



City of Chicago



SO2020-1854

Office of the City Clerk
Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 10-F at 4351-4401 S Halsted St - App No. 20354T1
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, Chicago Zoning Ordinance, is amended by changing all the B2-3 Neighborhood Mixed-Use District and RS1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 10-F in the area bounded by:

West 43rd Place;
the alley next east of and parallel to South Halsted Street;
a line 200 feet south of and parallel to West 43rd Place;
South Halsted Street;

to those of RS3 Residential Single-Unit (Detached House) District, which is hereby established in the area above described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

Common Address(es): 4351-4401 S. Halsted St.

SUBSTITUTE
NARRATIVE AND PLANS

Re: 4351-4401 S. Halsted St.

The Applicant seeks a change in zoning from B2-3 Neighborhood Mixed-Use District and RS1 Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District.

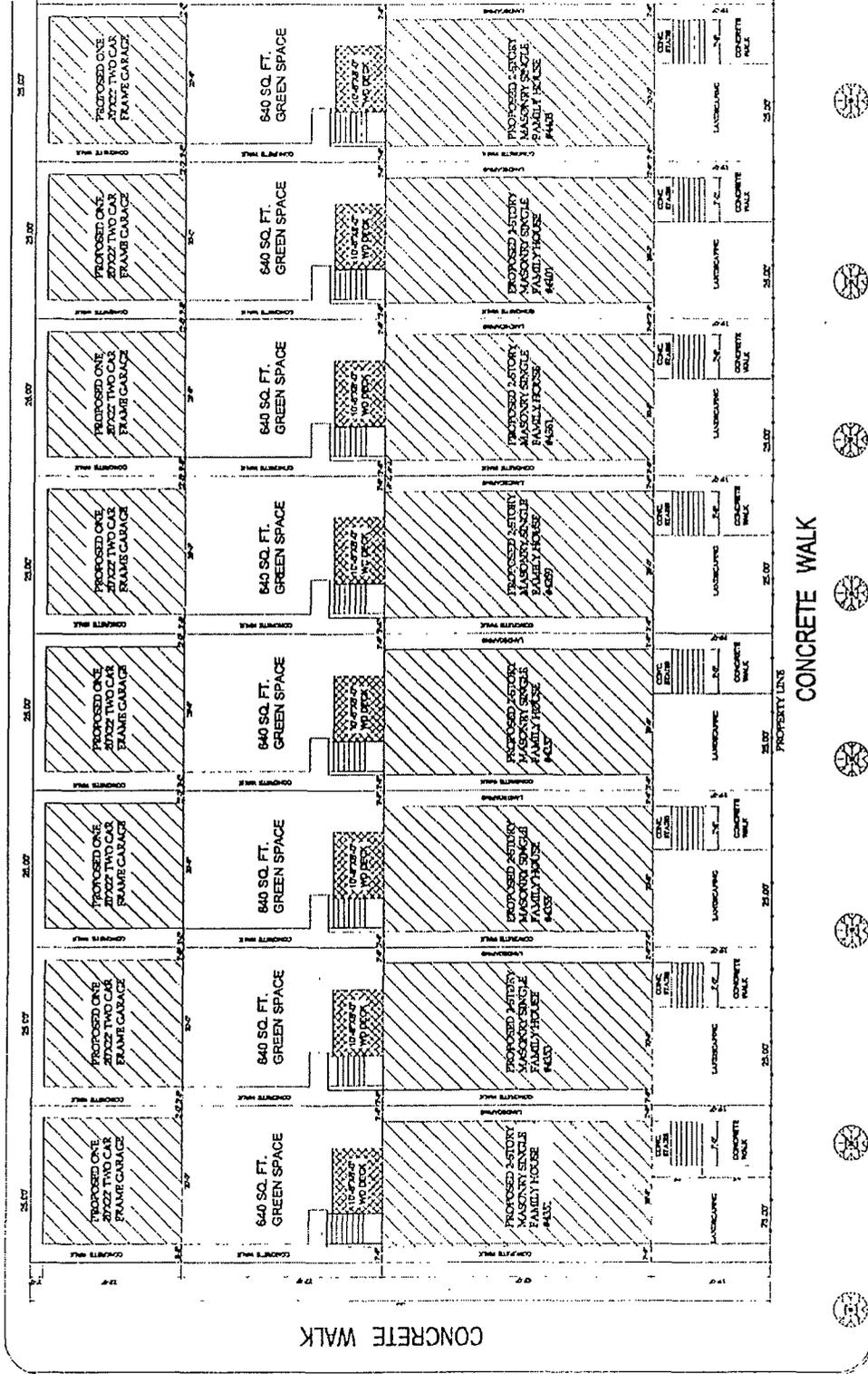
The applicant seeks to allow development of 8 individual 2-story single family homes, with 2 parking spaces per home.

Entire Site Lot Area:	23,600 square feet
Zoning Lots 1 through 8 Lot Area (typical):	2,950 square feet
Zoning Lots 1 through 8 Maximum Floor Area Ratio:	0.62
Zoning Lots 1 through 8 Maximum Dwelling Units:	1 per zoning lot
Zoning Lots 1 through 8 Minimum Lot Area Per Dwelling Unit:	2,900 square feet
Zoning Lots 1 through 8 Off-Street Parking:	2 parking spaces
Zoning Lots 1 through 8 Front Setback:	19 feet 0 inches
Zoning Lots 1 through 8 Side Setbacks (north side yards):	2 feet 6 inches

Zoning Lots 1 through 8 Side Setbacks (south side yards):	2 feet 6 inches
Zoning Lots 1 through 8 Rear Setback:	47 feet 0 inches
Zoning Lots 1 through 8 Building Height: (In accordance with CZO § 17-17-0311, and excluding allowable rooftop features.)	27 feet 9 inches

SITE PLAN Final for Publication

16' PUBLIC ALLEY



WEST 43rd PLACE

CONCRETE WALK

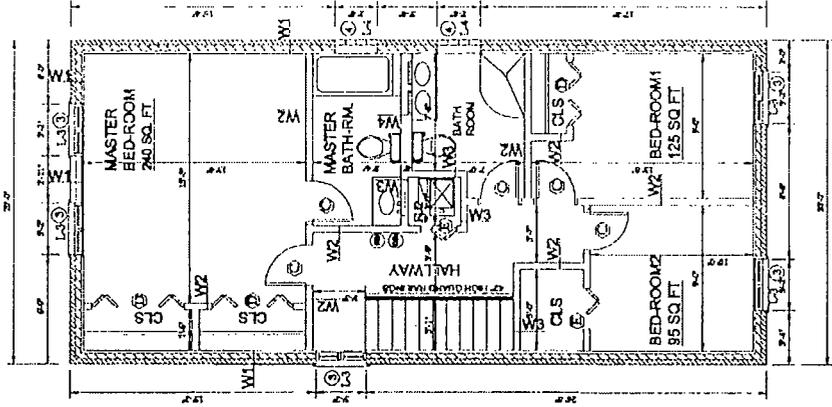
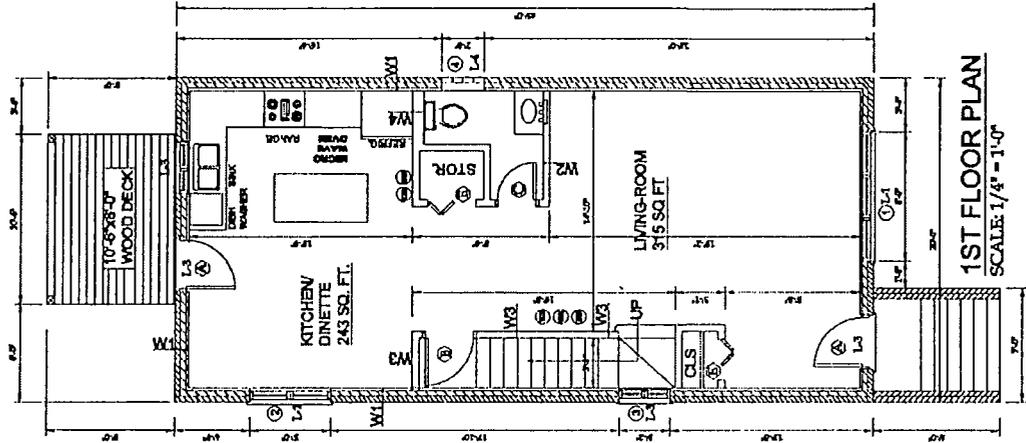
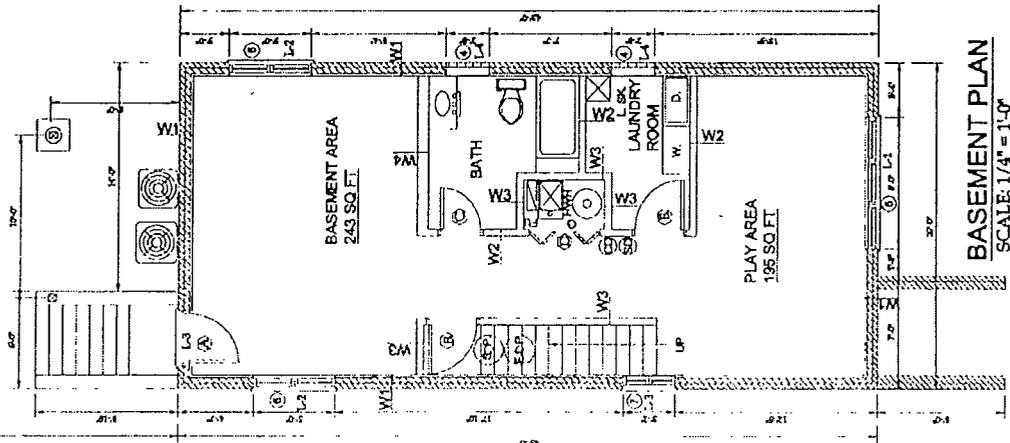
SOUTH HALSTED STREET

SITE PLAN



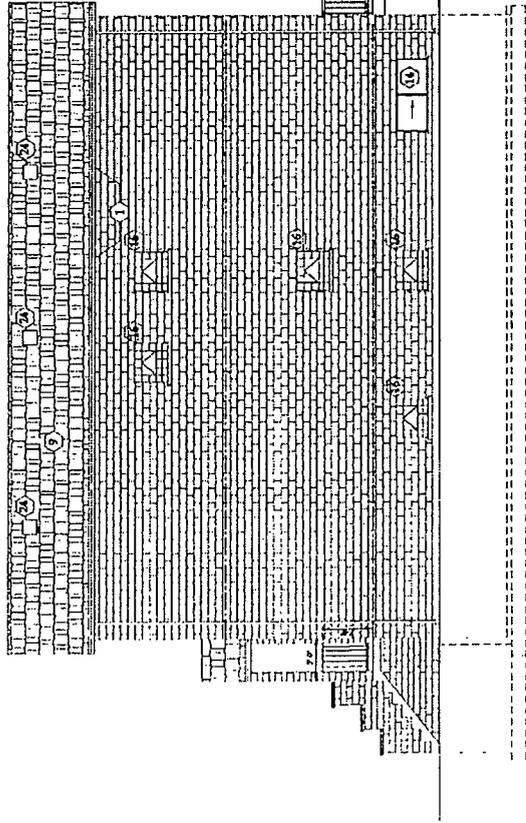
FLOOR PLAN

Final for Publication



ELEVATION – SOUTH

Final for Publication



- 1. WINDOW
- 2. WINDOW
- 3. WINDOW
- 4. WINDOW
- 5. WINDOW
- 6. WINDOW
- 7. WINDOW
- 8. WINDOW
- 9. WINDOW
- 10. WINDOW
- 11. WINDOW
- 12. WINDOW
- 13. WINDOW
- 14. WINDOW
- 15. WINDOW
- 16. WINDOW
- 17. WINDOW
- 18. WINDOW
- 19. WINDOW
- 20. WINDOW
- 21. WINDOW
- 22. WINDOW
- 23. WINDOW
- 24. WINDOW
- 25. WINDOW
- 26. WINDOW
- 27. WINDOW
- 28. WINDOW
- 29. WINDOW
- 30. WINDOW
- 31. WINDOW
- 32. WINDOW
- 33. WINDOW
- 34. WINDOW
- 35. WINDOW
- 36. WINDOW
- 37. WINDOW
- 38. WINDOW
- 39. WINDOW
- 40. WINDOW
- 41. WINDOW
- 42. WINDOW
- 43. WINDOW
- 44. WINDOW
- 45. WINDOW
- 46. WINDOW
- 47. WINDOW
- 48. WINDOW
- 49. WINDOW
- 50. WINDOW
- 51. WINDOW
- 52. WINDOW
- 53. WINDOW
- 54. WINDOW
- 55. WINDOW
- 56. WINDOW
- 57. WINDOW
- 58. WINDOW
- 59. WINDOW
- 60. WINDOW
- 61. WINDOW
- 62. WINDOW
- 63. WINDOW
- 64. WINDOW
- 65. WINDOW
- 66. WINDOW
- 67. WINDOW
- 68. WINDOW
- 69. WINDOW
- 70. WINDOW
- 71. WINDOW
- 72. WINDOW
- 73. WINDOW
- 74. WINDOW
- 75. WINDOW
- 76. WINDOW
- 77. WINDOW
- 78. WINDOW
- 79. WINDOW
- 80. WINDOW
- 81. WINDOW
- 82. WINDOW
- 83. WINDOW
- 84. WINDOW
- 85. WINDOW
- 86. WINDOW
- 87. WINDOW
- 88. WINDOW
- 89. WINDOW
- 90. WINDOW
- 91. WINDOW
- 92. WINDOW
- 93. WINDOW
- 94. WINDOW
- 95. WINDOW
- 96. WINDOW
- 97. WINDOW
- 98. WINDOW
- 99. WINDOW
- 100. WINDOW

- 1. WINDOW
- 2. WINDOW
- 3. WINDOW
- 4. WINDOW
- 5. WINDOW
- 6. WINDOW
- 7. WINDOW
- 8. WINDOW
- 9. WINDOW
- 10. WINDOW
- 11. WINDOW
- 12. WINDOW
- 13. WINDOW
- 14. WINDOW
- 15. WINDOW
- 16. WINDOW
- 17. WINDOW
- 18. WINDOW
- 19. WINDOW
- 20. WINDOW
- 21. WINDOW
- 22. WINDOW
- 23. WINDOW
- 24. WINDOW
- 25. WINDOW
- 26. WINDOW
- 27. WINDOW
- 28. WINDOW
- 29. WINDOW
- 30. WINDOW
- 31. WINDOW
- 32. WINDOW
- 33. WINDOW
- 34. WINDOW
- 35. WINDOW
- 36. WINDOW
- 37. WINDOW
- 38. WINDOW
- 39. WINDOW
- 40. WINDOW
- 41. WINDOW
- 42. WINDOW
- 43. WINDOW
- 44. WINDOW
- 45. WINDOW
- 46. WINDOW
- 47. WINDOW
- 48. WINDOW
- 49. WINDOW
- 50. WINDOW
- 51. WINDOW
- 52. WINDOW
- 53. WINDOW
- 54. WINDOW
- 55. WINDOW
- 56. WINDOW
- 57. WINDOW
- 58. WINDOW
- 59. WINDOW
- 60. WINDOW
- 61. WINDOW
- 62. WINDOW
- 63. WINDOW
- 64. WINDOW
- 65. WINDOW
- 66. WINDOW
- 67. WINDOW
- 68. WINDOW
- 69. WINDOW
- 70. WINDOW
- 71. WINDOW
- 72. WINDOW
- 73. WINDOW
- 74. WINDOW
- 75. WINDOW
- 76. WINDOW
- 77. WINDOW
- 78. WINDOW
- 79. WINDOW
- 80. WINDOW
- 81. WINDOW
- 82. WINDOW
- 83. WINDOW
- 84. WINDOW
- 85. WINDOW
- 86. WINDOW
- 87. WINDOW
- 88. WINDOW
- 89. WINDOW
- 90. WINDOW
- 91. WINDOW
- 92. WINDOW
- 93. WINDOW
- 94. WINDOW
- 95. WINDOW
- 96. WINDOW
- 97. WINDOW
- 98. WINDOW
- 99. WINDOW
- 100. WINDOW

SOUTH ELEVATION
SCALE: 1/4"=1'-0"

SOUTH ELEVATION
SCALE: 1/4"=1'-0"



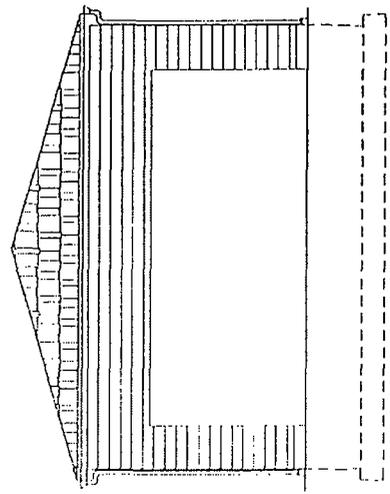
PROPERTY LINE

PROPERTY LINE

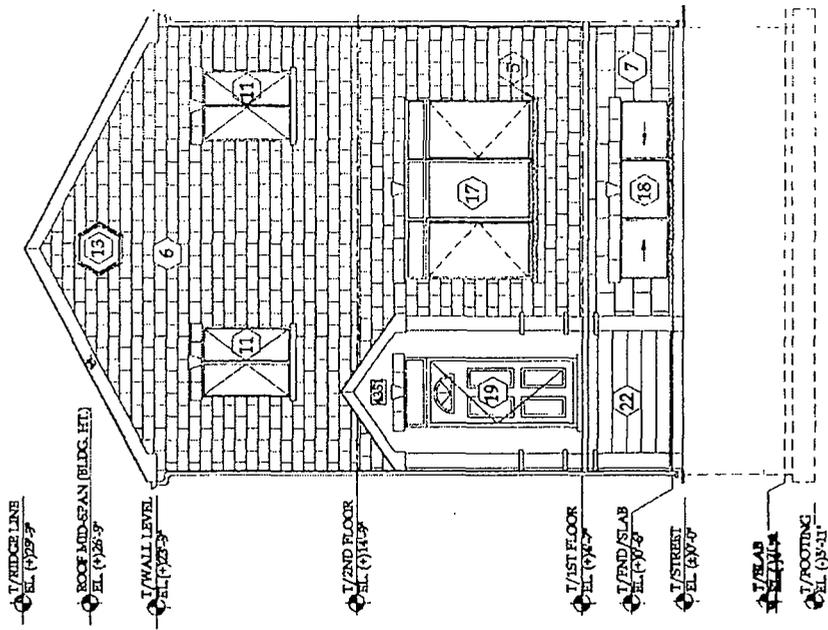
ELEVATION - WEST

Final for Publication

- 1/ RIDGE LINE
EL. (+13'-0")
- 1/ WALL
EL. (+16'-0")
- 1/ DOOR
EL. (+9'-0")
- 1/ GRADE LEVEL
EL. (+0'-0")
- 1/ FOOTING
EL. (-3'-0")



WEST ELEVATION
SCALE: 1/4"=1'-0"

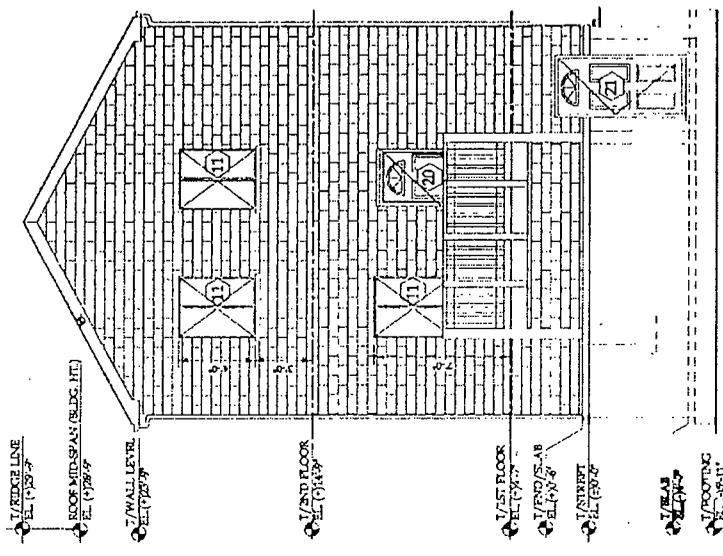


- 1/ RIDGE LINE
EL. (+22'-3")
- ROOF MID-SPAN (BLDG. HT.)
EL. (+28'-3")
- 1/ WALL LEVEL
EL. (+23'-3")
- 1/ END FLOOR
EL. (+14'-0")
- 1/ 1ST FLOOR
EL. (+8'-0")
- 1/ END SLAB
EL. (+8'-0")
- 1/ STREET
EL. (+0'-0")
- 1/ SLAB
EL. (-1'-0")
- 1/ FOOTING
EL. (-3'-11")

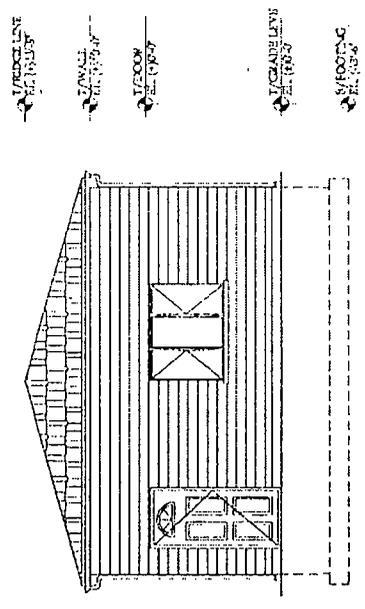
WEST ELEVATION

ELEVATION – EAST

Final for Publication



EAST ELEVATION



EAST ELEVATION SCALE: 1/4"=1'-0"