



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 26, 2015

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

**Re: Administrative Relief request for Residential Planned Development No. 611
Subarea's A and B, Villages of Westhaven**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 611 ("PD 611"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 611.

Your firm represents WHP Village, LLC (the "Applicant"). The land underlying the Planned Development is owned by the Chicago Housing Authority ("CHA") who has provided their consent to this request. The CHA and the Applicant will enter into various agreements for the redevelopment of the site.

Villages of Westhaven was the first phase of redevelopment at the Henry Horner Homes, which was built between 1995 and 1999, before HUD allowed mixed income housing on public housing sites. The development was built as 100% public housing, and without meeting any of the handicap accessibility rules, including Section 504 of the Rehabilitation Act of 1973 (Section 504") or the City of Chicago Accessibility Code, Section 18-11 (the "Chicago Code").

The Applicant has been hired by the CHA to redevelop the existing 200 dwelling units in the Planned Development into a mixed income community while meeting the current handicapped accessibility requirements of the City, State and Federal governments. In order to achieve these goals, the existing townhomes are proposed to be converted to create handicapped accessible dwelling units by turning the units from townhomes to flats so that ground floor units can be rehabilitated as accessible units. The goal is to provide accessible ground floor units in a variety of bedroom sizes, including 2, 3 and 4-bedroom configurations. The Mayor's Office for People with Disabilities has also stressed the need for larger accessible units. In order to achieve the unit mix on the first floor of these buildings, it is necessary to convert many of the existing garages into living space.

You are seeking administrative relief to allow:

- Stacked flat unit conversions and installation of necessary rear staircases for egress: 47 townhome units will be converted into 54 stacked flats as shown on the attached Site Plan, Building Plans, Site Plan Details, and Building Elevations. The installation of exterior staircases is required to serve the second floor of the converted buildings as a second means of egress and will be located on the rear of the buildings on both the north and south sides of Randolph St.
- A parking reduction of 44 spaces due to the conversion of 44 garages into living space for handicapped accessible units only. The converted garage space will only be used as living area for a dwelling unit that will qualify as a Section 504 or a Type A unit under the Chicago Code (each an "accessible unit") or will be used as a means of access to a second floor unit that will exist above an accessible unit. As a result of the 44 garage conversions, the 200 parking spaces required within Subarea's A and B will be reduced to 156 spaces.
- Unit count change: The current maximum unit count in the PD is 200 dwelling units with Subarea A permitting a maximum of 73 dwelling units and Subarea B permitting a maximum of 127 dwelling units. The revised plan transfers one unit from Subarea A to Subarea B, resulting in 72 dwelling units in Subarea A and 128 units within Subarea B.

With regard to your request, the Department of Planning and Development has determined that allowing these proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

However, the garage conversions are only allowed for this specific redevelopment of nonaccessible units into accessible units, and due to the City's need for larger accessible units. It is important to note that if the garages of the accessible units were to remain, due to a grade change and narrow garage width, a disabled person could not park their vehicle in the garage. Therefore, the garages would be rendered unusable and parking would be limited to the driveway or street. After this redevelopment is complete, the driveways located outside of the converted garages will remain and be available for automobile parking.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 611, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Alderman Walter Burnett, Jr., Mike Marmo, Erik Glass, Main file

SUB AREA UNIT COUNTS

EXISTING	PROPOSED
SUBAREA A 73	71
SUBAREA B 127	128
SUBAREA C NONE	NONE

SUBAREA A
106,029 SF

SUBAREA B
190,887 SF

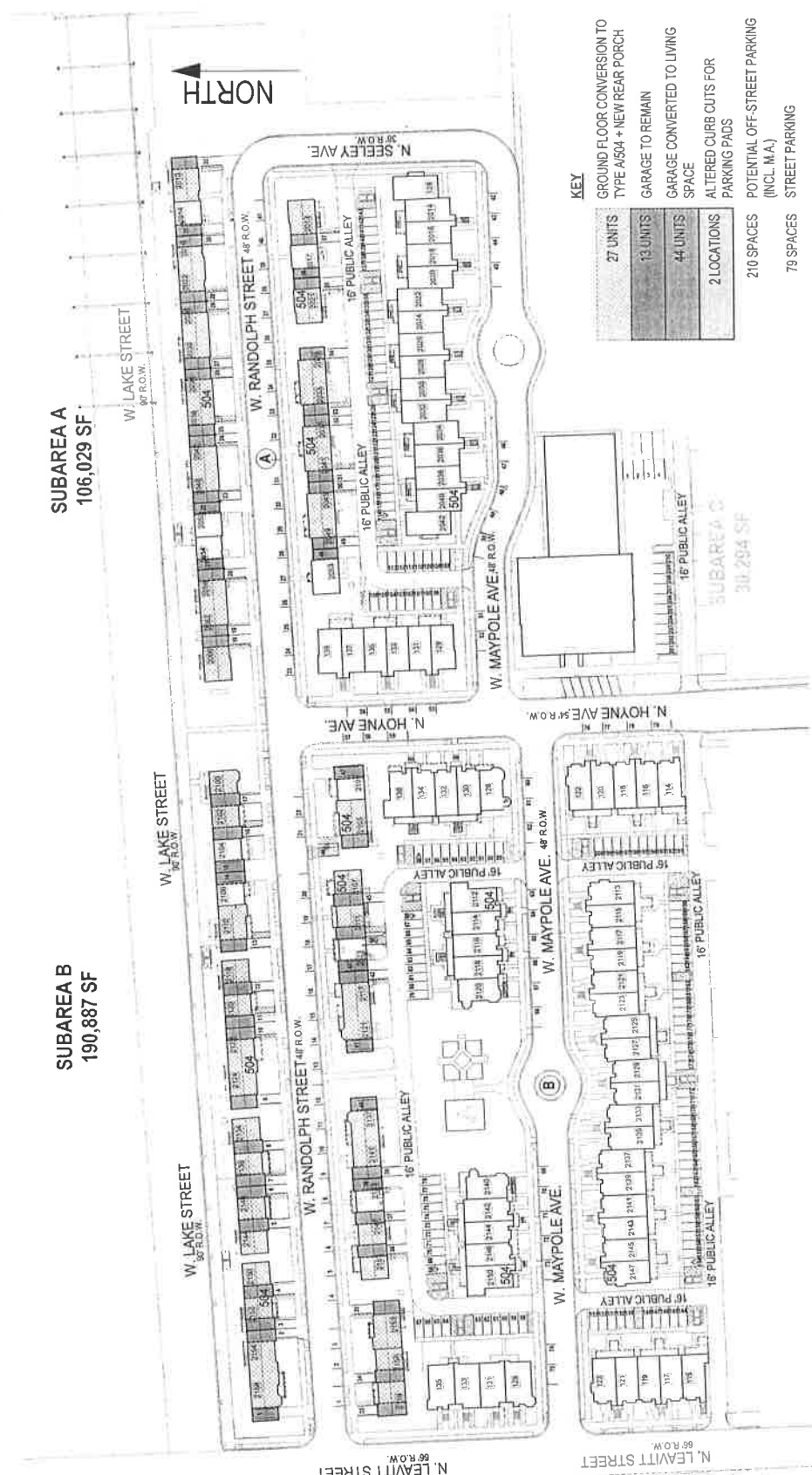
LANDON BONE BAKER
Architect
1120 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610
TEL: 312.888.5100 FAX: 312.888.3362

Villages of Westhaven
Lake St. & Leavitt Ave
Chicago, IL 60612

1112

Site Plan PD

A-104

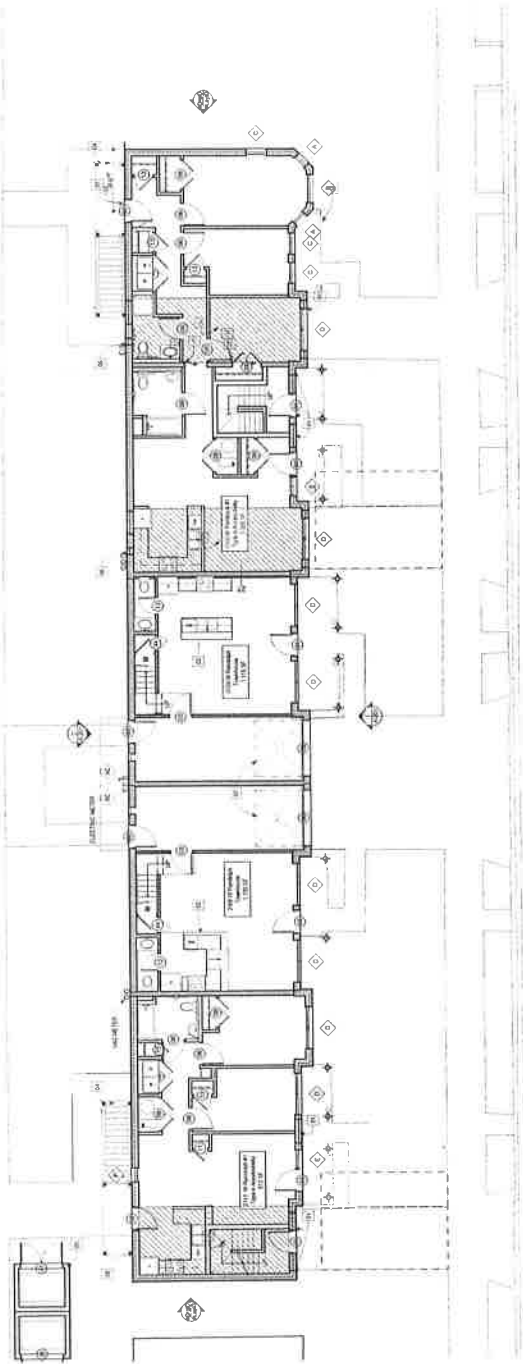


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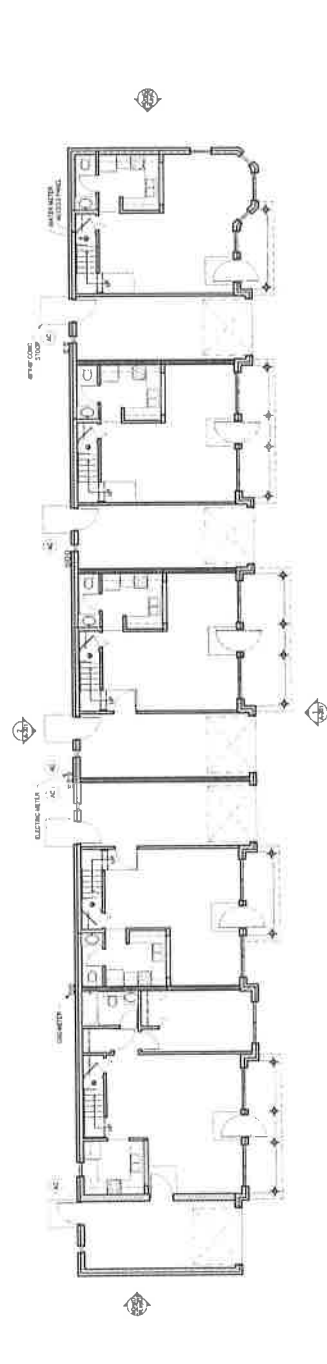
- 27 UNITS: GROUND FLOOR CONVERSION TO TYPE A/504 + NEW REAR PORCH
- 13 UNITS: GARAGE TO REMAIN
- 44 UNITS: GARAGE CONVERTED TO LIVING SPACE
- 2 LOCATIONS: ALTERED CURB CUTS FOR PARKING PADS
- 210 SPACES: POTENTIAL OFF-STREET PARKING (INCL. I.M.A.)
- 79 SPACES: STREET PARKING

1 SITE PLAN DIAGRAM
REV 10/26/04

GARAGE CONVERTED TO LIVING SPACE. 45 UNITS TOTAL. SEE SITE PLAN FOR LOCATIONS.



1 PROPOSED 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR REVIEW

LONDON BONE BAKER ARCHITECTS

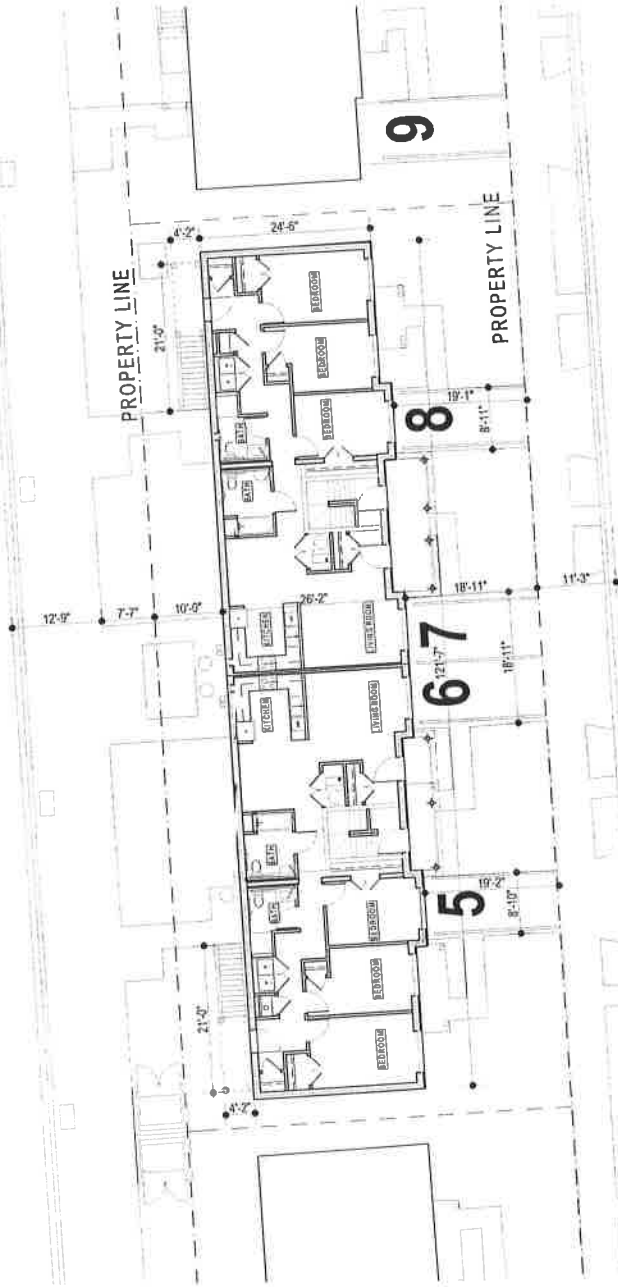
Villages of Westhaven
2100-2110 W Randolph
Chicago, IL 60612

1112

Building Plans

A-102

W. LAKE STREET
90' R.O.W.



W. RANDOLPH STREET
48' R.O.W.



1 SITE PLAN DETAIL - 2134-2144 W. RANDOLPH

SCALE 1/8" = 1'-0"

MADE/PRINTED IN U.S.A.
LONDON BONE BAKER ARCHITECTS
1112 N. LAKE STREET, CHICAGO, IL 60610
TEL: 312.467.2000 FAX: 312.467.2002

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1112 N. LAKE STREET, CHICAGO, IL 60610
TEL: 312.467.2000 FAX: 312.467.2002

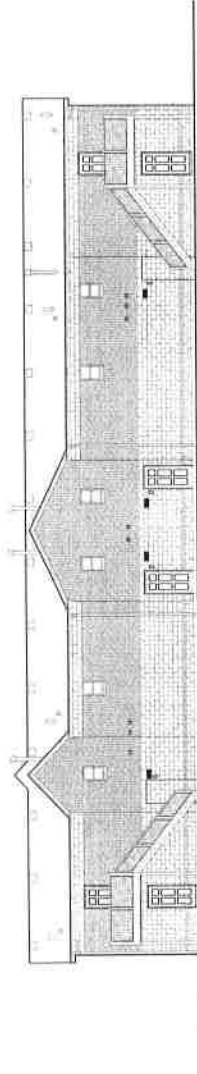
Villages of Westhaven

1112

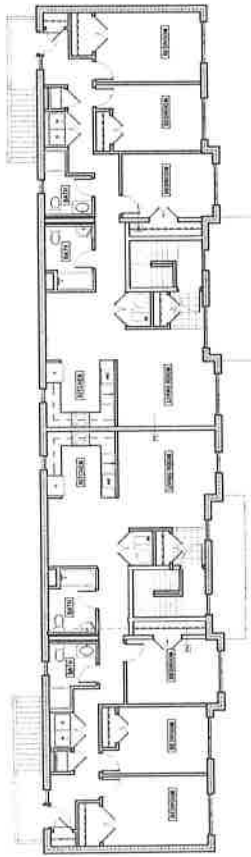
1112

Site Plan Detail

A-105



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



1 PROPOSED 2nd FLOOR PLAN 2134-2144 W. RANDOLPH
SCALE 1/8" = 1'-0"

11112

AREA 11112

AREA 11112

LONDON EDNE BAKER, J. ARCHITECTS
11112-11112-11112 / 11112-11112-11112

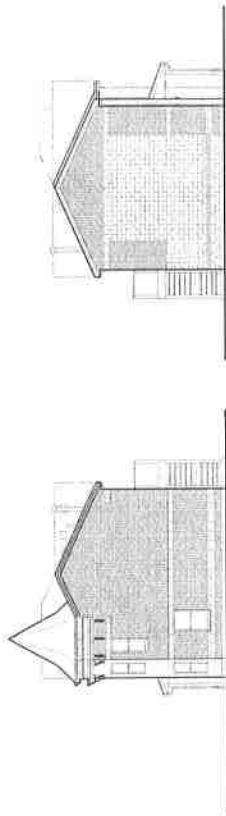
Villages of Westhaven

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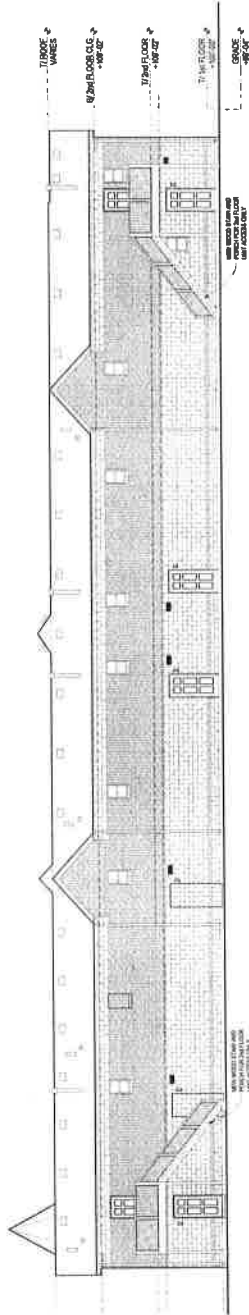
Site Plan Detail

A-105.1



(4) SIDE ELEVATION
SCALE: 1/8" = 1'-0"

(3) SIDE ELEVATION
SCALE: 1/8" = 1'-0"



(2) REAR ELEVATION
SCALE: 1/8" = 1'-0"



(1) FRONT ELEVATION
SCALE: 1/8" = 1'-0"

LANDON BONE BAKER ARCHITECTS
2100-2110 W. Randolph
Chicago, IL 60612
312-888-8100 | 312-829-3300
www.lbbarchitects.com

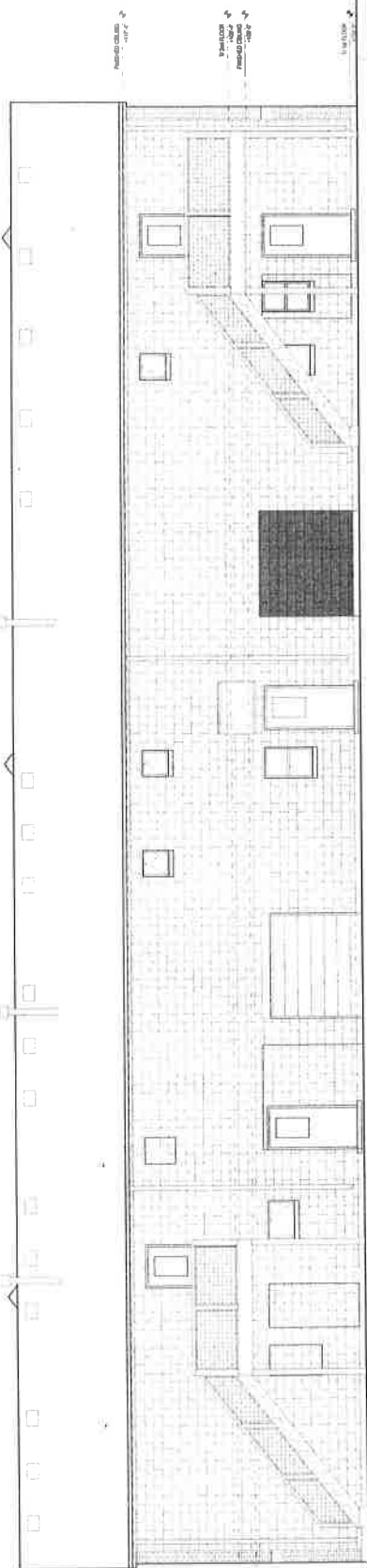
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Chicago, IL 60612
312-888-8100 | 312-829-3300
www.lbbarchitects.com

Villages of Westhaven

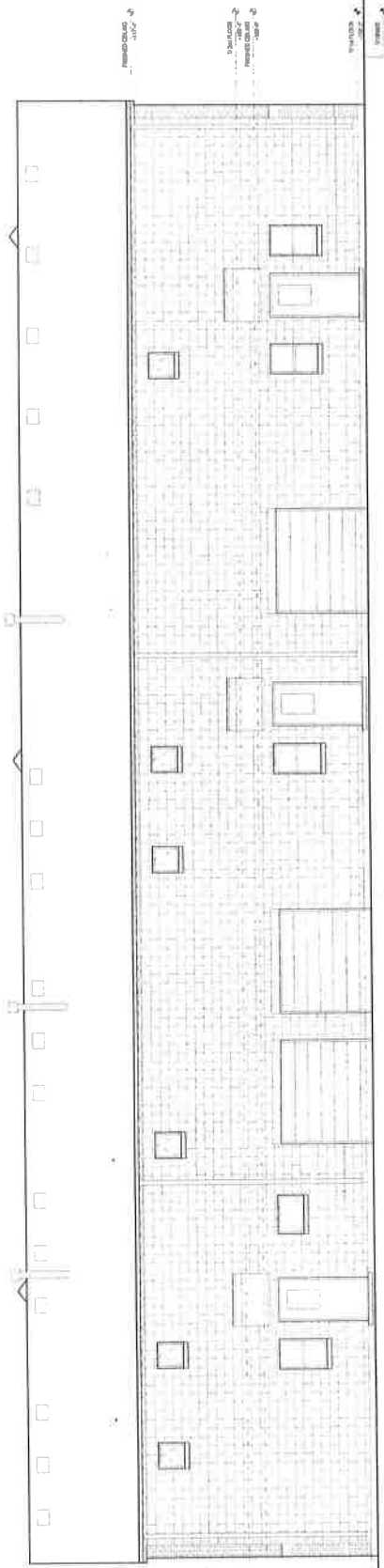
Building Elevations

A-201

1112



2 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

LANDON BONE BAKER ARCHITECTS
2013-2021 W. Randolph
Chicago, IL 60601
TEL: 312.467.1111 FAX: 312.467.1112
WWW.LANDBONEBAKER.COM

LANDON BONE BAKER ARCHITECTS
2013-2021 W. Randolph
Chicago, IL 60601
TEL: 312.467.1111 FAX: 312.467.1112
WWW.LANDBONEBAKER.COM

Villages of Westhaven

2013-2021 W. Randolph
Chicago, IL 60601

1112

Building Elevations

A-202



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

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

<http://www.ci.chi.il.us>

September 30, 1997

Ms. Valerie B. Jarrett
Executive Vice President
The Habitat Company
350 West Hubbard Street
Chicago, IL 60610

Re: Request for a minor change to Residential
Planned Development No. 611; Subarea A
(Horner Revitalization Program)

Proposal: The construction of five (5), two and
three-story residential low rise and townhouse
structures containing a total of seventy-three (73)
dwelling units.

Location: An area bounded by North Hoyne
Avenue, West Lake Street, North Seeley Avenue
and West Mapole Avenue

Dear Ms. Jarrett:

Please be advised that your request for a minor change to Residential
Planned Development No. 611, Subarea A, has been considered by
the Department of Planning and Development pursuant to Statement
No. 11 of Residential Planned Development No. 611 and Section
11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

In your letter dated September 25, 1997, you requested an increase
in the maximum number of dwelling units allowed for Subarea A from
sixty-nine (69) dwelling units to seventy-three (73) dwelling units.
Please note that Part II approval was granted on June 17, 1997 for
the construction of four (4) fewer dwelling units than the maximum
allowed for Subarea B. Therefore, although the total number of
dwelling units for Subarea A would increase by four (4) dwelling units,
the total number of dwelling units proposed for the entire Planned
Development (Subareas A & B combined) will not exceed the
maximum number allowed.

NEIGHBORHOODS



Page 2

Upon completion of the Planned Development, the number of dwelling units provided for the entire Planned Development will total 200 dwelling units. The Plan of Development allows a maximum of 200 dwelling units for the entire Planned Development.

With regard to your request, the Department of Planning and Development has determined that the proposed increase in the maximum allowed number of dwelling units for Subarea A from 69 to 73 dwelling units would constitute a minor change pursuant to Statement No. 11 of Planned Development No. 611 and Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 611, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 611.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a horizontal line.

Christopher R. Hill
Commissioner

Originated by:

A handwritten signature in black ink, appearing to read "Philip Levin", written over a horizontal line.

Philip Levin
Assistant Commissioner

cc: Philip Levin
Paul Woznicki
Michael Marmo

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map Number 1-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-H in the area bounded by:

the alley next north of and parallel to West Grand Avenue; a line 175 feet east of North Leavitt Street; West Grand Avenue; and North Leavitt Street,

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 full force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 1-H. RPD 611
(As Amended)*

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 R4 General Residence District symbols and indications as shown on Map No. 1-H in the area bounded by:

West Lake Street; a line 100.90 feet west of North Damen Avenue; a line 129.61 feet south of West Lake Street; a line 75 feet west of North Damen Avenue; West Maypole Avenue; a line 291.93 feet east of North Hoyne Avenue; the alley next north of and parallel to West Washington Boulevard; and North Leavitt Street,

to those 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 hereof and to no others.

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

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

Residential Planned Development No. 611.

Plan Of Development Statements.

1. The area which is delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately 7.5 acres of net site area (the "Property") depicted on the attached Property Line and Right-of-Way Adjustment Map and is owned or controlled by The Habitat Company (the "Applicant").
2. The Applicant acknowledges that the Applicant, its affiliates, successors, assigns grantees or lessees shall obtain all official reviews, approvals and permits, which may be necessary to implement the development of the Property. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way, which may be necessary to implement the development of the Property shall require a separate submittal.
3. The requirements, obligations and conditions contained within this Plan of Development shall be binding upon the Applicant, its affiliates, successors, assigns, grantees and lessees and, if different than the Applicant, the record owners of title of the Property. 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 record owners of title from time to time. Furthermore, at the time any application for an amendment, modification or change (administrative, legislative or otherwise) to this Plan of Development is made for any portion of the Property, the Property 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 Plan of Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made by

the Applicant or any entity authorized by the Property owners to seek an amendment to this Plan of Development.

Nothing herein shall be construed to mean that an individual owner of a portion of the Property is relieved of obligations imposed hereunder or deprived of rights granted herein with respect to that portion of the Property owned by such individual or is not subject to City action pursuant to this Plan of Development with respect to such obligations or rights. 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.

4. This Plan of Development consists of these fourteen (14) statements and the following documentation: an Existing Zoning and Street System Map; an Existing Land-Use Map; a Property Line and Right-of-Way Adjustment Map; a Planned Development Boundary and Subarea Map; a Site/Landscape Plan; Typical Street Right-of-Way Cross-Sections for Hoyne Avenue, "New Street" (a new east/west street located between Lake Street and Maypole Avenue) Leavitt Street and Maypole Avenue; and a Bulk Regulations and Data Table. The Plan of Development is applicable to the area delineated herein and no other controls shall apply. The Plan of Development, including but not limited to, the types, nature and intensity of the permitted uses, conforms to the intent and purpose of Title 17, the Chicago Zoning Ordinance, of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The Property within the Planned Development is divided into three (3) lettered subareas as indicated on the Planned Development Boundary and Subarea Map. Subject to the Bulk Regulations and Data Table and the footnotes thereto, the following uses are permitted on the Property under this Plan of Development:

Subareas A and B -- shall be developed primarily for multiple-family dwelling units and related uses permitted in the R4 General Residence District, including publicly- and privately-owned playgrounds, recreation buildings and health centers.

Subarea C -- shall be used for a children's daycare facility and related uses including publicly- and privately-owned playgrounds and accessory off-street surface parking.

All subareas -- portions of the Property may be utilized on an interim basis for construction staging and the storage of construction materials for the various phases of development of the property and public and private parks and playgrounds.

6. Any service drive or any other ingress or egress to be constructed shall be adequately designed and paved in accordance with the regulations of the Department of Transportation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
7. The height of each building located within the Planned Development and any appurtenances attached thereto, in addition to the Bulk Regulations and Data Table, shall be subject to:
 - (a) height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration Pursuant to Part 77 of the Regulations of the Administrator, 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.
8. Identification signs are permitted upon the Property, subject to the review and approval of the Department of Planning and Development ("D.P.D.").
9. For purposes of maximum floor area ratio calculations, the definitions contained in the Chicago Zoning Ordinance on the effective date of the ordinance approving this Planned Development shall apply.
10. Improvements to be constructed on the Property shall be designed, constructed and maintained in general conformance with the statements herein contained, the Bulk Regulations and Data Table, the Site/Landscape Plan and such other documents required to be submitted by the Applicant under this Plan of Development.

The development of the Property shall also be subject to the following:

- (a) Curb-cuts. With respect to new development on the Property, private roadways, driveways, entrances to off-street parking and all other facilities requiring curb-cuts shall be located wherever possible to minimize conflicts with on-street traffic and with pedestrian circulation. Applicant shall use its best efforts to limit the number of

curb-cuts on public streets. All such curb-cuts shall be constructed in accordance with the standards of the Municipal Code of Chicago.

- (b) Landscaping. Landscaping shall be installed and maintained substantially in accordance with the City of Chicago Landscape Ordinance.
- (c) Building Design. The exterior walls of the residences shall utilize primarily masonry construction on all facades and the roofs shall be pitched. The north walls of the residences located along Lake Street shall be treated with color, texture, fenestration and landscaping so as to avoid large expanses of blank walls.
- (d) Open Space. There shall be a minimum of fifteen thousand (15,000) square feet of contiguous open space for the play/tot lot area, as identified on the Site/Landscape Plan, which shall be constructed concurrently with the build-out of Subarea B.

11. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively by the D.P.D. upon request of the Applicant and after a determination by the D.P.D. that such a modification is minor, appropriate, consistent with the nature of the development of the Property contemplated in this Planned Development ordinance and will not result in increasing the maximum floor area ratio for the total Property net site area or the maximum number of dwelling units established by this Planned Development ordinance. 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 Clauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks, an increase in the maximum percent of land covered or a readjustment of the proposed right-of-way.
12. Prior to the issuance of an occupancy certificate with respect to any phase of development of the Property, public improvements necessary to serve or accommodate said development or use shall be in place and available for public use. Public improvements shall be designed, constructed and installed in accordance with applicable City standards, laws and regulations subject to the approval of the appropriate City departments and agencies, as required, as well as in conformance with applicable state and federal standards, regulations and laws. Where necessary and subject to the agreement of the City and the Applicant, these public improvements and the

Property upon, over or within which they are located shall be properly dedicated or conveyed to the City (or other public agency designated by the City as appropriate). Public improvements necessary to serve uses or buildings on the Property shall include: (i) public roadway improvements necessary to provide access to and from the Property and including pavements, required turn lanes, curbs and gutters, traffic signals and sidewalks; (ii) public utilities providing necessary utility service to the Property including potable water, sewer facilities, electric, gas, telephone and other private utility facilities and services; and (iii) streetscape improvements (including streetlights and street trees) within all public ways adjacent to the Property. The terms and conditions concerning the design, installation and scheduling of the necessary public improvements associated with the development of the Property shall be set forth in an agreement or agreements between the City and the Applicant. The City shall bear the cost of installing such public improvements.

13. 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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development where economically feasible in an energy efficient manner, generally consistent with the most current energy efficiency standards published 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.").
14. The development of the Property under this Plan of Development will occur in several phases over an extended period of time not to exceed ten (10) years from the effective date of this Planned Development Ordinance. Unless substantial construction at the Property has commenced within ten (10) years following the effective date of this Planned Development Ordinance, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that the City shall have completed the installation of the necessary public improvements referred to in Statement No. 12. In the event such public improvements have not been installed by the City within one (1) year following the approval of this Planned Development, the time period for development of the Property shall be extended by the time period of such delay. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically revert to an R4 General Residence District.

[Existing Zoning and Street Map; Existing Land-Use Map; Property Line and Right-of-Way Adjustment Map; Planned Development Boundary and Subarea Map; Site/Landscape Plan; and Typical Street Right-of-Way Cross Section Drawing referred to in these Plan of Development Statements printed on pages 29832 through 29837 of this Journal.]

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

*Bulk Regulations And Data Table. PD 611
Horner Revitalization Program.*

Applicant: The Habitat Company, as development manager for the Chicago Housing Authority's Revitalization Program, by its attorneys Charity & Associates (per Elvin E. Charity) and Rudnick & Wolfe (per David W. Norton).

Address: 20 North Clark Street, Suite 803, Chicago, Illinois 60602.

Date of Application: May 8, 1996.

	Subarea A	Subarea B	Subarea C	Overall
Gross Site Area¹:	179,430 square feet (4.1 acres)	319,286 square feet (7.3 acres)	43,273 square feet (1 acre)	541,989 square feet (12.4 acres)

¹ Gross Site Area and Net Site Area figures assume completion of proposed dedications and vacations of rights-of-way and shall be adjusted as set forth as depicted on the Right-of-Way Adjustment Map. Net Site Area figures exclude road rights-of-way and alleys.

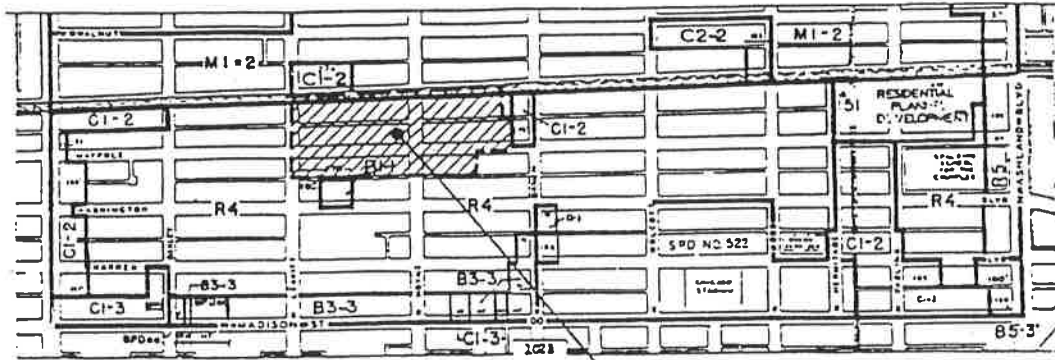
	Subarea A	Subarea B	Subarea C	Overall
Net Site Area ¹ :	106,029 square feet (2.4 acres)	190,887 square feet (4.4 acres)	30,294 square feet (.7 acre)	327,210 square feet (7.5 acres)
Maximum Percentage of Site Coverage ² :	See Site Plan	See Site Plan	90%	
Maximum Floor Area Ratio:	.90	.90	1.9	.99
Maximum Building Height:	50 feet	50 feet	40 feet	
Minimum Building Setbacks:				
Front:	10 feet	10 feet	None	
Side:	None	None	None	
Rear:	10 feet	10 feet	None	
Maximum Number of Dwelling Units ³ :	See Site Plan	See Site Plan	NA	200
Minimum Number of Parking Spaces:	69	131	10	210

¹ Gross Site Area and Net Site Area figures assume completion of proposed dedications and vacations of rights-of-way and shall be adjusted as set forth as depicted on the Right-of-Way Adjustment Map. Net Site Area figures exclude road rights-of-way and alleys.

² Maximum Percentage of Site Coverage includes parking areas.


³ No loading berths shall be required for the development of the Property.

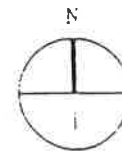
Existing Zoning And Street System Map.



SUBJECT PROPERTY

LEGEND

 SUBJECT PROPERTY AREA



JOHNSON & LEE, LTD.
Architects/Planners

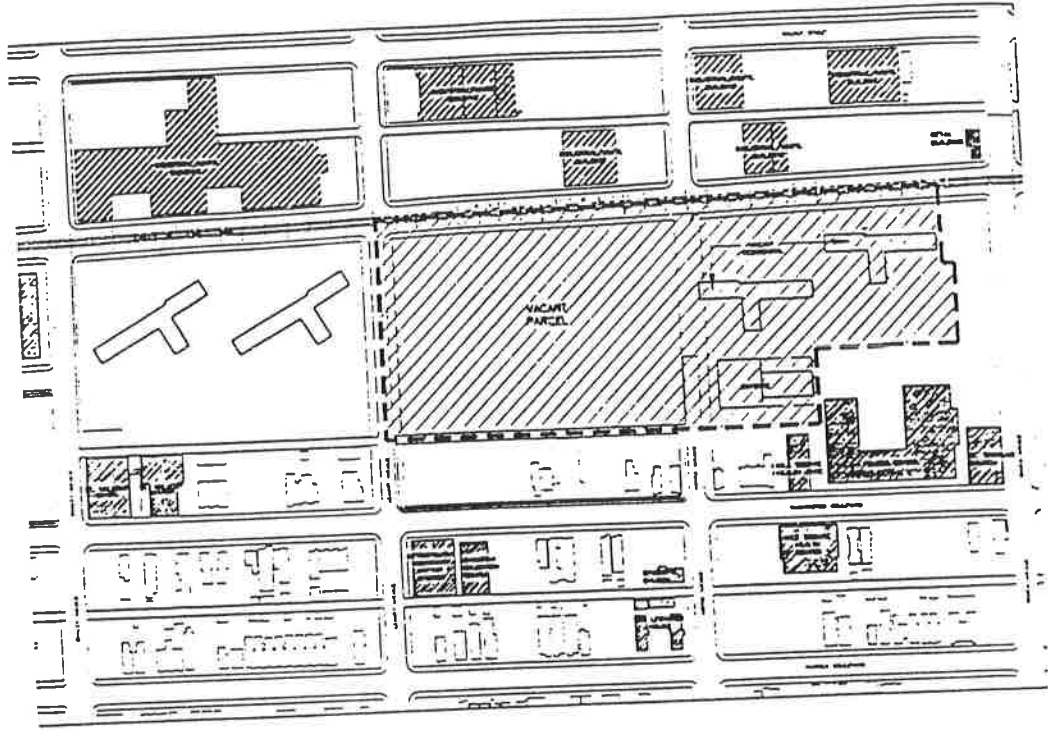
828 S WABASH AVENUE
Chicago, Illinois 60605

Phone 312.663.0225
Fax 312.663.4481


PROJECT	HORNER REVITALIZATION PROGRAM	PD NO	9522
DRAWING TITLE	EXISTING ZONING AND STREET SYSTEM MAP	DRAWING NO	SK-1
DATE			

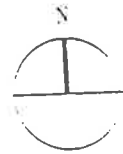
drawn JC
scale NTD
date 11 JUNE 1995
distribution

Existing Land-Use Map.



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
-  PUBLIC HOUSING, MULTI-FAMILY BUILDINGS AND EXISTING DAYCARE FACILITY ON SITE



JOHNSON & LEE, LTD.
Architects/Planners

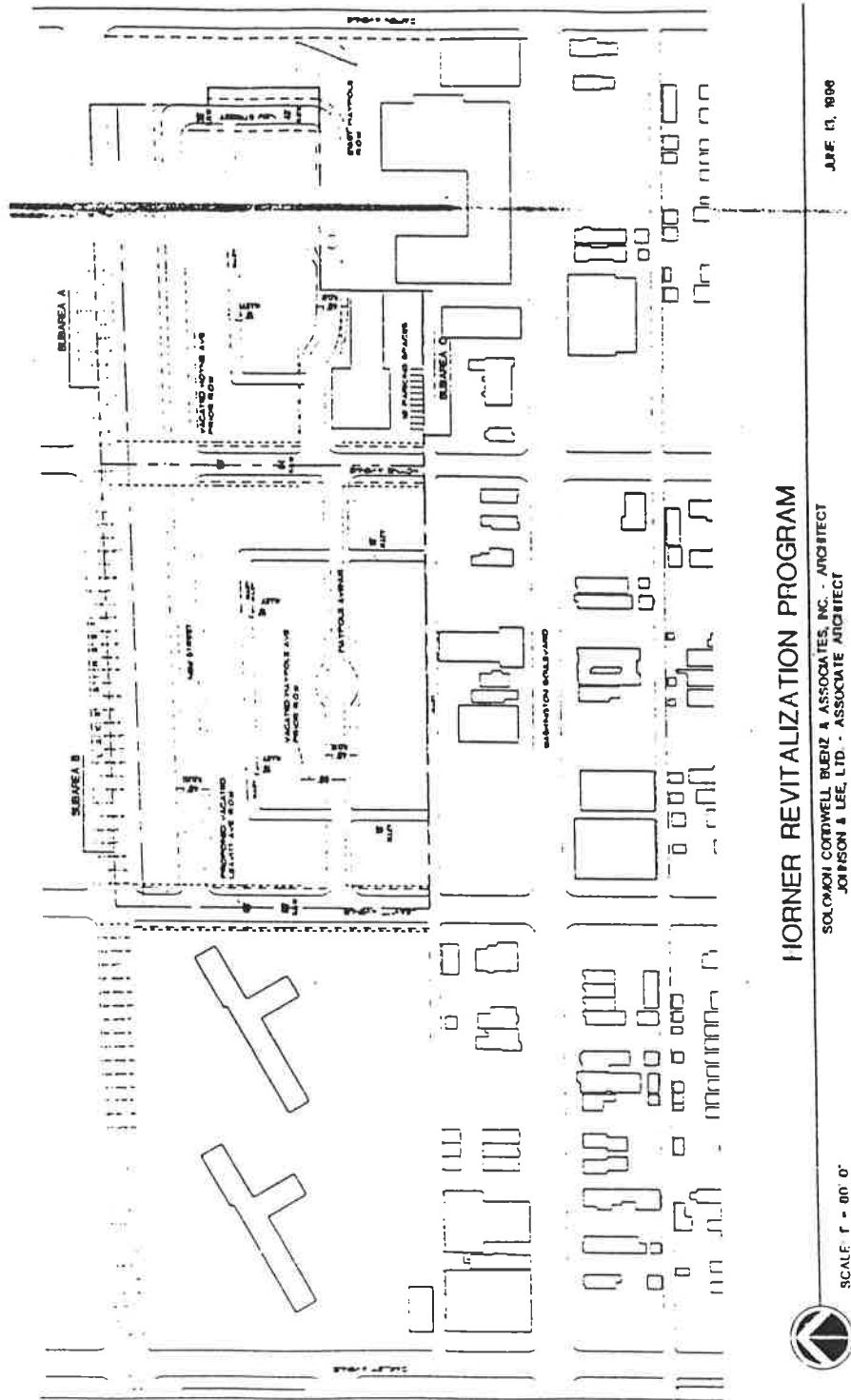
828 S WABASH AVENUE
Chicago, Illinois 60605

Phone 312.663.0225
Fax 312.663.4491

PROJECT	HORNER REVITALIZATION PROGRAM	JOB NO	9522
DRAWING NO	EXISTING LAND - USE MAP	DRAWING NO	SK-2

DATE
SCALE
DATE
DRAWN BY

Property Line And Right-Of-Way Adjustment Map.



HORNER REVITALIZATION PROGRAM

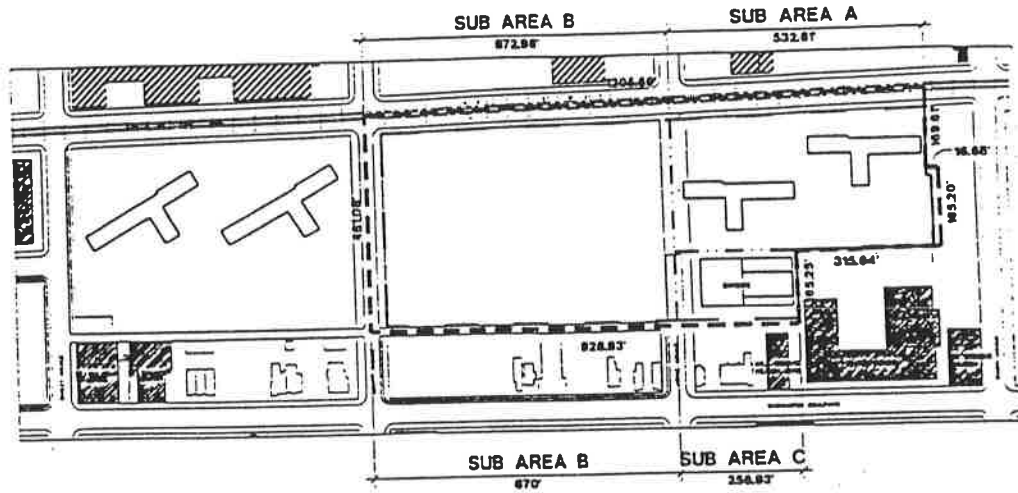
SOLOWAY, CORDWELL, BIENZ & ASSOCIATES, INC. - ARCHITECT
JOHNSON & LEE, LTD. - ASSOCIATE ARCHITECT



SCALE: 1" = 80' 0"

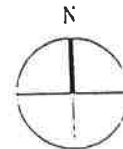
JULY 13, 1996

Planned Development Boundary And
Subarea Map.



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE
- SUB AREA



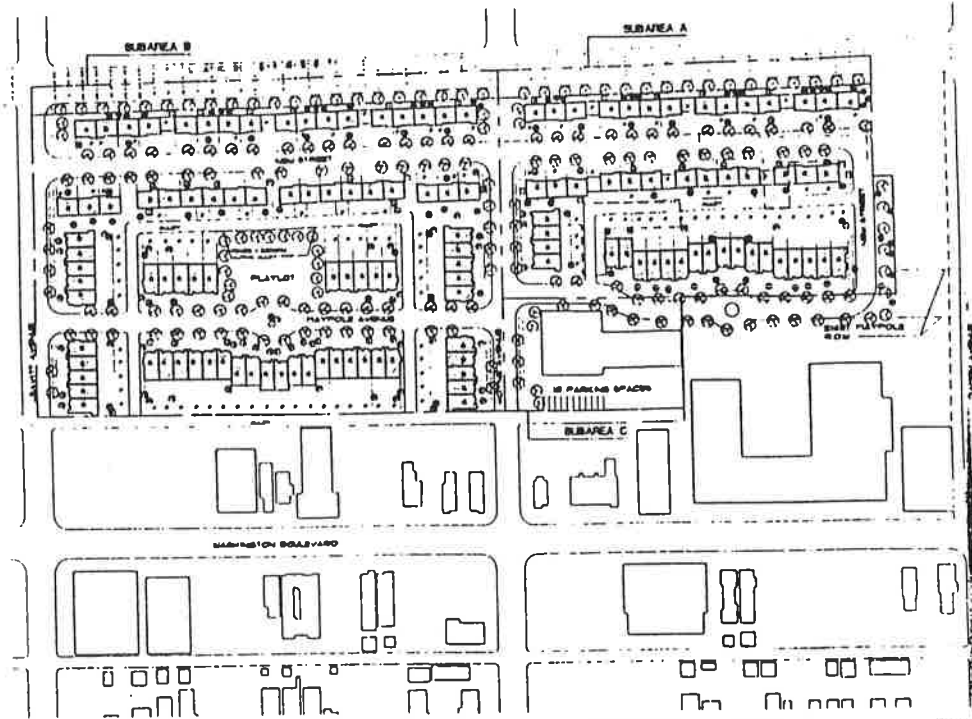
JOHNSON & LEE, LTD.
Architects/Planners

828 S. WABASH AVENUE
Chicago, Illinois 60605

Phone 312.663.0225
Fax 312.663.4491

PROJECT	HORNER REVITALIZATION PROGRAM	CD NO	9522
DRAWING TITLE	GENERAL LAND USE MAP	DRAWING NO	SK-3
DATE		DATE	JUNE 1996
BY		BY	

Site/Landscape Plan.



UNIT SUMMARY

SUBAREA A	RESIDENTIAL	68
	PARKING	68
SUBAREA B	RESIDENTIAL	151
	PARKING	151
TOTAL	RESIDENTIAL	200
	PARKING	200

INDEX

R	RESIDENTIAL UNITS
P	PARKING (P SPACES SAJ)

LANDSCAPE INDEX

- ① SIDEWALK TREES BY CITY
 - ② TREE TREE
 - ③ FLOWERING TREE
- TYPE LANDSCAPING SHALL INCLUDE A WIDTH OF ONE (1) FOOT, IF ONLY ONE TREE IS TO BE PLANTED IN THE FRONT YARD OF EACH BUILDING. OTHER SHALL BE LANDSCAPING SPACES PROVIDED FOR APPROVED SIGNS. TREES SHALL BE 1 1/2" CALIBER, SPREADER 100% (10 FT. 1 INCH DIA. APPROVED SIGN IS 18" DIA. TREE)

SITE / LANDSCAPE PLAN

HORNER REVITALIZATION PROGRAM

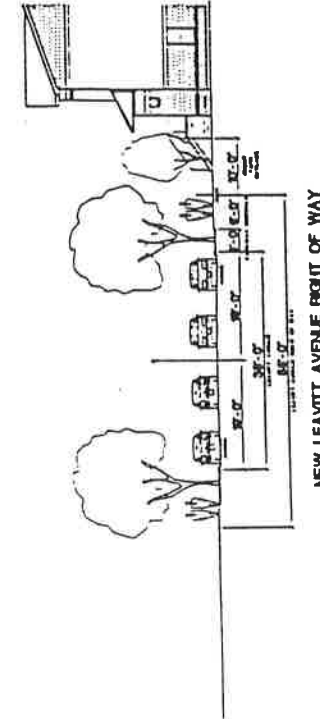
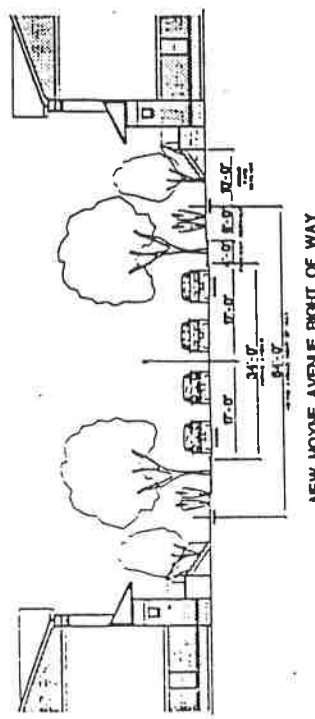
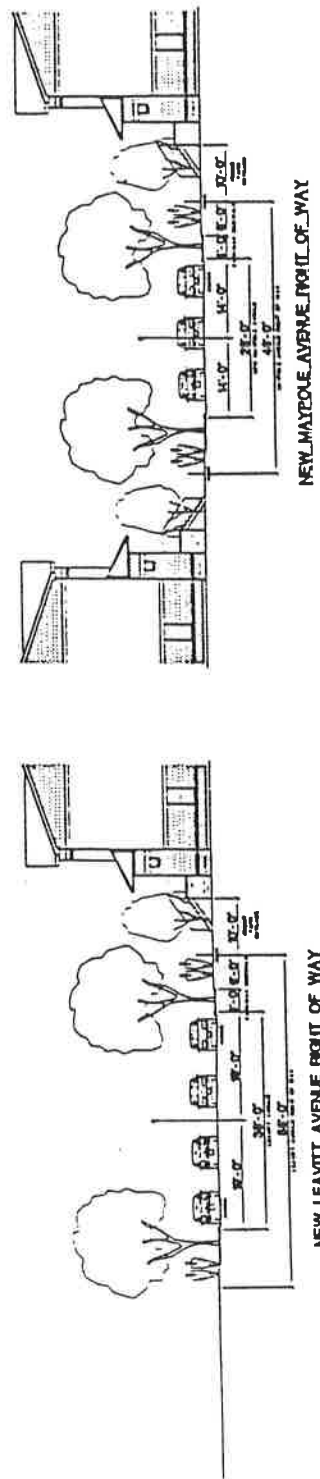
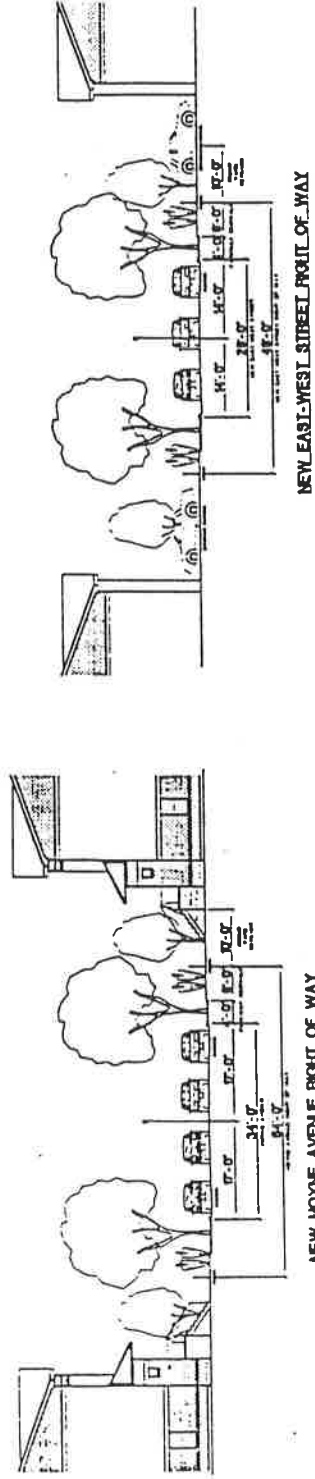
SOLOMON CORNWELL BUENZ & ASSOCIATES, INC. ARCHITECT
JOHNSON & JOHNSON, LTD. ASSOCIATE ARCHITECT

JULY 15, 1996



SCALE 1" = 60'-0"

Typical Street Right-Of-Way Cross Sections.



HORNER REVITALIZATION PROGRAM

SOLOMON CORDWELL BUEZ & ASSOCIATES, INC. - ARCHITECT
JOHNSON & LEE, LTD. - ASSOCIATE ARCHITECT

JUNE 13, 1990

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