



# Office of the City Clerk

City Hall  
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## Legislation Text

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**File #:** O2020-1887, **Version:** 1

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### ORDINANCE

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 R/F-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 north of and parallel to West 18<sup>th</sup> Place; a line 314.26 feet west of and parallel to South Hoyne Avenue; West 18<sup>h</sup> Place; and a line 338.26 feet west of and parallel to South Hoyne Avenue.

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: 2132 West 18<sup>th</sup> Place

### NARRATIVE AND PLANS

#### 2132 West 18<sup>th</sup> Place TYPE I REGULATIONS

Narrative: The subject property contains 2,977.92 square feet and is improved with a two-story building containing two residential dwelling units and no parking spaces. The Applicant proposes to rezone the property from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a B2-3 Neighborhood Mixed-Use District to add four residential dwelling units, two of which will be affordable units, for a total of six residential dwelling units in the building. There will be no additions to the existing building. In addition, there will be no change to the existing height (approximately 28.42 feet). No additional parking is proposed as the property is located within a Transit Served Location and the Applicant seeks to eliminate parking through this Type 1 Rezoning Application.

Lot Area: 2,977.92 square feet

FAR:

3,052.86 square feet

Residential Dwelling Units: 6

496.32 square feet

28.42 feet

Automobile Parking:

Setbacks (Existing):

Front (18<sup>th</sup> Place): East Side: West Side: Rear (alley):

None 3.5 feet None 49.62 feet

A set of plans is attached.

\*The subject property is located 929.00 feet from the CTA Pink Line Damen Avenue station entrance on South Hoyne Avenue

**FT. ALLEY**

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**W. 18TH PLACE**

I-T. R.O.W.)

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