Final for Publication

23173-T1

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2142 West 18th Place
From RT-4 to RM-5

The Property
The subject property is situated in a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District on the south side of West 18th Place. It is located in a Transit Served Location approximately 990.0' from the CTA Damen Pink Line Station Entrance.

The property is one zoning lot comprised of two parcels (Lot 31 and Lot 32). Lot 31 is a vacant lot. Lot 32 is improved with a two story residential building (approx. 27.0' height) with five dwelling units and no parking.

The Project
Coach House Properties LLC (the "Applicant") seeks to rezone the property to split Lot 31 and 32 into two individual zoning lots to allow Lot 32 to be rezoned so the Applicant may legalize the existing building's bulk, existing five dwelling unit density, and legalize setbacks, and reduce rear yard open space. The building will remain and the building height will remain. Five bicycle spaces will be provided. There is no automobile parking, and none will be provided.

Lot 31 will remain under the RT-4 zoning district and will be developed into a three story residential building (approx. 27'-11" height) and will include three dwelling units and three parking spaces.

The Applicant seeks to rezone the property from an RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to an RM-5, Residential Multi-Unit District.

As part of the rezoning application, the Applicant also seeks all relief as needed for Lot 32, as allowed by the Chicago Zoning Code, through a Type-1 application under Section 17-13-0300(D) and also including: 1) an optional variation under Section 17-13-1101-B to reduce the front yard setback per Section 17-2-0305 from 15.0' to 3'-1 1/2" (existing); 2) an optional variation under Section 17-13-1101-B to reduce the west side setback per Section 17-2-0309 from 2.0' to 4 7/8" (existing); 3) an optional variation under Section 17-13-1101-B to reduce the east side setback per Section 17-2-0309 from 2.0' to zero; 4) an optional variation under Section 17-13-1101-B to reduce the combined side yard setback per Section 17-2-0309 from 4.8' to 4 7/8"; 5) an optional variation under Section 17-13-1101-B to reduce the rear yard setback per Section 17-2-0306 from 37.236' to 24'-1 1/4" (existing); and 6) an optional variation under Sections 17-13-1101-A and 17-13-1003-EE to reduce any required parking to zero for properties located in a Transit Served Location.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	2,978.88 square feet
FAR:	1.58 (existing)
Floor Area:	4,694 square feet (existing)
Residential Dwelling Units:	5 (existing)
MLA Density:	1,600 square feet (existing)
Height:	27.0' (existing)
Automobile Parking:	zero (existing) *
Bicycle Parking:	5

Rear Yard Open Space:	536 square feet (existing)	
Setbacks:	Front (south/ 18th Pl):	3' - 1 1/2"*
	Side (east):	zero*
	Side (west):	4 7/8"*
	Rear (north):	24'-1 1/4"*

A set of plans is attached.
* The Applicant seeks optional variation relief under Section 17-13-0300(D).

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