Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2021-2444, Version: 1

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, is hereby amended by changing all the RT-4 Residential

Two-Flat, Townhouse, and Multi-Unit District symbols and indications as shown on Map No. 5-G in the area bounded by

> a line 224 feet south of and parallel to West Armitage Avenue; North Halsted Street; a line 274 feet south of and parallel to West Armitage Avenue; and the alley next west of and parallel to North Halsted Street,

to those of a B3-2 Community Shopping District and a corresponding uses 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 property:

Final for Publication

17-13-0303-C (1)   Substitute Narrative Zoning Analysis

1948 North Halsted Street, Chicago, IL

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 6,250 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit construction of a three-stoiy mixed-use building, with retail space at grade and three (3) dwelling units above. The proposed retail unit will contain approximately 3,922 square feet of space at grade. The proposed building will measure 38 feet-0 inches in height. Onsite garage parking for three (3) vehicles will be provided at the rear ofthe subject lot.

    (A)   The Project's Floor Area Ratio: 10,562.5 square fect (1.69 FAR)

B)   The Project's Density (Minimum Lot Area Per D.U.):   2,083.33 sq. ft. / D.U.

                        (3 proposed dwelling units)

C)   The amount of off-street parking: 3 vehicular parking spaces

D)   Setbacks:
        a.   Front Setback: 0 feet-0 inches
        b.   Rear Setback: 30 feet-0 inches
        c.   Side Setbacks:
               North: 1 foot-0 inches South: 5 feet-0 inches

(E)   Building Height: 38 fect-0 inches

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