

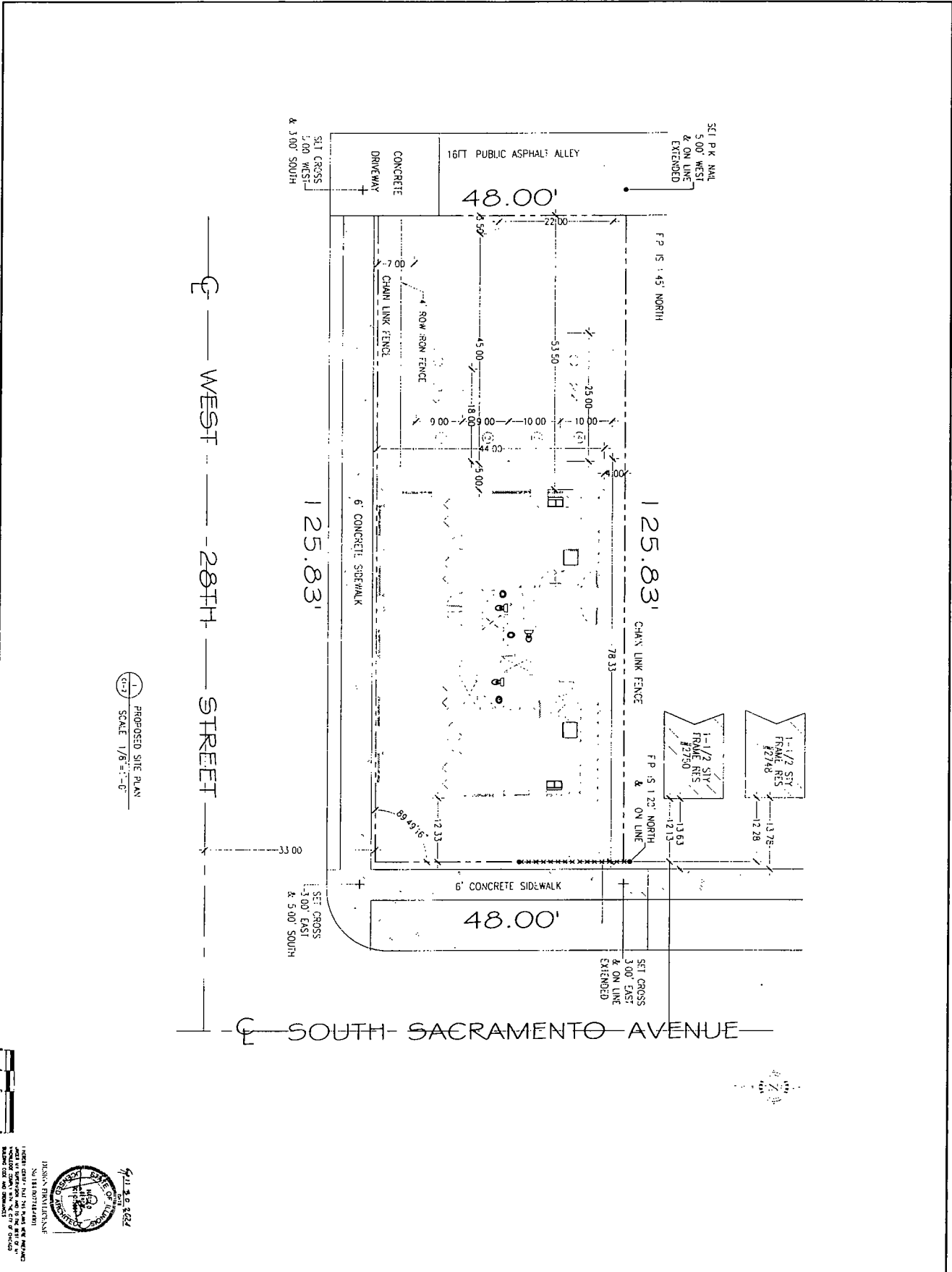
**NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT**  
**AT 2754-56 S. SACRAMENTO, CHICAGO, IL**  
**FROM M2-3 TO C2-3**

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.



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

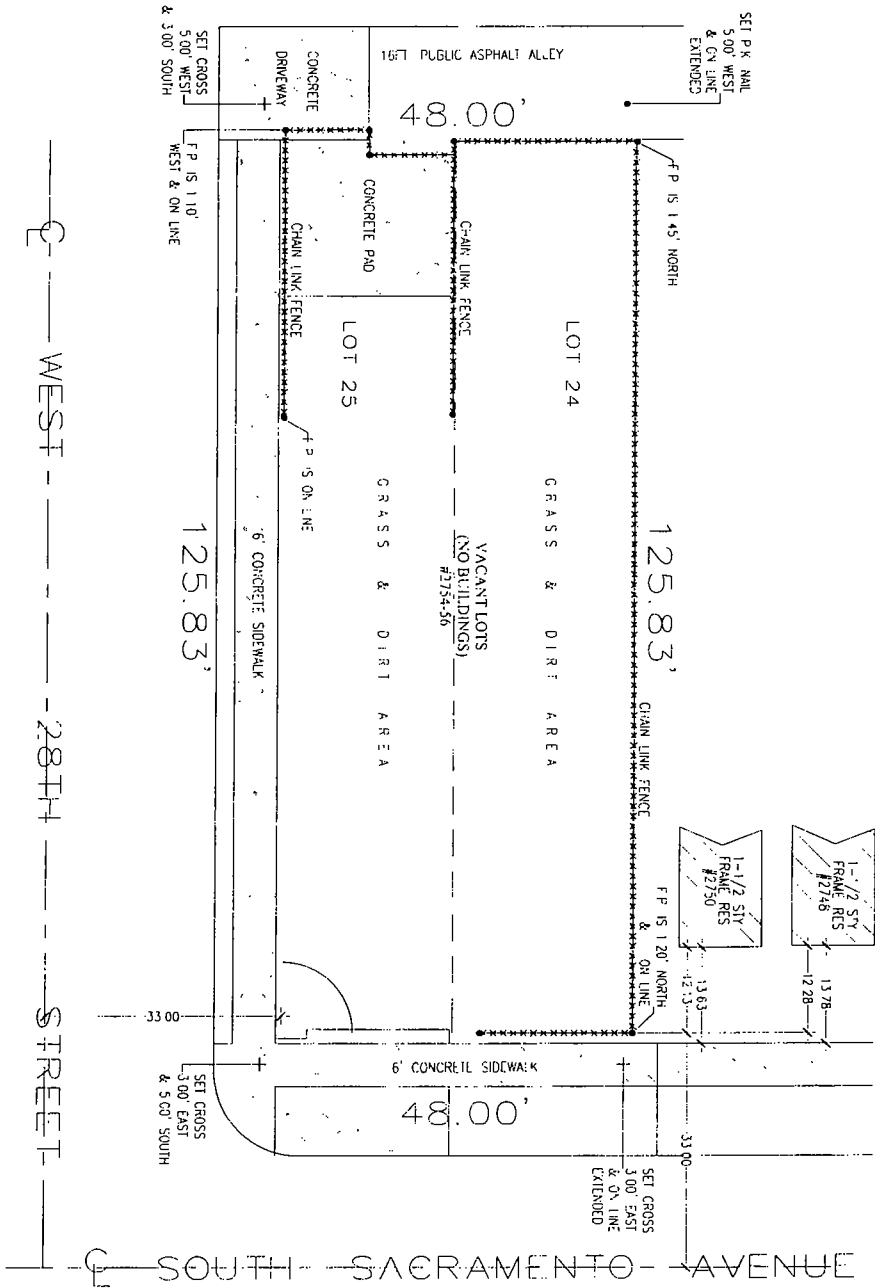
DESIGN: RYAN WILSON  
DATE: 07/24/2021



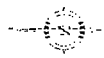
PROJECT NO.	5092	SHEET NO.	C1-2
DATE	07/24/2021		
PROPOSED MIXED USE BUILDING 2754-56 S SACRAMENTO AVENUE CHICAGO, ILLINOIS 60623			

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

UNION DESIGN GROUP  
1515 NORTH MICHIGAN AVENUE  
SUITE 2000  
CHICAGO, ILLINOIS 60610  
TEL: (312) 788-8881  
WWW.UNIONDESIGNGROUP.COM



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



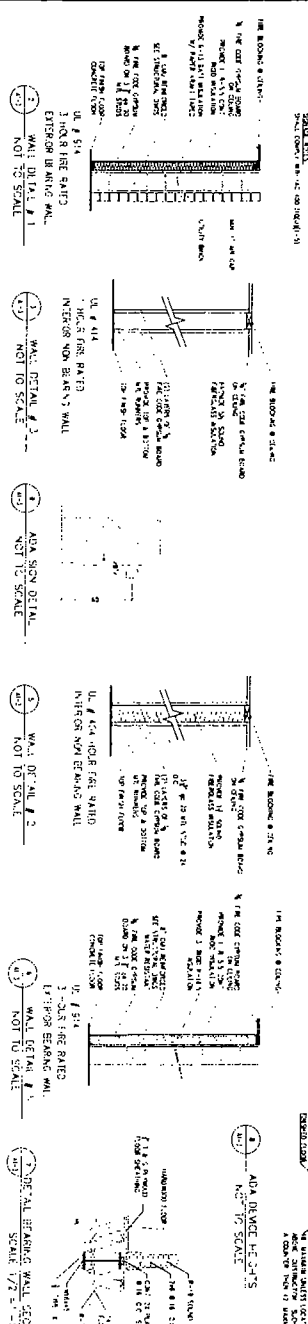
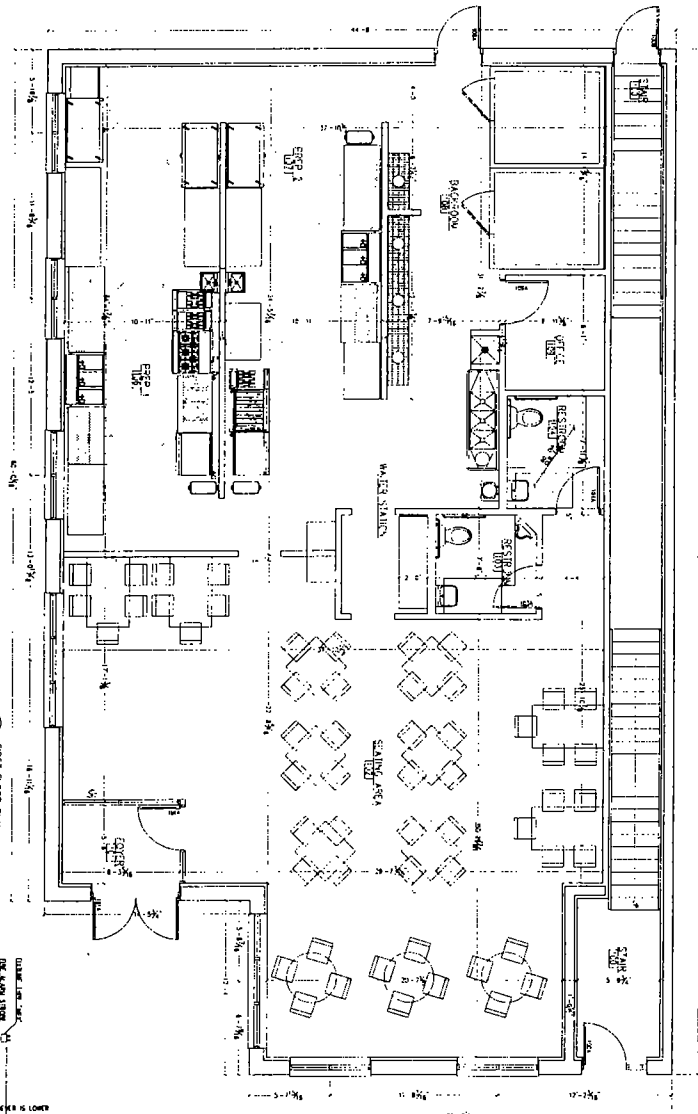
100 WEST SACRAMENTO ST  
CHICAGO, ILLINOIS 60623  
TEL: (312) 467-1000  
WWW.CITYOFCHICAGO.COM

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

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

PROJECT NO. 3082  
SHEET NO. C1-1  
DATE 02/04/2021

NOT TO SCALE AND NOT FOR CONSTRUCTION  
UNLESS SPECIFICALLY NOTED OTHERWISE  
REVISIONS TO BE MADE BY THE ARCHITECT



**2015 INTERNATIONAL ENERGY CONSERVATION CODE NOTES**

1. ALL ENERGY RATES MUST BE REPORTED TO THE CITY AND MUST BE IN ACCORDANCE WITH THE ENERGY CONSERVATION CODE. THE ENERGY CONSERVATION CODE IS THE CITY OF CHICAGO'S ENERGY CONSERVATION CODE. THE ENERGY CONSERVATION CODE IS THE CITY OF CHICAGO'S ENERGY CONSERVATION CODE. THE ENERGY CONSERVATION CODE IS THE CITY OF CHICAGO'S ENERGY CONSERVATION CODE.
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**STRUCTURAL NOTES**

1. FOUNDATION: 18" MIN. CONCRETE ON 4" MIN. GRAVEL. ALL OTHER FOUNDATIONS TO BE APPROVED BY THE CITY OF CHICAGO.

2. WALLS: 12" MIN. CMU OR CONCRETE. ALL WALLS TO BE FINISHED WITH 5/8" GYPSUM BOARD AND FINISH.

3. FLOORING: ALL FLOORING TO BE APPROVED BY THE CITY OF CHICAGO. ALL FLOORING SHALL BE FINISHED WITH 3/4" MIN. GYPSUM BOARD AND FINISH.

4. ROOFING: ALL ROOFING TO BE APPROVED BY THE CITY OF CHICAGO. ALL ROOFING SHALL BE FINISHED WITH 1/2" MIN. GYPSUM BOARD AND FINISH.

5. CEILING: ALL CEILING TO BE APPROVED BY THE CITY OF CHICAGO. ALL CEILING SHALL BE FINISHED WITH 5/8" GYPSUM BOARD AND FINISH.

6. MECHANICAL: ALL MECHANICAL TO BE APPROVED BY THE CITY OF CHICAGO. ALL MECHANICAL SHALL BE FINISHED WITH 5/8" GYPSUM BOARD AND FINISH.

7. ELECTRICAL: ALL ELECTRICAL TO BE APPROVED BY THE CITY OF CHICAGO. ALL ELECTRICAL SHALL BE FINISHED WITH 5/8" GYPSUM BOARD AND FINISH.

8. PLUMBING: ALL PLUMBING TO BE APPROVED BY THE CITY OF CHICAGO. ALL PLUMBING SHALL BE FINISHED WITH 5/8" GYPSUM BOARD AND FINISH.

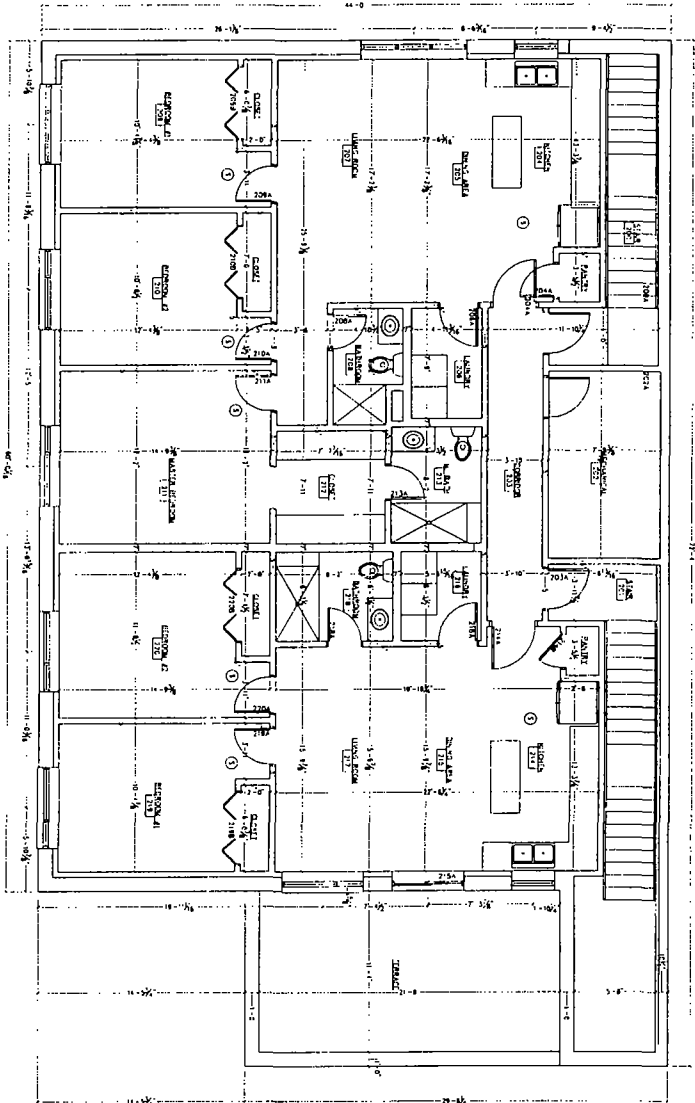
9. FIRE PROTECTION: ALL FIRE PROTECTION TO BE APPROVED BY THE CITY OF CHICAGO. ALL FIRE PROTECTION SHALL BE FINISHED WITH 5/8" GYPSUM BOARD AND FINISH.

10. ADA COMPLIANCE: ALL ADA COMPLIANCE TO BE APPROVED BY THE CITY OF CHICAGO. ALL ADA COMPLIANCE SHALL BE FINISHED WITH 5/8" GYPSUM BOARD AND FINISH.

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

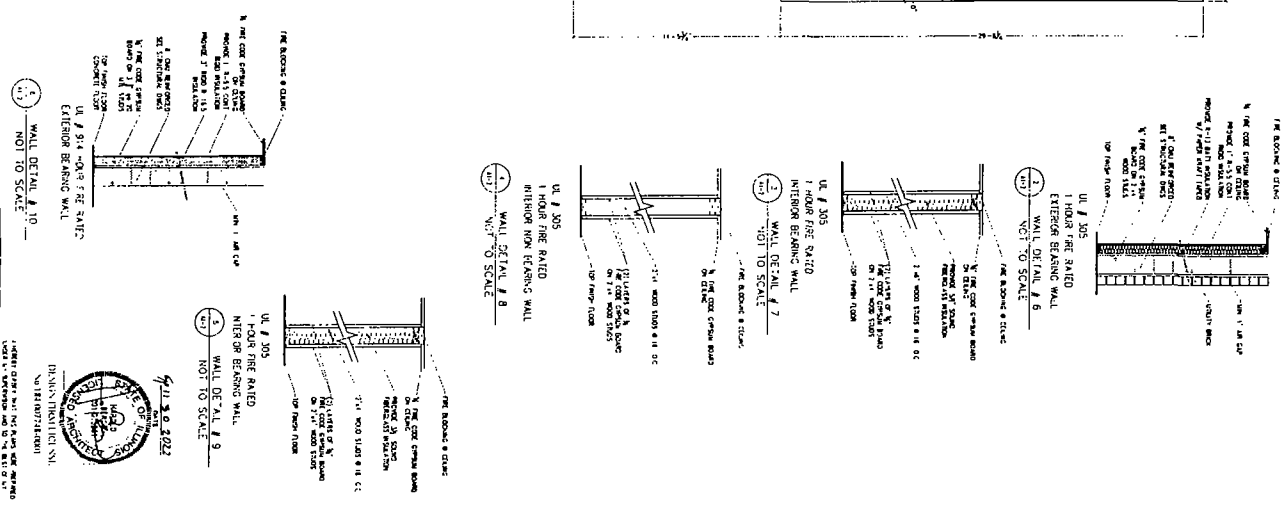
DATE: 02/04/2021  
 SCALE: AS SHOWN  
 SHEET TITLE: 1-11-21  
 PROJECT NO: 2021-001  
 DRAWING NO: 1-11-21

**A1-1**

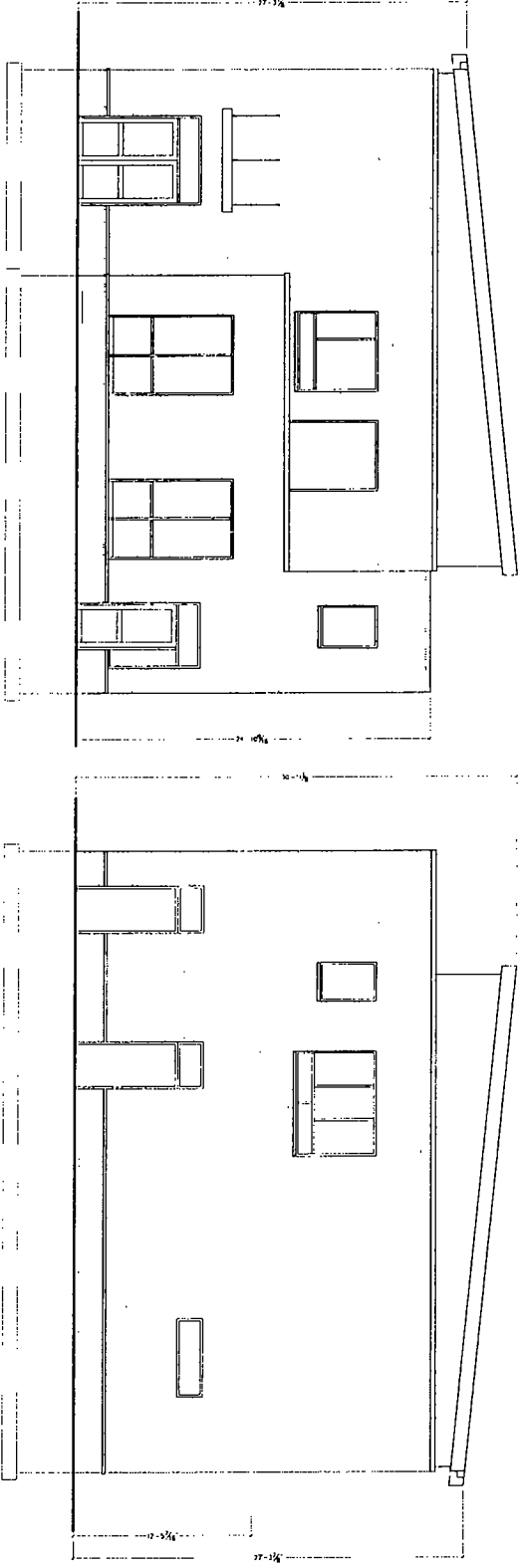


SMOKE DETECTORS & CO. DETECTORS SHALL BE 110V AND INTERCONNECTED & BATTERY BACK-UP

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

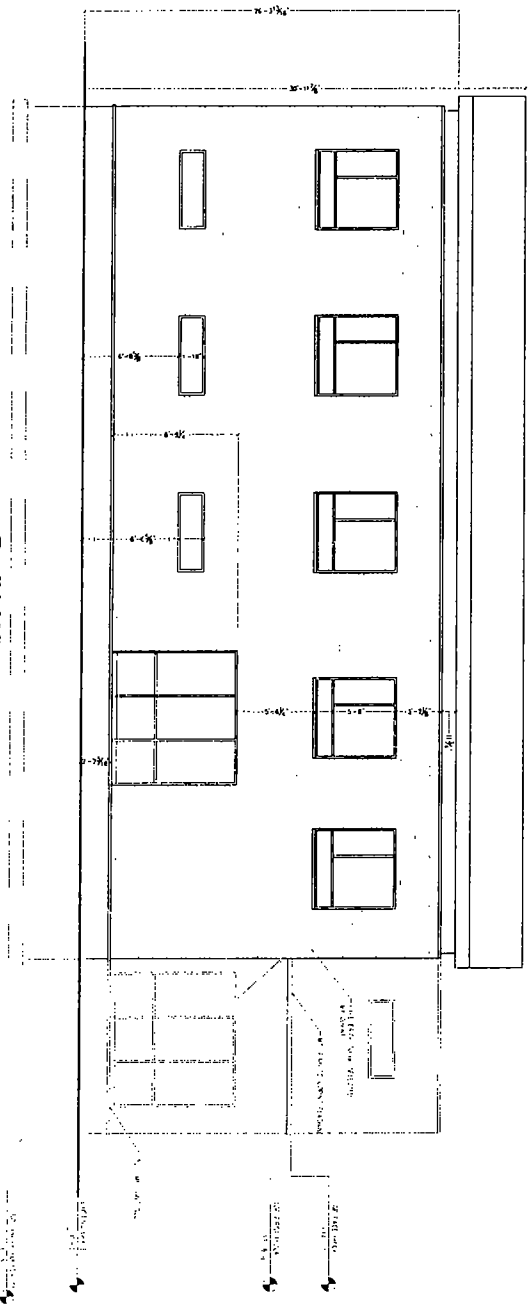


<p>PROPOSED MIXED USE BUILDING 2754-56 S SACRAMENTO AVENUE CHICAGO, ILLINOIS 60623</p>	
<p>DATE: 07/04/2021</p> <p>PROJECT NO: 50972</p> <p>SHEET NO: A1-2</p>	<p>DATE: 07/04/2021</p> <p>PROJECT NO: 50972</p> <p>SHEET NO: A1-2</p>



1 EAST FACADE  
SCALE 1/8"=1'-0"

2 EAST FACADE  
SCALE 1/8"=1'-0"



3 SOUTH FACADE  
SCALE 1/8"=1'-0"

1. NUMBER, DATE, TIME AND BY WHOM MADE  
2. REVISIONS (SHOW IN RED OR CHECKED)  
3. CHECK CODE OF CONTRACT

PROJECT NO.	5092
DATE	02/04/2021
SHEET NO.	A2-1
DATE	
BY	
CHKD.	
DATE	
SCALE	AS SHOWN
SHEET TITLE	

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

2754-56 S SACRAMENTO AVENUE  
CHICAGO, ILLINOIS 60623  
ARCHITECTURAL FIRM