

3501-3519 North Halsted Street, Chicago, Illinois

SUBSTITUTE PROJECT

NARRATIVE AND PLANS TYPE 1 ZONING

AMENDMENT 3501-3519 North Halsted

CI-5 Neighborhood Commercial District

The applicant is requesting a zoning amendment from a CI-2 Neighborhood Commercial District to a CI-5 Neighborhood Commercial District to construct a 5 story medical office building. The first floor of the building will contain 7,600 square feet of retail. The building will contain 27 parking spaces and 20 bicycle spaces. The height of the building is 67 feet. The property is on a pedestrian street (Halsted) and in a transit served location within 2,640 feet from the CTA Red Line Addison Station.

	PROPOSED
Lot Area	17,931 SF
Parking	27
Rear Setback	5 feet
East Setback	5 feet
West Setback	0
Front Setback	0
FAR	3.96
Building Height	67 feet

*This is a transit served location.

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