



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-3915
Type: Ordinance
Status: Passed
File created: 12/14/2022
In control: City Council
Final action: 1/18/2023
Title: Zoning Reclassification Map No. 3-H at 1912 W Division St - App No. 22051T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2022-3915 (V1).pdf, 2. O2022-3915.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/14/2022	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse & Multi-Unit District & B3-2 Community Shopping District symbols and indications as shown on Map. No. 3-H in the area bounded by:

A line 136 feet north of and parallel to West Division Street; a line 99 feet west of and parallel to North Wolcott Street; West Division Street; and a line 123.67 feet west of and parallel to North Wolcott Avenue.

to those of a B2-3 Neighborhood Mixed-Use District

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

Address of Property: 1912 West Division Street

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Type 1 Narrative and Plans Zoning Map Amendment
1912 Division LLC 1912 West Division Street RT4 Residential Two-Flat, Townhouse & Multi-Unit District
& B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District Narrative & Plans

Due to an error in the boundary description included as part of the subject property's Type 1 zoning amendment to the B2-3 Neighborhood Mixed-Use District approved on April 27, 2022 ("Original Type 1 Zoning Amendment"), the applicant, 1912 Division LLC ("Applicant") has filed a Type 1 Zoning Amendment to correct this error ("Current Type 1 Zoning Amendment"). The Applicant's Original Type 1 Zoning Amendment failed to include the call "West Division Street", in the subject property's boundary description. The Applicant is filing the Current Type 1 Zoning Amendment solely in order to rectify this error, as the plans for Applicant's proposed development remain the same as approved as part of the Original Type 1 Zoning Ordinance.

Applicant plans to redevelop the subject property with a new four-story, mixed-use building containing retail space and a total of seven (7) dwelling units as more specifically described below.

The subject property, located within a RT4 Residential Two-Flat, Townhouse & Multi-Unit District & B3-2 Community Shopping District, consists of 3,280 sq. ft., and is vacant and unimproved. The Applicant is seeking to redevelop the subject property with a new four-story, mixed-use building containing a) retail space (1,149 sq. ft.) located within the first floor; b) an ADA accessible dwelling unit located within the rear of the first floor; and c) six (6) dwelling units located within the 2nd-4th floors (with 2 DU/floor). Due to the existing utility involvements located within the rear of the Subject Property, the Applicant is unable to provide on-site parking at the rear of the proposed mixed-use building.

The subject property is located within a Pedestrian Street and within 2,400 feet from the CTA Division Blue Line station located at North Milwaukee Avenue and West Division Street; thereby qualifies as a Transit Served Location ("TSL"). The Applicant is seeking to waive its required seven (7) parking spaces, in accordance with Section 17-10-0102(B)(1) of the Chicago Zoning Ordinance ("Zoning Ordinance").

To qualify for reduction of the above standard, Applicant's proposed development:

- a) Must be located in a transit-served location, which it is as set forth above.
- b) Must comply with the standards of Section 17-3-0500 pertaining to pedestrian streets and pedestrian retail streets, as shown on the accompanying Type 1 plan set, as the proposed building meets the design standards set forth in Section 17-3-0504.
- c) Must comply with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission; the Transit Friendly Development Guide defines "transit friendly development" on page 2 as "Development which is oriented towards and integrated with adjacent transit. The development incorporates accessibility and

connectivity and is a multiuse mix of dense development that generates significant levels of transit riders." Applicant's proposed building will provide a residential development on a site, of which no improvement currently exists, and whose proposed residential units will be marketed to those individuals who seek to live within close proximity to public transit.

d) Must actively promote public transit and alternatives to automobile ownership. In furtherance of alternate transportation, the Applicant shall provide seven (7) bike spaces within a secure bike storage room, for the use and enjoyment of its residents and guests.

e) Must include enhancements to the pedestrian environment that are not otherwise required. Please note the additional tree as reflected in enclosed rendering (southeast view).

In order to permit Applicant's proposed mixed-use building and waiver of seven (7) parking spaces, the Applicant secured approval of Original Type I Zoning Amendment on April 27, 2022.

In accordance with 17-13-0303(C) of the Chicago Zoning Ordinance, please refer to the specific details regarding Applicant's proposed development, which are unchanged from Applicant's Original Type 1 Zoning Amendment, approved on April 22, 2022 by Chicago City Council:

a) Lot area: 3,280 sq. ft.

b) Floor Area Ratio: 2.6¹

c) Proposed Retail Space: 1,149 sq. ft.

d) Minimum Lot Area: 940 sq. ft. per dwelling unit

e) *Parking: zero (seeking waiver per Section 17-10-0102-B (I))*

f) Property setbacks:

- Front = 0'
- Side: 0'
 - East: 3 ft.
 - West 0 ft.
- *Rear: 16 ft. (Applicant will seek Administrative Adjustment for rear setback relief upon approval of Type 1 Zoning Ordinance)*

g) Height: 45 feet

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