



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Text

File #: SO2019-9337, Version: 1

### 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 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

#### **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: FAR:

Floor Area:

Residential Dwelling Units:

MLA:

Height:

Automobile Parking:

Bicycle Parking:

Loading:

Setbacks:

Front (West 18<sup>th</sup> 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

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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