17-13-0303-C(1) Type 1 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 5-story mixed-use building containing commercial space and four (4) dwelling units above. The basement floor to the fourth floor will be devoted to a restaurant containing a total of 21,670.48 sq. ft. The proposed building will measure 66.50 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 4 spaces to 0 since the property is a Transit Served Location (TSL), and reduce the required loading berth from 1 to 0.

(A) The Project's Floor Area Ratio: 26,860.36 sq. ft. (4.88 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
1,375 sq. ft. per unit
(4 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 4 to 0.

(D) Setbacks:

a. Front Setback: 6 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: 68.15 feet

(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 4 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.

Wu's House Restaurant,
2342 S. Wentworth Ave
New 5 Story Restaurant/ apartment with Deep Basement

Scope of Work Requested for OUC Scope of Work

Proposed 5 Story building with Basement on mat foundation using ERS.

Slab and ERS to 100' below grade.

Utility connections and Utility structures are not part of this OUC submittal or the Geotechnical review under the DOB. A separate submiottal of all utility connections and structures as per CDOT requirements to be conducted directly between the applicant and OUC of CDOT.

Foundation (Subject) OUC Review: EFP-125322
Associated Utility-only OUC Review: EFP-124878

Call Out Key

Wall Section Key

North Arrow

TAG Key

Elevation Key

Column Grid

Symbol Key
1/4" = 1'-0"

Architect

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Email: Scott_s@archstudioltd.net

Structural Engineer:

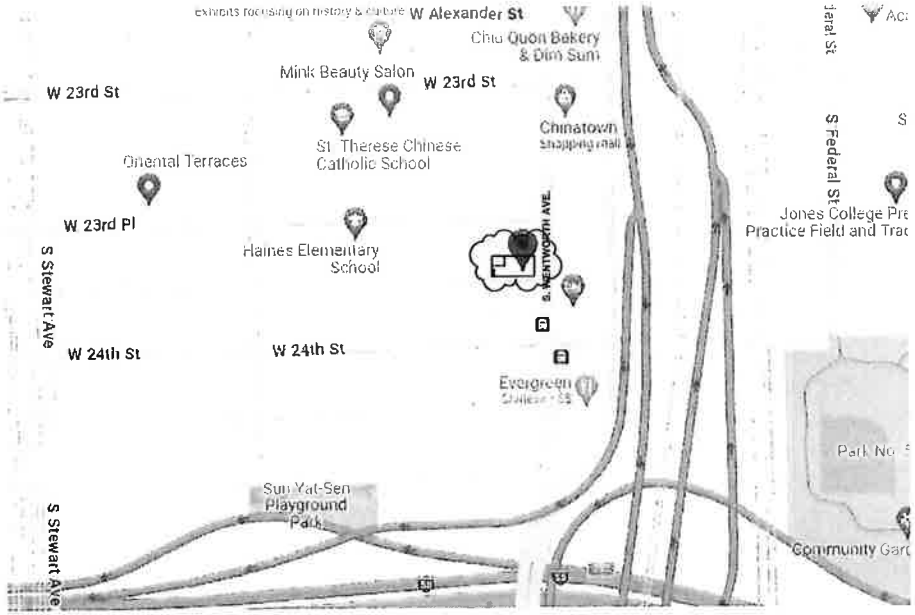
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Email: cjperry@perryllc.com

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Tel: (815) 729-0777 x 108
Email: mrogina@rogina.com

MEP Engineer:

TOJI Engineering, LTD.
260 Cortland Ave, Unit #12
Lombard, Illinois 60148
Tel: (630)837-8292
Email: tjyun@tojiengineering.com



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LOCATION MAP

811 Chicago
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PRINTING DIG TICKETS ON-LINE
You can print a copy of your Dig Ticket from here: https://app.811chicago.org/Digger/DigTicketApp

Symbol Key
1/4" = 1'-0"

Building Code: Chicago Building Code (Latest Edition)
Mechanical Code: Chicago Building Code (Latest Edition)
Plumbing Code: Chicago Building Code (Latest Edition)
Electrical Code: Chicago Electrical Code (Latest Edition)
Fire Prevention: Chicago Building Code (Latest Edition)
NFPA National Fire Codes (Current)
Energy Code: Energy Conservation Code Adopted by State of Illinois
Accessibility: State of Illinois Accessibility Code, IAC-2014
ICC/ANSI A117.1 2010
Americans with Disability Act (ADA) 2010

Proposed Building: 2342 S. Wentworth Ave., Chicago, Illinois 60611

PIN: 17-26-220-009-0000

Zoning District: C1-3

Proposed to rezone to: C1-5

Lot Size: 5,500 sf (0.12626721 acres)

Proposed Square Footage:

Basement	5,227.35 sf
First Floor	5,227.35 sf
Second Floor	5,447.71 sf
Third Floor	5,447.71 sf
Fourth Floor	5,447.71 sf
Fifth Floor	5,180.48 sf
Total Area:	26,860.36 sf

Building Occupancy Type: A-2 Assembly (Restaurant)
R-2 Apartments

Building Construction Classification Type: II-A

Allowable Height: 65'-0" (C1-3)
70'-0" (C1-5)

Actual Bldg Height: 72.50' to parapet
66.9' to underside of roof deck

Allowable No. of Stories Above Grade Plane: 4 Stories

Actual No. of Stories Above Grade Plane: 5 Stories

Sheet List

Sheet Number	CDOT Permit Sheet No.	Sheet Name	Current Revision Date	Current Revision Description
Architecture				
A-1.0		Coversheet	Date 1	Revision 1
A-2.0		Scrapmetal Site Plan		
A-3.0		Elevations		
A-3.1		Elevations		
A-4.0		Basement and First Floor Plans		
A-5.0		Second and Third Floor Plans		
A-6.0		Fourth and Fifth Floor		
A-7.0		Building Sections		
A-8.0		Building Sections		
Civil Engineering-Rogina Engineers & Surveyors, LLC				
C-1.0		Civil Notes & Legend		
C-2.0		Existing Site and Benchmark Sheet		
C-3.0		Site Demolition Plan		
C-4.0		Utility Plans and Profile Sheet		
C-5.0		Pavement Restoration Plan		
C-6.0		Traffic Control Plan		
C-7.0		Construction Details		
Erosh Retain-Perry & Associates, LLC				
ERS-1.0		Earth Retention Plan		
ERS-1.1		ERS Shoring Plan and Notes		
ERS-1.2		ERS Sections and Details		
ERS-1.3		ERS Sections		
ERS-1.4		ERS Sections		
Landscape				
L-1		Landscape Plan		
Plumbing				
P-1.0		Underground Plumbing		
Sidewalk Canopy- Perry & Associates, LLC				
S1		Sidewalk Canopy		
Structural- Perry & Associates, LLC				
S-0.0		Structural General Notes		
S-0.1		Structural General Notes and Schedules		
S-0.2		Load Diagrams		
S-0.3		Soil Boring Plan		
S-1.0		Foundation & First Floor Framing Plans		
S-1.1		Second, Third Floor Framing Plans		
S-1.2		Fourth Floor and Roof Framing Plans		
S-1.3		Penthouse Roof Framing Plan		
S-2.0		Foundation Sections		

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ROGINA
ENGINEERS & SURVEYORS, LLC

SCOTT A. SHALVIS
001-014083
LICENSED ARCHITECT
Date: 02/28/2024
Exp: 11/30/2024

No.	Description	Date
1	Revision 1	Date 1

Wu's House

Coversheet

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

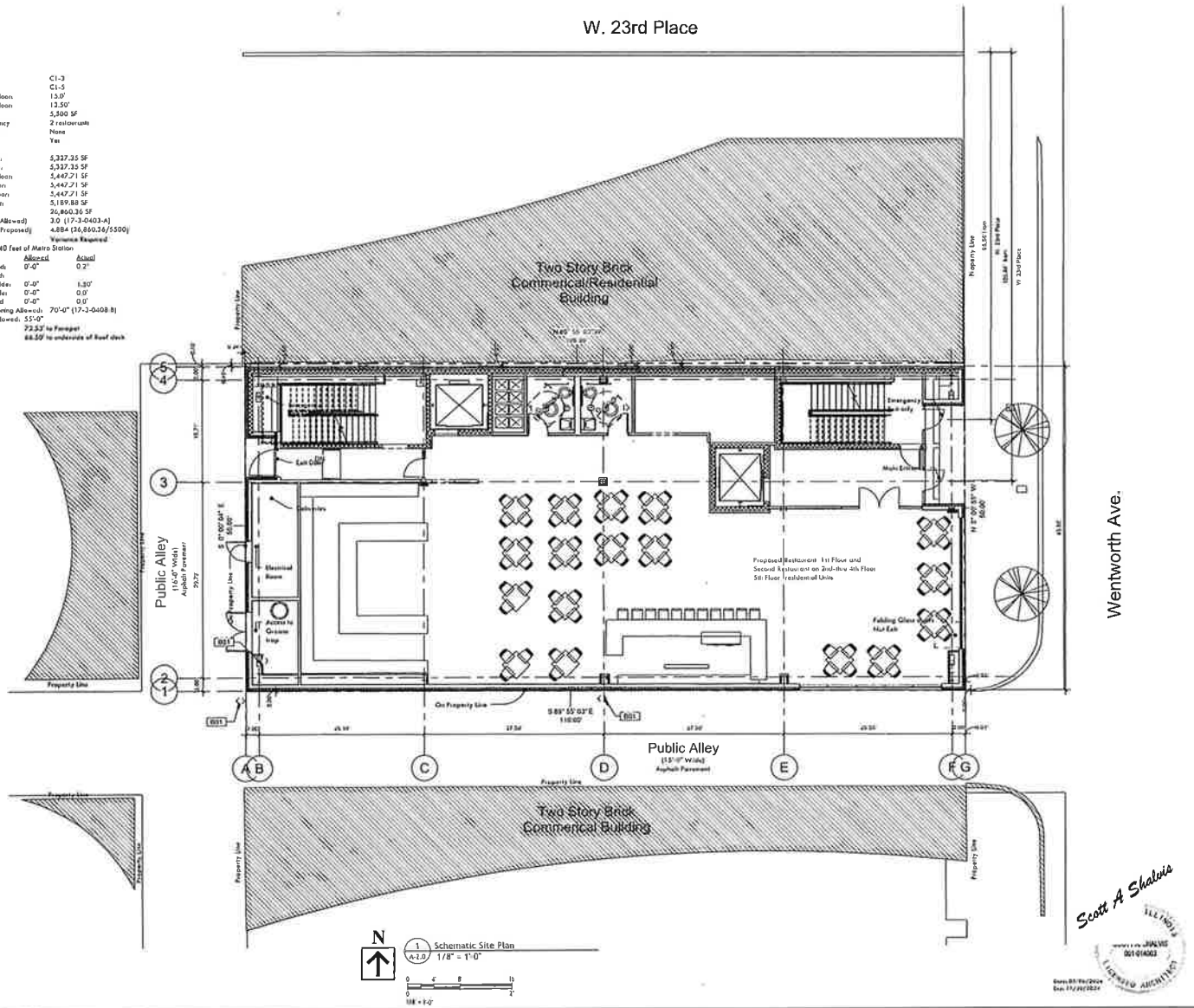
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Scale: As indicated

2342 S. Wentworth
EFP-125322

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SITE DATA:

Lot Zoning:	C1-3
Proposed Zoning	C1-5
Ground Floor to Floor	13.0'
Typical Floor To Floor	12.50'
Lot Size:	5,500 SF
Proposed Occupancy	2 restaurants
Residential Units:	None
Pedestrian Street	Yes
Floor Area:	
Basement:	5,327.35 SF
First Floor:	5,327.35 SF
Second Floor	5,447.71 SF
Third Floor:	5,447.71 SF
Fourth Floor	5,447.71 SF
Fifth Floor:	5,189.88 SF
Total:	26,860.36 SF
Floor Area Ratio (Allowed)	3.0 (17-3-0403-A)
Floor Area Ratio (Proposed)	4.884 (26,860.36/5500)
	Variance Required

Project Within 2640 feet of Metra Station

Set Backs:	Allowed	Actual
Front Yards	0'-0"	0.2"
Side Yards		
Right Side:	0'-0"	1.30'
Left Side:	0'-0"	0.0'
Rear Yard	0'-0"	0.0'
Building Height Zoning Allowed:	70'-0" (17-2-0408.B)	
Building Height Allowed:	55'-0"	
	72.33' to Parapet	
	68.33' to underside of Roof deck	

Scott A Shalvis
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Key Value	Keynote Text
801	Existing Curbed pole to be relocated

No.	Description	Date

Wu'S House

Schematic Site Plan

Project number	2023-061
Date	12-19-2024
Drawn by	Author
Checked by	Checker

A-2.0

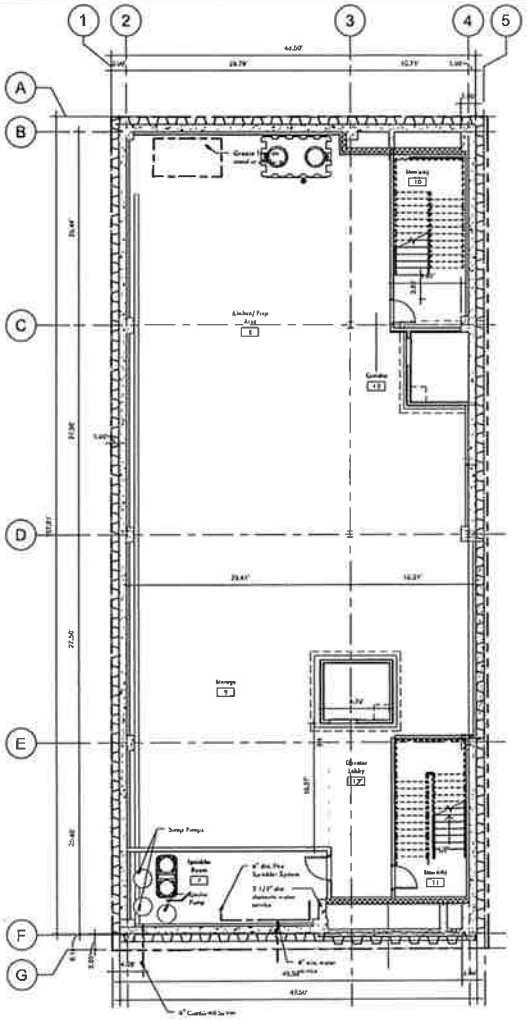
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2342-44 S Wentworth Ave

Foundation (Subgrade) OHC Review EFP-125372

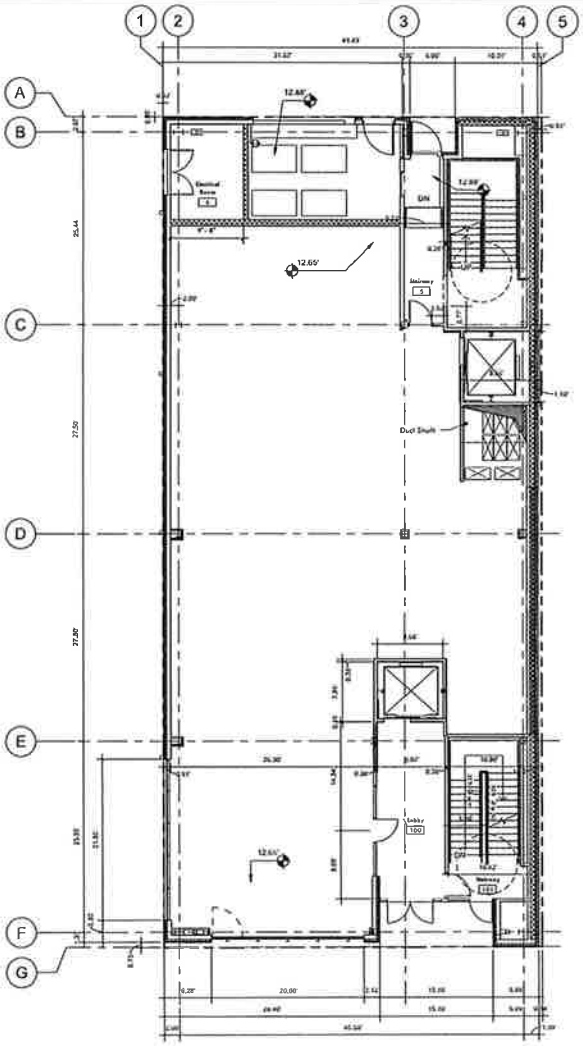
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2 Basement
A-4.0 1/8" = 1'-0"



N

1 First Floor
A-4.0 1/8" = 1'-0"

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ENGINEERS & SURVEYORS, LLC

No.	Description	Date

Wu's House

Basement and First Floor Plans

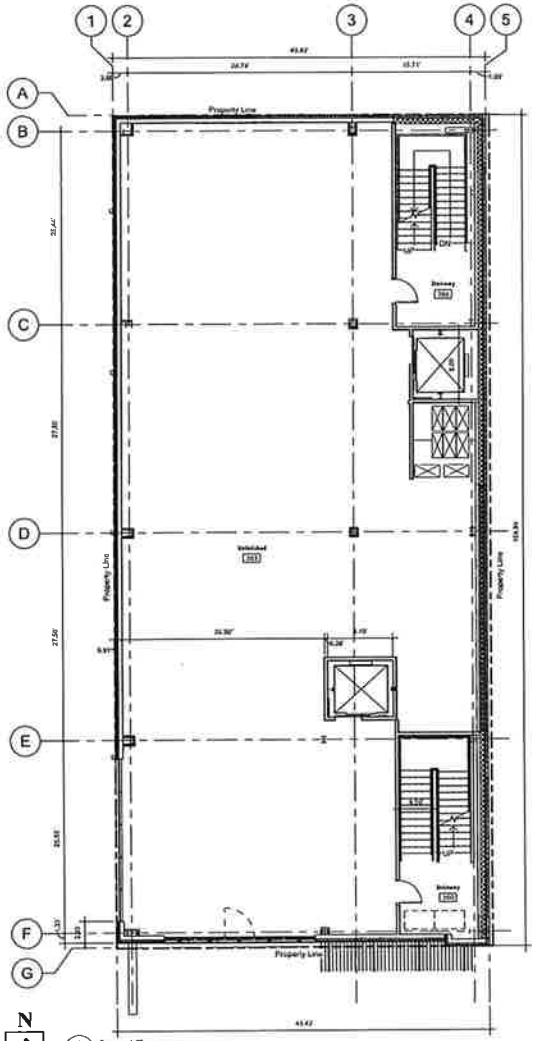
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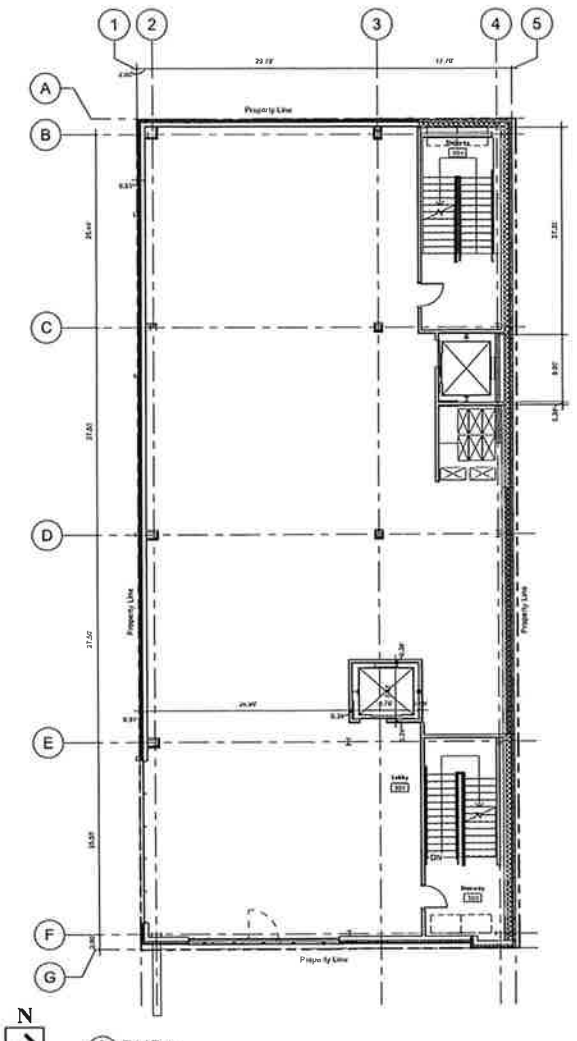
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2342 S. Wentworth
EFP-125322

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1 Second Floor
A-5.0 1/8" = 1'-0"



2 Third Floor
A-5.0 1/8" = 1'-0"

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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	Checked

A-5.0

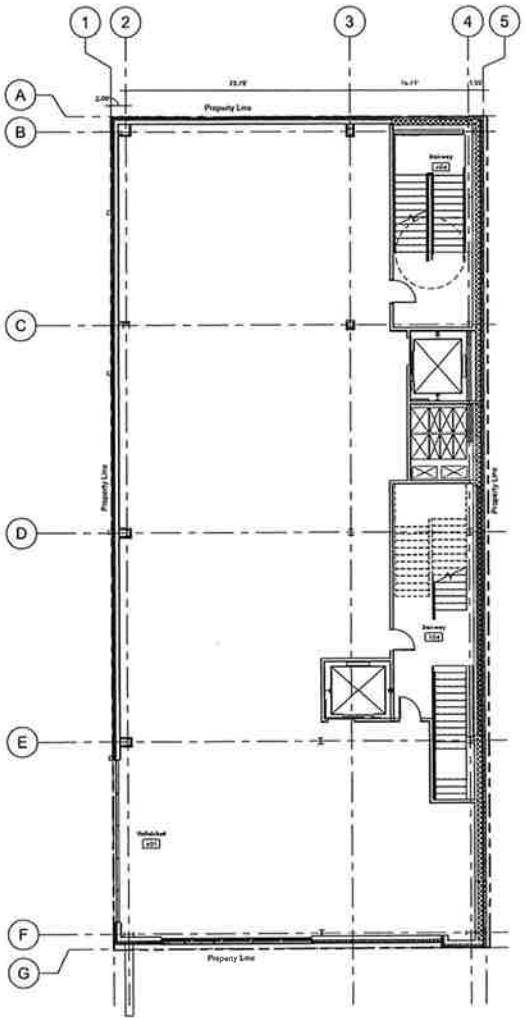
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2342 S. Wentworth

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SCOTT A. SHALVIS
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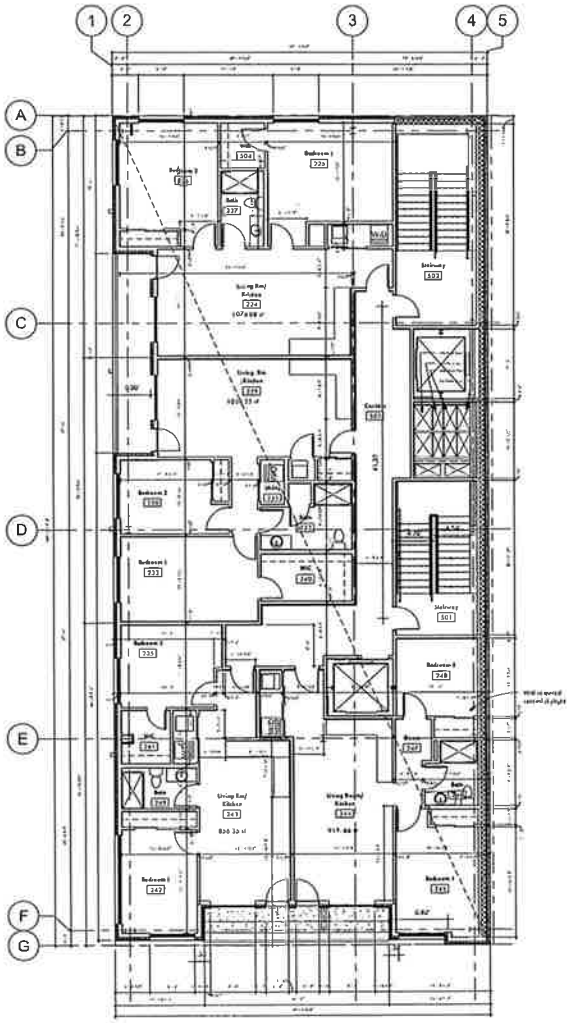
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N

1 Fourth Floor
1/8" = 1'-0"



N

2 Fifth Floor
1/8" = 1'-0"

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No.	Description	Date

Wu's House

Fourth and Fifth Floor

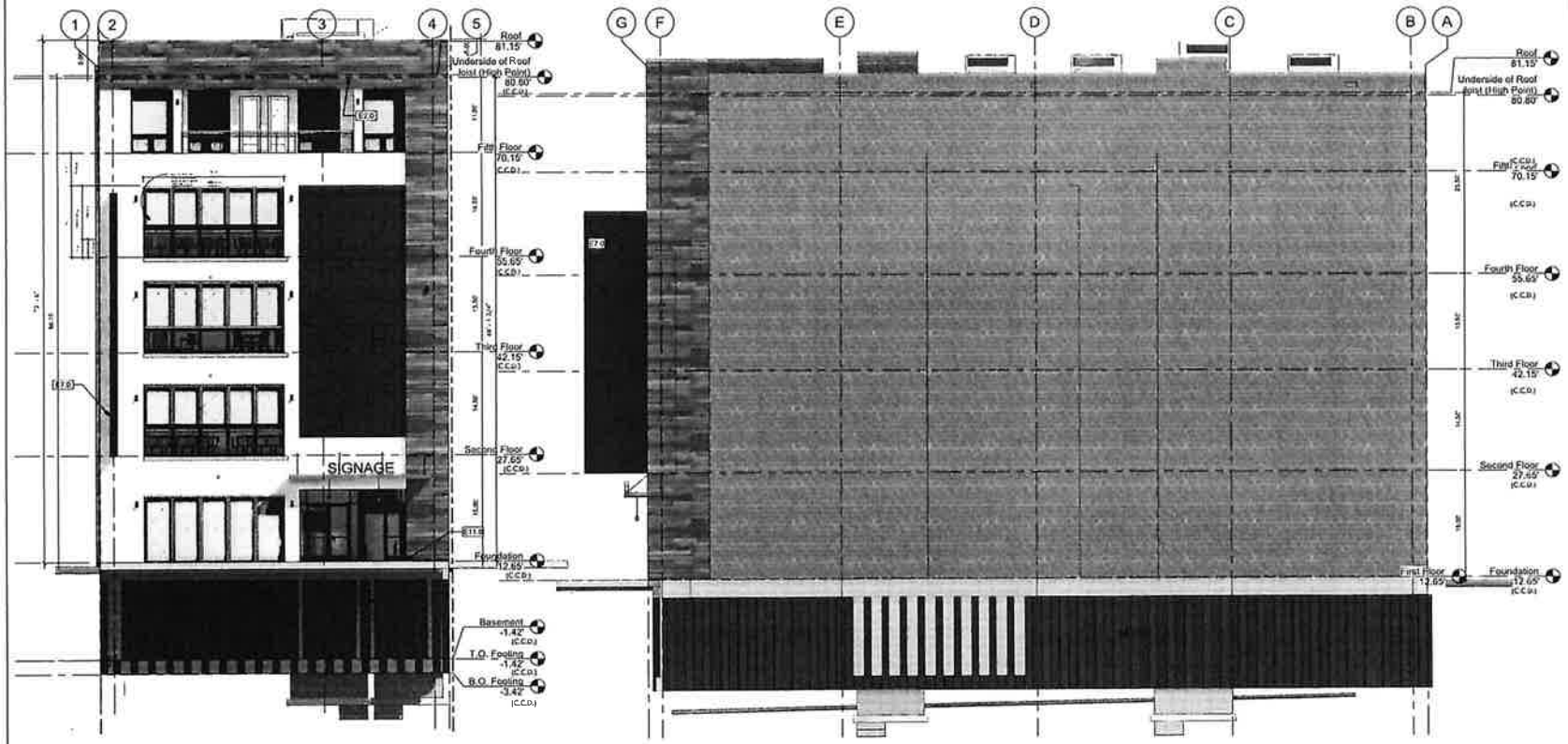
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Date	12/18/2023
Drawn by	Author
Checked by	Checker

A-6.0

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1 East Building Elevation
A-3.0 1/8" = 1'-0"

2 North Building Elevation
A-3.0 1/8" = 1'-0"

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ENGINEERS & SURVEYORS, LLC

Keynote Legend

Key Value	Keynote Text
4.5.8	Engineered "Tongue and Groove" decking. Install per Architectural Products, http://www.hpa-architectural.com
6.7.6	Building Signage Location. All signage under separate permit to comply with zoning code. No signage consistent to be approved by Architect and Owner.
2.1.1.5	Finish Grade per Civil Engineer Drawings. Ref. for further information.

No.	Description	Date

Wu's House

Elevations

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

A-3.0

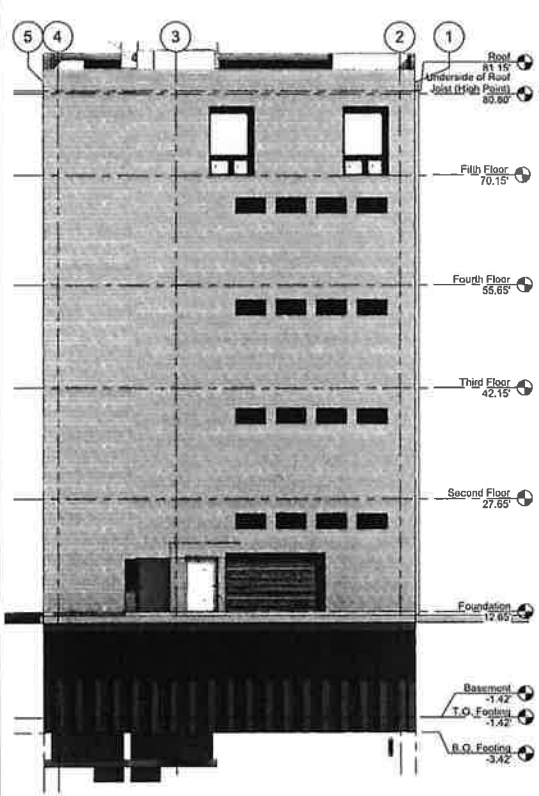
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2342 S. Wentworth

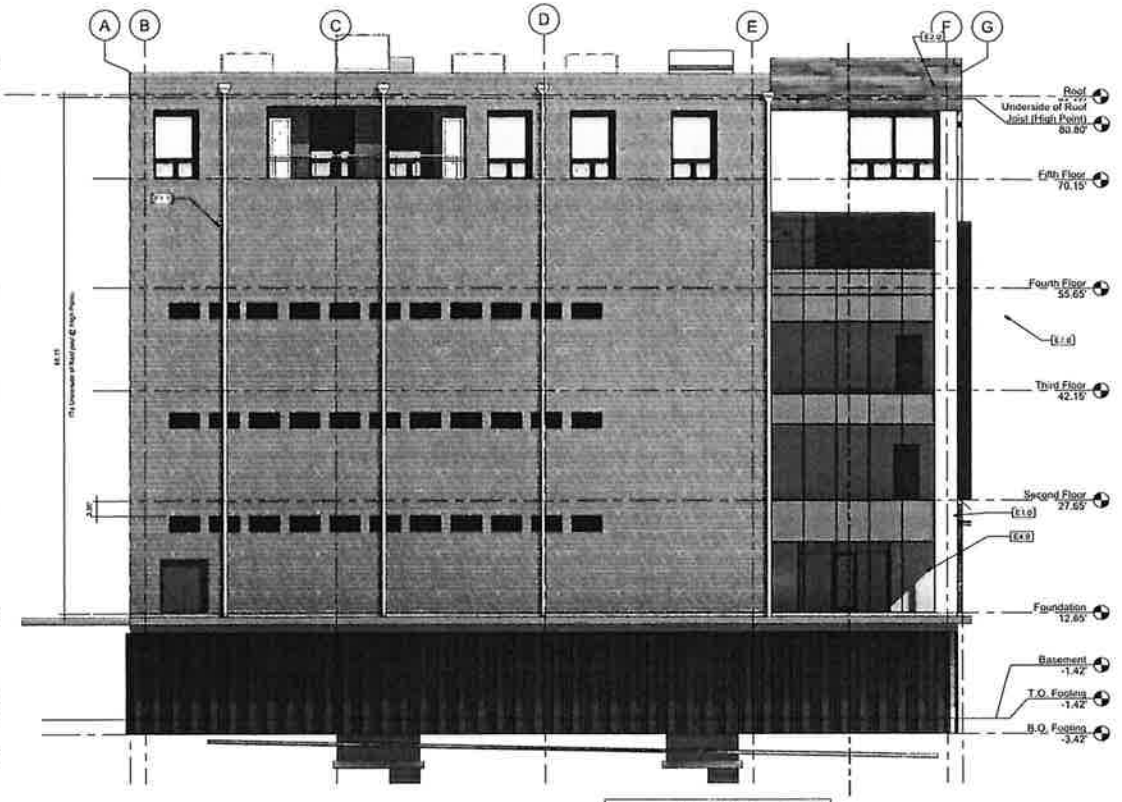
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3 West Building Elevation
A-3.1 1/8" = 1'-0"



2 South Building Elevation
A-3.1 1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
E1.0	Extend stone "Cast Sill" ledge by min 11 5/8" = 23 5/8" total. Patterned
E2.0	Implement "Tongue and Groove" cladding. Implement Architectural Products. http://www.forupwardgreatness.com
E4.0	New prefinished charcoal finished aluminum storefront w/ 1" insulated glass
E7.0	Building Signage location. All signage under separate permit to comply with zoning code. By signage contractor to be approved by Architect and Owner
F1.1	Remove existing windows and replace with new prefinished aluminum frames and glass storefronts

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No.	Description	Date

Wu's House

Elevations

Project number	2023-061
Date	12/19/2023
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Scale 1/8" = 1'-0"

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