



# City of Chicago



O2015-6376

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/24/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-G at 1801-1803 S Throop St and 1249-1259 W 18th St - App No. 18485T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 18485 T1  
INTRO DATE:  
SEPT. 24, 2015

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 4-G in the area bounded by:

West 18<sup>th</sup> Street; the public alley next east of South Throop Street; a line 50.00 feet south of West 18<sup>th</sup> Street; and South Throop Street

to those of a B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

MAY 15 2015  
MAY 15 2015  
MAY 15 2015

Property Address: 1801-03 South Throop Street/1249-59 West 18th Street

1848571

**NARRATIVE**

1801-03 South Throop Street/1249-59 West 18th Street  
TYPE I REGULATIONS

Current Zoning: C1-2 Neighborhood Commercial District.  
Proposed Zoning: B3-5 Community Shopping District.

Narrative: The subject property with a site area of 6,250, consists of a four-story, mixed-use retail and residential building at 51.50 feet in height, containing approximately 6,000 square feet of retail space and 12 residential dwelling units. The Applicant proposes an interior remodeling to add 6 residential dwelling units and 2 parking spaces\*, resulting in a total of 18 residential dwelling units, 2 parking spaces and no loading berth.

FAR: 4.0

Floor Area: Approximately 25,092 square Feet

Residential Dwelling Units: 18

MLA: 347.22

Height: 51 feet 6 inches (existing)

Setbacks:

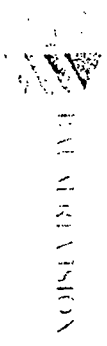
18 <sup>th</sup> Street Property Line:	0 feet
South Property Line:	0 feet
Public Alley (east) Property Line:	0 feet
Throop Street Property Line:	0 feet

Parking Spaces: Two. Applicant will seek variation\*

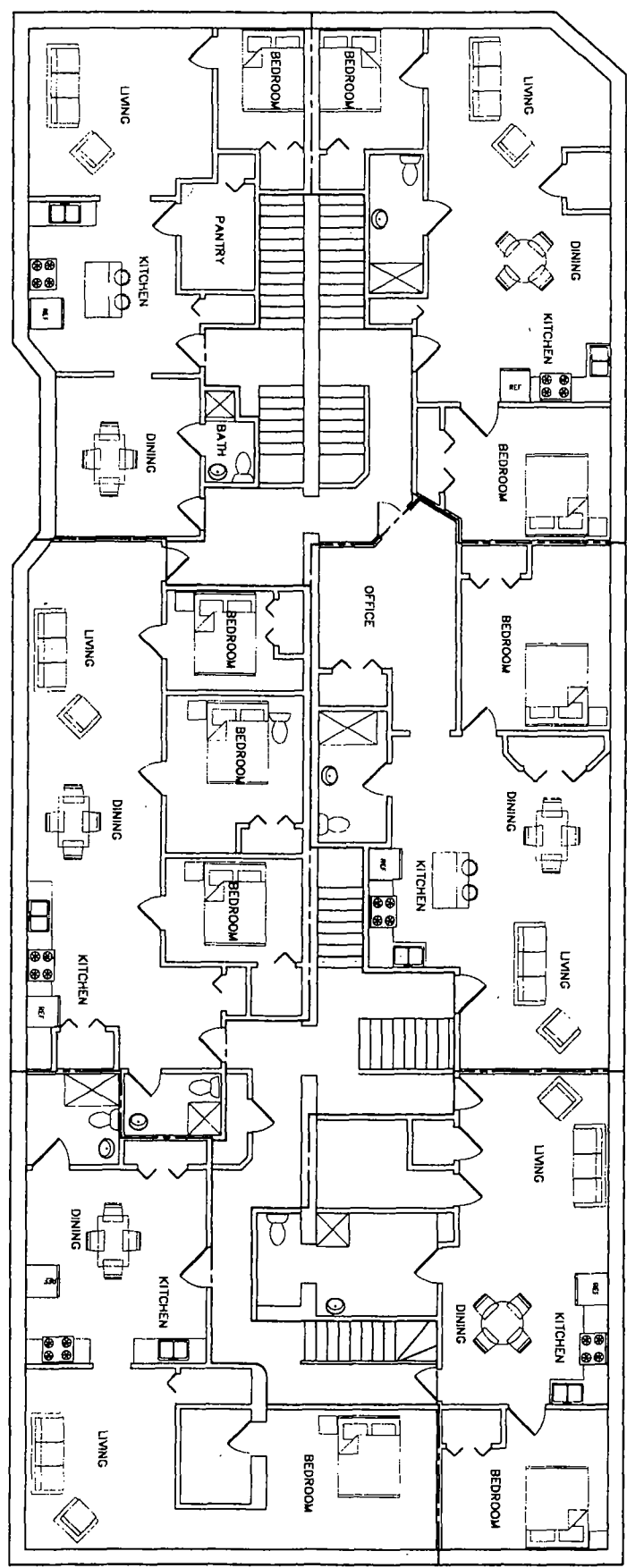
Loading: None

FINAL FOR PUBLICATION





FLOORS 2-4 - TYPICAL PLAN

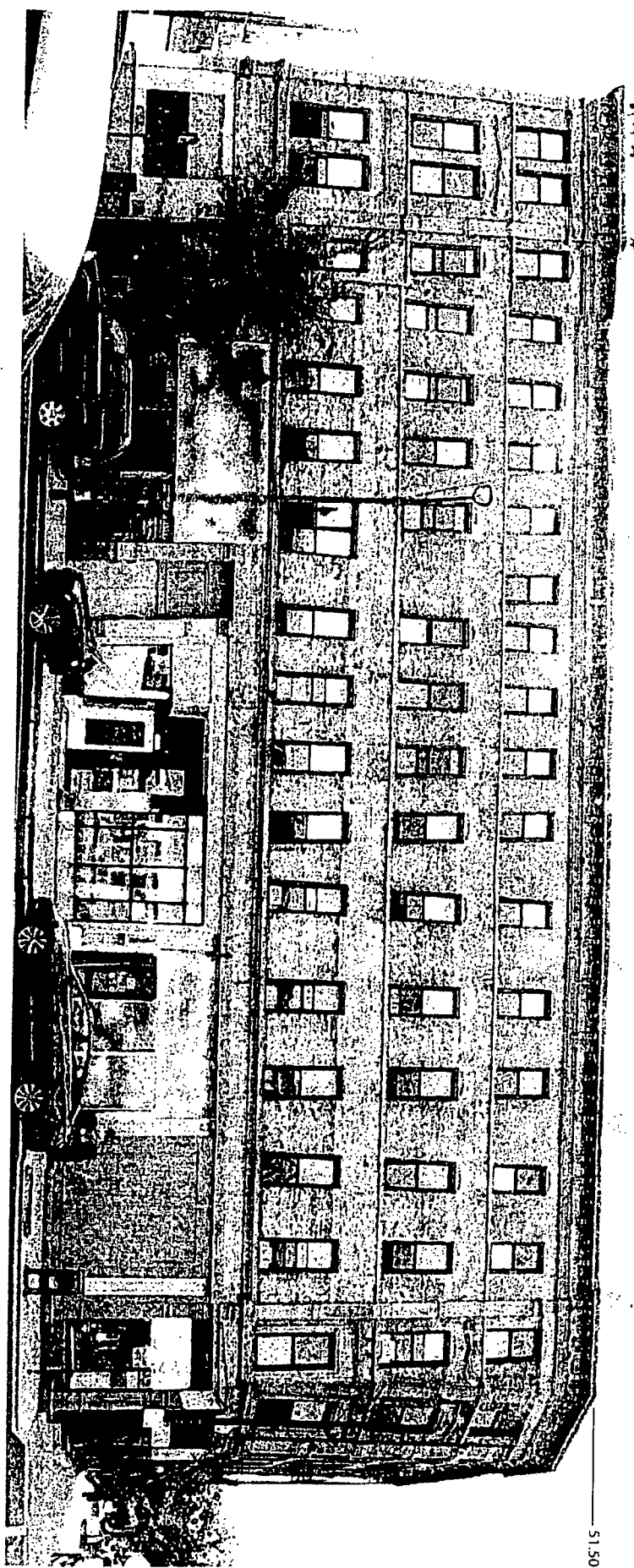


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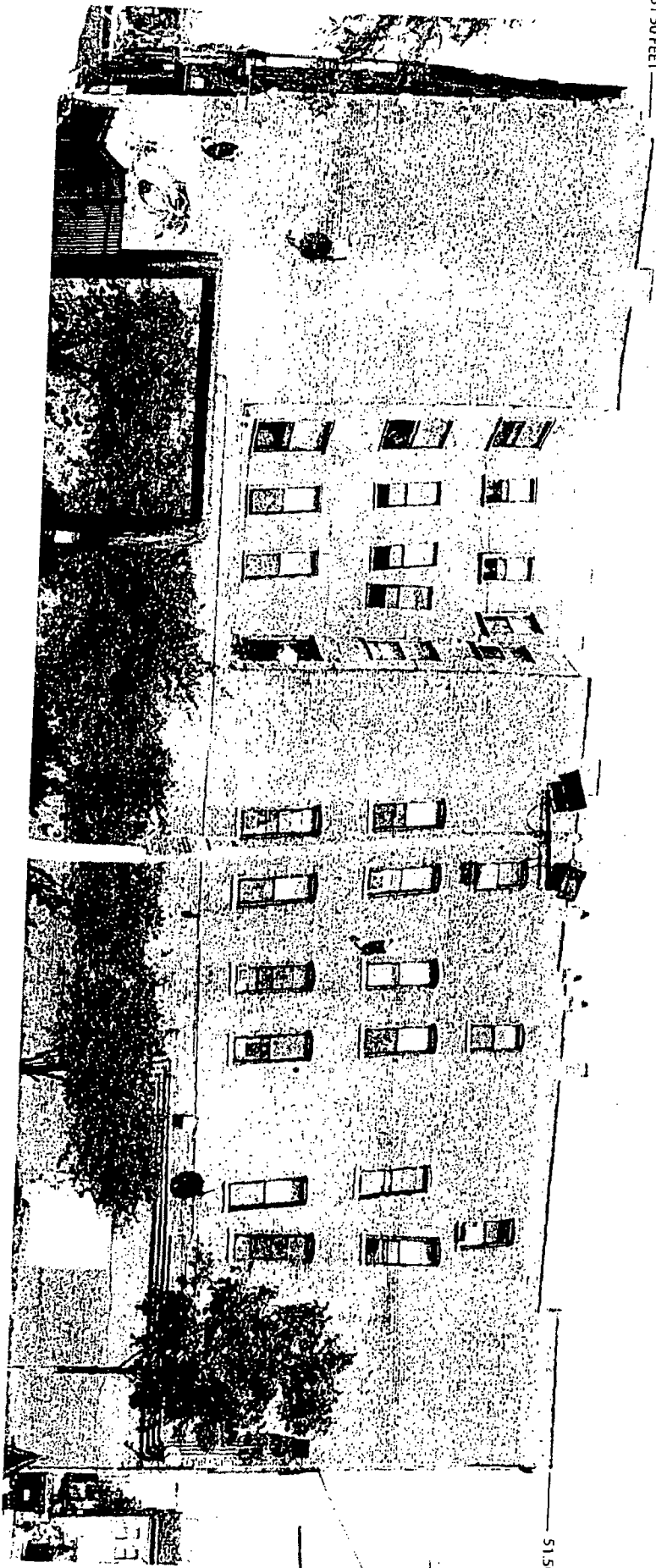
RAY MERRISON

NORTH ELEVATION



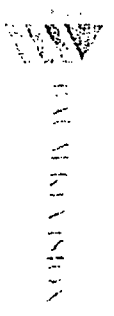
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FINAL FOR PUBLICATION



51.50 FEET

51.50 FEET

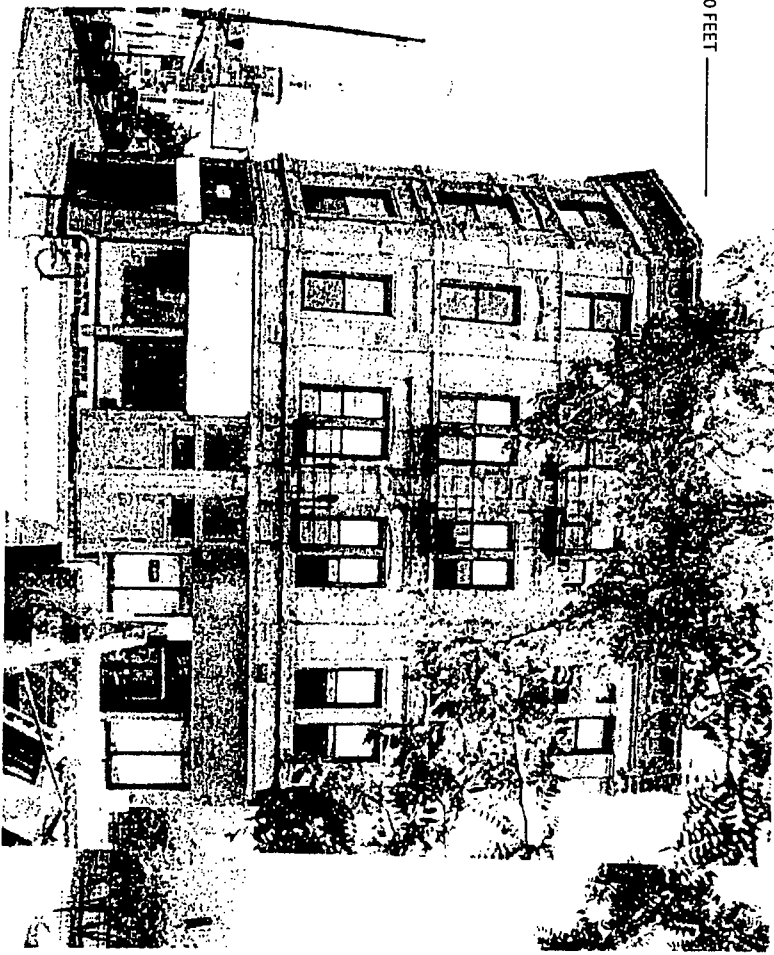


SOUTH ELEVATION

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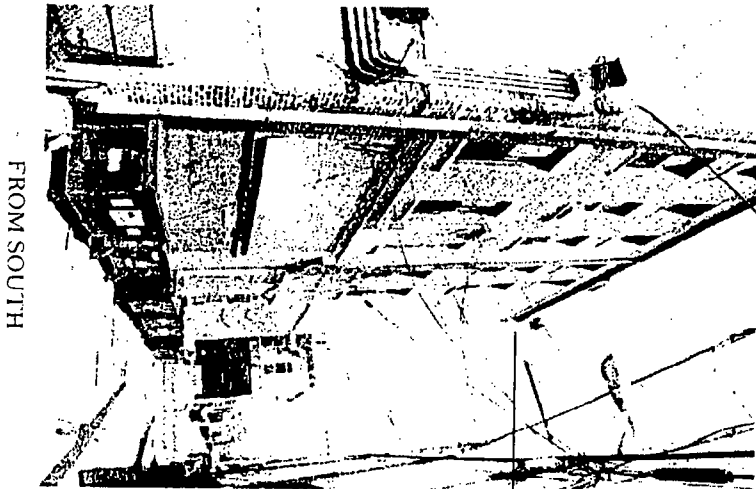
FINAL REVISION

WEST ELEVATION



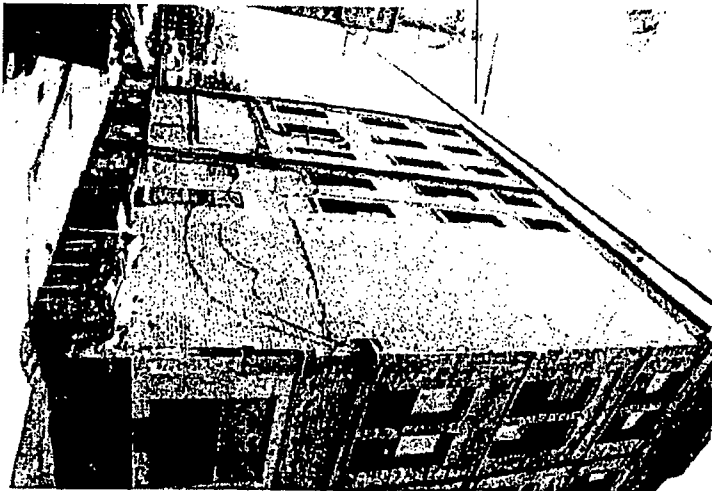
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FROM SOUTH

51.50 FEET



FROM NORTH

EAST ELEVATION

FINAL FOR PUBLICATION