



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-3842
Type: Ordinance
Status: Passed
File created: 5/29/2019
In control: City Council
Final action: 7/24/2019
Title: Zoning Reclassification Map No. 4-F at 2143-2145 S Halsted St - App No. 20031T1
Sponsors: Misc. Transmittal
Indexes: Map No. 4-F
Attachments: 1. O2019-3842 (V1).pdf, 2. O2019-3842.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed	Pass
7/9/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/29/2019	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.4-F in the area bounded by

a line 82 feet north of and parallel to West Cermak Road; South Emerald Avenue; a line 34 feet north of and parallel West Cermak Road; and South Halsted Street,

to those of a B3-3 Community Shopping 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: 2143-2145 South Halsted Street

NARRATIVE AND PLANS
FOR THE PROPOSED REZONING AT
2143-45 S Halsted Street

The Applicant intends to change the zoning from the existing M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District to construct new 4 story, 6 dwelling unit building with approximately 1,900 Square Feet of ground floor mercantile space.

ZONING: B3-3

LOT AREA: 4800 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 800 square feet

FLOOR AREA RATIO: 2.86

BUILDING AREA: 13736 square feet

OFF-STREET PARKING: 5 spaces *

FRONT SETBACK: 1 feet 0 inches

REAR SETBACK: 21 feet 0 inches

SIDE SETBACK: 0 foot 6 inches on South and foot 6 inches on North = TOTAL 1 feet 0 inches

BUILDING HEIGHT: 44 feet 2.5 inches

Building material will be face brick with concrete masonry units on sides and rear. Set of plans are attached.

♦Variance for 1 parking space required and rear yard setback

Final for Publication