



Office of the City Clerk

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Legislation Text

File #: O2015-6376, Version: 1

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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 18th Street; the public alley next east of South Throop Street; a line 50.00 feet south of West 18th 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.

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



NARRATIVE

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

CI-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:

18th Street Property Line: South Property Line: Public Alley (east) Property Line: Throop Street Property Line:
Of feet Of feet Of feet Of feet

Parking Spaces: Two. Applicant will seek variation*

Loading: None

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