



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2017-6196, Version: 1

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### QBIHNANCE

*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 RT4 Residential Two-Flat, Townhouse & Multi-Unit District symbols and indications as shown on Map No, 4-F in the area bounded by:

West 18<sup>th</sup> Street; a line 50 feet east of and parallel to South Desplaines Street; a line 101.50 feet south of and parallel to West 18<sup>th</sup> Street; a line 25 feet east of and parallel to South Desplaines Street.

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address of Property: 617 West 18<sup>th</sup> Street

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**SUBSTITUTE NARRATIVE AND PLANS Application #  
19365T1**

- 1) Property Address: 617 West 18<sup>th</sup> Street
- 2) Project Description: The subject property will be developed with a new 4-story mixed use building containing an art gallery within the lower and ground levels and two (2) dwelling units located within second - fourth levels.
- 3) Zoning Amendment: RT4 Residential Two-Unit, Townhouse & Multi-Unit District to a B3-3 Community Shopping District
- 4) Lot Size: 25 feet x 101.50 feet = 2,537.50 square feet
- 5) Total square footage of proposed building: 5,994 square feet
- 6) FAR: 2.36
- 7) Minimum Lot Area (MLA): 2 dwelling units (1,268 per dwelling unit)
- 8) Height: 50 feet
- 9) Front setback: 0 feet-6 inches
- 10) Rear setback: 31 feet
- 11) West side setback: 3 feet
- 12) East side setback: 2 feet
- 13) **Parking spaces: 2**
- 14) **Bicycle parking spaces: 0**
- 15) Loading berth: 0

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**18<sup>th</sup> STREET**  
fm FOR PUBLICATION

**PUBLIC ALLEY**

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OVERALL LOT DIMENSION 20' - 0"

OVERALL BUILDING DIMENSION

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