

PD 803

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February 2, 2021

Peter J. Walsh
Walsh Development Inc.
1440 N. Lake Shore Dr., Suite 18H
Chicago, IL 60610

Re: Minor change to PD 803, Proposed SF home at 2232-34 W. Wolfram Street

Dear Mr. Walsh:

Please be advised that your request for a minor change to Residential Waterway Planned Development No. 803 ("PD 803"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 803.

You, as the owner, were previously issued a minor change on March 28, 2014 for six proposed single-family homes on six lots located at 2230-42 W. Wolfram Street. On December 18, 2018 you were issued a minor change to combine lots 2240 and 2242 and build one single family home in place of the two previously approved homes. Presently, three of the five homes have been built.

You are now seeking a similar minor change to combine lots 2232 and 2234 and build one single family home in place of the two previously approved homes. This will be the fourth and final home to be constructed on the parcel along the River. The other property owners in PD 803, Homes of Riversedge Row Houses, Homes of Riversedge I and Homes of Riversedge II, have provided their consent to this request. The proposed design is similar to what was approved in 2014 and 2018, as shown on the attached site plan, first floor plan, and elevation drawings.

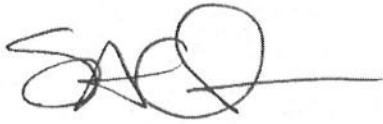
Additionally, the proposed home will comply with the PD requirement that one of the single-family residences will be visitable in accordance with ICC A117.1-2009 Chapter 10 Section 1005 of the Chicago Building Code. Our Part II approval of your building permit application will require proof of visitable conformance by either the Building Department or the Mayor's Office for People with Disabilities.

With regard to your request, the Department of Planning and Development has determined that allowing the 2232 and 2234 lots to be combined and reducing the number of single-family homes from two to one, and overall from five to four will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Minor Change
PD803
February 2, 2021
Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 803, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

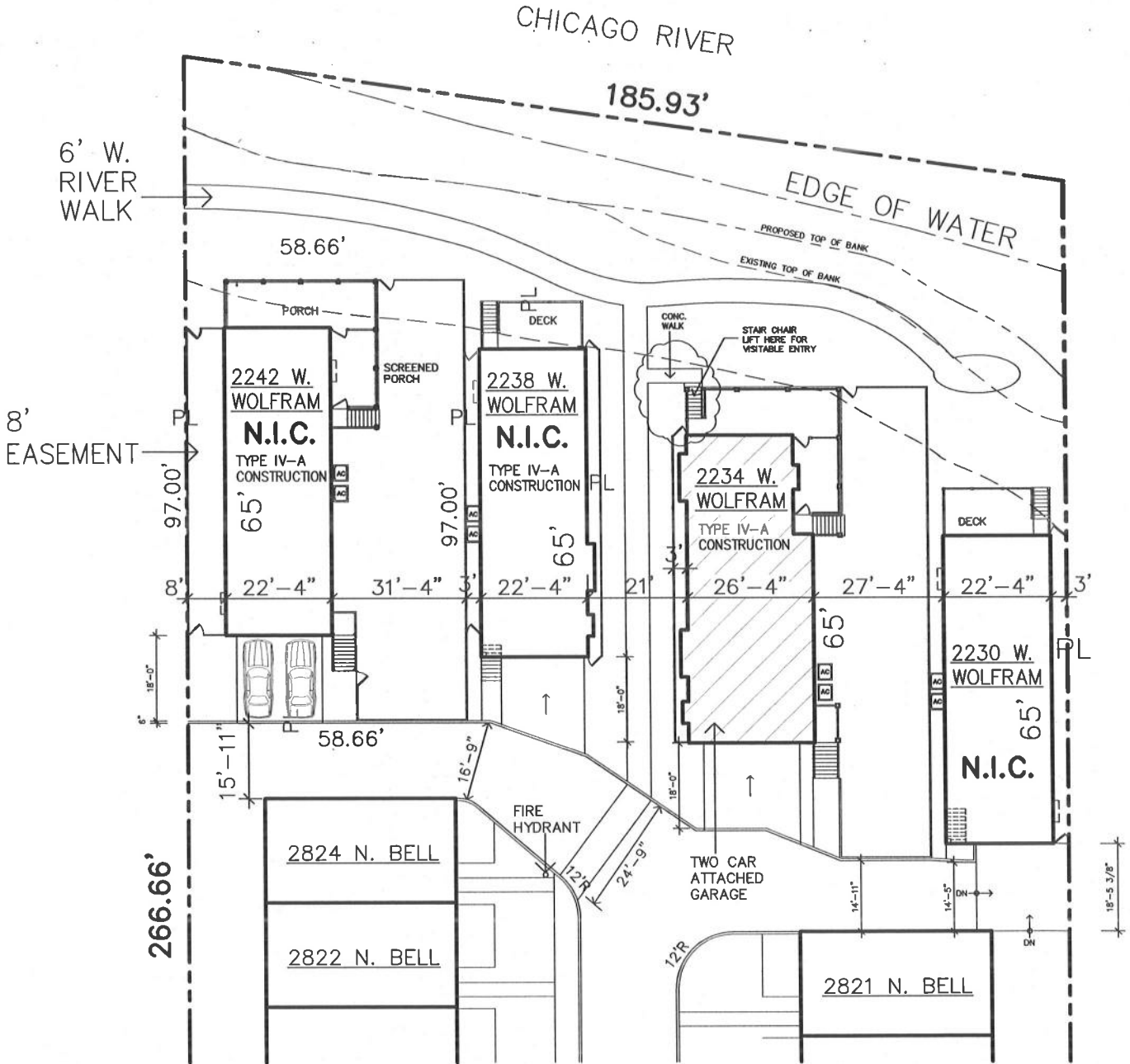
A handwritten signature in black ink, appearing to read 'SACD', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

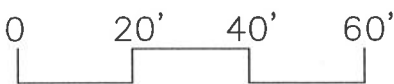
SV:tm

C: Mike Marmo, Erik Glass, Main file

THE HOMES OF RIVERSEDGE 2234 W. WOLFRAM AVENUE SINGLE FAMILY RESIDENCE



SITE PLAN

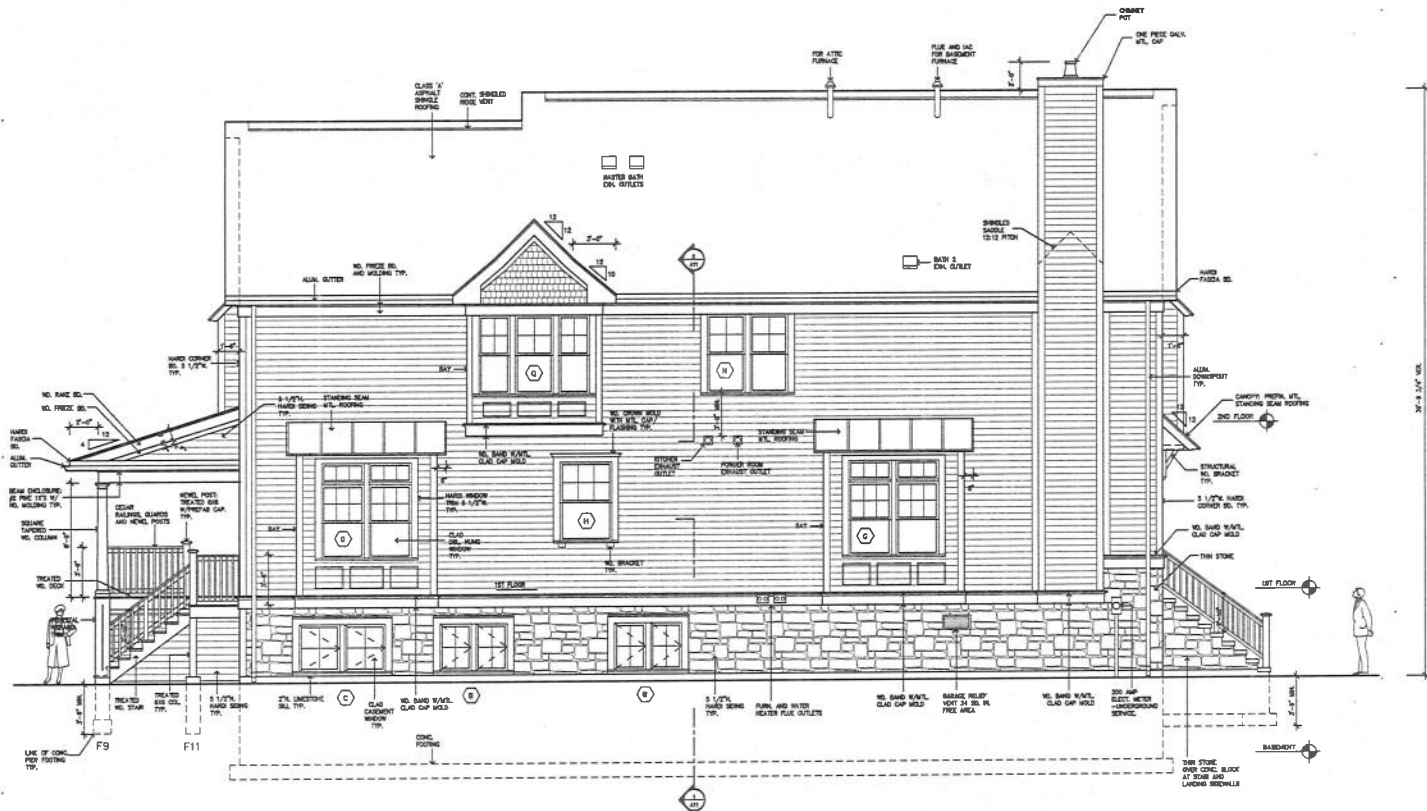


PROJECT: 2234 W. WOLFRAM
CHICAGO, ILLINOIS

© DATE: 12.31.2020

635 N. LOMBARD AVENUE, OAK PARK, ILLINOIS
PHONE 708.386.8090 davemuriello@gmail.com

◦ DAVID ◦
MURIELLO
ARCHITECT



1 2234 W. WOLFRAM
WEST ELEVATION



PROJECT:
SINGLE FAMILY
RESIDENCE
2234 W. WOLFRAM AV.
CHICAGO, ILLINOIS
PROJECT NUMBER: 4063
DRAWN BY: DM
FILE NAME: 2234WOLFRAM-PLANS
© COPYRIGHT 2000 DAVID J. MURIELLO

10.8.20

ELEVATIONS



SHEET 7 OF 20

DAVID MURIELLO ARCHITECT

400 N. WASHINGTON AV. #200
CHICAGO, ILL. 60610



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 17, 2018

Peter J. Walsh
Walsh Development Inc.
1440 N. Lake Shore Dr., Suite 18H,
Chicago, IL 60610

**Re: Minor change request for Residential Waterway Planned Development No. 803
Proposed single family home at 2240-42 W. Wolfram Street**

Dear Mr. Walsh:


Please be advised that your request for a minor change to Residential Waterway Planned Development No. 803 ("PD 803"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 803.

You are the owner of the property at 2240-42 W. Wolfram St. and were previously issued a minor change on March 28, 2014, for six proposed single-family homes on six lots at 2230-42 W. Wolfram St. Two of the homes, 2230 and 2238 W. Wolfram, along with the riverwalk, have been completed. You are now seeking a minor change to combine the 2240 and 2242 lots and build one single family home on the combined lot, as shown on the attached revised Site Plan, Planting Plan-Trees and Shrubs, and Elevations. The home's location and design is similar to what was approved in 2014. A deck and patio will be added to the house and occupy the space where the '2240' single family home was to be located. The other property owners of PD 803, Homes of Riversedge Row Houses, Homes of Riversedge I and Homes of Riversedge II, have provided their consent to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the 2240 and 2242 lots to be combined and reducing the number of single family homes from two to one will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

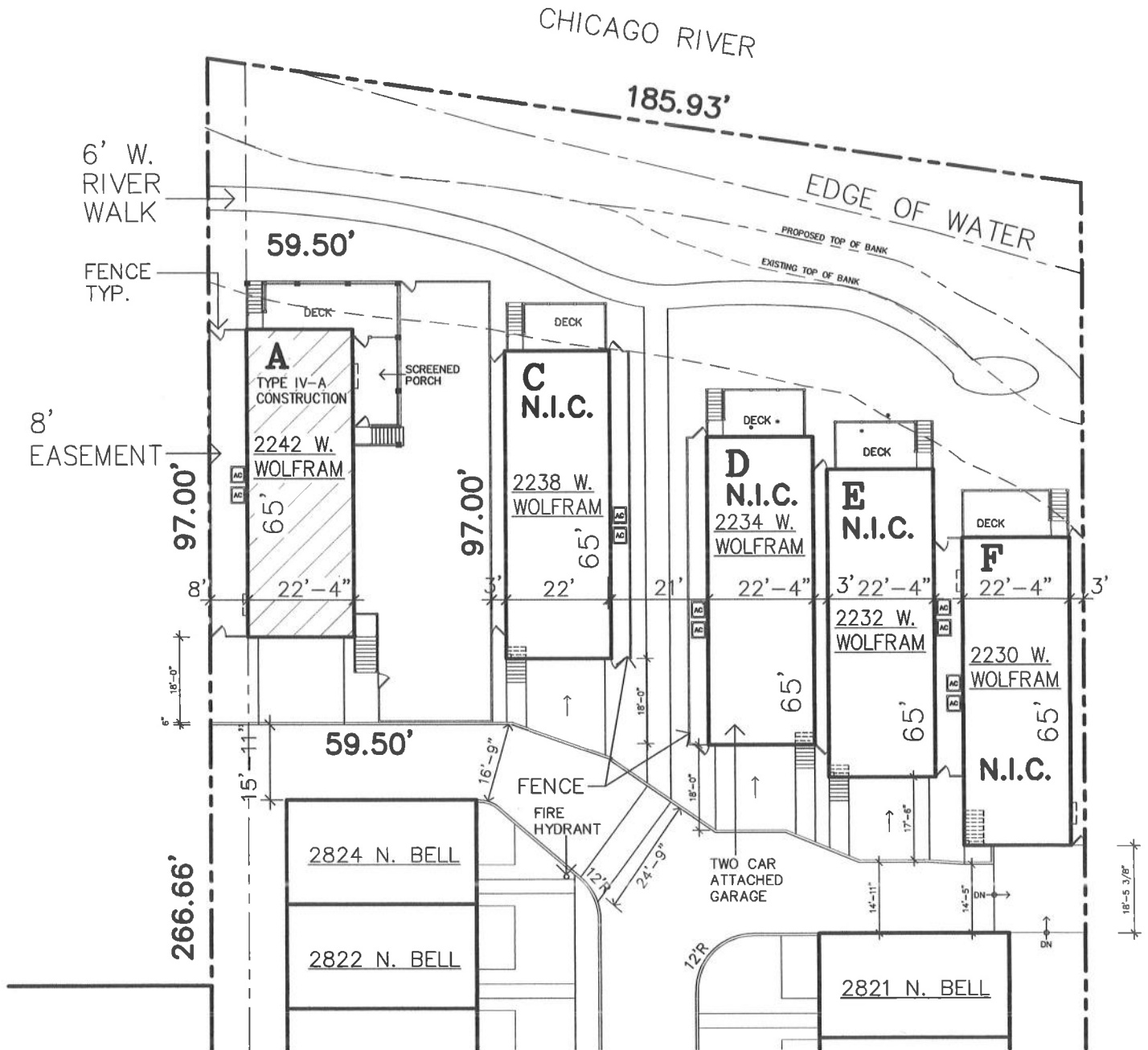
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Waterway Planned Development No. 803, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

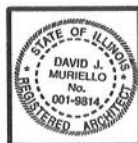
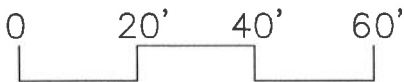

Patrick Murphy
Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Main file

THE HOMES OF RIVERSEDGE 2242 W. WOLFRAM AVENUE SINGLE FAMILY RESIDENCE



SITE PLAN



PROJECT: 2242 W. WOLFRAM CHICAGO, ILLINOIS	○ DAVID ○ MURIELLO ARCHITECT
© DATE: 11.6.18	
635 N. LOMBARD AVENUE, OAK PARK, ILLINOIS PHONE 708.386.8090 davemuriello@gmail.com	

Landscape Areas	
Name	Area Units
Mulched bed-0	Square Feet 183.1
Lawn-1	Square Feet 451,257
Lawn-2	Square Feet 1,779,047
Naturalized Area (see notes)	Square Feet 3486,822
Mulched bed-1	Square Feet 2428,145
Mulched bed-2	Square Feet 38,964
Mulched bed-3	Square Feet 125,792
Mulched bed-4	Square Feet 125,742
Mulched bed-5	Square Feet 78,882
Mulched bed-6	Square Feet 58,281
Mulched bed-7	Square Feet 61,844
Mulched bed-8	Square Feet 877,331
Mulched bed-9	Square Feet 50,641
Mulched bed-10	Square Feet 64,256
Mulched bed-11	Square Feet 63,728
Quarry Area 1	Square Feet 4928,461
Standard Area 1	Square Feet 8138,273
Standard Area 2	Square Feet 3558,114
Lawn - parcel 2	Square Feet 2094,827

Plant List - Trees		
ID	Common Name	Quantity
Trees		
CC	American Hornbeam	15 # B&B
MALETA	Ann Magnolia	2 # B&B
AG	Apple Sambucus	23 # B&B
TD	Baldypress	8 # B&B
NS	Black Gum	1 # B&B
CABEF	'Fastigiata' European Hornbeam	4 # B&B (shaded)
SP	Japanese Sparrow	5 # B&B
CA	Pragnole Dogwood	3 # B&B
MV	Dwarf Bay Magnolia	10 # B&B
MAVI	Resurrection Magnolia	7 # B&B
	Total	79

Plant List - Shrubs, Perennials, Grasses and Vines		
ID	Common Name	Quantity
Shrubs		
ACSB	Botanichush Bushyran	27
VP	Doublefile Viburnum	1 #
RA	Red-Twig Dogwood	6
KHK	Karen's Rhododendron	13 #
BHM	Lowland Hydrangea	53
	Total	100
Perennials		
LMHBB	Big Blue Lobelia	587
YFBE	Bright Edge Yucca	106
AT	Autumn Japanese	90
LB	Creeping Lily Turf	1080
HSE	Empress Hosta	51
PFGR	Gold Standard Hosta	45
DM	Missouri Blueberry	12
VM	Perennial	285
FP	Purple Coneflower	15
HREB	Red Butterfly Bush	24
DL	Dark Blue Daylily	49
PPV	Variegated Solomon's Seal	38
Ornamental Grasses		
CAFB	Carax alpinus	130
HMA	Golden Japanese Forest Grass	133
AS	Little Bluestem	44
SPHE	Prarie Dropseed	56
Vines		
HP	Climbing Hydrangea	106
	Total	2000

- NATURALIZED AREA NOTES:**
- The naturalized area extends from the river edge to the river front.
 1. Cut existing vegetation to grade and remove all woody material, with the exception of any trees or shrubs identified as "to be preserved" for preservation. Trunk all stumps with Gavlon 3A (growing season) or Gavlon 4 (winter season).
 2. Trunk all remaining herbaceous material with Round-Up (1%) white material in early spring.
 3. Repeat steps 1 and 2 after six weeks to ensure complete removal of all unwanted material.
 4. Complete grading as specified on Grading Plan.
 5. Seed the area from river edge to approximately 10' up the river bank with Streambank Stabilization Mix (Streambank Nursery) at the recommended rate. Seed the area from 10' up the river bank to the river front with Lo Pro Mix Planting with Flowers (General Nursery) at the recommended rate.
 6. Stabilize the entire area with Rollins Soiltek SC100 BN Erosion Control Blanket, secured per manufacturer's specifications.
 7. Maintain vegetation at 8-12" height for first two growing seasons. Remove any aggressive weeds such as Canada Thistle with appropriate herbicide, spot applied, or by hand-pulling.

- GENERAL LANDSCAPE NOTES:**
- All planting to be done by contractor, not by installer.
 - Note that plant list quantities are for the installer's convenience only. Installer shall verify all quantities.
 - Prior to construction the installer shall be responsible for locating all underground utilities and shall avoid damage to all utilities during construction.
 - All plants must be healthy, vigorous material, free of pests and diseases.
 - All plants are subject to the approval of the landscape architect and prior to planting, during and after installation.
 - All planting areas to be covered with 3" of top grade, dark brown, finely screened hardwood mulch.
 - Seed all lawn areas with Arthur Co. Inc. Inlets: Fieldturf turf mix, or approved equal. Apply and maintain according to manufacturer specifications.
 - All work within any R.O.W. shall conform to standards and specifications of city and/or state jurisdiction.
 - All discarded stumps to be mulched or planted shall receive 1/2" minimum of approved equal (lightly compacted).
 - Grading: all construction debris and removed (if applicable) present within the top 1" of the soil surface to be removed. A minimum 1" of approved equal dirt (soil) to be applied to soil surface and fully incorporated through existing.
 - The contractor is responsible for fully maintaining all planting areas and lawn (including but not limited to: watering, spraying, mowing, fertilizing, etc.) until final acceptance.
 - Final placement of plants and plant substitutions to be completed by landscape architect.

No.	Date	Appr.	Revision Notes
2	04/18	DCS	Single family house in parcel 2 removed, single family house in parcel 1 revised.

No.	Date	Issue Notes
B	10/02/2016	For Permit Review, City of Chicago
C	08/06/2016	For updated parcel 1, 2 (2242, 2240 W. Wolfram St.) site plan review by the City of Chicago

CERTIFICATION

"The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape plan and the construction details shown on the attached landscape plan for the property at 2232 West Wolfram Street, Chicago, Illinois 60640, are, to the best of the undersigned architect's knowledge, based on information received from the owner and in accordance with the requirements of Title 10, Chapter 30 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

EXPIRED COMPLETION DATE: May 1, 2016

OWNER STATEMENTS

City of Chicago Landscape Ordinance (Title 10, Chapter 30 and Title 17, Chapter 17A of the Chicago Municipal Code)

The following certified statements are to be signed by the appropriate parties and made a part of each landscape plan:

Owner statement by owner:
 I certify that the maintenance or required landscaping in the following form:
 *The undersigned acknowledges that the landscape plan shown on the attached landscape plan for the property at 2232 West Wolfram Street, Chicago, Illinois 60640, is, to the best of the undersigned owner's knowledge, based on information received from the architect and is intended as required, to current and subsequent terms in accordance with the requirements of Title 10, Chapter 30 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance."

Owner statement by owner:
 I certify that the maintenance or required landscaping in the following form:
 *Creating pasture and ornamental plantings are to be protected until project is under construction and will be replaced by current and subsequent terms if damaged."

Signature: _____
 Title: _____

Owner statement by owner:
 I certify that the maintenance or required landscaping in the following form:
 *Creating pasture and ornamental plantings are to be protected until project is under construction and will be replaced by current and subsequent terms if damaged."

Signature: _____
 Title: _____

Date: 08/06/2016

Project: 2232 West Wolfram Street

Scale: 24" x 36"

Sheet: L3.1

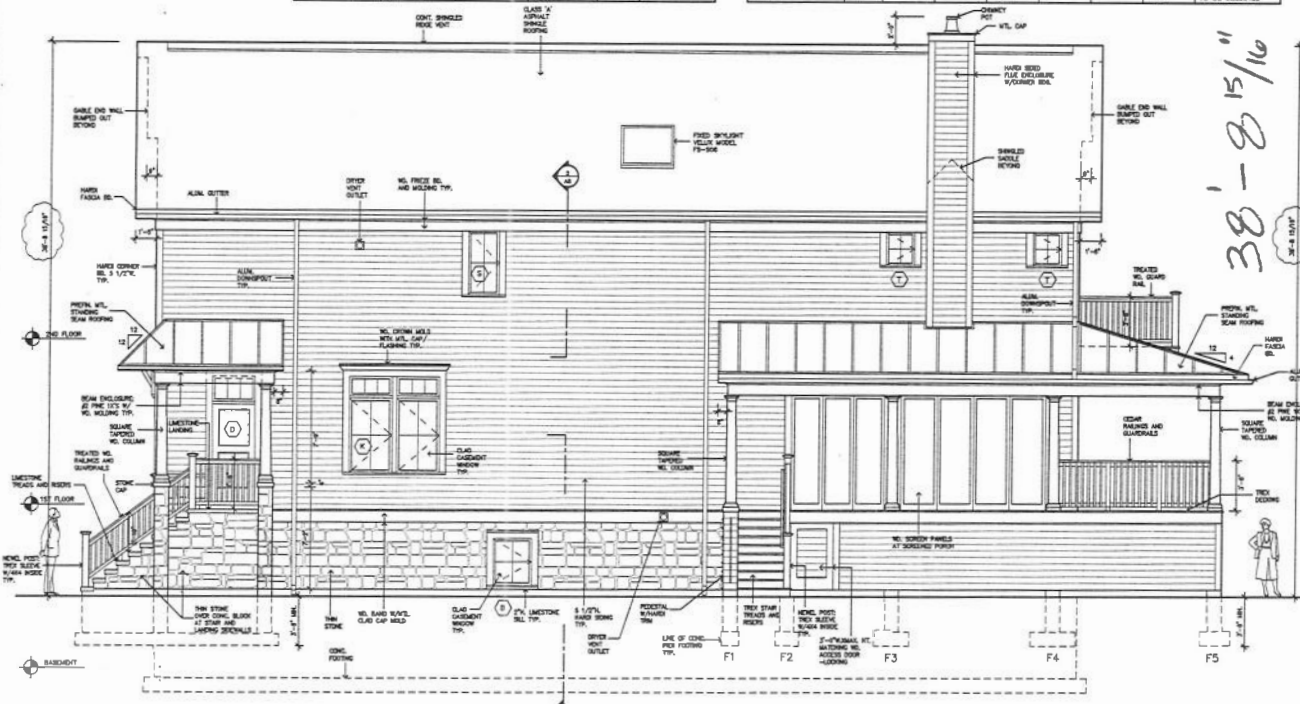
Revision: 4



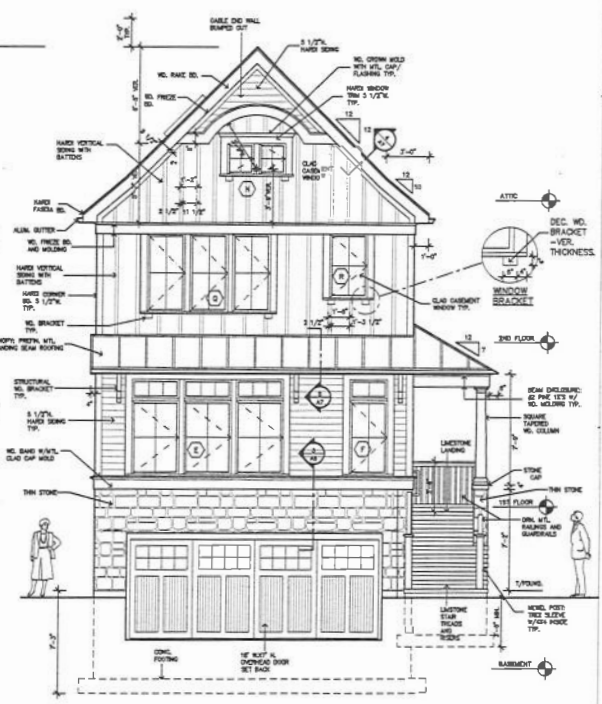
1 Planting Plan - Trees and Shrubs
 L3.1 Scale: 1" = 10 ft on 24" x 36" paper

FIRE RATINGS					
LISTING BARS FOR FIRE RATING AUTHORITIES					
BUILDING CONSTRUCTION TYPE B II-A					
BUILDING ELEMENT	DESCRIPTION	REQUIRED FIRE RATING IN HOURS	U.L. DESIGN NO.	DETAIL	REMARKS
1ST FLOOR AND FLOOR	3/4" OAK FLOORING ON 3/4" PLYWOOD SUBFLOORING ON NO. 2 JOISTS WITH 5/8" TYPE 2 DRYWALL CEILING	1	1301	1/4A	
ROOF	SHINGLE ROOFING ON 5/8" PLYWOOD SHEATHING ON 2X12 RAFTERS WITH 5/8" TYPE 2 DRYWALL CEILING	1/2	1301	3/4A	
EXTERIOR WALLS	HARD SIDING ON AIR INFILTRATION BARRIER ON 2" TYPE 2 STYRENE INSULATION ON 2" 5/8" WTL STUDS WITH 5/8" TYPE 2 DRYWALL FINISH	1	1404	3/4A	
	TRIM SIDING ON 1/2" WOOD BRIDGES ON WTL LATH ON ASPH/FLT FELT ON 2" 5/8" WTL STUDS WITH 5/8" TYPE 2 DRYWALL FINISH	1	1404	3/4A	

NATURAL LIGHT AND VENTILATION SCHEDULE									
ROOM NAME	FLOOR AREA SQ. FT.	ORIGINAIRE REQUIREMENTS			PLAN REQUIREMENTS			FAN SYSTEM	
		NATURAL LIGHT AND VENTILATION	MECHANICAL VENTILATION	NATURAL LIGHT AND VENTILATION	MECHANICAL VENTILATION				
REC ROOM	228	18.24	8.12		25.78	26.4			
BEDROOM 4	125	10.0	5.0		12.84	17.8			
BATH 4	41			61.5			80	TO BE SELECTED	
LIVING ROOM	153	12.24	8.12		50.99	21.99			
DINING ROOM	140	11.2	5.6		25.42	15.3			
POWDER ROOM	25			37.5			80	TO BE SELECTED	
KITCHEN/FAMILY ROOM	248	43.68	21.84		97.38	41.78			
MASTER BEDROOM	288	23.04	11.52		46.54	28.42			
MASTER BATH	133			195.5			230	TO BE SELECTED AS ONE IN WC COURT OR ONE IN BATH PROPER	
BATH 2	32			78			100	TO BE SELECTED	
BEDROOM 2	120	9.6	5.52		23.32	14.2			
BEDROOM 3	174	13.93	6.96		34.98	25.81			
BATH 3	59			88			100	TO BE SELECTED	



2 2242 W. WOLFRAM
EAST ELEVATION



1 2242 W. WOLFRAM
SOUTH ELEVATION



DAVID MURIELLO ARCHITECT

PROJECT: SINGLE FAMILY RESIDENCE
2242 W. WOLFRAM AV. CHICAGO, ILLINOIS

ELEVATIONS SCHEDULES
A4



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 28, 2014

Peter J. Walsh
Walsh Development Inc.
2949 W. Gregory Street
Chicago, IL 60625

**Re: Administrative Relief request for Residential Waterway Planned Development No. 803
Proposed single family homes at 2230-42 West Wolfram Street**

Dear Mr. Walsh:

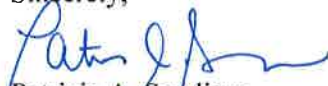
Please be advised that your request for a minor change to Residential Waterway Planned Development No. 803 ("PD 803"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 803.

You own the property at 2230-42 W. Wolfram St. and are seeking an administrative relief to allow the substitution of cement board siding in place of masonry and design modifications for the six proposed single-family homes at 2230-42 W. Wolfram St. The other property owners of PD 803, Homes of River Edge I, Homes of River Edge Association #2, and Rowhomes Association 3, have provided their consent for this request. The following drawings, prepared by David Muriello Architect, and dated March 17, 2014, shall be inserted into the main file: A1 Site Plan 2230-42 W Wolfram, A2 and A3 Elevations 2230 W. Wolfram, A4 and A5 Elevations 2232 W. Wolfram, A6 and A7 Elevations 2234 W. Wolfram, A8 and A9 Elevations 2238 W. Wolfram, A10 and A11 Elevations 2240 W. Wolfram, A12 and A13 Elevations 2242 W. Wolfram.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Please be aware that prior to a building permit being issued for the second of the six proposed homes, the river walk as approved in PD 803 must be completed.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Waterway Planned Development No. 803, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Main file

14/22

a line 25 feet north of and parallel to West 31st Street; the public alley next east of and parallel to South St. Louis Avenue; West 31st Street; and South St. Louis Avenue,

to those of a B4-1 Restricted Service District.

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

—

Reclassification Of Area Shown On Map Number 6-K.
(Application Number 14215)

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 R3 General Residence District symbols and indications as shown on Map Number 6-K in the area bounded by:

West 30th Street; South Kedvale Avenue; a line 23.74 feet south of and parallel to West 30th Street; and the public alley next west of and parallel to South Kedvale Avenue,

to those of a B4-1 Restricted Service District.

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

—

Reclassification Of Area Shown On Map Number 7-I.

(As Amended)
(Application Number 14122)

RWPD 803,99

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 Residential Waterway Planned Development Number 803 District symbols and indications as shown on Map Number 7-I in the area bounded by:

north branch of the Chicago River; a line 325 feet east of and parallel to North Oakley Avenue; West Diversey Avenue; North Oakley Avenue; a line 149 feet north of and parallel to West Diversey Avenue; and a line 141 feet east of and parallel to North Oakley Avenue,

to those of Residential Waterway Planned Development Number 803, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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

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

Residential Waterway Planned Development Number 803.

Plan Of Development Statements.

1. The area delineated herein as a Residential Waterway Planned Development Number 803 (the "Planned Development") consists of approximately ninety-five thousand forty-eight (95,048) square feet (two and eighteen hundredths (2.18) acres) of property which is depicted on the attached Planned Boundary and Property Line Map (the "Property") and is currently owned or controlled by Park Place Investments. The applicant is a contract purchaser and has been authorized by the owner to make this application.
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, alleys or easements or any adjustment of rights-of-way 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 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the Property, at the time 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.

4. This plan of development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Green Roof Map; a Site Plan and elevation of the Diversey Pedestrian Entrance dated November 18, 2003 by Pugsley & Lahaie Landscape Architects; and Building Elevations and floor plans for single-family, townhomes and condominium buildings dated February 19, 2004 by David Muriello Architects submitted herewith, full-sized copies of which are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the area delineated herein as a Residential Waterway Planned Development: ninety-three (93) walk-up and elevator residential units with accessory parking and uses.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in

accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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.

8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goal of establishing a continuous public multipurpose riverside trail for bicycling, jogging and other recreational purposes. To further this goal, the applicant agrees that a riverwalk setback and path from the street to the river shall be dedicated with a public access easement as approved by the Department of Planning and Development. The street entrance will have an open gateway with **signage** indicating regular park hours and a landscaped path leading to the river. The applicant will provide natural river bank improvements by stabilizing the bank, thinning weedy trees and planting vegetation. The applicant further agrees to: (a) set back all buildings and parking areas as per the approved Site Plan, provided that the location of the westernmost riverside single-family dwelling as depicted in the Site Plan dated November 18, 2003 shall be shifted approximately five (5) feet south so

that it aligns with the single-family dwelling immediately to the east; (b) provide an ornamental metal fence or other agreed-upon separation between the riveredge setback and the adjacent private property; and (c) provide enhanced pavement within the public access easement as indicated in the Site Plan. **Notwithstanding** the foregoing, the applicant further agrees at such time as this riverfront Property becomes a critical link to the continuous multipurpose riverside trail as reasonably determined by the Department of Planning and Development, to convey the riveredge setback area or agreed-upon portion thereof to such public or private entity as the Commissioner of Planning and Development may reasonably direct. Such conveyance is to be in the form of a fee simple property transfer or, if transfer of ownership is not practical, an easement or other agreed-upon instrument and is to be the sole purpose of facilitating public recreational use of the Chicago River and the river edge.

11. The requirements of the Planned Development 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 a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development 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 the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). To that end, the applicant has added a green roof to cover one-half (½) of one of the two (2) condominium buildings.
13. Unless substantial construction of improvements contemplated by this Planned Development amendment has commenced within five (5) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, and the zoning of the Property shall automatically revert to the following: M2-3.

[Existing Land-Use, Zoning and Street System Map; Planned Development Boundary and Property Line Map; Site Plan; West Condominium Building Grade Level Plan; East Condominium Building Grade Level Plan; Condominium Building Floor Plans; Condominium Building Elevations; Rowhouse -- Floor Plans; Rowhouse -- Roof Level Plan; Rowhouses -- Building Elevations; Single-Family Residence -- Basement Plan; Single-Family Residence -- Second Floor Plan; and Single-Family Residence -- Building Elevations referred to in these Plan of Development Statements printed on pages 21834 through 21859 of this *Journal*.]

Bulk Regulations and Data Table and Provisions for People with Disabilities attached to these Plan of Development Statements read as follows:

Bulk Regulations And Data Table.

Gross Site Area:	95,048 square feet
Area in the Public Right-of-Way:	0 square feet
Net Site Area:	95,048 square feet (2.18 acres)
Building Area:	178,098 square feet
Maximum Floor Area Ratio:	1.87
Percentage of Land Coverage:	47.41%
Maximum Number of Dwelling Units:	93
Minimum Number of Parking Spaces:	123

Parking Spaces/Total Units:	1.32
Periphery Setbacks:	
South:	3 feet
West:	0 feet
North:	30 feet from top of river bank to house
East:	16 feet and 3 feet
Open Space:	52.59%
Green Space:	29.44%

Provisions For People With Disabilities.

Single-Family Residences.

One (1) dwelling unit of six (6) (easternmost unit) to be visitable in accordance with Chapter 18-11 of the Chicago Building Code. Note side ramp entry.

Rowhouses.

One (1) of the eleven (11) units to be visitable in accordance with Chapter 18- 11 of the Chicago Building Code and one (1) unit to be adaptable in accordance with the Illinois Accessibility Code.

Condominium Buildings.

Entire building shall comply with the seven (7) guidelines of the Fair Housing Act, as follows:

1. All exterior entries to be accessible on accessible routes.
2. Public and common areas to be accessible and useable by people with disabilities.

3. Doors: Exterior doors and unit entry doors to be thirty-six (36) inches wide. Unit interior doors to be a nominal thirty-two (32) inches wide as a minimum, including doors to terraces and balconies.
4. Accessible Routes: There are to be accessible routes into and through the dwelling units. Floor level transitions to balconies and terraces to comply.
5. Switches, thermostats, receptacles and controls are to be mounted in accessible locations.
6. Bath walls to be reinforced to allow later installation of grab bars around toilets, tubs, showers and shower seats.
7. Usable kitchens are to be provided. Minimum thirty (30) inches by forty-eight (48) inches clear floor space to be provided at each fixture and appliance. Space for parallel approach to be provided at ranges and sinks. Minimum forty (40) inches clearance to be provided between all opposing base cabinets, countertops, appliances and walls. A sixty (60) inch diameter turning circle will be provided in U-shaped kitchens.

Eight (8) dwelling units (twenty percent (20%) of thirtyeight (38)) are to be adaptable in accordance with the Illinois Accessibility Code, as follows:

Units are to be distributed and mixed proportionately throughout the building. Two (2) of the eight (8) one (1) bedroom units, one (1) of the three (3) bedroom units and five (5) of the twenty-eight (28) two (2) bedroom units are to be adaptable. Three (3) two (2) bedroom units are to face north and two (2) south, on different floors. (all one (1) bedroom units are on the south side of the building.)

One (1) bath per unit to comply with the I.A.C.

Blank electrical conduit is to be provided for future visual and audible alarms.

Door Widths: Minimum thirty-two (32) inch clear opening width.

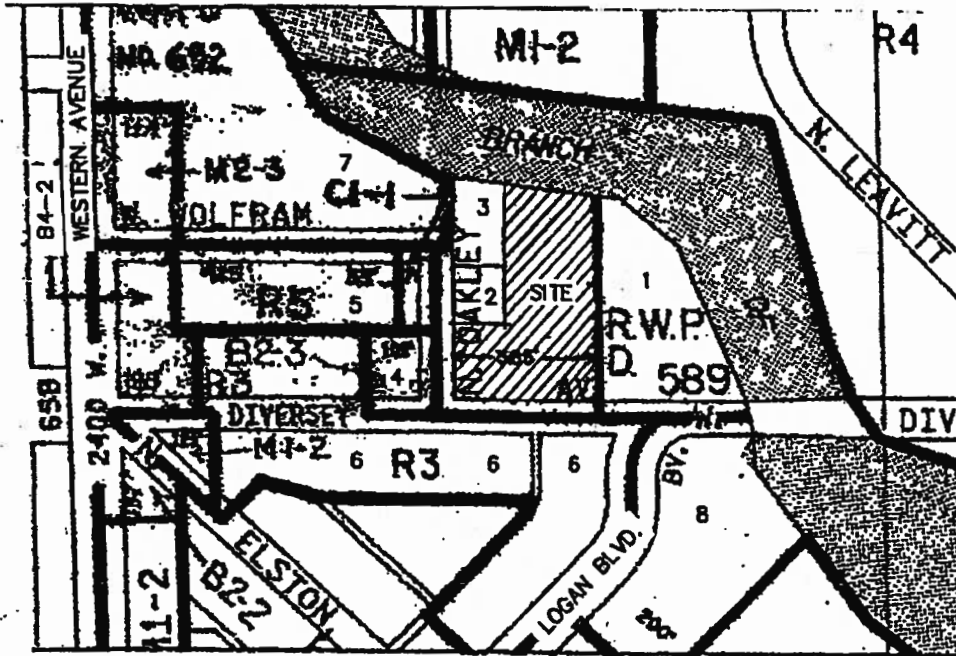
Kitchen sink base cabinets and bath vanity cabinets to be removeable where side approach is not possible.

Note: Thirty (30) inch by forty-eight (48) inch area of rescue assistance to be provided in all stairhalls at first (1st) through fifth (5th) floors.

Note: Two percent (2%) of parking spaces (one (1) space) to be accessible, located near the elevator.

Existing Land-Use, Zoning And Street System Map.

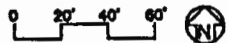
DIVERSEY-OAKLEY DEVELOPMENT CHICAGO, ILLINOIS



KEY

- 1 RESIDENTIAL CONDOMINIUM AND TOWNHOUSE DEVELOPMENT
- 2 MANUFACTURING BUILDING
- 3 MANUFACTURING BUILDING
- 4 RESIDENTIAL CONDOMINIUM BUILDING (UNDER CONSTRUCTION)
- 5 RESIDENTIAL CONDOMINIUM DEVELOPMENT
- 6 RESIDENTIAL APARTMENT BUILDINGS
- 7 RESIDENTIAL CONDOMINIUM AND TOWNHOUSE DEVELOPMENT
- 8 BOWLING ALLEY

EXISTING LAND USE, ZONING AND STREET SYSTEM MAP

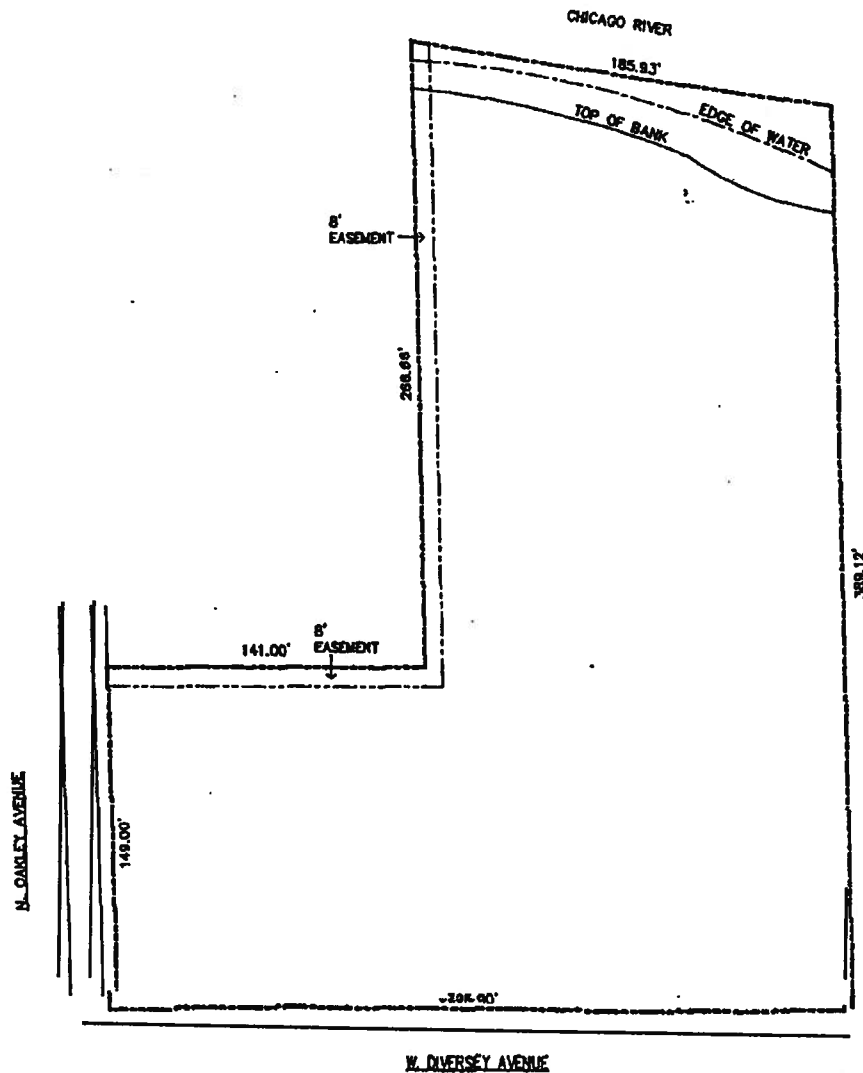


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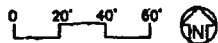
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Planned Development Boundary
And Property Line Map.

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PLANNED DEVELOPMENT BOUNDARY
AND PROPERTY LINE MAP



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Site Plan.

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DIVERSEY--OAKLEY
DEVELOPMENT

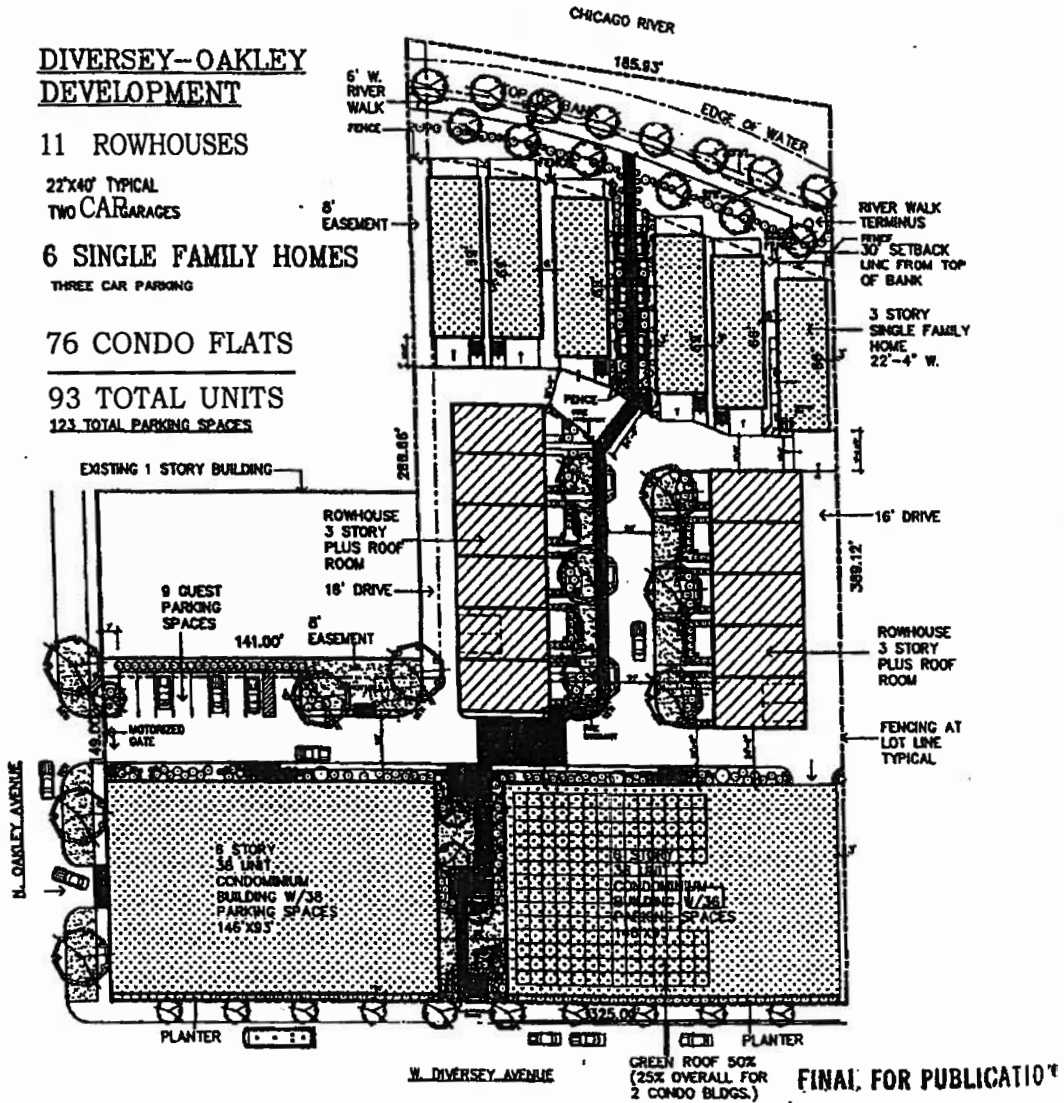
11 ROWHOUSES

22'X40' TYPICAL
TWO CAR GARAGES

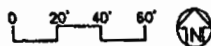
6 SINGLE FAMILY HOMES
THREE CAR PARKING

76 CONDO FLATS

93 TOTAL UNITS
123 TOTAL PARKING SPACES



SITE PLAN



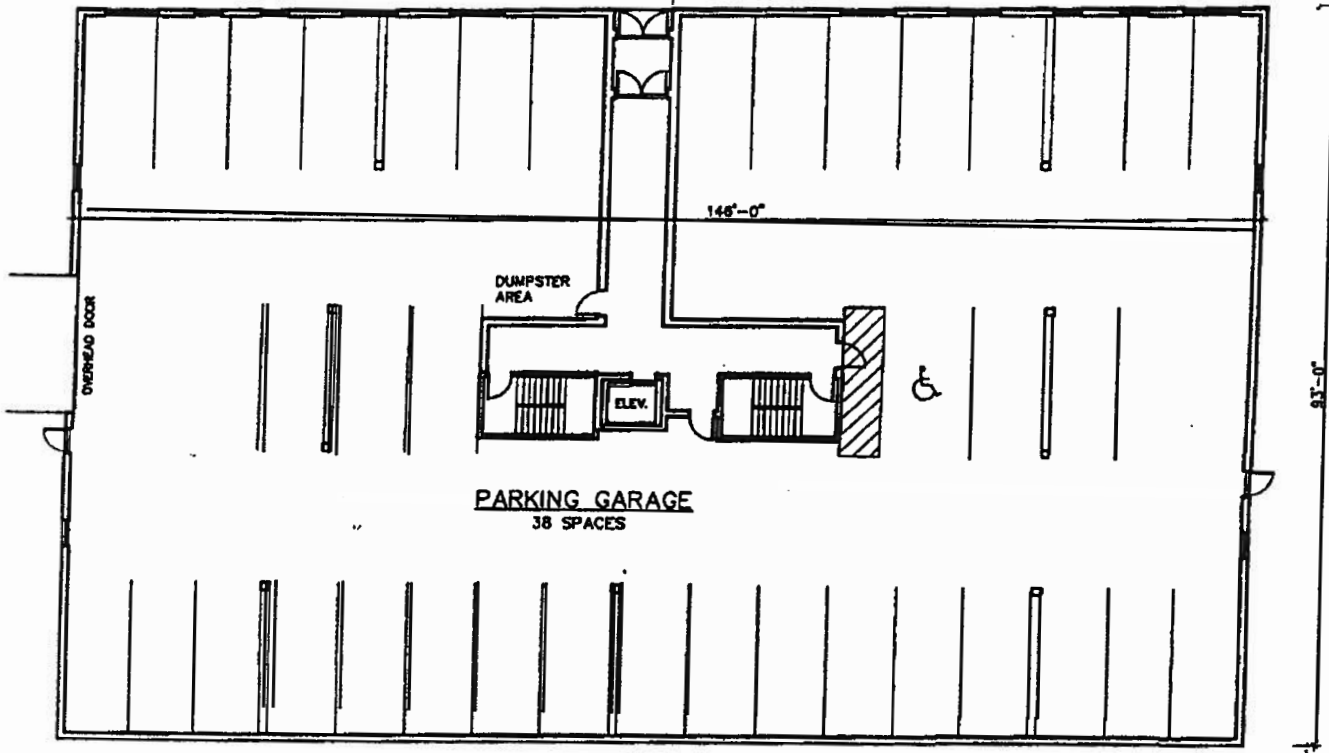
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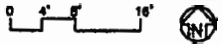
REPORTS OF COMMITTEES

West Condominium Building -- Grade Level Plan.



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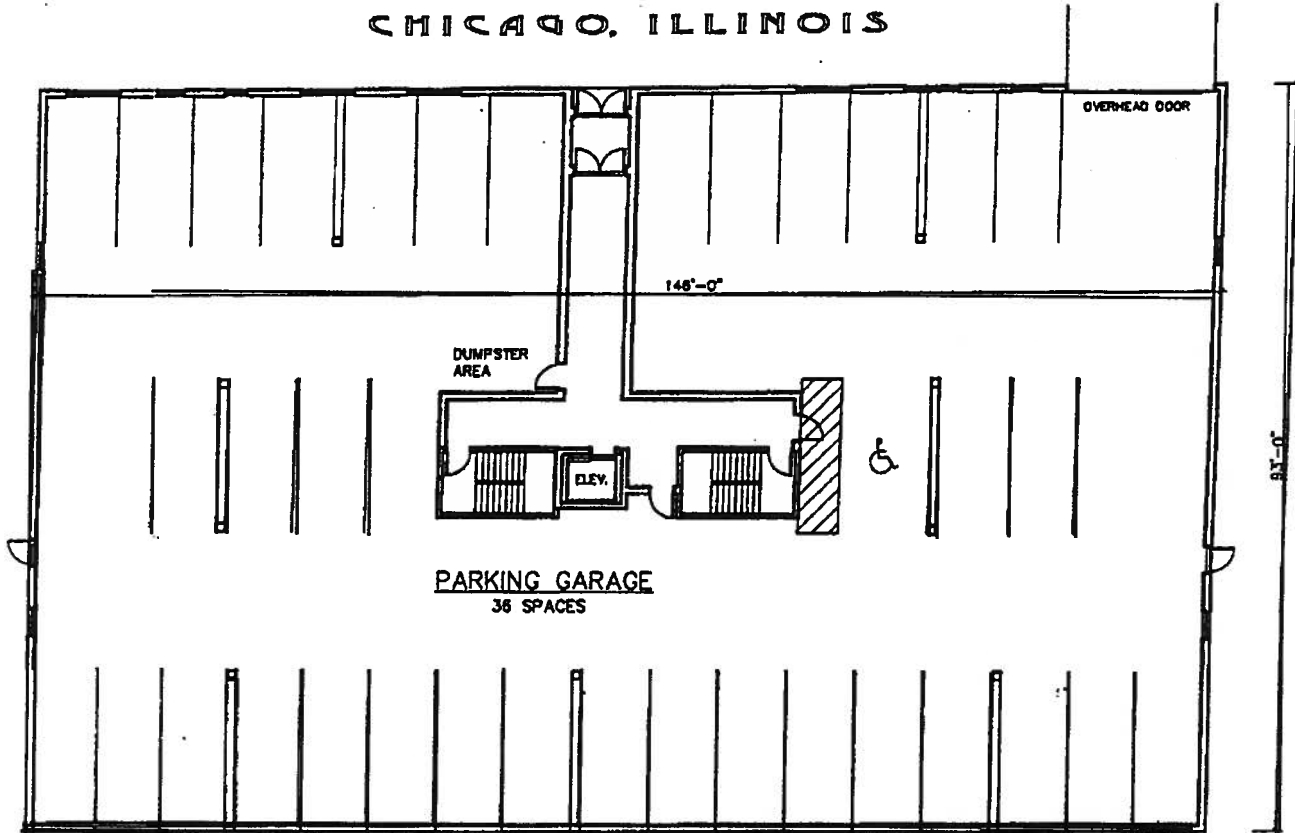
WEST CONDO BUILDING GRADE LEVEL PLAN



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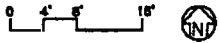
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PARKING GARAGE
36 SPACES

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EAST CONDO BUILDING GRADE LEVEL PLAN



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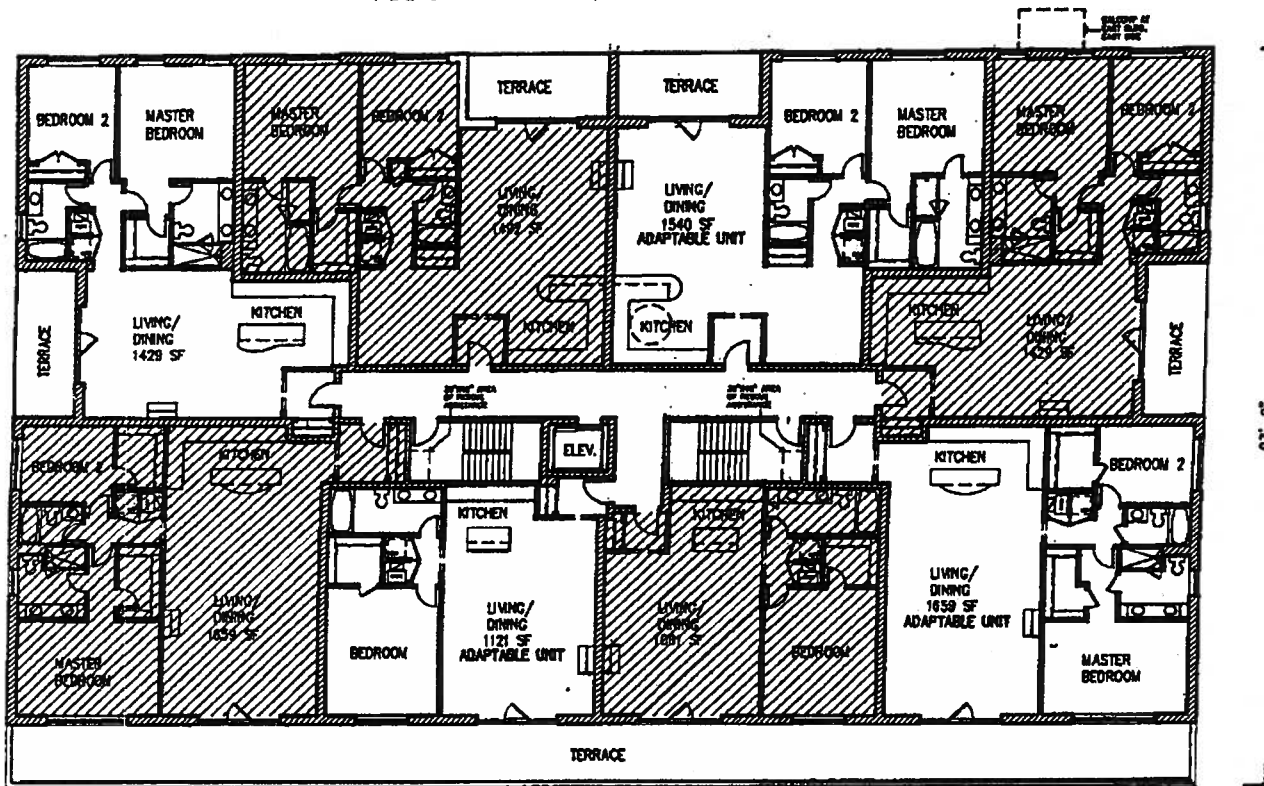
21838

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East Condominium Building -- Grade Level Plan.

2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS



CONDOMINIUM BUILDING
FIRST FLOOR PLAN



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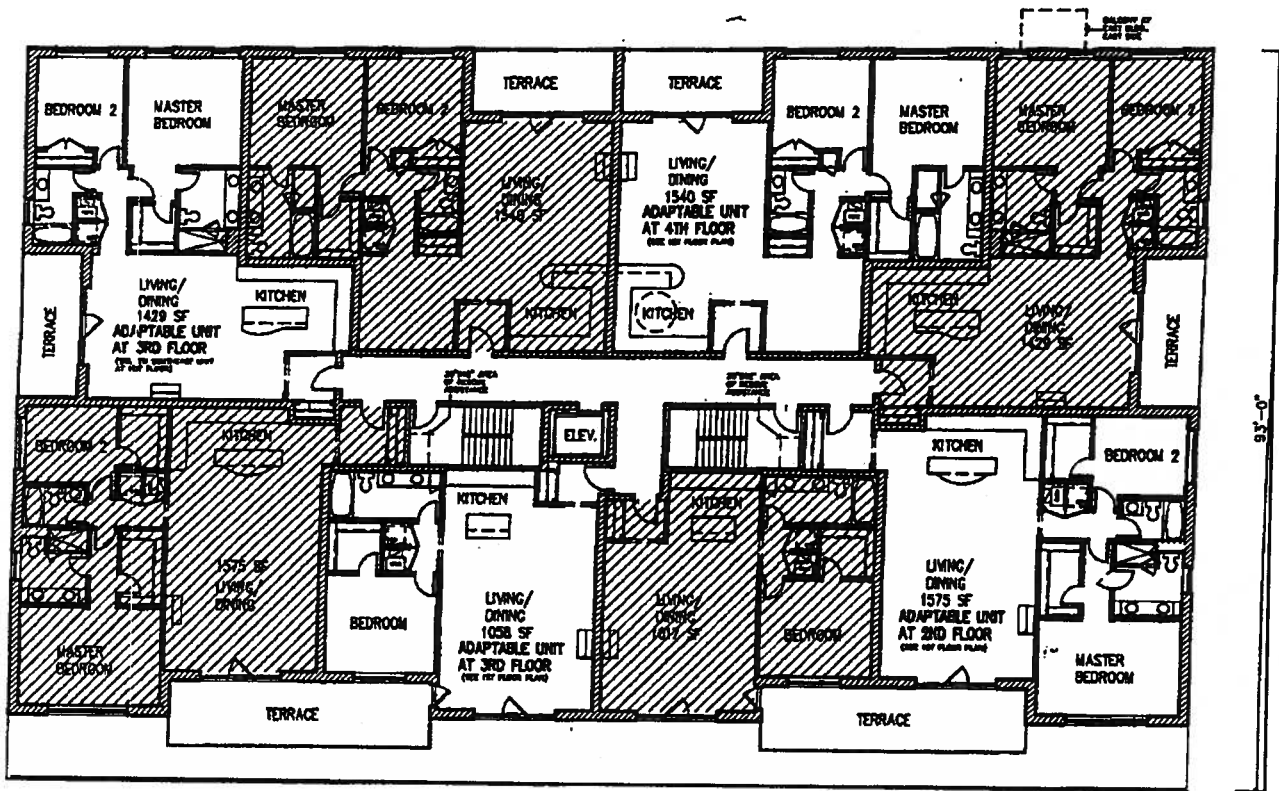
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21839

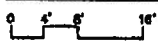
Condominium Building -- First Floor Plan.

2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS



Condominium Building -- Second, Third
And Fourth Floor Plan.

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CONDOMINIUM BUILDING
SECOND, THIRD AND FOURTH FLOOR PLAN



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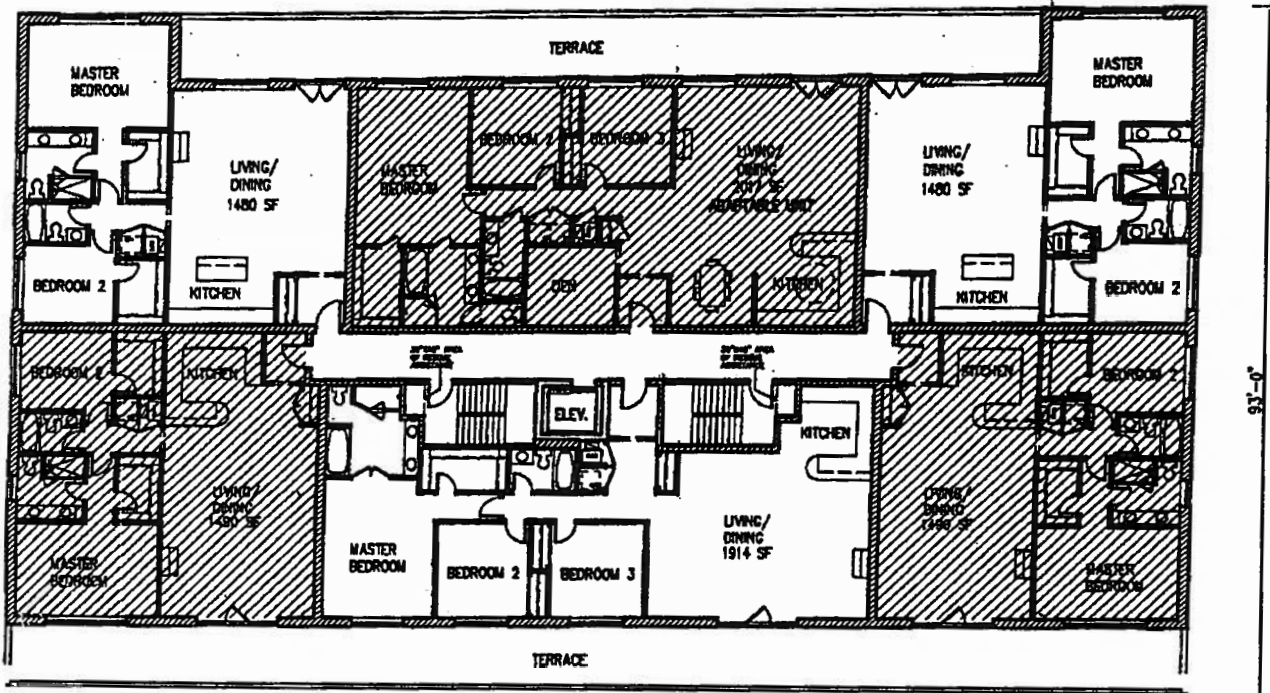
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3/31/2004

2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS



Condominium Building -- Fifth Floor Plan.

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CONDOMINIUM BUILDING
FIFTH FLOOR PLAN



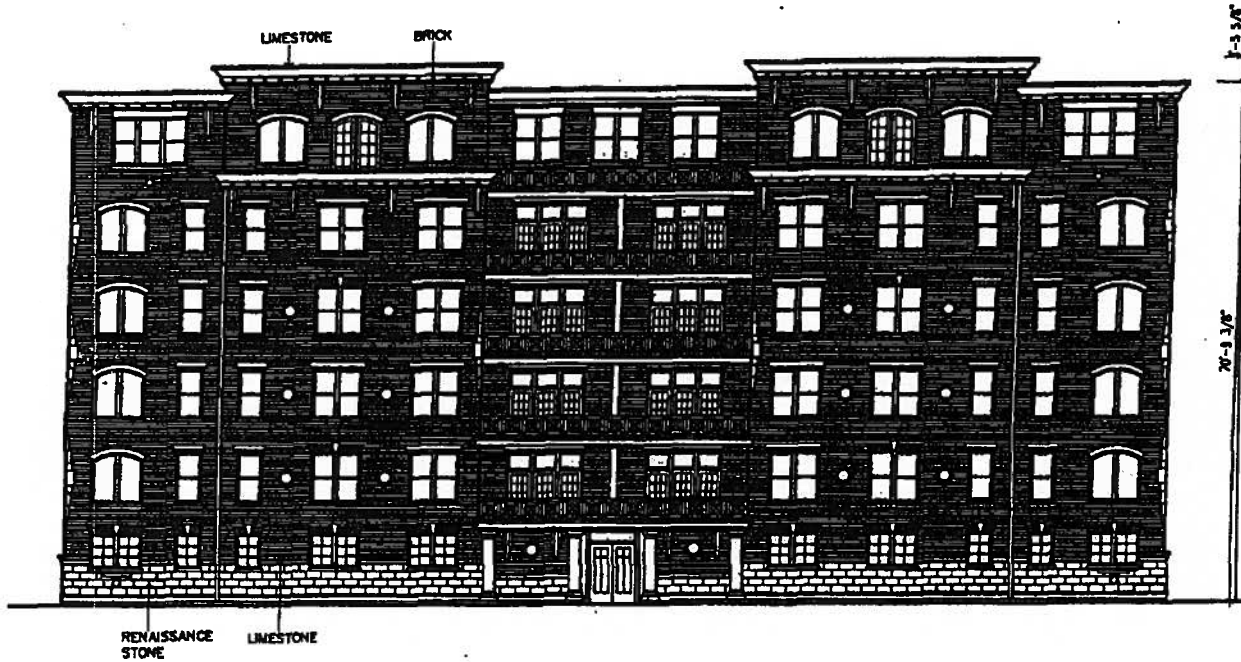
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CHICAGO, ILLINOIS



CONDOMINIUM BUILDING
NORTH ELEVATION



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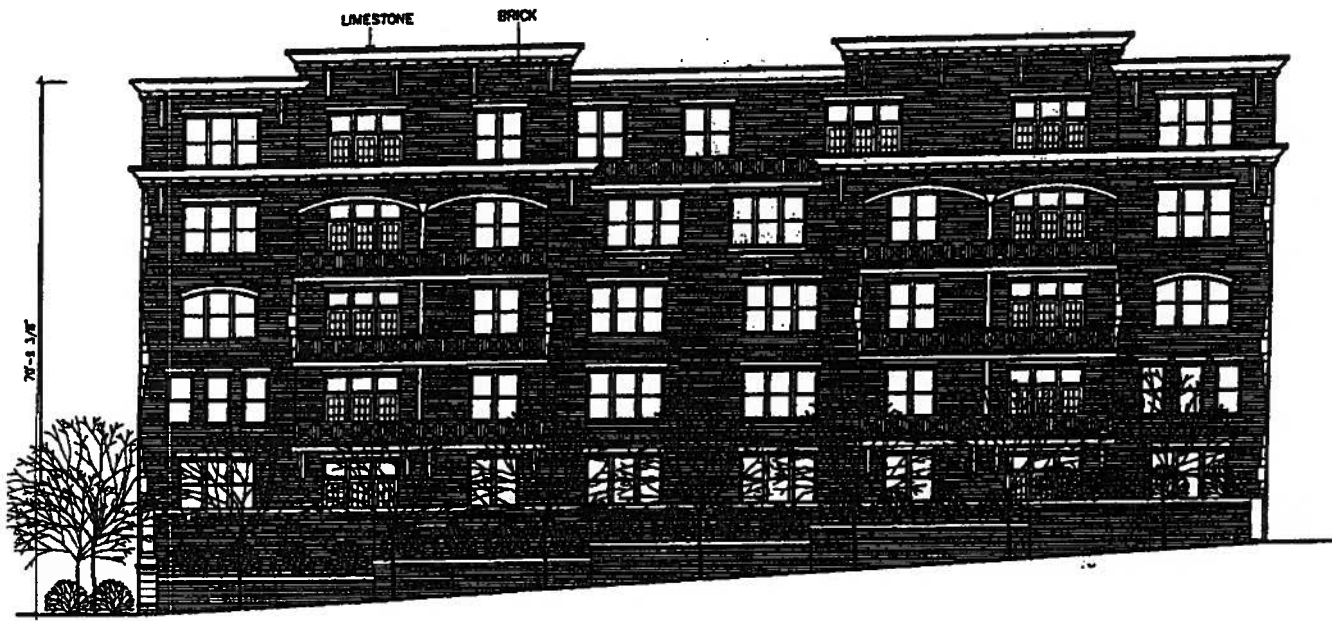
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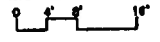
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Condominium Building -- North Elevation.

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CHICAGO, ILLINOIS



CONDOMINIUM BUILDING
SOUTH ELEVATION



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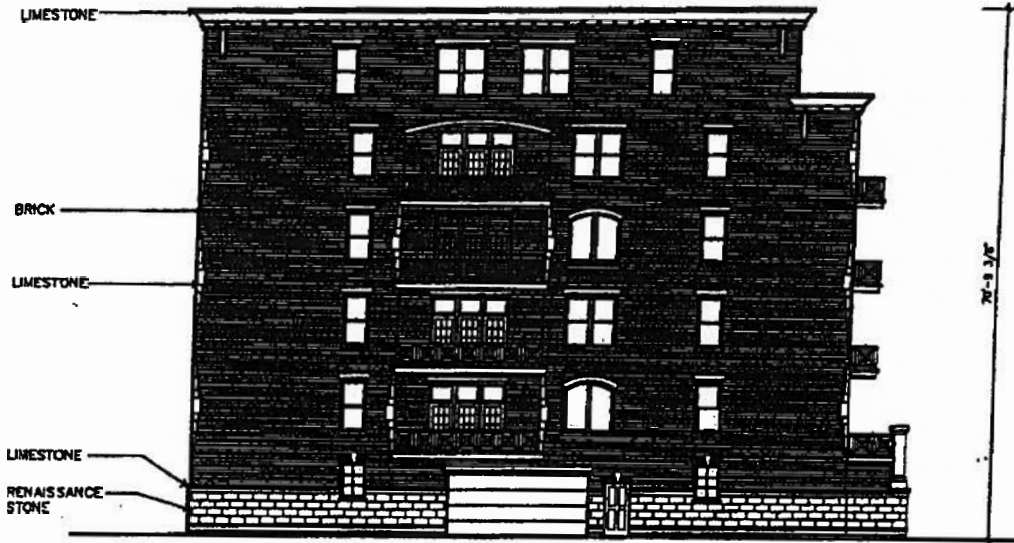
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Condominium Building -- South Elevation.

21843

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CONDOMINIUM BUILDING
OAKLEY ELEVATION



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21844

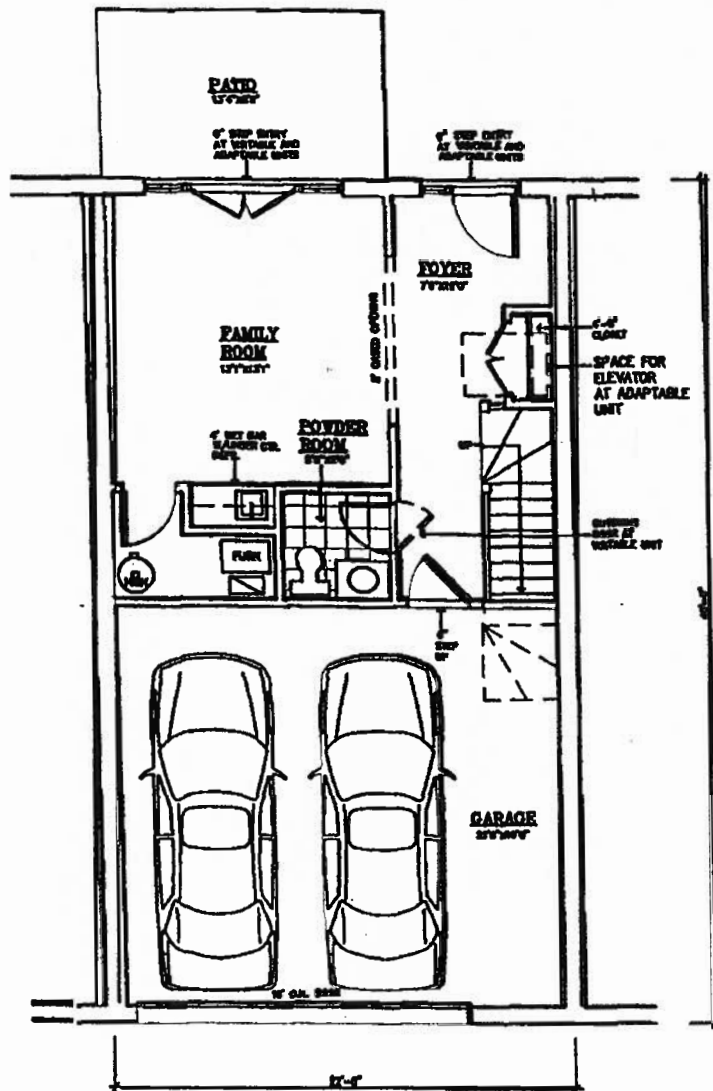
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Condominium Building -- Oakley Elevation.

Rowhouse -- First Floor Plan.

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CHICAGO, ILLINOIS



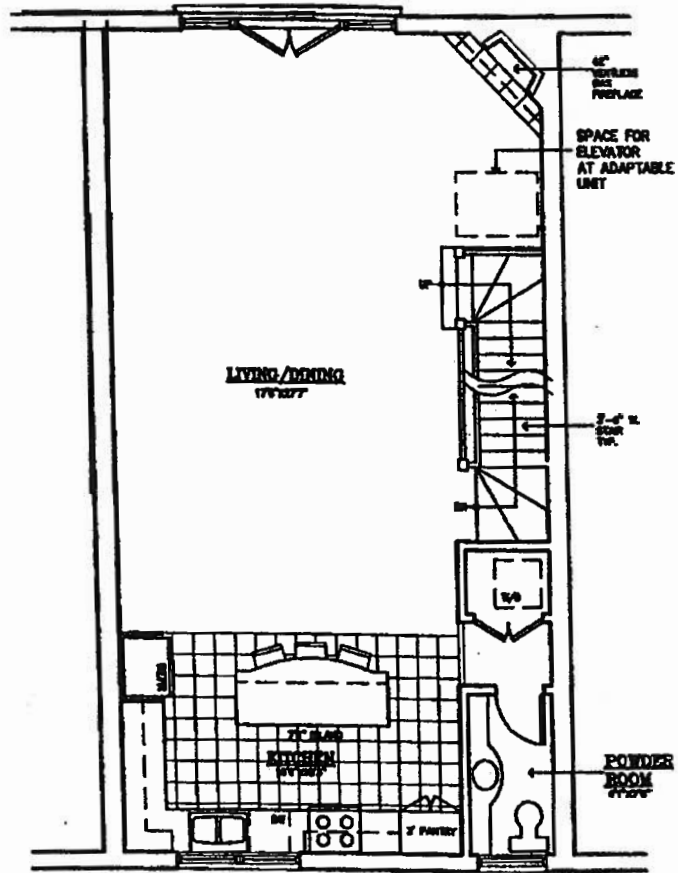
ROWHOUSE
FIRST FLOOR PLAN



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Rowhouse -- Second Floor Plan.

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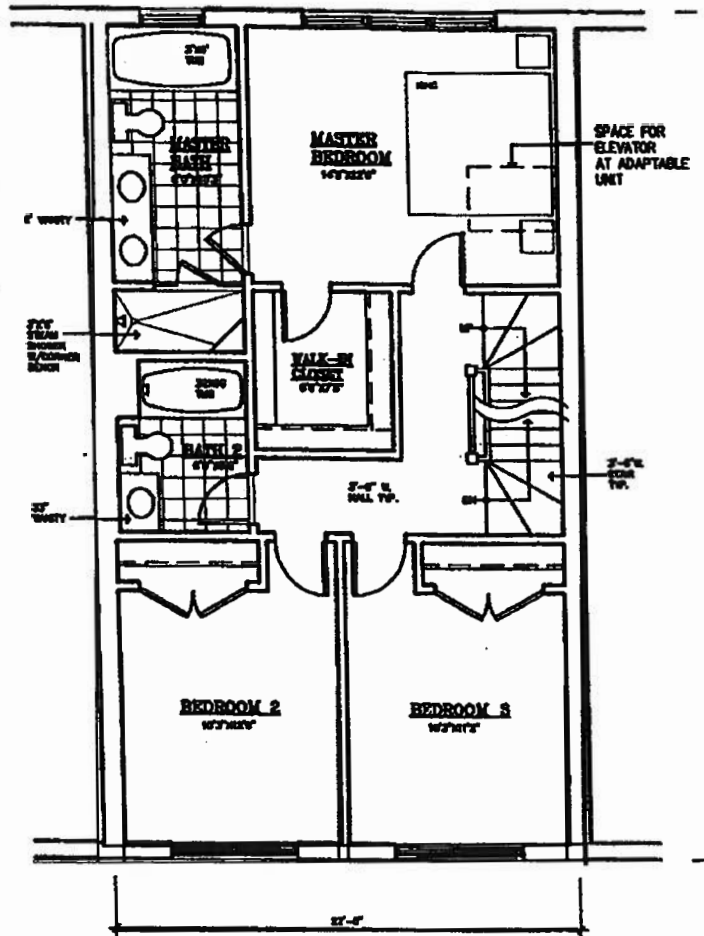
ROWHOUSE
SECOND FLOOR PLAN



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Rowhouse -- Third Floor Plan.

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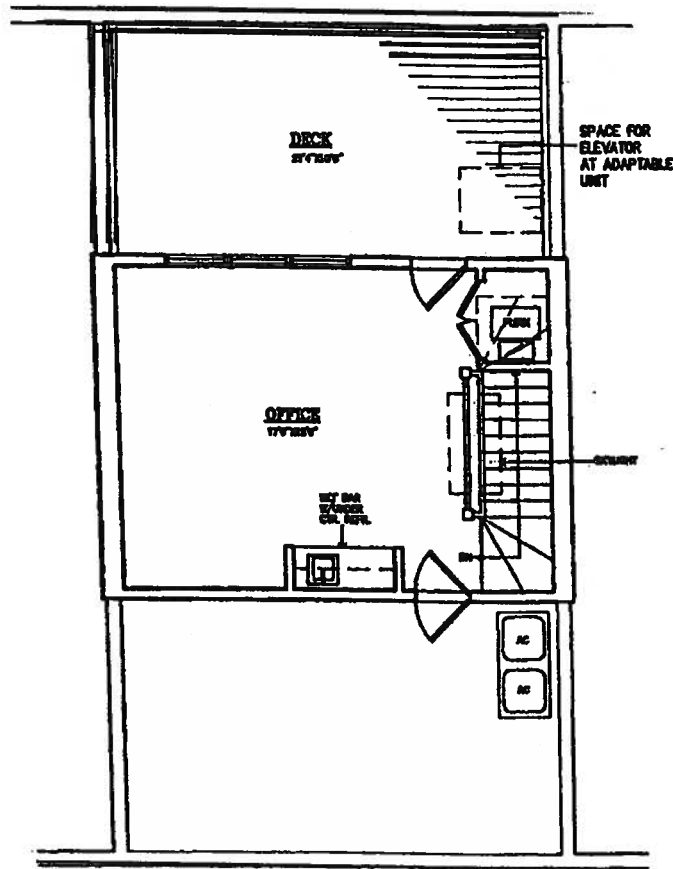
**ROWHOUSE
THIRD FLOOR PLAN**



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Rowhouse -- Roof Level Plan.

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**ROWHOUSE
ROOF LEVEL PLAN**



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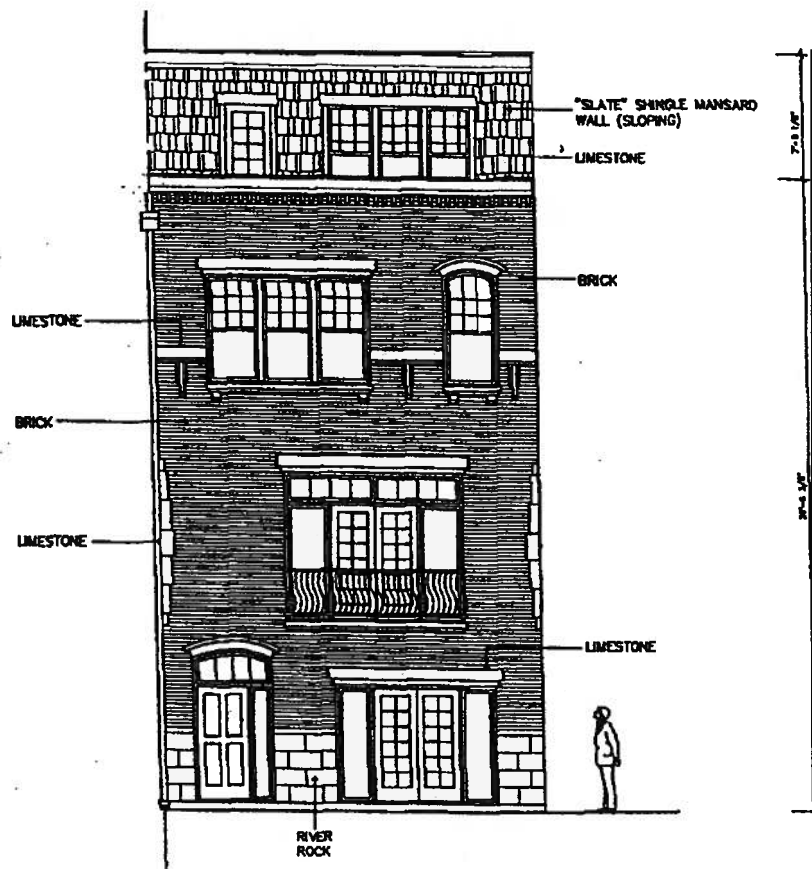
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REPORTS OF COMMITTEES

21849

Rowhouse -- Front Elevation.

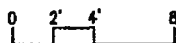
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CHICAGO, ILLINOIS



ROWHOUSES
FRONT ELEVATION



ROWHOUSE
FRONT ELEVATION



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Rowhouses -- Front Elevation.

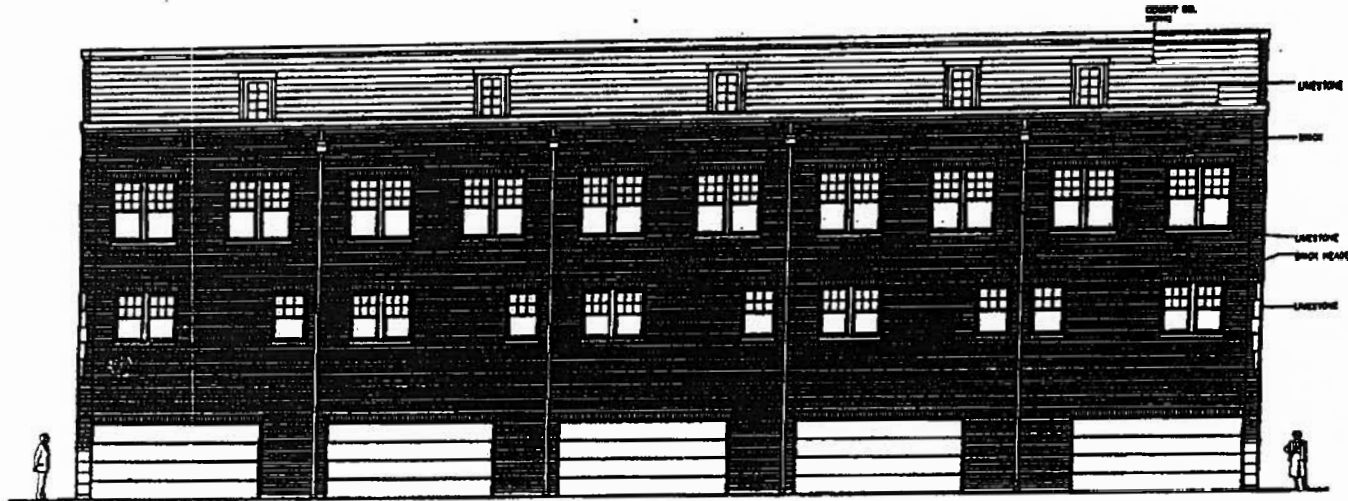


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REPORTS OF COMMITTEES



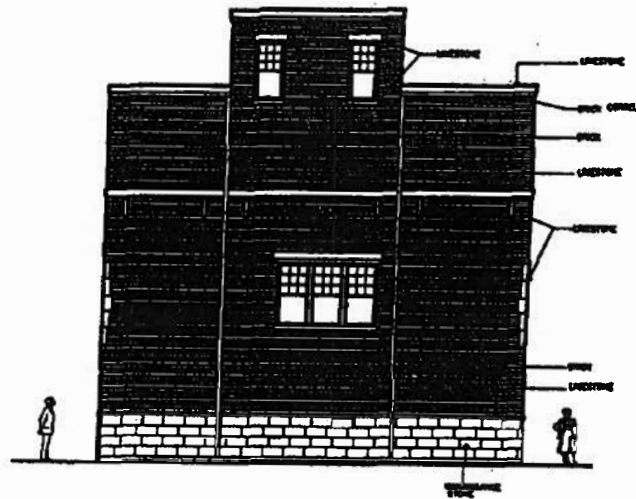
Rowhouses -- Rear Elevation.

ROWHOUSES
REAR ELEVATION

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2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS



ROWHOUSES
END ELEVATION
1-1

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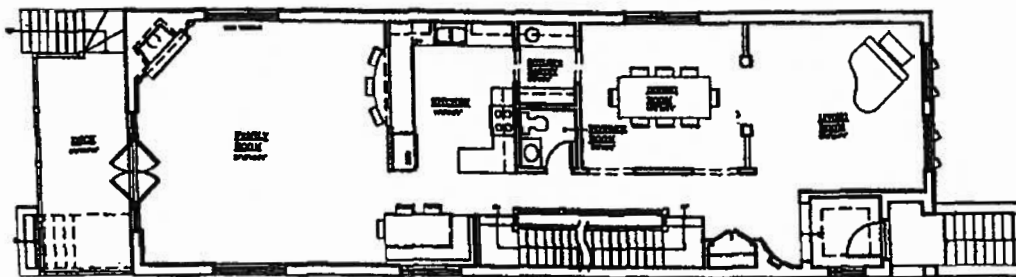
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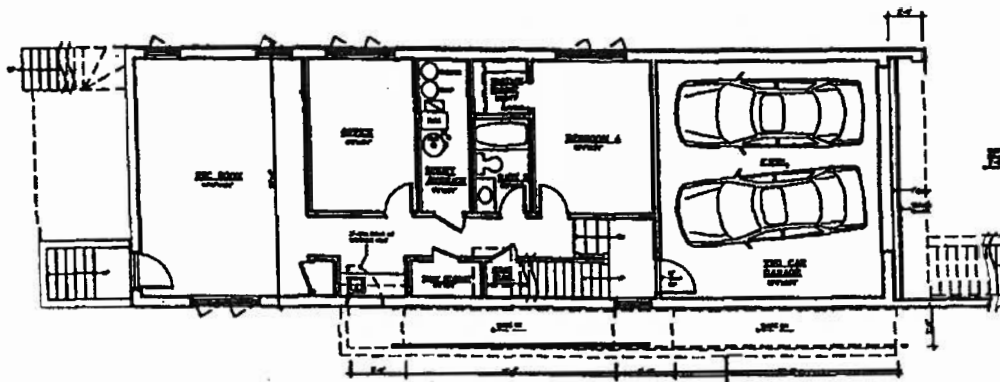
Rowhouses -- End Elevation.

Single-Family Residence -- Basement Plan.

2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS



SINGLE FAMILY RESIDENCE
FIRST FLOOR PLAN



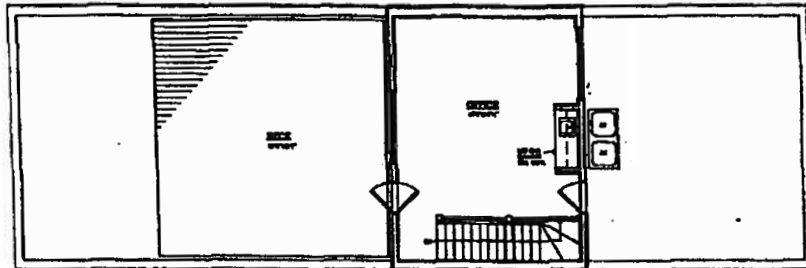
SINGLE FAMILY RESIDENCE
BASEMENT PLAN

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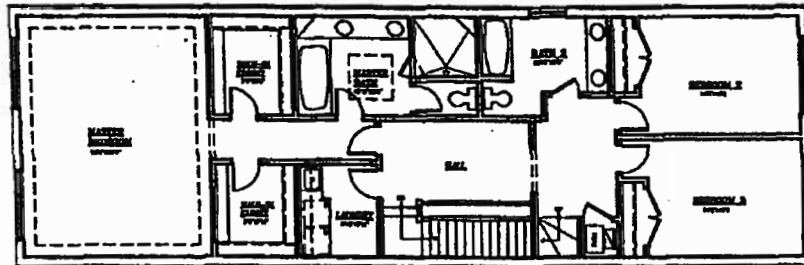
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Single-Family Residence -- Second Floor Plan.

**2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS**



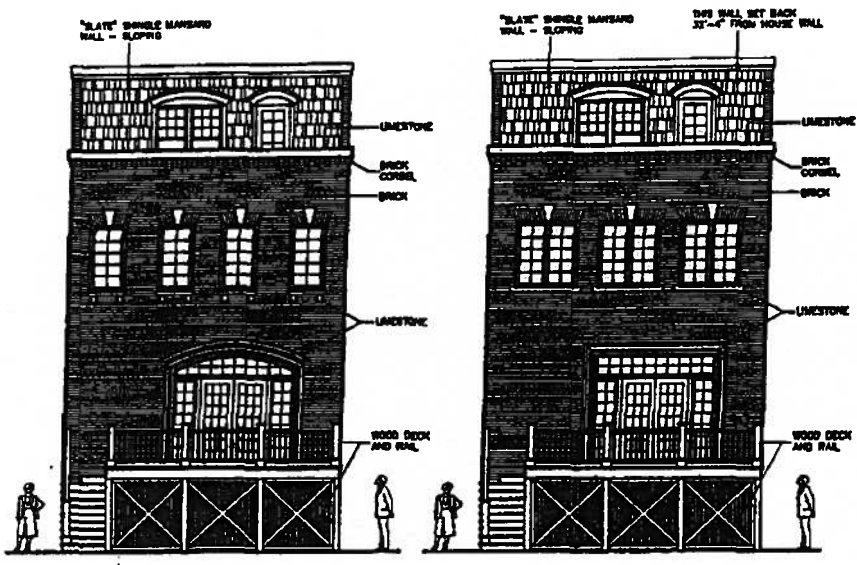
**SINGLE FAMILY RESIDENCE
ATTIC PLAN**
L L ⑤



**SINGLE FAMILY RESIDENCE
SECOND FLOOR PLAN**
L L ⑤

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT CHICAGO, ILLINOIS	DAVID MURIELLO ARCHITECTS
© DATE: 2.19.04	
635 N. LOMBARD AVENUE, OAK PARK, ILLINOIS	
PHONE 708.386.8090 FAX 708.386.8096	

2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS



A SINGLE FAMILY RESIDENCE
NORTH ELEVATION

B SINGLE FAMILY RESIDENCE
NORTH ELEVATION

Single-Family Residence -- North Elevation.
(Page 1 of 2)

3/31/2004

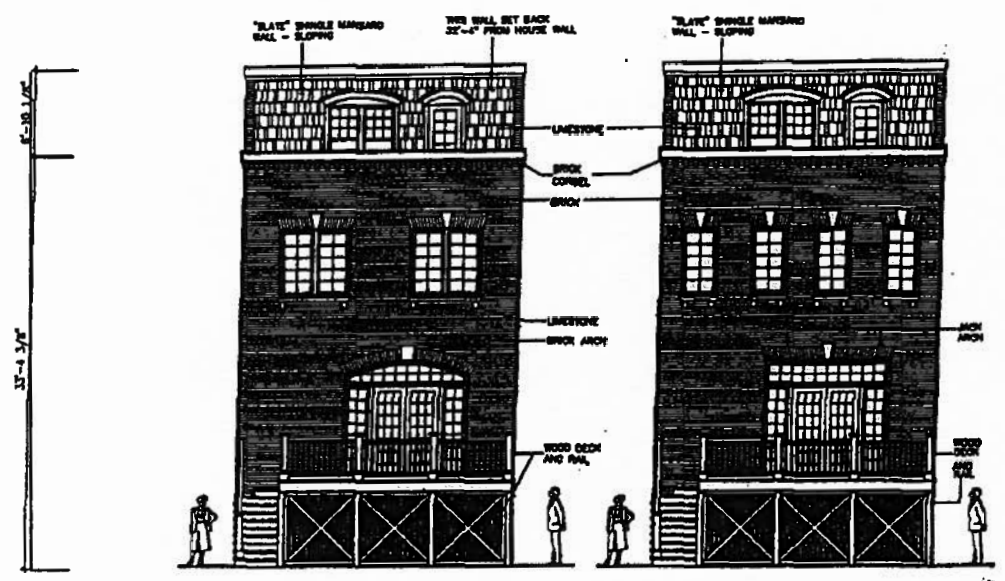
REPORTS OF COMMITTEES

21855

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT CHICAGO, ILLINOIS © DATE: 2.19.04 635 N. LOMBARD AVENUE, OAK PARK, ILLINOIS PHONE 708.388.8080 FAX 708.388.8080	◦ DAVID ◦ MURIELLO ARCHITECTS
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Single-Family Residence -- North Elevation.
(Page 2 of 2)

2240 W. DIVERSET DEVELOPMENT



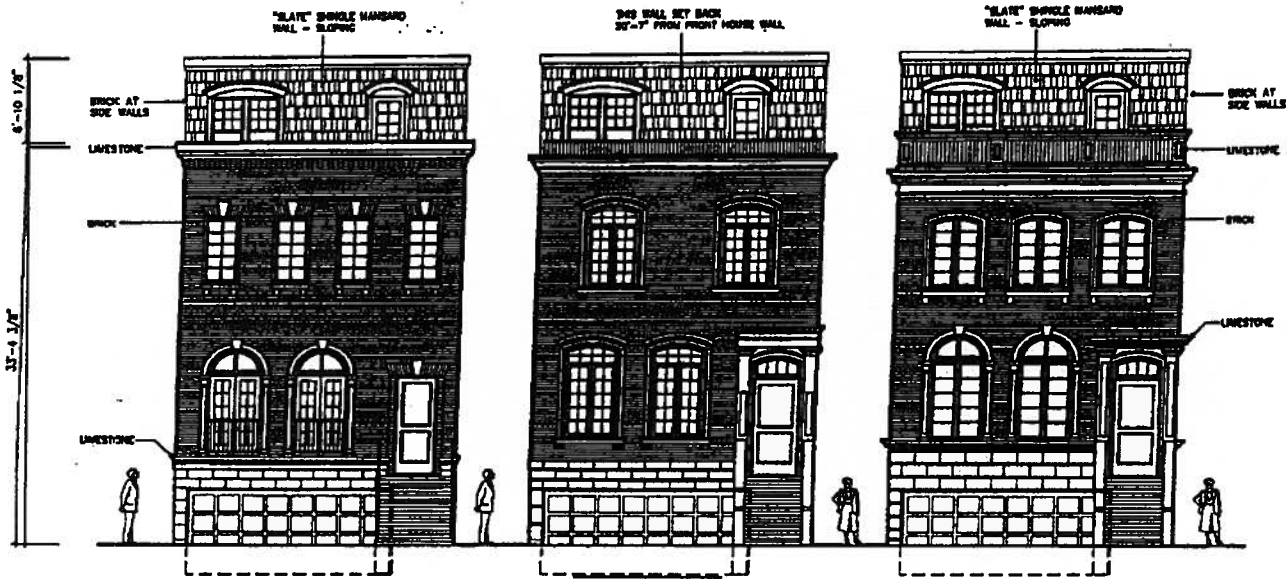
C SINGLE FAMILY RESIDENCE
NORTH ELEVATION

D SINGLE FAMILY RESIDENCE
NORTH ELEVATION

FINAL FOR PUBLICATION

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2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS



A SINGLE FAMILY RESIDENCE
SOUTH ELEVATION

B SINGLE FAMILY RESIDENCE
SOUTH ELEVATION

D SINGLE FAMILY RESIDENCE
SOUTH ELEVATION

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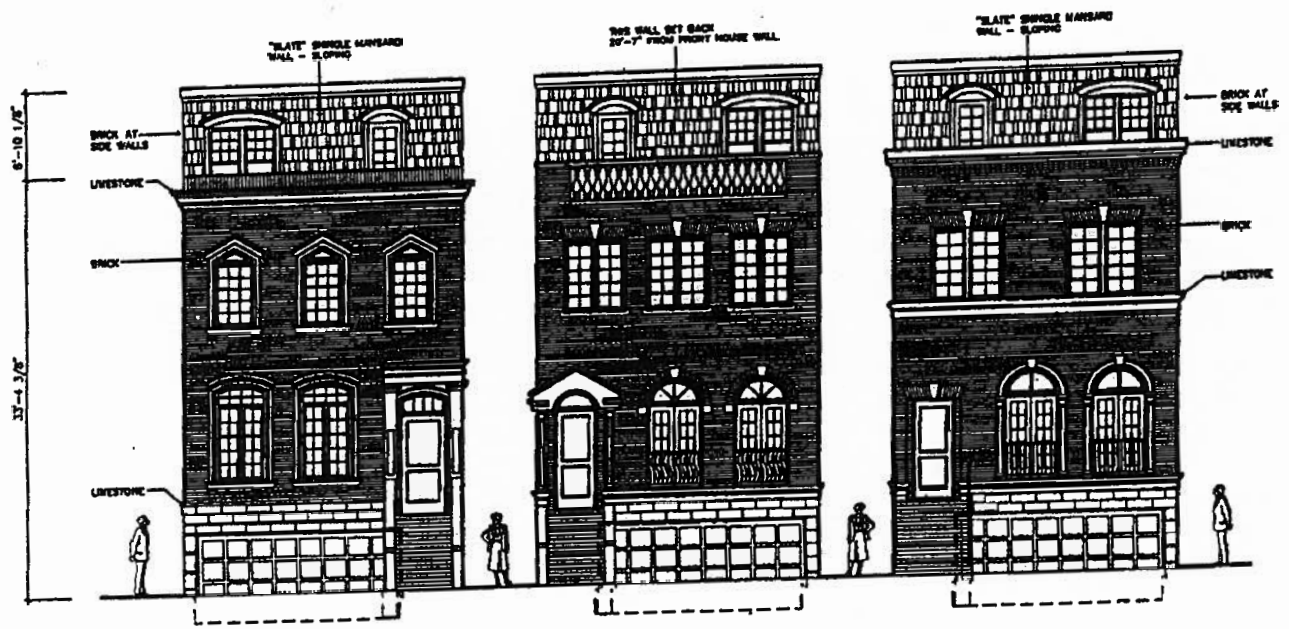
3/31/2004

REPORTS OF COMMITTEES

21857

Single-Family Residence -- South Elevation.
(Page 1 of 2)

2240 W. DIVERSET DEVELOPMENT CHICAGO, ILLINOIS



BB SINGLE FAMILY RESIDENCE
SOUTH ELEVATION

C SINGLE FAMILY RESIDENCE
SOUTH ELEVATION

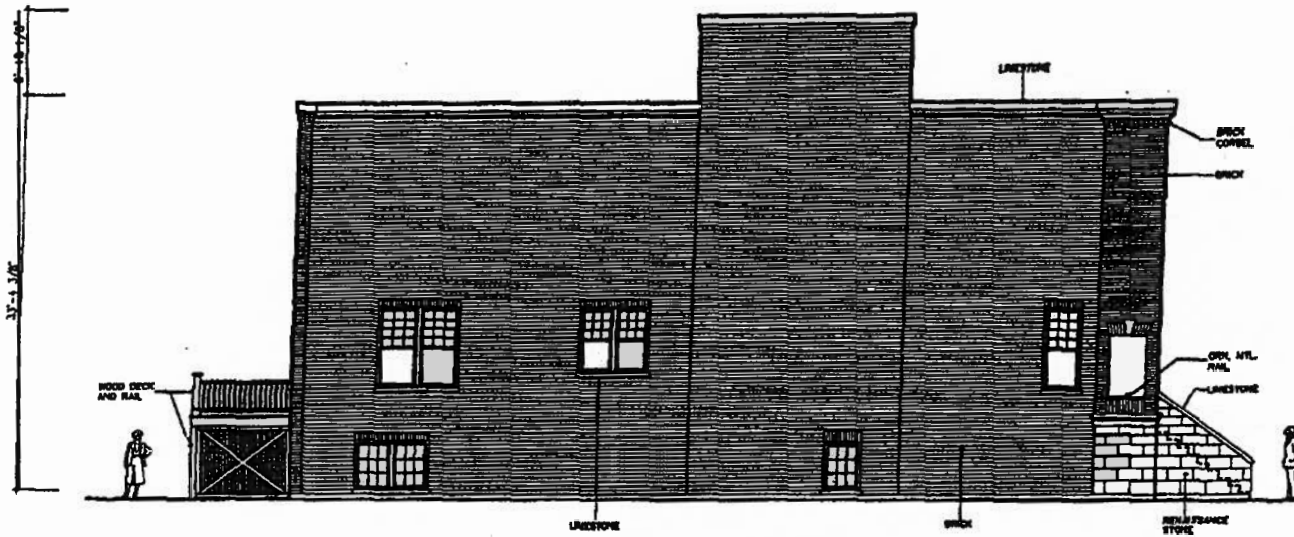
AA SINGLE FAMILY RESIDENCE
SOUTH ELEVATION

FINAL FOR PUBLICATION

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT CHICAGO, ILLINOIS	◦ DAVID ◦ MURIELLO ARCHITECTS
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Single-Family Residence -- South Elevation.
(Page 2 of 2)

2240 W. DIVERSET DEVELOPMENT
CHICAGO, ILLINOIS



SINGLE FAMILY RESIDENCE
SIDE ELEVATION



PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT CHICAGO, ILLINOIS © DATE: 2.19.04 835 N. LOMBARD AVENUE, OAK PARK, ILLINOIS PHONE 708.366.8080 FAX 708.366.8088	◦ DAVID ◦ MURIELLO ARCHITECTS
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3/31/2004

REPORTS OF COMMITTEES

Single-Family Residence -- Side Elevation.

218.59

Reclassification Of Area Shown On Map Number 7-G.
(As Amended)
(Application Number A-4723)

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 R4 General Residence District symbols and indications as shown on Map Number 7-G in the area bounded by:

West Wolfram Street; a line 206.85 feet east of North Southport Avenue; the alley next south of West Wolfram Street; and a line 181 feet east of North Southport Avenue,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 7-H.
(As Amended)
(Application Number 12919)

Be It Ordained by the City Council of the City of Chicago: RWPD 803

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-3 General Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

north branch of the Chicago River; a line 325 feet east of and parallel to North Oakley Avenue; West Diversey Avenue; North Oakley Avenue; a line 149 feet north of and parallel to West Diversey Avenue; and a line 141 feet east of and parallel to North Oakley Avenue,

to the designation of an R6 General Residence District and a corresponding use district which is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols and indications established in Section 1 above to the designation of a Residential/Waterway Planned Development 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Residential/Waterway Planned Development Number 803

Plan Of Development Statements.

1. The area delineated herein as a Residential/Waterway Planned Development consists of approximately ninety-five thousand forty-eight (95,048) square feet (two and eighteen hundredths (2.18) acres) and is owned or controlled by the applicant, Park Place Investment, an Illinois general partnership.
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 rights-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. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative,

legislative or otherwise) to this planned development are made. 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 or any property owners association which may be formed to succeed the applicant, and any ground lessors.

4. This plan of development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan; Landscape Plan and Building Elevations dated September 13, 2001, prepared by Fitzgerald Associates Architects. Full size sets of the Site/Landscape Plan and 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/Waterway Planned Development": residential units, accessory 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. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. Ingress and egress shall be subject to the review and approval of the Department of Transportation, 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 Department of Transportation.
8. In addition to the maximum height of any building or 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 Building Elevations, and in accordance with the parkway landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the River, as provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Sec. 11.11-3(1)). To further these goals, the applicant agrees to set back all buildings and parking areas as per the approved site plan. The publicly accessible portion of this setback area shall be improved with a ten (10) foot wide all-weather-surface path, benches, lighting, decorative fencing with planter boxes (in locations as denoted on the Site Plans and Landscaping Plans) and landscaping, and shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours. Public access shall be provided through the property from the riverwalk to Diversey Avenue as depicted on the Site Plan. No gates impeding public access shall be installed. Riverwalk amenities shall be completed concurrent with the initial occupancy of building.
12. 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. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago zoning ordinance, such minor changes may include a reduction in periphery setbacks or an increase in the maximum percent of land coverage.

13. 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 the 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.
14. 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.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, then this planned development shall expire; and the zoning of the property shall automatically revert to the pre-existing M2-3 General Manufacturing District classifications.

[Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 68935 through 68944 of this Journal.]

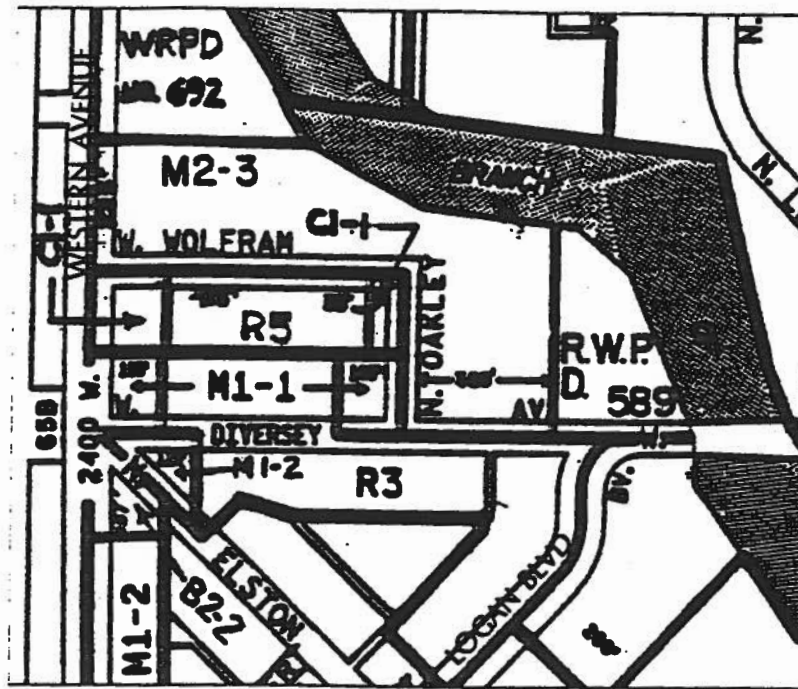
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential/Waterway Planned Development Number 803

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Net Site Area: 95,048 square feet	2.87	In accordance with the Site Plan
Gross Site Area: 99,905 square feet		
R.O.W. Area: 4,917 square feet		
Maximum Number of Dwelling Units:	197.	
Minimum Number of Off-Street Loading Spaces:	1.	
Minimum Number of Off-Street Parking Spaces:	230.	
Minimum Required Setbacks:		In accordance with the Site Plan.
Maximum Building Heights:		In accordance with the Building Elevations.

Zoning Map.



ZONING MAP

NTS.



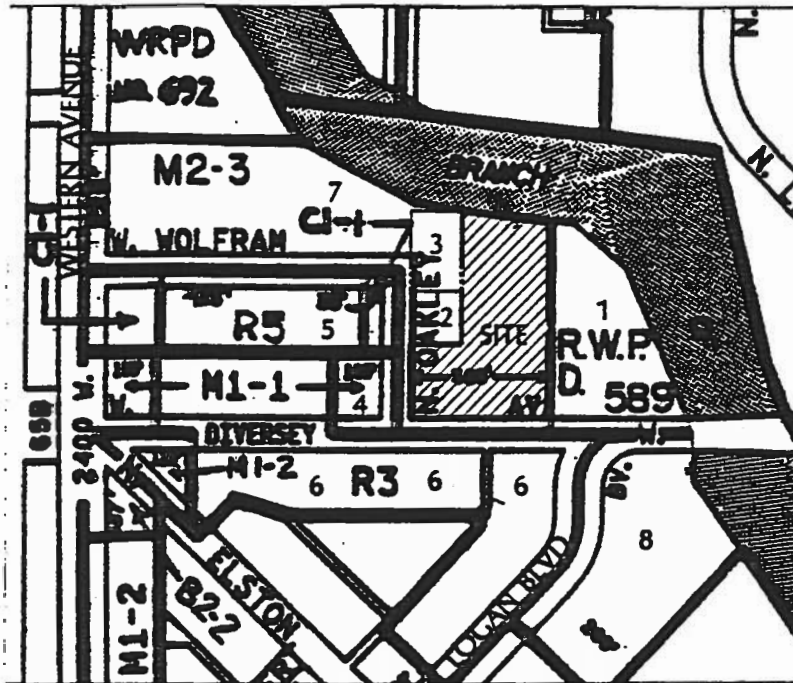
Applicant: Park Place Investment
 Address: 2240 W Diversey
 Chicago, Illinois 60610
 Date: January 12, 2000
 Revised Date: September 13, 2001

PROPOSED RESIDENTIAL DEVELOPMENT AT DIVERSEY AND OAKLEY
 CHICAGO, ILLINOIS
 REVISED SEPTEMBER 13, 2001

FITZGERALD ASSOCIATES ARCHITECTS
 310 North Dearborn
 Chicago, IL 60657
 773 237 8222
 Fax 773 327 8272

9913

Existing Land-Use Map.



KEY

- 1. RESIDENTIAL CONDOMINIUM AND TOWNHOUSE DEVELOPMENT
- 2. MANUFACTURING BUILDING
- 3. MANUFACTURING BUILDING
- 4. COMMERCIAL
- 5. RESIDENTIAL CONDOMINIUM DEVELOPMENT (UNDER CONSTRUCTION)
- 6. RESIDENTIAL APARTMENT BUILDINGS
- 7. USE UNKNOWN - EXISTING BUILDING DEMOLISHED
- 8. BOWLING ALLEY

EXISTING LAND USE MAP

NTS

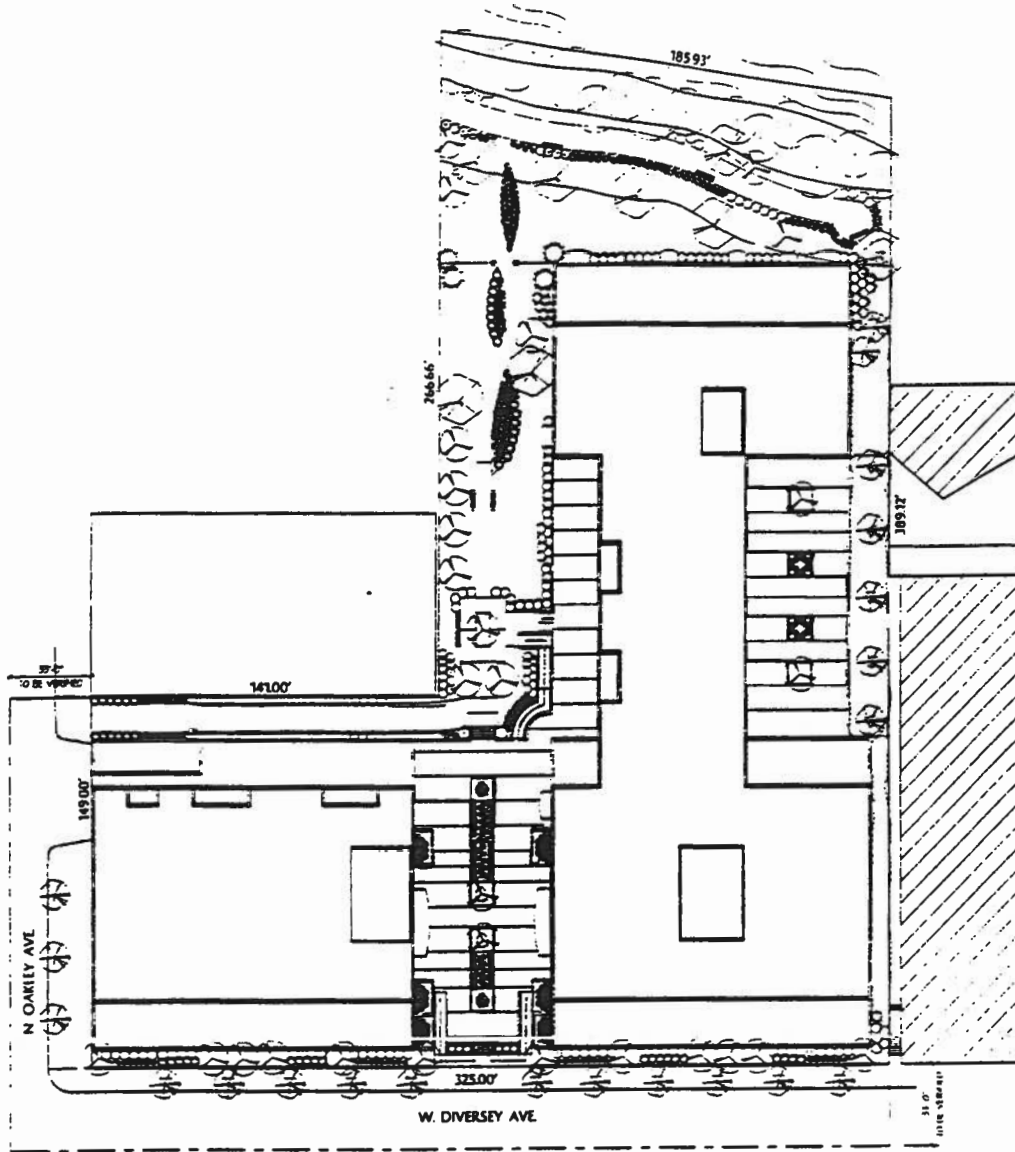
PROPOSED RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

Applicant: Park Place Investment
 Address: 2240 W Diversey
 Chicago, Illinois 60610
 Date: January 12, 2000
 Revised Date: September 13, 2001

FITZGERALD ASSOCIATES ARCHITECTS
 3112 North Sheffield
 Chicago, IL 60657
 Tel: 773.227.8212
 Fax: 773.227.8272

9913

Planned Development Boundary And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SCALE 1"=60'-0"

PROPOSED RESIDENTIAL DEVELOPMENT CHICAGO, ILLINOIS

Applicant:
Address:

Park Place Investment
2240 W. Diversey
Chicago, Illinois 60610
January 12, 2000
September 13, 2001

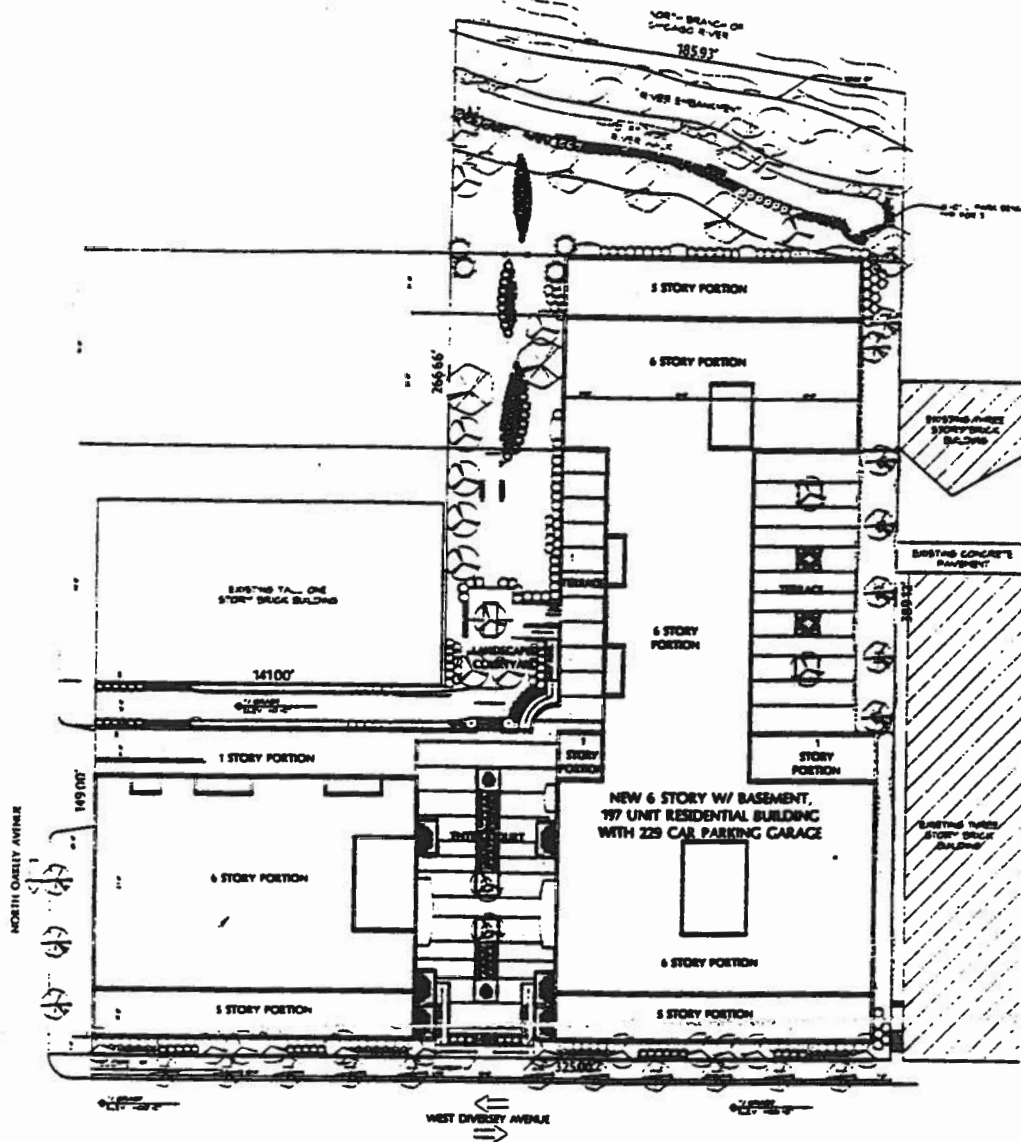
Date:
Used Date:



FITZGERALD ASSOCIATES ARCHITECTS
 3712 North Dearborn
 Chicago, IL 60657
 773.327.8222
 Fax 773.327.8072

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Site Plan.



SITE PLAN

SCALE 1"=60'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

Applicant:
Address:

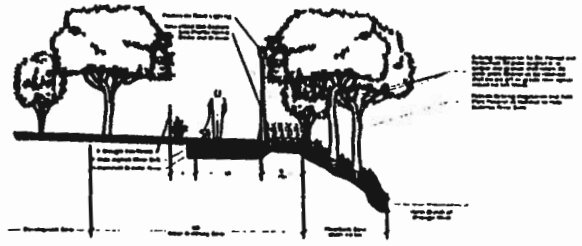
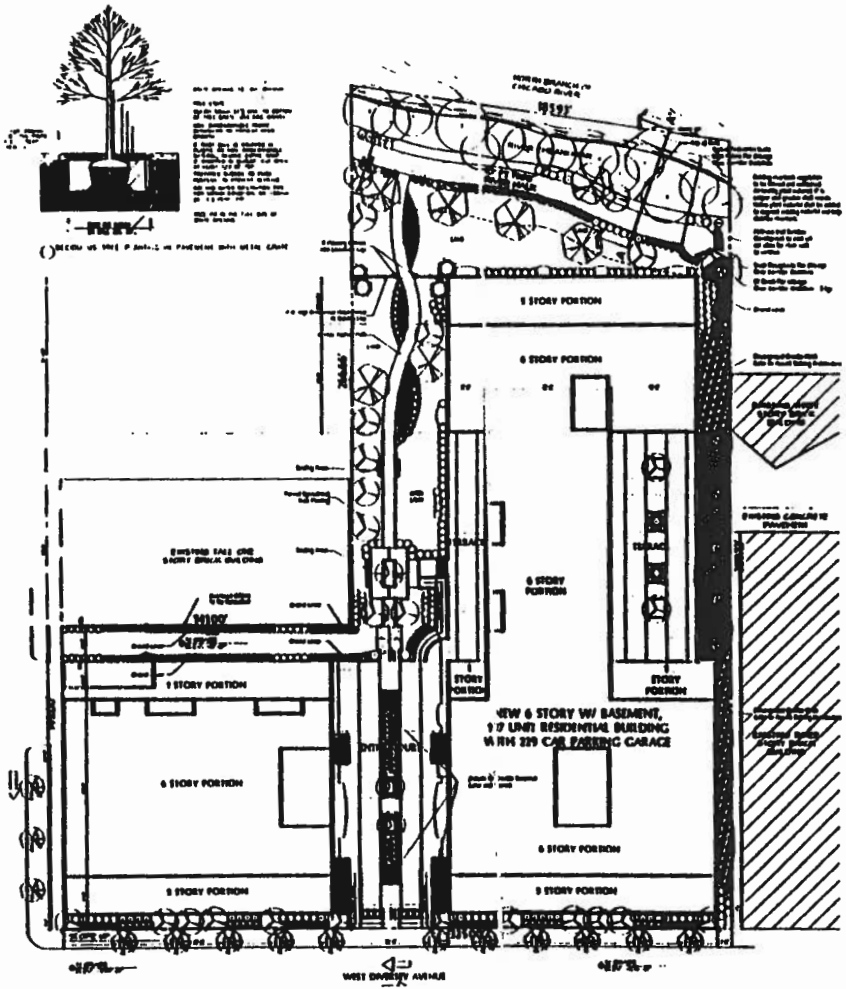
Park Place Investment
2240 W. Diversey
Chicago, Illinois 60610
January 12, 2000
September 13, 2001

Date:
Reviewed Date:

FITZGERALD ASSOCIATES ARCHITECTS
 3115 North Sheffield
 Chicago, IL 60657
 Tel: 773-327-8222
 Fax: 773-327-8222

9913

Landscape Plan.



Typical River Walk Cross-Section
SECTION 2 : 1/8\"/>

LANDSCAPE KEY

- Typical Existing Tree
- Typical Mature Tree
- Typical Street Tree
- Typical Street Tree
- Typical Street Tree
- Typical Street Tree

Symbol	Description
	1 Typical Existing Tree
	2 Typical Mature Tree
	3 Typical Street Tree
	4 Typical Street Tree
	5 Typical Street Tree
	6 Typical Street Tree
	7 Typical Street Tree
	8 Typical Street Tree
	9 Typical Street Tree
	10 Typical Street Tree
	11 Typical Street Tree
	12 Typical Street Tree
	13 Typical Street Tree
	14 Typical Street Tree
	15 Typical Street Tree
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	41 Typical Street Tree
	42 Typical Street Tree
	43 Typical Street Tree
	44 Typical Street Tree
	45 Typical Street Tree
	46 Typical Street Tree
	47 Typical Street Tree
	48 Typical Street Tree
	49 Typical Street Tree
	50 Typical Street Tree



ORNAMENTAL IRON FENCE
SECTION 1 : 1/8\"/>

1. The proposed landscape plan is based on the information provided by the applicant and is subject to change. The landscape plan is subject to change without notice. The applicant is responsible for providing the necessary information and for obtaining the necessary permits. The landscape plan is subject to change without notice. The applicant is responsible for providing the necessary information and for obtaining the necessary permits.

Applicant: Park Place Investment
Address: 2240 W. Diversey
Chicago, Illinois 60610
Date: January 12, 2000
Revised Date: September 13, 2001

LANDSCAPE PLAN

1. The proposed landscape plan is based on the information provided by the applicant and is subject to change. The landscape plan is subject to change without notice. The applicant is responsible for providing the necessary information and for obtaining the necessary permits. The landscape plan is subject to change without notice. The applicant is responsible for providing the necessary information and for obtaining the necessary permits.

The undersigned acknowledges that the landscape plan is based on the information provided by the applicant and is subject to change. The landscape plan is subject to change without notice. The applicant is responsible for providing the necessary information and for obtaining the necessary permits. The landscape plan is subject to change without notice. The applicant is responsible for providing the necessary information and for obtaining the necessary permits.

Any questions concerning the landscape plan should be directed to the architect at 700 N. Dearborn Street, Chicago, Illinois 60610.

North Building Elevation.

ELEVATION KEY NOTES	
① PRECAST CONCRETE CORNICE	④ PRECAST CONCRETE STAIRS
② DECORATIVE METAL CANOPY	⑤ RENAISSANCE SILING
③ 4" FACE BRICK CORNER	⑥ 12" BRICK SILING
⑦ 4" FACE BRICK CORNER	⑧ 12" BRICK SILING
⑨ 12" X 12" RENAISSANCE SILING PEDALED	⑩ RENAISSANCE CAST IRON GARAGE
⑪ PRECASTED METAL	⑫ 12" BRICK SILING
⑬ 12" BRICK SILING	

With integral planter boxes



NORTH ELEVATION

NTS.

PROPOSED RESIDENTIAL DEVELOPMENT AT DIVERSEY AND OAKLEY
CHICAGO, ILLINOIS
REVISED SEPT/13, 2001

<p>FITZGERALD ASSOCIATES ARCHITECTS 3172 North Broadway Chicago, IL 60657 Tel: 773.291.8272 Fax: 773.291.8273</p>	<p>9913</p>
--	-------------

Applicant: Park Place Investment
 Address: 2240 W Diversey
 Chicago, Illinois 60610
 Date: January 13, 2000
 Revised Date: September 13, 2001

South Building Elevation.

ELEVATION KEY NOTES

- | | |
|---------------------------------------|------------------------------|
| ① PRECAST CONCRETE CORNICE | ⑩ PRECAST CONCRETE STAIRS |
| ② DECORATIVE METAL CANNOPY | ⑪ METALWORK FINISH |
| ③ 4 FACE BRICK CORNER | ⑫ 1/2" BRICK SILLING |
| ④ 4 FACE BRICK CORNER | ⑬ BRICK TO BE REFINISHED |
| ⑤ 12" x 12" METALWORK STEEL DETAILING | ⑭ METALWORK TO BE REFINISHED |
| ⑥ METALWORK TO BE REFINISHED | ⑮ METALWORK TO BE REFINISHED |
| ⑦ METALWORK TO BE REFINISHED | |
| ⑧ METALWORK TO BE REFINISHED | |
| ⑨ METALWORK TO BE REFINISHED | |
- w/ integral planter boxes*



SOUTH ELEVATION

NTS.

Applicant: Park Place Investment
 Address: 2240 W. Diversey
 Chicago, Illinois 60610
 Date: January 12, 2000
 Revised Date: September 13, 2001

PROPOSED RESIDENTIAL DEVELOPMENT AT DIVERSEY AND OAKLEY
 CHICAGO, ILLINOIS
 REVISED: SEPTEMBER 13, 2001

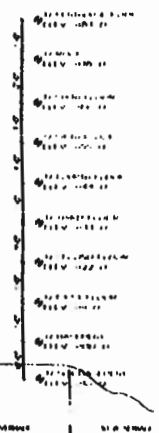
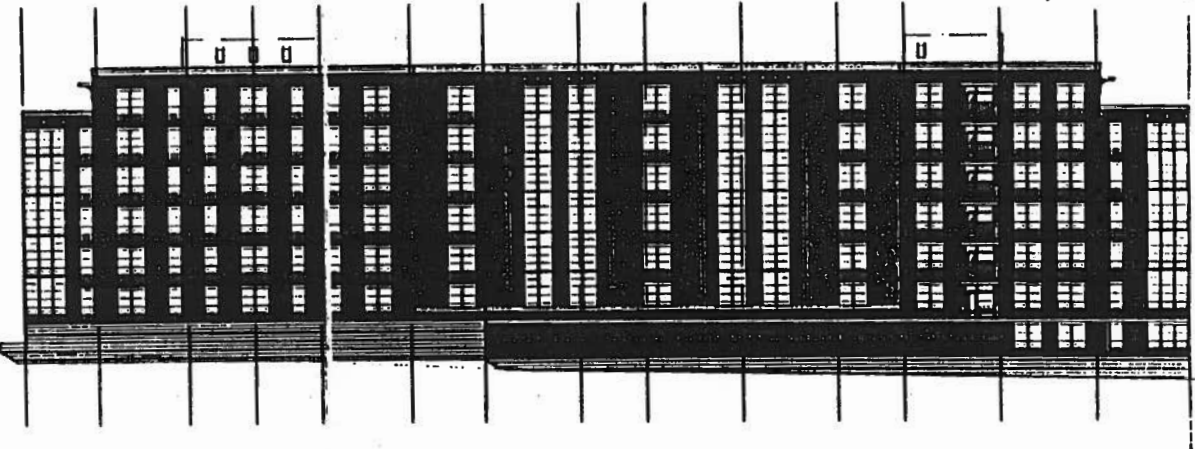
<p>FITZGERALD ASSOCIATES ARCHITECTS</p> <p>3116 LaSalle Boulevard Chicago, IL 60607 Tel: 312.327.8222 Fax: 312.327.8222</p>	<p>9913</p>
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East Courtyard Elevation.

ELEVATION KEY NOTES

① PRECAST CONCRETE CORNER	⑩ PRECAST CONCRETE STAIR
② OPERATIVE METAL CANOPY	⑪ METAL PANEL STAIR
③ 4" FACE BRICK COLUMN #1	⑫ 12" BRICK PANEL #1
④ 4" FACE BRICK COLUMN #2	⑬ CONCRETE STAIR CASE
⑤ 12" x 12" RENAISSANCE STAIR POST/ COLUMN	⑭ METAL STAIR CASE STAIR
⑥ PREFINISHED METAL	⑮ METAL STAIR CASE
⑦ OPERATIVE METAL RAILING	⑯ METAL STAIR CASE

with integral plaster bases



EAST COURTYARD ELEVATION
 NTS

PROPOSED RESIDENTIAL DEVELOPMENT AT DIVERSEY AND OAKLEY
 CHICAGO, ILLINOIS
 REVISED SEPTEMBER 13, 2001

9913

FITZGERALD ASSOCIATES ARCHITECTS
 3116 South Parkway
 Chicago, IL 60619
 Tel: 773.517.8272
 Fax: 773.517.8273

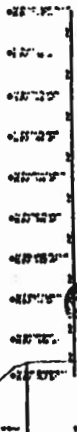
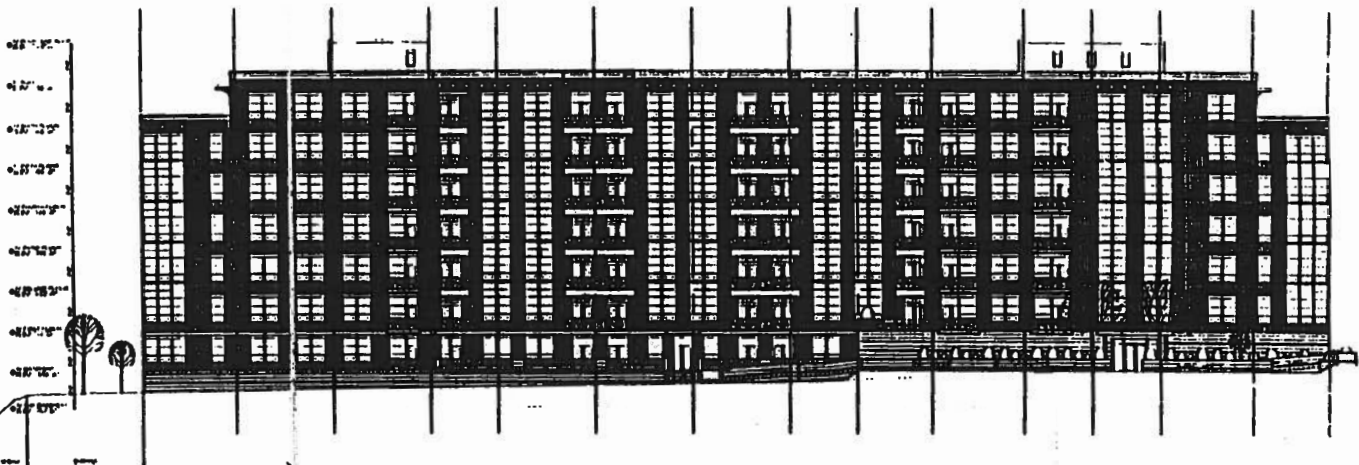
Applicant: Park Place Investment
 Address: 2240 W. Diversey
 Chicago, Illinois 60610
 Date: January 12, 2000
 Revised Date: September 13, 2001

West Courtyard Elevation.

ELEVATION KEY NOTES

(C) PRECAST CONCRETE CORNICE	(D) PRECAST CONCRETE SLAB
(E) DECORATIVE METAL CANOPY	(F) RENAISSANCE STONE
(G) 4" FACE BRICK COLUMN	(H) 12" BRICK COLUMN
(I) 4" FACE BRICK CORNER	(J) CONCRETE FINISH
(K) 12" RENAISSANCE STONE DETAIL	(L) RENAISSANCE STONE
(M) PRECAST METAL	(N) CONCRETE
(O) FINISHED METAL	(P) FINISHED METAL

WITH integral primer bases



WEST COURTYARD ELEVATION

NTC

PROPOSED RESIDENTIAL DEVELOPMENT AT DIVERSEY AND OAKLEY
CHICAGO, ILLINOIS
REVISED SET NUMBER 13, 2001

FITZGERALD ASSOCIATES ARCHITECTS
3110 South Wacker Drive
Chicago, Illinois 60606
Tel: 312.527.8877
Fax: 312.527.8878

9913

Applicant: Park Place Investment
Address: 2210 W Diversey
Chicago, Illinois 60610
Date: January 12, 2000
Revised Date: September 13, 2001