



# City of Chicago



O2022-3915

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1912 W Division St - App No. 22051T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Final for Publication

**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; West Division 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

Final to  
Location

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

Due to an error in the boundary description included as part of the subject property's Type 1 zoning amendment to the B2-3 Neighborhood Mixed-Use District approved on April 27, 2022 ("Original Type 1 Zoning Amendment"), the applicant, 1912 Division LLC ("Applicant") has filed a Type 1 Zoning Amendment to correct this error ("Current Type 1 Zoning Amendment"). The Applicant's Original Type 1 Zoning Amendment failed to include the call "West Division Street", in the subject property's boundary description. The Applicant is filing the Current Type 1 Zoning Amendment solely in order to rectify this error, as the plans for Applicant's proposed development remain the same as approved as part of the Original Type 1 Zoning Ordinance.

Applicant plans 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 & B3-2 Community Shopping District, consists of 3,280 sq. ft., and is vacant and unimproved. The Applicant is seeking to redevelop the subject property with a new four-story, mixed-use building containing a) retail space (1,149 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 2<sup>nd</sup>-4<sup>th</sup> 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 2,400 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.

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).

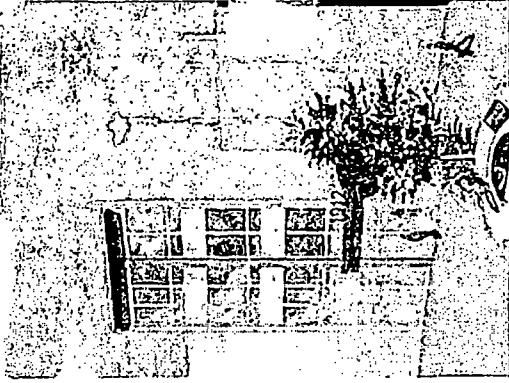
In order to permit Applicant’s proposed mixed-use building and waiver of seven (7) parking spaces, the Applicant secured approval of Original Type 1 Zoning Amendment on April 27, 2022.

In accordance with 17-13-0303(C) of the Chicago Zoning Ordinance, please refer to the specific details regarding Applicant’s proposed development, which are unchanged from Applicant’s Original Type 1 Zoning Amendment, approved on April 22, 2022 by Chicago City Council:

- a) Lot area: 3,280 sq. ft.
- b) Floor Area Ratio: 2.6
- c) Proposed Retail Space: 1,149 sq. ft.
- d) Minimum Lot Area: 940 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

# 1912 W Division

1912 W DIVISION STREET CHICAGO, IL 60622



ISSUED FOR ZONING REVIEW, AUGUST 16, 2022

FilzGerald Project Number 21045

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**PROJECT DESCRIPTION**  
 FOR CONSTRUCTION OF A 100,000 SQ FT INDUSTRIAL AND RESEARCH FACILITY  
 WITH 100,000 SQ FT OF OFFICE SPACE AND 100,000 SQ FT OF RESEARCH SPACE  
 AT 1912 W DIVISION STREET, CHICAGO, IL 60622

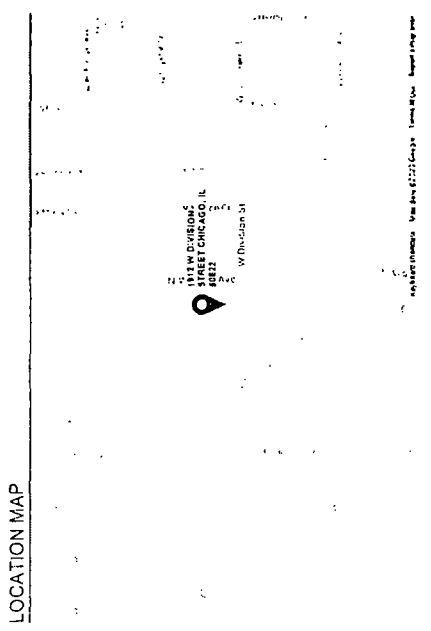
**APPLICABLE CODES**  
 THE CHICAGO BUILDING CODE  
 THE CHICAGO PLUMBING CODE  
 THE CHICAGO MECHANICAL CODE  
 THE CHICAGO ELECTRICAL CODE  
 THE CHICAGO FIRE CODE  
 THE CHICAGO SANITATION CODE  
 THE CHICAGO SAFETY CODE  
 THE CHICAGO SIGNAGE CODE  
 THE CHICAGO ZONING ORDINANCE  
 THE CHICAGO DEPARTMENT OF PUBLIC WORKS REGULATIONS  
 THE CHICAGO DEPARTMENT OF PUBLIC WORKS REGULATIONS

**QUC SCOPE OF WORK**  
 PREPARED FOR CONSTRUCTION OF A 100,000 SQ FT INDUSTRIAL  
 AND RESEARCH FACILITY WITH 100,000 SQ FT OF OFFICE SPACE  
 AND 100,000 SQ FT OF RESEARCH SPACE AT 1912 W DIVISION STREET,  
 CHICAGO, IL 60622

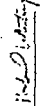
**UTILITY LOCATIONS**  
 THE CHICAGO DEPARTMENT OF PUBLIC WORKS REGULATIONS  
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 THE CHICAGO DEPARTMENT OF PUBLIC WORKS REGULATIONS  
 THE CHICAGO DEPARTMENT OF PUBLIC WORKS REGULATIONS

**OWNER**  
 FILZGERALD  
 1700 W. DORTLAND STREET SUITE 203  
 CHICAGO, IL 60622  
 312.351.8100

**ARCHITECT**  
 FILZGERALD  
 200 W. ADAMS ST. SUITE 2100  
 CHICAGO, IL 60606  
 312.351.8100



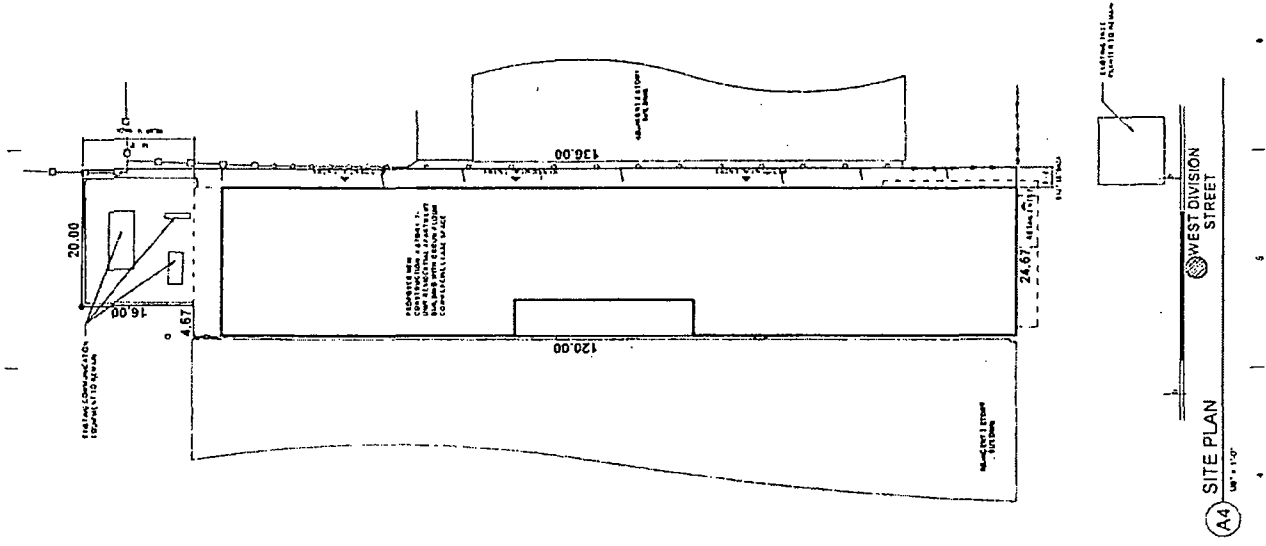
**ACCESSIBILITY COMPLIANCE STATEMENT**  
 THE PROJECT SHALL COMPLY WITH CHAPTER 12 OF THE CHICAGO BUILDING CODE AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS REGULATIONS AND BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES.

SIGNED:   
 DATE: 8/16/2022  
 LICENSE NO: 041844111  
 EXPIRES: 11/30/2027





# Final for Publication



### SITE NOTES

- 1. SEE NOTES ON THIS PLAN TO LOCATE THE EXISTING CONSTRUCTION EQUIPMENT TO REMAIN.
- 2. THE EXISTING CONSTRUCTION EQUIPMENT TO REMAIN IS TO BE REMOVED AND THE AREA TO BE RECONSTRUCTED TO MATCH THE ADJACENT PAVED AREA.
- 3. THE EXISTING CONSTRUCTION EQUIPMENT TO REMAIN IS TO BE REMOVED AND THE AREA TO BE RECONSTRUCTED TO MATCH THE ADJACENT PAVED AREA.
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### KEYNOTES

- 1. THE EXISTING CONSTRUCTION EQUIPMENT TO REMAIN IS TO BE REMOVED AND THE AREA TO BE RECONSTRUCTED TO MATCH THE ADJACENT PAVED AREA.
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**FitzGerald**  
 2104 S. WEST DIVISION STREET  
 CHICAGO, ILL. 60616  
 (773) 442-1100  
 FITZGERALD ARCHITECTS, INC.

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 1912 W.  
 DIVISION  
 1912 W. DIVISION  
 STREET  
 CHICAGO, IL  
 60622

ELK  
 ENTERPRISES  
 CONSULTANTS

DATE: 10/1/10  
 DRAWN BY: J. J. J.

SITE PLAN

A0-00

A4 SITE PLAN  
 10/1/10

WEST DIVISION STREET

Final for Publication

**PLAN NOTES**

- 1. ALL STRUCTURAL PLANS FOR BRIDGES OR VIADUCTS SHALL BE DRAWN TO THE FOLLOWING SCALE UNLESS OTHERWISE SPECIFIED
- 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED
- 3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED
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**ROOF NOTES**

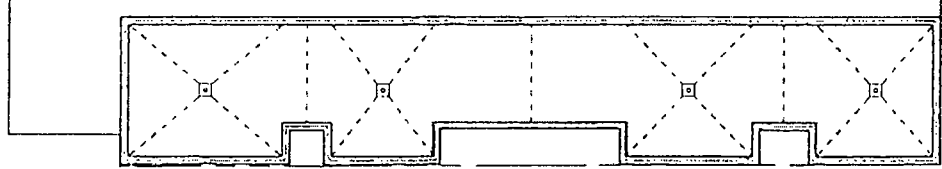
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**KEYNOTES**

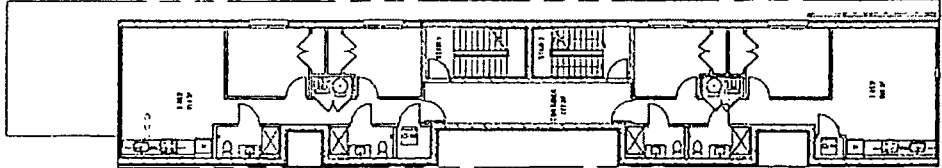
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**LEGEND**

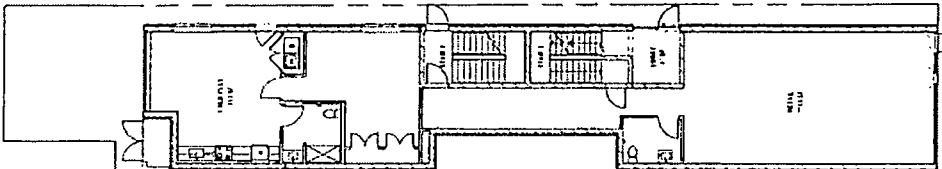
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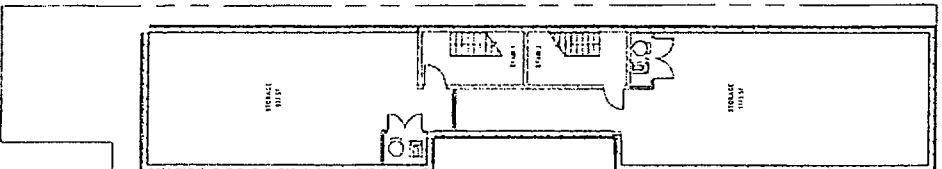
A6 ROOF PLAN  
1/8" = 1'-0"



A4 LEVEL 02-04 FLOOR PLAN  
1/8" = 1'-0"



A3 LEVEL 01 FLOOR PLAN  
1/8" = 1'-0"



A1 LOWER LEVEL FLOOR PLAN  
1/8" = 1'-0"

FLOOR PLANS  
AND ROOF PLAN



A1-00



# Final for Publication

**FitzGerald**  
 ARCHITECTS  
 100 N. LAUREL STREET, SUITE 200  
 CHICAGO, ILL. 60610  
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 FAX: 312.467.1001  
 WWW.FITZGERALDARCHITECTS.COM

21045

1912 W  
 DIVISION  
 1912 W DIVISION  
 STREET  
 CHICAGO, IL  
 60622

FIRM  
 ELK  
 ENTERPRISES  
 CHICAGO, ILL. 60611

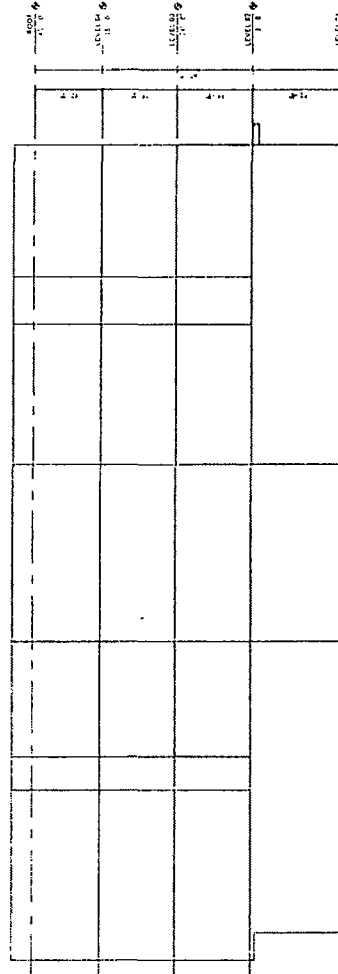
### ELEVATION NOTES

1. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT IN CONSULTATION WITH THE CLIENT.
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### GLAZING TYPES

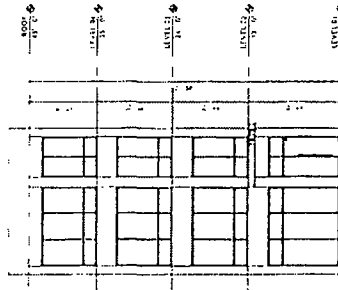
GLAZING TYPES

### KEYNOTES



**WEST ELEVATION**  
 1/8" = 1'-0"

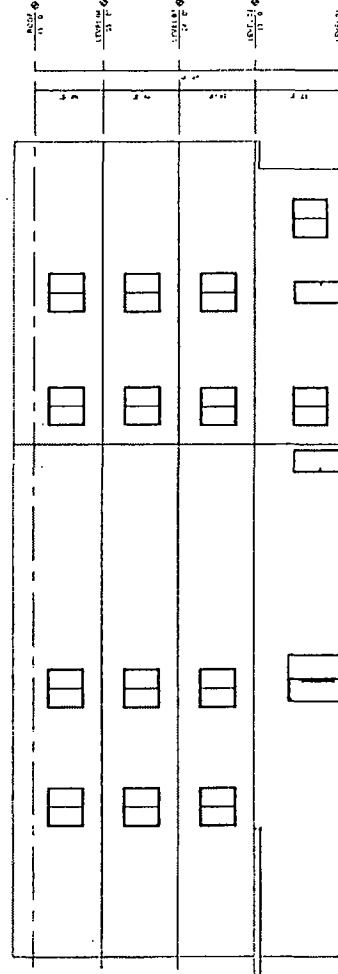
C3



**SOUTH ELEVATION**  
 1/8" = 1'-0"

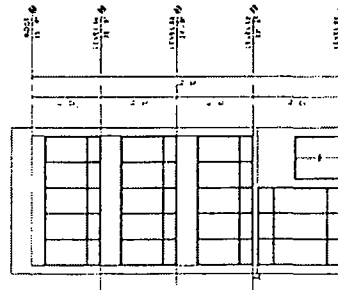
C1

### LEGEND



**EAST ELEVATION**  
 1/8" = 1'-0"

A3



**NORTH ELEVATION**  
 1/8" = 1'-0"

A1

EXTERIOR  
 ELEVATIONS

A2-00