



City of Chicago



SO2016-99

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1257-1259 N Paulina St and 1640-1648 W Division St - App No. 18630
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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 B3-2 Community Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by:

the alley next southwest of an parallel to North Milwaukee Avenue; a line 318.28 feet southeasterly of and parallel to North Paulina Street; a line 194.50 feet southwesterly of and parallel to the alley next southwesterly of and parallel to North Milwaukee Avenue; a line 27.24 feet west of the west boundary line of the public alley (vacated) next east of and parallel to North Paulina Street (as measured along the north line of West Division Street); West Division Street; a line 30 feet east of and parallel to the east line of the alley (if extended) next east of and parallel to North Paulina Street; the public alley next north of and parallel to West Division Street; the public alley next east of and parallel to North Paulina Street; the public alley next southeast of and parallel to North Paulina Street (running in a northeasterly direction); a line 50 feet southwest of and parallel to the public alley next southwest of and parallel to North Milwaukee Avenue; North Paulina Street,

to those of a B3-5 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

the alley next southwest of an parallel to North Milwaukee Avenue; a line 318.28 feet southeasterly of and parallel to North Paulina Street; a line 194.50 feet southwesterly of and parallel to the alley next southwesterly of and parallel to North Milwaukee Avenue; a line 27.24 feet west of the west boundary line of the public alley (vacated) next east of and parallel to North Paulina Street (as measured along the north line of West Division Street); West Division Street; a line 30 feet east of and parallel to the east line of the alley (if extended) next east of and parallel to North Paulina Street; the public alley next north of and parallel to West Division Street; the public alley next east of and parallel to North Paulina Street; the public alley next southeast of and parallel to North Paulina Street (running in a northeasterly direction); a line 50 feet southwest of and parallel to the public alley next southwest of and parallel to North Milwaukee Avenue; North Paulina Street,

to those of a Residential Business 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.

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 97,750 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). CP West Division LLC is the "Applicant" for this planned development pursuant to authorization from the other Property owners.
2. 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 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

4. This Plan of Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hirsch Architects and dated July 21, 2016 (the "Plans"): an Existing Zoning Map; a Planned Development Property and Boundary Line Map; an Existing Land-Use Map; a Site and Ground Floor Plan; a Proposed Landscape/Green Roof Plan; Building Elevations (North, South, East and West). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: general retail sales, office, multi-family dwelling units (at and above the ground floor), schools, colleges

Applicant: CP West Division LLC
Address: 1257-1259 North Paulina Street, 1640-1668 West Division Street, Chicago, Illinois
Introduced: January 13, 2016
Plan Commission: July 21, 2016

and universities, animal services (sales and grooming, veterinary, excluding shelter/boarding kennel), artist work or sales space, business support services, day care, dry cleaner, eating and drinking establishments (all, including outdoor patios), food and beverage retail sales (provided any sale of liquor shall be accessory only), vacation rental, medical service, financial services (except drive-through facilities, payday/title secured loan stores and pawn shops), personal service (including, without limitation, yoga and fitness studios), participant sports and recreation, residential storage warehouse, co-located wireless communication facilities, accessory and non-accessory parking (up to 45% pursuant to Section 17-10-0503), and accessory and related uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 97,750 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

Applicant: CP West Division LLC
Address: 1257-1259 North Paulina Street, 1640-1668 West Division Street, Chicago, Illinois
Introduced: January 13, 2016
Plan Commission: July 21, 2016

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek LEED certification (or equivalent alternative certification, such as Energy Star) and provide a 50% net green roof on Building 2 and Building 4 as shown on the Proposed Landscape/Green Roof Plan.

Applicant shall construct the open space shown on the site plan. The open space shall continue to be privately owned, maintained and subject to occasional partial closure for private use but, subject to the foregoing, shall remain accessible to the public during hours in which public parks are accessible to the public. Nothing contained herein shall preclude residents or other individuals from using the open space for other private uses, provided that they obtain all necessary governmental approvals and permits.

15. The Applicant acknowledges and agrees that the rezoning of the Property from the B3-3 Community Shopping District to the B3-5 Community Shopping District and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or, with the Commissioner's approval, off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in a higher income area or downtown district. The Property is located in a "higher income area" within the meaning of the ARO, and the Applicant has agreed to satisfy its affordable housing obligation by providing 26 affordable units in the rental Building 1 and Building 2 to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [____]. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the B3-2 Community Shopping District.

Applicant: CP West Division LLC
Address: 1257-1259 North Paulina Street, 1640-1668 West Division Street, Chicago, Illinois
Introduced: January 13, 2016
Plan Commission: July 21, 2016

BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	121,558
Area of Public Rights-of-Way (sf):	23,808
Net Site Area (sf):	97,750
Maximum Floor Area Ratio:	3.5
Maximum Number of Dwelling Units:	260
Subarea A:	61
Subarea B:	199
Minimum Off-Street Parking Spaces:	160
Minimum Bike Parking Spaces:	119
Minimum Off-Street Loading Spaces:	
Subarea A:	2 (10'x25')
Subarea B:	2 (10'x25')
Maximum Building Height:	In conformance with the Plans
Subarea A:	68'8"
Subarea B:	177' (top of roof) 190' (top of elevator overrun/fan room)
Minimum Setbacks:	In conformance with the Plans

Applicant: CP West Division LLC
Address: 1257-1259 North Paulina Street, 1640-1668 West Division Street, Chicago, Illinois
Introduced: January 13, 2016
Plan Commission: July 21, 2016.

Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Marcia Baxter, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: Marcia.Baxter@cityofchicago.org; Telephone: (312) 744-0696.

For information on these programs/requirements, visit www.cityofchicago.org/dpd

Date: July 19, 2016

SECTION 1: DEVELOPMENT INFORMATION

Development Name: Wicker Park Connection
 Development Address: 1660-1664 W. Division St.
 Ward: 1

If you are working with a Planner at the City, what is his/her name? Noah Szafraniec

Type of City involvement: Land write-down
 (check all that apply) Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? *) *if yes, please provide copy of the TIF Eligible Expenses
 Zoning increase, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: Centrum Partners
 Developer Contact (Project Coordinator): Larry Powers
 Developer Address: 225 W Hubbard St, Chicago, IL 60654
 Email address: lpowers@centrumpartners.net May we use email to contact you? Yes No
 Telephone Number: (708-288-8718)

SECTION 3: DEVELOPMENT INFORMATION

a) Affordable units required

For ARO projects: $\frac{260}{\text{Total units}} \times 10\%^* = \frac{26}{\text{total affordable units required}}$ (always round up)
 *20% if TIF assistance is provided

For Density Bonus projects: Not Applicable _____
 Bonus Square Footage* Affordable sq. footage required
 *Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 (www.cityofchicago.org/zoning for zoning info).

b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):
 Cooking gas electric gas heat electric heat other (describe on back)

Is parking included in the rent for the: affordable units? yes no market-rate units? yes no
 If parking is not included, what is the monthly cost per space? TBD

Estimated date for the commencement of marketing: Subarea A: July 2016 / Subarea B: February 2018

Estimated date for completion of construction of the affordable units: N/A

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units	Please See Attached Spreadsheet							
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? Not Applicable
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Number of total units in development}}{\text{(round up to nearest whole number)}} \times \$100,000 = \$ \text{Amount owed}$$

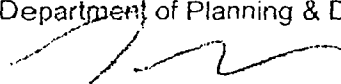
For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot (from table below)} = \$ \text{Amount owed}$$

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of HED)

Marcia Baxter,
 Department of Planning & Development


 Developer/Project Manager

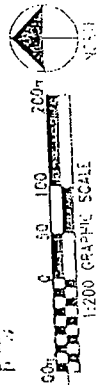
Date

7/19/16
 Date

Wicker Park Connection - Affordable Housing Profile Form (Rental)

	Unit Type	Number of Units	Number of bedrooms/ Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent	Proposed Level of Affordability (50% or less of AMI)	Unit Mix OK to proceed?
Affordable Units	Studio	1	0	573 SF	N/A	777	60%	Phase 1
	Studio	3	0	488 SF	N/A	757	60%	Phase 2
	1 Bdrm/1Bath	1	1	713 SF	N/A	802	60%	Phase 1
	1 Bdrm/1Bath	3	1	658 SF	N/A	802	60%	Phase 1
	1 Bdrm/1Bath	3	1	599 SF	N/A	826	50%	Phase 2
	1 Bdrm/1Bath	6	1	626 SF	N/A	826	60%	Phase 2
	2Bdrm/1 Bath	1	2	693 SF	N/A	963	60%	Phase 1
	2Bdrm/2 Bath	1	2	937 SF	N/A	991	60%	Phase 2
	2Bdrm/2 Bath	3	2	1,181 SF	N/A	991	60%	Phase 2
	3Bdrm/2 Bath	4	3	1,181 SF	N/A	1143	60%	Phase 2
Market Rate Units	Studio	11	0	573 SF	1719	N/A	N/A	Phase 1
	Studio	4	0	595 SF	1785	N/A	N/A	Phase 1
	Studio	8	0	488 SF	1464	N/A	N/A	Phase 2
	Studio	10	0	517 SF	1551	N/A	N/A	Phase 2
	Studio	9	0	546 SF	1638	N/A	N/A	Phase 2
	1 Bdrm/1Bath	5	1	712 SF	2136	N/A	N/A	Phase 1
	1 Bdrm/1Bath	12	1	658 SF	1970	N/A	N/A	Phase 1
	1 Bdrm/1Bath	5	1	669 SF	2007	N/A	N/A	Phase 2
	1 Bdrm/1Bath	5	1	693 SF	2079	N/A	N/A	Phase 1
	1 Bdrm/1Bath	1	1	732 SF	2196	N/A	N/A	Phase 1
	1 Bdrm/1Bath	11	1	599 SF	1797	N/A	N/A	Phase 2
	1 Bdrm/1Bath	7	1	616 SF	1848	N/A	N/A	Phase 2
	1 Bdrm/1Bath	9	1	567 SF	1686	N/A	N/A	Phase 2
	1 Bdrm/1Bath	9	1	868 SF	2504	N/A	N/A	Phase 2
	1 Bdrm/1Bath	9	1	755 SF	2265	N/A	N/A	Phase 2
	1 Bdrm/1Bath	13	1	607 SF	1821	N/A	N/A	Phase 2
	1 Bdrm/1Bath	3	1	613 SF	1839	N/A	N/A	Phase 2
1 Bdrm/1Bath	9	1	747 SF	2241	N/A	N/A	Phase 2	

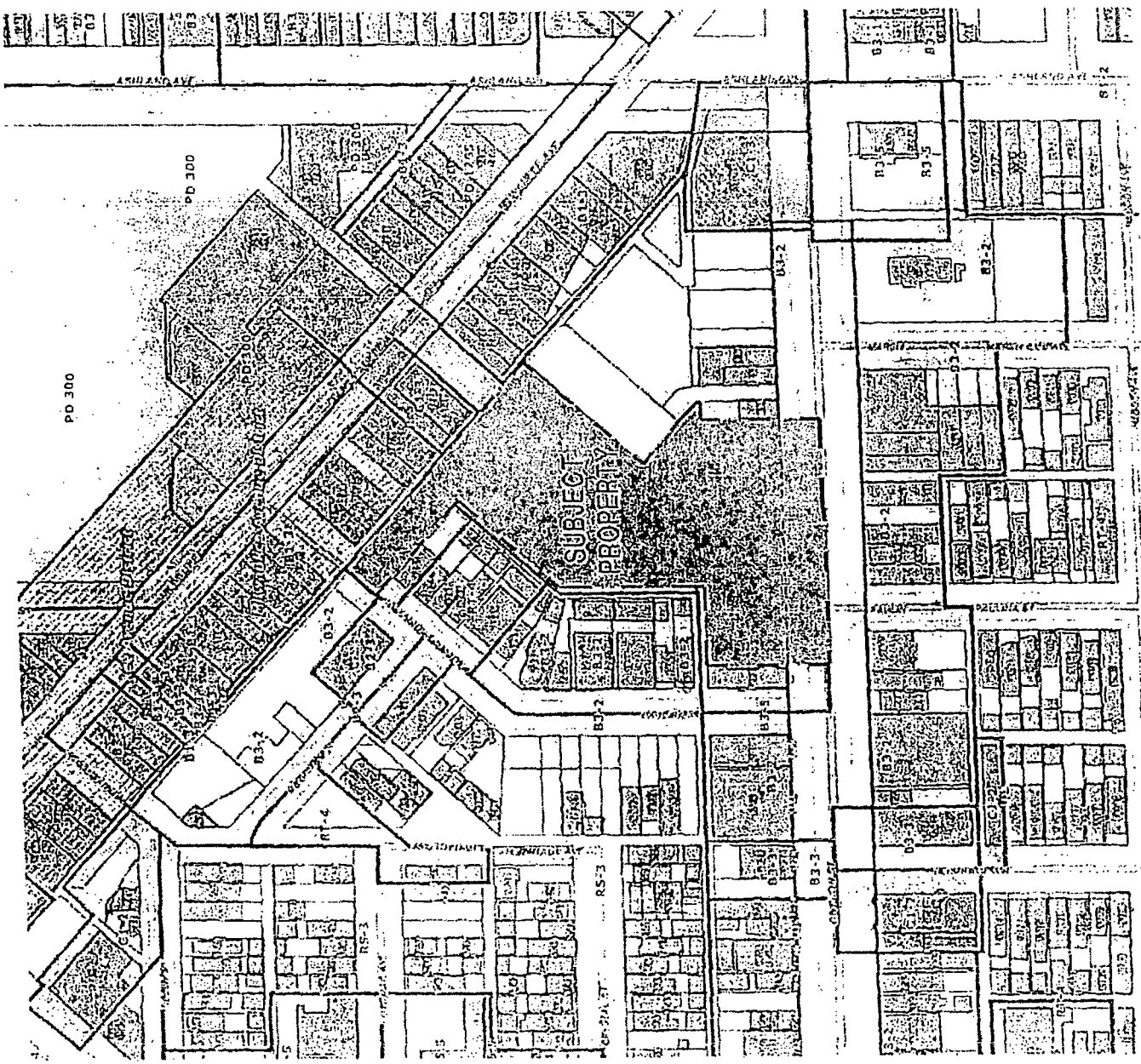
1 Bdrm/1Bath	1	1	887 SF	2661	N/A	N/A	Phase 2
1 Bdrm/1Bath	1	1	723 SF	2169	N/A	N/A	Phase 2
1 Bdrm/1Bath	3	1	832 SF	2496	N/A	N/A	Phase 2
1 Bdrm/1Bath	1	1	796 SF	2138	N/A	N/A	Phase 4
2Bdrm/2 Bath	2	2	1,094 SF	3282	N/A	N/A	Phase 1
2Bdrm/2 Bath	1	2	1,100 SF	3300	N/A	N/A	Phase 1
2Bdrm/2 Bath	2	2	1,289 SF	3867	N/A	N/A	Phase 1
2Bdrm/2 Bath	2	2	1,244 SF	3732	N/A	N/A	Phase 1
2Bdrm/2 Bath	2	2	1,084 SF	3252	N/A	N/A	Phase 1
2Bdrm/1 Bath	1	2	693 SF	2079	N/A	N/A	Phase 1
2Bdrm/2 Bath	3	2	937 SF	2811	N/A	N/A	Phase 2
2Bdrm/2 Bath	5	2	1,181 SF	3543	N/A	N/A	Phase 2
2Bdrm/2 Bath	3	2	1,041 SF	3123	N/A	N/A	Phase 2
2Bdrm/2 Bath	2	2	1,227 SF	3681	N/A	N/A	Phase 4
3Bdrm/2Bath	9	3	1,250 SF	3750	N/A	N/A	Phase 2
4Bdrm/4Bath	13	3	2,269 SF	NA	N/A	N/A	Phase 3
4Bdrm/4Bath	2	3	2,775 SF	NA	N/A	N/A	Phase 3
4Bdrm/4Bath	2	3	2,344 SF	NA	N/A	N/A	Phase 3
3Bdrm/3Bath	30	3	2,020 SF	NA	N/A	N/A	Phase 4
4Bdrm/3Bath	6	4	2,299 SF	NA	N/A	N/A	Phase 4



LEGEND

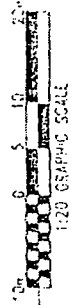
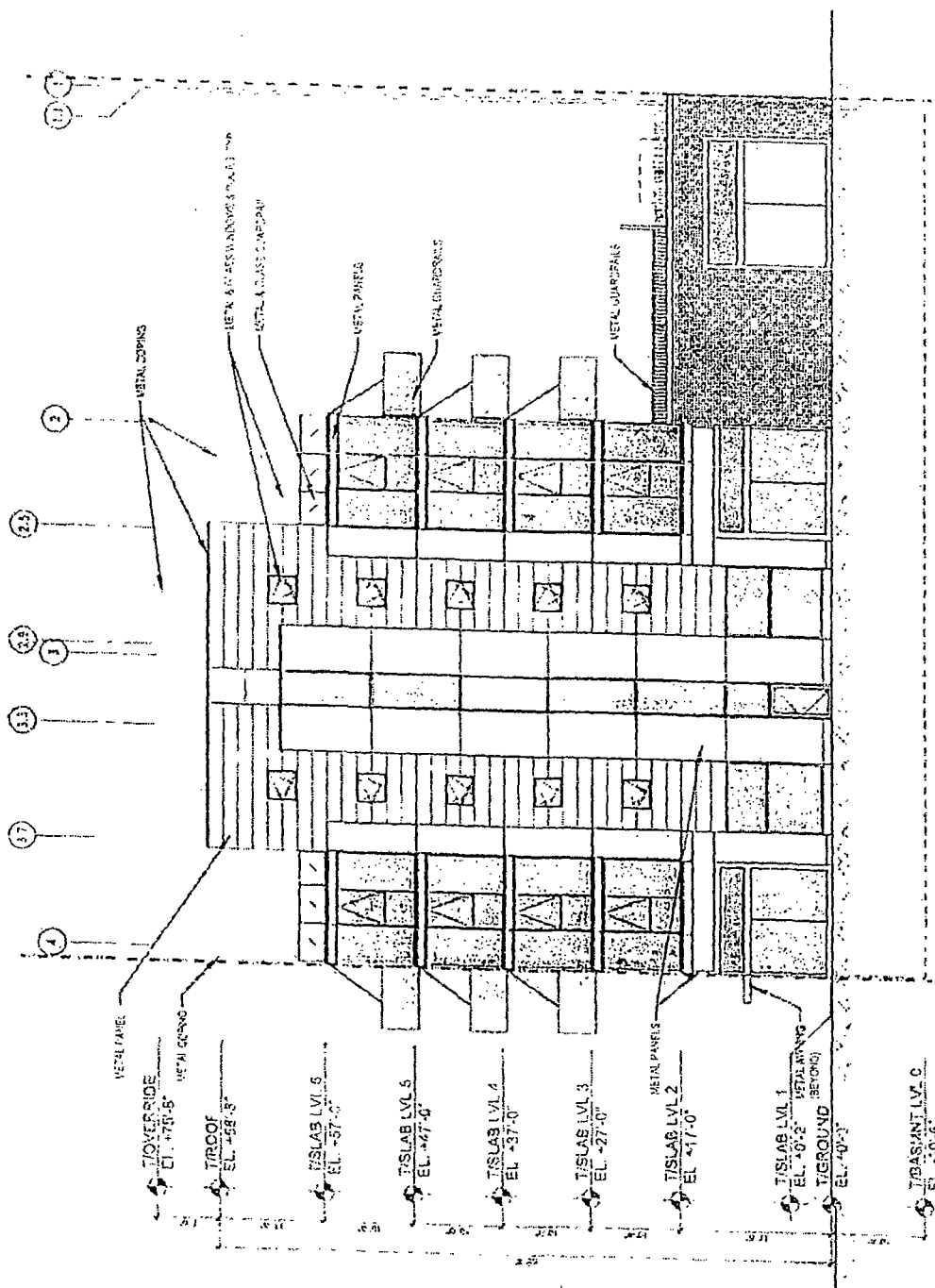


AREA OF PLANNED DEVELOPMENT



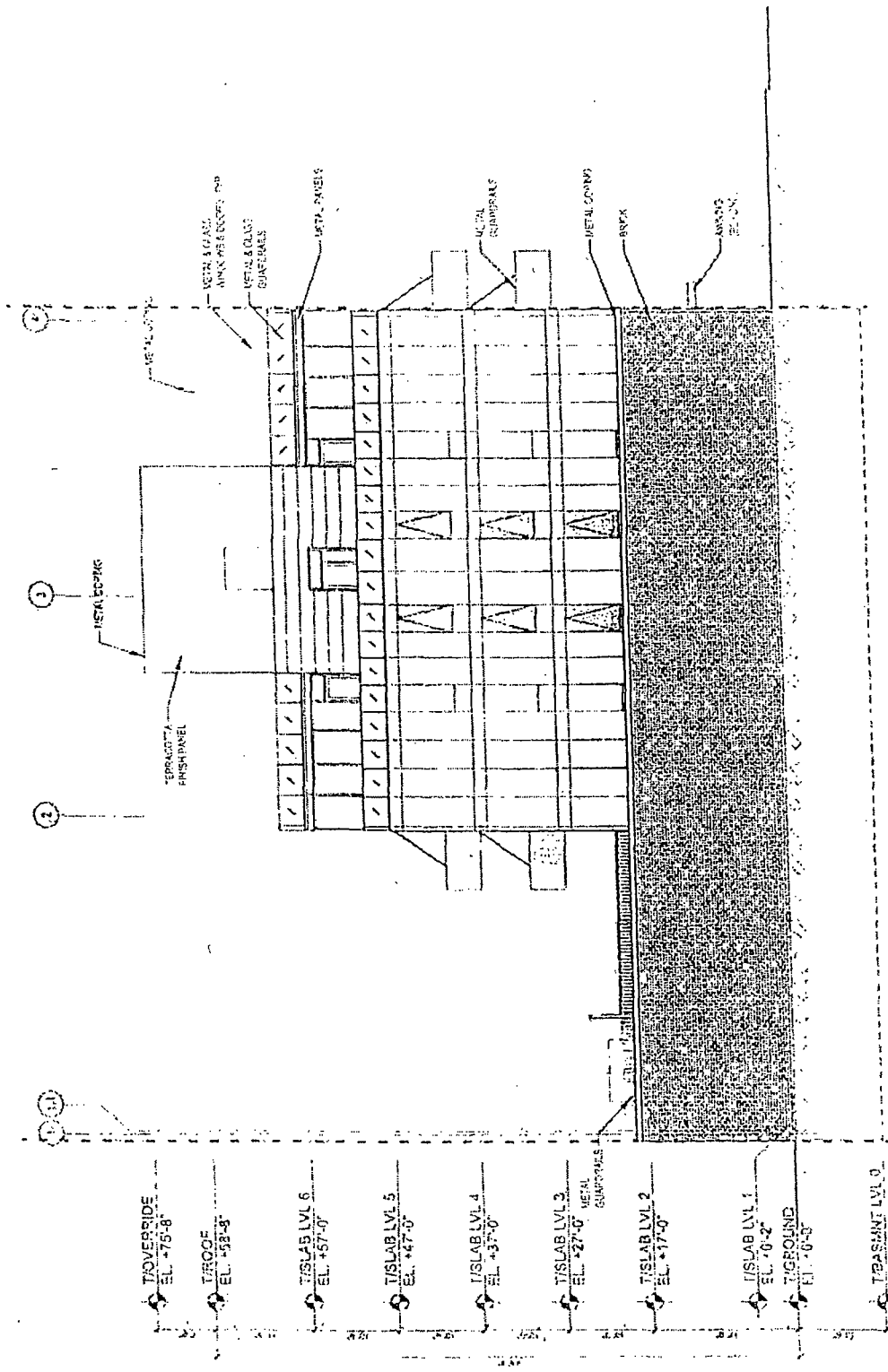
PLANNED DEVELOPMENT EXISTING ZONING MAP

APPLICANT: CP WEST DIVISION LLC
ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
COUNCIL INTRODUCTION: January 13, 2016
PLANNING COMMISSION: July 21, 2016

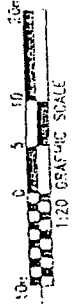


EAST ELEVATION

BUILDING 1 ELEVATIONS
 APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016

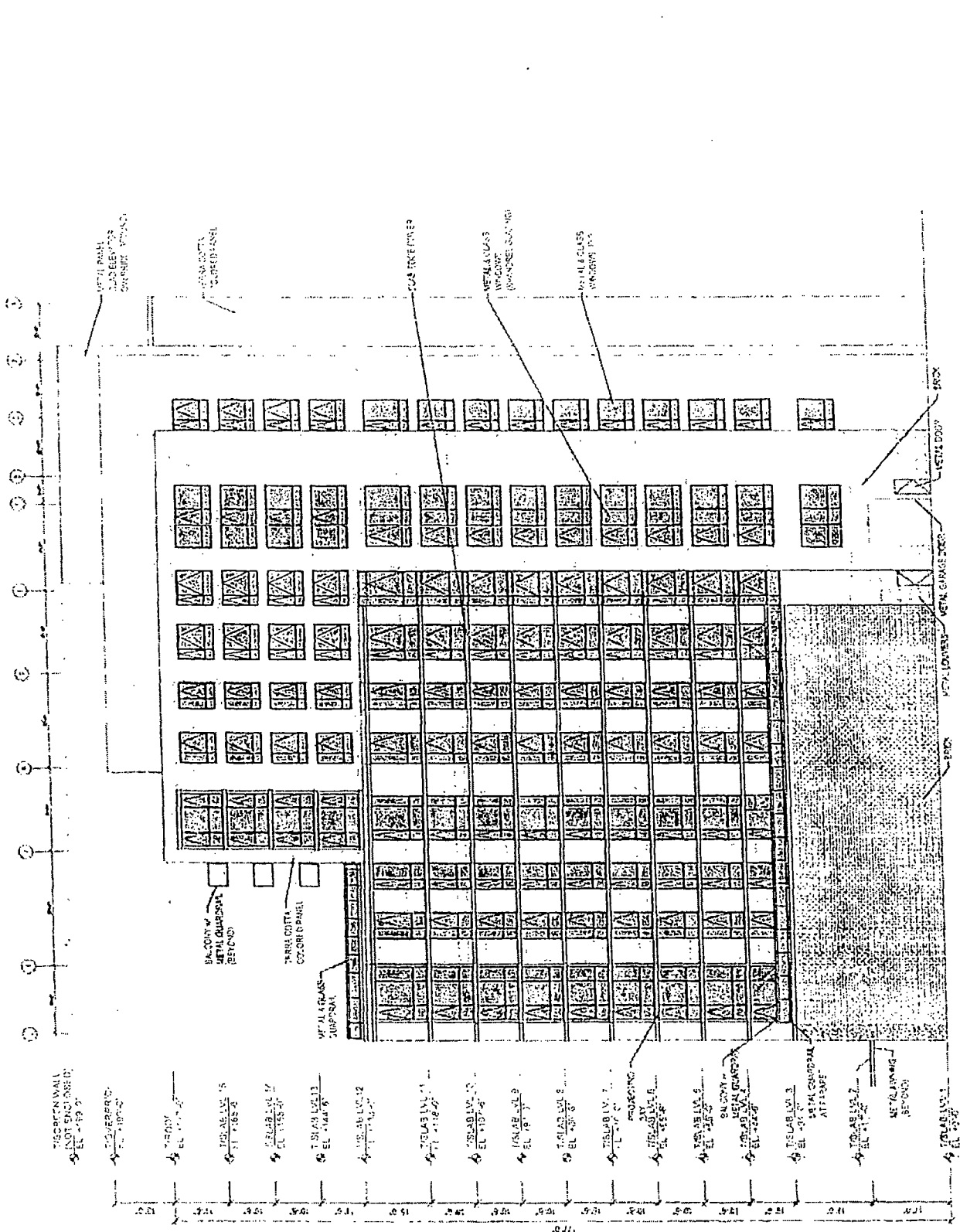


WEST ELEVATION



BUILDING 1 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 PLANNING COMMISSION: July 21, 2016

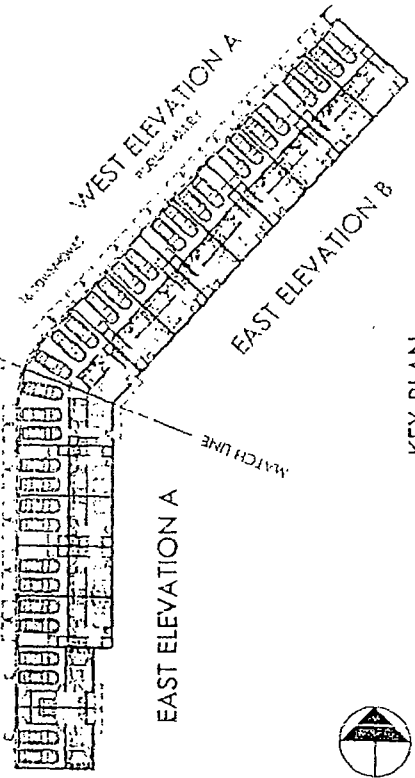


EAST ELEVATION

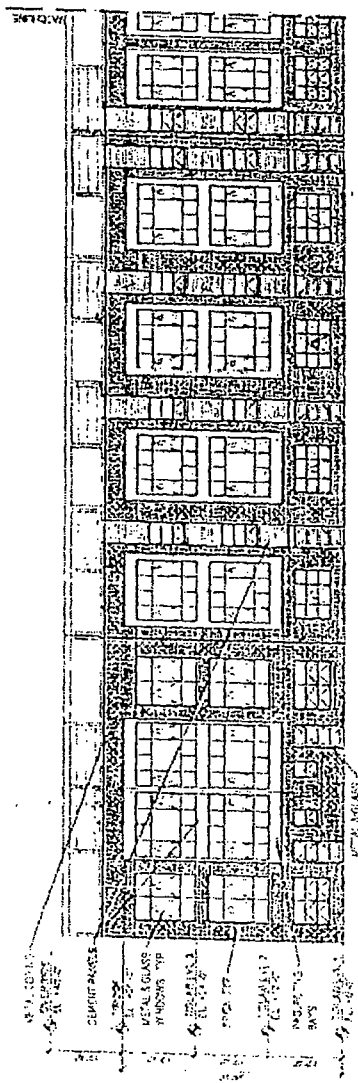
BUILDING 2 ELEVATIONS (IN PROGRESS)

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION:
 PLANNING COMMISSION:

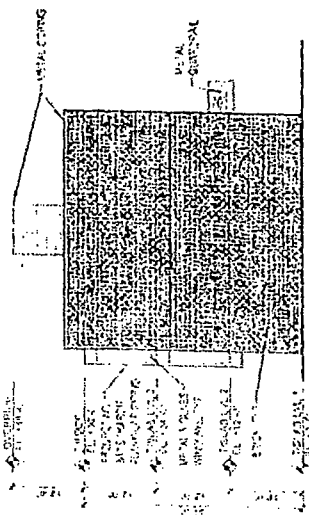
WEST ELEVATION B
PUBLISHED BY



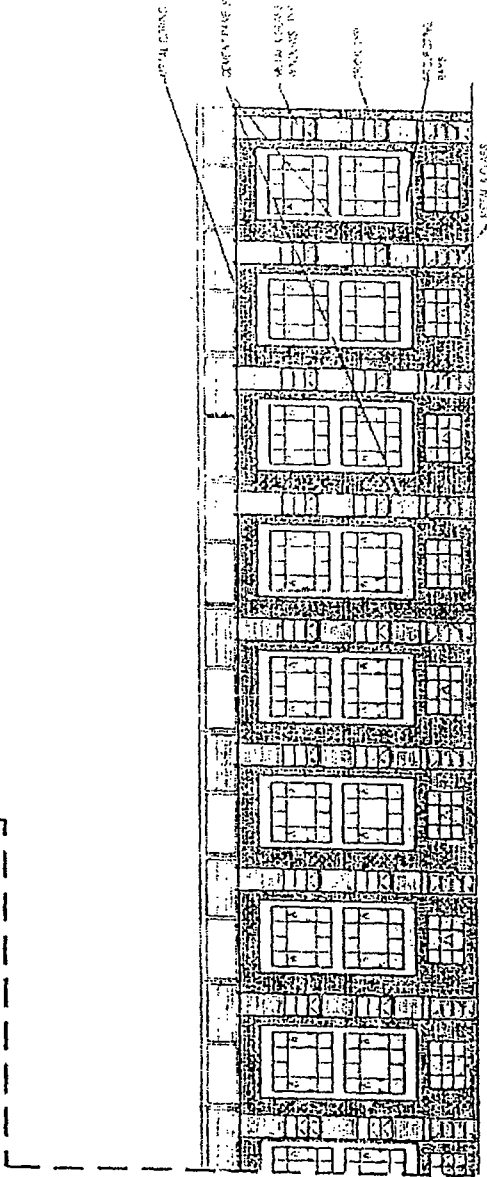
KEY PLAN



EAST ELEVATION A



SOUTH ELEVATION

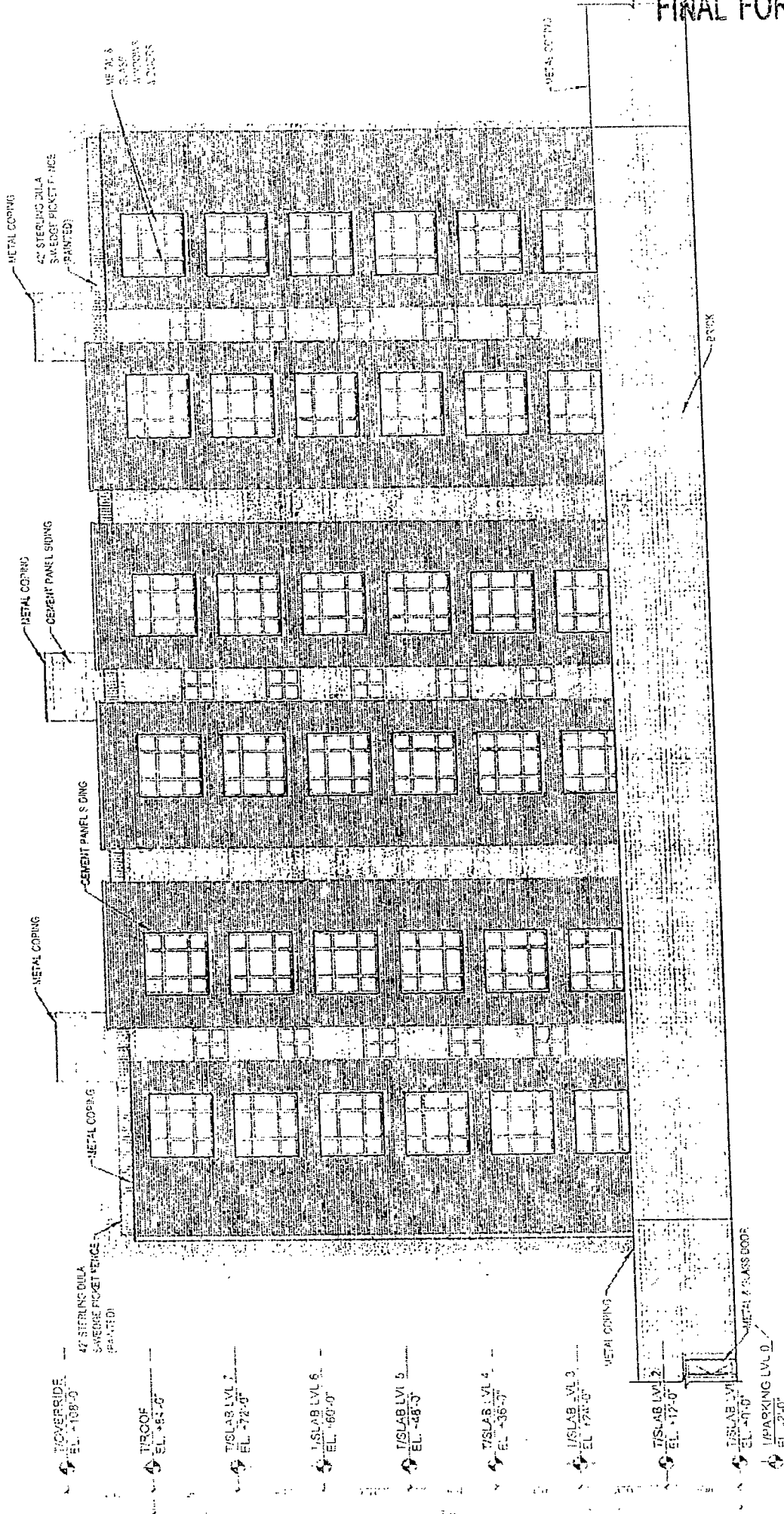


EAST ELEVATION B



APPLICANT: CP WEST DIVISION LLC
ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
COUNCIL INTRODUCTION: January 13, 2016
PLANNING COMMISSION: July 21, 2016

BUILDING 3 ELEVATIONS

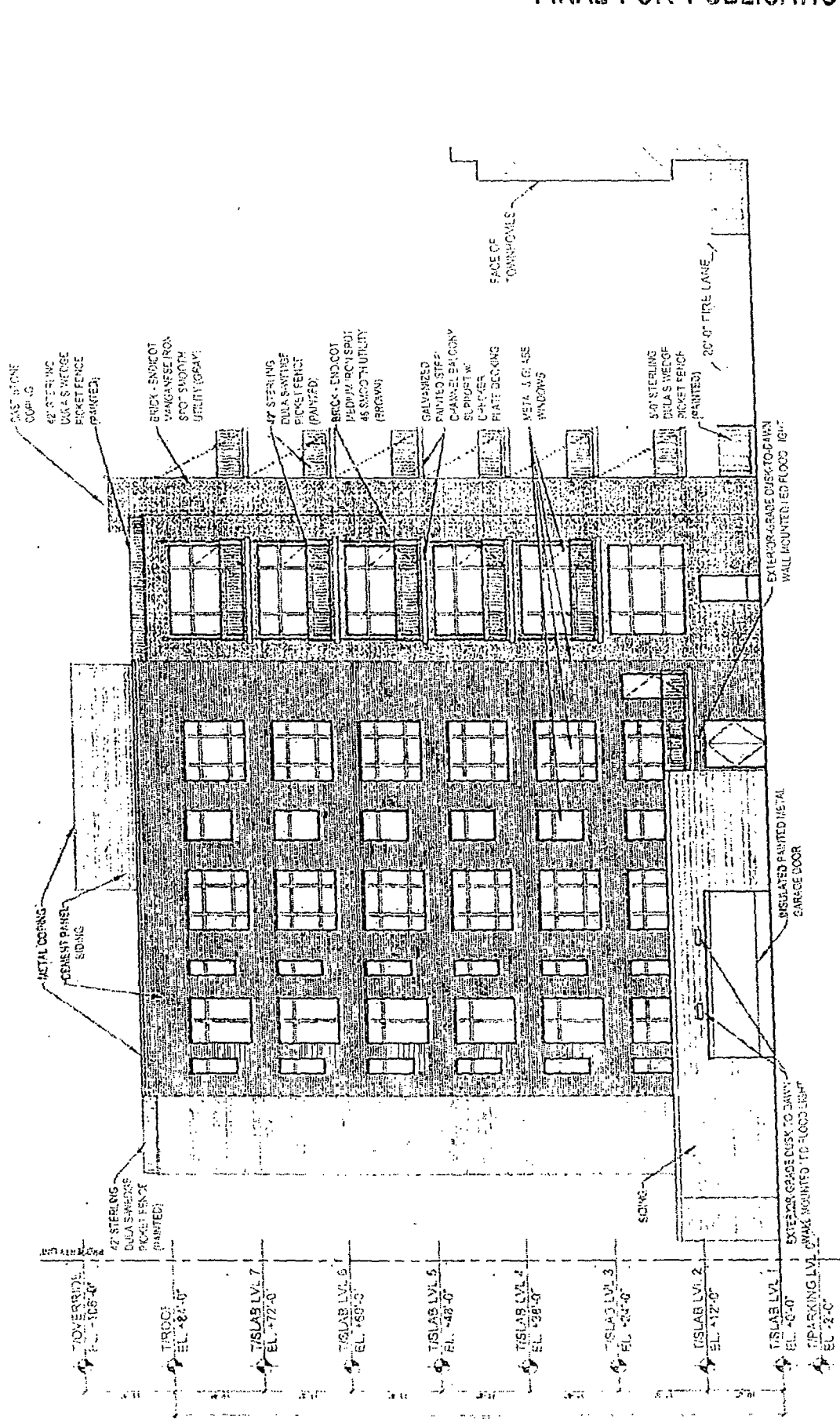


EAST ELEVATION

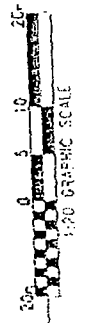
BUILDING 4 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 COMMUNITY COMMISSION: July 21, 2016

- ROOFSIDE EL. +138'-0"
- TRUSS EL. +84'-0"
- T1 SLAB LVL 7 EL. +72'-0"
- T1 SLAB LVL 6 EL. +60'-0"
- T1 SLAB LVL 5 EL. +48'-0"
- T1 SLAB LVL 4 EL. +36'-0"
- T1 SLAB LVL 3 EL. +24'-0"
- T1 SLAB LVL 2 EL. +12'-0"
- T1 SLAB LVL 1 EL. +0'-0"
- PARKING LVL 0 EL. -2'-0"

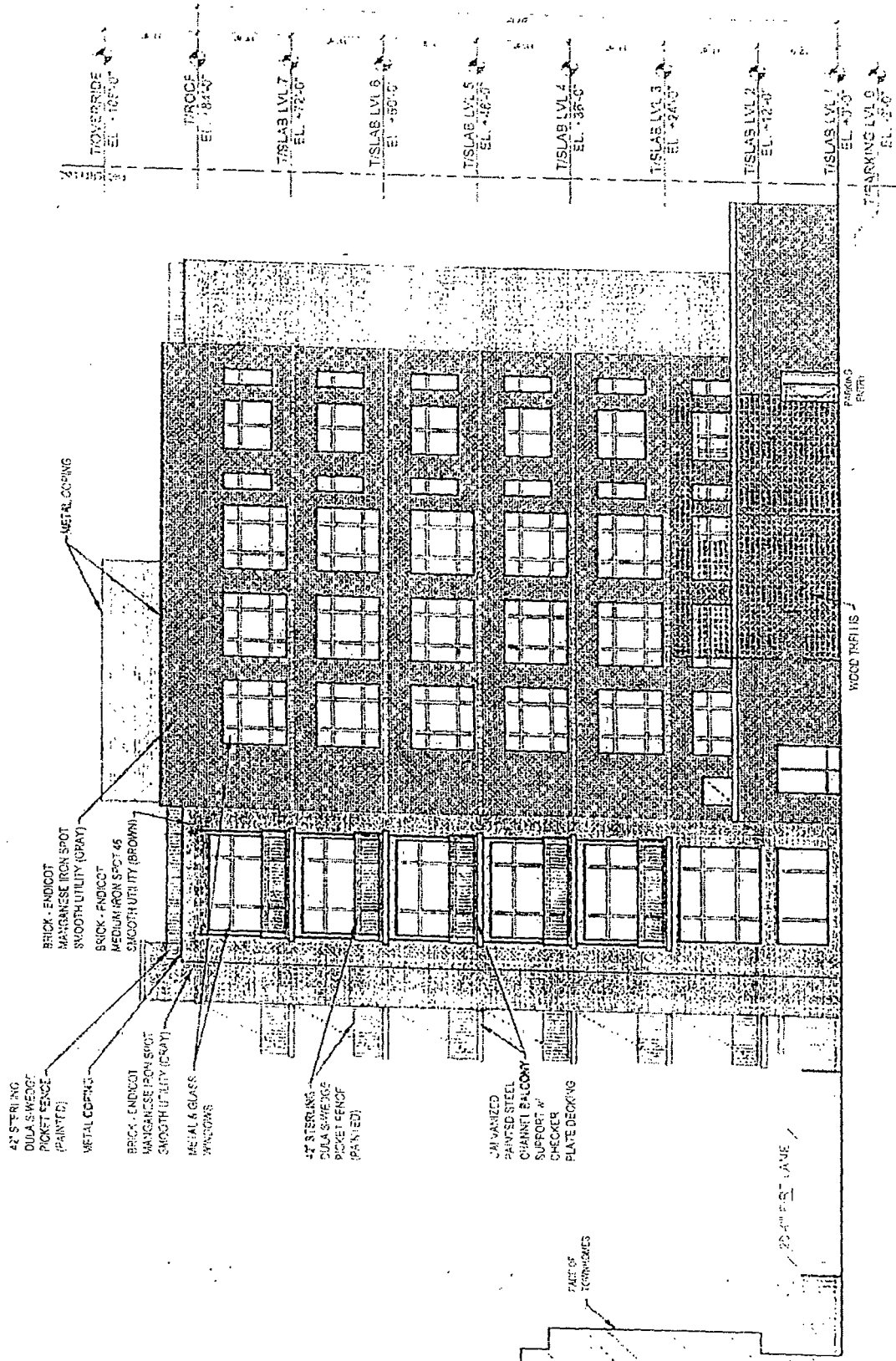


NORTH ELEVATION



BUILDING 4 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS
 COUNCIL INTRODUCTION: January 13, 2016
 DRAINING COMMISSION: July 21, 2016



SOUTH ELEVATION

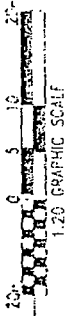
BUILDING 4 ELEVATIONS

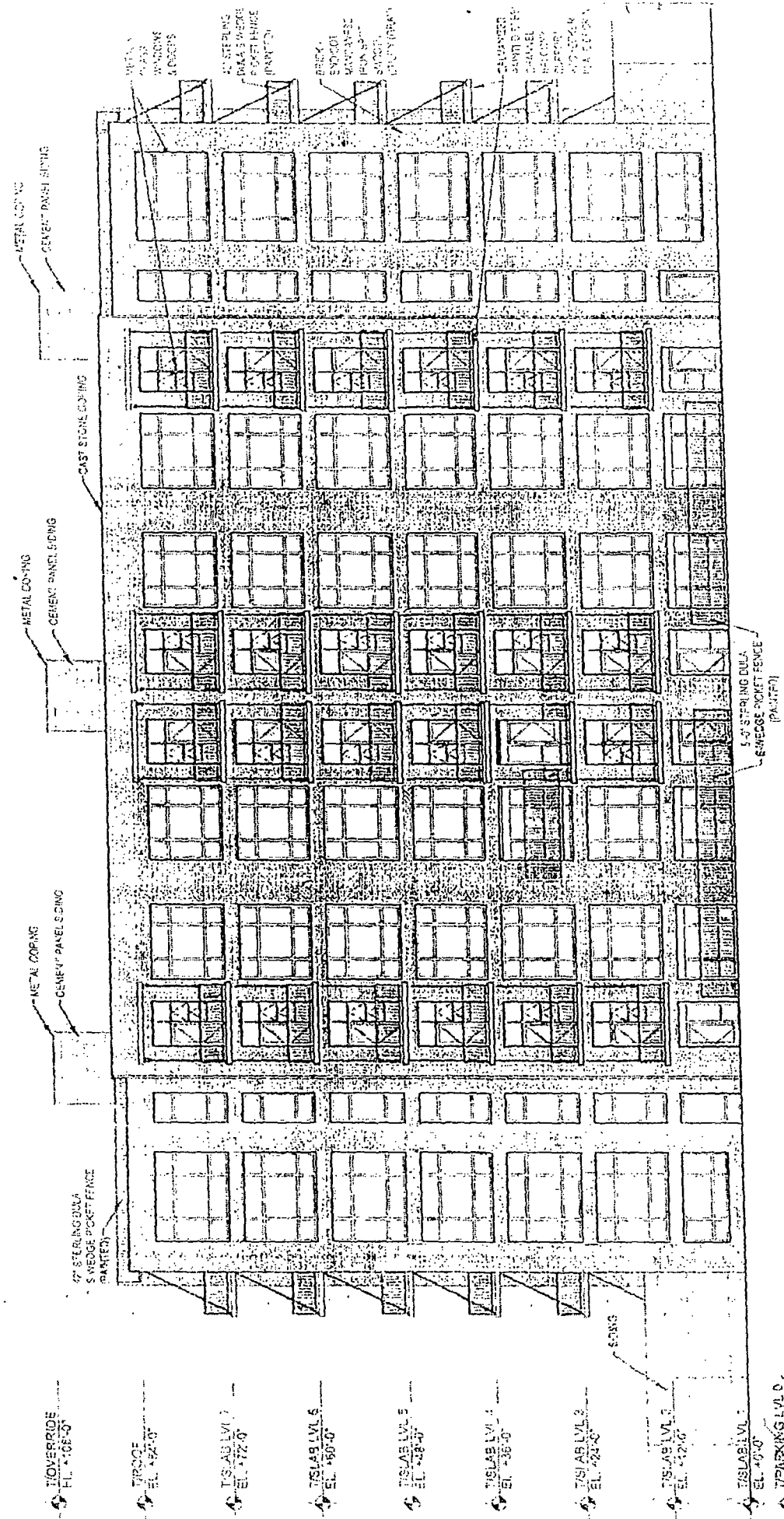
APPLICANT: CP WEST DIVISION LLC

ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS

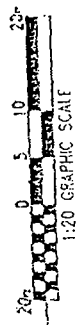
COUNCIL INTRODUCTION: January 13, 2016

PLANNING COMMISSION: July 21, 2016





WEST ELEVATION



BUILDING 4 ELEVATIONS

APPLICANT: CP WEST DIVISION LLC
 ADDRESS: 1257-1259 NORTH PAULINA STREET, 1640-1668 WEST DIVISION STREET, CHICAGO, ILLINOIS

COUNCIL INTRODUCTION: January 13, 2016


DATE: 1/13/2016



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 

David L. Reifman
Secretary
Chicago Plan Commission

DATE: July 22, 2016

RE: Proposed Planned Development for property generally located at 1257 North Paulina Street.

On July 21, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by CP West Division, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)