



# City of Chicago



O2022-3670

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/16/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-F at 2943 N Halsted St - App No. 22024T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 the RM-4.5 Residential Multi-Unit District symbols and indications as shown on Map No. 7--F in the area bounded by

A line 75 feet north of and parallel to West Oakdale Avenue; the alley next east of and parallel to North Halsted Street; A line 50 feet north of and parallel to West Oakdale Avenue; and North Halsted Street.

to those of a RM5 Residential Multi-Unit District.

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

Common Address of Property: 2943 North Halsted Street

# PROJECT NARRATIVE AND PLANS

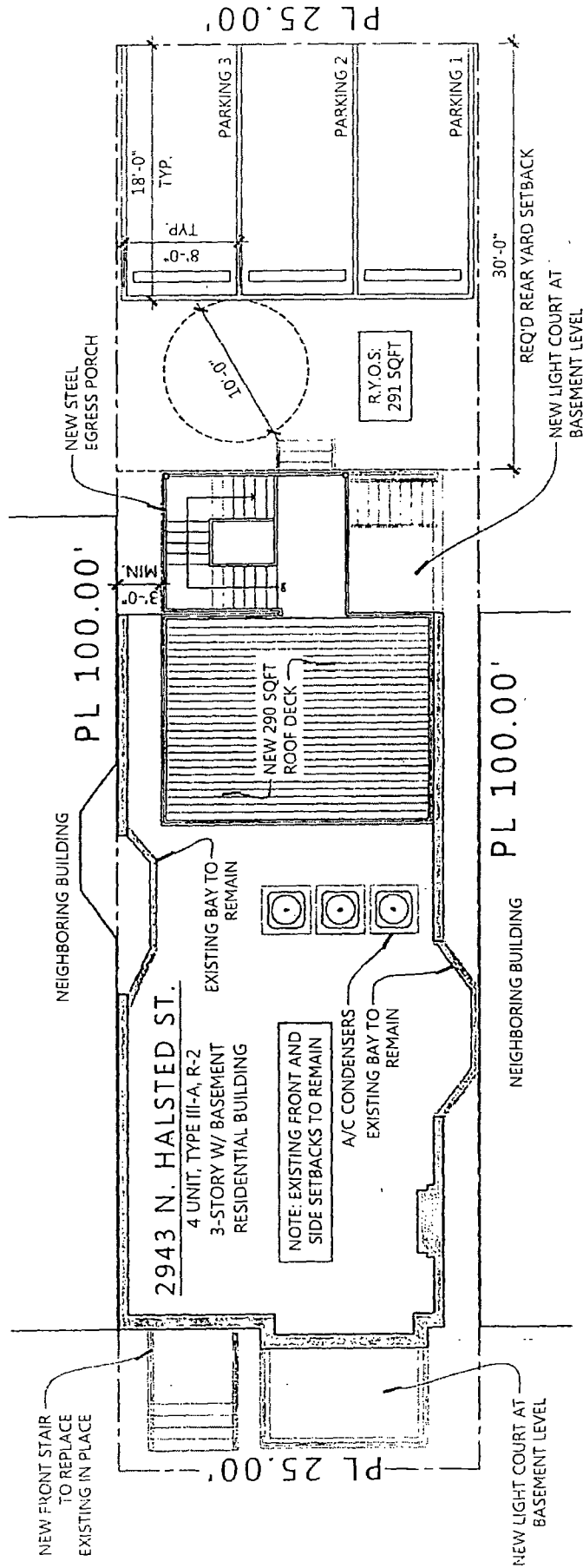
## TYPE 1 ZONING AMENDMENT

### 2943 N. Halsted Street

The Applicant seeks to rezone from RM-4.5 Residential Multi-Unit District to a RM5 Residential Multi-Unit District


The property currently has three apartments. The owner seeks a re-zoning to add a fourth apartment by converting the garden floor into a dwelling unit. The existing building will be preserved, so that there will be no change to the existing buildings bulk. The height of the building at 32 feet 10 inches will remain. There will be three parking spaces provided. No commercial space will be provided. The property is considered a transit-served location due to its address along Halsted Street.

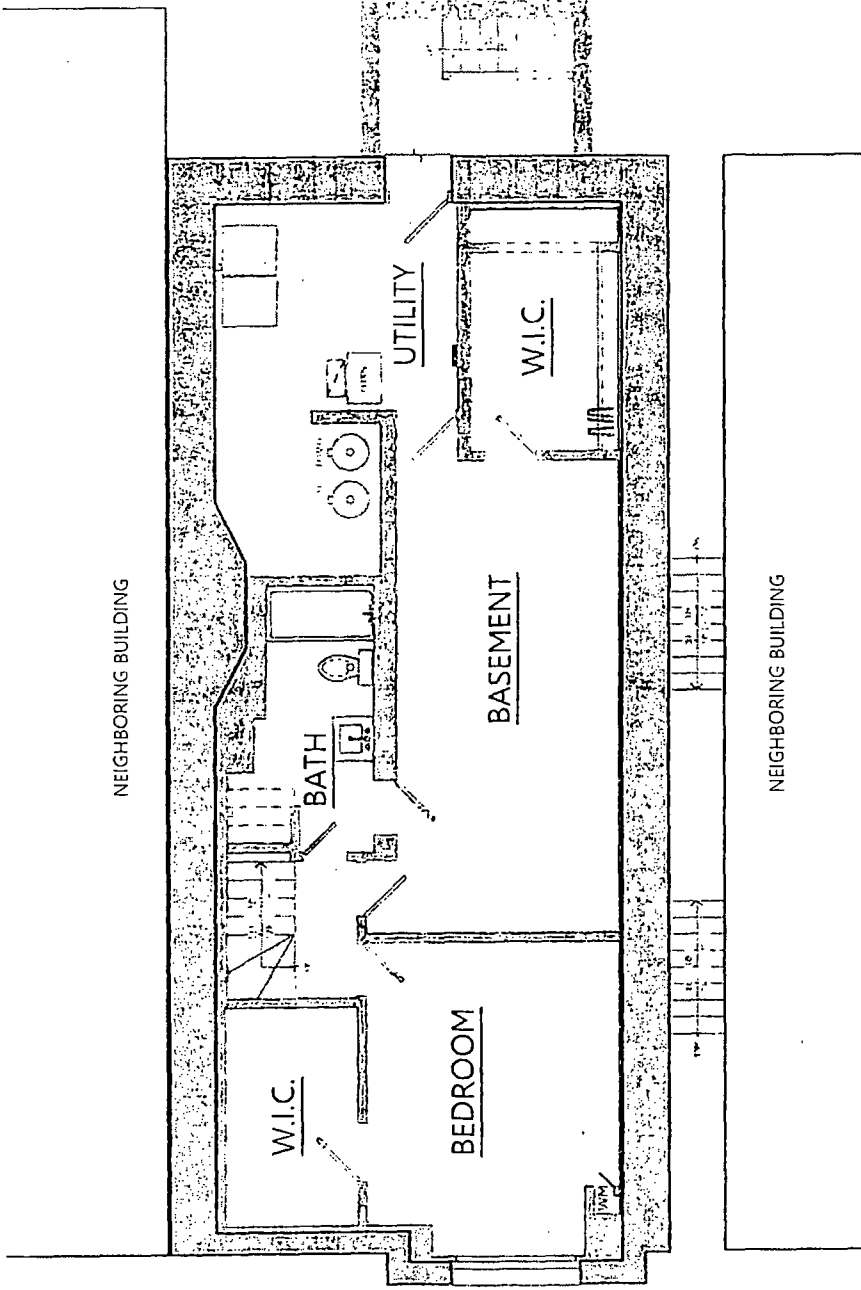
Lot Area	2,500 SF
Density MLA (Lot area per unit)	625 sq. ft. (4 DU's)
Off Street Parking	3 (existing)
Rear Setback	30 feet
Side Setback (South)	0 feet (existing)
Side Setback (North)	0 feet (existing)
Front Setback	8.56 feet (existing)
Building SF	3,433 SF (existing)
FAR	1.38 (existing)
Building Height	32 feet, ten inches (existing)



PROPOSED  
**SITE / ROOF PLAN**

SCALE: 3/32" = 1'-0"  
50'-0"  
30'-0"  
20'-0"  
10'-0"  
5'-0"

<p><b>MULTI-UNIT BUILDING</b> 2943 NORTH HALSTED STREET CHICAGO, ILLINOIS 60657</p> <p>COMMISSION NO 22012 SHEET SIZE: 8 5X11 DATE: 10.13.2022</p>	<p>PROFESSIONAL SEAL</p> <p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p>	<p>DECONSTRUCT ARCHITECTURE, LLC SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THE PLANS AND DESIGN CONTENT REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESSED WRITTEN PERMISSION AND CONSENT OF DECONSTRUCT ARCHITECTURE, LLC</p>	 <p><b>CONSTRUCT ARCHITECTURE</b> 3437 WEST PARKER AVENUE CHICAGO, ILLINOIS 60647 PHONE: 618-263-7673 WWW.DECONSTRUCTARCHITECTURE.COM</p>
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EXISTING

# BASEMENT PLAN

SCALE: 1/8" = 1'-0"

40'-0"

20'-0"

10'-0"

5'-0"

0'-0"



**MULTI-UNIT BUILDING**

2943 NORTH HALSTED STREET  
CHICAGO, ILLINOIS 60657

COMMISSION NO. 22012  
SHEET SIZE: 8.5X11  
DATE: 10.13.2022

PROFESSIONAL SEAL

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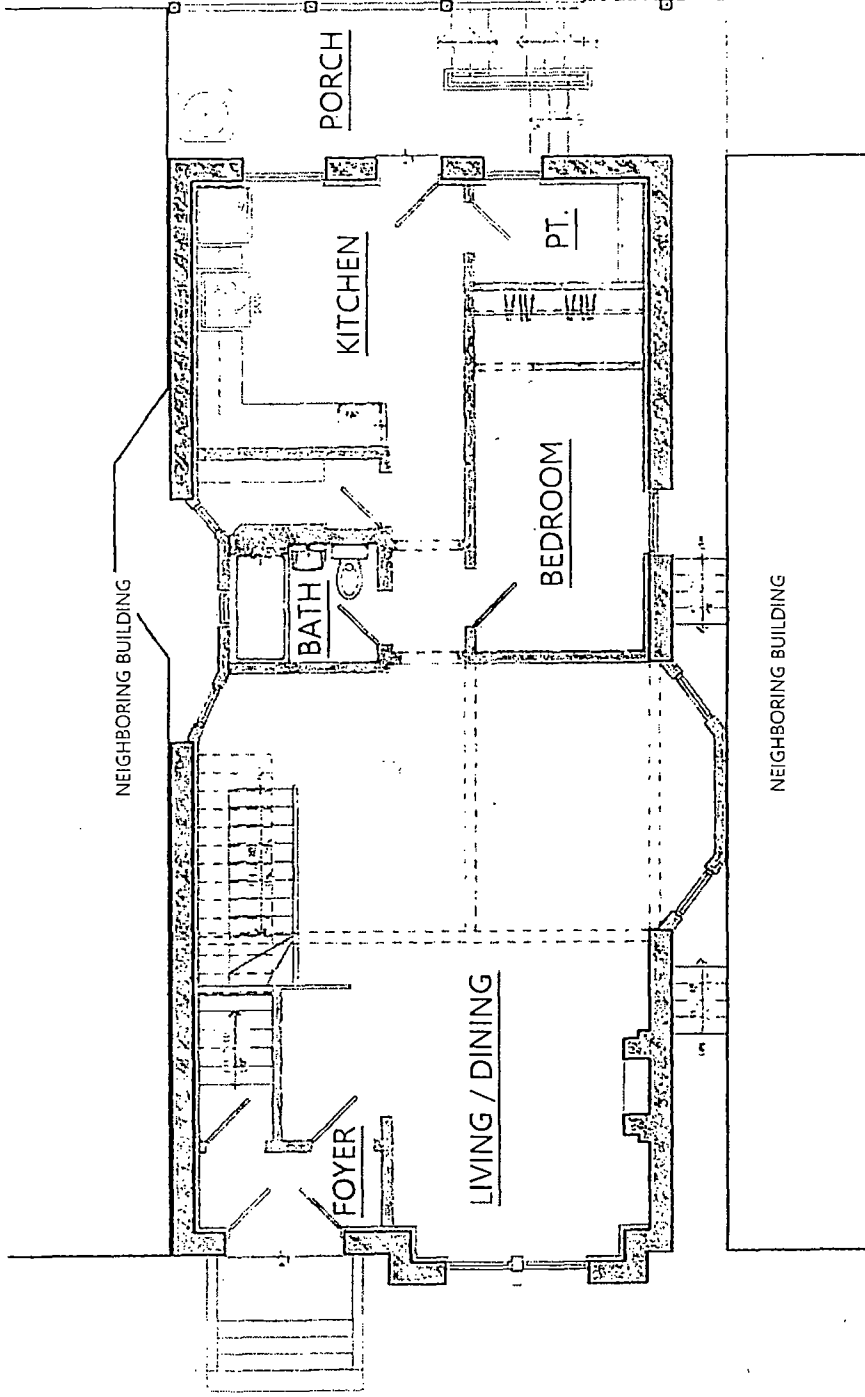
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EXISTING  
**FIRST FLOOR PLAN**  
 SCALE 1/8" = 1'-0"  
 0'-0" 5'-0" 10'-0" 20'-0" 40'-0"

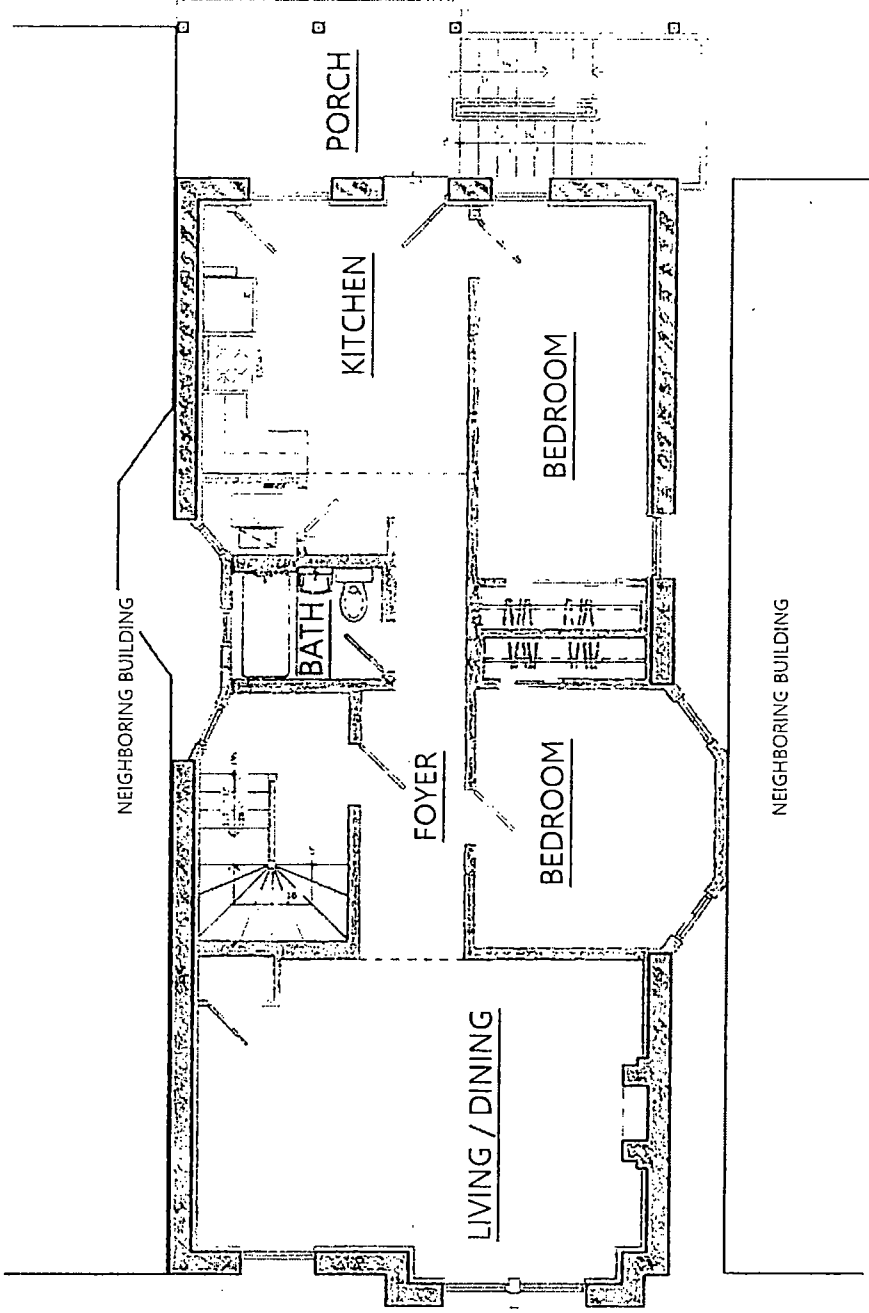
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EXISTING

# SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"  
0'-0" 5'-0" 10'-0" 20'-0" 40'-0"



**MULTI-UNIT BUILDING**

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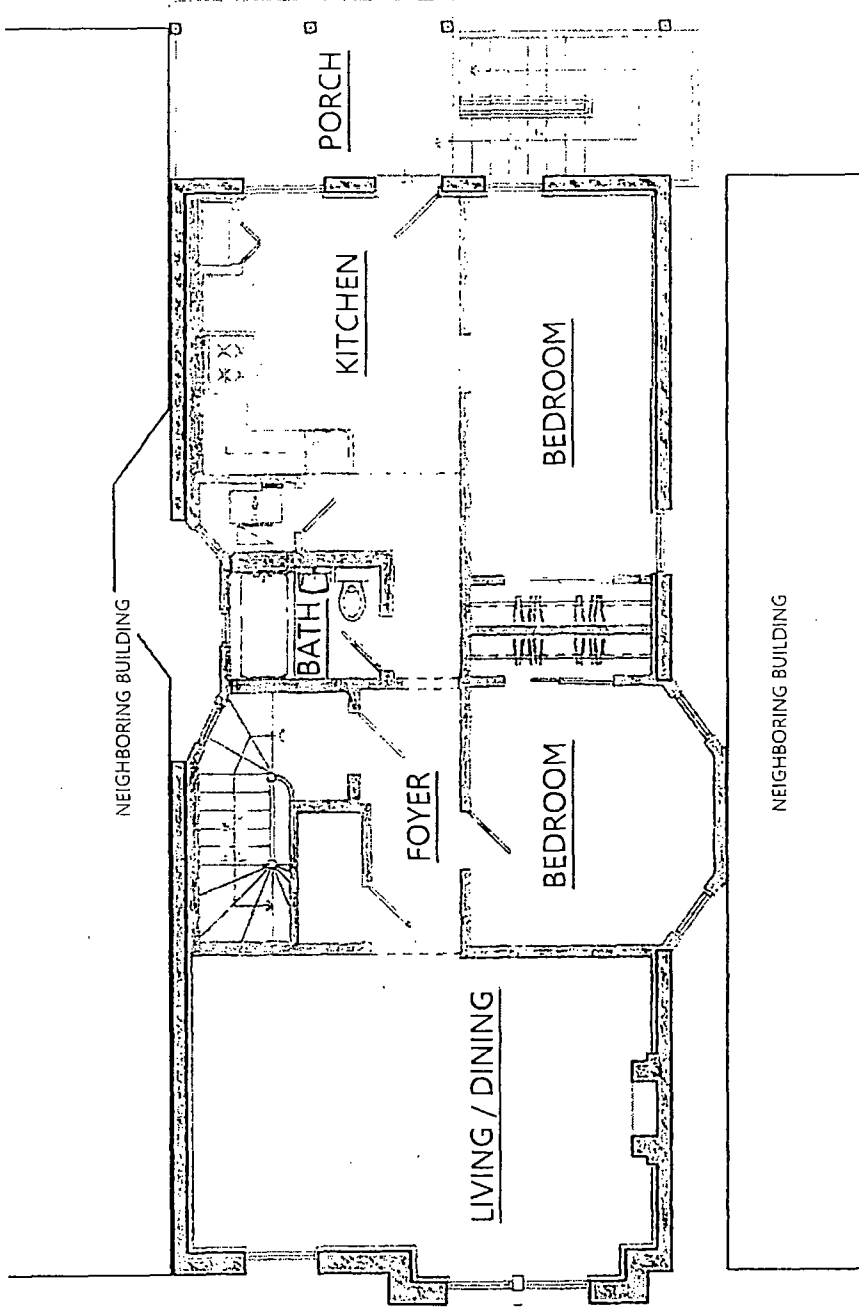
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EXISTING

# THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0" 40'-0"

**MULTI-UNIT BUILDING**

2943 NORTH HALSTED STREET  
CHICAGO, ILLINOIS 60657

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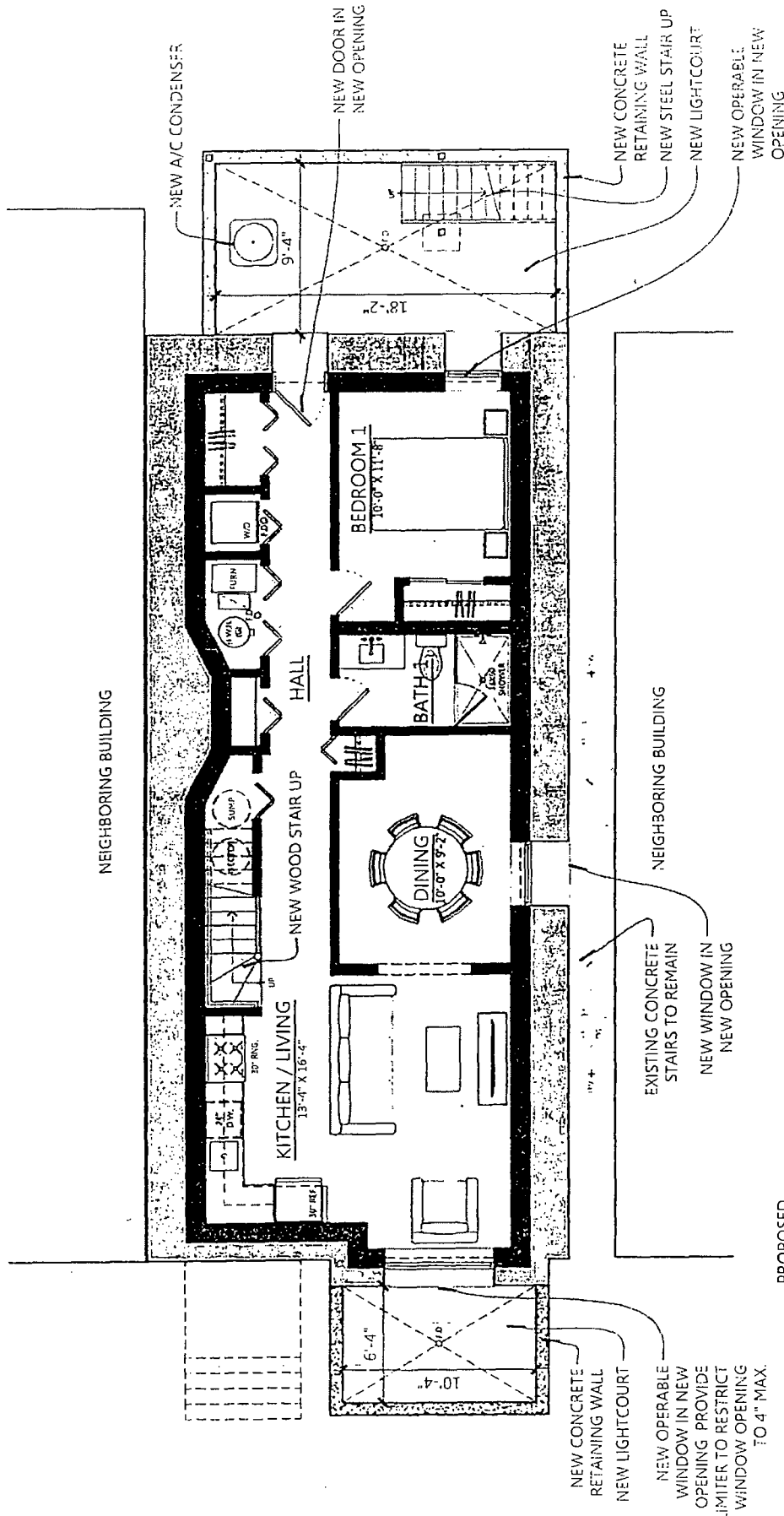
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PROPOSED

# BASEMENT PLAN

1 BEDROOM / 1 BATH - 1,263 FT<sup>2</sup>

SCALE 1/8" = 1'-0"

40'-0"

20'-0"

10'-0"

5'-0"

0'-0"

**MULTI-UNIT BUILDING**

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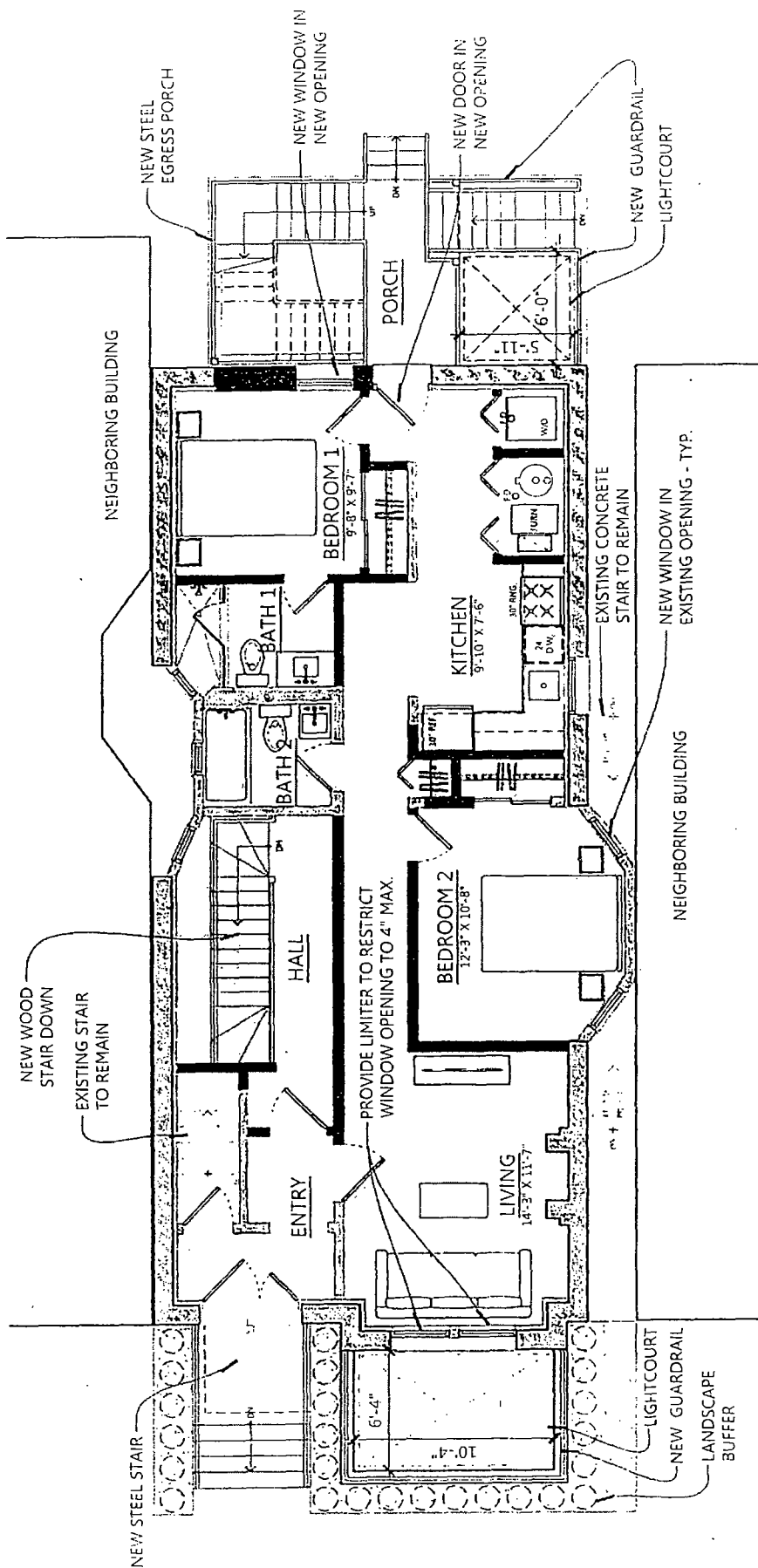
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PROPOSED  
**FIRST FLOOR PLAN**  
 2 BEDROOM / 2 BATH - 900 SQFT



SCALE: 1/8" = 1'-0"

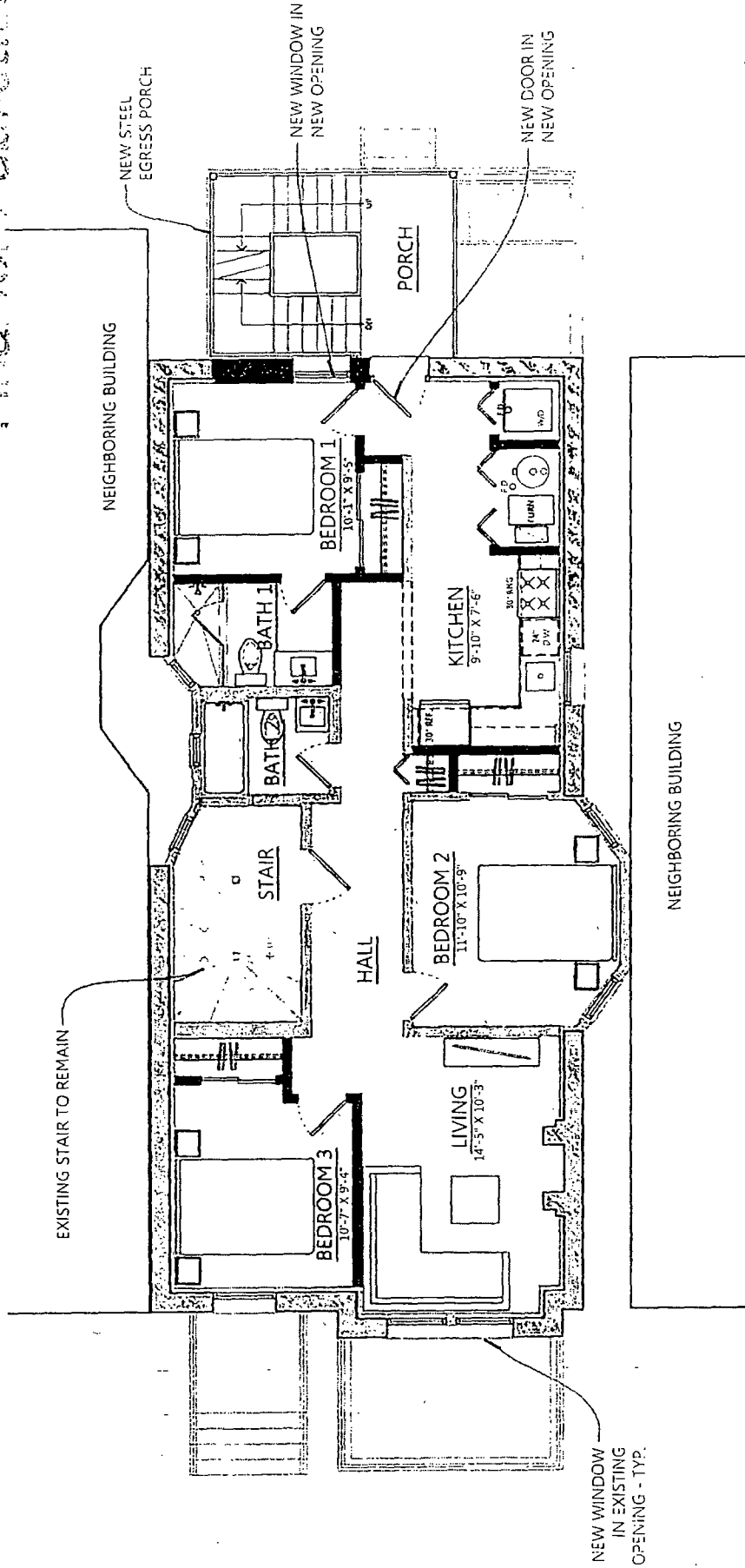
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 2943 NORTH HALSTED STREET  
 CHICAGO, ILLINOIS 60657  
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Final for Publication



PROPOSED  
**SECOND FLOOR PLAN**  
 3 BEDROOM / 2 BATH - 1,043 SQFT

SCALE: 1/8" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0" 40'-0"



**MULTI-UNIT BUILDING**  
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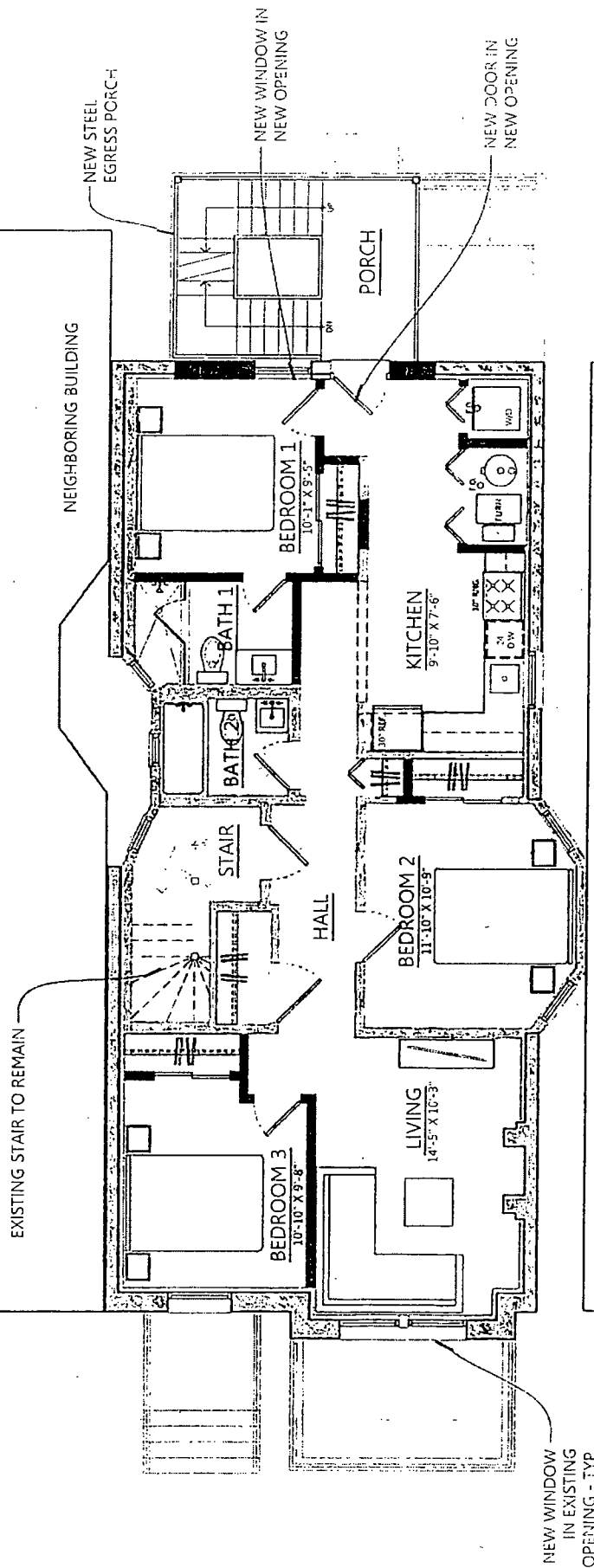
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Final for Publication



PROPOSED  
**THIRD FLOOR PLAN**  
 3 BEDROOM / 2 BATH - 1,043 SQFT



SCALE 1/8" = 1'-0"  
 40'-0"

20'-0"

10'-0"

5'-0"

0'-0"

**MULTI-UNIT BUILDING**

2943 NORTH HALSTED STREET,  
 CHICAGO, ILLINOIS 60657

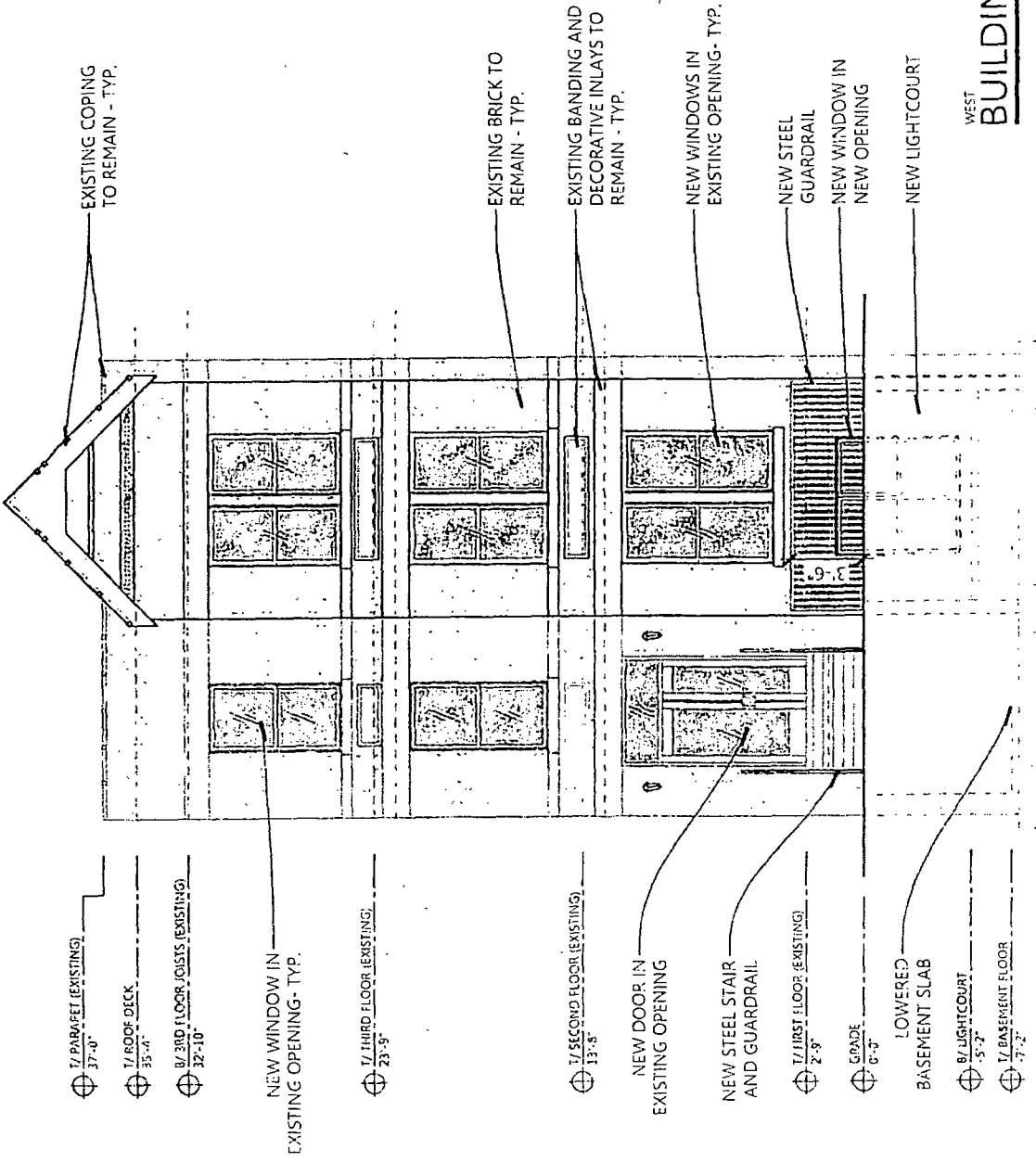
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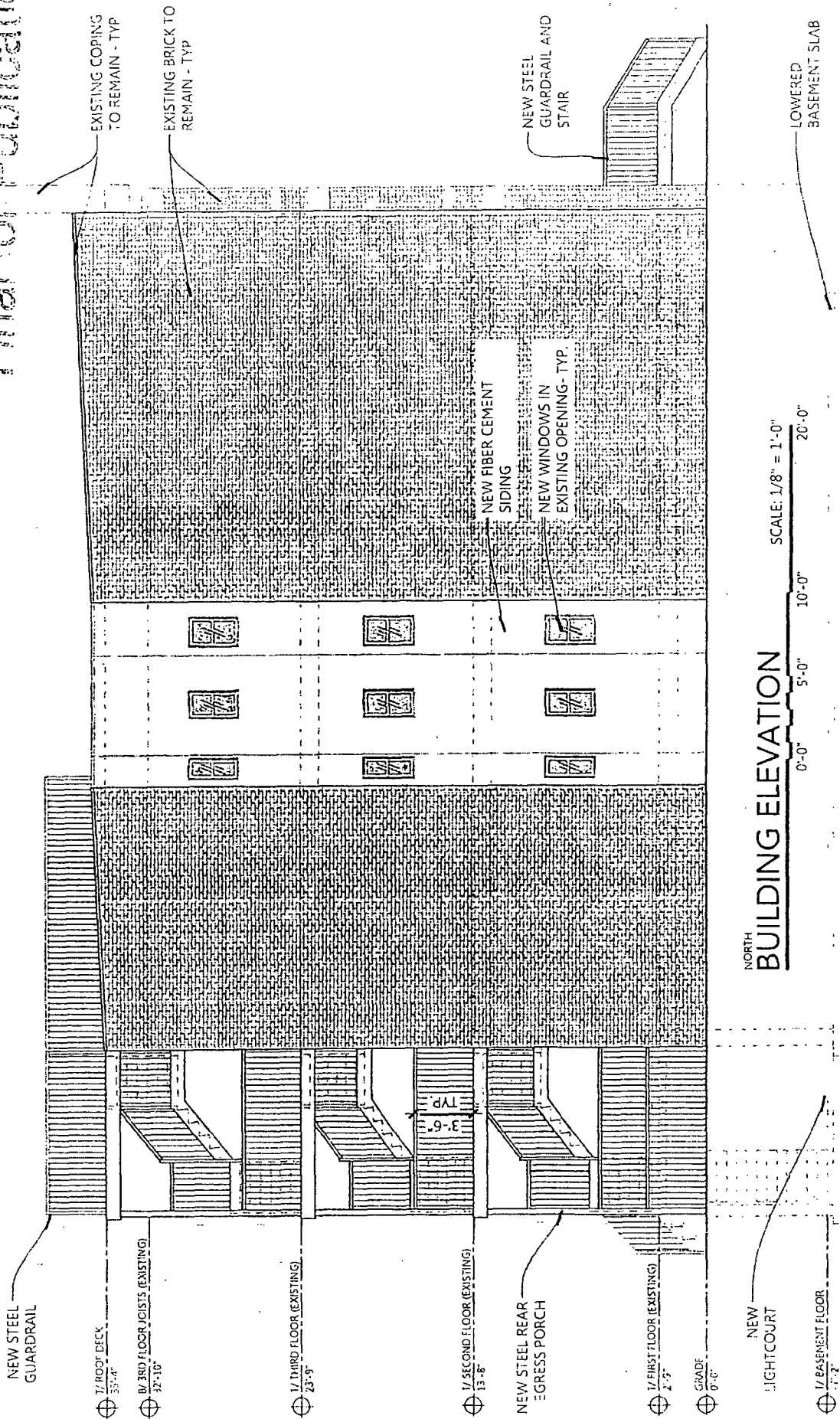
WEST BUILDING ELEVATION SCALE 1/8" = 1'-0"  
 0'-0" 5'-0" 10'-0" 20'-0"

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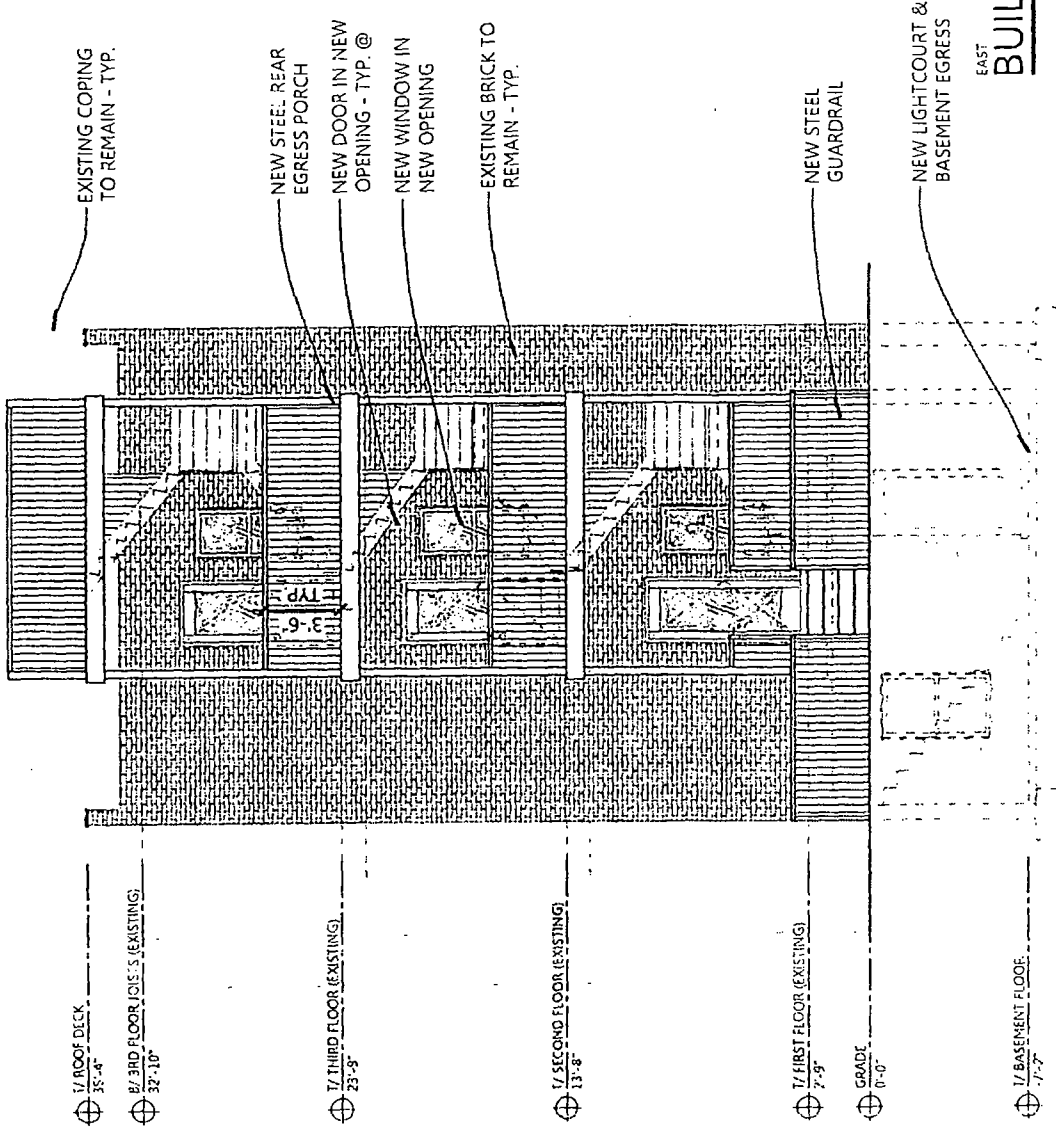


NORTH  
BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0"

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EAST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0"

PROFESSIONAL SEAL

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CONSTRUCTION

MULTI-UNIT  
BUILDING

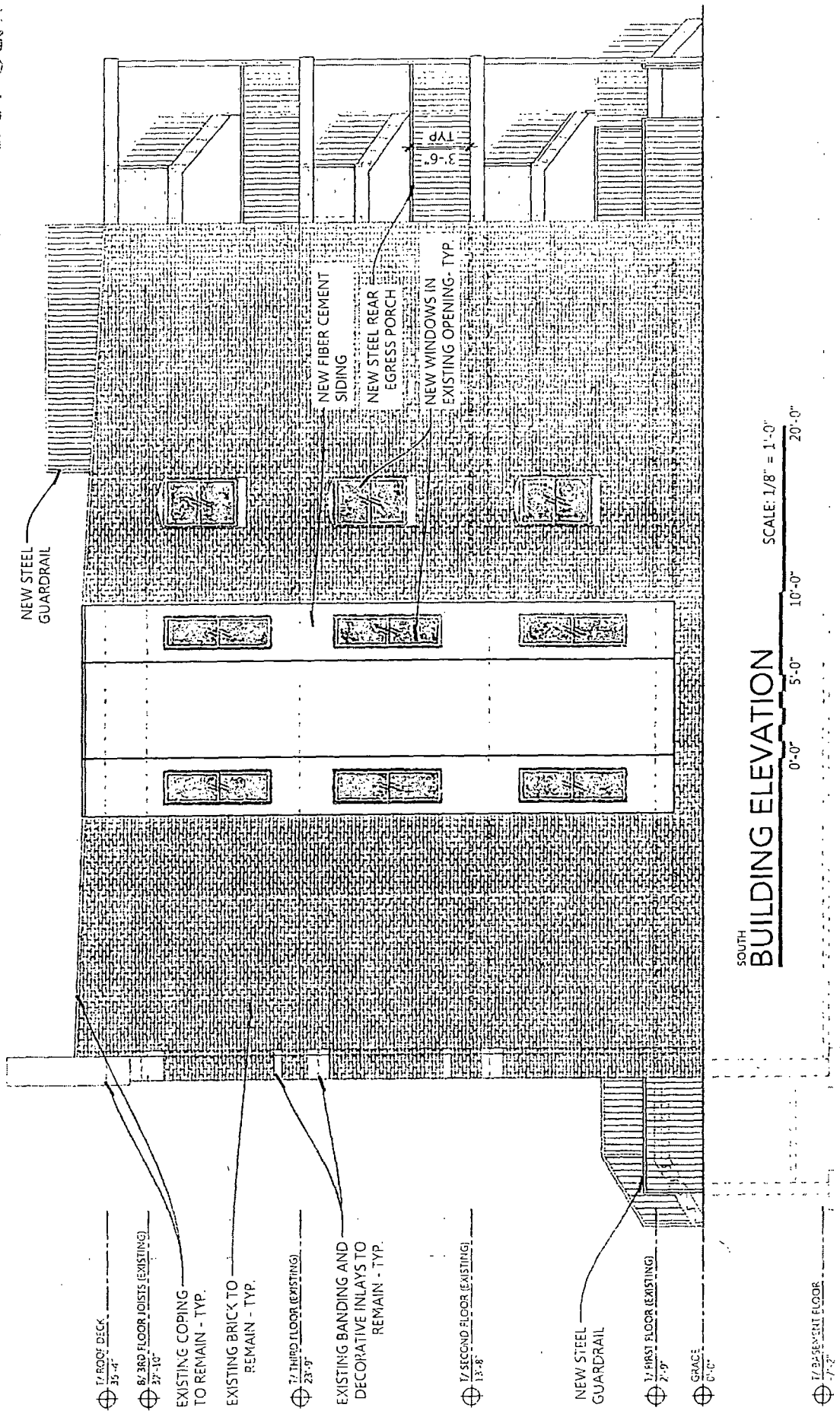
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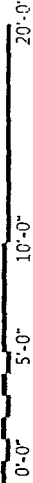
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- ⊕ 1/4 ROOF DECK 35'-4"
- ⊕ 6/2 THIRD FLOOR JOISTS (EXISTING) 37'-10"
- EXISTING COPING TO REMAIN - TYP.
- EXISTING BRICK TO REMAIN - TYP.
- ⊕ 1/2 THIRD FLOOR (EXISTING) 23'-9"
- EXISTING BANDING AND DECORATIVE INLAYS TO REMAIN - TYP.
- ⊕ 1/2 SECOND FLOOR (EXISTING) 13'-8"
- NEW STEEL GUARDRAIL
- ⊕ 1/2 FIRST FLOOR (EXISTING) 7'-9"
- ⊕ GRADE 0'-0"
- ⊕ 1/2 BASEMENT FLOOR -7'-2"

SOUTH  
**BUILDING ELEVATION**

SCALE: 1/8" = 1'-0"



<p><b>MULTI-UNIT BUILDING</b> 2943 NORTH HALSTED STREET CHICAGO, ILLINOIS 60657</p> <p>COMMISSION NO. 22012 SHEET SIZE 8 5X11 DATE 10.13.2022</p>	<p>PROFESSIONAL SEAL</p> <p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p>	<p><b>DECONSTRUCT ARCHITECTURE, LLC</b> SHALL RETAIN ALL COPYRIGHTS, STATUTORY AND COMMON LAW RIGHT WITH REGARD TO THE PLANS AND DESIGN CONTENT. REPRODUCTION, CHANGES OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT OBTAINING EXPRESSED WRITTEN PERMISSION AND CONSENT OF DECONSTRUCT ARCHITECTURE, LLC</p>
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