



City of Chicago



O2020-779

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/19/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-L at 5781-5789 S Archer Ave - App No. 20342T1
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 M1-1 Limited Manufacturing /Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No.12-L in the area bounded by

South Archer Avenue; South Long Avenue; the alley next south of South Archer Avenue; and a line 122.10 feet southwest of the intersection of South Archer Avenue and South Long Avenue as measured at the south right-of-way of South Archer Avenue and perpendicular thereto,

to those of a B3-1 Community Shopping District.

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

Common Address of Property: 5781-5789 South Archer Avenue

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17-13-0303-C (1) Narrative Zoning Analysis
5781-5789 South Archer Avenue, Chicago, Illinois

Proposed Zoning: B3-1 Community Shopping District

Lot Area: 13,882 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the construction of a new one-story commercial-office building and a surface parking lot, at the subject property – which such site is presently *split-zoned*. The existing one-story (vacant) building will be razed, to allow for the proposed new improvements. The new surface parking lot will provide off-street accessory parking for approximately twenty-one (21) vehicles. The new proposed building will be masonry in construction and measure 20 feet-8 inches in height.

- (A) The Project's Floor Area Ratio: 3,510 square feet (0.25 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): No dwelling units are intended or proposed
- (C) The amount of off-street parking: 21 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 40 feet-0 inches
 - c. Side Setbacks:
 - West: 0 feet-0 inches
 - East: 52 feet-4 inches
- (E) Building Height:
 - 20 feet-8 inches

PHYSICIANS IMMEDIATE CARE URGENT CARE CLINIC 5789 SOUTH ARCHER AVE., CHICAGO, IL 60638

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DRAWING INDEX

CO COVER SHEET, SITE PLAN, LOCATION MAP, PROJECT DATA,
DRAWING INDEX & APPLICABLE CODES
C1.0 GENERAL NOTES (COUNT) & CODE MATRIX
L-1.0 LANDSCAPE PLAN & DETAILS
A1.0 FLOOR PLAN
A2.0 FLOORING PLAN, DOOR SCHEDULE & ROOM FINISH SCHEDULE
A3.0 FOUNDATION & ROOF PLANS
A4.0 WALL SECTIONS
A5.0 WALL SECTIONS
A6.0 INTERIOR ELEVATIONS
A7.0 EGRESS PLAN & TRASH ENCLOSURE DETAILS
S2.0 GENERAL NOTES
S3.0 MECHANICAL SPECIFICATIONS
S4.0 MECHANICAL FLOOR PLAN
S5.0 MECHANICAL ROOF PLAN
S6.0 MECHANICAL SCHEDULES
E1.0 ELECTRICAL SPECIFICATIONS AND NOTES
E2.0 ELECTRICAL LIGHTING PLAN
E3.0 ELECTRICAL LOAD CALCULATIONS & SINGLE LINE DIAGRAM
E4.0 ELECTRICAL SCHEDULES & DETAILS
P1.0 PLUMBING SPECIFICATIONS
P2.0 PLUMBING FLOOR PLAN
P3.0 PLUMBING SCHEDULES & DETAILS

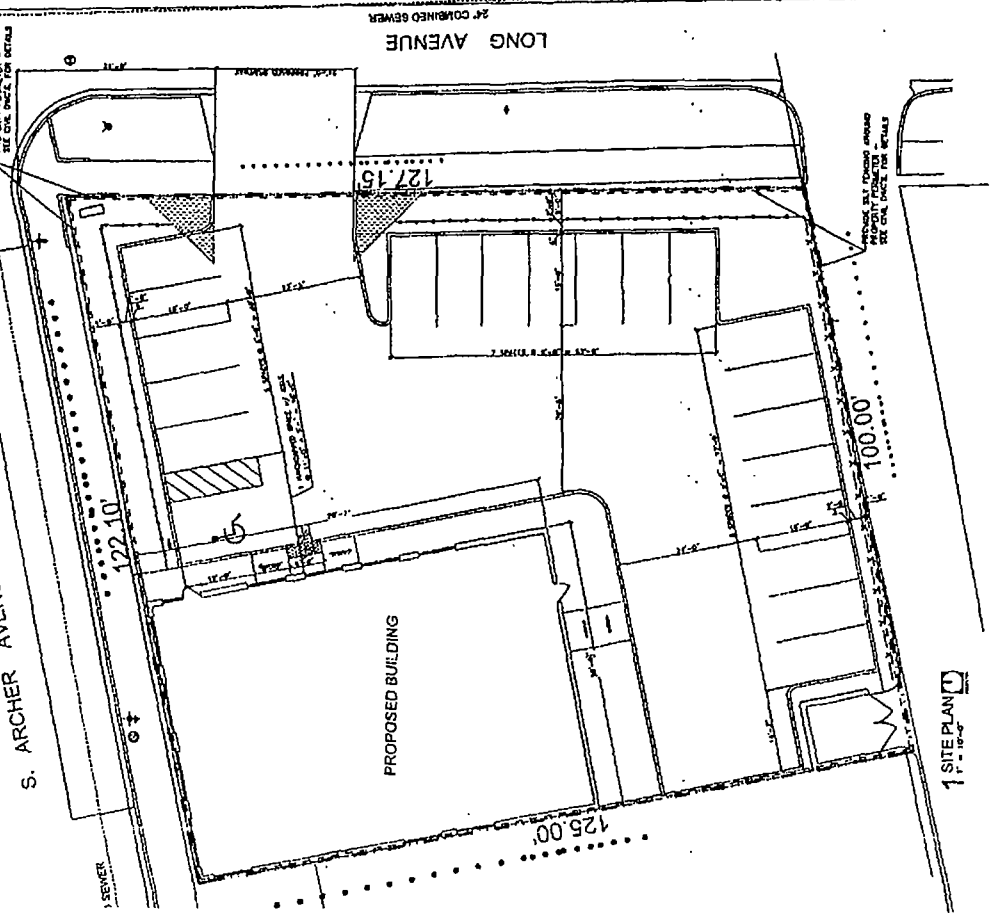
PROJECT DATA	
ZONE	M-1-UR-A
SITE AREA	13,822 SF
EXISTING BUILDING AREA	3,510 SF
PROPOSED BUILDING AREA	3,510 SF
NO. OF STORIES	1
OCCUPANCY TYPE	GROUP E
CONSTRUCTION TYPE	2B
FIRE PROTECTION	NON-SPECIFIED

APPLICABLE BUILDING CODES	
BUILDING CODES	CHICAGO BUILDING CODE (Current Edition)
ENERGY	CHICAGO ENERGY CONSERVATION CODE (Current Edition)
MECHANICAL	CHICAGO MECHANICAL CODE (Current Edition)
PLUMBING	CHICAGO PLUMBING CODE (Current Edition)
ELECTRICAL	CHICAGO ELECTRICAL CODE (Current Edition)
FIRE PREVENTION	CHICAGO BUILDING CODE (Current Edition)
ACCESSIBILITY	ADA NATIONAL FIVE CODES (Current Edition)
	STATE OF ILLINOIS ACCESSIBILITY STANDARDS ILLINOIS (SAS-11)

PROJECT DESCRIPTION

ERECT NEW ONE STORY BUILDING ON EXISTING FOUNDATION FOR A URGENT CARE CLINIC. INCLUDE NEW PARKING LOT, LANDSCAPING AND DRIVEWAY AS PER PLAN.

2016 CHICAGO ELECTRICAL CODE



LOCATION MAP(T)

Final for Publication



COVER SHEET, DRAWING INDEX, SITE PLAN AND LOCATION MAP
GW PROPERTIES
 5300 S. LONG AVE
 CHICAGO, IL 60638
 312.467.1234

REGISTERED PROFESSIONAL ENGINEER
 IN THE STATE OF ILLINOIS
 LICENSE NO. 021-00000000
 EXPIRES 12/31/2018
 MICHAEL C. SCHUBERT
 GW PROPERTIES

REGISTERED PROFESSIONAL ARCHITECT
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 MARK T. DICICCI
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DATE	10.24.15
REVISION	
DRAWN / CHECKED FOR REVIEW	
DESIGNED / CHECKED FOR PRINT	
SCALE	N.T.S.
DATE	10.24.15
BY	MARK T. DICICCI
FOR	GW PROPERTIES



CO

GW PROPERTIES
 5300 S. LONG AVE
 CHICAGO, IL 60638

DESIGN AND DETALS
 CHICAGO, ILLINOIS
 110 W. WASHINGTON ST. CHICAGO, ILL. 60604

EXTERIOR ELEVATIONS

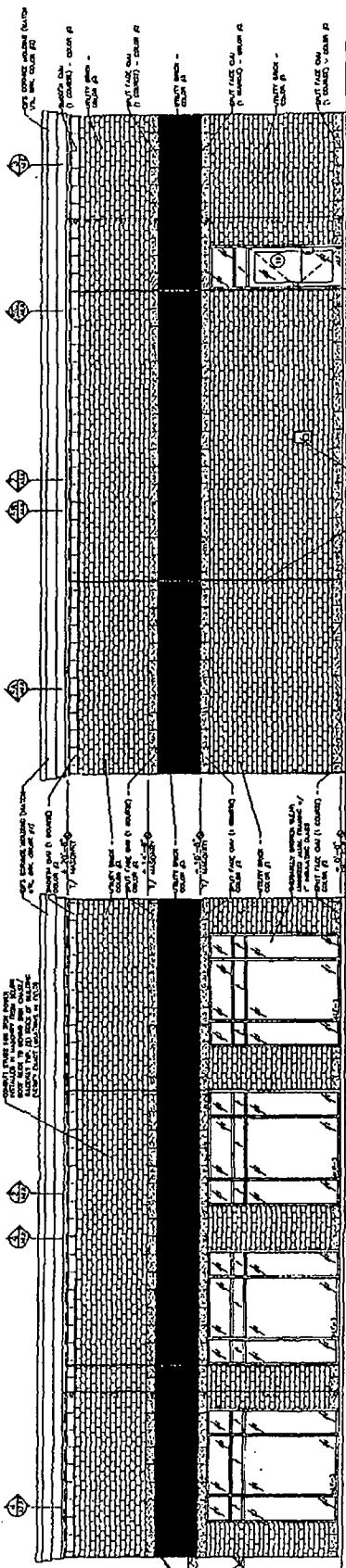
DATE: 10/24/19

SCALE: 1/4" = 1'-0"

MARK T. DIGANCI
 ARCHITECT

REGISTERED ARCHITECT
 STATE OF ILLINOIS
 NO. 001234567

A3.0

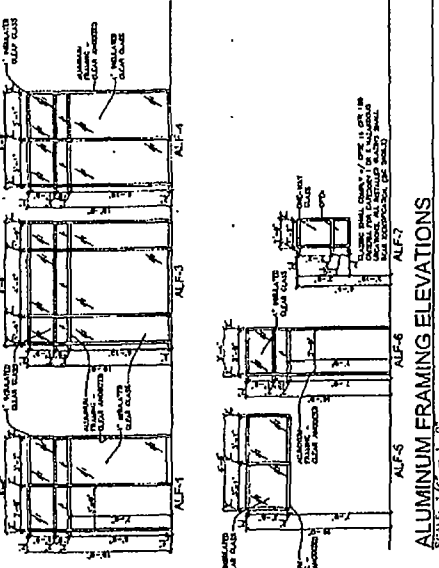


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

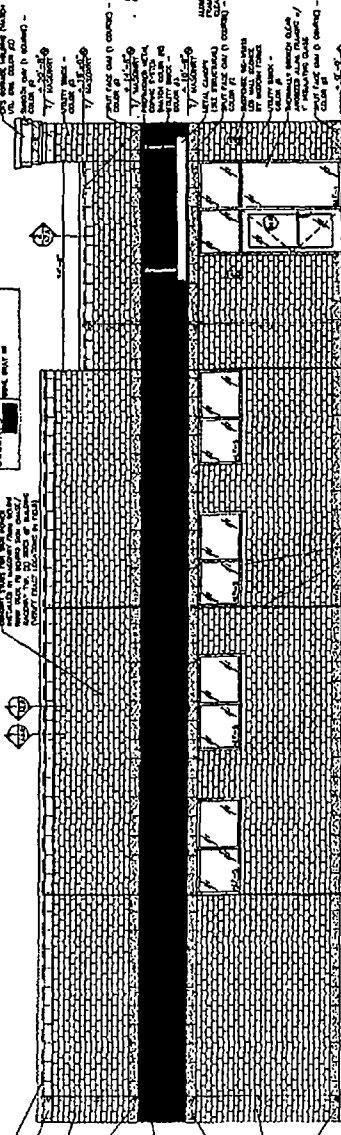
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

BRICK CHAU LEGEND

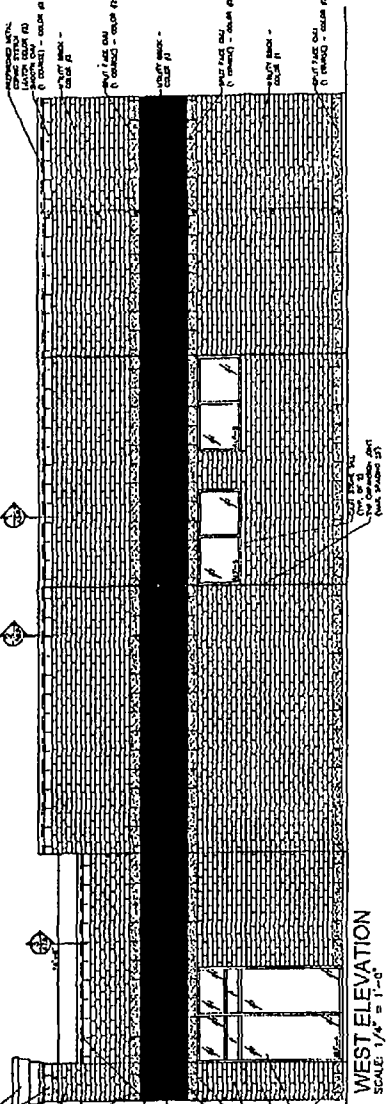
TYPE	DESCRIPTION	COLOR	APPEARANCE	SCALE
1	Common Brick	Red	Standard	1/2" = 1'-0"
2	Header Brick	Red	Standard	1/2" = 1'-0"
3	Glazed Brick	Black	Standard	1/2" = 1'-0"
4	Dark Brick	Dark Red	Standard	1/2" = 1'-0"



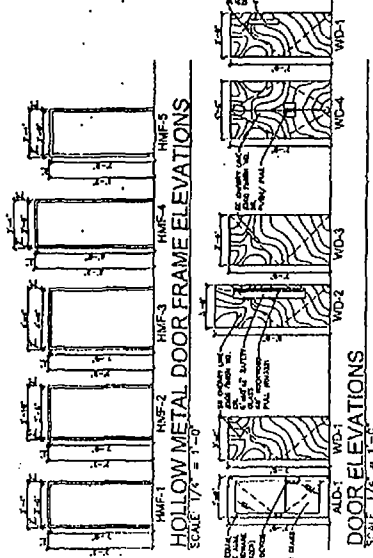
ALUMINUM FRAMING ELEVATIONS
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



HOLLOW METAL DOOR FRAME ELEVATIONS
 SCALE: 1/4" = 1'-0"

DOOR ELEVATIONS
 SCALE: 1/4" = 1'-0"

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