



Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
<http://www.ci.chi.il.us>

September 8, 1999

Mr. Stuart Rose  
SR Building Inc.  
2442 N. Marshfield Avenue  
Chicago, Illinois 60614

**RE:** Request for minor changes to Residential  
Planned Development No. 609; Parcel A  
(Lincoln Avenue/Lakewood Avenue/George Street)

Dear Mr. Rose:

The Department of Planning and Development has considered your request for minor changes on behalf of City Real Estate Incorporated and RDM Development and Investment Co., Inc. to Residential Planned Development No. 609 pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No.12 of Residential Planned Development No.609.

Specifically, you requested that the Site/ Landscape Plan and Building Elevations- Parcel A dated July 19,1999 and the Bulk Regulations and Data Table be modified to reflect a reduction in the number of units in Parcel A from 10 to 8 and a decrease in the minimum number of parking spaces from 17 to 16.

The requested Parcel A modifications would allow for the construction of one single-family house instead of a three-unit condominium building. An administrative relief approved by this Department on March 23, 1998, allowed the construction of the three-unit building and two single-family houses instead of the originally approved 9 townhouses and a single-family house in Parcel A. This current modification, along with approval on March 23, 1998 to increase the number of units in Subarea C from 1 to 2, would result in a decrease in the total number of units in the Planned Development as originally approved from 34 to 28.

The submitted plans indicate that the proposed single-family house would be similar in design to the two other recently completed houses directly to the east. Also, please note that your proposed changes have been reviewed and approved by the South Lakeview Neighbors Community Organization.

NEIGHBORHOODS

Pzmr2398.wpd



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 609, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 609.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a horizontal line.

Christopher R. Hill  
Commissioner

cc: Jack Swenson  
Philip Levin  
Michael Marmo  
Paul Woznicki

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 7-G.  
(As Amended) R B P D 609*

*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 M1-2 Restricted Manufacturing District and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line 123 feet north of West George Street; a line 374.6 feet east of North Lakewood Avenue; West George Street; a line 75 feet east of the alley next easterly of North Lincoln Avenue and perpendicular to West George Street; the alley next southerly of West George Street, 236.04 feet southeasterly of the intersection of West George Street and North Lincoln Avenue, as measured along the northeast line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 111.04 feet southeasterly of the intersection of West George Street and North Lincoln Avenue, as measured along the northeast line of North Lincoln Avenue and perpendicular thereto; a line 111 feet west of the intersection of West George Street and North Lincoln Avenue, as measured along the south line of West George Street and perpendicular thereto; West George Street; and a line 146.6 feet east of North Lakewood Avenue,

to those of a B4-2 Restricted Service 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 B4-2 Restricted Service District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line 123 feet north of West George Street; a line 374.6 feet east of North Lakewood Avenue; West George Street; a line 75 feet east of the alley next easterly of North Lincoln Avenue and perpendicular to West George Street; the alley next southerly of West George Street, 236.04 feet southeasterly of the intersection of West George Street and North Lincoln Avenue, as measured along the northeast line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 111.04 feet southeasterly of the intersection of West George Street and North

Lincoln Avenue, as measured along the northeast line of North Lincoln Avenue and perpendicular thereto; a line 111 feet west of the intersection of West George Street and North Lincoln Avenue, as measured along the south line of West George Street and perpendicular thereto; West George Street; and a line 146.6 feet east of North Lakewood Avenue,

to those of a Residential Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Business Planned Development No. 609*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Business Planned Development ("Planned Development") consists of approximately 49,882 square feet (1.15 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by City Real Estate Incorporate and RDM Development & Investment, Inc. ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant, or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easement, or any adjustment of rights-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. 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. 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 shall mean that any application to the City for any amendment to this Planned Development shall be made or authorized by either the Applicant, the owners of all the Property within the Planned Development or any property owners' association designated to succeed the Applicant for purposes of control and management of Property within the Planned Development.

4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Parcel Boundary Map; Parcel Site/Landscape Plans; Building Elevations and Conceptual Building Elevations in Parcel A for the single-family homes, all dated July 11, 1996, and prepared by Fred Frank Architects and J. Stoneberg Architects. Full size sets of the Site Plans, Landscape Plans, Building Elevations and Conceptual single-family homes are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply.
5. The following uses are permitted within the Planned Development:
  - Parcel A: attached and detached single-family homes.
  - Parcel B: multi-family dwelling units, and commercial and retail space.
  - Parcel C: single-family home.

Parcels B and C: live/work uses such as, but not limited to, artist and photography studios, home occupations, or mail order wholesale businesses; provided that any combination of live/work unit shall be limited to no more than 2,500 square feet of floor area or a single detached dwelling unit if greater than 2,500 square feet, and shall not include any advertising display or identification signs which are visible from outside the building, except as indicated in Paragraph 6.
6. Identification signs, and business identification signs in Parcel B only, 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 Commissioner 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 paved areas except as expressly approved by the Chicago Fire Department. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and of Planning and Development.
8. In addition to the maximum height of building prescribed on the Building Elevations attached hereto, the height of any improvements shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purpose of maximum Floor Area Ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site Plans, Landscape Plans and Building Elevations. In addition, parkway trees depicted on the Landscape Plans shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3 (b) of the Chicago Zoning Ordinance ("Part II Approval") for development of the five (5) single-family homes located on the east 125 feet of Parcel A, a site plan (or individual site plans for each unit) for the proposed development shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the site plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II approval for work for which a site plan must be submitted to the Commissioner shall be granted until the site plan has been approved.

If the site plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner fails to make a written determination of a site plan within thirty (30) days after the submission of a complete application, then the site plan shall be deemed approved by the Commissioner. If the Commissioner determines within said thirty (30) day period that the site plan that was submitted does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the

Applicant of the reasons for disapproval thereof not later than fourteen (14) days after the expiration of the thirty (30) day period. The Commissioner shall thereafter make a final written determination on any resubmission within fourteen (14) days of its filing. The failure of the Commissioner to make a final written determination on any resubmission within fourteen (14) days of its filing shall be deemed an approval of the site plan by the Commissioner.

Following approval of a site plan by the Commissioner, the approved plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development. After approval of a site plan by the Commissioner, the approved site plan may be changed or modified pursuant to the provisions of Statement 11. In the event of an inconsistency between the approved site plan and the terms of this Plan of Development, the Plan of Development shall govern.

A site plan shall, at a minimum, provide the following information:

- 1) the boundaries of the site;
- 2) the footprint of the proposed improvements;
- 3) all proposed landscaping, including species and size;
- 4) all pedestrian circulation routes;
- 5) elevations of the improvements; and
- 6) statistical information applicable to the Property limited to the following:
  - a) floor area and floor area ratio;
  - b) uses to be established;
  - c) building heights; and
  - d) all setbacks, required and provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development. Factors to be considered by the Commissioner in determining conformance of the site plan submittal to the provisions of the Planned Development include the following: the extent to which the architectural character of a proposed structure or structures is compatible with other buildings in the

Planned Development and in the immediate vicinity; and the consistency of the proposed landscape with the provisions of the Chicago Landscape Ordinance and other existing landscape treatments within the Planned Development.

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 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 development of the Property contemplated herein. 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. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent of land covered.
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 new buildings to be 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, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to B4-2.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Parcel Boundary Map; Parcel Site/Landscaping Plans; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 28591 through 28600 of this Journal.]

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

*Residential Business Planned Development No. 609  
Plan Of Development.  
Bulk Regulations And Data Table.*

Gross Site Area:	69,120 square feet (1.59 acres).
Area in Public Right-of-Way	19,238 square feet (0.44 acres).
Net Site Area:	Parcel A: 26,675 square feet
	Parcel B: 16,248 square feet
	Parcel C: <u>5,959 square feet</u>
	49,882 square feet (1.15 acres).

Maximum Number of Dwelling Units:	Parcel A: 15 dwelling units
	Parcel B: 18 dwelling units
	Parcel C: <u>1 dwelling unit</u> 34 dwelling units

Maximum Permitted Floor  
Area Ratio: 1.81 entire Net Site Area

Parcel A: 1.53\*

Parcel B: 2.40

Parcel C: 1.47

Maximum Building Heights: In accordance with the Building Elevations.

Maximum Percentage of Site Coverage: In accordance with Site Plans.

Minimum Setbacks From Property Line: In accordance with Site Plans.

Maximum Number of Off-Street Parking Spaces:

Parcel A: 23 spaces

Parcel B: 30 spaces

Parcel C:  $\frac{2 \text{ spaces}}{55 \text{ spaces}}$

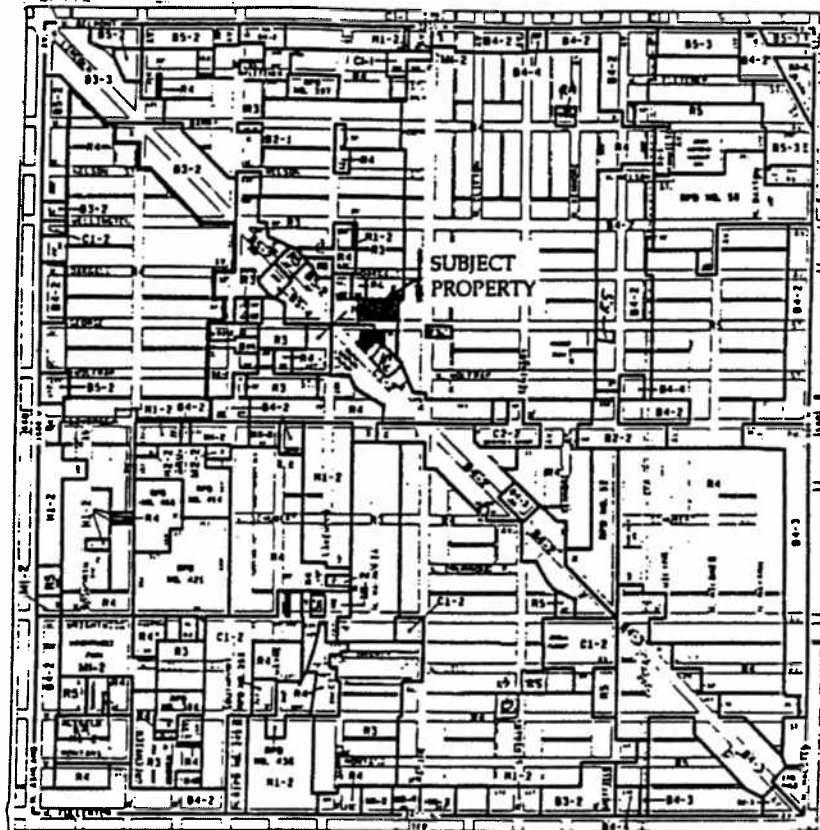
Minimum Number of Off-Street Loading Berths: 0.

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\* None of the five detached single-family homes to be developed on the east 125 feet of this Parcel shall exceed a Floor Area Ratio of 1.2 based on a lot of 25 feet by 123 feet.

Existing Zoning Map.

1240 WEST GEORGE STREET



Applicant:

Address:

Date:

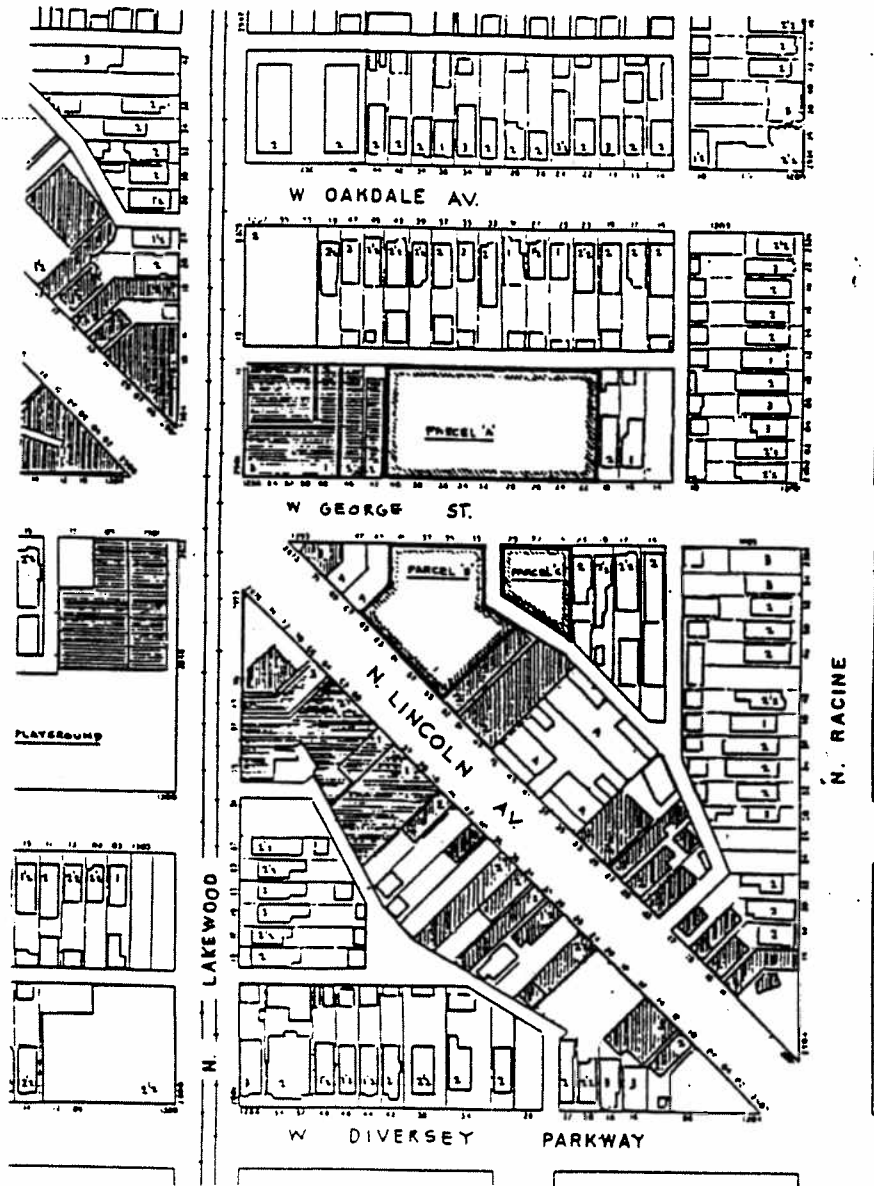
Architects:

Revised July 11, 1996  
City Real Estate Incorporated  
RDM Development & Investment Co., Inc.  
1240 W. George Street  
18 June 1996

FRcD FRANK ARCHITECTS & J. Stoneberg Architects

Existing Land-Use Map.

1240 WEST GEORGE STREET



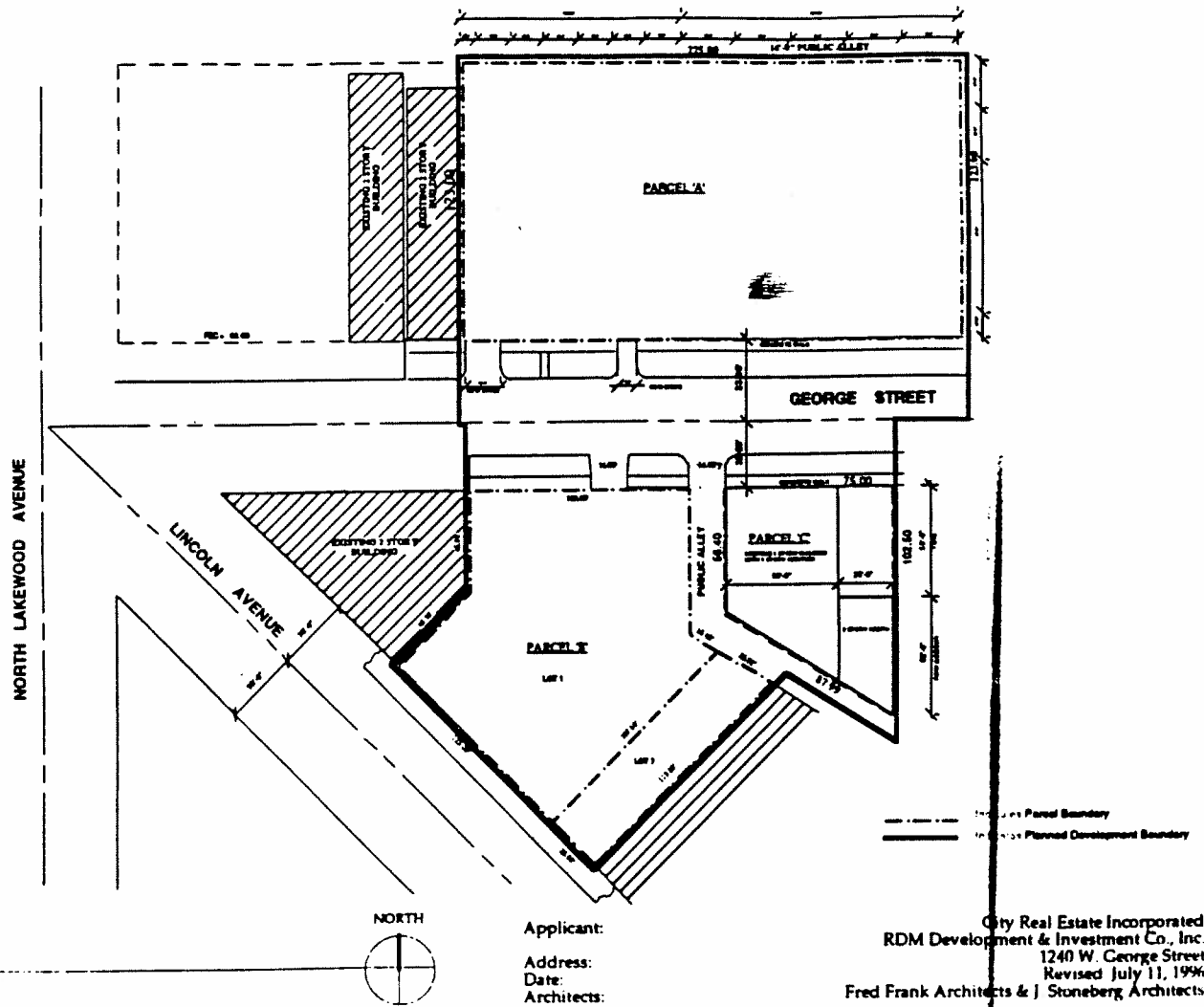
**LEGEND**

GRAPHIC	CLASSIFICATION OF USE
(Diagonal lines)	RESIDENTIAL
(Cross-hatch)	OFFICE
(Stippled)	RETAIL
(Solid black)	MANUFACTURING
(White)	VACANT

Applicant:  
 Address:  
 Date:  
 Architects:

Revised July 11, 1996  
 City Real Estate Incorporated  
 RDM Development & Investment Co., Inc.  
 1240 W. George Street  
 18 June 1996  
 FRANK ARCHITECTS & J. Stoneberg Architects

### Planned Development Boundary, Property Line And Parcel Boundary Map.

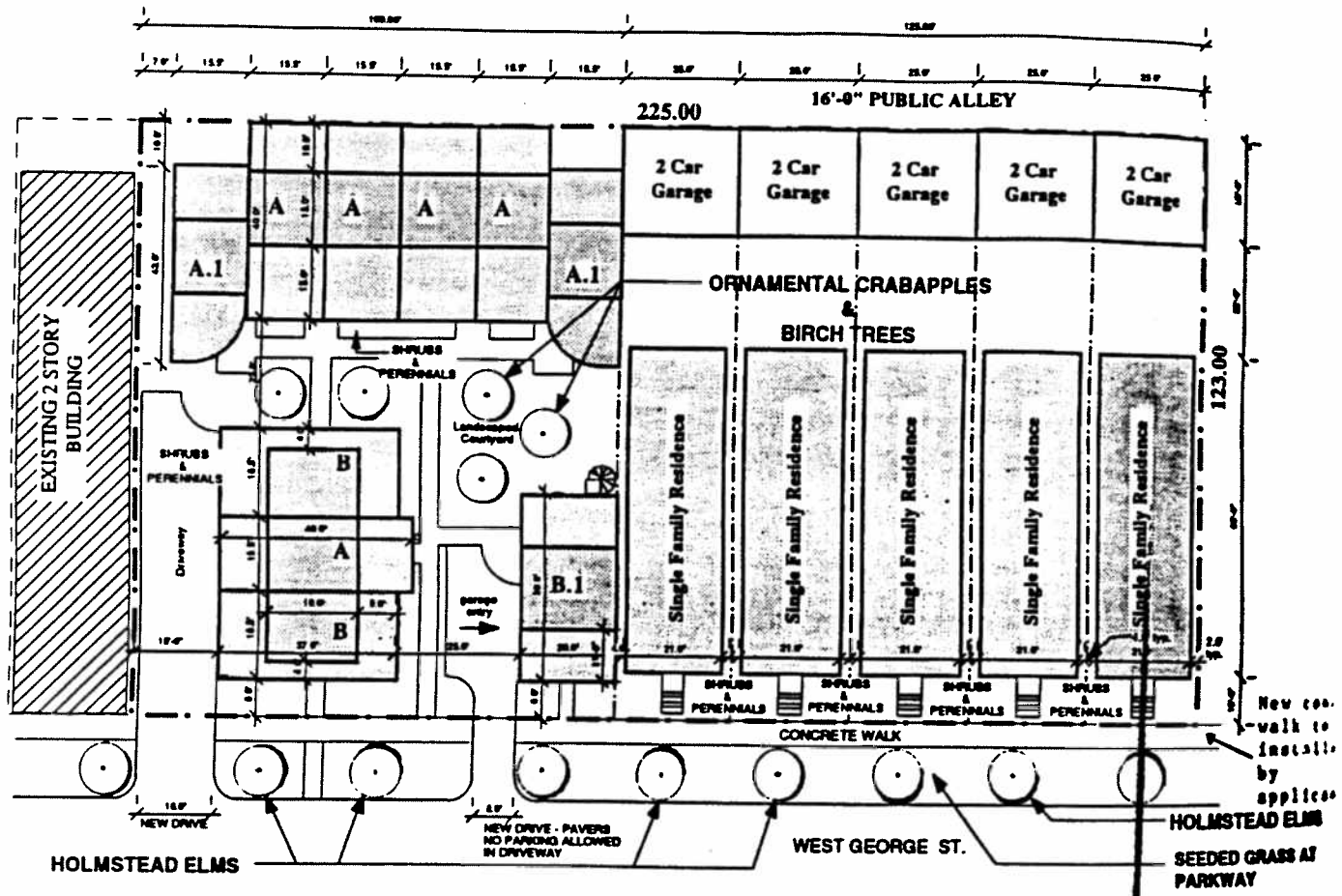


Applicant:  
 Address:  
 Date:  
 Architects:

City Real Estate Incorporated  
 RDM Development & Investment Co., Inc.  
 1240 W. George Street  
 Revised July 11, 1996  
 Fred Frank Architects & J. Stoneberg Architects

Site/Landscape Plan:  
Parcel A.

1240 WEST GEORGE STREET



NOTE: SITE PLAN FOR (5) FIVE EASTERN MOST SINGLE FAMILY UNITS IS CONCEPTUAL WITH MINIMUM SETBACKS AS NOTED. EACH UNIT REQUIRES SITE PLAN APPROVAL IN ACCORDANCE WITH STATEMENT 11.

SCALE: 1" = 30'

NORTH



Applicant:

Address:

Date:

Architects:

City Real Estate Incorporated  
 RDM Development & Investment Co., Inc.  
 1240 W. George Street  
 Revised July 11, 1996  
 Fred Frank Architects & J. Stueberg Architects

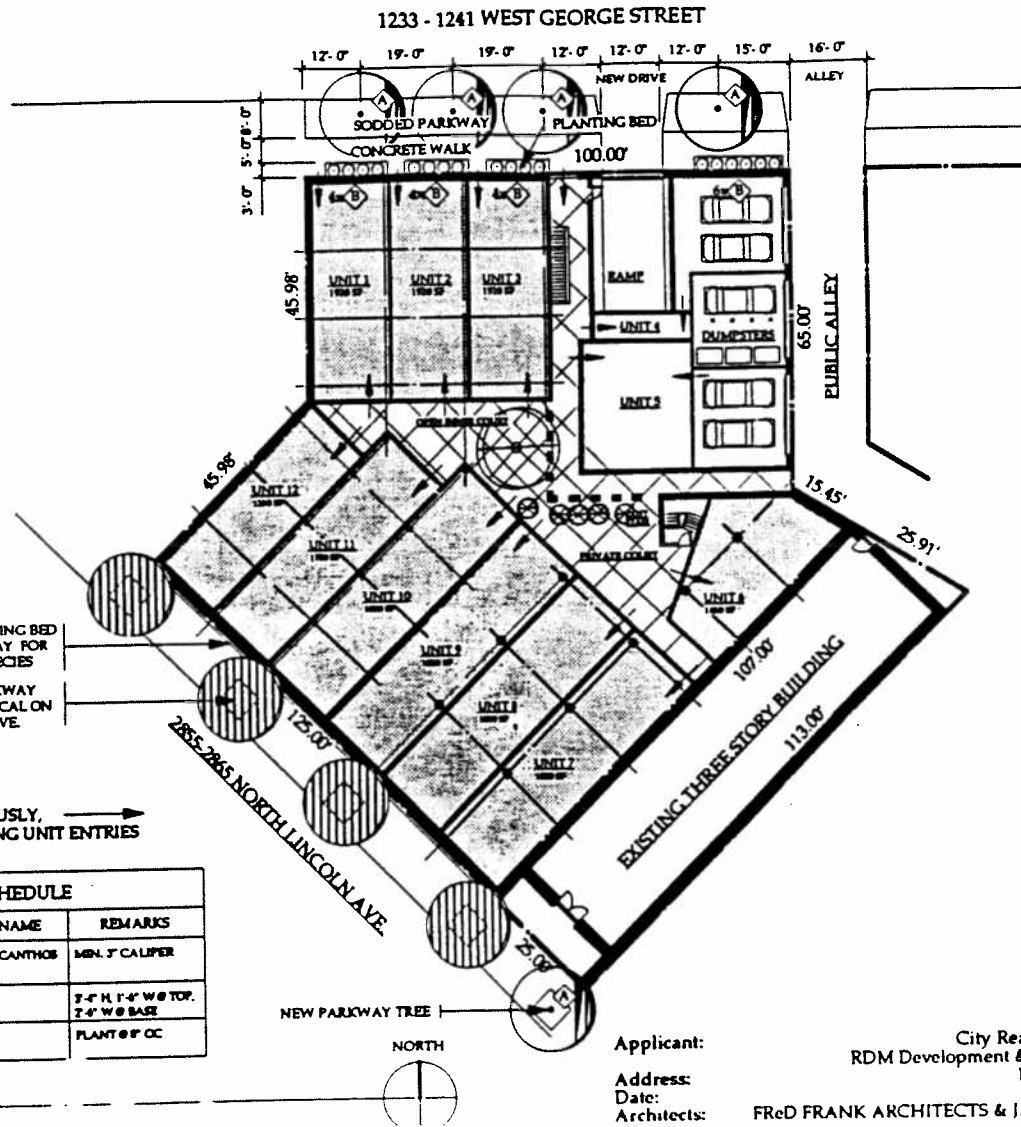
Site/Landscape Plan:  
Parcel B.

143.00'  
100'  
75'  
50'  
25'  
0'

New concrete walk to be installed by applicant.

INSTEAD ELIMINATED GRASS AT PARKWAY

Estate Incorporated Investment Co., Inc.  
40 W. George Street  
Revised July 11, 1996  
Stoneberg Architects



1.00' PLANTING BED IN PARKWAY FOR TYPE 'C' SPECIES  
EXIST. PARKWAY TREES, TYPICAL ON LINCOLN AVE.

ARROW SHOWN THUSLY, INDICATES DWELLING UNIT ENTRIES

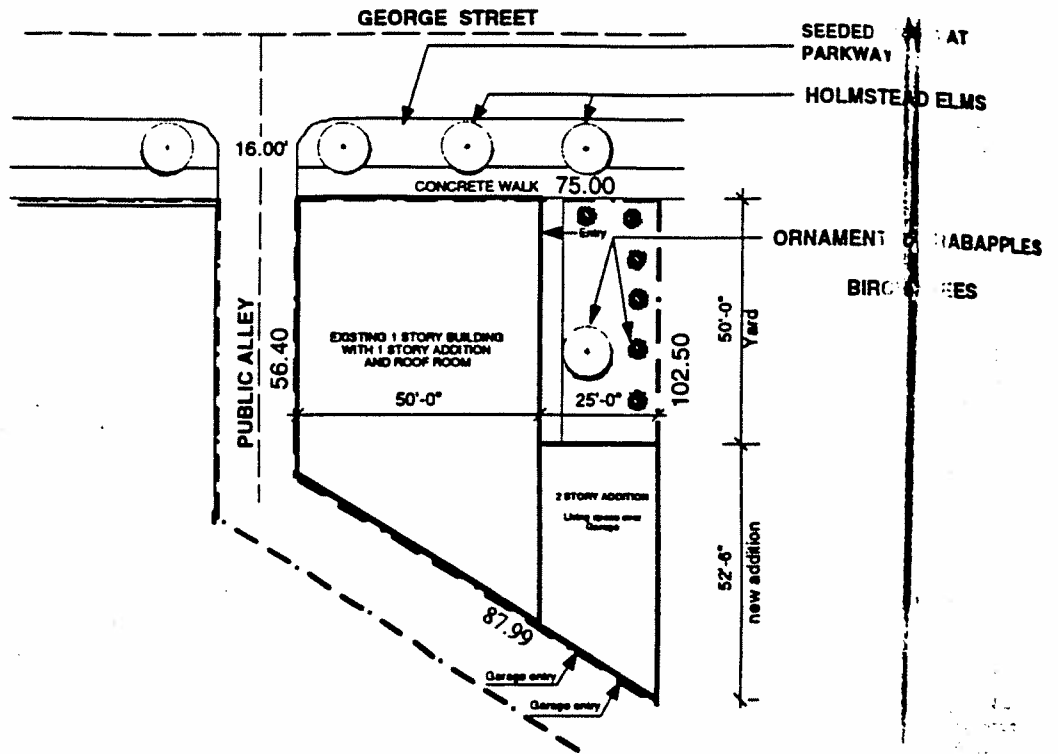
LANDSCAPE SCHEDULE		
COMMON NAME	BOTANICAL NAME	REMARKS
YORLES ORN. LOCUST	GLETTIERA TRIACANTHOS PHEMIS CV	MIN. 3" CALIPER
CEC	TAXUS MEDIA THICKSET	3'-4" H, 1'-4" W @ TOP, 2'-4" W @ BASE
HELI	HEDERA HELIX	PLANT @ 8' OC

Applicant: City Real Estate Incorporated  
Address: RDM Development & Investment Co., Inc.  
Date: 1240 W. George Street  
Architects: 18 June 1996  
FRANK ARCHITECTS & J. Stoneberg Architects

Revised July 11, 1996  
City Real Estate Incorporated  
RDM Development & Investment Co., Inc.  
1240 W. George Street  
18 June 1996

Site/Landscape Plan:  
Parcel C.

1240 WEST GEORGE STREET



SCALE 1" = 30'



Applicant:

Address:

Date:

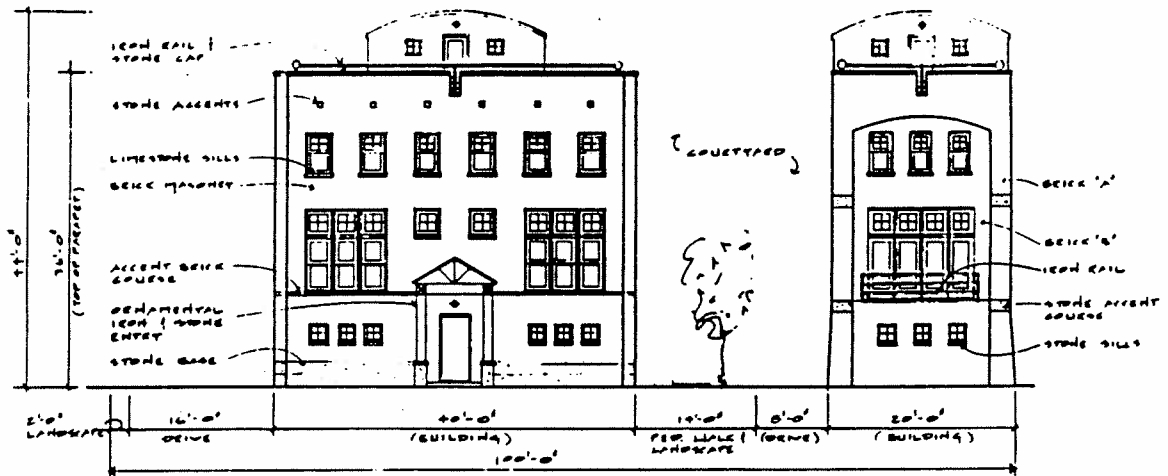
Architects:

City Real Estate Incorporated  
 RDM Development & Investment Co., Inc.  
 1240 W. George Street  
 Revised July 11, 1996  
 Fred Frank Architects & I. Stoneberg Architects

Building Elevations: Parcel A.

1240 WEST GEORGE STREET

F  
MS  
BAPPLES  
S



GEORGE ST. ELEVATION

SCALE 1/16" = 1'-0"

Applicant:

Address:

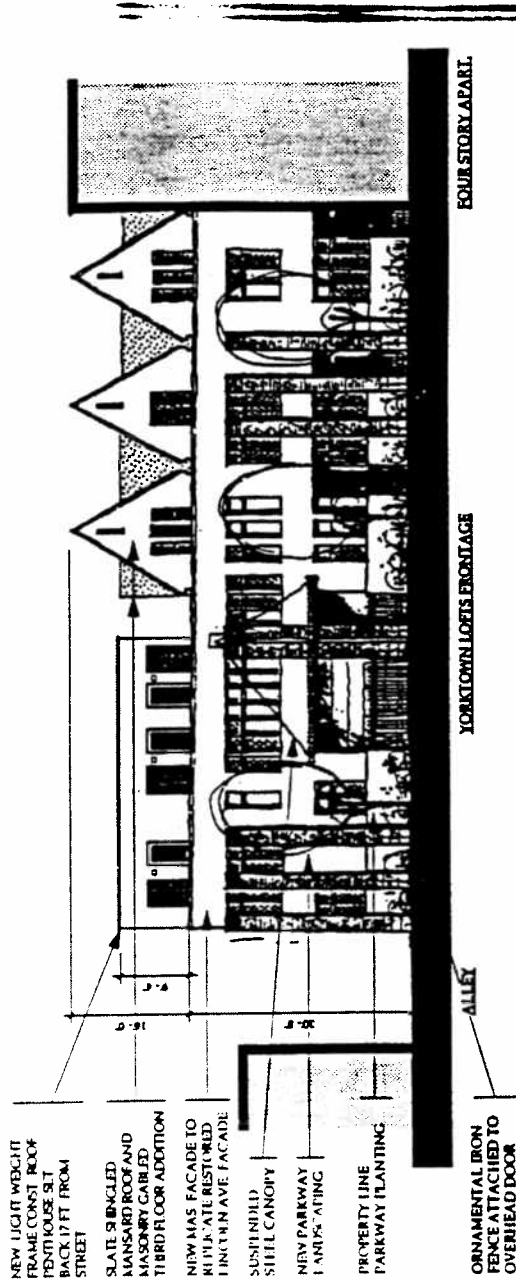
Date:

Architects:

City Real Estate Incorporated  
 RDM Development & Investment Co., Inc  
 1240 W. George Street  
 Revised July 11, 1996  
 Fred Frank Architects & J. Stoneberg Architects

Parcel B-- George Street Elevation.

SCALE: 1" = 20' 0"

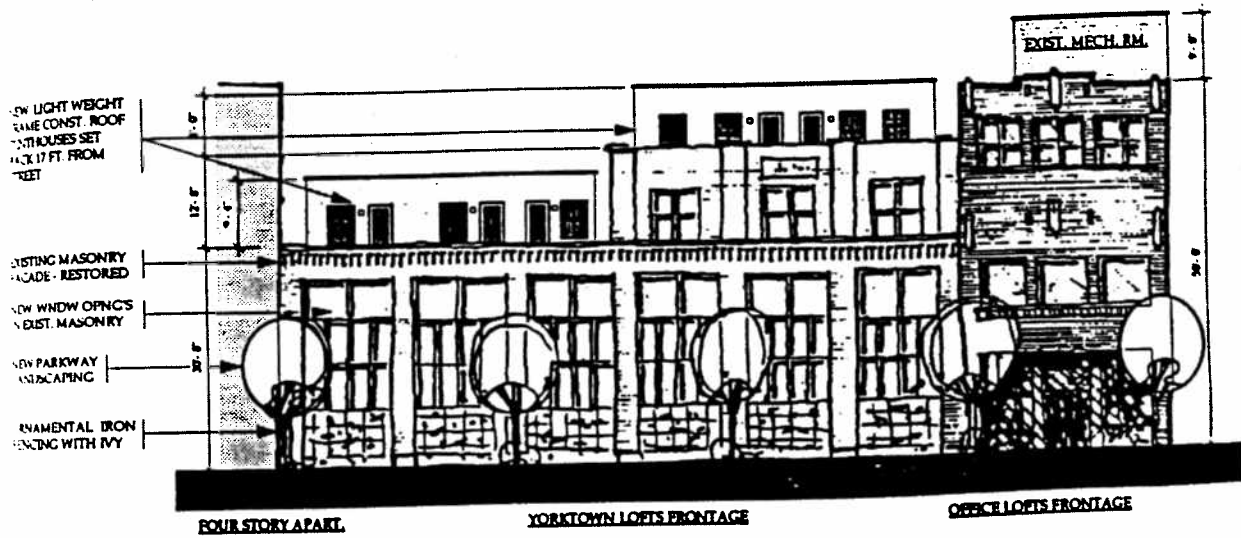


Revised July 11, 1996  
 City Real Estate Incorporated  
 RDM Development & Investment Co., Inc.  
 1240 W. George Street  
 18 June 1996  
 FRED FRANK ARCHITECTS & J. Stoneberg Architects

Applicant:  
 Address:  
 Date:  
 Architects:

Parcel B -- Lincoln Avenue Elevation.

SCALE: 1" = 20'-0"

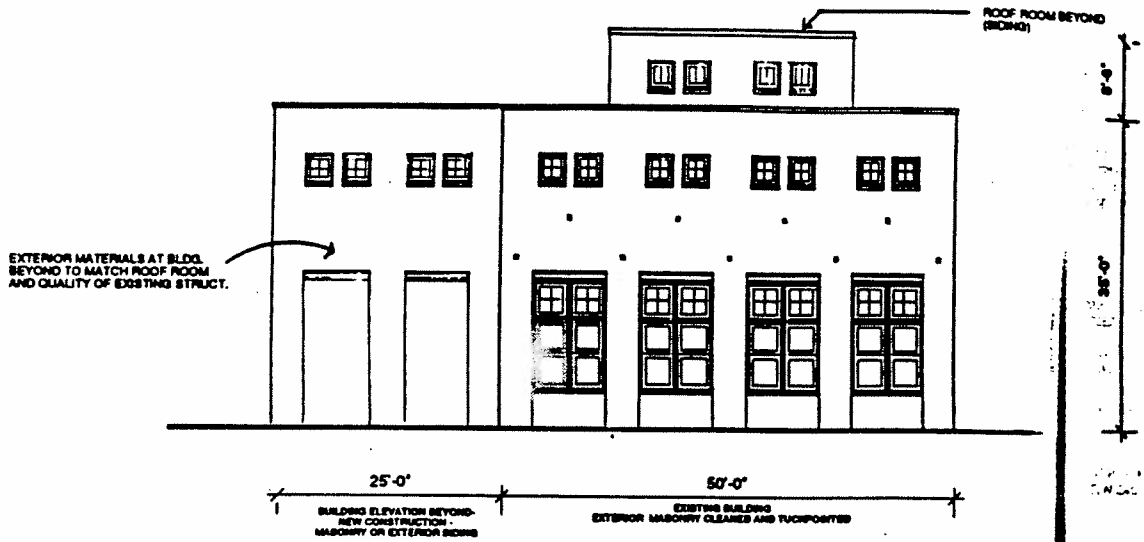


Revised July 11, 1996  
 City Real Estate Incorporated  
 RDM Development & Investment Co., Inc.  
 1240 W. George Street  
 18 June 1996

Applicant:  
 Address:  
 Date:  
 Architects: FR&D FRANK ARCHITECTS & I. Stoneberg Architects

Building Elevations: Parcel C.

1240 WEST GEORGE STREET



GEORGE ST. ELEVATION

SCALE 1/16" = 1'-0"

Applicant:

Address:

Date:

Architects:

City Real Estate Incorporated  
 RDM Development & Investment Co. Inc.  
 1240 W. George Street  
 Revised July 11, 1996  
 Fred Frank Architects & J. Stoneberg Architects