



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2015-7342, Version: 1

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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

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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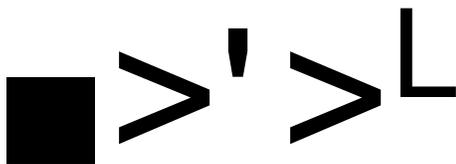
EXISTING PARKWAY-TREES IN PITS WITH IRON FENCE

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

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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

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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

FINAL FOR PUBLICATION

1714-22 WEST DIVISION STREET

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1714-22 WEST DIVISION STREET

- 10-16-2015

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