



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

March 23, 2001

Mr. Bernard Citron
Schain, Burney, Ross & Citron, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, IL 60601

RE: Request for minor changes to Residential Planned Development No.
715 (Pratt Avenue east of Kedzie Avenue - Parkside Estates)

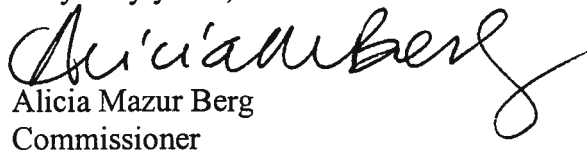
Dear Mr Citron:

Please be advised that your request for minor changes to Residential Planned Development No. 715 on behalf of Concord Development, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Specifically, you requested that the approved Building Elevations be replaced with the revised exhibits dated February 26, 2001 prepared by Bloodgood Sharp Buster. As indicated on the revised Building Elevations, the height of the single-family houses would be increased by 5'9" due to the need to raise the basements out of the ground because of poor soil conditions. The increased height of the houses would also necessitate taller front and rear staircases which would protrude further into the yard areas.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes, but no other changes to this planned development. The Revised Site and Landscape Plan and Building Elevations dated February 26, 2001, are made part of this approval.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC: Jack Swenson , Paul Woznicki , Philip Levin, Michael Marmo



The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 7-H.
(Application Number 12613)

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 Number 7-H in the area bounded by:

a line 404.54 feet north of the alley next north of West Wrightwood Avenue; the alley next east of North Paulina Street; the alley next north of West Wrightwood Avenue; and North Paulina Street,

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

Reclassification Of Area Shown On Map Number 17-I.
(As Amended)
(Application Number 12646)

RPD 715

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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 17-I in the area bounded by:

West Pratt Avenue; a line 117.60 feet west of and parallel to North Whipple Street; a line 449.68 feet south of and parallel to West Pratt Avenue; and a line 702.64 feet west of and parallel to North Whipple Street,

to those of an R3 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the R3 General Residence District symbols to those of a Residential Planned Development and a corresponding use district is hereby established.

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

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

Residential Planned Development Number 715, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately four and twenty-five hundredths (4.25) acres (one hundred eighty-five thousand three hundred one (185,301) square feet) which is controlled by Concord Development Corporation of Illinois (the Applicant) for purposes of this Residential Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets, or alleys or easements or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
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 and any grounds lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any grounds lessors. 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 by the Applicant, or its direct successor, or the owners of all the property or any homeowners association which is formed to represent the property owners.

4. The Plan of Development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Land-Use and Zoning Map; a Planned Development Property Line and Boundary Map; a Site Plan as prepared by JEN Land Design, date April 14, 1999; and a Landscape Plan, as prepared by Pugsley & LaHaie, Ltd., dated April 14, 1999; and Building Elevations, as prepared by Bloodgood Sharp Buster, dated April 14, 1999. Full size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted in the area delineated herein: single-family detached residential dwelling units, open space, accessory uses and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary sales offices shall be allowed subject to the approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Private roads shall be subject to review by the Department of Transportation.

8. Off-street parking shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations, and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and private streets, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan 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.
12. Streets and alleys as noted on the Site Plan which are private streets and alleys to be constructed by the Developer, shall thereafter be maintained by a homeowner's association which shall be formed covering the entire property. Maintenance of private streets and alleys including snow plowing, paving and maintenance of underground utilities shall become the responsibility of the homeowner's association to be formed subject to a declaration of covenants and conditions which shall be recorded against the subject property prior to the sale of any units thereof.
13. Issuance of a building permit shall be contingent upon completion of any required environmental clean-up pursuant to requirements.
14. 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 application for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the

Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 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 set backs, an increase in the maximum percent of land covered, or subsequent set back reductions pertaining to individual residential units.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction for each building or improvement.
16. 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 in an energy efficient manner 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."). Copies of these standards may be obtained from the Department of Planning and Development.
17. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the property shall automatically revert to that of its preexisting M1-1 Manufacturing Zoning District.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 3608 through 3616 of this Journal.]

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

-- Residential Planned Development Number 715, As Amended.

Bulk Regulations And Data Table.

Gross Site Area: 281,207 square feet (6.46 acres).

Net Site Area:

Total = Gross Site Area (281,207 square feet) - Area in Public Streets and Alleys (23,441 square feet) - Area in Private Streets and Alleys (72,465 square feet) = Net Site Area (185,301 square feet (4.25 acres)).

Maximum Floor Area Ratio: 0.75 (total for the entire site).

0.9 (for any individual lot).

Maximum Number of Residential Units:

42 units.

Maximum Site Coverage:

In accordance with Site Plan.

Minimum Number of Off-Street Parking Spaces:

2 per dwelling unit.

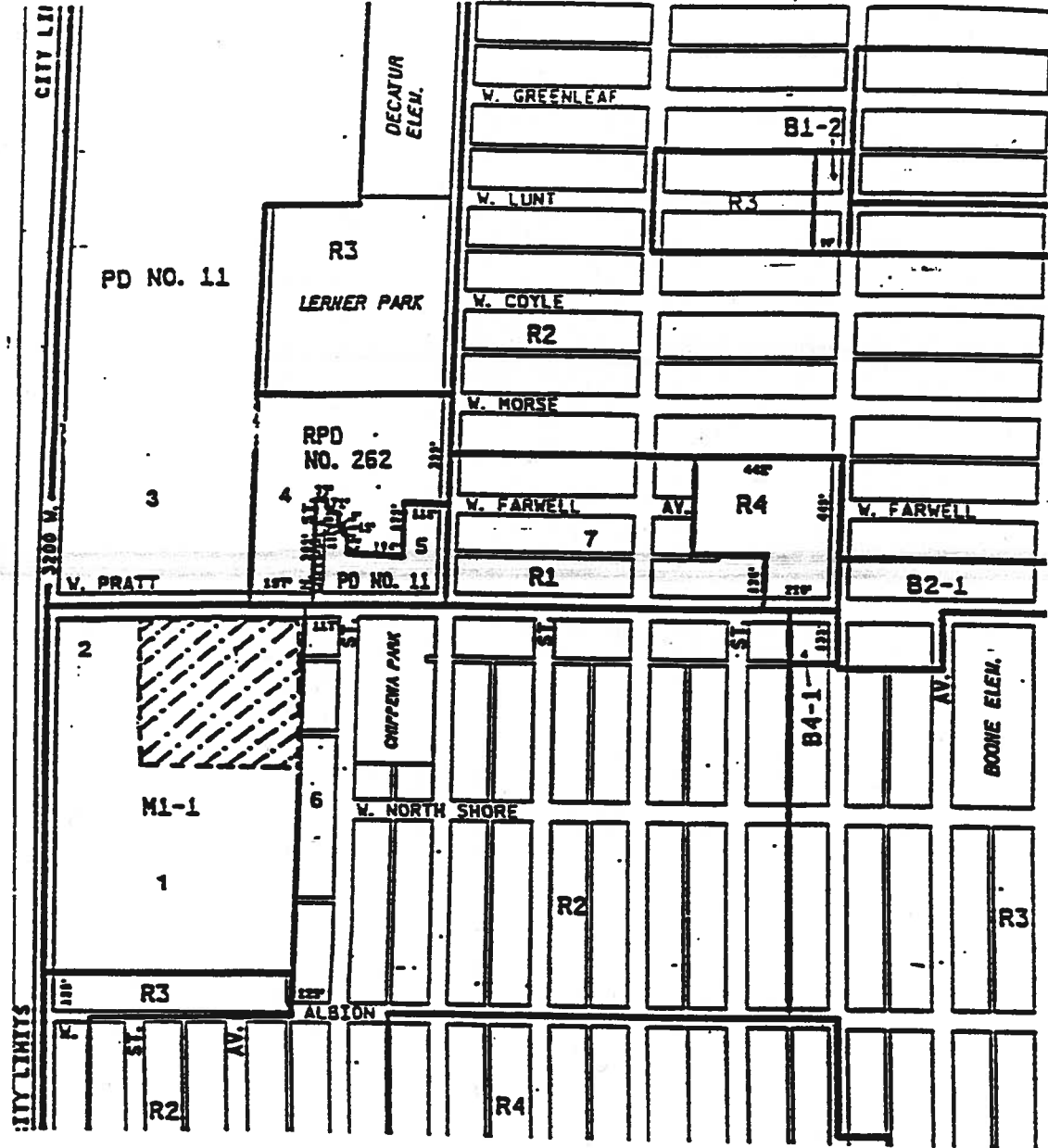
Minimum Building Setbacks:

In accordance with Site Plan.

Maximum Building Height:

In accordance with Building Elevations.

Existing Zoning And Land-Use Map.



EXISTING ZONING AND LAND USE MAP

KEY:

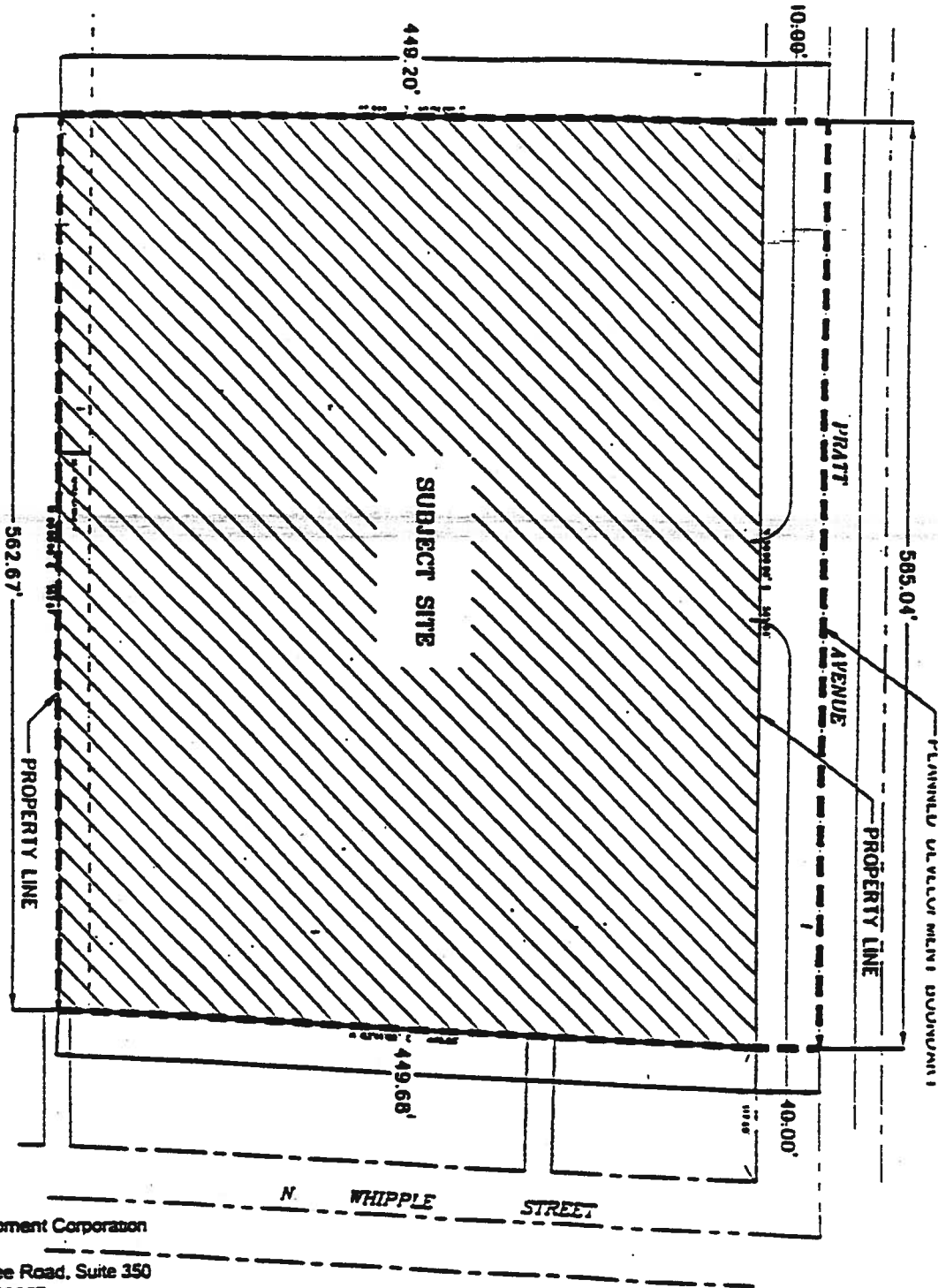
- 1. Industrial - People's Gas
- 2. Retail - Dominick's
- 3. Multi-family dwelling units
- 4. Senior-citizen multi-family dwelling units
- 5. Attached single-family dwelling units
- 6. Single-family & multi-family dwelling units
- 7. Single-family dwelling units

Concord Development Corporation
of Illinois
1540 East Dundee Road, Suite 350
Palatine, Illinois 60067

Submitted: February 10, 1999

 Subject Property

Planned Development Boundary
And Property Line Map.

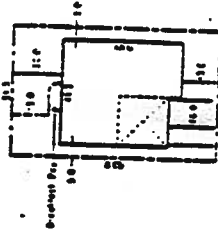


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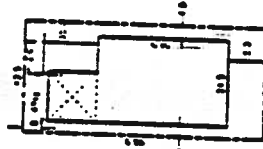
Site Plan.

TOTAL NUMBER OF LOTS - 42

Typical Lot Details
Scale: 1"=30'

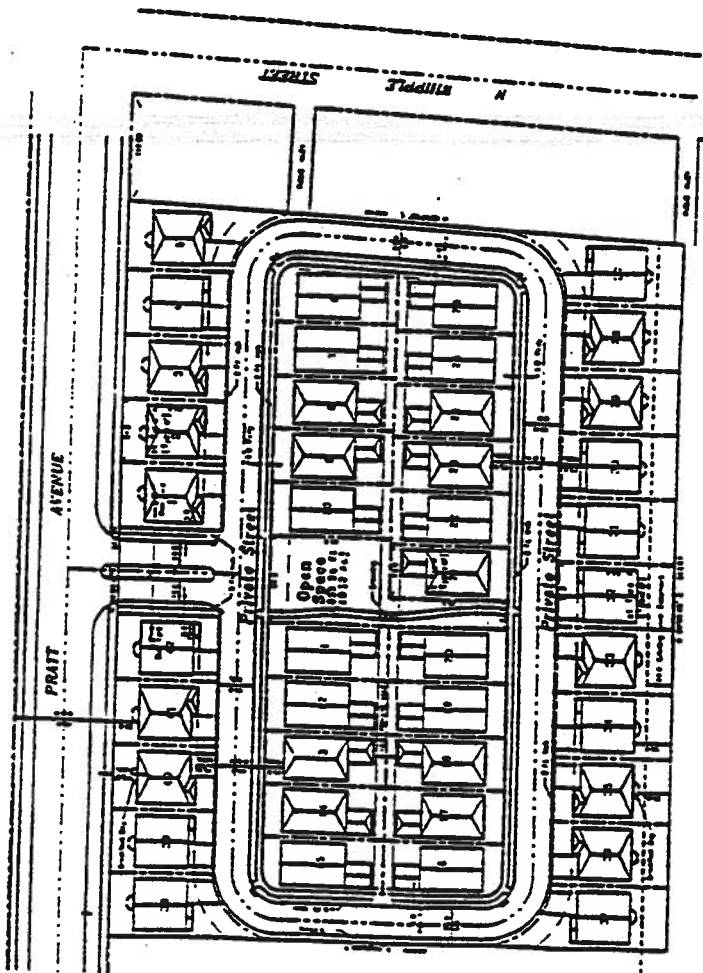


21 Lots
Lot Type A - Front setback from P.S. 20'-0"
Open lot area = 3600 sq. ft.



21 Lots
Lot Type B - Open lot area 3600 sq. ft.
Open lot area = 3600 sq. ft.

Concord Development Corporation of Illinois
at. Suite 350
7
10, 1999
999

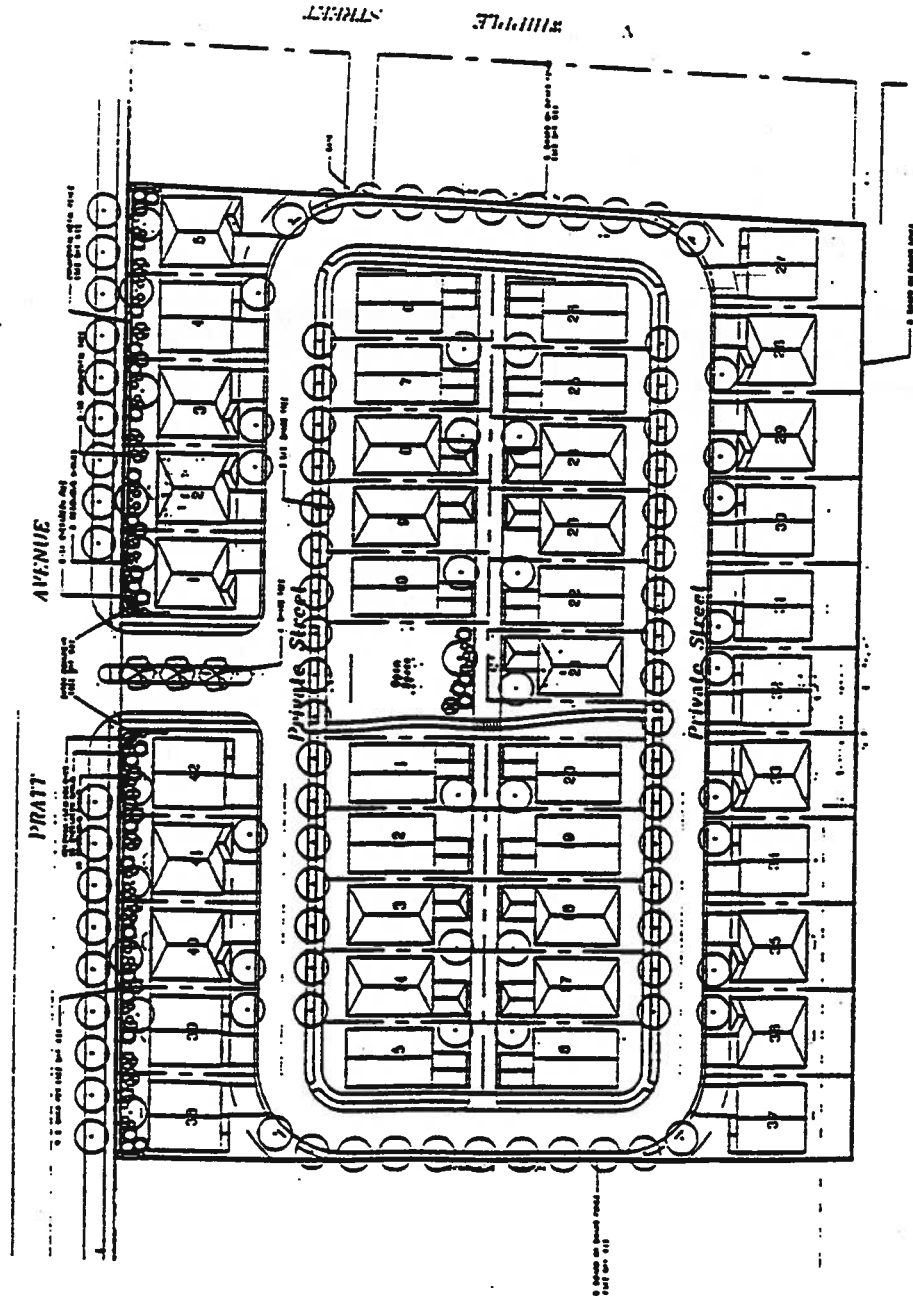


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Revised: April 14, 1999

4.1.99 - 4.14.99
10.1.99 - 10.14.99

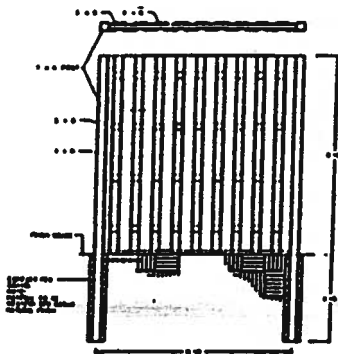
4.1.99 - 4.14.99
10.1.99 - 10.14.99

Landscape Plan.

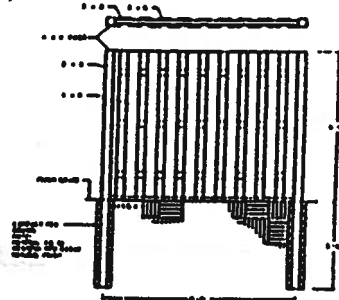


Concord Development Corporation of Illinois
1540 East Dundee Road, Suite 350
Palatine, Illinois 60067
submitted: February 10, 1999
revised: April 14, 1999

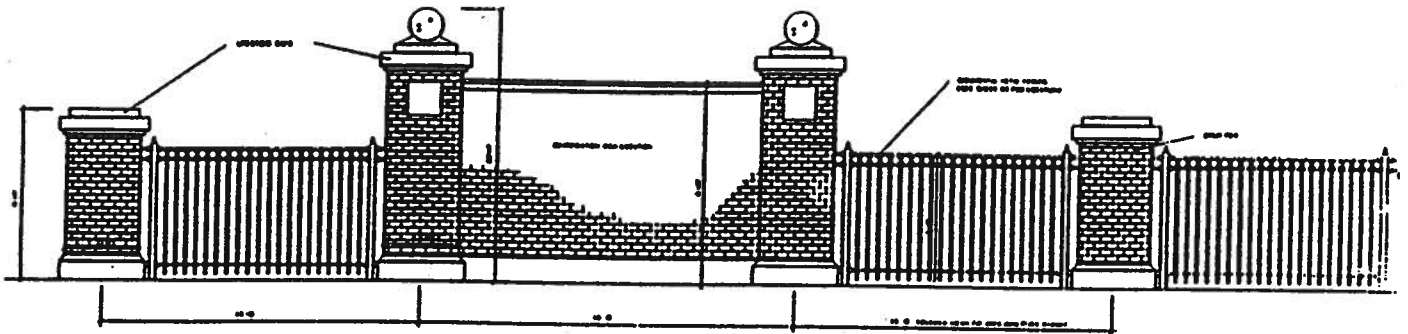
Building Elevations.
(Page 1 of 5)



2 BOARD ON BOARD FENCE DETAIL
Along East and South Property Lines City 1/2" = 1'

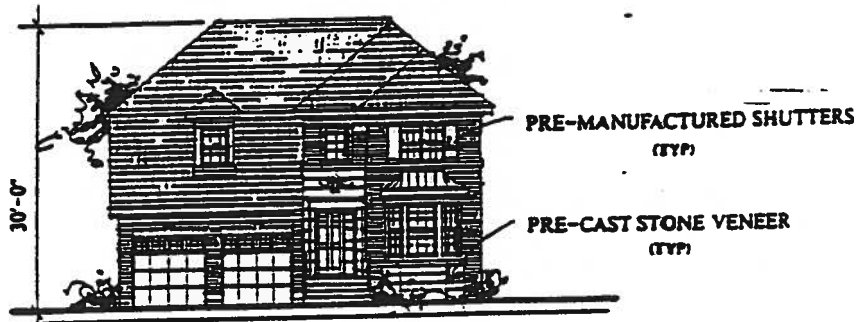


3 BOARD ON BOARD FENCE DETAIL
Along the East Property Line City 1/2" = 1'

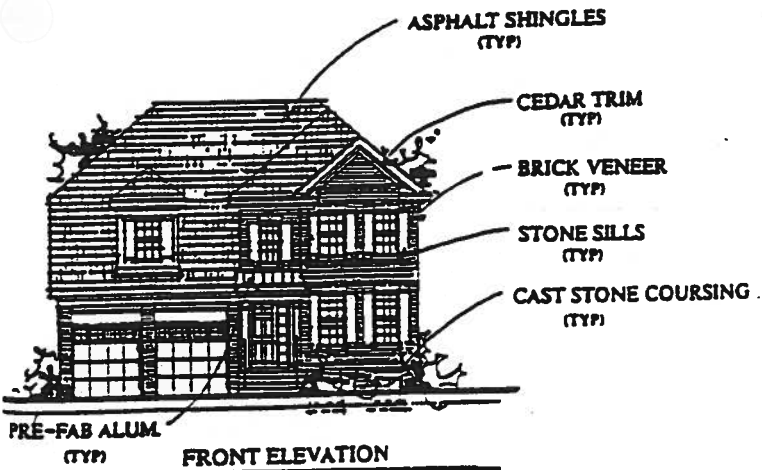


1 ENTRANCE MONUMENT DETAIL
For location of entrance monument and driveway facing east along city
Along West Property Line City 1/2" = 1'

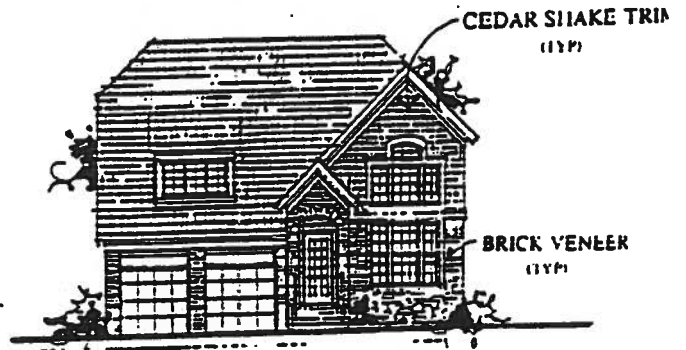
Building Elevations.
(Page 2 of 5)



FRONT ELEVATION

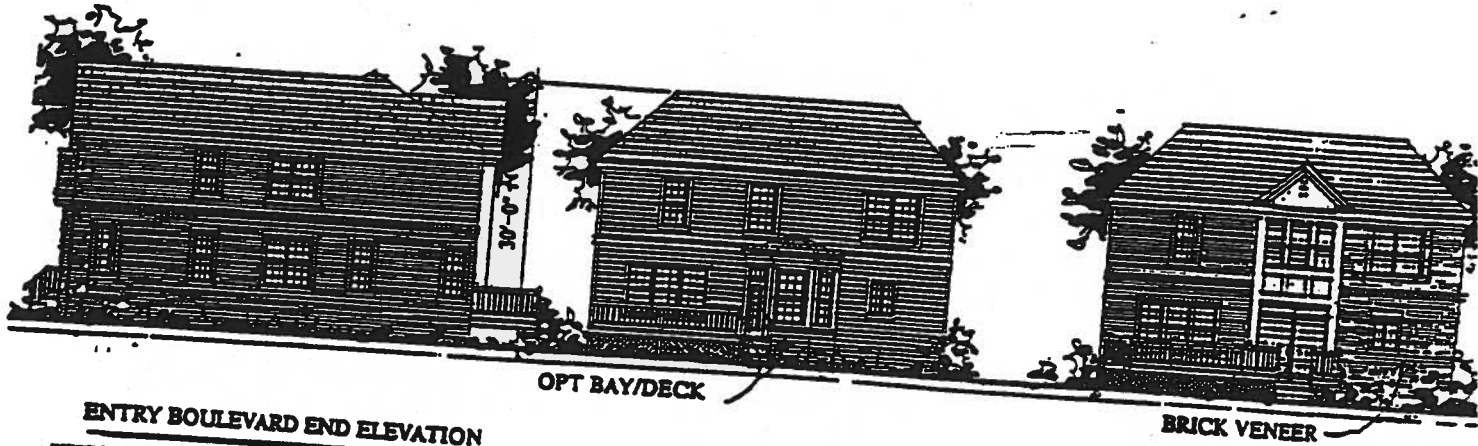


FRONT ELEVATION



FRONT ELEVATION

Building Elevations.
(Page 3 of 5)



ENTRY BOULEVARD END ELEVATION

WEST ELEVATION OF LOT 1

EAST ELEVATION OF LOT 42

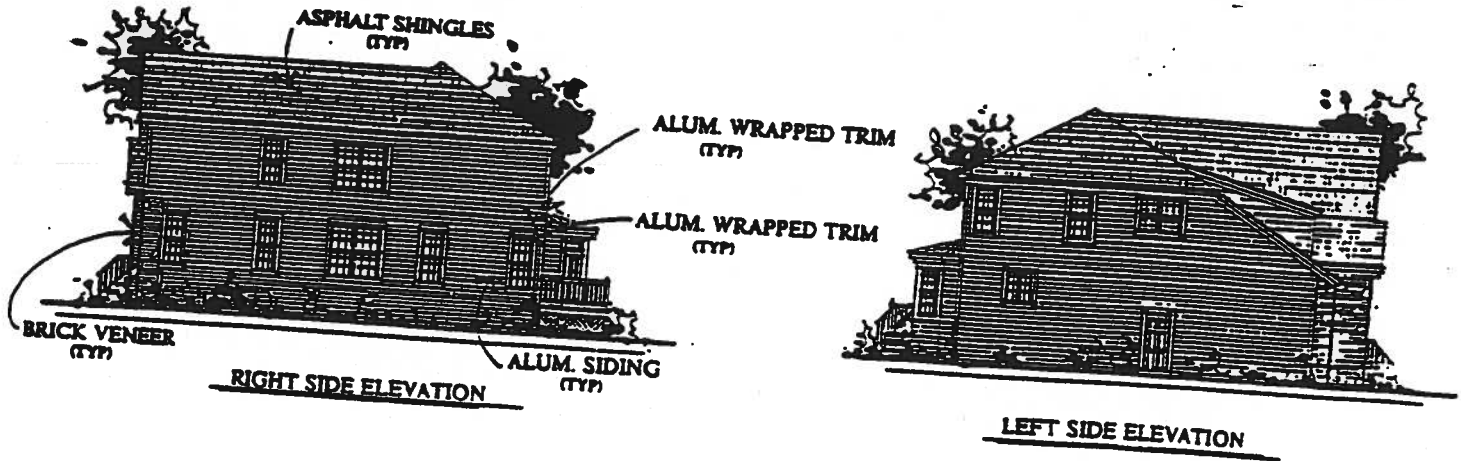
OPT BAY/DECK

REAR ELEVATION

BRICK VENEER

PRATT AVE. REAR ELEVATION

LOTS 1-3 & 20-42



RIGHT SIDE ELEVATION

BRICK VENEER (TYP)

ALUM. WRAPPED TRIM (TYP)

ALUM. WRAPPED TRIM (TYP)

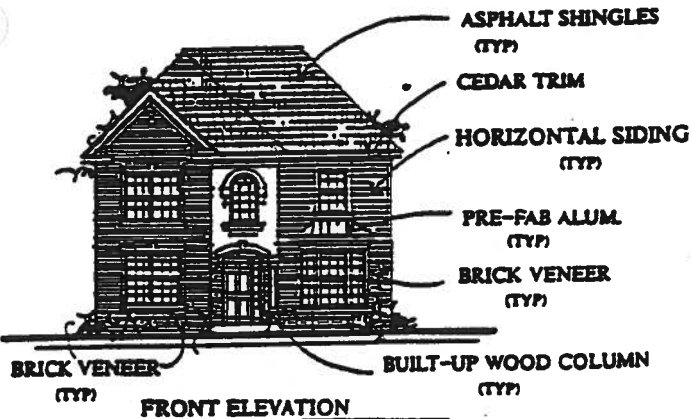
ALUM. SIDING (TYP)

LEFT SIDE ELEVATION

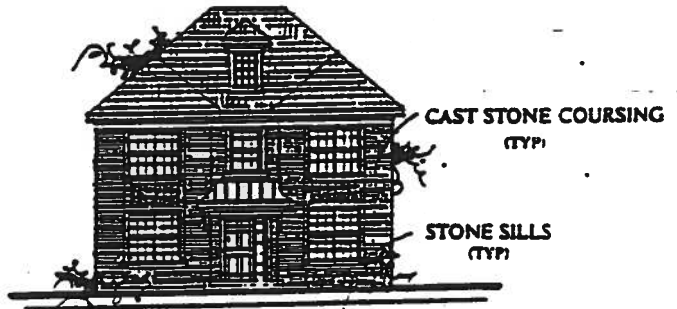
Building Elevations.
(Page 4 of 5)



FRONT ELEVATION



FRONT ELEVATION

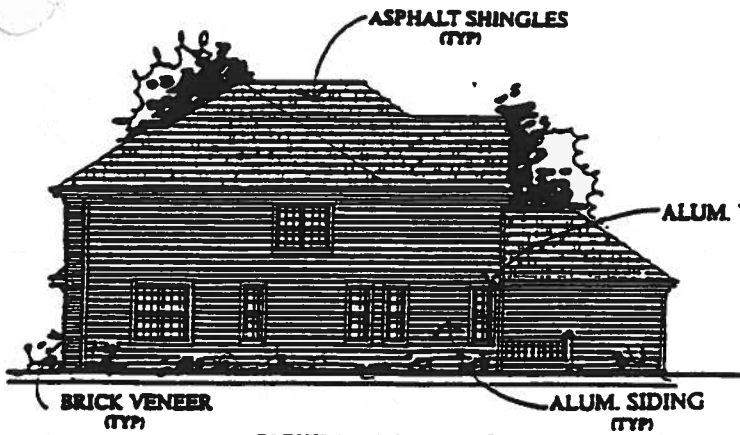


FRONT ELEVATION

Building Elevations.
(Page 5 of 5)



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION