

CITY OF CHICAGO

#13246

Intro date:

02-07-01

APPLICATION  
FOR  
AN AMENDMENT TO THE ZONING ORDINANCE

This application must be typewritten and filed in quadruplicate. You will be advised of the date of the public hearing.

1. Applicant: Addison Venture L.L.C. Phone (312) 666-3887

Address: 853 North Elston Avenue Chicago IL Zone 60622

2. Owner or Lessee: International Paper Company Phone \_\_\_\_\_  
(Circle One)

3. What is the address of the property in which the applicant has an interest?  
Address: 3401-3431 West Addison Street; 3408-3556 North Kimball Avenue

4. The present owner acquired legal title to the subject area on \_\_\_\_\_  
(date)

5. Boundaries of subject area. See attached Ordinance

6. Present Zoning Manufacturing Planned Development No. 578, as amended

7. Proposed zoning change R4 General Residence District to a Residential Planned Development

8. Has the present owner previously rezoned this property? yes  
When? 1995

9. Is subject property to be improved? If so, how and when? With a residential planned development

10. What will be the actual use of the improvement? Residential

11. Is off-street parking being provided? Yes

(Over)

## ORDINANCE

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 Manufacturing Planned Development No. 578, as amended, symbols and indications as shown on Map No. 9-J in the area bounded by:

West Addison Street: thence the west line of North Kimball Avenue running south 1,203.12 feet to a point 85.38 feet north of the Chicago and Northwestern Railroad tracks: thence a line running northwesterly 353.36 feet to the line of the Chicago and Northwestern Railroad tracks: thence a line running 291.17 feet along the North line of the Chicago and Northwestern Railroad tracks to a point 538.85 feet west of North Kimball Avenue and 861.8 feet south of West Addison Street: a line from a point 538.85 feet west of North Kimball Avenue and 861.8 feet south of West Addison Street to a point 464.8 feet west of North Kimball Avenue and 763.8 feet south of West Addison Street; a line 464.8 feet west of North Kimball Avenue: a line 473.29 feet south of West Addison Street; a line 402.0 feet west of North Kimball Avenue; a line 383.29 feet south of West Addison Street: and a line 340.0 feet west of North Kimball Avenue.

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications established in Section 1 above to the designation of a Residential 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 PLANNED DEVELOPMENT NO. \_\_\_\_**  
**PLAN OF DEVELOPMENT**

**STATEMENTS**

1. The area delineated herein as Residential Planned Development No. \_\_\_\_, consists of approximately 452,885 square feet (10.397 acres). The property is controlled by the Applicant, Addison Venture L.L.C. for purposes of the Planned Development.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. 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 and any ground lessors.

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**ADDRESS:**           **3401-3431 WEST ADDISON STREET**  
                              **3408-3556 NORTH KIMBALL AVENUE**  
**DATE:**                 **FEBRUARY 6, 2001**  
**REVISED:**

4. This Plan of Development consists of these fourteen Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Property Line, Boundary and Right-of-Way Adjustment Map; a Site Plan, Landscape Plan and Building Elevations dated February 6, 2001 prepared by Nagle Hartray Architects. Full size sets of the Site Plan, 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 areas delineated herein:  
Multi-family residential uses and accessory parking.
6. Business 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. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. Closure of all or part of any public streets during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.

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8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The forty (40) foot easement area located on the Property which separates the Property from the manufacturing uses west thereof shall remain free and unobstructed and Applicant shall not be permitted to construct any structures within said easement area.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance; provided, however, that such minor changes may result in imperceptible increases (five percent (5%) or less) in maximum permitted

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floor area ratio or to required setbacks or site coverage limits that do not result in a change to the character of the development as originally approved.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) 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 MOPD has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements proposed within Subarea A has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned

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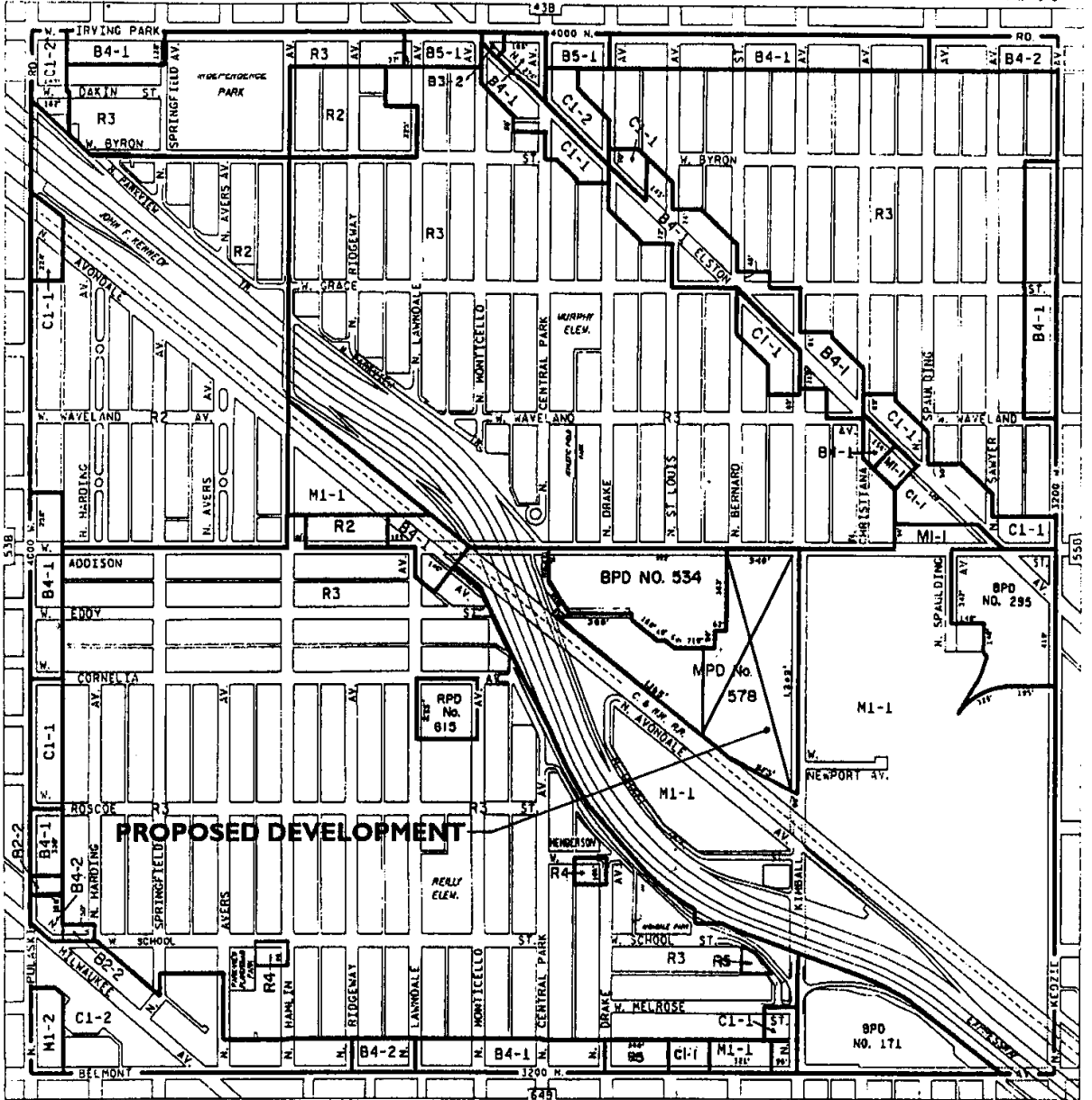
Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing Manufacturing Planned Development No. 578 as amended 1999 classification.

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**RESIDENCE DISTRICTS**

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

**BUSINESS DISTRICTS**

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

**COMMERCIAL DISTRICTS**

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

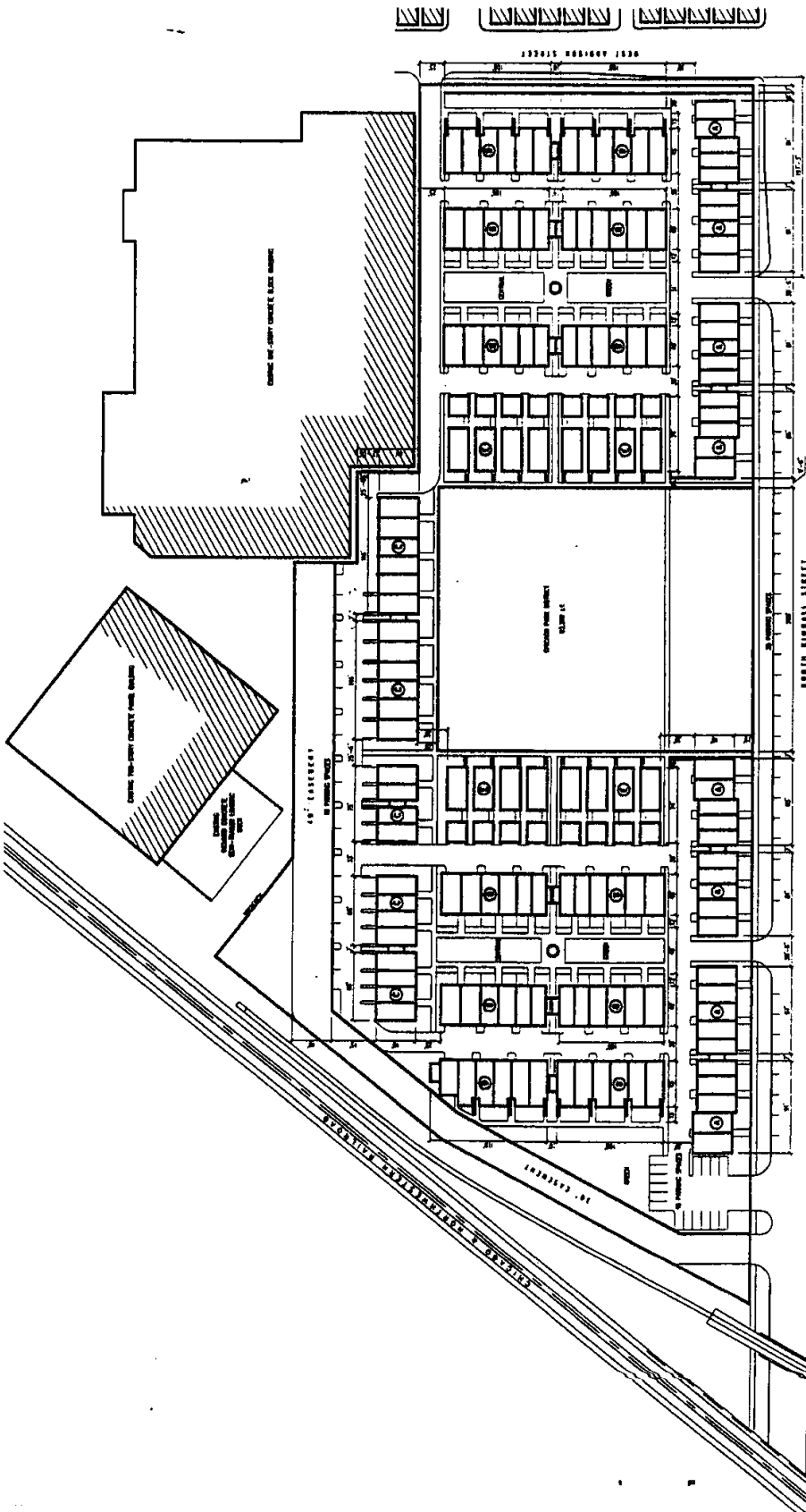
**MANUFACTURING DISTRICTS**

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

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**3401-3431 West Addison Street**  
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**February 6, 2001**





5 JANUARY 2001

RESIDENTIAL DEVELOPMENT - ADDISON AND KIMBALL STREETS REZKAR CORPORATION - DEVELOPER NAGLE, HARTRAY, DANKER, KAGAN, MCGAY ARCHITECTS PLANNERS, LTD.

COMMON 100 - 100-1000 CONCRETE FRAME BUILDING

APPLICANT: Addison Venture L.L.C.

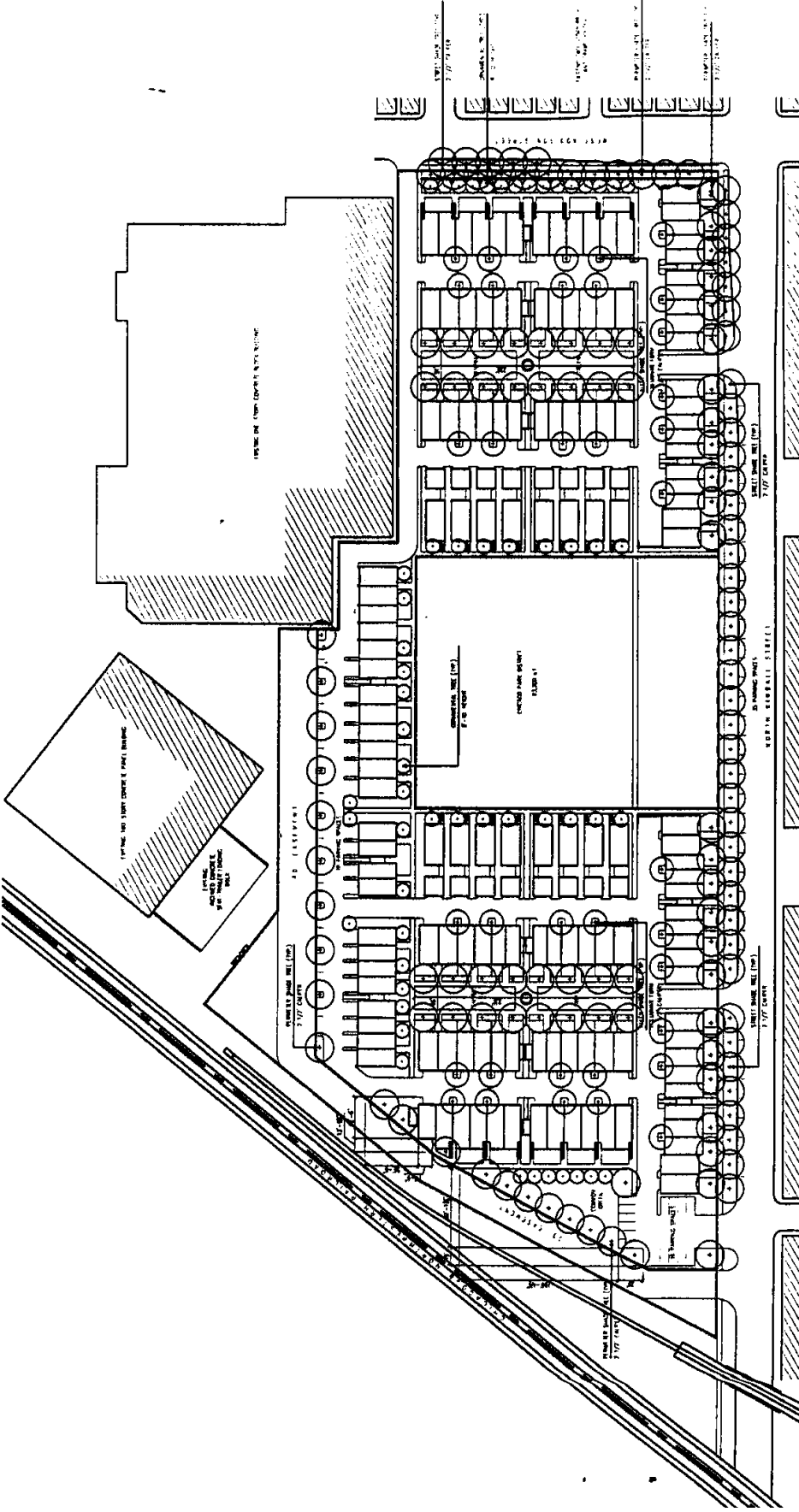
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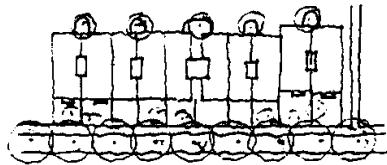
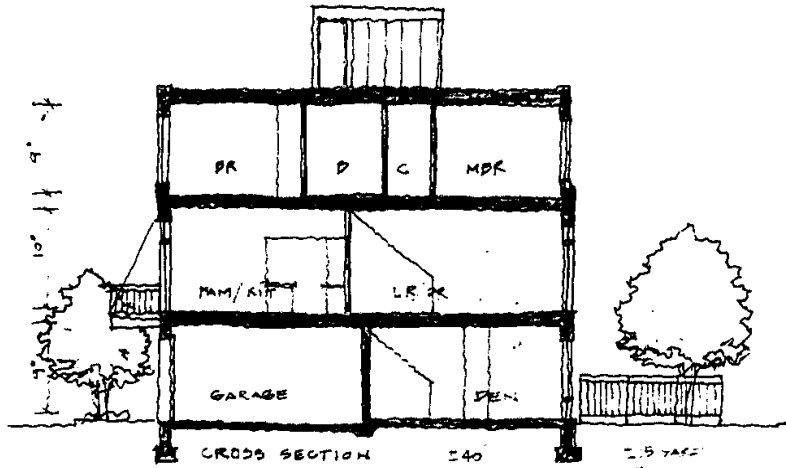
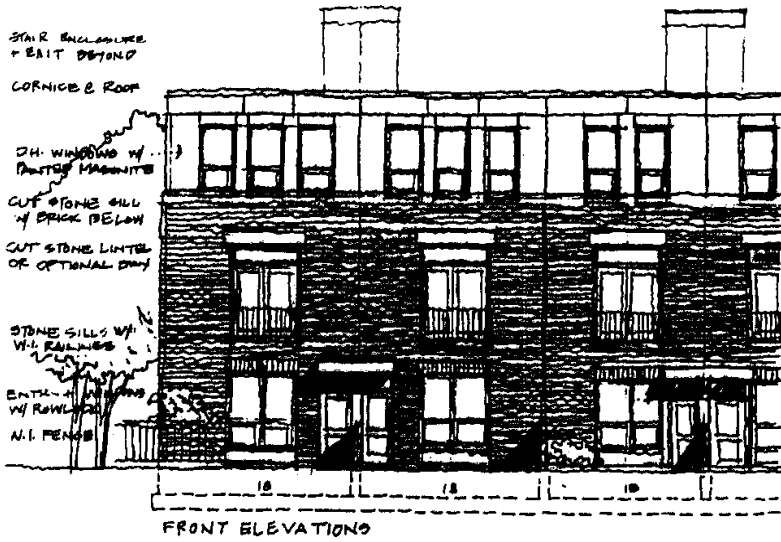


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RESIDENTIAL DEVELOPMENT - ADDISON AND KIMBALL STREETS REZ-HAR CORPORATION - DEVELOPER NAGLE, HARTRAY, DANIKER KAGAN, MCGAY ARCHITECTS PLANNERS, LTD.

(CERTIFIED BY THE STATE BOARD OF ARCHITECTS)

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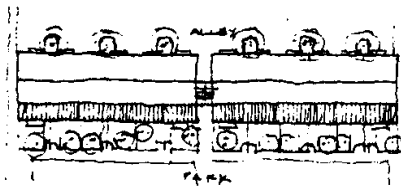
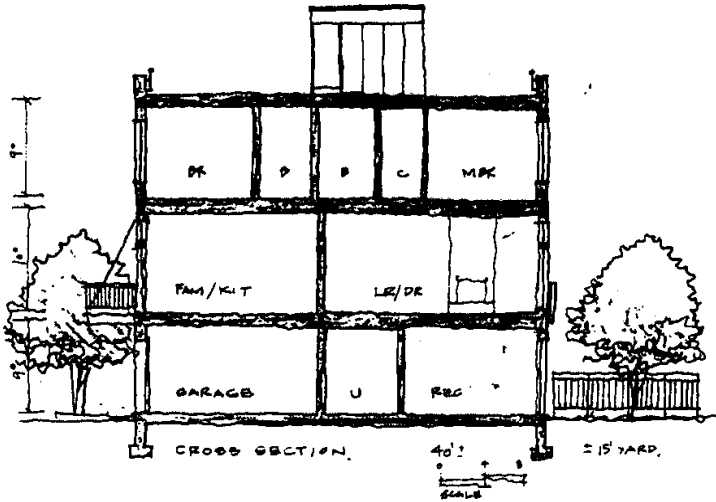
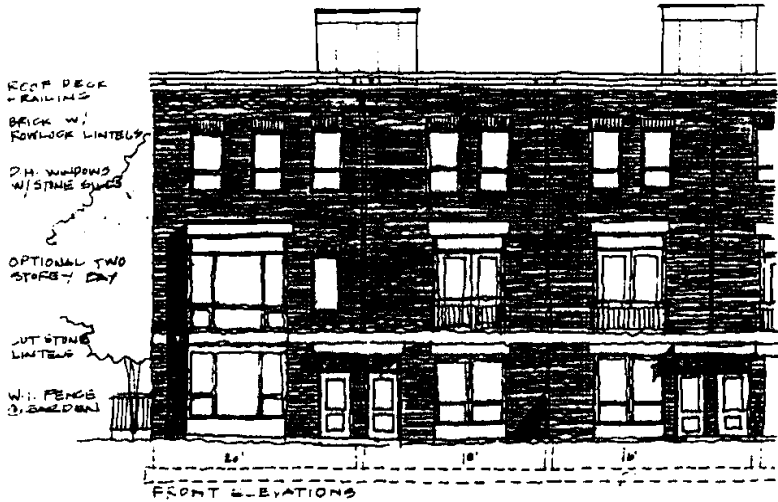


## Unit Type "A" 3 Story with Roof Deck'

Addison / Kimball Development Rezmar Corporation

NHDKM Ltd. Architects

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Unit Type "B" 3 Story + Penthouse Townhouses 20'/18'/16'

Addison / Kimball Development Rezmar Corporation

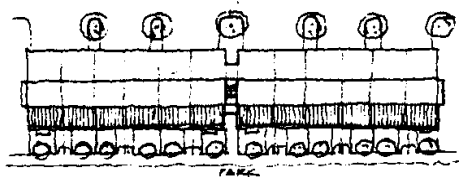
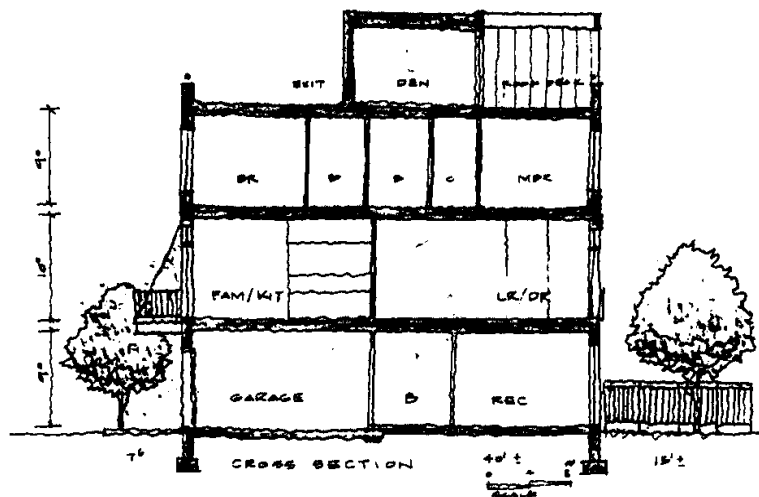
NHDKM Ltd. Architects

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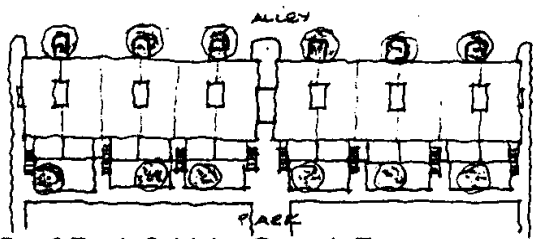
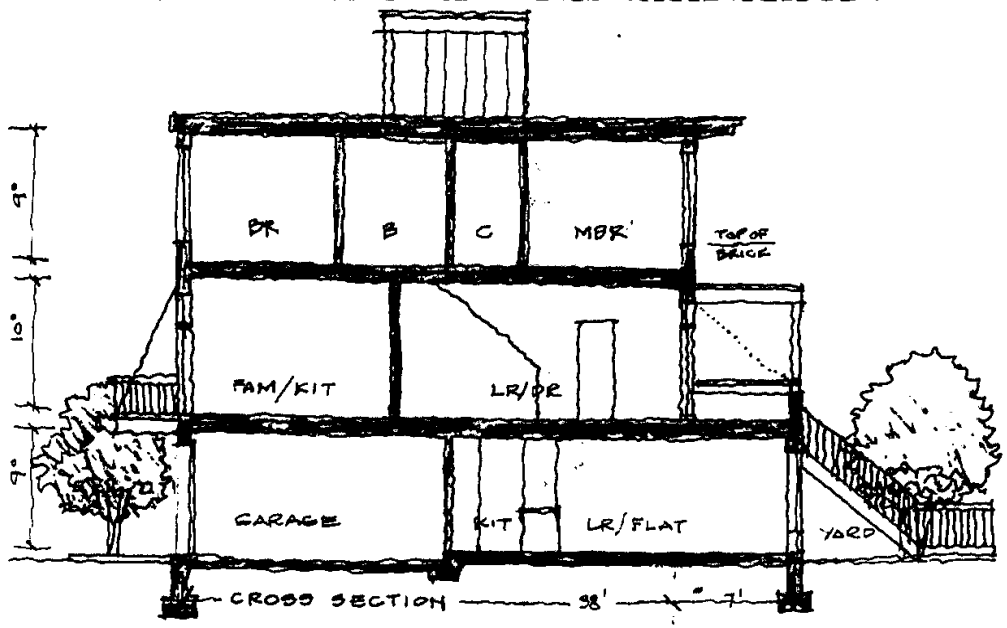
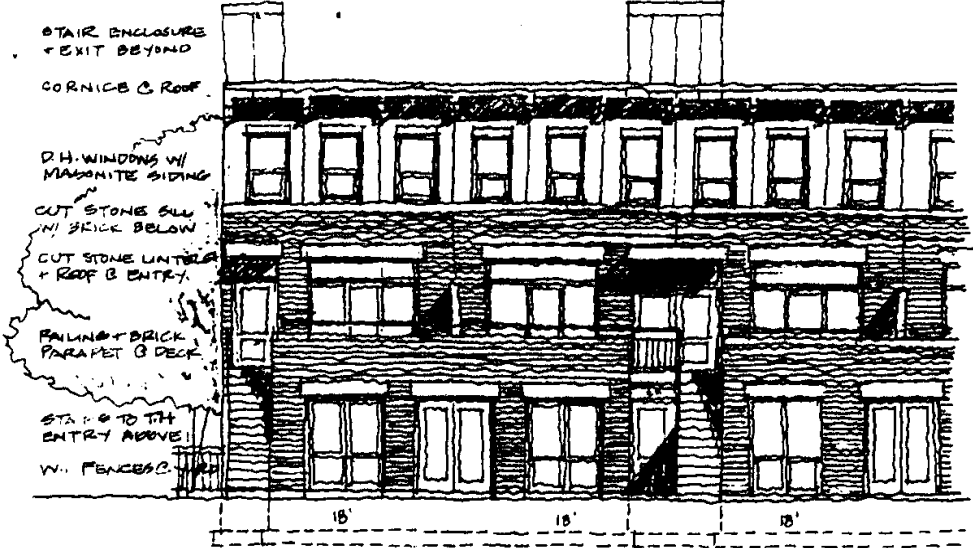


**Unit Type "C" 3½ Story 18'-20' + Wide Townhouse**

Addison / Kimball Development Rezmar Corporation

NHDKM Ltd. Architects

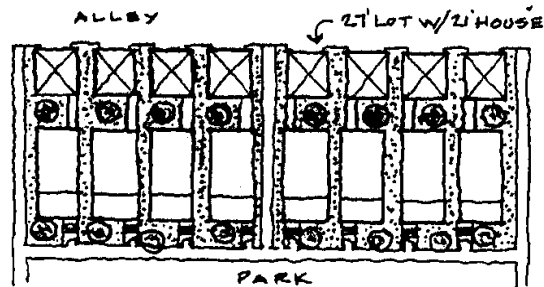
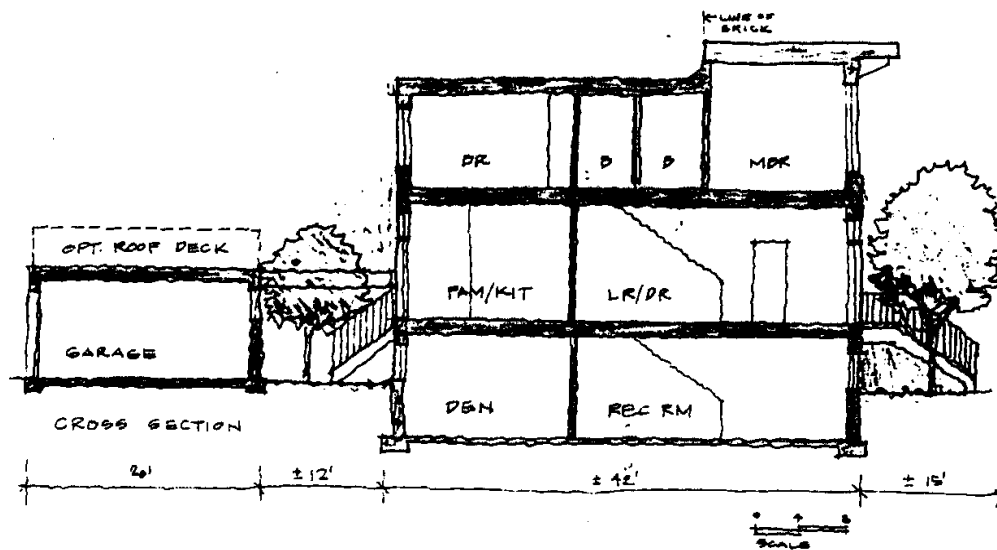
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Unit Type "D" 3 Story with Roof Deck 2 Units Over 1 Flat

Addison / Kimball Development Rezmar Corporation  
 APPLICANT: Addison Venture LLC.  
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 DATE: February 6, 2001  
 REVISED:

NHDKM Ltd. Architects



Unit Type "E" 2 1/2 Story 20'+ Wide Single Family House

Addison / Kimball Development Rezmar Corporation

NHDKM Ltd. Architects

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