

A-8180

16042

JOURNAL--CITY COUNCIL--CHICAGO

12/9/2015

*Reclassification Of Area Shown On Map No. 11-K.
(Application No. 18560)
(Common Address: 4459 -- 4467 W. Lawrence Ave.)*

[O2015-7678]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 11-K in the area bounded by:

West Lawrence Avenue; North Kenneth Avenue; the east/west alley south of and parallel to West Lawrence Avenue; and a line 106.54 feet west of and parallel to North Kenneth Avenue,

to those of a B3-2 Community Shopping District.

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

*Reclassification Of Area Shown On Map No. 13-K.
(As Amended)
(Application No. A-8180)
(Common Address: 5225 N. Riversedge Terr.)*

RPD 546,99

[SO2015-6992]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 546 District symbols and indications as shown on Map Number 13-K in the area bounded by:

a line 1,277 feet north of and parallel with the north line of West Foster Avenue; a line 510 feet east of and parallel with the centerline of North Kostner Avenue extended north; a line 1,189 feet north of and parallel with the north line of West Foster Avenue; a line 660 feet east of and parallel with the centerline of North Kostner Avenue extended north; a line from a point 667 feet north of the north line of West Foster Avenue and 660 feet east of the centerline of North Kostner Avenue extended north to a point 590 feet north of the north line of West Foster Avenue and 737 feet east of the centerline of North Kostner Avenue extended north; a line 590 feet north of and parallel with the north line of West Foster Avenue; a line 1,331 feet east of and parallel with the centerline of North Kostner Avenue extended north; an arc of a circle with a radius of 100 feet and its center 262.5 feet north of the north line of West Foster Avenue and 1,431 feet east of the

centerline of North Kostner Avenue extended north; a line from a point on that arc 163 feet north of the north line of West Foster Avenue and 1,213 feet west of the west line of North Pulaski Road to a point 189 feet north of the north line of West Foster Avenue and 980 feet west of the west line of North Pulaski Road; a line from a point 189 feet north of the north line of West Foster Avenue and 980 feet west of the west line of North Pulaski Road to a point 79.5 feet north of the north line of West Foster Avenue and 756 feet west of the west line of North Pulaski Road; a line from a point 79.5 feet north of the north line of West Foster Avenue and 756 feet west of the west line of North Pulaski Road to a point 100 feet north of the north line of West Foster Avenue and 690 feet west of the west line of North Pulaski Road; a line 100 feet north of and parallel with the north line of West Foster Avenue; a line 630 feet west of and parallel with the west line of North Pulaski Road; an arc of a circle with a radius of 30 feet and its center 70 feet north of the north line of West Foster Avenue and 600 feet west of the west line of North Pulaski Road; a line 40 feet north of and parallel with the north line of West Foster Avenue; a line 495 feet west of and parallel with the west line of North Pulaski Road; West Foster Avenue; the centerline of the north fork of the north branch of the Chicago River; the east line of Gompers Park north of the Chicago River; the north line of Gompers Park; and the centerline of North Kostner Avenue extended north,

to those of Residential Planned Development Number 546, as amended, which is hereby described in the area above.

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

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

Residential Planned Development No. 546, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately 693,210 square feet (15.9 acres) as depicted on the Planned Development Boundary Map.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant, including permits identified by the Chicago Department of Environment. In order to promote adequate floodplain and stormwater management, the applicant shall, at its sole expense: (i) elevate all roadways and the lowest floor of all buildings located within the 100-year floodplain to one foot above the Base Flood Elevation; (ii) provide at least 100 percent on-site, compensatory stormwater storage for any fill brought on site; and (iii) perform any measures or construct any improvements required by the

Chicago Department of Environment, the Metropolitan Water Reclamation District, the Illinois Department of Transportation -- Water Resources Division, or the United States Army Corps of Engineers to ensure that the proposed development will not result in any reduction in water quality or increased flood risk to properties located downstream or adjacent to the proposed development. In addition, the applicant shall apply for a National Pollution Discharge Elimination System ("NPDES") permit from the Illinois Environmental Protection Agency ("IEPA") for all outflows into the river, and shall monitor and report to the IEPA the water quality in stormwater detention basins as required by such permit. The applicant shall be responsible for performing any measures identified by the IEPA to mitigate unacceptable levels of contamination which are attributable to the proposed residential planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant and approval by the City Council. The dedication of any roadways within the residential planned development shall not obligate the City to maintain or repair any additional structures adjacent to or appurtenant to such roadways. The applicant shall be responsible for maintaining an existing seawall located adjacent to such roadway. The applicant shall also be responsible for maintaining any new swales, culverts, stormwater detention basins or other similar structures which may be constructed immediately under or adjacent to the access road.

3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders, including any homeowners association which is formed to succeed the applicant. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder including any homeowners association which is formed to succeed the applicant. Furthermore, pursuant to the requirements of Section 17-13-0611 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant or any homeowners association which is formed to succeed the applicant. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this planned development. In addition, 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, except any 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.

4. This plan of development consists of fourteen (14) Statements: an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land-Use Map; an Existing Land-Use Map; a Table of Use and Bulk Regulations and Related Controls; and a Site Plan, a Landscape Plan and Elevation Plans, dated February 10, 1994. Full size sets of the Site Plan, a Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other controls shall apply. The 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 "Planned Development": single-family and multi-family dwellings, accessory parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premises signage is prohibited within the Planned Development.
7. Any service drives or other ingress or egress (excluding emergency access through the St. Luke's Cemetery) shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and the Department of Planning and Development. Conditioned upon receipt of the requisite permits and approvals, the applicant shall provide at the applicant's sole expense for traffic signalization at the main entrance to the adjoining shopping center on West Foster Avenue, widen West Foster Avenue to accommodate left turns into the shopping center, and provide an access road from the Planned Development into the shopping center. The applicant shall also provide at the applicant's sole expense (1) for the installation of crash-through type gates at the entrance to St. Luke's Cemetery and at the Emergency Access connection; and (2) shall provide the Chicago Police Department with sufficient keys to the gate at the entrance to St. Luke's Cemetery and the Emergency Access connection. The applicant shall require any homeowners association which is formed to succeed the applicant to provide at the association's sole expense for private security to monitor the gate at the entrance to St. Luke's Cemetery and at the Emergency Access connection at all times when the roadway within the Planned Development boundaries is not passable.

8. Height restriction of any building or any appurtenances 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 Department of Planning and Development, the Department of Aviation and the Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance shall apply. For the purposes of this amendment, the floor area is being increased to .87 overall, with 3,200 square feet of floor area to be allocated to two undeveloped single-family home lots on Summerdale Avenue with the Permanent Index Numbers of 13-10-202-004, 13-10-202-003, and 3,400 square feet of floor area allocated to two undeveloped single-family home lots on Lowell Avenue with the Permanent Index Numbers of 13-10-202-002 and 13-10-202-001.
10. The Planned Development herein shall be subject to the "Rules, Regulations and Procedures related to Planned Developments" as promulgated by the Commissioner of the Department Planning and Development.
11. Improvements of the property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Use and Bulk Regulations, Site Plan, Landscape Plan and Elevation Plans attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The applicant shall dedicate a conservation easement to an appropriate public or private not-for-profit agency approved by the City, the Forest Preserve District and the Chicago Park District (such approval to occur within 60 days from adoption of this ordinance), to preserve in perpetuity the property identified on the Landscape Plan as a Conservation Area. The conservation easement shall, at a minimum, provide that the Conservation Area shall on average be 50 feet wide consisting of naturally occurring vegetation augmented with trees and shrubs native to the area; shall be open and accessible to the public during regular Forest Preserve District hours; and shall be kept free and clear of any structures except those riveredge amenities described on the Site Plan (e.g., trails, benches, a gazebo). Removal of any healthy existing trees within this Conservation Area shall be prohibited. In addition, the applicant shall submit with its first application for approval under Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") a tree protection plan describing the measures to be taken to protect trees within the Conservation Area during construction and a Riveredge Restoration and Landscape Management Plan describing the measures the applicant shall take, prior to dedication of the easement, concerning

the naturally occurring plant species and native plant species that would improve the aesthetics and natural wildlife habitats within the Conservation Area. No Part II Approval shall be issued by the Department of Planning and Development until the forementioned plans have been submitted; approved by the City, the Forest Preserve of Cook County and the Chicago Park District; and the aforementioned conservation easement has been dedicated. The applicant shall also provide and maintain the public amenities (e.g. benches, scenic overlooks, gazebo), described on the Site Plan. The applicant shall also be responsible for maintaining and repairing any damage occurring to an existing seawall on the applicant's property, as well as other flood-control or storm water detention structures which may be constructed on the property for the benefit of the residents of the residential planned development and adjacent property owners. The required conservation easement was dedicated to and accepted by the Chicago Park District on April 7, 1995 and recorded on April 20, 1995 as Document Number 95263077.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Planning and Development.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the request of the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the property contemplated herein. Any such modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclause (4) of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.
14. As of the date of this amendment, the Planned Development is completely built out with the exception of four single-family home lots that are the subject of this amendment. The Planned Development will remain in full force and effect from this point forward.

[Existing Zoning Map; Property Line and Boundary Map; Generalized Land-Use Map; Existing Land-Use Map; Site Plans; Landscape Plans; and Elevation Plans referred to in these Plan of Development Statements printed on pages 16049 through 16064 of this *Journal*.]

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

Residential Planned Development No. 546.

Table Of Use/Bulk Regulations And Related Controls.

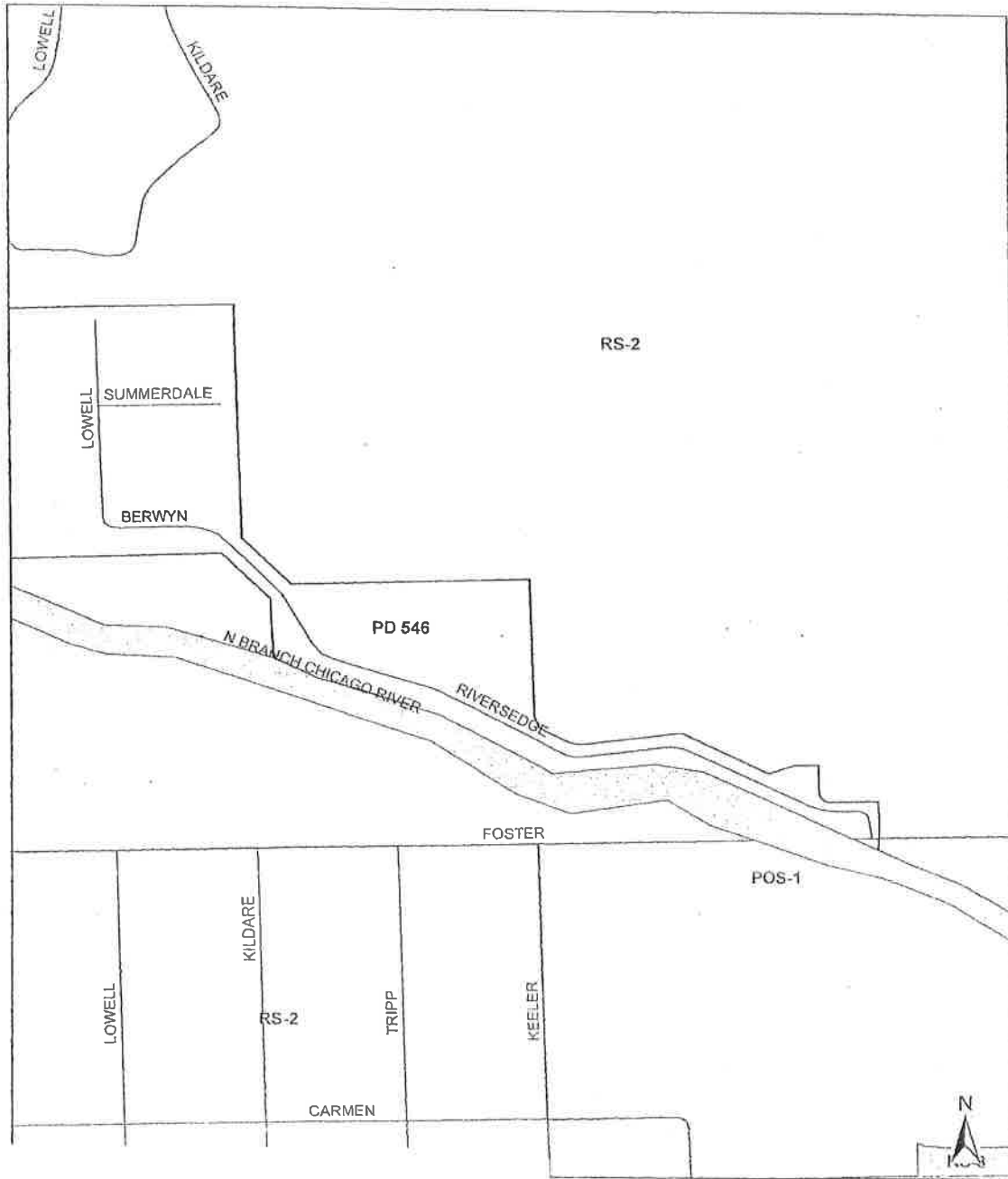
Net Site Area	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units	Maximum Percentage Of Site Coverage
Square Feet				
Acres				
528,040				
12.12	See Statement Number 5	0.87	280	As Per Site Plan

Net Site Area: 528,040 square feet (12.12 acres) = Gross Site Area: 693,210 square feet (15.91 acres) - Area to be Dedicated Right-of-Way: 165,170 square feet (3.79 acres).

Maximum Floor Area Ratio for Total Net Site Area:	.87
Maximum Number of Dwelling Units:	280
Minimum Number of Off-Street Parking Spaces:	395 (1.4:1)
Number of Off-Street Loading Berths:	5 (See Approved Site Plan)
Maximum Percentage of Site Coverage	In accordance with attached Site Plan
Minimum Required Building Setbacks:	In accordance with attached Site Plan
Maximum Permitted Building Height:	In accordance with attached Elevation Plans

FINAL FOR PUBLICATION

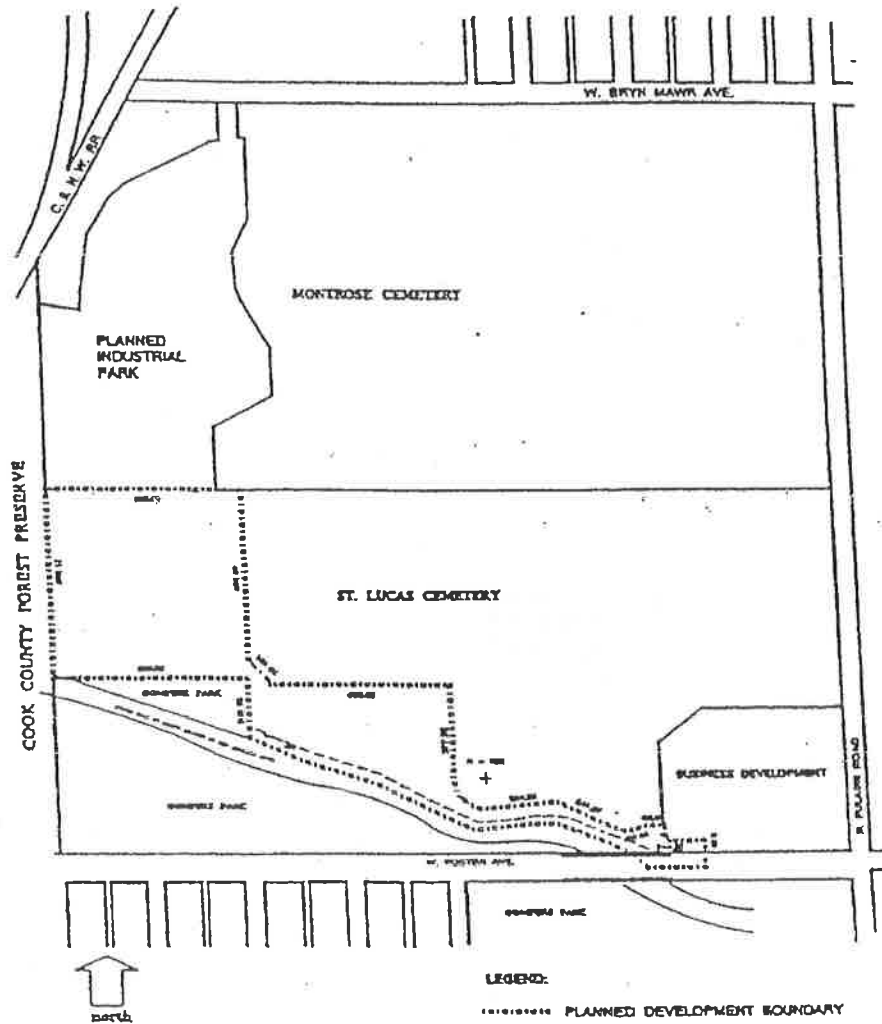
Existing Zoning Map



Address: 5225 N. Riversedge Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015

FINAL FOR PUBLICATION

Property Line And Planned Development Boundary Map.

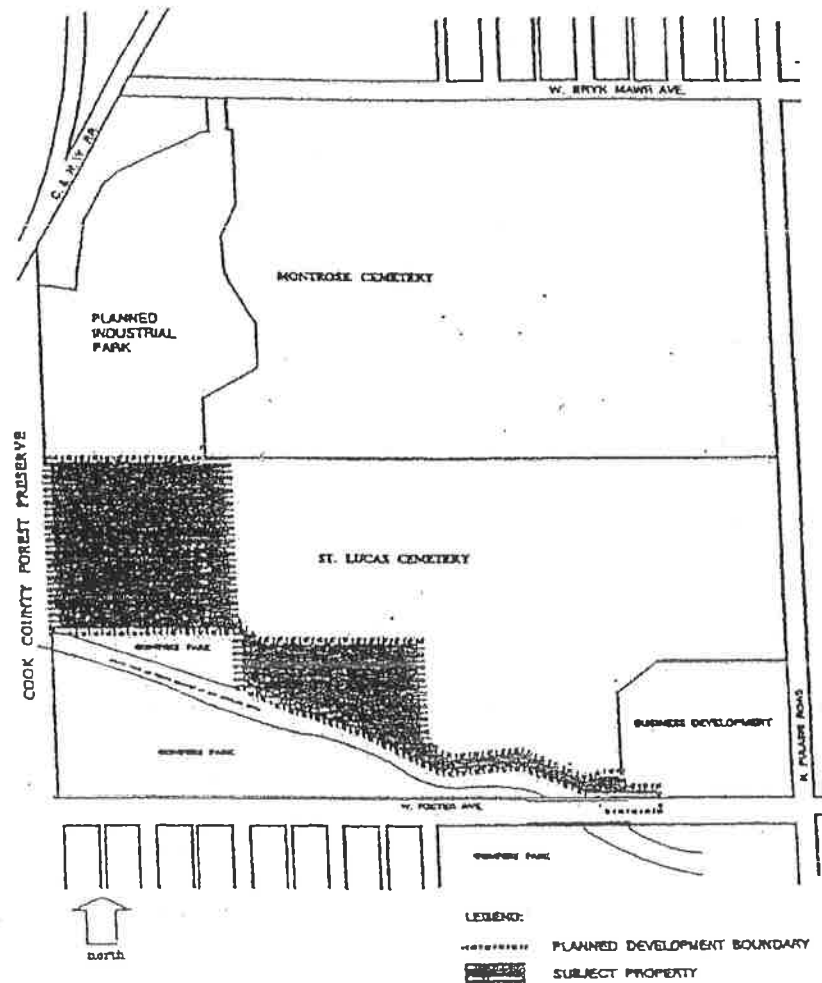


Address: 5225 N. Riversedge Terrace
 Intro. Date: September 24, 2015
 CPC Date: November 19, 2015

For location of streets and subdivision plan see Site / Licensure Plan dated July 13, 1993

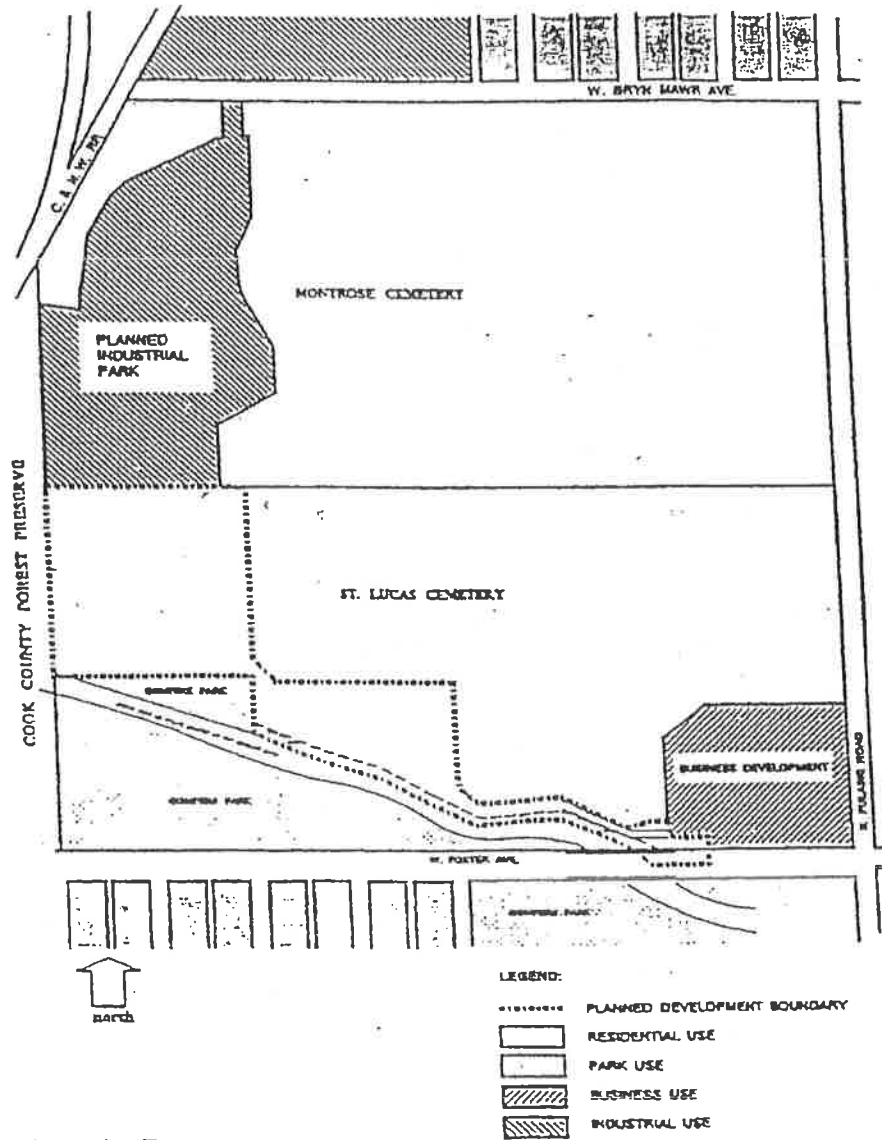
FINAL FOR PUBLICATION

Generalized Land Use Map.



Address: 5225 N. Riversedge Terrace
 Intro. Date: September 24, 2015
 CPC Date: November 19, 2015

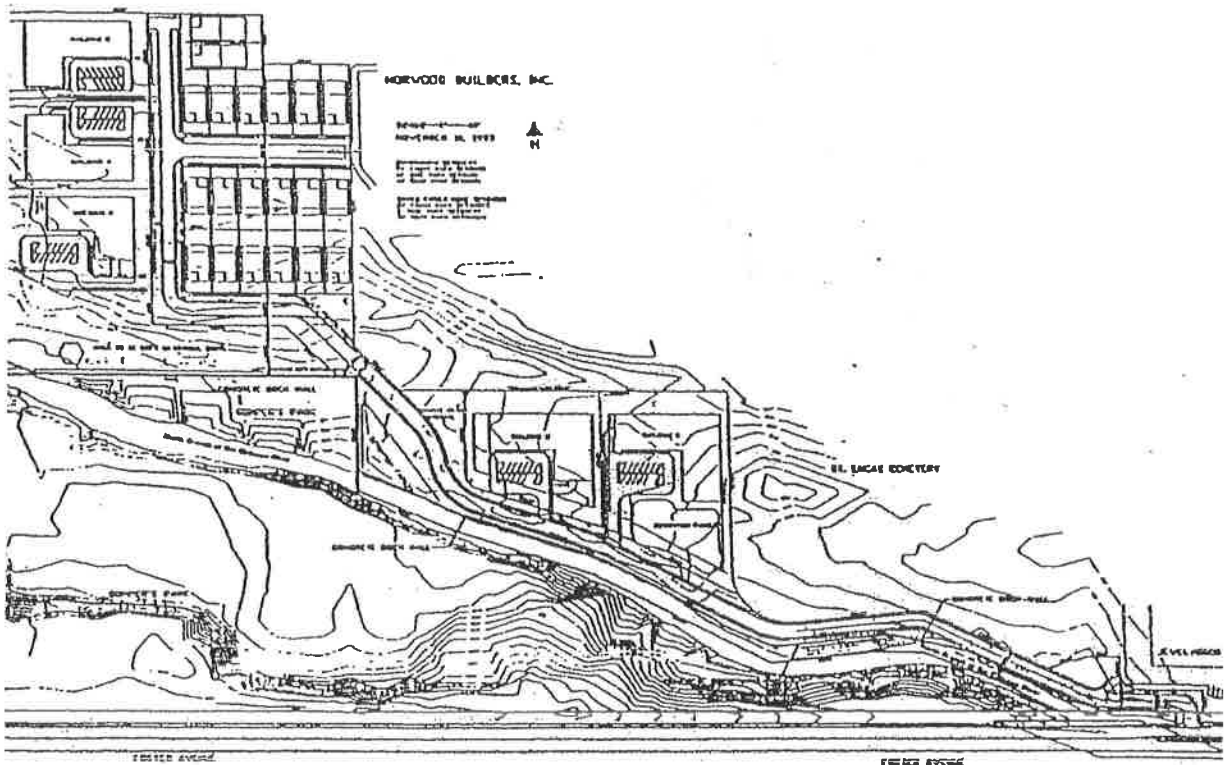
Existing Land Use Map.



Address: 5225 N. Riverside Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015

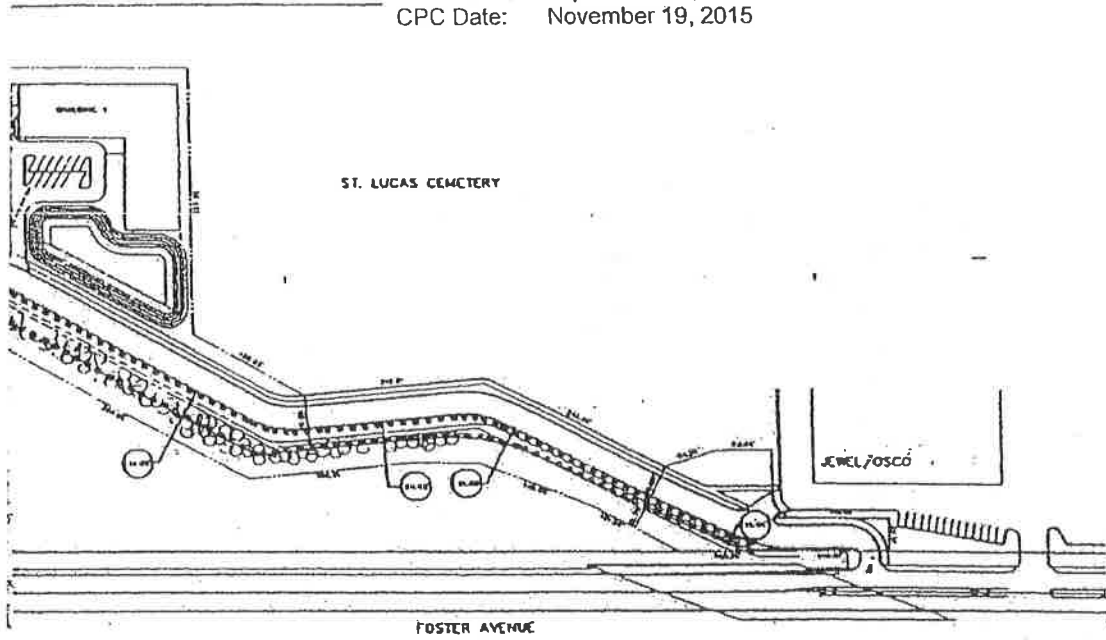
Site Plan.
(Page 1 of 3)

Address: 5225 N. Riversedge Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015



Site Plan.
(Page 3 of 3)

Address: 5225 N. Riversedge Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015



A PROPOSED EASEMENT
OR CONSERVATION
EASEMENT PLAN
FOR THE
PROPERTY
LOCATED AT
5225 N. RIVERSEDGE TERRACE
CHICAGO, ILL.
DATE: 11/19/2015

BY
PROFFORD SON

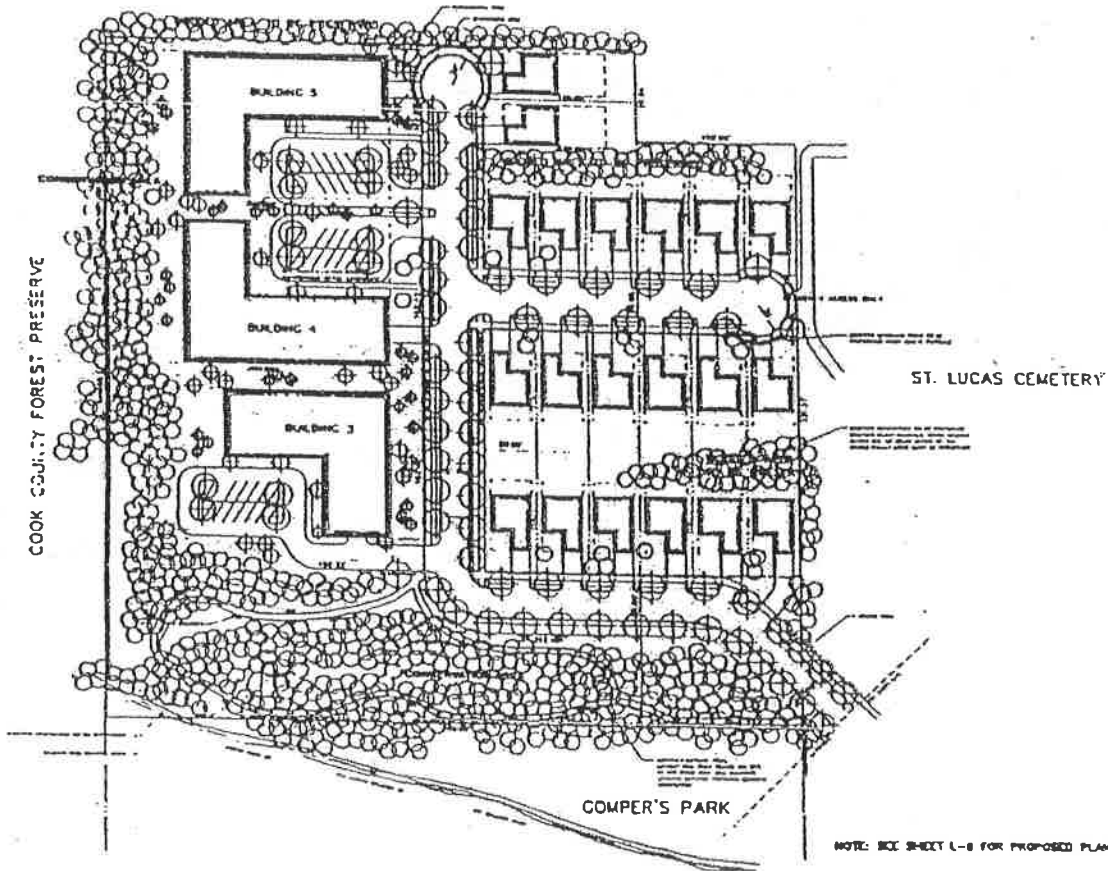
RIVELEDG
BY
PROFFORD SON

ST. LUC
CEMETERY
PROFFORD
CHICAGO, IL

PROPOSED
CONSERVATION
EASEMENT
PLAN
L-10

Landscape Plan.
(Page 1 of 8)

Address: 5225 N. Riversedge Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015



PROPOSED LANDSCAPE PLAN
5225 N. RIVERSEDGE TERRACE
CHICAGO, ILLINOIS

DATE	12/9/2015
BY	AK ASSOC.
FOR	AK ASSOC.
PROJECT	5225 N. RIVERSEDGE TERRACE
SHEET	1-1

RIVER EDGE
BY
AK ASSOC.

ST. LUCAS CEMETERY
PROPERTY
CHICAGO, ILL

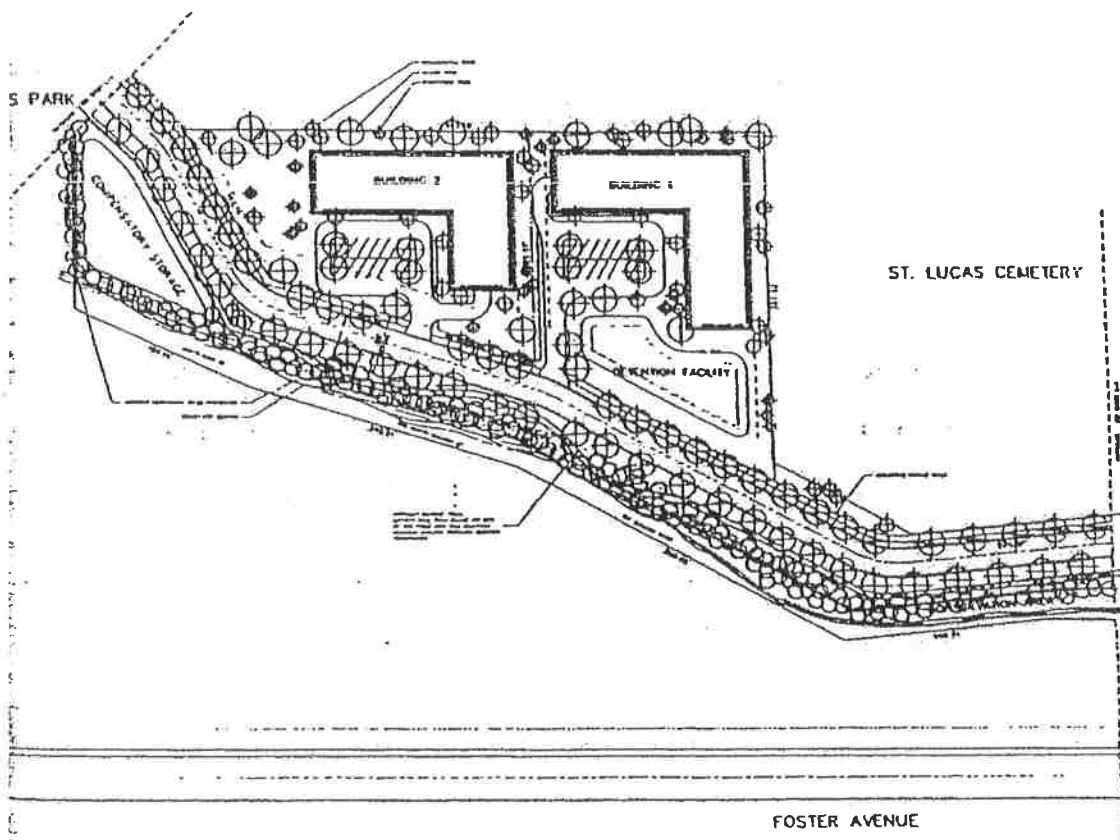
PROPOSED
LANDSCAPE
PLAN

DATE
1-1

NOTE: SEE SHEET L-8 FOR PROPOSED PLANT PALETTE

Landscape Plan.
(Page 2 of 8)

Address: 5225 N. Riverside Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015



LANDSCAPE ARCHITECTURE
 20 N. STATE ST. SUITE 200
 CHICAGO, ILLINOIS 60601
 TEL: 312.467.1100
 FAX: 312.467.1101
 WWW.AAEDOC.COM

Project Name:	
Client:	
Address:	
City:	
State:	
Zip:	
Scale:	
Date:	
Drawn by:	
Checked by:	
Approved by:	

RIVERS EDGE

BY
FORWARD SOLUTIONS

ST. LUCAS CEMETERY PROPERTY
CHICAGO, ILLINOIS

DATE APPROVED: SEPTEMBER 24, 2015
BY: [Signature]

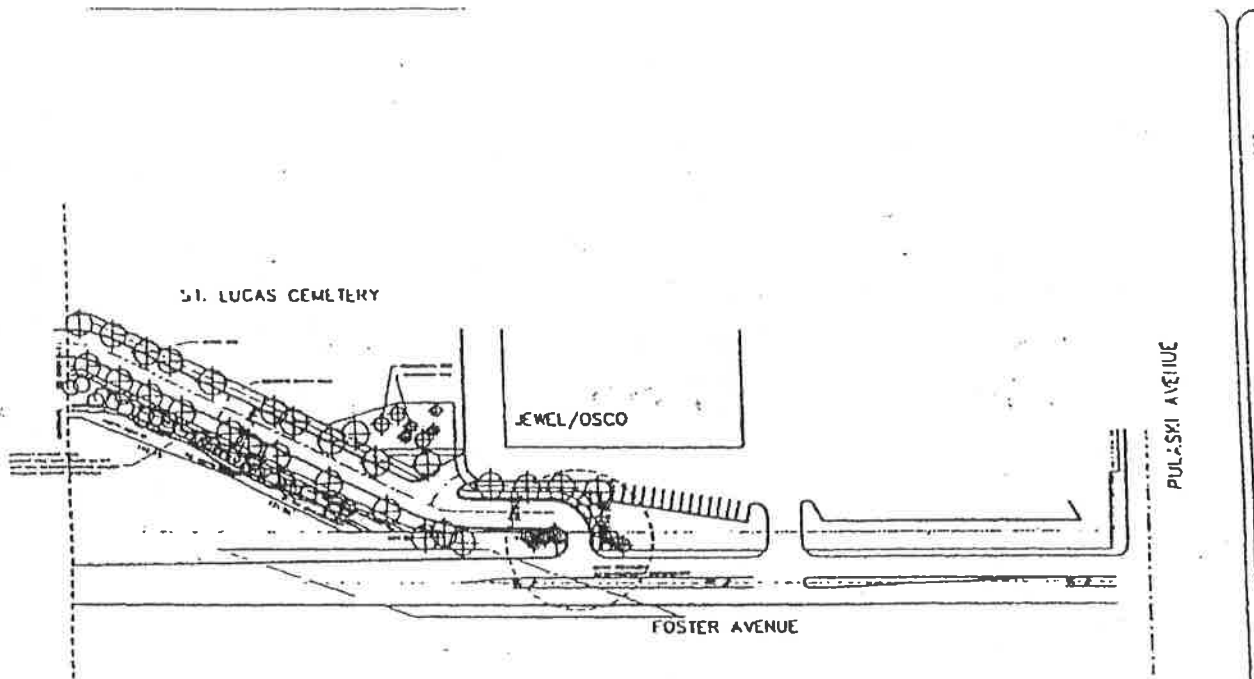
PROPOSED LANDSCAPE PLAN

Sheet No. L-2

NOTE: SEE SHEET L-1 FOR PROPOSED PLANT PALETTE

Landscape Plan.
(Page 3 of 8)

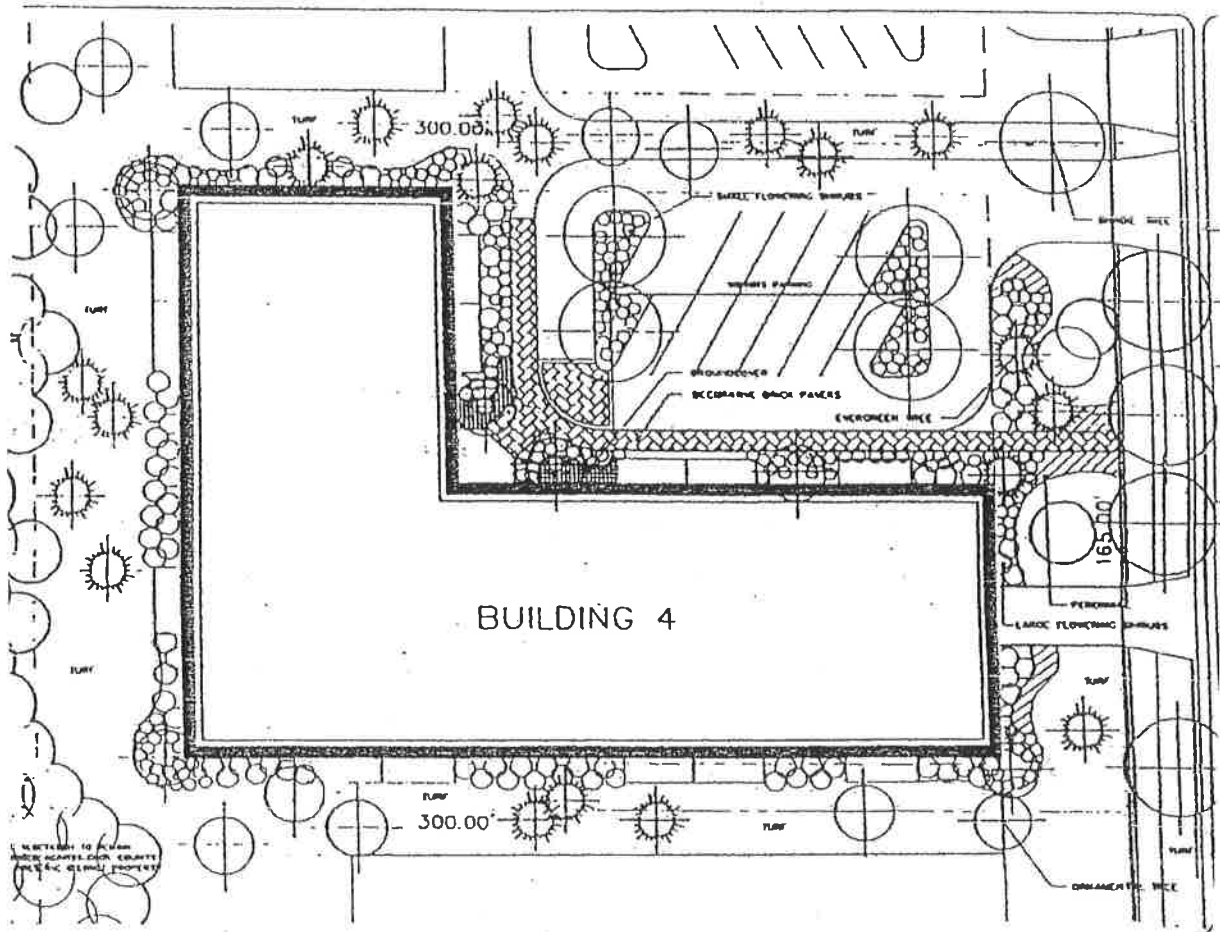
Address: 5225 N. Riverside Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015



NOTE: SEE SHEET L-6 FOR PROPOSED PLANT PALETTE

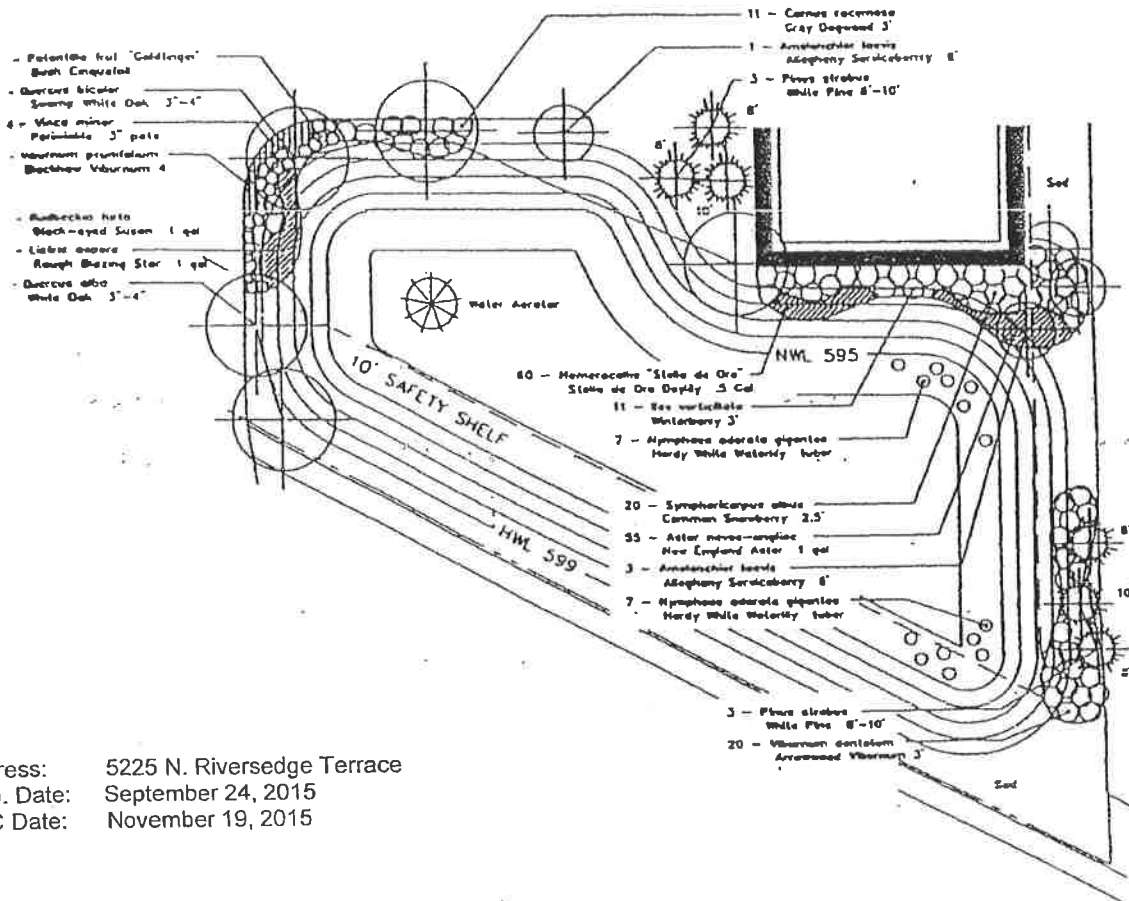


Landscape Plan.
(Page 4 of 8)



Address: 5225 N. Riversedge Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015

Landscape Plan.
(Page 6 of 8)



A&B
LANDSCAPE ARCHITECTURE, INC.

1000 N. LAUREL ST. SUITE 200
CHICAGO, IL 60610
TEL: 312.467.1234
WWW.A&B-LA.COM

DATE: 12/9/15
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
PROJECT: RIVERS EDGE
SHEET: L-6

RIVERS EDGE

BY
MORTIMER BOLESEN

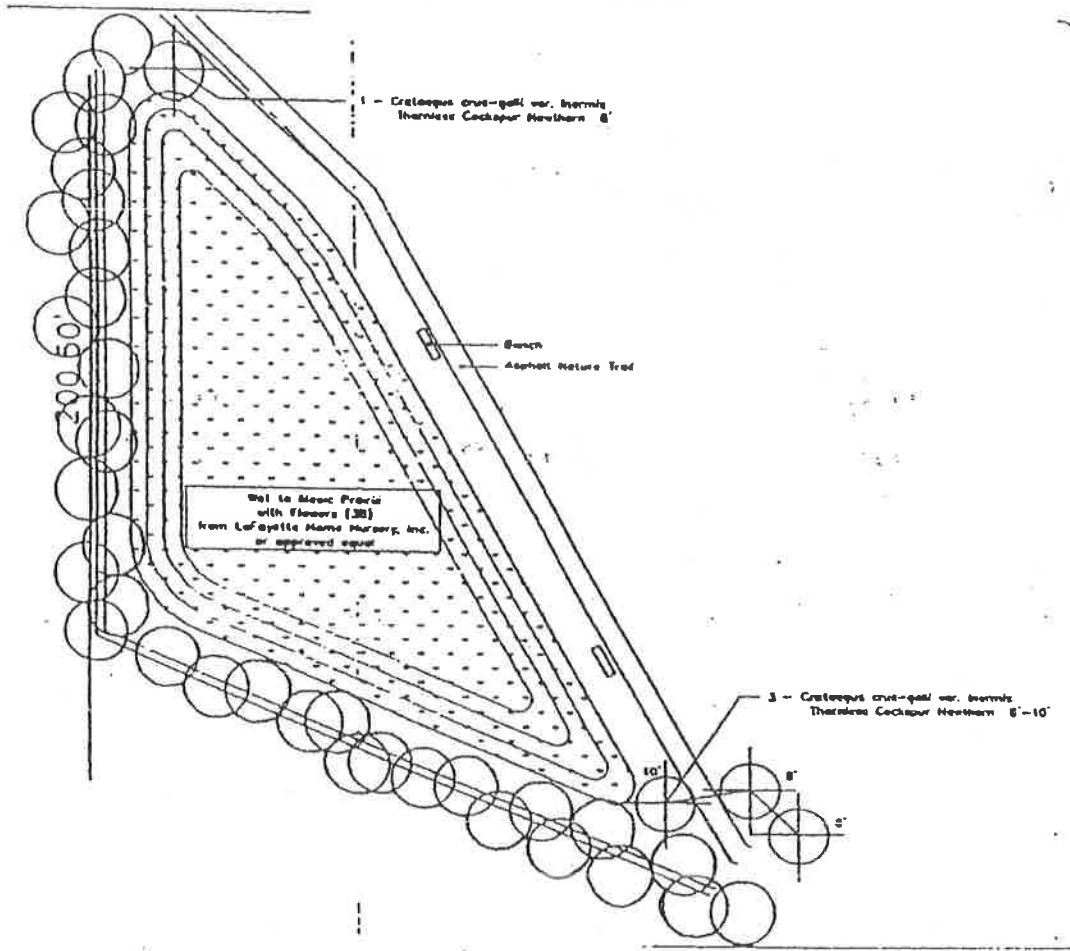
ST. LUCAS
CEMENTERY
PROPERTY
CHICAGO, ILLINOIS

DETAIL
PLANTING PLAN
DETENTION FACILITY
C-K
L-6

Address: 5225 N. Riverside Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015

Landscape Plan.
(Page 7 of 8)

Address: 5225 N. Riversedge Terrace
Intro. Date: September 24, 2015
CPC Date: November 19, 2015



AA
BASECO

LANDSCAPE ARCHITECTURE
200 N. LAUREL STREET, SUITE 100
CHICAGO, ILLINOIS 60610
TEL: 312.467.1100
WWW.AA-BASECO.COM

PROJECT: _____
DATE: _____
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

RIVERS EDGE

BY
MORRIS BUEHLER

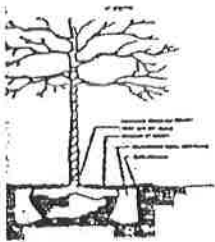
ST. LINAE
CEMETERY
PROPERTY
CHICAGO, ILLINOIS

DATE: _____
BY: _____

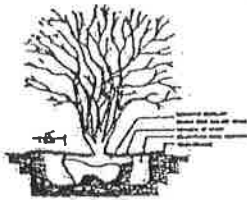
DETAIL
PLANTING PLAN
COMPENSATOR
STORAGE

1-15
-7

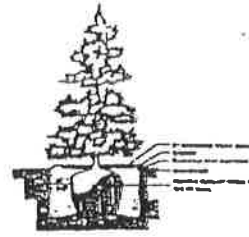
Landscape Plan.
(Page 8 of 8)



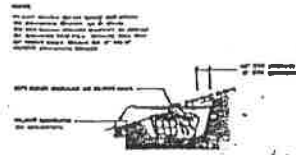
IDE TREE



ORNAMENTAL TREE



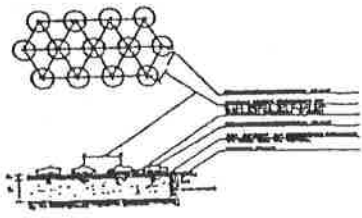
EVERGREEN TREE



PLANTING ON SLOPE



FLOWERING SHRUBS



GROUNDCOVER/PERENNIALS

PLANT SCHEDULE

NO.	PLANT NAME	QUANTITY	NOTES
1	IDE TREE	1	
2	ORNAMENTAL TREE	1	
3	EVERGREEN TREE	1	
4	FLOWERING SHRUBS	1	
5	GROUNDCOVER/PERENNIALS	1	



LANDSCAPE ARCHITECT FIRM
 100 N. LAUREL ST. SUITE 200
 CHICAGO, ILL. 60610
 TEL: (773) 344-1111
 FAX: (773) 344-1112
 WWW: WWW.A-ASSOC.COM

PROJECT NO. _____
 CLIENT NAME _____
 PROJECT NAME _____
 PROJECT ADDRESS _____
 PROJECT CITY _____
 PROJECT STATE _____
 PROJECT ZIP _____

RIVER' EDGE
BY HORTON BUILD

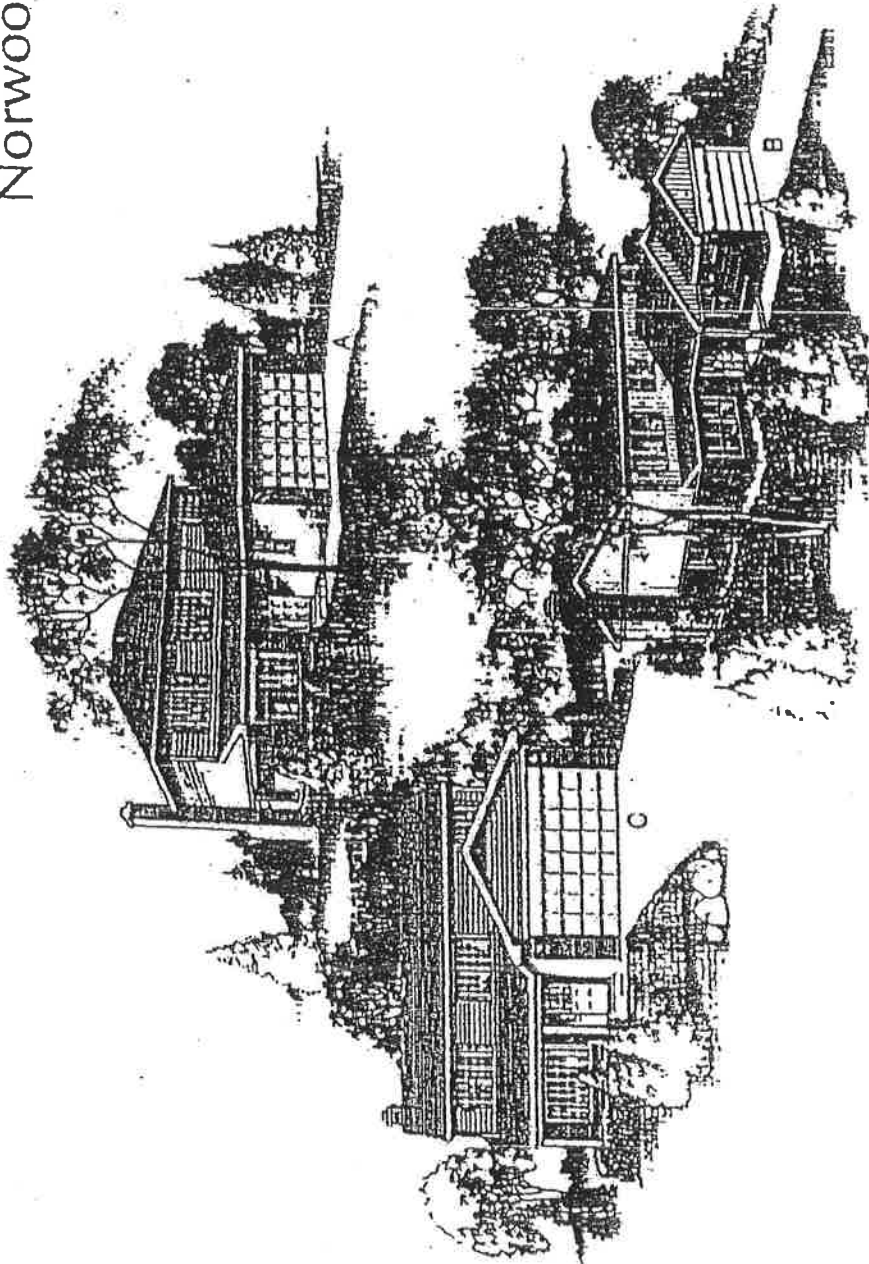
ST. LUCAS CEMETERY PROPERTY CHICAGO, ILL

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 1-8

Address: 5225 N. Riverside Terrace
 Intro. Date: September 24, 2015
 CPC Date: November 19, 2015

Elevation Plans.

Norwood



Address: 5225 N. Riverside Terrace
Intro. Date: September 24, 2015
CPC Date: November 10, 2015



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

May 2, 2005

Mr. Dennis Aukstik
Attorney at Law
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, IL 60603

Re: Request for minor changes to Residential Planned
Development No. 546

Dear Mr. Aukstik:

Please be advised that your request for a minor change to Residential Planned Development No. 546 has been considered by the Department of Planning and Development Pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you requested the following revisions:

1. Developer will plant sixty (60) additional trees in the Development, including natural clusters near the entry west of the Dominick's, along the parkways, play lot (see below) and Conservation Area at the SWC of Berwyn & Lowell. The trees shall conform to the recommendations of the Chicago Park District. Developer will submit a landscape plan simultaneously to both Mary Vanhaaften and Ron Daye for review and approval prior to commencing its work in the Development. The trees would be planted as soon as possible, weather permitting.
2. Developer will stripe a walkway across the street at the entrance of the Development in the location indicated by the City.
3. Developer shall donate one (1) of the vacant lots as the Developer determines, to the River's Edge Homeowners' Association for outdoor recreational space as a play lot.
4. Completion of the sidewalk and curb cuts in the Development are no longer required.
5. Construction of a soft surface trail and landscaping along the wooded edge within the mowed lawn area of the Conservation Area consistent with the river walk requirements of the Development are no longer required.
6. Upon submission of an acceptable landscape plan as outlined in item #1 above and Developer's resubmittal of the Part II for Lot 7 and withdrawal of the Part II for Lot 9, the City will cancel the Part II application for Lot 7 and release it as to Lot 9 so long as the same FAR is applied for Lot 9 (2,710 sf).

NEIGHBORHOODS
Alive!
BUILDING CHICAGO TOGETHER



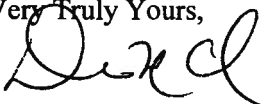
7. Developer will have 1,678 square feet of FAR remaining thereafter.

In order to develop any additional units, Developer must appear before Plan Commission. Developer will have to apply for a zoning amendment to the Planned Development requesting additional FAR.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing changes as stated, but no other changes to Residential Planned Development No. 546. The revised landscape plan dated February 18, 2005 and prepared by OKW Architects is hereby made a part of this approval.

Very Truly Yours,


Denise M. Casalino, P.E.
Commissioner



DMC: SRP: amk

cc: Mike Marmo, PD Files



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

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

March 21, 1997

Mr. John J. George
Attorney at Law
Two First National Plaza, Suite 400
20 South Clark Street
Chicago, Illinois 60603

Re: Request for minor change to
Residential Planned Development No. 546
River's Edge at Sauganash

Dear Mr. George:

The Department of Planning and Development has considered your request for a minor change to Residential Planned Development No. 546, and hereby approves your request pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of Residential Planned Development No. 546 and is hereby approved.

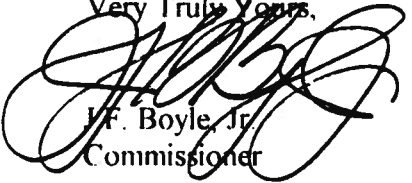
Specifically, you requested that the Site and Landscape Plans and Building Elevations originally approved by the Chicago City Council on March 24, 1994 be modified to allow for the combination of proposed Building 4 and proposed Building 5 into a single building. The resulting setbacks will exceed the minimum required setbacks of the Planned Development. The number of off-street, surface parking spaces associated with the building will increase, from the 22 spaces shown in the Planned Development exhibits, to 33 spaces. The proposed landscaping around the building and within the parking lot will be in character with the rest of the development, and will meet the requirements of the Landscape Ordinance.

Accordingly, per the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 546, I hereby approve the requested minor changes, but no other changes to Residential Planned Development No



546. The revised Site and Roof Plan dated February 22, 1997, the revised Landscape Plan dated March 19, 1997, and the revised Building Elevations dated December 10, 1996 and prepared by Andrian-Zemenide Ltd. are made a part of this approval.

Very Truly Yours,

A large, stylized handwritten signature in black ink, appearing to read 'J.F. Boyle, Jr.', is written over the typed name and title.

J.F. Boyle, Jr.
Commissioner

Originated by:

Christine Slattery
Christine Slattery

Deputy Commissioner

cc: Paul Woznicki
Philip Levin
Michael Marmo

11141

(Continued from page 48104)

a line 97 feet north of West 52nd Street; South Massasoit Avenue; a line 47 feet north of West 52nd Street; and the alley next west of and parallel to South Massasoit Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 12-M.

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 R2 Single-Family Residence District symbols and indications as shown on Map No. 12-M in the area bounded by:

West 51st Street; South Melvina Avenue; a line 109.50 feet south of West 51st Street; and the alley next west of and parallel to South Melvina Avenue,

to those of a B1-1 Local Retail District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 13-K.
(As Amended)*

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

PD 546

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District symbols and indications as shown on Map No. 13-K in the area bounded by:

a line 1,277 feet north of and parallel with the north line of West Foster Avenue; a line 510 feet east of and parallel with the center line of North Kostner Avenue extended north; a line 1,189 feet north of and parallel with the north line of West Foster Avenue; a line 660 feet east of and parallel with the center line of North Kostner Avenue extended north; a line from a point 667 feet north of the north line of West Foster Avenue and 660 feet east of the center line of North Kostner Avenue extended north to a point 590 feet north of the north line of West Foster Avenue and 737 feet east of the center line of North Kostner Avenue extended north; a line 590 feet north of and parallel with the north line of West Foster Avenue; a line 1,331 feet east of and parallel with the center line of North Kostner Avenue extended north; an arc of a circle with a radius of 100 feet and its center 262.5 feet north of the north line of West Foster Avenue and 1,431 feet east of the center line of North Kostner Avenue extended north; a line from a point on that arc 163 feet north of the north line of West Foster Avenue and 1,213 feet west of the west line of North Pulaski Road to a point 189 feet north of the north line of West Foster Avenue and 980 feet west of the west line of North Pulaski Road; a line from a point 189 feet north of the north line of West Foster Avenue and 980 feet west of the west line of North Pulaski Road to a point 79.5 feet north of the north line of West Foster Avenue and 756 feet west of the west line of North Pulaski Road; a line from a point 79.5 feet north of the north line of West Foster Avenue and 756 feet west of the west line of North Pulaski Road to a point 100 feet north of the north line of West Foster Avenue and 690 feet west of the west line of North Pulaski Road; a line 100 feet north of and parallel with the north line of West Foster Avenue; a line 630 feet west of and parallel with the west line of North Pulaski Road; an arc of a circle with a radius of 30 feet and its center 70 feet north of the north line of West Foster Avenue and 600 feet west of the west line of North Pulaski Road; a line 40 feet north of and parallel with the north line of West Foster Avenue; a line 495 feet west of and parallel with the west line of North Pulaski Road; West Foster Avenue; the center line of the north fork of the North Branch of the Chicago River; the east line of Gompers Park north of the Chicago River; the north line of Gompers Park; and the center line of North Kostner Avenue extended north,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described,

subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage, publication and the recording of an easement burdening property located immediately to the east of the proposed Residential Planned Development.

Plan of Development attached to this ordinance reads as follows:

Residential Planned Development No. 546

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately 693,210 square feet (15.9 acres) and is owned or controlled by the Applicant, Norwood Builders, Inc..
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant including permits identified by the Chicago Department of Environment. In order to promote adequate floodplain and stormwater management, the Applicant shall, at its sole expense: (i) elevate all roadways and the lowest floor of all buildings located within the 100-year floodplain to one foot above the Base Flood Elevation; (ii) provide at least 100 percent on site, compensatory stormwater storage for any fill brought on site; and (iii) perform any measures or construct any improvements required by the Chicago Department of Environment, the Metropolitan Water Reclamation District, the Illinois Department of Transportation -- Water Resources Division, or the United States Army Corps of Engineers to ensure that the proposed development will not result in any reduction in water quality or increased flood risk to properties located downstream or adjacent to the proposed development. In addition, the Applicant shall apply for a National Pollution Discharge Elimination System ("N.P.D.E.S.") permit from the Illinois Environmental Protection Agency ("I.E.P.A.") for all outflows into the river, and shall monitor and report to the I.E.P.A. the water quality in stormwater detention basins as required by such permit. The Applicant shall be responsible for performing any measures identified by the I.E.P.A. to mitigate unacceptable levels of contamination which are attributable to the proposed Residential Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on

behalf of the Applicant and approval by the City Council. The dedication of any roadways within the Residential Planned Development shall not obligate the City to maintain or repair any additional structures adjacent to or appurtenant to such roadways. The Applicant shall be responsible for maintaining an existing seawall located adjacent to such roadway. The Applicant shall also be responsible for maintaining any new swales, culverts, stormwater detention basins or other similar structures which may be constructed immediately under or adjacent to the access road.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders including any homeowners association which is formed to succeed the Applicant. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder including any homeowners association which is formed to succeed the Applicant. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or any homeowners association which is formed to succeed the Applicant. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, 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, except any 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.
4. This Plan of Development consists of fourteen (14) statements: an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; an Existing Land Use

Map; a Table of Use and Bulk Regulations and Related Controls; a Site Plan, a Landscape Plan and Elevation Plans, dated February 10, 1994. Full size sets of the Site Plan, a Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. The 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 "Planned Development": single-family and multi-family dwellings, accessory parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress (excluding emergency access through the St. Lucas Cemetery) shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic Engineering and Operations and the Department of Planning and Development. Conditioned upon receipt of the requisite permits and approvals, the Applicant shall provide at the Applicant's sole expense for traffic signalization at the main entrance to the adjoining shopping center on West Foster Avenue, widen West Foster Avenue to accommodate left turns into the shopping center, and provide an access road from the Planned Development into the shopping center. The Applicant shall also provide at the Applicant's sole expense (1) for the installation of crash-through type gates at the entrance to St. Lucas Cemetery and at the Emergency Access connection; and (2) shall provide the Chicago Police Department with sufficient keys to the gate at the entrance to St. Lucas Cemetery and the Emergency Access connection. The Applicant shall require any homeowners association which is formed to succeed the Applicant to provide at the association's sole expense for private security to monitor the gate at the entrance to St. Lucas Cemetery and at the Emergency Access connection at all times when the roadway within the Planned Development boundaries is not passable.

8. Height restriction of any building or any appurtenances 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 Department of Planning and Development, Department of Aviation and Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The Planned Development herein shall be subject to the "Rules, Regulations and Procedures related to Planned Developments" as promulgated by the Commissioner of the Department Planning and Development.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Use and Bulk Regulations, Site Plan, Landscape Plan and Elevation Plans attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Applicant shall dedicate a conservation easement to an appropriate public or private not-for-profit agency approved by the City, the Forest Preserve District and the Chicago Park District (such approval to occur within sixty (60) days from adoption of this ordinance), to preserve in perpetuity the Property identified on the Landscape Plan as a Conservation Area. The conservation easement shall, at a minimum, provide that the Conservation Area shall on average be 50 feet wide consisting of naturally occurring vegetation augmented with trees and shrubs native to the area; shall be open and accessible to the public during regular Forest Preserve District hours; and shall be kept free and clear of any structures except those riveredge amenities described on the Site Plan (e.g., trails, benches, a gazebo). Removal of any healthy existing trees within this Conservation Area shall be prohibited. In addition, the Applicant shall submit with its first application for approval under Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") a tree protection plan describing the measures to be taken to protect trees within the Conservation Area during construction and a Riveredge Restoration and Landscape Management Plan describing the measures the

Applicant shall take, prior to dedication of the easement, concerning naturally occurring plant species and native plant species that would improve the aesthetics and natural wildlife habitats within the Conservation Area. No Part II Approval shall be issued by the Department of Planning and Development until the aforementioned plans have been submitted; approved by the City, the Forest Preserve District of Cook County and the Chicago Park District; and the aforementioned conservation easement has been dedicated. The Applicant shall also provide and maintain the public amenities (e.g. benches, scenic overlooks, gazebo), described on the Site Plan. The Applicant shall also be responsible for maintaining and repairing any damage occurring to an existing seawall on the Applicant's Property, as well as other flood-control or storm-water detention structures which may be constructed on the Property for the benefit of residents of the Residential Planned Development and adjacent Property owners.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered.
14. Unless substantial construction of a minimum of fifty percent (50%) of the permitted dwelling units has commenced within seven (7) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned

3/23/94

UNFINISHED BUSINESS

48119

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 R2 Single-Family Residence District.

[Existing Zoning Map, Property Line and Planned Development Boundary Map, Generalized Land Use Map, Existing Land Use Map, Site Plan, Landscape Plan and Elevation Plans attached to this Plan of Development printed on pages 48121 through 48136 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

Residential Planned Development No. ____.

Table Of Use And Bulk Regulations And Related Controls.

Net Site Area	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
<u>Square Feet</u> Acres 528,040 12.12	See Statement Number 5	0.85	280	As Per Site Plan

Net Site Area, 528,040 square feet (12.12 acres) = Gross Site Area, 693,210 square feet (15.91 acres) - Area to be Dedicated Right-of-Way, 165,170 square feet (3.79 acres).

Maximum Floor Area Ratio for Total Net Site Area:	0.85.
Maximum Number of Dwelling Units:	280.
Minimum Number of Off-Street Parking Spaces:	395 (1.4:1).
Number of Off-Street Loading Berths:	5 (See approved Site Plan).
Maximum Percent of Site Coverage:	In accordance with attached Site Plan.
Minimum Required Building Setbacks:	In accordance with attached Site Plan.
Maximum Permitted Building Height:	In accordance with attached Elevation Plans.

Reclassification Of Area Shown On Map Number 14-I.

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 14-I in the area bounded by:

the public alley next north of and parallel to West 63rd Street; a line 133.12 feet west of and parallel to South Maplewood Avenue; West 63rd Street; and a line 158.12 feet west of and parallel to South Maplewood Avenue,

to those of a C2-1 General Commercial District and a corresponding use district is hereby established in the area above described.

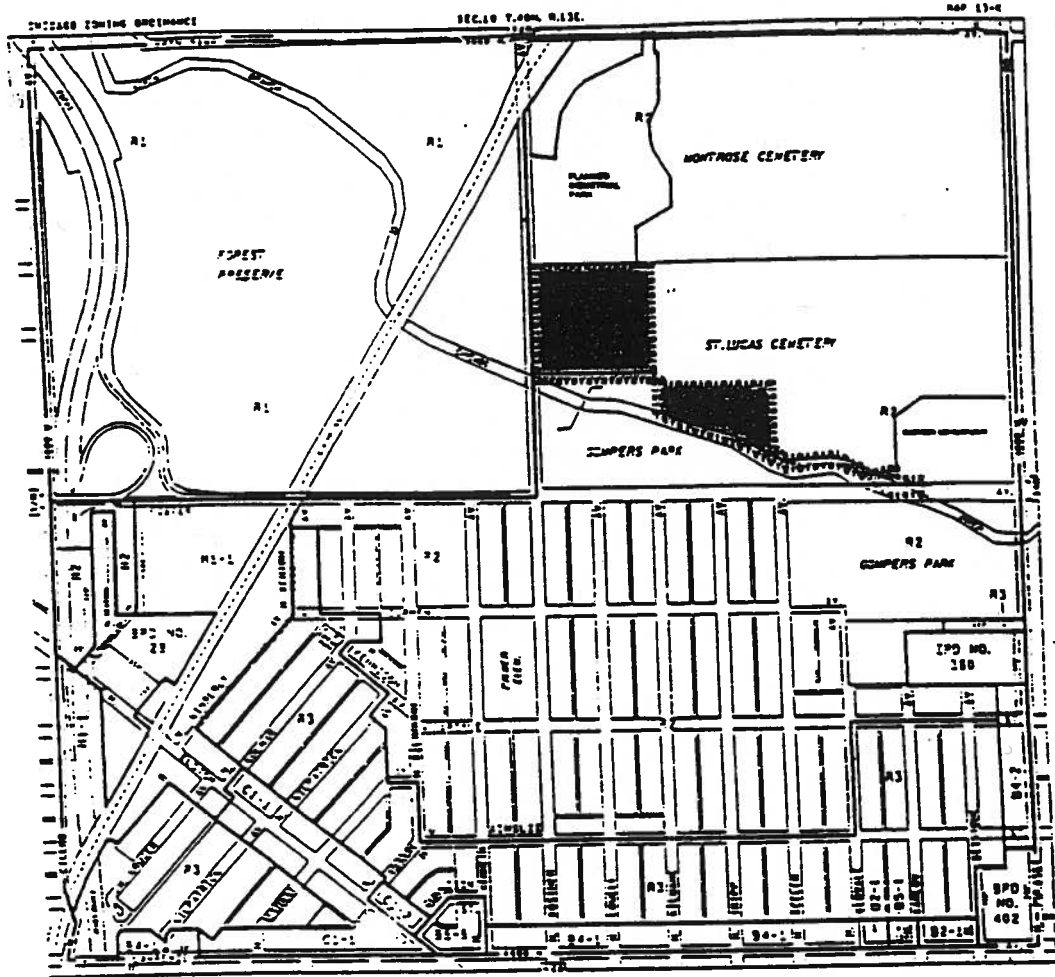
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

3/23/94

UNFINISHED BUSINESS

48121

Existing Zoning Map.

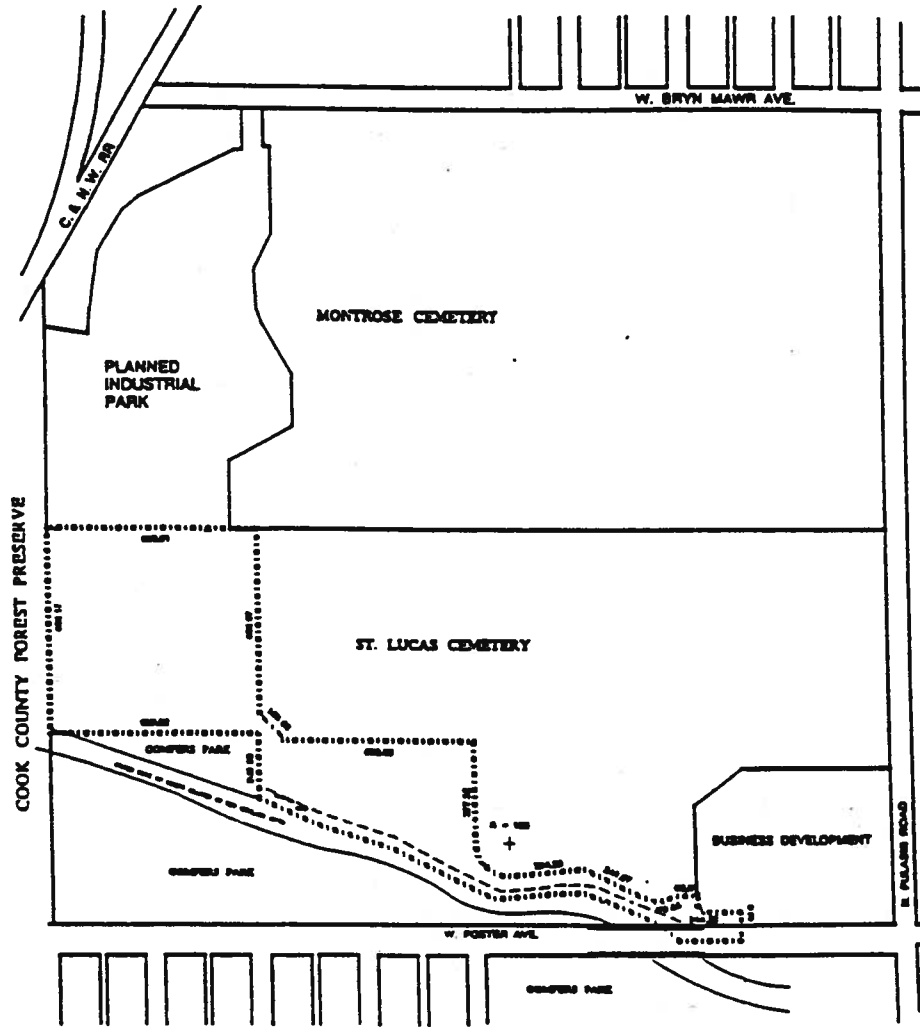


LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- [REDACTED] SUBJECT PROPERTY

APPLICANT: NORWOOD BUILDERS, INC.
 ADDRESS: 4050 - 4102 WEST FOSTER AVENUE
 DATE: JULY 13, 1993
 REVISED: FEBRUARY 10, 1994

Property Line And Planned Development Boundary Map.



LEGEND:
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 ———— PROPERTY DIMENSIONS
 For location of streets and subdivision plan see Site / Landscape Plan dated July 13, 1993

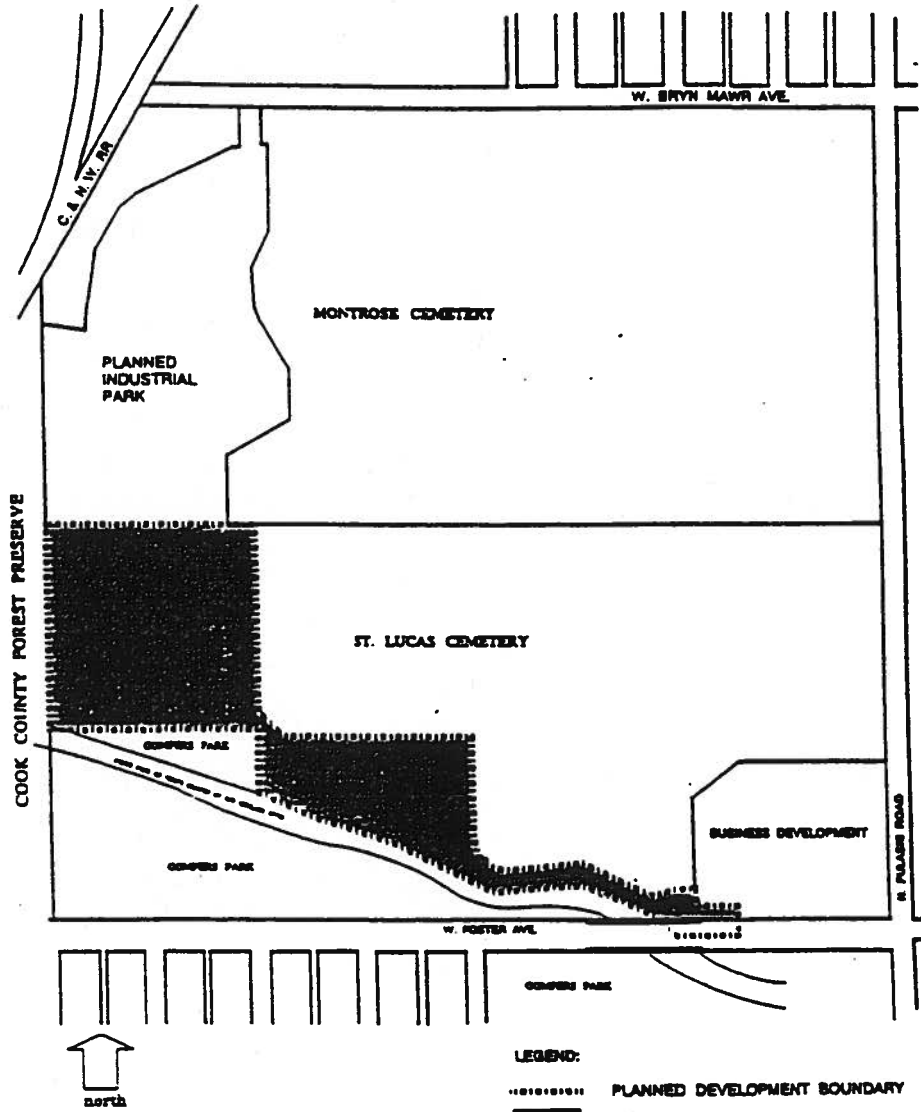
APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4060 - 4102 WEST FOSTER AVENUE
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994

3/23/94

UNFINISHED BUSINESS

48123

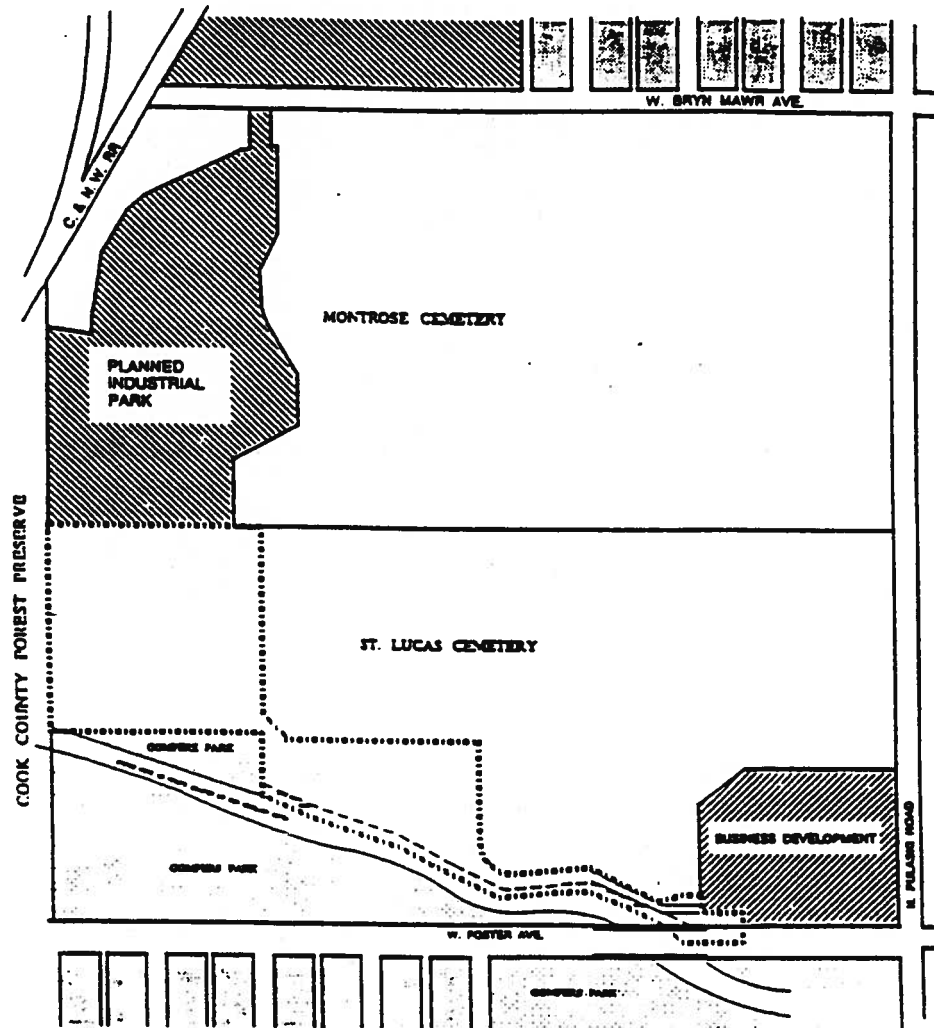
Generalized Land Use Map.



APPLICANT: NORWOOD BUILDERS, INC.
 ADDRESS: 4050 - 4102 WEST FOSTER AVENUE
 DATE: JULY 13, 1993
 REVISED: FEBRUARY 10, 1994

LEGEND:
 - - - - - PLANNED DEVELOPMENT BOUNDARY
 [SHADING] SUBJECT PROPERTY
 For detail permitted uses see Statement No. 5
 For detail plans see Site / Landscape Plan and
 Elevation Plans dated July 13, 1993

Existing Land Use Map.



- LEGEND:**
- PLANNED DEVELOPMENT BOUNDARY
 - [White Box] RESIDENTIAL USE
 - [Dotted Box] PARK USE
 - [Diagonal Hatching] BUSINESS USE
 - [Cross-hatching] INDUSTRIAL USE

APPLICANT: NORWOOD BUILDERS, INC.

ADDRESS: 4050 - 4102 WEST FOSTER AVENUE

DATE: JULY 13, 1993

REVISED: FEBRUARY 10, 1994

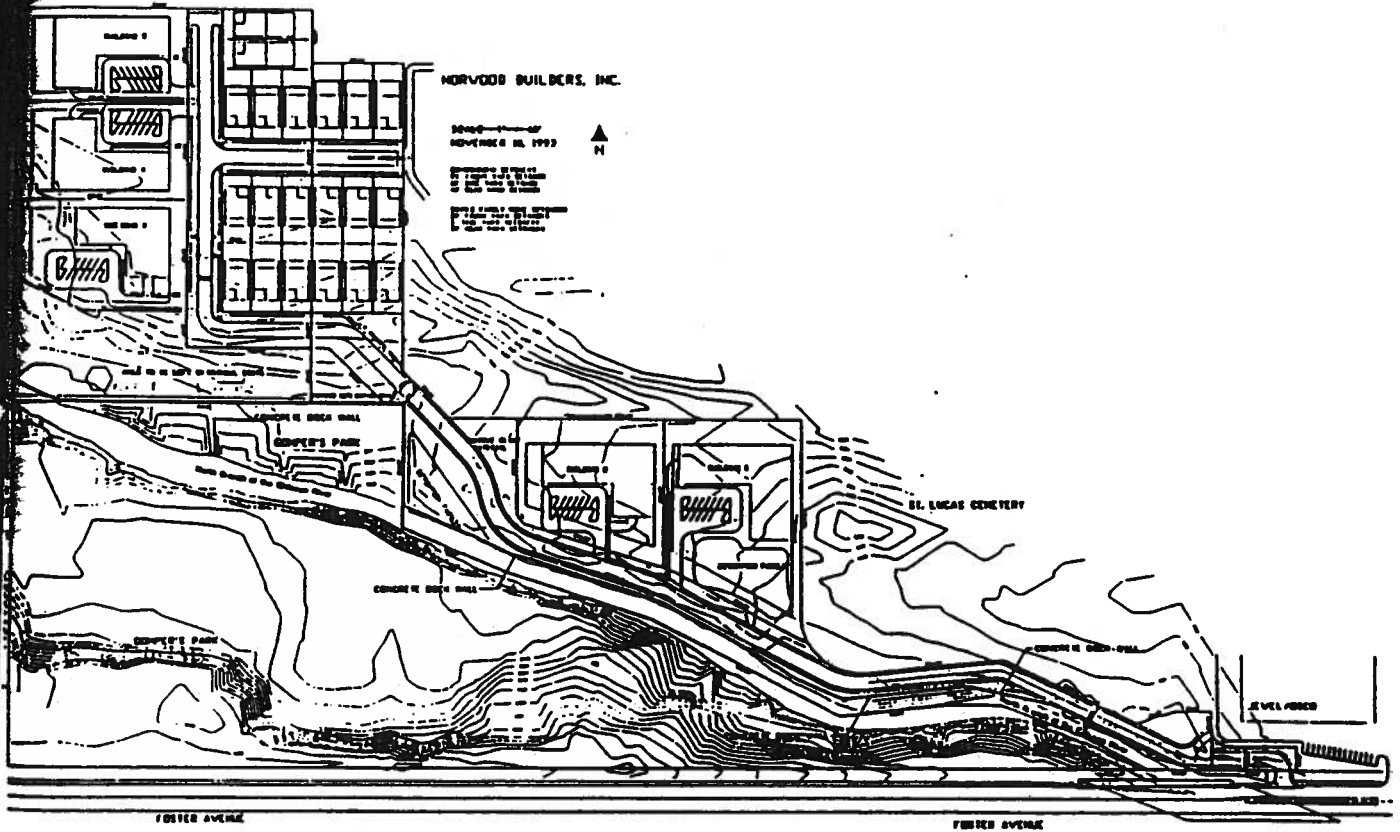
3/23/94

UNFINISHED BUSINESS

48125

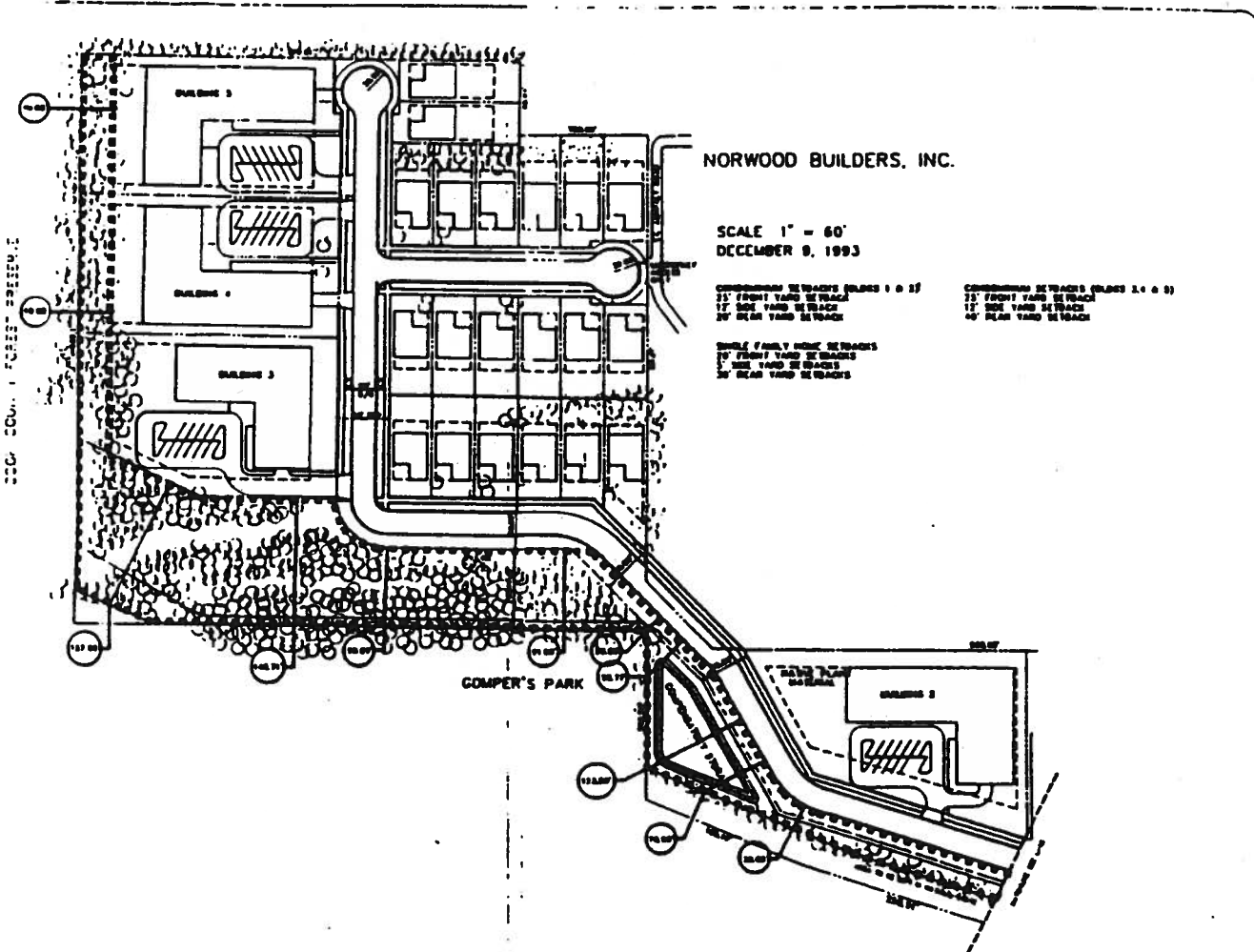
Site Plan.
(Page 1 of 3)

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST FOSTER AVENUE
DATE: JULY 13, 1993
DATE REVISED: FEBRUARY 10, 1994



Site Plan.
(Page 2 of 3)

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST POSTER
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994



AK
ARCHITECT

PROJECT: RIVER EDGE
ADDRESS: 4050-4102 WEST POSTER
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994

BY: NORWOOD BUILDERS, INC.

ST. LUCAS CEMETERY PROPERTY
CHICAGO, ILL.

PROPOSED CONSERVATION EASEMENT PLAN

Landscape Plan.
(Page 1 of 8)

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST POSTER
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994



LANDSCAPE ARCHITECTURE
200 N. STATE ST. CHICAGO, ILL. 60601
TEL: 312.467.1234

PROJECT: RIVERS EDGE
CLIENT: NORWOOD BUILDERS
DATE: JULY 13, 1993
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]

NO. OF SHEETS: 8
SHEET NO.: 1
DATE: FEBRUARY 10, 1994

**RIVERS
EDGE**
BY
NORWOOD BUILDERS

ST. LUCAS
CEMETERY
PROPERTY
CHICAGO, ILLINOIS

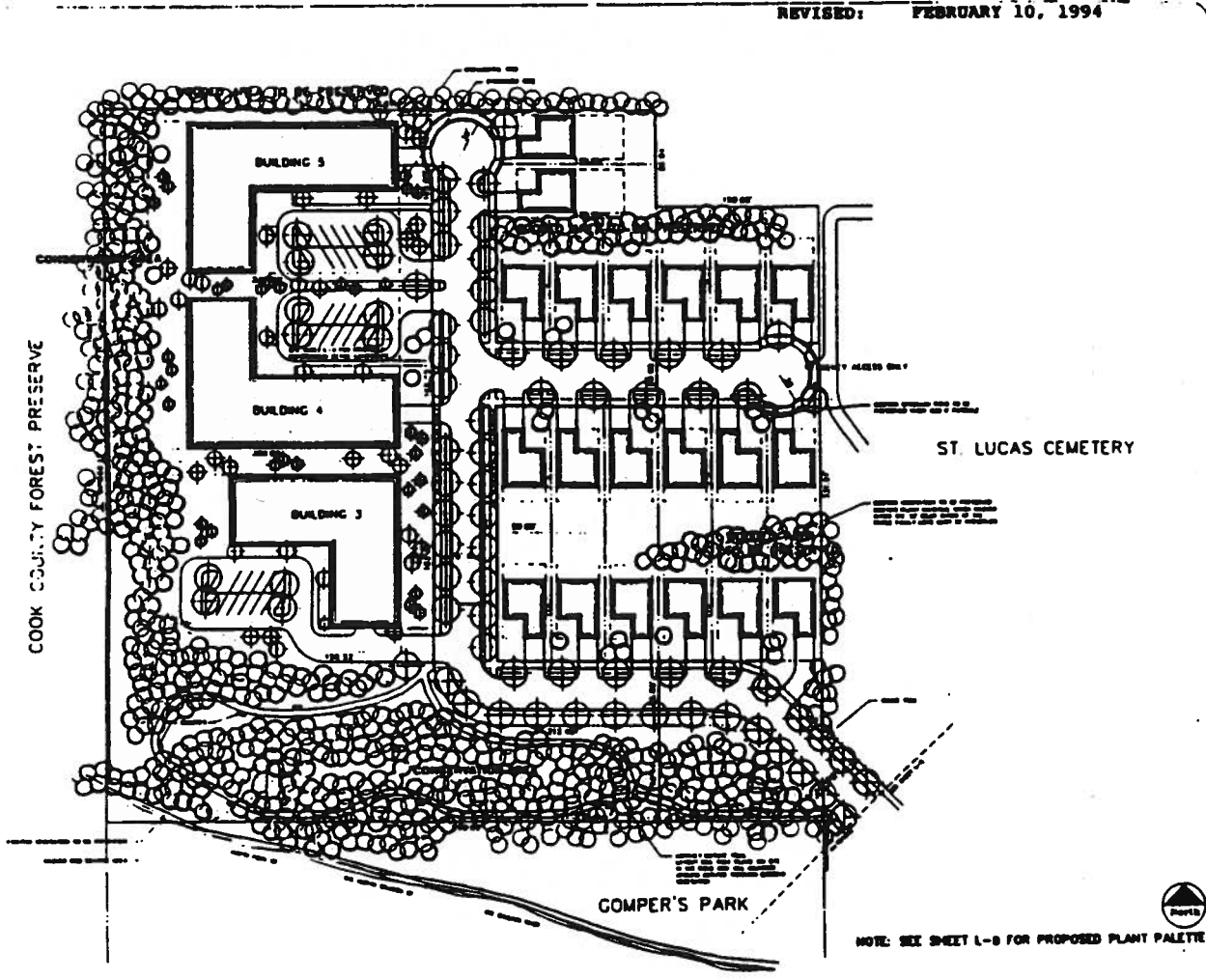
THIS OPERATIONAL SHEET IS
TO BE USED IN CONJUNCTION WITH

PROPOSED
LANDSCAPE
PLAN

Scale
1" = 10'



NOTE: SEE SHEET L-8 FOR PROPOSED PLANT PALETTE



Landscape Plan.
(Page 2 of 8)

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST FOSTER
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994



LANDSCAPE ARCHITECT
110 N. STATE ST. CHICAGO, ILL. 60602
(312) 467-1100

ST. LUCAS CEMETERY
PROPERTY
CHICAGO, ILLINOIS

Project Name	
Client	
Site Address	
City	
State	
Zip	
Scale	
Date	
Drawn by	
Checked by	
Approved by	

RIVERS
EDGE

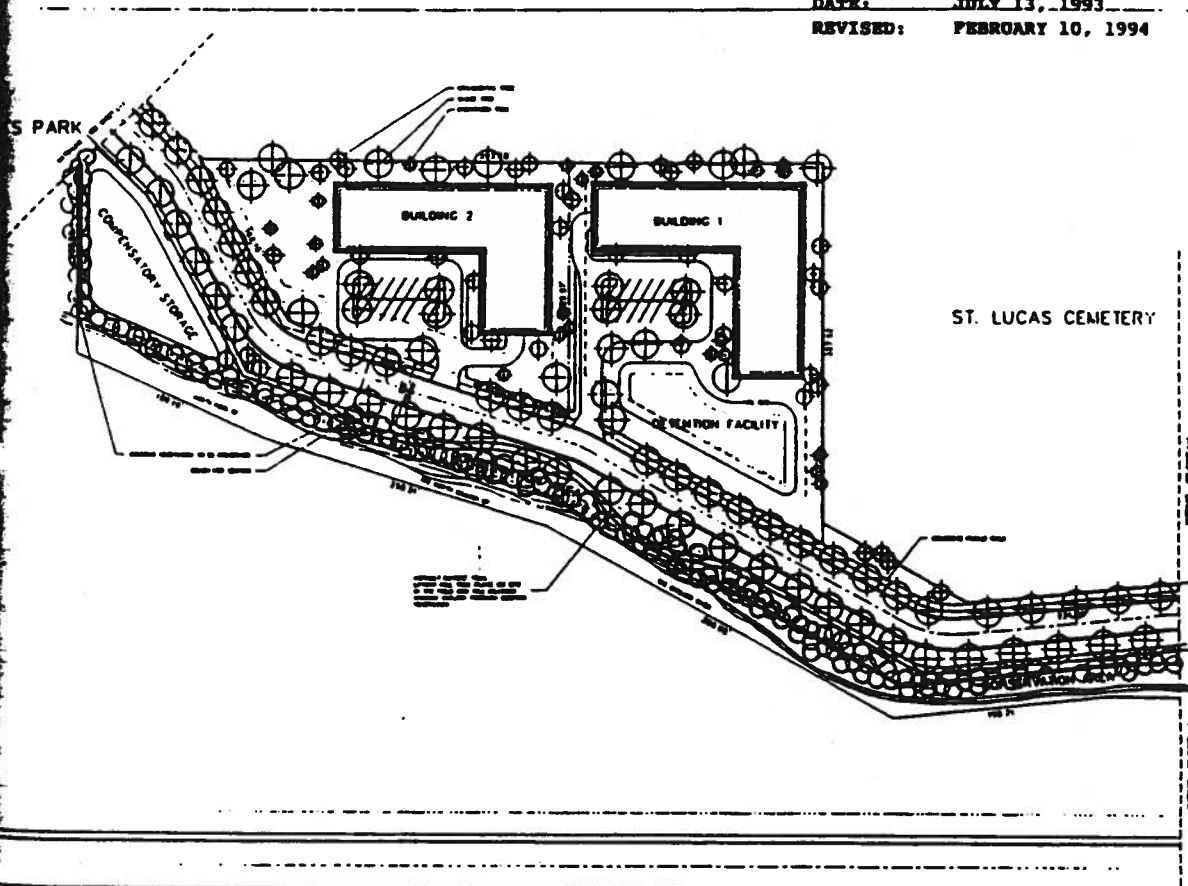
BY
NORWOOD BUILDERS

ST. LUCAS
CEMETERY
PROPERTY
CHICAGO, ILLINOIS

DATE OF PREPARED DURING
BY N. B. ENGINEERS, INC.

PROPOSED
LANDSCAPE
PLAN

L-2

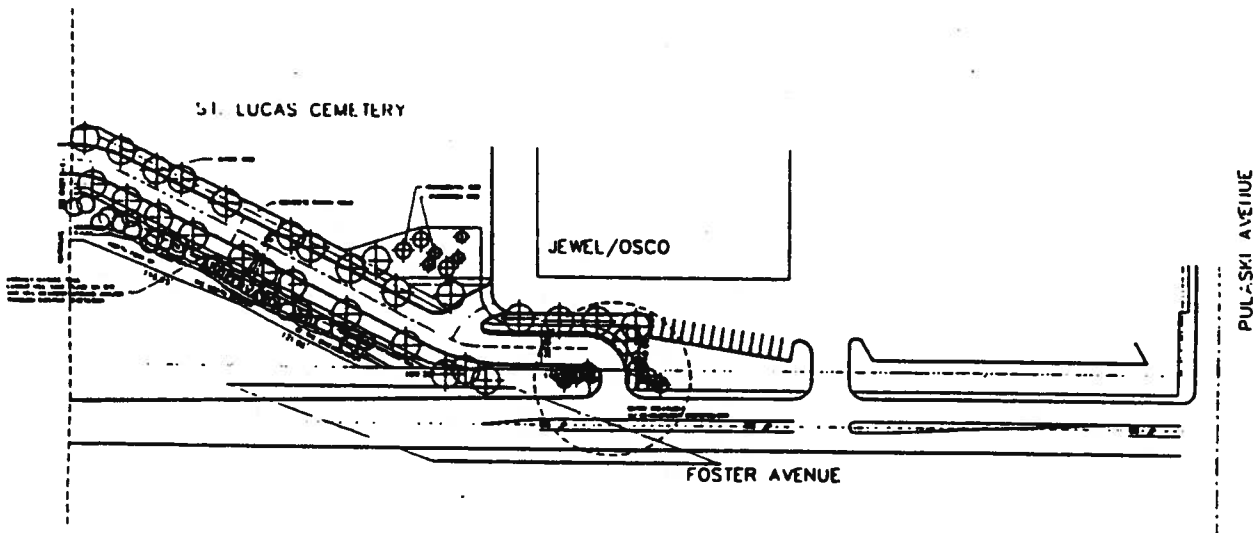


FOSTER AVENUE

NOTE: SEE SHEET L-8 FOR PROPOSED PLANT PALETTE

Landscape Plan.
(Page 3 of 8)

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST FOSTER
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994



LICENSED ARCHITECT
 515 PULASKI AVENUE
 CHICAGO, ILLINOIS 60610
 (312) 467-1111
 FAX (312) 467-1112
 WWW.AKARCHITECTS.COM

RIVERS
EDGE

BY
NORWOOD BUILDERS

ST. LUCAS
CEMETERY
PROPERTY
CHICAGO, ILLINOIS

DATE APPROVED: 02/10/94
BY: [Signature]

PROPOSED
LANDSCAPE
PLAN

NOTE: SEE SHEET L-8 FOR PROPOSED PLANT PALETTE



3/23/94

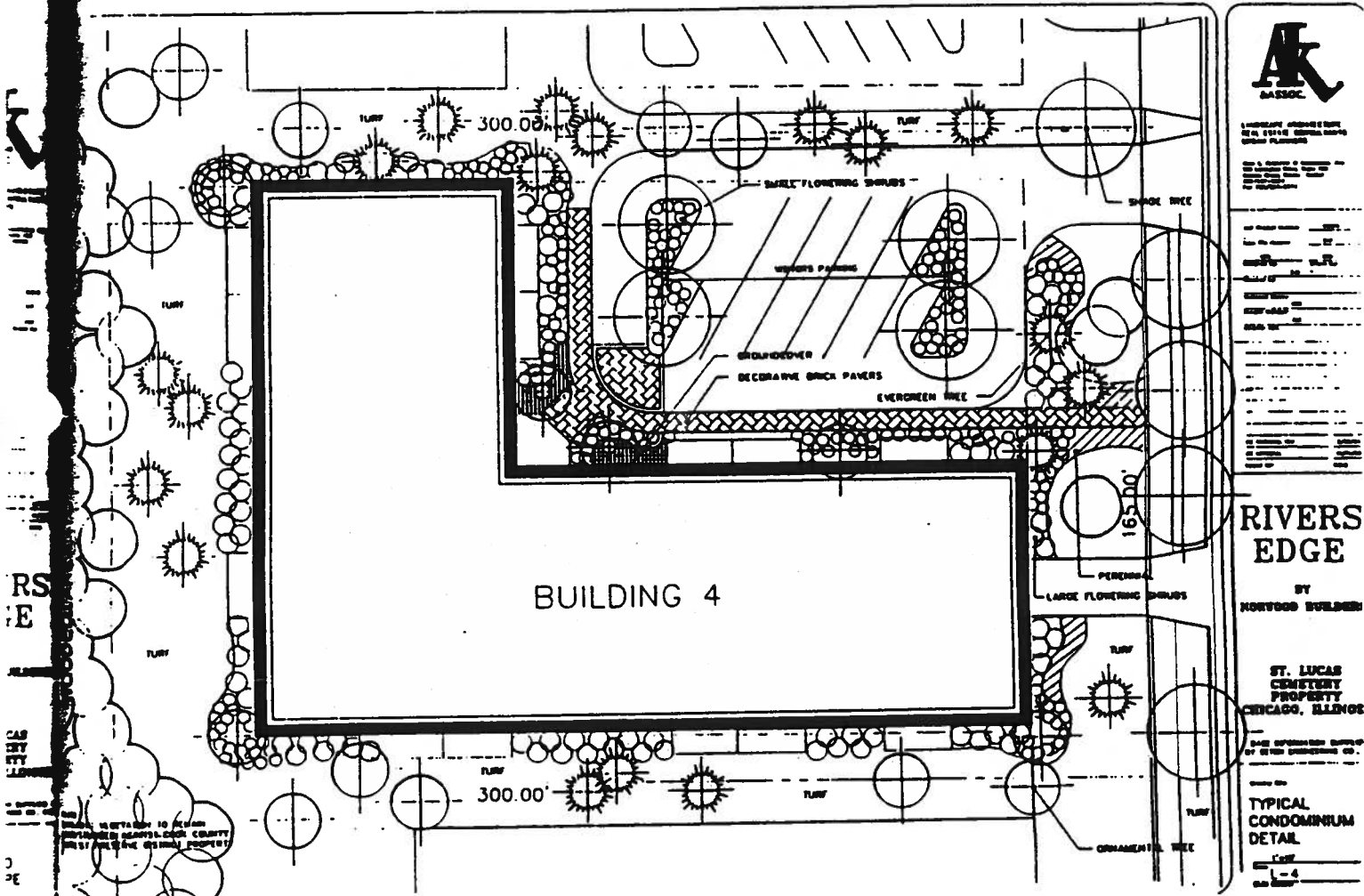
UNFINISHED BUSINESS

48131

Landscape Plan. (Page 4 of 8)

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST FOSTER

DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994



LANDSCAPE ARCHITECT
1241 STATE STREET, CHICAGO, ILLINOIS 60605
TEL: (312) 467-1100
FAX: (312) 467-1101

PROJECT: RIVERS EDGE
OWNER: NORWOOD BUILDERS, INC.
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994

SCALE: AS SHOWN
DATE: JULY 13, 1993
BY: [Signature]

**RIVERS
EDGE**
BY
NORWOOD BUILDERS

ST. LUCAS
CEMETERY
PROPERTY
CHICAGO, ILLINOIS

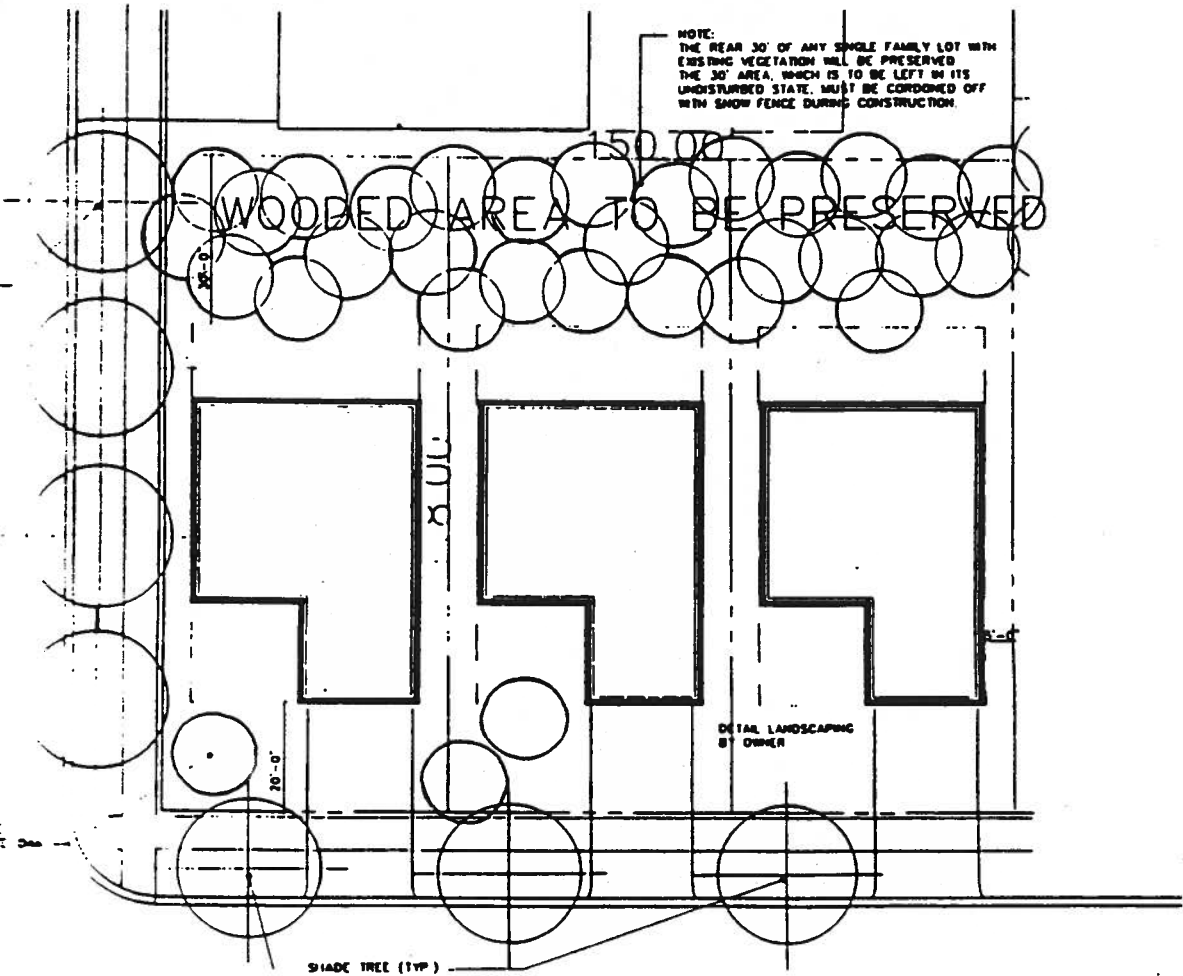
THIS SPECIFICATION IS A PART OF THE CONTRACT DOCUMENTS.
FOR THE
**TYPICAL
CONDOMINIUM
DETAIL**
Sheet
4 of 8

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SHEET
4
OF
8

Landscape Plan.
(Page 5 of 8)

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST POSTER

DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994



AK
BASED

LANDSCAPE ARCHITECTURE
1111 N. LAUREL ST.
CHICAGO, ILL. 60610
TEL: 312-271-1111
FAX: 312-271-1112

RIVERS
EDGE

BY
NORWOOD BUILDERS

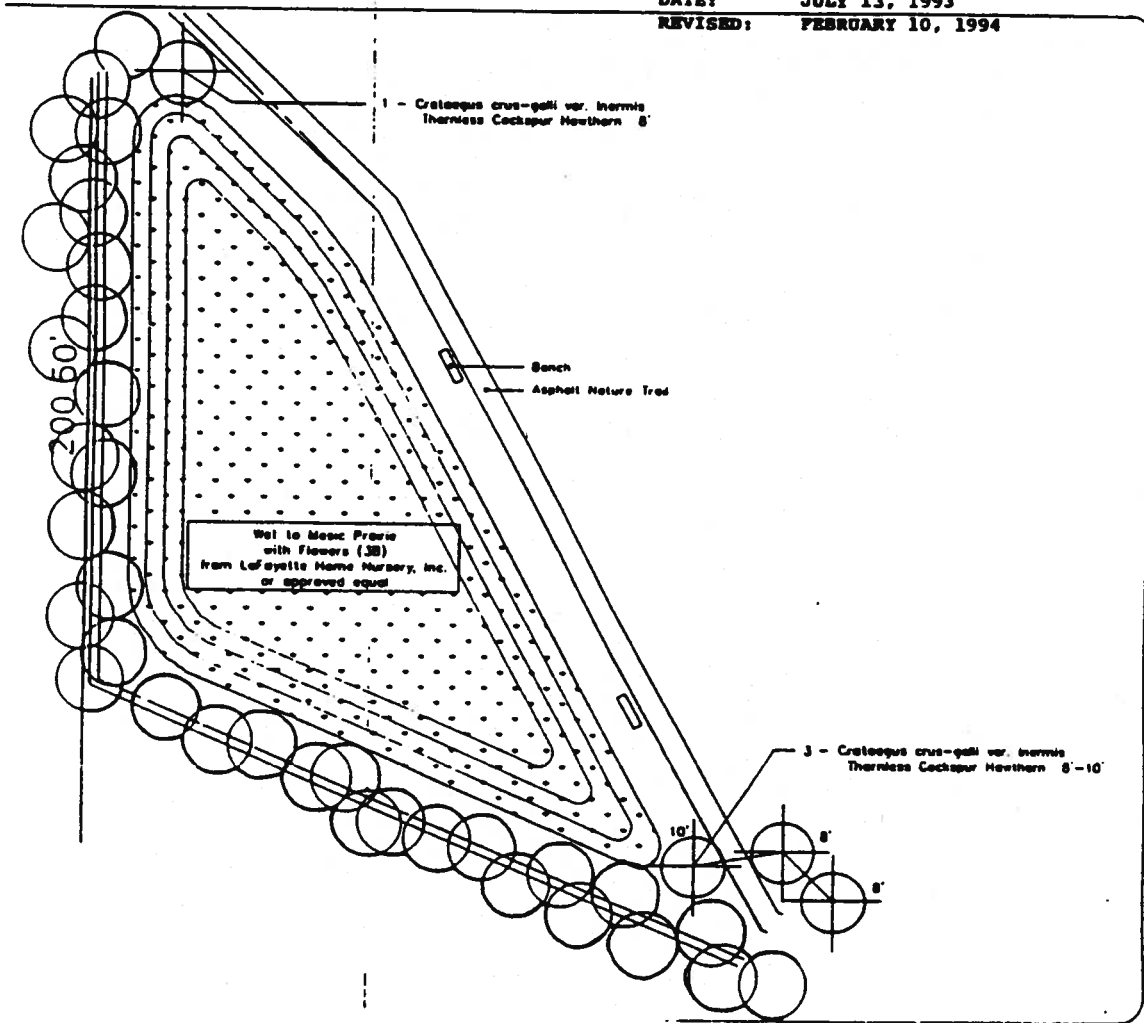
ST. LUCAS
CEMETERY
PROPERTY
CHICAGO, ILL.

PROPOSED
LANDSCAPE
PLAN

SCALE: 1" = 10'-0"

Landscape Plan.
(Page 7 of 8)

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST FOSTER
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994



LANDSCAPE ARCHITECTURE
2511 N. STATE STREET, SUITE 100
CHICAGO, ILLINOIS 60614
TEL: (312) 467-1100
FAX: (312) 467-1101

Project Name	
Client Name	
Site Address	
City/State	
Scale	
Date	
Drawn by	
Checked by	
Approved by	
Project No.	
Sheet No.	
Total Sheets	

RIVERS
EDGE

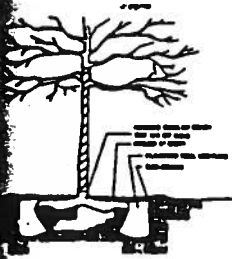
BY
NORWOOD BUILDERS

ST. LUCAS
CEMENTRY
PROPERTY
CHICAGO, ILLINOIS

DATE OF PREVIOUS SURVEY
BY JOHN HENNINGSEN, INC.

THIS IS A
DETAIL
PLANTING PLAN
COMPENSATORY
STORAGE

Landscape Plan.
(Page 8 of 8)



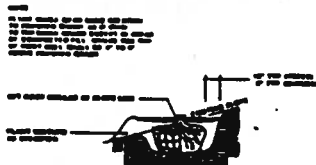
SHADE TREE



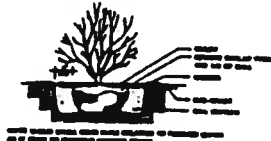
ORNAMENTAL TREE



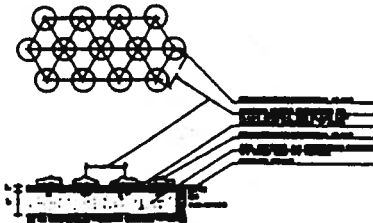
EVERGREEN TREE



PLANTING ON SLOPE



FLOWERING SHRUBS



GROUNDCOVER/PERENNIALS

APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST FOSTER
DATE: JULY 13, 1993
REVISED: FEBRUARY 10, 1994



LANDSCAPE ARCHITECTURE
110 N. STATE STREET, SUITE 1000
CHICAGO, ILLINOIS 60602

DR. J. GEORGE & ASSOCIATES, INC.
110 N. STATE STREET, SUITE 1000
CHICAGO, ILLINOIS 60602

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Elevation Plans.

Norwood



APPLICANT: NORWOOD BUILDERS, INC.
ADDRESS: 4050-4102 WEST FOSTER AVENUE
DATE: JULY 13, 1993
DATE REVISED: FEBRUARY 10, 1994