

**ZONING MAP AMENDMENT  
SUBSTITUTE TYPE -1 NARRATIVE AND PLANS  
1342 West Ohio Street**

The Project

The subject property is vacant. West Town Gamma Sub LLC (the "Applicant") proposes rezone the property from a RS-3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District to allow construction of a three-story building containing six residential dwelling units and three parking spaces. The height of the building will be 44 feet 10 inches.

The subject property is located in a block that is improved with residential buildings, institutional buildings and mixed-use buildings. Generally, the buildings on the block are three-stories in height, including the two residential buildings immediately west of the subject site. Across Ohio Street from the property is Rauner College Prep, a Chicago public school. The area has a mix of residential and business zoning classifications, including RS-3, RT-4, RM-5, B1-2, B1-5 and B2-3. In addition, many of the properties in the subject block that are zoned RS-3 are non-conforming as to density and bulk with that zoning classification.

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

Lot Area:	3,048.12 square feet
Maximum FAR:	1.84
Residential Dwelling Units:	Six
MLA:	508.02
Height:	44 feet 10 inches
Bicycle Parking:	Six
Automobile Parking:	Three*
Setbacks (existing):	Front (West Ohio): 3.45' East Side: 3.00' West Side: 0.00' Rear (Alley): 31.81'

A set of plans is attached.

\* The property is a Transit Served Location pursuant to the provisions of Section 17-10-0102-B because it is 2,047 feet from the Chicago Avenue CTA Blue Line Station and 1,147 feet from the Chicago Avenue Bus Line (Route 66), which is a designated bus line corridor as listed in Table 17-17-0400-B. To the extent required per Section 17-10-0102-B, the Applicant will seek an Administrative Adjustment or Variation to reduce any required parking by more than 50%.

In addition, the proposed development will comply with the requirements of Section 17-3-0308 as follows:

- (1) Compliance with Section 17-10-0102-B because of the property front is 2,047 feet from the Chicago Avenue CTA Blue Line Station and 1,147 feet from the Chicago Avenue Bus Line (Route 66), which is

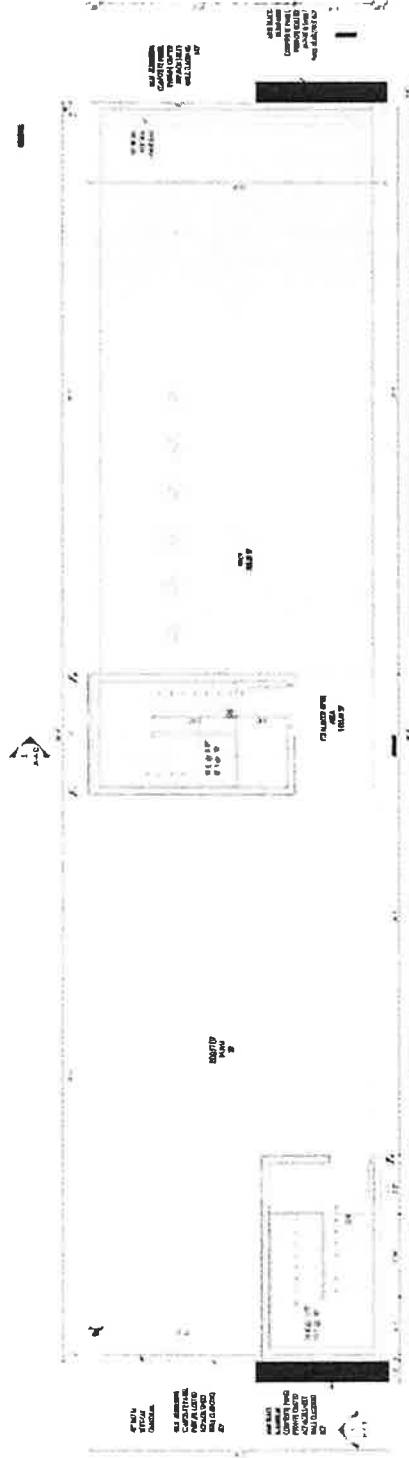
- a designated bus line corridor in Table 17-17-0400-B;
- (2) The development will comply with Section 17-3-0504 or seek an Administrative Adjustment or Variation to the extent required from those standards as follows:
    - a. Section 17-3-0504-B - Building Location: The front façade faces West Ohio Street and the building is not setback more than 5 feet from the front property line;
    - b. Section 17-3-0504-C - Transparency: As the ground floor does not have commercial space, this requirement is not applicable;
    - c. Section 17-3-0504-D - Doors and Entrances: The building will have doors facing Ohio Street;
    - d. Section 17-3-0504-E – Off-street Parking Requirements for non-residential uses: No non-residential use is proposed, and no parking is provided for non-residential uses ;
    - e. Section 17-3-0504-F – Parking Location: All on-site parking will be at the rear of the building; and
    - f. Section 17-3-0504-G - Driveways and Vehicle Access: All access to the parking will be provided from the rear alley.
  - (3) Compliance with Transit Friendly Development Guide: Station Area Typology because the property is located in what is designated as a Major Activity Center wherein a mid-rise housing type of greater unit density with increased FAR, increased density and decreased parking all as proposed is encouraged;
  - (4) Compliance with limit on residential parking because the project will not include more than 50% of the otherwise required parking; and
  - (5) The project will comply with any applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.







# Final for Publication



PROPOSED ROOFTOP PLAN 1

PROFESSIONAL DESIGN FIRM

LIC# 154-007984



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### LEGEND

- 10'-0" x 10'-0" WALL
- 10'-0" x 10'-0" FLOOR
- 10'-0" x 10'-0" ROOF DECK
- 10'-0" x 10'-0" CONCRETE WALL
- 10'-0" x 10'-0" CONCRETE FLOOR
- 10'-0" x 10'-0" ROOF DECK
- 10'-0" x 10'-0" WALL
- 10'-0" x 10'-0" FLOOR
- 10'-0" x 10'-0" ROOF DECK
- 10'-0" x 10'-0" WALL
- 10'-0" x 10'-0" FLOOR
- 10'-0" x 10'-0" ROOF DECK

DATE: 10/20/11  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN



PROJECT: NEW CONSTRUCTION (1)  
DUPLICATE 3-STORY MASONRY BLDG WITH  
DUPLICATE 2ND FLOOR, 1ST CAR PARKING  
PAD & ROOFTOP DECK.  
1342 W. DIBBS ST., CHICAGO, IL 60641

Project No.  
1007548  
1342 W DIBBS ST

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	10/20/11	[Signature]
2	ISSUED FOR PERMITS	10/20/11	[Signature]
3	ISSUED FOR PERMITS	10/20/11	[Signature]

PROPOSED ROOFTOP PLAN A-2.2

Sheet No.



PROPOSED WEST ELEVATION 2



PROPOSED EAST ELEVATION 1

- TOP OF WALL  
ELEV. 42'-10"
- FINISH FLOOR  
ELEV. 41'-10"
- PAVING  
ELEV. 39'-0"
- INDOOR LIGHT  
ELEV. 35'-0"
- TOP OF ROOF  
ELEV. 32'-0"
- SECOND FLOOR  
ELEV. 31'-0"
- FIRST FLOOR  
ELEV. 29'-0"
- GROUND LEVEL  
ELEV. 25'-0"
- SECOND FLOOR  
ELEV. 16'-0"
- FIRST FLOOR  
ELEV. 15'-0"
- TOP FLOOR  
ELEV. 4'-0"
- GROUND LEVEL  
ELEV. 3'-0"
- GROUND LEVEL  
ELEV. 4'-0"

- TOP OF WALL  
ELEV. 42'-10"
- FINISH FLOOR  
ELEV. 41'-10"
- PAVING  
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- FIRST FLOOR  
ELEV. 15'-0"
- TOP FLOOR  
ELEV. 4'-0"
- GROUND LEVEL  
ELEV. 3'-0"
- GROUND LEVEL  
ELEV. 4'-0"

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**LEGEND**  
 FINISH FLOOR  
 TOP OF WALL  
 TOP OF ROOF  
 GROUND LEVEL



SPR 2019 OIG NEW CONSTRUCTION (1)  
 010, 3 STORY MASONRY HIGH RISE WITH  
 DOUBLE END OF BRK (1) CAR PARKING  
 742 & ROOF TOP CEILING  
 1342 MONROE ST., CHICAGO, IL 60602

Project No.  
 1342 MONROE ST

PROPOSED WEST & EAST  
 ELEVATION  
**A-3.0**

