



# City of Chicago



SO2019-6826

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 9/18/2019  
**Sponsor(s):** Misc. Transmittal  
**Type:** Ordinance  
**Title:** Zoning Reclassification Map No. 9-G at 3312 N Halsted St -  
App No. 20134T1  
**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.** That the Chicago Zoning Ordinance be amended by changing all of the C1-2 Neighborhood Commercial District and indications as shown on Map 9-G in the area bounded by:

a line 125 feet south of and parallel to West Buckingham Place; North Halsted Street; a line 150 feet south of and parallel to West Buckingham Place; the public alley next west of and parallel to North Halsted Street;

to those of the C1-3 Neighborhood Commercial District in accordance with the attached narrative and plans.

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

Address: 3312 North Halsted, Chicago, Illinois

**SUBSTITUTE NARRATIVE AND PLANS ZONING ANALYSIS**  
**TYPE 1 ZONING MAP AMENDMENT APPLICATION**

**Applicant: Halsted Lion 2, LLC**

**Property Location: 3312 North Halsted, Chicago, Illinois**

**Proposed Zoning: C1-3 Neighborhood Commercial District (TOD)**

**Lot Area: 3,125 sf square feet**

Halsted Lion 2, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 3312 North Halsted from the C1-2 Neighborhood Commercial District to the C1-3 Neighborhood Commercial District in order to authorize the construction of a four-story multi-family residential building containing 7 dwelling units and ground floor commercial space.

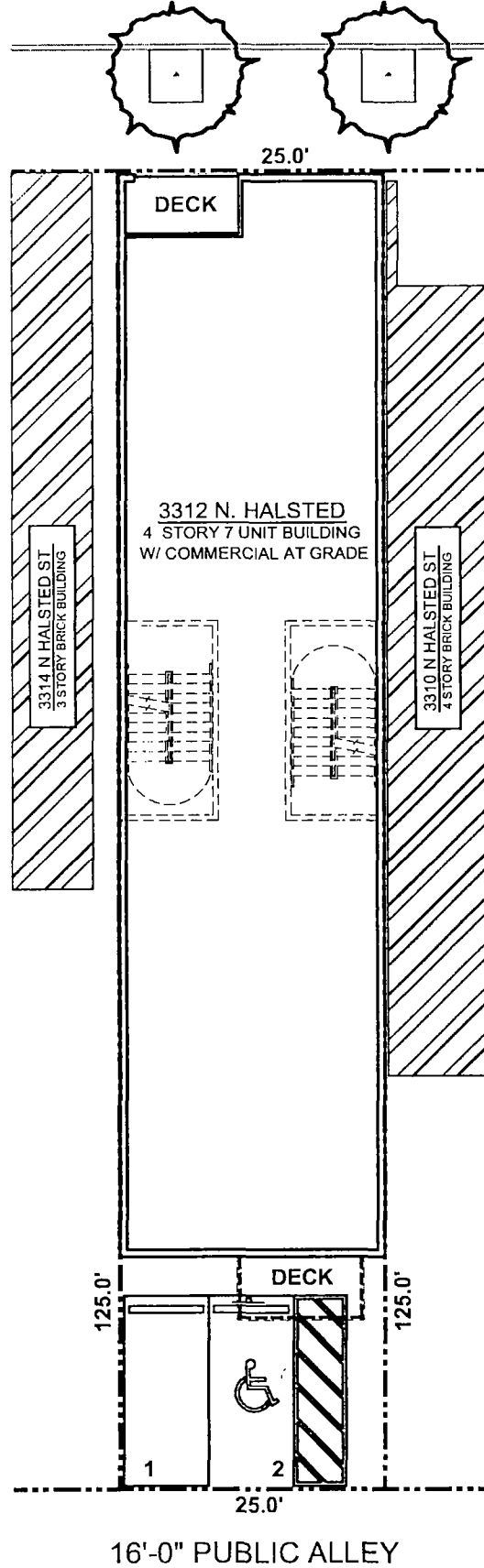
The site is bounded by an existing 3-story commercial building on the North, Halsted Street on the east, an existing 5-story commercial building on the South, and a 16’ wide public alley on the West. The subject property contains 3,125 square feet of net site area and is currently improved with a two-story, single family dwelling. The overall project FAR will be 3.22. The Applicant seeks an FAR increase for Transit-Served Locations pursuant to Sec. 17-3-0403-B.

The Property is within 1,320 feet to the Belmont CTA Station and a transit-served location parking reduction is requested. The proposed project will include 2 off-street vehicular parking spaces and 7 bicycle parking spaces.

**NARRATIVE ZONING ANALYSIS**

- (a) Floor Area and Floor Area Ratio:
- i. Lot area: 3,125 square feet
  - iii. Total building floor area: 10,060 square feet
  - iv. FAR: 3.22 (transit-served location FAR increase)
- (b) Density (Lot Area Per Dwelling Unit): 447 square feet (7 dwelling units)
- (c) Number of Off-street Parking Spaces: 2 vehicular parking spaces (Transit-served Location Parking Reduction Proposed. Within 1,320 feet to Belmont CTA Red Line Station)
- 7 bicycle parking spaces
- (d) Setbacks:
- i. Front setback: 0 feet
  - ii. Side setback (east): 0 feet
  - iii. Side setback (west ): 0 feet
  - iv. Rear setback: 21 feet (will seek a variation)
- (e) Building height: 50 feet 4 inches
- (f) Off-street Loading: 0 spaces

N. HALSTED ST.

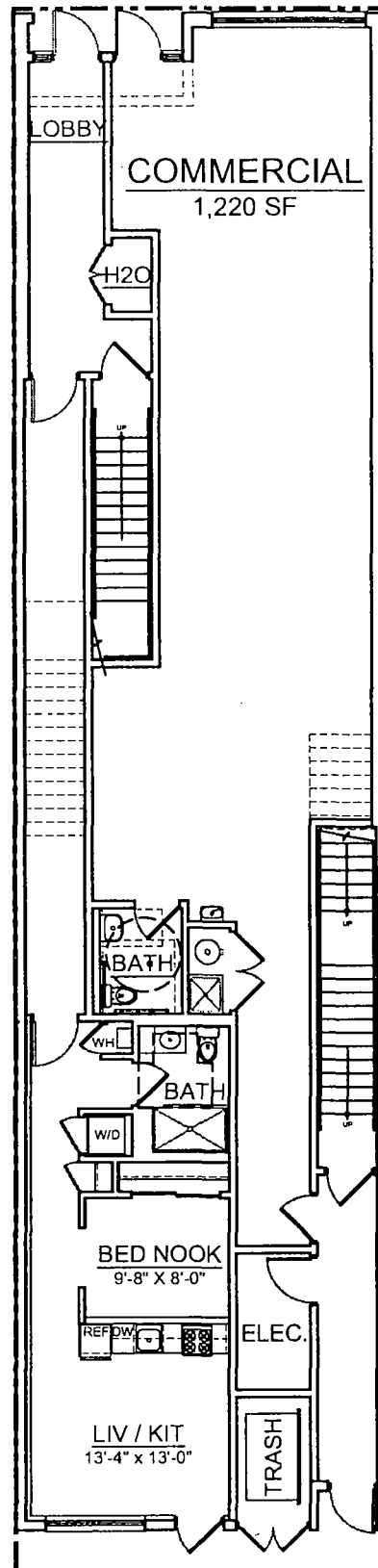


**1** SITE PLAN  
 1/16" = 1'-0"



16'-0" PUBLIC ALLEY

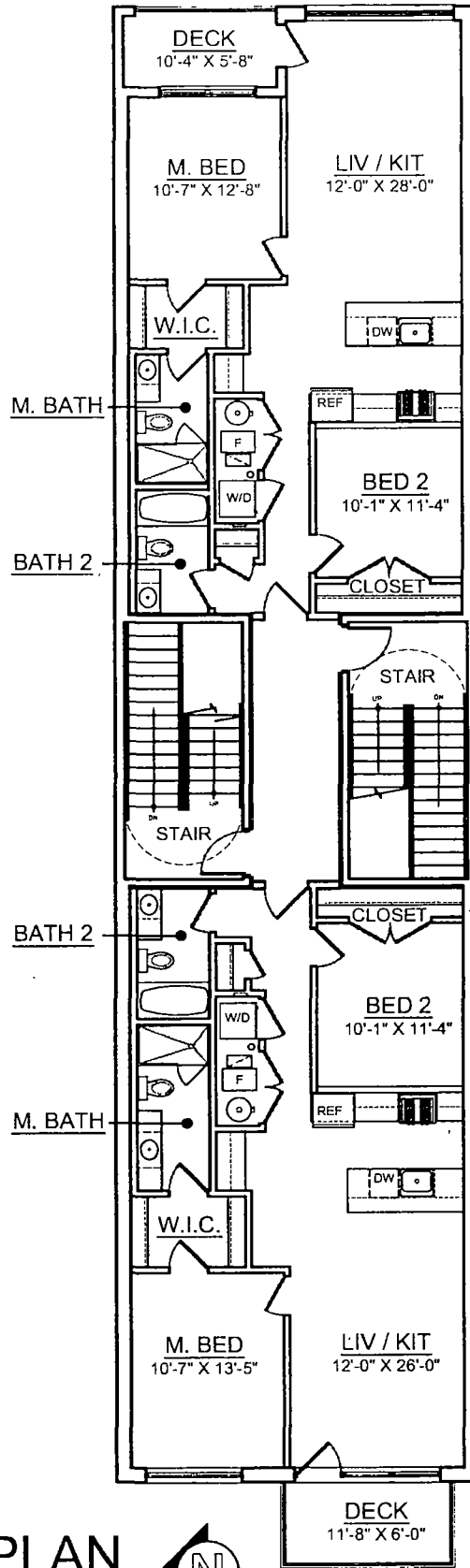
<b>ADDRESS:</b> 3312 N HALSTED CHICAGO, ILLINOIS 60657	<b>APPLICANT:</b> LION HALSTED 2, LLC	TYPE I ZONING EXHIBITS	<b>SPACE</b> ARCHITECTS + PLANNERS <small>211 N. TALKMAN AVE CHICAGO, IL 60611          P 312.627.4444          E INFO@SPACEARCHITECTS.COM</small>	<b>VERSION</b> A0.1 11.14.19
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**1 FIRST FLR PLAN**  
 1" = 12'-0"



<b>ADDRESS:</b> 3312 N HALSTED CHICAGO, ILLINOIS 60657	<b>APPLICANT:</b> LION HALSTED 2, LLC	TYPE I ZONING EXHIBITS	<b>SPACE</b> ARCHITECTS + PLANNERS <small>214TH TALKMAN AVE CHICAGO, IL 60607          P. 312.629.6446          E. INFO@SPACE-ARCH.COM</small>	<b>VERSION</b> A1.0 11.14.19
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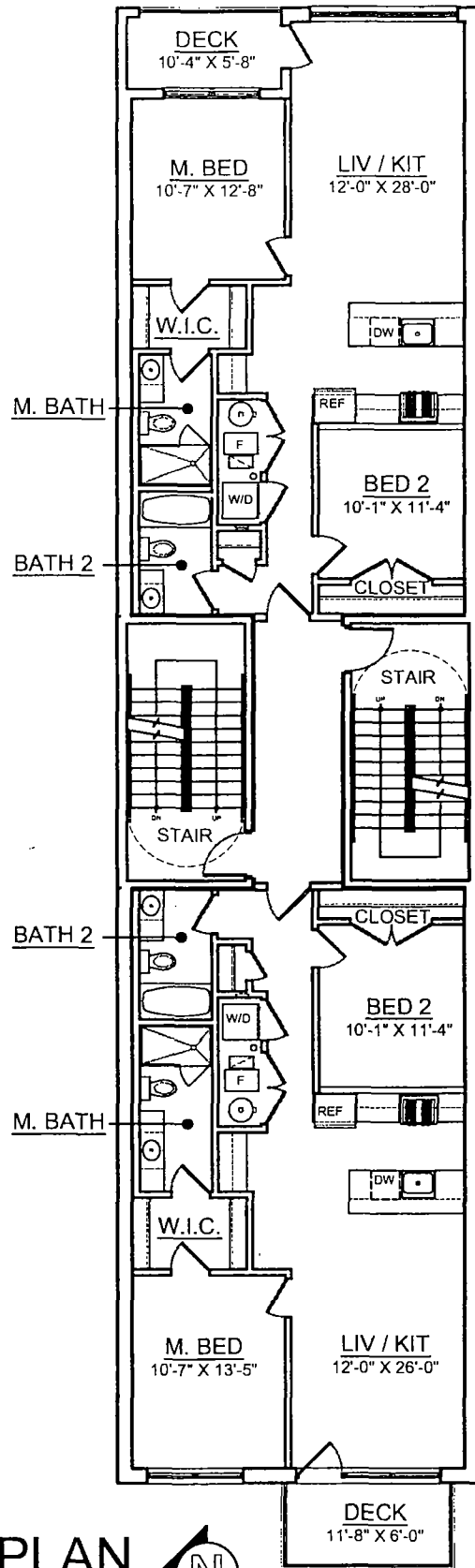
**1 2ND FLR PLAN**  
1" = 12'-0"



<b>ADDRESS:</b> 3312 N HALSTED CHICAGO, ILLINOIS 60657	<b>APPLICANT:</b> LION HALSTED 2, LLC	TYPE I ZONING EXHIBITS	<b>SPACE</b> ARCHITECTS + PLANNERS <small>2147 N. TALMAN AVE CHICAGO, IL 60647          P 312.829.6666          E INFO@SPACEARCHPLANNING.COM</small>	<b>VERSION</b> <b>A1.1</b> 11.14.19
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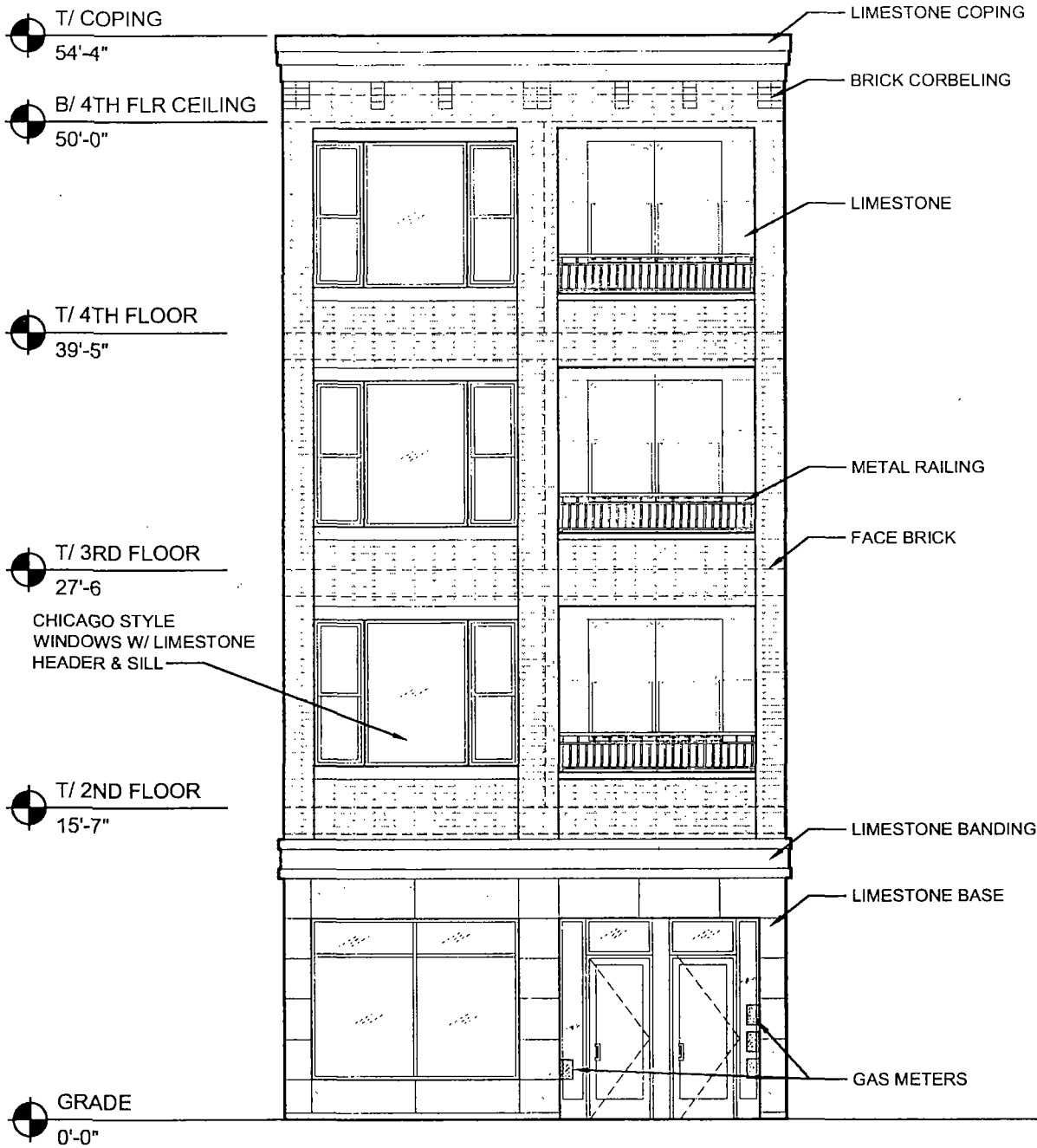


1 TYP. FLR PLAN  
1" = 12'-0"



<b>ADDRESS:</b> 3312 N HALSTED CHICAGO, ILLINOIS 60657	<b>APPLICANT:</b> LION HALSTED 2, LLC	<b>TYPE I ZONING EXHIBITS</b>	<b>SPACE</b> ARCHITECTS + PLANNERS 7149N TALMAN AVE CHICAGO IL 60647 P 312 872 8444 E INFO@SPACEARCHITECTS.COM	<b>VERSION</b> A1.2 11.14.19
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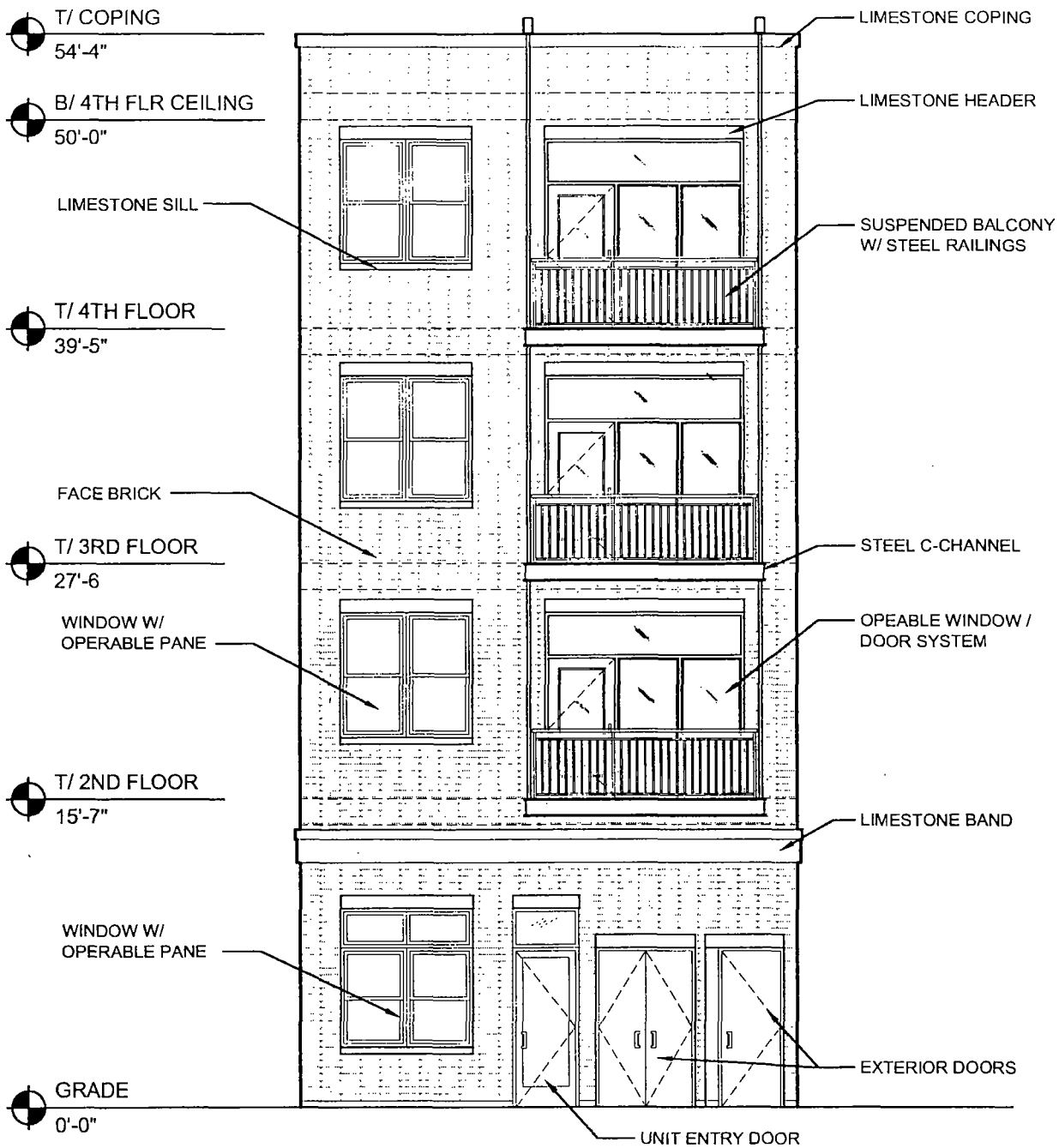
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**1 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

<p><b>ADDRESS:</b>                  3312 N HALSTED                  CHICAGO, ILLINOIS 60657</p>	<p><b>APPLICANT:</b>                  LION HALSTED 2, LLC    TYPE I ZONING EXHIBITS</p>	<p><b>SPACE</b>                  ARCHITECTS + PLANNERS  <small>2147 N. TOLMAN AVE. CHICAGO, IL 60647                  P. 312.879.8444                  E. INFO@SPACEARCHITPLN.COM</small></p>	<p><b>VERSION</b>                  A2.0                  11.14.19</p>
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# 2 WEST ELEVATION

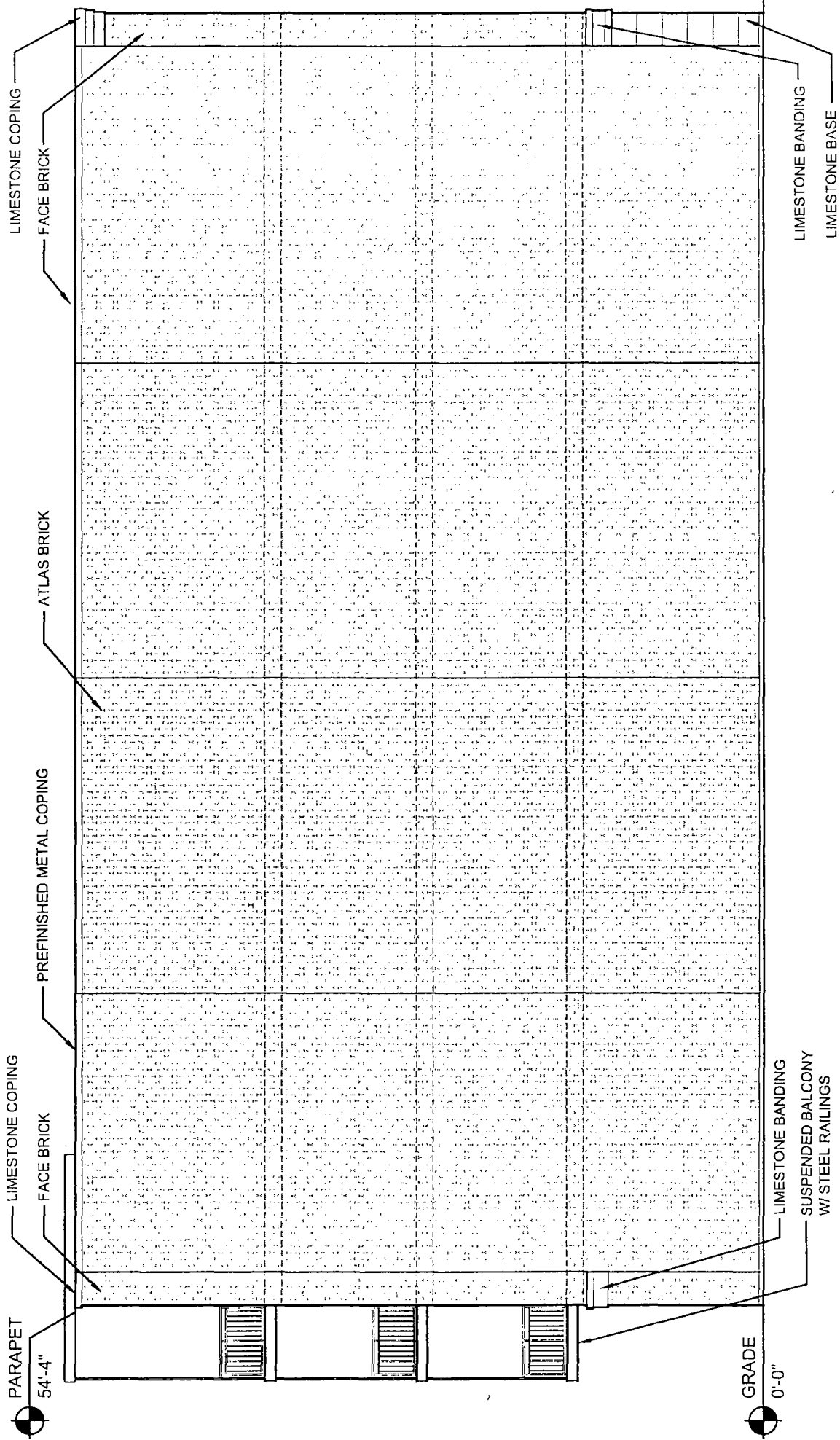
SCALE: 1/8" = 1'-0"

<p><b>ADDRESS:</b> 3312 N HALSTED CHICAGO, ILLINOIS 60657</p>	<p><b>APPLICANT:</b> LION HALSTED 2, LLC</p>	<p>TYPE I ZONING EXHIBITS</p>	<p><b>SPACE</b> ARCHITECTS + PLANNERS 2149 N. HALSTED AVE CHICAGO IL 60647 P 312.829.8666 E INFO@SPACEARCHPLAN.COM</p>	<p>VERSION <b>A2.1</b> 11.14.19</p>
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# 2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ADDRESS:  
 3312 N HALSTED  
 CHICAGO, ILLINOIS 60657

APPLICANT:  
 LION HALSTED 2, LLC     TYPE I ZONING EXHIBITS

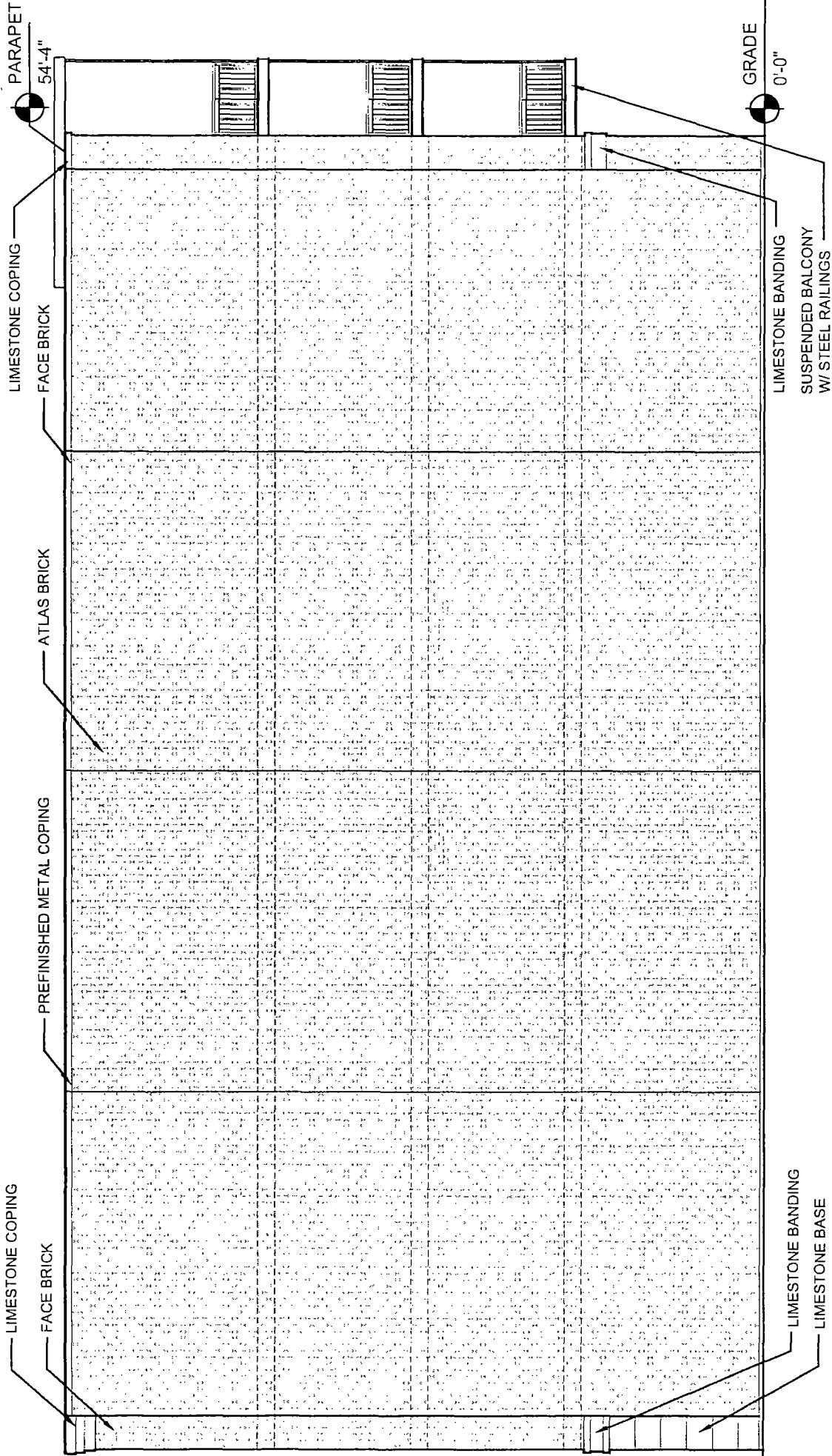
SPACE ARCHITECTS + PLANNERS  
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 E INFO@SPACE-PLANNERS.COM

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# 2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ADDRESS:

3312 N HALSTED  
CHICAGO, ILLINOIS 60657

APPLICANT:

LION HALSTED 2, LLC

TYPE I ZONING EXHIBITS

SPACE

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