



November 9, 1998

City of 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>

Mr. Paul Woznicki  
Zoning Administrator  
Department of Zoning  
Room 800 - City Hall  
Chicago, Illinois 60602

**Re:** Interim Stage Part II Submittal for Residential Planned Development No. 687

**Proposal:** The construction of three (3) residential townhouse structures containing a total of thirteen (13) dwelling units. (Shakespeare Development/Phase I - Buildings 1, 2, and 3)

**Location:** An area located at the northwest corner of South Woodlawn Avenue and East 46<sup>th</sup> Street

Dear Mr. Woznicki:

This Interim Stage Part II submittal, reviewed by the Department of Planning and Development in accordance with the "Rules, Regulations, and Procedures in Relation to Planned Development Amendments," proposes the construction of three (3), three-story residential townhouse structures (Buildings 1, 2, & 3) containing a total of thirteen (13) dwelling units. Building 1 will contain two (2) dwelling units, building 2 will contain eight (8) dwelling units, and building 3 will contain three (3) dwelling units, for a total of thirteen (13) dwelling units proposed at this stage of development. Please note that this is the first phase of development within the Planned Development area.

The Department of Planning and Development has determined that the proposed structures will occupy a total floor area of 20,767.31 square feet. This figure has been determined by calculations based on architectural drawings submitted by the Applicant. The net site area for Residential Planned Development No. 687 is 162,944 square feet.

Translated, this results in a Floor Area Ratio of 0.127. The Plan of Development allows a Floor Area Ratio of 1.00.

A total of thirteen (13) dwelling units are proposed at this stage of development. The Plan of Development will allow a maximum of one-hundred and six (106) dwelling units upon completion of the Planned Development. A total of twenty-one (21) off-street parking spaces will be provided at this stage

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of development in one and two-car garages located on the ground level of the proposed structures. Upon completion of the Planned Development, a minimum of one-hundred and thirty-five (135) off-street parking spaces will be required. Off-street parking spaces will be accessed by a single curb-cut driveway into the residential development extending from South Woodlawn Avenue.

In accordance with Statement No. 14 of the Plan of Development construction plans have been reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance to the fullest extent possible with all applicable laws and regulations related to access for physically disabled persons and to promote the highest standard of accessibility.

The percentage of site coverage, building setbacks, building height and elevation design, decorative fencing and pedestrian paths, are all in accordance with the Site Plan and revised Building Elevations, and the Plan of Development as passed by the Chicago City Council on September 9, 1998.

The Landscape Plan (sheet L-1) prepared by FitzGerald Associates Architects, dated June 30, 1998, is hereby made a part of this Part II approval.

This Interim Stage Part II submittal for Residential Planned Development No. 687, for the phase one construction of three (3) residential townhouse structures containing a total of thirteen (13) residential dwelling units, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on September 9, 1998.

Please attach a copy of this submittal to your file (Amendment No. 12481).

Sincerely,



Philip Levin  
Assistant Commissioner

*Reclassification Of Area Shown On Map Number 10-D.  
(As Amended)  
(Application Number 12481)*

*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 R4 and R5 General Residence District symbols and indications as shown on Map Number 10-D in the area bounded by:

a line 522.23 feet north of East 46<sup>th</sup> Street; South Woodlawn Avenue; East 46<sup>th</sup> Street; the alley next west of the alley next west of South Woodlawn Avenue; the alley next north of East 46<sup>th</sup> Street; the alley next west of South Woodlawn Avenue; the alley next north of East 46<sup>th</sup> Street; and the alley next west of South Woodlawn 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 attached hereto and to no others.

SECTION 2. 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 Number 687*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development ("Planned Development") consists of approximately one hundred sixty-two thousand nine hundred forty-four (162,944) square feet (three and seventy-four hundredths (3.74) acres) 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 Thrush Kenwood, Inc. (the "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 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 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 all the owners of the property or any property owners association which is formed to represent the owners and ground lessors.
4. This Plan of Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Land-Use and Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; and Building Elevations, prepared by Fitzgerald Associates Architects, all dated August 13, 1998. 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 herein and these and no other zoning control shall apply.
5. The following uses are permitted within the Planned Development: attached single family dwelling units; walk up apartments; 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. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review and approval of the Department of

Transportation.

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 Departments of Transportation and of Planning and Development.
9. In addition to the maximum heights of buildings prescribed on the Building Elevations attached hereto, the height of any improvement shall also be subject to: height limitations as approved by the Federal Aviation Administration.
10. The 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 and Landscape Plans and the 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 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. 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 (M.O.P.D.) 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 M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereafter is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the previously existing R4 and R5 General Residence Districts.

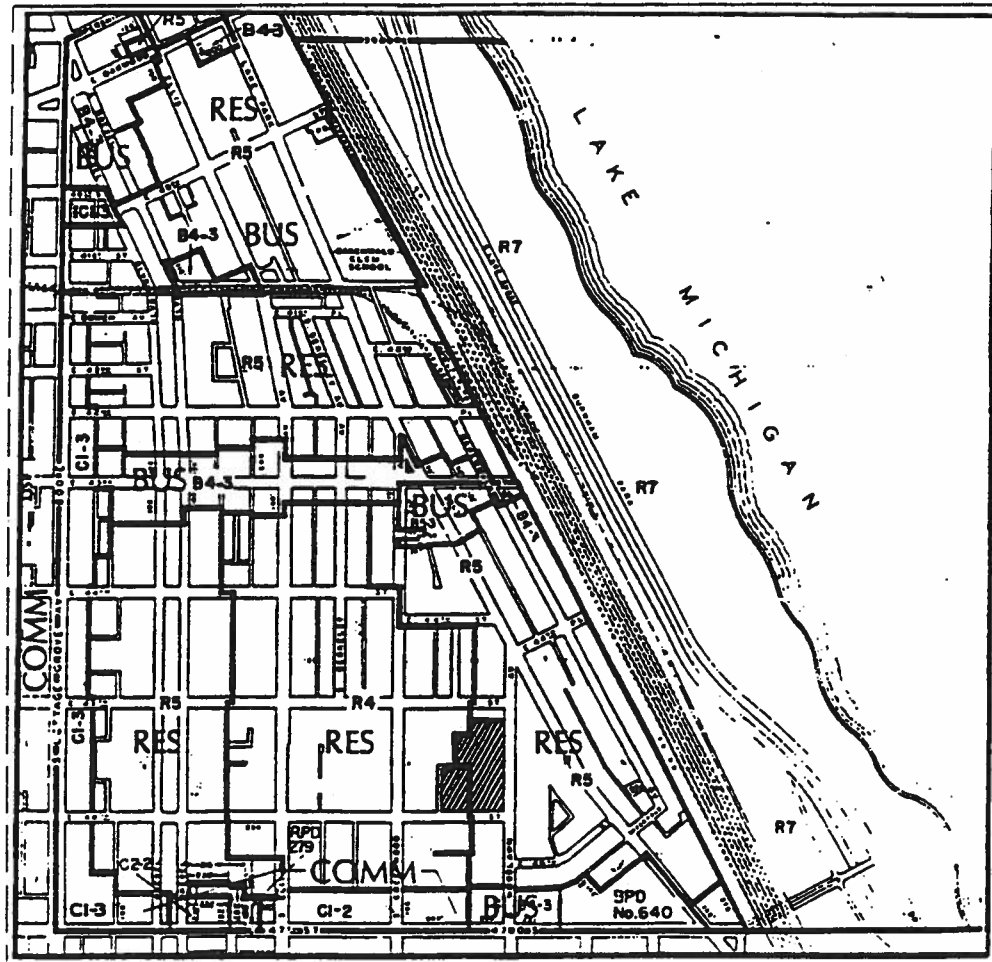
[Existing Land-Use and Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Primary Street Building Elevation Drawings; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 77681 through 77686 of this Journal.]

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

*Residential Planned Development Number 687.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area:	200,367 square feet (4.60 acres).
Net Site Area:	162,944 square feet (3.74 acres).
Maximum Number of Dwelling Units:	106.
Maximum Permitted Floor Area Ratio:	1.00.
Maximum Building Height:	In accordance with the Building Elevations.
Maximum Percentage of Site Coverage:	In accordance with Site Plan.
Minimum Setbacks from Property Line:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	135.
Minimum Number of Off-Street Loading Berths:	0.

Existing Land-Use And Zoning Map.

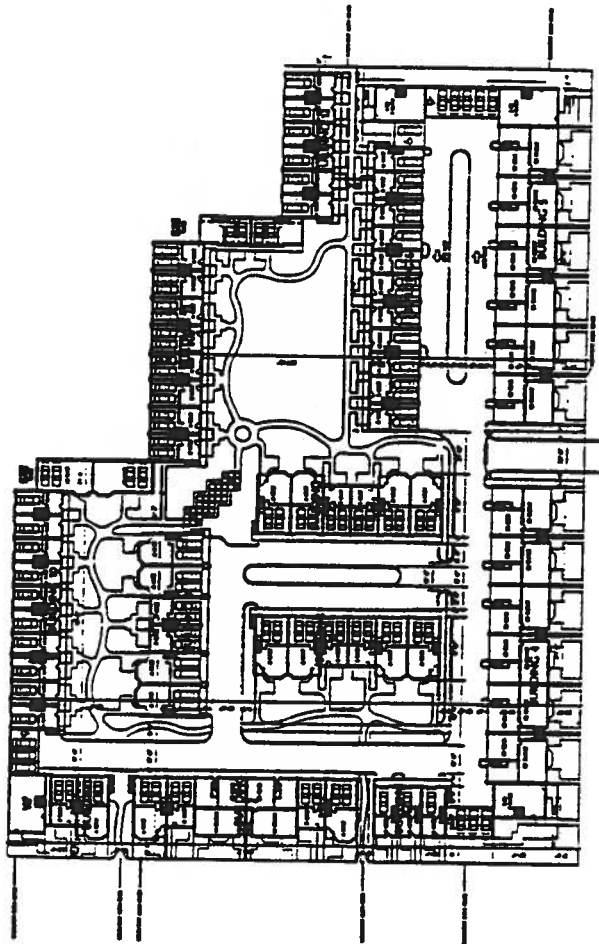


SITE 

THRUSH-KENWOOD, INC  
357 WEST CHICAGO  
CHICAGO, ILLINOIS 60610  
SUBMITTED: JUNE 30, 1998  
REVISED: AUGUST 13, 1998



Site Plan.

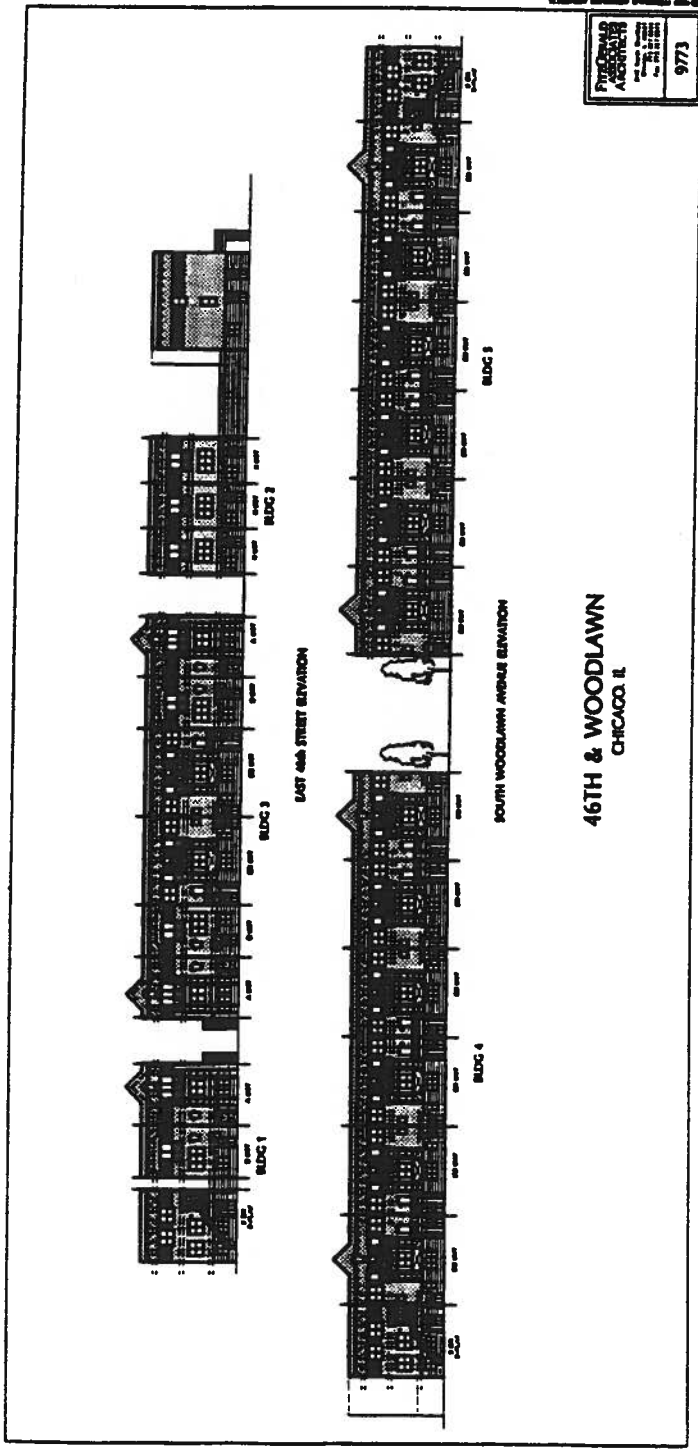


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Primary Street Building Elevations.

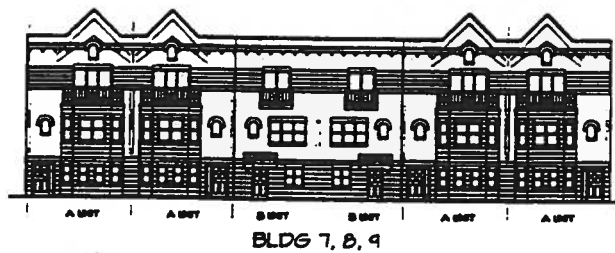
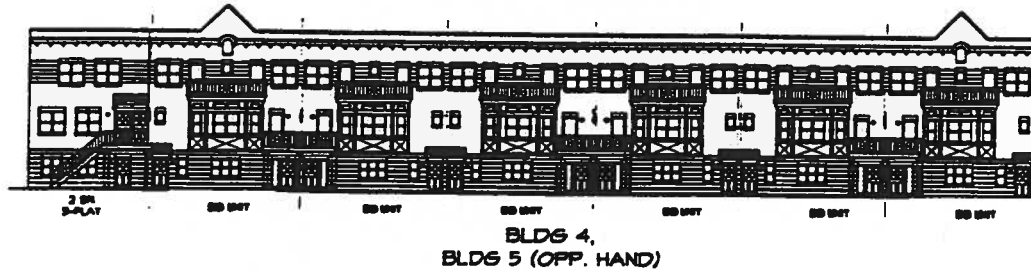
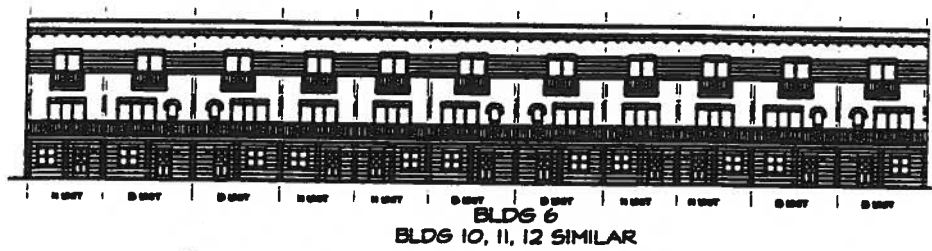
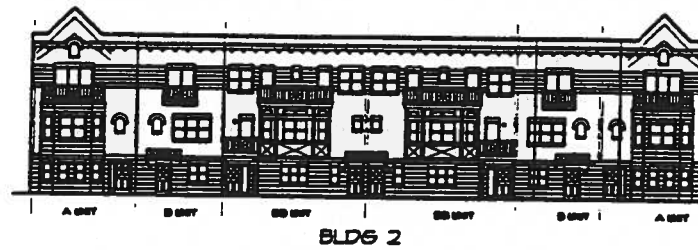
RESIDENTIAL PLANNED DEVELOPMENT NO. 687  
PRIMARY STREET BUILDING ELEVATIONS



THRUSH-KENWOOD, INC.  
357 WEST CHICAGO  
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Building Elevations.

RESIDENTIAL PLANNED DEVELOPMENT NO. 687  
BUILDING ELEVATIONS



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