



# Office of the City Clerk

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## Legislation Text

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File #: SO2019-1380, Version: 1

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# Final for Publication

## ORDINANCE

### ***BE IT 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 C3-5 Commercial Manufacturing and Employment District symbols and indications as shown on Map No.3-G in the area bounded by

a line 43 feet south of and parallel to West Weed Street; North Halsted Street;  
a line 108 feet south of and parallel to West Weed Street; and the alley next  
west of and parallel to North Halsted Street,

to those of a B3-5 Community Shopping 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.

1530-1534 North Halsted Street

# Final for Publication

*17-13-0303-C (1) Narrative Zoning Analysis -SUBSTITUTE NARRATIVE & PLANS*

1530-1534 North Halsted Street, Chicago, Illinois

Proposed Zoning: B3-5 Community Shopping District Lot

Area: 8,190 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (5,097 square feet) - at grade level, and nine (9) dwelling units - above (Floors 2 thru 4). There will be a roof deck, located at the east end of the 4<sup>th</sup> Floor, which will be for the exclusive use and enjoyment of the residential tenants of the building. The subject property is located within 1,320 linear feet of the entrance to the North Avenue CTA ('Red Line') Station, and - therefore, the redevelopment plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be surface parking for a total of six (6) vehicles, located onsite - at the rear of the building. The proposed new building will be masonry, glass and steel in construction and will measure 57 feet-0 inches in height.

- . (A) The Project's Floor Area Ratio: 20,325 square feet (2.48 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 9 dwelling units (910 square feet per unit)
- C) The amount of off-street parking: 6 vehicular parking spaces  
*\*The subject site is located within 1,320 square feet of the entrance to the North Avenue CTA Station, and - therefore, qualifies for a 35% reduction in the amount of required onsite vehicular parking.*
- D) Setbacks:
  - a. Front Setback: 1 feet-0 inches

b. Rear Setback: 20 feet-0 inches

c. Side Setbacks:  
North: 0 feet-1 15/16 inches  
South: 0 feet-!4 inches

E) Building Height:  
52 feet-1 7/8 inches (ceiling of 4<sup>th</sup> Floor)  
57 feet-0 inches (ceiling of elevator access structure - roof)