

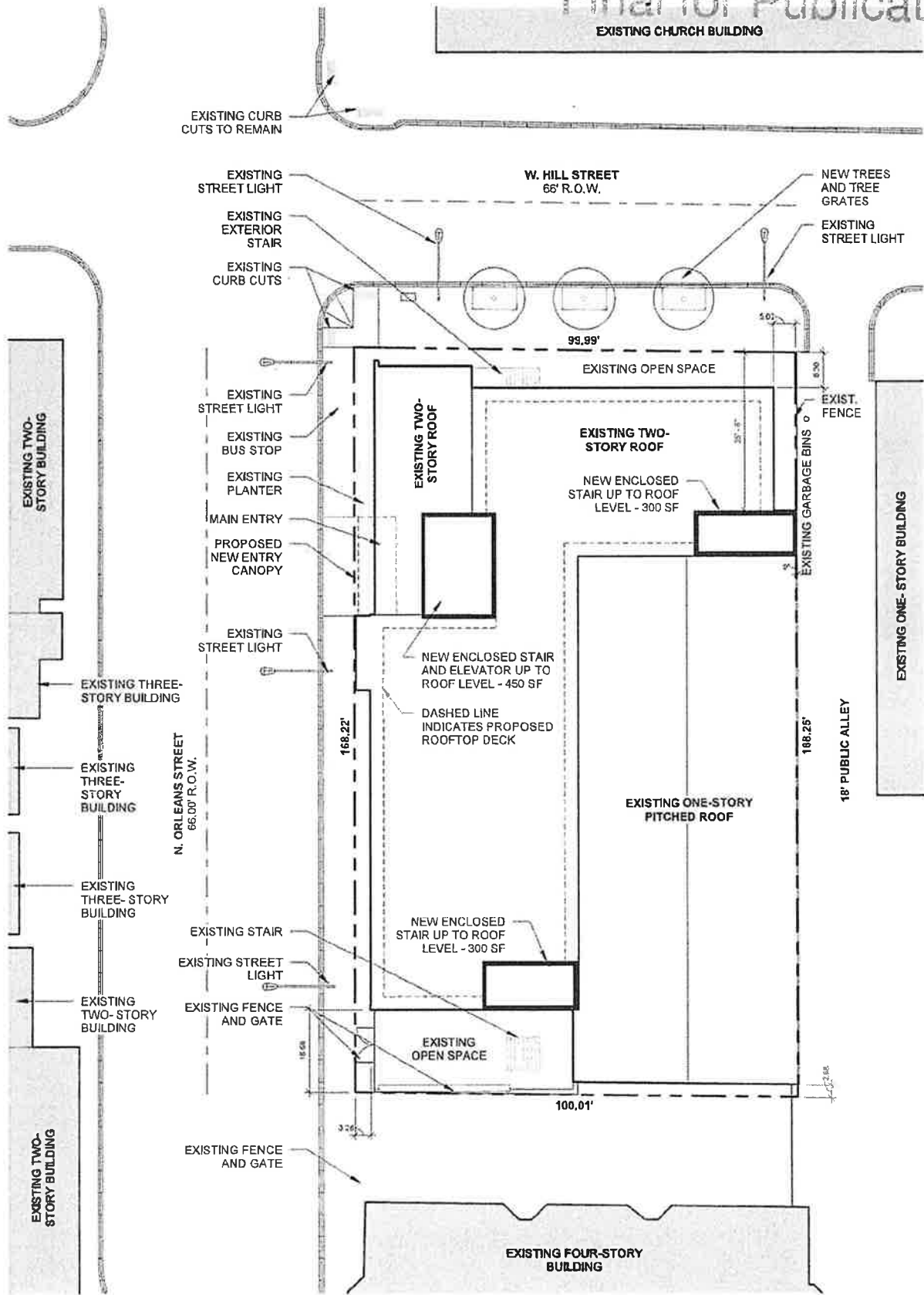
**SUBSTITUTE  
NARRATIVE AND PLANS FOR  
TYPE 1 ZONING AMENDMENT APPLICATION  
FROM DX-5 TO DX-5  
After School Matters, Inc. (THE "APPLICANT")  
1035 - 1049 North Orleans Street and 325- 333 West Hill Street**

The Applicant seeks approval for a Type 1 zoning amendment from the current DX-5 designation to a new DX-5 district to allow the renovation of the existing two story brick building that is 14,095 square feet. The renovation includes a new rooftop terrace, possibly a new entry canopy and will create a new City headquarters to be used as a Sports and Recreation, Participant Children's Play Center for the Applicant. The zoning approval will facilitate the Applicant's mission to provide Chicago public high school teens with opportunities to explore and develop their talents, while gaining critical skills for work, college and beyond. This is a renovation of an existing, legal, non-conforming structure and site which has no on-site parking or loading.

TSL: The subject property is a Transit Served Location based on proximity to CTA bus line corridor and CTA Station at North LaSalle Street and West Division Street (1,275.5 feet) and may reduce required parking by 100%. The project is not required to comply with the CZO Section 17-4-0301 TSL criteria since the project is not a new construction.

- A) Lot Area: 16,800 square feet (Recorded Measurement)  
DX-5 Maximum Base F.A.R.: 5.0  
Building Area: 14,095 square feet
- B) Bulk and Density Requirements: (MLA per 0.4) = N/A (No Residential)
- C) Parking: On-Site Accessory Parking: 0 spaces  
Loading Spaces: 0
- D) Building Height: Approximately 45'- 0"  
DX-5 Maximum Building Height: No maximum building height.
- E) Setbacks:

Front: 0'  
Side: 0'  
Side: 0'  
Rear: 0'



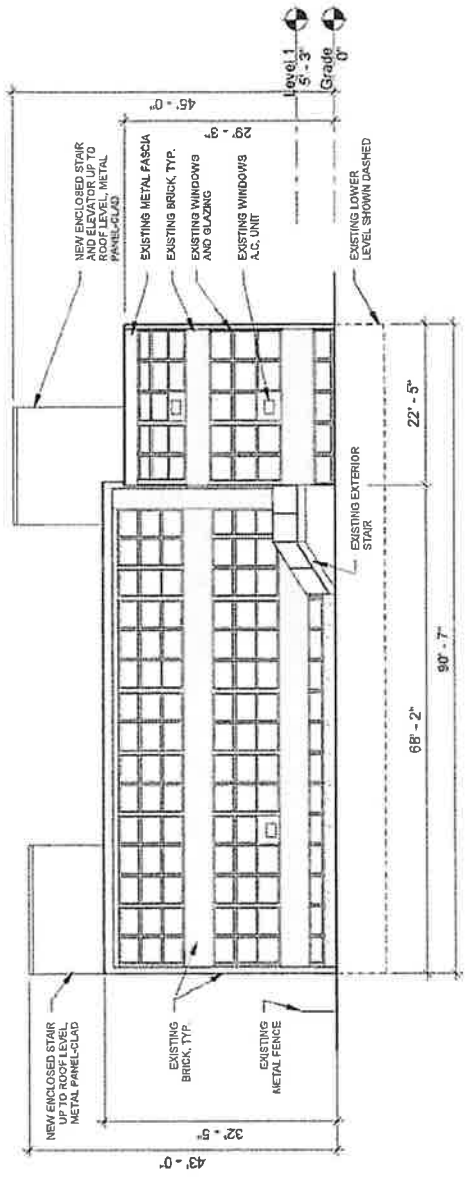
1" = 20'-0" Site Plan | \_Z0.1

After School Matters





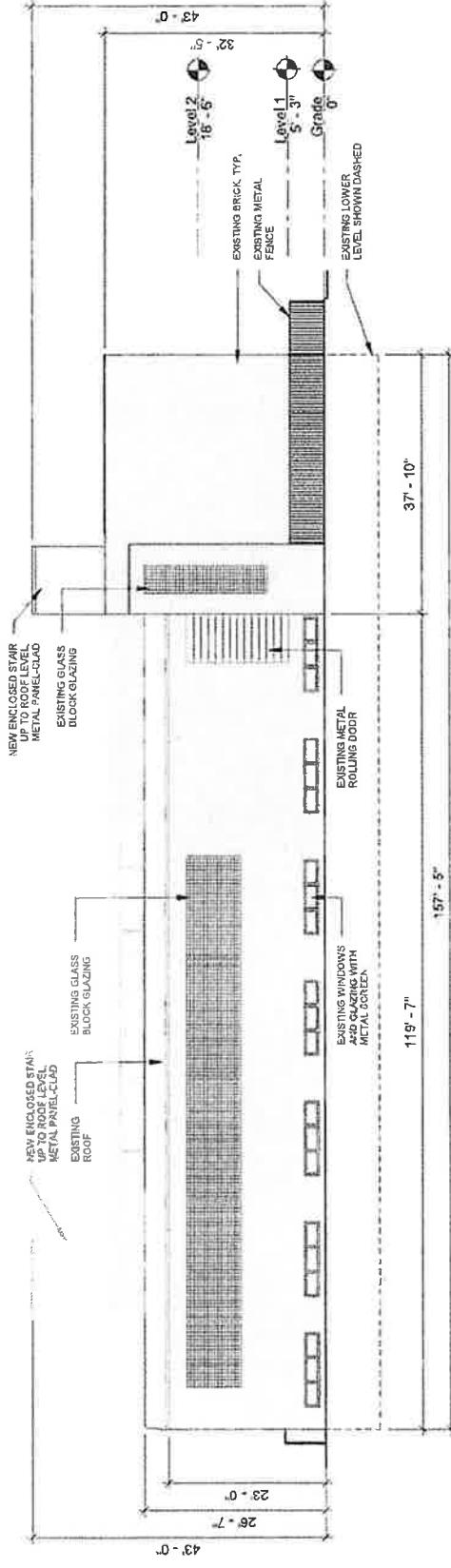
Introduction: December 13, 2023



### After School Matters

Address : 1065 N. Orleans Street  
Chicago, IL 60610

Eckenhoff Saunders Architects



1/16" = 1'-0" East Elevation | 2023

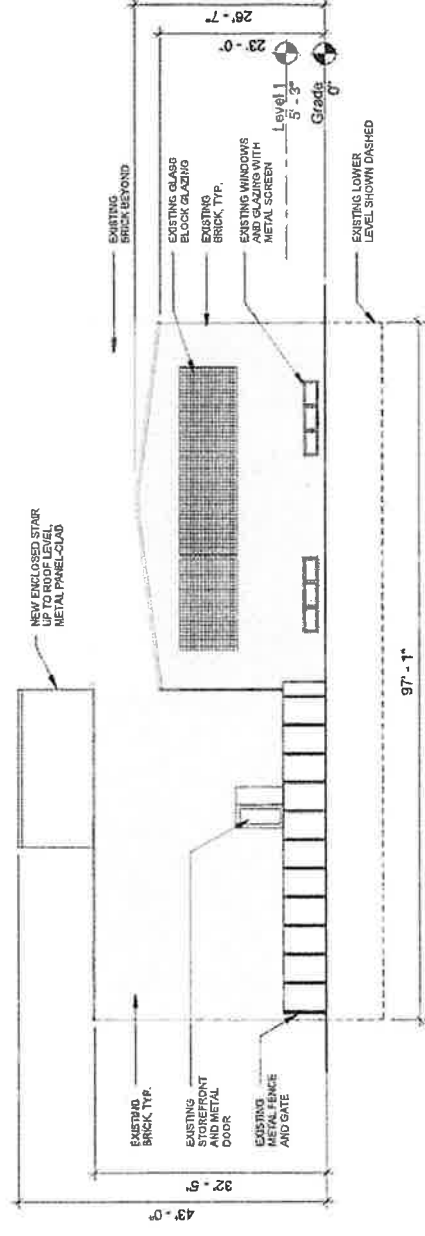


### After School Matters

Address : 1055 N. Orleans Street  
Chicago, IL 60610

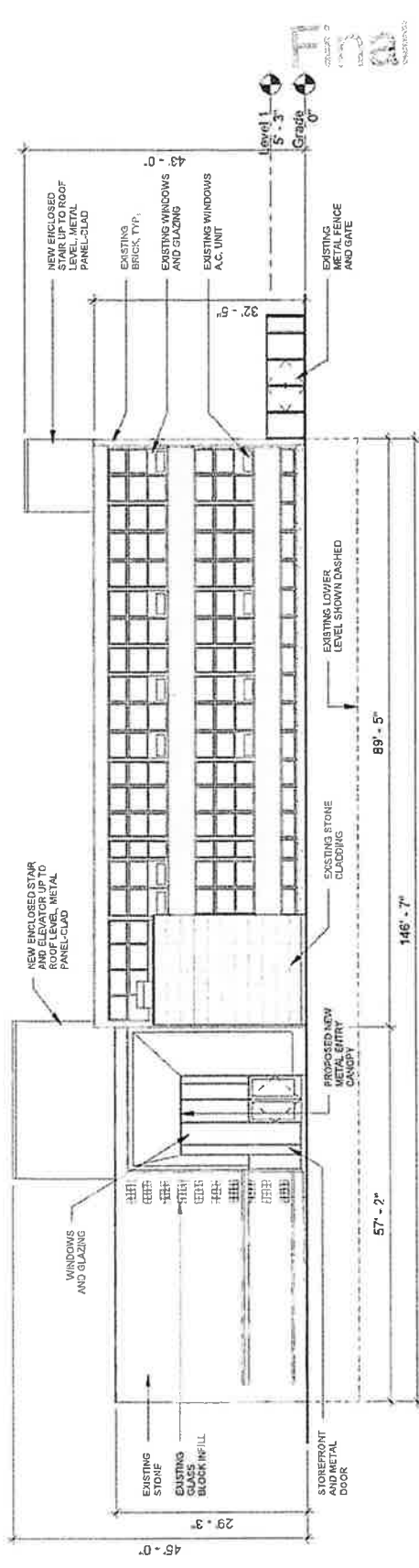
Eckenhoff Saunders Architects

Introductions: December 13, 2023



### After School Matters

Address : 1065 N. Orleans Street  
Chicago, IL 60610



1/16" = 1'-0" West Elevation | Z0.5

0' 16' 32'

### After School Matters

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Chicago, IL 60610

Eckenhoif Saunders Architects

Introductions: December 13, 2023

