



# City of Chicago



SO2014-5816

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/30/2014
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1650-1668 W Division St - App No. 18129T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

1812971

**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.

***SECTION 2.*** 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

FILED  
MAY 10 1968  
CITY CLERK

## 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)

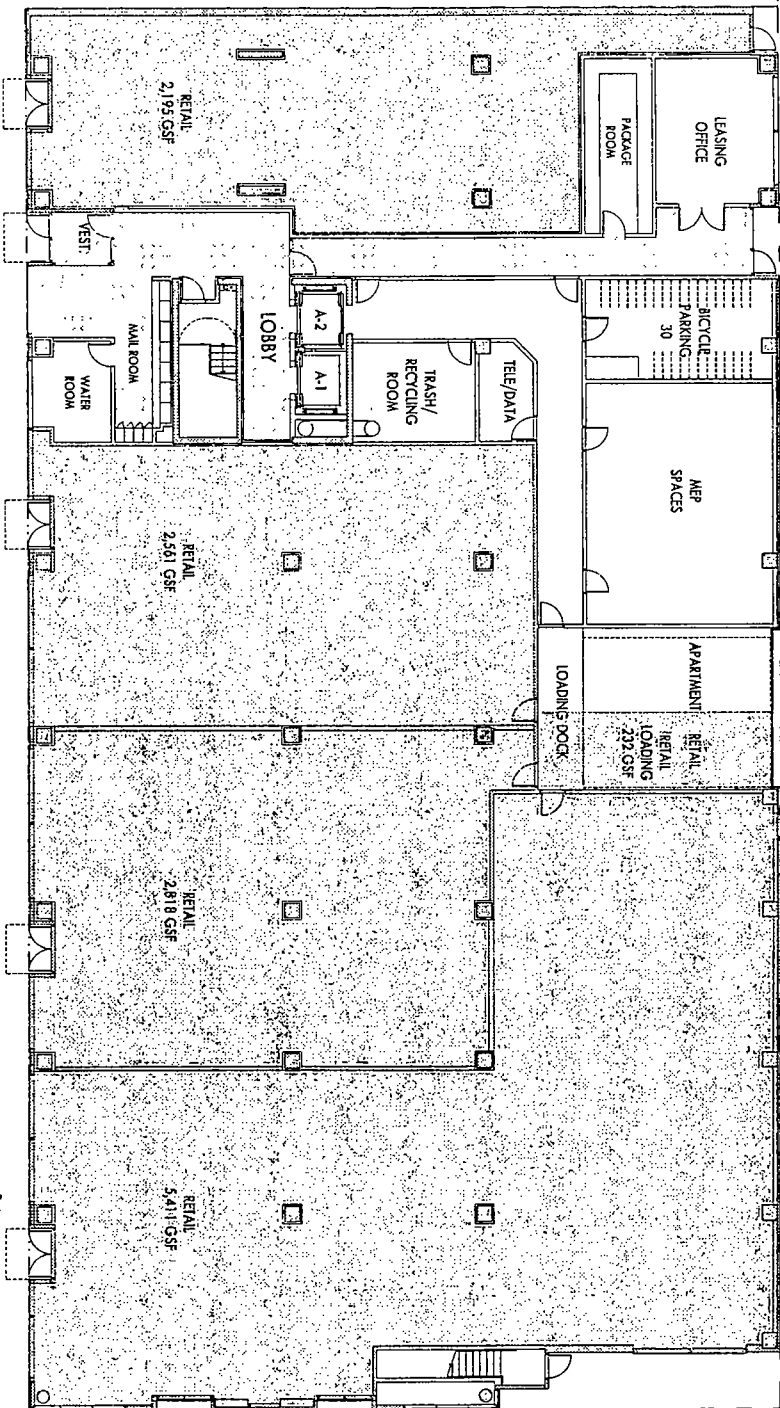
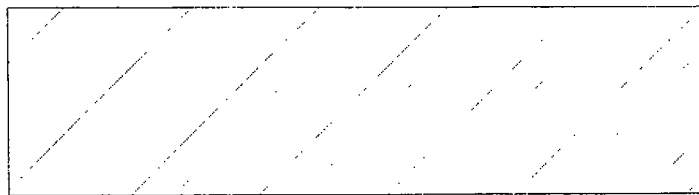
d. Rear Yard Open Space: 0'-0"

(e) Building Height: 75'-0"

**FINAL FOR PUBLICATION**



NORTH PAULINA STREET



18' PUBLIC ALLEY

WEST DIVISION STREET

NEW TREE

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RESTRICTED AREA

10033-10034

Centrum Partners LLC

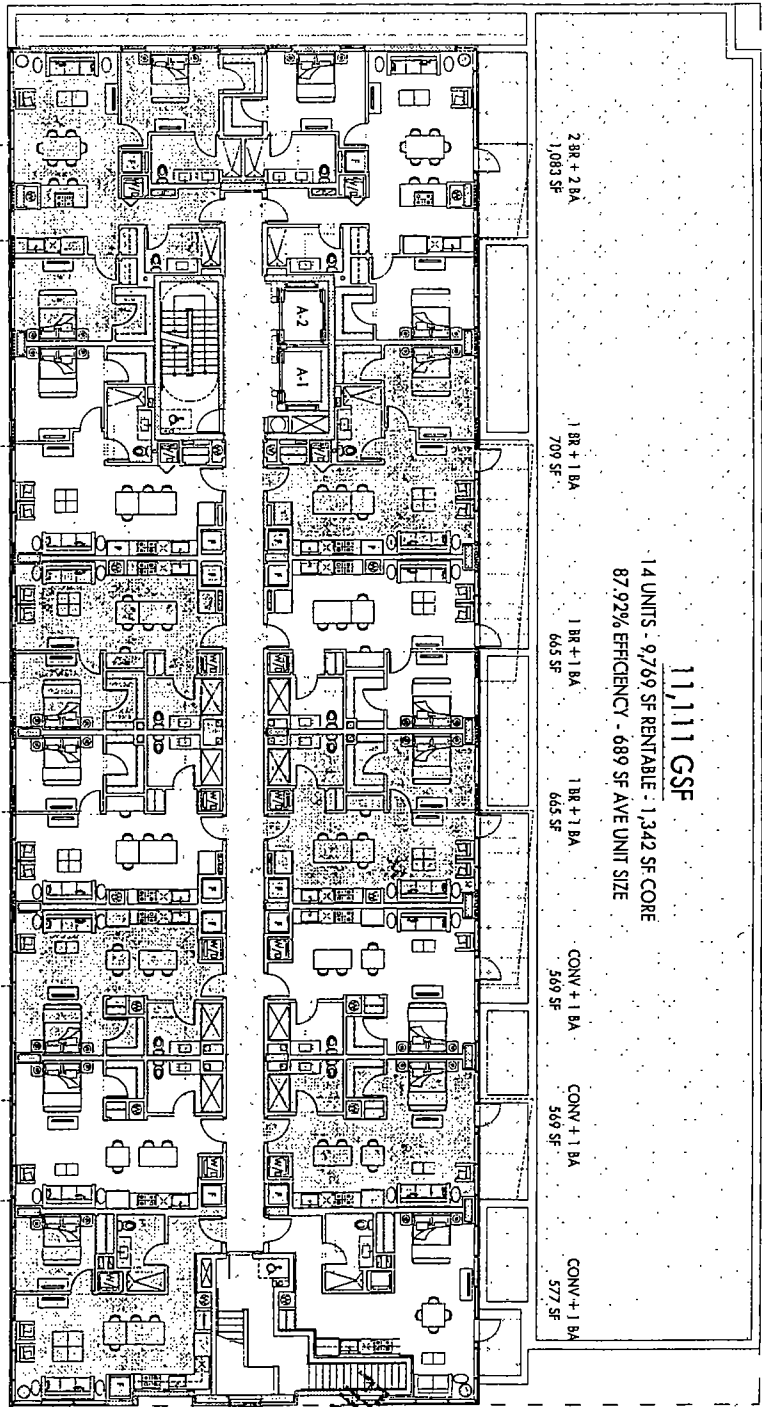
Assessing and IRB Building  
16480 West Division Street  
Chicago, Illinois

DE District 2014  
11021003  
AMA

Hirsch Associates LLC  
Architecture + Planning

2014/01/10





11,111 GSF

14 UNITS - 9,769 SF RENTABLE - 1,342 SF CORE  
87.92% EFFICIENCY - 689 SF AVE UNIT SIZE

2 BR + 2 BA  
1,083 SF

1 BR + 1 BA  
709 SF

1 BR + 1 BA  
665 SF

1 BR + 1 BA  
665 SF

CONV + 1 BA  
569 SF

CONV + 1 BA  
569 SF

CONV + 1 BA  
577 SF

2 BR + 2 BA  
1,094 SF

1 BR + 1 BA  
709 SF

1 BR + 1 BA  
665 SF

1 BR + 1 BA  
665 SF

CONV + 1 BA  
569 SF

CONV + 1 BA  
569 SF

1 BR + 1 BA  
678 SF

24110101-1  
GANTON PARTNERS LLC

Apartment and Retail Building  
1660 West Division Street  
Chicago, Illinois

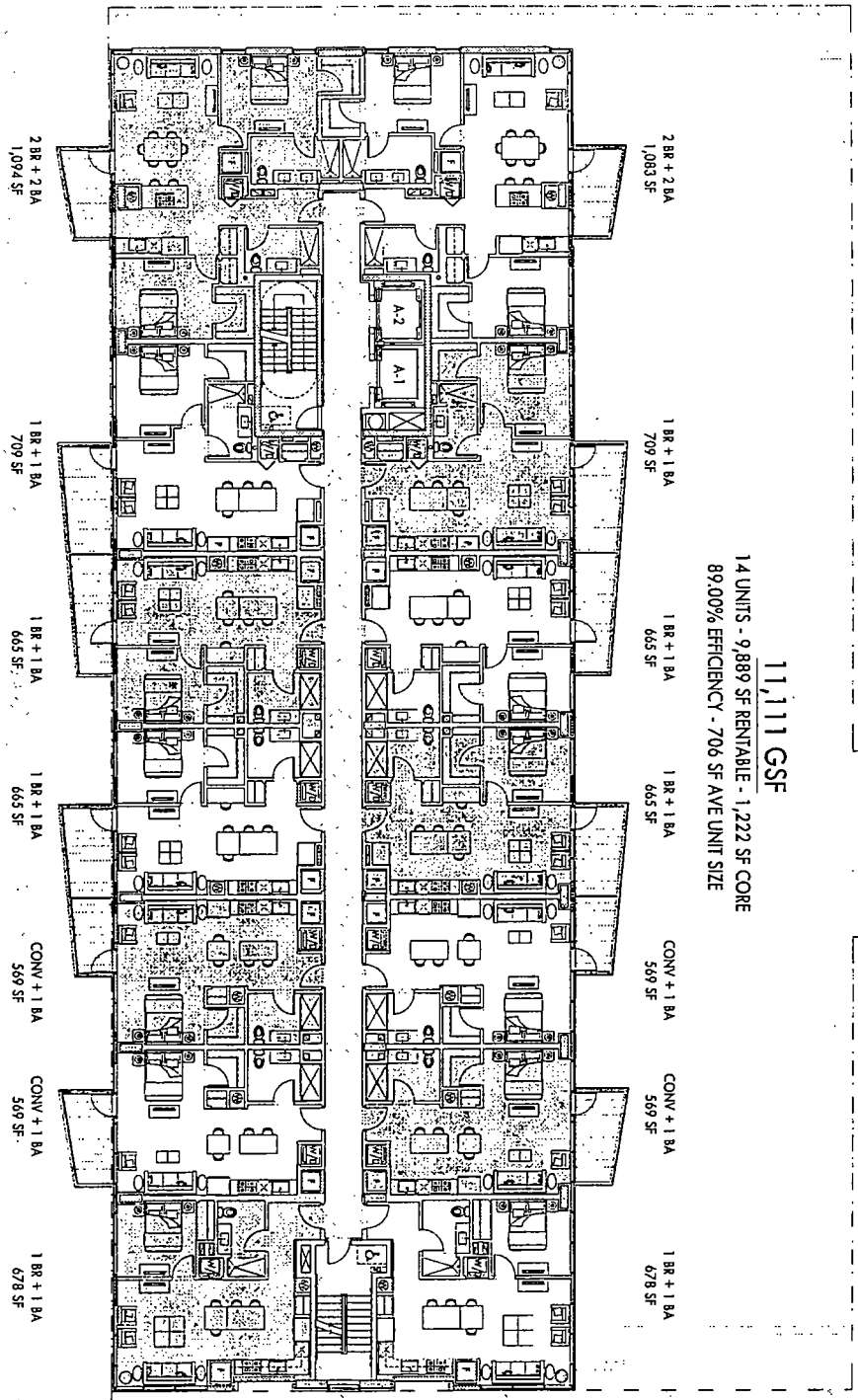
15 Deagor Road  
1107003  
AVA

Hirsch Associates LLC  
Architecture + Planning  
11  
2

NOT FOR PUBLICATION

11,111 GSF

14 UNITS - 9,889 SF RENTABLE - 1,222 SF CORE  
89.00% EFFICIENCY - 706 SF AVE UNIT SIZE



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3/21/2010

California Peninsula LLC

Assignment of Leasehold Interest  
1660 West Division Street  
Chicago, Illinois

13 December 2014  
1102503

Hirsch Associates LLC  
Architecture + Planning

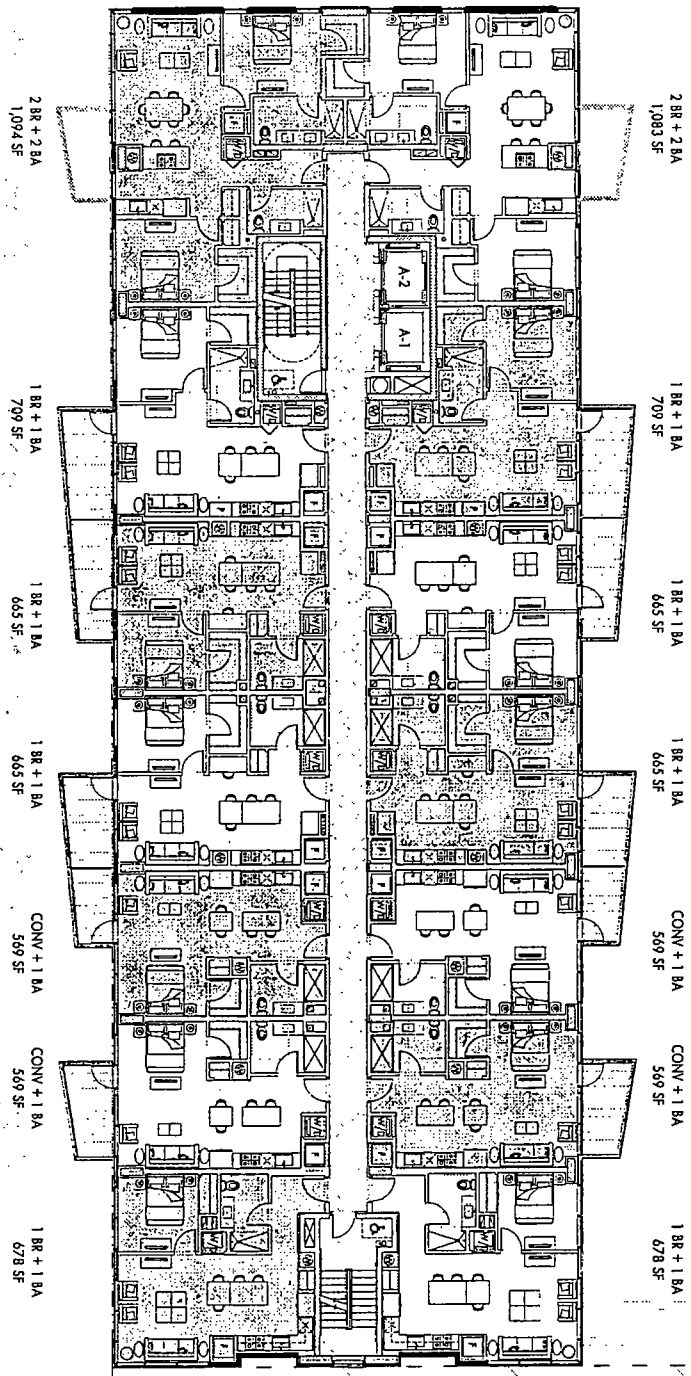
3/21/2010

11 3



11,111 GSF

14 UNITS - 9,889 SF RENTABLE - 1,222 SF CORE  
89.00% EFFICIENCY - 706 SF AVE UNIT SIZE



Centennial Properties LLC

1660 West Division Street  
Denver, CO 80202

10010000

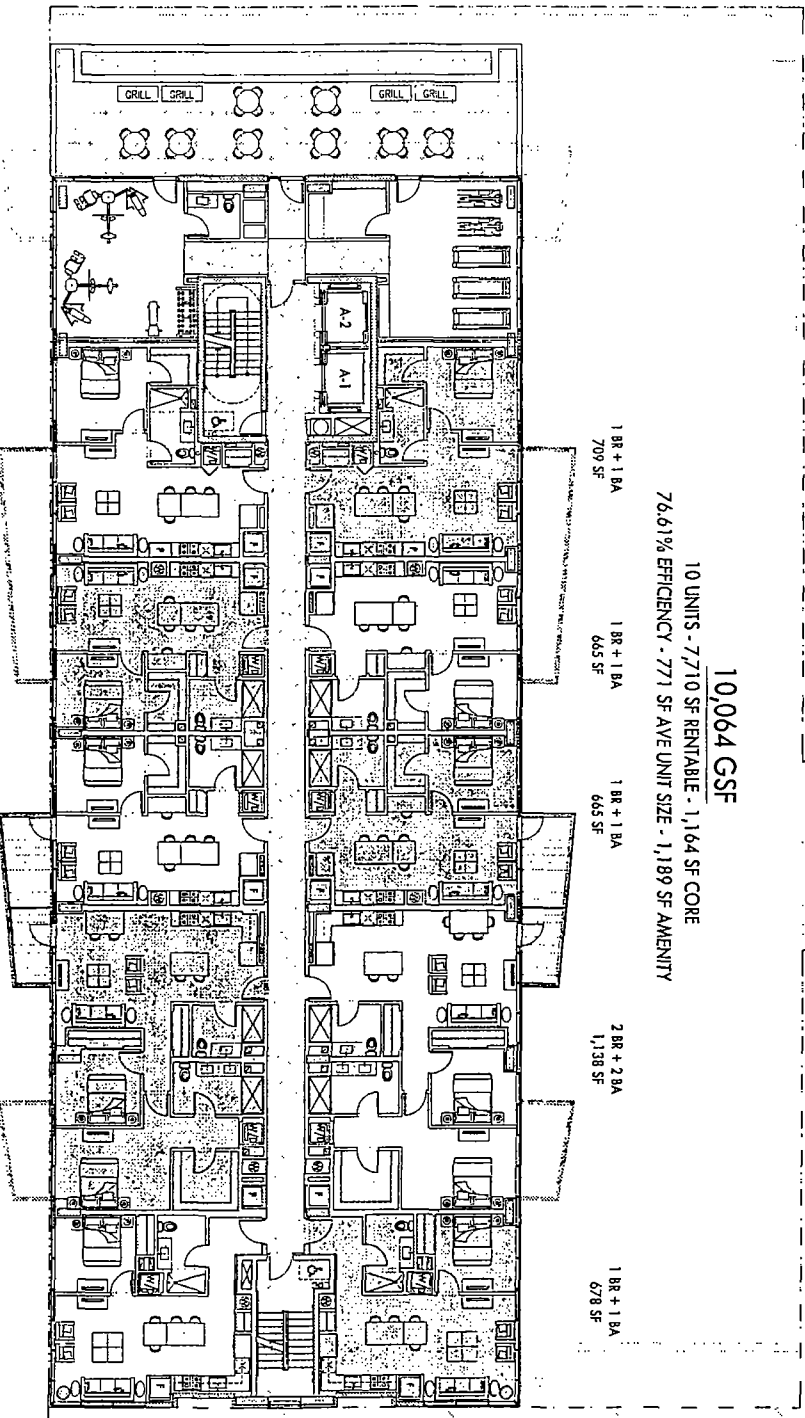
Hirsch Associates LLC  
Architecture + Planning



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FINAL FOR PUBLICATION



10,064 GSF

10 UNITS - 7,710 SF RENTABLE - 1,164 SF CORE

76.61% EFFICIENCY - 771 SF AVE UNIT SIZE - 1,189 SF AMENITY

1 BR + 1 BA  
709 SF

1 BR + 1 BA  
665 SF

1 BR + 1 BA  
665 SF

2 BR + 2 BA  
1,138 SF

1 BR + 1 BA  
678 SF

1 BR + 1 BA  
709 SF

1 BR + 1 BA  
665 SF

1 BR + 1 BA  
665 SF

2 BR + 2 BA  
1,138 SF

1 BR + 1 BA  
678 SF

GENERAL SERVICES, LLC

APARTMENT CONSTRUCTION  
1300 WEST PARKWAY  
CHICAGO, ILLINOIS

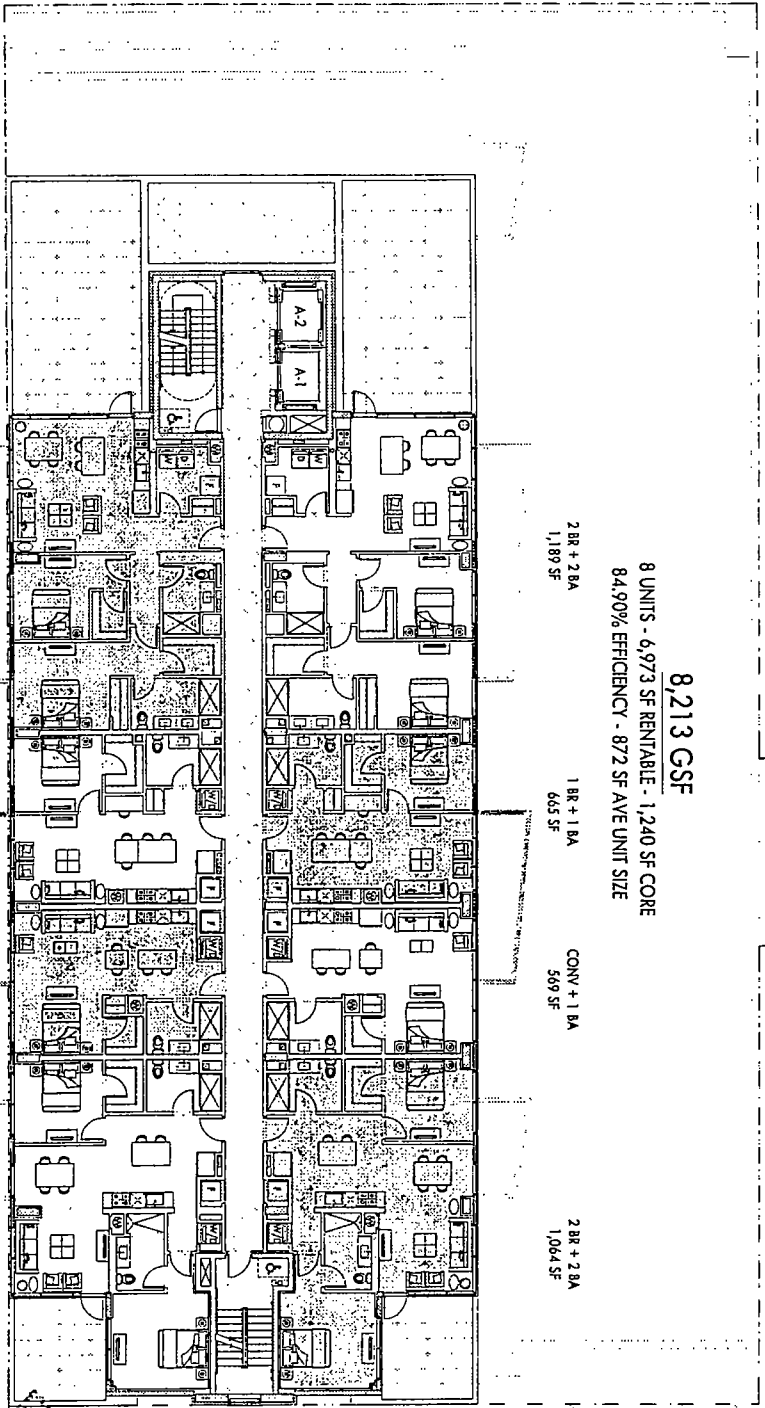
15 DECEMBER 2014  
11024003  
A14

Hirsch Associates, LLC  
Architecture + Planning

H | A | 5

8,213 GSF

8 UNITS - 6,973 SF RENTABLE - 1,240 SF CORE  
84.90% EFFICIENCY - 872 SF AVE UNIT SIZE



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CONTRACT NO. 100-100-100-100  
CONTRACTOR: Custom Builders LLC

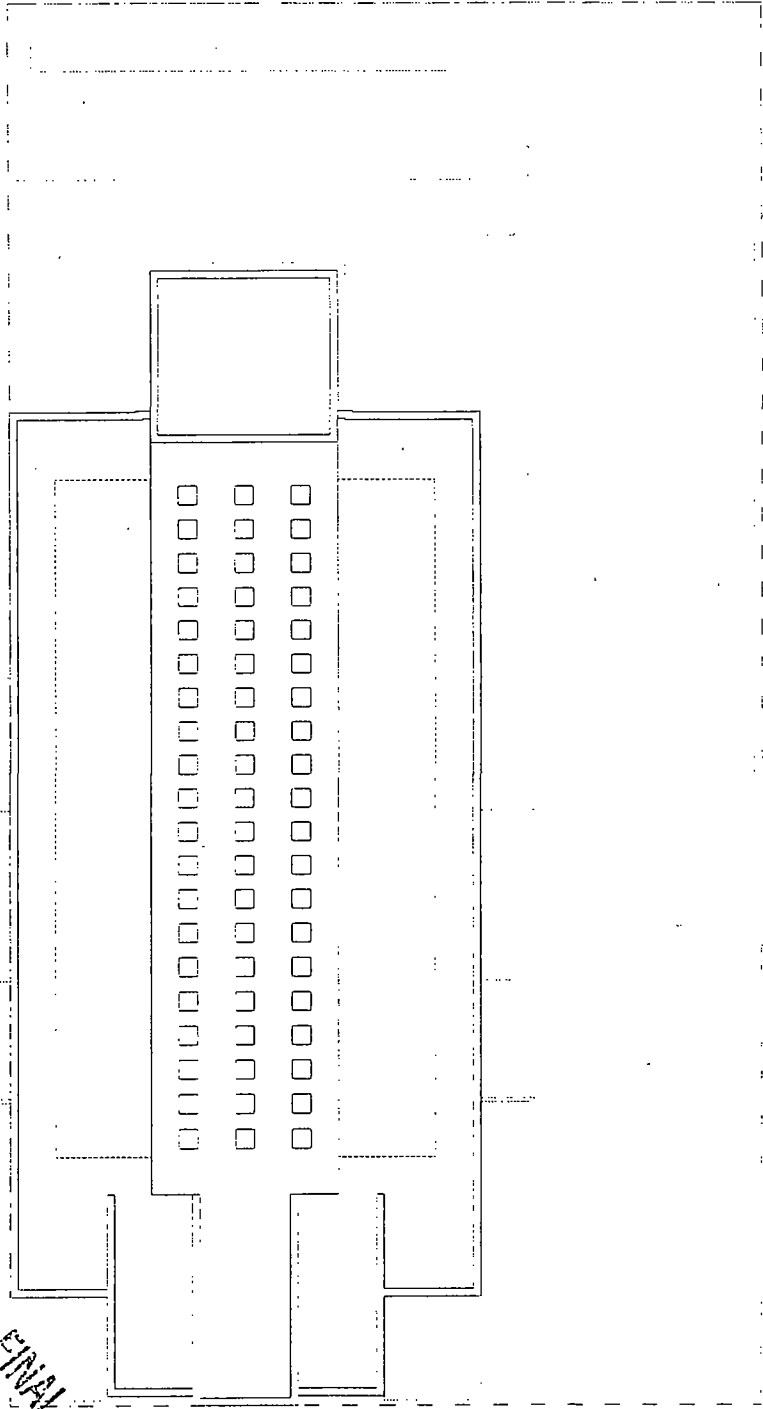
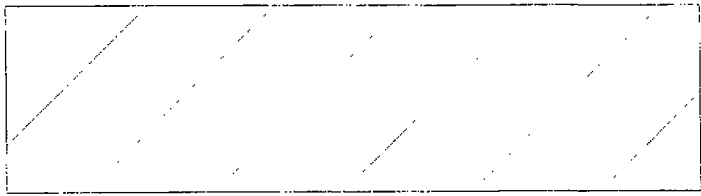
APARTMENT BUILDING  
1660 West Drihler Street  
Chicago, Illinois

NOVEMBER 2014  
1100/1000  
APM

Hirsch Associates LLC  
Architecture + Planning

11  
A  
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DATE: 11/05/14



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10/1/11

Quinn Perini LLC

Architectural Record  
1660 West Division Street  
Chicago, Illinois

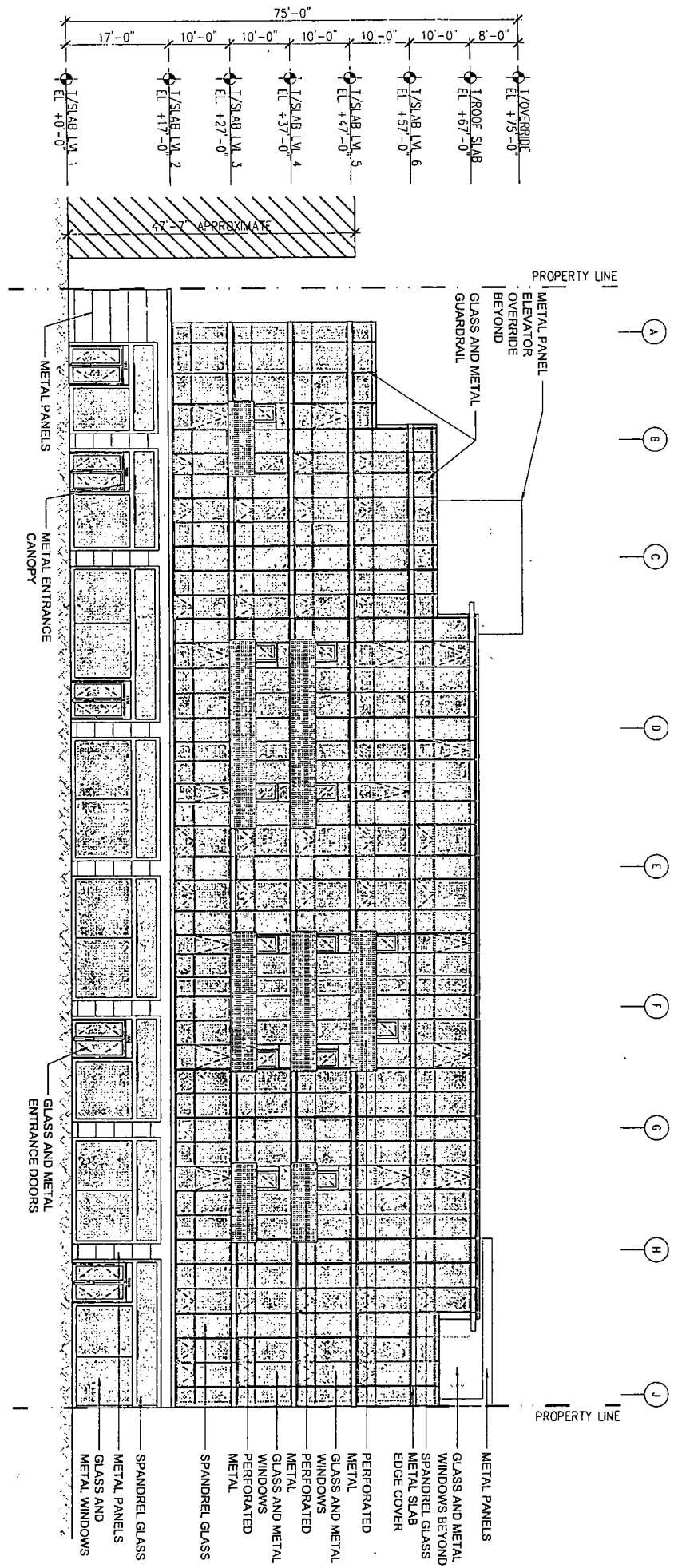
18 December 2011  
10:03 AM

Hirsch Associates LLC  
Architecture + Planning

10/1/11



# FINAL FOR PUBLICATION



GENERAL CONTRACTOR

1660 West Division  
Chicago, Illinois

1510 South Dearborn  
Chicago, Illinois

Scale 1/8" = 1'-0"

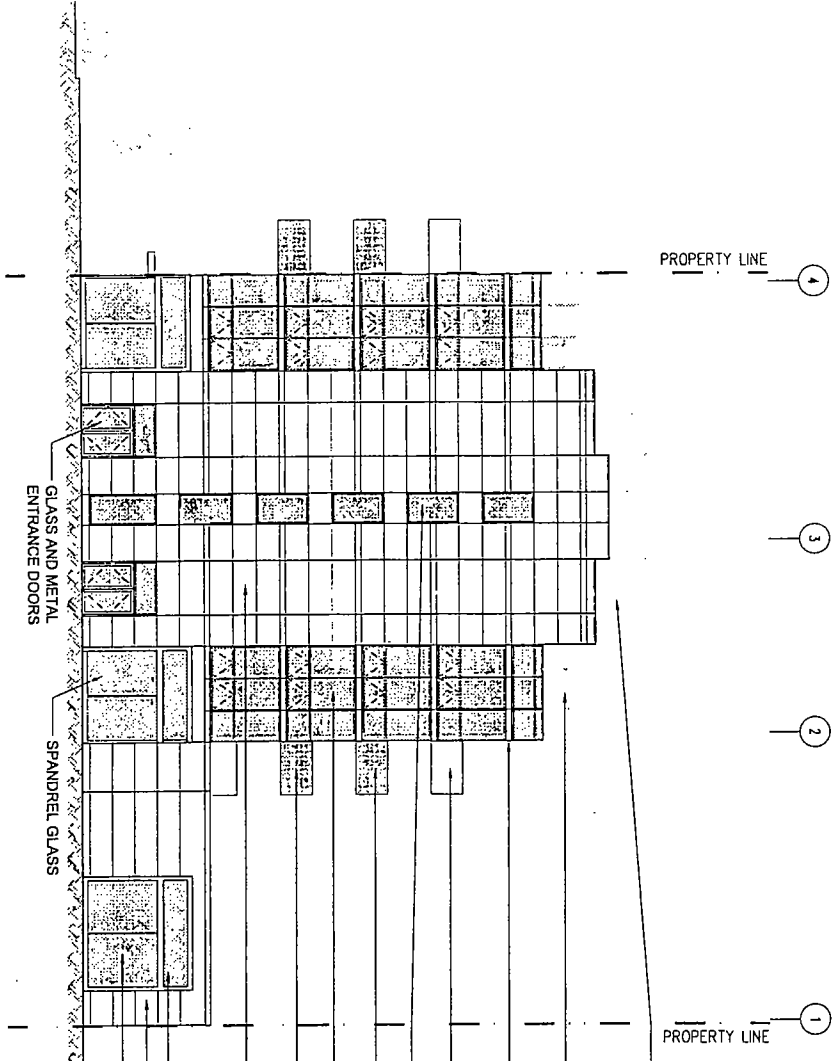
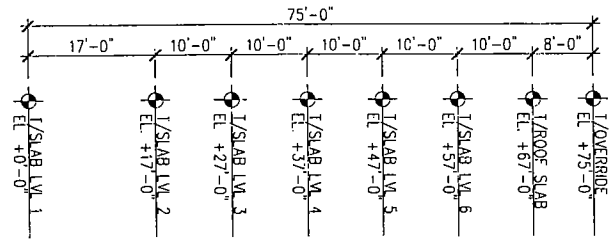
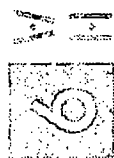
Hirsch Associates LLC  
Architecture + Planning

1500 West Elmston  
Chicago, IL 60607  
1150 West Superior  
Chicago, IL 60607

1500 West Elmston  
Chicago, IL 60607

1150 West Superior  
Chicago, IL 60607

Hirsch Associates LLC  
Architecture + Planning



- METAL PANEL
- ELEVATOR
- OVERRIDE
- BEYOND
- GLASS AND METAL WINDOWS BEYOND
- METAL SLAB
- EDGE COVER
- PERFORATED
- METAL
- GLASS AND METAL WINDOWS
- PERFORATED
- METAL
- GLASS AND METAL WINDOWS
- PERFORATED
- METAL
- METAL PANELS
- SPANDREL GLASS
- METAL PANELS
- GLASS AND METAL WINDOWS

**FINAL FOR PUBLICATION**

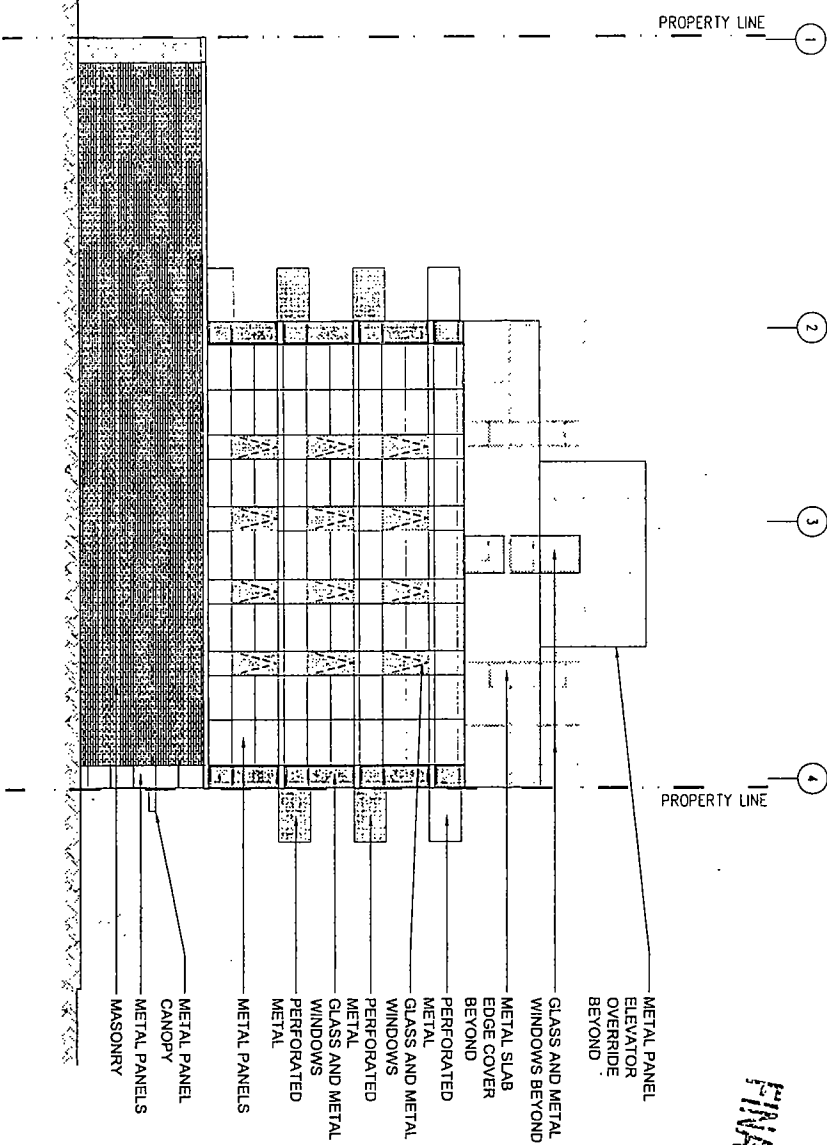
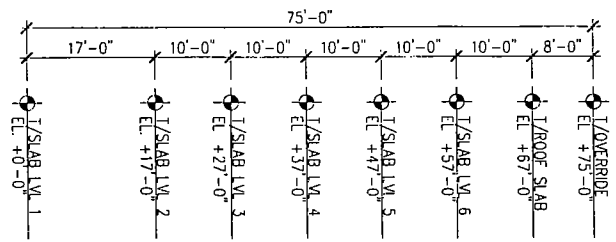


CONCRETE PERIMETER WALLS

1600 West Division  
Chicago, Illinois

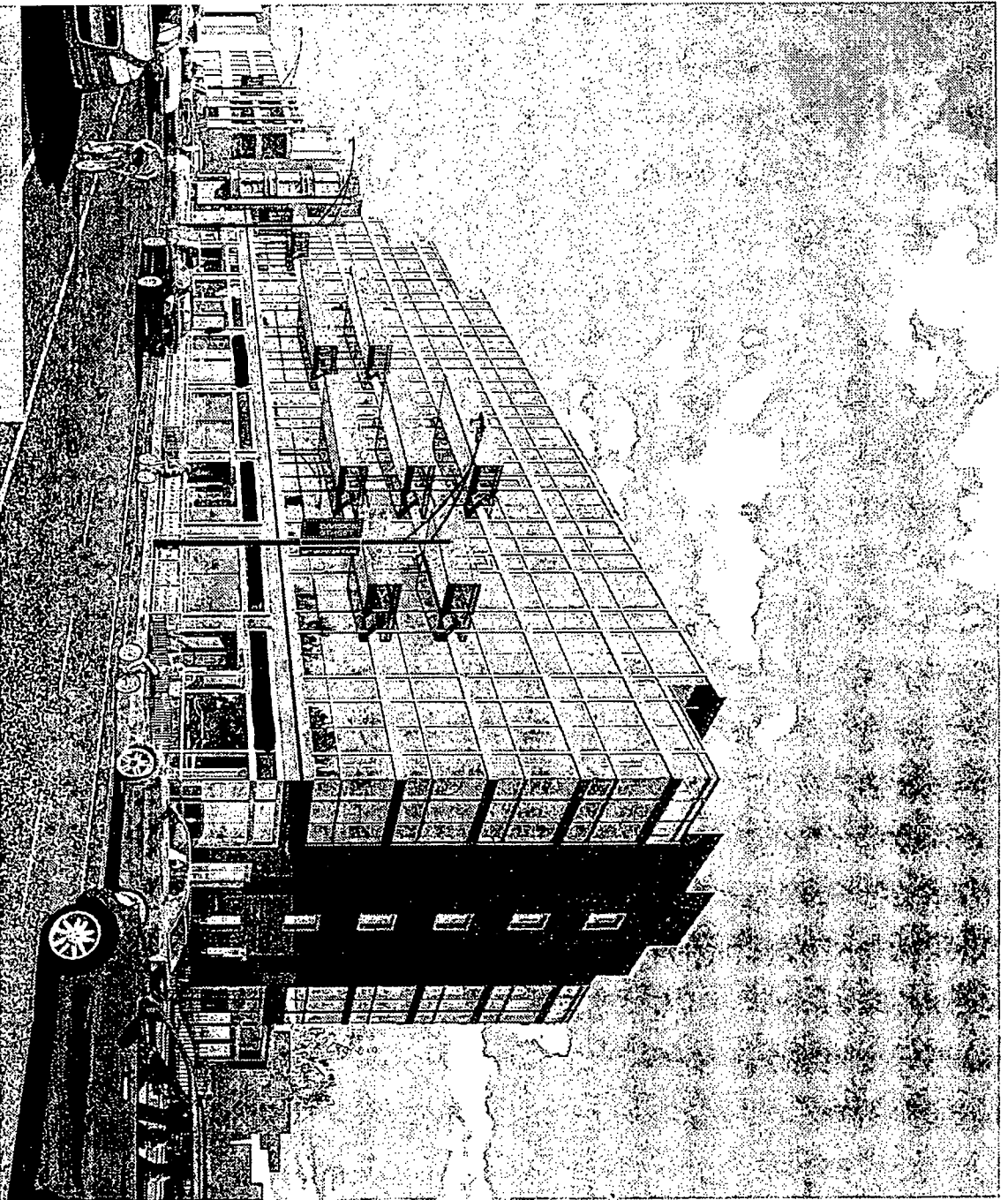
1512-2500-07-201  
11/02/08  
AMA

Hirsch Associates LLC  
Architecture + Planning



- METAL PANEL ELEVATOR OVERBRIDGE BEYOND
- GLASS AND METAL WINDOWS BEYOND
- METAL SLAB EDGE COVER BEYOND
- PERFORATED METAL GLASS AND METAL WINDOWS
- PERFORATED METAL GLASS AND METAL WINDOWS
- PERFORATED METAL
- METAL PANELS
- METAL PANEL CANOPY
- METAL PANELS
- MASONRY

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Centrum Partners LLC

Architecture and Renderings by  
1000 West Division Street  
Chicago, Illinois

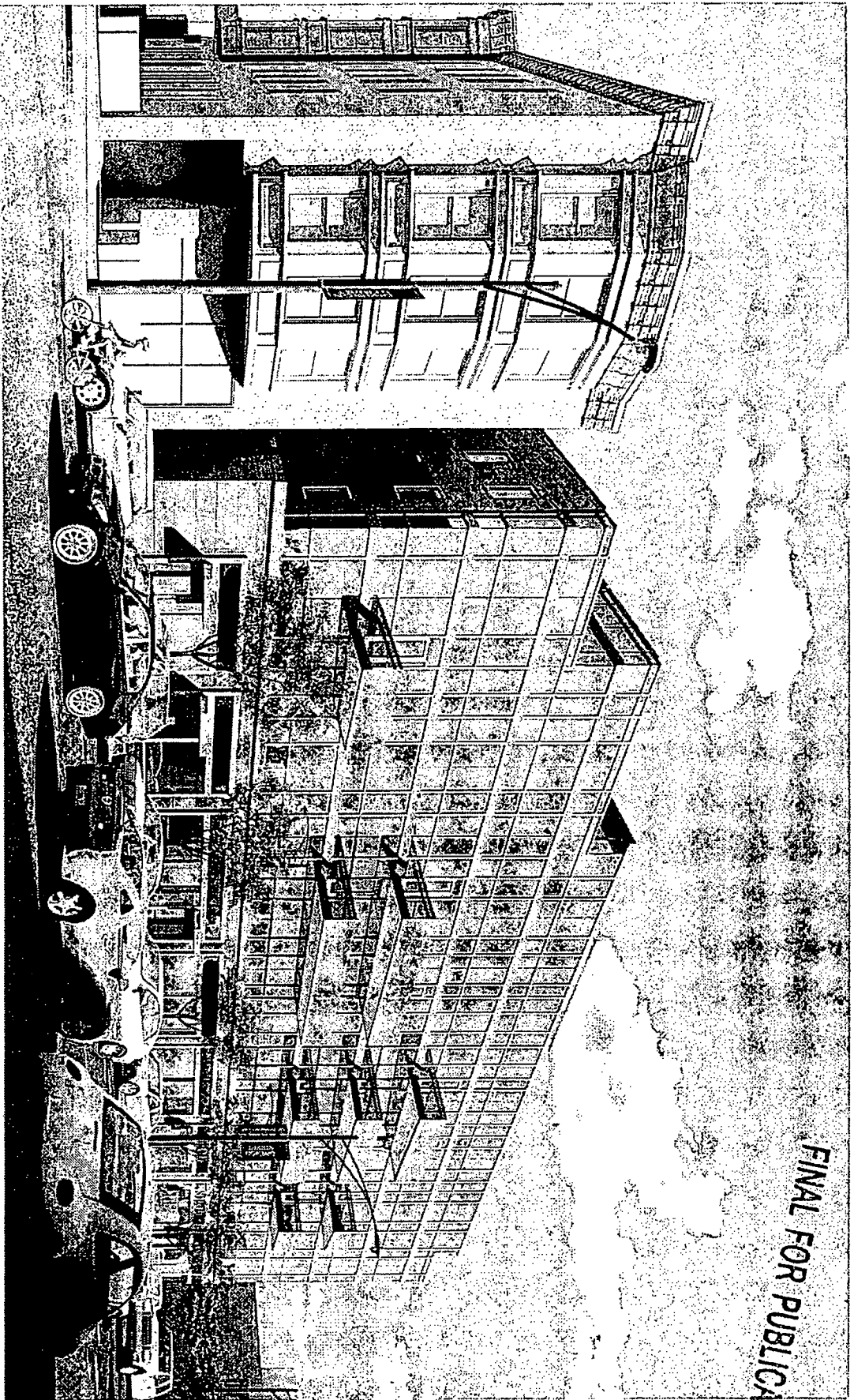
1000 West Division Street  
Chicago, Illinois

Hirsch Associates LLC  
Architecture + Planning





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1660 West Division Street

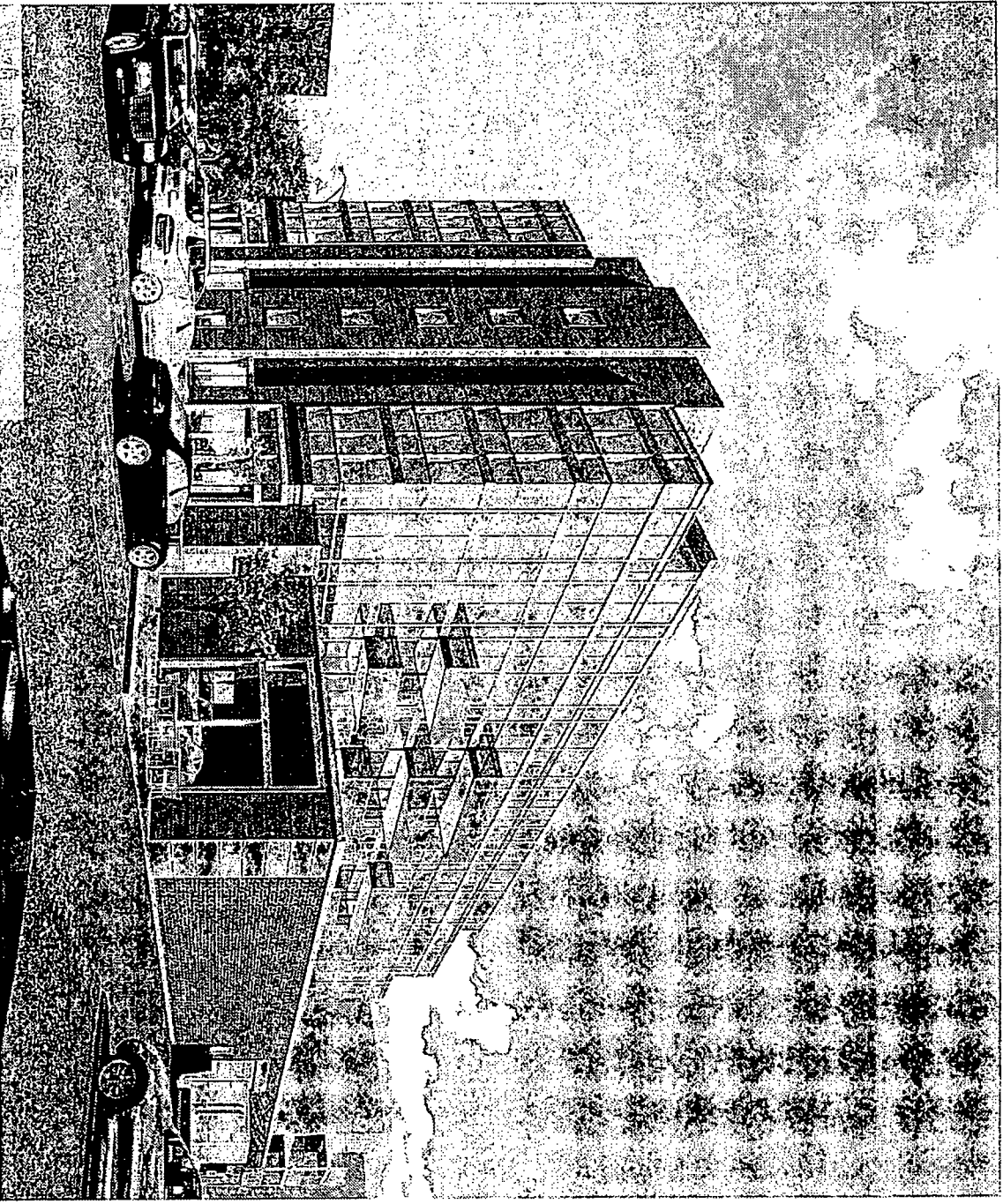
Centrum Partners LLC

Apartment and Retail Building  
1660 West Division Street  
Chicago, Illinois

Architectural 2014  
AIA/CES

Hirsch Associates LLC  
Architecture + Planning





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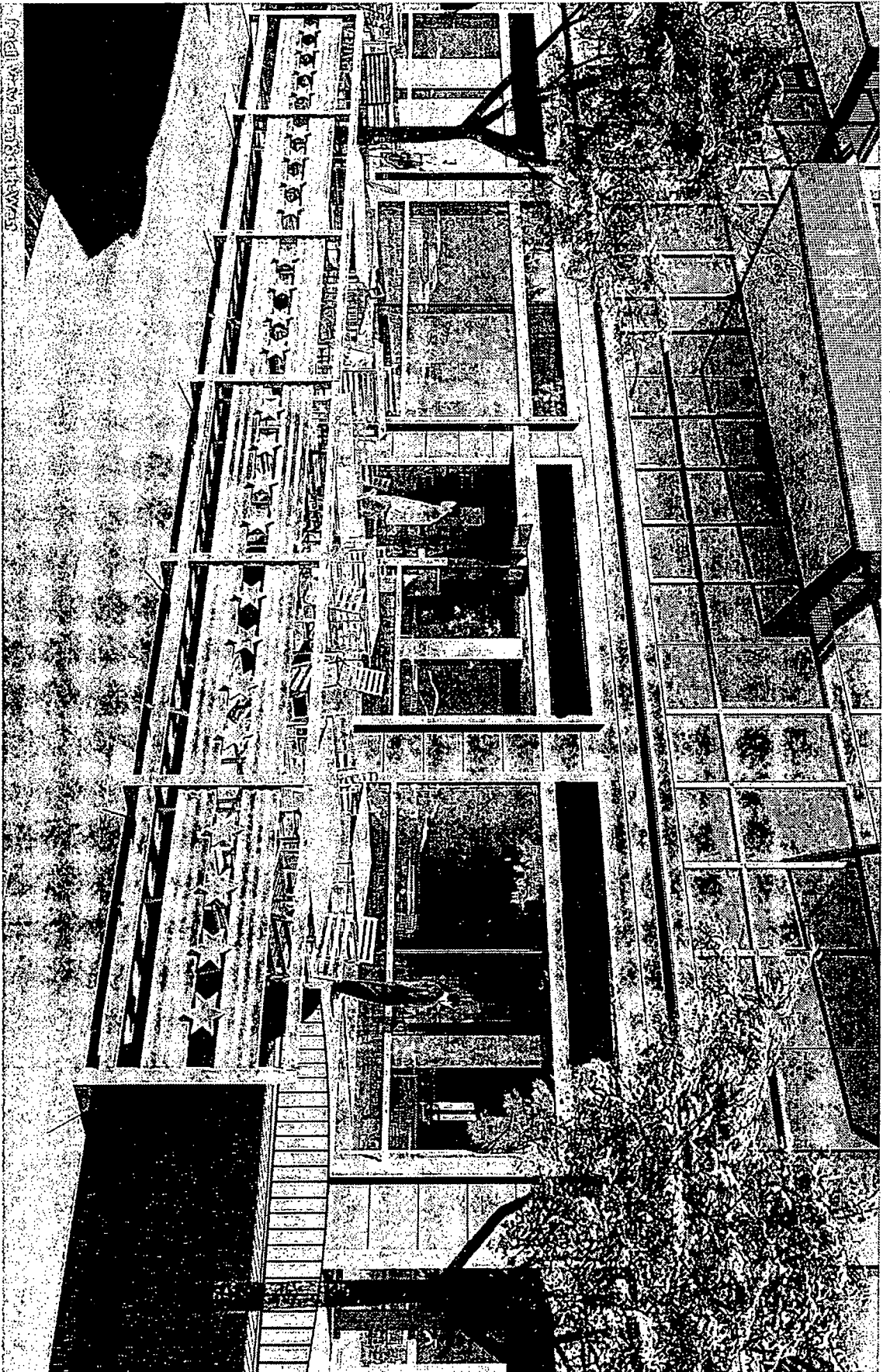
Centium Partners LLC

Apartment and Retail Building  
1660 West Division Street  
Chicago, Illinois

13 October 2019

Hirsch Associates LLC  
Architecture + Planning





Camden Park LLC

Department of Agriculture  
1860 West Division Street  
Chicago, Illinois

1860 West Division Street  
Chicago, Illinois

Hirsch Associates LLC  
Architecture + Planning



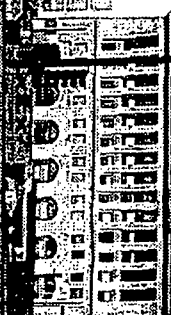
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NORTH PAULINA STREET

SOUTH ELEVATION



PUBLIC ALLEY



NORTH ASHLAND AVENUE

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General Elevation Study

Centrum Partners LLC

Architects and Retail Building  
1660 West Division Street  
Chicago, Illinois

115 East Superior Street  
Chicago, Illinois

Hirsch Associates LLC  
Architecture + Planning

