Final for Publication

SUBSTITUTE NARRATIVE AND PLANS
TYPE I Rezoning Attachment
458 West Dickens Avenue
From B3-2 to B3-3

No. 22817T1

The Property
The subject property is improved with a mixed-use building of multiple heights containing ground floor commercial space and residential dwelling units above the ground floor. The surrounding area is comprised of varying zoning districts, including B3-2, B3-3, RS-3, RT-4, and RM-5 districts, and various Planned Developments. The area is improved with buildings, with a range of heights, containing residential and commercial uses. The property is also a Transit Served Location per the Transit Oriented Provisions of the Chicago Zoning Ordinance, Section 17-10-0102-B, as it is within 890 feet of the Clark Street Bus Line Corridor Roadway Segment, and within 1,090 feet of the Lincoln Avenue Bus Line Corridor Roadway Segment.

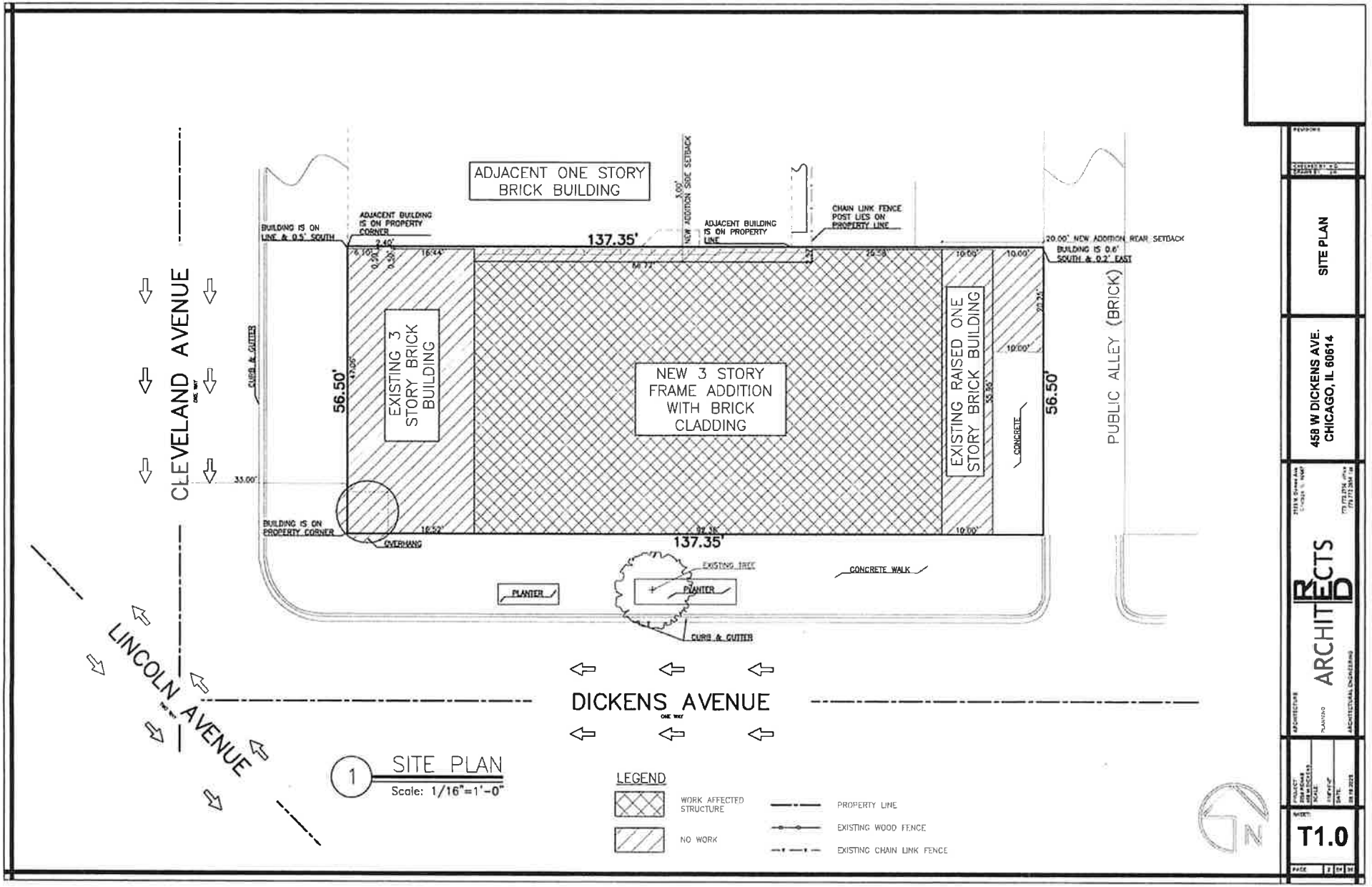
The Project
The Applicant proposes to improve the property by constructing a two-story addition above the commercial space containing nine dwelling units and 9 bicycle parking spaces. No automobile parking spaces are proposed. The proposed zoning height of the building will be 37′ 10″. To allow the proposed development, the Applicant seeks a zoning change for the subject property from a B3-2 Community Shopping District to a B3-3 Community Shopping District. The Applicant is filing a Type 1 rezoning application and seeks all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans, including: 1) a variation under section 17-13-1101-B to reduce the year yard setback from 30 feet to 20 feet; 2) a variation under section 17-13-1101-B to reduce the front yard setback to zero feet; 3) a variation under section 17-13-1101-A and 17-13-1003-EE to reduce the number of required automobile parking spaces from five to zero spaces.

The following are the relevant zoning parameters for the proposed project:

Lot Area:	7,760.27 sq. ft.
Floor Area:	20,585.00 sq. ft.
FAR:	2.65
Residential Dwelling Units:	9
MLA Density:	852.25 sq. ft.
Height:	37 ft. 10 in.
Automobile Parking:	0
Bicycle Parking:	9
Setbacks:	

Front (Dickens St.)	0 feet
Rear (Alley)	20.00 feet
Side (North)	0 feet
Side (South)	0 feet

Final for Publication



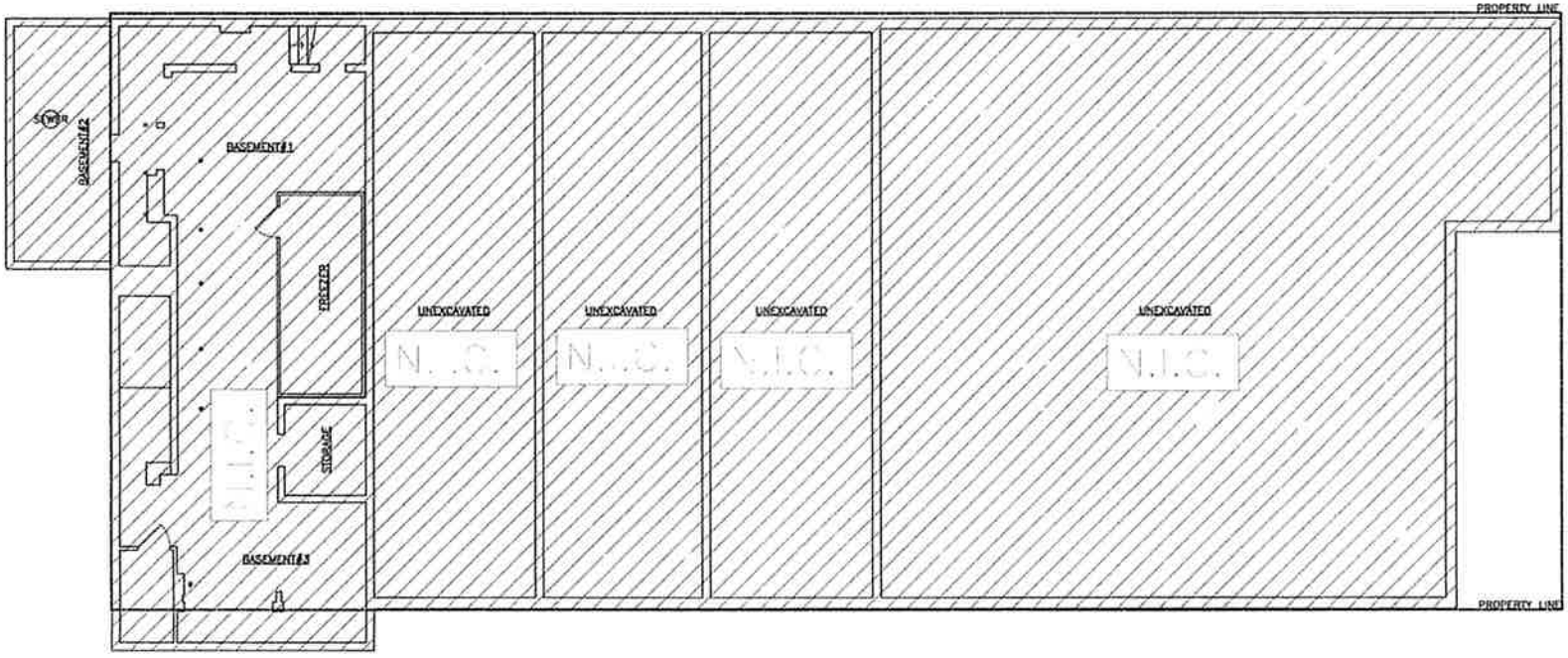
SITE PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

T1.0

Final for Publication



1 EXISTING BASEMENT PLAN

Scale: 3/32" = 1'-0"

N

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

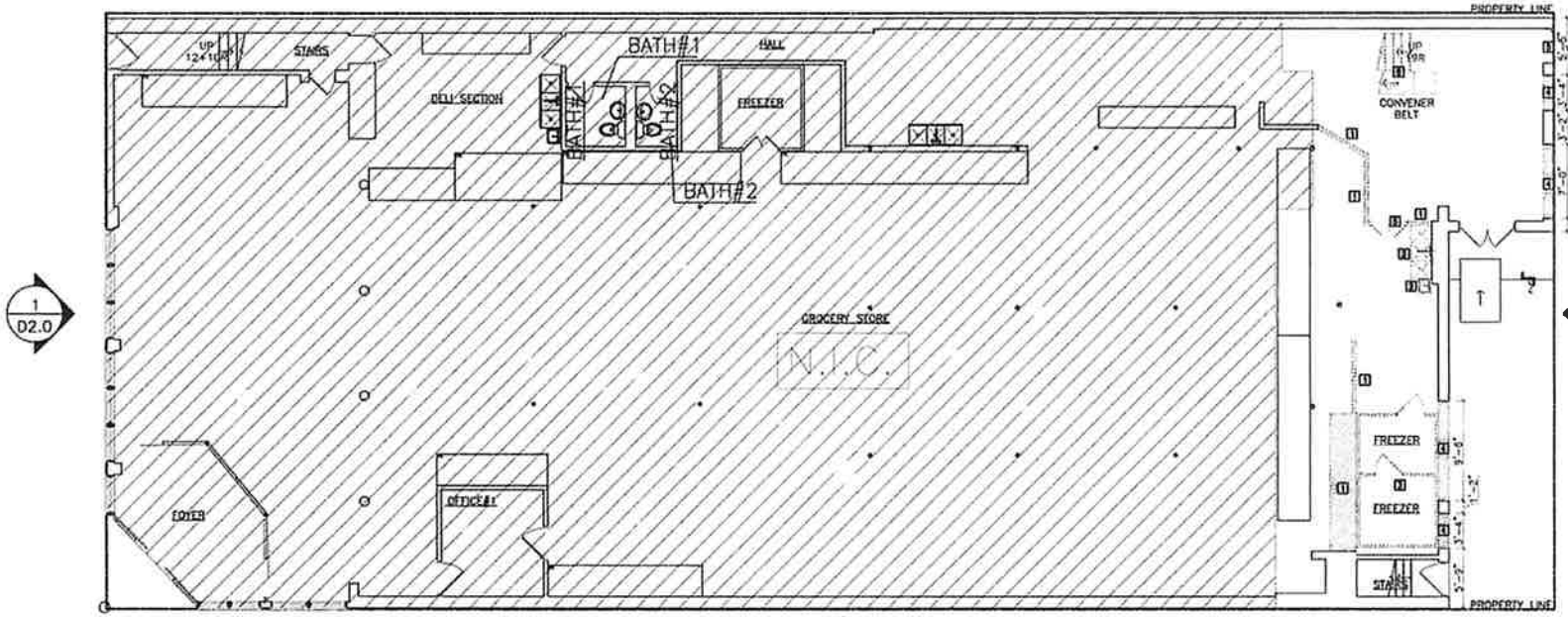
DEMOLITION BASEMENT PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

D1.0

Final for Publication



1 EXISTING 1ST FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

EXISTING 1ST FLOOR PLAN

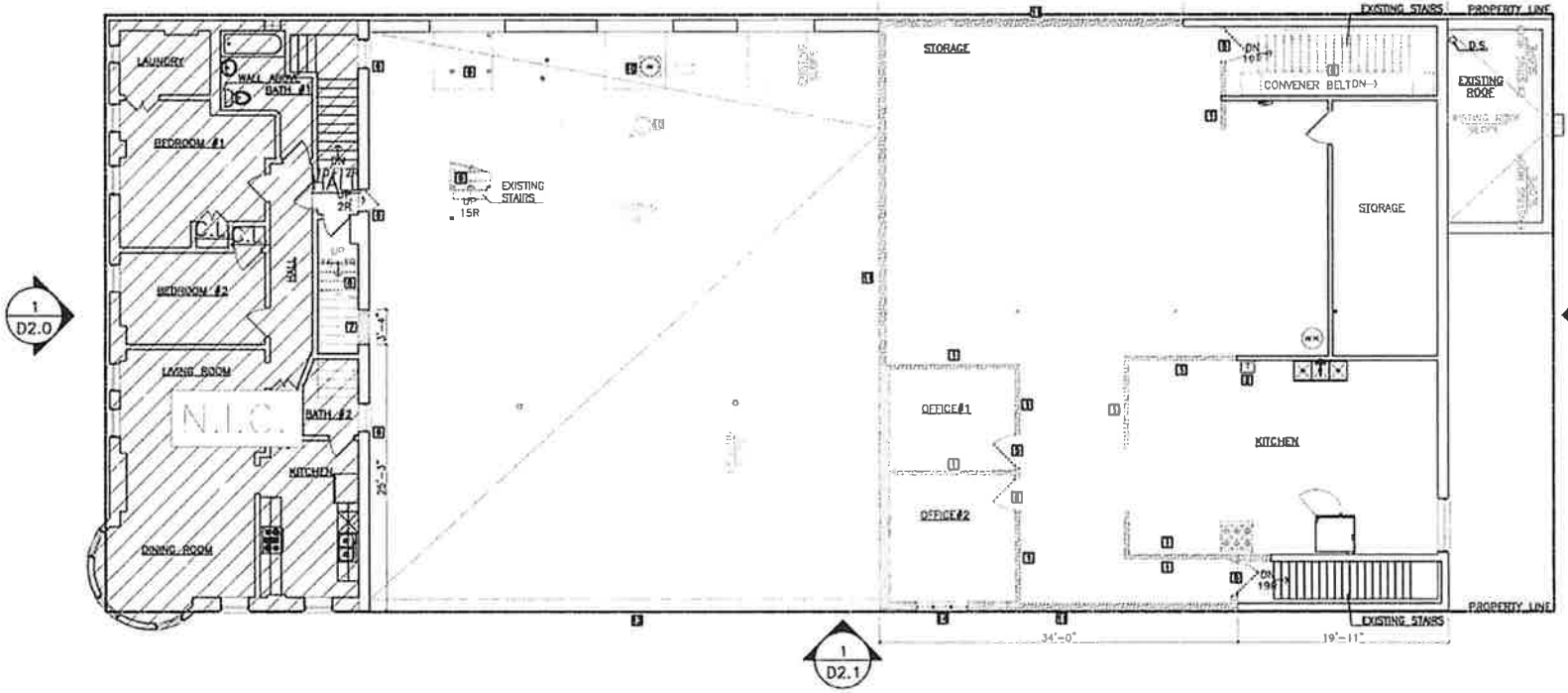
458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

SHEET
D1.1

PAGE 7 OF 15

Final for Publication



1 EXISTING 2ND FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

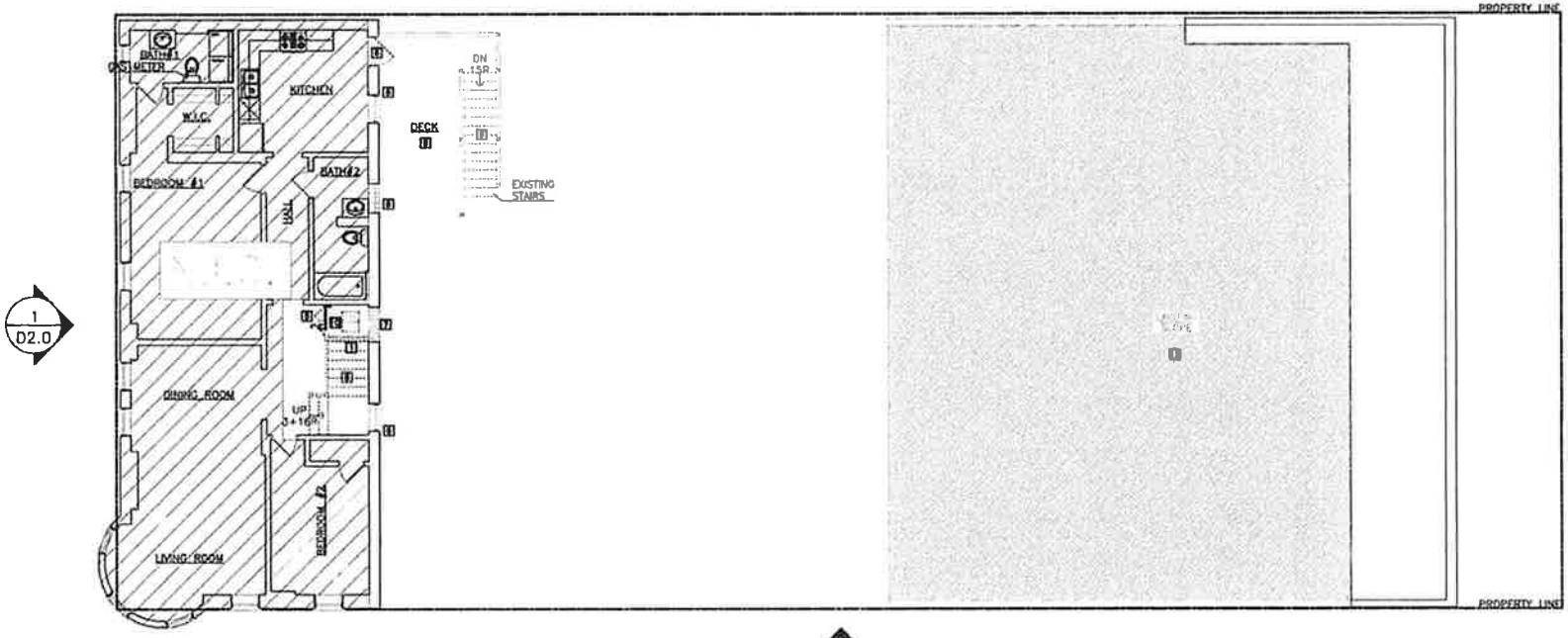
EXISTING 2ND FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

D1.2

Final for Publication



1 D2.0

1 D2.1

1 EXISTING 3RD FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

EXISTING 3RD FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

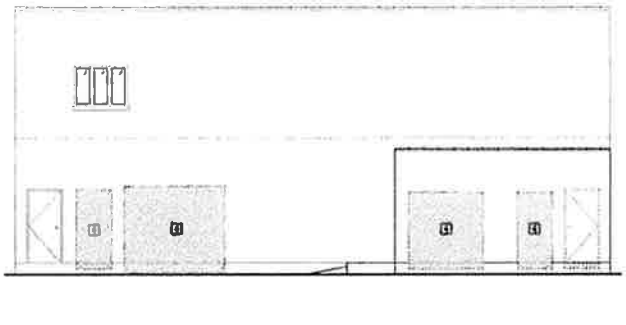
ARCHITECTS

D1.3

Final for Publication



1 EXISTING WEST ELEVATION
Scale: 3/32"=1'-0"



2 EXISTING EAST ELEVATION
Scale: 3/32"=1'-0"

10 0 5 15
(IN FEET)
3/32 INCH = 1 FOOT

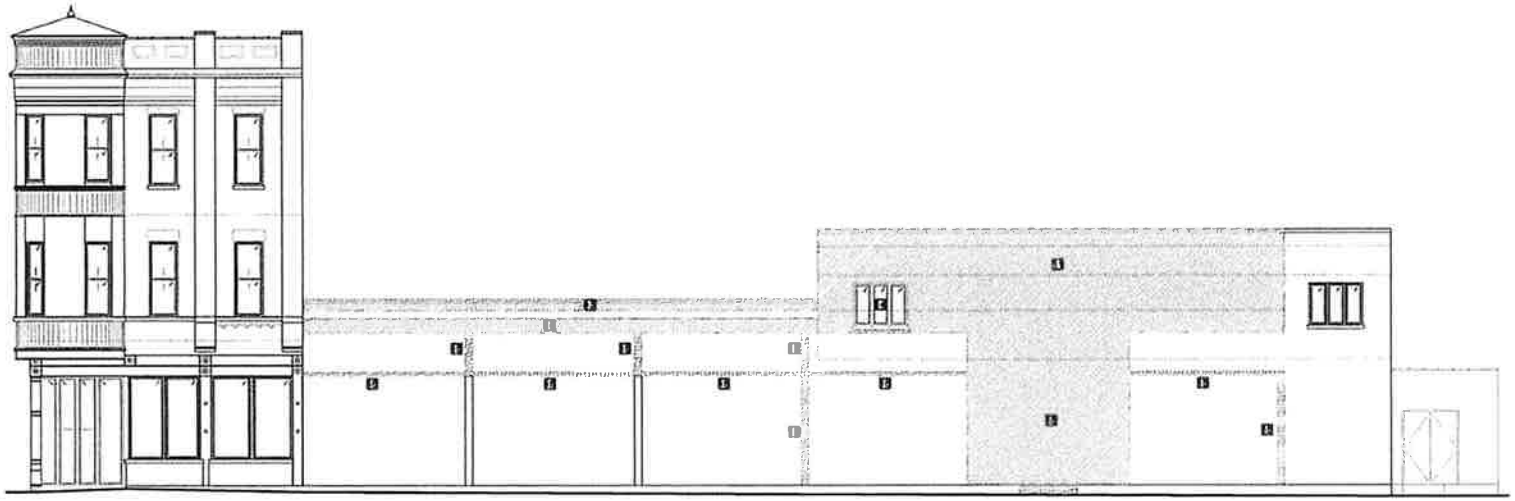
EXISTING ELEVATIONS

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

D2.0

Final for Publication



1 EXISTING SOUTH ELEVATION

Scale: 3/32"=1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

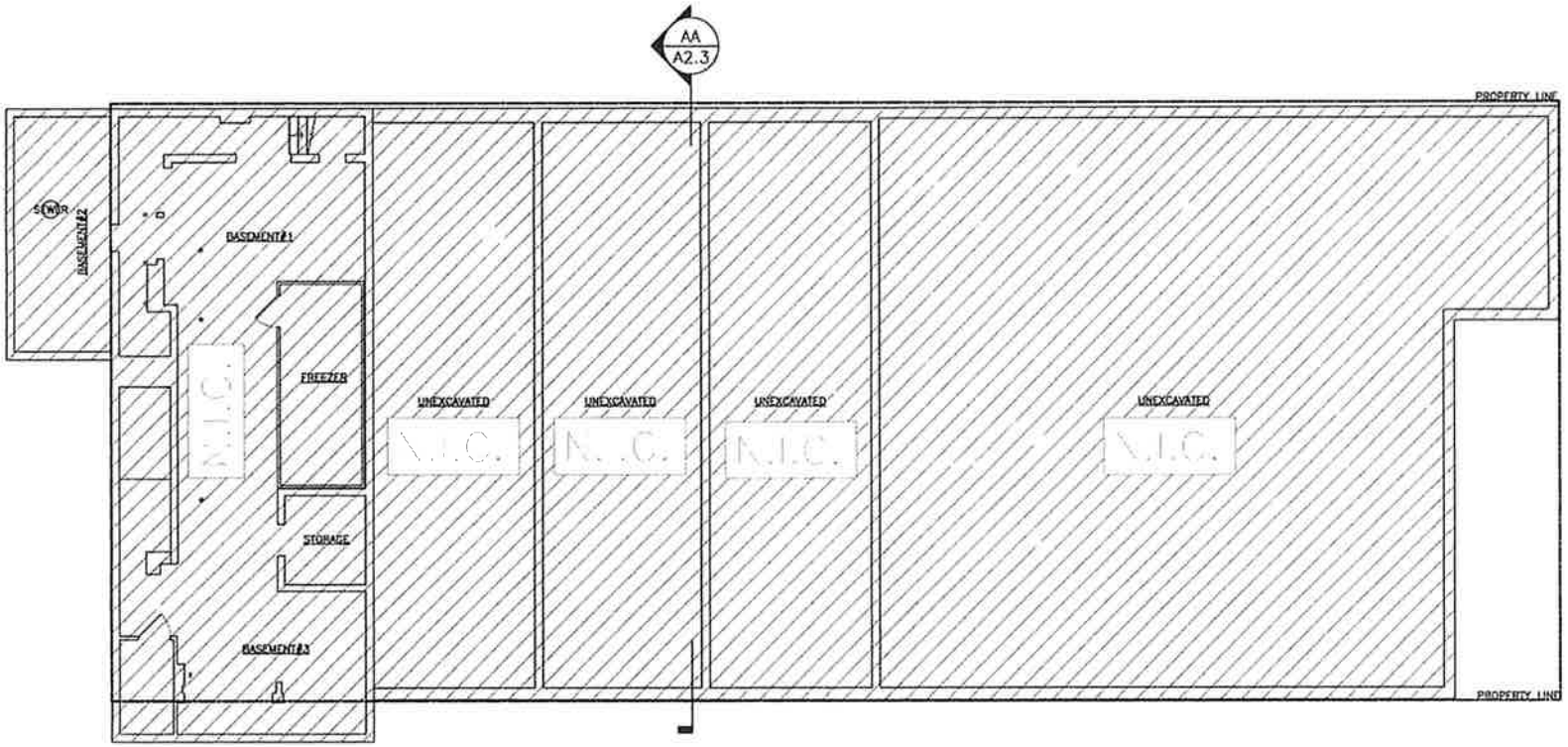
EXISTING 3RD FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

D2.1

Final for Publication



1 PROPOSED BASEMENT PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

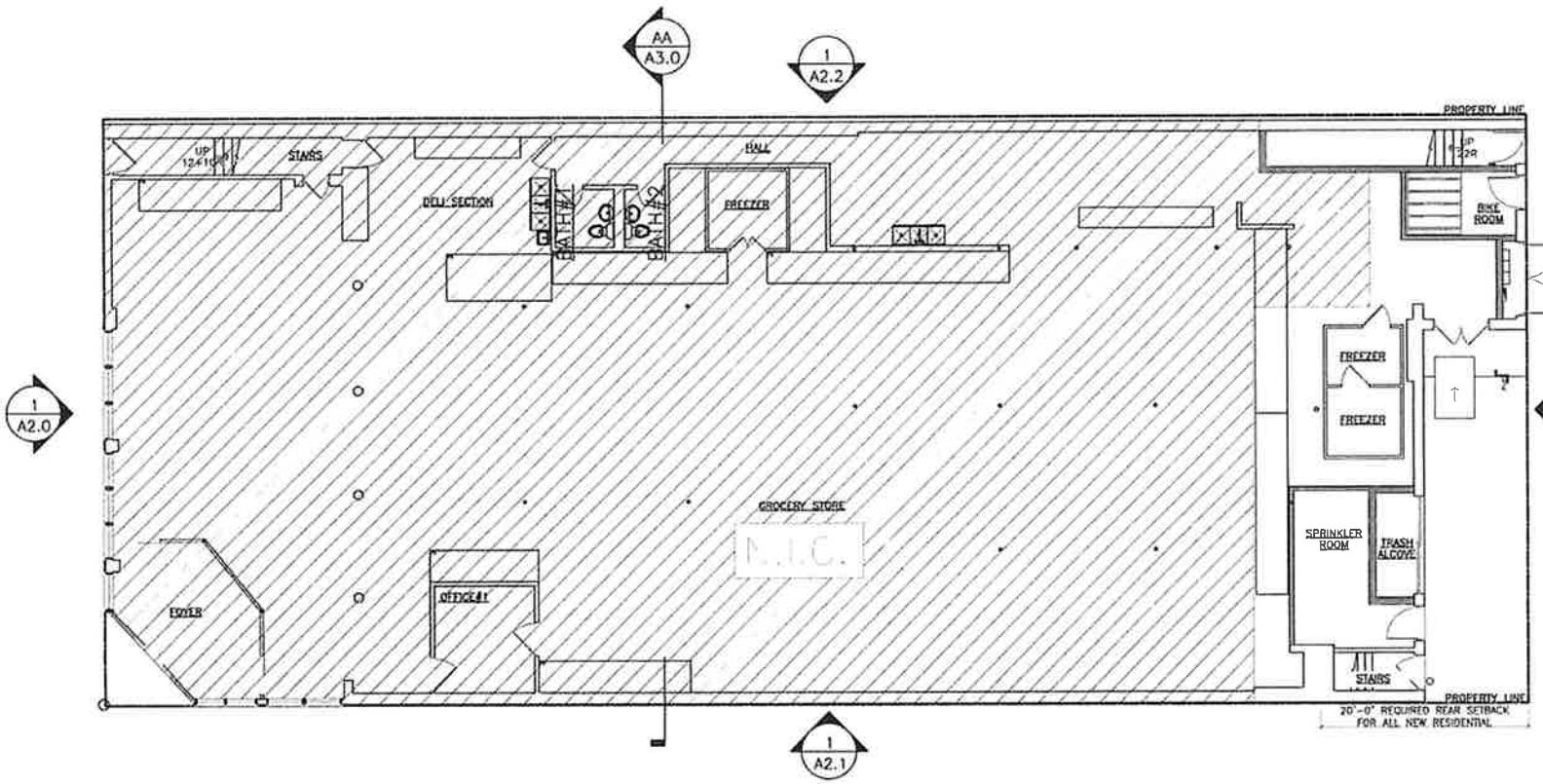
PROPOSED BASEMENT PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

A1.0

Final for Publication



1 PROPOSED 1ST FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

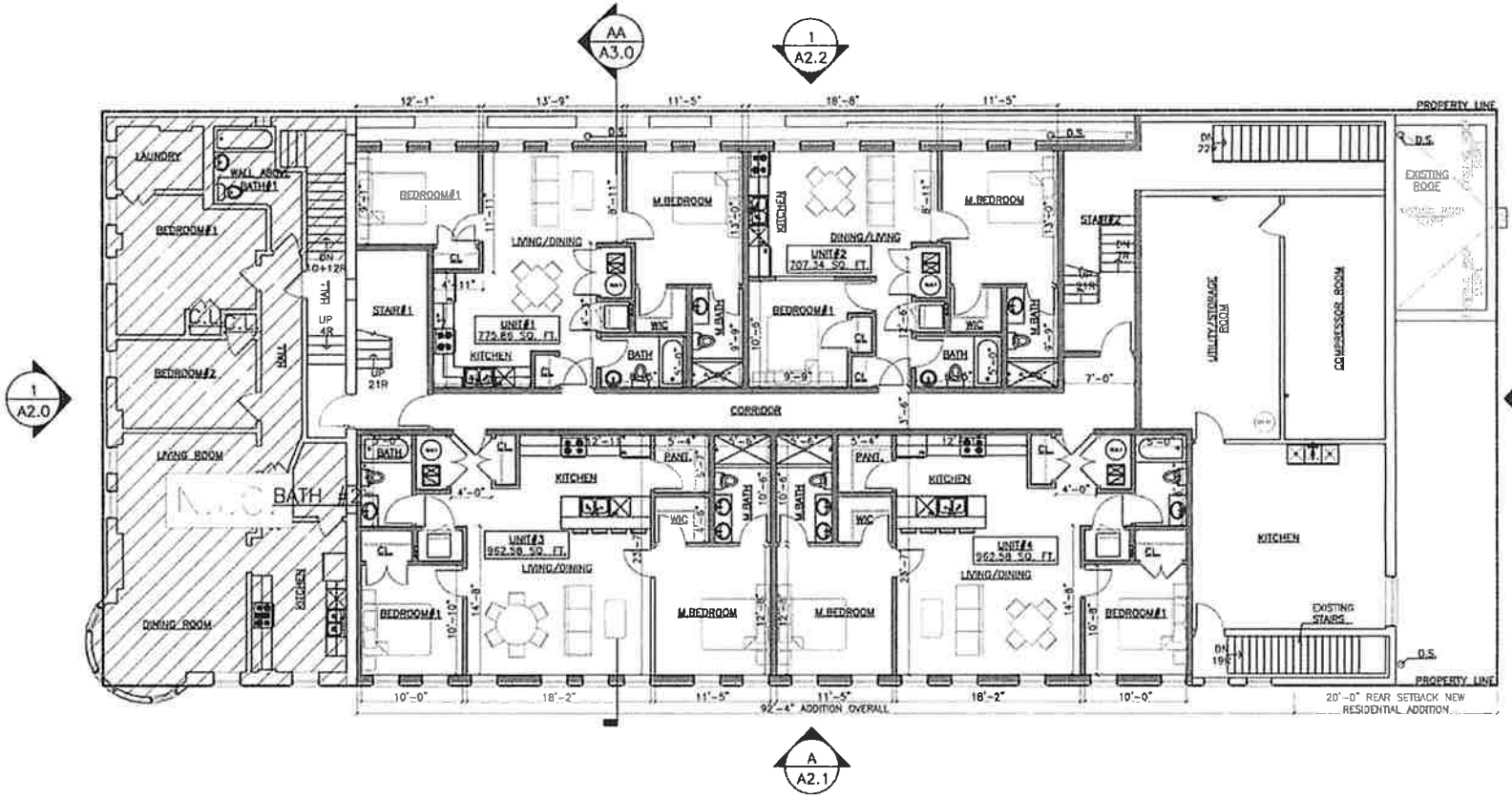
PROPOSED 1ST FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

SHEET
A1.1

Final for Publication



1 PROPOSED 2ND FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

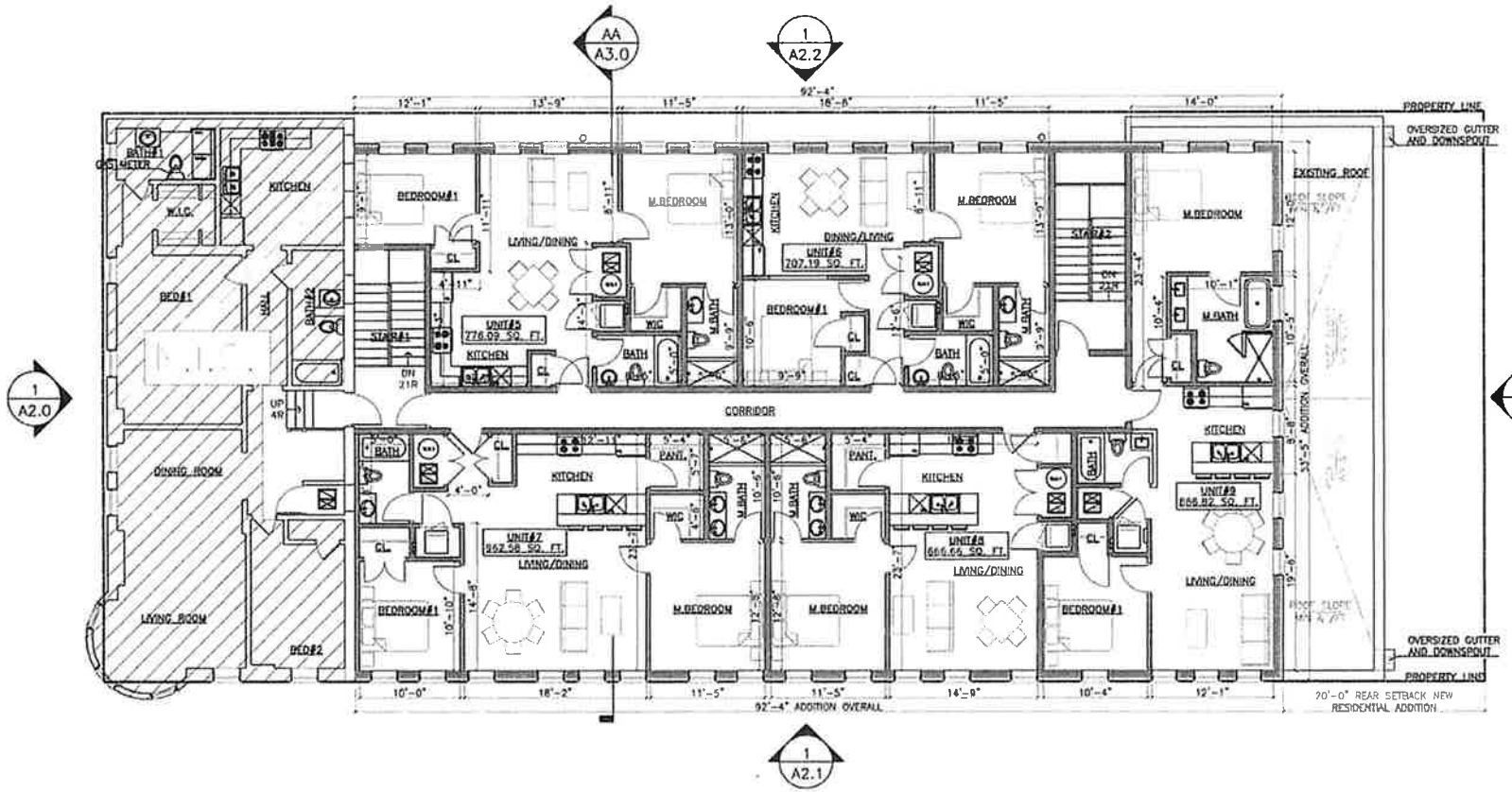
PROPOSED 2ND FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

A1.2

Final for Publication



1 PROPOSED 3RD FLOOR PLAN

Scale: 3/32" = 1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

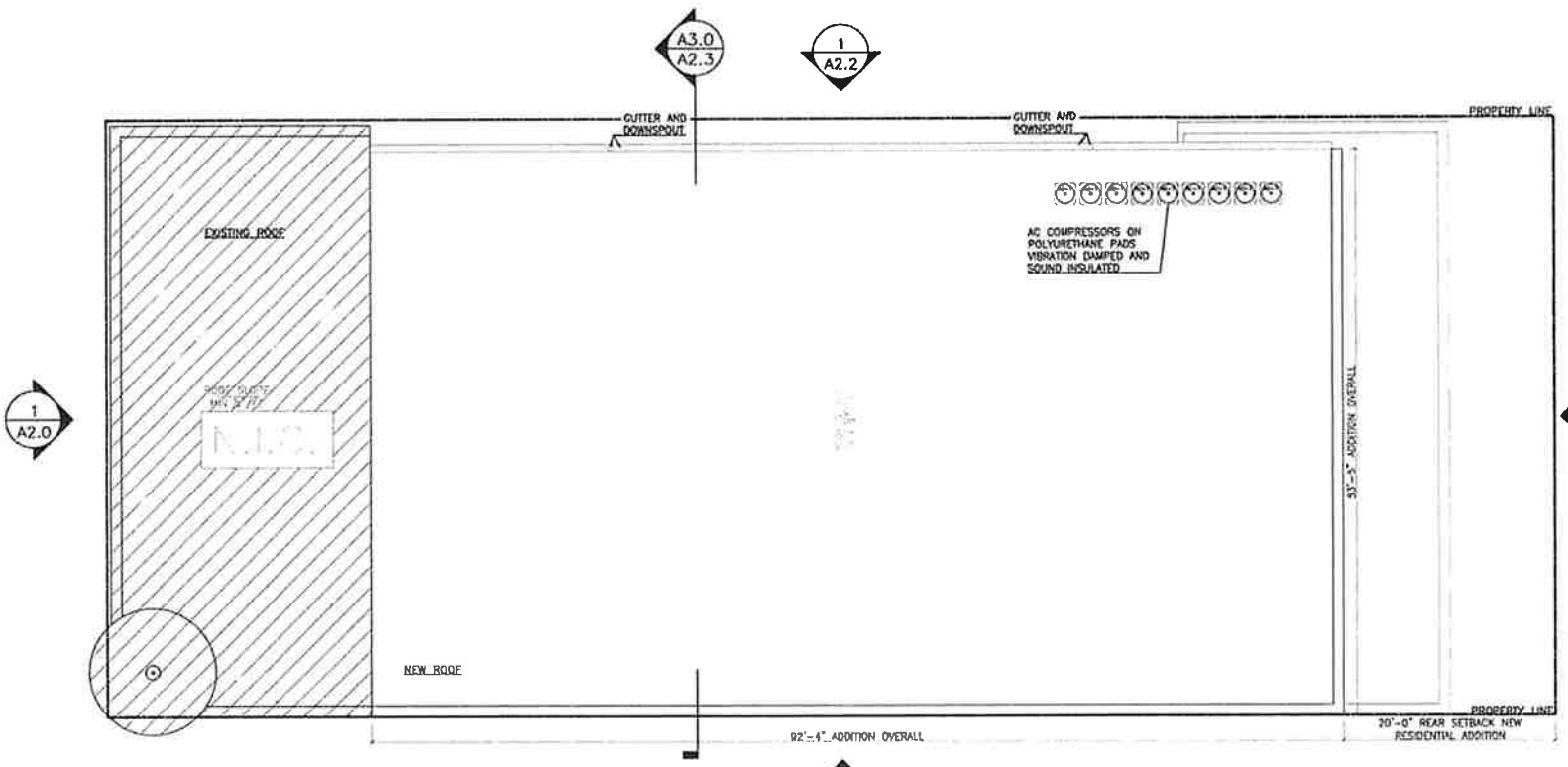
PROPOSED 3RD FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

A1.3

Final for Publication



1 PROPOSED ROOF PLAN

Scale: 3/32" = 1'-0"

PROPOSED ROOF PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

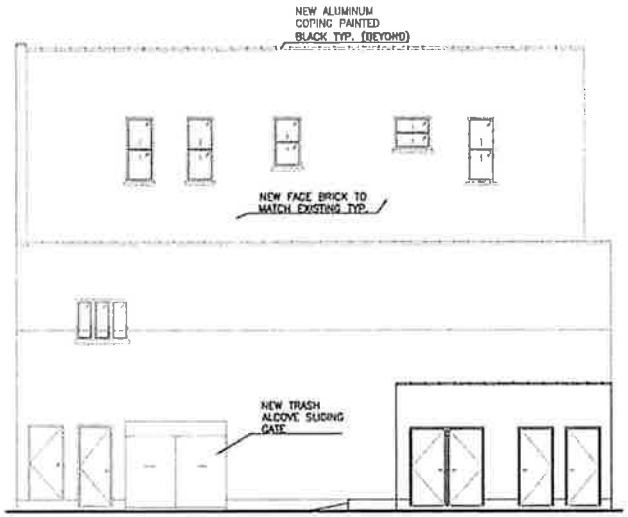
ARCHITECTS

A1.4

Final for Publication



1 PROPOSED WEST ELEVATION
Scale: 3/32"=1'-0"



2 PROPOSED EAST ELEVATION
Scale: 3/32"=1'-0"

10 0 5 15
(IN FEET)
3/32 INCH = 1 FOOT

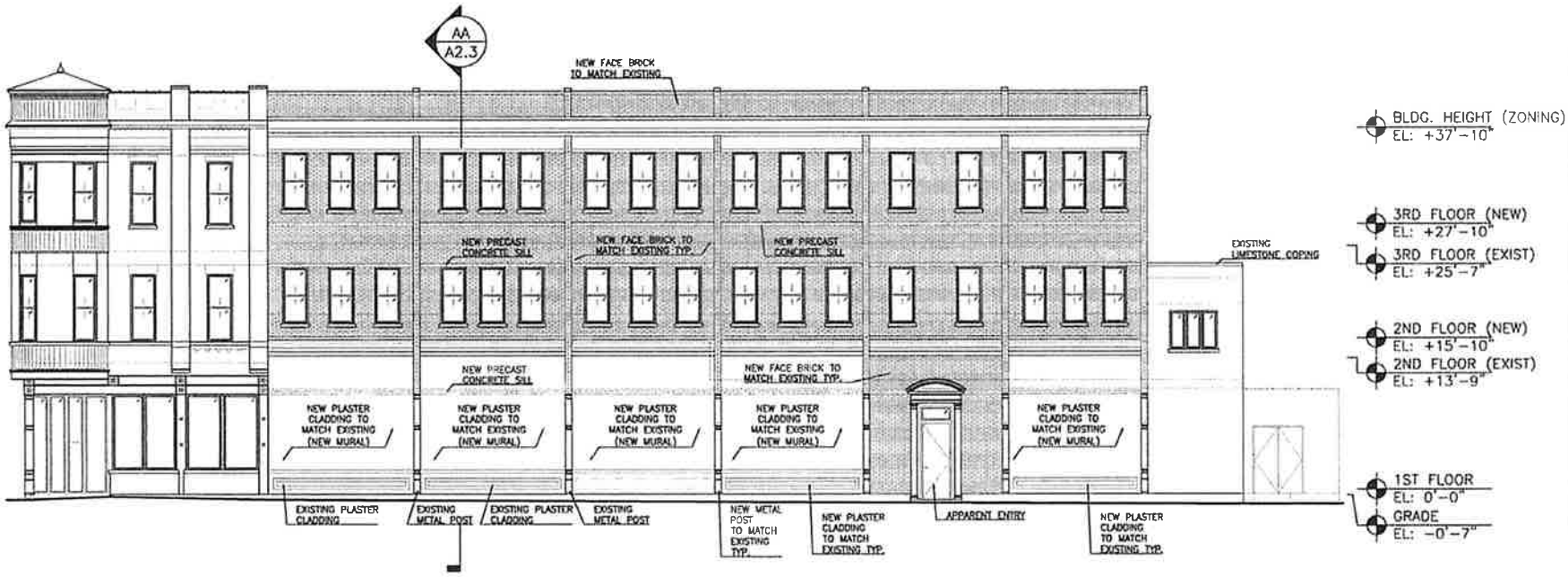
PROPOSED ELEVATIONS

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

SHEET
A2.0

Final for Publication



1 PROPOSED SOUTH ELEVATION

Scale: 3/32"=1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

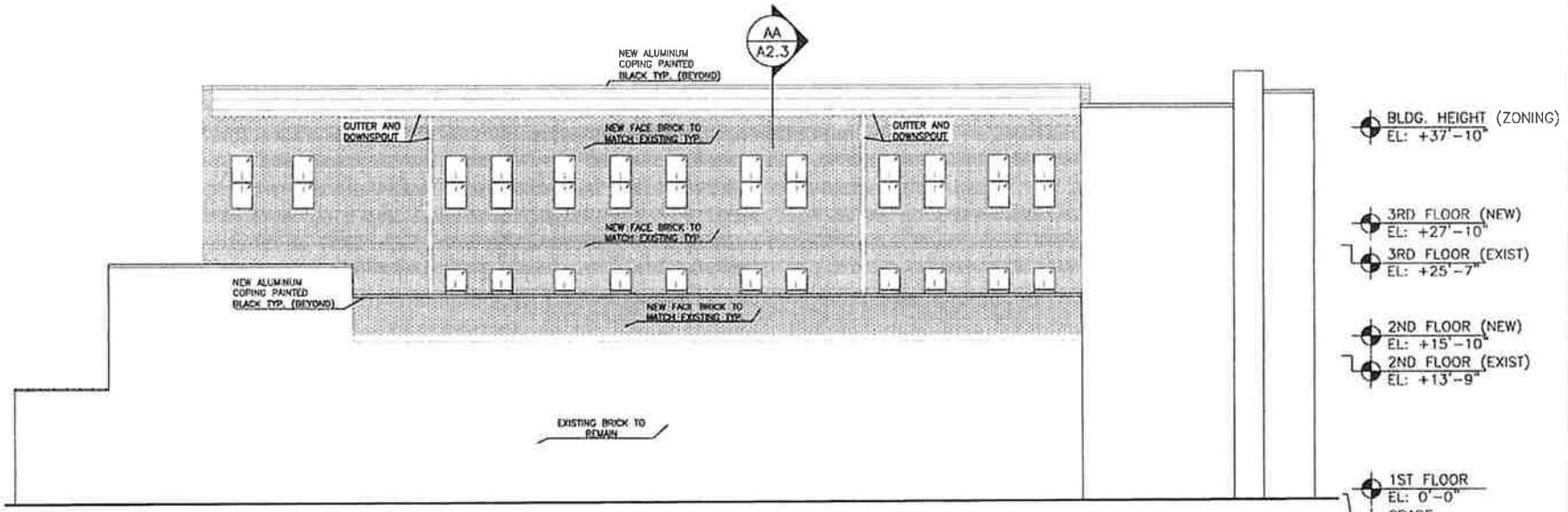
PROPOSED ELEVATION

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

A2.1

Final for Publication



1 PROPOSED NORTH ELEVATION

Scale: 3/32"=1'-0"

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

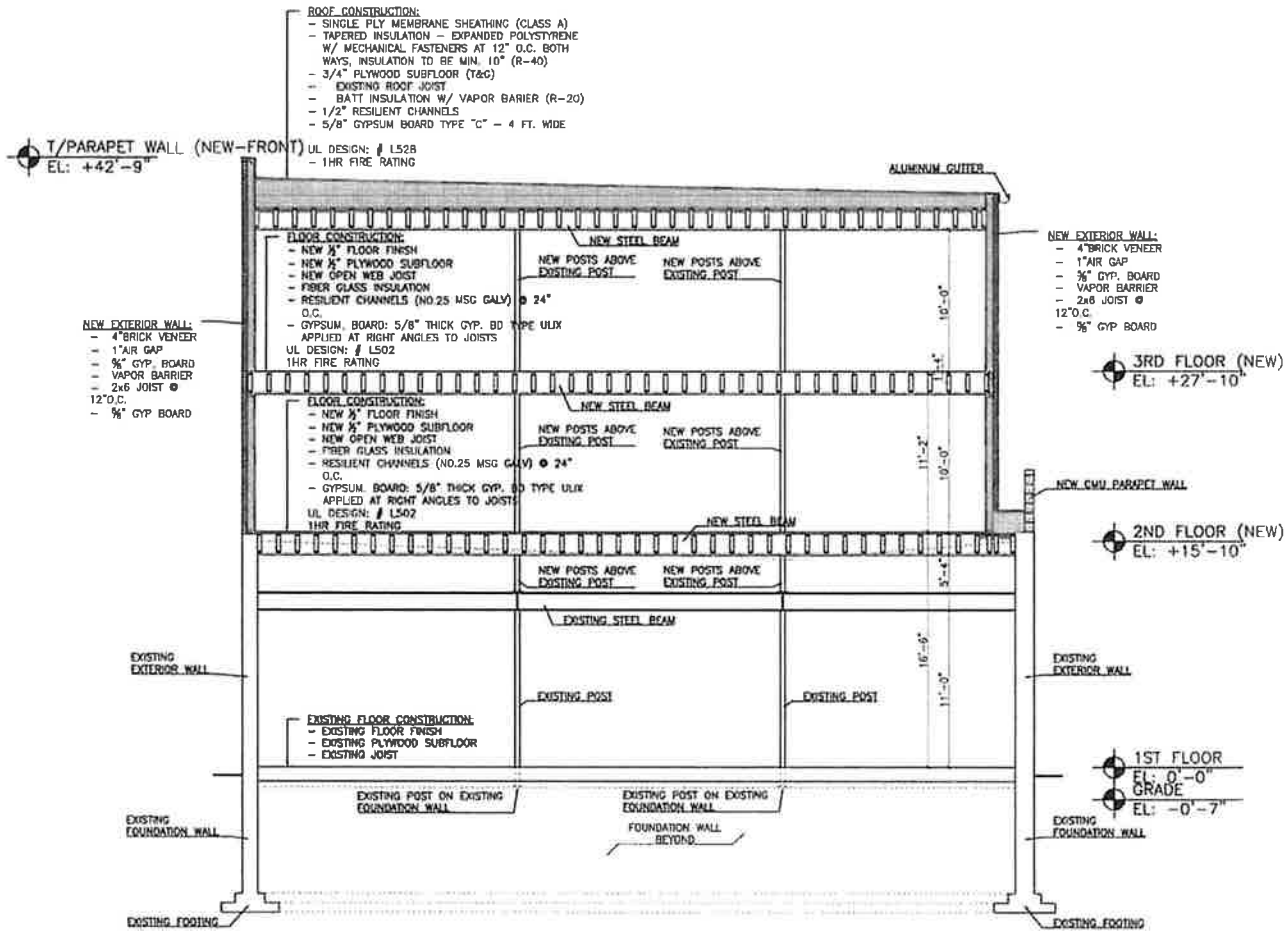
PROPOSED ELEVATION

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

A2.2

Final for Publication



AA PROPOSED SECTION

Scale: 1/8"=1'-0"

8 0 4 12

(IN FEET)
1/8 INCH = 1 FOOT

PROPOSED SECTION

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

A3.0

Final for Publication



1 TRANSIT SERVED LOCATION MAP

Scale: 1/128"=1'-0"

TRANSIT SERVED
LOCATION MAP

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

T1.2

Final for Publication



1 CLARK & DICKENS BUS STOP
Scale: N/A



2 LINCOLN & WEBSTER BUS STOP
Scale: N/A

SWORN STATEMENT FOR TRANSIT SERVED PROJECT

I, VICTOR DRAPSZO OF RED ARCHITECTS HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CLARK CTA BUS LINE CORRIDOR ROADWAY SEGMENT TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 458 W DICKENS AVE. IN A STRAIGHT LINE IS 895.98' WHICH IS LESS THAN THE REQUIRED 1,320.00'.

I, VICTOR DRAPSZO OF RED ARCHITECTS HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE LINCOLN CTA BUS LINE CORRIDOR ROADWAY SEGMENT TO THE NEAREST BOUNDARY POINT OF THE PROPOSED SITE AT 458 W DICKENS AVE. IN A STRAIGHT LINE IS 960.76' WHICH IS LESS THAN THE REQUIRED 1,320.00'

LICENSED ARCHITECT
VICTOR
DRAPSZO
001-022148
STATE OF ILLINOIS

SIGNED _____ DATE: 09.18.2025

EXPIRATION DATE: 11-30-26

TRANSIT SERVED PHOTOS AND STATEMENT

458 W DICKENS AVE. CHICAGO, IL 60614

RED ARCHITECTS

T1.3