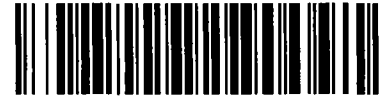




# City of Chicago



O2016-8596

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-J at 3334-3336 W Chicago Ave - App No. 19040T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# 1904071  
INTRO DHC  
DEC 14, 2011

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

SECTION 1 That the City Zoning Ordinance be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No. 3-J in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST CHICAGO AVENUE;  
A LINE 70.37 FEET WEST OF AND PARALLEL TO NORTH  
CHRISTIANA AVENUE; WEST CHICAGO AVENUE; AND, A LINE  
117.29 FEET WEST OF AND PARALLEL TO NORTH CHRISTIANA  
AVENUE

To those of a B2-3 Neighborhood Mixed-Use District, and a corresponding use district is hereby established in the area above described.

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

3334-36 West Chicago, Chicago, Illinois

**ZONING AND DEVELOPMENT NARRATIVE  
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT  
OF THE CITY OF CHICAGO ZONING MAP  
FOR THE PROPERTY COMMONLY KNOWN AS 3334-36 WEST CHICAGO AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from C1-1 District to that of a B2-3 District for the property commonly known as 3334-36 West Chicago Avenue. The lot has a total lot area of 5,862.50 square feet. The property is currently the site of a one story restaurant building, a two story, two residential dwelling unit building a rear, two story, one residential unit coach house. Applicant seeks to add a residential dwelling unit into the basement space of the existing two residential dwelling unit building.

The following is a list of the proposed dimensions of the development:

<b>Density:</b>	4 residential dwelling units
<b>Lot Area Per Unit:</b>	1,465.62
<b>Off Street Parking:</b>	0 spaces
<b>Height:</b>	28 feet
<b>Floor Area:</b>	approximately 5,612 square feet
<b>Floor Area Ratio:</b>	approximately .95
<b>Front Setback:</b>	0 feet
<b>Rear Setback(through lot):</b>	0 feet
<b>West Side Setback:</b>	2.99 feet
<b>East Side Setback:</b>	0 feet

**FINAL FOR PUBLICATION**

# LEGALIZE BASEMENT APARTMENT TO FRONT APARTMENT BUILDING & REMOVE & REPLACE ONE STORY WOOD PORCH ON COACH HOUSE

3334-3336 WEST CHICAGO AVE.  
CHICAGO, ILLINOIS



3334-3336 WEST CHICAGO AVE.

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<p><b>GDA</b> GROUP DESIGN ASSOCIATES Architects • Planners • Consultants Construction Management 9725 S. Western Ave., Chicago, IL 60643 (312) 446-2599 cell (800) 383-3603 gda@groupdesignassociates.com</p>	
<p>OWNER INFO: PERVAIZ BAJWA 3334-3336 WEST CHICAGO AVE., CHICAGO, ILLINOIS</p>	<p>SITE DATA: 3334-3336 WEST CHICAGO AVE. CHICAGO, ILLINOIS</p>
<p>DESCRIPTION OF WORK: LEGALIZE BASEMENT APARTMENT TO FRONT APARTMENT BUILDING &amp; REMOVE &amp; REPLACE ONE STORY WOOD PORCH ON COACH HOUSE</p>	
<p>DESIGNED BY: L1029-14</p>	<p>DATE:</p>
<p>SHEET TITLE: COVER SHEET</p>	<p>APPROVED BY: REG</p>
<p>SHEET No. <b>T-1</b> OF SHEET</p>	



**MANDATORY NOTE:**  
THIS DRAWINGS, DESIGNS, SPECIFICATIONS, IDEAS, AND ARRANGEMENTS REPRESENTED HERE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND OR THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER AND OR THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.

**ENERGY CONSERVATION CODE COMPLIANCE STATEMENT**

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP) I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR: 3334-3336 WEST CHICAGO AVE, CHICAGO, ILLINOIS COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13 ENERGY CONSERVATION OF THE MUNICIPAL CODE OF CHICAGO, EFFECTIVE APRIL 22, 2009

SIGNED: RONALD E. GARNER DATE: \_\_\_\_\_

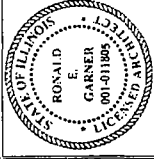
**CERTIFICATION STATEMENTS**

THIS IS TO CERTIFY THAT THESE PLANS AND SPECIFICATIONS TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE STANDARD SPECIFICATION FOR FACILITIES FOR THE HANDICAPPED, AUTHORIZED AND ENFORCEABLE UNDER H.B. 2416, ILLINOIS 75TH GENERAL ASSEMBLY, AS PUBLISHED AND DISTRIBUTED BY THE OFFICE OF SUPERVISING ARCHITECT STATE OF ILLINOIS.

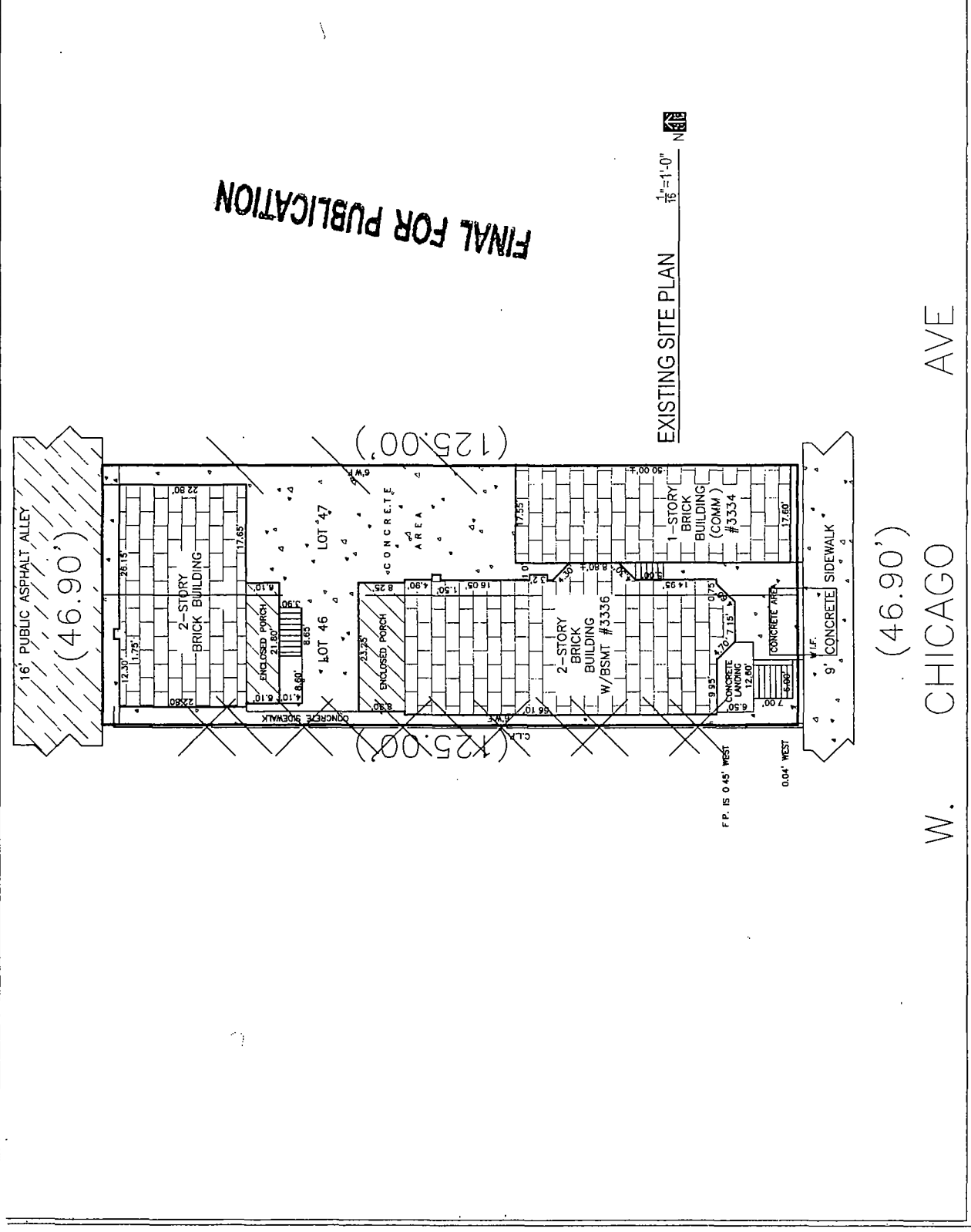
THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE IN COMPLIANCE WITH ALL CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.

SIGNED: RONALD E. GARNER DATE: \_\_\_\_\_

GDA GROUP DESIGN ASSOCIATES Architects * Planners * Consultants Construction Management 9725 S. Western Ave. Chicago, IL 60643 (312) 446-2599 cell (800) 383-3603 groupdesignassoc@gmail.com	OWNER INFO PERVAZ RAJWA 3334-3336 WEST CHICAGO AVE CHICAGO, ILLINOIS	SITE DATA 3334-3336 WEST CHICAGO AVE CHICAGO ILLINOIS	DESCRIPTION OF WORK LEGALIZE BASEMENT APARTMENT TO FRONT APARTMENT BUILDING & REMOVE & REPLACE ONE STORY WOOD PORCH ON COACH HOUSE	DESIGNER L1029-14	DATE
				DESIGNED BY	
				SHEET TITLE SITE PLAN	
				DWG. SUBMITTAL	

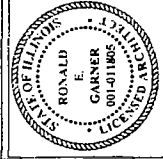


SHEET NO <b>A1.0</b>
DRAWN BY VMC
CHECKED BY REG
APPROVED BY REG



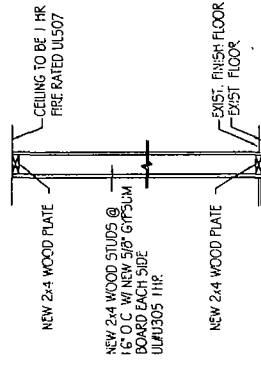
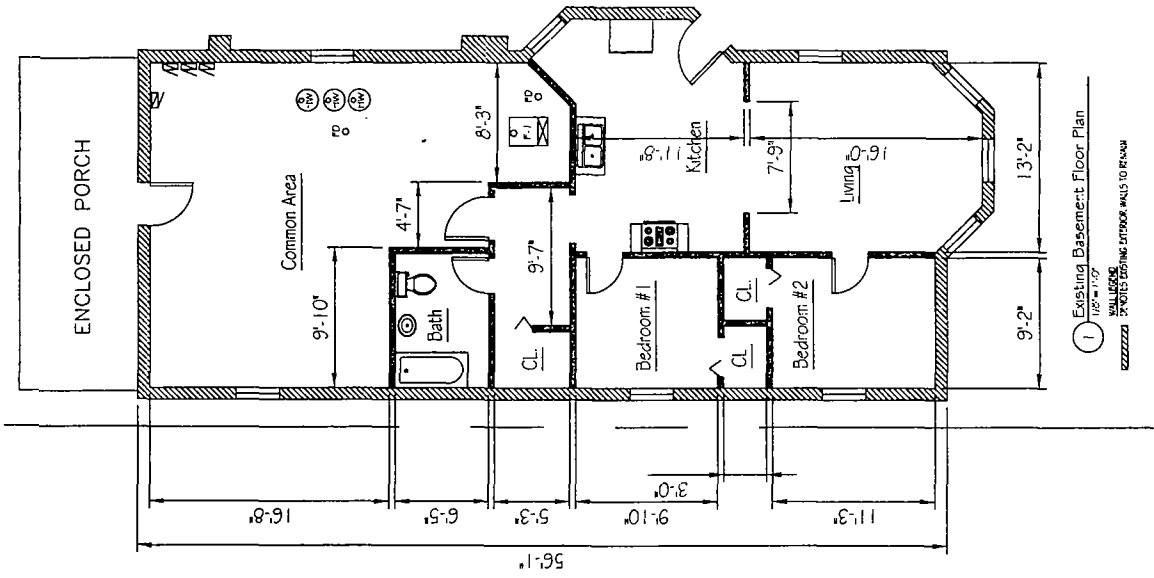
**FINAL FOR PUBLICATION**

<b>GDA</b> GROUP DESIGN ASSOCIATES Architects • Planners • Consultants Construction Management 9725 S. Western Ave., Chicago, IL 60643 (312) 446-2599 cell (800) 383-3603 gda@groupdesignassociates.com	OWNER INFO YASER ABDULLAH 2948 WEST ADAMS AVE CHICAGO, ILLINOIS	SITE DATA 2948 WEST ADAMS AVE CHICAGO, ILLINOIS	DESCRIPTION OF WORK INTERIOR ALTERATIONS TO AN EXISTING TWO UNIT BLDG & REMOVE EXISTING 2 STORY REAR WOOD PORCH & REPLACE WITH NEW 2 STORY REAR WOOD PORCH & REMOVE FRONT BRICK BALCONY & REMOVE FRONT PORCH & REPLACE WITHIN NEW FRONT WOOD PORCH	DESCRIPTION DWG SUBMITTAL	DATE
				DESIGNED BY L.022.14	SHEET TITLE EXISTING BASEMENT FLOOR PLANS



DRAWN BY VMC	SHEET No. <b>A2.0</b>
CHECKED BY REG	SHEET OF
APPROVED BY REG	

FINAL FOR PUBLICATION



**1 HR. FIRE RATING**  
 SCALE N T S  
 RESIDENTIAL  
 UL NC US05

- 1 Existing Basement Floor Plan  
1/8" = 1'-0"
- WALLS
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- ALL EXISTING 2x4 FRAMING TO REMAIN UNLESS NOTED OTHERWISE
- 2x4 WOOD STUDS

ENCLOSED PORCH

GDA  
 GROUP DESIGN ASSOCIATES  
 Architects • Planners • Consultants  
 Construction Management  
 9725 S. Western Ave., Chicago, IL 60643  
 (312) 446-2599 Cell (800) 383-3603  
 groupdesignassociates@gmail.com

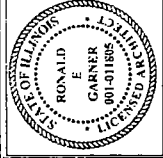
OWNER INFO  
 PERVAZ BA JWA  
 3334-3335 WEST CHICAGO AVE.  
 CHICAGO, ILLINOIS

SITE DATA  
 3334-3335 WEST CHICAGO AVE  
 CHICAGO, ILLINOIS

DESCRIPTION OF WORK  
 LEGALIZE BASEMENT APARTMENT  
 TO FRONT APARTMENT BUILDING  
 & REMOVE & REPLACE ONE  
 STORY WOOD PORCH ON  
 COACH HOUSE

DESIGNED BY  
 L1029-14

SHEET TITLE  
 EXISTING FIRST  
 & SECOND  
 FLOOR PLANS



DESIGNED BY  
 L1029-14

SHEET TITLE  
 EXISTING FIRST  
 & SECOND  
 FLOOR PLANS

DATE

DESCRIPTION  
 DWG SUBMITTAL

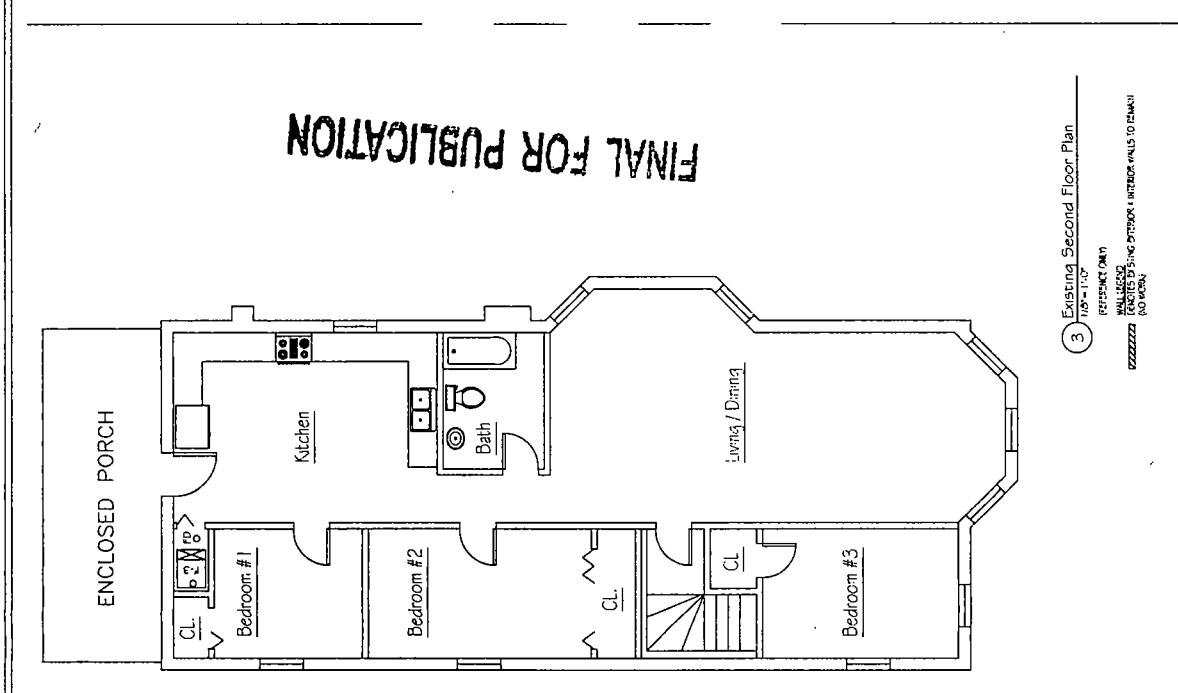
DRAWN BY  
 VMC

CHECKED BY  
 REG

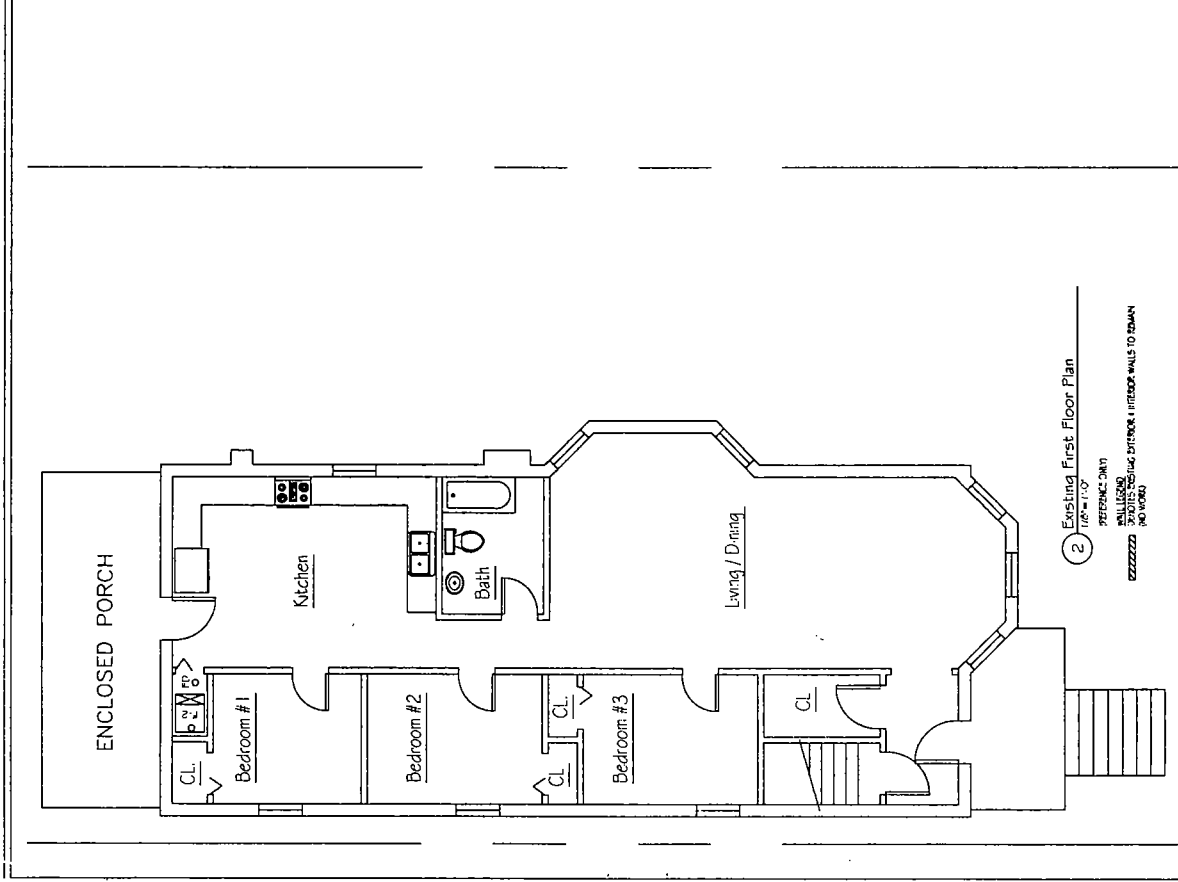
APPROVED BY  
 REG

SHEET No.  
**A3.0**

SHEET OF

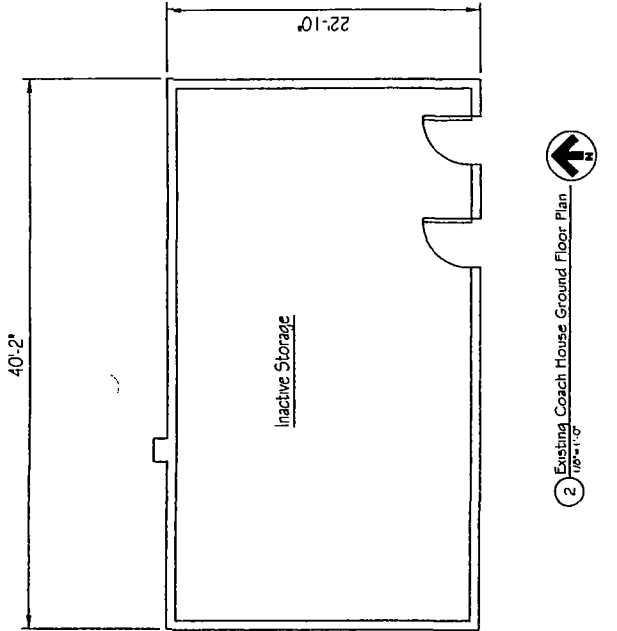


3 Existing Second Floor Plan  
 REFERENCE ONLY  
 1/8" = 1'-0"  
 WALL LEGEND  
 EXISTING EXTERIOR INTERIOR WALLS TO REMAIN  
 (NO WORD)



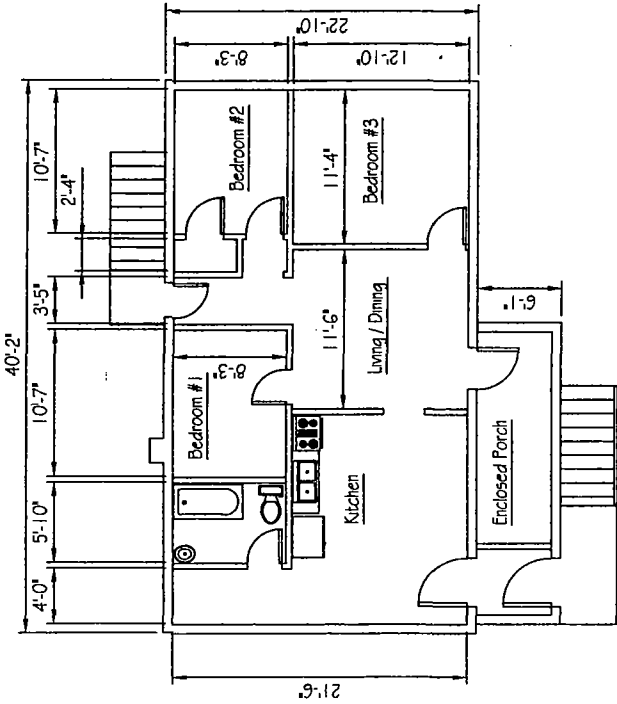
2 Existing First Floor Plan  
 REFERENCE ONLY  
 1/8" = 1'-0"  
 WALL LEGEND  
 EXISTING EXTERIOR INTERIOR WALLS TO REMAIN  
 (NO WORD)

<p><b>GDA</b>          GROUP DESIGN ASSOCIATES          Architects * Planners * Consultants          Construction Management          9725 S. Western Ave., Chicago, IL 60643          (312) 446-2599 cell (800) 383-3603  <a href="mailto:groupdesignassoc@gmail.com">groupdesignassoc@gmail.com</a></p>	<p><b>OWNER INFO:</b> PERVAZ BAJWA          3334-3336 WEST CHICAGO AVE.,          CHICAGO, ILLINOIS</p>	<p><b>SITE DATA:</b>          3334-3336 WEST CHICAGO AVE          CHICAGO, ILLINOIS</p>	<p><b>DESCRIPTION OF WORK:</b>          LEGALIZE BASEMENT APARTMENT          TO FRONT APARTMENT BUILDING</p>	<p>DATE:</p>		<p>SHEET No. <b>A4.0</b> SHEET OF</p>



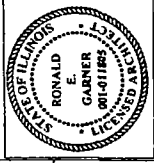
2 Existing Coach House Ground Floor Plan  
 1/8" = 1'-0"

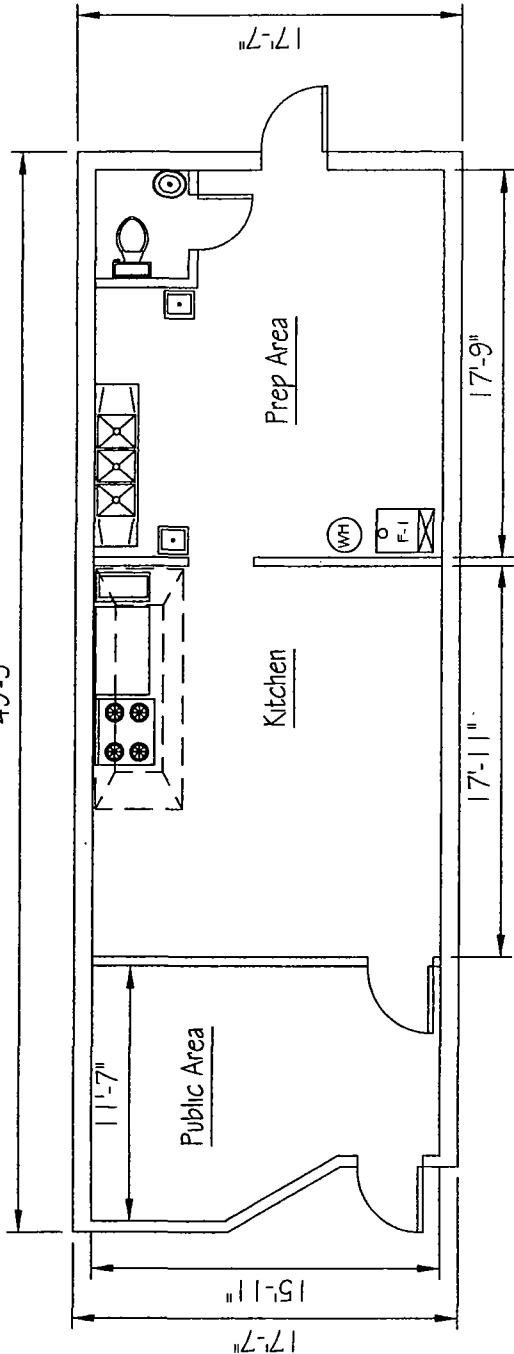
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1 Existing Coach House Second Floor Plan  
 1/8" = 1'-0"



<b>GDA</b> GROUP DESIGN ASSOCIATES Architects * Planners * Consultants Construction Management 9725 S Western Ave., Chicago, IL 60643 (312) 446-2599 cell (800) 383-3403 gda@groupdesignassociates.com	<b>OWNER INFO:</b> PERVALE BA IWA 3334-3336 WEST CHICAGO AVE., CHICAGO, ILLINOIS	<b>SITE DATA:</b> 3334-3336 WEST CHICAGO AVE CHICAGO, ILLINOIS	<b>DESCRIPTION OF WORK:</b> LEGALIZE BASEMENT APARTMENT TO FRONT APARTMENT BUILDING	DESCRIPTION: _____ DWG SUBMITTAL _____ DATE: _____		SHEET No. <b>A5.0</b> SHEET OF _____
	<b>DESIGNED BY:</b> LJO2P-14					

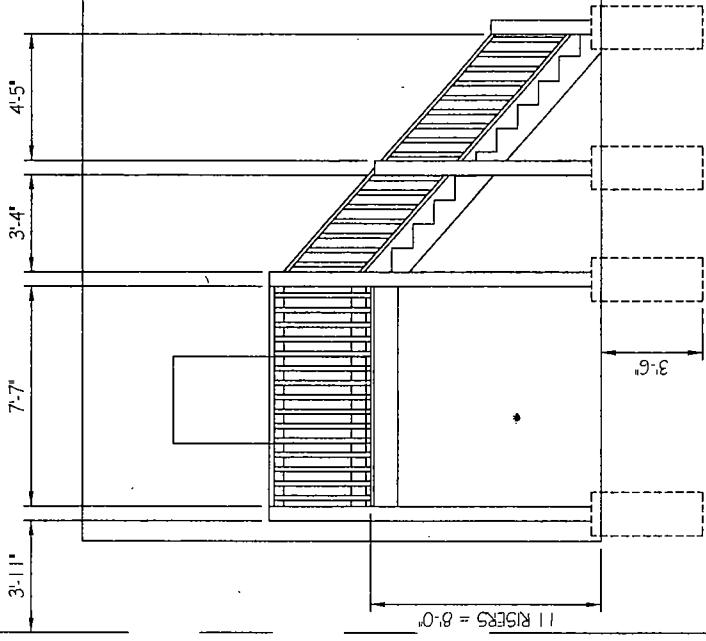


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1 Existing Commercial Space Floor Plan  
 1/8" = 1'-0"

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1  
AG.0 1/4" = 1'-0"

COACH HOUSE PORCH  
REAR ELEVATION

**GDA**  
GROUP DESIGN ASSOCIATES  
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9725 S. Western Ave., Chicago, IL 60643  
(312) 446-2389 c•hl (800) 393-3602  
gda@designassociates.com

**OWNER INFO** PERVAZ BAJWA  
3334-3336 WEST CHICAGO AVE  
CHICAGO, ILLINOIS

**SITE DATA**  
3334-3336 WEST CHICAGO AVE  
CHICAGO, ILLINOIS

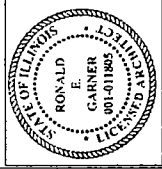
**DESCRIPTION OF WORK**  
LEGALIZE BASEMENT APARTMENT  
TO FRONT APARTMENT BUILDING  
& REMOVE & REPLACE ONE  
STORY WOOD PORCH ON  
COACH HOUSE

**DESIGNED BY**  
LJ029-14

**SHEET TITLE**  
COACH HOUSE  
PORCH  
ELEVATION

**DESCRIPTION:**  
DWG SUBMITTAL

**DATE**



**SHEET No.**  
**A6.0**

**SHEET OF**

**DRAWN BY**  
VMC

**CHECKED BY**  
REG

**APPROVED BY**  
REG