

I request immediate passage on the two ordinances, Application Numbers A-3589 and 11732, because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 50.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 9-J.*  
(As Amended)

PD 615

*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 R3 General Residence District symbols and indications as shown on Map Number 9-J in the area bounded by:

West Cornelia Avenue; North Monticello Avenue; a line 275 feet south of West Cornelia Avenue; and North Lawndale Avenue,

to those of an 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 as shown on Map Number 9-J in the area bounded by:

West Cornelia Avenue; North Monticello Avenue; a line 275 feet south of West Cornelia Avenue; and North Lawndale Avenue,

to those of a Residential 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 Planned Development. No. 615*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development ("Planned Development") consists of approximately 62,670 square feet (1.44 acres) area of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map ("Property") and is owned or controlled by Dubin Residential Communities Corp. ("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 easements or any adjustment 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 within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders. 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, at the time applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any

application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or the homeowners or condominium association which may be formed to succeed the Applicant as single designated control entity.

4. This Plan of Development consists of fourteen statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site/Landscape Plan; and Building Elevations, all prepared by Mayer, Jeffers and Gillespie, all dated September 12, 1996. Full size sets of the Site and Landscape Plan and Building Elevations 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 zoning controls shall apply.
5. The following uses are permitted within the Planned Development: attached or detached single-family dwelling units; accessory off-street parking, and accessory uses.
6. 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 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 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 Planning and Development.
8. 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 Department of Transportation and the Department of Planning and Development.

9. In addition to the maximum heights of buildings prescribed on the Building Elevations attached hereto, the height of any improvements shall also be subject to: height limitations as approved by the Federal Aviation Administration.
10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations. In addition, parkway trees depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 five (5) 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 an R3 General Residence District classification.

[Existing Zoning Map; Planned Development Boundary; Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Site and Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 31631 through 31636 of this Journal.]

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

*Residential Planned Development. No. 615*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area:	102,548 square feet (2.35 acres).
Public Right-of-Way:	29,398 square feet (0.67 acres).
Area to be Dedicated:	10,480 square feet (0.24 acres).
Net Site Area:	62,670 square feet (1.44 acres).
Maximum Number of Dwelling Units:	54.

Maximum Permitted Floor Area Ratio:	1.00.
Maximum Building Height:	In accordance with the Building Elevations.
Maximum Percentage of Site Coverage:	In accordance with the Site Plan.
Minimum Setbacks From Property Line:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	108.
Minimum Number of Off-Street Loading Berths:	0.

*Reclassification Of Area Shown On Map Number 17-H.*

*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 R3 General Residence District symbols and indications as shown on Map Number 17-H in the area bounded by:

West Greenleaf Avenue; North Hamilton Avenue; West Lunt Avenue; North Bell Avenue; the alley next south of and parallel to West Lunt Avenue; North Oakley Avenue; the alley next north of and parallel to West Lunt Avenue; and North Bell Avenue,

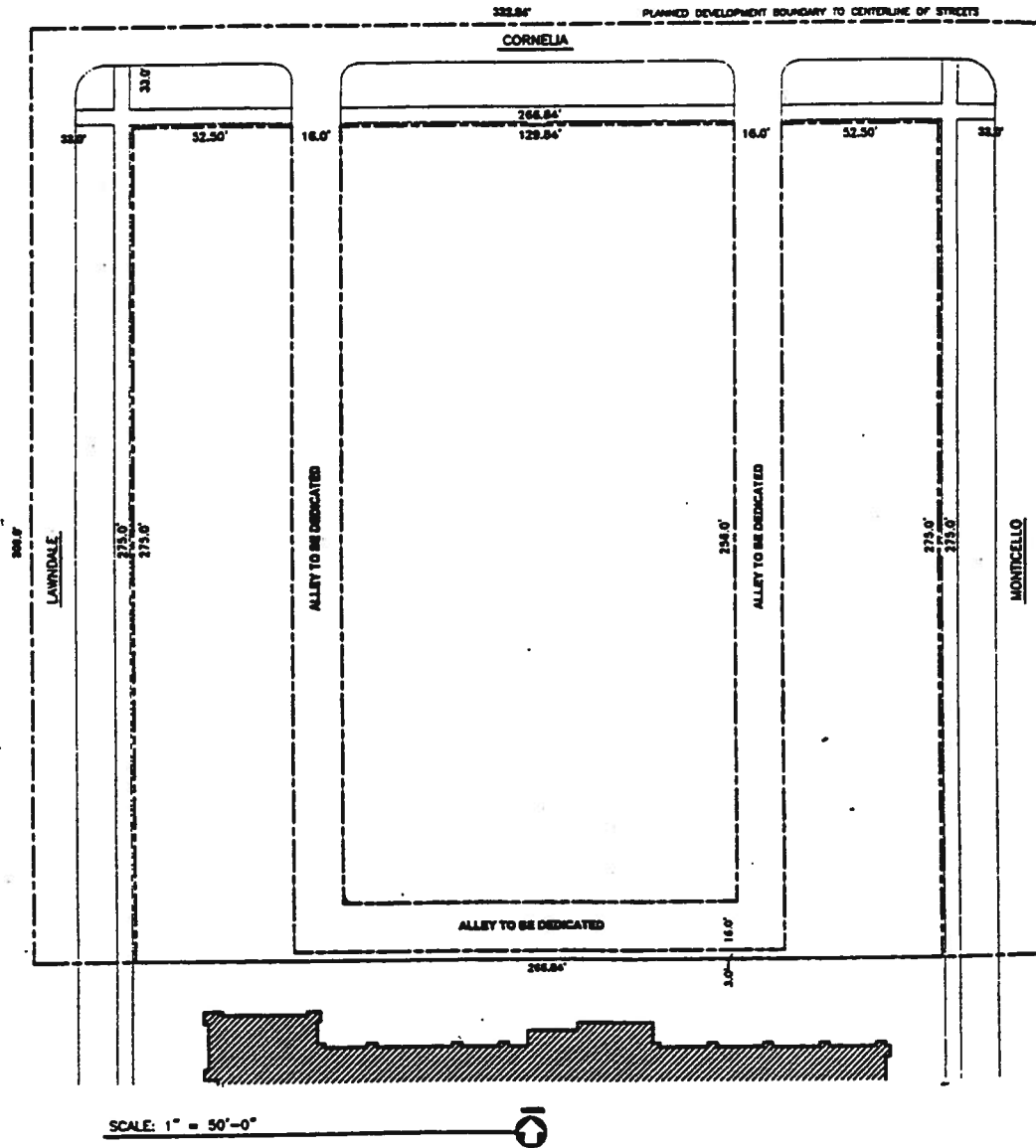
to those of an R2 Single-Family Residence District and a corresponding use district is hereby established in the area above described.

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



Planned Development Boundary And Property Line  
And Right-Of-Way Adjustment Map.

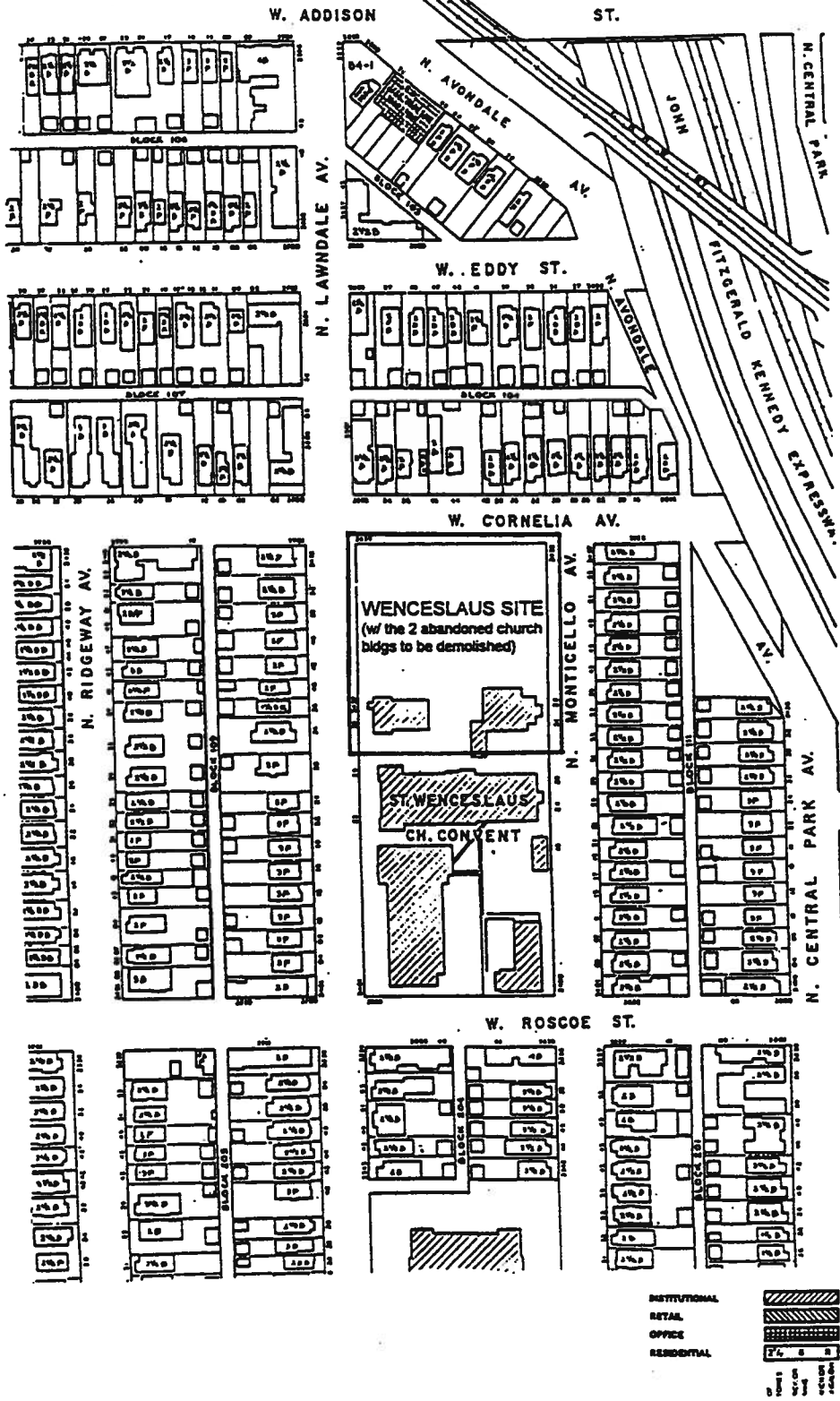
St Wenceslaus Square Town Homes





Existing Land-Use Map.

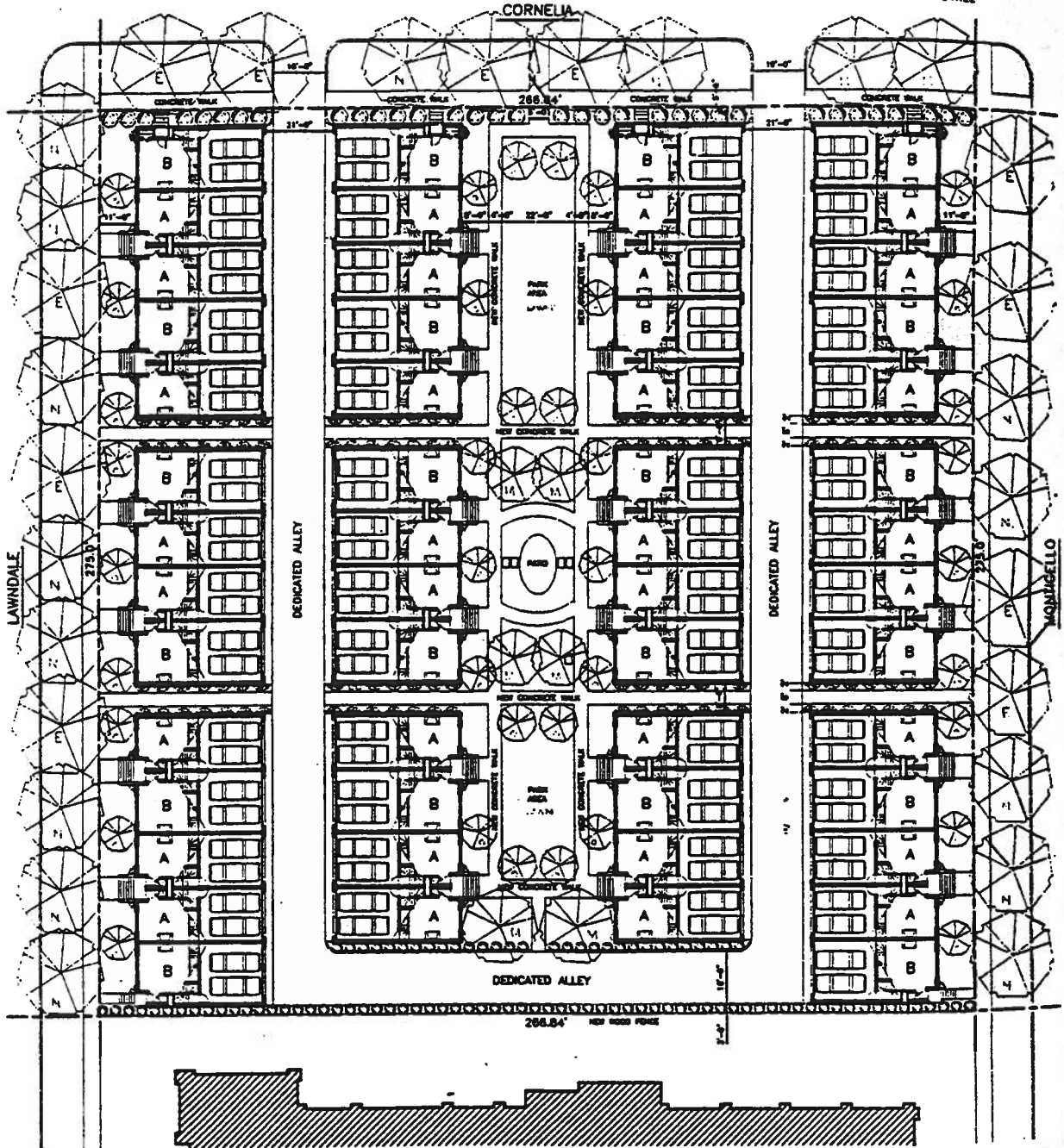
St Wenceslaus Square Town Homes



Site And Landscape Plan.

SITE & LANDSCAPE PLAN  
St Wenceslaus Square Town Homes

- C LASTING OFFICE TREE
- N NEW SHADE TREE (2" CALIPER)
- M NEW MEDIUM SIZE SHADE TREE
- O NEW SMALL ORNAMENTAL TREE



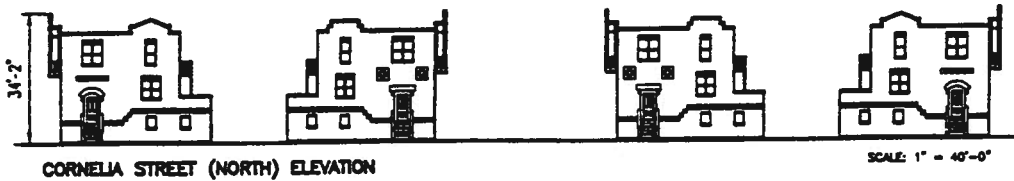
SITE / LANDSCAPE PLAN

SCALE: 1" = 40'-0"



Building Elevations.  
(Page 1 of 2)

St Wenceslaus Square Town Homes



**BUILDING HEIGHTS ABOVE GRADE  
(AT SIDEWALK):**

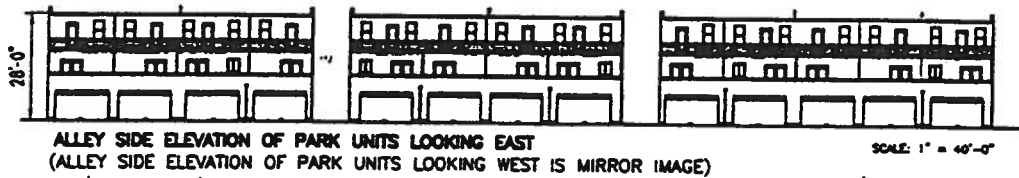
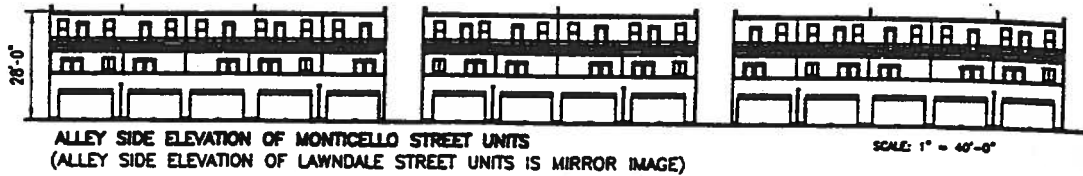
1st Floor (at Entry)	5'-4"
1st Floor (at Rear Deck)	9'-4"
2nd Floor	18'-8"
Top of Parapet (Lowest)	30'-8"
Top of Parapet (Highest)	34'-2"

**BUILDING MATERIALS:**

Facades:	Face Brick in varying colors, chosen from those predominant in the Wenceslaus neighborhood now.
Belt Courses:	Corbeled and/or accent colored face brick soldier course.
Brick Panels:	Corbeled and/or accent colored face brick with limestone or Renaissance stone accents.
Parapet Coping:	Painted metal.
Lintels:	Corbeled and/or accent colored face brick soldier courses, limestone or Renaissance stone.
Sills:	Limestone.
Bays:	Frame with sealed MDF and siding in field areas, Wood, Fypon, etc. mouldings, panels and detailing.
Railings:	Wrought iron.

Building Elevations.  
(Page 2 of 2)

St Wenceslaus Square Town Homes



**BUILDING MATERIALS:**

- Garage Piers: Face Brick in varying colors, chosen from those predominant in the Wenceslaus neighborhood now.
- Facades above: Bevel vinyl siding with 4° exposure.
- Balconies: Treated wood.
- Deck & Railings: Treated wood.

**BUILDING HEIGHTS ABOVE GRADE  
(AT SIDEWALK):**

1st Floor (at Entry)	5'-4"
1st Floor (at Rear Deck)	9'-4"
2nd Floor	18'-8"
Top of Parapet (Lowest)	30'-8"
Top of Parapet (Highest)	34'-2"