NARRATIVE AND PLANS
TYPE I Rezoning Attachment
2959 North Pulaski Road / 3451-61 West Wellington Avenue
From M1-1 to a C2-3

The Property

The property is improved with a two story mixed use building (approx. 23'-10" height) with ground floor commercial use (approx. 1,328 square feet) for an existing coffee shop, two legal non-conforming residential units above the ground floor, and two surface residential parking spaces. The property is also located in a Transit Served Location ("TSL") to the Pulaski Road (Route 53) Bus corridor.

The Project

Centro San Bonifacio (the "Applicant") seeks to rezone the subject property to legalize the residential use and construct a one story rear deck. The existing ground floor commercial use, building height, and parking will remain. No additional parking will be provided. Two bicycle spaces for the residential use will be provided.

To allow the proposed development, the Applicant seeks a change in zoning classification for the subject property from a M1-1 Limited Manufacturing/Business Park District to a C2-3 Motor Vehicle-Related Commercial District as a Mandatory Type 1 Map Amendment. The Applicant also seeks a Type 1 rezoning application to seek an optional variation under section 17-13-0300(D) to increase 100% residential parking for a property located in a TSL location to allow two total spaces on the property per sections 17-10-0102-B and 17-13-1003-EE; an optional variation to permit the existing building entrance along Wellington Avenue to remain per the relief under section 17-13-1003-R; and an optional variation to allow existing curb cut vehicle access from the side street of Wellington Avenue instead of the alley per the relief under section 17-13-1003-S.

Compliance with Section 17-10-0102-B

The project will comply with the Transit Served Location provisions of as per section 17-10-0102-B. In addition, the development will comply with the provisions of Section 17-3-0308 related to Transit-Served Locations, specifically as follows:

(1) Compliance with Section 17-10-0102-B because of the property is located in a TSL location to the Pulaski Route 53 bus corridor and as such may have 100% of parking if requested through a Type 1 rezoning application.
(2) Compliance with Section 17-3-0504-B because
    a. Building Location: The front façade faces Pulaski Road and is not setback more than 5 feet from the sidewalk;
    b. Transparency: transparency will remain as is / no change to the façade of the building.
    c. Doors and Entrances: The building has an entrance on Pulaski Road.
    d. No parking is required or to be provided commercial use and none is proposed;
    e. Parking Location: All on-site parking will be located at the rear and not visible from Pulaski Road;
    f. Driveways and Vehicle Access: Vehicle access will not be provided from Pulaski Road. Vehicle access will be provided from the existing curb cut on Wellington Avenue. There is an existing fence on the alley side of the property and trash enclosure prohibiting vehicle access onto the property.
        i. The Applicant will seek *relief to allow vehicle access from Wellington as it* eliminates an unnecessary inconvenience to the Applicant and will have no appreciable adverse impact on the health, safety, or general welfare of surrounding *property owners* or the general public as an existing curb cut will be maintained and utilized and any adverse impacts resulting from the *relief* will be mitigated to the maximum extent feasible.

(3) Compliance with Transit Friendly Development Guide: The Applicant seeks to maintain existing

parking and is not adding additional parking

(4) Compliance with limit on residential parking because the Applicant will maintain existing parking and not add more spaces; and

(5) The project will comply with any applicable Travel Demand Study and Management Plan rules promulgated by the Chicago Department of Transportation.

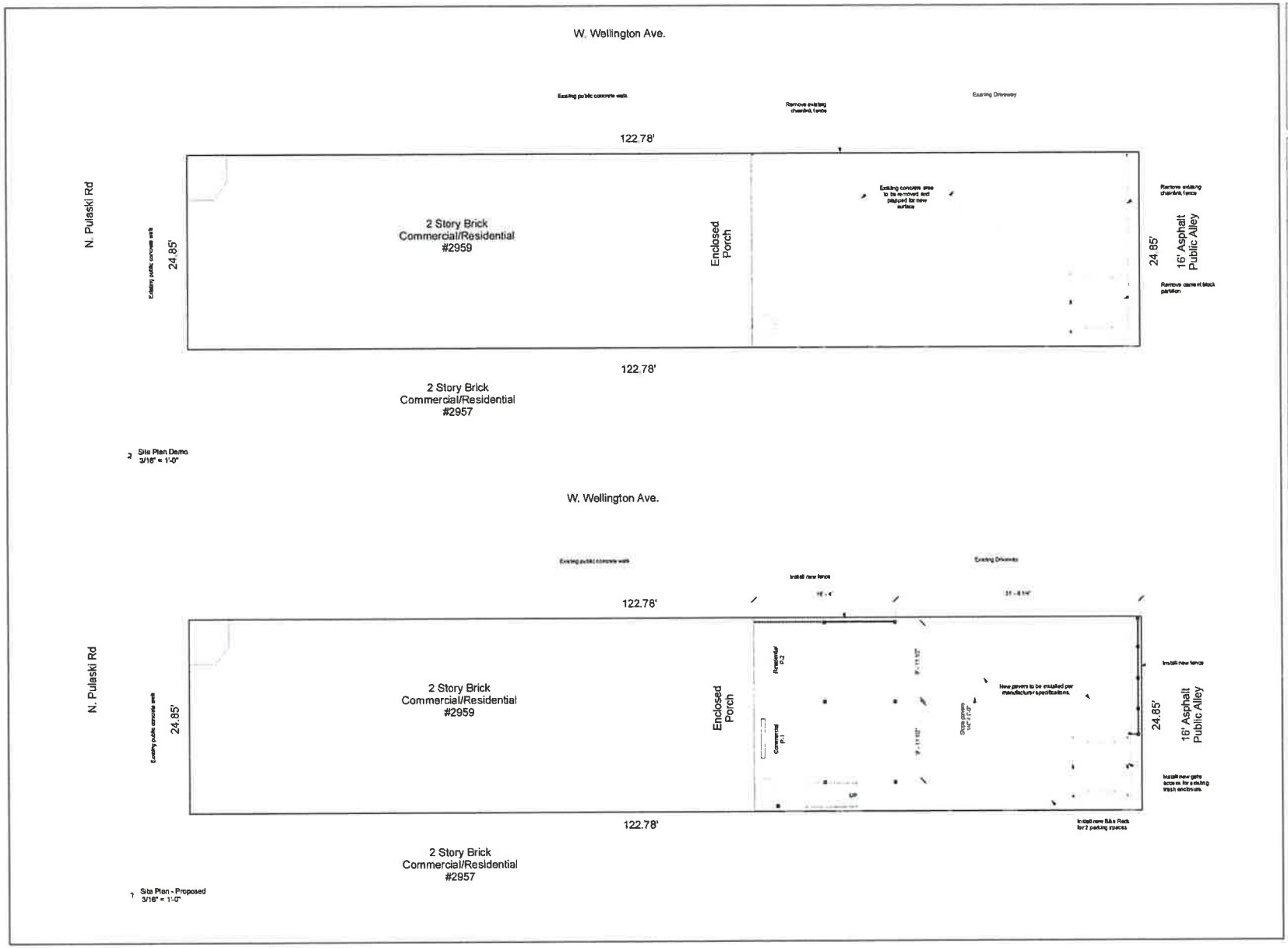
The following are the relevant zoning parameters for the proposed project:

Lot Area:	3,051 square feet	
Floor Area:	3,566 square feet	
Maximum FAR:	3.00	
Residential Dwelling Units:	2	
MLA Density:	1,525.5	
Height:	23'-10"	
Automobile Parking:	2*	
Bicycle parking	2	
Setbacks:	Front (West/ Pulaski Road):	Zero
	North Side (Wellington Avenue):	Zero**
	South Side:	Zero**
	Rear (East/Alley):	31' - 6 1/4"

A set of plans is attached.

* The Applicant will seek to provide 100% residential parking under 17-13-0300(D) for a TSL property

** No side yard setbacks are required in a C district



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Site Plan

New Metal Deck
2959 N Pulaski Rd.
Chicago, IL. 60641

Project Number

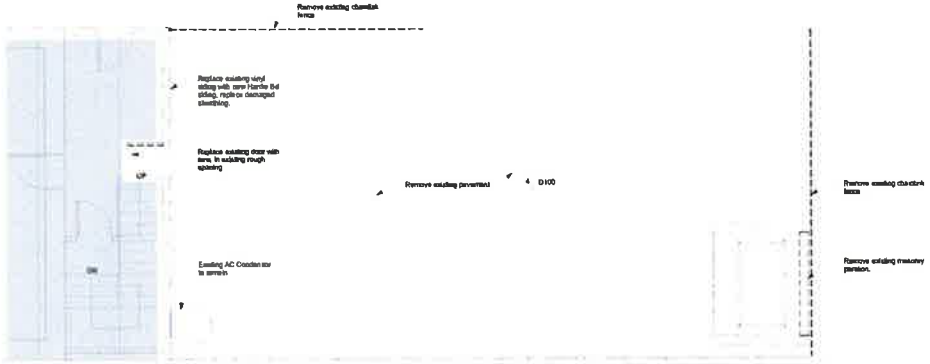
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LEGEND

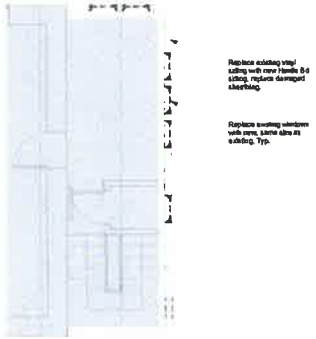
- Existing to remain
- Demo existing
- N/C

DEMOLITION GENERAL NOTES

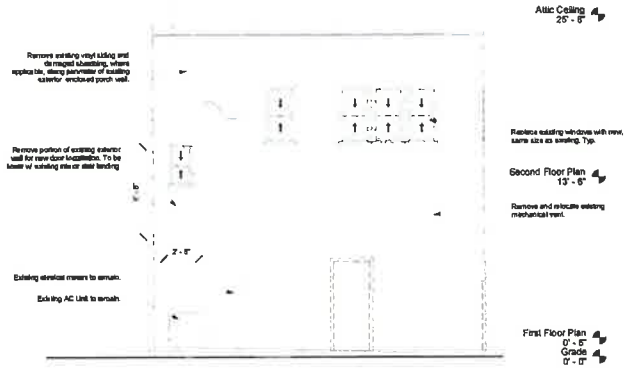
1. Owner/Contractor is responsible for verifying this site and reporting all discrepancies to Owner / Architect prior to bid submittal.
2. Owner/Contractor is responsible to field verify all dimensions provided on this sheet.
3. Owner/Contractor is to remove all debris, unused or abandoned utility equipment such as telephone / cable box, gas meters, conduit, piping and electrical meters.
4. All exterior walls to remain unless noted otherwise.
5. All demolition debris shall be hauled away from site by Owner/Contractor.
6. Remove existing finish floor to existing substrate for installation of new floor finish as noted.
7. Remove existing windows as noted. Contractor is responsible to check substrate integrity. Prep for installation of new windows. See window and door schedule.



1 First Floor - Demolition
1/4" = 1'-0"



2 Second Floor - Demolition
1/4" = 1'-0"



4 East Elevation - Demolition
1/4" = 1'-0"

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Remarks
Date
Demolition
Project Number: 2416

Demolition Floor Plans

New Metal Deck
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Chicago, IL. 60641

D100

Legend

- Existing Wall
- New Wall
- New Half Wall
- N/C
- 101 — Door Tag
- X — Wall Tag
- X — Window Tag

New Floor Plan General Notes

1. General Contractor is responsible for visiting the site and inspecting all discrepancies to Owner / Architect prior to bid submission.
2. Contractor to provide stamped and approved truss drawings and specifications prior to inspection.
3. General Contractor is responsible to field verify all dimensions provided on this sheet.
4. General Contractor is to remove all debris, unused or abandoned utility equipment such as telephone / cable box, gas meters, conduit, piping and electrical meters.
5. All exterior walls to remain unless noted otherwise.
6. All demolition debris shall be hauled away from site by General Contractor.
7. Remove existing finish floor to existing substrate for installation of new floor finish as noted.
8. All new handrails / guardrails to be designed to resist 200 lbs concentrated load and simultaneous H/V force of 50 lb/ft at top of rail
9. All lumber used in exterior application is to be treated.
10. Concrete: f'c=4,000psi
    Soil: Allow bearing pressure=2000 psf to be V.I.F. prior to construction
11. Floor assemblies to have 5/8" drywall attached directly to underside of joists
12. Fire caulk all penetration through fire blocking
13. Remove all existing windows as noted. Contractor is responsible to check subcloors integrity. Prep for installation of new windows. For window and door schedule

Door Schedule

Type Mark	Width	Height	Door Type	Material	Finish	Frame Material	Frame Finish	Comments
DS1	2' - 6"	6' - 8"						

Door Type

A

Note:
- All doors with glazing to be safety compliant with glazing, including storefront doors, and shower doors and units.
- All exterior door glazing shall have a maximum U-factor of 0.30
- Doors to be keyless on the directions of egress all door frames must be fire rated to match fire door rating.
- Door rough openings to be verified with manufacture before construction begins

Window Schedule

Type Mark	Width	Height	Window Type	Light SQ Ft	vent SF	Comments
W1	2' - 0"	4' - 0"	A	9 SF	4 SF	

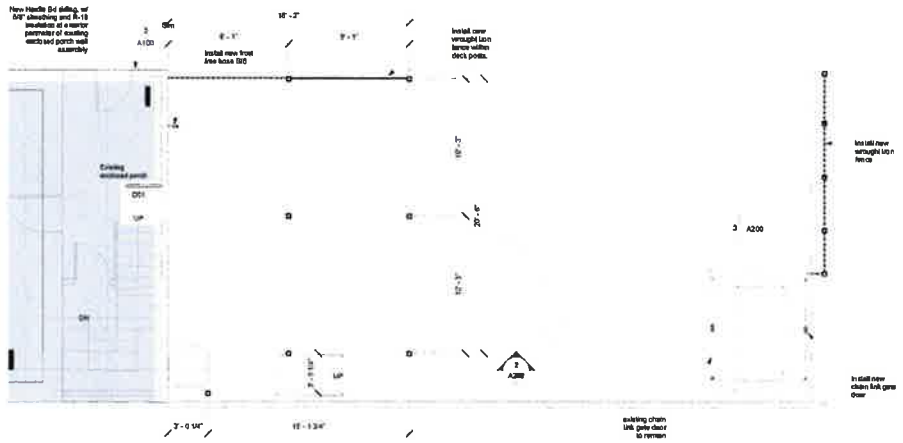
Window Types

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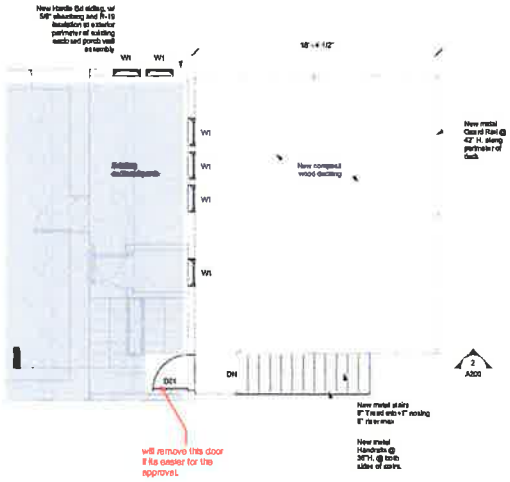
Note:
- All windows with glazing below 2'-0" A.F.F. assures safety (tempered) glazing
- Window rough openings to be verified with manufacture before construction begins
- All glazing shall have a maximum U-factor of 0.30



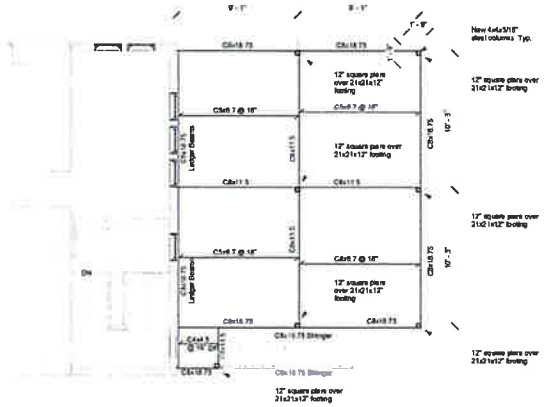
3 Wall Section - Exterior Wall Repair
1 1/2" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"



4 Second Floor Framing Plan
1/4" = 1'-0"

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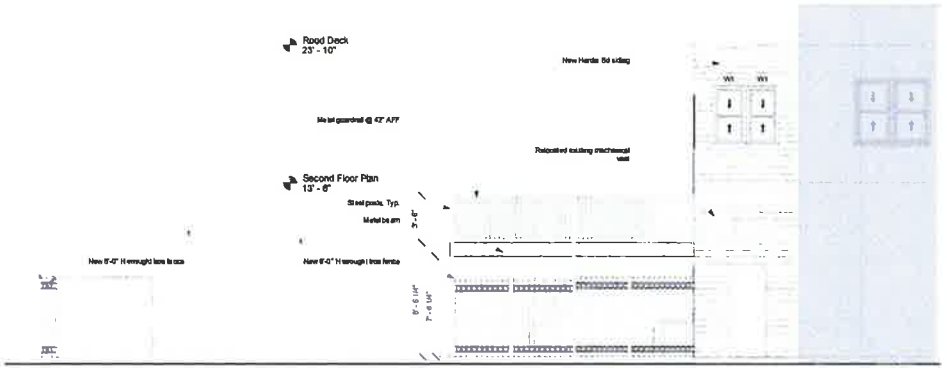
Date
Description
Revision

Project Number 2416

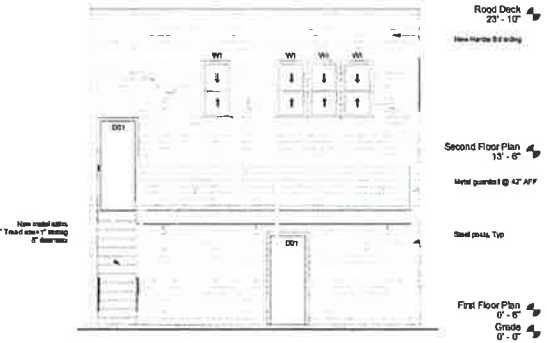
Construction Floor Plans

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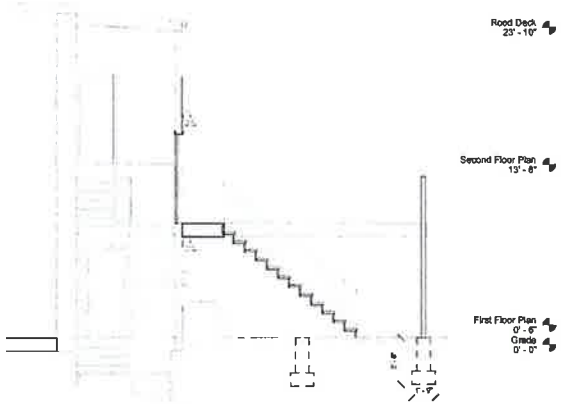
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1 North Elevation - Construction
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



2 Section 1
1/4" = 1'-0"

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Revision
Description
Date
1 Revise for Zoning Revision 1 12/16/2020

Project Number: 21-16

Elevations

New Metal Deck
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A200