



City of Chicago



O2021-3994

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-K at 4614-4620 W Armitage Ave - App No. 20821T1
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 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

**IR DESIGN FIRM**
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FAC 773-784-9753
ARCHITECTS
ENGINEERS

STATE OF ILLINOIS
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL SEAL FOR ARCHITECT
PROFESSIONAL SEAL FOR ENGINEER
ARCHITECTS
ENGINEERS

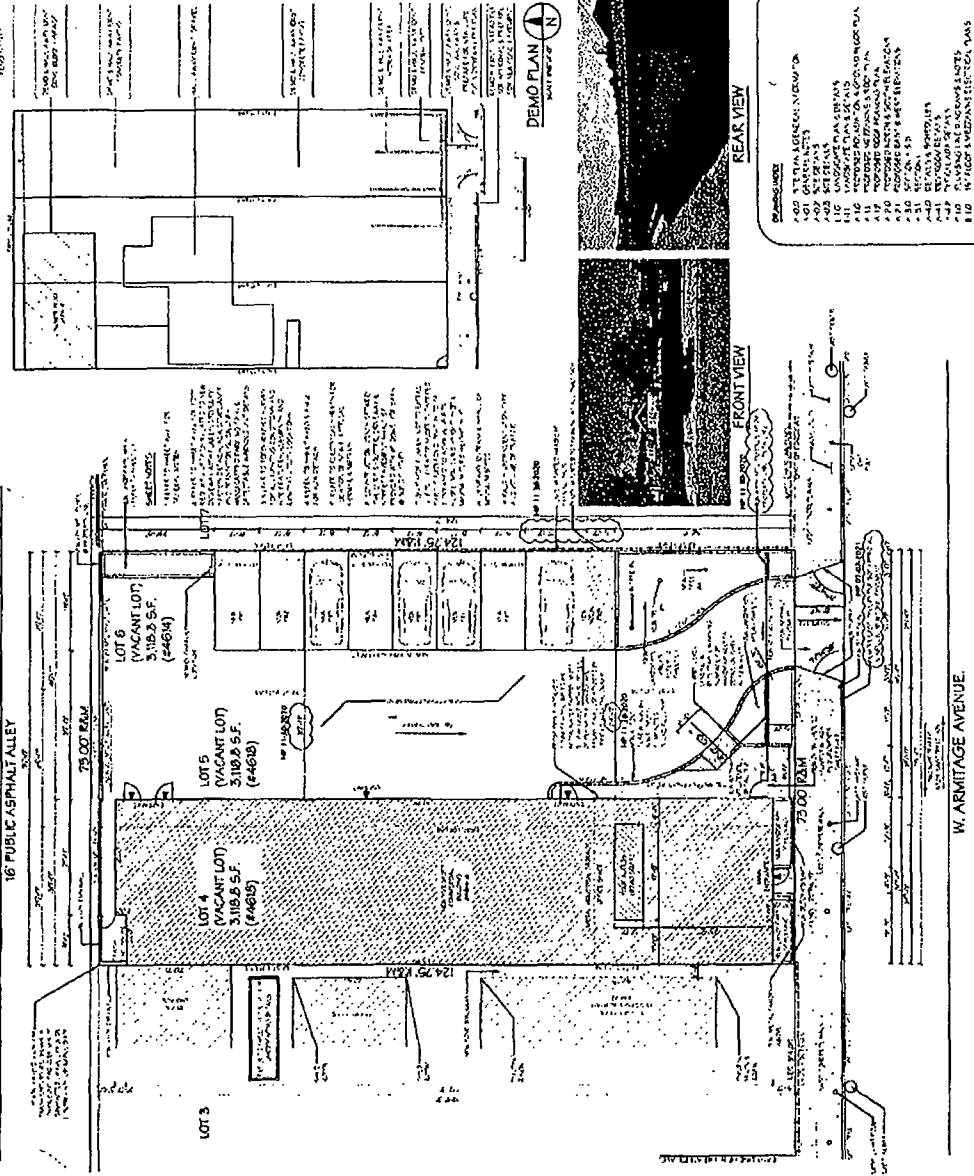


NEW 1-1/2 STORY
COMMERCIAL OFFICE &
STORAGE MASONRY
BUILDING
4614-18 W. ARMITAGE
AVE.
CHICAGO, IL 60639

Project No. 108990546
4614-18 W. ARMITAGE AVE

Date	11/12/20
Drawn by	02/02/20
Checked by	11/18/20
Approved by	11/18/20

DATE PLANNED FOR CONSTRUCTION: 11/18/2020
DATE PREPARED FOR CONSTRUCTION: 11/18/2020
DATE PREPARED FOR CONSTRUCTION: 11/18/2020
DATE PREPARED FOR CONSTRUCTION: 11/18/2020



FRONT VIEW
REAR VIEW

DEMO PLAN

SITE PLAN

NO.	REVISION	DATE	BY
1	1	11/12/20	JR
2	2	11/18/20	JR
3	3	11/18/20	JR
4	4	11/18/20	JR
5	5	11/18/20	JR
6	6	11/18/20	JR
7	7	11/18/20	JR
8	8	11/18/20	JR
9	9	11/18/20	JR
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45	45	11/18/20	JR
46	46	11/18/20	JR
47	47	11/18/20	JR
48	48	11/18/20	JR
49	49	11/18/20	JR
50	50	11/18/20	JR

GENERAL NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE (CBC) AND THE ILLINOIS BUILDING CODE (IBC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
8. ALL NOTES TAKE PRECEDENCE OVER THE DRAWINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
19. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
20. ALL NOTES TAKE PRECEDENCE OVER THE DRAWINGS.

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DRAFT SUBMISSION

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LEGEND

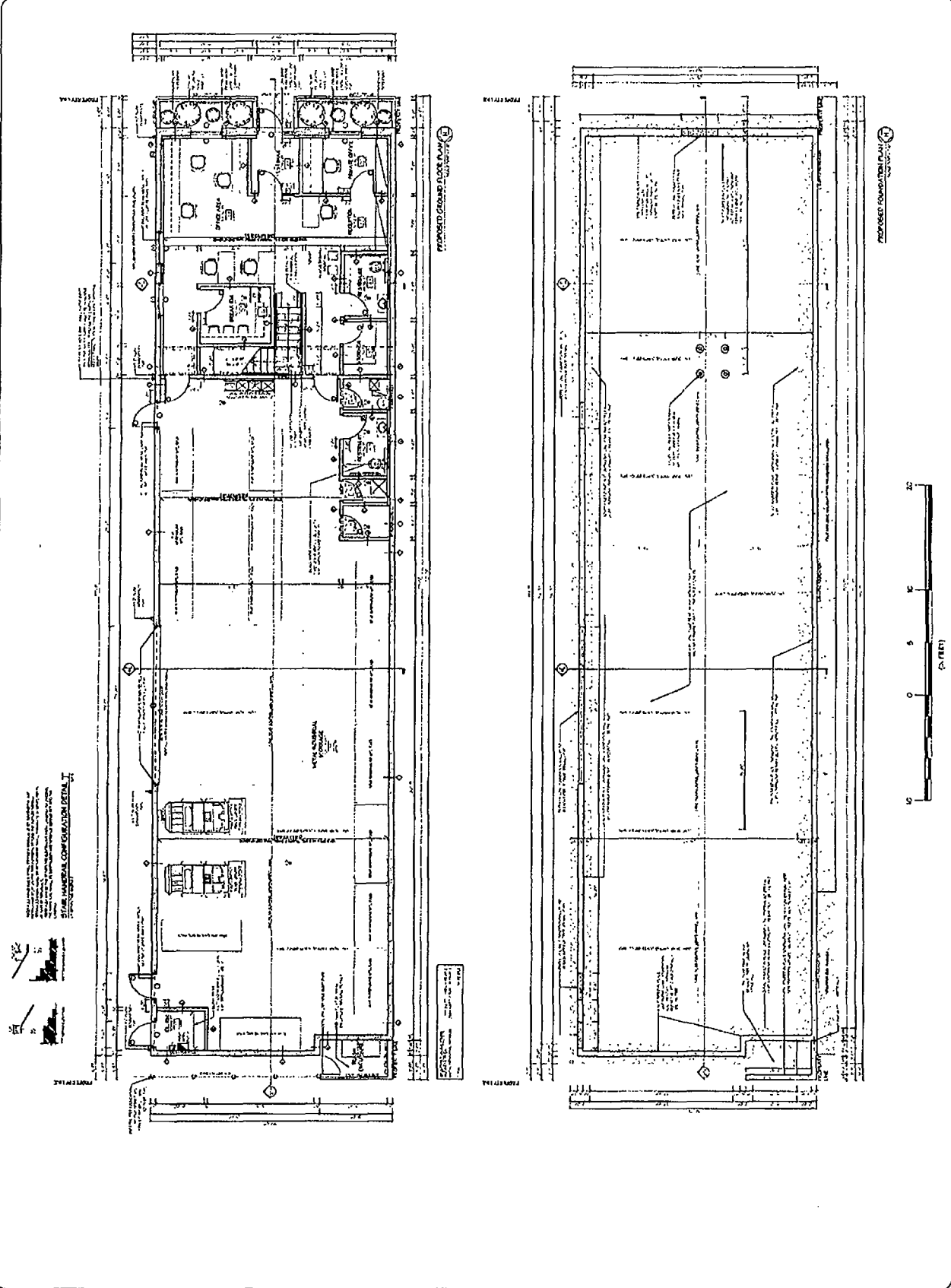
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- - -	EXISTING
---	FOUNDATION
---	CONCRETE
---	STAINLESS STEEL
---	BRASS
---	COPPER
---	ALUMINUM
---	GLASS
---	PARTITION WALL
---	GLASS PARTITION WALL
---	GLASS CURTAIN WALL
---	GLASS SKYBRIDGE
---	GLASS ENTRANCE



NEW 1 1/2 STORY
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BUILDING
4614-18 W. ARMITAGE
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CHICAGO, IL 60639

Project No.	
10890346	4614-18 W. ARMITAGE AVE

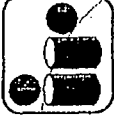
PROPOSED FOUNDATION & FIRST FLOOR PLAN	A-10
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LICE 124.007584



IR DESIGN FIRM

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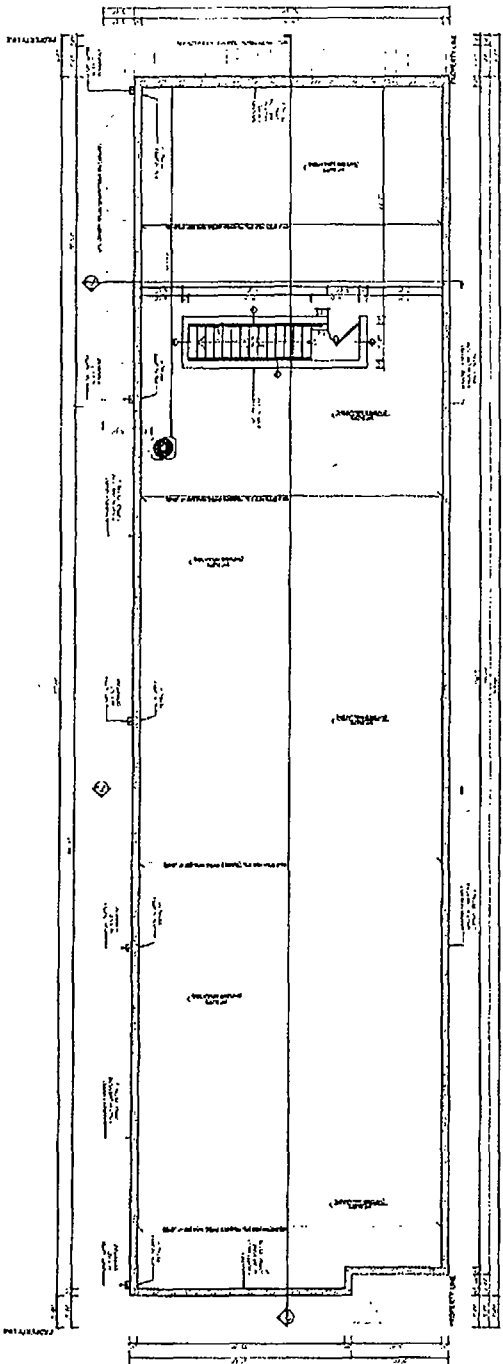
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- PROPOSED

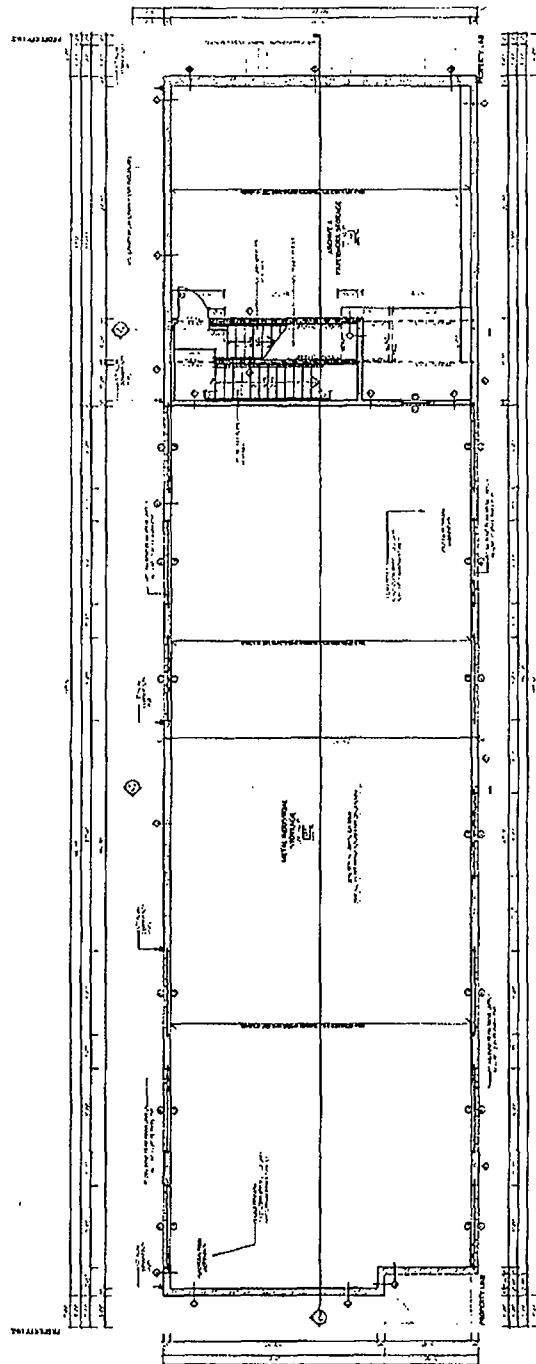


NEW 1 1/2 STORY
COMMERCIAL OFFICE &
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BUILDING
4614-18 W. ARMITAGE
AVE.
CHICAGO, IL 60639

Project No.		1019PDS46	
4614-18 W. ARMITAGE AVE.		CHICAGO, ILLINOIS	
Architect	IR Design Firm	Date	10/15/11
Engineer	IR Design Firm	Scale	AS SHOWN
Contractor		Sheet No.	A-11
Inspector		Sheet Title	PROPOSED MASONRY & ROOF PLAN
Client		Sheet No.	



PROPOSED FLOOR PLAN

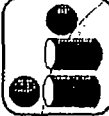


PROPOSED MASONRY FLOOR PLAN



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LEGEND

- 1/2" WALL
- 1/4" WALL
- 1/8" WALL
- 1/4" WALL
- 1/8" WALL
- 1/2" WALL
- 1/4" WALL
- 1/8" WALL
- 1/4" WALL
- 1/8" WALL



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

Project No. 100890514
 4614-18 W. ARMITAGE AVE.

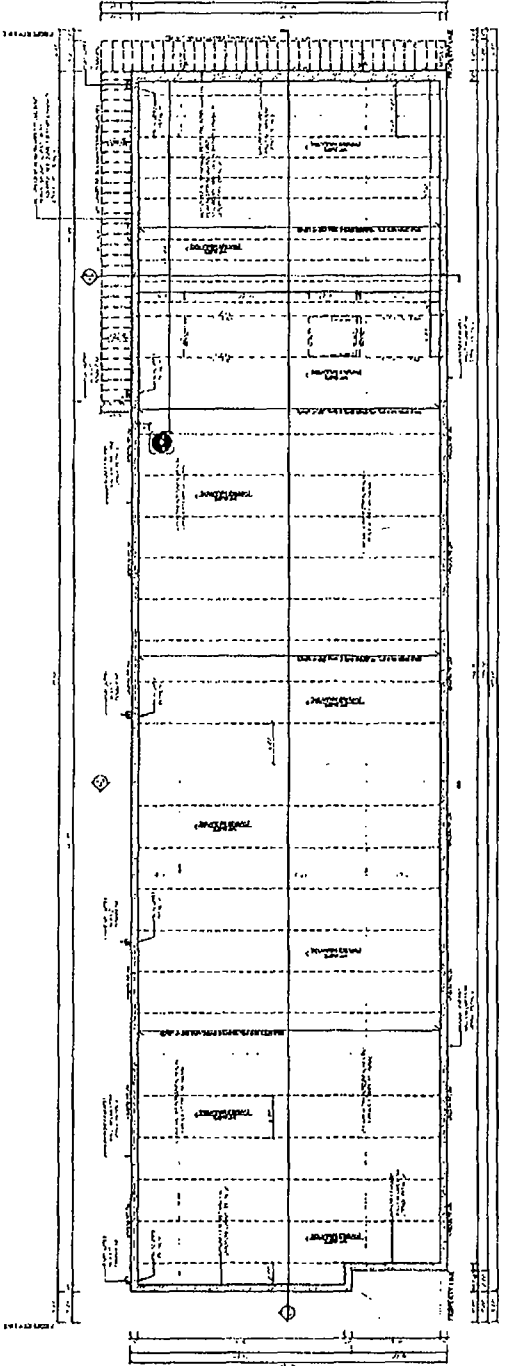
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4	11.14.2018	ISSUED FOR PERMIT

ISSUED FOR PERMIT
A-12
 SHEET NO.
 TRICE

LRFD

STANDARD LRFD LOAD TABLE

NO.	DESCRIPTION	UNITS	LOADS
1	DEAD	PSF	12
2	LIVE	PSF	20
3	WIND	PSF	15
4	SEISMIC	PSF	0.1



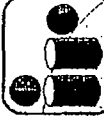
PROPOSED FLOOR FRAMING PLAN



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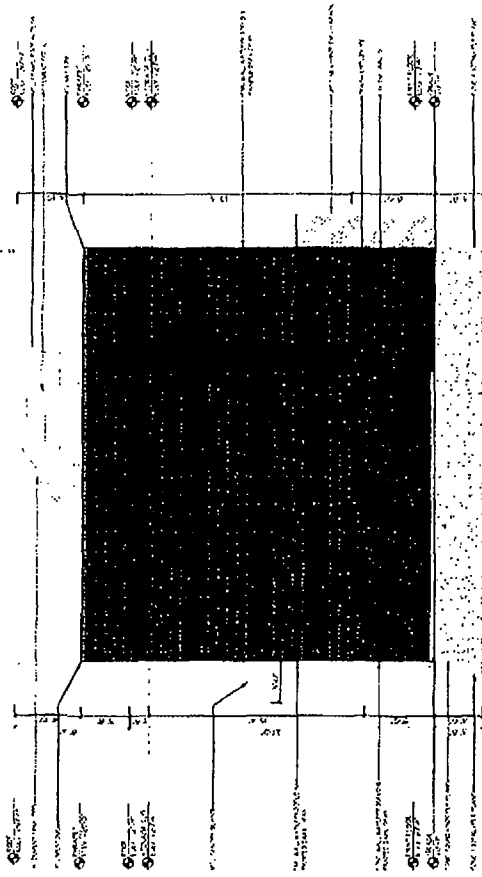


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4614-18 W/ ARMITAGE
AVE.
CHICAGO, IL 60639

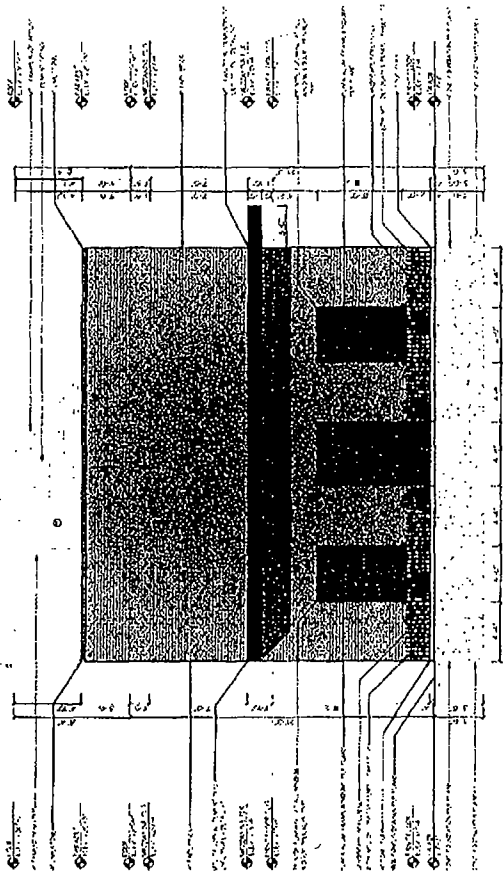
Project No. 10089054
4614-18 W/ ARMITAGE AVE

Revised	By	Date	Description

PROPOSED NORTH & SOUTH ELEVATIONS
A-2.0
Title Sheet No.



PROPOSED NORTH (REAR) ELEVATION
NOT TO SCALE



PROPOSED SOUTH (FRONT) ELEVATION
NOT TO SCALE



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

Project No.
100890546
4614-18 W. ARMITAGE AVE

Revision	By	Date	Description

PROPOSED EAST ELEVATION
MULTI ELEVATIONS
A-21
Title Sheet No

