



# City of Chicago



SO2017-3795

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/24/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-K at 4000-4180 W Diversey Ave and 4029-4153 W George St - App No. 19210
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR PUBLICATION**

**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 Planned Development Number 1261 symbols and indications as shown on Map 7-K in the area bounded by:

West George Street; a line 286.97 feet west of and parallel to North Pulaski Road; a line 314.64 feet south of and parallel to West George Street; a line 100 feet west of and parallel to North Pulaski Road; a line 323.14 feet south of and parallel to West George Street; North Pulaski Road; West Diversey Avenue; and the Easterly Right of Way Line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company; a line 673.08 feet northwest of and parallel to the north line of West Diversey Avenue (as measured along the Easterly Right of Way line of the Chicago, Milwaukee, St. Paul & Pacific Railroad Company); the west boundary line of North Kearsarge Avenue,

to those of Planned Development Number 1261, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Address: 4000-4180 West Diversey Avenue / 4029-4153 West George

PLANNED DEVELOPMENT NO. 1261,  
AS AMENDED  
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_, (“Planned Development”) consists of approximately 691,996 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned or controlled by 4K Diversey Partners, LLC (the “Applicant”).
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, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
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 (as defined in Statement 4 below).

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the 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 eighteen (18) Statements: a Bulk Regulations Table; an Existing Land Use Map; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; Site Plan; Sub-Area Plan; Landscape Plan; Overall Landscape Plan; Green Roof Plan and Building Elevations (North, South, East and West) prepared by Hirsch Associates LLC and dated August 17, 2017 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with DPD. 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 thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

Applicant	4K Diversey Partners, LLC
Address	4000-4180 West Diversey Avenue, 4029-4153 West George
Introduced	May 24, 2017
Plan Commission	August 17, 2017

5. Subarea A and B: Residential Dwelling Units above the Ground Floor; Artist Work or Sales Space; Office; High Technology Office; Business Support Services; Outdoor Patio (at grade and rooftop); Communication Service Establishments; Restaurant, General; Food and Beverage Retail Sales; Retail Sales, General; Indoor Special Event including incidental liquor sales; Small and Medium Venues; Banquet or Meeting Halls; and accessory parking.

Subarea C: Business/Trade School; Day Care; Postal Service; Artist Work or Sales Space; Building Maintenance Services; Business Equipment and Sales Service; Business Support Services; Urban Farm – Indoor and/or Rooftop Operation; Communication Service Establishments; Building Material Sales; Office; High Technology Office; Residential Storage Warehouse; Retail Sales, General; Restaurant, General; Food and Beverage Retail Sales; Indoor Vehicle Storage; Artisan and Limited Manufacturing limited to Indoor Storage; Warehousing, Wholesaling and Freight Movement; Wireless Communication Facilities & Co-Located and accessory parking.

Subarea D: Business/Trade School; Building Maintenance Services; Business Equipment and Sales Service; Business Support Services; Urban Farm – Indoor and/or Rooftop Operation; Communication Service Establishments; Building Material Sales; Residential Storage Warehouse; Artisan and Limited Manufacturing limited to Indoor Storage; Restaurant, General; Food and Beverage Retail Sales; Office; High Technology Office; Electronic Data Storage Center; Indoor Vehicle Storage; Warehousing, Wholesaling and Freight Movement; Wireless Communication Facilities & Co-Located and accessory parking.

Subarea E and F: Building Maintenance Services; Business Equipment and Sales Service; Business Support Services; Communication Service Establishments; Building Material Sales; Residential Storage Warehouse; Indoor Vehicle Storage; Artisan and Limited Manufacturing limited to Indoor Storage; Warehousing, Wholesaling and Freight Movement; Wireless Communication Facilities & Co-Located; Office; High Technology Office and accessory parking.

The following uses are prohibited in this Planned Development:

Colleges and Universities; Cultural Exhibits and Libraries, Hospitals; Parks and Recreational Uses; Body Art Services; Tavern; Lodging, Bed and Breakfast, Vacation Rental; Freestanding (Towers) Wireless Communication Facilities; Contractor/Construction Storage Yard; Outdoor Vehicle Storage and Towing; Motor Vehicle Repair Shop; Vehicle Sales and Service; Amusement Arcades and Children's Play Center; Non-accessory parking; Class I - II Recycling Facilities; Repair or Laundry Service (Consumer); Automated Teller Machine Facility; Personal Service; Undertaking; and Medical Service.

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.

Applicant:	4K Diversey Partners, LLC
Address	4000-4180 West Diversey Avenue, 4029-4153 West George
Introduced	May 24, 2017
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8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 691,996 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 Site and Landscape 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 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 and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
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 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. With respect to Subareas A-D, the Applicant shall exceed ASHRAE 90.1 - 2004 by at least 14% and provide a green roof of not less than 50% of the net roof area, which is equivalent to an actual total of 74,068 square feet. Some or all of the foregoing green roof requirement may be satisfied by providing one or a combination of the following options: (a) vegetative green roof, (b) provide solar panels with an array size equivalent to 25% of the area required for the green roof (i.e., in lieu of 50,000 square feet of green roof, providing 12,500 sf of solar panels) or (c) providing Best Management Practice (BMP) by offsetting the equivalent stormwater value of a green roof either in a cistern, a rain garden, pervious hardscape or other method which will divert the equivalent value achieved by a green roof from the stormwater system. At the time of each Part II review for all or portions of Subareas A-D involving over 50,000 square feet of floor area, the Applicant shall submit a report demonstrating its progress towards the sustainability requirements set forth herein, which may be updated with subsequent phases of development. Subareas E and F shall be exempt from the requirements set forth in this Statement 14.

Applicant	4K Diverser Partners, LLC
Address	4000-4180 West Diverser Avenue, 4029-4153 West George
Introduced	May 24, 2017
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15. The Applicant acknowledges that the Planned Development includes a building commonly known as the Marshall Field & Co. Warehouse Building and identified as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the Applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as an orange building in the Chicago Historic Resources Survey. Therefore, the applicant agrees, where possible, to retain and preserve the existing character-defining features of the building. The character-defining features are identified as all exterior elevations, including rooflines, that are visible from the public rights-of-way; however, the Applicant may add or modify openings, entries or windows to accommodate tenant uses. In general, existing original features and materials of the character-defining features should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's current design and, where possible, historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Planning and Development as a part of the Part II Review.
16. The Applicant acknowledges and agrees that the rezoning of the Property from Planned Development No. 1261 to Planned Development No. 1261, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the proposed amendment would allow 124 permitted units. As a result, the Applicant's affordable housing obligation is 12 affordable units (10% of 124 rounded down), 3 of which are Required Units (25% of 12). Applicant has agreed to satisfy its affordable housing obligation by providing all 12 affordable units in the rental building, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit \_\_\_\_\_. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any 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 PD.

Applicant.	4K Diversey Partners, LLC
Address.	4000-4180 West Diversey Avenue; 4029-4153 West George
Introduced.	May 24, 2017
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17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
18. 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 Planned Development No. 1261, as it existed prior to this amendment.

Applicant	4K Diversey Partners, L.L.C
Address	4000 4130 West Diversey Avenue, 4029-4153 West George
Introduced	May 24, 2017
Plan Commission	August 17, 2017

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## PLANNED DEVELOPMENT NO. 1261 BULK REGULATIONS AND DATA TABLE

FINAL

Gross Site Area:	751,345 square feet
Public R-O-W:	59,349 square feet
Net Site Area – Total:	691,996 sq. ft.
Maximum Floor Area Ratio	2.2
Maximum Floor Area (sf) Total	1,522,391 sq. ft.
Maximum No. Dwelling Units:	124
Maximum Site Coverage:	Per Site Plan
Minimum No. of Bike Parking:	50
Minimum Number of Off-Street Parking Spaces	623 spaces (See Note 1)
Minimum Number of Off-Street Loading Berths	As required by Zoning Ordinance
Maximum Building Height (feet)	Existing Height (96'-7")

Note 1: The parking facilities may be used on a shared basis to satisfy the accessory parking requirements for multiple uses within this planned development.

The following uses shall be subject to the following requirements:

- Residential Dwelling Units                      0.70 spaces per unit
- Office; High Technology Office:              1.5 spaces per 1,000 square feet
- If a Food & Beverage Retail Sales use is established in Subarea A or B, then the east surface parking lot along North Pulaski Road shall be installed.

Applicant:                      4K Diversey Partners, LLC  
Address:                        4000-4180 West Diversey Avenue, 4029-4153 West George  
Introduced:                    May 24, 2017  
Plan Commission              August 17, 2017



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## 2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 08/07/17

### DEVELOPMENT INFORMATION

Development Name: The Field's Lofts

Development Address: 4000 W. Diversey Avenue, Chicago, IL 60639

Zoning Application Number, if applicable: Ward: 31

If you are working with a Planner at the City, what is his/her name? Kara Breems / Fernando Espinoza

Type of City Involvement  
check 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 08/07/17  
 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)

### DEVELOPER INFORMATION

Developer Name HSG Loft Member, LLC

Developer Contact Kage Brown

Developer Address 275 W. Hubbard St., Suite 400, Chicago, IL 60654

Email [kbrown@hubbardstreetgroup.com](mailto:kbrown@hubbardstreetgroup.com)

Developer Phone 8477028838

Attorney Name Katie Jahnke Dale

Attorney Phone 3123682153

### TIMING


Estimated date marketing will begin September 2018

Estimated date of building permit\* January 2018

Estimated date ARO units will be complete December 2018

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

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

  
Kara Breems, DPD

8-11-17  
Date

08/07/17

  
Developer/Project Manager (Kage Brown)

Date

**ARO Web Form**

**Development Information**

**Address**

**Submitted Date: 08/07/2017**

Address Number From :4000    Address Number To: null    Street Direction: W  
Street :Diversey    Postal Code: 60639

**Development Name, if applicable**

The Field's Lofts

**Information**

Ward :31    ARO Zone: Higher Income

**Details**

Type of city involvement :Downtown PD  
Total Number of units in development: 124  
Type of development: Rent  
Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :12    Required \*On-site aff. Units: 3

How do you intend to meet your required obligation

On-Site: 12    Off-Site: 0

On-Site to CHA or Authorized agency: 0    Off-Site to CHA or Authorized agency: 0

Total Units Committed: 12 Remaining In-Lieu Fee Owed: 0

Project Name: The Fields Lofts		Summary: 4000 W. Diversey			
Zoning Application number, if applicable		market rate		affordable	
Address: 4000 W. Diversey Ave., Chicago, IL 60639		how many?	% of total	how many?	% of total
Is this a For Sale or Rental Project?		studio	avg. square footage	6	50%
Rental Project		one-bed	805	4	33%
Anticipated average psi rent/direct*		two-bed	1,204	2	17%
Total Units in Project		120			avg square footage 1,341

All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Available at Market	Available at Market
Laundry	Washer/Dryer in Unit	Washer/Dryer in Unit
Appliances	Stainless Steel Appliance Package (The Same Appliance Package to be used in ARO Units)	Stainless Steel Appliance Package (The Same Appliance Package used in Market Rate Units)
Refrigerator	Whirlpool Energy Star - SS	Whirlpool Energy Star - SS
age/EnergyStar/make/model/color	Whirlpool 24" Dishwasher - SS	Whirlpool 24" Dishwasher - SS
Dishwasher	Whirlpool 24" Dishwasher - SS	Whirlpool 24" Dishwasher - SS
age/EnergyStar/make/model/color	Whirlpool 24" Dishwasher - SS	Whirlpool 24" Dishwasher - SS
Stove/Oven	Whirlpool Stainless Steel Slide-in Range	Whirlpool Stainless Steel Slide-in Range
age/EnergyStar/make/model/color	Whirlpool 24" countertop or Whirlpool above the range microwave (Depends on unit)	Whirlpool 24" countertop or Whirlpool above the range microwave (Depends on unit)
Microwave	Whirlpool 24" countertop or Whirlpool above the range microwave (Depends on unit)	Whirlpool 24" countertop or Whirlpool above the range microwave (Depends on unit)
age/EnergyStar/make/model/color	Whirlpool 24" countertop or Whirlpool above the range microwave (Depends on unit)	Whirlpool 24" countertop or Whirlpool above the range microwave (Depends on unit)
how many?	1 Bathroom in Studio/1BR; 2 Bathrooms in 2BR	1 Bathroom in Studio/1BR; 2 Bathrooms in 2BR
Half bath? Full bath?		
Bathrooms		
Kitchen countertops	Quartz	Quartz
material		
Flooring	Laminate	Laminate
material		
HVAC	TBD; VRF Possible	TBD; VRF Possible
Other		

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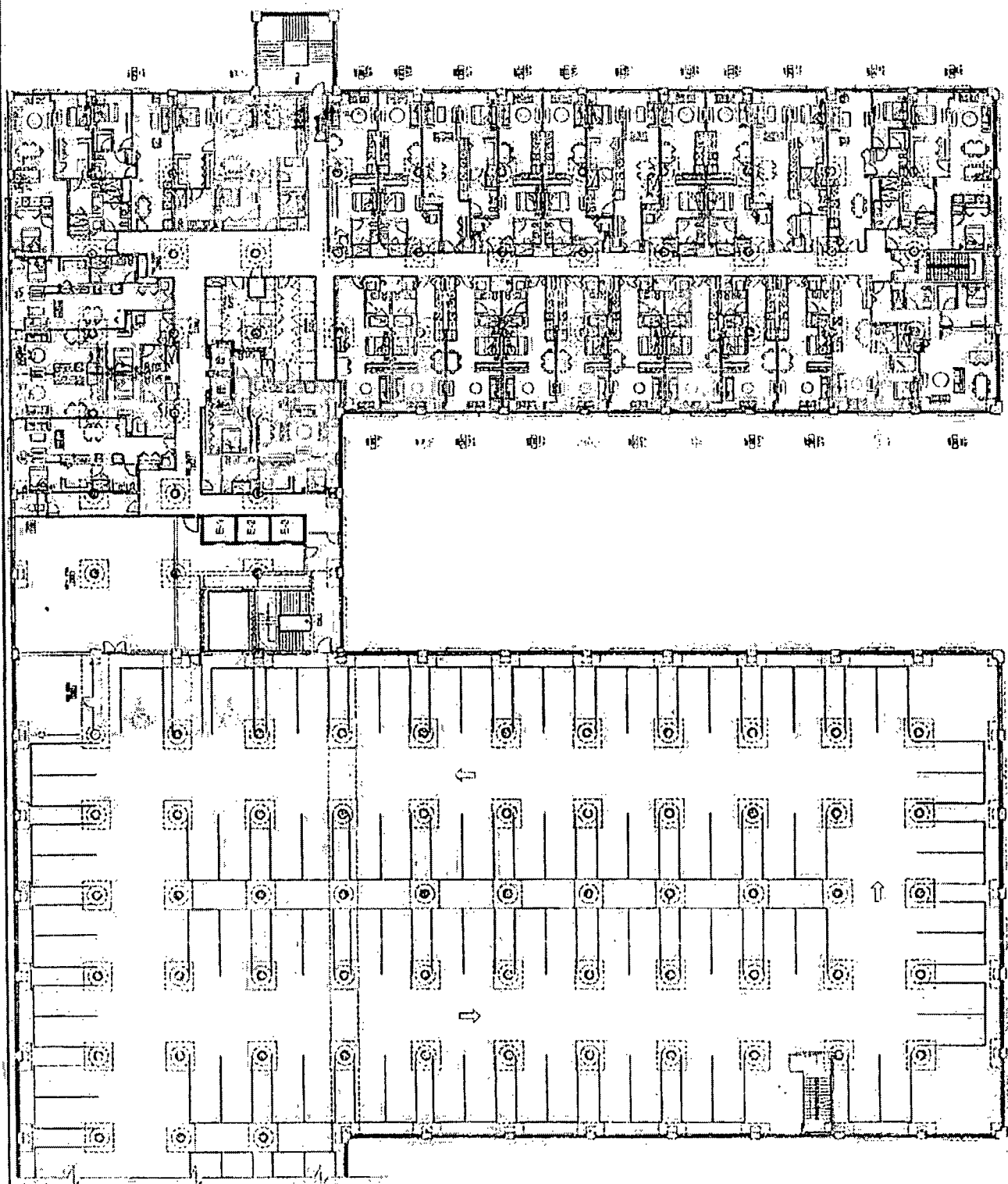
11 A

Heery Associates, L.L.C.  
Architects

RELINQUISH  
UP RETROFIT ONLY  
BY CONTRACTOR  
DATE: 08/11/09



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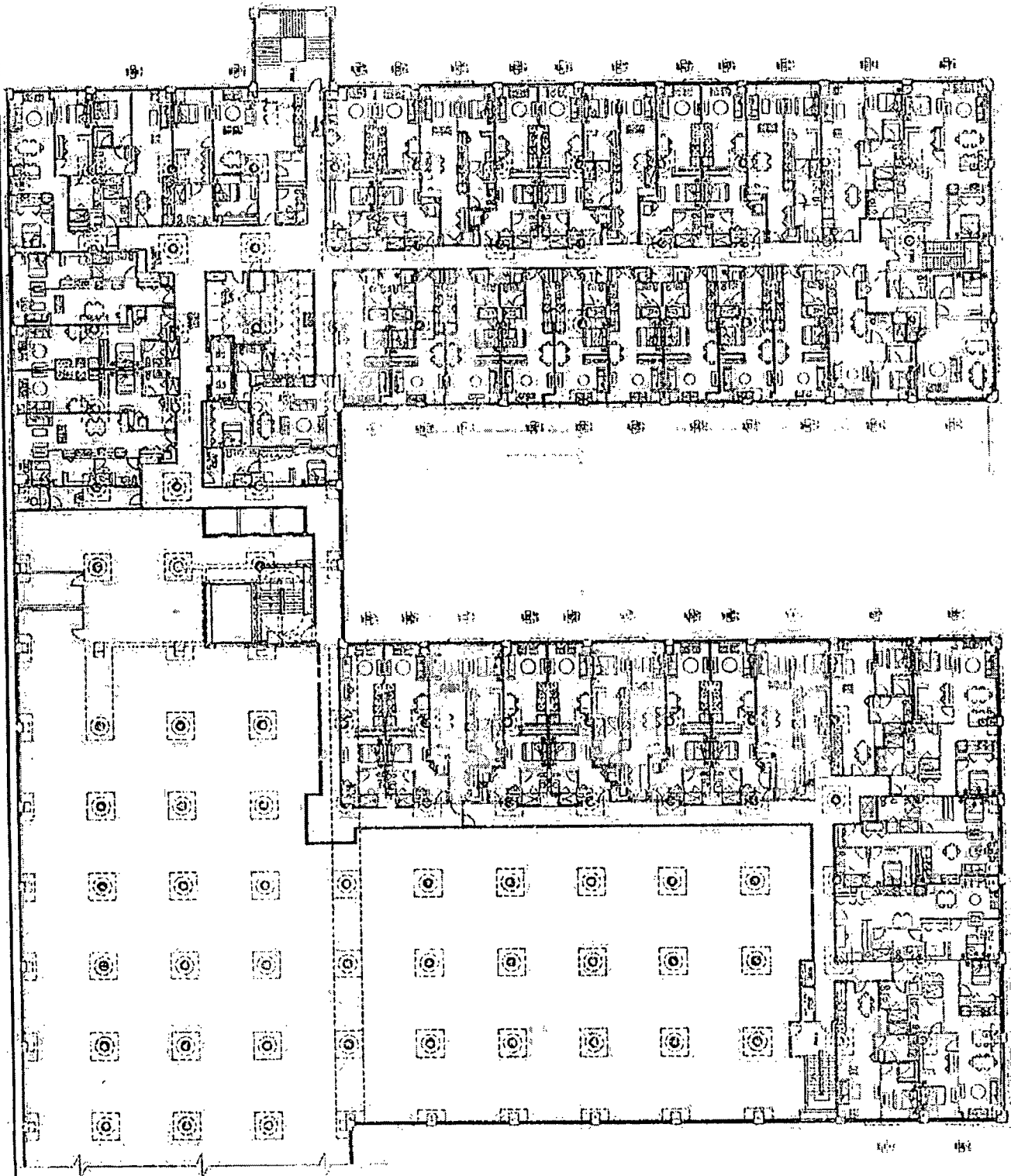


11 A FLOOR RETROFIT ONLY PLAN

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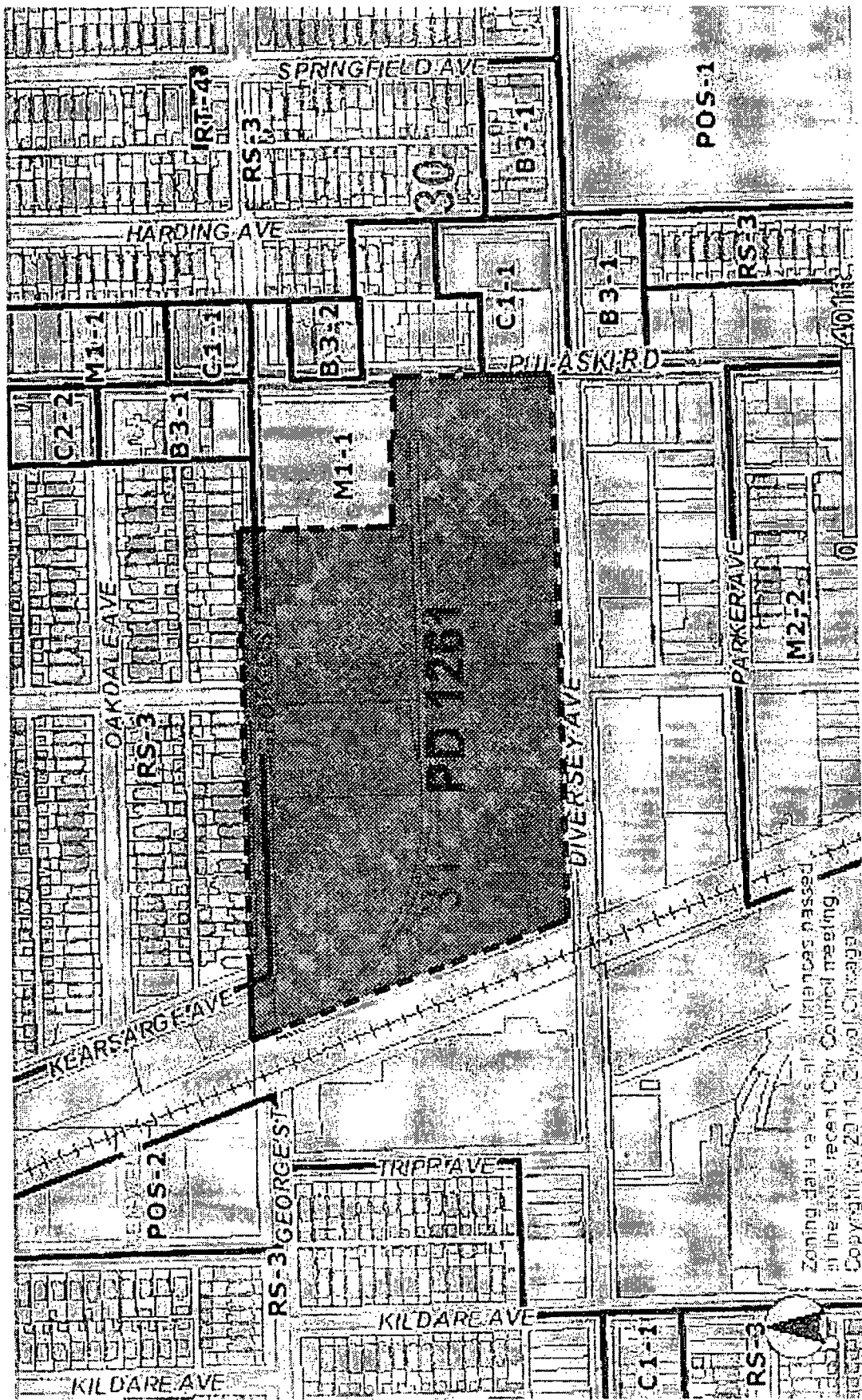
**H A**  
Hatch Mott MacDonald, LLC  
1000 North 17th Street, Suite 200  
Denver, CO 80202  
TEL: 303.733.4000  
FAX: 303.733.4001  
WWW.HATCHMOTTMACDONALD.COM

PROJECT NO. 15-00000000000000000000  
SHEET NO. 15-00000000000000000000  
DATE: 11/11/15  
SCALE: AS SHOWN  
DESIGNED BY: [REDACTED]  
CHECKED BY: [REDACTED]  
APPROVED BY: [REDACTED]





FOR INFORMATION

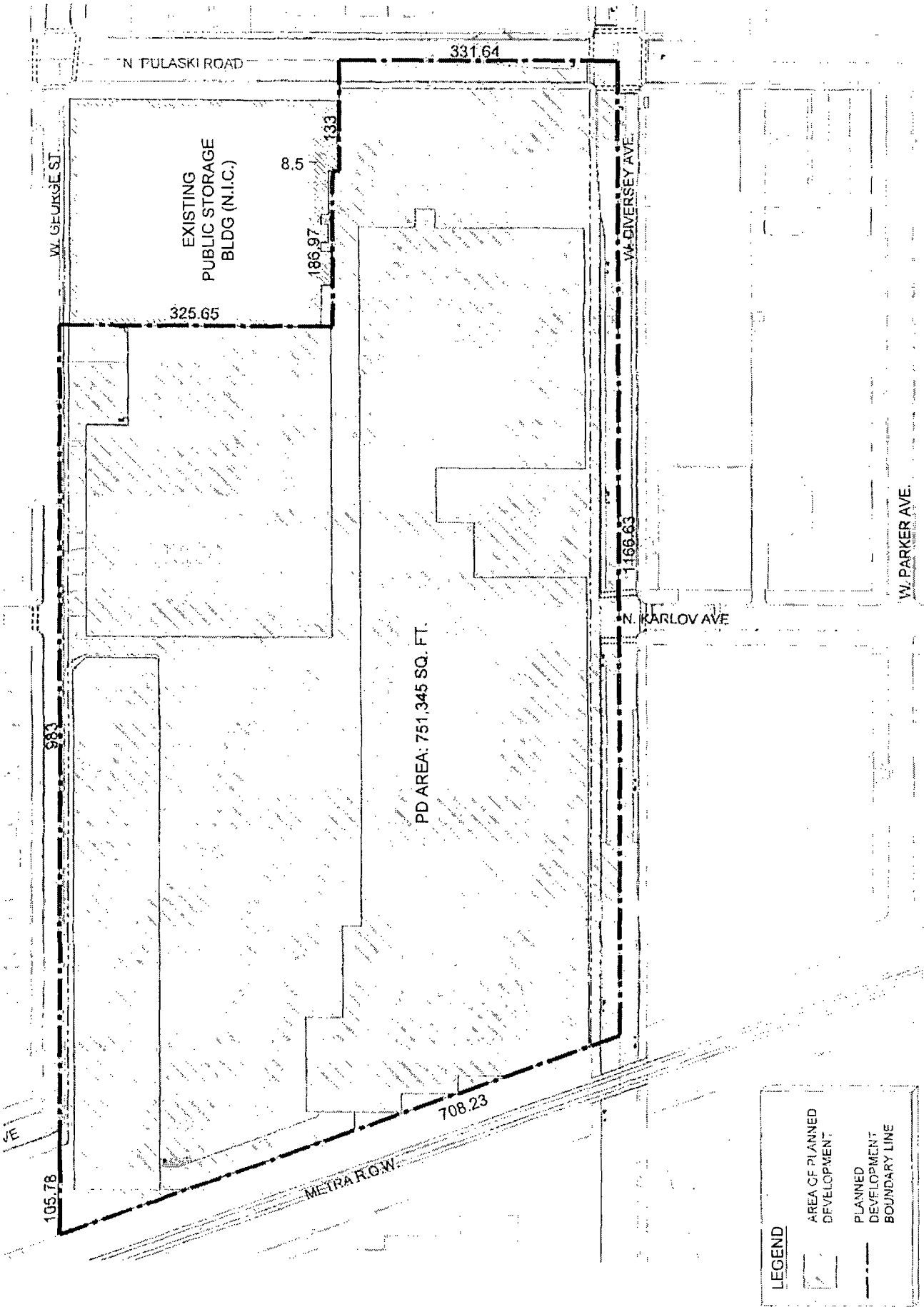


Zoning data reflects all ordinances passed  
 in the latest recent City Council meeting.  
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**EXISTING ZONING MAP (400' in each direction)**

APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE, CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017

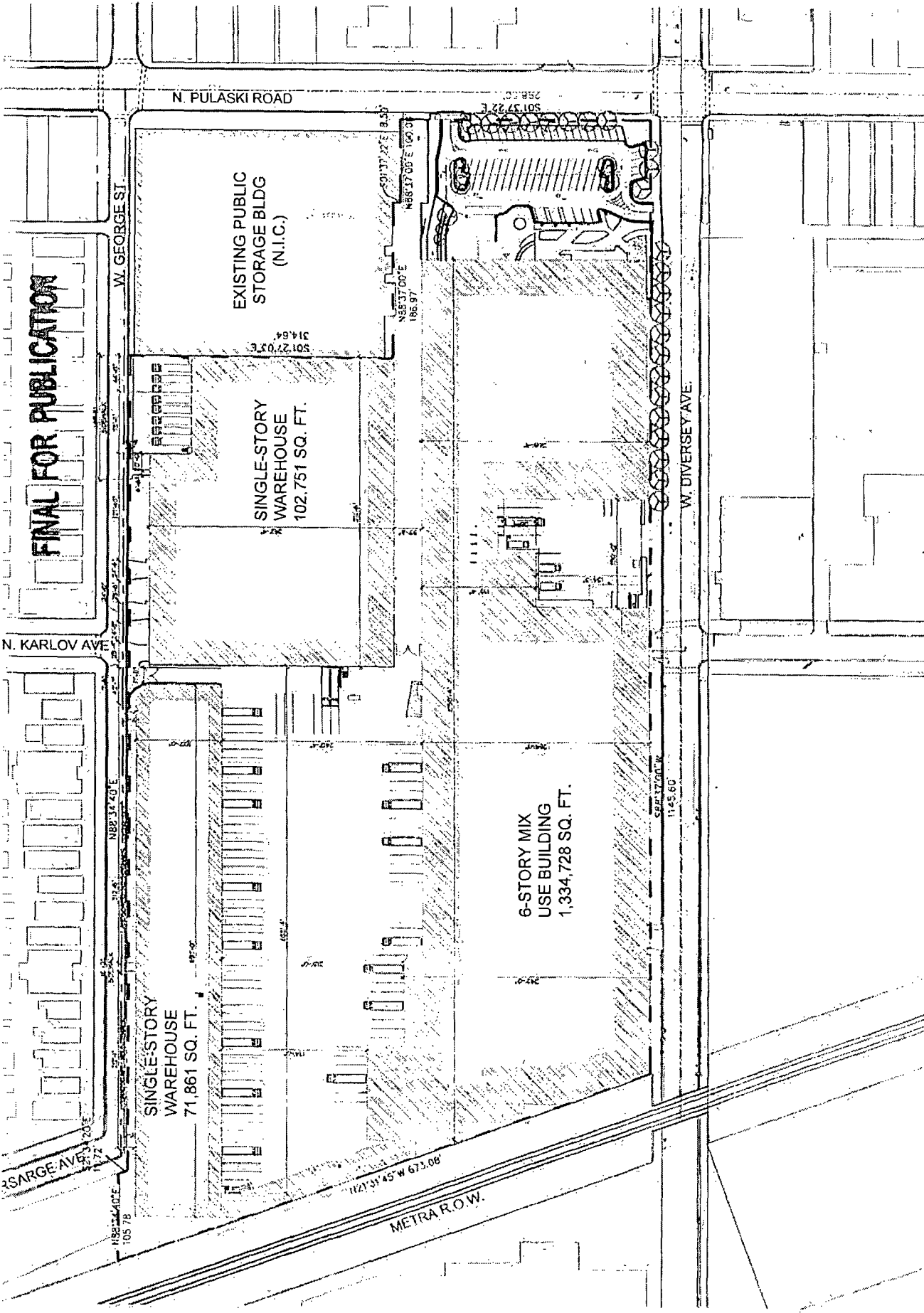




**PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP**

APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE. CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017





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SINGLE-STORY  
WAREHOUSE  
71,861 SQ. FT.

SINGLE-STORY  
WAREHOUSE  
102,751 SQ. FT.

EXISTING PUBLIC  
STORAGE BLDG  
(N.I.C.)

6-STORY MIX  
USE BUILDING  
1,334,728 SQ. FT.

METRA R.O.W.

**SITE PLAN**

APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE. CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017



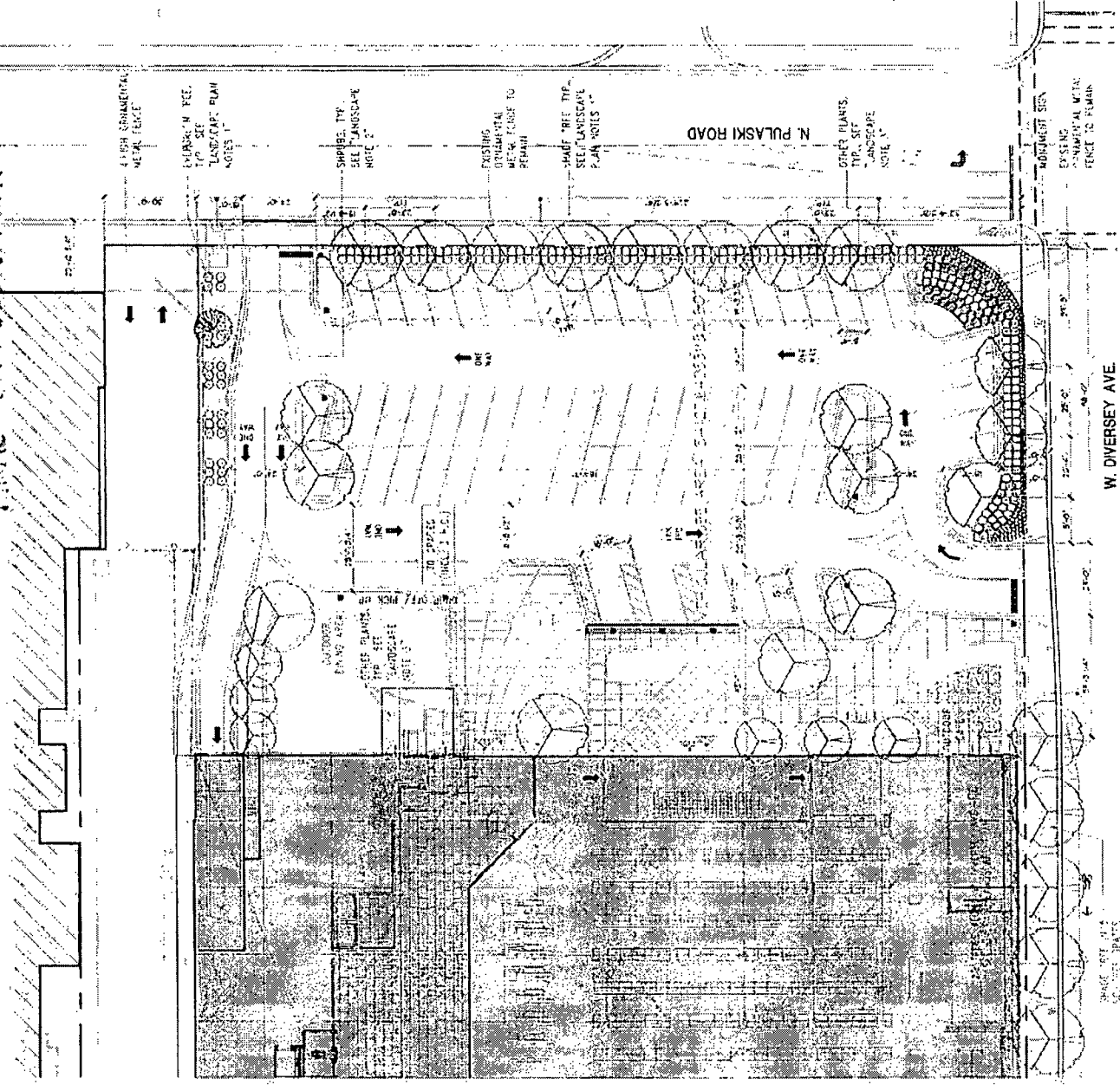
FINAL FOR PULASKI

PARKING LOT LANDSCAPE PLAN AREA CALCULATION:  
 VERTICAL USE AREA: 34,129 SQ.FT.  
 INTERIOR LANDSCAPE AREA REQ'D (10% OF V.U.A.): 3,413 SQ.FT.  
 TOTAL INTERIOR LANDSCAPE AREA PROVIDED: 3,429 SQ.FT.  
 TOTAL TREE REQUIRED (1 PER 125 SQ.FT.): 28 TREES  
 TOTAL TREE PROVIDED: 28 TREES

- LANDSCAPE PLAN NOTES:
1. TREE SPECIES TO BE SELECTED FROM "DECIDUOUS SHADE TREES" LIST ON PLANT LIST.
  2. SHRUB SPECIES TO BE SELECTED FROM "DECIDUOUS AND EVERGREEN SHRUBS" LIST ON PLANT LIST.
  3. OTHER PLANTS TO BE SELECTED FROM "PERENNIALS AND GROUNDCOVERS" LIST ON PLANT LIST.

BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES	
ACER X FREEMAN 'AJTUMN BLAZE'	AUTUMN BAZE MAPLE
SYNKGO BILOBA 'AJTUMN GOLD'	AUTUMN GOLD GINKGO
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
ULMUS X 'MORTON CLOSSY'	TRIUMPH ELM
EVERGREEN TREES	
T-LIJIA EMPERIAL GREEN	EMERALD GREEN ARBORVITAE
DECIDUOUS AND EVERGREEN SHRUBS	
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC
ROSA 'RADRAZZ'	KNOCKOUT ROSE
SYRINGA MEYER 'PALBIN'	DWARF KOREAN LILAC
PERENNIALS AND GROUNDCOVERS	
ECHINACA PADIOLA	PINK CONEFLOWER
HEDERA HELIX 'HORNDALE'	HORNDALE ENGLISH IVY
HEPETA X FAASSEN	FAASSEN'S CATMINT
SAVIA HUMEROSA 'BLUE HIL'	BLUE H-I SALVIA

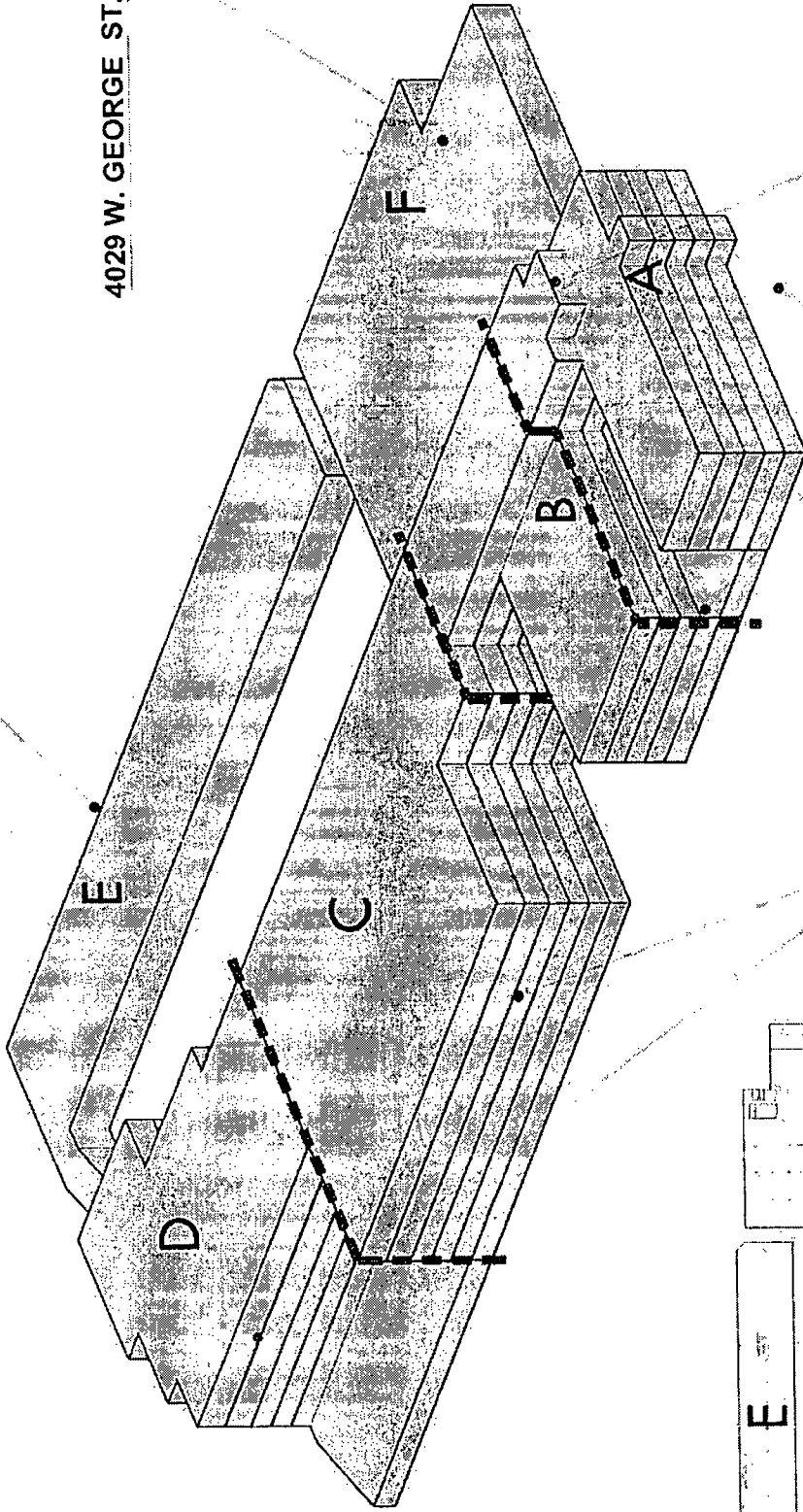
\*ALL SHOWN IS EXISTING



**PARKING LOT LANDSCAPE PLAN**  
 APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE, CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017

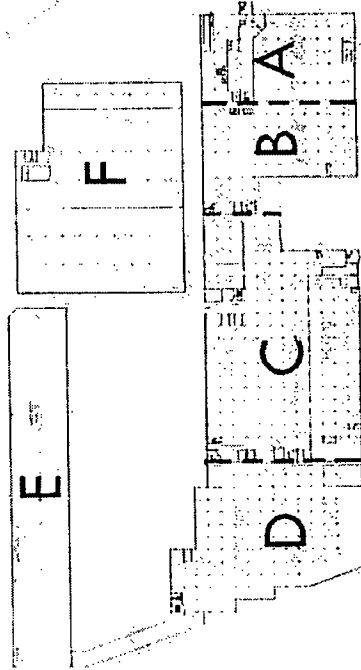
4141 W. GEORGE ST.

4029 W. GEORGE ST.



PROPOSED  
ADDITION

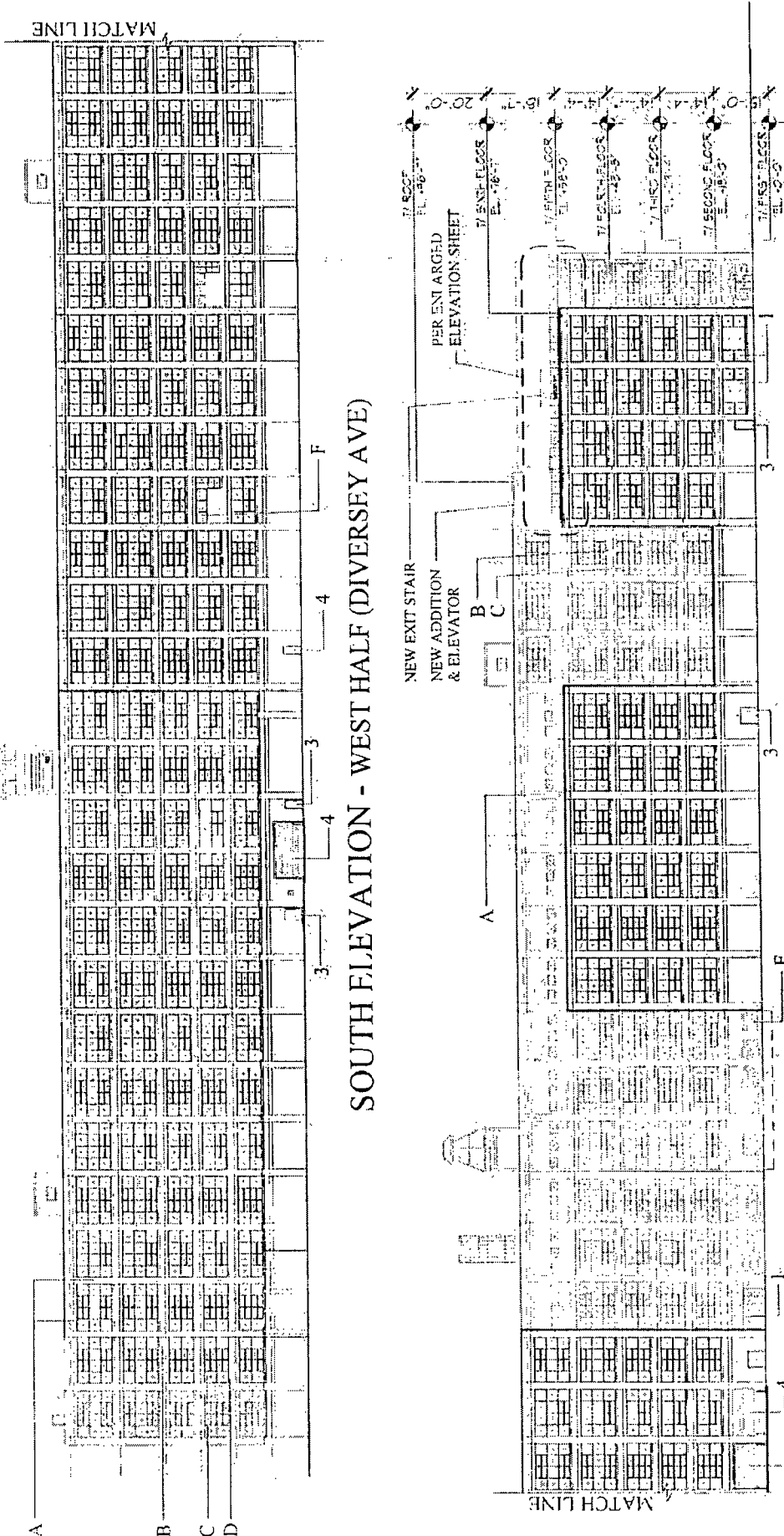
4000 W. DIVERSEY AVE.



### SUB-AREA - BUILDING IDENTIFICATION PLAN

APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE, CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017

**FINAL FOR PERMITS**



- NEW FEATURES**
- 1. ALUMINUM STOREFRONT
  - 2. VEHICULAR ACCESS RAMP
  - 3. SWING DOOR
  - 4. OVERHEAD DOOR

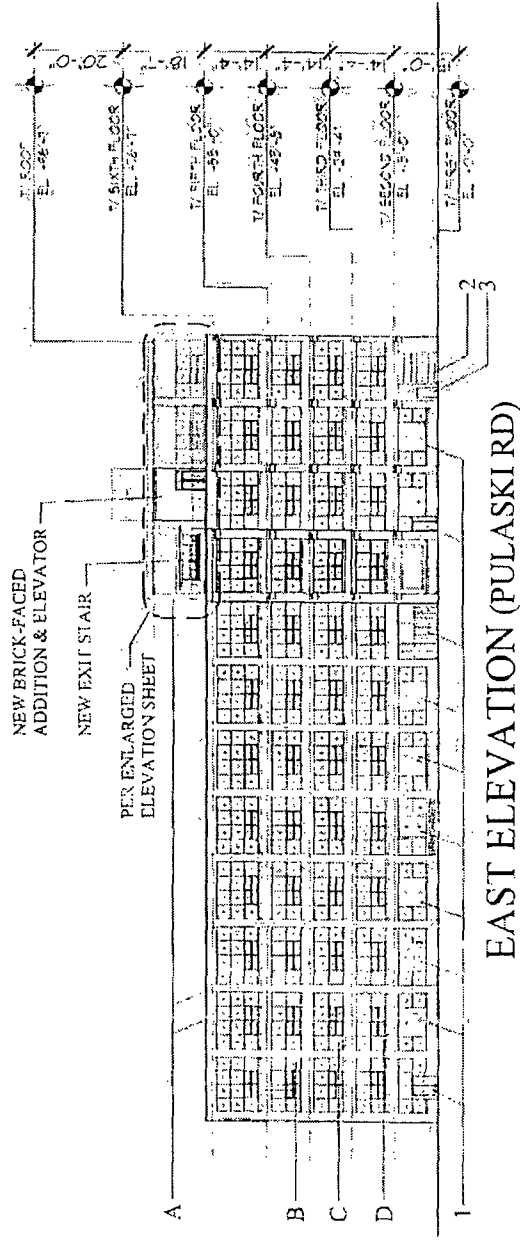
- EXISTING FEATURES**
- A. PAINTED CONCRETE
  - B. BRICK VENEER
  - C. ALUMINUM FRAME WINDOWS
  - D. CONCRETE SILL (UNPAINTED)
  - E. LOADING DOCK
  - F. VENT OR LOUVER



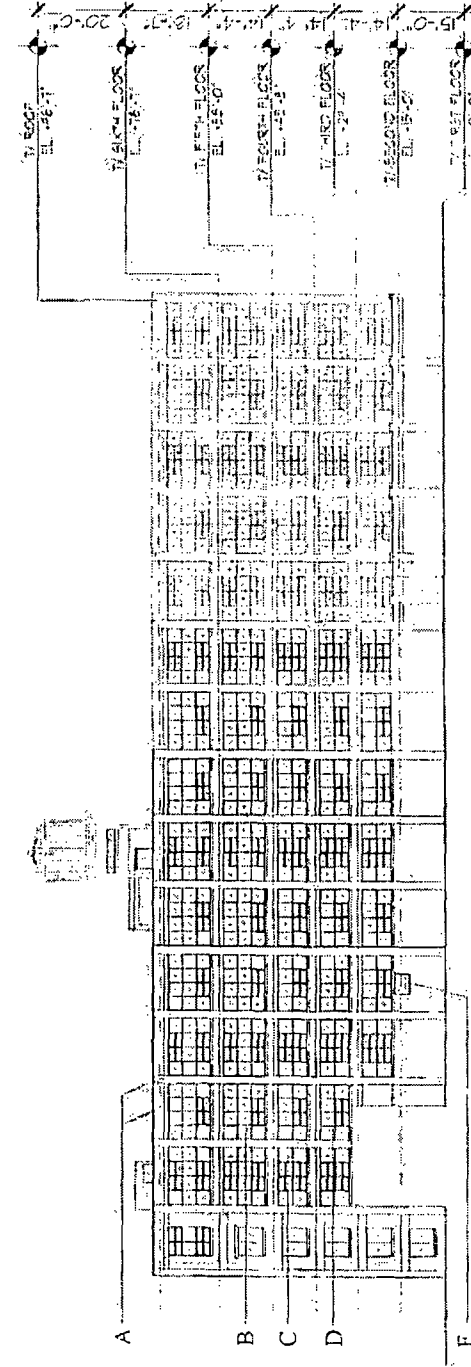
**BUILDING ELEVATIONS**

APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE., CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017

4444 PULASKI



EAST ELEVATION (PULASKID)



WEST ELEVATION

- EXISTING FEATURES
- A... PAINTED CONCRETE
  - B... BRICK VENEER
  - C... ALUMINUM FRAME WINDOWS
  - D... CONCRETE SILL (UNPAINTED)
  - E... LOADING DOCK
  - F... VENT OR LOUVER

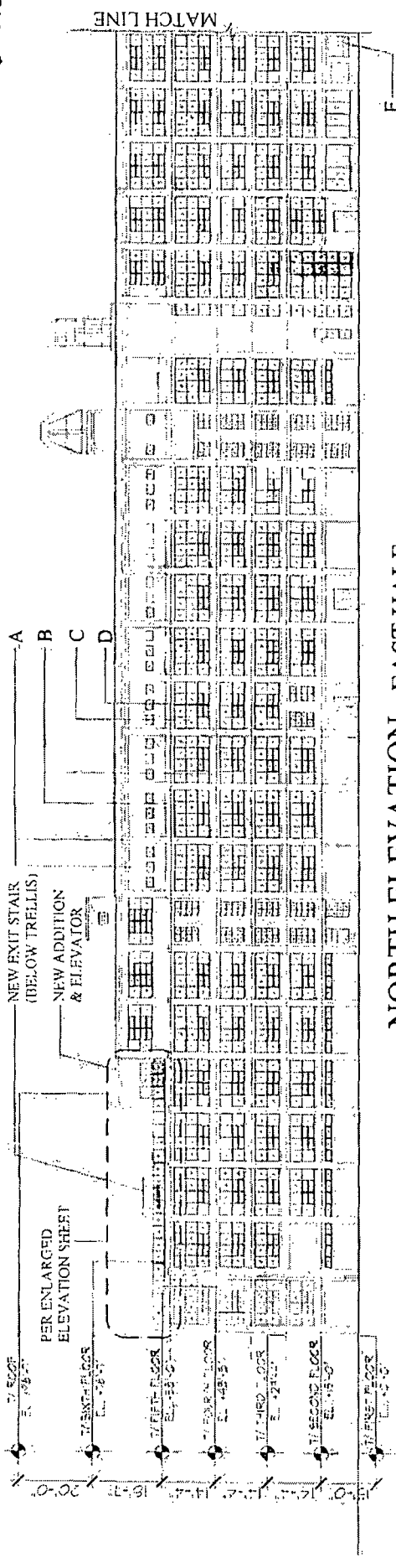
- NEW FEATURES
- 1... ALUMINUM STOREFRONT
  - 2... VEHICULAR ACCESS RAMP
  - 3... SWING DOOR
  - 4... OVERHEAD DOOR



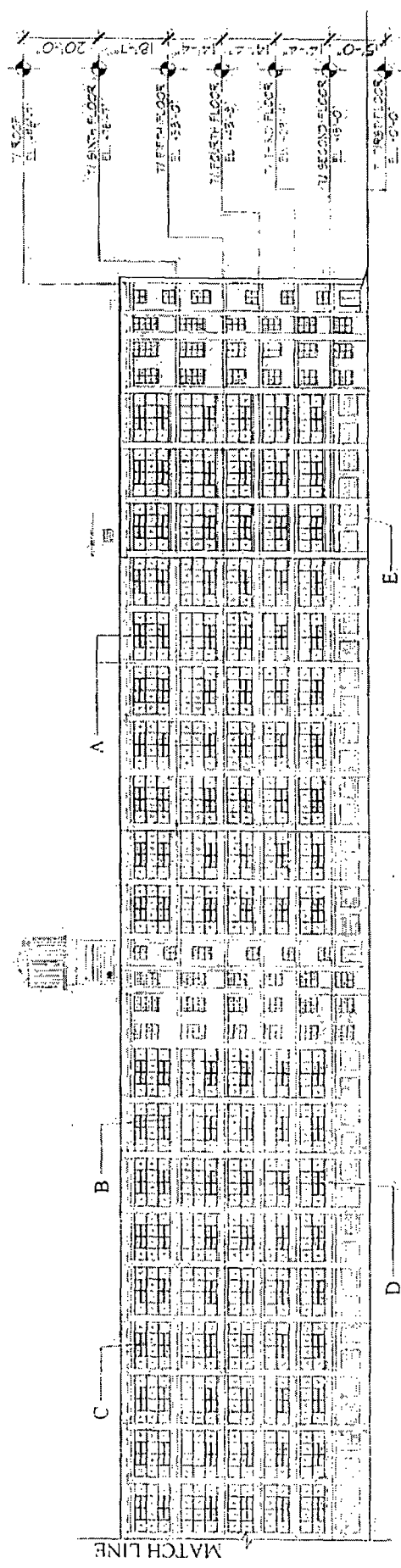
**BUILDING ELEVATIONS**

APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE, CHICAGO IL, 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017

REVISION



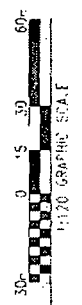
NORTH ELEVATION - EAST HALF



NORTH ELEVATION - WEST HALF

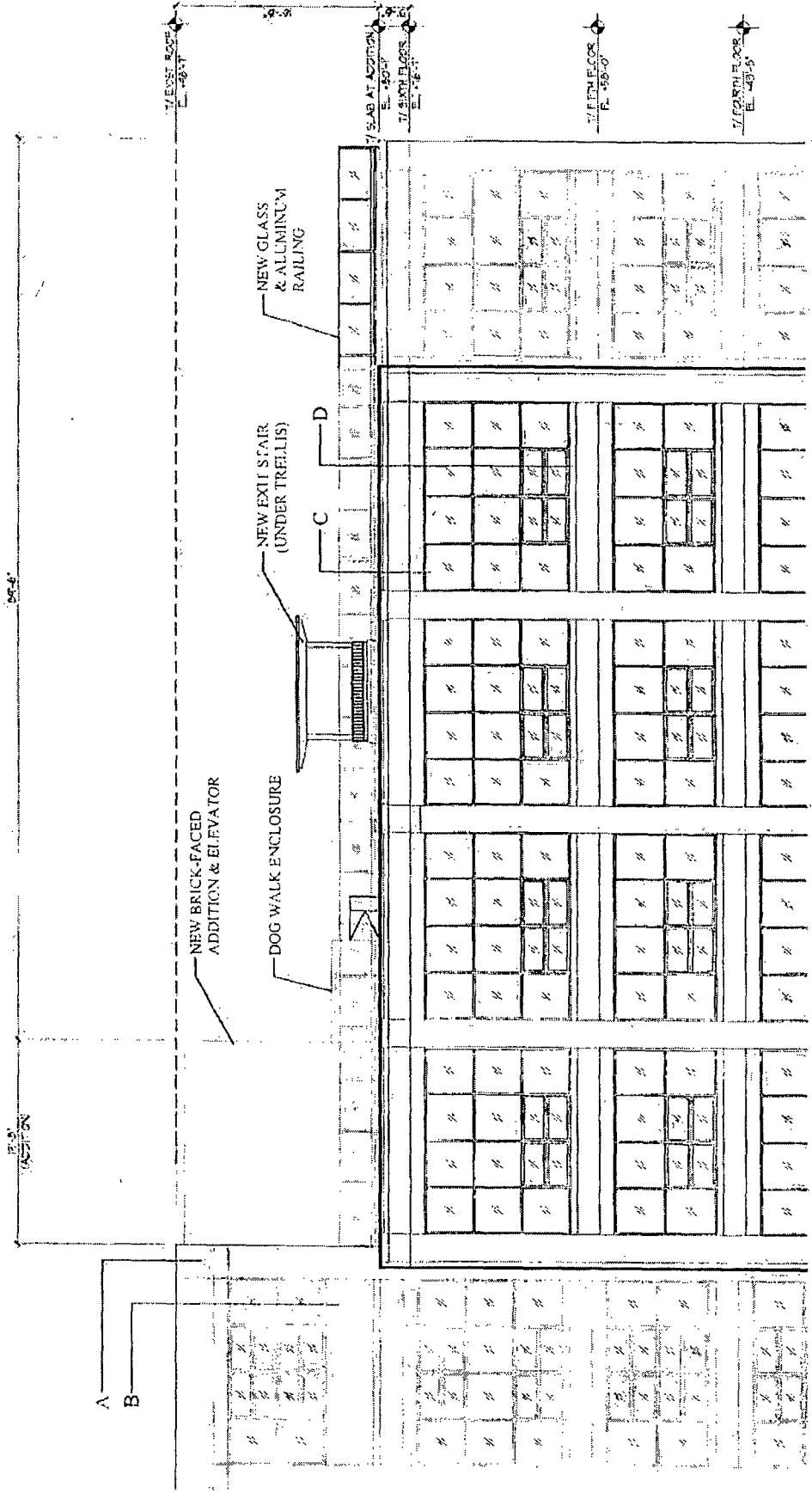
- NEW FEATURES**
1. ALUMINUM STOREFRONT
  2. VEHICULAR ACCESS RAMP
  3. SWING DOOR
  4. OVERHEAD DOOR

- EXISTING FEATURES**
- A. PAINTED CONCRETE
  - B. BRICK VENEER
  - C. ALUMINUM FRAME WINDOWS
  - D. CONCRETE SILL (UNPAINTED)
  - E. LOADING DOCK
  - F. VENT OR LOUVER



**BUILDING ELEVATIONS**  
 APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE, CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017

4000 WEST DIVERSEY AVE. CHICAGO, ILL. 60639



### SOUTH ELEVATION (DIVERSEY AVE)

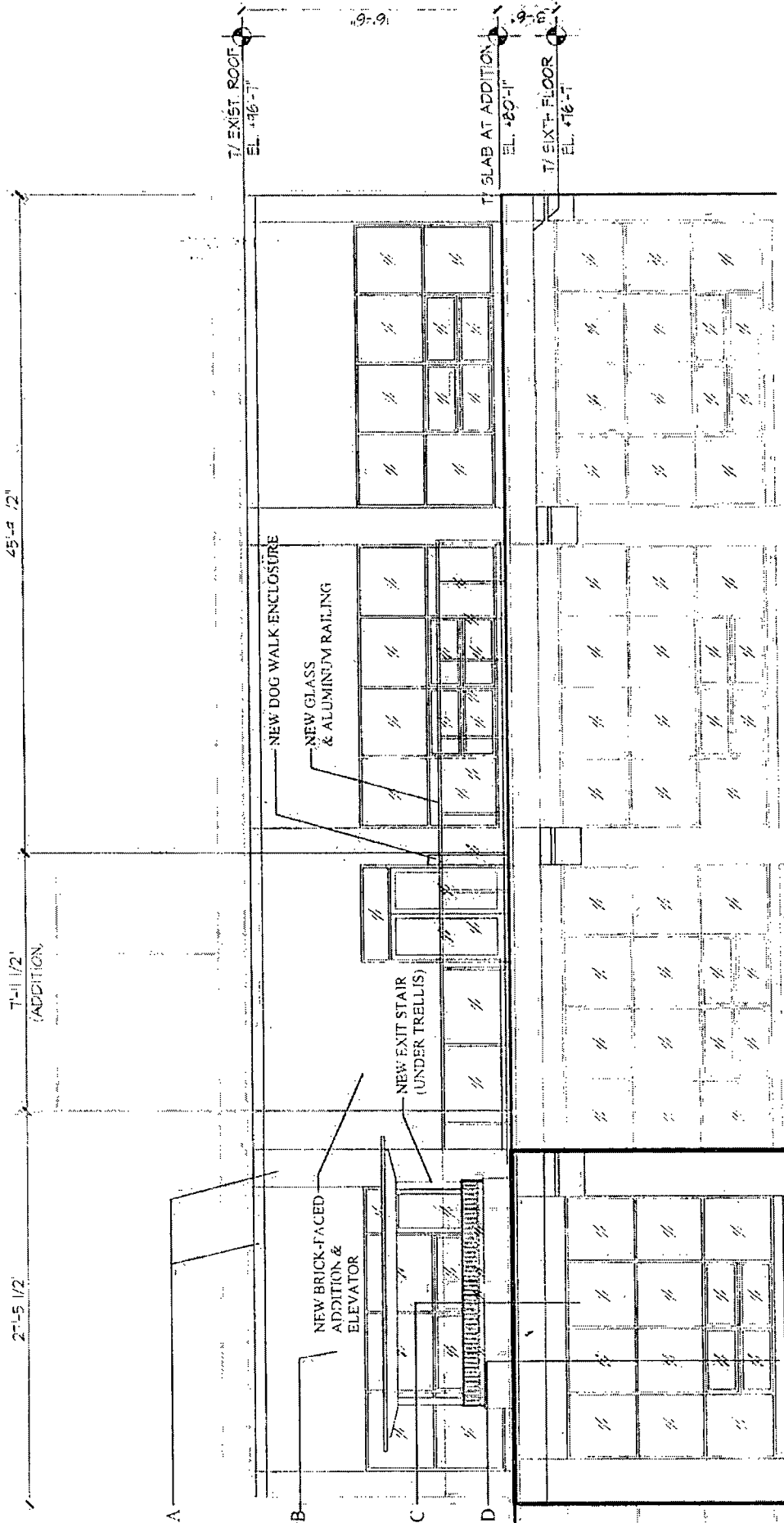
- EXISTING FEATURES
- A. PAINTED CONCRETE
  - B. BRICK VENEER
  - C. ALUMINUM FRAME WINDOWS
  - D. CONCRETE SILL (UNPAINTED)
  - E. LOADING DOCK
  - F. VENT OR COVER



### ENLARGED BUILDING ELEVATION

APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE, CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017





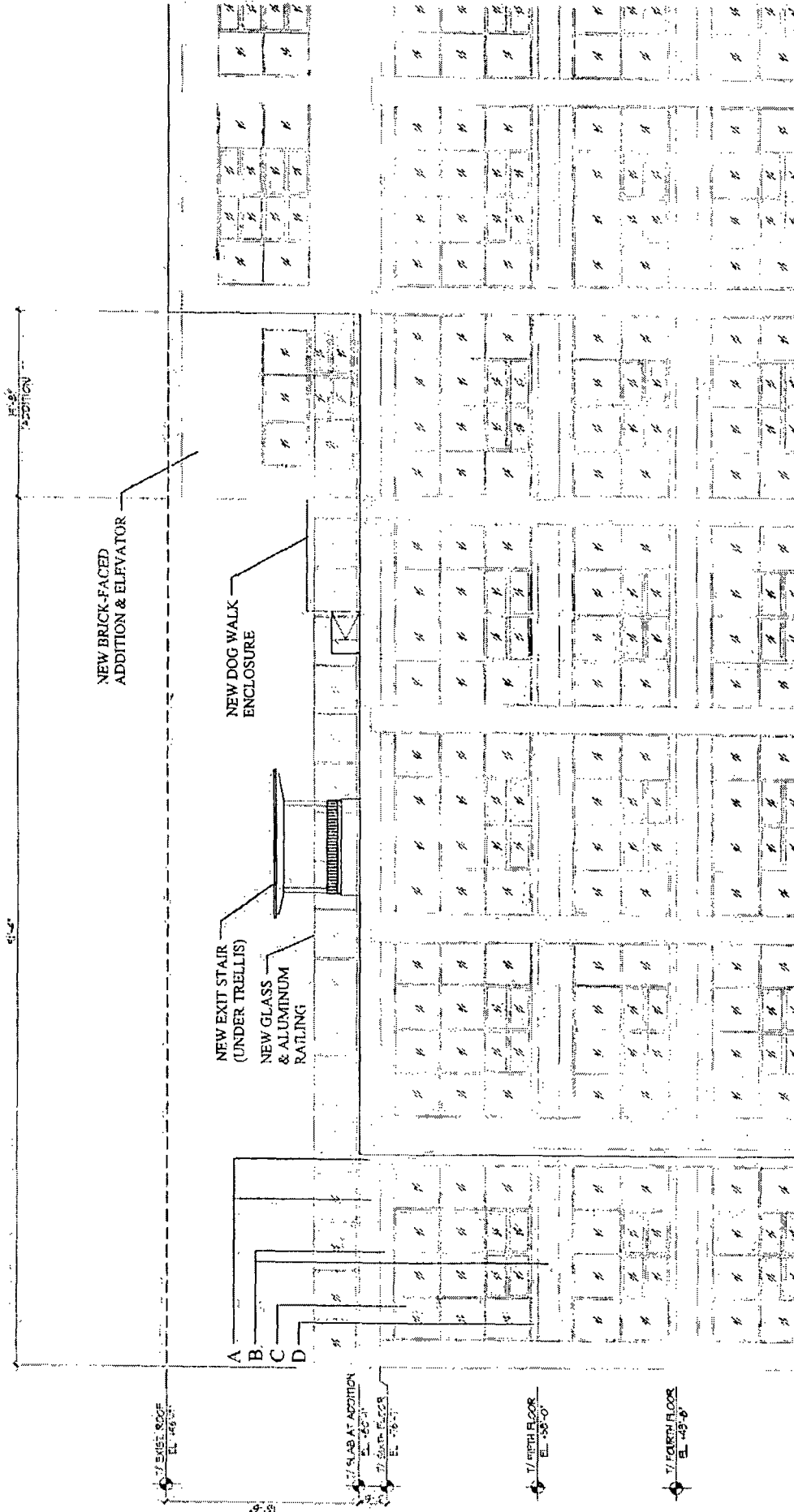
- EXISTING FEATURES  
 A. PAINTED CONCRETE  
 B. BRICK VENER  
 C. ALUMINUM FRAME WINDOWS  
 D. CONCRETE SILL (UNPAINTED)  
 E. LOADING DOCK  
 F. VENT OR LOUVER

EAST ELEVATION (PULASKI)

ENLARGED BUILDING ELEVATION



APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE. CHICAGO IL 60639  
 COUNCIL INTRODUCTION: 24 May, 2017  
 PLAN COMMISSION: 17 August, 2017



NORTH ELEVATION

- EXISTING FEATURES
- A... PAINTED CONCRETE
  - B... BRICK VENEER
  - C... ALUMINUM FRAME WINDOWS
  - D... CONCRETE SILL (UNPAINTED)
  - E... LOADING DOCK
  - F... VENT OR LOUVER



**ENLARGED BUILDING ELEVATION**  
 APPLICANT: 4K DIVERSEY PARTNERS L.L.C., 4000 WEST DIVERSEY AVE, CHICAGO IL 60639  
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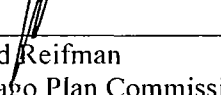


19210  
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David Reifman  
Chicago Plan Commission

Date: August 17, 2017

Re: Residential Business Planned Development No. 1261, located at 4000-4018 W. Diversey Ave.,  
and 4029-4153 W. George Street.

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On August 17, 2017, the Chicago Plan Commission recommended approval of the proposed amendment to Planned Development No. 1261 submitted by 4K Diversey Partners, LLC. A copy of the zoning application and proposal 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 Planning and Zoning 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)