

Type 1 Project Narrative and Plans

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

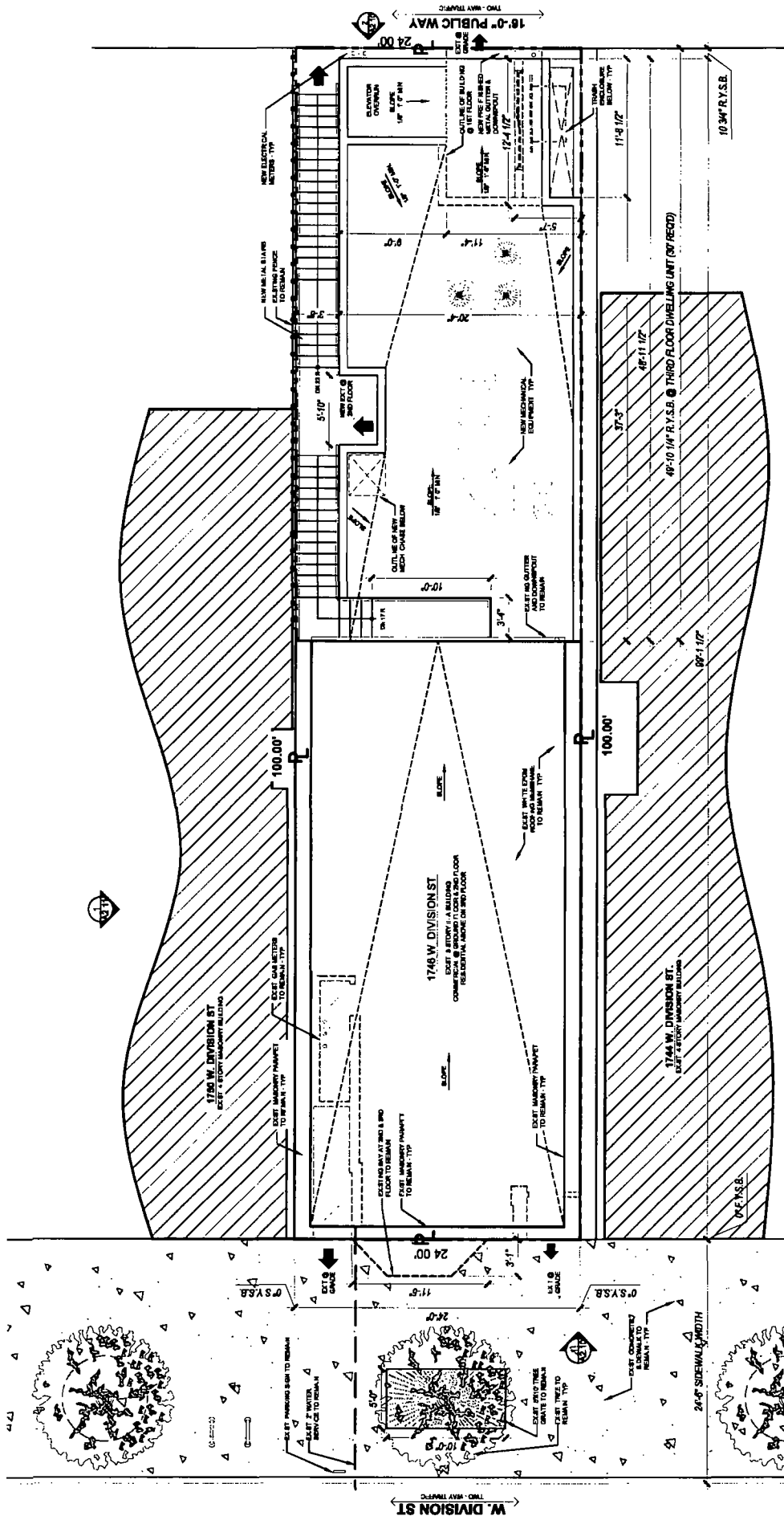
Palazzo 1746, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 1746 West Division Street from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to authorize the construction of a first- and second-floor rear building addition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

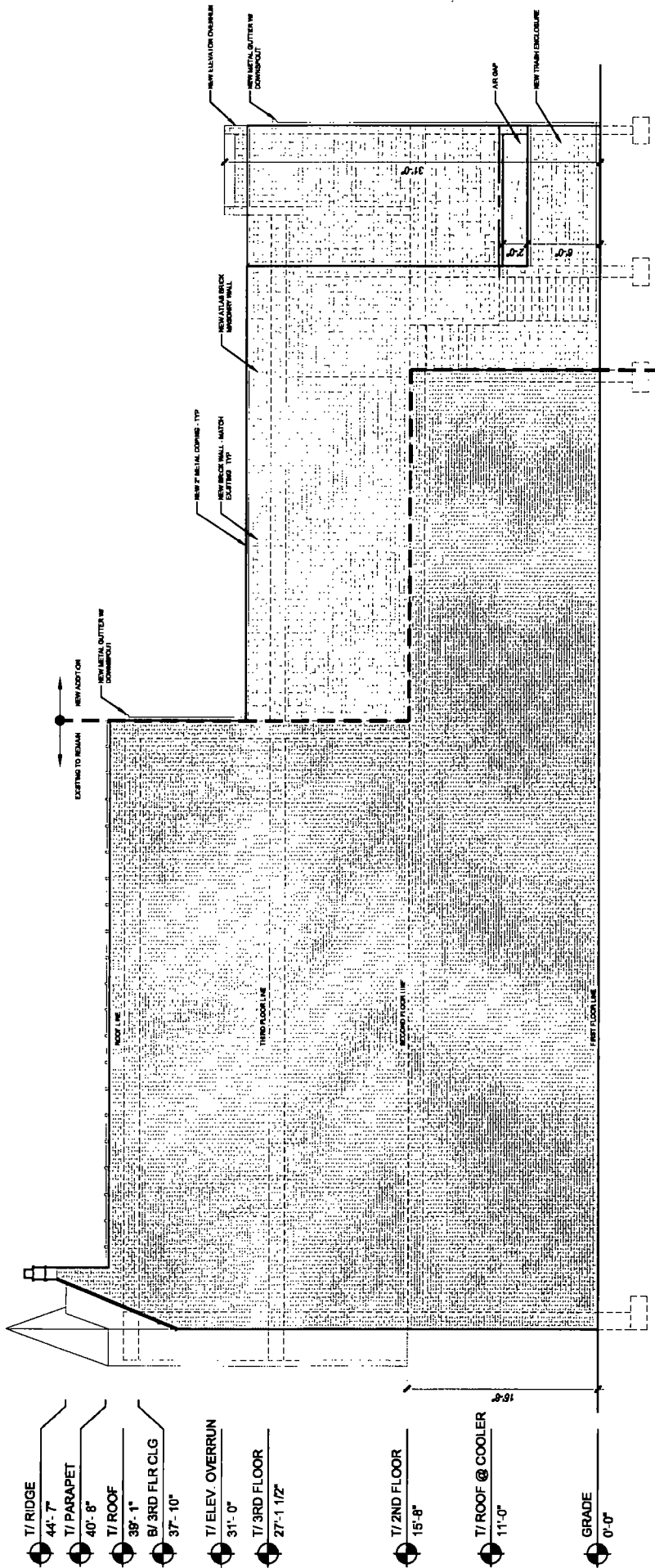
* The project will seek a parking reduction for transit-served locations. The project will comply with the mandatory criteria for new construction in transit-served locations set forth in Sec. 17-3-0308-B(1-5).



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

TORTELLO
 1746 W. DIVISION ST.
 CHICAGO, ILLINOIS 60622

SPACE | VERSION
 ARCHITECT'S PLANS & DRAWINGS
 A0.10



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

