



# City of Chicago



O2023-919

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/1/2023
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-K at 3248-3256 N Pulaski Rd/4001-4011 W School St - App No. 22093T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**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 the current B3-2 Community Shopping District symbols and indications as shown on Map No. 9-K in the area bounded by:

West School Street; North Pulaski Road; a line 103.54 feet south of and parallel to West School Street; the public alley next west of and parallel to North Pulaski Road

to those of a B2-5 Neighborhood Mixed-Use District.

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

Address: 3248-56 North Pulaski Road / 4001-11 West School Street

**NARRATIVE AND PLANS**  
 TYPE I Rezoning Attachment  
 3248-56 North Pulaski Road / 4001-11 West School Street

**The Project**

The subject property is improved with a three-story building containing 33 efficiency units, two dwelling units, approximately 7,420 square feet of existing ground floor commercial space, and five surface parking spaces. The building includes a height of approximately 32'. The property also is located in an Equitable Transit Served Location.

Ski School, LLC (the "Applicant") seeks to rezone the property to add five residential dwelling units to the ground floor of the building along the School Street frontage for a total of 33 efficiency units and seven dwelling units on the property. After the proposed renovations, the resulting commercial ground floor space will be approximately 4,100 square feet. The existing parking and height of the building will remain. No additional parking will be added.

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a B3-2 Community Shopping District to a B2-5 Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type I rezoning process of section 17-13-0302-A of the Zoning Ordinance. In addition, the property sits in an Equitable Transit Served Location to the Pulaski Road and Belmont Avenue CTA Bus corridors and the Applicant will seek any parking relief through section 17-10-0102-B of the Chicago Zoning Ordinance.

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

Lot Area:	12,942.5 square feet
FAR:	1.73
Total Floor Area:	22,312 square feet
Proposed Floor Area (residential):	20,350 square feet
Residential Units:	40
MLA:	146.38 square feet (blended MLA)
Height:	32' approximately
Automobile Parking (existing):	5*
Setbacks (existing)	Front (Pulaski Road): 0.00' North (School Street): 0.00' South: 0.00' Rear (alley) 0.00'

A set of plans is attached.

\* The property sits in a Transit Served Location per the Equitable Transit-Oriented Provisions of the Chicago Zoning Ordinance.





FIRST FLOOR PLAN

Scale

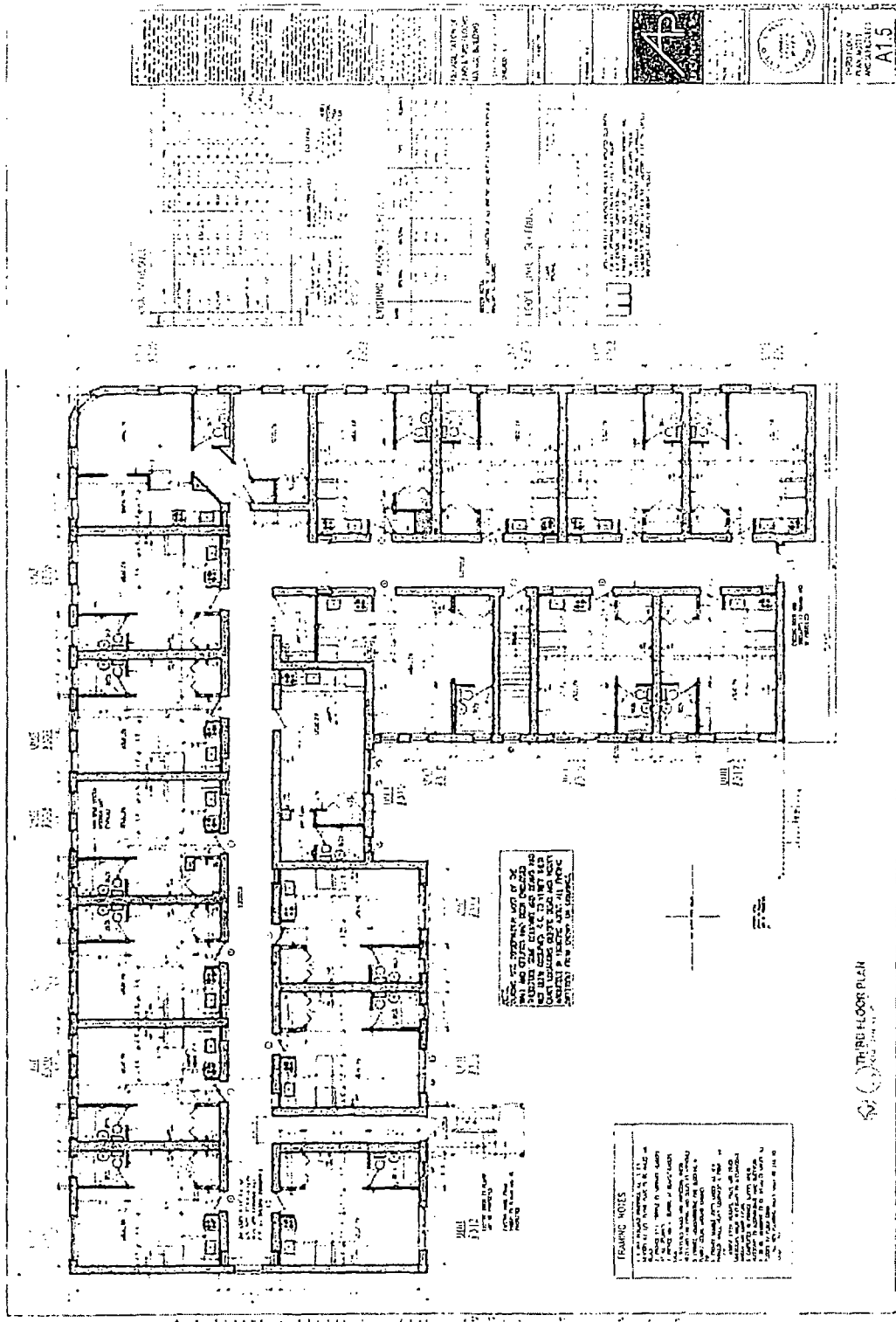
A1.01







# Plan for Production



<p>REVISIONS</p> <p>NO. DATE BY</p>	<p>AP</p>	<p>PROJECT NO. A15</p>
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ALL ROOMS TO BE FINISHED WITH 1/2" PLASTER AND 1/2" GYP. ALL WALLS TO BE PAINTED. ALL FLOORS TO BE POLISHED CONCRETE. ALL CEILING TO BE POP. ALL DOORS TO BE 1 1/2" SOLID CORE. ALL WINDOWS TO BE 1/2" GLASS. ALL LIGHT FIXTURES TO BE 4" SQUARE. ALL SWITCHES TO BE 1/2" SQUARE. ALL OUTLETS TO BE 1/2" SQUARE. ALL TELEPHONE JACKS TO BE 1/2" SQUARE. ALL CABLE TV JACKS TO BE 1/2" SQUARE. ALL FIRE ALARMS TO BE 1/2" SQUARE. ALL SMOKE DETECTORS TO BE 1/2" SQUARE. ALL SPRINKLER HEADS TO BE 1/2" SQUARE. ALL EXHAUST FANS TO BE 1/2" SQUARE. ALL VENTILATION GRILLS TO BE 1/2" SQUARE. ALL MECHANICAL EQUIPMENT TO BE 1/2" SQUARE. ALL ELECTRICAL EQUIPMENT TO BE 1/2" SQUARE. ALL PLUMBING EQUIPMENT TO BE 1/2" SQUARE. ALL HVAC EQUIPMENT TO BE 1/2" SQUARE. ALL ELEVATOR EQUIPMENT TO BE 1/2" SQUARE. ALL STAIRWELL EQUIPMENT TO BE 1/2" SQUARE. ALL CORRIDOR EQUIPMENT TO BE 1/2" SQUARE. ALL OFFICE EQUIPMENT TO BE 1/2" SQUARE. ALL RECEPTION EQUIPMENT TO BE 1/2" SQUARE. ALL CONFERENCE EQUIPMENT TO BE 1/2" SQUARE. ALL RESTROOM EQUIPMENT TO BE 1/2" SQUARE. ALL STORAGE EQUIPMENT TO BE 1/2" SQUARE. ALL OTHER EQUIPMENT TO BE 1/2" SQUARE.

**TRAINING ROOMS**

ALL ROOMS TO BE FINISHED WITH 1/2" PLASTER AND 1/2" GYP. ALL WALLS TO BE PAINTED. ALL FLOORS TO BE POLISHED CONCRETE. ALL CEILING TO BE POP. ALL DOORS TO BE 1 1/2" SOLID CORE. ALL WINDOWS TO BE 1/2" GLASS. ALL LIGHT FIXTURES TO BE 4" SQUARE. ALL SWITCHES TO BE 1/2" SQUARE. ALL OUTLETS TO BE 1/2" SQUARE. ALL TELEPHONE JACKS TO BE 1/2" SQUARE. ALL CABLE TV JACKS TO BE 1/2" SQUARE. ALL FIRE ALARMS TO BE 1/2" SQUARE. ALL SMOKE DETECTORS TO BE 1/2" SQUARE. ALL SPRINKLER HEADS TO BE 1/2" SQUARE. ALL EXHAUST FANS TO BE 1/2" SQUARE. ALL VENTILATION GRILLS TO BE 1/2" SQUARE. ALL MECHANICAL EQUIPMENT TO BE 1/2" SQUARE. ALL ELECTRICAL EQUIPMENT TO BE 1/2" SQUARE. ALL PLUMBING EQUIPMENT TO BE 1/2" SQUARE. ALL HVAC EQUIPMENT TO BE 1/2" SQUARE. ALL ELEVATOR EQUIPMENT TO BE 1/2" SQUARE. ALL STAIRWELL EQUIPMENT TO BE 1/2" SQUARE. ALL CORRIDOR EQUIPMENT TO BE 1/2" SQUARE. ALL OFFICE EQUIPMENT TO BE 1/2" SQUARE. ALL RECEPTION EQUIPMENT TO BE 1/2" SQUARE. ALL CONFERENCE EQUIPMENT TO BE 1/2" SQUARE. ALL RESTROOM EQUIPMENT TO BE 1/2" SQUARE. ALL STORAGE EQUIPMENT TO BE 1/2" SQUARE. ALL OTHER EQUIPMENT TO BE 1/2" SQUARE.

THIRD FLOOR PLAN