



# City of Chicago



O2021-4065

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 9/14/2021

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 11-J at 3919-3925 W  
Cullom Ave/4251-4257 N Harding Ave/4271 N Elston Ave -  
App No. 20827T1

**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 the current C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 11-J in the area bounded by:

West Cullom Avenue; a line 68.76 feet east of and parallel to North Harding Avenue; a line from a point along a line 68.76 feet east of and parallel to North Harding Avenue and 48.00 feet south of West Cullom Avenue running southwest and perpendicular to North Elston Avenue for a distance of 73.00 feet; North Elston Avenue; and North Harding Avenue

to those of a B3-3 Community Shopping District.

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

Address: 3919-25 West Cullom Avenue / 4251-57 North Harding Avenue / 4271 North Elston Avenue

# Final for Publication

## NARRATIVE AND PLANS

3919-25 West Cullom Avenue / 4251-57 North Harding Avenue / 4271 North Elston Avenue  
TYPE I REGULATIONS

Narrative: The subject property is improved with a 5,433.0 square foot lot that is improved with a one-story residential building with approximately 5,000 square feet of commercial space. The property has no parking. The existing height of the building is 15'-9" feet. The Applicant proposes to rezone the property from a C1-1 Neighborhood Commercial District to a B3-3 Community Shopping District to rehabilitate the existing building and add a second floor to the existing building that will contain two residential dwelling units. The proposed first-floor commercial space will be approximately 5,003.13 square feet. The Applicant will provide two parking spaces. The proposed height of the building will be 26'-6" feet.

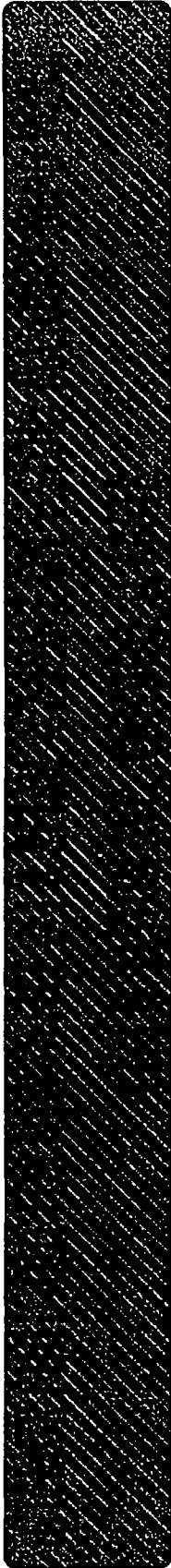
Lot Area: 5,433 square feet  
FAR: 1.47  
Floor Area: 8,030.97 square feet  
Residential Dwelling Units: 2  
MLA: 2,716.5 square feet  
Height: 26'-6" feet  
Automobile Parking: 2

### Setbacks:

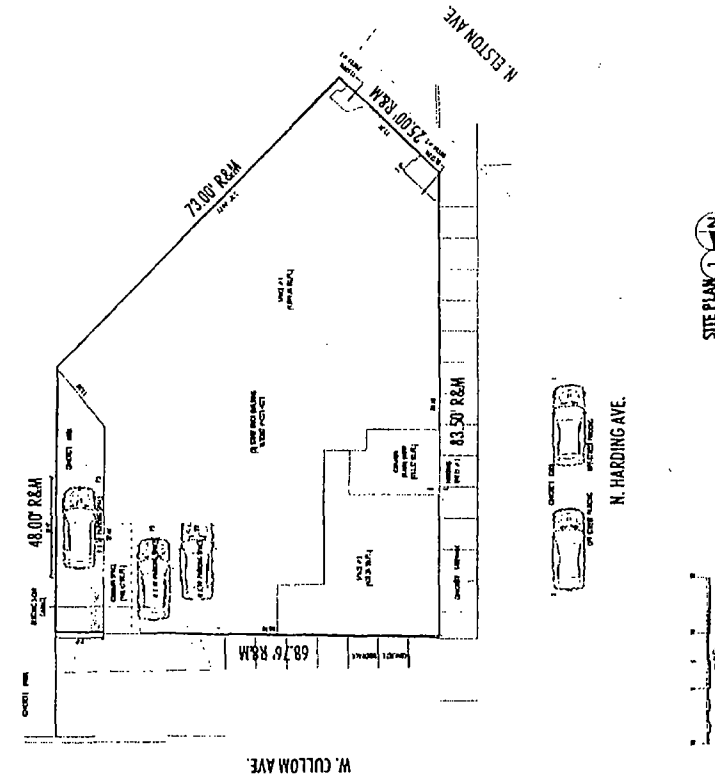
Front (North Harding Avenue):	0.0 feet (existing)
North Side (West Cullom Avenue):	0.0 feet (existing)
Southwest Side (North Elston Avenue):	0.0 feet (existing)
Rear (alley):	At-grade: 0.0 feet (existing) 2 <sup>nd</sup> Fl: 8'-7" (proposed)*

A set of plans is attached.

\* The Applicant will seek a Variation to reduce the rear yard setback from the required 30.0 feet to 8'-7" feet.



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE				
2	STEEL				
3	BRICK				
4	GLASS				
5	WOOD				
6	PAINT				
7	ROOFING				
8	MECHANICAL				
9	ELECTRICAL				
10	PLUMBING				
11	INSULATION				
12	FOUNDATION				
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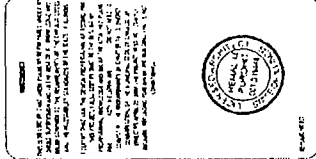


PROFESSIONAL DESIGN FIRM  
LIC# 184 007984

IR DESIGN FIRM

TEL: 773-794-8765  
FAX: 773-794-8738

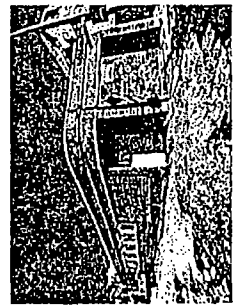
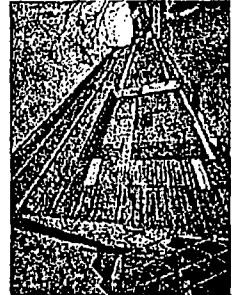
ARCHITECTS  
PLANNERS  
ENGINEERS  
DESIGNERS



INTERIOR FLOOR PLAN FOR NEW BUILDING  
411 EASTON AVE. CHICAGO, ILL. 60611  
ARCHITECT IR DESIGN FIRM  
401 N. EASTON AVE.  
CHICAGO, ILL. 60611

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE				
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- DRAWING INDEX**
- 4.05 SITE PLAN (SEE PLAN FOR NOTES)
  - 4.10 EXTERIOR ELEVATION PLAN
  - 4.15 EXTERIOR FLOOR PLAN
  - 4.20 EXTERIOR ROOF PLAN
  - 4.25 EXTERIOR SECTION
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  - 4.35 EXTERIOR SECTION
  - 4.40 EXTERIOR SECTION
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  - 4.65 EXTERIOR SECTION
  - 4.70 EXTERIOR SECTION
  - 4.75 EXTERIOR SECTION
  - 4.80 EXTERIOR SECTION
  - 4.85 EXTERIOR SECTION
  - 4.90 EXTERIOR SECTION
  - 4.95 EXTERIOR SECTION



**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SPECIFICATIONS FOR STRUCTURAL STEEL, CONCRETE, AND MASONRY.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

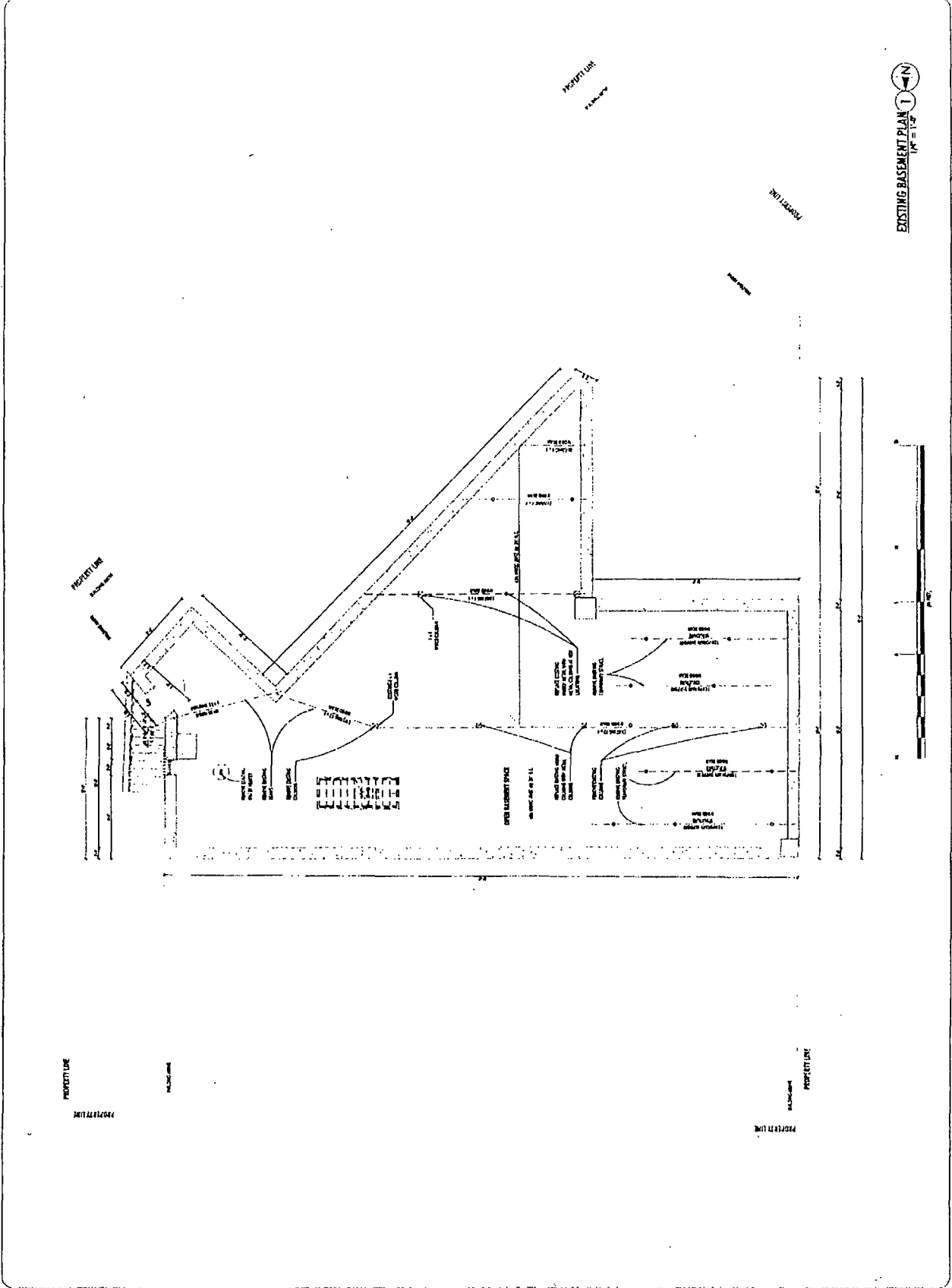
17. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

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PROFESSIONAL DESIGN FIRM  
 LICP 184-007854

IR DESIGN FIRM  
 184-007854  
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 FAX: 773-784-9755

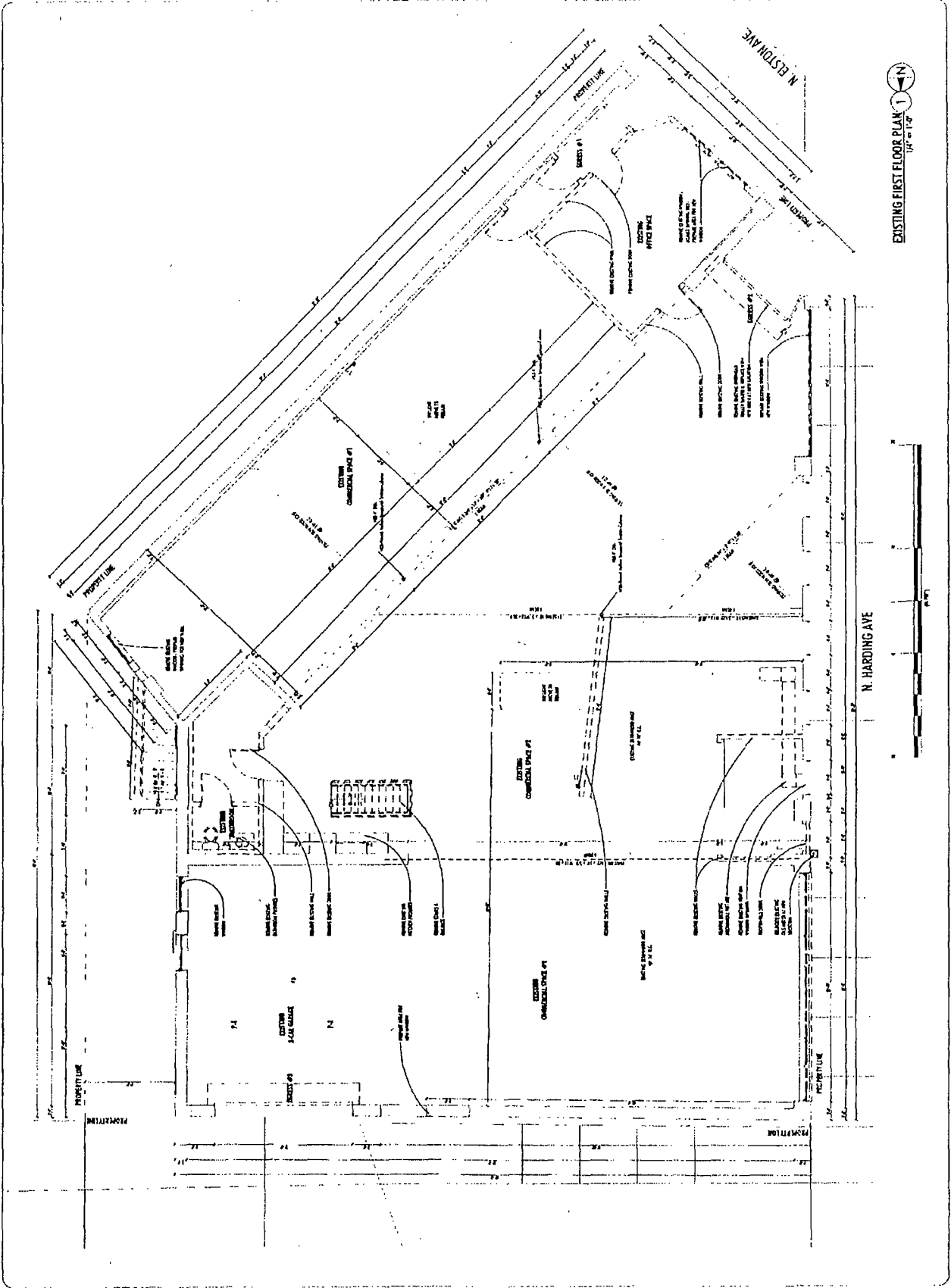
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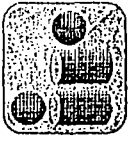
REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF ILLINOIS  
 LICENSE NO. 000000000

WISSOR BUILDING OUTLET OFFICE  
 411 E. STATE ST. 11. STORY  
 MASONRY BLDG. WEST  
 4271 N. ELSTON AVE.  
 CHICAGO, IL 60618

Project No.	184-007854
Date	11/10
Client	IR DESIGN FIRM
Scale	AS SHOWN
Sheet No.	A-1.0
Sheet Title	EXISTING BASEMENT PLAN

# Final for Publication



PROFESSIONAL DESIGN FIRM  
LIC# 154-007984  
  
 IR DESIGN FIRM  
 TEL 773-784-9753  
 FAX 773-784-9759

NO.	DATE	DESCRIPTION
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4	10/25/08	REVISIONS
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6	11/5/08	REVISIONS
7	11/10/08	REVISIONS
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28	2/25/09	REVISIONS
29	3/1/09	REVISIONS
30	3/5/09	REVISIONS

SEAL OF THE STATE OF MICHIGAN  
 PROFESSIONAL ENGINEER  
 ROBERT H. EVERS  
 LICENSE NO. 20187

OWNER: ...  
 CONTRACT NO.: ...  
 PROJECT NO.: ...  
 SHEET NO.: ...

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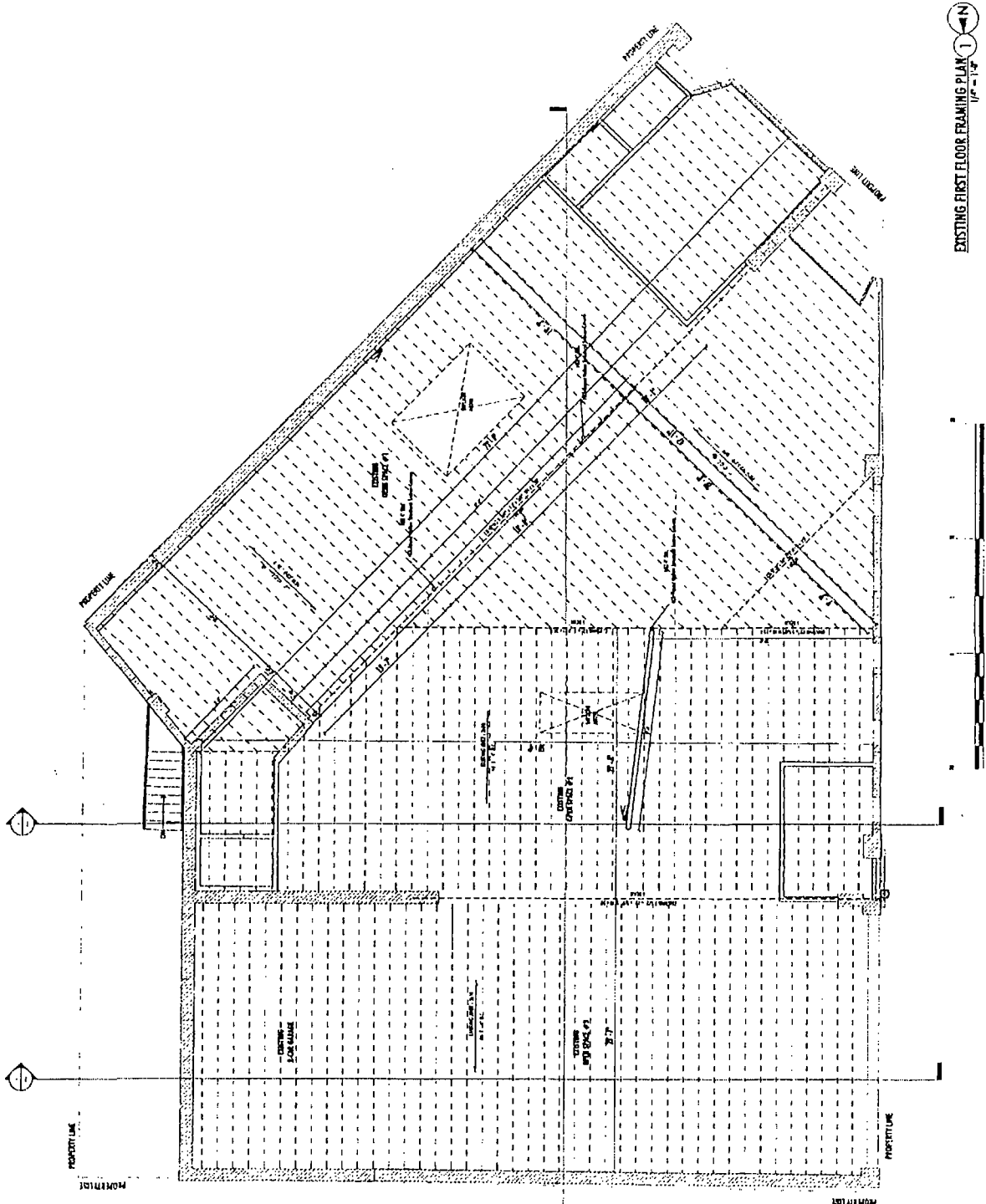
IR DESIGN FIRM

TEL: 773-784-9755  
FAX: 773-784-9755



INTERIOR ARCHITECTURE AND DESIGN  
#185266 #185266 #185266 #185266  
427 W. ELDON AVE.  
CHICAGO, IL 60618

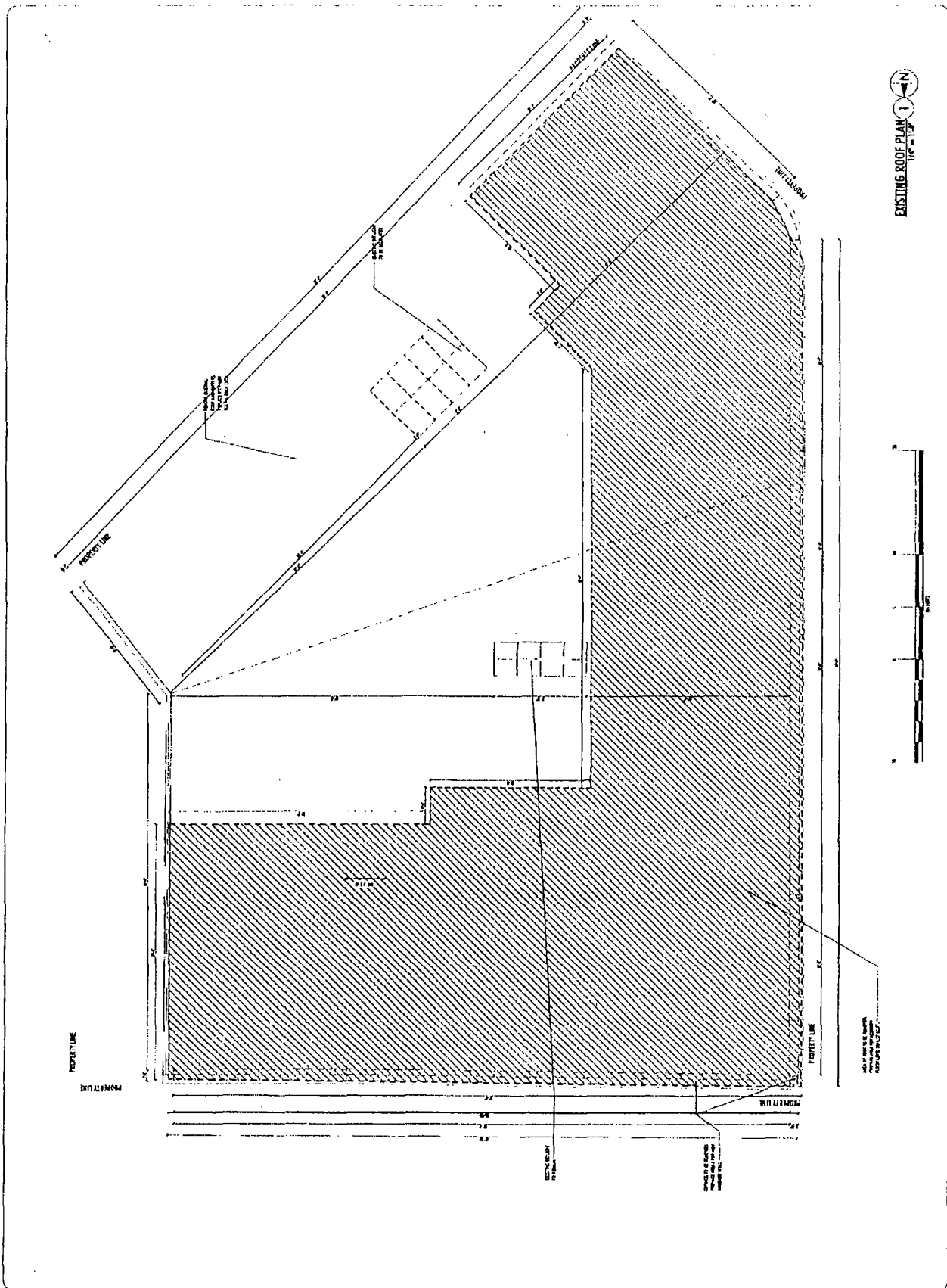
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Sheet No.	A-2.0



EXISTING FIRST FLOOR FRAMING PLAN (1-4N)  
1/8" = 1'-0"



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PROFESSIONAL DESIGN FIRM  
 LIC# 134-007984  
**IR DESIGN FIRM**  
 TEL: 773-784-9755  
 FAX: 773-784-9759

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**SCALE**  
**DATE**



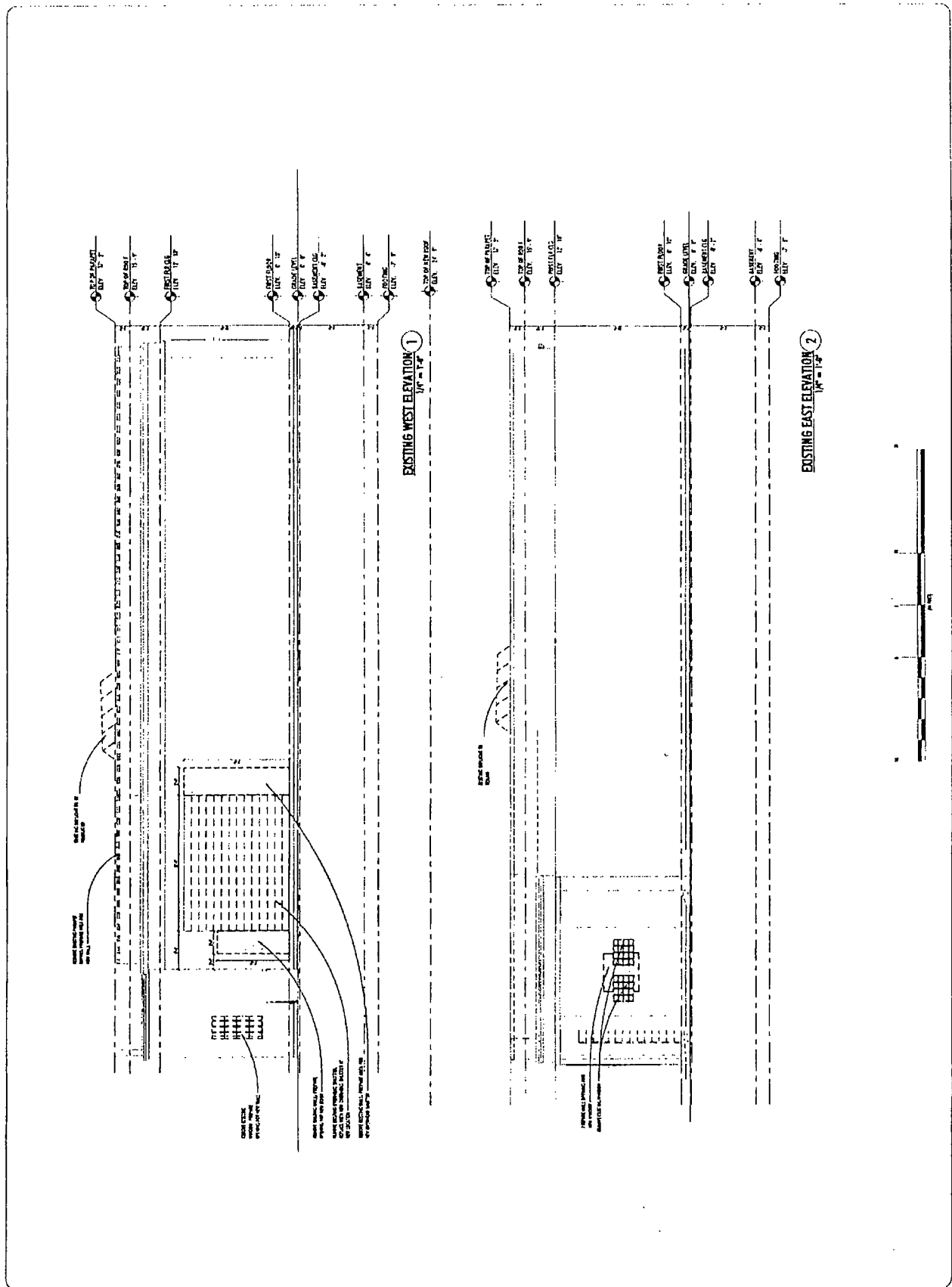
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 4500 W. WASHINGTON AVENUE  
 CHICAGO, ILL. 60641

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Checked By	IR
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Sheet No.	

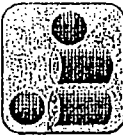
EXISTING DOME ROOF  
**A-3.0**  
 PLAN



# Final for Publication

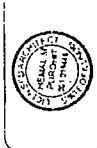


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FAX: 773-784-9759

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DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

DATE OF PRINTING: \_\_\_\_\_  
SCALE: \_\_\_\_\_

REVISIONS:  
NO. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

PROJECT NO. \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_  
SHEET NO. \_\_\_\_\_

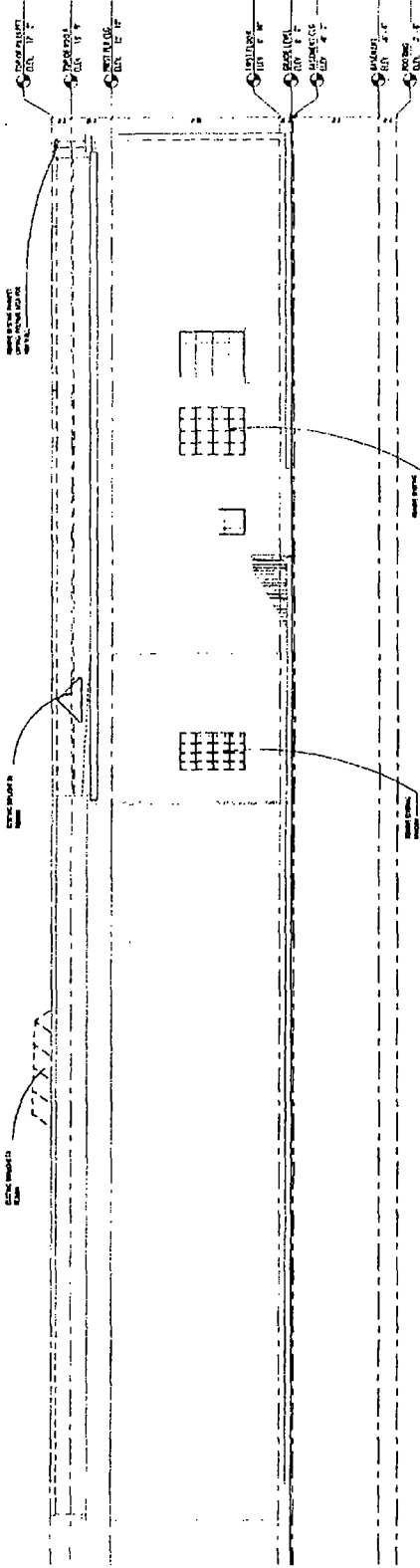
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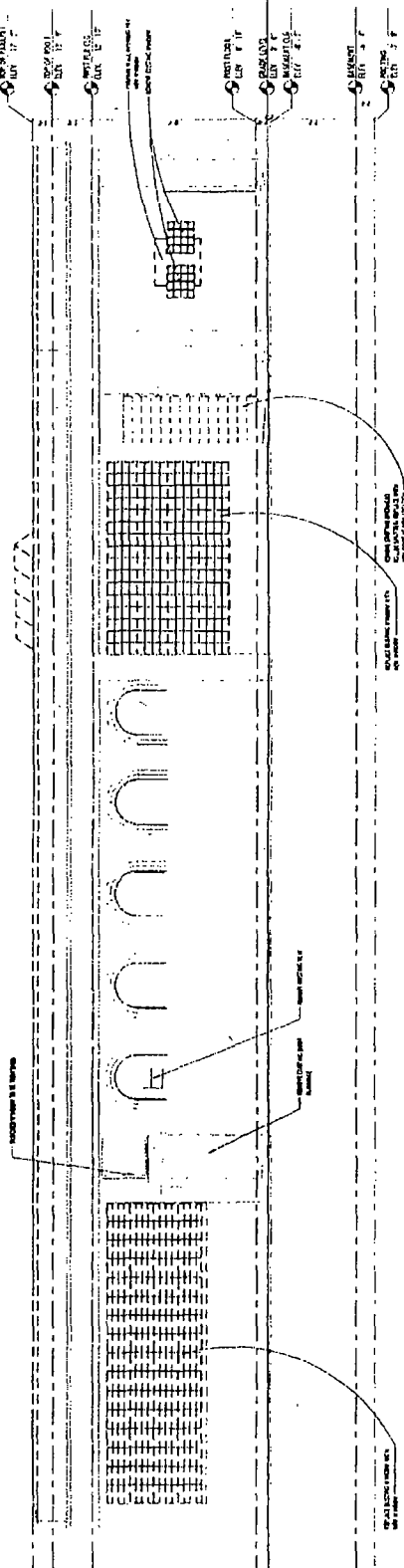


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SCALE: \_\_\_\_\_

# Final for Publication




EXISTING NORTH ELEVATION 1  
1/4" = 1'-0"




EXISTING SOUTH ELEVATION 2  
1/4" = 1'-0"

PROFESSIONAL DESIGN FIRM  
UC# 182 007584



IR DESIGN FIRM  
TEL: 737-784-9755  
FAX: 737-784-9755

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
SHEET: \_\_\_\_\_



G. J. KELLOMAKI  
REGISTERED PROFESSIONAL ENGINEER  
NO. 12345  
STATE OF TEXAS

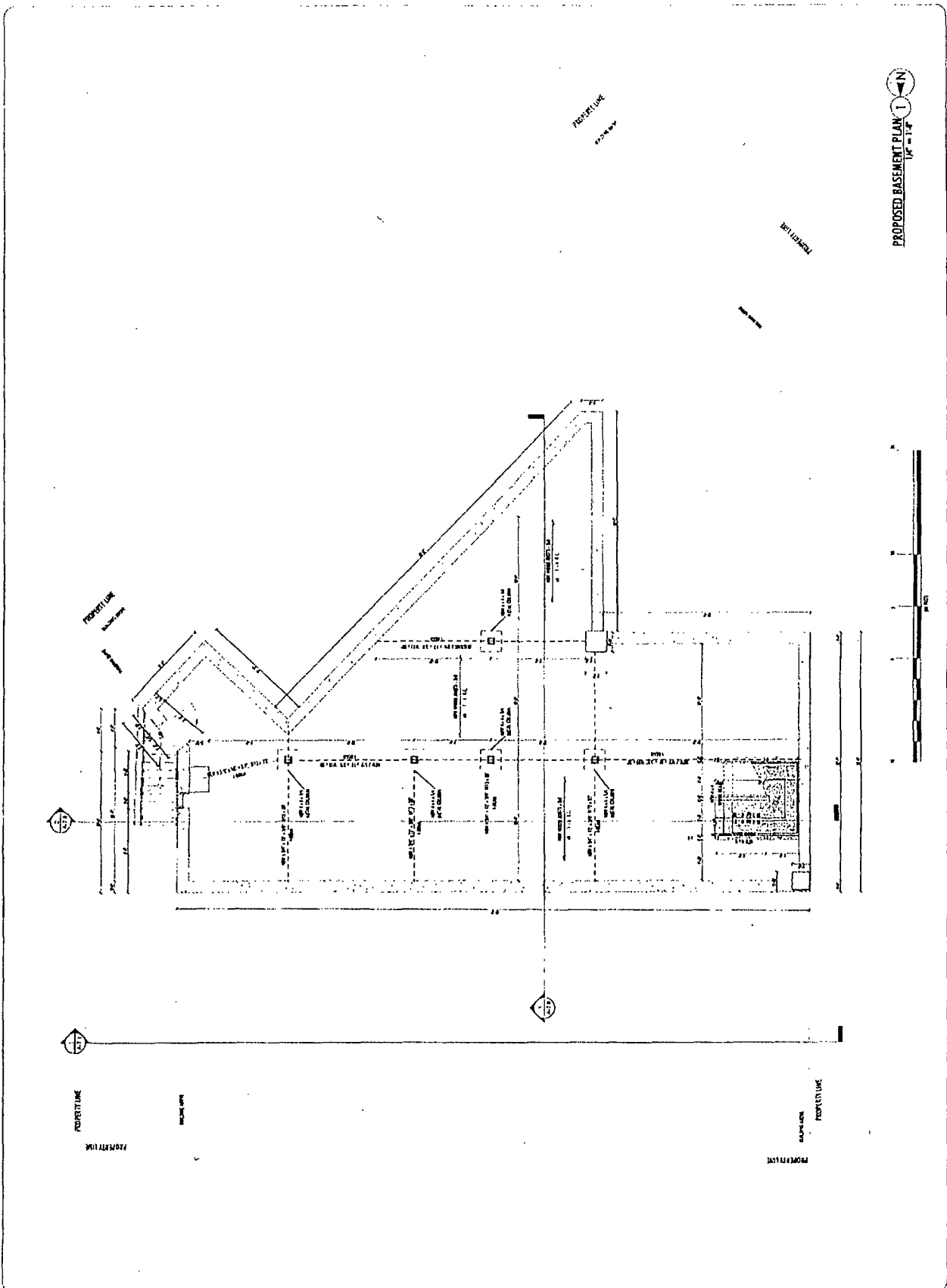
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SHEET NO.: \_\_\_\_\_

DATE	NO.	DESCRIPTION

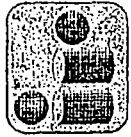
PROJECT NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET NO.: \_\_\_\_\_



# Final for Publication



PROFESSIONAL  
DESIGN FIRM  
LIC# 154-007984



IR DESIGN FIRM  
TEL: 773-784-9755  
FAX: 773-784-9759

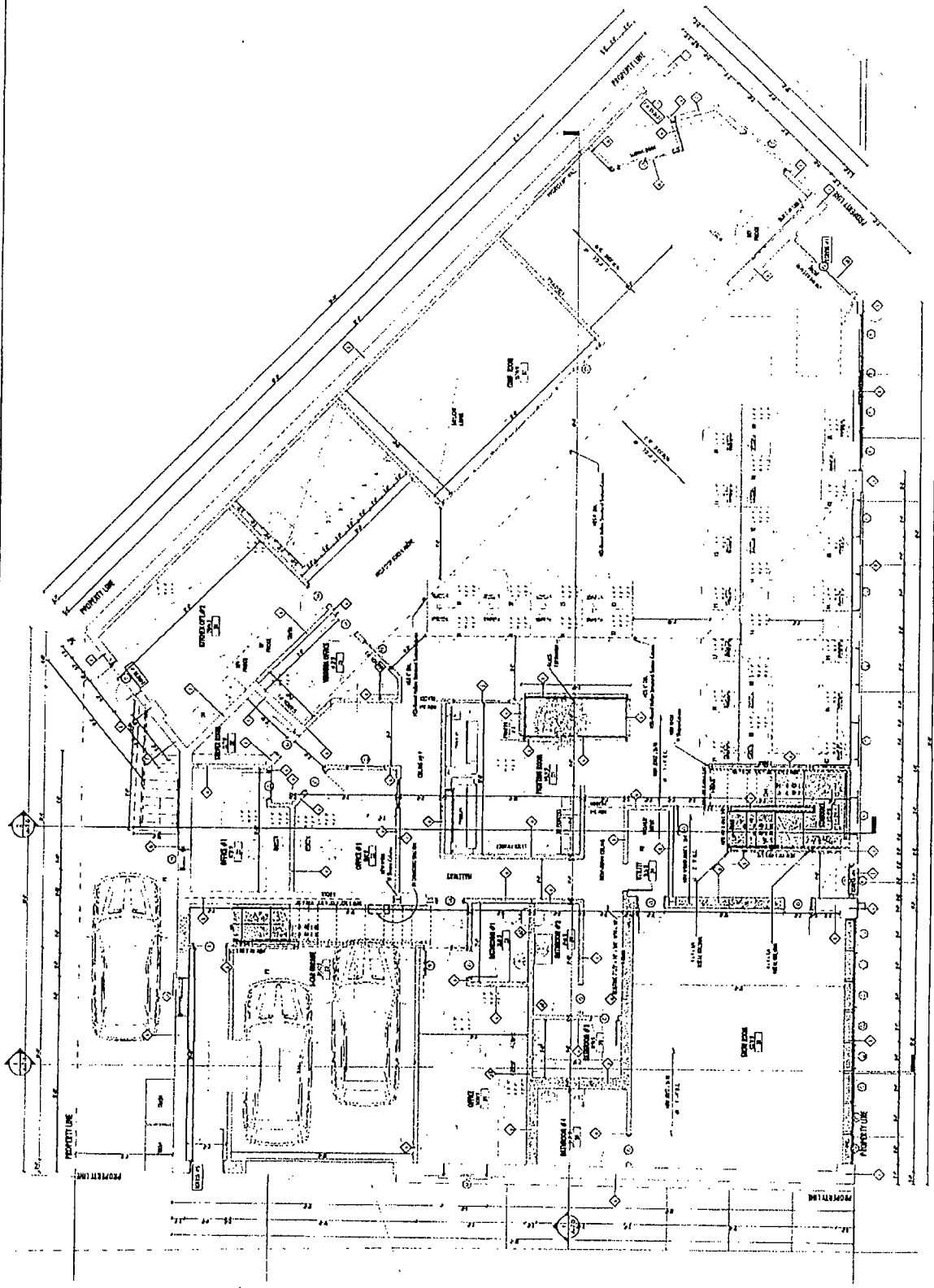


REGISTERED PROFESSIONAL ENGINEER  
# 154-007984  
MASONRY DESIGN  
CHICAGO, ILLINOIS

Project No.	2220
CITY OF CHICAGO	
DATE	
BY	
CHECKED BY	
APPROVED BY	
PROJECT NO.	
DATE	
BY	
CHECKED BY	
APPROVED BY	

REGISTERED MASONRY  
A-5.0

# Final for Publication



PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



PROFESSIONAL  
DESIGN FIRM  
LIC# 154-007984

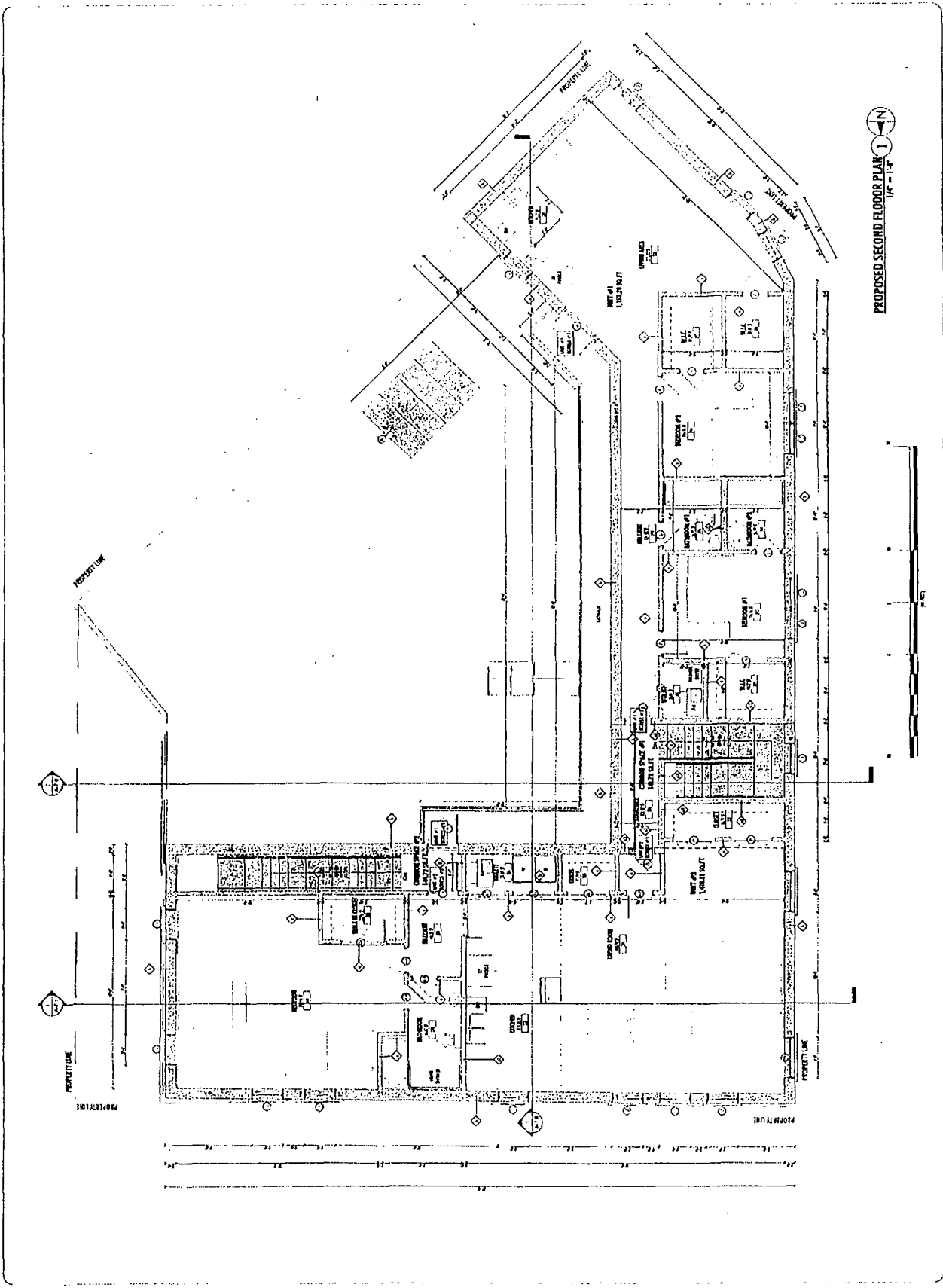
IR DESIGN FIRM  
TEL: 773-784-9755  
FAX: 773-784-9759

NO.	DATE	DESCRIPTION
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2	11/15/11	REVISED
3	12/15/11	REVISED
4	01/15/12	REVISED
5	02/15/12	REVISED
6	03/15/12	REVISED
7	04/15/12	REVISED
8	05/15/12	REVISED
9	06/15/12	REVISED
10	07/15/12	REVISED
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98	11/15/19	REVISED
99	12/15/19	REVISED
100	01/15/20	REVISED


IR DESIGN FIRM  
111 WEST WASHINGTON AVENUE  
SUITE 1000  
CHICAGO, IL 60601

NO.	DATE	DESCRIPTION
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2	11/15/11	REVISED
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97	10/15/19	REVISED
98	11/15/19	REVISED
99	12/15/19	REVISED
100	01/15/20	REVISED

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PROFESSIONAL DESIGN FIRM  
 LIC# 184 007984



IR DESIGN FIRM  
 TEL 773-784-9755  
 FAX 773-784-9759

Project Name	
Project No.	
Client Name	
Client Address	
City/State	
Project Date	
Project Status	
Project Location	
Project Description	

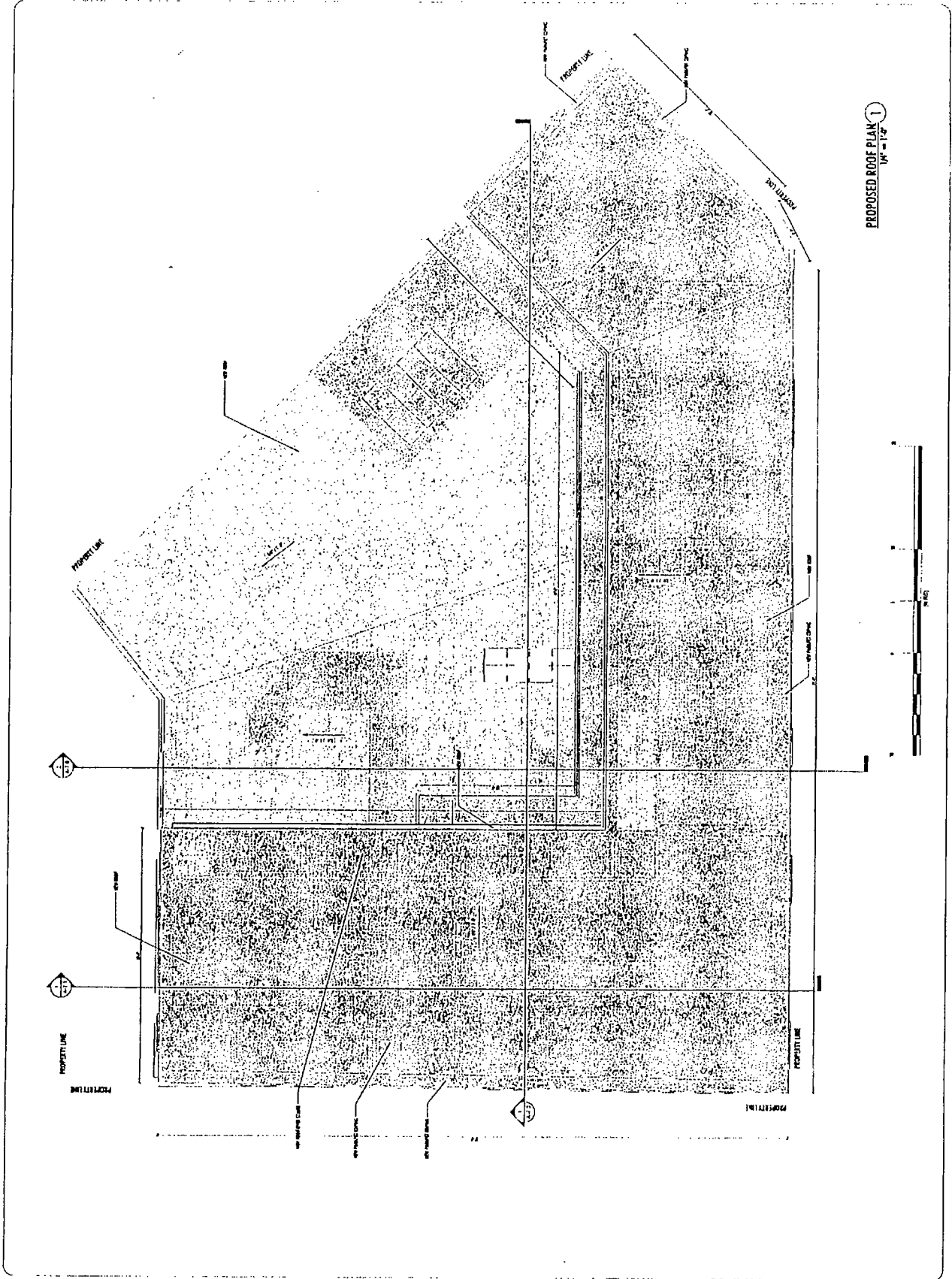


WITHIN AND OUTSIDE NEW OFFICE  
 #1 RETAIL #2 SPACE OF 11000  
 #3 OFFICE #4 #5 #6  
 #7 #8 #9 #10 #11  
 CHICAGO, IL 60611

PROJECT INFORMATION	
Project No.	
Client Name	
Client Address	
City/State	
Project Date	
Project Status	
Project Location	
Project Description	
Project No.	
Client Name	
Client Address	
City/State	
Project Date	
Project Status	
Project Location	
Project Description	
Project No.	
Client Name	
Client Address	
City/State	
Project Date	
Project Status	
Project Location	
Project Description	
Project No.	
Client Name	
Client Address	
City/State	
Project Date	
Project Status	
Project Location	
Project Description	

PROJECT NO. A-52  
 PROJECT LOCATION  
 CHICAGO, IL

# Final for Publication



PROPOSED ROOF PLAN 1  
1/4" = 1'-0"



PROFESSIONAL  
DESIGN FIRM  
LIC# 183-007854



IR DESIGN FIRM  
TEL: 773-784-9755  
FAX: 773-784-9759

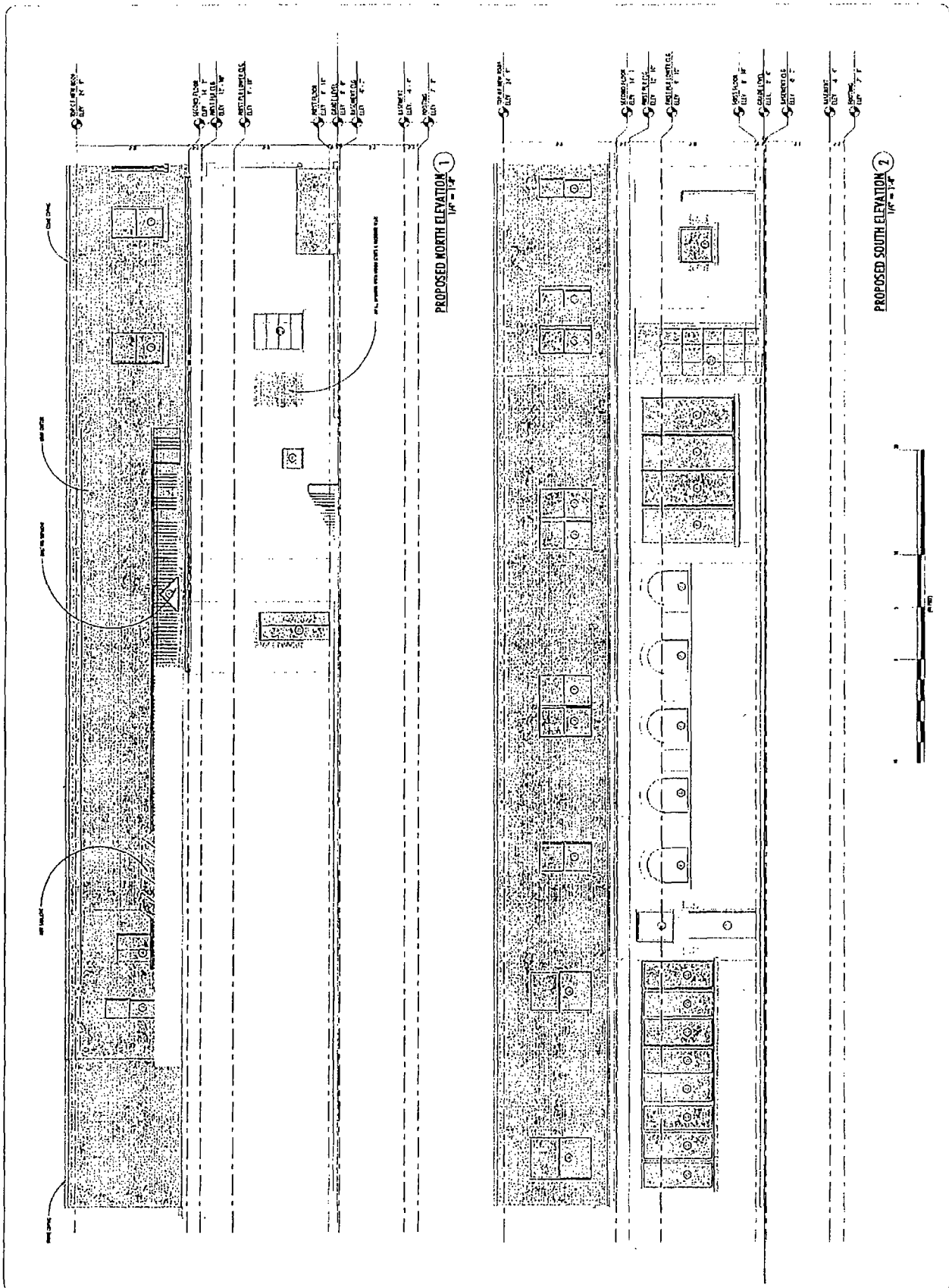


PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL ENGINEER  
MECHANICAL/ELECTRICAL  
4371 N. ELSTON AVE.  
CHICAGO, IL 60630

NO.	DATE	REVISION

PROPOSED ROOF PLAN: A-53  
Title: \_\_\_\_\_  
Scale: \_\_\_\_\_

# Final for Publication



PROFESSIONAL  
DESIGN FIRM  
LIC# 184 007984

**IR DESIGN FIRM**

TEL: 773-784-9755  
FAX: 773-784-9755

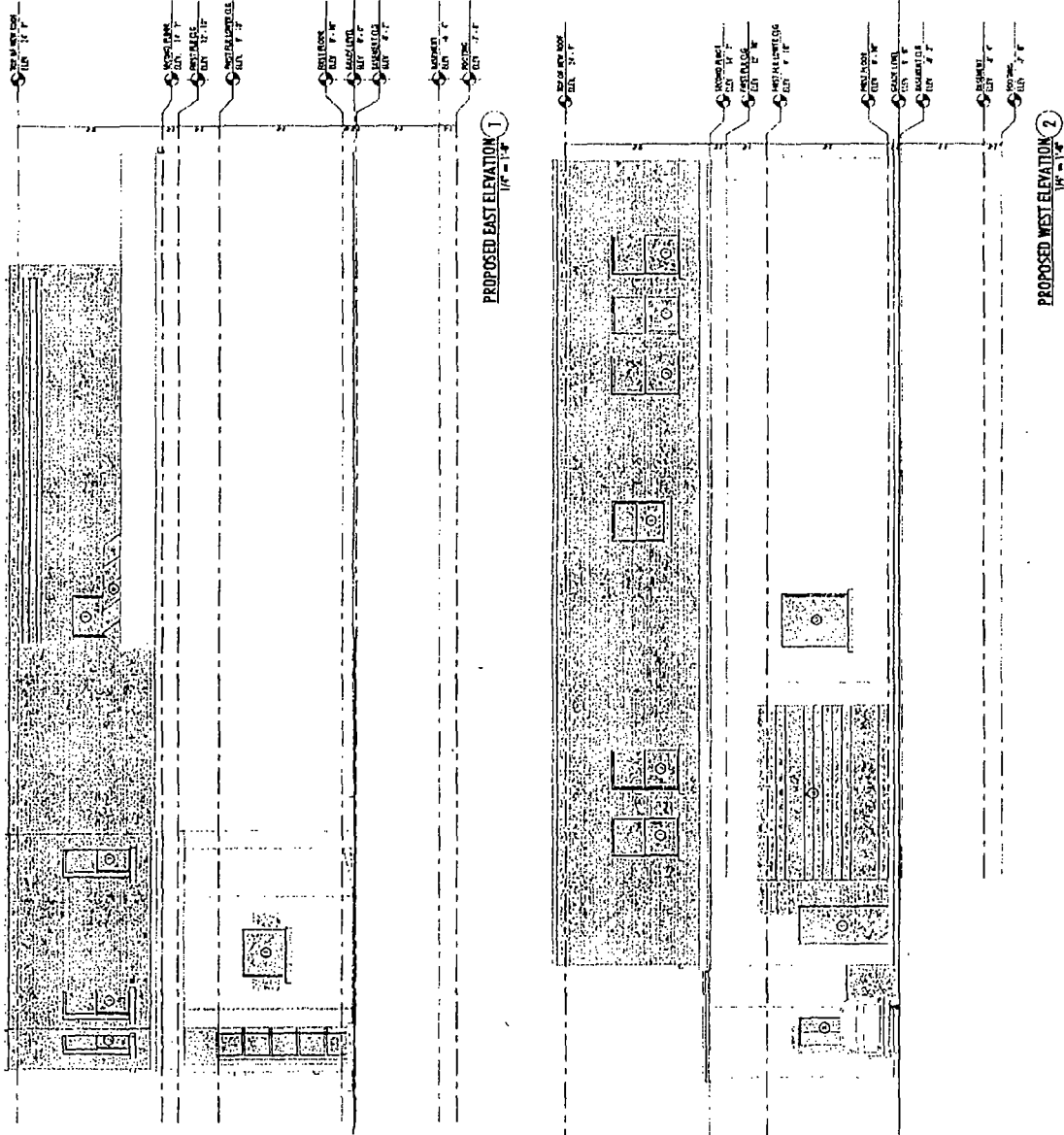
ARCHITECT  
ELECTRICAL  
MECHANICAL  
PLUMBING




BUSINESS PROFESSIONAL ENGINEER  
PLUMBING & MECHANICAL ENGINEER  
MILWAUKEE REGISTERED  
481 N. ELSTON ST.  
CHICAGO, ILL. 60610

Project No.	0001
Client	CSI BUILDINGS
Site	100 N. LaSalle St.
Phase	10
Scale	1/4" = 1'-0"
Date	10/15/01
Drawn By	J. J. ...
Checked By	J. J. ...
Proposed Elevations	A-60
Sheet No.	10

# Final for Publication



PROFESSIONAL  
DESIGN FIRM  
LIC# 184-007984



IR DESIGN FIRM  
TEL: 773-784-9355  
FAX: 773-784-9756

ARCHITECT  
ENGINEER  
PLUMBER  
MECHANICAL  
ELECTRICAL



INTERIOR BUILDING FOR NEW OFFICE  
#1 & RETAIL #2 SPACE ON 1100 N  
MAYMONT BLDG IN PART  
427 N. ELECTRA AVE.  
CHICAGO, IL 60611

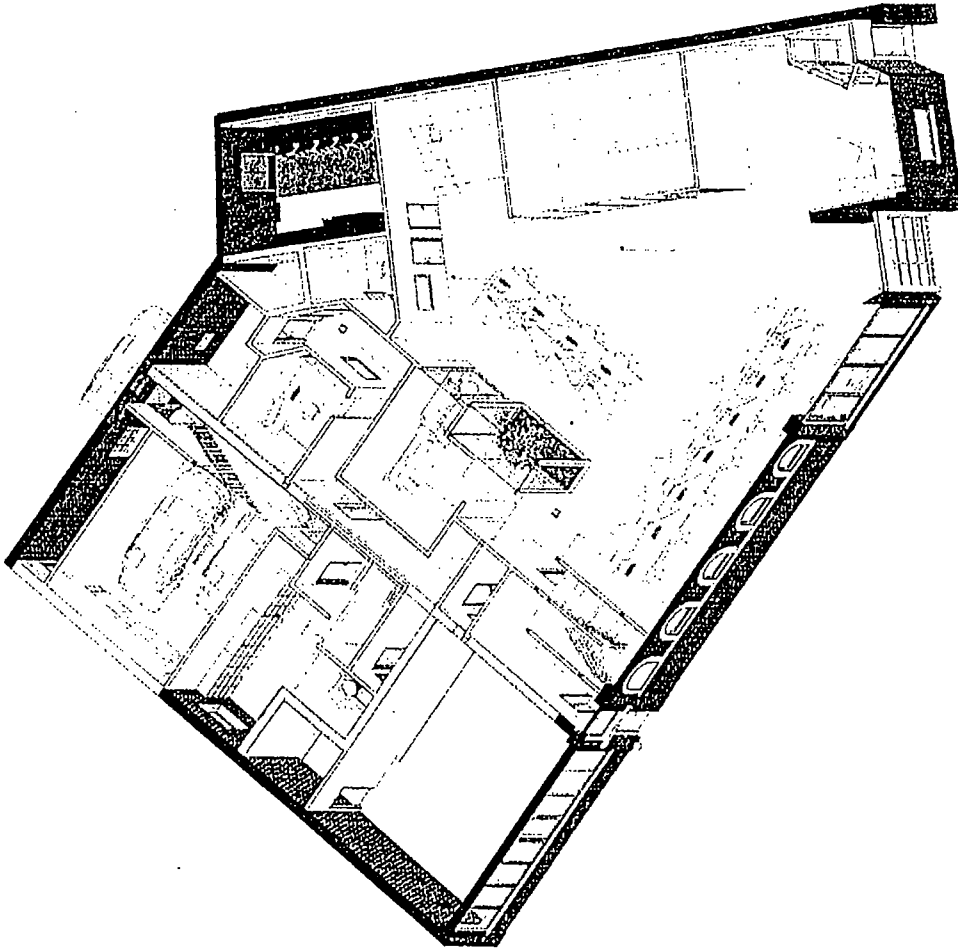
DATE	1/20/01
BY	DA
CHECKED BY	DA
SCALE	AS SHOWN
PROJECT NO.	1100 N. ELECTRA AVE.
CLIENT	DA
ARCHITECT	DA
ENGINEER	DA
PLUMBER	DA
MECHANICAL	DA
ELECTRICAL	DA
DATE	1/20/01
BY	DA
CHECKED BY	DA
SCALE	AS SHOWN
PROJECT NO.	1100 N. ELECTRA AVE.
CLIENT	DA
ARCHITECT	DA
ENGINEER	DA
PLUMBER	DA
MECHANICAL	DA
ELECTRICAL	DA

PROPOSED ELEVATIONS: A-6.1



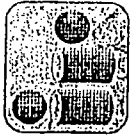


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VIEW 02 ①

PROFESSIONAL  
DESIGN FIRM  
LIC# 184-007984



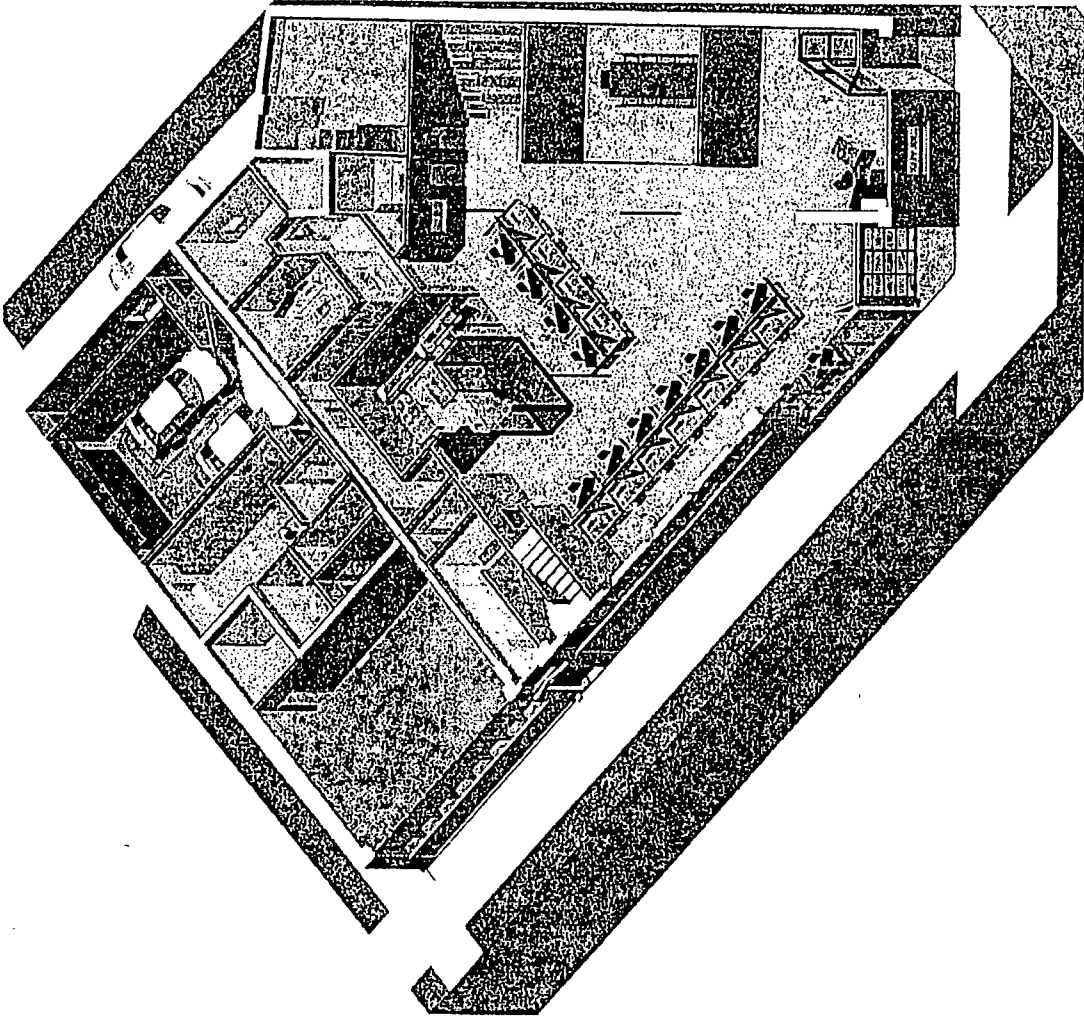
IR DESIGN FIRM  
TEL 773-784-9755  
FAX 773-784-9759



WE DESIGN BUILD-OUT FOR RETAIL STORES  
7.1.2.3.4.5.6.7.8.9.10.11.12.13.14.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58.59.60.61.62.63.64.65.66.67.68.69.70.71.72.73.74.75.76.77.78.79.80.81.82.83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.100.101.102.103.104.105.106.107.108.109.110.111.112.113.114.115.116.117.118.119.120.121.122.123.124.125.126.127.128.129.130.131.132.133.134.135.136.137.138.139.140.141.142.143.144.145.146.147.148.149.150.151.152.153.154.155.156.157.158.159.160.161.162.163.164.165.166.167.168.169.170.171.172.173.174.175.176.177.178.179.180.181.182.183.184.185.186.187.188.189.190.191.192.193.194.195.196.197.198.199.200.201.202.203.204.205.206.207.208.209.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.260.261.262.263.264.265.266.267.268.269.270.271.272.273.274.275.276.277.278.279.280.281.282.283.284.285.286.287.288.289.290.291.292.293.294.295.296.297.298.299.300.301.302.303.304.305.306.307.308.309.310.311.312.313.314.315.316.317.318.319.320.321.322.323.324.325.326.327.328.329.330.331.332.333.334.335.336.337.338.339.340.341.342.343.344.345.346.347.348.349.350.351.352.353.354.355.356.357.358.359.360.361.362.363.364.365.366.367.368.369.370.371.372.373.374.375.376.377.378.379.380.381.382.383.384.385.386.387.388.389.390.391.392.393.394.395.396.397.398.399.400.401.402.403.404.405.406.407.408.409.410.411.412.413.414.415.416.417.418.419.420.421.422.423.424.425.426.427.428.429.430.431.432.433.434.435.436.437.438.439.440.441.442.443.444.445.446.447.448.449.450.451.452.453.454.455.456.457.458.459.460.461.462.463.464.465.466.467.468.469.470.471.472.473.474.475.476.477.478.479.480.481.482.483.484.485.486.487.488.489.490.491.492.493.494.495.496.497.498.499.500.501.502.503.504.505.506.507.508.509.510.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996.997.998.999.1000.

REVISIONS  
A-80

# Final for Publication



VIEW OF 1

PROFESSIONAL  
DESIGN FIRM  
LIC# 154-007984



IR DESIGN FIRM  
TEL: 773-784-3755  
FAX: 773-784-3755



INTERIORS STUDIO  
471 N. LAUREL ST. SUITE 200  
CHICAGO, IL 60610  
TEL: 773-784-3755  
FAX: 773-784-3755

PROJECT NO.	
DATE	
BY	
CHECKED BY	
SCALE	
SHEET NO.	A-82
TOTAL SHEETS	