



City of Chicago



SO2017-6197

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/6/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-F at 3849-3859 S Halsted St and 3856-3858 S Emerald Ave - App No. 19366T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19366 T1
INTRO. DATE:
SEPT. 6, 2017

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 RS3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.8-F in the area bounded by

a line 120 feet north of and parallel to West Pershing Road; the alley next east of and parallel to South Halsted Street; a line 48 feet north of and parallel to West Pershing Road; South Emerald Avenue; West Pershing Road; and South Halsted Street,

to those of a B1-2 Neighborhood 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 due publication.

Common address of property: 3849-59 South Halsted Street, and
3856-58 South Emerald Avenue

SUBSTITUTE

NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT

3849-59 S. HALSTED & 3856-58 S. Emerald Ave

The Applicant intends to amend the underlying zoning of both parcels from the existing M1-2 and RS3 to a B1-2 in order to construct a two-story bank facility with drive-through service facility and on-site accessory parking for 11 vehicles in Parcel A. The first floor would include lobby, teller stations, customer service desks and branch manager's office. The second floor would contain additional offices, conference room, break room and toilet rooms. An additional ten parking spaces will be provided off site on Parcel B.

ZONING: B1-2

LOT AREA: 14,844 sf (Parcel A) and 5,937 sf. (Parcel B)

FLOOR AREA RATIO: 0.44 (Parcel A), 0 (B) no building

BUILDING AREA: 6,500 square feet

OFF-STREET PARKING: 21 spaces

FRONT SETBACK: 4 feet 0 inches (Halsted)

REAR SETBACK: 60 feet 0 inches

SIDE SETBACK: 33 feet on North and 1 feet 4 inches on South =TOTAL 34 feet 4 inches

BUILDING HEIGHT: 36 feet 0 inches (Roof mean height)

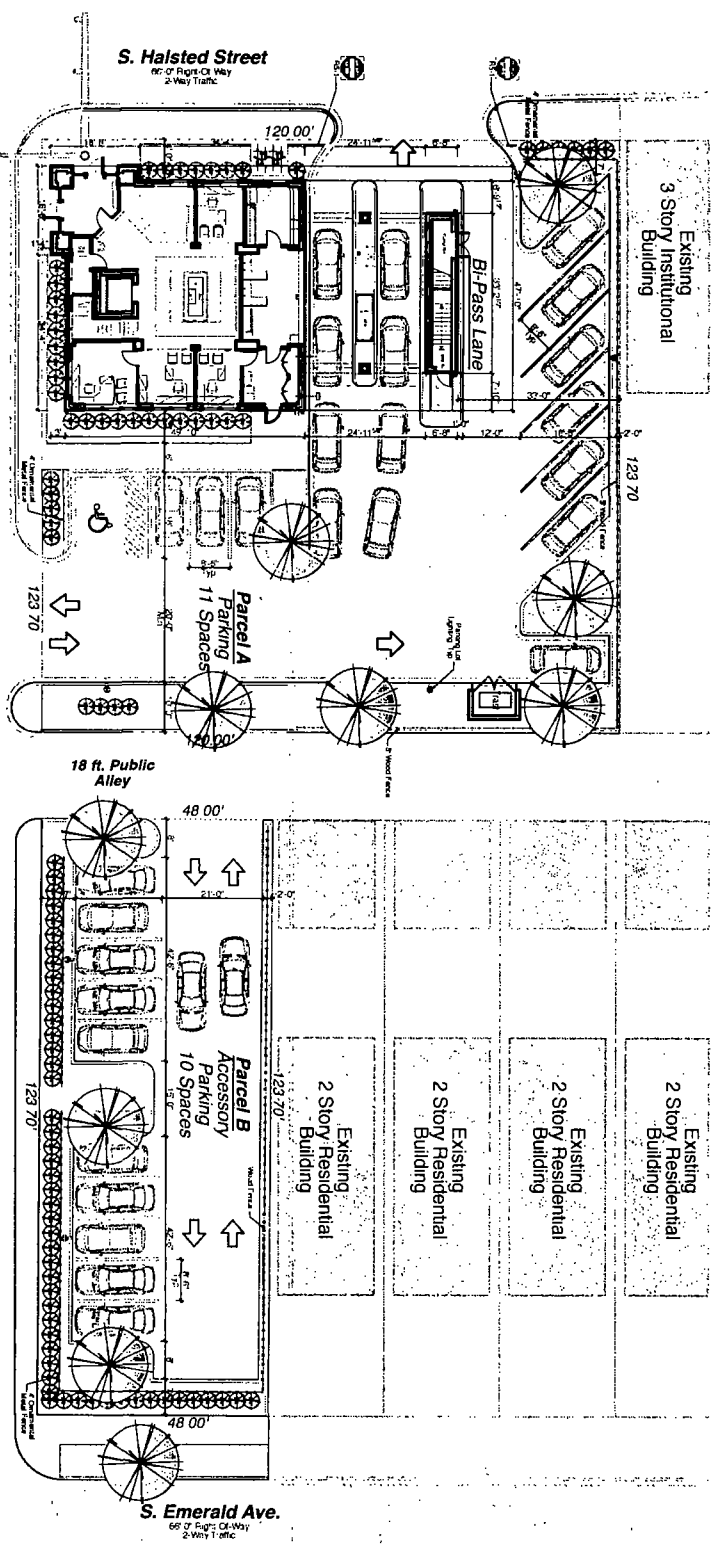
The building design and exterior materials are intended to make reference to the character of the Exchange Buildings that once occupied the surrounding site in the former Union Stock Yard. Exterior materials include brick and stone with building features including arched window openings and dormered roof.

Elevations are attached.

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Site Plan
 Scale 1" = 40'



Lakeside Bank LLC
 developer



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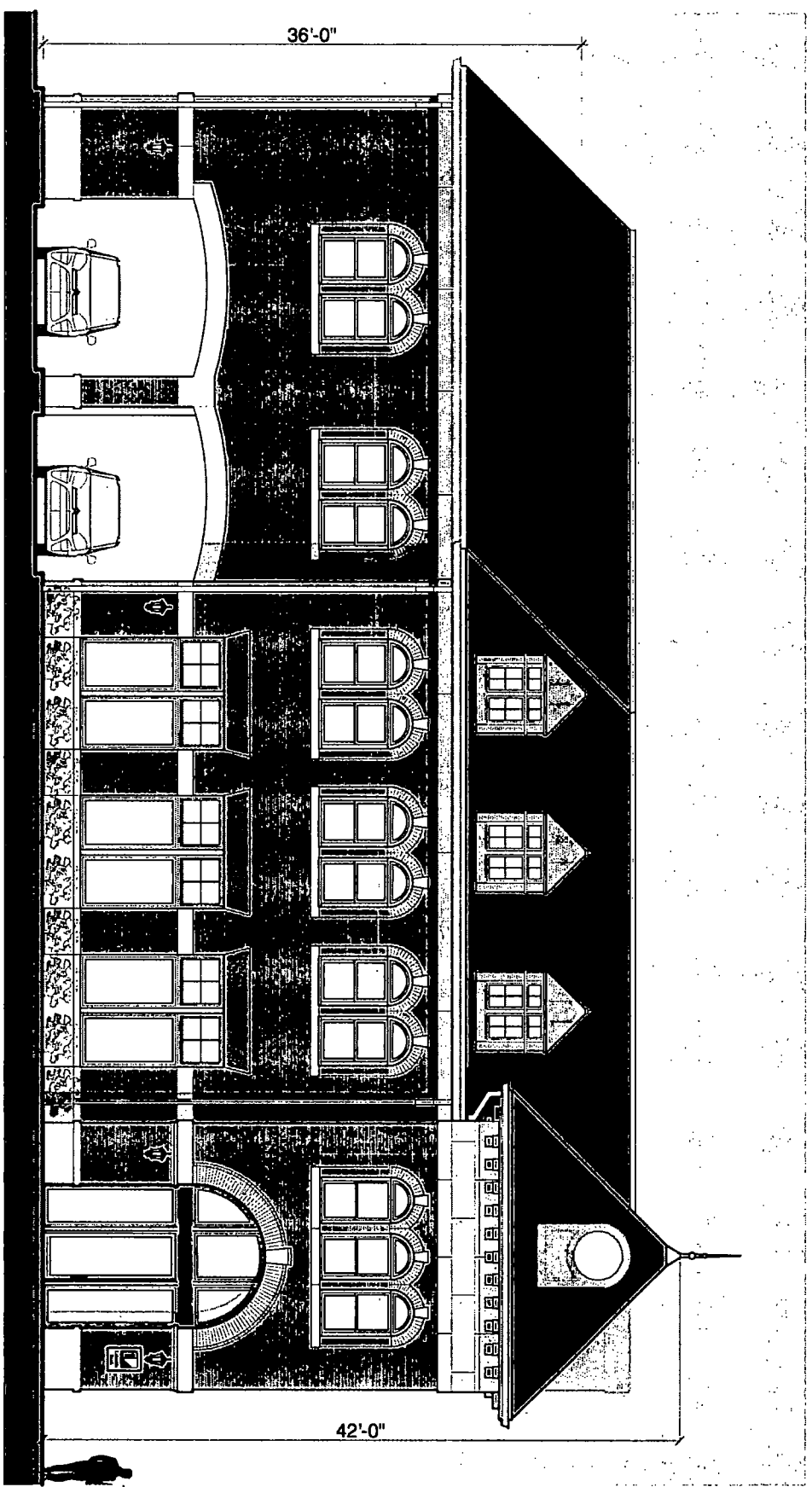
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West Elevation
Scale 3/32" = 1'-0"



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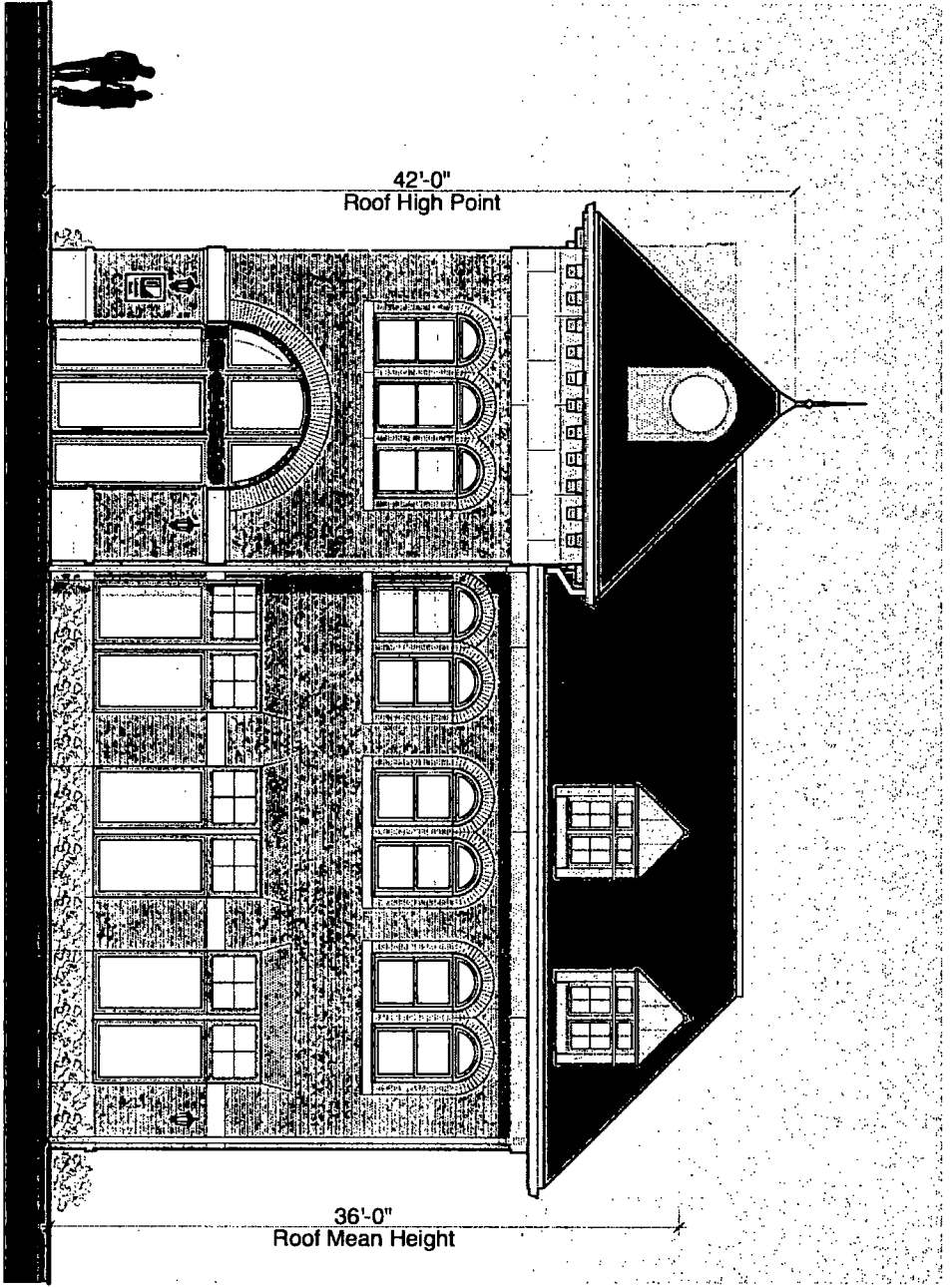
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Halsted & Pershing
Halsted & Pershing
Chicago, IL

South Elevation
Scale 3/32" = 1'-0"



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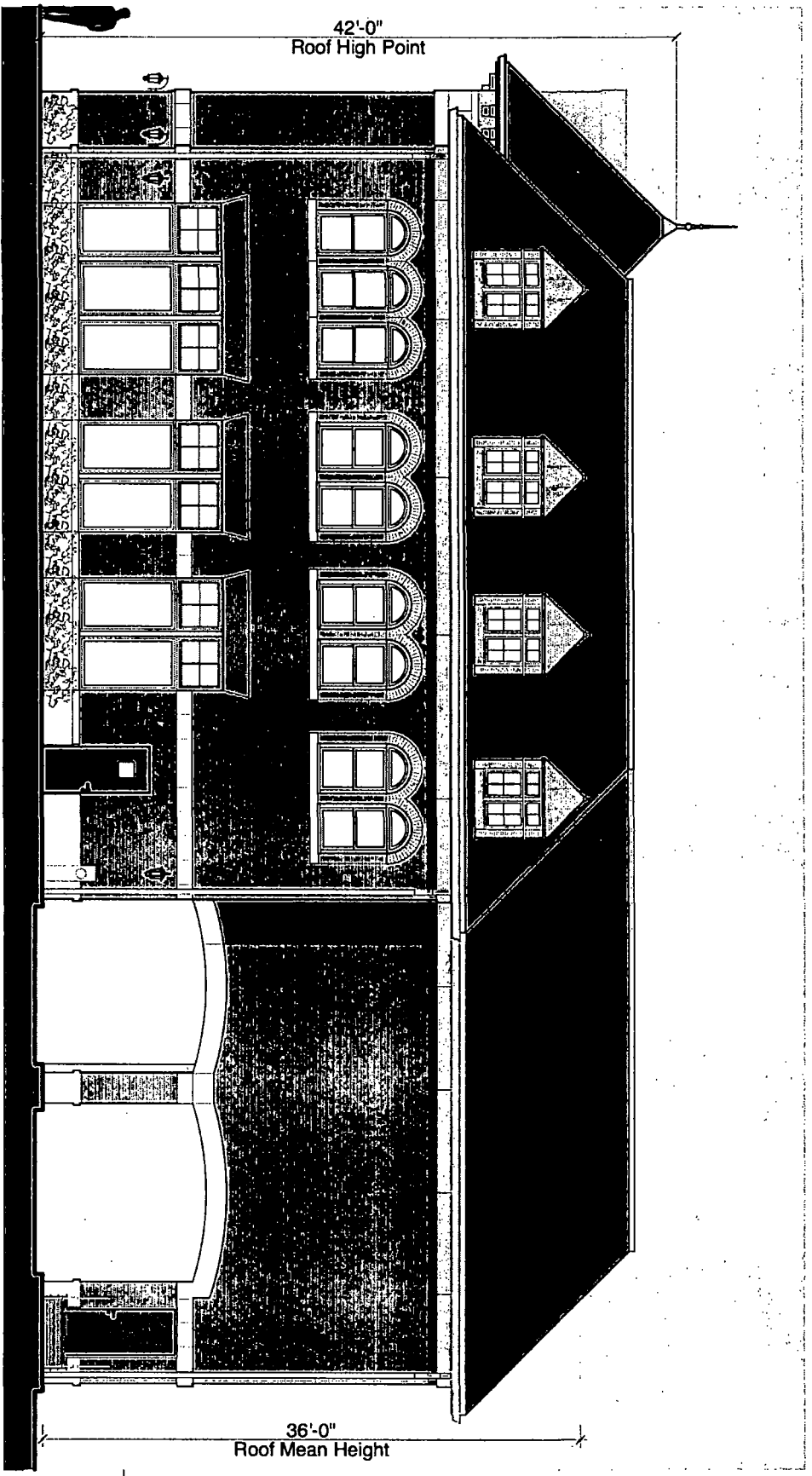
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East Elevation
 Scale: 3/32" = 1'-0"



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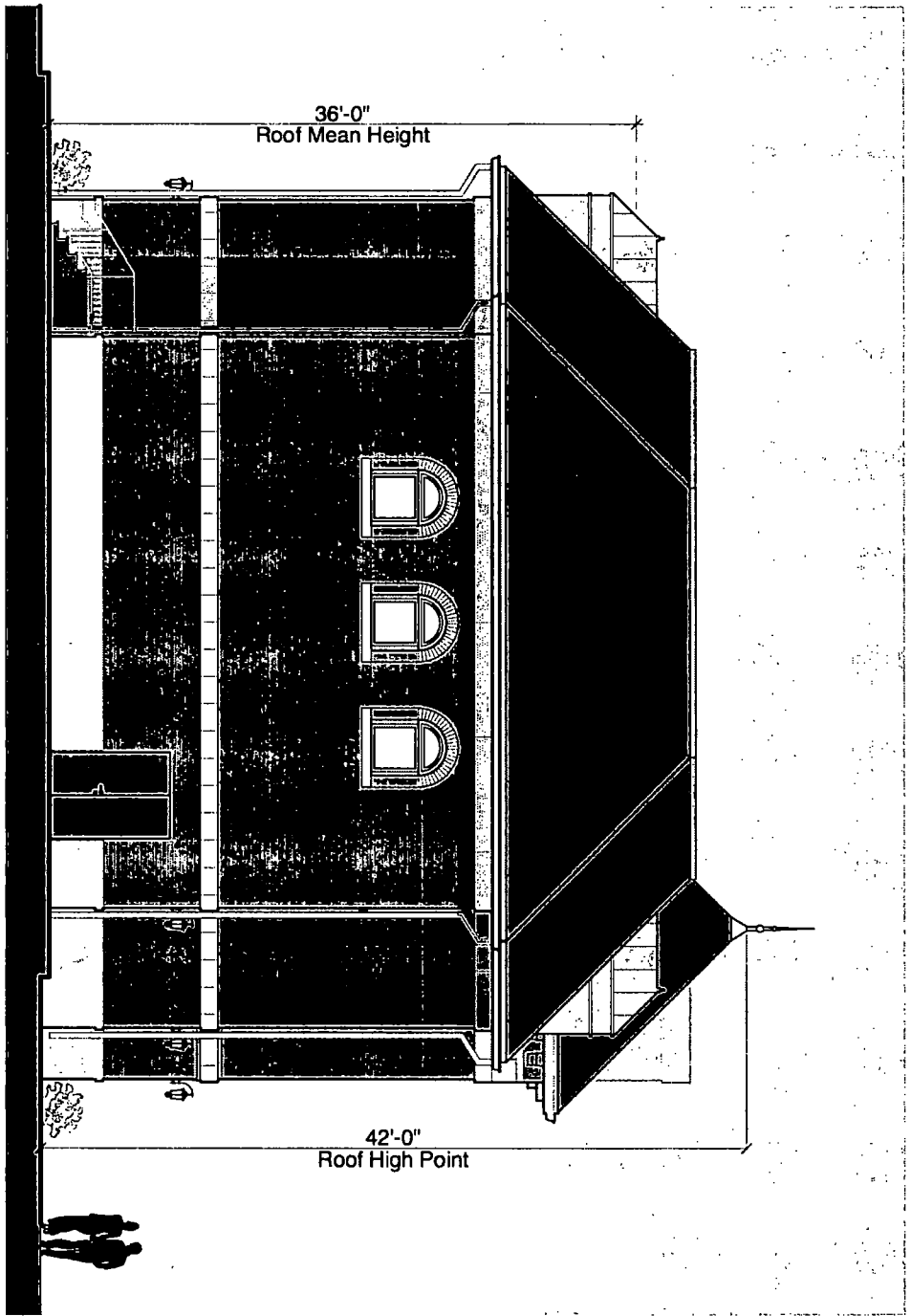
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North Elevation
Scale 3/32" = 1'-0"



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P/H # #Pin

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