



# City of Chicago



SO2021-3994

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-K at 4614-4620 W Armitage Ave - App No. 20821T1
<b>Committee(s) Assignment:</b>	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 and a M1-1, Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-K in the area bounded by:

The public alley next north of and parallel to West Armitage Avenue; a line 389.0 feet east of and parallel to North Kilpatrick Avenue; West Armitage Avenue; and a line 314.0 feet east of and parallel to North Kilpatrick Avenue

to those of a C1-1, Neighborhood Commercial District.

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

Address: 4614-20 West Armitage Avenue

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## NARRATIVE AND PLANS 4614-20 West Armitage Avenue TYPE I REGULATIONS

Narrative: The subject property is primarily a vacant lot that is improved with a garage at the rear of the property. The Applicant proposes to rezone the property from a C1-1, Neighborhood Commercial District and a M1-1, Limited Manufacturing/Business Park District to a C1-1, Neighborhood Commercial District to build a 1 1/2 story, 3,514.516 square foot commercial building with office use that will include eight surface parking spaces. The proposed height of the building will be 21-9".

Lot Area: 9,356.25 square feet

FAR: 0.375

Floor Area: 3,514.516 square feet

Height: 21-9"

Automobile Parking: 8

### Setbacks:

Front (West Armitage Avenue):	0.0 feet (existing)
East Side:	45.0 feet (existing)
West Side:	0.0 feet (existing)
Rear (alley):	3.0 feet (proposed)

A set of plans is attached.

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## NEW 1 1/2 STORY COMMERCIAL OFFICE & STORAGE MASONRY BUILDING 4614-18 W. ARMITAGE AVE. CHICAGO, IL 60639

DRAFT SUBMISSION

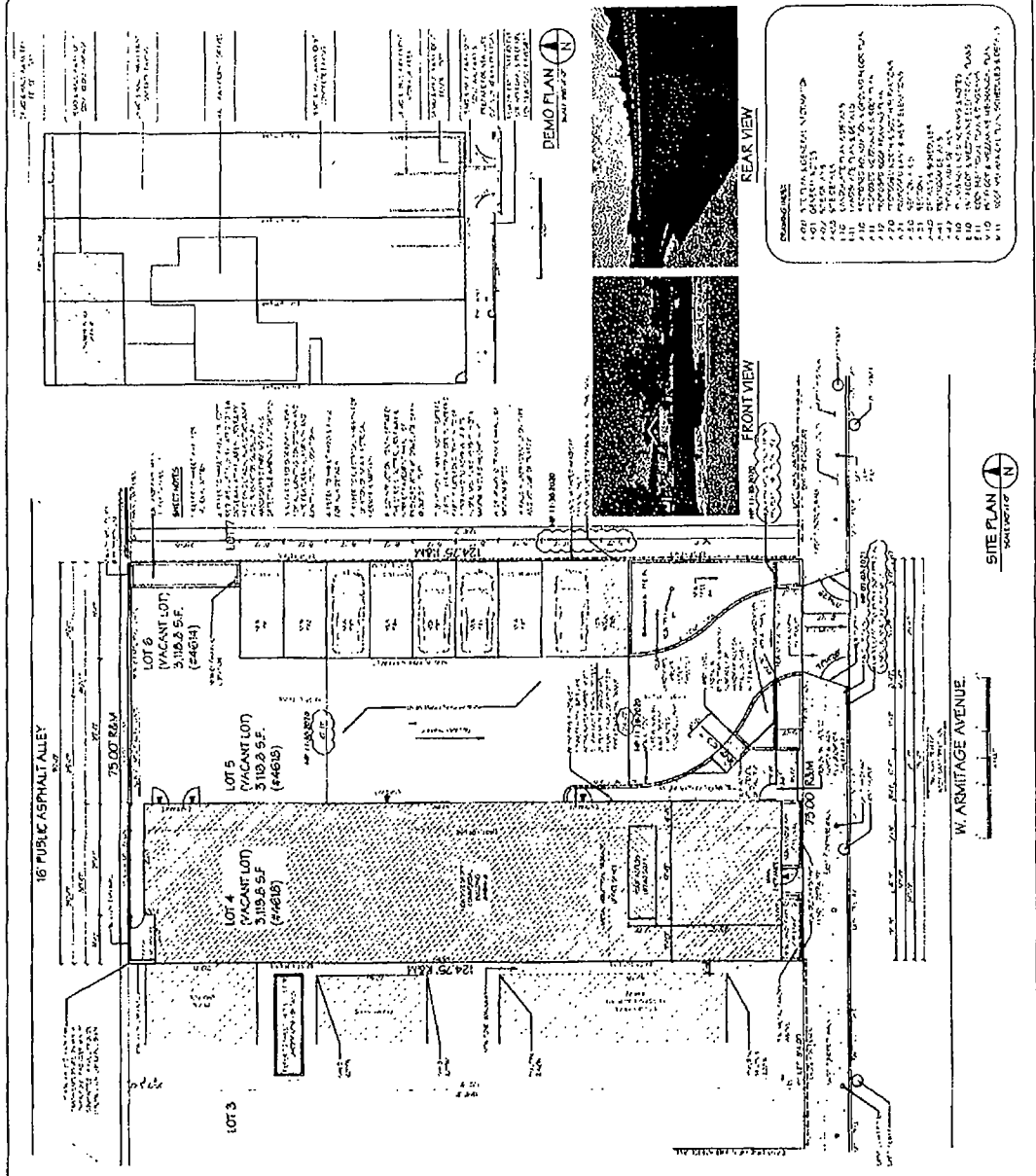
LIC# 184 007984  
IR DESIGN FIRM  
ARCHITECTS  
ENGINEERS

REGISTERED PROFESSIONAL ARCHITECTS  
MEMBER OF THE ILLINOIS ARCHITECTS ASSOCIATION  
MEMBER OF THE NATIONAL ARCHITECTURAL ASSOCIATION

NEW 1 1/2 STORY COMMERCIAL OFFICE & STORAGE MASONRY BUILDING  
4614-18 W. ARMITAGE AVE.  
CHICAGO, IL 60639

PROJECT NO	CHICAGO 184 007984
OWNER'S NAME	ARMITAGE AVENUE
DATE	10/10/08
DESIGNER'S NAME	IR DESIGN FIRM
SCALE	AS SHOWN
DATE	10/10/08
REVISION	NO. 1
DESCRIPTION	REVISED PER COMMENTS
DATE	10/10/08
REVISION	NO. 2
DESCRIPTION	REVISED PER COMMENTS
DATE	10/10/08
REVISION	NO. 3
DESCRIPTION	REVISED PER COMMENTS
DATE	10/10/08
REVISION	NO. 4
DESCRIPTION	REVISED PER COMMENTS
DATE	10/10/08
REVISION	NO. 5
DESCRIPTION	REVISED PER COMMENTS
DATE	10/10/08

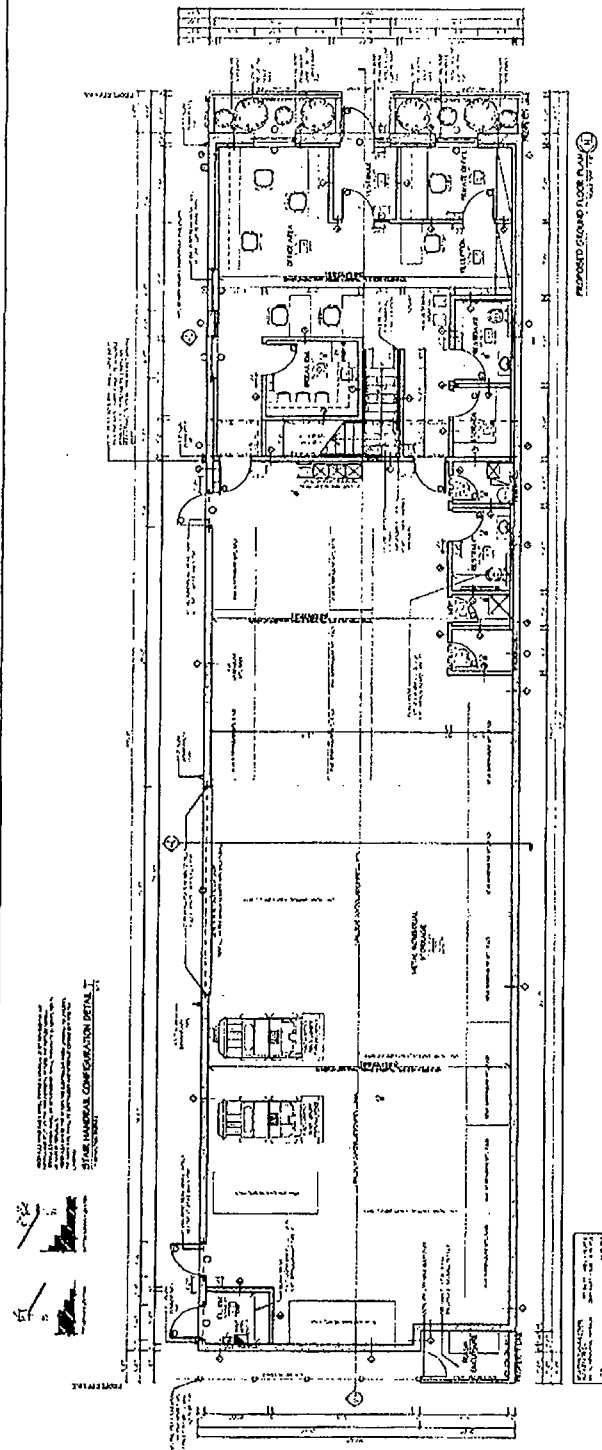
TITLE: SITE PLAN & INFORMATION  
A-00  
SHEET NO.



**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDBOOKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL UTILITIES SHALL BE MARKED PRIOR TO EXCAVATION.
- PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- ALL MATERIALS SHALL BE STORED IN AN APPROPRIATE MANNER.
- ALL WASTE SHALL BE REMOVED FROM THE SITE.
- ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

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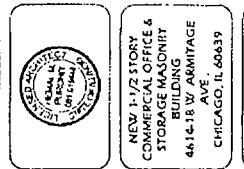
IR DESIGN FIRM

TEL 773-784-9755

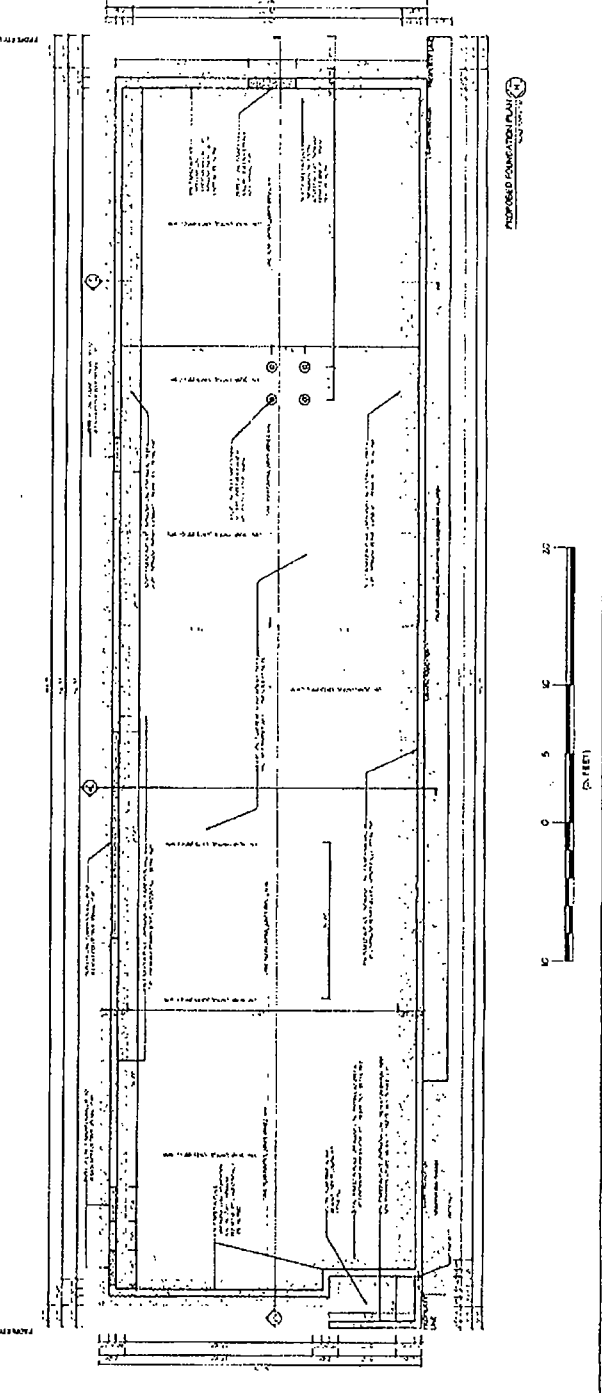
FAX 773-782-9759

NEW 1 1/2 STORY  
COMMERCIAL OFFICE &  
STORAGE BUILDING  
4614-18 W. ARMITAGE  
AVE.  
CHICAGO, IL 60639

REVISION	DATE	BY	DESCRIPTION
1	10/10/03	JM	ISSUE FOR PERMITTING
2	10/10/03	JM	ISSUE FOR CONSTRUCTION




PROJECT No.		10007035A	
LOCATION		4614-18 W. ARMITAGE AVE	
DATE	BY	DATE	BY
ISSUED FOR PERMITTING			
ISSUED FOR CONSTRUCTION			
PROJECT NO.			
10007035A			
4614-18 W. ARMITAGE AVE			
DATE	BY	DATE	BY
ISSUED FOR PERMITTING			
ISSUED FOR CONSTRUCTION			



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LICE 183 007984



**IR DESIGN FIRM**  
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 FAX: 773-584-9759

LEGEND

□	WALL
○	DOOR
○	WINDOW
○	STAIR
○	ELEVATOR
○	MECHANICAL
○	ELECTRICAL
○	PLUMBING
○	MECHANICAL
○	ELECTRICAL
○	PLUMBING



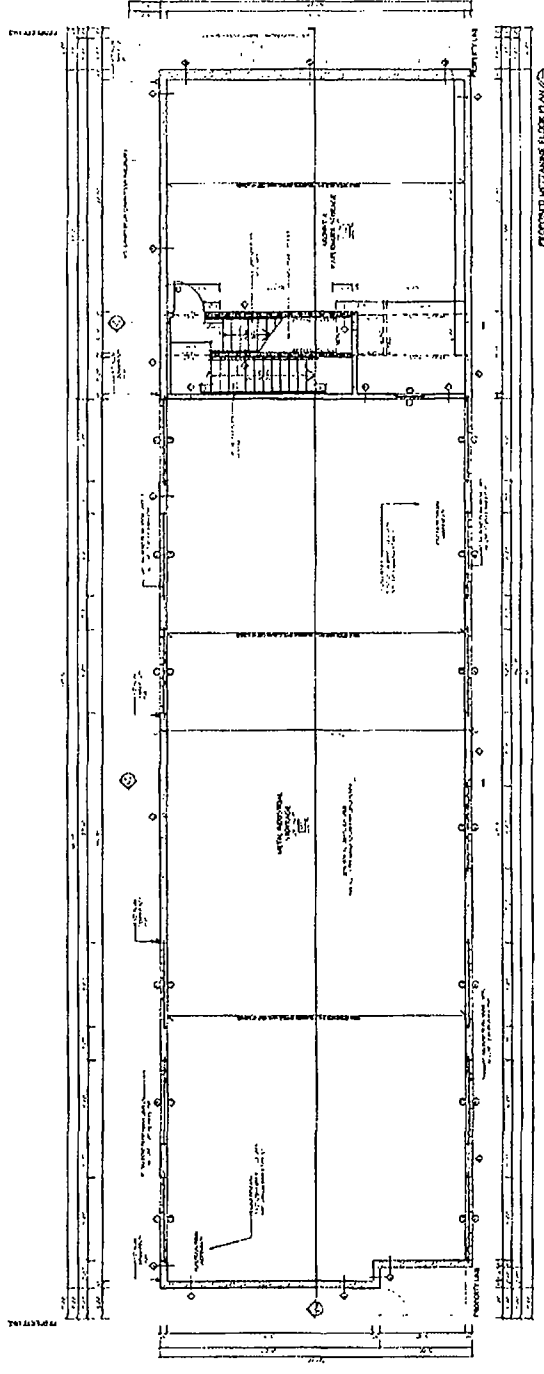
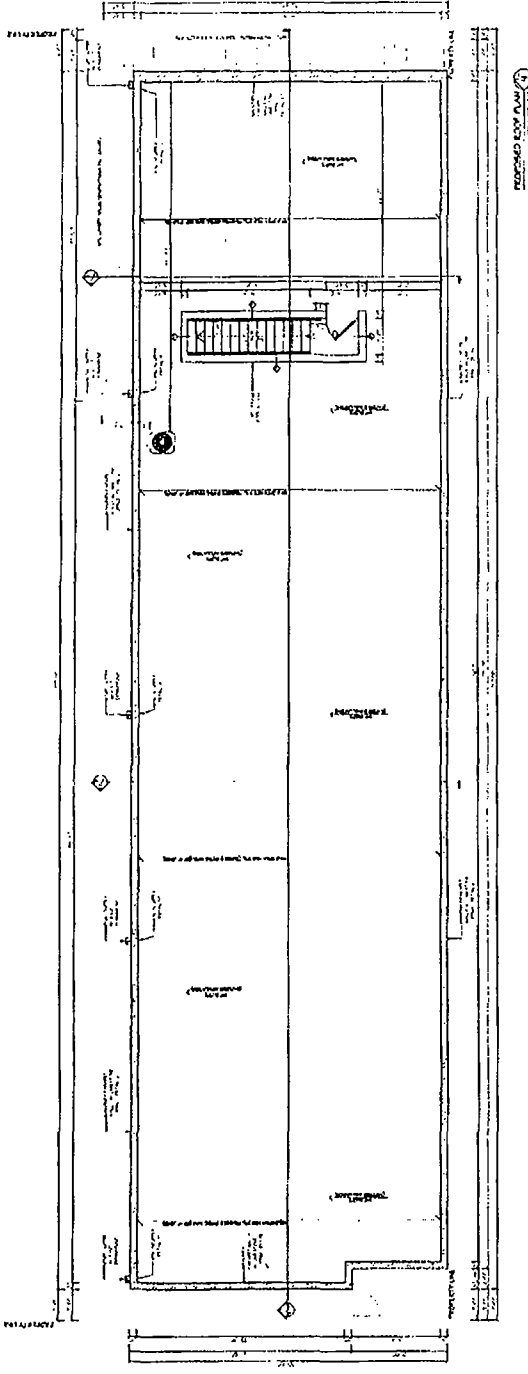
**NEW 1 1/2 STORY  
 COMMERCIAL OFFICE &  
 STORAGE MASONRY  
 BUILDING  
 4614-18 W. ARMITAGE  
 AVE.  
 CHICAGO, IL 60639**

PROJECT NO.	100RHS64
ADDRESS	4614-18 W. ARMITAGE AVE.
DATE	01/12/21
SCALE	AS SHOWN
DESIGNED BY	IR
CHECKED BY	IR
DATE	01/12/21

PROPOSED  
 FLOOR PLAN &  
 ROOF PLAN

**A-11**

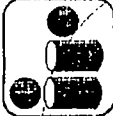
Type Sheet No



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DRAFT SUBMISSION

LIC# 154.007584




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

**LEGEND**

- 1/4" = 1'-0"
- 1/8" = 1'-0"
- 1/16" = 1'-0"
- 1/32" = 1'-0"
- 1/64" = 1'-0"

**NOTES**

1. SEE GENERAL NOTES ON DRAWING SET.
2. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ACI 308R-02.
3. ALL CONCRETE TO BE CAST IN PLACE.
4. ALL STEEL TO BE A36.
5. ALL WELDS TO BE E70T-1.
6. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
7. ALL FINISHES TO BE AS NOTED.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ACI 308R-02.



**NEW 1 1/2 STORY  
 COMMERCIAL OFFICE &  
 STORAGE/MASCARY  
 BUILDING  
 4614-18 W. ARMITAGE  
 AVE.  
 CHICAGO, IL 60639**

**PROJECT NO.**  
 10892554

**PROJECT NAME**  
 4614-18 W. ARMITAGE AVE.

**DATE**  
 11/25/08

**BY**  
 RJS

**CHECKED**  
 RJS

**SCALE**  
 AS SHOWN

**PROJECT LOCATION**  
 4614-18 W. ARMITAGE AVE., CHICAGO, IL 60639

**PROJECT NO.**  
 10892554

**PROJECT NAME**  
 4614-18 W. ARMITAGE AVE.

**DATE**  
 11/25/08

**BY**  
 RJS

**CHECKED**  
 RJS

**SCALE**  
 AS SHOWN

**PROJECT LOCATION**  
 4614-18 W. ARMITAGE AVE., CHICAGO, IL 60639

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 10892554

**PROJECT NAME**  
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**DATE**  
 11/25/08

**BY**  
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**CHECKED**  
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**SCALE**  
 AS SHOWN

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 4614-18 W. ARMITAGE AVE., CHICAGO, IL 60639

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 10892554

**PROJECT NAME**  
 4614-18 W. ARMITAGE AVE.

**DATE**  
 11/25/08

**BY**  
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**CHECKED**  
 RJS

**SCALE**  
 AS SHOWN

**PROJECT LOCATION**  
 4614-18 W. ARMITAGE AVE., CHICAGO, IL 60639

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**PROJECT NAME**  
 4614-18 W. ARMITAGE AVE.

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 11/25/08

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**CHECKED**  
 RJS

**SCALE**  
 AS SHOWN

**PROJECT LOCATION**  
 4614-18 W. ARMITAGE AVE., CHICAGO, IL 60639

**PROJECT NO.**  
 10892554

**PROJECT NAME**  
 4614-18 W. ARMITAGE AVE.

**DATE**  
 11/25/08

**BY**  
 RJS

**CHECKED**  
 RJS

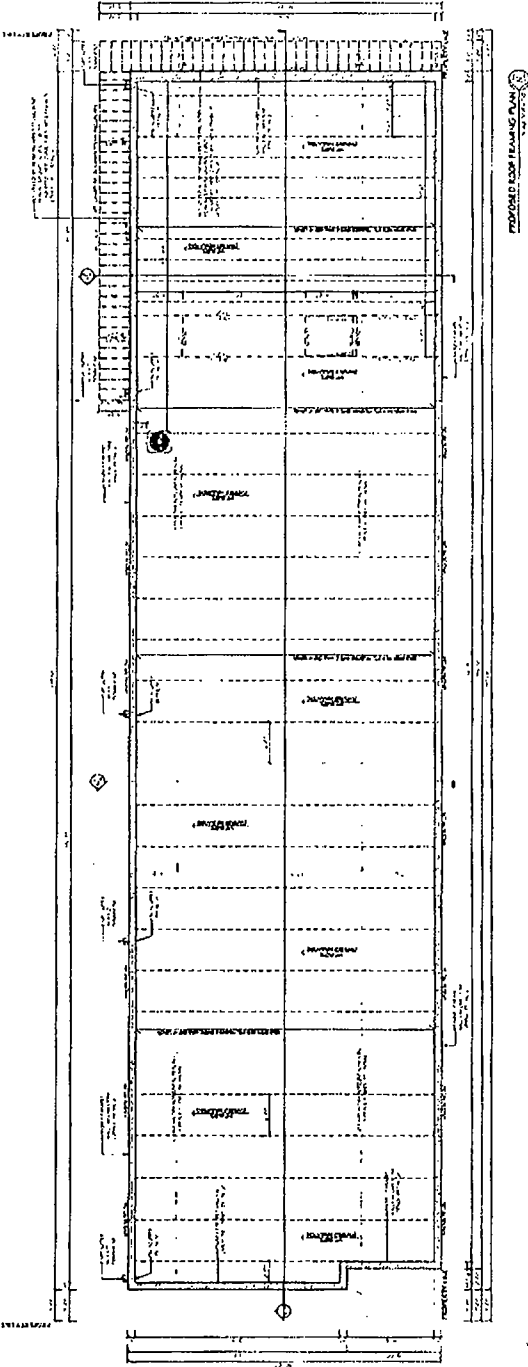
**SCALE**  
 AS SHOWN

**PROJECT LOCATION**  
 4614-18 W. ARMITAGE AVE., CHICAGO, IL 60639

**LRFD**

**STANDARD LRFD LOAD TABLE**

Category	Designation	Description	Value
Dead Load	DL1	Slab	15 psf
	DL2	Partitions	10 psf
	DL3	Mezzanine	15 psf
Live Load	LL1	Office	50 psf
	LL2	Storage	125 psf
Wind Load	W1	Exposure B	15 psf
	W2	Exposure C	12 psf
Snow Load	S1	Roof	20 psf
	S2	Ground	10 psf

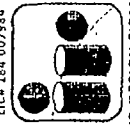


Sheet No. **A-12**

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NOISSUBS L1780

LIC# 184 007884



**IR DESIGN FIRM**

TEL: 773.784.9735  
 FAX: 773.784.9733

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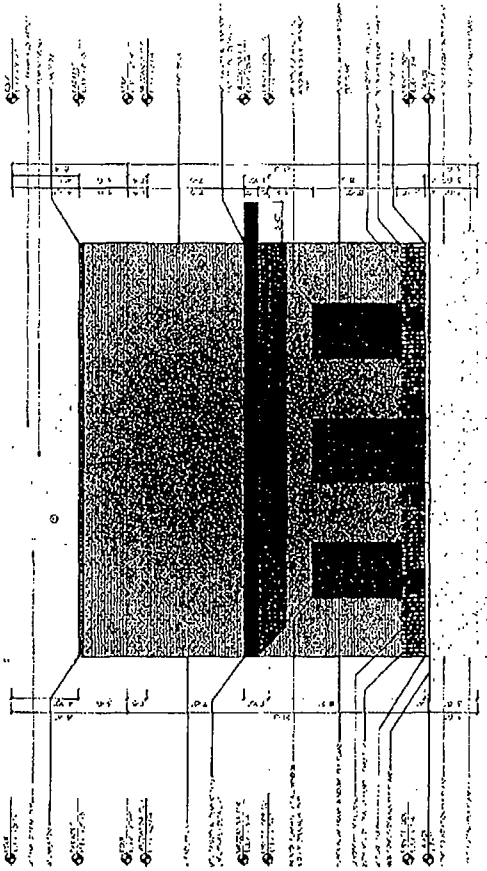
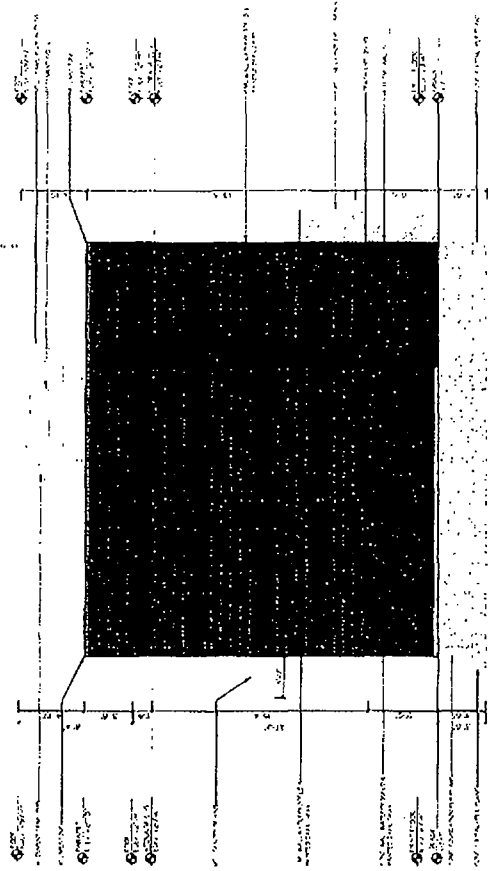


**NEW 1-1/2 STORY  
 COMMERCIAL OFFICE &  
 STORAGE MASONRY  
 BUILDING  
 4614-18 W. ARMITAGE  
 AVE.  
 CHICAGO, IL 60639**

**PROJECT NO. 1055010**  
**PROPOSED NORTH ELEVATION**  
**4614-18 W. ARMITAGE AVE.**

Item	Area	Vol.	Comments

**PROPOSED NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
**A-20**  
 TRAC





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DRAFT SUBMISSION

LIC# 184-007988



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

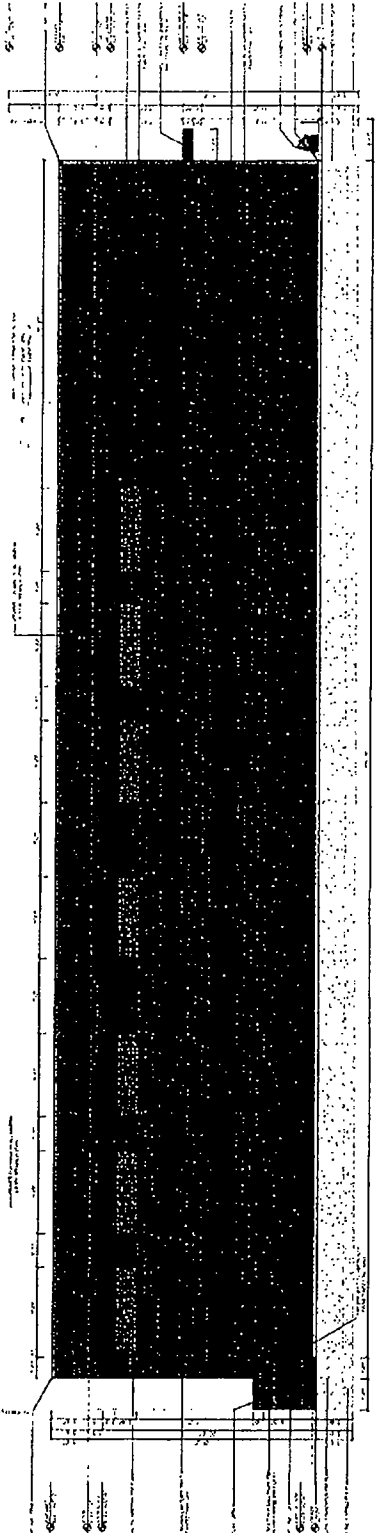


NEW 1-1/2 STORY  
COMMERCIAL OFFICE &  
STORAGE MASONRY  
BUILDING  
4614-18 W. ARMITAGE  
CHICAGO, IL 60639

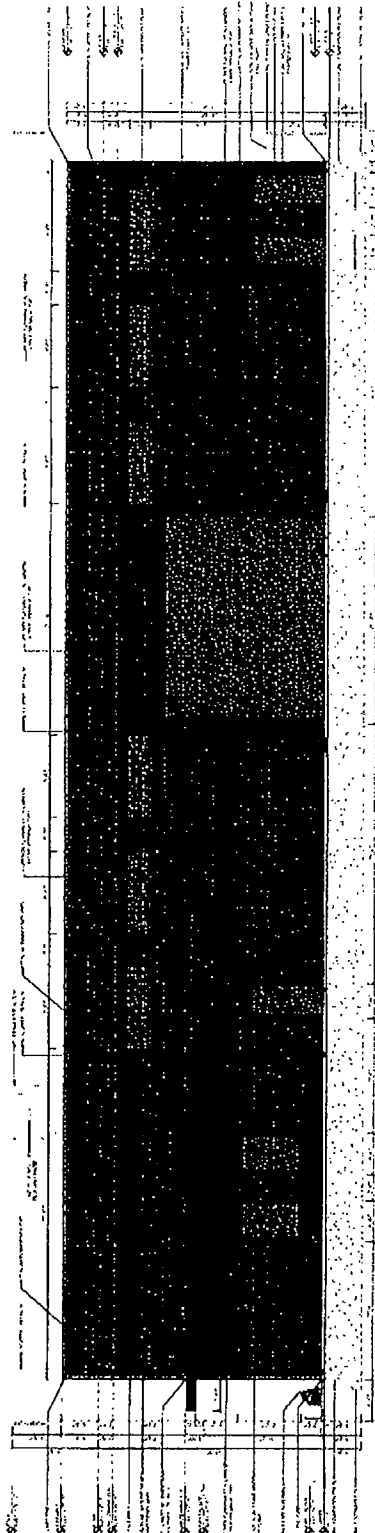
Project No.  
00890546  
4614-18 W. ARMITAGE AVE

Revised	Date	Description

PROPOSED EAST  
ELEVATION  
**A-21**  
Title Sheet No.



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION