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Legislation Details (With Text)

File #: O2022-824
Type: Ordinance **Status:** Passed
File created: 3/23/2022 **In control:** City Council
Final action: 10/26/2022

Title: Zoning Reclassification Map No. 4-H at 2100-2102 W 18th Pl/1814-1824 S Hoyne Ave - App No. 20987T1

Sponsors: Misc. Transmittal

Indexes: Map No. 4-H

Attachments: 1. O2022-824 (V1).pdf, 2. O2022-824.pdf

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed	Pass
10/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/23/2022	1	City Council	Referred	

ORDINANCE

BEIT 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 current 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 next north of and parallel to West 18th Place; South Hoyne Avenue; West 18th Place; and a line 50.26 feet west of and parallel to South Hoyne Avenue

to those of an 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: 2100-02 West 18th Place / 1814-24 South Hoyne Avenue

NARRATIVE AND PLANS

TYPF. 1 Rezoning Attachment 2100-02 West 18th Place / 1814-24 South Hoyne Avenue

The Project

2100 18TH PARTNERS, LLC (the "Applicant") proposes to demolish the existing improvements at the subject property which include a two story residential building with two residential dwelling units and a two car attached garage as well as a vacant lot to construct a new four story residential building with eight dwelling units and will include four surface parking spaces and eight bicycle parking spaces. The proposed height of the building will be 43'-8" to the top of the parapet. In addition, two of the proposed units will be ADA units. The Property is located in a Transit Served Location to the Damen Train Station Entrance and the Applicant seeks to reduce any required parking through a Type 1 rezoning application pursuant to the Transit Served Location guidelines of the Chicago Zoning Ordinance.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of Section 17-13-0302-A of the Zoning Ordinance in order to qualify for reduction of Parking under Section 17-10-0102-B. 1 of the Zoning Ordinance. The property sits in a Transit Served Location per the Transit-Oriented Provisions of the Chicago Zoning Ordinance and is approximately 845.0 feet from the Damen Train Pink Line Station entrance.

To qualify for parking reduction of these standards, the project as per section 17-13-0905-F:

- a) Must be located in a transit-served location; which it is, as set forth above;
- b) Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets; the accompanying drawings show that the proposed building will feature prominent ground floor windows on 18th Place;
- c) Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission; the Transit Friendly Development Guide defines "transit friendly development" on page 2 as "Development which is oriented towards and integrated with adjacent transit. The subject property will provide four parking surface spaces and eight bicycle spaces and is located north of the CTA Damen Train Station entrance.
- d) Must actively promote public transit and alternatives to automobile ownership; the Applicant will provide eight bicycle spaces;
- e) Must include enhancements to the pedestrian environment that are not otherwise required; the existing building was previously dilapidated and inhabitable. The proposed building will enhance the aesthetic of the block and increase safety.

The Site

The subject property contains 6,232.24 square feet of land and is improved with a two story residential building with two residential dwelling units and a two car attached garage as well as a vacant lot. The area is improved with residential uses which includes multi-unit residential buildings. The existing building is dilapidated and the Applicant proposes to rezone the property to demolish the existing structure and construct a new four story residential building with eight dwelling units and will include four surface parking spaces and eight bicycle parking spaces. The proposed height of the building will be 41' to the top of the parapet.

The following are the relevant zoning parameters for the proposed development:

1

Lot Area: FAR:

Floor Area:

Residential Dwelling Units:

MLA:

Height:

Bicycle Parking: Automobile Parking: Setbacks (proposed):

6,232.24 square feet 2.17

13,555.6 square feet 8

779.03 square feet

43'-8" top of the parapet

8

4*

Front (West 18th Place):

East Side (South Hoyne Avenue):

West Side:

Rear (Alley):
6'-0" O'-O" 5'-0" 30'-0"

A set of plans is attached.-

◆Seeking TSL relief as per section 17-10-0102-B.L

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