



City of Chicago



O2016-4801

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 2542-2550 N Halsted St - App No. 18875T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18875 TI
INTRO. DATE
JUNE 22, 2016

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 B3-3 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by

The alley next west and parallel to North Halsted Street; a line 193.5 feet north of
and parallel to West Lill Avenue; North Halsted Street; a line 97.50 feet north of and
parallel to West Lill Avenue

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.

CHICAGO
JUN 22 2016

Common Address of Property: 2542-2550 N Halsted Street

NARRATIVE 2542-50 N Halsted Street

B3-3 to C1-5

In order to allow for the expansion of the existing restaurant, bar and PPA business at 2546-50 N Halsted Street for commercial space on the ground floor and partial second floor totaling 12,480 square feet and 2 additional residential dwelling units on the second and third floors for a total of 3 dwelling units.. The height of the building will be 34 feet 6 inches and there will be 3 parking spaces.

FAR	2.50
Lot Area	11,920 Square Feet
Minimum Lot Area per Dwelling Unit	3,840 Square Feet
Building Area	23,421 Square Feet
No. of Units	3 Dwelling Units
Bldg Height	34 Feet 6 Inches
Front Setback	0
Rear Setback	31 Feet
North Side Setback	0
South Side Setback	3
Parking	3

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

116'-11"

EXISTING SECOND FLOOR ROOF

EXISTING SECOND FLOOR DECK BELOW

EXISTING FIRST FLOOR ROOF BELOW

MAIN RECEPTION 311 SF

OFFICE 111 SF

OFFICE 111 SF

CONFERENCE 111 SF

RESTROOM 111 SF

KITCHEN 111 SF

CORRIDOR 111 SF

UNIT 3

UPPER DECK 111 SF

WALL LEGEND

- EXISTING WALLS
- NEW EXTERIOR WALLS
- NEW INTERIOR WALLS

3/16" = 1'-0"

PROPOSED THIRD FLOOR ADDITION AND ROOF BELOW

Graphic Scale (IN FEET)

0 5 10 15

3/16

3/16" = 1'-0"

Graphic Scale (in feet) 3/16

3/16

WALL LEGEND

	EXISTING WALLS
	NEW EXTERIOR WALLS
	NEW INTERIOR WALLS

Date	04-18-18
Drawn by	MDH
Checked by	MD

ISSUED FOR PERMIT
18-05-18

REVISIONS
1 05-08-18
1

SHEET NO	A-3
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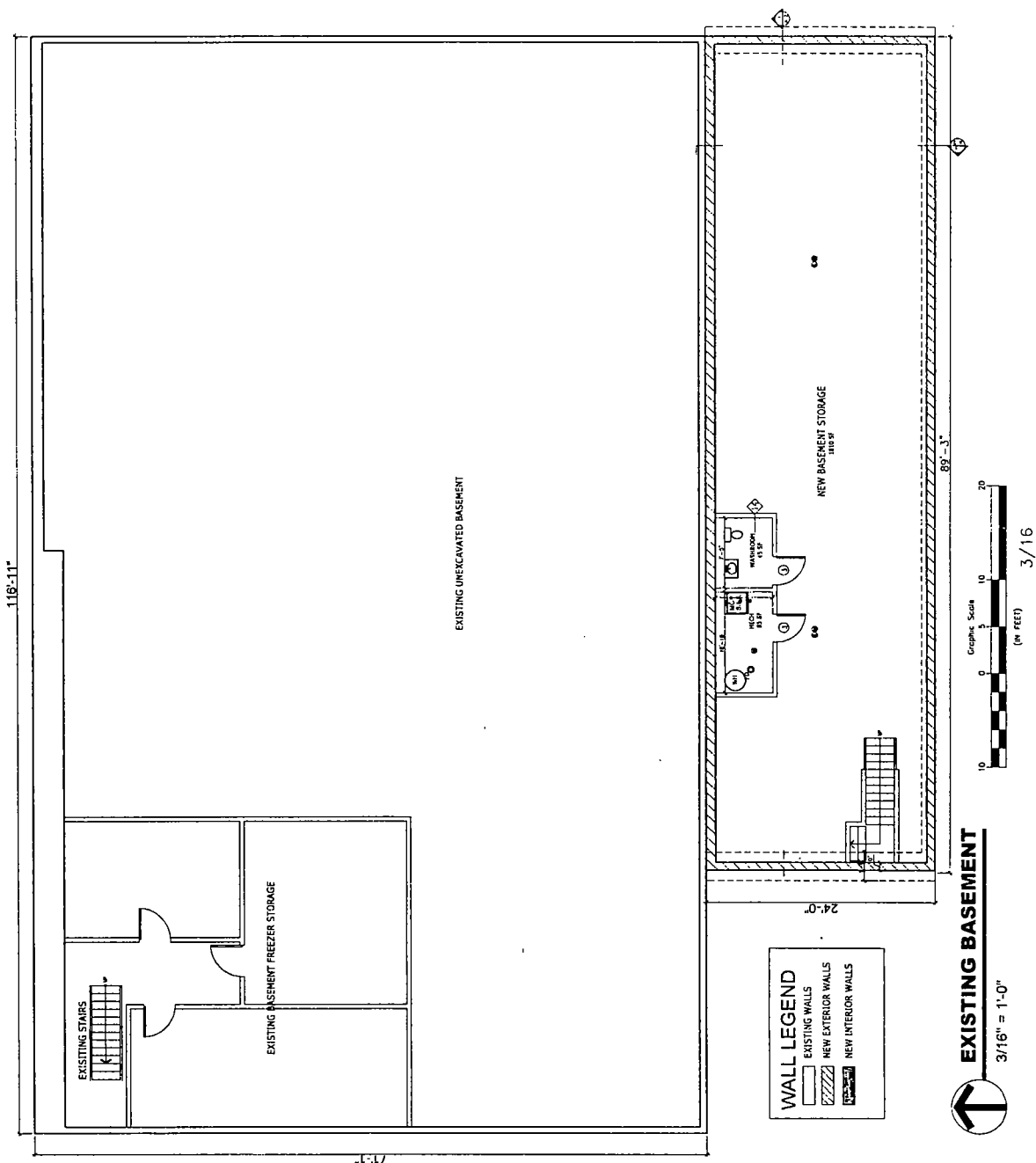
CIT MOBILE

SHEET NOTES

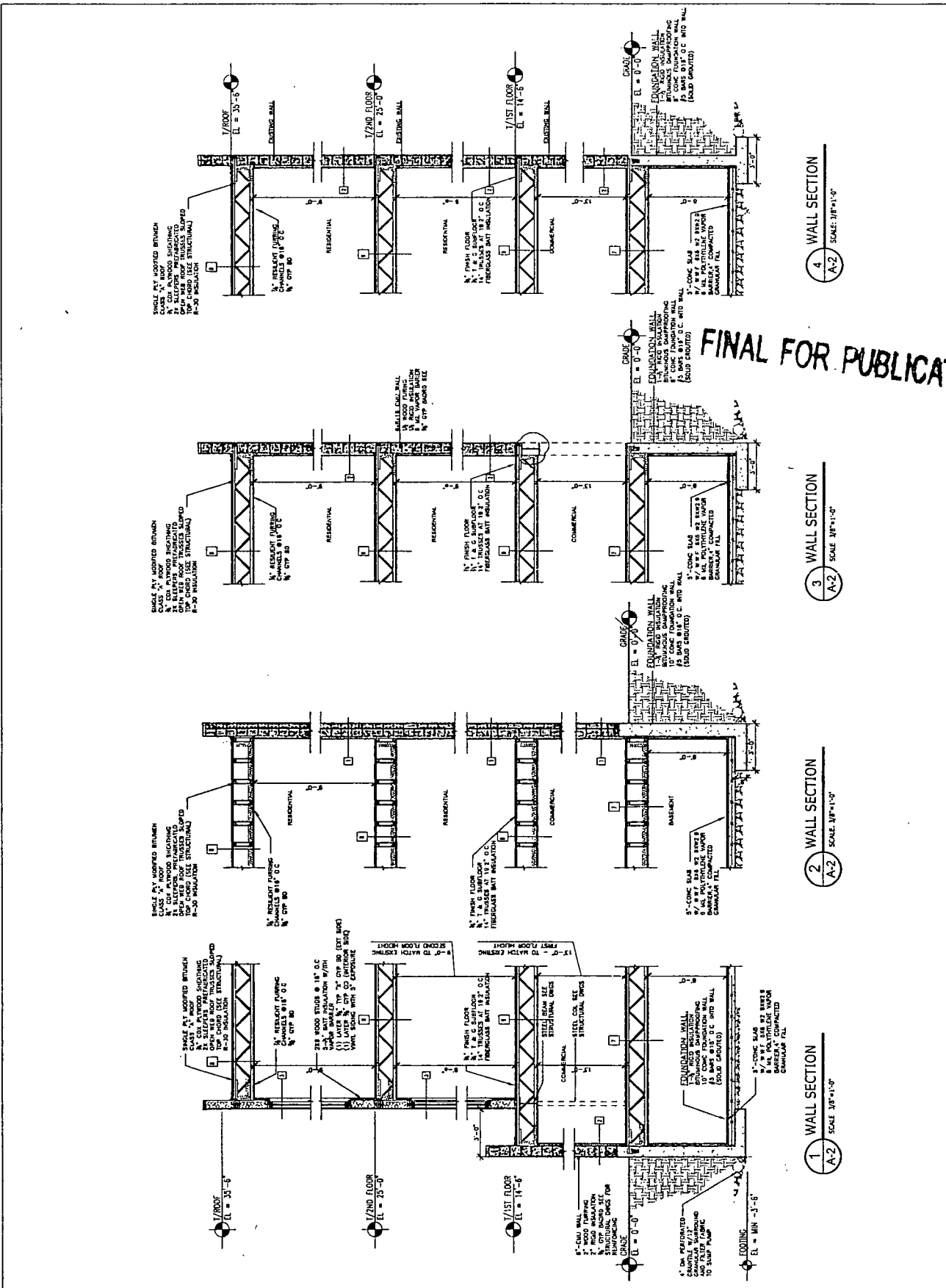


A-3

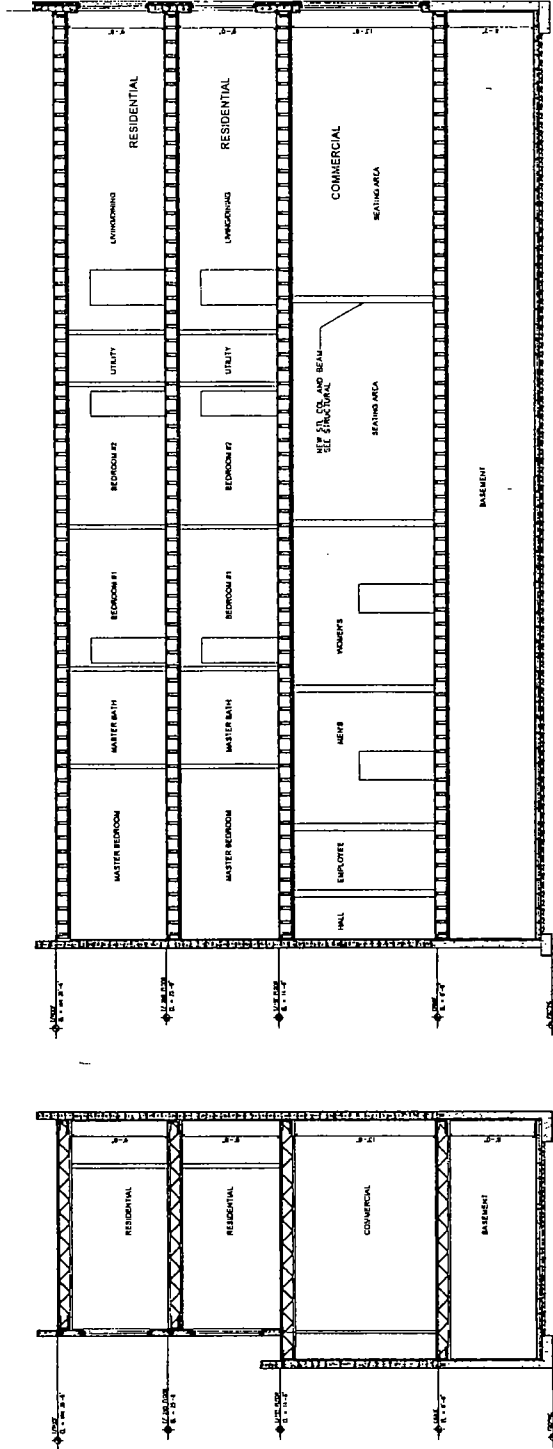
ARIYON LLC ARCHITECTS & ENGINEERS 1000 WEST 10TH AVENUE SUITE 1000 CHICAGO, IL 60604-1119 TEL: 312-464-1199 FAX: 312-464-1199		EXISTING & PROPOSED BASEMENT	2542-50 N HALSTED CHICAGO, ILLINOIS	Date: 08-13-15 Drawn by: MJC Checked by: SK	ISSUED FOR PERMIT 10-22-15	REVISIONS 1 10-28-18 2 3	A-4 SHEET NO
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FINAL FOR PUBLICATION

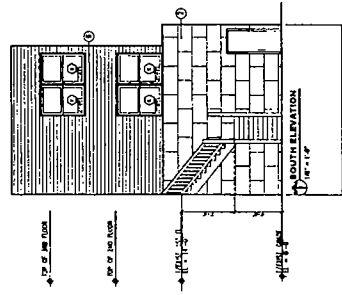


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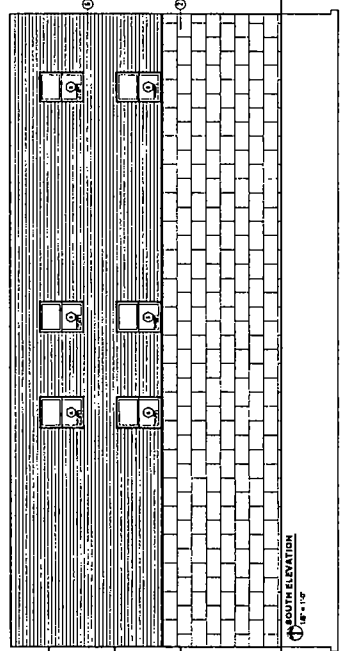


SECTION A-A
1/4" = 1'-0"

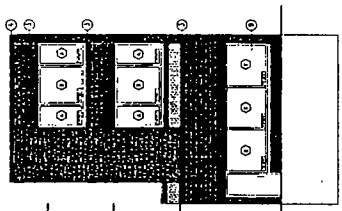
SECTION B-B
1/4" = 1'-0"



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



NORTH ELEVATION
1/4" = 1'-0"



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

- 1. EXISTING BUILDING
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ARIYON LLC
ARCHITECTS
1111 N. LAKE STREET
CHICAGO, IL 60610
TEL: 312.555.1234
FAX: 312.555.1235

SECTIONS AND
ELEVATIONS

2542 N HALSTED
CHICAGO, ILLINOIS

DATE: 08-11-19
DRAWN BY: ECH
CHECKED BY: ECH

ISSUED FOR PERMIT
REF: 25-15
REVISIONS
1. 08-11-19
2. 08-11-19

SHEET NO
A-6



FINAL FOR PUBLICATION

SITE PLAN
1/16" = 1'-0"

Graphic Scale

(IN FEET)

EXISTING 2-STORY BRICK BUILDING
#2546-50 NORTH
HALSTED STREET

NEW 3-STORY MIXED-USE MASONRY
BUILDING W/BASEMENT ADDITION
#2542 NORTH HALSTED STREET

SLIDING IRON
GATE SEE DET
1, S-1

6-FT HIGH WOOD
FENCE SEE DET
2. S-1

SEE
DET 3, S-1

SITE PLAN

2542-50 NORTH HALSTED STREET
CHICAGO, ILLINOIS

Date	08-29-13
Drawn by	AP
Checked by	SM

ISSUED FOR PERMIT	
10-23-15	
REVISIONS	
12-10-15	
09-23-16	

SHEET NO.

S-1

STY NOAH
224 CHD WEM DRIVE
MAYFIELD IL 60443
DIR 312-299-4320
Tel 708-698-7176
Fax 708-698-7178

SAFETY & LIABILITY
NOTICE

[illegible]

All controls and operable parts must fully comply to ICCANZ
 A-200 and as between 18" and 45 1/4" for side approach
 and 18" to 40" for top approach.
 The door must be self-closing, a privacy lock, 180°
 swing, and must be self-latching.
 Per CBC Chapter 10, 15-11-11-7.3.4 and ICCANZ A117-1:2003
 the following comply: **Project has a fully accessible main
 entry at ground level. Project has fully accessible single user
 toilet (point on the floor being altered
 to meet the code).**
 Project has accessible N/A drinking fountain on the floor being
 altered per CBC 10-11-11-10.6.2.8, ICCANZ A117-1:2003
 and ICCANZ A117-1:2003. **Project has fully accessible
 drinking fountain on the floor being altered.**
 Per CBC Chapter 10, 15-11-11-7.3.4 and ICCANZ A117-1:2003
 the following comply: **Project has fully accessible
 drinking fountain on the floor being altered.**
 Per CBC Chapter 10, 15-11-11-7.3.4 and ICCANZ A117-1:2003
 the following comply: **Project has fully accessible
 drinking fountain on the floor being altered.**
 ICCANZ Accessibility Code 2010 ADA
 ICCANZ Accessibility and Operating mechanisms to be within reach
 range per ICCANZ A117-1:2003 Chapter 3 301.8 and 3 306,
 (see 15-11-11-10.6.2.8 and 15-11-11-10.6.2.9)

[illegible]

NOTE: ADA REQUIREMENTS ARE FOR COMMERCIAL SPACES AND APPLY ONLY TO ADA BATHTUBS, CLEARANCES, DOORS AND WATER FOUNTAINS. FUTURE TENANT TO COMPLY WITH ALL REQUIRED ADA CODE REQUIREMENTS.

[illegible]

AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6	AREA 7	AREA 8	AREA 9	AREA 10	AREA 11	AREA 12	AREA 13	AREA 14	AREA 15	AREA 16	AREA 17	AREA 18	AREA 19	AREA 20	AREA 21	AREA 22	AREA 23	AREA 24	AREA 25	AREA 26	AREA 27	AREA 28	AREA 29	AREA 30	AREA 31	AREA 32	AREA 33	AREA 34	AREA 35	AREA 36	AREA 37	AREA 38	AREA 39	AREA 40	AREA 41	AREA 42	AREA 43	AREA 44	AREA 45	AREA 46	AREA 47	AREA 48	AREA 49	AREA 50	AREA 51	AREA 52	AREA 53	AREA 54	AREA 55	AREA 56	AREA 57	AREA 58	AREA 59	AREA 60	AREA 61	AREA 62	AREA 63	AREA 64	AREA 65	AREA 66	AREA 67	AREA 68	AREA 69	AREA 70	AREA 71	AREA 72	AREA 73	AREA 74	AREA 75	AREA 76	AREA 77	AREA 78	AREA 79	AREA 80	AREA 81	AREA 82	AREA 83	AREA 84	AREA 85	AREA 86	AREA 87	AREA 88	AREA 89	AREA 90	AREA 91	AREA 92	AREA 93	AREA 94	AREA 95	AREA 96	AREA 97	AREA 98	AREA 99	AREA 100	AREA 101	AREA 102	AREA 103	AREA 104	AREA 105	AREA 106	AREA 107	AREA 108	AREA 109	AREA 110	AREA 111	AREA 112	AREA 113	AREA 114	AREA 115	AREA 116	AREA 117	AREA 118	AREA 119	AREA 120	AREA 121	AREA 122	AREA 123	AREA 124	AREA 125	AREA 126	AREA 127	AREA 128	AREA 129	AREA 130	AREA 131	AREA 132	AREA 133	AREA 134	AREA 135	AREA 136	AREA 137	AREA 138	AREA 139	AREA 140	AREA 141	AREA 142	AREA 143	AREA 144	AREA 145	AREA 146	AREA 147	AREA 148	AREA 149	AREA 150	AREA 151	AREA 152	AREA 153	AREA 154	AREA 155	AREA 156	AREA 157	AREA 158	AREA 159	AREA 160	AREA 161	AREA 162	AREA 163	AREA 164	AREA 165	AREA 166	AREA 167	AREA 168	AREA 169	AREA 170	AREA 171	AREA 172	AREA 173	AREA 174	AREA 175	AREA 176	AREA 177	AREA 178	AREA 179	AREA 180	AREA 181	AREA 182	AREA 183	AREA 184	AREA 185	AREA 186	AREA 187	AREA 188	AREA 189	AREA 190	AREA 191	AREA 192	AREA 193	AREA 194	AREA 195	AREA 196	AREA 197	AREA 198	AREA 199	AREA 200	AREA 201	AREA 202	AREA 203	AREA 204	AREA 205	AREA 206	AREA 207	AREA 208	AREA 209	AREA 210	AREA 211	AREA 212	AREA 213	AREA 214	AREA 215	AREA 216	AREA 217	AREA 218	AREA 219	AREA 220	AREA 221	AREA 222	AREA 223	AREA 224	AREA 225	AREA 226	AREA 227	AREA 228	AREA 229	AREA 230	AREA 231	AREA 232	AREA 233	AREA 234	AREA 235	AREA 236	AREA 237	AREA 238	AREA 239	AREA 240	AREA 241	AREA 242	AREA 243	AREA 244	AREA 245	AREA 246	AREA 247	AREA 248	AREA 249	AREA 250	AREA 251	AREA 252	AREA 253	AREA 254	AREA 255	AREA 256	AREA 257	AREA 258	AREA 259	AREA 260	AREA 261	AREA 262	AREA 263	AREA 264	AREA 265	AREA 266	AREA 267	AREA 268	AREA 269	AREA 270	AREA 271	AREA 272	AREA 273	AREA 274	AREA 275	AREA 276	AREA 277	AREA 278	AREA 279	AREA 280	AREA 281	AREA 282	AREA 283	AREA 284	AREA 285	AREA 286	AREA 287	AREA 288	AREA 289	AREA 290	AREA 291	AREA 292	AREA 293	AREA 294	AREA 295	AREA 296	AREA 297	AREA 298	AREA 299	AREA 300	AREA 301	AREA 302	AREA 303	AREA 304	AREA 305	AREA 306	AREA 307	AREA 308	AREA 309	AREA 310	AREA 311	AREA 312	AREA 313	AREA 314	AREA 315	AREA 316	AREA 317	AREA 318	AREA 319	AREA 320	AREA 321	AREA 322	AREA 323	AREA 324	AREA 325	AREA 326	AREA 327	AREA 328	AREA 329	AREA 330	AREA 331	AREA 332	AREA 333	AREA 334	AREA 335	AREA 336	AREA 337	AREA 338	AREA 339	AREA 340	AREA 341	AREA 342	AREA 343	AREA 344	AREA 345	AREA 346	AREA 347	AREA 348	AREA 349	AREA 350	AREA 351	AREA 352	AREA 353	AREA 354	AREA 355	AREA 356	AREA 357	AREA 358	AREA 359	AREA 360	AREA 361	AREA 362	AREA 363	AREA 364	AREA 365	AREA 366	AREA 367	AREA 368	AREA 369	AREA 370	AREA 371	AREA 372	AREA 373	AREA 374	AREA 375	AREA 376	AREA 377	AREA 378	AREA 379	AREA 380	AREA 381	AREA
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[illegible]

T-1	TITLE SHEET, ELEC. PLAN & SCHEDULES
D-1	DESCRIPTIONS
B-1	BASIS PLAN
D-1	ELECTRICAL PART FLOOR
D-2	ELECTRICAL SECOND FLOOR
D-3	ELECTRICAL THIRD FLOOR
D-4	ELECTRICAL BASEMENT
A-1	ELECTRICAL SCHEDULES
A-2	ELECTRICAL SCHEDULES
A-3	ELECTRICAL SCHEDULES
A-4	ELECTRICAL SCHEDULES
A-5	ELECTRICAL SCHEDULES
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A-8	ELECTRICAL SCHEDULES
A-9	ELECTRICAL SCHEDULES
A-10	ELECTRICAL SCHEDULES
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
E-3	THIRD FLOOR ELECTRICAL PLAN
E-4	BASEMENT ELECTRICAL PLAN
E-5	ELECTRICAL SCHEDULES
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E-99	ELECTRICAL SCHEDULES
E-100	ELECTRICAL SCHEDULES

DESIGNATION OF A NEW CODE COMMERCIAL AND TO BE CONNECTED NORTH MAINE, INC. BOSTON, MASS.	ENERGY CODE CO. CO. 1200 N. 17TH ST. SUITE 200 BOSTON, MA 02127 TEL: 617/552-1234 FAX: 617/552-1235 E-MAIL: ENR@ENR.COM WWW: WWW.ENR.COM	CERTIFICATION I, THE ARCHITECT, HEREBY CERTIFY THAT THE PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE ENERGY CODE OF MASSACHUSETTS, 806 CMR CHAPTER 806.00, AS AMENDED TO DATE.	ARCHITECT SOLOMON EXPIRATION DATE
NO PLANS AND SCHEDULES PLANS AND SCHEDULES NOTES OTHER NOTES	NO PLANS AND SCHEDULES PLANS AND SCHEDULES NOTES OTHER NOTES	NO PLANS AND SCHEDULES PLANS AND SCHEDULES NOTES OTHER NOTES	NO PLANS AND SCHEDULES PLANS AND SCHEDULES NOTES OTHER NOTES

[illegible][illegible]

Total Capacity is used on Floor Area is		1 / Second Floor

1000

TITLE SHEET
SITE PLAN
SITE DATA

22542 NORTH HALSTED STREET
CHICAGO, ILLINOIS

Date
Drawn by
Checked by

ISSUED FOR PERMITS	• 06-83-15				
REVISIONS	<table border="1"> <tr> <td>3</td> <td>18-18-18</td> </tr> <tr> <td>1</td> <td></td> </tr> </table>	3	18-18-18	1	
3	18-18-18				
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SHEET NO
T-1