



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-6197

Type: Ordinance **Status:** Passed

File created: 9/6/2017 **In control:** City Council

Final action: 10/11/2017

Title: Zoning Reclassification Map No. 8-F at 3849-3859 S Halsted St and 3856-3858 S Emerald Ave - App No. 19366T1

Sponsors: Misc. Transmittal

Indexes: Map No. 8-F

Attachments: 1. SO2017-6197.pdf, 2. O2017-6197.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|----------------------|--------|
| 10/11/2017 | 1 | City Council | Passed as Substitute | Pass |
| 10/3/2017 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 10/3/2017 | 1 | Committee on Zoning, Landmarks and Building Standards | Amended in Committee | Pass |
| 9/6/2017 | 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 RS3 Residential Single-Unit (Detached House) District and M1-2 Limited

Manufacturing/Business Park District symbols and indications as shown on Map N0.8-F in the area bounded by

a line 120 feet north of and parallel to West Pershing Road; the alley next east of and parallel to South Halsted Street; a line 48 feet north of and parallel to West Pershing Road; South Emerald Avenue; West Pershing Road; and South Halsted Street,

to those of a BI-2 Neighborhood Shopping District and a corresponding uses district is hereby established b the area above described.

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

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and due publication.

3849-59 South Halsted Street, and 3856-58 South Emerald Avenue

SUBSTITUTE

NARRATIVE AND PLANS

FOR THE PROPOSED REZONING AT
3849-59 S. HALSTED & 3856-58 S. Emerald Ave

The Applicant intends to amend the underlying zoning of both parcels from the existing MI-2 and RS3 to a BI-2 in order to construct a two-story bank facility with drive-through service facility and on-site accessory parking for 11 vehicles in Parcel A. The first floor would include lobby, teller stations, customer service desks and branch manager's office. The second floor would contain additional offices, conference room, break room and toilet rooms. An additional ten parking spaces will be provided off site on Parcel B.

ZONING: BI-2

LOT AREA: 14,844 sf (Parcel A) and 5,937 sf. (Parcel B) FLOOR AREA

RATIO: 0.44 (Parcel A), 0 (B) no building BUILDING AREA: 6,500

square feet OFF-STREET PARKING: 21 spaces FRONT SETBACK: 4

feet 0 inches (Halsted) REAR SETBACK: 60 feet 0 inches

SIDE SETBACK: 33 feet on North and 1 feet 4 inches on South =TOTAL 34 feet 4 inches

BUILDING HEIGHT: 36 feet 0 inches (Roof mean height)

The building design and exterior materials are intended to make reference to the character of the Exchange Buildings that once occupied the surrounding site in the former Union Stock Yard. Exterior materials include brick and stone with building features including arched window openings and dormered roof.

BCOP\BIG: F\PPAGECWGE\HAMEI\BNTNE'S 7C16

FINAL FOR PUBLICATION