



# City of Chicago



O2022-2430

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/20/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-H at 1836 W 18th St - App No. 21099T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 the B3-2 Community Shopping District symbols and indications as shown on Map No. 4-H in the area bounded by

The public alley next north of and parallel to West 18<sup>th</sup> Street; a line 240.50 feet east of and parallel to South Wolcott Avenue; West 18<sup>th</sup> Street; and a line 216.50 feet west of and parallel to South Wolcott 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.

Common Address of Property: 1836 W 18<sup>th</sup> Street

## PROJECT NARRATIVE AND PLANS

### TYPE 1 ZONING AMENDMENT

#### 1836 West 18<sup>th</sup> Street

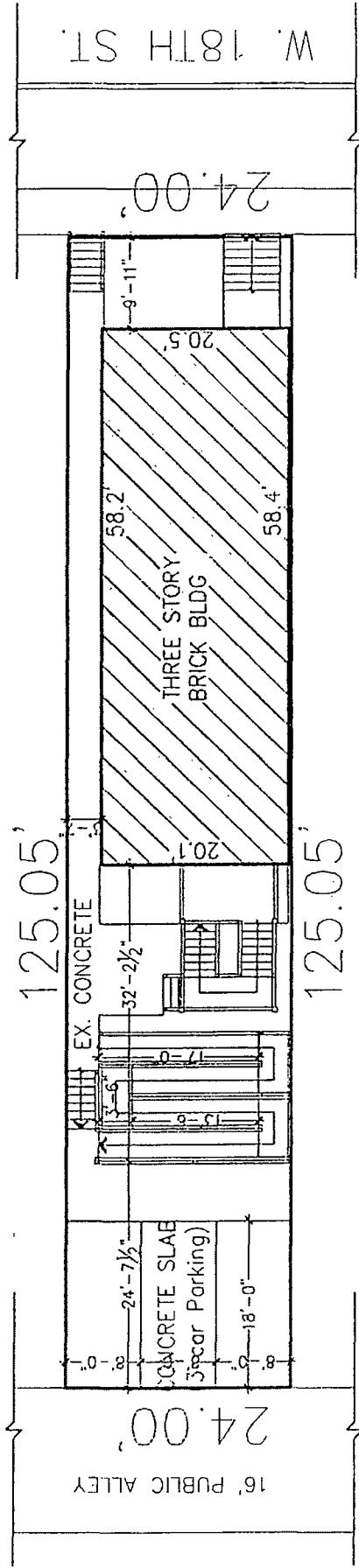
B3-2 Community Shopping District and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District.

To comply with the bulk and density to add a new dwelling unit to an existing six dwelling unit residential building with a fourth floor addition to the existing 3 story building. The Applicant will add three parking spaces. There are zero parking spaces currently provided. The height of the building will be 37' 8". No commercial space will be provided.

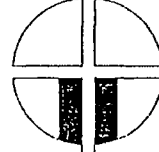
	PROPOSED
Lot Area	3,001.2 SF
Density - MLA	429
Off Street Parking	3*
Rear Setback	56 feet (existing)
Side (West) Setback	0.3 feet (existing)
Side (East) Setback	3.2 feet (existing)
Front Setback	9.9 feet (existing)
FAR	1.60
Building Height	37 feet 8 inches

\*There are 0 off street parking spaces currently provided.

Final for Publication

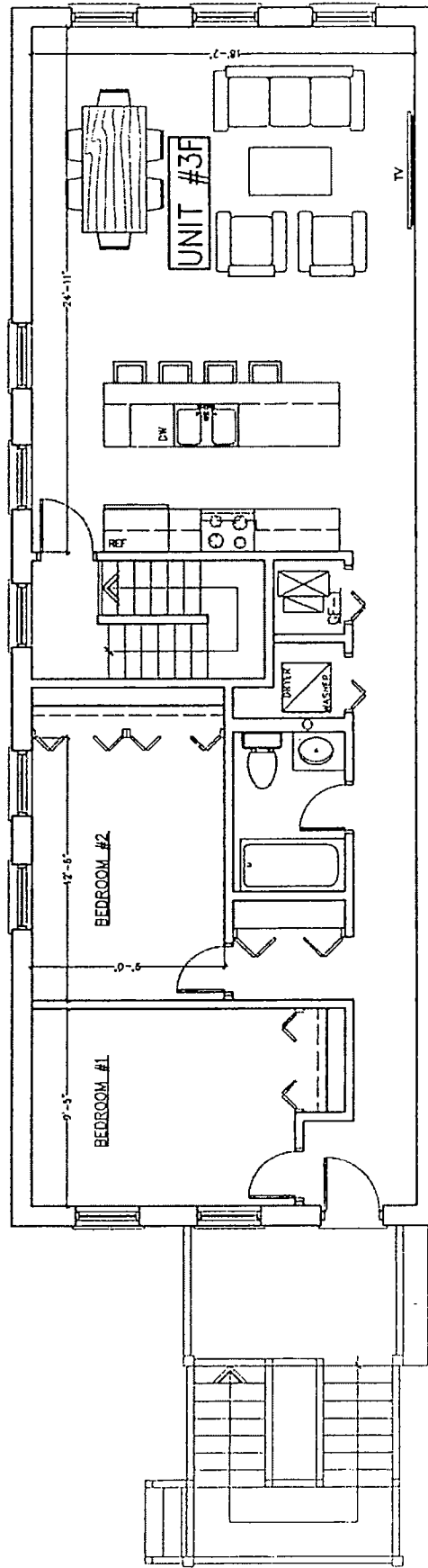


SITE PLAN



SCALE: 1" = 15'-0"

Final for Publication

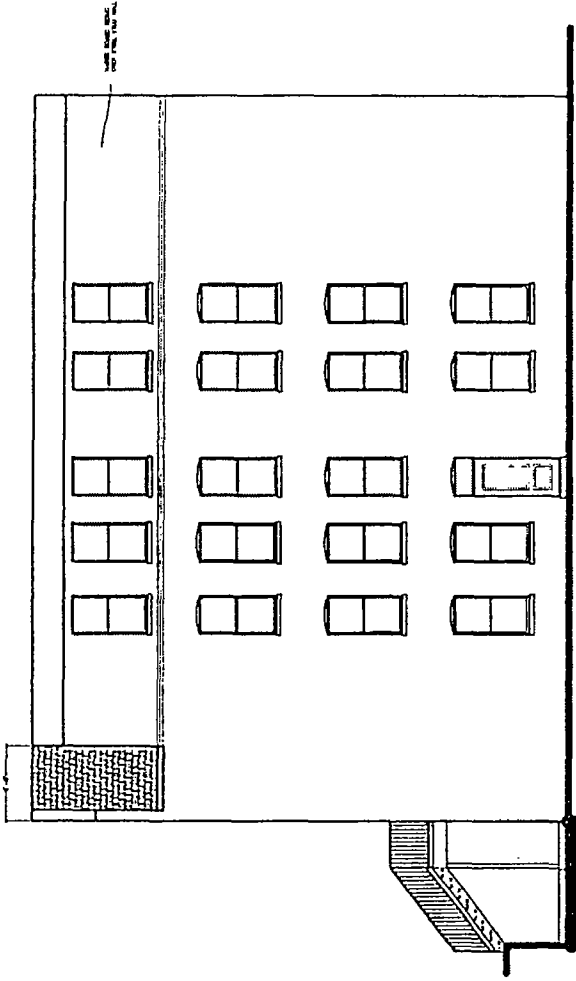


PROPOSED THIRD FLOOR PLAN #1

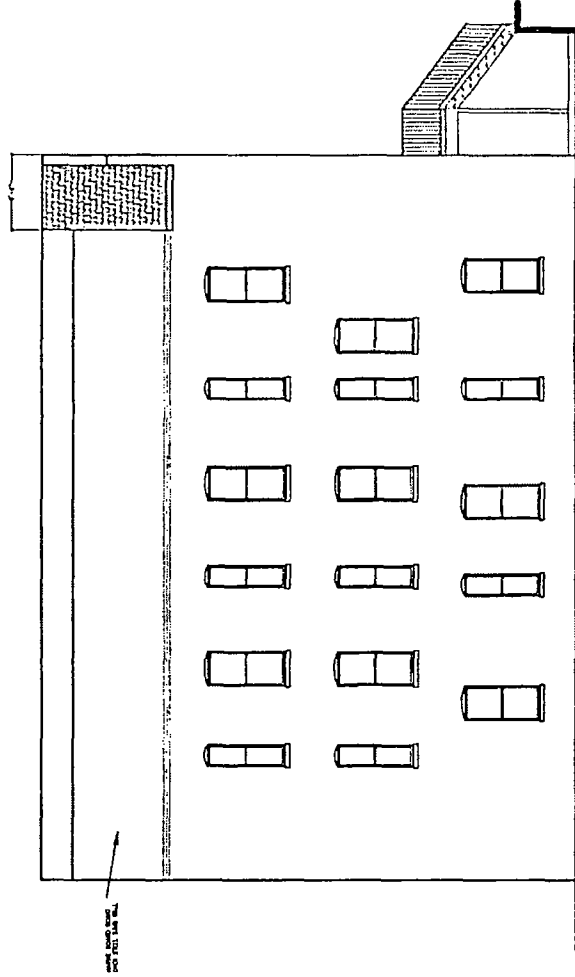
1/8" = 1'-0"

SCALE

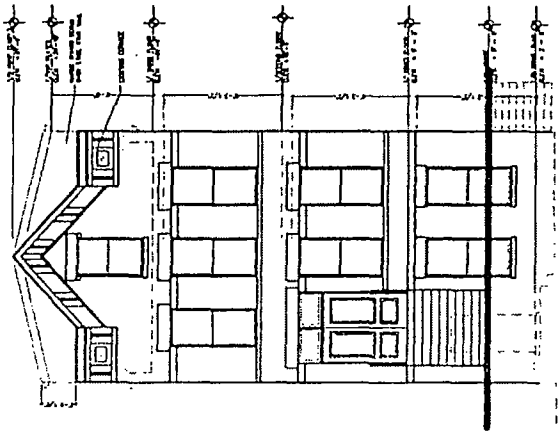
# Final for Publication



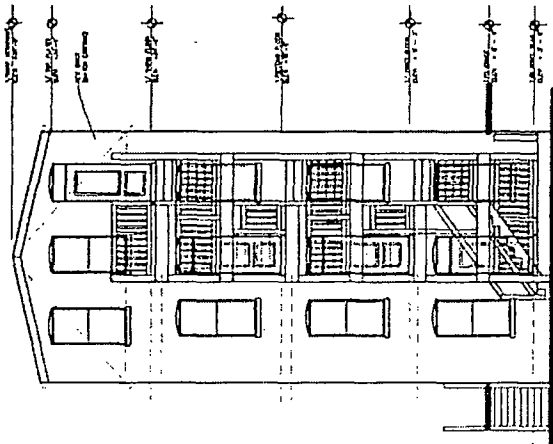
EXISTING EAST ELEVATION  
30'-0"



EXISTING WEST ELEVATION  
30'-0"



PROPOSED SOUTH ELEVATION  
30'-0"



PROPOSED NORTH ELEVATION  
30'-0"