



City of Chicago



SO2017-149

Office of the City Clerk
Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1701-1703 W Division St - App No. 19099T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1909971
INTRO DATE
01-28-17

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 B3-2 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 feet west of and parallel to North Paulina Street,

to those of a B3-3 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 addresses of property: 1701-1703 West Division Street

17-13-0303-C (1) Narrative Zoning Analysis – SUBSTITUTE NARRATIVE AND PLANS
1701-1703 West Division Street, Chicago, Illinois

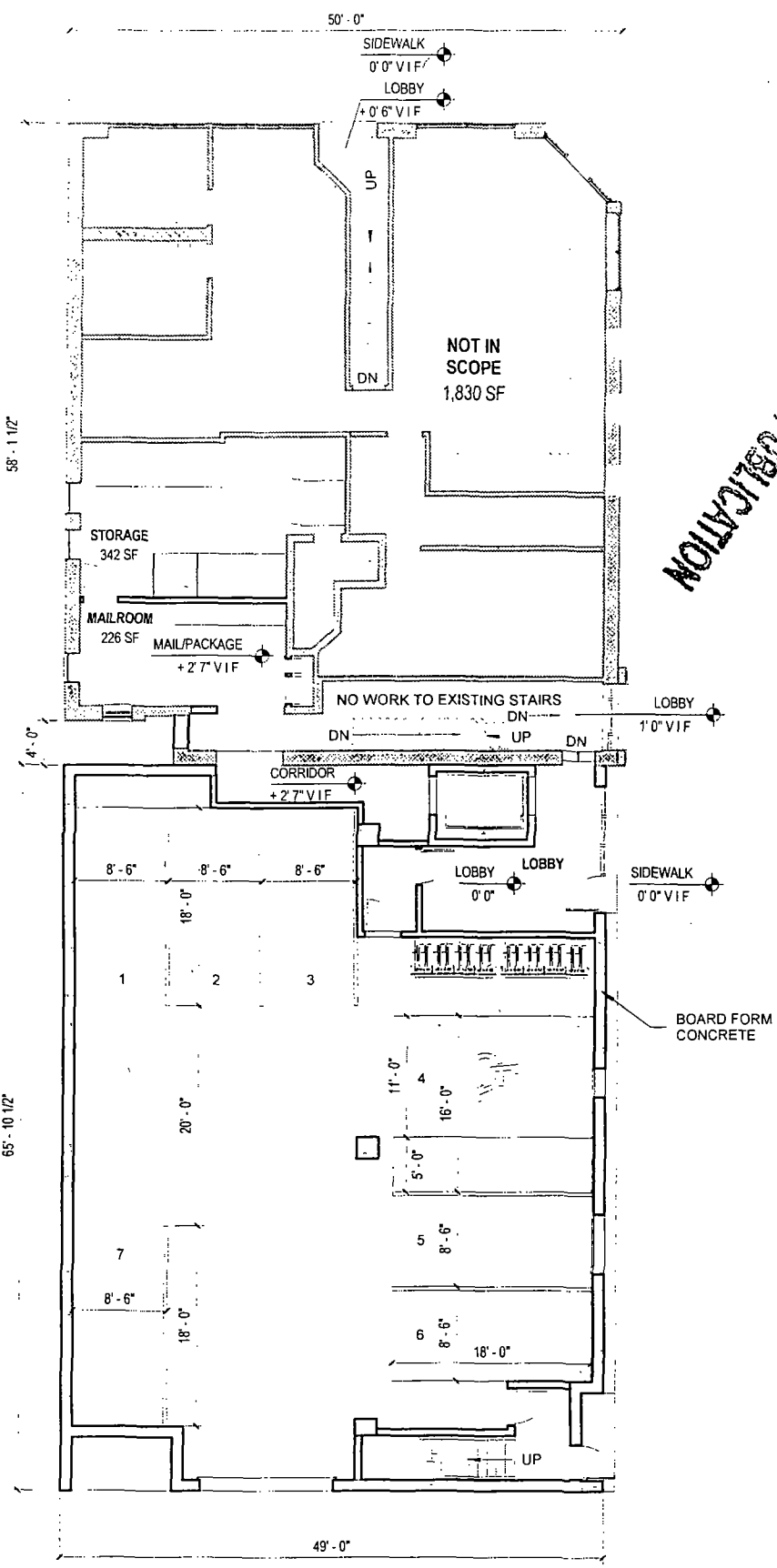
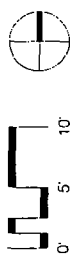
Proposed Zoning: B3-3 Community Shopping District

Lot Area: 6,200.0 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story mixed-use building. The proposal calls for the erection of a five-story addition, at the rear of the existing four-story building. Once completed, the newly renovated and expanded building will contain commercial/retail space (1,830 square feet approx.) – at grade level, and fourteen (14) dwelling units – above (Floors 2 thru 5). The newly renovated and expanded building will be masonry and glass in construction and measure 65 feet-3 inches in height. In addition, and because the subject property is located on a *Pedestrian Street* and within 2,640 feet of a CTA Rail Station - the Applicant is proposing to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. Toward this end, there will be onsite parking for seven (7) vehicles, located within grade level, of the new five-story addition, at the rear of the property.

- (A) The Project's Floor Area Ratio: 20,852 square feet (3.4 FAR)
** The subject property is located on a Pedestrian Street and within 2,640 feet of a CTA Rail Station, and therefore, the Applicant is seeking an FAR increase up to 3.5, pursuant to the TOD Ordinance.*
- (B) The Project's Density (Lot Area Per Dwelling Unit):
14 units (442.9 square feet)
- (C) The amount of off-street parking: 7 parking spaces; at least 16 bicycle parking spaces
** The subject property is located on a Pedestrian Street and within 2,640 feet of a CTA Rail Station, and therefore, the Applicant is seeking a 50% reduction in the amount of required parking - from 14 spaces to 7 spaces, pursuant to the TOD Ordinance.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback (Non-Residential – 1st Floor): 0 feet-0 inches
Rear Setback (Residential Floors): 0 feet-0 inches
**The Applicant will seek a Variation for a reduction to the required rear setback, for all residential floors.*
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height: 65 feet-3 inches

FINAL FOR PUBLICATION

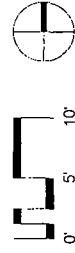
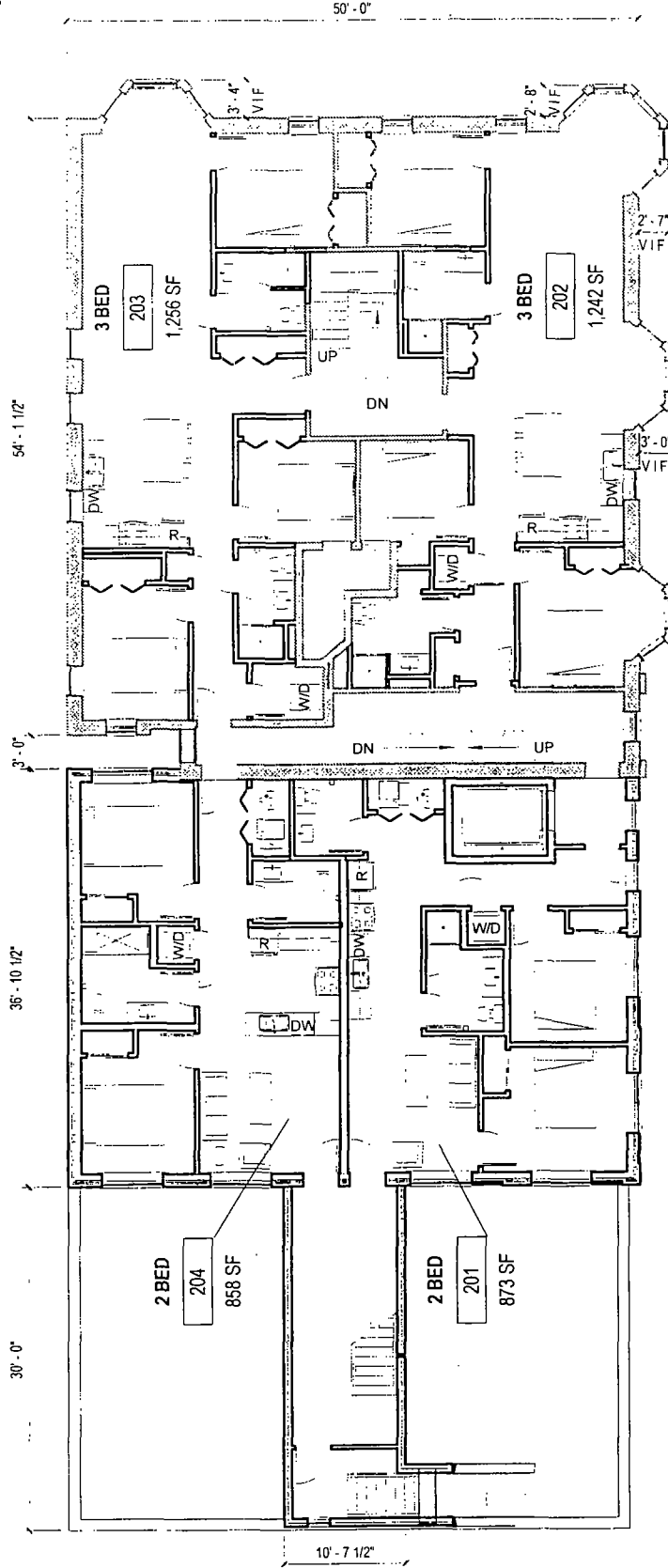


FINAL FOR PUBLICATION

FIRST FLOOR PLAN

FitzGerald
ASSOCIATES ARCHITECTS

FINAL FOR PERMITS

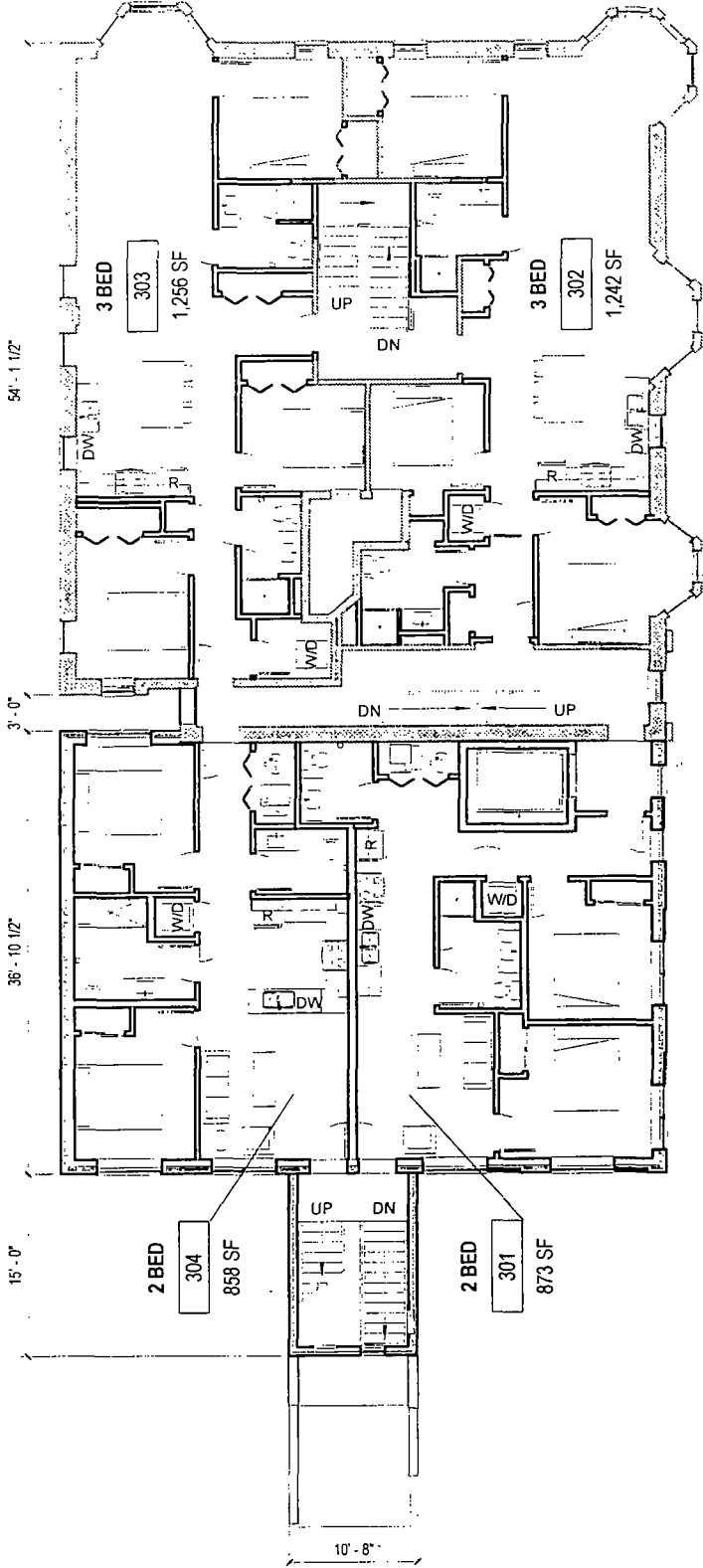


1701 W Division Street
16081
01/19/17

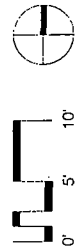
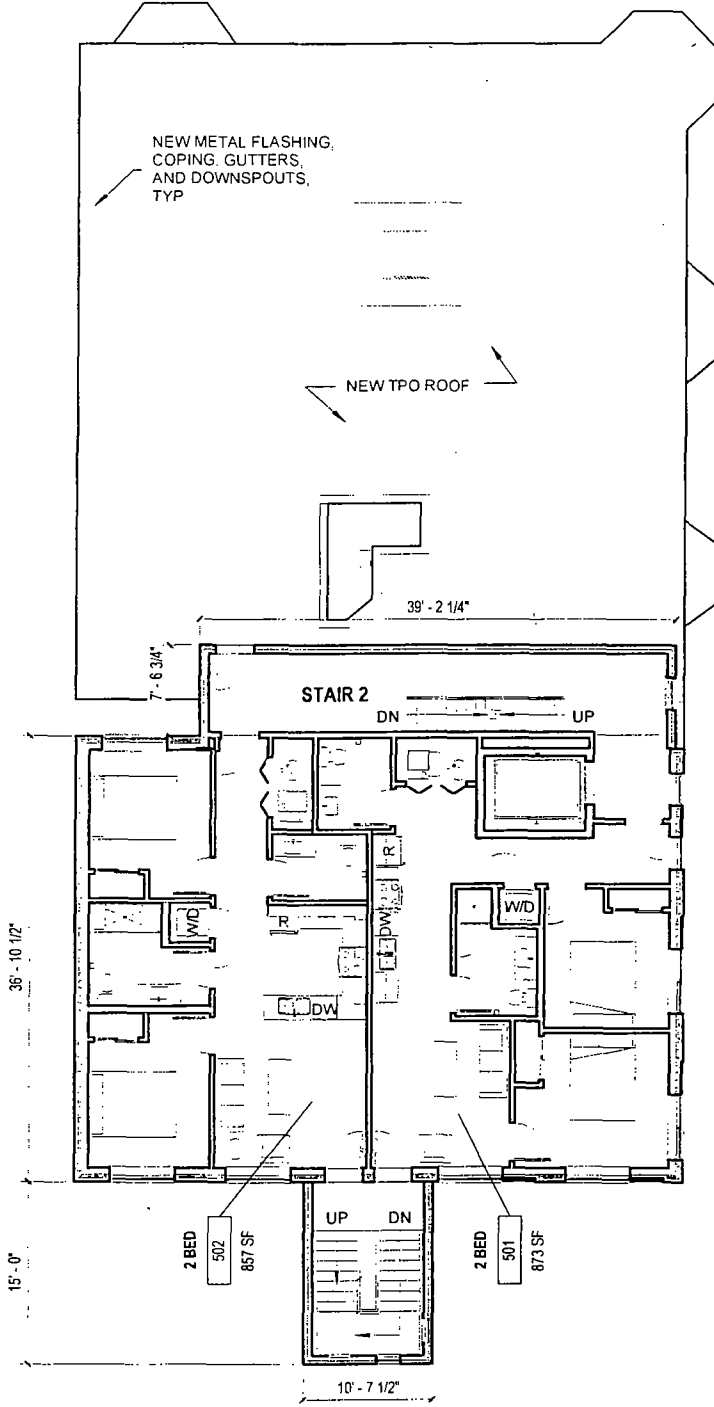
SECOND FLOOR PLAN

FitzGerald
ASSOCIATES ARCHITECTS

FINAL FOR PUBLICATION



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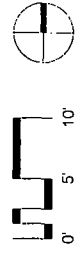
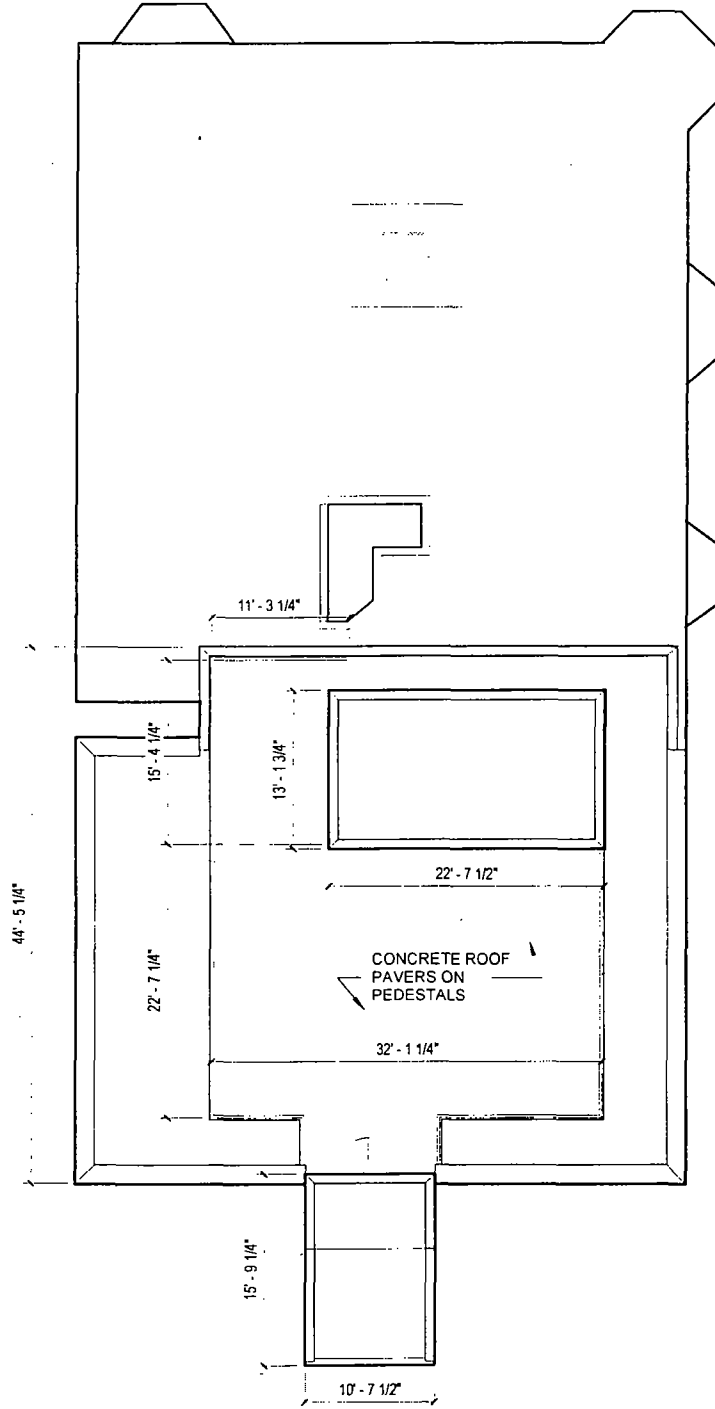


1701 W. Division Street
 16081
 01/19/17

FIFTH FLOOR PLAN

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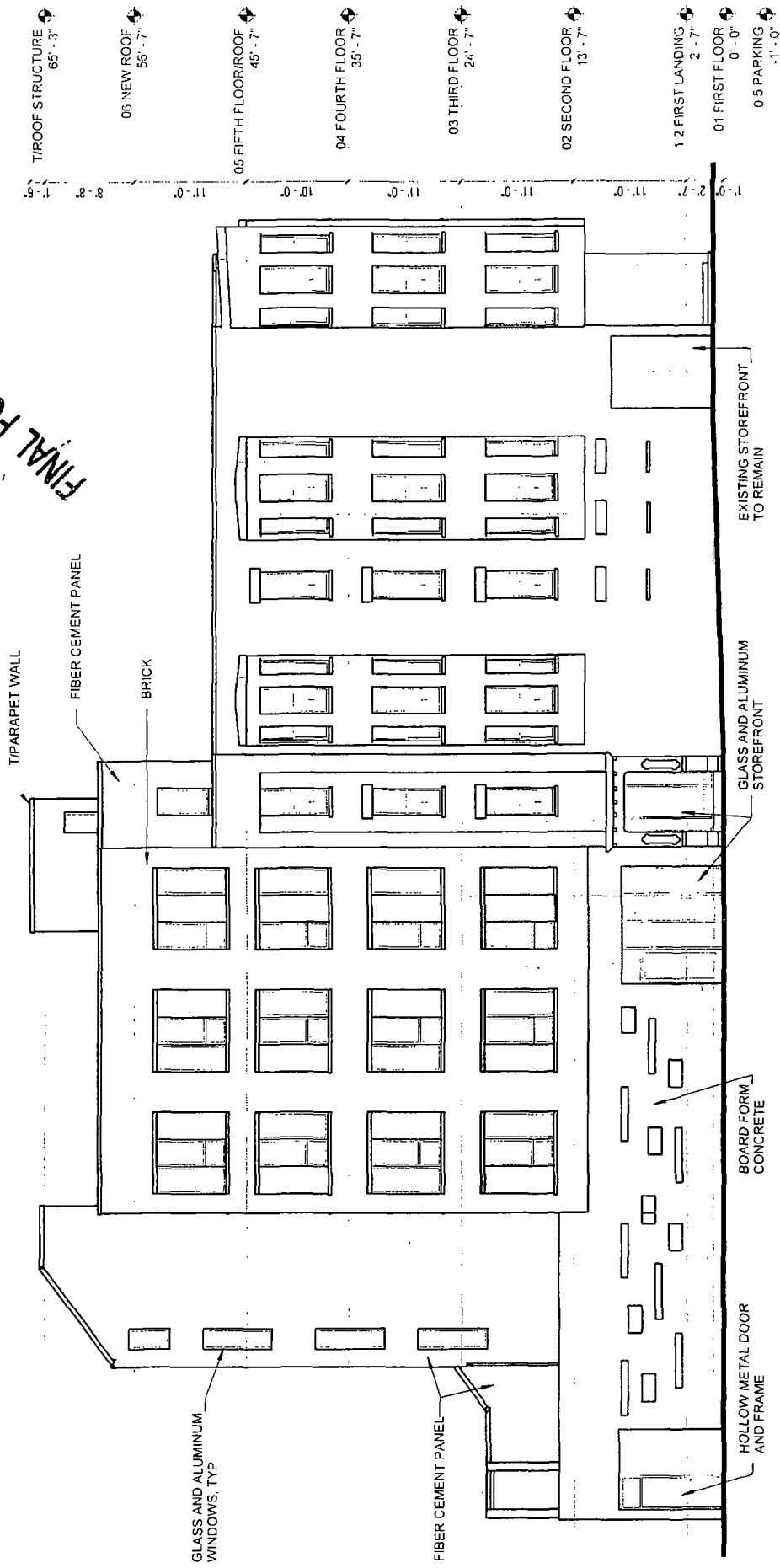
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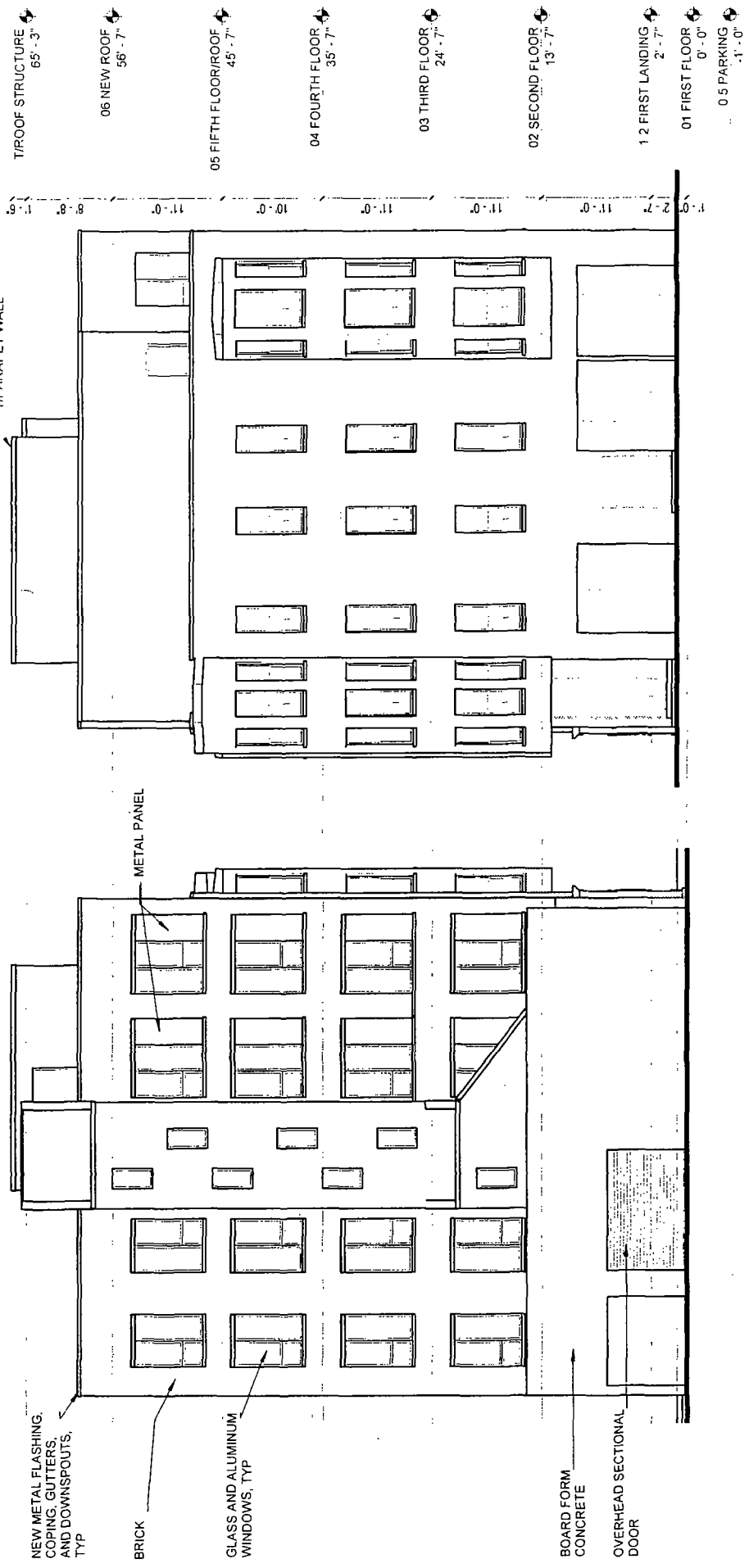
1701 W Division Street
16081
01/19/17

ROOF PLAN

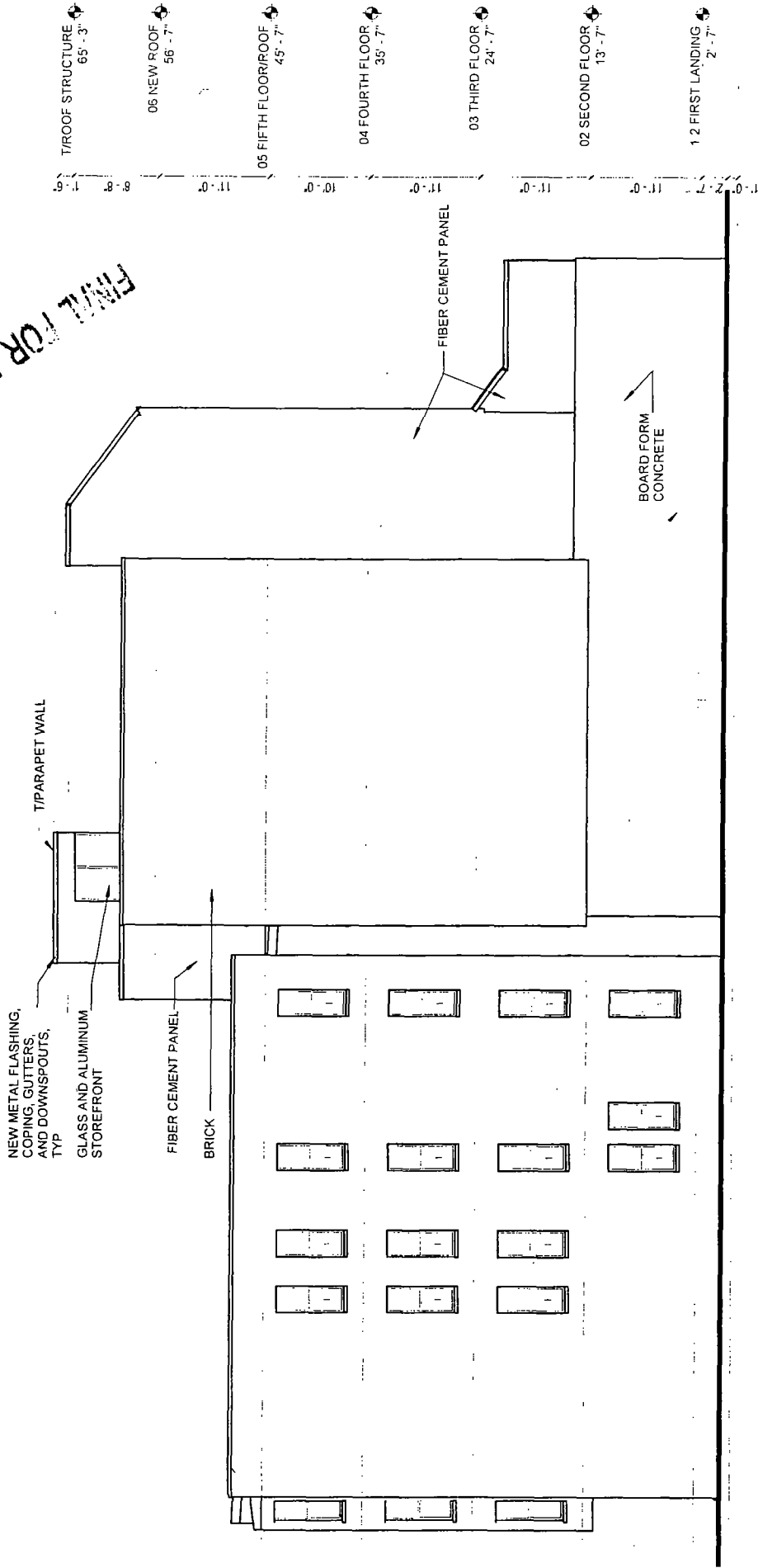
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WEST ELEVATION

1701 W Division Street
16081
01/19/17