

Substitute Narrative and Plans for Type I
Rezoning of 1754 N. Paulina Street
From M1-1 District to a B1-1 District

- A. Proposed land use:
Seeking to rezone property from M1-1 to B1-1 in order to use the existing 1 story building for a preschool, daycare facility.
- B. The project's floor area ratio (FAR) will be 1.2. Actual 0.79.
- C. The project's density is zero. There are no dwelling units.
- D. The amount of off-street parking will be 5 parking spaces. Applicant will seek TSL parking relief, if necessary.
- E. Setbacks Existing:
- Front: 0'
- North: 2.58'
- Rear: 0'
- South: 20'
- F. The existing building height is 20'- 3" high.

The applicant will comply with 17-3-0307 exceptions of the Chicago Air Quality Ordinance should such provisions be determined as applicable.

DAYCARE CENTER

1754 NORTH PAULINA ST.
CHICAGO IL 60622

USE	CHAPTER / ARTICLE	PERMIT	REQUIREMENT	REMARKS	
ZONING REQUIREMENTS	17	200-1-010	17-1-1	17-1-1	17-1-1
	18	200-1-010	18-1-1	18-1-1	18-1-1
	19	200-1-010	19-1-1	19-1-1	19-1-1
	20	200-1-010	20-1-1	20-1-1	20-1-1
	21	200-1-010	21-1-1	21-1-1	21-1-1
	22	200-1-010	22-1-1	22-1-1	22-1-1
	23	200-1-010	23-1-1	23-1-1	23-1-1
	24	200-1-010	24-1-1	24-1-1	24-1-1
	25	200-1-010	25-1-1	25-1-1	25-1-1
	26	200-1-010	26-1-1	26-1-1	26-1-1
	27	200-1-010	27-1-1	27-1-1	27-1-1
	28	200-1-010	28-1-1	28-1-1	28-1-1
	29	200-1-010	29-1-1	29-1-1	29-1-1
	30	200-1-010	30-1-1	30-1-1	30-1-1
	31	200-1-010	31-1-1	31-1-1	31-1-1
BUILDING REQUIREMENTS	32	200-1-010	32-1-1	32-1-1	32-1-1
	33	200-1-010	33-1-1	33-1-1	33-1-1
	34	200-1-010	34-1-1	34-1-1	34-1-1
	35	200-1-010	35-1-1	35-1-1	35-1-1
	36	200-1-010	36-1-1	36-1-1	36-1-1
	37	200-1-010	37-1-1	37-1-1	37-1-1
	38	200-1-010	38-1-1	38-1-1	38-1-1
	39	200-1-010	39-1-1	39-1-1	39-1-1
	40	200-1-010	40-1-1	40-1-1	40-1-1
	41	200-1-010	41-1-1	41-1-1	41-1-1
	42	200-1-010	42-1-1	42-1-1	42-1-1
	43	200-1-010	43-1-1	43-1-1	43-1-1
	44	200-1-010	44-1-1	44-1-1	44-1-1
	45	200-1-010	45-1-1	45-1-1	45-1-1
	ELECTRICAL REQUIREMENTS	46	200-1-010	46-1-1	46-1-1
47		200-1-010	47-1-1	47-1-1	47-1-1
48		200-1-010	48-1-1	48-1-1	48-1-1
49		200-1-010	49-1-1	49-1-1	49-1-1
50		200-1-010	50-1-1	50-1-1	50-1-1
51		200-1-010	51-1-1	51-1-1	51-1-1
52		200-1-010	52-1-1	52-1-1	52-1-1
53		200-1-010	53-1-1	53-1-1	53-1-1
54		200-1-010	54-1-1	54-1-1	54-1-1
55		200-1-010	55-1-1	55-1-1	55-1-1
56		200-1-010	56-1-1	56-1-1	56-1-1
57		200-1-010	57-1-1	57-1-1	57-1-1
58		200-1-010	58-1-1	58-1-1	58-1-1
59		200-1-010	59-1-1	59-1-1	59-1-1

DRAWING LIST

- 1 GENERAL
- 2 SITE PLAN AND LOCATION MAP
- 3 ARCHITECTURAL
- 4 ELECTRICAL
- 5 MECHANICAL
- 6 PLUMBING
- 7

CERTIFICATION

I hereby certify that the plans and specifications herein were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.



DATE: 08/22/2023

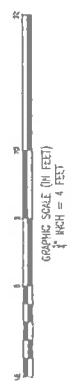
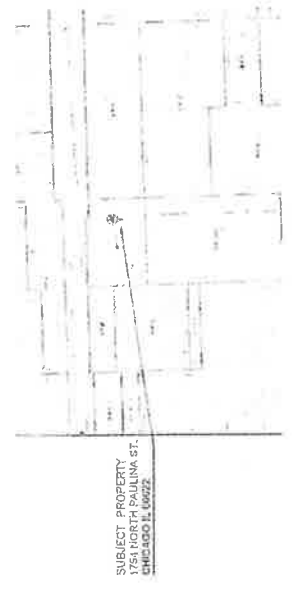
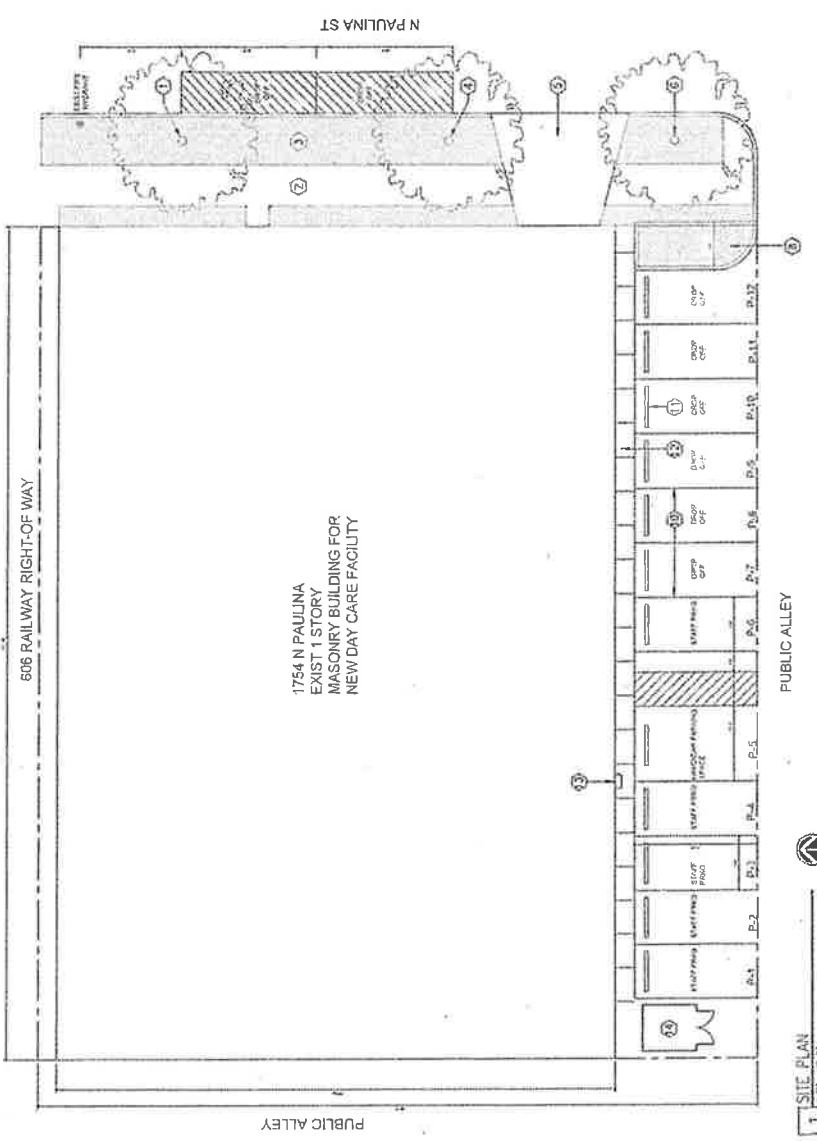
ISSUE TO ESTABLISH A DAY CARE CENTER AT 1754 N PAULINA, CHICAGO IL 60622 SEPTEMBER 6, 2023

ARCHITECT
STUDIO
Villanueva
ARCHITECTURE LLC
1024 West George Street
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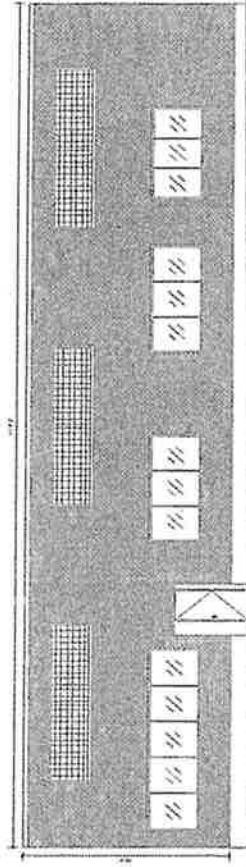
2019 CHICAGO BUILDING CODE
2018 CHICAGO ELECTRICAL CODE

Final for Publication

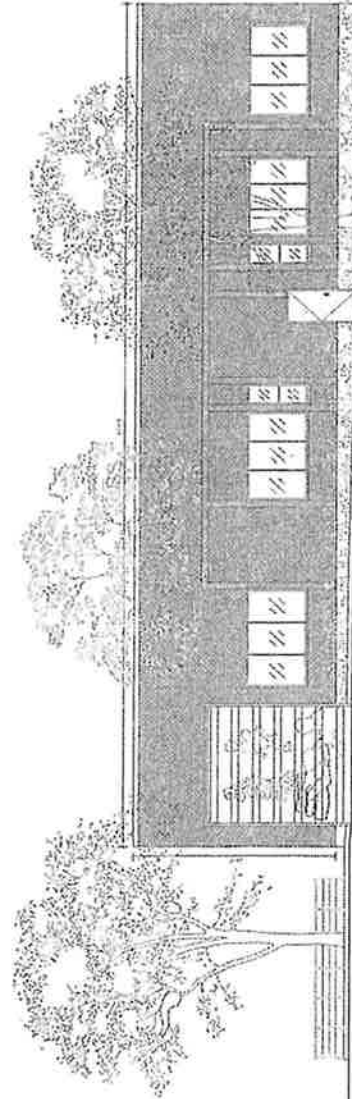
CITY OF CHICAGO APPROVAL STAMP	
STUDIO Villanueva ARCHITECTURE LLC 1024 West George Street Chicago Illinois 60657 telephone 773-718-1230	
NOTES ZONING DISTRICT: M-1.5 LOT SIZE: 12,296 S.F. (0.28 AC) MAX. FLOOR AREA: 12,296 S.F. MAX. FLOOR COUNT: 3 MAX. HEIGHT: 35 FT. MINIMUM SETBACKS: 10 FT. (FRONT), 5 FT. (SIDE), 5 FT. (REAR) TOTAL P.A.S. = 28	
1	EXISTING TREE
2	EXISTING SIDEWALK
3	NEW GRASS IN PARKWAY
4	NEW TREE
5	EXISTING DRIVEWAY
6	NEW TREE
7	LANDSCAPE PARKING LOT BUFFER
8	EXISTING PARKING LOT REPAIRED AND PATCHED
9	NEW ASPHALT DRIVEWAY
10	NEW ASPHALT DRIVEWAY
11	NEW WHEEL STOPS
12	NEW CONCRETE SIDEWALK
13	ENCL. - READY
14	ENCLOSURE FOR TRASH CONTAINER



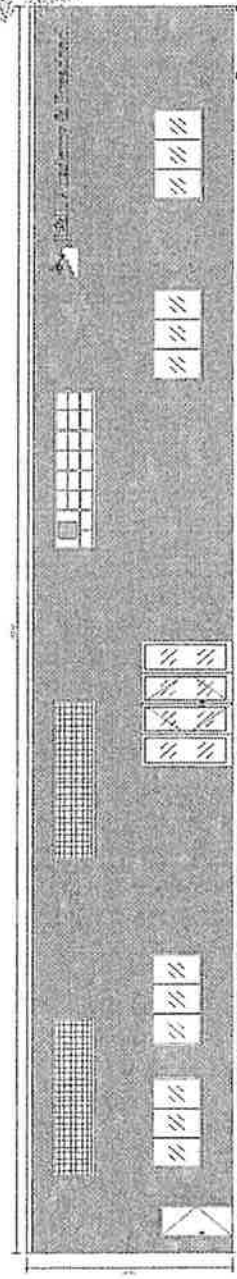
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3 WEST WALL ELEVATION
3/8" = 1'-0"



2 EAST WALL ELEVATION
3/8" = 1'-0"



1 SOUTH WALL ELEVATION
3/8" = 1'-0"



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STUDIO Villanueva ARCHITECTURE LLC 1024 West George Street Chicago Illinois 60657 telephone 773-716-1230	
NOTES	
DAYCARE CENTER 1794 N PAULINA ST CHICAGO, ILL. 60642	
BUILDING ELEVATIONS	
A7	