



City of Chicago



SO2022-830

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1912 W Division St - App No. 20988T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse & Multi-Unit District & B3-2 Community Shopping District symbols and indications as shown on Map. No. 3-H in the area bounded by:

A line 136 feet north of and parallel to West Division Street; a line 99 feet west of and parallel to North Wolcott Street; and a line 123.67 feet west of and parallel to North Wolcott Avenue.

to those of a B2-3 Neighborhood Mixed-Use District

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

Address of Property: 1912 West Division Street

**Type 1 Narrative and Plans
Zoning Map Amendment
1912 Division LLC
1912 West Division Street
from RT4 Residential Two-Flat, Townhouse & Multi-Unit District & B3-2
Community Shopping District to B2-3 Neighborhood Mixed-Use District**

**Substitute Narrative & Plans
Application No. 20988-T1**

The Applicant, 1912 Division LLC, is seeking to rezone the property located at 1912 West Division Avenue ("Subject Property") in order to redevelop the Subject Property with a new four-story, mixed-use building containing retail space and a total of seven (7) dwelling units as more specifically described below.

The Subject Property, located within a RT4 Residential Two-Flat-Townhouse & Multi-Unit District and B3-2 Community Shopping District, consists of 3,280 sq. ft., and is vacant and unimproved ("Subject Property"). The Applicant, 1912 Division LLC ("Applicant"), is seeking to redevelop the Subject Property with a new four-story, mixed-use building containing a) retail space (898 sq. ft.) located within the first floor; b) an ADA accessible dwelling unit located within the rear of the first floor; and c) six (6) dwelling units located within the 2nd-4th floors (with 2 DU/floor). Due to the existing utility involvements located within the rear of the Subject Property, the Applicant is unable to provide on-site parking at the rear of the proposed mixed-use building.

The Subject Property is located within a Pedestrian Street and within approximately 2,100 feet from the CTA Division Blue Line station located at North Milwaukee Avenue and West Division Street; thereby qualifies as a Transit Served Location ("TSL"). The Applicant is seeking to waive its required seven (7) parking spaces, in accordance with Section 17-10-0102(B)(1) of the Chicago Zoning Ordinance ("Zoning Ordinance").

To qualify for reduction of the above standard, Applicant's proposed development:

- a) Must be located in a transit-served location, which it is as set forth above.
- b) Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets, as shown on the accompanying Type 1 plan set, as the proposed building meets the design standards set forth in Section 17-3-0504.
- c) Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission; the Transit Friendly Development Guide defines "transit friendly development" on page 2 as "Development which is oriented towards and integrated with adjacent transit. The development incorporates accessibility and connectivity and is a multiuse mix of dense development that generates significant levels of transit riders." Applicant's proposed building will provide a residential development on a site, of which no improvement currently exists, and whose proposed residential units will be marketed to those individuals who seek to live within close proximity to public transit.
- d) Must actively promote public transit and alternatives to automobile ownership. In furtherance of alternate transportation, the Applicant shall provide seven (7) bike spaces within a secure bike storage room, for the use and enjoyment of its residents and guests.

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e) Must include enhancements to the pedestrian environment that are not otherwise required. Please note the additional tree as reflected in enclosed rendering (southeast view).

In order to permit Applicant's proposed mixed-use building and waiver of seven (7) parking spaces, the Applicant is seeking a Type 1 zoning amendment from the Subject Property's existing RT4 Residential Two-Flat, Townhouse & Multi-Unit District & B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District.

In accordance with 17-13-0303(C) of the Chicago Zoning Ordinance, please refer to the specific details regarding Applicant's proposed development below:

- a) Lot area: 3,280 sq. ft.
- b) Floor Area Ratio: 3.00
- c) **Proposed Retail Space: 900 sq. ft.**
- d) **Minimum Lot Area: 547 sq. ft. per dwelling unit**
- e) Parking: zero (*seeking waiver per Section 17-10-0102-B (1)*)
- f) Property setbacks:
 - Front = 0'
 - Side: 0'
 - East: 3 ft.
 - West 0 ft.
 - Rear: 16 ft. (*Applicant will seek Administrative Adjustment for rear setback relief upon approval of Type 1 Zoning Ordinance*)
- g) Height: 45 feet



Imagery ©2021 Maxar Technologies, Sanborn, U.S. Geological Survey, USDA Farm

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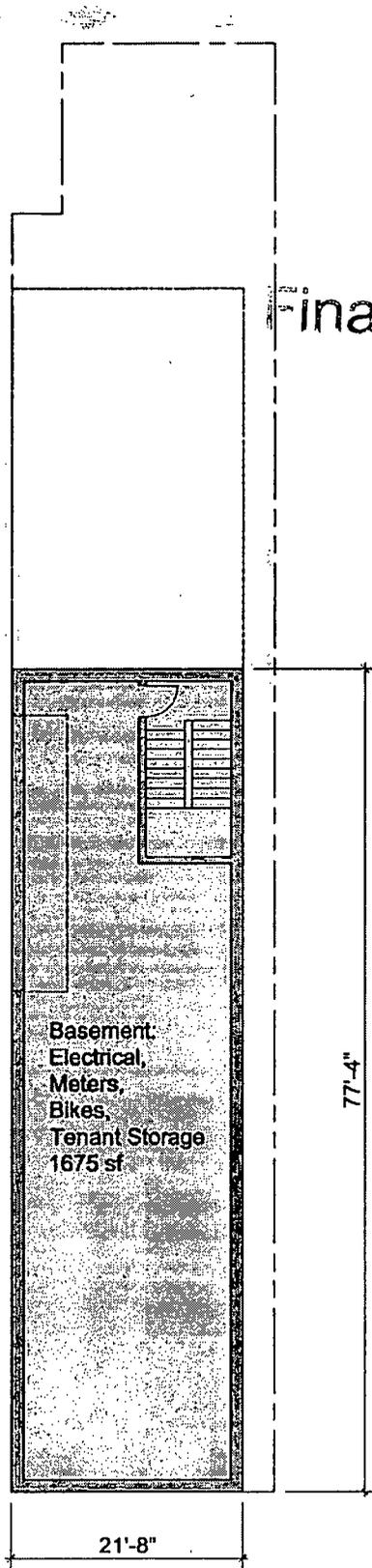


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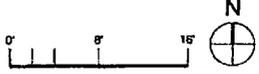
Site Location

FitzGerald

1912 West Division 0
Chicago, Illinois : April 18, 2022



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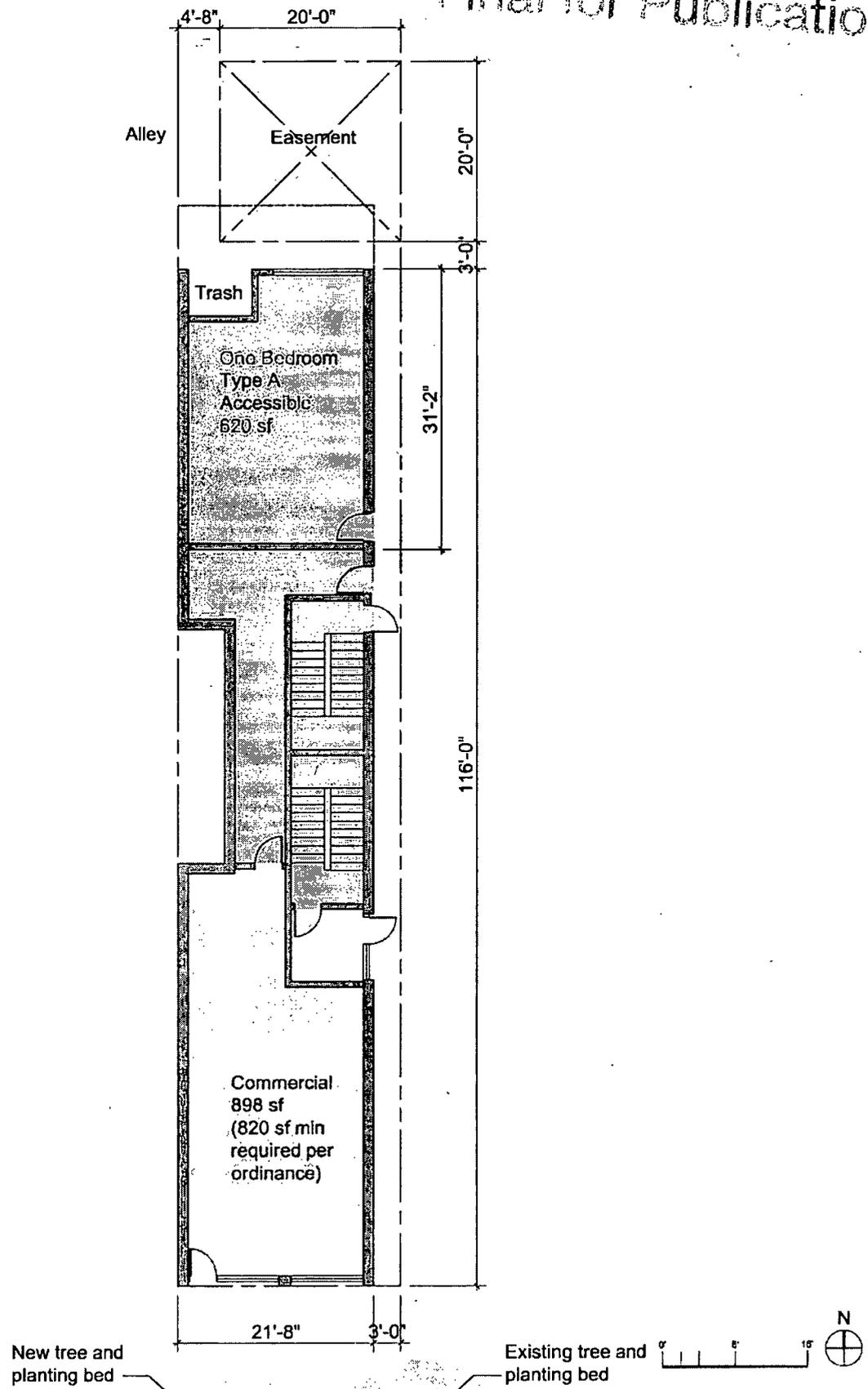


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Basement Floor Plan

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1912 West Division 1.0
Chicago, Illinois | April 18, 2022

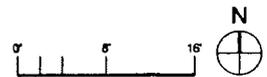
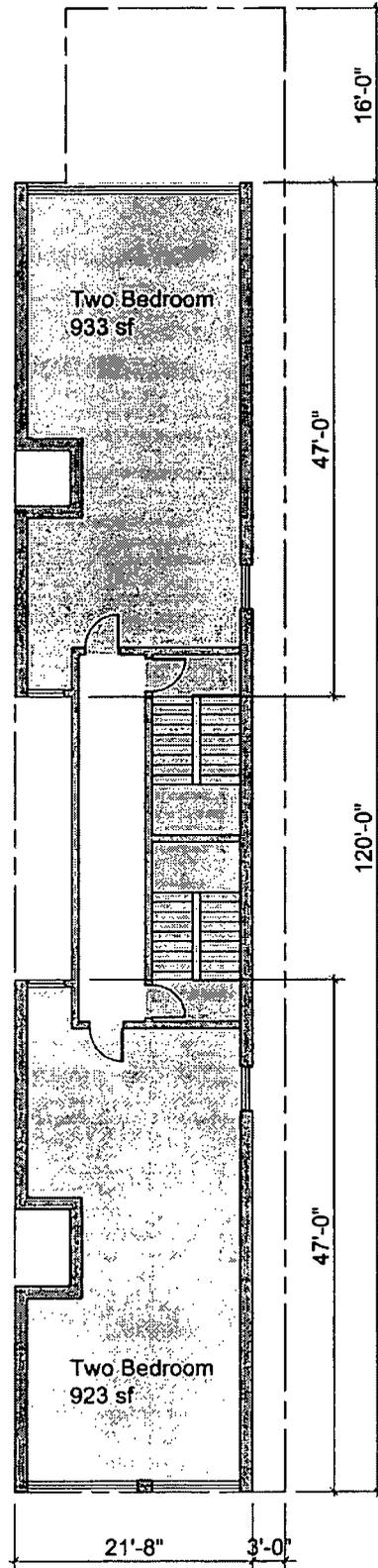


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Ground Floor Plan

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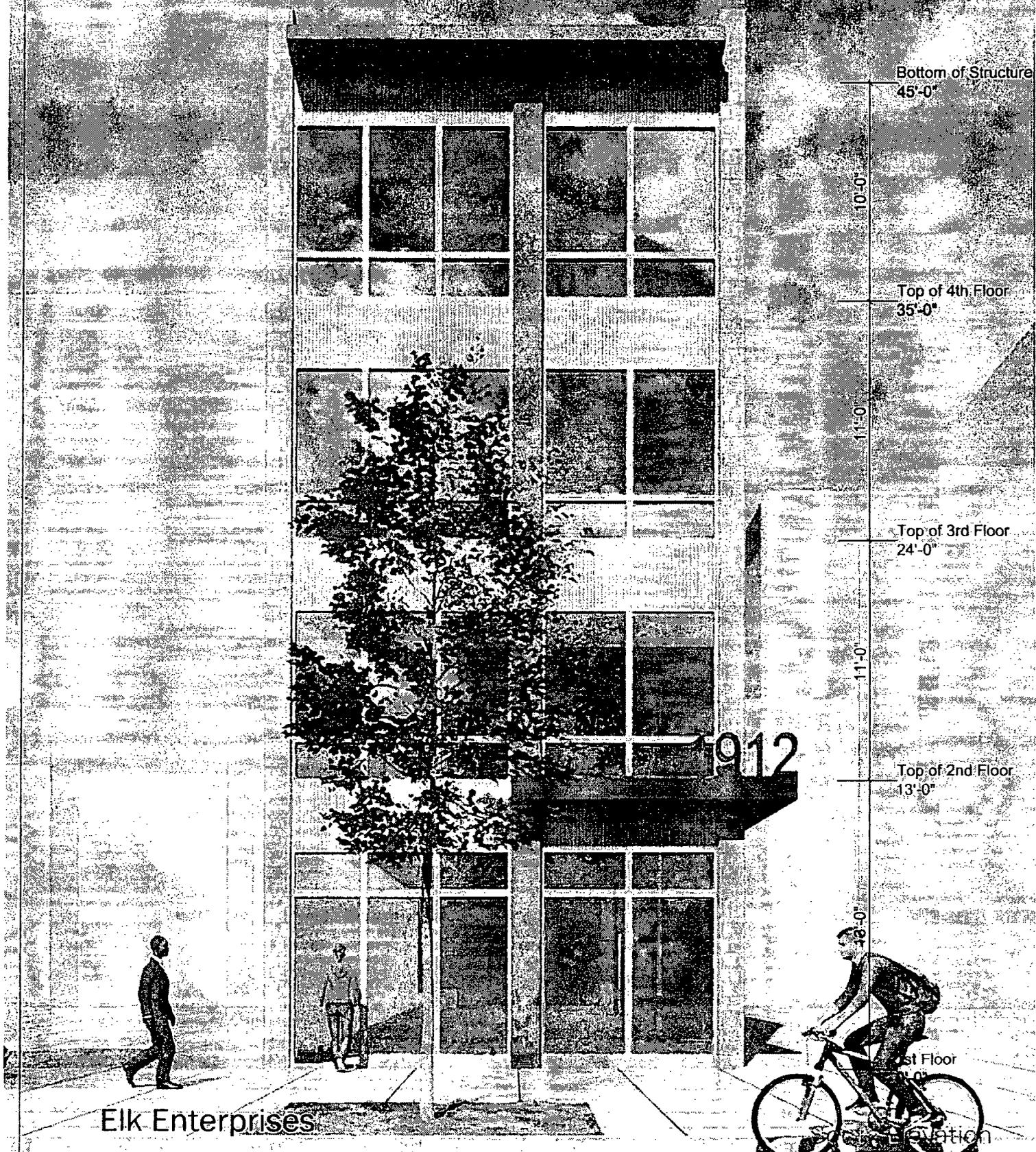
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2nd - 4th Floor Plan

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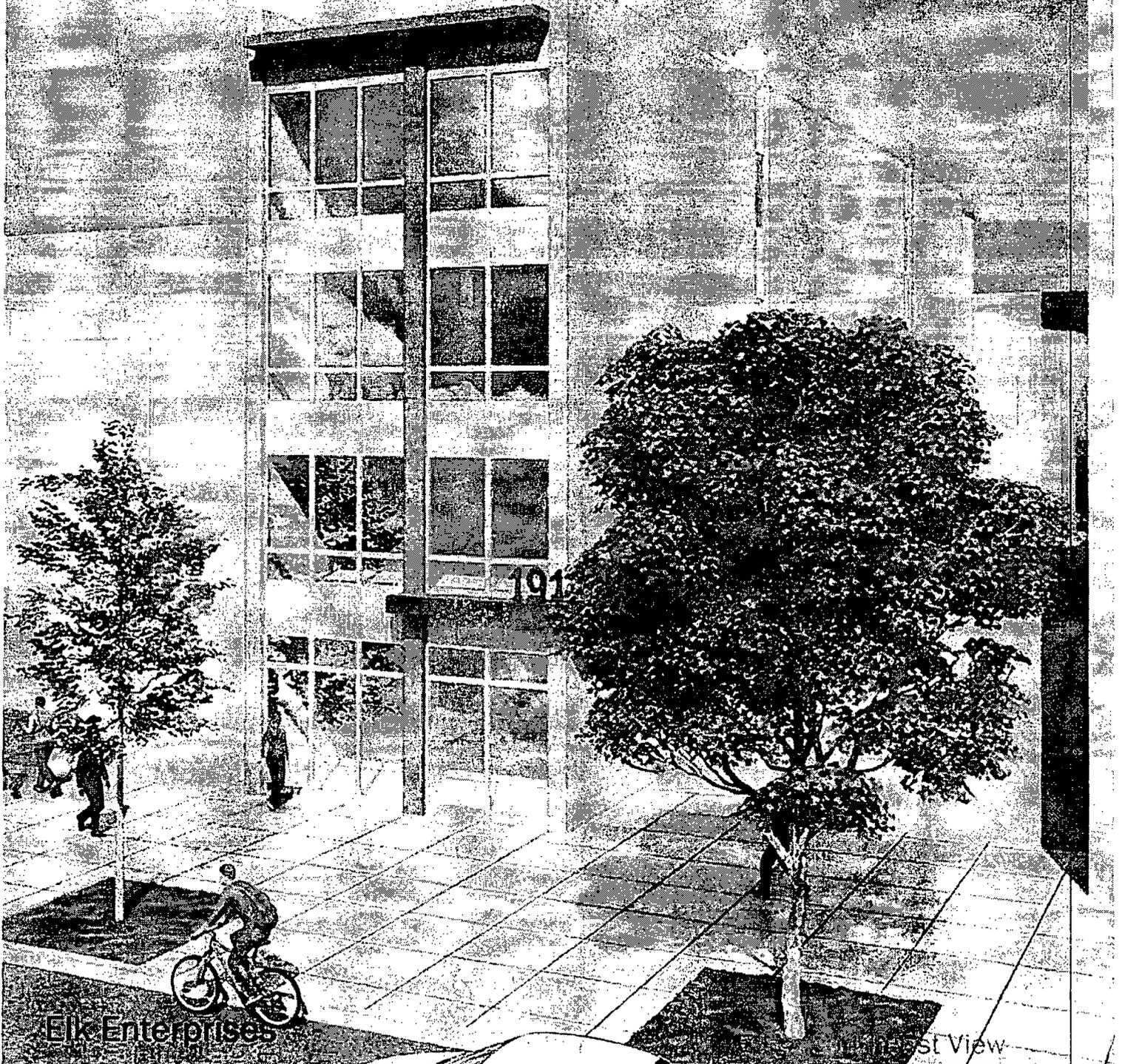
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West View

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1912 West Division

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