



# City of Chicago



02020-5714

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 11/16/2020  
**Sponsor(s):** Misc. Transmittal  
**Type:** Ordinance  
**Title:** Zoning Reclassification Map No. 3-H at 1701 W Division St -  
App No: 20559T1  
**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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 of the **B3-3 Community Shopping District** symbols and indications as shown on Map No. 3-H in the area bounded by

**West Division Street; North Paulina Street; the alley next south of and parallel to West Division Street; and a line 50.0 feet west of and parallel to North Paulina Street**

to those of a **B3-2 Community Shopping District**

**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

1701 West Division Street  
Narrative and Plans  
Type I Zoning Map Amendment

B3-3 to B3-2

Applicant: DHK Limited Partners  
Property Address: 1701 West Division Street  
Proposed Zoning: B3-3 Community Shopping District

I. Narrative

The Applicant is seeking to amend its current B3-3 Type I zoning designation by replacing the plans approved with it, with ones that show the scope of work as limited to the renovation of the existing building. The current structure has six dwelling-units on the 2<sup>nd</sup> through 4<sup>th</sup> floors, one ground floor commercial space, and one non-conforming dwelling unit in the rear portion of the ground floor. All of the dwelling units will be remodeled, with the non-conforming ground-floor dwelling unit being altered into an area for use as a tenant storage room and bike room, along with a courtyard ventilation shaft serving the existing interior light & vent well. No new residential dwelling units are being added. The existing ground floor eating & drinking establishment space will remain unchanged.

The Applicant will be providing parking spaces for six automobiles. An existing surface parking lot in the rear of the property will be resurfaced, and a trash enclosure will be added. Since no residential units were added, additional parking is not required. Additional spaces are required only to serve the added dwelling units per 17-10-0101-B-2(a). An administrative adjustment for relief from the landscape screening setback of the vehicular use area will be requested.

The current Type I called for the renovation of the existing building, and the construction of a 5-story, 8 dwelling unit rear addition to the existing building that included a ground-floor attached private garage containing 7 parking spaces and 16 bicycle spaces, as well as alterations to the original building which required an increase in the FAR and a change in the base zoning from a B3-2 district to a B3-3. The renovation work on the existing building has been done, but the rear addition will not be constructed. Since additional floor area will not be necessary for the renovation, the zoning will be amended to its previous B3-2 designation.

Zoning Analysis

- 1) Floor Area and Floor Area Ratio
  - a) Lot Area 6,200 sq. ft.
  - b) Total building area 11,664 sq. ft.
  - c) FAR 1.88
  
- 2) Density (lot area per dwelling unit): 1,033 sq. ft.
  
- 3) Off-street Parking: 6 vehicular parking spaces  
No loading berth
  
- 4) Setbacks: 0 ft. front  
0 ft. side  
72.61 ft. rear
  
- 5) Building Height: 45'-7" (existing)



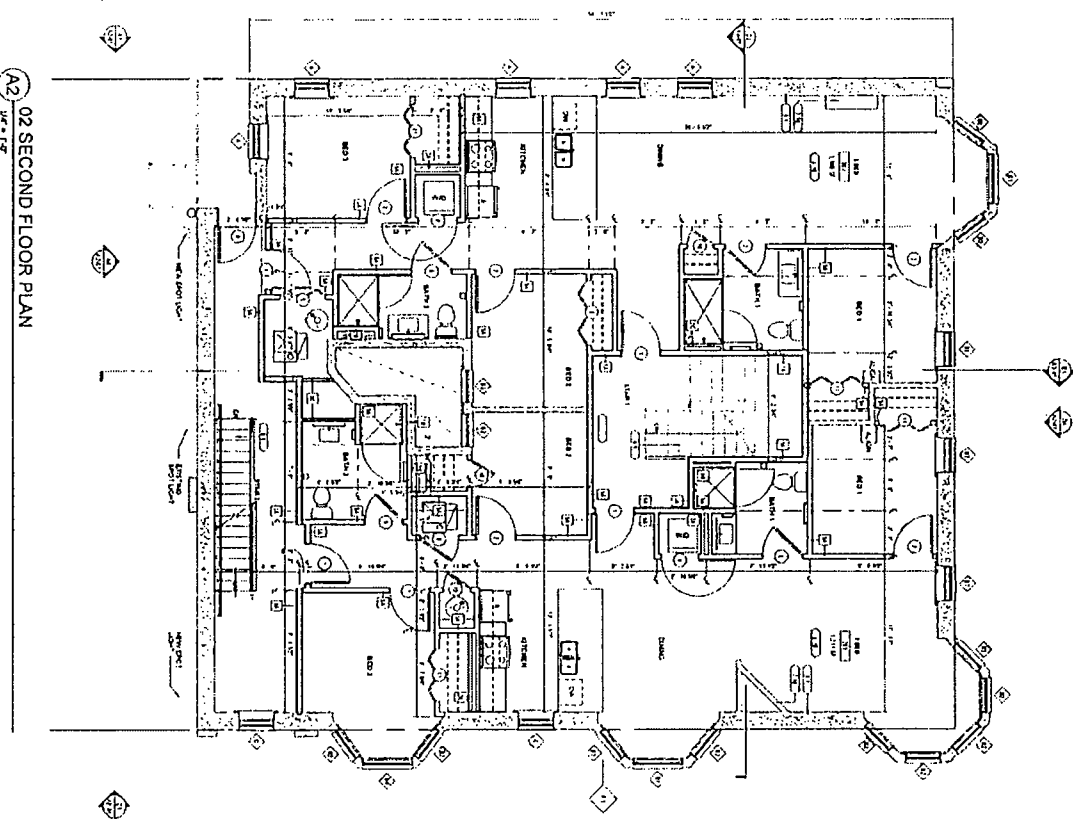








# Final for Publication



**PLAN NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

**KEYNOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
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- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.

**LEGEND**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
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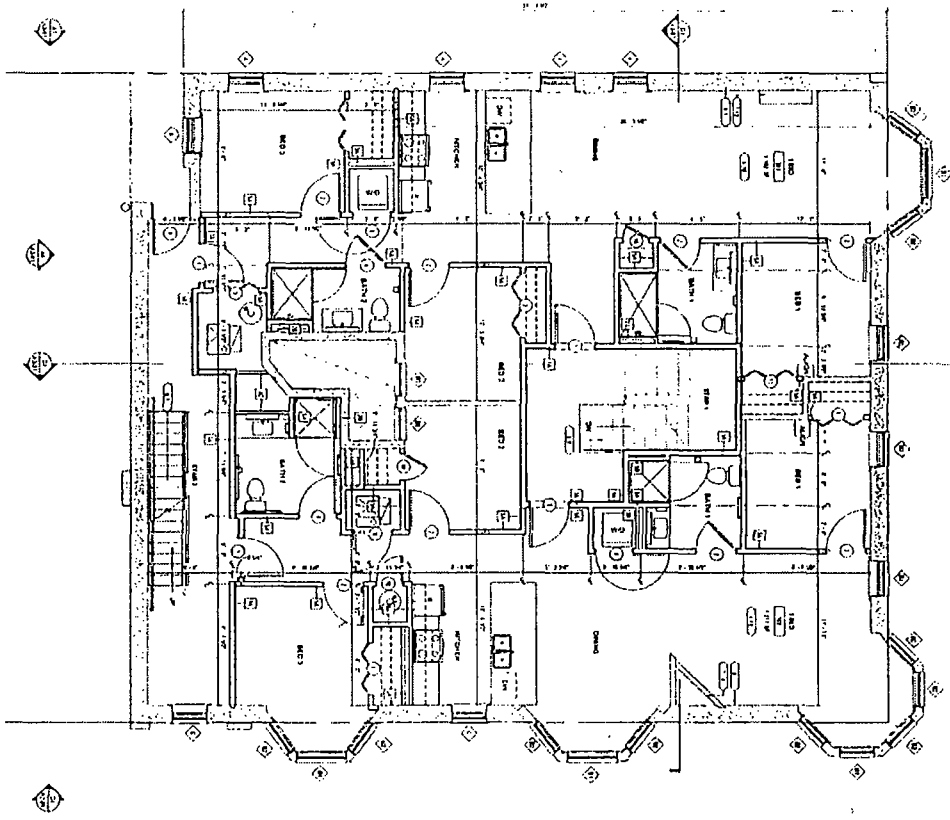
A1-03

SECOND FLOOR PLAN

**W. B. B. B.**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 No. 12345  
 Date: 12/12/2023

19928  
 1701 W  
 Division Street

CHM Development  
 1701 W Division Street  
 Quezon City



**A2** 03 THIRD FLOOR PLAN

**PLAN NOTES**

- 1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
- 2. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
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- 9. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
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- 10. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

**LEGEND**

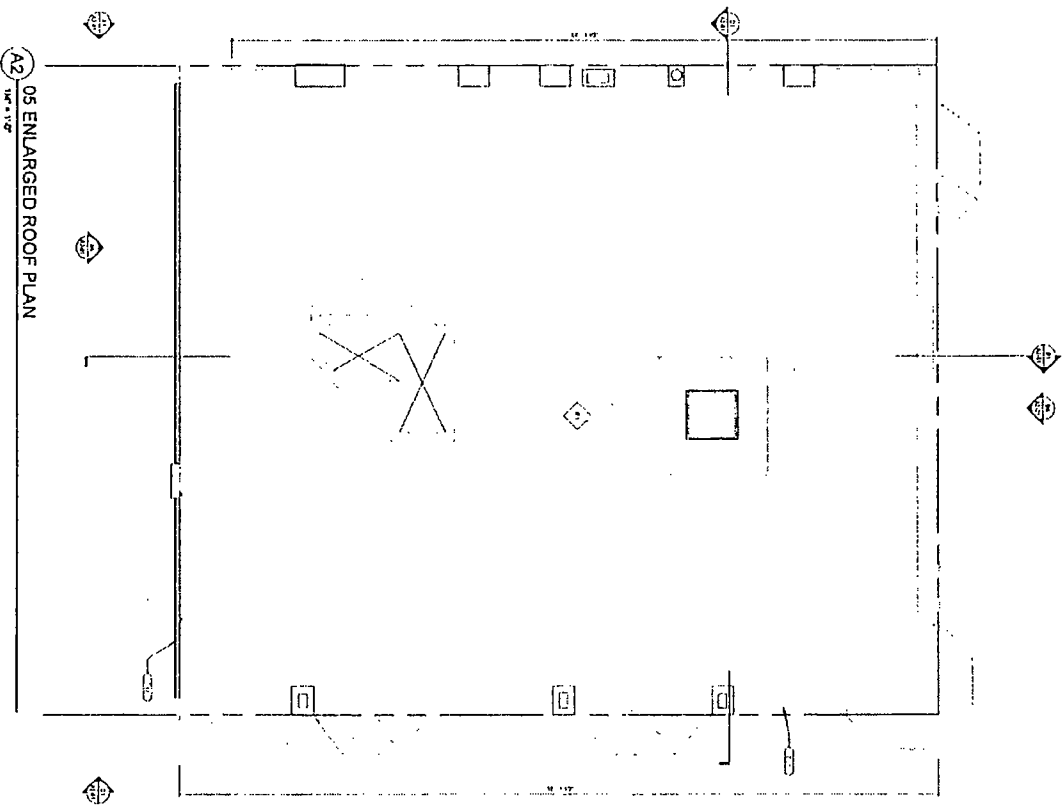
	Structural Steel
	Concrete
	Masonry
	Glass
	Wood
	Mechanical
	Electrical
	Plumbing
	Fire Protection
	Other



A1-04

<p><b>FitzGerald</b> Architects</p> <p>19026 Division Street</p>	<p><b>Dark Development</b> 1701 W/ Division Street</p>	<p><b>THIRD FLOOR PLAN</b></p> <p><i>Handwritten signature</i></p>
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**A2** 05 ENLARGED ROOF PLAN

**ROOF NOTES**

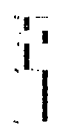
ALL ROOF SURFACES SHALL BE CONCRETE ON GIRDS UNLESS OTHERWISE NOTED.

**KEYNOTES**

10 ROOF SURFACE FINISH

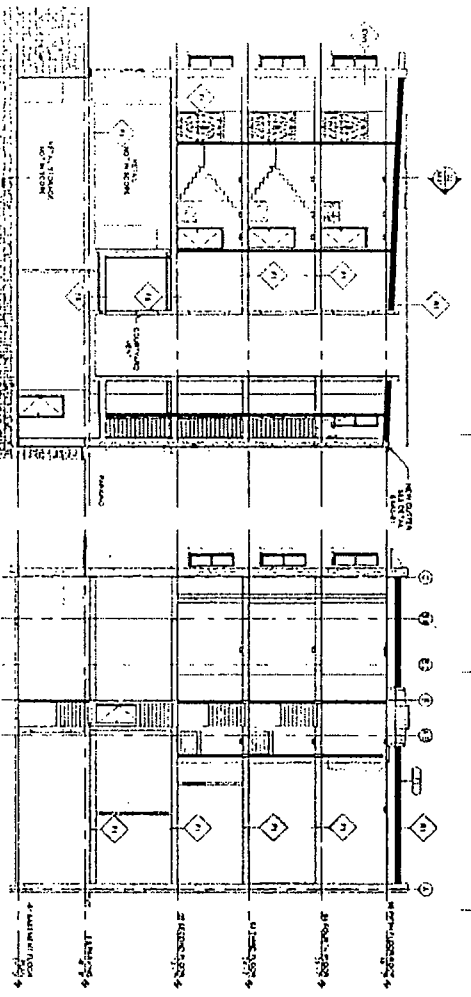
**LEGEND**

10 ROOF SURFACE FINISH



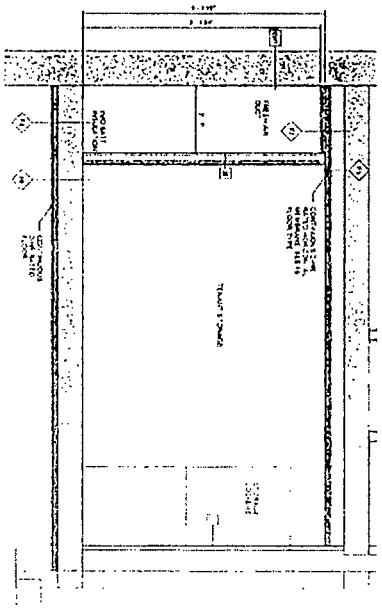
<p><b>FitzGerald</b></p> <p>ARCHITECT</p> <p>1701 W. Division Street</p> <p>CHICAGO, ILL. 60607</p>	<p>199228</p> <p>1701 W</p> <p>Division Street</p>	<p>U.S. ARCHITECT</p> <p>CHICAGO DIVISION</p> <p>1601 W. 10TH ST.</p> <p>CHICAGO, ILL. 60607</p>	<p>DATE: 10/10/00</p> <p>BY: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p><b>Webb</b></p> <p>ARCHITECT</p> <p>1701 W. Division Street</p> <p>CHICAGO, ILL. 60607</p>	<p>ROOF PLAN</p> <p>A1-06</p>
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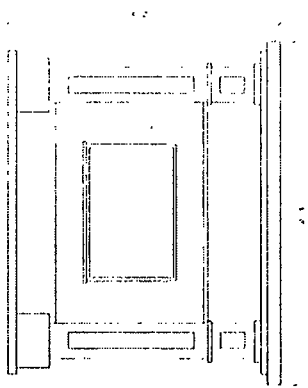
D1 BUILDING SECTION - N-S  
1/2" = 1'-0"

D3 BUILDING SECTION - E-W  
1/2" = 1'-0"

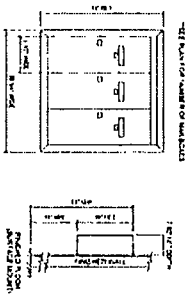


D5 FRESH AIR INTAKE SECTION  
1/2" = 1'-0"

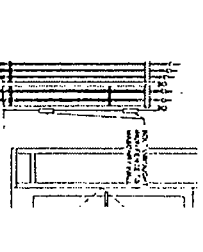
NOTES  
KEYNOTES



B1 FIREPLACE MANTEL ELEVATION  
1/2" = 1'-0"



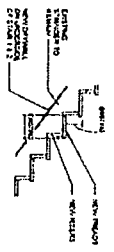
B3 MAIL BOXES TYP.  
1/2" = 1'-0"



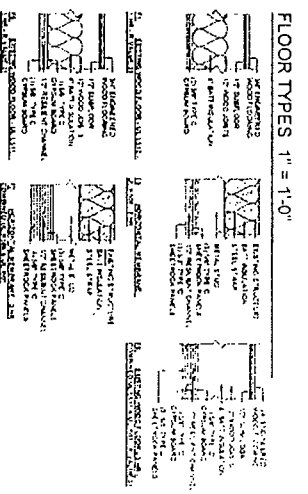
B4 WROUGHT IRON FENCE CONNECTION  
1/2" = 1'-0"



A3 ISLAND CONNECTION  
1/2" = 1'-0"

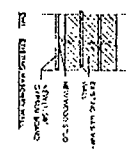
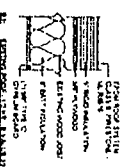


C4 STAIR SECTION  
1/2" = 1'-0"



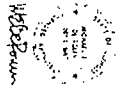
ROOF TYPES 1" = 1'-0"

WALLS TYPES 1" = 1'-0"



A3-01

BUILDING SECTIONS



DATE: 10/15/2025  
PROJECT: 1701 VY DIVISION STREET  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

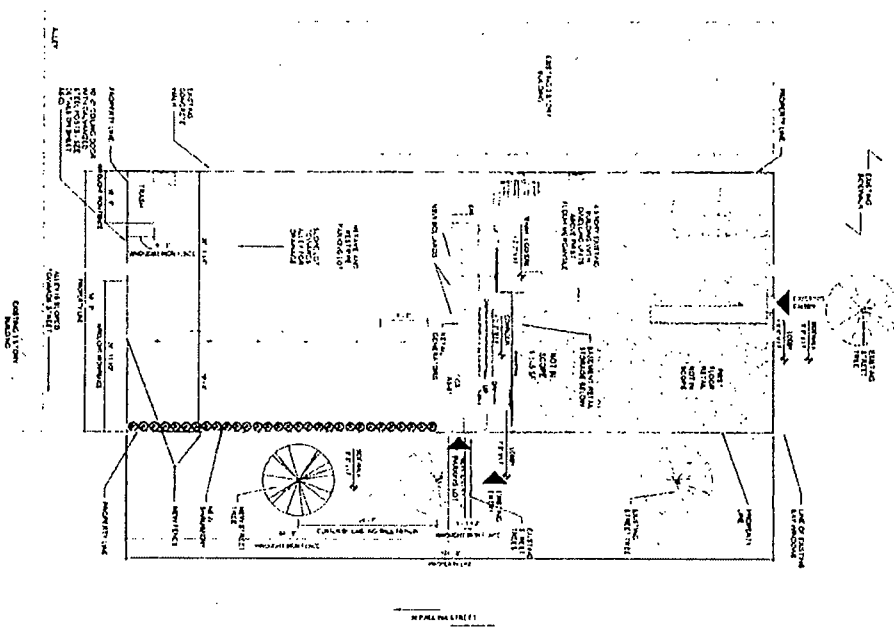
19025  
1701 VY  
DIVISION STREET

Fitzgerald

19025  
1701 VY  
DIVISION STREET

D-4K Development  
19025 1701 VY  
DIVISION STREET

A2 LANDSCAPE PLAN



**LANDSCAPE NOTES**  
 1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.  
 2. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.  
 3. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.  
 4. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.

**KEYNOTES**

**Owner's Sworn Statement**

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the landscape plan as shown to me by the architect and as the same appears on the drawings and specifications for the project described herein, and that the same is a true and correct copy of the landscape plan as shown to me by the architect and as the same appears on the drawings and specifications for the project described herein.

*Signature*  
 \_\_\_\_\_

**Architect's Sworn Statement**

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the landscape plan as shown to me by the owner and as the same appears on the drawings and specifications for the project described herein, and that the same is a true and correct copy of the landscape plan as shown to me by the owner and as the same appears on the drawings and specifications for the project described herein.

*Signature*  
 \_\_\_\_\_

FitzGerald

15022  
 1701 W  
 Division Street

15022  
 1701 W  
 Division Street



LANDSCAPE PLAN  
 L1-01





