# City of Chicago

O2018-2324

## Office of the City Clerk

## Document Tracking Sheet

| | |
|---|---|
| **Meeting Date:** | 3/28/2018 |
| **Sponsor(s):** | Misc. Transmittal |
| **Type:** | Ordinance |
| **Title:** | Zoning Reclassification Map No. 2-H at 314-318 S Halsted St - App No. 19591T1 |
| **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 be amended by changing all the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-H in the area bounded by

> a line 245 feet north of and parallel to West Van Buren Street; South Halsted Street; a line 195 feet north of and parallel to West Van Buren Street; and a line 125 feet west of and parallel to South Halsted Street,

to those of a DX-5 Downtown Mixed-Use District and a corresponding use 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 properties: 314-318 South Halsted Street

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**17-13-0303-C (1) Narrative Zoning Analysis – 314-318 S. Halsted, Chicago, IL**

Proposed Zoning: DX-5

Lot Area: 6,365.52 square feet

Proposed Land Use: The Applicant is proposing to establish four (4) new residential units, for a total of nine (9) residential units, within the existing four-story mixed-use building. The existing building will otherwise remain without change. The 55-foot building height will remain without change. This is a Transit Oriented Development because the subject property is located within 650 linear feet from the Halsted Blue Line CTA Station, and therefore no onsite parking is required or being provided.

(A) The Project's Floor Area Ratio: 14,317 square feet (2.25 FAR)

(B) The Project's Density (Lot Area Per Dwelling Unit):
9 dwelling units (707.28 square feet per dwelling unit)

(C) The amount of off-street parking: 0 spaces

(D) Setbacks:

a. Front Setback: 0 (existing)

b. Rear Setback: 8 feet 10 inches (existing)

c. Side Setbacks:
North Side – 0 (existing)
South Side – 0 (existing)

(E) Building Height: 55 feet

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5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

PHONE (773)282-5900
FAX (773)282-9424

NORTH

# MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No 184-003233

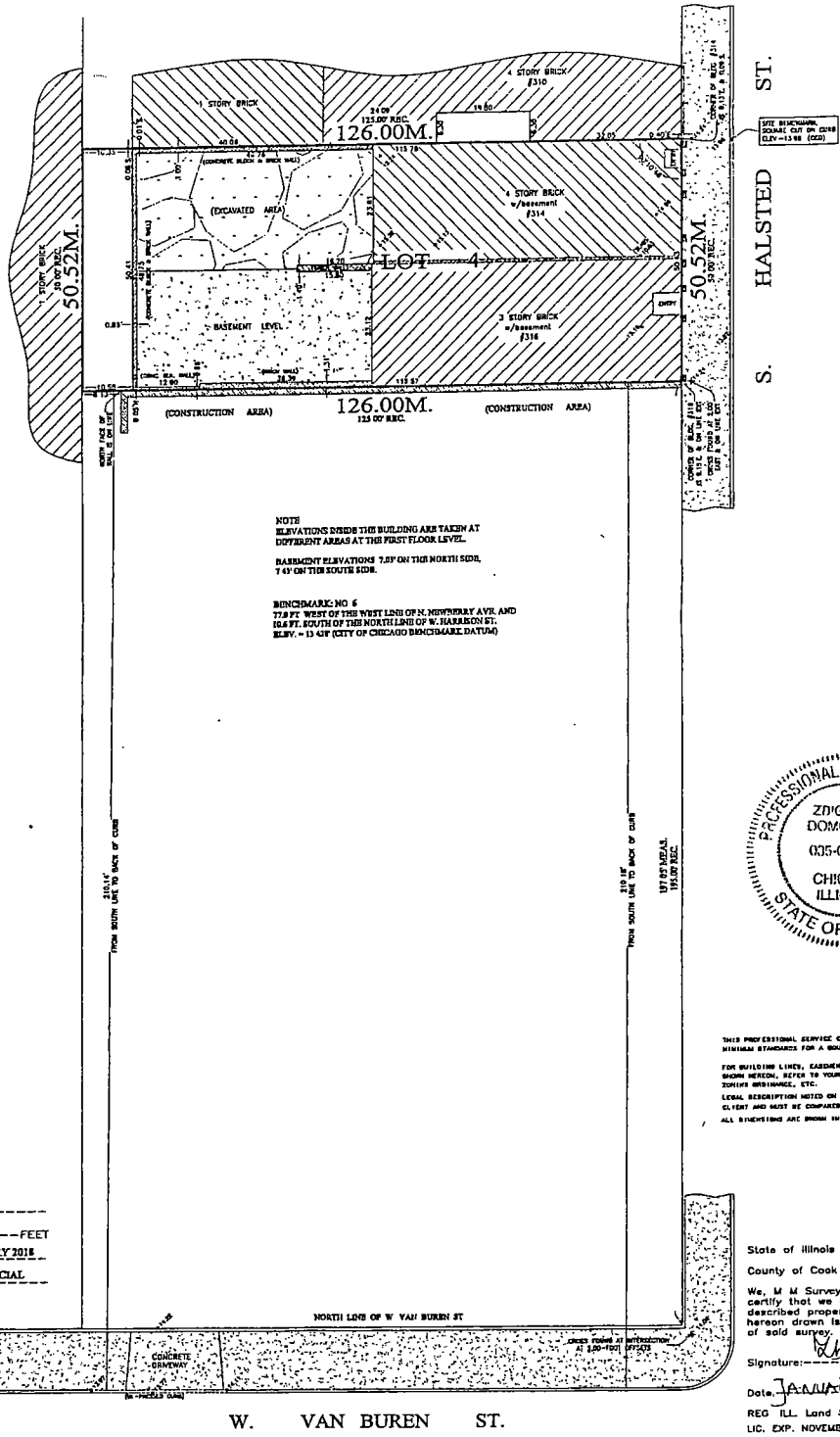
# PLAT OF SURVEY

OF

LOT 4 IN BLOCK 20 IN DUNCAN'S ADDITION TO CHICAGO IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 314-318 S. HALSTED ST., CHICAGO, ILLINOIS

TOTAL LAND AREA = 6,365 sq ft.




NOTE
ELEVATIONS INSIDE THE BUILDING ARE TAKEN AT DIFFERENT AREAS AT THE FIRST FLOOR LEVEL.

BASEMENT ELEVATIONS 7.05' ON THE NORTH SIDE, 7.45' ON THE SOUTH SIDE.

BENCHMARK: NO 6
77.5 FT. WEST OF THE WEST LINE OF N. NEWBERRY AVE. AND 10.4 FT. SOUTH OF THE NORTH LINE OF W. HARRISON ST.
ELEV. = 13.42' (CITY OF CHICAGO BENCHMARK DATUM)

PROFESSIONAL LAND SURVEYOR
ZDZISNIEW DOMOZYCH
035-003758
CHICAGO
ILLINOIS
STATE OF ILLINOIS

LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E.F.P – ENCLOSED FRAME PORCH
- O.F.P – OPEN FRAME PORCH
- O.B.P – OPEN BRICK PORCH
- O.C.P – OPEN CONC PORCH
- E.C – EDGE OF CONCRETE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

Order No.: 88900

Scale: 1 inch = FEET

Field Completion Date: 24 JANUARY 2018

Ordered by: BELVEDERE FINANCIAL

State of Illinois
County of Cook ss

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: Zb Domozych

Date: January 26-2018

REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2018

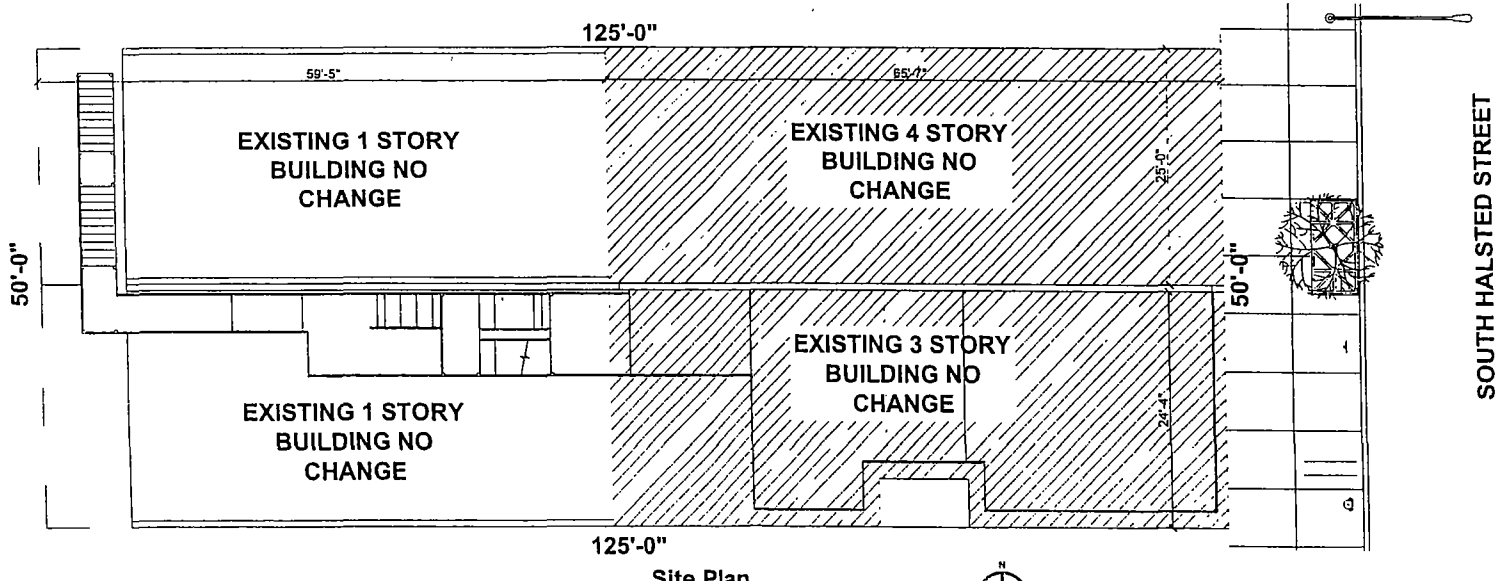
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# 314-18 S. HALSTED ST.

**Chicago** **Illinois**

## *PROJECT DATA - 314-18 S HALSTED ST*

| | | | |
|---|---|---|---|
| Address: | 314-16 S Halsted St | Typical Required Yards: | |
| Lot dimensions | 50'-0"X125'-0" | Front yard setback (East) | 0'-0" |
| Lot area: | 6,250 sq ft | Side yard setback (North) | 0'-0" |
| Zoning district current. | DX-5 | Side yard setback (South) | 0'-0" |
| Propose Zoning district. | DX-5 TYPE 1 | Rear yard setback (West) | 30'-0" |
| Min lot area per dwelling unit. | 400 sq ft per dwelling unit | | |
| Max number of dwelling units: | 6,250 / 200 = 31 Units | Typical Proposed Yards | |
| Existing number of dwelling units | 5 Proposed Unit | Front yard setback (East) | 0'-0" |
| Proposed number of dwelling units: | 9 Proposed Unit | Side yard setback (North) | 0'-0" |
| Allowed FAR for DX-5 6,250 s f x 5 0= | 31,250 s f. allowed | Side yard setback (South) | 1'-6" |
| Proposed Existing Floor Area | | Rear yard setback (West) | 59'-5" |
| First floor: | 5,808 sq ft Existing | Off Street Parking | |
| Second floor | 3,435 sq ft. Existing | Existing Parking for 5 DU's | 0 Parking Spaces |
| Third floor | 3,435 sq ft Existing | Required Parking for 9 DU's | 4 Parking Spaces |
| Fourth Floor | 1,639 sq ft. Existing | Proposed Parking: | 0 Parking Spaces |
| Total floor area | 14,317 sq.ft. Existing | | |
| Typical Building Height. | | | |
| Existing Building Height: | 55'-0" ( No Change) | | |




**Site Plan**

Scale: NOT TO SCALE

X I O S ARCHITECTS & CONSULTANTS

188 W. WACKER
SUITE 2601
CHICAGO ILLINOIS 60606

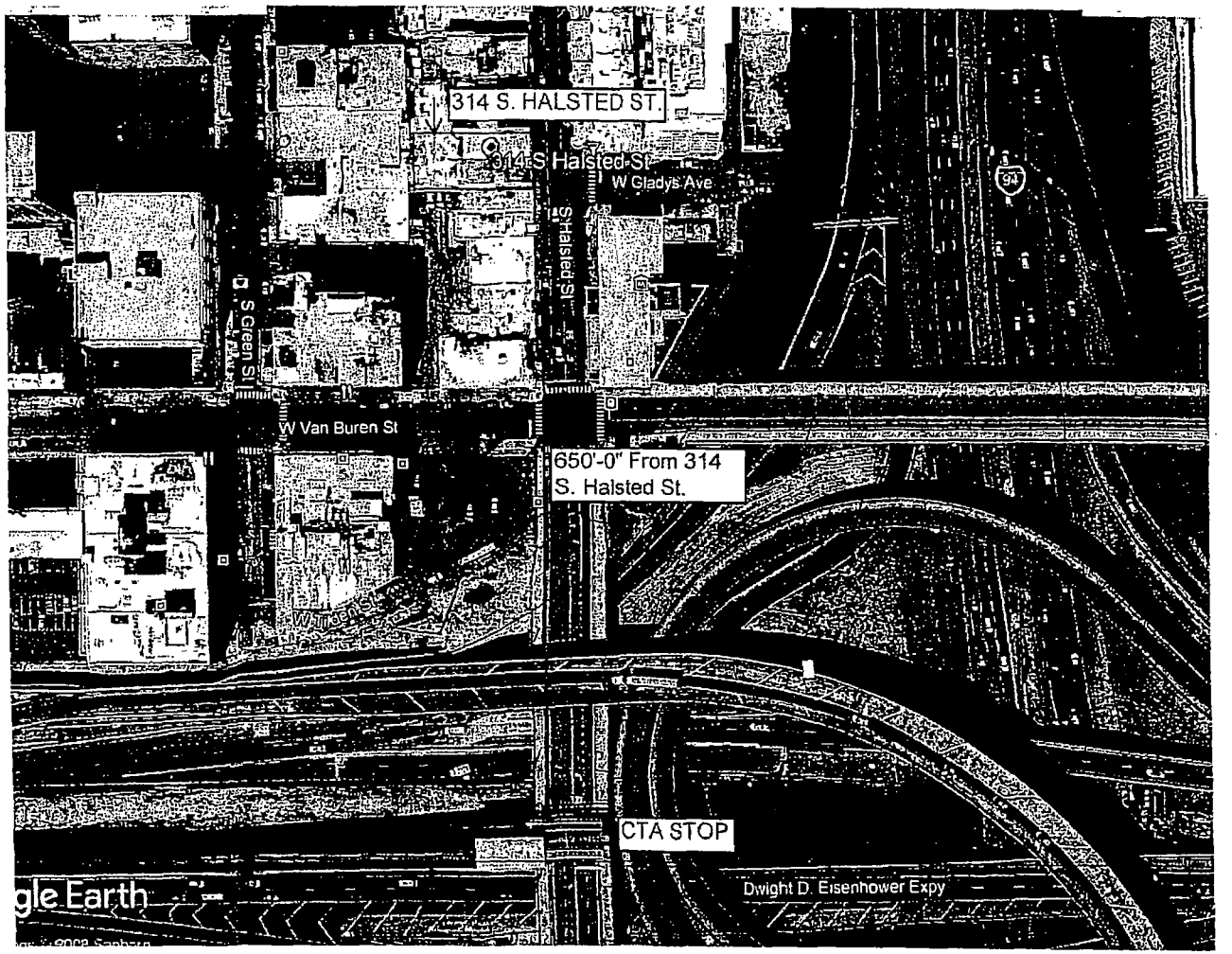
PH 312.750.1232
FAX 312.750.1236

JANUARY 18, 2018

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# 314-18 S. HALSTED ST.

**Chicago** **Illinois**




**ARIAL Plan**

N

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PH
FAX

JANUARY 18 2018

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5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

NORTH

# MM SURVEYING CO., INC.

PHONE (773)282-5900
FAX (773)282-9424

PROFESSIONAL DESIGN FIRM No 184-003233

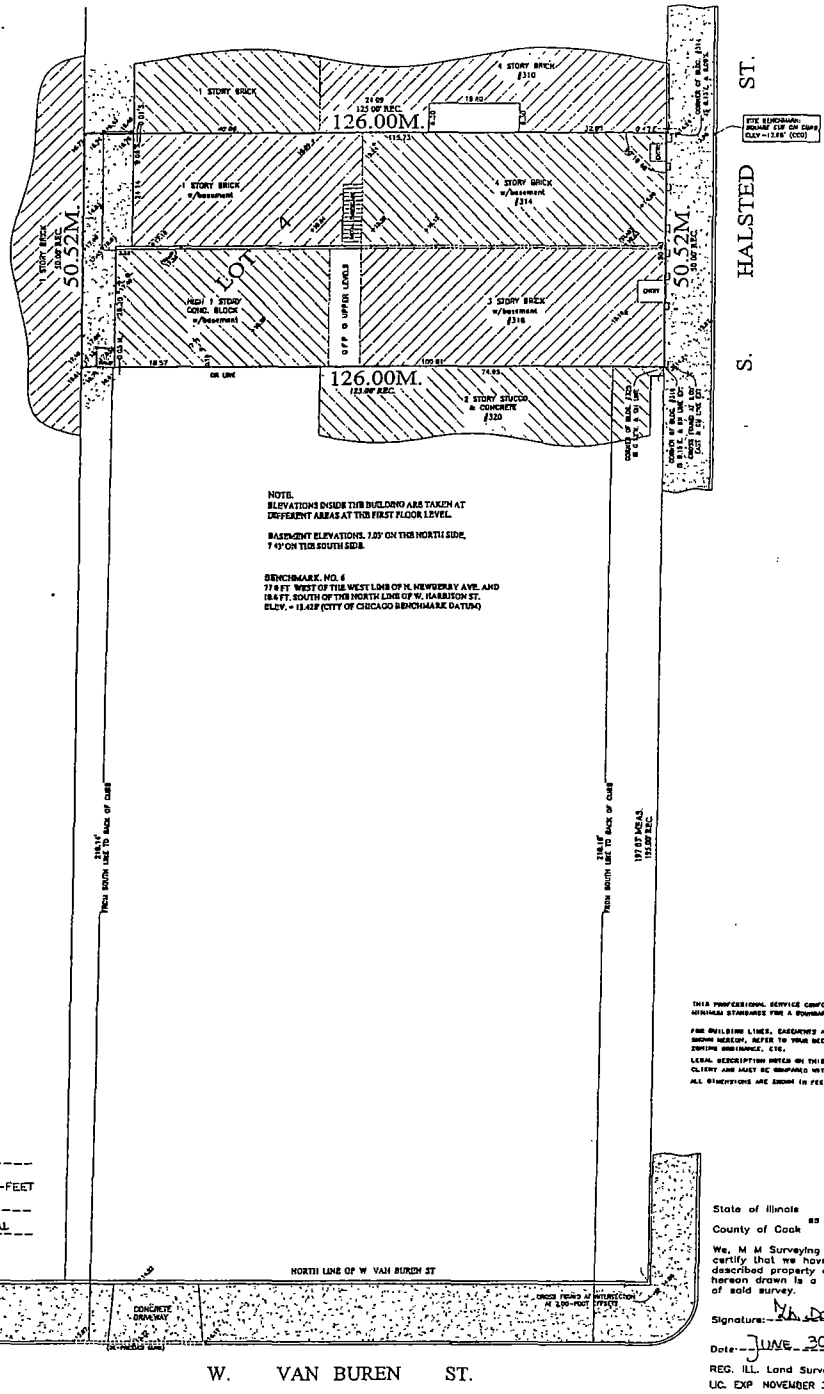
# PLAT OF SURVEY

OF

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COMMONLY KNOWN AS 314-318 S. HALSTED ST., CHICAGO, ILLINOIS

TOTAL LAND AREA = 6,365 sq ft.




NOTE.
ELEVATIONS INSIDE THE BUILDING ARE TAKEN AT DIFFERENT AREAS AT THE FIRST FLOOR LEVEL.

BASEMENT ELEVATIONS. 7.03' ON THE NORTH SIDE, 7.43' ON THE SOUTH SIDE.

BENCHMARK NO. 6
372.0 FT. WEST OF THE WEST LINE OF N. NEWBERRY AVE. AND 18.6 FT. SOUTH OF THE NORTH LINE OF W. HARRISON ST.
ELEV. = 13.42' (CITY OF CHICAGO BENCHMARK DATUM)

LEGEND.

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E.F.P. – ENCLOSED FRAME PORCH
- O.F.P. – OPEN FRAME PORCH
- O.B.P. – OPEN BRICK PORCH
- O.C.P. – OPEN CONC. PORCH
- E.C. – EDGE OF CONCRETE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

Order No 88900
Scale: 1 inch= 16 FEET
Field Completion Date: 26 JUNE 2017
Ordered by: BELVEDERE FINANCIAL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.

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State of Illinois
ss
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

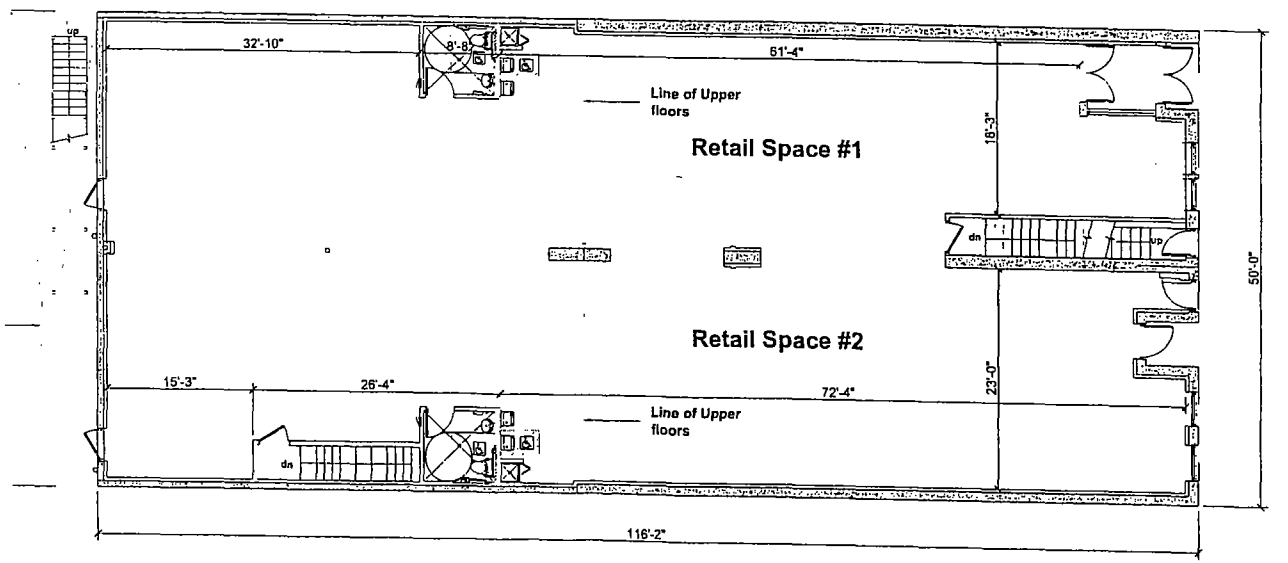
Signature: M. Domalewski
Date: JUNE 30, 2017

REG. ILL. Land Surveyor No 35-3758
LIC. EXP NOVEMBER 30, 2018

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# 314-18 S. HALSTED ST.

**Chicago** **Illinois**




**First Floor Plan**


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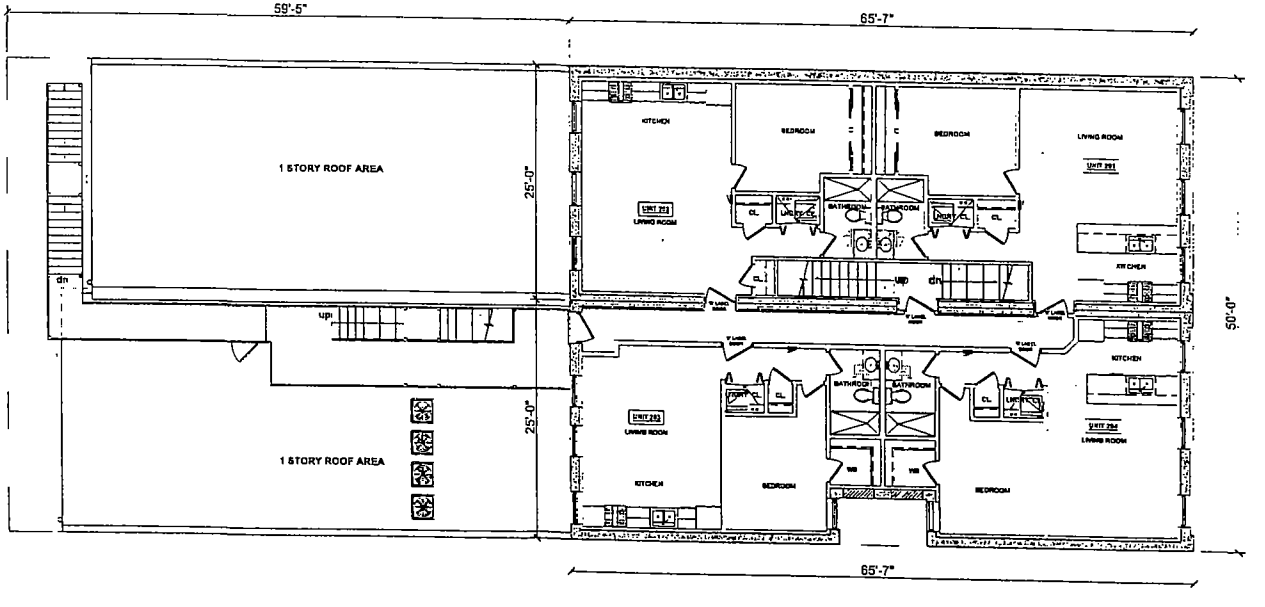
193 N. WELLS PH 312.788.1333
SUITE 300
CHICAGO, ILLINOIS 60606 FAX 312.788.1338


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# 314-18 S. HALSTED ST.

**Chicago** **Illinois**




**Second Floor Plan**


AXIOS ARCHITECTS & CONSULTANTS

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CHICAGO, ILLINOIS 60606

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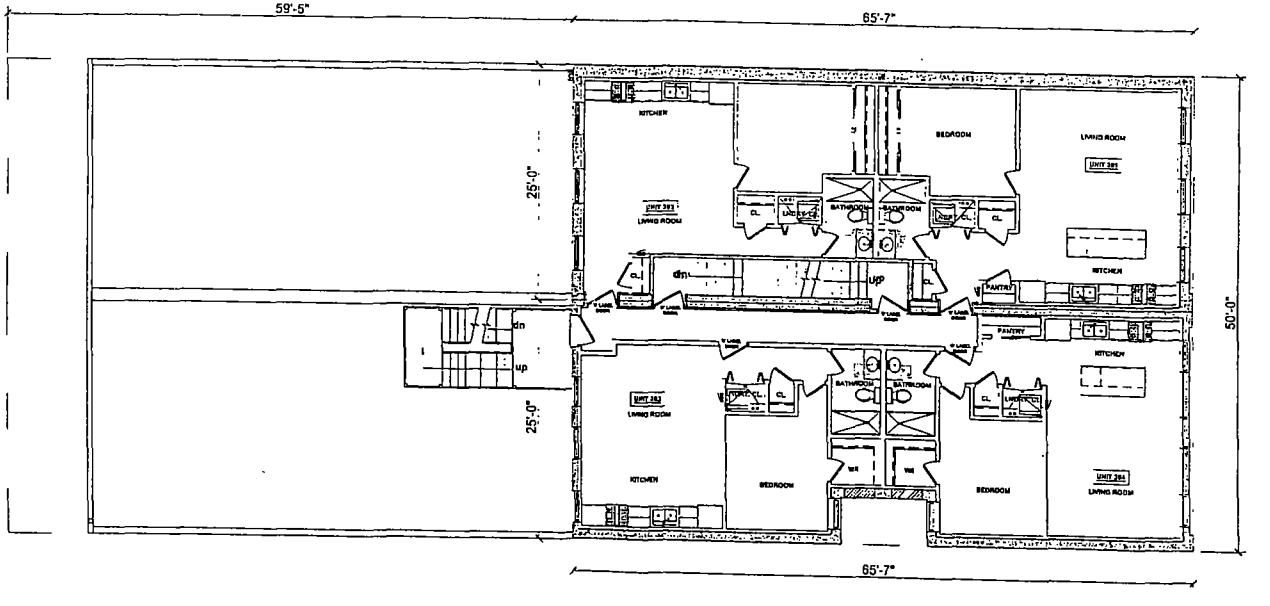

JANUARY 18, 2018

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# 314-18 S. HALSTED ST.

**Chicago** **Illinois**

Site Plan
125'-0"




Third Floor Plan

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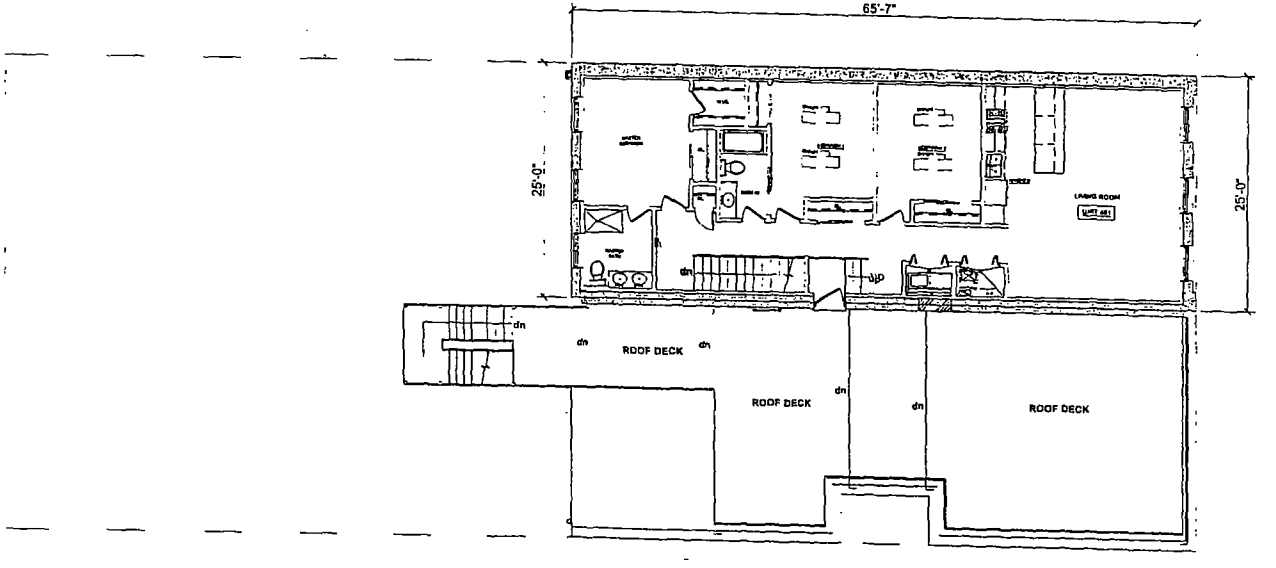
161 N. WELLS
SUITE 750
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FAX. 312.755.1338

JANUARY 18 2018

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# 314-18 S. HALSTED ST.

**Chicago** **Illinois**




**Fourth Floor Plan**

A X I O S ARCHITECTS & CONSULTANTS

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FAX. 312.759.1339

JANUARY 18 2018

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