



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2019-9337
Type: Ordinance **Status:** Passed
File created: 12/18/2019 **In control:** City Council
Final action: 5/20/2020
Title: Zoning Reclassification Map No. 4-H at 2207 W 18th St - App No. 20286T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-H
Attachments: 1. O2019-9337.pdf, 2. SO2019-9337.pdf

Date	Ver.	Action By	Action	Result
5/20/2020		City Council	Passed as Substitute	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/18/2019	1	City Council	Referred	

ORDINANCE

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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 18th Street; South Leavitt Street; the public alley south of and parallel to West 18th 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 18th Street

SUBSTITUTE NARRATIVE AND PLANS 2207 West 18th 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: FAR:

Floor Area:

Residential Dwelling Units:

MLA:

Height:

Automobile Parking:

Bicycle Parking:

Loading:

Setbacks:

Front (West 18^h St.): North Side (Leavitt St.): South Side: Rear (Alley):

11,610 square feet 2.74

31,720 square feet 28

414 square feet 45 feet 2 inches 11 spaces* 28 spaces None

Ofset 0 feet 0.62 feet 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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