



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-7774
Type: Ordinance
Status: Passed
File created: 9/20/2018
In control: City Council
Final action: 10/31/2018
Title: Zoning Reclassification Map No. 6-F at 2801-2807 S Halsted St and 739-747 W 28th St - App No. 19828T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-F
Attachments: 1. O2018-7774.pdf, 2. SO2018-7774.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	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, Chicago Zoning Ordinance, is amended by changing all the B1-5 Neighborhood Shopping District symbols and indications as shown on Map No. 6-F in the area bounded by:

West 28th Street;
the public alley next east of and parallel to South Halsted Street; a line 85 feet south of and parallel to West 28th Street; South Halsted Street

to those of a B1-3 Neighborhood Shopping District, which is hereby established in the area described.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

FINAL FCR PUBLICATION

Common Address(es): 2801-2807 South Halsted Street; 739-747 West 28th Street

SUBSTITUTE TYPE I NARRATIVE AND PLANS Re: 2807

South Halsted

The proposed zoning change is from B1-5 to a B1-3.

The proposed project is a 4-story mixed use building with 30 residential units and approximately 1,225 square feet of ground floor commercial space, 20 auto parking spaces and 30 bicycle parking spaces.

Site Area:	11,305 square feet
Maximum Floor Area Ratio:	3.3
Minimum Lot Area Per Dwelling Unit:	376.8 square feet
Off-Street Parking*:	20 Autos / 30 Bicycle
Front Setback (Halsted Street):	0'
Side Setback (north):	0'
Side Setback (south):	0'
Rear Setback (alley):	0'
Building Height (per § 17-17-0311, and excluding allowable rooftop features):	47'

*Transit Served Location allows for reduction in automobile parking spaces

FINAL FCR PUBLICATION

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