

TYPE 1 ZONING MAP AMENDMENT
Narrative Zoning and Development Analysis
4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue

Klairmont Enterprises, Inc. is the “**Applicant**” for a Type 1 Zoning Map Amendment for the subject property located at 4801-4837 W. Peterson Avenue / 5950 N. Caldwell Avenue (the “**Property**”) from the B3-3 Community Shopping District to the B3-5 Community Shopping District. The Applicant proposes to: (i) infill the northern and eastern portions of the ground level of the existing six-story commercial building at the property (the “**Existing Building**”) with an approximately 8,208 square foot ground floor building addition; and (ii) construction improvements to (a) the existing surface parking lot at the Property, which upon completion will contain 151 automobile parking spaces and (b) an adjacent area, which will contain 5 bicycle parking spaces (collectively, the “**Proposed Development**”).

The Property is bound by West Peterson Avenue to the north; North Cicero Avenue to the east; North Caldwell Avenue and Cook County Forest Preserve property to the south; and the I-94 Expressway to the west. The Property contains approximately 71,087.64 square feet of site area is improved with the six-story Existing Building and a surface parking lot which extends beneath the Existing Building. The Application proposes to infill the northern and eastern portions of the ground level of the Existing Building with an approximately 8,208 square foot ground floor building addition. The proposed addition will create new building floor area to accommodate ground floor commercial and retail uses oriented towards Peterson Avenue and Cicero Avenue. As part of the Proposed Development, the Applicant proposes to reconfigure and improve the existing surface parking lot and related areas to provide a total of 151 parking spaces, 5 bicycle parking spaces, and landscaping upgrades. The overall project FAR will be 1.49.

- (a) Floor Area and Floor Area Ratio:
 - i. Lot Area: 71,087.64 square feet
 - ii. Total building area: 105,629 square feet
 - iii. FAR: 1.49

- (b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)

- (c) Amount of parking: 151 vehicular parking spaces
5 bicycle parking spaces

- (d) Setbacks:
 - i. Front setback: 0 feet
 - ii. Side setback (east): 0 feet
 - iii. Side setback (west): 134.9 feet
 - iv. Rear setback: 34.9 feet

- (e) Building height: 81 feet 1 inch (existing)

- (f) Off-street Loading: 0 spaces (no loading is required)

**Pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance, as part of this Type 1 Zoning Map Amendment, the Applicant seeks administrative adjustments from the Chicago Landscape Ordinance (which are collectively treated as variations per Section 17-13-1002) to: (1) reduce the required number of parkway trees from 37 to 12; (2) reduce the required perimeter screening along Cicero Avenue from 7'0" to 5'5"; (3) reduce the required interior landscaping from 4,075 square feet to 1,769 square feet; (4) reduce the required number of interior trees from 32 to 10; (5) waive the ivy screening requirement for the trash storage area. Additional and alternative landscape treatment is proposed as indicated in the Landscape Plan incorporated herein.*

EDENS OFFICE PLAZA
RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
CHICAGO, ILLINOIS
04.01.2024

PETERSON AVENUE
TWO-WAY TRAFFIC

2 1/2" ACER SACCHARUM
 COLUMNAR ADJACENT
 TO EXISTING WALK

CONTINUOUS SCREEN HEDGE IN FRONT OF FENCE
 TO BE MAINTAINED BETWEEN 30" AND 48" IN HEIGHT
 AT 36" MAX SPACING - JUNIPERUS CHINENSIS

CONC PAO AND BIKE RACK

NEW 4" TALL IRON FENCE - 2' FROM BACK OF
 CURB AND -5' FROM SIDEWALK

CONCRETE WALK

SOB

NEW TREE GRATE AT EXISTING TREES AND
 OPENING IN SIDEWALK - INSTALL NEW
 FRAMES FOR NEW GRATES

EXISTING BUS SHELTER

EXISTING TRAFFIC
 LIGHTS OR STAMPED CONCRETE

NEW 3'X6'X3'TALL PLANTERS @ APPROXIMATELY 15
 FEET ON CENTER - TYP

EXISTING TREE AND OPENING WITH NEW GRATE

CONCRETE SIDEWALK PAVEMENT

NO PLANTER AT THIS LOCATION TO REMAIN CLEAR
 OF BUS-STOP

BUS STOP ON CICERO

MIN 2.5" CALIPER TREE AT 25' AT CENTER -
 ALTERNATE SUGAR MAPLES ACER
 SACCHARUM AND CATALPA SPP

PERIMETER LANDSCAPE ON CICERO TAPERS
 FROM 8'8" WIDTH TO 5.5' WIDTH (AVERAGE 7.2'
 WIDTH

PROVIDE 2-HOUSE BIBBS IN
 PERIMETER LANDSCAPING
 @ 100 FEET APART

EXISTING STREELIGHT SHOWN THIS

MIN. 2.5" CALIPER TREE AT 25' AT CENTER -
 ALTERNATE SUGAR MAPLES ACER
 SACCHARUM AND CATALPA SPP

CONTINUOUS SCREEN HEDGE IN FRONT OF FENCE
 TO BE MAINTAINED BETWEEN 30" AND 48" IN HEIGHT
 AT 36" MAX SPACING - JUNIPERUS CHINENSIS

NEW 3'X6'X3'TALL PLANTERS @ APPROXIMATELY 15
 FEET ON CENTER - TYP

NEW 4" TALL IRON FENCE - 2' FROM BACK OF
 CURB AND -5' FROM SIDEWALK

LOW GROW SUMAC GROUND COVER

25" HACKBERRY

25" HACKBERRY

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PETERSON AVENUE
TWO-WAY TRAFFIC

NEW 4" TALL IRON FENCE - 2' FROM BACK OF
 CURB AND -5' FROM SIDEWALK

CONCRETE WALK

SOB

NEW TREE GRATE AT EXISTING TREES AND
 OPENING IN SIDEWALK - INSTALL NEW
 FRAMES FOR NEW GRATES

EXISTING BUS SHELTER

EXISTING TRAFFIC
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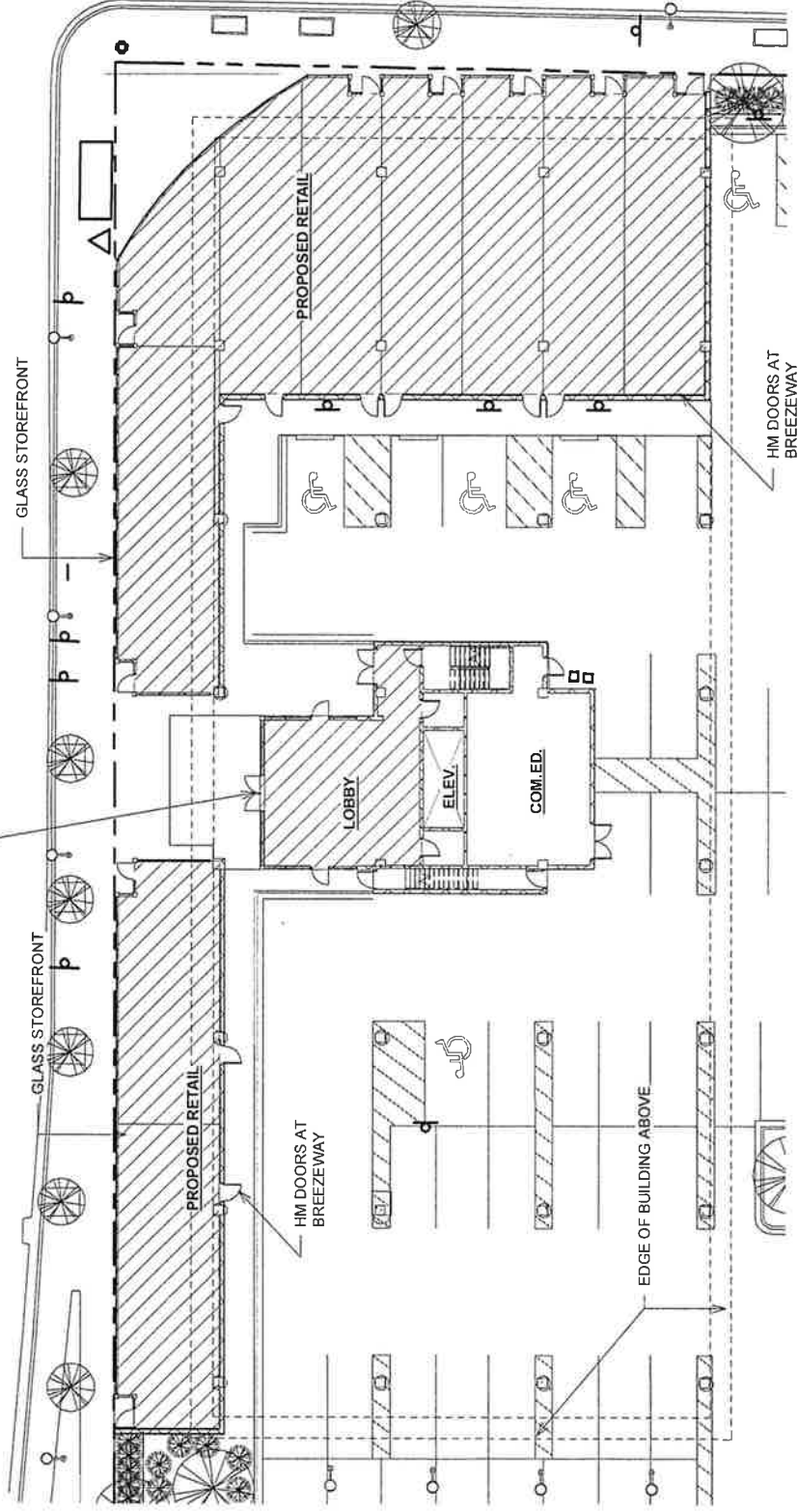
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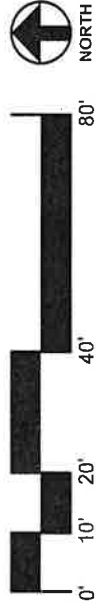
NO PLANTER AT THIS LOCATION TO REMAIN CLEAR
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BUS STOP ON CICERO

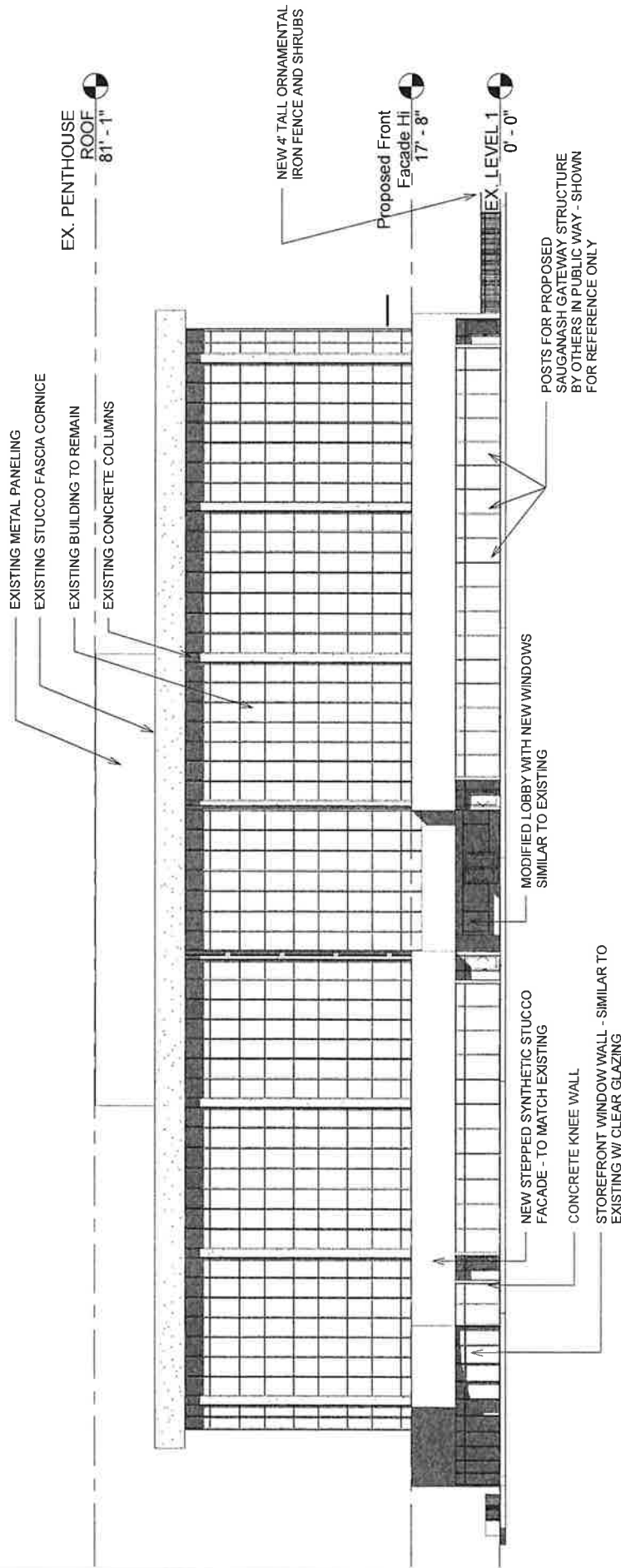
EDENS OFFICE PLAZA
 RETAIL ADDITION AND SITE IMPROVEMENTS
 4801 W. PETERSON AVE
 CHICAGO, ILLINOIS
 04.01.2024



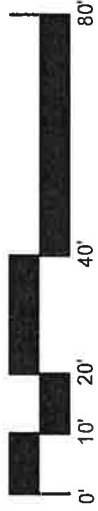
① ADDITION FLOOR PLAN
 1" = 20'-0"



EDENS OFFICE PLAZA
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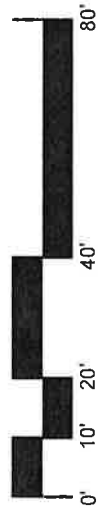
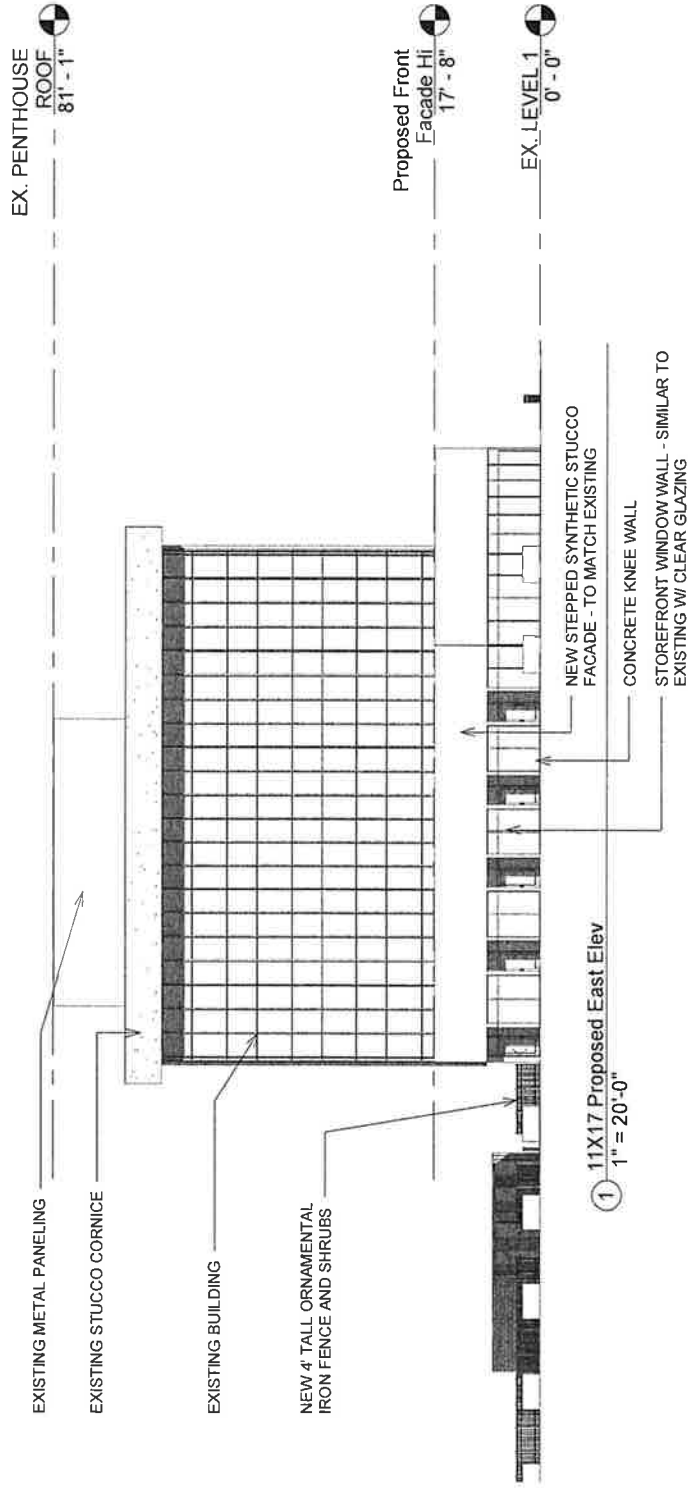


1 11X17 Proposed North Elev
 1" = 20'-0"



Timothy Bennett Architects, PC
 PO Box 691 Highland Park, IL 60035
 tel 847.780.1078
 fax 847.780.1121
<http://www.bennett-architects.com>

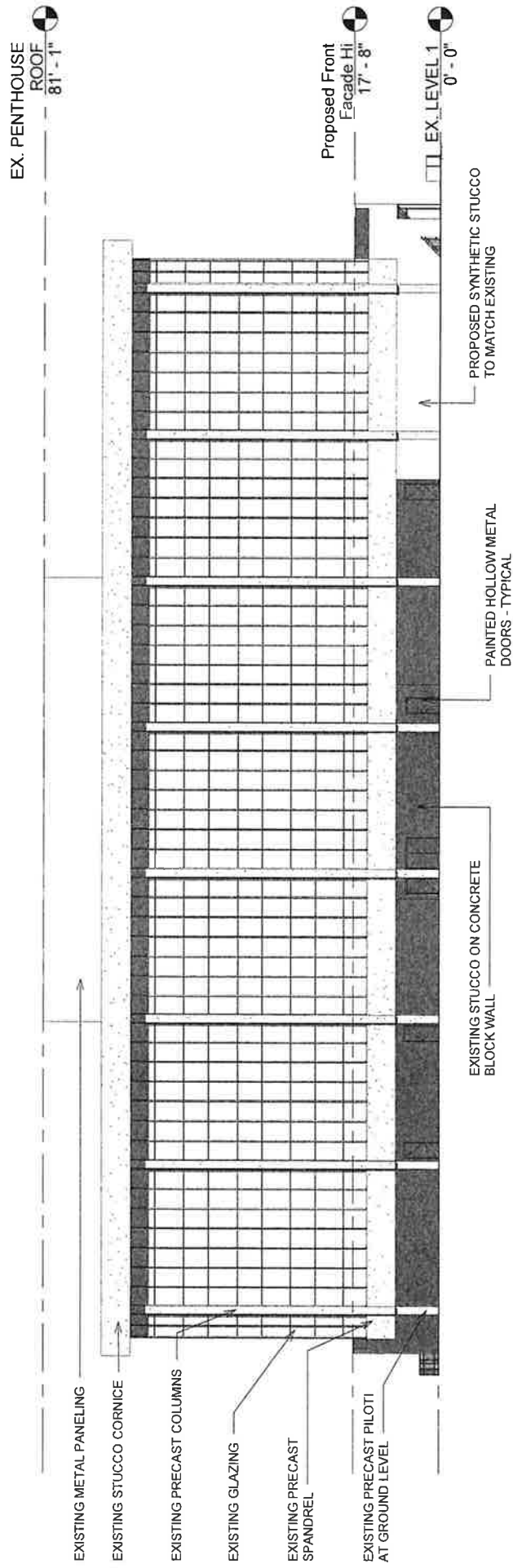
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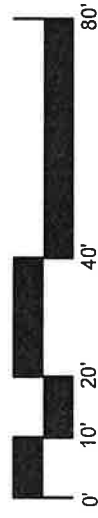
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ELEV-2
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 4801 W. PETERSON AVE
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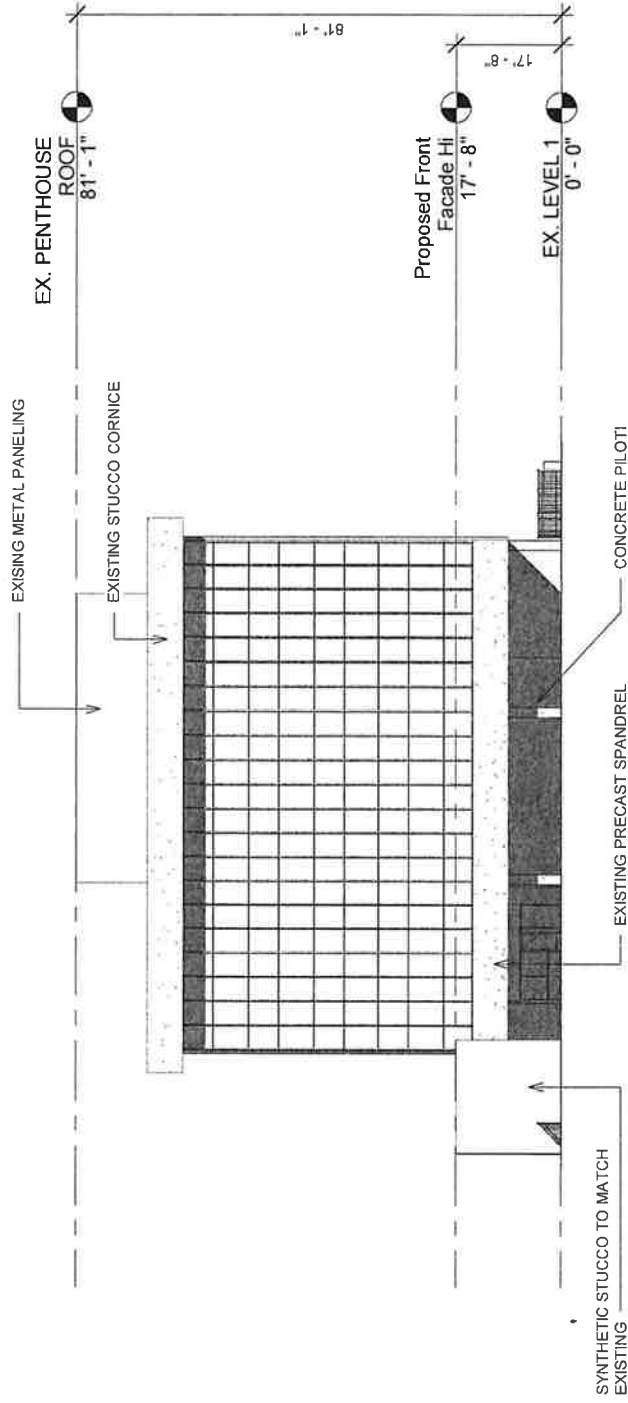


① 11X17 Proposed South Elev
 1" = 20'-0"

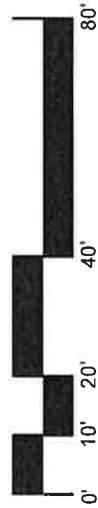


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 CHICAGO, ILLINOIS
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1 11X17 Proposed West Elev
 1" = 20'-0"



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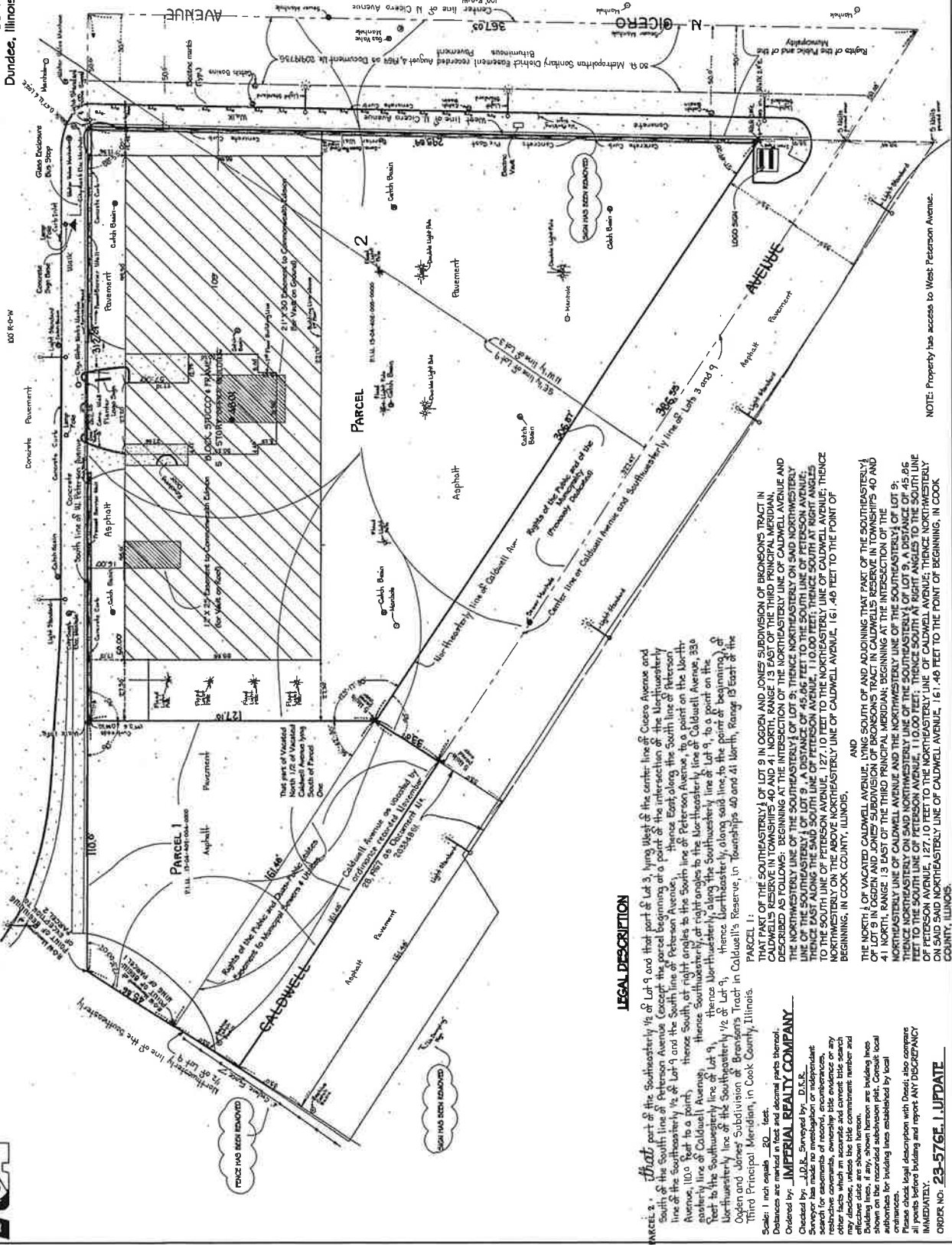


PLAT OF SURVEY

W. PETERSON

AVENUE

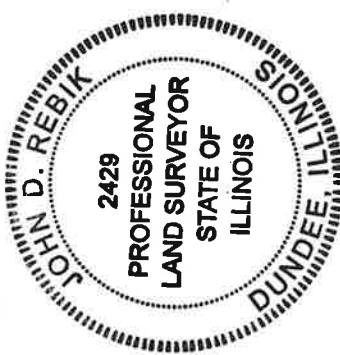
By JOHN D. REBIK & ASSOCIATES
Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118 (847) 428-3456



PARCEL 1 AREA
Total Area including Vacated North 1/2 of Caldwell Avenue = 16,043.93 Sq. Ft. (0.3693 Acres)

PARCEL 2 AREA
83,049.63 Sq. Ft. / 1.9065 Acres (Gross Area - including Caldwell Avenue and Cicero Avenue rights-of-way)
55,043.71 Sq. Ft. / 1.2656 Acres (Net Area - excluding Caldwell Avenue and Cicero Avenue rights-of-way)

TOTAL AREA
71,087.64 Sq. Ft. / 1.6319 Acres (excludes Caldwell Avenue and Cicero Avenue rights-of-way)



BUILDING AREA
First Floor (Ground Floor, exterior footprint)
2,315.80 Sq. Ft. / 0.5332 Acres
Second Floor through Fifth Floor (Basement, exterior footprint)
19,040.35 Sq. Ft. / 0.4371 Acres

SURVEYORS CERTIFICATION

STATE OF ILLINOIS
COUNTY OF LAKE
I, JOHN D. REBIK, a duly Licensed Professional Land Surveyor in the State of Illinois, do hereby certify that the above described plat of land is a true and correct copy of the original plat as recorded in the Public Records of Cook County, Illinois, and that the same is in accordance with the provisions of the Illinois Professional Land Surveyor Act, Chapter 120, Section 1-1.1, and the Illinois Professional Land Surveyor Act, Chapter 120, Section 1-1.2.

Witness my hand and seal this 7th day of March, 2023.
John D. Rebik
Professional Land Surveyor No. 2429
(License Expires November 30, 2016)

LEGAL DESCRIPTION

Parcel 2, that part of the Southeastern 1/2 of Lot 9 and that part of Lot 3, lying West of the center line of Cicero Avenue and South of the South line of Peterson Avenue (except the parcel beginning at a point of the intersection of the Northwestern line of the Southeastern 1/2 of Lot 9 and the South line of Peterson Avenue), thence East along the South line of Peterson Avenue, 110.0 feet to a point, thence South of right angles to the South line of Peterson Avenue, to a point on the easterly line of Caldwell Avenue, thence Southwesterly at right angles to the Northwestern line of Caldwell Avenue, 338 feet to the Southeastern line of Lot 9, thence Northwesterly along the Southeastern line of Lot 9, to a point on the Northwestern line of the Southeastern 1/2 of Lot 9, thence Northwesterly along said line to the point of beginning, of Ogdan and Jones Subdivision of Bronsons Tract in Caldwell's Reserve, in Townships 40 and 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 1: THAT PART OF THE SOUTHEASTERN 1/2 OF LOT 9 IN OGDAN AND JONES SUBDIVISION OF BRONSONS TRACT IN CALDWELL'S RESERVE IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERN LINE OF CALDWELL AVENUE AND THE NORTHWESTERN LINE OF THE SOUTHEASTERN 1/2 OF LOT 9; THENCE NORTHEASTERLY ON SAID NORTHEASTERN LINE OF THE SOUTHEASTERN 1/2 OF LOT 9, A DISTANCE OF 452.66 FEET TO A POINT ON THE SOUTH LINE OF CALDWELL AVENUE; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE SOUTH LINE OF CALDWELL AVENUE, 127.10 FEET TO THE NORTHEASTERN LINE OF CALDWELL AVENUE; THENCE NORTHEASTERLY ON THE ABOVE NORTHEASTERN LINE OF CALDWELL AVENUE, 161.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

THE NORTH 1/2 OF VACATED CALDWELL AVENUE, SOUTH OF AND ADJOINING THAT PART OF THE SOUTHEASTERN 1/2 OF LOT 9 IN OGDAN AND JONES SUBDIVISION OF BRONSONS TRACT IN CALDWELL'S RESERVE IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT THE INTERSECTION OF THE NORTHEASTERN LINE OF CALDWELL AVENUE AND THE NORTHWESTERN LINE OF THE SOUTHEASTERN 1/2 OF LOT 9; THENCE NORTHWESTERLY ON SAID NORTHWESTERN LINE OF THE SOUTHEASTERN 1/2 OF LOT 9, A DISTANCE OF 45.86 FEET TO THE SOUTH LINE OF PETERSON AVENUE, 110.00 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF PETERSON AVENUE, 127.10 FEET TO THE NORTHEASTERN LINE OF CALDWELL AVENUE; THENCE NORTHEASTERLY ON SAID SAID NORTHEASTERN LINE OF CALDWELL AVENUE, 161.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ORDER NO. 23-576E. I. UPDATE

Scale: 1 inch equals 20 feet. Normal north shown.
Ordered by: IMPERIAL REALTY COMPANY
Surveyed by: J.D.R. Surveyed by: D.L.C.
Checked by: J.D.R. Surveyed by: D.L.C.
Witnessed by: J.D.R. Surveyed by: D.L.C.
Search for encumbrances, ownership title evidence or any other facts which in accurate and correct title search effective date are shown herein.
Building lines, if any, shown herein are building lines shown on the recorded subdivision plat. Consult local ordinances.
Please check legal description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

NOTE: Property has access to West Peterson Avenue.