



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2015-1379  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/18/2015  
**In control:** City Council  
**Final action:** 5/6/2015  
**Title:** Zoning Reclassification Map No. 3-H at 1902-1904 W Division St - App No. 18315T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-H  
**Attachments:** 1. SO2015-1379.pdf, 2. O2015-1379.pdf

Date	Ver.	Action By	Action	Result
5/6/2015	1	City Council	Passed as Substitute	Pass
4/23/2015	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/18/2015	1	City Council	Referred	

### **Si/P\*flT^ T^fc (** **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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District symbols and indications as shown on Map No.3-H in the area bounded by

a line 126 feet north of and parallel to West Division Street; North Wolcott Avenue; a line 110 feet north of and parallel to West Division Street; a line 25.45 feet west of and parallel to North Wolcott Street; West Division Street; a line 73.62 feet west of and parallel to North Wolcott Street; a line 110 feet north of and parallel to West Division Street; and a line 99.45 feet west of and parallel to North Wolcott Street,

to those of a B3-2 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 Address of Property: 1902-04 West Division Street

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

Subject Property: 1902-1904 W. Division St. Proposed Zoning: B3-2

Community Shopping District Lot Area: 6,890 sq. ft.

Proposed Land Use: The Applicant seeks a zoning amendment in order to permit the adaptive reuse and conversion of the existing two-story commercial building into a four-story mixed-use building. The resulting building will contain one (1) retail unit at grade and six (6) residential units above. The resulting building will measure 45' in height. On-site parking for 11 vehicles will be provided at the rear of the lot.

The Project's floor area ratio:

2.1 FAR - 14,588 sq. ft.

(b) The project's density (Lot Area Per Dwelling Unit)

1,148 per unit

(c) The amount of off-street parking: 6

(d) Setbacks:

a. Front Setbacks:

0'0"

b. Rear Setbacks:

33'9"

c. Side Setbacks:

0'0"

d. Rear Yard Open Space:

N/A

Building Height:

45'

\*17-10-0207-A \*17-13-0303-C(2)

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CONVERSION OF 2 STORY EXISTING BUILDING TO 4 STORY 6 D.U. & 1 COMMERCIAL SPACE AT 1902-04 W. DIVISION ST.  
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**BUGAJ ARCH IT**

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