Final for Publication

Type 1 Narrative and Plans
for
3251-3263 W. Division Street and 1149-1159 N. Spaulding Avenue
B1-1 to B2-3

A. The applicant proposes to rezone the subject property from B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District. The subject property is currently a vacant lot. The purpose of the zoning amendment is to construct a new 6-story, 44-unit residential building with 16 parking spaces. There will be approximately 984 square feet of commercial space in the building. The building height will not exceed 65 feet. The subject property is a Transit-Serviced Location based on proximity to the Division Street and the number 70 Bus Line.

The applicant is seeking the following relief or bonuses:

(i) as per Type I Section 17-13-0303-D, a reduction in the rear yard from 30 feet to 15 feet in accordance with Section 17-13-1003-I and 17-13-1101-A;

(ii) a reduction in minimum lot area per dwelling unit for Transit-Served Locations meeting 100% of the ARO requirement on-site as permitted in accordance with Section 17-3-0402-B;

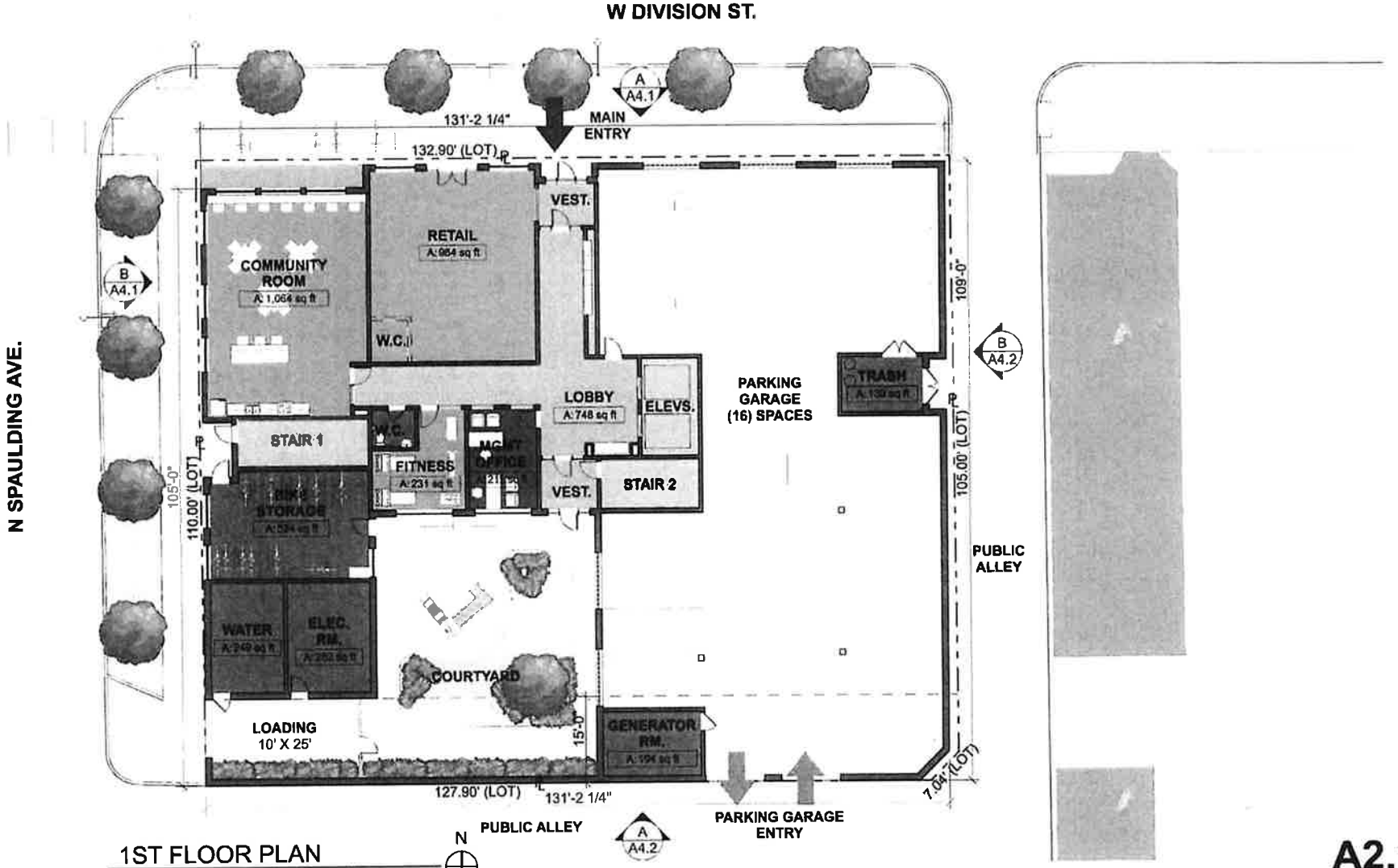
(iii) an increase in the maximum FAR for Transit-Served Locations meeting 100% of the ARO requirement on site in accordance with Section 17-3-0403-B;

(iv) a reduction in the percentage of EVSE-ready spaces or EVSE-installed spaces required by Section 17-10-1011-A(2) to the applicable value for "affordable housing" as defined in the Illinois Electric Vehicle Charging Act in accordance with Section 17-13-1101-A and 17-13-1003-LL.

B. Lot Area	14,606 square feet
C. FAR	4.0
D. Number of Dwelling Units	44 dwelling units
E. Density (Minimum lot area per dwelling unit)	300 square feet
F. Building Height	Not to exceed 65'
G. Front setback	0'
H. Side setbacks	0' – north 0' – south

Final for Publication

I. Rear Setback	15'
J. Parking	16 parking spaces



1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

Final for Publication

A2.1

3251 W. Division Street

DRAFT - NOT FOR CONSTRUCTION

Hispanic Housing Development Corporation
325 N Wells St., Floor 8
Chicago, IL 60654

3251 W. Division St.
Chicago, IL 60651
1/23/25

©2026 WJW ARCHITECTS

WJW Architects



A NORTH ELEVATION (FACING DIVISION ST.)

SCALE: 1/16" = 1'-0"



B WEST ELEVATION (FACING SPAULDING AVE.)

SCALE: 1/16" = 1'-0"

3251 W. Division Street

Final for Publication

A4.1

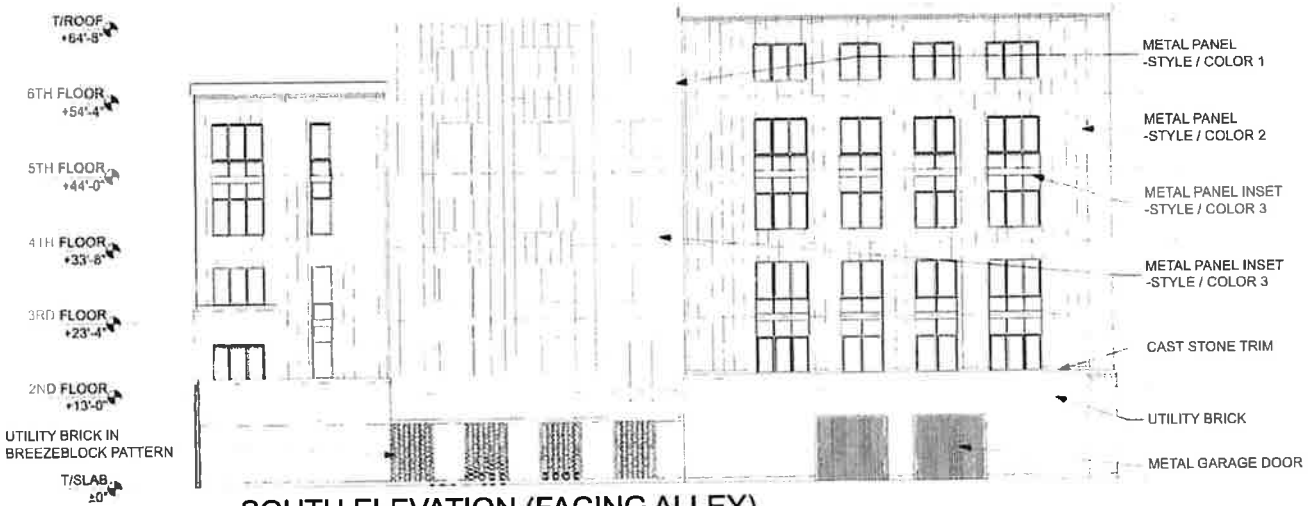
DRAFT - NOT FOR CONSTRUCTION

Hispanic Housing Development Corporation
325 N Wells St., Floor 8
Chicago, IL 60654

3251 W. Division St.
Chicago, IL 60651
1/23/26

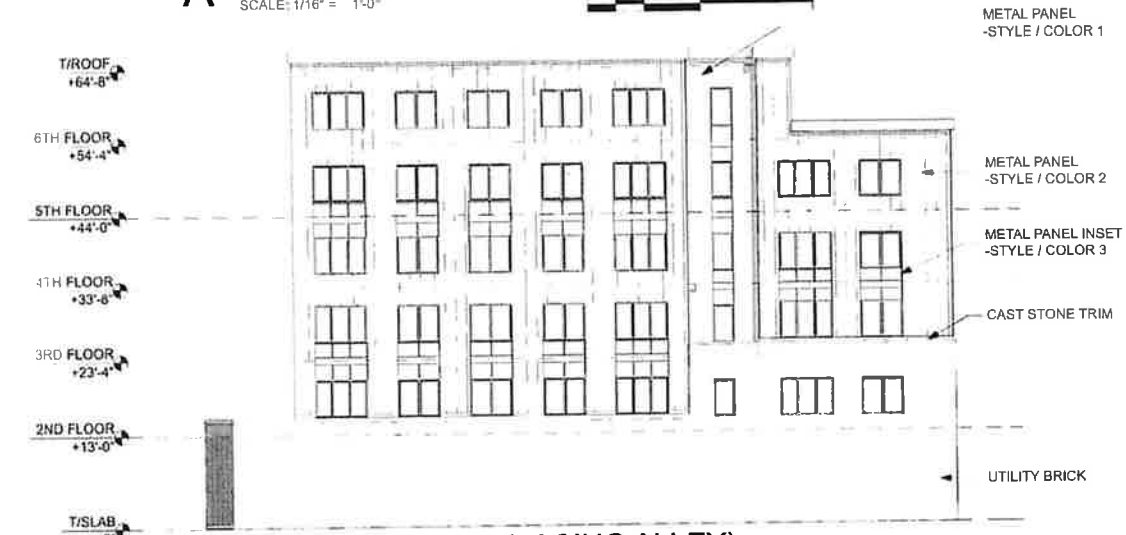
©2026 WJW ARCHITECTS

WJW Architects



A SOUTH ELEVATION (FACING ALLEY)

SCALE: 1/16" = 1'-0"



B EAST ELEVATION (FACING ALLEY)

SCALE: 1/16" = 1'-0"

Final for Publication

A4.2

DRAFT - NOT FOR CONSTRUCTION

Hispanic Housing Development Corporation
325 N Wells St., Floor 8
Chicago, IL 60654

3251 W. Division Street

3251 W. Division St.
Chicago, IL 60651
1/23/26

©2026 WJW ARCHITECTS

WJW Architects