

# PD 1072

## Table of Contents

<b>02/24/2026 Zoning Letter</b> .....	<b>2</b>
<b>01/11/2022 Minor Change</b> .....	<b>3</b>
Exhibits .....	4
<b>09/02/2021 Minor Change</b> .....	<b>5</b>
Exhibits .....	7
<b>03/11/2020 Minor Change</b> .....	<b>8</b>
Exhibits .....	10
<b>10/12/2012 Minor Change</b> .....	<b>15</b>
Exhibits .....	17
<b>08/19/2009 Minor Change</b> .....	<b>27</b>
<b>07/19/2007 PD Adoption</b> .....	<b>28</b>
Ordinance .....	28
Statements .....	29
Bulk Table .....	36
Exhibits .....	38



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 24, 2026

Kristin Faust  
Executive Director  
Illinois Housing Development Authority  
111 E. Wacker Dr., Suite 1000  
Chicago, IL 60601

**Re: PD 1072, Oakwood Shores - Subarea A, 3720 S. Cottage Grove**

Dear Ms. Faust:

In response to your recent request, please be advised the subject property is currently zoned Planned Development Number 1072 ("PD 1072") and located within Subarea A.

According to your request, The Community Builders is submitting a low-income housing tax credit application to the Illinois Housing Development Authority for the proposed project which is a 5-story residential building to contain 80 dwelling units.

The permitted uses in Subarea A include multi-unit residential use on and above the ground floor and townhouses. Subarea A is comprised of multiple development parcels allowing for a maximum of 800 dwelling units and maximum building height of 85 feet to the top of structures.

The current zoning for this project is appropriate and will permit the proposed project. As the preliminary drawings are finalized, the project may require modification or amendment of the planned development, pursuant to Section 17-13-0611 of the Zoning Ordinance. Pursuant to Statement No. 13 of PD 1072, prior to building permit approval, the project will require site plan approval by our department. The project must comply with all standards of PD 1072 and the Zoning Ordinance, and all permits must be obtained prior to the start of any construction.

Sincerely,

Kyle Bartlett  
Assistant Zoning Administrator

C: Kyle Bartlett, Noah Szafraniec



January 11, 2022

Tim Barton  
Thomas R. Raines  
Attorney at Law LLC  
20 N. Wacker Drive, Suite 556  
Chicago, IL 60606

**Re: Minor Change to PD No. 1072, Subarea A  
616-630 E. Pershing Road**

Dear Mr. Barton:

Please be advised that your request for a minor change to Residential Planned Development No. 1072, ("PD 1072") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 13 of PD 1072.

The Community Builders, Inc. is the authorized developer under a contract for redevelopment with the Chicago Housing Authority and controls the site. Community Builders Inc. is seeking a minor change to allow for a parking reduction from 30 to 18 spaces, for the proposed 3-story, 30 unit building at 616-630 E. Pershing Road. The proposed building will consist of 8 market rate units and 22 government subsidized units.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed parking reduction 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. In accordance with Section 17-10-0207-C of the Zoning Ordinance and based on the number of government-subsidized units, auto availability, income levels, and the availability of shopping and services within walking distance, DPD is authorized to grant this reduction. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1072, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

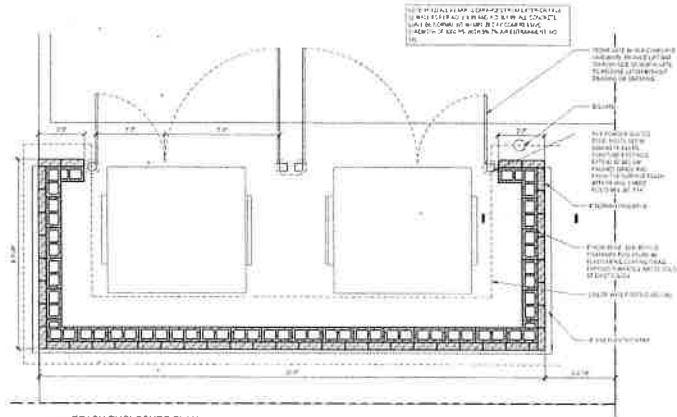
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

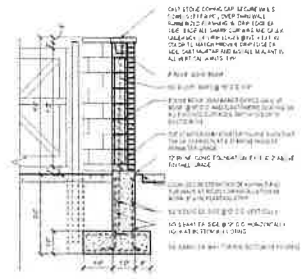
A handwritten signature in black ink, appearing to read "SAC" followed by a stylized flourish.

Steven Valenziano  
Assistant Zoning Administrator

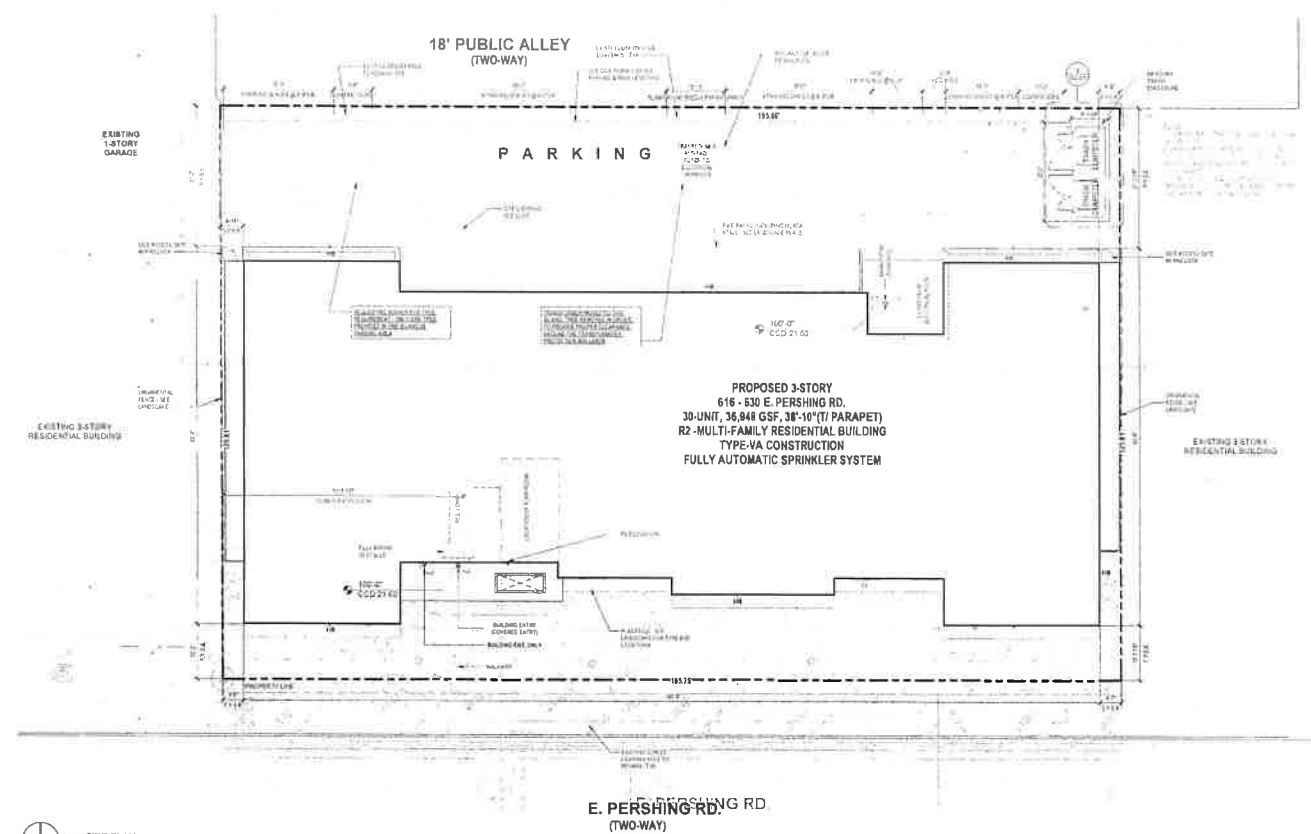
C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



2 TRASH ENCLOSURE PLAN  
1/4" = 1'-0"



3 TRASH ENCLOSURE SECTION  
1/4" = 1'-0"



1 SITE PLAN  
1/4" = 1'-0"

**SITE PLAN NOTES**

- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE, CALIFORNIA, AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE PROPOSED PROJECT.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE PROPOSED PROJECT.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE PROPOSED PROJECT.
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  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) FOR THE PROPOSED PROJECT.

- SECTIONAL NOTES**
1. CONCRETE SHALL BE CAST IN PLACE WITH REINFORCING BARS.
  2. CONCRETE SHALL BE CAST IN PLACE WITH REINFORCING BARS.
  3. ALL CONCRETE SHALL BE CAST IN PLACE WITH REINFORCING BARS.
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  18. CONCRETE SHALL BE CAST IN PLACE WITH REINFORCING BARS.
  19. CONCRETE SHALL BE CAST IN PLACE WITH REINFORCING BARS.
  20. CONCRETE SHALL BE CAST IN PLACE WITH REINFORCING BARS.

**OAKWOOD SHORES**  
**3-1: 30-UNIT BUILDING**  
616-630 E. PERSHING RD.

**BROOK**  
ARCHITECTURE  
Architect of Record  
1111 S. GARDNER  
P.O. BOX 100  
SEASIDE, CA 92082  
www.brookarch.com

**NGA**  
Associate Architect  
1111 S. GARDNER  
P.O. BOX 100  
SEASIDE, CA 92082  
www.ngaarch.com

**ENGAGE CIVIL**  
Group: Civil  
Civil Engineer  
Juli Ordover Landscapes  
Architecture  
Design: Civil  
Professional Engineer  
David Mason & Associates  
Design: Civil  
Structural Engineer

**CCJM**  
Group: Civil  
Civil Engineer  
Dante R Arnold LLC  
Design: Civil  
Professional Engineer  
Shiner Acoustics LLC  
Design: Acoustic  
Acoustic Engineer

NO.	DATE	DESCRIPTION
1	11/11/2020	ISSUED FOR PERMITS
2	11/11/2020	ISSUED FOR PERMITS
3	11/11/2020	ISSUED FOR PERMITS
4	11/11/2020	ISSUED FOR PERMITS
5	11/11/2020	ISSUED FOR PERMITS
6	11/11/2020	ISSUED FOR PERMITS
7	11/11/2020	ISSUED FOR PERMITS
8	11/11/2020	ISSUED FOR PERMITS
9	11/11/2020	ISSUED FOR PERMITS
10	11/11/2020	ISSUED FOR PERMITS

ARCHITECTURAL  
SITE PLAN  
**G3.01**



September 2, 2021

Tim Barton  
Thomas R. Raines  
Attorney at Law LLC  
20 N. Wacker Dr., Suite 556  
Chicago, IL 60606

**Re: Minor Change to PD No. 1072, Subarea A  
522-564 E. 38<sup>th</sup> Street and 616-630 E. Pershing Road**

Dear Mr. Barton:

Please be advised that your request for a minor change to Residential Planned Development No. 1072, ("RPD 1072") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1072.

You are requesting on behalf of The Community Builders, Inc. the authorized developer under a contract for redevelopment with the Chicago Housing Authority, which controls the site, a minor change to allow for parking reductions for two new residential buildings. They are seeking a parking reduction from 21 to 17 spaces for the proposed 3-story, 21 unit building at 522-564 E. 38<sup>th</sup> Street. In addition, they are seeking a reduction from 30 to 16 spaces. for the proposed 3-story, 30 unit building at 616-630 E. Pershing Road.

RPD 1072 requires a minimum of one parking space per dwelling unit. Because the property is zoned as a Residential Planned Development, which is classified as a Residential District, it is not eligible for a transit-served parking reduction. However, in accordance with Section 17-10-0207-C of the Chicago Zoning Ordinance and based on the number and size of government subsidized units, transit availability, and income levels in the area the property at 522-564 E. 38<sup>th</sup> Street is eligible for a parking reduction from 21 to 17 spaces.

Regarding the proposed parking reduction for the building located at 522-564 E. 38<sup>th</sup> Street, the Department of Planning and Development has determined that allowing the proposed parking reduction from 21 to 17 spaces, a 20% reduction, 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, is approved as a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1072, I hereby approve the minor change for 522-564 E. 38<sup>th</sup> St., but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time 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,

Minor Change  
PD No. 1072  
September 2, 2021  
Page 2

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.

Regarding the proposed parking reduction for the building located at 616-630 E. Pershing Road, in accordance with Section 17-10-0207-C of the Chicago Zoning Ordinance and based on the number and size of government subsidized units, transit availability, and income levels in the area the property is eligible for a parking reduction from 30 to 26 spaces. However, it is the Department's determination that the proposed parking reduction from 30 to 16 spaces, an almost 50% reduction overall, will have an adverse impact on the Planned Development. Therefore, the proposed parking reduction for 616-630 E. Pershing Road is denied.





Sincerely,

A handwritten signature in black ink, appearing to read 'SAC' followed by a stylized flourish and a horizontal line extending to the right.

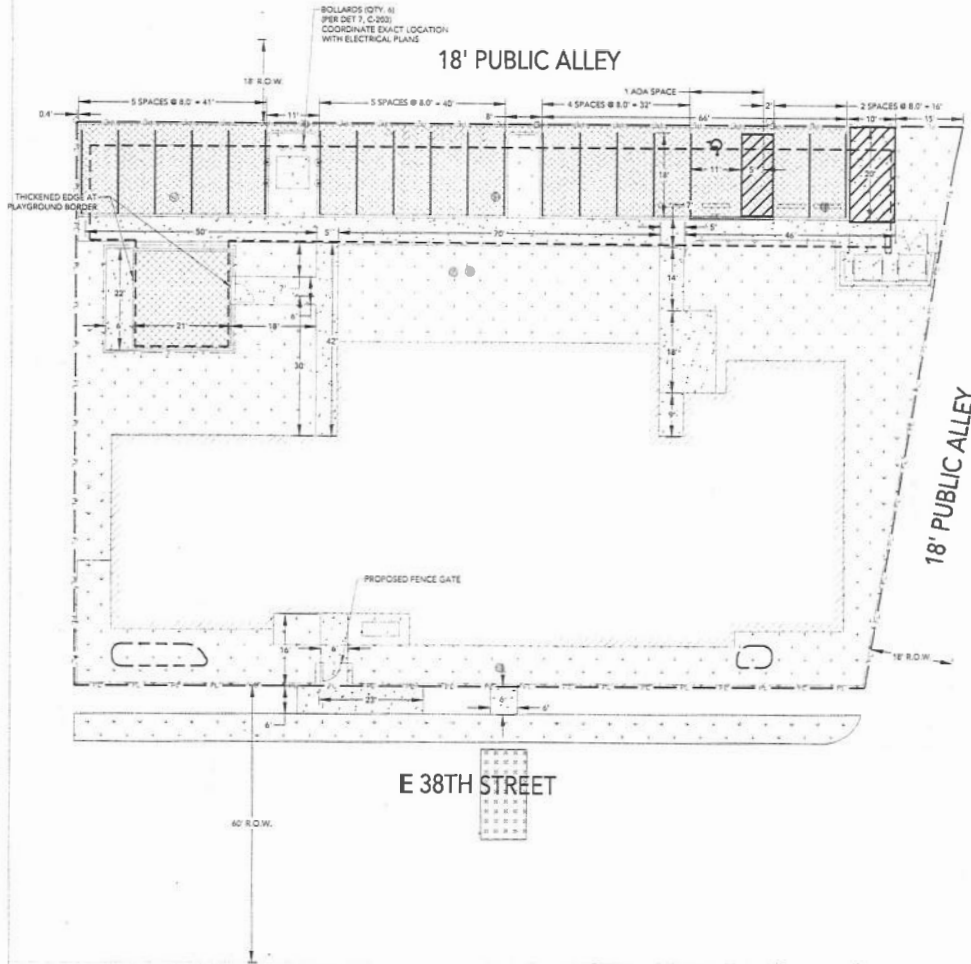
Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

GEOMETRIC PAVEMENT LEGEND

-  PERMEABLE PAVERS
-  CONCRETE WALKWAY
-  LANDSCAPE
-  PROPOSED PLAYGROUND AREA

PARKING COUNT	
1	ADA SPACES PROVIDED
16	REGULAR SPACES PROVIDED
17	TOTAL SPACES PROVIDED



1 CIVIL GEOMETRIC PLAN VIEW  
C-103 SCALE = 1"=10'

**MOON ARCHITECTURE INC.**  
1000 N. W. 10th St., Suite 100  
Fort Lauderdale, FL 33304  
Tel: 954.575.1111  
www.moonarchitect.com

**Architect of Record**

228 N. Morgan Ave., Ste. 205  
Fort Lauderdale, FL 33304  
www.jamesarchitect.com

**SM NCA**  
Associate Architect

80 W. Sunrise Bl.  
Fort Lauderdale, FL 33304  
www.smp-nca.com

**ENGAGE Civil**

Design, Plans  
Civil Engineer

**Juli Orlow Landscape Architecture**

Design, Plans  
Landscape Architect

**David Mason & Associates**

Design, Plans  
Structural Engineer

**CCJM**

Design, Plans  
MEP/TY

**Denise R Arnold LLC**

Design, Plans  
Accessibility Consultant

**Shiner Acoustics LLC**

Design, Plans  
Acoustic Engineer

Rev	Description	Date
1	Issue for Construction	08/11/2011
2	Issue for Construction	08/11/2011
3	Issue for Construction	08/11/2011
4	Issue for Construction	08/11/2011

Project Name: 100 UNIVERSITY PARKWAY S1  
Project Address: 100 UNIVERSITY PARKWAY S1  
400' Paper No.: 304  
Drawing Date: October 17, 2011  
By: [Signature]

CIVIL GEOMETRIC PLAN

C-103



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 11, 2020

Scott R. Borstein  
Neal & Leroy LLC  
20 S. Clark St.  
Suite 2050  
Chicago, IL 60603

**Re: Minor change for PD No. 1072, Sub area A, 508 E. Pershing Rd.**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Residential Planned Development No. 1072, ("PD 1072") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1072.

You are requesting on behalf of The Community Builders, Inc. the authorized developer under a contract for redevelopment with the Chicago Housing Authority, which controls the site, a minor change to allow for design revisions and a parking reduction for the proposed building at 508 E. Pershing Rd. The previously approved 7- story building (Building H) is being replaced with a 4-story building containing approximately 4,000 square feet of ground floor retail space and 53 dwelling units above. Of the 53 dwelling units, 36 will be affordable/CHA units and 17 will be market rate. A maximum of 800 units are allowed within Sub area A.

In regards to parking, the PD requires a minimum of 1 parking space per dwelling unit plus 10 spaces for all of the commercial space located within Subarea A. A surface lot with 42 parking spaces will be located on the rear of the lot. Along with the parking reduction available for government subsidized units per Section 17-10-0207-C of the Zoning Ordinance, based on its proximity to the CTA Pershing bus route, the property is also eligible for a transit served location parking reduction of up to 50% per Section 17-10-0102-B of the Zoning Ordinance.

The changes are shown on the attached, revised Site Plan (10/28/19), Landscape Plan (2/4/20), and Building Elevations (8/12/19). The Site and Landscape Plans have been modified slightly from your original submission based on the relocation of the trash enclosure and some trees due to the installation of a new Comed utility pole. Additionally, the Department of Transportation, the Mayor's Office for People with Disabilities and the Fire Department have provided their consent to these changes.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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 PD 1072, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

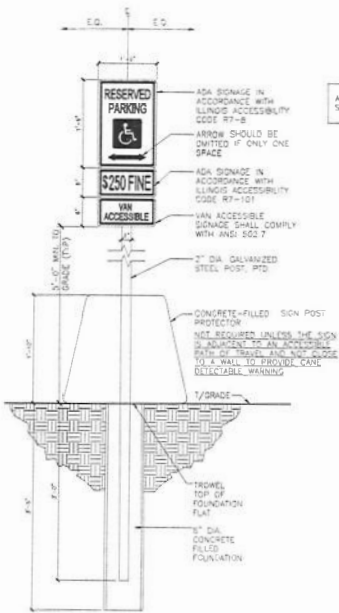


Nancy Radzevich  
Assistant Zoning Commissioner

NR:tm

C: Mike Marmo, Erik Glass, Kara Breems, Main file

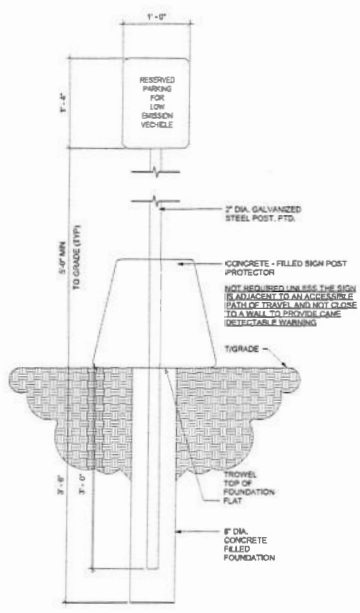
GENERAL NOTES:  
 508 E PERSHING IS A NEW CONSTRUCTION EXISTING MULTIFAMILY RESIDENTIAL BUILDING LOCATED IN CHICAGO, IL.



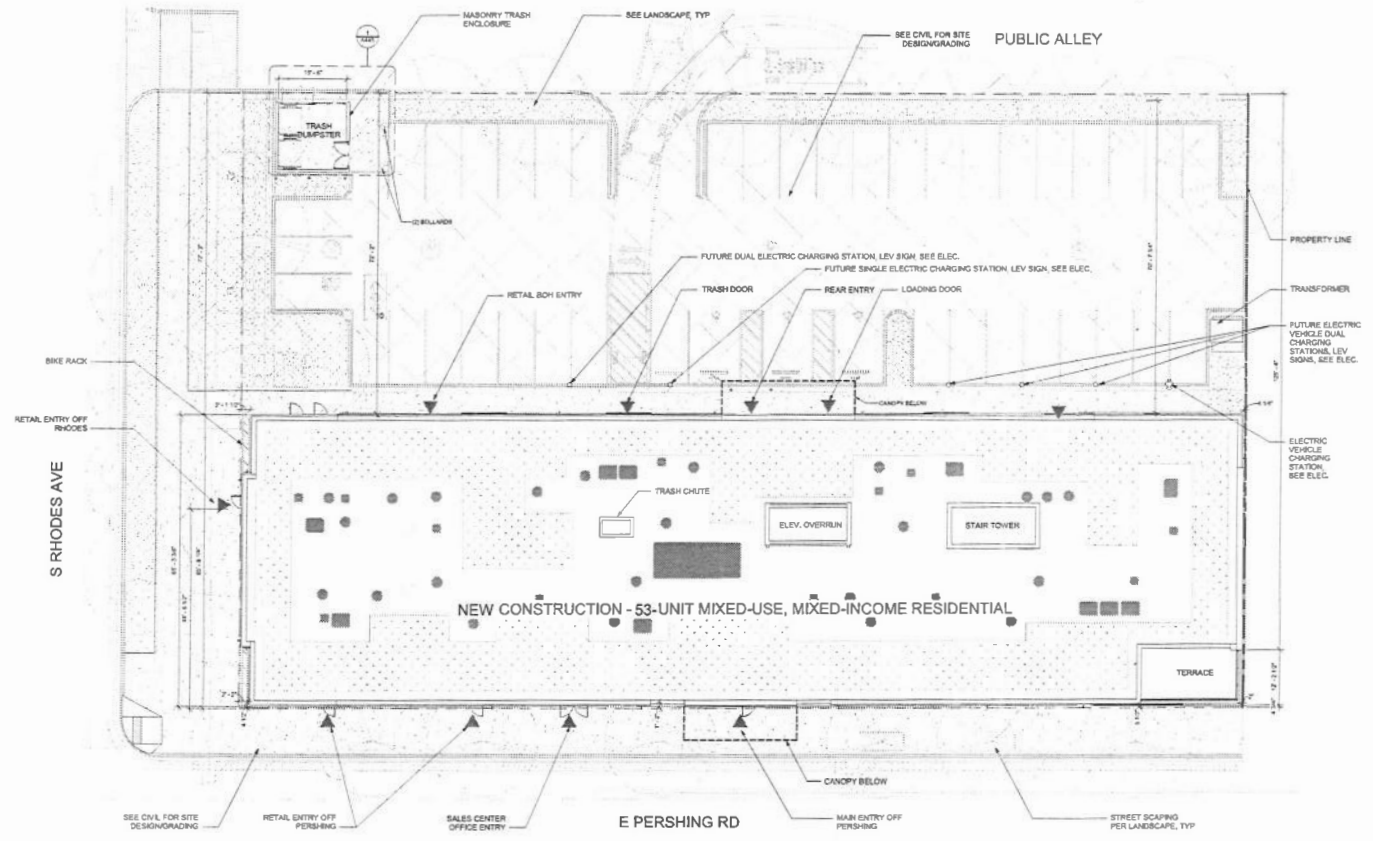
ACCESSIBLE PARKING SIGNAGE NOTE:  
 SIGN CAN BE WALL, FENCE OR POST MOUNTED.

ADA SIGNAGE (TYP.) N.T.S.

- 3 ADA PARKING SIGNAGE - VAN 1 1/2" x 14"



2 LOW EMISSION PARKING SIGN 1 1/2" x 14"



1 SITE PLAN 1" = 10'-0"

FF FLOOR ELEV. = 21.50 CCD

APPROVAL STAMP

Submissions & Revisions

THE COMMUNITY BUILDERS

118 S. LaSalle St., Ste 2101  
 Chicago, IL 60603  
 (312) 427-1000  
 www.thebuilders.org

nia

400 W. Madison Street, Ste 400  
 Chicago, IL 60607  
 (312) 427-4000  
 www.niaa.org

ANTUNOVICH ASSOCIATES

214 West North Street, Suite 700  
 Chicago, Illinois 60610  
 Phone: (312) 266-1100  
 Fax: (312) 266-1103  
 www.aaarchitect.com

DAVID MASON ASSOCIATION

444 N. Dearborn Ave  
 Chicago, IL 60610  
 (312) 464-5100  
 www.dmaa.com

db | HMS

333 W. Erie St., Ste 310  
 Chicago, IL 60610  
 (312) 467-8000

ENGAGE CIVIL

1 N. State St., Ste 100  
 Chicago, IL 60602  
 (312) 218-8816  
 www.engagecivil.com

Joe Gindow

2323 N. LaSalle Ave., #1  
 Chicago, IL 60611  
 (312) 342-2100  
 www.joegindow.com

GGLD

3101 Jackson Blvd  
 Suite 1000 Chicago, IL 60641  
 (312) 467-0100  
 www.ggld.com

508 E Pershing Rd  
 Chicago, IL 60605

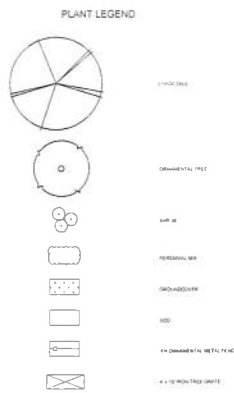
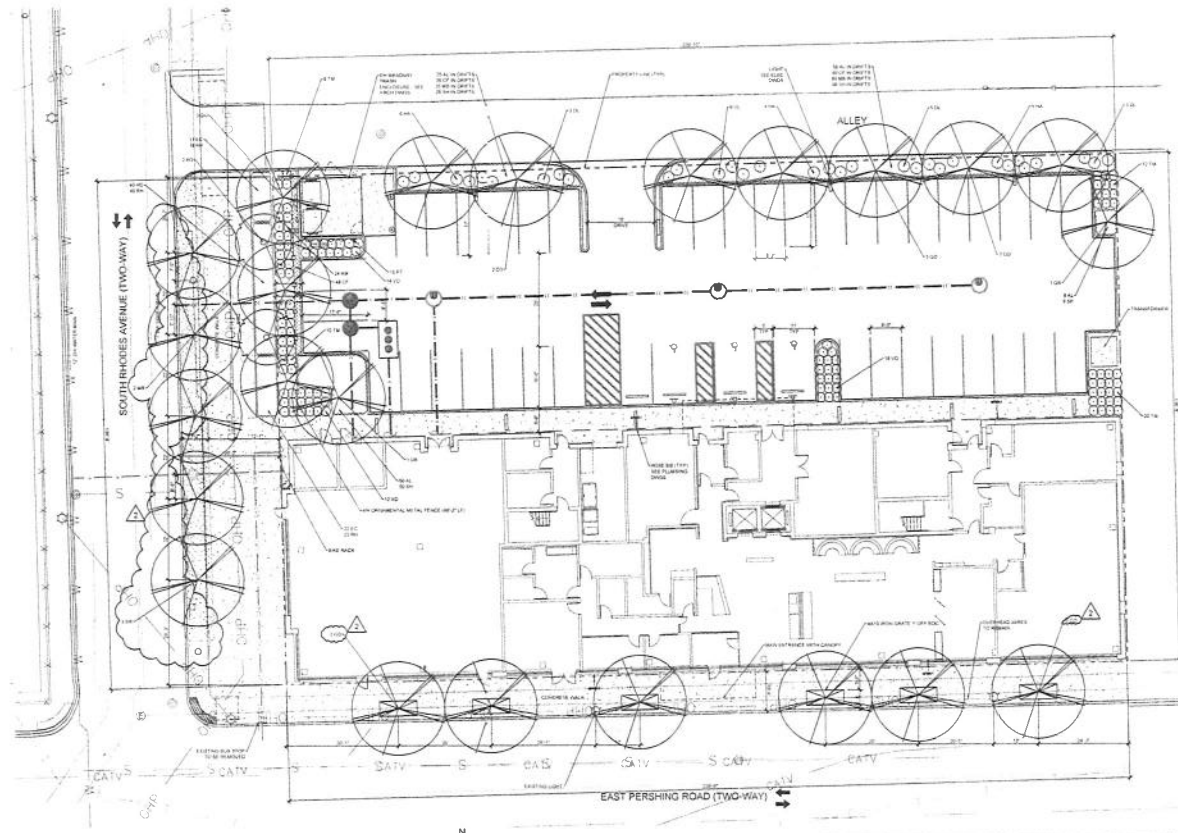
SITE PLAN

Scale

Date: 08/16/18  
 Drawn By: JG  
 Checked By: JG

PROPOSED PROJECT

A031



### GENERAL NOTES

1. CONSULT ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND MAINTENANCE REQUIREMENTS.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND MAINTENANCE REQUIREMENTS.
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### LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND MAINTENANCE REQUIREMENTS.
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1 LANDSCAPE PLAN  
11/12/07

Plant Code	Plant Name	Quantity	Notes
1100	Large Tree	10	Plant in alley
1101	Medium Tree	20	Plant in parking
1102	Small Tree	30	Plant in parking
1103	Shrub	40	Plant in parking
1104	Groundcover	50	Plant in parking
1105	Grass	60	Plant in parking
1106	Perennial	70	Plant in parking
1107	Annual	80	Plant in parking
1108	Moss	90	Plant in parking
1109	Fern	100	Plant in parking
1110	Succulent	110	Plant in parking

DATE: 11/12/07  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 PROJECT: 508 E PERSHING RD  
 SHEET: 11 OF 11

Submitted & Received

**THE COMMUNITY BUILDERS**

1111 N. LAUREL ST. SUITE 100  
 CHICAGO, IL 60610  
 TEL: 312.329.1111  
 FAX: 312.329.1112

**nia**

1111 N. LAUREL ST. SUITE 100  
 CHICAGO, IL 60610  
 TEL: 312.329.1111  
 FAX: 312.329.1112

**ANTYNOVICH ASSOCIATES**

1111 N. LAUREL ST. SUITE 100  
 CHICAGO, IL 60610  
 TEL: 312.329.1111  
 FAX: 312.329.1112

**DAVID MASON ASSOCIATES**

1111 N. LAUREL ST. SUITE 100  
 CHICAGO, IL 60610  
 TEL: 312.329.1111  
 FAX: 312.329.1112

**db HMS**

1111 N. LAUREL ST. SUITE 100  
 CHICAGO, IL 60610  
 TEL: 312.329.1111  
 FAX: 312.329.1112

**ENGAGEMENT SYSTEMS**

1111 N. LAUREL ST. SUITE 100  
 CHICAGO, IL 60610  
 TEL: 312.329.1111  
 FAX: 312.329.1112

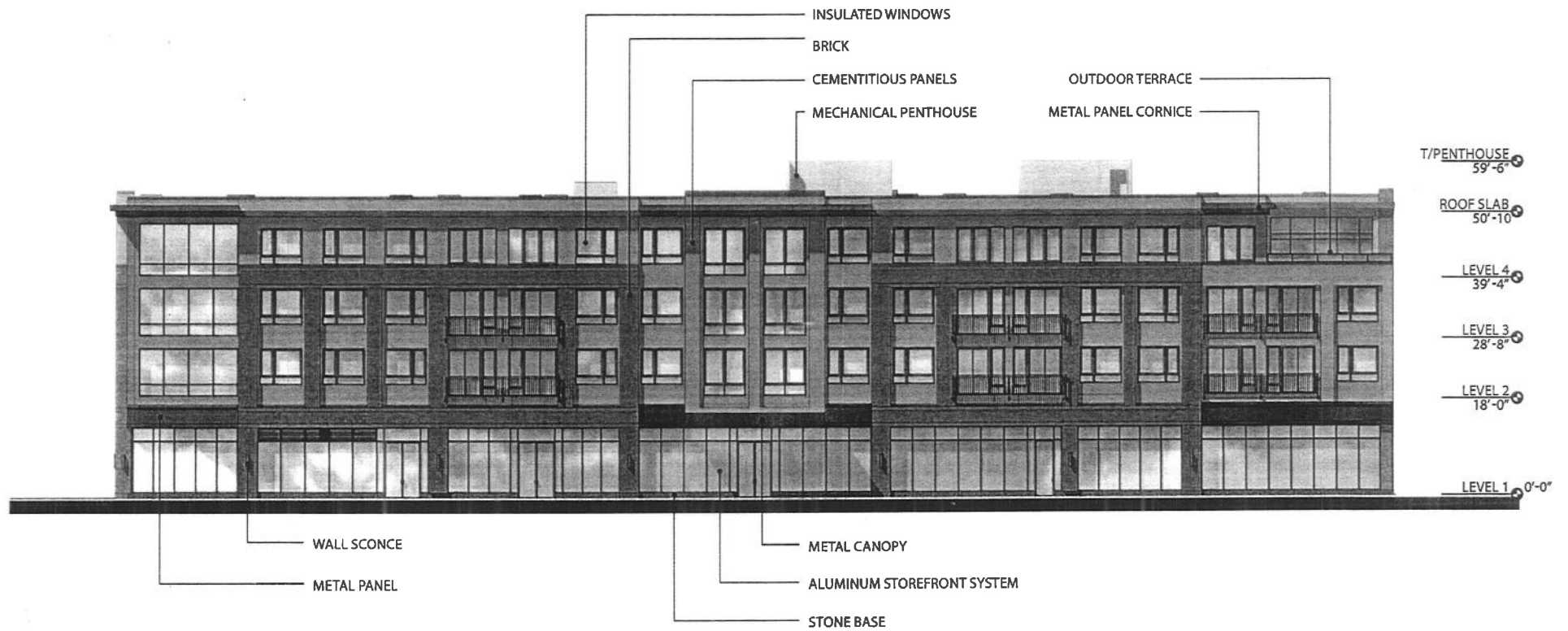
**GGLD**

1111 N. LAUREL ST. SUITE 100  
 CHICAGO, IL 60610  
 TEL: 312.329.1111  
 FAX: 312.329.1112

508 E Pershing Rd  
 CHICAGO, IL 60610

**LANDSCAPE PLAN**

**L101**

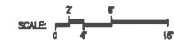
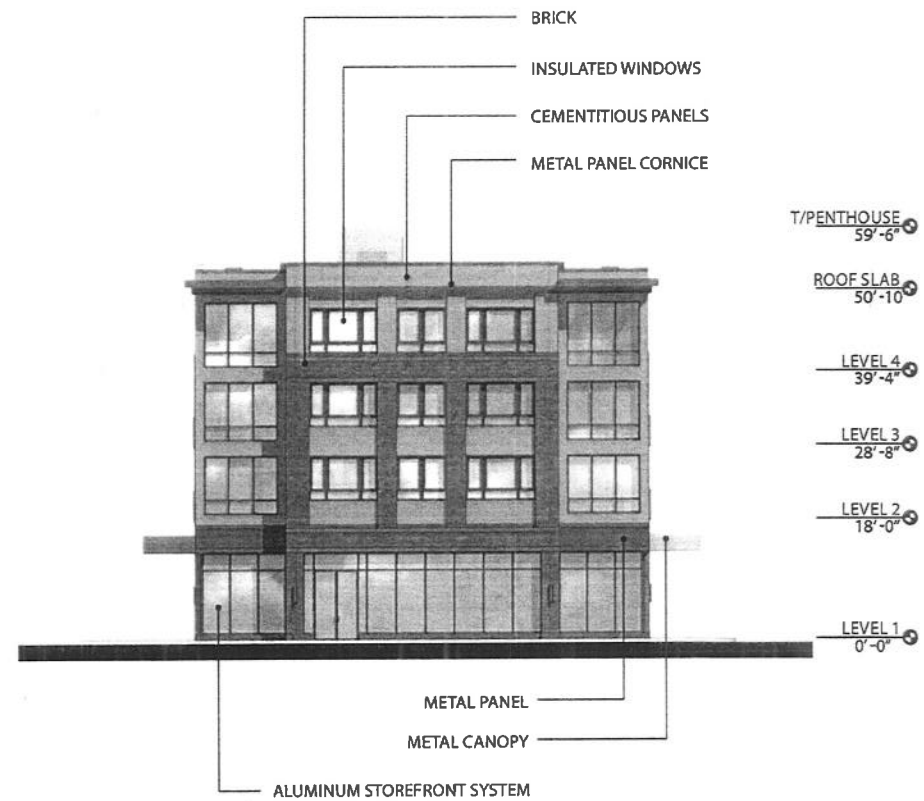
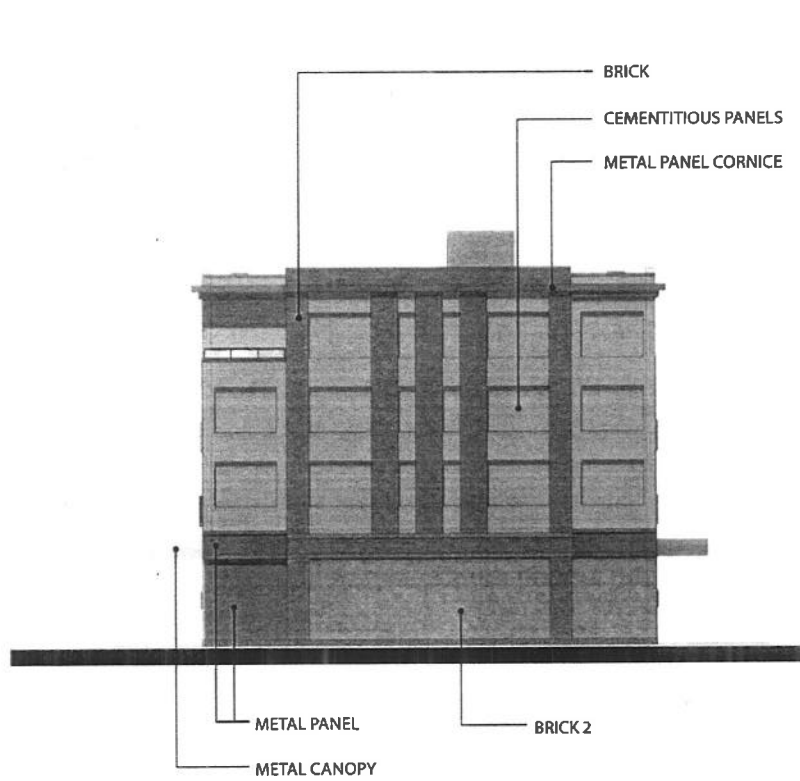


# OAKWOOD SHORES - 534 E. PERSHING ROAD

Oakwood Boulevard Associates Client · Nia Architects Architect · Antunovich Associates Design Architect

# SOUTH ELEVATION (PERSHING ROAD)

Chicago, Illinois | AUGUST 12, 2019

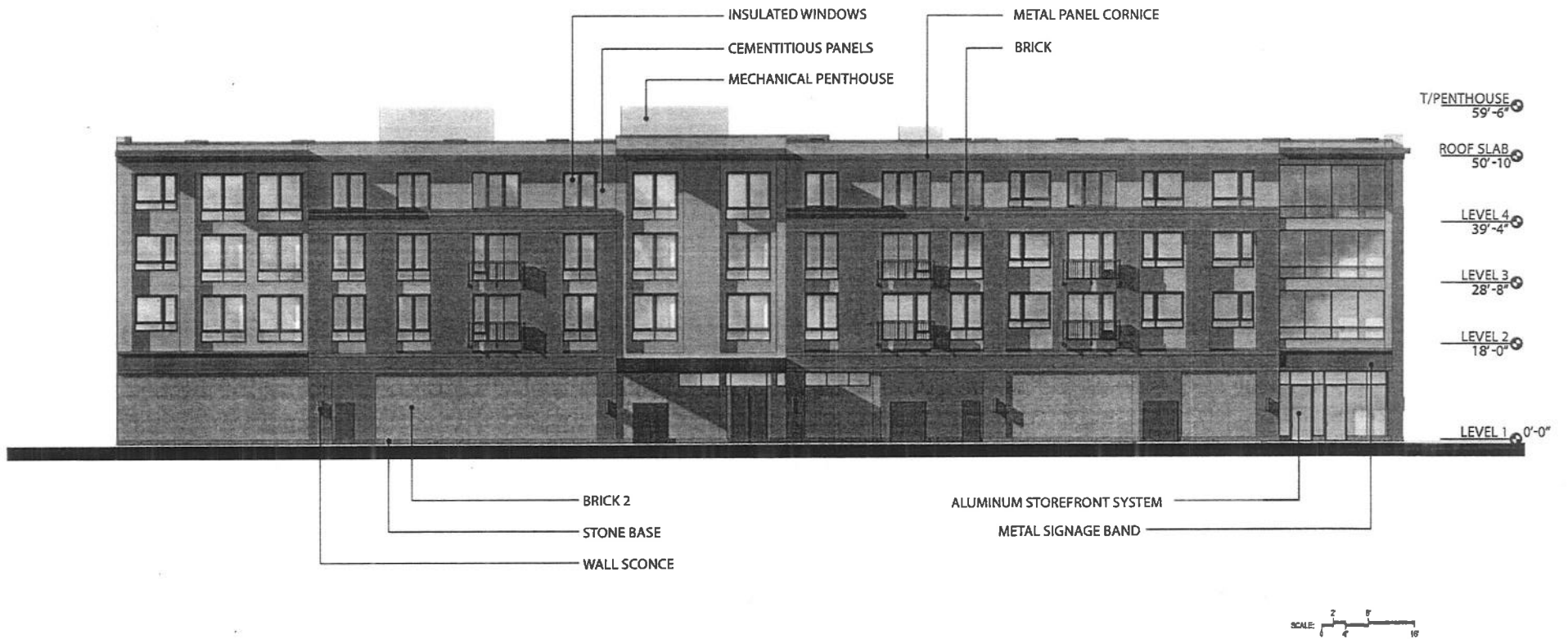


# OAKWOOD SHORES - 534 E. PERSHING ROAD

Oakwood Boulevard Associates Client · Nia Architects Architect · Antunovich Associates Design Architect

# EAST & WEST (RHODES) ELEVATIONS

Chicago, Illinois | AUGUST 12, 2019



# OAKWOOD SHORES - 534 E. PERSHING ROAD

Oakwood Boulevard Associates Client · Nia Architects Architect · Antunovich Associates Design Architect

## NORTH ELEVATION (PUBLIC ALLEY)

Chicago, Illinois | AUGUST 12, 2019



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

October 12, 2012

Steven D. Freidland  
Applegate & Thorne-Thomsen, P.C.  
626 West Jackson Blvd.  
Suite 400  
Chicago, IL 60661

**Re: Administrative Relief request for Residential Planned Development No. 1072, Sub Area A, 615-627 E. 38<sup>th</sup> Place, 630 and 636 E. 38<sup>th</sup> Street, 720-726 E. 38<sup>th</sup> Street, and 3825 S. Vincennes Avenue**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 1072 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, on behalf of Oakwood Shores Phase 2D Limited Partnership, (the "Developer") and Oakwood Boulevard Associates, LLC (the "Applicant"), the following modifications:


- 615-627 E. 38<sup>th</sup> Place (Site A): the Developer is seeking to replace the proposed two, three-story townhouse buildings with a single, three-story 14-unit townhouse.
- 630 and 636 E. 38<sup>th</sup> Street (Site B): the Developer is seeking to replace the proposed five single-family homes with two, six-unit apartment buildings.
- 720-726 E. 38<sup>th</sup> Street (Site C): the Developer is seeking to replace the proposed three-story townhouse building with a three-story, 12-unit townhouse building.
- 3825 S. Vincennes Avenue (Site F): the Developer is seeking to replace the proposed six single-family homes with a clubhouse or community center at the southeast corner of S. Vincennes Ave. and E. 38<sup>th</sup> Place. The building will be used by the residents of Oakwood Shores and will include active space accommodating fitness classes/activities, special events or activities and quieter spaces designed for smaller groups or individuals and a kitchen/café area.

An overall site plan and elevations for each of the residential buildings is attached. Clubhouse elevations are being prepared and will be submitted for Site Plan Approval upon completion.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change. Sites A and C were originally multi-unit housing and will remain multi-unit housing with slightly different designs. In regards to Site B, the PD provides for a variety of housing types which exist on every block and there are several locations where single-family homes are proposed adjacent to multi-family housing. There are currently no existing single family homes on the block bounded by 38<sup>th</sup> Street, Langley Avenue, 37<sup>th</sup> Place, and Vincennes Avenue (Site B).

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1072, 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,



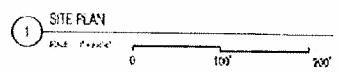
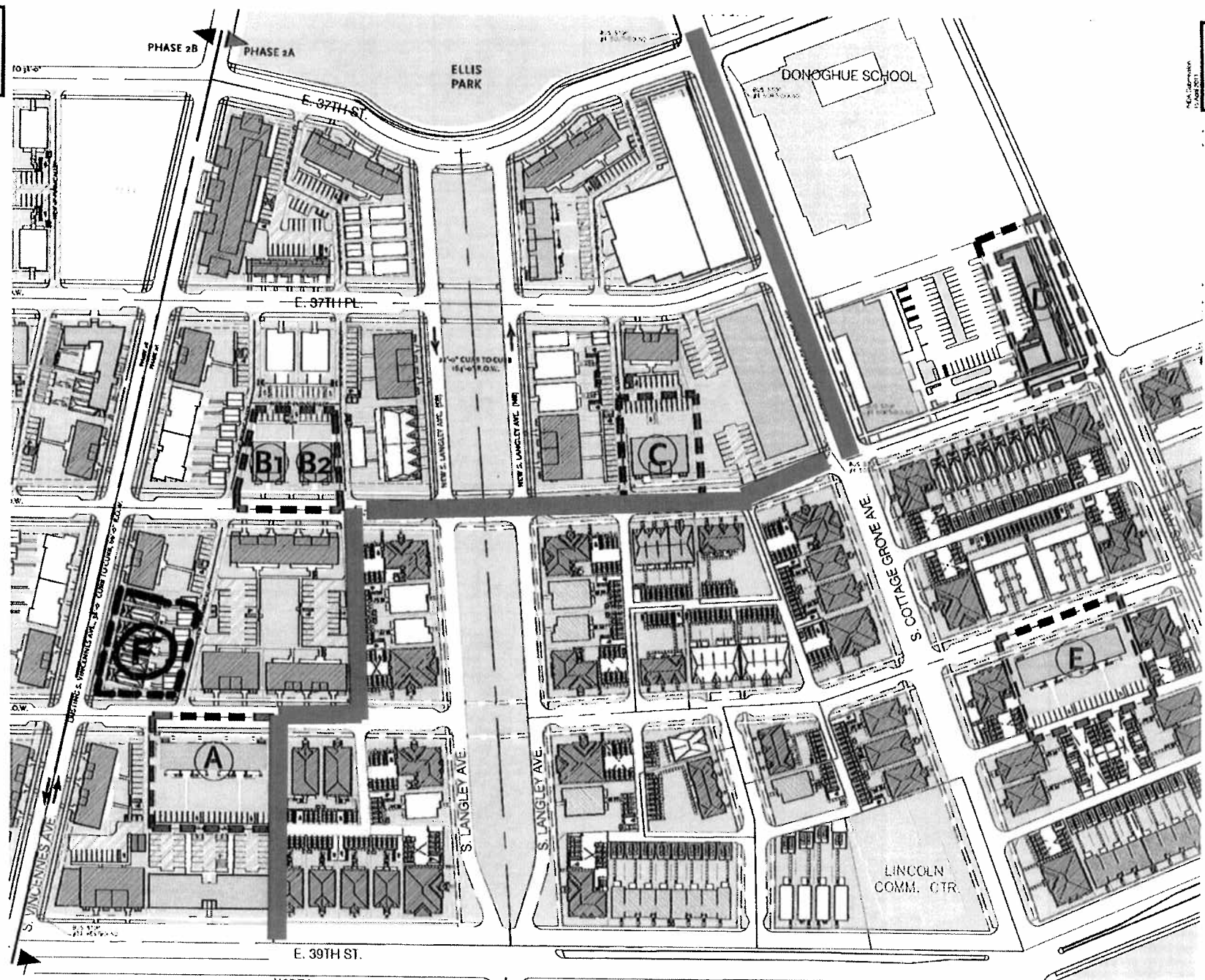
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Benet Haller, Main file

BOOTH HANSEN  
Johnson & Lee  
mla architects inc

15% Improvement  
11/14/2011  
OAKWOOD  
PHASE 2D  
11/14/2011



PHASE 2D SITE PLAN  
OAKWOOD SHORES - PHASE 2D

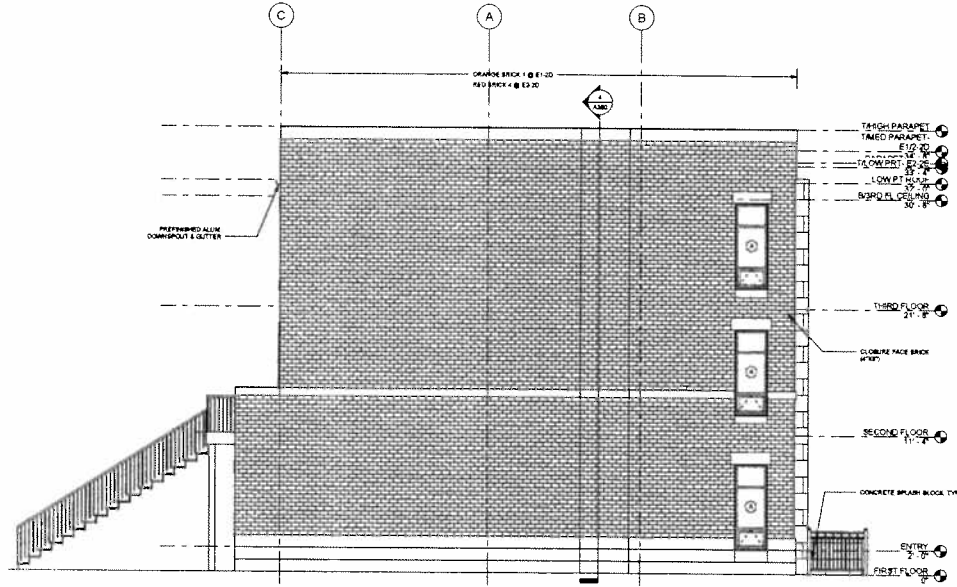




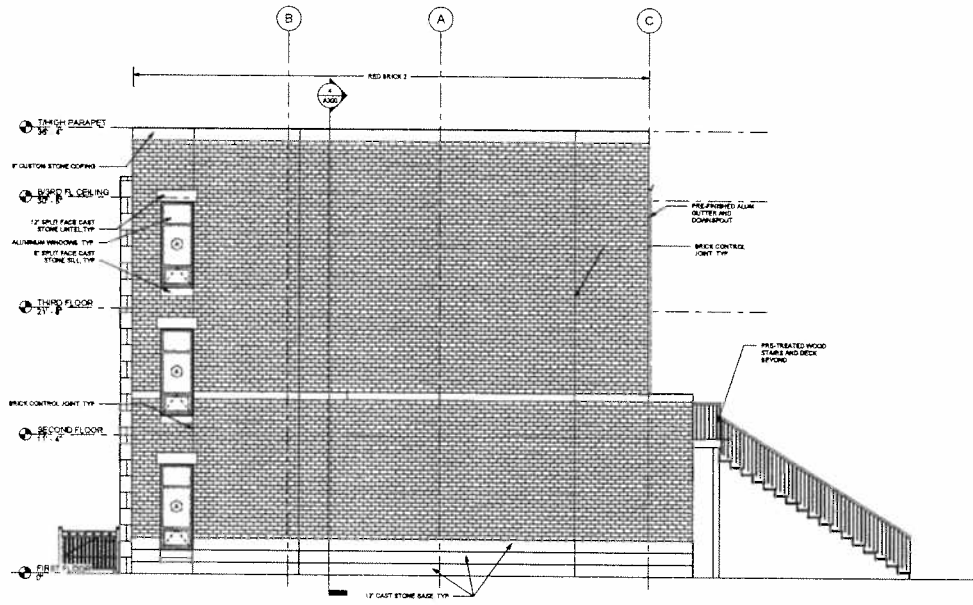


BOOTH HANSEN

Architecture Interior Planning  
333 South Dearborn Street  
Chicago, Illinois 60601



1 Side Elevation - E1-2D...  
1/4" = 1'-0"



2 Side Elevation - E1-2D...  
1/4" = 1'-0"

ISSUED FOR PERMIT  
11/11/2011



PROJECT NUMBER: Project Number

BUILDING TYPE E-2D

Building Addresses:

619-627 E 38TH PL (E1-2D)

OAKWOOD SHORES -  
PHASE 2D  
Chicago, Illinois

Elevations

A202







**BOOTH HANSEN**

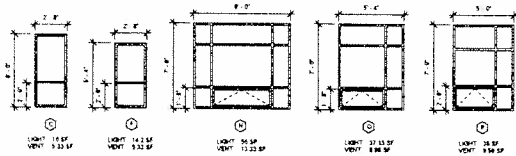
Architects: Interior Planning  
333 South Dear Pines Street  
Chicago, Illinois 60601



1 38TH STREET ELEVATION  
1/4" = 1'-0"



2 NORTH ELEVATION  
1/4" = 1'-0"



WINDOW TYPES  
1/4" = 1'-0"

ISSUED FOR PERMIT  
NO. 123456789



PROJECT NUMBER 1077.00

**BUILDING TYPE G-2D**

**Building Addresses:**

720-726 E 38TH ST (G1-2D)

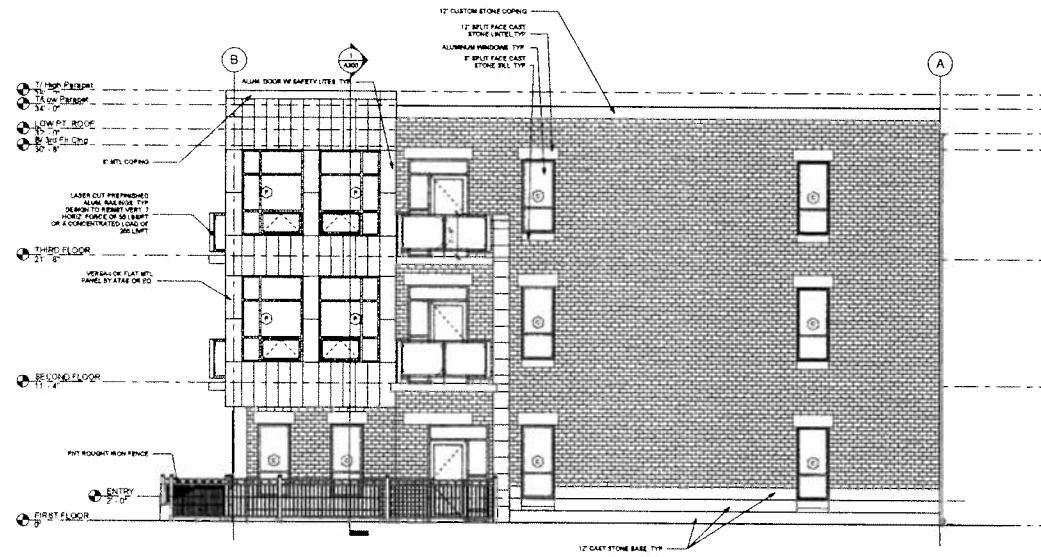
OAKWOOD SHORES -  
PHASE 2D  
Chicago, Illinois

Elevations

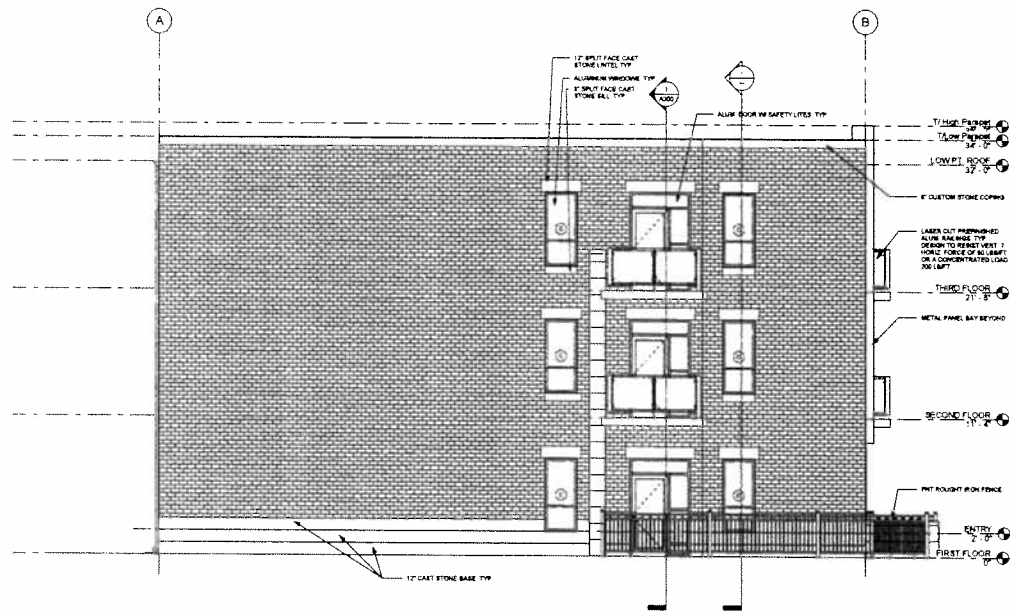
**A200**

**BOOTH HANSEN**

Architecture Interiors Planning  
343 South Dearborn Street  
Chicago, Illinois 60601



1 EAST ELEVATION  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"

ISSUED FOR PERMIT  
NO. 190828



PROJECT NUMBER 1027.00

**BUILDING TYPE G-2D**

**Building Addresses:**

720-726 E 38TH ST (G1-2D)

OAKWOOD SHORES -  
PHASE 2D  
Chicago, Illinois

Elevations

**A201**

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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>

August 19, 2009

Mr. Steven D. Friedland  
Applegate & Thorne-Thomsen  
322 South Green Street  
Suite 400  
Chicago, IL 60607

Re: **Administrative Relief for Residential Business Planned  
Development No. 1072, Sub area B, South Cottage Grove and  
East 38<sup>th</sup> Street**

Dear Mr. Friedland:

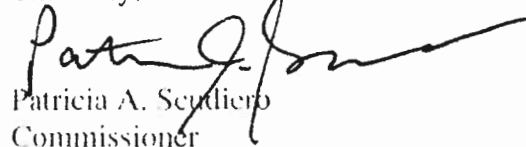
Please be advised that your request for a minor change to Residential Business Planned Development No. 1072 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, within Sub area B only, you are requesting to reduce the minimum number of accessory off-street parking spaces for elderly housing only, from one space per dwelling unit to .33 spaces per dwelling unit. This reduction is consistent with the .33 parking ratio for elderly housing identified in Section 17-10-0207-D of the Chicago Zoning Ordinance. Additionally, more usable outdoor open space will be provided for the residents of the elderly housing as a result of this parking reduction. However, this reduction is limited to elderly housing only. Any other type of residential development within Sub area B is subject to the existing ratio of one parking space per dwelling unit.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a parking reduction within Subarea B only, and for elderly housing only, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, 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 Business Planned Development No. 1072, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm  
cc: Mike Marmo, Erik Glass, Main file



*Reclassification Of Area Shown On Map Numbers 8-D And 8-E.  
(As Amended)  
(Application Number 15961) RPD 1072*

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Numbers 8-D and 8-E in the area bounded by:

the centerline of the original 66 foot wide East Pershing Road; the centerline of the 38 foot wide South Rhodes Avenue; centerline of the 66 foot wide East 37<sup>th</sup> Street; a line from a point 540.00 feet east of the centerline of the 38 foot wide South Rhodes Avenue (as measured along the centerline of the 66 foot wide East 37<sup>th</sup> Street) to a point 540.02 east of the centerline of the 38 foot wide South Rhodes Avenue and 342.08 feet south of the centerline of the 66 foot wide East 37<sup>th</sup> Street; a line drawn easterly from a point 540.02 east of the centerline of the 38 foot wide South Rhodes Avenue and 342.08 feet south of centerline of the 66 foot wide East 37<sup>th</sup> Street, and perpendicular to the last described course; the centerline of the 66 foot wide South Vincennes Avenue; the centerline of the 66 foot wide East 37<sup>th</sup> Street between South Vincennes Avenue and South Cottage Grove Avenue; the centerline of the 80 foot wide South Cottage Grove Avenue; the centerline of the 60 foot wide East 38<sup>th</sup> Street created by Madden-Wells Subdivision; the centerline of the 16 foot alley west of South Langley Avenue, created by the Madden-Wells Subdivision; and the west most line of the Madden-Wells Subdivision (except Planned Development Number 840 as heretofore created lying north of the centerline of the 60 foot wide East 38<sup>th</sup> Street created by Madden-Wells Subdivision and lying west of the centerline of the 80.00 foot wide South Cottage Grove Avenue),

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the current B3-3 symbols and indications as shown on Map Numbers 8-D and 8-E in the area bounded by:

Planned Development Number 840 as heretofore created lying north of the centerline of the 60 foot wide east of 38<sup>th</sup> Street created by the Madden-Wells Subdivision and lying west of the centerline of the 80.00 foot wide South Cottage Grove Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all current RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Numbers 8-D and 8-E in the area bounded by:

the centerline of the original 66 foot wide East Pershing Road; the centerline of the 38 foot wide South Rhodes Avenue; centerline of the 66 foot wide East 37<sup>th</sup> Street; a line from a point 540.00 feet east of the centerline of the 38 foot wide South Rhodes Avenue (as measured along the centerline of the 66 foot wide East 37<sup>th</sup> Street) to a point 540.02 east of the centerline of the 38 foot wide South Rhodes Avenue and 342.08 feet south of the centerline of the 66 foot wide East 37<sup>th</sup> Street; a line drawn easterly from a point 540.02 east of the centerline of the 38 foot wide South Rhodes Avenue and 342.08 feet south of the centerline of the 66 foot wide East 37<sup>th</sup> Street, and perpendicular to the last described course; the centerline of the 66 foot wide South Vincennes Avenue; the centerline of the 66 foot wide East 37<sup>th</sup> Street between South Vincennes Avenue and South Cottage Grove Avenue; the centerline of the 80 foot wide South Cottage Grove Avenue; the centerline of the 60 foot wide East 38<sup>th</sup> Street created by Madden-Wells Subdivision; the centerline of the 16 foot alley west of South Langley Avenue, created by the Madden-Wells Subdivision; the centerline of 60 foot wide East 38<sup>th</sup> Place created by the Madden-Wells Subdivision and the west most line of the Madden-Wells Subdivision (except Planned Development Number 840 as heretofore created lying north of the centerline of the 60 foot wide East 38<sup>th</sup> Street created by Madden-Wells Subdivision and lying west of the centerline of the 80.00 foot wide South Cottage Grove Avenue),

And

Planned Development Number 840 as heretofore created and, lying north of the centerline of the 60 foot wide East of 38<sup>th</sup> Street created by the Madden-Wells Subdivision and lying west of the centerline of the 80.00 foot wide South Cottage Grove Avenue,

to those of a residential planned development.

SECTION 4. 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 1072.*

*Plan Of Development Statements.*

1. The area delineated herein as a residential planned development (the "Planned Development") consists of approximately one million thirteen thousand three hundred fifty-seven (1,013,357) square feet (twenty-three

and twenty-six hundredths (23.26) acres) of net site area generally bounded by the centerline of the original 66 foot wide East Pershing Road; the centerline of the thirty-eight (38) foot wide South Rhodes Avenue; the centerline of the 66 foot wide East 37<sup>th</sup> Street; a line from a point five hundred forty and zero-hundredths (540.00) feet east of the centerline of the thirty-eight (38) foot wide South Rhodes Avenue (as measured along the centerline of the sixty-six (66) foot wide East 37<sup>th</sup> Street) to a point five hundred forty and two-hundredths (540.02) east of the centerline of the thirty-eight (38) foot wide South Rhodes Avenue and three hundred forty-two and eight-hundredths (342.08) feet south of the centerline of the sixty-six (66) foot wide East 37<sup>th</sup> Street; a line drawn easterly from a point five hundred forty and two-hundredths (540.02) east of the centerline of the thirty-eight (38) foot wide South Rhodes Avenue and three hundred forty-two and eight-hundredths (342.08) feet south of the centerline of the sixty-six (66) foot wide East 37<sup>th</sup> Street, and perpendicular to the last described course; the centerline of the sixty-six (66) foot wide South Vincennes Avenue; the centerline of sixty-six (66) foot wide East 37<sup>th</sup> Street between South Vincennes Avenue and South Cottage Grove Avenue; the centerline of the eighty (80) foot wide South Cottage Grove Avenue; the centerline of the sixty (60) foot wide East 38<sup>th</sup> Street created by the Madden-Wells Subdivision; the centerline of the sixteen (16) foot alley west of South Langley Avenue, created by the Madden-Wells Subdivision; the centerline of the sixty (60) foot wide East 38<sup>th</sup> Place created by the Madden-Wells Subdivision; the west most line of the Madden-Wells Subdivision (the "Property"), and is owned or controlled by the applicant, Oakwood Boulevard Associates L.L.C., an Illinois limited liability company. The Chicago Housing Authority is the legal titleholder of the Property.

2. The applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation, subdivision 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. The dedication of streets and alleys as identified on the Site Plan (hereinafter described) shall be accepted by the City Council promptly upon the completion of all applicable official reviews and approvals and the issuance of any required permits. The applicant or its successors, assignees or grantees may construct the proposed new improvements in the Planned Development in phases and shall be permitted to seek and obtain permits required for such construction separately for different structures located in this Planned Development.
3. The requirements, obligations and conditions contained in this Planned Development shall be binding upon the applicant, its successors and

assigns, and if different than the applicant, the legal titleholder or any ground lessors. All rights granted hereunder shall inure to the benefit of the applicant's successors and assigns (including any condominium or homeowners' association which may be formed). Pursuant to the requirements of Section 17-8-0400 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 Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant or by all the owners of the Property and any ground lessors of the Property subject, however, to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a designated subarea need only be made or authorized by the owners and/or ground lessees of such subarea; provided, however, that for so long as the applicant or any affiliate thereof owns or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the applicant; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that the Applicant's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth above in this Statement Number 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by the original Applicant hereunder. An agreement among different owners of the Property, or a covenant binding owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development.

4. This plan of development consists of seventeen (17) statements; a Bulk Regulations and Data Sheet; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; and the following plans prepared by Booth Hansen, Johnson and Lee and Nia Architects, Inc., all dated November 10, 2006 and revised March 9, 2007: a Site Plan; a Street Parking Plan, a Landscape Plan; a Typical Cross Section Map and Building Elevations; and Building Elevations prepared by Fitzgerald Associates Architects and Brook Architecture, Inc., dated November 10, 2006 and revised March 9, 2007. A full-size set of each of the plans listed above (collectively, the "Plans") is on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": dwelling units, including but not limited to detached houses, townhouses, multi-unit residential and elderly housing units; residential support services; retail, service and commercial facilities; and recreational uses, open space, related services, accessory and non-accessory parking, accessory uses and other uses allowed as permitted and special uses in the RM4.5 Residential Multi-Unit District. Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the Applicant or its successors, assignees or grantees shall acquire title to the Property (or applicable portion thereof) and undertake redevelopment thereof as provided herein.
6. Business identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the reasonable review and approval of the Department of Planning and Development.
7. Ingress and egress for the Property shall be provided in substantial compliance with the Plans, and no further approvals shall be required for such ingress and egress plan.
8. In addition to the maximum height of buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such floor area shall not include (a) all floor area devoted to mechanical equipment which exceeds one thousand (1,000) square feet, and (b) all floor area associated with parking and loading areas. The calculation of F.A.R. shall be made based on the net site area of the Planned Development. In addition, the calculation of any building height shall not include elevator shafts, ingress/egress towers, mechanical penthouses and enclosures, telecommunications facilities or architectural design elements such as spires.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans described in statement Number 4 above and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance.
11. Prior to the 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 development of improvements in Subarea "B" (the "Subarea B Improvements") of the Property, a site plan, landscape plan and building elevations for the Subarea B Improvements only (collectively, the "Subarea B Site Plan Approval Submittals") shall be submitted to the Department of Planning and Development for approval. Approval for the Subarea B Improvements is intended to ensure that the specific components thereof substantially conform with this Planned Development. No site plan approval shall be required in connection with the development of the improvements in Subarea "A" of the Property pursuant to this Planned Development. If the Subarea B Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development promptly shall approve same. Following approval thereof by the Department of Planning and Development, said Subarea B Site Plan Approval Submittals 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. After approval by the Department of Planning and Development of the Subarea B Improvements, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. The Subarea B Site Plan Approval Submittals shall contain the following information with respect to the proposed improvements within the boundaries of Subarea "B" of the Property:
  - (a) a site plan (including a footprint of the proposed improvements);

- (b) building elevations;
  - (c) landscape plan; and
  - (d) statistical information applicable to Subarea "B" of the Property, including floor area and floor area ratio, uses to be established, building heights and setbacks.
12. The Applicant shall have the right to redesignate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not require an amendment or minor change to this Planned Development; provided, however, the Applicant shall provide notice thereof to the Department of Planning and Development for said Department's administrative purposes to facilitate Part II Approval for any such designated subarea. In furtherance of the foregoing, the Applicant may allocate or assign the development rights under this Planned Development to and among the designated subareas, including, but not limited to, Floor Area and F.A.R., signage, building height, and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s).
13. The requirements of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks and substitutions or deletions relating to the Building Elevations. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.
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 on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.

15. 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 new 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 at the time of application for a building permit.
16. 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
17. Unless substantial construction of the new buildings has commenced within six (6) years following adoption of this Planned Development, then the zoning of the Property shall automatically revert to the RM4.5 Residential Multi-Unit District. Said six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Right-of-Way Adjustment Map; Site Plan; Street Parking; Landscape Plan; Building Elevations; Subarea Map; Typical Cross Section and Building Elevations "A", "AA", "AAA", "B", "C", "F", "G", "H" and "I" referred to in these Plan of Development Statements printed on pages 5424 through 5460 of this *Journal*.]

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

*Residential Planned Development Number 1072*

*Bulk Regulations And Data Table.*

**Gross Site Area:**

Subarea "A"	=	1,555,228 square feet (35.70 acres)
Subarea "B"	=	63,914 square feet (1.47 acres)
Total	=	1,619,142 square feet (37.17 acres)

**Net Site Area:**

Subarea "A"	=	Gross Site Area (1,555,228 square feet) - Area in Public Rights-of-Way, Alleys and Parks (583,397 square feet) = Net Site Area of 971,831 square feet (22.31 acres).
Subarea "B"	=	Gross Site Area (63,914 square feet) - Area in Public Rights-of-Way, Alleys and Parks (22,388 square feet) = Net Site Area of 41,526 square feet (.95 acre).
Total	=	Gross Site Area (1,619,142 square feet) - Area in Public Rights-of-Way, Alleys and Parks (605,785 square feet) = Net Site Area of 1,013,357 square feet (23.26 acres).

**Maximum Floor Area Ratio:**

Subarea "A"	=	1.4
Subarea "B"	=	2.4
Total	=	1.44

**Area to be Dedicated as Public  
Right-of-Way:**

Subarea "A"	=	583,397 square feet
Subarea "B"	=	22,388 square feet
Total	=	605,785 square feet

**Maximum Number of Dwelling  
Units:**

Subarea "A"	=	800 units
Subarea "B"	=	135 units

**Retail and Commercial Area  
Not to Exceed:**

Subarea "A"	=	35,000 square feet
Subarea "B"	=	20,000 square feet

**Maximum Site Coverage:**

In accordance with Site Plan

**Minimum Number of Accessory  
Off-Street Parking Spaces:**

Subarea "A"	=	1 per dwelling unit plus 10 spaces for commercial
Subarea "B"	=	1 per dwelling unit

**Minimum Number of Off-Street  
Loading Berths:**

5

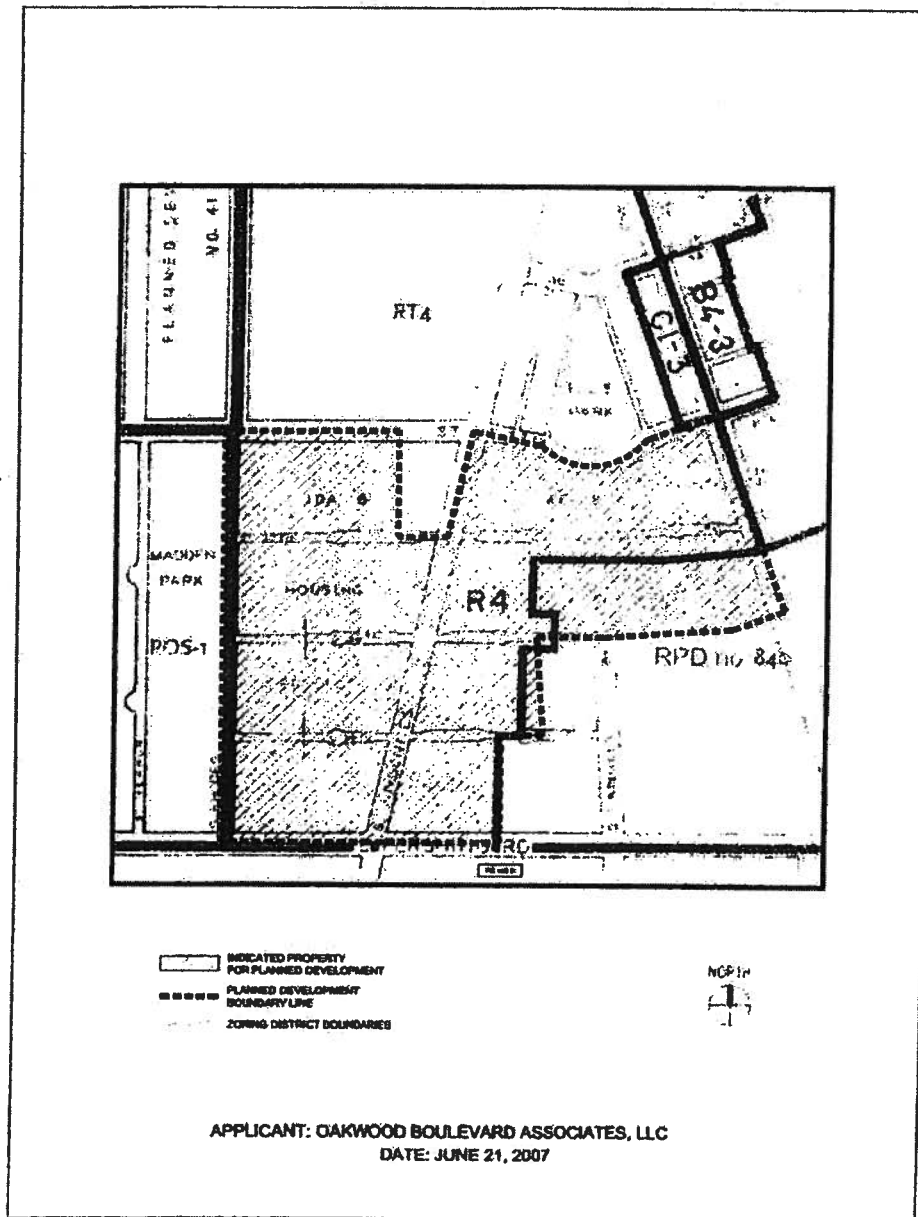
**Minimum Building Setbacks:**

In accordance with Site Plan

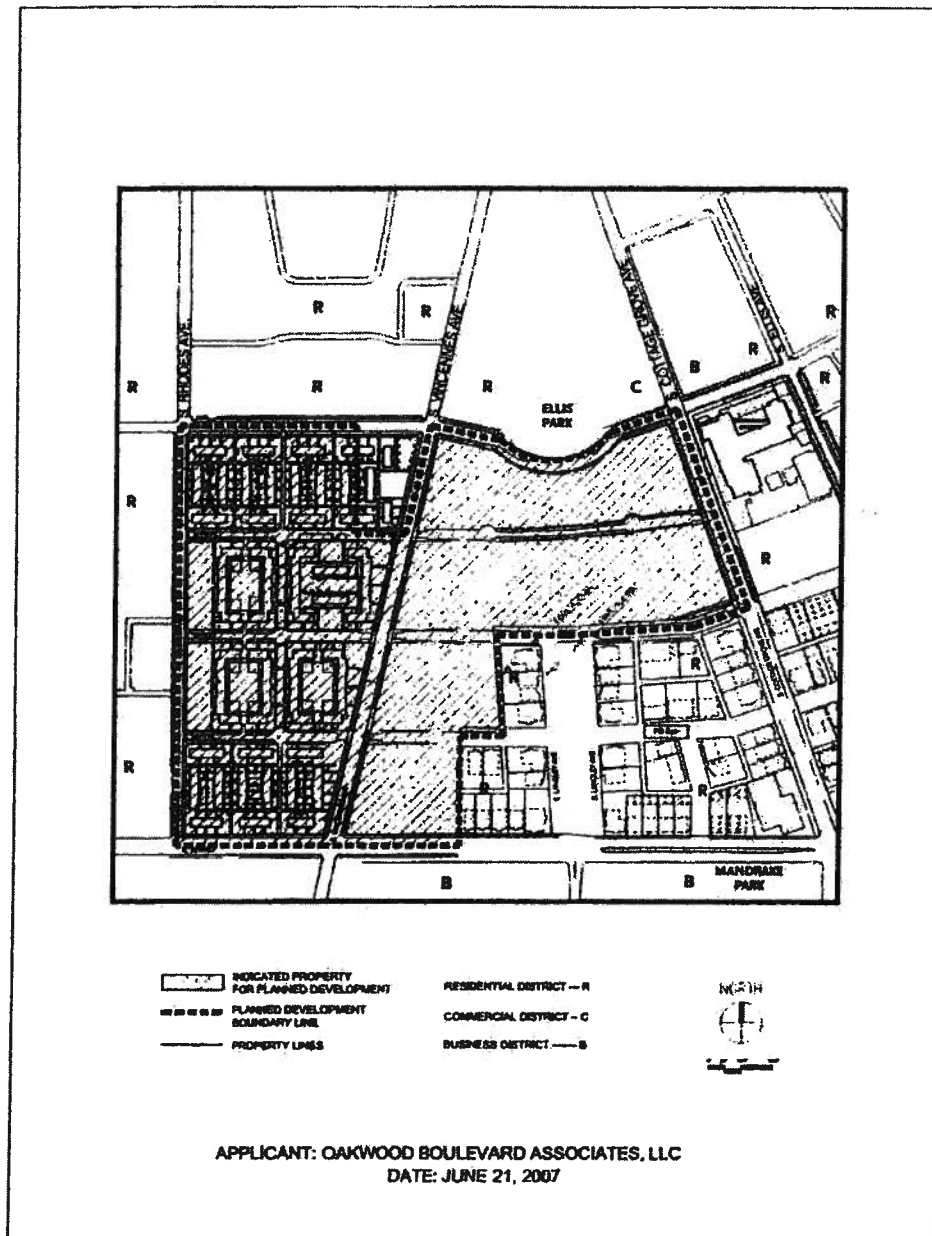
**Maximum Building Height:**

85 feet to the top of structure

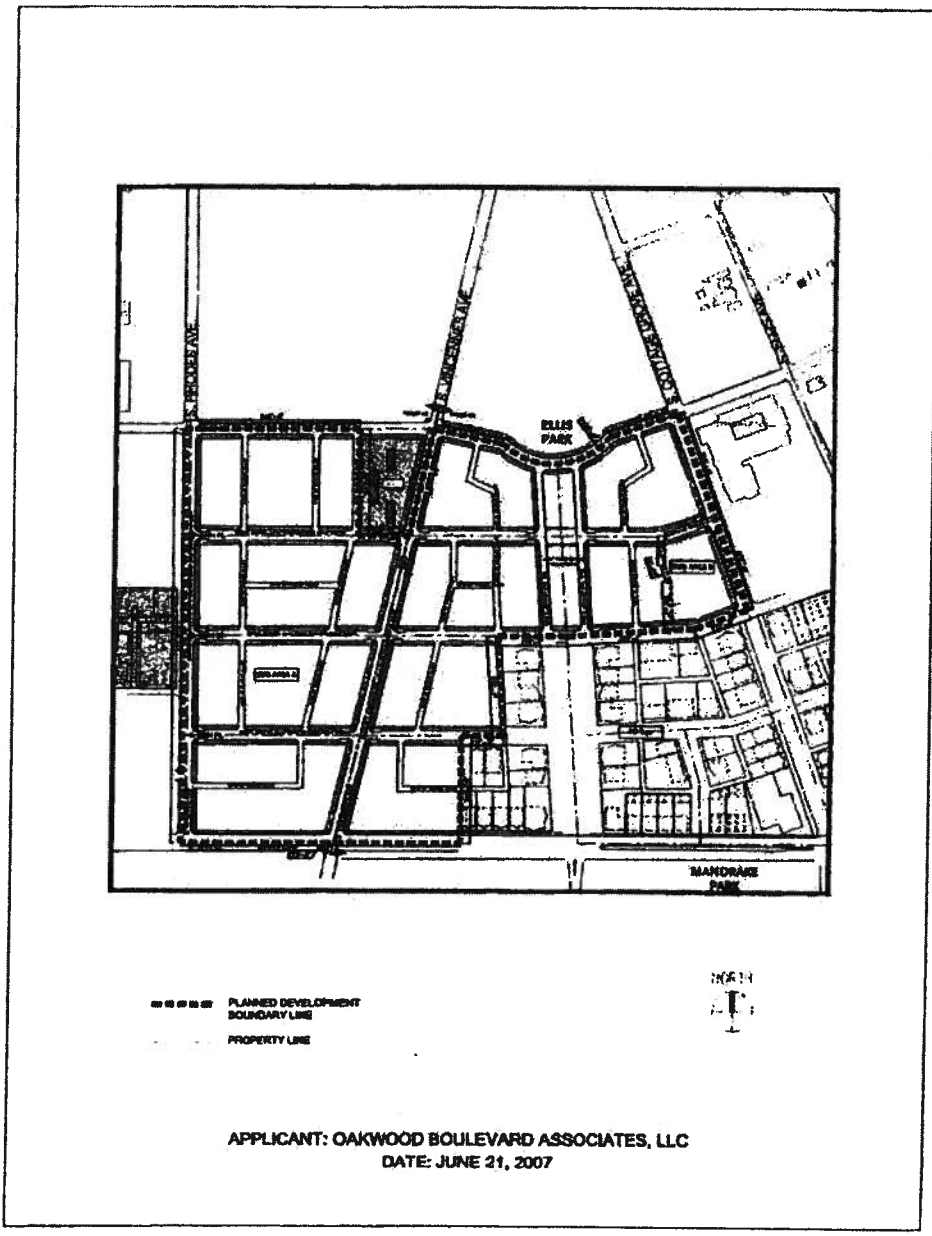
Existing Zoning Map.



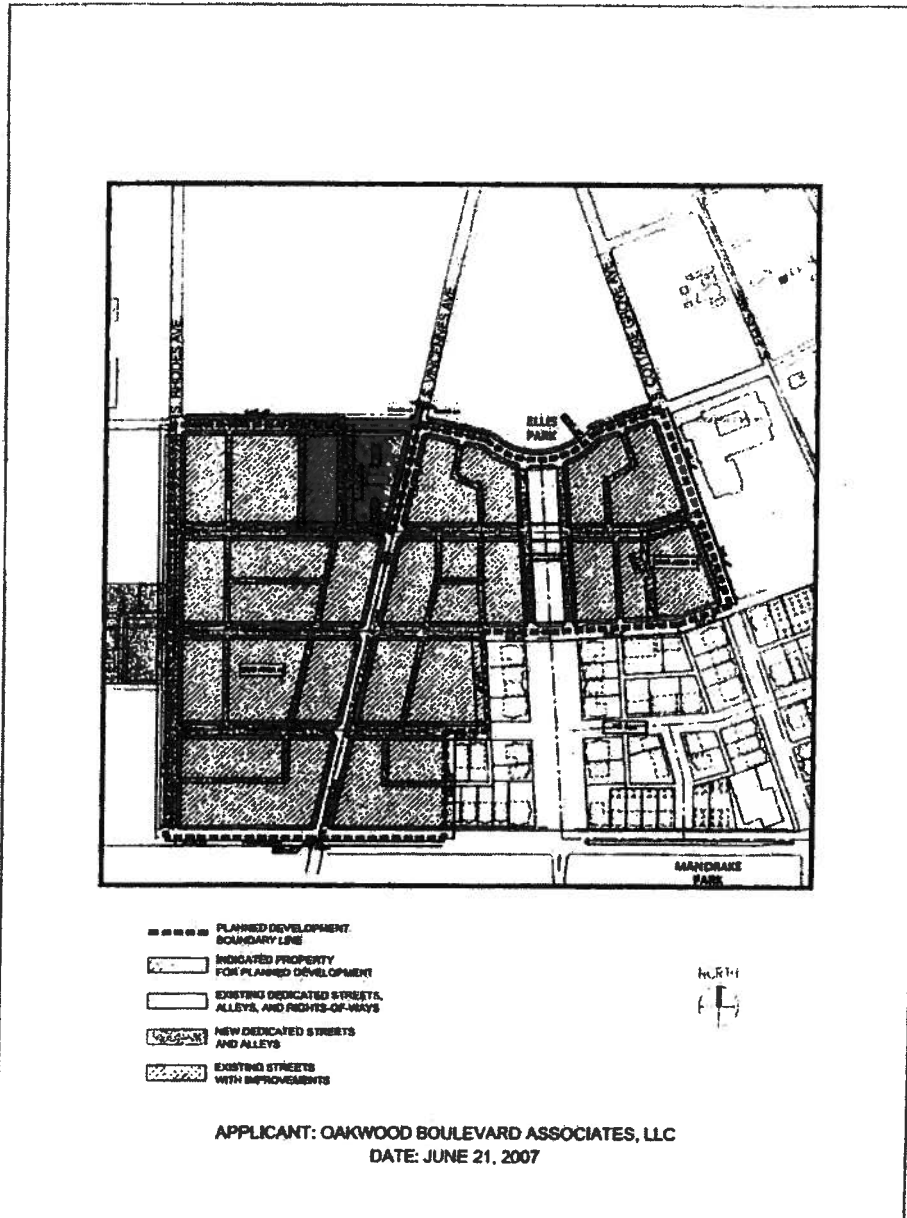
Existing Land-Use Map.



Boundary And Property Line Map.



Right-Of-Way Adjustment Map.



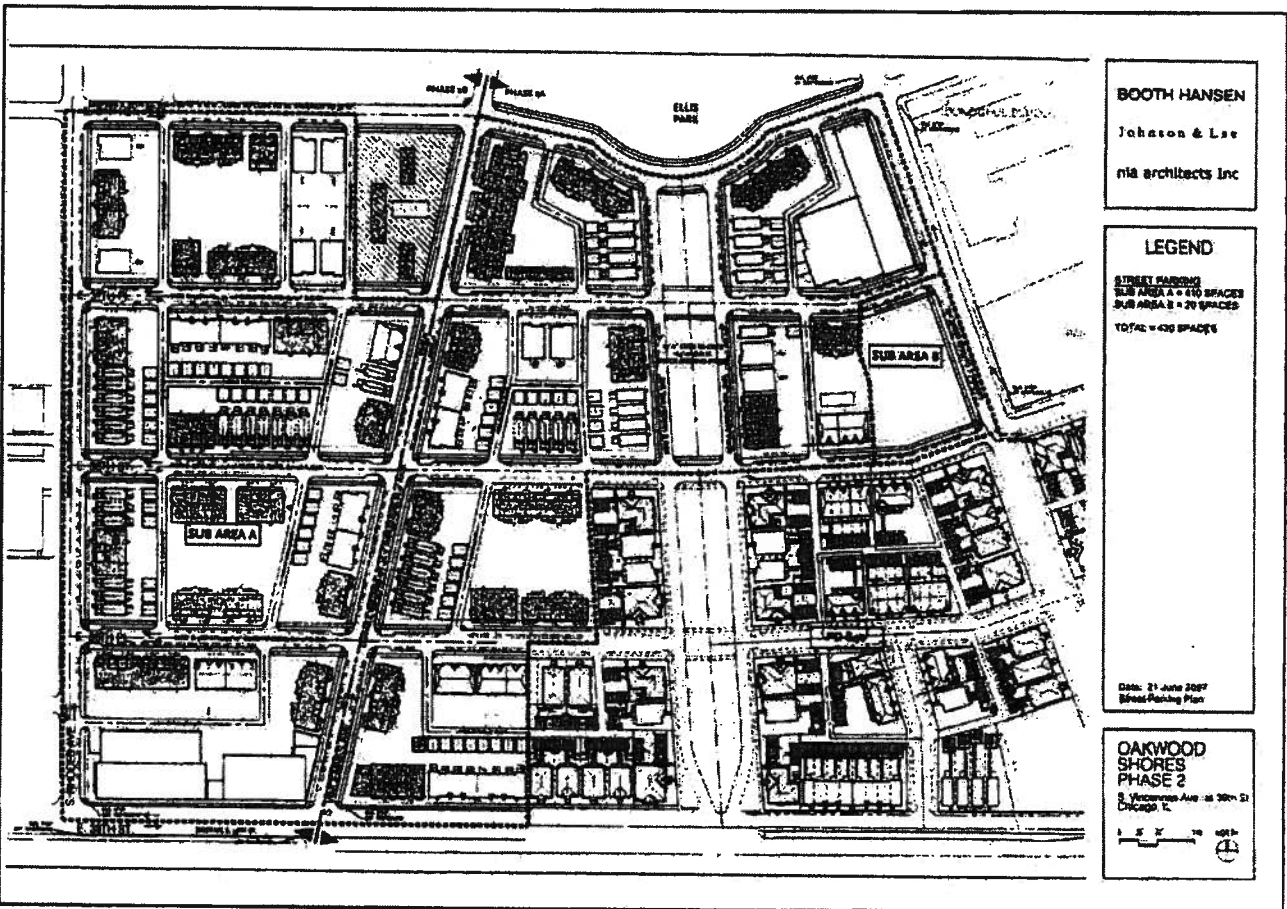


7/19/2007

REPORTS OF COMMITTEES

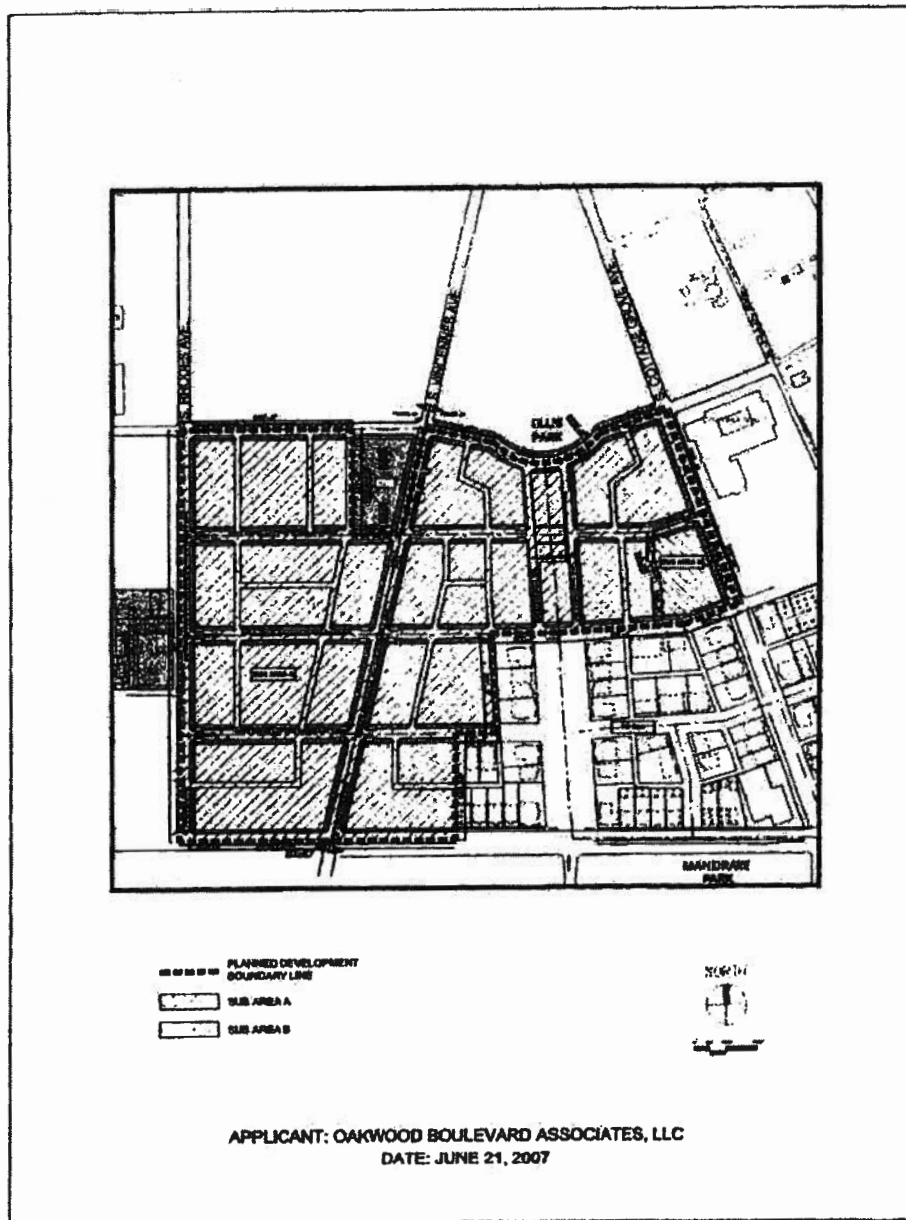
5429

Street Parking Plan.

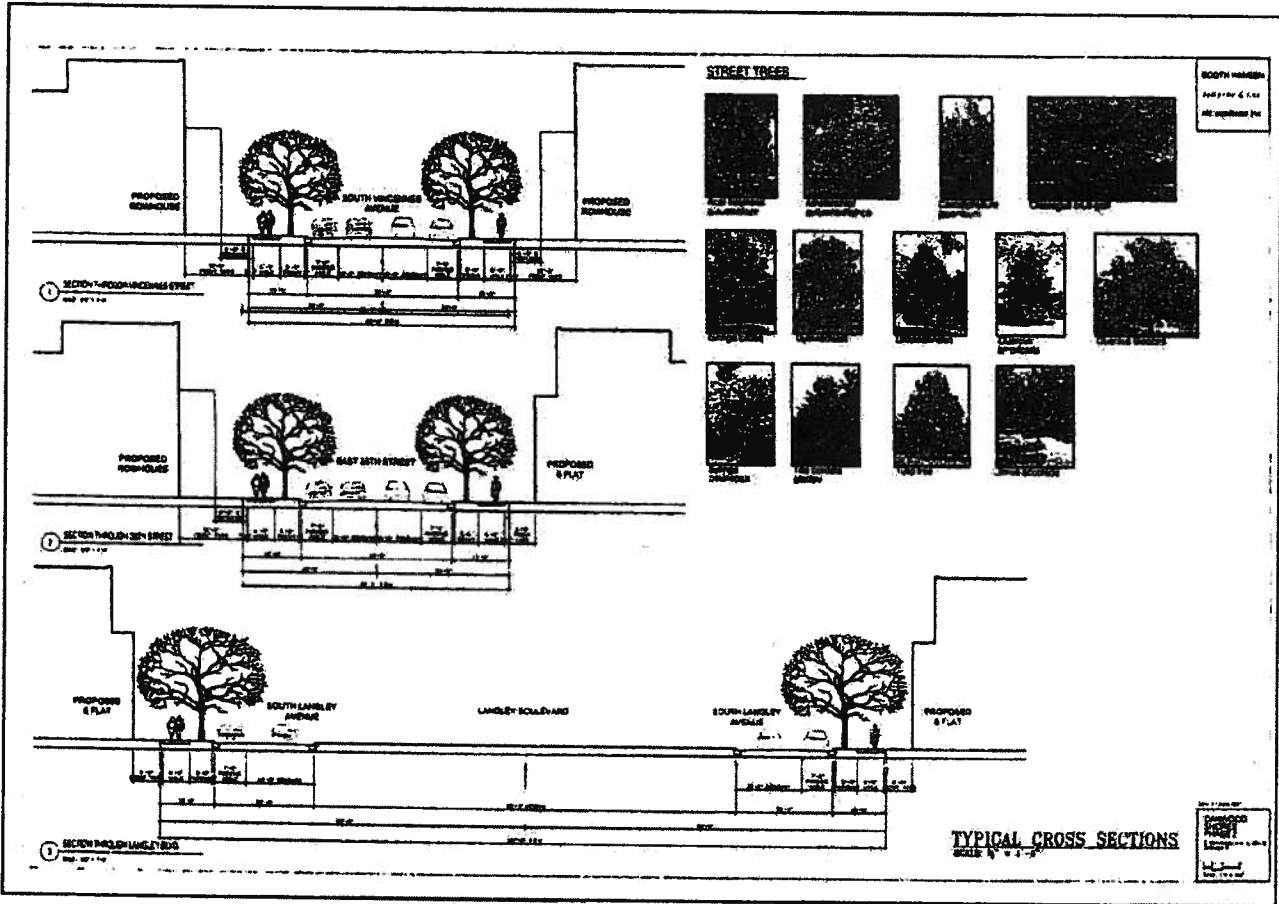




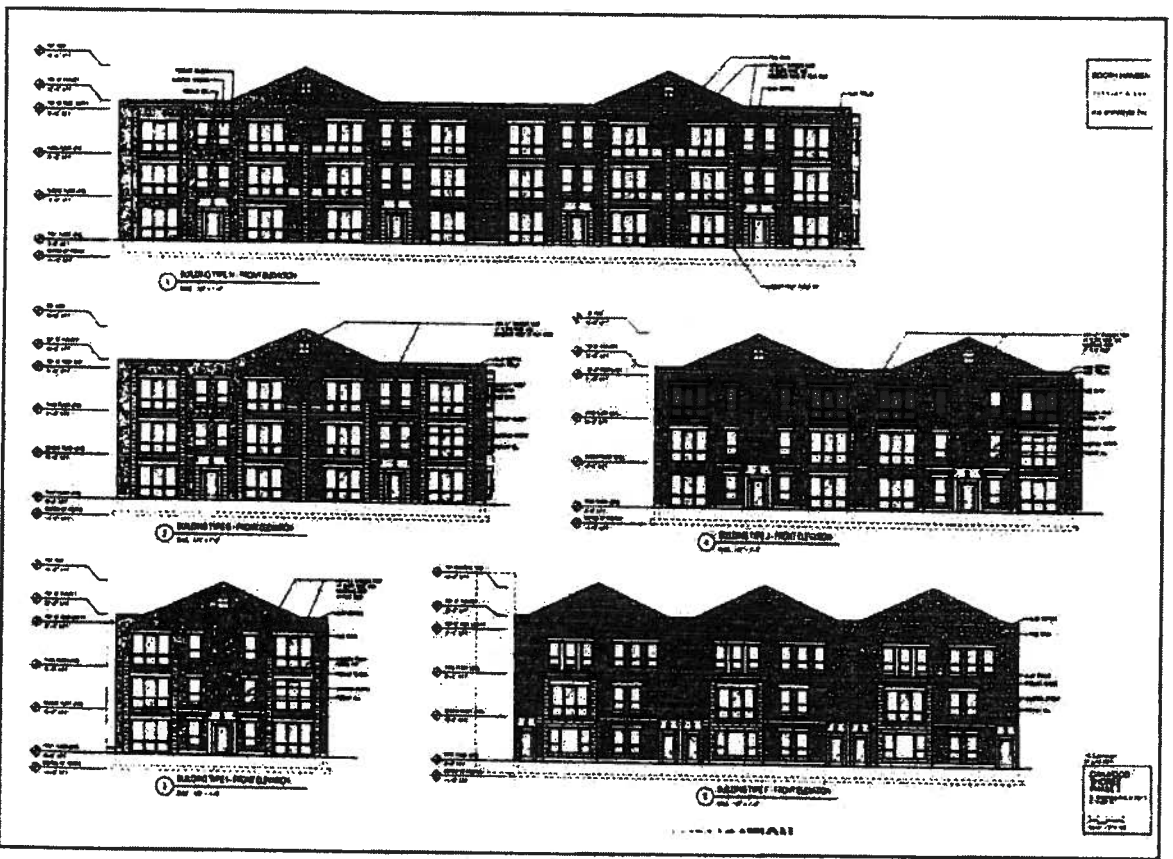
Subarea Map.



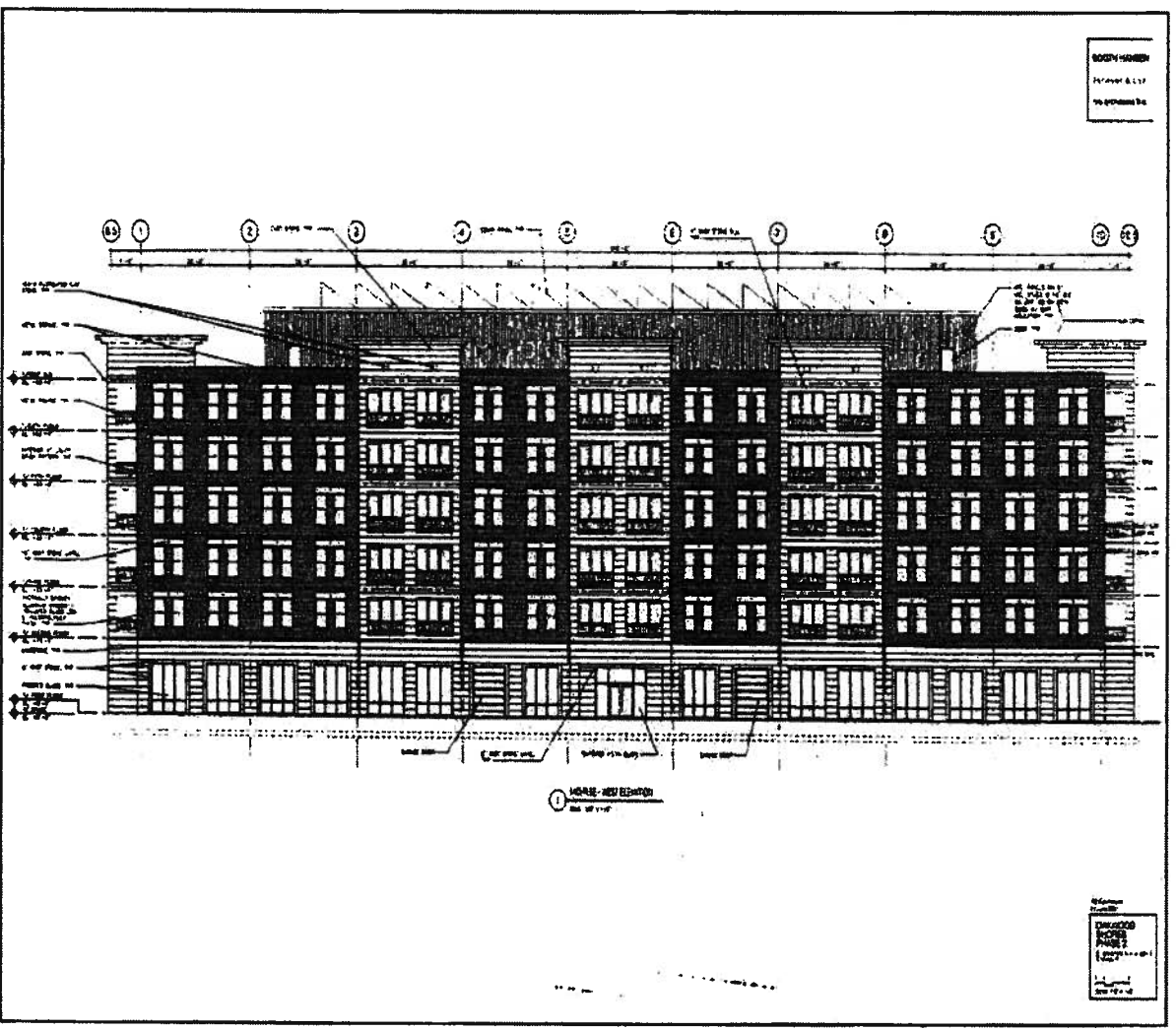
Typical Cross Sections.



Building Elevations.  
(Page 1 of 6)



Building Elevations.  
(Page 2 of 6)

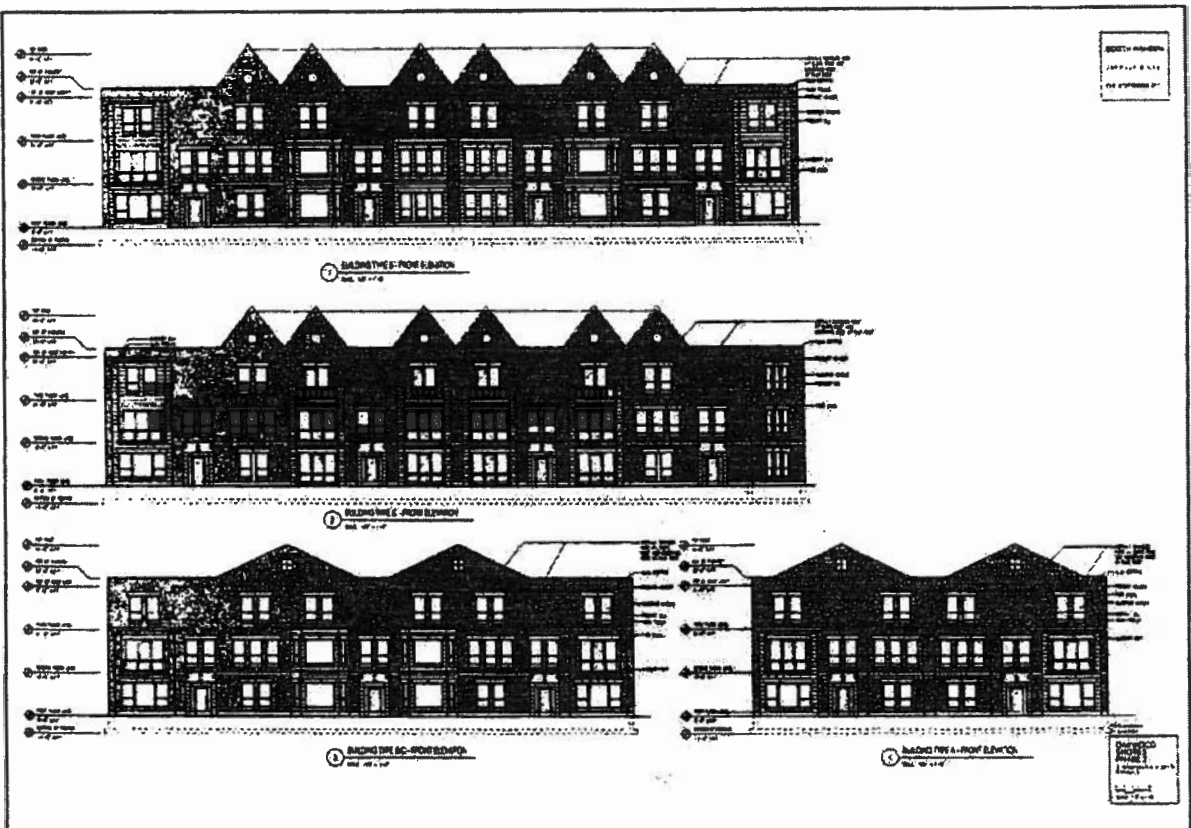


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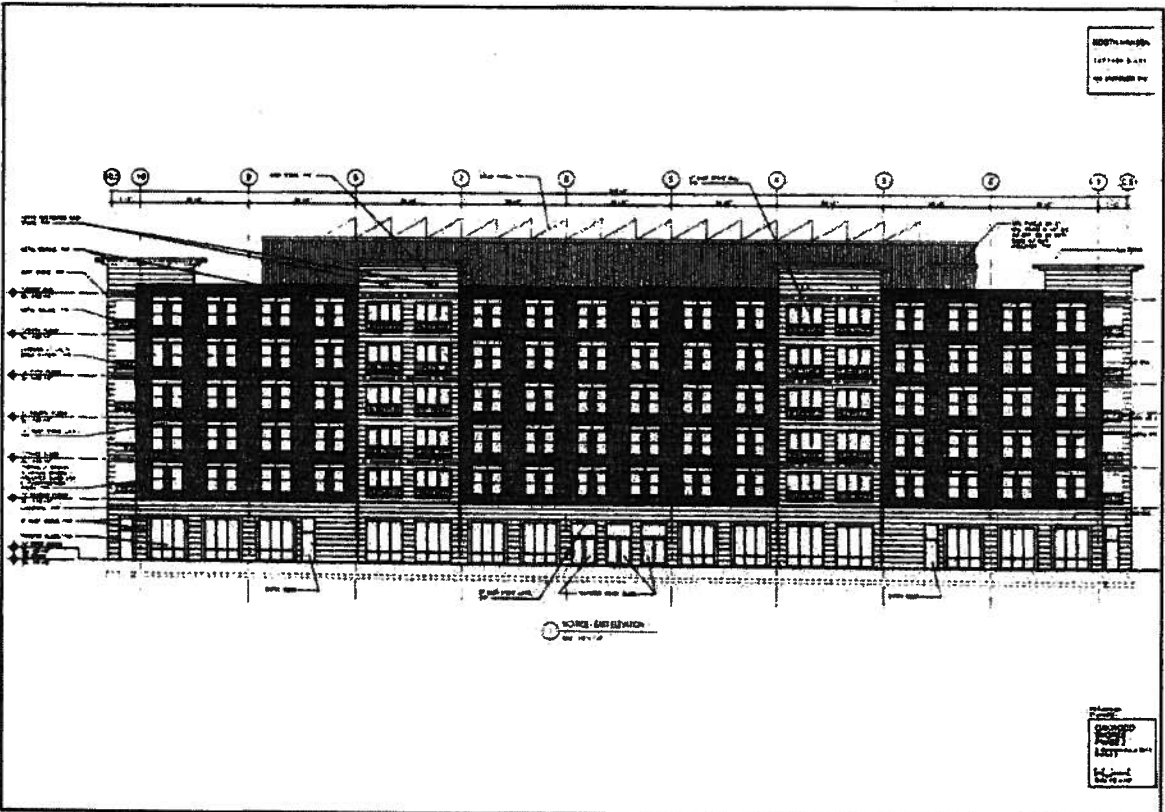
REPORTS OF COMMITTEES

5435

Building Elevations.  
(Page 3 of 6)



Building Elevations.  
(Page 4 of 6)

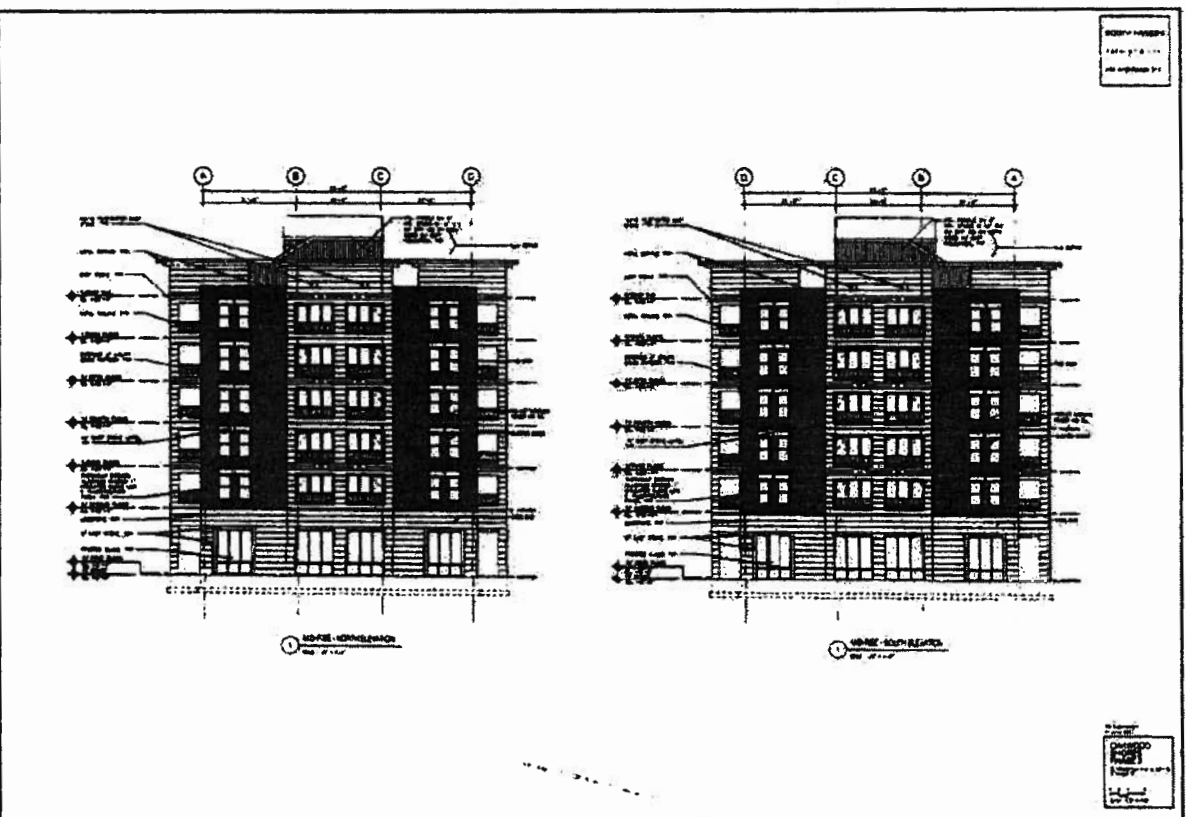


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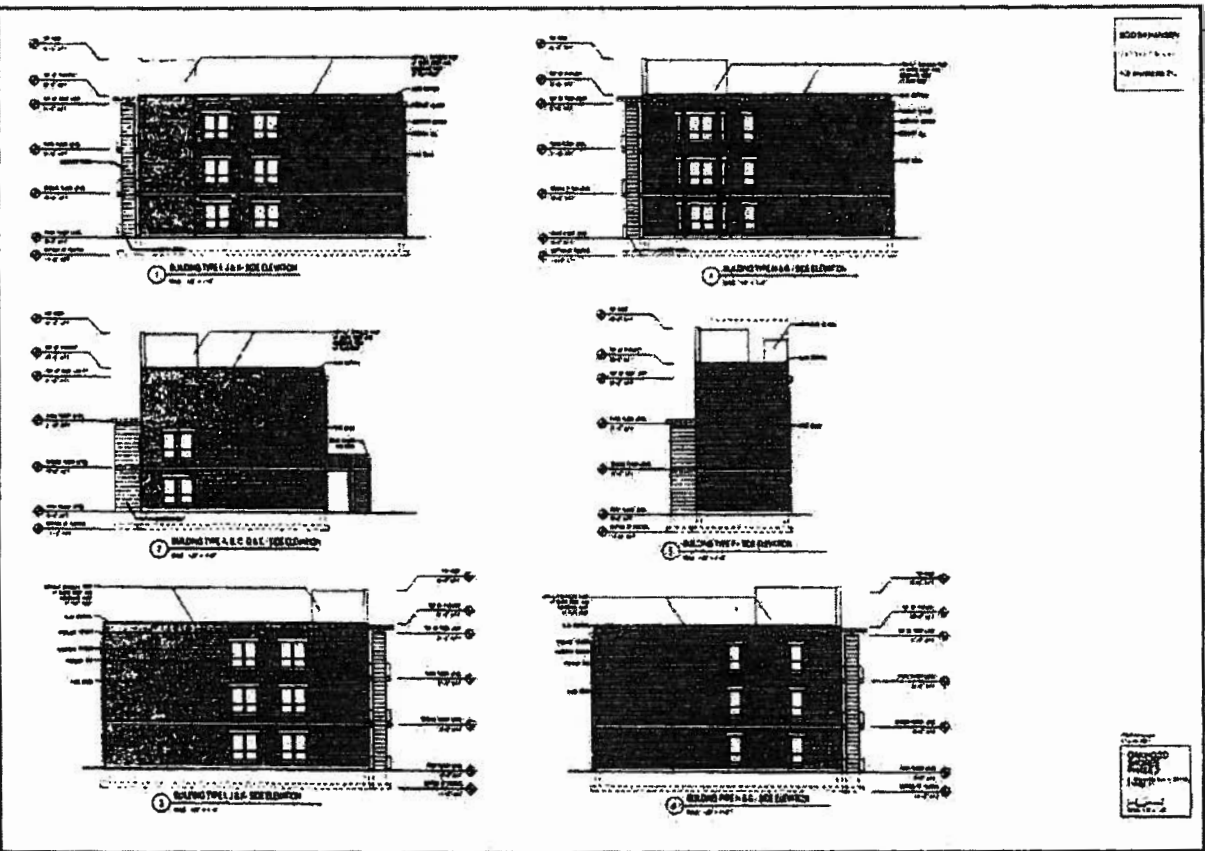
REPORTS OF COMMITTEES

5437

Building Elevations.  
(Page 5 of 6)



Building Elevations.  
(Page 6 of 6)



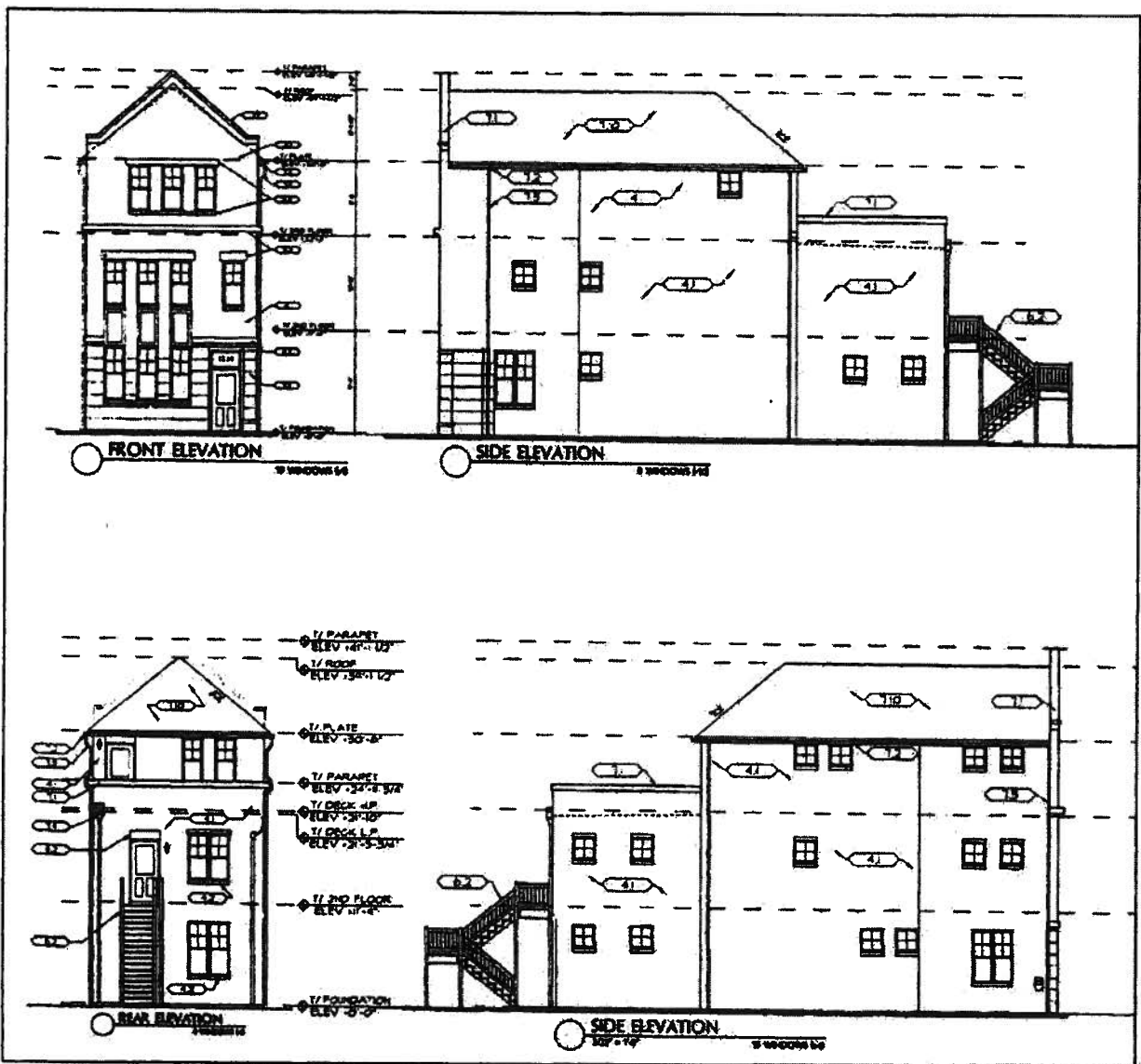
Elevations -- Building "A" -- Single-Family House.



Elevations -- Building "AA" -- Single-Family House.  
(Page 1 of 2)



Elevations -- Building "AAA" -- Single-Family House.



7/19/2007

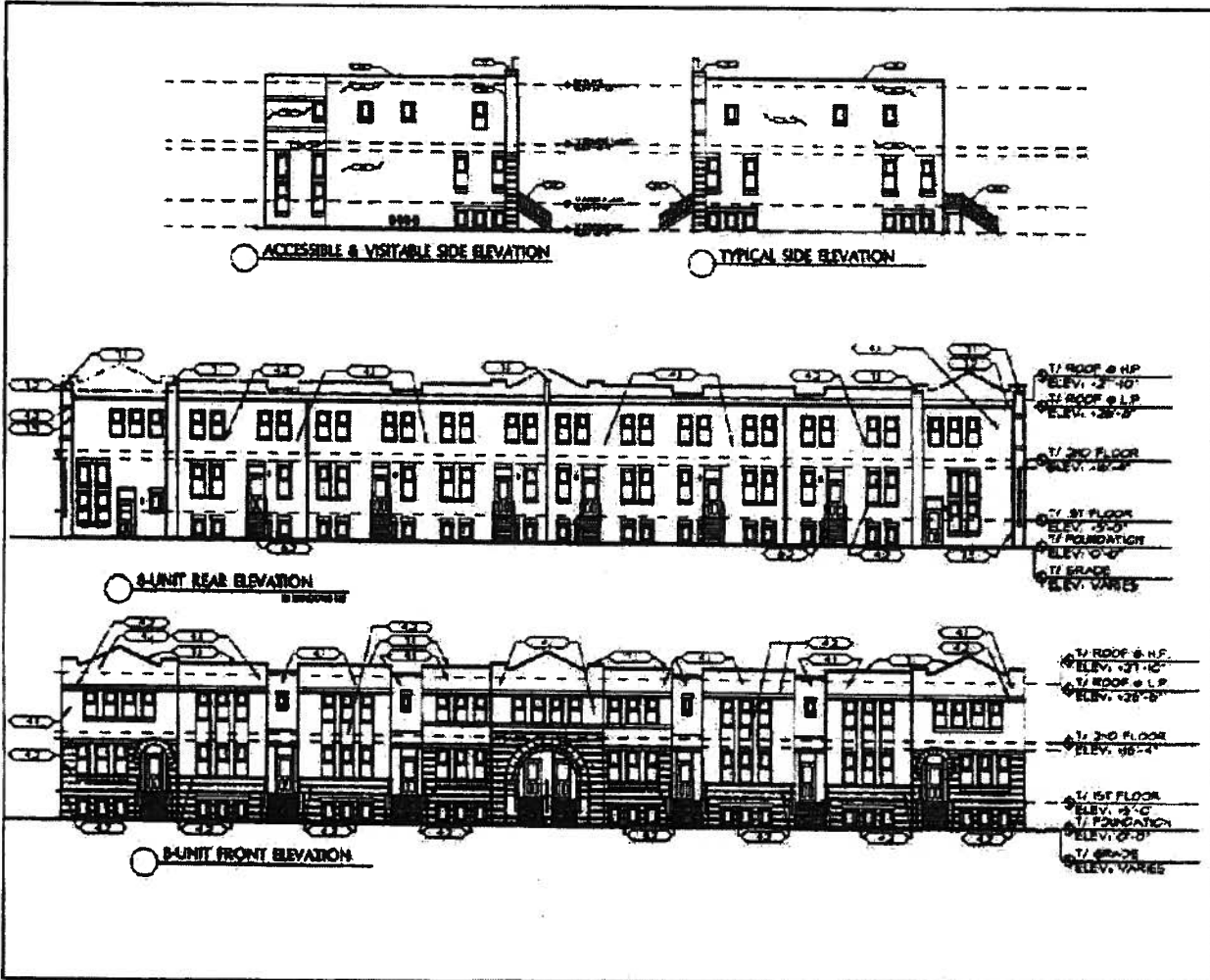
REPORTS OF COMMITTEES

5441

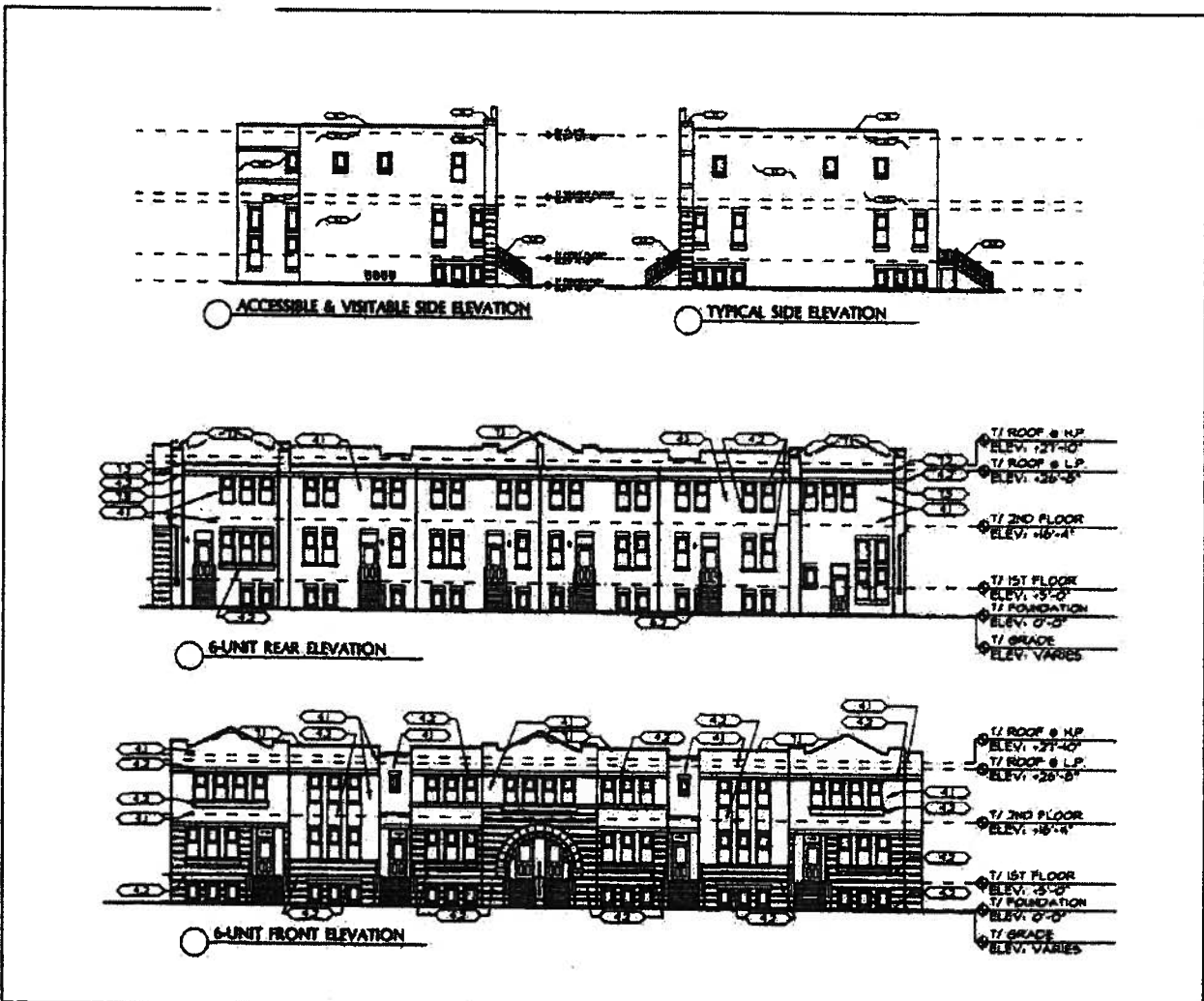
Elevations -- Building "AA" -- Single-Family House.  
(Page 2 of 2)



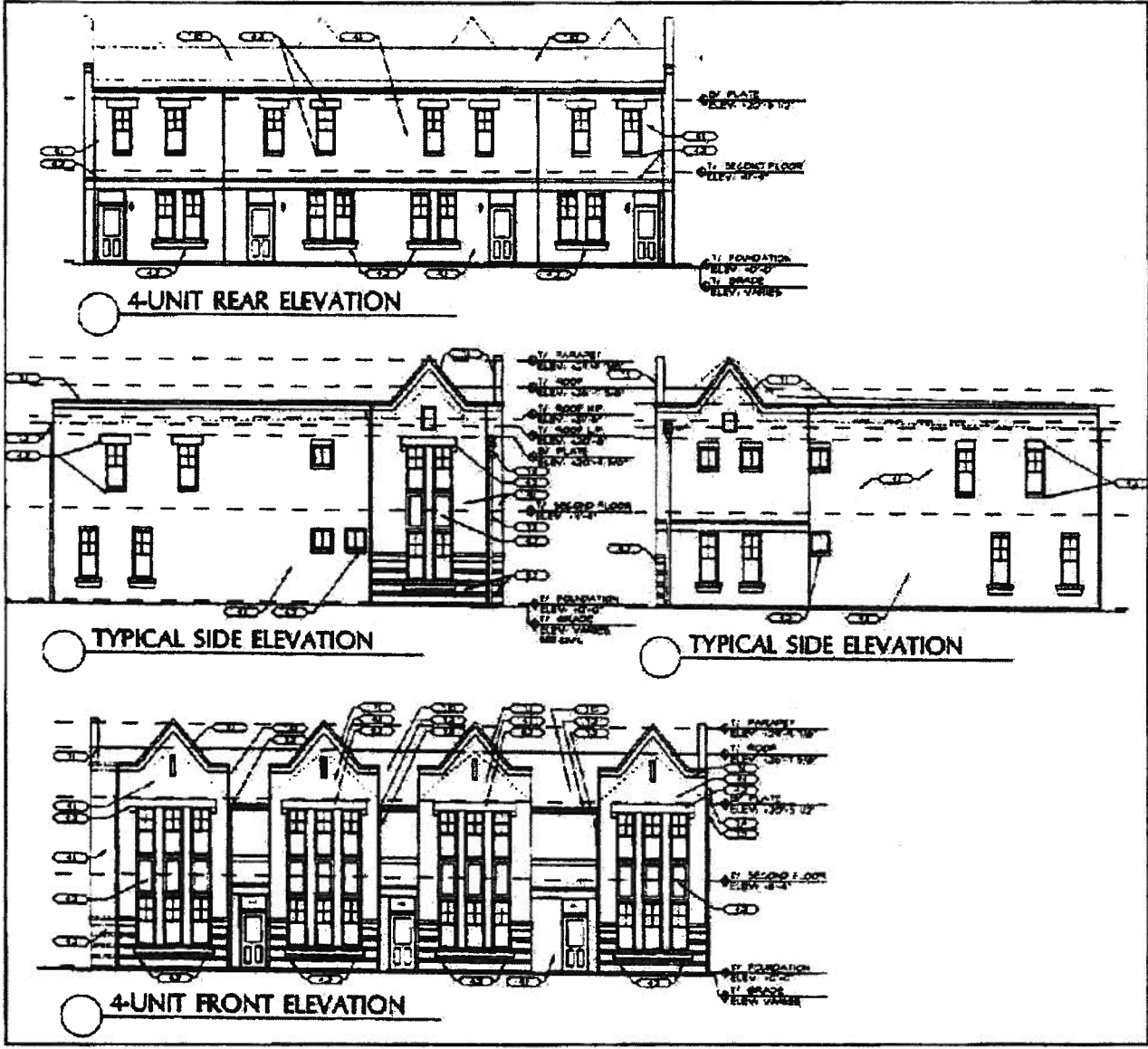
Elevations -- Building "B" -- Row Houses.  
(Page 1 of 2)



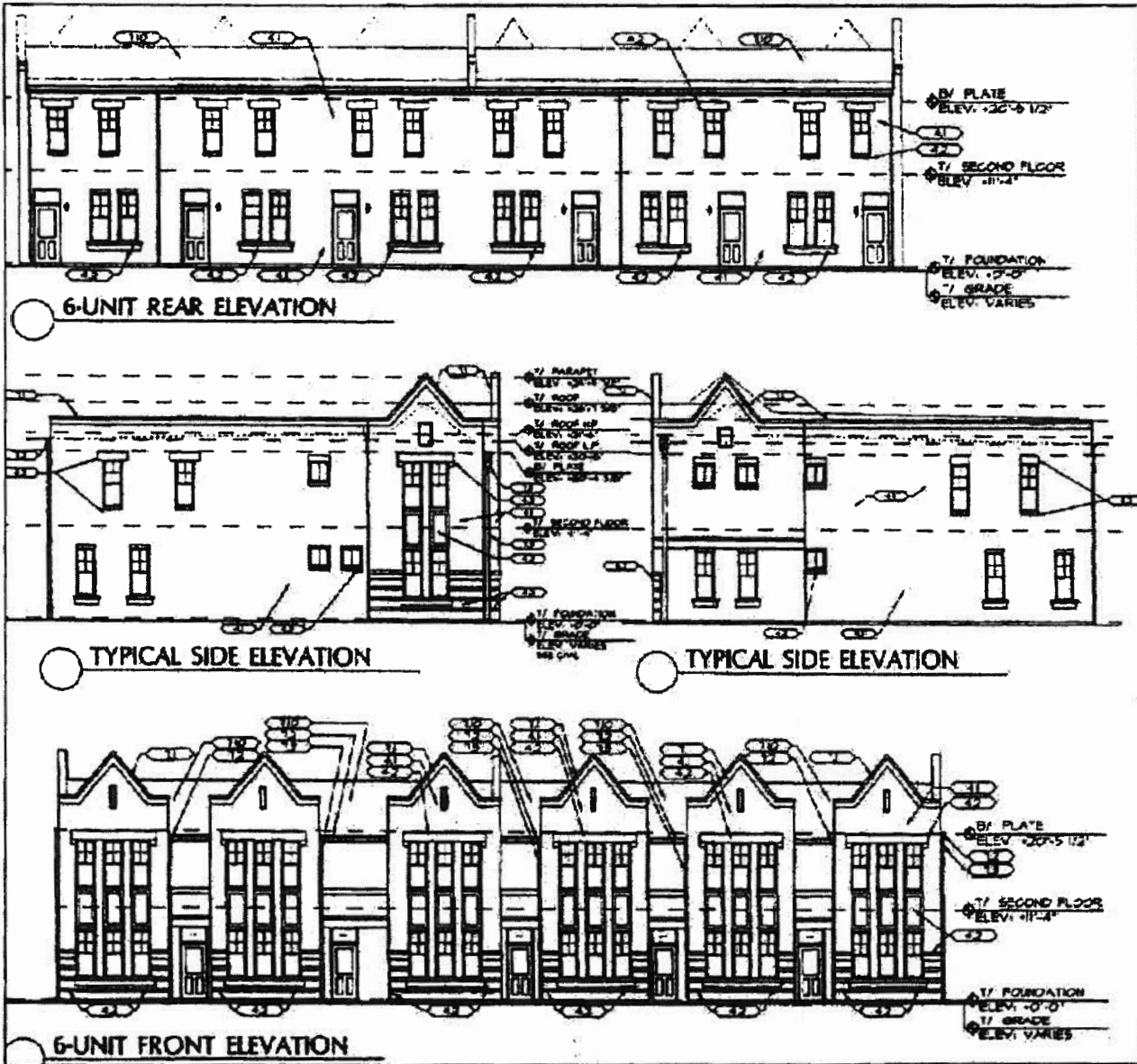
Elevations -- "B" Building -- Row Houses.  
(Page 2 of 2)



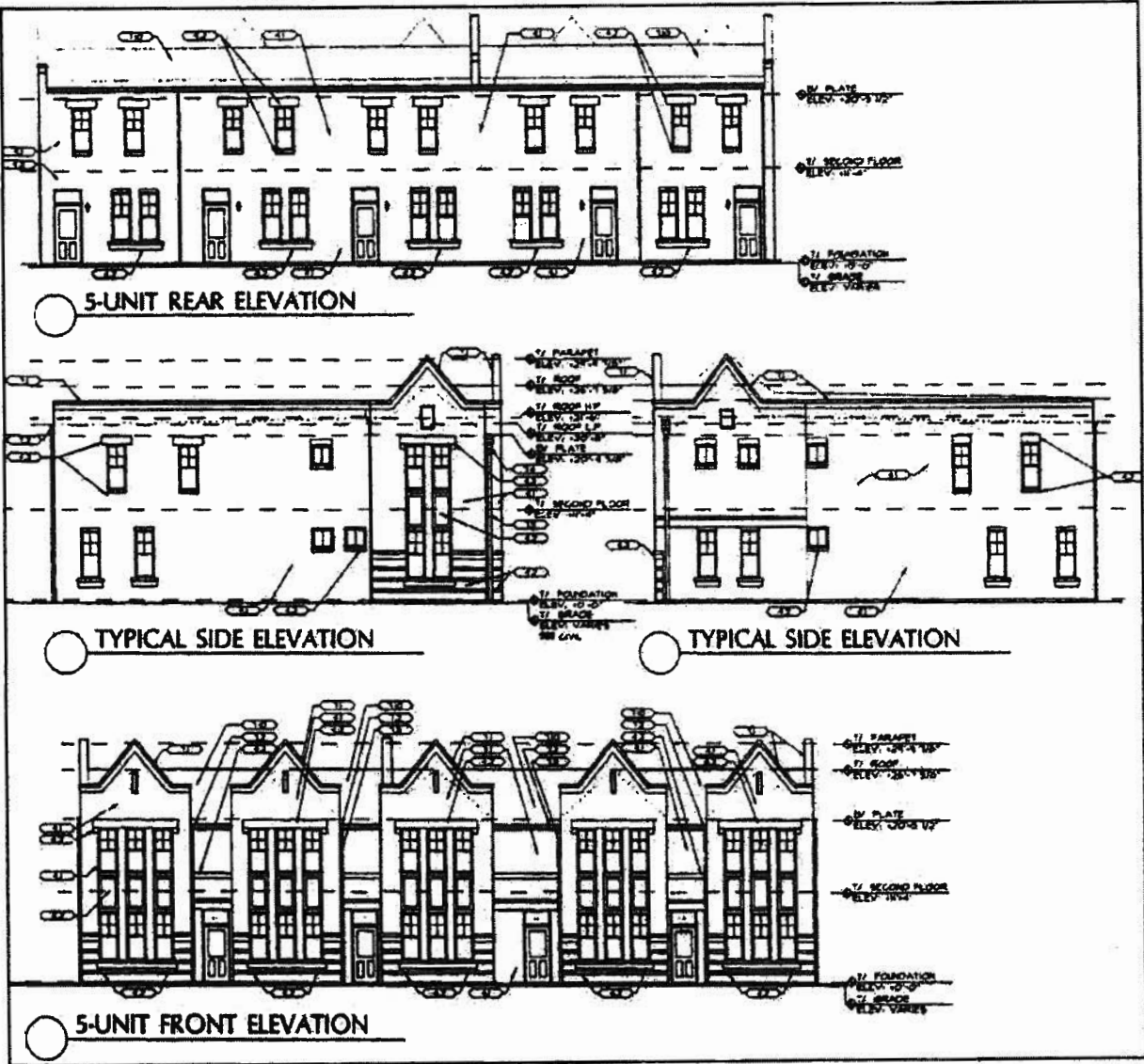
Elevations -- Building "C" -- Townhouses.  
(Page 1 of 3)



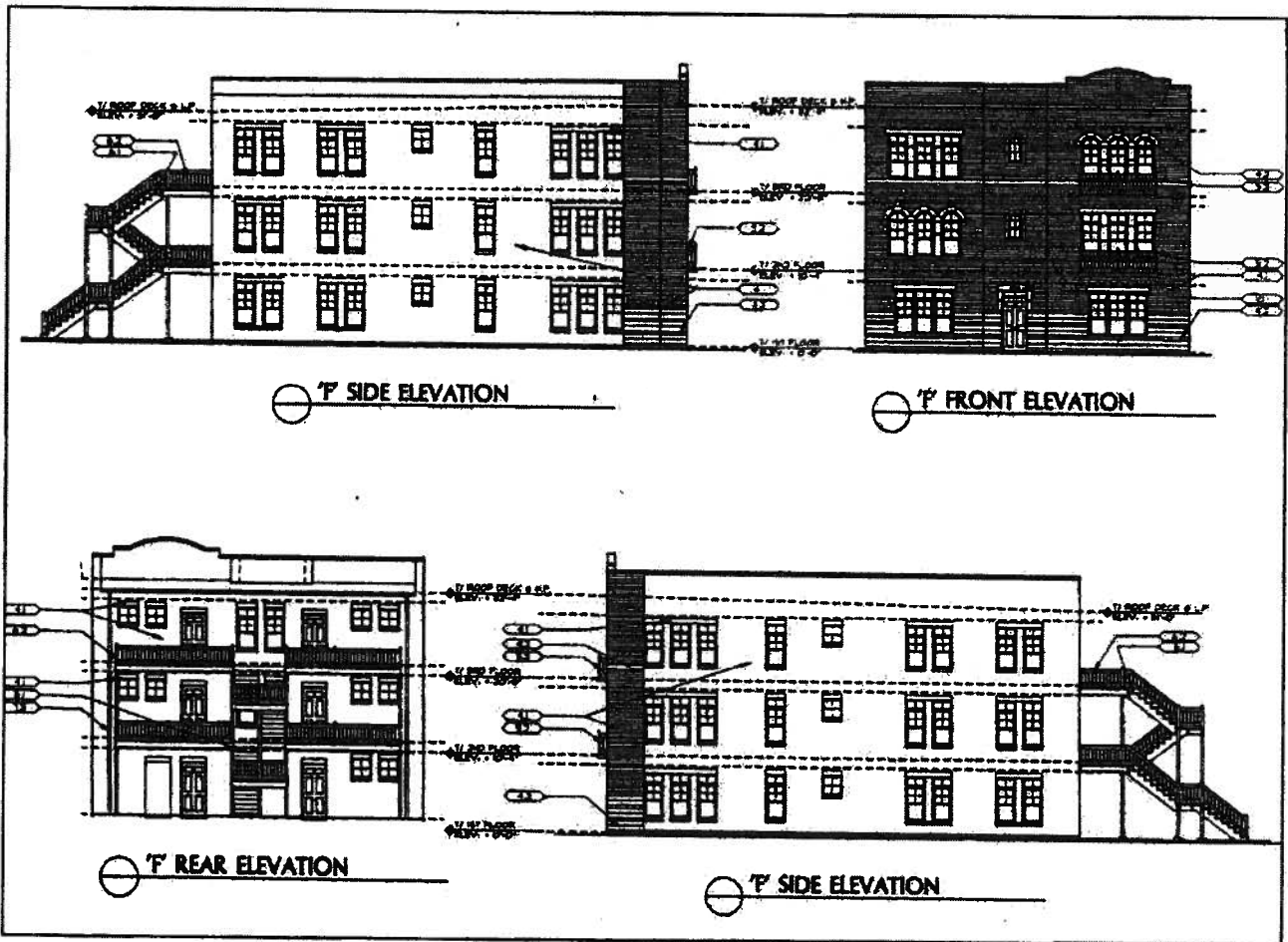
Elevations -- Building "C" -- Townhouses.  
(Page 2 of 3)



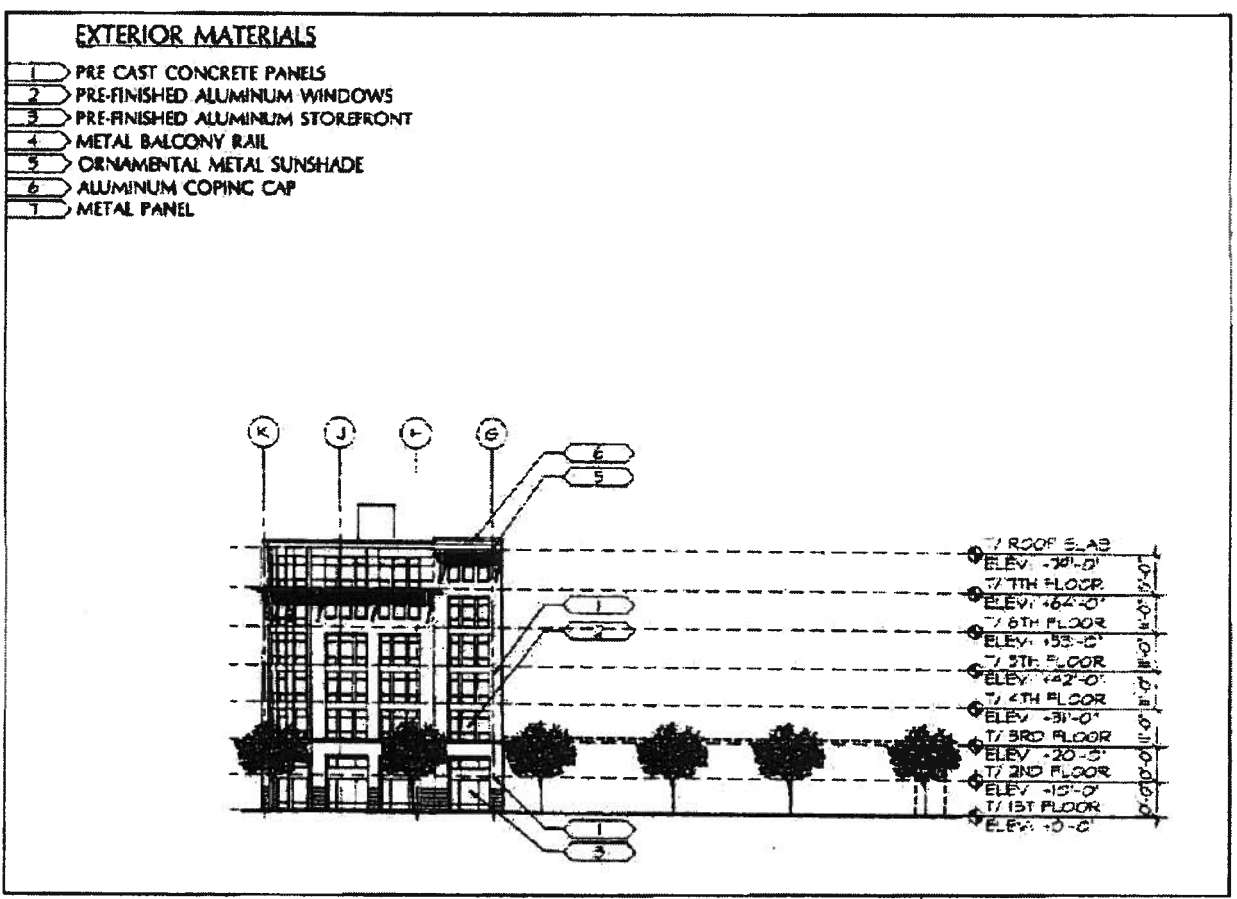
Elevations -- Building "C" -- Townhouses.  
(Page 3 of 3)



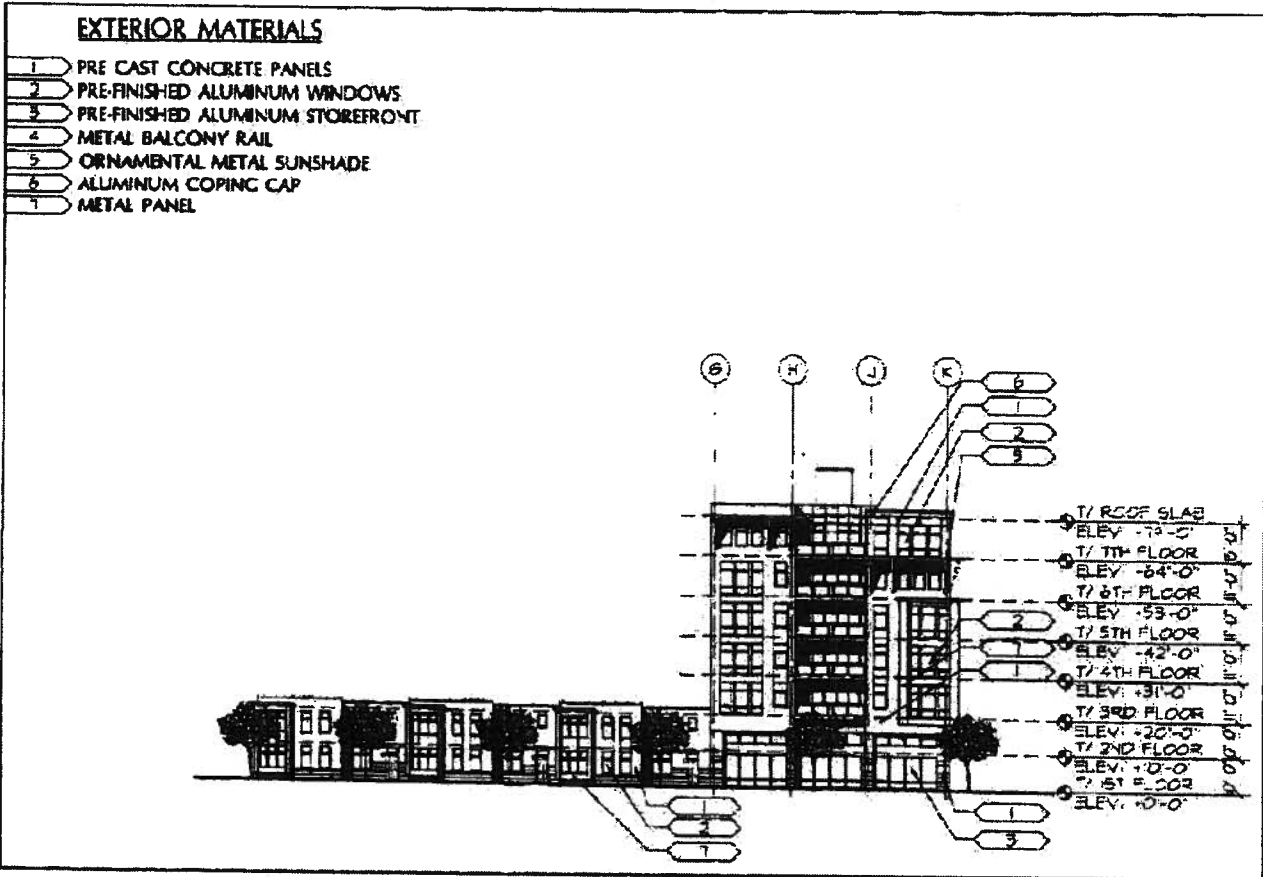
Elevations -- Building "F" -- Six Flat.



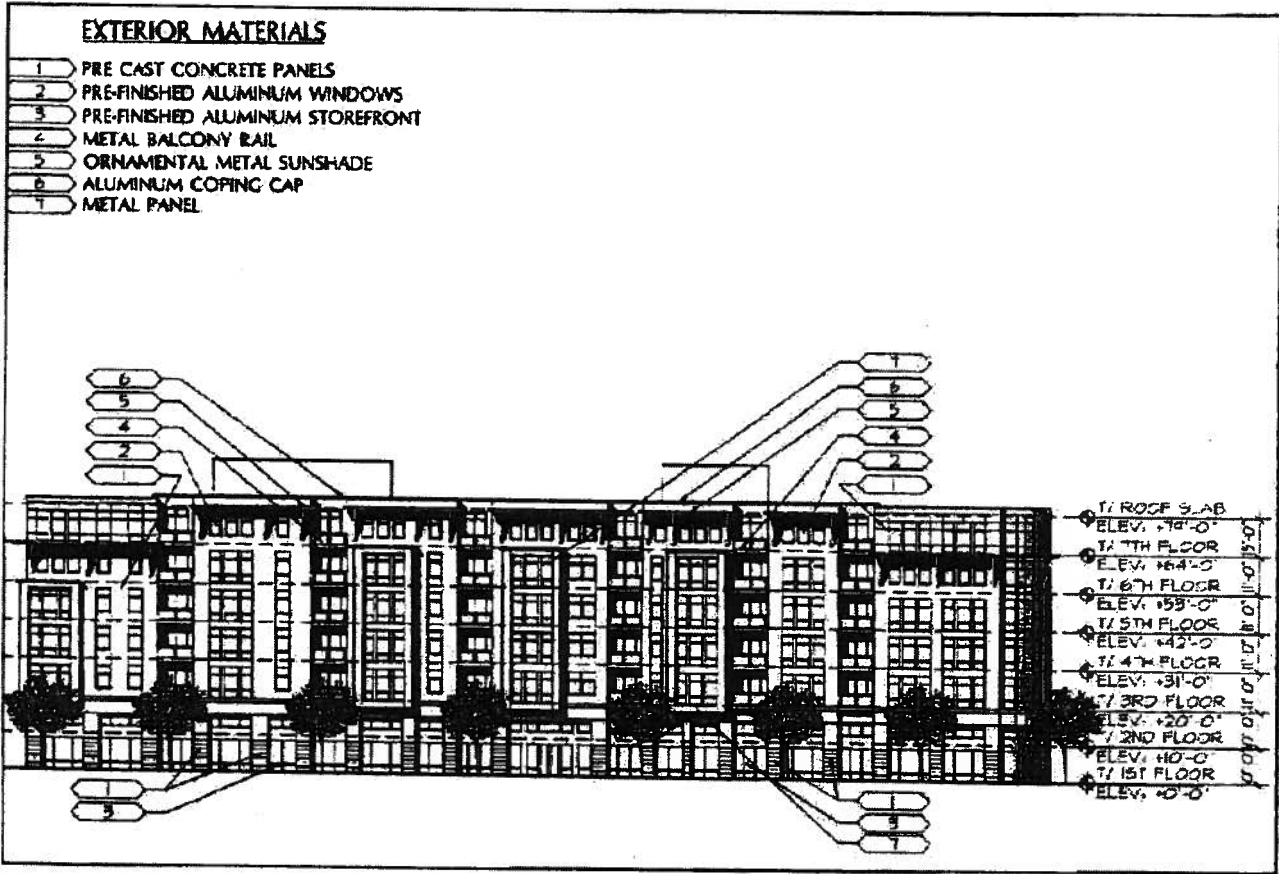
North Elevations -- Building "C" -- Mid-Rise Building.



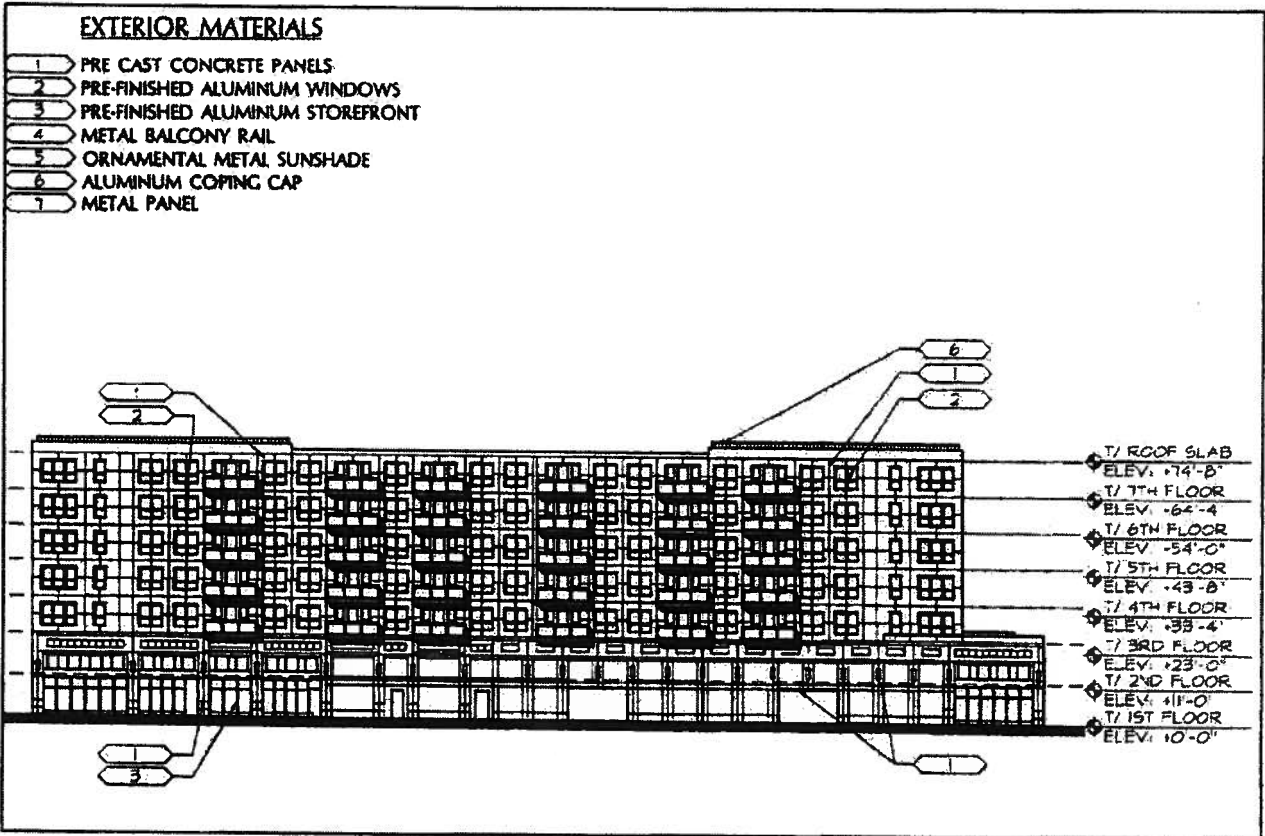
South Elevations -- Building "G" -- Mid-Rise Building.



East Elevations -- Building "G" Mid-Rise Building.



West Elevations -- Building "G" -- Mid-Rise Building.

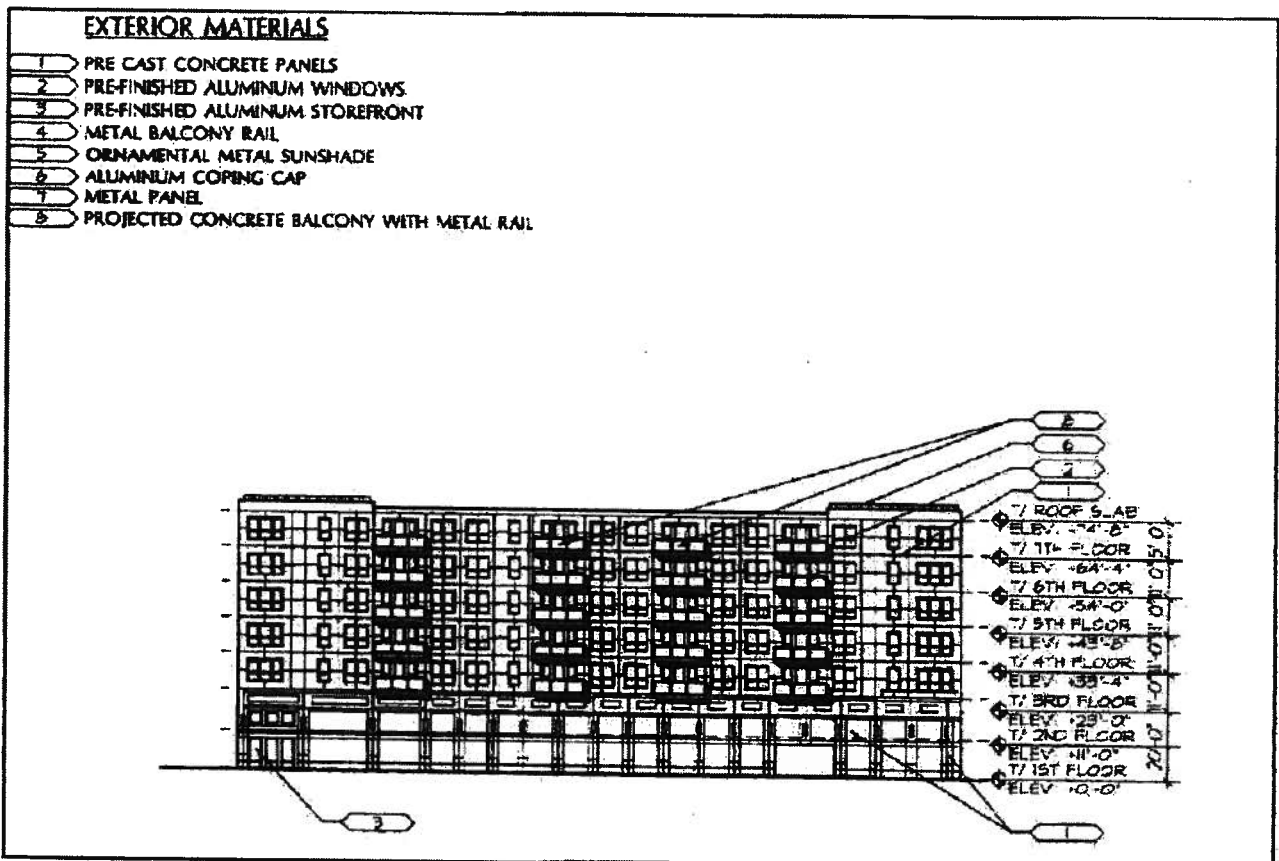


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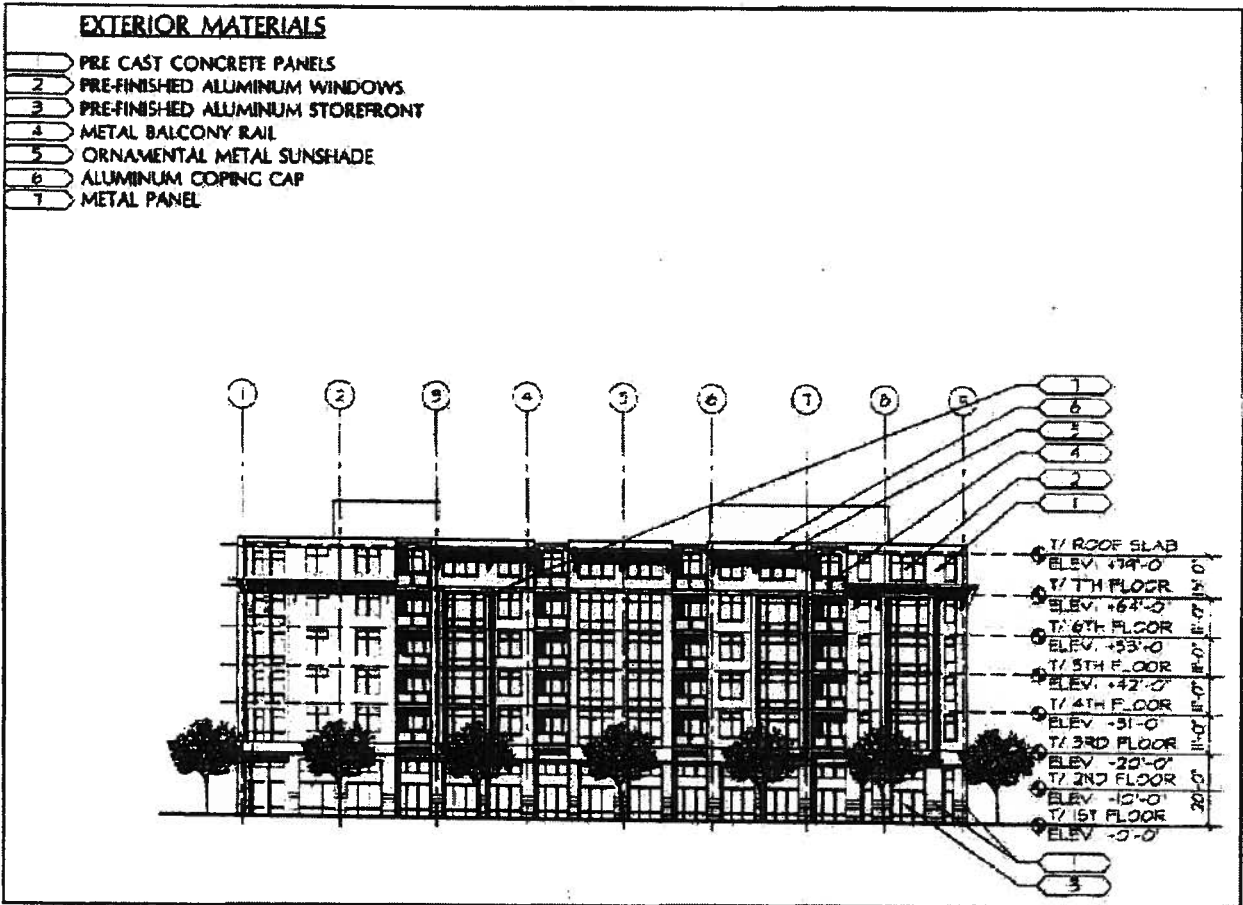
REPORTS OF COMMITTEES

5453

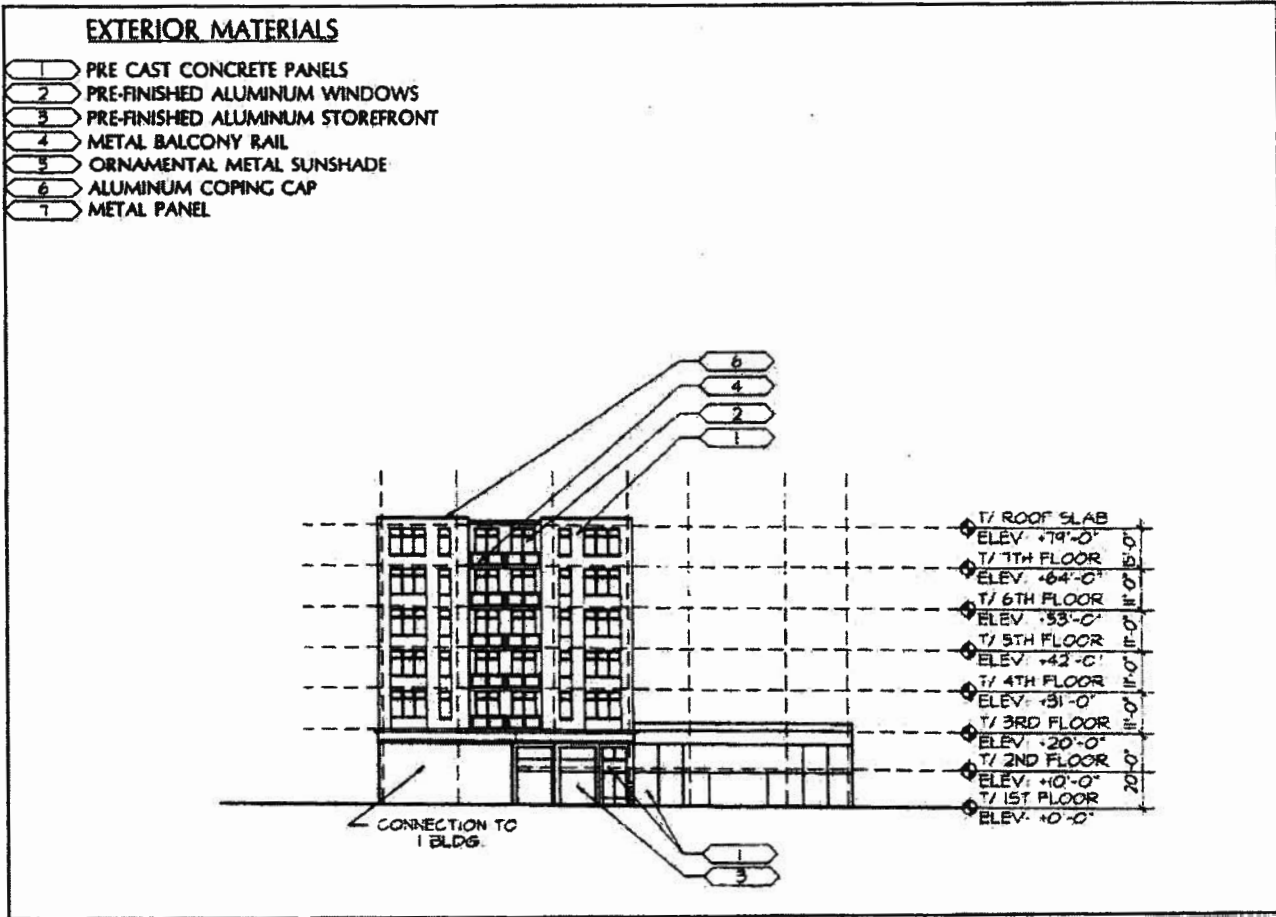
North Elevations -- Building "H" -- Mid-Rise Building.



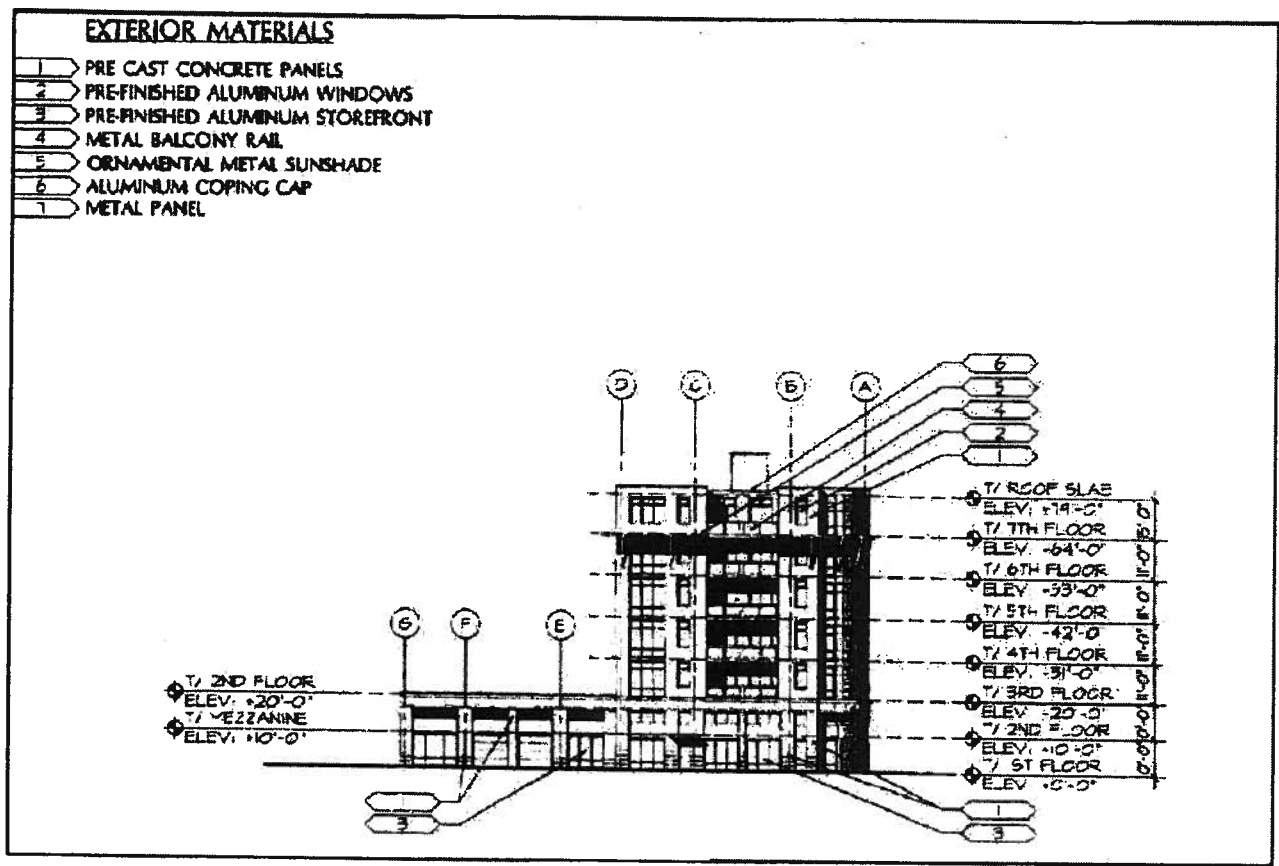
South Elevations -- Building "H" -- Mid-Rise Building.



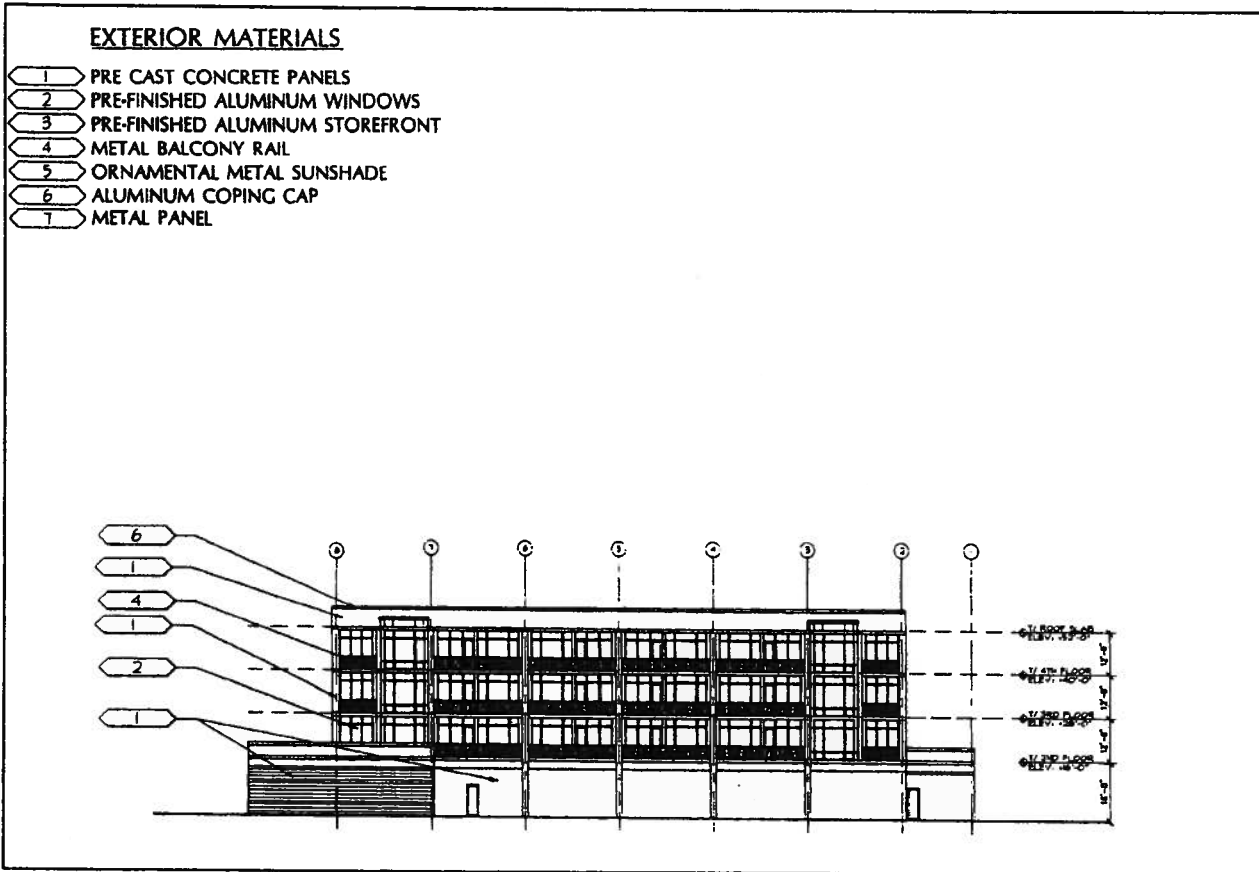
East Elevations -- Building "H" -- Mid-Rise Building.



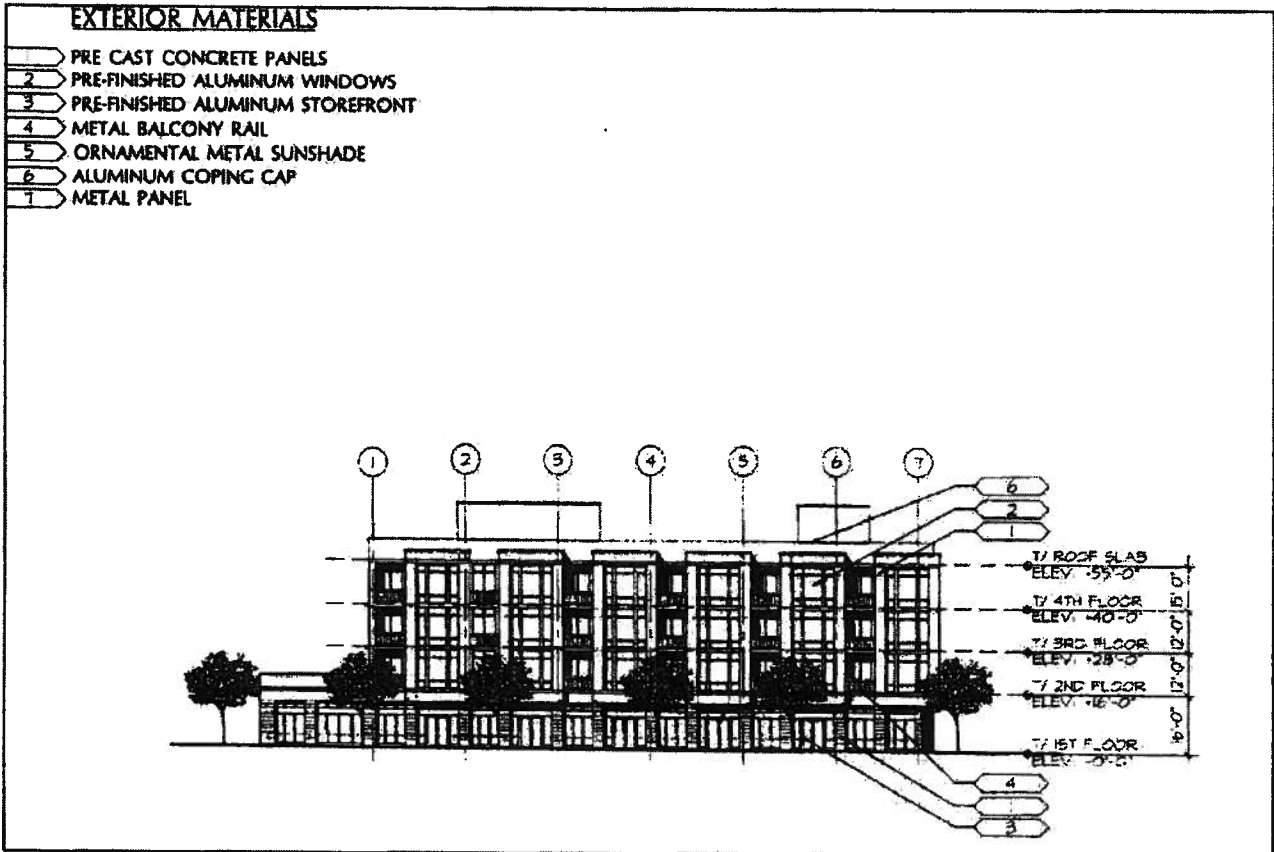
West Elevations -- Building "H" -- Mid-Rise Building.  
West Elevation.



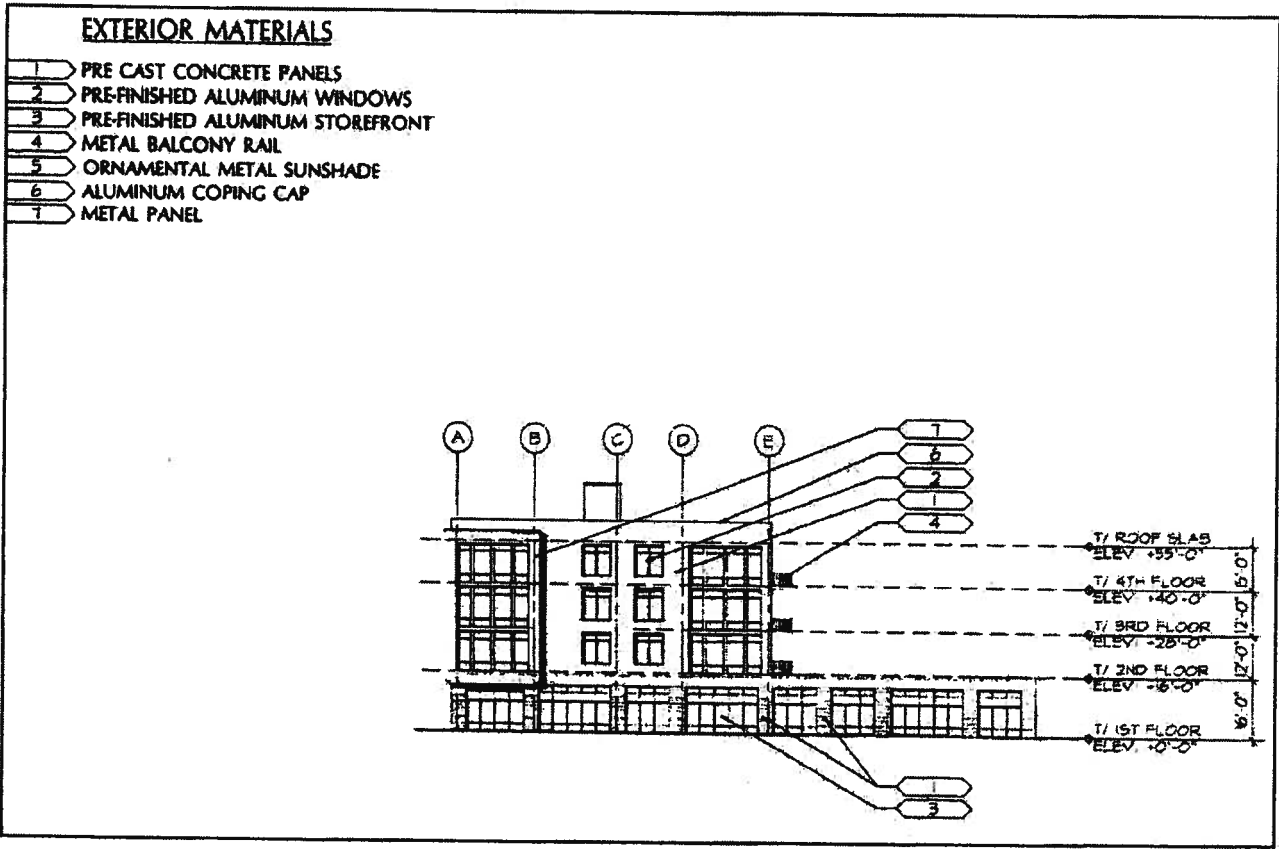
North Elevations Building "1" -- Mid-Rise Building.



South Elevations -- Building "T" -- Mid-Rise Building.



East Elevations -- Building "P" -- Mid-Rise Building.



West Elevations -- Building "T" -- Mid-Rise Building.

