



City of Chicago



SO2020-2375

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 5/20/2020 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 9-F at 3501-3519 N Halsted St - App No. 20415T1 |
| 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 C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 9-F in the area bounded by

A line 208.39 feet north of and parallel to West Cornelia Avenue; a line 65 feet west of and parallel to North Halsted Street; a line 125 feet north of and parallel to West Cornelia Avenue; a line 100 feet west of and parallel to North Halsted Street; West Cornelia Street; and North Halsted Street

to those of a C1-5 Neighborhood Commercial District.

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

Common Address of Property: 3501-3519 North Halsted Street, Chicago, Illinois

Final for Publication

SUBSTITUTE
PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
3501-3519 North Halsted

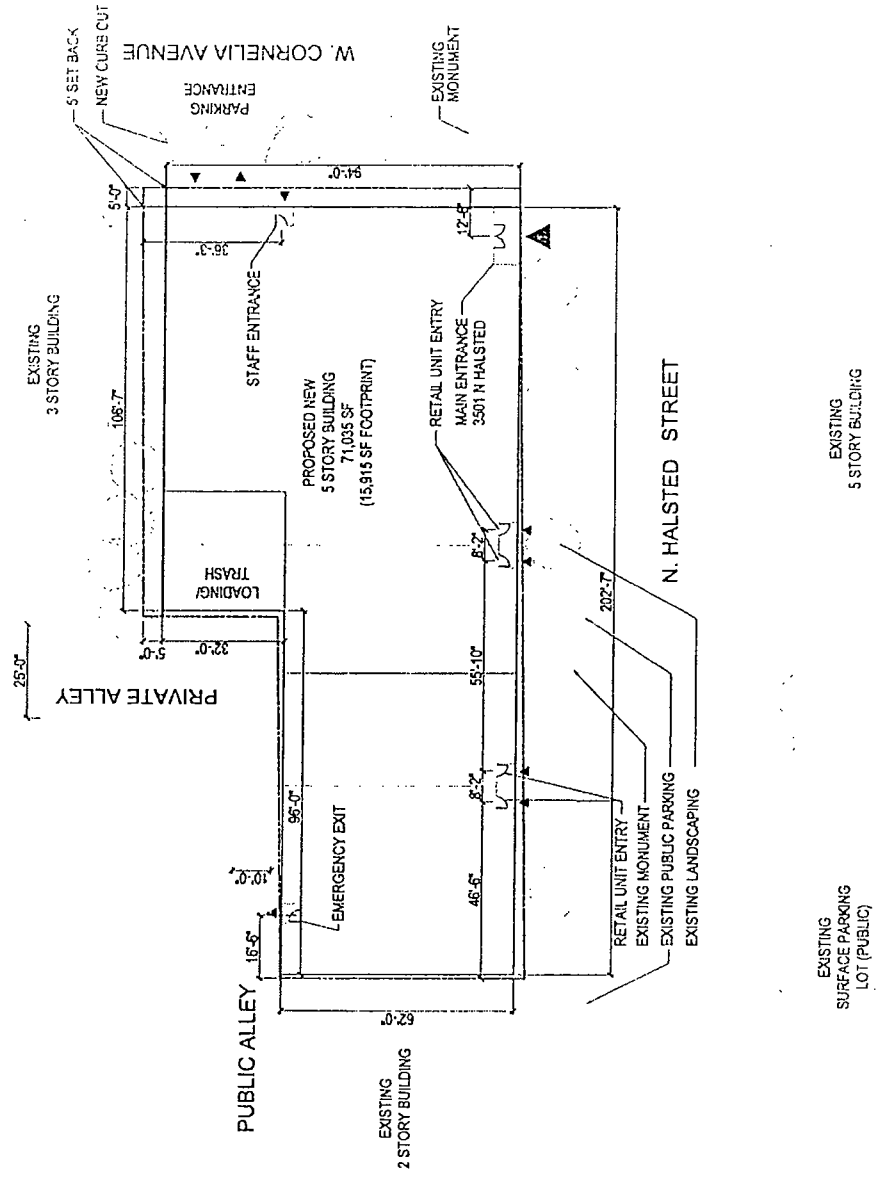
C1-5 Neighborhood Commercial District

The applicant is requesting a zoning amendment from a C1-2 Neighborhood Commercial District to a C1-5 Neighborhood Commercial District to construct a 5 story medical office building. The first floor of the building will contain 7,600 square feet of retail. The building will contain 27 parking spaces and 20 bicycle spaces. The height of the building is 67 feet. The property is on a pedestrian street (Halsted) and in a transit served location within 2,640 feet from the CTA Red Line Addison Station.

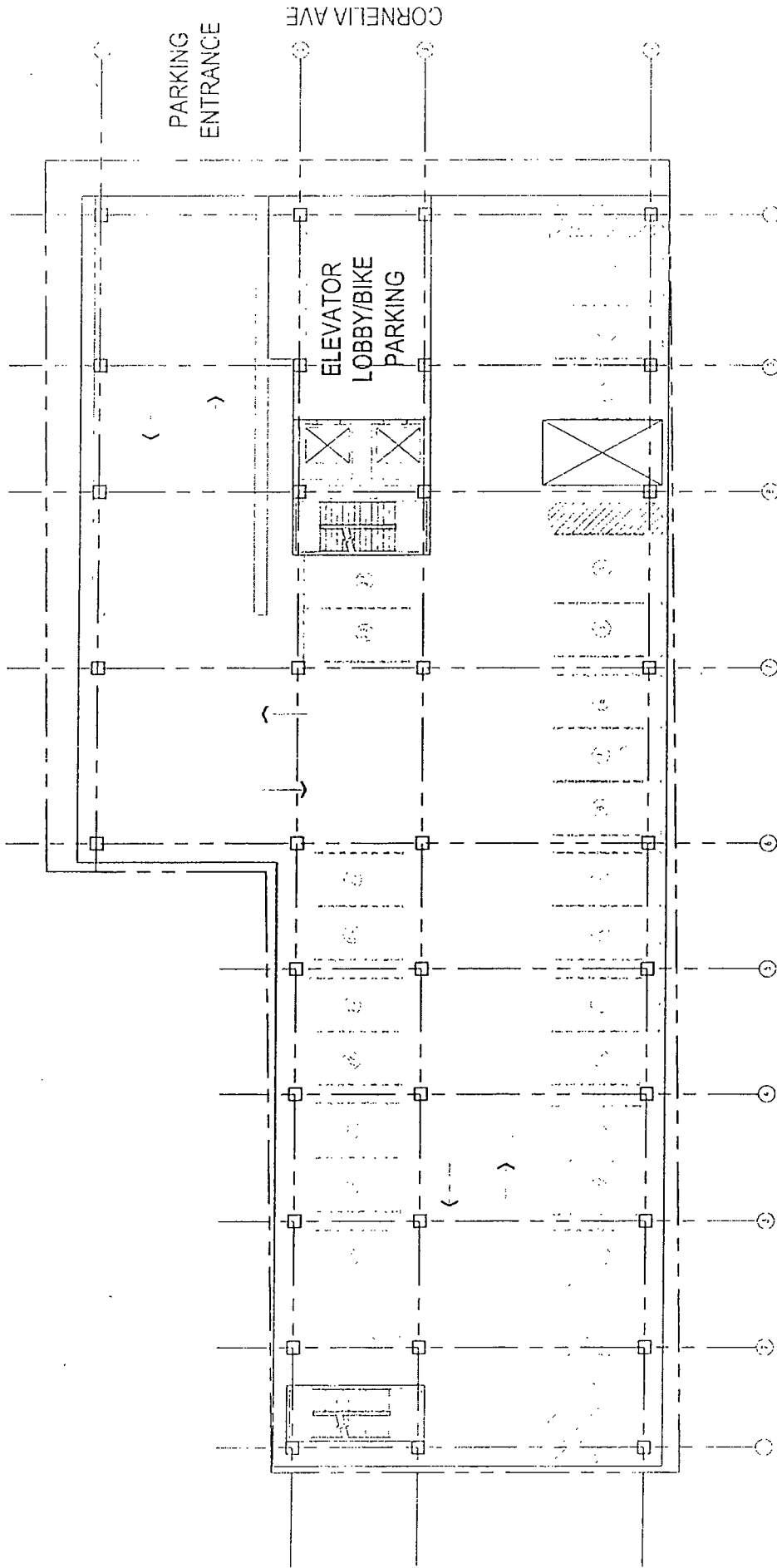
| | PROPOSED |
|-----------------|-----------|
| Lot Area | 17,931 SF |
| Parking | 27 |
| Rear Setback | 5 feet |
| East Setback | 5 feet |
| West Setback | 0 |
| Front Setback | 0 |
| FAR | 3.96 |
| Building Height | 67 feet |

*This is a transit served location.

Final for Permitting

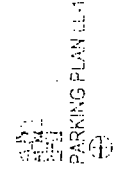


Final for Publication

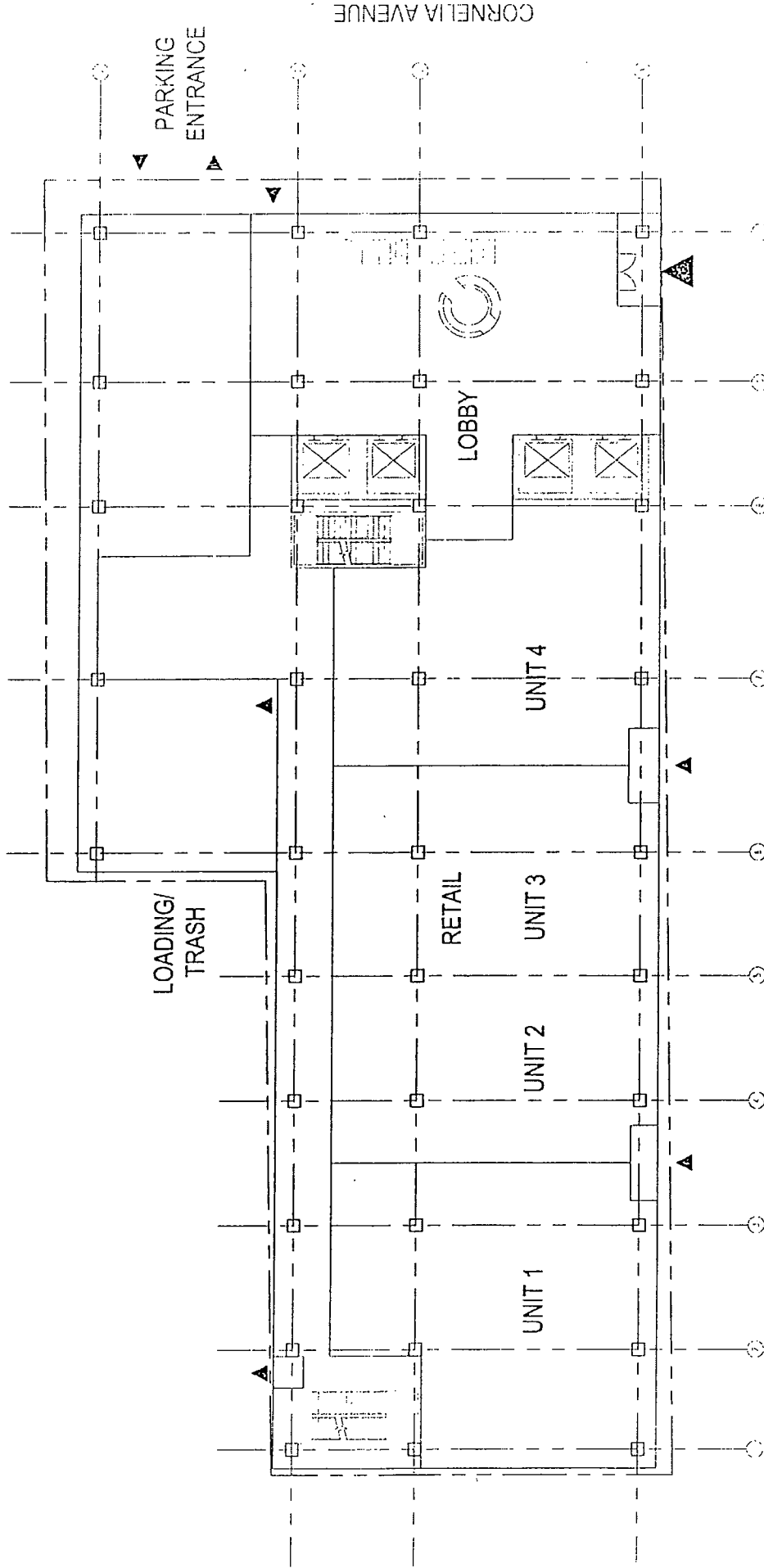


TOTAL AUTO PARKING: 27
ACCESSIBLE PARKING: 2
BIKE PARKING: 20

HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3501 - 3519 N HALSTED STREET
CHICAGO, ILLINOIS 60657



Plan for Foundation

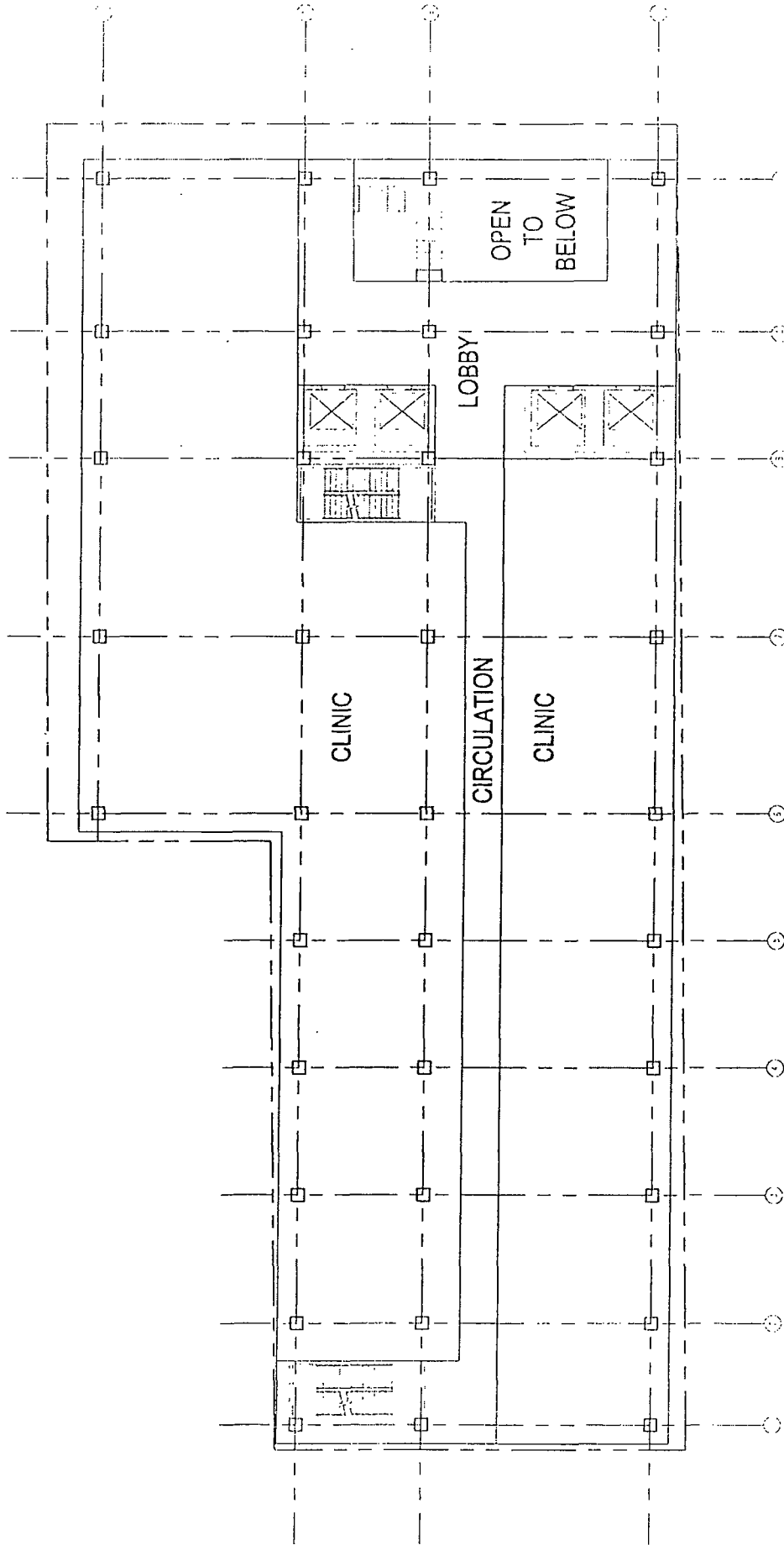


HOWARD BROWN HEALTH
 NEW CLINIC BUILDING
 3501 - 3519 N HALSTED STREET
 CHICAGO, ILLINOIS 60657

ITR AVE
 211 W. Wacker Dr. Suite 1650
 Chicago, IL 60606

1ST FLOOR PLAN

Final for Publication

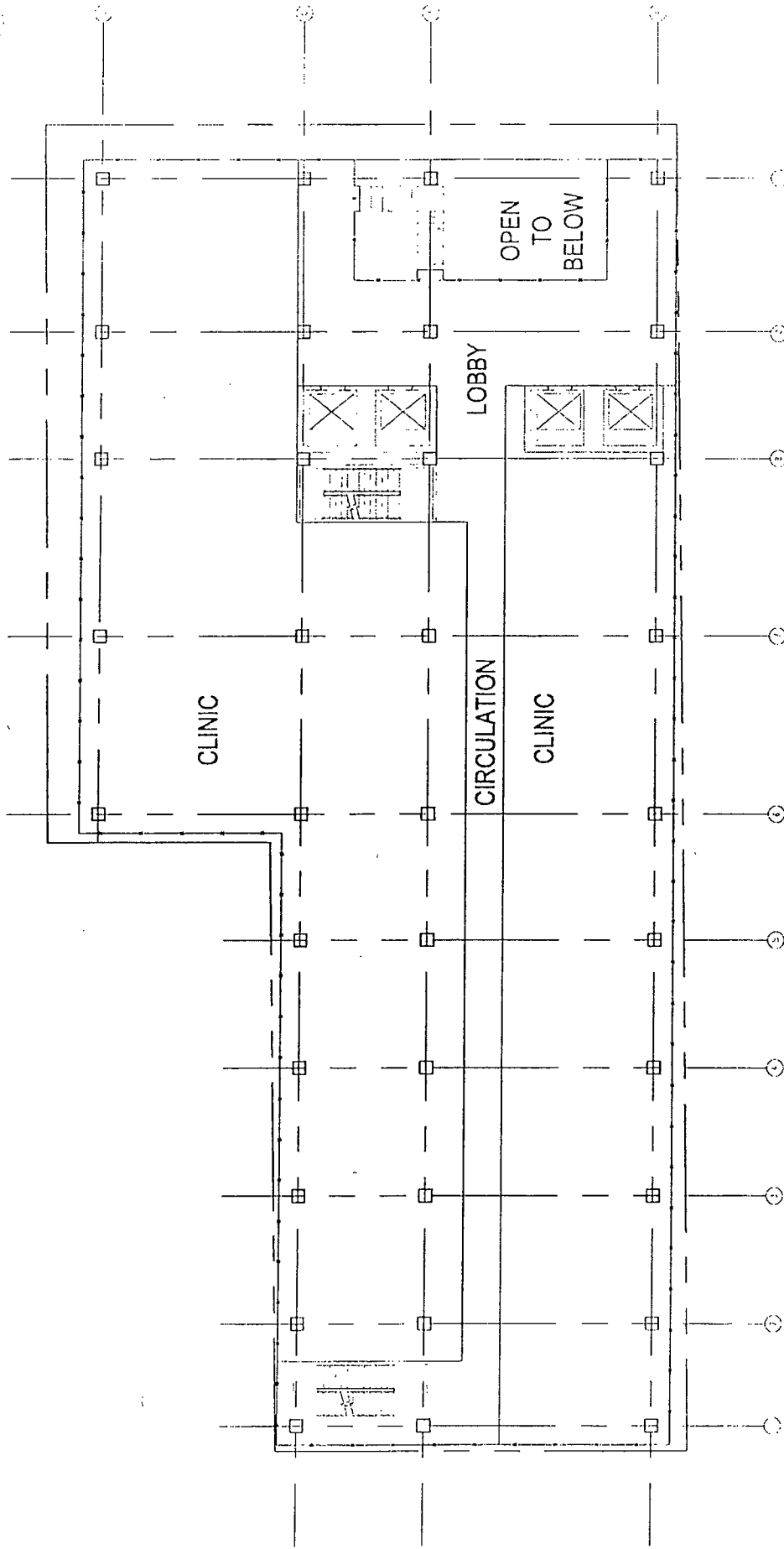


2ND FLOOR PLAN

HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3501 - 3519 N HALSTED STREET
CHICAGO, ILLINOIS 60657

TRAVE
211 W. Wacker Dr., Suite 1650
Chicago, IL 60606

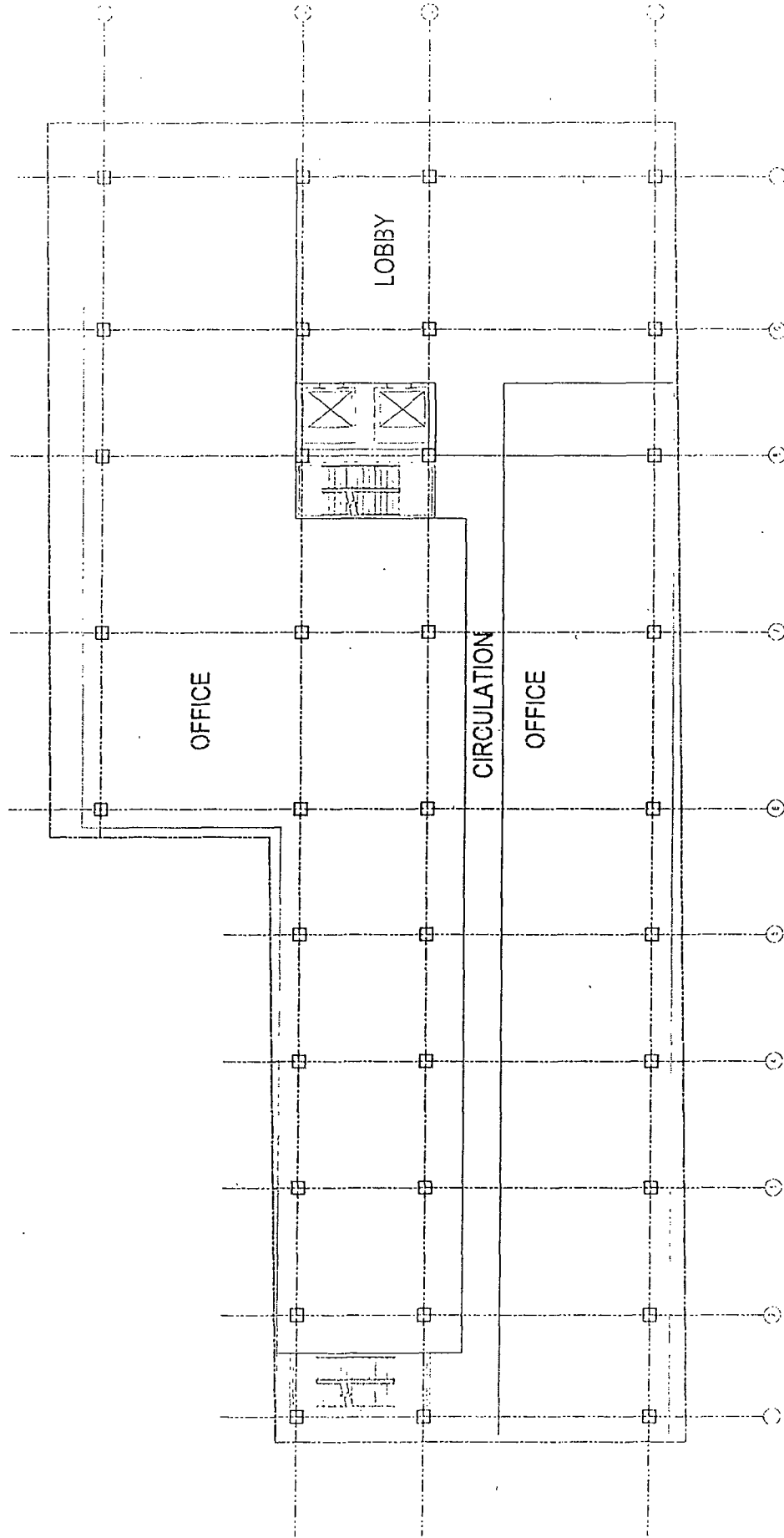
Final for Publication



HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3501 - 3518 N HALSTED STREET
CHICAGO, ILLINOIS 60657

3RD FLOOR PLAN

Final for Publication

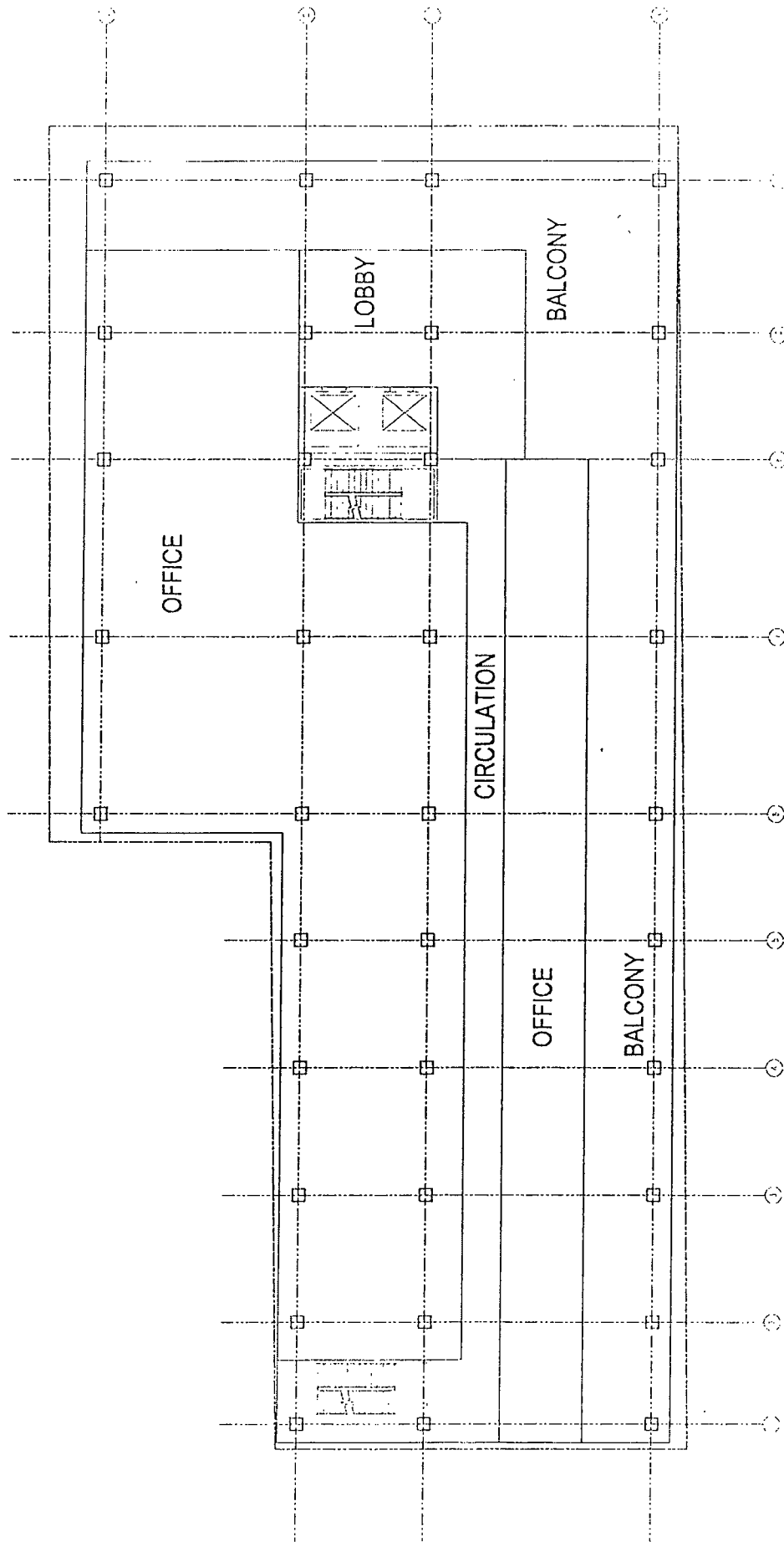


HOWARD BROWN HEALTH
NEW CLINIC BUILDING
4TH FLOOR PLAN

HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3501 - 3519 N HALSTED STREET
CHICAGO, ILLINOIS 60657

ITRAVE
211 W. Wacker Dr., Suite 1553
Chicago, IL 60606

Final for Permitted



HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3501 N HALSTED STREET
CHICAGO, ILLINOIS 60657

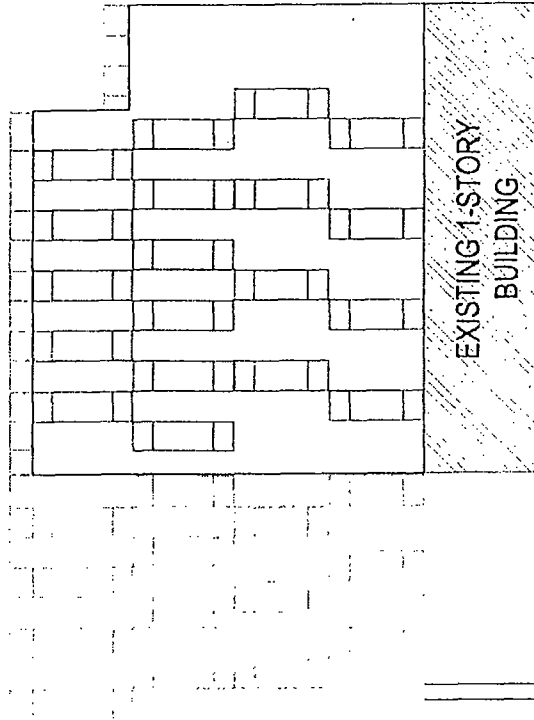
TRAVE
211 W. Wacker Dr. Suite 1650
Chicago, IL 60606

5TH FLOOR PLAN

Final for Publication

ROOF
70'-0"

ROOF JOIST
67'-0"



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

TRAVE
211 W. Wacker Dr., Suite 1650
Chicago, IL 60606

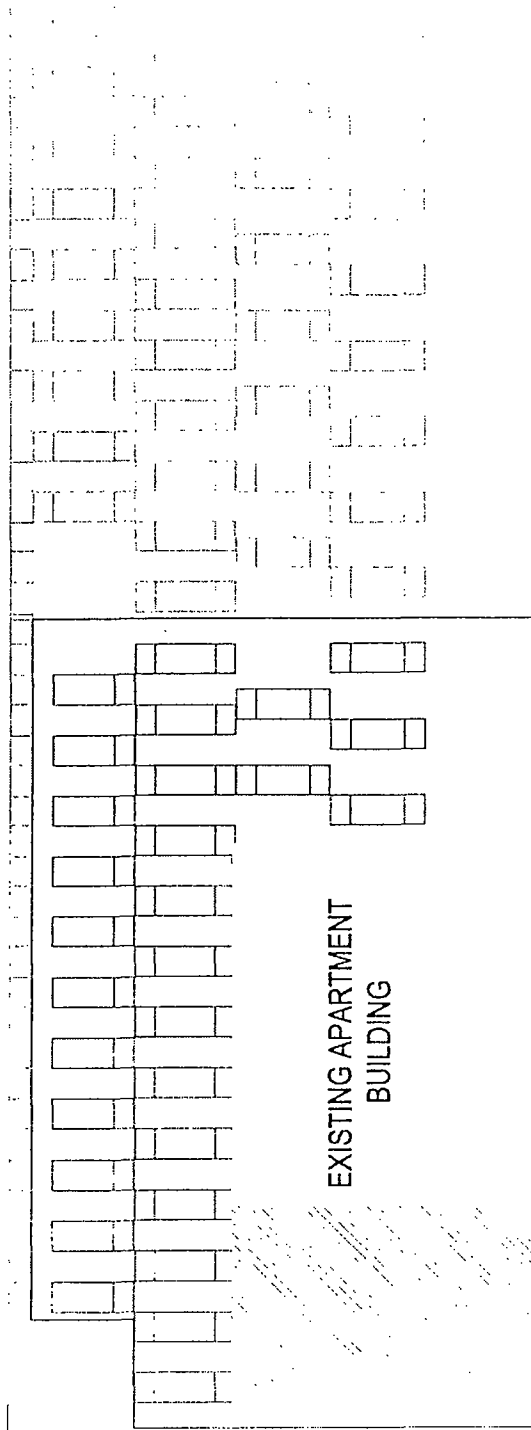
HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3501 - 3519 N HALSTED STREET
CHICAGO, ILLINOIS 60657

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

Final for Publication


1/ROOF
70'-0"

1/ROOF JOIST
57'-3"




EXISTING APARTMENT
BUILDING

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

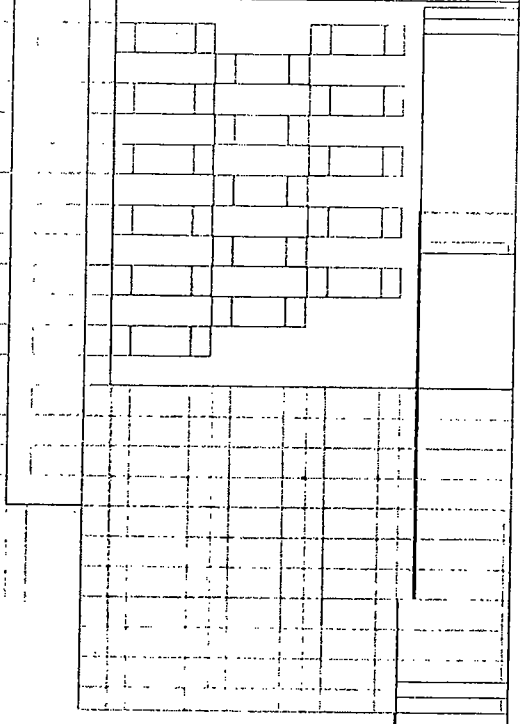
 ITR AVE
211 W. Wacker Dr., Suite 1550
Chicago, IL 60606

HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3501 - 3519 N HALSTED STREET
CHICAGO, ILLINOIS 60657

 EAST ELEVATION

Final for Publication

ROOF
70'-0"
ROOF JOIST
67'-0"



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

OTC TRAVE
211 W. Wacker Dr., Suite 1550
Chicago, IL 60605

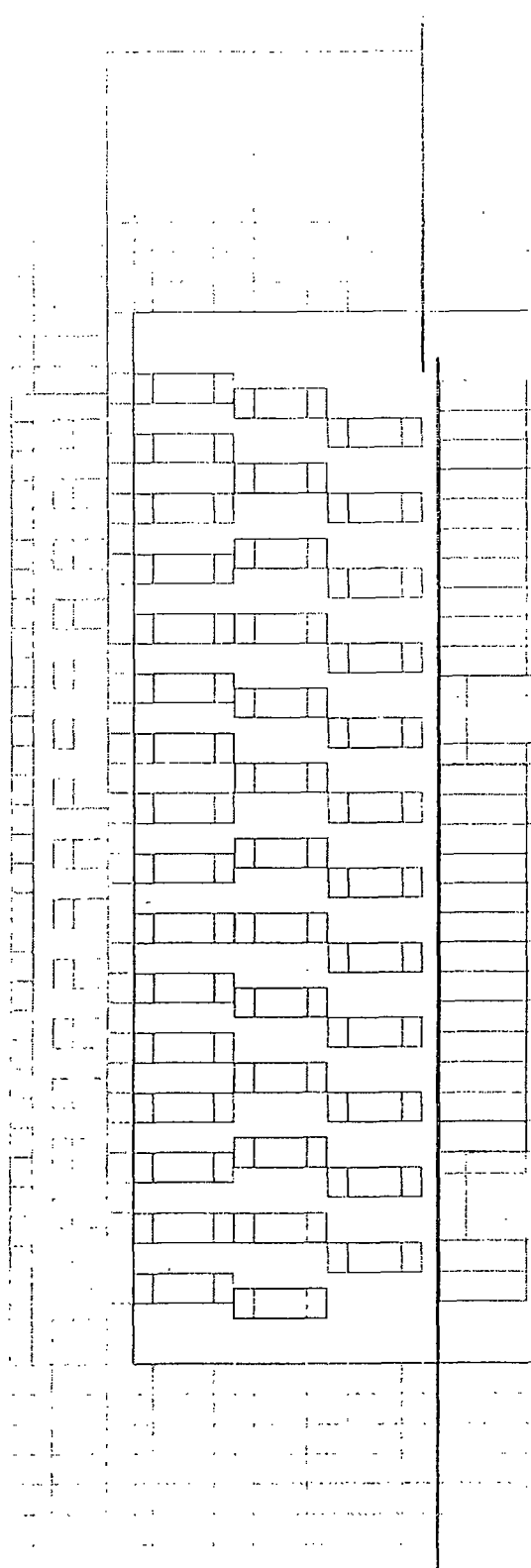
HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3501 - 3519 N HALSTED STREET
CHICAGO, ILLINOIS 60657

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

Final for Submittal

ROOF
79'-0"

ROOF JOIST
67'-0"



WEST ELEVATION ON HALSTED STREET



TRAVE
211 W. Wacker Dr., Suite 1600
Chicago, IL 60605

HOWARD BROWN HEALTH
NEW CLINIC BUILDING
3301 - 3519 N HALSTED STREET
CHICAGO, ILLINOIS 60657

WEST ELEVATION