



# City of Chicago



SO2018-4501

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 5/23/2018

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 23-B at 4801-4837 W  
Peterson Ave/5955-5963 N Caldwell Ave - App No. 19685T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map 23-B in the area bounded by:

West Peterson Avenue; North Cicero Avenue; North Caldwell Avenue; a line 306.87' west of and perpendicular to North Cicero Avenue; Caldwell Avenue; a line 422.29' west of and perpendicular to Cicero Avenue

to those of B3-3 Community Shopping District.

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

**FINAL FOR PUBLICATION**

Address: 4801 – 4837 West Peterson Avenue / 5955-63 North Caldwell Avenue, Chicago, Illinois

**SUBSTITUTE NARRATIVE ZONING ANALYSIS**  
**TYPE 1 ZONING MAP AMENDMENT APPLICATION**

**Applicant: Klairmont Enterprises, Inc.**

**Property Location: 4801 – 4837 West Peterson Avenue / 5955-63 North Caldwell Avenue, Chicago, Illinois**

**Proposed Zoning: B3-3 Community Shopping District**

**Lot Area: 71,087.64 square feet**

Klairmont Enterprises, Inc. is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 4801 – 4837 West Peterson Avenue / 5955-63 North Caldwell Avenue from the B3-1 Community Shopping District to the B3-3 Community Shopping District. The Applicant proposes to infill the northern and eastern portions of the ground level of an existing six-story building with an approximately 8,208 square foot, ground floor building addition.

The site is located at the southwest corner of West Peterson Avenue and North Cicero Avenue. To the north of the subject property are properties zoned Residential-Business Planned Development 906, to the south is POS-1 zoning, to the west is RS-1 zoning and the Edens Expressway, and to the east is B3-1 zoning.

The subject property consists of approximately 71,087.64 square feet of site area and is currently occupied by an existing 6-story building and surface parking. A parking area currently occupies the ground floor of the existing building. The Developer proposes to infill the northern and eastern portions of the ground level of the Existing Building with an approximately 8,208 square foot building addition. The proposed addition will create new building floor area that will accommodate ground floor storefront retail uses oriented towards Peterson Avenue and Cicero Avenue. The overall project FAR will be 1.49.

A total of 151 parking spaces will be provided on-site. The Applicant intends to seek approval from the Zoning Board of Appeals for variations to reduce the parking requirement by no more than 20% and to modify the requirements of the Landscape Ordinance.

**NARRATIVE ZONING ANALYSIS**

- (a) Floor Area and Floor Area Ratio:
  - i. Lot area: 71,087.64 square feet
  - iii. Total building area: 105,574 square feet
  - iv. FAR: 1.49
- (b) Density (Lot Area Per Dwelling Unit): Not applicable (no dwelling units)
- (c) Amount of off-street parking: 151 vehicular parking spaces\*  
18 bicycle parking spaces

\*Concurrent with this application, the Applicant intends to seek approval from the Zoning Board of Appeals to reduce the parking requirement by no more than 20% and to modify the requirements of the Landscape Ordinance.

- (d) Setbacks:
  - i. Front setback: 0 feet
  - ii. Side setback (east): 0 feet

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- iii. Side setback (west): 134.9
- iv. Rear setback: 34.9 feet

- (e) Building height: 80.8 feet (existing)
- (f) Off-street Loading: 0 spaces (No loading is required)

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**4801 W. PETERSON AVE**  
 CHICAGO, ILLINOIS 60646  
 04.13.2018

EXISTING OFFICE BUILDING AT SOUTH-WEST  
 CORNER OF PETERSON AND CICERO AVENUES  
 PROPOSED WORK LOBBY TO BE MODIFIED.  
 FIRST LEVEL RETAIL ADDITIONS TO BE BUILT ON  
 PETERSON AND CICERO AVENUES. NEW TRASH  
 ENCLOSURE TO BE BUILT, AND EXISTING  
 PARKING TO BE MODIFIED PER LANDSCAPE  
 ORDINANCE



**SHEET INDEX**

- RENDERING RENDERING
- SURVEY PLAT OF SURVEY
- ELEV-1 PETERSON AVENUE - NORTH ELEVATION
- ELEV-2 CICERO AVENUE - EAST ELEVATION
- ELEV-3 CALDWELL AVENUE - SOUTH ELEVATION
- ELEV-4 EDENS EXPRESSWAY - WEST ELEVATION
- PLAN-1 SITE PLAN
- PLAN-2 LANDSCAPE PLAN
- PLAN-3 GROUND LEVEL FLOOR PLAN

**SITE ZONING DATA:**

**EXISTING ZONING:**  
 ZONING: B3-1 COMMUNITY SHOPPING DISTRICT  
 LOT SIZE: 71,087 64 SF  
 BUILDING FLOOR AREA: 97,733 SF  
 FAR: 1.37

**PROPOSED ZONING:**  
 ZONING: B3-2 COMMUNITY SHOPPING DISTRICT  
 LOT SIZE: 71,087 64 SF (NO CHANGE)  
 BUILDING FLOOR AREA: 105,574 SF (97,733 SF+367SF+8208 SF)  
 FAR: 1.49

**PROPOSED SETBACKS**  
 PETERSON AVE (FRONT) = 0 0 FEET  
 CICERO AVE (SIDE) = 0 0 FEET  
 CALDWELL AVE (REAR) = 34 9 FEET (EXISTING)  
 EDENS (SIDE) = 134 9 FEET (EXISTING)  
 BUILDING HEIGHT = 80 8 FEET (NO CHANGE)

**PARKING CALCULATIONS (B3-2 ZONE)**  
 OFFICE USE AREA (NET) = 89,305 SF  
 (89305-10,000)/1000\*2 = 159 SPACES \*\*  
 RETAIL USE AREA (NET) = 8,113 SF  
 (8113)/1000\*2.5 = 20 SPACES  
 TOTAL REQUIRED SPACES = 179  
 TOTAL PROPOSED SPACES = 151

**BICYCLE PARKING REQUIRED**  
 1 SPACE PER 10 AUTO  
 179/10 = 18 SPACES REQUIRED  
 18 SPACES PROPOSED

\*\*CALCULATIONS EXCLUDE FIRST 10,000 SF  
 OF FLOOR AREA FROM 1 USE

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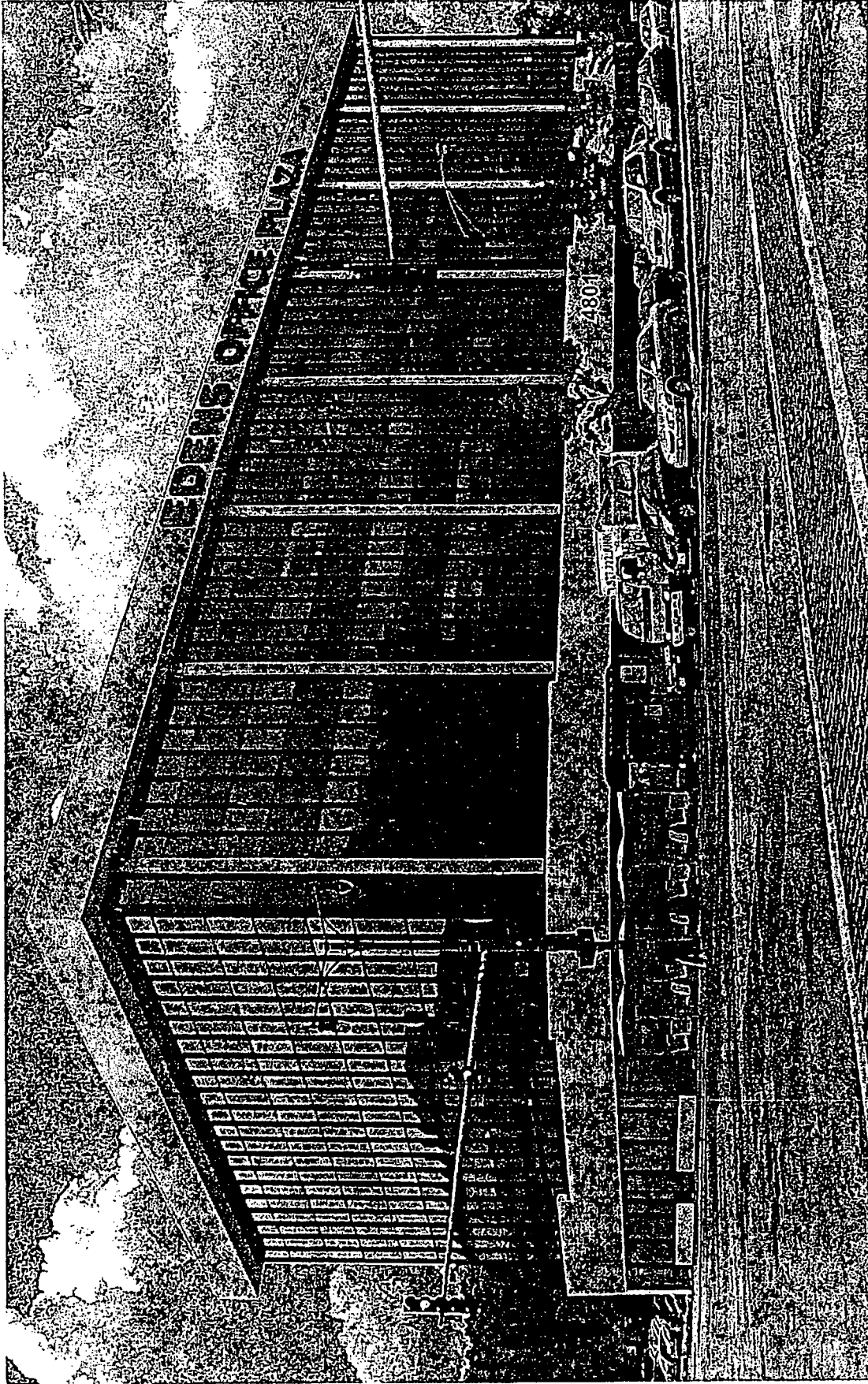
SHEET INDEX

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CHICAGO, ILLINOIS 60646  
04.13.2018



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RENDERING FOR DESIGN CONCEPT OF RETAIL ONLY  
SEE PLANS AND ELEVATIONS FOR MORE ACCURATE  
REPRESENTATION

RENDERING  
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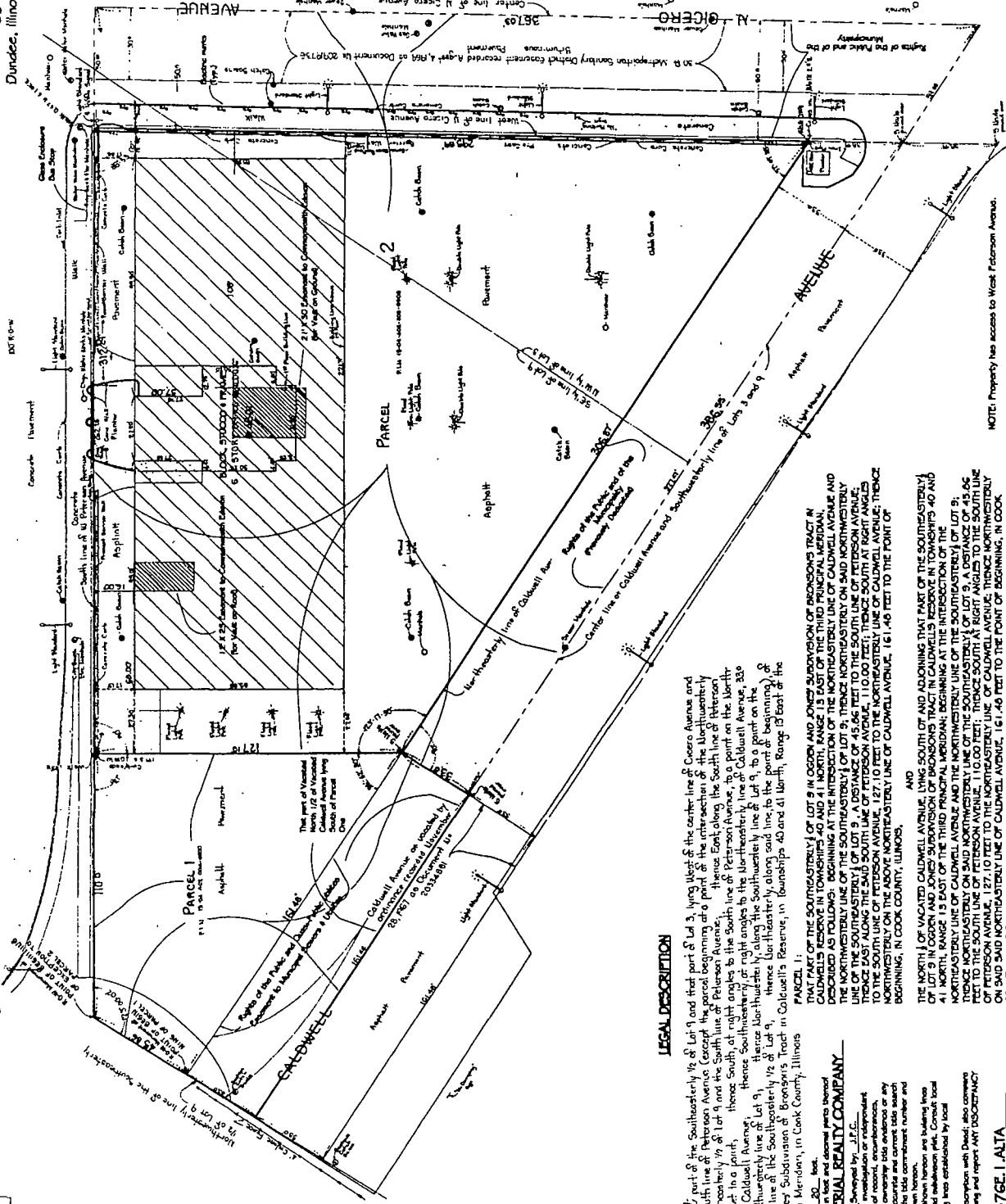
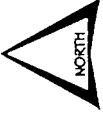


# PLAT OF SURVEY

W. PETERSON

AVENUE

By  
**JOHN D. REBEK & ASSOCIATES**  
Land and Construction Surveys  
35 W 386 Miller Road  
Dundee, Illinois 60118 (847) 428-3456



### PARCEL 1 AREA

Total Area including Vacated North of Caldwell Avenue and Cicero Avenue right-of-way = 15,043.93 Sq. Ft. / 0.343 Acres

### PARCEL 2 AREA

83,046.63 Sq. Ft. / 1.9065 Acres (Gross Area - including Caldwell Avenue and Cicero Avenue right-of-way)  
95,049.71 Sq. Ft. / 2.1836 Acres (Net Area - excluding Caldwell Avenue and Cicero Avenue right-of-way)

### TOTAL AREA

71,067.64 Sq. Ft. / 1.6319 Acres (excludes Caldwell Avenue and Cicero Avenue right-of-way)

### BUILDING AREA

Plot Plan for Parcel 1 was stamped 2.3.19.2015  
Plot Plan for Parcel 2 was stamped 12.24.2015

### SURVEYORS CERTIFICATION

STATE OF ILLINOIS  
COUNTY OF LAKE  
I, S.S. April 2, 2016.  
The Professional Survey conforms to the current Illinois Survey Statutes and Practices applicable to Surveying.  
This plat to comply with laws regarding the above described property according to the Official Record, and the areas hereon correctly represents said survey.

J.D. REBEK

Illinois Professional Land Surveyor No. 24,429  
(License Expires November 30, 2018)

### LEGAL DESCRIPTION

**PARCEL 1:** That part of the Southeastern 1/4 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 at the intersection of the Northwesterly line of the South line of Peterson Avenue, the South line of Cicero Avenue, thence East along the South line of Peterson Avenue, 110.00 feet to a point, thence South, along the South line of Peterson Avenue, to a point on the Northwesterly line of Caldwell Avenue, thence South, along the Northwesterly line of Caldwell Avenue, 330 feet to the Southeastern 1/4 of Lot 9, thence South, along the Southwesterly line of Lot 9, to a point on the Northwesterly line of the Southeastern 1/4 of Lot 9, thence North, along the Northwesterly line of the Southeastern 1/4 of Lot 9, to the center line of Peterson Avenue, 127.10 feet to the Northwesterly line of Caldwell Avenue, thence North, along the Northwesterly line of Caldwell Avenue, 161.46 feet to the point of beginning, in Cook County, Illinois.

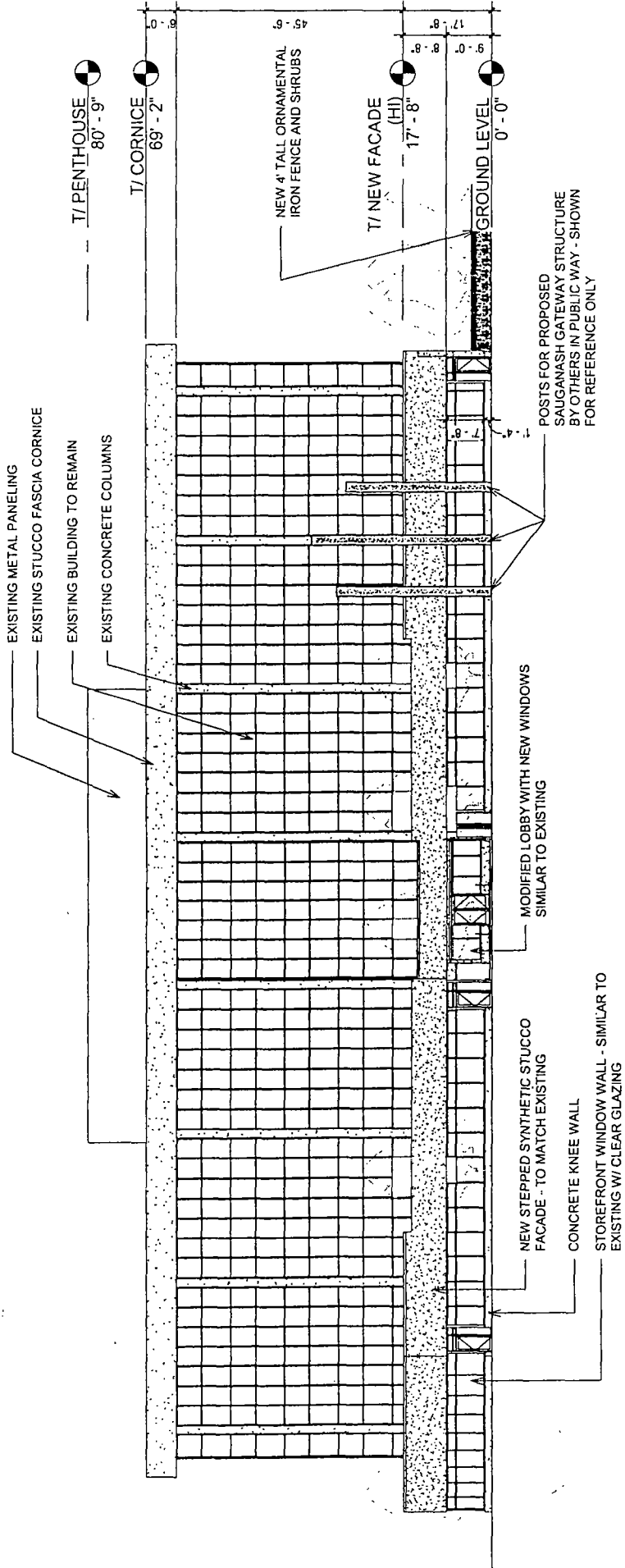
**PARCEL 2:** That part of the Southeastern 1/4 of Lot 9 and that part of Lot 3, lying East of the center line of Cicero Avenue and South of the South line of Peterson Avenue, except the parcel beginning at a point at the intersection of the Northwesterly line of the South line of Peterson Avenue, the South line of Cicero Avenue, thence East along the South line of Peterson Avenue, 110.00 feet to a point, thence South, along the South line of Peterson Avenue, to a point on the Northwesterly line of Caldwell Avenue, thence South, along the Northwesterly line of Caldwell Avenue, 330 feet to the Southeastern 1/4 of Lot 9, thence South, along the Southwesterly line of Lot 9, to a point on the Northwesterly line of the Southeastern 1/4 of Lot 9, thence North, along the Northwesterly line of the Southeastern 1/4 of Lot 9, to the center line of Peterson Avenue, 127.10 feet to the Northwesterly line of Caldwell Avenue, thence North, along the Northwesterly line of Caldwell Avenue, 161.46 feet to the point of beginning, in Cook County, Illinois.

**NOTE:** Property has access to West Peterson Avenue.

ORDER NO. 16-576E.L.A.LTA

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 CHICAGO, ILLINOIS 60646  
 04.13.2018



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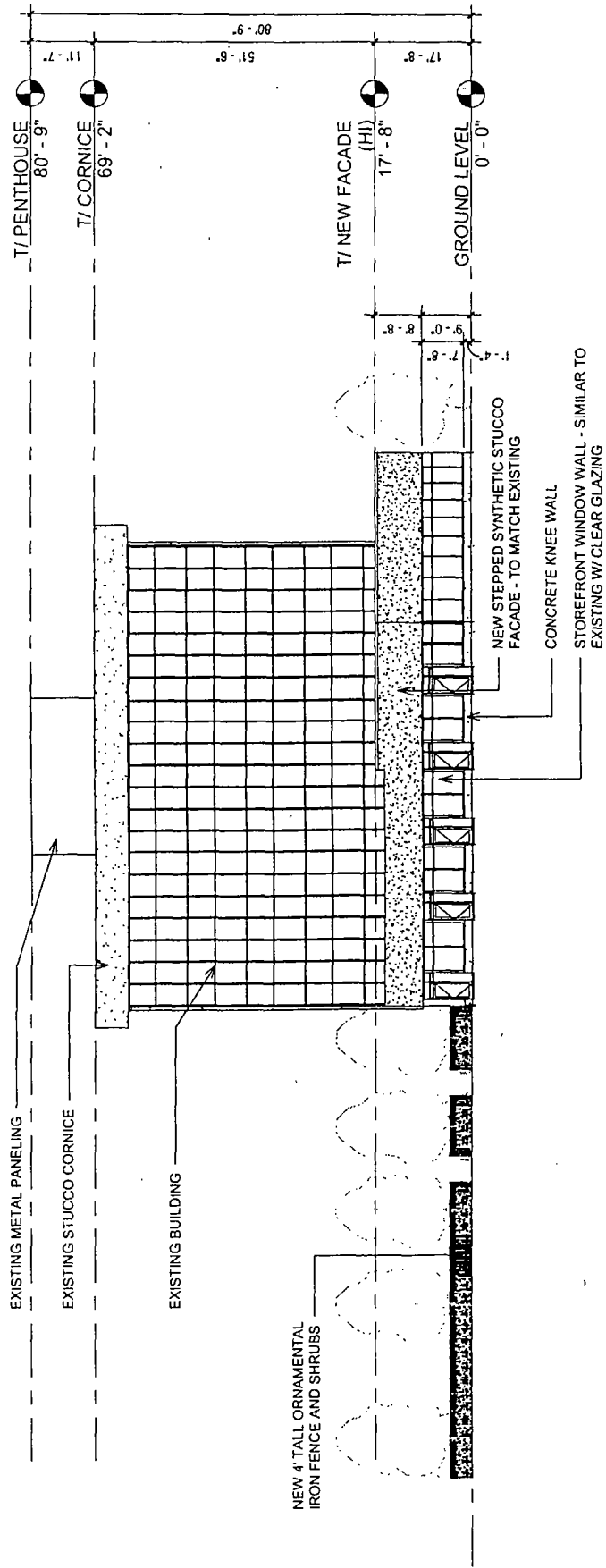


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**ELEV-1**  
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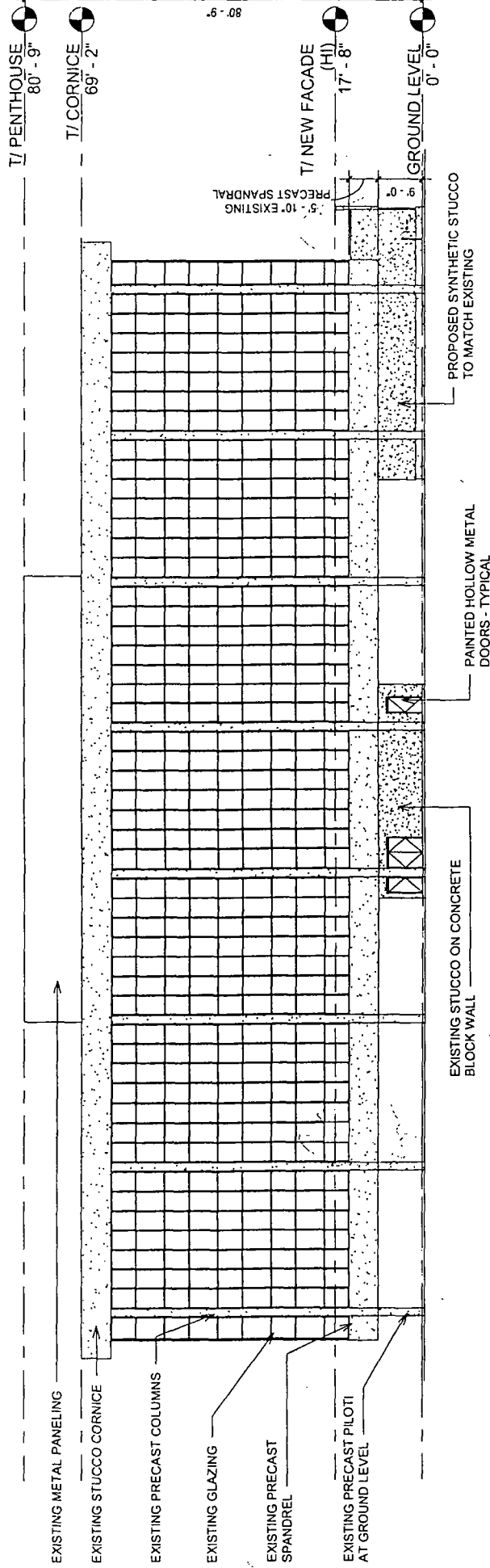
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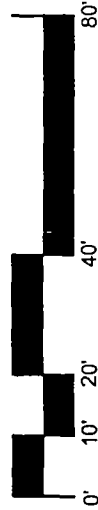
**CICERO AVENUE - EAST ELEVATION**

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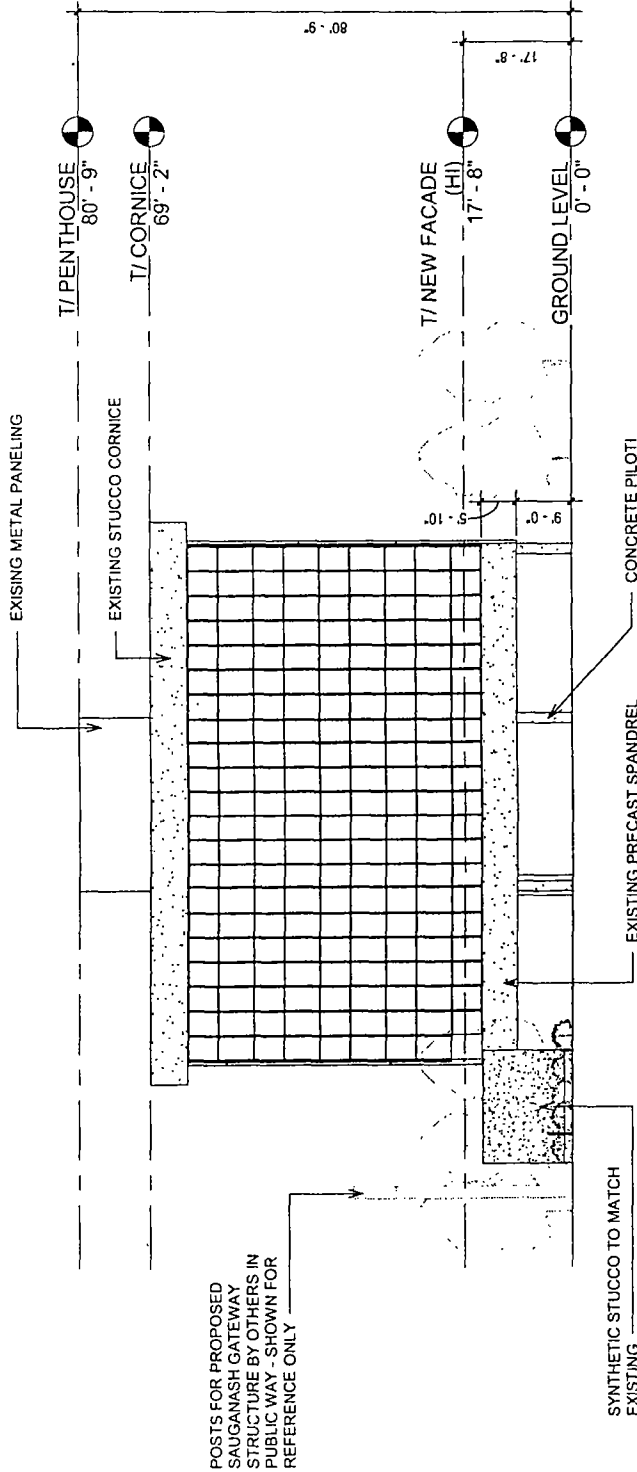


**CALDWELL AVENUE - SOUTH ELEVATION**

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**ELEV-3**  
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**4801 W. PETERSON AVE**  
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POSTS FOR PROPOSED  
 SAUGANASH GATEWAY  
 STRUCTURE BY OTHERS IN  
 PUBLIC WAY - SHOWN FOR  
 REFERENCE ONLY

SYNTHETIC STUCCO TO MATCH  
 EXISTING

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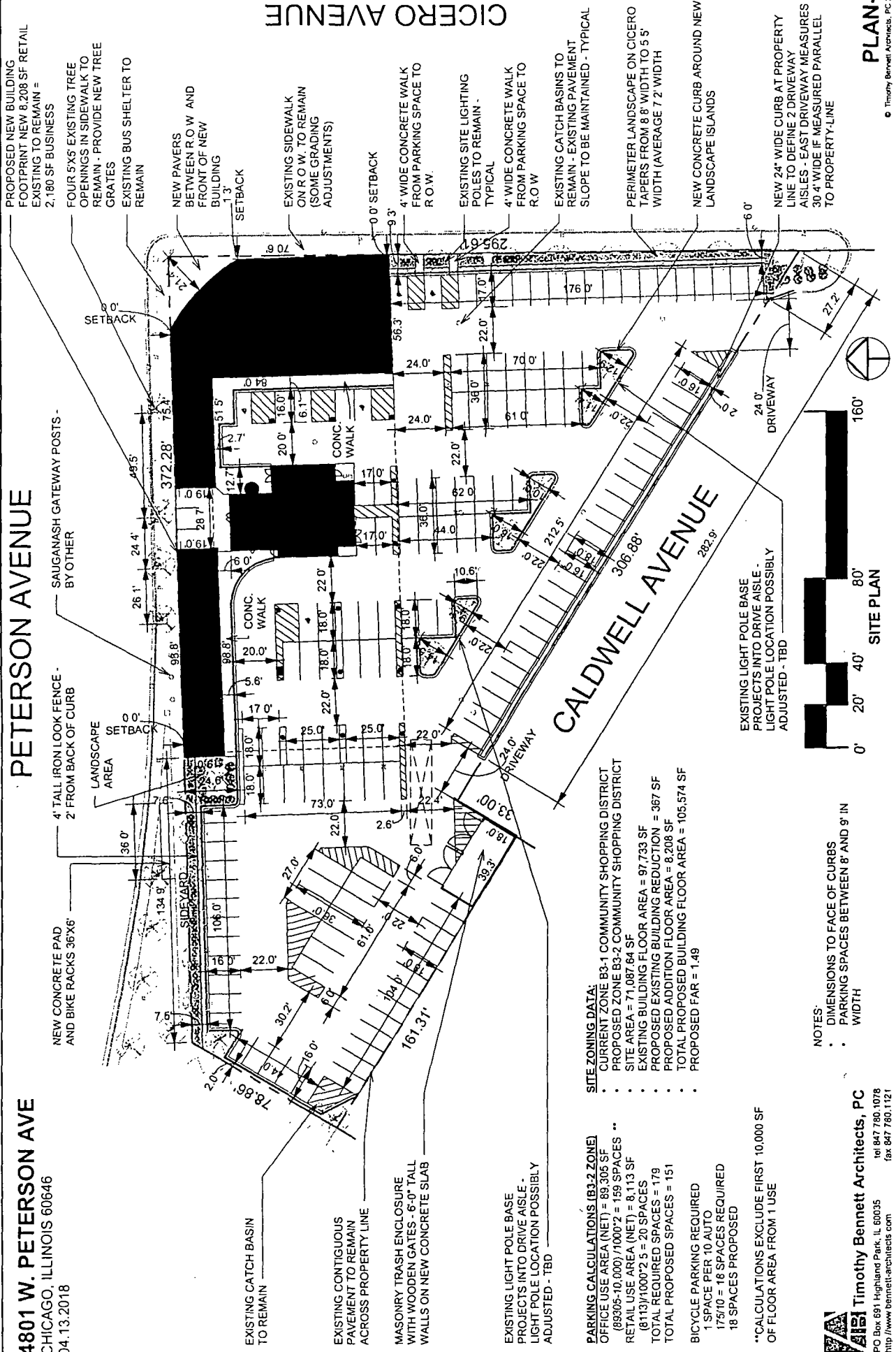
**ELEV-4**  
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**PETERSON AVENUE**

**CICERO AVENUE**

**CALDWELL AVENUE**



PROPOSED NEW BUILDING FOOTPRINT NEW 8,208 SF RETAIL EXISTING TO REMAIN = 2,180 SF BUSINESS FOUR 5X5' EXISTING TREE OPENINGS IN SIDEWALK TO REMAIN - PROVIDE NEW TREE GRATES EXISTING BUS SHELTER TO REMAIN

NEW CONCRETE PAD AND BIKE RACKS 36'X6' 4' TALL IRON LOOK FENCE - 2' FROM BACK OF CURB SAUGANASH GATEWAY POSTS - BY OTHER

LANDSCAPE AREA SETBACK

NEW PAVERS BETWEEN R.O.W. AND FRONT OF NEW BUILDING 1-3' SETBACK

EXISTING SIDEWALK ON R.O.W. TO REMAIN (SOME GRADING ADJUSTMENTS)

0'0" SETBACK

4' WIDE CONCRETE WALK FROM PARKING SPACE TO R.O.W.

EXISTING SITE LIGHTING POLES TO REMAIN - TYPICAL

4' WIDE CONCRETE WALK FROM PARKING SPACE TO R.O.W.

EXISTING CATCH BASINS TO REMAIN - EXISTING PAVEMENT SLOPE TO BE MAINTAINED - TYPICAL

PERIMETER LANDSCAPE ON CICERO TAPERS FROM 8'6" WIDTH TO 5'5" WIDTH (AVERAGE 7'2" WIDTH)

NEW CONCRETE CURB AROUND NEW LANDSCAPE ISLANDS

NEW 24" WIDE CURB AT PROPERTY LINE TO DEFINE 2' DRIVEWAY AISLES - EAST DRIVEWAY MEASURES 30'4" WIDE IF MEASURED PARALLEL TO PROPERTY LINE

4' TALL IRON LOOK FENCE - 2' FROM BACK OF CURB

LANDSCAPE AREA SETBACK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

EXISTING CATCH BASIN TO REMAIN

EXISTING CONTIGUOUS PAVEMENT TO REMAIN ACROSS PROPERTY LINE

MASONRY TRASH ENCLOSURE WITH WOODEN GATES - 6'-0" TALL WALLS ON NEW CONCRETE SLAB

EXISTING LIGHT POLE BASE PROJECTS INTO DRIVE AISLE - LIGHT POLE LOCATION POSSIBLY ADJUSTED - TBD

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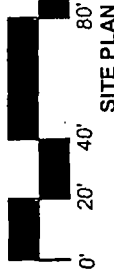
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- SITE ZONING DATA:**
- CURRENT ZONE B3-1 COMMUNITY SHOPPING DISTRICT
  - PROPOSED ZONE B3-2 COMMUNITY SHOPPING DISTRICT
  - SITE AREA = 71,087.64 SF
  - EXISTING BUILDING FLOOR AREA = 97,733 SF
  - PROPOSED EXISTING FLOOR AREA = 8,208 SF
  - PROPOSED ADDITIONAL FLOOR AREA = 8,208 SF
  - TOTAL PROPOSED BUILDING FLOOR AREA = 105,574 SF
  - PROPOSED FAR = 1.49

- PARKING CALCULATIONS (B3-2 ZONE)**
- OFFICE USE AREA (NET) = 89,305 SF
  - (89,305/10,000) / 1000'2 = 159 SPACES \*\*
  - RETAIL USE AREA (NET) = 8,113 SF
  - (8,113/1000'2.5 = 20 SPACES
  - TOTAL REQUIRED SPACES = 179
  - TOTAL PROPOSED SPACES = 151
- BICYCLE PARKING REQUIRED**
- 1 SPACE PER 10 AUTO
  - 175/10 = 18 SPACES REQUIRED
  - 18 SPACES PROPOSED

\*\*CALCULATIONS EXCLUDE FIRST 10,000 SF OF FLOOR AREA FROM 1 USE



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



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**PLAN-1**  
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**4801 W. PETERSON AVE**  
 CHICAGO, ILLINOIS 60646  
 04.13.2018

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 -  
 JUNIPEROUS CHINENSIS

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

5.2.5" Bloodgood London  
 plane tree

2 2.5" Burr Oak

12 MISS KIM LILAC

6 2.5" Columbia  
 London plane tree

2 5" PIONEER ELM

2 5" PIONEER ELM

167.37'



**LANDSCAPE SUMMARY**  
 PARKWAY LANDSCAPE (1 TREE PER 25 FT OF FRONTAGE)  
 PETERSON REQUIRED = 372/25 = 15 TREES  
 PETERSON PROPOSED = 17 TREES (SOME ON EDENS R.O.W.)

CICERO REQUIRED = 295/25 = 12 TREES  
 CICERO PROPOSED = 0 TREES (INADEQUATE R.O.W.)  
 CALDWELL REQUIRED = 307/25 = 12 TREES  
 CALDWELL PROPOSED = 0 TREES NO WALK  
 PERIMETER LANDSCAPE - 7' WIDE LANDSCAPE SETBACK BETWEEN  
 VEHICLE USE AREAS AND PROPERTY LINE W/ 4' FENCE, HEDGE AND  
 TREES @ 25' O.C.

PETERSON REQUIRED TREES = 15/25 = 5 TREES  
 PETERSON PROPOSED TREES = 6 TREES  
 CICERO REQUIRED TREES = 193/25 = 8 TREES  
 CICERO PROPOSED TREES = 8 TREES  
 INTERIOR LANDSCAPE (10% OF VEHICLE USE AREA W/ 1 TREE ER 125  
 SF OF REQUIRED AREA)  
 VEHICLE USE AREA = 40,663 SF  
 REQUIRED INTERIOR LANDSCAPE AREA = 4,066 SF  
 PROPOSED INTERIOR LANDSCAPE AREA = 1,799 SF  
 REQUIRED INTERIOR TREES (4066/125) = 33  
 PROPOSED INTERIOR TREES = 10

**PETERSON AVENUE**

**CICERO AVENUE**

**CALDWELL AVENUE**

372.28'

306.88'

33.00'

2 5" HACKBERRY

2 5" HACKBERRY

2 5" HACKBERRY



LANDSCAPE PLAN

NO PARKWAY TREES ON  
 CICERO - INADEQUATE R.O.W.  
 WIDTH

PERIMETER LANDSCAPE ON  
 CICERO TAPERS FROM 8'8" WIDTH  
 TO 5'5" WIDTH (AVERAGE 7'2"  
 WIDTH)  
 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 -  
 JUNIPEROUS CHINENSIS

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

22 MISS KIM LILACS IN PLANTING  
 AREA PAST FENCE

LOW GROW SUMAC GROUND  
 COVER

**PLAN-2**

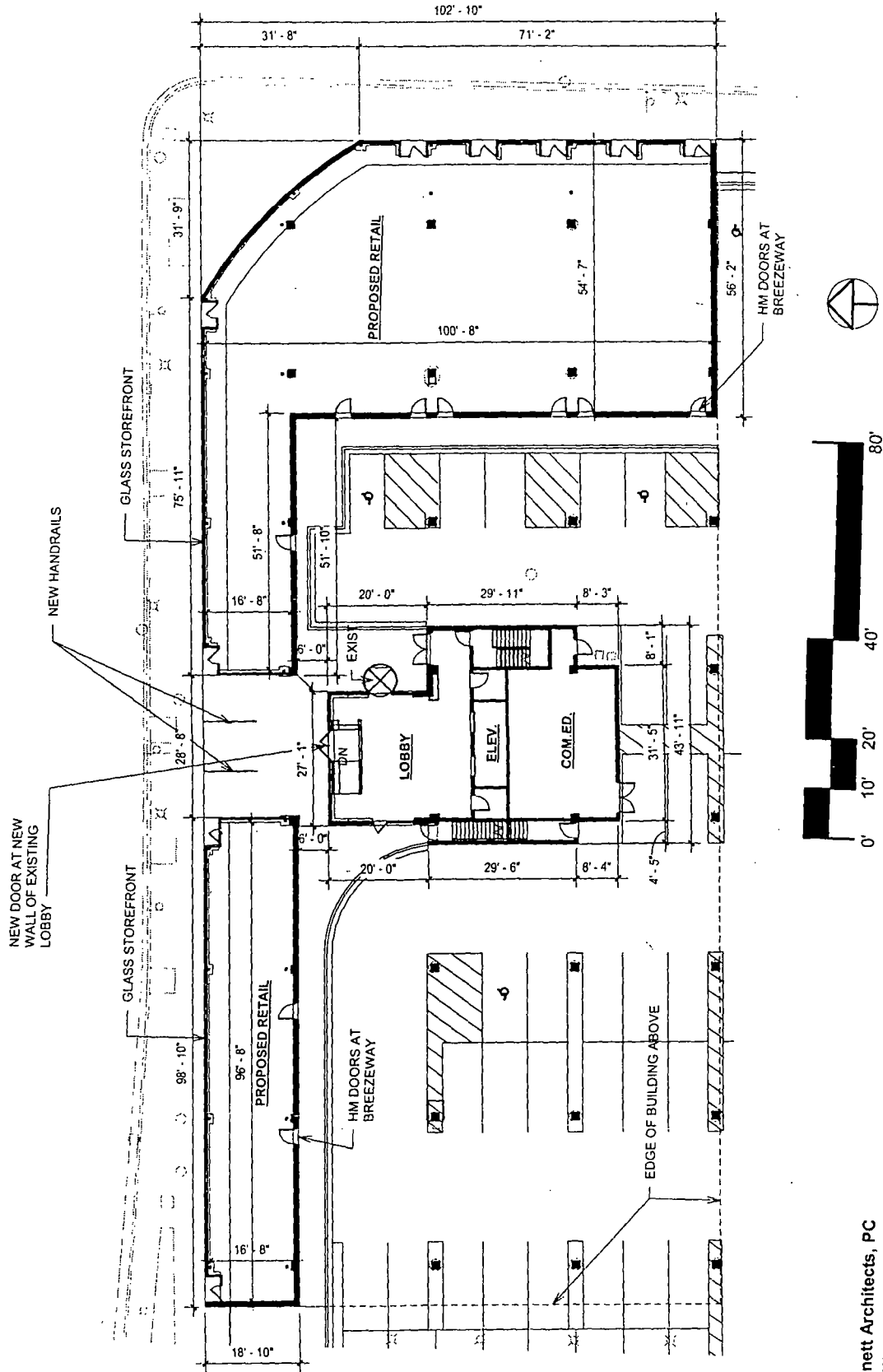
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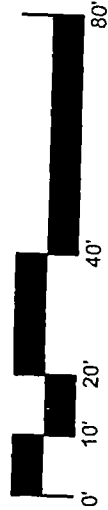
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GROUND LEVEL FLOOR PLAN



4801 W. PETERSON AVE  
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 07.24.2018



EXISTING OFFICE BUILDING AT SOUTH-WEST CORNER OF PETERSON AND CICERO AVENUES  
 PROPOSED WORK: LOBBY TO BE MODIFIED, FIRST LEVEL RETAIL ADDITIONS TO BE BUILT ON PETERSON AND CICERO AVENUES, NEW TRASH ENCLOSURE TO BE BUILT, AND EXISTING PARKING TO BE MODIFIED PER LANDSCAPE ORDINANCE



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PLAN-2	LANDSCAPE PLAN
PLAN-3	GROUND LEVEL FLOOR PLAN

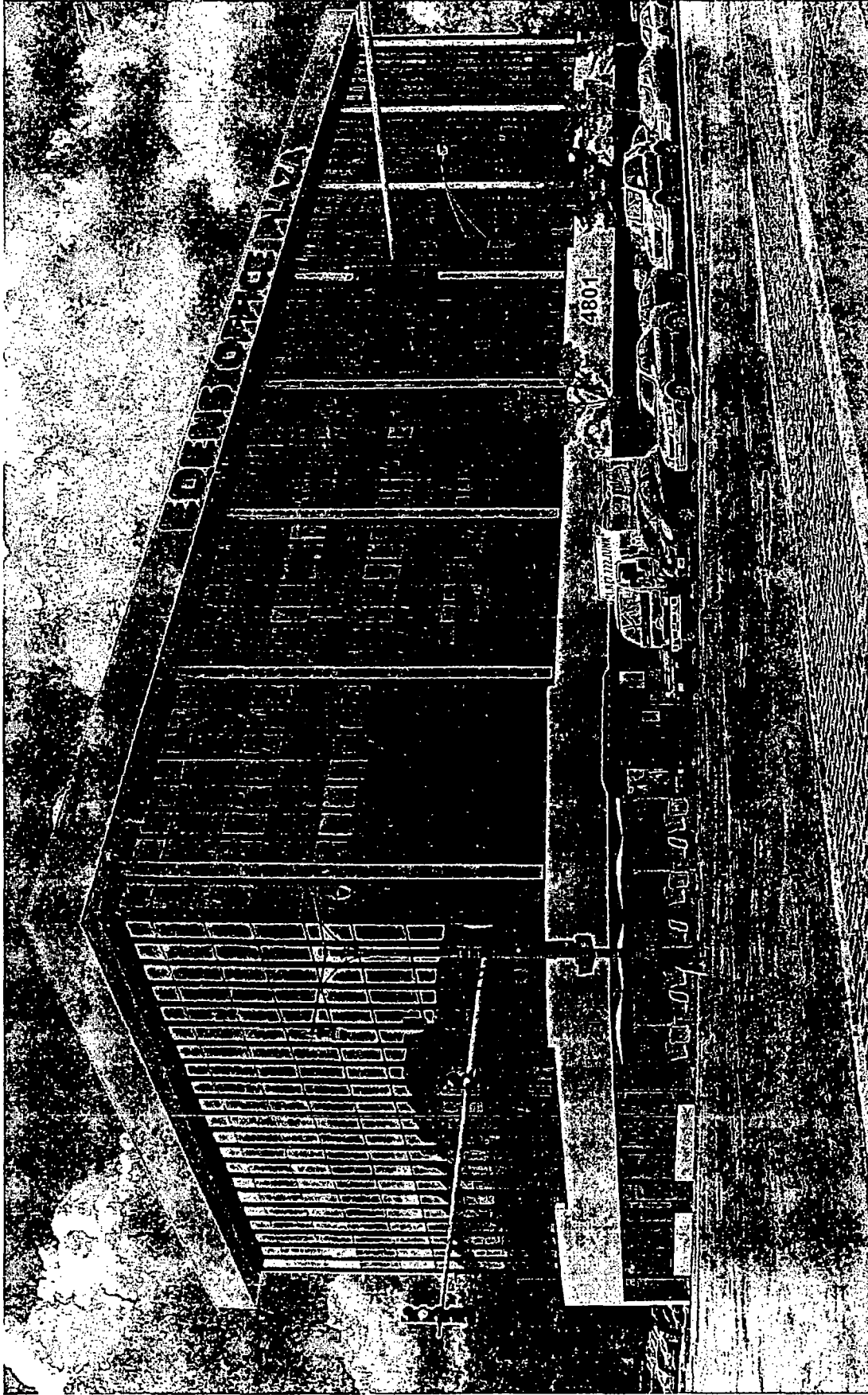
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4801 W. PETERSON AVE  
CHICAGO, ILLINOIS 60646  
07.24.2018



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tel 847.760.1078  
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RENDERING FOR DESIGN CONCEPT OF RETAIL ONLY  
SEE PLANS AND ELEVATIONS FOR MORE ACCURATE  
REPRESENTATION

RENDERING  
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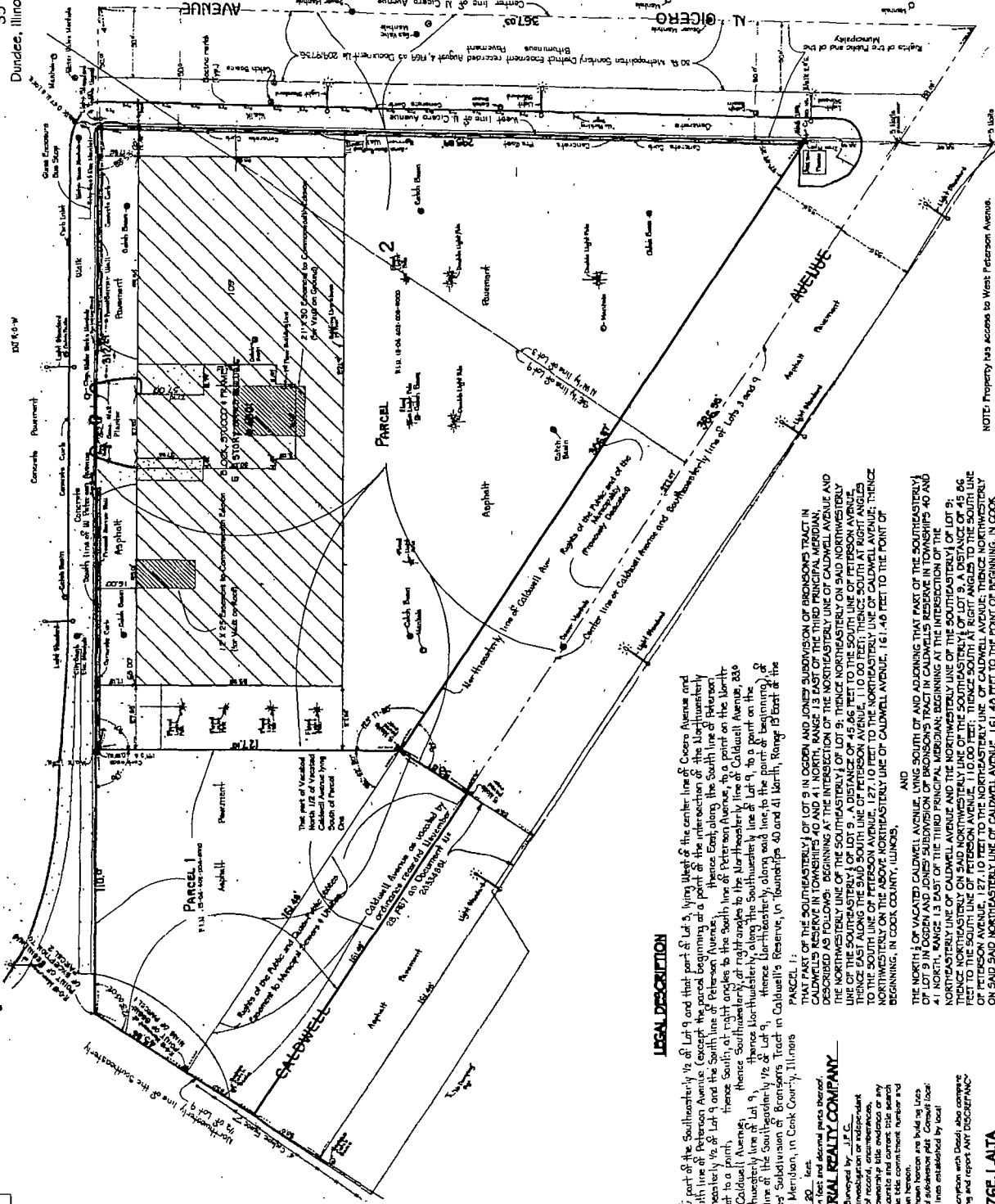
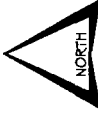


# PLAT OF SURVEY

W. PETERSON

AVENUE

By  
**JOHN D. REBK & ASSOCIATES**  
Land and Construction Surveys  
35 W 386 Miller Road  
Dundee, Illinois 60118 (847) 428-3456



**PARCEL 1 AREA**  
Total Area (including Vacated North 1/2 of Caldwell Avenue) = 16,043.99 Sq. Ft. / 0.3663 Acres

**PARCEL 2 AREA**  
03,045.63 Sq. Ft. / 0.0695 Acres (Gross Area - including Caldwell Avenue and Cicero Avenue rights-of-way)

**TOTAL AREA**  
71,087.62 Sq. Ft. / 1.6319 Acres (Includes Caldwell Avenue and Cicero Avenue rights-of-way)

**BUILDING AREA**  
First Floor (Gross Floor, exterior loadings) 2,315.50 Sq. Ft. / 0.0532 Acres  
Second Floor (Gross Floor, exterior loadings) 13,040.35 Sq. Ft. / 0.3071 Acres

**SURVYORS CERTIFICATION**  
STATE OF ILLINOIS April 2, 2010  
COUNTY OF LAKE  
The Professional Surveyor certifies that the correct Record Map for this Survey is on file with the County Clerk's Office. There is no other Survey of this land which is shown on the Record Map. The Survey is correct and conforms to the Official Record, and the above facts are true and correct.

*[Signature]*  
Professional Land Surveyor No. 81425  
License Expires Year 2015, 2018

**LEGAL DESCRIPTION**

Parcel 1: That part of the Southeast 1/4 of Lot 9 and that part of Lot 5, 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 at the intersection of the West line of the South line of Peterson Avenue, 110 feet to a point, thence South, 87 feet to the South line of Peterson Avenue, thence East along the South line of Peterson Avenue, 110 feet to a point, thence Southwesterly, 110 feet to the North line of Caldwell Avenue, 249 feet to the Southwesterly line of Lot 9, thence Northwesterly, along the Southwesterly line of Lot 9, to a point on the Northwesterly line of the South line of Peterson Avenue, 127.10 feet to the Northwesterly line of Caldwell Avenue, thence Northwesterly, along the line, to the Third Principal Meridian, in Townships 40 and 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2: That part of the Southeast 1/4 of Lot 9 in OGDEN AND JONES SUBDIVISION OF BRONSON'S TRACT IN COOK COUNTY, ILLINOIS, AND ADJOINING THE NORTHWESTERLY LINE OF CALDWELL AVENUE AND THE NORTHWESTERLY LINE OF PETERSON AVENUE, BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF CALDWELL AVENUE AND THE NORTHWESTERLY LINE OF PETERSON AVENUE, THENCE NORTHWESTERLY ON SAID NORTHWESTERLY LINE OF THE SOUTHWESTERLY LINE OF LOT 9, A DISTANCE OF 45.66 FEET TO THE SOUTH LINE OF PETERSON AVENUE, THENCE EAST ALONG THE SAID SOUTH LINE OF PETERSON AVENUE, 110 FEET, THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF PETERSON AVENUE, 127.10 FEET TO THE NORTHWESTERLY LINE OF CALDWELL AVENUE, THENCE NORTHWESTERLY ON THE NORTHWESTERLY LINE OF CALDWELL AVENUE, 161.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

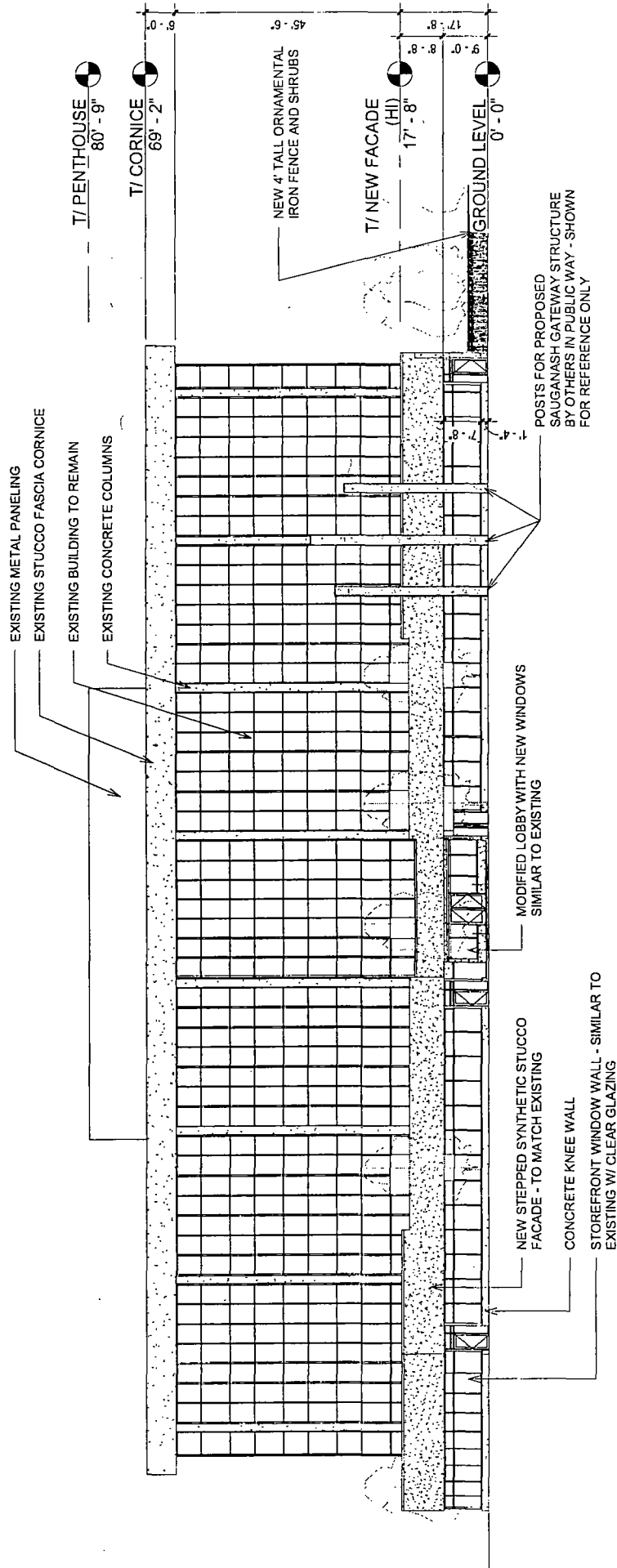
AND

THE NORTH 1/4 OF VACATED CALDWELL AVENUE, LYING SOUTH OF AND ADJOINING THE EAST OF THE SOUTHWESTERLY LINE OF LOT 9 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S TRACT IN CALDWELL RESERVE IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF CALDWELL AVENUE AND THE NORTHWESTERLY LINE OF THE SOUTHWESTERLY LINE OF LOT 9, THENCE NORTHWESTERLY ON SAID NORTHWESTERLY LINE OF CALDWELL AVENUE, 161.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

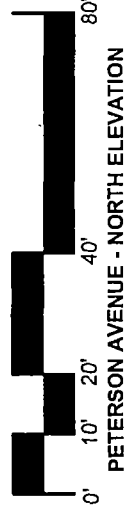
Scale: 1 inch equals 20 feet.  
Distances are marked in feet and decimal parts thereof.  
Ordered by: **IMPERIAL REALTY COMPANY**  
Checked by: J.D.R. Surveyed by: J.P.C.  
Surveyor has made no investigation or independent research concerning, ownership title evidence or any other facts which in accuracy and content this survey may determine, unless the title commit number and date shown hereon are held by local authorities for building lines established by local ordinance.  
This plat is subject to all local ordinances and regulations.  
All parties before building and report ANY DISCREPANCY IMMEDIATELY.  
ORDER NO. **18-5766-1 ALTA**

NOTE: Property has access to West Peterson Avenue.

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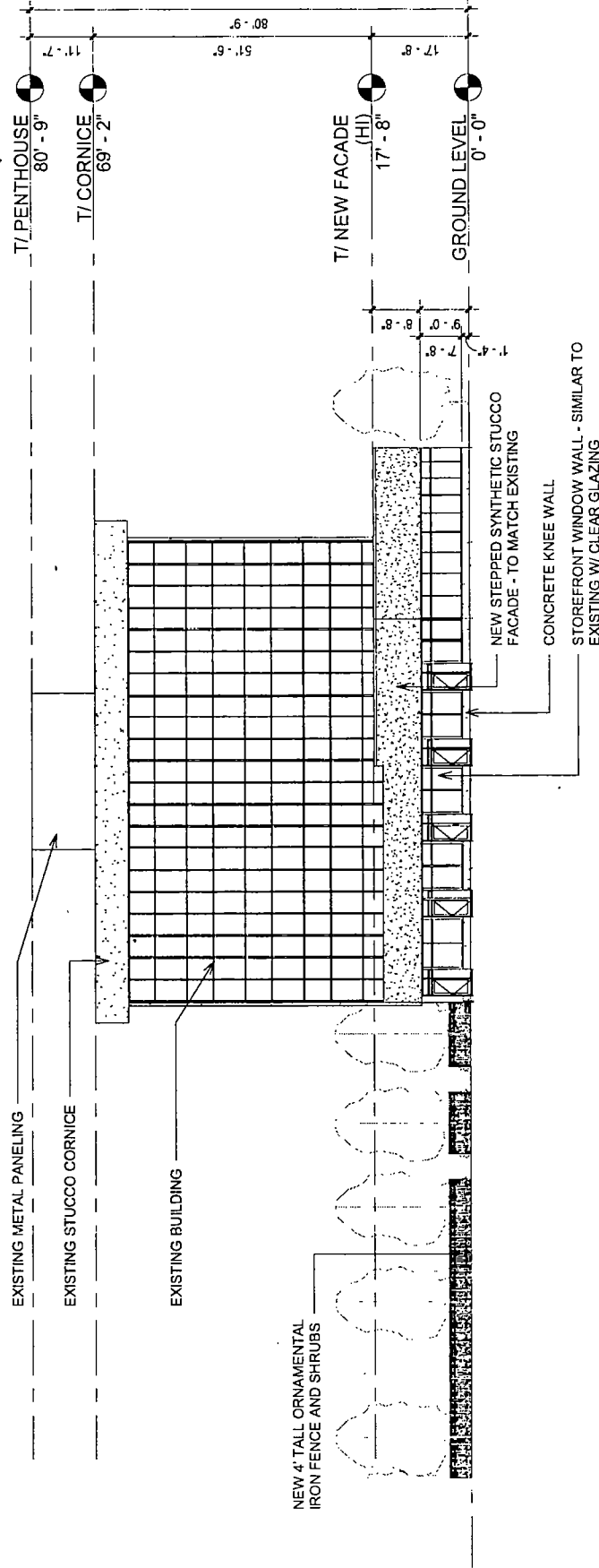
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**ELEV-1**  
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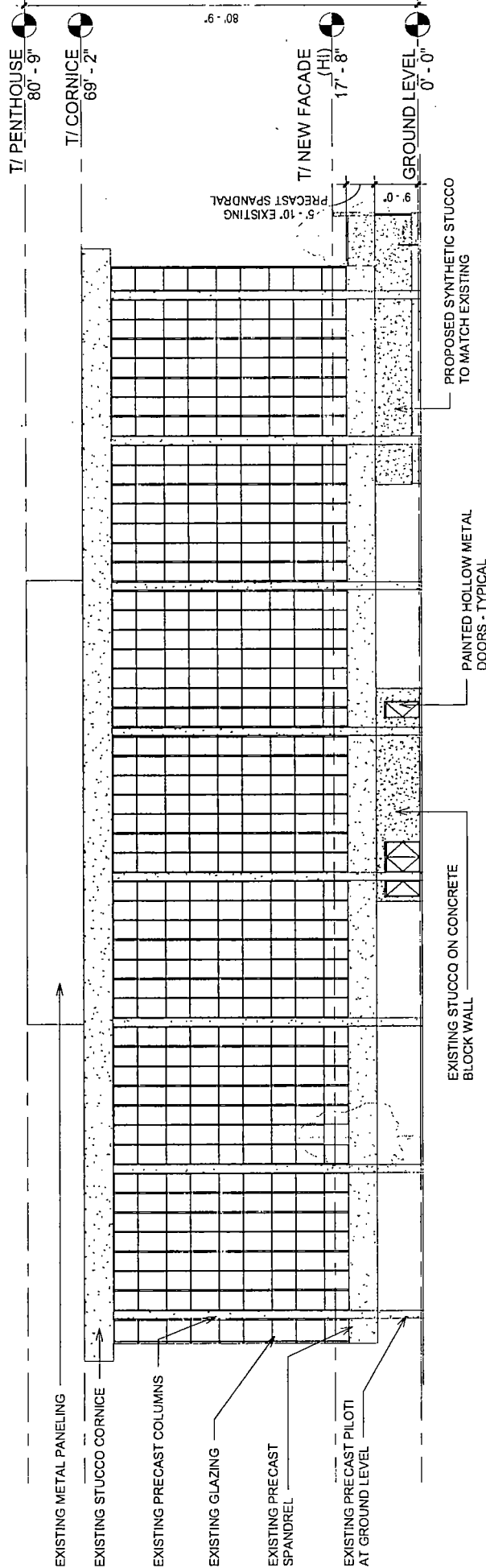


**CICERO AVENUE - EAST ELEVATION**

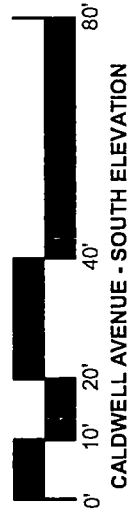
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**ELEV-2**  
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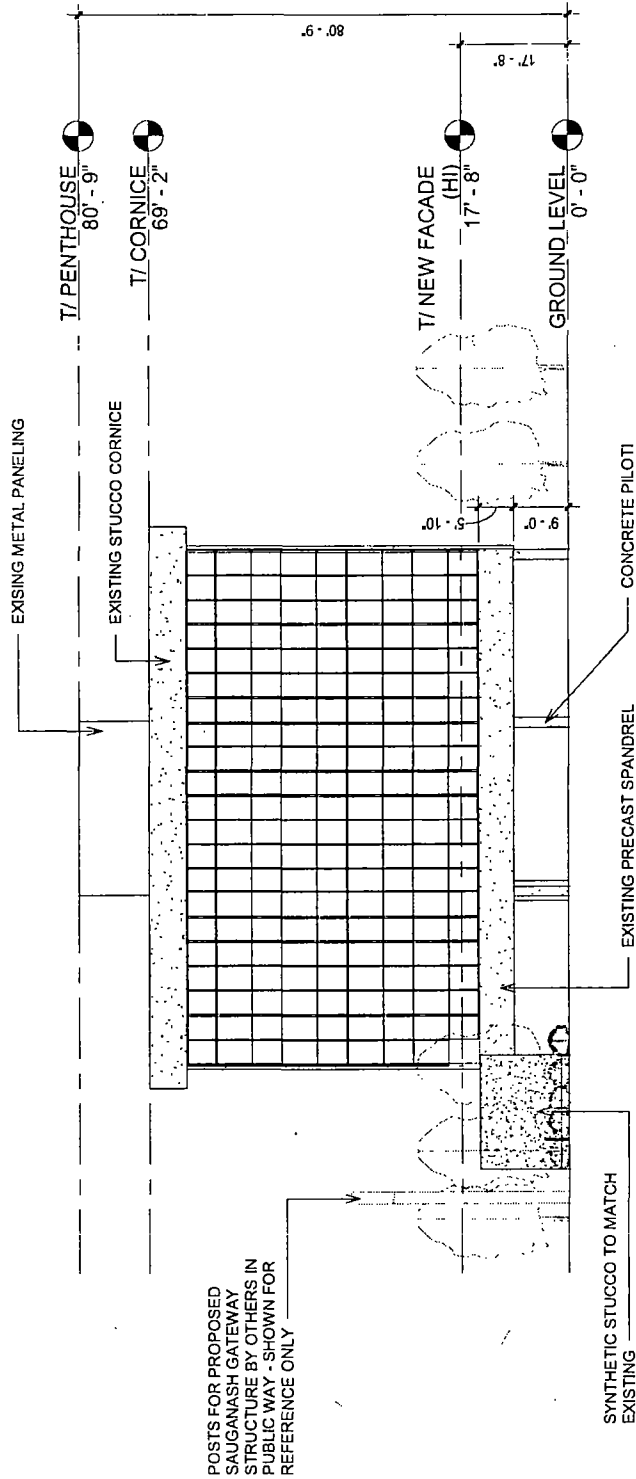
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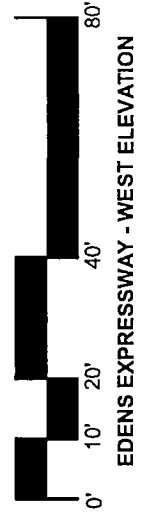
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**ELEV-3**  
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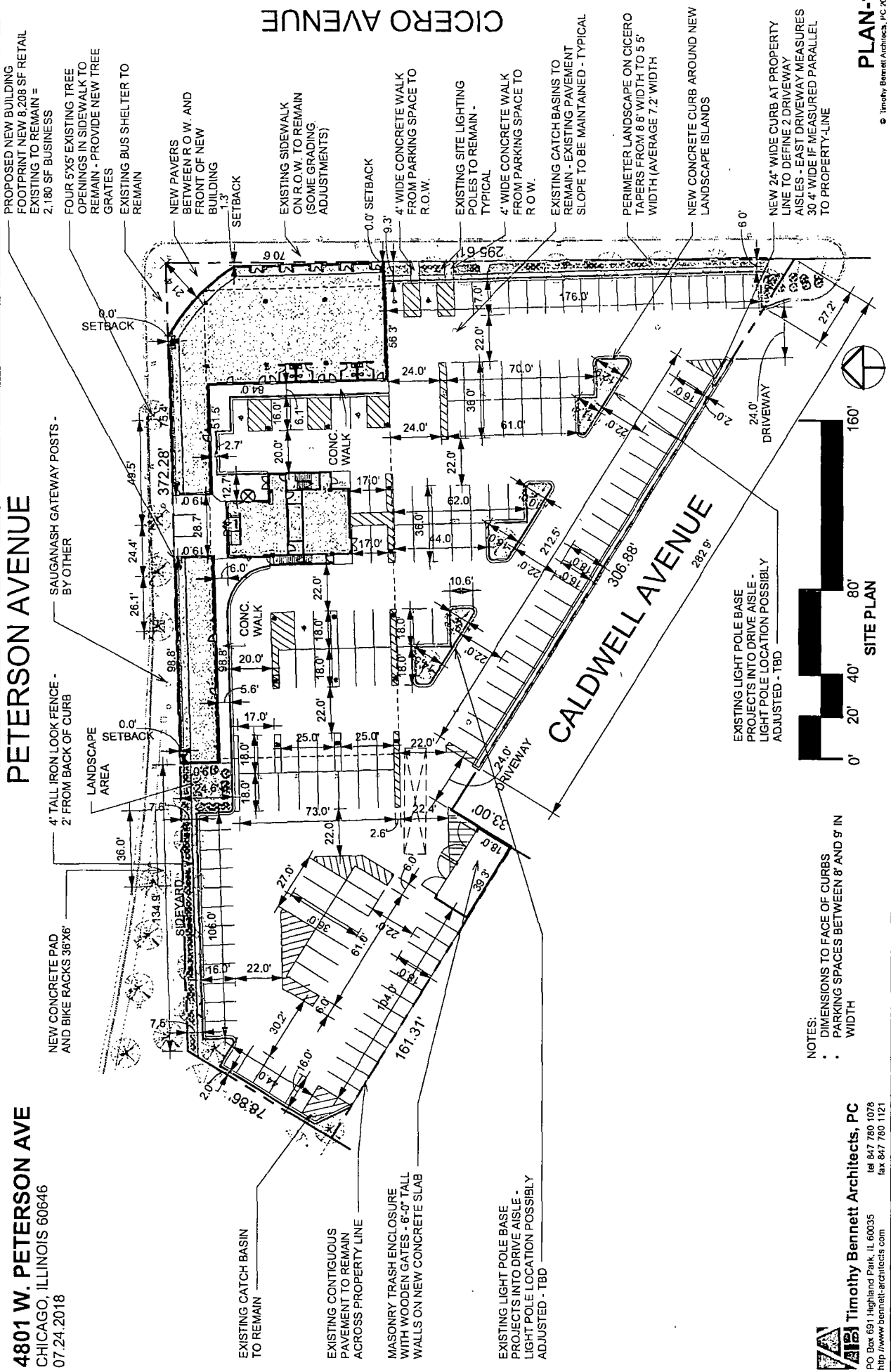
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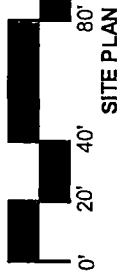
**PETERSON AVENUE**

**CICERO AVENUE**

**CALDWELL AVENUE**



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



**PLAN-1**  
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**4801 W. PETERSON AVE**  
 2.5" CALIPER TREE AT 25'  
 AT CENTER - ALTERNATE  
 SUGAR MAPLES (ACER  
 SACCHARUM) AND CATALPA  
 SPP  
 CHICAGO, ILLINOIS 60646  
 07.24.2018

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

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

5.2.5" Bloodgood London  
 planisetree

2.2.5" Burr Oak

6.2.5" Columbia  
 London planisetree

2.5" PIONEER ELM

2.5" PIONEER ELM

12 MISS KIM LILAC

2.5" PIONEER ELM

LOW GROW SUMAC  
 GROUND COVER AT  
 ISLANDS - TYPICAL

33.00'

2.5" HACKBERRY

167.31'

2.5" HACKBERRY  
 306.88'

2.5" HACKBERRY

PETERSON AVENUE

CICERO AVENUE

CALDWELL AVENUE

NEW TREE GRATE AT EXISTING  
 TREE AND SIDEWALK OPENING

372.28'

19.967'

NO PARKWAY TREES ON  
 CICERO - INADEQUATE R.O.W.  
 WIDTH

PERIMETER LANDSCAPE ON  
 CICERO TAPERS FROM 8' WIDTH  
 TO 5' WIDTH (AVERAGE 7.2'  
 WIDTH

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 -  
 JUNIPEROUS CHINENSIS

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

22 MISS KIM LILACS IN PLANTING  
 AREA PAST FENCE

LOW GROW SUMAC GROUND  
 COVER



LANDSCAPE PLAN

PLAN-2

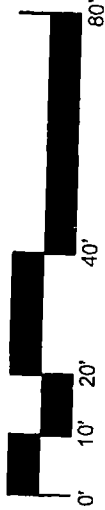
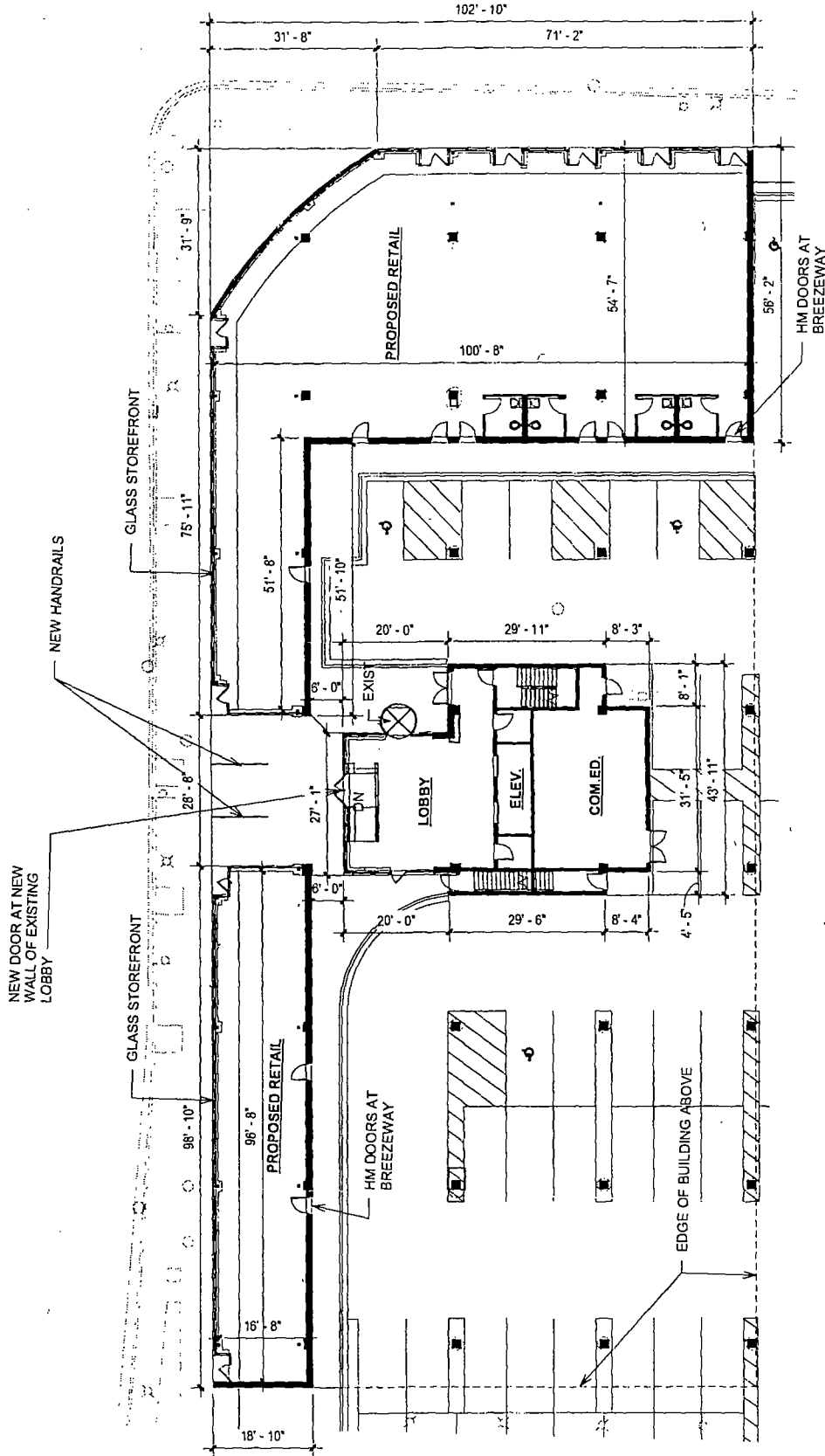
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GROUND LEVEL FLOOR PLAN

