



City of Chicago



SO2021-1632

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/21/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-K at 4014 W Parker Ave - App No. 20677T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 of M-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-K in the area bounded by:

The public alley next North of and parallel to West Parker Avenue; the alley next West of and parallel to North Pulaski Road; West Parker Avenue; And a line 174.55 feet West of and parallel to North Pulaski Road.

to those of a C2-2 Motor Vehicle-Related Commercial District.

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

Common Address of Property:

4014 West Parker Avenue

**SUBSTITUTE NARRATIVE AND PLANS
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 4014 WEST PARKER AVENUE**

Applicant seeks a Type I Map Amendment of the City of Chicago Zoning Map from the current M 1-2 District to that of a C2-2 District for the property commonly known as 4014 West Parker Avenue. The applicant seeks to permit the use of the existing two-story building as a warehouse/workshop on the ground floor and one residential dwelling unit on the second floor. A new rooftop deck accessed by an enclosed stairway will be created on the roof of second floor. The total lot area of the subject site is 4,210 square feet.

The following is a list of the proposed (existing) dimensions of the development:

Density:	1 residential dwelling units
Lot Area Per Unit:	4,210 square feet
Off Street Parking:	2
Height:	24 feet 6 inches (existing)
Floor Area:	approximately 6,727 square feet
Floor Area Ratio:	approximately 1.6
Front (South) Setback:	0 feet (existing)
Rear (North) Setback:	0 feet (existing)
East Side Setback:	0 feet (existing)
West Side Setback:	0 feet (existing)

General Notes

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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9. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
10. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Project Team

Project Name: Johnson Building
 Project Number: 2019-001
 Project Location: 4014 West Parker Avenue, Chicago, IL 60639

Project Data

Address: 4014 West Parker Avenue
 City: Chicago, IL 60639
 State: IL
 Country: USA
 Project Start: 2019-01-01
 Project End: 2019-12-31
 Project Status: In Progress

Energy Conservation Notes

The contractor shall comply with all applicable energy conservation codes and standards, including but not limited to the International Energy Conservation Code (IECC) and the ASHRAE 90.1-2010. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Abbreviations

Symbol	Description
1	1" = 1'-0"
2	2" = 2'-0"
3	3" = 3'-0"
4	4" = 4'-0"
5	5" = 5'-0"
6	6" = 6'-0"
7	7" = 7'-0"
8	8" = 8'-0"
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50	50" = 50'-0"

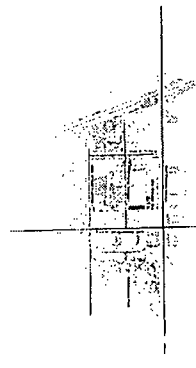
Johnson Building
 Renovation of a two-story masonry and wood mixed-use building with the addition of a new second level balcony, rooftop access penthouse and private roof deck.

4014 West Parker Avenue
 Chicago, Illinois 60639
 Issued for Zoning Change - 07.30.21

Sheet List

Sheet No.	Description
401	Site Plan
402	Foundation Plan
403	First Floor Plan
404	Second Floor Plan
405	Roof Deck Plan
406	Roof Access Plan
407	Penthouse Plan
408	Balcony Plan
409	Structural Details
410	MEP Details
411	Accessibility

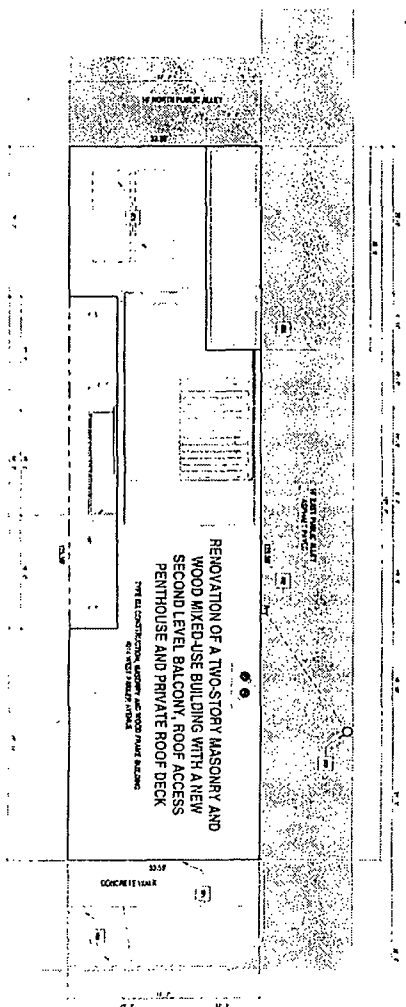
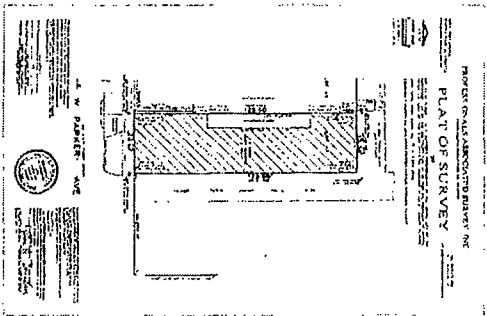
Item	Description	Quantity	Unit
1	Concrete	100	cu yd
2	Rebar	100	lb
3	Formwork	100	sq ft
4	Steel Decking	100	sq ft
5	Roofing	100	sq ft
6	Handrails	100	lb
7	Staircase	100	sq ft
8	Structural Steel	100	lb
9	Roof Access	100	sq ft
10	Penthouse	100	sq ft
11	Balcony	100	sq ft
12	Structural Details	100	sq ft
13	MEP Details	100	sq ft
14	Accessibility	100	sq ft



Title Page
 A00

Johnson Building
 4014 West Parker Avenue
 Chicago, IL 60639





KEYNOTES:

1. All dimensions are in feet and inches.
2. All dimensions are to the center of the line unless otherwise noted.
3. All dimensions are to the finished ground unless otherwise noted.
4. All dimensions are to the center of the line unless otherwise noted.
5. All dimensions are to the finished ground unless otherwise noted.



Item No.	Description	Quantity	Unit	Notes
001	CONCRETE SLAB	1	SQ YD	See Schedule
002	CONCRETE CURB	1	LINEAL FT	See Schedule
003	CONCRETE FINISH	1	SQ YD	See Schedule
004	CONCRETE FORMWORK	1	SQ YD	See Schedule
005	CONCRETE REINFORCEMENT	1	TON	See Schedule
006	CONCRETE CURB FORMWORK	1	LINEAL FT	See Schedule
007	CONCRETE REINFORCEMENT	1	TON	See Schedule
008	CONCRETE CURB FORMWORK	1	LINEAL FT	See Schedule
009	CONCRETE REINFORCEMENT	1	TON	See Schedule
010	CONCRETE CURB FORMWORK	1	LINEAL FT	See Schedule
011	CONCRETE REINFORCEMENT	1	TON	See Schedule
012	CONCRETE CURB FORMWORK	1	LINEAL FT	See Schedule
013	CONCRETE REINFORCEMENT	1	TON	See Schedule
014	CONCRETE CURB FORMWORK	1	LINEAL FT	See Schedule
015	CONCRETE REINFORCEMENT	1	TON	See Schedule
016	CONCRETE CURB FORMWORK	1	LINEAL FT	See Schedule
017	CONCRETE REINFORCEMENT	1	TON	See Schedule
018	CONCRETE CURB FORMWORK	1	LINEAL FT	See Schedule
019	CONCRETE REINFORCEMENT	1	TON	See Schedule
020	CONCRETE CURB FORMWORK	1	LINEAL FT	See Schedule

Johnson Building
 4014 West Parker Avenue
 Chicago, Illinois 60646

Site Plan
 A01

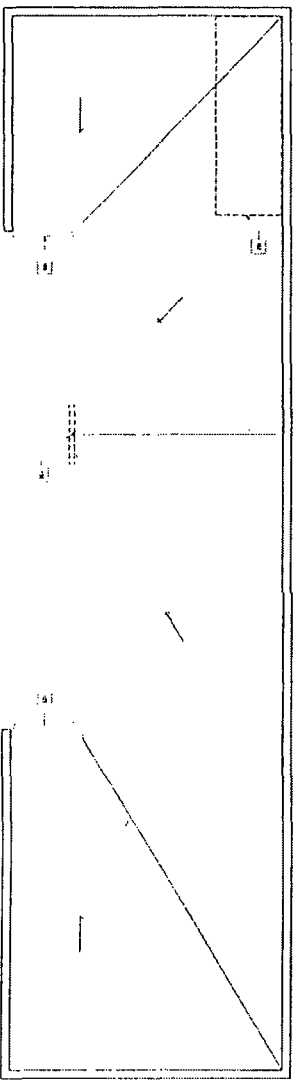
Keynotes:
1. Existing structure to be demolished
2. Existing structure to be retained
3. Existing structure to be repaired



Johnson Building
4316 West Parker Avenue
Chicago, Peck 60633

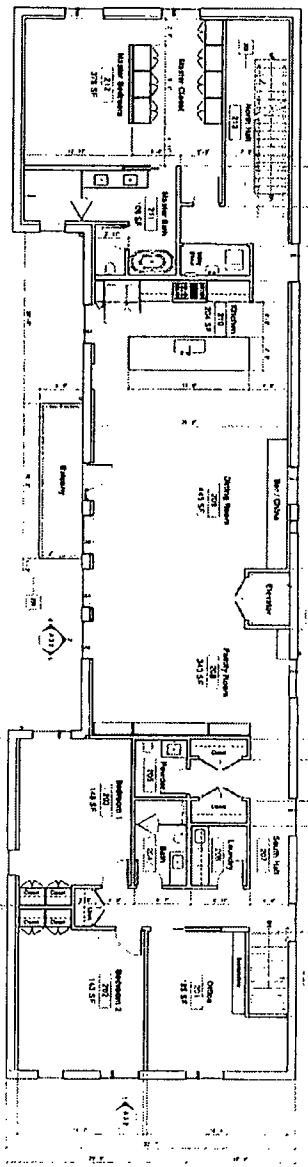
General Demolition Notes
1. All existing structure to be demolished.
2. All existing structure to be retained.
3. All existing structure to be repaired.
4. All existing structure to be replaced.
5. All existing structure to be removed.
6. All existing structure to be salvaged.
7. All existing structure to be recycled.
8. All existing structure to be disposed of.
9. All existing structure to be stored.
10. All existing structure to be sold.

Demolition Plans
A12

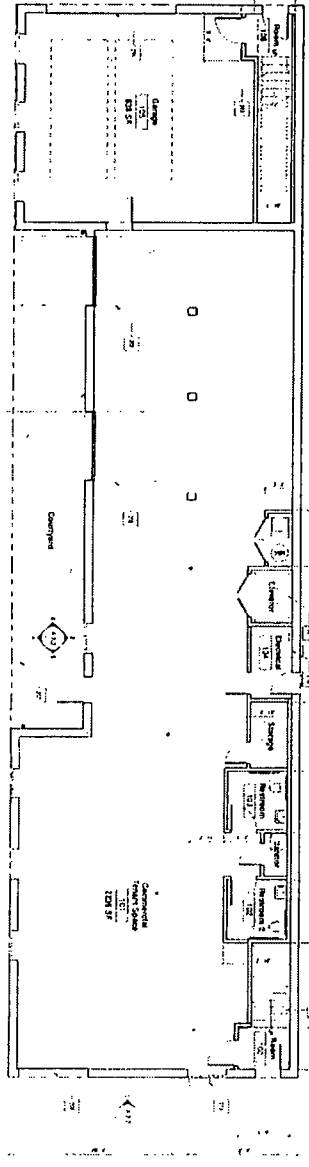


Pool

- Keynotes:**
- 1. Existing
 - 2. New
 - 3. Proposed
 - 4. Existing
 - 5. Existing
 - 6. Existing
 - 7. Existing
 - 8. Existing
 - 9. Existing
 - 10. Existing
 - 11. Existing
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 - 22. Existing



Level



Level

Wall Legend

- 1. Existing
- 2. New
- 3. Proposed
- 4. Existing
- 5. Existing
- 6. Existing
- 7. Existing
- 8. Existing
- 9. Existing
- 10. Existing
- 11. Existing
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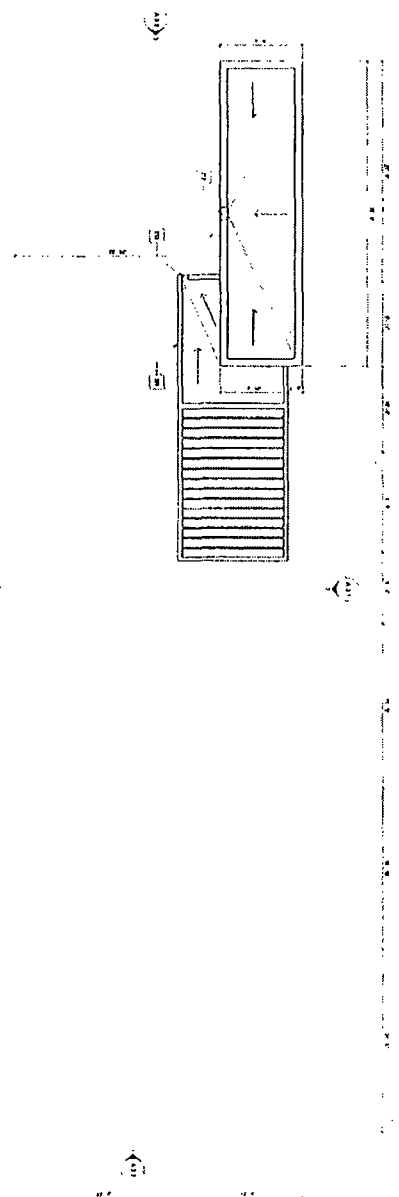
Floor Plans

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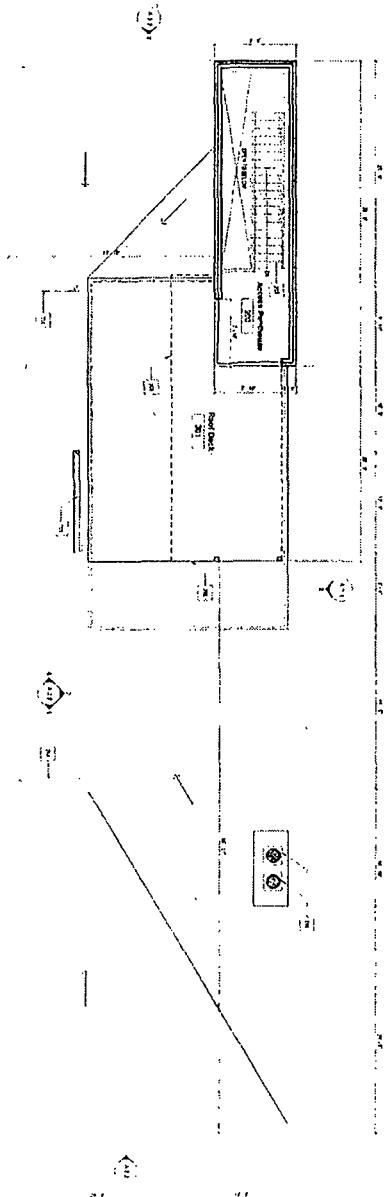
Johnson Building
 424 West Park Avenue
 Chicago, Illinois 60629



- Keynotes:
- 1. See Note 1
 - 2. See Note 2
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 - 100. See Note 100



Upper Roof



Roof Deck

- Wall Legend
- 1. See Note 1
 - 2. See Note 2
 - 3. See Note 3
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Floor Plans

A 22

Johnson Building
 404 West Park Avenue
 Chicago, Illinois 60609



MOSS
 ARCHITECTS
 100 N. LAUREL ST. SUITE 200
 CHICAGO, ILL. 60610
 TEL: 312.467.1000
 FAX: 312.467.1001
 WWW.MOSSARCHITECTS.COM

- Keynotes:**
- 1. Existing Building
 - 2. New Building
 - 3. Existing Building
 - 4. New Building
 - 5. Existing Building
 - 6. New Building
 - 7. Existing Building
 - 8. New Building
 - 9. Existing Building
 - 10. New Building

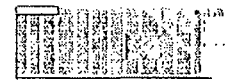


Johnson Building
 4014 West Park Avenue
 Chicago, Illinois 60627

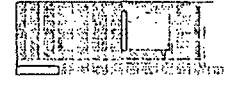
- Exterior Material Legend**
- 1. Brick
 - 2. Concrete
 - 3. Glass
 - 4. Metal
 - 5. Stone

Building Elevations

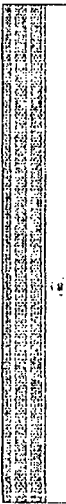
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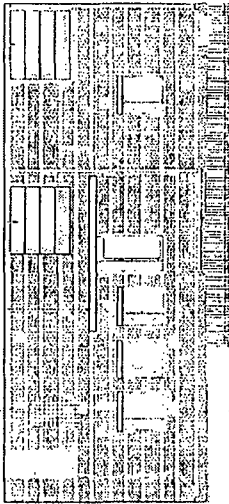
South Elevation



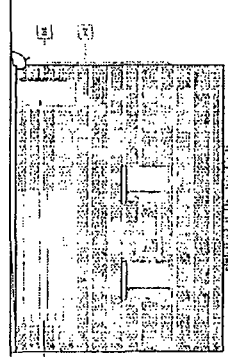
North Elevation



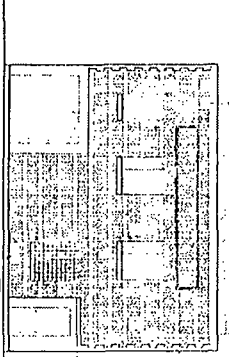
East Elevation



West Elevation

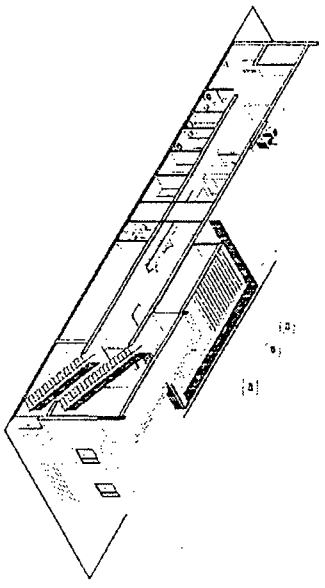


South

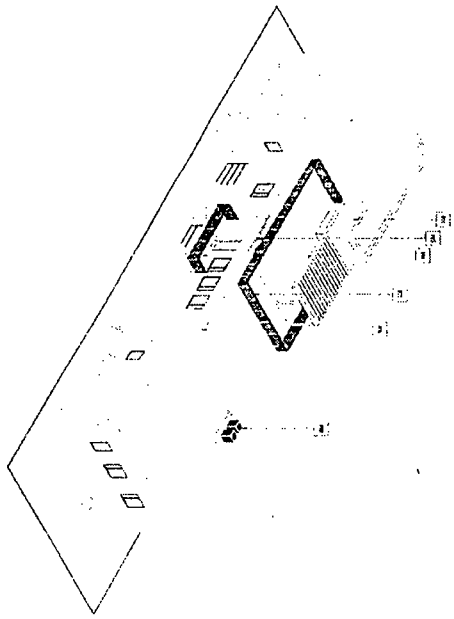


North

- Keynotes:**
- 1. Mechanical Room
 - 2. Electrical Room
 - 3. Elevator Lobby
 - 4. Elevator Lobby
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NE Axon



SW Axon

Axonometrics

A.8.1

Johnson Building
 634 West Parkway Avenue
 Chicago, IL 60607



MOSS
 ARCHITECTS

2023.06.10.02