



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

November 17, 2010

Mr. Lawrence M. Lusk  
McCormick Braun Friman, LLC  
2 North LaSalle Street  
Suite 1250  
Chicago, Illinois 60602

Re: **Administrative Relief request for Residential Planned Development  
No. 771, Lots 13 and 14, 1717-19 W. Wolfram**

Dear Mr. Lusk:

Please be advised that your request for a minor change to Residential Planned Development No. 771 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting to:


- Combine Lots 13 and 14, creating one 50 foot x 125 foot lot, in order to permit the construction of a single family residence.
- Reduce the required 10 foot combined side yard setback requirement to a total setback of 6 feet, and reduce the minimum side yard setbacks on each side from 4 feet to 3 feet.
- Reduce the minimum rear yard setback from 35 feet to 30 feet.

The following drawings, prepared by Iuro and Associates, and dated August 8, 2010, shall be inserted into the main file: Site Plan, Basement, First, Second and Third Floor Plans, and Rear, Front, Left and Right Side Elevations.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 771, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm  
c: Mike Marmo, Erik Glass, Main file





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

July 9, 2004

Mr. Robert Chavin  
3FJ Construction  
4801 S. Ashland Avenue  
Chicago, Illinois 60609

**Re:** Request for a minor change to Residential Planned Development No. 771 (Paulina Homes)  
**Location:** 1712 W. Wolfram Street (Lot # 28)

Dear Mr. Chavin

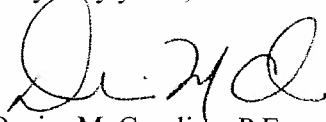
Please be advised that your request on behalf of the Applicant/Owner for a minor change to Residential Planned Development No. 771, has been considered by the Department of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You requested a reduction in the minimum side yard building setback along the east (alley side) property line for corner lot # 28 from the required two feet, six inches (2'-6"), to a zero (0) foot setback, to allow for the construction of a two-story, single-family home. The required setbacks are depicted on the approved Site Plan exhibit to the Planned Development. The setback encroachment is the result of the construction of a slightly wider house as apposed to the construction of an additional story for the purpose of accommodating elderly residents. Please note that the proposed building's side yard setback along the west property line will be in conformance with the Plan of Development.

The Department of Planning and Development has determined that this proposed setback reduction will not create an adverse impact on this Planned Development or on the immediate neighborhood, and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, and Residential Planned Development No. 771, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 771.

Very truly yours,

  
Denise M. Casalino, P.E.  
Commissioner

cc: Jack Swenson, Tim Bleuher, Mike Marmo



*Reclassification Of Area Shown On Map Number 7-H.*

(As Amended)

(Application Number 13179)

RPD 771

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District and M3-2 Heavy Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

a line from a point 499.52 feet north of West Diversey Parkway, as measured along the west line of North Paulina Street running west 449.50 feet along a line forming an angle of 88 degrees, 2 minutes, 30 seconds (measured from south to west) with the west line of North Paulina Street, thence westerly along a curved line convex northwesterly tangent to the last described line having a radius of 448.56 feet a distance of 50.03 feet to point of compound curve, thence southwesterly along a curved line convex northwesterly and having a radius of 170.21 feet a distance of 229.99 feet to a point of tangency thence southerly 14.07 feet along a line tangent to last described line to the point of intersection with the east line of the right-of-way of the Chicago and Northwestern Railroad; the east line of the right-of-way of the Chicago and Northwestern Railroad; West Diversey Parkway; a line 525.0 feet west of and parallel to North Paulina Street; the alley next north of West Diversey Parkway; and North Paulina Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 7-H in the area hereinabove described to those of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development Number 771.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately one hundred sixty-four thousand nine hundred sixty-two (164,962) square feet (three and seventy-eight hundredths (3.78) acres) and is owned or controlled by the applicant, 2828 North Paulina L.L.C.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. 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 holder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicants successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; and Conceptual Building Elevations dated December 14, 2000 prepared by Avatar Architects Limited. Full size sets of the Site Plan, Landscape Plan and Conceptual Building Elevations are on file with the Department of

Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": Subarea A -- Public Park and accessory uses; Subarea B -- single-family and multiple-family walk-up type residential uses and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. Permit Parking shall not be permitted on any public streets.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan. Landscape Plan and Conceptual Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The primary material for the facades of structures generally visible from the public right-of-way but not otherwise devoted to windows shall be masonry (i.e. brick masonry, manufactured stone, dimensional stone, et cetera). Exposed structural concrete, dry-vit or other stucco-like material shall not be allowed. The colors and textures of materials for structures are to be complimentary and compatible. The fascia, gutters and downspouts are to be aluminum copper or lead-coated copper. The windows shall be single/double hung windows with painted frames. Garages shall be masonry. Fencing on private property adjacent to a public right-of-way shall be constructed of decorative metal. All trash receptacles shall be stored either in the garages

or behind screened enclosures located between the garages. At no time shall trash receptacles be stored on City right-of-way.

11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
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 (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless the Chicago Park District shall have acquired the property identified as Subarea A within one (1) year following adoption of this Planned Development, then this Planned Development shall expire as to Subarea A and the zoning of Subarea A shall automatically revert to the R4 General Residence District. Unless substantial construction of the

improvements contemplated for Subarea B has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire as to Subarea B and the zoning of Subarea B shall automatically revert to the R4 General Residence District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Conceptual Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 52013 through 52024 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Bulk Regulations And Data Table.*

Gross Site Area:	Net Site Area of 170,854 square feet (3.922 acres) + 1,984 square feet (0.045 acres) Alleys To Be Vacated + 49,078 square feet (1.127 acres) Street, Alleys and Park Accessway To Be Dedicated + 19,955 square feet (0.458 acres) Area in Adjacent Right-of-Way = Gross Site Area of 241,871 square feet (5.553 acres).
Net Site Area:	170,854 square feet (3.922 acres).
Subarea A:	75,109 square feet (1.724 acres).
Subarea B:	95,745.7 square feet (2.20 acres).
Maximum Permitted Floor Area Ratio (Average):	1.32.

Subarea B:	Single-Family Sites, 85,936 square feet lot area at 1.2 Floor Area Ratio = 103,123 buildable square feet.
	Multi-Family Sites, 11,794 lot area at 2.2 Floor Area Ratio = 25,946 buildable square feet.
Setbacks from Property Line:	In general conformance with the Site Plan.
Percentage of Site Coverage:	In general conformance with the Site Plan.
Street Parking:	In general conformance with the Site Plan.
Maximum Number of Dwelling Units:	40 units -- 28 Single-Family Residences and 12 Multi-Family Residences.

—

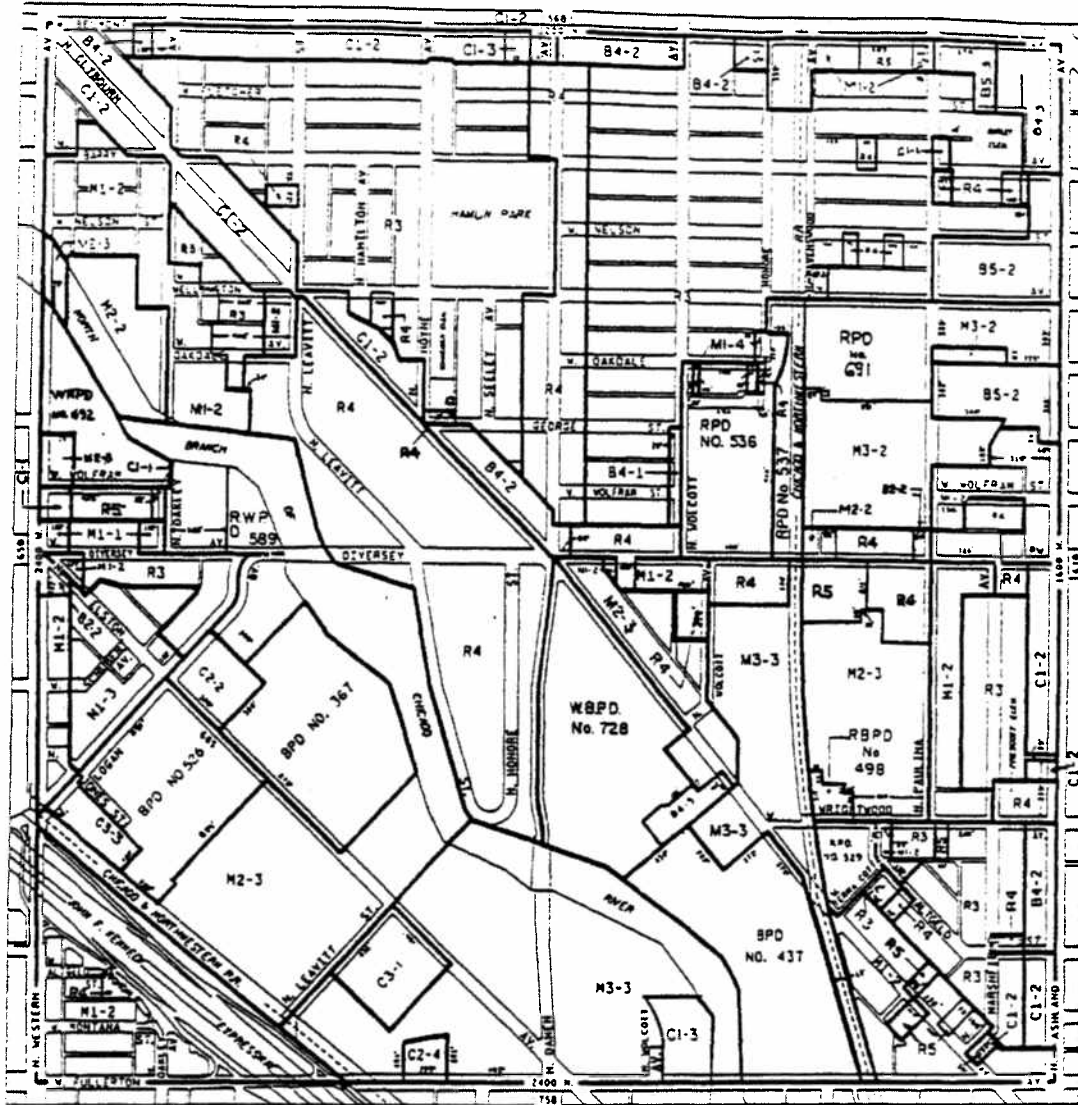
*Reclassification Of Area Shown On Map Number 9-M.  
(As Amended)  
(Application Number 12772)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 130, B4-1 Restricted Service District and R2 Single-Family Residence District symbols and indications as shown on Map Number 9-M in the area bounded by:

(Continued on page 52025)

Existing Zoning Map.



**RESIDENCE DISTRICTS**

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

**BUSINESS DISTRICTS**

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-1 TO B6-5 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-1 TO B7-5 GENERAL CENTRAL BUSINESS DISTRICTS

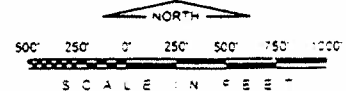
**COMMERCIAL DISTRICTS**

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-1 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICT
- C4 MOTOR FLEET TERMINAL DISTRICT

**MANUFACTURING DISTRICTS**

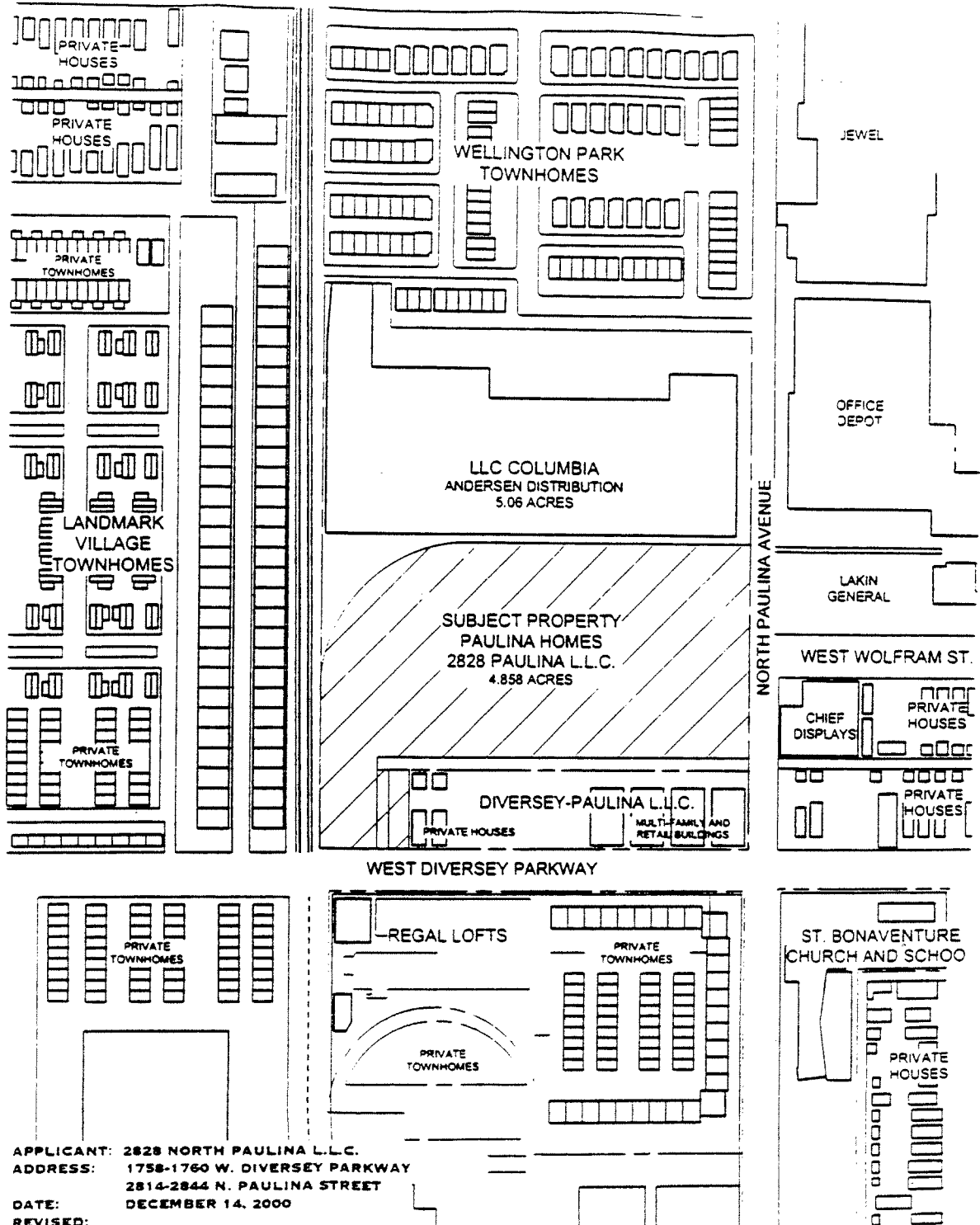
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICT
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

**APPLICANT:** 2828 NORTH PAULINA L.L.C.  
**ADDRESS:** 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
**DATE:** DECEMBER 14, 2000  
**REVISED:**



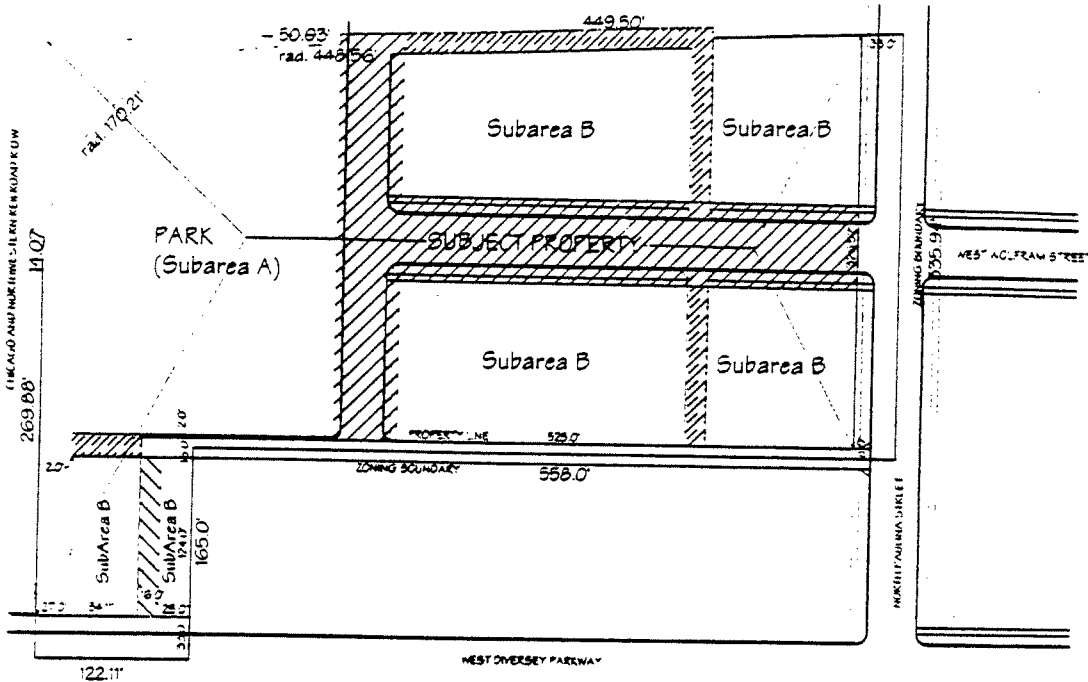
**EXISTING ZONING MAP**

Existing Land-Use Map.



**APPLICANT:** 2828 NORTH PAULINA L.L.C.  
**ADDRESS:** 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
**DATE:** DECEMBER 14, 2000  
**REVISED:**

Planned Development Boundary, Property Line  
And Right-Of-Way Adjustment Map.



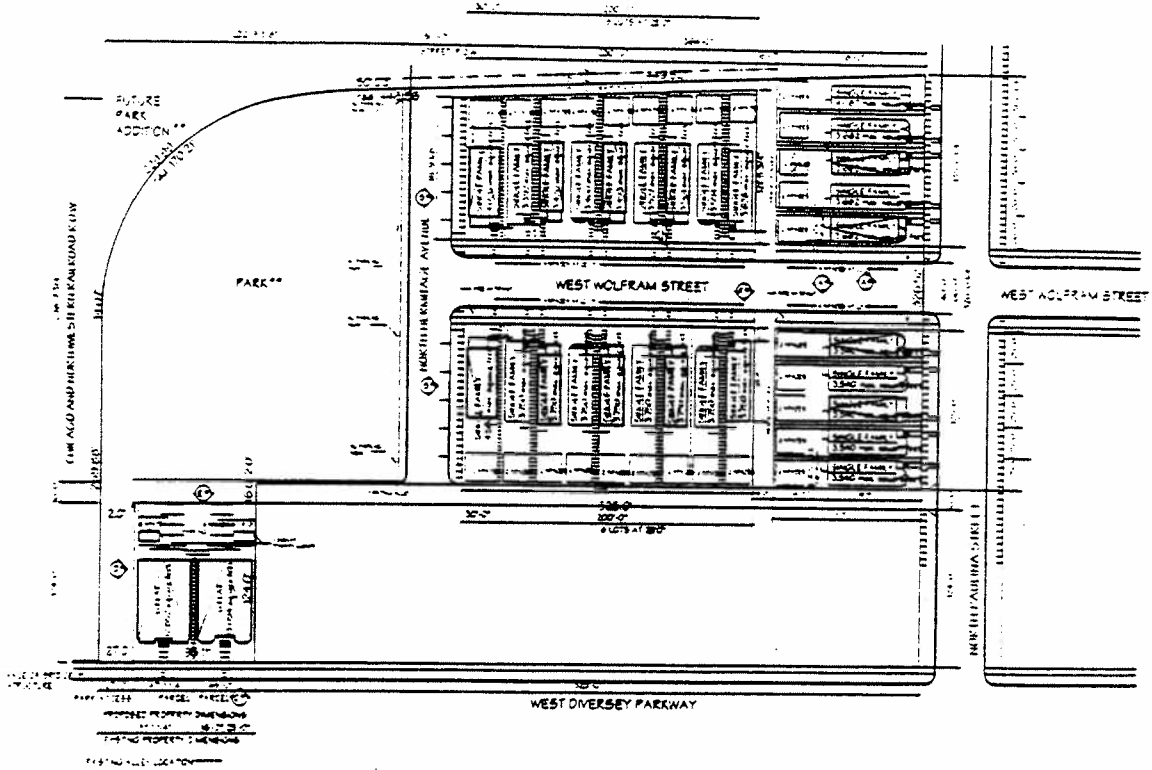
**APPLICANT:** 2828 NORTH PAULINA L.L.C.  
**ADDRESS:** 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
**DATE:** DECEMBER 14, 2000  
**REVISED:**



NOT TO SCALE

**PLANNED DEVELOPMENT BOUNDARY, PROPERTY  
 LINE AND RIGHT OF WAY ADJUSTMENT MAP**

Site Plan.



\*NOTE: SIDE ELEVATIONS OF BUILDINGS FACING PUBLIC WAY WILL CARRY FRONT FACADE DETAILING AND MATERIAL

\*\* FINAL PARK PROGRAM AND LAYOUT TO BE DETERMINED SUBJECT TO COMMUNITY INPUT

PARK AREA TABULATIONS:

PUBLIC PARK	67,232.16 S.F.	1.54 ACRES
FUTURE PARK ADDITION	7,876.46 S.F.	0.18 ACRES
TOTAL	75,108.62 S.F.	1.724 ACRES

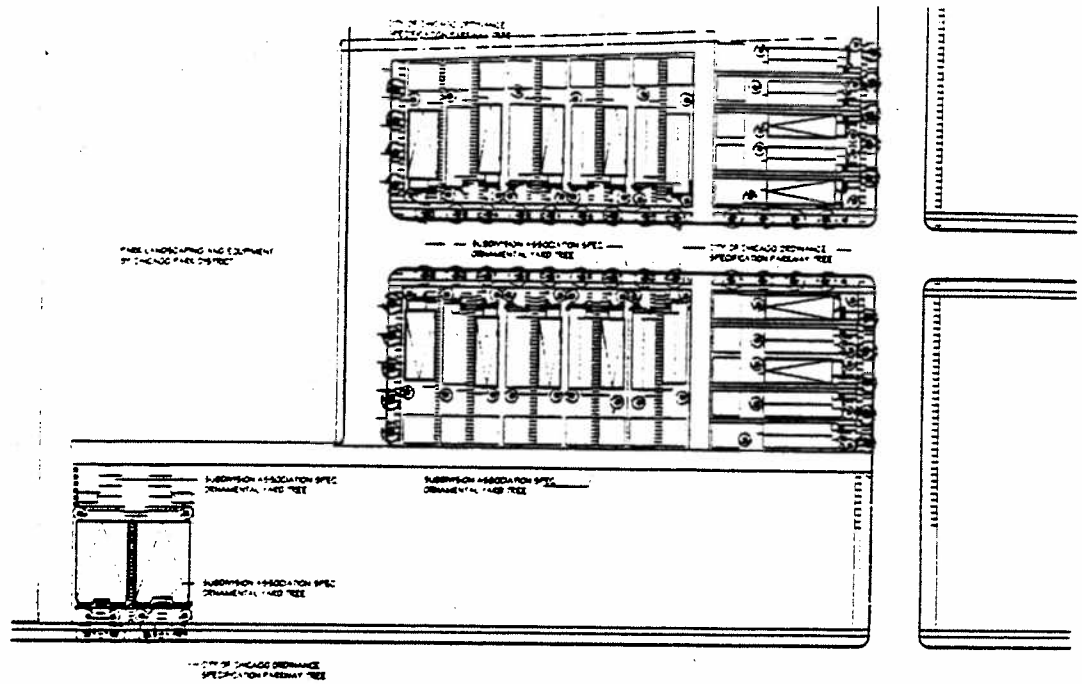
**APPLICANT:** 2828 NORTH PAULINA L.L.C.  
**ADDRESS:** 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
**DATE:** DECEMBER 14, 2000  
**REVISED:**






**SITE PLAN**

NOT TO SCALE

Landscape Plan.



-  PARKWAY TREE
-  SHRUBS / LANDSCAPE SCREENING
-  ORNAMENTAL TREE

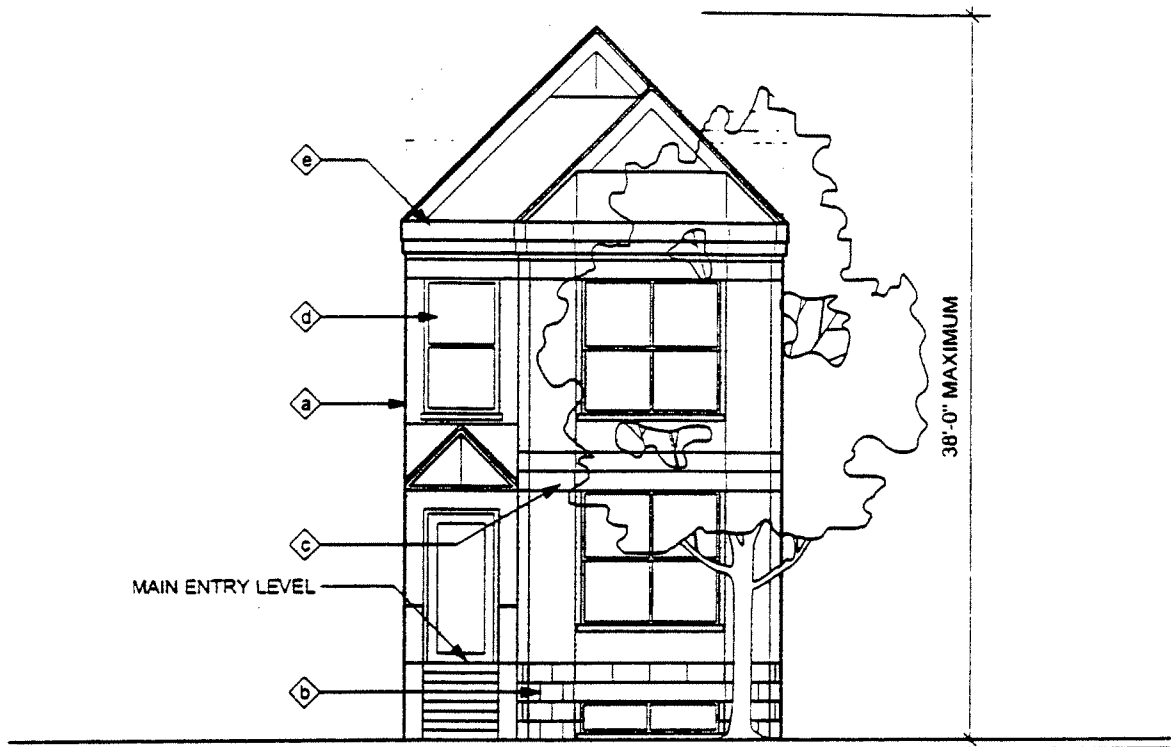
NOTE: ALL LANDSCAPING SHOWN IN THE PLAN WILL BE EXECUTED IN CONFORMANCE WITH THE CITY OF CHICAGO LANDSCAPE ORDINANCE, LATEST EDITION.

APPLICANT: 2828 NORTH PAULINA L.L.C.  
 ADDRESS: 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
 DATE: DECEMBER 14, 2000  
 REVISED:



NOT TO SCALE

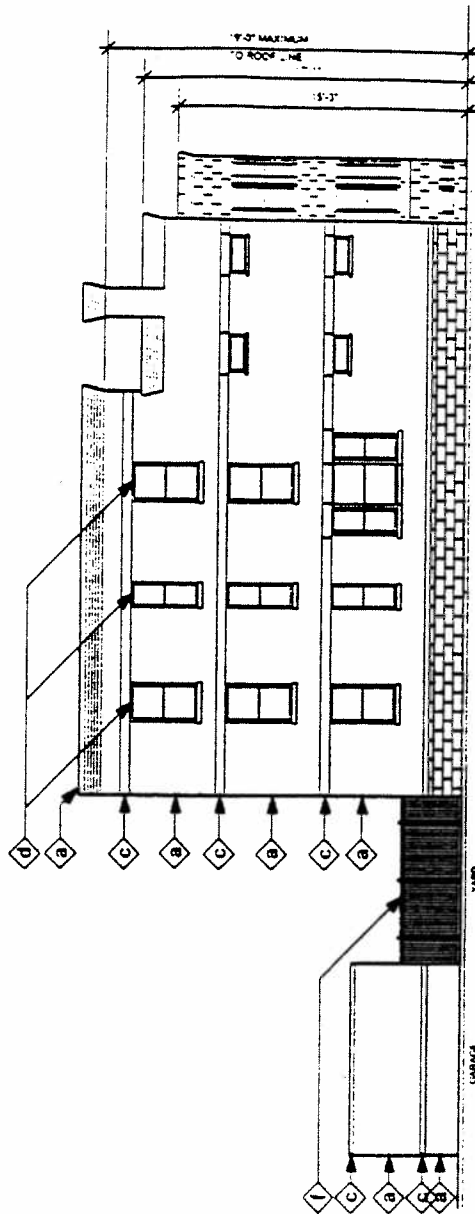
Conceptual Building Elevation --  
Single-Family Front.



- a BRICK MASONRY
- b MANUFACTURED STONE
- c DIMENSIONAL STONE
- d SINGLE/DOUBLE HUNG WINDOWS WITH PAINTED FRAMES
- e FASCIA, GUTTERS AND DOWNSPOUTS ARE TO BE ALUMINUM, COPPER OR LEAD COATED COPPER

APPLICANT: 2828 NORTH PAULINA L.L.C.  
ADDRESS: 1758-1760 W. DIVERSEY PARKWAY  
2814-2844 N. PAULINA STREET  
DATE: DECEMBER 14, 2000  
REVISED:

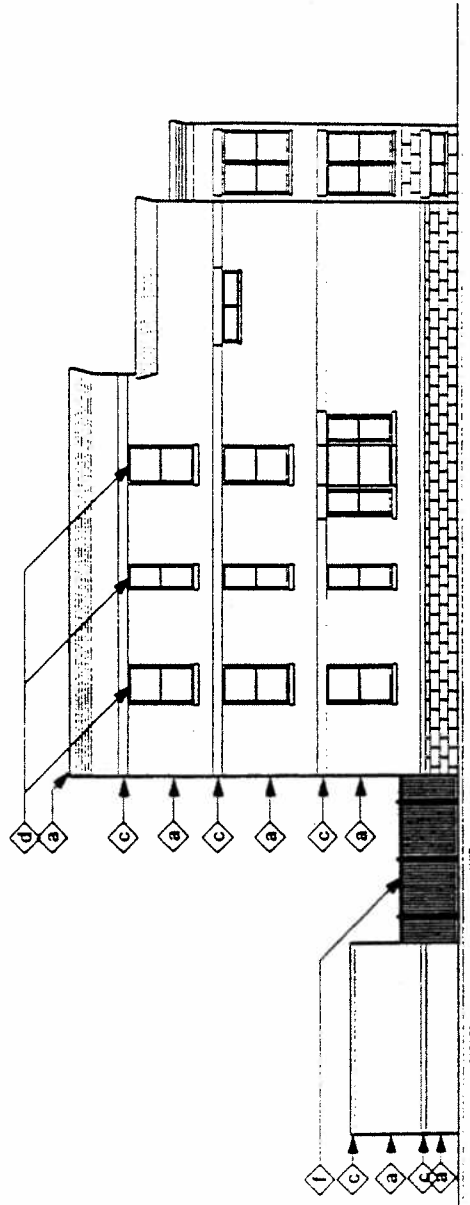
Conceptual Building Elevation -- Single-Family  
Side Facing Public Way.



- ⓐ BRICK MASONRY
- ⓑ MANUFACTURED STONE
- ⓒ DIMENSIONAL STONE
- ⓓ SINGLE/DOUBLE HUNG WINDOWS WITH PAINTED FRAMES
- ⓔ FASCIA, GUTTERS AND DOWNSPOUTS ARE TO BE ALUMINUM, COPPER OR LEAD COATED COPPER
- ⓕ DECORATIVE METAL FENCE

APPLICANT: 2828 NORTH PAULINA L.L.C.  
 ADDRESS: 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
 DATE: DECEMBER 14, 2000  
 REVISED:

Conceptual Building Elevation -- Single-Family  
Side Family Park.



- a BRICK MASONRY
- b MANUFACTURED STONE
- c DIMENSIONAL STONE
- d SINGLE/DOUBLE HUNG WINDOWS WITH PAINTED FRAMES
- e FASCIA, GUTTERS AND DOWNSPOUTS ARE TO BE ALUMINUM, COPPER OR LEAD COATED COPPER
- f DECORATIVE METAL FENCE

APPLICANT: 2826 NORTH PAULINA L.L.C.  
 ADDRESS: 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
 DATE: DECEMBER 14, 2000  
 REVISED:

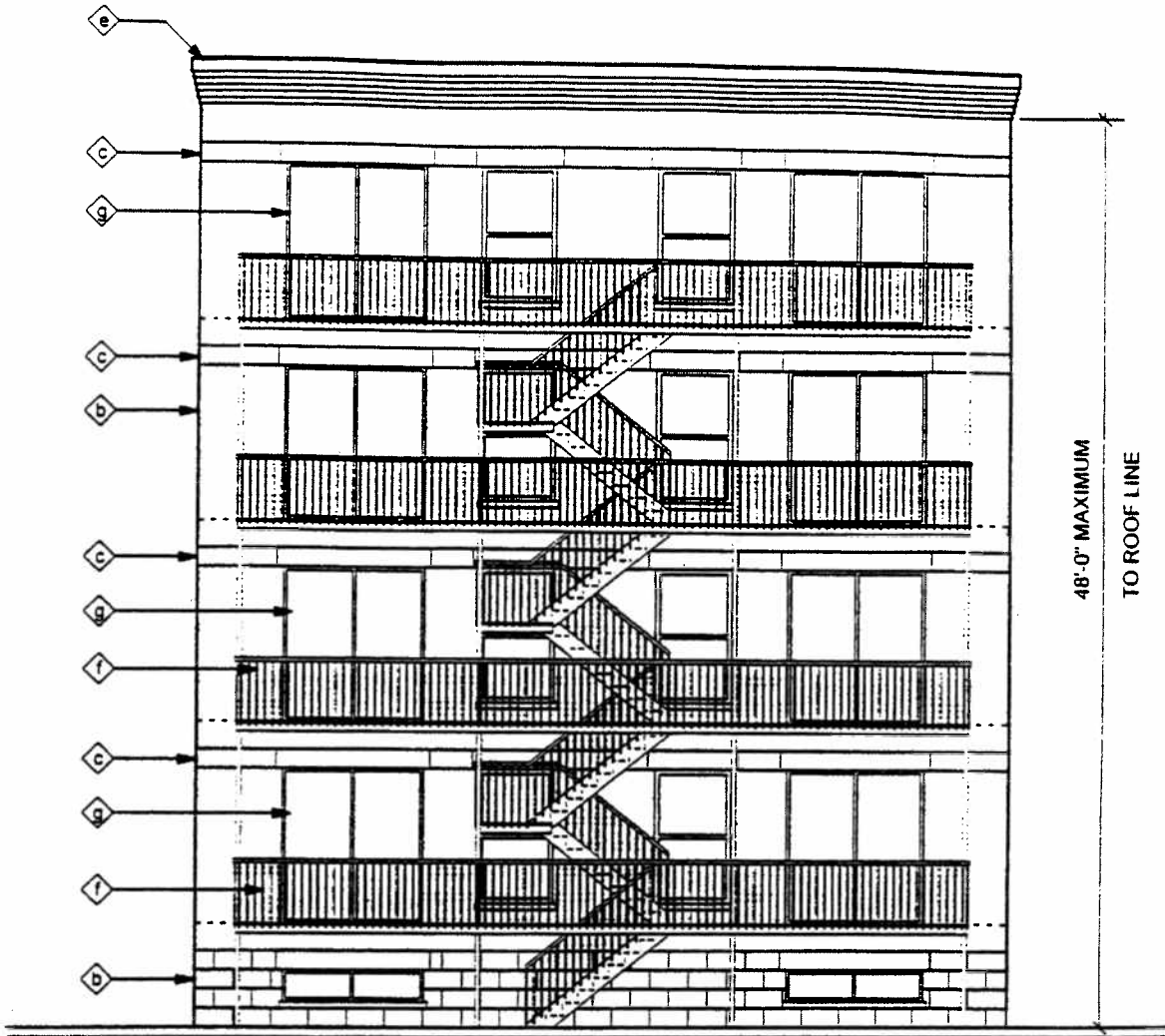
Conceptual Building Elevation --  
Six Flat Front.



- ⓐ BRICK MASONRY
- ⓑ MANUFACTURED STONE
- ⓒ DIMENSIONAL STONE
- ⓓ SINGLE/DOUBLE HUNG WINDOWS WITH PAINTED FRAMES
- ⓔ FASCIA, GUTTERS AND DOWNSPOUTS ARE TO BE ALUMINUM, COPPER OR LEAD COATED COPPER

APPLICANT: 2828 NORTH PAULINA L.L.C.  
ADDRESS: 1758-1760 W. DIVERSEY PARKWAY  
2814-2844 N. PAULINA STREET  
DATE: DECEMBER 14, 2000  
REVISED:

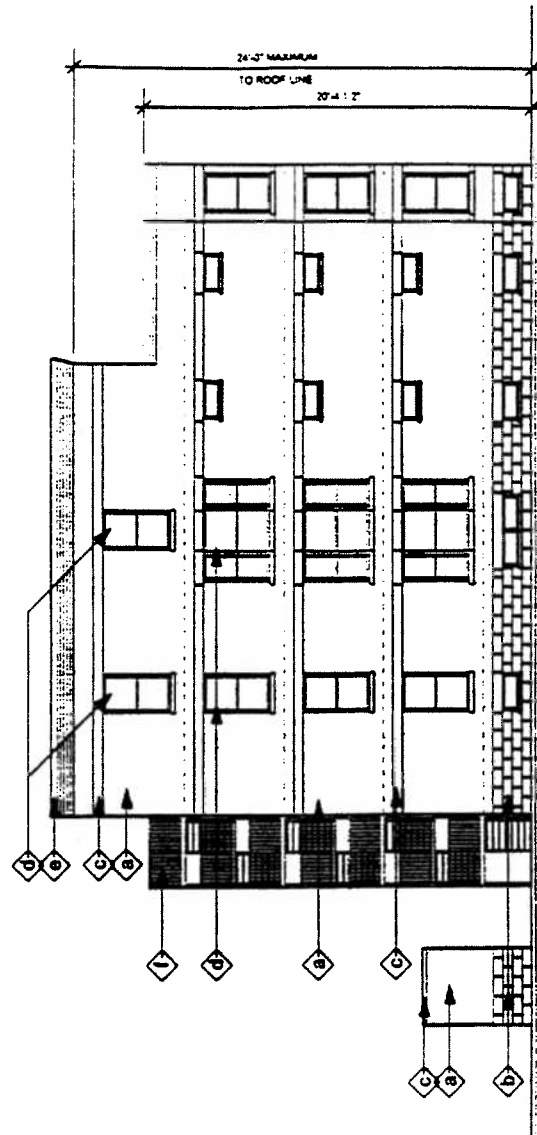
Conceptual Building Elevation --  
Six Flat Rear Facing Park.



- a** BRICK MASONRY
- b** MANUFACTURED STONE
- c** DIMENSIONAL STONE
- d** SINGLE/DOUBLE HUNG WINDOWS WITH PAINTED FRAMES
- e** FASCIA, GUTTERS AND DOWNSPOUTS ARE TO BE ALUMINUM. COPPER OR LEAD COATED COPPER
- f** WOOD DECK AND STAIRCASE
- g** SLIDING GLASS DOORS WITH PAINTED FRAMES

APPLICANT: 2828 NORTH PAULINA L.L.C.  
 ADDRESS: 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
 DATE: DECEMBER 14, 2000  
 REVISED:

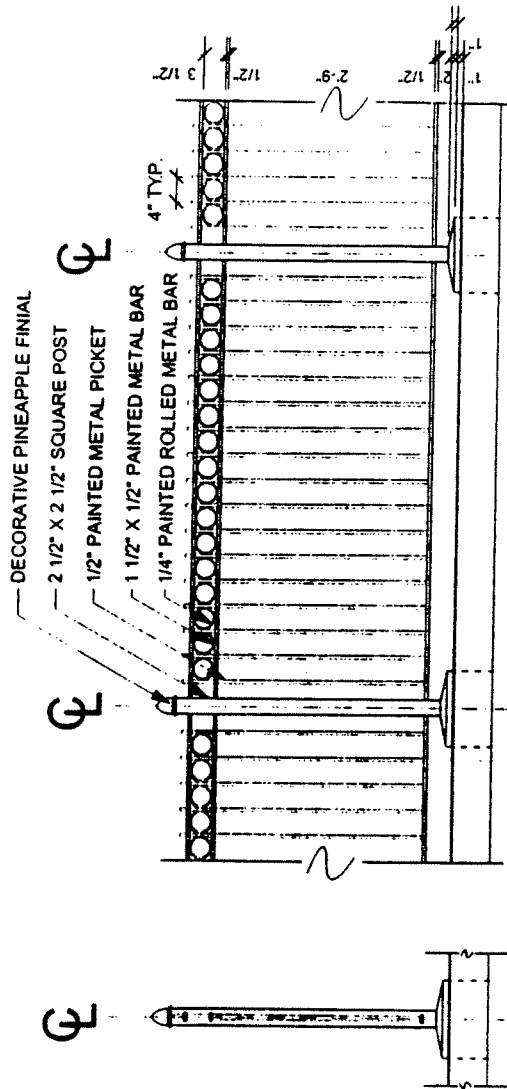
Conceptual Building Elevation --  
Six Flat Side Facing Park.



- a BRICK MASONRY
- b MANUFACTURED STONE
- c DIMENSIONAL STONE
- d SINGLE/DOUBLE HUNG WINDOWS WITH PAINTED FRAMES
- e FASCIA, GUTTERS AND DOWNSPOUTS ARE TO BE ALUMINUM, COPPER OR LEAD COATED COPPER
- f WOOD DECK AND STAIRCASE
- g SLIDING GLASS DOORS WITH PAINTED FRAMES

APPLICANT: 2828 NORTH PAULINA L.L.C.  
 ADDRESS: 1758-1760 W. DIVERSEY PARKWAY  
 2814-2844 N. PAULINA STREET  
 DATE: DECEMBER 14, 2000  
 REVISED:

Conceptual Building Elevation -- Fence.



APPLICANT: 2626 NORTH PAULINA L.L.C.  
ADDRESS: 1756-1760 W. DIVERSEY PARKWAY  
2614-2844 N. PAULINA STREET  
DATE: DECEMBER 14, 2000  
REVISED: