



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2014-5816, Version: 1

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### 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 B3-2 Community Shopping District symbols and indications as shown on Map No.3-H in the area bounded by

beginning at a line 125.12 feet north of and parallel to West Division Street; a line 155.12 feet east of and parallel to North Paulina Street; the alley next north of and parallel to West Division Street or the line thereof extended if no alley exists; a line 230.42 feet east of and parallel to parallel to North Paulina Street; West Division Street; a line 30 feet east of and parallel to North Paulina Street; the alley next north of and parallel to West Division Street; and the alley next east of and parallel to North Paulina Street (ToB),

to those of a B3-5 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 1650-1668 West Division Street  
SUBSTITUTE NARRATIVE

17-13-0303-C (1) Narrative Zoning Analysis  
1650-68 West Division Street, Chicago Illinois -Application No. 18129-T1

Proposed Zoning: B3-5 Commercial Shopping District Lot Area: 18,785  
sq. ft. (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the  
location and establishment of a new six-story mixed-use building at the subject

property. The existing three-story building, currently located at the site, will be razed. The subject property, in its entirety, will then be redeveloped with a new six-story mixed-use building (69,880 sq. ft.). The proposed new building will contain commercial/retail space (12,985 sq. ft. approx.) at grade level (1<sup>st</sup> floor), with sixty (60) residential dwelling units above (2<sup>nd</sup> through 6<sup>th</sup> floors). There will be twenty-four parking spaces provided off-site (adjacent lot). The proposed new building will be masonry in construction, with metal and glass accents, and will measure 75'-0" (max.) in height.

- a) The Project's Floor Area Ratio: 69,880 sq.ft.  
(3.72 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit): 60 dwelling  
units (313 sq. ft. per unit)
- c) The amount of off-street parking: 0 spaces (on-  
site)  
*\*\*\*The Applicant will be seeking a Variation and Special Use to locate 24 parking spaces off-site  
(adjacent lot). (The applicant will take advantage of the transient oriented location of this  
property to seek a fifty percent reduction in the amount of required parking.)*
- d) Setbacks:
  - a. Front Setbacks: 0'-0"
  - b. Rear Setbacks: 30'-0" (All residential levels)
  - c. Side Setbacks: 0'-0" (West & East)

## FINAL FOR PUBLICATION

- d. Rear Yard Open Space: 0'-0" Building Height: 75'-0"
- (e)

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