



City of Chicago



O2018-3186

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 30-F at 12345 S Halsted St - App No. 19622T1
Committee(s) Assignment:	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 all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 30-F in the area bounded by

A line 200 feet north of and parallel to West 124th Street; the public alley next east of and parallel South Halsted Street; West 124th Street; and South Halsted Street,

to those of a B3-5 Community Shopping District and corresponding use 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.

Common Address of Property: 12345 South Halsted Street.

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**NARRATIVE AND PLANS
TO A TYPE 1 ZONING AMENDMENT
FROM C1-1 to B3-5
12345 South Halsted Street**

This project is for the conversion of an existing one story 16,018 square foot 14 feet building on a 21,230 square foot lot from a bowling alley into a funeral home facility with 10 off-street parking spaces. The project is located at 12345 South Halsted Street. This proposal is for interior alterations only. There is no addition planned or contemplated. There are no dwelling units on site and none are proposed. The exterior of the building will be refreshed to reflect the new funeral home use.

The property is presently zoned C1-1 Neighborhood Commercial District. The proposed B3-5 Community Shopping District classification will allow the new owner to complete the renovation of the building. The building permit process has been stopped because of an off-street parking determination that cannot be accommodated on site. The applicant has started the process to purchase nearby property for the purpose of establishing additional off-street parking. This business cannot survive without sufficient off-street parking.

The establishment of this use at this location will be compatible with existing uses in the surrounding area.

A.) Proposed land use

- Funeral home facility

B.) The project's floor area ratio

- 0.75 existing, no proposed addition to 16,018 square foot building

C.) The project's density (lot area per dwelling

- No dwelling units exist, and none are proposed

D.) The amount of off-street parking

- 10 onsite off-street parking spaces are proposed

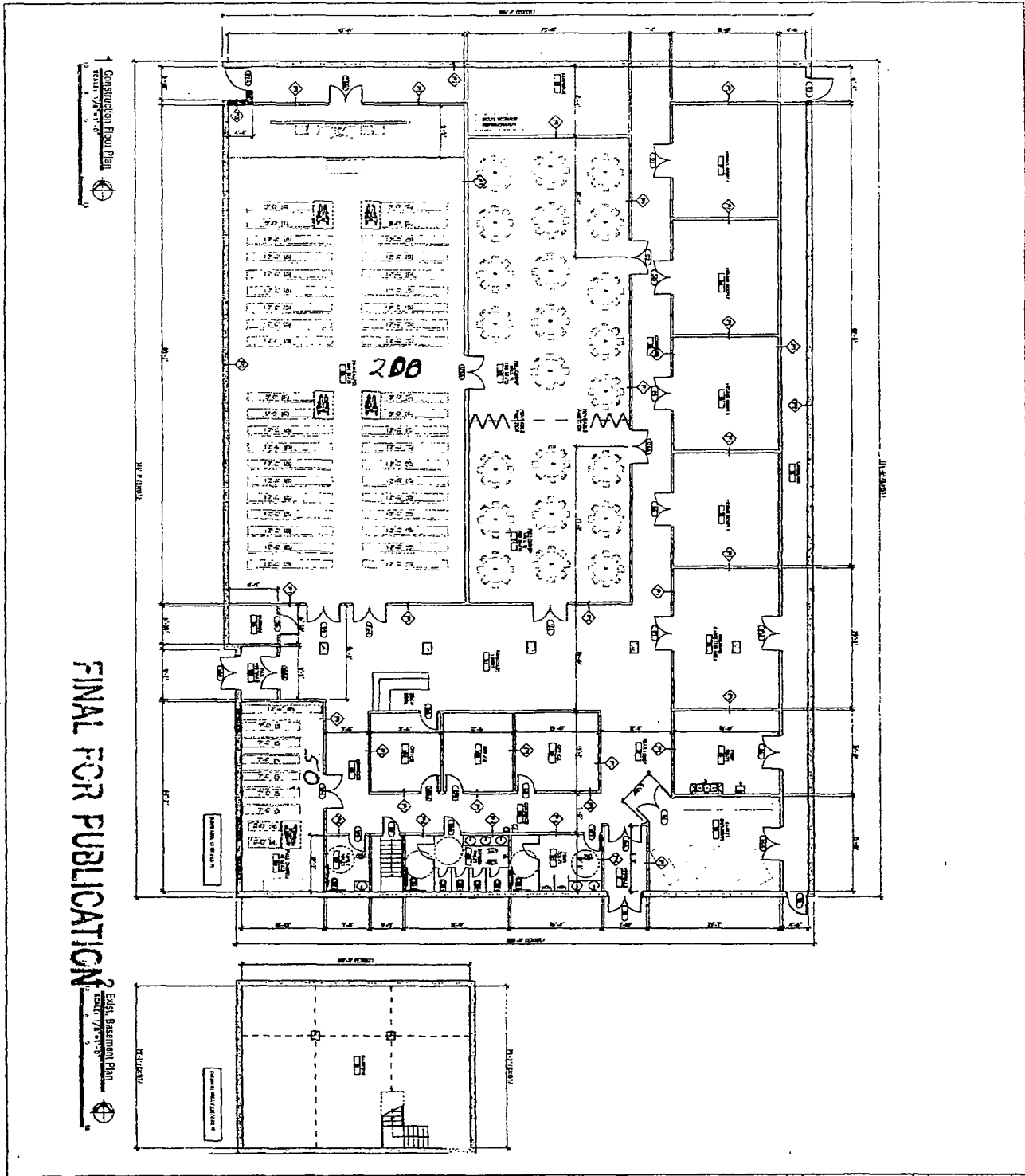
E.) Setbacks

- Zero setbacks existing

F.) Building heights

- 14 feet

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 East, Basement Plan
 Scale: 1/8" = 1'-0"

Wall Types

- 1. Masonry
- 2. Concrete
- 3. Steel
- 4. Wood
- 5. Other

Floor Railing & U/L Listing Types

1. Solid wood railing and handrail on top of 4" x 4" post.
2. Solid wood railing and handrail on top of 2" x 4" post.
3. Solid wood railing and handrail on top of 2" x 4" post with glass infill.
4. Solid wood railing and handrail on top of 2" x 4" post with metal infill.
5. Solid wood railing and handrail on top of 2" x 4" post with wood infill.
6. Solid wood railing and handrail on top of 2" x 4" post with metal infill and glass top rail.
7. Solid wood railing and handrail on top of 2" x 4" post with metal infill and wood top rail.
8. Solid wood railing and handrail on top of 2" x 4" post with metal infill and metal top rail.
9. Solid wood railing and handrail on top of 2" x 4" post with metal infill and metal top rail with glass infill.
10. Solid wood railing and handrail on top of 2" x 4" post with metal infill and metal top rail with wood infill.
11. Solid wood railing and handrail on top of 2" x 4" post with metal infill and metal top rail with wood infill and glass top rail.
12. Solid wood railing and handrail on top of 2" x 4" post with metal infill and metal top rail with wood infill and metal top rail.
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14. Solid wood railing and handrail on top of 2" x 4" post with metal infill and metal top rail with wood infill and metal top rail with wood infill.
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19. Solid wood railing and handrail on top of 2" x 4" post with metal infill and metal top rail with wood infill and metal top rail with metal infill and metal top rail with wood infill.
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General Notes

1. All work shall be in accordance with the latest editions of the Building Code of Chicago and the National Building Code of 1931, as amended.

2. The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on these plans.

3. The contractor shall be responsible for the safety of all workers and the public during the construction process.

4. The contractor shall be responsible for the protection of all existing structures and utilities on the site.

5. The contractor shall be responsible for the removal and disposal of all debris and waste materials.

6. The contractor shall be responsible for the maintenance of all accessways and utilities throughout the project.

7. The contractor shall be responsible for the completion of all work within the specified time frame.

8. The contractor shall be responsible for the payment of all subcontractors and suppliers.

9. The contractor shall be responsible for the payment of all taxes and fees associated with the project.

10. The contractor shall be responsible for the maintenance of all records and documents related to the project.

11. The contractor shall be responsible for the maintenance of all communication with the architect and other stakeholders.

12. The contractor shall be responsible for the maintenance of all safety protocols and procedures.

13. The contractor shall be responsible for the maintenance of all quality control measures.

14. The contractor shall be responsible for the maintenance of all environmental standards.

15. The contractor shall be responsible for the maintenance of all health and safety regulations.

16. The contractor shall be responsible for the maintenance of all fire and life safety requirements.

17. The contractor shall be responsible for the maintenance of all accessibility standards.

18. The contractor shall be responsible for the maintenance of all energy efficiency requirements.

19. The contractor shall be responsible for the maintenance of all sustainability goals.

20. The contractor shall be responsible for the maintenance of all social and economic impacts.

Heavenly Angels Funeral Home
 12345 South Halsted Street
 Chicago, Illinois 60628

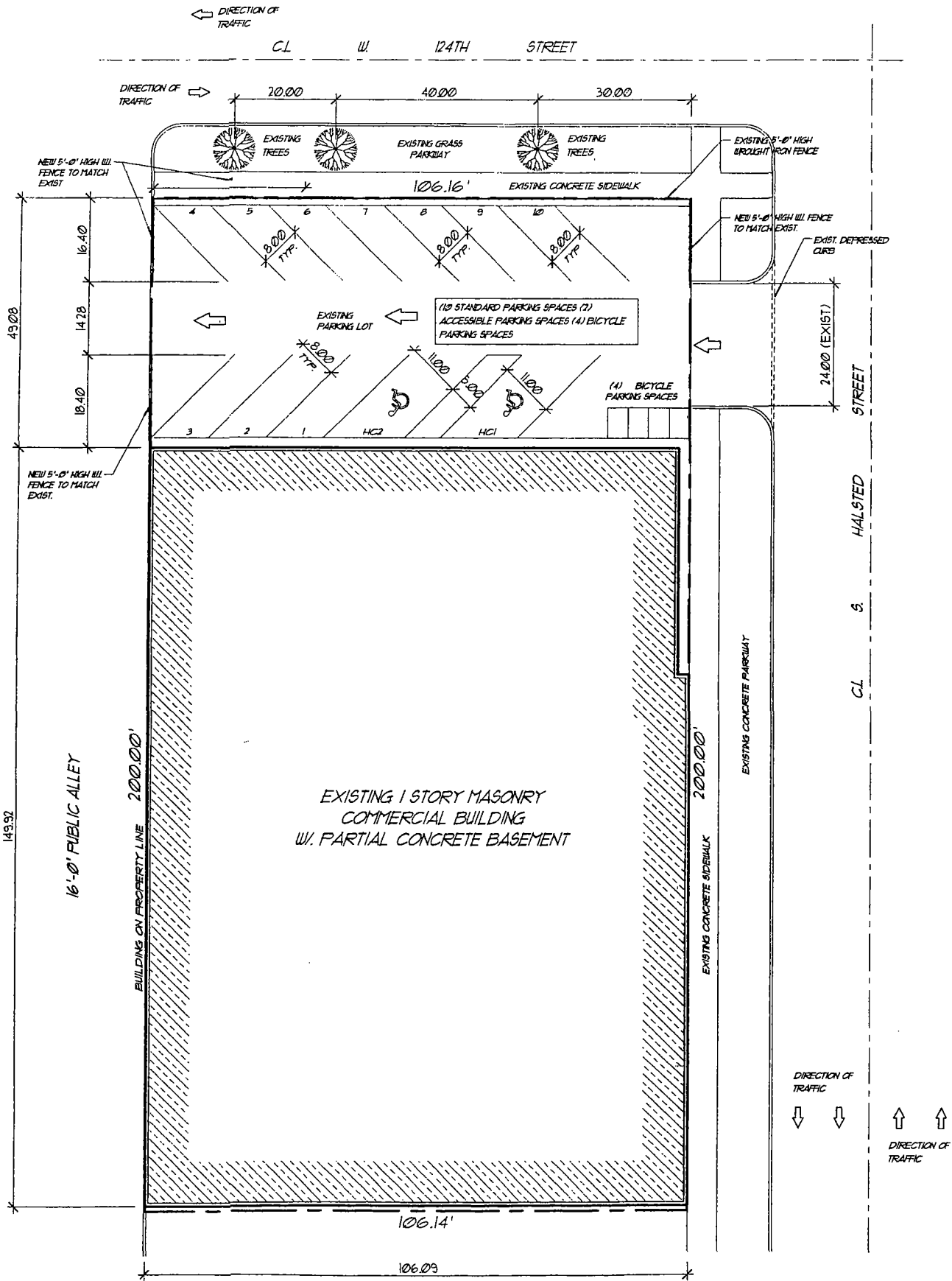
Interior Build Out Of An Existing One Story Masonry Building For New Funeral Home;

Architect: **ASD**
 1222 WEST TAYLOR ST. CHICAGO, IL 60607
 312.345.6789 FAX: 312.345.6789

Construction Floor Plans
 Scale: 1/8" = 1'-0"
 A1

SCALE = 1" = 20'-0"

Site Plan



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