



City of Chicago



O2021-3090

Office of the City Clerk
Document Tracking Sheet

Meeting Date:	7/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-F at 3511 S Halsted St - App No. 20779T1
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 is hereby amended by changing all of RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 8-F in the area bounded by:

A line 96 feet South of and parallel to West 35th Street; the public alley next east of and parallel to South Halsted Street; a line 120 feet South of and parallel to West 35th Street; and South Halsted Street.

to those of a B1-3 Neighborhood Shopping District.

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

Common Address of Property:

3511 South Halsted Street

**ZONING AND DEVELOPMENT NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 3511 SOUTH HALSTED STREET**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current RS 3 to that of a B1-3 District for the property commonly known as 3511 South Halsted Street. The applicant seeks to re-establish and permit the use of the existing two-story building as retail space for the sale of clothes on the ground floor and two residential dwelling unit on the second floor. The total lot area of the subject site is 2,966 square feet.

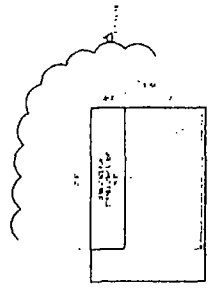
The following is a list of the proposed (existing) dimensions of the development:

Density:	2 residential dwelling units (existing)
Lot Area Per Unit:	1,483 square feet
Off Street Parking:	2 (existing)
Height:	35 feet 6 inches (existing)
Floor Area:	approximately 5,932 square feet (existing)
Floor Area Ratio:	approximately 2.0 (existing)
Front (North) Setback:	0 feet (existing)
Rear (South) Setback:	0 feet (existing)
East Side Setback:	0 feet (existing)
West Side Setback:	0 feet (existing)

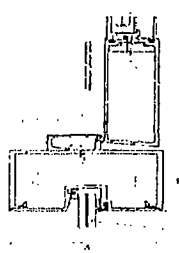
DEPARTMENT OF BUILDINGS
 150 NORTH LA SALLE STREET
CONDITIONAL PERMIT
 CHICAGO, ILLINOIS 60601

CERTIFIED CORRECTIONS
 Mix-Use Building
 Renovation
 3511 S. Halsted St.
 Chicago IL 60609

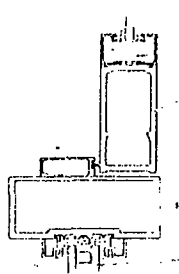
Taiyabi Consultant Inc
 2000 N. Halsted St. Suite 200
 Chicago IL 60614
 312.467.1112



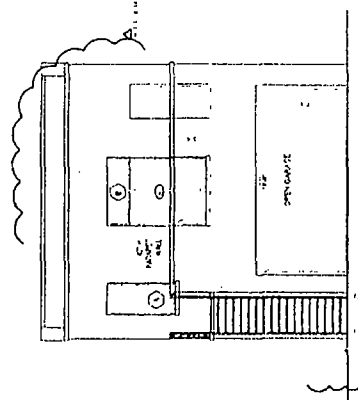
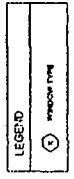
5 PROPOSED EAST ELEVATION
 3/16" = 1'-0"



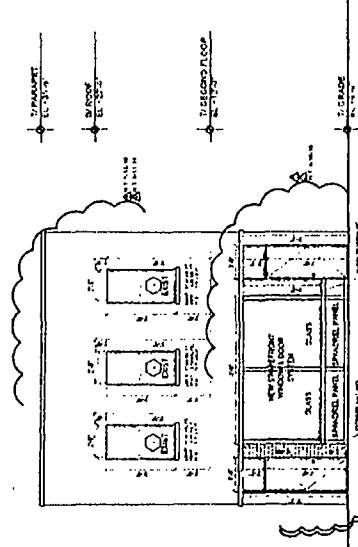
6 PANEL / DOOR DETAIL
 1" = 2"



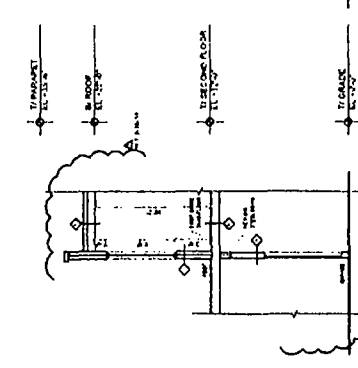
7 WINDOW / DOOR DETAIL
 1" = 2"



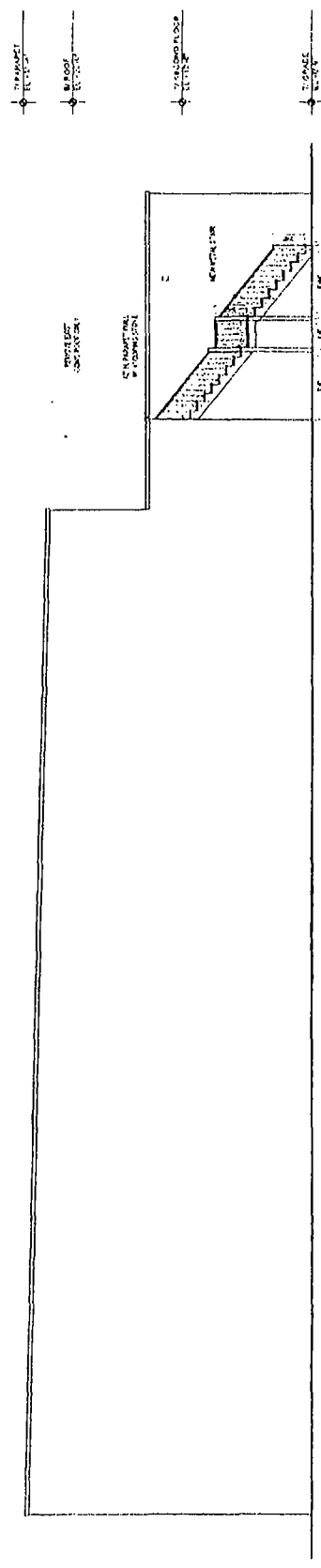
2 PROPOSED EAST ELEVATION
 3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
 3/16" = 1'-0"



4 PROPOSED SECTION
 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION (NORTH SIMILAR)
 3/16" = 1'-0"

ARCHITECTURAL ELEVATIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
2	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
3	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
4	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
5	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
6	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
7	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
8	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
9	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI
10	01/15/20	ISSUED FOR PERMIT	TAIYABI	TAIYABI