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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols as shown on Map Number 15-L in the area generally bounded by:

> West Peterson Avenue; North Cicero Avenue; North Caldwell Avenue (and extended northwest where no street exists); and a line 468.35 feet west of North Cicero Avenue and perpendicular to North Caldwell Avenue,

to those of a B3-5 Community Shopping District

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

Common Address: 4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue

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TYPE 1 ZONING MAP AMENDMENT
Substitute Narrative and Plans
4801-4837 West Peterson Avenue / 5950 North Caldwell Avenue

Klairmont Enterprises, Inc. is the "**Applicant**" for a Type 1 Zoning Map Amendment for the 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) construct improvements to (a) the existing surface parking lot at the Property, which upon completion will contain 151 automobile parking spaces and (b) the existing building entrance area, which will contain 5 bicycle parking spaces (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 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 adjacent areas to provide a total of 151 parking spaces, 5 bicycle parking spaces, and landscaping upgrades. The overall project FAR will be 1.49.

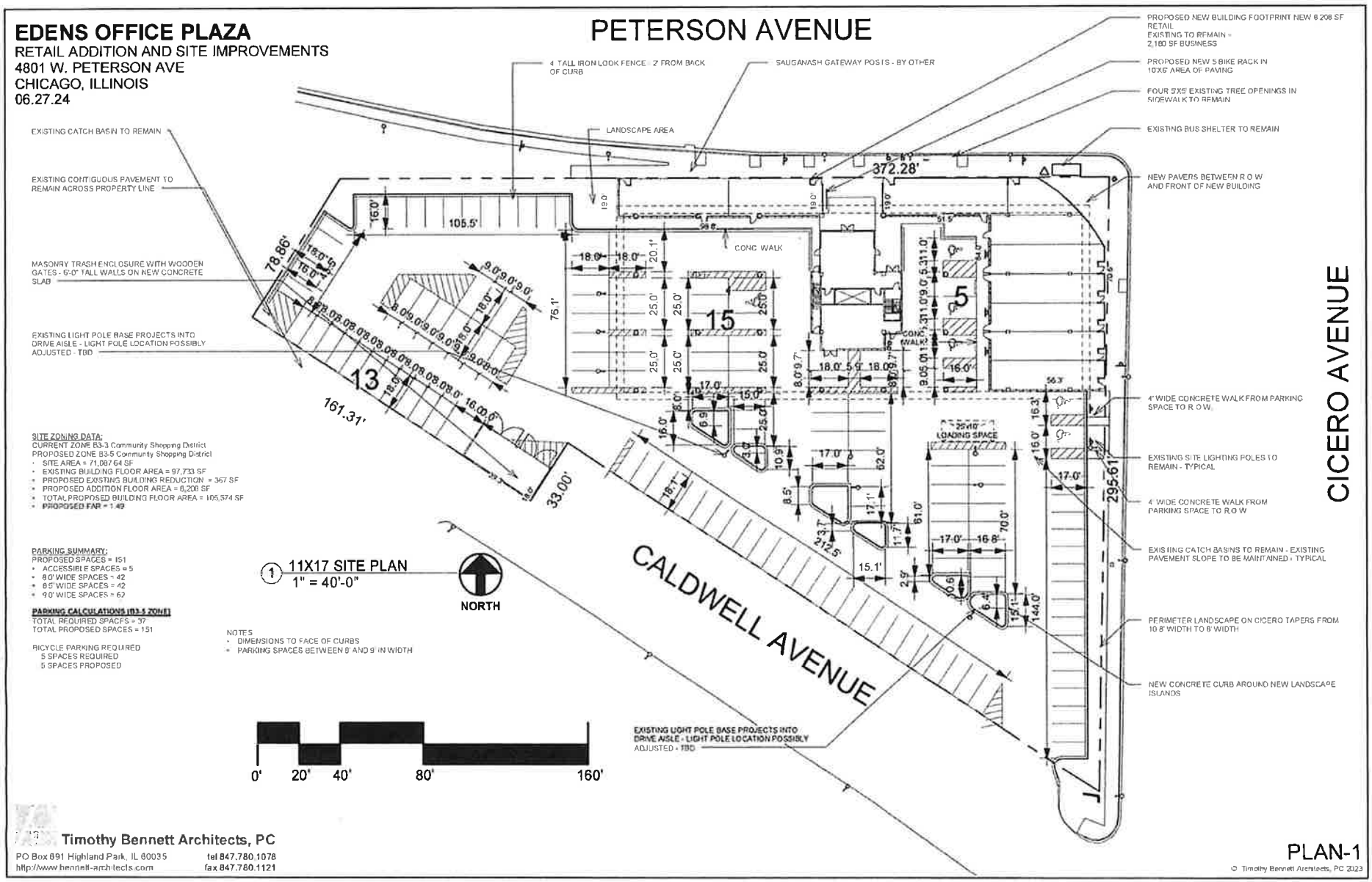
(a)	Floor Area and Floor Area Ratio:	
i.	Lot Area:	71,087.64 square feet
ii.	Total building area:	105,629 square feet
iii.	FAR:	1.49
(b)	Density (Lot Area Per Dwelling Unit):	Not applicable (no dwelling units)
(c)	Amount of parking:	151 vehicular parking spaces 5 bicycle parking spaces
(d)	Setbacks:	
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) eliminate the perimeter landscaping requirement along North Caldwell Avenue; (3) eliminate the ornamental fencing requirement along North Caldwell Avenue; (4) reduce the required perimeter screening along North Cicero Avenue from 7'0" to 5'5"; (5) reduce the required interior landscaping from 4,075 square feet to 1,769 square feet; (6) reduce the required number of interior trees from 32 to 8; (7) reduce interior landscaped islands with trees for every fifteen parking stalls; and (8) waive the minimum area, minimum dimension, and tree requirements for interior landscaped islands. Additional and alternative landscape treatment is proposed and approved as indicated in the Landscape Plan incorporated herein.*

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RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
CHICAGO, ILLINOIS
06.27.24



SITE ZONING DATA:
CURRENT ZONE B3-3 Community Shopping District
PROPOSED ZONE B3-5 Community Shopping District
- SITE AREA = 71,997.64 SF
- EXISTING BUILDING FLOOR AREA = 97,733 SF
- PROPOSED EXISTING BUILDING REDUCTION = 367 SF
- PROPOSED ADDITION FLOOR AREA = 6,208 SF
- TOTAL PROPOSED BUILDING FLOOR AREA = 103,574 SF
- **PROPOSED FAR = 1.49**

PARKING SUMMARY:
PROPOSED SPACES = 151
- ACCESSIBLE SPACES = 5
- 80' WIDE SPACES = 42
- 85' WIDE SPACES = 42
- 90' WIDE SPACES = 62

PARKING CALCULATIONS (B3-5 ZONE):
TOTAL REQUIRED SPACES = 37
TOTAL PROPOSED SPACES = 151

BICYCLE PARKING REQUIRED
5 SPACES REQUIRED
5 SPACES PROPOSED

1 11X17 SITE PLAN
1" = 40'-0"

NOTES
- DIMENSIONS TO FACE OF CURBS
- PARKING SPACES BETWEEN 8' AND 9' IN WIDTH

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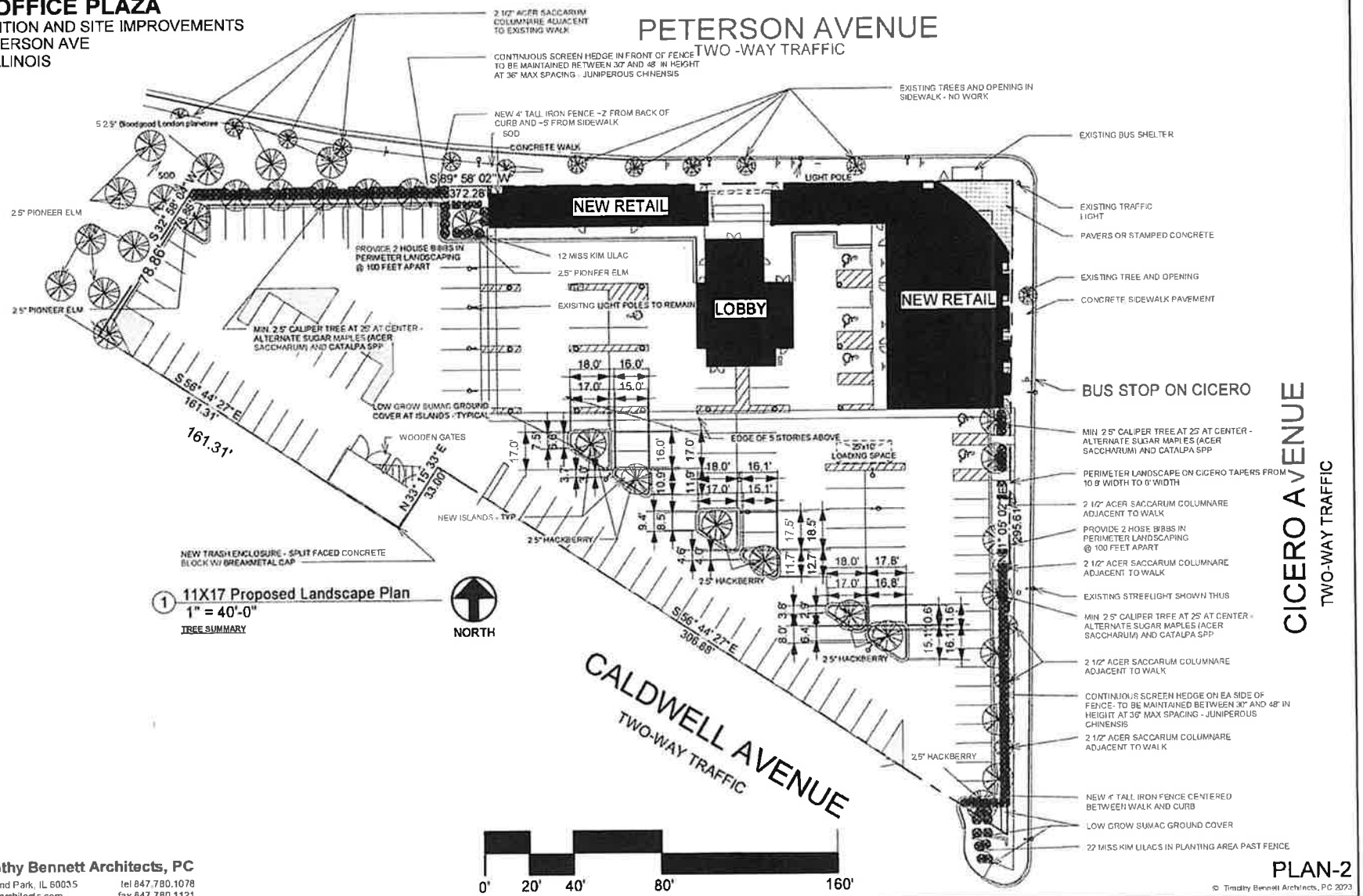
PLAN-1

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RETAIL ADDITION AND SITE IMPROVEMENTS
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1 11X17 Proposed Landscape Plan
1" = 40'-0"

TREE SUMMARY

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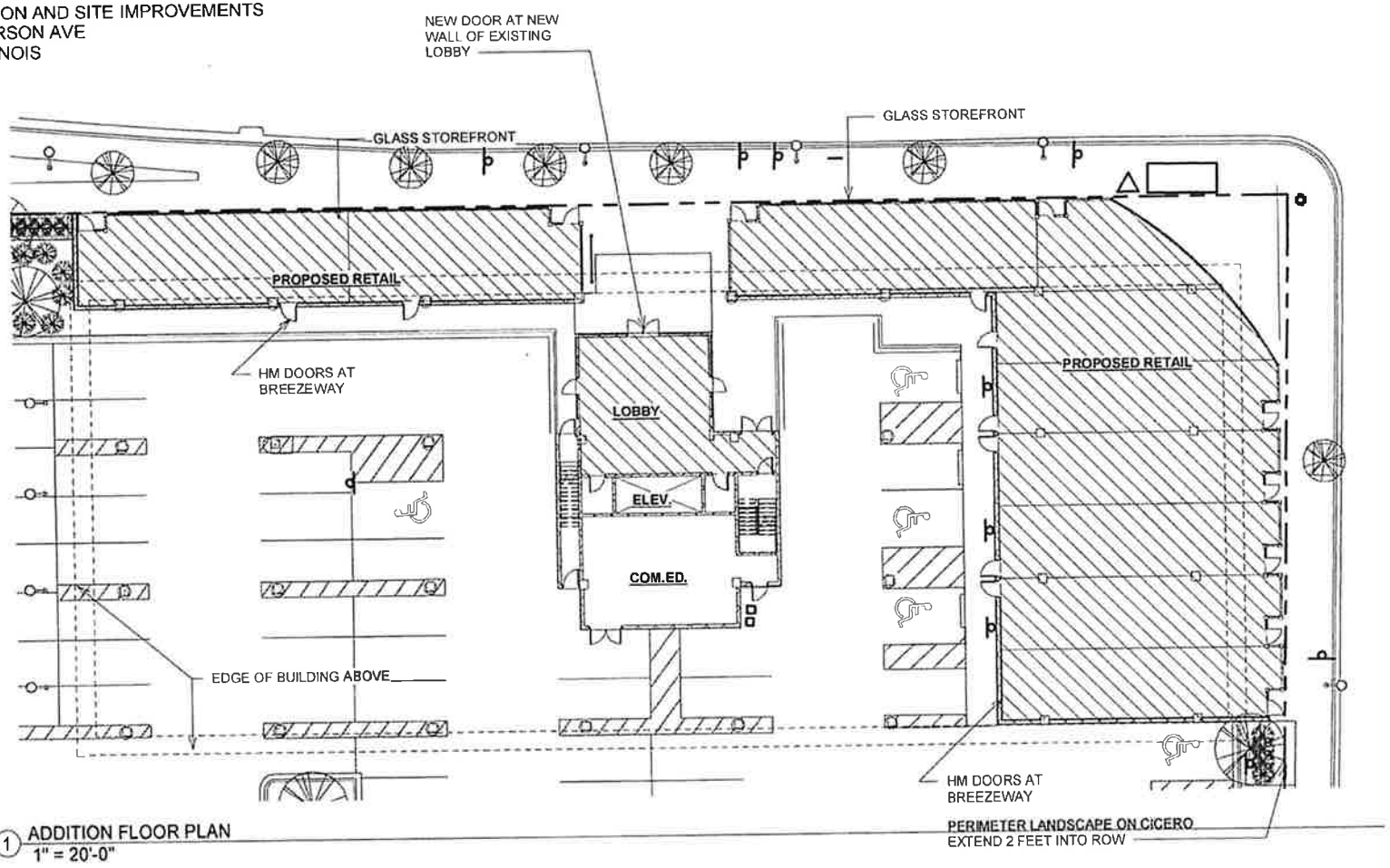
PLAN-2

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RETAIL ADDITION AND SITE IMPROVEMENTS
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1 ADDITION FLOOR PLAN
1" = 20'-0"

0' 10' 20' 40' 80'

NORTH

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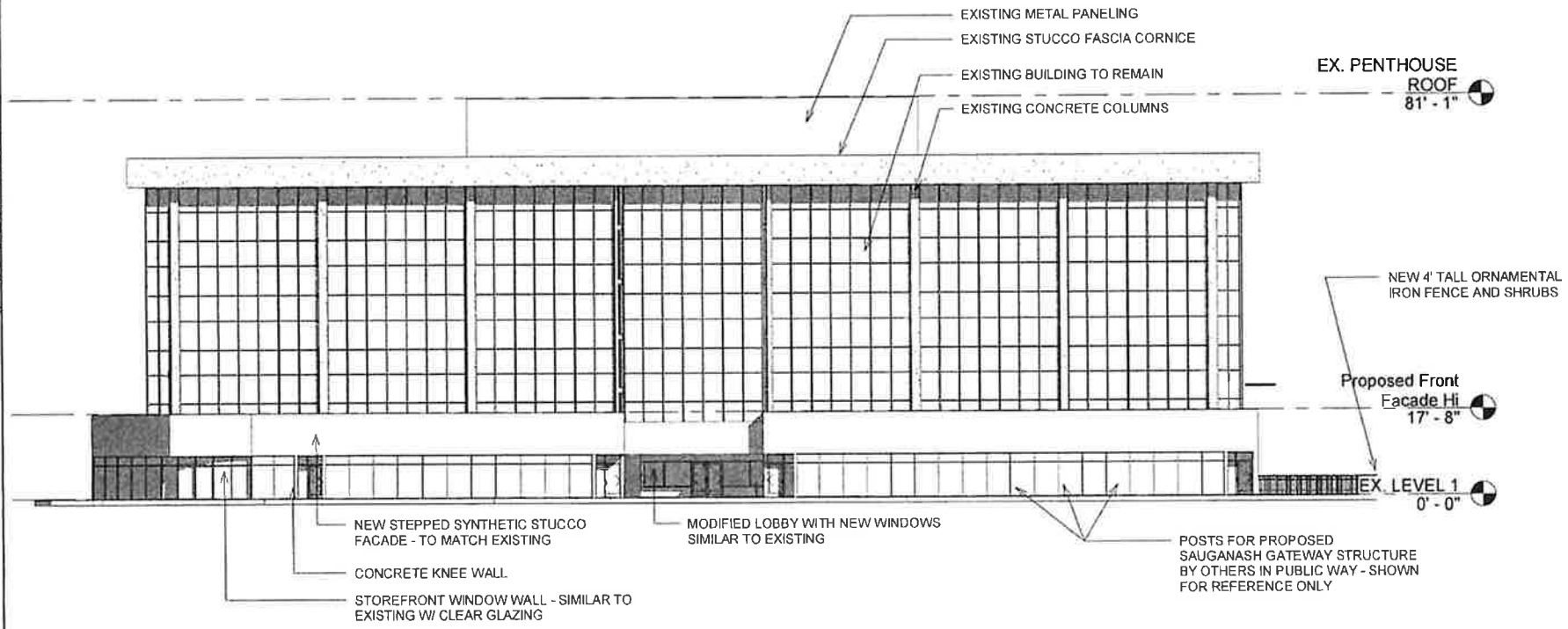
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RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
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1 11X17 Proposed North Elev
1" = 20'-0"

0' 10' 20' 40' 80'

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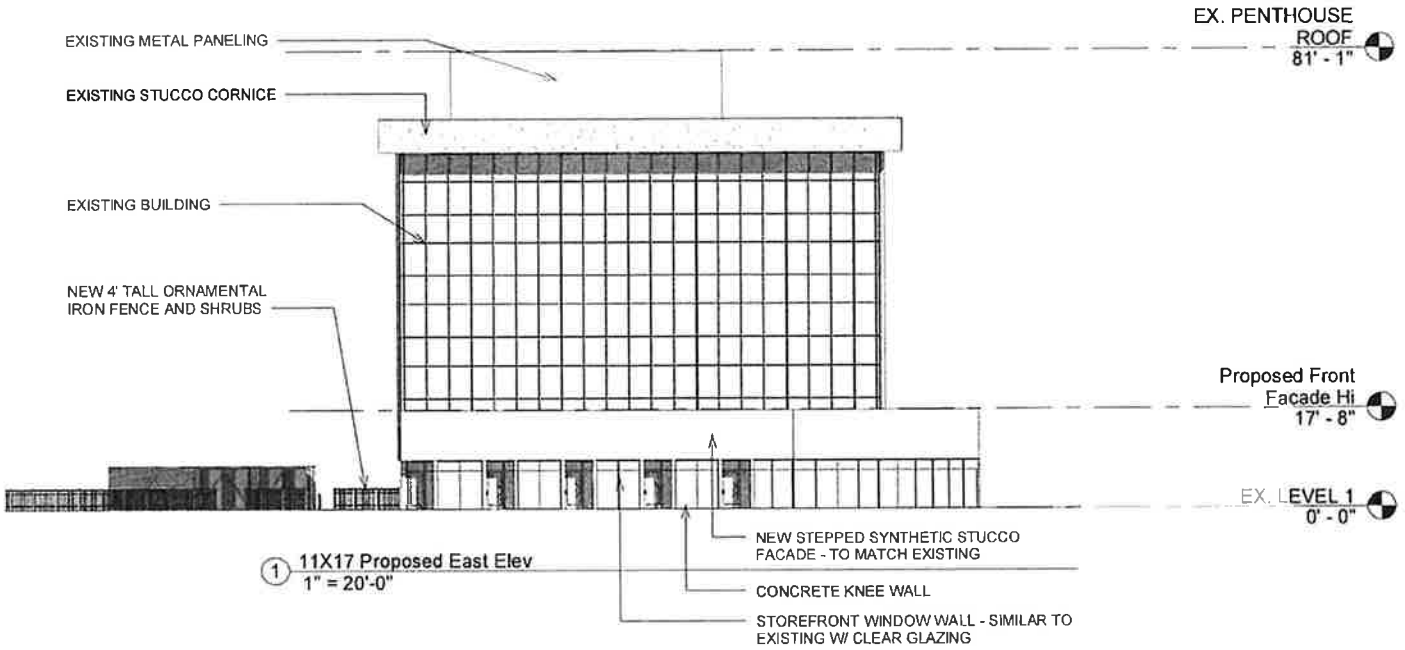
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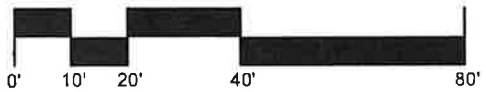
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RETAIL ADDITION AND SITE IMPROVEMENTS
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CHICAGO, ILLINOIS
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1 11X17 Proposed East Elev
1" = 20'-0"



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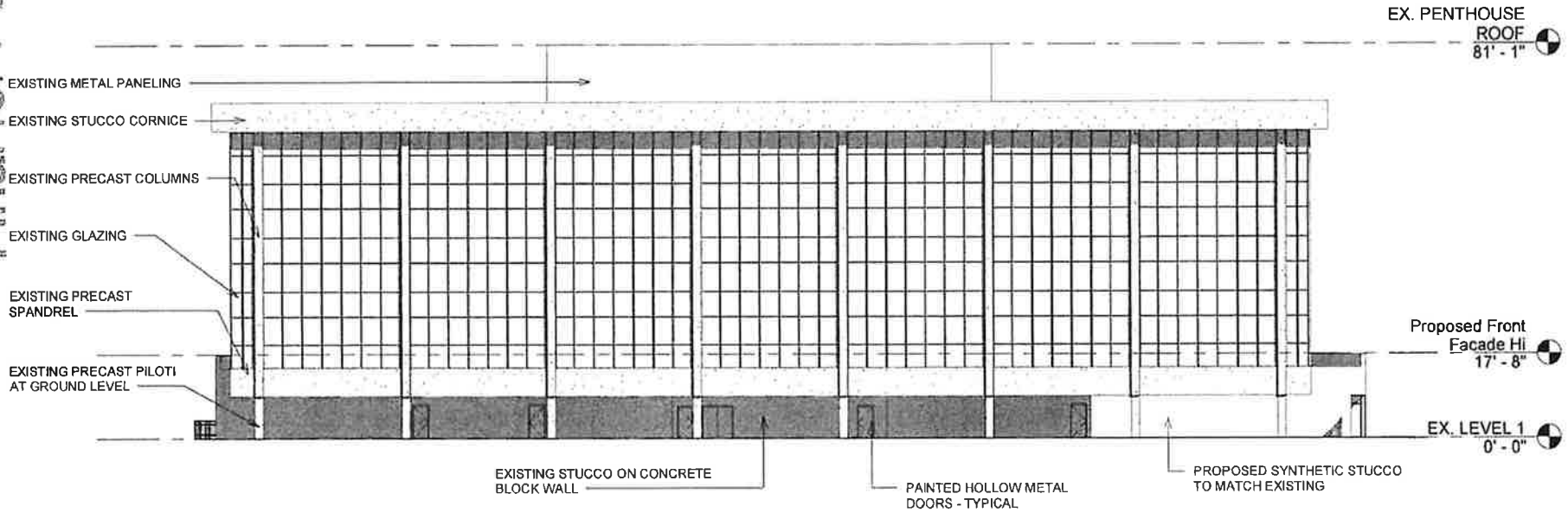
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RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
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1 11X17 Proposed South Elev
1" = 20'-0"

0' 10' 20' 40' 80'

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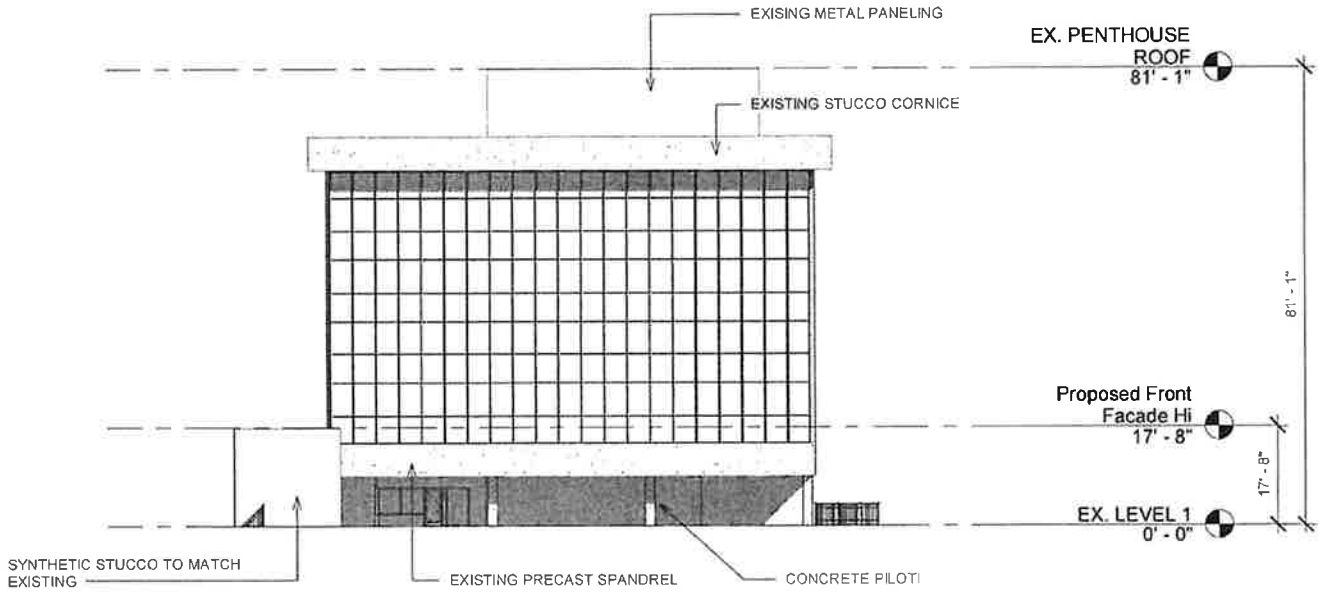
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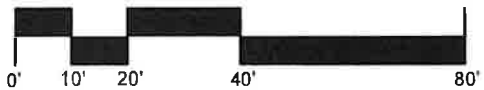
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RETAIL ADDITION AND SITE IMPROVEMENTS
4801 W. PETERSON AVE
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1 11X17 Proposed West Elev
1" = 20'-0"



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