



# City of Chicago



SO2020-782

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 2/19/2020

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 11-G at 1038-1054 W  
Wilson Ave, 4600-4608 N Kenmore Ave and 4600-4612 N  
Winthrop Ave - App No. 20345

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

" 2024  
INTRO DATE  
FEB 19, 2020

**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 Residential-Business Planned Development No. 1329 symbols and indications as shown on Map 11-G in the area bounded by:

West Wilson Avenue; North Kenmore Avenue; North Winthrop Avenue; the public alley next northwest of and almost parallel to West Wilson Avenue, and a line 175 feet west of and parallel to North Kenmore Avenue;

to those of Residential-Business Planned Development No. 1329, as amended.

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

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PUBLICATION

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1329, AS AMENDED**

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number 1329 (“Planned Development”) consists of approximately 17,619 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). 1050 Wilson Partners LLC (the “Applicant”) is the owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance in effect as of the date of this Planned Development.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Chicago Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

4. This Plan of Development consists of these 16 Statements, a Bulk Regulations and Data Table, and the following exhibits and plans prepared by Booth Hansen and dated \_\_\_\_ (collectively, the “Plans”): an Existing Zoning Map; an Existing Land Use Map; Planned Development Property and Boundary Line Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the

Applicant: 1050 Wilson Partners LLC  
Address: 1038-1054 West Wilson; 4600-4608 North Kenmore; 4600-4612 North Winthrop, Chicago, IL  
Introduced: February 19, 2020  
Plan Commission: TBD

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terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted in this Planned Development: Dwelling Units located above the ground floor; Eating and Drinking Establishments; Retail Sales, General; Animal Sales/Service; Artist Work or Sales Space; Business Support Services; Food and Beverage Retail Sales; Vacation Rental; Office; Personal Service; Indoor Sports and Recreation and accessory/related uses and parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 17,619 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other applicable provision of that Code.
12. The terms and conditions of development under this Planned Development Ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal title holders and any ground lessees of the Property.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all

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applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek building certification, and provide a green roof of not less than 50% of the net roof area on the new construction building equivalent to an actual total of 4,097 square feet.
15. The Applicant acknowledges and agrees that the change of zoning of the underlying zoning district of this Planned Development No. 1329 from the B3-2 Community Shopping District to the B3-5 Community Shopping District for construction of this Planned Development triggered the requirements of Section 2-45-110 of the Municipal Code (the "2007 Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the 2007 Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 11 affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required affordable unit ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development Ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the B3-5 Community Shopping District.

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1329, AS AMENDED**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	33,220	
Area of Public Rights-of-Way (sf):	15,593	
Net Site Area (sf):	17,619	
Subarea A:	11,664	
Subarea B:	5,955	
Maximum Floor Area Ratio:	5.0	
Subarea A:	2.09	
Subarea B:	6.49	FINAL FOR PUBLICATION
Maximum Number of Dwelling Units:		
Subarea A:	0	
Subarea B:	110	
Minimum Off-Street Parking Spaces:		
Subarea A:	0	
Subarea B:	16	
Minimum Off-Street Loading Spaces:	0	
Maximum Building Height:		
Subarea A:	74'-0" (top of existing upper roof)	
Subarea B:	96'-8" (top of upper roof)	
Minimum Setbacks:	Per plans	

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are working with a Planner at the City, what is Planner name.

of City Involvement  
all that apply

City Land  
Financial Assistance  
Zoning increase

Planned Development (PD)  
Transit Served Location (TSL) project

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

**OPER INFORMATION**

Developer Name 1050 Wilson Partners, LLC

Developer Contact Mark Heffron

Developer Address 1020 West Lawrence Ave, Chicago IL, 60640 - suite 300

Developer Email mheffron@cedarst.com

Developer Phone 312-339-8536

Buyer Name Katie Jahnke Dale

Attorney Phone 312-368-2153

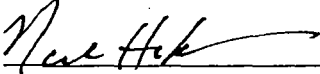
Expected date marketing will begin January 30th\_2022

Expected date of building permit\* April 15th, 2021

Expected date ARO units will be complete 3/15/2022

Lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to issuance of any building permits, including the foundation permit.

**SIGNED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)**

  
\_\_\_\_\_  
Developer or their agent

1/12/2021  
\_\_\_\_\_  
Date  
January 15, 2021

  
\_\_\_\_\_  
Project Manager or Denise Roman, DOH

\_\_\_\_\_  
Date

All projects with proposed ARO units must complete this tab

	market rate					Summary			affordable vs market square footage*
	unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	ARO	
	studio	10	18%	440	2	29%	388	88%	
	one-bed	43	78%	552	5	71%	575	104%	
	two-bed	2	4%	752	0	0%	#DIV/0!	#DIV/0!	

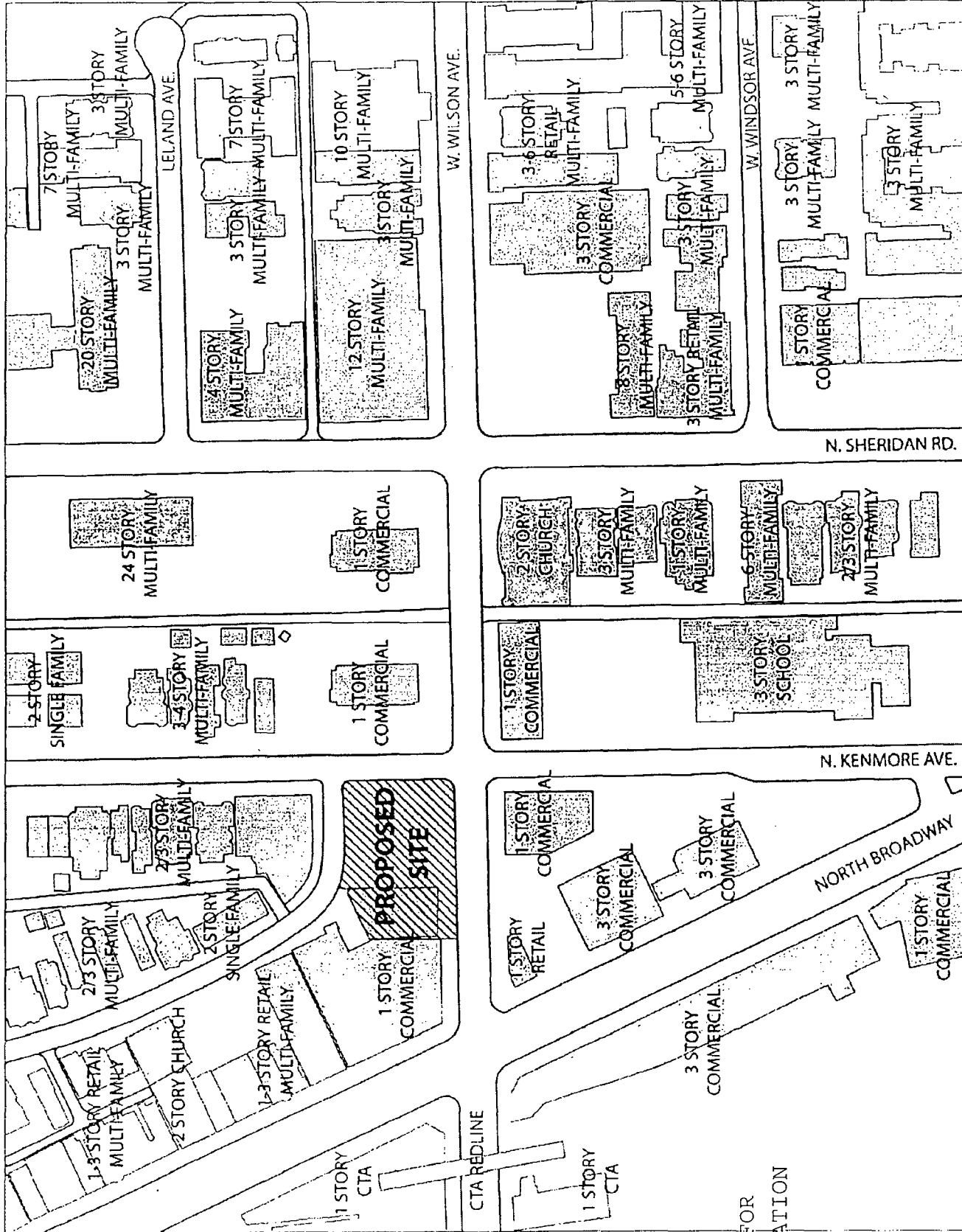
	Market Rate Units	Affordable Units
Parking	Available to all renters	Available to all renters
Laundry	In all units	In all units
Appliances		
Refrigerator	TBD - same package for all units	TBD - same package for all units
age/EnergyStar/make/model/color		
Dishwasher	TBD - only in select units based on size	TBD - only in select units based on size
age/EnergyStar/make/model/color		
Stove/Oven	TBD - same package for all units	TBD - same package for all units
age/EnergyStar/make/model/color		
Microwave	TBD - same package for all units	TBD - same package for all units
age/EnergyStar/make/model/color		
Bathroom(s)	Full bath per unit	Full bath per unit
how many?		
Half bath? Full bath?		
Kitchen countertops	Solid surface	Solid surface
material		
Flooring	TBD - same spec for all units	TBD - same spec for all units
material		
HVAC	VRF	VRF
Other		

Project Name	1050 West Wilson
Zoning Application number, if applicable	
Address	4600 N Kenmore Ave, Chicago IL 60640
Is this a For Sale or Rental Project?	Rental Project
Anticipated average psf rent/price?*	
Total Units in Project	62
Total Affordable units	7

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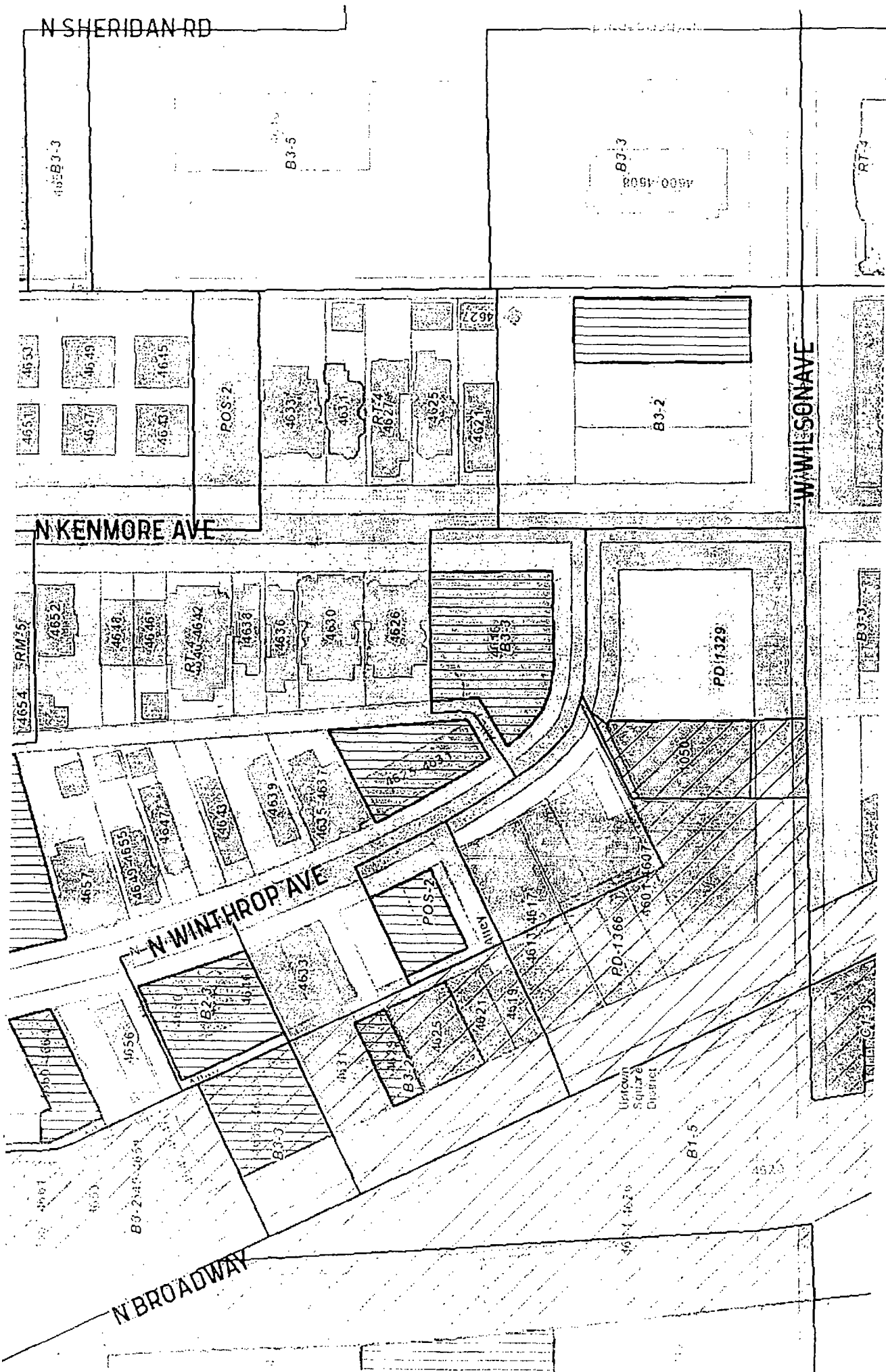


# EXISTING LAND USE MAP



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# ZONING MAP



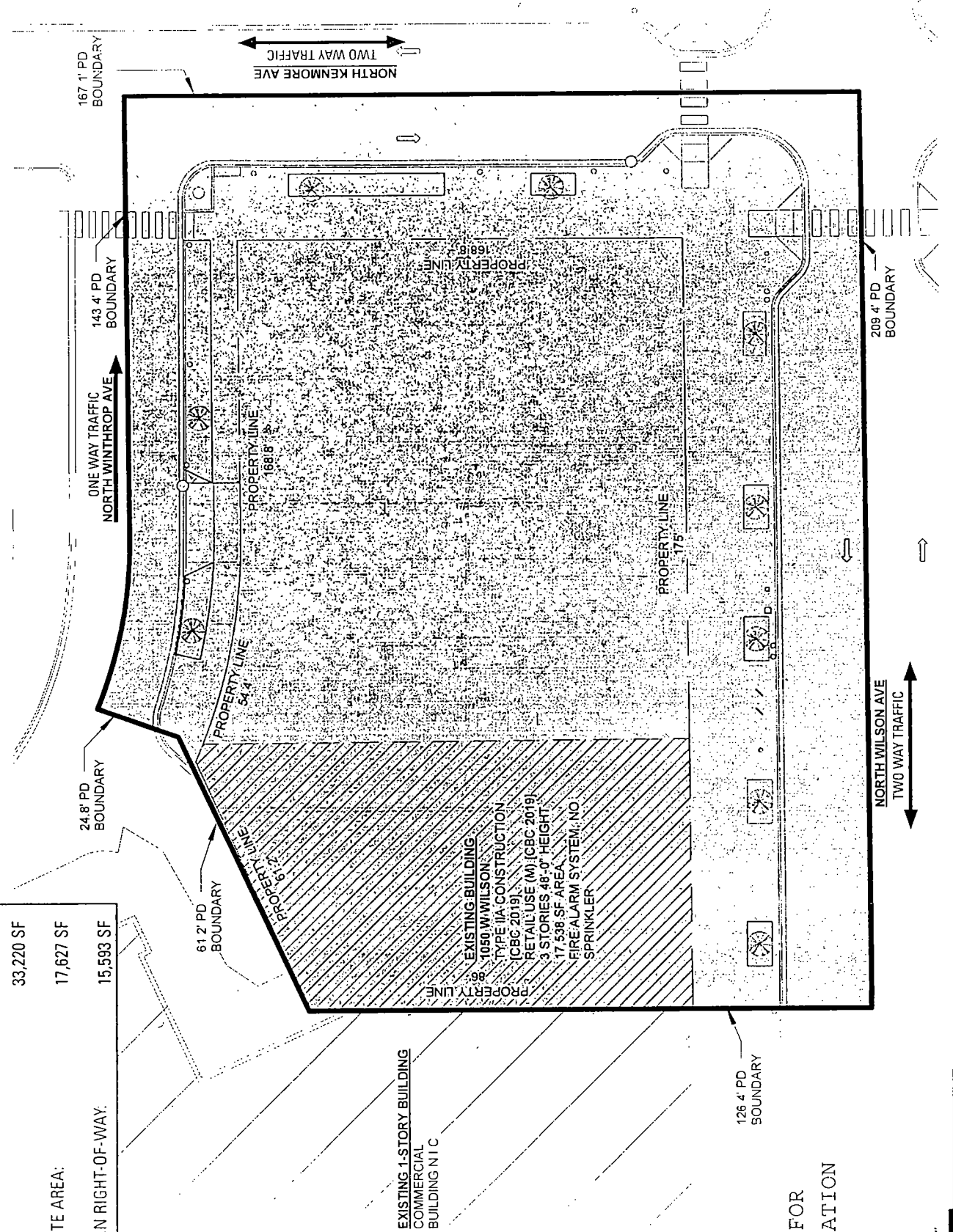
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4600 N KENMORE AVE  
 APPLICANT: 1050 WILSON PARTNERS LLC  
 PROJECT ADDRESS: 1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE;  
 4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640  
 INTRODUCTION DATE: FEBRUARY 19, 2020  
 PLAN COMMISSION DATE: DECEMBER 17, 2020

**PLAN A.02**  
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# PLANNED DEVELOPMENT PROPERTY AND BOUNDARY LINE MAP

TOTAL GROSS PLANNED DEVELOPMENT SITE AREA:	33,220 SF
TOTAL NET SITE AREA:	17,627 SF
TOTAL AREA IN RIGHT-OF-WAY:	15,593 SF



EXISTING 1-STORY BUILDING  
COMMERCIAL  
BUILDING NTC

EXISTING BUILDING  
1050 W WILSON  
TYPE IIIA CONSTRUCTION  
(CBC 2019)  
RETAIL USE (M) (CBC 2019)  
3 STORIES 48'-0" HEIGHT  
17,536 SF AREA  
FIRE ALARM SYSTEM, NO  
SPRINKLER

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SCALE 1/32" = 1'-0"

4600 N KENMORE AVE  
APPLICANT:  
PROJECT ADDRESS:  
INTRODUCTION DATE:

1050 WILSON PARTNERS LLC  
1038-1054 W WILSON AVE,  
4600-4608 N. KENMORE AVE,  
4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640  
FEBRUARY 19, 2020  
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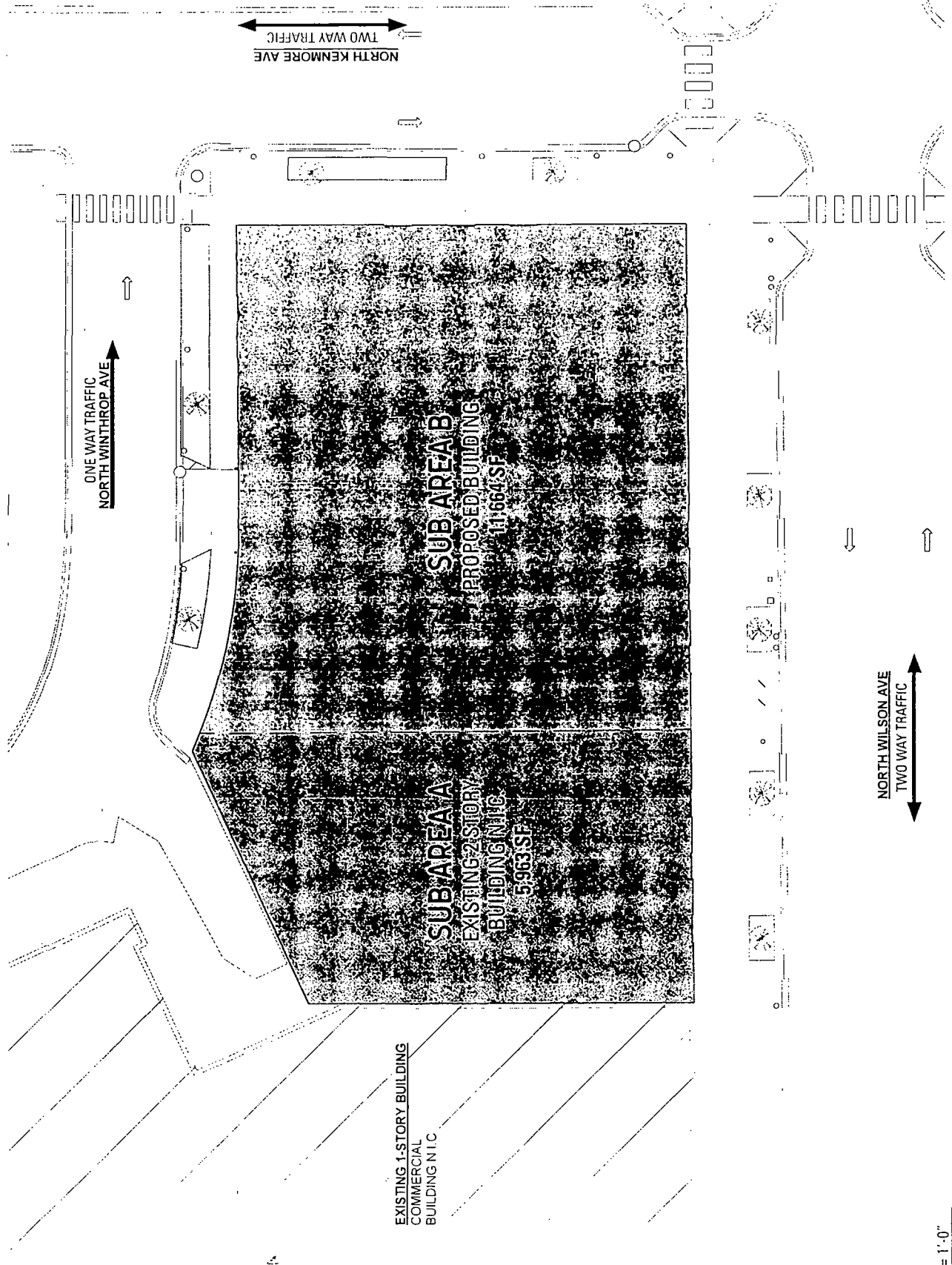


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# SUB AREA MAP

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EXISTING 1-STORY BUILDING  
COMMERCIAL  
BUILDING N.T.C.

**SUB AREA A**  
EXISTING 2-STORY  
BUILDING N.T.C.  
5,963 SF

**SUB AREA B**  
PROPOSED BUILDING  
11,664 SF

ONE WAY TRAFFIC  
NORTH WINTHROP AVE

TWO WAY TRAFFIC  
NORTH KENMORE AVE

NORTH WILSON AVE  
TWO WAY TRAFFIC

SCALE 1/32" = 1'-0"

4600 N KENMORE AVE

APPLICANT:  
1050 WILSON PARTNERS LLC

PROJECT ADDRESS:  
1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE;  
4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640

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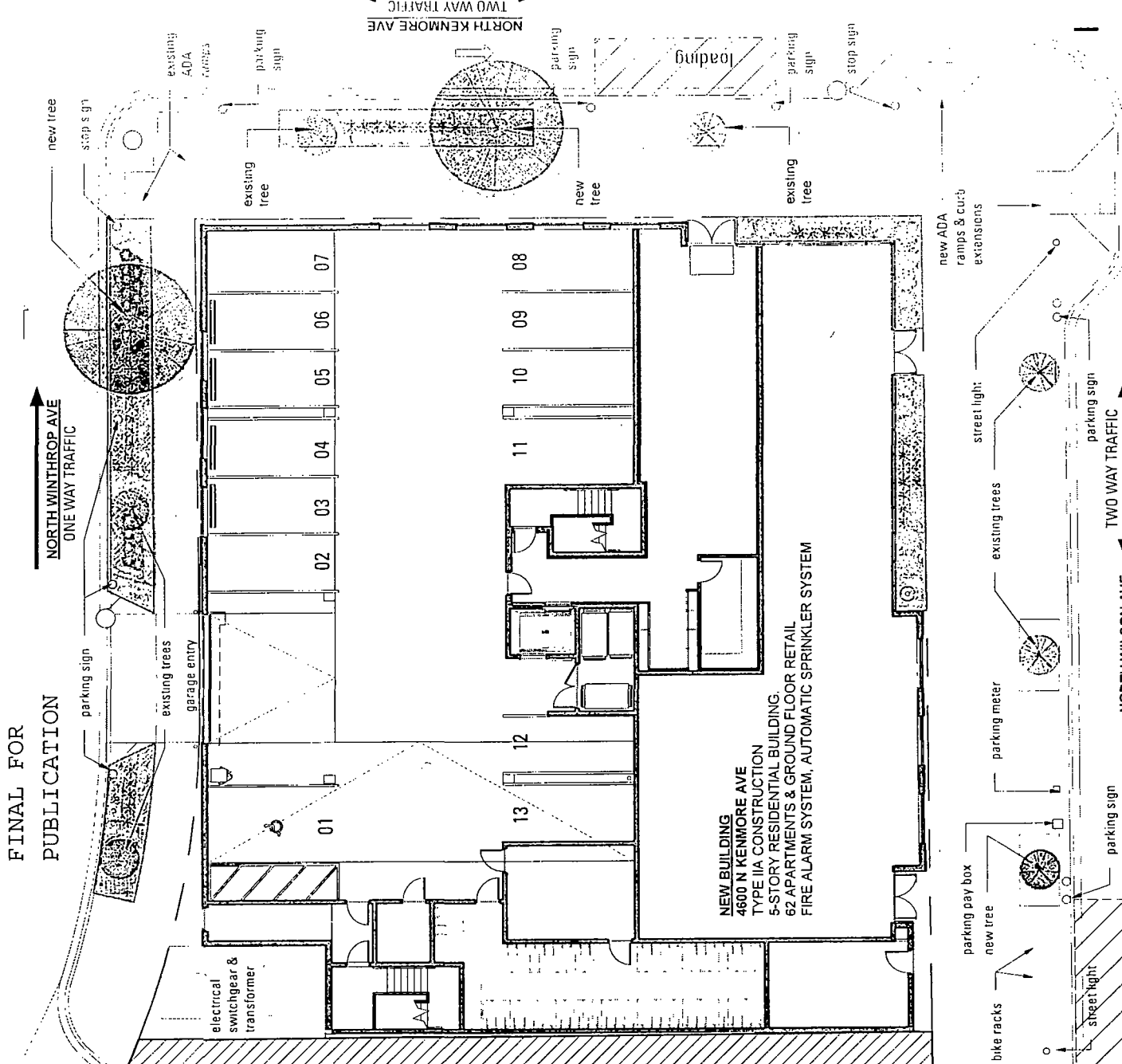


# LANDSCAPE PLAN

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PLANT SCHEDULE GROUND FLOOR

001	SPRING	SPRING	SPRING
002	SPRING	SPRING	SPRING
003	SPRING	SPRING	SPRING
004	SPRING	SPRING	SPRING
005	SPRING	SPRING	SPRING
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SCALE 3/64" = 1'-0"

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A.11

# LANDSCAPE DETAILS

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## PLANT SCHEDULE GROUND FLOOR

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
...	...	...	...

DO NOT CUT LEADERS ON EVERGREENS OR PYRAMIDAL TREES

PRUNE 1/3 OF INNER CROWN, MAINTAINING NATURAL SHAPE

WRAP TRUNK WITH APPROVED TREE WRAP TO FIRST BRANCH

SET ROOTBALL APPROXIMATELY 3" HIGHER THAN FINISHED GRADE

3" DEEP MULCH AGAINST TREE TRUNK

CUT ANY SYNTHETIC COROXS AROUND ROOTBALL AND TRUNK

REMOVE MULCH FROM TOP 1/3

PREPARE 3" MIN SAUCER EXCAVATED MATERIAL

STAKE AND GUY (IF NEEDED) SEE SPECIFICATIONS

BACKFILL PIT WITH PLANTING PIT SOIL MINIMUM 2.5' DEPTH

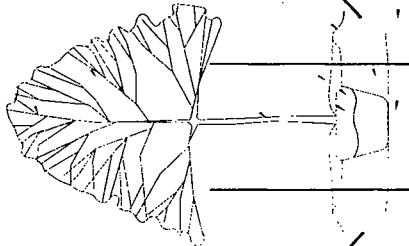
REQUIREMENTS FOR SOIL VOLUME (500 SF PER TREE)

SUBGRADE

SET ROOTBALL ON UNDISTURBED SUBGRADE

TEST PLANTING PIT FOR PROPER DRAINAGE

ALERT LANDSCAPE ARCHITECT IF THERE ARE ANY CONCERNS



TREE PIT WIDTH: 2 x BALL DIA MIN

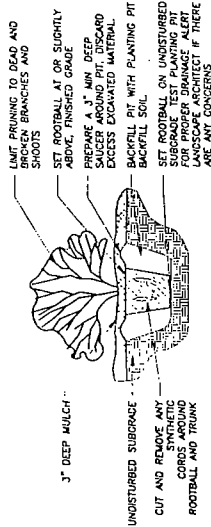
## 1 TREE PLANTING DETAIL

329333-22

## 2 SHRUB PLANTING DETAIL

Not To Scale

329333-01



LIMIT PRUNING TO DEAD AND BROKEN BRANCHES AND SHOOTS  
SET ROOTBALL AT OR SLIGHTLY ABOVE FINISHED GRADE  
PREPARE A 3" MIN DEEP SAUCER AROUND PIT, UNDISTURBED EXCAVATED MATERIAL  
BACKFILL PIT WITH PLANTING PIT SOIL  
CUT AND REMOVE ANY SYNTHETIC COROXS AROUND ROOTBALL AND TRUNK  
UNDISTURBED SUBGRADE  
NOTE: LANDSCAPE ARCHITECT IF THERE ARE ANY CONCERNS

NOTE: GUARANTEED SOIL WEIGHT AND MOISTURE TO BE PROVIDED BY A STRUCTURAL ENGINEER

WHERE WASHED RIVER ROCK ABUTS PAVEMENT OR SOIL USE ALUMINUM FORMED-IN-PLACE REINFORCING TO BE FIELD VERIFIED ACCORDING TO ARCHITECTURAL PLANS FOR DEPTHS AND DETAILS.

PAVERS TO REST ON MINIMUM 4" COMPACTED SUBGRADE OR APPROVED EQUAL

FORMED-IN-PLACE REINFORCING TO BE FIELD VERIFIED ACCORDING TO ARCHITECTURAL PLANS AND DETAILS  
COLUMBIA GREEN GROWING MEDIA OR APPROVED EQUAL TO BE VERIFIED BY STRUCTURAL ENGINEER  
GROWING MEDIUM TOP DEPTHS VARY BY SPECIFICATION AND DETAILS  
WOOD DECKS ARE REFERRED TO MEET DECKING DESIGN SYSTEM'S ARCHITECTURAL PLANS FOR DETAILS  
NEEDED MINERAL WOOL DRAINAGE LAYER  
WATERPROOF ROOFING, MEMBRANE AND COVER BOARD, BY OTHERS SEE ARCHITECTURAL DRAWINGS  
DRAINAGE HOLES TO BE LOCATED UNDER MEMBRANE AND ABOVE ROOFING ASSEMBLY MUST NOT BE OBSTRUCTED SO WATER CAN DRAIN

329333-12-07

## 4 COLUMBIA GREEN LAYERED VEGETATED ROOF

Not To Scale

PRE-GROWN GREEN ROOF PLANTS (MIN. WIND 95% SOIL COVERAGE AT INSTALLATION)  
TO URBAN GREENS EXTENSIVE GROWING MEDIA

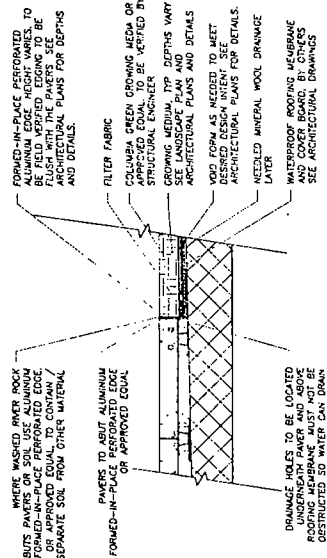
AREA RETENTION LAYER  
RETENTION LAYER BONDED TO DRAINAGE LAYER  
SOIL (FERTILE STRATIFICATION)  
WATERPROOFING AND ROOF FINISH - SEE ARCHITECTURAL PLANS

GREEN ROOF SYSTEM WEIGHTED WEIGHT 20-24 LB/SF  
ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN RESOLVING GREEN ROOF WITH LANDSCAPE DESIGNERS AND ARCHITECTS. PROFESSIONALS SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND PAVEMENT MATERIALS AND SUBMIT DESIGN.  
NOTE: THESE DETAILS ARE SHOWN TO COVER THE DESIGN INTENT. OWNER / ARCHITECT DETERMINE LOCAL REGULATIONS SET BY JURISDICTION.

## 5 GREEN ROOF PLANTING BED EDGING DETAIL

Not To Scale

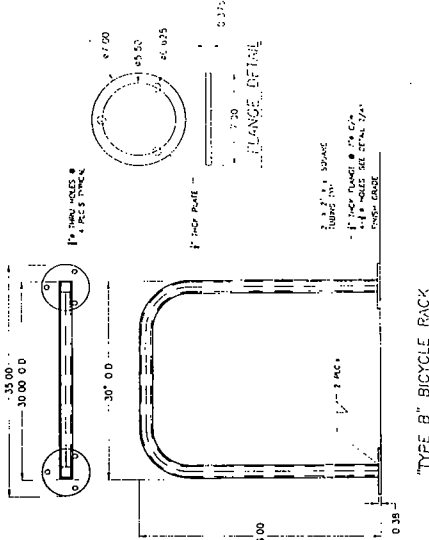
329333-02



## 6 CITY OF CHICAGO "TYPE B" BICYCLE RACK

Not To Scale

329333-03

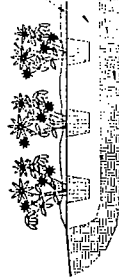


"TYPE B" BICYCLE RACK

## 3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale

329333-03



SET PLANTS AT SAME LEVEL AS SPACING IN CONTAINERS  
3" DEEP MULCH UNDER BRANCHES  
RAISE PLANT BED 2" ABOVE FINISH GRADE  
PREPARE ENTIRE PLANT BED TO A 4" UNDISTURBED SUBGRADE  
UNDISTURBED SUBGRADE TO BE FIELD VERIFIED ACCORDING TO ARCHITECTURAL PLANS FOR DEPTHS AND DETAILS  
ALERT LANDSCAPE ARCHITECT IF THERE ARE ANY CONCERNS

4600 N KENMORE AVE

APPLICANT:

PROJECT ADDRESS:

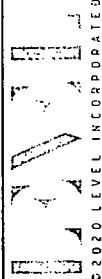
INTRODUCTION DATE:

1050 WILSON PARTNERS LLC

1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE;

4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640

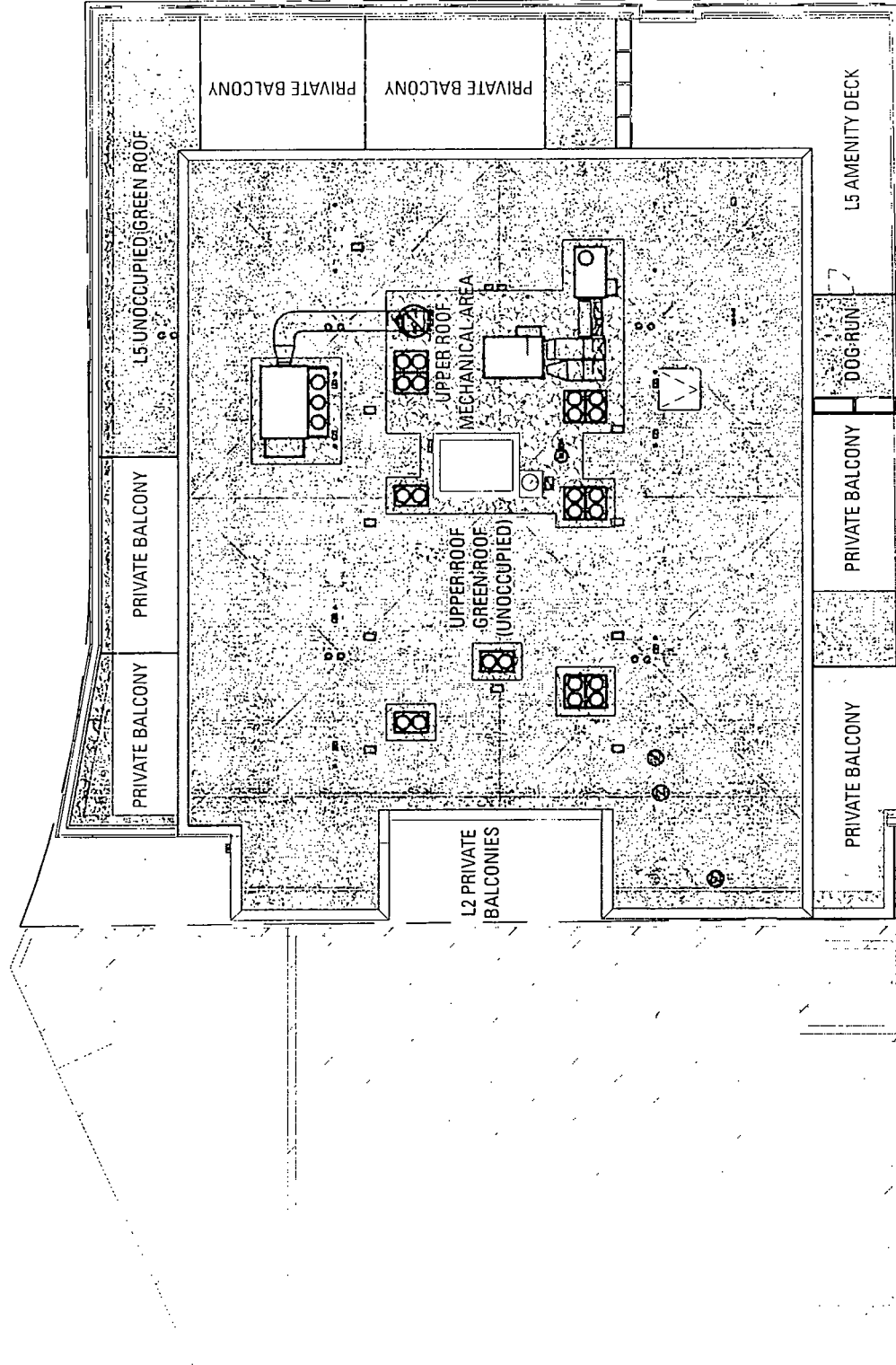
FEBRUARY 19, 2020 PLAN COMMISSION DATE: DECEMBER 17, 2020



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# ROOF PLAN

FINAL FOR  
PUBLICATION



**EXISTING BUILDING (SUB AREA 'A')**  
 ROOF AREA = 5,398 SF  
 MECH AREA = 1,196 SF  
 REMAINING (SLOPED) = 4,202 SF

**PROPOSED BUILDING (SUB AREA 'B')**  
**ROOF AREA SUMMARY:**  
 ROOF AREA - UPPER (UNOCCUPIED) = 5,578 SF  
 ROOF AREA - LEVEL 05 = 3,303 SF  
 ROOF AREA - LEVEL 02 = 302 SF  
 MECH AREA - UPPER = 970 SF  
 10,153 SF

**GREEN ROOF AREA SUMMARY:**  
 ROOF AREA - UPPER (UNOCCUPIED) = 5,398 SF  
 ROOF AREA - LEVEL 05 (UNOCCUPIED) = 1,051 SF  
 ROOF AREA - LEVEL 02 = 0 SF  
**6,554 SF (63.5%)**

**SUSTAINABLE PATH = WITHOUT CERTIFICATION**  
 50-100% GREEN ROOF, 6" GROWING MEDIA

SCALE 3/64" = 1'-0"

APPLICANT: 1050 WILSON PARTNERS LLC

PROJECT ADDRESS: 1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE;  
4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640

INTRODUCTION DATE: FEBRUARY 19, 2020

PLAN COMMISSION DATE: DECEMBER 17, 2020

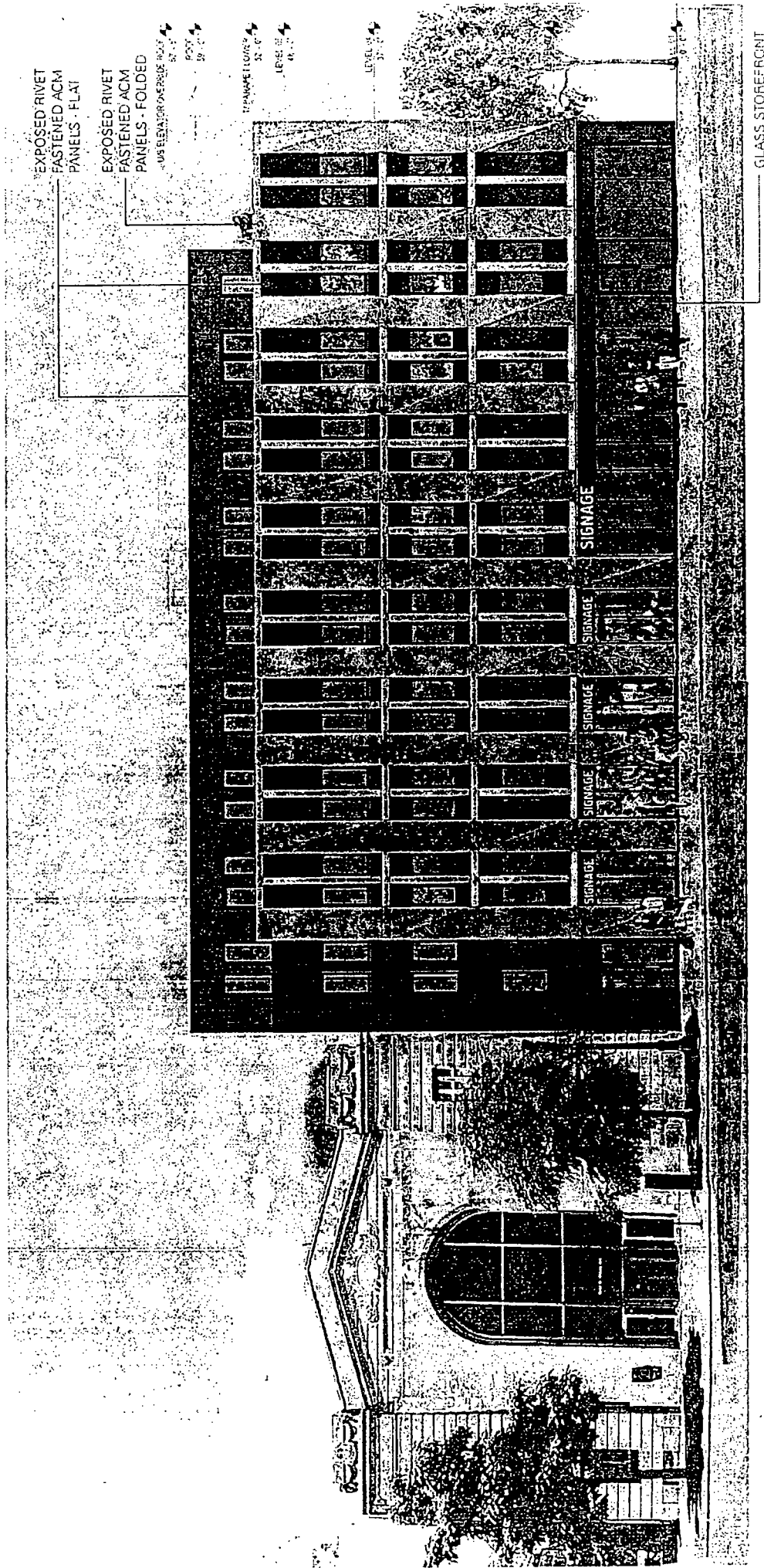


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# SOUTH ELEVATION

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4600 N KENMORE AVE

APPLICANT:

PROJECT ADDRESS:

1050 WILSON PARTNERS LLC

1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE;

4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640

FEBRUARY 19, 2020

INTRODUCTION DATE:

PLAN COMMISSION DATE:

DECEMBER 17, 2020

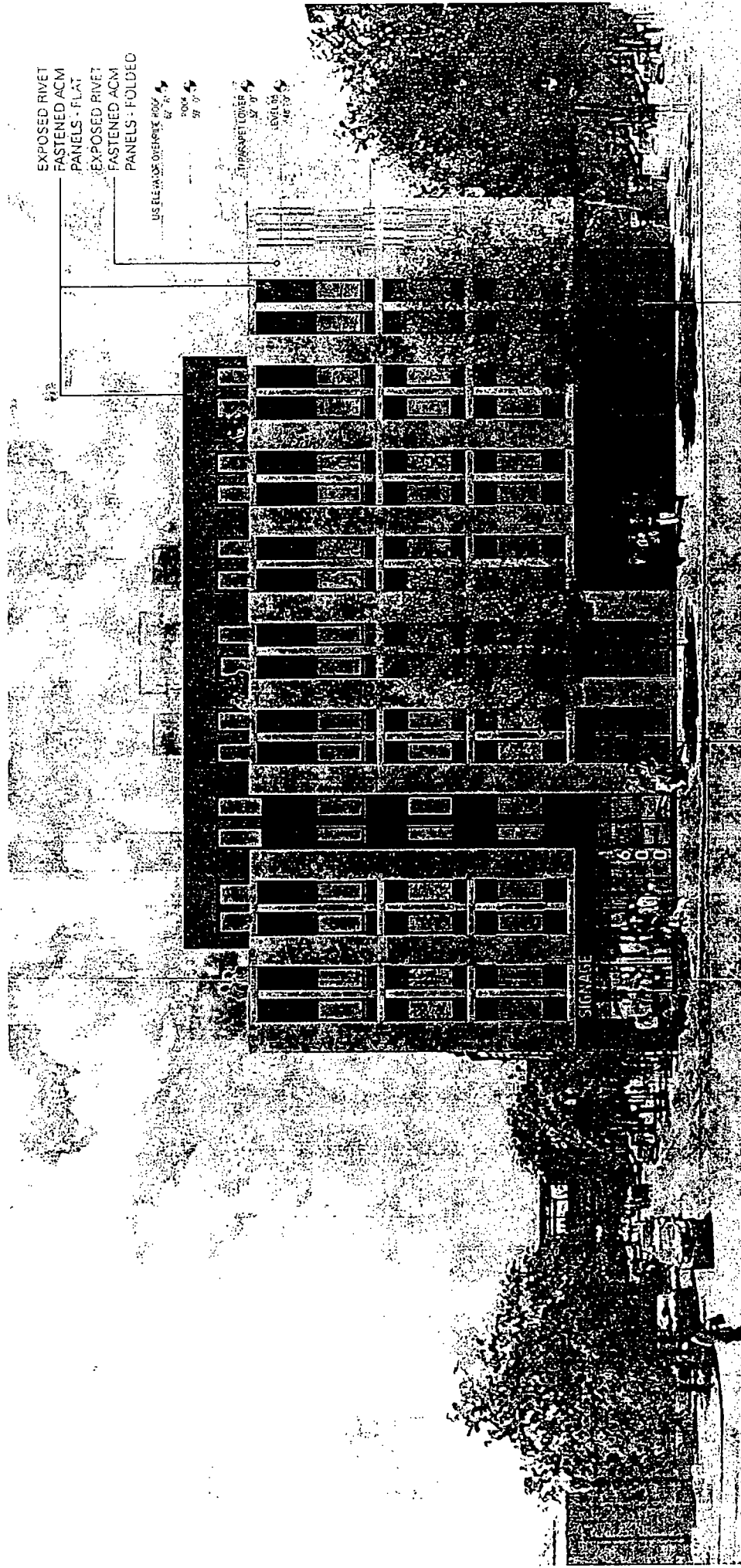
2020 LEVEL INCORPORATED

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A.20

# EAST ELEVATION

FINAL FOR  
PUBLICATION



4600 N KENMORE AVE

APPLICANT:

1050 WILSON PARTNERS LLC  
1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE;  
4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640

INTRODUCTION DATE:

FEBRUARY 19, 2020

PLAN COMMISSION DATE:

DECEMBER 17, 2020

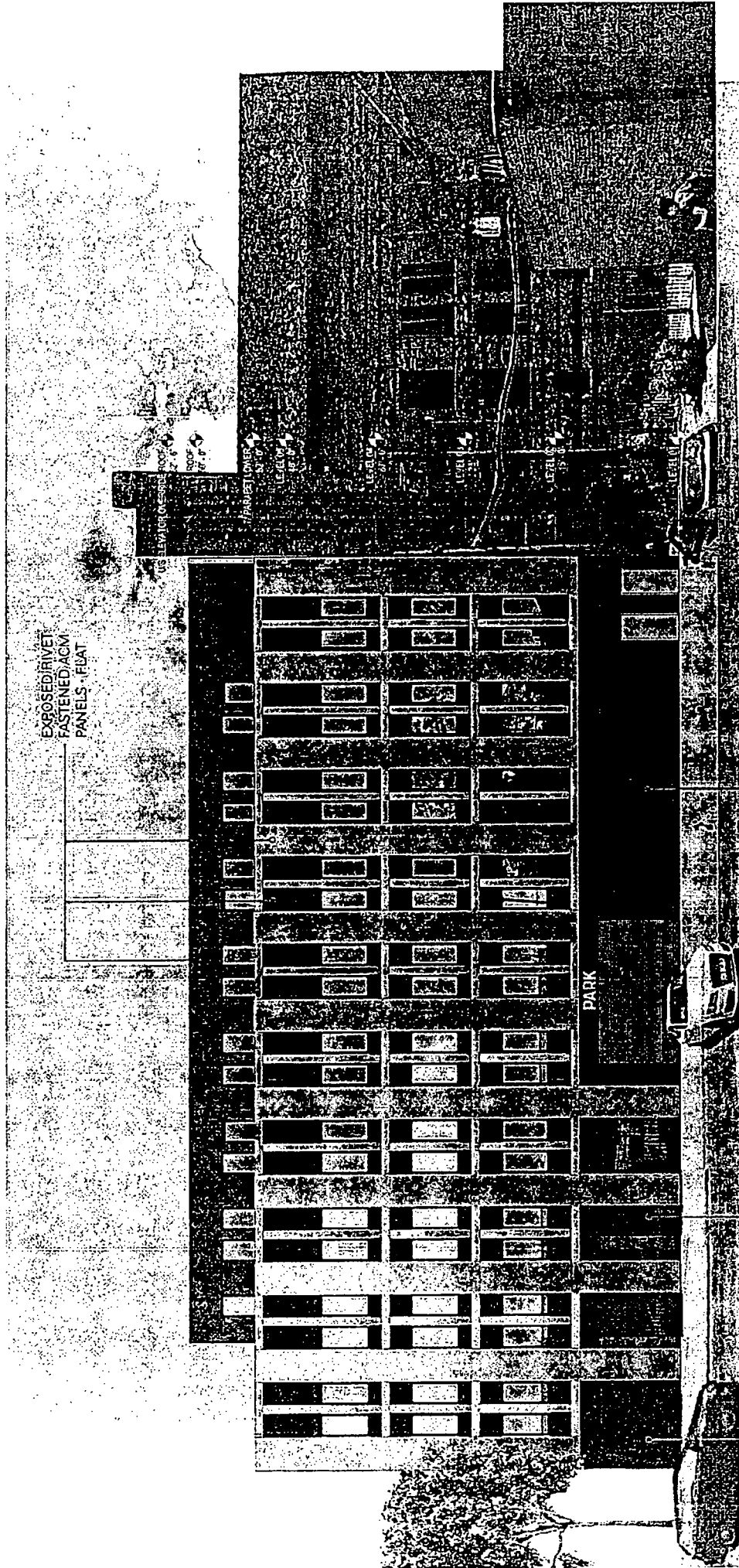
PLAN 21

A.21

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# NORTH ELEVATION

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4600-4612 N. WINTHROP AVE., CHICAGO, IL 60640

INTRODUCTION DATE: FEBRUARY 19, 2020  
PLAN COMMISSION DATE: DECEMBER 17, 2020

APPLICANT: 1050 WILSON PARTNERS LLC  
PROJECT ADDRESS: 1038-1054 W. WILSON AVE., 4600-4608 N. KENMORE AVE.,  
4600-4612 N. WINTHROP AVE., CHICAGO, IL 60640

INTRODUCTION DATE: FEBRUARY 19, 2020  
PLAN COMMISSION DATE: DECEMBER 17, 2020

4600 N KENMORE AVE  
APPLICANT: 1050 WILSON PARTNERS LLC  
PROJECT ADDRESS: 1038-1054 W. WILSON AVE., 4600-4608 N. KENMORE AVE.,  
4600-4612 N. WINTHROP AVE., CHICAGO, IL 60640

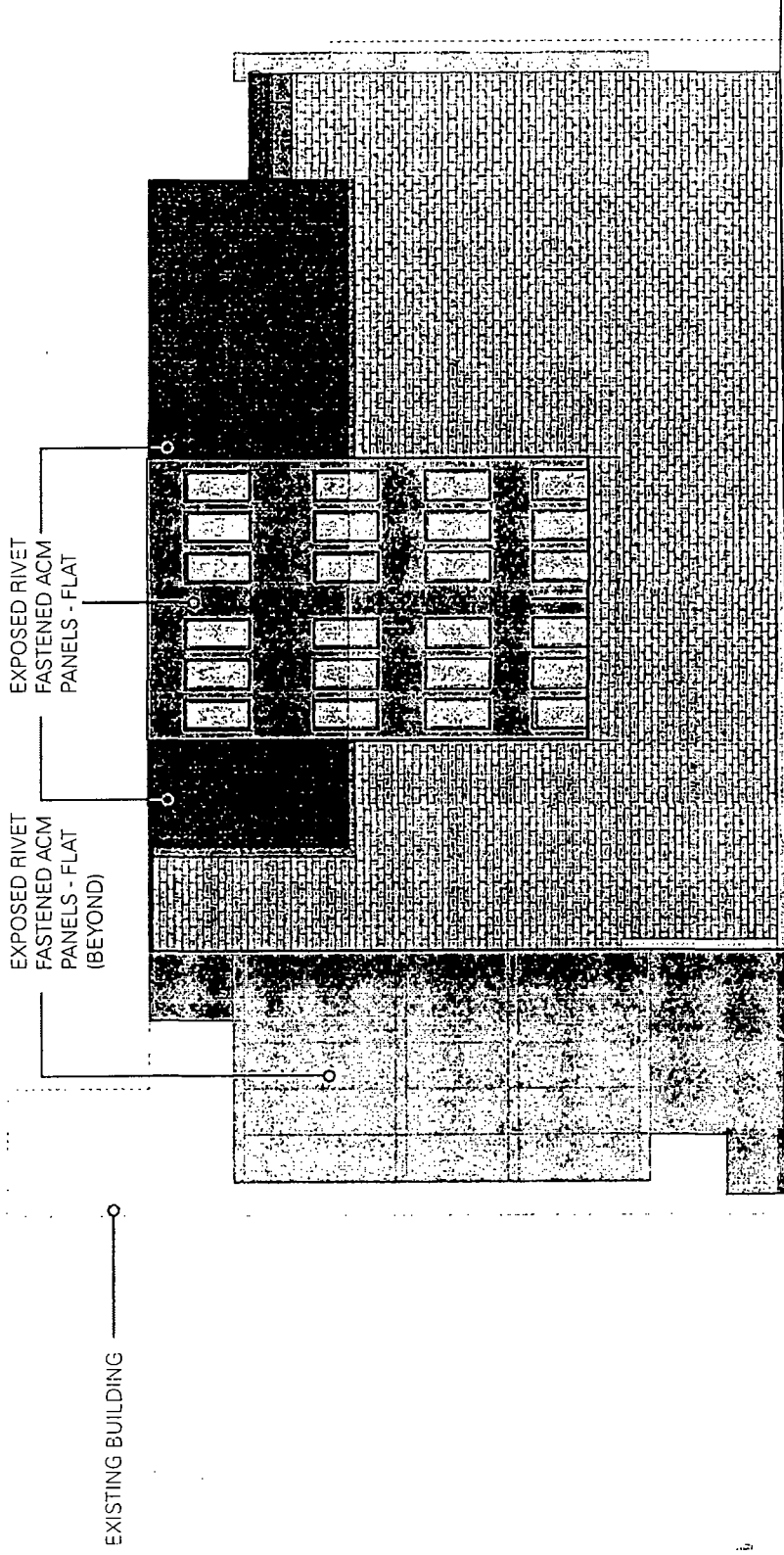
INTRODUCTION DATE: FEBRUARY 19, 2020  
PLAN COMMISSION DATE: DECEMBER 17, 2020

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WILSON PARTNERS | A.22

# WEST ELEVATION

FINAL FOR  
PUBLICATION



4600 N KENMORE AVE

APPLICANT:

1050 WILSON PARTNERS LLC

PROJECT ADDRESS:

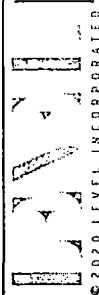
1038-1054 W. WILSON AVE; 4600-4608 N. KENMORE AVE;  
4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640

INTRODUCTION DATE:

FEBRUARY 19, 2020

PLAN COMMISSION DATE:

DECEMBER 17, 2020

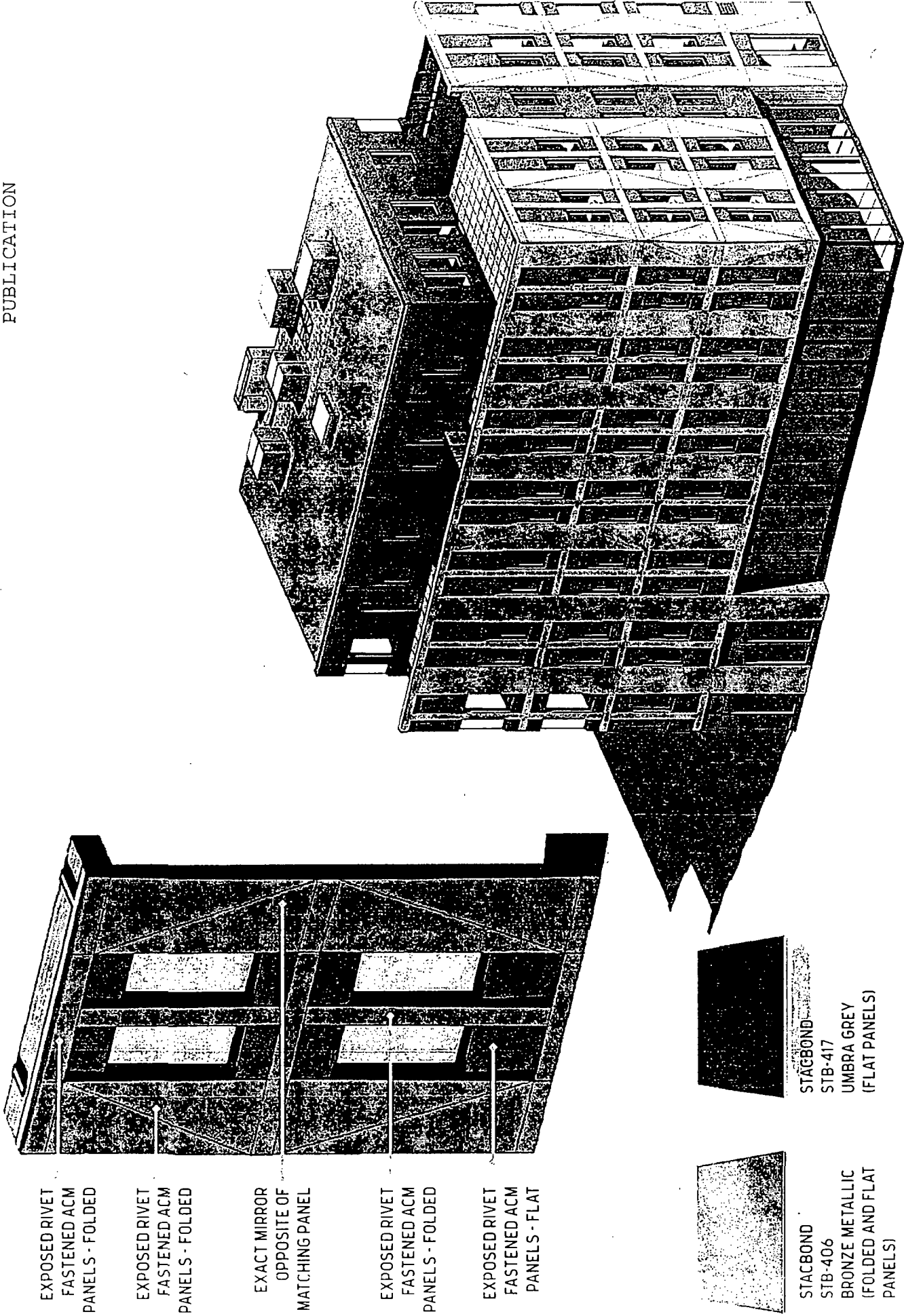


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# A.23

# FACADE - CORNER AXON AND DIAGRAM

FINAL FOR  
PUBLICATION



EXPOSEDRIVET  
FASTENED ACM  
PANELS - FOLDED

EXPOSEDRIVET  
FASTENED ACM  
PANELS - FOLDED

EXACT MIRROR  
OPPOSITE OF  
MATCHING PANEL

EXPOSEDRIVET  
FASTENED ACM  
PANELS - FOLDED

EXPOSEDRIVET  
FASTENED ACM  
PANELS - FLAT



STACBOND  
STB-406  
BRONZE METALLIC  
(FOLDED AND FLAT  
PANELS)



STAGBOND  
STB-417  
UMBRA GREY  
(FLAT PANELS)

4600 N KENMORE AVE

APPLICANT:

PROJECT ADDRESS:

INTRODUCTION DATE:

1050 WILSON PARTNERS LLC

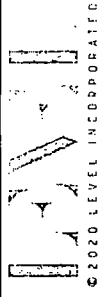
1038-1054 W. WILSON AVE., 4600-4608 N KENMORE AVE,

4600-4612 N. WINTHROP AVE, CHICAGO, IL 60640

FEBRUARY 19, 2020

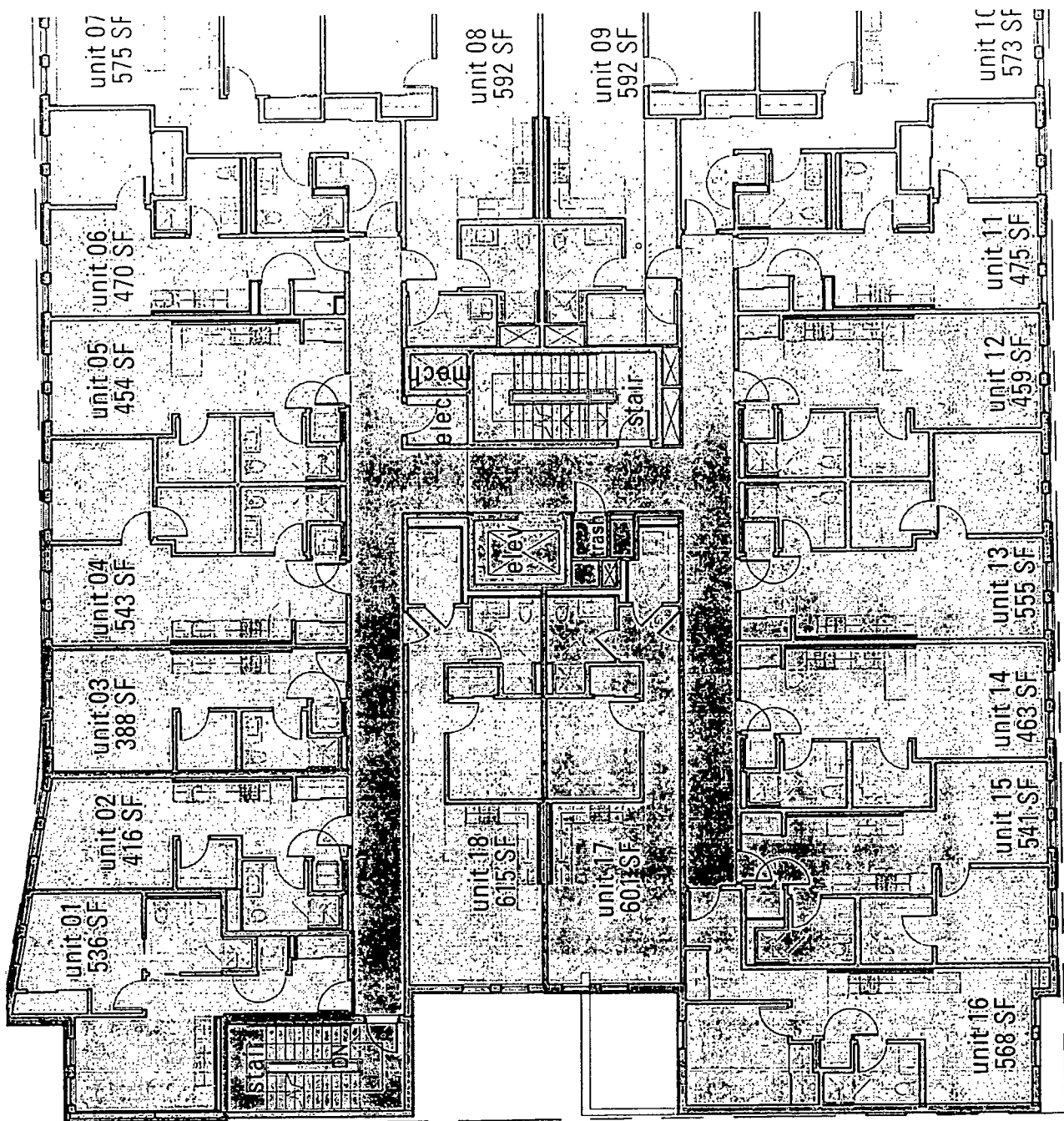
PLAN COMMISSION DATE:

DECEMBER 17, 2020

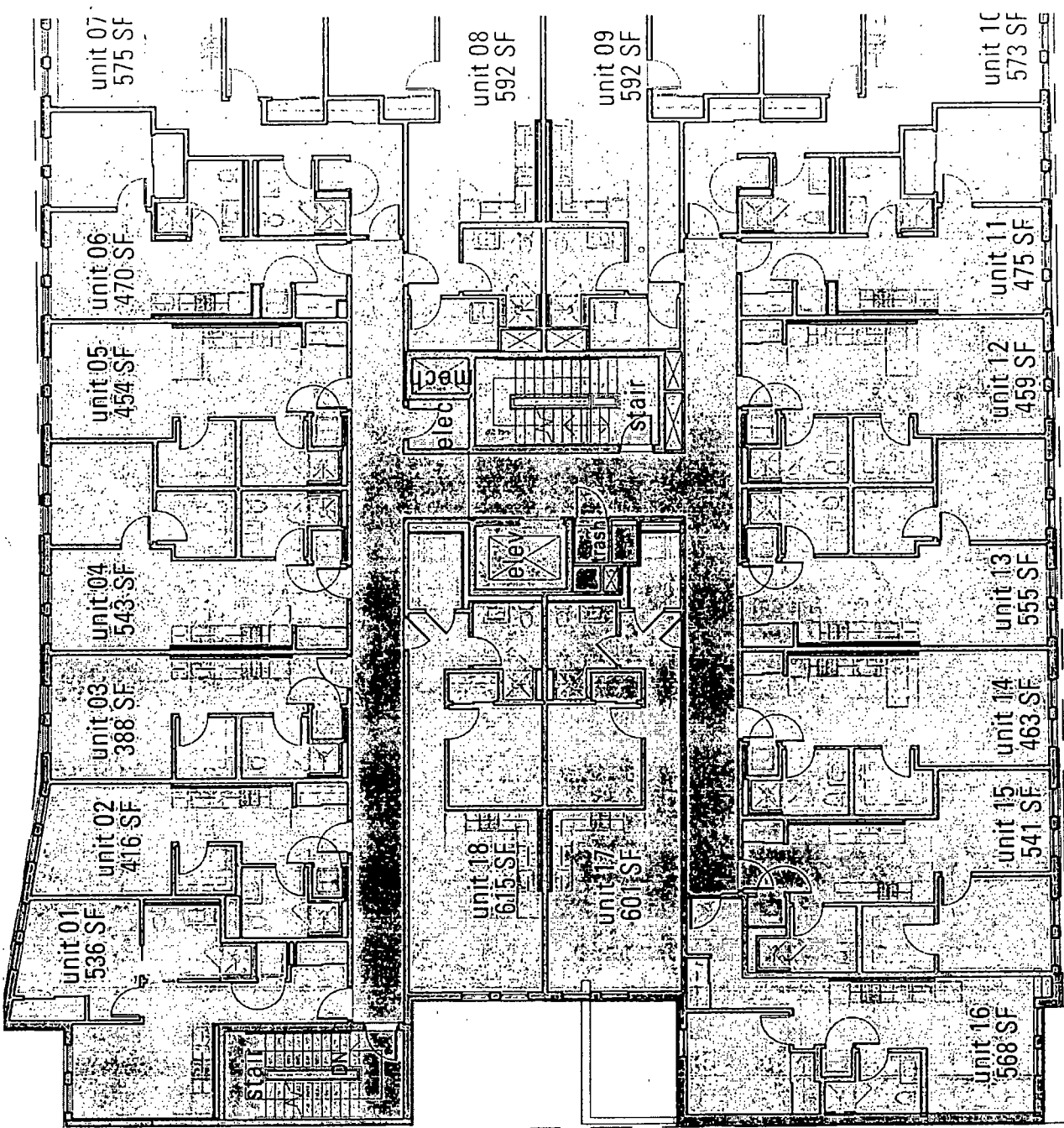


A.30

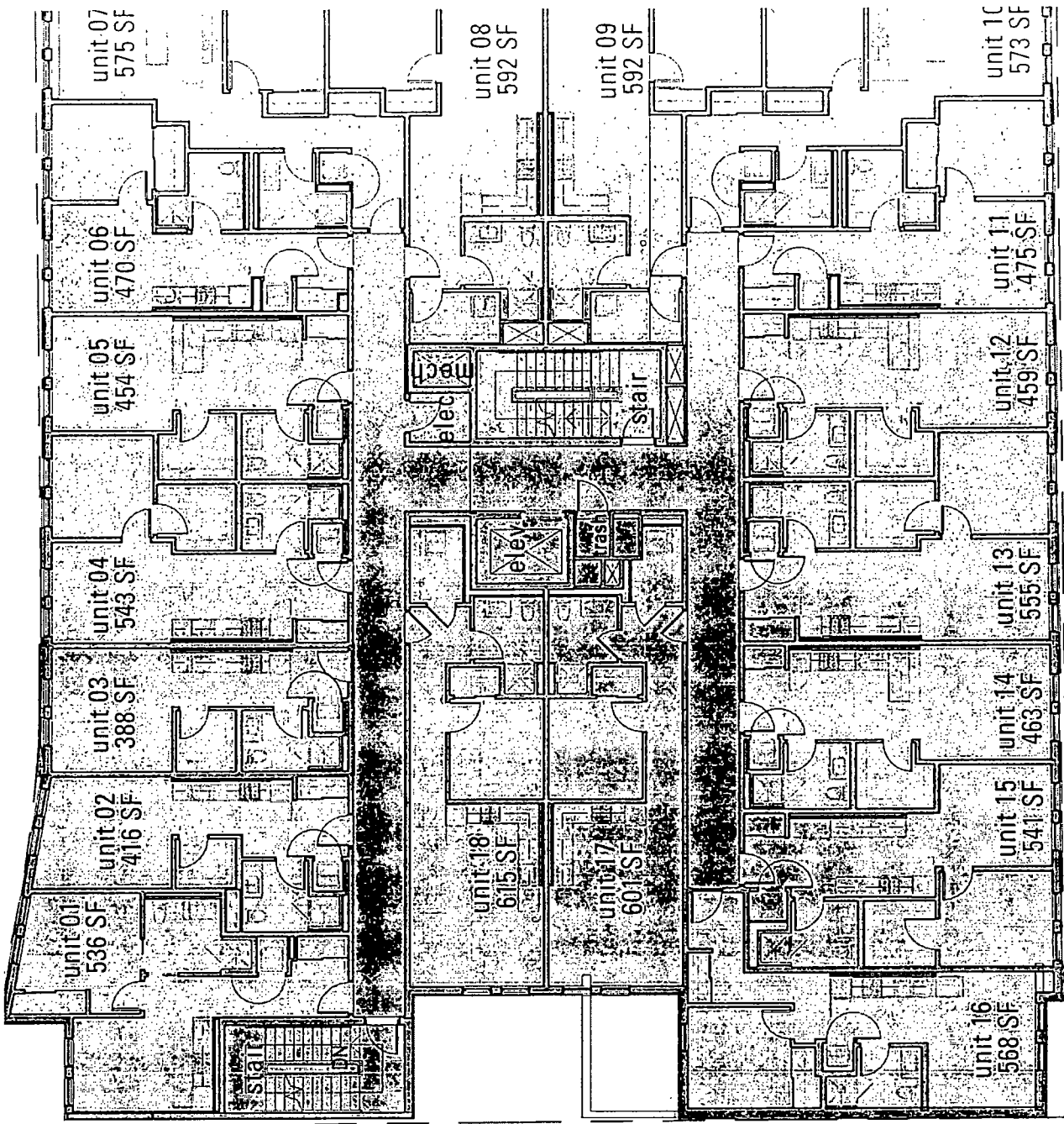
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**AFFORDABLE UNITS:**  
 201 Type B (Dwelling Unit: 536 sf)  
 203 Type B (Efficiency Unit: 388 sf)



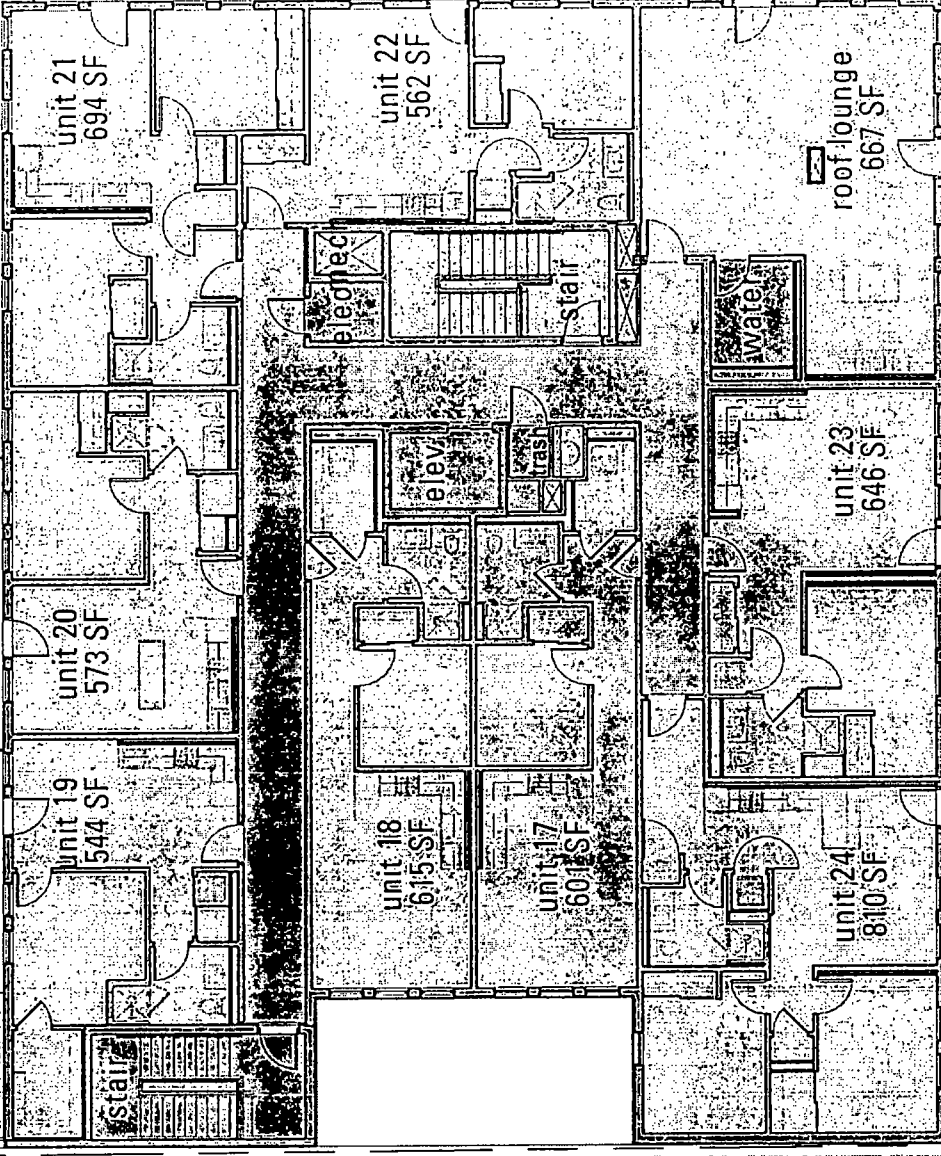
**AFFORDABLE UNITS:**  
 316 Type A (Dwelling Unit: 568 sf)  
 317 Type B (Dwelling Unit: 601 sf)



**AFFORDABLE UNITS:**  
 403 Type A (Efficiency Unit: 388 sf)  
 416 Type B (Dwelling Unit: 568 sf)



roof area = 3,303  
green roof = 1,051  
(32'



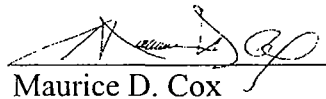
AFFORDABLE UNITS:  
N/A on this floor



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: December 17, 2020

Re: Proposed Amendment to Residential Business Planned Development #1329, for the property generally located at 1050 W Wilson Street

---

On December 17, 2020, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, 1050 Wilson Partners LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)