

**SUBSTITUTE NARRATIVE AND PLANS**  
**TYPE 1 ZONING MAP AMENDMENT**

Applicant: Palazzo 1746, LLC  
Property Location: 1746 West Division Street  
Proposed Zoning: B3-3 Community Shopping District  
Lot Area: 2,400 square feet

Palazzo 1746, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 1746 West Division Street from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to authorize the construction of a first- and second-floor rear building addition to the existing mixed-use residential building at the subject property.

The site is bounded by a 16-to-18 foot wide public alley to the north, a four-story mixed-use residential building to the east, West Division Street to the south, and a four-story mixed-use residential building on the west. The subject property contains approximately 2,400 square feet of net site area and is currently improved with a 3-story mixed use residential building and two-car garage. The first floor contains a restaurant and the second and third floors each contain a single residential unit. The Applicant proposes to demolish the garage, construct a first- and second-floor rear addition, and expand the restaurant use to the entire second floor.

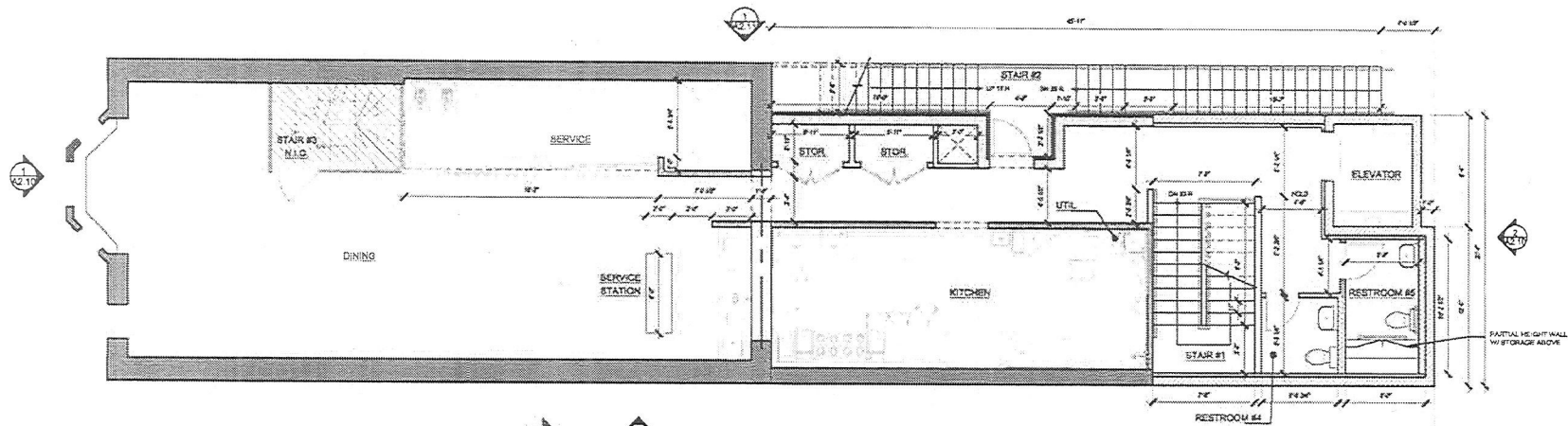
The property is a transit-served location based on its proximity to the Division Street bus line corridor roadway segment and the Division Street CTA Blue Line station entrance.

- (a) Floor Area and Floor Area Ratio:
  - i. Lot Area: 2,400 square feet
  - ii. Maximum FAR: 3.0
- (b) Density (Lot Area Per Dwelling Unit): 2,400
- (c) Amount of off-street parking: 0 vehicular spaces\*
- (d) Setbacks:
  - i. Front setback: 0 feet
  - ii. Side setback: 0 feet
  - iii. Side setback: 0 feet
  - iv. Rear setback: 0 feet
- (e) Building height: 37 feet 10 inches
- (f) Off-street Loading: 0

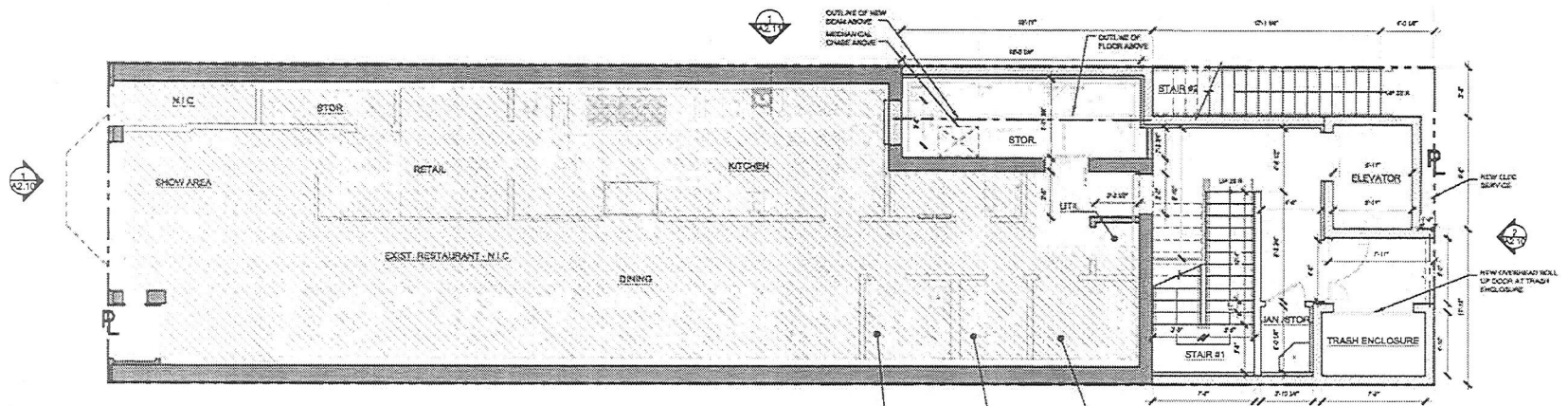
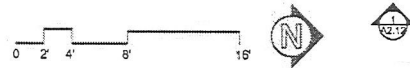
\*A transit-served location parking reduction is requested. The project will comply with all mandatory criteria for new construction in transit-served locations set forth in Sec. 17-3-0308.



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2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



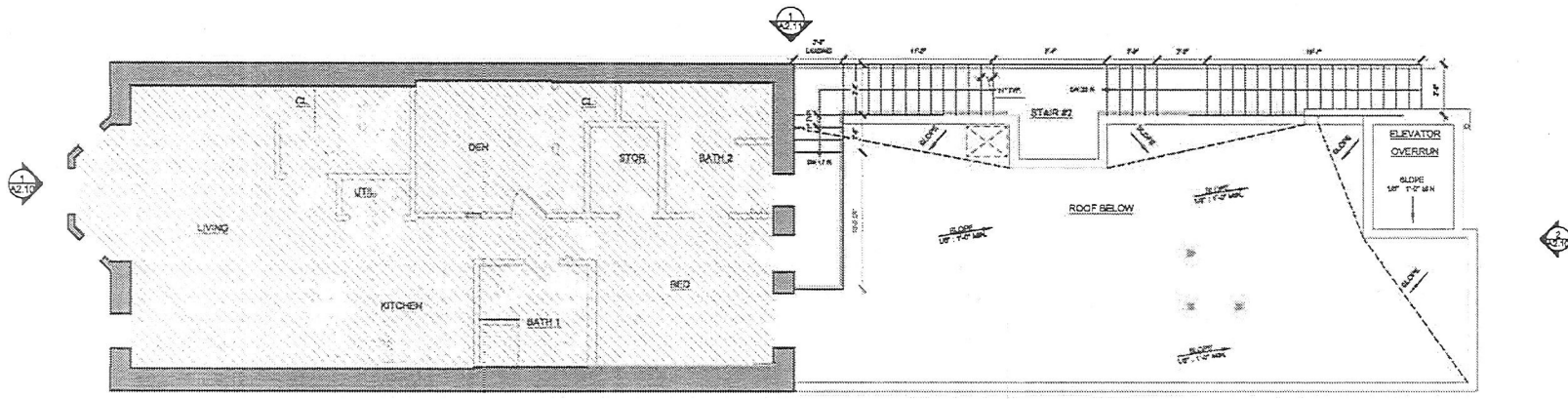
1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



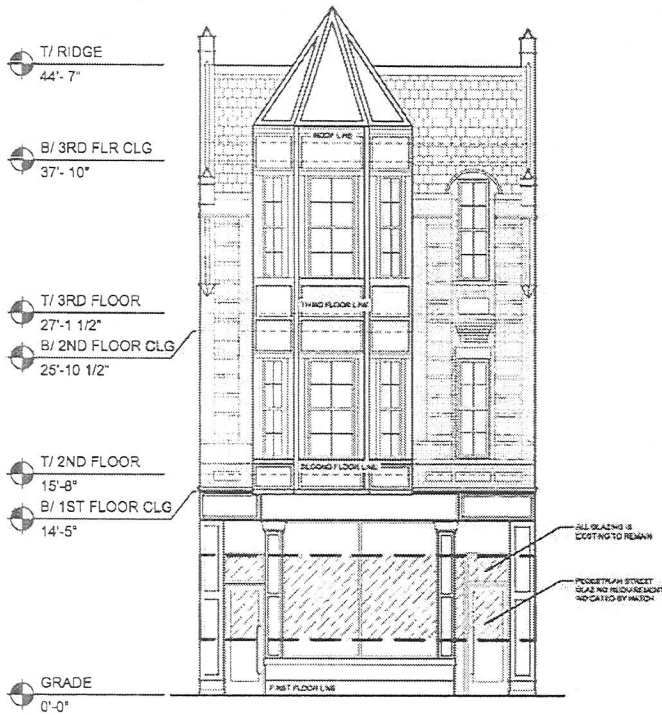
TORTELLO  
1746 W. DIVISION ST.  
CHICAGO, ILLINOIS 60622

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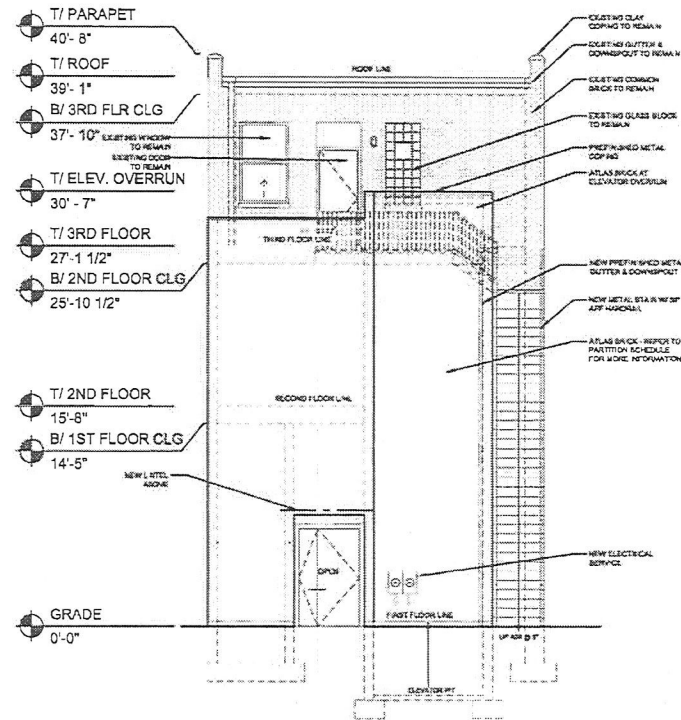
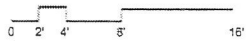
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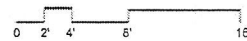
**1 THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 0 2' 4' 8' 16'



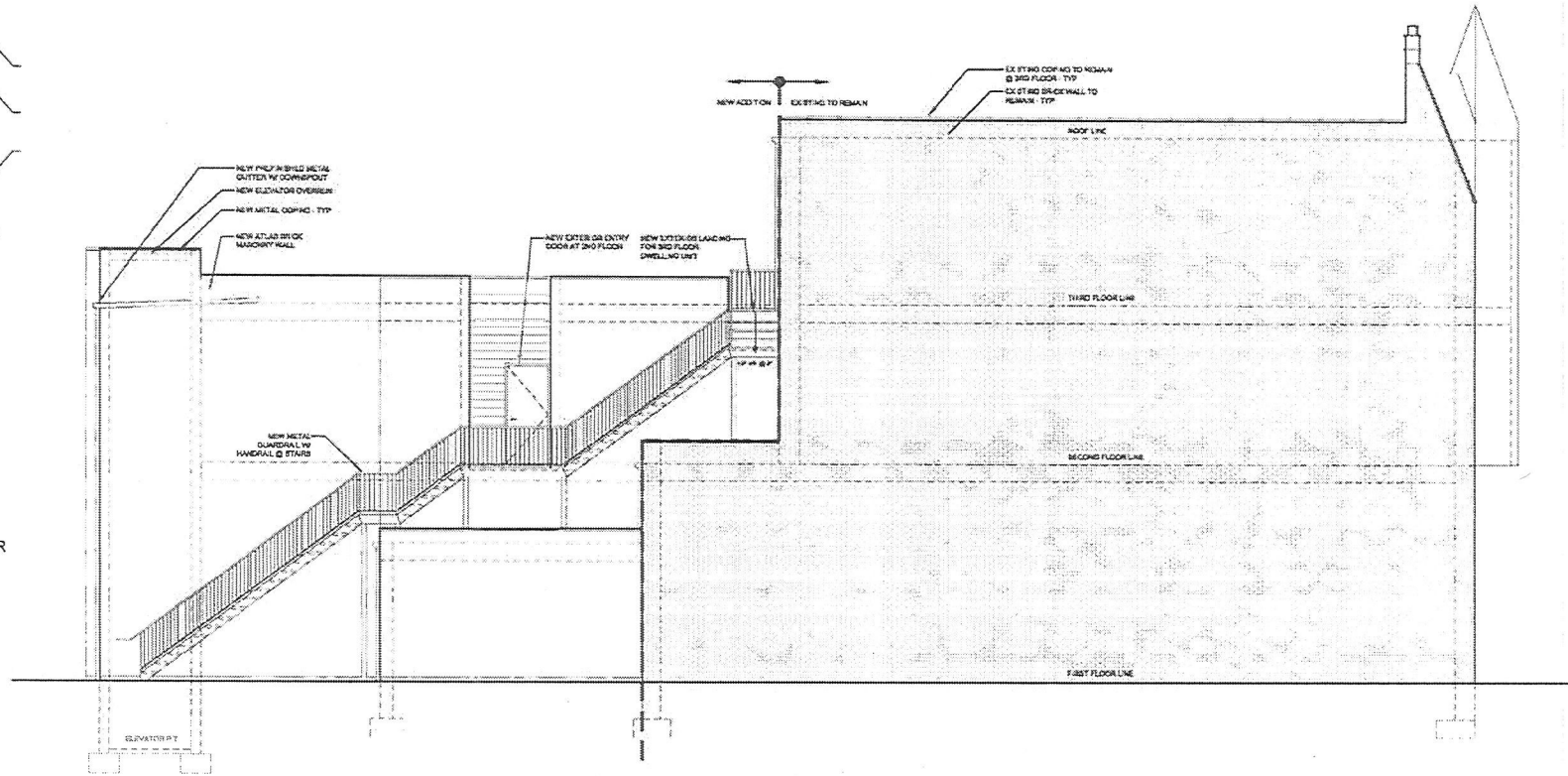
**1 EXISTING SOUTH ELEVATION - FOR REFERENCE ONLY**  
SCALE: 1/8" = 1'-0"



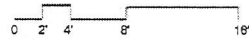
**2 PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



- T/ RIDGE  
44'- 7"
- T/ PARAPET  
40'- 8"
- T/ ROOF  
38'- 1"
- B/ 3RD FLR CLG  
37'- 10"
- T/ ELEV. OVERRUN  
31'- 0"
- T/ 3RD FLOOR  
27'-1 1/2"
  
- T/ 2ND FLOOR  
15'-8"
- T/ ROOF @ COOLER  
11'-0"
- GRADE  
0'-0"



**1 PROPOSED WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

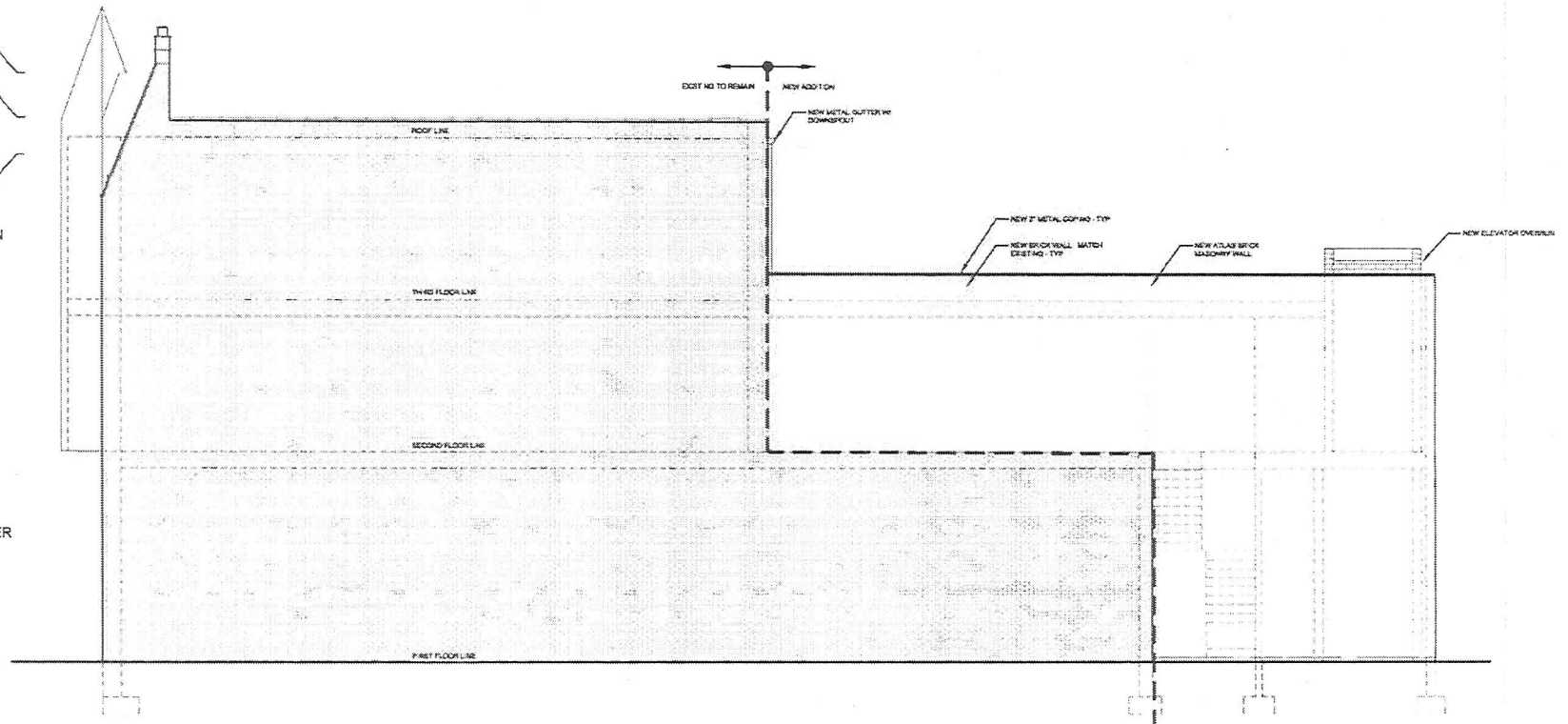


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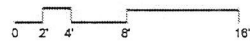
**SPACE** VERSION  
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A2.11

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- T/ RIDGE  
44'- 7"
- T/ PARAPET  
40'- 8"
- T/ ROOF  
39'- 1"
- B/ 3RD FLR CLG  
37'- 10"
- T/ ELEV. OVERRUN  
31'- 0"
- T/ 3RD FLOOR  
27'- 1 1/2"
- T/ 2ND FLOOR  
15'- 8"
- T/ ROOF @ COOLER  
11'- 0"
- GRADE  
0'- 0"



1 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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