



City of Chicago  
Richard M. Daley, Mayor

Department of Planning

David R. Mosena  
Commissioner

Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471

November 29, 1990

Mr. Patric D. Greene  
Greene Development Group, LTD.  
6410 W. 127th Street  
Palos Heights, Illinois 60463

Dear Mr. Greene

Re: Residential Planned  
Development No. 508  
8700-8819 South Beverly Avenue

Please be advised that your request for a minor change to Residential Planned Development No.508 has been considered by the Department of Planning pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested relief to obtain a "Foundation - Only" permit for construction of a foundation for a single-family home on the lot designated 9A, prior to dedication and construction of roadways to the City as required by the approved Plan of Development.

With regard to your request, the Department of Planning has determined that the modification would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum number of units per acre;
3. Increase the maximum floor area ratio for the total site area;
4. Permanently reduce the minimum required distance between structures, or in periphery setbacks;
5. Increase the maximum percent of land covered for the total net site.

Additionally, the Department has determined that the modification requested is appropriate and would have no adverse impact on the public health, safety or welfare.



Mr. Patric D. Greene  
Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Commissioner of the Department of Planning hereby authorizes and approves the following minor change to Residential Planned Development No. 508:

"Foundation Only" building permits for residential Lots may be approved by the Department of Planning prior to the dedication and construction of roadways and other public improvements as required by the Plan of Development. Nothing herein shall, however, relieve the applicant of any other requirement or obligation under the approved Plan of Development including, without limitation, site plan approval as required by statement No.15 prior to issuance of any building or foundation permit approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Mosena".

DAVID R. MOSENA  
Commissioner



City of Chicago  
Richard M. Daley, Mayor

**Department of Planning**

David R. Mosena  
Commissioner

Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471

November 30, 1990

Mr. Graham C. Grady  
Zoning Administrator  
Department of Zoning  
Room 800-City Hall  
Chicago, Illinois 60602

Dear Mr. Grady:

Re: Issuance of "Foundation-Only" Permit  
for Residential Planned Development  
No. 508.

**Proposal:** Construction of a  
foundation for single-family home.

**Location:** Lot 9A for Subdivision at  
8700-8919 South Beverly Avenue.

The attached Part II submittal reviewed by the Department of Planning in accordance with the "Rules, Regulations, and Procedures in Relation to Plan Development Amendments" is for a "Foundation-Only" permit needed to construct a single-family home.

From plans and data submitted, we have determined that the proposed home is in basic conformity with the Plan of Development, as approved by the Chicago City Council on November 7, 1990 and with the administrative relief granted by the Commissioner of the Department of Planning on November 29, 1990 pertaining to the timing of such construction (see attached letter).

Although we have not completed an entire review of the Part II submittal, we have completed that portion that relates to foundation work and have no objection to your reviewing structural plans and issuing a Foundation-Only permit.

Upon completion of our review of a submittal of full plans for Residential Planned Development No. 508, we will inform your Department.

In no way does this letter relieve the owner, architect, or contractor from obtaining full Part II approval or other required approvals.

Sincerely,

*David R. Mosena P.I.*

David R. Mosena  
Commissioner



Address

Front BLDG  Rear BLDG

DCT 23 1998  
NOV - 3 1998

CITY OF CHICAGO  
DEPARTMENT of BUILDINGS  
PERMIT APPLICATION

Page 1

Permanent Real Estate Index No.

PERMIT NO.  
ISSUED **B-**

2. Type of Permit  Alteration New Use  
 Erect  Addition  Alteration Same Use  
 Repair  Department Repair-Order  Miscellaneous

EXPRESS PERMIT

Lot Survey  House No.  Ward \_\_\_\_\_  
Zoning Residential Planned Development

3. Description of Permit (Type or Print Clearly)

Two story - single family residence with basement and attached garage

Frontage Consent \_\_\_\_\_  
Driveway Permit  \_\_\_\_\_  
Barricade Permit  \_\_\_\_\_  
Work Code \_\_\_\_\_ CACT \_\_\_\_\_

4. Building Owner Greene Development Group, Inc.  
Add. 6410 W. 127th. Street  
City Palos Heights State IL Zip 60443

8. Mason Contr. Lloyd N. Moore  
Add. 406 W. 109th. Lic. 4661  
City Chicago State IL Zip 60628

5. General Contr. Beverly Construction Company  
6410 W. 127th. Street  
Add. (1808 W. 103rd. Street prior add) Reg. 20154  
Palos Heights  
City (Chicago prior) State IL Zip 60443

9. Plmb. Contr. Weinberg Plumbing  
Add. 846 West 119th Lic. 7602  
City Chicago State IL Zip 60643

6. Architect/Eng. Architectural Innovations  
Add. 6410 W. 127th. Street Lic. 8051  
City Palos Heights State IL Zip 60443

Revised Contr. \_\_\_\_\_  
Add. \_\_\_\_\_ Lic./Reg. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

7. Vent or Heat Contr. Cottage Sheet Metal  
Add. 6640 W. 99th. Street Reg. 053689  
City Chicago Ridge State IL Zip 60415

Revised Contr. \_\_\_\_\_  
Add. \_\_\_\_\_ Lic./Reg. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

10. No. of Water Heaters 1 No. of Plumbing Fixtures 4

11. Building Information 15  
Const. II Stories 2 Basements 1 Width 44'-0" Length 25'-0" Height 26'-0"

12. Bldg. Volume 22,410 cu. ft.

13. Est. Cost 95,000

14. Use of Bldg.: SFR

15. Classification by Occupancy:

- Class A Residential
- Class B Institutional
- Class C Assembly
- Class D Open Air Assem.
- Class E Business
- Class F Mercantile
- Private Garage
- Class G1 Indus. Low Hazard
- Class G2 Indus. Mod. Hazard
- Class H1 Storage Low Hazard
- Class H2 Storage Mod. Hazard
- Class H3 Garages
- Class I Hazardous
- Class J Misc. Building

16. Residential—Condominium Use: Yes  No

Number of Dwelling Units

Change  New Construction Only  Exst. Bldgs.—Change in Units  
 New Units (+)  More (+)  Less (-)

17. Have you received a notice from the Department of Buildings? Yes  No

18. Is work made necessary by Fire Loss? \_\_\_\_\_  
Percent of Loss \_\_\_\_\_ % Approved By \_\_\_\_\_

19. Landmark Building Yes  No

CK	Code	Routing	Date	Approved	Permit Fees
<input checked="" type="checkbox"/>		Plans Rec'd	10/1/98	J. J. W.	
<input checked="" type="checkbox"/>	19	Zoning			
<input checked="" type="checkbox"/>	22	Arch./Bldg.	10/15/98	J. J. W.	184.00
<input checked="" type="checkbox"/>	20	Structural Iron			
<input checked="" type="checkbox"/>	23	Plumbing	10/21/98	D. J. W.	186.00
<input checked="" type="checkbox"/>	27	Furnace	10/25/98	A. H.	54.00
<input checked="" type="checkbox"/>	25	Ventilation	10/25/98	A. H.	54.00
<input type="checkbox"/>	28	Environmental			
<input type="checkbox"/>	30	Refrigeration			
<input type="checkbox"/>		Fire Prevention			
<input type="checkbox"/>	26	Flam. Liq. Tk			
<input type="checkbox"/>	24	Elevator			
<input checked="" type="checkbox"/>	29	Water for Cons.	10/25/98	J. J. W.	23.00
<input checked="" type="checkbox"/>		Final			

369 TOTAL FEES

APPLICATION NO.

OK TO PROCEEDS W/ ASSUMED #5. 110. 1-19-19/27/98

HOLD FOR ZONING APPROVAL

ZONING INFORMATION

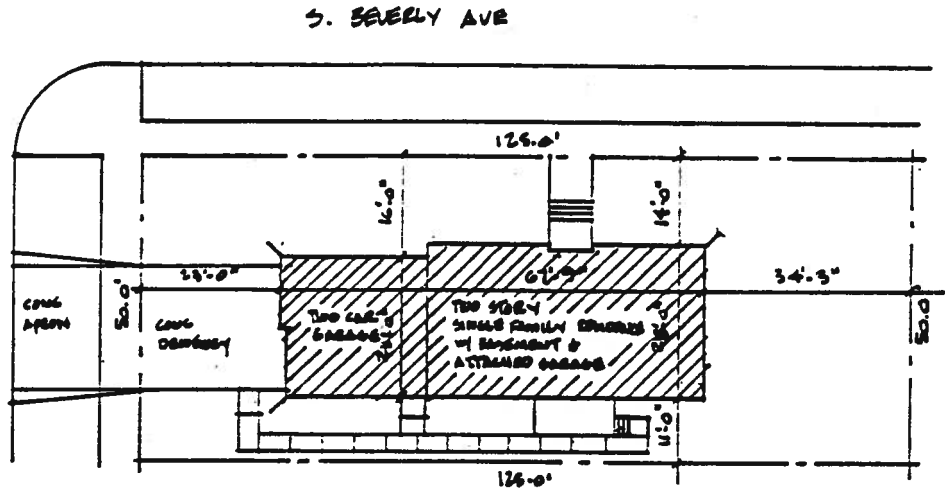
Area of lot 6,250 S.F. Height of Building 26' - 0" Plate No.

Area of building 2,188 S.F. Volume of Building 22,410 CU.FT. Zone District Residential Planned

Scale 1" = 30' - 0" Class of use Residential Development

Number of parking spaces 2 and loading spaces provided as per diagram below.

Show here a diagram of lot and buildings with dimensions.



LOT PLAN scale: 1" = 30'-0"

I hereby certify that the statements in this application are true to the best of my knowledge and belief, and that all construction work under the proposed permit will conform to the Municipal Code of the City of Chicago under possible penalty of prosecution.

Date \_\_\_\_\_ Owner \_\_\_\_\_

By Applicant \_\_\_\_\_

Applicant address 6410 W. 127th. Street Palos Heights, IL 60443

Applicant phone number 385-1703

<b>HEATING</b>	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Additional	<input type="checkbox"/> Existing	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
<input type="checkbox"/> Steam	<input type="checkbox"/> Water	<input checked="" type="checkbox"/> Warm Air Furnace		<input type="checkbox"/> Electric	<input type="checkbox"/> Stove

**BOILER and PRESSURE TANKS:**

High Pressure Boilers No. \_\_\_\_\_ H.P. \_\_\_\_\_

Low Pressure Boilers No. \_\_\_\_\_ Rad. \_\_\_\_\_ sq. ft.

Unfired Pressure Vessels No. \_\_\_\_\_ Size \_\_\_\_\_

**FUEL BURNING EQUIPMENT:**

Oil Burner       Gas Burner       Stoker       Hand Fired

**REFRIGERATION:**

Industrial       Commercial       Air Cooling

Total Capacity \_\_\_\_\_ Tons. Est. Water used; gals. per day \_\_\_\_\_

Refrigeration or Air Conditioning Contractor \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

**FIRE PREVENTION:**

Sprinkler System to be installed       Yes       No

Existing Sprinkler System       Yes       No

Standpipes to be installed       Yes       No

Existing Standpipes       Yes       No

Will any part of proposed structure be used to house any of the following?       Yes       No  
(if yes, check below)

<input type="checkbox"/> Flammable Liquids	<input type="checkbox"/> Hazardous Chemicals
<input type="checkbox"/> Toxic or Explosive Gases	<input type="checkbox"/> Highly Flammable Materials
<input type="checkbox"/> Explosive Dust Producing Machines	<input type="checkbox"/> Paint Dipping or Spraying
<input type="checkbox"/> Nitro Cellulose Materials	<input type="checkbox"/> Storage of Acids.

**Describe any special manufacturing processes and materials to be used.**

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**REMARKS:**

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10670

*Reclassification Of Area Shown On Map Number 22-H.*

*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 R1 and R2 Single-Family Residence District symbols and indications as shown on Map No. 22-H in the area bounded by:

a line 139 feet south of West 87th Street; South Beverly Avenue; a line 939 feet south of West 88th Street, or the line thereof if extended where no street exists; a line 100 feet west of South Beverly Avenue; a line 1,152 feet south of West 88th Street, or the line thereof if extended where no street exists; a line from a point 1,152 feet south of West 88th Street, or the line thereof if extended where no street exists and 200 feet west of South Beverly Avenue, to be connected by a 706.26 foot arc, with a chord of 692 feet to a point 498 feet south of West 88th Street or the line thereof if extended where no street exists and 400 feet west of South Beverly Avenue; a line from a point 498 feet south of West 88th Street or the line thereof if extended where no street exists and 400 feet west of South Beverly Avenue, to a point 834.64 feet south of the alley next south of and parallel to West 87th Street, or the line thereof if extended where no street exists and 345 feet west of South Beverly Avenue; a line 120 feet north of West 88th Street or the line thereof if extended where no street exists; and a line 274 feet west of South Beverly Avenue,

to that of a Residential Planned Development 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.

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**AUTHORIZATION FOR EXECUTION OF AGREEMENT WITH  
COMMONWEALTH EDISON COMPANY FOR ONE-YEAR  
EXTENSION OF EXISTING FRANCHISE  
AGREEMENT.**

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Energy, Environmental Protection and Public Utilities, deferred and published in the Journal of the Proceedings of October 3, 1990, pages 21617 and 21618, recommending that the City Council

PD 508 10670

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 R1 and R2 Single Family Residence District symbols and indications as shown on Map No. 22-H in the area bounded by

A line 139 feet south of West 87th Street; South Beverly Avenue; a line 939 feet south of West 88th Street, or the line thereof if extended where no street exists; a line 100 feet west of South Beverly Avenue; a line 1,152 feet south of West 88th Street, or the line thereof if extended where no street exists; a line from a point 1,152 feet south of West 88th Street, or the line thereof if extended where no street exists and 200 feet west of South Beverly Avenue, to be connected by a 706.26 foot Arc, with a chord of 692 feet to a point 498 feet south of West 88th Street or the line thereof if extended where no street exists and 400 feet west of South Beverly Avenue; a line from a point 498 feet south of West 88th Street or the line thereof if extended where no street exists and 400 feet west of South Beverly Avenue, to a point 834.64 feet south of the alley next south of and parallel to West 87th Street, or the line thereof if extended where no street exists and 345 feet west of South Beverly Avenue; a line 120 feet north of West 88th Street or the line thereof if extended where no street exists; and, a line 274 feet west of South Beverly Avenue

to that of a Residential Planned Development, 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.

RESIDENTIAL PLANNED DEVELOPMENT NO.

STATEMENTS

1. The area delineated hereon as "Residential Planned Development is owned or controlled by Patric D. Greene, d.b.a. Greene Development Group, Ltd., 6410 West 127th Street, Palos Heights, Illinois, 60463.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property's owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall, throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners (provided, however, that nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder of any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein. The Applicant will secure such agency authorization from all grantees as a condition of sale. Such agency authorizations

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shall vest single designated control in Greene Development Group, Ltd., in accordance with the intendment of this statement or in a homeowner's association or similar entity.

3. The following uses shall be permitted within the area delineated herein as Residential Planned Development, exclusive of areas to be dedicated as public ways: a subdivision of 59 single-family, detached homes, including 118 off-street parking spaces within completely enclosed garage structures.
4. Subdivision identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted.
5. Any dedication or vacation of streets and alleys or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees. Further, Beverly Avenue shall be improved by the applicant with all required public improvements necessary to secure this planned development.
6. a) Prior to issuance of approval pursuant to Section 11.11-3(6) of the Chicago Zoning Code ("Part II Approval") for development of any residential lot or portion thereof of the subject property, the Applicant (i) shall have caused, at its own expense, the full and proper dedication to the City for roadway and right-of-way purposes and the City shall have fully and properly accepted the eastern 11 feet of the property adjacent to South Beverly Avenue which is graphically depicted on the Property Line and Right-of-Way Adjustment Map attached hereof and (ii) shall have caused, at its own expense, the completion of the construction of a 28 foot wide roadway and adjacent eight foot wide sidewalk and parkway together with all related curbs, gutters, street lights, water supply, sewer facilities, electrical facilities and other utilities in and to South Beverly Avenue adjacent to the property in accordance with all applicable City standards, laws and regulations including, without limitation, the regulations and

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reasonable conditions of the Department of Public Works, Water, Sewer, the Bureau of Electricity and the Fire Department, and (iii) shall have caused the full and proper conveyance of title in and to said roadway and utility improvements to the City and the City shall have fully and properly accepted such conveyance. Nothing herein shall impose any obligation upon the City to accept such improvements or dedications or conveyances.

- b) Prior to issuance of Part II Approval for development of any residential lot within any subarea the Applicant (i) shall have caused, at its own expense, the full and proper dedication to the City for roadway and right-of-way purposes and the City shall have fully and properly accepted, that portion of the property depicted on the Site Plan as the cul de sac within each said subarea and (ii) shall have caused, at its own expense, the completion of all roadway and utility improvements to and in said cul de sac necessary to serve all lots within said subarea with roadway access and all utility services (including, without limitation, roadways, sidewalks, curbs, gutters, street lighting, sewers, water supply facilities and electrical service facilities) in accordance with all applicable City standards, laws and regulations including, without limitation, the regulations and reasonable conditions of the Departments of Public Works, Water, Sewer, Bureau of Electricity and the Fire Department and (iii) shall have caused the full and proper conveyance of title in and to said roadway and utility improvements to the City and the City shall impose any obligation upon the City to accept such improvements, dedications or conveyances.

7. There shall be no interim use of any of the undeveloped areas of this Planned Development prior to their improvement as set forth in the Site Plan. Those areas shall, therefore, remain in their present vacant status until developed as aforesaid.
8. Off-street parking will be provided in compliance with this Planned Development and shall be subject to the review and approval of the Commissioner of Planning and the Department of Public Works, Bureau of Traffic Engineering and Operations. All site ingress and egress shall be adequately

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designed and paved in accord with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles including emergency vehicles.

9. The improvements on the Property, including all entrances and exits to the parking areas shall be designed and constructed in general conformance with the Site Plan. The exterior Landscaping (including street trees in the adjacent right-of-way) shall be designed and constructed in general conformance with the Landscape Plan. Mature trees shall be installed in the Public Way adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning. All trees shown on the Landscape Plan to be preserved shall be preserved. The requirements of this statement may be modified, administratively, by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
10. All required parking shall be located within enclosed garages upon the same residential lot as the use served. No improvements may be made upon any residential lot outside of the "building envelope" depicted on the site plan other than landscape improvements and any obstructions permitted pursuant to Section 5.7-5 of the Chicago Zoning Code. All open areas on each residential lot following development thereon shall be maintained in landscaping materials. The front yard of any residential lot shall be defined as the yard adjacent to the cul de sac within the respective subarea except that the front yards of those lots not facing a cul de sac shall be defined as the yard adjacent to South Beverly Avenue.
11. This Plan of Development consists of 16 Statements, an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; a Table of Use and

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Bulk Regulations and Related Controls; a Site Plan; a Landscape Plan; a Tree Preservation Plan/Survey prepared by the Applicant and Architectural Innovations, Architects, dated August 28, 1990. Full size sets of these three plans are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

12. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in effect on the date hereof.
13. Unless substantial construction on all of the proposed single-family dwellings has commenced within 10 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of an R1 or R2 Single Family Residence District, whichever may be applicable.
14. Height restrictions of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
  - a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - b) Airport zoning regulations as established by the

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Department of Planning, Department of Aviation, and  
Department of Law, and approved by the City Council.

15. Prior to issuance by the Department of Planning of a determination pursuant to Section 11.11-3(6) of the Chicago Zoning Ordinance ("Part II Approval"), site plans for proposed development on property subject to this Planned Development, including each individual residential lot and each of the cul de sacs, shall be submitted to the Commissioner of the Department of Planning (the "Commissioner") for Site Plan approval. Site plan approval is intended to assure that specific development proposals conform with this Planned Development and to assist the City in monitoring on-going development. A Site Plan may be submitted for all or any part of the Planned Development. No Part II Approval shall be granted until an applicable Site Plan has been approved.

If a Site Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall approve said Site Plan and shall issue written approval thereof to the Applicant for such Site Plan approval within sixty (60) days of submission of the completed application. If the Commissioner determines within said sixty (60) day period that the Site Plan does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the applicant for such Site Plan approval, in writing, regarding the reasons for such adverse determination. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make his final determination, in writing, to the Applicant for such Site Plan within said period. Failure of the Commissioner to make a determination within the time hereinabove prescribed shall be deemed a disapproval. Following approval of a Site Plan by the Commissioner, the Site Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

Changes or modifications to Site Plans may be made after approval of the Commissioner, so long as the Site Plan, as so changed or modified, substantially conforms with the provisions of this Planned Development. In the event of any inconsistency between an approved Site Plan or any permitted

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modifications thereto and the terms of the Planned Development thereto and the terms of the Planned Development in effect at the time of approval of such Site Plan or in the modification thereto, then the terms of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- a) boundaries of development parcel or parcels,
- b) building footprint or footprints,
- c) dimensions of all setbacks,
- d) location and depiction of all parking spaces (including relevant dimensions),
- e) location and depiction of all loading berths (including relevant dimensions),
- f) all drives, roadways and vehicular routes,
- g) all landscaping (including species and size)
- h) all pedestrian circulation routes and points of ingress/egress (including sidewalks),
- i) all site statistics applicable to the development parcel or parcels including:
  - (1) floor area and floor area ratio as represented on submitted drawings,
  - (2) number of parking spaces provided,
  - (3) number of loading berths provided,
  - (4) uses of development parcel;
- j) parameters of the building envelope including:
  - (1) maximum building height,

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- (2) setbacks and vertical setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

16. The subject premises is immediately adjacent on the west to the Dan Ryan Woods of the Cook County Forest Preserve District. In recognition of the relationship of the proposed development to these existing public woodlands, the applicant shall provide a tree conservation easement between the development and the Forest Preserve all as is indicated on the maps and plans identified within the plan of development; further, the applicant shall impose said easement for the benefit of all of the residents of the proposed subdivision by means of a covenant running with the land.

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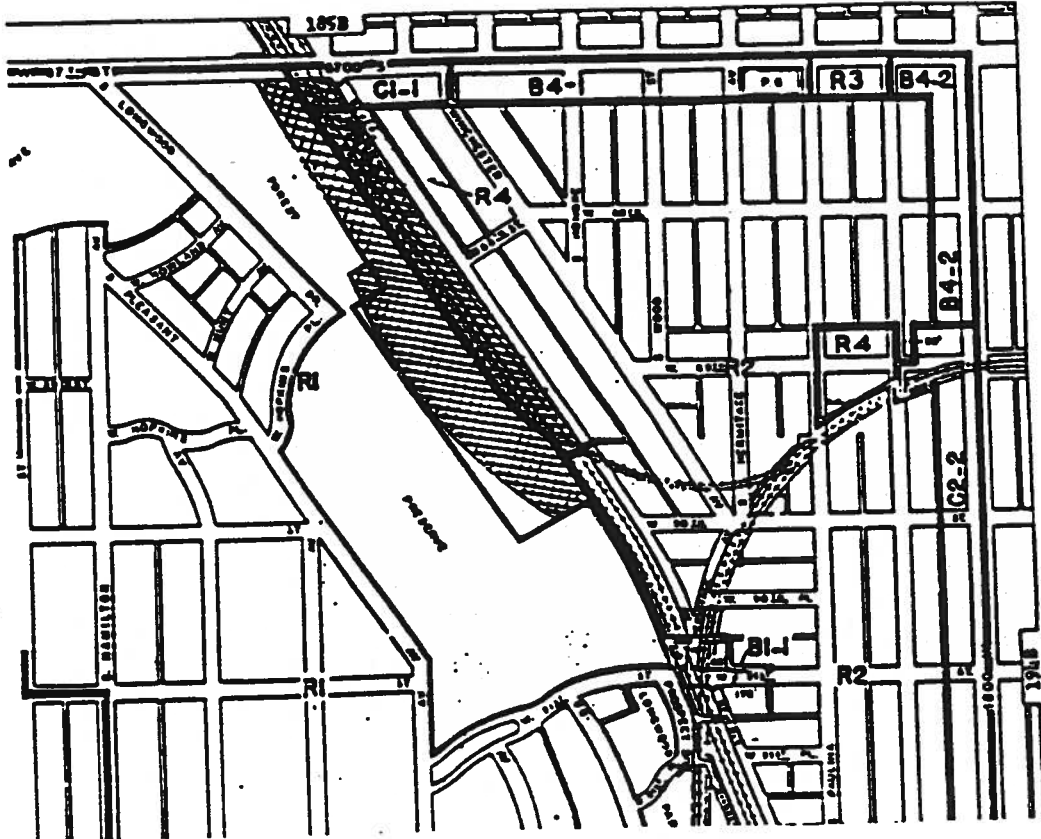
DATE: June 13, 1990

REVISED: September 28, 1990

Business Planned Development No. \_\_\_\_  
Zoning Map

SEC. 6 T37N. R.5E.

MAP 22-H.



LEGEND

 SUBJECT PRPOERTY

APPLICANT: Greene Development Group, Inc.

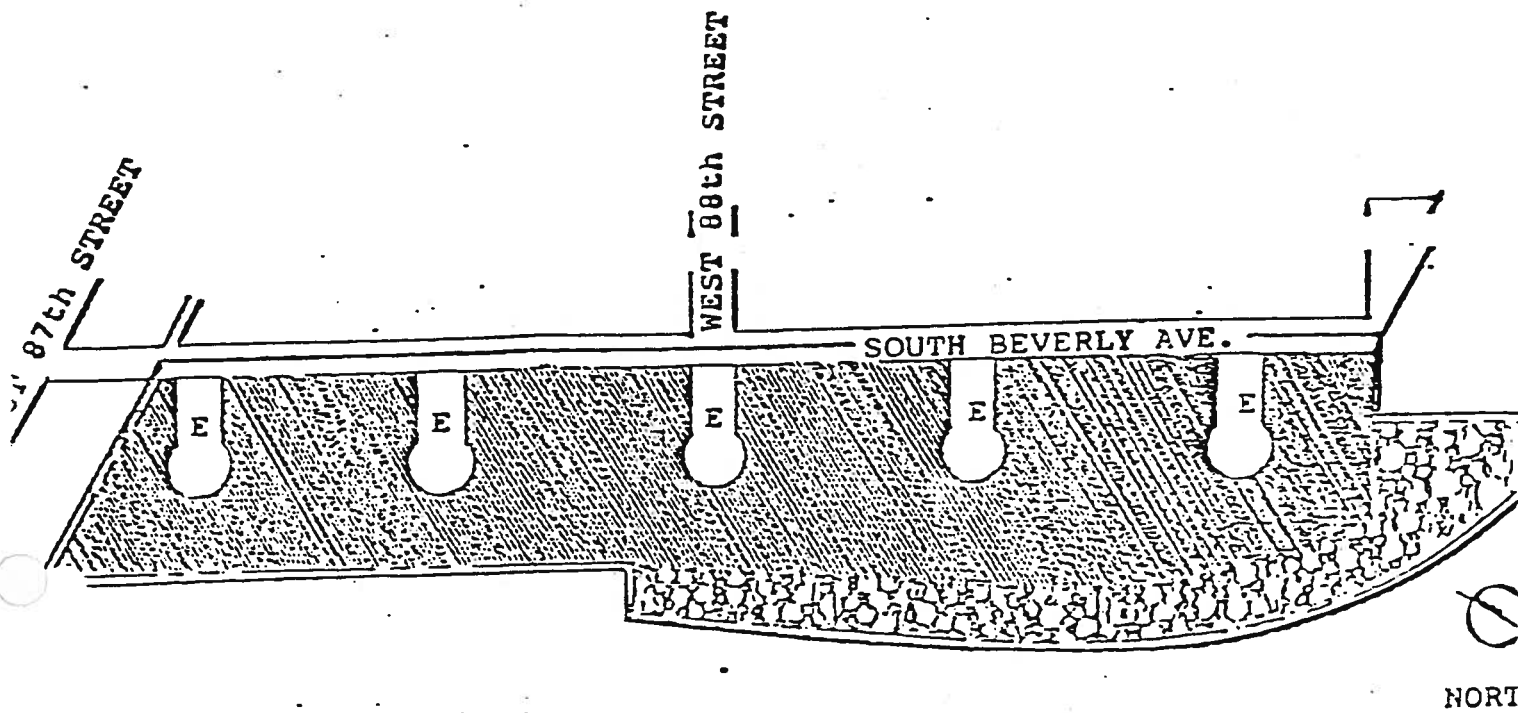
ADDRESS: 6410 West 127th. Street, Palos Heights, IL, 60463

DATE: June 13, 1990

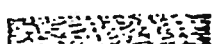
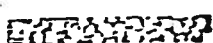
REVISED: October 11, 1990



BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_  
 GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  SINGLE FAMILY RESIDENCES
-  50' WIDE SETBACK FOR PRESERVATION EASEMENT
- E ENTRY AND EXIT

APPLICANT: Greene Development Group, Ltd.  
 ADDRESS: 6410 West 127th Street, Palos Heights IL, 60463  
 DATE: June 13, 1990  
 REVISED: October 11, 1990

## Tree Preservation Program Specifications

### General Notes To All Contractors, Subcontractors, Suppliers, And Vendors.

- 1) Specimen trees within the Construction area shall be protected by wrapping with boards and fence
- 2) The area around the base of all specimen trees shall not be used for storing equipment and materials.
- 3) Tree limbs damaged during construction shall be sawed off flush to tree trunks and treated with tree wound dressing or tree paint in accordance with Class IV pruning standards as defined by the National Arborist Associates.
- 4) Trees shall not be used for roping, cable, signs, or fencing. Nails shall not be driven into trees.
- 5) Pruning shall be performed only when necessary to provide clearance for buildings, equipment, traffic and lines of site.
- 6) Wherever possible grade changes shall not be allowed within the drip line of a specimen tree.
- 7) Wherever possible utility trenching and ditching shall not be allowed nearer than 9 inches for each inch of trunk diameter of any specimen tree shall be tunneled rather than trenched whenever possible
- 8) Large specimen trees within the construction area shall be grounded to reduce the risk of damage by lightning.
- 9) The contractor shall not disturb areas designated by the owner as off-limits to grading equipment.
- 10) Trees shall be removed as authorized by Owners representative only. Contractor shall take sufficient control measures to avoid undue erosion and mud damages during grading operations in accordance with Architects Sediment and Erosion Control Standards.
- 11) Building pads shall be shaped extending a maximum of 5' beyond building foundation in all directions and within 0.2' of required elevation at all points on the pad.

Greene Development Group, Inc.  
Member; National Arbor Day Foundation  
Member No. 857-852-3157

**PLANT SELECTION PALATE**

**SHADE TREES: 3.5" Cal. (min)**

Acer Platanoides

Acer rubrum

Fraxinus Americana

Fraxinus pennsylvanica

Gleditsia Triacanthos 'Inermis'

Quercus bicolor

Quercus rubrum

Tilia americana

Norway Maple

Red Maple

White Ash

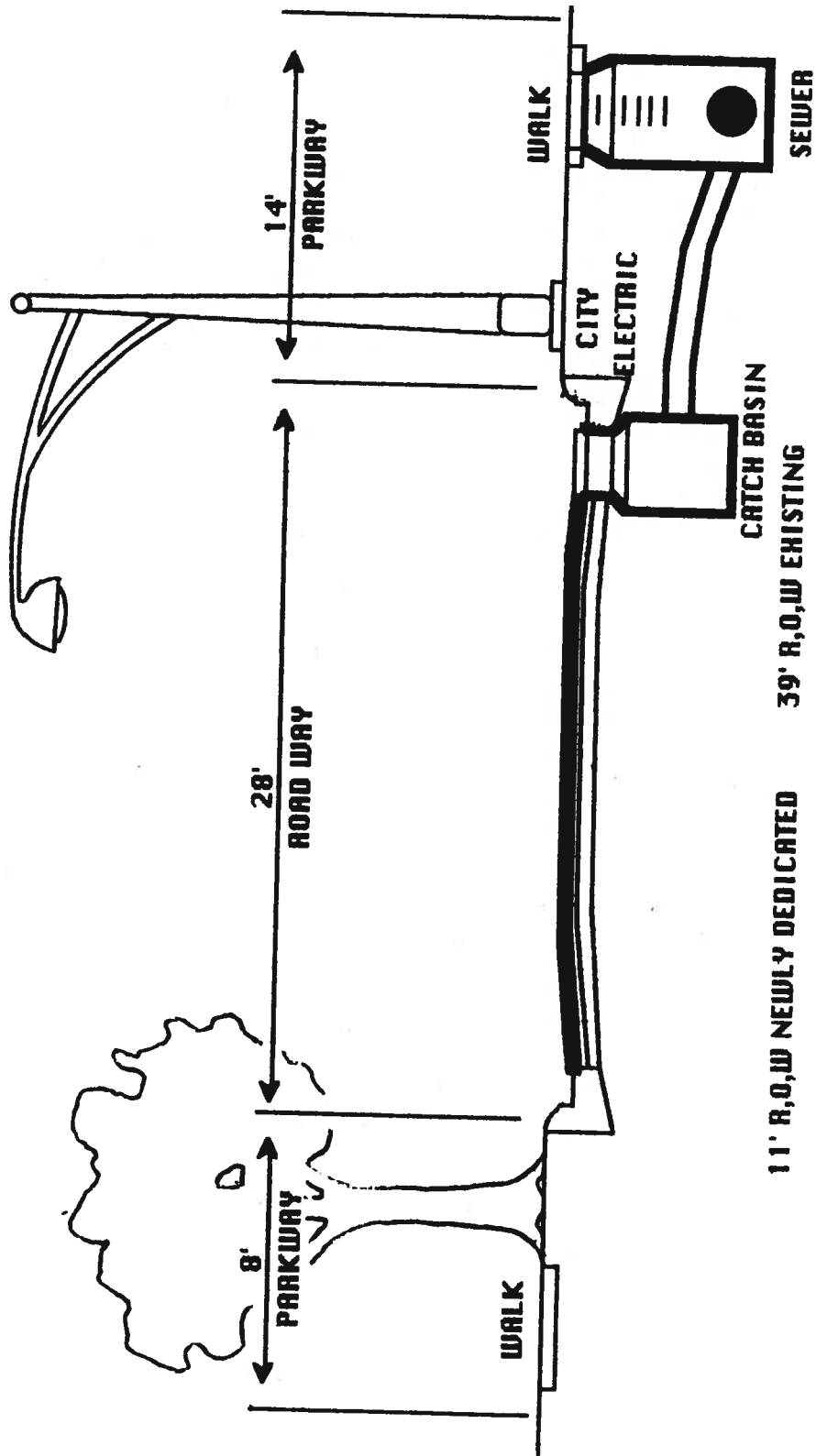
Green Ash

Honeylocust

Swamp White Oak

Red Oak

American Linden



11' R.O.W NEWLY DEDICATED      39' R.O.W EXISTING

**BEVERLY AVE. CROSS SECTION**












**Tree Preservation Program Specifications**

- 1) All trees to be preserved shall be identified by tagging with tags and stumps.
- 2) The location of all trees shall be marked on the existing site plan and recorded on the final site plan.
- 3) The location of all trees shall be marked on the final site plan and recorded on the final site plan.
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- 11) The location of all trees shall be marked on the final site plan and recorded on the final site plan.
- 12) The location of all trees shall be marked on the final site plan and recorded on the final site plan.
- 13) The location of all trees shall be marked on the final site plan and recorded on the final site plan.
- 14) The location of all trees shall be marked on the final site plan and recorded on the final site plan.
- 15) The location of all trees shall be marked on the final site plan and recorded on the final site plan.

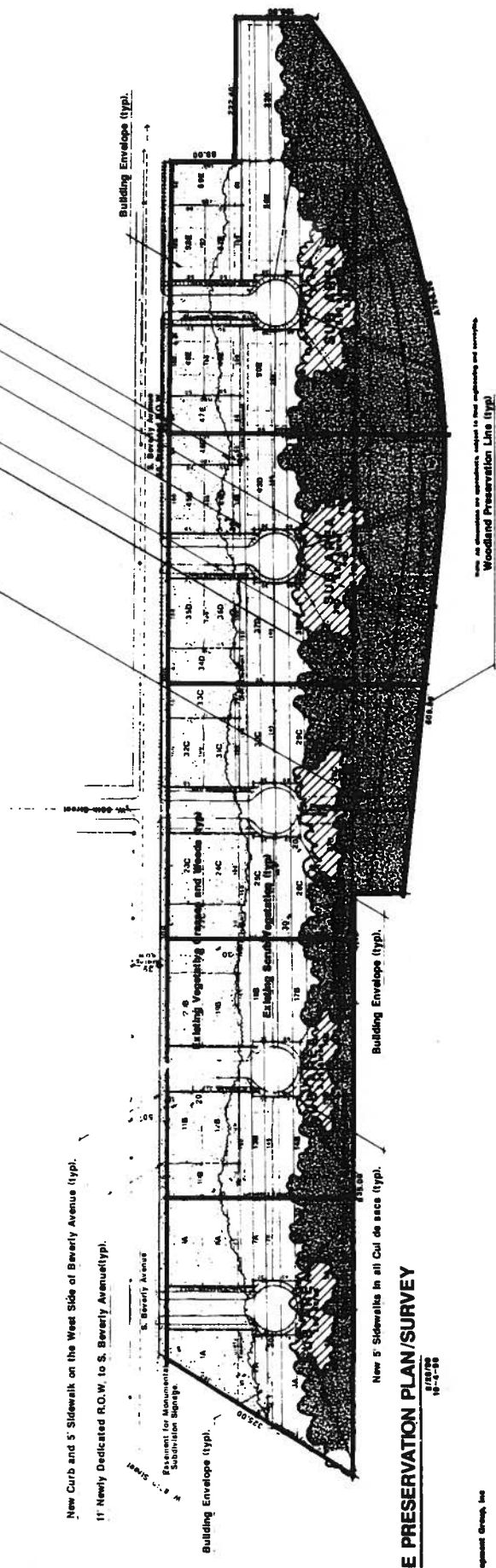
Site Plan  
 Scale: 1" = 40'  
 Date: 11/15/11

- Legend:**
-  Woodland Area to be Preserved.
  -  Existing Scrub Vegetation to be Removed.
  -  Woodland Area to be Cleared.

**EXISTING DOMINANT TREE SPECIES:**

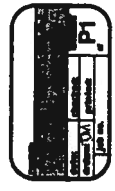
-  Fraxinus americana
-  Quercus macrocarpa
-  Quercus rubra
-  Quercus prinus

- Proposed Native Woodland Edge (typ)**
- Woodland Area to be Preserved (typ)**
- Existing Edge of Mature Woodlands (typ)**
- Existing Scrub Vegetation to be Removed (typ)**
- Woodland Area to be Cleared (typ)**
- Existing Edge of Scrubby Vegetation (typ)**

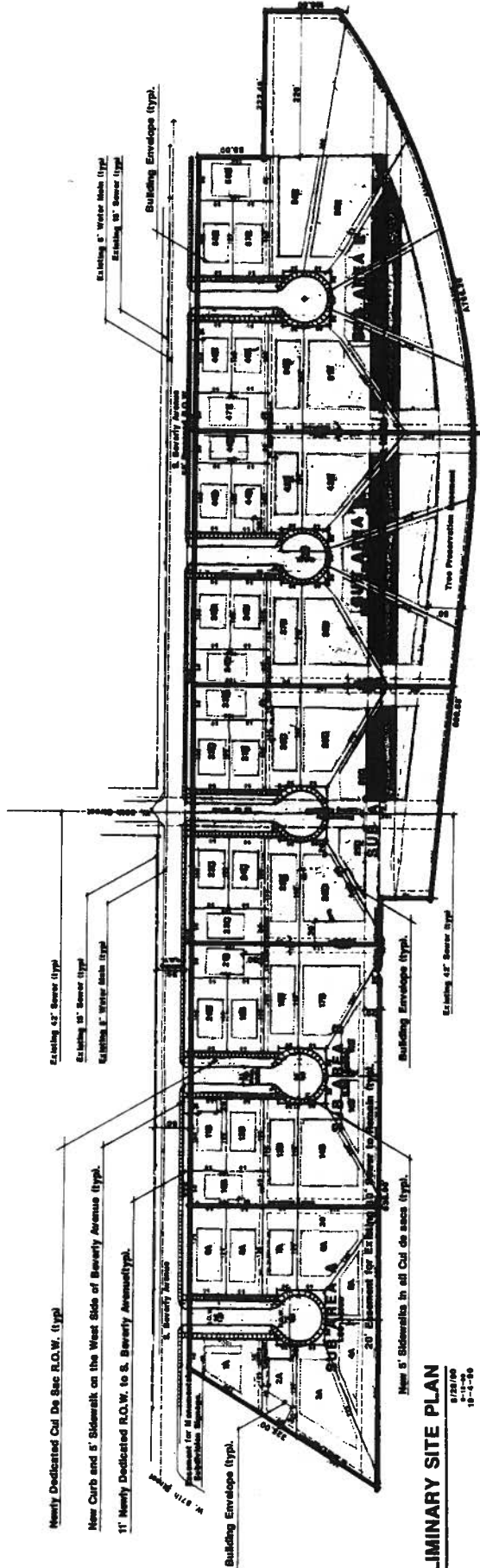


**TREE PRESERVATION PLAN/SURVEY**  
 11/15/11  
 1" = 40'

Greene Development Group, Inc.



**NORTH BEVERLY ESTATES**



**SITE DATA:**

Site Area	14.88 Acres
Dedicated R.O.W.	2.10 Acres
Net Residential Area	12.78 Acres
Number of Lots	88 Lots
Avg. Lot Size	8,415 s.f.
Maximum Lot Coverage	30%
Minimum Lot P.A.R.	5
Minimum Lot Size	5,000 s.f.
Minimum Front Yard	28
Minimum Side Yard	5
Minimum Corner Side Yard	10
Minimum Rear Yard	30

**PRELIMINARY SITE PLAN**  
 11/20/00  
 12-1-00

Greene Development Group, Inc.



# NORTH BEVERLY ESTATES



City of Chicago  
Richard M. Daley, Mayor

Department of Planning

David R. Mosena  
Commissioner

Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-2578 (TDD)  
(312) 744-6550 (FAX)

January 22, 1991

Mr. Patric Greene  
Greene Development Group, LTD.  
6410 West 127th Street  
Palos Heights, Illinois 60463

Dear Mr. Greene:

RE: Residential Planned Development No. 508  
8700-8819 South Beverly Avenue

This letter is written to confirm the Department's understanding of the status of this matter. As you know, our staff has expended a substantial amount of time in repeated attempts to accommodate your concerns with regard to the provisions of the approved Planned Development. Furthermore, as you are well aware, the contents of the approved Planned Development were discussed with you and your representatives at great length prior to approval. All of the provisions were agreed to by the Applicant. Furthermore, all portions of that approved document were voluntarily submitted to the Department by the Applicant as a revised application. Subsequent to City Council approval, however, you expressed concern about a number of items contained in the Applicant's revised Planned Development. In response, the Department reviewed your concerns in detail, discussed our resolution with you and prepared a draft administrative relief letter. The letter was then forwarded to you as a courtesy for your review. The Department of Planning believes that the draft administrative relief letter forwarded to you on December 20, 1990, adequately addresses the administrative modifications which the Department believes are appropriate. Now, however, it is our understanding that there are items of additional concern to you which are not addressed in the draft administrative relief letter.

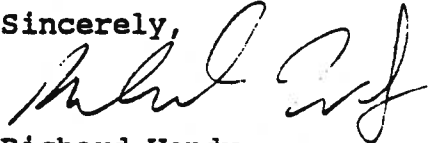
As I noted in our phone conversation on January 8, 1991, we are willing to continue to work with you to administratively address your concerns. Nevertheless, our staff time is limited; especially when the substantial previously expended efforts (before and after Planned Development approval) are considered. Accordingly, as I advised you in our January 8, 1991, phone call, if you have additional concerns please provide us with a written description of these at your earliest convenience.



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We will withhold issuance of the aforesaid administrative relief letter pending your complete written response. Please note that the Planned Development, as approved, is currently in force and effect. Until modifications are made, if any, to that document, the Department is constrained to strictly adhere to its requirements.

Sincerely,



Richard Wendy  
Deputy Commissioner

cc: Alderman Jesse Evans  
William Hennessy, Attorney  
David R. Mosena  
Philip Levin ✓  
Tom Smith

wendy1



City of Chicago  
Richard M. Daley, Mayor

Department of Planning

David R. Mosena  
Commissioner

Charles Thurow  
First Deputy Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471

November 29, 1990

Mr. Patric D. Greene  
Greene Development Group, LTD.  
6410 W. 127th Street  
Palos Heights, Illinois 60463

Dear Mr. Greene

Re: Residential Planned  
Development No. 508  
8700-8819 South Beverly Avenue

Please be advised that your request for a minor change to Residential Planned Development No.508 has been considered by the Department of Planning pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested relief to obtain a "Foundation - Only" permit for construction of a foundation for a single-family home on the lot designated 9A, prior to dedication and construction of roadways to the City as required by the approved Plan of Development.

With regard to your request, the Department of Planning has determined that the modification would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of this development;
2. Increase the maximum number of units per acre;
3. Increase the maximum floor area ratio for the total site area;
4. Permanently reduce the minimum required distance between structures, or in periphery setbacks;
5. Increase the maximum percent of land covered for the total net site.

Additionally, the Department has determined that the modification requested is appropriate and would have no adverse impact on the public health, safety or welfare.



Mr. Patric D. Greene  
Page 2

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Commissioner of the Department of Planning hereby authorizes and approves the following minor change to Residential Planned Development No. 508:

"Foundation Only" building permits for residential Lots may be approved by the Department of Planning prior to the dedication and construction of roadways and other public improvements as required by the Plan of Development. Nothing herein shall, however, relieve the applicant of any other requirement or obligation under the approved Plan of Development including, without limitation, site plan approval as required by statement No.15 prior to issuance of any building or foundation permit approval.

Sincerely,



DAVID R. MOSENA  
Commissioner