

NARRATIVE
2018 West 18th Place TYPE I
REGULATIONS

The subject property consists of 2,976 square feet and is currently improved with a four-story building with four residential dwelling units, with three parking spaces and no loading berth. The Applicant proposes to rezone the property from an RM 4.5 Residential Multi-Unit Districts to a B2-3 Neighborhood Mixed-Use District in order to add a fifth residential dwelling unit within the existing building for a total of five residential dwelling units, three automobile parking spaces and no loading berth. The height of the proposed building will be 55 feet 2 inches.

FAR: MLA:

Floor Area:

Residential Dwelling Units:

Height:

Setbacks:

Front (West 18th Place): East Property Line: West Property Line: Rear (public alley):

Automobile Parking Spaces:

1.70 595

5,048 square feet 5

55 feet 2 inches

15.00 feet 3.00 feet 2.00 feet

41.00 feet

Loading Berth:

* Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance the property is approximately 820 feet from the entrance of the CTA Pink Line Damen Station.

A set of plans is attached.

