



City of Chicago



SO2022-1040

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/27/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-J at 2733 N Pulaski Rd. - App No. 21002T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1, Limited Manufacturing/Business Park Districts symbols and indications as shown on 7-J in the area bounded by

A line 221.0 feet south of and parallel to West Diversey Avenue; the alley next east of and parallel to North Pulaski Road; a line 271.0 feet south of and parallel to West Diversey Avenue; and North Pulaski Road

to those of a B2-1 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2733 North Pulaski Road

FINAL FOR PUBLICATION

2733 NORTH PULASKI ROAD

Narrative and Zoning Analysis
Type I Zoning Map Amendment

Applicant: Donison, LLC
Property Address: 2733 North Pulaski Road
Proposed Zoning: B2-1 Neighborhood Mixed-Use District

I. NARRATIVE

The Application is for a T1 Zoning Amendment from an M1-1, Limited Manufacturing/Business Park District to a B2-1, Neighborhood Mixed-Use District. The Applicant intends to convert the existing one-story, light-manufacturing building to a single-unit residence with two (2) off-street garage parking spaces. The current building height will not be increased. The site will comply with Section 17-3-0307 Air Quality Ordinance if applicable.

II. ZONING ANALYSIS

1) Floor Area and Floor Area Ratio

- a) Lot Area 6,255 sq. ft.
- b) Total Building Area 6,480 sq. ft.
- c) FAR 1.04

2) Dwelling Units

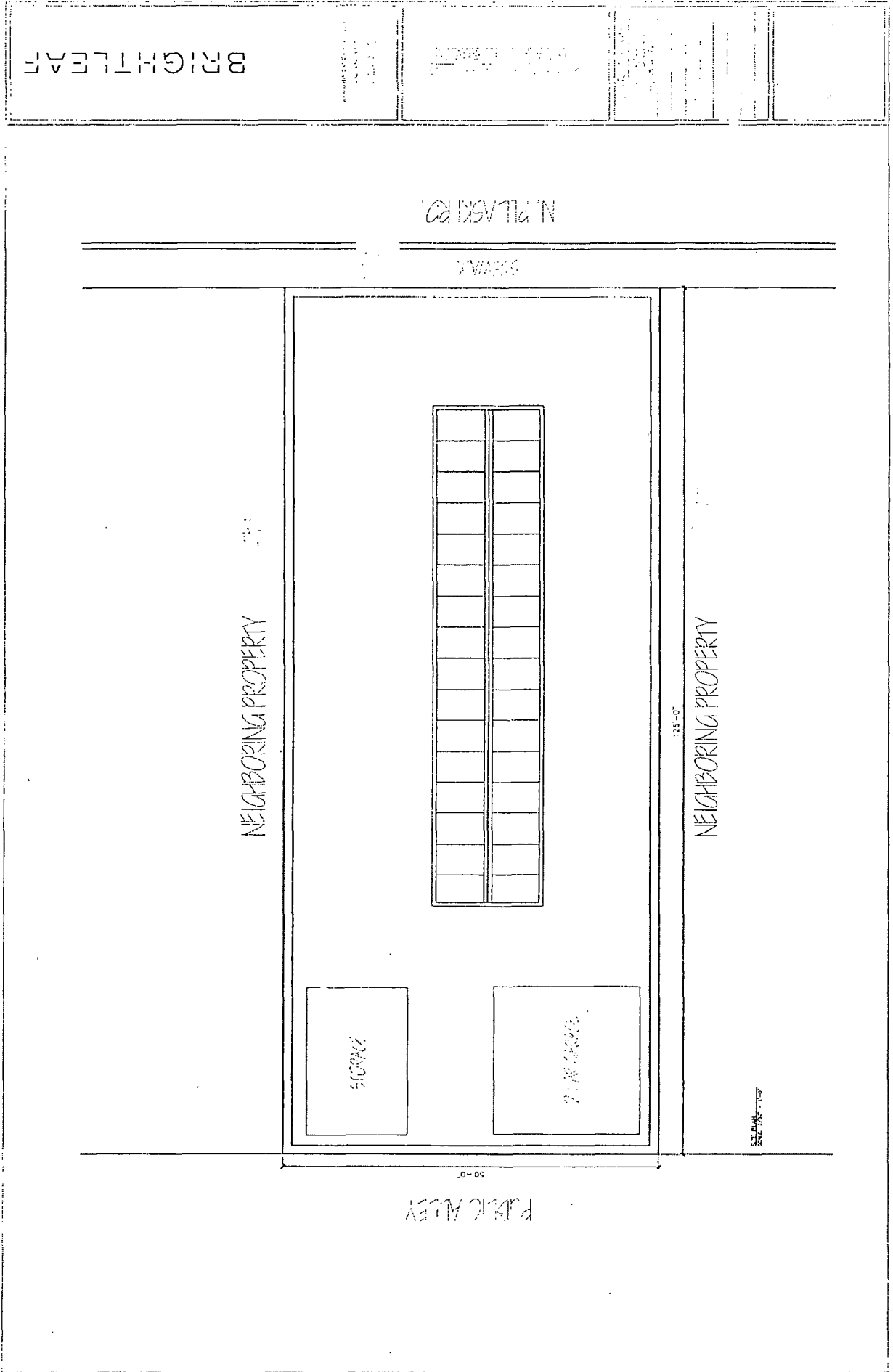
- a) Number of Units 1
- b) Density (lot area per dwelling unit): 6,255 sq. ft.

3) Off-street Parking: 2 vehicular parking spaces

4) Setbacks:
0 ft. front
0 ft. side (north and south)
0 ft. rear

5) Building Height: 15' (existing)

FINAL FOR PUBLICATION



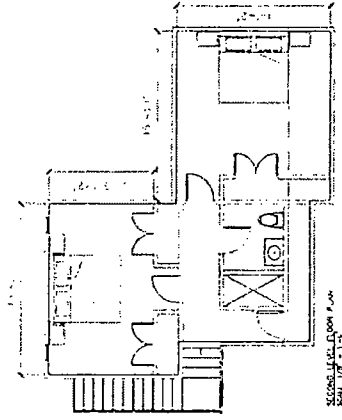
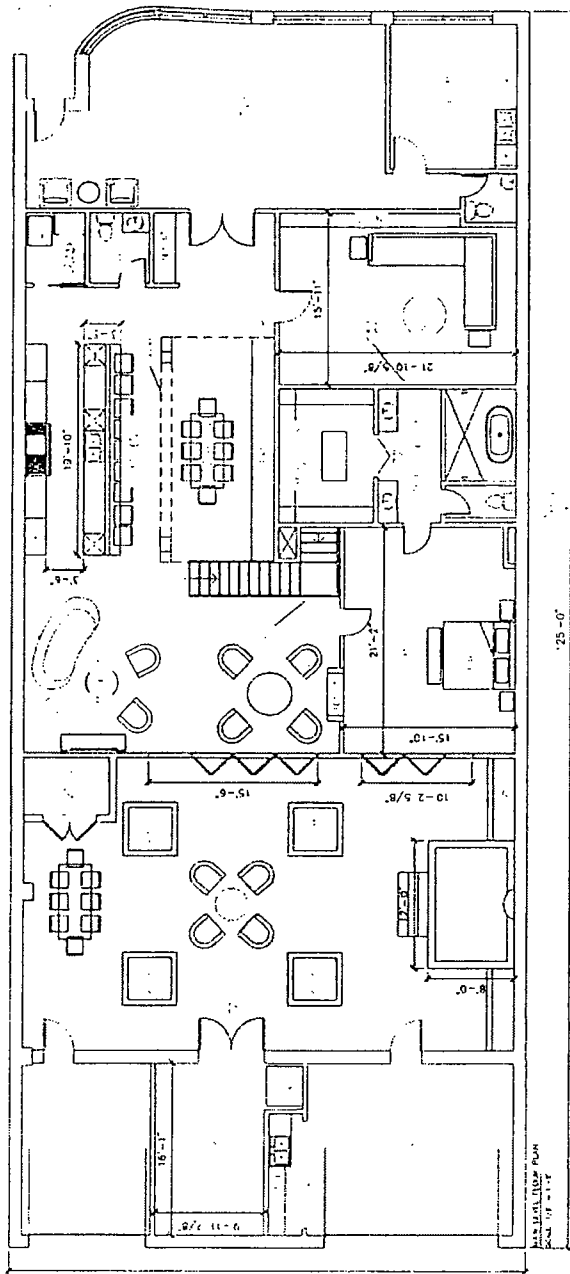
FINAL FOR PUBLICATION

BRIGHTLEAF

10000
10000
10000

10000
10000
10000

10000
10000
10000



SEE EXHIBIT FOR PLAN
SEE EXHIBIT FOR PLAN

SEE EXHIBIT FOR PLAN
SEE EXHIBIT FOR PLAN

FINAL FOR PUBLICATION

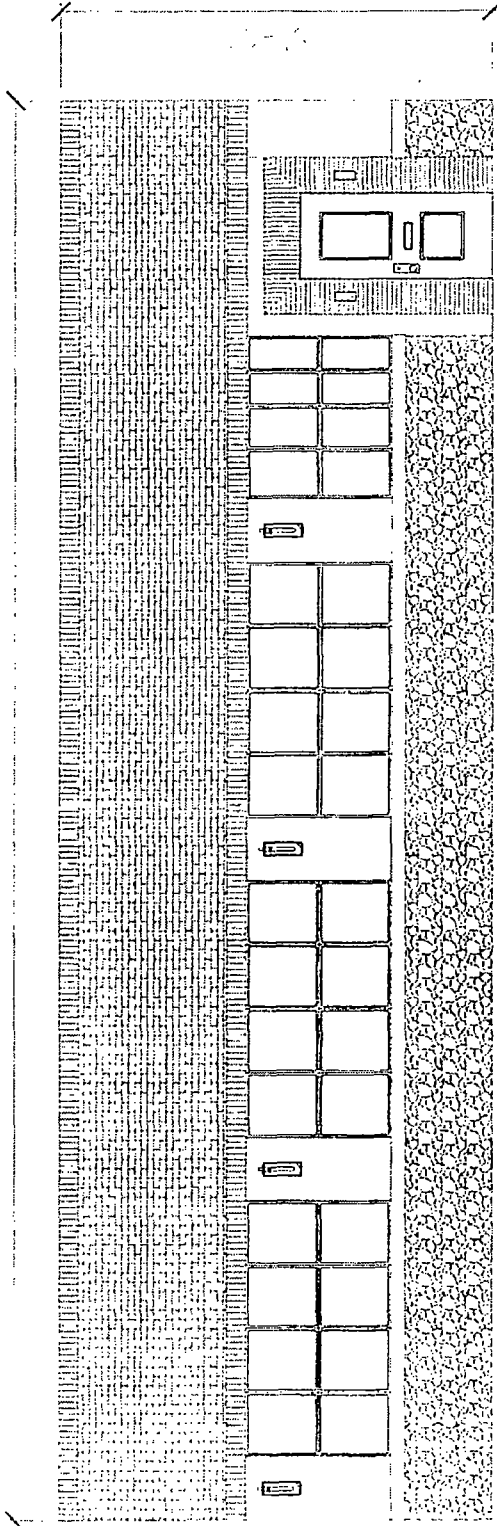
BRIGHTLEAF

10000 BRIGHTLEAF DRIVE
DALLAS, TEXAS 75243
TEL: 972.440.1234

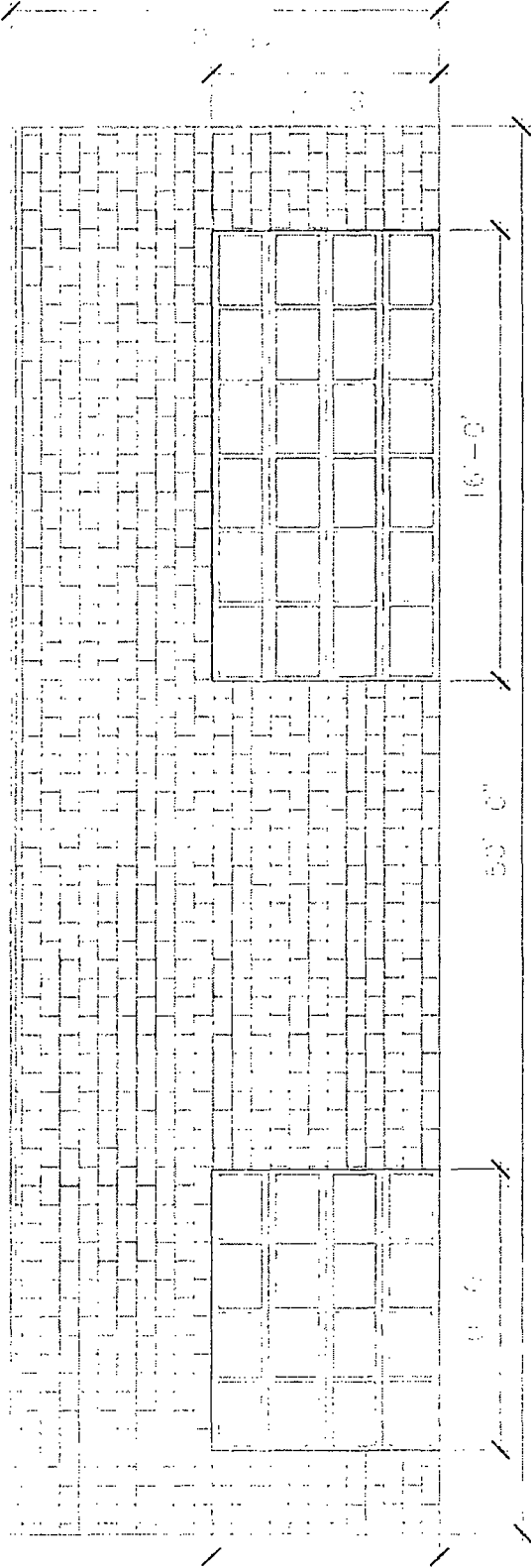
10000 BRIGHTLEAF DRIVE
DALLAS, TEXAS 75243
TEL: 972.440.1234

10000 BRIGHTLEAF DRIVE
DALLAS, TEXAS 75243
TEL: 972.440.1234

50'-0"

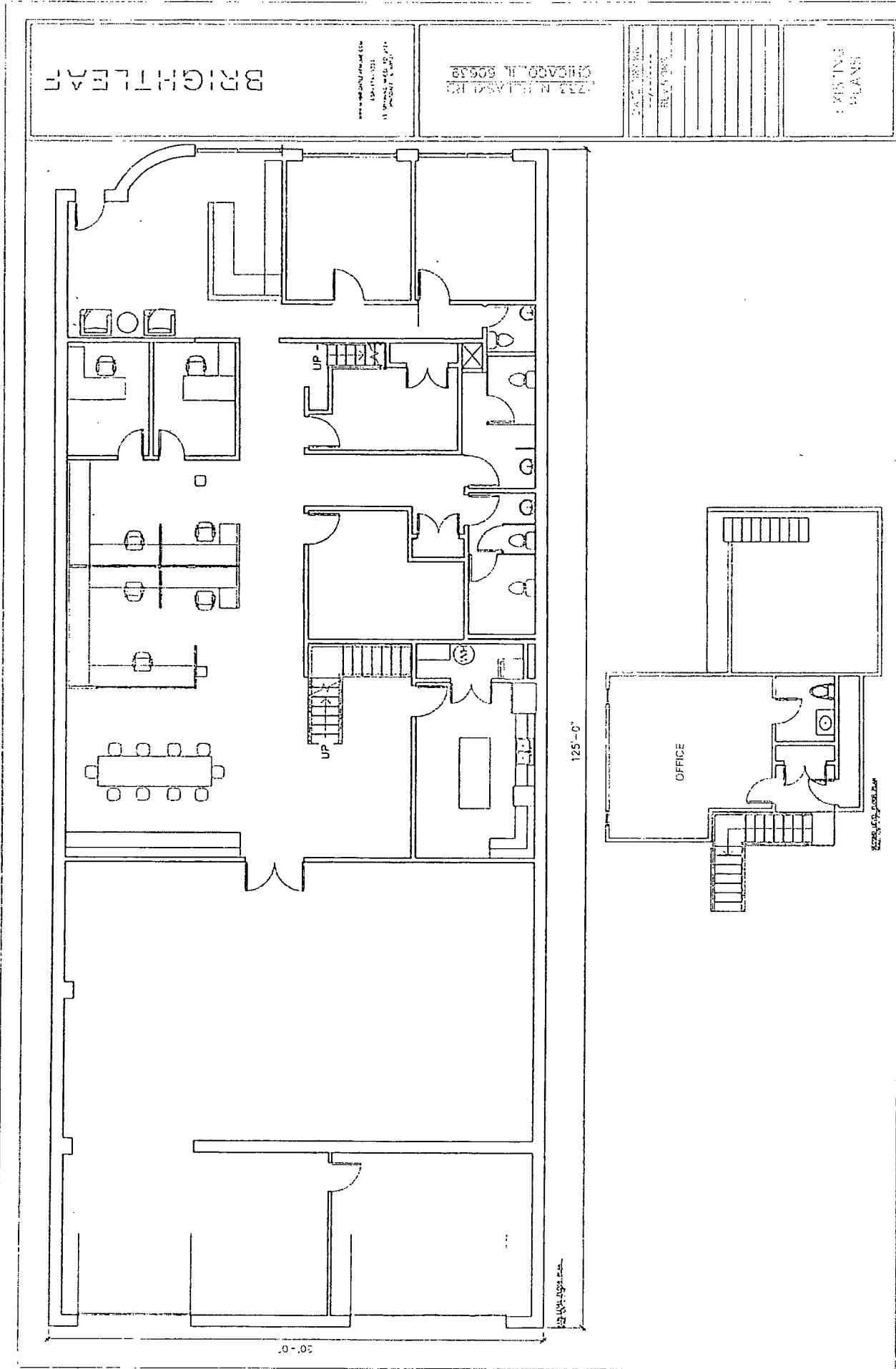


WALL ELEVATION
10000 BRIGHTLEAF



WALL ELEVATION
10000 BRIGHTLEAF

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

BRIGHTLEAF

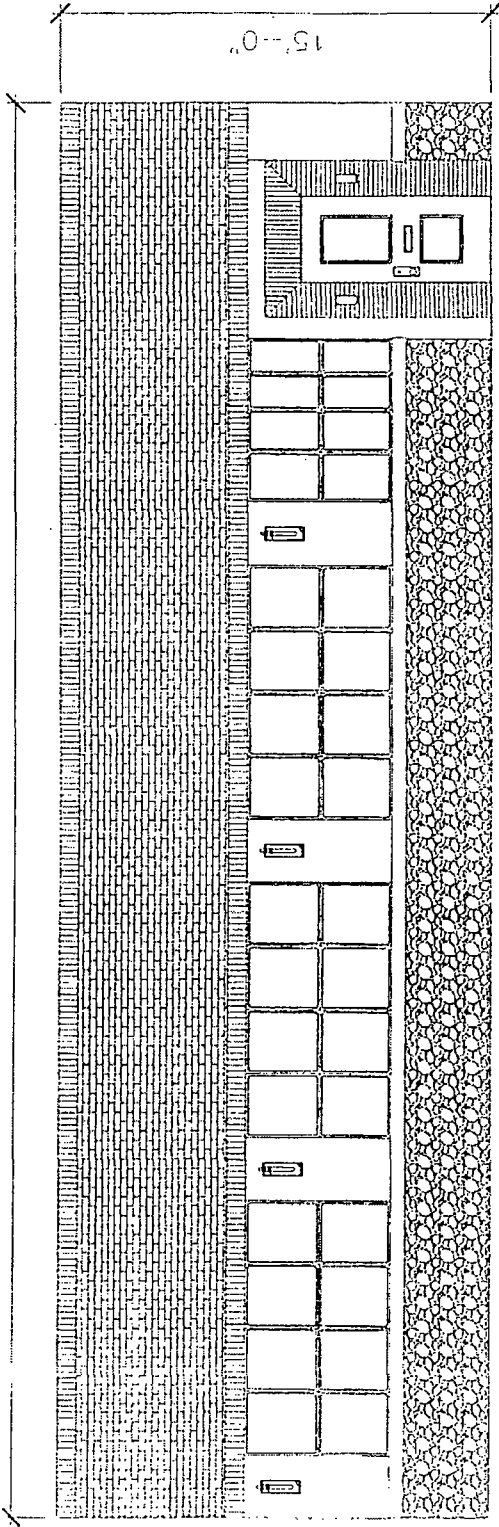
7733 N. HALSTON RD.
CHICAGO, IL 60631
TEL: 773.440.1111
WWW.BRIGHTLEAF.COM

7733 N. HALSTON RD.
CHICAGO, IL 60631

NO.	DATE	DESCRIPTION

EXISTING
ELEVATIONS

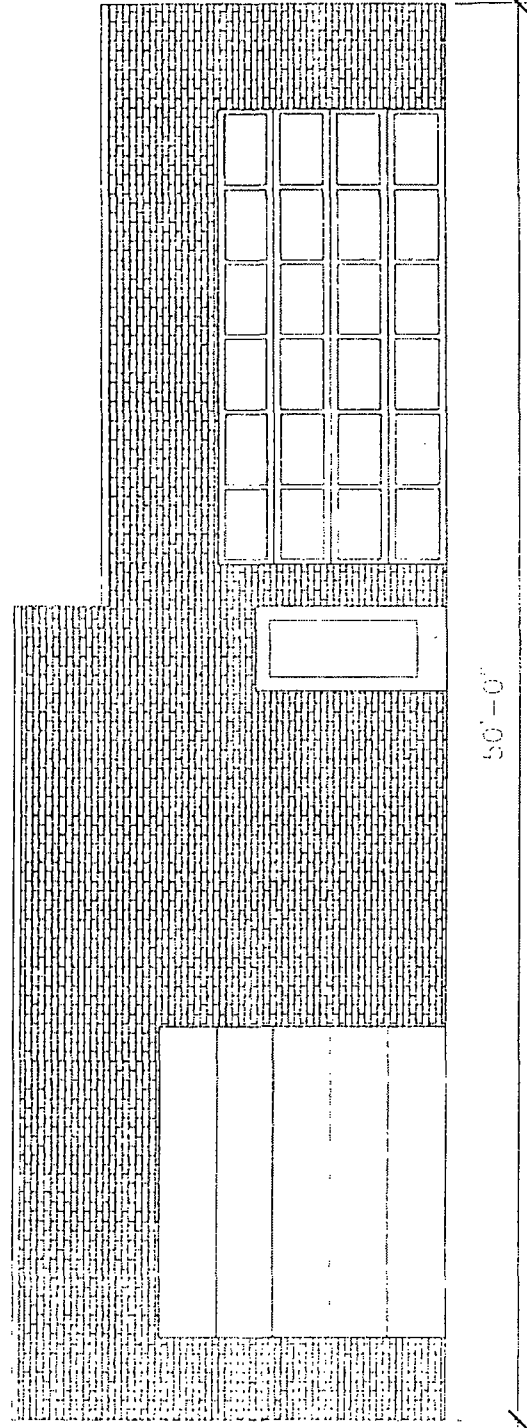
50'-0"



15'-0"

SEE ELEVATION
PAGE 101

50'-0"



SEE ELEVATION
PAGE 101