

Legislation Text

File #: SO2021-3172, Version: 1

## ORDINANCE

# **BE IT ORDAINED BY THE CITY COUNCIL OP THE CITY OF CHICAGO:**

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the M 1-2 Limited Manufacturing / Business Park District and symbols and indications as shown on Map No. 6-G in the area bounded by:

A line 250 feet southeast of and parallel to Hillock Avenue; South Throop

Street;

a line 275 feet southeast of and parallel to Hillock Avenue;

the public alley next southwest of and parallel lo South Throop Street;

to those of RT4 Residential Two-Flat, Townhouse and Multi-Unit District, which is hereby established in the area above described.

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

### Common Address(es): 2626 S. Throop St.

#### 3653.0000

!<-

001

sof

# irpf iat? "uoill(;3,110S"li

NARRATIVE AND PLANS Re: 2626 S. Throop St.

# SUBSTITUTE NARRATIVE AND PLANS (TYPE I APPLICATION FOR ZONING MAP AMENDMENT)

Re: 2626 S. Throop St.

The Applicant socks a change in zoning from M 1 -2 Limited Manufacturing / Business Park District lo RT4 Residential Two-Flat, Townhouse and Multi-Unit District. The Applicant proposes to renovate the existing 3 dwelling unit residential building to add a new dormer, facilitate permits lor previously enclosed rear floor space, and make other internal renovations.

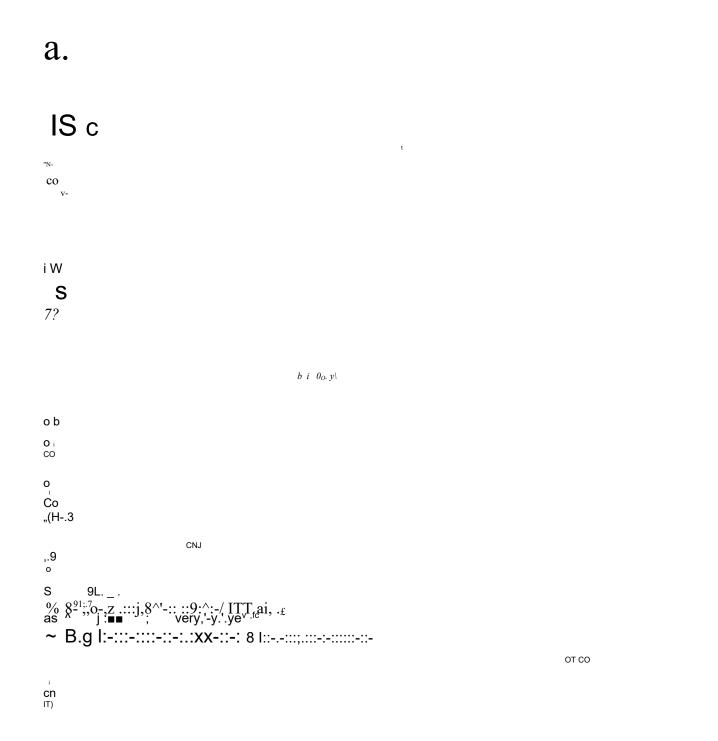
Lot Area:	2,875 square feel
Floor Area Ratio:	1.07
Existing Dwelling Units:	3 dwelling units
Minimum Lot Area Per Dwelling Unit:	958 (3 dwelling units)
Off-Street Parking: (preexisting / lawful non- confirming)	0 parking spaces
Front Setback (Throop Street): (preexisting / lawful	7 feel, 7-3/16 inches (to existing building) 10 feel, 7-
non-confirming)	3/16 inches (lo proposed addition(s))
Side Setback (north): (preexisting / lawful non-	1 feet, 1-3/16 inches (to existing building) 1 feet, 1-
confirming)	3/16 inches (to proposed addition(s))
Side Setback (south) (preexisting / lawful non-	2 feet, 7-3/16 inches (to existing building) 2 feet, 7-
confirming)	3/16 inches (to proposed addilion(s))
Rear Setback (public alley):	73 feel, 3-3/8 inches (to existing building) 59 feet, 2-
	3/8. inches (to proposed addition(s))
Building Height:	34 feet, 6 inches (existing building height)

NARRATIVE AND PLANS Rc: 2626 S. Throop St.

3f>5VJOQO 09-0!-2021

#### File #: SO2021-3172, Version: 1

)98J)S doojiu. mnos ,.0:9Z



ienvoyqnd paAOJddv-un epiM.O'ol