



City of Chicago



SO2021-2444

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-G at 1948 N Halsted St - App No. 20745T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 224 feet south of and parallel to West Armitage Avenue; North Halsted Street; a line 274 feet south of and parallel to West Armitage Avenue; and the alley next west of and parallel to North Halsted Street,

to those of a B3-2 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 publication.

Common address of property: 1948 North Halsted Street

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17-13-0303-C (1)

Substitute Narrative Zoning Analysis

1948 North Halsted Street, Chicago, IL

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 6,250 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit construction of a three-story mixed-use building, with retail space at grade and three (3) dwelling units above. The proposed retail unit will contain approximately 3,922 square feet of space at grade. The proposed building will measure 38 feet-0 inches in height. Onsite garage parking for three (3) vehicles will be provided at the rear of the subject lot.

(A) The Project's Floor Area Ratio: 10,562.5 square feet (1.69 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 2,083.33 sq. ft. / D.U.
(3 proposed dwelling units)

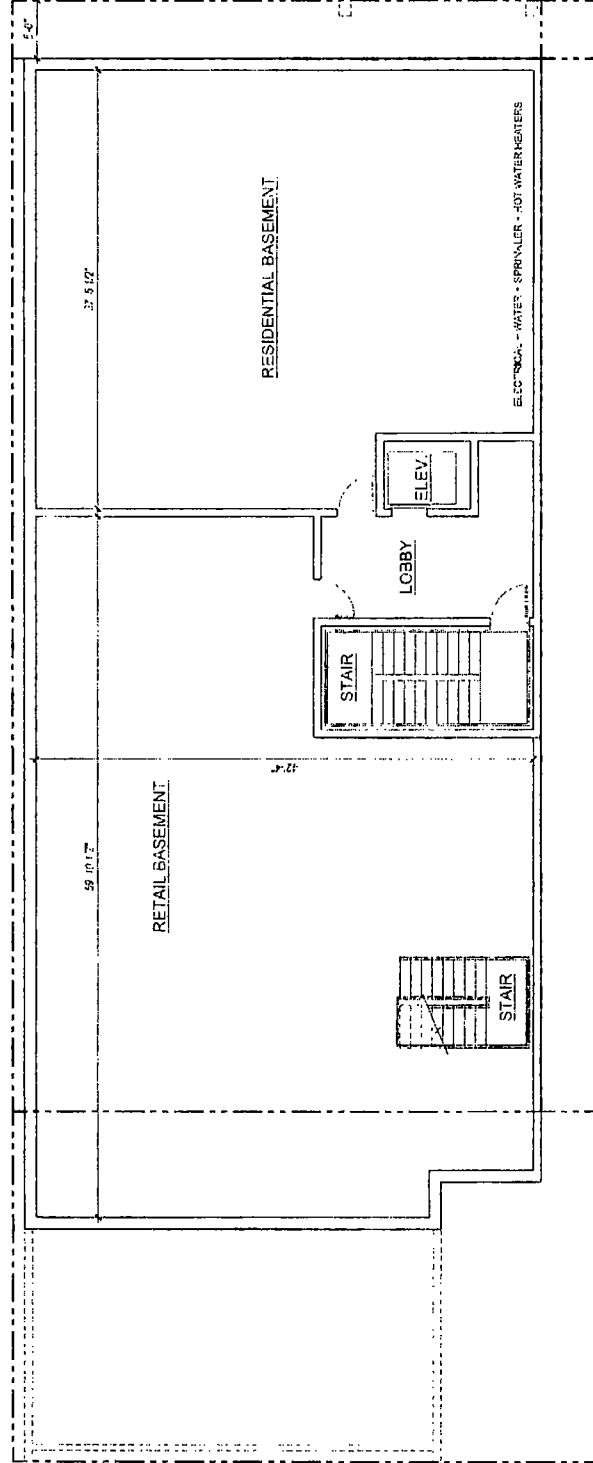
(C) The amount of off-street parking: 3 vehicular parking spaces

(D) Setbacks:

- a. Front Setback: 0 feet-0 inches
- b. Rear Setback: 30 feet-0 inches
- c. Side Setbacks:
 - North: 1 foot-0 inches
 - South: 5 feet-0 inches

(E) Building Height: 38 feet-0 inches

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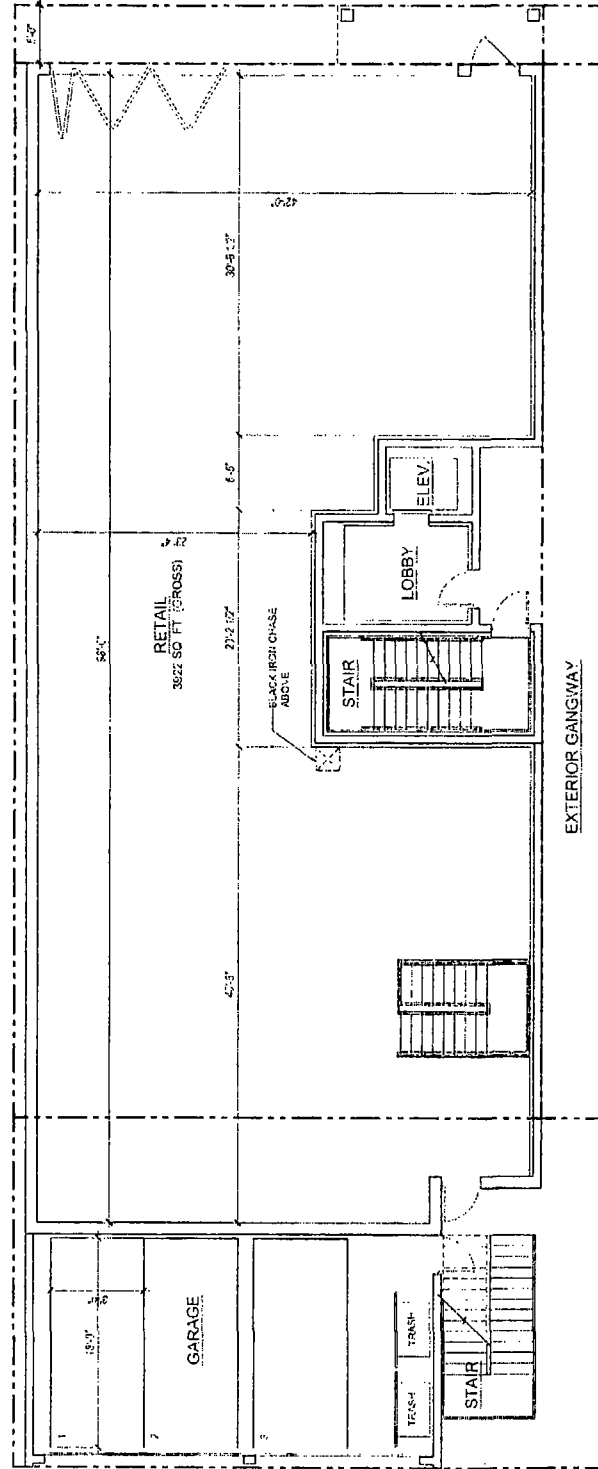
1 BASEMENT PLAN

1/8" = 1'-0"

1948 N. HALSTED
 KEVIN HALSTED
 CHICAGO, ILLINOIS 60614
 (773) 442-3300

DATE: 2021.07.13
 SHEET: SPACE
 PROJECT: 1948 N. HALSTED

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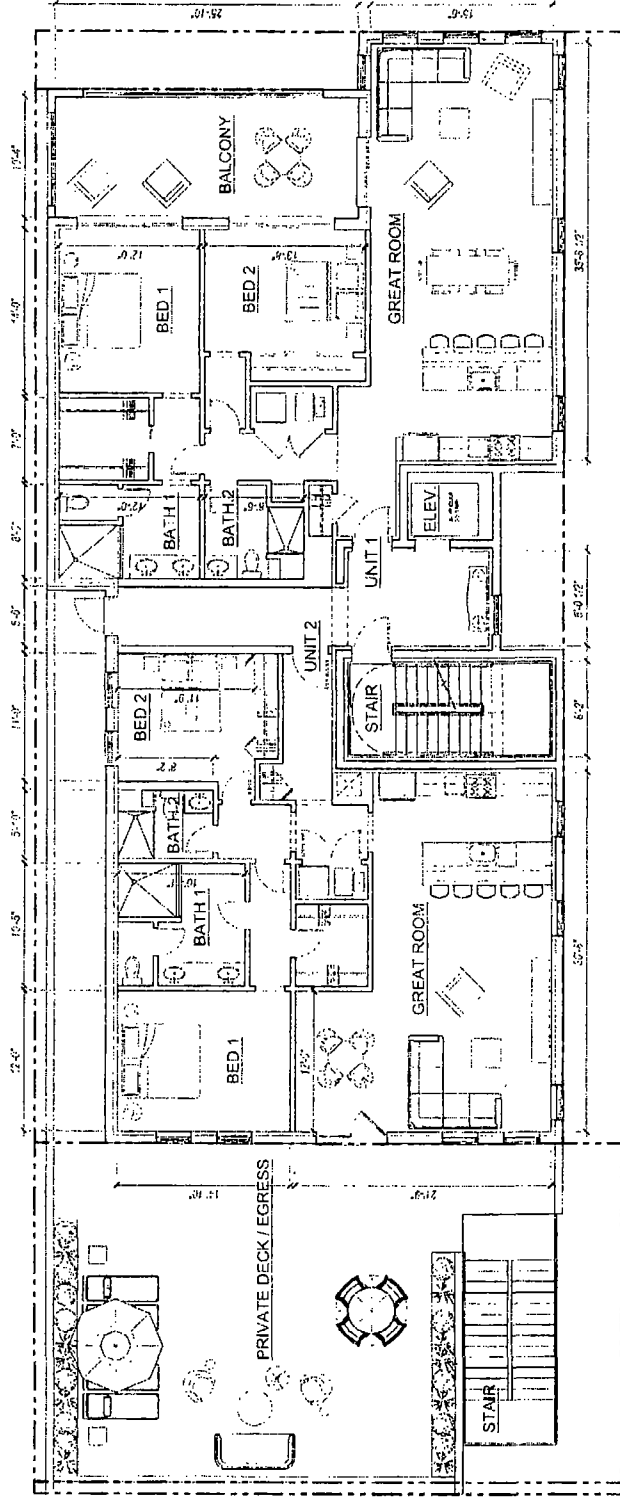


1 1ST FLOOR PLAN
 1/8" = 1'-0" (2400 SQ. FT.)

1978 N. HALSTED
 1978 N. HALSTED ST.
 CHICAGO, ILLINOIS 60614

SPACE
 DATE: 02/15/13
 SHEET: A1.21

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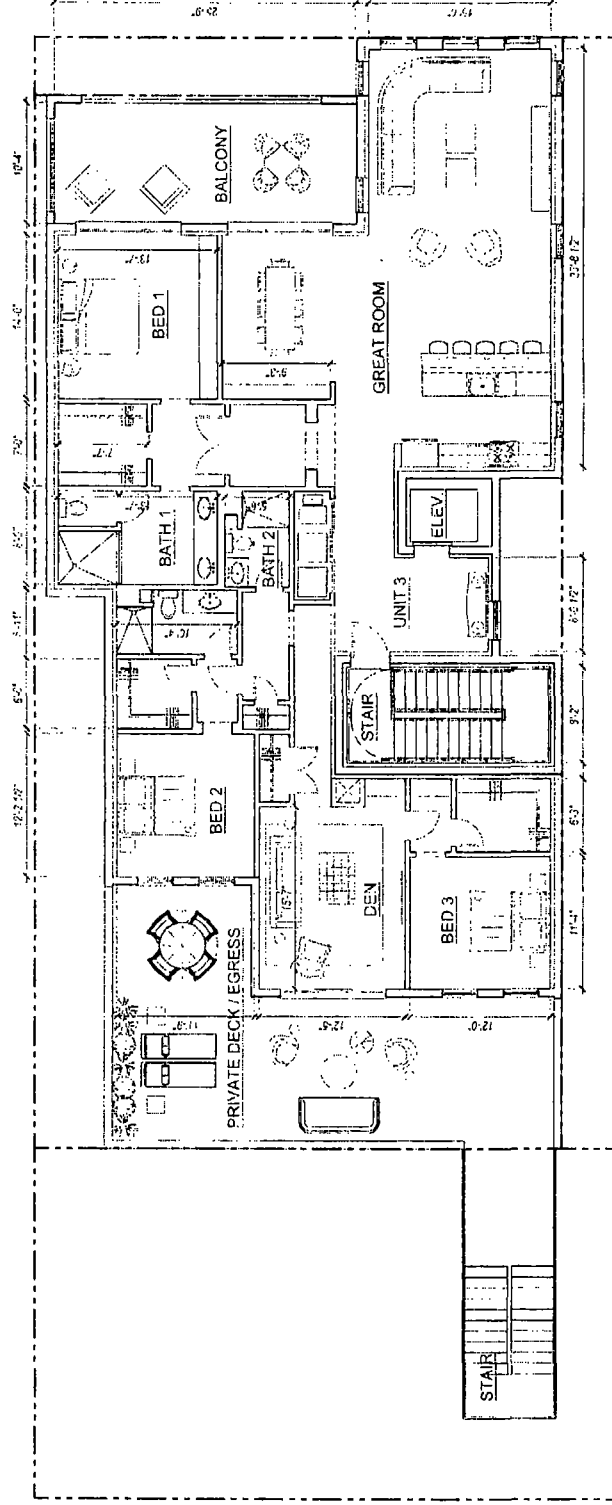


1 2ND FLOOR PLAN
 1/8" = 1'-0" (3440 SQ. FT.)

1948 N. HALSTED
 1133 N. HALSTED ST.
 CHICAGO, ILLINOIS 60614

SPACE
 DATE: 02/01/13
 SHEET: A1.22

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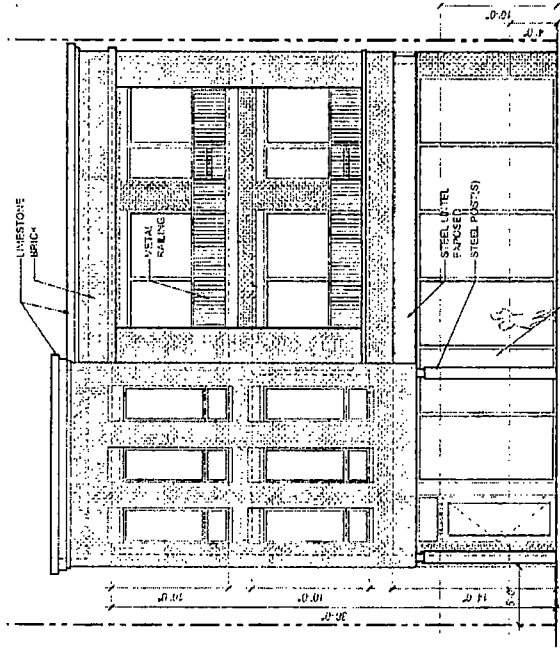
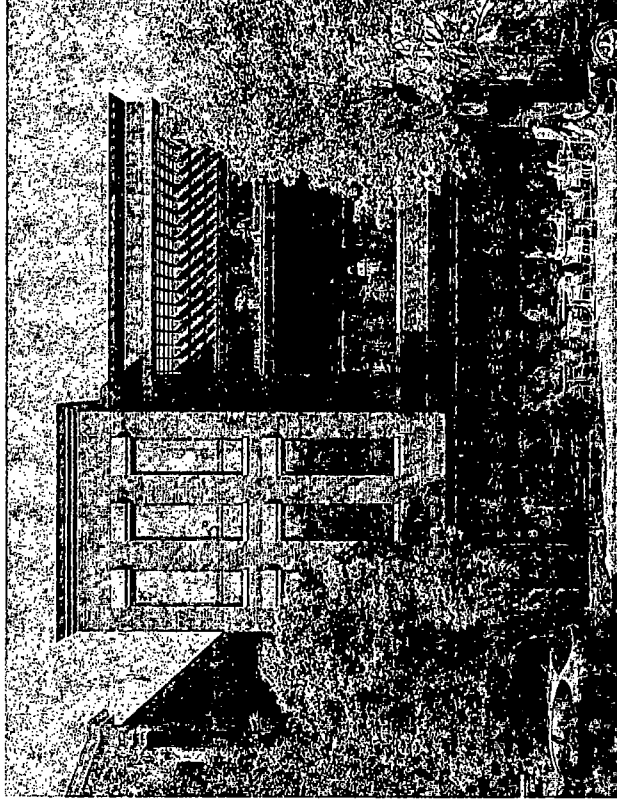


1 3RD FLOOR PLAN
 1/8" = 1'-0" (2815 SQ FT.)

1948 N. HALSTED
 1948 N. HALSTED ST.
 CHICAGO, ILLINOIS 60614

SPACE
 DATE: 2021.07.13
 SHEET: A1.23

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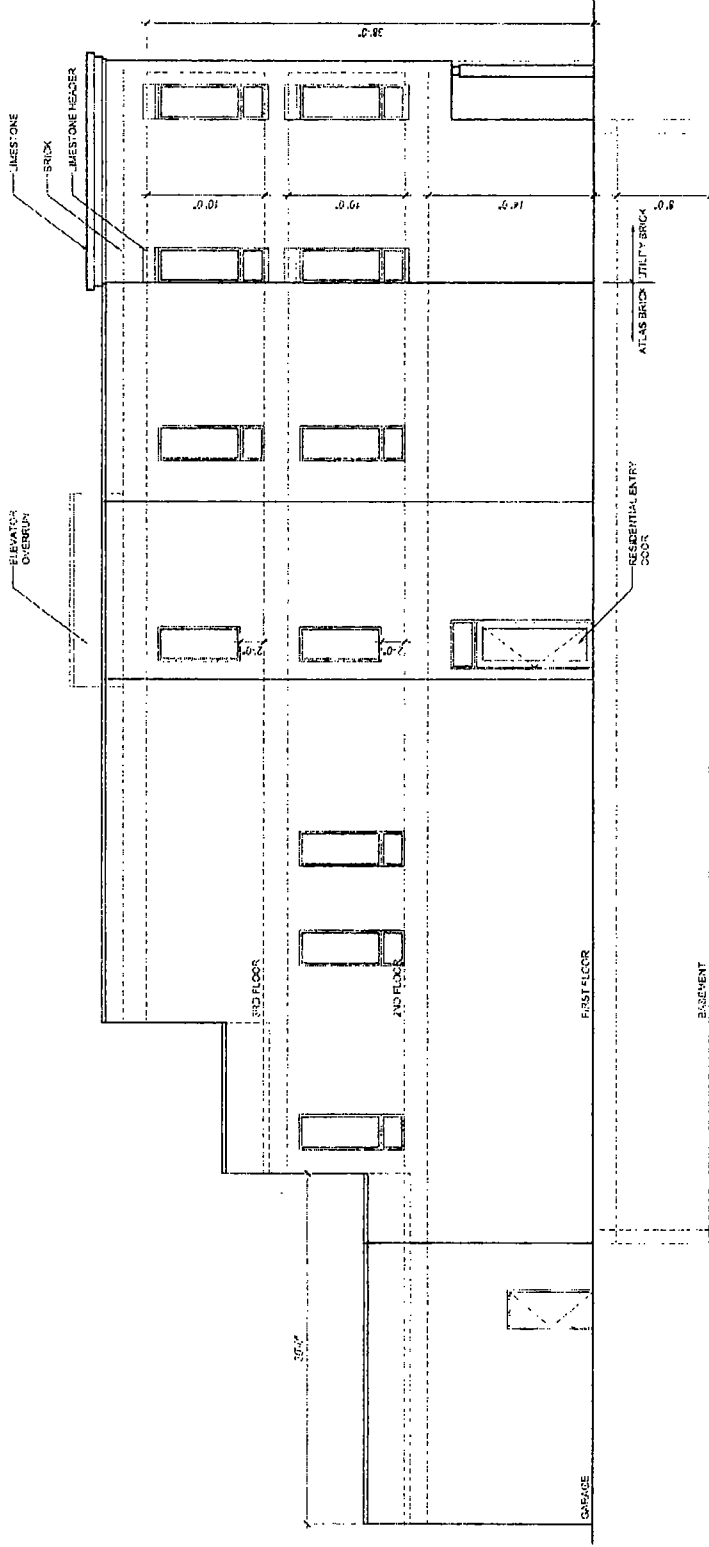
1 STREET ELEVATION
1/8" = 1'-0"

2 RENDERING
1/8" = 1'-0"

1948 N. HALSTED
1428 N. HALSTED ST.
CHICAGO, ILLINOIS 60614

DATE 2021.07.13
SHEET 02 OF 02
SPACE

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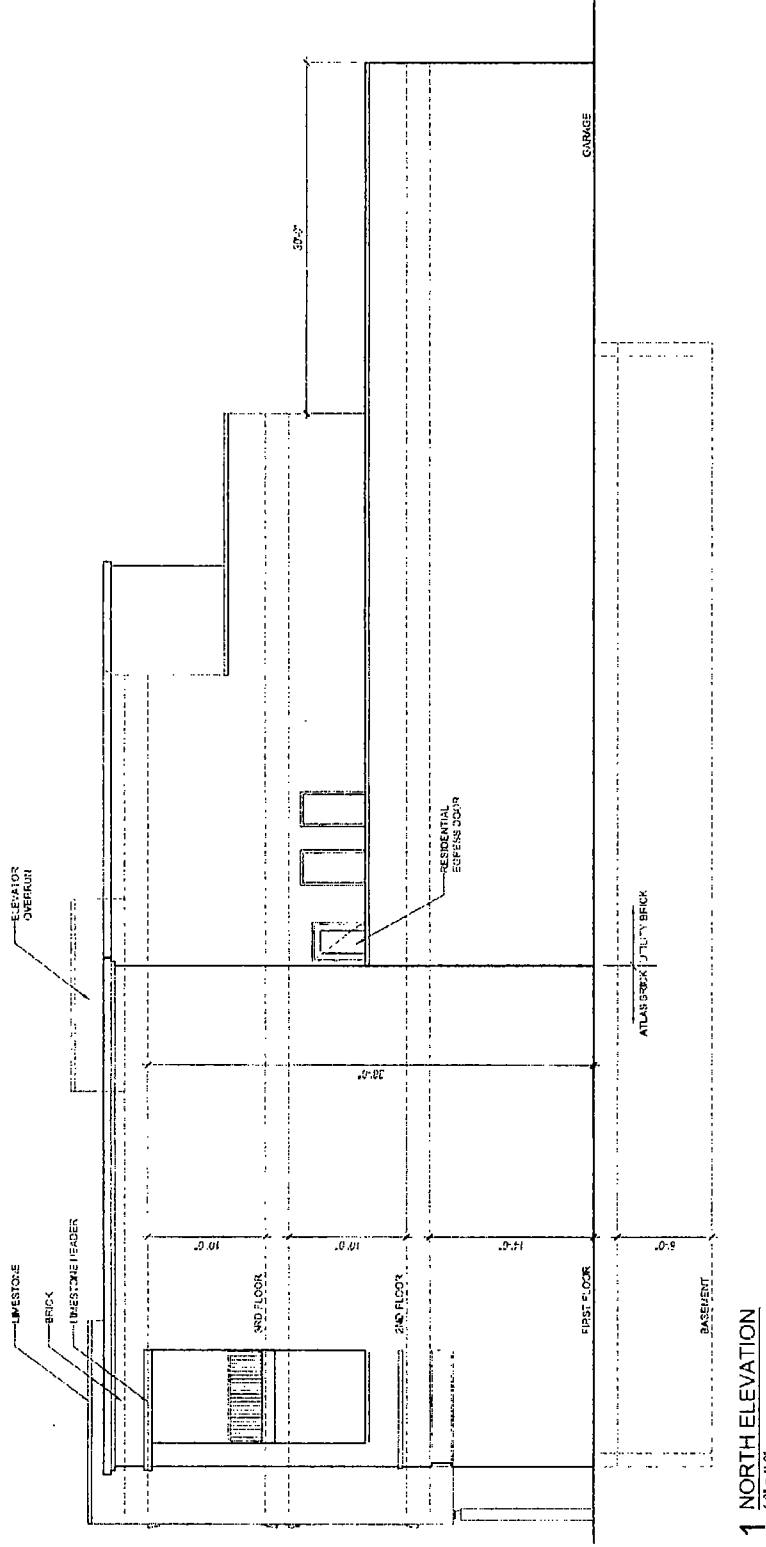


1 SOUTH ELEVATION
1/8" = 1'-0"

1948 N. HALSTED
KEEF & HALSTED ARCHITECTS
CHICAGO, ILLINOIS 60614
www.keefandhalsted.com

SPACE
DATE 2021.07.15
SHEET 1 OF 1
DRAWN BY [REDACTED]
CHECKED BY [REDACTED]

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1 NORTH ELEVATION
1/8" = 1'-0"

1948 N. HALSTED	SPACE
1948 N. HALSTED ST.	DATE 2/21/07
CHICAGO, ILLINOIS 60614	SHEET
UNIVERSITY MICROFILMS	AT 3

