

## A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 11416 SOUTH THROOP STREET, CHICAGO

The subject property is currently improved with a 1-story residential building with 2 dwelling units, which the Applicant proposes to preserve. The Applicant needs a zoning change to comply with the use table and the standards and the bulk and density requirements of the RT3.5 District to continue the use of the building as a two-unit residential building.

Project Description:	Zoning Change from an RS2 Residential Single-Unit (Detached House) District to an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.
Use:	Residential Building with 2 dwelling units
Lot Area:	25' x 125.12' = 3,128 SF (recorded measurements)
Floor Area Ratio:	Existing: 0.6
Floor Area:	Existing: 1,802 SF
Density:	1,564 Square Feet per DU Unit
Off- Street parking:	Parking spaces: 2
Setbacks:	Front: 8' * Existing Side Setbacks: south: 3-9" and north 0.71' Existing Rear: 65.09' Existing Rear Yard Open Space: 660.21 SF
Building Height:	Existing: 16 Feet 2 Inches

\* *Optional Relief*

# Final for Publication

Optional Relief for Adjustment and Variation under Section 17-13-0303-D – a Type 1 map amendment pursuant to Section 17-13-0300, may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310:

- (1) With this Type 1 Rezoning, the Applicant also seeks relief for variation from Section 17-2-0305 Front Setbacks, to reduce the minimum required front setback from 18.04' to 8' to allow replacement of the front porch and stairs which provide the required and primary ingress and egress to the building located at the subject property.

With this request, the Applicant states the following:

(A) Strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties and hardships for the subject property, since the subject property is improved with an existing old residential building, which was built 100 years ago with these existing setbacks, which under the current Ordinance became non-conforming.

(B) The requested front setback variation is consistent with the stated purpose and intent of this Zoning Ordinance since this proposed rehab project and its corresponding variation seek to preserve the existing older residential building. Also, the proposed variation relief is compatible with the existing land use pattern within the subject neighborhood, where most of the zoning lots provide front porches with stairs.

(C) Evidence of the Practical Difficulties or Particular Hardship is as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only in accordance with the strict front setback standards of this Zoning Ordinance. The Applicant is seeking to preserve the status quo at the property. Strict compliance would require demolition of the existing non-conforming conditions.

2. The practical difficulties and hardships are due to unique circumstances and are not generally applicable to other similarly situated property. The Applicant proposes to preserve and rehab the existing older, non-conforming residential building as the Ordinance promotes and encourages owners to do. Allowing a front porch and stairs, which will provide Building Code compliant, safe and primary ingress and egress from the building, is necessary for the safety and convenience of the residents of the property.

3. The front setback variation will not alter the essential character of the neighborhood, since per the zoning map, the existing building lines up with the other existing structures on the block and there are multiple other buildings within the subject neighborhood improved with front porches, which also do not strictly comply with the front setback requirements. This rehab project follows the existing land use patterns on the block.

11416 S THROOP STREET. CHICAGO, IL. 60643 PIN: 25-20-123-038-0000

PLANS FOR ZONING REVIEW

<p>1. REVISIONS</p> <p>NO. DATE BY</p>	<p>2. REVISIONS</p> <p>NO. DATE BY</p>	<p>3. REVISIONS</p> <p>NO. DATE BY</p>	<p>4. REVISIONS</p> <p>NO. DATE BY</p>
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**SCOPE OF WORK:**

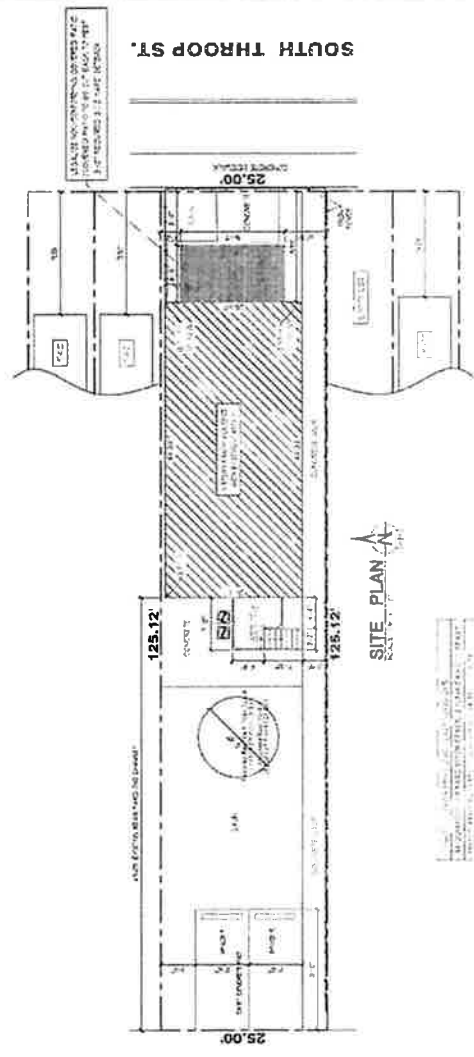
INTERIOR & EXTERIOR REHAB TO ADD A NEW RESIDENTIAL UNIT IN THE BASEMENT LEVEL (PER ZONING CHANGE). REPLACE THE REAR OPENING WITH NEW AND LEGALIZE THE FRONT NON-CONFORMING COVERED PATIO (COVERED PATIO TO BE CUT BACK TO MEET 3'-0" REQUIRED SIDE YARD SETBACK) IN EXISTING 1 STORY FRAME BUILDING W/ BASEMENT AS PER ARCHITECT'S PLANS

THE SCOPE OF WORK INCLUDES: ARCHITECTURE, PLUMBING HVAC AND ELECTRIC.

CURRENT USE 1 DU  
PROPOSED USE 2 DU



<p>NO. DATE BY</p> <p>NO. DATE BY</p> <p>NO. DATE BY</p>
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**EXISTING SET BACKS**

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROFESSIONAL SEAL AND SIGNATURE

ARCHITECT

PLUMBING

ELECTRICAL

MECHANICAL

DATE

SCALE

**AD** ARCHITECTS

11416 S THROOP STREET

CHICAGO, IL 60643

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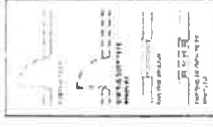
*Alasia W. Kasy*  
ARCHITECT

11416 South Throop St.  
CHICAGO, ILLINOIS

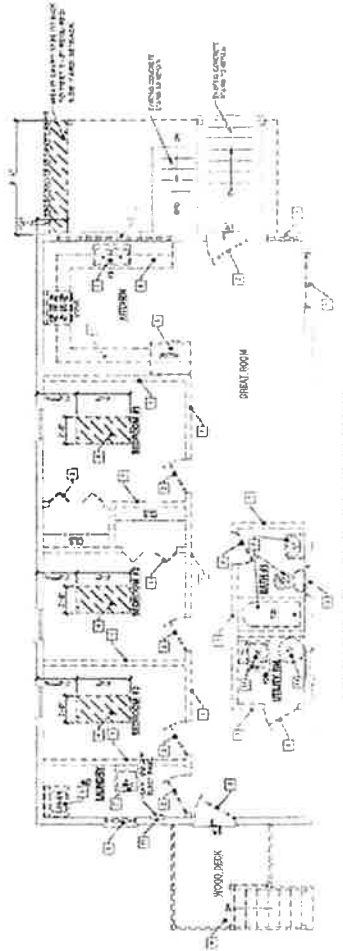
Cover Sheet

CS-100

<b>LEGEND</b>
--- DEMOLITION LINE
--- EXISTING WALLS TO REMAIN
<b>DEMOLITION NOTES</b>
1. DEMOLITION TO BE COMPLETED BY 10/15/2018.
2. DEMOLITION TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION REGULATIONS AND ORDINANCES.
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10. DEMOLITION TO BE COMPLETED IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION REGULATIONS AND ORDINANCES.



- GENERAL NOTES**
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**FIRST FLOOR DEMOLITION PLAN**



**BASEMENT DEMOLITION PLAN**

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*Mario G. Gandy*  
 ARCHITECT



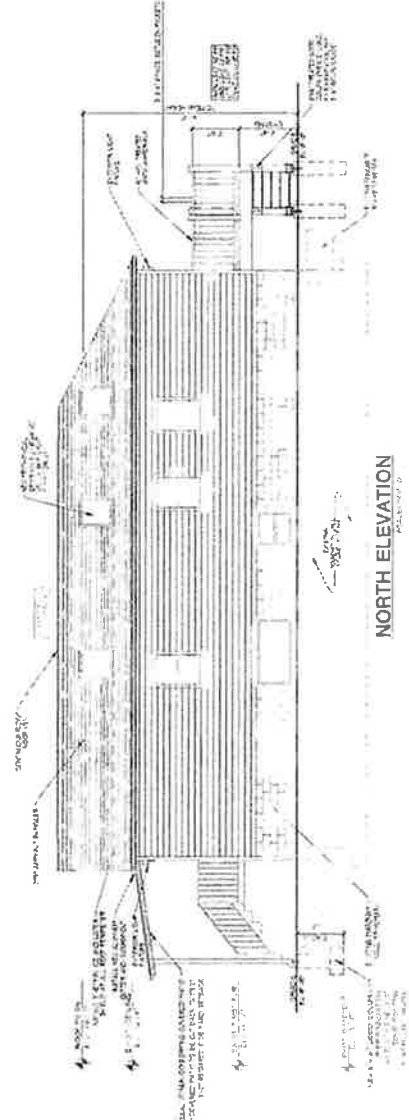
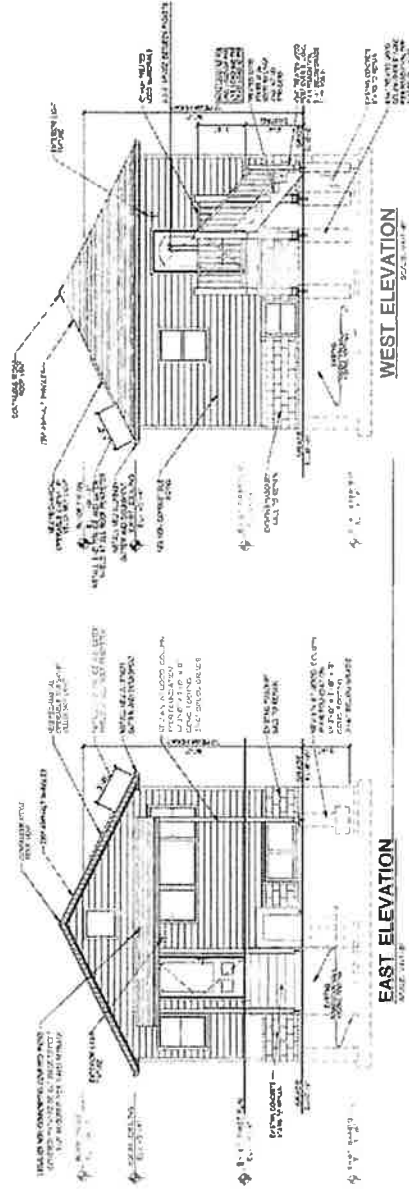
NO.	DATE	BY	CHKD.

11416 South  
 Throop St  
 CHICAGO, ILLINOIS

Basement And  
 First Floor  
 Demolition Plan

**D-100**





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*Maria S. Nagy*  
ARCHITECT



NO.	DATE	DESCRIPTION
1	10/15/11	CONCEPT DESIGN
2	11/15/11	SCHEMATIC DESIGN
3	12/15/11	PRELIMINARY DESIGN
4	01/15/12	FINAL DESIGN
5	02/15/12	CONSTRUCTION DOCUMENTS

11416 South Throop St.  
CHICAGO, ILLINOIS

Building Elevations

A-200