

Property Address: 1714-22 West Division Street

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:

32,665.50 sq.ft.

Residential Dwelling Units: 24

MLA:

Height:

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:

4!-Q"

18' PUBLIC ALLEY

93'-2" P.L.

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38-10"

LIGHTWELL -'

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EXISTING PARKWAY-TREES IN PITS WITH IRON FENCE

SITE/LANDSCAPE PLAN

SCALE: 1" = 20'-0"

OUTDOOR TERRACE AT 4TH FLOOR

W. DIVISION ST. (TWO WAY)

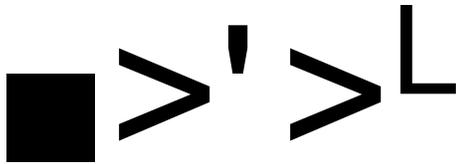
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NEW PARKWAY TREE IN PIT WITH IRON FENCE

EXISTING LIGHT POLE

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1714-22 WEST DIVISION STREET
10-16-2015 REV: 05-25-2016



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RETAIL SPACE

1

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✓ ELEC. ROOM

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MAIL
ROOM

LOBBY

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73-7"

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

FINAL FOR PUBLICATION

1714-22 WEST DIVISION STREET

10-16-2015

1714-22 WEST DIVISION STREET

10-16-2015
REVISED 6-2-2016

UNITS PER FLOOR

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

TOTAL PROJECT UNIT SUMMARY:

STUDIO
1 BEDROOM
2 BEDROOM
4
12
8

24 UNITS

1714-22 WEST DIVISION STREET

• ■ 5-16-2015

1714-22 WEST DIVISION
STREET

- 10-16-2015

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1714-22 WEST DIVISION STREET

• 10-16-2015

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