Final for Publication

17-13-0303-C(1) Type 1 Substitute Narrative & Plans – 2340-44 S. Wentworth Avenue, Chicago, IL

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 5,500 square feet

Proposed Land Use: The Applicant is proposing to redevelop the property with a new 6-story mixed-use building containing commercial space and eight (8) dwelling units above. The basement floor to the fourth floor will be devoted to a restaurant containing a total of 20,421.73 sq. ft (excluding the basement). The proposed building will measure 77 ft. in height. Pursuant to Sec. 17-13-0303-D, Optional Administrative Adjustment and Variation, as well as Secs. 17-13-1003-EE and 17-13-1101B and D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the rear setback from the required 30' to zero, reduce the off-street parking requirement of 8 spaces to 0 since the property is a Transit Served Location (TSL), reduce the required loading berth from 1 to 0, increase the height by 10% or 77 ft., increase the FAR by 10% and relief to the Pedestrian Streets-Door and Entrance Standards.

(A) The Project's Floor Area Ratio: *30,229.29 sq. ft. (5.496 FAR)

*Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-H, the Applicant is seeking to increase the maximum gross floor area by 10%.

(B) The Project's Density (Minimum Lot Area Per D.U.):
687.5 sq. ft. per unit
(8 dwelling units proposed)

(C) The amount of off-street parking: **0

**The subject property is a designated Transit Served Location. Pursuant to Section 17-13-0303-D, Optional Administrative Adjustment and Variation, and Sec. 17-13-1003-EE, the Applicant is seeking to reduce the required parking of 8 to 0.

(D) Setbacks:

a. Front Setback: 0.2 feet
b. Side Setbacks:
North Side: 0 feet
South Side: 0 feet
c. ***Rear Setback: 0 feet

***Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential uses from the required 30 ft. to 0 feet.

(E) Building Height: ****77 feet

****Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1003-L, the Applicant is seeking to increase the height by 10%.

(F) Loading: *****0

*****Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-D, the Applicant is seeking to reduce the required loading berth from 1 to 0.

(G) Pedestrian Streets-Door and Entrance Standards

a. ******Front Entrance Setback from Front Property Line/Sidewalk: 6'
b. ******Front Entrance Width : 15'-0 » wide/30.30% of Building Width

******Pursuant to Sections 17-13-0303-D, Optional Administrative Adjustment and Variation, and 17-13-1101-D, the Applicant is seeking relief to the Building Location Standards for a Pedestrian Street pursuant to Section 17-13-1003-P.

(H) 17-3-0307. Exceptions. The Applicant will comply with the Chicago Air Quality Ordinance should such provisions be determined as applicable.

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The project complies with the applicable standards of Sec. 17-10-0102-B because the subject property is located within 2,640 linear feet of the Cermak-Chinatown CTA Station. The proposed mixed-use building will have 0 off-street parking and loading. The Applicant intends on seeking a Variation and Administrative Adjustment to reduce those requirements.

2. The proposed mixed-use building will comply with Sec. 17-3-0504 because its front setback will be at the front property line, the entrance width does not exceed 12 ft., the entrance depth does not exceed the entrance width, the entrance is not more than two-stories in height, the proposed building elevations comply with the window transparency requirements, the front doors to the restaurant are located along South Wentworth Avenue.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporate accessibility and connectivity to the Cermak-Chinatown CTA Station, which is located north of the subject property. The Applicant believes the project will help improve the pedestrian

way along South Wentworth Avenue for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building contemplates 8 dwelling units. Zero off-street parking will be provided for the building. The Applicant intends on seeking a Variation to permit the reduction of off-street parking with the TSL Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in a south side neighborhood within which the subject property is located. Further, and based on the subject property's proximity to mass transit, the Applicant believes the project complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

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Architectural Studio, Ltd.

www.architectural-studio.net

No.	Description	Date
1	Existing Canopy pole to be relocated	

Wu'S House

Schematic Site Plan

Project number	2023-001
Date	12-18-2024
Drawn by	Author
Checked by	Checker

A-2.0

Scale: 1/8" = 1'-0"

2342-44 S Wentworth Ave

W. 23rd Place

Wentworth Ave.

Public Alley

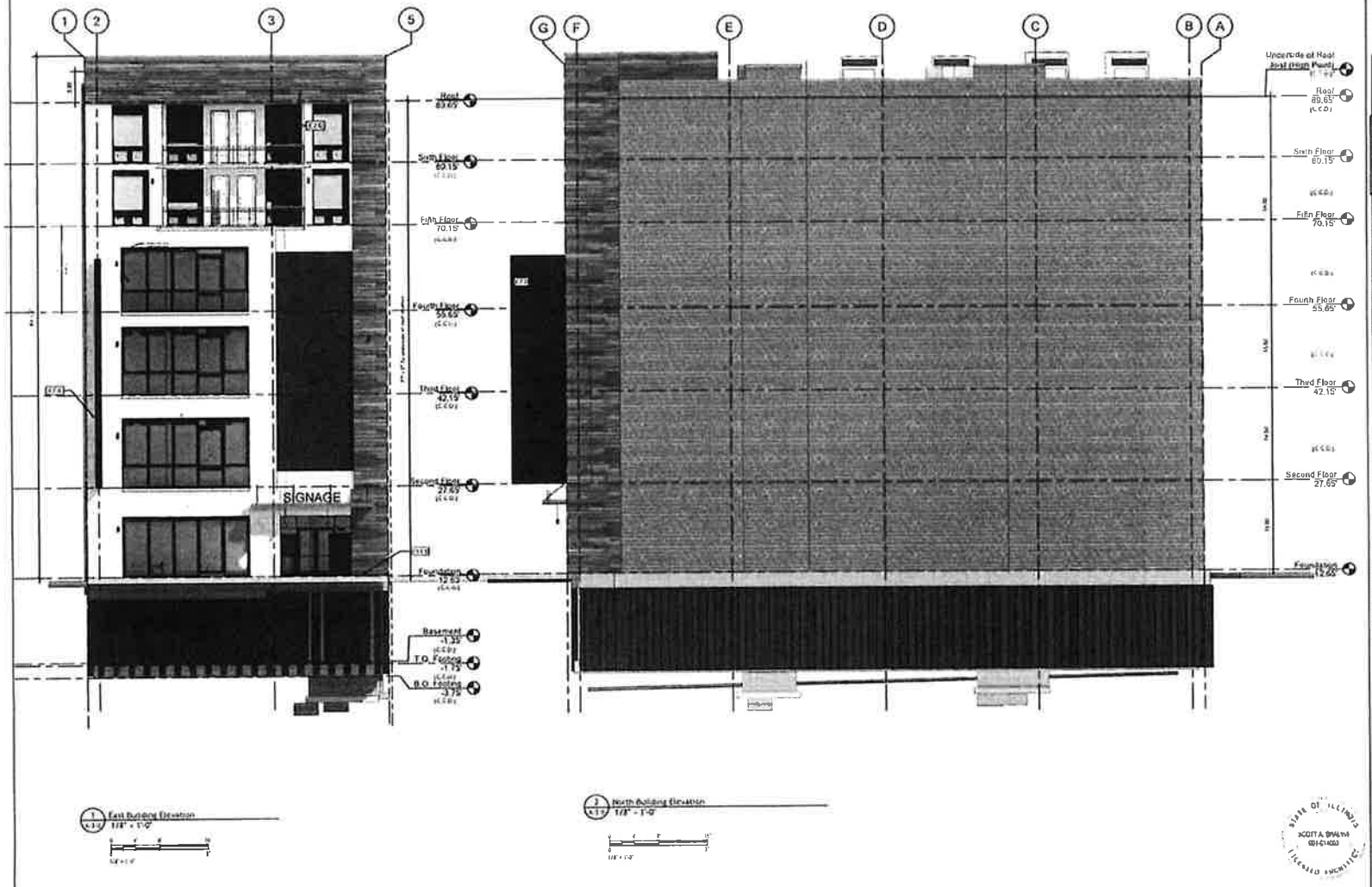
Two Story Brick Commercial Building

Public Alley

Two Story Brick Commercial Building

Scale: 1/8" = 1'-0"

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Perry & Associates, LLC

ROGINA

Keynote Legend

No.	Description	Date

Wu's House

Elevations

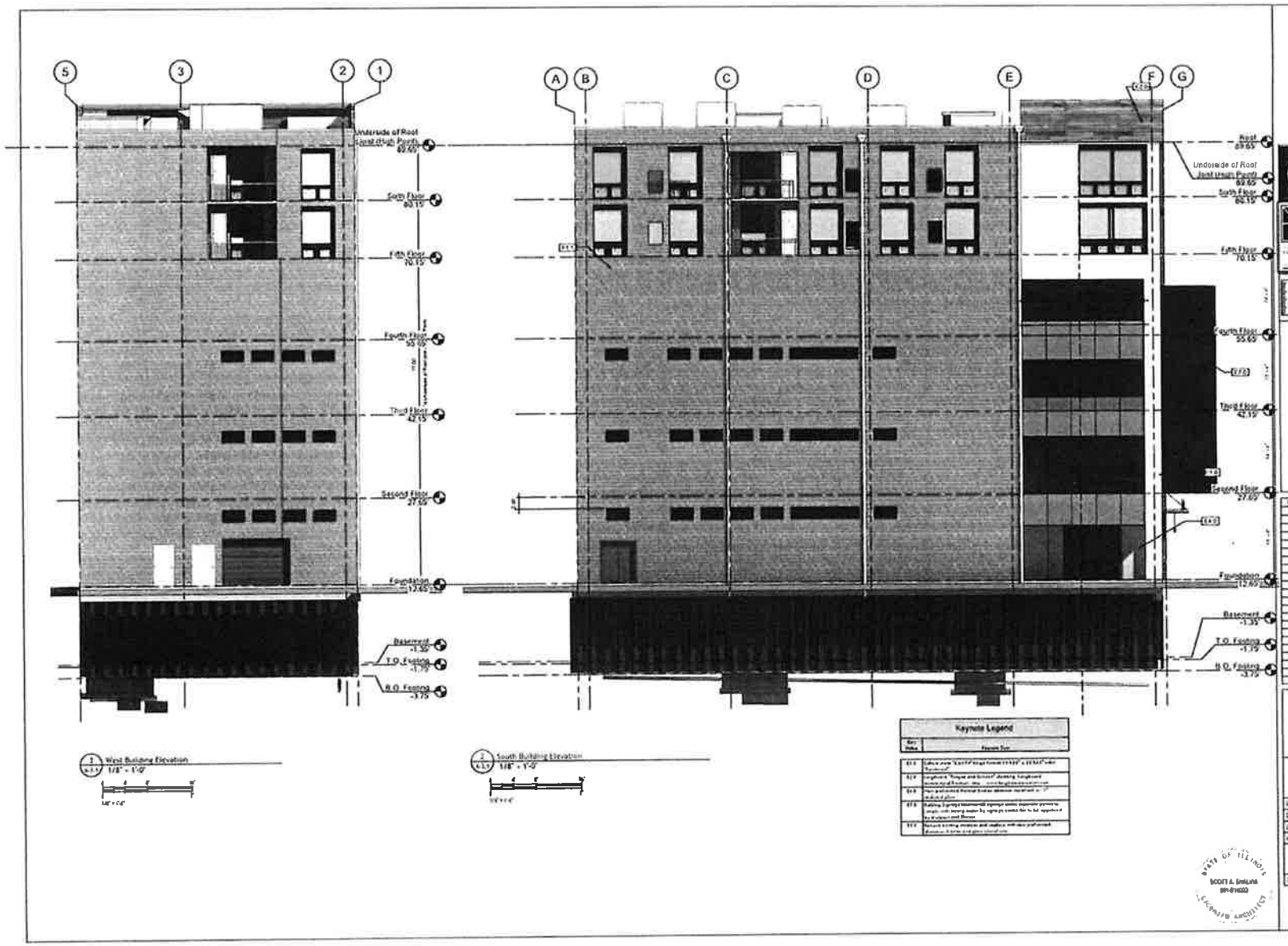
	2023-061
	12/19/2023
	Author
	Checker

A-3.0

2342 S. Wentworth

101040984

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Fax 708-460-5004

Perry & Associates, LLC
Structural Engineers

ROGINA

No	Description	Date

Wu's House

Elevations

Project number	2023-001
Date	12/19/2023
Drawn by	Author
Checked by	Checker

A-3.1

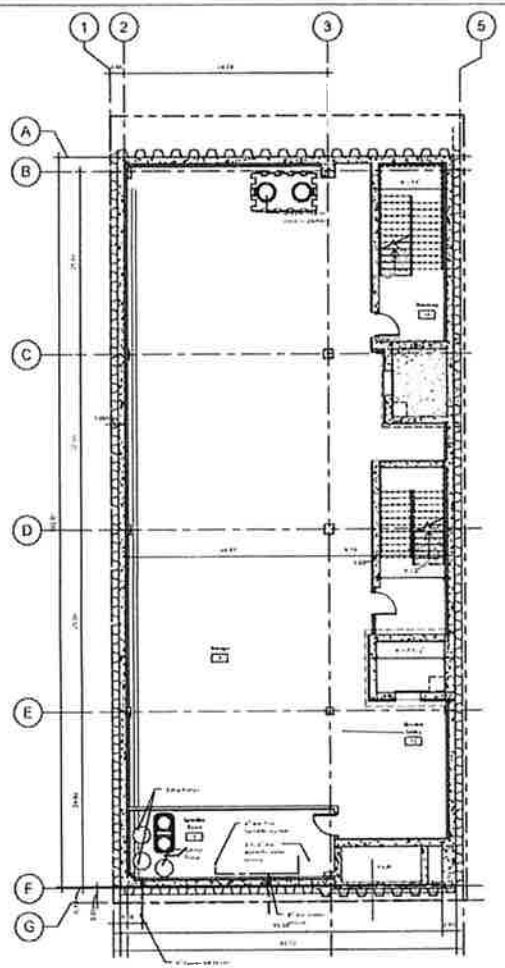
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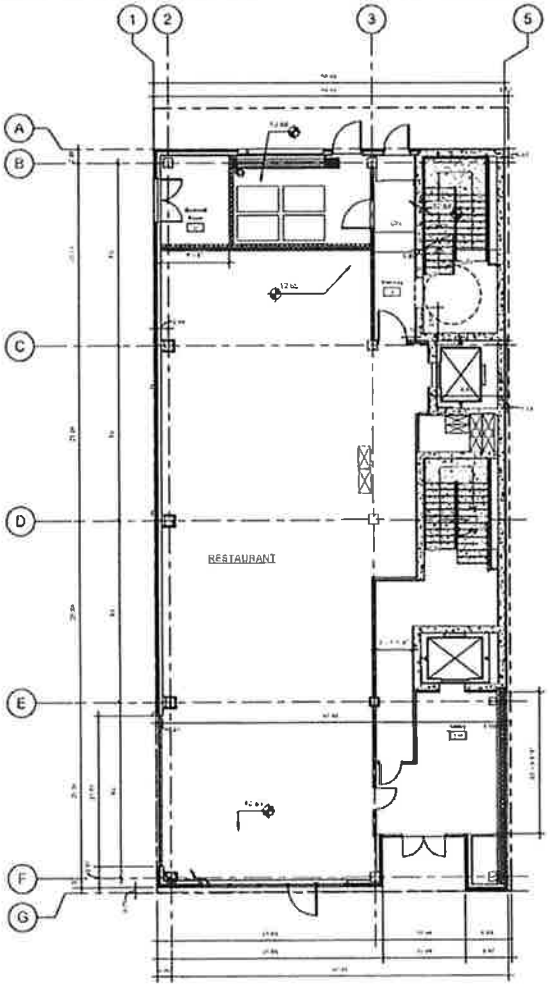
2342 S. Wentworth

STATE OF ILLINOIS
SCOTT A. SHIKUNA
001-016033
LICENSED ARCHITECT

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Final Application





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Scott and Shalbia

as Architectural Studio Ltd.

Perry & Associates, LLC

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No.	Description	Date

Wu's House

Basement and First Floor Plans

Project number	2023-061
Date	12/19/2023
Drawn by	Author
Checked by	Checker

A-4.0

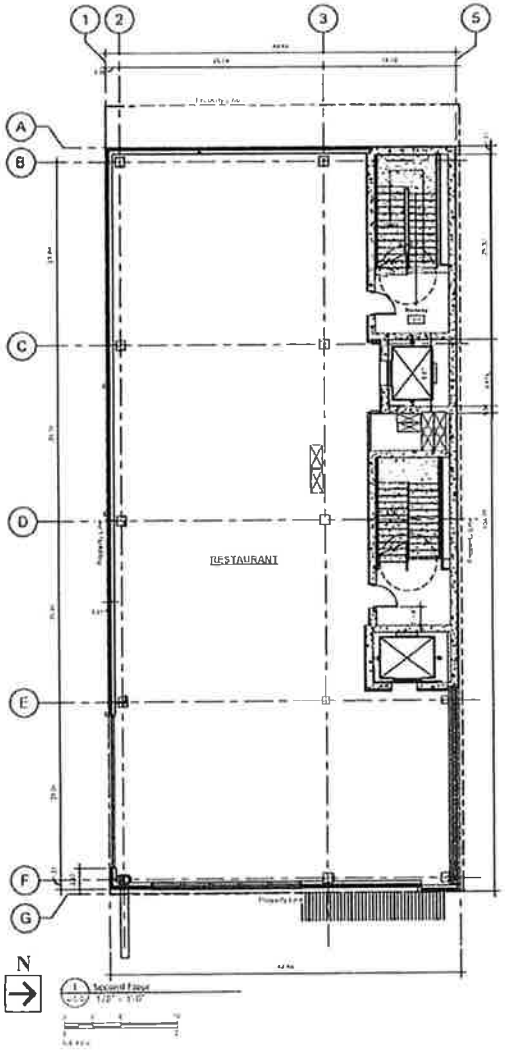
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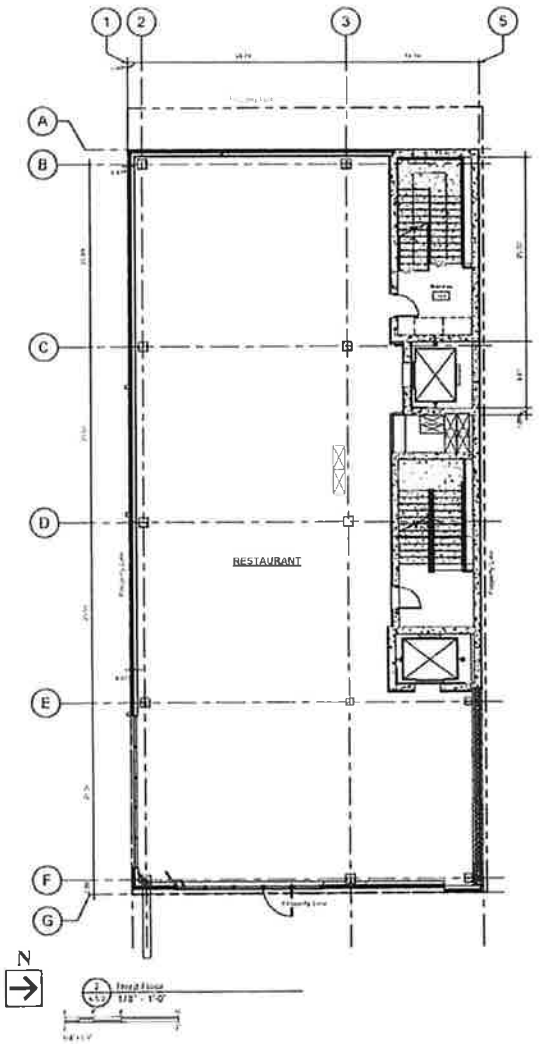
2342 S. Wentworth

EFP-125322

1010409B4

Issued for Building Permit





as

Perry & Associates, LLC

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No.	Description	Date

Wu's House

Second and Third Floor Plans

Project number	2023-061
Date	12/19/2023
Drawn by	Author
Checked by	Checker

A-5.0

Scale: 1/8" = 1'-0"

2342 S. Wentworth

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Preliminary Not for Construction

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Perry & Associates, LLC

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Wu's House

Fourth and Fifth Floor

A-6.0

2342 S. Wentworth