



# City of Chicago



SO2015-7342

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/14/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1714-1722 W Division St - App No. 18544T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18544T1  
INTRO DATE:  
OCT.14, 2015

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

the public alley next north of West Division Street; a line 40.00 feet west of North Paulina Street; West Division Street; and a line 134.36 feet west of North Paulina Street

to those of a B3-3 Community Shopping District which is hereby established in the area described above.

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

Property Address: 1714-22 West Division Street

FILED  
MAY 11 2015  
CITY CLERK

## **SUBSTITUTE NARRATIVE AND PLANS**

1714 – 22 West Division Street  
TYPE I REGULATIONS

Narrative: The subject property consists of approximately 9,333 square feet and is improved with a three-story commercial building. The Applicant proposes an interior remodeling and the addition of a fourth story to the building. This mixed-use building will have 24 residential dwelling units, zero automobile parking spaces\*, 24 bicycle parking spaces, approximately 6,426 square feet of retail space, and no loading berth. The height of the proposed building is 55 feet.

FAR: 3.5

Floor Area: 32,665.50 sq. ft.

Residential Dwelling Units: 24

MLA: 389

Height: 55 feet

### Setbacks:

North Property Line: Zero

East Property Line: Three Feet

South Property Line: Zero

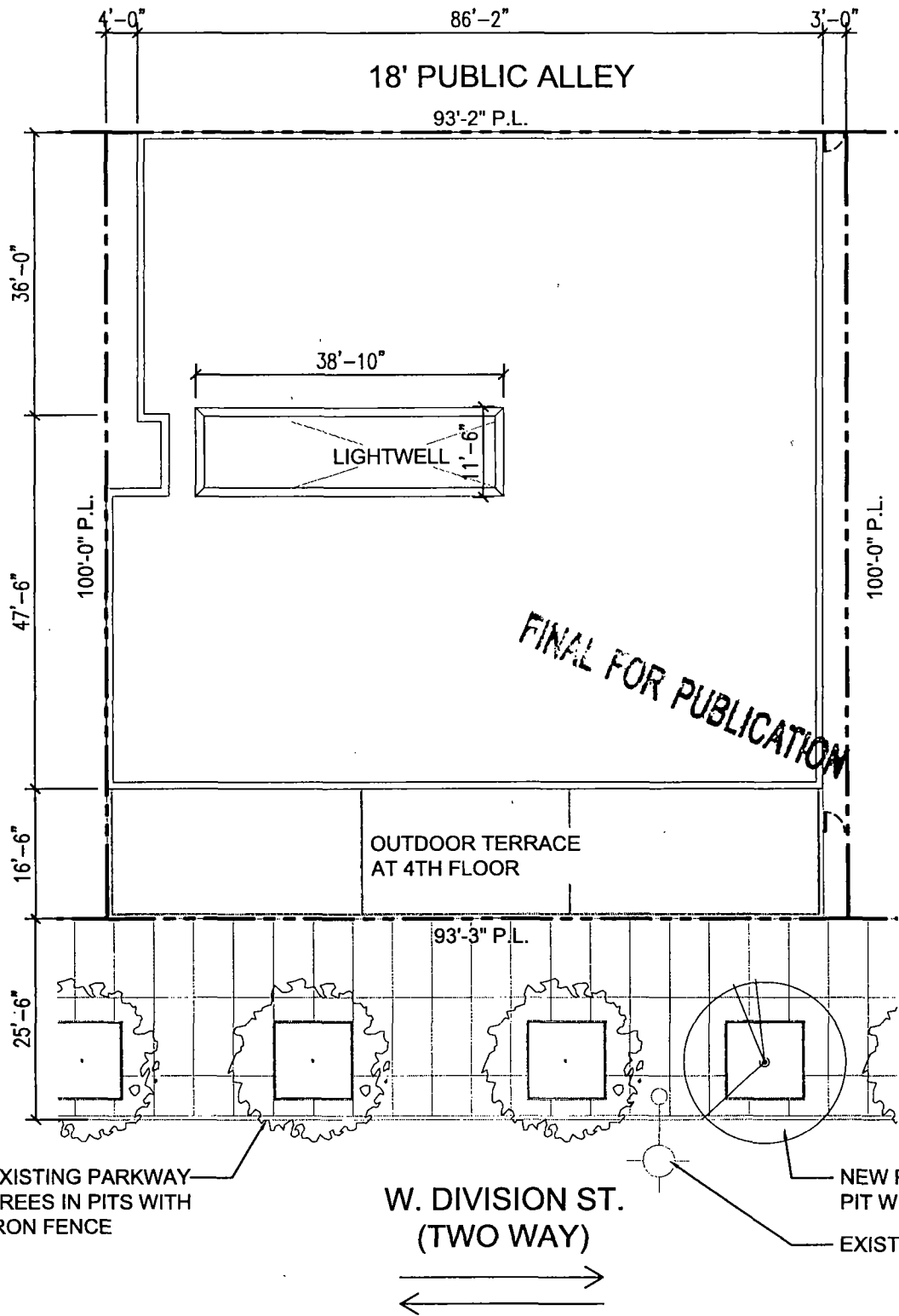
West Property Line: Zero on floors 1-3 and 16.6 ft. on the fourth floor addition

Automobile Parking Spaces: None (Reduced pursuant to the TOD provisions of the Chicago Zoning Ordinance)

Bicycle Parking: 24

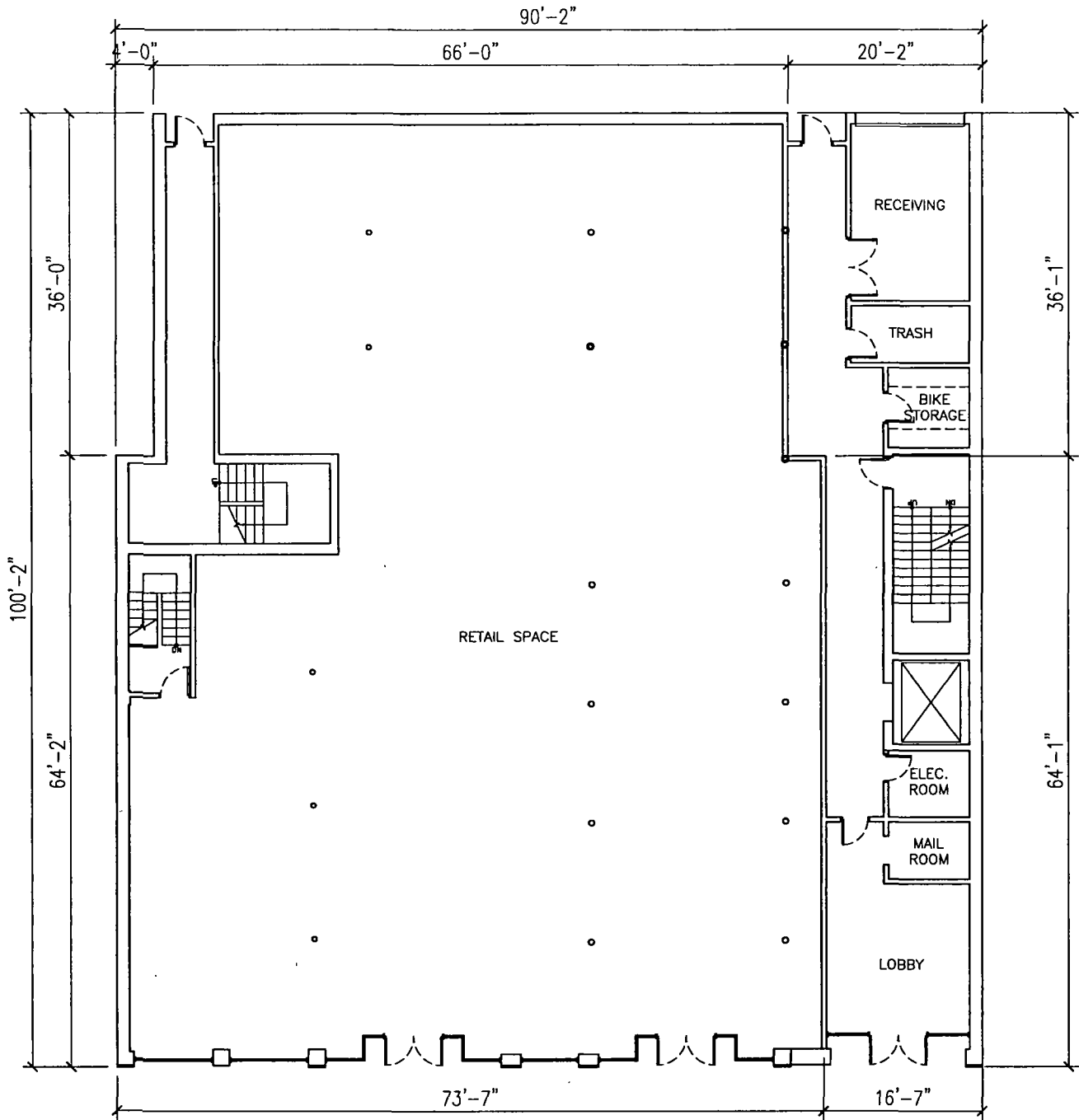
Loading Berth: None

**FINAL FOR PUBLICATION**



SITE/LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

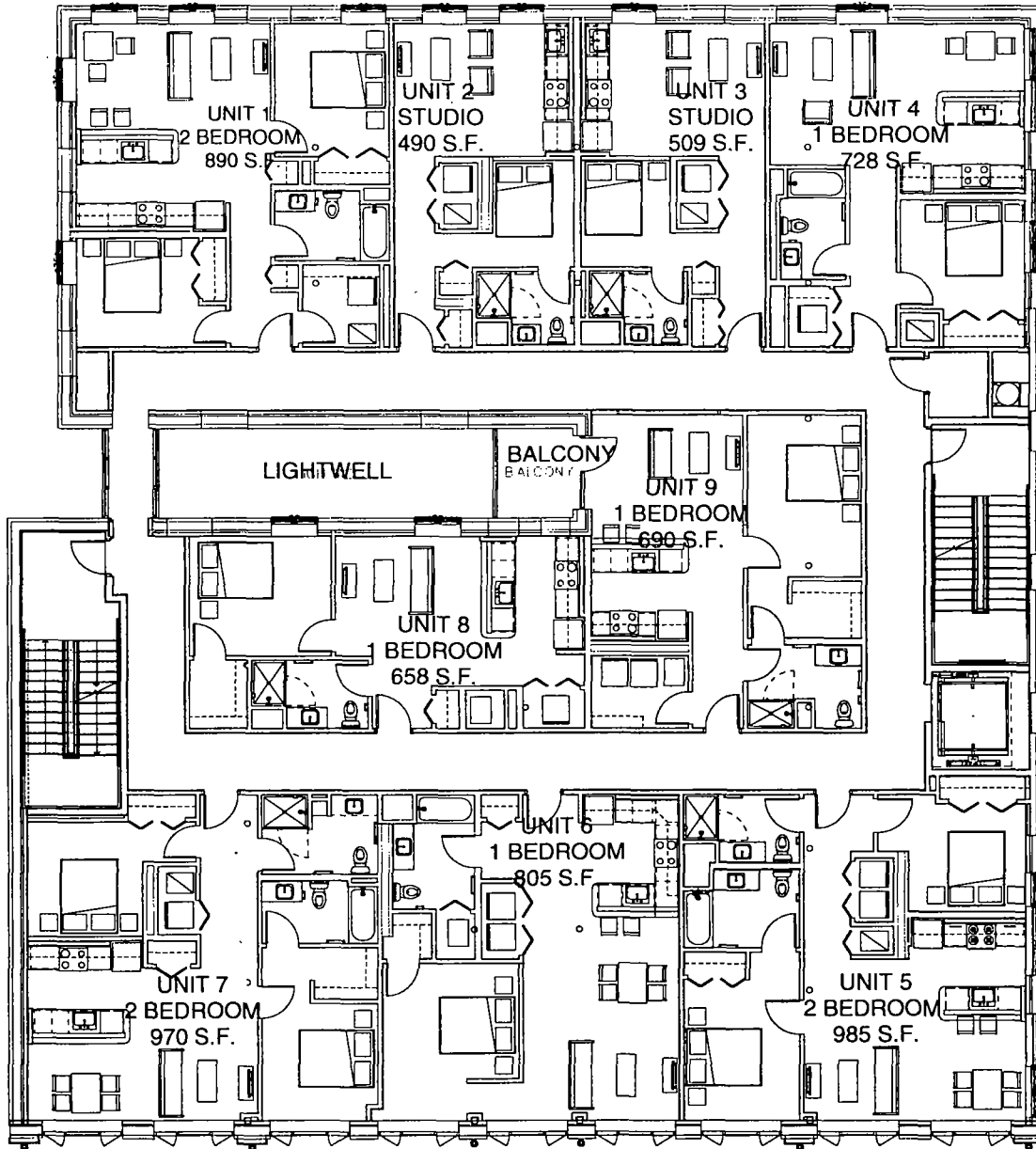




GROUND FLOOR  
 SCALE: 1/16" = 1'-0"



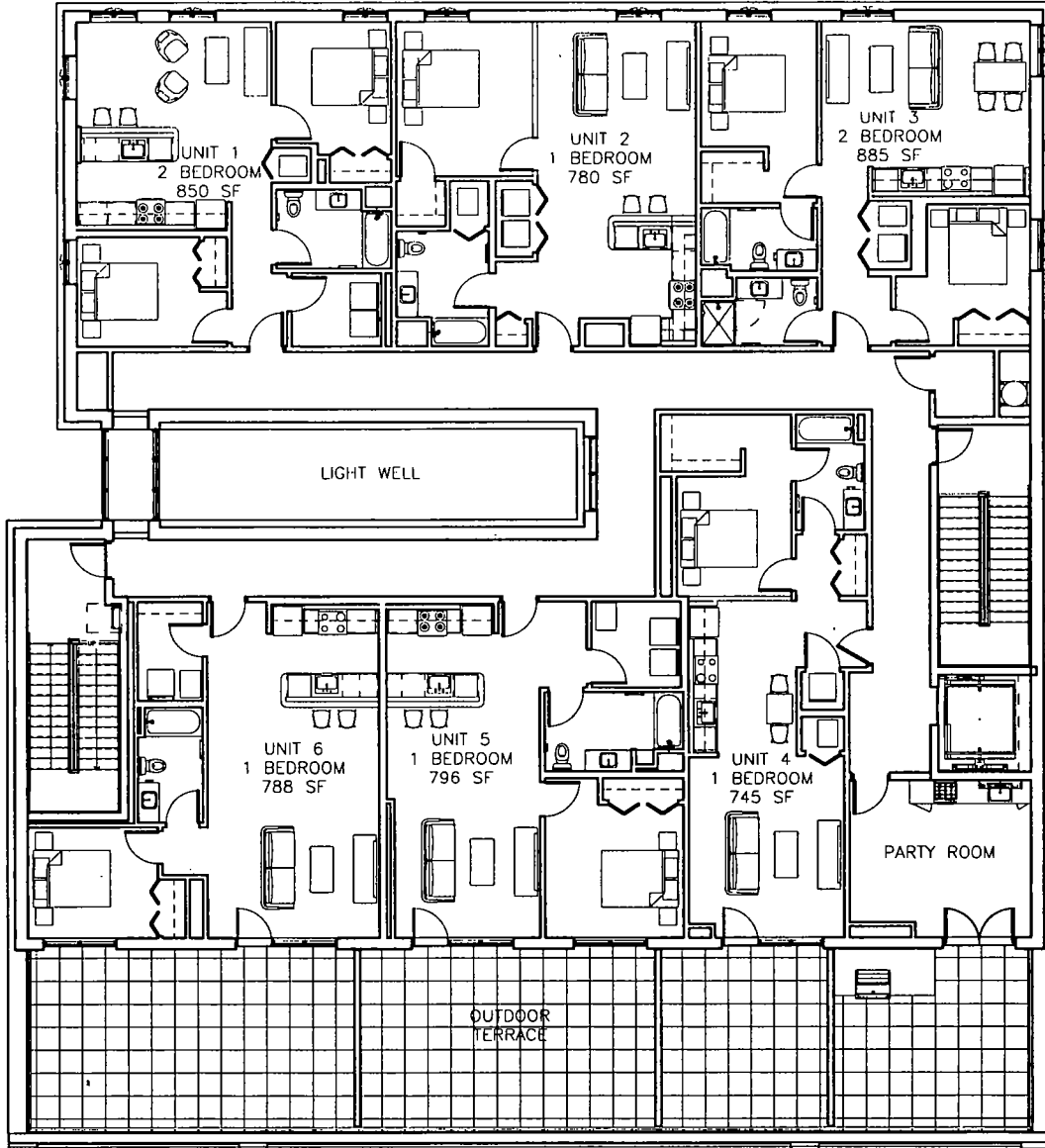
**FINAL FOR PUBLICATION**



2ND-3RD FLOORS  
 SCALE: 1/16" = 1'-0"



**FINAL FOR PUBLICATION**



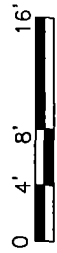
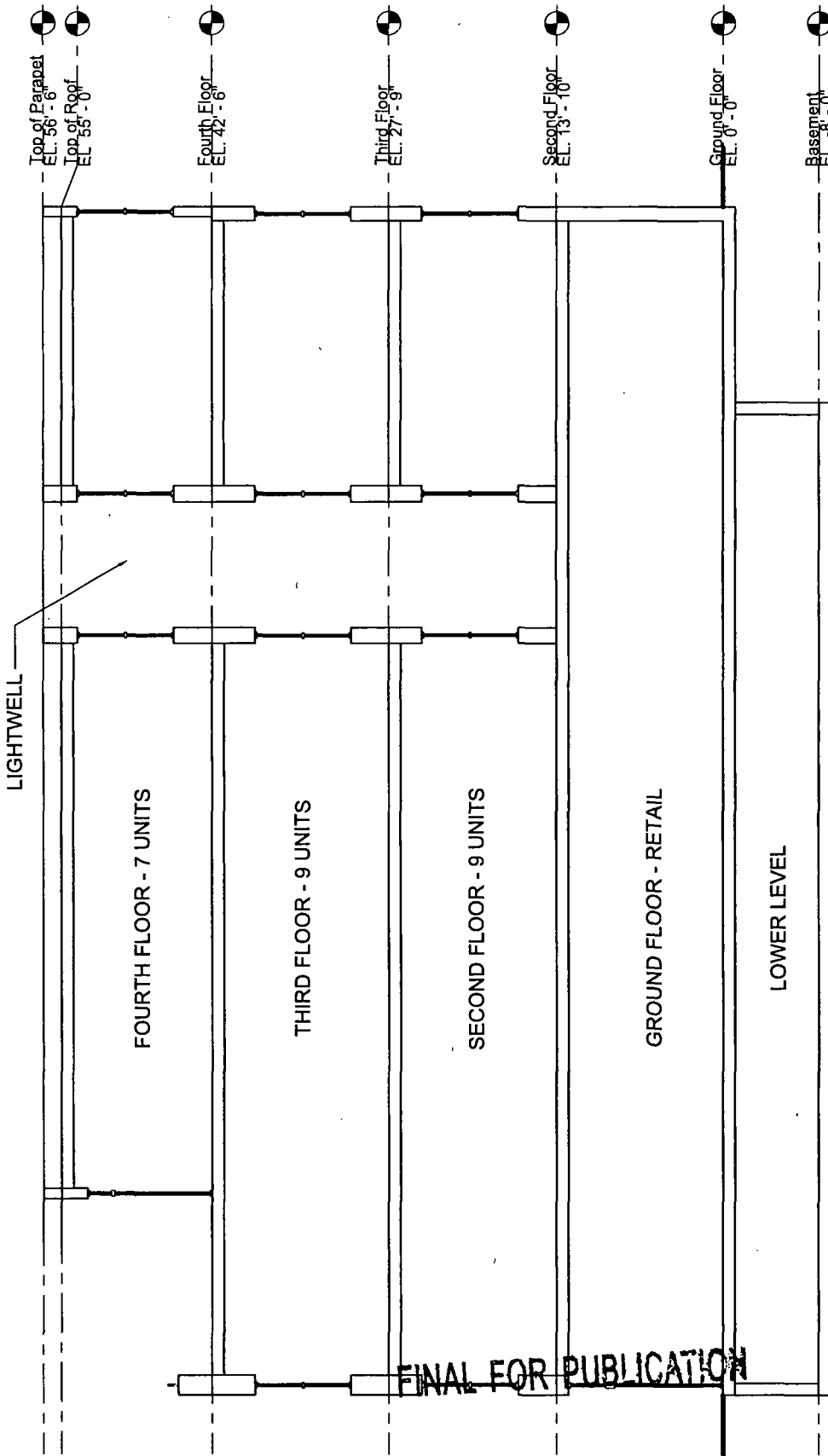
4TH FLOOR  
 SCALE: 1/16" = 1'-0"



TOTAL PROJECT UNIT SUMMARY:

STUDIO	4
1 BEDROOM	12
2 BEDROOM	8
<b>TOTAL:</b>	<b>24 UNITS</b>

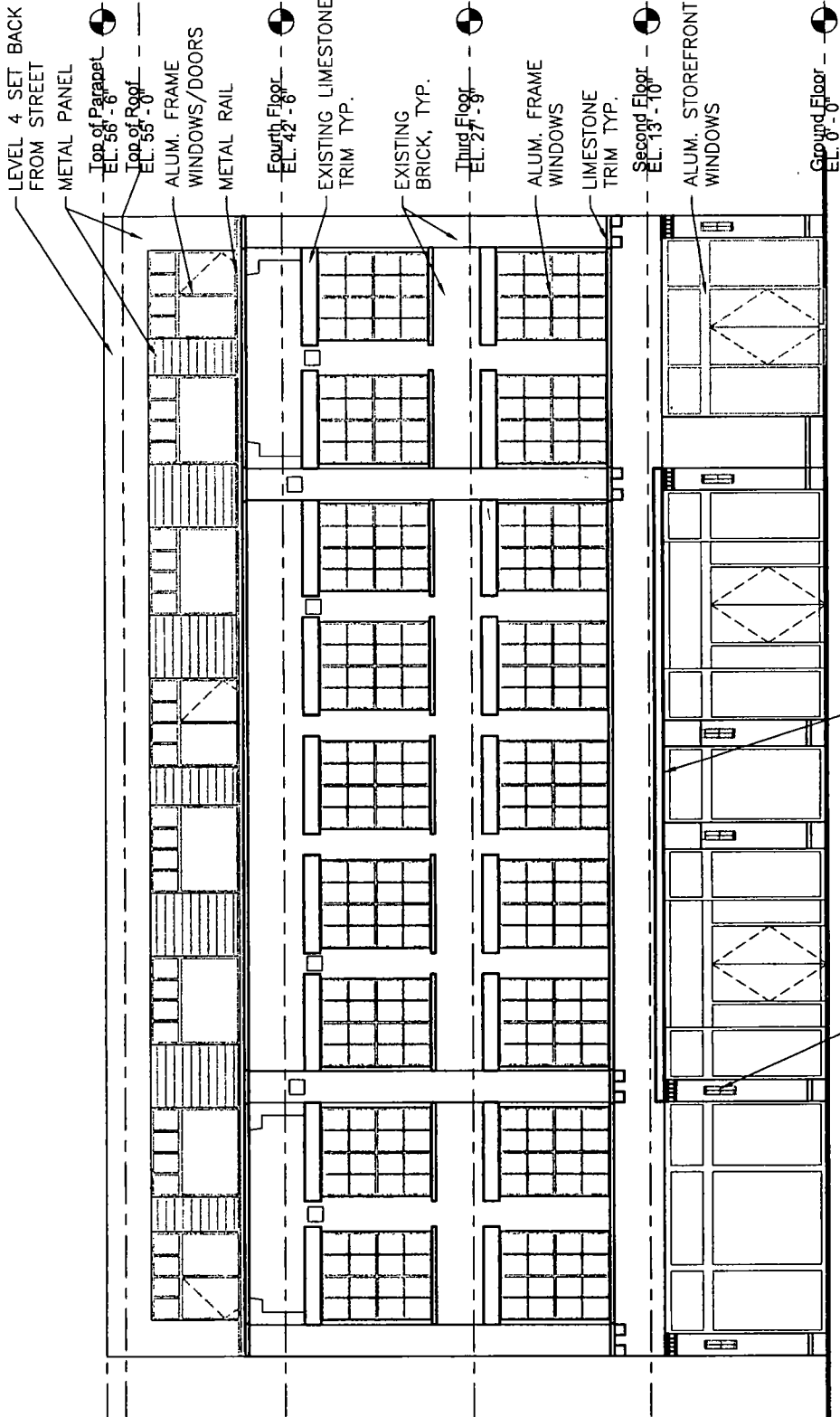
**FINAL FOR PUBLICATION**



BUILDING SECTION  
NOT TO SCALE

FINAL FOR PUBLICATION





LEVEL 4 SET BACK FROM STREET METAL PANEL

Top of Parapet EL. 56'-6"

Top of Roof EL. 55'-0"

ALUM. FRAME WINDOWS/DOORS METAL RAIL

Fourth Floor EL. 42'-6"

EXISTING LIMESTONE TRIM TYP.

EXISTING BRICK, TYP.

Third Floor EL. 27'-9"

ALUM. FRAME WINDOWS LIMESTONE TRIM TYP.

Second Floor EL. 13'-10"

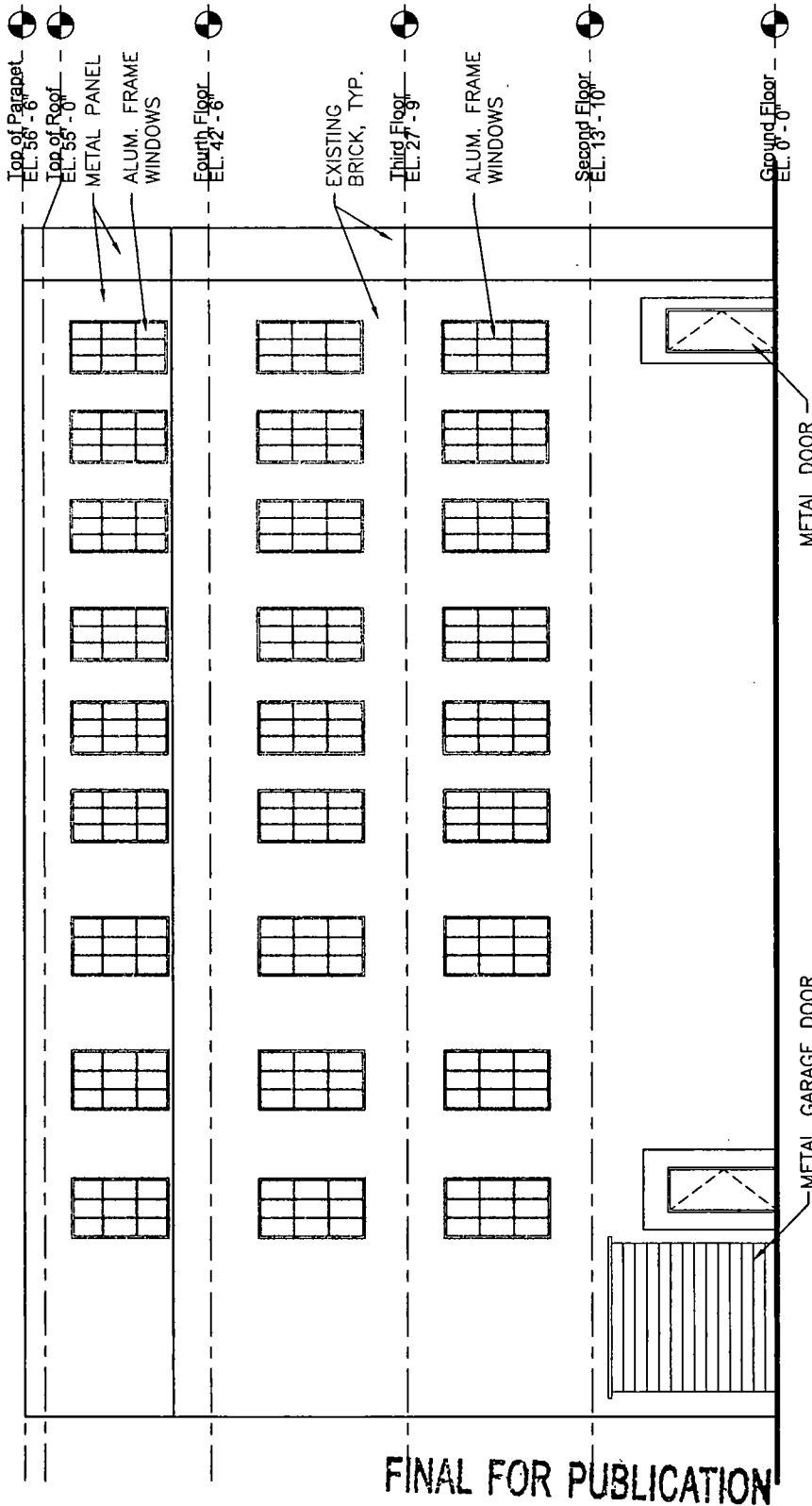
ALUM. STOREFRONT WINDOWS

Ground Floor EL. 0'-0"

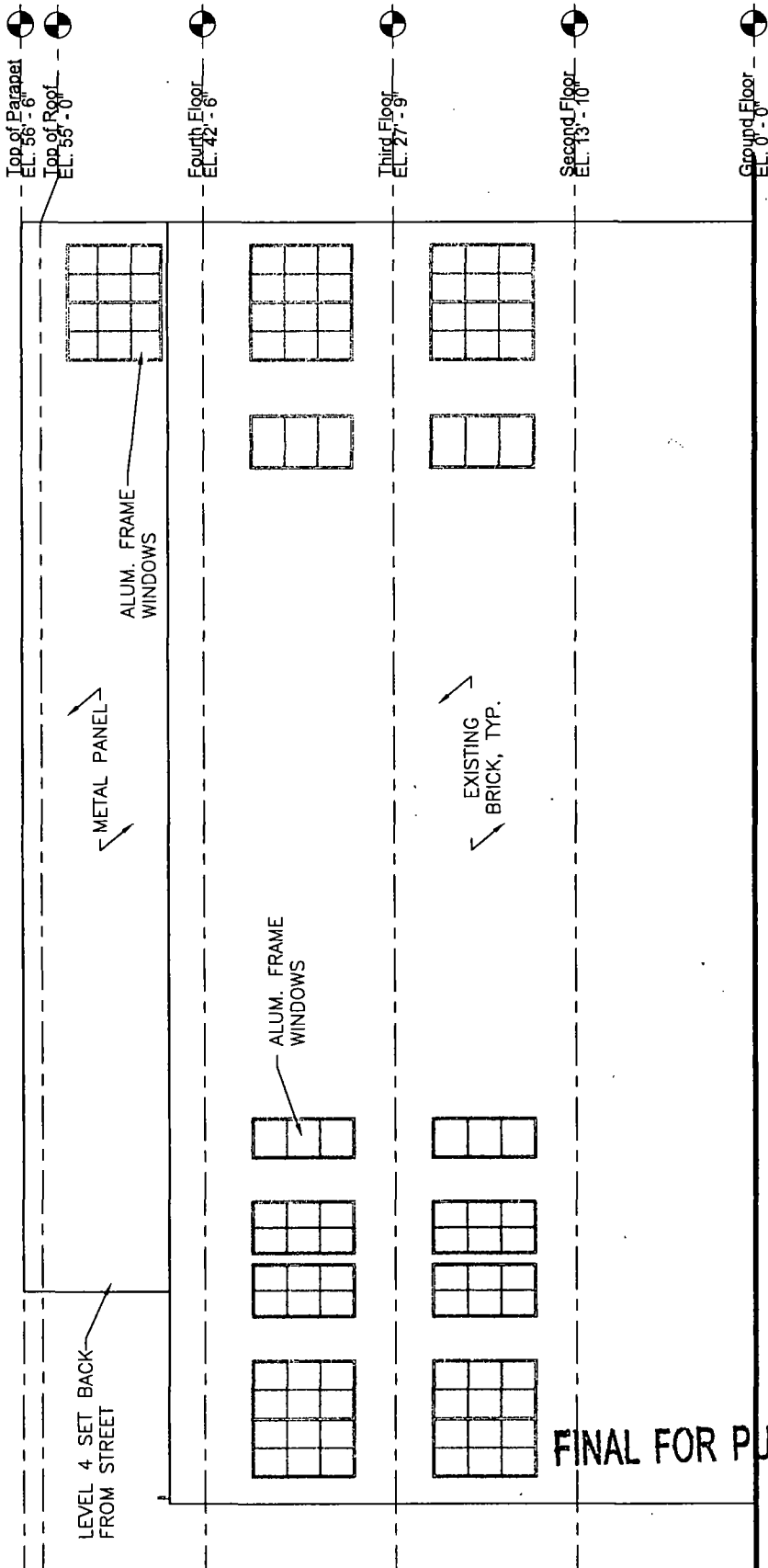


SOUTH ELEVATION (DIVISION STREET)  
NOT TO SCALE

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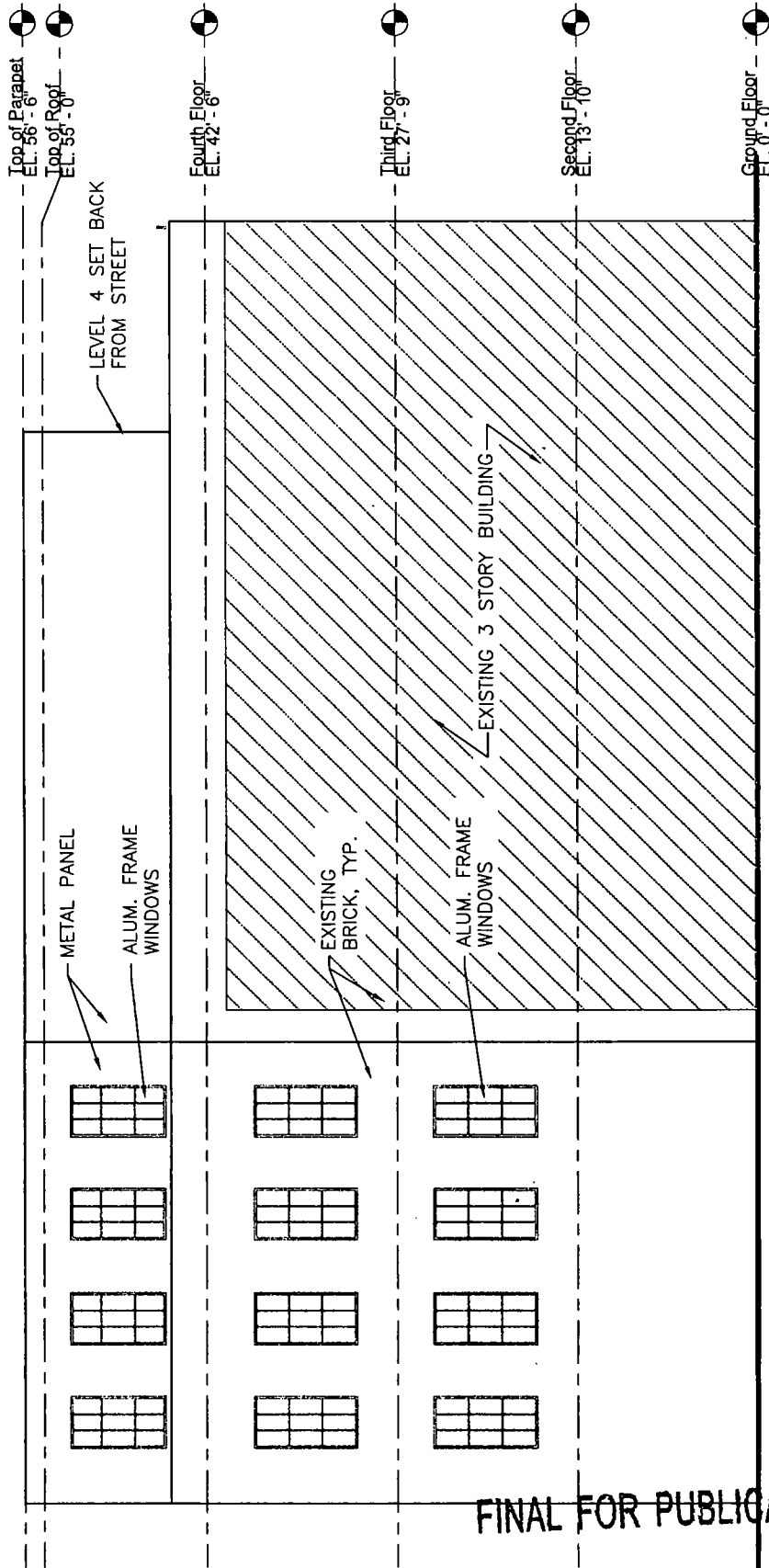


NORTH ELEVATION (PUBLIC ALLEY)  
NOT TO SCALE



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LEAST ELEVATION  
NOT TO SCALE



WEST ELEVATION  
NOT TO SCALE

FINAL FOR PUBLICATION