

## 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

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SHI2 W inGGrMS AVENU! CHICAGO, ILLINOIS 60S30

#### MM SURVEYING CO., INC.

## PROFESSIONAL DESIGN FIRM No 184-003233 PLAT OF SURVEY

 $\underset{\text{PHONE (773)282-5900 FAX \{773)2M-9} <<}{\text{OF}}$ 

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TOTAL LAND AREA - 6.3\*5 \*q l

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Order No.

88900

Statu of Illinois County of Cook

Wc, U U Surveying Co., Inc.. do hereby certify that we have surveyed the above described property and that the plot hereon drawn it a correct representation of said eurvey

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

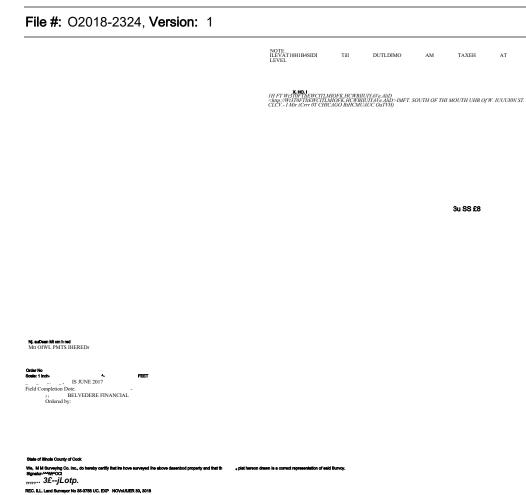
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OF

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# FINAL FCR PUBLICATION

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