



City of Chicago



O2017-2197

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 2020-2022 W Division St - App No. 19164T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19164 +1

INTRO. DATE:

MARCH 29, 2017

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 B3-2 Community Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

The alley next north of West Division Street; a line 207.39 feet west of the west line of North Damen Avenue; West Division Street; and a line 243.39 feet west of the west line of North Damen Avenue

to those of a B3-3 Community Shopping District.

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

Addresses: 2020 to 2022 West Division Street, Chicago, Illinois

17-13-0303-C (1) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 2020 TO 2022 WEST DIVISION STREET, CHICAGO, ILLINOIS

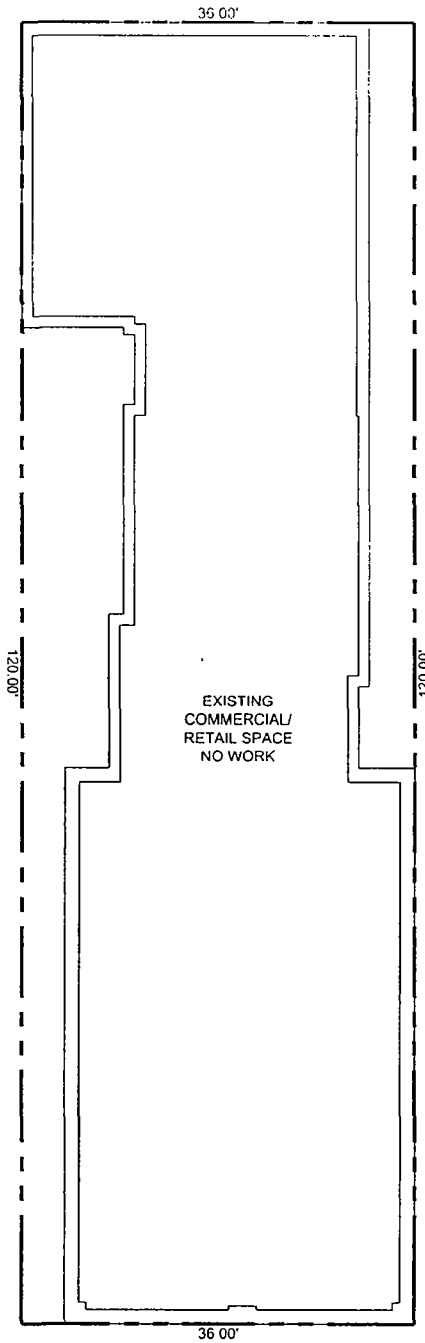
ZONING: B3-3 COMMUNITY SHOPPING DISTRICT

LOT AREA: 4,320 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A MIXED USE BUILDING WITH COMMERCIAL USES ON THE FIRST, SECOND AND THIRD FLOOR AND SIX DWELLING UNITS. THE PROPERTY WILL BE REDEVELOPED WITH A TOTAL OF EIGHT DWELLING UNITS ON FLOORS ONE THROUGH THREE. APPLICANT IS USING SECTION 17-10-0102-B OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING REQUIREMENT FOR THE BUILDING BECAUSE IT IS LOCATED ON A "PEDESTRIAN STREET" AND IS WITHIN 2,640 FEET OF A CTA RAIL STATION ENTRANCE.

- (A) FLOOR AREA RATIO: 2.45; TOTAL FLOOR AREA IS 10,584 SQUARE FEET
- (B) DENSITY (LOT AREA PER DWELLING UNIT): 540 SQUARE FEET
- (C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-B) AND 8 BIKE PARKING SPACES.
- (D) SETBACKS:
 - A. FRONT SETBACK: 0.0 FEET (EXISTING)
 - B. REAR SETBACK: 0.0 FEET (EXISTING)
 - C. SIDE SETBACKS: 0 FEET (EAST) (EXISTING) AND 0 FEET (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 32 FEET, ONE INCH

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

SULLIVAN GOULETTE & WILSON ARCHITECTS
 2500 N. STATE ST. 10TH FLOOR CHICAGO, IL 60610-4100

GLASCOTT AND ASSOCIATES
 OWNER

MARCH 20, 2017



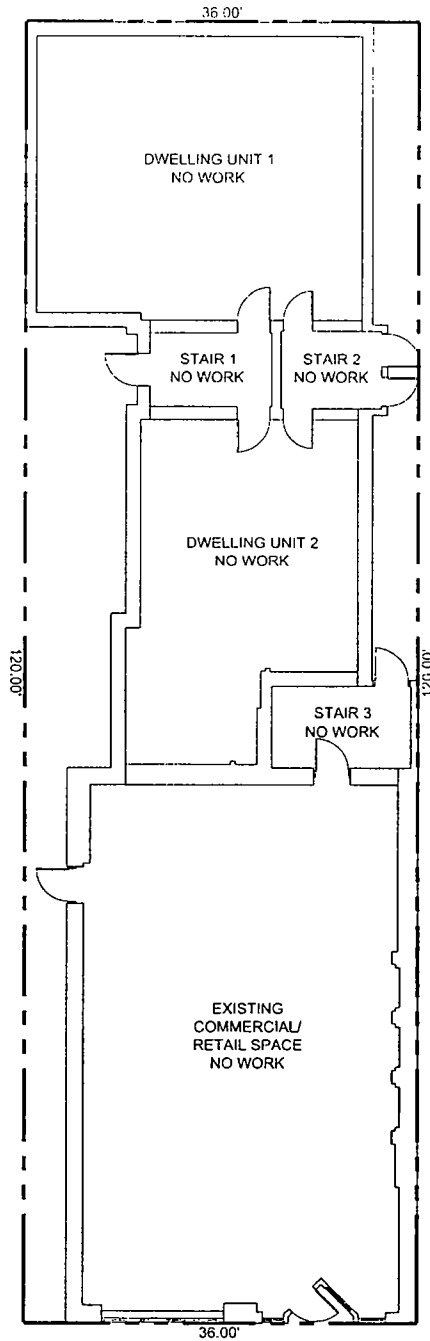
BASEMENT PLAN



PAGE 02



2020 W DIVISION ST
 CHICAGO, ILLINOIS 60622



FINAL FOR PUBLICATION

BUILDER RESERVES THE RIGHT TO CHANGE PRICES, PLAN
COMMENTS AND SPECIFICATIONS TO WITHDRAW ANY PLAN
WITHOUT NOTICE. ALL DRAWINGS, MEASUREMENTS AND
CALCULATIONS ARE CONCEPTUAL AND ACCURACY IS NOT
GUARANTEED. EXCEED COST OPTIONS MAY BE SURVIVY.
DESIGN MAY DIFFER DEPENDING ON FIELD CONDITIONS.

GLASCOTT AND ASSOCIATES
OWNER

MARCH 20 2017



FIRST FLOOR PLAN

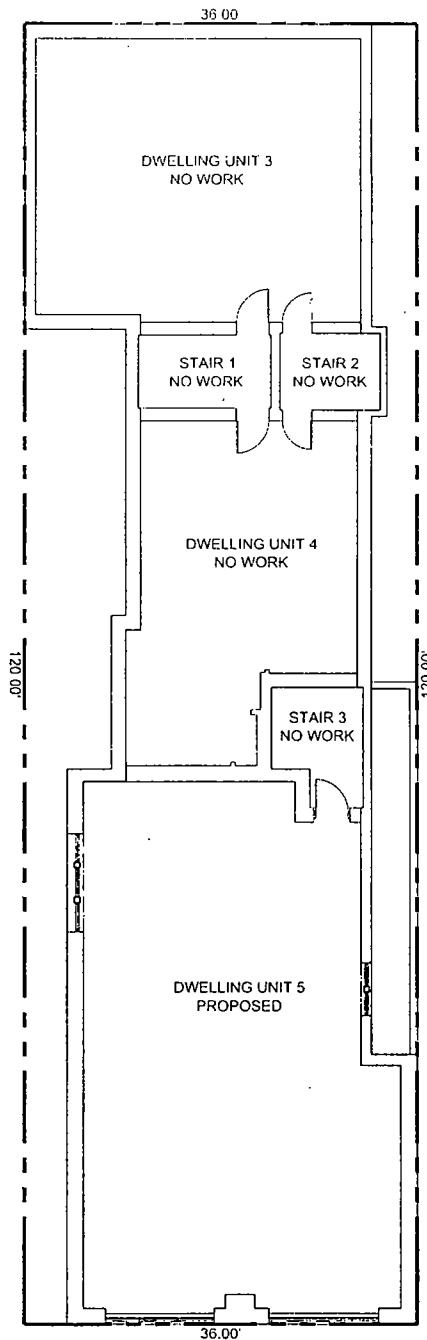


2020 W DIVISION ST
CHICAGO, ILLINOIS 60622

PAGE 03

**SULLIVAN
GOULETTE
& WILSON**

ARCHITECTS
SEPTEMBER 28 / 2011 1000 SULLIVAN & WILSON



FINAL FOR PUBLICATION

BUILDER RESERVES THE RIGHT TO CHANGE PRICES, PLAN
 CONDITIONS AND SPECIFICATIONS TO ANY PROGRAM PLAN
 WITHOUT NOTICE. ALL DRAWINGS, MEASUREMENTS AND
 CALCULATIONS ARE CONCEPTUAL AND APPROXIMATE. IS NOT
 GUARANTEED. EXISTING CONDITIONS MAY BE INCH.
 DESIGN MAY DIFFER DEPENDING ON FIELD CONDITIONS.

GLASCOTT AND ASSOCIATES
 OWNER

MARCH 20, 2017



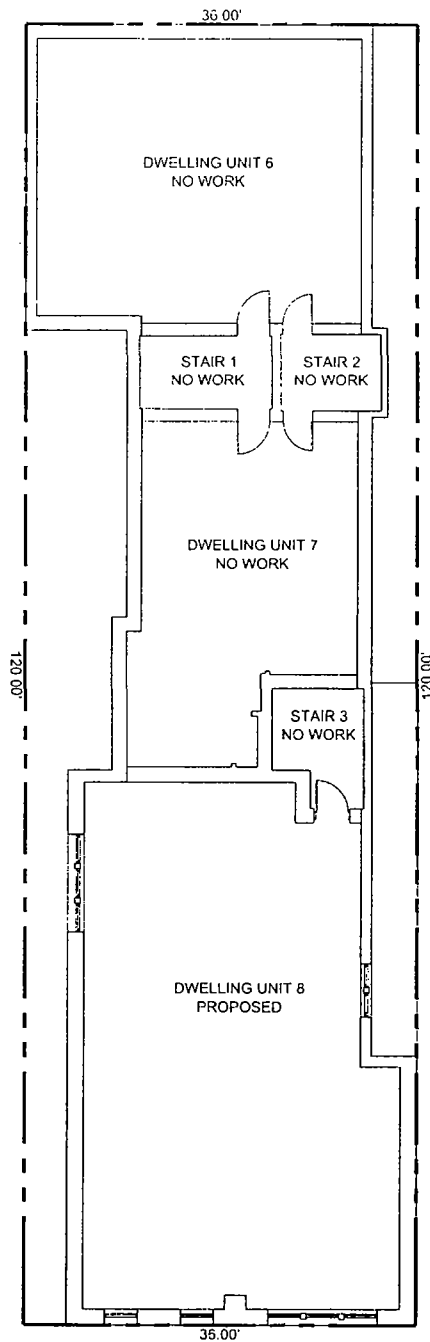
SECOND FLOOR PLAN



2020 W DIVISION ST
 CHICAGO, ILLINOIS 60622

PAGE 04

SULLIVAN
 GOULETTE
 & WILSON
 ARCHITECTS
 COPYRIGHT 2017 SULLIVAN GOULETTE & WILSON, LLP



FINAL FOR PUBLICATION

OWNER RESERVES THE RIGHT TO CHANGE PRICES, PLAN
CORRECTIONS AND SPECIFICATIONS TO WITHDRAW ANY PLAN
WITHOUT NOTICE. ALL DRAWINGS, REVISIONS AND
CALCULATIONS ARE CONCEPTUAL AND ACCURACY IS NOT
GUARANTEED. EXTRA COST OPTIONS MAY BE SHOWN
DESIGN MAY DIFFER DUE TO FIELD CONDITIONS

GLASCOTT AND ASSOCIATES
OWNER

MARCH 20, 2017



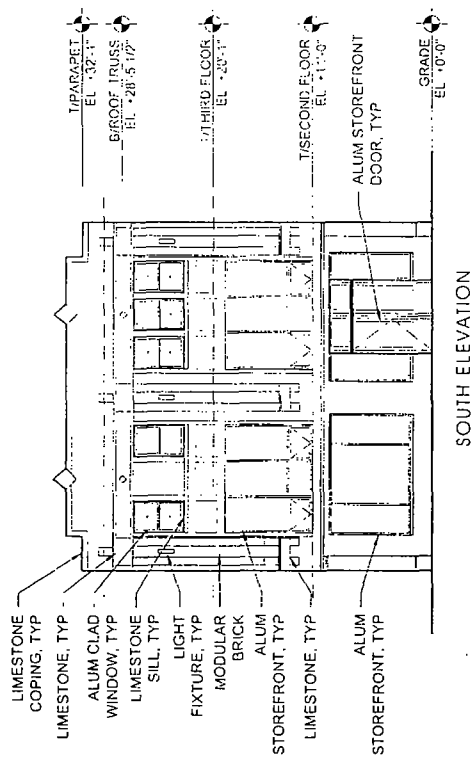
THIRD FLOOR PLAN

0 4 8 16

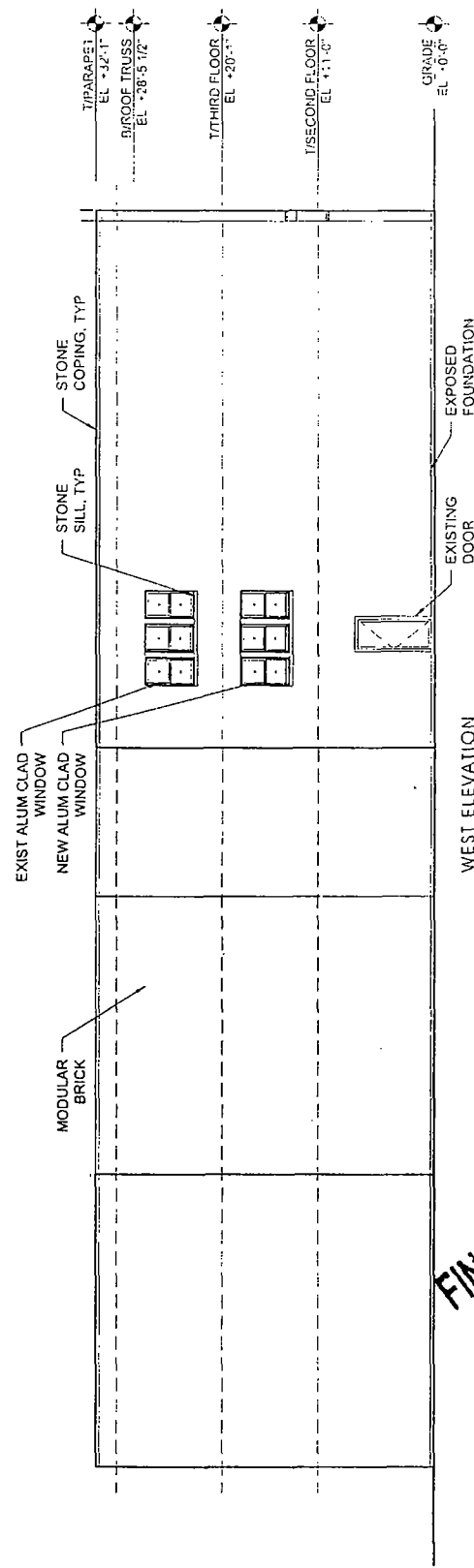
2020 W DIVISION ST
CHICAGO, ILLINOIS 60622

PAGE 05





SOUTH ELEVATION



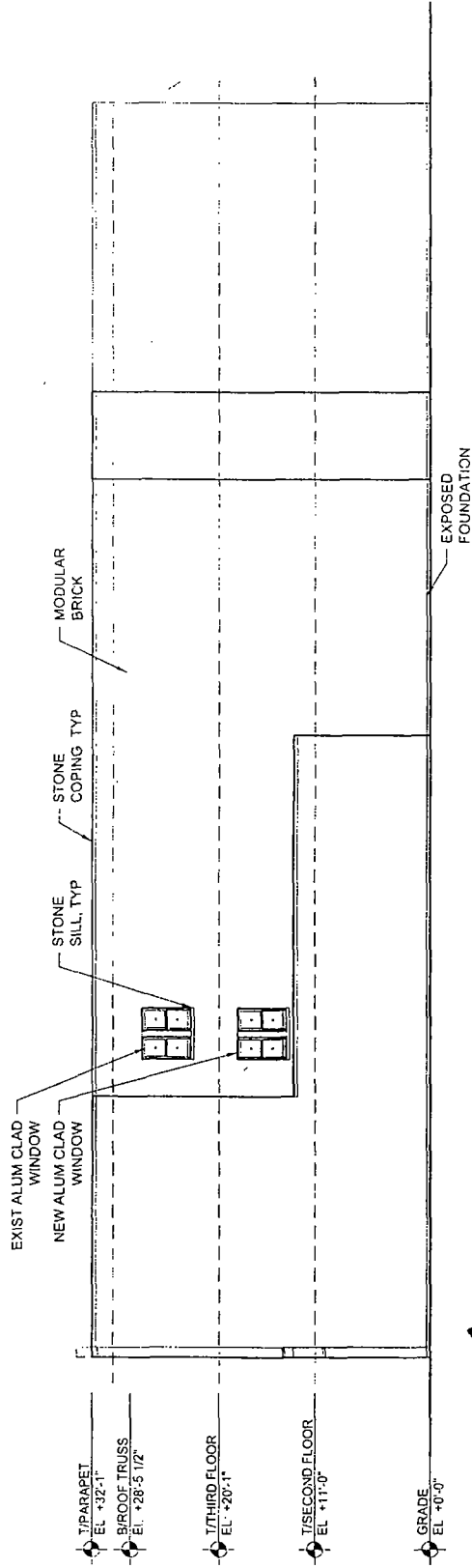
WEST ELEVATION



GLASCOTT AND ASSOCIATES
OWNER
MARCH 14, 2017

2020 W DIVISION ST
CHICAGO, ILLINOIS 60622

FINAL FOR PUBLICATION



EAST ELEVATION

0 4' 8' 16'

PAGE 07

S U L L I V A N
 & W I L S O N
 A R C H I T E C T S

2020 W DIVISION ST
 CHICAGO, ILLINOIS 60622

FINAL FOR PUBLICATION

GLASCOTT AND ASSOCIATES
 OWNER

MARCH 14, 2017