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

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

NEW 2ND AND 3RD STORY ADDITION PARTIALLY ABOVE EXISTING LANDMARK BUILDING, ADDING NEW 9 DWELLING UNITS

DRAWING INDEX:

#	TITLE
1	C1.0 - COVER SHEET
2	T1.0 - SITE PLAN
3	T1.1 - ZONING ANALYSIS
4	T1.2 - TRANSIT SERVED LOCATION MAP
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6	D1.0 - EXISTING BASEMENT PLAN
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9	D1.3 - EXISTING 3RD FLOOR PLAN
10	D2.0 - EXISTING ELEVATIONS
11	D2.1 - EXISTING ELEVATION
12	A1.0 - PROPOSED BASEMENT PLAN
13	A1.1 - PROPOSED 1ST FLOOR PLAN
14	A1.2 - PROPOSED 2ND FLOOR PLAN
15	A1.3 - PROPOSED 3RD FLOOR PLAN
16	A1.4 - PROPOSED ROOF PLAN
17	A2.0 - PROPOSED ELEVATIONS
18	A2.1 - PROPOSED ELEVATION
19	A2.2 - PROPOSED ELEVATION
20	A3.0 - PROPOSED SECTION

REVISIONS:

CHECKED BY: V.D.
DRAWN BY: J.R.

COVER SHEET

458 W DICKENS AVE.
CHICAGO, IL 60614

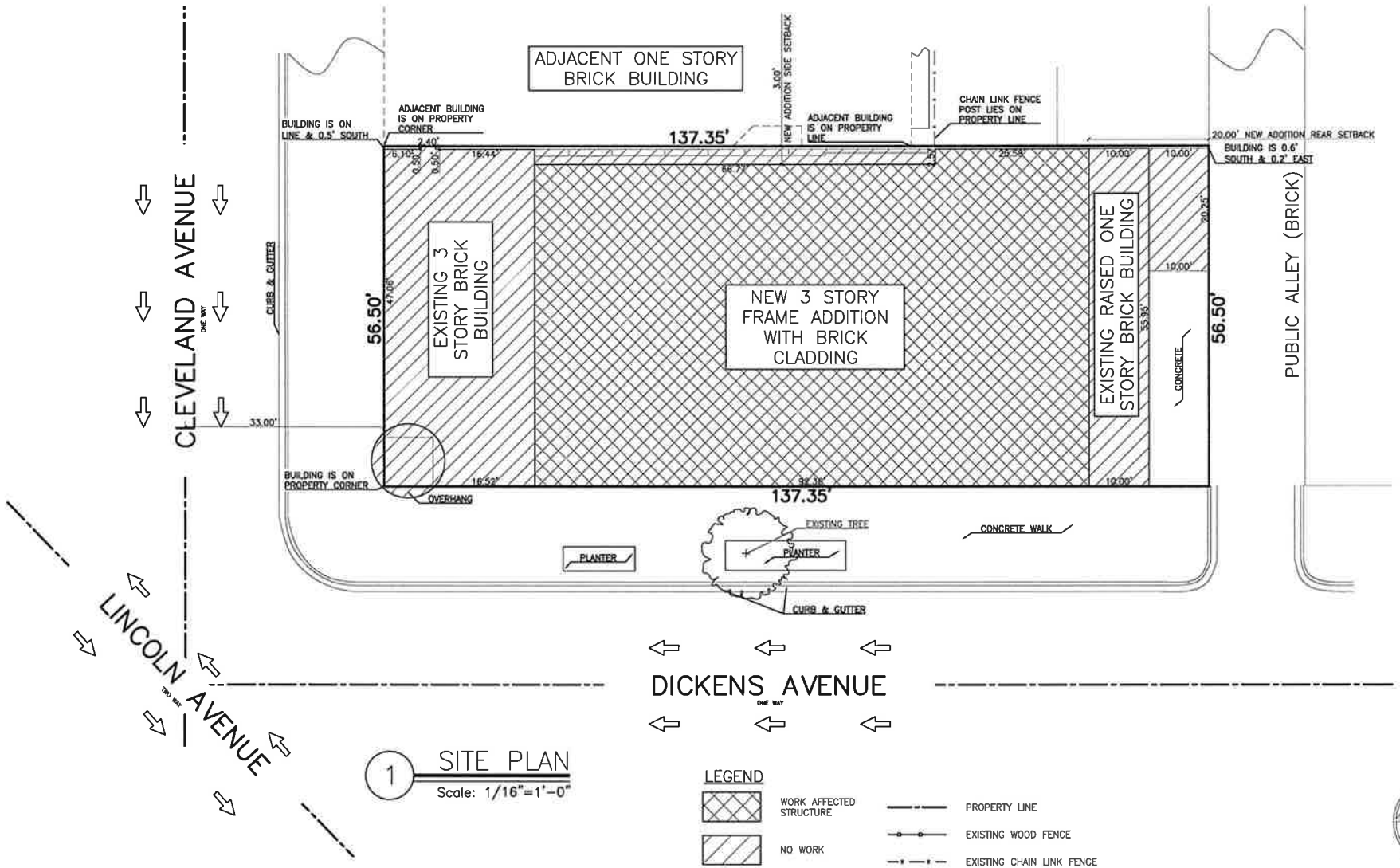
2123 N. Damen Ave.
Chicago IL 60647
773.772.2756 office
773.772.2954 fax

ARCHITECTS
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT:
2004 FEHAB
458 W DICKENS
SCALE:
N.T.S.
DATE:
06.25.2025

SHEET:
C1.0

PAGE: 1 OF 20



SITE PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

3123 N. Damen Ave.
Chicago, IL 60647
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773.772.2864 fax

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SHEET: T1.0

PAGE: 1 OF 20

ZONING ANALYSIS		
	ORDINANCE REQUIREMENTS	PROPOSED ZONING/BUILDING
ZONING	B3-2	B3-3
LOT AREA	137.35' x 56.50' = 7,760.27 SQ.FT.	137.35' x 56.50' = 7,760.27 SQ.FT.
F.A.R.	7,760.27 x 2.2 = 17,072.59 SQ.FT.	7,760.27 x 3.0 = 23,280.81 SQ.FT. FIRST FLOOR/GRADE = 7,280.39 S.F. SECOND FLOOR = 8,934.06 S.F. THIRD FLOOR = 6,333.92 S.F. TOTAL = 20,548.37 S.F.
MIN. LOT AREA PER UNIT	1,000 S.F. PER DWELLING UNIT 17,072.59/1,000 = 8 D.U.	400 S.F. PER DWELLING UNIT 17,072.59/400 = 20 D.U.
MAX. BUILDING HEIGHT	50.00'	55.00' (ORDINANCE) 38.41' (PROPOSED)
SETBACKS	FRONT: N/A REAR: (RESIDENTIAL) = 30.0' SIDE: N/A	FRONT: 0.00' REAR: 0.00' 20.00' (RESIDENTIAL) SIDE: N/A

REVISIONS

CHECKED BY: V.D.
DRAWN BY: J.M.

ZONING ANALYSIS

458 W DICKENS AVE.
CHICAGO, IL 60614

2133 N. Damen Ave.
Chicago IL 60647
773 772 2134 office
773 772 2554 fax

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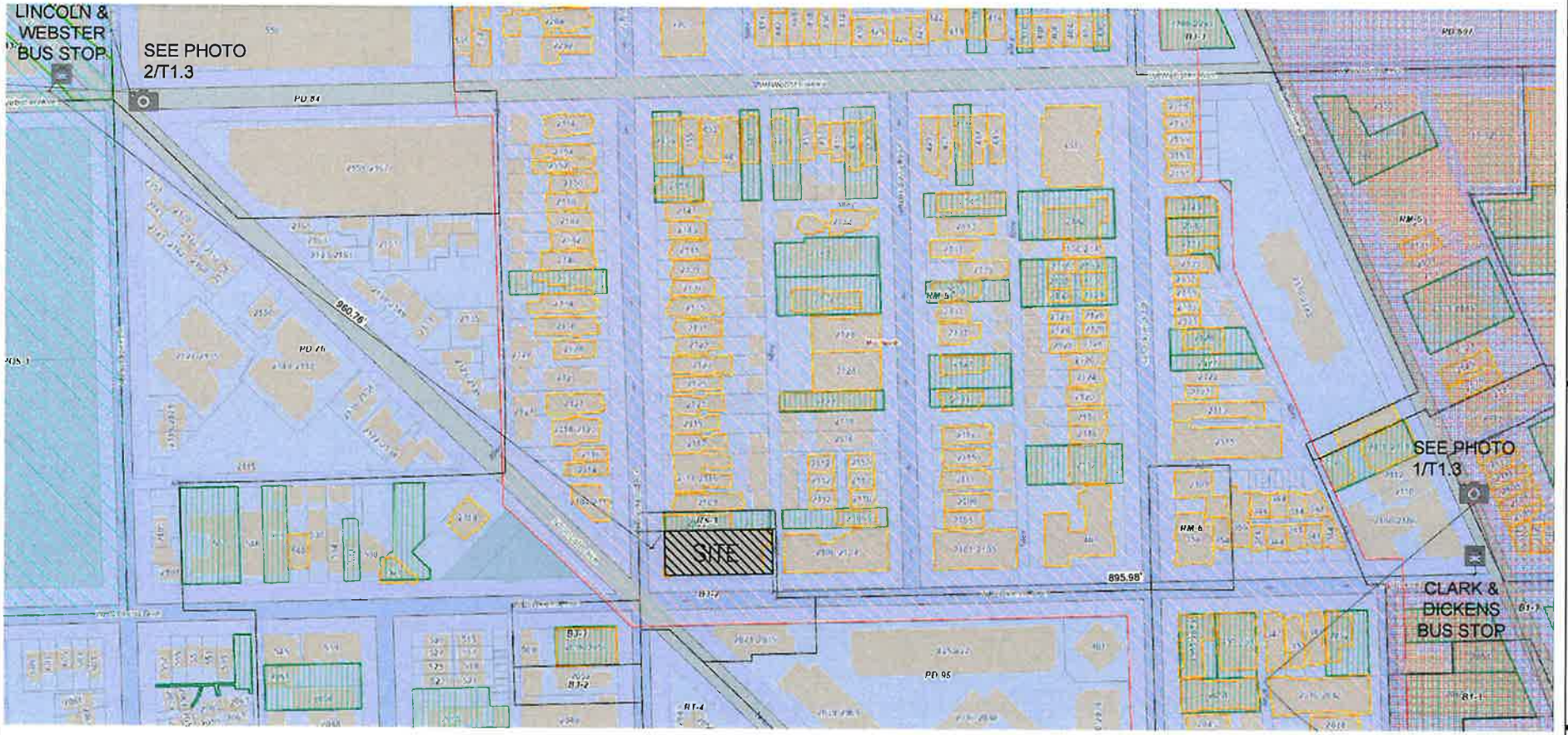
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT:
2022 PD#18
458 W DICKENS

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

DATE: 06.21.2023

SHEET:
T1.1



1 TRANSIT SERVED LOCATION MAP

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

REVISIONS:

CHECKED BY: K.D.
DRAWN BY: J.R.

TRANSIT SERVED LOCATION MAP

458 W DICKENS AVE.
CHICAGO, IL 60614

2133 W. Dickens Ave.
Chicago, IL 60647
773.777.2756 office
773.772.2264 fax

RBD ARCHITECTS
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 2004 REHAB 2004 DICKENS
SCALE:
VERIFIED:
DATE: 06.26.2023

SHEET: T1.2

PAGE: 4 OF 20



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: 06.25.2025

EXPIRATION DATE: 11-30-26

REVISIONS:

CHECKED BY: V.D.
DRAWN BY: J.H.

TRANSIT SERVED PHOTOS AND STATEMENT

458 W DICKENS AVE. CHICAGO, IL 60614

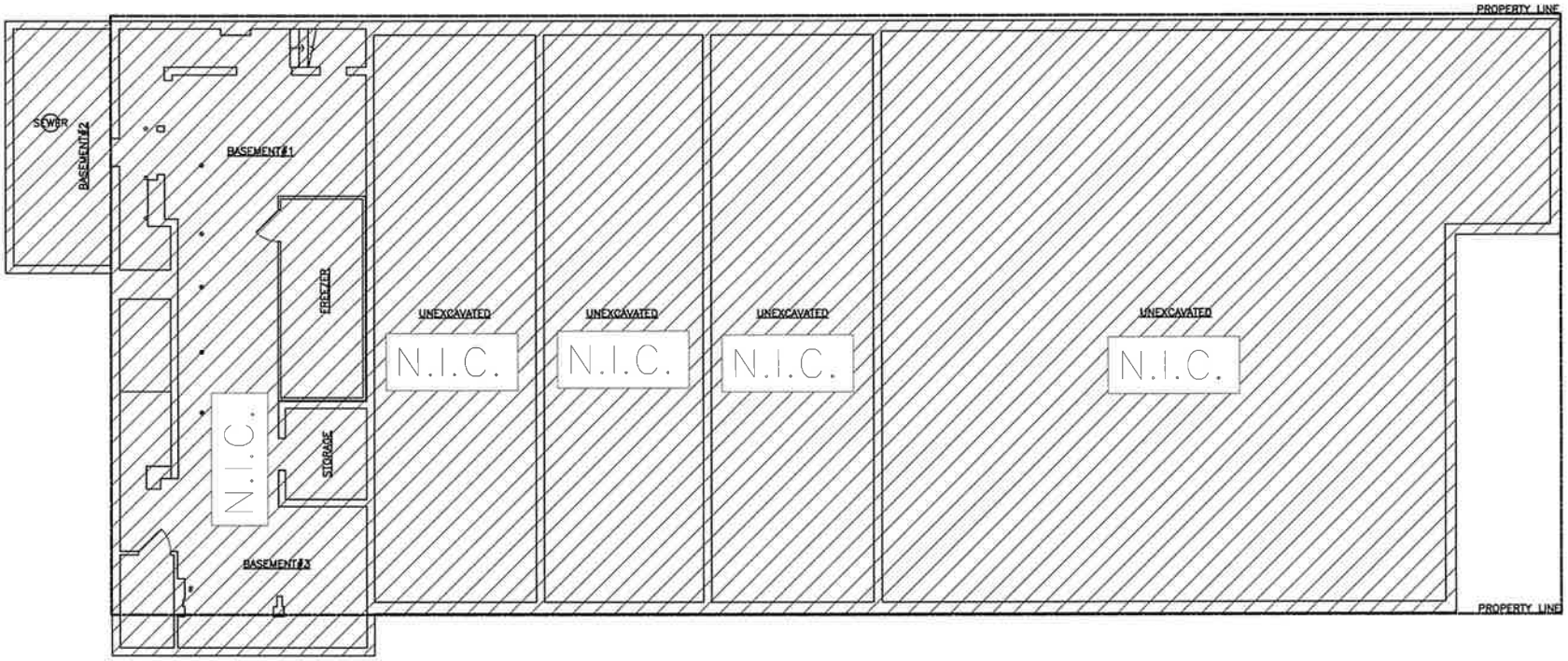
3123 N. Dixon Ave. Chicago IL 60647
773.772.2774 office
773.772.2864 fax

RED ARCHITECTS
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 2024 REDAB
458 W DICKENS
SCALE: 1/16"=1'-0"
DATE: 06.25.2025

SHEET: T1.3

PAGE: 6 OF 20



1 EXISTING BASEMENT PLAN

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

N

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.D
DRAWN BY: J.M

DEMOLITION
BASEMENT PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

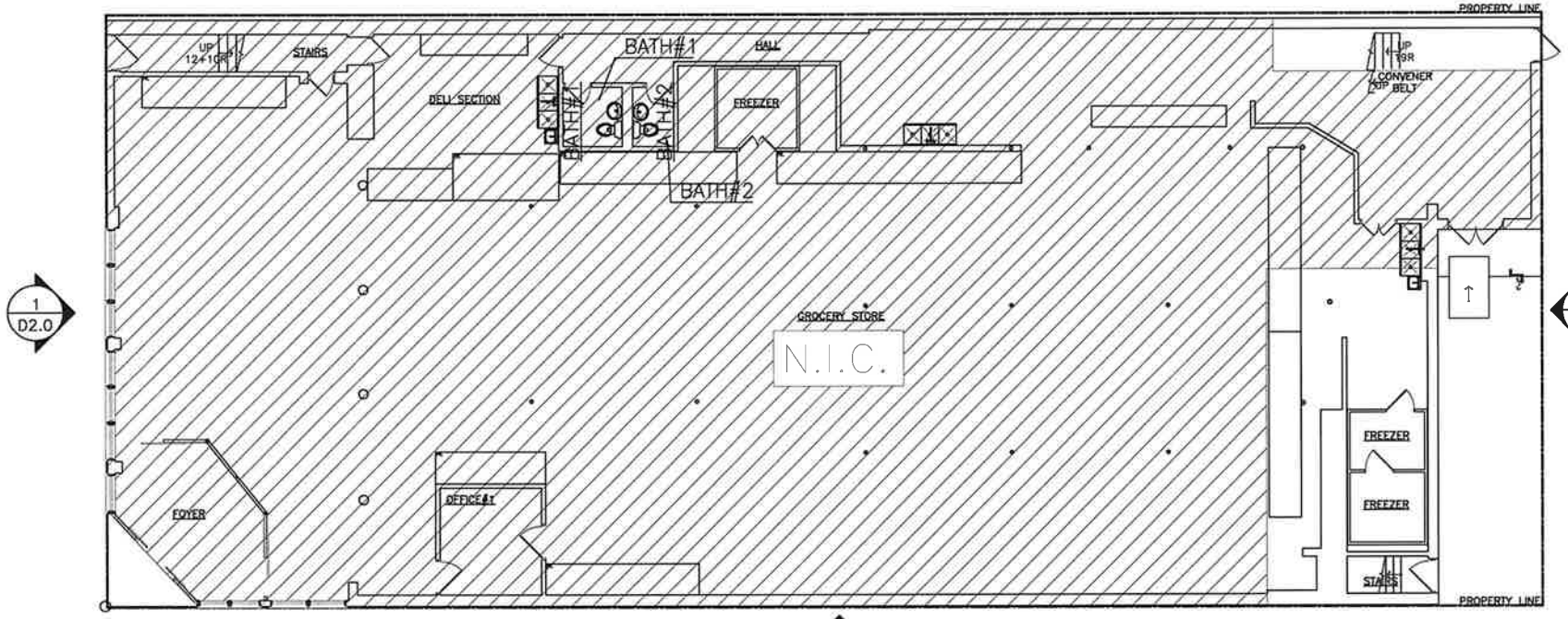
3133 N. Damen Ave.
Chicago, IL 60647
773.772.2700 office
773.772.2864 fax

ARCHITECTS

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

PROJECT:
2024 REHAB
458 W DICKENS
SCALE: 3/32"=1'-0"
DATE: 06.25.2024

SHEET:
D1.0



1 EXISTING 1ST FLOOR PLAN

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

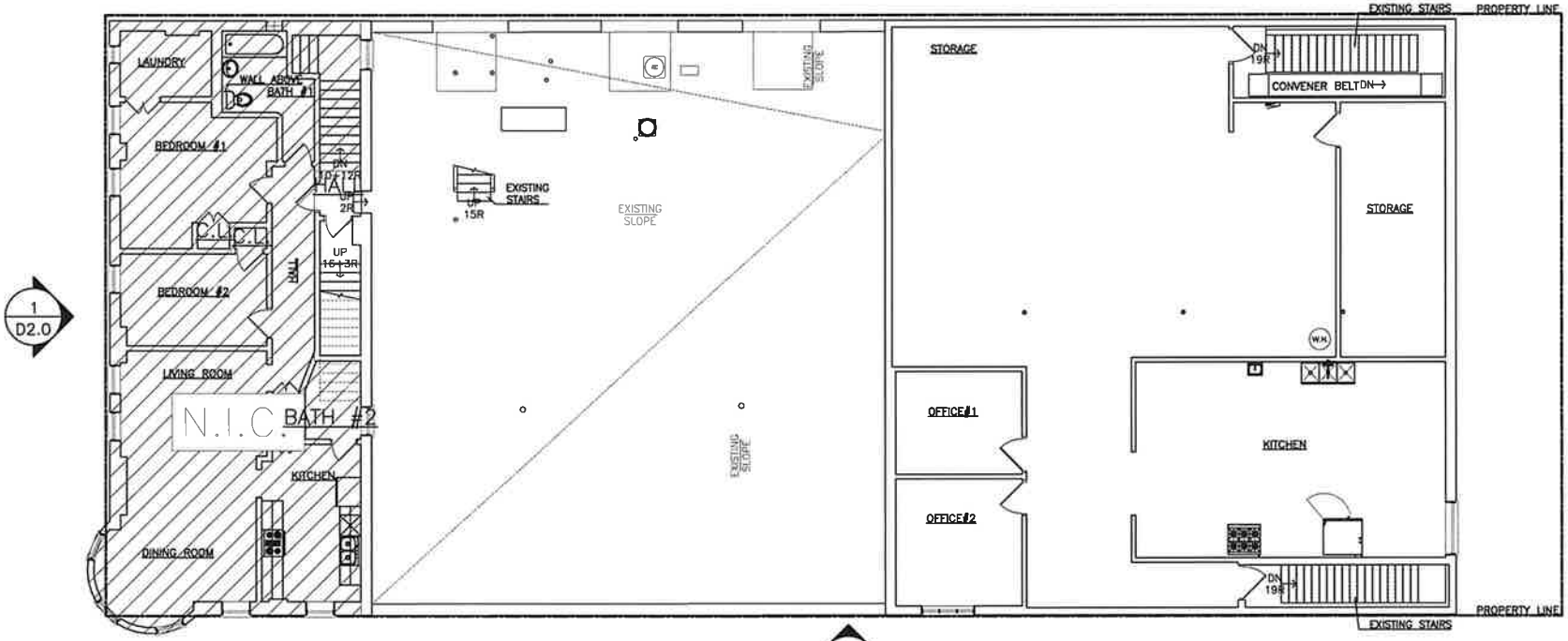
EXISTING 1ST FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

ARCHITECTS

D1.1

PAGE: 7 OF 29



1 D2.0

2 D2.0

1 D2.1

1 EXISTING 2ND FLOOR PLAN

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

N

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.D.
DRAWN BY: J.N.

EXISTING 2ND FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

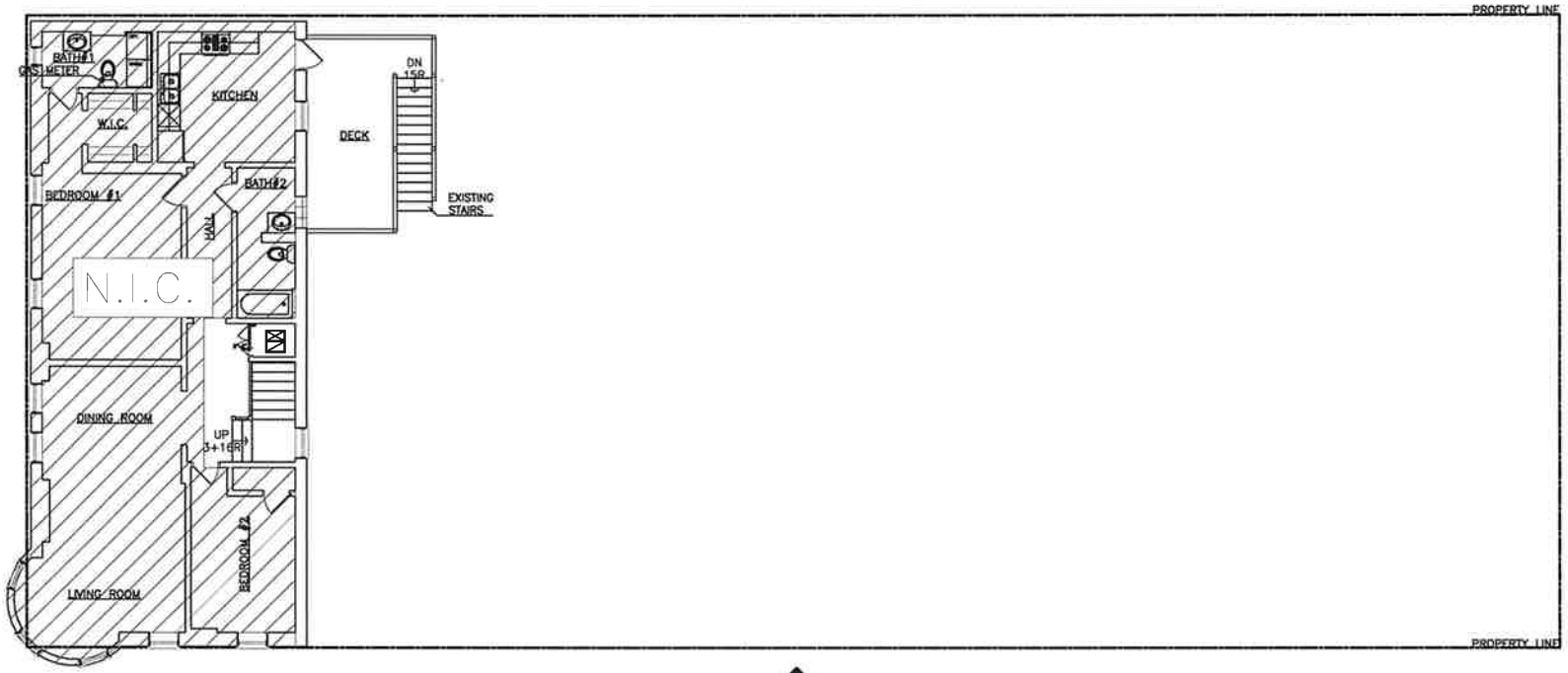
2133 N. Dimon Ave.
Chicago IL 60647
773.772.2750 office
773.772.2754 fax

ARCHITECTS
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 2004.FEB48
458 W DICKENS
SCALE: 3/32"=1'-0"
DATE: 06.25.2025

SHEET: D1.2

PAGE: 8 OF 20



1 D2.0

1 D2.1

1 EXISTING 3RD FLOOR PLAN

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

N

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

EXISTING 3RD FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

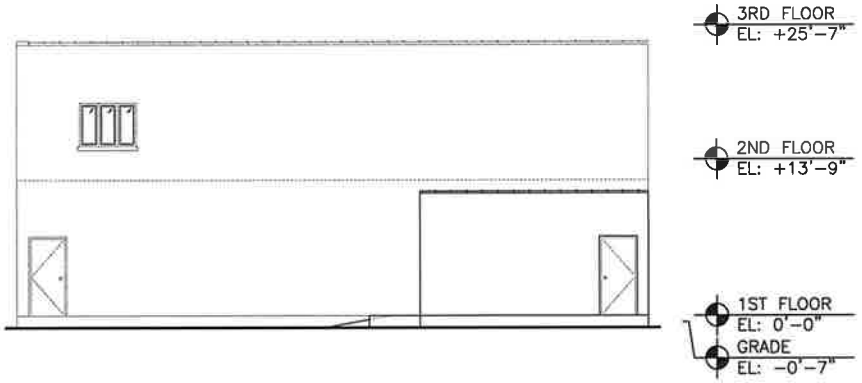
ARCHITECTS

D1.3



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

REVISIONS

CHECKED BY: V.D
DRAWN BY: JR

EXISTING ELEVATIONS

458 W DICKENS AVE.
CHICAGO, IL 60614

2123 N. Elston Ave.
Chicago IL 60647
773.772.2276 office
773.772.2924 fax

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PLANNING
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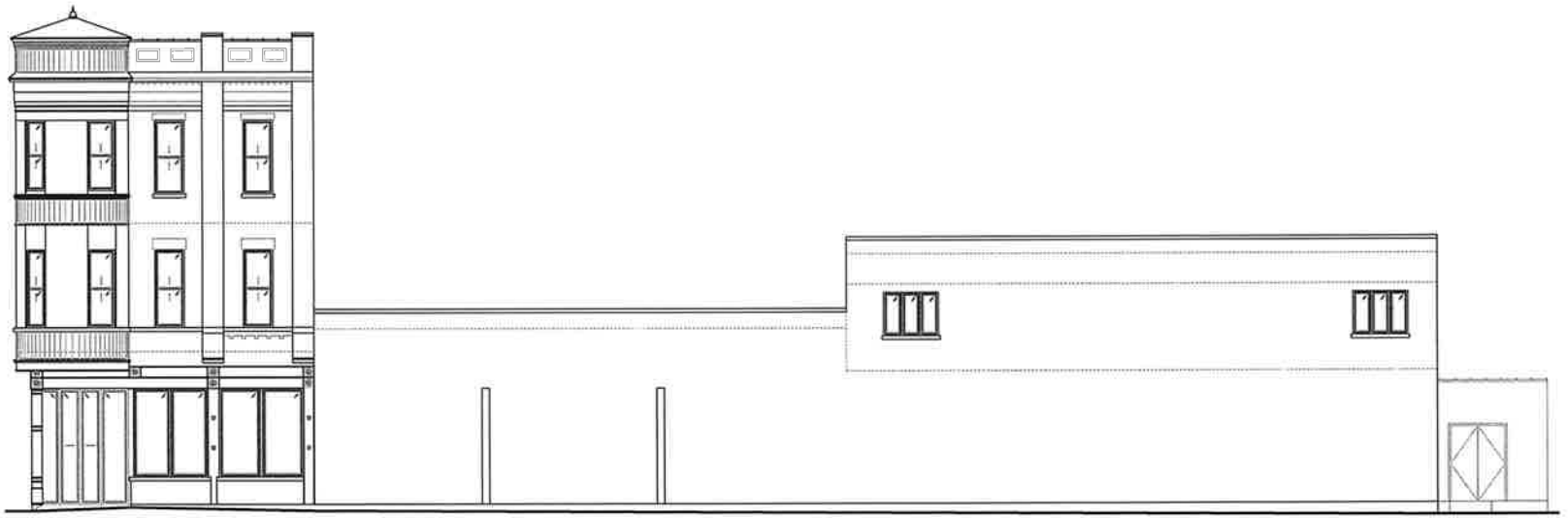
PROJECT:
2023-4 FOCAS
458 W DICKENS

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

DATE: 06.23.2025

SHEET:
D2.0

PAGE 10 OF 20



1 EXISTING SOUTH ELEVATION

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

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS:

EXISTING 3RD FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

2123 N. Damen Ave
Chicago IL 60647
773.772.2256 office
773.772.2264 fax

ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

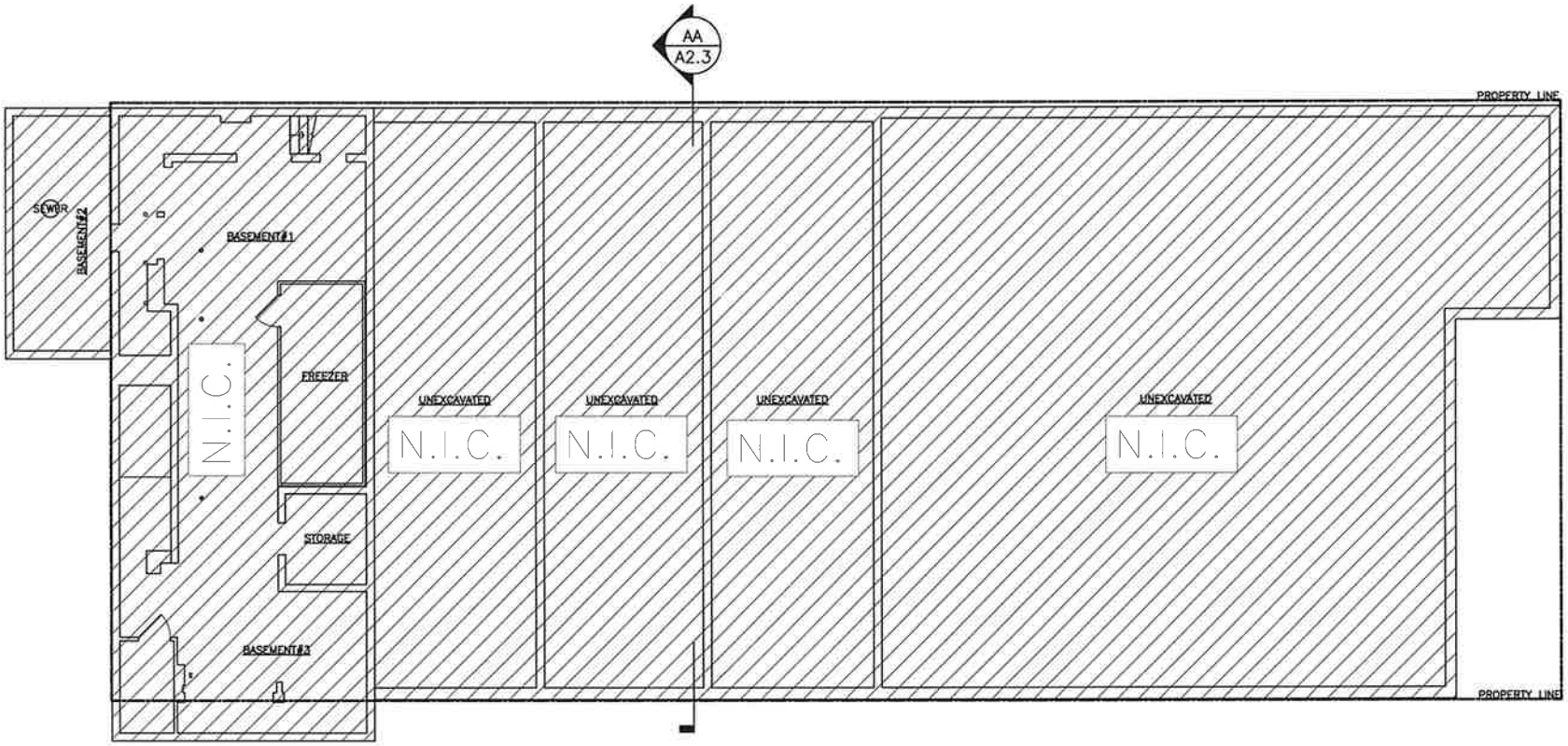
PROJECT:
2564 FISHER
458 DICKENS

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

DATE: 06.25.2025

SHEET: D2.1

PAGE: 11 OF 22



1 PROPOSED BASEMENT PLAN

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

N

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS

CHICAGO 21ST V.D.
DRAWN BY: JH

PROPOSED BASEMENT PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

2125 N. Damen Ave.
Chicago IL 60647

773.772.2754 office
773.772.2854 fax

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

ARCHITECTS

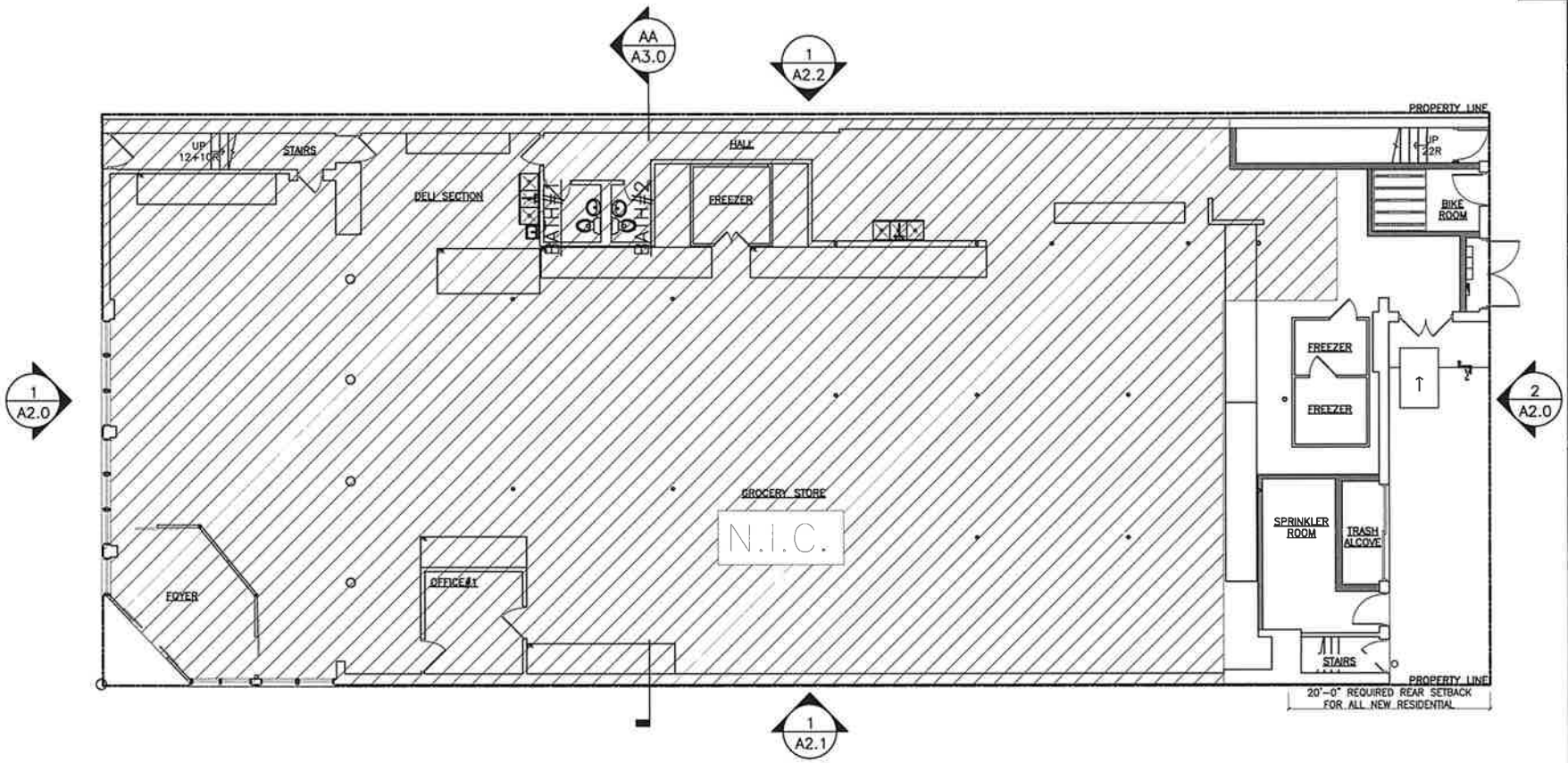
PROJECT:
2019 PERMIT
458 W DICKENS

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

DATE: 06.25.2025

SHEET
A1.0

PAGE 12 OF 20



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

2123 N. Damen Ave.
Chicago IL 60647
773.772.2754 office
773.772.2354 fax

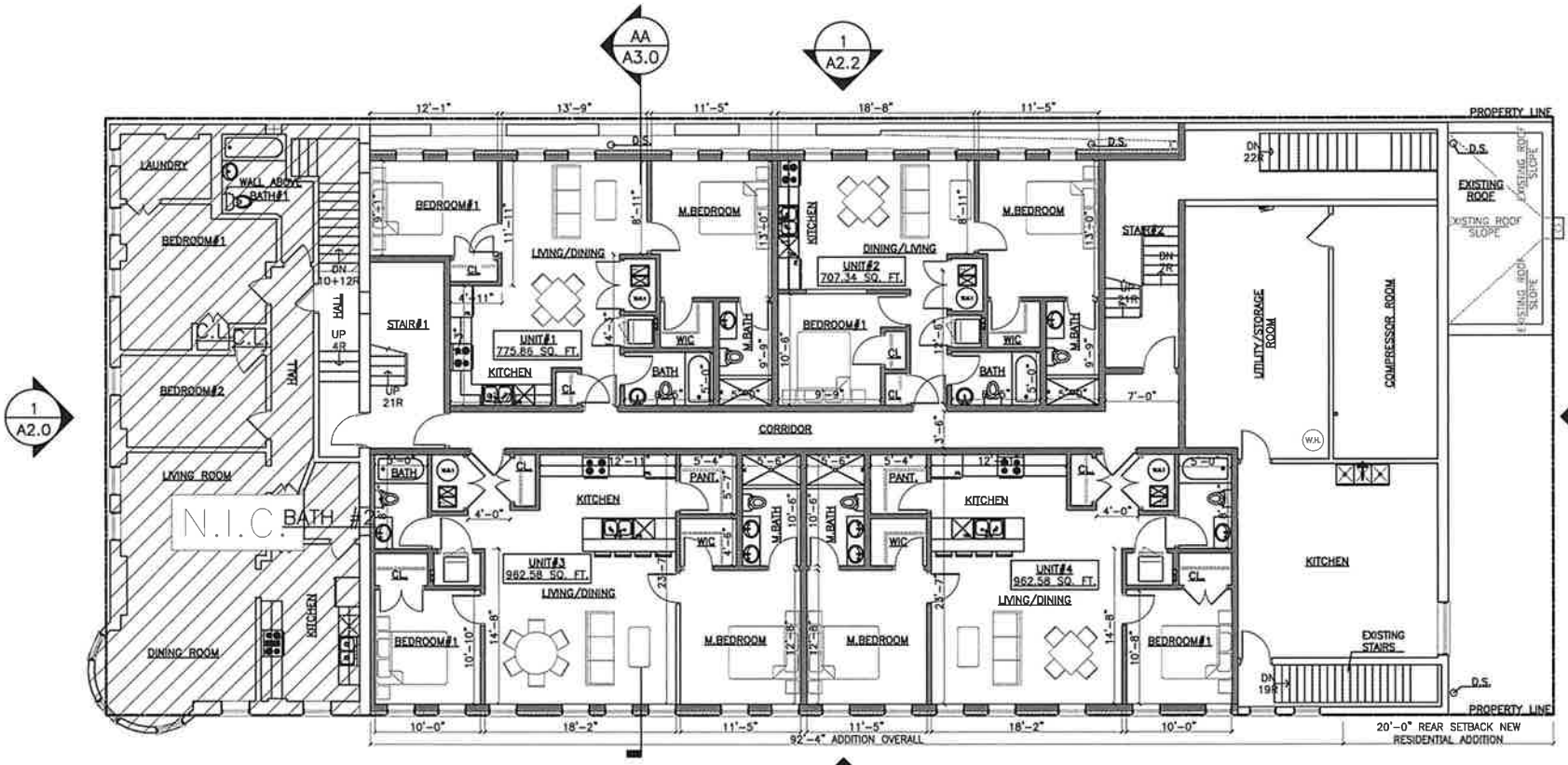
ARCHITECTS
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT:
2024 FEDAS
458 W DICKENS

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

DATE: 08.28.2025

SHEET:
A1.1



1 PROPOSED 2ND FLOOR PLAN

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

N

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS

CHECKED BY: V.D.
DRAWN BY: J.R.

PROPOSED 2ND FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

3123 N. Damen Ave.
Chicago IL 60647
773.772.2176 office
773.772.2854 fax

ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

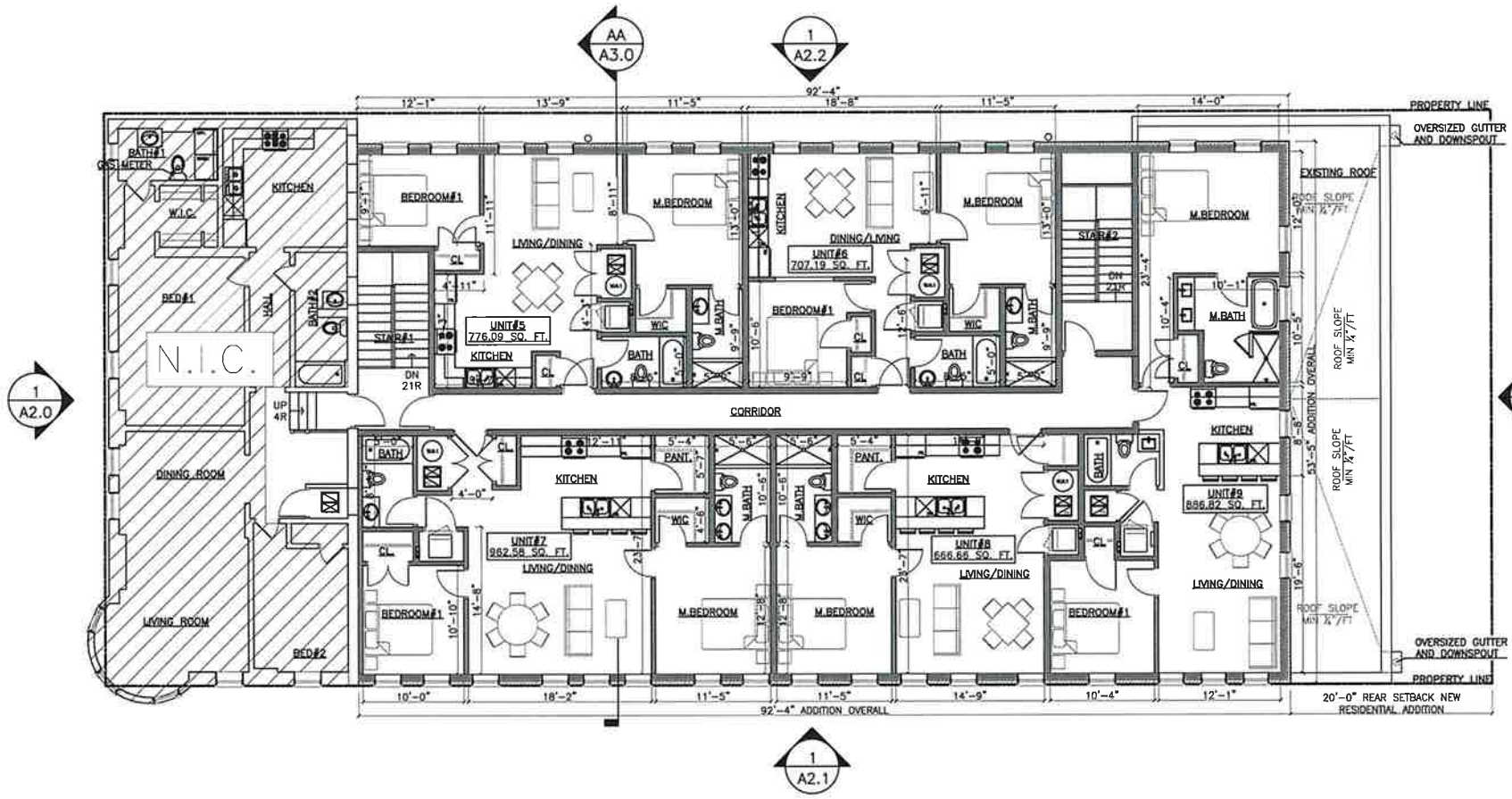
PROJECT:
2024 PERMIT
458 W DICKENS

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

DATE: 04.25.2023

SHEET:
A1.2

PAGE: 14 OF 28



1 PROPOSED 3RD FLOOR PLAN

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

N

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.S.
DRAWN BY: J.R.

PROPOSED 3RD FLOOR PLAN

458 W DICKENS AVE.
CHICAGO, IL 60614

3123 N. Damen Ave.
Chicago IL 60647
773.772.2756 office
773.772.2854 fax

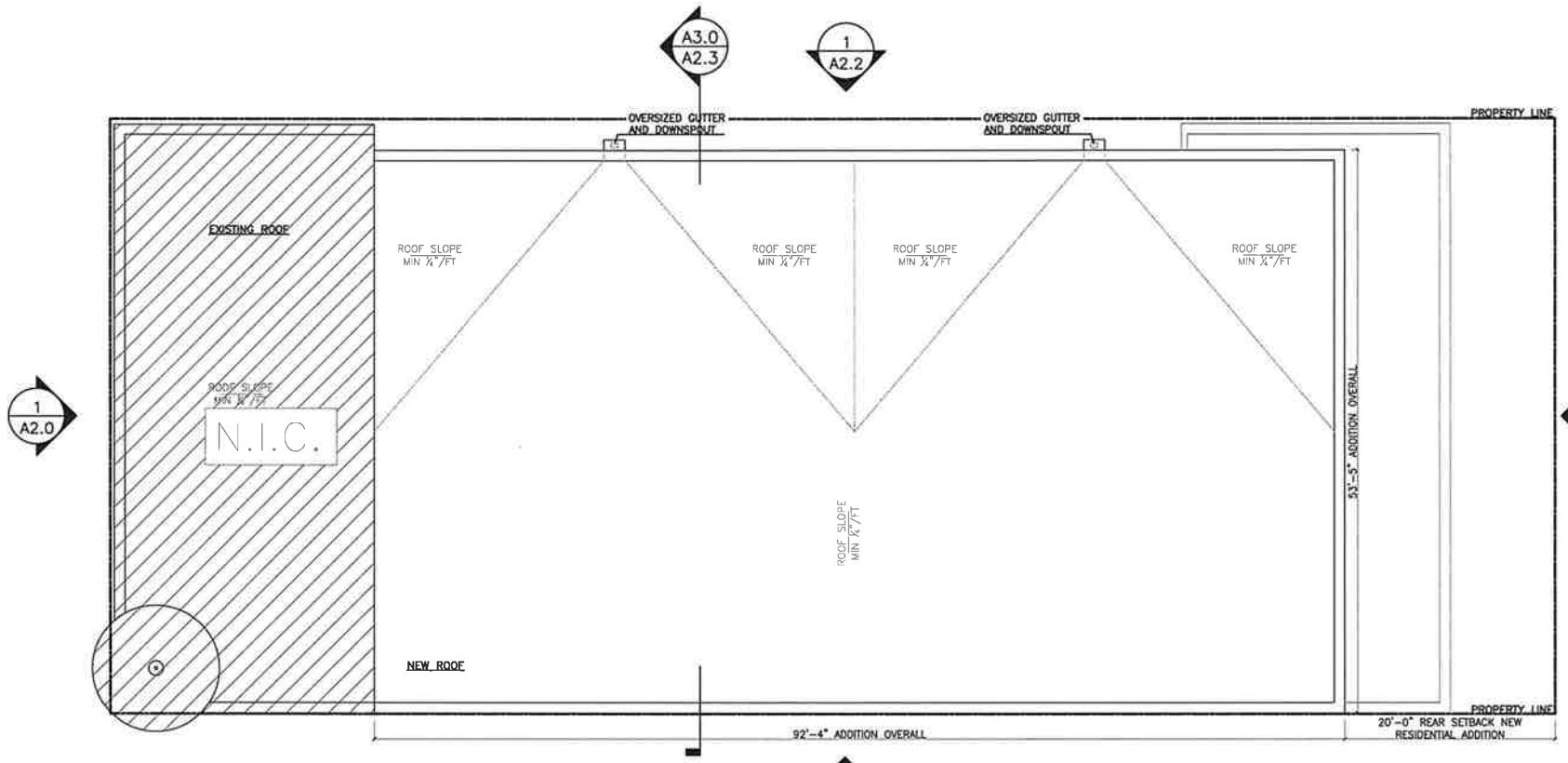
ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT:
SCALE: 3/32"=1'-0"
DATE: 06.25.2025

SHEET:
A1.3

PAGE: 15 OF 25



1 PROPOSED ROOF PLAN

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

REVISIONS

CHECKED BY: V.D

DRAWN BY: J.H.

PROPOSED ROOF PLAN

458 W DICKENS AVE. CHICAGO, IL 60614

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

ARCHITECTS

2133 N. Damen Ave. Chicago IL 60647

773.772.2778 office 773.772.2554 fax

PROJECT: 2024 REMAB #24-REMOD-65283

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

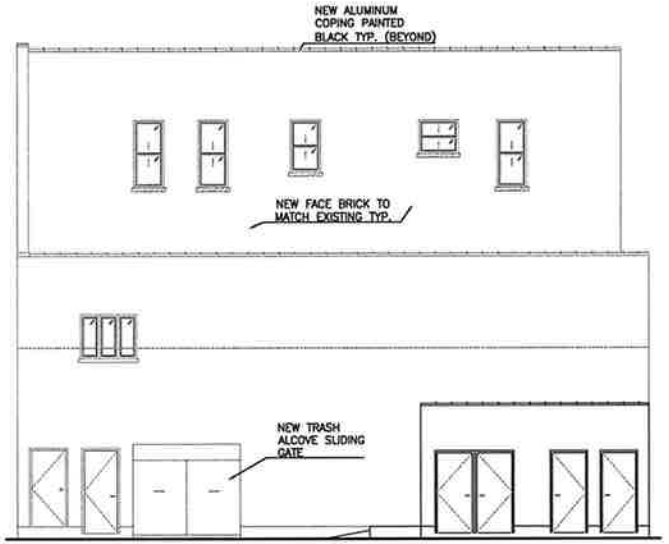
DATE: 06.25.2025

SHEET: A1.4



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

REVISIONS

CHECKED BY: V.A.
DRAWN BY: J.N.

PROPOSED ELEVATIONS

458 W DICKENS AVE.
CHICAGO, IL 60614

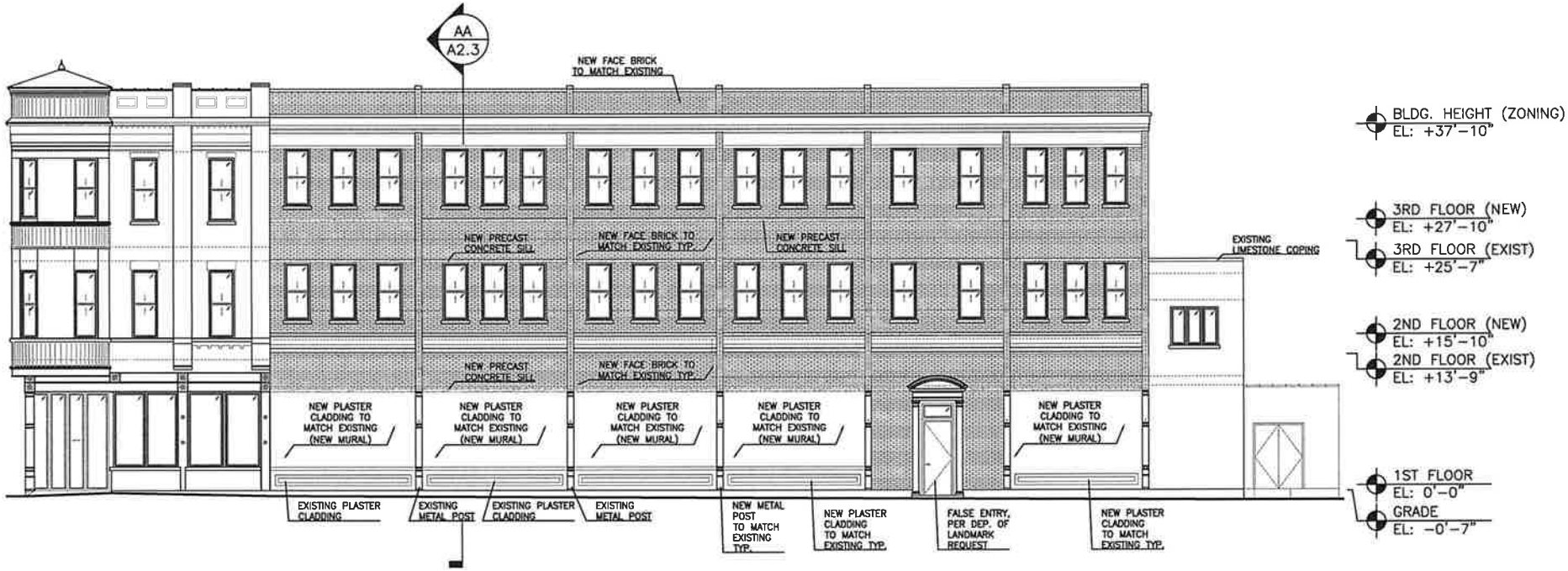
2123 N. Damen Ave.
Chicago IL 60647
773.772.2756 office
773.772.2854 fax

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT:
2024 PERMIT
458 W DICKENS
SCALE: 3/32"=1'-0"
DATE: 06.25.2025

SHEET:
A2.0

PAGE 17 OF 20



1 PROPOSED SOUTH ELEVATION

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

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.D.
DRAWN BY: J.H.

PROPOSED ELEVATION

458 W DICKENS AVE.
CHICAGO, IL 60614

3123 N. Dunne Ave
Chicago IL 60647
773.772.2736 office
773.772.2854 fax

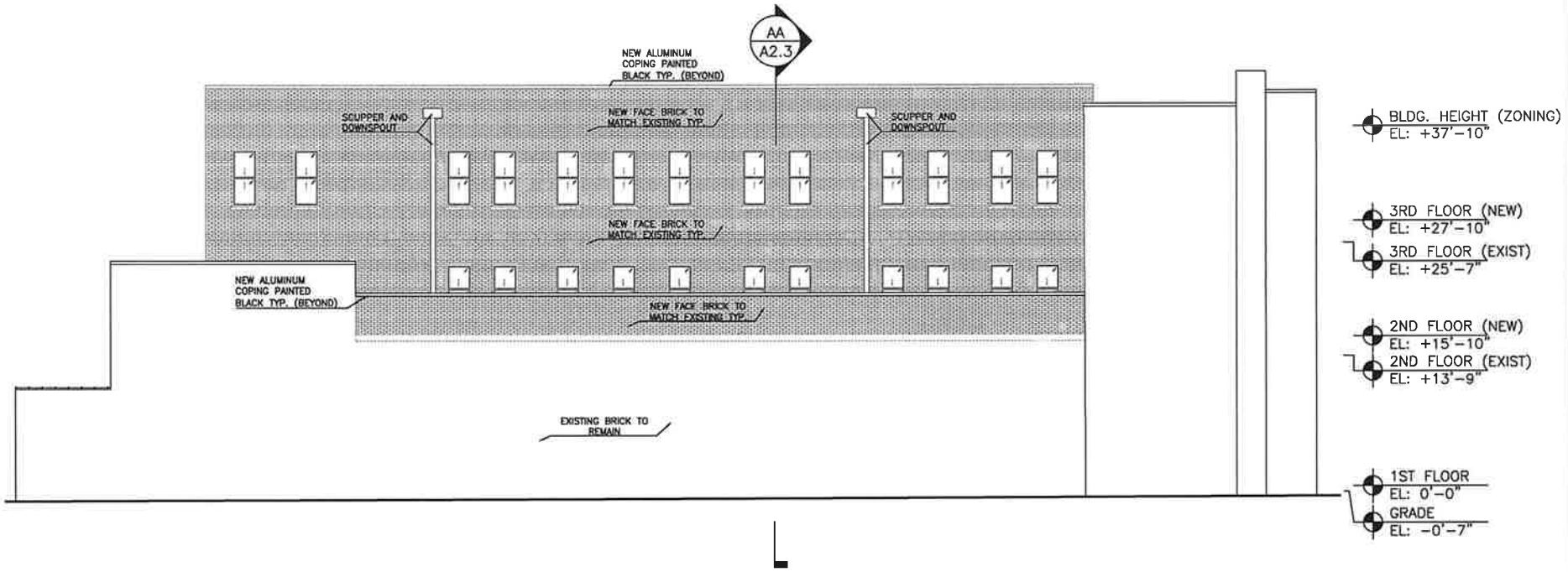
ARCHITECTS

ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT: 2018-PECKAR
458 W DICKENS
SCALE: 3/32"=1'-0"
DATE: 06.25.2020

SHEET: A2.1

PAGE: 18 OF 20



1 PROPOSED NORTH ELEVATION

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

10 0 5 15

(IN FEET)
3/32 INCH = 1 FOOT

REVISIONS:

CHECKED BY: V.G.
DRAWN BY: J.M.

PROPOSED ELEVATION

458 W DICKENS AVE.
CHICAGO, IL 60614

2123 N. Damen Ave.
Chicago, IL 60647

773.772.2724 office
773.772.2554 fax

ARCHITECTURE
PLANNING
ARCHITECTURAL ENGINEERING

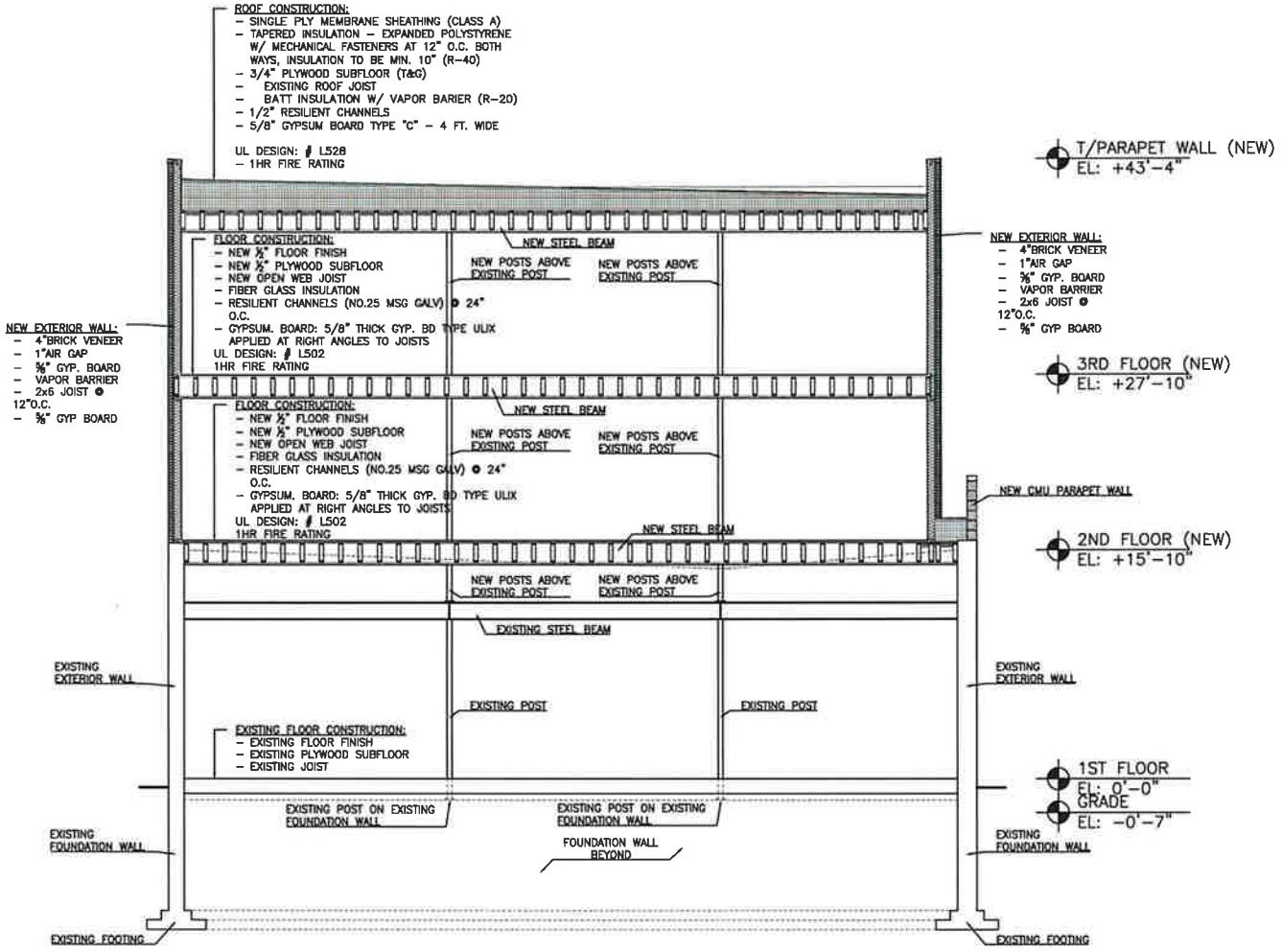
PROJECT:
2024 REHAB
458 W DICKENS

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

DATE:
06.25.2025

SHEET:
A2.2

PAGE: 18 OF 20



AA PROPOSED SECTION

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

8 0 4 12

(IN FEET)
1/8 INCH = 1 FOOT

REVISIONS

PROPOSED SECTION

458 W DICKENS AVE.
CHICAGO, IL 60614

2132 N. Dorsen Ave
Chicago IL 60647
773.772.2756 office
773.772.2864 fax
ARCHITECTS
ARCHITECTURE PLANNING ARCHITECTURAL ENGINEERING

PROJECT:
SCALE:
DATE: 06.25.2025

SHEET:
A3.0

PAGE: 20 OF 20