

PD 1068

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

April 26, 2012

Heidi Johnson
1840 W. Wellington
Chicago, IL 60657-4033

Re: Administrative Relief request for Residential Planned Development No. 1068, Sub-Area B, 2728 North Lakewood Avenue

Dear Ms. Johnson:


Please be advised that your request for a minor change to Residential Planned Development No. 1068 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development (PD).

You are requesting to combine two lots, each 25 feet in width, in order to construct a single-family home on a 50-foot lot at 2728 N. Lakewood Ave. A Plat of Survey, dated April 19, 2011, shall be inserted into the main file.

With regard to your request, the Department of Housing and Economic Development has determined that it 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. 1068, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for 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

PAS: HG: tm
C: Seth Romig, Mike Marmo, Erik Glass, Main file

PLAT OF SURVEY

THE NORTH 50.00 FEET OF THE SOUTH 188.00 FEET OF LOTS 36, 37, 38, 39, 40, 41, 42 AND 43 TAKEN AS A TRACT, IN BLOCK 6 IN THE SUBDIVISION OF BLOCKS 5, 6 AND THE WEST HALF OF BLOCK 7 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO THE CITY OF CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PREPARED FOR:
1301 DIVERSEY

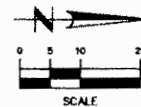
PREPARED BY:

LANDMARK

ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ELEVATIONS SHOWN ARE ON CHICAGO CITY DATUM.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



SCALE

FIELD WORK COMPLETED: 4/19/11

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 4/19/11

Richard P. Urchell

RICHARD P. URCELL I.P.L.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2012
SURVEY No. 11-04-041

A-7830

Reclassification Of Area Shown On Map No. 6-G.
 (Application No. 17549)
 (Common Address: 2841 S. Archer Ave.)

[O2012-4961]

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

SECTION 1. That the City Zoning Ordinance be amended by changing all the RS1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 6-G in the area bounded by:

South Archer Avenue; a line 25.54 feet southwest of and parallel to West Keeley Street; the public alley next southeast of and parallel to South Archer Avenue; and a line 59.54 feet southwest of and parallel to West Keeley Street,

to those of a B3-2 Community Shopping 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.

Reclassification Of Area Shown On Map No. 7-G.
 (As Amended)
 (Application No. A-7830)
 (Common Address: 1301 W. Diversey Pkwy.)

RPD 1068,00

[SO2012-3781]

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 Residential Planned Development 1068 symbols and indications as shown on Map Number 7-G in the area bounded by:

West Diversey Parkway; North Lakewood Avenue; the east/west alley south of and parallel to West Diversey Parkway; and a line 124.25 feet west of and parallel to North Lakewood Avenue,

to those of a Residential Planned Development Number 1068, as amended, which is hereby established in the area described above.

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

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

Planned Development No. 1068, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1068 ("Planned Development") consists of a net site area of approximately fifty-seven thousand one hundred seventy-three (57,173) square feet (one and thirty-one hundredths (1.31) acres) of property which is depicted on the attached Planned Development Boundary, Subarea and Property Line Map (the "Property"), and is owned or controlled by the applicant, 1301 West Diversey LLC for purposes of this Residential Planned Development.
2. The applicant or its successors, assignees, or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of street, alleys or easements, any adjustments of right-of-way and any consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assigns or grantees and approval by the City Council.

The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the applicant, its successors and assigns and if different than the applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the applicant or its successor, assigns or grantees for purposes of control and management of any portion of the Planned Development, the legal titleholder and any ground lessors. All rights granted hereunder shall inure to the benefit of the applicant, its successor, assigns and if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-13-0600 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 within the Planned Development or any homeowners association formed to represent all or some of the owners for zoning purposes and management of any portion of the Planned Development.

3. This plan of development consists of these fifteen (15) statements; a Bulk Regulation and Data Table; an Existing Zoning Map; and Existing Land-Use Map; a Planned Development Boundary Map; Subarea and Property Line Map; a Site Plan; a Townhouse Building Plan; a Landscape Plan; and Building Elevations, all dated May 17, 2007. The Site Plan, Landscape Plan, Building Elevations and minor change approvals

are on file with the Department of Housing and Economic Development. The plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof, and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.

4. The following uses shall be permitted within the areas delineated herein as a Residential Planned Development:
 - Subarea A: Townhome units; accessory parking; accessory uses; and related uses.
 - Subarea B: Single-family residential units; accessory parking; accessory uses and related uses.
5. Identification and business signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs, such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Off-premises signage is prohibited.
6. Off-street parking and loading facilities shall be provided in compliance with the Site Plan and this Planned Development, and not subject to the further review and approval of the Department of Transportation and/or Housing and Economic Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be in conformance with this Planned 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.
8. All work 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 accordance with the Municipal Code of the City of Chicago in effect at the time any permits for such work are granted.
9. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurement, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the Property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be

designed, installed and maintained in substantial conformance with the Site, Landscape Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

Prior to issuance by the Department of Housing and Economic Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development of the single-family homes of this Planned Development, plans for each single-family home shall be submitted to and approved by the Commissioner of the Department of Housing and Economic Development ("Site Plan Approval"). Site Plan Approval is intended to ensure that the specific development proposal is consistent with the provisions of the Planned Development, specifically the Single-Family Home Design Standards (as detailed in Statement Number 11) as well as relevant ordinances.

11. Except as set forth herein, the Single-Family Homes shall conform to the requirements of the RM4.5 zoning classification. The following building standards shall be applied at the time of Part II submission for the Single-Family Home lots:
 - a. Height:
 - i. Building heights shall not exceed forty (40) feet maximum. Building height shall be determined as defined in the Chicago Zoning Ordinance.
 - b. Setbacks:
 - i. Each building shall have a minimum front setback of fifteen (15) feet from the front lot line and be in accordance with the Site Plan. Entry porches and stairs shall be allowed to project into the front yard setbacks for a distance of nine (9) feet, four (4) inches.
 - ii. Lots twenty-five (25) feet in width may have a "bay window" that is no more than forty percent (40%) of the building's front facade in width and may project into thirty percent (30%) of the required front yard.
 - iii. Lots fifty (50) feet in width or more may have a "bay window" that is no more than fifty percent (50%) of the building's front facade in width and may project into thirty percent (30%) of the required front yard.
 - iv. Each building having three (3) stories shall have the third (3rd) story setback at least fifteen (15) feet from the front facade of the two (2) floors below.

- v. Balconies, decks and porches shall not be closer than three (3) feet from any side lot line.
 - vi. Chimneys may project into side yards so long as they are not closer than eighteen (18) inches from a property line.
 - vii. Other obstructions permitted in required yards shall be as defined in the Chicago Zoning Ordinance.
 - viii. On lots with fifty (50) feet in width or more of street frontage, the Commissioner of the Department of Housing and Economic Development is authorized to grant site plan approval to permit a reduction of up to 50 percent in the depth of any required side setback based on the site location and the setbacks of neighboring properties.
- c. Parking:
- i. Two (2) cars minimum per single-family home shall be provided within an enclosed attached or detached garage structure. All garages shall be of a size to accommodate refuse containers within the property lines.
 - ii. Parking stalls shall be eight (8) feet multiplied by nineteen (19) feet minimum.
 - iii. Roof slopes on pitched roofs of detached garages shall be not less than a 8:12 pitch and the ridge of the gable roof shall be oriented so that the gable ends face the street and house. Garages with flat roofs and roof decks are allowed as defined in and subject to the Chicago Building Code.
 - iv. All garage doors to be provided with one seventy-five (75) watt high pressure sodium light fixture at alley, which shall be activated by photoelectric cell switch.
- d. Landscaping:
- i. Fencing along east property line (facing North Lakewood Avenue) shall conform to a standard design (to be determined). All gangway fencing and gates between homes shall be ornamental iron or cedar board.
 - ii. No more than twenty percent (20%) of front yard shall be hard surface paving.
 - iii. Sod or ivy ground cover shall be provided at all non-paved areas of the site.

- iv. All utility meters in front yards to be fully screened with shrubs or other landscaping.
- v. All exposed foundations at front facades shall be screened with landscaping.
- vi. The front and rear yards of all single-family lots shall have one two and one-half (2½) inch caliper tree minimum.
- vii. Depressed window or area wells are not permitted in front yards.

e. Construction Standards:

- i. All street facades at the lower level will be masonry face brick, limestone or manufactured stone. Brick shall be of modular size. No concrete or concrete masonry unit (C.M.U) or synthetic stucco (EIFS) materials will be allowed. Metal trim (pre-finished or copper) is permitted. Facade materials shall extend back from front facades a minimum of eight (8) feet, zero (0) inches at both side facades. Upper floors shall be clad in the same or wood siding. No vinyl or aluminum siding shall be allowed. Wood or vinyl horizontal lap siding are not permitted facade materials.
- ii. Permitted chimney projections into side yards shall match front facade materials if at or within ten (10) feet, zero (0) inches of front facade.
- iii. In masonry facades, all windows and doors shall have eight (8) inch to twelve (12) inch stone lintels and four (4) inch stone sills.
- iv. Horizontal lap siding is allowed on detached garages. Horizontal lap siding shall have a maximum four (4) inch lap and be of wood. Door, window and corner trim shall be four (4) inches nominal, at minimum.
- v. Exhaust vents for fans or appliances shall not be allowed along front facades. All Roof penetrations, such as vents and flues shall be located on the rear one-third ($\frac{1}{3}$) of the residence.
- vi. Gutters and downspouts shall be pre-finished aluminum and/or copper. Decorative leader boxes shall be permitted along the front and side facades.
- vii. No sliding doors or windows shall be permitted along the front and side facades.
- viii. Pitched roof slopes shall be not less than a 10:12 pitch. Roof coverings shall be a three (3) tab asphaltic shingle with granular face and shadow lines. Flat roof shall be single-ply membrane in white and shall carry an Energy Star rating.

- ix. Adjacent buildings shall have dissimilar facades, finishes, window configurations and material colors. No more than two (2) of the same facade shall be allowed on North Lakewood Avenue.
- x. All principal entrance doors shall face the street.
- xi. All exterior patios, terraces and similar spaces shall be located only in the rear of the building. Patios, terraces and similar spaces in the front yard are not allowed.
- xii. All front entry doors shall be located at the first (1st floor) above grade. Front entry doors below sidewalk grade are not allowed.
- xiii. All satellite dishes, aerials and antennas shall be located in the rear one-third ($\frac{1}{3}$) of the residence. Satellite dishes shall not exceed two (2) feet diameter.

Following issuance of Site Plan Approval by the Commissioner, the approved Site Plans shall be kept on permanent file with the Department of Housing and Economic Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plans may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.

- 12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
- 13. The terms, conditions, and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Housing and Economic Development upon the written request for such modification by the applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
- 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 natural resources. The applicant shall use commercially reasonable efforts to design,

A-7830

construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("LEED") Green Building Rating. Copies of these standards may be obtained from the Department of Housing and Economic Development. The townhomes in Subarea A shall have a minimum of twenty-five percent (25%) of the penthouse roof area, or one thousand six hundred twenty-four (1,624) square feet, as green roof.

- 15. At the time of this amendment, the Department of Housing and Economic Development has determined that substantial construction of the project had been undertaken within six (6) years of the passage of the Planned Development; therefore, the requirements of this Planned Development are deemed to be appropriately vested in the Property subject to this Planned Development.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Subarea and Property Line Map; Site Plan; Townhouse Building Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements unavailable at time of printing.]

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

Residential Planned Development No. 1068.

Bulk Regulations And Data Table.

Gross Site Area:	81,448 square feet
Net Site Area: 81,448 square feet -- Area in Public Way (24,275 square feet) =	57,173 square feet
Maximum Floor Area Ratio:	1.7
Maximum Site Coverage:	65%
Maximum Number of Residential Units:	25 dwelling units
Subarea A:	12 townhouse units

Subarea B:	13 single-family homes
Minimum Number of Residential Off-Street Parking Spaces:	50 spaces
Subarea A:	24
Subarea B:	26
	Note: In the event that fewer units are constructed, the number of parking spaces shall be reduced, so long as a 2:1 ratio is maintained
Minimum Number of Off-Street Loading Areas:	0
Minimum Building Setbacks:	Per Site Plan and Design Guidelines
Maximum Building Height:	
Subarea A:	42 feet
Subarea B:	40 feet

Reclassification Of Area Shown On Map No. 7-H.
(Application No. 17545)
(Common Address: 2207 W. Belmont Ave.)

[O2012-4957]

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, be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 7-H in the area bounded by:

West Belmont Avenue; a line 50 feet west of and parallel to North Leavitt Street; the alley next south of and parallel to West Belmont Avenue; and a line 75 feet west of and parallel to North Leavitt Street,



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

August 26, 2011

Mr. Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

Re: Residential Planned Development No. 1068, Sub-Area B, 2718 North Lakewood Avenue

Dear Mr. Citron:


In response to your recent request for a Part II denial, please be advised that the Department of Housing and Economic Development has not received a building permit application for 2718 North Lakewood, therefore, a Part II denial cannot be issued at this time.

Pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, the Planned Development process is divided into two parts. The Part I process involves amending the Zoning Ordinance to reclassify a designated area of the City to that of a Planned Development and the Part II process requires a review of actual project plans prior to construction to ensure that the development conforms with every aspect of the approved Planned Development. As part of the building permit application process, the applicant is required to submit detailed plans of the proposed project for review. These plans should include architectural and civil drawings that contain dimensioned floor plans, site plans, landscape plans, elevation drawings, building sections and architectural and site details.

In a letter dated May 9, 2011, you requested issuance of a Part II approval or alternatively, administrative relief approval to amend the Planned Development. The request letter included a site plan only. A letter and site plan do not constitute a Part II request. On May 16, 2011, we responded with a denial of the incomplete administrative relief request. On July 1, 2011, a subsequent administrative relief request was also denied by this Department.

In order to be issued a Part II approval or denial, a building permit application must be submitted to the City's Department of Buildings. Once the application is forwarded to our Department, we will review the plans for compliance with the Planned Development Ordinance and issue an approval or denial.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mark Krist, Mike Marmo, Erik Glass, Lisa Misher, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

July 1, 2011

CITY OF CHICAGO

Mr. Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

**Re: Administrative Relief request for Residential Planned Development No. 1068, Sub-Area B,
2718 North Lakewood Avenue**

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 1068 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development (PD).


Specifically, you are requesting a minor change to reduce the combined total width of side setbacks from 10'-0" to 6'-1" (3'-1" on the north side and 3'-0" on the south side) for a proposed single-family home on a 50 foot wide lot at 2718 N. Lakewood Ave.

Pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance, a minor change cannot result in a reduction in the minimum required distance between structures unless necessary to permit consistency with the typical pattern or architectural arrangement of surrounding structures. This proposed side yard reduction will not result in consistency with the typical pattern or architectural arrangement of the surrounding structures.

As stated in our letter dated May 16, 2011, and pursuant to the PD, proposed single-family homes shall conform to the requirements of the RM4.5 zoning classification. The PD's Site Plan identifies side yards of 2 feet and 3 feet on the approved 25 foot wide lot. A proposed 50 foot wide lot must have a combined total width of side setbacks equal to 20% of the lot width (10 feet combined) with neither required setback less than 8% of the lot width (4 feet).

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1068, I hereby deny this request for administrative relief.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

May 16, 2011

Ms. Jessica M. Schramm
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

**Re: Administrative Relief for Residential Planned Development No. 1068, Sub-Area B,
2718 North Lakewood Avenue**

Dear Ms. Schramm:

Please be advised that your request for a minor change to Residential Planned Development No. 1068 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development (PD).

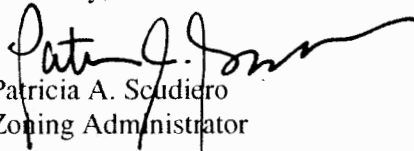
Specifically, you are requesting to construct a single-family home on a 50 foot wide lot with a north side setback of 3'-1" and a south side setback of 3'-0".

Pursuant to Statement 2 of the PD, an administrative change must be authorized by all of the property owners or a homeowners' association formed within the Planned Development. Your request does not include the approval of all the property owners. Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1068, I hereby deny this request for administrative relief.

If you wish to pursue this matter, please be aware that along with the property owner's approval, you will need to submit a complete set of scaled drawings, including elevations with materials identified. Also, pursuant to the PD, proposed single-family homes shall conform to the requirements of the RM4.5 zoning classification. The PD's Site Plan identifies side yards of 2 feet and 3 feet on the approved 25 foot wide lots. A proposed 50 foot wide lot must have a combined total width of side setbacks equal to 20% of the lot width (10 feet combined) with neither required setback less than 8% of the lot width (4 feet). Please refer to Section 17-2-0309 Side Setbacks of the Chicago Zoning Ordinance for more information.

If you have any questions or need additional information on the Administrative Relief process, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

September 17, 2010

Mr. Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

**Re: Administrative Relief for Residential Planned Development No. 1068,
Sub-Area B, 2700 block of North Lakewood Avenue**

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 1068 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

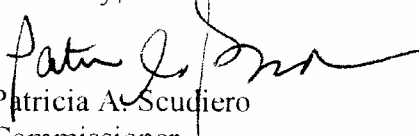
Specifically, you are requesting to allow enclosed breezeways connecting the 13 proposed single-family homes and garages within Sub-Area B.

Prior to the passage of Residential Planned Development No. 1068 by the Chicago City Council in July 2007, breezeways were initially proposed for the single-family homes. However, an enclosed breezeway is considered part of the main structure and as such, would violate the rear yard setback requirement. Therefore, at the request of the Department of Planning and Development, the applicant removed the breezeways from the Planned Development prior to its approval by the City Council. On May 7, 2008, an administrative relief request to add these breezeways was denied by the Department of Planning and Development based on this violation of the rear yard setback.

With regard to your request, the Department of Zoning and Land Use Planning in agreement with the previous denial by the Department of Planning and Development, has determined that the construction of enclosed breezeways connecting these single-family homes and garages would violate the rear yard setback requirement, would create an adverse impact on the Planned Development, and would change the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1068, I hereby deny this request for administrative relief.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS: HG: tn
C: Mike Marmo, Erik Glass, Main file

NEIGHBORHOODS





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
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<http://www.cityofchicago.org>

June 30, 2009

Mr. Bernard I. Citron
Schain, Burney, Ross & Citron, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601-1102

**Re: Administrative Relief for Residential Planned Development
No. 1068, Subarea A, 1301 West Diversey Avenue**

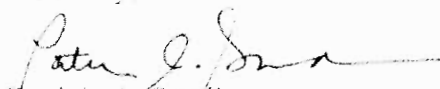
Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 1068 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

On April 17, 2008, you were issued an Administrative Relief which reduced the number of townhouse units from 12 to 11 and reduced the parking spaces from 24 to 22 within Subarea A. You are now requesting approval to increase the number of townhouse units from 11 to 14. The parking will remain 22 spaces. Pursuant to Section 17-13-0611-A(3) of the Zoning Ordinance, we can permit a minor change provided such minor change will not result in an increase in the number of dwelling units in excess of the lesser of 3 units or 5% of the maximum number of dwelling units allowed in the approved planned development. Increases in the maximum number of units may not be made if such increase conflicts with the approved parking ratio. The maximum number of residential units allowed in the Planned Development is 25 (12 townhouse units in Subarea A and 13 single-family homes in Subarea B), therefore the maximum increase allowed is 5% of 25 (1.2) or 26 units. Additionally, the approved parking ratio of the Planned Development is 2:1. The addition of 14 townhouse units with 13 single-family homes (27 units total) exceeds the maximum allowed as a minor change, and, would also result in less than a 2:1 parking ratio.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1068, I hereby deny this request. If you wish to pursue this as an amendment to the Planned Development, please contact Heather Gleason at (312) 744-0063.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HGM

cc: Mike Marino, Pat Higgins, Erik Glass, Mamfile





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

June 25, 2008

Ms. Katriina S. McGuire
Schain, Burney, Ross & Citron, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601-1102

Re: Administrative Relief for Residential Planned Development No. 1068,
Sub-area B, 1301 West Diversey Avenue

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Planned Development No. 1068 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

On May 7, 2008, you were issued an Administrative Relief which: (1) allowed a reduction in the number of single-family homes in Sub-area B from 13 to 12 and (2) denied the addition of enclosed breezeways connecting these homes to their garages. In a letter dated June 12, 2008, you state that the single-family home reduction was based on a site plan which permitted enclosed breezeways. Since the enclosed breezeways were denied, you are now requesting approval for the 13 single-family homes within Sub-area B that were originally permitted in the Planned Development.

With regard to your request, the Department of Planning and Development has determined that increasing the single-family homes from 12 to 13, as originally approved, would not create an adverse impact on the Planned Development or surrounding neighborhood and would not change the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1068, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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<http://www.cityofchicago.org>

May 7, 2008

Ms. Katriina S. McGuire
Schain, Burney, Ross & Citron, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601-1102

Re: Administrative Relief for Residential Planned Development No. 1068,
Sub-Area B, 1301 West Diversey Avenue

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Planned Development No. 1068 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to: (1) reduce the number of single-family homes in Sub-area B from 13 to 12 and (2) allow enclosed breezeways connecting these homes to the garages.

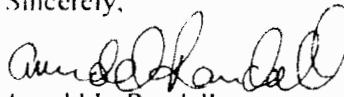
With regard to your request to reduce the number of single-family homes from 13 to 12, the Department of Planning and Development has determined that this reduction would not create an adverse impact on the Planned Development or surrounding neighborhood, would not change the character of the development and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1068, I hereby approve the first request only, to reduce the number of single-family units from 13 to 12.

In regard to your second request, to allow enclosed breezeways connecting these homes and garages, prior to the Planned Development's passage in July, 2007, breezeways were initially proposed for the single-family homes. However, an enclosed breezeway is considered part of the main structure and as such, would violate the rear yard setback requirement. Therefore, at the request of the Department of Planning and Development, the applicant removed the breezeways from the Planned Development prior to its approval by the City Council.

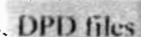
With regard to your second request, the Department of Planning and Development has determined that the construction of enclosed breezeways connecting these single-family homes and garages would violate the rear yard setback requirement, would create an adverse impact on the Planned Development, and would change the character of the development

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1068, I hereby deny the second request only, to allow breezeways connecting the single-family homes and garages.

Sincerely,


Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, 





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

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<http://www.cityofchicago.org>

April 17, 2008

Ms. Katriina S. McGuire
Schain, Burney Ross & Citron, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, IL 60601-1102

**Re: Administrative Relief request for Residential Planned Development
No. 1068, as amended, Subarea A, 1301 W. Diversey Parkway**

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Planned Development No. 1068, 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. 13 of the Planned Development.

Specifically, you are requesting to:

- Reduce the number of townhouse units from 12 to 11 and reduce the number of parking spaces from 24 to 22.
- Revise the townhouse design as shown on the following drawings, prepared by Hartshorne Plunkard Architects and dated April 7, 2008:
A0.1 Site Plan
A2.1 West and East Elevations
A2.0 North and South Elevations

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do 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. 1068, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HG:tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files



~~Reclassification Of Area Shown On Map Number 6-K.
(Application Number A-7153)~~

~~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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 6-K in the area bounded by:~~

~~a line 50 feet north of and parallel to West 27th Street; the public alley next east of and parallel to South Kildare Avenue; West 27th Street; and South Kildare Avenue,~~

~~to those of a C3-1 Commerical, Manufacturing and Employment District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map Number 7-G.
(As Amended)

(Application Number 15923) RPD 1068

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 Manufacturing/Business Park District symbols and indications as shown on Map Number 7-G in the area bounded by:

West Diversey Parkway; North Lakewood Avenue; the east/west alley south of and parallel to West Diversey Parkway; and a line 124.25 feet west of and parallel to North Lakewood Avenue,

to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the RM4.5 Residential Multi-Unit symbols to those of a Residential Planned Development and a corresponding use is hereby established.

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

Plan of Development Statements attached to this ordinance read as follows:

Residential Planned Development Number 1068.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development Number 1068 ("Planned Development") consists of a net site area of approximately fifty-seven thousand one hundred seventy-three (57,173) square feet (one and thirty-one hundredths (1.31) acres) of property which is depicted on the attached Planned Development Boundary, Subarea and Property Line Map (the "Property"), and is owned or controlled by the applicant, 1301 West Diversey, L.L.C. for purposes of this Residential Planned Development.
2. The applicant, or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets, alleys or easements, any adjustments of rights-of-way, and any consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assigns or grantees and approval by the City Council.

The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the applicant, its successors and assigns and if different than the applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the applicant or its successor, assigns or grantees for purposes of control and management of any portion of the Planned Development, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-13-0600 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 within the Planned Development or any homeowners' association formed to represent all or some of the owners for zoning purposes and management of any portion of the Planned Development.

3. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Subarea and Property Line Map; a Site Plan; a Townhouse Building Plan; a Landscape Plan; and Building Elevations, all dated May 17, 2007, prepared by Pappageorge/Haymes Architects, which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof, and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
4. The following uses shall be permitted within the areas delineated herein as a Residential Planned Development:

Subarea A: Townhome units; accessory parking; accessory uses; and related uses.

Subarea B: Single-family residential units; accessory parking; accessory uses; and related uses.
5. Identification and business 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 within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-premise signage is prohibited.
6. Off-street parking and loading facilities shall be provided in compliance with the Site Plan and this Planned Development, and not subject to the further review and approval of the Department of Transportation and/or Planning and Development.

7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be in conformance with this Planned 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 Chicago Department of Transportation. All work 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 accordance with the Municipal Code of the City of Chicago in effect at the time any permits for such work are granted.
8. In addition to the maximum height of any building or any appurtenance depicted 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.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the Property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Site, Landscape Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for any future development of the single-family homes of this Planned Development, plans for each single-family home shall be submitted to and approved by the Commissioner of the Department of Planning and Development ("Site Plan Approval"). Site Plan Approval is intended to ensure that the specific development proposal is consistent with the provisions of this Planned Development, specifically the Single-Family Home Design Standards (as detailed in Statement Number 11) as well as relevant ordinances.

11. Except as set forth herein, the Single-Family Homes shall conform to the requirements of the RM4.5 zoning classification. The following building standards shall be applied at the time of Part II submission for the Single-Family Home lots:
 - a. Height:
 - i. Building heights shall not exceed forty (40) feet maximum. Building height shall be determined as defined in the Chicago Zoning Ordinance.
 - b. Setbacks:
 - i. Each building shall have a minimum front setback of fifteen (15) feet from the front lot line and be in accordance with the Site Plan. Entry porches and stairs shall be allowed to project into the front yard setbacks for a distance of nine (9) feet, four (4) inches.
 - ii. Lots twenty-five (25) feet in width may have a "bay window" that is no more than forty percent (40%) of the building's front facade in width and may project into thirty percent (30%) of the required front yard.
 - iii. Lots fifty (50) feet in width or more may have a "bay window" that is no more than fifty percent (50%) of the building's front facade in width and may project into thirty percent (30%) of the required front yard.
 - iv. Each building having three (3) stories shall have the third (3rd) story setback at least fifteen (15) feet from the front facade of the two (2) floors below.
 - v. Balconies, decks and porches shall not be closer than three (3) feet from any side lot line.
 - vi. Chimneys may project into side yards so long as they are not closer than eighteen (18) inches from a property line.
 - vii. Other obstructions permitted in required yards shall be as defined in the Chicago Zoning Ordinance.

c. Parking:

- i. Two (2) cars minimum per single-family home shall be provided within an enclosed attached or detached garage structure. All garages shall be of a size to accommodate refuse containers within the property lines.
- ii. Parking stalls shall be eight (8) feet multiplied by nineteen (19) feet minimum.
- iii. Roof slopes on pitched roofs of detached garages shall be not less than a 8:12 pitch and the ridge of the gable roof shall be oriented so that the gable ends face the street and house. Garages with flat roofs and roof decks are allowed as defined in and subject to the Chicago Building Code.
- iv. All garage doors to be provided with one seventy-five (75) watt high pressure sodium light fixture at alley, which shall be activated by photoelectric cell switch.

d. Landscaping:

- i. Fencing along east property line (facing North Lakewood Avenue) shall conform to a standard design (to be determined). All gangway fencing and gates between homes shall be ornamental iron or cedar board.
- ii. No more than twenty percent (20%) of front yard shall be hard surface paving.
- iii. Sod or ivy ground cover shall be provided at all non-paved areas of the site.
- iv. All utility meters in front yards to be fully screened with shrubs or other landscaping.
- v. All exposed foundations at front facades shall be screened with landscaping.
- vi. The front and rear yards of all single-family lots shall have one two and one-half (2½) inch caliper tree minimum.

- vii. Depressed window or area wells are not permitted in front yards.
- e. Construction Standards:
- i. All street facades at the lower level will be either masonry face brick, limestone or manufactured stone. Brick shall be of modular size. No concrete or concrete masonry unit (C.M.U.), or synthetic stucco (EIFS) materials will be allowed. Metal trim (pre-finished or copper) is permitted. Facade materials shall extend back from front facades a minimum of eight (8) feet, zero (0) inches at both side facades. Upper floors shall be clad in the same or wood siding. No vinyl or aluminum siding shall be allowed. Wood or vinyl horizontal lap siding are not permitted facade materials.
 - ii. Permitted chimney projections into side yards shall match front facade materials if at or within ten (10) feet, zero (0) inch of front facade.
 - iii. In masonry facades, all windows and doors shall have eight (8) inch to twelve (12) inch stone lintels and four (4) inch stone sills.
 - iv. Horizontal lap siding is allowed on detached garages. Horizontal lap siding shall have a maximum four (4) inch lap and be of wood. Door, window and corner trim shall be four (4) inches nominal, at minimum.
 - v. Exhaust vents for fans or appliances shall not be allowed along front facades. All roof penetrations, such as vents and flues shall be located on the rear one-third ($\frac{1}{3}$) of the residence.
 - vi. Gutters and downspouts shall be pre-finished aluminum and/or copper. Decorative leader boxes shall be permitted along the front and side facades.
 - vii. No sliding doors or windows shall be permitted along the front and side facades.

- viii. Pitched roof slopes shall be not less than a 10:12 pitch. Roof coverings shall be a three (3) tab asphaltic shingle with granular face and shadow lines. Flat roofs shall be single-ply membrane in white and shall carry an Energy Star rating.
- ix. Adjacent buildings shall have dissimilar facades, finishes, window configurations and material colors. No more than two (2) of the same facade shall be allowed on North Lakewood Avenue.
- x. All principal entrance doors shall face the street.
- xi. All exterior patios, terraces and similar spaces shall be located only in the rear of the building. Patios, terraces and similar spaces in the front yard are not allowed.
- xii. All front entry doors shall be located at the first (1st) floor above grade. Front entry doors below sidewalk grade are not allowed.
- xiii. All satellite dishes, aerials and antennas shall be located in the rear one-third (1/3) of the residence. Satellite dishes shall not exceed two (2) feet in diameter.

Following issuance of Site Plan Approval by the Commissioner, the approved Site Plans shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. The approved Site Plans may be changed or modified pursuant to the minor change provisions of Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the 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.

13. 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 written request for such 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 is consistent with the nature of the improvements contemplated in this Planned Development. 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 17-13-0611 of the Chicago Zoning Ordinance.
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 natural resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. Copies of these standards may be obtained from the Department of Planning and Development. The townhomes in subarea shall have a minimum of twenty-five percent (25%) of the penthouse roof area, or one thousand six hundred twenty-four (1,624) square feet, as green roof.
15. Unless substantial construction of the project has commenced within the Planned Development within six (6) years of the passage of the Residential Planned Development, the zoning of that property shall revert to the M1-2 Limited Manufacturing/Business Park District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning Map; Surrounding Land-Use Map; Planned Development Boundary, Subarea and Property Line Map; Site Plan; Subarea A -- Townhouse Building Plan; Landscape Plan; and Subarea A -- Exterior Elevations referred to in these Plan of Development Statements printed on pages 5314 through 5323 of this *Journal*.]

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

7/19/2007

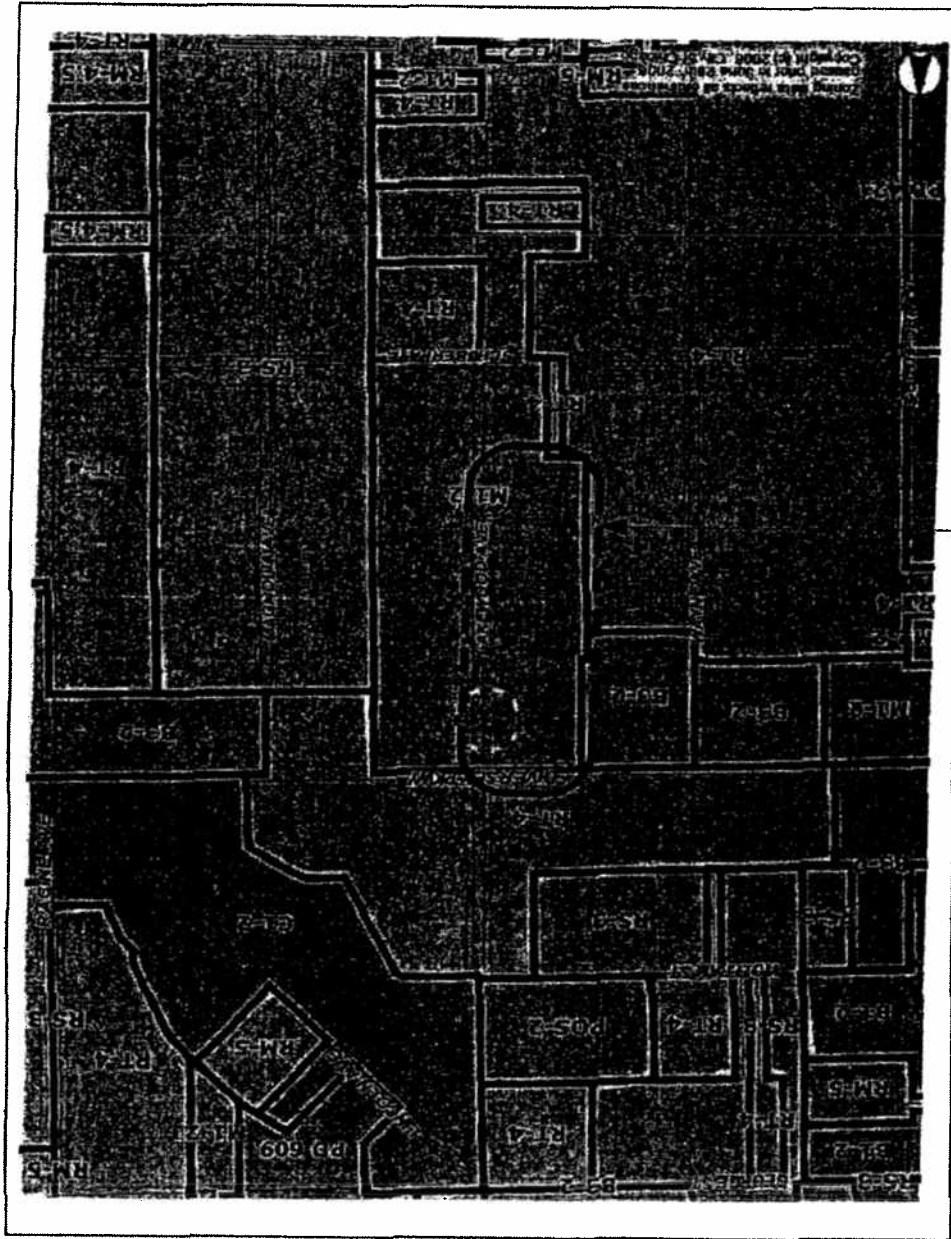
REPORTS OF COMMITTEES

15923
5313

Residential Planned Development Number 1068.

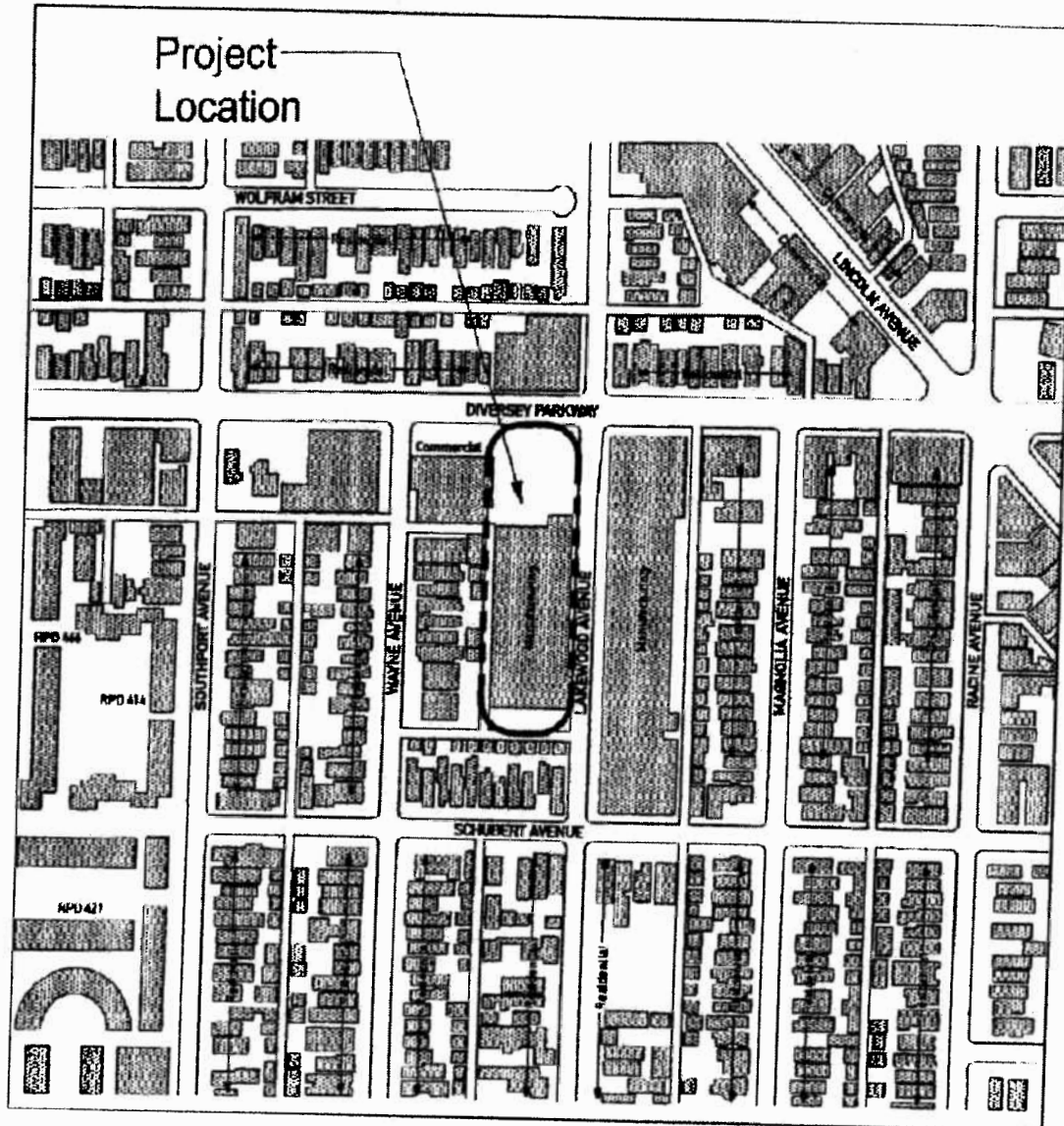
Bulk Regulations And Data Table.

Gross Site Area:	81,448 square feet
Net Site Area: 81,448 square feet - Area in Public Way (24,275 square feet) =	57,173 square feet
Maximum Floor Area Ratio:	1.7
Maximum Site Coverage:	65%
Maximum Number of Residential Units:	25 dwelling units
Subarea A:	12 townhouse units
Subarea B:	13 single-family homes
Minimum Number of Residential Off-Street Parking Spaces:	50 spaces
Subarea A:	24
Subarea B:	26
	Note: In the event that fewer units are constructed, the number of parking spaces shall be reduced, so long as a 2:1 ratio is maintained
Minimum Number of Off-Street Loading Areas:	0
Minimum Building Setbacks:	Per Site Plan and Design Guidelines
Maximum Building Height:	
Subarea A:	42 feet
Subarea B:	40 feet

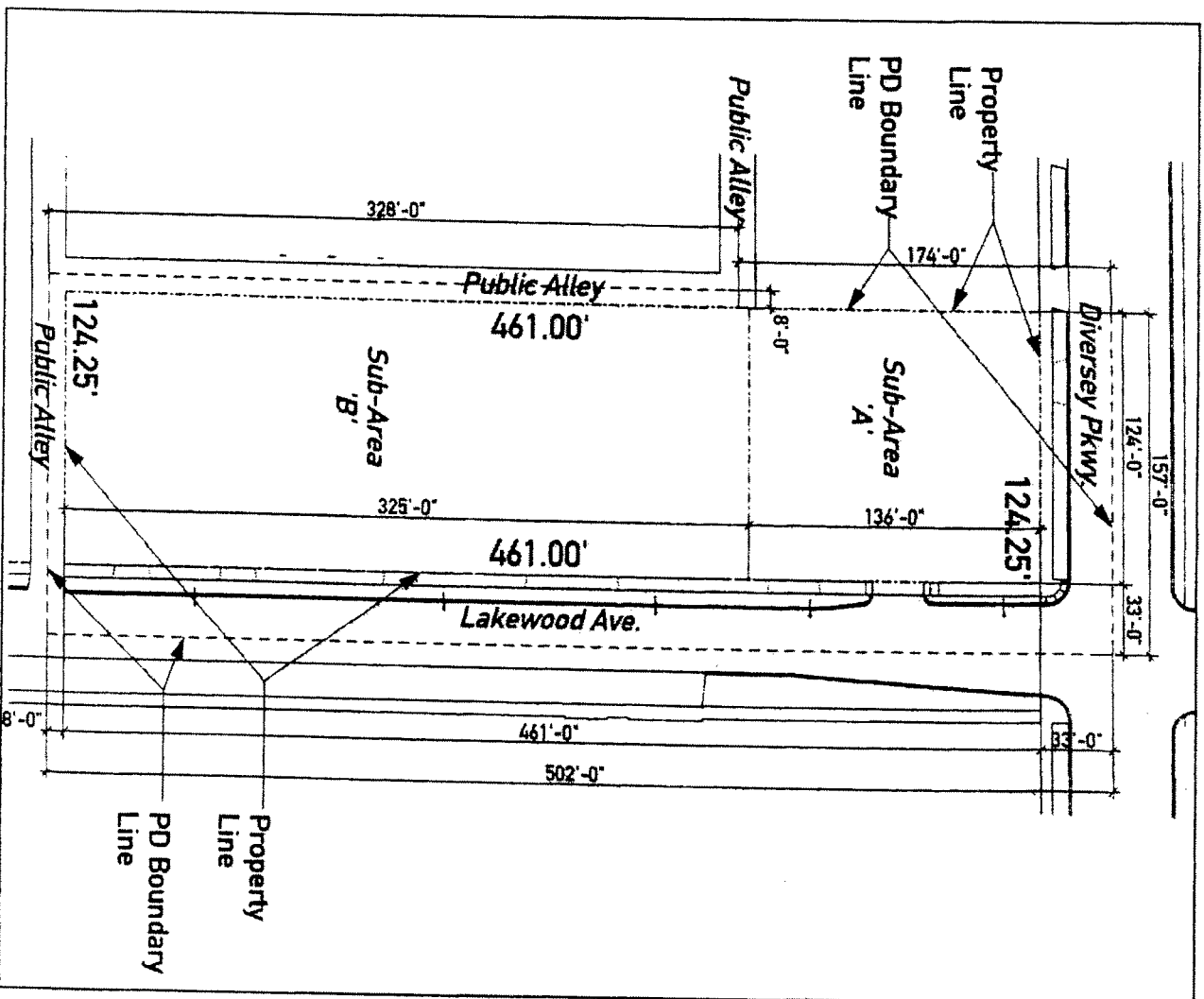


Existing Zoning Map.

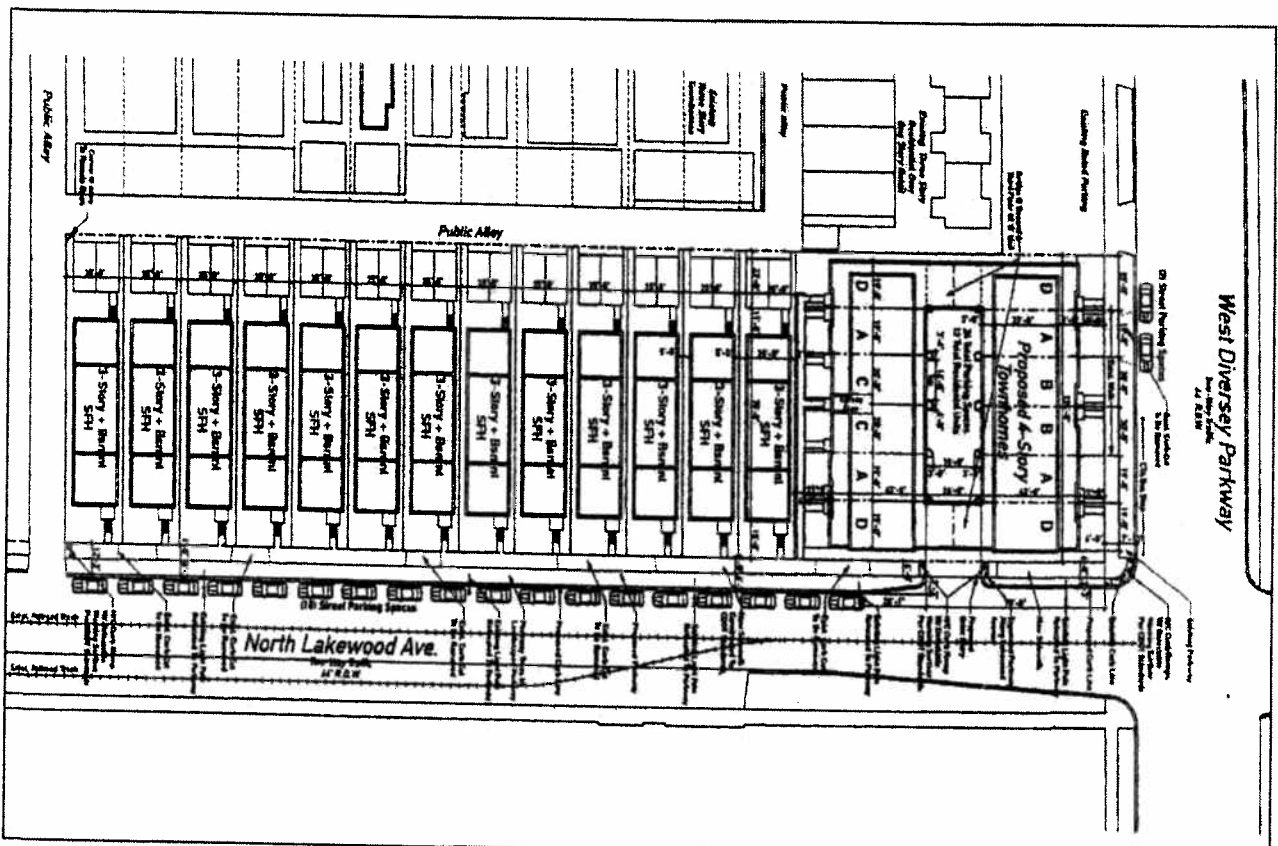
Surrounding Land-Use Map.



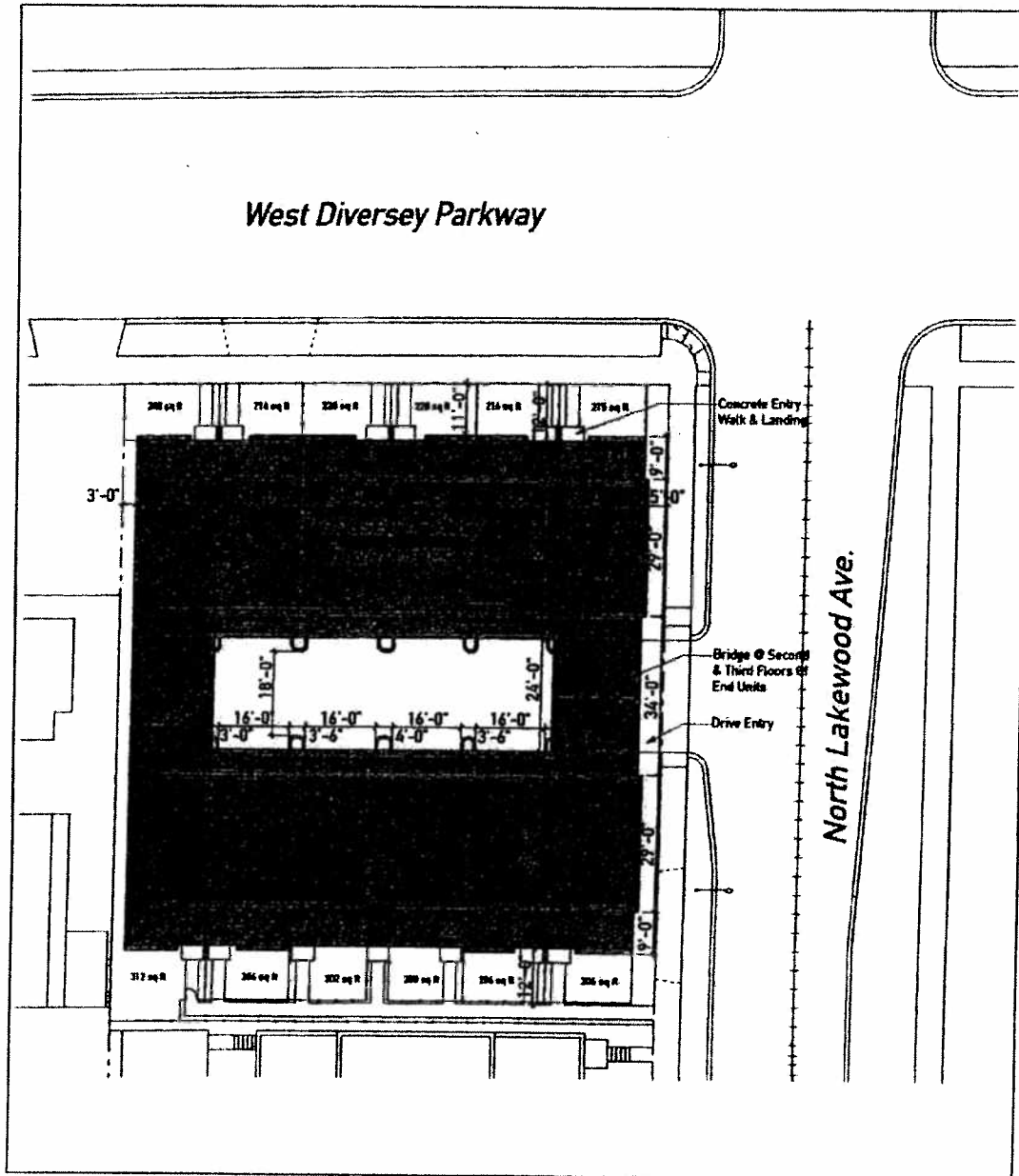
Planned Development Boundary, Subarea
And Property Line Map.



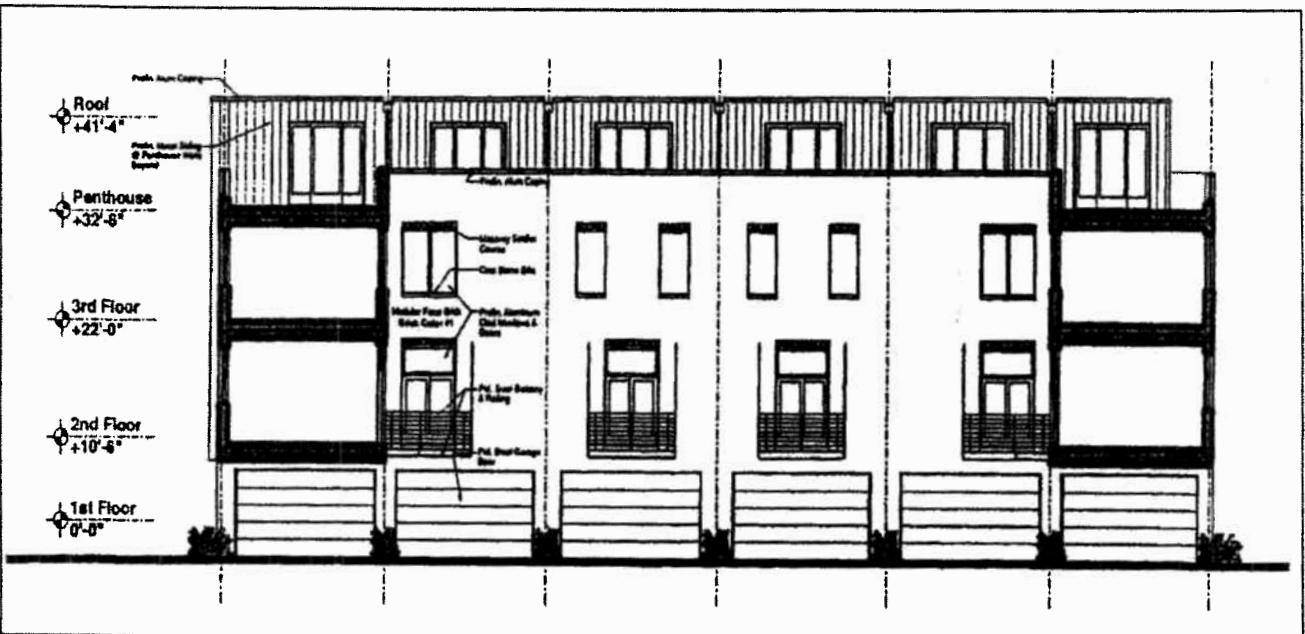
Site Plan.



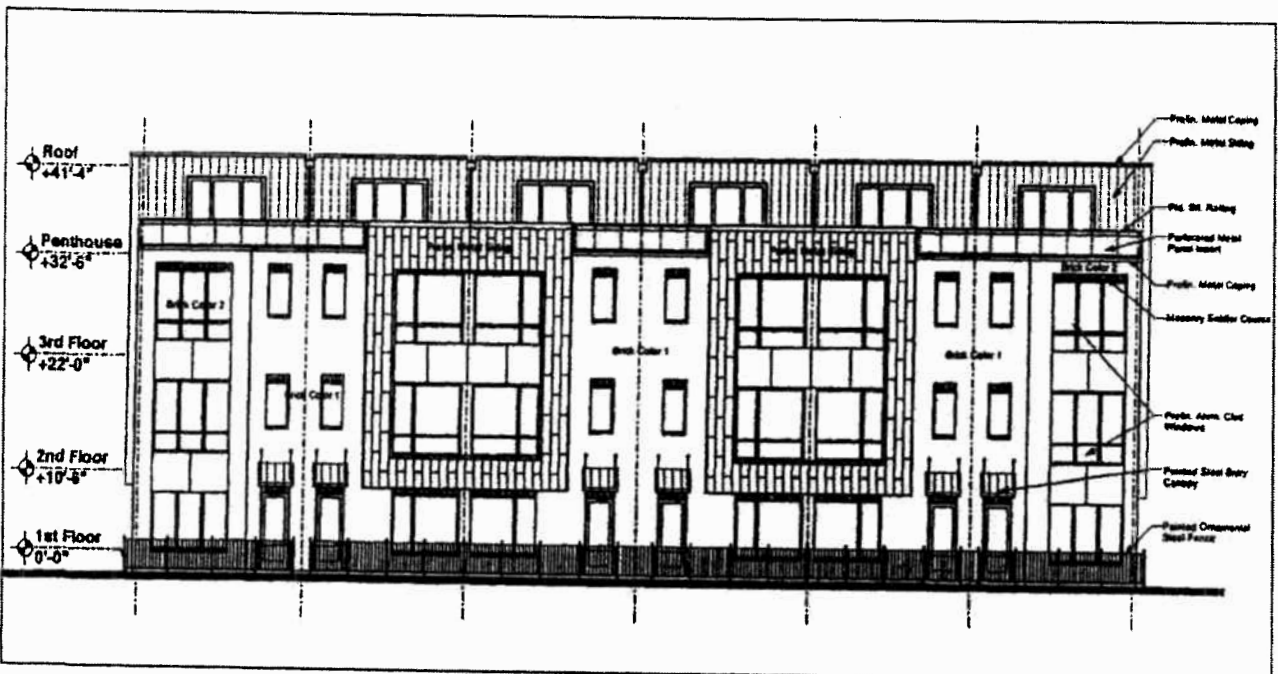
Subarea A -- Townhouse Building Plan.



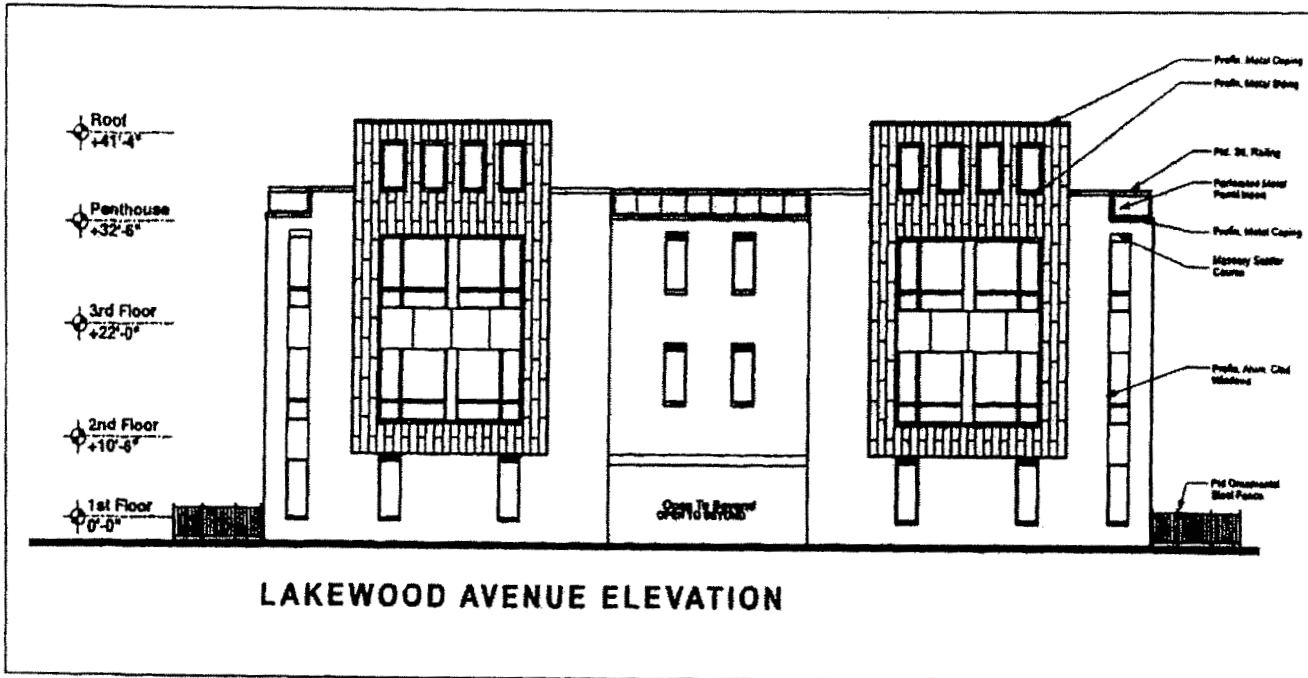
Subarea A -- Exterior Elevations.
(Page 1 of 4)



Subarea A -- Exterior Elevations.
(Page 2 of 4)



Subarea A -- Exterior Elevations.
(Page 3 of 4)



LAKWOOD AVENUE ELEVATION

Subarea A -- Exterior Elevations.
(Page 4 of 4)

