

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 an 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.

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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.

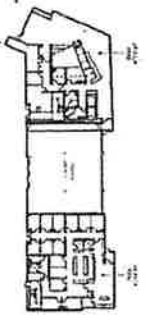
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PROJECT DESCRIPTION

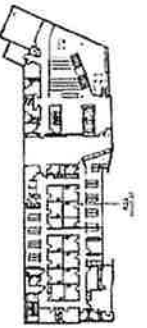
PROJECT NAME	3005 WOODEN AVE PROJECT
PROJECT ADDRESS	3005 WOODEN AVE, CHICAGO, IL 60623
PROJECT TYPE	RENOVATION
PROJECT OWNER	3005 WOODEN AVE LLC
PROJECT ARCHITECT	3005 WOODEN AVE LLC

PROJECT SQUARE FOOTAGE SUMMARY

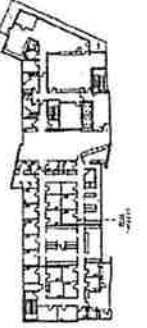
RENOVATION	10,000
TOTAL	10,000



RENOVATION

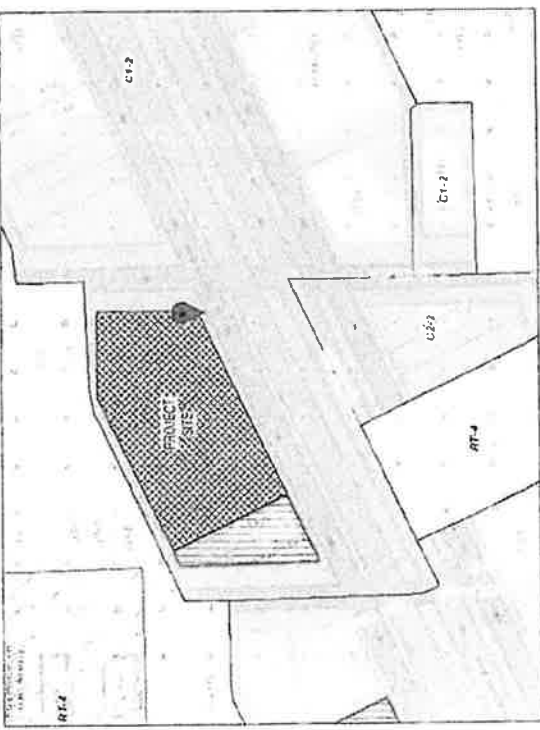


EXISTING



PROPOSED

ZONING MAP



CITY OF CHICAGO DEPARTMENT OF CONSTRUCTION PERMITS

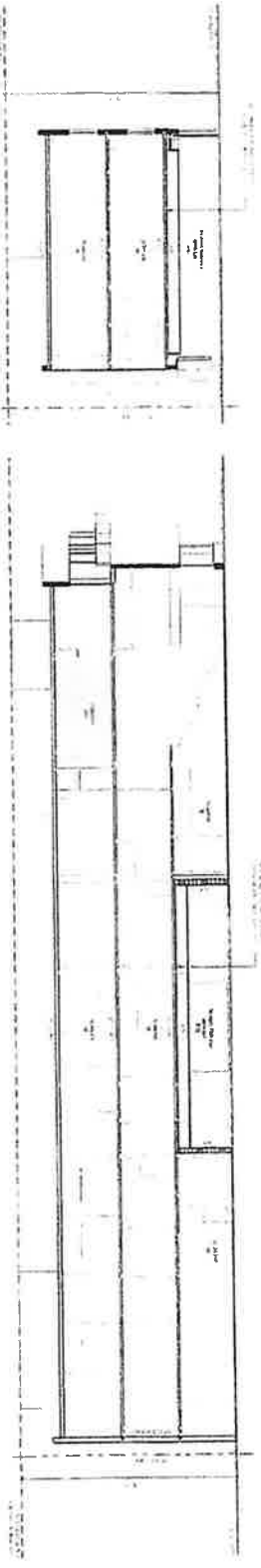
APPLICABLE ZONING ORDINANCES: 2017 CHICAGO ZONING ORDINANCE
ADDRESS: 3005 WOODEN AVE CHICAGO, IL 60623

SECTION	DESCRIPTION	REMARKS
101	GENERAL PERMITS	...
102	CONSTRUCTION PERMITS	...
103	RENOVATION PERMITS	...
104	DEMOLITION PERMITS	...
105	PLUMBING PERMITS	...
106	ELECTRICAL PERMITS	...
107	Mechanical Permits	...
108	Fire Alarm Permits	...
109	Signage Permits	...
110	Other Permits	...

2021 IECC Commercial Energy Code Summary for Zone SA (Waterworks) (See area 1)

Section	Code	Requirement	Notes
101	101.0	General Provisions	...
102	102.0	Energy Efficiency	...
103	103.0	Energy Conservation	...
104	104.0	Energy Conservation	...
105	105.0	Energy Conservation	...
106	106.0	Energy Conservation	...
107	107.0	Energy Conservation	...
108	108.0	Energy Conservation	...
109	109.0	Energy Conservation	...
110	110.0	Energy Conservation	...

1. This summary is for informational purposes only and does not constitute a contract. The full code is available at the City of Chicago Department of Construction website. 2. This summary is for informational purposes only and does not constitute a contract. The full code is available at the City of Chicago Department of Construction website. 3. This summary is for informational purposes only and does not constitute a contract. The full code is available at the City of Chicago Department of Construction website.



ELEVATION

SECTION

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TIME: 10:30 AM
PROJECT: 3005 WOODEN AVE PROJECT
DRAWN BY: [Name]
CHECKED BY: [Name]

PROJECT: 3005 WOODEN AVE PROJECT
ADDRESS: 3005 WOODEN AVE, CHICAGO, IL 60623
PROJECT TYPE: RENOVATION
PROJECT OWNER: 3005 WOODEN AVE LLC
PROJECT ARCHITECT: 3005 WOODEN AVE LLC



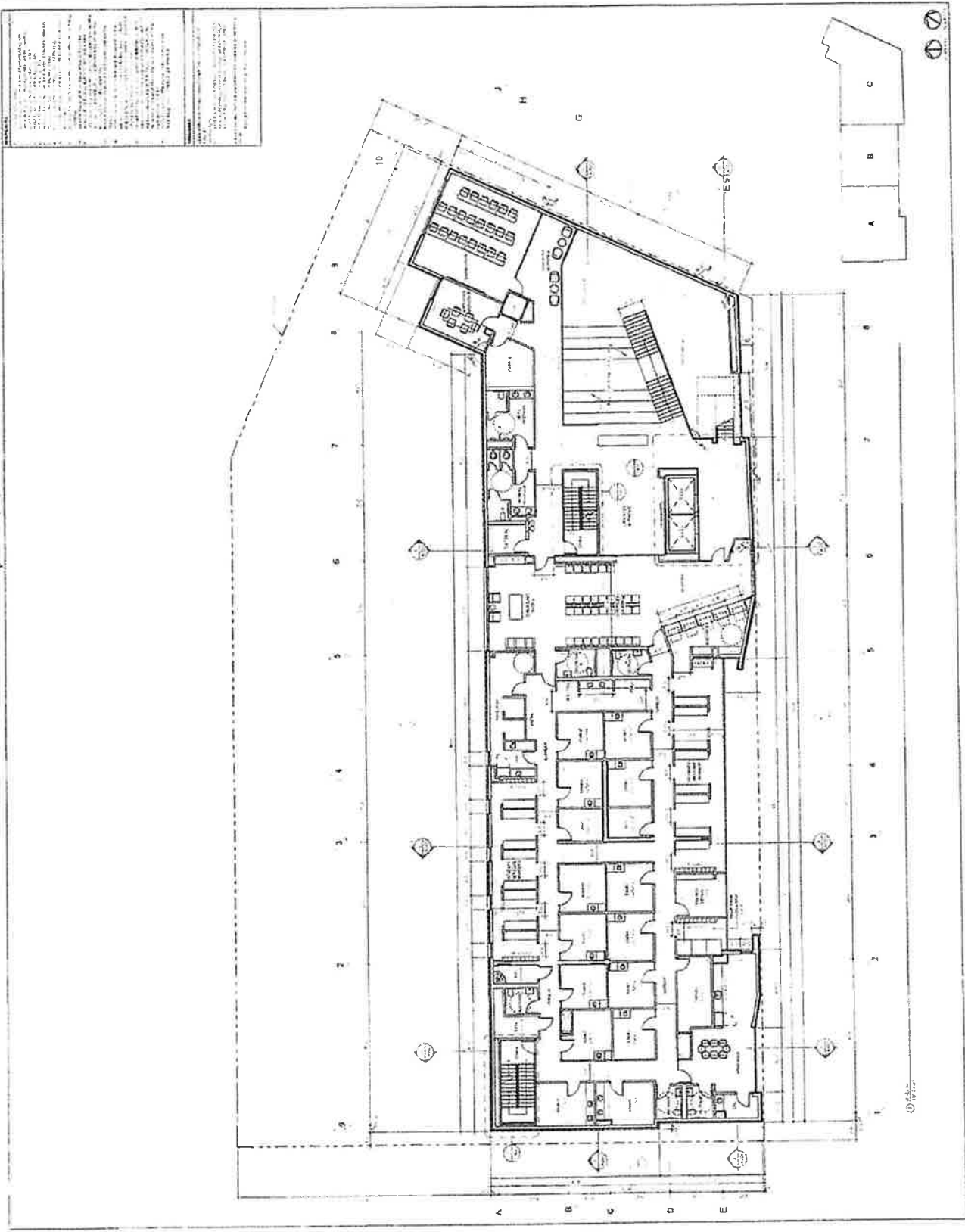
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TIME	10:30 AM
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DRAWN BY	[Name]
CHECKED BY	[Name]

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DRAWN BY: [Name]
CHECKED BY: [Name]


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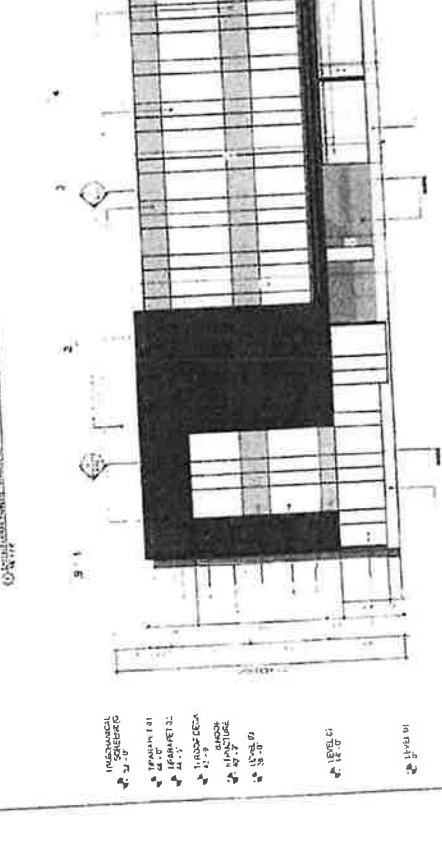
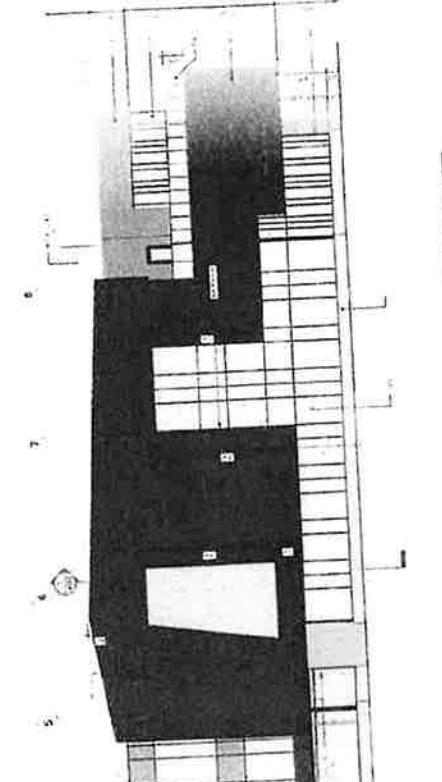
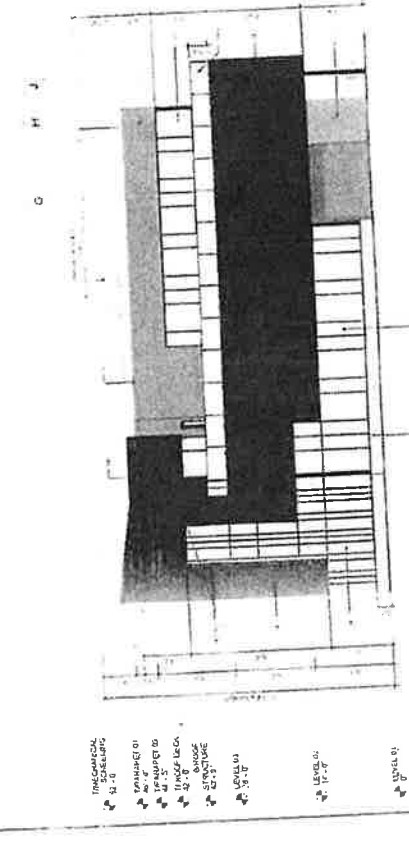
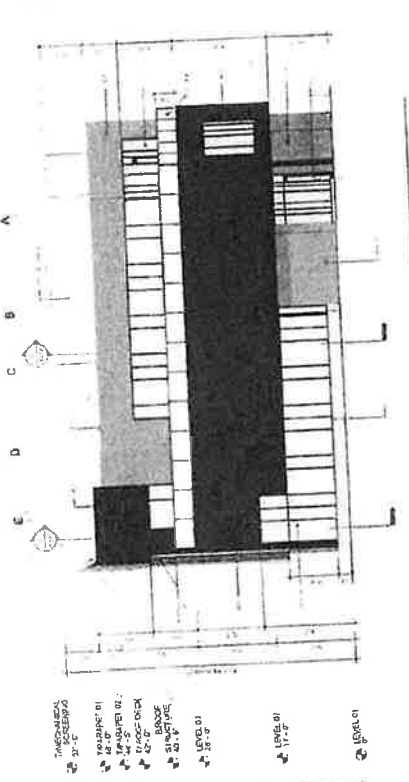
NOTES:
1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

 A. D. Z.	
FORM	
DATE	NOV 19 1954
PROJECT	UNIVERSITY OF CALIFORNIA
ARCHITECT	W. H. HARRIS & ASSOCIATES
ENGINEER	A. D. Z.
OWNER	UNIVERSITY OF CALIFORNIA
NO.	A102

Final for Publication

EXTERIOR ELEVATION LEGEND

1	CONCRETE
2	BRICK
3	GLASS
4	WOOD
5	STAINLESS STEEL
6	ALUMINUM
7	PAINTED METAL
8	PLASTER
9	EIFS
10	ROOFING
11	LANDSCAPE
12	VEGETATION
13	WATER
14	SKY



10/10/2024 10:00 AM

NOTICE
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 The Architect assumes no responsibility for the accuracy of the information provided by the client or for the construction of the project.



FORM

DATE: 10/10/2024
 PROJECT: [REDACTED]
 SHEET: [REDACTED]

OWNER
 [REDACTED]

ARCHITECT
 [REDACTED]

SCALE
 1/8" = 1'-0"

DATE
 10/10/2024

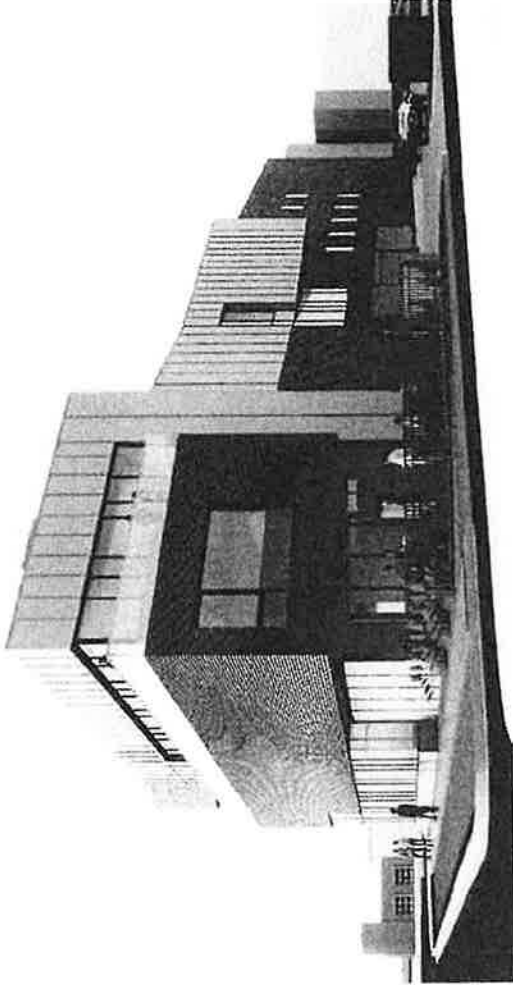
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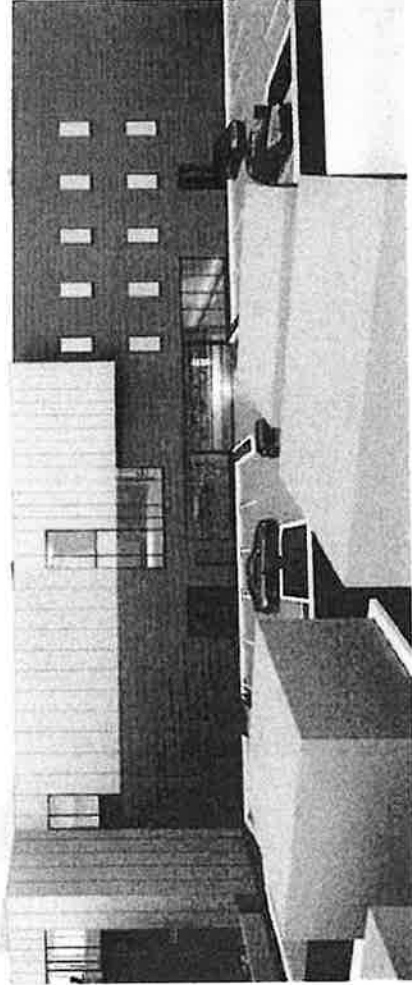
DATE
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PROJECT LOCATION
 [REDACTED]

A201



EXTERIOR RENDERING - NORTHEAST CORNER



EXTERIOR RENDERING - SOUTH ELEVATION

DATE: 10/10/2014 10:10 AM
PROJECT: [REDACTED]
DRAWING: [REDACTED]

REVISIONS
NO. DATE BY DESCRIPTION
1 10/10/2014 [REDACTED] [REDACTED]

APPROVED
[Signature]
[Stamp]

DATE: 10/10/2014 10:10 AM
PROJECT: [REDACTED]
DRAWING: [REDACTED]

FORM
[REDACTED]

CLIENT: [REDACTED]
A903