

FINAL FOR PUBLICATION

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. ____ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (the “Planned Development” or “PD”) consists of approximately 41,227 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the “Property”) and is owned by the Applicant, The City Church Fellowship.
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 (defined below).

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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

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The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This Plan of Development consists of these 18 Statements, a Bulk Regulations and Data Table, and the following exhibits and plans attached hereto prepared by Hutton & Hutton, Architects and Engineers (the "Plans"): an Existing Zoning Map; a Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) dated April 18, 2024, submitted herein. 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 Residential-Business Planned Development: Religious Assembly; Daycare and School (subject to site plan approval); Entertainment and Spectator Sports (all, except Wagering Facility); Dwelling Units Above the Ground Floor (Phases 2 and 3); Vacation Rental; Shared Housing Units (Phases 2 and 3); Eating and Drinking Establishments; Financial Services (excluding Payday Loan Stores and Pawn Shops); Food and Beverage Retail Sales; Medical Service (Phases 2 and 3); Office; Personal Service; Residential Support Service; General Retail Sales; and incidental and accessory 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 41,227 square feet and a base FAR of 5.0.
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.

Applicant:	The City Church Fellowship
Address:	116 – 138 South Paulina
Introduced:	June 21, 2023
Plan Commission:	April 18, 2024

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The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements to be undertaken in accordance with the Plans, other than Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) and approval of Phases 2 and 3 pursuant to Statement 15.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800 of the Zoning Ordinance. 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.
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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Prior to the Part II Approval (Section 17-13-0610 of the Zoning Ordinance) for any building in Phases 2 or 3, the Applicant shall submit a site plan, landscape plan and building elevations for the specific Phase(s) for review and approval in accordance with the Site Plan Review provisions of Section 17-13-0800 of the Zoning Ordinance (such a review of a Phase of this PD, a "Subarea Site Plan Approval"; a Phase for purposes of such a review, a "Subarea"). Review and approval by DPD and review by the Chicago Plan Commission for a courtesy presentation and comment is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public Rights-of-Way or the boundary of the nearest Sub-Area. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

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No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD.

Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines, and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such site plan approval and the Plan Commission shall conduct its review hearing of the Site Plan Submittal. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- location and dimensions of all parking spaces and loading berths;
- fully-dimensioned building elevations;
- building sections of the improvements;
- building materials list;
- fully-dimensioned landscape plan(s);
- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, floor area devoted to all uses; building heights and setbacks;
- if requested by DPD, a School Impact Study may be required with a future site plan submittal; and
- an approved Site Plan by CDOT (as provided in Statement 3), Fire Prevention Bureau, Mayor's Office for People with Disabilities, and the Building Departments Division of Storm water Management.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE

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participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. The Applicant acknowledges and agrees that the rezoning of the Property from the C1-3 Neighborhood Commercial District to the B3-5 Community Shopping District and then to this Residential-Business Planned Development ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD is located in a "community preservation area" within the meaning of the ARO and permits the construction of 76 dwelling units. The Applicant intends to construct a 76-unit rental building (the "Project").

Developers of rental projects in community preservation areas with 30 or more units must provide between 10% and 20% of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25% of the affordable units on-site and another 25% on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20% option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 15.2 affordable units (20% of 76) and half of those affordable units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must

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either pay a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 15 affordable units within the rental building to be constructed in the PD, and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 0.2 affordable units in the amount of \$155,344 per unit for a total payment of \$31,068.80, as set forth in the Affordable Housing Profile (the "AHP") attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80% of the AMI, (y) at least one-third (or 5 units) must be affordable to households at or below 50% of the AMI, of which one-sixth (or 1 of the 5 units) must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this PD, DOH may adjust the AHP as requested, in accordance with the ARO, without amending the PD, provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement (the "IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the PD and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this PD. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator of DPD shall initiate a Zoning Map Amendment to rezone the property to B3-5 Community Shopping District.

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Residential-Business Planned Development No. _____ Bulk Regulations and Data Table

Gross Site Area (sf):	55,427
Area of Public Rights-of-Way (sf):	14,200
Net Site Area (sf):	41,227
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	76
Minimum Parking Spaces:	0
Minimum Bicycle Parking:	76
Minimum Loading Berths:	1
Maximum Building Height:	184 feet
Minimum Setbacks:	In accordance with plans

Applicant: The City Church Fellowship
Address: 116-138 South Paulina
Introduced: June 21, 2023
Plan Commission: April 18, 2024

ARO Intake Application

1 2 3 4 5 6 7 8

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://codelibrary.amlegal.com/codes/chicago/latest/chicago_il/0-0-0-2508874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function. Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOI staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
<input type="text" value="The City Church Fellowship"/>	<input type="text" value="Kent Munsey"/>
Applicant Email *	Applicant Phone *
<input type="text" value="pkm@citychurchchicago.com"/>	<input type="text" value="(312) 243-0930"/>
Applicant Address *	
<input type="text" value="777 North Green Street"/>	
Attorney Name *	Attorney Email *
<input type="text" value="Katie Jahnke Dale"/>	<input type="text" value="katie.dale@dlapiper.com"/>



ARO Intake Application

1 2 3 4 5 6 7 8

Development Information

Development Address:

From *	To	Direction *	Street Name *
116	138	S	PAULINA

Zip Code *	Ward *	ARO Zone *
606123224	27	ARO Community Prt

Development Name *	If you are working with a Planner at the City, what is his/her/their name?
City Church	Fernando Espinoza

Zoning Application Number (If applicable)	Council Introduction Date *
22204	6/21/2023

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

Yes No

ARO Trigger *	Development Type *
Zoning Entitlement	Rental

Total Units *

76

Is your Project in a Transit Served Location? *

Not TSL – or FAR doesn't exceed 3.5.

Estimated date marketing will begin *

2/5/2029

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

3/5/2029

Previous Next



ARO Intake Application

1 2 3 4 5 6 7 8

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
<input type="text" value="15.2"/>	<input type="text" value="4"/>	<input type="text" value="8"/>
Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
<input type="text" value="15"/>	<input type="text" value="0"/>	<input type="text" value="0.2"/>
In-Lieu Amount Owed *	On-Site Units To CLHTF or CHA *	
<input type="text" value="\$31,068.80"/>	<input type="text" value="0"/>	

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

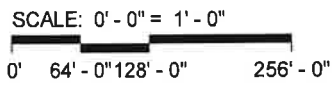
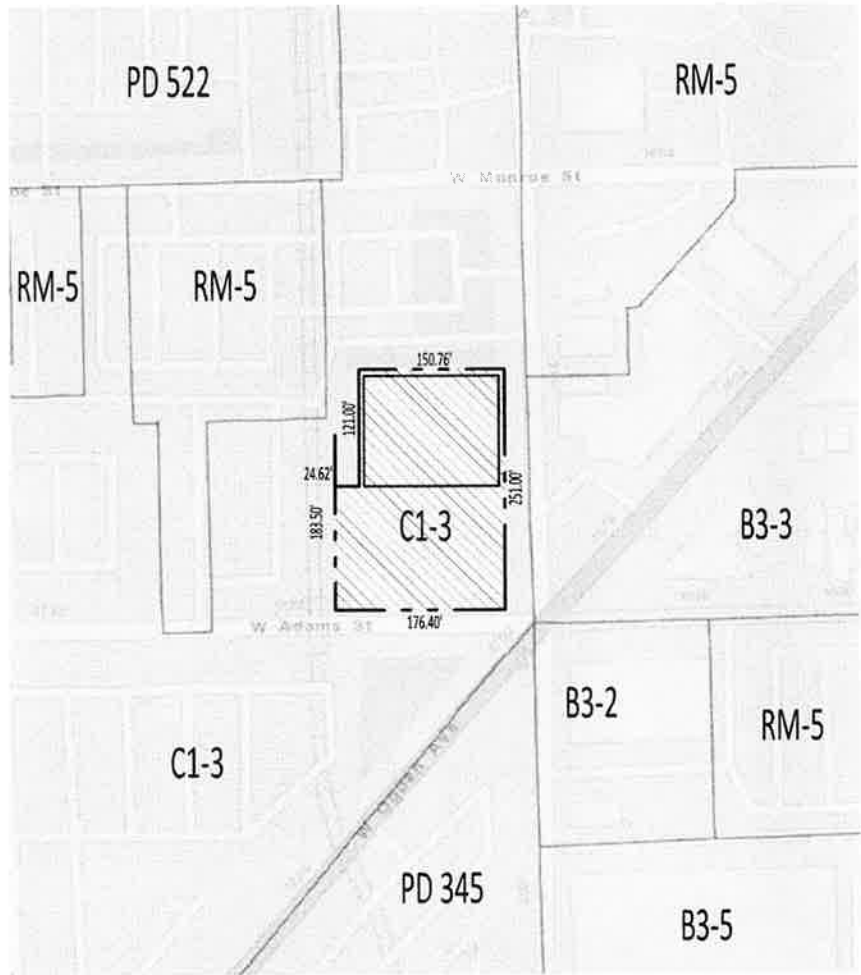
THIS IS A PRELIMINARILY APPROVED AHP, WHICH WILL BE REVISED WHEN FURTHER PROJECT DETAILS ARE DETERMINED.


Ricardo Lopez, DOH ARO Project Manager



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--- PROPERTY LINE
— PLANNED DEVELOPMENT BOUNDARY



PD BOUNDARY & PROPERTY LINE



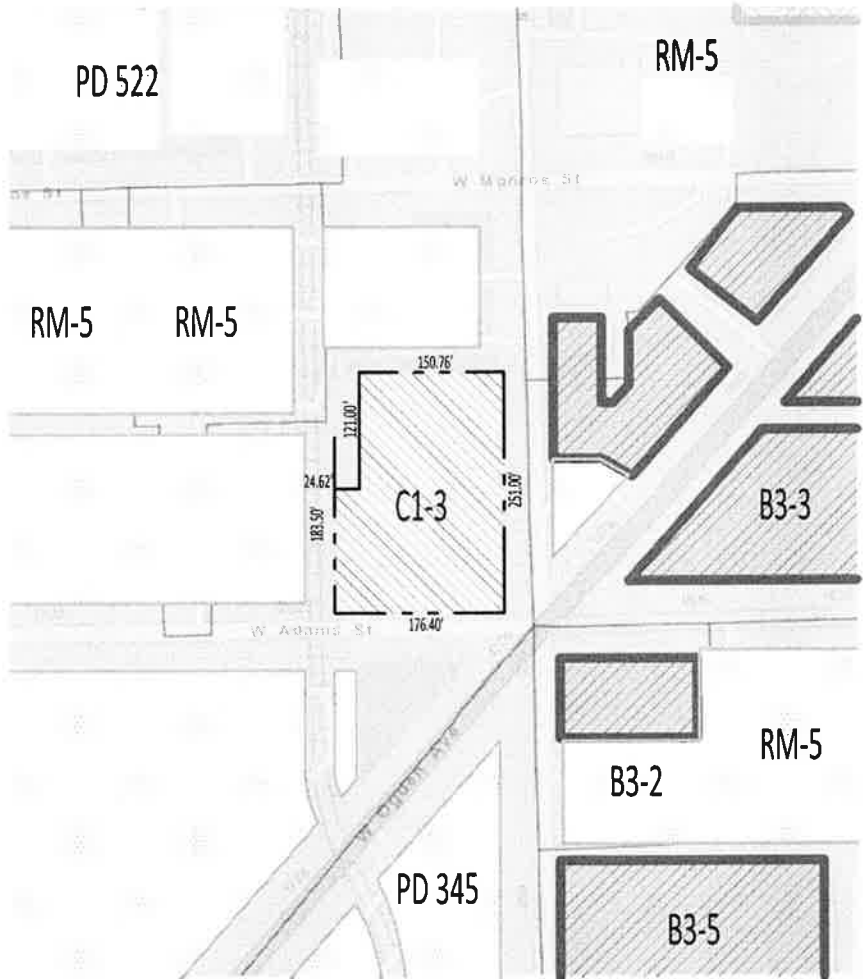
Hutton & Hutton Architects & Engineers
6832 Calumet Avenue, Hammond IN, 46324
Phone: (219) 932-2050

APPLICANT: CITY CHURCH CHICAGO
ADDRESS OF PROJECT: 116 - 138 SOUTH PAULINA STREET
INTRODUCED: 06/21/2023
PLAN COMMISSION: 01/10/2023

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EXISTING LAND USE LEGEND	
	COMMERCIAL
	PARKING
	RESIDENTIAL
	PROPERTY SITE

SCALE: 0' - 0" = 1' - 0"
 0' 64' - 0" 128' - 0" 256' - 0"



EXISTING LAND USE



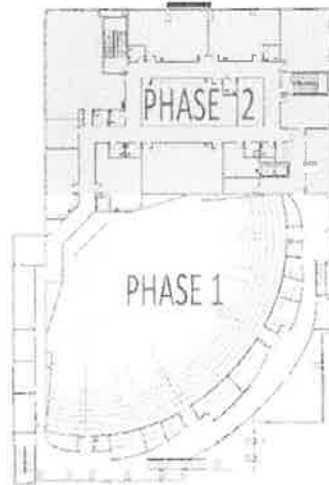
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 6832 Calumet Avenue, Hammond IN, 46324
 Phone: (219) 932-2050

APPLICANT: CITY CHURCH CHICAGO
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THIRD FLOOR



SECOND FLOOR



GROUND (FIRST) FLOOR

PHASING PLAN



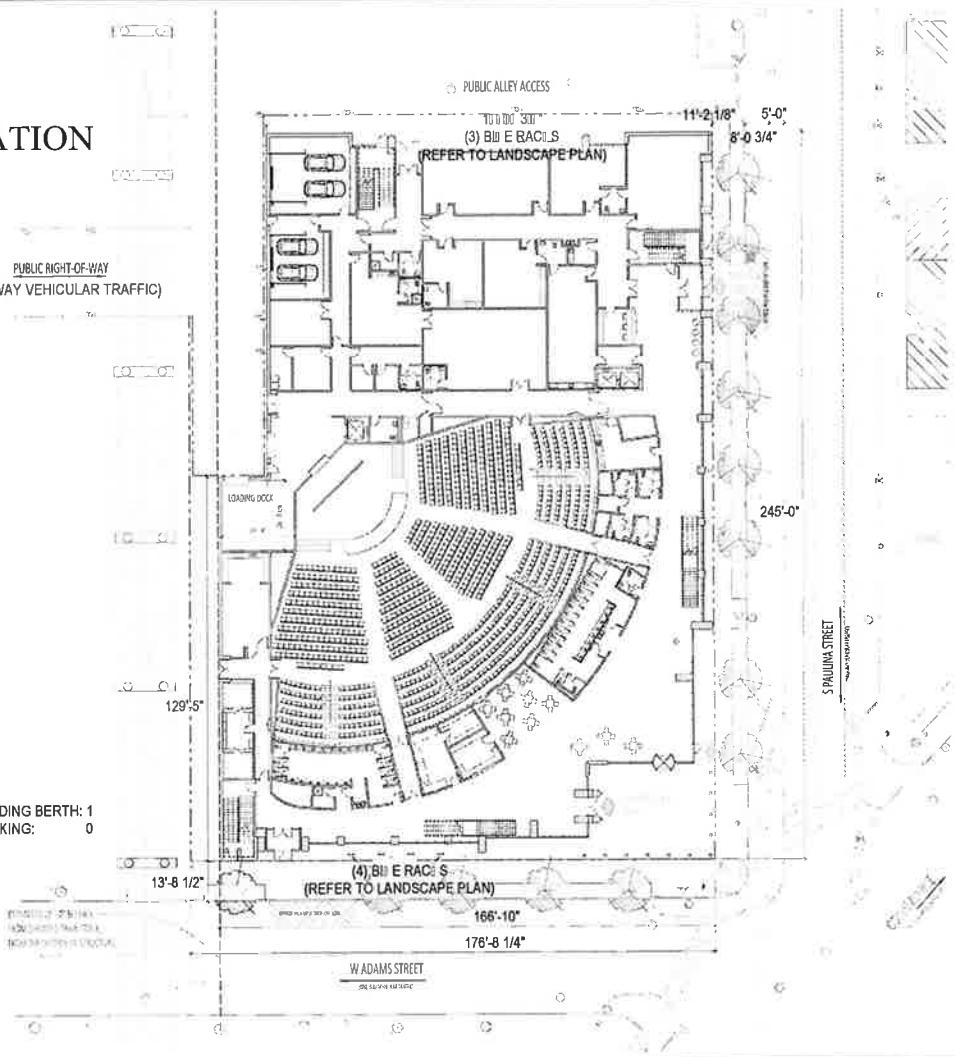
Hutton & Hutton Architects & Engineers
6832 Calumet Avenue, Hammond IN, 46324
Phone: (219) 932-2050

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PUBLIC RIGHT-OF-WAY
(TWO-WAY VEHICULAR TRAFFIC)

LOADING BERTH: 1
PARKING: 0

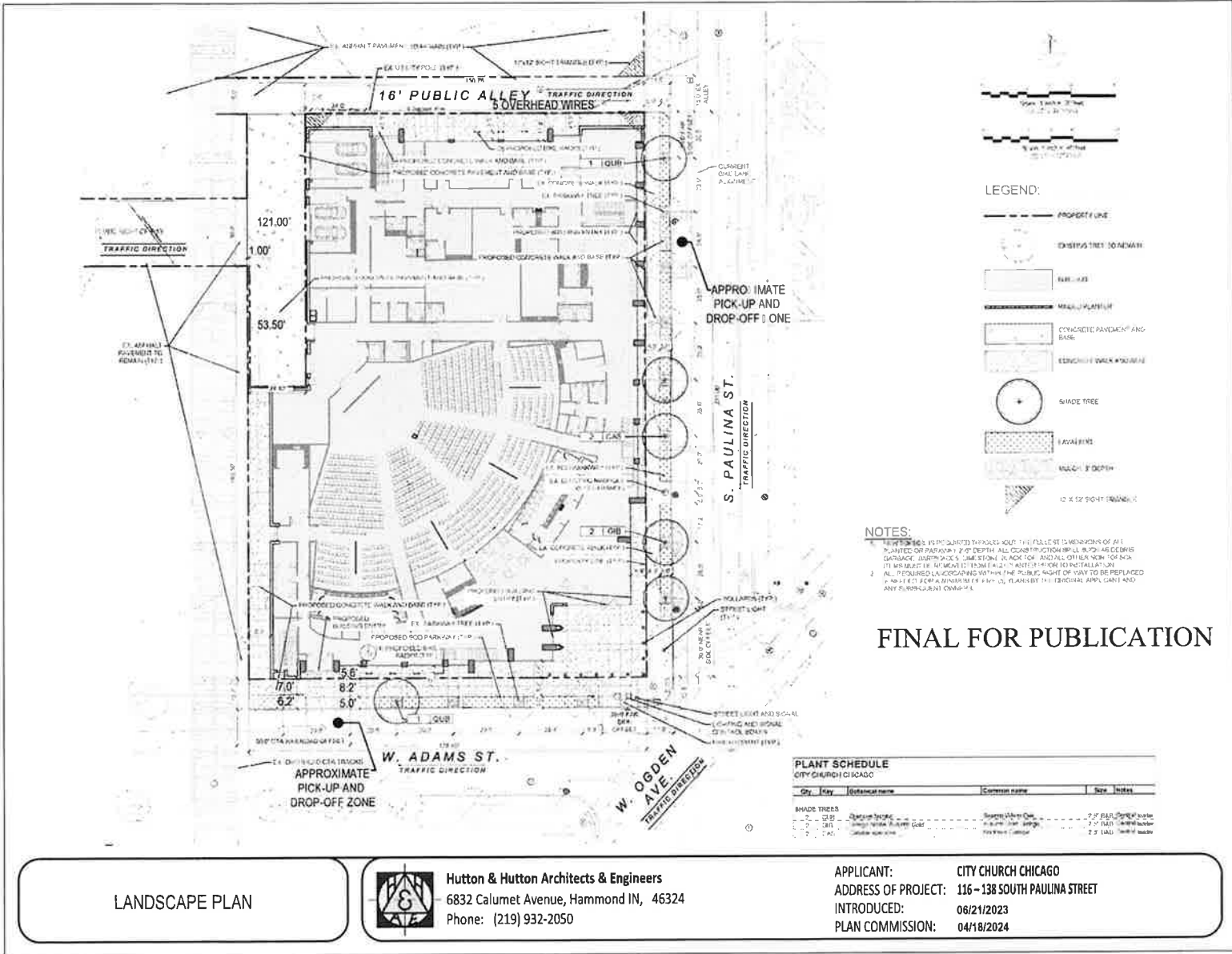


COMPOSITE SITE PLAN



Hutton & Hutton Architects & Engineers
6832 Calumet Avenue, Hammond IN, 46324
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PLAN COMMISSION: 04/18/2024



LEGEND:

- PROPERTY LINE
- EXISTING TREE DEMARKER
- CURB
- BRICK PAVEMENT
- CONCRETE PAVEMENT AND BASE
- EXISTING WALK AND DRIVE
- SHADE TREE
- PLANTING
- 12" X 12" POLE FOOTING

NOTES:

1. ALL PLANTINGS ARE TO BE PLANTED TO MATCH THE PLANT SCHEDULE AND THE PLANTING NOTES OF ALL ADJACENT PROPERTIES. ALL PLANTINGS SHALL BE PLANTED TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL PLANTINGS SHALL BE PLANTED WITHIN THE PUBLIC RIGHT OF WAY TO BE REPLACED AND ANY SURVIVAL GUARANTEED.

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PLANT SCHEDULE

Qty.	Key	Botanical name	Common name	Size	Notes
2	SB	Shade Tree	Shade Tree	7.5' B&B	Plant in courtyard
2	CB	Shade Tree	Shade Tree	7.5' B&B	Plant in courtyard
2	CB	Shade Tree	Shade Tree	7.5' B&B	Plant in courtyard

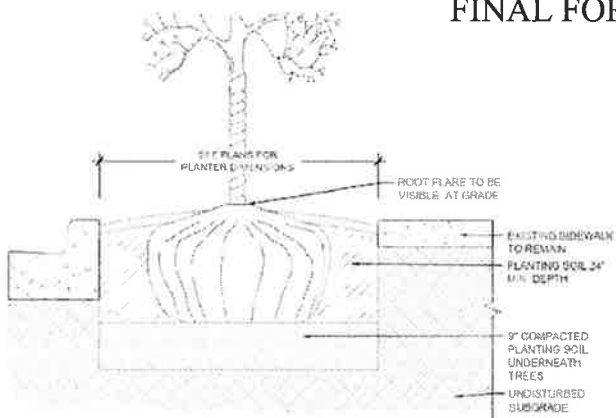
LANDSCAPE PLAN



Hutton & Hutton Architects & Engineers
 6832 Calumet Avenue, Hammond IN, 46324
 Phone: (219) 932-2050

APPLICANT: CITY CHURCH CHICAGO
ADDRESS OF PROJECT: 116 - 138 SOUTH PAULINA STREET
INTRODUCED: 08/21/2023
PLAN COMMISSION: 04/18/2024

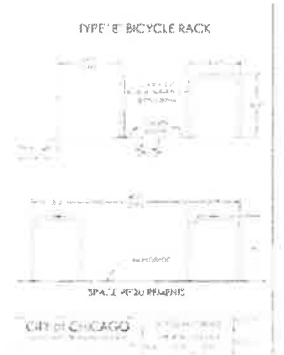
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1 CONTINUOUS TREE PARKWAY DETAIL
SCALE: NTS



2 BIKE RACK DETAIL
SCALE: NTS



SCALE: NTS

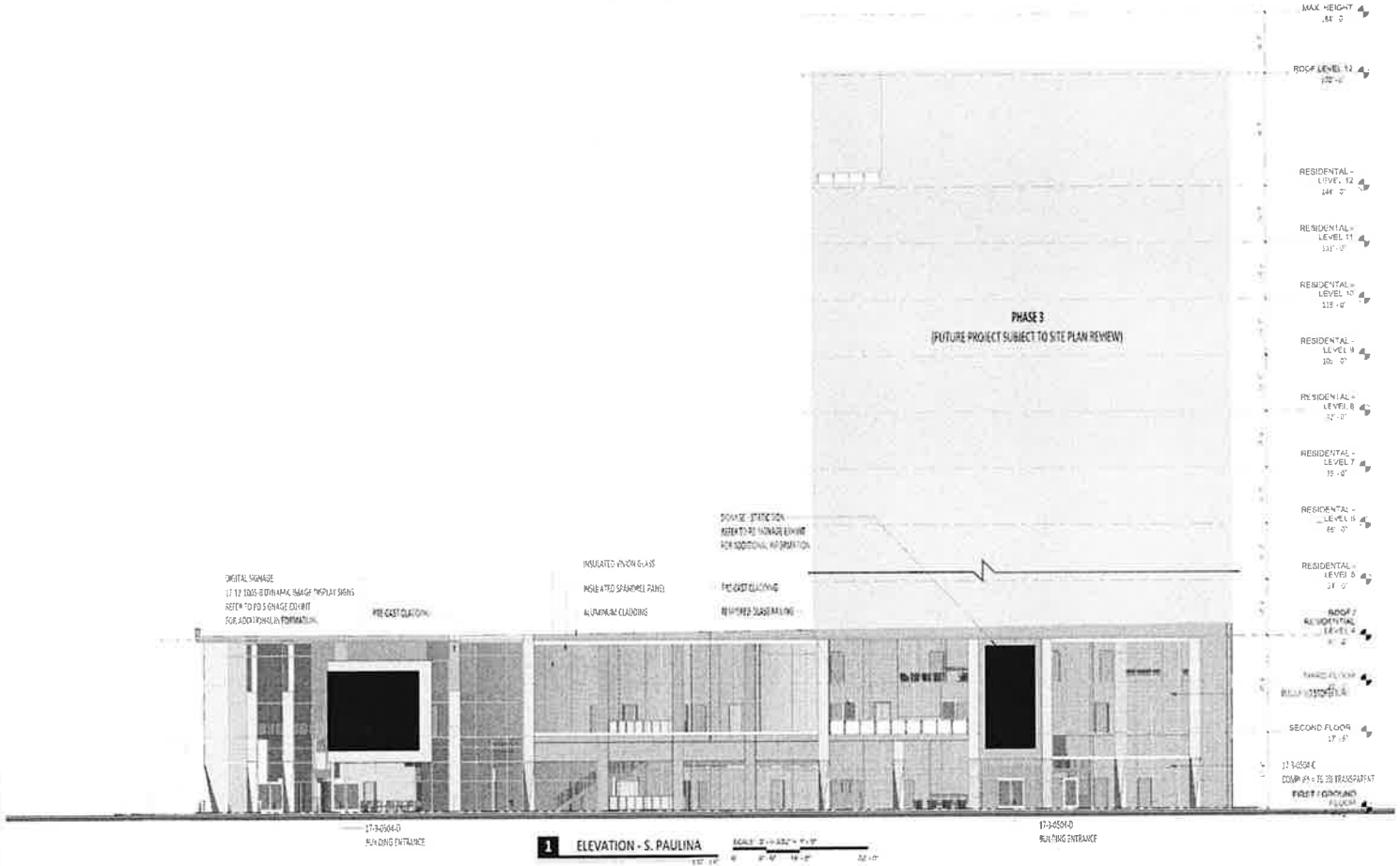
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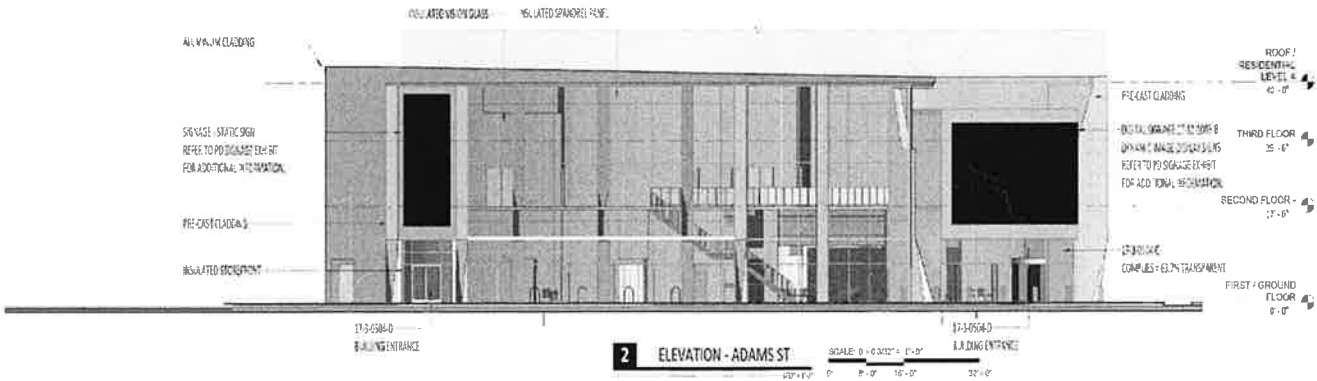
EXTERIOR ELEVATIONS



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 6832 Calumet Avenue, Hammond IN, 46324
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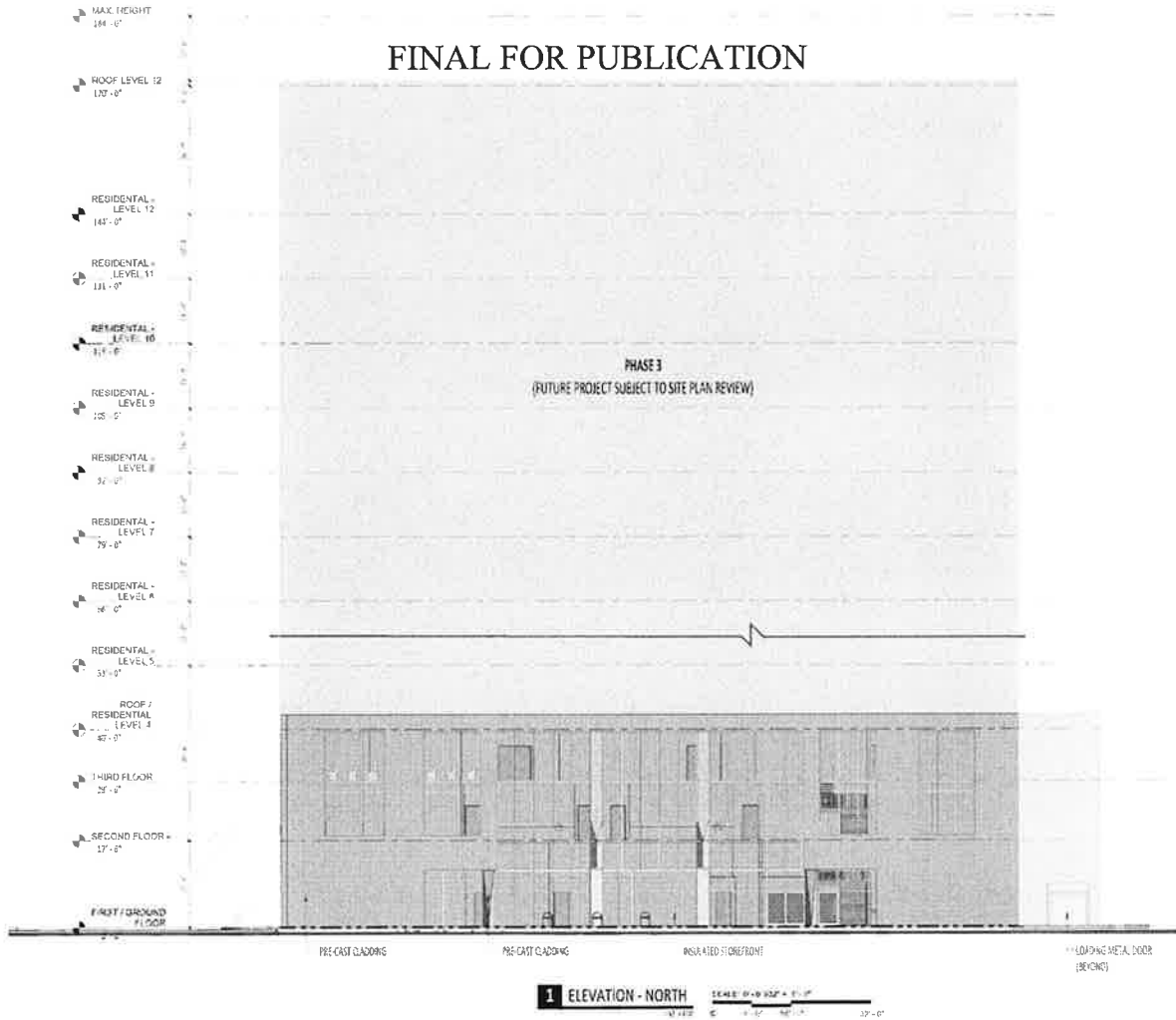
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APPLICANT: **CITY CHURCH CHICAGO**
 ADDRESS OF PROJECT: **116 - 138 SOUTH PAULINA STREET**
 INTRODUCED: **06/21/2023**
 PLAN COMMISSION: **04/18/2024**

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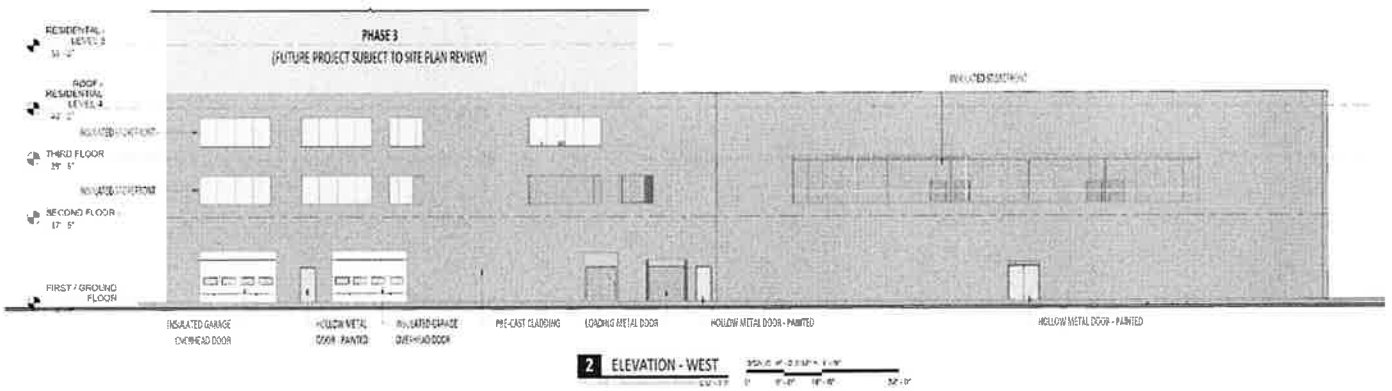
EXTERIOR ELEVATIONS



Hutton & Hutton Architects & Engineers
 6832 Calumet Avenue, Hammond IN, 46324
 Phone: (219) 932-2050

APPLICANT: CITY CHURCH CHICAGO
 ADDRESS OF PROJECT: 116 - 138 SOUTH PAULINA STREET
 INTRODUCED: 06/21/2023
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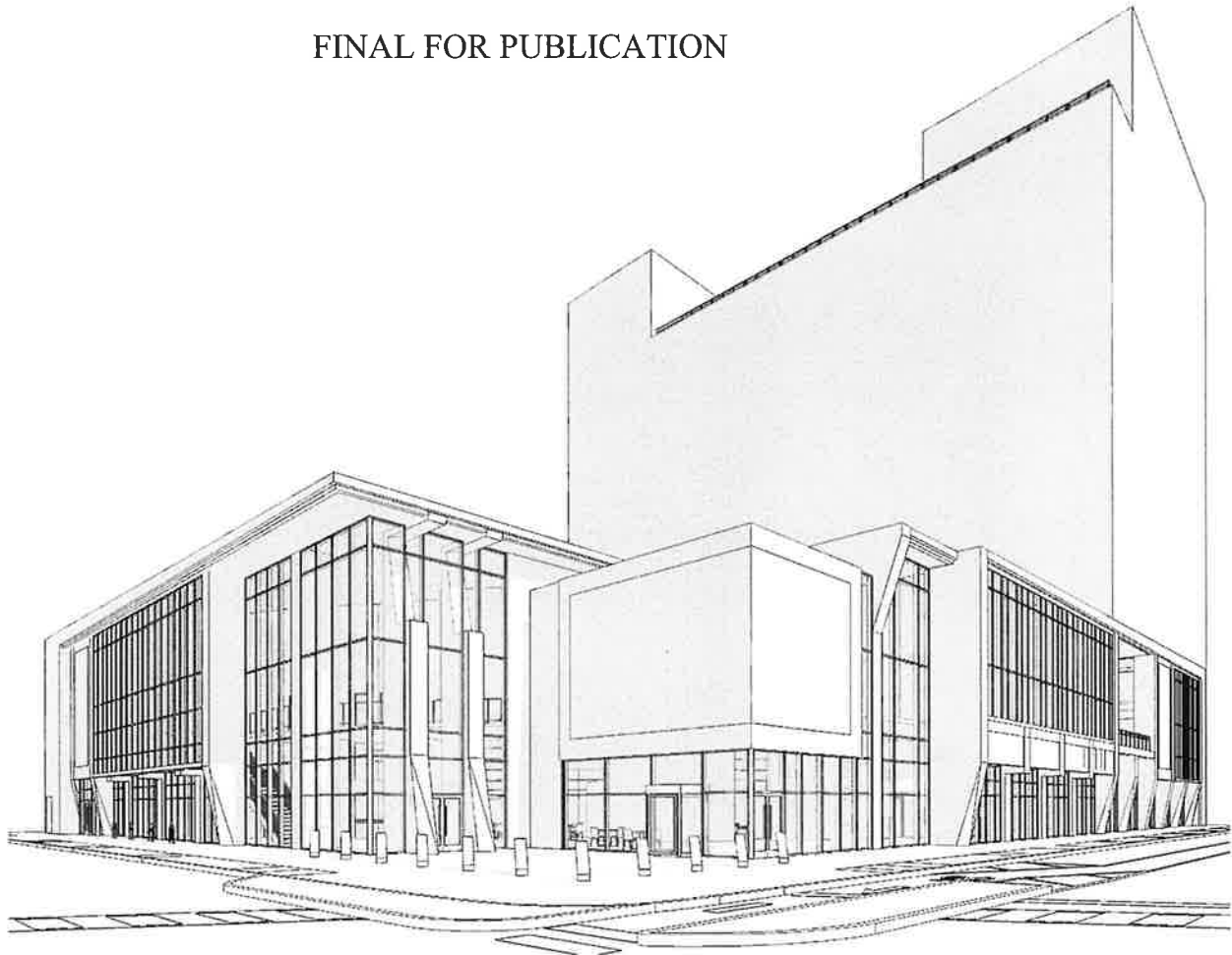
EXTERIOR ELEVATIONS



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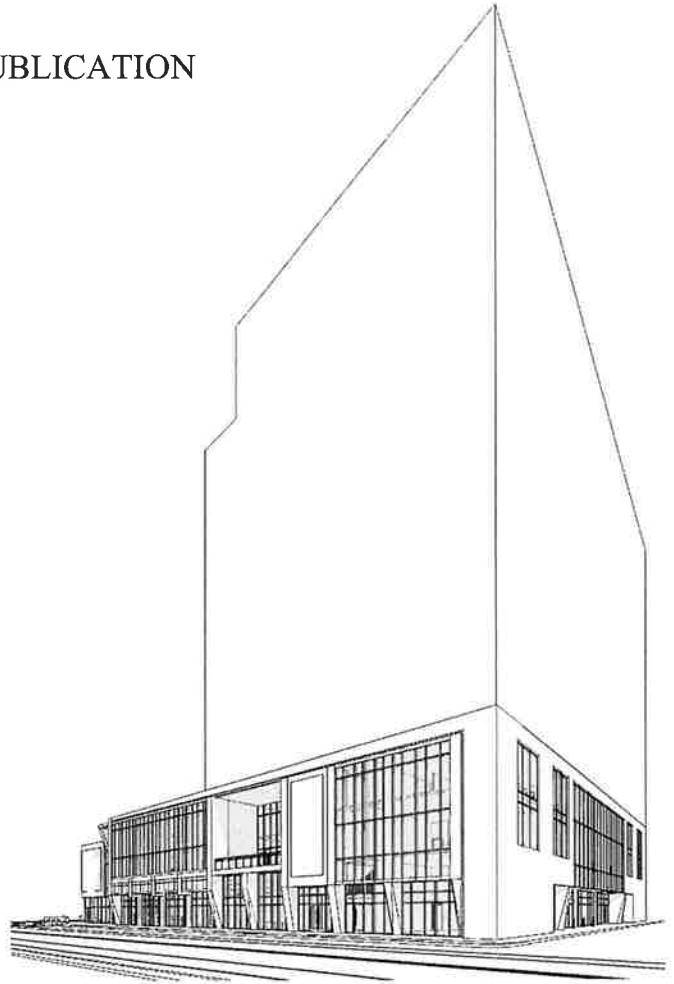
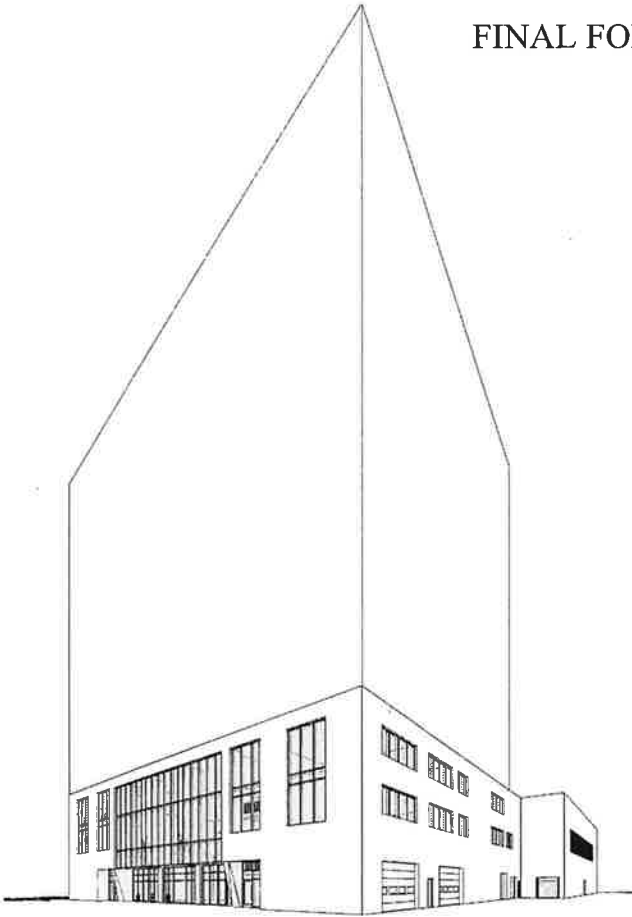
PERSPECTIVE - ODGEN AVE.



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PERSPECTIVES - SE & SW



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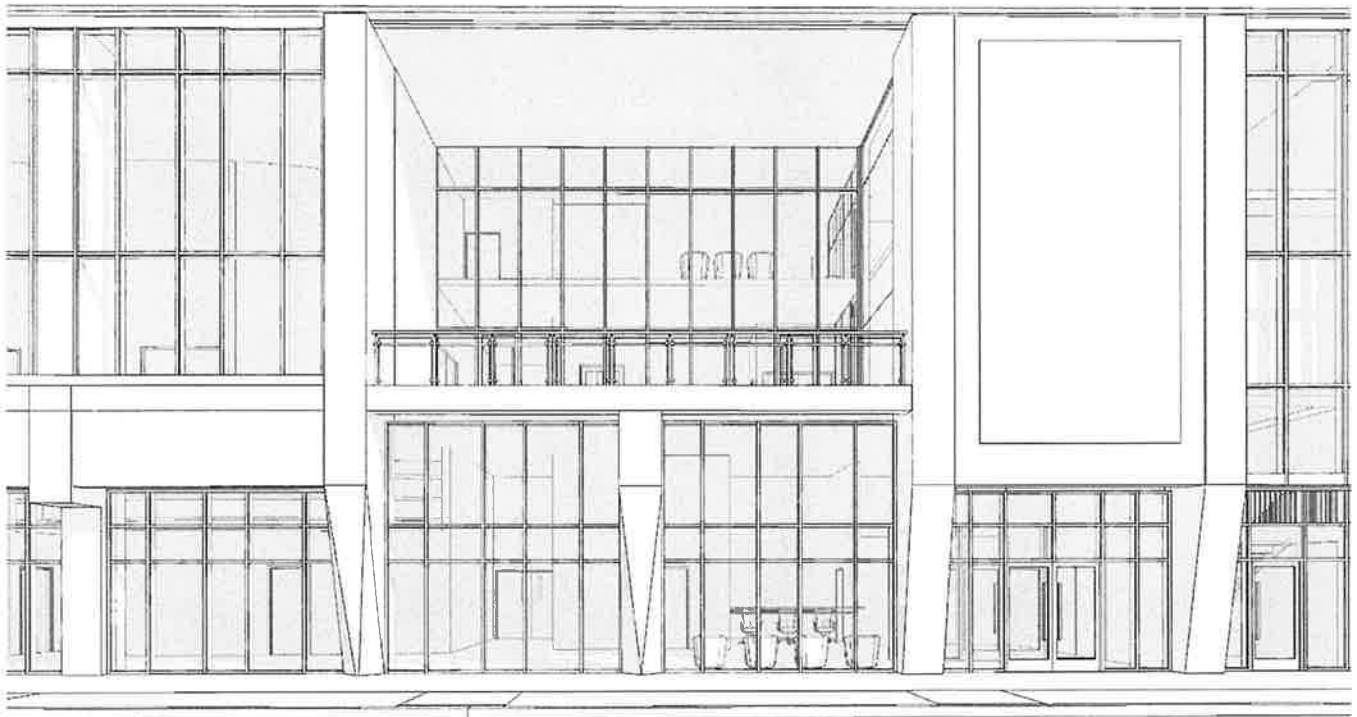
PERSPECTIVE - NW



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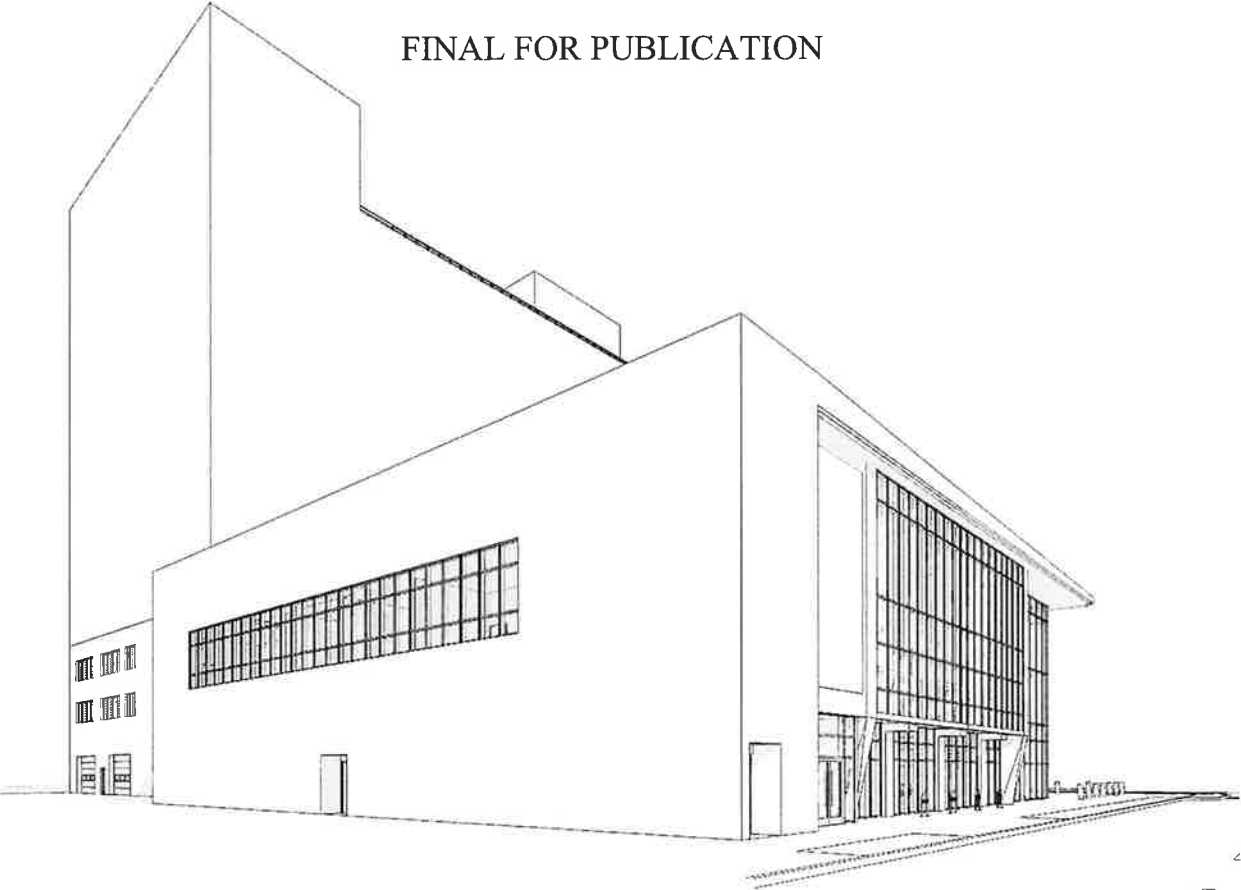
PERSPECTIVE



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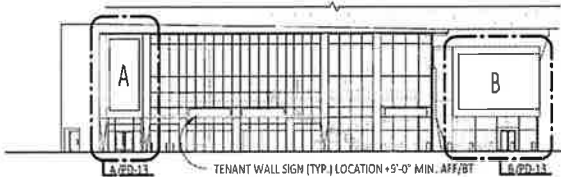


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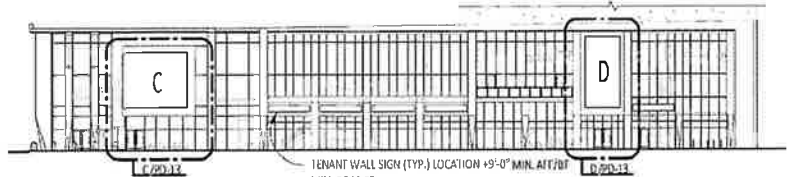


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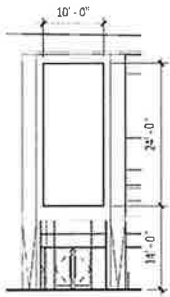
APPLICANT: CITY CHURCH CHICAGO
ADDRESS OF PROJECT: 116 - 138 SOUTH PAULINA STREET
INTRODUCED: 06/21/2023
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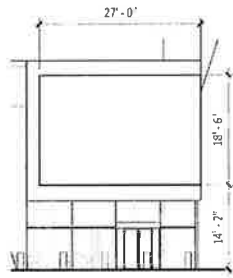
EXTERIOR ELEVATION - ADAMS ST



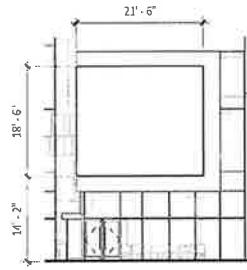
EXTERIOR ELEVATION - S. PAULINA



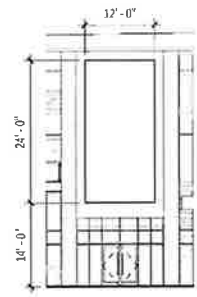
A **STATIC SIGN 'A'**
1/16" = 1'-0"



B **DIGITAL SIGN 'B'**
1/16" = 1'-0"

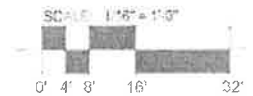


C **DIGITAL SIGN 'C'**
1/16" = 1'-0"



D **STATIC SIGN 'D'**
1/16" = 1'-0"

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SIGNAGE



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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

(Application 22204)

To: Alderman Lawson
Vice Chairman,
City Council Committee on Zoning

From: 
Ciere Boatright
Chicago Plan Commission

Date: April 18, 2024

Re: Proposed Residential Business Planned Development
116- 138 South Paulina Street

On Thursday, April 18, 2024, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by The City Church Fellowship. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

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 Design recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Fernando Espinoza at 312-744-0755 or via email @ Fernando.espinoza@cityofchicago.org.

Cc: PD Master File (Original PD, copy of memo)