



Office of the City Clerk

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

Legislation Text

File #: O2018-2324, **Version:** 1

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 AVENU1 CHICAGO, ILLINOIS 60530

MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No 184-003233
PLAT OF SURVEY

OF

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

LOT * IN UL0CKiaO IN DUN CAM'S ADDITION TD CmCA0O Ds'TTO DAJT W OP THfi
HORiraAST V. of section n. TownNSirr w.noatil namoe m. cab . of Tim third
4'StEELE MERIDIAN. 1M COOK COUNTY. ILLINOIS
COMMONLY KNOWN AJ- SM-HB S HALSTED ST, CHICAGO. ILLINOIS
TOTAL LAND AREA - 6.3*5 *q P-

H r/3

Kora
BLBVATIOKS
FBSTFLOO* LSVEL

HMDS TIO BUILDING AU TAQM AT DDTmENT AIEAS ATTHB

■CHCHMARfGHO C _ tijft wist or the whit lru of N.Hownrarr ave. ajto
IU FT. IOUTH OF TUB NORTH UNH OF I IAMB ON ST. HIV. -13 *3T (OTT OF aUCAQO
MMCIMABX DATUM)

ivy/ zn'Gwiisvv |<<ii
S'cf 00M07YCII to;
= i (nr>-oo:;75B j|
^ \ CHICAGO / ? %&\ ILLINOIS S&£
'<£ OF 1U>X

■ ■ ■ - WOO FIKCE
I - mm ran
: ■ ■ - caaxitre MWWKT
UP
tfj> - humid nuut FOICH
o./p - wa nuuc kmoi
• gpal nun
• m odnc porch
• CUE OT CQKSKETE

UI (UOOROH1 MC BHOW * Fin
us Dcaul. mola mentor

88900

Order No.
Scale: 1 Inch- FEET
.. WJANUAKY20H
Field Completion Date: -- *~
BELVEDERE FINANCIAL
Ordered by: -"

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 SECTION 17, TOWNSHIP 3s NORTH. HAI tan 14, BAST Or THE THUU.1 PRINCIPAL 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(0) FAX (773)212*4M

NOTE: ELEVATION LEVEL	TBL	DUTL DIMO	AM	TAXEH	AT	CEFFEITnT	AREAS	AT	TKB	FRST	FLOOR
-----------------------------	-----	-----------	----	-------	----	-----------	-------	----	-----	------	-------

X 10.1
111 FT W310FT THE WCTLMIOFK HCWBHUYAYe AID
<http://W310FT THE WCTLMIOFK HCWBHUYAYe AID> IMFT. SOUTH OF THE MOUTH UHB OF W. IUUUUHN ST.
CLCY-1 Mtr (Crrt OT CHRCAGO BthCMUAC QutVH)

3u SS £8

N. sClean Mt om h red
Mtr OIWL PMTS IHEREDr

Order No
Scale: 1 inch
IS JUNE 2017
Field Completion Date.
BELVEDERE FINANCIAL
Ordered by:

State of Illinois County of Cook
We, M M Surveying Co. Inc., do hereby certify that we have surveyed the above described property and that th
Signature: M M Surveying Co. Inc.
3E-jLotp.
REC. ILL. Land Surveyor No 35-8788 UC. EXP NOVEMBER 30, 2018

FINAL FCR PUBLICATION