

NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT  
AT 2754-56 S. SACRAMENTO, CHICAGO, IL  
FROM M2-3 TO C2-3

1. A. Use:

The property is currently vacant. The applicant is seeking to rezone the property from its existing M2-3 classification to a C2-3 classification to permit a 1<sup>st</sup> floor restaurant with shared kitchen and two (2) 2<sup>nd</sup> floor dwelling units with four (4) on-site parking spaces.

- (a) Project's Floor Area Ratio: .094
- (b) Project's Density: Two (2) Dwelling Units; 3,019.92 sq. ft. per DU
- (c) Parking: Four (4) parking spaces
- (d) Setbacks: Front: zero

Rear: 53.50'

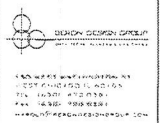
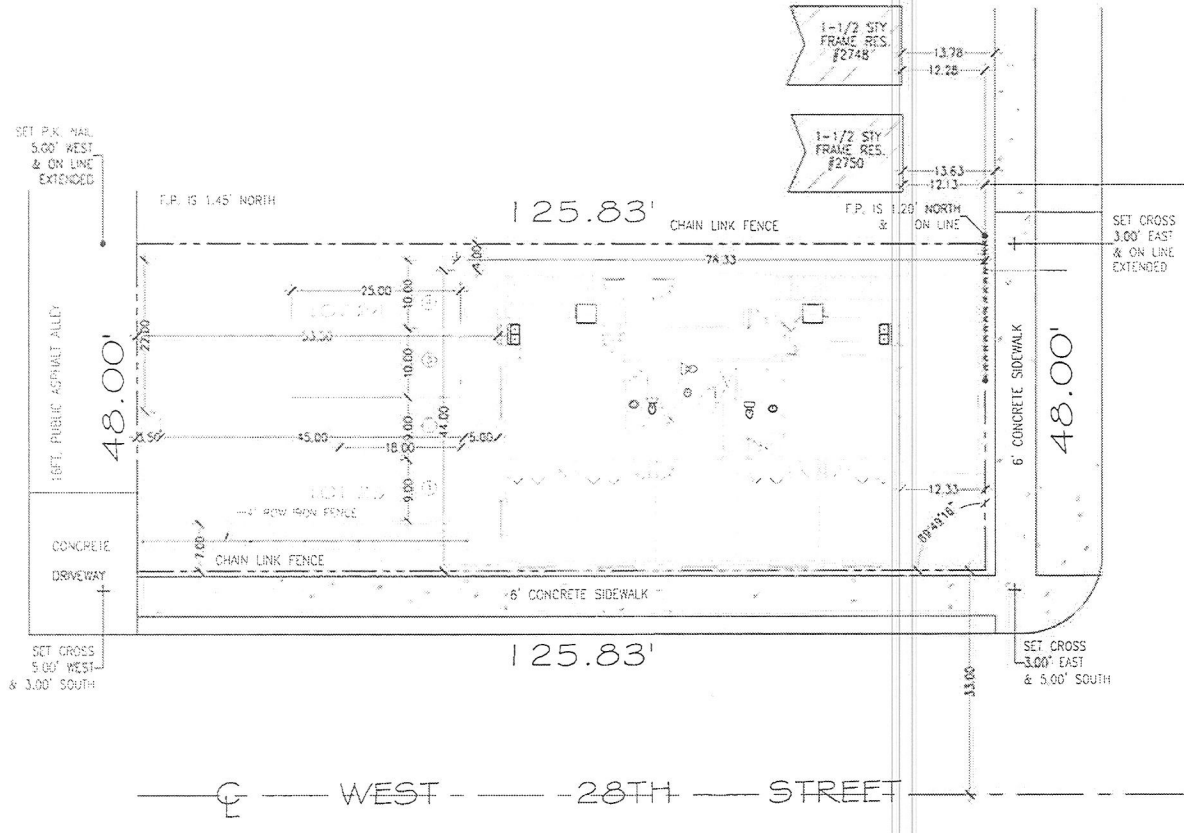
Side:

- North: 4.0'
- South: 0.0
- Combined: 4.0'

- (e) Building Height: 30'-11-1/8" at tallest point

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

Final for Publication

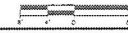


**PROPOSED MIXED USE BUILDING**  
**2754-56 S SACRAMENTO AVENUE**  
**CHICAGO, ILLINOIS 60623**

WEST 28TH STREET

SOUTH SACRAMENTO AVENUE

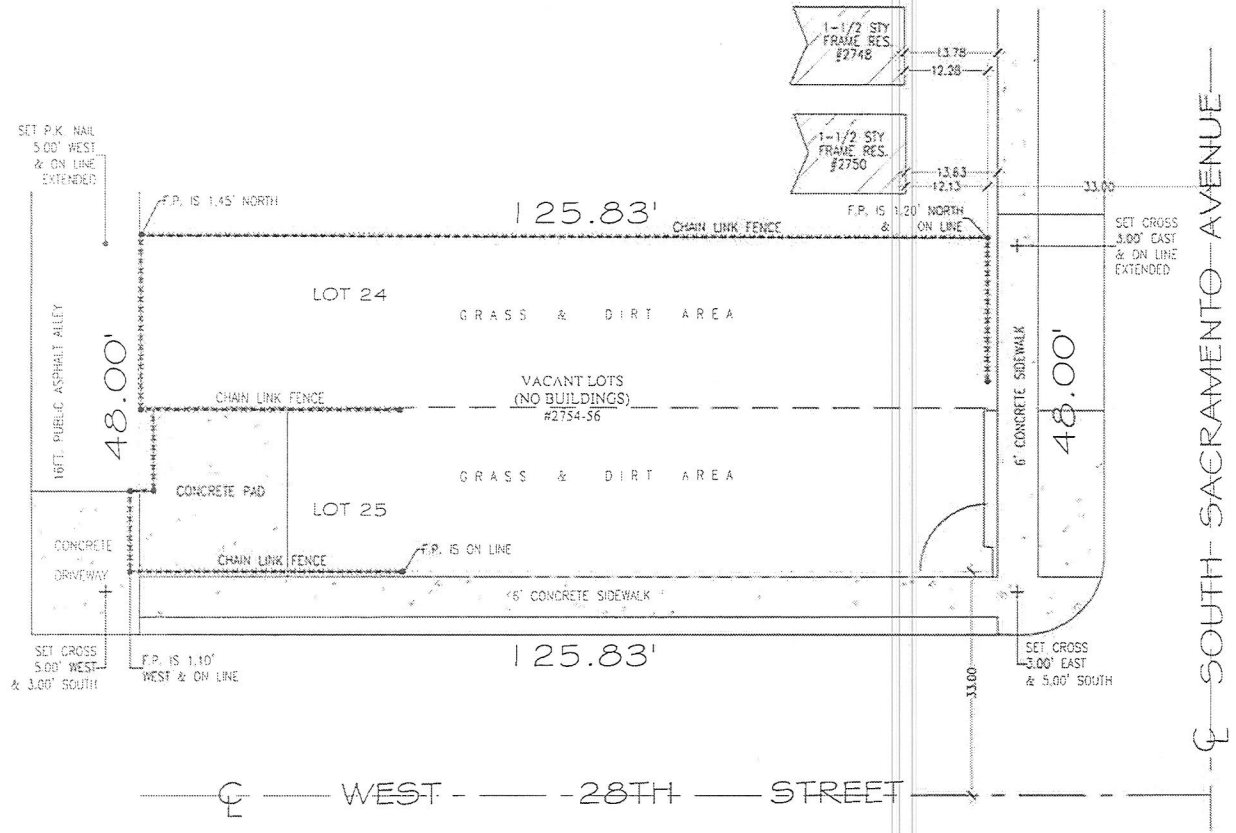
1 PROPOSED SITE PLAN  
 01-2 SCALE 1/8"=1'-0"



PROJECT NO. 5092  
 SHEET NO. C1-2  
 DATE 02/04/2021

NO.	DESCRIPTION	DATE
1	PROPOSED SITE PLAN	02/04/2021

# Final for Publication



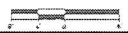

  
 BRUCE A. GONZALES, LICENSED PROFESSIONAL ENGINEER
   
 No. 0000-000000000
   
 No. 0000-000000000
   
 No. 0000-000000000
   
 No. 0000-000000000

**PROPOSED MIXED USE BUILDING**  
**2754-56 S SACRAMENTO AVENUE**  
**CHICAGO, ILLINOIS 60623**

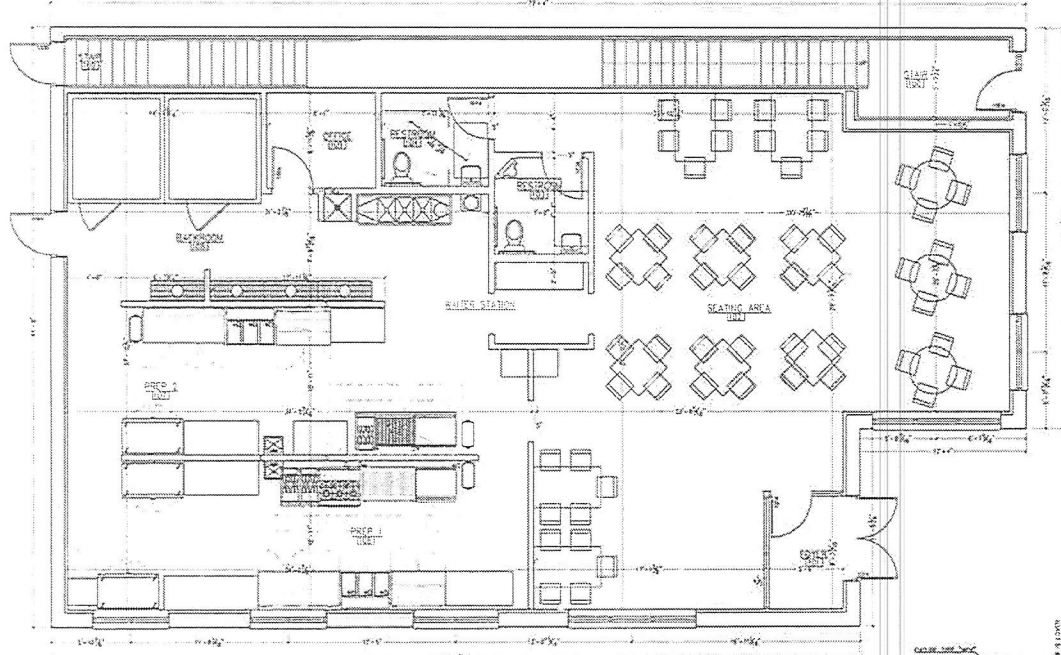
(1) EXISTING SITE PLAN  
 C1-1 SCALE 1/8"=1'-0"



I HEREBY CERTIFY THAT THE PLANS WERE PREPARED  
 UNDER MY SUPERVISION AND AS THE DESIGNER OF  
 RECORD IN ACCORDANCE WITH THE CITY OF CHICAGO  
 PLANNING CODE AND ORDINANCES.



DATE	11/21/2023
SCALE	AS SHOWN
SHEET TITLE	EXISTING PAD PROPOSED SITE PLAN
PROJECT NO.	5092
DATE	02/04/2024
SHEET NO.	C1-1

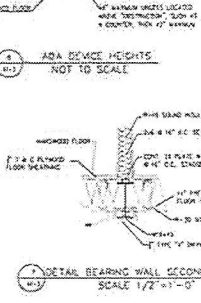
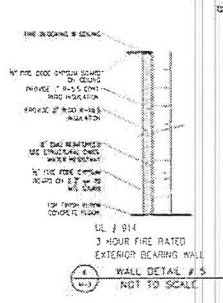
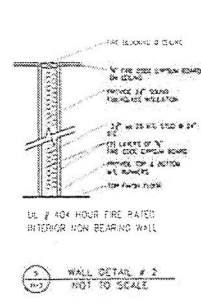
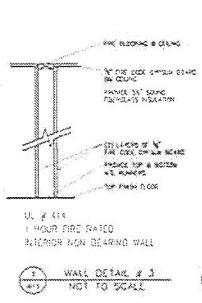
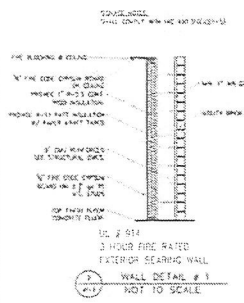


FIRST FLOOR PLAN  
SCALE 1/8"=1'-0"

REGULATION AND ILLUSTRATION REQUIREMENTS BY COMPONENT PER IBC 2015 INTERNATIONAL ENERGY CONSERVATION CODE											
TYPE	SECTION	REG. NO.	TYPE	REG. NO.	TYPE	REG. NO.	TYPE	REG. NO.	TYPE	REG. NO.	TYPE
1.2	1.2.1	501	1.2	502	1.2	503	1.2	504	1.2	505	1.2

**2015 INTERNATIONAL ENERGY CONSERVATION CODE NOTES**

1. ALL GLAZED PANELS MUST BE INSTALLED TO MATCH ATTIC AND MUST BE WEATHER STOPPED (SECTION 5.02.1).
2. WINDOW, SKYLIGHT AND GLAZED PANELS SHALL BE INSTALLED TO MATCH ATTIC AND MUST BE WEATHER STOPPED (SECTION 5.02.1).
3. WINDOW, SKYLIGHT AND GLAZED PANELS SHALL BE WEATHER STOPPED TO MATCH ATTIC AND MUST BE WEATHER STOPPED (SECTION 5.02.1).
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7. WINDOW, SKYLIGHT AND GLAZED PANELS SHALL BE WEATHER STOPPED TO MATCH ATTIC AND MUST BE WEATHER STOPPED (SECTION 5.02.1).
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11. WINDOW, SKYLIGHT AND GLAZED PANELS SHALL BE WEATHER STOPPED TO MATCH ATTIC AND MUST BE WEATHER STOPPED (SECTION 5.02.1).
12. WINDOW, SKYLIGHT AND GLAZED PANELS SHALL BE WEATHER STOPPED TO MATCH ATTIC AND MUST BE WEATHER STOPPED (SECTION 5.02.1).



**INDUSTRIAL CODES**  
CONCRETE WALLS  
CONCRETE

1" THICK WALLS. IF HORIZONTAL USE: 4" x 8" OR 8" x 8" VERTICAL  
2" THICK WALLS. IF HORIZONTAL USE: 8" x 8" OR 8" x 8" VERTICAL  
4" THICK WALLS. IF HORIZONTAL USE: 16" x 16" OR 16" x 16" VERTICAL  
8" THICK WALLS. IF HORIZONTAL USE: 32" x 32" OR 32" x 32" VERTICAL

**FRAMING NOTES**

1. ELEVATION AND CONTRACTOR TO LOCATE ALL EXISTING BEAMS OR OVERHEAD UTILITIES. NOTIFY OWNER/ARCHITECT OF ANY COLLISIONS WITH PROPOSED.
2. CONCRETE SHALL BE 4000 PSI @ 28 DAYS.
3. ALL FORMWORK SHALL BE TRUE, STRONG AND TIGHT.
4. ALL FOOTINGS SHALL EXCEED A MIN. OF 18" BELOW PROPOSED GRADE.
5. BEARING WALL SHALL HAVE MIN. BEARING CAPACITY OF 2000 TONS.
6. ALL BEARING WALLS SHALL BE REINFORCED WITH 4# BARS AND SPACED @ 48" O.C. STAGGERED.
7. ALL WALL SHALL BE FINISHED WITH 5/8" GYP. ON EXTERIOR.
8. SEE WALL SECTIONS FOR ADDITIONAL NOTES.
9. FOR BEARING CAPACITY AND REINFORCEMENTS SEE SOU. REPORT.

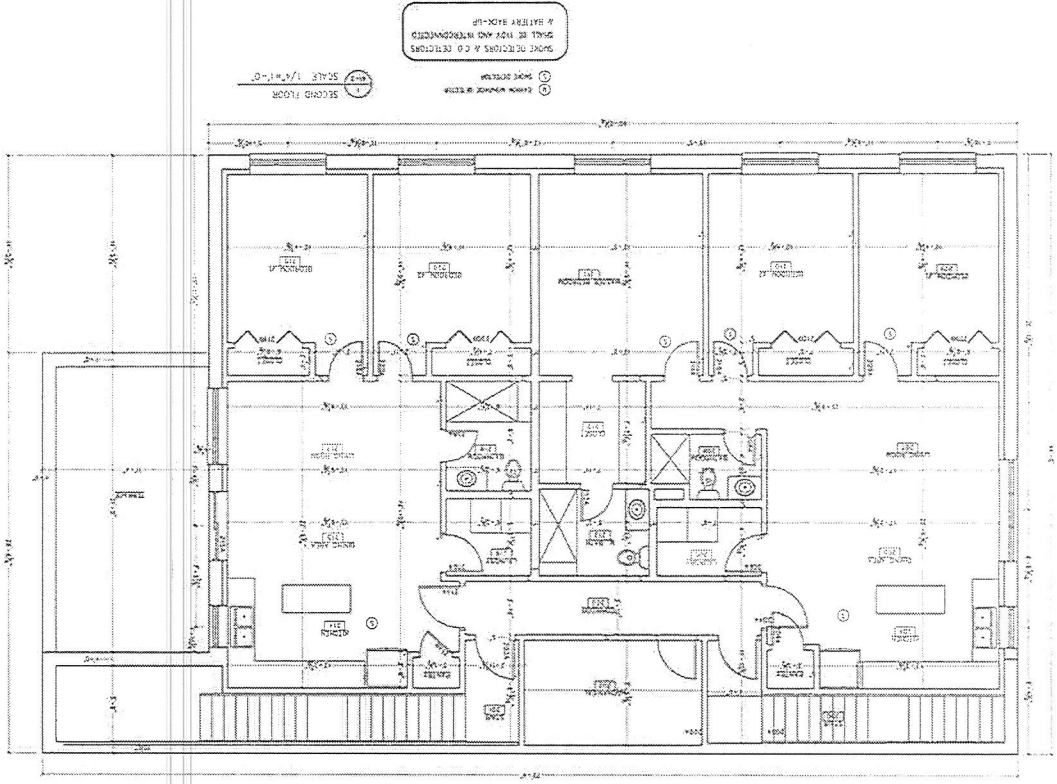
**PROPOSED MIXED USE BUILDING**  
2754-56 S SACRAMENTO AVENUE  
CHICAGO, ILLINOIS 60623

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	02/17/2021
2	PERMITS	02/17/2021
3	CONSTRUCTION	02/17/2021
4	SCALE: AS SHOWN	02/17/2021

PROJECT NO: 5092  
SHEET NO: A1-1  
DATE: 02/17/2021

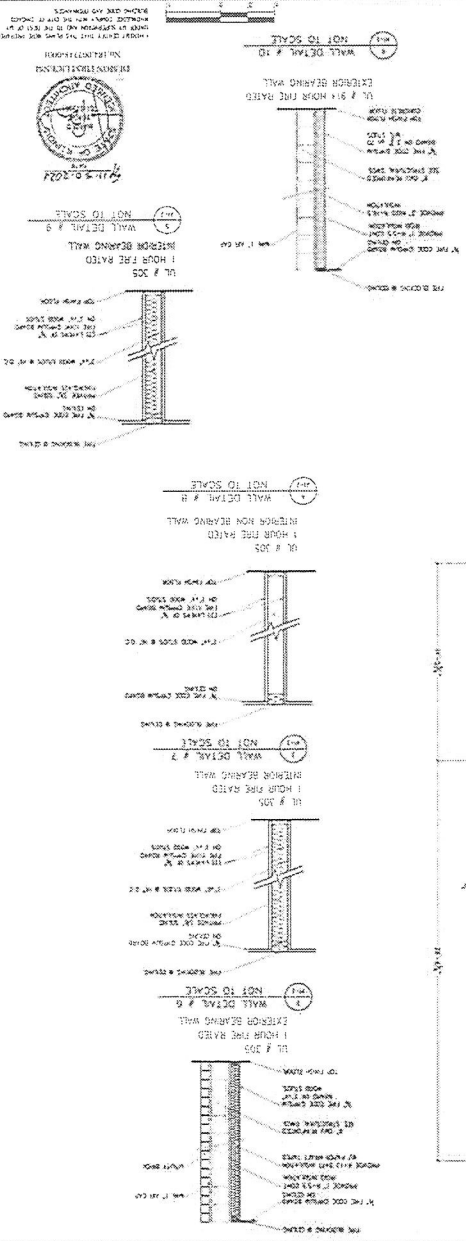


DESIGNER/ARCHITECT: [Name]  
1000 N. LAKE STREET, SUITE 1000, CHICAGO, IL 60610  
DATE: 02/17/2021



1 BATTERY BACK-UP  
2 SHALL BE 100% AND INTERCONNECTED  
3 SHUNT REGULATORS & CO. REGULATORS  
4 SHUNT REGULATORS  
5 SHUNT REGULATORS

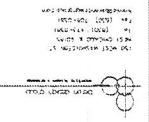
SCALE 1/4" = 1'-0"  
SECOND FLOOR



DATE: 07/04/2021  
PROJECT NO: 2097

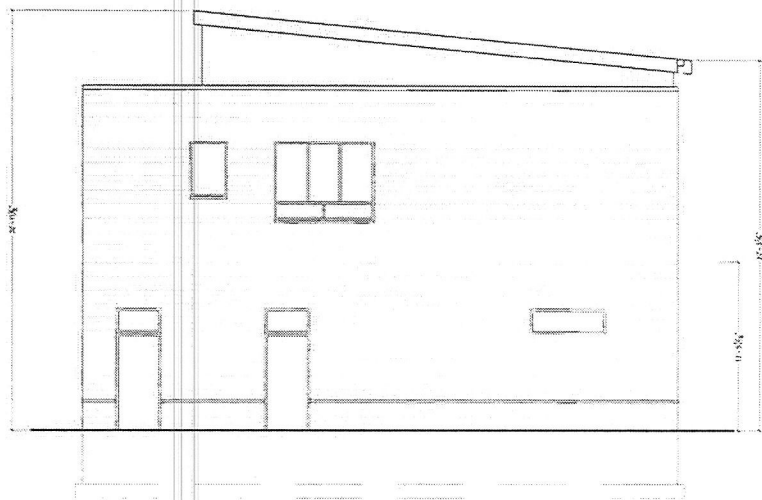
NO.	DESCRIPTION	DATE
1	PREPARED FOR PERMIT	
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

**PROPOSED MIXED USE BUILDING**  
**2754-56 S SACRAMENTO AVENUE**  
**CHICAGO, ILLINOIS 60623**

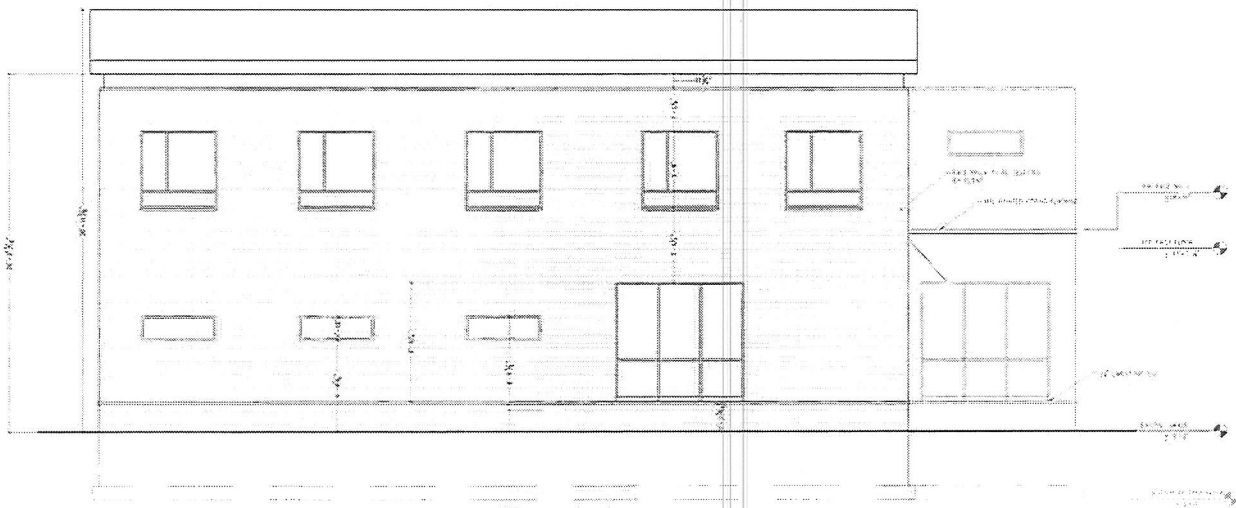





1 EAST FACADE  
SCALE 1/4"=1'-0"



2 WEST FACADE  
SCALE 1/4"=1'-0"



3 SOUTH FACADE  
SCALE 1/4"=1'-0"


 ARCHITECTURAL FIRM  
 100 WEST WASHINGTON ST  
 10TH FLOOR, SUITE 1000  
 CHICAGO, ILLINOIS 60602  
 TEL: (312) 330-0000  
 WWW.ASARCHITECT.COM

PROPOSED MIXED USE BUILDING  
 2754-56 S SACRAMENTO AVENUE  
 CHICAGO, ILLINOIS 60623

NO.	DESCRIPTION	DATE
1	PRELIMINARY	02/04/2021
2	REVISION	02/04/2021
3	REVISION	02/04/2021
4	REVISION	02/04/2021
5	REVISION	02/04/2021

PROJECT NO. 3097  
 SHEET NO. A2-1  
 DATE 02/04/2021



I HEREBY CERTIFY THAT THE PLANS AND PROPOSED WORK SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE TRULY AND CORRECTLY REPRESENT THE SAME AS SHOWN.