



City of Chicago



SO2014-5798

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/30/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-G at 2124 S Halsted St - App No. 18111T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1811171

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 4-G in the area bound by

a line 150 feet south of and parallel to West 21st Street; South Halsted Street; a line 175 feet south of and parallel to West 21st Street; and the alley next west of and parallel to South Halsted Street

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

W
M
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F
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R

Common address of property:

2124 South Halsted Street

SUBSTITUTE APPLICATION

10. Lot size in square feet (or dimensions?): 25.0' x 110.3' totaling 2,757 sq. ft.
11. Current Use of the Property: The property is improved with a vacant three story building.
12. Reason for rezoning the property: To permit a mixed-use redevelopment of the building.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
- The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3 story building of masonry construction. The building will contain a 1,700 square foot ground floor commercial unit and two residential units above. There will be on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 48'-0".
14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO X

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SUBSTITUTE AFFIDAVIT

Written Notice, Form of Affidavit: Section 17-13-0107

September 11, 2014

Honorable Daniel Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Stephen Stults**, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was or will be sent by USPS First Class Mail no more than 30 days before filing the application.

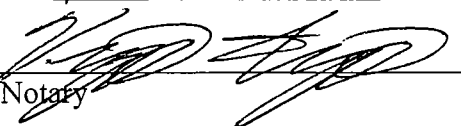
The undersigned certifies that the notice contained the address of the property sought to be rezoned as **2124 South Halsted Street, Chicago, Illinois**; a statement of intended use of said property; the name and address of the Applicant; the name and address of the owner; and a statement that the applicant intends to file a substitute application for a change in zoning on approximately **July 30, 2014**.

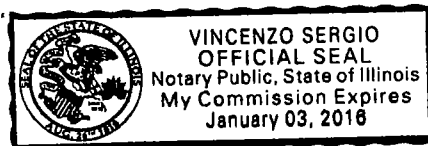
The Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago; that the Applicant certifies that the accompanying list of names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks


By: **Stephen Stults**, Attorney

Subscribed and Sworn to before me
this 11th day of SEPT., 2014.


Notary



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SUBSTITUTE NOTICE

PUBLIC NOTICE

Via USPS First Class Mail

September 11, 2014

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about **September 11, 2014**, I, the undersigned, filed a substitute application for a change in zoning from the M1-2 Limited Manufacturing/Business Park District to the B3-3 Community Shopping District, on behalf of the Applicant and Property Owner, 2124 S Halsted LLC for the property located at **2124 South Halsted Street, Chicago, Illinois**.

The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3' story building of masonry construction. The building will contain a 1,700 square foot ground floor commercial unit and two residential units above. There will be on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 48'-0".

The Applicant and Property Owner, 2124 S Halsted LLC, is located at 1720 S. Loomis Street, Chicago, Illinois 60608.

The contact person for this application is **Stephen Stults**. My address is 221 N. LaSalle Street, Chicago, IL 60601. My telephone number is 312-782-1983.

Very truly yours,

LAW OFFICES OF SAMUEL V.P. BANKS



Stephen Stults

*****Please note that the Applicant is NOT seeking to purchase or rezone your property.**

*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

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SUBSTITUTE NARRATIVE & PLANS

17-13-0303-C (1) Narrative Zoning Analysis – 2124 South Halsted Street

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 2,757 sq. ft.

The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3 story building of masonry construction. The building will contain a 1,700 square foot ground floor commercial unit and two residential units above. There will be on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 48'-0".

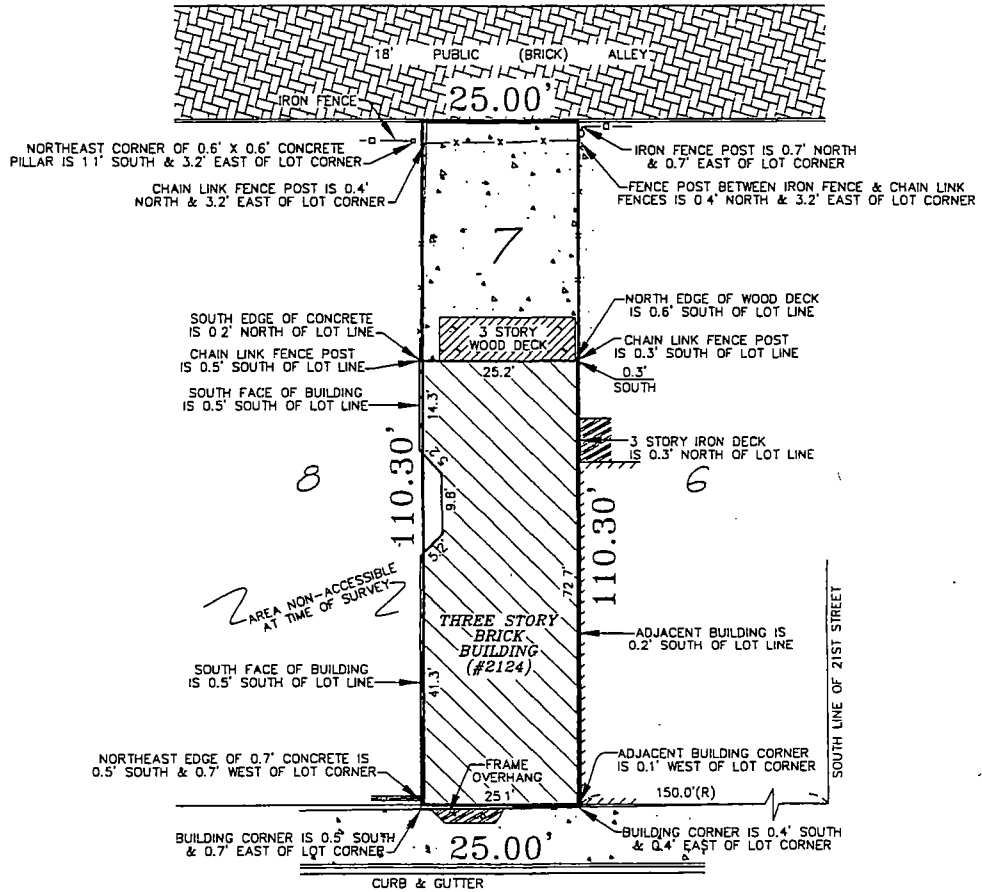
- (a) Floor area ratio: 1.98 FAR (5,450 sq. ft.)
- (b) Lot Area Per Dwelling Unit: 1378.75 sq. ft. per D.U.
- (c) The amount of off-street parking: 2
- (d) Setbacks:
 - a. Front Setback: 0' (existing)
 - b. Rear Setback: 37'-7" (existing)
 - c. Side Setbacks:
 - North side: 0' (existing)
 - South Side: 0' (existing)
- (e) Building Height: 48'-0" (existing)

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PLAT OF SURVEY

OF

LOT 7 IN WALSH SUBDIVISION OF BLOCK 27 IN WALSH AND McMILLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



HALSTED STREET

66.0' R.O.W.

LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 2,758 SQ. FT.
MORE OR LESS



SCALE: 20'



PREPARED FOR: STEPHEN M. STULTS (ATTORNEY AT LAW)
 JOB ADDRESS: 2124 S. HALSTED STREET, CHICAGO, IL
 JOB NO.: 14-06-0050

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE (630) 226-1430 FAX

FIELD WORK COMPLETED ON THE 24TH DAY OF JUNE, 2014.

(STATE OF ILLINOIS)
 (COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 26TH DAY OF JUNE, 2014.

Wayne W. Nekola
 PLS No. 2923
 LICENSE RENEWAL DATE: 30 NOVEMBER 2014.

⊠ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
 NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

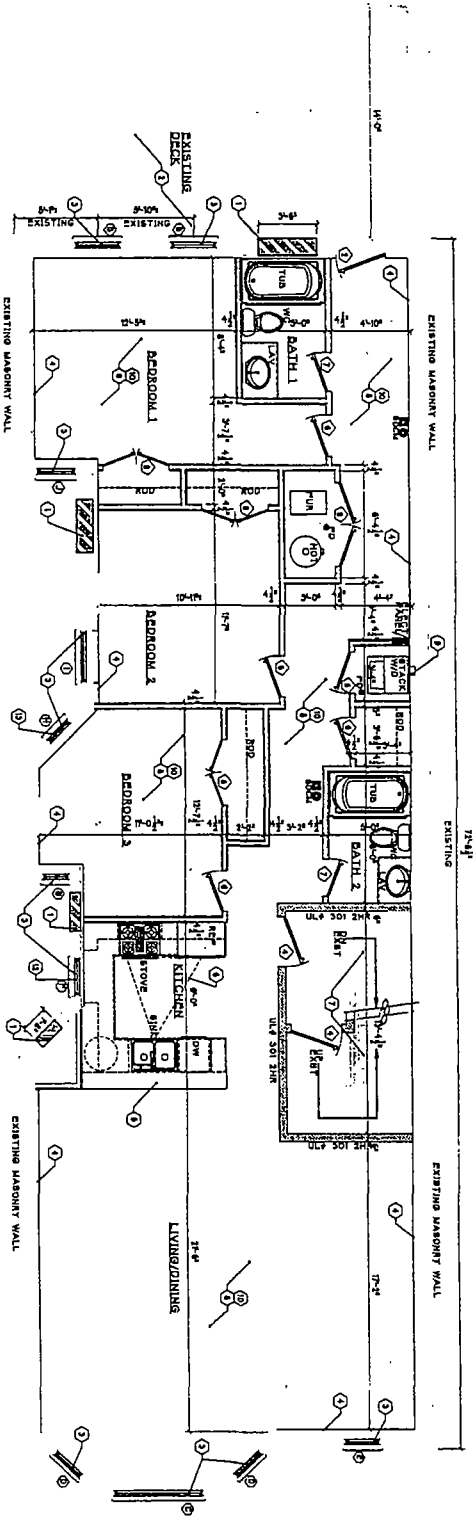
WALL LEGEND

APPEARANCE	TYPE	DESCRIPTION	UL #	INSULATION RATING	LOCATION	REMARKS
	EXISTING	EXISTING MASONRY CONSTRUCTION TO REMAIN	EXIST.	EXIST.	ALL EXTERIOR	
	BRICK	MASONRY BRICK WITH 1/2" AIR SPACE TO 8" EXTERIOR FOR 2" EXTERIOR INSULATION	UB03	4IN	PERIMETER OF EXTERIOR WALLS	
	FRAME	3/4" x 2" FRAME INTERIOR PARTITION W/ STUDS 16" O.C. INSULATION R-13	N/A	N/A	INTERIOR	
	FRAME	3/4" x 2" FRAME INTERIOR PARTITION W/ STUDS 16" O.C. INSULATION R-13	U301	3IN	PERIMETER OF INTERIOR WALLS	
	MTL. FRAME	ALUMINUM SIDING OVER 3/4" x 2" METAL STUDS 16" O.C. INSULATION R-13	U433	3IN	PERIMETER OF INTERIOR WALLS	
	DOOR	STANDARD WOOD ON METAL DOOR	N/A	N/A	PERIMETER OF INTERIOR WALLS	
	WINDOW	STANDARD ALUMINUM CLAD WINDOW	N/A	N/A	PERIMETER OF INTERIOR WALLS	

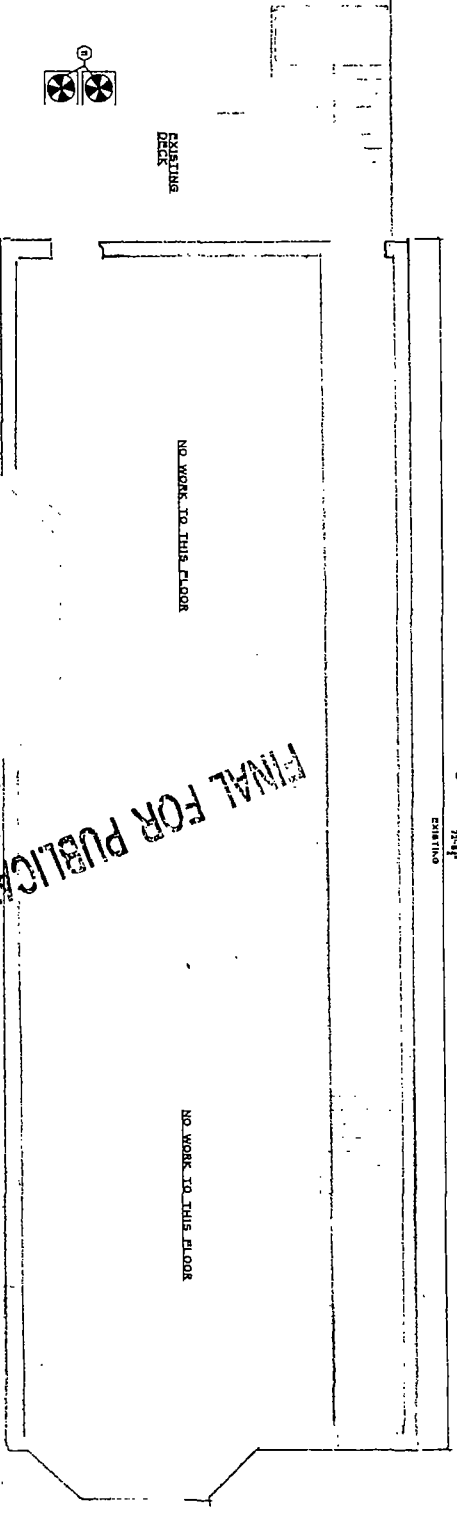
NOTES:
1. REFER TO UL BOOK FOR MORE INFORMATION ON THE WALL ASSEMBLIES

TAGGED NOTES

MARK	DESCRIPTION OF ITEM
1	INSTALL EXISTING OPENING WITH MATCHING MASONRY CONSTRUCTION MIN. 2" WOOD 4" MIN.
2	EXISTING METAL DECK AND STAIR.
3	NEW WINDOW IN EXISTING OPENING, VERIFY ALL SIZES IN FIELD AND WITH GENERAL CONTRACTOR.
4	NEW 2x2 WOOD FURNISH WITH R-13 BATT INSULATION 1st COURSE TOP OVERLAP
5	KITCHEN WORK TRIANGLE.
6	REMOVE EXISTING PARTITION WALLS AND RECONSTRUCT PERIMETER WITH 1/2" AIR SPACE TO 8" EXTERIOR FOR 2" EXTERIOR INSULATION.
7	REMOVE EXISTING PARTITION WALLS AND RECONSTRUCT PERIMETER WITH 1/2" AIR SPACE TO 8" EXTERIOR FOR 2" EXTERIOR INSULATION.
8	NEW 2x2 WOOD FURNISH WITH R-13 BATT INSULATION 1st COURSE TOP OVERLAP
9	NEW DOOR OVER BOX
10	NEW STYRENE BOARD CEILING ABOVE, PROVIDE SOUND INSULATION
11	NEW AC CONDENSERS ON COIL LEVEL PAD
12	INSTALL WINDOW UP TO WINDOW HEIGHT.
13	REMOVE SILL DOWN TO NEW WINDOW HEIGHT.



1 SECOND FLOOR PLAN

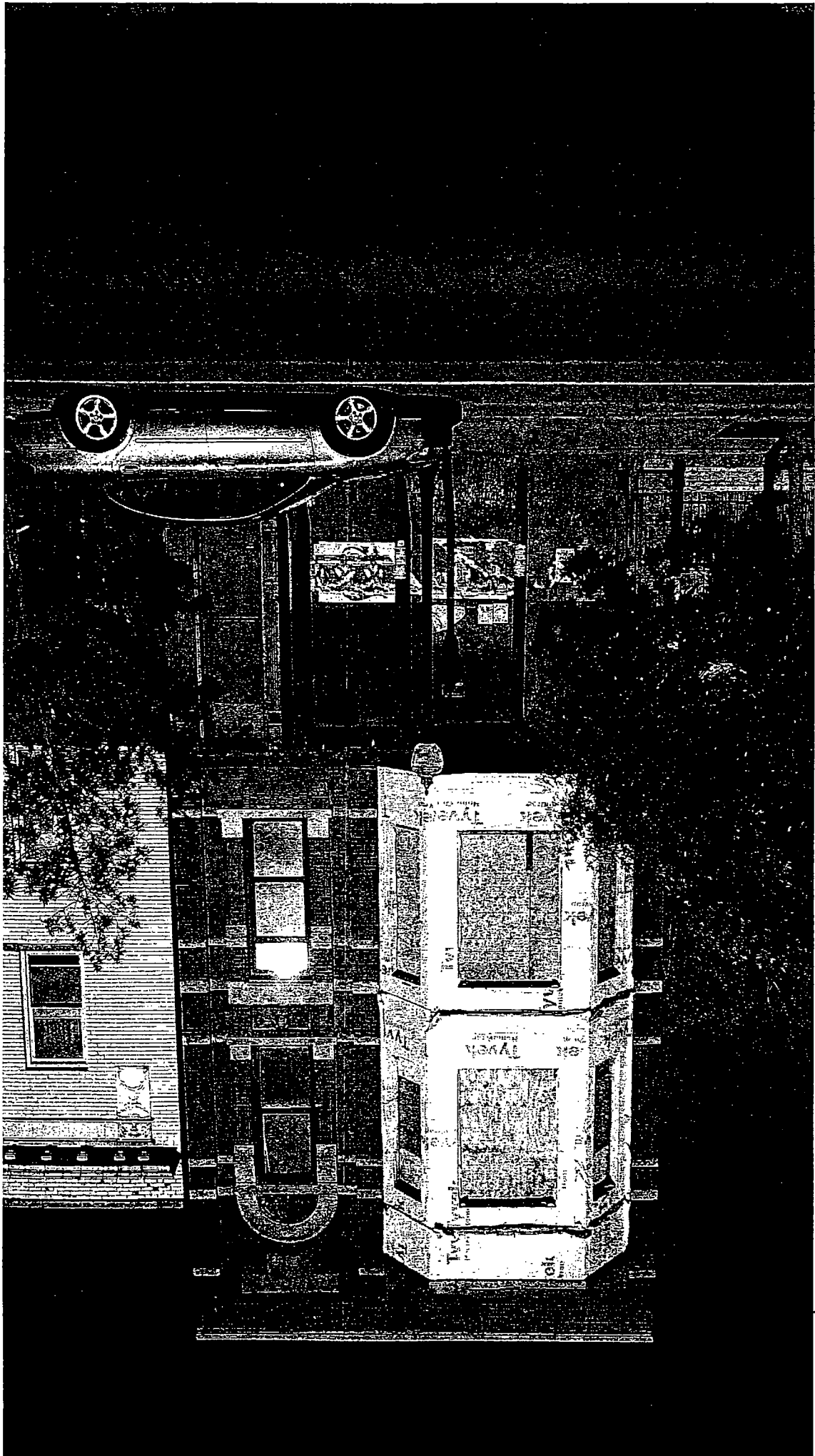


1 GROUND FLOOR PLAN

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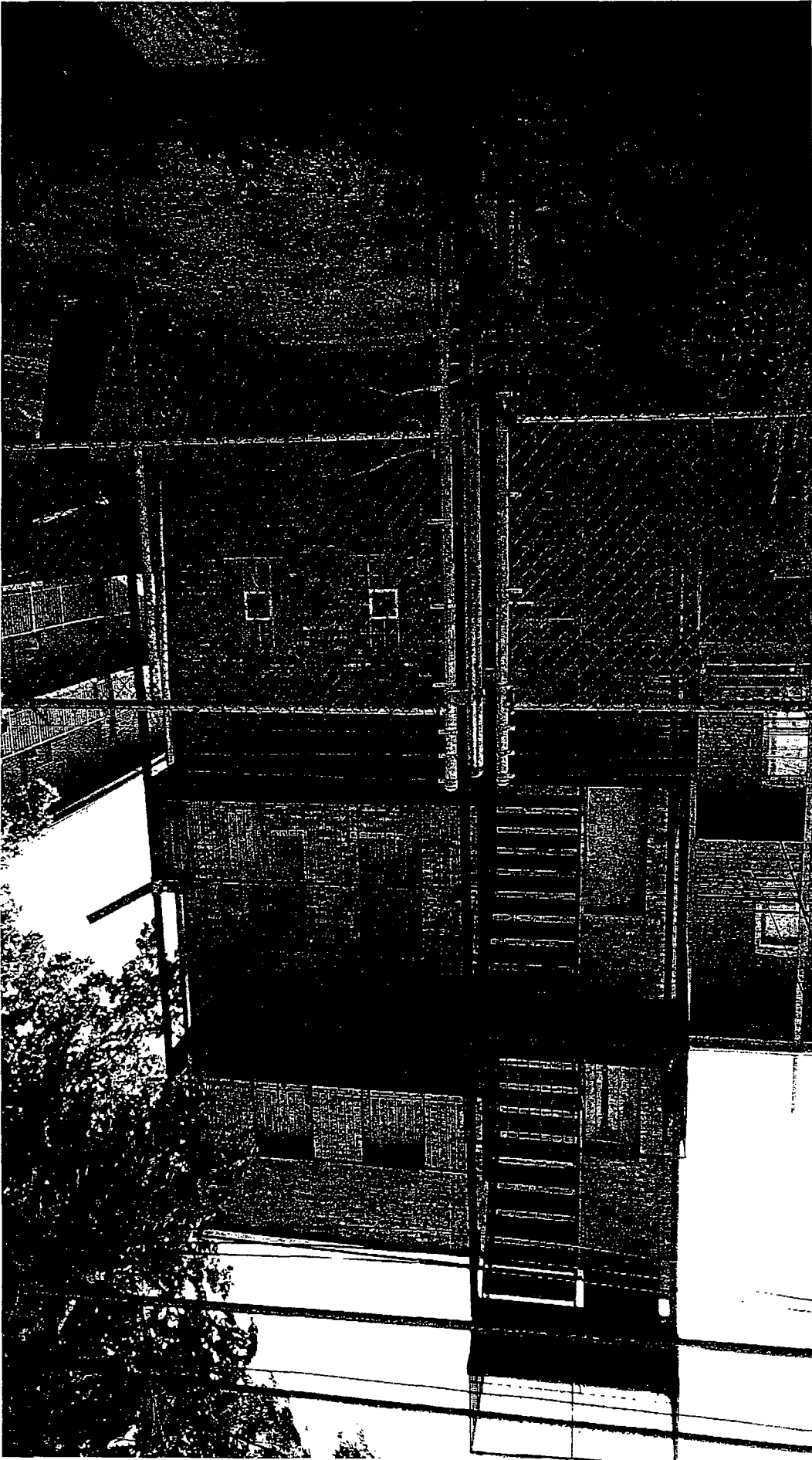
SHEET NO. AR-1.0 OF SHEETS	DRAWING TITLE RENOVATION TO EXISTING 2 FLOORS OF A 3 STORY BUILDING 2124 SOUTH HALSTED STREET CHICAGO, ILLINOIS	DRAWN BY DATE 5/29/2012 CHECKED BY APPROVED BY TI	I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. EXPIRES DATE EXPIRES DATE	IURO & Associates architects ~ engineers ~ consultants 120 W. Madison Street, Suite #310 Chicago, Illinois 60602 Phone (312) 795-0772 Fax (312) 795-0775	REVISIONS
	JOB NO.				
	JOB TITLE				
	DATE				

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44"0"

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(from grade to
top of guardrail)

48'-0"