



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2018-2324
Type: Ordinance **Status:** Passed
File created: 3/28/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 2-H at 314-318 S Halsted St - App No. 19591T1
Sponsors: Misc. Transmittal
Indexes: Map No. 2-H
Attachments: 1. O2018-2324 (V1).pdf, 2. O2018-2324.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/9/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/28/2018	1	City Council	Referred	

ORDINANCE

BEIT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-H in the area bounded by

a line 245 feet north of and parallel to West Van Buren Street; South Halsted Street; a line 195 feet north of and parallel to West Van Buren Street; and a line 125 feet west of and parallel to South Halsted Street,

to those of a DX-5 Downtown Mixed-Use District and a 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 properties: 314-318 South Halsted Street

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis - 314-318 S. Halsted, Chicago, IL

Proposed Zoning: DX-5

Lot Area: 6,365.52 square feet

Proposed Land Use: The Applicant is proposing to establish four (4) new residential units, for a total of nine (9) residential units, within the existing four-story mixed-use building. The existing building will otherwise remain without change. The 55-foot building height will remain without change. This is a Transit Oriented Development because the subject property is located within 650 linear feet from the Halsted Blue Line CTA Station, and therefore no onsite parking is required or being provided.

A) The Project's Floor Area Ratio: 14,317 square feet (2.25 FAR)

B) The Project's Density (Lot Area Per Dwelling Unit):

9 dwelling units (707.28 square feet per dwelling unit)

C) The amount of off-street parking: 0 spaces

D) Setbacks:

a. Front Setback: 0 (existing)

b. Rear Setback: 8 feet 10 inches (existing)

c. Side Setbacks:

North	Side	-	0	(existing)	South	Side	-
			0 (existing)				

E) Building Height: 55 feet

FINAL FOR PUBLICATION

SH12 W inGrMS AVENU11 CHICAGO, ILLINOIS 60S30
MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No 184-003233
PLAT OF SURVEY

OF
PHONE (773)282-5900 FAX (773)2M-9u<

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Statu of Illinois County of Cook
We, U U Surveying Co., Inc., do hereby certify that wo have surveyed the above described property and that the plot hereon drawn it a correct representation of said survey.

REG ILL. Land Surveyor No. 35-3750 LIC. EXP. NOVEMBER 30, 2010

FINAL FOR PUBLICATION

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No 184-003233
PLAT OF SURVEY
OF

LOT 4 IN BLOCK. 30 IM DUNCAN'S ADDITION TO CHICAGO IN THE KAST K OP THE NORTHEAST HOP SUCTION 17, TOWNSHIP 3u NORTH. HAI tan 14, BAST Or THE THUU.1 FRINCIPAL MERIDIAN. DJ COOK COUNTY. ILLINOIS
COMMONLY KNOWN AS 114-111 S. HALSTED ST. C IHC AGO. ILLINOIS TOTAL LAND AREA ■ 6,361 tan.
PHONE (773)32-.W(00 FAX (773)212-34M

