

to those of a B3-5 Community Shopping District and a corresponding uses district is hereby established in the area above described.

SECTION2. 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
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 (1st floor), with sixty (60) residential dwelling units above (2nd through 6th 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)

FINAL FOR PUBLICATION

d. Rear Yard Open Space: 0'-0" Building Height: 75'-0"

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