



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

---

File #: SO2015-7342, Version: 1

---

it" ti

### 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.

J  
co ro

38-10"

LIGHTWELL -'

o o  
o o

*m*

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)**

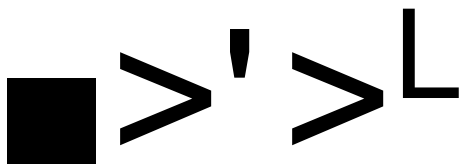
>  
<

NEW PARKWAY TREE IN PIT WITH IRON FENCE

EXISTING LIGHT POLE

-e

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



**IT**

RECEIVING

pl  
co ro

TRASH

**S=**

1

CNI  
I

RETAIL SPACE

1

CNI I

✓ ELEC. ROOM

I  
co

MAIL  
ROOM

LOBBY

**■O-Tl.**

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

)U^<)Oj! TEIIR/ICf"

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**

00

, - r " \* \* \* j ~ T + i

I

tr O O  
Q

< <

> 111 \_ \_ \_ < O \_ i CQ  
D.

g i-  
%  
H  
I  
LU  
I H  
O r O

**FINAL for publication**

**1714-22 WEST DIVISION STREET**

- 10-16-2015

1714-22 WEST DIVISION  
STREET

10-16-2015

1714-22 WEST DIVISION  
STREET

10-16-2015