



City of Chicago



SO2018-4986

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-G at 800-804 W Algeld St/2500-2510 N Halsted St - App No. 19723T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

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 current RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District symbols and indications as shown on Map No. 7-G in the area bounded by:

the public alley next north of West Altgeld Street; North Halsted Street; West Altgeld Street; a line 50.20 feet west of North Halsted Street

to those of a B3-3, Community Shopping District.

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

Address: 800-04 West Altgeld Street / 2500-10 North Halsted Street

Final for Publication

SUBSTITUTE NARRATIVE AND PLANS 800-04 West Altgeld Street/ 2500-10 North Halsted Street TYPE 1 ZONING AMENDMENT

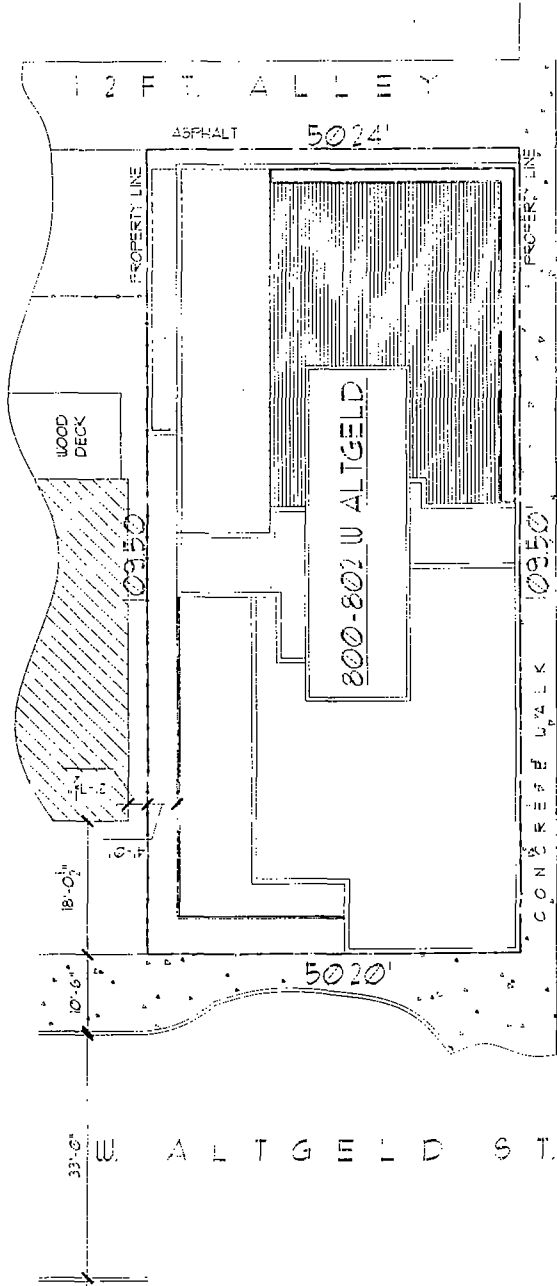
Narrative: The subject property measures 5,499 square feet and is improved with a two and three story mixed-use building, and a two and a half story residential building. The Applicant proposes to demolish the existing buildings and seeks the rezoning to allow construction of a four-story (54.50 feet in height) mixed-use building containing ground floor commercial space and 11 residential dwelling units on the upper floors. Under the Transit-Served Location provisions of the Chicago Zoning Ordinance the applicant will provide four parking spaces instead of the otherwise required eleven parking spaces to four parking spaces and no loading.

Lot Area:	5,499 square feet
FAR:	3.37
Floor Area:	18,600 square feet
Residential Dwelling Units:	11
MLA:	499 square feet
Height:	54.5 feet
Automobile Parking:	4 spaces**
Bicycle Parking:	11 spaces
Loading:	None
Setbacks:	
Front (West Altgeld):	0 feet
East Side:	0 feet
West Side:	0 feet
Rear (Alley):	2 feet***

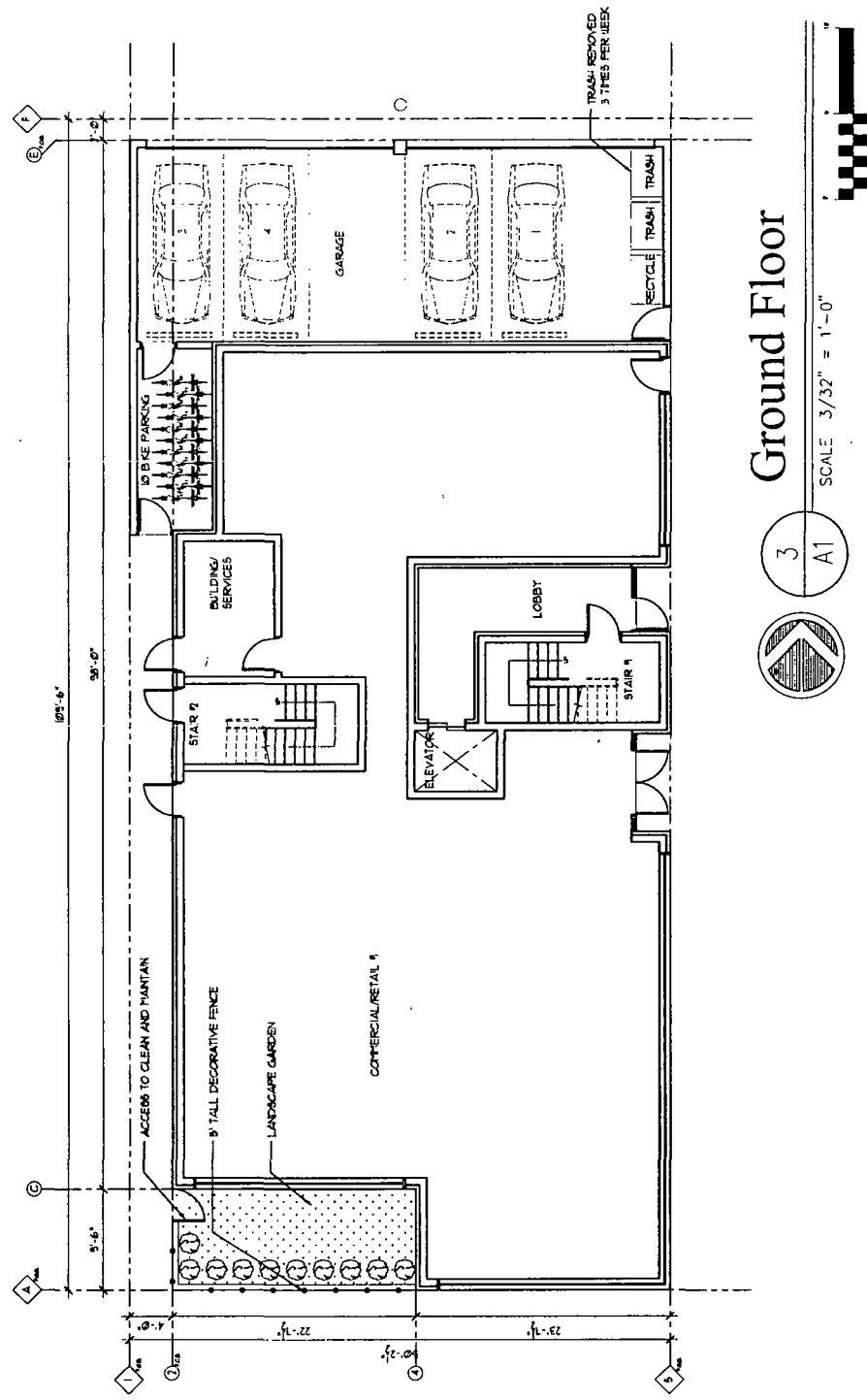
*A set of plans is attached.

** Pursuant to Transit-Served Location provisions of the Chicago Zoning Ordinance Property approximately 1250 feet to the Fullerton CTA station

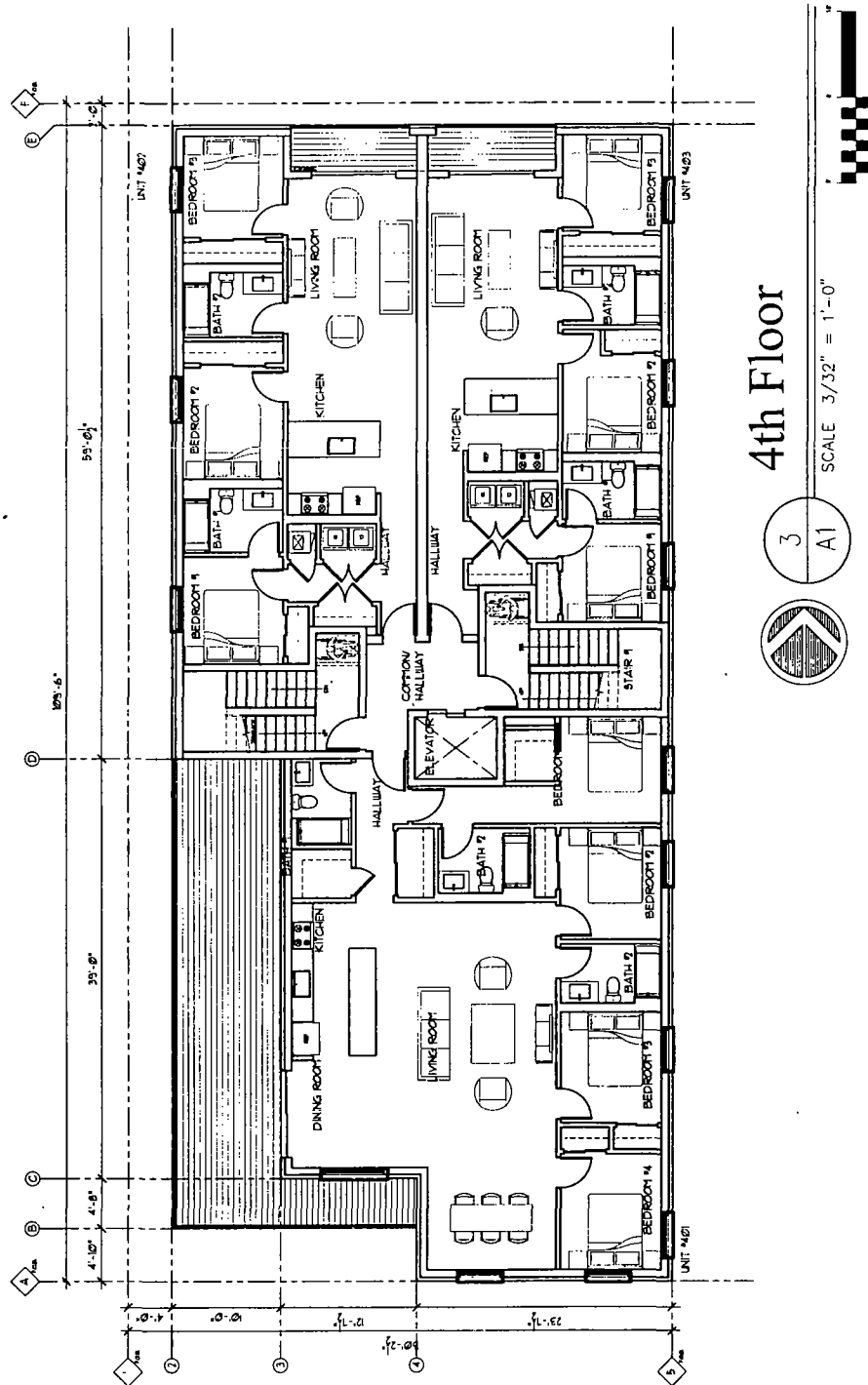
*** Applicant will seek Variation

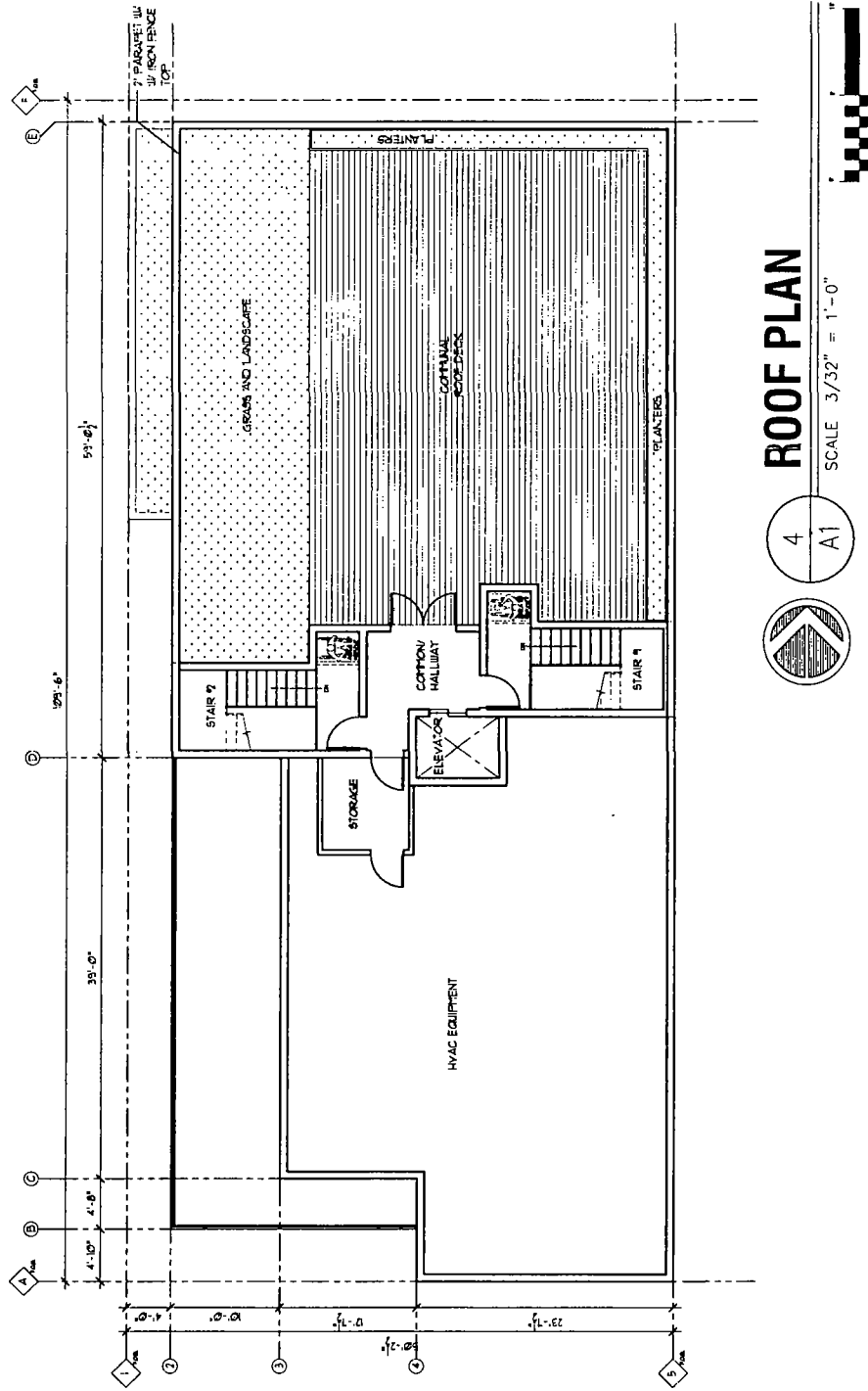


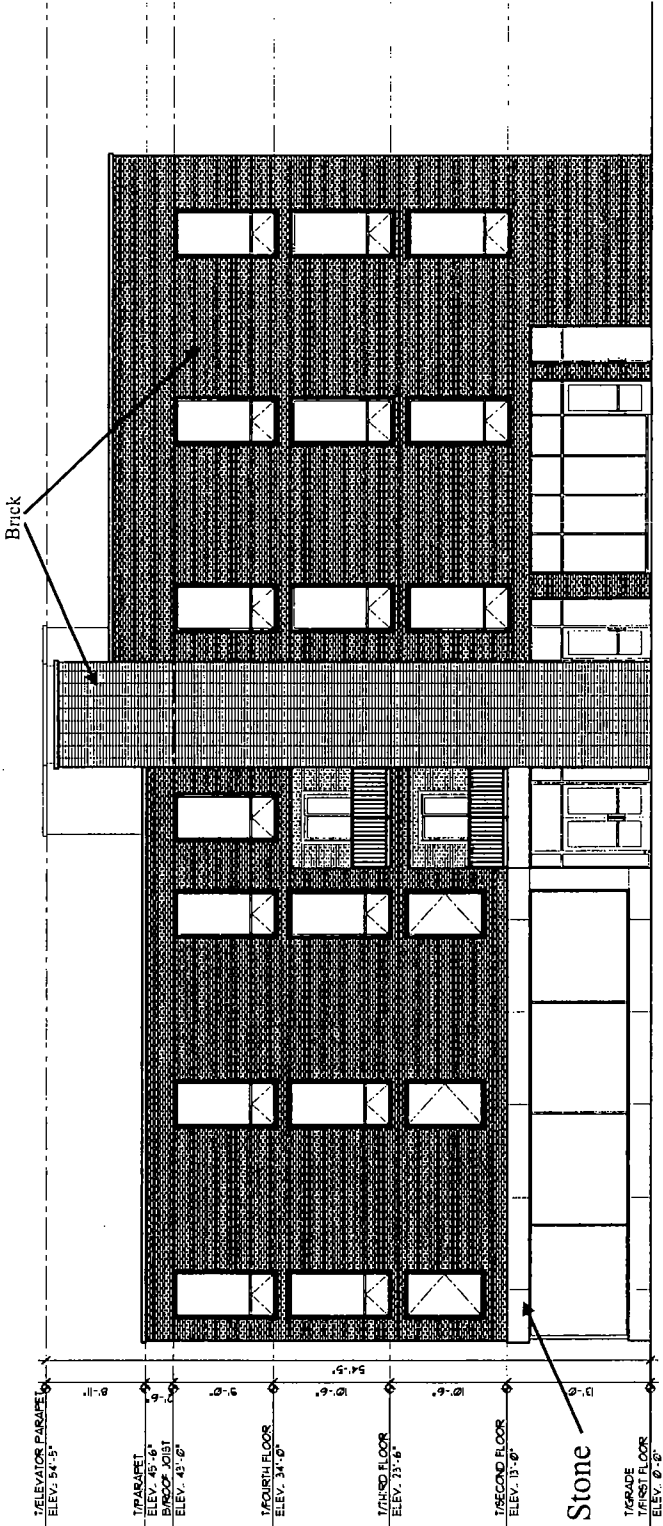
N. HALSTED ST.











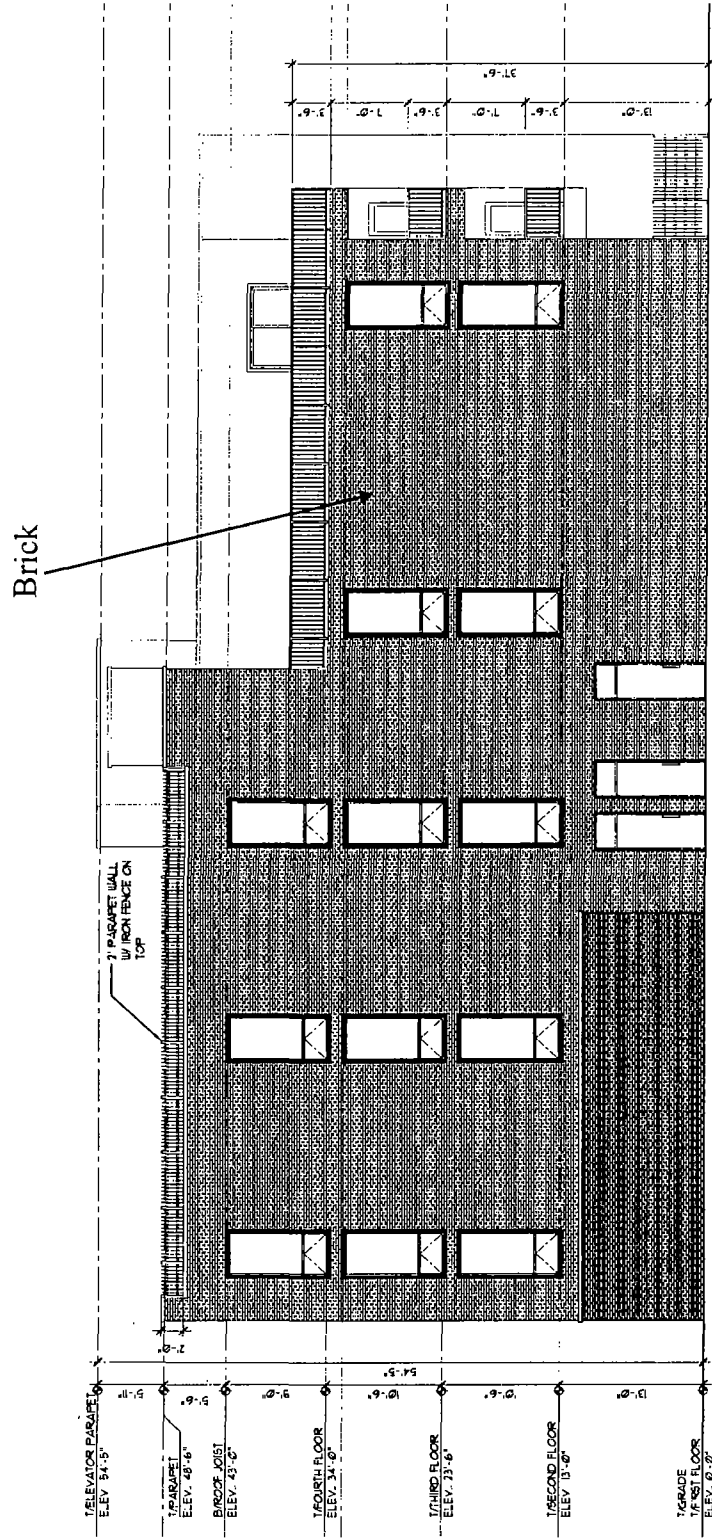
EAST ELEVATION

EE

A2

SCALE 3/32" = 1'-0"





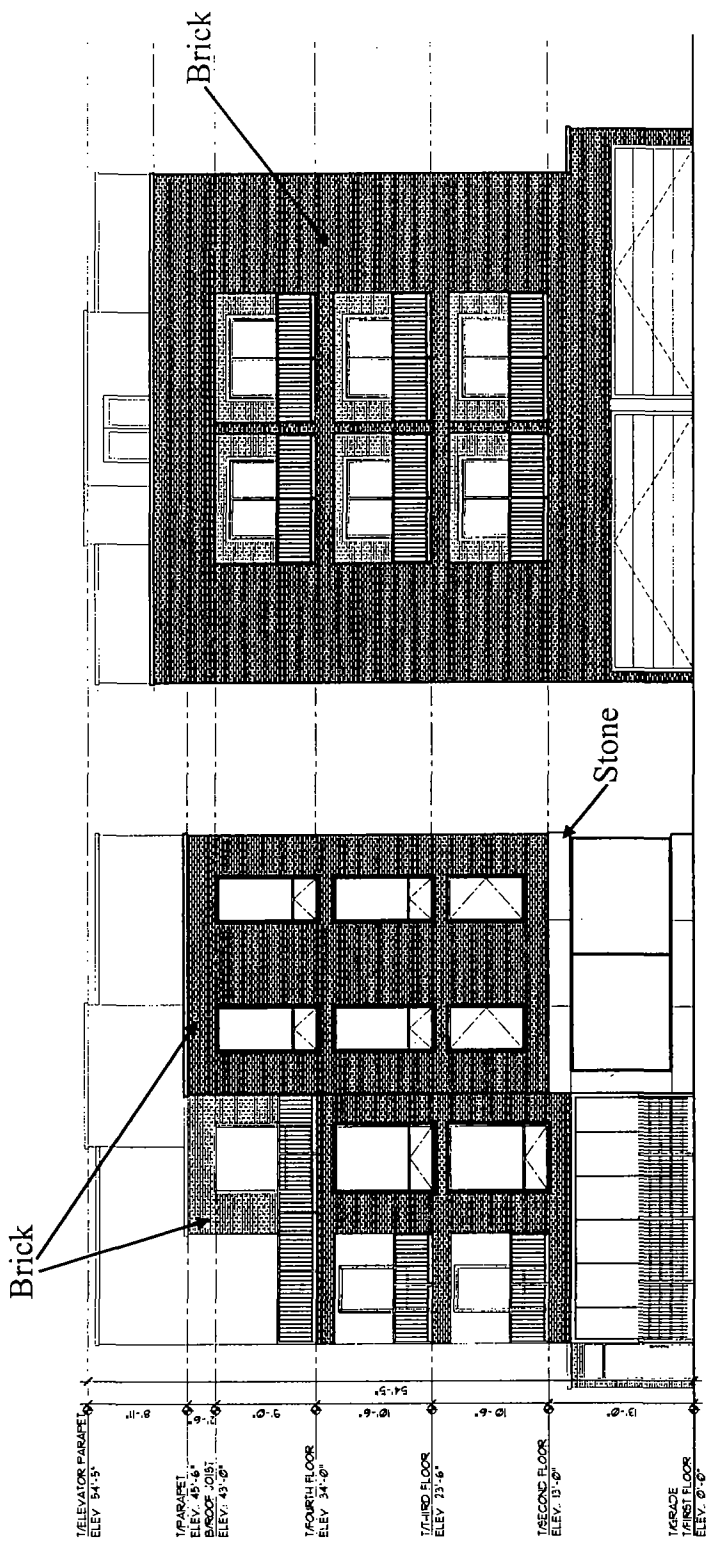
WEST ELEVATION

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SCALE: 3/32" = 1'-0"





NORTH ELEVATION

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SCALE: 3/32" = 1'-0"

SOUTH ELEVATION

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SCALE: 3/32" = 1'-0"