



# City of Chicago



SO2016-2594

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 4/13/2016

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 7-K at 4001-4059 W  
Diversey Ave, 4018-4058 W Parker Ave, 2733-2759 N  
Karlof Ave and 2748-2758 N Pulaski Rd - App No. 18721T1

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

# 18721 TI  
INTRO DATE:  
APRIL 13, 2016

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 7-K in the area bounded by

West Diversey Avenue; North Pulaski Road; A line 117 feet south of and parallel to West Diversey Avenue; A line 124.95 west of and parallel to North Pulaski Road; the north-south alley west of and parallel to North Pulaski Road; The public alley next south of and parallel to West Diversey Avenue; A line 33.37 feet west of and parallel to North Pulaski Road; West Parker Avenue; North Karlov Avenue;

to those of a C2-1 Motor Vehicle-Related Commercial District

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 4001-4059 W Diversey/4018-4058 W Parker

2733-2759 N Karlov/2748-2758 N Pulaski

**SUBSTITUTE**

**PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

**4001-4059 W DIVERSEY/4018-4058 W PARKER**

**2733-2759 N KARLOV/2748-2758 N PULASKI**

C2-1 Motor Vehicle-Related Commercial District

The applicant is requesting a zoning amendment from a M1-1 Limited Manufacturing/Business Park District to a C2-1 Motor Vehicle-Related Commercial District for the proposed strip center development of 3 retail buildings with a total square footage of 51,131 square feet with 183 parking spaces and a proposed drive thru.

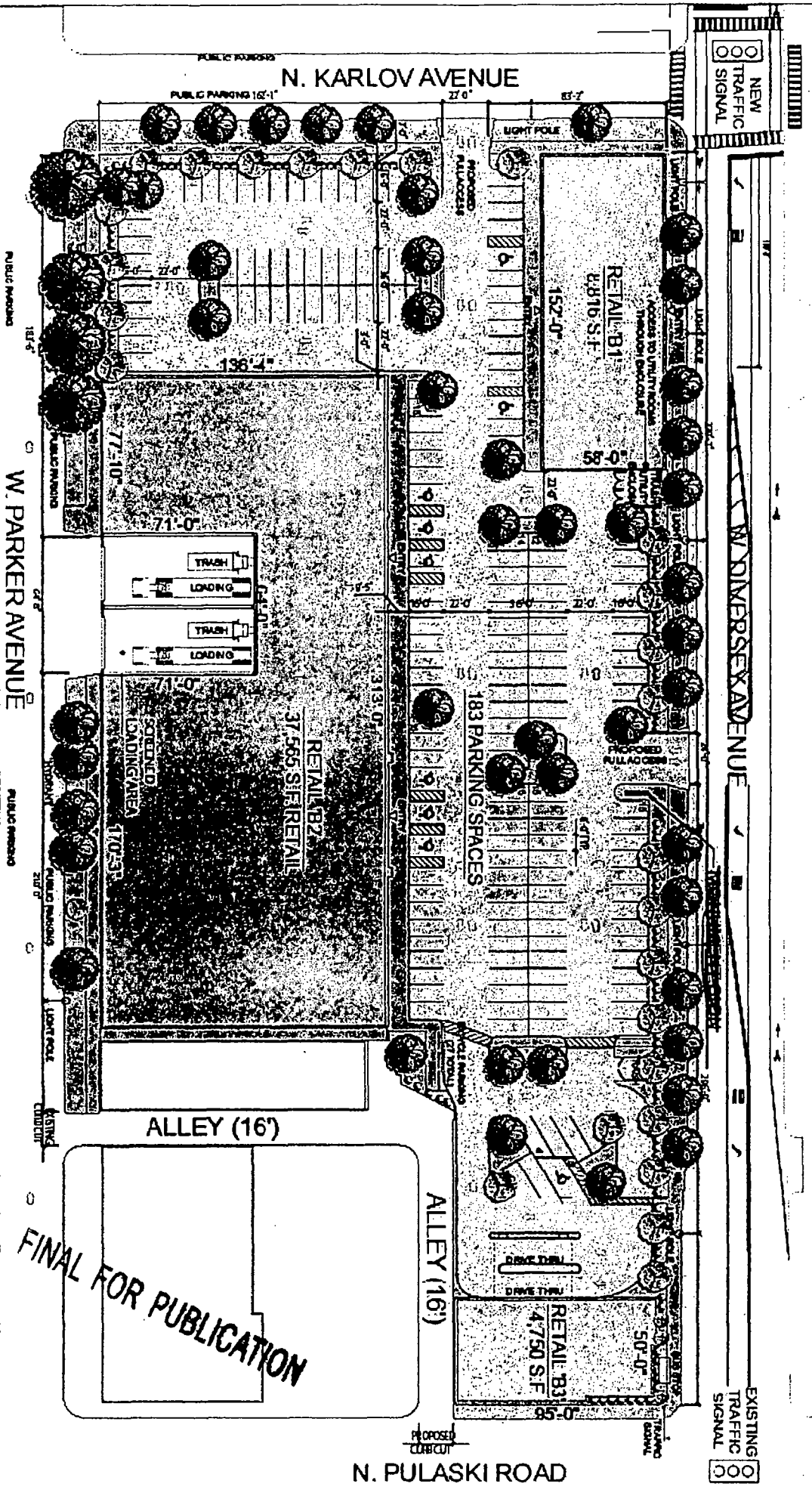
	RETAIL 1	RETAIL 2	RETAIL 3	TOTAL
Lot Area				125,486 sf
Parking				183
Front Setback	0 feet	0 feet	0 feet	
East Setback		0 feet	0 feet	
West Setback	0 feet	93 feet		
FAR				.45
Building Square Footage	8,816 sf	37,565 sf	4,750 sf	51,131 sf
Building Height	24 feet	24 feet	24 feet	

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# SITE PLAN

CERMAK  
FRESHMARKET

- PARKING NOTES:**
1. TYPICAL PARKING SPACES ARE 8'-0" WIDE x 18'-0" DEEP UNLESS NOTED OTHERWISE.
  2. PARKING SPACES NOTED AS 16'-0" DEEP UTILIZE A 2'-0" BUMPER OVERHANG.
  3. DRIVE AISLES ARE 22'-0" WIDE UNLESS NOTED OTHERWISE.



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N. PULASKI ROAD

N. KARLOV AVENUE

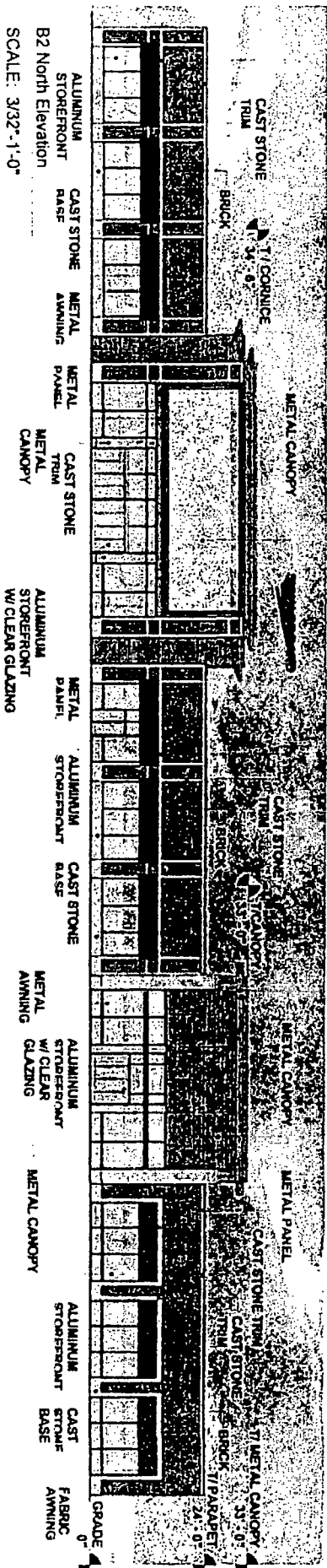
W. PARKER AVENUE

NEW  
TRAFFIC  
SIGNAL

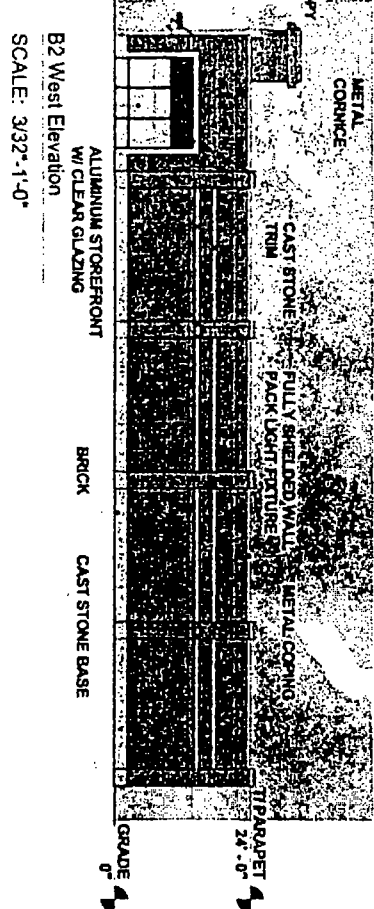
EXISTING  
TRAFFIC  
SIGNAL

# BUILDING ELEVATIONS - BUILDING B2

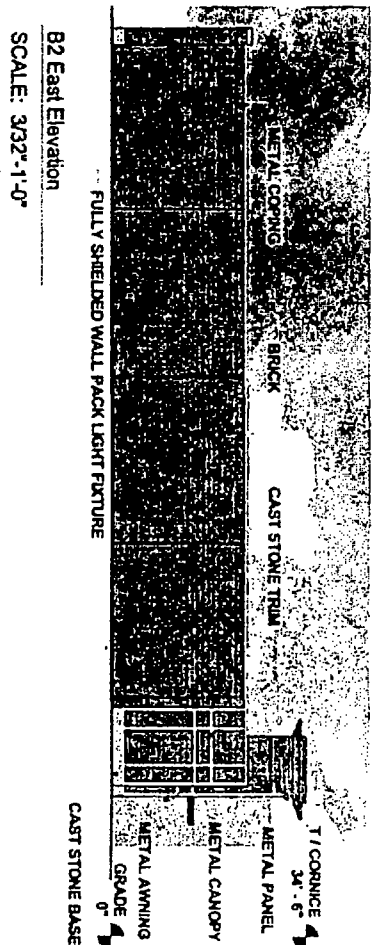
BUILDING B2



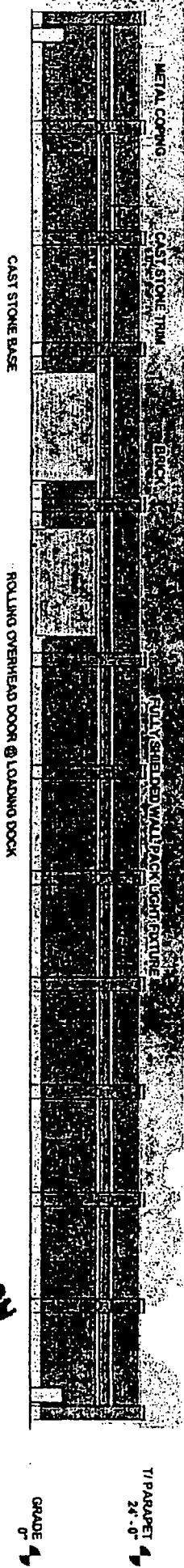
B2 North Elevation  
SCALE: 3/32"=1'-0"



B2 West Elevation  
SCALE: 3/32"=1'-0"



B2 East Elevation  
SCALE: 3/32"=1'-0"



B2 South Elevation  
SCALE: 3/32"=1'-0"

CLARK STREET REAL ESTATE /  
OKW ARCHITECTS

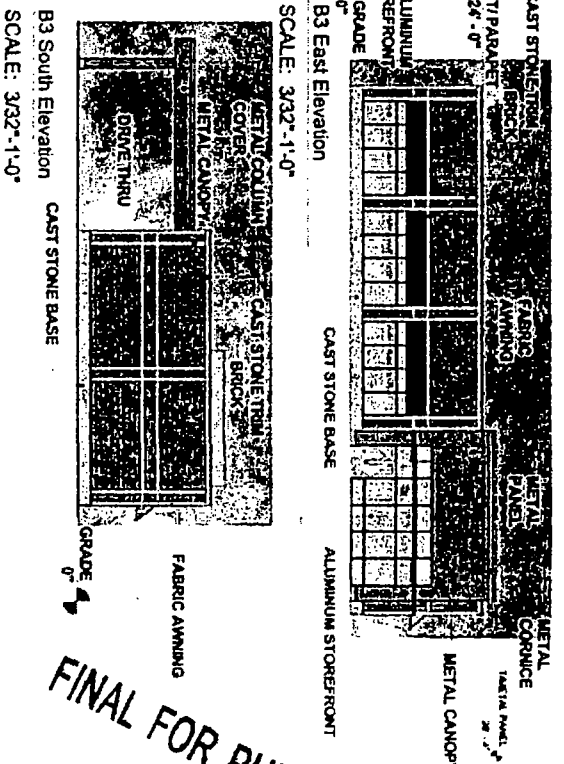
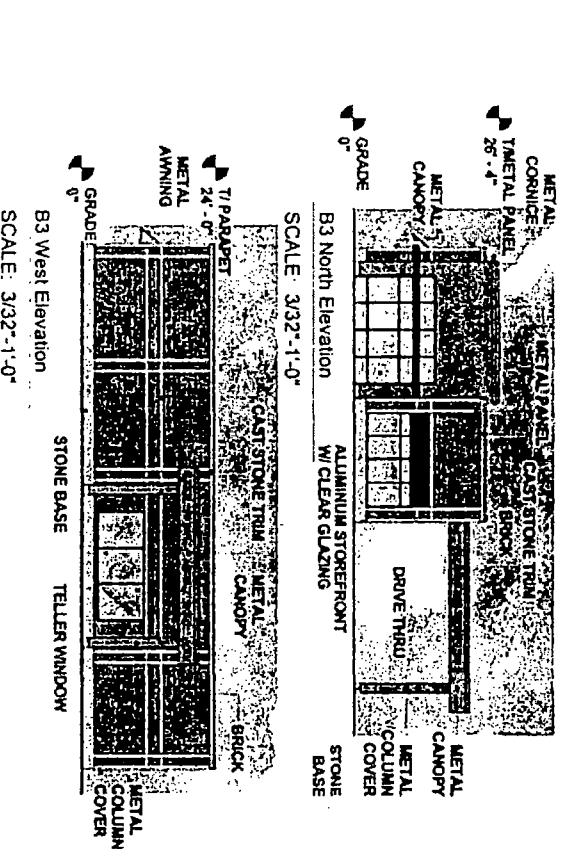
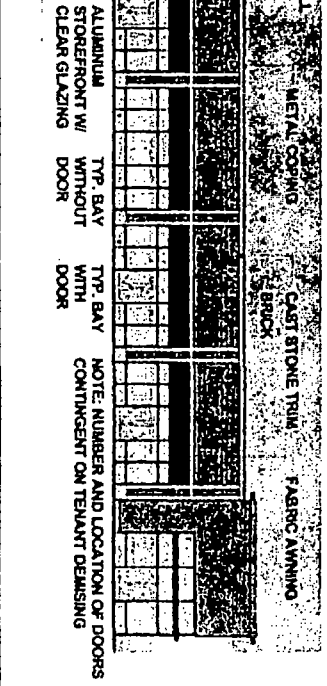
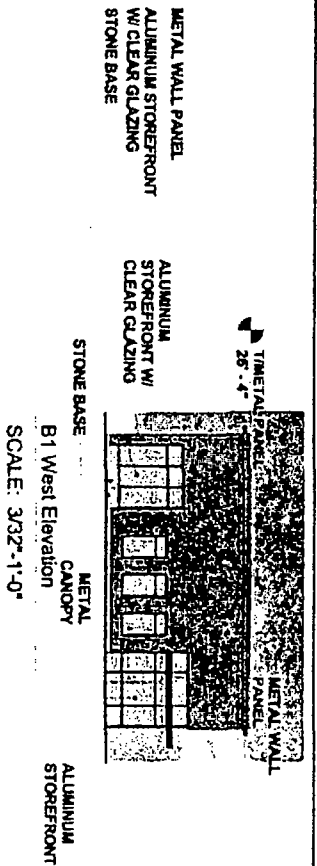
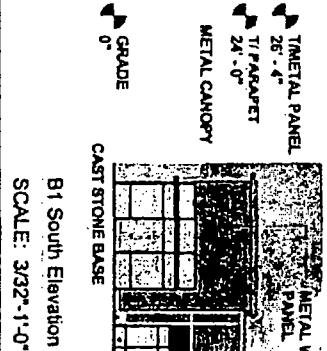
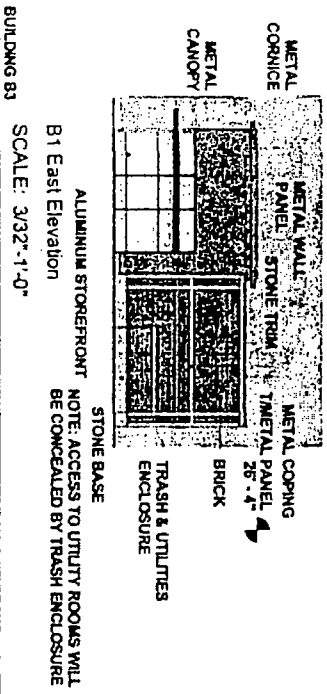
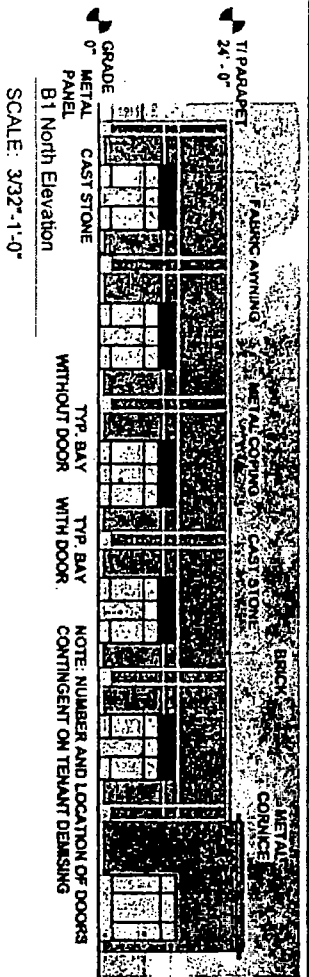
RETAIL AT THE FIELDS  
4001-4159 W. DIVERSEY AVENUE, CHICAGO, IL

**FINAL FOR PUBLICATION**

JULY 21, 2016

# BUILDING ELEVATIONS - BUILDINGS B1 & B3

BUILDING B1



FINAL FOR PUBLICATION