

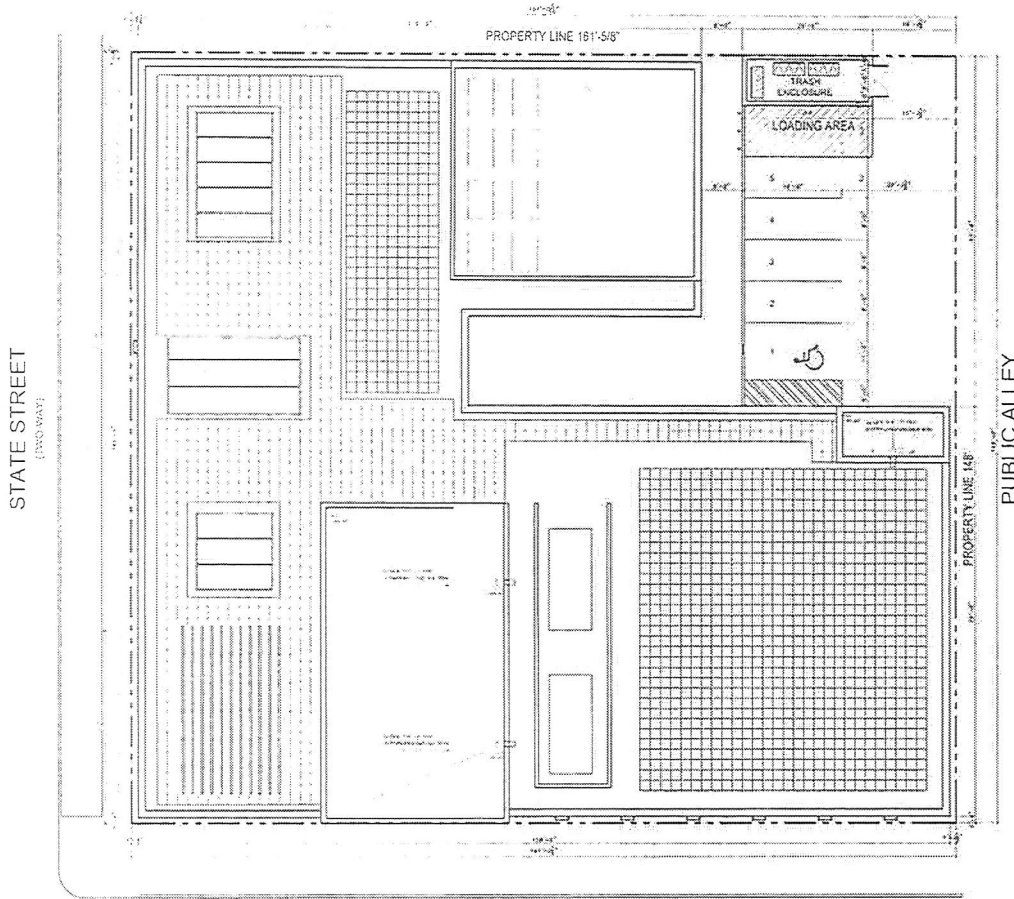
Substitute  
Narrative and Plans  
for  
5339-5353 S. State Street and 2-16 East 54th Street  
M1-2 to B3-2

A. The applicant proposes to rezone the subject property from M1-2 Limited Manufacturing/Business Park District to B3-2 Community Shopping District. The subject property is currently vacant. The purpose of the zoning amendment is to permit the applicant to construct a new approximately 30,000 square foot facility for a dance studio and performance space. There will be 5 parking spaces at the property. The building will be 2 stories and not exceed 49 feet in height. The subject property is a Transit Served Location based on proximity to the Garfield Boulevard and the number 55 Bus Line. The applicant is seeking the following relief: (i) parking relief for a Transit-Served Locations in accordance with 17-10-0102-B.

B. Lot Area	23,835 square feet
C. FAR	2.2
D. Number of Dwelling Units	0 dwelling units
E. Density (Lot area per dwelling unit)	0 dwelling units
F. Building Height	Not to exceed 49 feet
G. Front setback	0'
H. Side setback	0'
I. Side setback	0'
I. Rear Setback	0'
J. Parking*	5 parking spaces

\*Parking relief for a Transit-Served Locations in accordance with 17-10-0102-B.

# Final for Publication



1 SITE PLAN  
SCALE: 1/8" = 1'-0"

DOB APPROVAL STAMP

ARCHITECT  
JOHNSON & LEE, LTD  
1100 North Dearborn Street  
Chicago, Illinois 60610  
Tel: 312.467.1000  
Fax: 312.467.1001  
www.jlarch.com

TITLE  
DEEPLY ROOTED DANCE CENTER

OWNER  
634 BETHSEEZ  
2100 W. Belmont Street  
Chicago, Illinois 60607

CONSULTANT  
GALLOWAY, LTD.  
1100 North Dearborn Street  
Chicago, Illinois 60610

ENGINEER  
CARBELLO ENGINEERING INC.  
1100 North Dearborn Street  
Chicago, Illinois 60610

LANDSCAPE ARCHITECT  
ENGAGE CIVIL  
1100 North Dearborn Street  
Chicago, Illinois 60610

DATE

PROJECT NO.

SCALE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

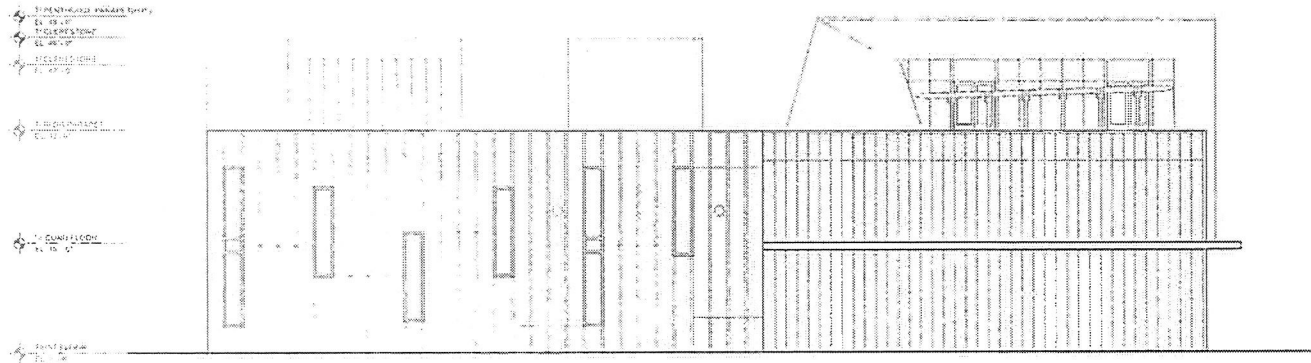
DATE

DATE

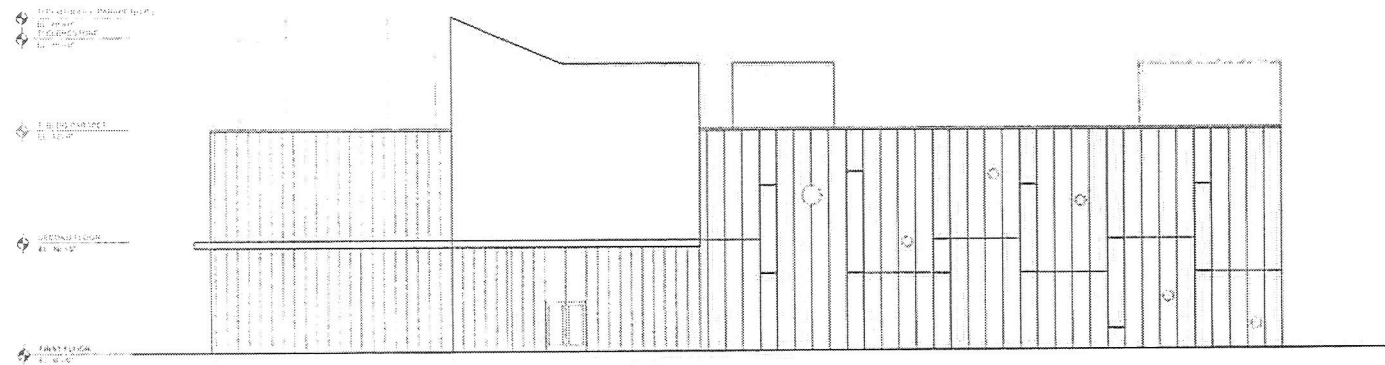
SITE PLAN

Sheet

SP100



3 WEST ELEVATION  
WAVE 1000



1 SOUTH ELEVATION  
WAVE 1000

DOB APPROVAL STAMP

ARCHITECT  
JOHNSON & LEE, LTD  
Architect - Illinois  
1 East Wacker Drive, 210  
Chicago, Illinois 60601  
312.467.8125  
www.jlarch.com

Owner  
DEEPLY ROOTED DANCE CENTER

1111  
E 54TH STREET  
Chicago, Illinois 60621

Contractor  
GALLOWAY, LTD  
CHICAGO, IL  
www.galloway.com

ENGINEER  
CARSELLO ENGINEERING INC  
CHICAGO, IL  
www.carsello.com

ENVIRONMENTAL ENGINEER  
ENGAGE CIVIL  
CHICAGO, IL  
www.engagecivil.com

LANDSCAPE ARCHITECTS  
MCKAY LANDSCAPE ARCHITECTS  
CHICAGO, IL  
www.mckaylandscape.com

Architect

By: JPL

Project No:

Revision	Description	Date
1	Issue for Review	10/15/2014
2	Issue for Construction	10/15/2014
3	Issue for Construction	10/15/2014
4	Issue for Construction	10/15/2014
5	Issue for Construction	10/15/2014
6	Issue for Construction	10/15/2014
7	Issue for Construction	10/15/2014
8	Issue for Construction	10/15/2014
9	Issue for Construction	10/15/2014
10	Issue for Construction	10/15/2014
11	Issue for Construction	10/15/2014
12	Issue for Construction	10/15/2014
13	Issue for Construction	10/15/2014
14	Issue for Construction	10/15/2014
15	Issue for Construction	10/15/2014
16	Issue for Construction	10/15/2014
17	Issue for Construction	10/15/2014
18	Issue for Construction	10/15/2014
19	Issue for Construction	10/15/2014
20	Issue for Construction	10/15/2014
21	Issue for Construction	10/15/2014
22	Issue for Construction	10/15/2014
23	Issue for Construction	10/15/2014
24	Issue for Construction	10/15/2014
25	Issue for Construction	10/15/2014
26	Issue for Construction	10/15/2014
27	Issue for Construction	10/15/2014
28	Issue for Construction	10/15/2014
29	Issue for Construction	10/15/2014
30	Issue for Construction	10/15/2014
31	Issue for Construction	10/15/2014
32	Issue for Construction	10/15/2014
33	Issue for Construction	10/15/2014
34	Issue for Construction	10/15/2014
35	Issue for Construction	10/15/2014
36	Issue for Construction	10/15/2014
37	Issue for Construction	10/15/2014
38	Issue for Construction	10/15/2014
39	Issue for Construction	10/15/2014
40	Issue for Construction	10/15/2014
41	Issue for Construction	10/15/2014
42	Issue for Construction	10/15/2014
43	Issue for Construction	10/15/2014
44	Issue for Construction	10/15/2014
45	Issue for Construction	10/15/2014
46	Issue for Construction	10/15/2014
47	Issue for Construction	10/15/2014
48	Issue for Construction	10/15/2014
49	Issue for Construction	10/15/2014
50	Issue for Construction	10/15/2014

Project Name: Deeply Rooted Dance Center  
Project No: 1001  
Date: 10/15/2014

ELEVATIONS

Sheet

A201

