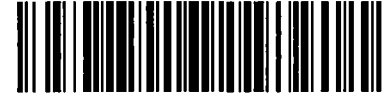




City of Chicago



SO2017-3851

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-G at 2601-2639 S Throop St, 2553-2579 S Hillock Ave and 2512-2536 S Stark St - App No. 19249T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19249-T1
INTRO. DATE:
MAY 24, 2017

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 symbols and indications as shown on Map No. 6-G in the area bounded by:

South Hillock Avenue;

The alley next southwest of and parallel to South Stark Street (or a line 100 feet southwest of and parallel to South Stark Street where no alley exists);

The alley next southeast of and parallel to South Hillock Avenue;

South Stark Street (as extended where no street exists);

The northwest line of the Joliet and Chicago Railroad;

South Throop Street

to those of B2-3 Neighborhood Mixed-Use District, which is hereby established in the area described.

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

Common Address(es): 2601–2639 S. Throop St.; 2553–2579 S. Hillock Ave.; 2512–2536 S. Stark St.

SUBSTITUE NARRATIVE AND PLANS

**Re: 2601–2639 S. Throop St.; 2553–2579 S. Hillock Ave.;
2512–2536 S. Stark St.**

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District.

The applicant proposes to build a new residential development with 20 single family homes and 27 townhomes, 94 garage spaces, and 18 additional off-street parking spaces.

Entire Site Lot Area:	121,022 square feet entire site (including public ways / areas to be dedicated) 103,805.83 square feet entire site (net site area after dedications)
Entire Site Maximum Floor Area Ratio:	3.0 entire site

FINAL FOR PUBLICATION

Zoning Lots 1 through 10 (S. Hillock Ave.) Lot Area (typical):	2,450 square feet per zoning lot
Zoning Lots 1 through 10 (S. Hillock Ave.) Maximum Floor Area Ratio:	0.8 per zoning lot
Zoning Lots 1 through 10 (S. Hillock Ave.) Maximum Dwelling Units:	1 per zoning lot
Zoning Lots 1 through 10 (S. Hillock Ave.) Minimum Lot Area Per Dwelling Unit:	2,400 square feet per zoning lot
Zoning Lots 1 through 10 (S. Hillock Ave.) Minimum Off-Street Parking:	2 per zoning lot
Zoning Lots 1 through 10 (S. Hillock Ave.) Front Setback:	12 feet 0 inches
Zoning Lots 1 through 10 (S. Hillock Ave.) Side Setbacks:	3 feet 0 inches 2 feet 6 inches
Zoning Lots 1 through 10 (S. Hillock Ave.) Rear Setbacks:	38 feet 0 inches
Zoning Lots 1 through 10 (S. Hillock Ave.) Building Height (per § 17-17-0311, and excluding allowable rooftop features):	26 feet 0 inches

FINAL FOR PUBLICATION

Zoning Lot 11 (S. Hillock Ave.) Lot Area:	2,428 square feet per zoning lot
Zoning Lot 11 (S. Hillock Ave.) Maximum Floor Area Ratio:	0.8 per zoning lot
Zoning Lot 11 (S. Hillock Ave.) Maximum Dwelling Units:	1 Per zoning lot
Zoning Lot 11 (S. Hillock Ave.) Minimum Lot Area Per Dwelling Unit:	2,350 square feet per zoning lot
Zoning Lot 11 (S. Hillock Ave.) Minimum Off-Street Parking:	2 per zoning lot
Zoning Lot 11 (S. Hillock Ave.) Front Setback:	12 feet 0 inches
Zoning Lot 11 (S. Hillock Ave.) Side Setbacks:	3 feet 0 inches 2 feet 3 inches
Zoning Lot 11 (S. Hillock Ave.) Rear Setbacks:	38 feet 0 inches
Zoning Lot 11 (S. Hillock Ave.) Building Height (per § 17-17-0311, and excluding allowable rooftop features):	26 feet 0 inches

FINAL FOR PUBLICATION

Zoning Lots 12 through 20 (S. Stark St.) Lot Area (typical):	2,602 square feet per zoning lot
Zoning Lots 12 through 20 (S. Stark St.) Maximum Floor Area Ratio:	0.85 per zoning lot
Zoning Lots 12 through 20 (S. Stark St.) Maximum Dwelling Units:	1 per zoning lot
Zoning Lots 12 through 20 (S. Stark St.) Minimum Lot Area Per Dwelling Unit:	2,500 square feet per zoning lot
Zoning Lots 12 through 20 (S. Stark St.) Minimum Off-Street Parking:	2 per zoning lot
Zoning Lots 12 through 20 (S. Stark St.) Front Setback:	12 feet 0 inches
Zoning Lots 12 through 20 (S. Stark St.) Side Setbacks:	3 feet 0 inches 2 feet 8 inches
Zoning Lots 12 through 20 (S. Stark St.) Rear Setbacks:	38 feet 0 inches
Zoning Lots 12 through 20 (S. Stark St.) Building Height (per § 17-17-0311, and excluding allowable rooftop features):	26 feet 0 inches

FINAL FOR PUBLICATION

Townhouse Zoning Lot (“Lot 21”) Lot Area:	30,005 square feet
Townhouse Zoning Lot (“Lot 21”) Maximum Floor Area Ratio:	1.2 entire townhouse zoning lot
Townhouse Zoning Lot (“Lot 21”) Maximum Dwelling Units:	18 entire townhouse zoning lot
Townhouse Zoning Lot (“Lot 21”) Minimum Off-Street Parking:	47 (2 per townhouse and 11 additional off-street spaces)
Townhouse Zoning Lot (“Lot 21”) Front Setback:	Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot (“Lot 21”) Side Setbacks:	Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot (“Lot 21”) Rear Setbacks:	Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot (“Lot 21”) Building Height (per § 17-17-0311, and excluding allowable rooftop features):	28 feet 0 inches

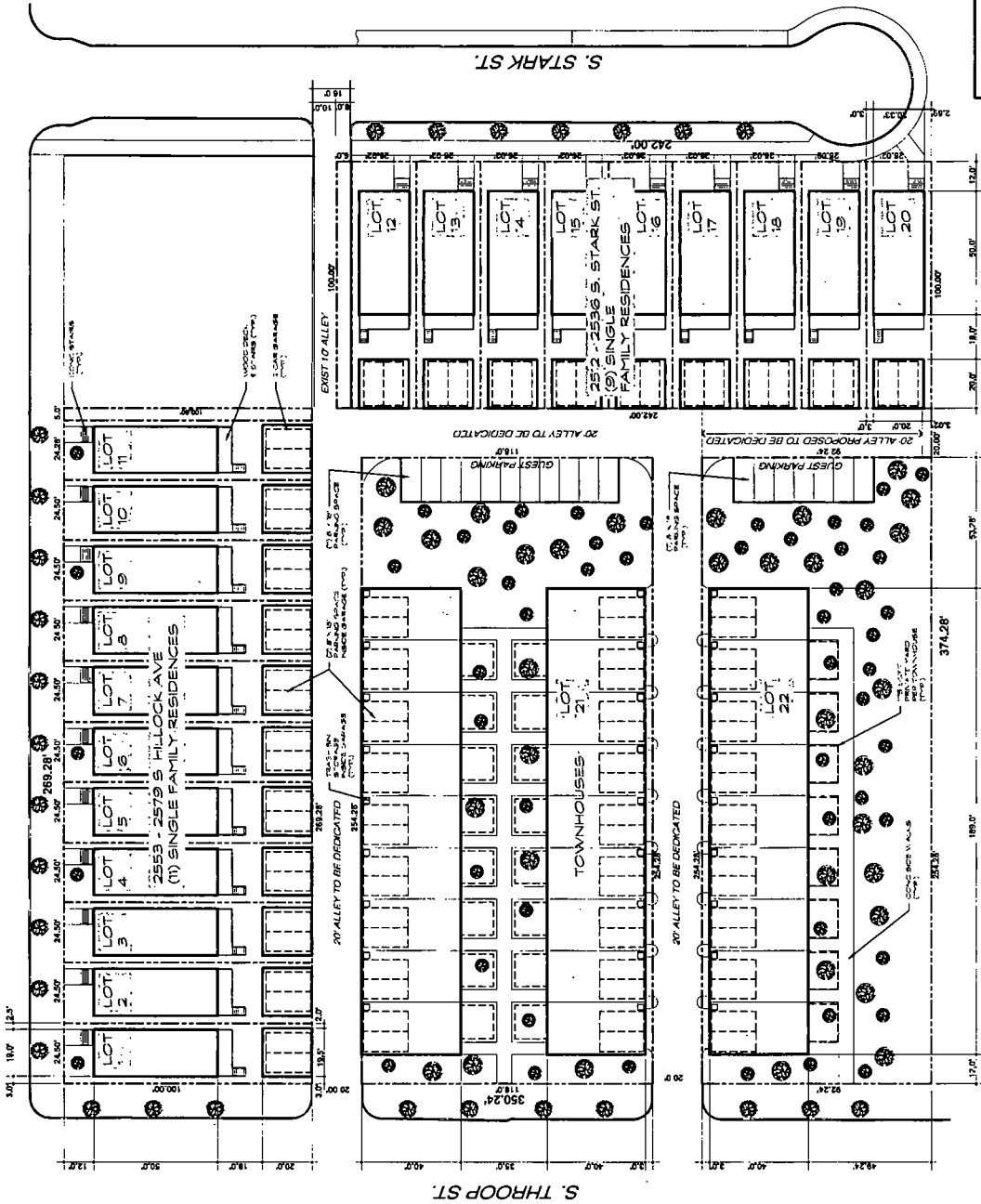
FINAL FOR PUBLICATION

Townhouse Zoning Lot ("Lot 22") Lot Area:	23,454 square feet
Townhouse Zoning Lot ("Lot 22") Maximum Floor Area Ratio:	0.7 entire townhouse zoning lot
Townhouse Zoning Lot ("Lot 22") Maximum Dwelling Units:	9 entire townhouse zoning lot
Townhouse Zoning Lot ("Lot 22") Minimum Off-Street Parking:	25 (2 per townhouse and 7 additional off-street spaces)
Townhouse Zoning Lot ("Lot 22") Front Setback:	Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 22") Side Setbacks:	Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 22") Rear Setbacks:	Per site plan and subject to § 17-2-0500
Townhouse Zoning Lot ("Lot 22") Building Height (per § 17-17-0311, and excluding allowable rooftop features):	28 feet 0 inches

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

S. HILLOCK AVE.



S. THROOP ST.

S. STARK ST.

vari

824 north racine avenue
chicago, illinois 60642
312.829.4788

FOR ZONING DATA ONLY

DATE 05.17.2017

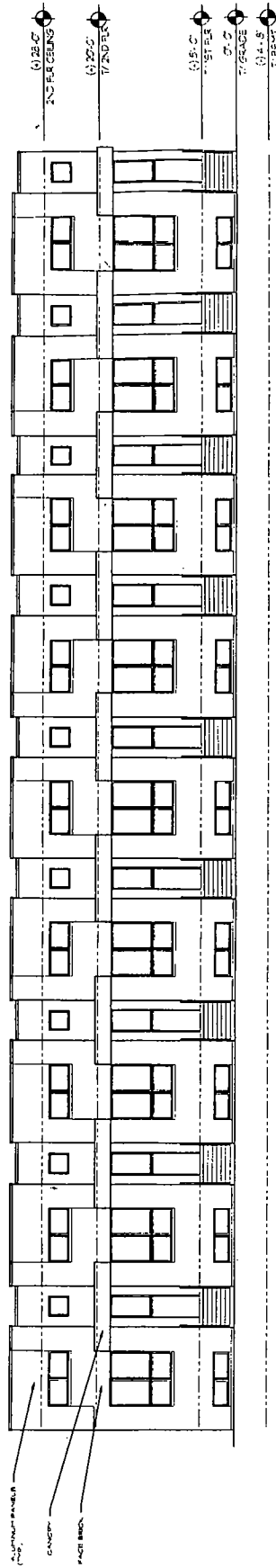
SKETCH NO.

SITE PLAN

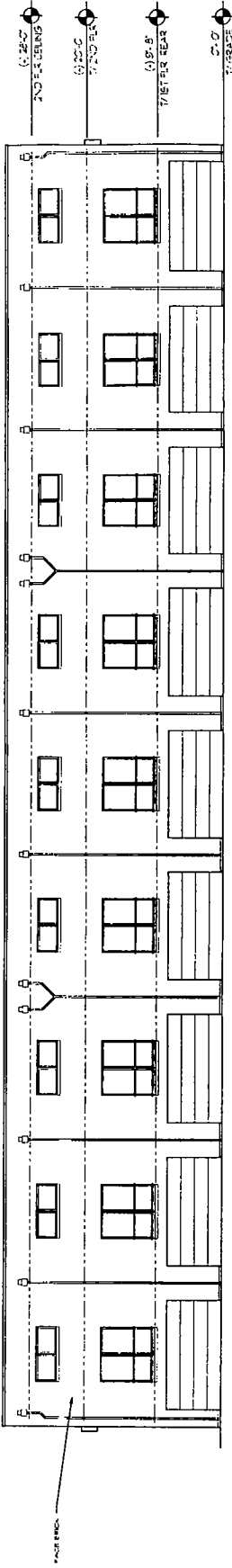


RAILROAD TRACKS

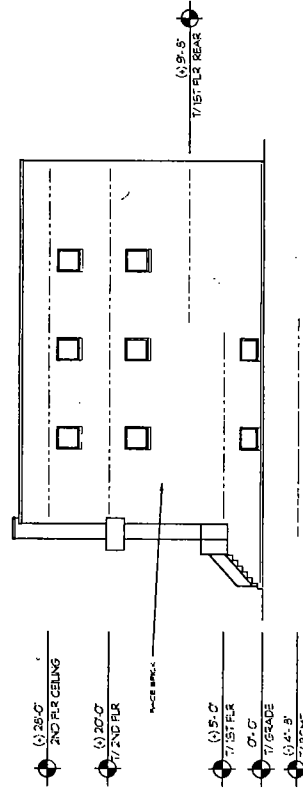
1



1 FRONT ELEVATION



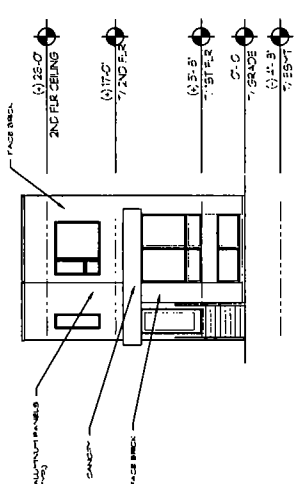
2 REAR ELEVATION



3 RIGHT & LEFT SIDE ELEVATION

FINAL FOR PUBLICATION

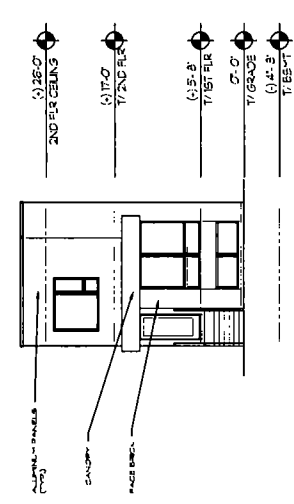
vari	DWG. NAME	TOWNHOUSES	SKETCH NO	2/3
	ADDRESS	2601-2630 S. THROOP STREET 2553-2579 S. HILLOCK AVENUE 2512-2536 S. STARK STREET	DATE	05.17.2017
824 north racine avenue chicago, illinois 60642 312.829.4786				



OPTION 'A'

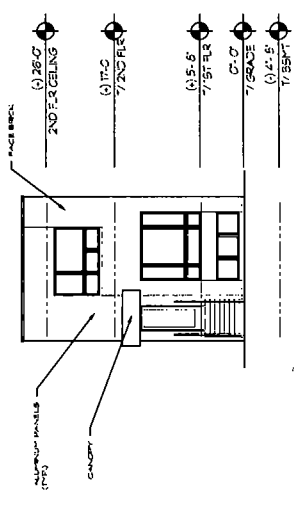
FRONT ELEVATIONS

1



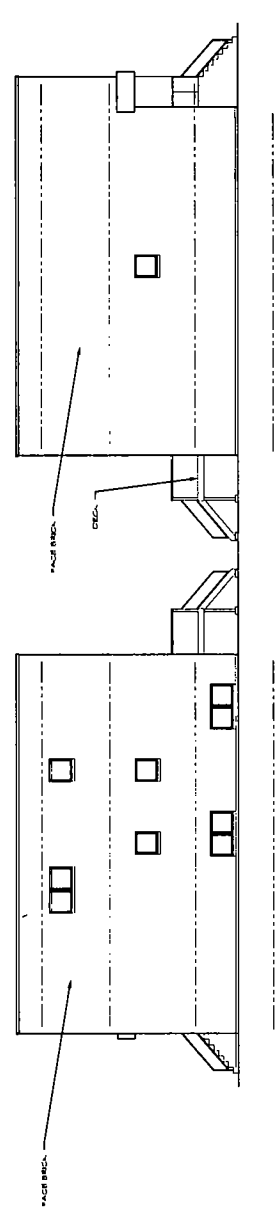
OPTION 'B'

2



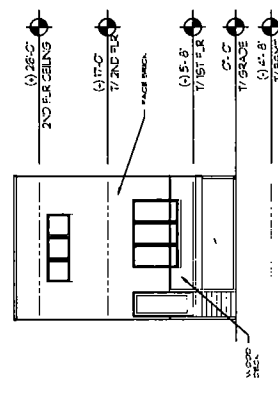
OPTION 'C'

3



(TYP.) RIGHT SIDE ELEVATION

2



(TYP.) LEFT SIDE ELEVATION

3

(TYP.) REAR ELEVATION

4

FINAL FOR PUBLICATION

vari	DWG. NAME	SINGLE FAMILY RESIDENTIAL	SKETCH NO
	ADDRESS	2601-2639 S. THROOP STREET 2553-2579 S. HILLOCK AVENUE 2512-2538 S. STARK STREET	3/3
	DATE:	05.17.2017	