



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: SO2019-6826
Type: Ordinance
Status: Passed
File created: 9/18/2019
In control: City Council
Final action: 12/18/2019
Title: Zoning Reclassification Map No. 9-G at 3312 N Halsted St - App No. 20134T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-G
Attachments: 1. O2019-6826.pdf, 2. SO2019-6826.pdf

Date	Ver.	Action By	Action	Result
12/18/2019	1	City Council	Passed as Substitute	Pass
12/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/18/2019	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Cl-2 Neighborhood Commercial District and indications as shown on K4ap 9-G in the area bounded by:

a line 125 feet south of and parallel to West Buckingham Place; North Halsted Street; a line 150 feet south of and parallel to West Buckingham Place; the public alley next west of and parallel to North Halsted Street;

to those of the Cl-3 Neighborhood Commercial District in accordance with the attached narrative and plans.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 3312 North Halsted, Chicago, Illinois

EASTU 67914940.3

SUBSTITUTE NARRATIVE AND PLANS ZONING ANALYSIS TYPE 1
ZONING MAP AMENDMENT APPLICATION

Applicant: Halsted Lion 2, LLC

Property Location: 3312 North Halsted, Chicago, Illinois Proposed Zoning:
Cl-3 Neighborhood Commercial District (TOD) Lot Area: 3,125 sf square
feet

Halsted Lion 2, LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3312 North Halsted from the Cl-2 Neighborhood Commercial District to the Cl-3 Neighborhood Commercial District in order to authorize the construction of a four-story multi-family residential building containing 7 dwelling units and ground floor commercial space.

The site is bounded by an existing 3-story commercial building on the North, Halsted Street on the east, an existing 5-story commercial building on the South, and a 16' wide public alley on the West. The subject property contains 3,125 square feet of net site area and is currently improved with a two-story, single family dwelling. The overall project FAR will be 3.22. The Applicant seeks an FAR increase for Transit-Served Locations pursuant to Sec. 17-3-0403-B.

The Property is within 1,320 feet to the Belmont CTA Station and a transit-served location parking reduction is requested. The proposed project will include 2 off-street vehicular parking spaces and 7 bicycle parking spaces.

NARRATIVE ZONING ANALYSIS

(a) Floor Area and Floor Area Ratio: i. Lot area:

iii. Total building floor area:

iv. FAR:

3,125 square feet 10,060 square feet

3.22 (transit-served location FAR increase)

- b) Density (Lot Area Per Dwelling Unit): 447 square feet (7 dwelling units)
- c) Number of Off-street Parking Spaces: 2 vehicular parking spaces (Transit-served Location Parking Reduction Proposed. Within 1,320 feet to Belmont CTA Red Line Station)
7 bicycle parking spaces
- d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback (east): 0 feet
 - iii. Side setback (west): 0 feet
 - iv. Rear setback: 21 feet (will seek a variation)
- e) Building height: 50 feet 4 inches
- e) (t) Off-street Loading: 0 spaces

EASTU 67914940.3

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25.LV <<http://25.LV>>

DECK

<u>3312 N. HALSTED</u>			
4	STORY	7	UNIT
BUILDING			VW
COMMERCIAL			AT
GRADE			

1 SITE PLAN ^

1/16" = 1'-0"

ADDRESS: 3312 N HALSTED

CHICAGO, ILLINOIS 60657

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APPLICANT:

LION HALSTED 2, LLC TYPE I ZONING EXHIBITS

VERSION

A0.1

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COMMERCIAL

1,220 SF

BED NOOK
9'-8" X 8'-0"

ELEC,

LIV/KIT
13'-4"x 13'-0"

A FIRST FLR PLAN

1" = 12'-0"

ADDRESS: 3312 N HALSTED CHICAGO, ILLINOIS 60657

APPLICANT:

LION HALSTED 2, LLC TYPE I ZONING EXHIBITS
SPRCE VERSION A1.0

11.U.19

FINAL FOR PUBLICATION

ADDRESS: 3312 N HALSTED CHICAGO, ILLINOIS 60657

APPLICANT:

LION HALSTED 2, LLC TYPE I ZONING EXHIBITS
VERSION

A1.1

11.U.19

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ADDRESS: 3312 N HALSTED
CHICAGO, ILLINOIS 60657

APPLICANT:

LION HALSTED 2, LLC TYPE I ZONING EXHIBITS
SPACE

VERSION

A1.2

11.U.19

ARCHITECTS * PLANNERS
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FiNAL FOR
PUBLICATION

EAST ELEVATION

SCALE: 1/8" = 1'-0"

ADDRESS: 3312N HALSTED
CHICAGO, ILLINOIS 60657

APPLICANT:

LION HALSTED 2, LLC TYPE I ZONING EXHIBITS

SPACE

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VERSION

A2.0

11.U.19

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50'-0"
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LIMESTONE COPING

WEST ELEVATION

SCALE: 1/8" = 1'-0"

ADDRESS:

3312 N HALSTED CHICAGO, ILLINOIS 60657

APPLICANT:

LION HALSTED 2, LLC TYPE I ZONING EXHIBITS
VERSION

A2.1

11.U.19