Office of the City Clerk

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Legislation Text

File #: O2021-2657, **Version:** 1

Final for
ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RS-3 Residential Single-Unit (Detached House).District symbols and indications as shown.on Map No. 6-FI in the area bounded by

West 24^{lh} Street;. West Coulter Street; and a line 153 feet westerly of the intersection of west 24'" Street and West Coulter Street as measured at the south right-of-way line of West 24^{lli} Street and perpendicular thereto;

to those of a B2-1.5 Neighborhood Mixed-Use District.

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

Common Address of Property: 2124 W; Coulter

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Final for Publication

PROJECT NARRATIVE AND PLANS TYPE 1 ZONING

AMENDMENT 2124 W. Coulter

RS-3 Residential Single-Unit (Detached House) District to a B2-1.5 Neighborhood Mixed-Use District.

The property currently has 3 apartments. The owner seeks a re-zoning in order to legalize the conversion from 2 dwelling units to 3 dwelling units, add an attached garage, with new 2nd story stair enclosure and legalize nonconforming setbacks. The zoning change will allow the owner to designate the property in a conforming zoning district and make critical renovations requested by the City. 2 parking spaces will be provided. The height of the building will remain at 24'2". There is no commercial space.

	PROPOSED
Lot Area	5,416.2 SF (existing)
Density - MLA	1805.40
Off Street Parking	2
North Setback/Rear	0 feet*
West Setback/Side	0 feet (existing)
East Setback/Side	0 feet (existing)
South Setback/Front	0 feet (existing)
FAR	.78 (existing)
Building Height	24 feet 2 inches (existing)

•New 2nd story stairwell enclosure will require variance for rear setback relief
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