



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 14, 2017

Bernard I. Citron  
Thompson Coburn LLP  
55 Monroe St., 37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Administrative Relief request for Planned Development No. 720  
Sub area C, 4700 W. Bernice Avenue and 3880 N. Milwaukee Avenue**

Dear Mr. Citron:

Please be advised that your request for a minor change to Planned Development No. 720 ("PD 720"), 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 PD 720.

Your client and the owner of the property at 4700 W. Bernice Ave. and 3880 N. Milwaukee Ave., 3880, LLC is seeking administrative relief to increase the maximum number of dwelling units within Sub area C from 15 to 16 and overall from 49 to 50 units. Secondly, you are seeking to reduce the minimum number of parking spaces in Sub Area C from 44 to 38 spaces and overall from 151 to 145 spaces. The other property owner within Sub area C, the Old Irving Pointe Homeowners Association, has also provided their consent to this request.

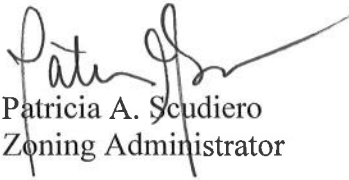
Per the Planned Development, the residential building at 4700 W. Bernice Ave. was to be replaced with a surface, 14-space accessory parking lot for the proposed rehabilitation of the commercial building at 3880 N. Milwaukee Ave. Neither the demolition of the residential building or the rehabilitation of the commercial building ever occurred.

3880, LLC is now seeking to convert the existing three-story residential building into a single family home with a two car parking garage. A total of 9,654 square feet was previously allotted to the commercial building, resulting in a total floor area to date of 35,983.79 square feet. A remainder of 1,356.17 square feet of floor area existed, not including the existing Bernice residential building. Based on the attached exhibit and affidavit you recently submitted, the commercial building at 3880 N. Milwaukee Ave. contains 1,859 square feet allotted to six parking spaces. Therefore, a total of 3,215.17 (1,356.17 + 1,859.00) square feet remains and according to your calculations, the proposed Bernice conversion and renovation will total 3,000 square feet of floor area.

With regard to your request, the Department of Planning and Development has determined that allowing the 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.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 720, 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:PM:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file

# AFFIDAVIT OF PROJECT ARCHITECT

November 7, 2017

The undersigned, Steven E Ryniewicz, of Studio R Architecture, is the project architect for the renovation and the conversion to a single family of the existing three flat building located at 4700 W. Berenice Chicago Illinois. In connection with that project I have prepared and submitted plans for this property and prepared FAR calculations both for the 4700 Berenice property and the adjacent property at 3880 N. Milwaukee, both owned by 3880 LLC. These plans and FAR calculations are based on physical inspection and measurement of the property and the adjacent property at 3880 N. Milwaukee, as well as surveys and original documents and FAR calculations for these properties included in PD #720 documents provided by the current owner, 3880 LLC.

Being duly sworn on oath, the undersigned swears and affirms, that based on those measurements, inspections, and documents provided by the owner, I have calculated and prepared documents, copies of which are attached hereto, which confirm the following:

**1. The existing building at 4700 Berenice, after renovation and the conversion will include 3000 ft.<sup>2</sup> of FAR as confirmed by the attached group "Exhibit A" drawings (4 pgs.) which show with shading the following square foot per floor as determined under the Chicago building code:**

|                            |  |
|----------------------------|--|
| 1010 ft. <sup>2</sup>      | 1 <sup>st</sup> floor ( 188 ft. <sup>2</sup> reduction from existing for garage) |
| 1198 ft. <sup>2</sup>      | 2 <sup>nd</sup> floor (same as existing)   |
| <u>792 ft.<sup>2</sup></u> | 3 <sup>rd</sup> floor ( 24 ft. <sup>2</sup> reduction for deck area)             |
| 3000 ft. <sup>2</sup>      | total FAR after renovation (reduction of 212 ft. <sup>2</sup> from existing)     |

**2. The existing building at 3880 North Milwaukee Ave. has 7832 ft.<sup>2</sup> of FAR.** This calculation is shown on the attached "**Exhibit B**" which is my "Part II Site Plan-Area Calculation" document for 3880 N. Milwaukee. This site plan details 1859 ft.<sup>2</sup> of the total 9691 ft.<sup>2</sup> in the building as "non-FAR" because it continues to be utilized as indoor parking as accessed through the overhead door which was part of the buildings original loading dock and delivery parking as shown on the attached "**Exhibit C**". photo

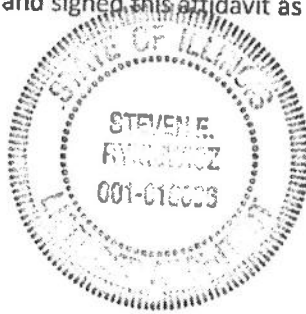
**3. Based on the original "Interim Stage Part II Project Summary" attached as "Exhibit D", this sub area C of PD 720, contained a net site area of 38,102 ft.<sup>2</sup> with an allowed FAR of 0.98 = 37,339.96 ft.<sup>2</sup> of permitted FAR. Additionally, "FAR Area Calculations for Old Irving Pointe Sub area C" Attached As "**Exhibit E**" determined a total of 36,107 ft.<sup>2</sup> would be utilized by the proposed new and existing buildings. However, that calculation erroneously included 9654 ft.<sup>2</sup> for the 3880 N. Milwaukee existing**

building. Substituting the correct figure for the existing 3880 Milwaukee building of 7832 ft.<sup>2</sup> (see Exhibit B) plus the FAR of 3000 ft.<sup>2</sup> for the proposed renovation of 4700 Berenice (see Exhibit A), results in a new total FAR of 37,285 ft.<sup>2</sup> for subarea C.. That total is less than the allowed FAR of 37,339.96 ft.<sup>2</sup>

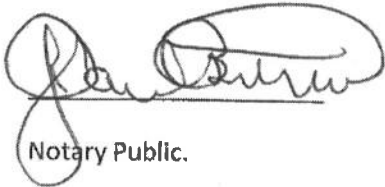
In witness whereof I have affirmed and signed this affidavit as of the day and date first written above. Further the affiant sayeth naught .



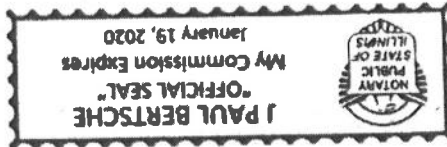
Steven E Ryniewicz, ALA



Subscribed and sworn to before me in Cook County, state of Illinois this 7<sup>th</sup> day of November 2017



Notary Public.





Architect's Name  
 License No.  
 State of Wisconsin

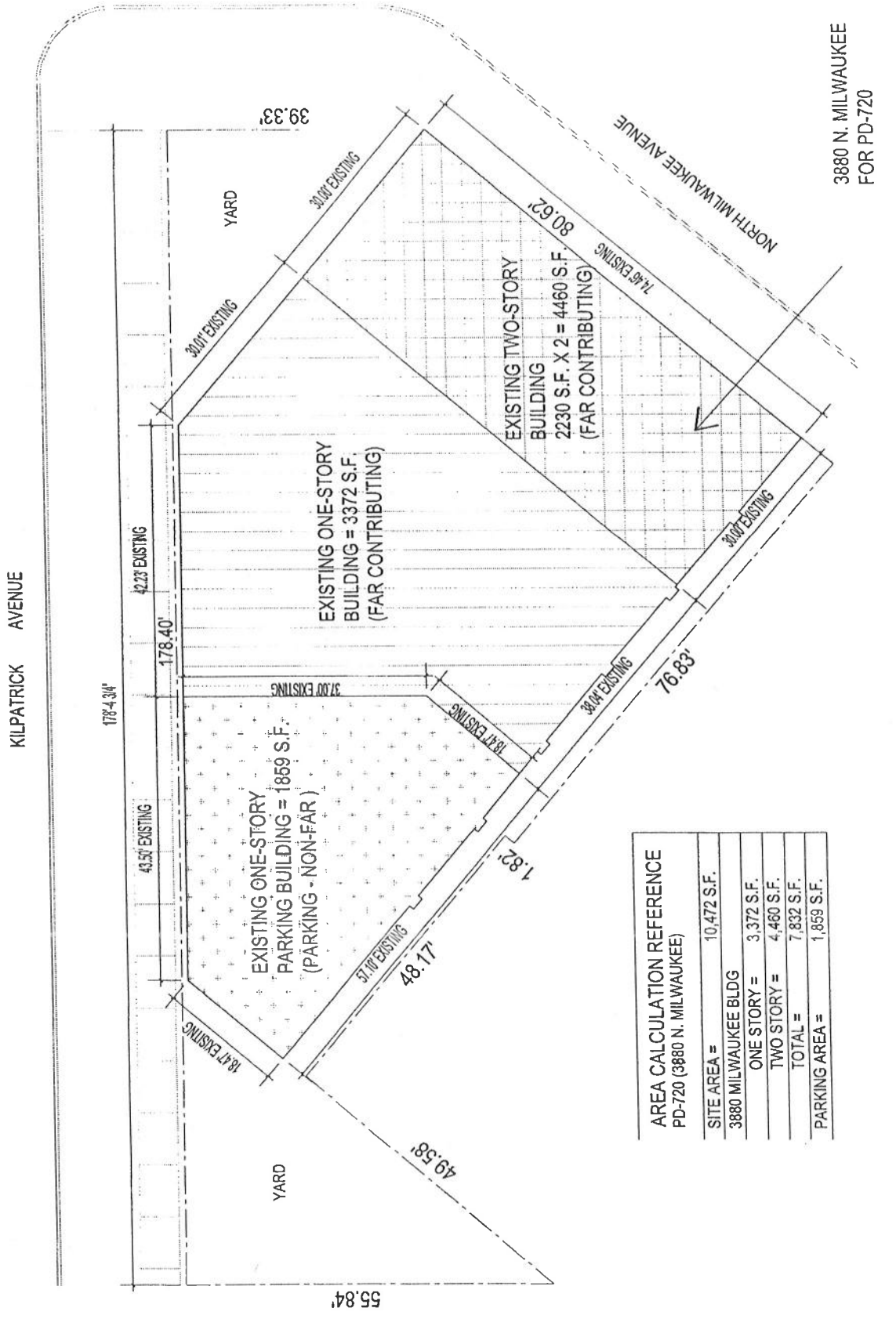
11

3-FLAT  
 DECONVERSION  
 752 S. PRINCETON ST.  
 MILWAUKEE, WI 53224



PART II FAR SITE PLAN

60-1A



3880 N. MILWAUKEE  
 FOR PD-720

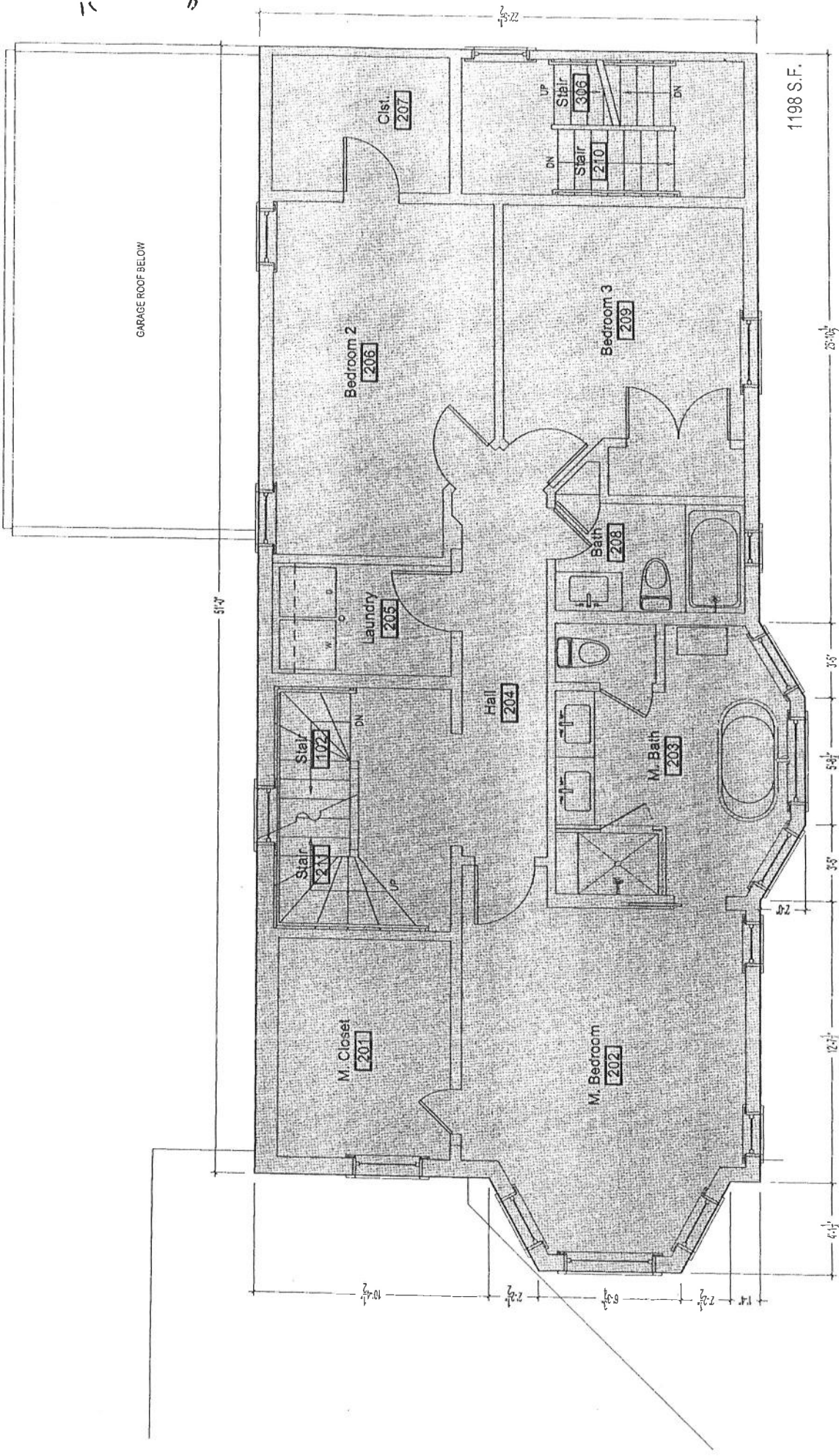


| AREA CALCULATION REFERENCE<br>PD-720 (3880 N. MILWAUKEE) |             |
|--|-------------|
| SITE AREA =  | 10,472 S.F. |
| 3880 MILWAUKEE BLDG                                      |             |
| ONE STORY =  | 3,372 S.F.  |
| TWO STORY =  | 4,460 S.F.  |
| TOTAL =  | 7,832 S.F.  |
| PARKING AREA =   | 1,859 S.F.  |

PART II SITE PLAN - AREA CALCULATION REFERENCE  
 NOT TO SCALE



"A-3"



### 3 SECOND FLOOR FAR AREA PLAN

SCALE: 1/4" = 1'-0"

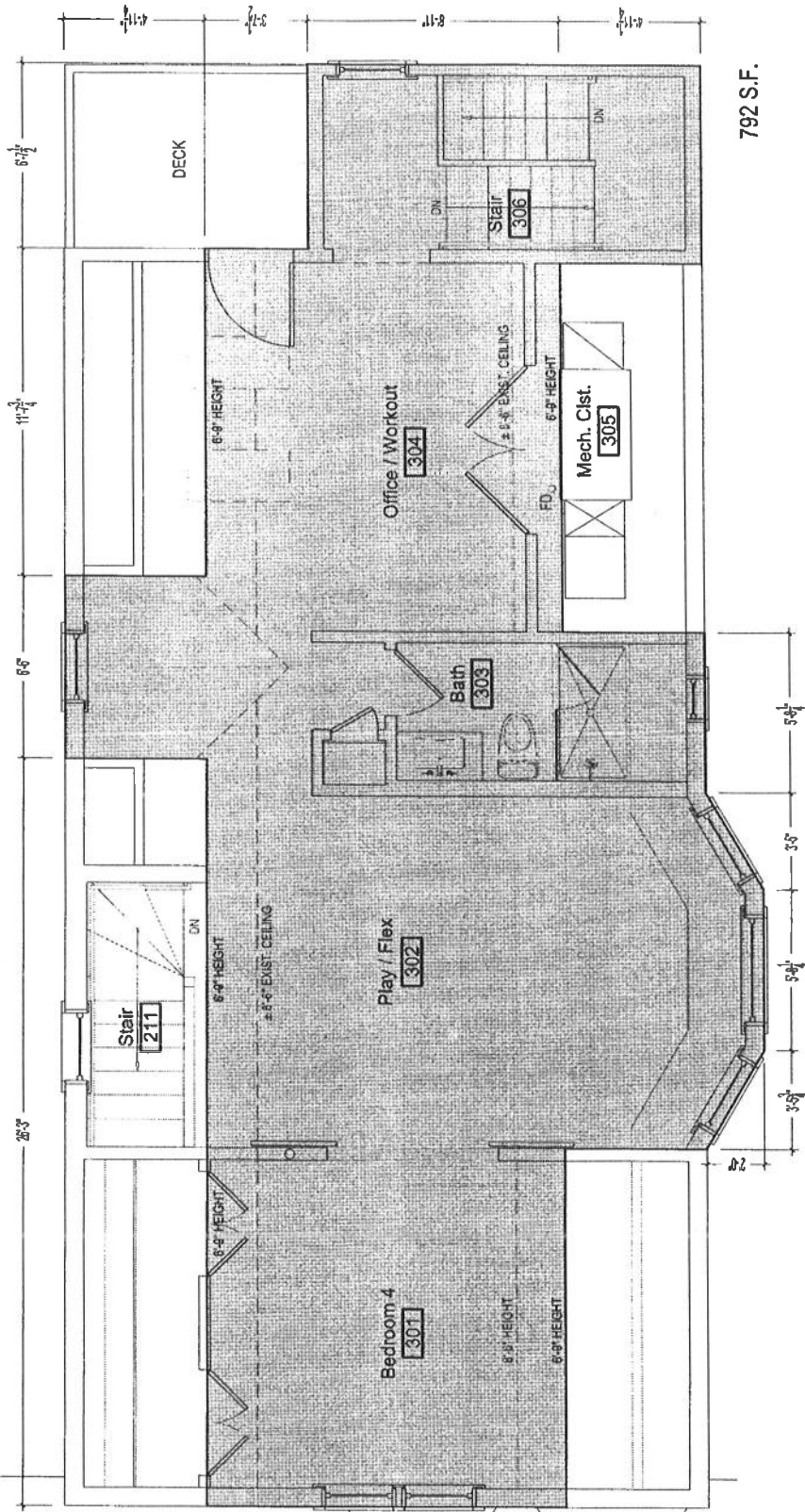
1198 SF THIS FLOOR

"A-A"

# 5 THIRD FLOOR CROSS SECTION

SCALE: 1/4" = 1'-0"

# 5



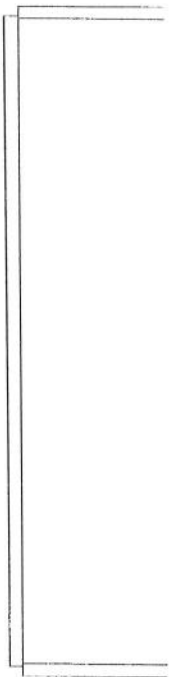
792 S.F.

# 4 THIRD FLOOR FAR AREA PLAN

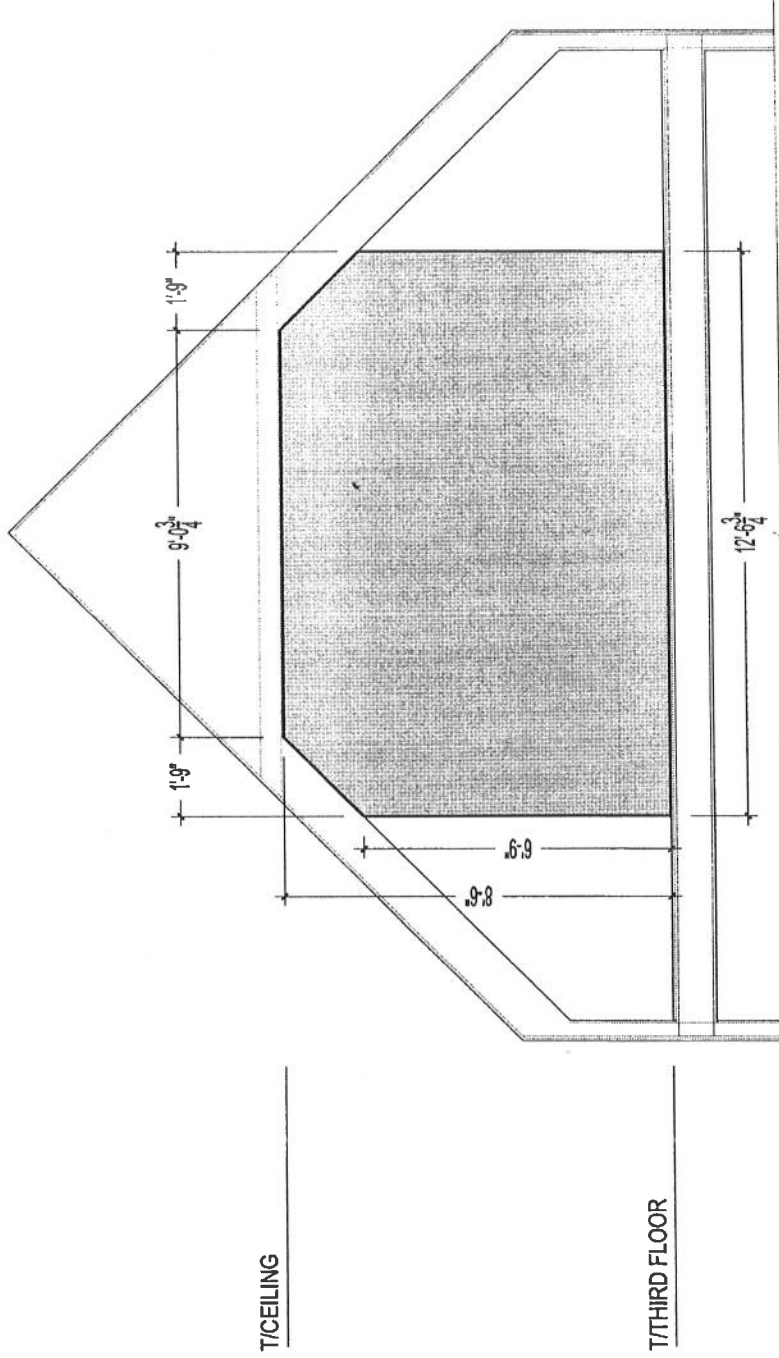
SCALE: 1/4" = 1'-0"

# 4

792 SF THIS FLOOR



"A-1"



# 5 THIRD FLOOR CROSS SECTION

SCALE: 1/4" = 1'-0"

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Allen invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had a prior business relationship with the applicant.

The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:* RPD 720, 00

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District and Residential Planned Development Number 720 District symbols and indications as shown on Map Number 9-K in the area bounded by:

North Milwaukee Avenue; North Kenton Avenue; the public alley next south of North Milwaukee Avenue; the public alley next west of and parallel to North Kenton Avenue; and a 164.56 foot line running in a northeasterly direction to the point of beginning,

And

a line 610.00 feet south of West Irving Park Road; the west line of the Chicago and Northwestern Railroad; North Milwaukee Avenue; and a line 358.55 feet northwest of the intersection of the Northwestern Railway and North Milwaukee Avenue, being perpendicular to North Milwaukee Avenue,

And

West Byron Street; North Milwaukee Avenue; a line starting at a point 274.48 feet southeast of West Byron Street, running southeasterly for a distance of 164.55 feet and perpendicular to North Milwaukee Avenue; the public alley southeast of and parallel to North Milwaukee Avenue; and North Kilpatrick Avenue,

And

the public alley north of and parallel to West Berenice Avenue; North Kilpatrick Avenue; West Berenice Avenue; and a line 37.98 feet west of and parallel to North Kilpatrick Avenue,

to those of Residential Business Planned Development Number 720, as amended, 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.

Plan of Development Statements attached to this ordinance reads as follows:

*Residential-Business Planned Development  
Number 720, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 720, as amended, consists of a net site area of approximately three and forty-six hundredths (3.46) acres (two hundred thirteen thousand nine hundred (213,900) square feet) which is controlled by C.A. Development Group (the "Applicant") for purposes of this Residential-Business 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 adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. Prior to Part II approval the Applicant shall obtain approvals necessary to assign official street addresses to lots or units in the planned development, for the Part II approval which is being sought.
3. The requirements, obligations and conditions 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. All rights granted hereunder to the applicant shall inure to the benefit of the Applicant, 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, 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 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. This plan of development consists of these fifteen (15) statements, a Bulk Regulations and Data Table; an Existing Land-Use and Zoning Map; a Planned Development Property Line, Subarea and Boundary Map; Site Plan; Building Elevations for Subarea A and Subarea B prepared by Patrick Fitzgerald & Associates, dated June 17, 1999 and June 15, 2000, and Building Elevations for Subarea C as prepared by Patrick Fitzgerald & Associates dated December 13, 2001; and Landscape Plan, as prepared by Jack Gabriel Di Clementi, Inc., dated December 13, 2001, which are all incorporated herein. A full size set of the plans is 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 the City of Chicago) and all requirements thereof and satisfies the established criteria for approval as a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein:  
  
single-family detached and attached residential dwelling units, multi-family dwelling units, commercial, office, retail and business uses as permitted in the B4 District, permanent contractor's and construction offices; non-permanent temporary sales office and construction office trailers, accessory uses, accessory parking, off-site accessory parking and accessory parking with second level living space without kitchen facilities in Subarea B.
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 review and approval of the Department of Planning and Development.

7. Ingress and egress shall be subject to the review of the Department of Transportation and the Department of Planning and Development. Private roads shall be subject to review by the Department of Transportation, but are not required to meet public street construction standards.
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 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 and the Parkway Tree Provisions of the Chicago Zoning Ordinance and correspondence regulations and guidelines.
12. Streets and alleys as noted on the Site Plan (including easement parcels) which are private streets and alleys to be constructed by the developer, and all areas depicted on the Site Plan as "park space", shall thereafter be maintained by a homeowners association which shall be formed covering the entire residential portion of the 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. Maintenance of the commercial building and off-site parking lot in Subarea C shall be the responsibility of the developer, owner(s), and each of their successors and assigns.
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 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 sub-clauses 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, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.

14. 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 (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 of the improvements in Subarea C as 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 Residential Planned Development Number 720, as amended, as approved on June 28, 2000.

[Existing Land-Use and Zoning Map; Planned Development Property Line, Subarea and Boundary Map; Site Plan; Subarea C Site Plan; Landscape Plan; Building Elevation Drawings; Building Elevation Legend; and Typical Elevation Subarea Drawings referred to in these Plan of Development Statements printed on pages 77839 through 77859 of this Journal.]

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

*Residential-Business Planned Development  
Number 720, As Amended.*

*Bulk Regulations And Data Table.*

|                           |  |
|---------------------------|--|
| Gross Site Area:          | Total: 213,900 square feet (4.91 acres).   |
|                           | Subarea A: 77,788 square feet (1.78 acres).  |
|                           | Subarea B: 71,040 square feet (1.6 acres).   |
|                           | Subarea C: 65,072 square feet (1.4 acres).   |
| Net Site Area:            | Total = Gross Site Area (213,900 square feet) - Area in Public and Private Streets and Alleys (62,892 square feet) = Net Site Area of 151,008 square feet (3.46 acres).  |
|                           | Subarea A: Gross Site Area (77,788 square feet) - Area in Public and Private Streets and Alleys (20,764 square feet) = Net Site Area of 57,024 square feet (1.3 acres).  |
|                           | Subarea B: Gross Site Area (71,040 square feet) - Area in Public and Private Streets and Alleys (23,039 square feet) = Net Site Area of 48,001 square feet (1.1 acres).  |
|                           | Subarea C: Gross Site Area (65,072 square feet) - Area in Public and Private Streets and Alleys (26,970 square feet) = Net Site Area of 38,102 square feet (0.87 acres). |
| Maximum Floor Area Ratio: | Total: 0.77.   |
|                           | Subarea A: 0.65.   |
|                           | Subarea B: 0.73.   |
|                           | Subarea C: 0.98.   |

Maximum Number of Residential  
Units: Total: 49 units.

Subarea A: 19.

Subarea B: 15.

Subarea C: 15.

Maximum Site Coverage:

In accordance with Site Plan.

Minimum Number of Off-  
Street Parking Spaces:

Total: 151 (3.08:1).

Subarea A: Total: 55 spaces.  
2 spaces/unit plus one tandem exterior  
parking space for units 14, 15, 16, 17 and  
18 (the townhomes fronting Milwaukee  
Avenue), plus one exterior space adjacent  
to the garage of each single-family home,  
for units 1 through 11, as indicated on  
the Site Plan.

Subarea B: Total: 52 (3.46:1).  
Single-family homes: 3 spaces per unit  
(except Lot 10, which has 2 parking  
spaces). Townhomes: 4 spaces per unit.

Subarea C: 44 spaces.  
Single-family homes: 2 spaces per unit.  
Duplex homes: 2 spaces per unit.  
Townhomes: 2 indoor spaces per unit  
(except Lots 27 and 32, which have 1  
indoor parking space and 1 exterior  
parking space per unit).  
Additional parking: 14 spaces.

Minimum Building Setbacks:

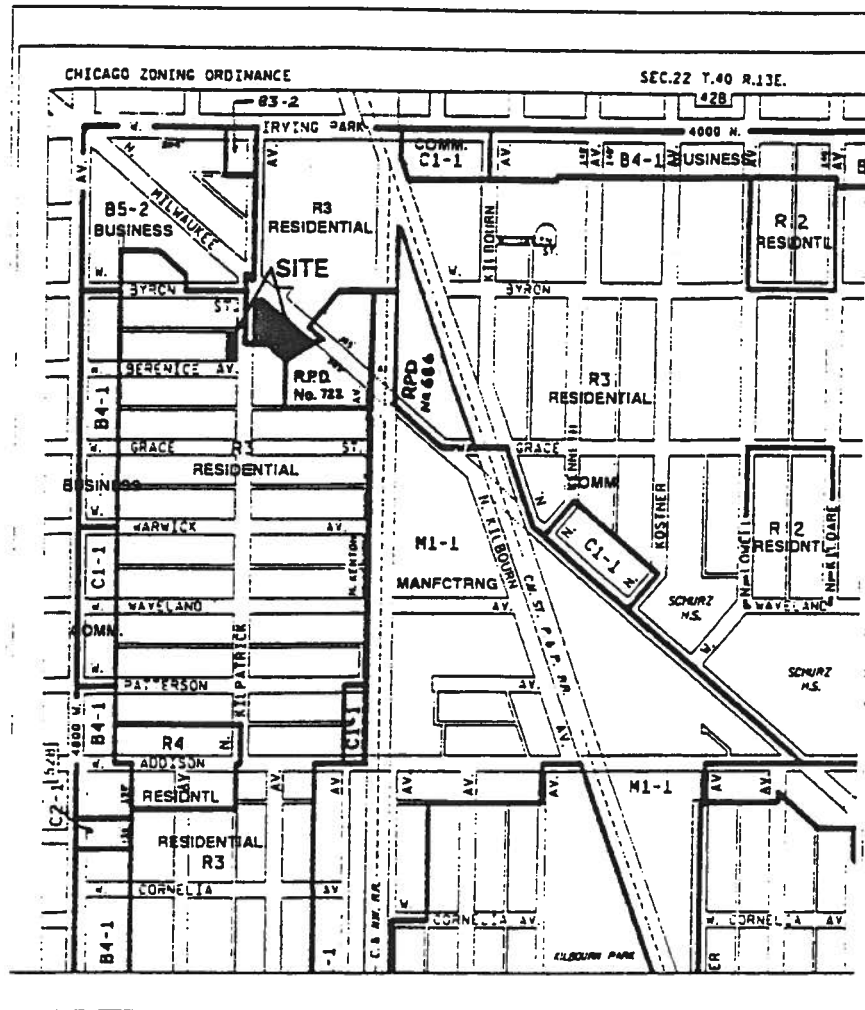
In accordance with Site Plan.

Maximum Building Height:

In accordance with Building Elevations.

Existing Land-Use And Zoning Map.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 720, AS AMENDED EXISTING LAND USE AND ZONING MAP



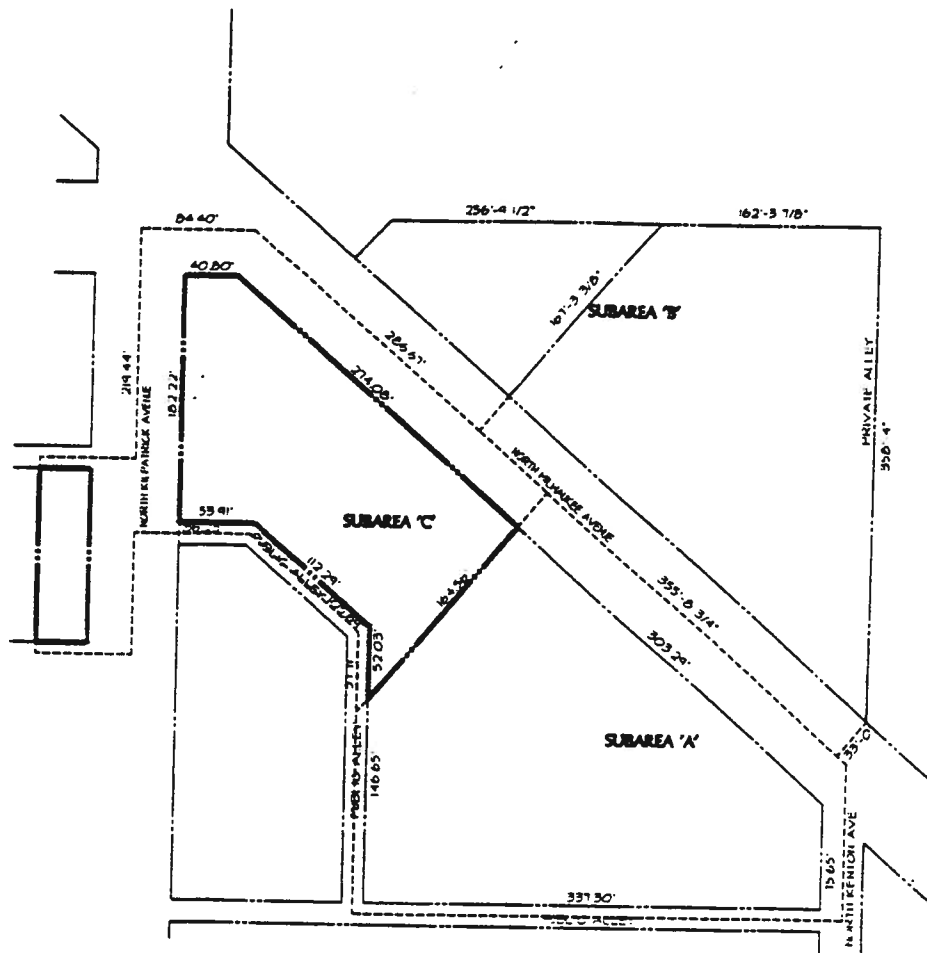
APPL CANT.  
ADDRESS:  
DATE:

CA DEVELOPMENT NO.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
12/3/01

CA Development, Inc.  
4545 West Berseau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 11, 2001

Planned Development Property Line,  
Subarea And Boundary Map.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 720 AS AMENDED  
PLANNED DEVELOPMENT PROPERTY LINE,  
SUBAREA AND BOUNDARY MAP



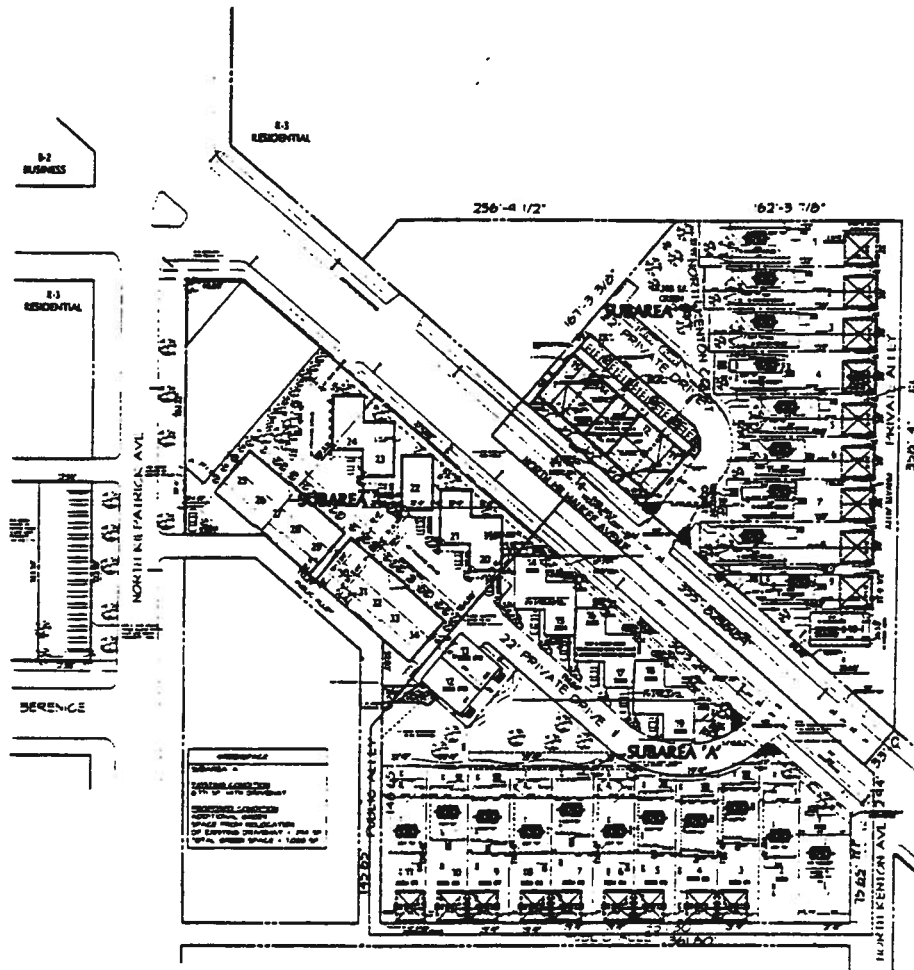
APPLICANT: CA DEVELOPMENT INC.  
 ADDRESS: 4545 WEST BERTEAU  
 CHICAGO, IL 60641  
 DATE: 12-13-01

CA Development, Inc.  
 4545 West Berseau  
 Chicago, Illinois 60641  
 Submitted: September 5, 2001  
 Revised: December 13, 2001

----- PLANNED DEVELOPMENT  
 BOUNDARY LINE  
 \_\_\_\_\_ PROPERTY LINE

Site Plan.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 720, AS AMENDED SITE PLAN



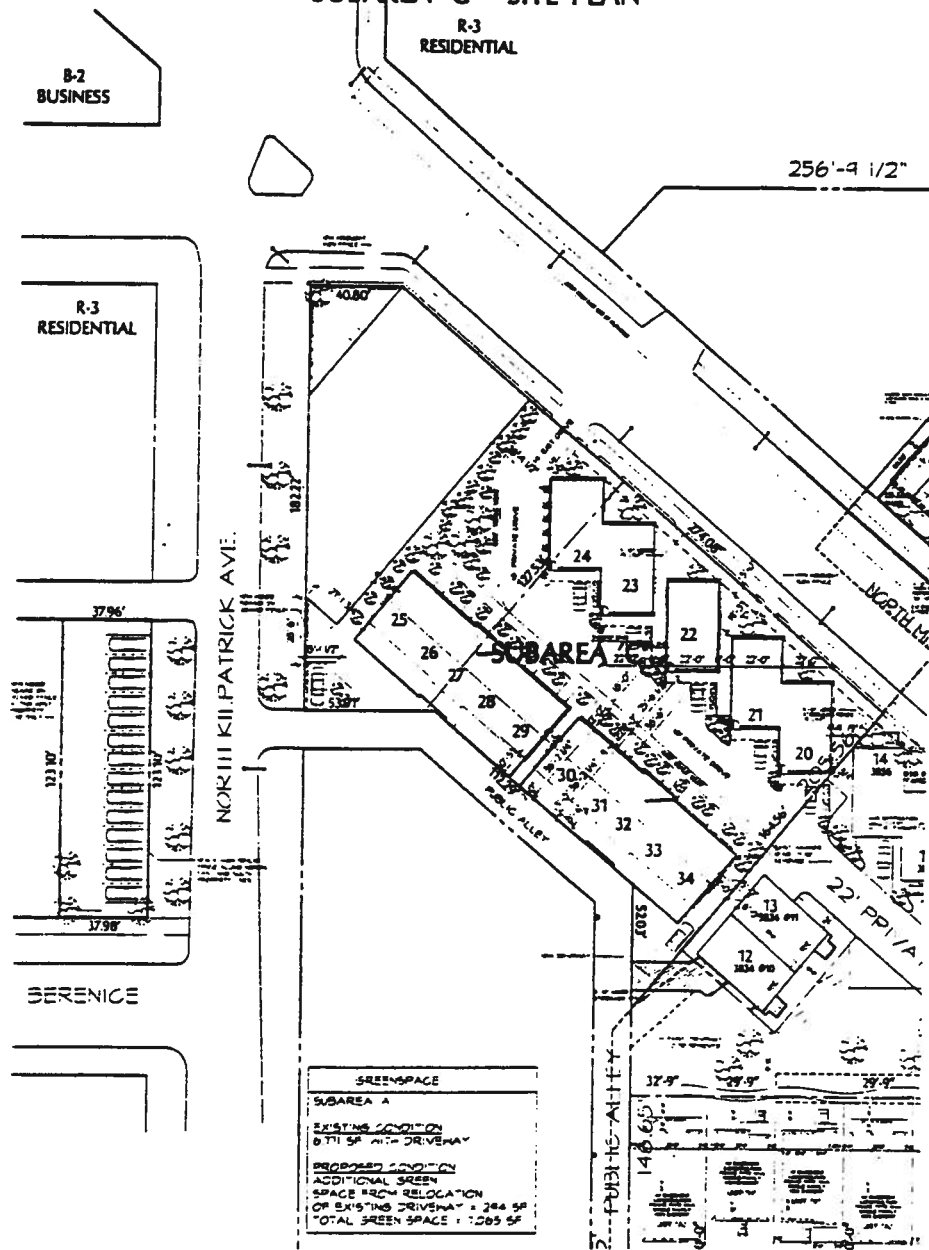
CA Development, Inc.  
 4545 West Berneau  
 Chicago, Illinois 60641  
 Submitted September 5, 2001  
 Revised December 13, 2001

APPL CANT  
 ADDRESS:  
 DATE:

CA DEVELOPMENT, INC.  
 4545 WEST BERTEAU  
 CHICAGO, IL 60641  
 .2/13/01

Subarea C Site Plan.

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. 720, AS AMENDED  
SUBAREA 'C' - SITE PLAN



APPLICANT ADDRESS:

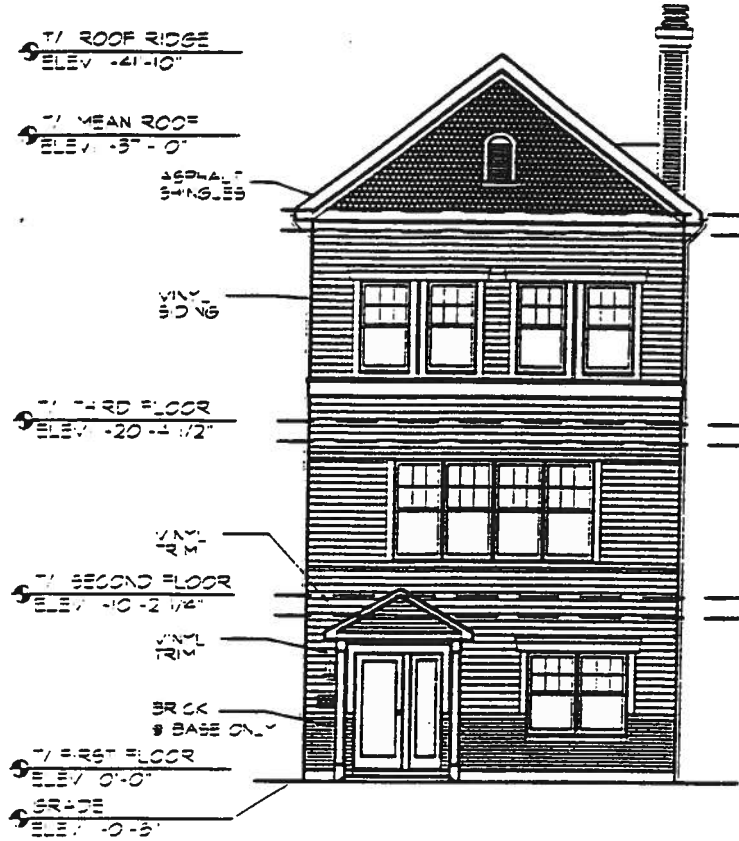
CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
12/31/01

DATE

CA Development, Inc.  
4545 West Berseau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 11, 2001



Single-Family Home Elevation.

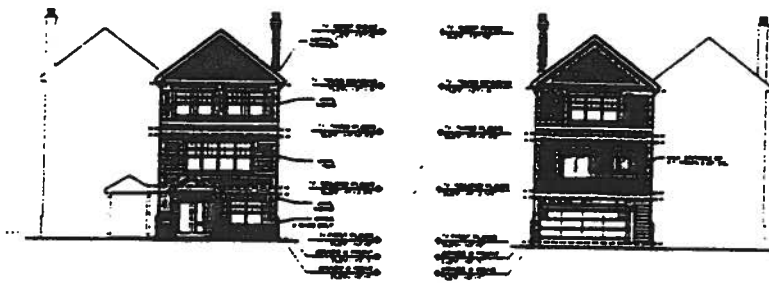


APPLICANT:  
 ADDRESS:  
 DATE:

CA DEVELOPMENT, INC.  
 4545 WEST BERTEAU  
 CHICAGO, IL 60641  
 12-13-01

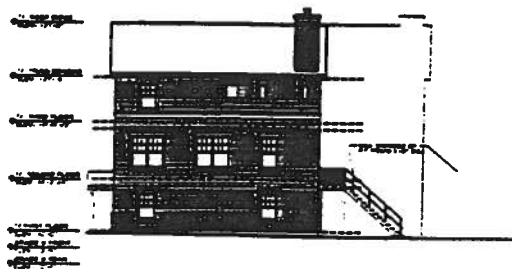
CA Development, Inc.  
 4545 West Berneau  
 Chicago, Illinois 60641  
 Submitted: September 5, 2001  
 Revised: December 13, 2001

Duplex Elevations.

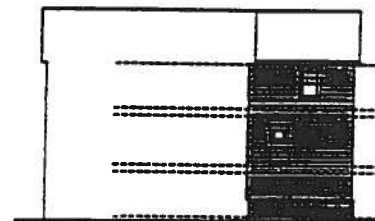


FRONT

REAR



SIDE



SIDE

APPLICANT:  
ADDRESS:  
DATE:

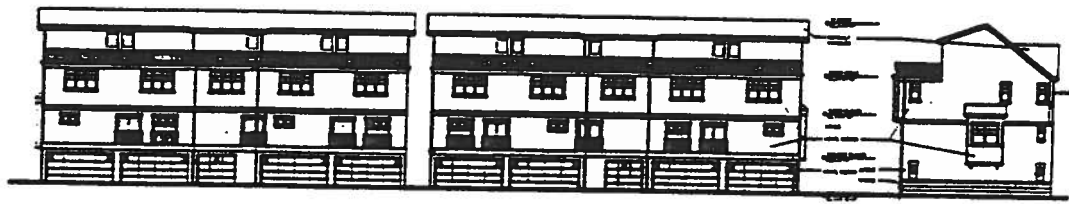
CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
12-13-01

CA Development, Inc.  
4545 West Berbeau  
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Townhouse Elevations.



FRONT



REAR

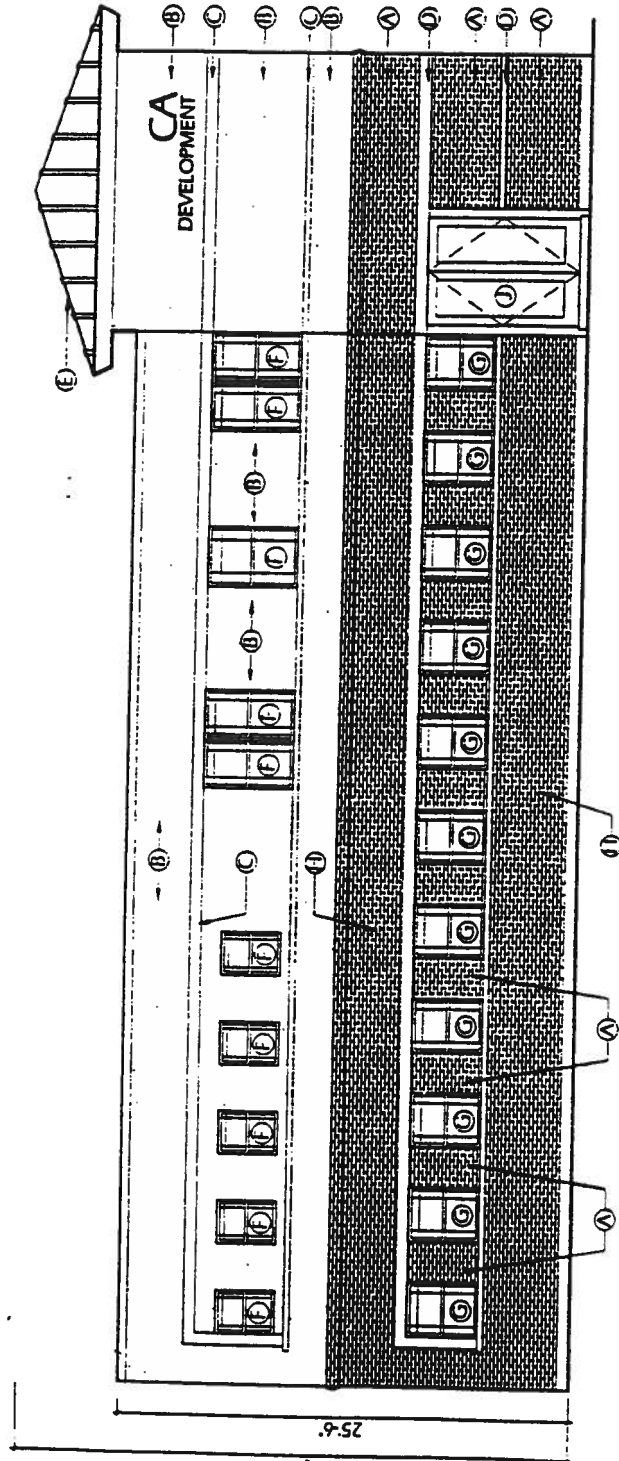
SIDE

APPLICANT:  
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DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
12-13-01

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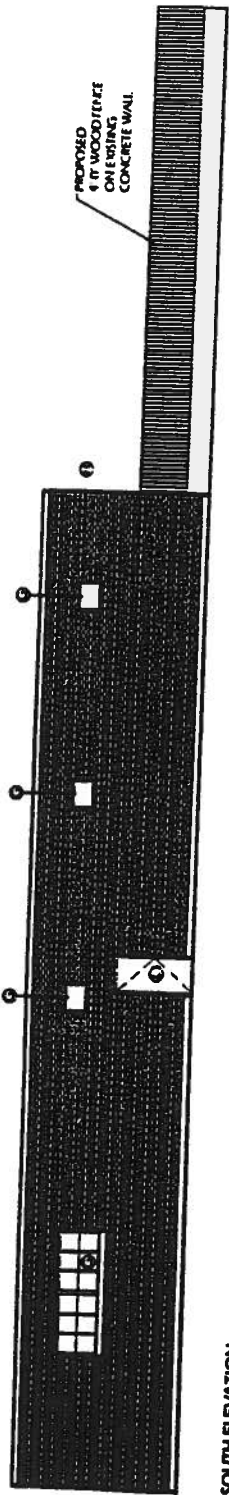
North Elevation.



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

CA Development, Inc.  
4545 West Brynau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

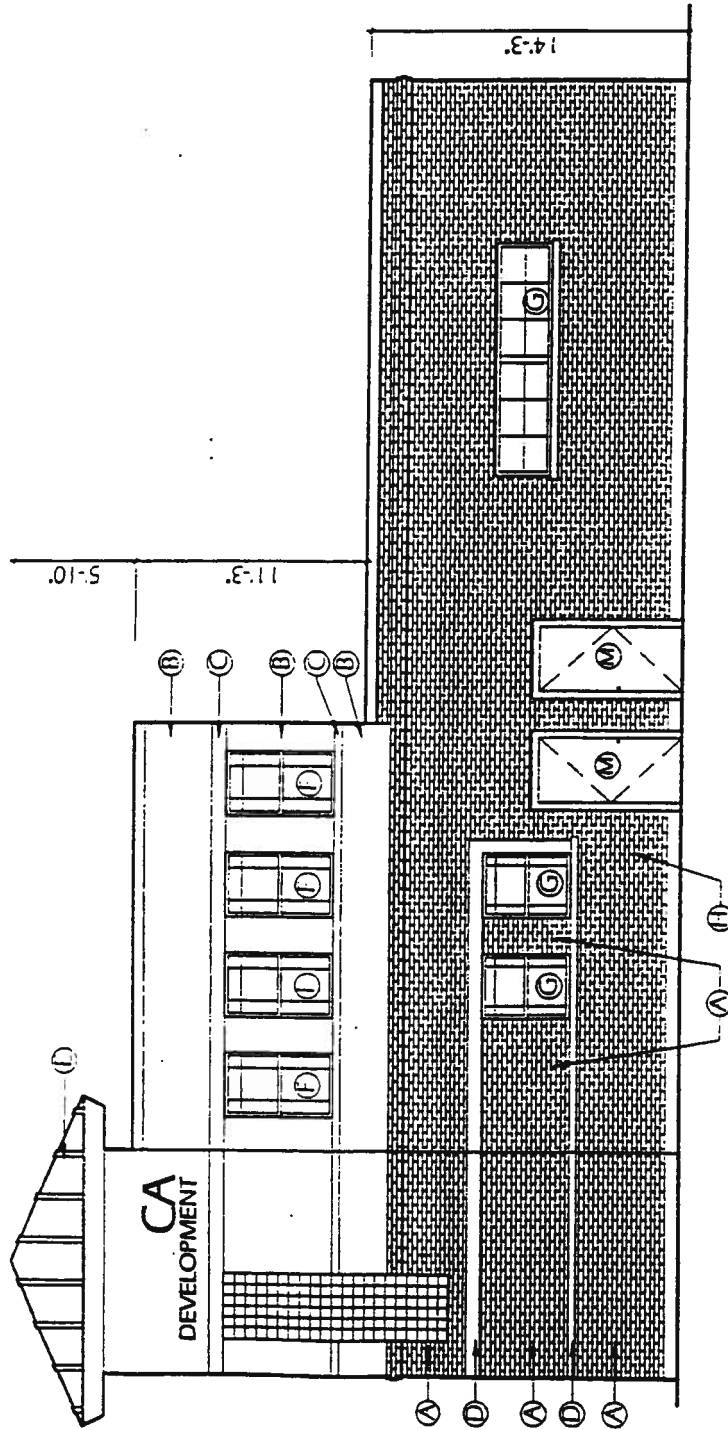
South Elevation.



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

CA Development, Inc.  
4545 West Bertram  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

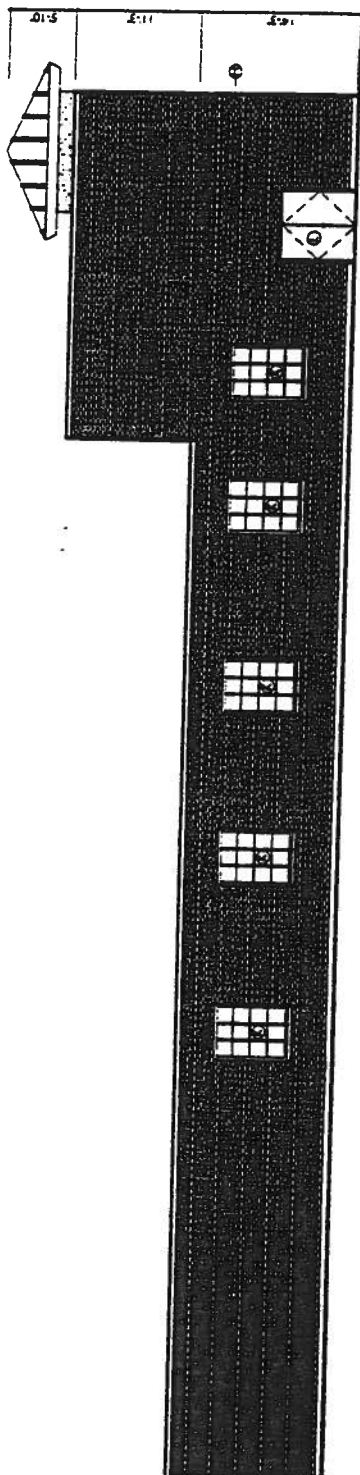
West Elevation.



WEST ELEVATION  
SCALE: 1/4" = 1'-0"

CA Development, Inc.  
4545 West Bertram  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

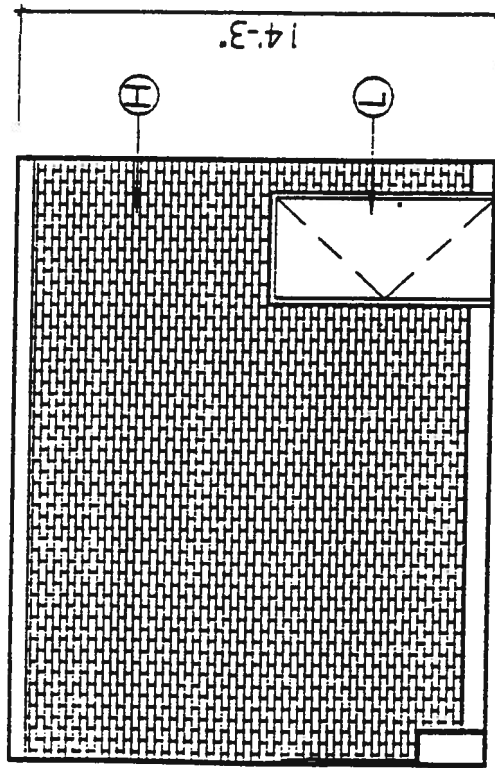
East Elevation.



CA Development, Inc  
4515 West Berteau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

ELEVATION  
1/16-13

Rear Elevation.



REAR ELEVATION

SCALE: 1/4" = 1'-0"

## Building Elevation Legend.

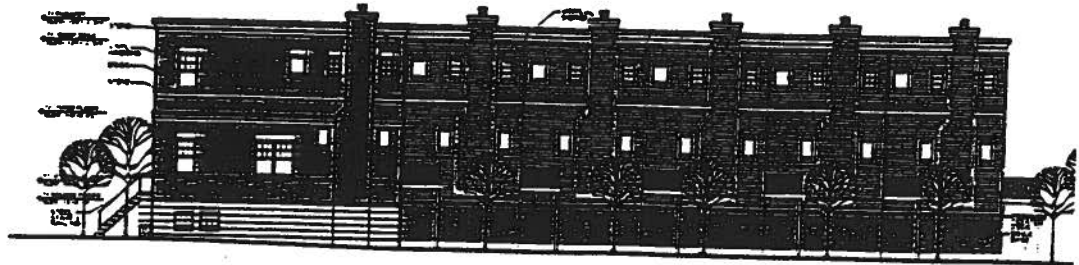
# PHASE III COMMERCIAL DEVELOPMENT

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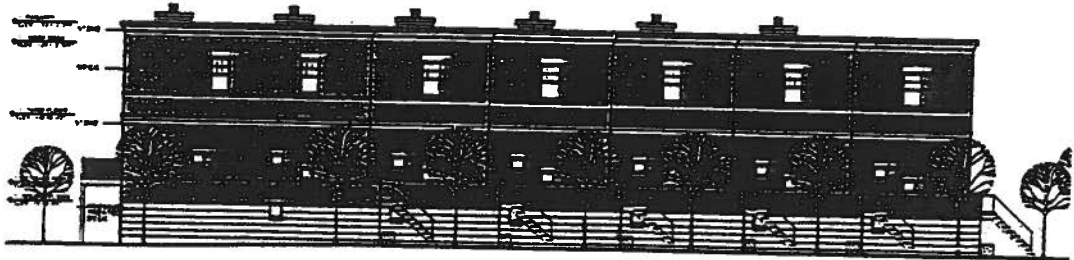
## MATERIAL LEGEND

- (A) SIOUX CITY FINE ART VELOUR BRICK
- (B) LIGHT BEIGE STUCCO
- (C) STUCCO BAND - COLOR MATCHES SIOUX CITY FINE ART VELOUR
- (D) EXISTING LIMESTONE BAND
- (E) PROPOSED STANDING SEAM ROOF - DARK TERRA COTTA COLOR
- (F) VINYL CLAD INSULATED WINDOWS
- (G) DARK BRONZE WINDOWS TO REMAIN
- (H) EXISTING BRICK TO REMAIN
- (J) EXISTING WOOD STILE AND RAIL TEMP. GLASS DOOR AND FRAME.
- (K) PROPOSED NEW WINDOW LOCATION
- (L) PROPOSED NEW DOOR LOCATION
- (M) EXISTING DOOR TO REMAIN

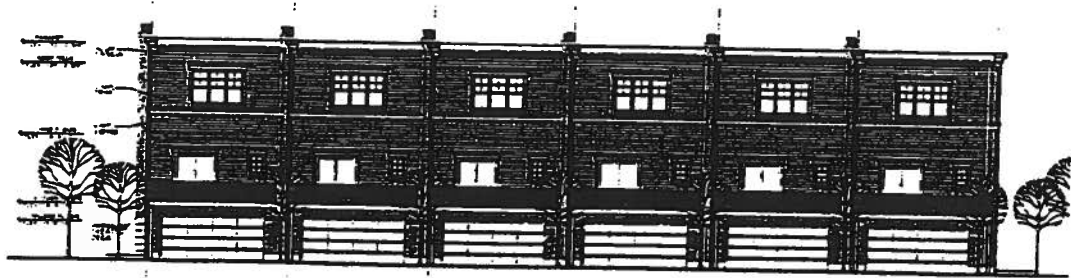
Typical Elevations Subarea A.  
(Page 1 of 4)



HICKORY SIDE  
TOWNHOUSE



HICKORY SIDE  
TOWNHOUSE



HICKORY REAR  
TOWNHOUSE

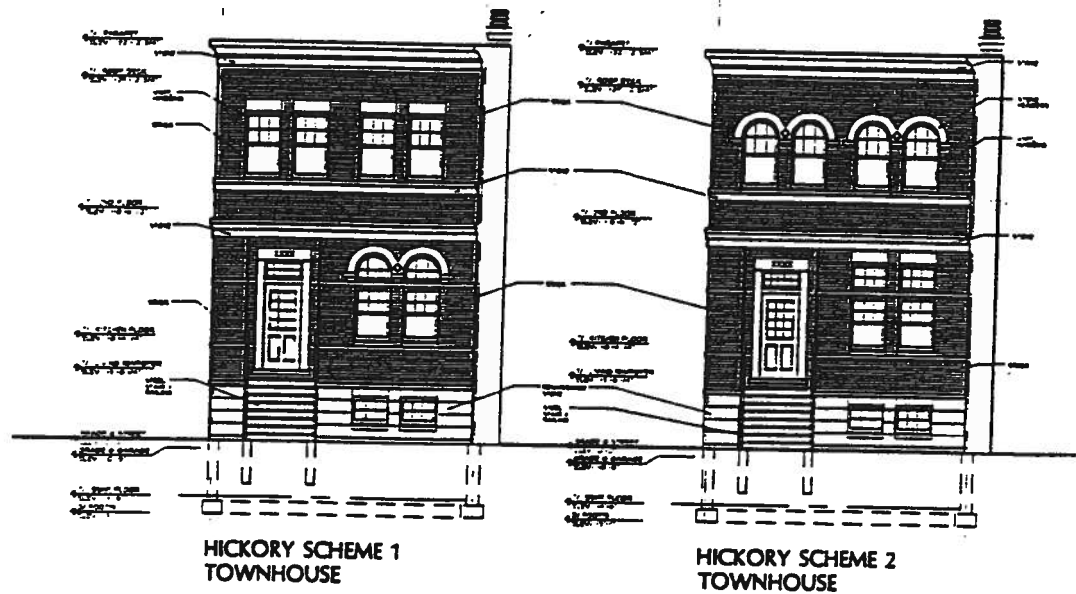
APPLICANT:  
ADDRESS:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-17-99

DATE:

CA Development, Inc.  
4545 West Berseau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

Typical Elevations Subarea A.  
(Page 2 of 4)

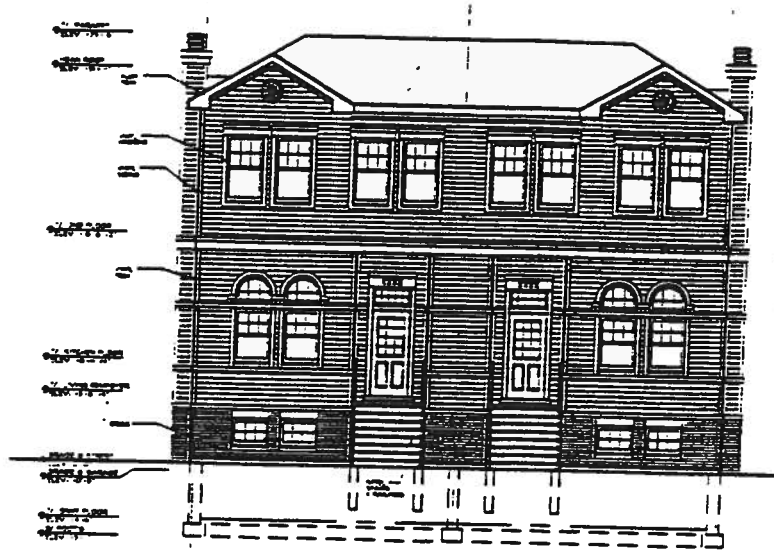


APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-17-99

CA Development, Inc.  
4545 West Berneau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

Typical Elevations Subarea A.  
(Page 3 of 4)



UNIT # 12/13  
TOWNHOUSES

APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-17-99

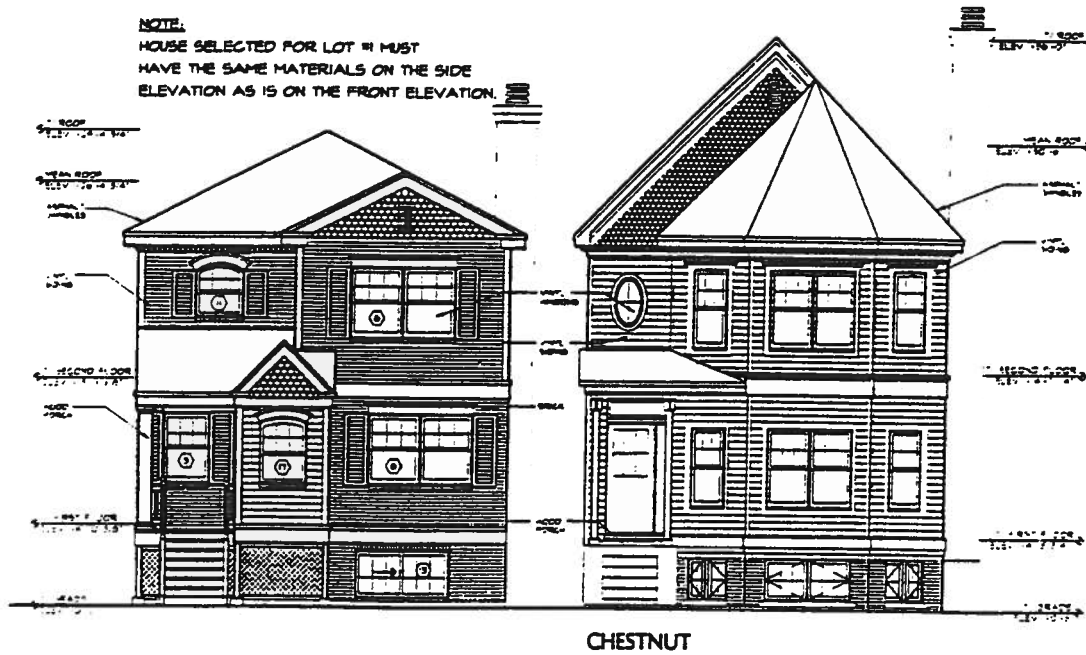
CA Development, Inc  
4545 West Berbeau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

Typical Elevations Subarea A.  
(Page 4 of 4)

RESIDENTIAL PLANNED DEVELOPMENT NO. 720  
TYPICAL ELEVATIONS  
SUBAREA A



NOTE:  
HOUSE SELECTED FOR LOT #1 MUST  
HAVE THE SAME MATERIALS ON THE SIDE  
ELEVATION AS IS ON THE FRONT ELEVATION.



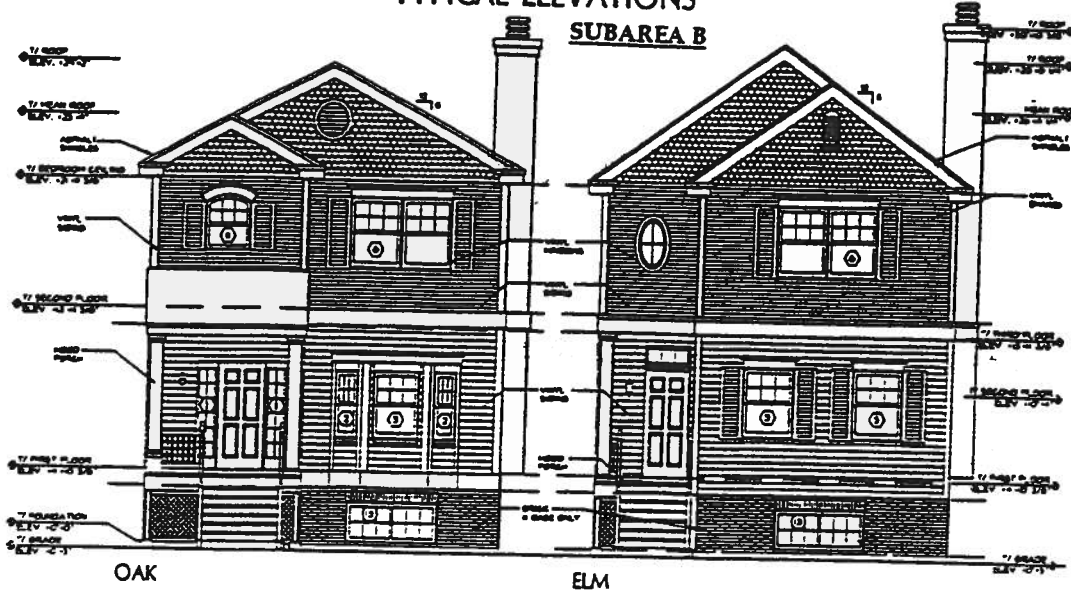
APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-17-99

CA Development, Inc.  
4545 West Berateau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

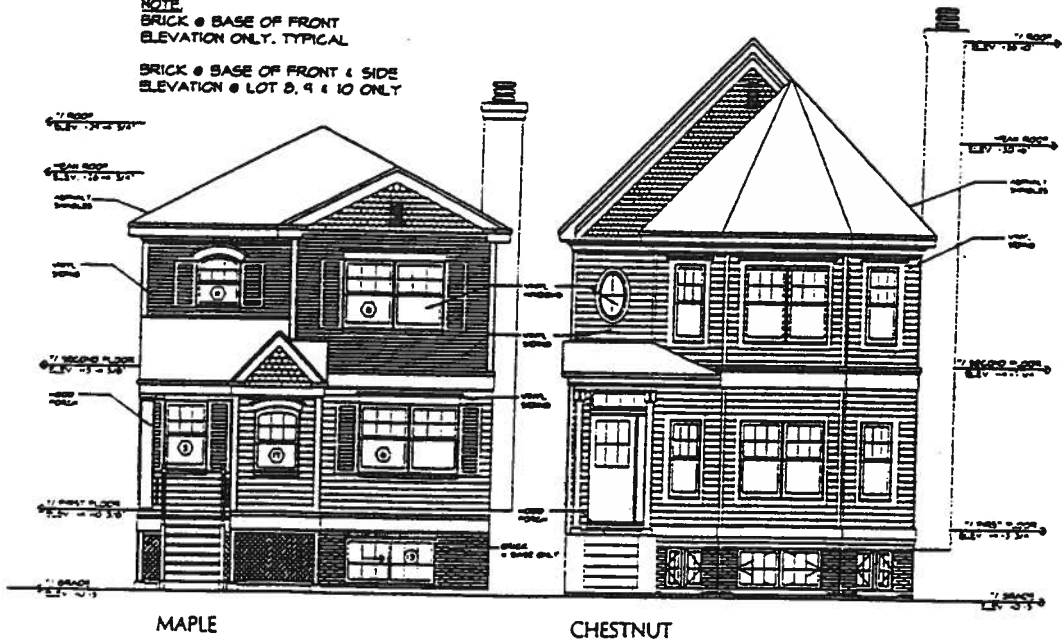
Typical Elevations Subarea B.  
(Page 1 of 3)

RESIDENTIAL PLANNED DEVELOPMENT NO. 720, AS AMENDED  
TYPICAL ELEVATIONS



NOTE:  
BRICK @ BASE OF FRONT  
ELEVATION ONLY. TYPICAL

BRICK @ BASE OF FRONT & SIDE  
ELEVATION @ LOT 8, 9 & 10 ONLY



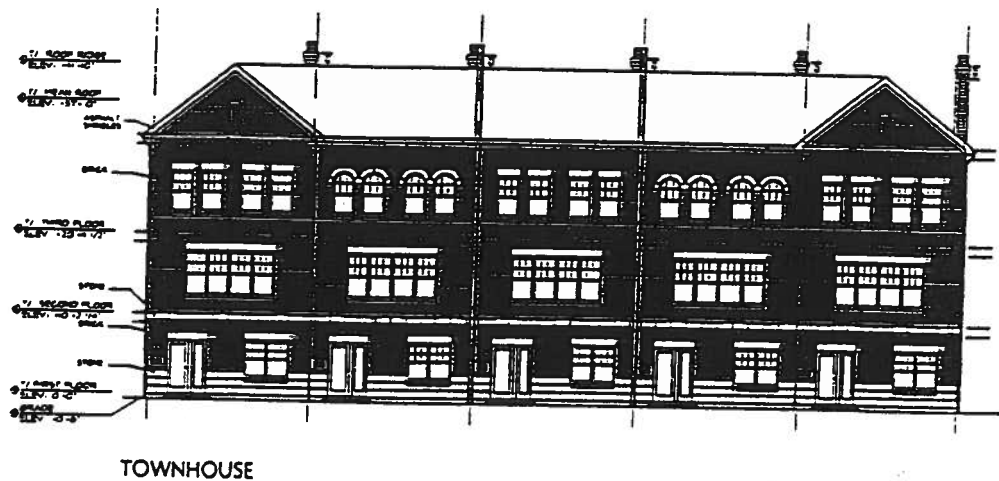
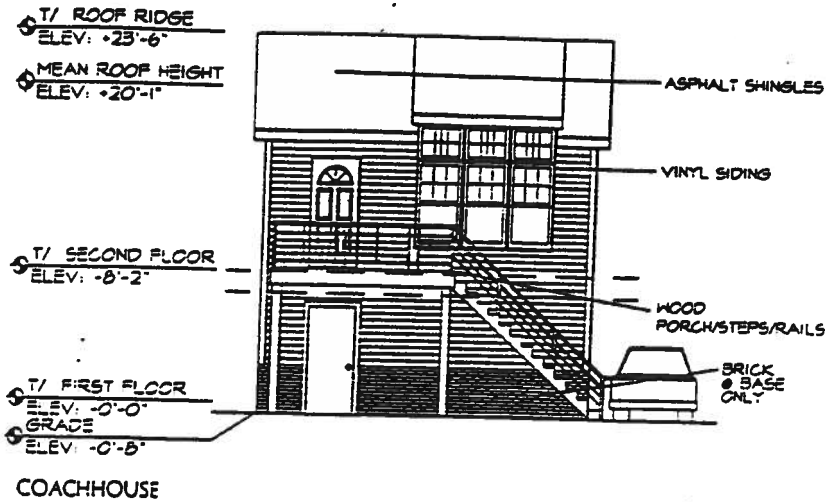
APPLICANT: CA DEVELOPMENT, INC.  
ADDRESS: 4545 WEST BERTEAU  
CHICAGO, IL 60641  
DATE: 8-15-00

CA Development, Inc.  
4545 West Berneau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

Typical Elevations Subarea B.  
(Page 2 of 3)

RESIDENTIAL PLANNED DEVELOPMENT NO. 720, AS AMENDED  
TYPICAL ELEVATIONS

SUBAREA B



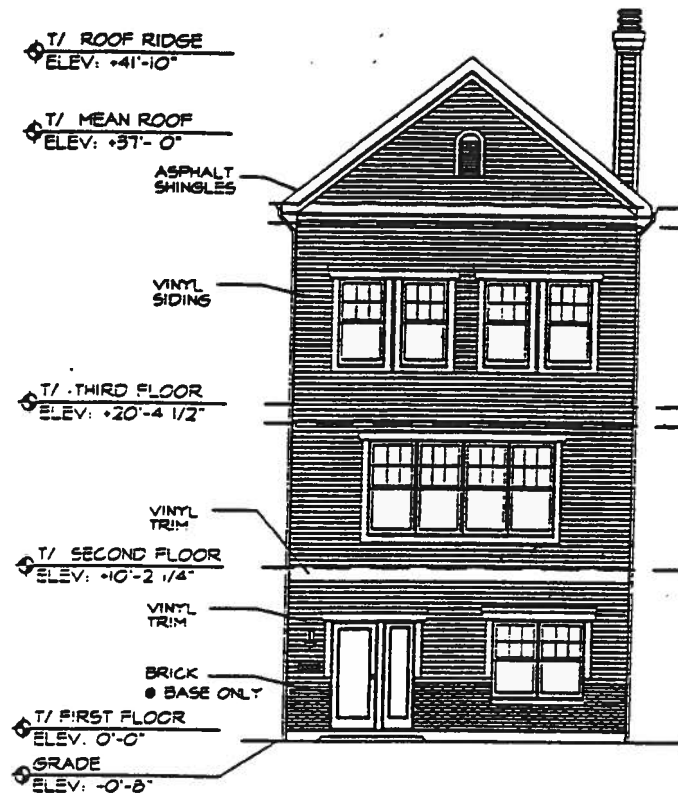
APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-15-00

CA Development, Inc.  
4545 West Berneau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

Typical Elevations Subarea B.  
(Page 3 of 3)

RESIDENTIAL PLANNED DEVELOPMENT NO. 720, AS AMENDED  
TYPICAL ELEVATIONS  
SUBAREA B



WILLOW

APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-15-00

CA Development, Inc.  
4545 West Berneau  
Chicago, Illinois 60641  
Submitted: September 5, 2001  
Revised: December 13, 2001

*Reclassification Of Area Shown On Map Number 9-N.  
(As Amended)  
(Application Number 12966)*

*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 R3 General Residence District and Residential Planned Development Number 720 District symbols and indications as shown on Map Number 9-N in the area bounded by:

a line 610.00 feet south of West Irving Park Road; the west line of the Chicago and Northwestern Railway; North Milwaukee Avenue; and a line 358.55 feet northwest of the intersection of the Northwestern Railway and North Milwaukee Avenue, being perpendicular to North Milwaukee Avenue,

to those of Residential Planned Development Number 720 as amended, 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.

Plan of Development Statements attached to this ordinance read as follows:

*Residential Planned Development Number 720, As Amended*

*Plan of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately two and forty-one hundredths (2.41) acres (one hundred five thousand twenty-five (105,025) square feet) which is controlled by C.A. Development, Inc. (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 adjustments of rights-of-way or consolidation or resubdivision of parcels shall require

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 review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review of the Department of Transportation and the Department of Planning and Development. Private roads shall be subject to review by the Department of Transportation, but are not required to meet public street construction standards.
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 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 on 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 and the Parkway Tree Provisions of the Chicago Zoning Ordinance and correspondence regulations and guidelines.
12. Streets and alleys as noted on the Site Plan (including easement parcels) which are private streets and alleys to be constructed by the Developer, and all areas depicted on the Site Plan as "park space", 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

[Existing Land-Use and Zoning Map; Planned Development  
 Property Line, Subarea and Boundary Map; Site Plan;  
 Landscape Plan; and Building Elevation  
 Drawings referred to in these Plan  
 of Development Statements  
 printed on pages 37195  
 through 37202 of  
 this Journal.]

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

*Residential Planned Development Number 720, As Amended.*

*Bulk Regulations And Data Table.*

**Gross Site Area:**

**Total: 148,828 square feet (3.42 acres).**

**Subarea A: 77,788 square feet (1.78 acres).**

**Subarea B: 71,040 square feet (1.63 acres).**

**Net Site Area:**

**Total = Gross Site Area (148,828 square feet) - Area in Public and Private Streets and Alleys (43,803 square feet) = Net Site Area of 105,025 (2.41 acres).**

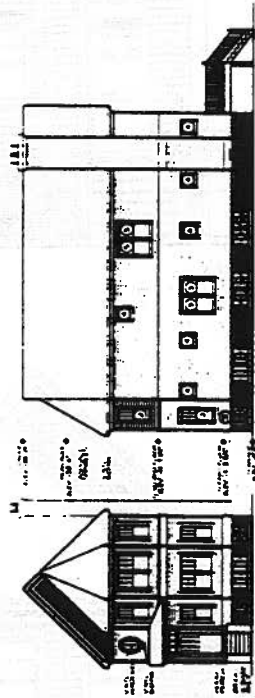
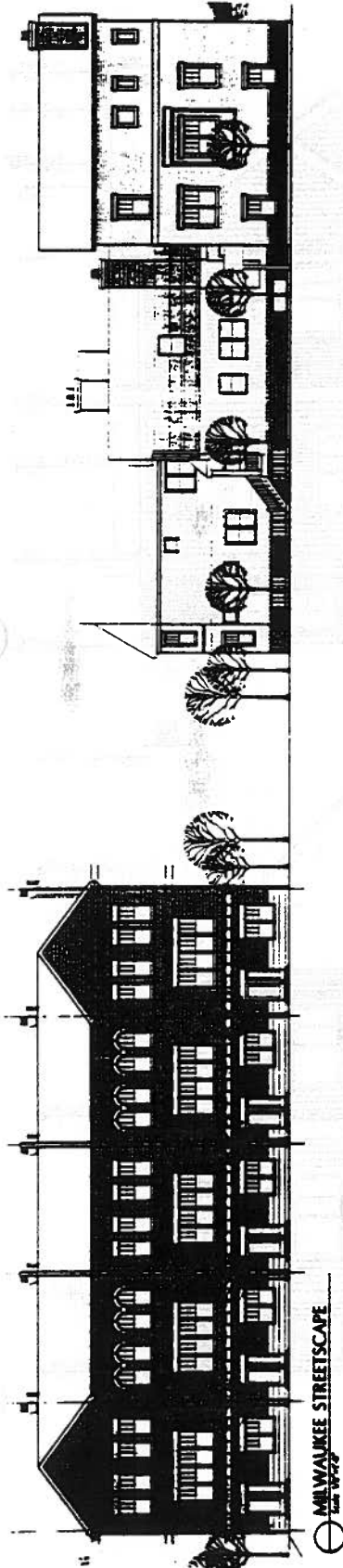
**Subarea A: Gross Site Area (77,788 square feet) - Area in Public and Private Streets and Alleys (20,764 square feet) = Net Site Area of 57,024 square feet (1.3 acres).**

**Subarea B: Gross Site Area (71,040 square feet) - Area in Public and Private Streets and Alleys (23,039 square feet) = Net Site Area of 48,001 square feet (1.1 acres).**

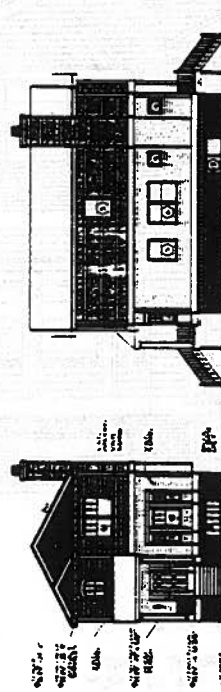




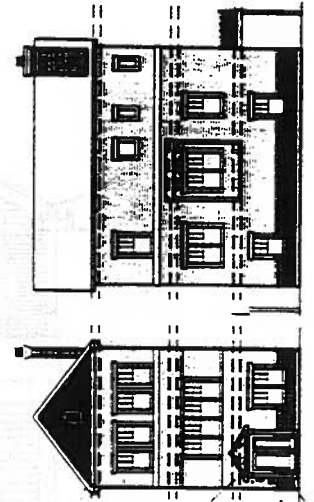
Willow Elevations Lot 10.



○ CHESTNUT ELEVATIONS LOT 8  
ELEVATION SHOWS BRICK & SHALE  
TO MOST CONDITION AT LOT 8  
ONLY.

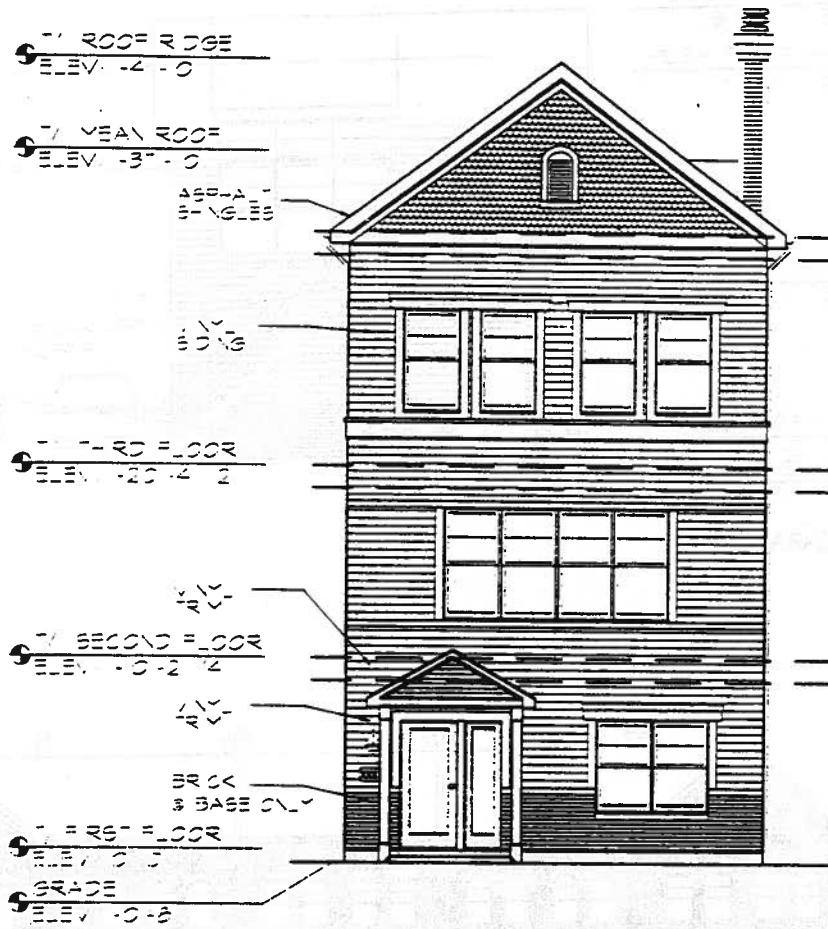


○ ELM ELEVATIONS LOT 9  
ELEVATION SHOWS BRICK & SHALE  
TO MOST CONDITION AT LOT 9  
ONLY.



○ WILLOW ELEVATIONS LOT 10  
ELEVATION SHOWS BRICK & SHALE  
TO MOST CONDITION AT LOT 10  
ONLY.

Typical Elevations.  
(Page 2 of 3)



WILLOW

APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-15-00

*Reclassification Of Area Shown On Map Number 10-D.  
(Application Number 12739)*

*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 C1-3 Restricted Commercial District symbols and indications as shown on Map Number 10-D in area bounded by:~~

~~a line 167.73 feet northwesterly of East 41<sup>st</sup> Street, as measured at the westerly line of South Drexel Boulevard and parallel to East 41<sup>st</sup> Street; South Drexel Boulevard; a line 117.73 feet northwesterly of East 41<sup>st</sup> Street as measured at the westerly line of South Drexel Boulevard and parallel to East 41<sup>st</sup> Street; the alley next west of South Drexel Boulevard; the alley next north of and parallel to East 41<sup>st</sup> Street; and the alley next east of and parallel to South Cottage Grove 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.~~

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF  
CHICAGO (CHICAGO ZONING ORDINANCE) BY  
RECLASSIFICATION OF AREA SHOWN ON  
MAP NUMBER 9-K.  
(As Amended)  
(Application Number 12683)

RPD 720

The Committee on Zoning submitted the following report:

CHICAGO, July 7, 1999.

To the President and Members of the City Council:

adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. Prior to Part II approval the Applicant shall obtain approvals necessary to assign official street addresses to lots or units in the Planned Development for the Part II approval which is being sought.

3. The requirements, obligations and conditions 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. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, 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, 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 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. This Plan of Development consists of these fifteen (15) statements, a Bulk Regulations and Data Table; an Existing Land-Use and Zoning Map; a Planned Development Property Line and Boundary Map; Site Plan, Elevations and Typical Site Details, as prepared by Patrick Fitzgerald & Associates dated June 17, 1999; and Landscape Plan, as prepared by Artemisia, dated June 17, 1999, which are all incorporated herein. A full size set of the plans is 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 the City of Chicago) and all requirements thereof and satisfies the established criteria for approval as a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein:  
  
single-family detached and attached residential dwelling units, 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 review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review of the Department of Transportation and the Department of Planning and Development. Private roads shall be subject to review by the Department of Transportation, but are not required to meet public street construction standards. The driveway shown on the Site Plan going to Units 12 and 13, and noted on the Site Plan, shall be removed if the Applicant acquires the adjacent property and submits same as a Planned Development. The garage entrances would then be revised to conform to a revised Site Plan, as would subsequently be approved with access from the rear of Units 12 and 13.
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 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 and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. Streets and alleys as noted on the Site Plan (including easement parcels) which are private streets and alleys to be constructed by the Developer, and all areas depicted on the Site Plan as "park space", shall thereafter be maintained by a homeowners' 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 homeowners' 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. 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 setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.
14. 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 ("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 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 an R3 General Residence District.

[Existing Land-Use and Zoning Map; Planned Development; Property Line and Boundary Map; Site Plan; Landscape Plan; Landscape Plan/Planting Schedule; Typical Site Details; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 7262 through 7271 of this Journal.]

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

*Residential Planned Development Number 720.*

*Bulk Regulations And Data Table.*

|                                      |  |
|--------------------------------------|--|
| Gross Site Area:                     | 77,788 square feet (1.78 acres).   |
| Net Site Area:                       | Total = Gross Site Area (77,788 square feet) - (Area in Public and Private Streets and Alleys (20,764 square feet)) = Net Site Area of 57,024 square feet (1.3 acres). |
| Maximum Floor Area Ratio:            | 0.65.  |
| Maximum Number of Residential Units: | 19 units.  |
| Maximum Site Coverage:               | In accordance with Site Plan.  |

Minimum Number of Off-  
Street Parking Spaces:

2 spaces/unit; plus 1 tandem exterior parking space for units 14, 15, 16, 17 and 19 (the townhomes fronting North Milwaukee Avenue), plus 1 exterior space adjacent to the garage of each single-family home, units 1 through 11, as indicated on the Site Plan.

Minimum Building  
Setbacks:

In accordance with Site Plan.

Maximum Building  
Height:

In accordance with Building Elevations.

---

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF  
CHICAGO (CHICAGO ZONING ORDINANCE) BY  
RECLASSIFICATION OF AREA SHOWN ON  
MAP NUMBER 12-M.  
(As Amended)  
(Application Number 12649)

The Committee on Zoning submitted the following report:

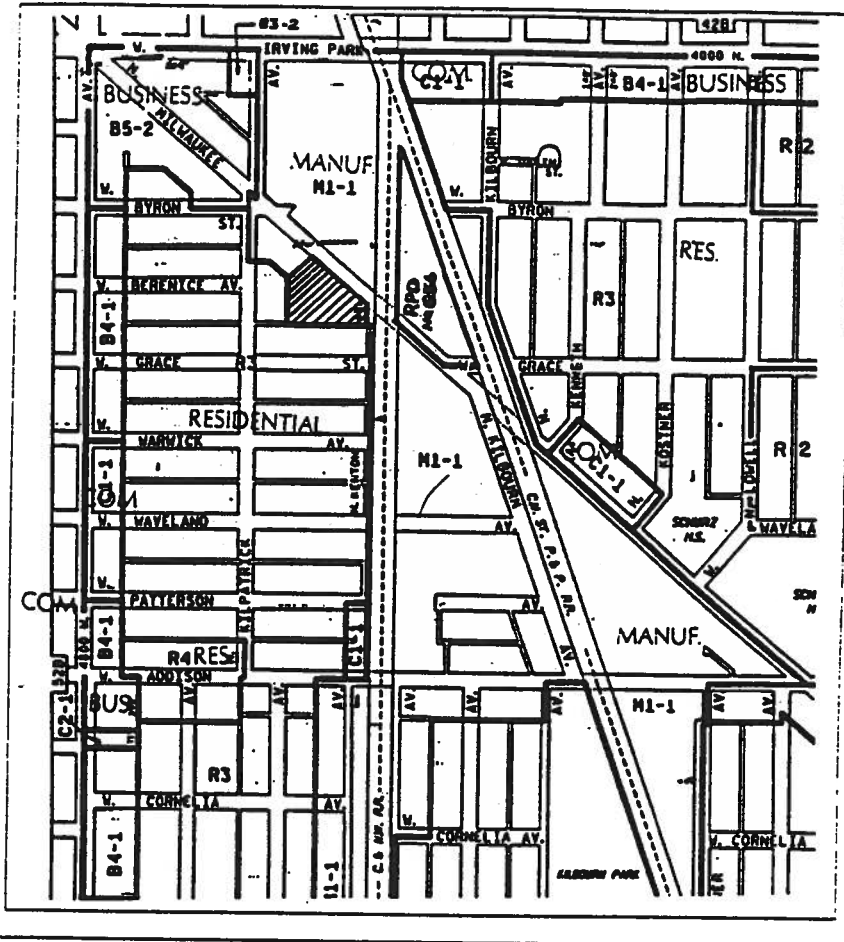
CHICAGO, July 7, 1999.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on June 22, 1999, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

(Continued on page 7272)

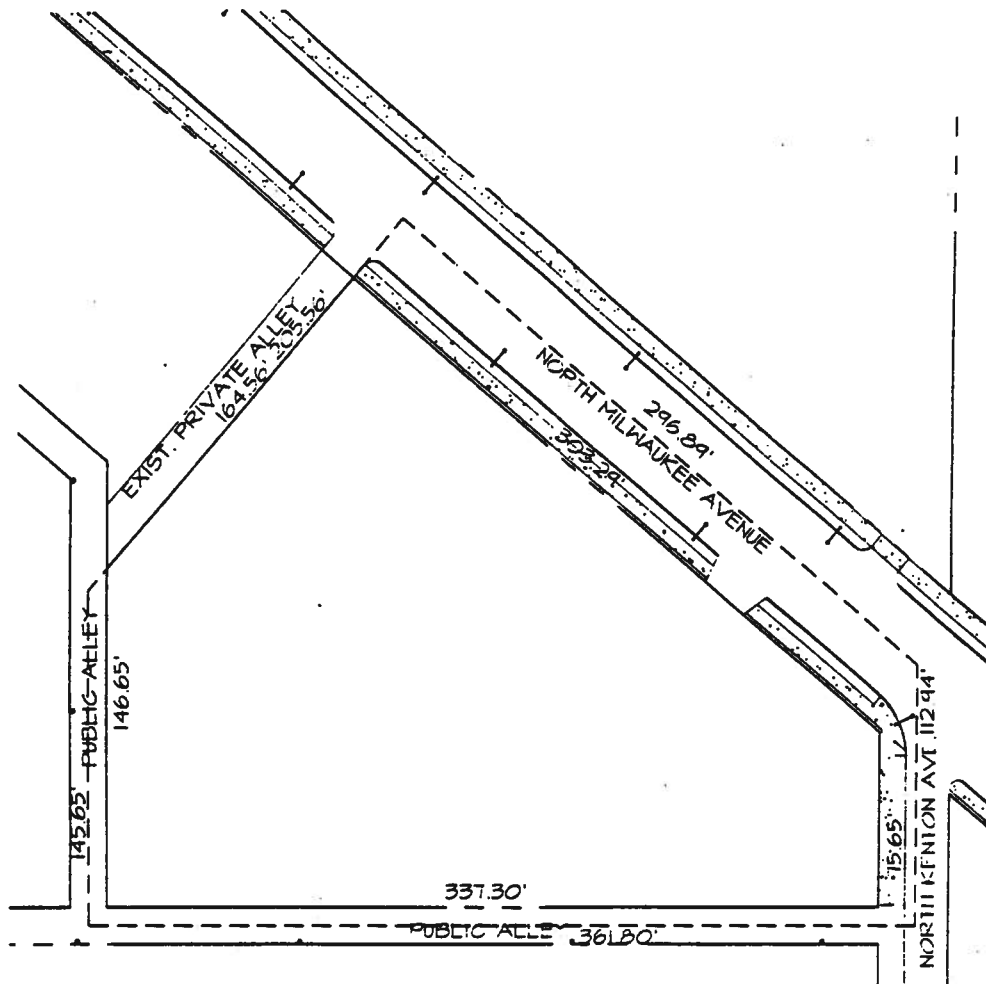
Existing Land-Use And Zoning Map.



APPLICANT:  
 ADDRESS:  
 DATE:

CA DEVELOPMENT INC.  
 4545 WEST BERTEAU  
 CHICAGO IL 60641  
 6-7-99

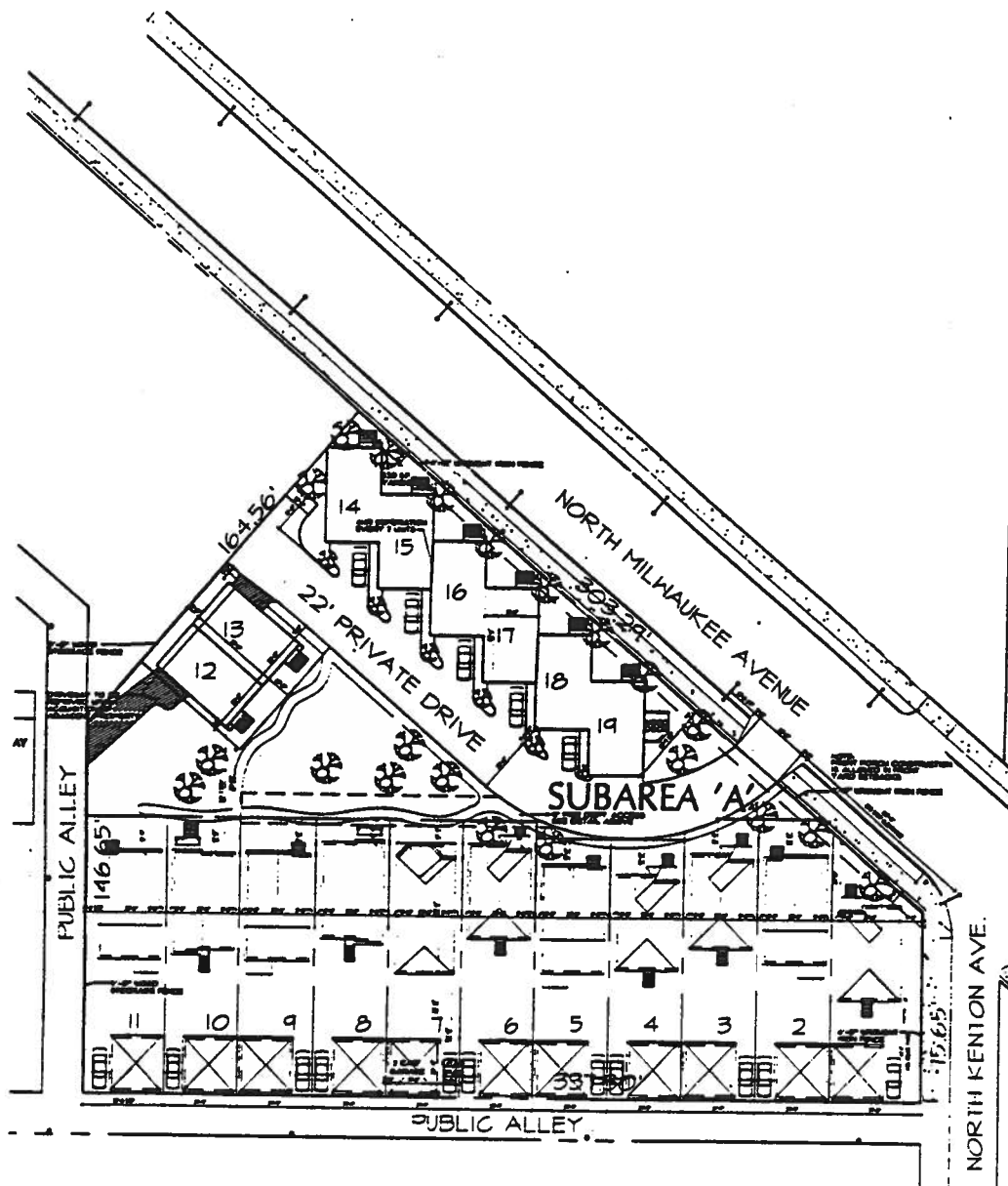
Planned Development, Property Line  
And Boundary Map.



APPLICANT: CA DEVELOPMENT, INC.  
ADDRESS: 4545 WEST BERTEAU  
CHICAGO IL 60641  
DATE: 6-17-99

----- PLANNED DEVELOPMENT BOUNDARY  
----- BOUNDARY LINE  
----- PROPERTY LINE

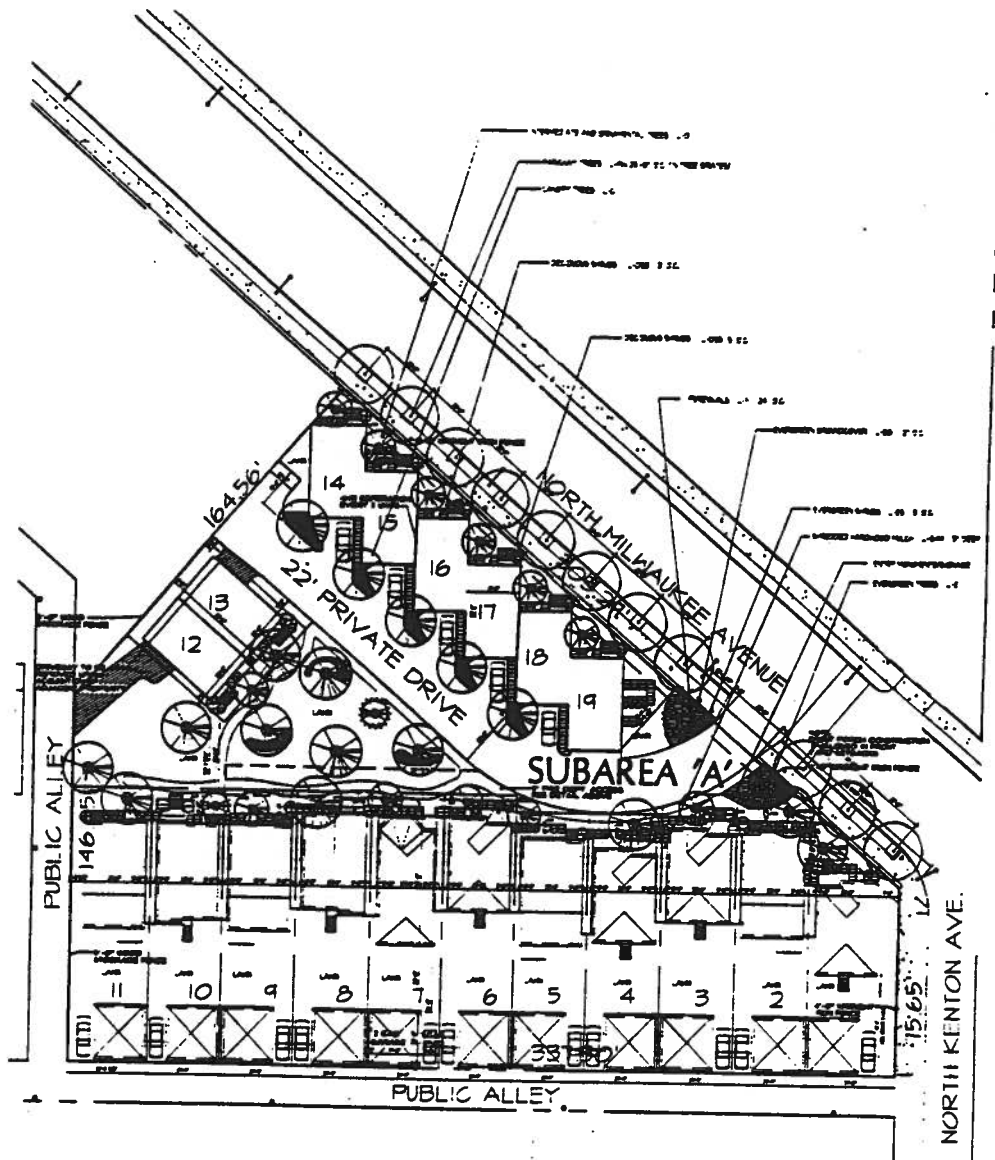
Site Plan.



APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-17-99

Landscape Plan.

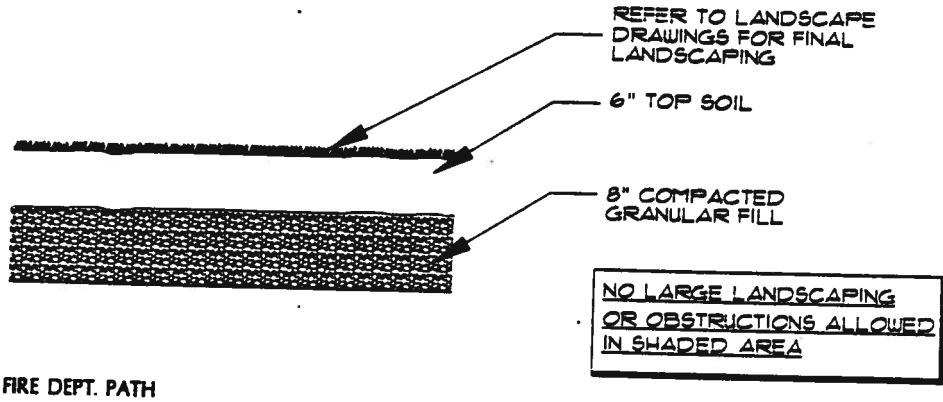
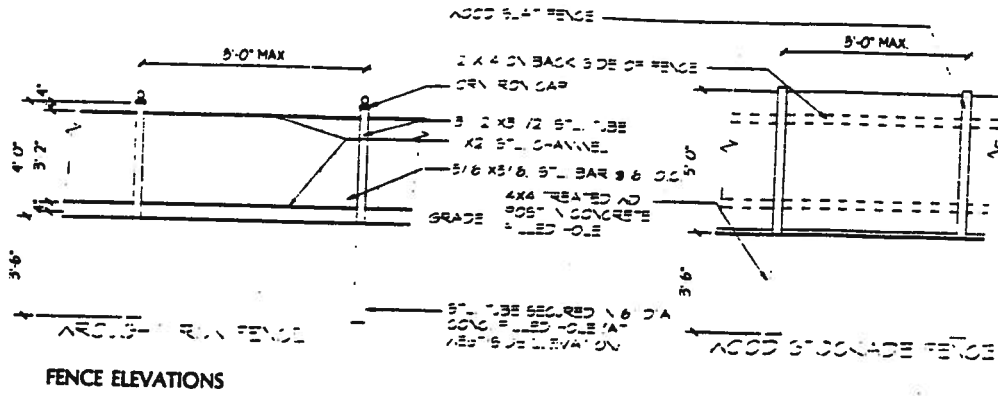


APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-17-99



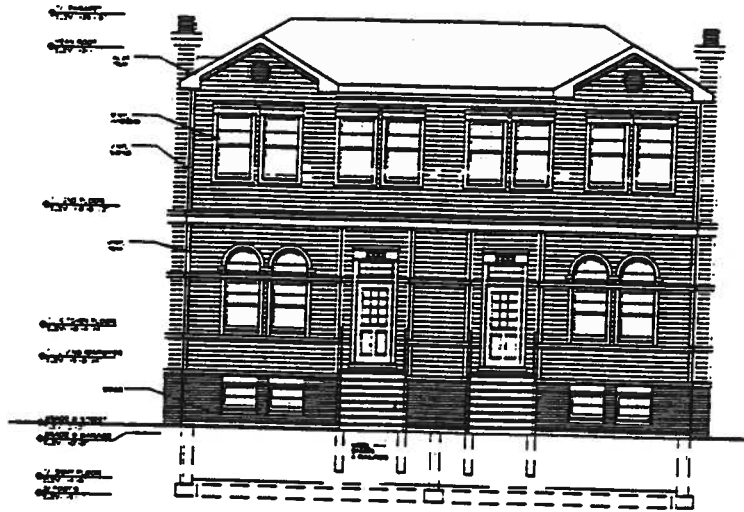
Typical Site Details.



APPLICANT:  
 ADDRESS:  
 DATE:

CA DEVELOPMENT, INC.  
 4545 WEST BERTEAU  
 CHICAGO, IL 60641  
 6-17-99

Building Elevations.  
(Page 1 of 4)

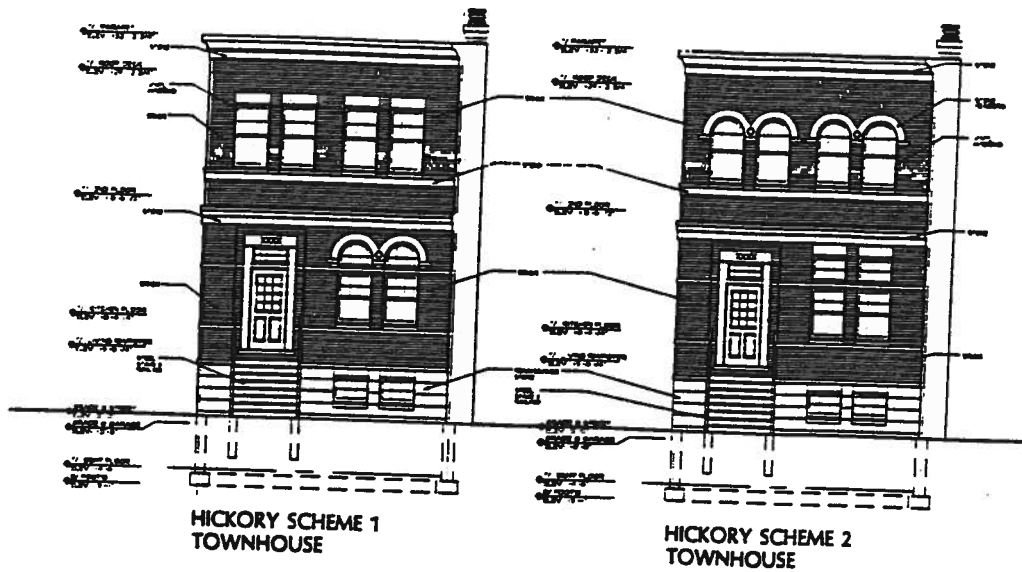


UNIT # 12/13  
TOWNHOUSES

APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-7-99

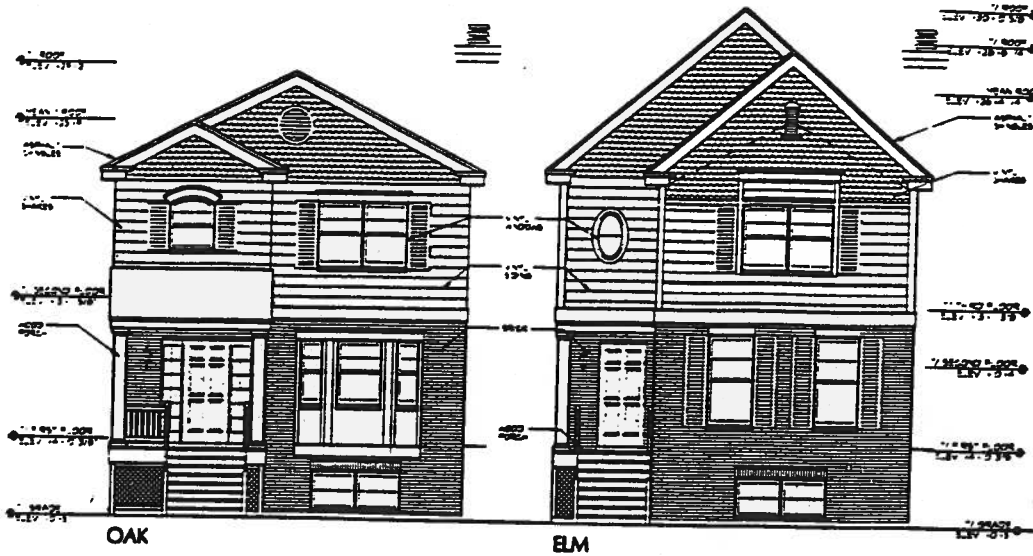
Building Elevations.  
(Page 2 of 4)



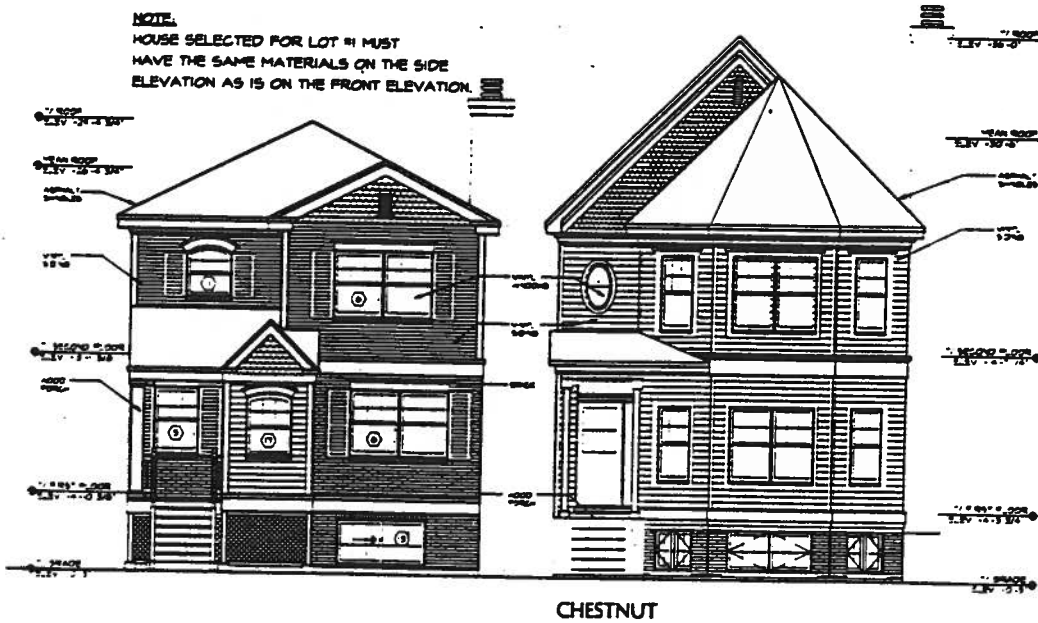
APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO, IL 60641  
6-17-99

Building Elevations.  
(Page 3 of 4)



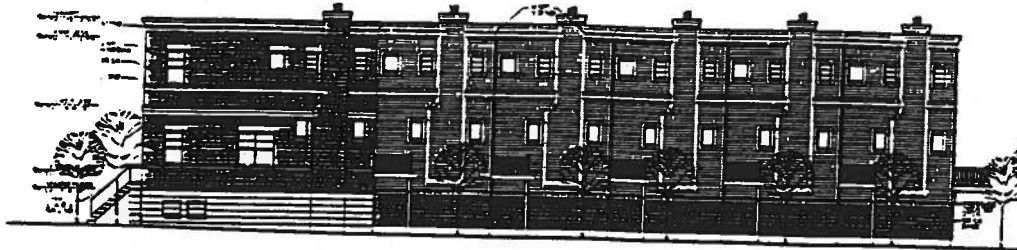
NOTE:  
HOUSE SELECTED FOR LOT #1 MUST  
HAVE THE SAME MATERIALS ON THE SIDE  
ELEVATION AS IS ON THE FRONT ELEVATION.



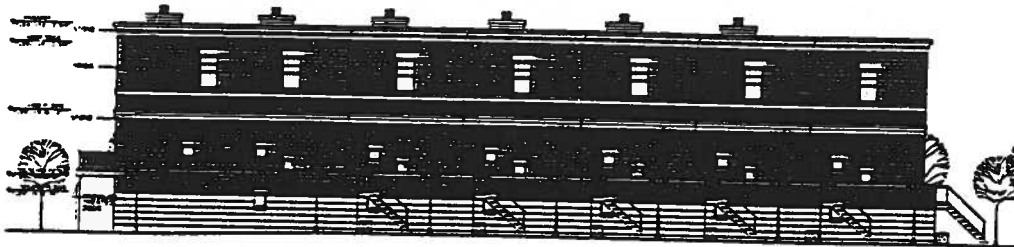
APPLICANT:  
ADDRESS:  
DATE:

CA DEVELOPMENT, INC.  
4545 WEST BERTEAU  
CHICAGO IL 60641  
6-17-99

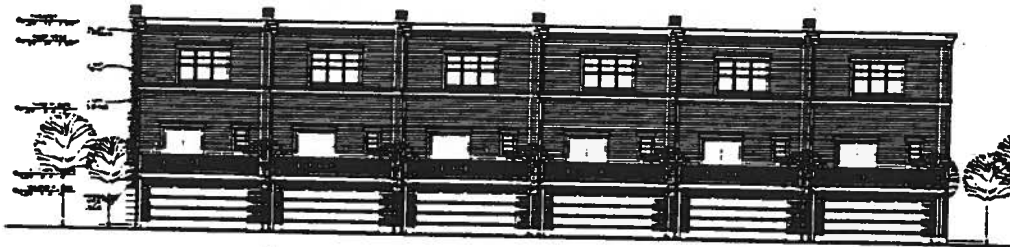
Building Elevations.  
(Page 4 of 4)



HICKORY SIDE  
TOWNHOUSE



HICKORY SIDE  
TOWNHOUSE



HICKORY REAR  
TOWNHOUSE

APPLICANT  
ADDRESS  
DATE:

CA DEVELOPMENT INC.  
4545 WEST BERTEAU  
CHICAGO IL 60641  
6-17-99