Office of the City Clerk

Legislation Text

File #: SO2019-9334, **Version:** 1

<u>ORDINANCE</u>

 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 ofthe Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 7-L in the area bounded by

> The public alley next north of and parallel to West 19th Street; a line 24 feet cast of and parallel to South Wood Street; West 19th Street: and South Wood Street

to those ofa 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:

SUBSTITUTE PROJECT NARRATIVE

AND PLANS TYPE 1 ZONING

AMENDMENT 1758 W. 19th St.

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to allow for the renovation of the interior of an existing mixed-use building to add 3 dwelling units. The building contains 4 existing residential units. After renovation, the building will contain a total of 7 dwelling units, a storefront, and 3 parking spaces. There will be no additional parking provided. Parking relief will be sought through the Transit Served Location Ordinance. The height, size, and exterior of the building will not change.

	PROPOSED
Lot Area	3,000 square feet (existing)
MLA	428.57 perDU
Parking	3 parking spaces (existing)*
Rear Setback	38.43 feet (existing)
West Setback	0 feet (existing)
East Setback	0.56 feet (existing)
Front Setback	0 feet (existing)
FAR	2.33 (existing)*
Building Height	41'0" feet (Existing)

*The property is a transit served location
UNIT 6

UNIT 7

Li'vING ROOm

FOURTH FLOOR: PROPOSED

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