Final for Publication

AMENDED TO BE A TYPE -1
ZONING MAP AMENDMENT
At 4711 West Chicago Avenue
From M1-1 to M2-1

Narrative

Application for a change in zoning from M1-1 to M2-1 on behalf of current owner DGO LLC for the property located at 4711 W. Chicago Avenue, Chicago, Illinois. The property is currently vacant land. The applicant intends to use the existing vacant lot for outdoor vehicle storage, specifically the overnight parking of 8-10 midsize moving trucks.

Project bulk regulations details:

a) Proposed land use: Fleet vehicle storage – the parking of up to 10 midsize moving trucks.
b) The project's floor area ratio = 0, there are no buildings proposed.
c) The project's density (lot area per dwelling) = 0, there are no dwellings proposed.
d) The amount of off-street parking = 10 off-street spaces for commercial vehicles.
e) Setbacks = not applicable, there are no buildings proposed.
f) Building height = not applicable, there are no buildings proposed.

A site plan and a survey are attached.

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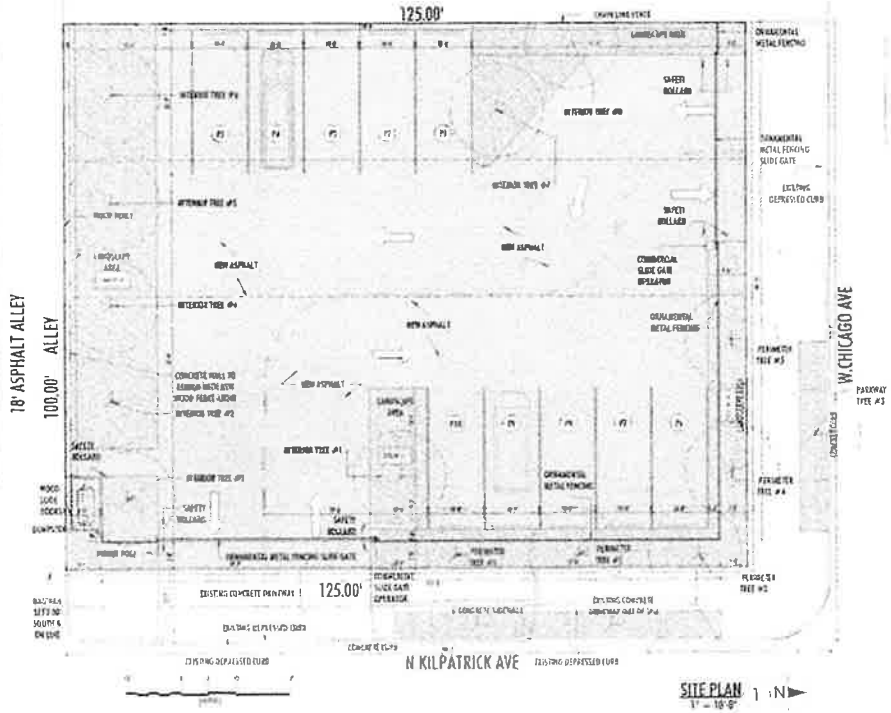
SELF-CERT 2019 CBC: OUTDOOR VEHICLE STORAGE LOT FOR 10 SPACES WITH NEW 5'-11" HT. & 411'-2" LINEAR LENGTH CHAIN LINK & WOOD FENCE 4711 W. CHICAGO AVE., CHICAGO, IL 60607



REAR VIEW

FRONT VIEW

AERIAL MAP

ZONING MAP

LIC# 184.007984

BLOC PROJ

ARCHITECTURE + DESIGN

4463 N ELSION AVE
CHICAGO, IL 60630

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SELF-CERT 2019 CBC: OUTDOOR VEHICLE STORAGE LOT FOR 10 SPACES WITH NEW 5'-11" HT. & 411'-2" LINEAR LENGTH CHAIN LINK & WOOD FENCE
4711 W. CHICAGO AVE., CHICAGO, IL 60607

Project No.
10004217
4711 W. CHICAGO AVE.

SITE PLAN & GENERAL INFORMATION

A-0.0

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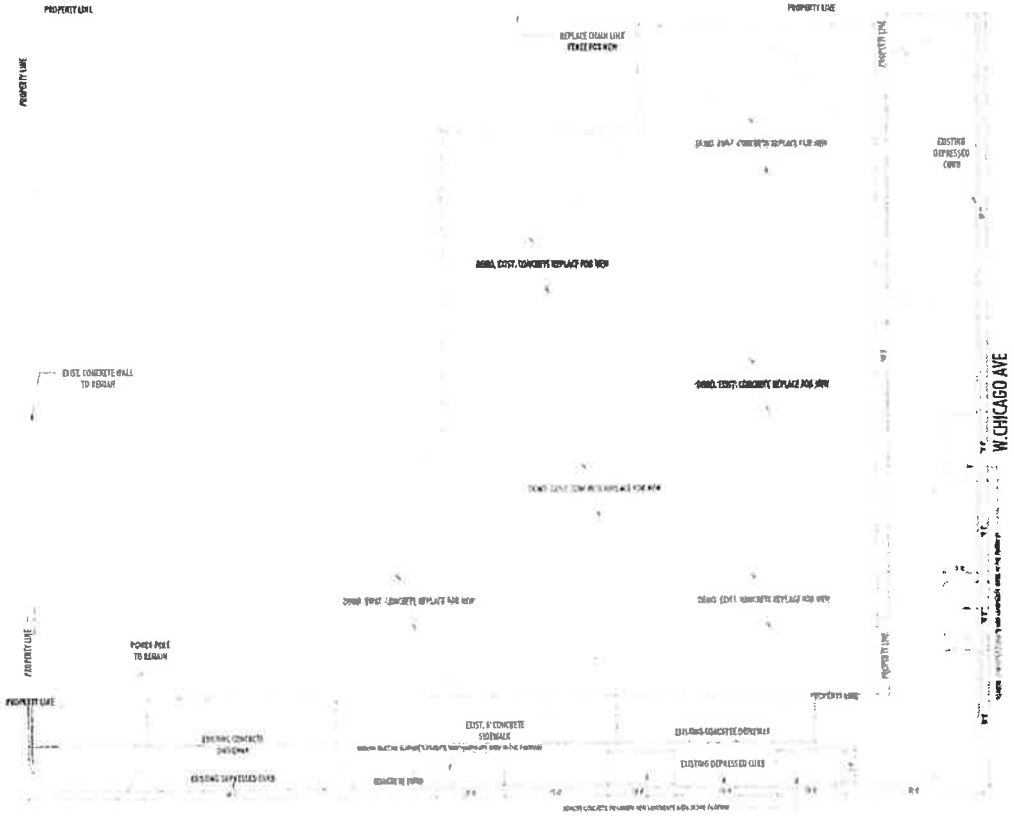

EXISTING/ DEMO GROUND FLOOR PLAN (2) (N)
1/8" = 1'-0"

LIC# 184.007984

BLDG

ARCHITECTURE • DESIGN
4410 N. ELSTON AVE
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LEGEND

EXISTING TO REMAIN

EXISTING CONCRETE WALLS TO BE REMOVED

EXISTING CONCRETE TO REMAIN

EXISTING CONCRETE TO BE REMOVED

SELF-CERT 2019 CBC: OUTDOOR VEHICLE STORAGE LOT FOR 10 SPACES WITH NEW: 9-15' HT. & 411'-9" LINEAR LENGTH CHAIN LINK & WOOD FENCE
4711 W. CHICAGO AVE., CHICAGO, IL 60651

Project No.
10002017
4711 W. CHICAGO AVE.

Date	Description
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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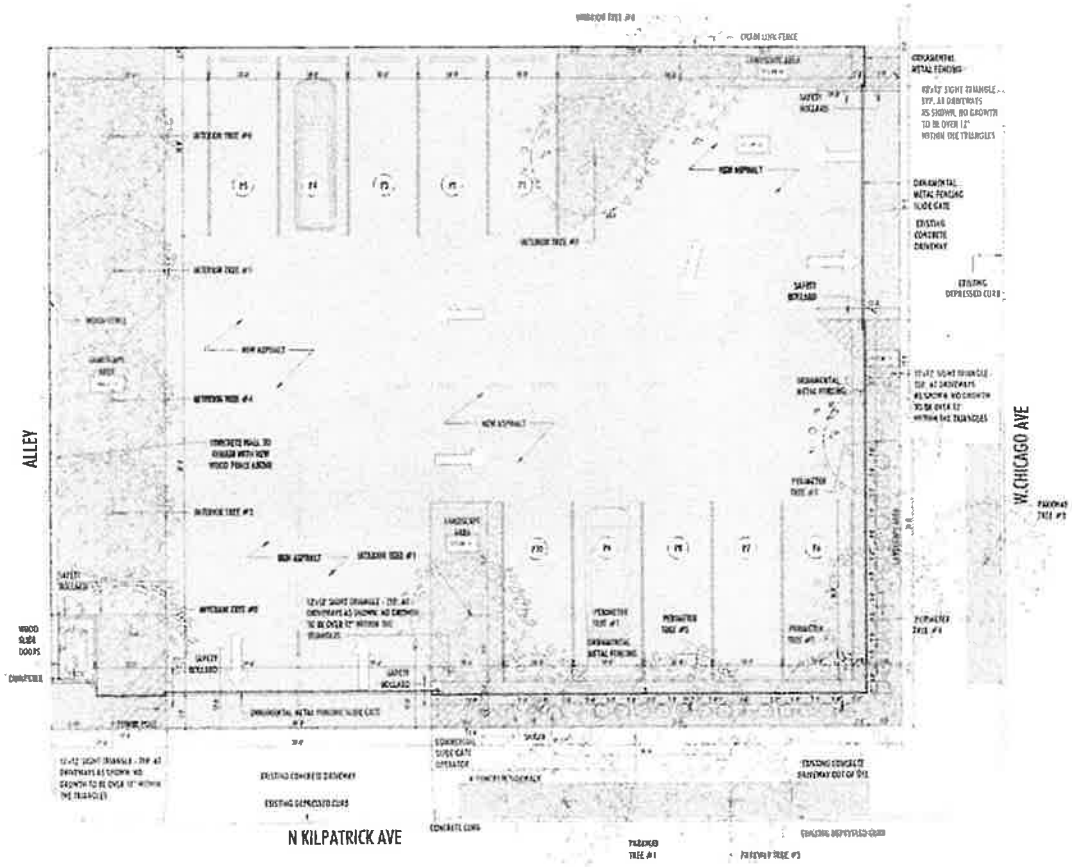
[illegible]	[illegible]

EXISTING GROUND FLOOR PLAN — Title

A-1.0 — Sheet No.

Final for Publication



PROPOSED GROUND FLOOR PLAN 1/8" = 1'-0"

LIC# 184.007984

BLDG PRO

ARCHITECTURE - DESIGN

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CHICAGO, IL 60630
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LEGEND

SEAL OF ARCHITECT

SELF-CERT 2019 CBC. OUTDOOR VEHICLE STORAGE LOT FOR 10 SPACES WITH NEW 5'-11" HT. & 411'-2" LINEAR LENGTH CHAIN LINK & WOOD FENCE
4711 W. CHICAGO AVE., CHICAGO, IL 60651

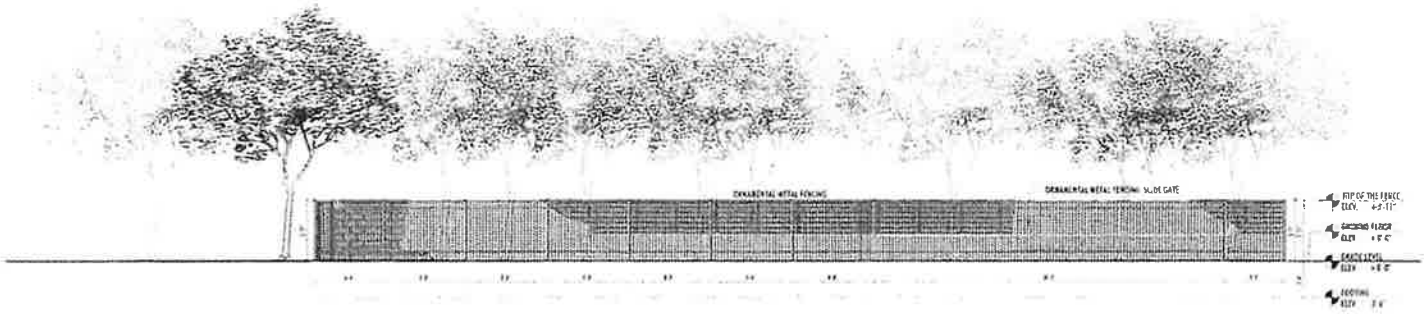
Project No.	
1202421	
4711 W. CHICAGO AVE.	

PROPOSED GROUND FLOOR PLAN

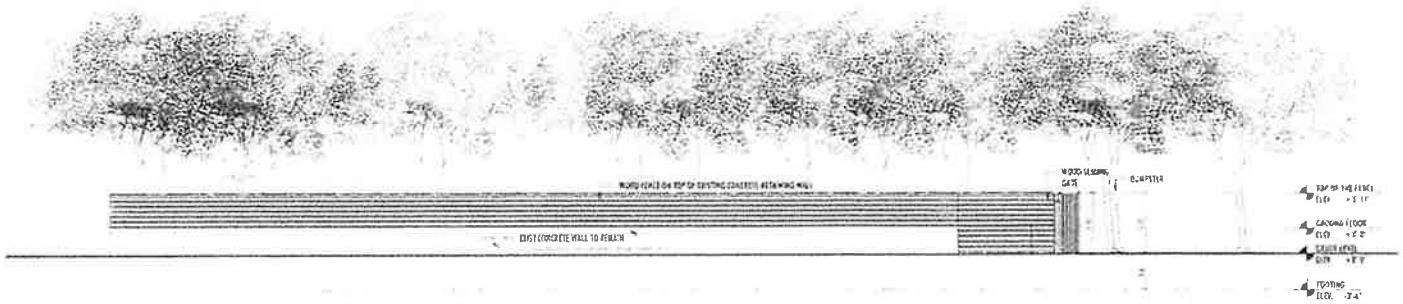
A-2.0

Title | Sheet No.

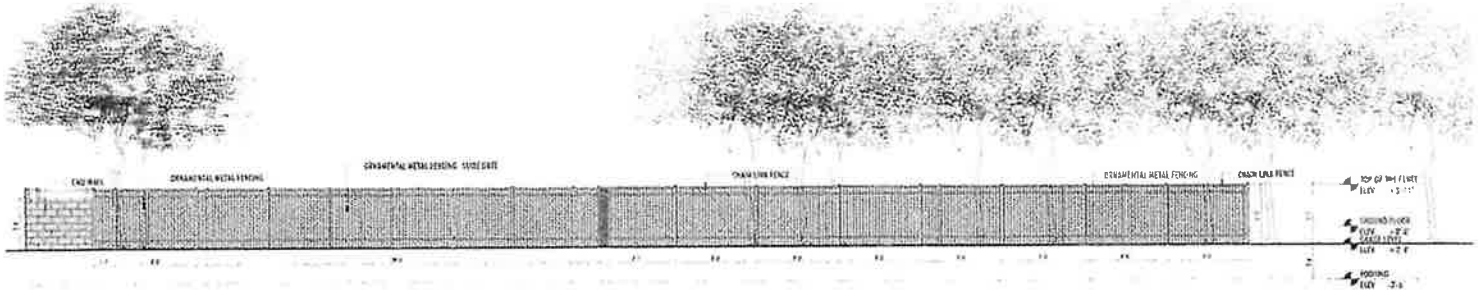
Final for Publication



PROPOSED NORTH ELEVATION 1
3/16" = 1'-0"



PROPOSED SOUTH ELEVATION 2
3/16" = 1'-0"



PROPOSED EAST ELEVATION 3
3/16" = 1'-0"

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LEGEND

SELF-CERT 2014 CDC - OUTDOOR VEHICLE STORAGE LOT FOR 10 SPACES WITH NEW 5'-11" HT. & 451'-3" LINEAR LENGTH CHAIN LINK & WOOD FENCE
4711 W. CHICAGO AVE., CHICAGO, IL 60607

Project No.
10152417
4711 W. CHICAGO AVE.

Date	Rev.	Description
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		
[illegible]		

PROPOSED NORTH/SOUTH & EAST ELEVATIONS

A-3.0

Title Sheet No.

Final for Publication

GENERAL CONDITIONS NOTES

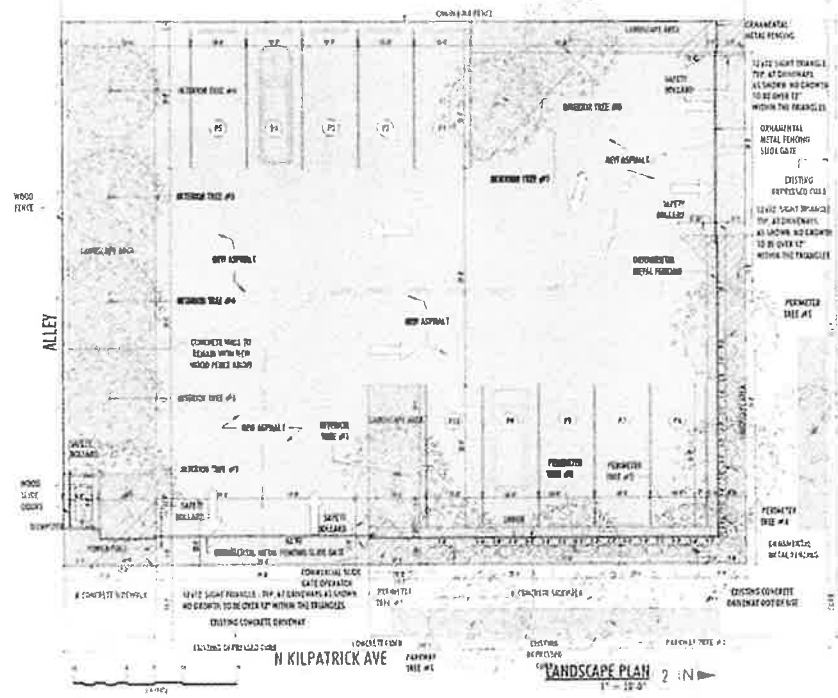
1 WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A) THESE GENERAL NOTES, AND CONSTRUCTION DOCUMENTS AND SPECIFICATIONS
B) ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL CODES LISTED IN SPECIFICATIONS AND DRAWINGS SHALL BE INCLUSIVE OF ALL CODES, REGULATIONS AND REQUIREMENTS ADOPTED BY THE CITY OF CHICAGO, INCLUDING ALL AMENDMENTS
2 REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3 VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
4 CONTACT LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION, PRIOR TO COMMENCING WORK.
5 PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
6 ALL PLANTING SHALL CONFORM TO THE REGULATIONS AND GUIDELINES RELATING TO TITLE 10, CHAPTER 32 AND TITLE 17, CHAPTER 11 OF THE LATEST EDITION OF THE CHICAGO MUNICIPAL CODE AND CONFORM TO THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".
7 ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF FEDERAL, STATE & LOCAL LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
8 ALL PLANTS SHALL BE HIGH QUALITY NURSERY GROWN STOCK. SUBSTANDARD "B GRADE", "PARK GRADE" OR FIELD COLLECTED PLANTS ARE NOT ACCEPTABLE.
9 ALL PLANTS SHALL HAVE BEEN GROWN IN A CLIMATE ZONE SIMILAR TO CHICAGO'S, I.E. UNITED STATES DEPARTMENT OF AGRICULTURE ZONE 4 OR 5. PLANTS FROM ZONE 6B OR MORE, I.E. WARMER CLIMATE ZONES ARE NOT ACCEPTABLE.
10 TOPSOIL SHALL BE MOUNDED IN ADDITIONAL 6 INCHES IN VEHICULAR USE AREA INTERNAL ISLANDS.

LANDSCAPE PLANTING NOTES

1 REFER TO CIVIL ENGINEER'S UTILITY AND GRADING AND DRAINAGE PLANS FOR UTILITY LOCATION AND DRAINAGE INFORMATION. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR GRADING INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2 VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3 EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4 VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
5 CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
6 PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7 TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
8 TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
9 PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
10 PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
11 FINISH GRADES OF PLANTER AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING OR TOP OF WALL UNLESS OTHERWISE NOTED.
12 PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS.
13 REMOVE ENTIRE WIRE CAGE FROM ROOTBALL.
14 CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
15 LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
11 PARKING LOT AND VEHICULAR USE AREA INTERNAL ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 2 FEET BELOW THE PARKING LOT SURFACE AND BACKFILLED WITH THE SPECIFIED PLANTING MIX. THE SOIL COMPOSITION AND PERCOLATION RATES MUST FOLLOW THE RECOMMENDATIONS OF THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".
12 THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO PARKWAY LANDSCAPING RESULTING FROM CONSTRUCTION ACTIVITIES INCLUDING TOPSOIL PLACEMENT, GRADING AND SODDING. ANY TREE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME VARIETY AND SIZE AND AS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
13 THE LANDSCAPE CONTRACTOR SHALL FERTILIZE EXISTING TREES WITH A SLOW RELEASE (50% NITROGEN) SOLUBLE FERTILIZER. APPLICATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE UNIVERSITY OF ILLINOIS EXTENSION SERVICE.
14 BARE ROOT TREES ARE NOT ACCEPTABLE.
15 PLANTS SHALL BE PROTECTED FROM DRYING OUT DURING SHIPPING & AFTER DELIVERY, IF NOT IMMEDIATELY PLANTED.

SOIL PREPARATION

1 SOIL PREPARATION OF A LANDSCAPE DESIGN IS A CRITICAL FACTOR IN CREATING A HEALTHY AND LONG-LASTING LANDSCAPE. REMOVE EXISTING TOPSOIL AND STOCKPILE ON SITE. TOPSOIL TO BE INCORPORATED BACK INTO THE SOIL AT A LATER DATE. CONTRACTOR TO CONDUCT A SOIL EVALUATION TO DETERMINE THE SOIL'S COMPOSITION, COMPACTION RATE, NUTRIENT QUALITIES, ORGANIC CONTENT, PH LEVELS, AND WATER HOLDING CAPABILITIES. THE IDEAL PLANTING SOIL MIX IS APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN.
2 PRIOR TO THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM, CONTRACTOR TO PREPARE SOIL TO ENSURE A PROPER ENVIRONMENT FOR PLANT ROOT DEVELOPMENT.
3 CONTRACTOR TO DE-COMPACT SOILS IN PLANTING AREAS BY ROTO TILLING, DISKING OR RIPPING TO A DEPTH OF 6" MINIMUM AND PREFERABLY A DEPTH OF 12-18". DE-COMPACTION OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL TO A DEPTH OF 18" OR MORE AND THEN RE-INSTALLED LOOSELY WITH REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2" IN SIZE FROM THE SOIL.
4 WHEN PERFORMING SOIL DE-COMPACTION, MULTIPLE PASSES ACROSS THE AREA WILL BE REQUIRED AND, WHEN POSSIBLE, SHOULD BE AT VARYING ANGLES TO ENSURE ADEQUATE COVERAGE. WHEN USING DISC OR RIPPING EQUIPMENT, IT IS RECOMMENDED THAT THE FINAL PASSES OVER THE AREA BE MADE WITH A ROTO TILLER TO BREAK UP ANY LARGE CLUMPS TO MAKE FINAL GRADING EASIER.
5 AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING. SOIL AMENDMENT MAY INCLUDE INORGANIC MATERIAL SUCH AS SAND, SILT OR CLAY, WHICH HELP IMPROVE SOIL TEXTURE. ORGANIC MATERIAL SUCH AS COMPOST, MANURE, AND PEAT MOSS MAY ALSO BE USED AND HELP IMPROVE SOIL STRUCTURE. OTHER AMENDMENTS SUCH AS FERTILIZER IMPROVE NUTRIENT CONTENT AND SULFUR ADJUSTS THE SOIL PH LEVEL. SULFUR SHALL BE INCORPORATED AT THE RATE OF ONE POUND OF SULFUR PER 100 SQUARE FEET.
6 ALL AMENDMENTS SHOULD BE MIXED THOROUGHLY WITH EXISTING SOIL AND AN ADDITIONAL SOIL TEST WILL BE TAKEN TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
7 DURING THE REMAINDER OF THE LANDSCAPE INSTALLATION, PLANTING AREAS ON THE SITE MAY BE RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. THIS COMPACTION IS TYPICALLY LIMITED TO THE UPPER 4-6" OF THE SOIL. PRIOR TO THE INSTALLATION OF PLANT MATERIAL IN THESE AREAS, THE COMPACTION SHALL BE REDUCED TO 80% OR LESS USING PREVIOUSLY DESCRIBED METHODS.



STATEMENT BY REGISTERED ARCHITECT.

"THE UNDERSIGNED ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 4711 W. CHICAGO AVE., CHICAGO, IL 60651 HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

ARCHITECT Kemal Purohit DATE 11/20/2023
KEMAL PUROHIT / IL LICENSE # 001 019444

ALL PLANTING MUST BE DONE BY DECEMBER 15, 2024

STATEMENT BY OWNER.

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT TO THE BEST OF UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACE AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.
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.
THERE ARE ONLY TWO POSSIBLE DATES FOR COMPLETION OF PLANTING TO BE DONE, JUNE 15, 2024 OR DEC. 15, 2024

OWNER OF PROPERTY ________________ DATE 12/06/2023

LANDSCAPING CALCULATIONS

VEHICULAR USE AREA - 3,500 SQ FT	10,972.38 SQ FT
REQUIRED INTERIOR LANDSCAPED AREA (7.5%)	822.93 SQ FT
PROVIDED INTERIOR LANDSCAPED AREA	1,014.14 SQ FT
REQUIRED INTERIOR TREES	[illegible]
PROVIDED INTERIOR TREES	6
PROVIDED PARKWAY TREES	3
PROVIDED PERIMETER TREES	4

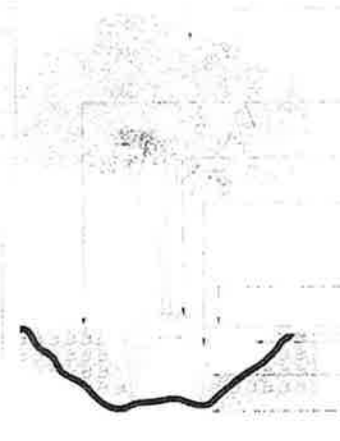
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
SHADE TREES					
EXIST	EXISTING PARKWAY TREES	EXISTING PARKWAY TREES		3	
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL	10	B&B, FIELD GROWN

NOTES

ALL NEW TREES MUST HAVE A MINIMUM CALIPER SIZE OF 4" WITHIN THE CENTRAL AREA AND 2.5" OUTSIDE THE CENTRAL AREA.

6 FOOT HEIGHT MASONRY SCREEN WALL IS REQUIRED AROUND DUMPSTERS AND OTHER TRASH COLLECTION BINS AND AREAS, FURNISHED WITH OPAQUE, LOCKABLE GATES, MASONRY WALLS WITH VINES PLANTED AT THE BASE - OR TRASH ROOM IS REQUIRED IN THE BUILDING



TYPICAL TREE PLANTING DETAIL 1
3/8" = 1'-0"

LIC# 184.007984
BLDG PROJ
ARCHITECTURE + DESIGN
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SELF-STORAGE CENTER: OUTDOOR VEHICLE STORAGE LOT FOR 10 SPACES WITH NEW 5'-11" HT. & 411'-2" LINEAR LENGTH CHAIN LINK & WOOD FENCE
4711 W. CHICAGO AVE., CHICAGO, IL 60651

Project No.
2023.0012
4711 W. CHICAGO AVE.

LANDSCAPE PLAN | L-0.1
Title | Sheet No.