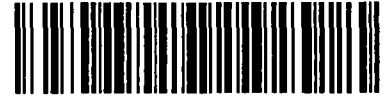




# City of Chicago



SO2015-1379

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/18/2015
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1902-1904 W Division St - App No. 18315T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#1831571  
INTRO DATE  
03-18-2015

SUBSTITUTE TO TYPE 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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District symbols and indications as shown on Map No.3-H in the area bounded by

a line 126 feet north of and parallel to West Division Street; North Wolcott Avenue; a line 110 feet north of and parallel to West Division Street; a line 25.45 feet west of and parallel to North Wolcott Street; West Division Street; a line 73.62 feet west of and parallel to North Wolcott Street; a line 110 feet north of and parallel to West Division Street; and a line 99.45 feet west of and parallel to North Wolcott 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: 1902-04 West Division Street

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

Subject Property: 1902-1904 W. Division St.

Proposed Zoning: B3-2 Community Shopping District

Lot Area: 6,890 sq. ft.

Proposed Land Use: The Applicant seeks a zoning amendment in order to permit the adaptive reuse and conversion of the existing two-story commercial building into a four-story mixed-use building. The resulting building will contain one (1) retail unit at grade and six (6) residential units above. The resulting building will measure 45' in height. On-site parking for ~~525~~ vehicles will be provided at the rear of the lot.

(a) The Project's floor area ratio:

2.1 FAR – 14,588 sq. ft.

(b) The project's density (Lot Area Per Dwelling Unit)

1,148 per unit

(c) The amount of off-street parking:

: 6

(d) Setbacks:

a. Front Setbacks:

: 0'0"

b. Rear Setbacks:

: 33'9"

c. Side Setbacks:

0'0"

d. Rear Yard Open Space:

: N/A

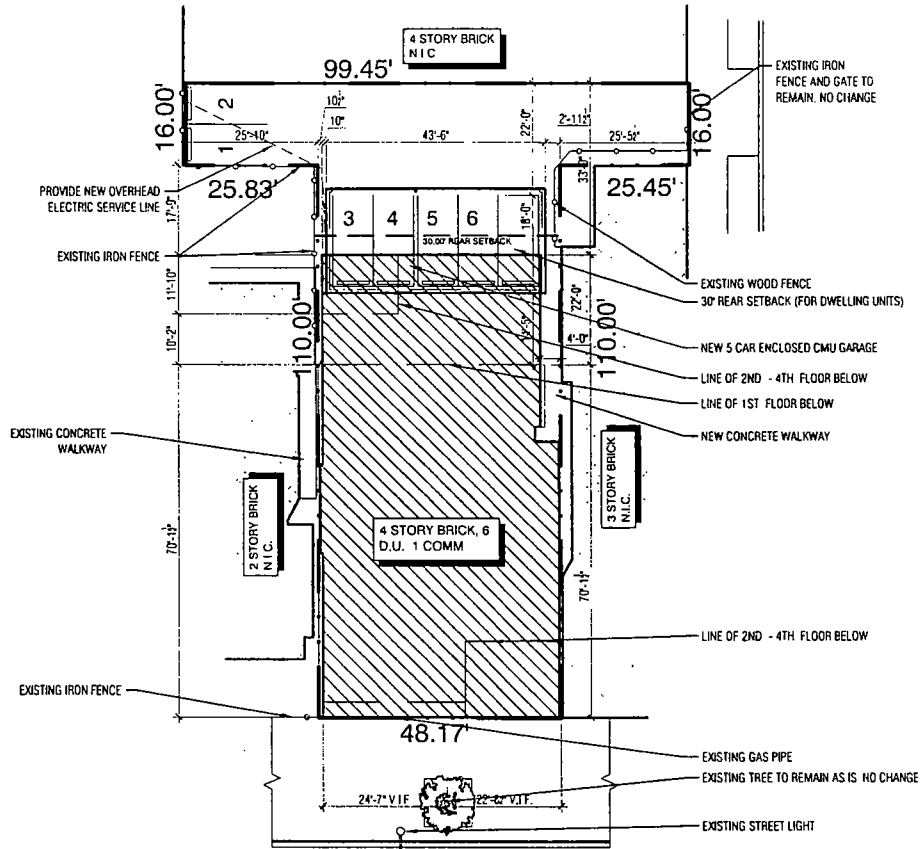
(e) Building Height:

: 45'

**FINAL FOR PUBLICATION**

\*17-10-0207-A

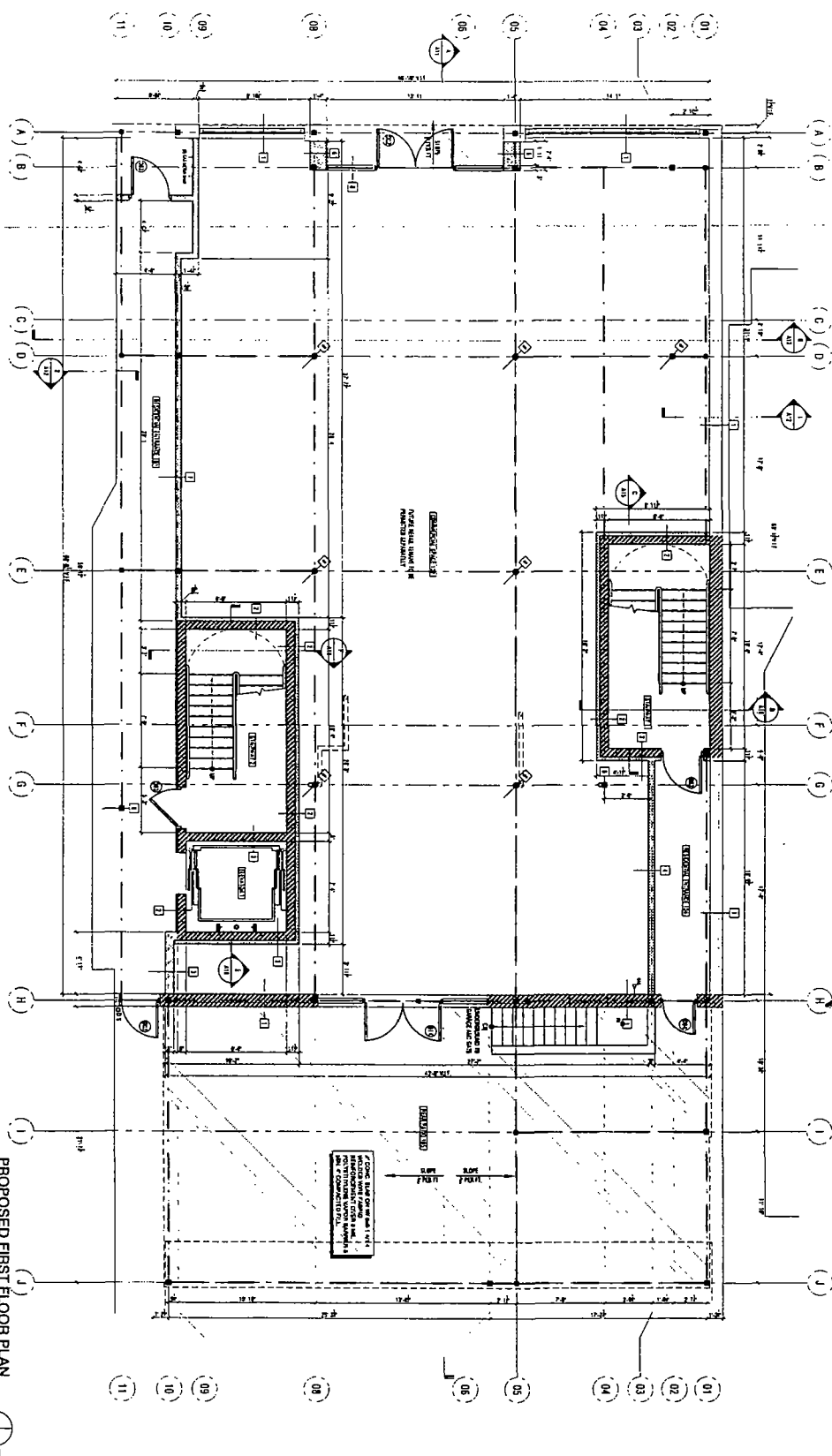
\*17-13-0303-C(2) – Plans Attached.



SITE PLAN  
 1:20

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION



EXISTING BUILDING TO BE DEMOLISHED AND REPLACED WITH NEW CONSTRUCTION

EXISTING BUILDING TO BE DEMOLISHED AND REPLACED WITH NEW CONSTRUCTION

**LEGEND**

[Symbol]	NEW FLOORING
[Symbol]	EXISTING FLOORING
[Symbol]	NEW PARTITION WALL
[Symbol]	EXISTING PARTITION WALL
[Symbol]	NEW EXTERIOR WALL
[Symbol]	EXISTING EXTERIOR WALL
[Symbol]	NEW ROOF
[Symbol]	EXISTING ROOF
[Symbol]	NEW MECHANICAL EQUIPMENT
[Symbol]	EXISTING MECHANICAL EQUIPMENT
[Symbol]	NEW ELECTRICAL SYMBOLS
[Symbol]	EXISTING ELECTRICAL SYMBOLS
[Symbol]	NEW PLUMBING SYMBOLS
[Symbol]	EXISTING PLUMBING SYMBOLS
[Symbol]	NEW HVAC SYMBOLS
[Symbol]	EXISTING HVAC SYMBOLS
[Symbol]	NEW STAIRS
[Symbol]	EXISTING STAIRS
[Symbol]	NEW ELEVATOR
[Symbol]	EXISTING ELEVATOR

PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	11/15/11	ISSUED FOR PERMIT
3	11/15/11	ISSUED FOR PERMIT
4	11/15/11	ISSUED FOR PERMIT
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6	11/15/11	ISSUED FOR PERMIT
7	11/15/11	ISSUED FOR PERMIT
8	11/15/11	ISSUED FOR PERMIT
9	11/15/11	ISSUED FOR PERMIT
10	11/15/11	ISSUED FOR PERMIT
11	11/15/11	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	11/15/11	ISSUED FOR PERMIT
3	11/15/11	ISSUED FOR PERMIT
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5	11/15/11	ISSUED FOR PERMIT
6	11/15/11	ISSUED FOR PERMIT
7	11/15/11	ISSUED FOR PERMIT
8	11/15/11	ISSUED FOR PERMIT
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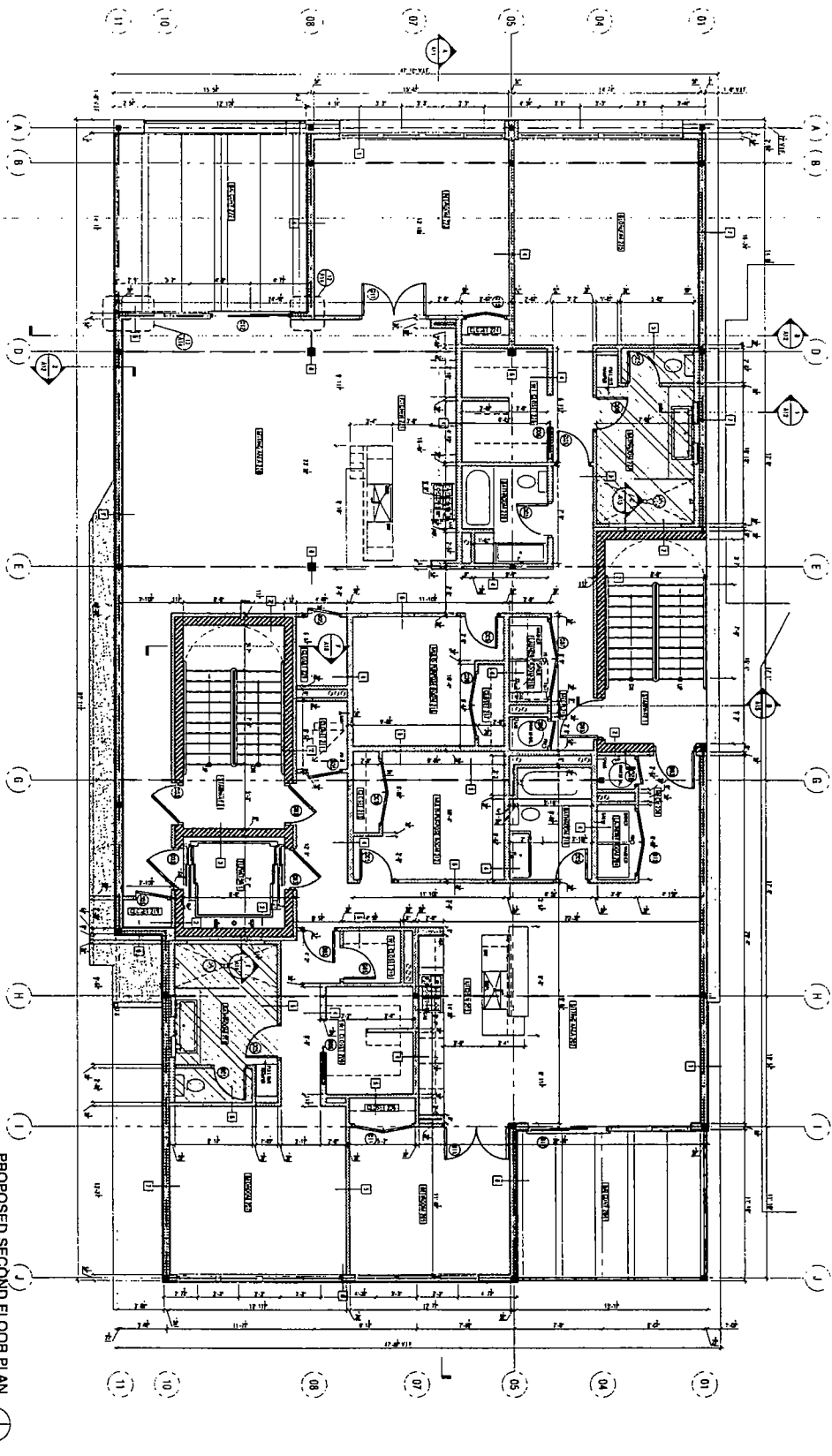
CONVERSION OF 2 STORY EXISTING BUILDING  
TO 4 STORY 6 D.U. & 1 COMMERCIAL SPACE  
AT 1902-04 W. DIVISION ST. CHICAGO IL

003 APPROVAL STAMPS

DATE: 11/15/11  
SCALE: 1/4" = 1'-0"

**BUGAJ ARCHITECTS**

FINAL FOR PUBLICATION



NOT TO SCALE. ALL DIMENSIONS AND FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.

**REVISIONS**

NO.	DATE	DESCRIPTION

**LEGEND**

- NEW FINISHED WALL
- NEW FINISHED WALL, NOTED ON PLAN
- EXISTING FINISHED WALL, NOTED ON PLAN
- EXISTING UNFINISHED WALL, NOTED ON PLAN
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO BE REFINISHED
- EXISTING WALL TO BE REPAIRED

PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



CONVERSION OF 2 STORY EXISTING BUILDING  
TO 4 STORY 6 D.U. & 1 COMMERCIAL SPACE  
AT 1902-04 W. DIVISION ST. CHICAGO IL

003 APPROVAL STAMPS

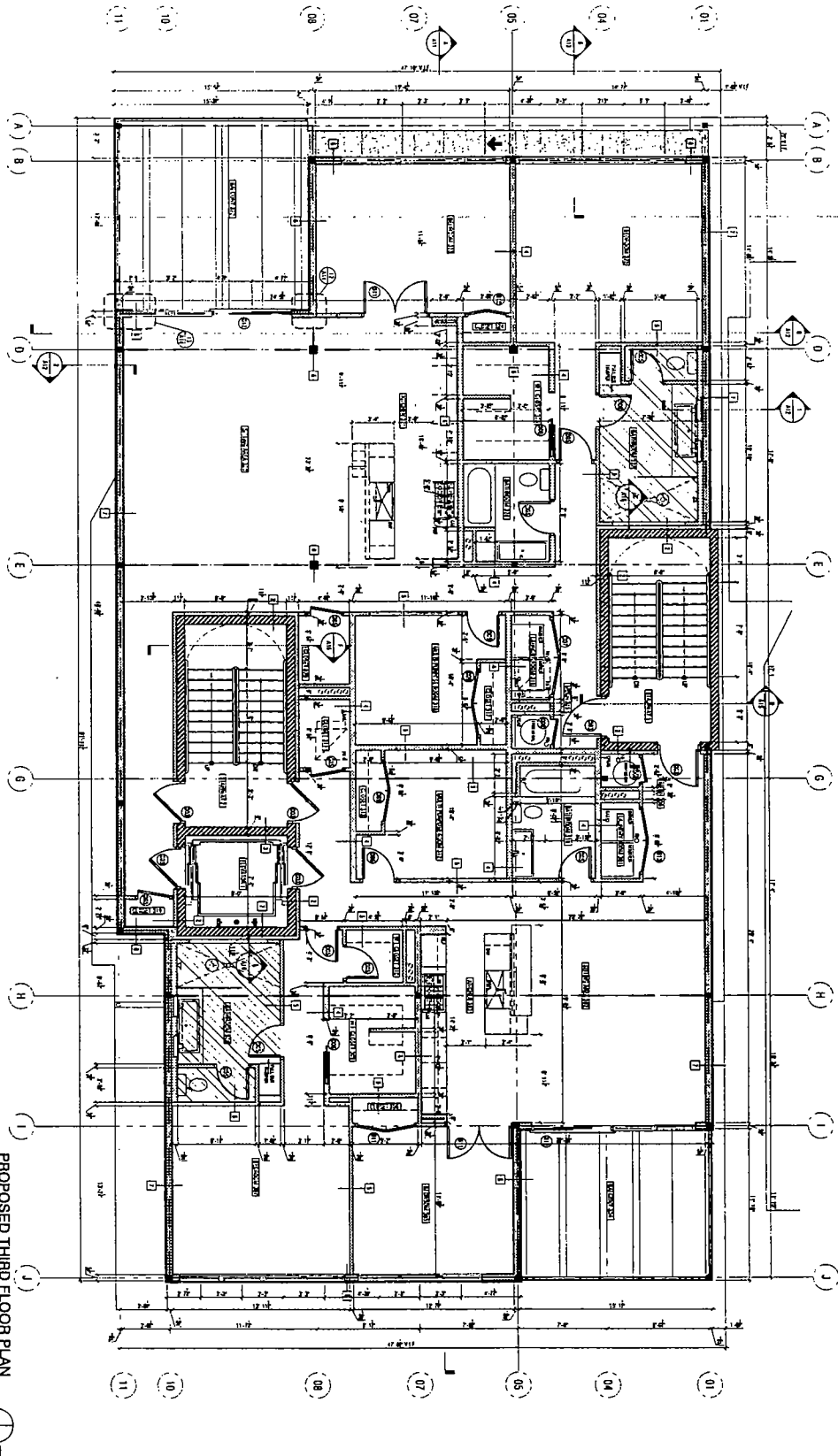

# BUGAJ ARCHITECTS

1223 N. MILWAUKEE AVE SUITE 200 CHICAGO, IL 60642 TEL 773-666-5655 E-MAIL, MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM

PROPOSED  
SECOND  
FLOOR PLAN

DATE: 11/11/11  
PROJECT NO: A4

FINAL FOR PUBLICATION



NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**LEGEND**

	NEW PLANNED WALL
	NEW EXISTING STRUCTURAL WALL, NOTED ON PLAN
	NEW EXISTING WALL, NOTED ON PLAN
	EXISTING WALL, NOTED ON PLAN
	EXISTING WALL, NO CHANGE
	EXISTING WALL, TO BE DEMOLISHED

**NOTES:**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL WALLS ARE TO BE CONSTRUCTED WITH 12" CMU UNLESS NOTED OTHERWISE.  
4. ALL WALLS ARE TO BE FINISHED WITH 5/8" GYP BOARD UNLESS NOTED OTHERWISE.  
5. ALL WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS NOTED OTHERWISE.  
6. ALL WALLS ARE TO BE FINISHED WITH 1/4" GYP BOARD UNLESS NOTED OTHERWISE.  
7. ALL WALLS ARE TO BE FINISHED WITH 1/8" GYP BOARD UNLESS NOTED OTHERWISE.  
8. ALL WALLS ARE TO BE FINISHED WITH 1/4" GYP BOARD UNLESS NOTED OTHERWISE.  
9. ALL WALLS ARE TO BE FINISHED WITH 1/8" GYP BOARD UNLESS NOTED OTHERWISE.  
10. ALL WALLS ARE TO BE FINISHED WITH 1/4" GYP BOARD UNLESS NOTED OTHERWISE.  
11. ALL WALLS ARE TO BE FINISHED WITH 1/8" GYP BOARD UNLESS NOTED OTHERWISE.

PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"



PROPOSED  
THIRD FLOOR  
PLAN  
A5

NO.	DATE	DESCRIPTION

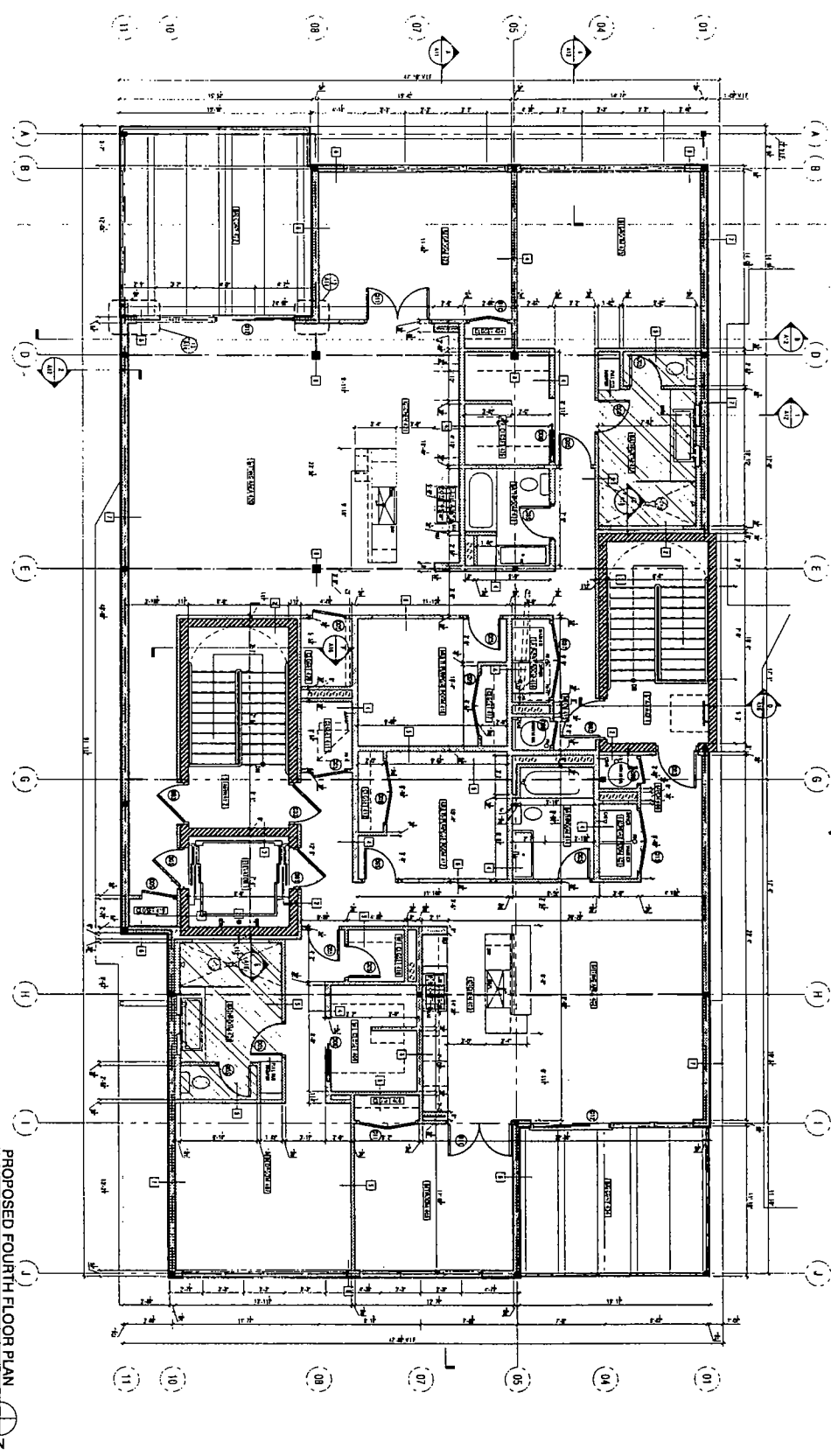
CONVERSION OF 2 STORY EXISTING BUILDING  
TO 4 STORY 6 D.U. & 1 COMMERCIAL SPACE  
AT 1902-04 W. DIVISION ST. CHICAGO IL

DATE APPROVAL STAMPS

ARCHITECT: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
 CITY ENGINEER: \_\_\_\_\_  
 COUNTY ENGINEER: \_\_\_\_\_  
 STATE ENGINEER: \_\_\_\_\_

**BUGAJ ARCHITECTS**

FINAL FOR PUBLICATION



DO NOT SCALE DIMENSIONS FROM THIS DRAWING. DIMENSIONS SHALL BE TAKEN FROM THE DIMENSION LINES.

- NOTES:**
1. ALL ROOMS ARE TO BE FINISHED WITH FINISHES AND DETAILS AS SHOWN ON THE FINISH SCHEDULE.
  2. ALL WALLS AND PARTITIONS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
  3. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
  4. ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
  5. ALL DOORS ARE TO BE 4'-0" WIDE UNLESS OTHERWISE NOTED.
  6. ALL WINDOWS ARE TO BE 4'-0" WIDE UNLESS OTHERWISE NOTED.
  7. ALL STAIRS ARE TO BE 4'-0" WIDE UNLESS OTHERWISE NOTED.
  8. ALL ELEVATORS ARE TO BE 4'-0" WIDE UNLESS OTHERWISE NOTED.
  9. ALL RESTROOMS ARE TO BE 5'-0" WIDE UNLESS OTHERWISE NOTED.
  10. ALL TOILETS ARE TO BE 5'-0" WIDE UNLESS OTHERWISE NOTED.
  11. ALL SERVICE AREAS ARE TO BE 5'-0" WIDE UNLESS OTHERWISE NOTED.

PROPOSED FOURTH FLOOR PLAN  
1/4" = 1'-0"



PROJECT NO. A6

PROPOSED FOURTH FLOOR PLAN

NO.	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR PERMITS
2	11/10/10	ISSUED FOR CONSTRUCTION
3	12/10/10	ISSUED FOR OCCUPANCY

CONVERSION OF 2 STORY EXISTING BUILDING TO 4 STORY 6 D.U. & 1 COMMERCIAL SPACE AT 1902-04 W. DIVISION ST. CHICAGO IL

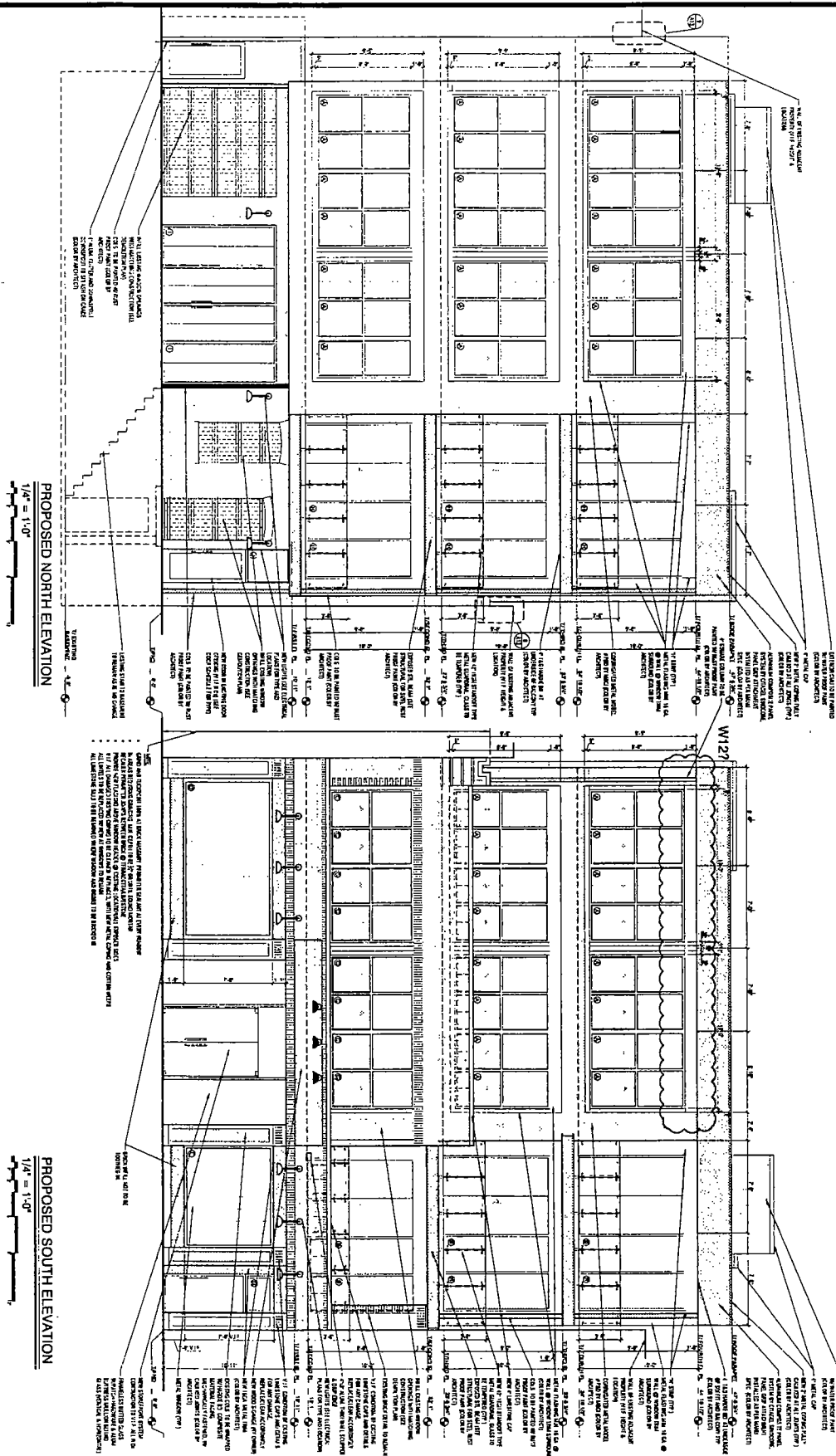
**DOCS APPROVAL STAMPS:**

CHICAGO DEPARTMENT OF BUILDING CONTROL  
CHICAGO DEPARTMENT OF HEALTH  
CHICAGO DEPARTMENT OF FIRE

**BUGAJ ARCHITECTS**



FINAL FOR PUBLICATION



NOT TO SCALE  
PROPOSED NORTH AND SOUTH ELEVATIONS



PROPOSED  
NORTH AND  
SOUTH  
ELEVATIONS

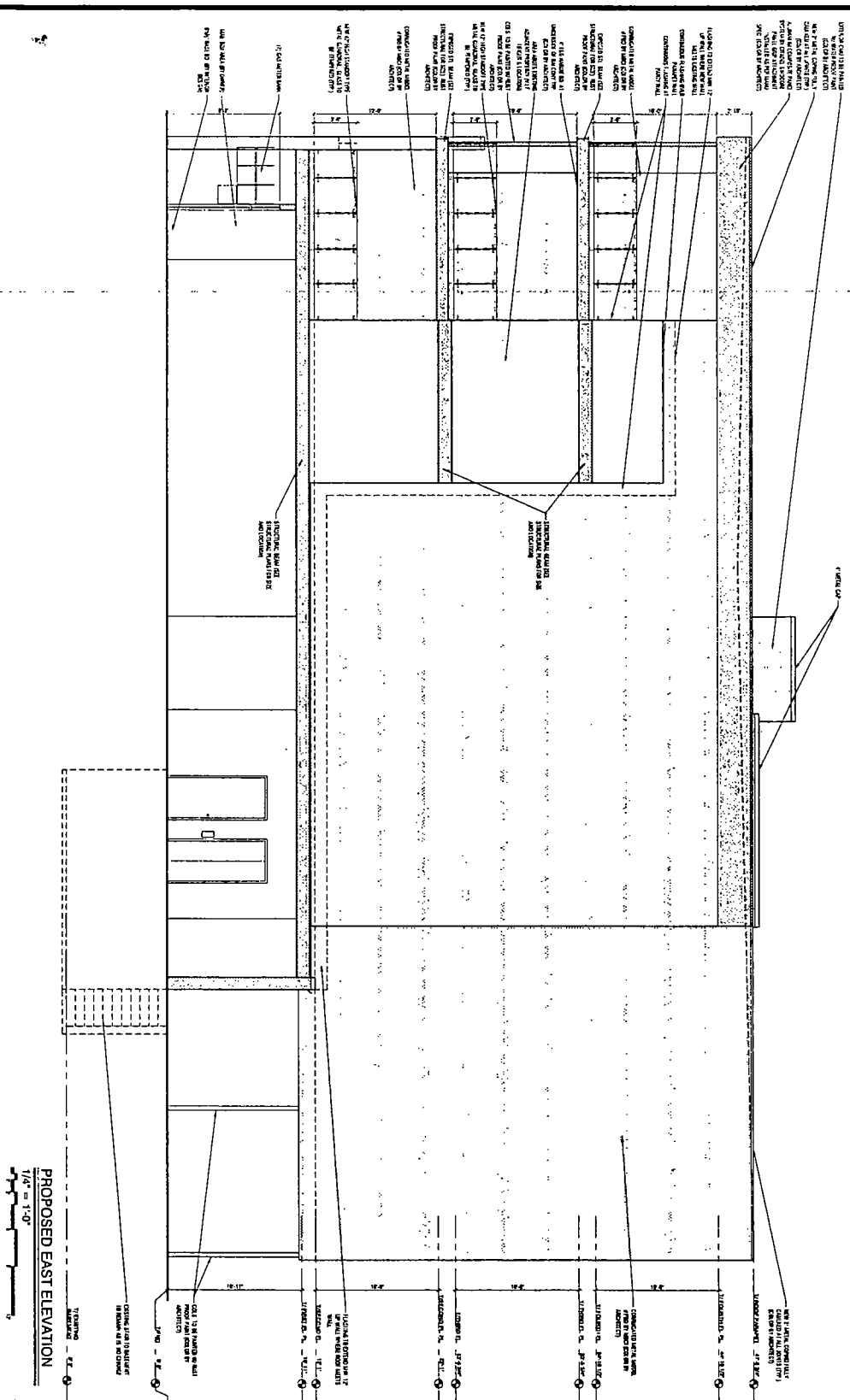
NO.	DESCRIPTION	DATE
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7	ISSUED FOR PERMIT	10/15/11
8	ISSUED FOR PERMIT	10/15/11
9	ISSUED FOR PERMIT	10/15/11
10	ISSUED FOR PERMIT	10/15/11

CONVERSION OF 2 STORY EXISTING BUILDING  
TO 4 STORY 6 D.U. & 1 COMMERCIAL SPACE  
AT 1902-04 W. DIVISION ST. CHICAGO IL

**DOOR APPROVAL STAMPS**

APPROVED FOR PERMIT  
DATE: 10/15/11  
BY: [Signature]

**FINAL FOR PUBLICATION**



**PROPOSED EAST ELEVATION**  
 1/4" = 1'-0"

DATE: 08/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]



**A9**

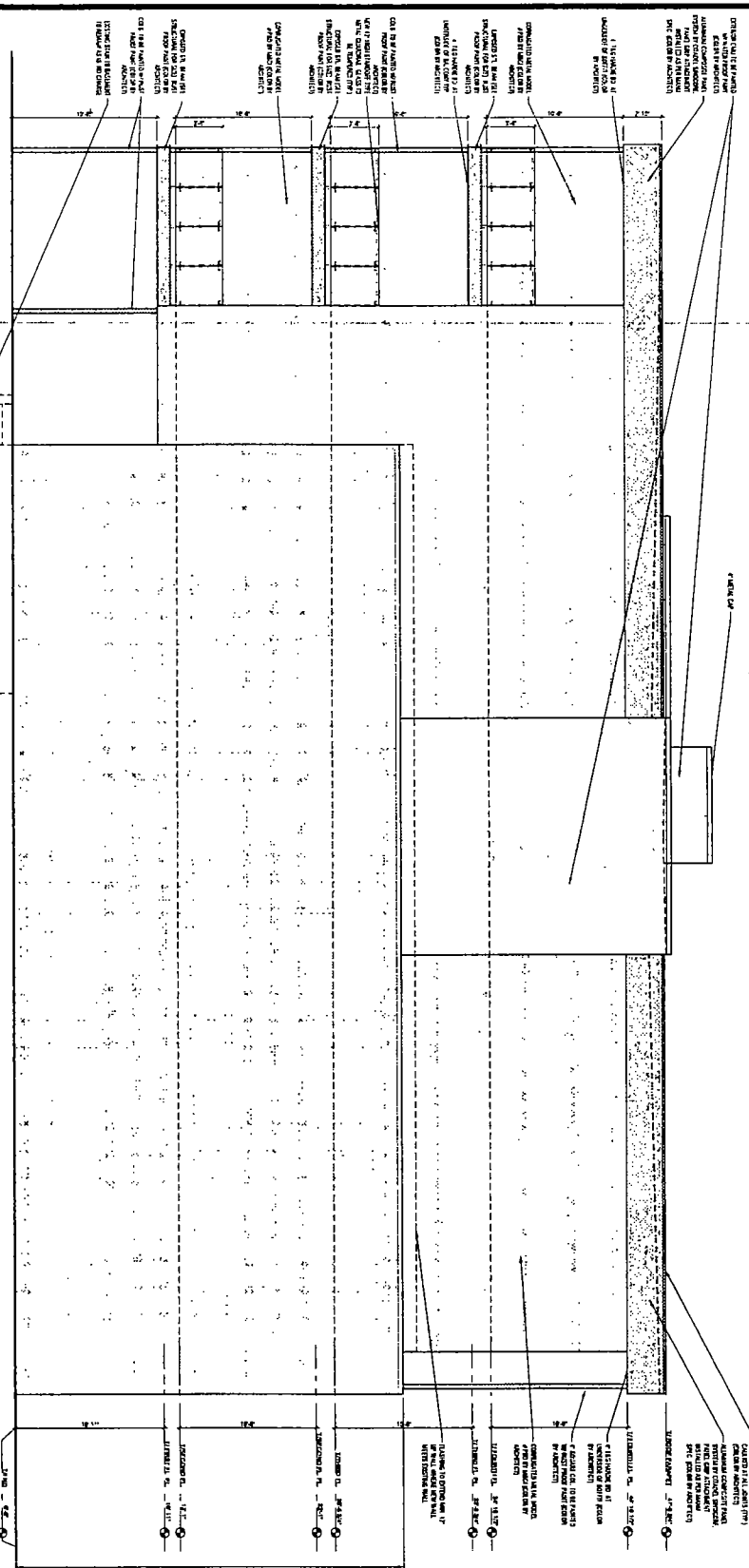
**PROPOSED EAST ELEVATION**

NO.	DESCRIPTION	DATE
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15	ISSUED FOR PERMITS	08/11/11
16	ISSUED FOR PERMITS	08/11/11
17	ISSUED FOR PERMITS	08/11/11
18	ISSUED FOR PERMITS	08/11/11
19	ISSUED FOR PERMITS	08/11/11
20	ISSUED FOR PERMITS	08/11/11

**CONVERSION OF 2 STORY EXISTING BUILDING TO 4 STORY 6 D.U. & 1 COMMERCIAL SPACE AT 1902-04 W. DIVISION ST. CHICAGO IL**

**NOT A PERMITS DRAWING**  
 THIS DRAWING IS NOT A PERMITS DRAWING. IT IS A PRELIMINARY DRAWING FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR PERMITS OR CONSTRUCTION.

**BUGAJ ARCHITECTS**



PROPOSED WEST ELEVATION  
 1/4" = 1'-0"  
 1/2" GRAPHIC SCALE

DATE: 11/10/11  
 DRAWN BY: J. B. GARDNER  
 CHECKED BY: J. B. GARDNER

FINAL FOR PUBLICATION

- CRACK AND DISCREPANCY MARKS BY OTHER BUILDERS FROM PREVIOUS ELEVATIONS AT EXISTING WINDOW SIZES AND SPACING.
- ALL WINDOW SIZES AND SPACING TO BE AS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED.
- REPAIRS TO EXISTING WINDOW SIZES AND SPACING TO BE AS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED.
- ALL WINDOW SIZES AND SPACING TO BE AS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED.
- ALL WINDOW SIZES AND SPACING TO BE AS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED.
- ALL WINDOW SIZES AND SPACING TO BE AS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED.

PROPOSED WEST ELEVATION  
 A10

PROPOSED WEST ELEVATION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/10/11
2	ISSUED FOR PERMIT	11/10/11
3	ISSUED FOR PERMIT	11/10/11
4	ISSUED FOR PERMIT	11/10/11

CONVERSION OF 2 STORY EXISTING BUILDING  
 TO 4 STORY 6 D.U. & 1 COMMERCIAL SPACE  
 AT 1902-04 W. DIVISION ST. CHICAGO IL

DOB APPROVAL STAMPS