

3233 N SHEFFIELD

CHICAGO, IL 60657

PROPOSED 5 STORY MULTI-FAMILY BUILDING REQUIRES ZONING CHANGE FROM B3-2 TO B2-5. ADDITIONAL VARIANCES INCLUDE:

- REAR YARD SETBACK REDUCTION FROM THE REQUIRED 30FT TO 24FT
- PARKING REDUCTION FROM 50 SPACES TO 25 SPACES
- BICYCLE PARKING REDUCTION FROM 99 SPACES TO 50 SPACES
- VEHICULAR LANDSCAPING REDUCTION FROM 439 SF TO 0

PROJECT TEAM

ARCHITECT:

SULLIVAN GOULETTE WILSON, LTD.
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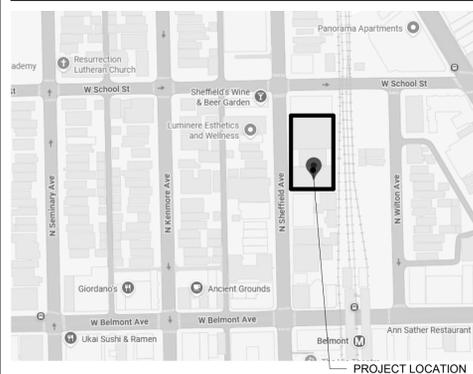
OWNER:

NORTH PARK VENTURES & SNS
REALTY GROUP
1637 W. CHICAGO AVE
CHICAGO, IL 60622

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LOCATION MAP



NO	DATE	ISSUE DESCRIPTION
1	01/13/26	ZONING REVIEW

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QC BY: Checker

P.M.: Designer
DRAWN BY: Author



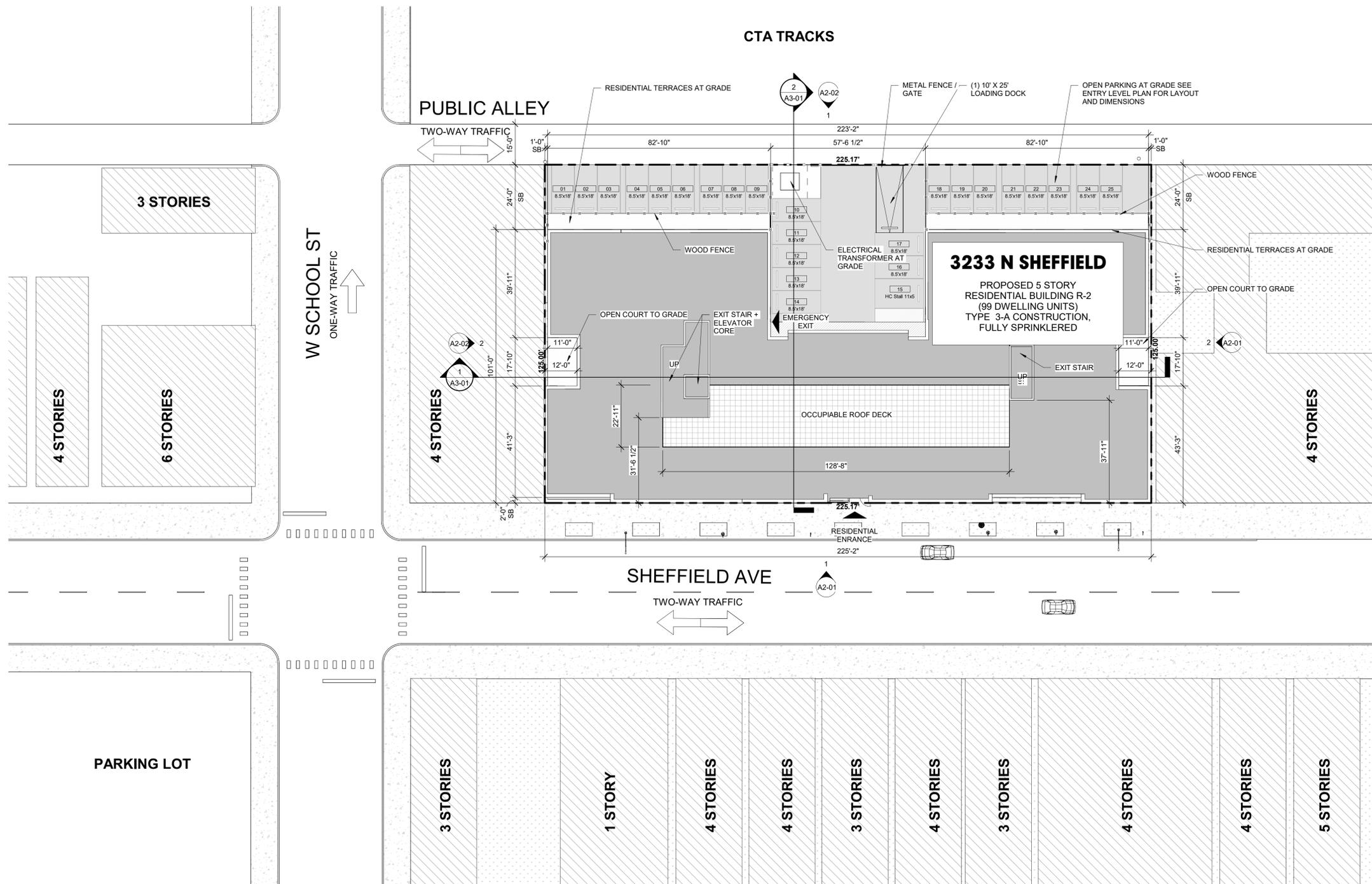
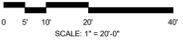
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COVER





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SITE PLAN

1 SITE PLAN
 SCALE: 1" = 20'-0"



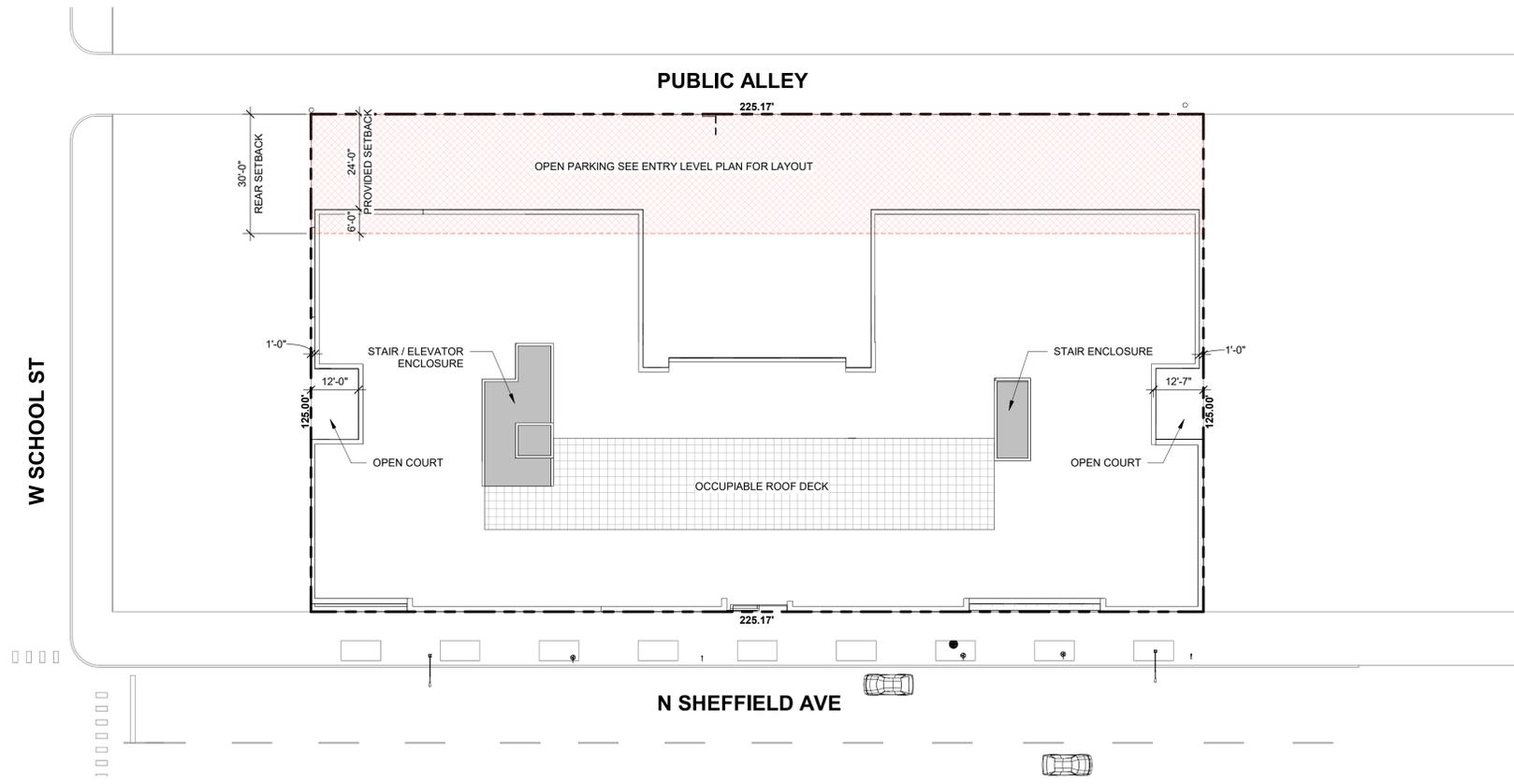


Zoning Data
3333 N. Sheffield Ave. Chicago, IL 60657
1/13/2026
CITY OF CHICAGO ZONING ORDINANCE

BULK & DENSITY	EXISTING ZONING	PROPOSED ZONING	VARIANCES	PROPOSED PROJECT
Lot Area [SF]	28,145.00	28,145.0		28,145.0
Zoning District	B3-2	B2-5	Map Amendment	B2-5
Use Group	Manufacturing, Production and Industrial Services	R2 Residential		R2 Residential
Maximum Floor Area Ratio [F.A.R.]	2.2	5.0		Actual Ratio [F.A.R.] 3.5
Maximum Area Allowed by F.A.R.	61,919.0	140,725.0		Actual Area [F.A.R.] 97,480
Minimum Lot Area Per Dwelling Unit [SF]	1,000.0	200.0		Actual Lot Area Per Unit 284.3
Maximum Number of Dwelling Units	28.0	140.0		Actual Number of Units 99.0
Minimum Required Business Area [%]	20%	NA		Proposed Business Area [%] NA
Minimum Required Business Area [SF]	5,629.0	NA		Proposed Business Area [SF] NA
WARDS/HEIGHT				
Required Yards [ft]	Front Setback Side Setback Rear @ Floors w/ Dwelling	Not Required Not Required 30'	Not Required Not Required 30'	Proposed Proposed 24'
Required Open Space	Minimum Open Space [SF] Minimum One Side [ft]	NA NA	NA 75'	Proposed Proposed
Maximum Building Height [ft]		50'-0"	75'	Proposed 57.5'
RESIDENTIAL PARKING/LOADING				
Required Off Street Parking Spaces	1 per unit, 99 spaces	.5 per unit, 50 spaces	Seeking variance for 25 parking spaces	Provided 25.0
Required Accessible Parking Spaces	1 per 50 spaces	1 per 50 spaces		Provided 1.0
Required Off Street Loading	TBD	1 per 25,000-199,999 sf		Provided 1.0
Required Bicycle Parking	1 per 2 auto spaces	1 per unit	Seeking administrative adjustment for reduction to 50 bicycle parking spaces	Provided 50.0
COMMERCIAL PARKING/LOADING				
Required Off Street Parking Spaces	0 per first 4,000 SF	NA		Provided NA
Required Accessible Parking Spaces	1 per 25 spaces	NA		Provided NA
Required Off Street Loading	TBD	NA		Provided NA
Required Bicycle Parking	TBD	NA		Provided NA
LANDSCAPING				
Required Parkway Trees	1 per 25' of street frontage			Provided 9.0
Vehicular Use Area Landscaping	N/A	7.5% of vehicular use area	Seeking administrative adjustment for 439 sf of interior landscaping area	Provided 0.0
Vehicular Use Area Trees		1 per 125 sf of landscape area	Seeking administrative adjustment for 4 Trees related to interior landscaping area	Provided 0.0
Trash Area Screening Required	Required			
Variations (see table for info):	Zoning change required. Rear yard reduction required, Vehicular Use Area Landscaping, Parking spaces, Bicycle Parking			
Notes:	Requires alley access letter.			



2 ZONING MAP



1 ZONING SITE PLAN
SCALE: 1" = 20'-0"



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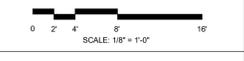
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ZONING SITE PLAN AND ZONING MATRIX





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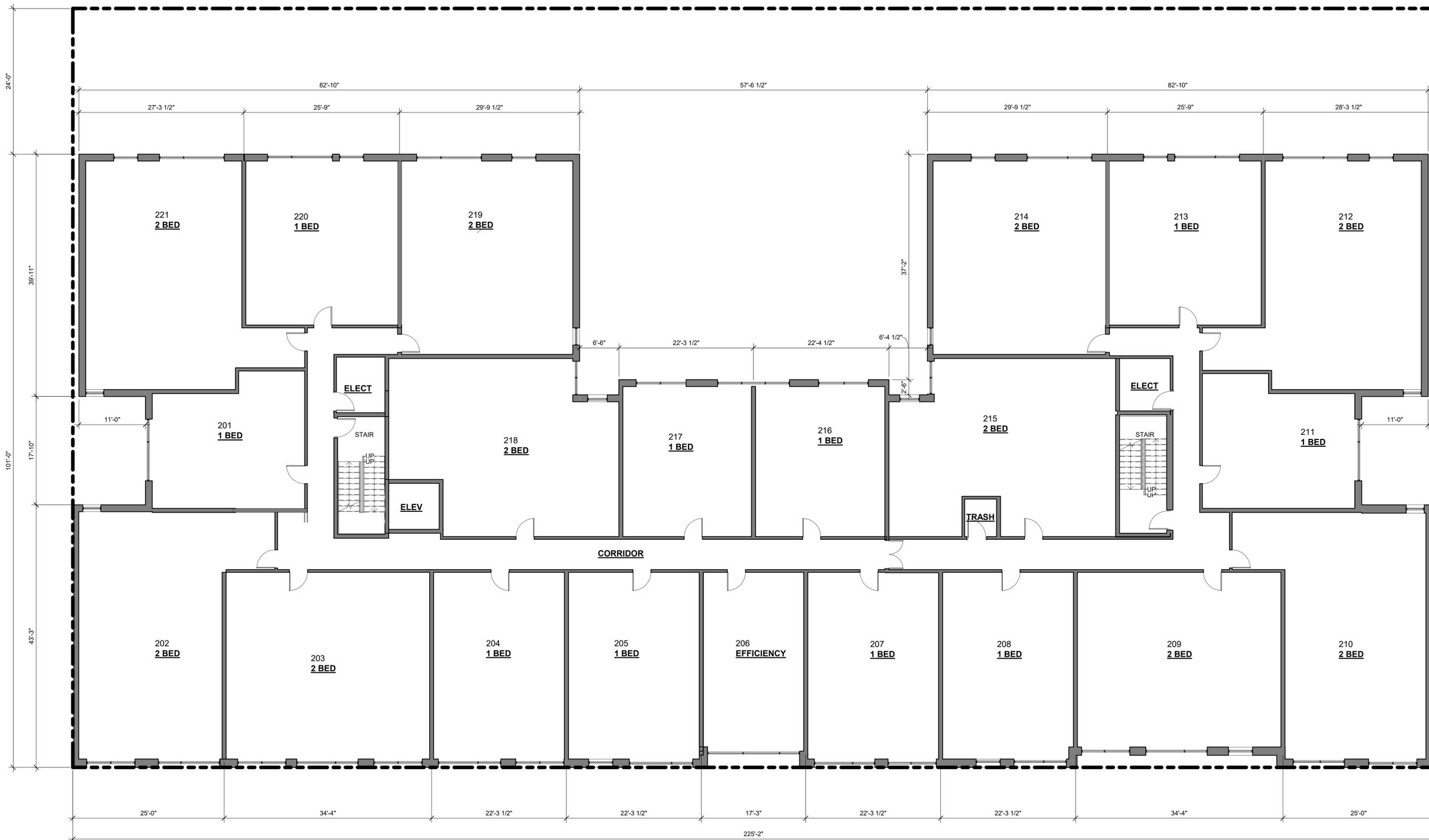
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FIRST FLOOR DEMISING PLAN

1 FIRST FLOOR DEMISING PLAN
SCALE: 1/8" = 1'-0"





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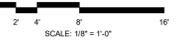
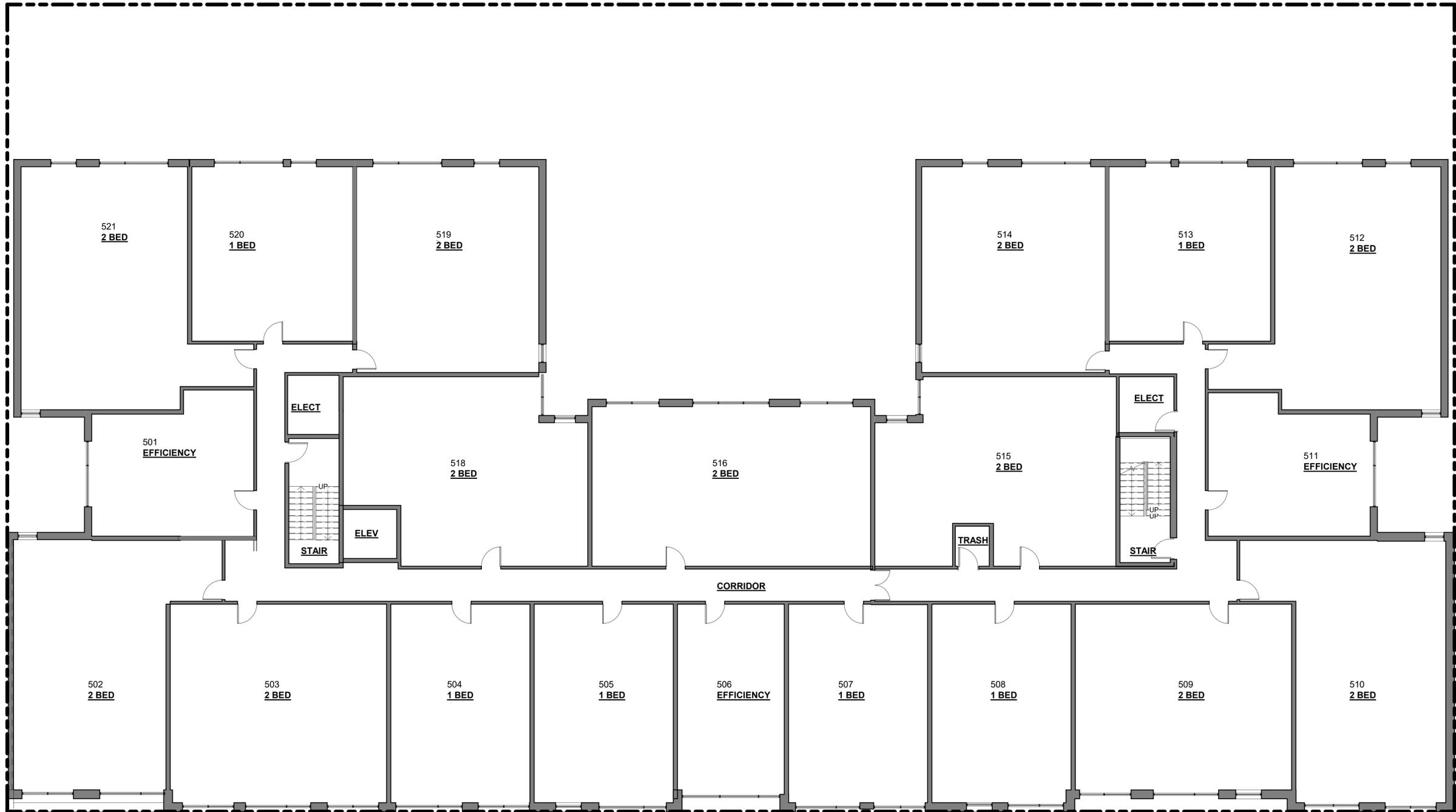
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TYPICAL FLOOR DEMISING PLAN

1 TYPICAL FLOOR DEMISING PLAN
 SCALE: 1/8" = 1'-0"

NORTH

A1-02



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FIFTH FLOOR DEMISING PLAN

1 FIFTH FLOOR DEMISING PLAN
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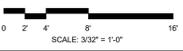




2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
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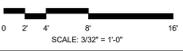
ELEVATIONS



2 NORTH ELEVATION
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1 EAST ELEVATION
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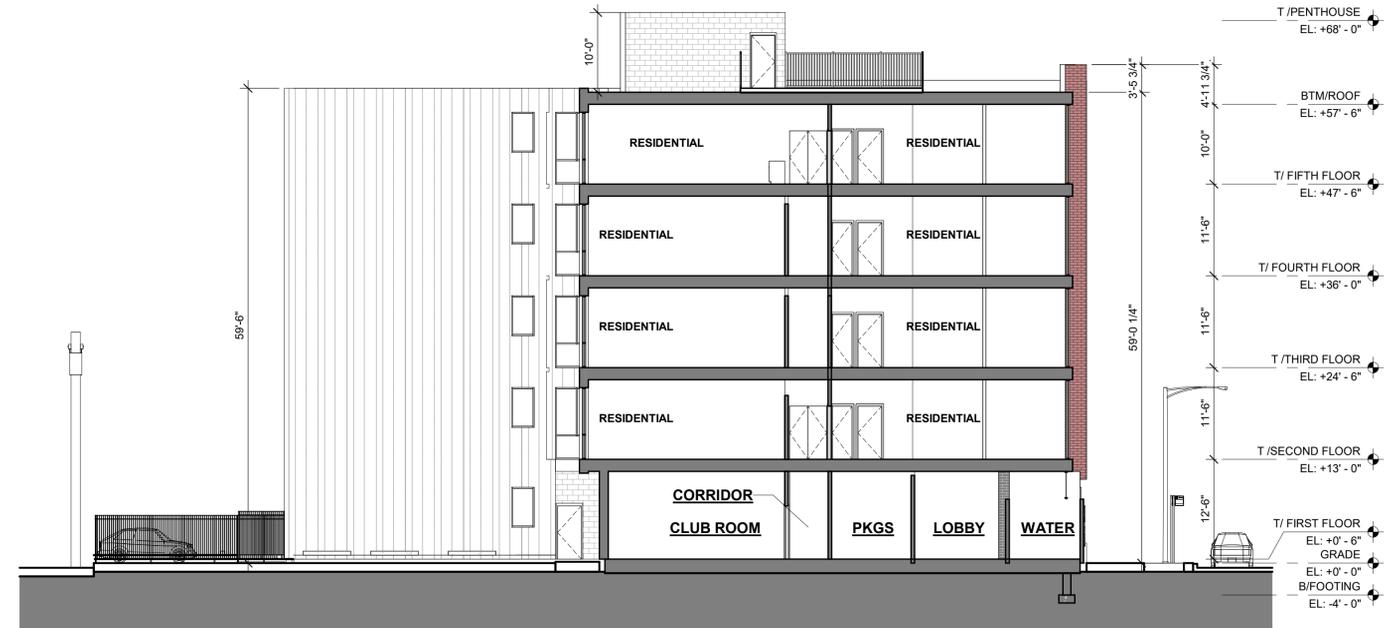


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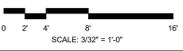
ELEVATIONS



2 BUILDING SECTION
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1 BUILDING SECTION
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