



CHICAGO PLAN COMMISSION

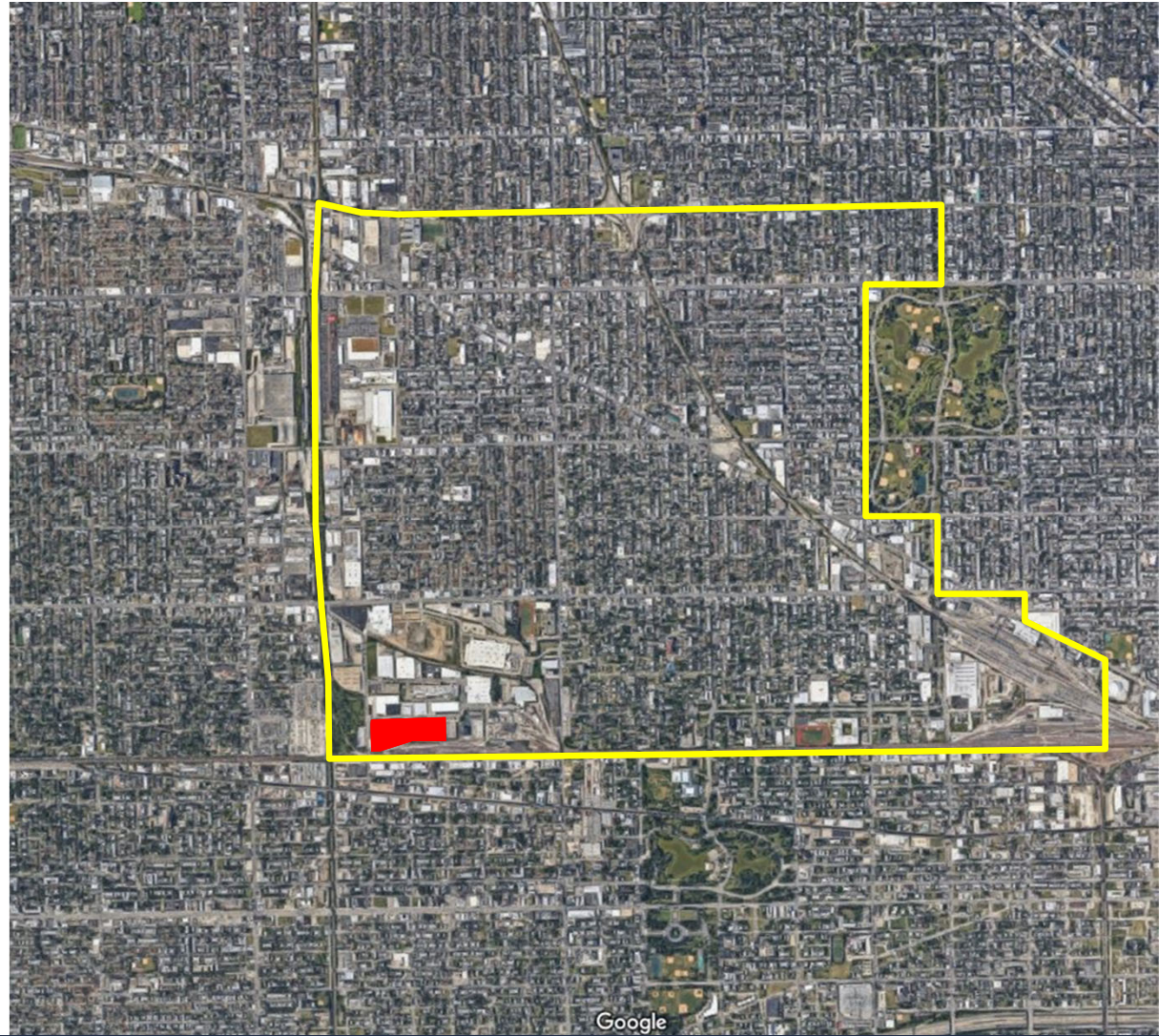
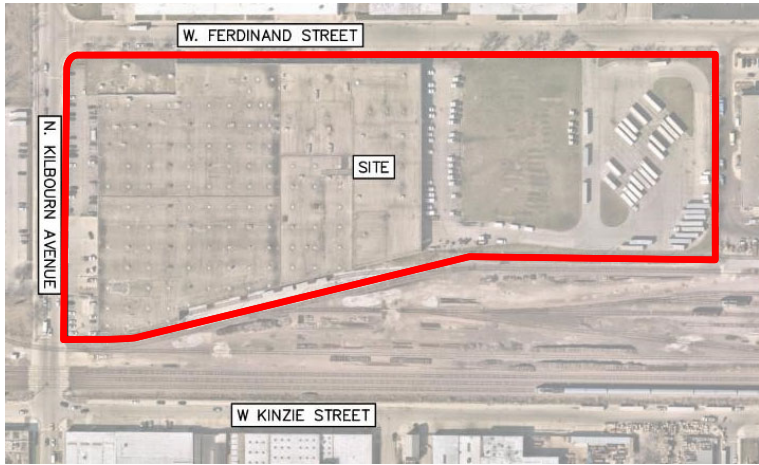
Department of Planning and Development

441 N. Kilbourn Ave. / 4239 W. Ferdinand St.

28th Ward/ Ald. Ervin

CAPITOL REALTY LLC

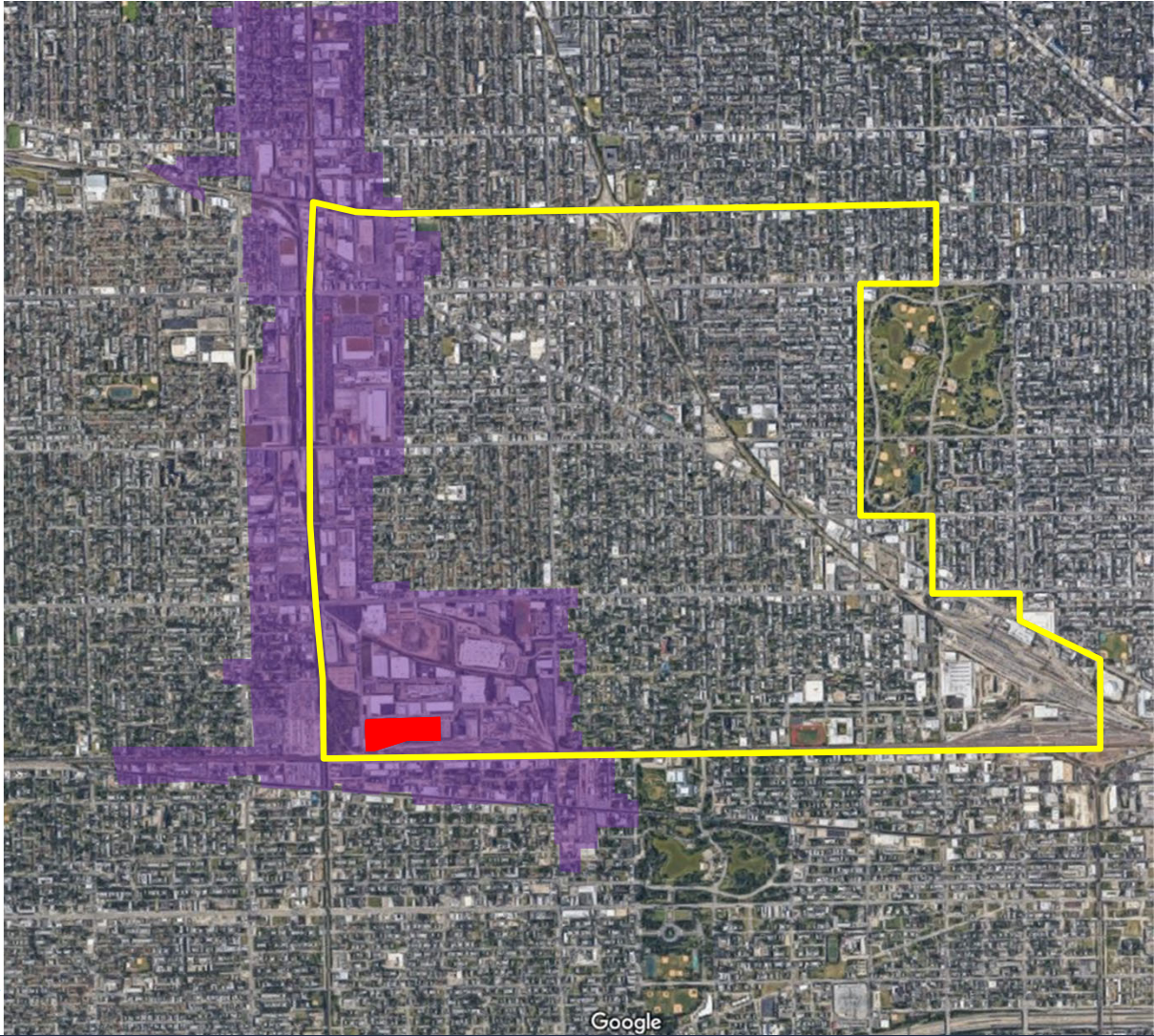
06/15/2023



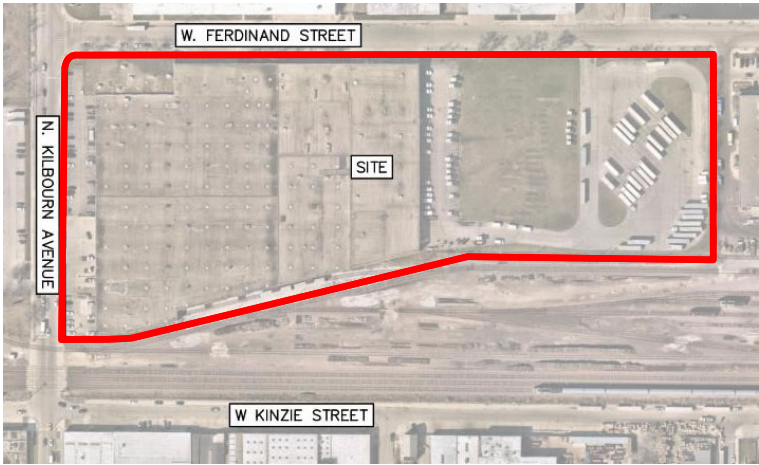
SITE CONTEXT – HUMBOLDT PARK



N



SITE CONTEXT – NORTHWEST INDUSTRIAL CORRIDOR



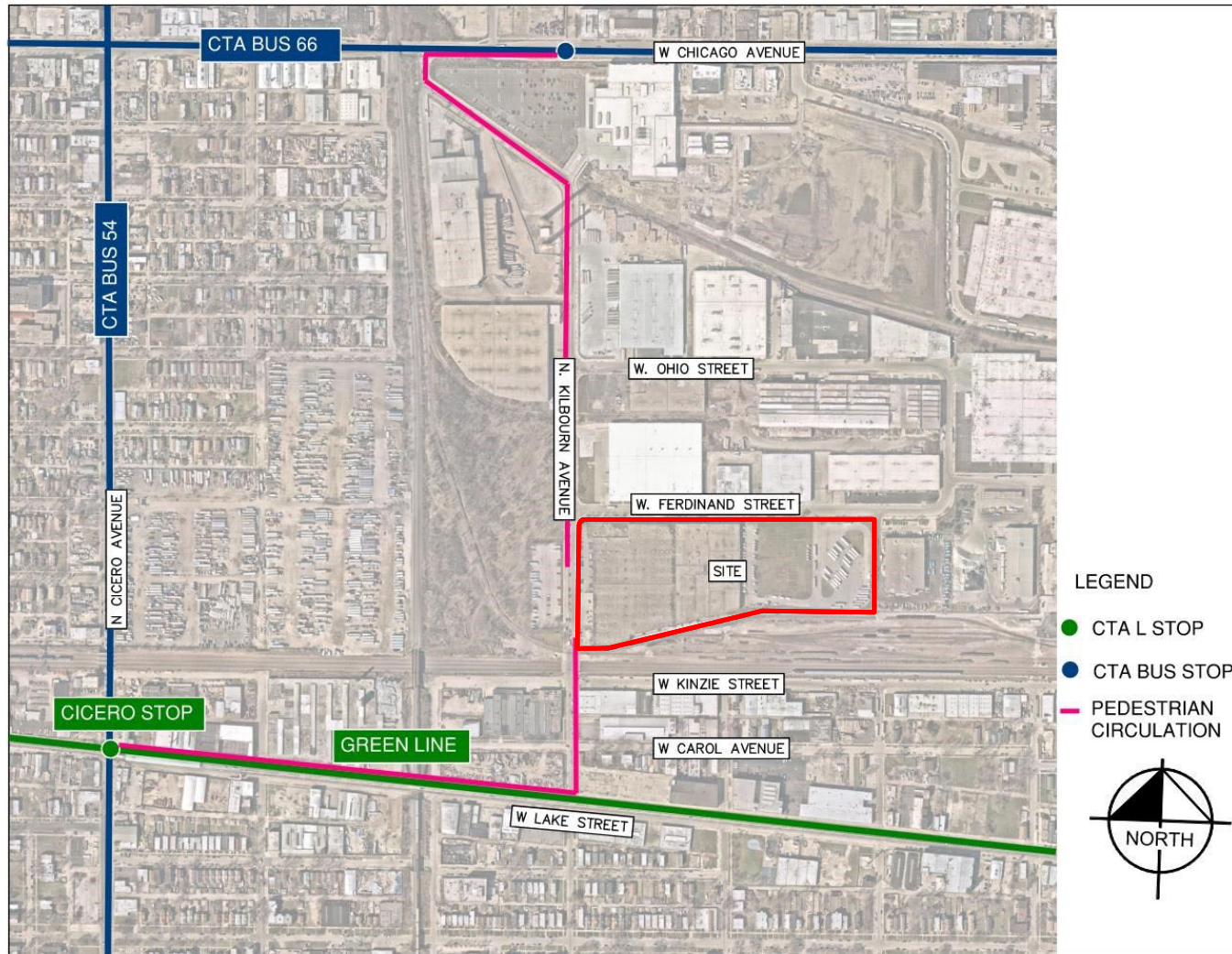
SITE CONTEXT PLAN – SITE BOUNDARIES



SITE CONTEXT PLAN – EXISTING CONDITIONS – AERIAL VIEW



SITE CONTEXT PLAN – EXISTING CONDITIONS – STREET VIEW



SITE CONTEXT PLAN – PEDESTRIAN CIRCULATION AND CTA CONNECTIONS



AERIAL VIEW OF SITE WITH MASSING OF THE EXPANSION: FROM SOUTH-EAST DIRECTION



AERIAL VIEW OF SITE WITH MASSING OF THE EXPANSION: FROM NORTH-EAST DIRECTION

Planning Context



Humboldt Park: Staking Our Claim – Quality of Life Plan

- 2005, 2008
- LISC Chicago



Project Timeline + Community Outreach

INTRODUCTION DATE: DECEMBER 14, 2022

DPD PD REVIEW PROCESS

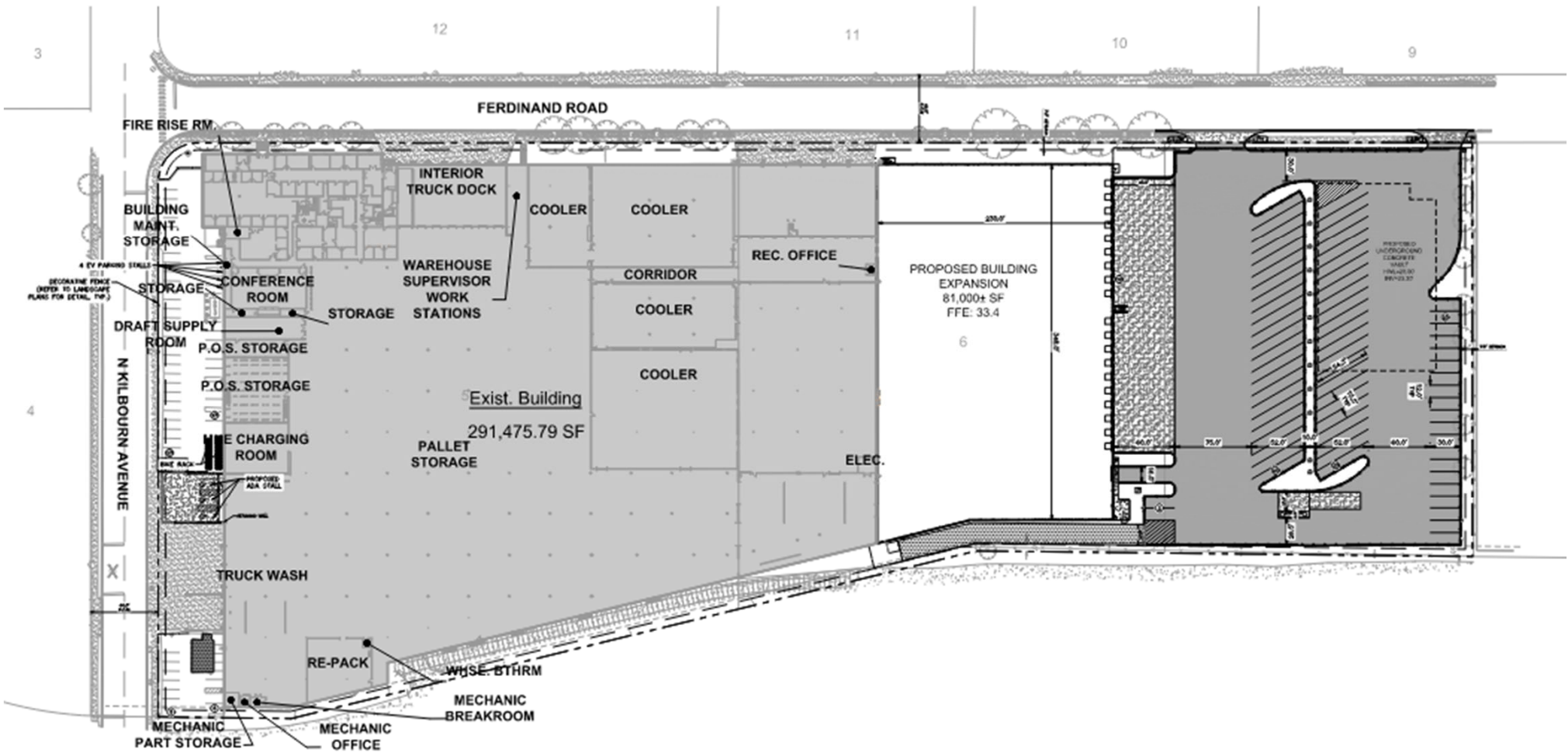
- September 13, 2022: Intake Meeting
- March 20, 2023: MBE/WBE Community Meeting
- September 2022 – May 2023: Review process and project modifications

AIR QUALITY ORDINANCE REVIEW PROCESS

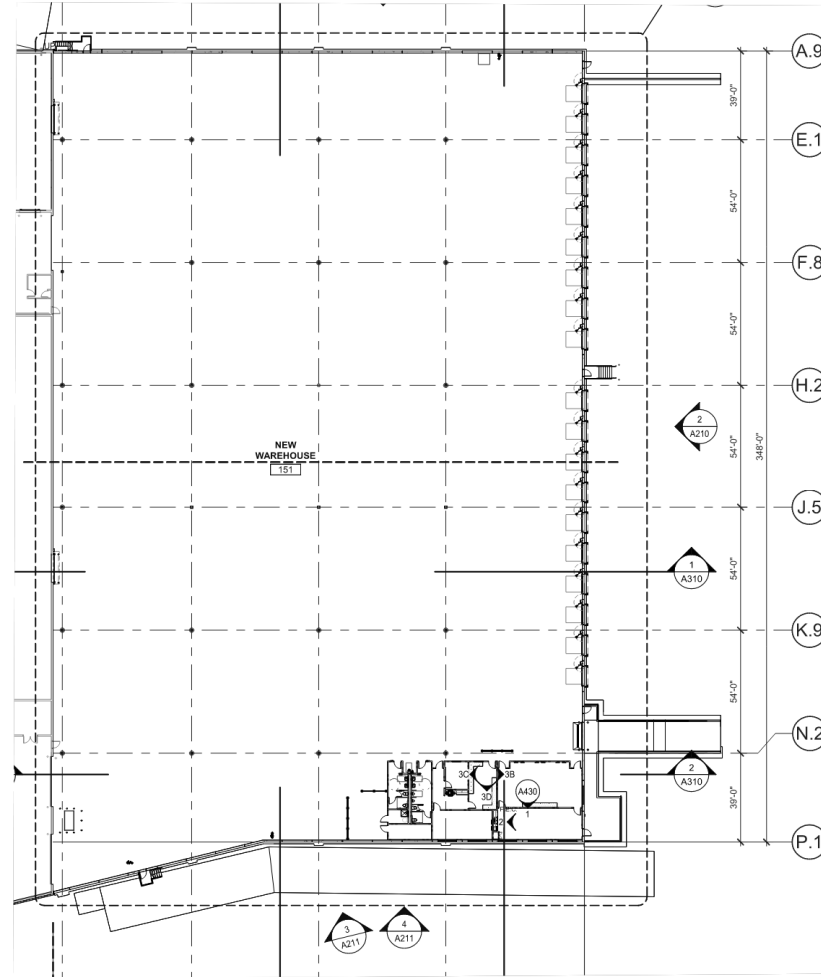
- January 30, 2023: Community Meeting
- April 4, 2023: Public Comments due
- April 14, 2023 : Air Quality analysis CDPH Recommendation
- May 11, 2023 : Traffic Evaluation CDOT Recommendation

PROJECT CHANGES BASED ON FEEDBACK:

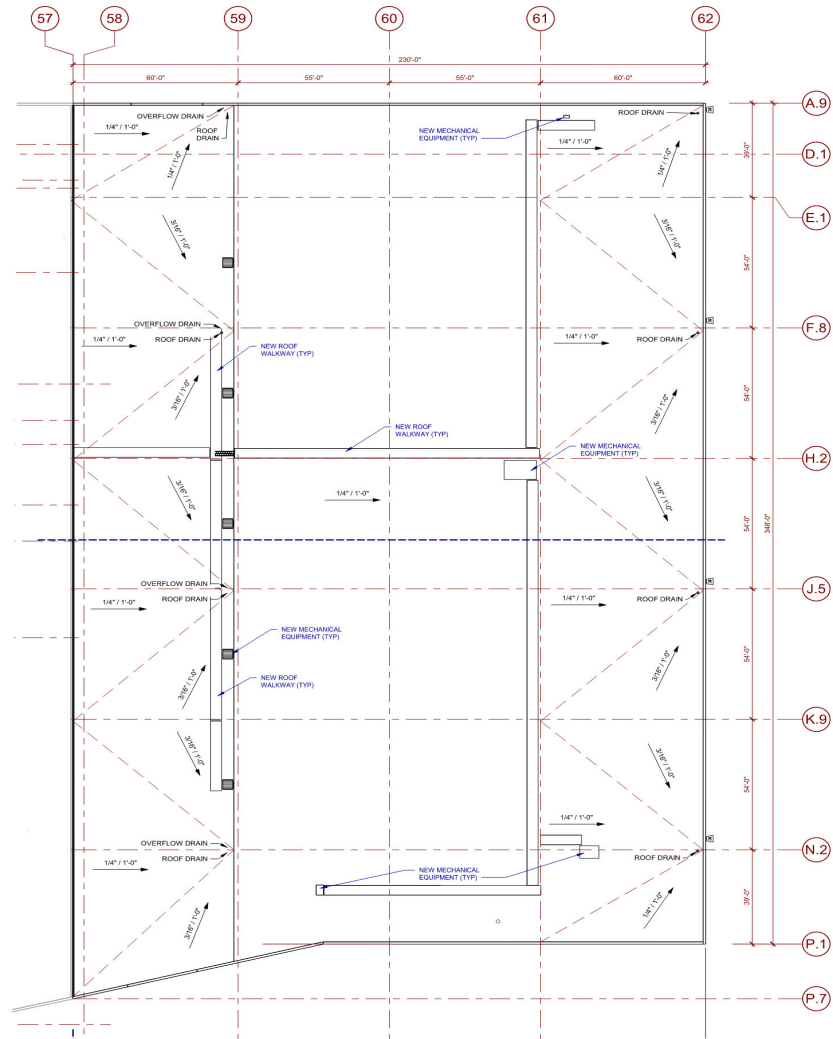
- Improved parking lot design and landscaping



SITE + GROUND FLOOR PLAN



TYPICAL FLOOR PLANS

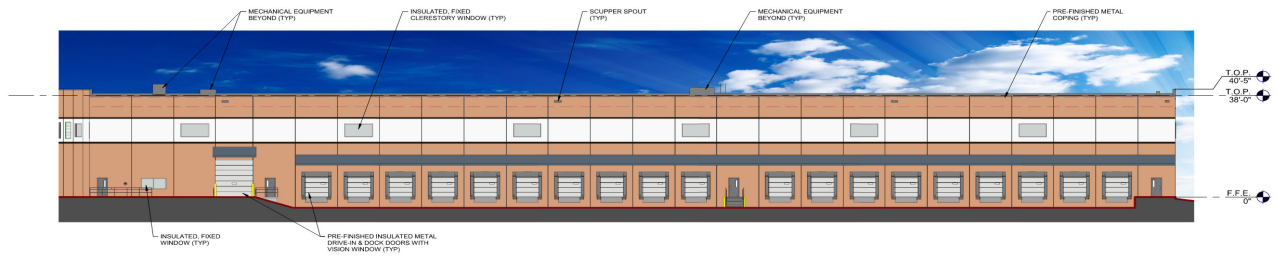


Roof to be constructed to accommodate future solar panels

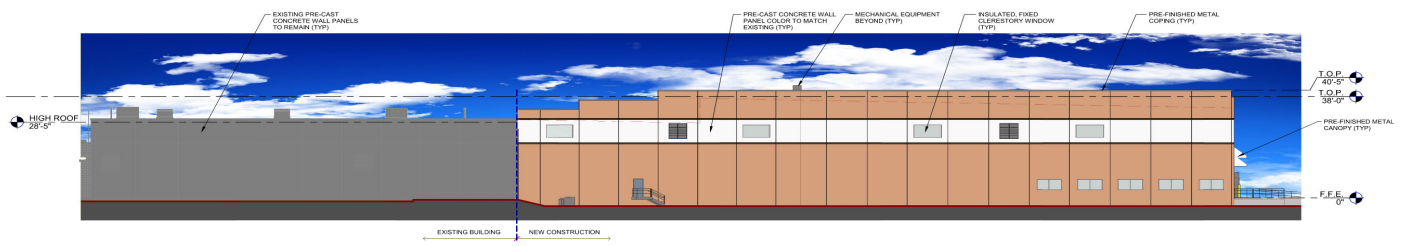
ROOF PLAN



PARTIAL NORTH ELEVATION ①
SCALE: 1/16" = 1'-0"

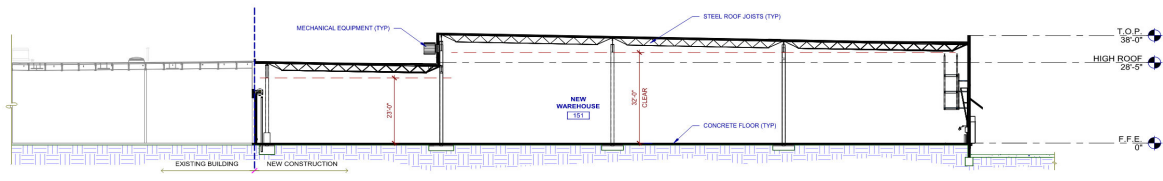


PARTIAL EAST ELEVATION ②
SCALE: 1/16" = 1'-0"



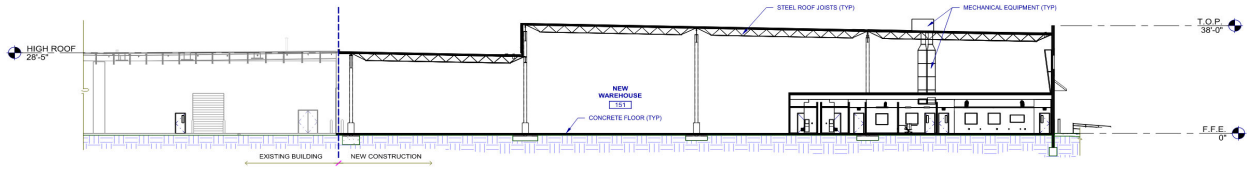
PARTIAL SOUTH ELEVATION ③
SCALE: 1/16" = 1'-0"

BUILDING ELEVATION (NORTH, SOUTH, & EAST)



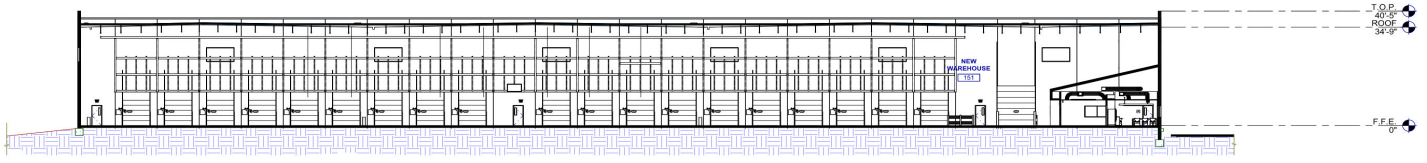
BUILDING SECTION - LONGITUDINAL (A)

SCALE: 1/16" = 1'-0"



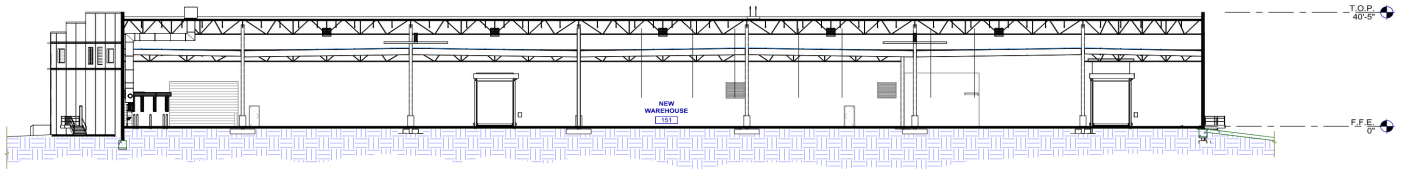
BUILDING SECTION THRU OFFICE (B)

SCALE: 1/16" = 1'-0"



BUILDING SECTION ALONG SPEED BAY (C)

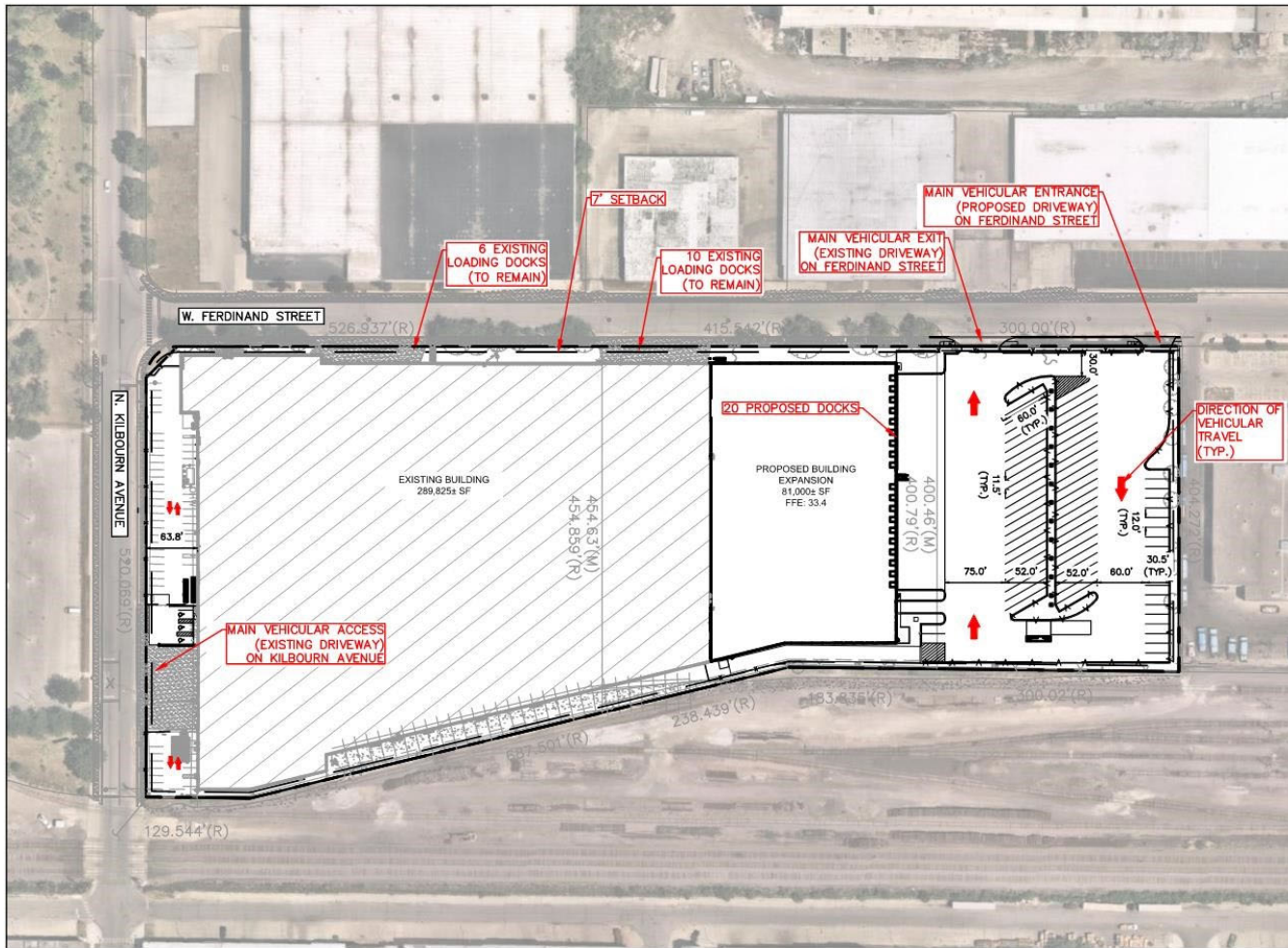
SCALE: 1/16" = 1'-0"



BUILDING SECTION - TRANSVERSE (D)

SCALE: 1/16" = 1'-0"

BUILDING SECTIONS



GENERALIZED SITE PLAN

- Total Site Area:
 - 13.47 Acres
- Total Building Area Proposed:
 - 81,000 ± SF
- Total Vehicular Parking Spaces (Passenger) Provided:
 - 62 Spaces
- Total Truck Parking Spaces:
 - 66 Spaces
- Total Loading Docks:
 - 20 New, 36 Total
- Total Vehicular Parking Spaces (Passenger) Required (1 Per 4 Employees):
 - 35 Spaces

TRANSPORTATION, TRAFFIC, AND PARKING

CHICAGO BEVERAGE SYSTEMS EXPANSION

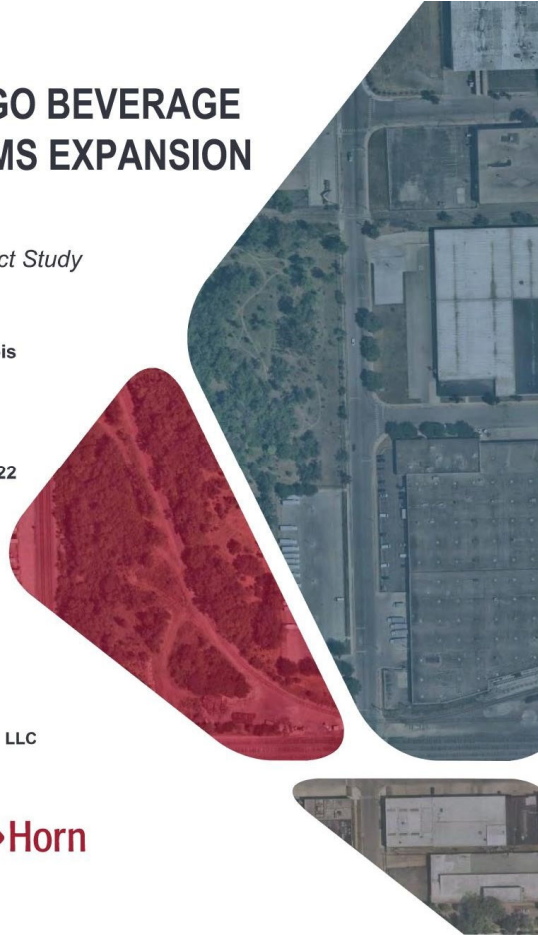
Traffic Impact Study

Chicago, Illinois

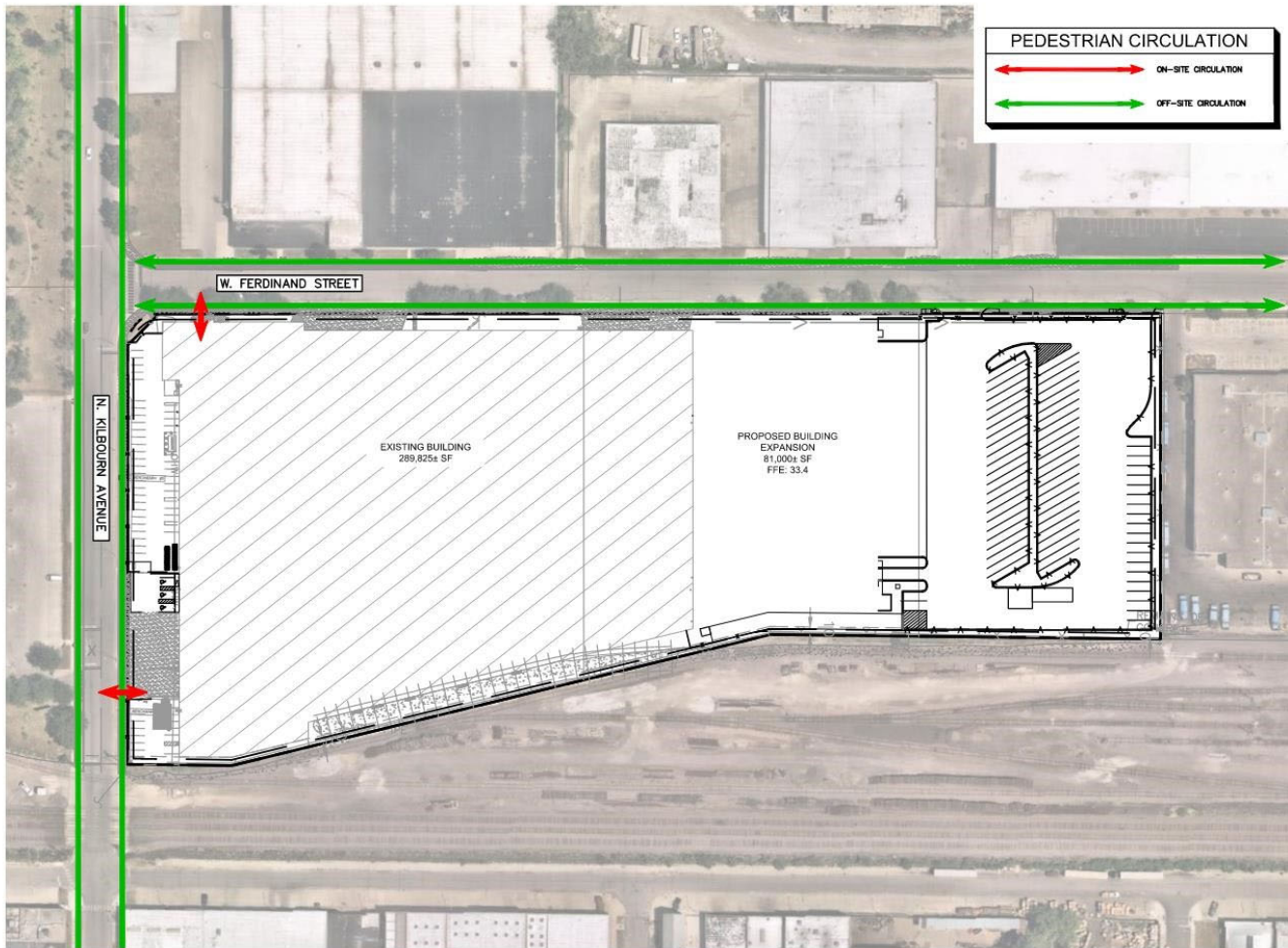
September 2022

Prepared for:
Reyes Holdings, LLC

Kimley»Horn

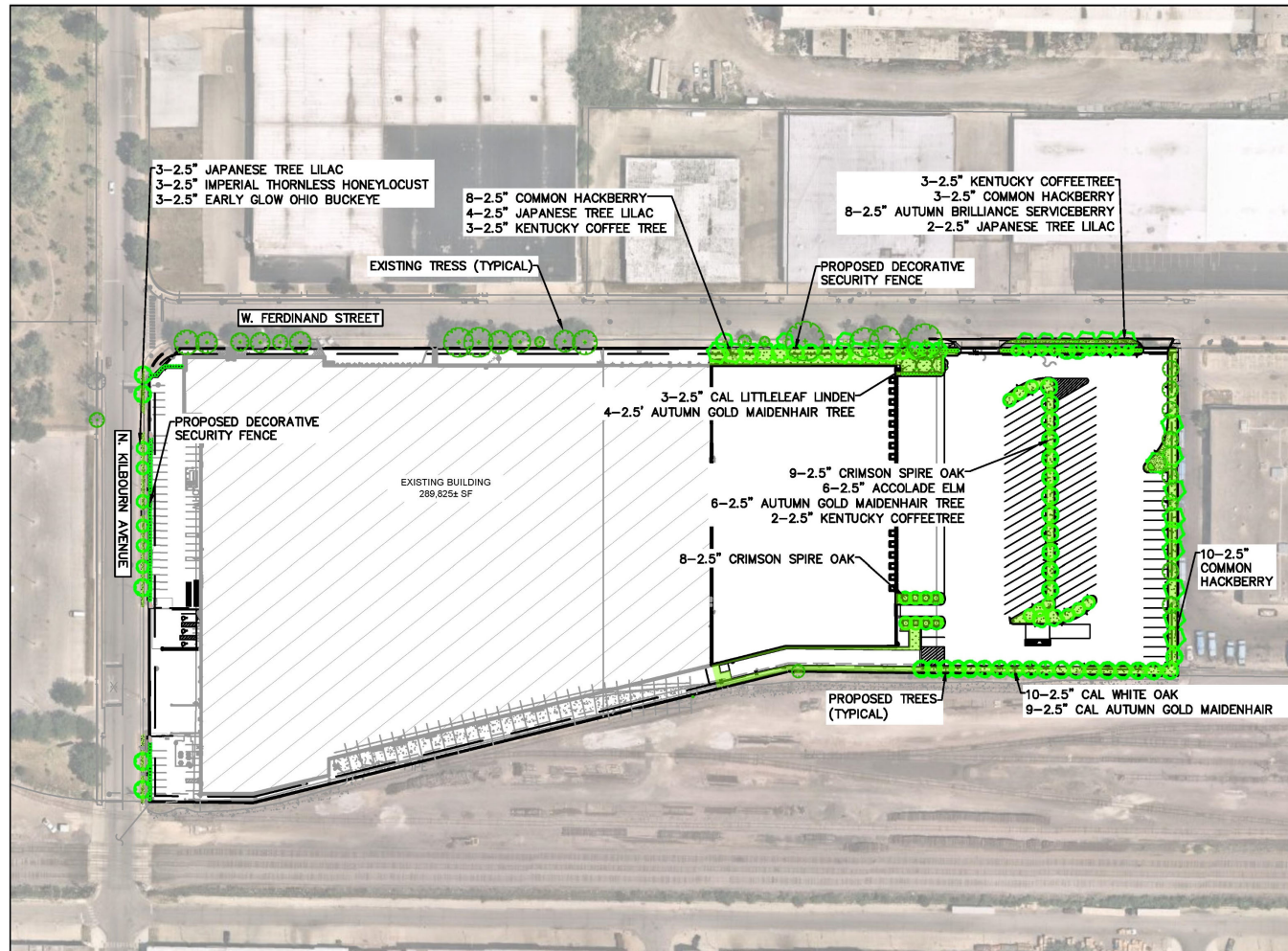


- The proposed development is for an expansion of the existing Chicago Beverage Systems facility.
- The existing study intersections are expected to maintain acceptable capacity levels and accommodate the proposed traffic generation associated with the building expansion without need for improvements.
- The existing and proposed access points are expected to operate well with little delay.






PEDESTRIAN CIRCULATION EXHIBIT

- Landscaping will comply with zoning ordinance



LANDSCAPE PLAN

OPEN SPACE + LANDSCAPING

  						
Chicago Beverage Systems Expansion Project	Points Available	Points Intended	Sustainable Strategy		Description of Intended Application	
	40		1.1 Achieve WELL Building Standard		Health	
	30		2.1 Designed to earn the Energy Star		Energy	
	20		2.2 Exceed Energy Code (5%)			
	30	30	2.3 Exceed Energy Code (10%)	Choose one		Using Comcheck, building envelop construction to be % above baseline.
	40		2.4 Exceed Energy Code (25%)			
	50		2.5 Exceed Energy Code (40%)			
	10		2.6 Onsite Renewable Energy (3%)	Choose one		
	20		2.7 Onsite Renewable Energy (5%)			Provide solar panels on roof
	10		3.1 Exceed Stormwater Ordinance by 25%		Stormwater	
	20		3.2 Exceed Stormwater Ordinance by 50%	Choose one		
	40		3.3 100% Stormwater Infiltration			
	5		3.4 Sump Pump Capture & Reuse			
	5		3.5 100-year detention for lot-to-lot buildings			
	5		3.6 100-year Detention for Bypass			
	5		4.1 Working Landscapes		Landscapes	Meet requirements 1 & 2. (60% native species, replace
	5		4.2 Natural Landscapes			
	5		4.3 Tree Planting			
	20		4.4 Achieve Sustainable Sites Certification			
	10		5.1 Green Roof 50-100%	Choose one	Green Roofs	
	20		5.2 Green Roof 100%			
	10		6.1 Indoor Water Use Reduction (25%)	Choose one	Water	
	20		6.2 Indoor Water Use Reduction (40%)			
	5		7.1 Proximity to Transit Service		Transportation	
	5		7.2 Bikeshare Sponsorship			Sponsor alternate location
	5		7.3 Bike Parking Residential			
	5	5	7.4 Bike Parking Commercial & Industrial			Install Bike rack as required
	10		7.5 EV Charging Stations			Provide EV Charging station
	5		7.6 EV Charger Readiness			
	5		7.7 CTA Digital Displays			Provide displays in the reception area.
	10	10	8.1 80% Waste Diversion		Solid Waste	
	10		8.2 Workforce Development		Work Force	
	5	5	9.1 Bird Protection (Basic)	Choose one	Wildlife	Applied Frit / bird friendly material to glazing
	10		9.2 Bird Protection (Enhanced)			
Total points		50				

SUSTAINABLE DEVELOPMENT POLICY (50 TOTAL POINTS)

- Detention and drainage will comply with City of Chicago Stormwater Management Ordinance
- Runoff from the 78,000 SF expansion, the proposed 81,000 SF expansion including the dock improvements and associated trailer parking will be collected via storm sewer and routed to an underground detention vault. Then released to the public combined sewer in Ferdinand Street.
 - Existing Release Rate = 3.91 CFS
 - Proposed Release Rate = 1.35 CFS
 - Existing Stormwater Basin High Water Level = 32.25
 - Proposed Stormwater Basin High Water Level = 27.97
- Anticipated required volume = \pm 2.03 Acre Feet



STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

The proposed expansion will cost approximately \$20 Million.

In addition to the current 300 jobs, the expansion expects to add an additional 20 jobs.

The new dock positions located in the new addition will eliminate truck maneuvering on Ferdinand St.

Landscaping around the entire facility will include dozens of new trees and new ornamental fencing.

The Applicant is committed to meet the City's Participation Goals of:

26% Participation from Qualified Minority Business Enterprises

6% Participation from Qualified Women Business Enterprises

50% Participation from Chicago Residents

ECONOMIC AND COMMUNITY BENEFITS



DPD Recommendations

the proposed Industrial Planned Development is appropriate for the following reasons:

- The Proposed Planned Development encourages unified planning and development. (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- The design responds to the most up-to-date sustainability and good urban design practices, including but not limited to, energy efficiency and effective landscape (17-8-0907-A-3)
- The proposed planned development's parking is broken up into smaller "pods" that are defined by buildings and landscaping (17-8-0904-C-1)
- All sides and areas of the buildings that are visible to the public are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (17-8-0907-B-3)