



City of Chicago



O2021-1504

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-E at 318-328 E 43rd St - App No. 20665T1
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 of the RM5 Residential Multi-Unit District symbols and indications as shown on Map No. 10-E in the area bounded by

the alley next north of and parallel to East 43rd Street; South Calumet Street; East 43rd Street; and the alley next west of and parallel to South Calumet Avenue

to those of a B3-2 Community Shopping District.

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

Common Address of Property: 318-328 E. 43rd Street, Chicago, Illinois

**Narrative and Plans for Type I Rezoning for 318-322 East 43rd Street, Zoning Map
Amendment from RM5 to B3-2**

A. Project Description:

Zoning change from RM5 to B3-2 to comply with B3-2 Community Shopping District to permit the rehabilitation of existing one and three-story vacant commercial buildings located at 318-328 E. 43rd Street in Chicago, Illinois to establish retail, educational, restaurant, and other culinary uses, which may include a book store, art gallery, music school, community meeting venue, banquet facility and entertainment venue, including live performances. The subject property is adjacent to an existing CTA Green Line station and is served by existing CTA bus service and will, thus, satisfy the Transit Served Location Criteria.

B. FAR: 2.46

Lot Area: 13,000 square feet

Building Area: 32,000 square feet

FAR: 2.46 (32,000 ÷ 13,000)

C. Density (Lot Area per dwelling unit):N/A, as there are no existing or proposed residential units

D. Off-Street Parking: Zero (Transit Served Location)

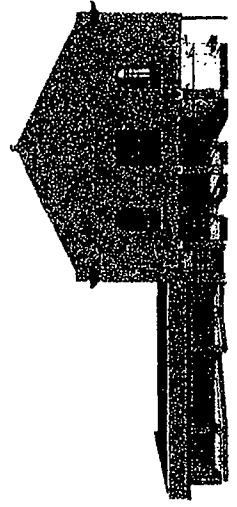
E. Setbacks: Existing Front: 0'-0"
Rear: 0'-0"
Side: 0'-0"

F. Building Height: 3 one and two-story buildings, with maximum height of 55 feet. Height to remain unchanged.

FINAL FOR PUBLICATION

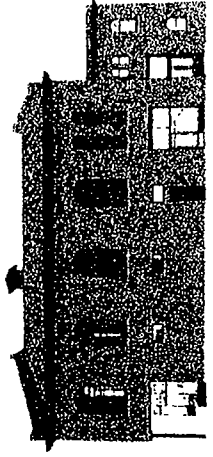


Matthew Wicklund - Business



THE FORUM

43rd Street & Calumet Avenue

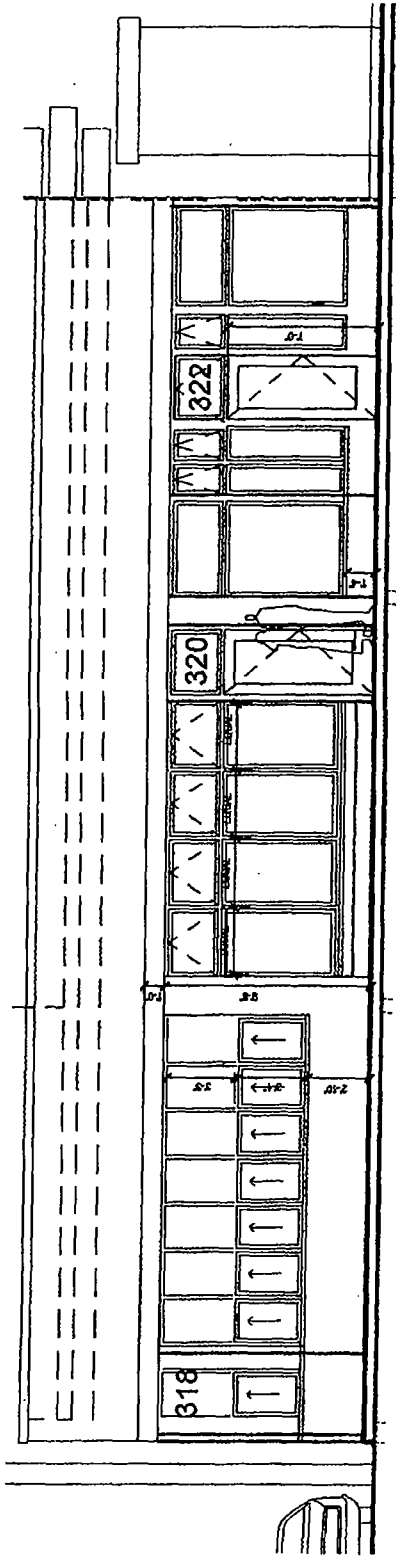


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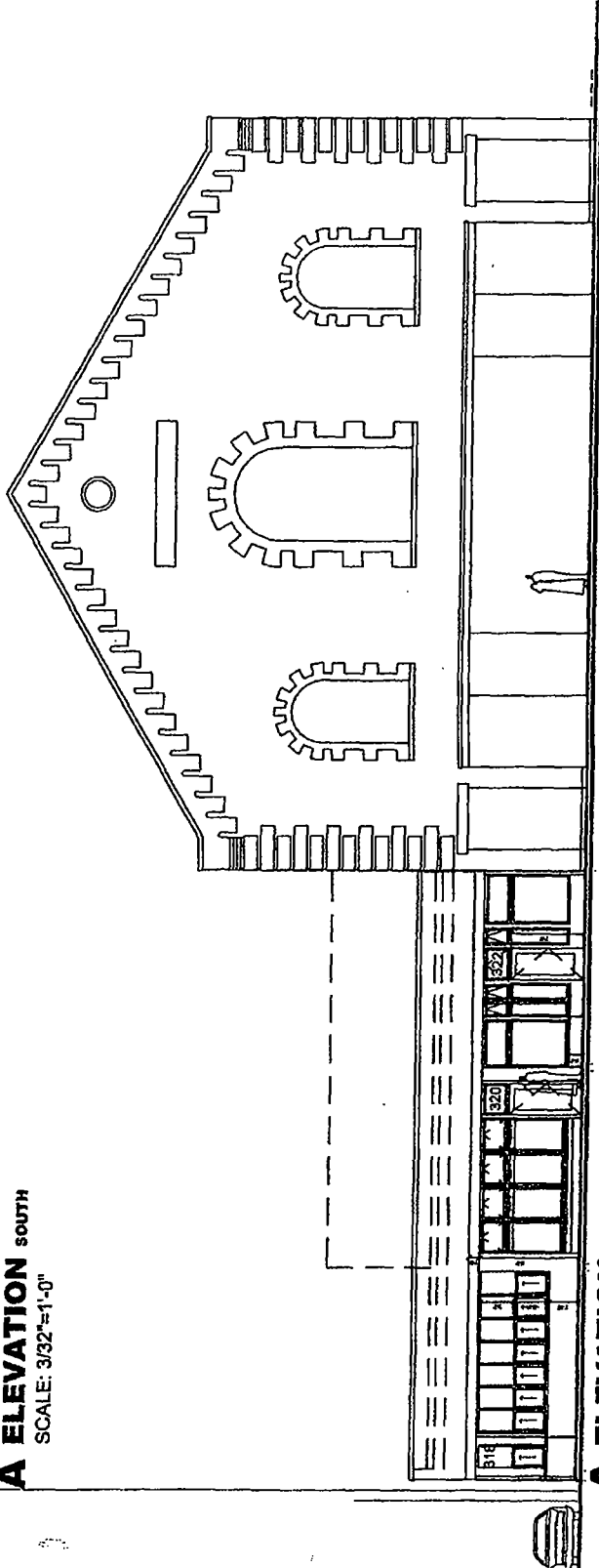
WEST ANNEX / FORUM HALL
318 - 328 EAST 43RD STREET
CHICAGO, IL

1/27/2021

A3



A ELEVATION south
SCALE: 3/32"=1'-0"



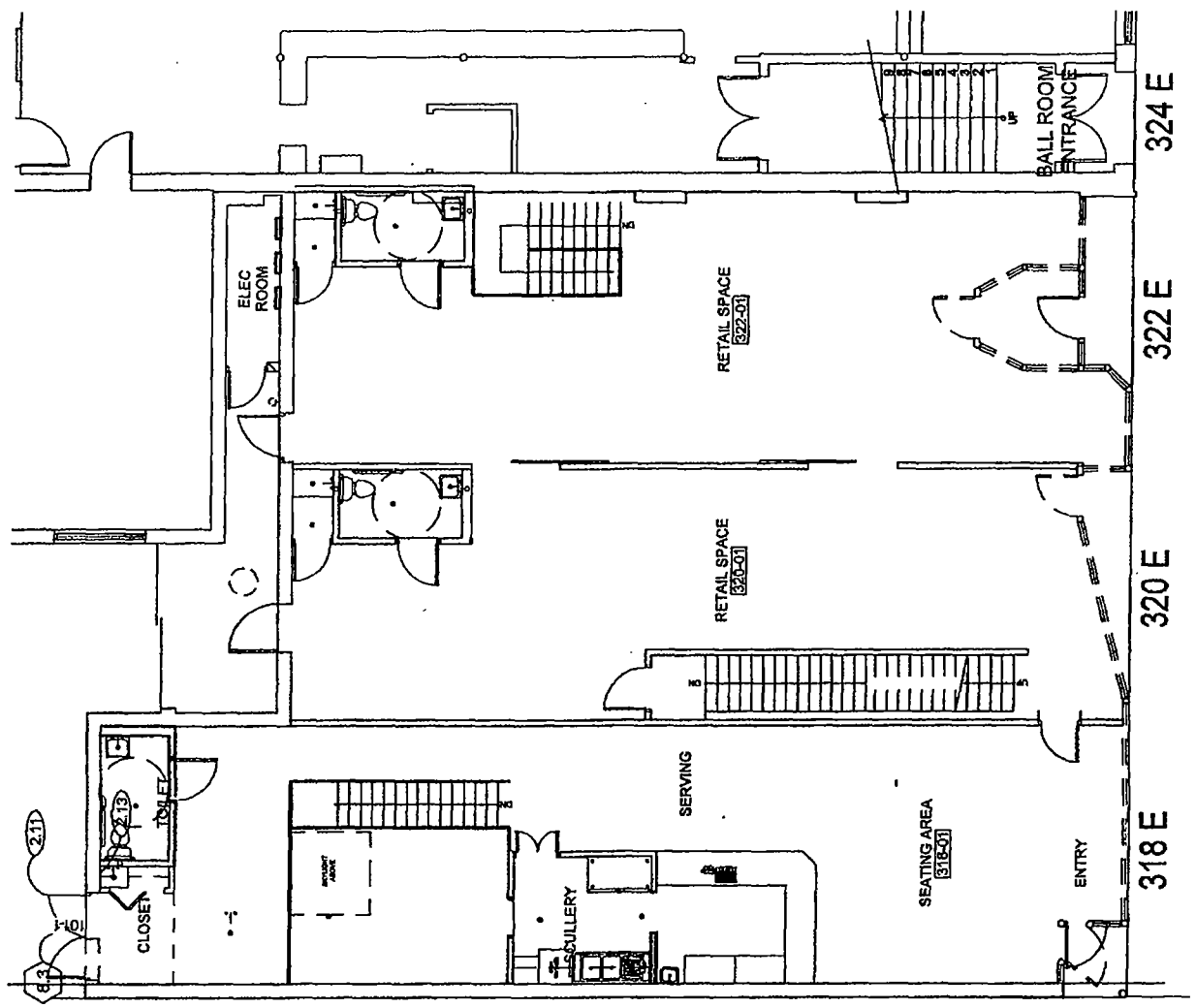
A ELEVATION south
SCALE: 3/32"=1'-0"

FINAL FOR PUBLICATION

WEST ANNEX
318 - 322 EAST 43RD STREET
CHICAGO, IL

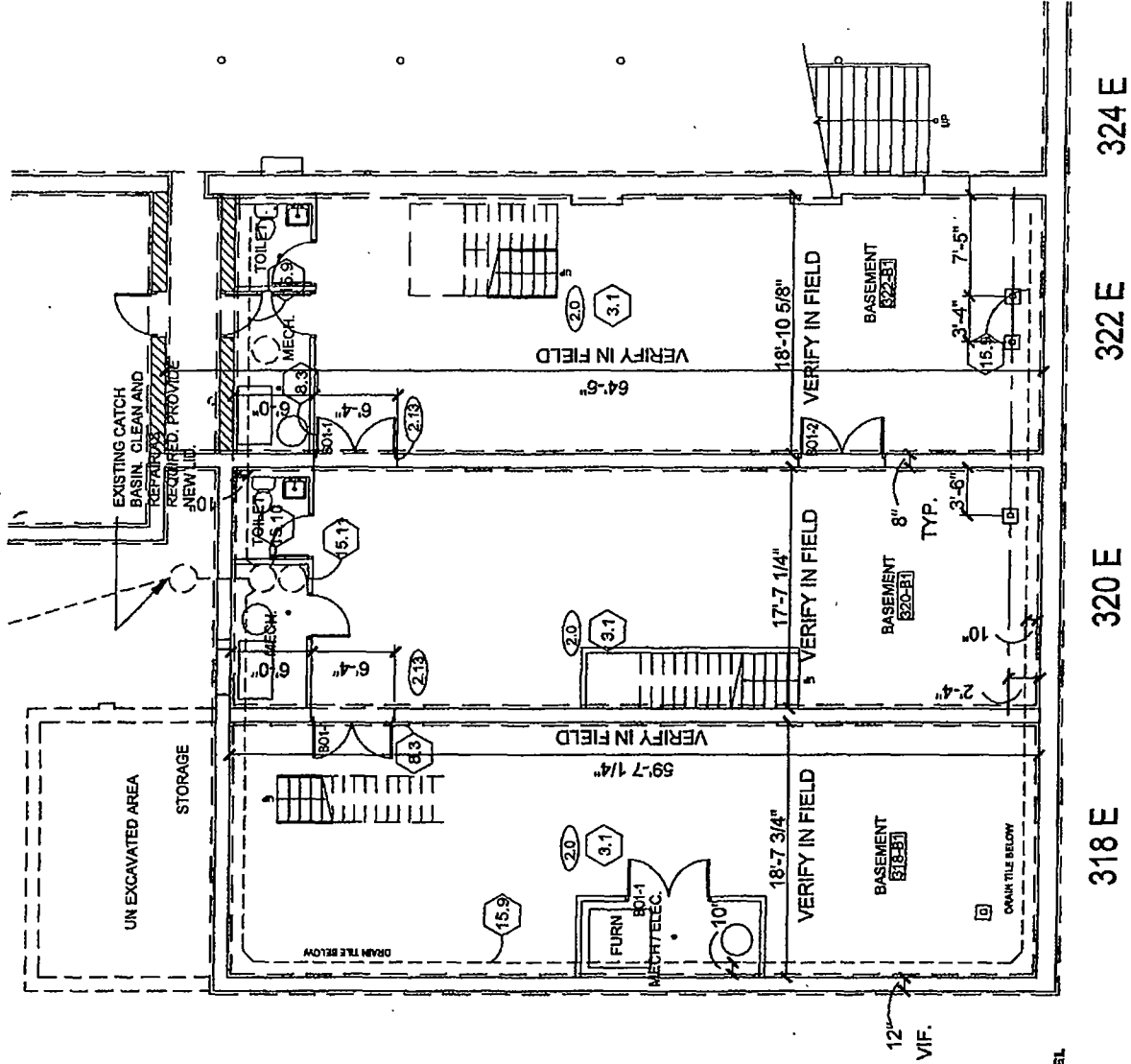
1/27/2021

A2.2



SEE A0 AND A2.1 FOR ADDITIONAL NOTES

A FLOOR PLAN GRADE LEVEL
SCALE: 1/8"=1'-0"



SEE A0 FOR ADDITIONAL NOTES

WORK SCOPE NOTES

2.0 REMOVE EXISTING SOIL AND DEBRIS AT BASEMENT LEVEL. SEE DETAIL HAND DIG NEAR EXISTING FOOTINGS. SOIL REMOVAL UNDER FOOTING FOUNDATION IS NOT TO BE DISTURBED. SOIL REMOVAL NOT TO EXCEED 1.5:1 SLOPE AT BASE OF FOOTING.

2.11 REMOVE EXISTING DOOR AND FRAME. PREPARE TO RECEIVE NEW DOOR - BY OWNER

2.13 SELECTIVELY DEMOLISH EXISTING MASONRY WALL. REBUILD MASONRY TO RECEIVE NEW DOOR. SHORE WALL AS REQUIRED. PROVIDE 4"x4" GALVANIZED STEEL ANGLE LINTEL WITH 4" OF BEARING MINIMUM EACH END. PROVIDE FABRIC FLASHING AT ANGLE - BY OWNER

3.1 PROVIDE NEW 4" CONCRETE SLAB WITH 4" X 4" X 2.9 MM WIRE WOVEN FABRIC REINFORCED CONCRETE SLAB, 6 MIL VAPOR BARRIER, 6" GRAVEL BASE. QUALITY OF SAND BASE TO BE DETERMINED.

CONCRETE SLAB TO HAVE SMOOTH TROLLED FINISH AND 1/4" TO 1/2" DEEP GROOVED CONTROL JOINTS NOT LESS THAN 20' IN EACH DIRECTION

8.3 PROVIDE 60" X 70" X 1-3/8" INSULATED NEW HOLLOW METAL DOOR (DOUBLE LEAF) AND HARDWARE: DEADBOLT, LATCH, HINGES, STRIKE, PANIC HARDWARE, THRESHOLD, WEATHER-STRIPING, PEEPHOLE AND INSULATED METAL FRAME - BY OWNER

15.9 PROVIDE J DRAIN 200 WALL DRAINAGE SHEET, 4" COMMERCIAL TOP PERFORATED DRAIN TILE WITH SOIL INFILTRATION SOCK AND STEEL SLEEVES UNDER FOUNDATIONS. DRAIN TILE TO BE ADS MEGA GREEN OR APPROVED EQUAL. CONTRACTOR TO SUBMIT PRODUCT LITERATURE FOR REVIEW AND APPROVAL.

15.10 PROVIDE SUMP PUMP, SUMP BASIN AND CONNECTION TO EXISTING CATCH BASIN, OR SANITARY LINE. CONTRACTOR TO SUBMIT PRODUCT LITERATURE FOR REVIEW AND APPROVAL. PROVIDE ELECTRICAL SERVICE AND CONNECTIONS AS REQUIRED.

15.11 PROVIDE SEWER EJECTOR PUMP BASIN AND UNDERGROUND PLUMBING.

A FLOOR PLAN BASEMENT LEVEL
SCALE: 1/8"=1'-0"