



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2017-3851  
**Type:** Ordinance **Status:** Passed  
**File created:** 5/24/2017 **In control:** City Council  
**Final action:** 6/28/2017  
**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  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 6-G  
**Attachments:** 1. O2017-3851.pdf, 2. SO2017-3851.pdf

Date	Ver.	Action By	Action	Result
6/28/2017	1	City Council	Passed as Substitute	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/24/2017	1	City Council	Referred	

### **ORDINANCE**

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## **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.

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**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.

<b>Entire Site Lot Area:</b>	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)
<b>Entire Site Maximum Floor Area Ratio:</b>	3.0 entire site

**F«W. FOR  
PUBLICATION**

06-20-2017

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:

Zoning Lots 1 through 10 (S. Hillock Ave.)

Front Setback:

**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:

Zoning Lots 1 through 10 (S. Hillock Ave.)

Building Height (per §17-17-0311, and excluding allowable rooftop features):

06-20-2017

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:

Zoning Lot 11 (S. Hillock Ave.)  
Front Setback:

Zoning Lot 11 (S. Hillock Ave.)  
Side Setbacks:

3 feet 0 inches 2 feet 3 inches

Zoning Lot 11 (S. Hillock Ave.)  
Rear Setbacks:

Zoning Lot 11 (S. Hillock Ave.)  
Building Height (per §17-17-0311, and excluding allowable rooftop features):

06-20-2017

**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:

**Zoning Lots 12 through 20 (S. Stark St.)**

Front Setback:

**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:

**Zoning Lots 12 through 20 (S. Stark St.)**

Building Height (per § 17-17-0311, and excluding allowable rooftop features):

06-20-2017

**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

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06-20-2017

**Townhouse Zoning Lot ("Lot 22")** Lot Area: 23,454 square feet

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

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