



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** O2017-2197  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 3/29/2017  
**In control:** City Council  
**Final action:** 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, Landmarks and Building Standards	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 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 .

16' ASPHALT PUBLIC ALLEY

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B  
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y I-  
B I LDI JG E^TRtr-

4-STORY BRICK BLDG

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

EXISTING 3-STORY + BASEMENT TYPEIII-B BUILDING NO WORK  
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BUILDING ENTRY

■ ' 3-S' BRICK B  
w/ba:

1-STORY BRICK BLDG

36.00' ! ... .5.  
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EXISTING STREET -SIGNS TO REMAIN  
- EXISTING TREE TO REMAIN

W DIVISION ST

TWO-WAY TRAFFIC <=C>

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GP"-JTLIC CCHB-"T a.S R-Ciw

GLASCOTT AND ASSOCIATES  
OWNER

MARCH 20. 2017  
NORTH

SITE PLAN

2020 W DIVISION ST

CHICAGO, ILLINOIS 60622  
EXISTING COMMERCIAL/ RETAIL SPACE  
NO WORK

<5\$

GLASCOTT AND ASSOCIATES  
OWNER

MARCH 20, 2017

BASEMENT PLAN

**2020 W DIVISION ST**

CHICAGO, ILLINOIS 60622

PAGE 02

JSULLIVANI & WILSON

DWELLING UNIT 1 NO WORK

1 tz

STAIR 2 NO WORK

DWELLING UNIT 2 NO WORK

EXISTING COMMERCIAL/ RETAIL SPACE

NO WORK

3

miii\$

GLASCOTT AND ASSOCIATES

**owner**

march 20 2017

**2020 W DIVISION ST**

CHICAGO, ILLINOIS 60622

36.00

DWELLING UNIT 3 NO WORK

STAIR 1 NO WORK  
STAIR 2 NO WORK

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LAI

DWELLING UNIT 4 NO WORK

SECOND FLOOR PLAN  
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GLASCOTT AND ASSOCIATES  
  
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G O U L  
  
2020 W DIVISION ST  
CHICAGO, ILLINOIS 60622 °-

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! \*\_JUL<sup>1 L</sup> ■g-gLJLj

DWELLING UNIT 6 NO WORK

STAIR 1 NO WORK  
STAIR 2 NO WORK

DWELLING UNIT 7 NO WORK

STAIR 3 NO WORK

1

dwelung wtn a

PROPOSED

GLASCOTT AND ASSOCIATES  
OWNER

MARCH 20, 2017

NORTH

THIRD FLOOR PLAN  
**2020 W DIVISION ST**

CHICAGO, ILLINOIS 60622

PAGE 05

I S U L L I V A N

W I L S O N