Legislation Text

File #: 02017-2197, Version: 1

ORDINANCE^t

£/± 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.

- 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)

File #: 02017-2197, Version: 1

(E) BUILDING HEIGHT: 32 FEET, ONE INCH .

16' ASPHALT PUBLIC ALLEY

BUIL B)ING | TRY |

> 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 $<\!\!n\!\!>\!/ui/$

■ ' 3-S' BRICK B w/ba:

1-STORY BRICK BLDG

36.00' ! ... ,5. ENTtffi

li

EXISTING STREET -SIGNS TO REMAIN - EXISTING TREE TO REMAIN BUILDING ENTRY

W DIVISION ST

TWO-WAY TRAFFIC $\leq C >$

CO'.J'O-.EI-IMCSIL^'CATIC'.5 to *I" eqiv */* 1*1 c**.cu>>"v>s*Bf co.^6>rjjia*daccusac- t«o"

Gl**-.\T(LC CCil 0-"T 0,S ii-Civw

GLASCOTT AND ASSOCIATES OWNER

MARCH 20. 2017 NORTH SITE PLAN

2020 W DIVISION ST

CHICAGO, ILLINOIS 60622 EXISTING COMMERCIAL/ RETAIL SPACE NO WORK

<5\$

DWELLING UNIT 1 NO WORK

cc^cwcvrstKa^i^ct-CNS to wit-c* a- *»_am CEV^x uav airrc* CEKiCwG Off iric coniTO!

OLASCOTT AND ASSOCIATES OWN t R

OWN t R MARCH 20. 2017

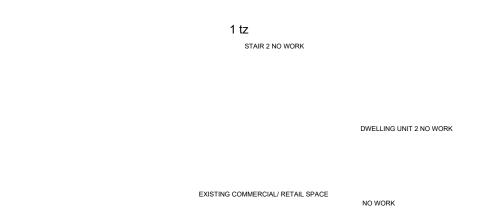
BASEMENT PLAN

2020 W DIVISION ST

PAGE 02

jSULLIVANI& W I L S ON

CHICAGO, ILLINOIS 60622



miii§

GLASCOTT AND ASSOCIATES **OWNEr** march 20 2017

2020 W DIVISION ST

CHICAGO, ILLINOIS 60622 <u>36 00</u>

DWELLING UNIT 3 NO WORK

STAIR 1 NO WORK STAIR 2 NO WORK n c



DWELLING UNIT 4 NO WORK

File #: 02017-2197, Version: 1

SECOND FLOOR PLAN '^•SSHEEH^F ^iM^EsEsB^

GLASCOTT AND ASSOCIATES

STAIR 1 NO WORK STAIR 2 NO WORK

2017

f I \ KXj < • -G O U L 2020 W DIVISION ST CHICAGO, ILLINOIS 60622 °- PAGE 04 Is U L L I V A N

!_*_JUL ^{1 ∟} ∎g-gLJLj

DWELLING UNIT 6 NO WORK

DWELLING UNIT 7 NO WORK

1

dwelung wtn a PROPOSED

STAIR 3 NO WORK

Page 5 of 6



File #: O2017-2197, Version: 1

OWNER

MARCH 20. 201 7

NORTH

THIRD FLOOR PLAN

CHICAGO, ILLINOIS 60622

PAGE 05

<u>ISULLIVAN</u>]

<u>W</u> <u>ILSON</u>