City of Chicago

O2020-1902

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-H at 2049 W Coulter St - App No. 20395T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 6-H in the area bounded by

> West Coulter Street; a line192 feet east of South Hoyne Avenue as measured along the West Coulter Street; the alley next southeast of and parallel to West Coulter Street; a line 168 feet east of South Hoyne Avenue as measured along West Coulter Street

to those of a B2-5 District Neighborhood Mixed-Use District.

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

Common Address of Property: 2049 West Coulter Street

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PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

2049 West Coulter Street

B2-5 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit District to a B2-5 Neighborhood Mixed-Use District to allow for legalization of the 4th floor dwelling unit and the renovation of the existing 4-story, 8 unit residential building. After renovations, the building will contain 8 dwelling units, of which 2 units will be affordable, and 3 parking spaces.

	PROPOSED
Lot Area	2,400 square feet
MLA	300 per DU
Parking	3 parking spaces
Front Setback	-1.4 feet (existing)
West Setback	0.6 feet (existing)
North Setback	2.74 feet (existing)
Rear Setback	39 feet (existing)
FAR	2.08
Building Height	44.5 feet (existing)

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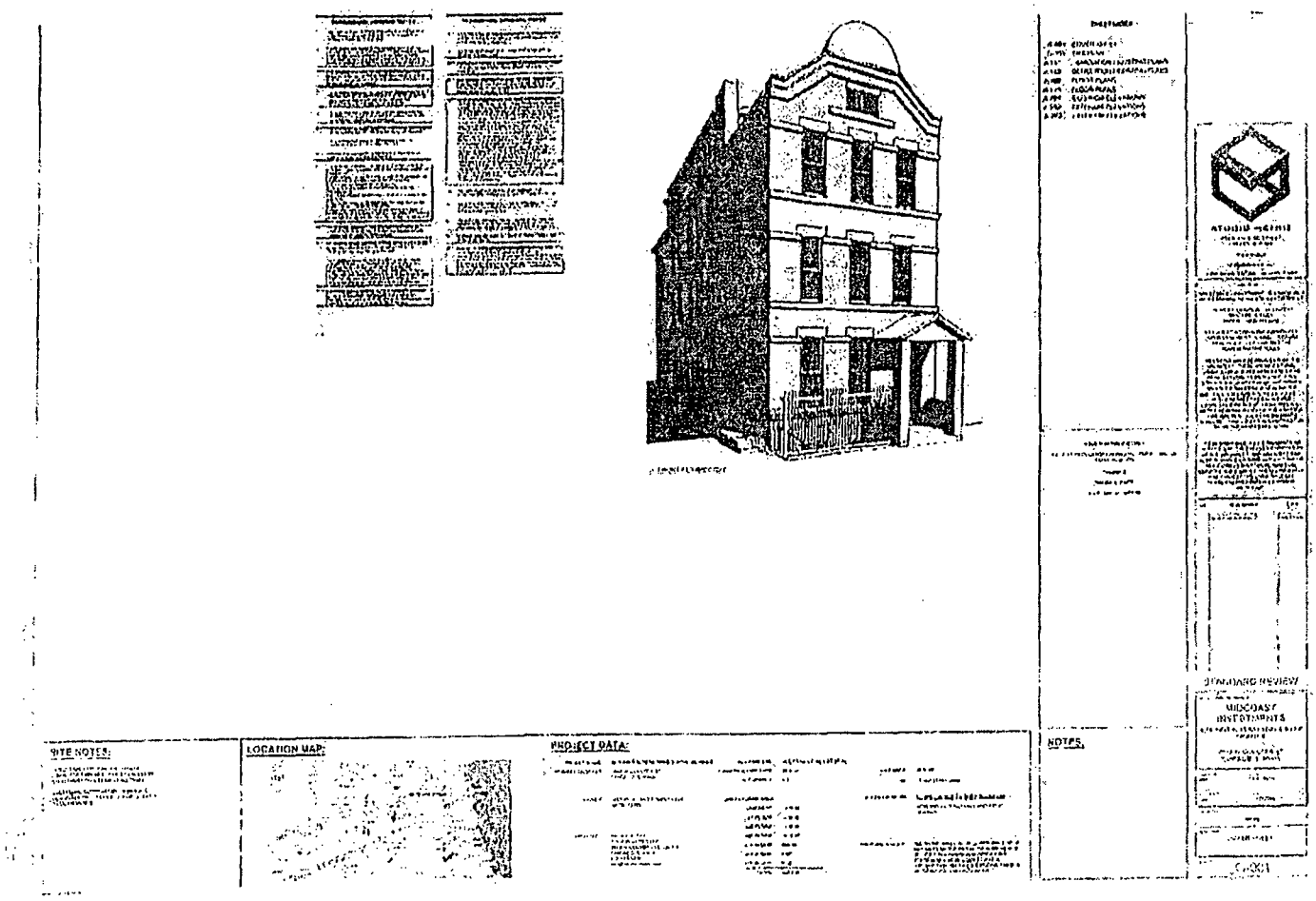

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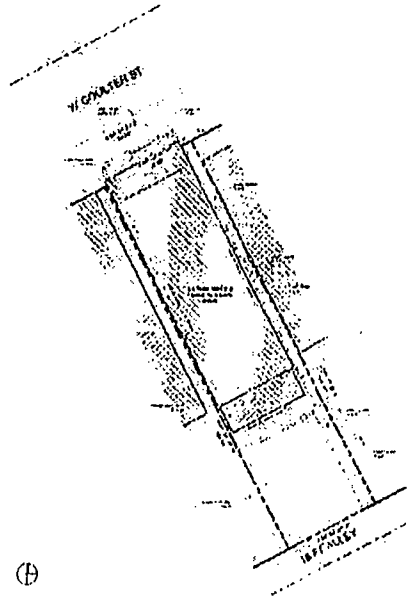

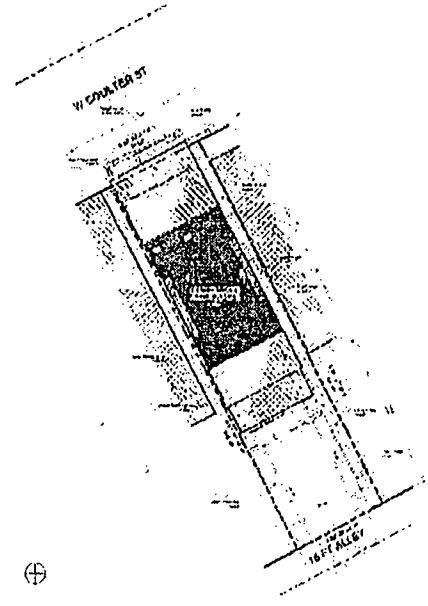

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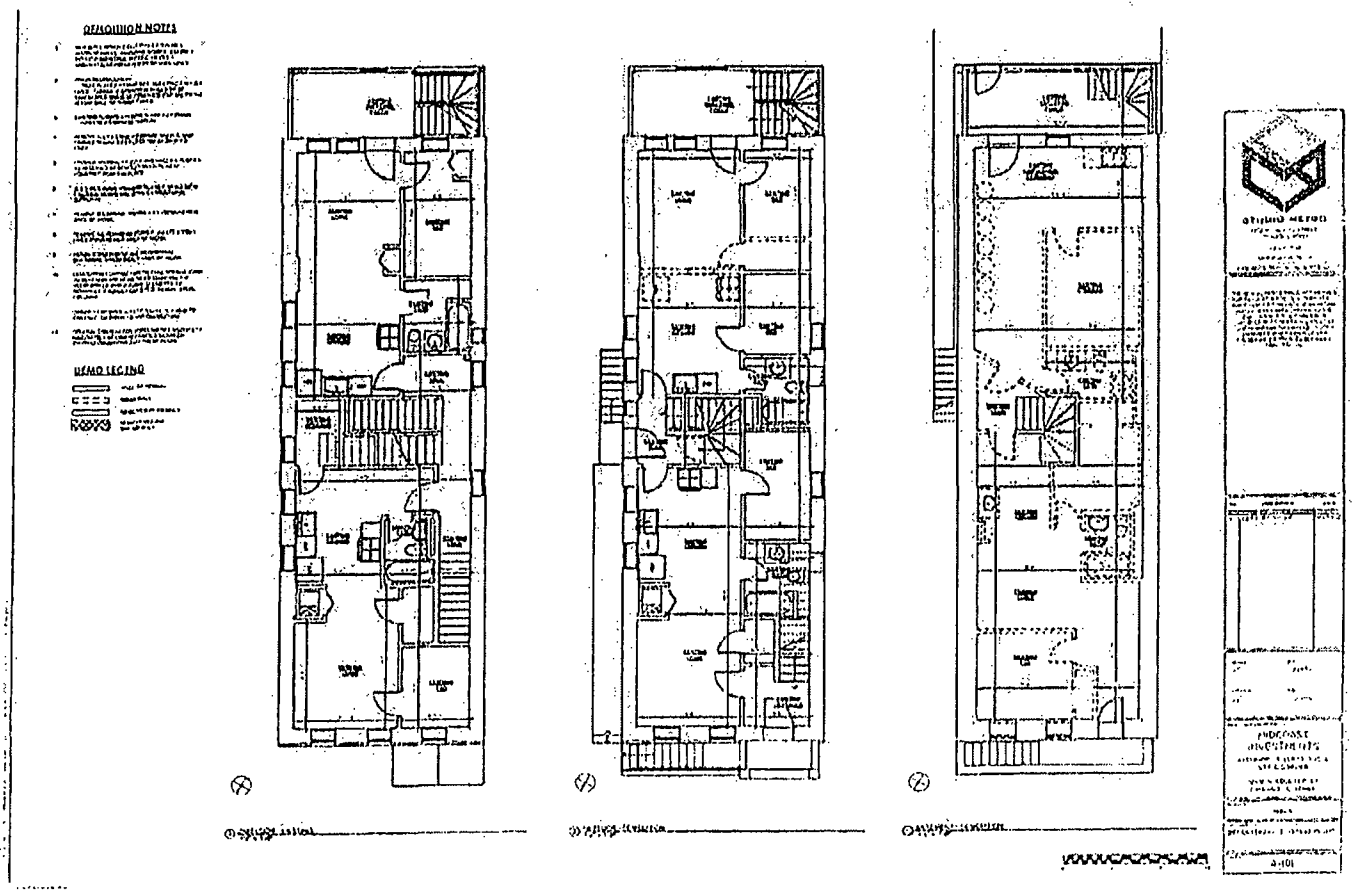

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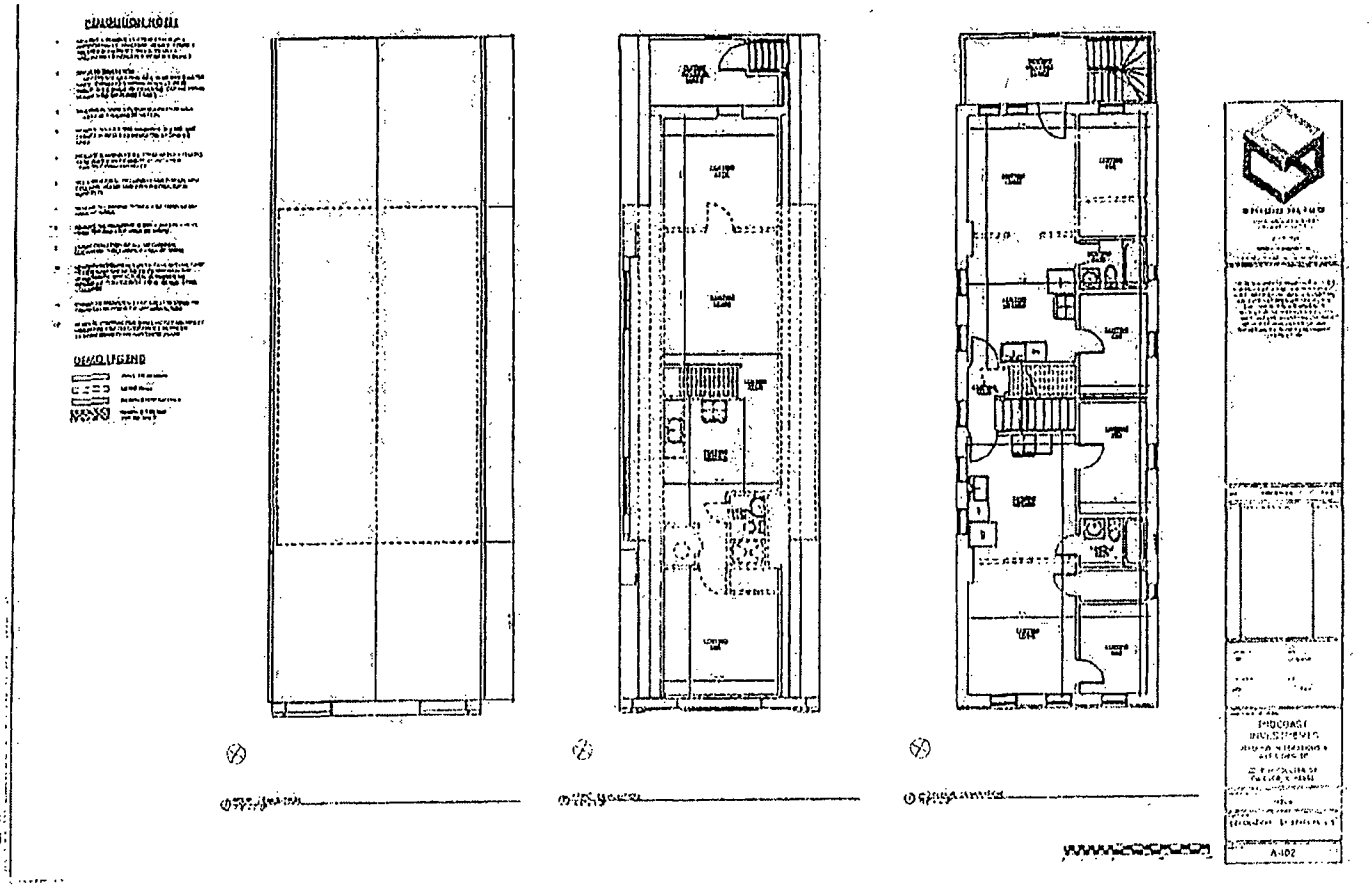

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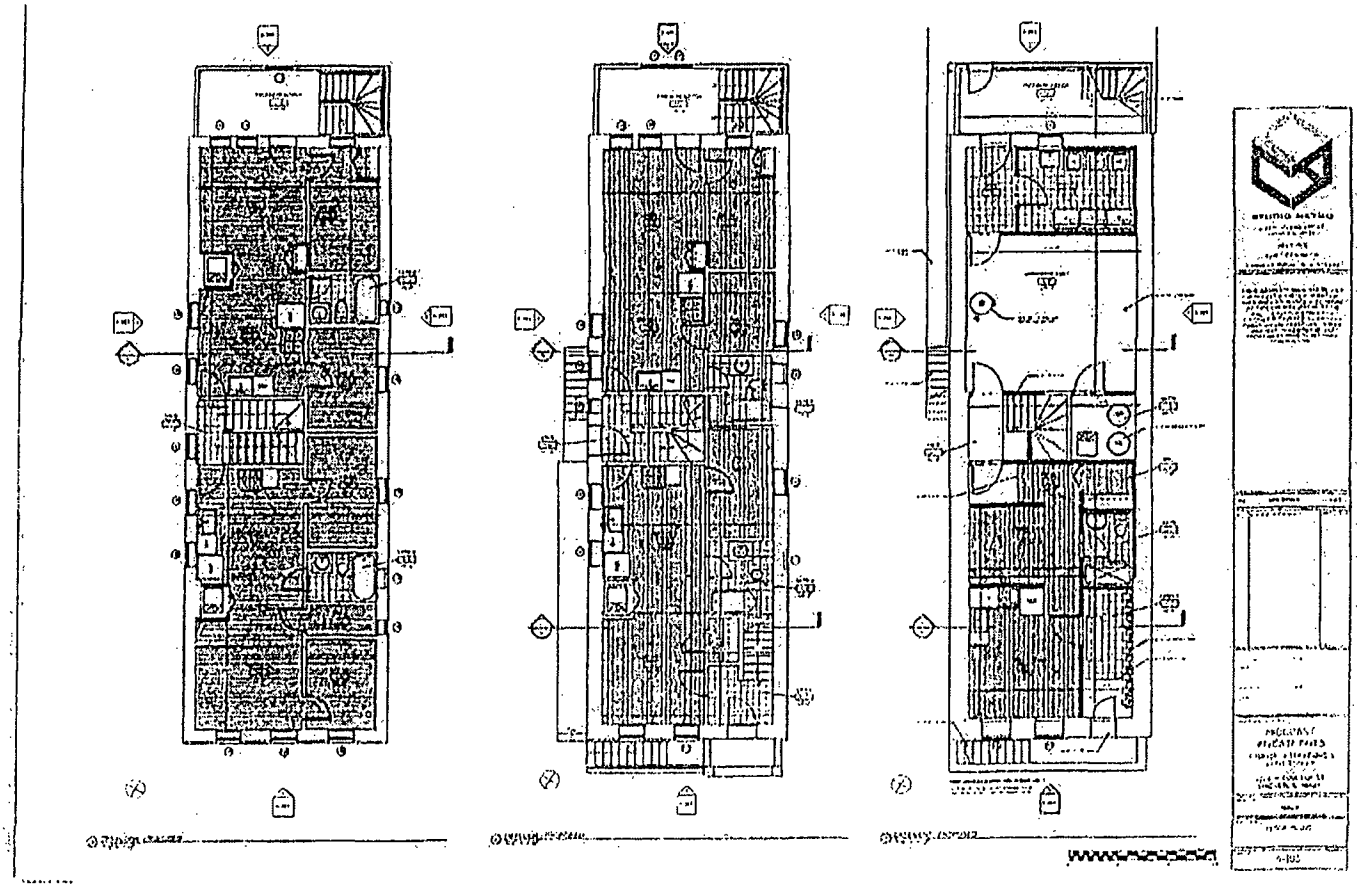

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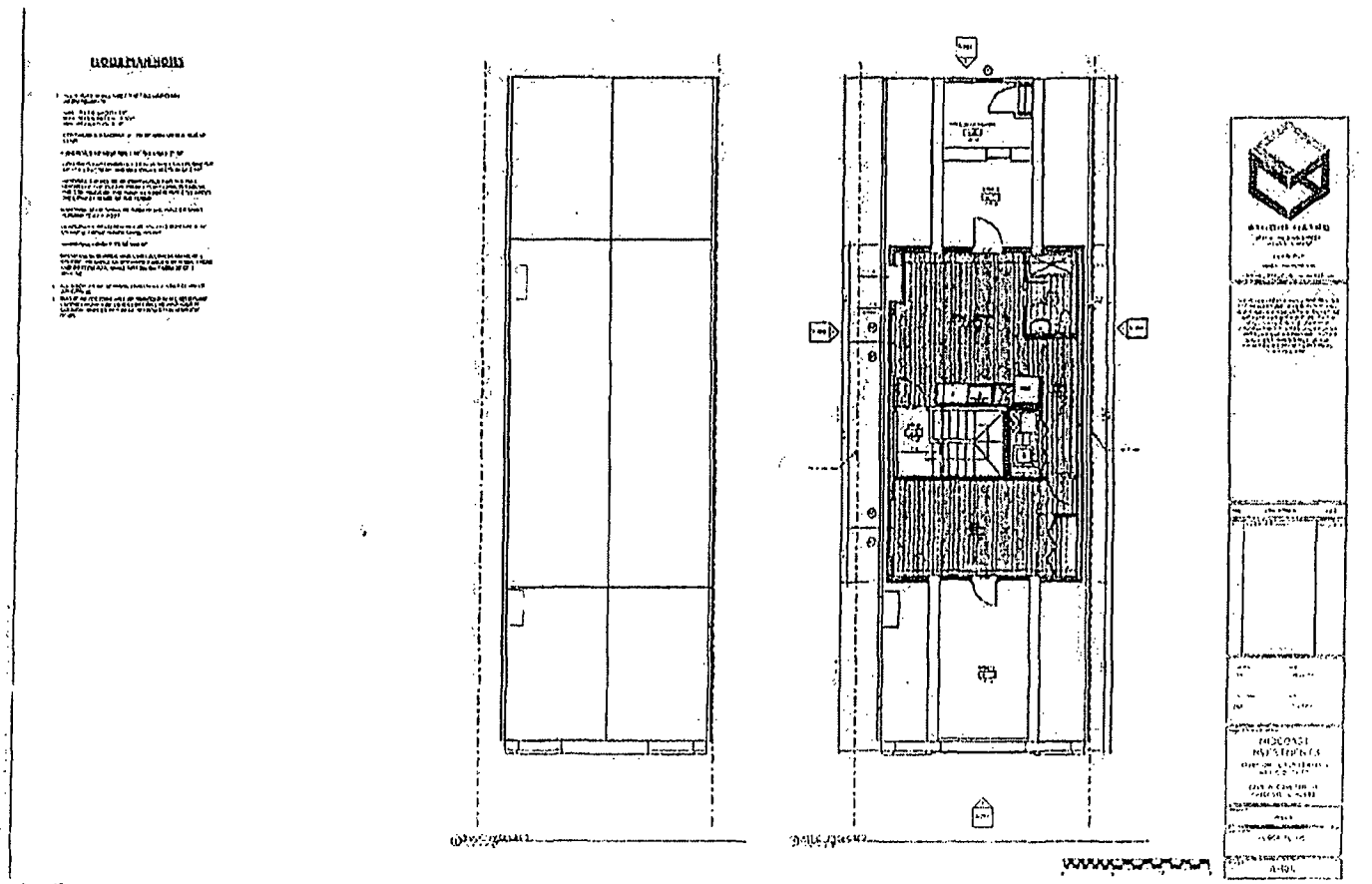

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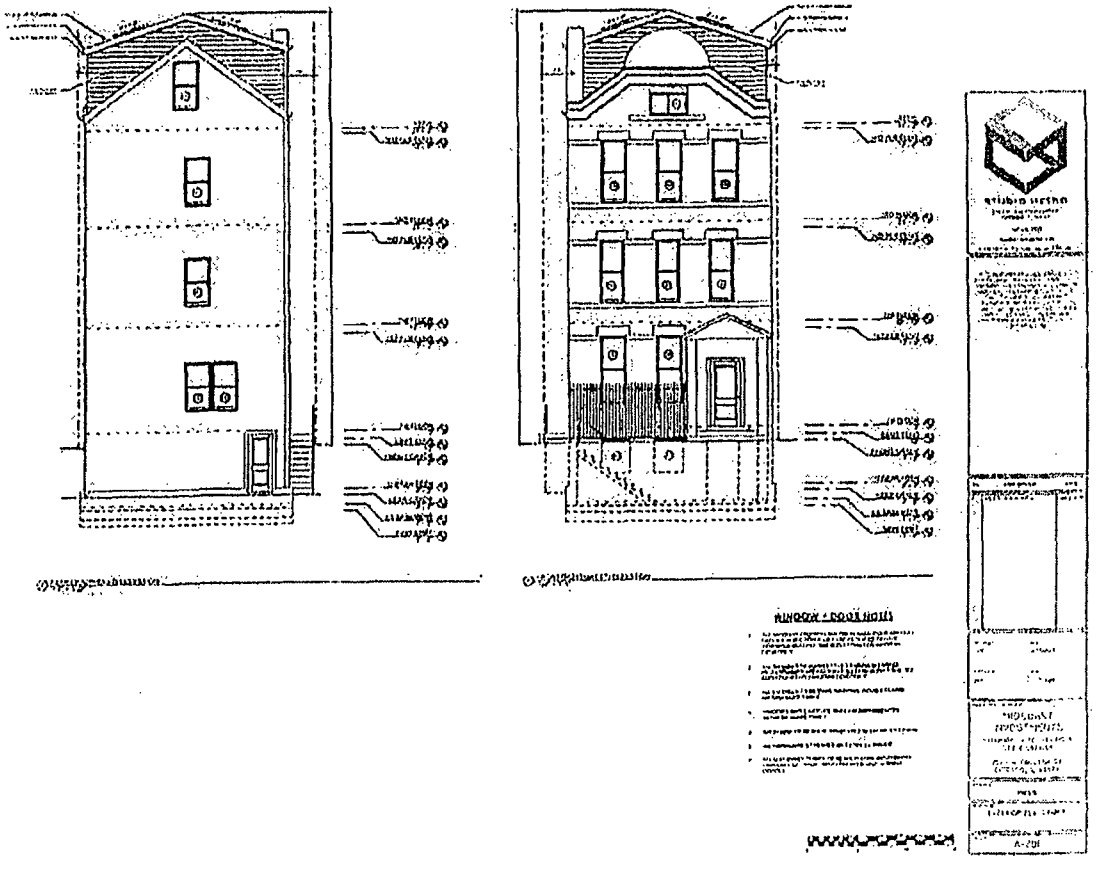

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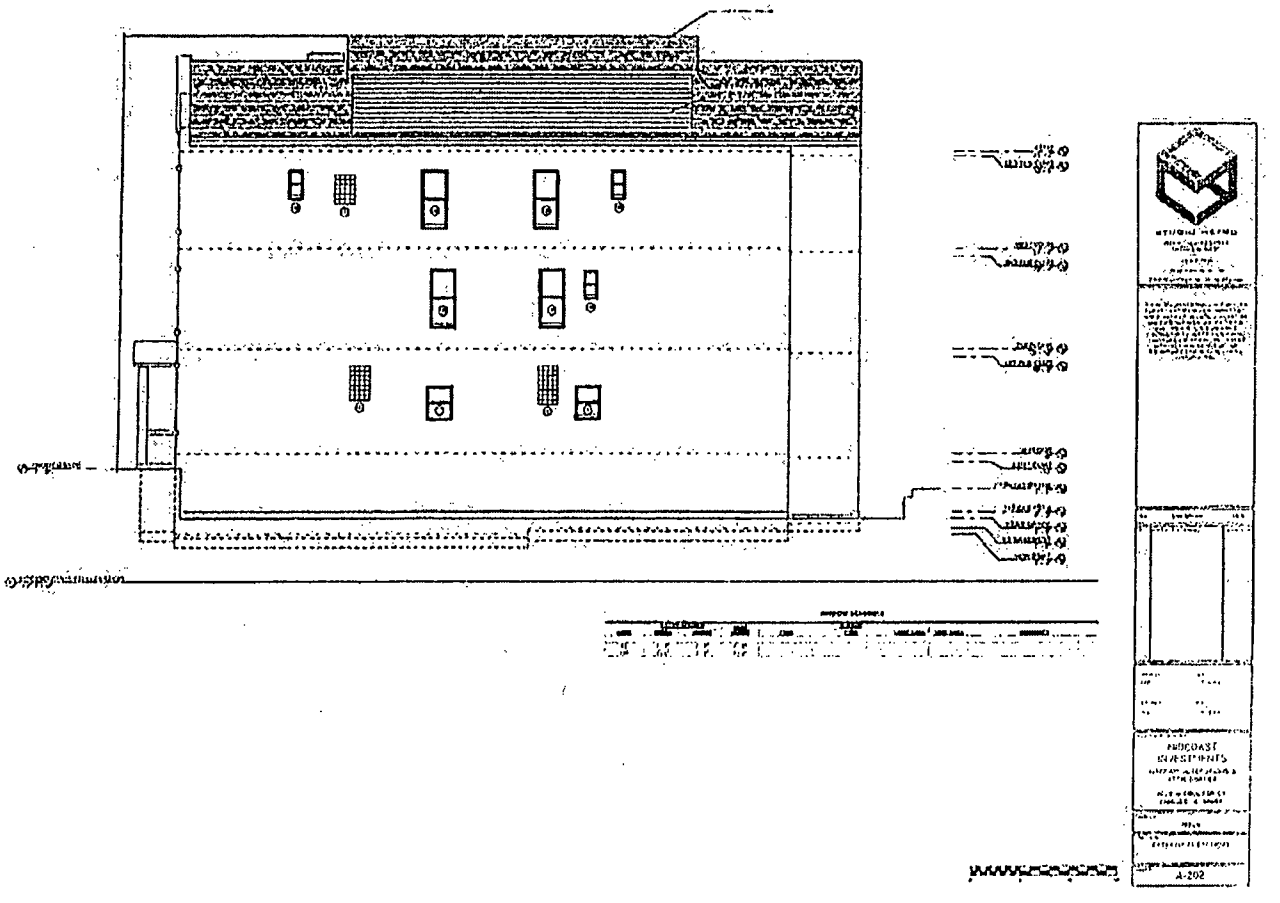
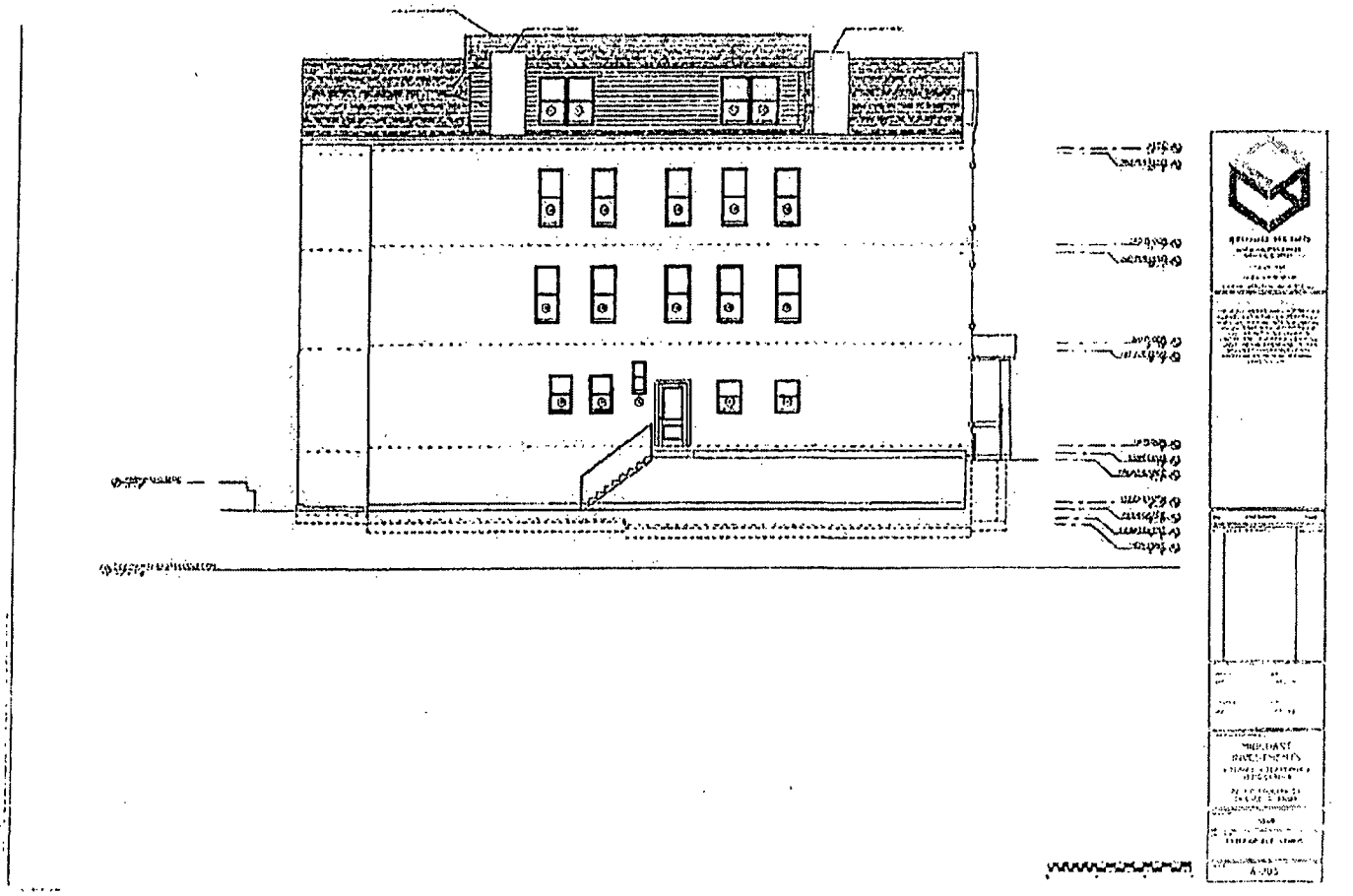
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