17-13-0303-C(1) Type 1 Narrative & Plans – 1536-38 North Halsted Street, Chicago, IL

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 4,025 sq. ft.

Proposed Land Use: The Applicant is seeking a zoning change in order to legalize two (2) preexisting dwelling units within the existing three-story mixed-use building at the subject property. The proposed building will continue to contain 3,651 sq. ft. of retail space at grade and a total of eight (8) dwelling units above. The height and footprint of the existing building will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to decrease the off-street parking ratio for a Transit Served Location to 0% (zero parking spaces for eight (8) residential units), reduce the rear setback for floors containing residential units from 30 ft. to 7 ft., and is seeking all relief necessary, as allowed by the code, for the attached plans.

(A) The Project's Floor Area Ratio: 11,339 square feet (2.82 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 503.13 square feet per D.U. (8 residential units)

(C) The amount of off-street parking: 0 parking spaces

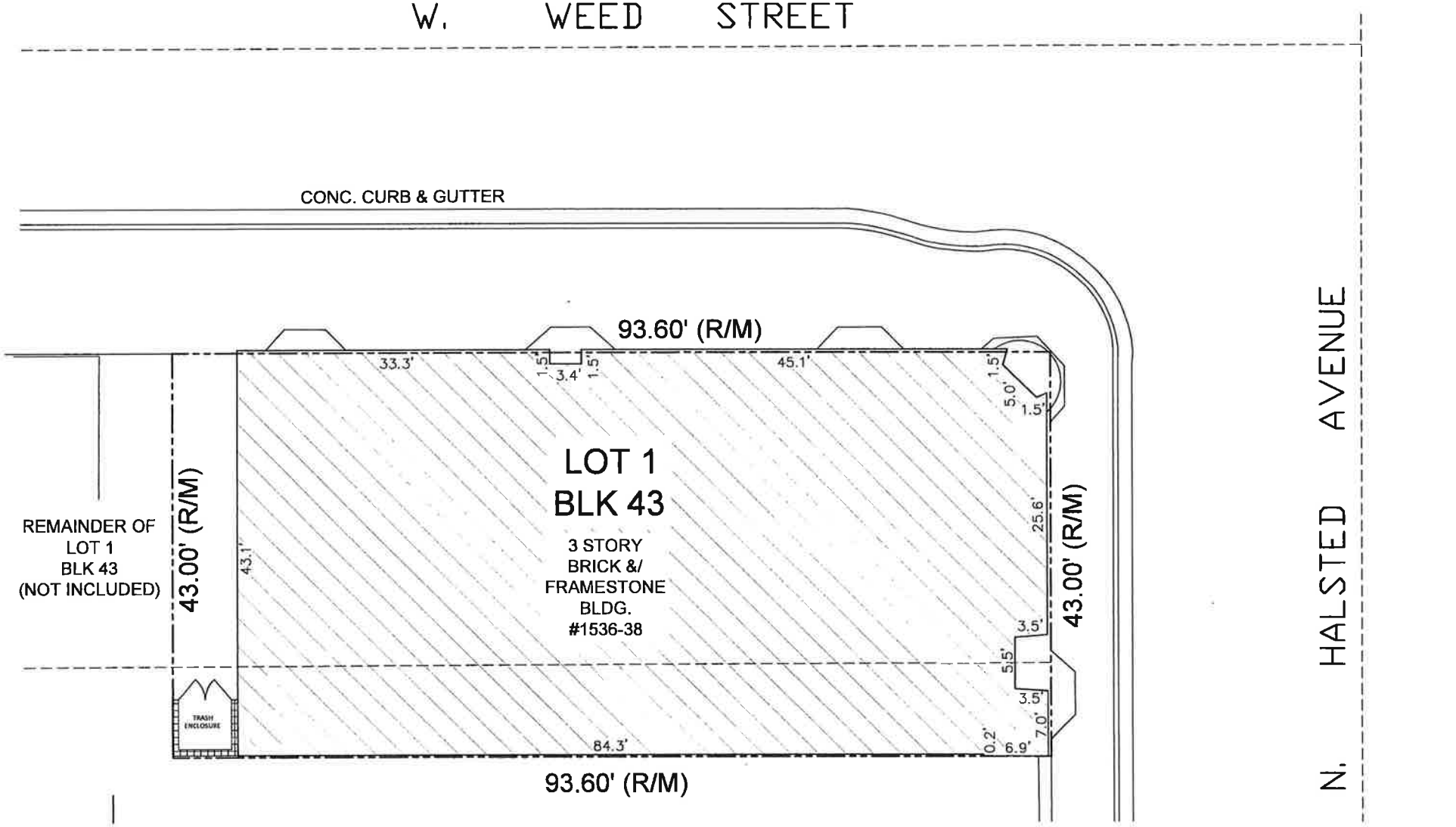
*The subject property is a designated Transit Served Location (North/Clybourn CTA Rail Station). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to decrease the required number of off-street parking spaces from 4 parking spaces (50%) to 0 parking spaces (0%).

(D) Setbacks:

a.	Front Setback:	0.1 feet (existing)
b.	Side Setbacks:	
	North Side:	zero (existing)
	South Side:	0.1 feet (existing)
c.	*Rear Setback:	7 feet (existing)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units to 7 ft.

(E) Building Height: 36 feet-9 inches (existing)



SITE PLAN
SCALE = N.T.S.

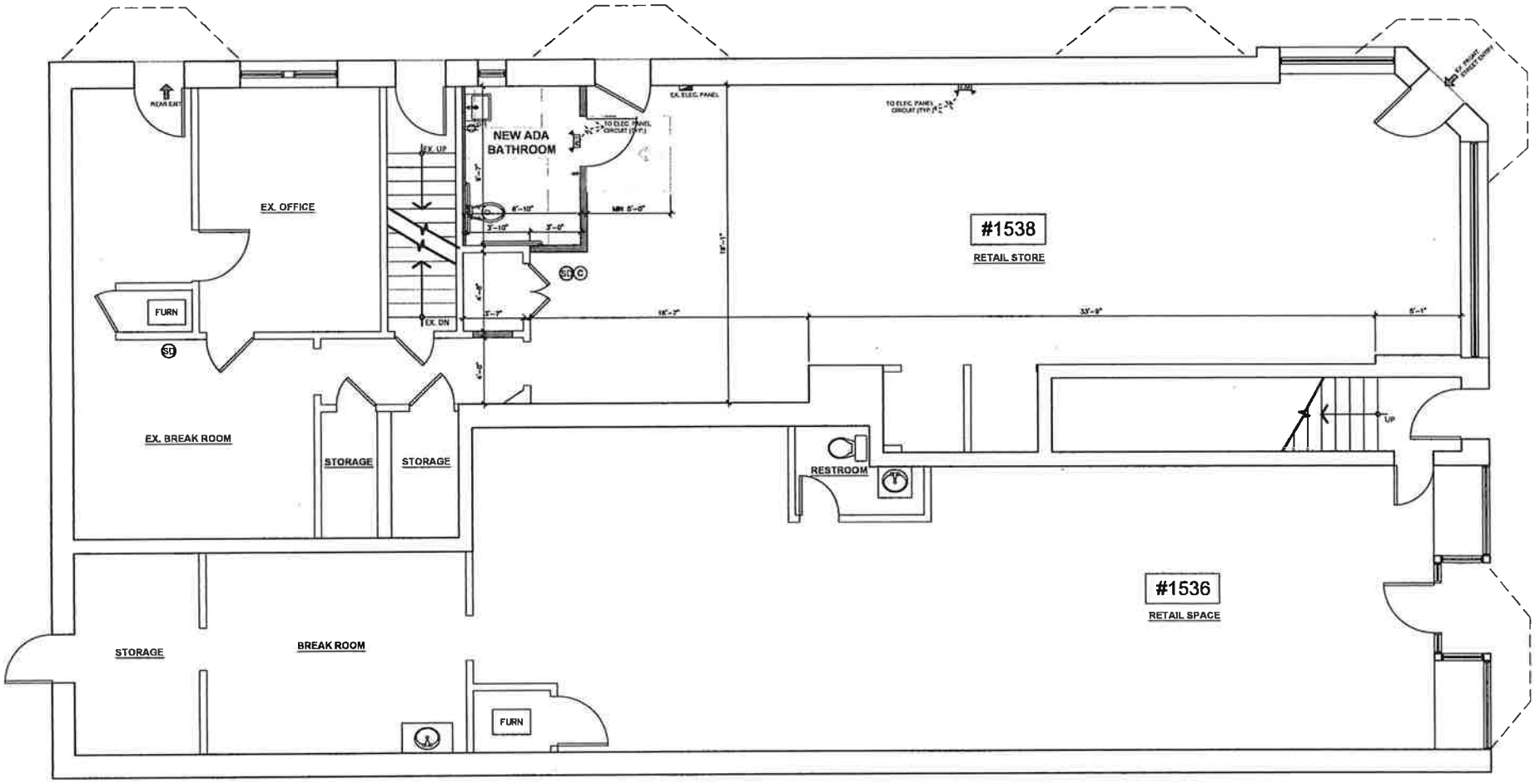
1536-38 N HALSTED ST CHICAGO, IL 60642	T-0
SITE PLAN	

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Comments
Chicago Zoning Ordinance Requirements						
Z.01	Zoning District / Planned Development No.	zoning map	C3-5	C3-5		
Z.02	Existing Zoning Use(s)	17-17-0100	RESIDENTIAL/RETAIL	RESIDENTIAL/RETAIL		
Z.03	Proposed Zoning Use(s)	17-17-0100				
Z.04	Chicago Landmark Designation	recorded deed restriction			☒	
Z.05	Lakefront Protection District	zoning map, Ch. 16-4			☒	
Z.06	Zoning Overlay District	zoning map, Ch. 17-7			☒	
Z.07	Pedestrian Street	zoning map, 17-3-0500			☒	
Z.08	Lot Area	17-17-0302	4,024 SF	4,024 SF	☐	
Z.09	Floor Area Ratio (FAR)	varies by district	5.0	2.81	☐	
Z.10	Total Floor Area	17-17-0305, varies by district	20,120 SF	3,651 SF EXIST 1ST FL 3,844 SF EXIST 2ND FL 3,844 SF EXIST 3RD FL 11,339 SF TOTAL		
Z.11	Building Height	17-17-0311, varies by district	55'	36'-8"	☐	
Z.12	Front Setback	17-17-0306, varies by district	0.00'	0.1'	☐	
Z.13	Combined Side Setbacks	17-17-0308, varies by district	0.00'	SIDE NORTH: 0.00' SIDE SOUTH: 0.1' TOTAL= 0.1'	☐	
Z.14	Rear Setback	17-17-0307, varies by district	0.00' FLOORS W/ D.U. = 30'	7.00'	☐	
Z.15	Rear Yard / On-site Open Space	17-2-0307, 17-4-0410	N/A	0.00 SF	☐	
Z.16	Number of Dwelling Units	varies by district	200 PER D.U. = 20.12	8	☐	
	Number of Efficiency Units (include above)	varies by district			☒	
Z.17	Number of Off-street Parking Spaces	17-10-0200	8	0	☐	
	EVSE-ready Parking Spaces (include above)	17-10-1011 (eff. 11/1/20)			☒	
Z.18	Number of Off-street Loading Spaces	17-10-1100			☒	
Z.19	Landscape Ordinance Compliance	Ch. 17-11			☒	
Z.20	Townhouse Development Standards	17-2-0500			☒	
Z.21	Planned Development Standards	Ch. 17-8			☒	
Z.22	Open Space Impact Fee Worksheet	Ch. 16-18			☒	
Z.23	Affordable Requirements Ordinance (ARO) Form	Ch. 2-44			☒	
Z.24	Plat of Survey	17-13-1302-B			☒	Survey Submitted Separately
2019 Chicago Building Code Requirements						
B.03.01	Proposed Occupancy Classification(s)	14B-3-302.1	—	R-2/ B		
B.03.02	Existing Occupancy Classification(s)	14R-3-302.6, Ch. 14B-3	—	R-2/ B	☐	
B.04.01	Special Occupancy Conditions	Ch. 14B-4			☒	

Item	Subject	Code Reference	Ordinance Requirement	Actual	N/A	Location / Sheet No.
B.05.01	Grade Plane	14B-2-203.2			☐	
B.05.02	Building Height in Feet Above Grade Plane	14B-2-203.3, 14B-5-504.3	55'	36'-8"	☐	
B.05.03	Number of Stories Above Grade Plane	14B-2-202, 14B-5-504.4	4	3	☐	
B.05.04	Mezzanine / Equipment Platform	14B-5-505			☒	
B.05.05	Building Area	14B-2-203.4, 14B-5-506	30,000 SF	11,339 SF	☐	
B.05.06	Number of Basements Excluded from Area	14B-5-506.1.3	0	0	☐	
B.05.07	Frontage Increase	14B-5-506.3			☒	
B.05.08	Mixed Occupancy Strategy	14B-5-508			☒	
B.05.09	Accessory Occupancies	14B-5-508.2			☒	
B.05.10	Incidental Uses	14B-5-509			☒	
B.06.01	Construction Classification	14B-6-602		TYPE III-A	☐	
	Rating – Primary Structural Frame	Table 14B-6-601, 14B-7-704	1 HR	1 HR	☐	
	Rating – Exterior Bearing Walls	Tables 14B-6-601, 14B-6-602	2 HR	2 HR	☐	
	Rating – Interior Bearing Walls	Table 14B-6-601	1 HR	N/R	☐	
	Rating – Exterior Nonbearing Walls	Table 14B-6-602	15 x 8 x 30 = 1 HR 5 = 3 = 2 HR	8 = 3 = 2 HR	☐	
	Rating – Floor Construction	Table 14B-6-601	1 HR	1 HR	☐	
	Rating – Roof Construction	Table 14B-6-601	1 HR	1 HR	☐	
B.06.02	Combustible Material, Type HV Construction	14B-6-603, 14B-6-604			☒	
B.06.03	Basement Construction	14B-6-605		TYPE III-A	☐	
B.07.01	Exterior Wall Rating	Tables 14B-6-601, 14B-6-602			☒	
B.07.02	Exterior Wall Projections	14B-7-705.2			☒	
B.07.03	Exterior Wall Openings	14B-7-705.8			☐	VARIES SEE PLANS
B.07.04	Exterior Wall Parapets	14B-7-705.11			☐	
B.07.05	Fire Wall Rating	14B-7-706.4			☒	
B.07.06	Fire Wall Openings	14B-7-706.8, 14B-7-716.1			☒	
B.07.07	Wall/Floor Rating – Occupancy Separation	14B-7-707.3.9, 14B-7-711.2.4.1			☒	
B.07.08	Wall/Floor Rating – Fire Area Separation	14B-7-707.3.10, 14B-7-711.2.4.2			☒	
B.07.09	Wall/Floor Rating – Control Area	14B-4-414.2.4, 14B-7-707.3.8			☒	
B.07.10	Wall/Floor Rating – Incidental Uses	14B-7-707.3.7, 14B-7-711.2.4.5			☒	
B.07.11	Wall/Floor– Unit Separation	14B-4-420, 14B-7-711.2.4.3			☒	
B.07.12	Wall/Floor – Corridor	14B-7-708, 14B-10-1020.1			☒	
B.07.13	Smoke Barrier	14B-7-709			☒	
B.07.14	Vertical Openings	14B-7-712			☒	
B.07.15	Shaft Enclosure – Rating	14B-7-713.4			☒	
B.07.16	Shaft Enclosure – Continuity	14B-7-713.5			☒	

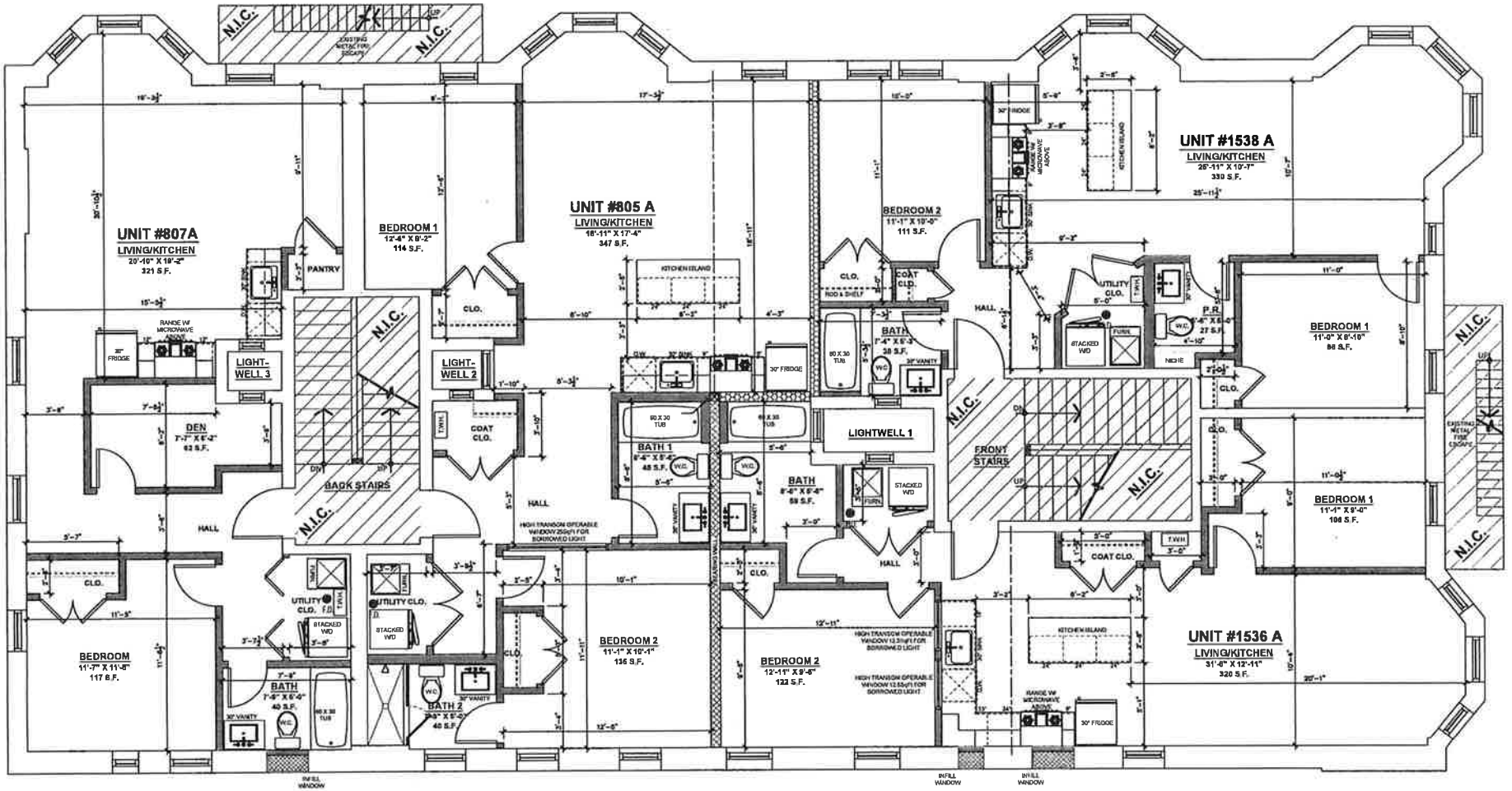
1536-38 N HALSTED ST
CHICAGO, IL 60642
ZONING MATRIX

T-1



ARCHITECTURAL 1ST FLOOR PLAN
SCALE = N.T.S.

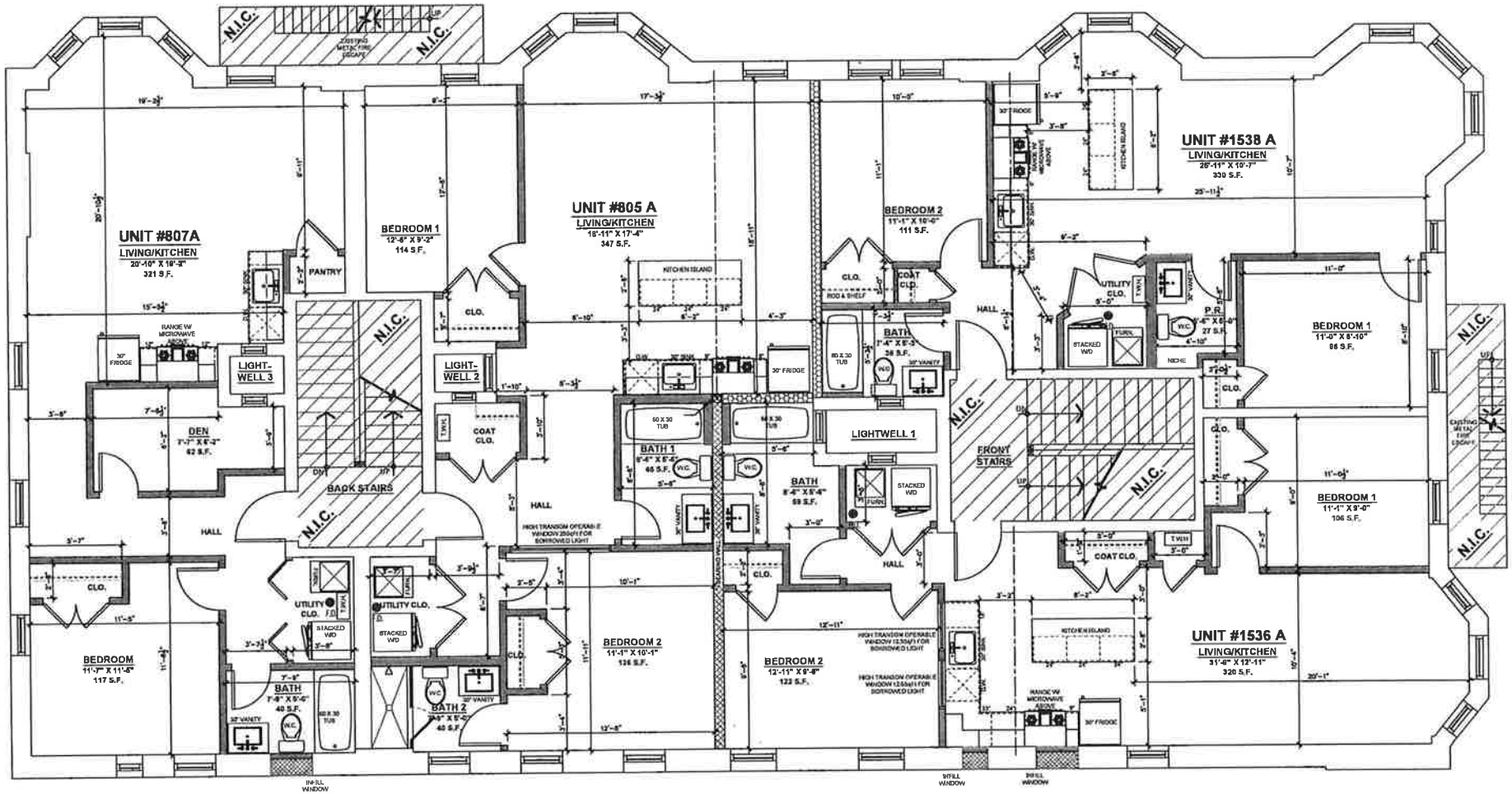
1536-38 N HALSTED ST CHICAGO, IL 60642 1ST FLOOR PLAN	A-1



ARCHITECTURAL 2ND FLOOR PLAN

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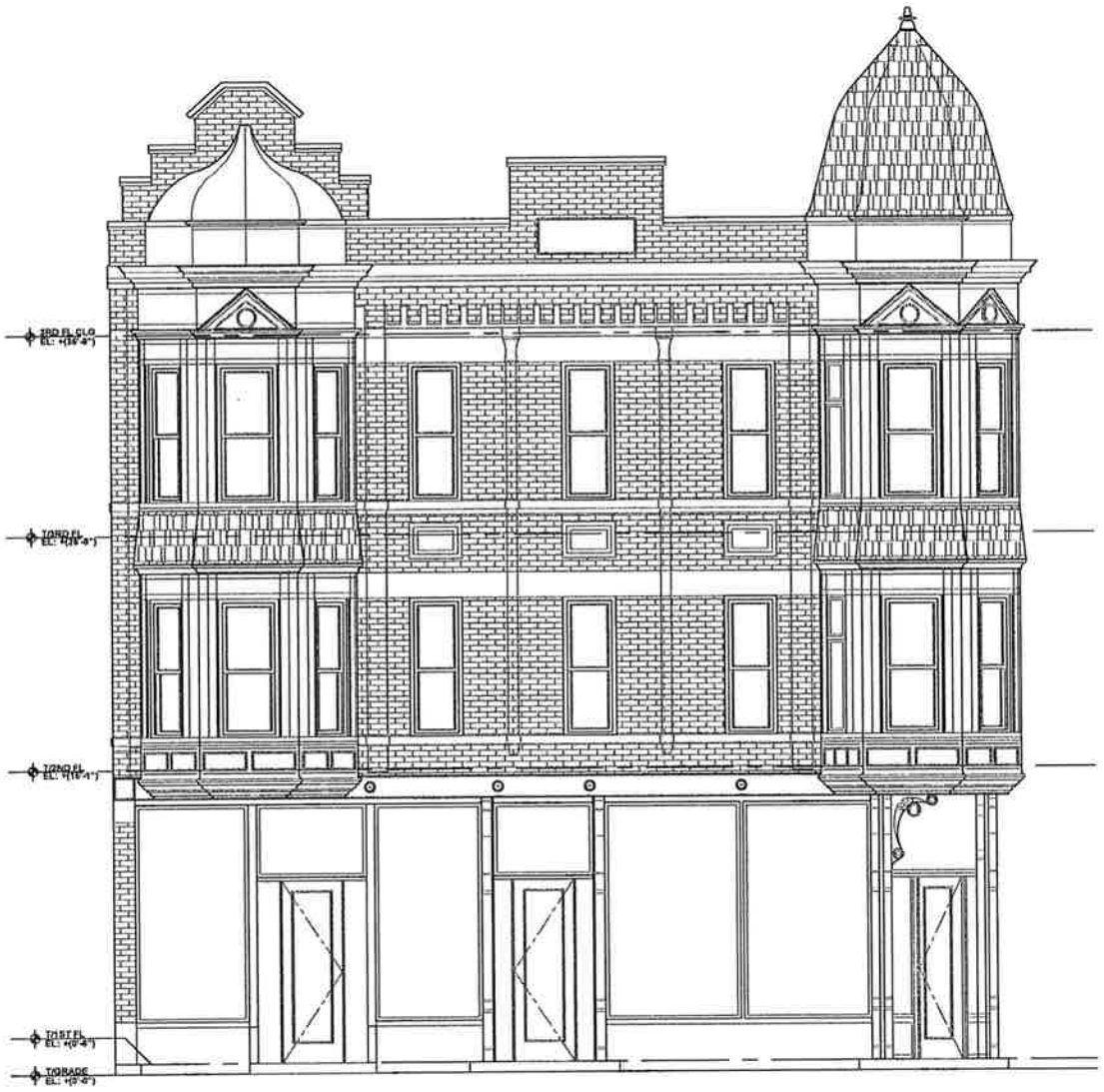
1536-38 N HALSTED ST CHICAGO, IL 60642 2ND FLOOR PLAN	A-2



ARCHITECTURAL 2ND FLOOR PLAN

SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 3RD FLOOR PLAN	A-3



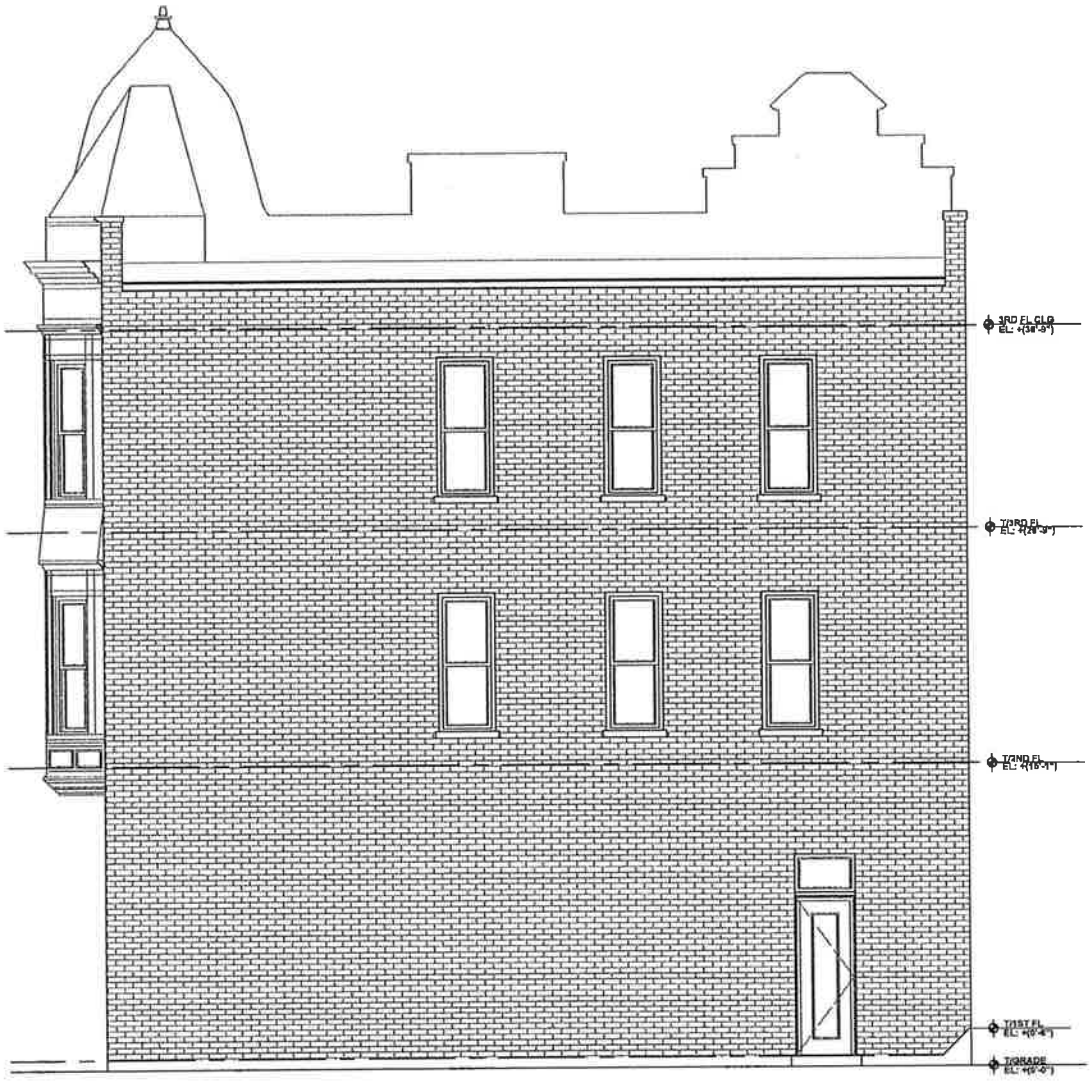
EAST ELEVATION
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 EAST ELEVATION	A-4



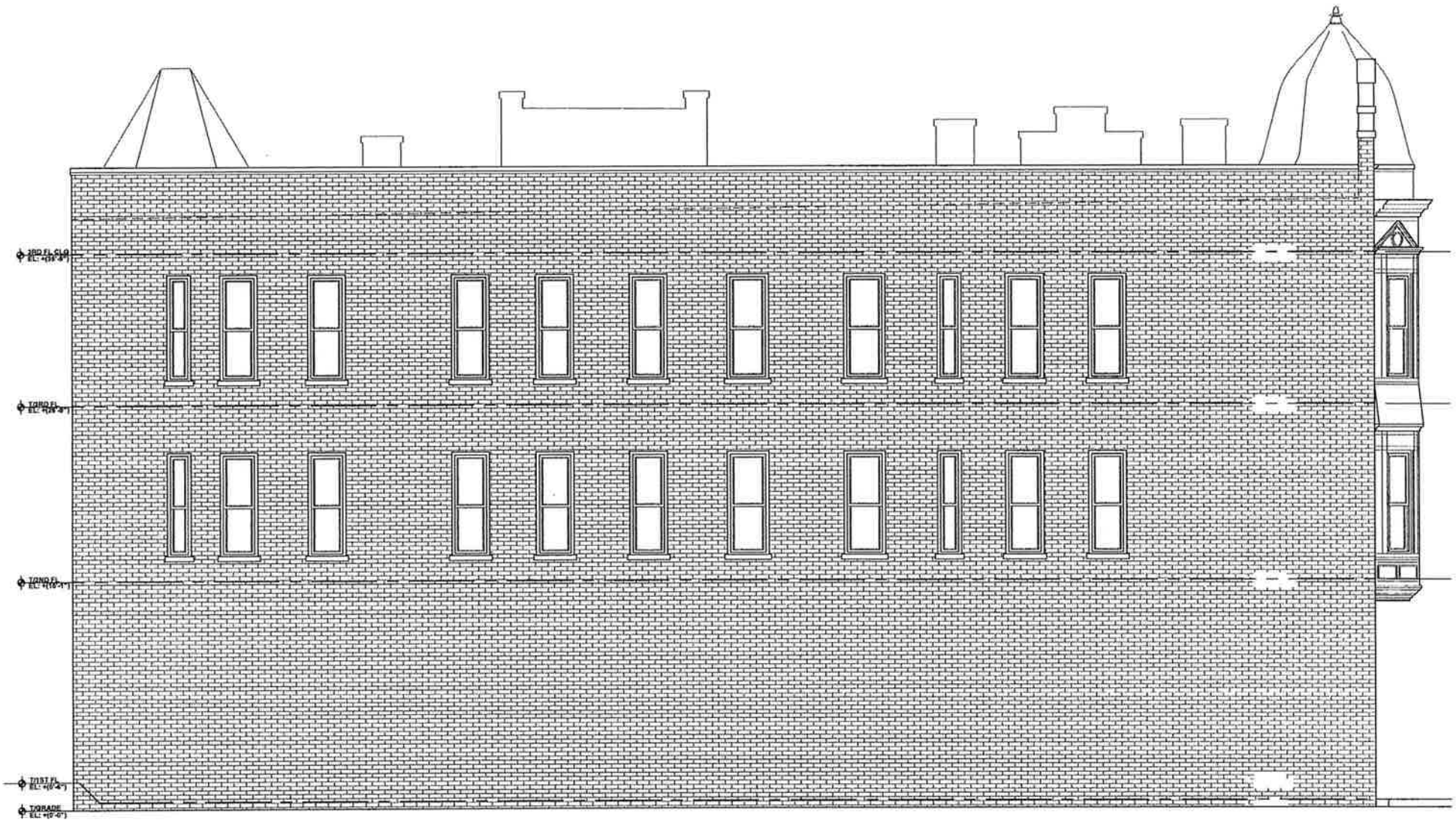
NORTH ELEVATION
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 NORTH ELEVATION	A-5



WEST ELEVATION
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642	A-6
WEST ELEVATION	



SOUTH ELEVATION
SCALE = N.T.S.

1536-38 N HALSTED ST CHICAGO, IL 60642 WEST ELEVATION	A-7