

**ZONING MAP AMENDMENT
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): 13.25’ East Side: 3.00’ West Side: 0.00’ Rear (Alley): 25.00’

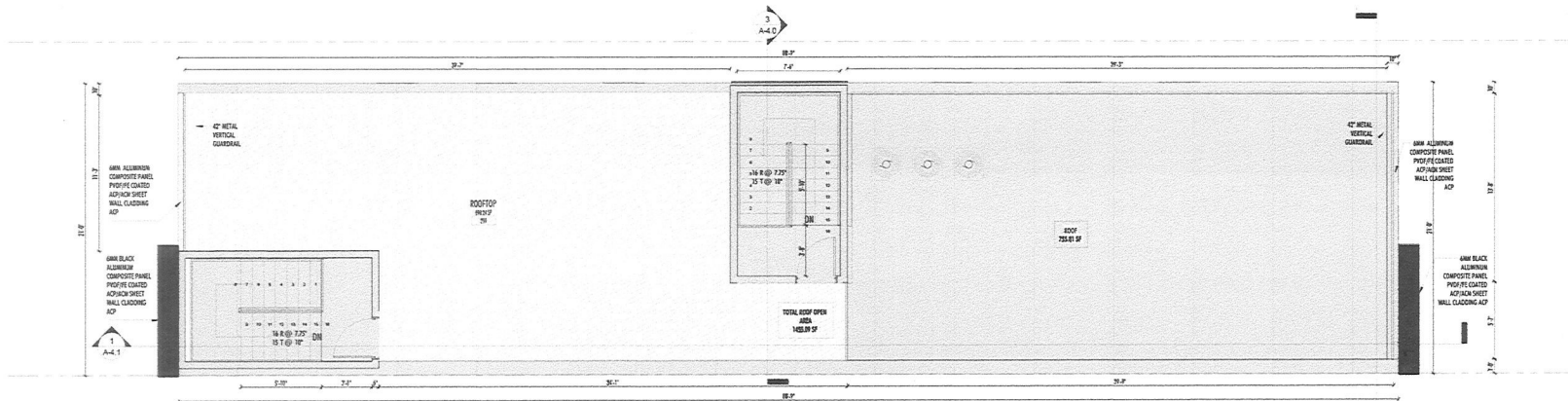
A set of plans is attached.

* 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% .

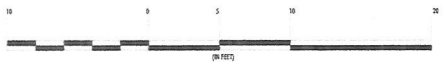
In addition, the proposed development will comply with the requirements of Section 17-3-0308 as follows:

- (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 will seek, to the extent required, an Administrative Adjustment or Variation to permit a greater front setback than 5 feet;
 - b. Section 17-3-0504-C - Transparency: At least 60 percent of the Ohio Street façade between 4 feet and 10 feet in height will be comprised of clear, non-reflective windows, the bottom of windows will not be more than 4.5 feet above grade of the adjacent sidewalk and the windows will have a minimum height of 4 feet
 - 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.



PROPOSED ROOFTOP PLAN
1/4" = 1'-0"



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LEGEND

- EXISTING EXTERIOR WALLS
- NEW EXTERIOR WALL
- EXISTING INTERIOR WALLS
- NEW INTERIOR WALLS
- NEW PARTING WALLS
- 3 DOOR TYPE SEE SHEET
- W WINDOW TYPE SEE SHEET
- 8 WALL/CILING TYPE SEE SHEET

NOTES:

- SEE SHEET FOR LIGHT & VENT SCHEDULE
- SEE ELECTRICAL FOR SMOKE DETECTORS
- SEE MECH FOR CARBON MONOXIDE DETECTORS
- SEE MECH FOR FIRE ALARMS

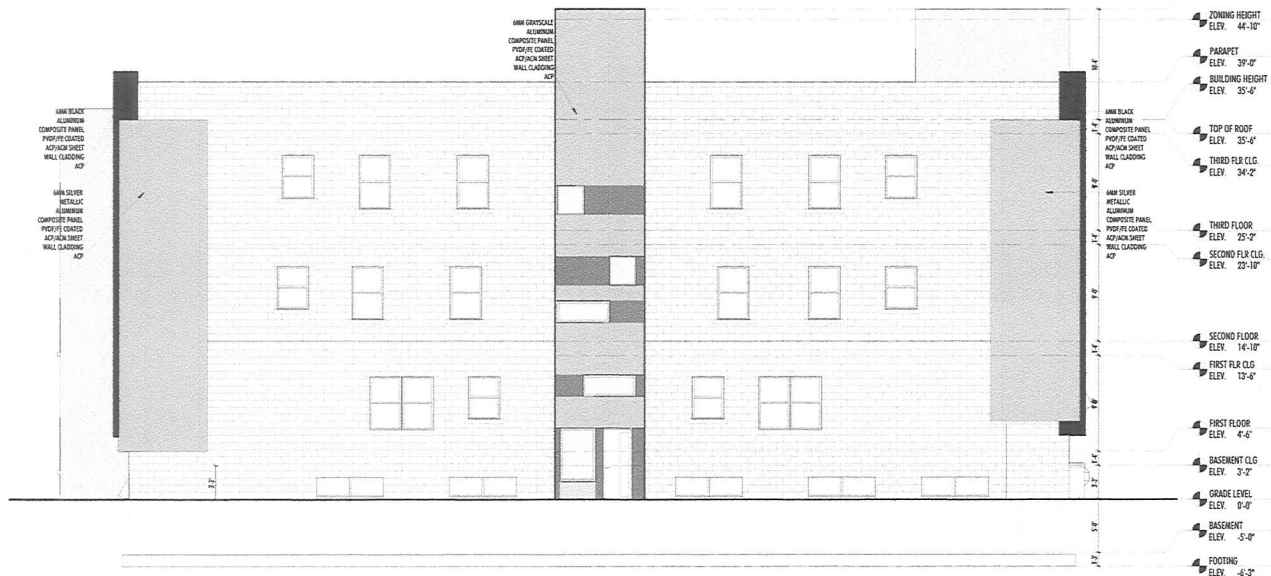


SPR 2019 CBC, NEW CONSTRUCTION (6)
 D.U. 3-STORY MASONRY BLDG WITH
 DUPLEX DN OF BSMT, (3) CAR PARKING
 PAD & ROOFTOP DECK.
 1342 W OHIO ST, CHICAGO, IL 60642

Project No.
10095940
1342 W OHIO ST

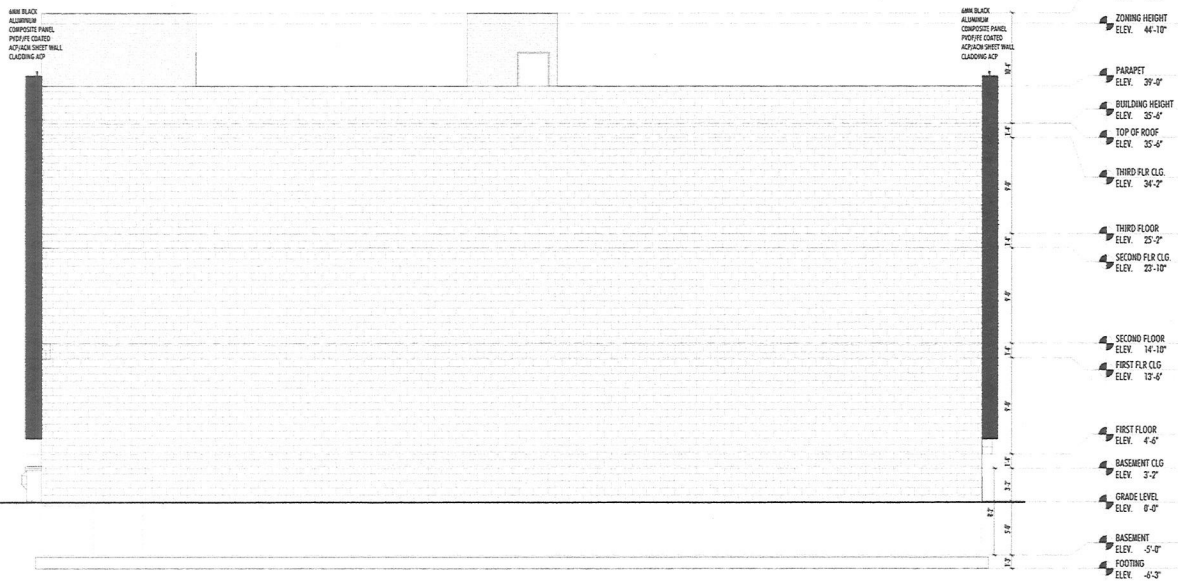
Revision	Issued	Date	Comments
Revision			
Revision			
Revision			
Revision			
Drawn	MP	01/18/23	
Checked	MP	01/18/23	
Approved	MP	01/18/23	

PROPOSED ROOFTOP PLAN
A-2.2
 Title Sheet No.



- TOP OF WALL
ELEV. 45'-10"
- ZONING HEIGHT
ELEV. 44'-10"
- PARAPET
ELEV. 39'-0"
- BUILDING HEIGHT
ELEV. 35'-6"
- TOP OF ROOF
ELEV. 35'-6"
- THIRD FLR. CLG.
ELEV. 34'-2"
- THIRD FLOOR
ELEV. 25'-2"
- SECOND FLR. CLG.
ELEV. 23'-10"
- SECOND FLOOR
ELEV. 14'-10"
- FIRST FLR. CLG.
ELEV. 13'-6"
- FIRST FLOOR
ELEV. 4'-6"
- BASEMENT CLG.
ELEV. 3'-2"
- GRADE LEVEL
ELEV. 0'-0"
- BASEMENT
ELEV. -5'-0"
- FOOTING
ELEV. -8'-3"

PROPOSED WEST ELEVATION 2
3/16" = 1'-0"



- TOP OF WALL
ELEV. 45'-10"
- ZONING HEIGHT
ELEV. 44'-10"
- PARAPET
ELEV. 39'-0"
- BUILDING HEIGHT
ELEV. 35'-6"
- TOP OF ROOF
ELEV. 35'-6"
- THIRD FLR. CLG.
ELEV. 34'-2"
- THIRD FLOOR
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- BASEMENT CLG.
ELEV. 3'-2"
- GRADE LEVEL
ELEV. 0'-0"
- BASEMENT
ELEV. -5'-0"
- FOOTING
ELEV. -8'-3"

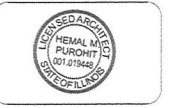
PROPOSED EAST ELEVATION 1
3/16" = 1'-0"



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LEGEND

- EXISTING CONDITION
- NEW CONDITION
- NEW WINDOW DOOR OPENING



SPR 2019 C.B.C. NEW CONSTRUCTION (4)
 D.U. 3-STORY MASONRY BLDG WITH
 DUPLEX DN OF BSMT, (3) CAR PARKING
 PAD & ROOFTOP DECK
 1342 W OHIO ST, CHICAGO, IL 60642

Project No.
100959440
1342 W OHIO ST

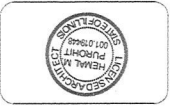
Revision	Initial	Date	Comments
Revision			
Revision			
Revision			
Revision			
Drawn	AP	01/18/23	
Checked	WR	01/18/23	
Approved	HP	01/18/23	

Project No. 1005946
1747 N OHIO ST

Owner	
Architect	
Contract No.	
Contract Date	
Contract Value	
Contract Status	
Contract Description	

Sheet No. **A-3.1**
THIS
PROPOSED NORTH & SOUTH ELEVATIONS

598 2019 CBC, NEW CONSTRUCTION (9)
D. II 3-STORY MASONRY BLDG WITH
DUPLEX DM & ROOFTOP DECK
1942 N OHIO ST, CHICAGO, IL 60642

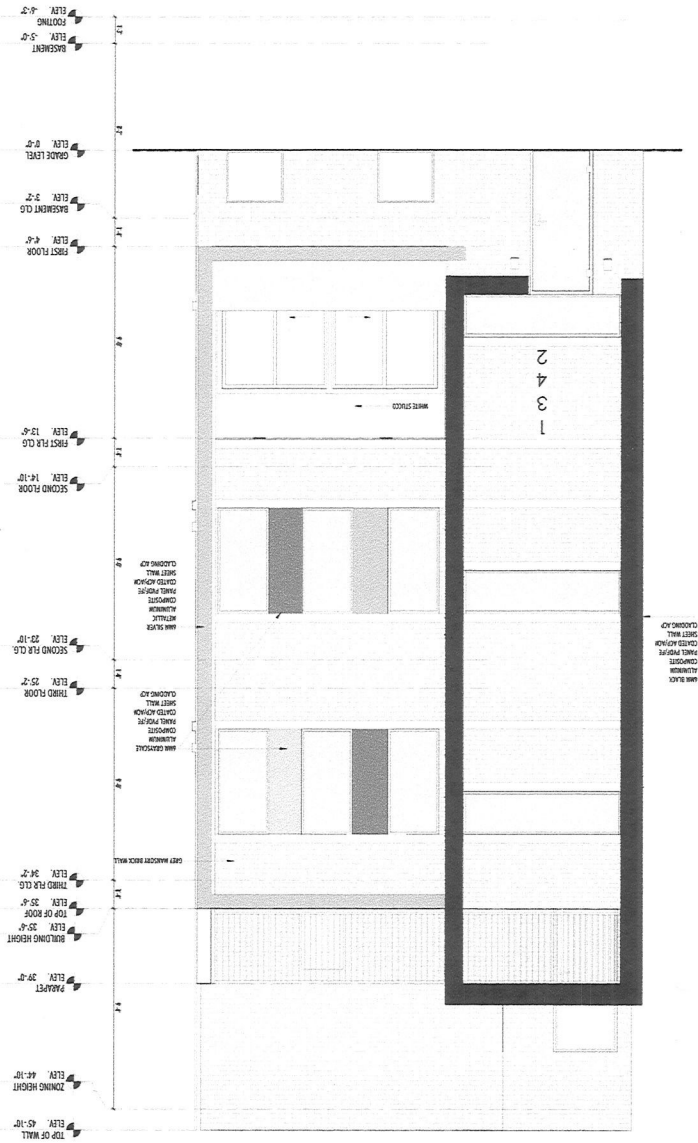


LEGEND

- DOOR OPENING
- NEW WINDOW
- CONCRETE
- BRICK
- EXISTING CONCRETE
- EXISTING BRICK

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PROPOSED SOUTH ELEVATION 2
3/8" = 1'-0"



PROPOSED NORTH ELEVATION 1
3/8" = 1'-0"

