



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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**File #:** SO2019-6826, **Version:** 1

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### **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

## FiNAi, rCii PUBLICATION

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

### DECK

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



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

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APPLICANT:

LION HALSTED 2, LLC TYPE I ZONING EXHIBITS

**SPACE**

VERSION

**A1.2**

11.U.19

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PUBLICATION

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■ LIMESTONE BASE

## ■ GAS METERS

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

ADDRESS: 3312N HALSTED  
CHICAGO, ILLINOIS 60657

APPLICANT:

LION HALSTED 2, LLC    TYPE I ZONING EXHIBITS

**SPACE**

ARCHITECTS + PLANNERS

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VERSION

**A2.0**

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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