



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 5, 2014

Thomas S. Moore
Anderson & Moore, P.C.
111 W. Washington Street, Suite 1720
Chicago, IL 60602

**Re: Administrative Relief request for Residential Planned Development No. 691, as amended,
1720 and 1722 West George Street (Lots 15 and 14)**

Dear Mr. Moore:


Please be advised that your request for a minor change to Residential Planned Development No. 691 ("PD 691"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 691.

Your client, the owner of Lots 14 and 15, is seeking an administrative relief to resubdivide two contiguous lots at 1720 W. George (Lot 15) and 1722 W. George (Lot 14) from their previously approved dimensions of 34 feet by 121 feet each, to new dimensions of 38 feet x 121 feet for 1720 W. George (Lot 15) and 30 feet x 121 feet for 1722 W. George (Lot 14). On February 25, 2004, a minor change was granted to allow the width of these two lots to be increased from what was approved in PD 691, as amended on December 4, 2002. The owner of Lots 14 and 15 is seeking to build a new single family home on Lot 15, as shown on the attached drawings, dated April 7, 2014. Lot 14 will be used as a landscaped yard for his family, however, this request does not preclude building on Lot 14 in the future. The other property owners within PD 691, represented by the Wellington Park Homeowners Association, have provided their consent to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed subdivision of Lots 14 and 15 will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 691, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Main file

BRIAN FRYZEL
 ARCHITECT
 1111 N. LAUREL STREET
 WESTPARK SQUARE
 CHICAGO, ILLINOIS 60642
 TEL: 312.467.1234
 FAX: 312.467.1235
 WWW.BRIANFRYZEL.COM

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1720 WEST GEORGE STREET
CHICAGO, ILLINOIS
NEW SINGLE FAMILY HOME WITH DETACHED GARAGE

NO.	DESCRIPTION
1	1720 WEST GEORGE STREET
2	1720 WEST GEORGE STREET
3	1720 WEST GEORGE STREET
4	1720 WEST GEORGE STREET
5	1720 WEST GEORGE STREET

PROJECT NO. 1401
 SCALE: AS NOTED
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

F.A.R. DIAGRAMS

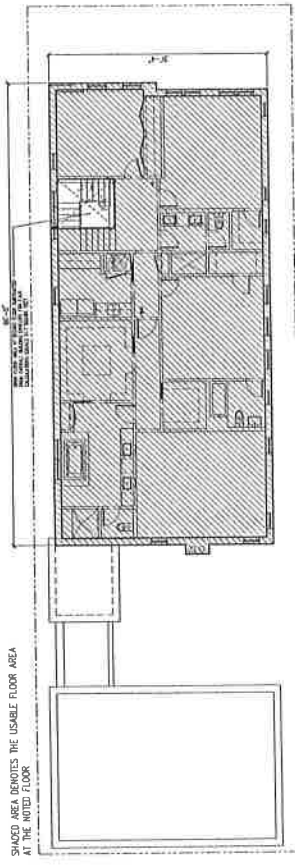
A0.1

ZONING ANALYSIS
 FLOOR USE: RESIDENTIAL

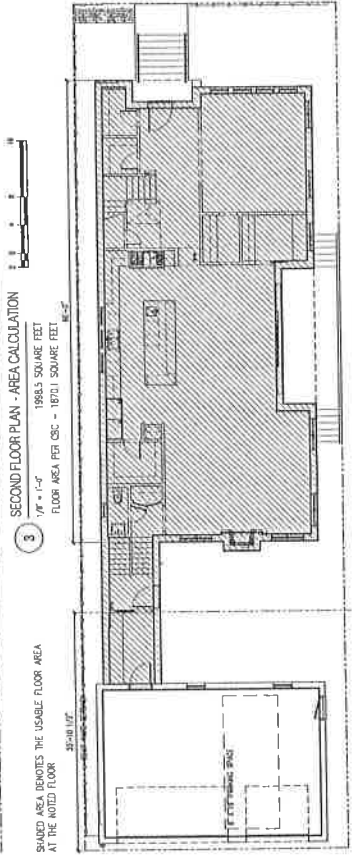
USE	MIN. HEIGHT	MIN. SETBACK	MAX. FLOOR AREA	MAX. GROUND COVER
RESIDENTIAL	10.0 FT.	5.0 FT.	10,000 SQ. FT.	30%
COMMERCIAL	12.0 FT.	7.5 FT.	15,000 SQ. FT.	40%
INDUSTRIAL	15.0 FT.	10.0 FT.	20,000 SQ. FT.	50%

PROJECTED: 100% ST. < 100% ST.
 FRONT YARD - AVERAGE OF THE ALIGNED THE
 SIDE YARD - AVERAGE OF THE ALIGNED THE
 REAR YARD - AVERAGE OF THE ALIGNED THE
 MAXIMUM PROJECTED: 11'-0"

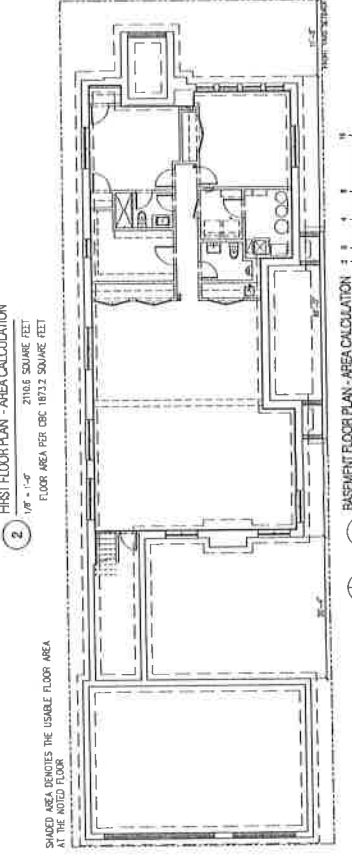
MAXIMUM HEIGHT: 10.0 FT.
 MAXIMUM SETBACK: 5.0 FT.
 MAXIMUM FLOOR AREA: 10,000 SQ. FT.
 MAXIMUM GROUND COVER: 30%



SHADDED AREA DENOTES THE USABLE FLOOR AREA AT THE NOTED FLOOR



SHADDED AREA DENOTES THE USABLE FLOOR AREA AT THE NOTED FLOOR



SHADDED AREA DENOTES THE USABLE FLOOR AREA AT THE NOTED FLOOR

COMMON ABBREVIATIONS

ABOVE FINISHED FLOOR	AF
ADJUST	ADJ.
ADDITIONAL TILE	ADT
AIR CONDITIONING	AC
AIR EXHAUST	AE
AS SHOWN	AS SH
AS NOTED	AS NOT
AS PER CONTRACT	AS PER
AS PER LOCAL CODES	AS PER LOCAL
AS PER NATIONAL CODES	AS PER NATIONAL
AS PER STATE CODES	AS PER STATE
AS PER CITY CODES	AS PER CITY
AS PER COUNTY CODES	AS PER COUNTY
AS PER DISTRICT CODES	AS PER DISTRICT
AS PER ZONING CODES	AS PER ZONING
AS PER ORDINANCE	AS PER ORD
AS PER RESOLUTION	AS PER RES
AS PER DECREE	AS PER DEC
AS PER COURT ORDER	AS PER COURT
AS PER AGREEMENT	AS PER AG
AS PER CONTRACT DOCUMENTS	AS PER CD
AS PER SPECIFICATIONS	AS PER SPEC
AS PER DRAWINGS	AS PER DR
AS PER NOTES	AS PER NT
AS PER SCHEDULE	AS PER SCH
AS PER LIST	AS PER LI
AS PER INDEX	AS PER IN
AS PER REFERENCE	AS PER REF
AS PER SOURCE	AS PER SRC
AS PER AUTHORITY	AS PER AUTH
AS PER JURISDICTION	AS PER JUR
AS PER VENUE	AS PER VEN
AS PER FORUM	AS PER FOR
AS PER TRIBUNAL	AS PER TRIB
AS PER COURT	AS PER CT
AS PER JUDGE	AS PER JG
AS PER JUSTICE	AS PER JS
AS PER CLERK	AS PER CL
AS PER DEPUTY	AS PER DP
AS PER ASSISTANT	AS PER AS
AS PER COUNSELOR	AS PER CS
AS PER ADVISOR	AS PER AD
AS PER CONSULTANT	AS PER CO
AS PER EXPERT	AS PER EX
AS PER WITNESS	AS PER WI
AS PER PARTY	AS PER PT
AS PER INTERESTED PARTY	AS PER IP
AS PER STAKEHOLDER	AS PER SH
AS PER COMMUNITY	AS PER CM
AS PER ENVIRONMENT	AS PER EN
AS PER SOCIETY	AS PER SO
AS PER CULTURE	AS PER CU
AS PER IDENTITY	AS PER ID
AS PER BELIEF	AS PER BE
AS PER ETHICS	AS PER ET
AS PER MORALS	AS PER MO
AS PER VALUES	AS PER VA
AS PER PRINCIPLES	AS PER PR
AS PER STANDARDS	AS PER ST
AS PER CRITERIA	AS PER CR
AS PER GUIDELINES	AS PER GU
AS PER POLICIES	AS PER PO
AS PER PROCEDURES	AS PER PR
AS PER PRACTICES	AS PER PR
AS PER CUSTOMS	AS PER CU
AS PER TRADITIONS	AS PER TR
AS PER CONVENTIONS	AS PER CO
AS PER AGREEMENTS	AS PER AG
AS PER TREATIES	AS PER TR
AS PER COVENANTS	AS PER CO
AS PER AGREEMENTS	AS PER AG
AS PER CONTRACTS	AS PER CO
AS PER DEEDS	AS PER DE
AS PER MORTGAGES	AS PER MO
AS PER LEASES	AS PER LE
AS PER EASEMENTS	AS PER EA
AS PER ENCUMBRANCES	AS PER EN
AS PER LIENS	AS PER LI
AS PER TAXES	AS PER TX
AS PER FEES	AS PER FE
AS PER DUES	AS PER DU
AS PER CONTRIBUTIONS	AS PER CO
AS PER DONATIONS	AS PER DO
AS PER GIFTS	AS PER GI
AS PER BEQUESTS	AS PER BE
AS PER INHERITANCES	AS PER IN
AS PER ESTATES	AS PER ES
AS PER TRUSTS	AS PER TR
AS PER FIDUCIARIES	AS PER FI
AS PER GUARDIANS	AS PER GU
AS PER TUTORS	AS PER TU
AS PER ADMINISTRATORS	AS PER AD
AS PER EXECUTORS	AS PER EX
AS PER RECEIVERS	AS PER RE
AS PER LIQUIDATORS	AS PER LI
AS PER TRUSTEES	AS PER TR
AS PER MANAGERS	AS PER MA
AS PER SUPERVISORS	AS PER SU
AS PER OFFICERS	AS PER OF
AS PER DIRECTORS	AS PER DI
AS PER MEMBERS	AS PER ME
AS PER STOCKHOLDERS	AS PER SH
AS PER SHAREHOLDERS	AS PER SH
AS PER EQUITY HOLDERS	AS PER EH
AS PER BENEFICIARIES	AS PER BE
AS PER HEIR	AS PER HE
AS PER NEXT OF KIN	AS PER NK
AS PER SURVIVORS	AS PER SU
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1 BASEMENT FLOOR PLAN - AREA CALCULATION
 1/8" = 1'-0"
 FLOOR AREA PER CBC 1713.3 SQUARE FEET

2 FIRST FLOOR PLAN - AREA CALCULATION
 1/8" = 1'-0"
 FLOOR AREA PER CBC 1873.2 SQUARE FEET

3 SECOND FLOOR PLAN - AREA CALCULATION
 1/8" = 1'-0"
 FLOOR AREA PER CBC 1873.1 SQUARE FEET

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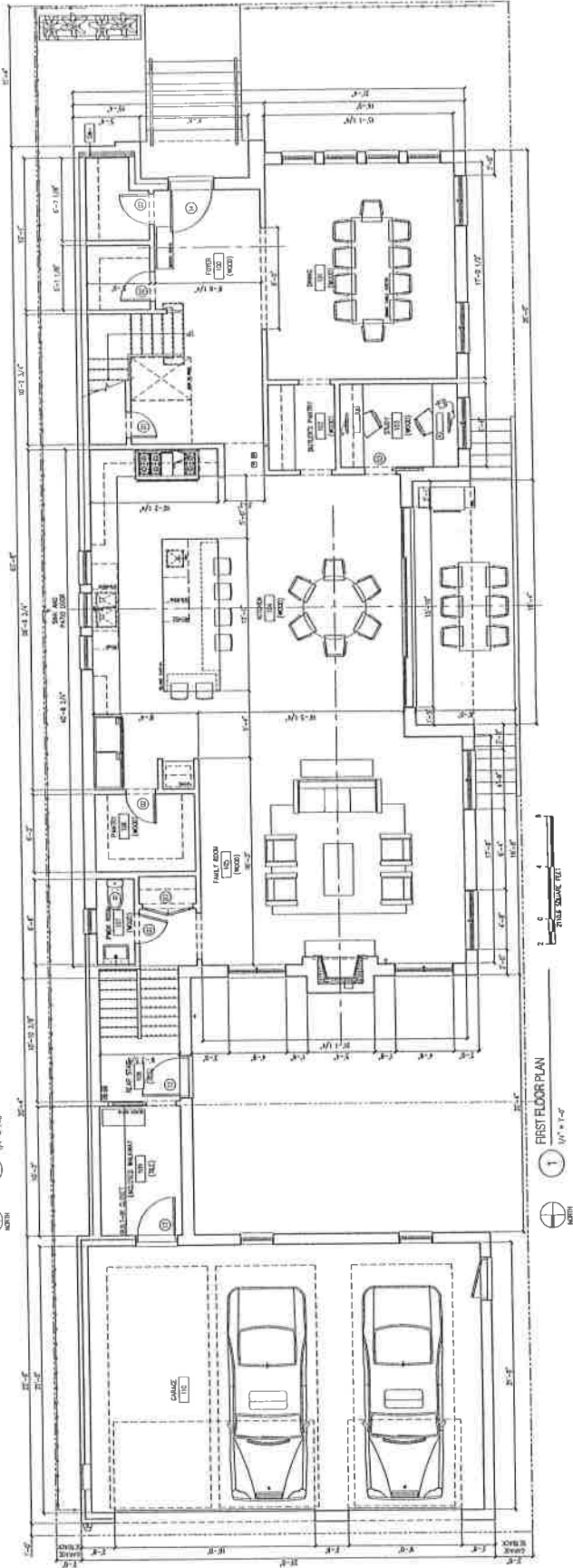
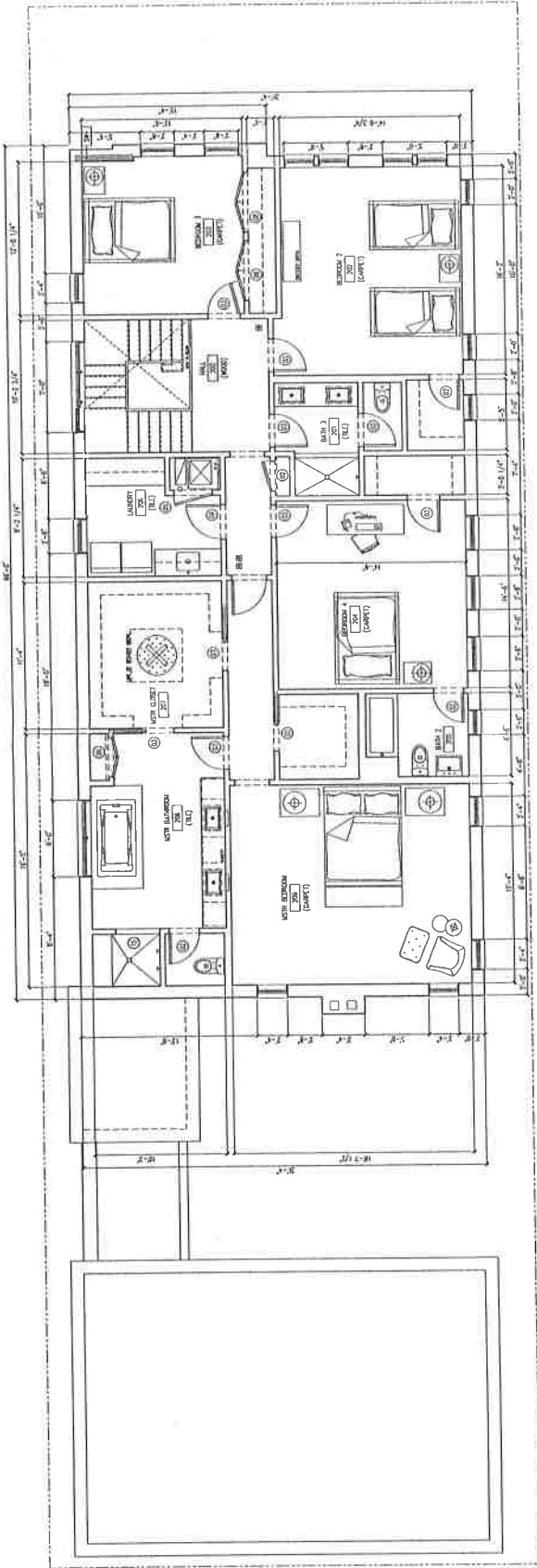
NEW SINGLE FAMILY HOME WITH DETACHED GARAGE
 CHICAGO, ILLINOIS
 1720 WEST GEORGE STREET

NO.	DATE	DESCRIPTION
1	10/15/11	OWNER MEETING
2	11/01/11	CONTRACTOR MEETING
3	11/15/11	CONTRACTOR MEETING
4	12/01/11	CONTRACTOR MEETING

PROJECT NO: 1101
 SCALE: AS SHOWN
 DRAWN BY: BDF
 CHECKED BY: BDF
 DATE: 11/15/11

FIRST FLOOR PLAN
 SECOND FLOOR PLAN

A1.1





February 25, 2004

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

Mr. Scott Osterhaus
Scott Osterhaus & Associates
53 West Jackson Blvd. # 1356
Chicago, Illinois 60604

Re: Request for minor changes to Residential Planned Development No. 691, As Amended; (Wellington Park)
Location: 1710 W. George Street (Lot # 18) and 1728 W. George Street (Lot #11)

Dear Mr. Osterhaus:

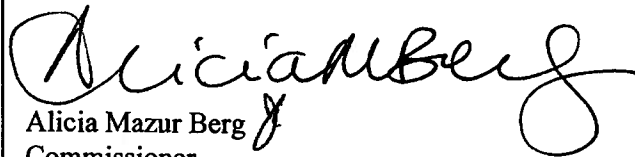
Please be advised that your request on behalf of the Applicant/Owner for minor changes to Residential Planned Development No. 691, as amended, has been considered by the Department of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You requested a reduction in the minimum side yard building setback along the west property line for corner lot # 11 (formerly lot S9) from the required four feet, eleven inches (4'-11"), to four inches (4"), and a reduction in the minimum side yard setback along the east property line for corner lot # 18 (formerly lot S16) from the required one foot, eleven inches (1'-11"), to one foot, eight inches (1'-8"), to allow for the construction of two (2), two-story, single-family homes. The required setbacks are depicted on the approved Site/Landscape Plan exhibit to the Planned Development. Each setback encroachment is the result of the shifting of each of these residential buildings caused by the combining of certain lots located in the middle of this row of proposed single-family homes. This shifting results in a reduction in the total number of units for this Planned Development and creates a greater distance between buildings along this row of single-family homes. Please note that the Applicant will maintain the required rows of shrubs along the side yards of each of the proposed buildings that face the public right-of-way.

The Department of Planning and Development has determined that these proposed setback reductions will not create an adverse impact on this Planned Development or on the immediate neighborhood, and would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, and Residential Planned Development No. 691, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 691, as amended.

Very truly yours,



Alicia Mazur Berg
Commissioner

cc: Jack Swenson, Ed Kus, Phil Levin, Mike Marmo



12/4/2002

REPORTS OF COMMITTEES

13827

101155

Reclassification Of Area Shown On Map Number 6-J.
(Application Number A-5061)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map Number 6-J in the area bounded by:

West Cermak Road; a line 100 feet east of and parallel to South Christiana Avenue; the public alley next south of and parallel to West Cermak Road; and a line 25 feet east of and parallel to South Christiana 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 after its passage and publication.

Reclassification Of Area Shown On Map Number 7-H.

(As Amended)

(Application Number 13827)

RPD 691,99

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 Residential Planned Development Number 691 District symbols and indications as shown on Map Number 7-H in the area bounded by:

West Wellington Avenue; South Paulina Street; a westerly line 471 feet south of and parallel to West Wellington Avenue; a northerly line 551 feet West of North Paulina Street for a distance of 61 feet; a westerly line 410 feet south of West Wellington Avenue; and a northerly line 638 feet west of and parallel to North Paulina Street,

to those of Residential Planned Development Number 691, as amended, 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.

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

Residential Planned Development Number 691, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 691 consists of approximately two hundred ninety-nine thousand one hundred seventy (299,170) square feet (six and eighty-seven hundredths (6.87) acres) and is owned or controlled by the applicant, Wellington Park Development, L.L.C., an Illinois limited liability company and various unit owners.
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 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 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 or any property owners association which may be formed to succeed the applicant, and any ground lessors.

4. This plan of development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan, and Building Elevations dated November 14, 2002, prepared by Berger Architects, Inc.. Full size sets of the Site/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 area delineated herein as "Residential Planned Development": single-family attached and detached dwelling units; related uses and accessory parking.
6. Project 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 or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic.

8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified 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/Landscape Plan and Building Elevations referenced in Statement Number 4 hereinabove. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscaping Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. All garbage cans shall be stored in garages except on trash pick-up days.
11. The applicant acknowledges that the former and existing industrial area known as the "Paulina Corridor": (Paulina Street between Wellington and Wrightwood Avenues) is currently in a state of gradual transition from industrial to residential and other uses. The applicant further acknowledges that if the entire corridor, approximately forty (40) acres, is redeveloped with low- to medium-density residential development, new residents would generate a need for roughly three (3) additional acres of public open space. Given this projected demand for open space, the lack of existing capacity in neighborhood parks and the high cost of land in the area, the applicant hereby agrees to go above and beyond the minimum open space requirements established by the City's Open Space Impact Fee Ordinance (Title 16, Chapter 18 of the Chicago Municipal Code) and forego the substantial discount (seventy percent (70%)) otherwise provided under the ordinance. In addition, in the spirit of providing one larger new public park within the corridor, rather than smaller spaces on individual sites, the applicant also agrees to forego any credit for on-site open space which might otherwise be available under the Open Space Impact Fee Ordinance.
12. 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.

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 (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.
14. 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 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.

[Existing Zoning Map; Existing Land-Use Area Map; Planned Development Property Line and Boundary Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 101161 through 101170 of this *Journal*.]

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

13827

101160

JOURNAL--CITY COUNCIL--CHICAGO

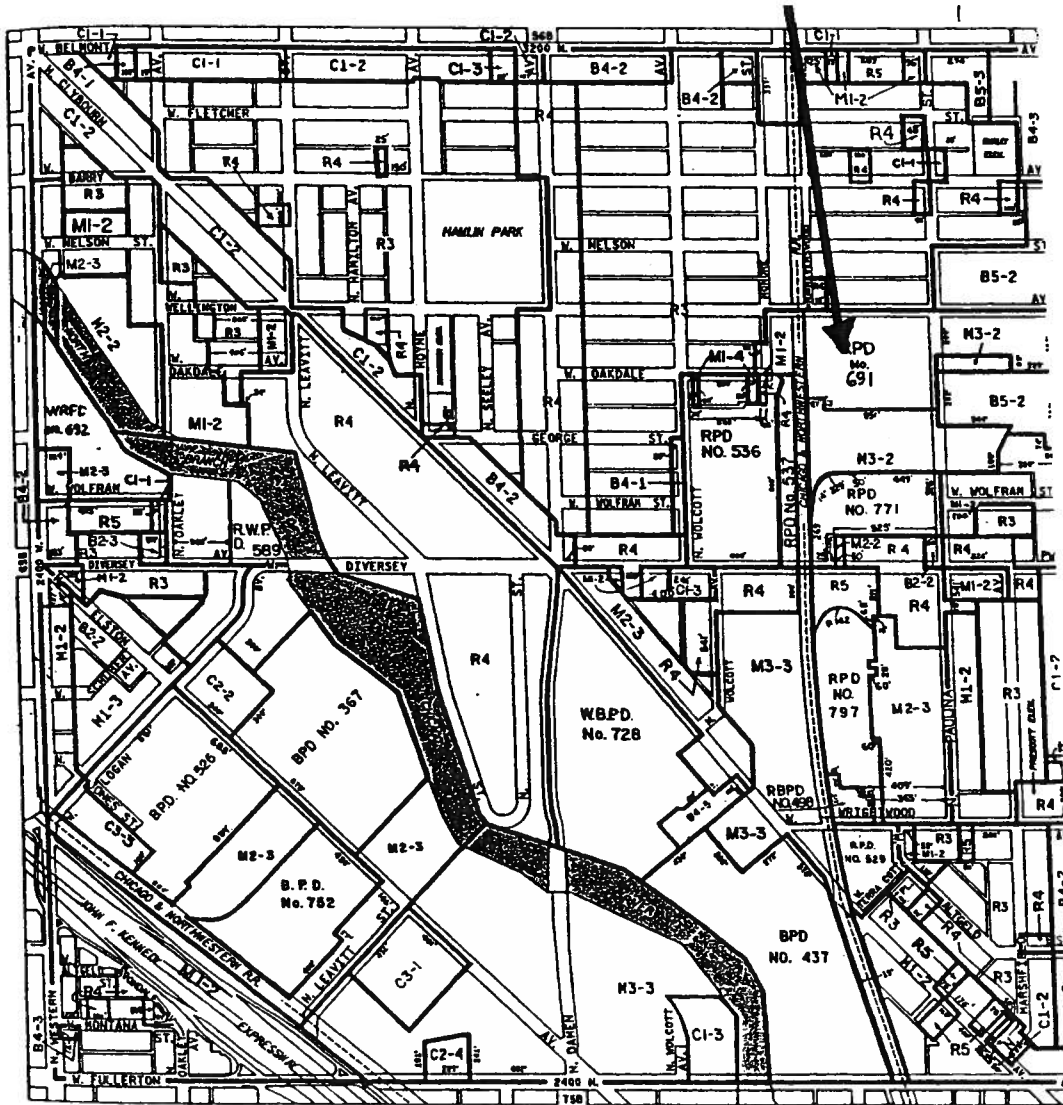
12/4/2002

Residential Planned Development Number 691, As Amended.

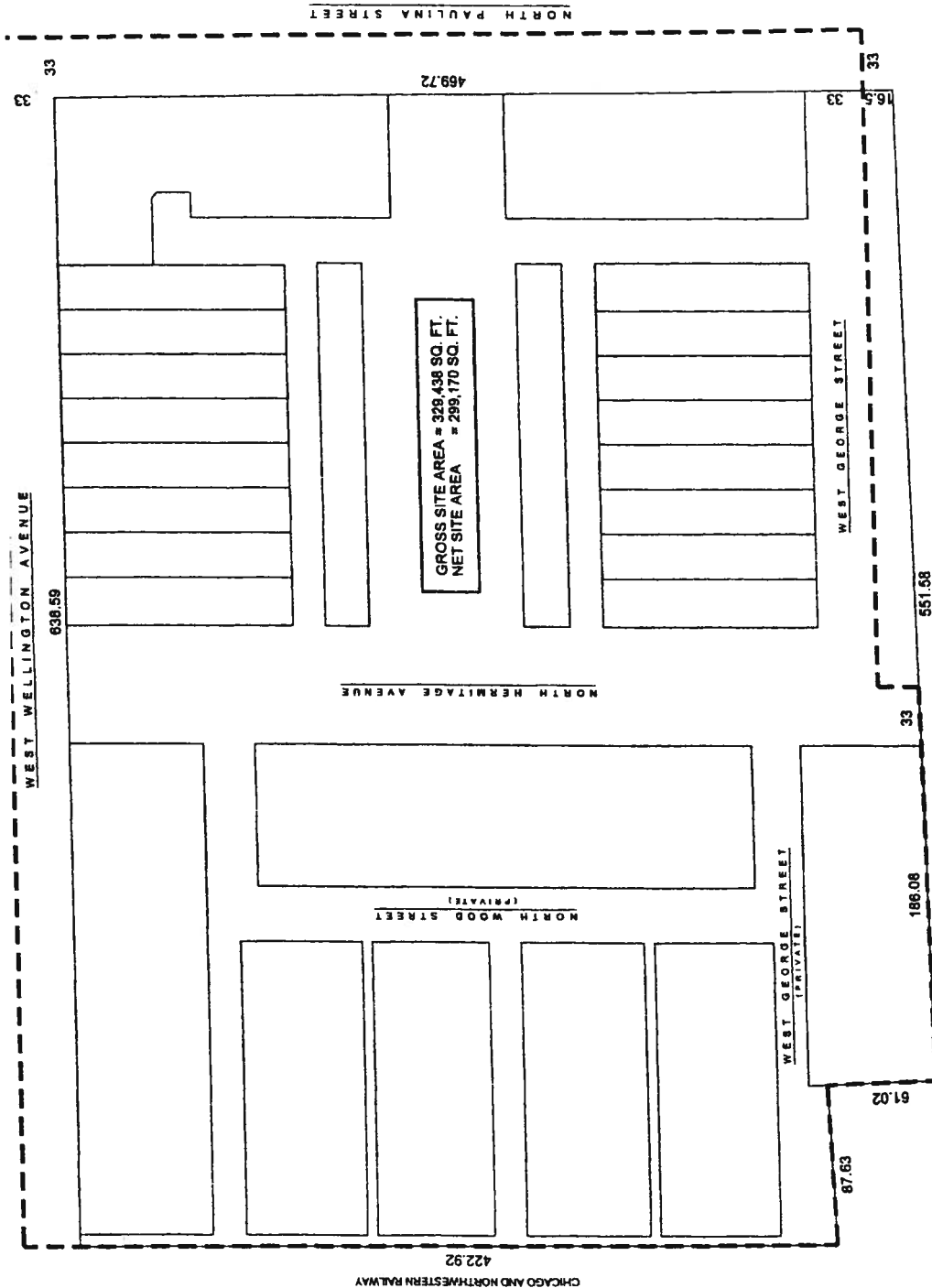
Bulk Regulations And Data Table.

	Site Area Net Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Gross Site Area:	336,456 square feet	.90	In accordance with the Site Plan
Area in Public Way:	37,286 square feet		
Net Site Area:	299,170 square feet		
Minimum Off-Street Loading Spaces:		0.	
Minimum Off-Street Parking Spaces:		144 spaces.	
Minimum Required Setbacks:		In accordance with Site Plan.	
Maximum Building Heights:		48 feet.	
Maximum Number of Residential Units:		110.	
Minimum Building Setbacks and Distances Between Buildings:		In accordance with Site Plan.	
Maximum Site Coverage:		In accordance with Site Plan.	

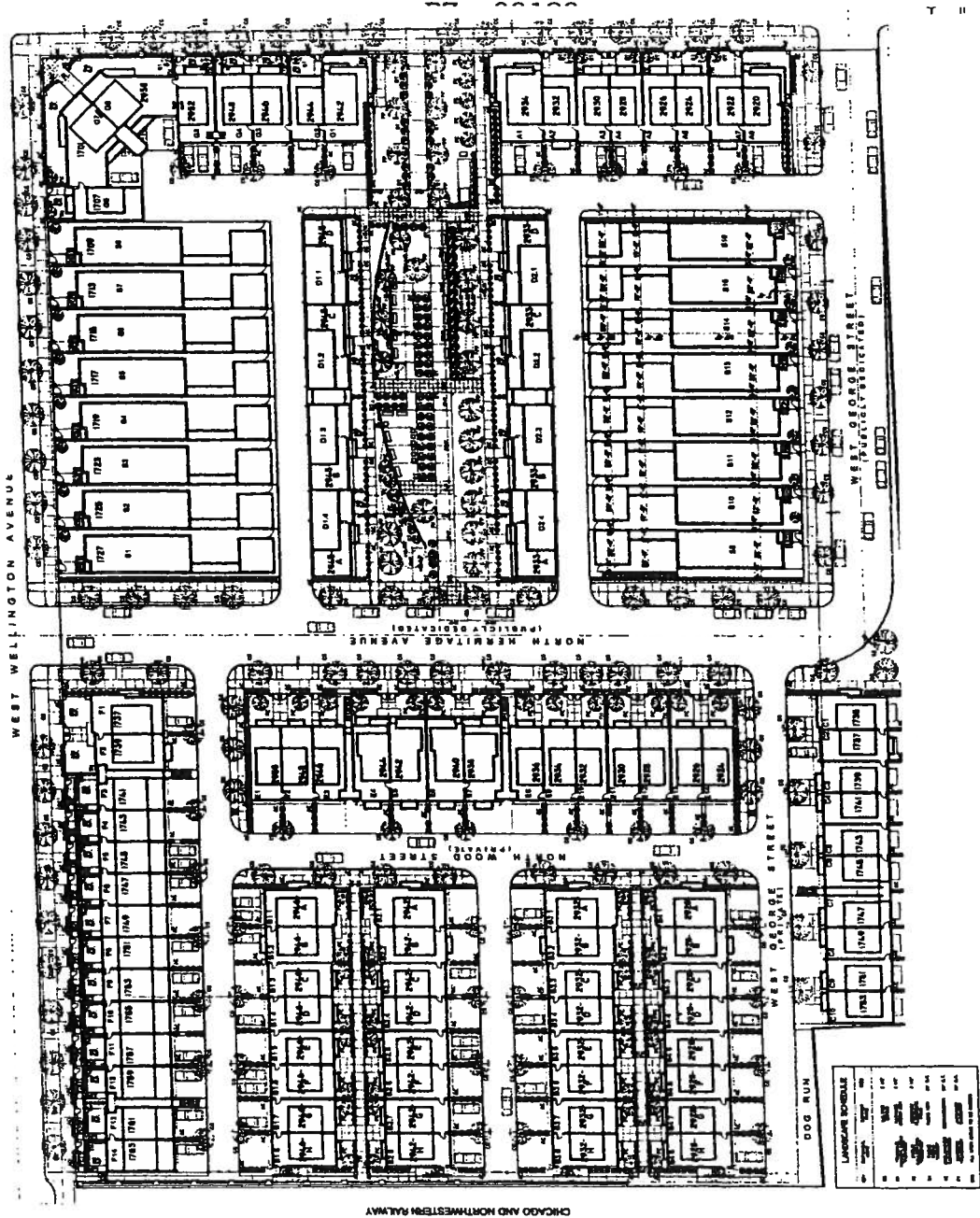
Existing Zoning Map.



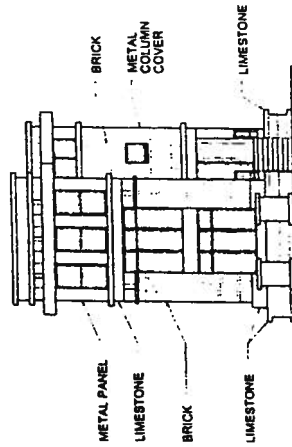
Planned Development Property Line
And Boundary Map.



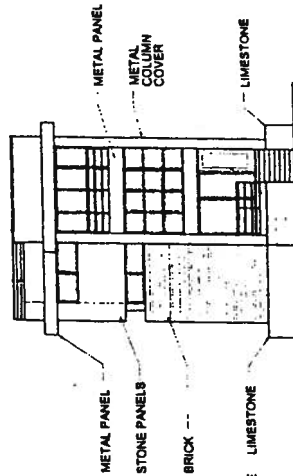
Site/Landscape Plan.



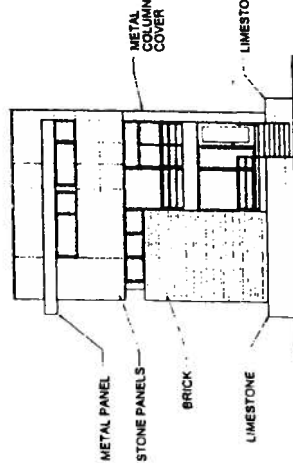
Building Elevations.
(1 of 6)



SINGLE-FAMILY TYPE 3

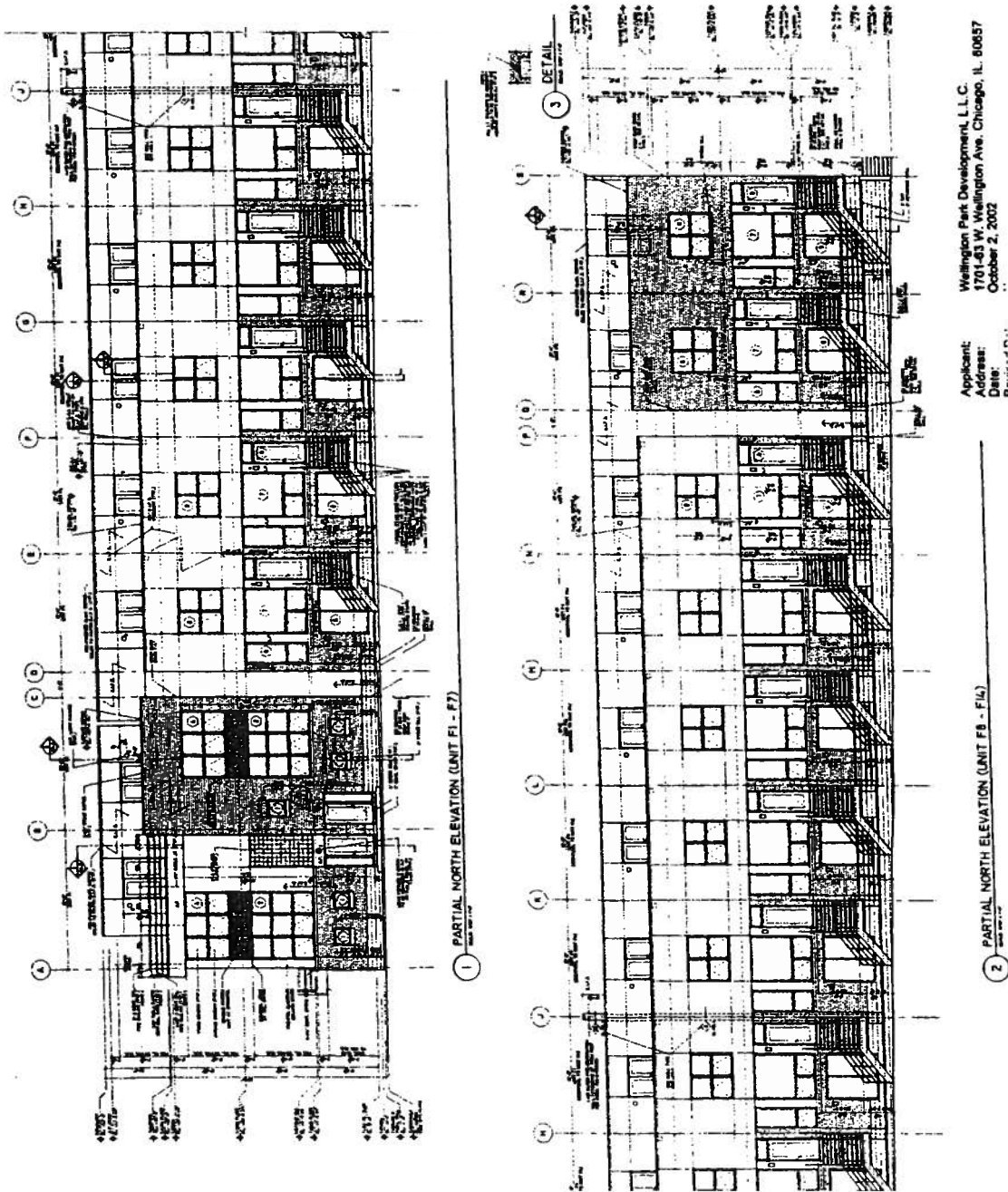


SINGLE-FAMILY TYPE 2



SINGLE-FAMILY TYPE 1

Building Elevations.
(2 of 6)



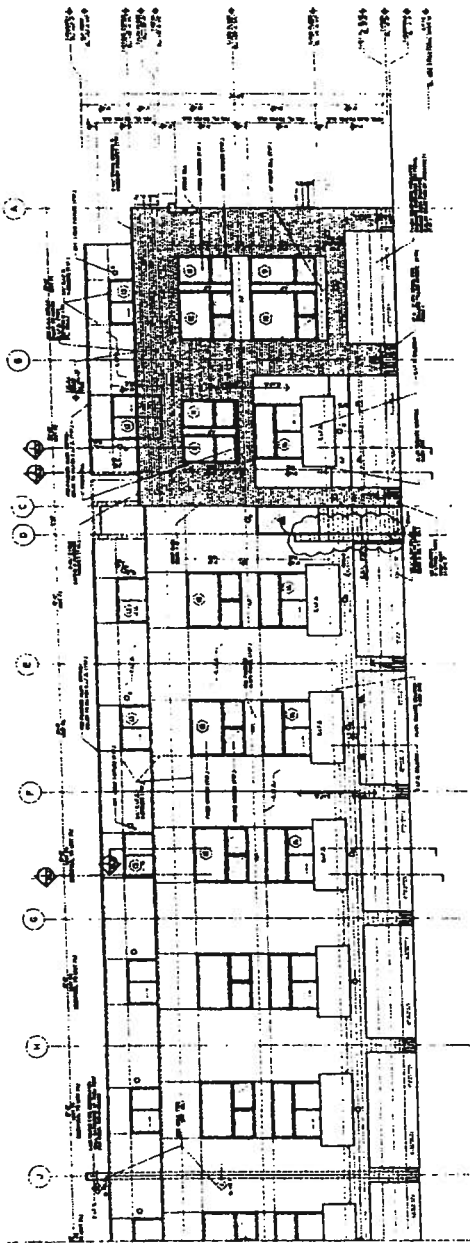
Applicant: Wellington Park Development, L.L.C.
Address: 1701-83 W. Wellington Ave. Chicago, IL 60657
Date: October 2, 2002

Architect: [Illegible]
Address: [Illegible]
Date: [Illegible]

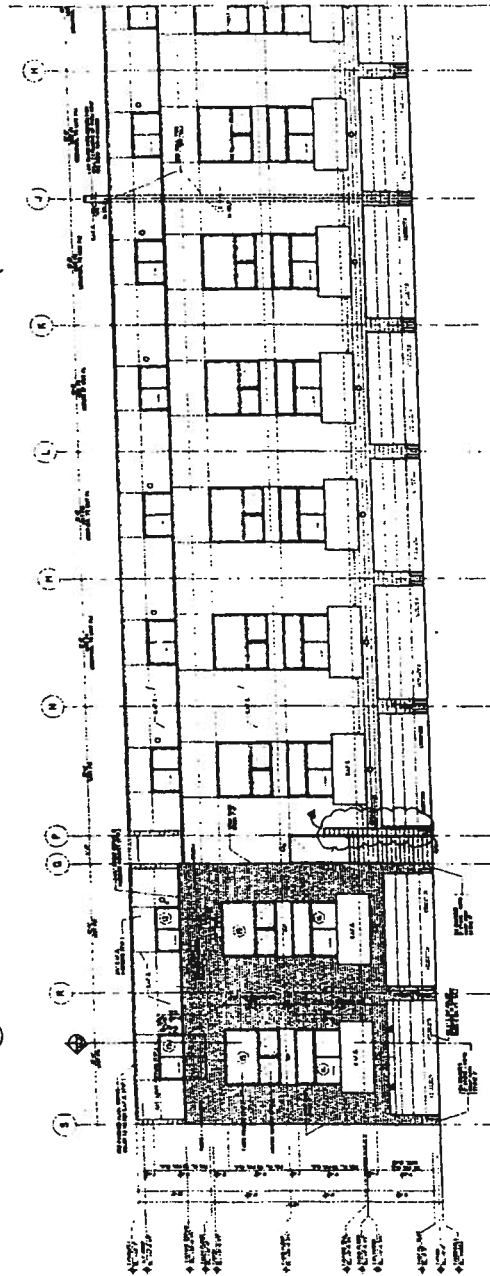
1 PARTIAL NORTH ELEVATION (UNIT F1 - F7)

2 PARTIAL NORTH ELEVATION (UNIT F8 - F14)

Building Elevations.
(3 of 6)



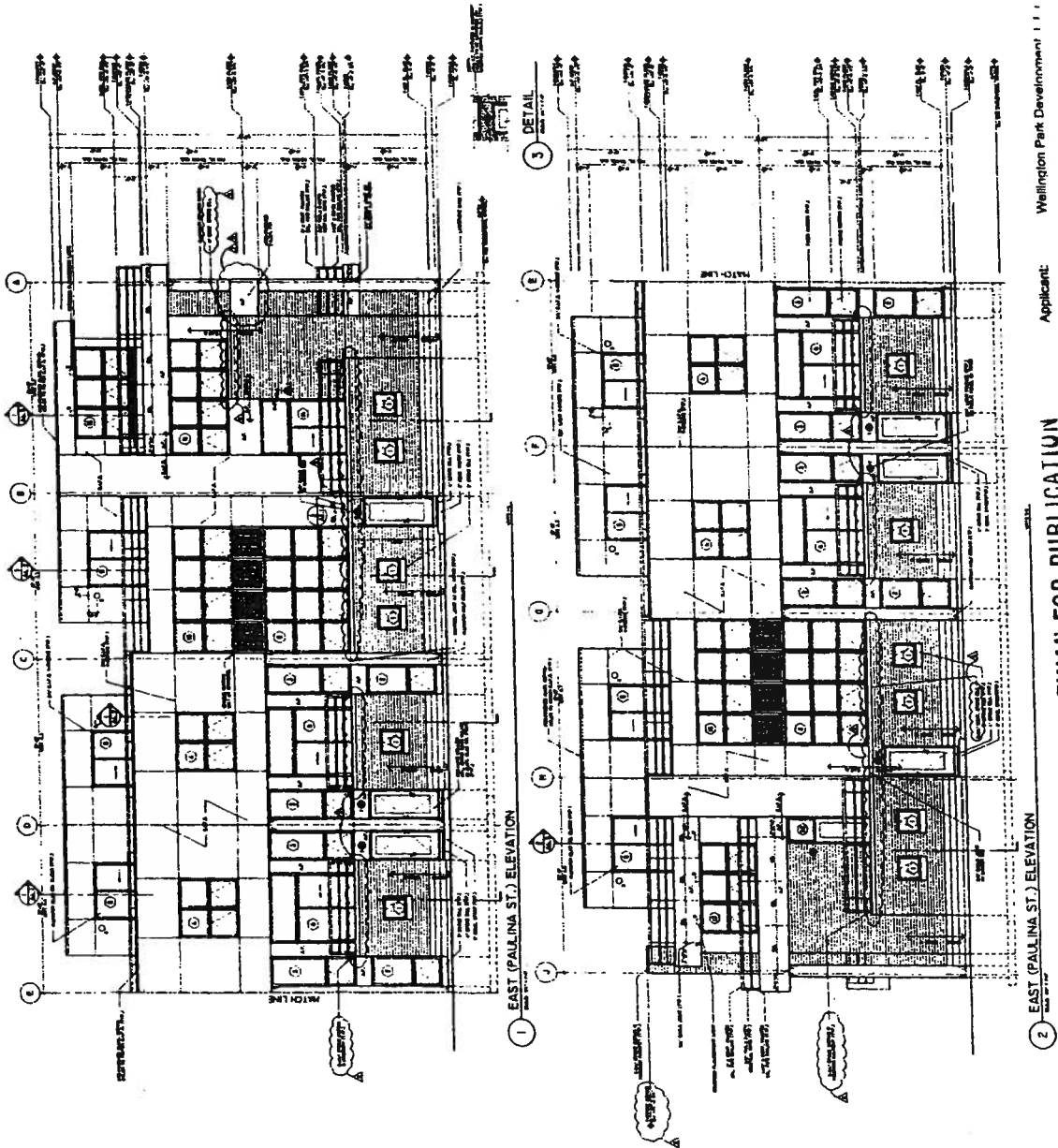
1 PARTIAL SOUTH ELEVATION (UNIT F1 - F7)



2 PARTIAL SOUTH ELEVATION (UNIT F8 - F14)

Applicant: Wellington Park Development, L.L.C.
Address: 1701-83 W. Wellington Ave. Chicago, IL 60657
Date: October 2, 2002

Building Elevations.
(4 of 6)

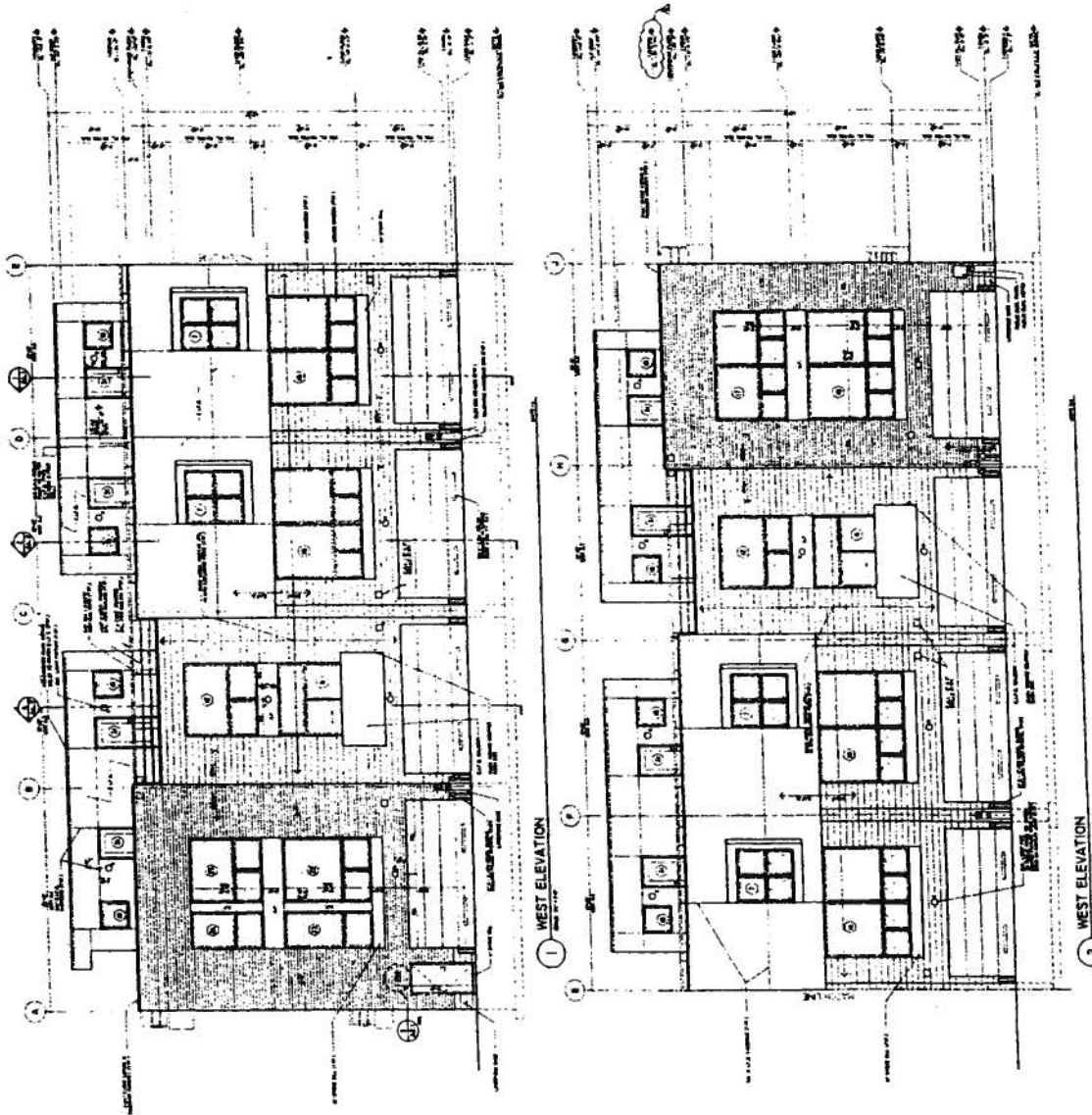


Applicant: Wellington Park Development

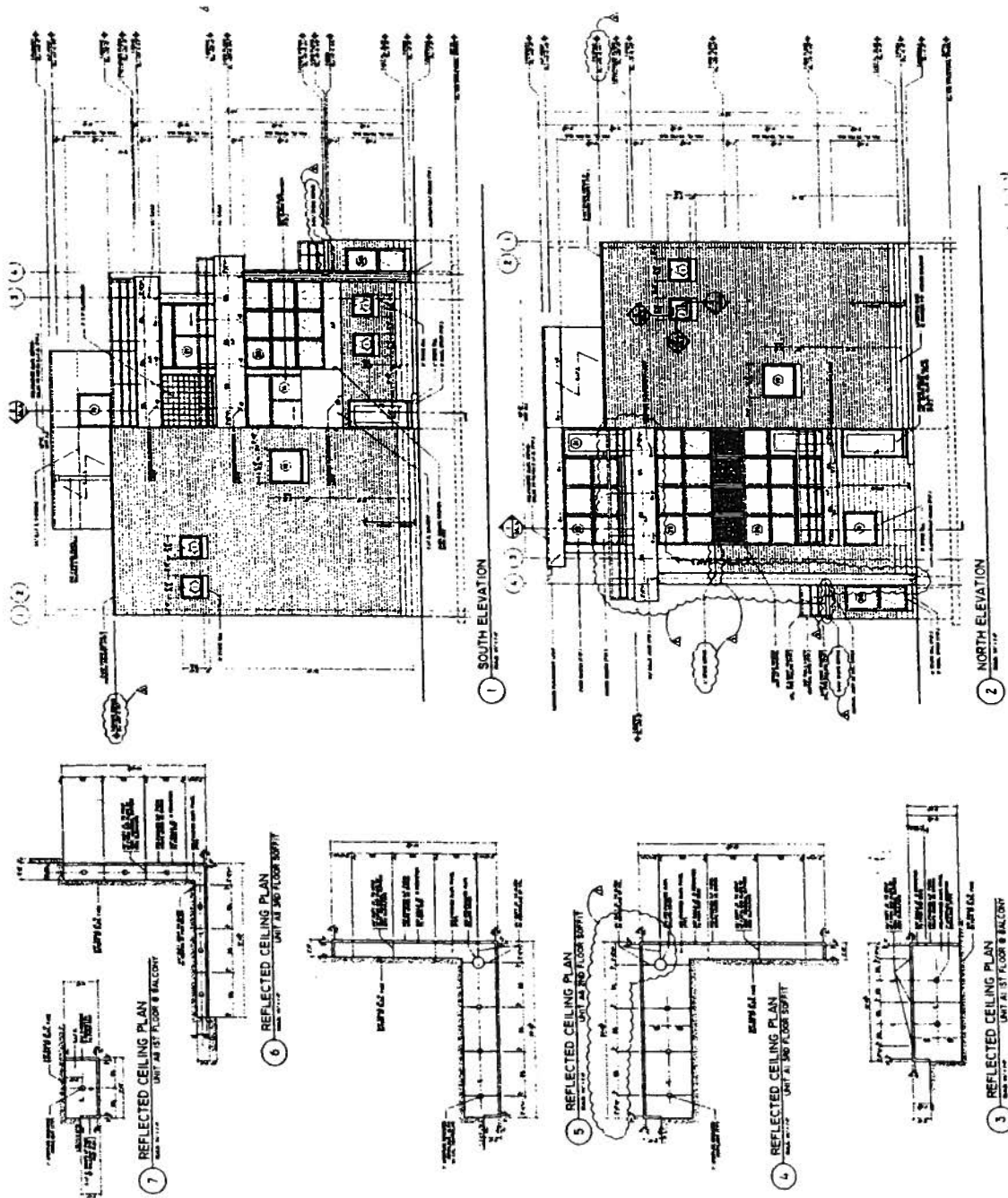
FINAL FOR PERMITS

2 EAST (PAULINA ST.) ELEVATION

Building Elevations.
(5 of 6)



Building Elevations.
(6 of 6)





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

February 8, 2001

Mr. Langdon D. Neal
Earl L. Neal & Associates, L.L.C.
111W. Washington Street, Suite 1700
Chicago, IL 60602

Re: Administrative Relief - RPD No. 691
(Wellington Park Place)

Dear Mr. Neal:

Please be advised that your request for minor changes to Residential Planned Development No. 691 have been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development No. 691.

Specifically, you requested the following modifications:

1. Increase in the number of townhouse units from 84 to 94.
2. Decrease in the number of single family homes from 30 to 16.

The Department believes that the proposed changes are acceptable because the overall unit count has been decreased by 4 and the development would remain consistent with the character of the surrounding neighborhood. You further requested that the approved site and landscape plans and building elevations be replaced by the revised plans prepared by Berger Architects, Inc. dated February 6, 2001.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 691, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 691.

Very Truly Yours,

Alicia Mazur Berg
Commissioner

cc: Philip Levin, Jack Swenson, Mike Marmo, Tim Bleuher, Paul Woznicki



Minimum Number of Loading Berths:	1.
Maximum Percent of Site Coverage:	Per Site Plan.
Minimum Required Building Setbacks:	Per Site Plan.
Maximum Building Heights:	Per Building Elevations.

*Reclassification Of Area Shown On Map Number 7-H.
(As Amended)
(Application Number 11978)*

RPD 691

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 M3-2 Heavy Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

West Wellington Avenue; South Paulina Street; a westerly line 471 feet south of and parallel to West Wellington Avenue; a northerly line 551 feet west of North Paulina Street for a distance of 61 feet; a westerly line 410 feet south of West Wellington Avenue; and a northerly line 638 feet west of and parallel to North Paulina Street,

to those of an R3 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 R3 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 Statements herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in 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 691.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately two hundred ninety-nine thousand one hundred seventy (299,170) square feet (six and eighty-seven hundredths (6.87) acres) and is owned or controlled by the Applicant, Wellington Park, Limited Partnership, an Illinois limited partnership.
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 or any property owners association which may be formed to succeed the Applicant, and any ground lessors.
4. This Plan of Development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned

Development Property Line Boundary Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations dated September 10, 1998, prepared by Berger Architects, Inc.. Full size sets of the Site/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 area delineated herein as "Residential Planned Development": single-family attached and detached dwelling units; related uses and accessory parking.
6. Project 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 or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation, Bureau of Traffic.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified 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/Landscape Plan and Building Elevations referenced in Statement Number 4 hereinabove. In addition, parkway trees and other landscaping shall

be installed and maintained at all times in accordance with the Landscaping Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The Applicant acknowledges that the former and existing industrial area known as the Paulina Corridor: (North Paulina Street, between West Wellington and West Wrightwood Avenues) is currently in a state of gradual transition from industrial to residential and other uses. The Applicant further acknowledges that if the entire corridor, approximately forty (40) acres, is redeveloped with low- to medium-density residential development, new residents would generate a need for roughly three (3) additional acres of public open space. Given this projected demand for open space, the lack of existing capacity in neighborhood parks and the high cost of land in the area, the Applicant hereby agrees to go above and beyond the minimum open space requirements established by the City's Open Space Impact Fee Ordinance (Title 16, Chapter 18 of the Chicago Municipal Code) and forego the substantial discount of seventy percent (70%) otherwise provided under the ordinance. In addition, in the spirit of providing one (1) larger new public park within the corridor rather than smaller spaces on individual sites, the Applicant also agrees to forego any credit for on-site open space which might otherwise be available under the Open Space Impact Fee Ordinance.
12. 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.
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

- (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.
14. 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 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.
 15. Unless substantial construction 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; and the zoning of the property shall automatically revert to the pre-existing M1-2 and M3-2 zoning classifications.

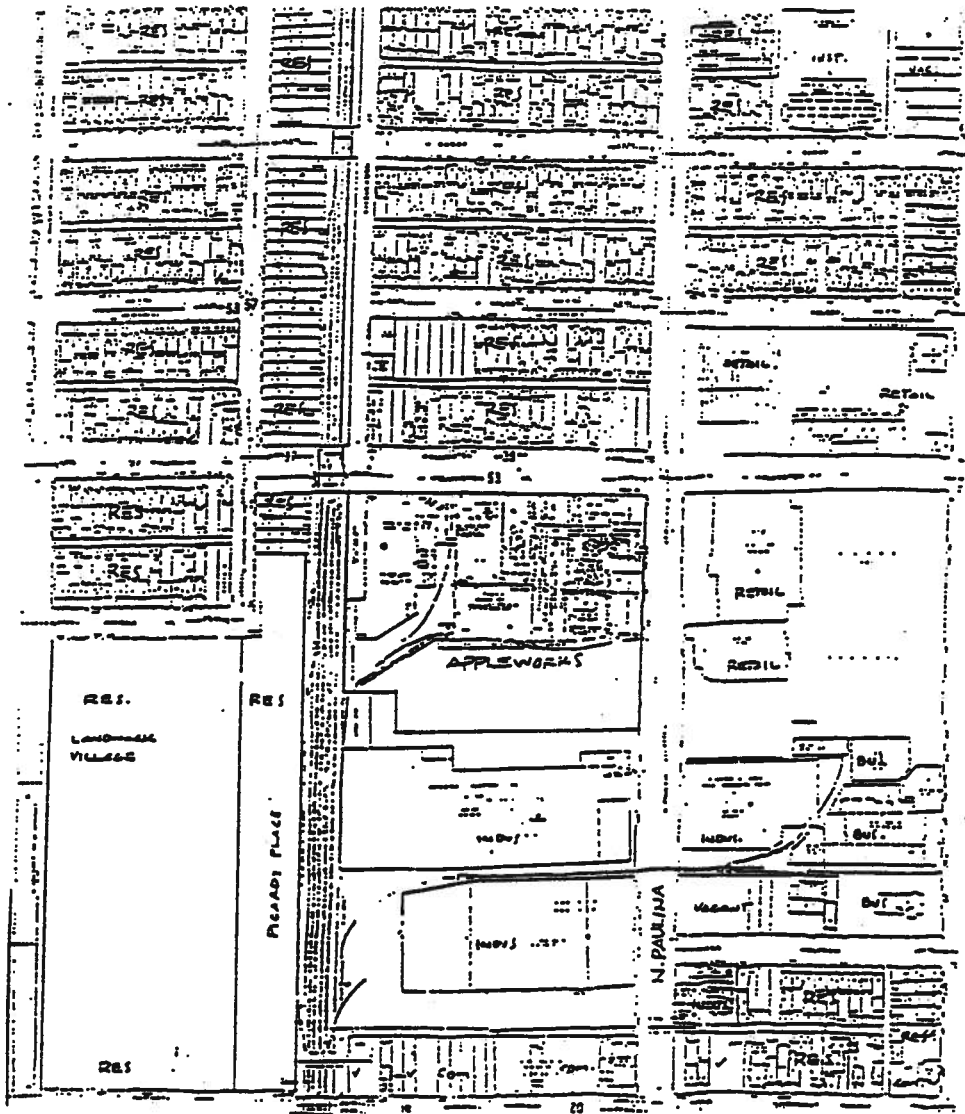
[Existing Land-Use Map; Existing Zoning Map; Planned Development Property Line and Boundary Map; Site/Roof/Landscape Plan; Typical Townhome Elevation Drawings; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 79345 through 79350 of this Journal.]

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

*Residential Planned Development Number 691.**Bulk Regulations And Data Table.*

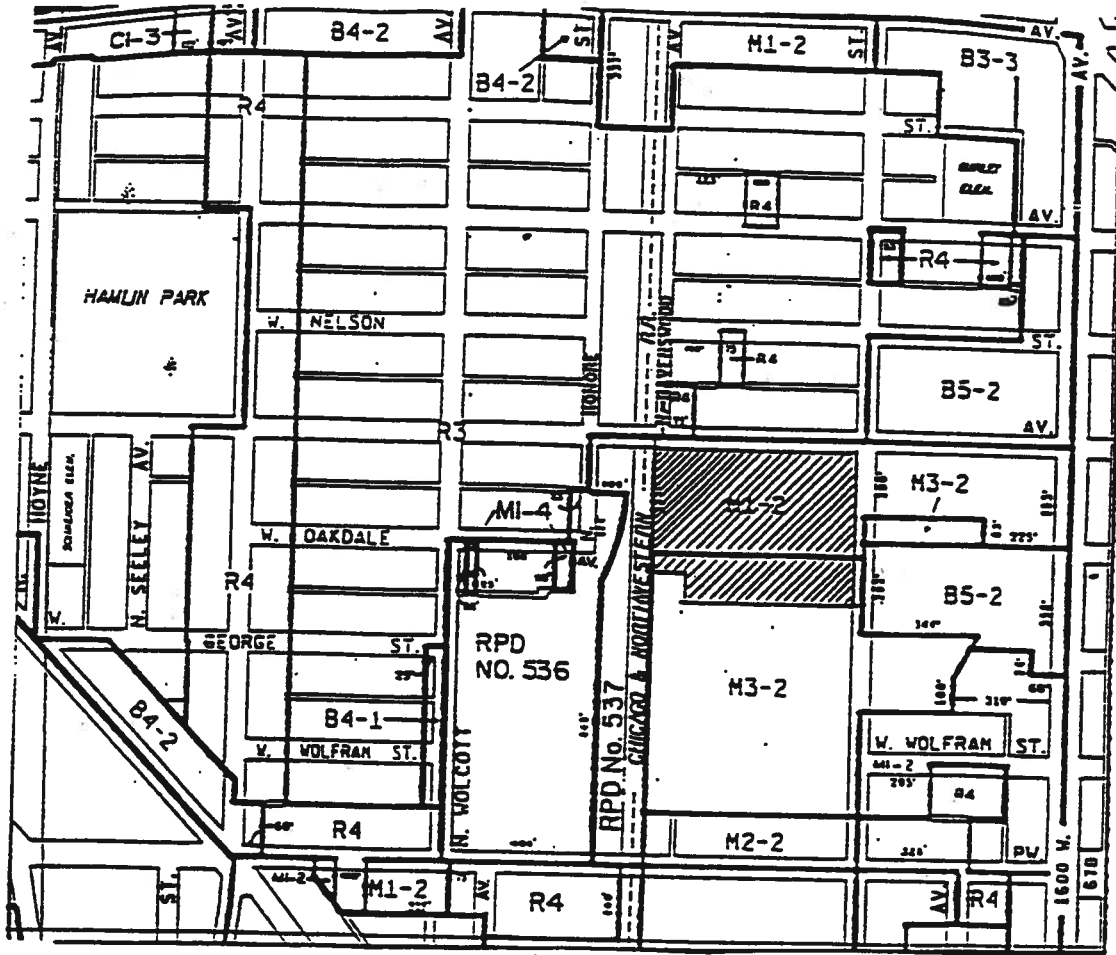
Site Area Net Site Area	General Description Of Land	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Gross Site Area: 336,456 square feet.	In accordance with Statement Number 5 of this Planned Development.	.88	In accordance with the Site Plan.
Net Site Area:		299,170.	
Minimum Off-Street Loading Spaces:		0.	
Minimum Off-Street Parking Spaces:		144 spaces.	
Minimum Required Setbacks:		In accordance with Site Plan filed herein.	
Maximum Building Heights:		48 feet.	
Maximum Number of Residential Units:		114.	
Minimum Building Setbacks and Distances between Buildings:		In accordance with Site Plan filed herein.	
Maximum Site Coverage:		In accordance with Site Plan filed herein.	

Existing Land-Use Map.



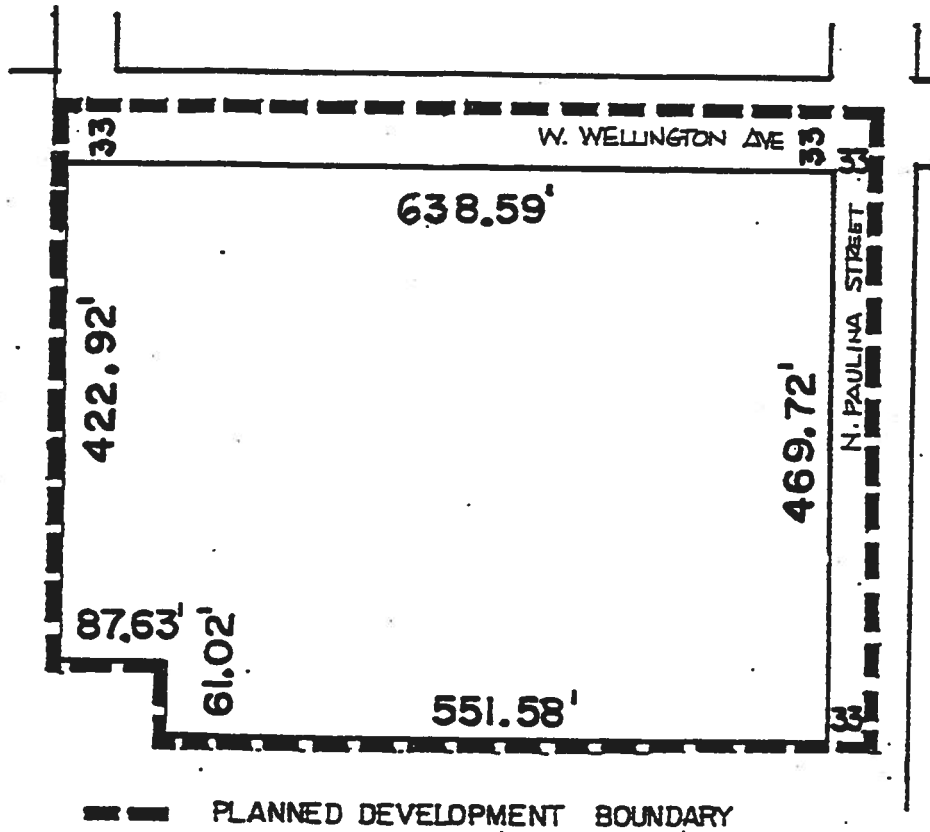
Applicant: Wellington Park, L.P.
Address: 901 West Huron Street
Chicago, Illinois 60622
Date: January 13, 1997
Revised Date: September 10, 1998

Existing Zoning Map.



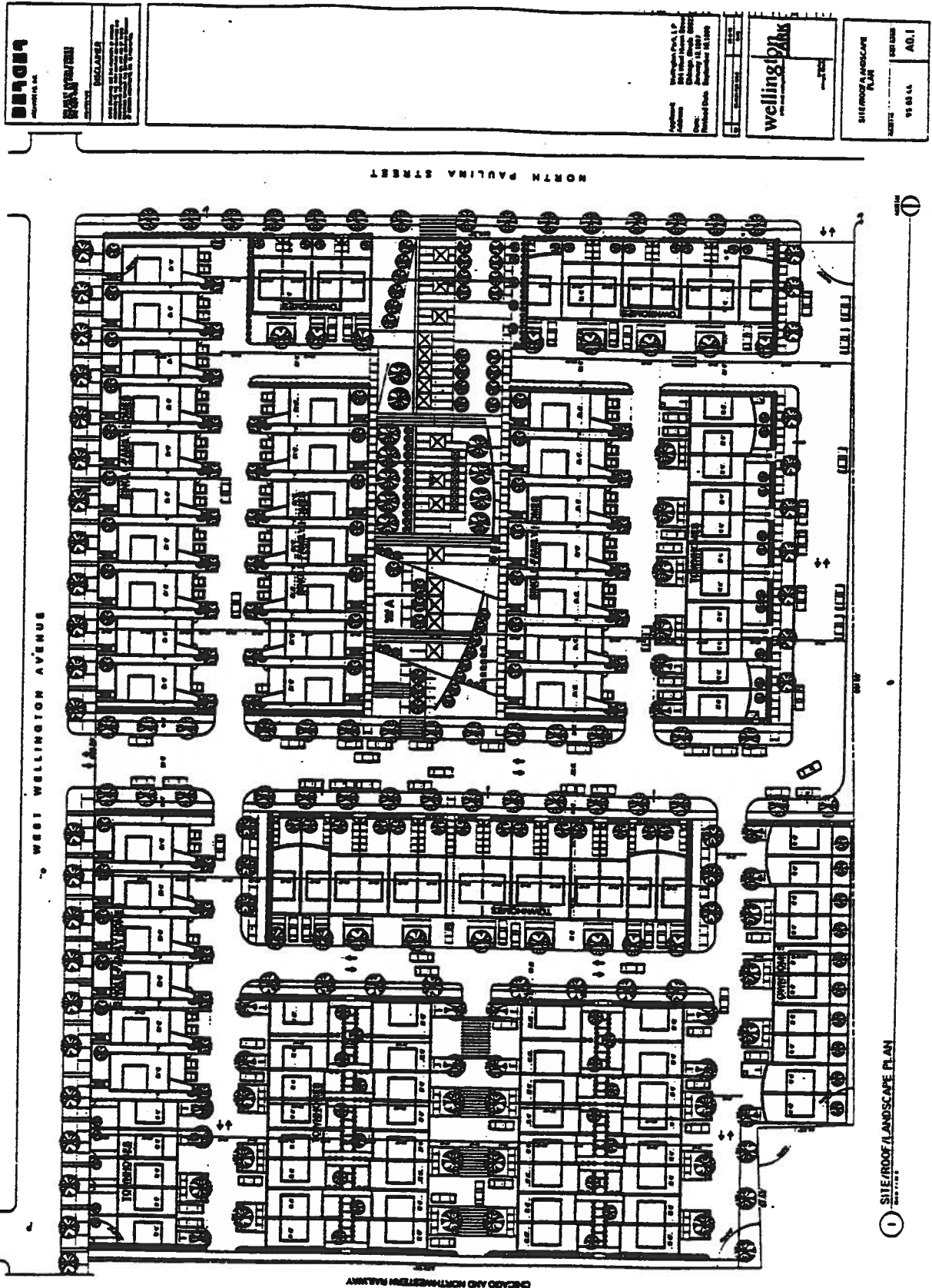
Applicant:	Wellington Park, L.P.
Address:	901 West Huron Street Chicago, Illinois 60622
Date:	January 13, 1997
Revised Date:	September 10, 1998

Planned Development Property Line
And Boundary Map.



Applicant: Wellington Park, L.P.
Address: 901 West Huron Street
Chicago, Illinois 60622
Date: January 13, 1997
Revised Date: **SEPTEMBER 10, 1998**

Site/Roof/Landscape Plan.



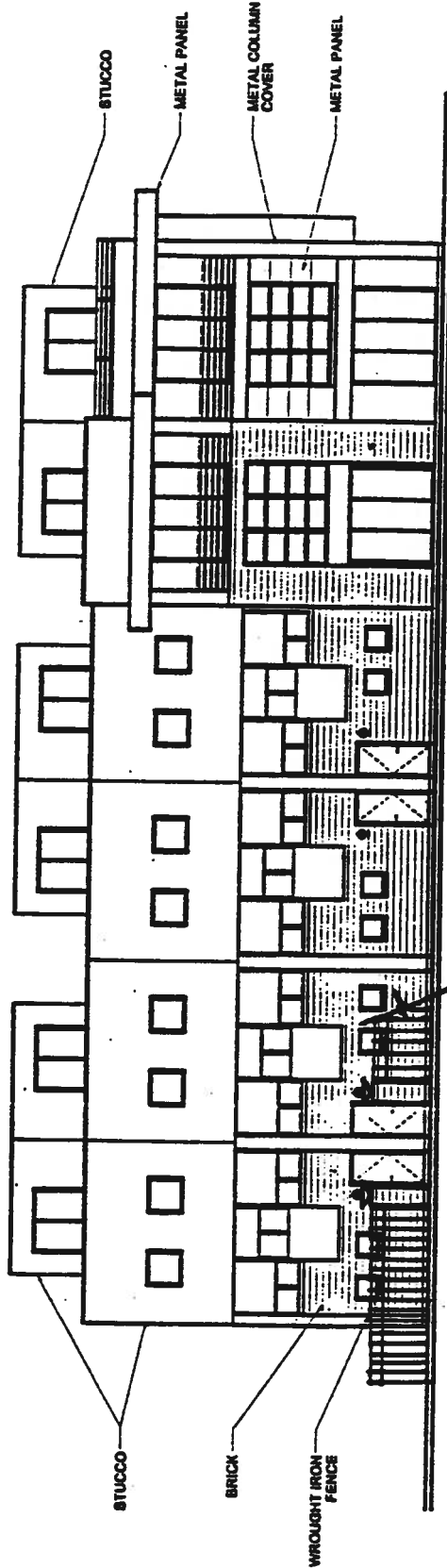
BERCH
ARCHITECTS P.C.
1000 N. LAUREL ST. SUITE 100
CHICAGO, IL 60610
TEL: 312.467.1000
FAX: 312.467.1001
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① SITE/ROOF/LANDSCAPE PLAN

Typical Townhome Elevations.

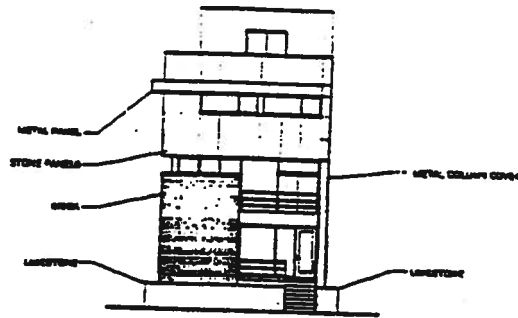


TYPICAL TOWNHOME ELEVATIONS

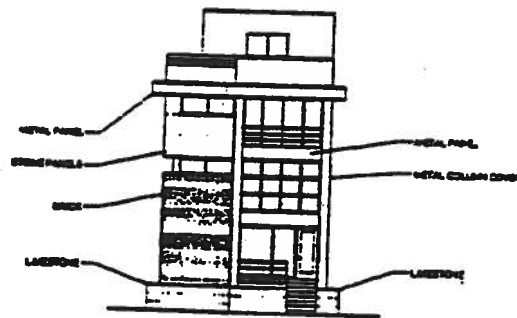
Applicant: Wellington Park, L.P.
Address: 901 West Huron Street
Chicago, Illinois 60622
Date: January, 13, 1997
Revised Date: September 10, 1998



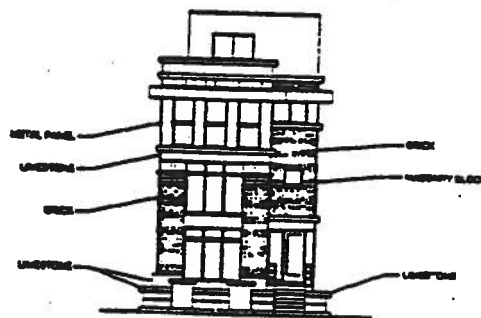
Building Elevations.



SINGLE-FAMILY TYPE 1



SINGLE-FAMILY TYPE 2



SINGLE-FAMILY TYPE 3

Applicant: Wellington Park, L.P.
 Address: 801 West Marion Street
 Chicago, Illinois 60622
 Date: January, 13, 1997
 Revised Date: September 10, 1998

wellington
 PARK

BUILDING ELEVATIONS