



City of Chicago



SO2021-3172

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 2626 S Throop St - App No. 20796T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M1-2 Limited Manufacturing / Business Park District and symbols and indications as shown on Map No. 6-G in the area bounded by:

- A line 250 feet southeast of and parallel to Hillock Avenue;
- South Throop Street;
- a line 275 feet southeast of and parallel to Hillock Avenue;
- the public alley next southwest of and parallel to South Throop Street;

to those of RT4 Residential Two-Flat, Townhouse and Multi-Unit District, which is hereby established in the area above described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 2626 S. Throop St.

3653.0000

NARRATIVE AND PLANS
 Re: 2626 S. Throop St.

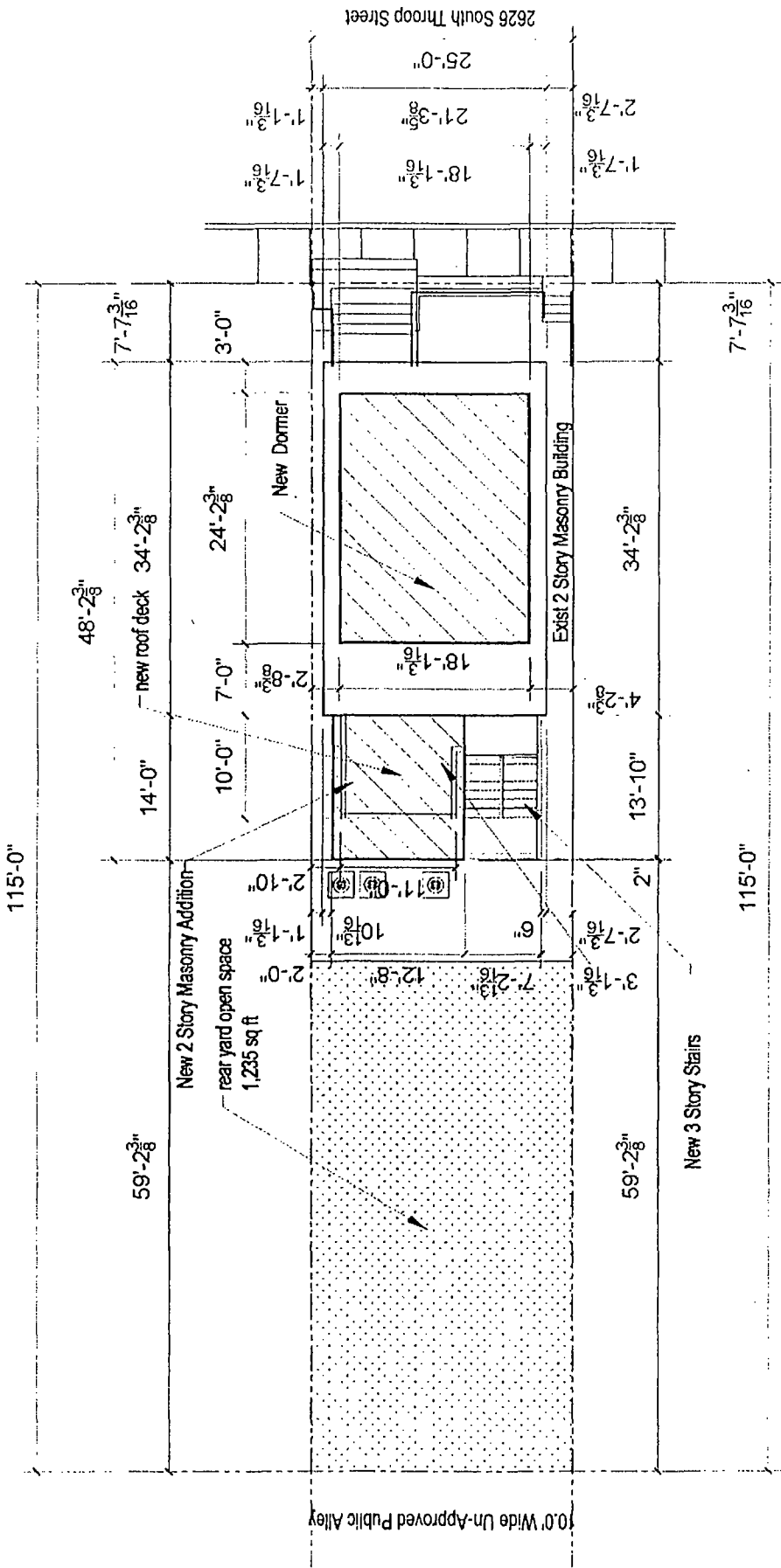
**SUBSTITUTE
 NARRATIVE AND PLANS
 (TYPE 1 APPLICATION FOR ZONING MAP AMENDMENT)**

Re: 2626 S. Throop St.

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant proposes to renovate the existing 3 dwelling unit residential building to add a new dormer, facilitate permits for previously enclosed rear floor space, and make other internal renovations.

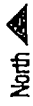
Lot Area:	2,875 square feet
Floor Area Ratio:	1.07
Existing Dwelling Units:	3 dwelling units
Minimum Lot Area Per Dwelling Unit:	958 (3 dwelling units)
Off-Street Parking: (preexisting / lawful non-confirming)	0 parking spaces
Front Setback (Throop Street): (preexisting / lawful non-confirming)	7 feet, 7-3/16 inches (to existing building) 10 feet, 7-3/16 inches (to proposed addition(s))
Side Setback (north): (preexisting / lawful non-confirming)	1 feet, 1-3/16 inches (to existing building) 1 feet, 1-3/16 inches (to proposed addition(s))
Side Setback (south) (preexisting / lawful non-confirming)	2 feet, 7-3/16 inches (to existing building) 2 feet, 7-3/16 inches (to proposed addition(s))
Rear Setback (public alley):	73 feet, 3-3/8 inches (to existing building) 59 feet, 2-3/8 inches (to proposed addition(s))
Building Height:	34 feet, 6 inches (existing building height)

NARRATIVE AND PLANS
Re: 2626 S. Throop St.



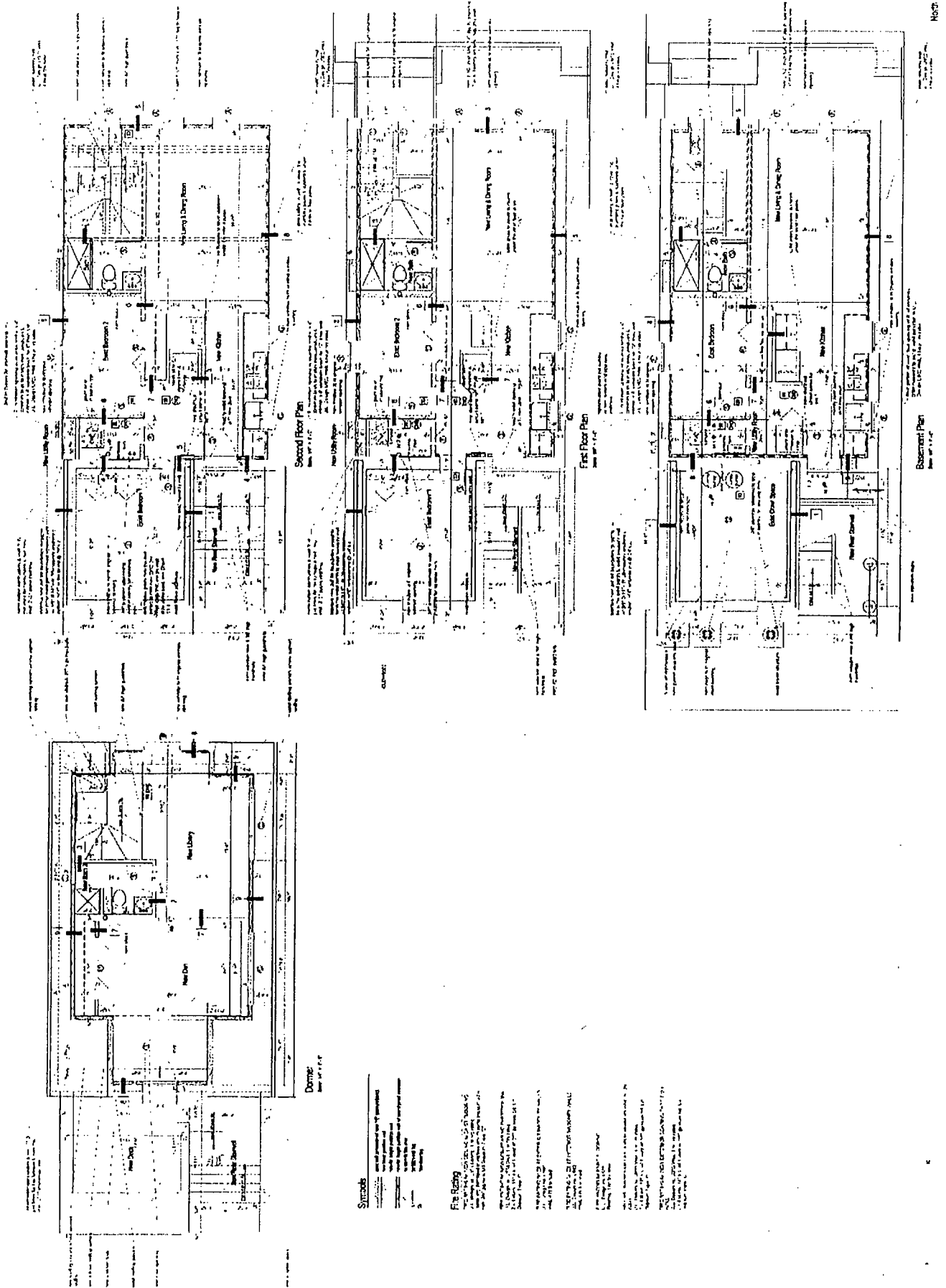
Site Plan

Scale: 1/16" = 1'-0"

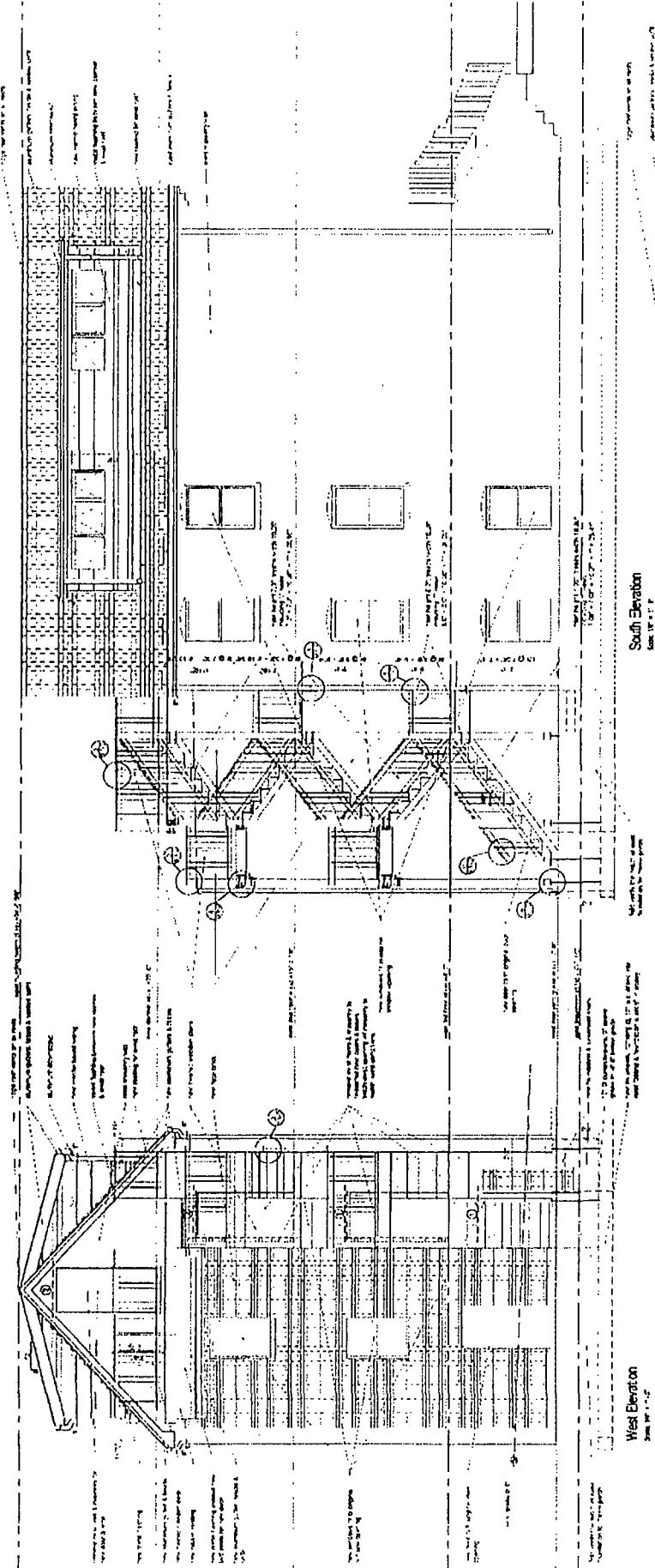


North

NARRATIVE AND PLANS
 Re: 2626 S. Throop St.

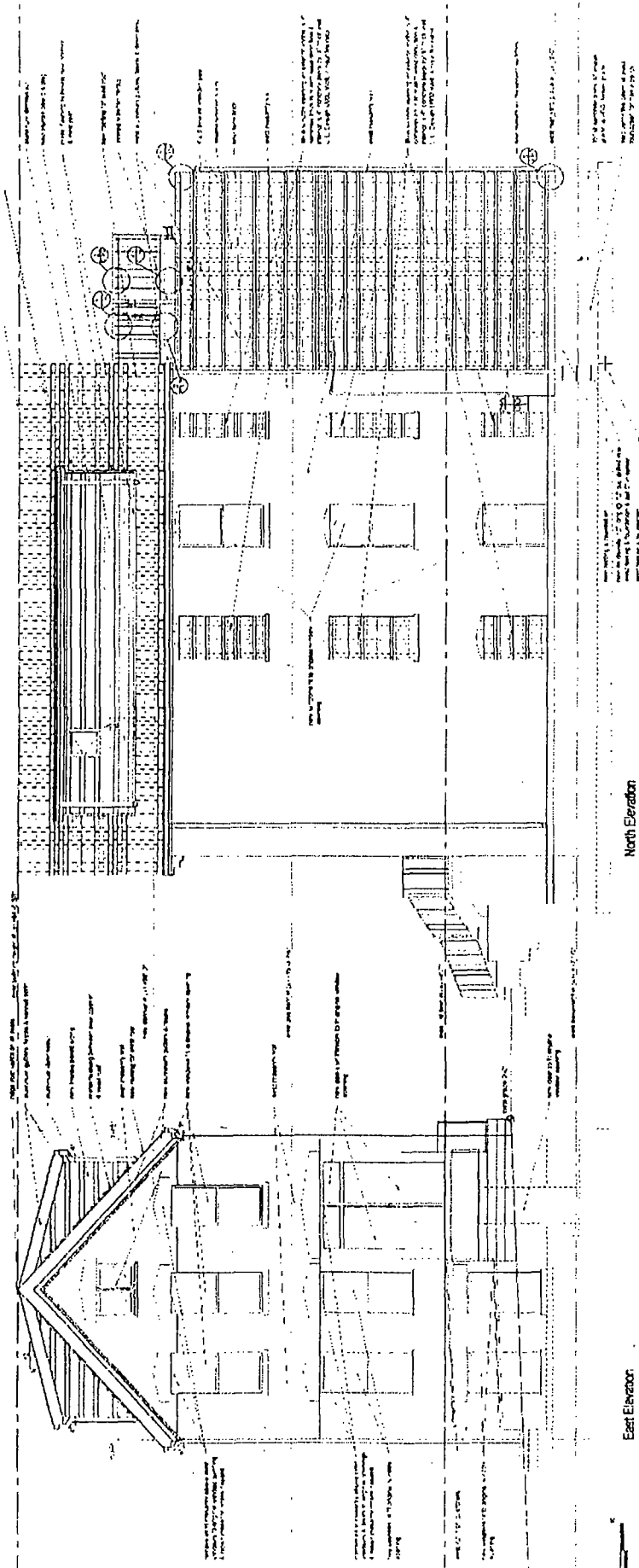


NARRATIVE AND PLANS
Re: 2626 S. Throop St.



NARRATIVE AND PLANS

Re: 2626 S. Throop St.



North Elevation

East Elevation