



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2017-6196
Type: Ordinance **Status:** Passed
File created: 9/6/2017 **In control:** City Council
Final action: 10/11/2017
Title: Zoning Reclassification Map No. 4-F at 617 W 18th St - App No. 19365T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-F
Attachments: 1. SO2017-6196.pdf, 2. O2017-6196.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/3/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/6/2017	1	City Council	Referred	

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

West 18th Street; a line 50 feet east of and parallel to South Desplaines Street; a line 101.50 feet south of and parallel to West 18th 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 18th Street

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

- 1) Property Address: 617 West 18th 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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18th STREET
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