



City of Chicago



SO2019-1380

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1530-1534 N Halsted St - App No. 19977T1
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 C3-5 Commercial Manufacturing and Employment District symbols and indications as shown on Map No.3-G in the area bounded by

a line 43 feet south of and parallel to West Weed Street; North Halsted Street; a line 108 feet south of and parallel to West Weed Street; and the alley next west of and parallel to North Halsted Street,

to those of a B3-5 Community Shopping 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 property: 1530-1534 North Halsted Street

Final for Publication

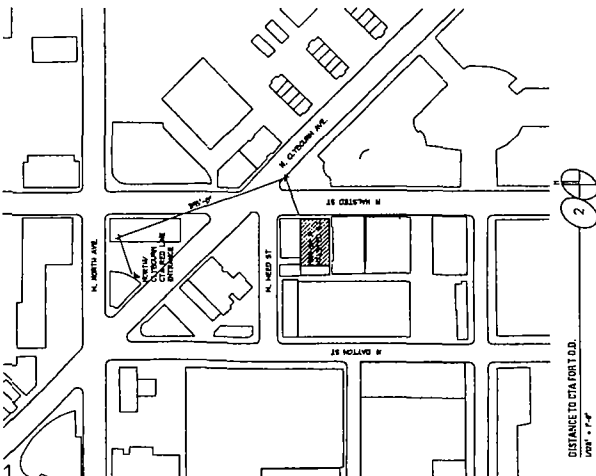
17-13-0303-C (1) Narrative Zoning Analysis – *SUBSTITUTE NARRATIVE & PLANS*
1530-1534 North Halsted Street, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District

Lot Area: 8,190 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (5,097 square feet) – at grade level, and nine (9) dwelling units – above (Floors 2 thru 4). There will be a roof deck, located at the east end of the 4th Floor, which will be for the exclusive use and enjoyment of the residential tenants of the building. The subject property is located within 1,320 linear feet of the entrance to the North Avenue CTA ('Red Line') Station, and – therefore, the redevelopment plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be surface parking for a total of six (6) vehicles, located onsite – at the rear of the building. The proposed new building will be masonry, glass and steel in construction and will measure 57 feet-0 inches in height.

- (A) The Project's Floor Area Ratio: 20,325 square feet (2.48 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 9 dwelling units (910 square feet per unit)
- (C) The amount of off-street parking: 6 vehicular parking spaces
**The subject site is located within 1,320 square feet of the entrance to the North Avenue CTA Station, and – therefore, qualifies for a 35% reduction in the amount of required onsite vehicular parking.*
- (D) Setbacks:
 - a. Front Setback: 1 feet-0 inches
 - b. Rear Setback: 20 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-1 15/16 inches
 - South: 0 feet-¼ inches
- (E) Building Height:
 - 52 feet-1 7/8 inches (ceiling of 4th Floor)
 - 57 feet-0 inches (ceiling of elevator access structure – roof)



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Energy Notes

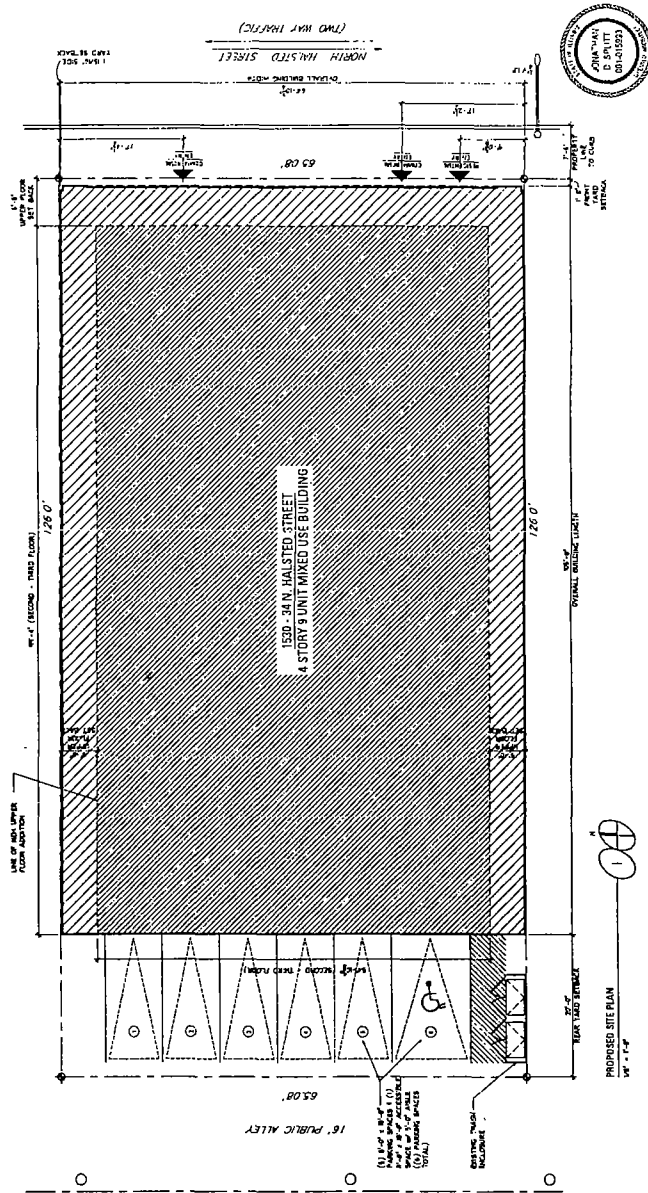
ISSUED FOR ZONING REVIEW
06.03.2019

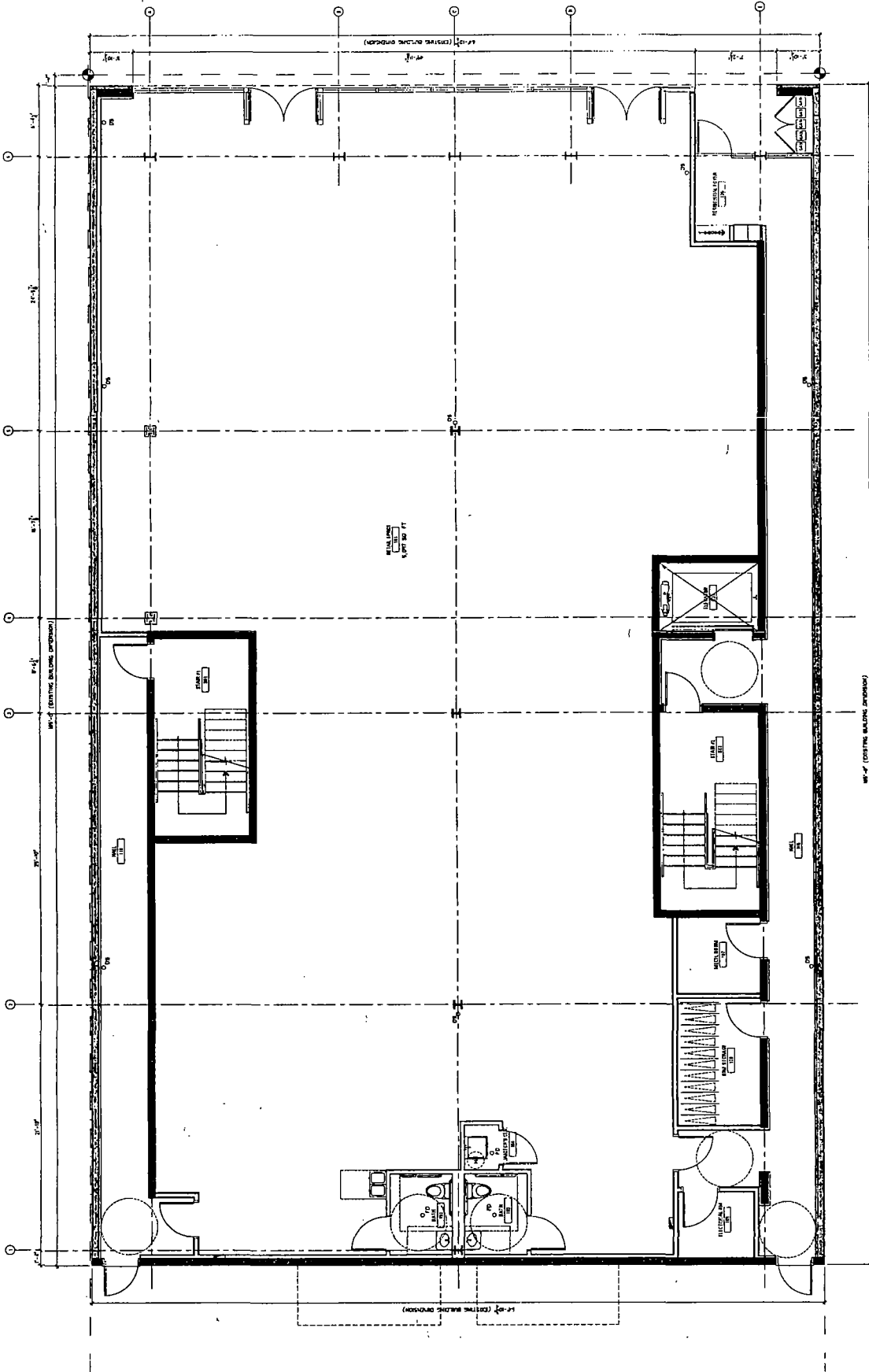
15-1
 OFFICE MANAGEMENT
 MIXED USE DEVELOPMENT :
 4 STORY BUILDING
 1500 - 24 NORTH HALSTED AVENUE
 CHICAGO IL

DESCRIPTION

LINE PLAN & JOINING DATA
RANGE: DISTANCE MAP
D F G DIAGRAM
X: DIAGRAM

$\frac{A}{0.2}$





FIRST FLOOR PLAN
14'-0" (EXISTING BUILDING DIMENSION)
24'-0" (EXISTING BUILDING DIMENSION)



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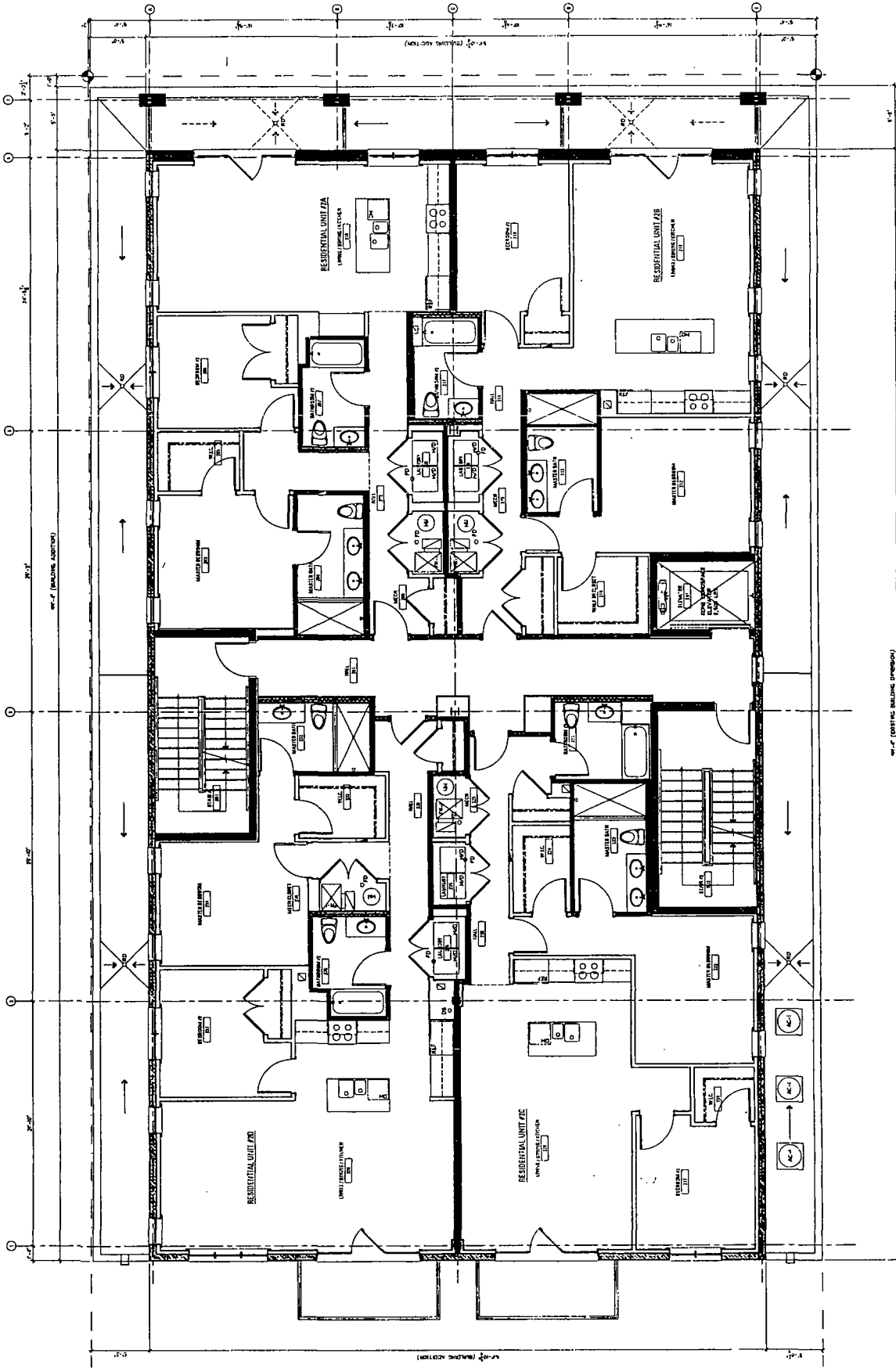
consultants

general notes

26.02.2019
revised for zoning review

project
project
193
DEBRIC MANAGEMENT
AND USE DEVELOPMENT /
REDEVELOPMENT /
1000 JH HIGHTWAY AVENUE
CHICAGO, IL

revision
FIRST FLOOR PLAN
A
2.1



SECOND FLOOR PLAN
1/4" = 1'-0"

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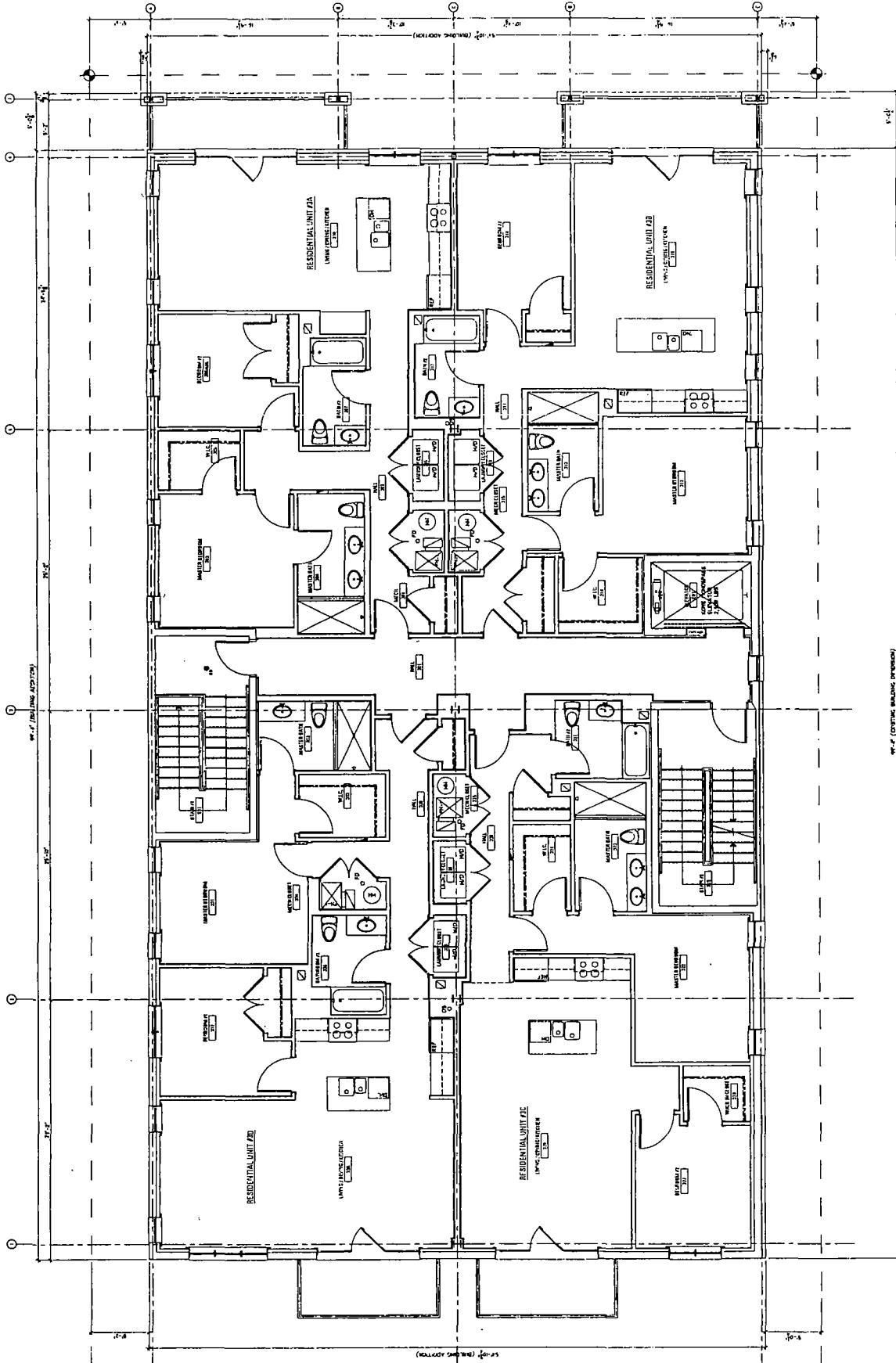
CONSULTANT

GENERAL NOTES

DATE: 02.20.19
PROJECT: 1501
1501 N. LAKE STREET
CHICAGO, IL 60610

PROJECT: 1501
1501 N. LAKE STREET
CHICAGO, IL 60610

DESCRIPTION:
SECOND FLOOR PLAN
A-1
2.2



THIRD FLOOR PLAN
1/4" = 1'-0"



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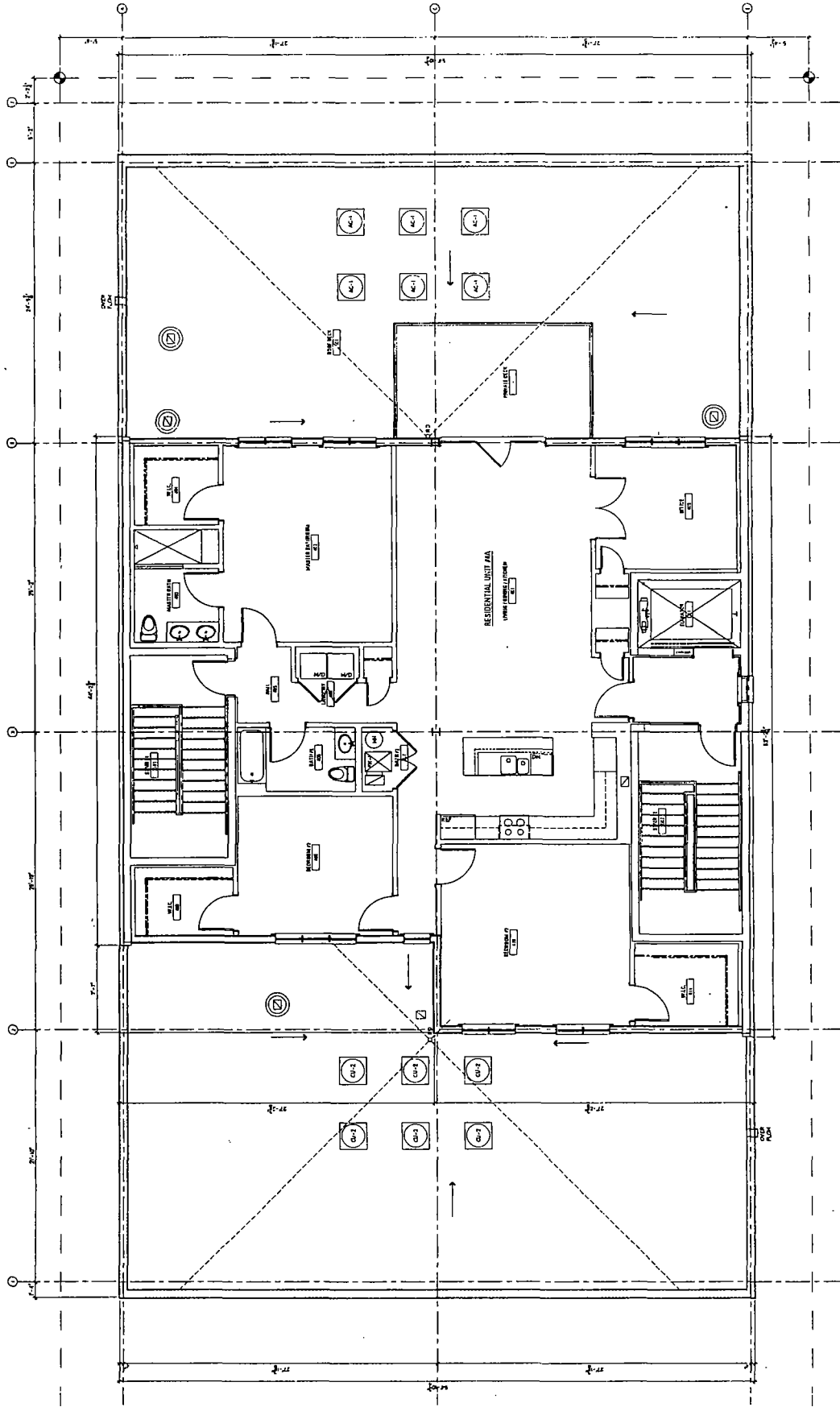
CONSULTANTS:

GENERAL NOTES:

DATE: 08.2019
 ISSUED FOR: 2019-2020 REVIEW

PROJECT:
 1801
 CERRIS MANHATTAN
 MIXED-USE DEVELOPMENT
 1530 N. NORTH HALSTED AVENUE
 CHICAGO, IL

DRAWN BY:
 THOMAS J. SPITT
 ARCHITECT
 2.3



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general notes

06-02-01-01
 issued for design review

1601
 DESIGN MANAGEMENT
 MIXED USE DEVELOPMENT
 1500 N. LAKEVIEW AVENUE
 CHICAGO, IL 60610

A
 2.4

PROJECT

1601

DESIGN

MANAGEMENT

MIXED USE DEVELOPMENT

1500 N. LAKEVIEW AVENUE

CHICAGO, IL 60610

DESCRIPTION

ROOF PLAN



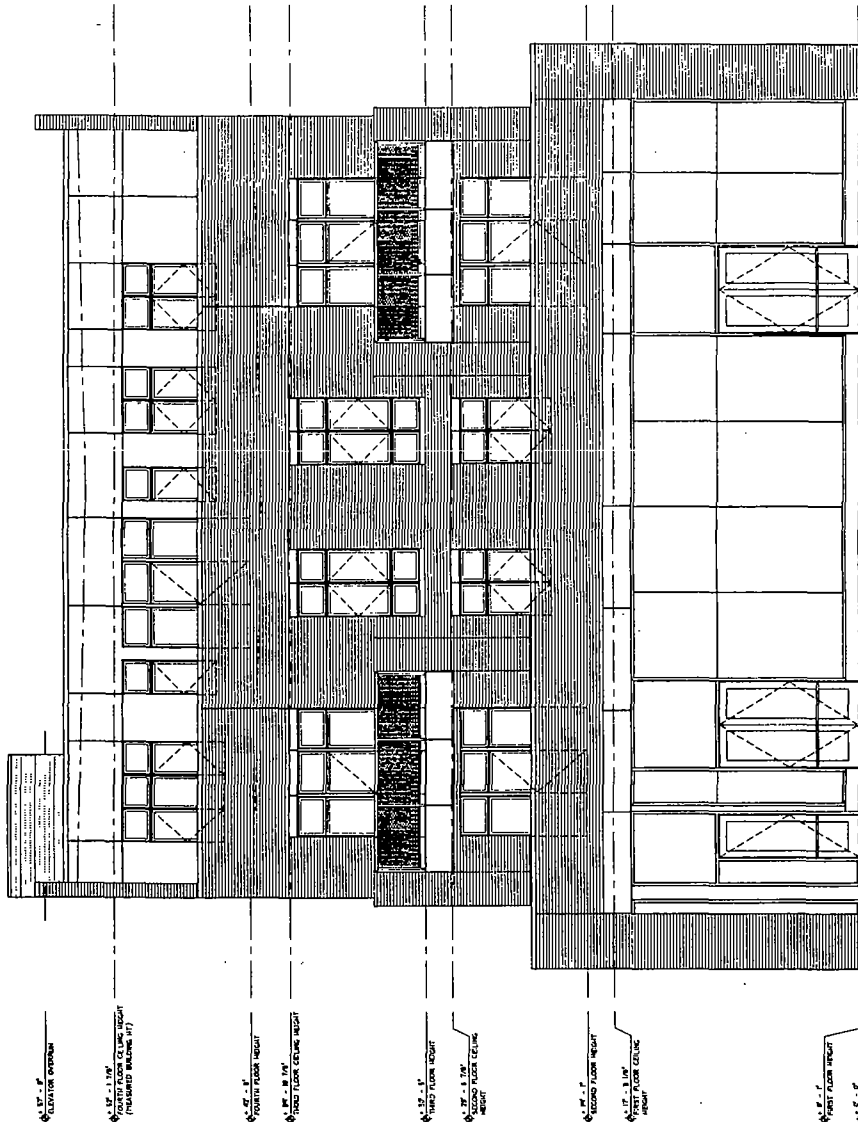
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General Notes:

06/12/2019
revised for permit review

PROJECT
DESIGN MANAGEMENT
PROJECT
4300 N. LAUREL STREET
CHICAGO, IL 60640

REVISION
EAST ELEVATION
A
3.1



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



