



City of Chicago



O2020-1887

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-H at 2132 W 18th PI - App No. 20380T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 4-H in the area bounded by:

the public alley north of and parallel to West 18th Place; a line 314.26 feet west of and parallel to South Hoyne Avenue; West 18th Place; and a line 338.26 feet west of and parallel to South Hoyne Avenue.

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

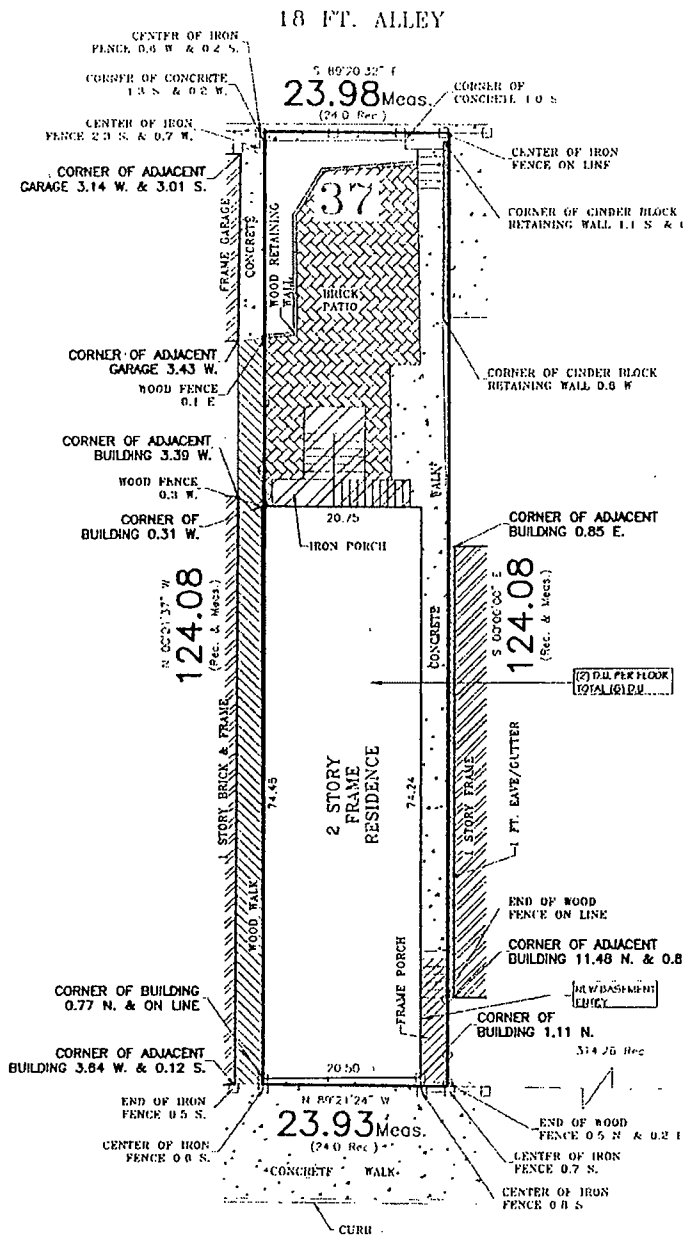
Address: 2132 West 18th Place

NARRATIVE AND PLANS
2132 West 18th Place
TYPE I REGULATIONS

Narrative: The subject property contains 2,977.92 square feet and is improved with a two-story building containing two residential dwelling units and no parking spaces. The Applicant proposes to rezone the property from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to add four residential dwelling units, two of which will be affordable units, for a total of six residential dwelling units in the building. There will be no additions to the existing building. In addition, there will be no change to the existing height (approximately 28.42 feet). No additional parking is proposed as the property is located within a Transit Served Location and the Applicant seeks to eliminate parking through this Type I Rezoning Application.

Lot Area:	2,977.92 square feet
FAR:	1.03
Floor Area:	3,052.86 square feet
Residential Dwelling Units:	6
MLA:	496.32 square feet
Height:	28.42 feet
Automobile Parking:	None*
Setbacks (Existing):	
Front (18 th Place):	None
East Side:	3.5 feet
West Side:	None
Rear (alley):	49.62 feet

A set of plans is attached.
*The subject property is located 929.00 feet from the CTA Pink Line Damen Avenue station entrance on South Hoyne Avenue



PROVIDED BY THE CLIENT OR

W. 18TH PLACE

SETBACKS AND EASEMENTS AS
PLAT DOES NOT SHOW ANY
DIMENSIONS UNLESS SUPPLIED

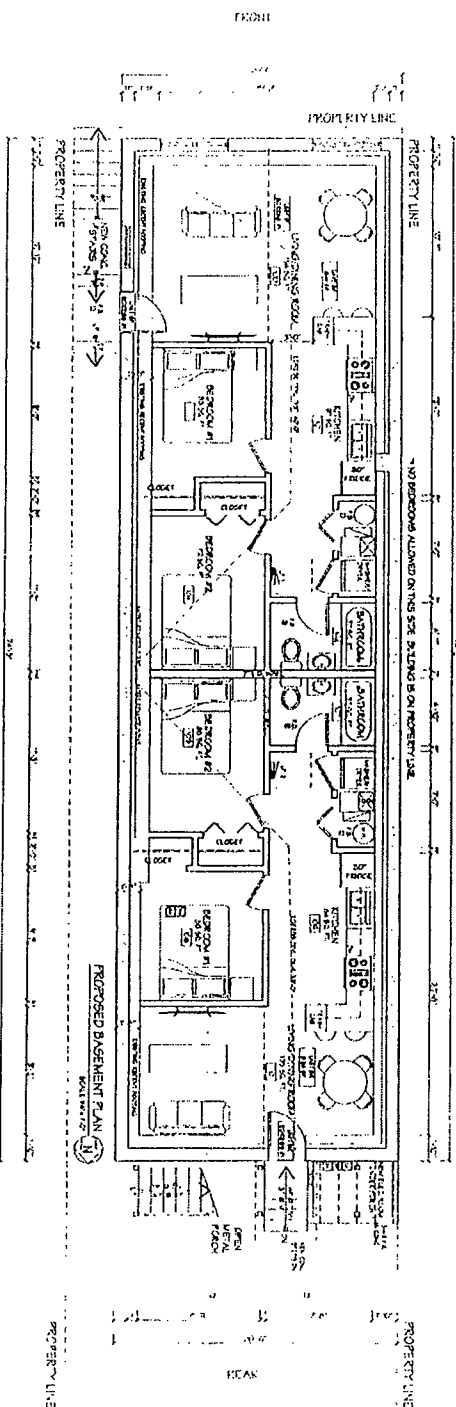
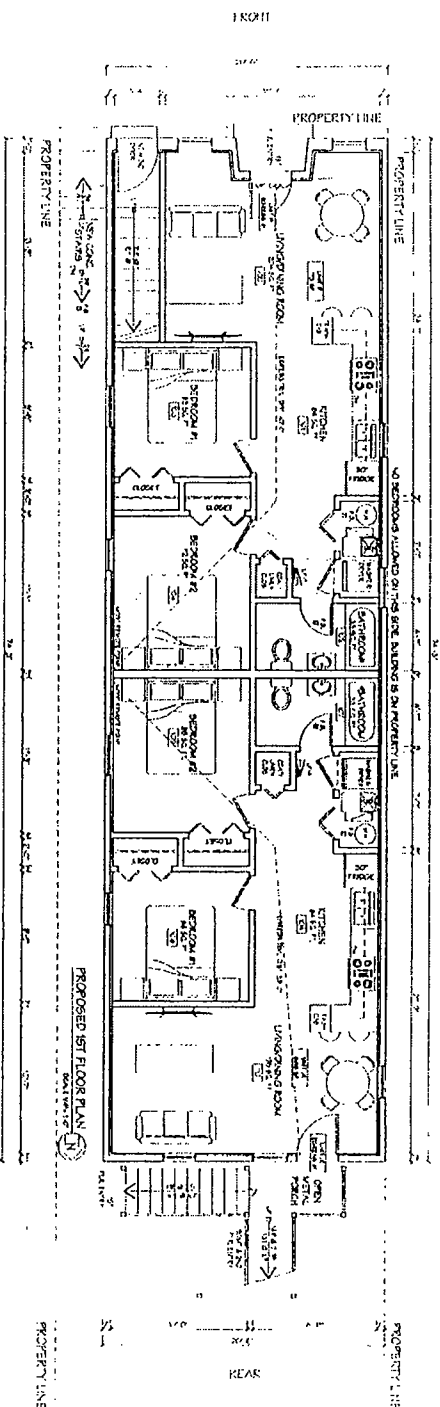
(66 FT. R.O.W.)

SITE PLAN
SCALE 1/8" = 1'-0"



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PROJECT NO.	100866635
DATE	2/11/13
SCALE	AS SHOWN
DESIGNED BY	IR DESIGN FIRM
CHECKED BY	IR DESIGN FIRM
DATE	2/11/13
PROJECT	ADD (I) D U TO EXISTING (3) FRAME MULTIFAMILY BUILDING, TOTAL (I) D U PLANS
SHEET NO.	A-5
TITLE	PROPOSED BASEMENT & 1ST FLOOR PLANS

ADD (I) D U TO EXISTING (3) FRAME MULTIFAMILY BUILDING, TOTAL (I) D U PLANS

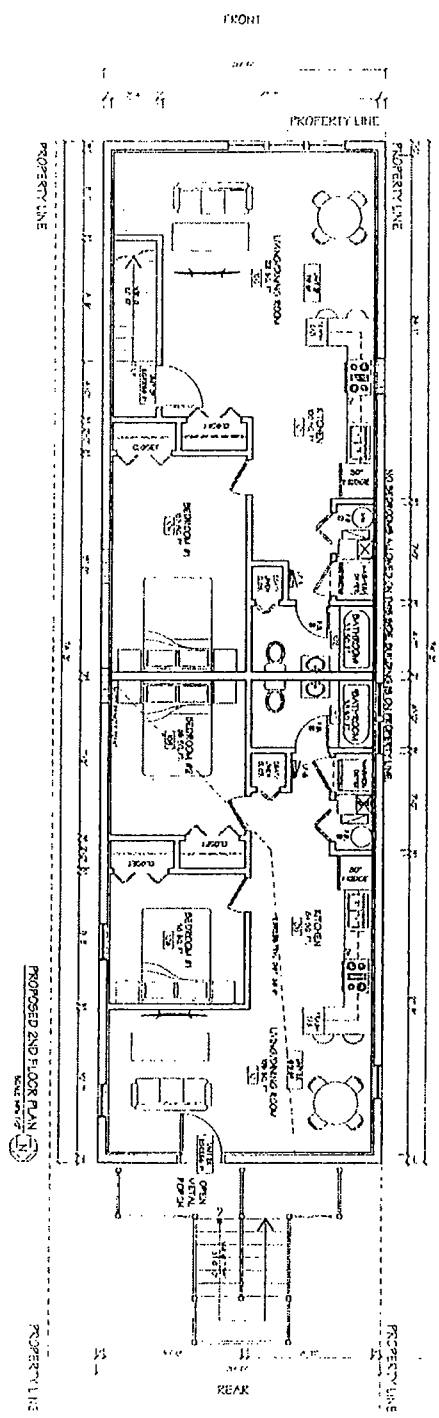
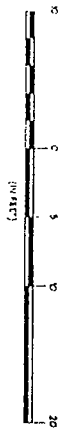
LEGEND	
1	EXISTING
2	PROPOSED
3	REMOVE
4	AS SHOWN

IR DESIGN FIRM
 TEL: 773-784-9735
 FAX: 773-784-9735

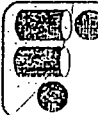
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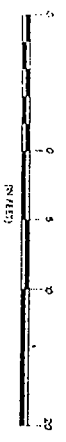
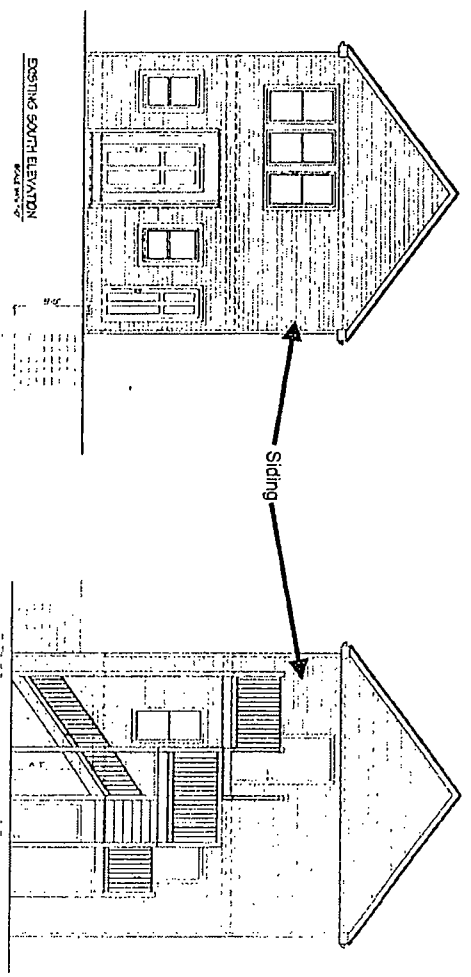
IR DESIGN FIRM

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PROPOSED 2ND FLOOR PLAN
SHEET NO. A-8

 <p>LIC# 184 007984 IR DESIGN FIRM TEL: 773-784-9755 FAX: 773-784-9759</p>		<p>LEGEND</p> <ul style="list-style-type: none"> EXISTING NEW DEMOLITION REVISIONS 	<p>ADD (1) D.U. TO EXISTING (2) FRAME MULTI-FAMILY BUILDING TOTAL (6) D.U.</p>
<p>Project No. 100866655 2132 W. 18TH ST.</p>		<p>PROPOSED 2ND FLOOR PLAN</p>	<p>SHEET NO. A-8</p>



PROJECT NO.
100886655
2132 W. 18TH PL

LIC# 184 037584

IR DESIGN FIRM

TEL: 773-784-9755
FAX: 773-784-9759

LEGEND

EXISTING

DEMOS

ADD'L D.U. TO EXISTING
(3) FRAME MULTIFAMILY
BUILDING TOTAL (6) D.U.

PROJECT NO.
100886655
2132 W. 18TH PL

DATE: 04/17/07

DESIGNED BY: [Signature]

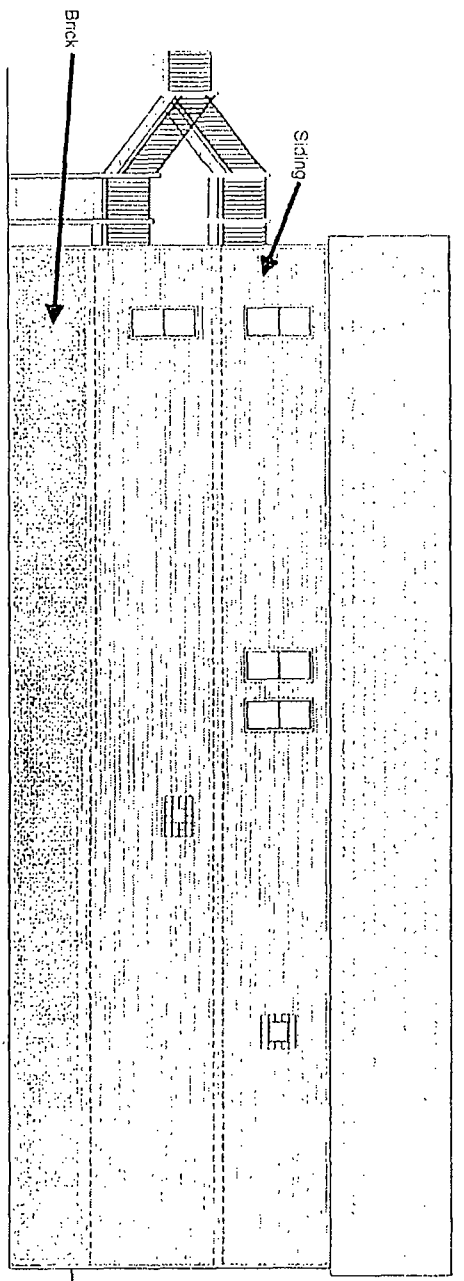
APPROVED BY: [Signature]

DATE: 03/11/07

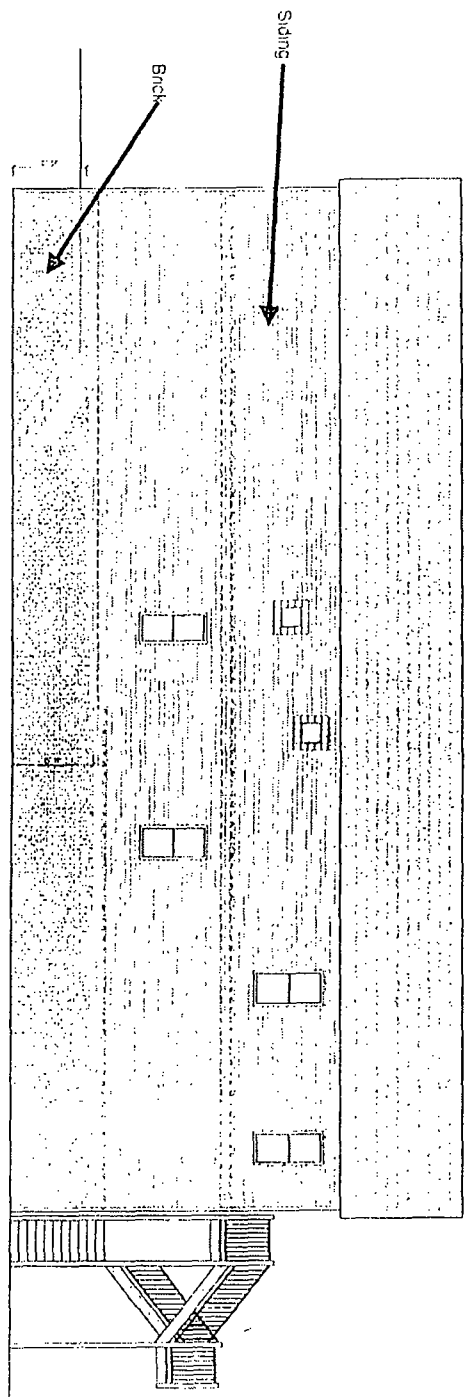
EXISTING/DEMOS ELEVATIONS

A-3

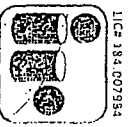
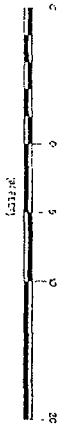
TYPE: SHEET



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



IR DESIGN FIRM
 TEL: 772-784-9755
 FAX: 772-784-9753

LIC# 184.007984

DATE: 11/11/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

ADD (3) D.U. TO EXISTING (3) FRAME MULTIFAMILY BUILDING, TOTAL (6) D.U.

Project No.
 100886855
 2132 W. 18TH PL

Project No.	100886855
Address	2132 W. 18TH PL
Client	[Redacted]
Architect	IR DESIGN FIRM
Scale	AS SHOWN
Date	11/11/11
Sheet No.	A-4