



City of Chicago



O2013-6144

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/11/2013
Sponsor(s):	Thompson, Joann (16)
Type:	Ordinance
Title:	Exemption from physical barrier requirement for commercial driveway alley access for Sergio Huerta
Committee(s) Assignment:	Committee on Transportation and Public Way

BE IT ORDAINED BY THE CITY COUNCIL OF CHICAGO:

SECTION 1. Section 10-20-430 of the Municipal Code of Chicago, the Commissioner of Transportation is hereby authorized and directed to exempt **Sergio Huerta of 5825 South Western Avenue**, from the provisions requiring barriers as a prerequisite to prohibit alley ingress and egress to parking facilities for premise address.

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



JOANN THOMPSON
Alderman, 16th Ward



City of Chicago

B. OED

312-744 3449

- [Application Status](#)
- [Open Corrections](#)
- [Completed Corrections](#)
- [Project Tracking](#)
- [Applicant Information](#)
- [Back to Permit Search](#)
- [Help](#)

Application Status**5825 S WESTERN AVE**

Application #: 100482417

Last Submit:

Application Date: Monday, April 22, 2013

Description: INTERIOR AND EXTERIOR REHABILITATION OF EXISTING ONE STORY MASONRY BUILDING; CORRECT BUILDING CODE VIOLATIONS AT MOTOR VEHICLE REPAIR, AS PER PLANS.

Total Records: 12, displaying 1 to 10.

[First](#) [Previous](#) [Next](#) [Last](#)

Name	Completed Date	Status
LANDMARK REVIEW		INCOMPLETE
STRUCTURAL REVIEW	2013-06-28	APPROVED
VENTILATION REVIEW	2013-05-03	APPROVED
FIRE PREVENTION REVIEW	2013-07-11	DENIED
ELECTRICAL REVIEW	2013-04-23	APPROVED
REFRIGERATION REVIEW	2013-04-22	APPROVED
ZONING REVIEW		INCOMPLETE
PRELIMINARY INTAKE REVIEW	2013-04-03	APPROVED
ENVIRONMENTAL REVIEW	2013-04-22	APPROVED
MAYOR'S OFFICE/PEOPLE W/DISAB	2013-04-29	APPROVED

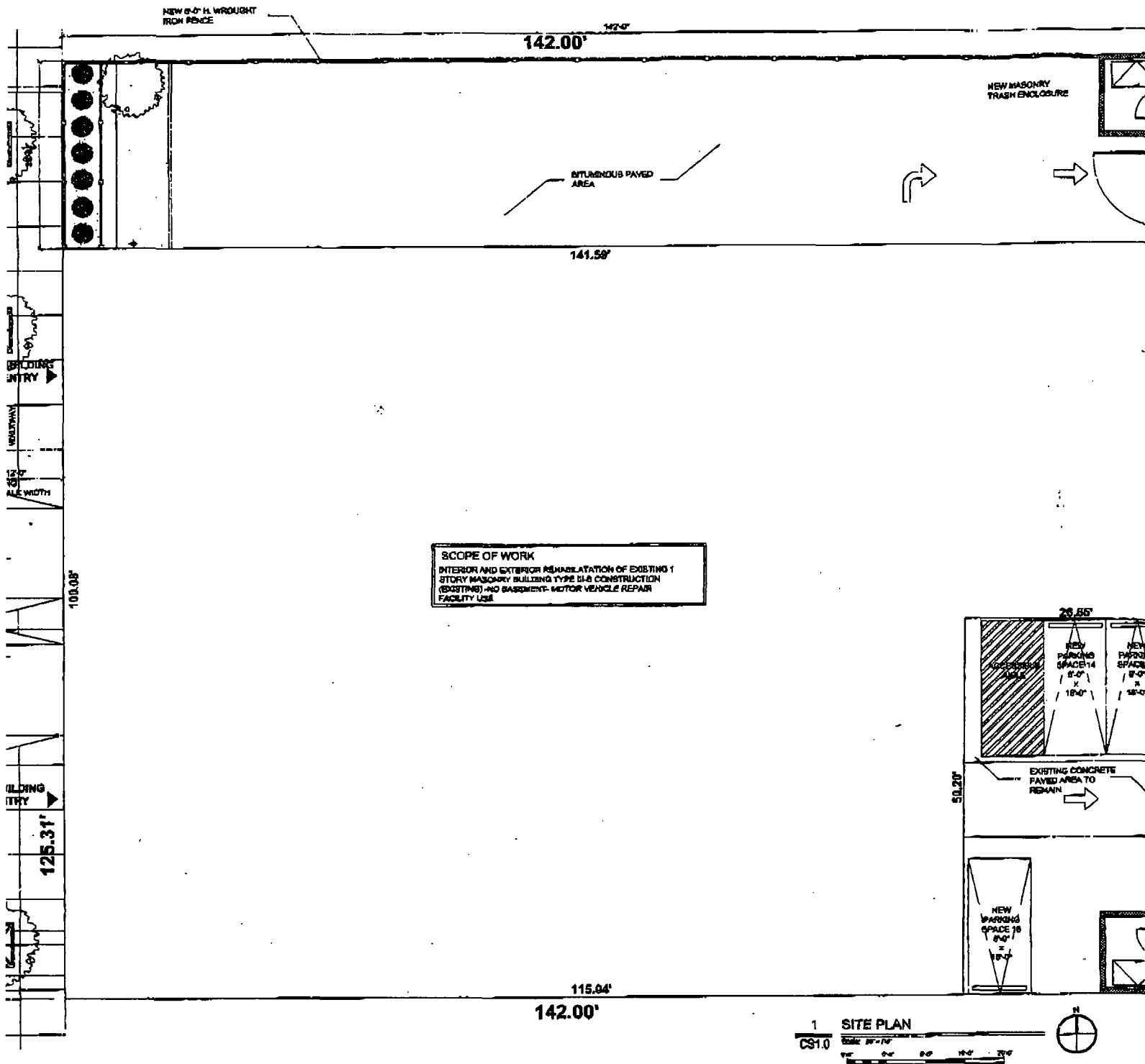
The owners of this address received a permit on

All application numbers that begin with a 'D' reflect a Developer's Services project. In such case, the permit date reflects the date the project is approved not a PERMIT ISSUED date.

If uncomplified corrections exist, you will see a status of "Denied" for the given discipline, until those corrections are complied with.

This data represents the last 18 months of historical permit information and was last updated on Wednesday, July 17, 2013. This web site is usually updated every night, however, please allow two (2) business days for permit data to be posted to this web site.

5825 S. WESTER



1 SITE PLAN
 CS1.0

OWNER RELEASE:
 I HAVE REVIEWED THESE DRAWINGS FOR DESIGN ERROR AND
 HEREBY CERTIFY THAT THEY COMPLY TO ALL REQUIREMENTS OF MY
 DESIGN CONTRACT AND ARE APPROVED.
 BY: _____ DATE: _____
 REVIEWED BY: _____
 CONTRACT: _____ DATE: _____
 CONSULTANT: _____ DATE: _____
 THESE DRAWINGS MAY HAVE BEEN REPRODUCED AS A STATE
 OF ILLINOIS DOCUMENT BY THE ARCHITECTURAL BOARD

NO.	DATE	DESCRIPTION
01	5/4/2011	Issue for planning study
02	8/16/2011	Issue for SD
03	11/20/2011	Issue for Permit
04	1/10/2012	Issue for Design Bid
05	3/29/2012	Issue for Construction

PROJECT:

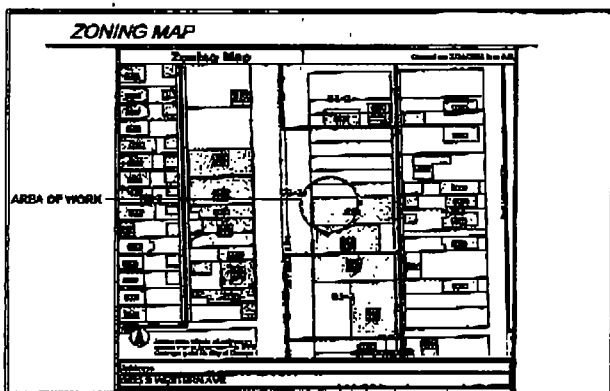
5825 S. Western

Chicago, Illinois

L.A.M. Architects and Consultants
 123 W Madison
 Suite 1200
 Chicago, Illinois 60602

V Designwerks
 710 S. May St.
 Suite 200
 Chicago, Illinois 60605

ILLINOIS



ZONING DATA

Address: 3525 S. WESTERN AVENUE
 Lot description: SEE SITE PLAN
 Lot area: 17794.02 SQ. FT.
 Zoning district: C2-2
 Minimum allowable floor area: 17794.02 SQ. FT. x 2.5 (F.A.R.) = 38485.04 SQ. FT.
 Existing floor area: 12,897.0 SQ. FT.
 Total floor area: 12,897.0 SQ. FT. EXISTING
 Actual parking: 18
 Front yard setback: EXISTING - SEE SITE PLAN
 Side yard setback: EXISTING - SEE SITE PLAN
 Rear yard setback: EXISTING - SEE SITE PLAN
 Off street parking required: NONE FOR FIRST 4,000.00 SQ. FT. THEN 1.55 SPACES PER 1,000.00 SQ. FT.
 Actual: 18 PARKING SPACES

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 FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 15-15, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO.

SIGNED: _____ DATE: _____

ILLINOIS LICENSE NUMBER: _____

SCOPE OF WORK

INTERIOR AND EXTERIOR REHABILITATION OF EXISTING 1 STORY MASONRY BUILDING TYPE B-6 CONSTRUCTION (EXISTING) - NO BASEMENT - MOTOR VEHICLE REPAIR FACILITY USE

DRAWING LIST

ARCHITECTURAL		MECHANICAL
CS1.0	TITLE SHEET	M1.0 MECHANICAL SCHEDULES
B1.0	BUILDING VIOLATION CORRECTION SHEET	M1.1 MECHANICAL PLANS
LS1.0	LANDSCAPE DRAWINGS	M1.2 MECHANICAL PLANS
DS1.0	DEMOLITION PLANS	
DS1.1	DEMOLITION PLANS	PLUMBING
A1.0	ARCHITECTURAL PLAN	P1.0 PLUMBING SCHEDULES AND RISER DRAWINGS
A1.1	ARCHITECTURAL ROOF PLAN / DETAILS	P1.1 PLUMBING WASTE PLAN
A1.2	ARCHITECTURAL REFLECTED CEILING PLAN	
A1.3	ACCESSIBLE TOILET DETAILS	ELECTRICAL
A2.0	ELEVATIONS	E1.0 ELECTRICAL SCHEDULE AND RISER DIAGRAM
A2.1	ELEVATIONS	E1.1 FIRST FLOOR ELECTRICAL POWER PLAN
A3.0	BUILDING SECTIONS	E1.2 FIRST FLOOR ELECTRICAL PLAN
A3.1	WALL SECTIONS / CONSTRUCTION TYPES	E1.3 ROOF ELECTRICAL PLAN
A4.0	DOOR / WINDOW SCHEDULES	
STRUCTURAL		
S1	STRUCTURAL NOTES	
S2	EXIST' FOUNDATION AND DEMOLITION PLAN	
S3	ROOF FRAMING PLAN	
S4	SECTIONS AND DETAILS	

MASONRY TRASH ENCLOSURE

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE CITY OF CHICAGO BUILDING CODE AND ORDINANCES.

PROJECT NO.:

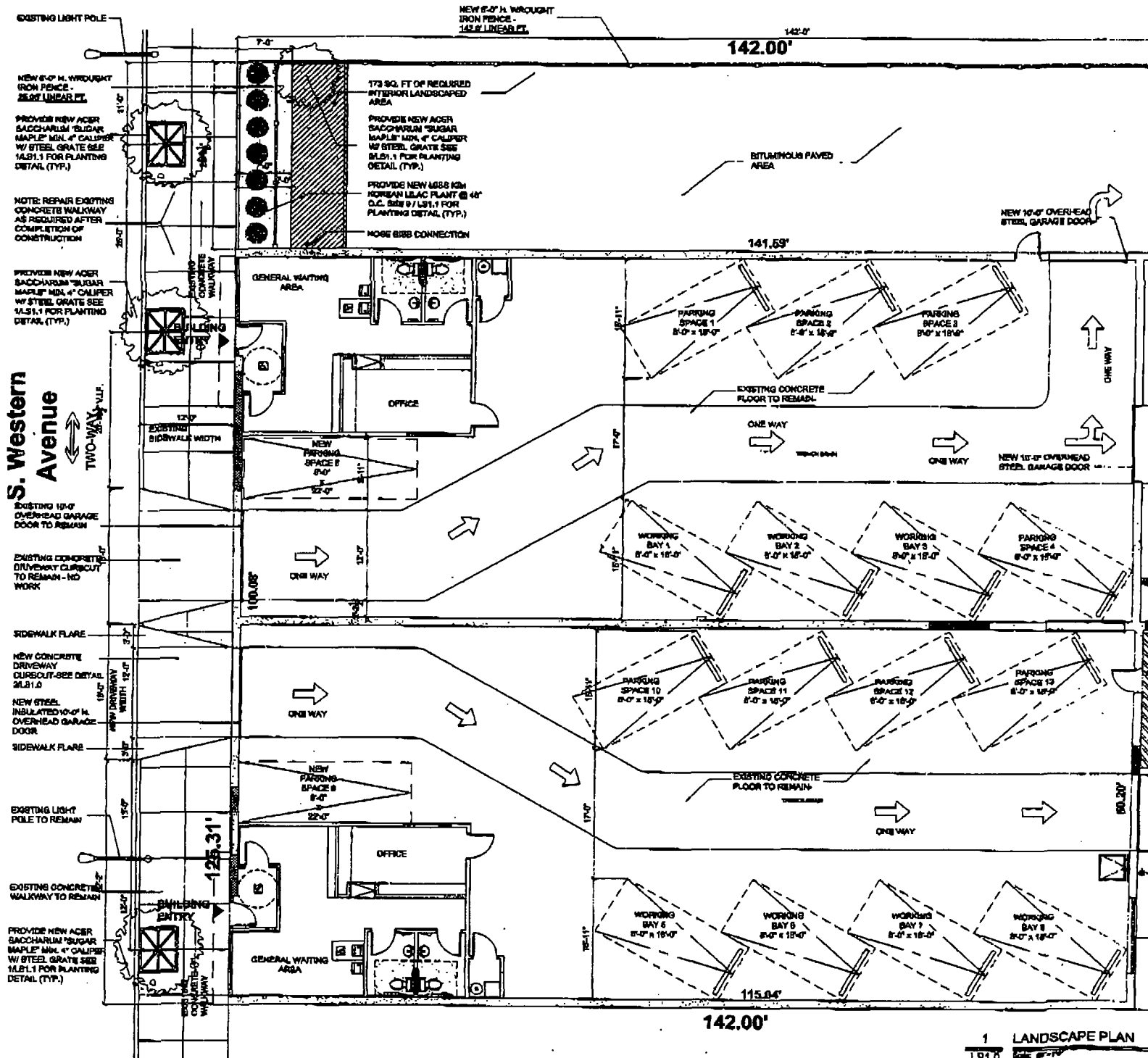
VD 017

FR. MGR.

DRWN. BY

COVER SHEET

LANDSCAPING REQUIREMENTS	
PAVED AREA 3,485.0 SQ.FT.	TOTAL INTERIOR LANDSCAPING PROVIDED = 178.0 SQ.FT.
REQUIRED INTERIOR LANDSCAPING 3,405 S.F. = 172.75 SQ.FT.	TOTAL INTERIOR TREES PROVIDED = 1 TREE
REQUIRED INTERIOR TREES = 172.25 / 135 SQ.FT. PER TREE = 1.27 TREES REQUIRED	



1 LANDSCAPE PLAN
1/31/0

COPYRIGHT:

LANDSCAPING REQUIREMENTS (DO NOT SCALE) USE THIS PLAN TO OBTAIN QUANTITIES FOR MATERIALS AND LABOR. THE LANDSCAPING REQUIREMENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE LANDSCAPING REQUIREMENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE LANDSCAPING REQUIREMENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

OWNER RELEASE:

I HAVE REVIEWED THESE REQUIREMENTS FOR DESIGN INTENT AND DESIGN CONCEPT. I HAVE CONSENTED TO ALL RESPONSES TO MY DESIGN COMMENTS AND AM APPROVED.

BY: _____ DATE: _____

REVIEWED BY: _____ DATE: _____

DESIGNED BY: _____ DATE: _____

CONSTRUCTION: _____ DATE: _____

THESE REQUIREMENTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

NO.	DATE	DESCRIPTION
01	10/20/11	Site Survey/Utility Review
02	11/15/11	Site Plan
03	11/15/11	Site Plan
04	11/15/11	Site Plan
05	11/15/11	Site Plan

PROJECT:

5825 S. Western

L.A.M. Architects
123 W Madison
Suite 1200
Chicago, Illinois 60602

V Designworks
710 S. May St

OWNER RELEASE:

I HAVE RELEASED THIS COPYRIGHT FOR DESIGN INTENT AND
FURTHER CANNOT SAY THEY CONFORM TO ALL PROSPECTS TO MY
OWN CREATION AND APPROVED

BY: _____ DATE: _____

REVIEWED BY: _____

COMBUSTION: _____ DATE: _____

COMBUSTION: _____ DATE: _____

THESE CHANGES HAVE BEEN MADE REPRESENTED AT A RATE
DIFFERENT FROM OFFICIALLY DESIGNING DESIGN AND ARCHITECT
DESIGNING QUALITY FOR USE OF INDUSTRY AND
CONSTRUCTION SHALL BEING A LIMITED CONSTRUCTION And to
PROCESSED WITH CONSTRUCTION AND DESIGN AND DESIGN

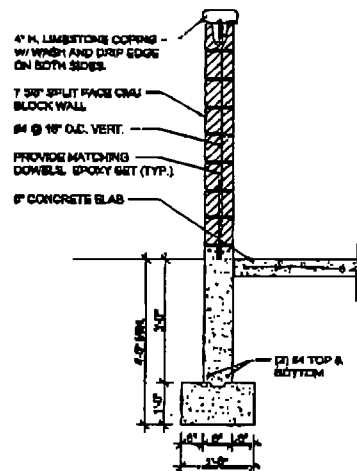
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PROJECT

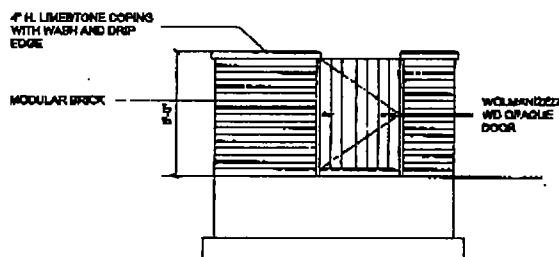
Chicago, Illinois

L.A.:
123
Suite
Chick

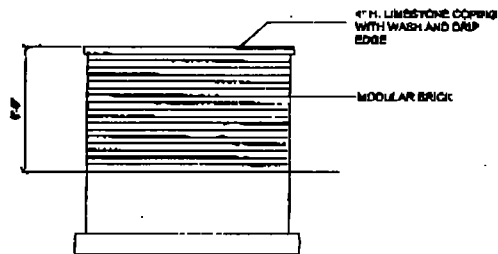
V De
710 S
Suite
Chice
912-6



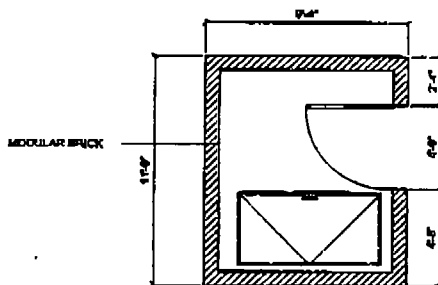
7 TRASH ENCLSURE WALL SECTION
LS1.1



6 ELEVATION EAST @ TRASH ENCLOSURE

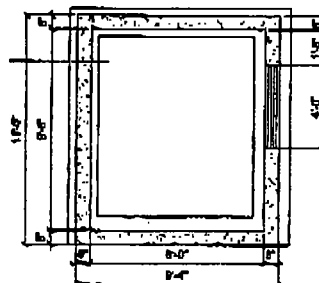


5 ELEVATION NORTH/SOUTH SIMILAR
LS1.1



4 PLAN @ TRASH ENCLOSURE

8" CONCRETE SLAB ON
GRADE OVER 4" MIN.
COMPACTED GRANULAR
FILL



9. FOUNDATION PLAN @ TRASH ENCLOSURE
 LSI.1 Date: 10/1/87

LANDSCAPE NOTES

1. NO SITE PAVING, CONC., FLAT WORK RAMPS & CURBS SHALL BE DONE WITHOUT REFERENCE TO STRUCTURAL ARCHITECTURAL.
2. PROVIDE ALL REQUIRED SIDEWALK / PARKING PLANTING AND LANDSCAPE BUFFER.
3. COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF THE CHICAGO LANDSCAPING ORDINANCE FOR ALL MATERIALS, PLANTS AND METHODS.
4. MINIMUM TREE SIZE SHALL BE 3 1/2" CALIPER, MEASURED AT 4'-0" ABOVE GRADE, 12'-0" - 14'-0" HIGH AND SHALL BE BALLED AND BURLEAPPED WITH A MINIMUM 2'-4" DIA. BY 1'-0" DEEP ROOT BALL.
5. PLANT SPECIES SHALL BE USDA FOR ZONES 3 OR 4 AND HAVE BEEN RAISED AT A NURSERY GROWN NORTH OF THE CITY OF CHICAGO. ALL PLANTS SHALL BE HIGH QUALITY NURSERY GROWN "PARK GRADE" PLANTS ARE NOT ACCEPTABLE. COMPLY WITH "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI A58-11-1995).
6. ARRANGE FOR INSPECTION OF ALL PLANT MATERIALS BY THE CHICAGO DEPARTMENT OF FORESTRY PRIOR TO INSTALLATION.
7. PROVIDE ON-GOING MAINTENANCE OF PLANT MATERIALS UNTIL FINAL ACCEPTANCE BY THE OWNER. OWNER SHALL PROVIDE MAINTENANCE OF PLANTS FOR A MINIMUM OF TWO YEARS FOLLOWING INITIAL PLANTING. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, PLANT REPLACEMENT AND TRIMMING.

OWNER'S LANDSCAPE CERTIFICATION

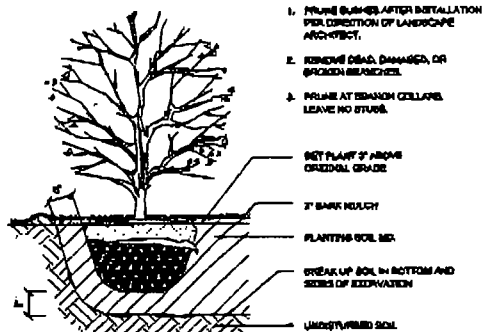
THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THIS LANDSCAPE PLAN FOR THE PROPERTY AT 822 S. WESTERN (STREET ADDRESS) CHICAGO, ILLINOIS (ZIP CODE) TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO CHICAGO LANDSCAPE ORDINANCE".

OWNER'S SIGNATURE _____

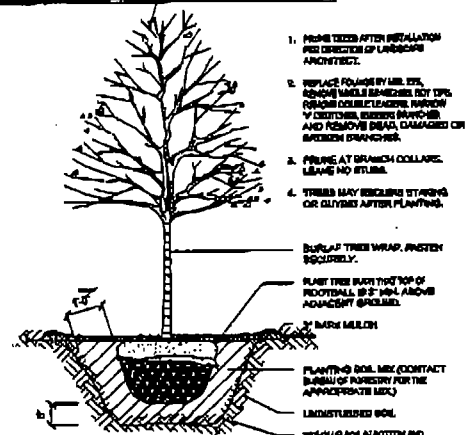
LANDSCAPE PLANTING NOTES

PLANTING TIME TO BE JUNE
DEC 15, 2011

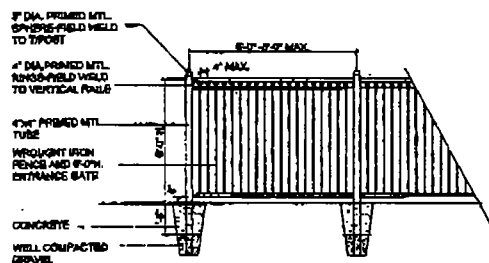
"EXISTING PARKWAY AND ON-SITE INTERIOR TREES ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED."



9 SHRUB PLANTING DETAIL
LS1.1 SCALE: 1/8" = 1'-0"



8 TREE PLANTING DETAIL
LS1.1 SCALE: 1/8" = 1'-0"

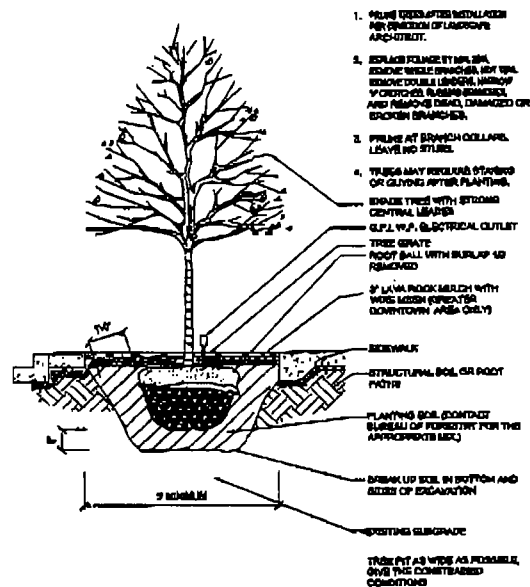


IRON FENCE ELEVATION



MTL. FENCE PLAN

2 METAL FENCE DETAIL
LS1.1 SCALE: 3/8" = 1'-0"



1 TREE W/GRATE DETAIL
LS1.1 SCALE: 1/8" = 1'-0"

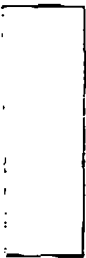
Architects and Consultants
Ison

1015 60602

works
SL

1015 60607
90

PROJECT NO.:	VD 017
PR. MOR.	
DRWN. BY	
LANDSCAPE PLAN	
LS1.1	



PRINTER:

CONTRACTOR'S COMPLETE RESPONSIBILITY TO THE ARCHITECT FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. NO PART OF ANY INFORMATION PROVIDED BY THE ARCHITECT OR ANY OTHER PARTY SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT.

OWNER RELEASE:

I HAVE REVIEWED THESE CONTRACT DOCUMENTS AND AGREE TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH HEREIN. I AGREE TO RELEASE THE ARCHITECT FROM ALL LIABILITY FOR ANY DAMAGE OR INJURY TO MY PERSON OR PROPERTY CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR OTHER BREACH OF CONTRACT.

BY: _____ DATE: _____

REVIEWED BY: _____ DATE: _____

CONTRACTOR: _____ DATE: _____

THESE CONTRACT DOCUMENTS HAVE BEEN REPRODUCED BY A STATE-REGISTERED ARCHITECTURAL FIRM AND ARCHITECT.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

NO.	DATE	DESCRIPTION
01	10-20-11	Issue for preliminary studies
02	04-20-12	Issue for bid
03	11-20-12	Issue for Permit
04	11-20-12	Issue for Review (1)
05	11-20-12	Issue for Review

PROJECT:

5825 S. Western

Chicago, Illinois

