

# Legislation Details (With Text)

File #:	O20	17-2197			
Туре:	Ordi	inance	Status:	Passed	
File created:	3/29	)/2017	In control:	City Council	
			Final action	n: 5/24/2017	
Title:	Zoning Reclassification Map No. 3-H at 2020-2022 W Division St - App No. 19164T1				
Sponsors:	Misc. Transmittal				
Indexes:	Map No. 3-H				
Attachments:	1. O2017-2197.pdf, 2. O2017-2197 (V1).pdf				
Date	Ver.	Action By		Action	Result
5/24/2017	1	City Council		Passed	Pass
5/9/2017	1	Committee on Zoning, La and Building Standards	ndmarks	Recommended to Pass	Pass
3/29/2017	1	City Council		Referred	

#### **ORDINANCE**<sup>t</sup>

## £/± 77\* 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 DISTRIC T 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.

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- 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 .

16' ASPHALT PUBLIC ALLEY

BUIL B )ING | TRY |

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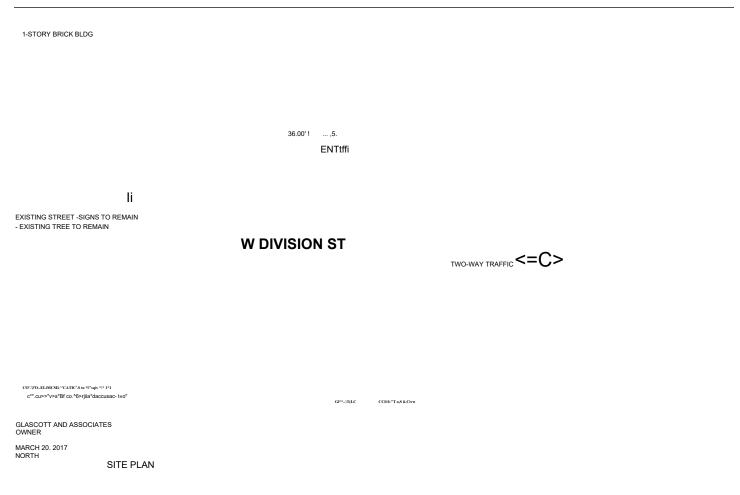
4-STORY BRICK BLDG

3-STORY I BRICK BLDG N-W/BASEMENT j

EXISTING 3-STORY + BASEMENT TYPEIII-B BUILDING NO WORK  ${<\!\!n\!\!>}/{ui}/{}$ 

• ' з-ѕ' вкіск в w/ba: BUILDING ENTRY

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### 2020 W DIVISION ST

CHICAGO, ILLINOIS 60622 EXISTING COMMERCIAL/ RETAIL SPACE NO WORK

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MARCH 20. 2017

BASEMENT PLAN

#### 2020 W DIVISION ST

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jSULLIVANI& WILSON

CHICAGO, ILLINOIS 60622

DWELLING UNIT 1 NO WORK

1 tz

STAIR 2 NO WORK

DWELLING UNIT 2 NO WORK

EXISTING COMMERCIAL/ RETAIL SPACE

NO WORK

3

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GLASCOTT AND ASSOCIATES OWNER march 20 2017

2020 W DIVISION ST CHICAGO, ILLINOIS 60622 36 00

Office of the City Clerk

		DWELLING UNIT 3 NO WORK
	n c	
STAIR 1 NO WORK STAIR 2 NO WORK	LAI	
		DWELLING UNIT 4 NO WORK
SECOND FLOOR PLAN '^•SSHEEH^F ^iM^EsEsB^	fl\ KXj.<•- GOUL	PAGE 04 Is ULLIVAN
GLASCOTT AND ASSOCIATES 2017	2020 W DIVISION ST CHICAGO, ILLINOIS 60622 °-	!_*_JUL <sup>1 L</sup> <b>■g-gLJLj</b> dwelling unit 6 no work
STAIR 1 NO WORK STAIR 2 NO WORK		

DWELLING UNIT 7 NO WORK

STAIR 3 NO WORK

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PROPOSED

CHICAGO, ILLINOIS 60622

GLASCOTT AND ASSOCIATES OWNER

MARCH 20. 201 7

THIRD FLOOR PLAN 2020 W DIVISION ST

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