



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-5816
Type: Ordinance
File created: 7/30/2014
Status: Passed
In control: City Council
Final action: 3/18/2015
Title: Zoning Reclassification Map No. 3-H at 1650-1668 W Division St - App No. 18129T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2014-5816.pdf, 2. SO2014-5816.pdf

Date	Ver.	Action By	Action	Result
3/18/2015		City Council	Passed as Substitute	Pass
3/17/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/20/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/13/2015	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/9/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
10/28/2014	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
7/30/2014	1	City Council	Referred	

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

beginning at a line 125.12 feet north of and parallel to West Division Street; a line 155.12 feet east of and parallel to North Paulina Street; the alley next north of and parallel to West Division Street or the line thereof extended if no alley exists; a line 230.42 feet east of and parallel to parallel to North Paulina Street; West Division Street; a line 30 feet east of and parallel to North Paulina Street; the alley next north of and parallel to West Division Street; and the alley next east of and parallel to North Paulina Street (ToB),

to those of a B3-5 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1650-1668 West Division Street

SUBSTITUTE NARRATIVE

17-13-0303-C (1) Narrative Zoning Analysis

1650-68 West Division Street, Chicago Illinois -Application No. 18129-T1

Proposed Zoning: B3-5 Commercial Shopping District Lot Area: 18,785 sq. ft. (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the location and establishment of a new six-story mixed-use building at the subject property. The existing three-story building, currently located at the site, will be razed. The subject property, in its entirety, will then be redeveloped with a new six-story mixed-use building (69,880 sq. ft.). The proposed new building will contain commercial/retail space (12,985 sq. ft. approx.) at grade level (1st floor), with sixty (60) residential dwelling units above (2nd through 6th floors). There will be twenty-four parking spaces provided off-site (adjacent lot). The proposed new building will be masonry in construction, with metal and glass accents, and will measure 75'-0" (max.) in height.

- a) The Project's Floor Area Ratio: 69,880 sq.ft.
(3.72 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit): 60 dwelling
units (313 sq. ft. per unit)
- c) The amount of off-street parking: 0 spaces (on-
site)
****The Applicant will be seeking a Variation and Special Use to locate 24 parking spaces off-site (adjacent lot). (The applicant will take advantage of the transient oriented location of this property to seek a fifty percent reduction in the amount of required parking.)*
- d) Setbacks:
 - a. Front Setbacks: 0'-0"
 - b. Rear Setbacks: 30'-0" (All residential levels)

c. Side Setbacks: 0'-0" (West & East)

FINAL FOR PUBLICATION

d. Rear Yard Open Space: 0'-0" Building Height: 75'-0"

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