



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 17, 2014

Claudia Skylar
Mastro & Skylar Architects
1615 W. North Avenue
Chicago, IL 60622

**Re: Administrative Relief request for Residential Business Planned Development No. 737
Subarea B, Lots 23 and 24, 621-623 W. Schubert Avenue**

Dear Ms. Skylar:

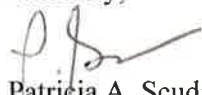
Please be advised that your request for a minor change to Residential Business Planned Development No. 737 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development ("PD").

You are requesting, on behalf of Alex and Elaine Eun, the owners of lots 23 and 24, to combine these two lots into one zoning lot for the purpose of constructing a single family home. As a result of combining these two lots, the maximum number of single-family homes permitted on the property will now be reduced from two to one. The Geneva Terrace Estate Homeowners Association, representing the other property owners within Subarea B, Alderman Michele Smith, and the Park West Community Association have provided their consent to this request. The following drawings, prepared by Mastro & Skylar Architects, and dated December 8, 2013, shall be inserted into the main file: Proposed Site Plan, First Floor Plan, and Building Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the combining of Lots 23 and 24 for the construction of a single family home 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 Residential Business Planned Development No. 737, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Erik Glass, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 8, 2013

Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

**Re: Administrative Relief request for Residential Business Planned Development No. 737
Subarea B, Lots 9, 10 and 11, 2659 North Geneva Terrace**

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Business Planned Development No. 737 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development ("PD"). Also, pursuant to Statement No. 12, you obtained the approval of Alderman Michele Smith and received input from the Park West Community Association on June 24, 2013.

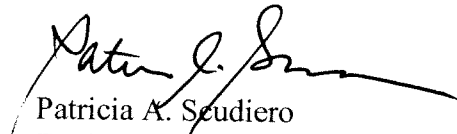
You are requesting, on behalf of Bela Mehta and Adhir Shroff, the owners of lots 9, 10 and 11, (commonly known as 2659 N. Geneva Terrace), to combine lots 9, 10 and 11 into one zoning lot and to allow an addition to the existing, partially completed single family home on lot 9. As shown on the attached Plat of Survey, dated April 17, 2013, lot 9 is improved with a single family home and lots 10 and 11 are vacant. It is the owner's intention to add onto and complete construction of the home and utilize the remaining lot as outdoor recreational space. As a result of combining these three lots, the maximum number of single-family homes permitted on the property will now be reduced from three to one. The Geneva Terrace Homeowners Association, representing the other property owners within Subarea B, has provided their consent to this request. The following drawings, prepared by JDD Architects, shall be inserted into the main file: Site Plan and Zoning Information, First, Second, Third Floor and Roof Plans, Exterior Elevations (2), and Building Sections (2).

With regard to your request, the Department of Housing and Economic Development has determined that allowing the combining of Lots 9, 10 and 11 and an addition to the existing single family home on Lot 9 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 Residential Business Planned Development No. 737, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 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. Seudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file

PLAT OF SURVEY

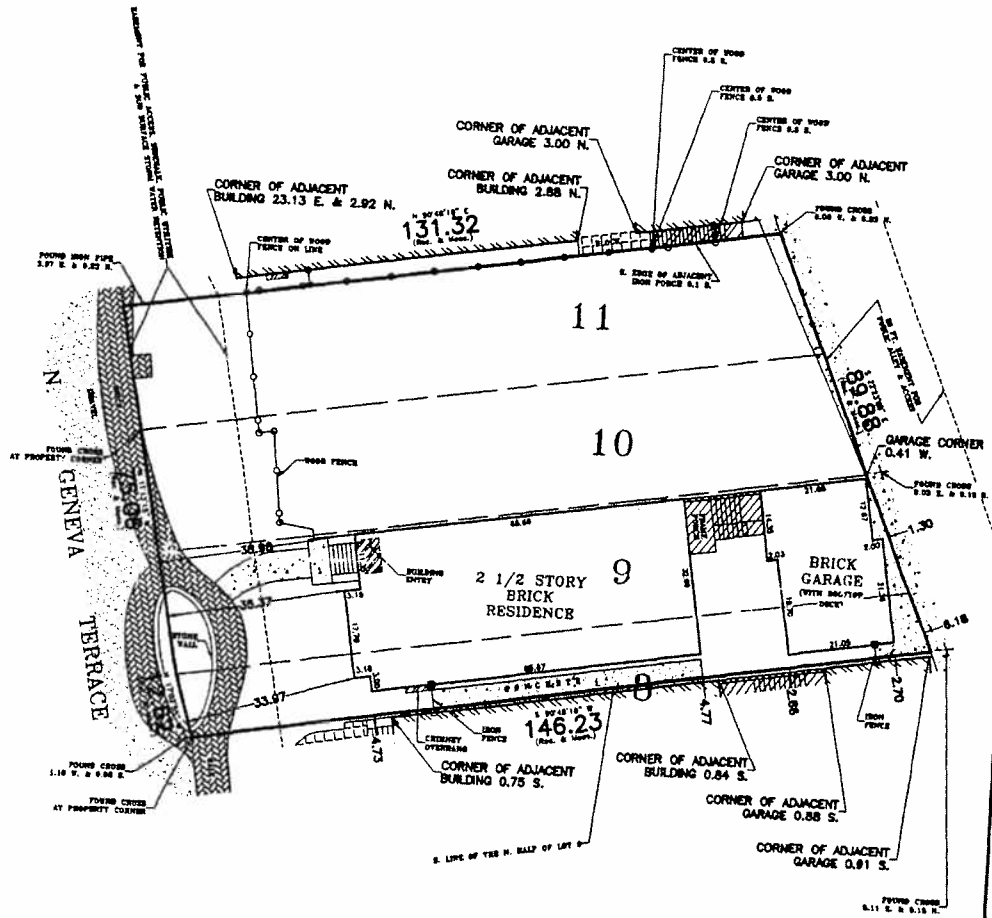
of

THE NORTH HALF OF LOT 8 AND ALL OF LOTS 9-11 IN LINCOLN PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002, AS DOCUMENT 0020749722, AND RE-RECORDED JULY 19, 2002, AS DOCUMENT 0020790850, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2659-83 N. GENEVA TERRACE, CHICAGO, ILLINOIS



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATED, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
) S.E.
 COUNTY OF COOK)

SURVEY ORDERED BY: LG CONSTRUCTION & DEVELOPMENT
 I, JOSEPH P. MALKINCH, AN EMPLOYEE OF PREFERRED SURVEY INC. DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STATUTES REGULATED FOR A PROFESSIONAL SURVEY. ALL PROPERTY CORNERS HAVE BEEN SET OR NOTED ACCORDING TO THE CLIENT'S AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF APRIL, 2004.

JOSEPH P. MALKINCH
 PROFESSIONAL SURVEYOR
 NO. 118
 STATE OF ILLINOIS

MY LICENSE EXPIRES ON 11/30/2004
 STATE OF ILLINOIS
 P.S.A. NO. 138993

Professional Design Registration #184-082788

PREFERRED SURVEY, INC.

7848 W. 79TH STREET, BRIDGEVIEW, IL 60458
 Phone 708-458-7845 / Fax 708-458-7888
 www.plssurvey.com

Field Work Completed	04/17/13	NO. CREW	AN3/75
Land Area Surveyed	54	sq. ft.	CAD



JDD
ARCHITECTS
1000 N. LA SALLE ST.
CHICAGO, IL 60610
TEL: 312.329.1200
WWW.JDDARCHITECTS.COM

CONTRACTOR:
LTD. PARTNERSHIP
1000 N. LA SALLE ST.
CHICAGO, IL 60610
TEL: 312.329.1200

PROJECT NUMBER:

DATE:

SCALE:

REVISIONS:



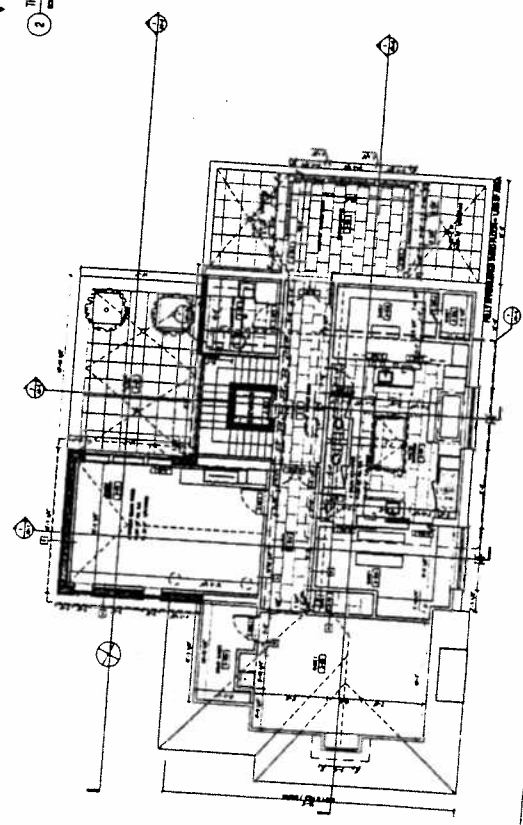
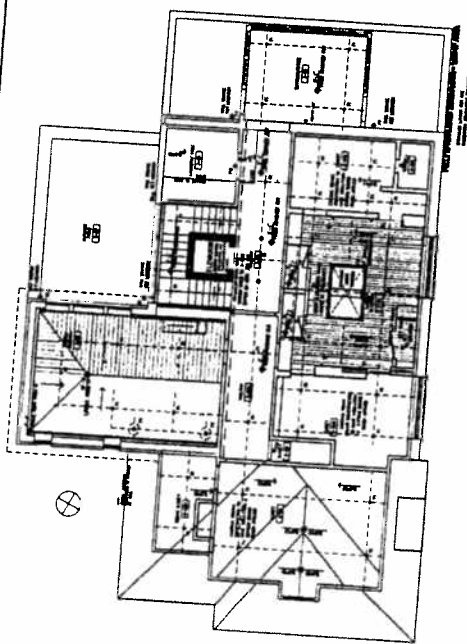
PRIVATE RESIDENCE
2800 N. GENEVA TERRACE
Chicago, Illinois

PLAN/RCP
THIRD FLOOR
A1-3

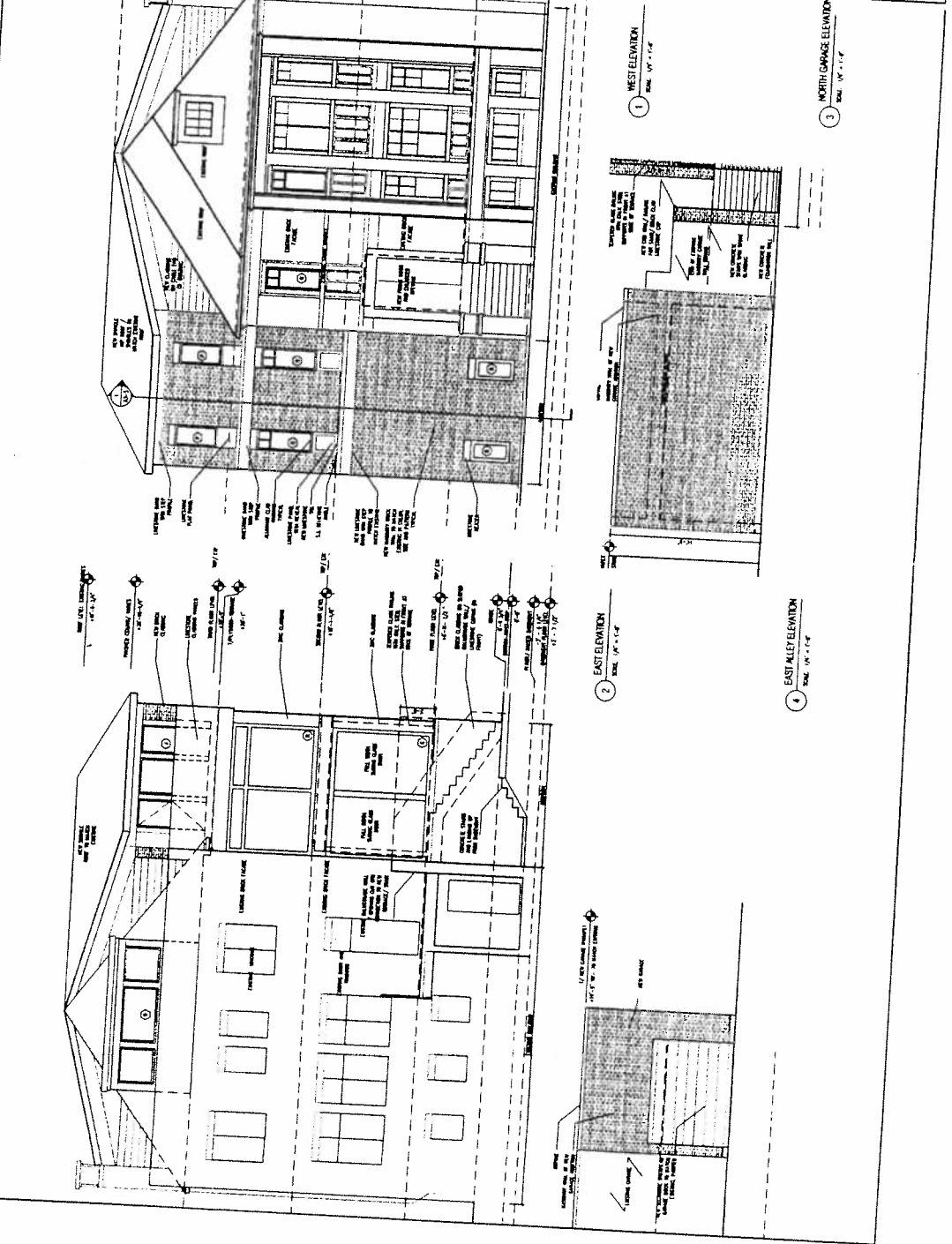
1	THIRD FLOOR PLAN
2	THIRD FLOOR REFERENCED CEILING PLAN

2 THIRD FLOOR REFERENCED CEILING PLAN
SCALE: 1/4" = 1'-0"

1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



<p>JDD ARCHITECTS ARCHITECTS 2659 N. GENEVA TERRACE CHICAGO, IL 60614 TEL: 773.379.7900</p>	<p>CONTRACTOR: LE DEVELOPMENT GROUP 875 N. NORTH AVENUE CHICAGO, IL 60610 TEL: 773.379.7900</p>	
--	---	--



PRIVATE RESIDENCE
2659 N. GENEVA TERRACE
Chicago, Illinois

EXTERIOR ELEVATIONS
A2-2



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

April 2, 2010

Mr. Stuart Rose
SR Builders Inc.
2650 North Ashland Avenue
Chicago, IL 60614

Re: **Administrative Relief Request for Residential-Business Planned
Development No. 737, Sub area B, Lots 10 thru 12**

Dear Mr. Rose:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 737 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development (PD).

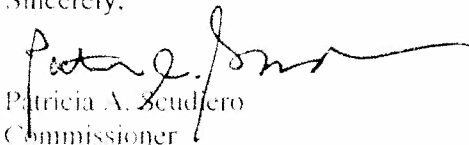
The PD was approved on March 15, 2000, and included three proposed single-family residences on lots 10, 11 and 12. On August 14, 2002, a minor change was granted to reduce the number of lots and units, including omitting lot 11 and thereby increasing the size of the lots and proposed single-family homes for 10 and 12.

You are now seeking an administrative relief to restore lots 10, 11 and 12 as originally approved in the PD and also to add enclosed breezeway connections (with a maximum interior width of 6'-0") from the main house to the garage for these three lots only. The proposed single-family home elevations will comply with the PD. A Proposed Site Plan prepared by Osterhaus McCarthy Architects and dated August 21, 2009, approval of all property owners within Sub area B, and approval of Alderman Daley, as required by the PD, have been submitted.

With regard to your request, the Department of Zoning and Land Use Planning has determined that breezeways have previously been approved for lots 1, 13, and 18-25. Restoring lots 10, 11 and 12 as originally approved in the PD and allowing breezeways on these three lots will not create an adverse impact on the Planned Development or surrounding neighborhood will not result in an increase in the bulk or density, 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 Residential-Business Planned Development No. 737, I hereby approve this minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HG:tm
cc: Alderman Vi Daley, Jim Schueller, Mike Marmo, Erik Glass, Main file





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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

May 27, 2005

Mr. Stuart Rose
Estate Homes of Lincoln Park Commons, LLC
2650 North Ashland Avenue
Chicago, Illinois 60614

RE: Request for minor change to Residential-Business Planned Development No. 737
(Sub-Area B)

Dear Mr. Rose:

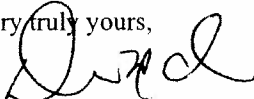

Please be advised that your request for minor changes to Residential-Business Planned Development No. 737 (Sub-Area B) on behalf of Estate Homes of Lincoln Park Commons, LLC, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested revisions to the Site Plan for buildings with Lot Numbers 19 thru 25 and have submitted a revised plan by Osterhaus McCarthy Architects dated May 25, 2005, depicting the following modifications:

1. A reduction in the number of dwelling units from 17 (combination of single family homes and multi-unit buildings) to 7 (single family residences);
2. A reduction of the front yard setback on Lots 19 thru 25 from 15' to 12' which would be in context with the area;
3. An increase of the eastern and western side yards on Lot 25 from 0' to 1' and from 0' to 3' feet, respectively;
4. An increase in the eastern side yard on Lot 25 from 0' to 3 feet; and
5. A reduction of the western side yard on Lots 19 thru 24 from 2' to 1' which would be in context with the entire development.

The Department has reviewed the request and has determined that the proposed changes would be appropriate and consistent with Section 17-13-0611A of the Zoning Ordinance. The proposed revisions result in reduced density on the site.

Accordingly, I hereby approve the requested minor changes to Residential-Business Planned Development No. 737, but no other changes to this development.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner 

DMC:SRP:pas

cc: DPD Files, Mike Marmo





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>

August 14, 2002

Mr. Scott Osterhaus
Scott Osterhaus & Associates
Suite 1356
53 West Jackson
Chicago, Illinois 60604

RE: Request for minor changes to Residential-Business Planned
Development No. 737 (2650 North Clark Street - Limits
Garage)

Dear Mr Osterhaus:

Please be advised that your request for minor changes to
Residential-Business Planned Development No. 737 on behalf of
Stuart Rose with approval from Limits 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 revisions to the Site Plan, Landscape
Plan and Building Elevations for buildings in Subarea B depicting the
following modifications:

1. A reduction in the number of development lots from 25 to 18;
2. A reduction in the number of dwelling units from 45 (15 single-family and 10 three-flat buildings) to 37 (13 single-family, 3 six-flats and 2 three-flats);
3. Addition of breezeway connections between the main house and the garage on 3 of the single-family lots (lots 1, 13, and 18);
4. Addition of rooftop decks on top of all of the garages;
5. A reduction of the front yard setback on two lots fronting Drummond Place from 15' to 8' which would be in context with existing adjacent buildings; and
6. Other minor setback adjustments as indicated on the revised Site Plan.



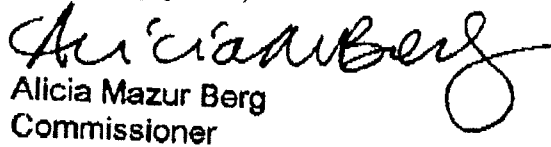
- 7. A reduction in the required number of parking spaces from 85 to 75.

In addition, you have agreed to limit the maximum height of all garages to the top of the parapet to 14'-0"; provide brick masonry on the west facades of the garages on lots 1, 14, 15, 17, 18, and 20; construct permanent planters along the parapet of the garage roof decks along the alley on lots 1, 14, 15, 17, 18, and 20; provide space in the garages or on pads on the side of the garages for garbage cans; and provide landscaping around the utility vaults that are adjacent to the public right-of-way.

The proposed revisions would result in reduced density on the site. The central sidewalk area would remain accessible to emergency vehicles as provided for by the approved plan. A letter of support for these changes from Alderman Vi Daley is attached.

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 Bulk Regulations and Data Table and Building Elevations dated January 21, 2002, and a revised data sheet date August 11, 2002 are made part of this approval.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Ald. Vi Daley



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>

July 16, 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-Business Planned
Development No. 737 (2650 North Clark Street - Limits Garage)

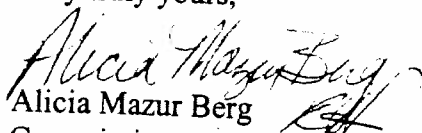
Dear Mr Citron:

Please be advised that your request for minor changes to Residential-Business Planned Development No. 737 on behalf of Limits 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 that the minimum number of parking spaces in Subarea A be reduced from 188 to 185 due to the reduction in the number of condominium units in Subarea A by three from 124 to 121. In addition, you requested that the height of the mechanical penthouses be increased from 60' to 64' in order to accommodate additional mechanical equipment in the penthouse. The number of rooftop penthouses has also been decreased from two to one. A letter of support for these changes from the Park West Community Association to Alderman Vi Daley is attached.

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 Bulk Regulations and Data Table and Building Elevations dated April 17, 2001, are made part of this approval.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Paul Woznicki, Philip Levin, Michael Marmo, Ald. Vi Daley



3/15/2000

REPORTS OF COMMITTEES

27991

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
CHICAGO (CHICAGO ZONING ORDINANCE) BY
RECLASSIFICATION OF AREA SHOWN ON
MAP NUMBER 7-F.

(As Amended)
(Application Number 12847)

(Committee Meeting Held March 9, 2000)

The Committee on Zoning submitted the following report:

CHICAGO, March 15, 2000.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on March 9, 2000, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of nine ordinances which were corrected and amended in their amended form. They are Application Numbers 12870, 12896, 12398, 12847, 12844, A-4101a, 12871, 12877 and 12791.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself on Application Number 12847 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Again, please let the record reflect that I abstain from voting on Application Number 12847.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,

Chairman.

RBD 737

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Colom, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Schulter, M. Smith, Moore, Stone -- 45.

Nays -- None.

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

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinance, he had a familial relationship with the applicant's attorney.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 B3-2 General Retail District and R4 General Residence District symbols and indications as shown on Map Number 7-F in the area bounded by:

West Schubert Avenue; North Clark Street; West Drummond Place; a line 372.86 feet west of and parallel to North Clark Street; the south line of the public alley next north of and parallel to West Drummond Place; a line 422.86 feet west of and parallel to North Clark Street; West Drummond Place; and the alley next east of North Orchard Street,

to the designation of a Residential-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

Residential-Business Planned Development Number 737.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately one hundred sixty-three thousand three hundred thirty-seven (163,337) square feet (three and seventy-four hundredths (3.74) acres) (net site area) and is owned or controlled by the applicant, Limits, 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 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 holder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors: An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
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 Property Line, Boundary and Subarea Map; a Site Plan; First Floor Condominium, Retail and Senior's Residence Building -- Subarea A; Site Plan and Property Line Layout for Subarea B; Landscape Plan for Subarea A; Landscape Plan for Subarea B; Building Elevations for Subarea A and Subarea B Elevation Examples dated

February 10, 2000 prepared by Pappageorge Haymes Ltd.. Full size sets of the Site and Landscape Plans 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-Business Planned Development":

Subarea A: multiple family dwelling units, senior housing, business and retail uses as permitted in the B3-2 General Retail District (except currency exchanges and loan offices) and accessory and non-accessory parking;

Subarea B: single-family and walk-up multiple family dwelling units and accessory and non-accessory parking.

6. The applicant agrees that of the twenty-five (25) non-garage parking spaces in Subarea B, thirteen (13) of the spaces may not be sold by the applicant, but may only be used as guest parking for the homeowners association governing Subarea B. Up to twelve (12) of the remaining parking spaces may be sold or leased to residents of Subarea B or neighborhood residents to be administered by the homeowners association. The public will be allowed reasonable access to parking within Subarea A during non-business hours.
7. Business Identification signs shall be permitted within Subarea A of 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.
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, Bureau of Traffic, 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. All private alleys are to be maintained by the homeowners association, and shall be accessible to the public. Alleys shall be lit in

accordance with the provisions of paragraph 11. Stop signs shall be installed by applicant as required. The applicant shall record any documents necessary to guarantee public access to all private alleys being created by the applicant. The applicant shall not gate Subarea B. Prior to Part II Approval, applicant shall coordinate location and design of the bus stop and passenger amenities with the C.T.A., to be paid for by the applicant.

9. In addition to the maximum height of the proposed 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/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In addition, prior to Part II Approval for buildings on Subarea B, evidence shall be provided by the applicant of recordation of a covenant containing further restrictions, said covenant being on file with the Department of Planning and Development. Specific building standards for the single-family homes and three (3) flat and six (6) flat buildings are set forth below:

Single-Family Homes.

(Lot Numbers 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 19, 20)

Height/Area.

All buildings shall be not more than three (3) stories, plus basement. Ceiling of second floor not more than twenty-eight (28) feet above grade. Overall height of building shall not exceed forty (40) feet as defined by the Chicago Zoning Ordinance. Top of roof access stair enclosure not-to-exceed forty-five (45) feet above grade. Mezzanine or loft spaces are allowed if they are in compliance with the height and area limitations set forth in the guidelines.

Setbacks.

1. Each building shall have a minimum front yard setback of fifteen (15) feet along West Schubert Avenue and fifteen (15) feet along West Drummond Place from the front lot line and be in accordance with the Site Plan. Bay windows, entry porches and stairs shall be allowed to project into the front yard setbacks as defined in the Permitted Obstructions section of the Chicago Zoning Ordinance. A minimum of five (5) feet shall be provided between buildings, except between Lots 1 and 2, where a minimum of three (3) feet, ten and one-half (10½) inches shall be provided. A minimum of three (3) feet shall be provided between garages.
2. Other permitted obstructions in required yards shall be as defined in the Chicago Zoning Ordinance.
3. Roof dormers will be setback twenty (20) feet from front and fifteen (15) feet from rear building facades.
4. Balconies, decks and porches shall not be closer than three (3) feet from any side lot line.

Parking.

1. Two (2) cars minimum per building within an enclosed attached or detached garage structure. Pad parking spaces shall not be permitted. All garages shall be of a size to accommodate refuse containers within the property lines. All trash containers shall be kept in garages except on pick-up days. The homeowners association for Subarea B shall strictly enforce this provision.

Landscaping.

1. A continuous, three (3) foot, six (6) inch high, uniform ornamental steel fence with gates painted black, shall be installed along all front lot lines. Fencing shall be vertical picket type with picket spacing between three (3) inches and six (6) inches (one-half (½) inch bar size minimum). Posts shall be a minimum of three (3) inches square, at five (5) feet, zero (0) inches on center (or less). All fencing between homes in the front yard setback shall match. Fencing elsewhere shall be ornamental iron or cedar board.
2. Side yard fencing shall be wood, vinyl or ornamental steel, not more than five (5) feet, zero (0) inches high.
3. Front and rear yards shall have a minimum of one ornamental tree (three (3) inches caliper) each.
4. No more than twenty percent (20%) of front yard shall be hard surface paving.
5. Sod or ivy ground cover shall be provided at all non-paved areas of the site.
6. All utility meters in front yards to be fully screened with shrubs or other landscaping. No mechanical equipment is allowed in the front yards.
7. All exposed foundations at front facades shall be screened with landscaping.
8. All public sidewalks and curbs shall be provided per City of Chicago Standards and in accordance with the Site Plan.
9. A minimum of thirteen (13) feet of ground level landscaping shall be provided between the house and the garage, unless otherwise specifically noted.

Construction Standards.

1. All street or courtyard facades will be either masonry face brick, limestone or manufactured stone. All rear and side elevations shall be either masonry face brick, limestone, manufactured

- stone or decorative masonry block. Brick shall be of standard, modular or utility size. Stucco or synthetic stucco (EIFS) materials, or siding of any type, shall not be permitted on the front, rear or side elevations of any homes or garage. Metal trim (pre-finished or copper) is permitted. Facade materials shall extend back from the front facades a minimum of eight (8) feet, zero (0) inches at both side facades.
2. No unpainted or otherwise uncolored concrete block masonry units are allowed at the side and rear facades. Permitted chimney projections into side yards shall match front facade materials if at or within ten (10) feet, zero (0) inches of front facade.
 3. Adjacent buildings, under the control of a single Owner/Developer, shall have dissimilar facades, finished, window configurations and material colors.
 4. All principal entrance doors shall face the street or landscaped courtyard.
 5. All satellite dishes, aerials and antennas shall be located in the rear one-third ($\frac{1}{3}$) of the residence. Satellite dishes shall not exceed two (2) feet in diameter.

Specific Restrictions On Individual Lots.

Single-Family Homes.

Lot Number 1 and Number 19. Facade materials shall extend down the alley elevations.

Lot Number 3. Facade material shall extend down the courtyard elevation. A five (5) foot, zero (0) inch tall masonry privacy wall shall connect the residence to the garage. Garage shall be all masonry to match the principal facade elevation. (If garage is moved onto the lot a masonry privacy wall shall be required to enclose the end of the alley along the east property line from the end of the garage to the north property line and extend along the north property line fifteen (15) feet, zero (0) inches to the west.)

For Lots 14 -- 18, inclusive, there shall be no roof decks on garages.

Three-Flat Buildings And Six-Flat Buildings.
(Lot Numbers 4, 5, 13, 14, 18, 21, 22, 23, 24, 25)

Height/Area (Revised)

All buildings shall be not more than three (3) stories, plus basement, with a maximum of three (3) or six (6) dwellings depending on building type. Ceiling of second (2nd) floor not more than twenty-eight (28) feet above grade. Overall height of building shall not exceed forty (40) feet as defined by the Chicago Zoning Ordinance. Top of roof access stair enclosure not-to-exceed forty-five (45) feet above grade. Mezzanine or loft spaces are allowed if they are in compliance with the height and area limitations set forth in the guidelines.

Setbacks.

1. Each building shall have a minimum front yard setback of fifteen (15) feet along West Schubert Avenue and fifteen (15) feet along West Drummond Place from the front lot line. Bay windows, entry porches and stairs shall be allowed to project into the front yard setbacks as defined in the Permitted Obstructions Section of the Chicago Zoning Ordinance. A minimum of five (5) feet shall be provided between buildings, except between Lots 1 and 2, where a minimum of three (3) feet, ten and one-half (10½) inches shall be provided. A minimum of three (3) feet shall be provided between garages.
2. Other permitted obstructions in required yards shall be as defined in the Chicago Zoning Ordinance.
3. Roof structures and mechanical equipment shall be setback a minimum fifteen (15) feet, zero (0) inches from front and rear facades.
4. Roof dormers will be setback twenty (20) feet from front and fifteen (15) feet from rear building facades.
5. Balconies, decks, stairs and porches shall not be closer than three (3) feet from any side lot line.
6. Side yard setbacks shall be not less than as indicated on site plan.

7. There will be no variations to required front and rear yard setbacks allowed.

Parking.

1. Three (3) cars per building (or six (6) cars for six (6) flats) within an enclosed attached or detached garage structure. Pad parking spaces shall not be permitted. Any garage shall be of a size to accommodate refuse containers within the property lines. Trash containers to be kept in garage except on pick-up days. The homeowners association for Parcel B shall strictly enforce this provision.

Landscaping.

1. A continuous, three (3) foot, six (6) inch high, uniform ornamental steel fence, with gates, painted black, shall be installed along all front lot lines where indicated on site plan. Fencing shall be vertical picket type with picket spacing between three (3) inches and six (6) inches (one-half (1/2) inch bar size minimum). Posts shall be a minimum of three (3) inches square, at five (5) feet, zero (0) inches on center (or less). All fencing between homes in the front yard setback shall match. Fencing elsewhere shall be ornamental iron or cedar board.
2. Side yard fencing shall be of wood, vinyl or ornamental steel, not more than five (5) feet, zero (0) inches high.
3. Front and rear yards shall have a minimum of one (1) ornamental tree (three (3) inches caliper) each.
4. No more than twenty percent (20%) of front yard shall be hard surface paving.
5. Sod or ivy ground cover shall be provided at all non-paved areas of the site.
6. All utility meters in front yards to be fully screened with shrubs or other landscaping. No mechanical equipment is allowed in the front yard.

7. All exposed foundations at front facades shall be screened with landscaping.
8. All public sidewalks and curbs shall be provided per City of Chicago Standards and in accordance with the Site Plan.

Construction Standards.

1. All street or courtyard facades will be either masonry face brick, limestone or manufactured stone. All rear and side elevations shall be either masonry face brick, limestone, manufactured stone or decorative masonry block. Brick shall be of standard, modular or utility size. Stucco or synthetic stucco (EIFS) materials, and siding of any type, shall not be permitted on the front, rear or side elevations of any home or garage. Metal trim (prefinished or copper) is permitted. Facade materials shall be extended back from the front facades a minimum of eight (8) feet, zero (0) inches at both side facades. South facades of Lot Numbers 21, 22 and 23 shall have the same primary materials as the front facades.
2. No unpainted or otherwise uncolored concrete block masonry units are allowed at the side and rear facades. Permitted chimney projections into side yards shall match front facade materials if at or within ten (10) feet, zero (0) inches of front facade.
3. Adjacent buildings, under the control of a single Owner/Developer, shall have dissimilar facades, finished, window configurations and material colors.
4. All principal entrance doors shall face the street or landscaped courtyard.
5. All satellite dishes, aerials and antennas shall be located in the rear one-third ($\frac{1}{3}$) of the residence. Satellite dishes shall not exceed two (2) feet in diameter.

Specific Restrictions On Individual Lots.

Three-Flats and Six-Flats.

Lot Numbers 4 and 5. All elevations of the buildings shall have materials to match the principal building elevations.

Lot Number 13. Front facade materials shall extend back along the south elevation a minimum of twenty (20) feet, zero (0) inches. Front facade materials to extend down alley elevation.

Lot Number 14. Front facade materials shall extend back along the north elevation a minimum of twenty (20) feet, zero (0) inches. Front facade materials to extend down alley elevation.

Lot Number 18. Front facade materials shall extend back along the south elevation a minimum twenty (20) feet, zero (0) inches. Front facade materials to extend down alley elevation.

Lot Number 25. Front facade materials to extend down alley elevation.

In addition, within Subarea B, for exact lot listed below, the permitted building type as maximum building area is set forth:

Subarea B.

Lot Type, Lot Area, Maximum Buildable Area.

Lot Number	Type	Lot Area	Maximum Buildable Area
1	Single-Family	3,362.23	3,875.29
2	Single-Family	3,117.90	3,593.68
3	Single-Family	3,518.34	4,055.23
4	3-Flat or Single-Family	4,381.40	4,549.99

3/15/2000

REPORTS OF COMMITTEES

28003

Lot Number	Type	Lot Area	Maximum Buildable Area
5	3-Flat or Single-Family	4,472.45	4,654.93
6	Single-Family	3,880.15	4,472.25
7	Single-Family	3,770.87	4,346.29
8	Single-Family	3,685.88	4,248.33
9	Single-Family	3,593.62	4,141.99
10	Single-Family	3,469.38	3,998.79
11	Single-Family	3,345.14	3,855.60
12	Single-Family	3,220.90	3,712.40
13	3-Flat or Single-Family	3,217.94	4,208.98
14	3-Flat or Single Family	3,594.60	4,143.12
15	Single-Family	3,471.00	4,000.66
16	Single-Family	3,347.00	3,858.20
17	Single-Family	3,223.80	3,715.74
18	3-Flat or Single-Family	3,222.10	4,213.78
19	Single-Family	4,041.38	4,658.08
20	Single-Family	3,796.89	4,376.28
21	3-Flat or Single-Family	3,767.71	4,342.65

Lot Number	Type	Lot Area	Maximum Buildable Area
22	3-Flat or Single-Family	3,744.03	4,315.36
23	3-Flat or Single-Family	3,743.00	4,314.17
24	6-Flat, (2) 3-Flats or Single-Family	7,459.86	8,598.21

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 of the Department of Planning and Development 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. The applicant, or any successors, shall not seek to modify administratively any provision of this Planned Development without first receiving approval for the modification from the alderman and with input from the neighborhood association.
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 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. In addition, prior to issuance of Part II Approval, applicant shall provide evidence to the Department of Planning of any necessary approvals from the Illinois Environmental

Protection Agency.

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 construction on Subarea A is completed and unless seventy-five percent (75%) of the lots in Subarea B are under construction within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of Parcel A shall automatically revert to that of the pre-existing B3-2 General Retail District and the zoning of Parcel B shall automatically revert to that of an R4 General Residence District.

[Exiting Zoning Map; Existing Land-Use Map; Planned Development Property Line, Boundary, Subarea and Right-of-Way Adjustment Map; Site Plan; Landscape Plan -- Subarea A; Landscape Plan -- Subarea B; Subarea A -- First Floor Plans; Building Elevation Drawings; Site Plan and Property Line Layout for Subarea B; and Subarea B Elevation Examples referred to in these Plan of Development Statements printed on pages 28008 through 28021 of this Journal.]

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

Residential-Business Planned Development Number 737.

Bulk Regulations And Data Table.

Gross Site Area

TOTAL: 201,759 square feet (4.63 acres)

Subarea A: 80,558.63 (1.85 acres)

Subarea B: 121,200 (2.78 acres)

Net Site Area:

TOTAL: Gross Site Area, 201,759 square feet - Area in Public Streets and Alleys, 42,067.93 square feet = Net Site Area, 159,690.26 (3.67 acres).

Subarea A = Gross Site Area, 80,558 square feet - Area in Public Streets and Alleys, 18,120 square feet = Net Site Area, 62,438 (1.43 acres).

Subarea B = Gross Site Area, 121,200.19 square feet - Area in Public Streets and Alleys, 23,947.93 square feet = Net Site Area, 97,252.26 (2.23 acres).

Note:

Net Site Area is net of public streets and publicly dedicated alleys.

Maximum Floor Area
Ratio:

TOTAL: 1.89.

Subarea A: 3.0.

Subarea B: 1.2 (see Statement Number 11 for maximum F.A.R. on individual lots).

Maximum Number of Residential Units:

TOTAL: 169.

Subarea A: 124.

Subarea B: 45 (minimum of ^{13 A.R.}~~15~~ single-family units).

Maximum Site Coverage:

In accordance with Site Plans.

Minimum Number of Off-Street Parking Spaces:

TOTAL: 273.

Subarea A: 188.

Subarea B: 85.

60 spaces shall be designated for the condominium units, 12 spaces for condominium guest parking, 97 spaces for the retail use, and 19 spaces for the senior apartments and their guests.

Minimum Number of Loading Docks:

Subarea A: 2.

Subarea B: 0.

Note: Within Subarea A, one loading berth shall be dedicated for retail use, and one loading berth for multiple family-use. The senior units shall use the on-grade parking garage for loading and no loading shall occur in the alley.

Minimum Building Setbacks and Distances between Structures:

In accordance with attached Site Plan and provisions of Paragraph 11.


Maximum Building Heights:

Subarea A: See Building Elevations.

Subarea B: 45 feet.

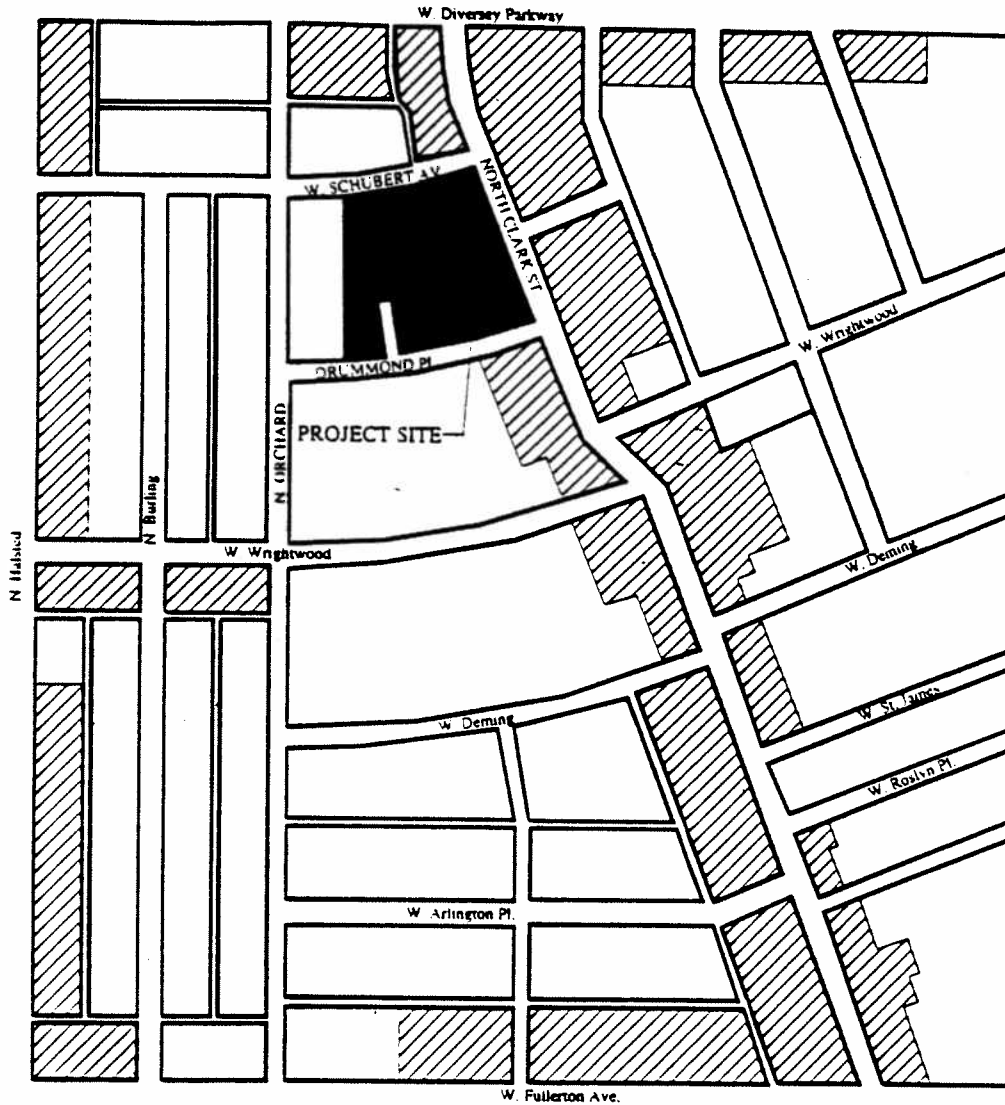
Existing Zoning Map.








 SUBJECT PROJECT

APPLICANT: LIMITS L.L.C.
ADDRESS: 601-635 W. Schubert, 2646-2714 N. Clark
602-630 & 642-646 W. Drummond
DATE: February 10, 2000

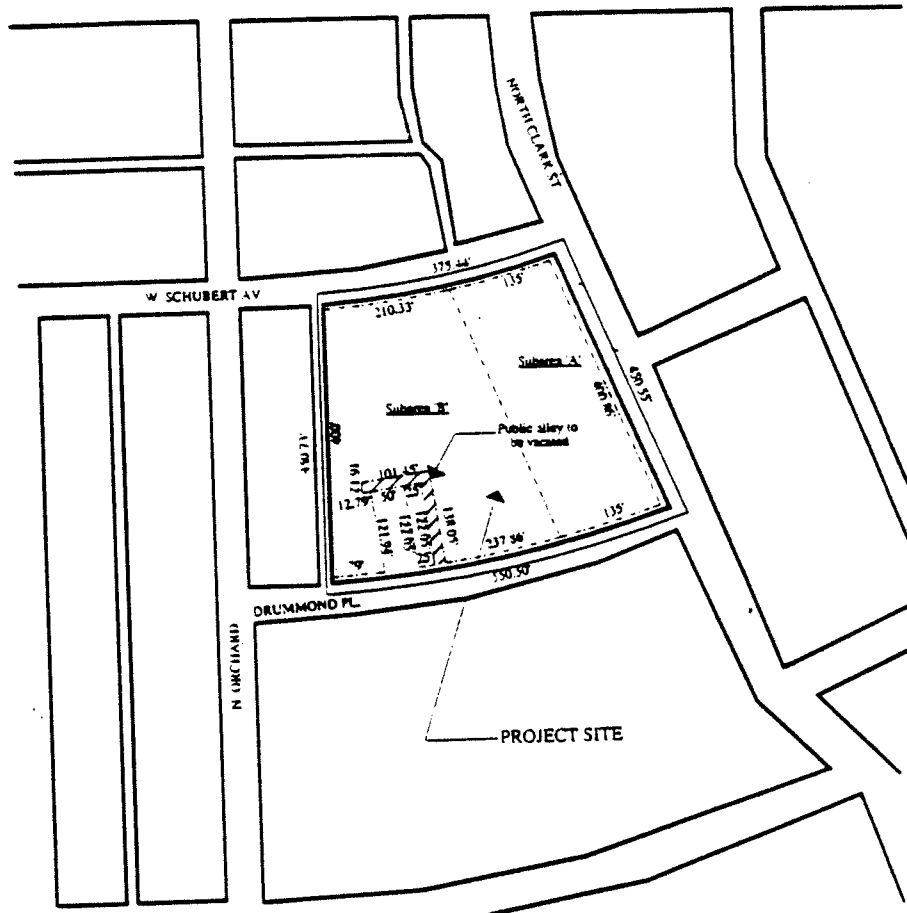
Existing Land-Use Map.



-  RESIDENTIAL
-  BUSINESS
-  COMMERCIAL
-  MANUFACTURING
-  SUBJECT PROPERTY

APPLICANT: LIMITS L.L.C.
ADDRESS: 601-635 W. Schubert, 2646-2714 N. Clark
602-630 & 642-646 W. Drummond
DATE: February 10, 2000

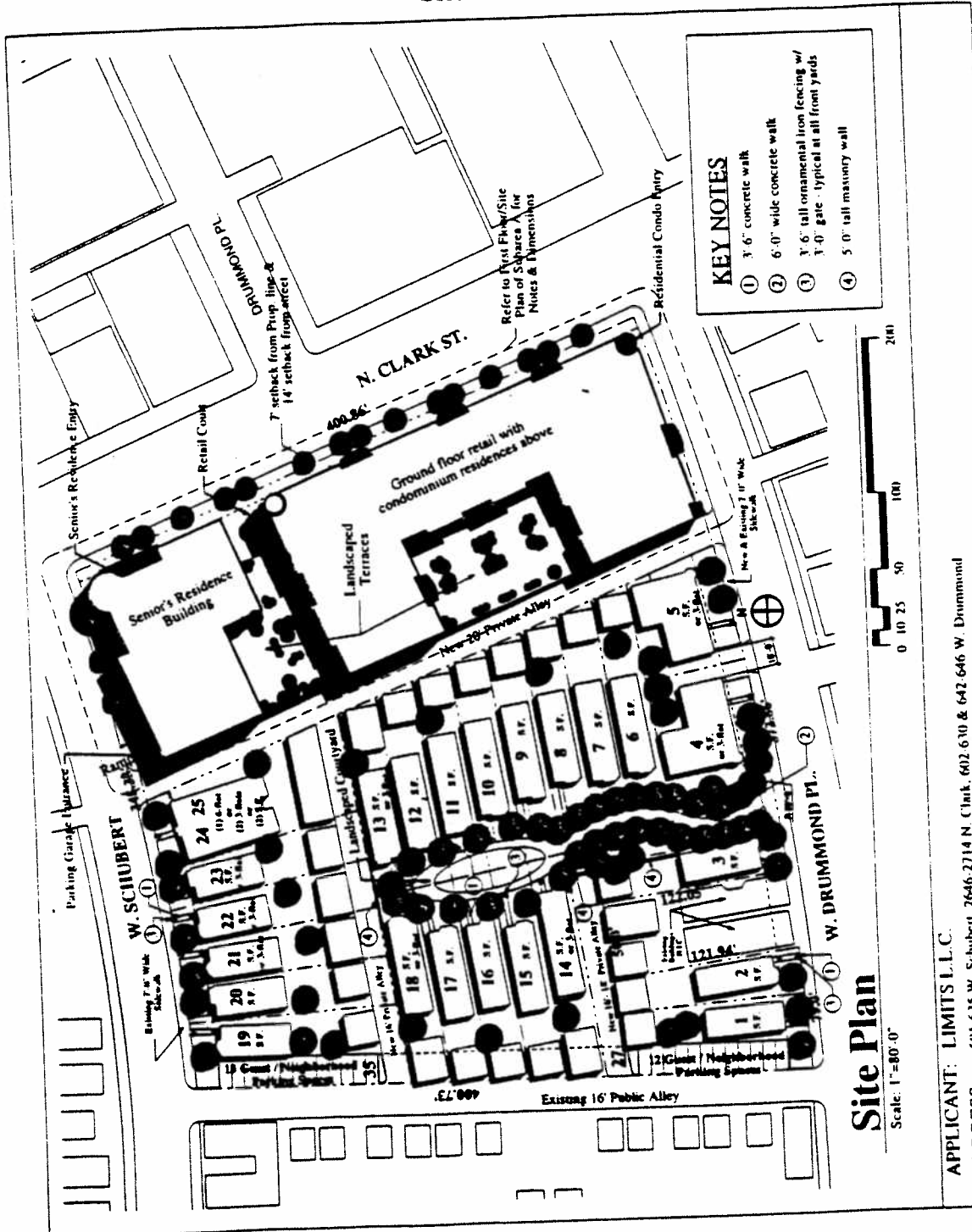
Planned Development Property Line, Boundary, Subarea
And Right-Of-Way Adjustment Map.



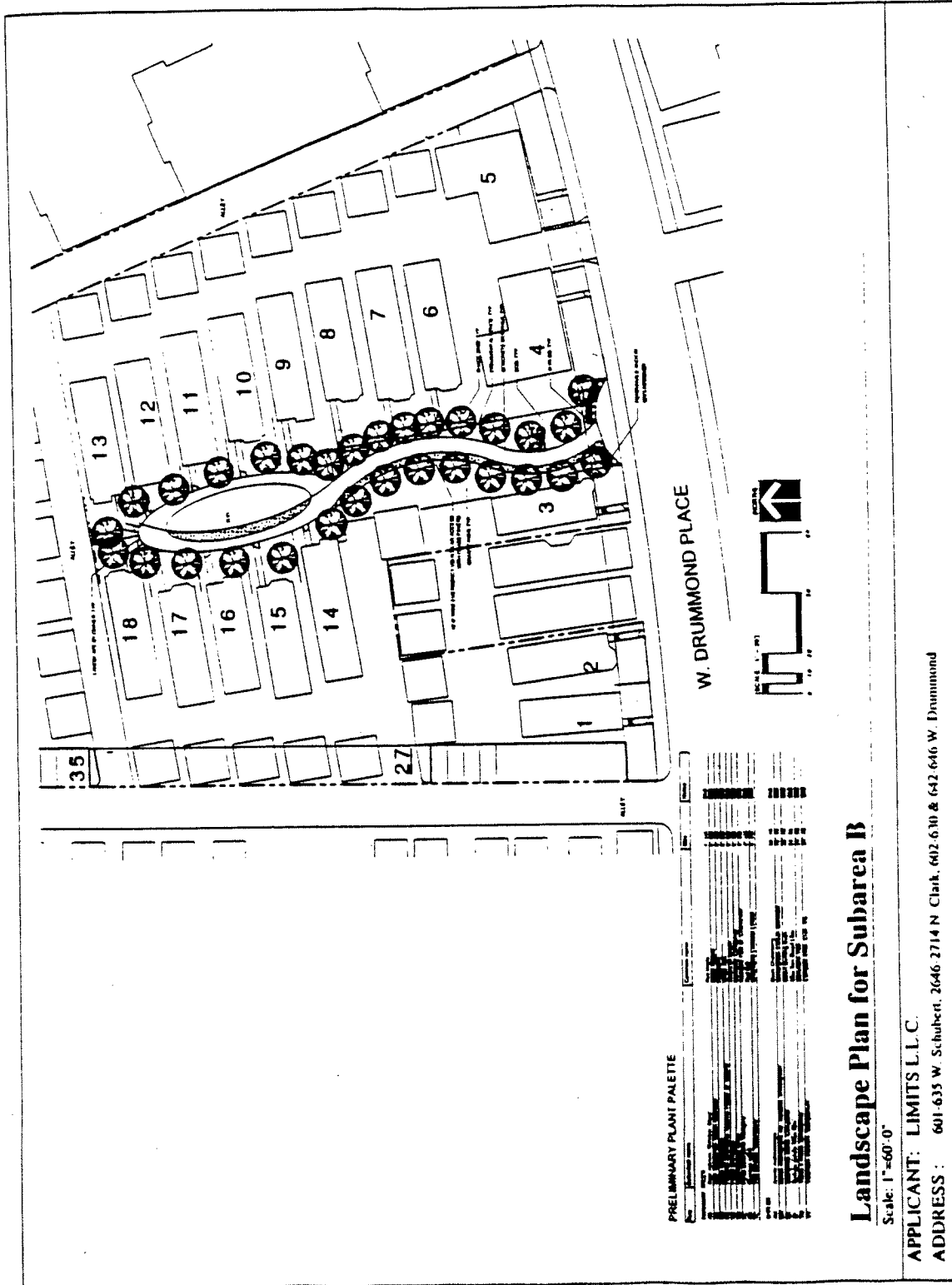
APPLICANT: LIMITS L.L.C.
ADDRESS: 601-635 W. Schubert, 2646-2714 N. Clark
602-630 & 642-646 W. Drummond
DATE: February 10, 2000

----- Dimensioned Property Line
————— Planned Development Boundary

Site Plan.



Landscape Plan -- Subarea B.



PRELIMINARY PLANT PALETTE

NO.	PLANT SPECIES	QUANTITY
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

Landscape Plan for Subarea B

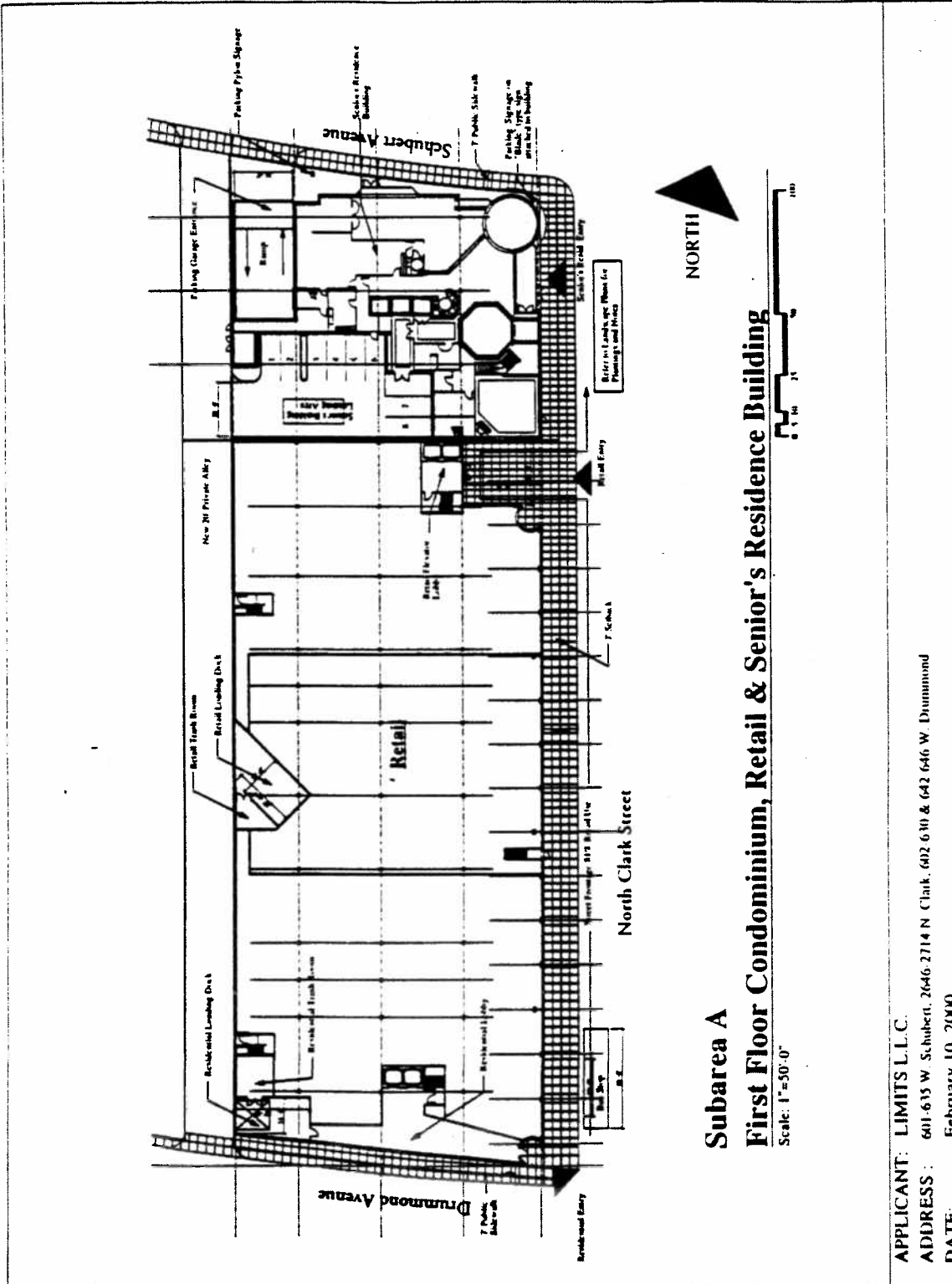
Scale: 1"=60'-0"

APPLICANT: LIMITS L.L.C.

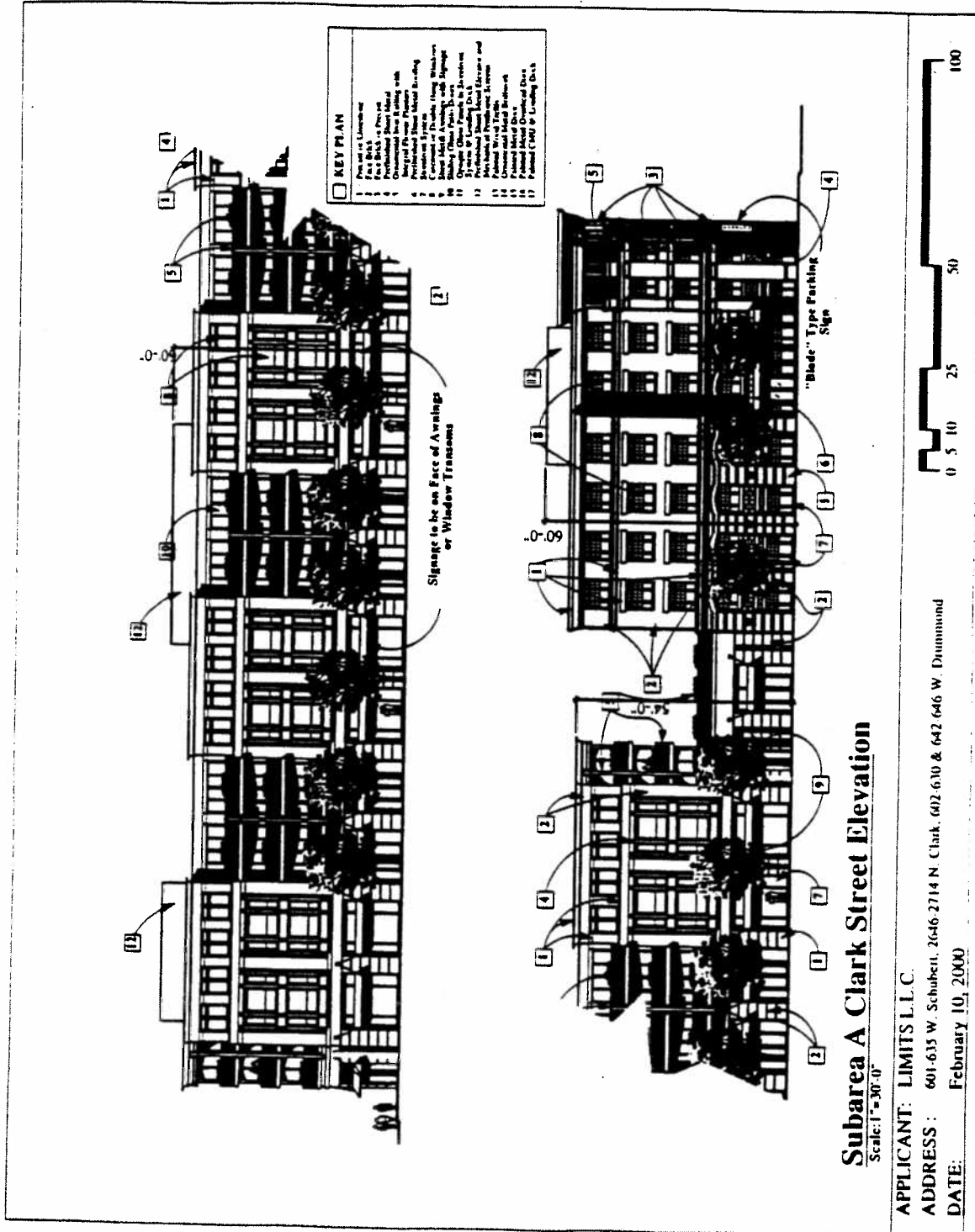
ADDRESS : 601-635 W. Schubert, 2646-2714 N. Clark, 602-610 & 642-646 W. Drummond

DATE: February 10, 2000

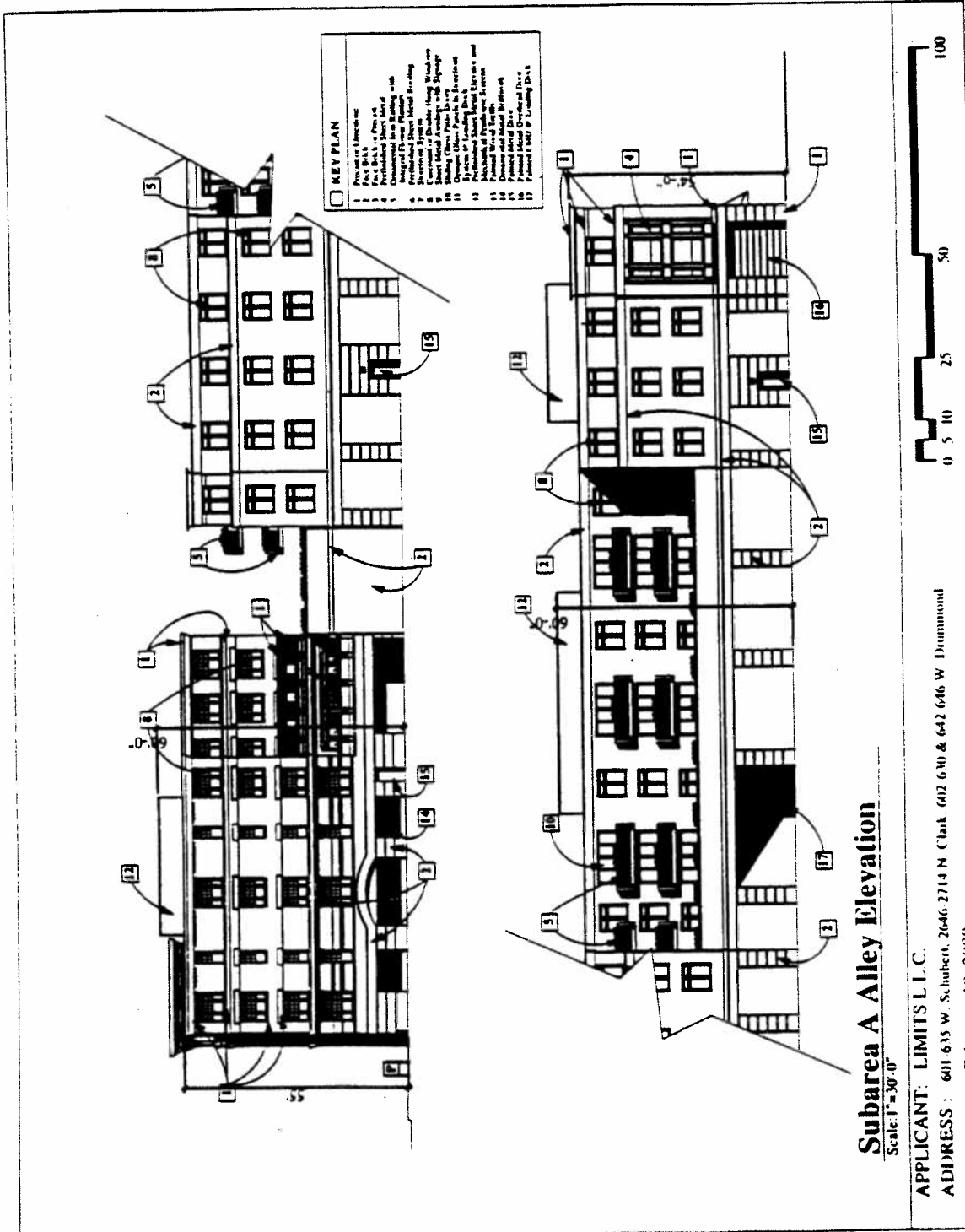
Subarea A -- First Floor Condominium, Retail
And Seniors, Residence Building.



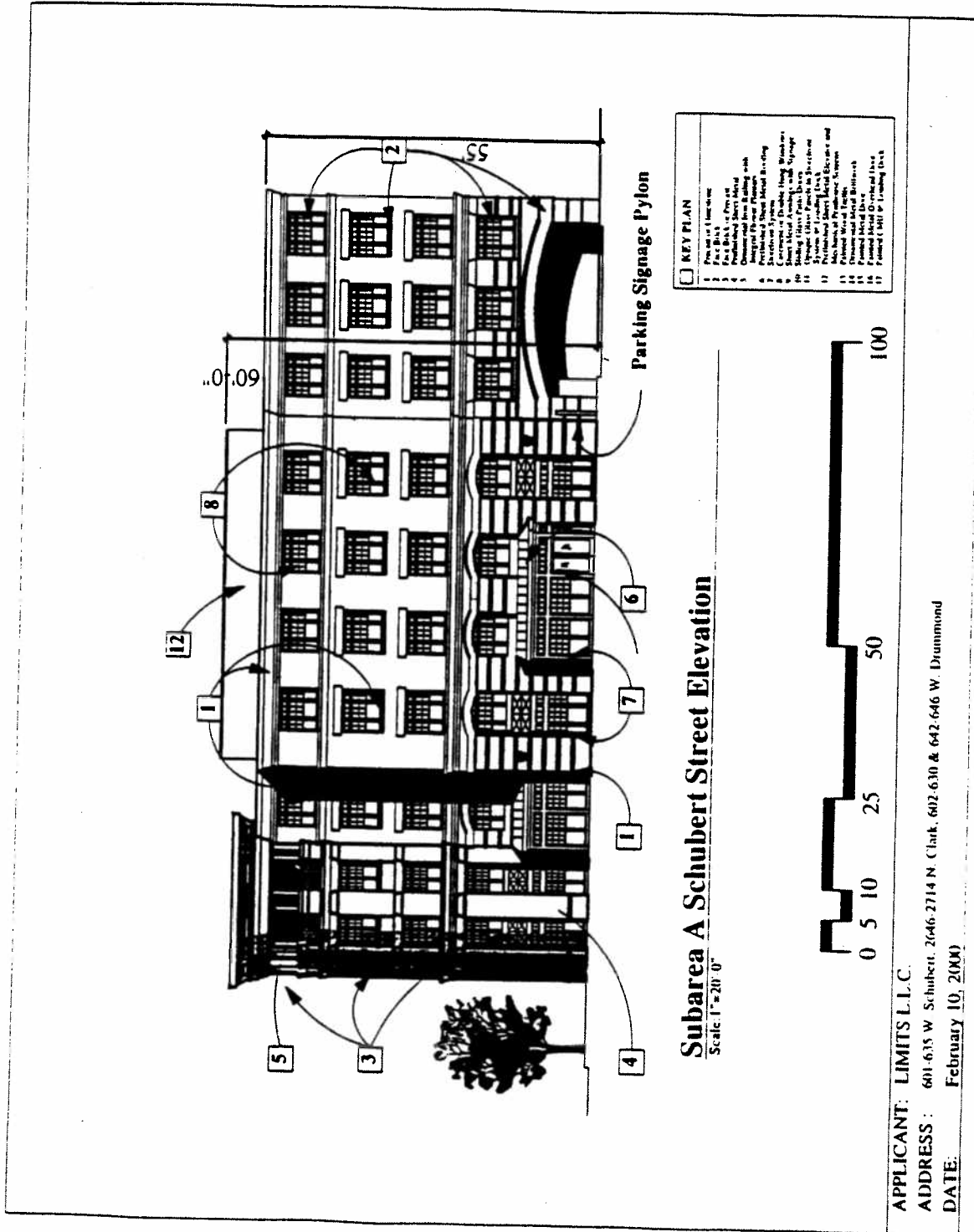
Subarea A -- Clark Street Elevation.



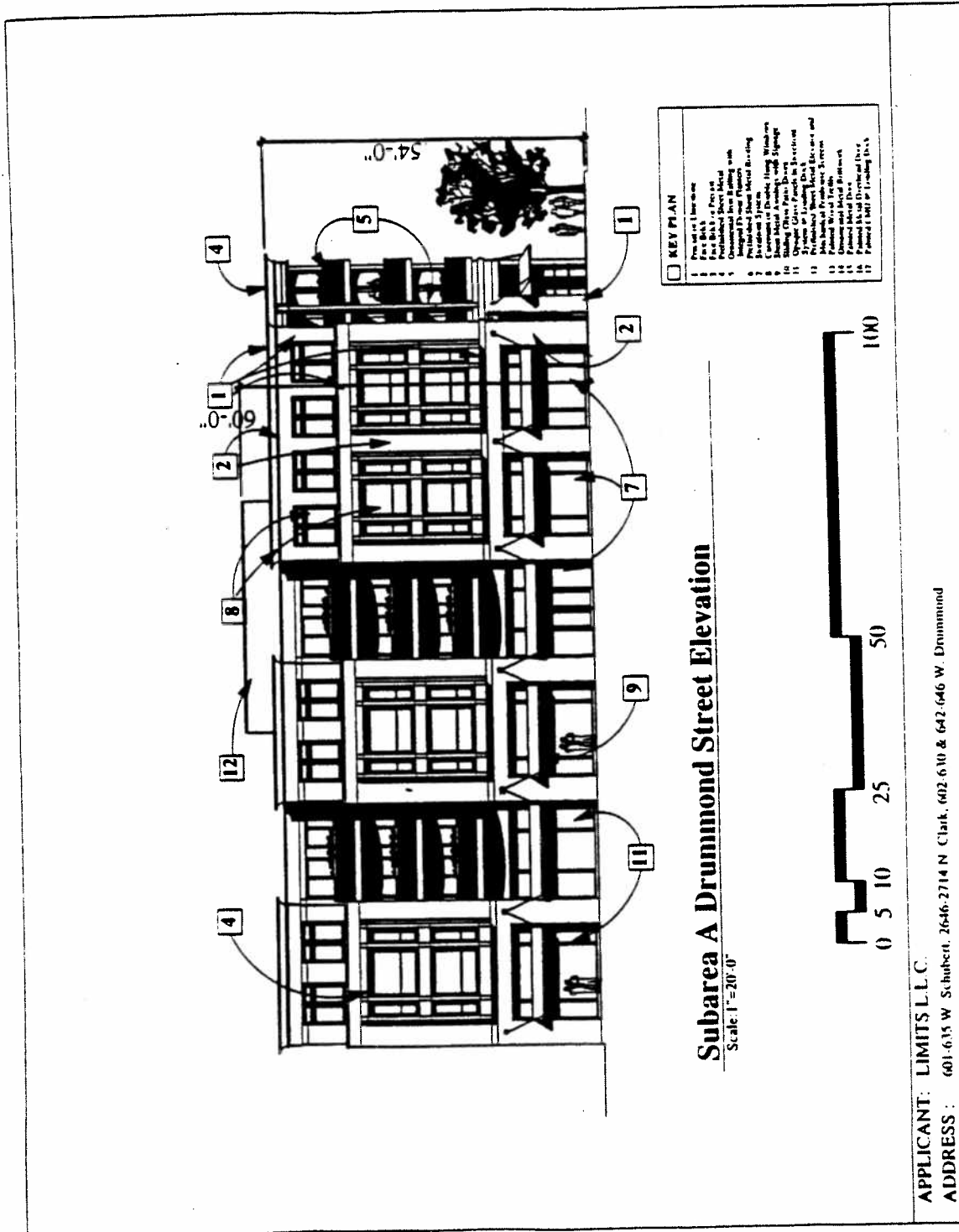
Subarea A -- Alley Elevation.



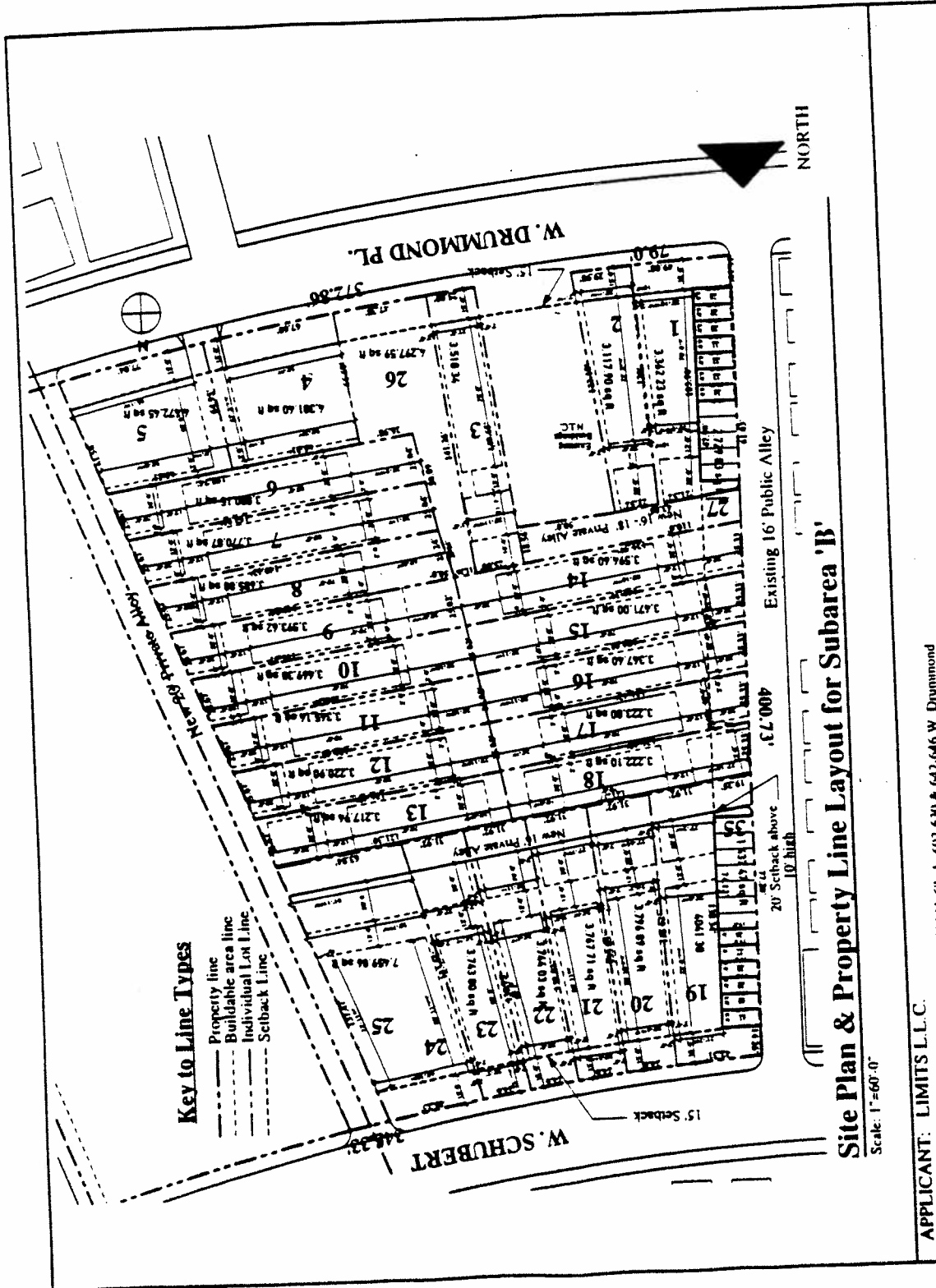
Subarea A -- Schubert Street Elevation.



Subarea A -- Drummond Place Elevation.



Site Plan And Property Line
Layout For Subarea B.

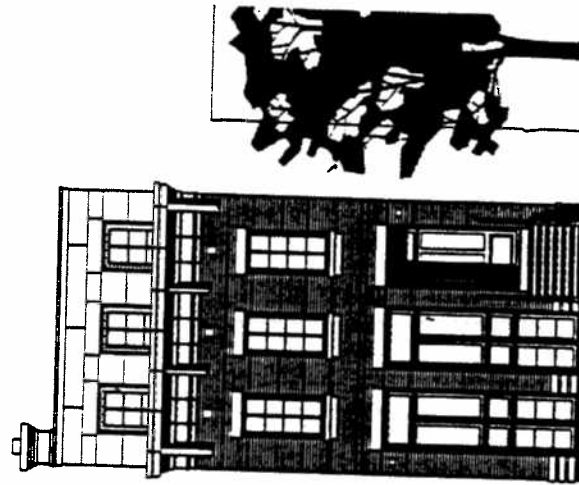


Site Plan & Property Line Layout for Subarea 'B'

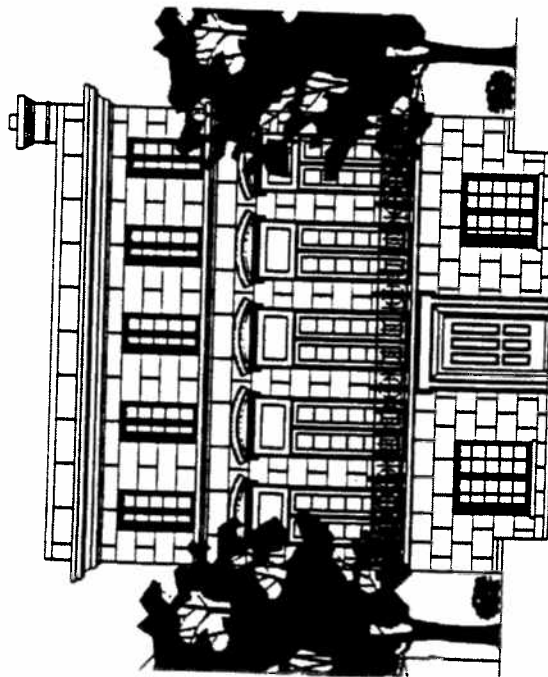
Scale: 1"=60'-0"

APPLICANT: LIMITS L.L.C.
 ADDRESS: 601-635 W. Schubert, 2646-2714 N. Clark, 602-630 & 642-646 W. Drummond
 DATE: February 10, 2000

Subarea B -- Elevation Examples.



Three Flat



Single Family Home on double lot

Subarea 'B' Elevation Examples

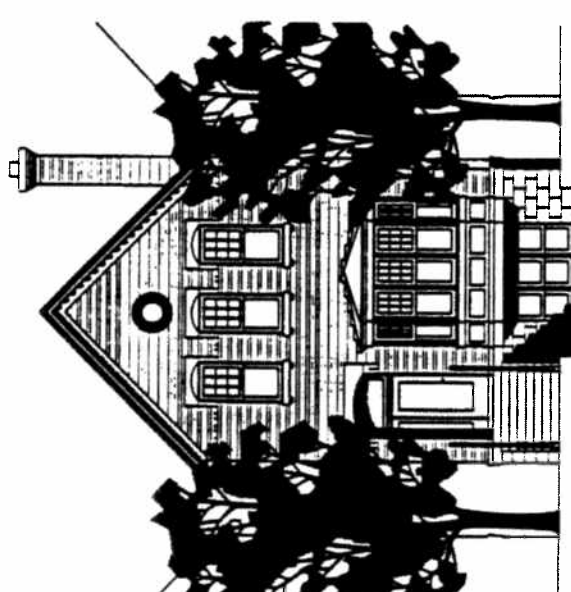
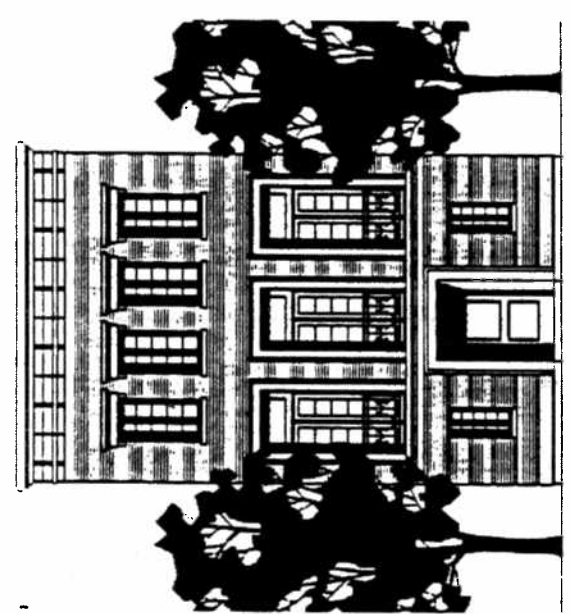
Scale: 1"=10'-0"

APPLICANT: LIMITS L.L.C.

ADDRESS : 601-615 W. Schubert, 2646 2714 N. Clark, 602 610 & 642 646 W. Drummond

DATE: February 10, 2000

Subarea B -- Elevation Examples.

	<p>Single Family Home</p>
	<p>Single Family Home</p>

Subarea 'B' Elevation Examples

Scale: 1" = 10'-0"

APPLICANT: LIMITS L.L.C.

ADDRESS : 601-635 W. Schubert, 2646-2714 N. Clark, 602-630 & 642-646 W. Drummond

DATE: February 10, 2000

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
CHICAGO (CHICAGO ZONING ORDINANCE) BY
RECLASSIFICATION OF AREA SHOWN
ON MAP NUMBER 13-M.
(As Amended)
(Application Number 12844)

(Committee Meeting Held March 9, 2000)

The Committee on Zoning submitted the following report:

CHICAGO, March 15, 2000.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on March 9, 2000, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of nine ordinances which were corrected and amended in their amended form. They are Application Numbers 12870, 12896, 12398, 12847, 12844, A-4101a, 12871, 12877 and 12791.

Please let the record reflect that I, William J. P. Banks, abstained from voting and have recused myself on Application Number 12847 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Again, please let the record reflect that I abstain from voting on Application Number 12847.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

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