



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2014-5798
Type: Ordinance
File created: 7/30/2014
Status: Passed
In control: City Council
Final action: 10/8/2014
Title: Zoning Reclassification Map No. 4-G at 2124 S Halsted St - App No. 18111T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-G
Attachments: 1. O2014-5798.pdf, 2. SO2014-5798.pdf

Date	Ver.	Action By	Action	Result
10/8/2014	1	City Council	Passed as Substitute	Pass
9/30/2014	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
7/30/2014	1	City Council	Referred	

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 4-G in the area bound by

a line 150 feet south of and parallel to West 21st Street; South Halsted Street; a line 175 feet south of and parallel to West 21st Street; and the alley next west of and parallel to South Halsted Street

to those of a B3-3 Community Shopping District and a corresponding uses 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.

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Common address of property:

SUBSTITUTE APPLICATION

CITY OF CHICAGO APPLICATION FOR AN
AMENDMENT TO THE CHICAGO ZONING
ORDINANCE

ADDRESS of the property Applicant is seeking to rezone:

2124 South Halsted Street. Chicago. IL

Ward Number that property is located in: 11

APPLICANT: 2124 S Halsted. LLC

ADDRESS: 1720 S. Loomis Street

CITY: Chicago STATE: IL ZIP CODE: 60608

PHONE: (312) 782-1983 CONTACT PERSON: Stephen Stults. Esq.

Attorney for Applicant

Is the Applicant the owner of the property YES X NO

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER

ADDRESS

CITY

STATE

ZIP CODE

PHONE

CONTACT PERSON

If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Law Offices of Samuel VP Banks

ADDRESS 221 N. LaSalle St.. 38th Floor

CITY Chicago STATE: IL ZIP CODE 60601
PHONE: (312) 782-1983 FAX: (312) 782-2433

If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements Hans Heitmann

On what date did the owner acquire legal title to the subject property?

November of 2010

Has the present owner previously rezoned this property? If Yes, when?

No

Present Zoning: M1-2 Limited Manufacturing/Business Park District

Proposed Zoning: B3-3 Community Shopping District

SUBSTITUTE APPLICATION

10. Lot size in square feet (or dimensions?): 25.0' x 110.3' totaling 2.757 sq. ft.
11. Current Use of the Property: The property is improved with a vacant three story building.
12. ' Reason for rezoning the property: To permit a mixed-use redevelopment of the building.
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3 story building of masonry construction. The building will contain a 1,700 square foot ground floor commercial unit and two residential units above. There will be on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 48'-0".
14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

NO X

SUBSTITUTE

AFFIDAVIT Written Notice, Form of Affidavit; Section 17-13-

0107

September 11, 2014

Honorable Daniel Solis Chairman,
Committee on Zoning 121 North
LaSalle Street Room 304 - City
Hall Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, Stephen Stults, being first duly sworn on oath, deposes and says the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Zoning Code of the City of Chicago, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said written notice was or will be sent by USPS First Class Mail no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned as 2124 South Halsted Street, Chicago, Illinois; a statement of intended use of said property; the name and address of the Applicant; the name and address of the owner; and a statement that the applicant intends to file a substitute application for a change in zoning on approximately July 30, 2014.

The Applicant has made a bonafide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Zoning Code of the City of Chicago; that the Applicant certifies that the accompanying list of

names and addresses of surrounding property owners within 250 feet is a complete list containing the names and last known addresses of the owners of the property required to be served.

Law Offices of Samuel V.P. Banks

VINCENZO SERGIO OFFICIAL SEAL
Notary Public, State of Illinois My Commission Expires

January 03, 2016

Subscribed and Sworn to before me

SUBSTITUTE NOTICE

PUBLIC NOTICE

Via USPS First Class Mail

September 11, 2014

Dear Sir or Madam:

In accordance with Amendment to the Zoning Code enacted by the City Council, Section 17-13-0107-A, please be informed that on or about September 11, 2014, the undersigned, filed a substitute application for a change in zoning from the M1-2 Limited Manufacturing/Business Park District to the B3-3 Community Shopping District, on behalf of the Applicant and Property Owner, 2124 S Halsted LLC for the property located at 2124 South Halsted Street, Chicago, Illinois.

The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3 story building of masonry construction. The building will contain a 1,700 square foot ground floor commercial unit and two residential units above. There will be on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 48'-0".

The Applicant and Property Owner, 2124 S Halsted LLC, is located at 1720 S. Loomis Street, Chicago, Illinois 60608.

The contact person for this application is Stephen Stults. My address is 221 N. LaSalle Street, Chicago, IL 60601. My telephone number is 312-782-1983.

Very truly yours,

LAW. OFFICES OF SAMUEL V.P.

BANKS Stephen Stults

*****Please note that the Applicant is NOT seeking to purchase or rezone your property.**

*****The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed Zoning Amendment.**

SUBSTITUTE NARRATIVE & PLANS

17-13-0303-C (1) Narrative Zoning Analysis - 2124 South Halsted Street

Proposed Zoning: B3-3 Community Shopping District Lot Area: 2,757 sq.

ft.

The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3 story building of masonry construction. The building will contain a 1,700 square foot ground floor commercial unit and two residential units above. There will be on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 48'-0".

- a) Floor area ratio:
- b) Lot Area Per Dwelling Unit:
- c) The amount of off-street parking:
- d) Setbacks:
 - a. Front Setback:
 - b. Rear Setback:
 - c. Side Setbacks:
 - North side:
 - South Side:

1.98 FAR (5,450 sq. ft.) 1378.75 sq. ft. perD.U.

2

0' (existing) 37'-7" (existing)

0' (existing) 0' (existing)

(e) Building Height:

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PLAT OF SURVEY

OF

LOT 7 IN FALS! SUBDIVISION OF BLOCK 27 IN WALSH AND A&MILLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, EANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CURB 4 GUTTER

HALSTED

LEGEND

(R/M) - RECORD / MEASURED L - ARC LENGTH R - RADIUS CH - CHORD

AREA = 2,753 5Q. FT. MORE OR LESS

PREPARED FOR- STEPHEN M. STULTS (ATTORNEY AT LAW)

JOB ADDRESS- 2124 S. HALSTED STREET CHICAGO, IL

JOB NO.: 14-06-0050 - " " " " " " X

NEKOLA SURVEY, INC.

PROFESSIONAL SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. ZD3 BDLINQBRDjIC, ILLINOIS - 60440 (6313) 226-1 53D-PHDNE (63D) 226-1 43D FAX

THIS PLAT INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON UNOJUNTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING UNES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

SCALE: 20

FIELD WORK COMPLETED ON THE 24TH DAY OF JUNE, 2014.

(STATE OF ILLINOIS) (COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 26TH DAY OF JUNE, 2014, IN IL.

IPLS No. 2923 LICENSE RENEWAL DATE: 30 NOVEMBER 2014.

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RENOVATION TO EXISTING 2 FLOORS OF A 3 STORY BUILDING 2124 SOUTH HALSTED STREET CHICAGO, ILLINOIS
IURO & Associates

architects - engineers - consultants

130 W UallMh Sir**1, UI* FJIO OK** DMI HI01 flow (3U) 715-0771 Fl< (312) 715-0771

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