

PD 1024

Table of Contents

07/26/2006 PD Adoption **2**
 Ordinance 2
 Statements 3
 Bulk Table 6
 Exhibits 7

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

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

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinance he had a familial relationship with the applicant's attorney.

The following is said ordinance as passed:

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 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 8-F in the area bounded by:

the alley next south of and parallel to West 38th Street; a line 475.63 feet east of South Normal Avenue; the alley next north of and parallel to West Pershing Road; South Normal Avenue; a line 25 feet south of the alley next south of and parallel to West 38th Street; and a line 100.50 east of South Normal Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 RT4 Residential District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereto 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 1024.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development Number 1024, consists of approximately one hundred thirteen thousand one hundred ninety-seven (113,197) square feet (two and sixty hundredths (2.60) acres) and is owned or controlled by the applicant, BTB Development Company, Inc.
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 titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any 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 and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of these fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; a Site/Landscape Plan; a Site Plan Details; and Building Elevations 1 through 5, dated January 20, 2005, prepared by Michael Hershenson Architects. 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": thirty-four (34) detached single-family dwellings with accessory parking and related 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 the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For the purpose 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 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant shall replace all deteriorated curbs, gutters and sidewalks in adjoining streets and shall provide all parkway planting. Garbage cans shall be stored indoors in garages. All thirty-four (34) single-family houses shall have a minimum fifteen (15) feet of open space between the garages and the principal residences. The open space provided may contain any permitted encroachments identified in Section 17-17-0309 of the Chicago Zoning Ordinance.
11. 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 improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification shall be deemed to be minor changes in the

planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Buildings Rating System.
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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement. A minimum of eight (8) of the homes in this planned development shall be designed and constructed so as to be "visitable" as defined by the Mayor's Office for People with Disabilities. Further, the applicant agrees to market one of the visitable homes as a Type "A" dwelling unit.
14. Unless substantial construction of the improvements 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 Limited Manufacturing/ Business Park District. This six (6) year period may be extended for up to one (1) additional year if before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

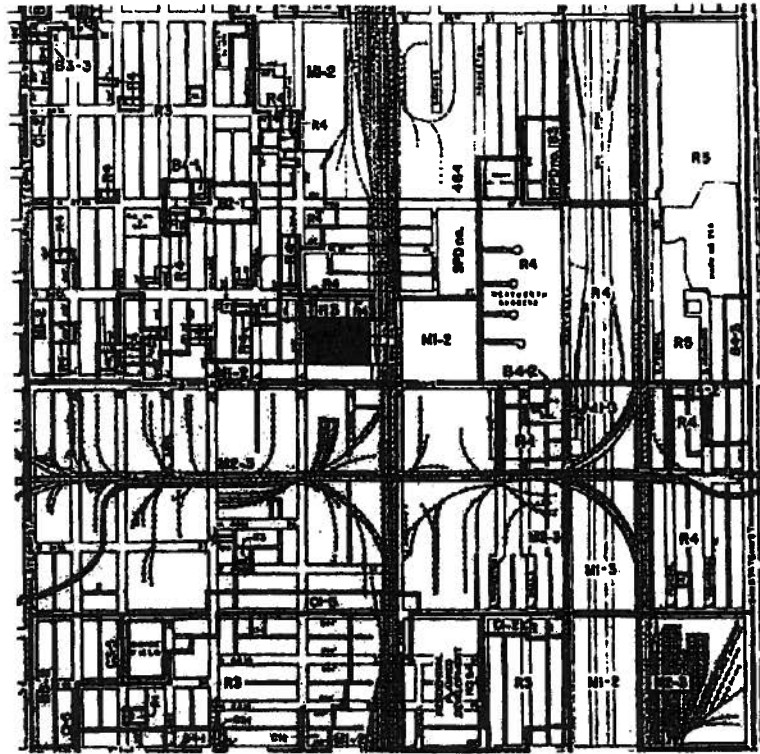
(Existing Zoning Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Site/Landscape Plan; Site Plan Details and Building Elevations referred to in these Plan of Development Statements printed on pages 82623 through 82632 of this *Journal*.)

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

*Residential Planned Development Number 1024.**Bulk Regulations And Data Table.*

	Square Feet	Acres
Gross Site Area:	161,497 square feet	3.71
Right-of-Way to be Dedicated:	34,549 square feet	0.79
Area in existing Public Right-of-Way:	13,751 square feet	0.32
Net Site Area:	113,197 square feet	2.60
Maximum Floor Area Ratio:	1.2	
Permitted Uses:	Detached single-family houses, accessory parking and related uses	
Maximum Number of Dwelling Units:	34	
Minimum Number of Off-street Parking Spaces:	2 spaces for each single-family residence	
Setbacks from Property Line (Minimum):		
Front Setbacks:	5 feet on South Normal Avenue and 12 feet on West 38 th Place	
Side Setbacks:	Combined 5 feet on all lots	
Rear Setbacks:	38 feet	
Maximum Percent of Site Coverage:	In substantial conformance with Site Plan	
Maximum Building Height:	38 feet as defined in Section 17-17-0227 and 17-17-0311 of the Chicago Zoning ordinance	

Existing Zoning Map.



PLANNED DEVELOPMENT SITE



RESIDENCE DISTRICTS

- R1 SINGLE FAMILY RESIDENCE DISTRICT
- R2 SINGLE FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT
- R9 GENERAL RESIDENCE DISTRICT
- R10 GENERAL RESIDENCE DISTRICT
- R11 GENERAL RESIDENCE DISTRICT
- R12 GENERAL RESIDENCE DISTRICT
- R13 GENERAL RESIDENCE DISTRICT
- R14 GENERAL RESIDENCE DISTRICT
- R15 GENERAL RESIDENCE DISTRICT
- R16 GENERAL RESIDENCE DISTRICT
- R17 GENERAL RESIDENCE DISTRICT
- R18 GENERAL RESIDENCE DISTRICT
- R19 GENERAL RESIDENCE DISTRICT
- R20 GENERAL RESIDENCE DISTRICT
- R21 GENERAL RESIDENCE DISTRICT
- R22 GENERAL RESIDENCE DISTRICT
- R23 GENERAL RESIDENCE DISTRICT
- R24 GENERAL RESIDENCE DISTRICT
- R25 GENERAL RESIDENCE DISTRICT
- R26 GENERAL RESIDENCE DISTRICT
- R27 GENERAL RESIDENCE DISTRICT
- R28 GENERAL RESIDENCE DISTRICT
- R29 GENERAL RESIDENCE DISTRICT
- R30 GENERAL RESIDENCE DISTRICT
- R31 GENERAL RESIDENCE DISTRICT
- R32 GENERAL RESIDENCE DISTRICT
- R33 GENERAL RESIDENCE DISTRICT
- R34 GENERAL RESIDENCE DISTRICT
- R35 GENERAL RESIDENCE DISTRICT
- R36 GENERAL RESIDENCE DISTRICT
- R37 GENERAL RESIDENCE DISTRICT
- R38 GENERAL RESIDENCE DISTRICT
- R39 GENERAL RESIDENCE DISTRICT
- R40 GENERAL RESIDENCE DISTRICT
- R41 GENERAL RESIDENCE DISTRICT
- R42 GENERAL RESIDENCE DISTRICT
- R43 GENERAL RESIDENCE DISTRICT
- R44 GENERAL RESIDENCE DISTRICT
- R45 GENERAL RESIDENCE DISTRICT
- R46 GENERAL RESIDENCE DISTRICT
- R47 GENERAL RESIDENCE DISTRICT
- R48 GENERAL RESIDENCE DISTRICT
- R49 GENERAL RESIDENCE DISTRICT
- R50 GENERAL RESIDENCE DISTRICT
- R51 GENERAL RESIDENCE DISTRICT
- R52 GENERAL RESIDENCE DISTRICT
- R53 GENERAL RESIDENCE DISTRICT
- R54 GENERAL RESIDENCE DISTRICT
- R55 GENERAL RESIDENCE DISTRICT
- R56 GENERAL RESIDENCE DISTRICT
- R57 GENERAL RESIDENCE DISTRICT
- R58 GENERAL RESIDENCE DISTRICT
- R59 GENERAL RESIDENCE DISTRICT
- R60 GENERAL RESIDENCE DISTRICT
- R61 GENERAL RESIDENCE DISTRICT
- R62 GENERAL RESIDENCE DISTRICT
- R63 GENERAL RESIDENCE DISTRICT
- R64 GENERAL RESIDENCE DISTRICT
- R65 GENERAL RESIDENCE DISTRICT
- R66 GENERAL RESIDENCE DISTRICT
- R67 GENERAL RESIDENCE DISTRICT
- R68 GENERAL RESIDENCE DISTRICT
- R69 GENERAL RESIDENCE DISTRICT
- R70 GENERAL RESIDENCE DISTRICT
- R71 GENERAL RESIDENCE DISTRICT
- R72 GENERAL RESIDENCE DISTRICT
- R73 GENERAL RESIDENCE DISTRICT
- R74 GENERAL RESIDENCE DISTRICT
- R75 GENERAL RESIDENCE DISTRICT
- R76 GENERAL RESIDENCE DISTRICT
- R77 GENERAL RESIDENCE DISTRICT
- R78 GENERAL RESIDENCE DISTRICT
- R79 GENERAL RESIDENCE DISTRICT
- R80 GENERAL RESIDENCE DISTRICT
- R81 GENERAL RESIDENCE DISTRICT
- R82 GENERAL RESIDENCE DISTRICT
- R83 GENERAL RESIDENCE DISTRICT
- R84 GENERAL RESIDENCE DISTRICT
- R85 GENERAL RESIDENCE DISTRICT
- R86 GENERAL RESIDENCE DISTRICT
- R87 GENERAL RESIDENCE DISTRICT
- R88 GENERAL RESIDENCE DISTRICT
- R89 GENERAL RESIDENCE DISTRICT
- R90 GENERAL RESIDENCE DISTRICT
- R91 GENERAL RESIDENCE DISTRICT
- R92 GENERAL RESIDENCE DISTRICT
- R93 GENERAL RESIDENCE DISTRICT
- R94 GENERAL RESIDENCE DISTRICT
- R95 GENERAL RESIDENCE DISTRICT
- R96 GENERAL RESIDENCE DISTRICT
- R97 GENERAL RESIDENCE DISTRICT
- R98 GENERAL RESIDENCE DISTRICT
- R99 GENERAL RESIDENCE DISTRICT
- R100 GENERAL RESIDENCE DISTRICT

BUSINESS DISTRICTS

- B1-1 TO B1-3 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-4 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-6 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-6 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-6 GENERAL SERVICE DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-6 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-6 GENERAL COMMERCIAL DISTRICTS
- C3-1 TO C3-6 COMMERCIAL MANUFACTURING DISTRICTS
- C4-1 TO C4-6 COMMERCIAL MANUFACTURING DISTRICTS
- C5-1 TO C5-6 COMMERCIAL MANUFACTURING DISTRICTS
- C6-1 TO C6-6 COMMERCIAL MANUFACTURING DISTRICTS
- C7-1 TO C7-6 COMMERCIAL MANUFACTURING DISTRICTS
- C8-1 TO C8-6 COMMERCIAL MANUFACTURING DISTRICTS
- C9-1 TO C9-6 COMMERCIAL MANUFACTURING DISTRICTS
- C10-1 TO C10-6 COMMERCIAL MANUFACTURING DISTRICTS
- C11-1 TO C11-6 COMMERCIAL MANUFACTURING DISTRICTS
- C12-1 TO C12-6 COMMERCIAL MANUFACTURING DISTRICTS
- C13-1 TO C13-6 COMMERCIAL MANUFACTURING DISTRICTS
- C14-1 TO C14-6 COMMERCIAL MANUFACTURING DISTRICTS
- C15-1 TO C15-6 COMMERCIAL MANUFACTURING DISTRICTS
- C16-1 TO C16-6 COMMERCIAL MANUFACTURING DISTRICTS
- C17-1 TO C17-6 COMMERCIAL MANUFACTURING DISTRICTS
- C18-1 TO C18-6 COMMERCIAL MANUFACTURING DISTRICTS
- C19-1 TO C19-6 COMMERCIAL MANUFACTURING DISTRICTS
- C20-1 TO C20-6 COMMERCIAL MANUFACTURING DISTRICTS
- C21-1 TO C21-6 COMMERCIAL MANUFACTURING DISTRICTS
- C22-1 TO C22-6 COMMERCIAL MANUFACTURING DISTRICTS
- C23-1 TO C23-6 COMMERCIAL MANUFACTURING DISTRICTS
- C24-1 TO C24-6 COMMERCIAL MANUFACTURING DISTRICTS
- C25-1 TO C25-6 COMMERCIAL MANUFACTURING DISTRICTS
- C26-1 TO C26-6 COMMERCIAL MANUFACTURING DISTRICTS
- C27-1 TO C27-6 COMMERCIAL MANUFACTURING DISTRICTS
- C28-1 TO C28-6 COMMERCIAL MANUFACTURING DISTRICTS
- C29-1 TO C29-6 COMMERCIAL MANUFACTURING DISTRICTS
- C30-1 TO C30-6 COMMERCIAL MANUFACTURING DISTRICTS
- C31-1 TO C31-6 COMMERCIAL MANUFACTURING DISTRICTS
- C32-1 TO C32-6 COMMERCIAL MANUFACTURING DISTRICTS
- C33-1 TO C33-6 COMMERCIAL MANUFACTURING DISTRICTS
- C34-1 TO C34-6 COMMERCIAL MANUFACTURING DISTRICTS
- C35-1 TO C35-6 COMMERCIAL MANUFACTURING DISTRICTS
- C36-1 TO C36-6 COMMERCIAL MANUFACTURING DISTRICTS
- C37-1 TO C37-6 COMMERCIAL MANUFACTURING DISTRICTS
- C38-1 TO C38-6 COMMERCIAL MANUFACTURING DISTRICTS
- C39-1 TO C39-6 COMMERCIAL MANUFACTURING DISTRICTS
- C40-1 TO C40-6 COMMERCIAL MANUFACTURING DISTRICTS
- C41-1 TO C41-6 COMMERCIAL MANUFACTURING DISTRICTS
- C42-1 TO C42-6 COMMERCIAL MANUFACTURING DISTRICTS
- C43-1 TO C43-6 COMMERCIAL MANUFACTURING DISTRICTS
- C44-1 TO C44-6 COMMERCIAL MANUFACTURING DISTRICTS
- C45-1 TO C45-6 COMMERCIAL MANUFACTURING DISTRICTS
- C46-1 TO C46-6 COMMERCIAL MANUFACTURING DISTRICTS
- C47-1 TO C47-6 COMMERCIAL MANUFACTURING DISTRICTS
- C48-1 TO C48-6 COMMERCIAL MANUFACTURING DISTRICTS
- C49-1 TO C49-6 COMMERCIAL MANUFACTURING DISTRICTS
- C50-1 TO C50-6 COMMERCIAL MANUFACTURING DISTRICTS
- C51-1 TO C51-6 COMMERCIAL MANUFACTURING DISTRICTS
- C52-1 TO C52-6 COMMERCIAL MANUFACTURING DISTRICTS
- C53-1 TO C53-6 COMMERCIAL MANUFACTURING DISTRICTS
- C54-1 TO C54-6 COMMERCIAL MANUFACTURING DISTRICTS
- C55-1 TO C55-6 COMMERCIAL MANUFACTURING DISTRICTS
- C56-1 TO C56-6 COMMERCIAL MANUFACTURING DISTRICTS
- C57-1 TO C57-6 COMMERCIAL MANUFACTURING DISTRICTS
- C58-1 TO C58-6 COMMERCIAL MANUFACTURING DISTRICTS
- C59-1 TO C59-6 COMMERCIAL MANUFACTURING DISTRICTS
- C60-1 TO C60-6 COMMERCIAL MANUFACTURING DISTRICTS
- C61-1 TO C61-6 COMMERCIAL MANUFACTURING DISTRICTS
- C62-1 TO C62-6 COMMERCIAL MANUFACTURING DISTRICTS
- C63-1 TO C63-6 COMMERCIAL MANUFACTURING DISTRICTS
- C64-1 TO C64-6 COMMERCIAL MANUFACTURING DISTRICTS
- C65-1 TO C65-6 COMMERCIAL MANUFACTURING DISTRICTS
- C66-1 TO C66-6 COMMERCIAL MANUFACTURING DISTRICTS
- C67-1 TO C67-6 COMMERCIAL MANUFACTURING DISTRICTS
- C68-1 TO C68-6 COMMERCIAL MANUFACTURING DISTRICTS
- C69-1 TO C69-6 COMMERCIAL MANUFACTURING DISTRICTS
- C70-1 TO C70-6 COMMERCIAL MANUFACTURING DISTRICTS
- C71-1 TO C71-6 COMMERCIAL MANUFACTURING DISTRICTS
- C72-1 TO C72-6 COMMERCIAL MANUFACTURING DISTRICTS
- C73-1 TO C73-6 COMMERCIAL MANUFACTURING DISTRICTS
- C74-1 TO C74-6 COMMERCIAL MANUFACTURING DISTRICTS
- C75-1 TO C75-6 COMMERCIAL MANUFACTURING DISTRICTS
- C76-1 TO C76-6 COMMERCIAL MANUFACTURING DISTRICTS
- C77-1 TO C77-6 COMMERCIAL MANUFACTURING DISTRICTS
- C78-1 TO C78-6 COMMERCIAL MANUFACTURING DISTRICTS
- C79-1 TO C79-6 COMMERCIAL MANUFACTURING DISTRICTS
- C80-1 TO C80-6 COMMERCIAL MANUFACTURING DISTRICTS
- C81-1 TO C81-6 COMMERCIAL MANUFACTURING DISTRICTS
- C82-1 TO C82-6 COMMERCIAL MANUFACTURING DISTRICTS
- C83-1 TO C83-6 COMMERCIAL MANUFACTURING DISTRICTS
- C84-1 TO C84-6 COMMERCIAL MANUFACTURING DISTRICTS
- C85-1 TO C85-6 COMMERCIAL MANUFACTURING DISTRICTS
- C86-1 TO C86-6 COMMERCIAL MANUFACTURING DISTRICTS
- C87-1 TO C87-6 COMMERCIAL MANUFACTURING DISTRICTS
- C88-1 TO C88-6 COMMERCIAL MANUFACTURING DISTRICTS
- C89-1 TO C89-6 COMMERCIAL MANUFACTURING DISTRICTS
- C90-1 TO C90-6 COMMERCIAL MANUFACTURING DISTRICTS
- C91-1 TO C91-6 COMMERCIAL MANUFACTURING DISTRICTS
- C92-1 TO C92-6 COMMERCIAL MANUFACTURING DISTRICTS
- C93-1 TO C93-6 COMMERCIAL MANUFACTURING DISTRICTS
- C94-1 TO C94-6 COMMERCIAL MANUFACTURING DISTRICTS
- C95-1 TO C95-6 COMMERCIAL MANUFACTURING DISTRICTS
- C96-1 TO C96-6 COMMERCIAL MANUFACTURING DISTRICTS
- C97-1 TO C97-6 COMMERCIAL MANUFACTURING DISTRICTS
- C98-1 TO C98-6 COMMERCIAL MANUFACTURING DISTRICTS
- C99-1 TO C99-6 COMMERCIAL MANUFACTURING DISTRICTS
- C100-1 TO C100-6 COMMERCIAL MANUFACTURING DISTRICTS

MANUFACTURING DISTRICTS

- M1-1 TO M1-4 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-4 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-4 HEAVY MANUFACTURING DISTRICTS

PLANNED DEVELOPMENTS

- PD INDUSTRIAL PLANNED DEVELOPMENT
- PD BUSINESS PLANNED DEVELOPMENT
- PD MANUFACTURING PLANNED DEVELOPMENT
- PD RESIDENTIAL PLANNED DEVELOPMENT

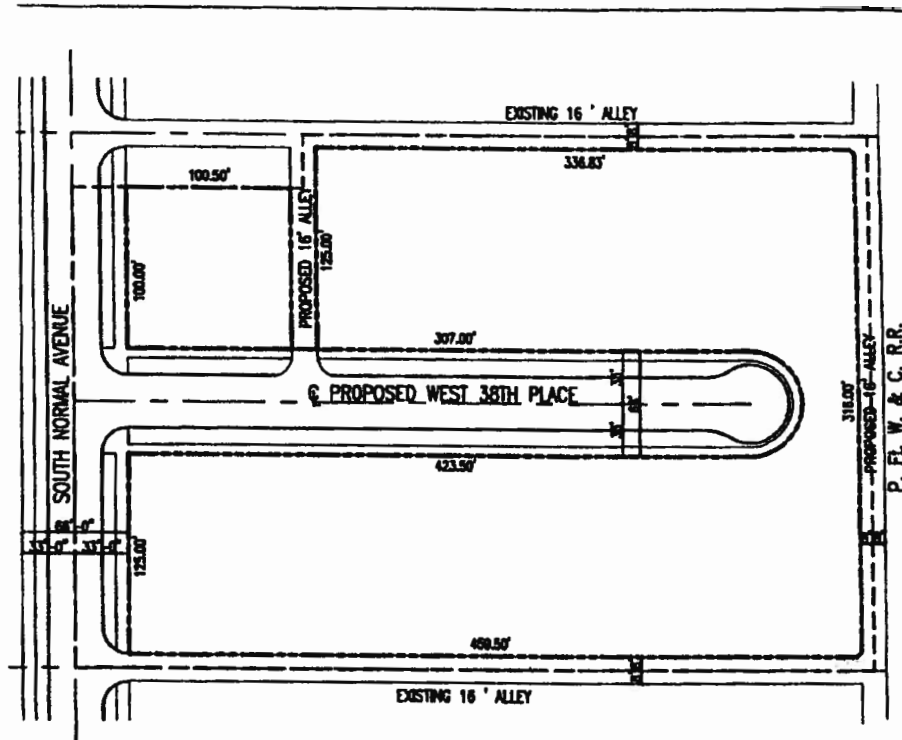
© 2003 Michael Hershenson Architects

**MICHAEL HERSENENSON
ARCHITECTS**
919 West Chestnut Street, Suite 529
Chicago, Illinois 60622
Telephone 312.226.3252
Facsimile 312.226.8747

Applicant: BTB Development Company, Inc.
Address: 3817-3845 South Normal
Chicago, Illinois

Date: June 23, 2004
Revised: January 20, 2005

Planned Development Boundary And Property Line Map.



LEGEND

	PROPERTY LINE
	PLANNED DEVELOPMENT BOUNDARY
ACERAGE (WITHIN PROPERTY LINES): 113,197 SQUARE FEET OR 2.60 ACRES	

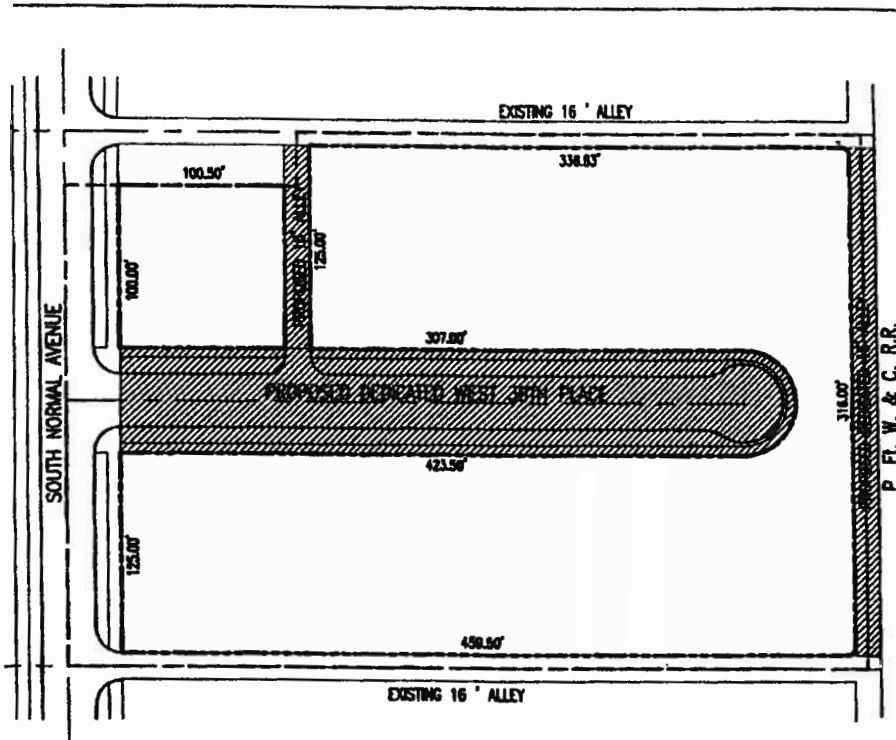
MICHAEL HERGENSON
ARCHITECTS
915 West Chestnut Street, Suite 520
Chicago, Illinois 60623
Telephone 312.226.3252
Facsimile 312.226.8747

Applicant: BTB Development Company, Inc.


Address: 3817-3845 South Normal
Chicago, Illinois

Date: June 23, 2
Revised: January 20, 2

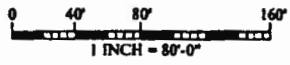
Right-Of-Way Adjustment Map.



LEGEND

 NEW RIGHT OF WAY TO BE DEDICATED

ACERAGE OF NEW RIGHT-OF-WAY:
34,549 SQUARE FEET OR .79 ACRES



© 2005 Michael Hershenson Architects

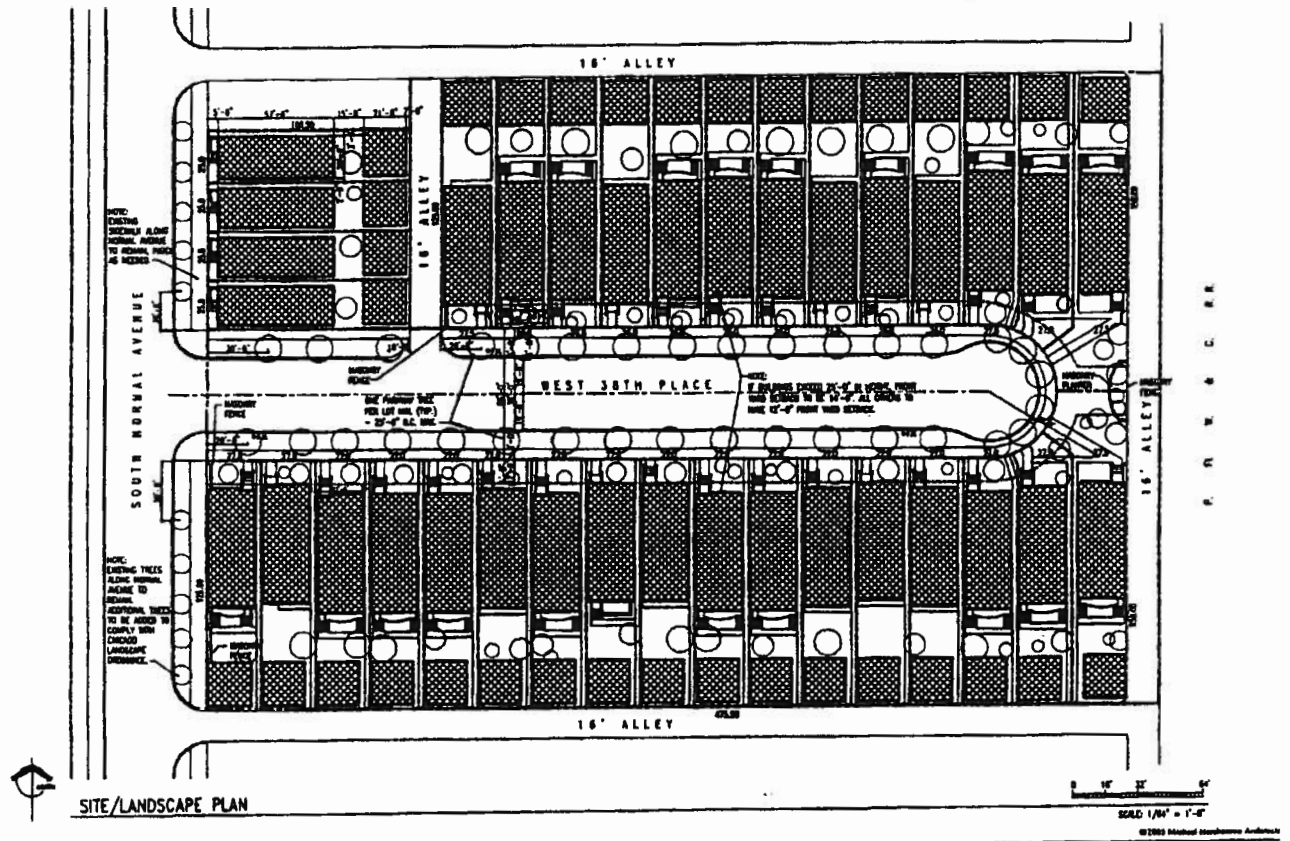
MICHAEL HERSEHNSON
ARCHITECTS
915 West Chestnut Street, Suite 320
Chicago, Illinois 60622
Telephone 312.226.3252
Facsimile 312.226.8747

Applicant: BTB Development Company, Inc.

Address: 3817-3845 South Normal
Chicago, Illinois 1

Date: June 23, 2004
Revised: January 20, 2005

Site/Landscape Plan.



**MICHAEL HERSHENSON
ARCHITECTS**
935 West Chestnut Street, Suite 520
Chicago, Illinois 60622
Telephone 312.226.3252
Facsimile 312.226.8747

Applicant: BTB Development Company, Inc.
Address: 3817-3845 South Normal
Chicago, Illinois

Date: June 23, 2004
Revised: January 20, 2005

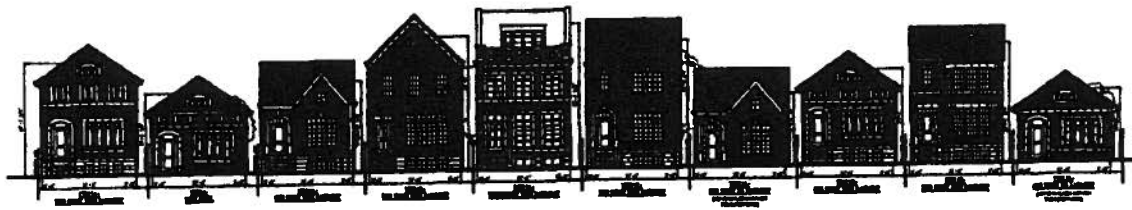
SITE/LANDSCAPE PLAN

7/26/2006

REPORTS OF COMMITTEES

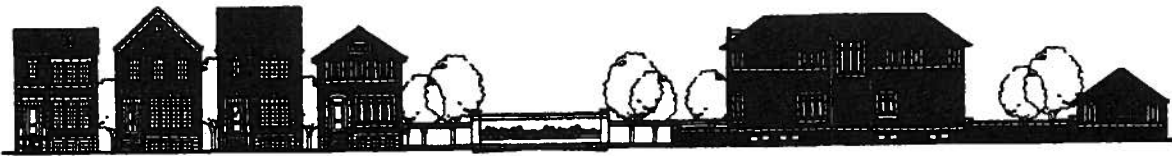
Site Plan Details.

82627



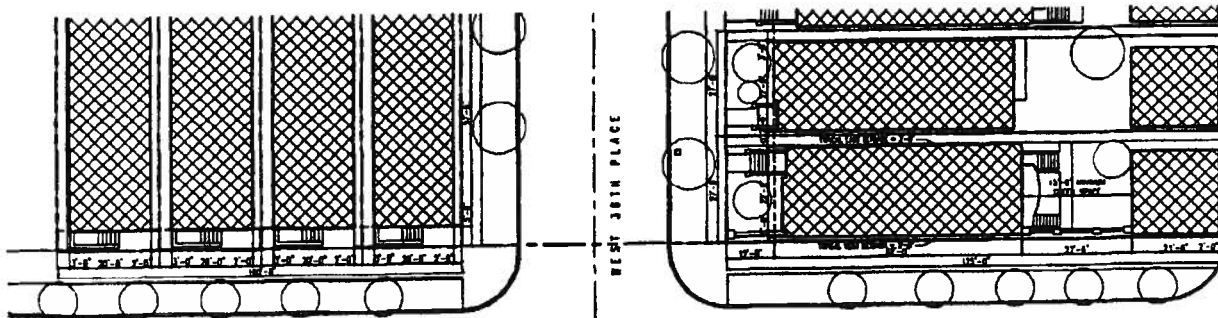
TYPICAL 38TH PLACE ELEVATIONS

SCALE: 1/32" = 1'-0"



NORMAL AVENUE ELEVATION

SCALE: 1/32" = 1'-0"



SITE PLAN DETAILS

SOUTH NORMAL AVENUE

SCALE: 1/32" = 1'-0"

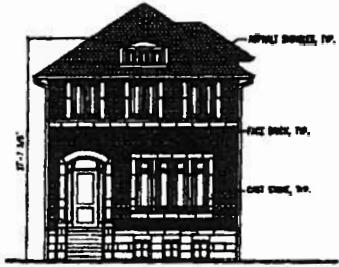
© 2005 Michael Herbenson Architects

**MICHAEL HERBENSON
ARCHITECTS**
 935 West Chestnut Street, Suite 320
 Chicago, Illinois 60622
 Telephone: 312.226.3233
 Facsimile: 312.226.8747

Applicant: BTB Development Company, Inc.
Address: 3817-3845 South Normal
 Chicago, Illinois

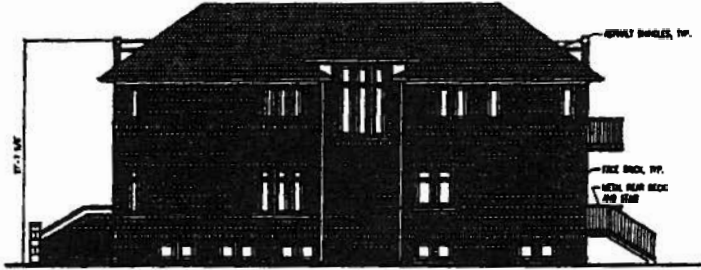
Date: June 23, 2004
Revised: January 20, 2005

Building Elevations.
(Page 1 of 5)



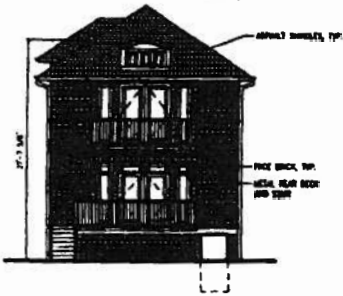
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



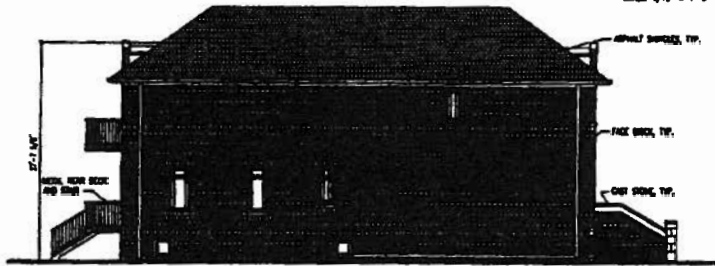
SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

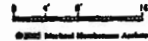
SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING 1 ELEVATIONS
(2 STORY HOME WITH BASEMENT)



MICHAEL HERSHENSON
ARCHITECTS
935 West Chestnut Street, Suite 520
Chicago, Illinois 60622
Telephone: 312.326.3282
Facsimile: 312.326.8747

Applicant: BTB Development Company, Inc.
Address: 3817-3845 South Normal
Chicago, Illinois

Date: June 23, 2006
Revised: January 20, 2006

7/26/2006

REPORTS OF COMMITTEES

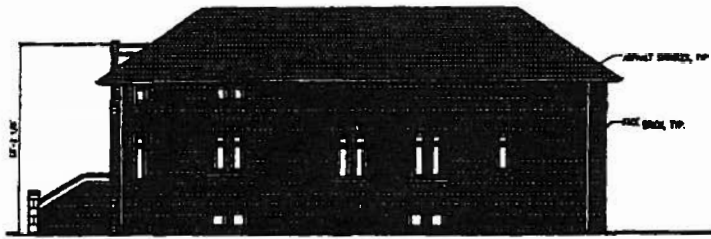
Building Elevations.
(Page 2 of 5)

82629



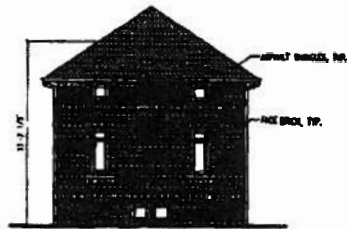
FRONT ELEVATION

SCALE 1/8" = 1'-0"



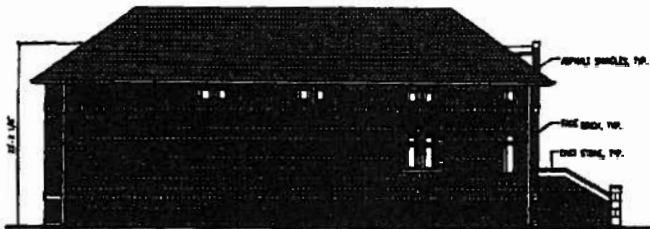
SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

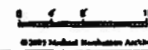
SCALE 1/8" = 1'-0"



SIDE ELEVATION

SCALE 1/8" = 1'-0"

**BUILDING 2 ELEVATIONS
(1 STORY HOME WITH BASEMENT)**



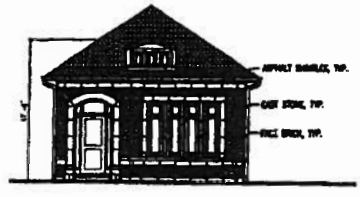
**MICHAEL HERMSENSON
ARCHITECTS**
835 West Chestnut Street, Suite 220
Chicago, Illinois 60622
Telephone 312.226.3333
Facsimile 312.226.6747

Applicant: BTB Development Company, Inc.

Address: 3817-3845 South Normal
Chicago, Illinois

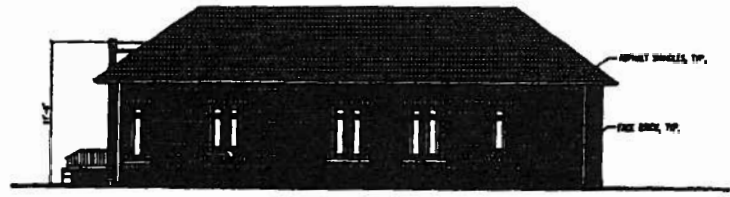
Date: June 23, 2006
Revised: January 20, 2007

Building Elevations.
(Page 3 of 5)



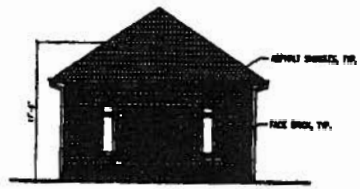
FRONT ELEVATION

SCALE 1/4" = 1'-0"



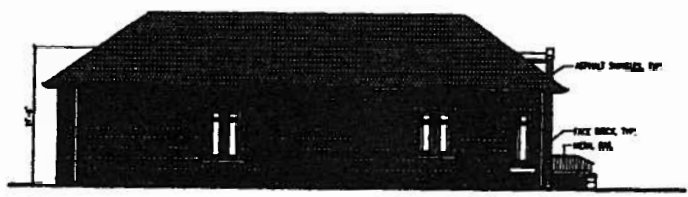
SIDE ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

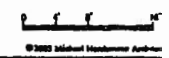
SCALE 1/4" = 1'-0"



SIDE ELEVATION

SCALE 1/4" = 1'-0"

BUILDING 3 ELEVATIONS (1 STORY HOME)



©2002 Michael Handwerker Architects

**MICHAEL HERRHENSON
ARCHITECTS**
935 West Chestnut Street, Suite 520
Chicago, Illinois 60622
Telephone 312.226.3222
Facsimile 312.226.8747

Applicant: BTB Development Company, Inc.
Address: 3817-3845 South Normal
Chicago, Illinois

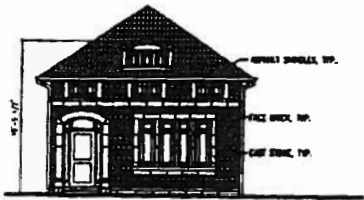
Date: June 23, 2006
Revised: January 20, 2006

7/26/2006

REPORTS OF COMMITTEES

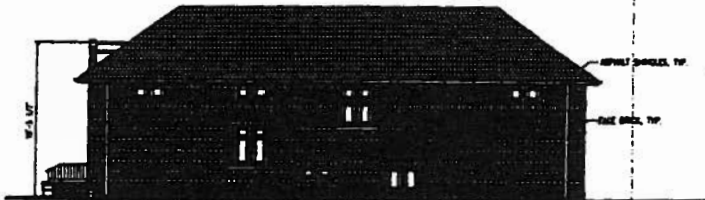
82631

Building Elevations.
(Page 4 of 5)



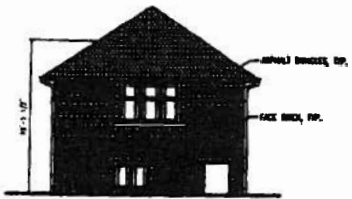
FRONT ELEVATION

SCALE 1/8" = 1'-0"



SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

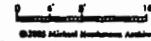
SCALE 1/8" = 1'-0"



SIDE ELEVATION

SCALE 1/8" = 1'-0"

BUILDING 4 ELEVATIONS
(SPLIT-LEVEL HOME)



©2005 Michael Herbenson, Architect

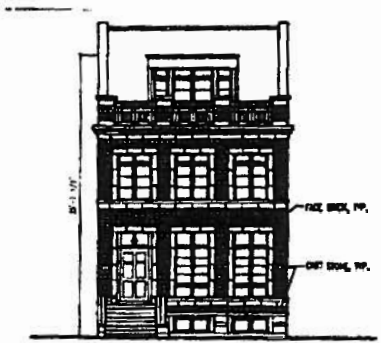
MICHAEL HERBENSON
ARCHITECTS
915 West Chestnut Street, Suite 220
Chicago, Illinois 60622
Telephone 312.226.3252
Facsimile 312.226.8747

Applicant: BTB Development Company, Inc.

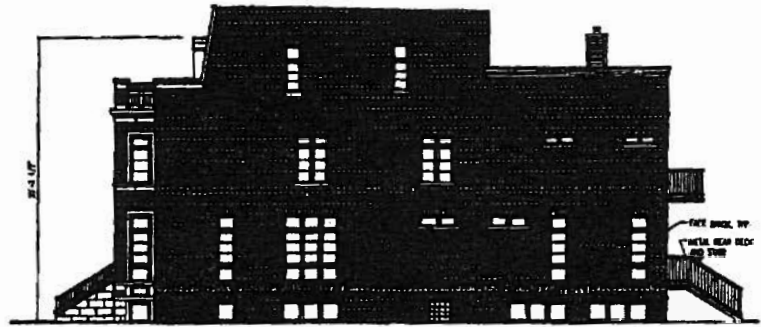
Address: 3817-3845 South Normal
Chicago, Illinois

Date: June 23, 2005
Revised: January 20, 2005

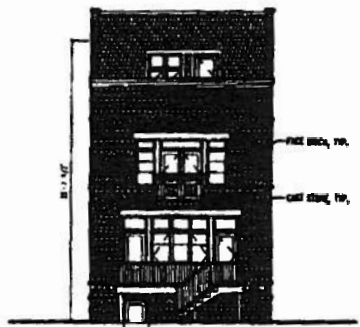
Building Elevations.
(Page 5 of 5)



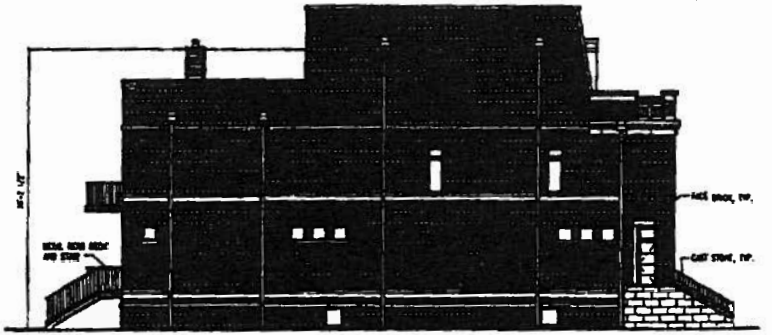
FRONT ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"

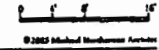


REAR ELEVATION
SCALE 1/8" = 1'-0"



SIDE ELEVATION
SCALE 1/8" = 1'-0"

BUILDING 5 ELEVATIONS
(3 STORY HOME WITH BASEMENT)



MICHAEL HERSHENSON
ARCHITECTS
935 West Belmont Street, Suite 220
Chicago, Illinois 60622
Telephone 312.226.3222
Facsimile 312.226.8747

Applicant: BTB Development Company, Inc.
Address: 3817-3845 South Normal
Chicago, Illinois

Date: June 23, 2004
Revised: January 20, 2005