

ATTACHMENT A: SUPPLEMENTAL SUBMISSIONS TYPE 1 REZONING
Zoning Map Amendment – Narrative and Plans

TYPE I PROJECT DESCRIPTION
3800-3818 W. OGDEN AVE., CHICAGO, IL

Seeking a Map Amendment from C1-2 to C1-3

Narrative:

- a) **Proposed land use;** proposed construction of a 3-story building, commercial, primary care clinic, expanded senior clinic, and eye clinic. The design will provide on-site parking to accommodate approximately more than half of the required parking which will seek parking relief by way of the TSC.
- b) **The project's floor area ratio: FAR multiplier is 3.0,** (the proposed FAR is 1.22; the sq footage of the building is 32,766 and lot size 26,902.) New Construction
- c) **The project's density (lot area per dwelling):** No dwellings are involved.
- d) **The amount of off-street parking:** 57 spaces required (17-10-027-T and 17-3-0504-E); planned parking lot with 38 parking spaces under a TSL 34% parking reduction per 17-10-102B.
- e) **Setbacks:**
 - a. Front: 1 ft – 3.5 in;
 - b. Side
 - i. East: 0.5 inches;
 - ii. West: 3 ft-2 In;
 - c. Rear: 28 ft – 5.5 in.
- f) **Building heights:** 52.0'-0"; Top of Roof Deck at 42.0 ft.

17-3-0308 Specific Criteria for Transit-Served Locations. In B and C districts, any new construction within 2,640 feet of a CTA or METRA rail station entrance or exit must satisfy all of the following specific criteria:

- 1) The project complies with the applicable standards of Section 17-10-0102-B.

3800-3818 W. Ogden Ave. is located in a C district and the minimum off-street automobile parking ratios may be reduced by up to 100 percent from the otherwise applicable standards for new construction since it is located within both 2,640 feet of a CTA rail station and 1,320 feet of a CTA bus line corridor roadway segment. The parking reduction sought is only a 34% reduction from 57 spaces to 38 spaces. Since with the ratio for reduction off-street automobile parking is less than 50%, LCHC may not have to apply for a administrative adjustment if the remap amendment is approved by City Council.

- 2) The project complies with the standards and regulations of Section 17-3-0504, except paragraph H if the project is not located along a pedestrian street and except paragraph C if the land use is designated in a non-commercial use group, pertaining to pedestrian streets and pedestrian retail streets, even if the project is not located along a pedestrian street or a pedestrian retail street.

The project is unique in that we have three separate entrances on Ogden Avenue. One entry is for the eye clinic, one allows for access to covered parking for seniors and the other is the primary entrance to the building. Ogden Avenue is a wider, high traffic street, so in an effort to give these three entrances a larger presence we created an entry plaza for all the entry doors to open on to, which also allows for a better pedestrian flow. Assuming approval of remap amendment, we will be requesting two administrative adjustments. One for the building setback which is 11'-3" from the sidewalk at the furthest point, which exceeds the 5' maximum distance to the sidewalk as required by Section 17-3-0504-B Building Location and one for our two entry doors that do not face the street as required by Section 17-3-0504-D Doors and Entrance. We do meet the Transparency requirements for Section 17-3-0504-C for a corner lot.

- 3) The project complies with the general goals set forth in the Transit Friendly Development Guide: Station Area Typology, and any other station-specific plans, designs or guidelines adopted by the Chicago Plan Commission.

The project is located within 1,320 feet of the Pink Line's Central Park Station and is defined as an Urban Neighborhood Typology. Most of our site consists of two parking lots and one empty lot, so our project will act as an infill project that provides critical health care services to the neighborhood. Proximity to the Pink Line allows neighborhood access for health care providers and student interns.

- 4) Residential building projects shall not have a number of parking spaces in excess of 50% of the Minimum Automobile Parking Ratio for the applicable district listed in Section 17-10-0207 with any fractional result rounded up to the next higher whole number, unless additional parking spaces are approved as an administrative adjustment under the provisions of Section 17-13-1003-EE;

N/A

- 5) The project complies with the Travel Demand Study and Management Plan rules of the Chicago Department of Transportation. The City's Commissioner of Transportation is authorized to issue Travel Demand Study and Management Plan rules consistent with this section.

Our project is considered Commercial Use and is 32,766 gsf, which is slightly over the 30,000 gsf TDM compliance threshold. Given our project size, it appears a “Tier 1” CDOT Review is required. Assuming approval of remap amendment, we will be requesting administrative relief from the Tier 1 review requirements for the following reasons. We have a reduced parking count and have provided 5 indoor bike spaces, 8 covered bike spaces and 10 outdoor bike spaces for a total of 23 spaces that can accommodate a wide variety of biking circumstances. Our project is part of a larger neighborhood campus that is very walkable and has its own bus shuttle service that has been serving the campus for several years now.

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

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OWNER'S SPECIFICATIONS

1. THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 110 KM/H.

3. THE BUILDING SHALL BE DESIGNED TO WITHSTAND AN EARTHQUAKE OF MAGNITUDE 7.0.

4. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A SEISMICITY OF 0.15g.

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NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	10/10/2024
2	ISSUED FOR PERMITTING	10/10/2024
3	ISSUED FOR PERMITTING	10/10/2024

BUILT FORM

DATE: 10/10/2024

PROJECT NO: 12345

PROJECT INFORMATION

PROJECT NAME: [REDACTED]

CLIENT: [REDACTED]

ADDRESS: [REDACTED]

CITY: [REDACTED]

STATE: [REDACTED]

COUNTRY: [REDACTED]

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	10/10/2024
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3	ISSUED FOR PERMITTING	10/10/2024

NOTES

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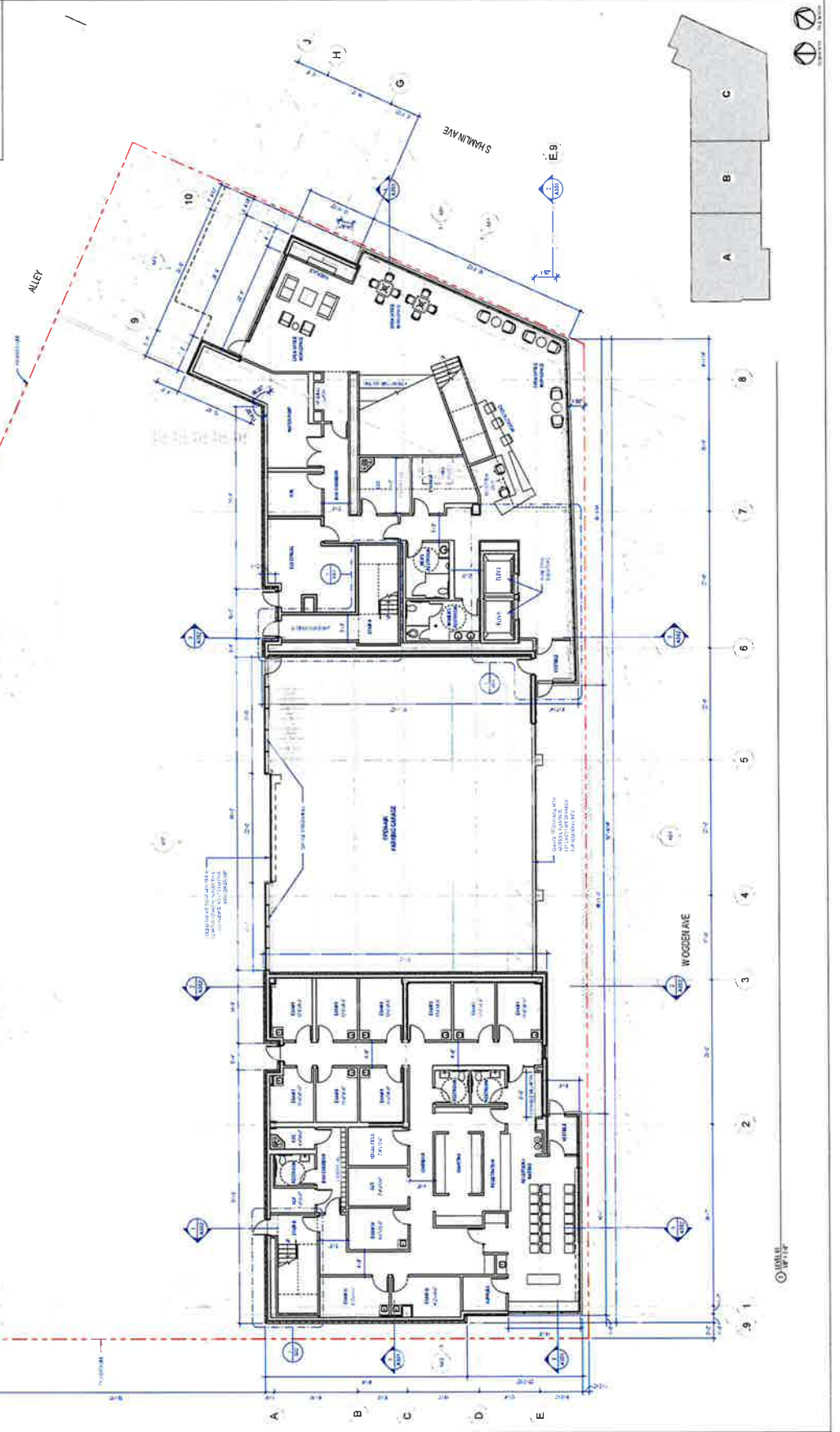
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SCALE: 1:100



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1. **DATE OF DESIGN:** 10/10/2018

2. **PROJECT NAME:** [REDACTED]

3. **CLIENT:** [REDACTED]

4. **LOCATION:** [REDACTED]

5. **SCALE:** 1:100

6. **DESIGNER:** [REDACTED]

7. **DATE:** 10/10/2018

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9. **PROJECT CODE:** [REDACTED]

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22. **PROJECT PERMITS:** [REDACTED]

23. **PROJECT APPROVALS:** [REDACTED]

24. **PROJECT COMMENTS:** [REDACTED]

25. **PROJECT NOTES:** [REDACTED]

26. **PROJECT REVISIONS:** [REDACTED]

27. **PROJECT CHANGES:** [REDACTED]

28. **PROJECT ADDENDUMS:** [REDACTED]

29. **PROJECT SUPPLEMENTS:** [REDACTED]

30. **PROJECT REFERENCES:** [REDACTED]



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OVERALL FLOOR PLAN LEVEL 01

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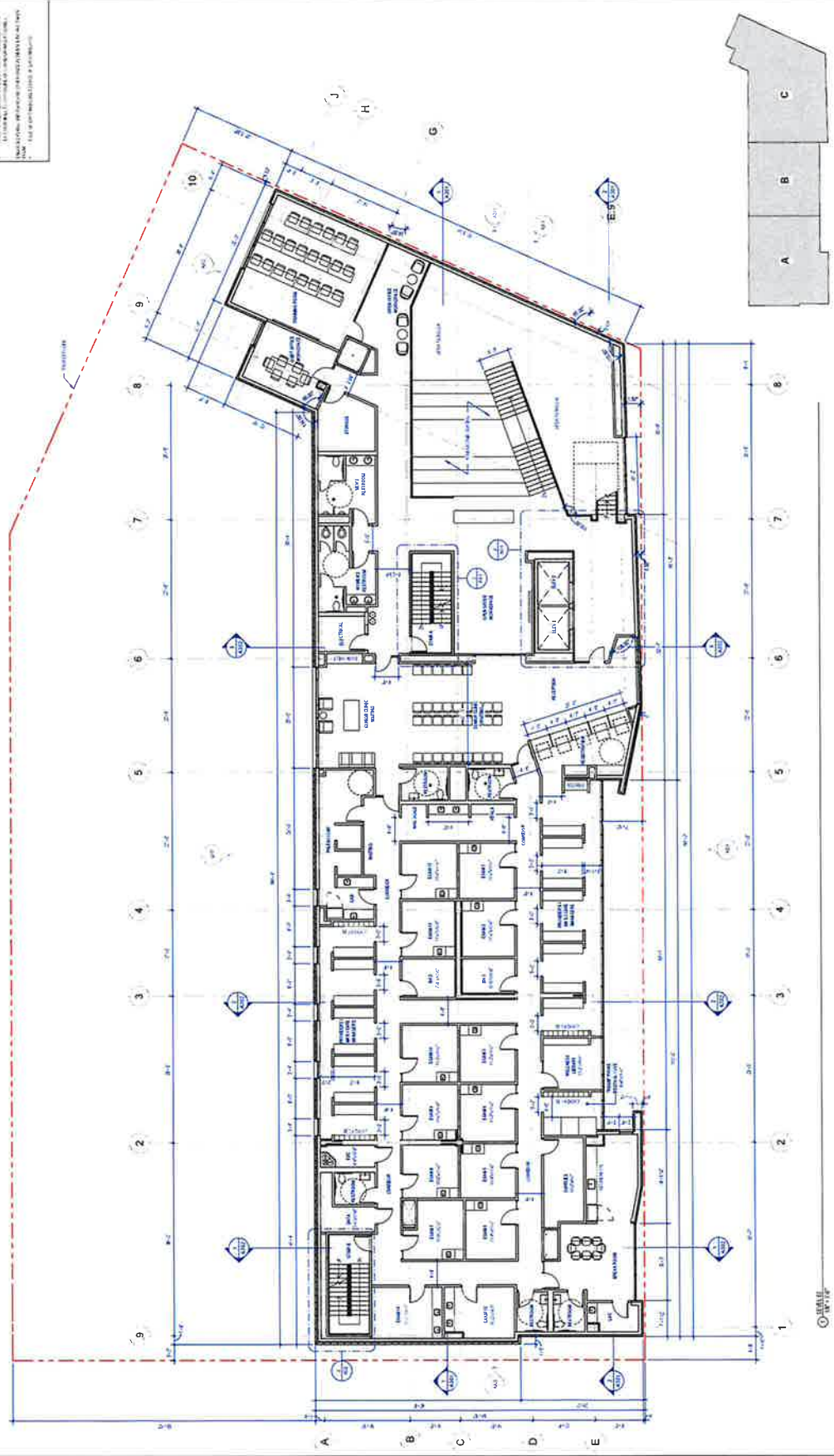
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GENERAL NOTES:

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REVISIONS:

NO.	DATE	DESCRIPTION
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1. ALL MATERIALS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL AND SELECTION. THE ARCHITECT'S SELECTION SHALL BE FINAL AND NOT BE SUBJECT TO CHANGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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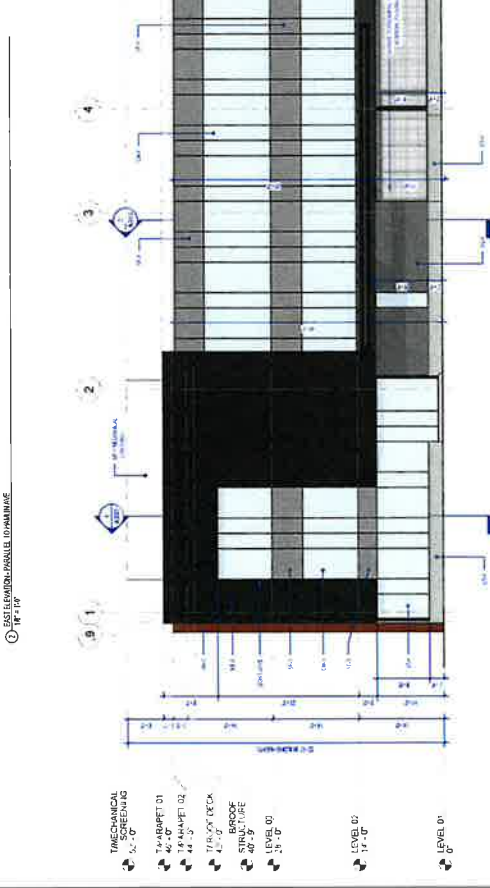
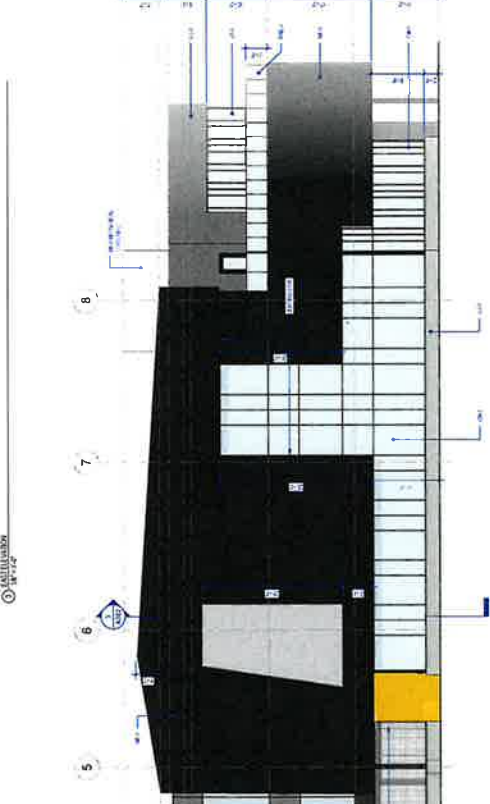
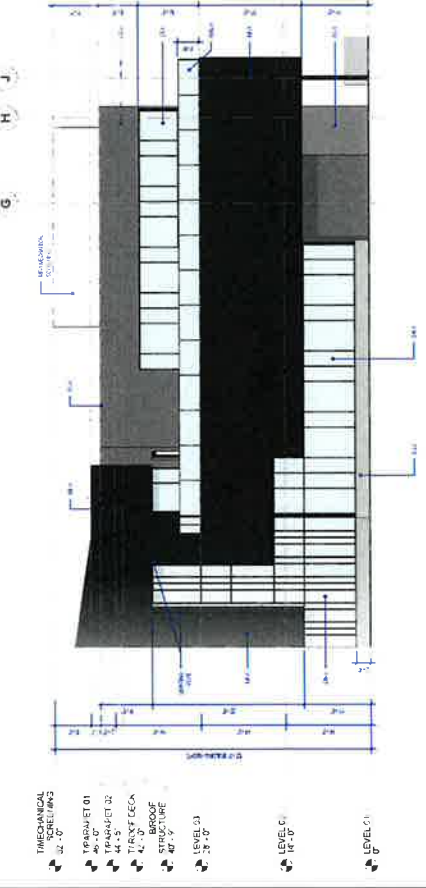
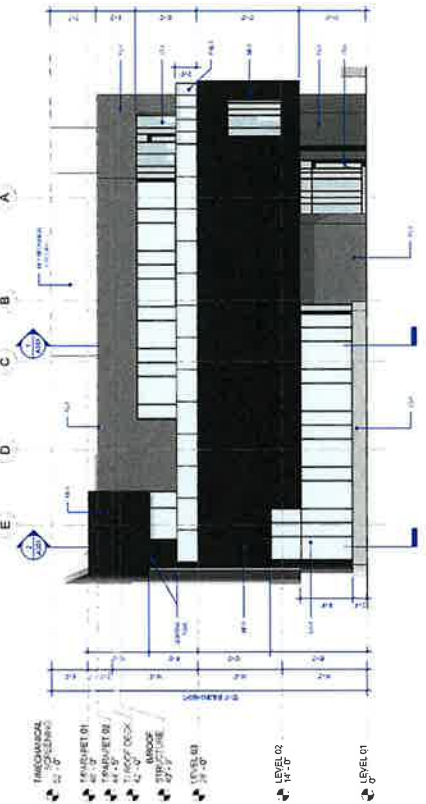
BUILT FORM
 PROJECT NO. 19-001
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]

EXTERIOR ELEVATIONS
 ARCHITECT: [REDACTED]
 ARCHITECT'S OFFICE: [REDACTED]
 ARCHITECT'S ADDRESS: [REDACTED]

A201
 SHEET NO. 101
 DATE: 10/15/2020

EXTERIOR ELEVATIONS LEGEND

01	BRICK
02	CONCRETE
03	GLASS
04	WOOD
05	STAINLESS STEEL
06	ALUMINUM
07	PAINT
08	ROOFING
09	LANDSCAPE
10	MECHANICAL



STATE OF MICHIGAN
 DEPARTMENT OF STATE
 DIVISION OF LAND AND WATER
 2400 WESTLAND AVENUE, SUITE 2000
 WESTLAND, MI 48090-1600
 TEL: 313.286.3000 FAX: 313.286.3001
 WWW.MICHIGANSTATE.gov

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 DEPARTMENT OF STATE
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 WWW.MICHIGANSTATE.gov



PROJECT NO.	2022-001
DATE	08/15/2022
SCALE	AS SHOWN

B U I L T F O R M
 ARCHITECTURAL
 10000 E. 14 MILE, SUITE 100
 WARREN, MI 48090

PROJECT NO. 2022-001
DATE 08/15/2022
SCALE AS SHOWN

PROJECT NO. 2022-001
DATE 08/15/2022
SCALE AS SHOWN



EXTERIOR RENDERING - SOUTHWEST CORNER



EXTERIOR RENDERING - SOUTHEAST CORNER

STATE OF TEXAS ARCHITECTURAL BOARD

PROFESSIONAL ARCHITECTS ARE REQUIRED TO REGISTER WITH THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN GRANT A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN REVOKE A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN SUSPEND A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN REINSTATE A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN DENY A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN REVOKE A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN SUSPEND A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN REINSTATE A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS. THE ARCHITECTURAL BOARD OF THE STATE OF TEXAS IS THE ONLY AUTHORITY THAT CAN DENY A LICENSE TO ARCHITECTS TO PRACTICE ARCHITECTURE IN THE STATE OF TEXAS.



Richard P. [Signature]

NO.	DATE	DESCRIPTION	STATUS
1	10/15/2023	PERMITS	PENDING

BUILT FORM

PROJECT NO. 2023-001
PROJECT NAME: [Redacted]
PROJECT ADDRESS: [Redacted]
OWNER: [Redacted]
ARCHITECT: [Redacted]
DATE: 10/15/2023

EXTERIOR RENDERING

A903



EXTERIOR RENDERING - NORTHEAST CORNER



EXTERIOR RENDERING - SOUTH ELEVATION