

PD 839

Table of Contents

03/25/2026 PD Adoption	2
Ordinance	2
Statements	6
Bulk Table	10
Exhibits	11

~~Belden Avenue; and North Janssen Avenue,
to those of an R4 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 13601)

RPD 839

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 M3-2 Heavy Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

that part of Lot 5 in Wehrheim's Subdivision of part of the north half of the south half of the west three-quarters of the northeast quarter of Section 30, together with that part of the south half of the south half of the west three-quarters of the northeast quarter of Section 30, all in Township 40 North, Range 14 East of the Third Principal Meridian, lying east of the east line of the Chicago and North Western Railway (except the east 33 feet thereof taken for North Paulina Street) all taken as a tract, bounded and described as follows:

beginning at a point on the west line of North Paulina Street, 499.52 feet north of the south line of said northeast quarter; thence west 449.50 feet along a line forming an angle of 88 degrees, 02 minutes, 30 seconds as measured from south to west with said west line; thence westerly 50.03 feet along the arc of a circle convex northwesterly tangent to the last described course having a radius of 448.56 feet to a point of compound curvature; thence southwesterly 229.99 feet along the arc of a circle convex northwesterly having a radius of 170.21 feet to a point of tangency; thence southerly 14.07 feet to the point of intersection with the east line of the right-of-way of the Chicago and Northwestern Railway, said point being 302.88 feet north of the south line of said northeast quarter; thence north, along the east line of said right-of-way, 570.04 feet; thence east 87.63 feet, along a line forming an angle of 92 degrees, 16 minutes, 47 seconds as measured from south to east with said east line; thence south perpendicular to the aforesaid line 61.02 feet; thence

east 551.58 feet, along a line forming an angle of 91 degrees, 26 minutes, 30 seconds as measured from north to east with the aforesaid line to the west line of North Paulina Street; thence south 326.92 feet to the hereinabove designated point of beginning, except that part thereof described as follows:

that part of the west three-quarters (except the east 33 feet thereof) of the south half of the south half of the northeast quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

commencing at a point in the east line of the foregoing described tract which is 173.00 feet north of the south line of said northeast quarter; thence north 00 degrees, 36 minutes, 45 seconds west, 326.52 feet along the east line of said tract; thence south 87 degrees, 25 minutes, 45 seconds west, 118.07 feet to the point of beginning; thence south 87 degrees, 25 minutes, 45 seconds west, 296.17 feet to a point 414.00 feet west of the east line of said tract; thence north 00 degrees, 36 minutes, 45 seconds west, along a line parallel to said east line, 8.00 feet; thence north 87 degrees, 25 minutes, 45 seconds east, 296.17 feet; thence south 00 degrees, 36 minutes, 45 seconds east, 8.00 feet to the point of beginning,

also except that part thereof described as follows:

that part of the west three-quarters (except the east 33 feet thereof) of the south half of the south half of the northeast quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

commencing at a point in the east line of the foregoing described tract which is 173.00 feet north of the south line of said northeast quarter; thence north 00 degrees, 36 minutes, 45 seconds west, 326.52 feet along the east line of said tract; thence south 87 degrees, 25 minutes, 45 seconds west, 118.07 feet; thence south 87 degrees, 25 minutes, 45 seconds west, 296.17 feet to a point 414.00 feet west of the east line of said tract, said point being also the point of beginning; thence south 87 degrees, 25 minutes, 465 seconds west, 35.26 feet; thence westerly along a curved line convex northwesterly tangent to the last described line and having a radius of 448.56 feet, a distance of 50.03 feet to a 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 south 03 degrees, 37 minutes, 12 seconds west, 14.07 feet along a line tangent to the last described line to the point of intersection with the east line of the right-of-way of the Chicago and Northwestern Railroad; thence north 00 degrees, 15 minutes, 05 seconds west, along the east line of said right-of-way 175.72 feet; thence north 87

degrees, 25 minutes, 45 seconds east, 230.14 feet; thence south 00 degrees, 36 minutes, 45 seconds east, 8.00 feet to the point of beginning, in Cook County, Illinois. Known as: 2900 North Paulina Street, Chicago, Illinois,

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

SECTION 2. That the Chicago zoning ordinance be amended by changing all of the R4 General Residence District symbols and indications as shown on Map 7-H in the area bounded by:

that part of Lot 5 in Wehrheim's Subdivision of part of the north half of the south half of the west three-quarters of the northeast quarter of Section 30, together with that part of the south half of the south half of the west three-quarters of the northeast quarter of Section 30, all in Township 40 North, Range 14 East of the Third Principal Meridian, lying east of the east line of the Chicago and Northwestern Railway (except the east 33 feet thereof taken for North Paulina Street) all taken as a tract, bounded and described as follows:

beginning at a point on the west line of North Paulina Street, 499.52 feet north of the south line of said northeast quarter; thence west 449.50 feet, along a line forming an angle of 88 degrees, 02 minutes, 30 seconds as measured from south to west with said west line; thence westerly 50.03 feet along the arc of a circle convex northwesterly tangent to the last described course having a radius of 448.56 feet to a point of compound curvature; thence southwesterly 229.99 feet along the arc of a circle convex northwesterly having a radius of 170.21 feet to a point of tangency; thence southerly 14.07 feet to the point of intersection with the east line of the right-of-way of the Chicago and Northwestern Railway, said point being 302.88 feet north of the south line of said northeast quarter; thence north, along the east line of said right-of-way, 570.04 feet; thence east 87.63 feet, along a line forming an angle of 92 degrees, 16 minutes, 47 seconds as measured from south to east with said east line; thence south perpendicular to the aforesaid line 61.02 feet; thence east 551.58 feet, along a line forming an angle of 91 degrees, 26 minutes, 30 seconds as measured from north to east with the aforesaid line to the west line of North Paulina Street; thence south, 326.92 feet to the hereinabove designated point of beginning, except that part thereof described as follows:

that part of the west three quarters (except the east 33 feet thereof) of the south half of the south half of the northeast quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

commencing at a point in the east line of the foregoing described tract which is 173.00 feet north of the south line of said northeast quarter;

thence north 00 degrees, 36 minutes, 45 seconds west, 326.52 feet along the east line of said tract; thence south 87 degrees, 25 minutes, 45 seconds west, 118.07 feet to the point of beginning; thence south 87 degrees, 25 minutes, 45 seconds west, 296.17 feet to a point 414.00 feet west of the east line of said tract; thence north 00 degrees, 36 minutes, 45 seconds west, along a line parallel to said east line, 8.00 feet; thence north 87 degrees, 25 minutes, 45 seconds east, 296.17 feet; thence south 00 degrees, 36 minutes, 45 seconds east, 8.00 to the point of beginning,

also except that part thereof described as follows:

that part of the west three-quarters (except the east 33 feet thereof) of the south half of the south half of the northeast quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows:

commencing at a point in the east line of the foregoing described tract which is 173.00 feet north of the south line of said northeast quarter; thence north 00 degrees, 36 minutes, 45 seconds west, 326.52 feet along the east line of said tract; thence south 87 degrees, 25 minutes, 45 seconds west, 118.07 feet; thence south 87 degrees, 25 minutes, 45 seconds west, 296.17 feet to a point 414.00 feet west of the east line of said tract, said point being also the point of beginning; thence south 87 degrees, 25 minutes, 465 seconds west, 35.26 feet; thence westerly along a curved line convex northwesterly tangent to the last described line and having a radius of 448.56 feet, a distance of 50.03 feet to a 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 south 03 degrees, 37 minutes, 12 seconds west, 14.07 feet along a line tangent to the last described line to the point of intersection with the east line of the right-of-way of the Chicago and Northwestern Railroad; thence north 00 degrees, 15 minutes, 05 seconds west, along the east line of said right-of-way 175.72 feet; thence north 87 degrees, 25 minutes, 45 seconds east, 230.14 feet; thence south 00 degrees, 36 minutes, 45 seconds east, 8.00 feet to the point of beginning, in Cook County, Illinois. Known as: 2900 North Paulina Street, Chicago, Illinois,

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 attached hereto 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 Planned Development Number. 839

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately one hundred eighty-seven thousand thirty-two (187,032) square feet (plus or minus four and three-tenths (± 4.3) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Columbia 2900 L.L.C.
2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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, including any condominium association which may be formed to represent all or some of the owners for zoning purposes 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 Right-of-Way Adjustment and Park Dedication Plan; a Site Plan and Landscape Plan and Building Elevations prepared by Pappageorge/Haymes Ltd. dated June 13, 2002. Full-sized copies of the Right-of-Way Adjustment and Park Dedication Plan, Site Plan, Landscape Plan and the Building Elevations 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 shall be permitted in the area delineated herein as a Residential Planned Development: single-family, single-family attached, multi-family walk-up dwelling units, parking and accessory 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. 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. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.

9. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and the Building Elevations. All rights-of-way being dedicated to the public shall be constructed in accordance with City of Chicago, Department of Transportation's standards for public roadways. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. 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 in garages. At no time shall trash receptacles be stored on City right-of-way. The penthouse structures located on the roof of the townhome units shall not be expanded beyond the size approved under this planned development.
10. 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.
11. The requirements of the planned development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner 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 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 most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. Unless substantial construction of the development has commenced within six (6) 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 pre-existing M3-2 Heavy Manufacturing.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Right-of-Way Adjustment and Park Dedication Plan; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 93097 through 93107 of this *Journal*.]

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

Residential Planned Development Number 839.

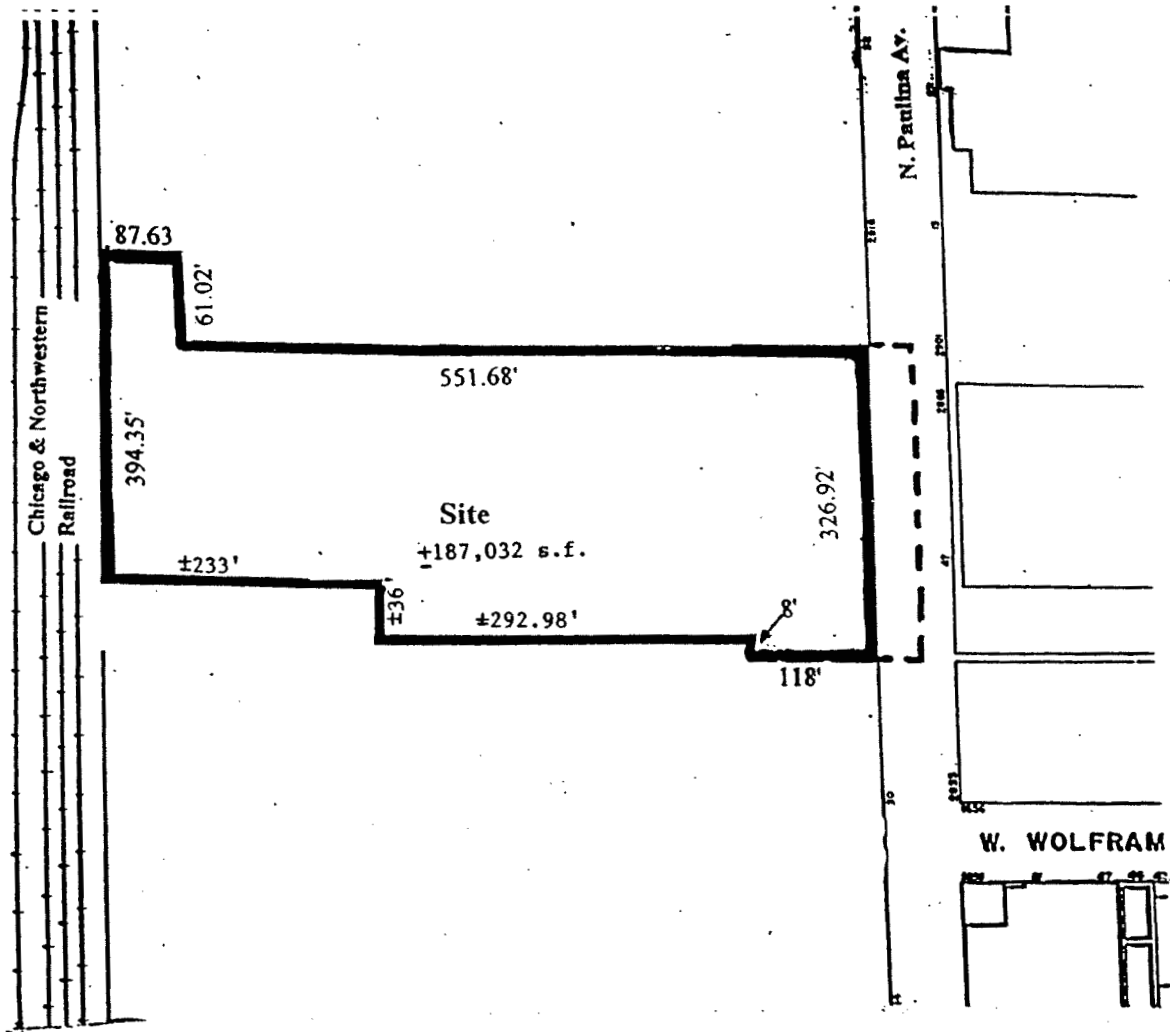
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area ($\pm 222,854$ square feet (± 5.1 acres)) = Net Site Area ($\pm 187,032$ square feet (± 4.3 acres)) + Area Remaining in Public Right-of-Way ($\pm 35,622$ square feet (± 0.81 acres)).

Maximum Permitted Floor Area Ratio:	1.2.
Setbacks from Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with Site Plan.
Maximum Number of Dwelling Units:	80 units.
Minimum Number of Off-Street Parking Spaces:	144 spaces.
Minimum Number of Off-Street Loading Areas:	0.
Maximum Building Height:	In substantial conformance with the Building Elevations. Single-Family Homes -- 41 feet, 9½ inches.
Minimum Distance Between Single-Family Homes:	4 feet.

Planned Development Boundary
And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY
& PROPERTY LINE MAP



Applicant

Columbia 2900 LLC
900 N. North Branch
Chicago, Illinois 60622

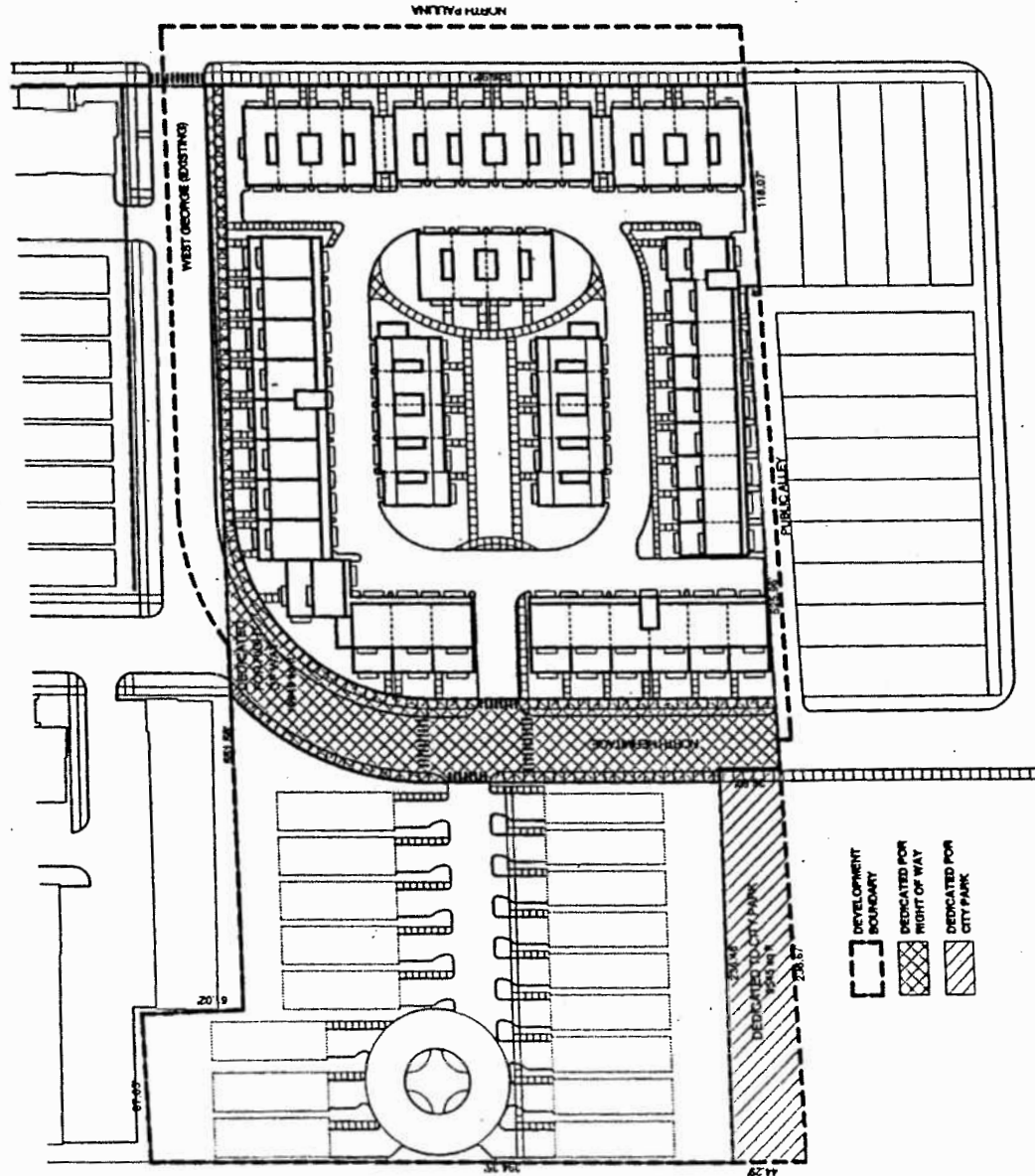
Introduced: February 27, 2002

Revised: June 13, 2002

Legend

-  Property Line
-  Planned Development Boundary

Right-Of-Way Adjustment And
Park Dedication Plan.



PROJECT: 2900 N. PAULINA/CRESCENT PARK
 APPLICANT: COLUMBIA 2900 LLC
 900 N. NORTH BRANCH
 CHICAGO, ILLINOIS 60622
 DATE: 6/13/02



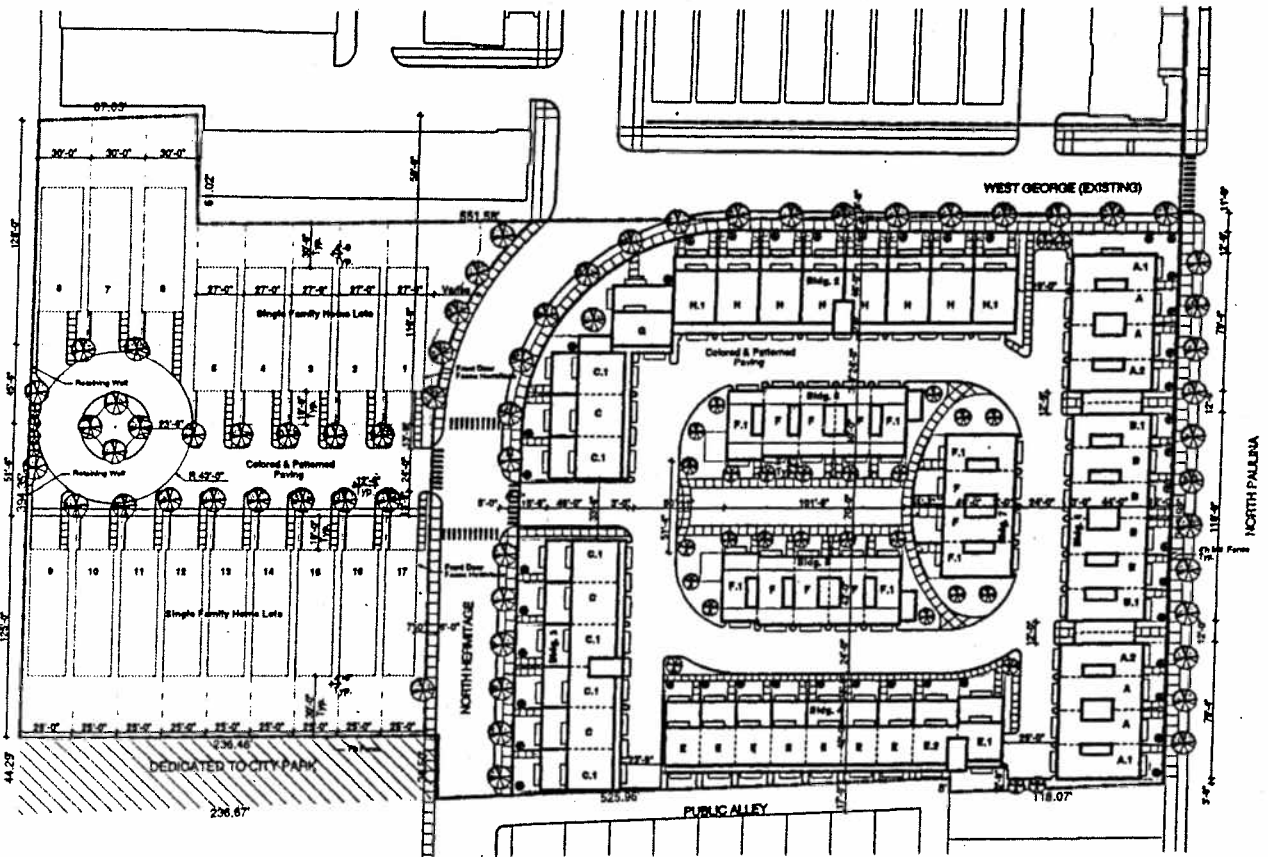
RIGHT OF WAY ADJUSTMENT
 &
 PARK DEDICATION PLAN

9/4/2002

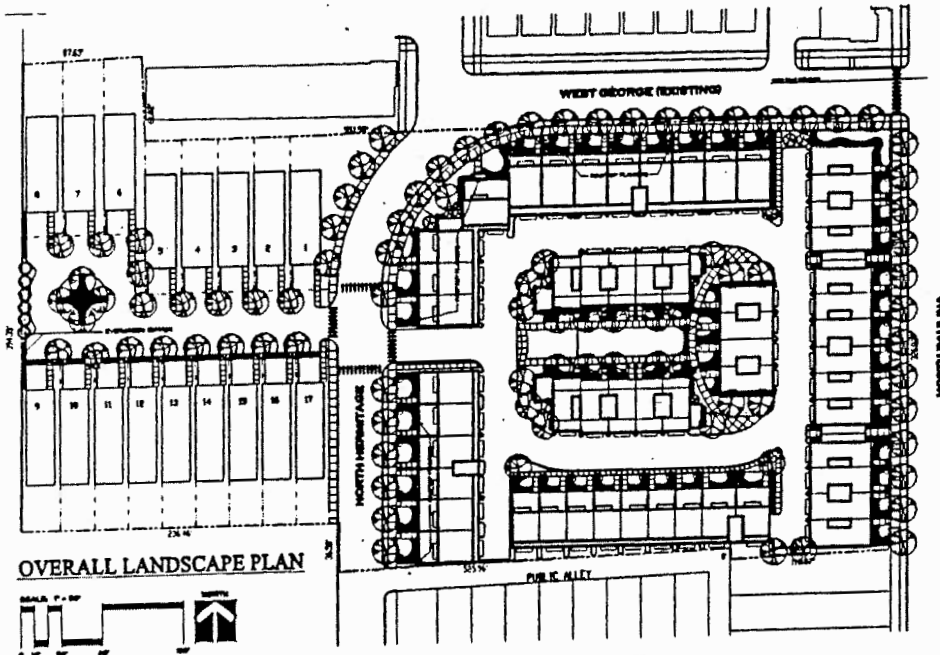
REPORTS OF COMMITTEES

93101

Site Plan.

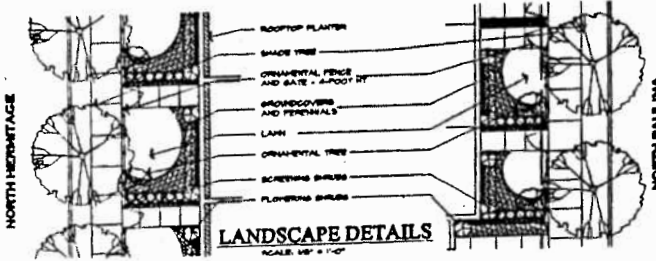


Landscape Plan.



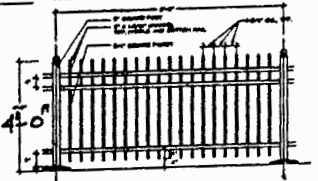
PRELIMINARY PLANT PALETTE

Plant Name	Quantity	Notes
SHADE TREES		
...
ORNA-MENTAL TREES		
...
ORNA-MENTAL FENCE		
...



LEGEND

- SHADE TREE
- LARGE EVERGREEN TREE
- ORNA-MENTAL TREE
- SCREENING AND SCREENING SHRUBS
- PERENNIALS AND GROUND-COVERS



9/4/2002

REPORTS OF COMMITTEES

93103

North Building Elevations.



Front Elevation (W. George Ave.)

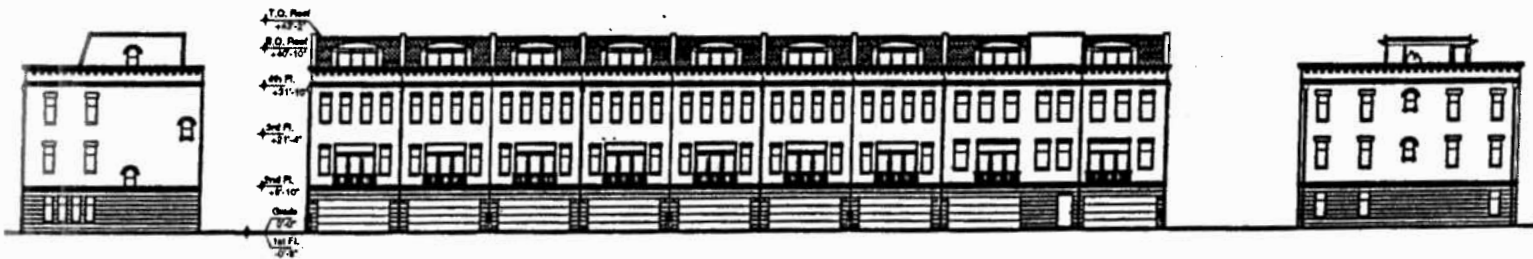


Back Elevation (Interior Drive)

South Building Elevations.



Front Elevation (Interior Drive)



Back Elevation (Alley)

East Building Elevations.

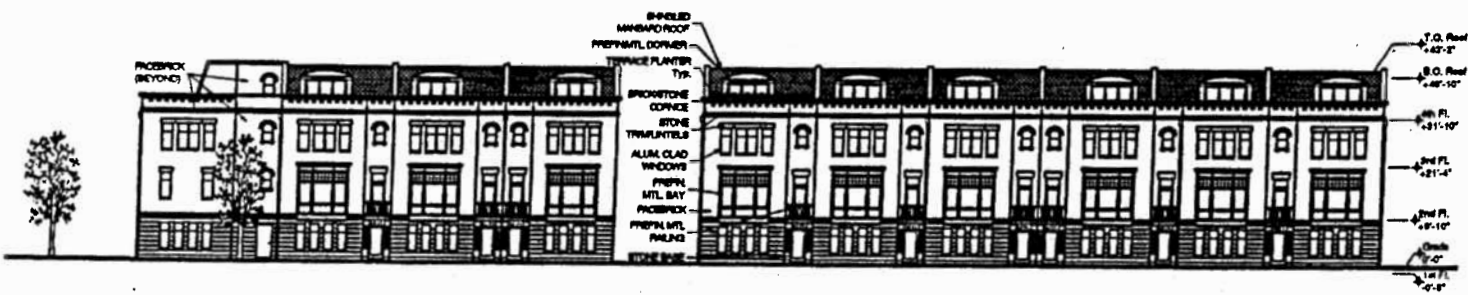


Front Elevation (Paulina Ave.)



Back Elevation (Interior Drive)

West Building Elevations.



Front Elevation (Hermitage Ave.)



Back Elevation (Interior Drive)

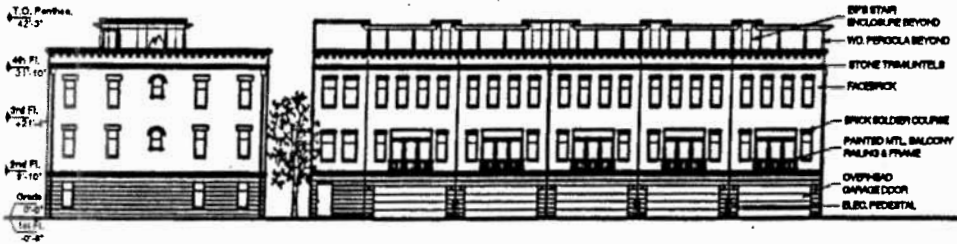
Interior Courtyard Elevations.



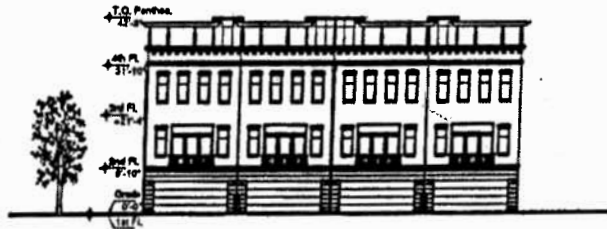
Interior Courtyard South Elevation (North Similar)



Interior Courtyard West Elevation



Interior Courtyard North Elevation (South Similar)



Interior Courtyard East Elevation