



# City of Chicago



SO2019-9337

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/18/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-H at 2207 W 18th St - App No. 20286T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#20286-T1  
INTRO DATE  
DEC 18, 2019

**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:

West 18<sup>th</sup> Street; South Leavitt Street; the public alley south of and parallel to West 18<sup>th</sup> Street; and 93.00 feet west of and parallel to South Leavitt Street.

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: 2207 West 18<sup>th</sup> Street

# Final for Publication

## SUBSTITUTE NARRATIVE AND PLANS 2207 West 18<sup>th</sup> Street TYPE 1 ZONING AMENDMENT

Narrative: The subject property is improved with a two-story, vacant "L" shaped building and three parking spaces. The Applicant proposes to rezone the property to create a four-story building by constructing a four-story addition and adding a fourth floor to the existing building which building will contain a total of 31,720 square feet. The building will contain a total of twenty-eight residential dwelling units. Eight parking spaces will be added for a total of eleven spaces on the property. The Applicant seeks relief for seventeen additionally required parking spaces through this Type-1 Application pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance. The building height will be 45 feet 2 inches.

Lot Area:	11,610 square feet
FAR:	2.74
Floor Area:	31,720 square feet
Residential Dwelling Units:	28
MLA:	414 square feet
Height:	45 feet 2 inches
Automobile Parking:	11 spaces*
Bicycle Parking:	28 spaces
Loading:	None
Setbacks:	
Front (West 18 <sup>th</sup> St.):	0 feet
North Side (Leavitt St.):	0 feet
South Side:	0.62 feet
Rear (Alley):	0.17 feet**

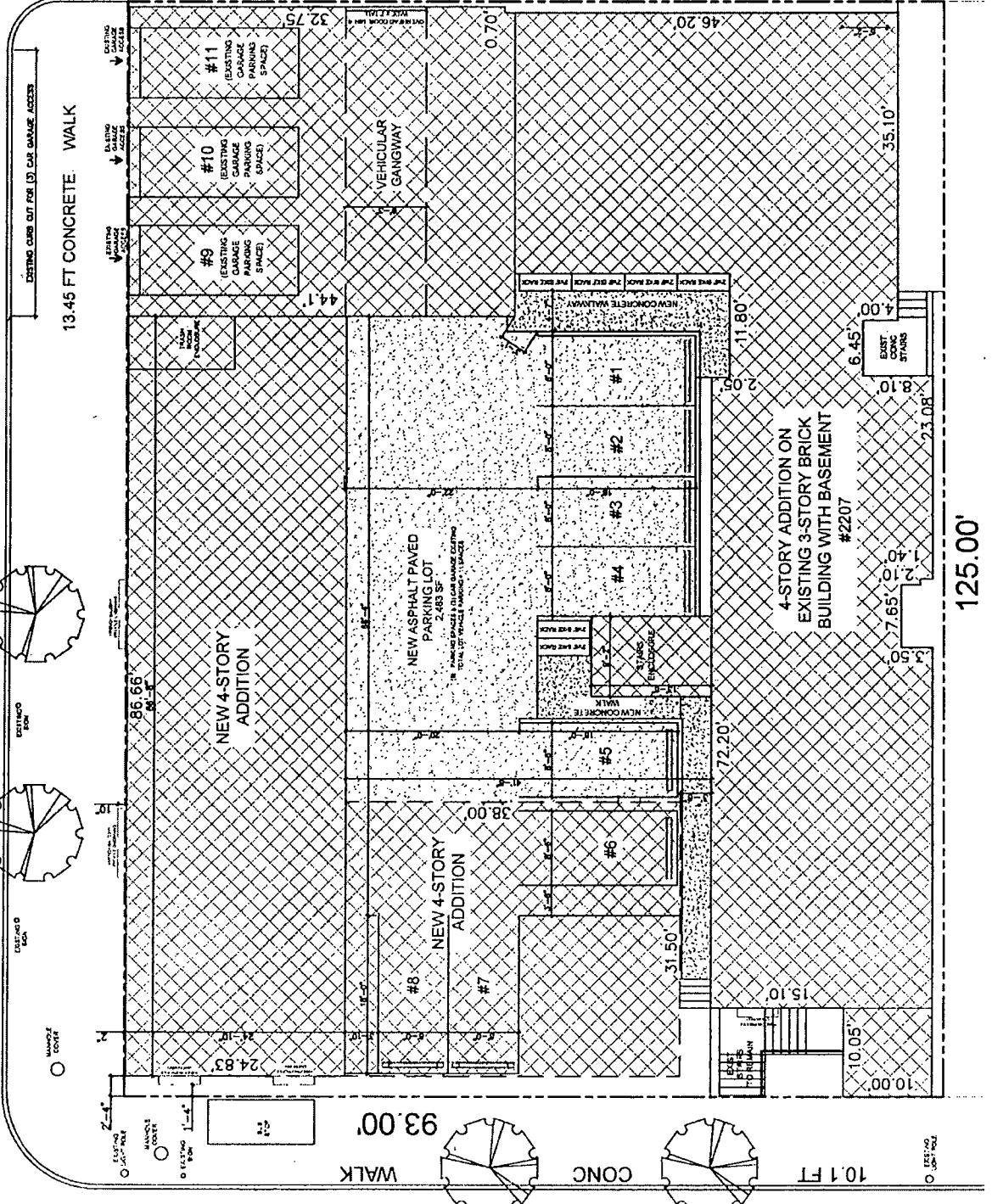
A set of plans is attached.

\* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance Property approximately 1215 feet to the Hoyne CTA station

\*\* Applicant will seek Variation

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S. LEAVITT STREET.



2207 W 18th St  
CHICAGO, IL  
SITE PLAN

15 FT. PUBLIC ALLEY (CONCRETE PAVED)

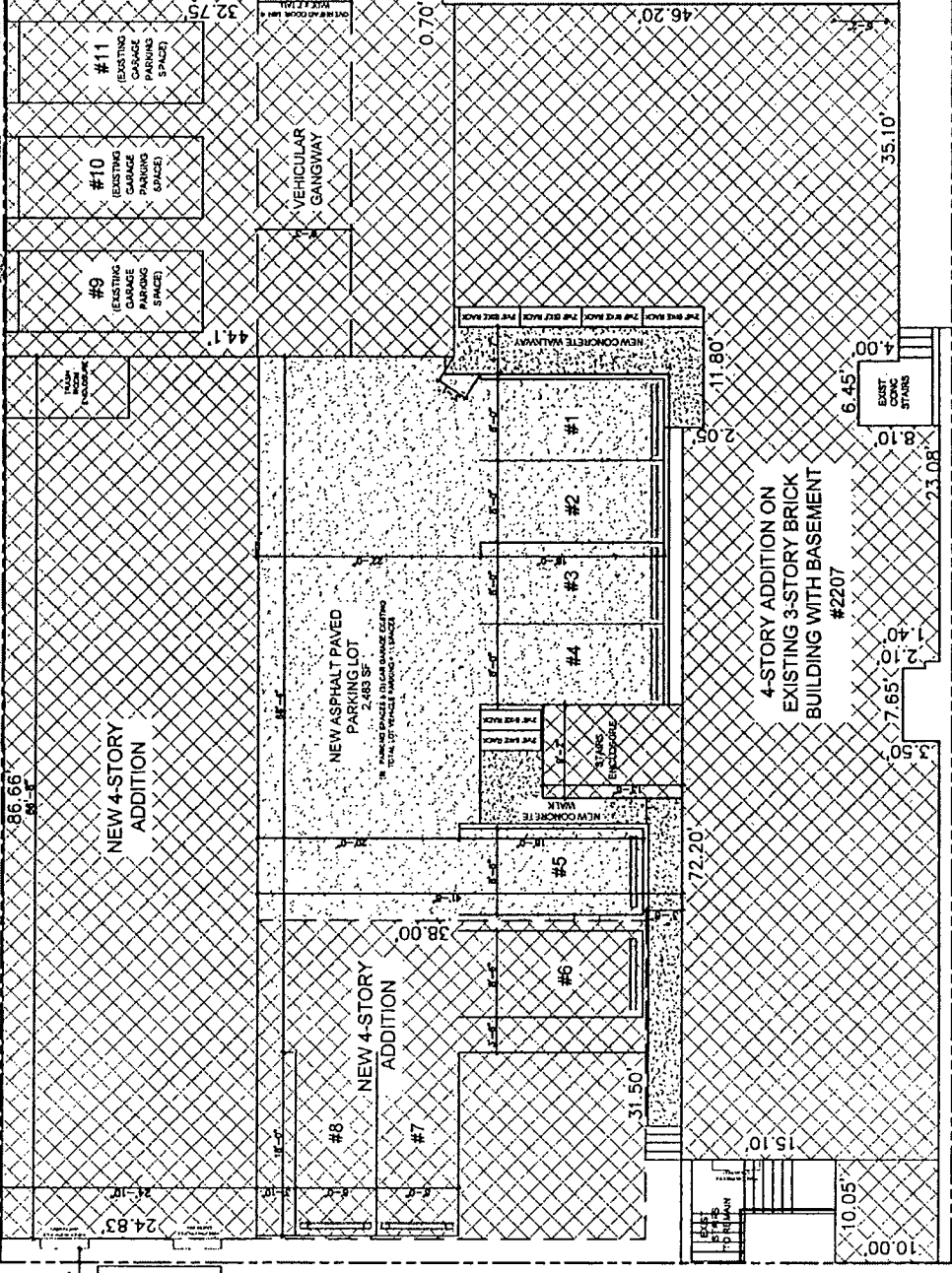
13.45 FT CONCRETE WALK

93.00' WALK CONC

125.00'

92.75'

10.1 FT



NEW 4-STORY ADDITION

NEW 4-STORY ADDITION

NEW ASPHALT PAVED PARKING LOT 2,483 SF

4-STORY ADDITION ON EXISTING 3-STORY BRICK BUILDING WITH BASEMENT #2207

VEHICULAR GANGWAY

EXISTING GARAGE ACCESS

EXISTING GARAGE ACCESS

EXISTING GARAGE ACCESS

#11

#10

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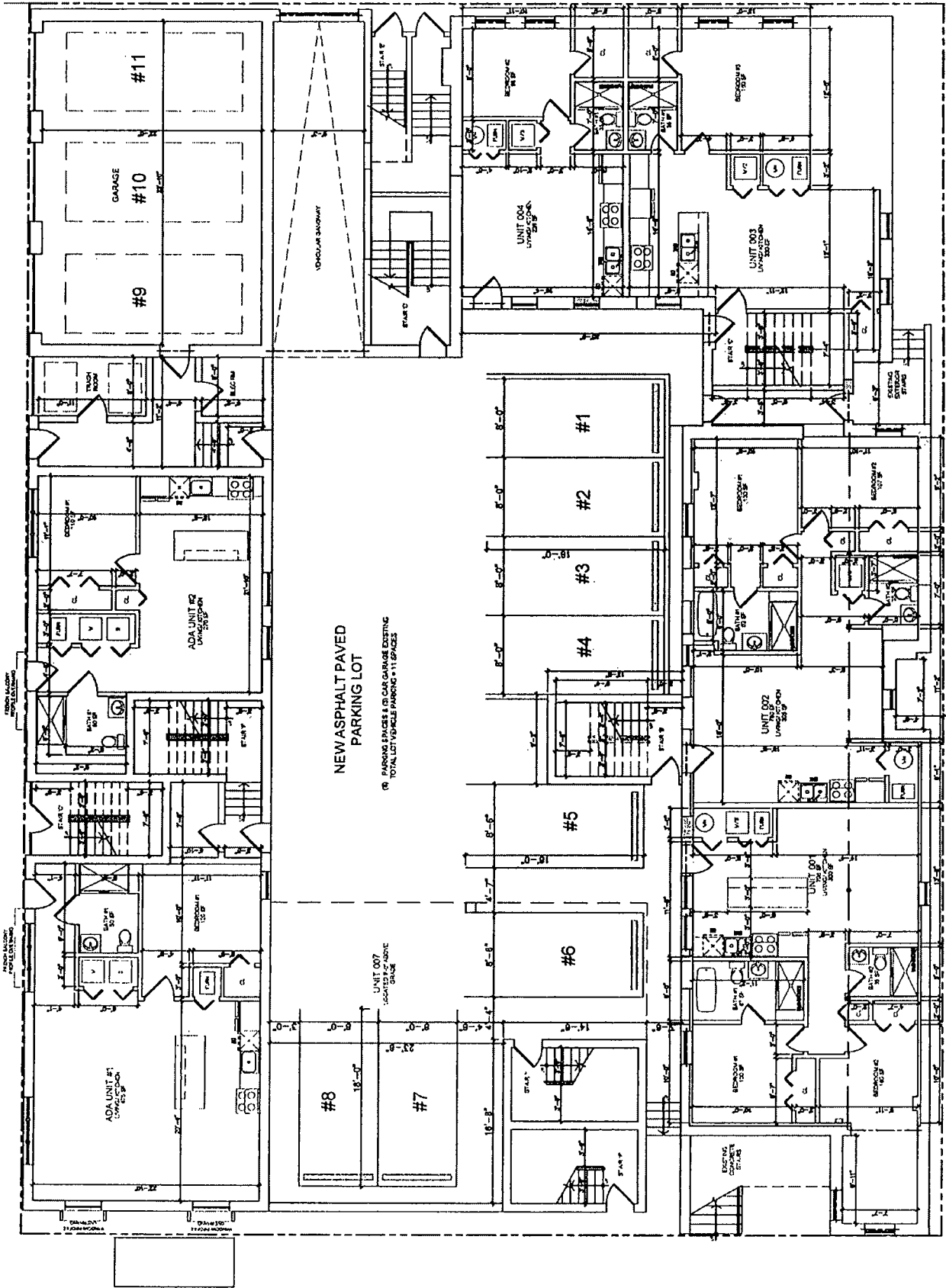
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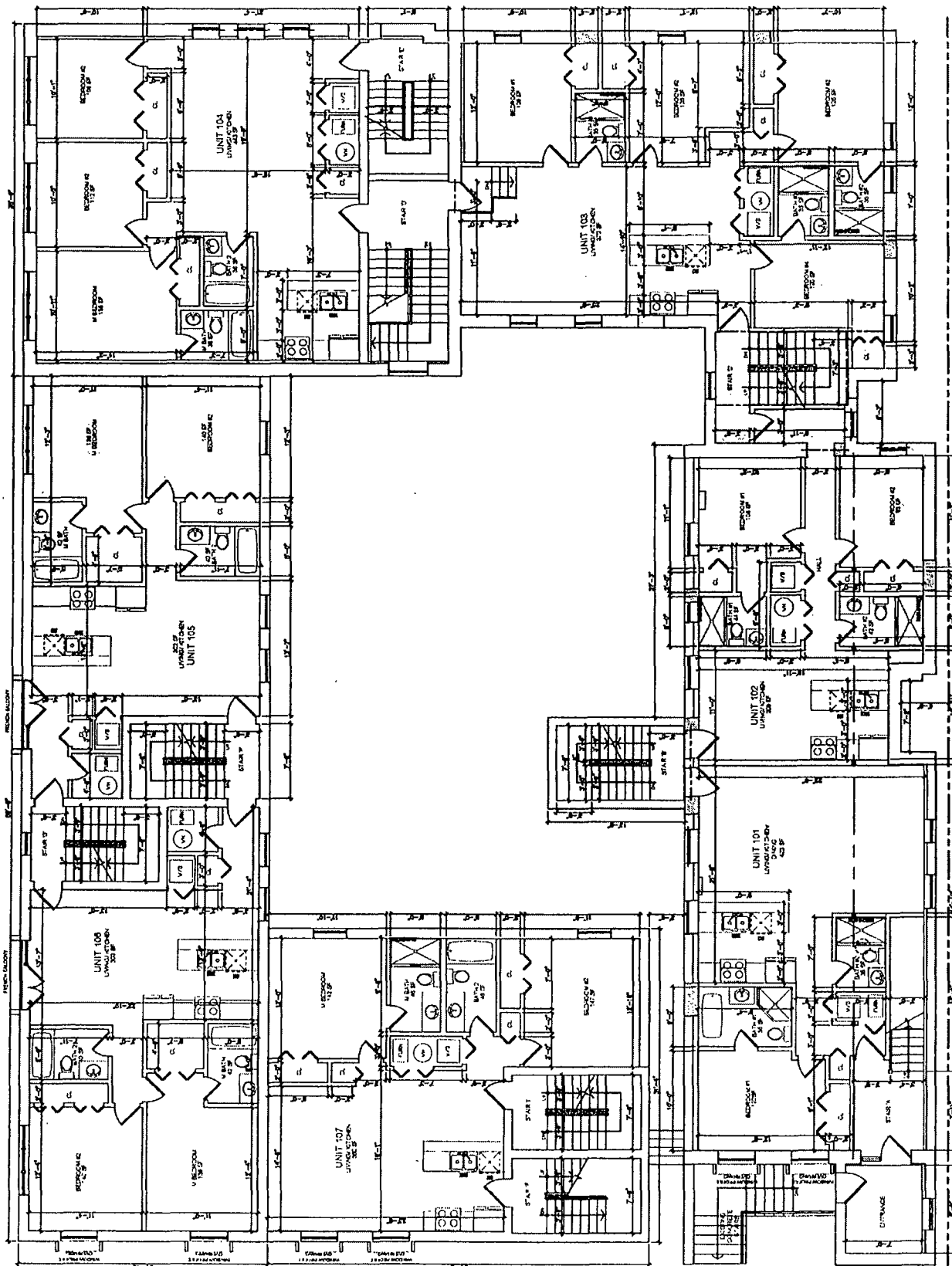
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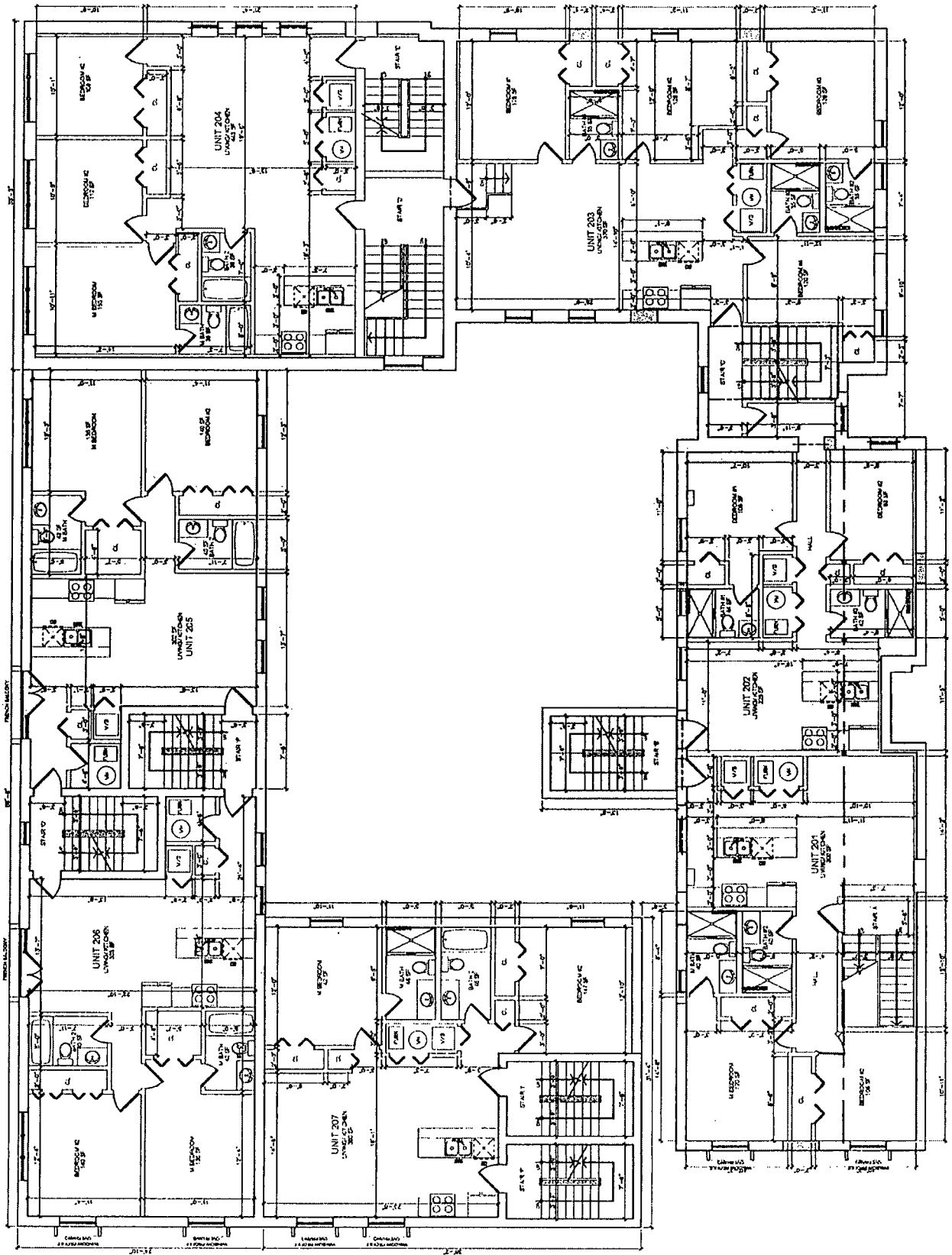
2207 W 18th St  
CHICAGO, IL  
ARCHITECTURAL  
BSMT FL PLAN

FINAL FOR PUBLICATION



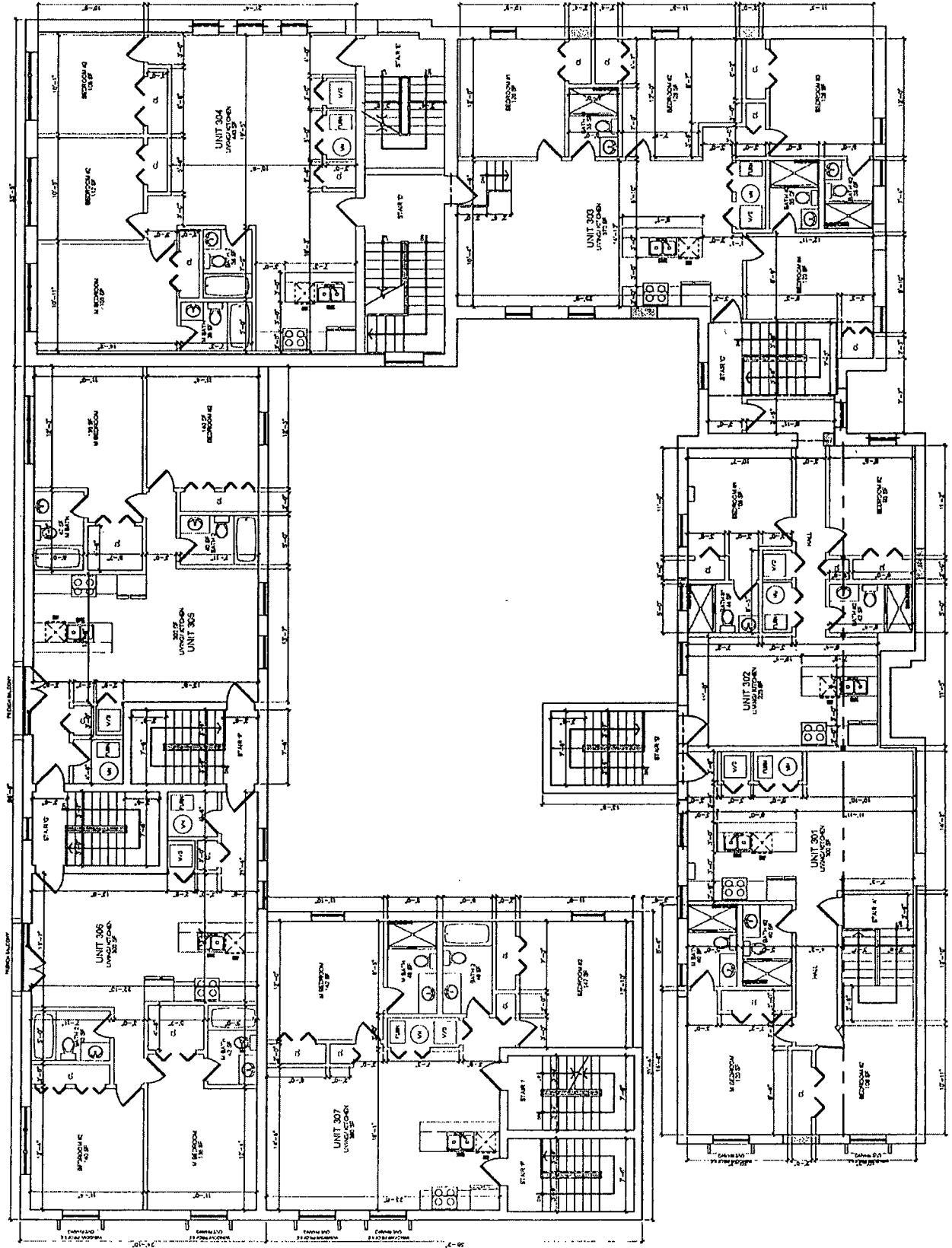
2207 W 18th St  
CHICAGO, IL  
ARCHITECTURAL  
1ST FL. PLAN

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2207 W 18th St  
CHICAGO, IL  
ARCHITECTURAL  
2ND FL PLAN

# Final for Publication

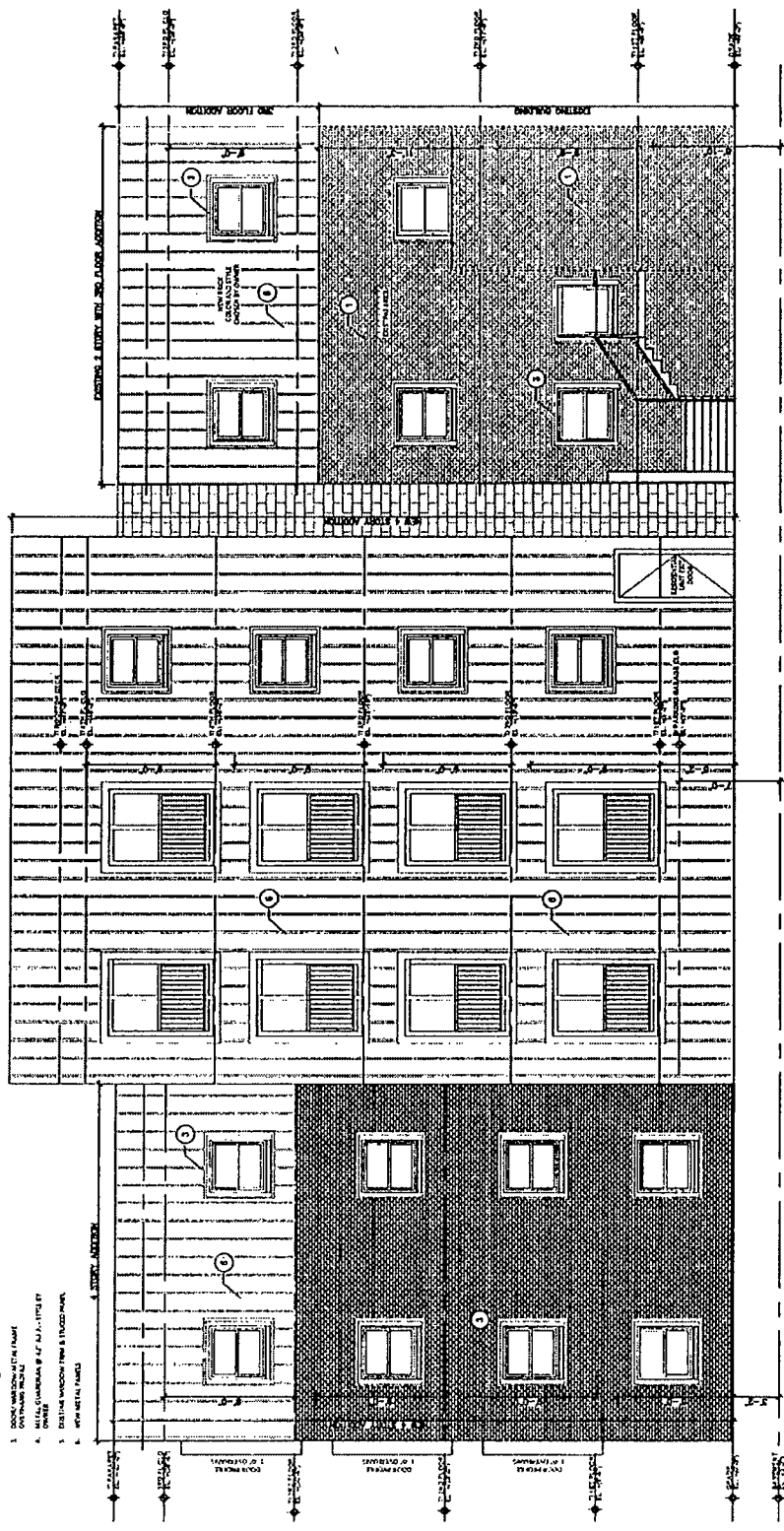


2207 W 18th St  
CHICAGO, IL  
ARCHITECTURAL  
3RD FL PLAN



# Final for Publication

- MATERIAL LEGEND**
1. EXISTING BRICK TO REMAIN
  2. NEW BRICK WALL
  3. CONCRETE WINDOW AND DOOR FRAME
  4. METAL WINDOW FRAME & GLASS PANEL
  5. EXISTING WINDOW FRAME & GLASS PANEL
  6. NEW METAL FRAME



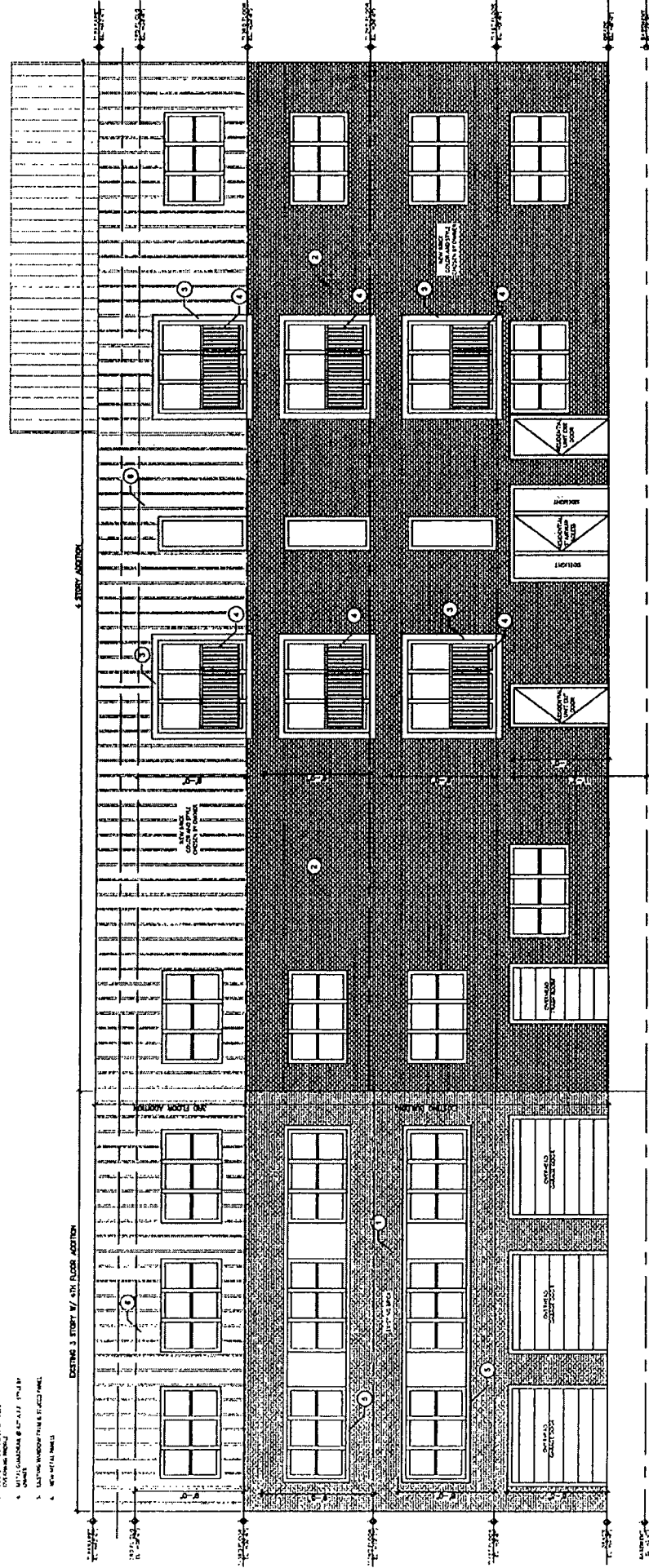
FRONT ELEVATION  
1/8" = 1'-0"

2207 W 18th St  
CHICAGO, IL  
ARCHITECTURAL  
FRONT ELEVATION

# Final for Publication

**MATERIAL LEGEND**

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EAST ELEVATION  
1/8" = 1'-0"

2207 W 18th St  
CHICAGO, IL  
ARCHITECTURAL  
SIDE ELEVATION