

PD 930

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Reclassification Of Area Shown On Map Number 7-H.

(As Amended)

(Application Number 14372)

RPD 930

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

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

a line 377.36 feet north of West Wolfram Street to a point 343.92 feet east of North Paulina Street; a concave line from the last described point traveling south, southwesterly and west, the arc of said concave line being a total of 457.92 feet, to a point on the east line of North Paulina Street 151.21 feet north of West Wolfram Street; and North Paulina Street,

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 Number 7-H in the area bounded by:

a line 377.36 feet north of West Wolfram Street to a point 343.92 feet east of North Paulina Street; a concave line from the last described point traveling south, southwesterly and west, the arc of said concave line being a total of 457.92 feet to a point on the east line of North Paulina Street 151.21 feet north of West Wolfram Street; and North Paulina Street,

to the designation of a Residential Planned Development, 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 attached to this ordinance read as follows:

Planned Development.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately sixty-three thousand eight hundred fifteen and sixty-six hundredths (63,815.66) square feet (one and forty-six hundredths (1.46) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the applicant, 2865 North Paulina, L.L.C.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments 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, assignees or grantees and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors, assignees or grantees and, if different than the applicant, any legal titleholders 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 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 and Building Elevations prepared by Cynthia Papiernik dated July 15, 2004; and a Landscape Plan prepared by Kinsella Landscape, Inc. dated July 15, 2004. A full-size set of the Site Plan, Landscape Plan and the Building Elevations is 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

- J. All satellite dishes, aerials and antennae shall be located in the rear one-third ($\frac{1}{3}$) of the residence. Satellite dishes shall not exceed two (2) feet in diameter.
11. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply.
 12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
 14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new 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 of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to an M3-2 Heavy Manufacturing District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; Clubhouse Elevations; and Typical Building Elevations referred to in these Plan of Development Statements printed on pages 30697 through 30709 of this Journal.]

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

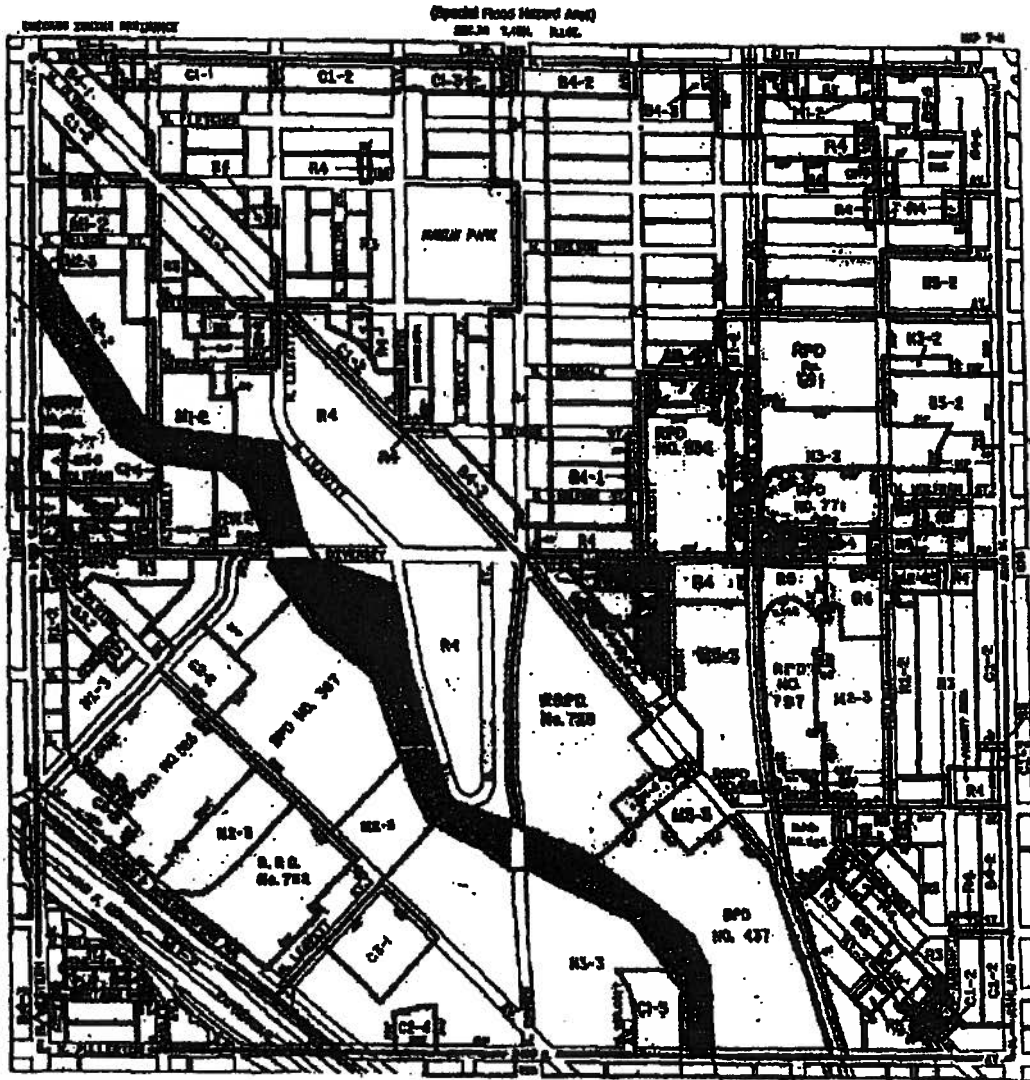
Residential Planned Development. 930

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area Remaining in Public Rights-of-Way
 ± 71,278.61 square feet (± 1.64 acres) = ± 63,815.66 square feet (± 1.46 acres)
 + ± 7,462.95 square feet (± 0.17 acres)

| | |
|--|--------------------------------------|
| Maximum Floor Area Ratio: | 1.3 |
| Maximum Number of Dwelling Units: | 12 |
| Minimum Number of Off-Street Parking Spaces: | Two parking spaces per dwelling unit |
| Setbacks: | In accordance with the Site Plan |

Existing Zoning Map.

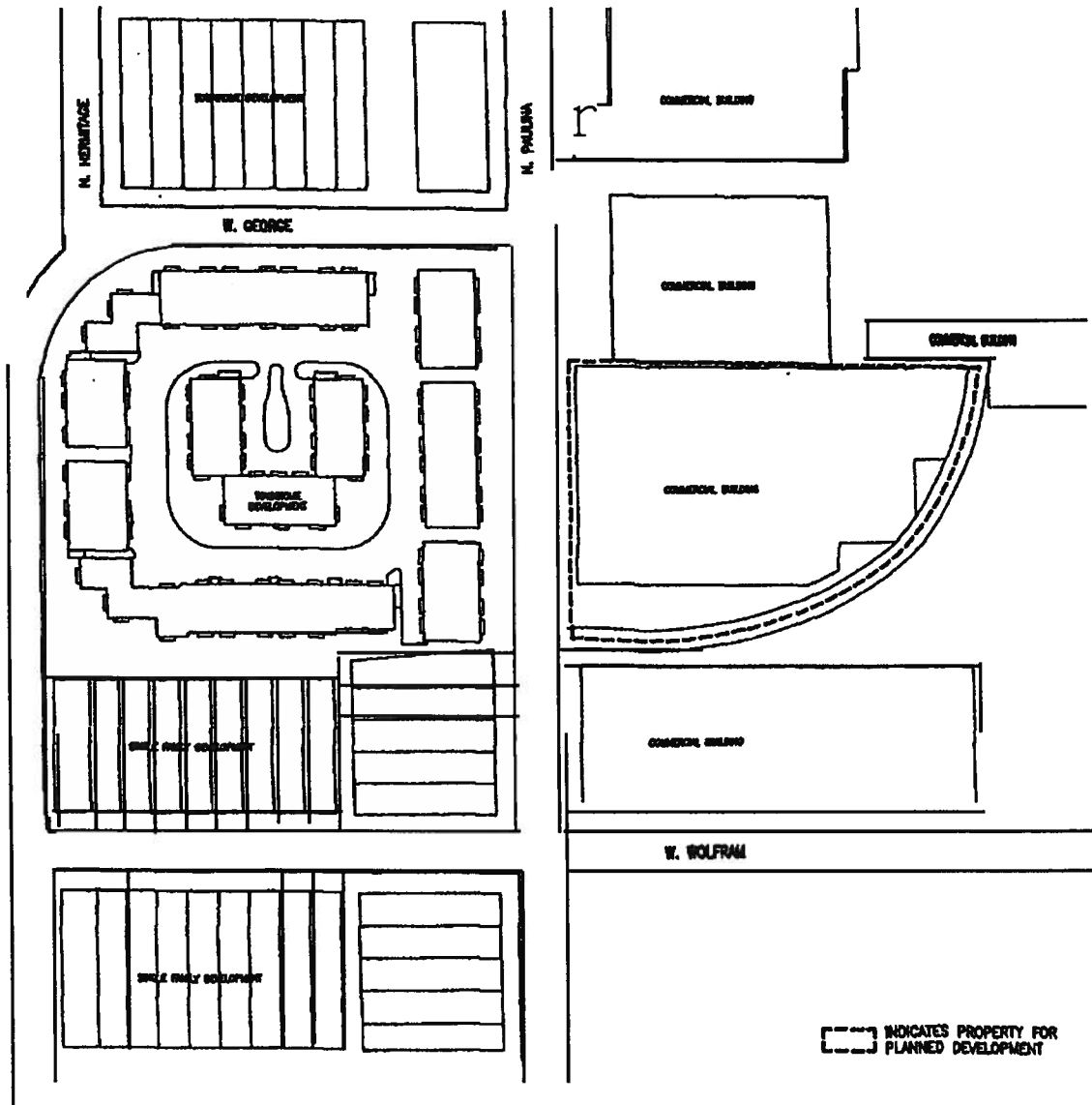


PROJECT: 2865 N. PAULINA
APPLICANT: 2865 N. PAULINA, LLC
C/O JOL. DEVELOPMENT CONTRACTORS, LLC
900 N. NORTH BRANCH
CHICAGO, ILLINOIS 60622
DATE: 05.05.04



EXISTING ZONING MAP

Existing Land-Use Map.

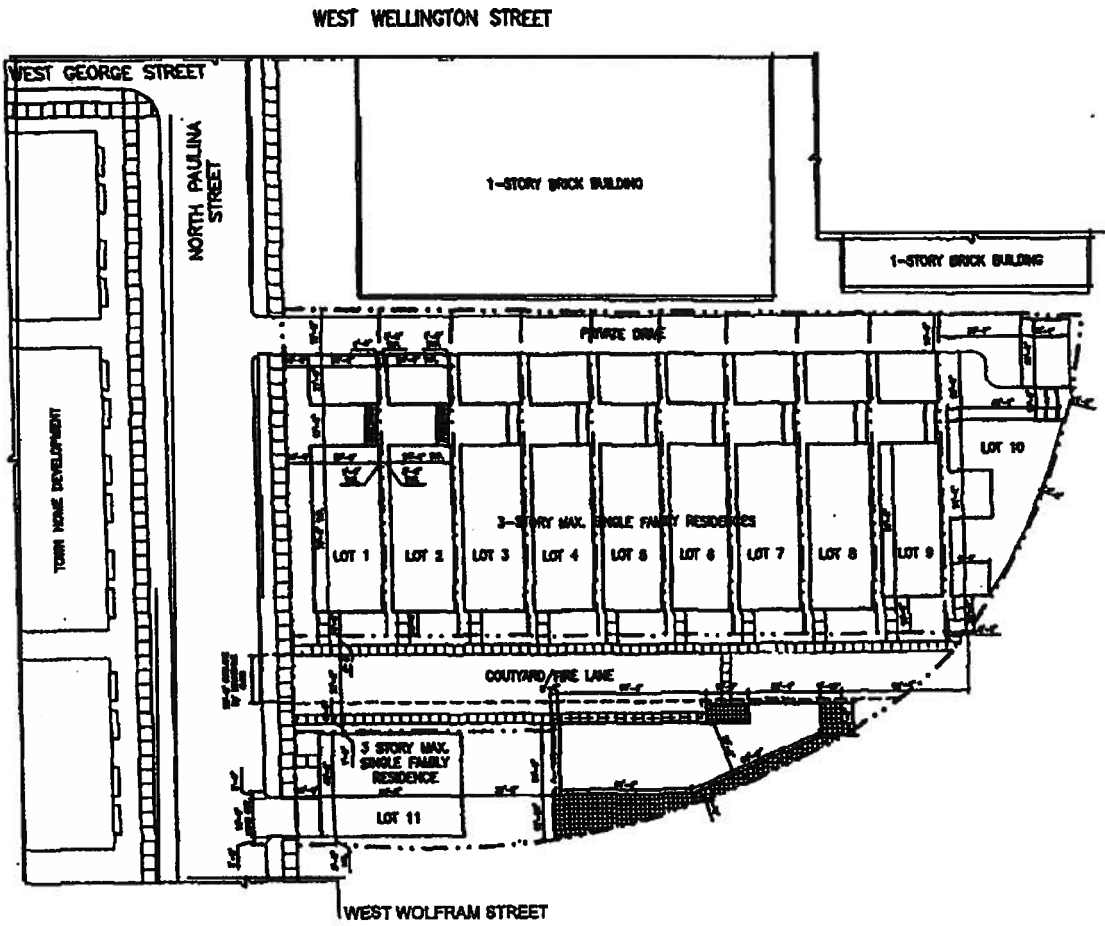


PROJECT: 2885 N. PAULINA
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EXISTING LAND USE MAP

Site Plan.

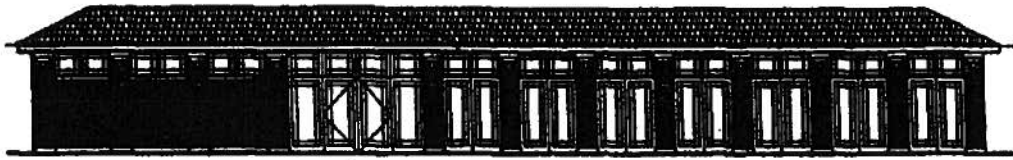


PROJECT: 2865 N. PAULINA
 APPLICANT: 2865 N. PAULINA, LLC
 C/O JDL DEVELOPMENT CONTRACTORS, LLC
 900 N. NORTH BRANCH
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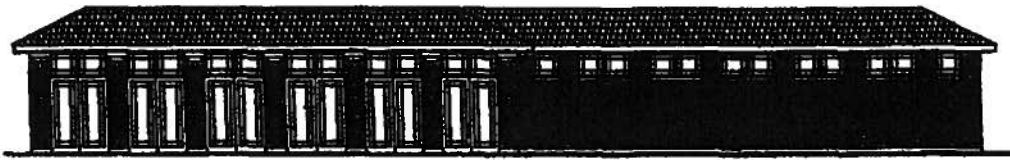


SITE PLAN

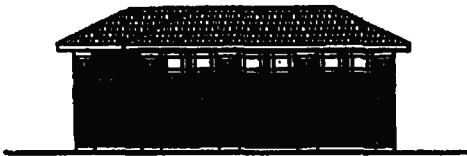
Clubhouse Elevations.



NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



WEST (SIDE) ELEVATION

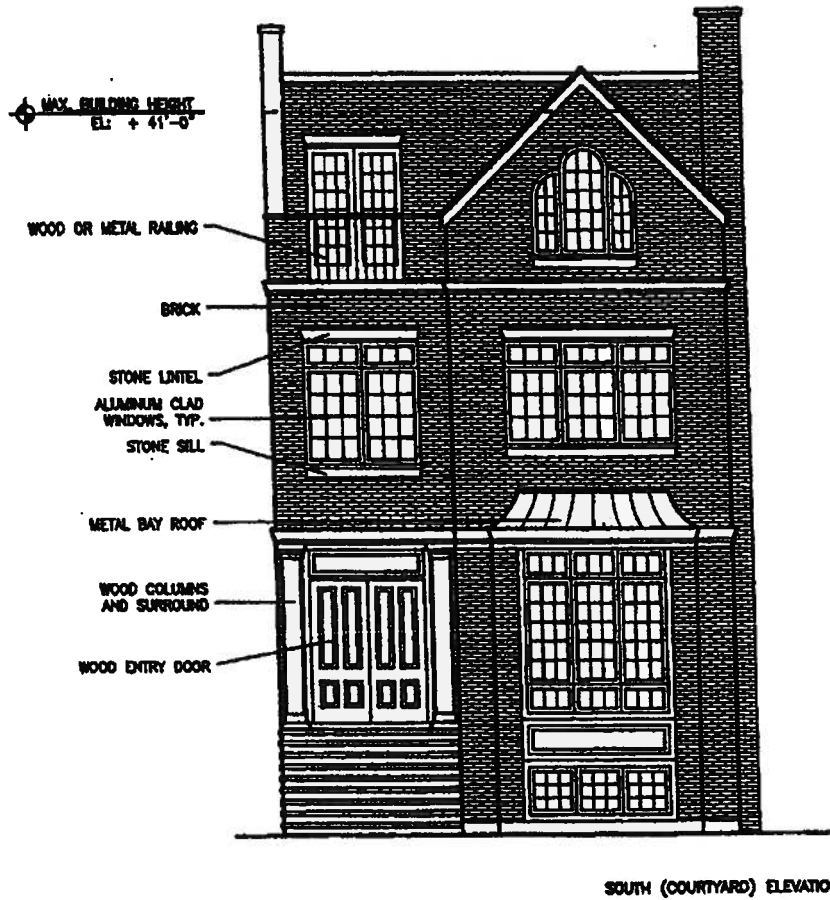


EAST (SIDE) ELEVATION

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CLUBHOUSE ELEVATIONS

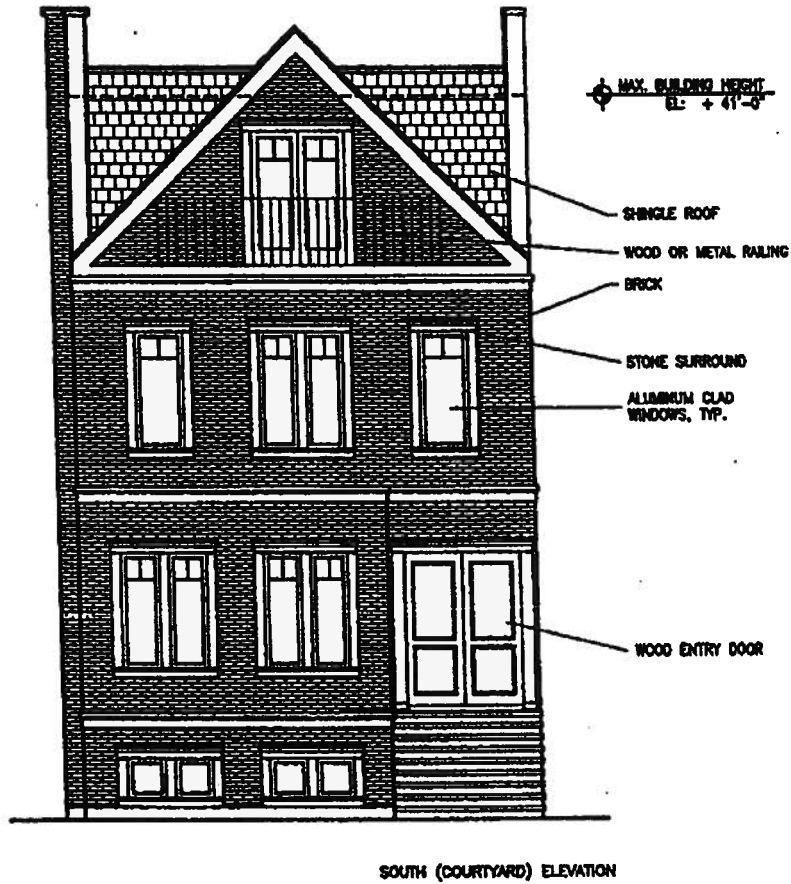
Typical Building Elevations.
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BUILDING ELEVATION
NOT TO SCALE

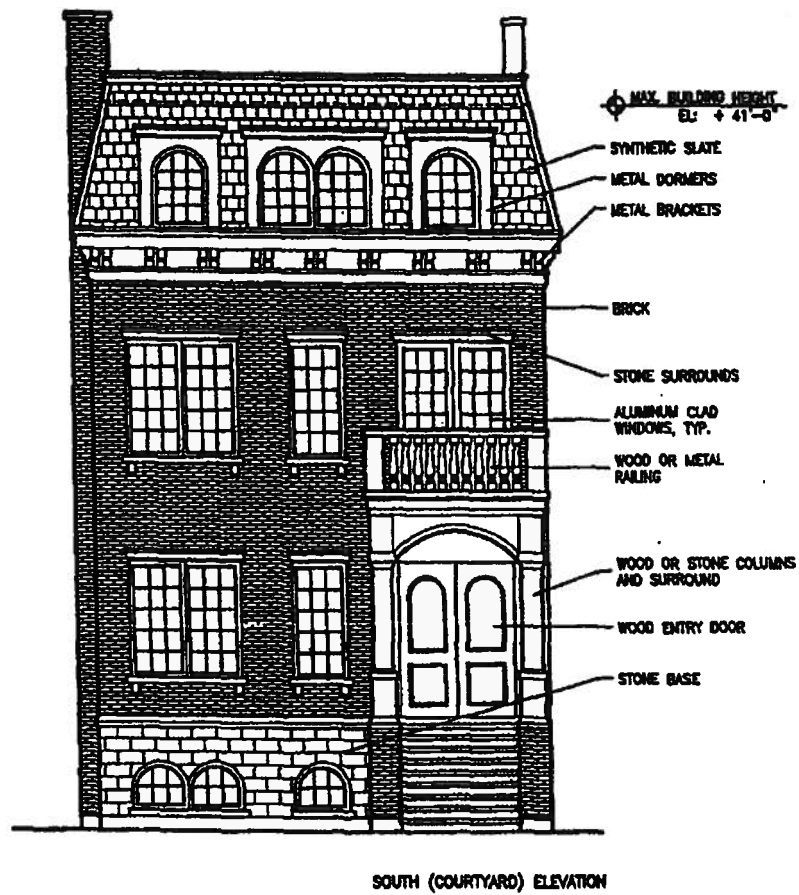
Typical Building Elevations.
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BUILDING ELEVATION
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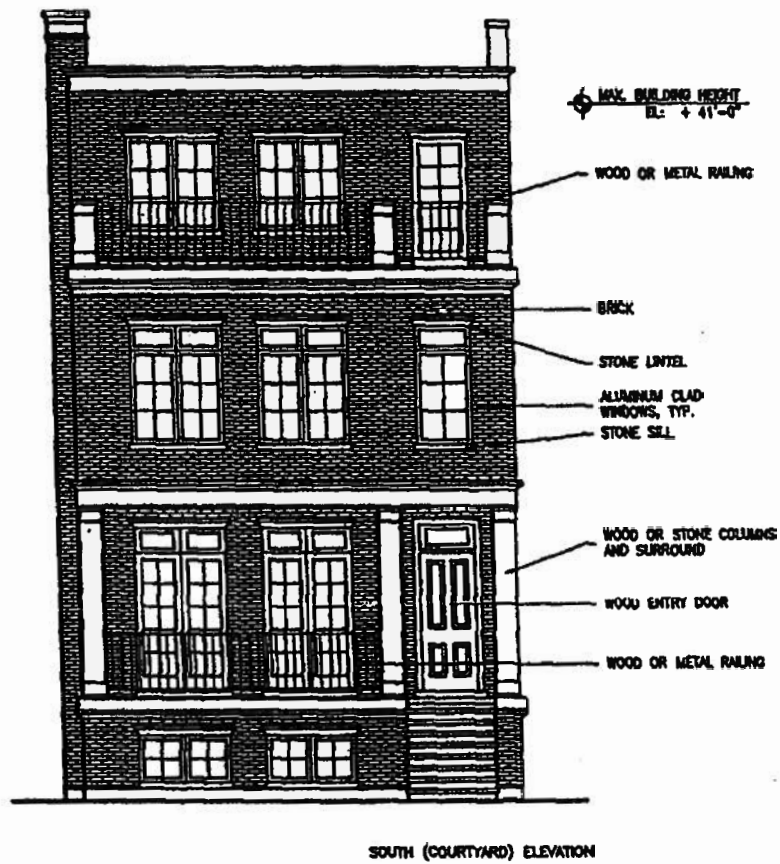
Typical Building Elevations.
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BUILDING ELEVATION
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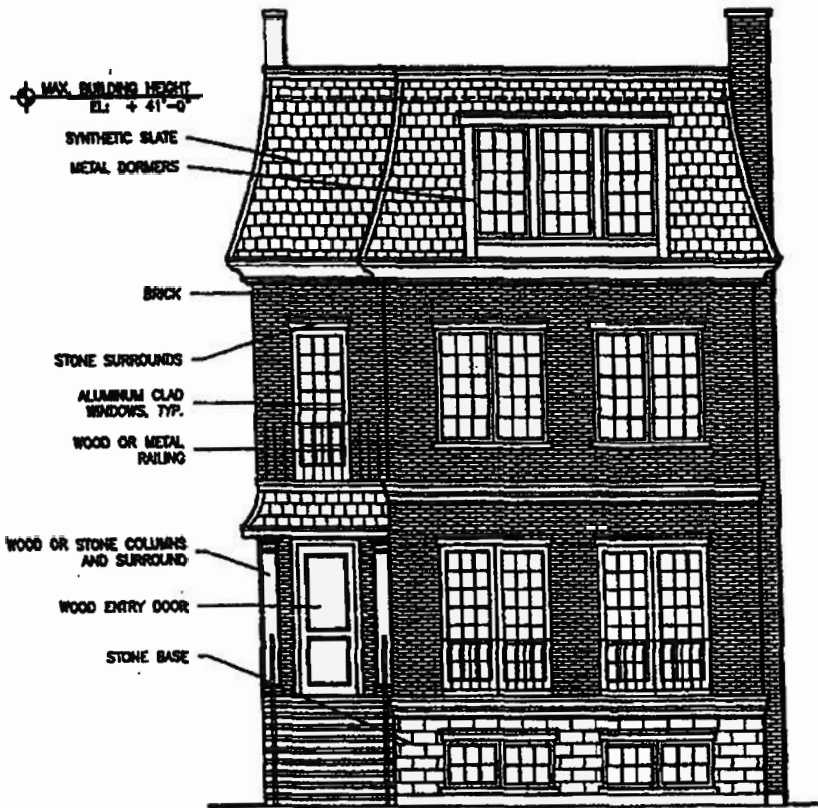
Typical Building Elevations.
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BUILDING ELEVATION
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Typical Building Elevations.
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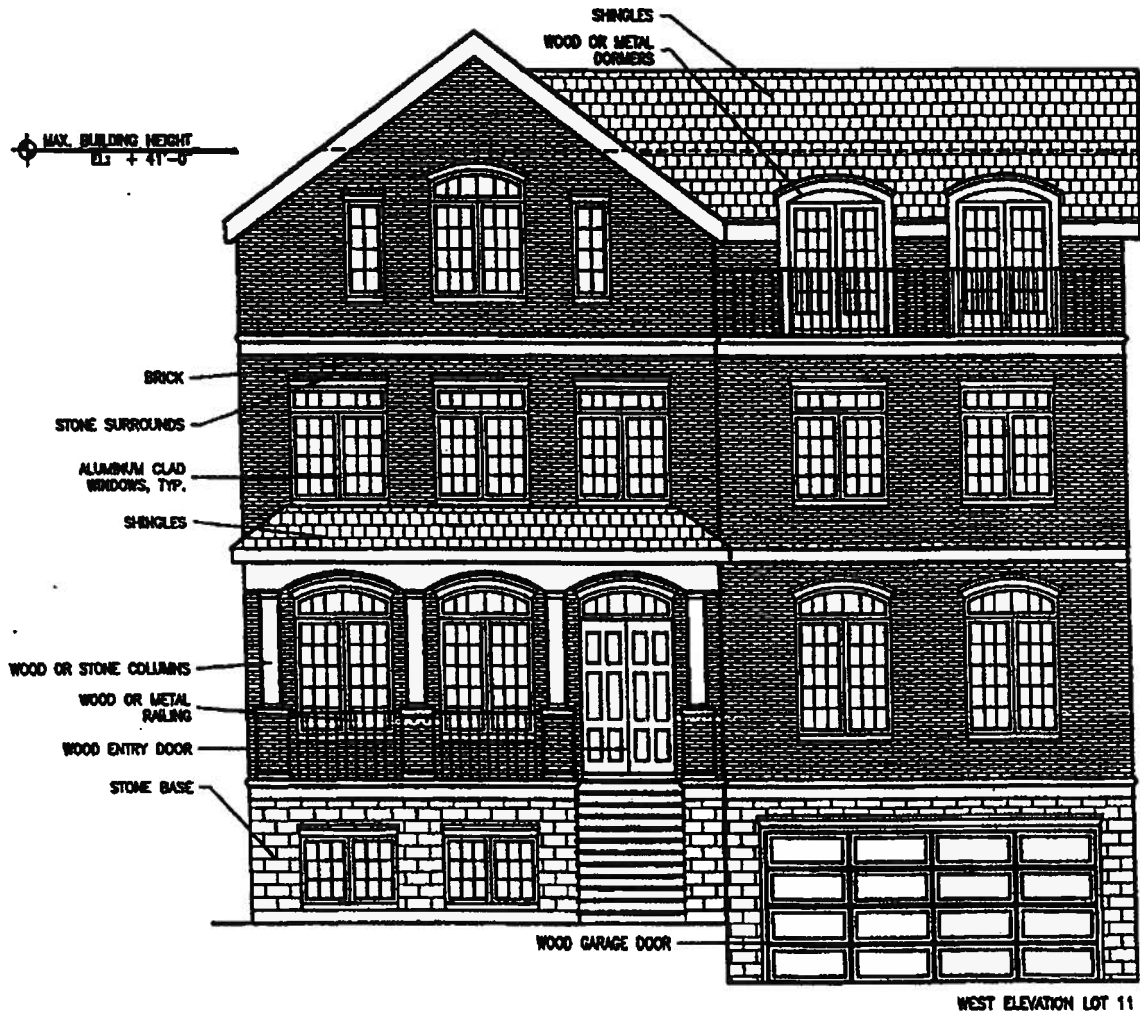


SOUTH (COURTYARD) ELEVATION

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BUILDING ELEVATION
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Typical Building Elevations.
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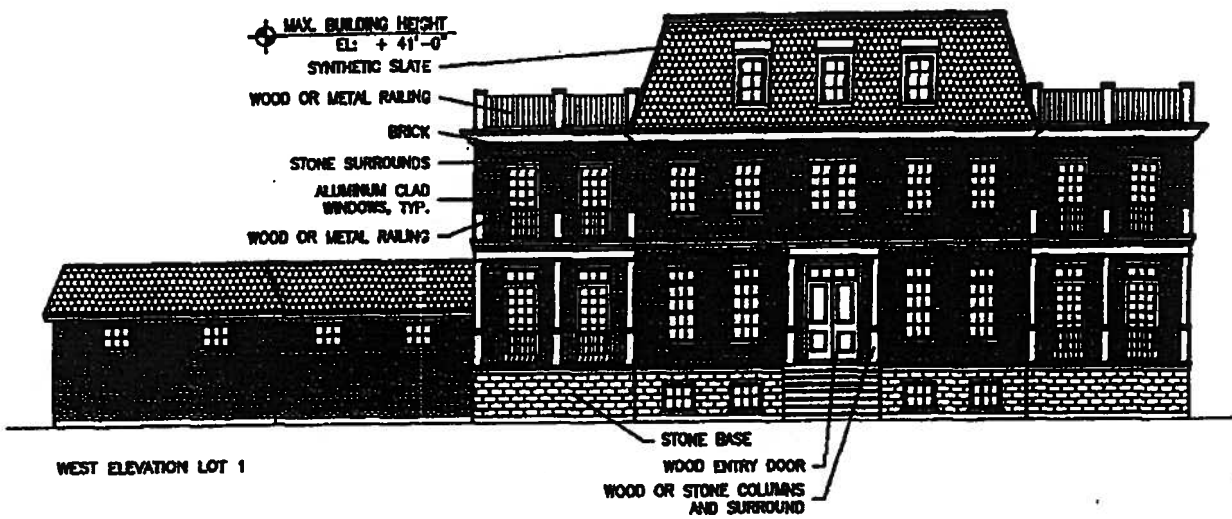
BUILDING ELEVATION
NOT TO SCALE

9/1/2004

REPORTS OF COMMITTEES

30709

Typical Building Elevations.
(Page 7 of 7)



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