



Office of the City Clerk

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Legislation Details (With Text)

File #: O2020-5714
Type: Ordinance
Status: Passed
File created: 11/16/2020
In control: City Council
Final action: 12/16/2020
Title: Zoning Reclassification Map No. 3-H at 1701 W Division St - App No. 20559T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2020-5714 (V1).pdf, 2. O2020-5714.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed	Pass
11/16/2020	1	City Council	Referred	

ORDINANCE

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

West Division Street; North Paulina Street; the alley next south of and parallel to West Division Street; and a line 50.0 feet west of and parallel to North Paulina Street
to those of a U3-2 Community Shopping District

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

Common Address of Property: 1701 W. Division Street, Chicago, Illinois 60622

Publication

1701 West Division Street Narrative and
Plans Type 1 Zoning Map Amendment

B3-3 to B3-2

Applicant: Property Address Proposed Zoning:
DHK Limited Partners
1701 West Division Street
B3-3 Community Shopping District

I. Narrative

The Applicant is seeking to amend its current B3-3 Type 1 zoning designation by replacing the plans approved with it, with ones that show the scope of work as limited to the renovation of the existing building. The current structure has six dwelling-units on the 2nd through 4th floors, one ground floor commercial space, and one non-conforming dwelling unit in the rear portion of the ground floor. All of the dwelling units will be remodeled, with the non-conforming ground-floor dwelling unit being altered into an area for use as a tenant storage room and bike room, along with a courtyard ventilation shaft serving the existing interior light & vent well. No new residential dwelling units are being added. The existing ground floor eating & drinking establishment space will remain unchanged.

The Applicant will be providing parking spaces for six automobiles. An existing surface parking lot in the rear of the property will be resurfaced, and a trash enclosure will be added. Since no residential units were added, additional parking is not required. Additional spaces are required only to serve the added dwelling units per 17-IO-0101-B-2(a). An administrative adjustment for relief from the landscape screening setback of the vehicular use area will be requested.

The current Type 1 called for the renovation of the existing building, and the construction of a 5-story, 8 dwelling unit rear addition to the existing building that included a ground-floor attached private garage containing 7 parking spaces and 16 bicycle spaces, as well as alterations to the original building which required an increase in the FAR and a change in the base zoning from a B3-2 district to a B3-3. The

renovation work on the existing building has been done, but the rear addition will not be constructed. Since additional floor area will not be necessary for the renovation, the zoning will be amended to its previous B3-2 designation.

Zoning Analysis

1) Floor Area and Floor Area Ratio

- a) Lot Area
- b) Total building area
- c) FAR

2) Density (lot area per dwelling unit)

3) Off-street Parking:

4) Setbacks:

6,200 sq. ft. 11,664 sq. ft. 1.88

1,033 sq. ft.

6 vehicular parking spaces No loading berth

0 ft. front 0 ft. side 72.61 ft. rear

5) Building Height:

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