



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>

October 24, 2003

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

RE: Request for a minor change to Residential Planned
Development No. 719
6650 West Belden Avenue (The Montclare Senior Residences)

Dear Mr. George:

Please be advised that your request for a minor change to Residential Planned Development No. 719 on behalf of Belden Court LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested to add 25 parking spaces to the northern parking lot which were part of the approved Planned Development ordinance but which were administratively eliminated on October 19, 2000. As originally approved for the 304 senior units, a total of 273 parking spaces were to be provided (137 for Building 1 - north and 136 for Building 2 - south). In 2000, your client thought that this number of parking spaces would be excessive and requested a reduction in the number of spaces for Building 1 from 137 to 77 (resulting in approximately .5 spaces for each of the 154 units in Building 1).

As a result of the actual demand for parking by residents and visitors, you are now requesting to add 25 spaces to the 77 spaces thereby increasing the number of spaces for building 1 to 102.

The Department has reviewed the request and has determined that the proposed modification would be appropriate. Although still less than the number of spaces as originally approved, the new ratio of .66



spaces per unit would be higher than the number of spaces normally provided for senior housing developments.

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 plan, dated July 8, 2003, are hereby made part of this approval.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive style with a large, looping initial "A".

Alicia Mazur Berg
Commissioner

CC: Jack Swenson ,Philip Levin, Michael Marmo , Ed Kus, Danita Childers



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
<http://www.ci.chi.il.us>

October 19, 2000

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: Request for a minor change to
Residential Planned Development No. 719
6650 West Belden (The Montclare Senior Residences)

Dear Mr. George:

The Department of Planning and Development has considered your requested for a minor change on behalf of Belden Court L.L.C., to Residential Planned Development No. 719 pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Residential Planned Development No. 719.

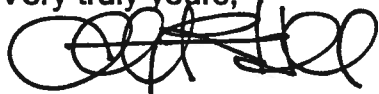
Specifically, you requested modifications to the Site and Landscape Plans which depict a reduction in the number of parking spaces for Building One from 137 to 77 and an increase in the amount of landscaped area. The resulting parking ratio 0.49 spaces per unit at full buildout would still remain higher than the average acceptable parking ratio for senior housing buildings. The additional landscaped areas would provide the residents of the building with expanded outdoor open space adjacent to and accessible from the building.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. The proposed change will not change the character of the development.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 719, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 719.

Very truly yours,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written over a circular stamp or mark.

Christopher R. Hill
Commissioner

cc: Jack Swenson
Phillip Levin
Michael A. Marmo
Paul Woznicki

4/12/2000

REPORTS OF COMMITTEES

30217

a line 100 feet north of West Ontario Street; a line 79.90 feet east of North Dearborn Street; a line 109 feet north of West Ontario Street; a line 139.95 feet east of North Dearborn Street; West Ontario Street; and North Dearborn Street, to those of a B7-6 General Central Business 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 3-F.

(As Amended)

(Application Number 12882)

RPD 719

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the Residential Planned Development Number 719 designations as shown on Map Number 3-F in the area bounded by:

a line 570.87 feet south of and parallel to West Grand Avenue; a line 479.00 feet east of and parallel to North Normandy Avenue; a line 1,266.92 feet south of and parallel to West Grand Avenue; and a line 129.12 feet east of and parallel to North Normandy Avenue or the line thereof extended where no street exists,

to the designation of Residential Planned Development Number 719, as amended, 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 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 719 designations as shown on Map Number 3-F in the area bounded by:

a line 1,266.92 feet south of and parallel to West Grand Avenue; a line 479.00 feet east of and parallel to North Normandy Avenue; a line 1,586.00 feet south of and parallel to West Grand Avenue; and a line 129.12 feet east of and parallel to North Normandy Avenue or the line thereof extended where no street exists,

to those of an M1-1 Restricted Manufacturing District and a corresponding use district is hereby established in the area above described.

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 719,
As Amended*

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 719, as amended, consists of approximately two hundred twenty-five thousand six hundred one (225,601) square feet (five and eighteen hundredths (5.18) acres) and is owned or controlled by the applicant, Belden Court L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. 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 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative,

legislative or otherwise) to this Planned Development are made. "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 all the owners of the Property and any ground lessors.

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan, a Landscape Plan and Building Elevations dated December 14, 1999 prepared by B.C.A. Architects, Inc.. Full size sets of the Site Plan, the Landscape Plan and Building Elevations 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 zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development":
 - elevator apartment buildings providing housing for elderly persons and related accessory 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. Off-street parking and off-street loading facilities shall be provided in compliance with the Planned Development, subject to the review and approval of the Department of Transportation and Department of Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

8. Any service drives or other ingress or egress 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. 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 a modification by the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. 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.

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 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 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.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. 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 drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the pre-existing M1-1 Restricted Manufacturing District.

[Existing Zoning and Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 30223 through 30231 of this Journal.]

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

*Residential Planned Development Number 719,
As Amended.*

Bulk Regulations And Data Table.

Net Site Area:

Square Feet

Acres

225,601 square feet

5.18 acres

Gross Site Area: Net Site Area, 225,601 square feet (5.18 acres) plus the Area of Adjacent Public Alley, 1,840 square feet (0.042 acres) equals 227,441 square feet (5.22 acres).

Maximum Number of Dwelling Units:

353.

Maximum Permitted Floor Area Ratio:

1.35.

Maximum Percentage of Site Coverage:

Per Site Plan.

Minimum Number of Parking Spaces:

Building 1: 137.

Building 2: 96.

Minimum Number of Loading Docks:

Building 1: 1.

Building 2: 1.

Minimum Periphery Setbacks:

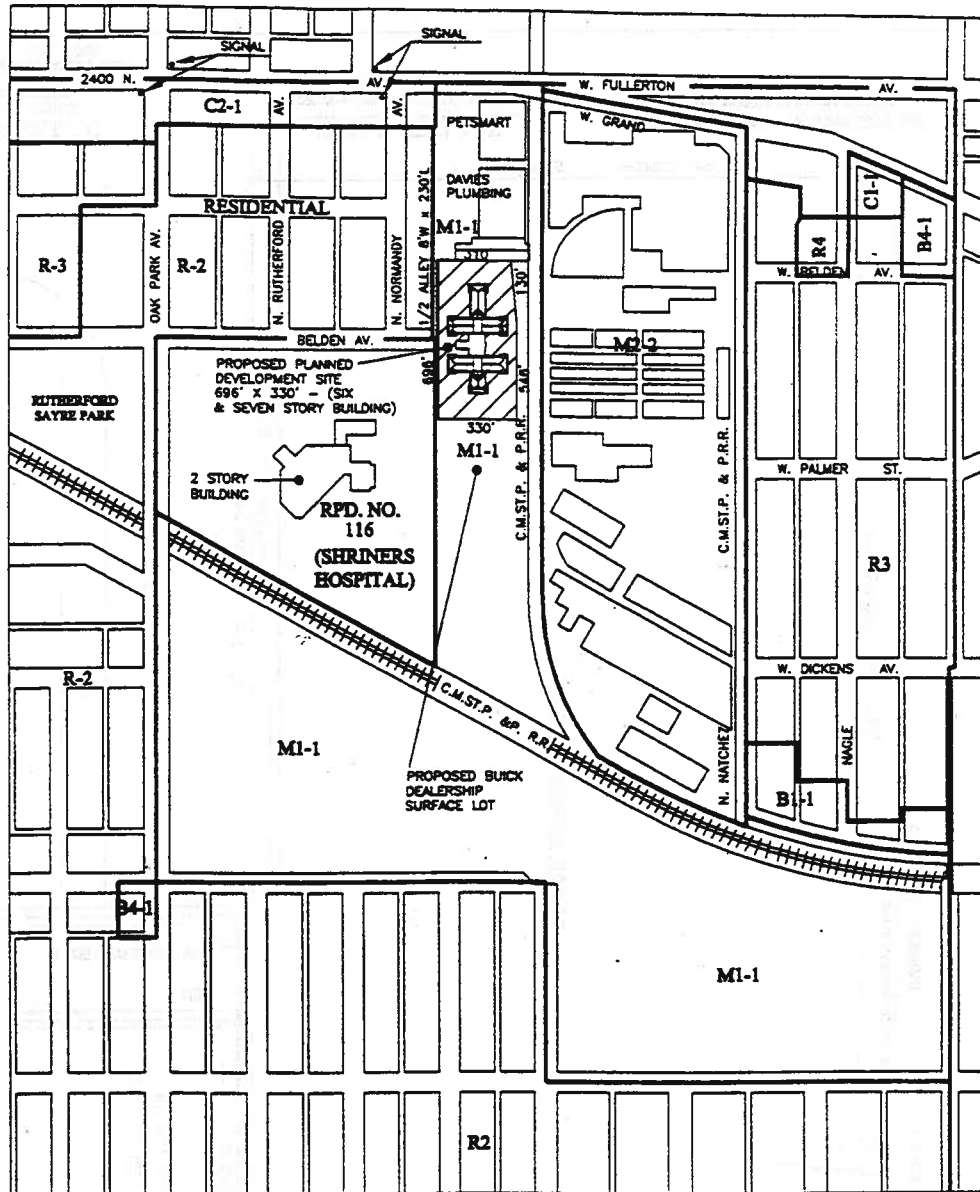
In accordance with the Site Plan.

Maximum Building

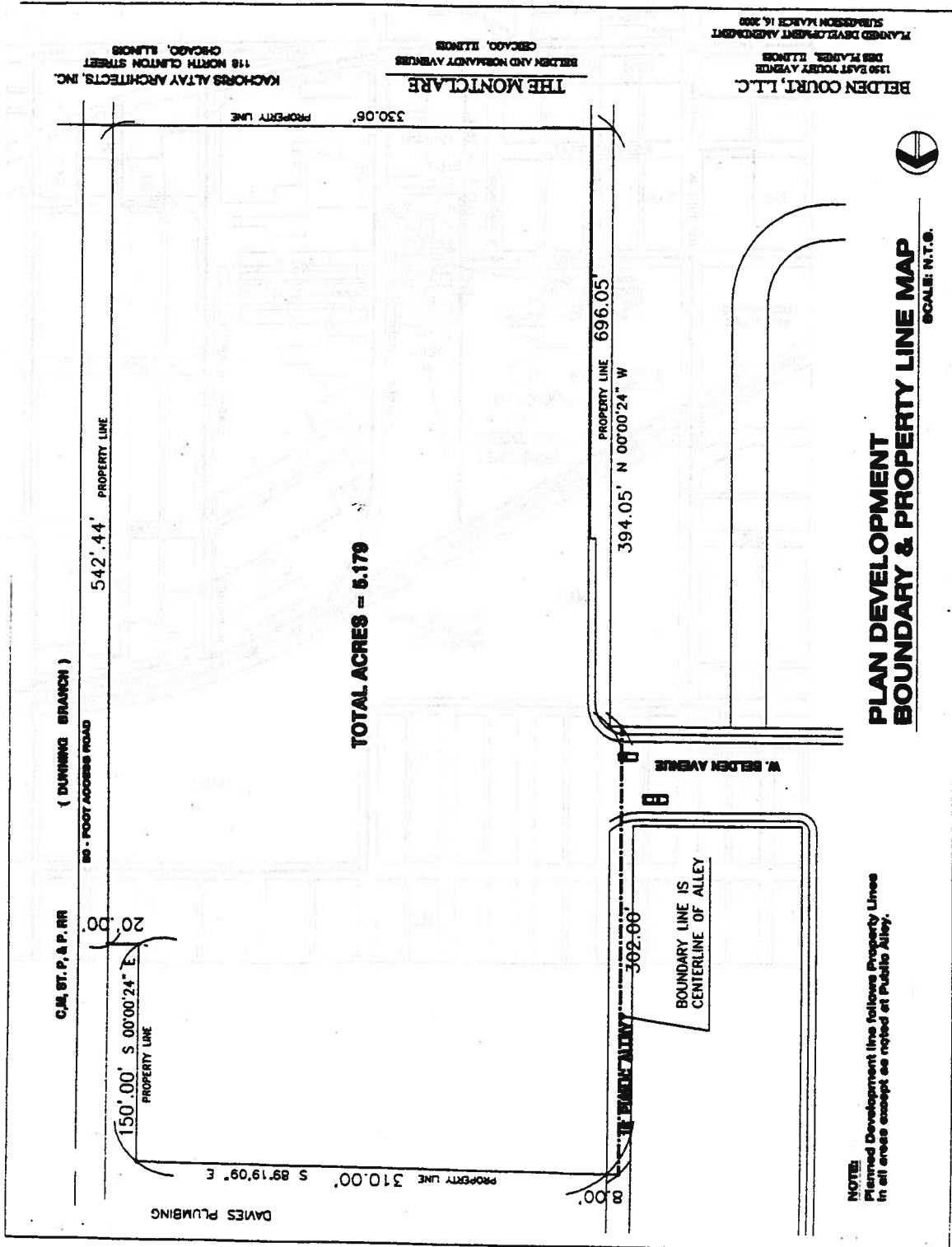
Height:

In accordance with the Building Elevations.

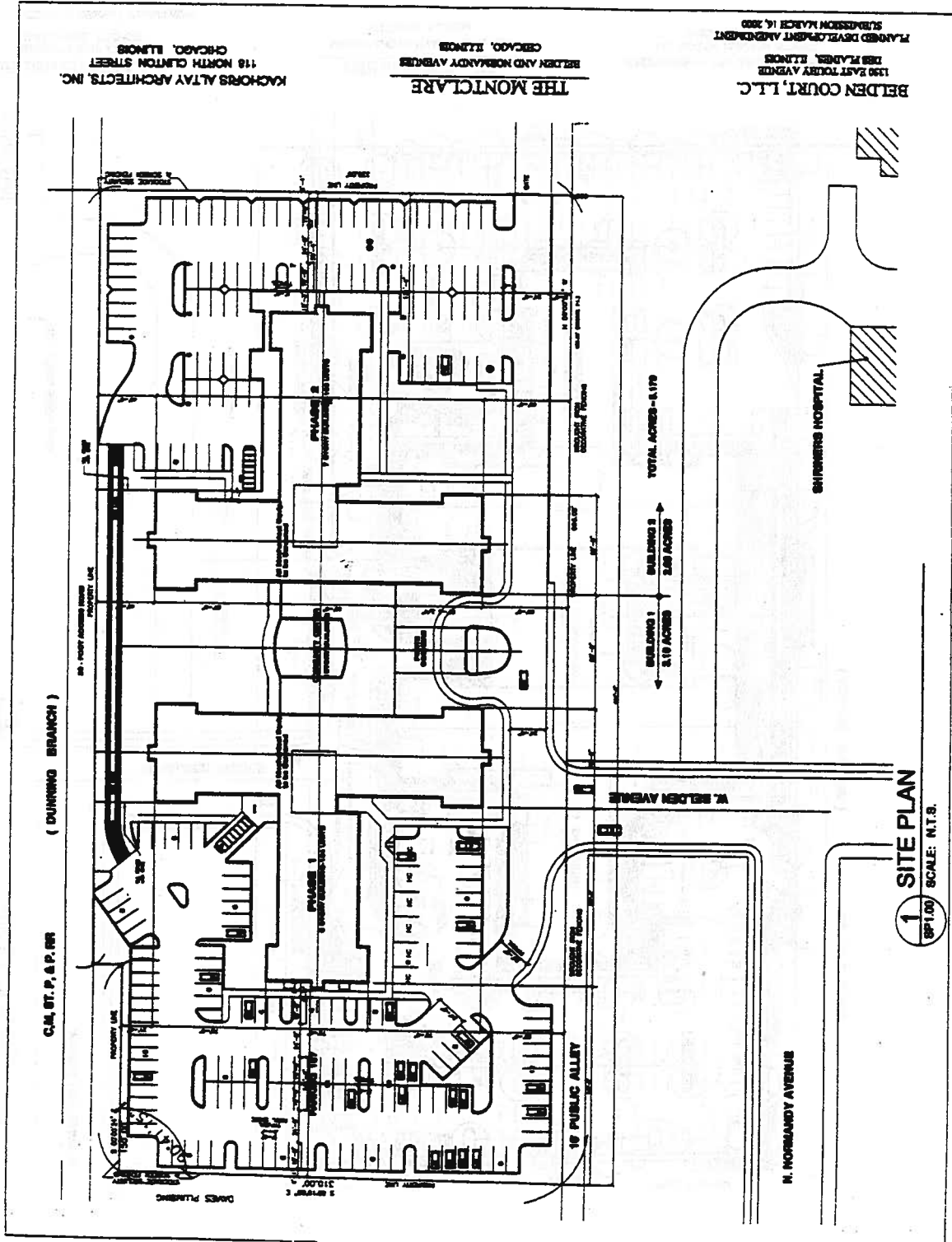
Existing Zoning And Land-Use Map.



Plan Development Boundary And Property Line Map.



Site Plan.



(DUNNING BRANCH)

C.M. ST. P. & P. INC.

KACHORS ALTAV ARCHITECTS, INC.
118 NORTH CLINTON STREET
CHICAGO, ILLINOIS

THE MONTCLARE
BELDEN AND NORMANDY AVENUES
CHICAGO, ILLINOIS

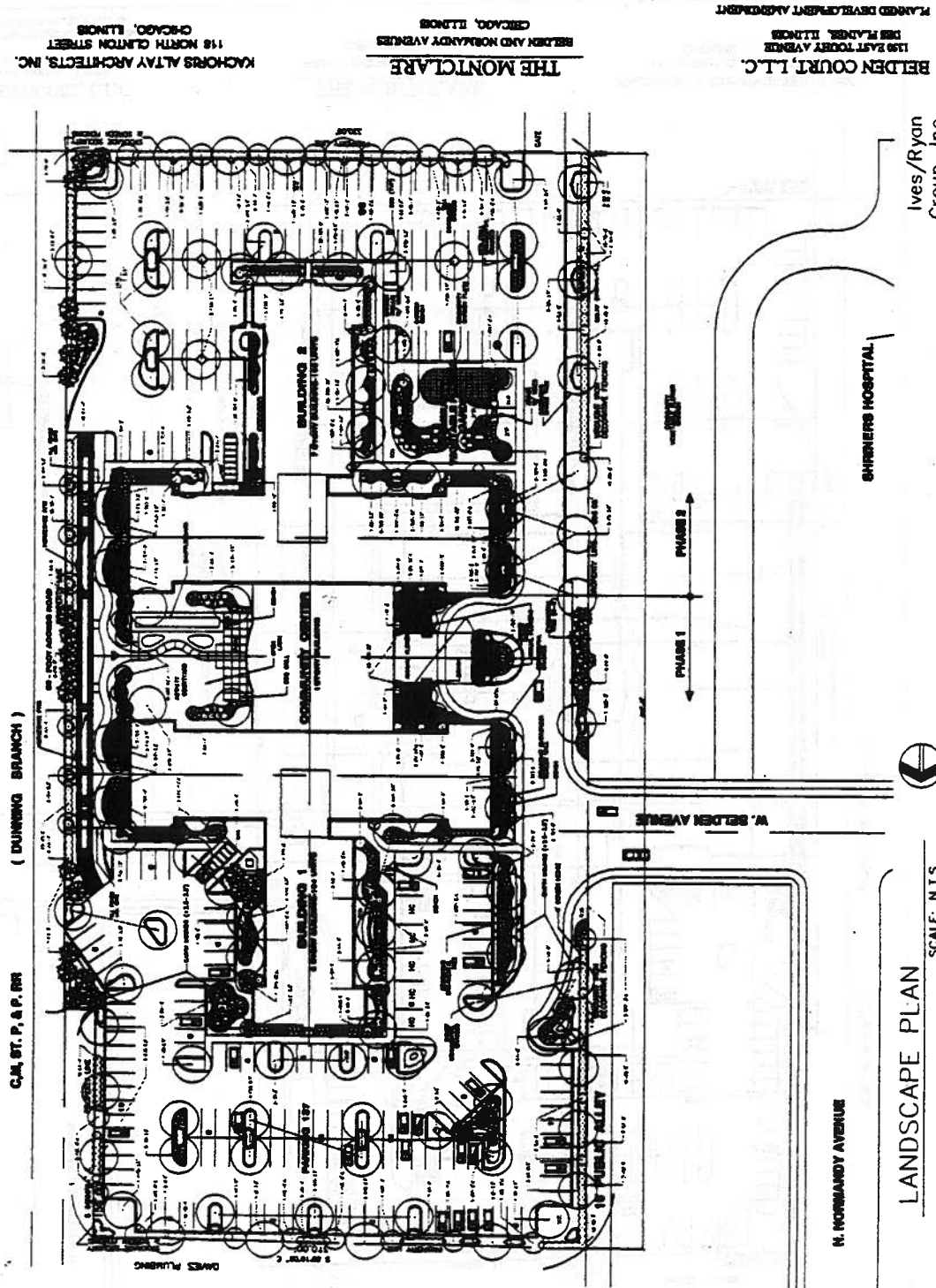
BELDEN COURT, L.L.C.
1200 EAST TOWERS AVENUE
DES PLAINES, ILLINOIS
PLANNED DEVELOPMENT AGREEMENT
SUBMISSION MARCH 16, 2000

TOTAL ACRES - 8.170

BUILDING 1 2.10 ACRES
BUILDING 2 2.60 ACRES

1 SITE PLAN
SCALE: N.T.S.

Landscape Plan.



KACHORS ALTA ARCHITECTS, INC.
118 NORTH CLINTON STREET
CHICAGO, ILLINOIS

THE MONTCLARE
BELDEN AND NORMANDY AVENUES
CHICAGO, ILLINOIS

BELDEN COURT, L.L.C.
1150 EAST TOOLEY AVENUE
EAST PALM BEACH, ILLINOIS
PLANNED DEVELOPMENT AGREEMENT

Ives/Ryan
Group, Inc.
Naperville, IL



SCALE: N.T.S.

LANDSCAPE PLAN

C.M. ST. P. & P. RR (DUNNING BRANCH)

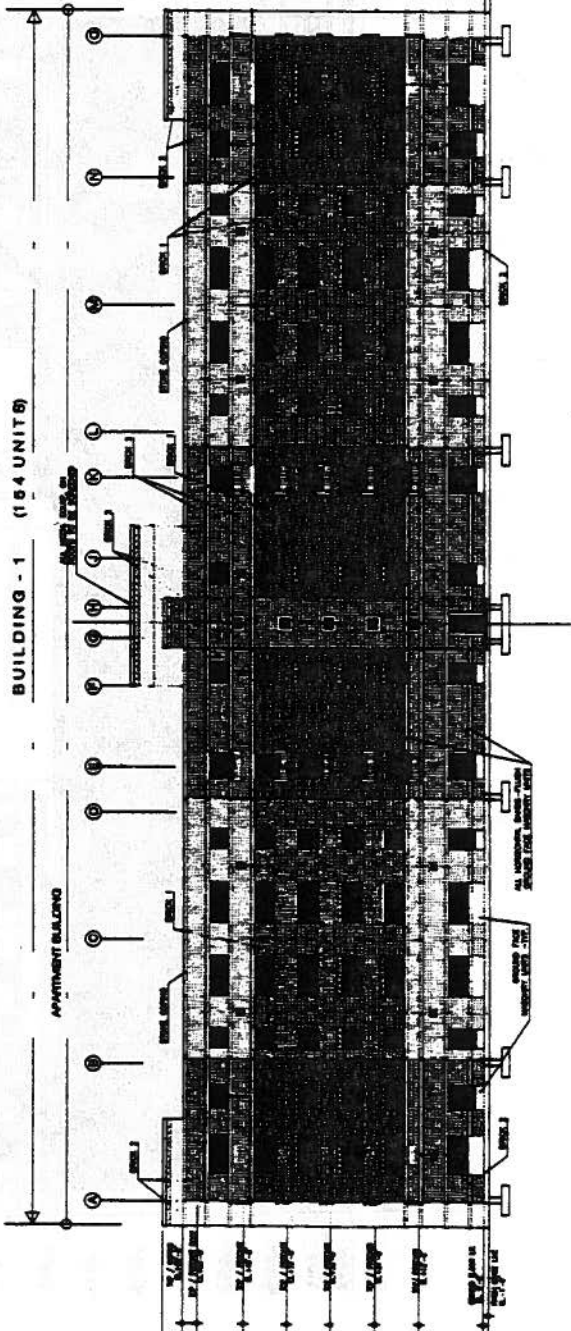
DAVE'S PLUMBING

North Elevation -- Building Number 1.

KACHORS ALTAY ARCHITECTS, INC.
118 NORTH CLINTON STREET
CHICAGO, ILLINOIS

THE MONTCLARE
150 EAST TOOLEY AVENUE
CHICAGO, ILLINOIS

HELDEN COURT, L.L.C.
118 EAST TOOLEY AVENUE
CHICAGO, ILLINOIS
PLANNED DEVELOPMENT AGREEMENT
NO. 01-01-000000000000000000



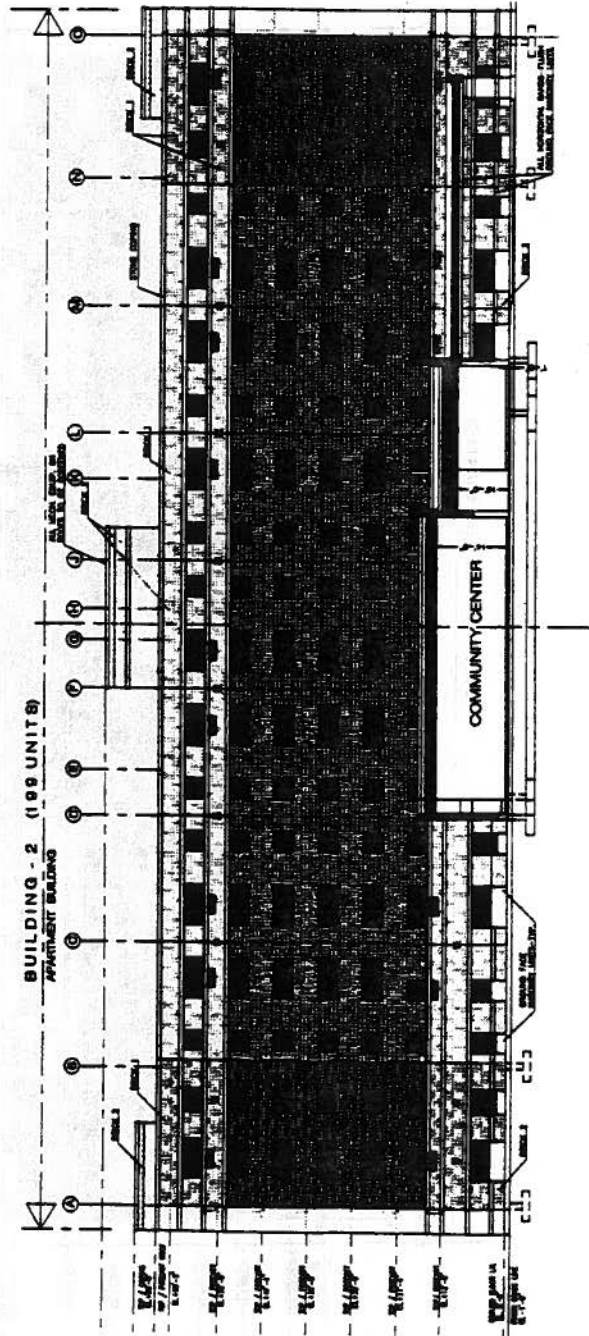
3 NORTH ELEVATION-BLDG. 1
AS.00 SCALE: N.T.S.

North Elevation -- Building Number 2.

KACHORS ALTY ARCHITECTS, INC.
118 NORTH CLINTON STREET
CHICAGO, ILLINOIS

THE MONTCLARE
BELDEN AND NORMANDY AVENUES
CHICAGO, ILLINOIS

BELDEN COURT, L.L.C.
110 EAST TOOLEY AVENUE
DES PLAINES, ILLINOIS
PLANNED DEVELOPMENT AGREEMENT
SUBMISSION MARCH 16, 2000



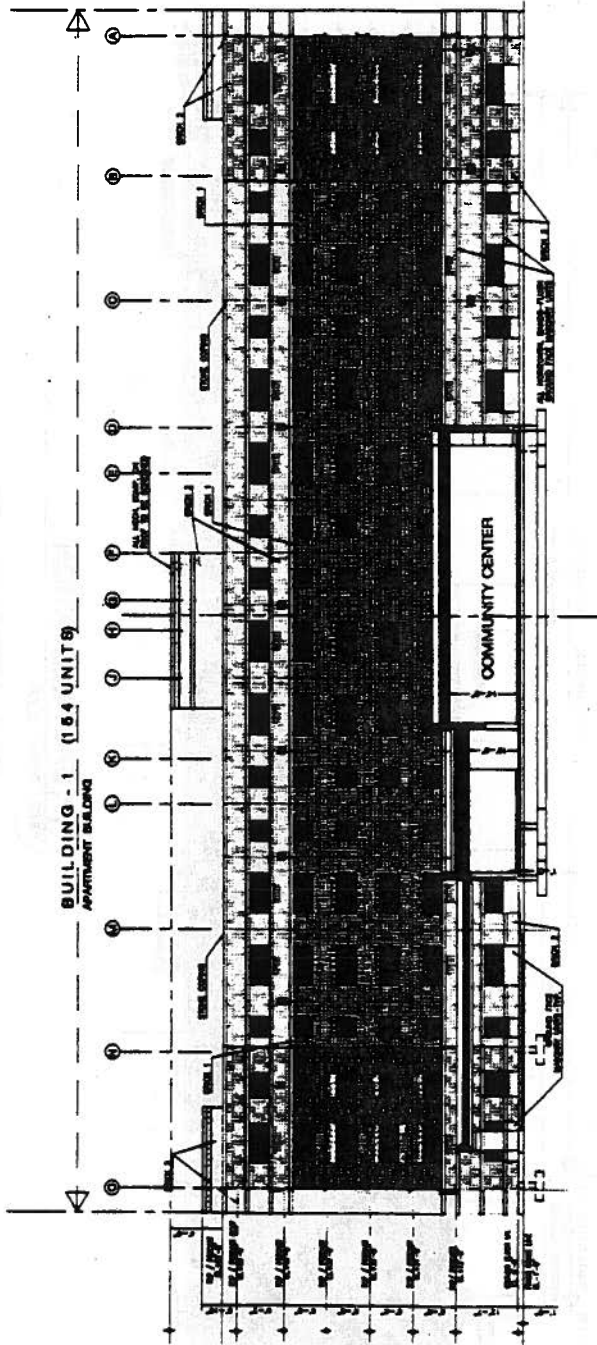
2 NORTH ELEVATION-BLDG. 2
SCALE: N.T.S.

South Elevation.

KACHORS ALTY ARCHITECTS, INC.
118 NORTH CLINTON STREET
CHICAGO, ILLINOIS

THE MONTCLARE
BELDEN AND NORLAND AVENUES
CHICAGO, ILLINOIS

BELDEN COURT, L.L.C.
1300 EAST TOUHY AVENUE
DES PLAINES, ILLINOIS
PLANNED DEVELOPMENT AGREEMENT
SUBMISSION MARCH 16, 2000



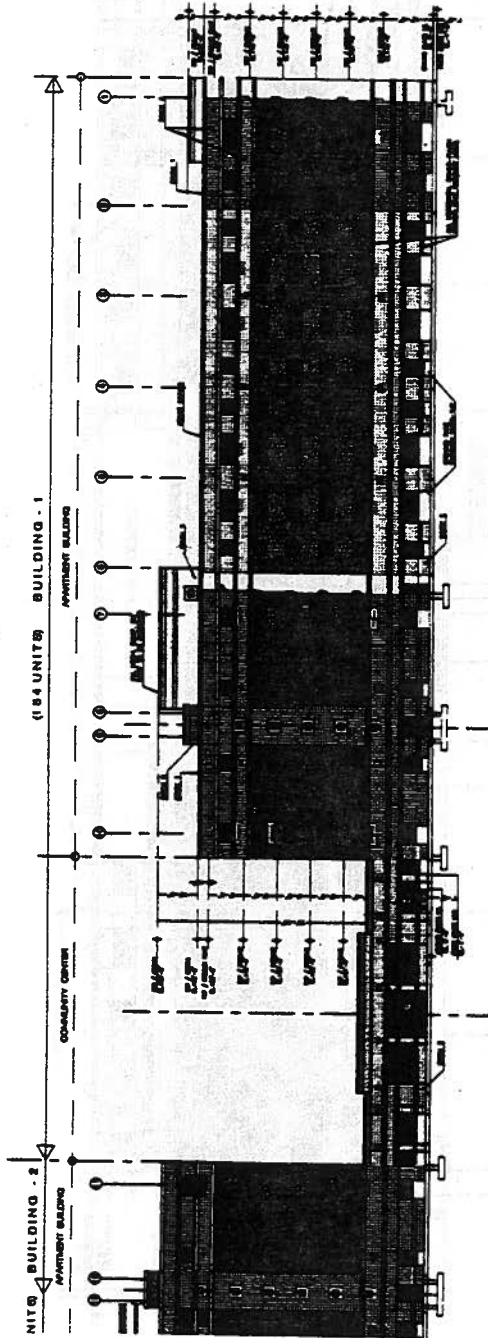
2 SOUTH ELEVATION
A3/01 SCALE: N.T.S.

East Elevation.

KACHORS ALTY ARCHITECTS, INC.
118 NORTH CLINTON STREET
CHICAGO, ILLINOIS

THE MONTCLAIRE
Belden and Normandy Avenues
Chicago, Illinois

BELDEN COURT, L.L.C.
1320 EAST COURT AVENUE
CHICAGO, ILLINOIS
PLANNED DEVELOPMENT AGREEMENT
SUBMISSION MARCH 16, 2000



1 EAST ELEVATION
A3.02 SCALE: N.T.S.

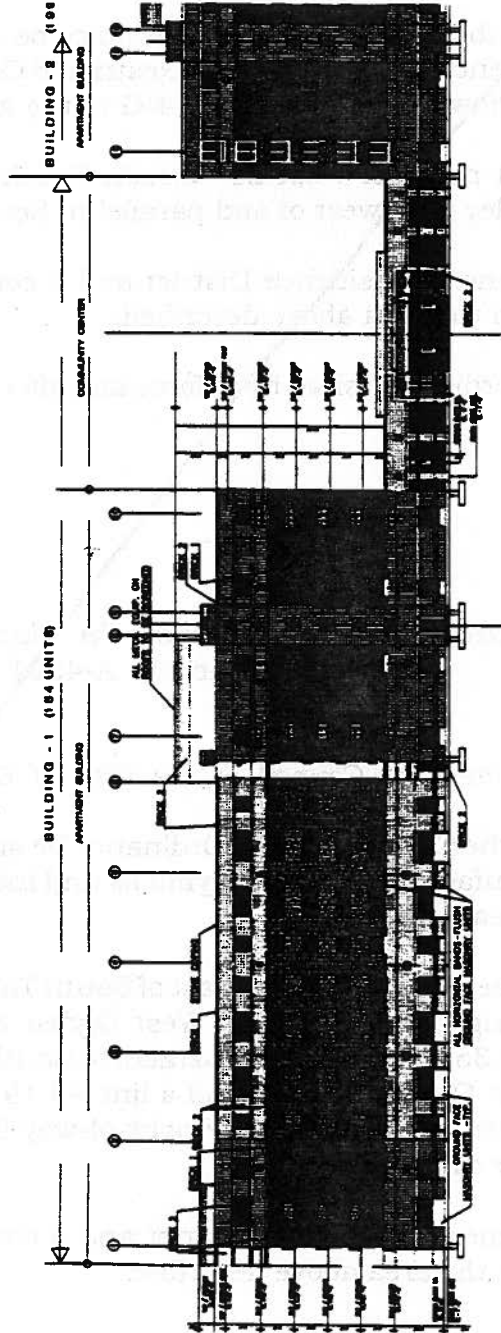
BUILDING 1 - 6 STORY, BUILDING 2 - 7 STORY

West Elevation.

KACHORS ALTY ARCHITECTS, INC.
118 NORTH CLINTON STREET
CHICAGO, ILLINOIS

THE MONTCLAIRE
BELDEN AND NORMANDY AVENUES
CHICAGO, ILLINOIS

BELDEN COURT, L.L.C.
130 EAST TOLSON AVENUE
DES PLAINES, ILLINOIS
PLANNED DEVELOPMENT AGREEMENT
SUBMISSION MARCH 16, 2000



1 WEST ELEVATION

A3.00 SCALE: N.T.S.

BUILDING 1 - 6 STORY, BUILDING 2 - 7 STORY

*Reclassification Of Area Shown On Map Number 4-G.
(Application Number 12937)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R4 General Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map Number 4-G in the area bounded by:

a line 240.33 feet north of West 21st Street; South Racine Avenue; West 21st Street; and the alley next west of and parallel to South Racine Avenue,

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

*Reclassification Of Area Shown On Map Number 4-I.
(Application Number A-4301)*

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 4-I in the area bounded by:

West Ogden Avenue; a line 96.38 feet east of South Talman Avenue, as measured at the southerly right-of-way line of West Ogden Avenue and perpendicular thereto; a line 137.35 feet east of and parallel to South Talman Avenue, the alley next south of West Ogden Avenue; and a line 48.19 feet east of South Talman Avenue, as measured at the southerly right-of-way line of West Ogden Avenue and perpendicular thereto,

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

The following are said proposed ordinances transmitted with the foregoing committee report (the italic headings in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Number 3-F.
(As Amended)
(Application Number 12668)

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 3-F in the area bounded by:

a line 570.87 feet south of and parallel to West Grand Avenue; an line 479.0 feet east of and parallel to North Normandy Avenue; a line 1,586.0 feet south of and parallel to West Grand Avenue; and a line 129.12 feet east of and parallel to North Normandy Avenue, or the line thereof extended where no street exists,

to those of an R5 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 R5 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 and due publication.

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

Residential Planned Development Number 719.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development

consists of approximately two hundred twenty-five thousand six hundred one (225,601) square feet (five and eighteen-hundredths(5.18) acres) and is owned or controlled by the applicant, Belden Court, L.L.C.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. 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 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 holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. "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 all the owners of the property and any ground lessors.
4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations dated May 13, 1999 prepared by B.C.A. Architects, Inc.. Full size sets of the Site Plan, the Landscape Plan and Building Elevations 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 zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development":
 - elevator apartment buildings providing housing for elderly persons and related accessory 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. Off-street parking and off-street loading facilities shall be provided in compliance with the Planned Development, subject to the review and approval of the Department of Transportation and the Department of Planning and Development. A minimum of percent two (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or other ingress or egress 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
11. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. 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 a modification by the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. 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.

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 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 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.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(d) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the pre-existing M1-1 Restricted Manufacturing District.

[Existing Zoning and Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 5882 through 5885 of this Journal.]

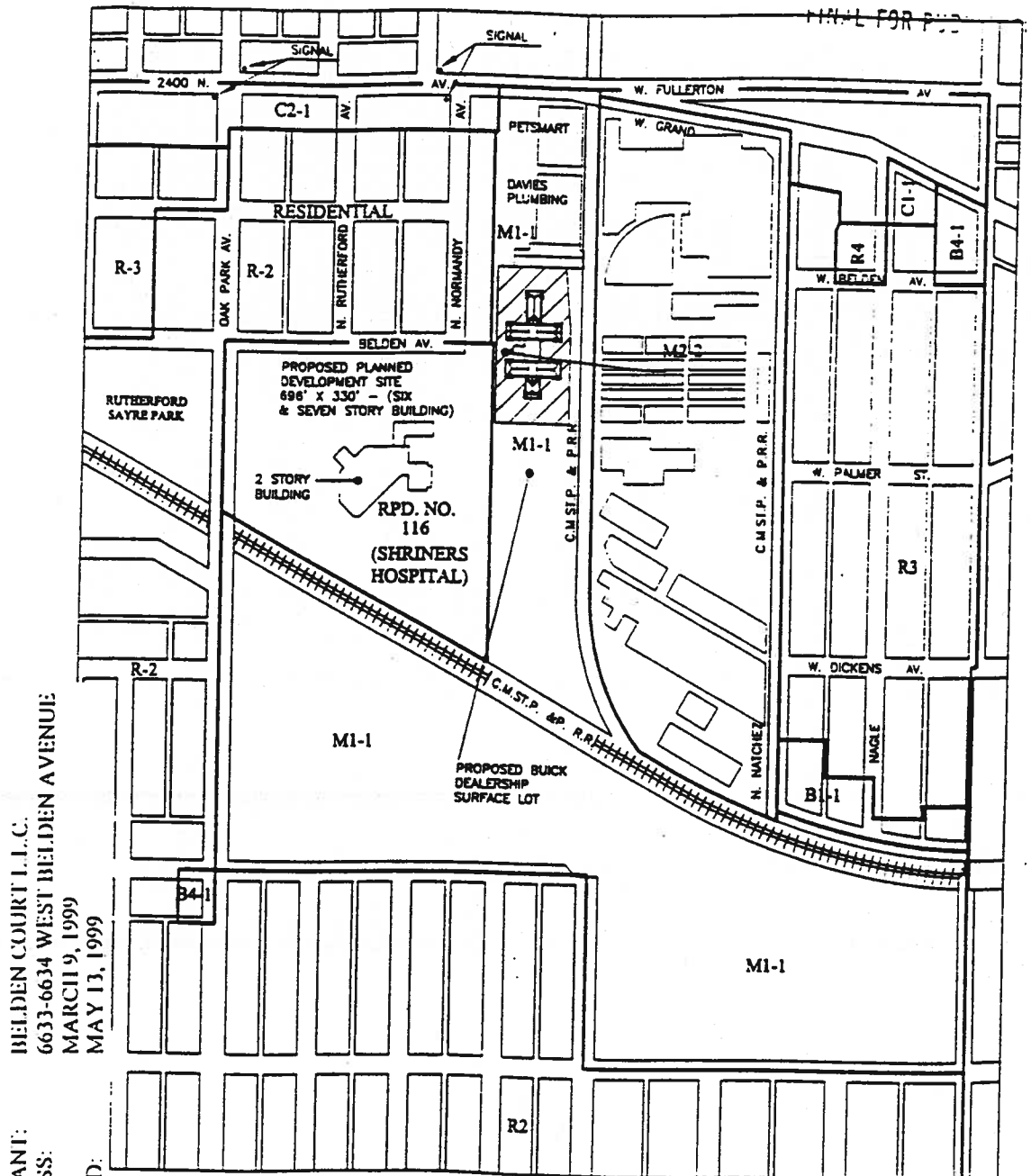
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 719.

Bulk Regulations And Data Table.

Net Sit Area:	225,601 square feet (5.18 acres).
Gross Site Area:	Net Site Area, 225,601 square feet (5.18 acres) plus the area of adjacent public alley, 1,840 square feet (0.042 acres) equals 227,441 square feet (5.22 acres).
Maximum Number of Dwelling Units:	304.
Maximum Permitted Floor Area Ratio For Total Net Site Area:	1.20.
Maximum Percentage Site Coverage:	Per Site Plan.
Minimum Number of Parking Spaces:	Building 1 -- 137. Building 2 -- 136.
Minimum Number of Loading Docks:	Building 1 -- 1. Building 2 -- 1.
Minimum Periphery Setbacks:	In accordance with the Site Plan.
Maximum Building Height:	In accordance with the Building Elevations.

Existing Zoning And Land-Use Map.



BELDEN COURT L.L.C.
 6633-6634 WEST BELDEN AVENUE
 MARCH 9, 1999
 MAY 13, 1999

APPLICANT:
 ADDRESS:
 DATE:
 REVISED:

EXISTING ZONING & LAND USE MAP
 N.T.S.



BELDEN COURT, L.L.C.
 1350 EAST TOURY AVENUE
 DES PLAINES, ILLINOIS

THE MONTCLARE
 BELDEN AND NORMANDY AVENUES
 CHICAGO, ILLINOIS

Kachoris Alay Architects, Inc.
 118 NORTH CLINTON STREET
 CHICAGO, ILLINOIS

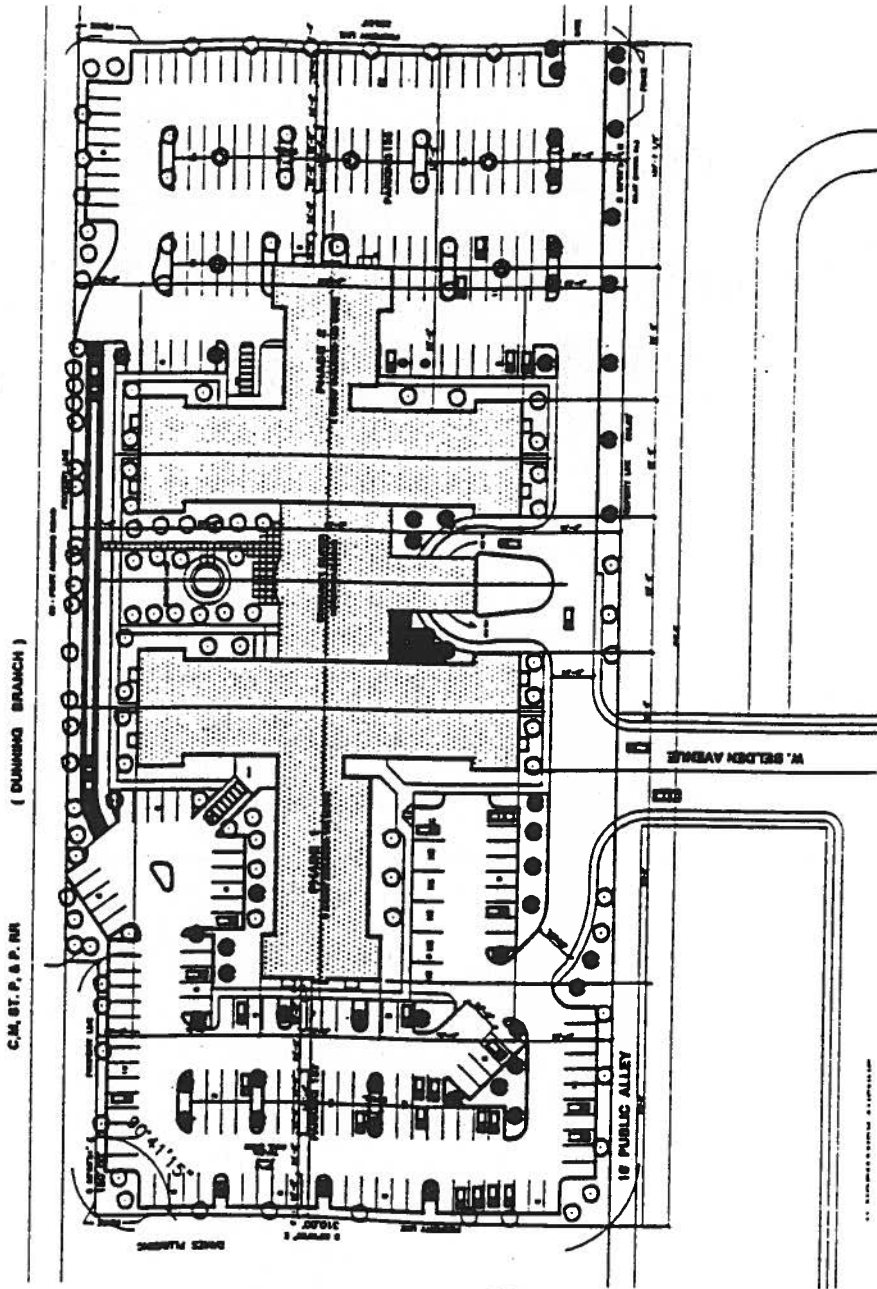
Site Plan.

APPLICANT: BELDEN COURT L.L.C.
ADDRESS: 6633-6634 WEST BELDEN AVENUE
DATE: MARCH 9, 1999
REVISED: MAY 13, 1999

APPLICANT:
ADDRESS:
DATE:
REVISED:

BELDEN COURT, L.L.C.
1350 EAST TOURY AVENUE
DES PLAINES, ILLINOIS

PLANNED DEVELOPMENT SUBMISSION MAY 13, 1999



SITE PLAN

KTA
UNDER ALL RIGHTS & RESERVATIONS AND APPROVED



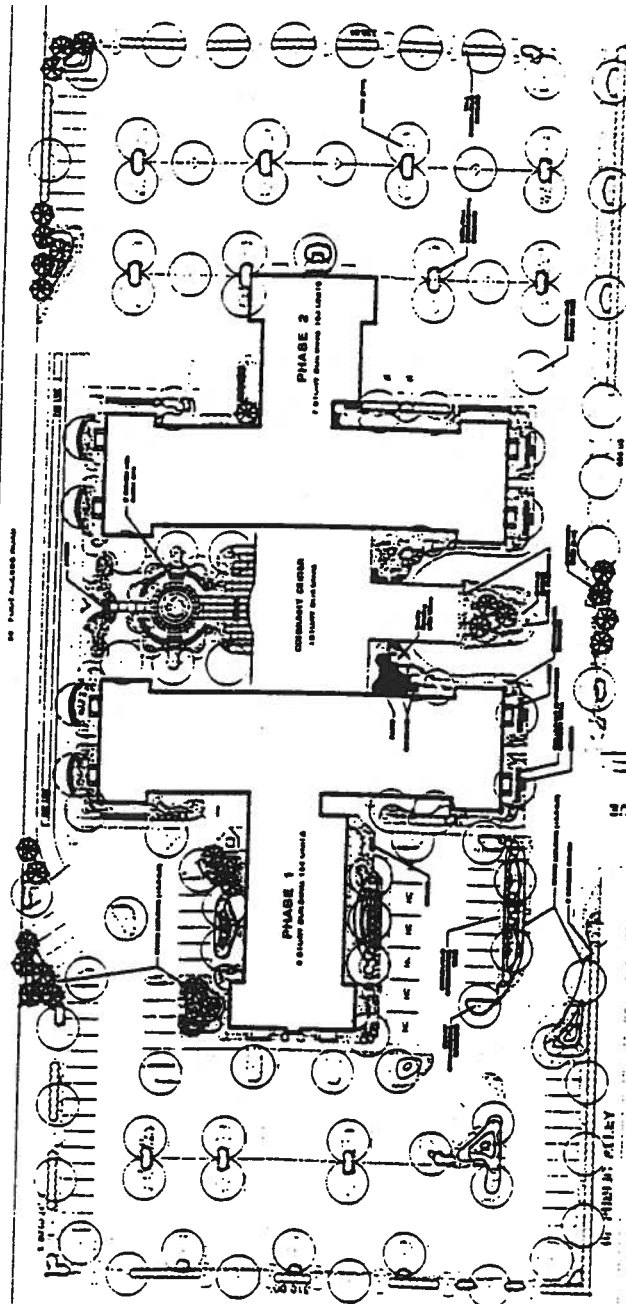
THE MONTCLARE
BELDEN AND NORMANDY AVENUES
CHICAGO, ILLINOIS

Kachoris Altay Architects, Inc
118 NORTH CLINTON STREET
CHICAGO, ILLINOIS

Landscape Plan.

APPLICANT: BELDEN COURT L.L.C.
 ADDRESS: 6633-6634 WEST BELDEN AVENUE
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(1-1/2"=1'-0" SCALE)
 (1-1/2"=1'-0" SCALE)



- LEGEND**
- DECIDUOUS SHADE TREE (2.5-4.0' caliper)
 - DECIDUOUS ORNAMENTAL TREE (8-8' tall)
 - EVERGREEN TREE (8-8' tall)
 - LARGE DECIDUOUS SHRUBS
 - SMALL DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - EVERGREEN HEDGE
 - ORNAMENTAL GRASSES
 - MASS PLANTED BEDS (trees, shrubs, perennials, & grasses)

LANDSCAPE PLAN
RTS



BELDEN COURT, L.L.C.
 1350 EAST TOURY AVENUE
 DES PLAINES, ILLINOIS

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