



Office of the City Clerk

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Legislation Details (With Text)

File #: O2018-3186
Type: Ordinance **Status:** Passed
File created: 4/18/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 30-F at 12345 S Halsted St - App No. 19622T1
Sponsors: Misc. Transmittal
Indexes: Map No. 30-F
Attachments: 1. O2018-3186 (V1).pdf, 2. O2018-3186.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/18/2018	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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 30-F in the area bounded by

A line 200 feet north of and parallel to West 124th Street; the public alley next east of and parallel South Halsted Street; West 124th Street; and South-Halsted Street,

to those of a B3-5 Community Shopping District and 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: 12345 South Halsted Street.

FINAL FOR PUBLICATION

NARRATIVE AND PLANS

TO A TYPE 1 ZONING AMENDMENT FROM CI-1 to B3-5 12345 South Halsted Street

This project is for the conversion of an existing one story 16,018 square foot 14 feet building on a 21,230 square foot lot from a bowling alley into a funeral home facility with 10 off-street parking spaces. The project is located at 12345 South Halsted Street. This proposal is for interior alterations only. There is no addition planned or contemplated. There are no dwelling units on site and none are proposed. The exterior of the building will be refreshed to reflect the new funeral home use.

The property is presently zoned CI-1 Neighborhood Commercial District. The proposed B3-5 Community Shopping District classification will allow the new owner to complete the renovation of the building. The building permit process has been stopped because of an off-street parking determination that cannot be accommodated on site. The applicant has started the process to purchase nearby property for the purpose of establishing additional off-street parking. This business cannot survive without sufficient off-street parking.

The establishment of this use at this location will be compatible with existing uses in the surrounding area.

A.) Proposed land use

- Funeral home facility

B.) The project's floor area ratio

- 0.75 existing, no proposed addition to 16,018 square foot building

C.) The project's density (lot area per dwelling)

- No dwelling units exist, and none are proposed

D.) The amount of off-street parking

- 10 onsite off-street parking spaces are proposed

E.) Setbacks

- Zero setbacks existing

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- 14 feet

**FIRM. FOR
PUBLICATION**