



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2015-6376  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/24/2015  
**In control:** City Council  
**Final action:** 10/28/2015  
**Title:** Zoning Reclassification Map No. 4-G at 1801-1803 S Throop St and 1249-1259 W 18th St - App No. 18485T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 4-G  
**Attachments:** 1. O2015-6376.pdf, 2. O2015-6376 (V1).pdf

Date	Ver.	Action By	Action	Result
10/28/2015		City Council	Passed	Pass
10/27/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/24/2015	1	City Council	Referred	

**4<sup>^</sup> I 8 W B 5 t/**

### 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.

:"

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

*msr\*

**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:

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

Parking Spaces: Two. Applicant will seek variation\*

Loading: None

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