

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. There is no 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 combined side yard setback per section 17-2-0309 from 4.8' to 3'-3 1/8" (existing); 4) an optional variation under section 17-13-1101-B to reduce the rear yard setback per section 17-2-0306 from 37.236' to 14'-1 1/4" (existing).

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)
Rear Yard Open Space:	536 square feet (existing)
Setbacks (existing):	Front (South/ 18 th Pl): 3' - 1 1/2" East: 2'-10 1/4" West: 4 7/8" Rear (North): 14'-1 1/4"

A set of plans is attached.

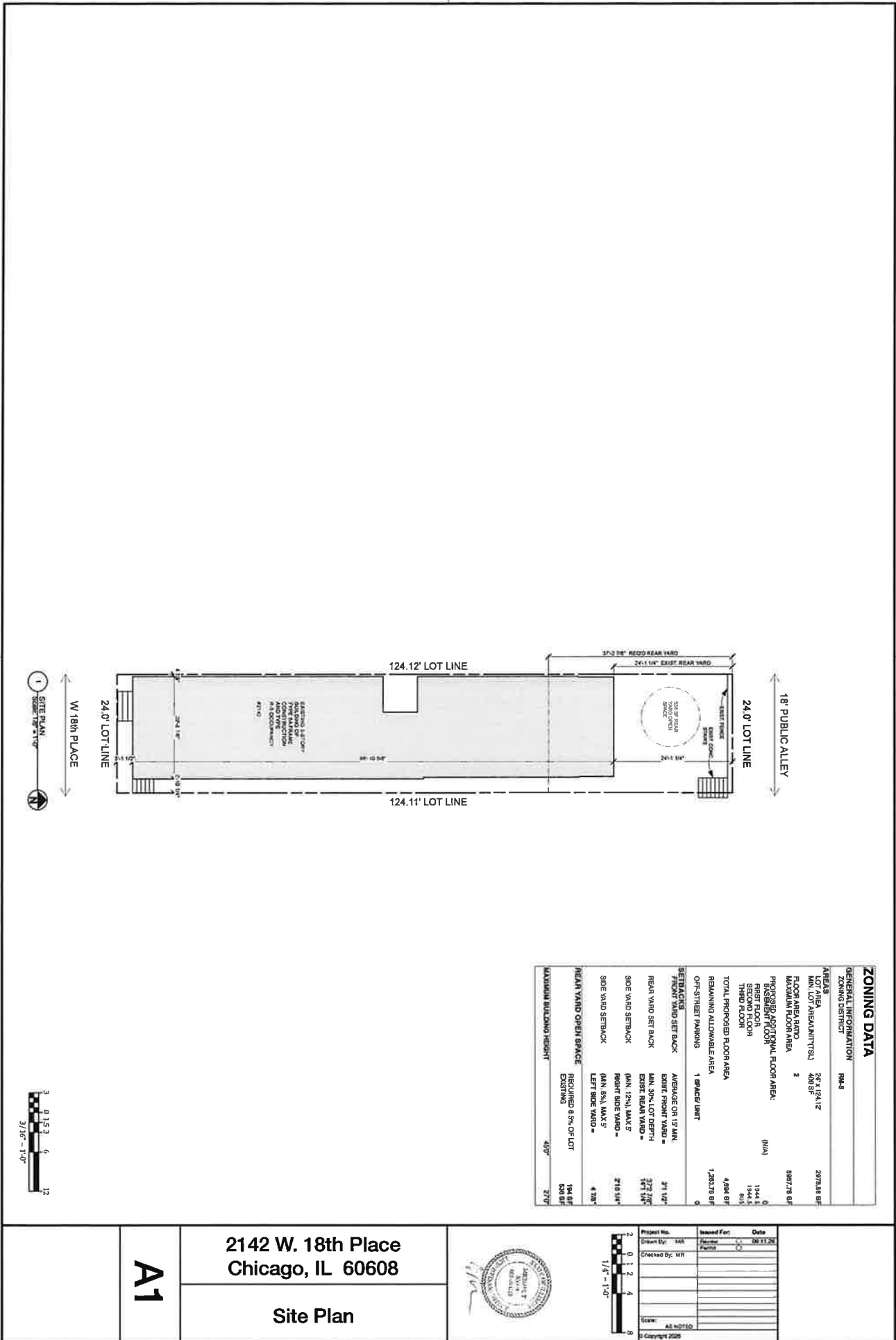
* The Applicant seeks optional variation relief under section 17-13-0300(D).



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	Drawn By: MVE	Reviewed Punch	08/11/08
	Checked By: MVE		
	Scale:	AS NOTED	
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Site Plan

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ZONING DATA			
GENERAL INFORMATION			
ZONING DISTRICT	RM-4		
AREAS			
LOT AREA	50,112.12	297,118.88	BF
LOT AREA (ACRES)	1.15		
FLOOR AREA	2	89,775.88	BF
MAXIMUM FLOOR AREA			
PROPOSED FLOOR AREA:			
FIRST FLOOR	(N/A)		
SECOND FLOOR		19,441.12	BF
THIRD FLOOR		19,441.12	BF
TOTAL PROPOSED FLOOR AREA		38,882.24	BF
REMAINING ALLOWABLE AREA		1,283,715.88	BF
OFF-STREET PARKING	1 SPACE/UNIT		
SETBACKS			
FRONT YARD SET BACK	AVERAGE OR 15' MIN.	21' 10"	
REAR YARD SET BACK	MIN. 30% LOT DEPTH	37' 2"	
SIDE YARD SETBACK	(MIN. 12% MAX. 5'	14' 10"	
SIDE YARD SETBACK	(MIN. 8% MAX. 5'	21' 10"	
REAR YARD OPEN SPACE	REQUIRED 8% OF LOT	194.88	BF
EXISTING		820.88	BF
MAXIMUM BUILDING HEIGHT	45'	27'	

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1/8" = 1'-0"

2142 W. 18th Place
Chicago, IL 60608

Site Plan

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