

# PD 823

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March 24, 2005

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

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Chicago, Illinois 60602  
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Mr. David Narefsky  
Mayer Brown Rowe and Maw LLP  
190 South LaSalle  
Chicago, Illinois 60603-3441

RE: Request for minor change to Residential Planned  
Development No. 823

Dear Mr. Narefsky,

Please be advised that your request for minor changes to Residential Planned Development No. 823, on behalf of Westhaven Park Phase IIA-West, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested an increase to the maximum number of dwelling units allowed in the PD as originally adopted. The three Sub-Areas allowed for a maximum of 134 dwelling units. Your request is to bring that total from 134 to 135. In addition, you have requested that Exhibit 1, Minimum Number of Parking Spaces (Bulk and Data Table) be changed from the specific minimum to read: "Parking Spaces will be provided at a ratio of one parking space per dwelling unit minimum."

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, including amendments adopted on March 9, 2005. Accordingly, I hereby approve the requested minor changes to Residential Planned Development No. 823, but no other changes to this development.

Very truly yours,

Denise M. Casalino, P.E.  
Commissioner

DMC:SRP:pas

cc: DPD Files, Mike Marmo



*Reclassification Of Area Shown On Map Number 1-H.  
(As Amended)  
(Application Number 13580)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the R4 General Residence District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Lake Street; North Leavitt Street; the alley next south of and parallel to West Lake Street; a line 80.19 feet east of and parallel to North Oakley Avenue; a line 41.01 feet north of and parallel to the alley next north of and parallel to West Washington Boulevard; and North Oakley Avenue,

to those of Residential Planned Development Number 823 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 referred to in this ordinance read as follows:

*Residential Planned Development Number 823.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development Number 823 (the "Planned Development") and subject to the use and bulk restrictions of this Planned Development consists of approximately five and six-tenths (5.6) acres and is owned or controlled by the applicant, the Chicago Housing Authority and The Habitat Company as receiver for the Chicago Housing Authority (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of

Chicago (the "City Council").

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its Affiliates and, if different than the Applicant, the legal title holders and ground lessors, if any. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and, if different than the Applicant, the legal title holder or 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 of Chicago (the "City") for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors.
4. This plan of development consists of these fourteen (14) Planned Development statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference.
  - Exhibit 1. Bulk Regulations and Data Table -- West End.
  - Exhibit 2. General Regional Map.
  - Exhibit 3. Neighborhood Context.
  - Exhibit 4. Henry Horner Homes Phase II Redevelopment Plan.
  - Exhibit 5. Existing Zoning Map.
  - Exhibit 6. Planned Development Property Line and Boundary and Proposed Blocks.
  - Exhibit 7. Proposed Property Line and Subarea Map.
  - Exhibit 8. Public Rights-of-Way Adjustment.
  - Exhibit 9. Illustrative Site Plan.
  - Exhibit 10. Street Sections.
  - Exhibit 11. Phase II-A West 134 Units.

- Exhibit 12. Block and Street Dimensions.
- Exhibit 13. Conceptual Landscape Plan Block 1.
- Exhibit 14. Conceptual Landscape Plan Block 2.
- Exhibit 15. Conceptual Landscape Plan Block 3.
- Exhibit 16. Enlarged Landscape Plans.
- Exhibit 17. Enlarged Landscape Plans and Section.
- Exhibit 18. Landscape Plan Typical Dumpster Detail.
- Exhibit 19. Landscape Plan Illustrative Ornamental Fence Detail.
- Exhibit 20. Blocks 1, 2 and 3 Illustrative Street Elevations.
- Exhibit 21. Illustrative Building Elevations Building 2C.
- Exhibit 22. Illustrative Building Elevation Building 3C.

These foregoing documents are sometimes collectively hereinafter referred to as the "Plans". Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). The Planned Development is applicable to the area delineated hereto and these and no other controls shall apply. 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 as "Residential Planned Development":
  - attached single-family residences and townhouses, attached multi-family townhouses, multi-family residential buildings, administrative offices, recreation, accessory uses and accessory parking.
6. New identification signs, and temporary signs, such as construction and informational signs, shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the D.P.D.

7. Any service drives or other ingress and egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, subject to the review and approval of C.D.O.T., D.P.D. and the Department of Fire. There shall be no parking within emergency areas. Ingress and egress shall be subject to review and approval of C.D.O.T. and D.P.D.
8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements to the property shall be designed, installed and maintained in substantial conformance with the Plans dated April 18, 2002. Landscaping shall be designed, installed and maintained at all times in accordance with the applicable landscaping provisions of the Landscape Ordinance. For units with individual garages, garbage cans shall be kept within the garages, except for the date of pickup.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the D.P.D., upon the application for such a modification by the Applicant or the Affiliates and after a determination by the Commissioner of the D.P.D. that such a modification is appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the D.P.D. 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.
12. 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 D.P.D.

13. 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 through 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. 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.
14. 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 the R4 General Residence District.

[Exhibits 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 referred to in these Plan of Development Statements printed on pages 84739 through 84759 of this *Journal*.]

Exhibit 1 referred to in these Plan of Development Statements reads as follows:

Exhibit 1.

Henry Horner Homes Phase II-A.

Bulk Regulations And Data Table -- West End.

	Subarea 1	Subarea 2	Subarea 3	Overall
Gross Site Area (square feet):	78,793	72,409	91,160	242,362

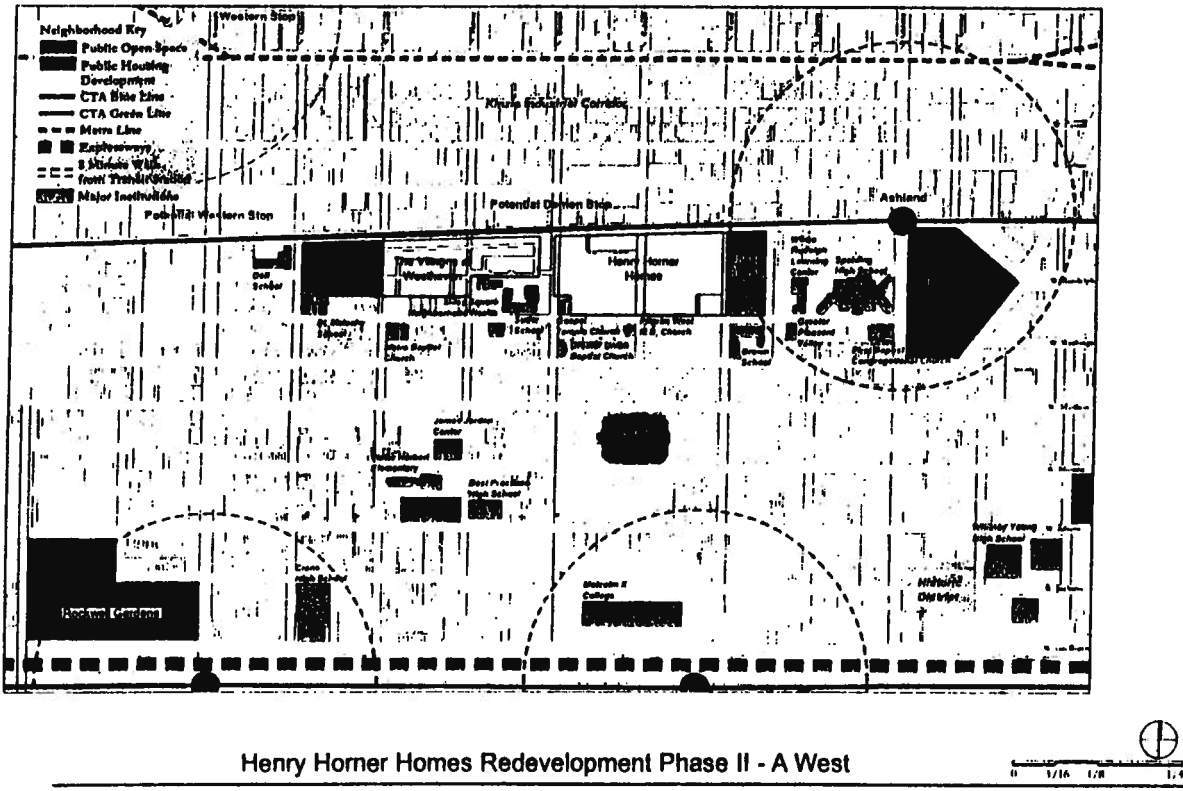
	Subarea 1	Subarea 2	Subarea 3	Overall
Net Site Area (square feet):	56,007	50,724	62,318	169,049
Site Acreage:				5.6 acres
Rights-of-Way and Alleys:				.93 acres
Maximum Percentage of Site Covered:	0.42	0.41	0.51	0.45
Maximum Floor Area Ratio:	1.22	1.29	1.32	1.28
Maximum Building Height:	4 stories	4 stories	4 stories	
Maximum Building Building Setback:	10 feet	10 feet	18 feet, 9 inches	
Maximum Number of Dwelling Units:	43	40	51	134
Minimum Number of Loading Berths:				
Minimum Number of Parking Spaces:	42	40	52	134

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans.

Maximum building height shall be in accordance with building elevations.



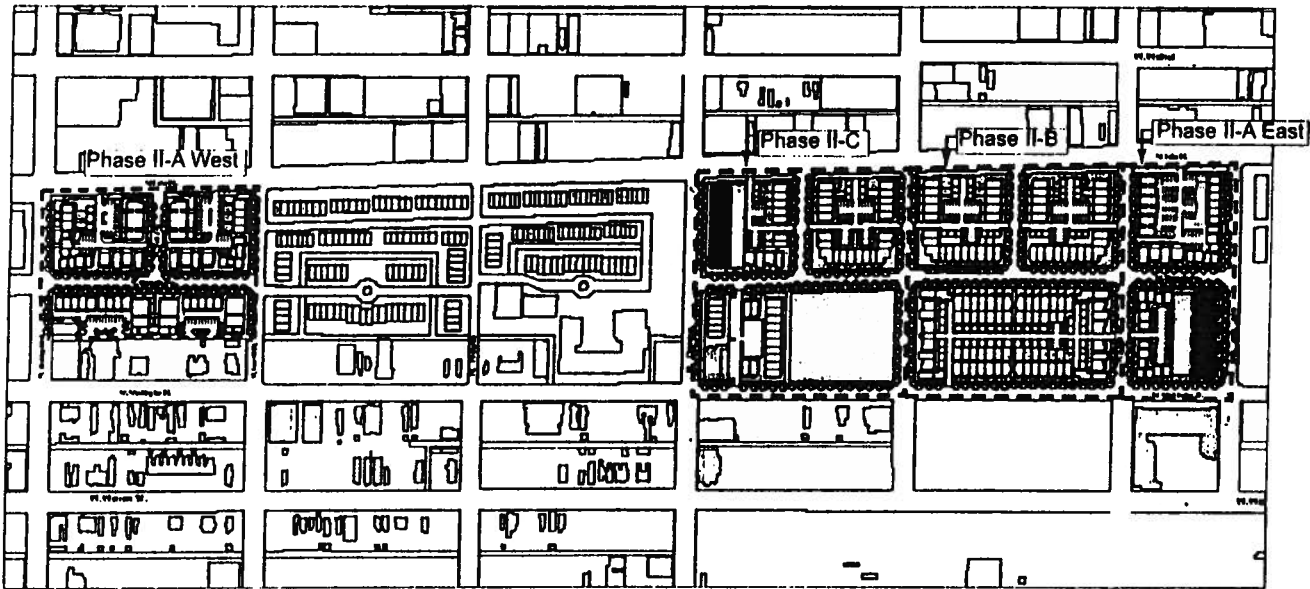
Exhibit 3.  
Neighborhood Context.



Henry Horner Homes Redevelopment Phase II - A West

Exhibit 4.

Henry Horner Homes Phase II  
Redevelopment Plan.

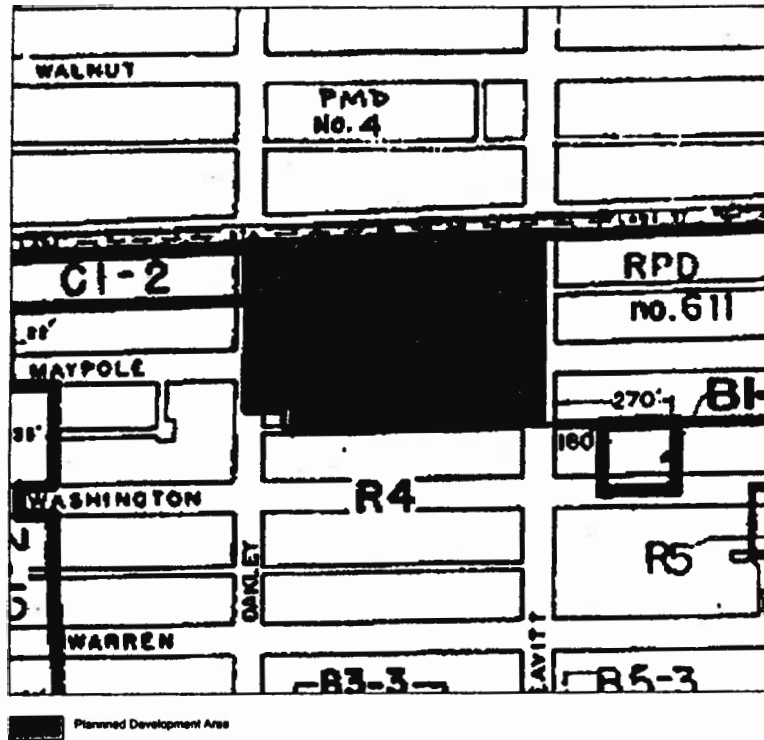


Henry Horner Homes Redevelopment Phase II - A West



Exhibit 5.

Existing Zoning Boundary Map.



Planned Development Area

Henry Horner Homes Redevelopment Phase II - A West

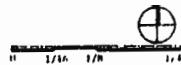
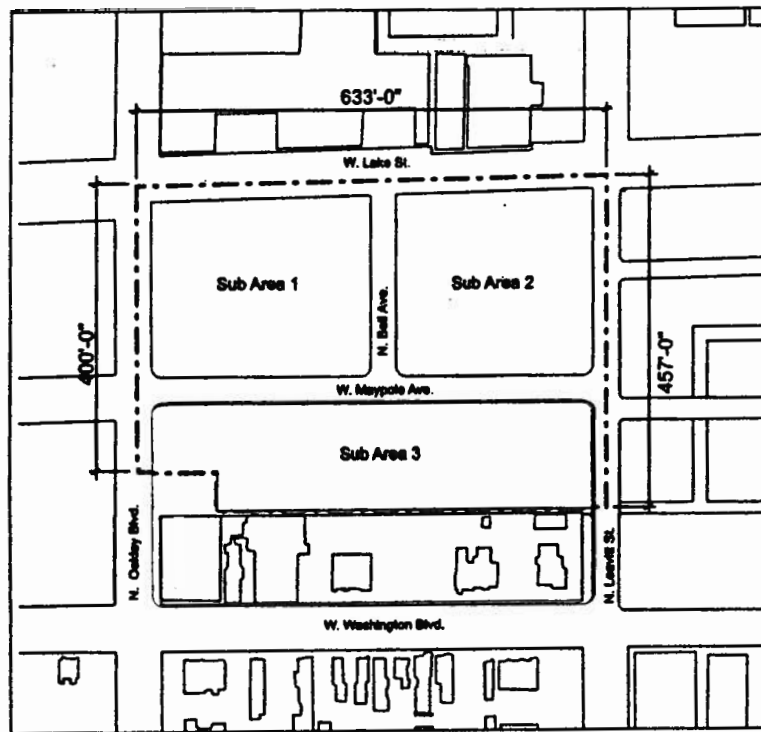


Exhibit 6.

Planned Development Boundary  
And Proposed Blocks.



Henry Homer Homes Redevelopment Phase II - A West

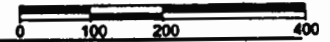
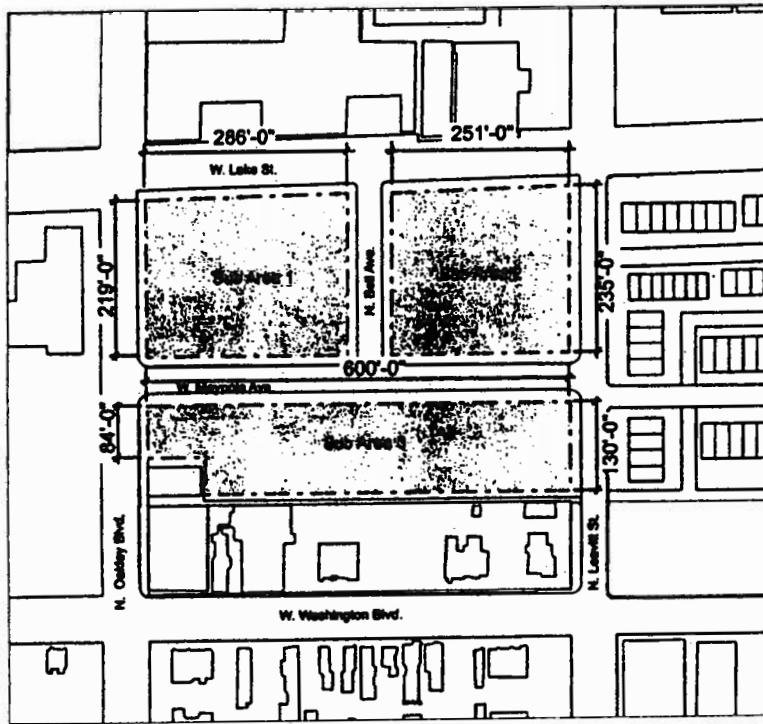


Exhibit 7.

Proposed Property Line  
And Subarea Map.



Henry Horner Homes Redevelopment Phase II - A West

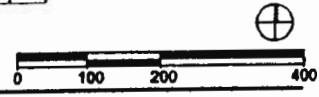
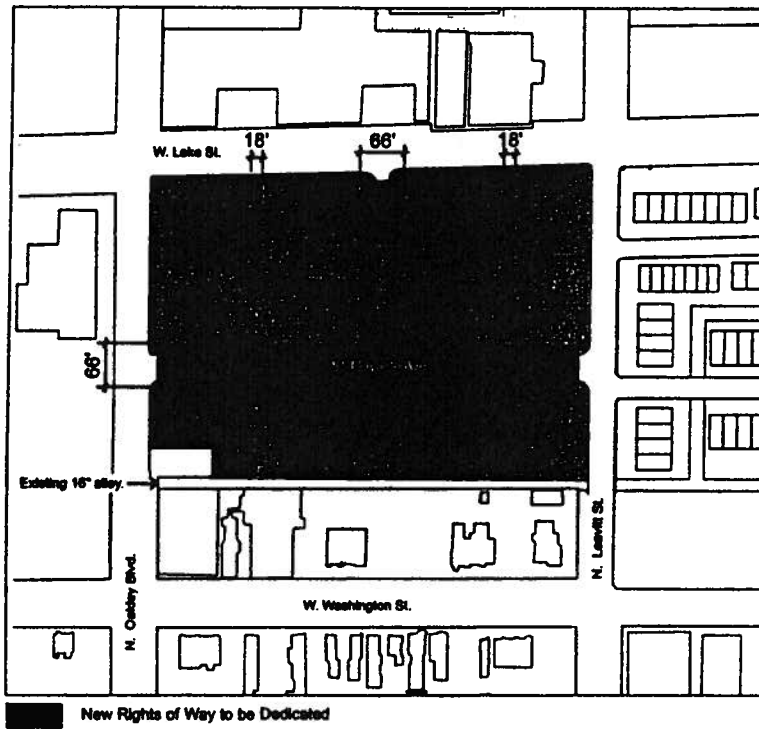


Exhibit 8.

Public Rights-Of-Way Adjustment.



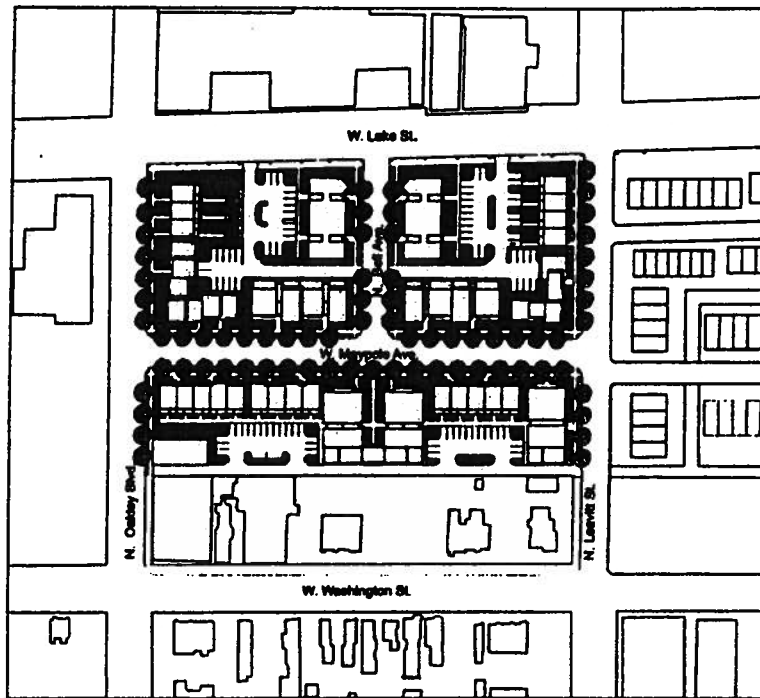
■ New Rights of Way to be Dedicated

Henry Horner Homes Redevelopment Phase II - A West



Exhibit 9.

Illustrative Site Plan.

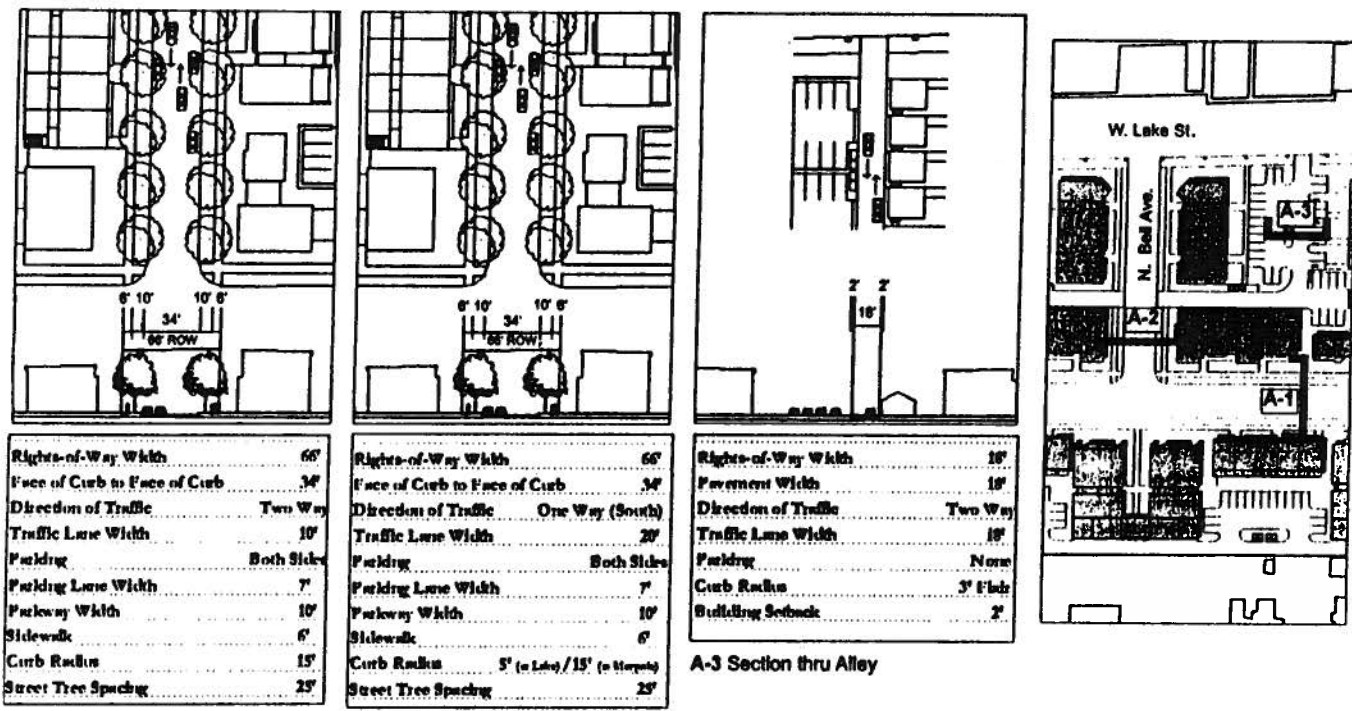


Henry Horner Homes Redevelopment Phase II - A West



Exhibit 10.

Street Sections.



A-1 Section thru W. Maypole Ave.

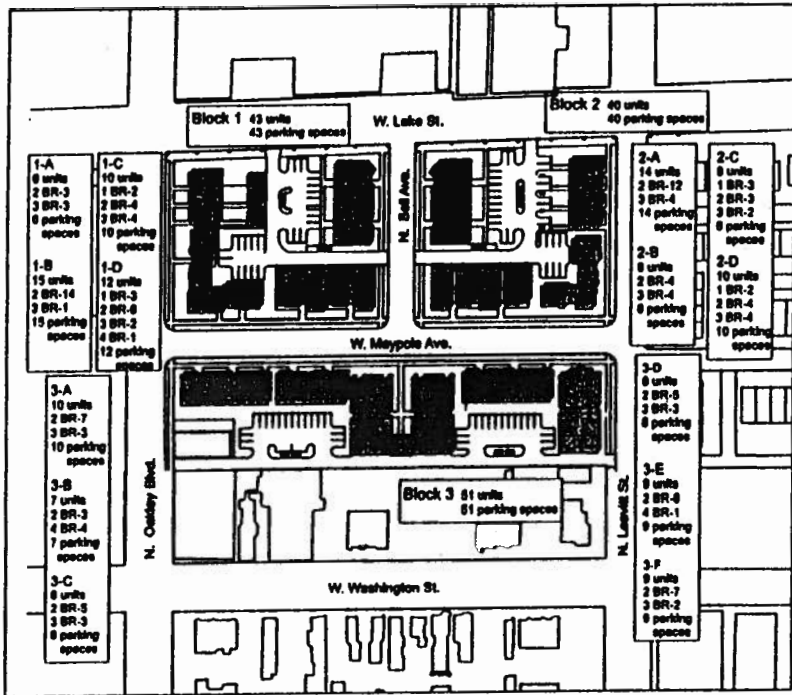
A-2 Section thru N. Bell Ave.

A-3 Section thru Alley



Exhibit 11.

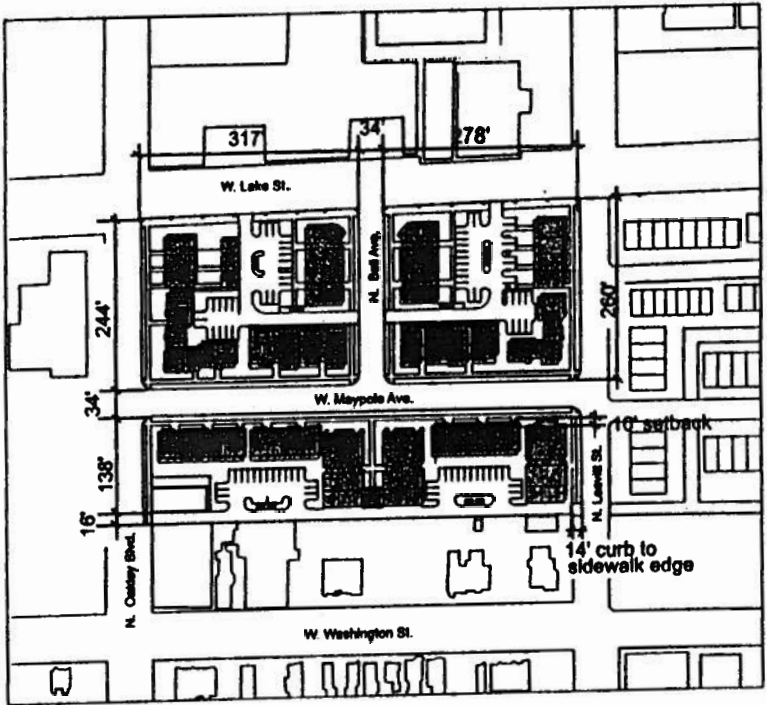
Phase II-A West 134 Units.



Henry Homer Homes Redevelopment Phase II - A West



Exhibit 12.  
Block And Street Dimensions.



Henry Homer Homes Redevelopment Phase II - A West



Conceptual Landscape Plan  
Block 1.

Exhibit 13.

PLANT PALETTE

STREET TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Corylus spicata</i>	Hickory Cuckoo	11" Caliper, Minimum
<i>Prunus americana</i>	White Ash	11" Caliper, Minimum
<i>Liquidambar styraciflua</i>	Tulpopo	11" Caliper, Minimum

PARKING LOT TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Aster sp. novae</i>	Flowering Maple	11" Caliper, Minimum
<i>Celtis occidentalis</i>	Hickory	11" Caliper, Minimum
<i>Corylus rostrata</i>	English Walnut	11" Caliper, Minimum
<i>Quercus macrocarpa</i> var. <i>macro</i>	White Oak	11" Caliper, Minimum
<i>Salix pyramidalis</i> Group <i>flexilis</i>	Willow	11" Caliper, Minimum

SHADE TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Aster sp. novae</i>	Flowering Maple	11" Caliper, Minimum
<i>Celtis occidentalis</i>	Hickory	11" Caliper, Minimum
<i>Prunus americana</i>	White Ash	11" Caliper, Minimum
<i>Quercus flexilis</i>	White Willow Oak	11" Caliper, Minimum









LAKE STREET ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Cornus amomum</i> var. <i>macro</i>	Spicebush	6.75" Height
<i>Hamamelis virginica</i>	WitchHam	6.75" Height
<i>Hamamelis virginica</i>	WitchHam	6.75" Height

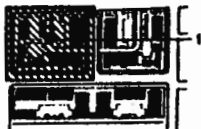
ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Cornus amomum</i> var. <i>macro</i>	Spicebush	6.75" Height
<i>Cornus amomum</i> var. <i>macro</i>	Spicebush	6.75" Height
<i>Hamamelis virginica</i>	WitchHam	6.75" Height
<i>Hamamelis virginica</i>	WitchHam	6.75" Height
<i>Hamamelis virginica</i>	WitchHam	6.75" Height
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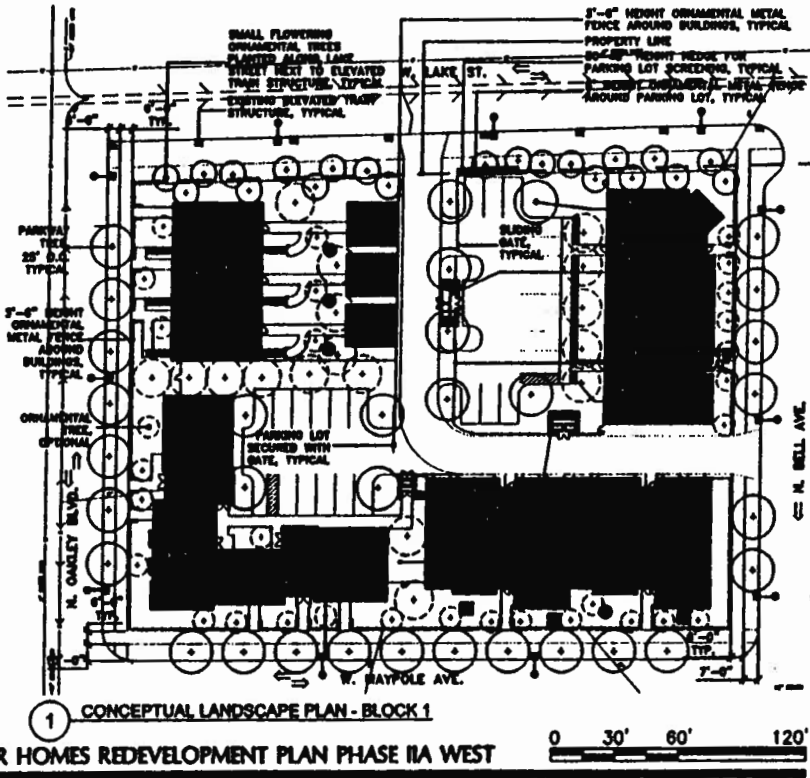
LEGEND

-  CODE REQUIRED TREE
-  ORNAMENTAL TREE
-  OPTIONAL SHADE TREE
-  OPTIONAL ORNAMENTAL TREE
-  SHRUBS
-  GROUND COVER
-  FENCE
-  NORTH ARROW

KEY PLAN



APRIL 16, 2002 EXHIBIT 13



1 CONCEPTUAL LANDSCAPE PLAN - BLOCK 1  
HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA WEST



Conceptual Landscape Plan  
Block 2.

Exhibit 14.

PLANT PALETTE

STREET TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Crataegus</i>	Northern Crapew	13' Caliper, Medium
<i>Prunus pennsylvanica</i>	White Ash	13' Caliper, Medium
<i>Thuja occidentalis</i>	Yewtree	13' Caliper, Medium

PARKING LOT TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Amelanchier canadensis</i>	Worms Maple	13' Caliper, Medium
<i>Cornus amomum</i>	Hobblebush	13' Caliper, Medium
<i>Cornus amomum</i>	Turkey Plum	13' Caliper, Medium
<i>Chaenactis canadensis</i>	Wildflower Hawthorn	13' Caliper, Medium
<i>Malus pennsylvanica</i> (Village Honey)	Redstart Bush	13' Caliper, Medium

SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Amelanchier canadensis</i>	Worms Maple	13' Caliper, Medium
<i>Cornus amomum</i>	Hobblebush	13' Caliper, Medium
<i>Prunus pennsylvanica</i>	White Ash	13' Caliper, Medium
<i>Quercus bicolor</i>	Swamp White Oak	13' Caliper, Medium









LAKE STREET ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Cornus amomum</i> var. <i>serotina</i>	Thornless Crapew Hawthorn	8'-10' Height
<i>Hemlock glabra</i>	Whitethorn	8'-10' Height
<i>Viburnum acerifolium</i>	Blackhaw Viburnum	8'-10' Height

ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE
<i>Cornus amomum</i> var. <i>serotina</i>	Thornless Crapew Hawthorn	8'-10' Height
<i>Cornus amomum</i> var. <i>serotina</i>	Thornless Crapew Hawthorn	8'-10' Height
<i>Hemlock glabra</i>	Whitethorn	8'-10' Height
<i>Malus pennsylvanica</i>	Redstart Bush	8'-10' Height
<i>Malus pennsylvanica</i>	Redstart Bush	8'-10' Height
<i>Viburnum acerifolium</i>	Blackhaw Viburnum	8'-10' Height

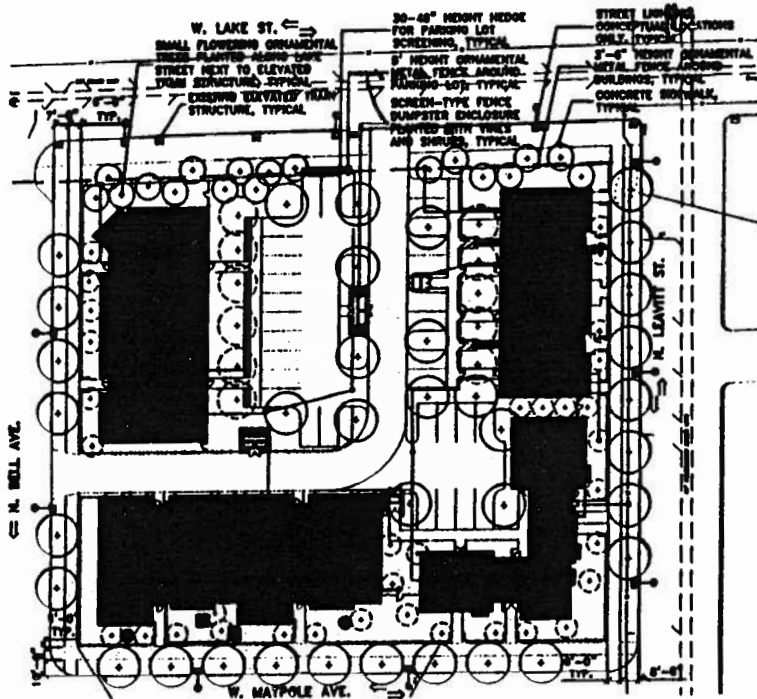
LEGEND

-  CODE REQUIRED TREE
-  ORNAMENTAL TREE
-  OPTIONAL SHADE TREE
-  OPTIONAL ORNAMENTAL TREE
-  SHRUBS
-  GROUNDCOVER
-  FENCE
- 

KEYPLAN



APRIL 18, 2002 EXHIBIT 14



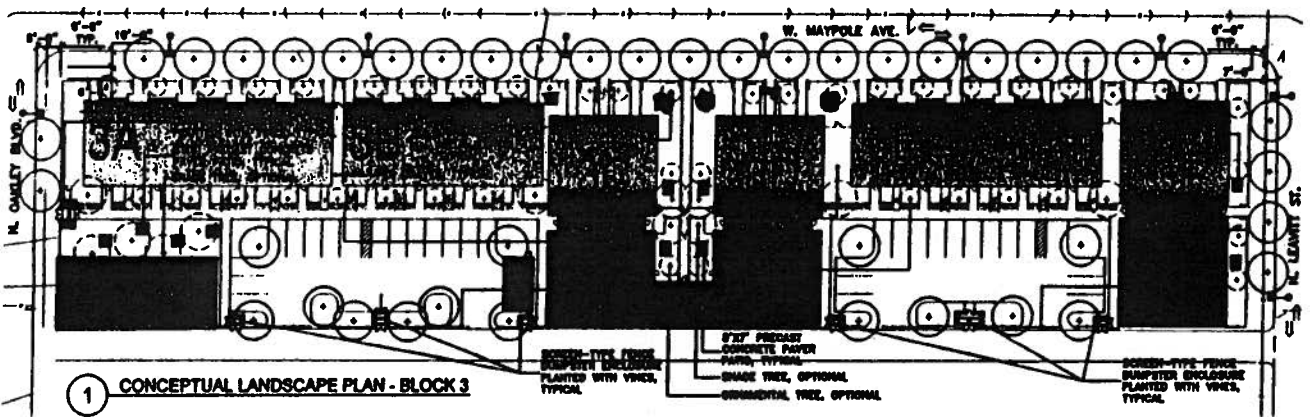
1 CONCEPTUAL LANDSCAPE PLAN - BLOCK 2

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA WEST



Exhibit 15.

Conceptual Landscape Plan  
Block 3.



1 CONCEPTUAL LANDSCAPE PLAN - BLOCK 3

LEGEND

- CODE REQUIRED TREE
- ORNAMENTAL TREE
- OPTIONAL SHADE TREE
- OPTIONAL ORNAMENTAL TREE
- SHRUBS
- GROUNDCOVER
- FENCE

PLANT PALETTE

STREET TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Quercus sp.</i>	White Oak	12" Caliper, Medium
<i>Fraxinus americana</i>	White Ash	12" Caliper, Medium
<i>Ulmus americana</i>	Yucca	12" Caliper, Medium

PARKING LOT TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Quercus sp.</i>	White Oak	12" Caliper, Medium
<i>Fraxinus americana</i>	White Ash	12" Caliper, Medium
<i>Ulmus americana</i>	Yucca	12" Caliper, Medium

SHADE TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Quercus sp.</i>	White Oak	12" Caliper, Medium
<i>Fraxinus americana</i>	White Ash	12" Caliper, Medium
<i>Ulmus americana</i>	Yucca	12" Caliper, Medium

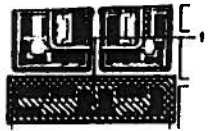
LAKE STREET ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Quercus sp.</i>	White Oak	12" Caliper, Medium
<i>Fraxinus americana</i>	White Ash	12" Caliper, Medium
<i>Ulmus americana</i>	Yucca	12" Caliper, Medium

ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	DBH
<i>Quercus sp.</i>	White Oak	12" Caliper, Medium
<i>Fraxinus americana</i>	White Ash	12" Caliper, Medium
<i>Ulmus americana</i>	Yucca	12" Caliper, Medium

KEYPLAN



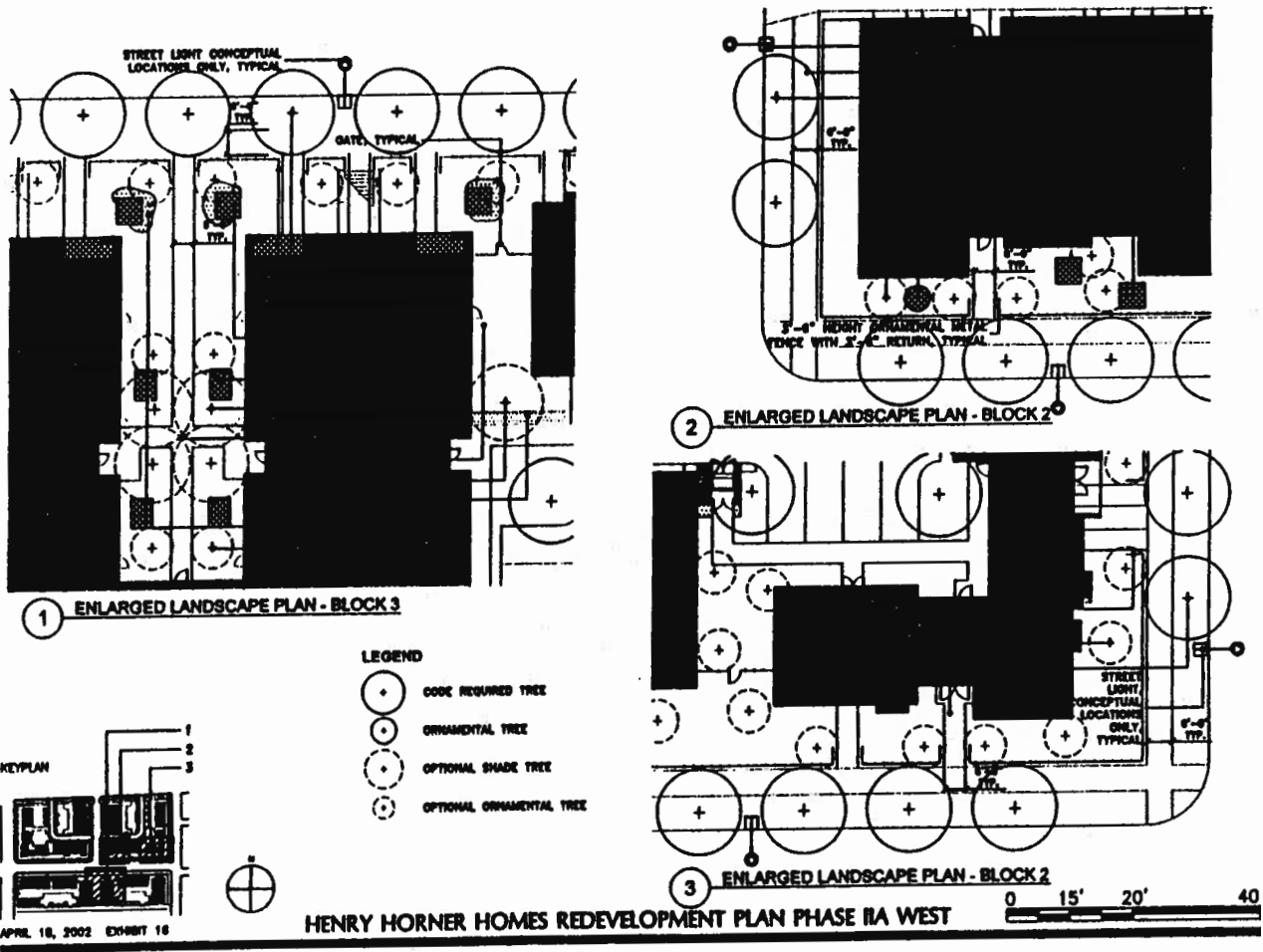
APRIL 18, 2002 EXHIBIT 15

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA WEST



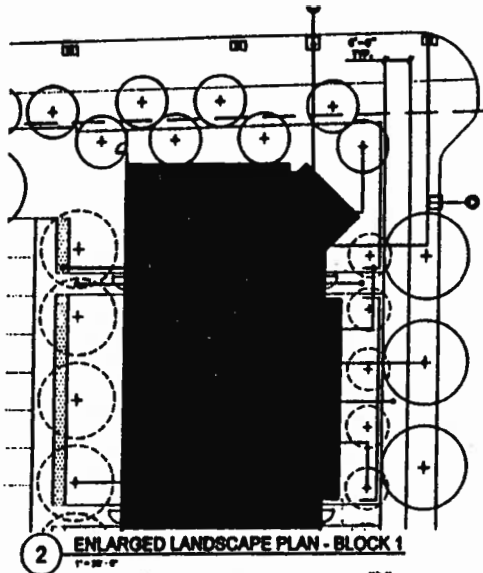
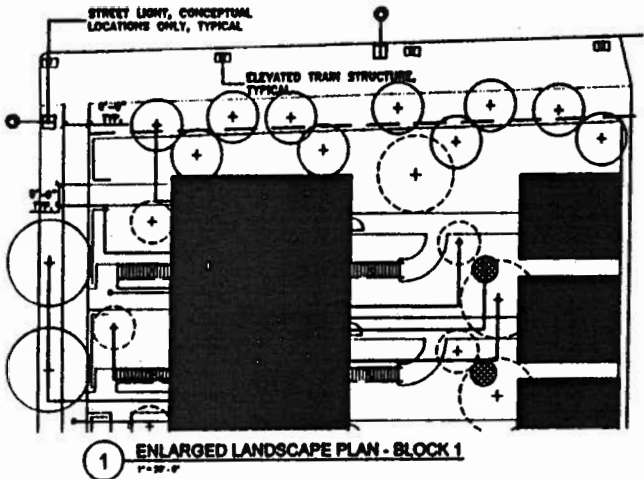
Exhibit 16.

Enlarged Landscape Plans.

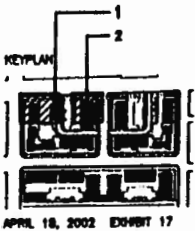


Enlarged Landscape Plans  
And Section.

Exhibit 17.



- LEGEND
- CODE REQUIRED TREE
  - ⊕ ORNAMENTAL TREE
  - ⊕ OPTIONAL SHADE TREE
  - ⊕ OPTIONAL ORNAMENTAL TREE



HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA WEST

Exhibit 18.

Landscape Plan Typical  
Dumpster Detail.

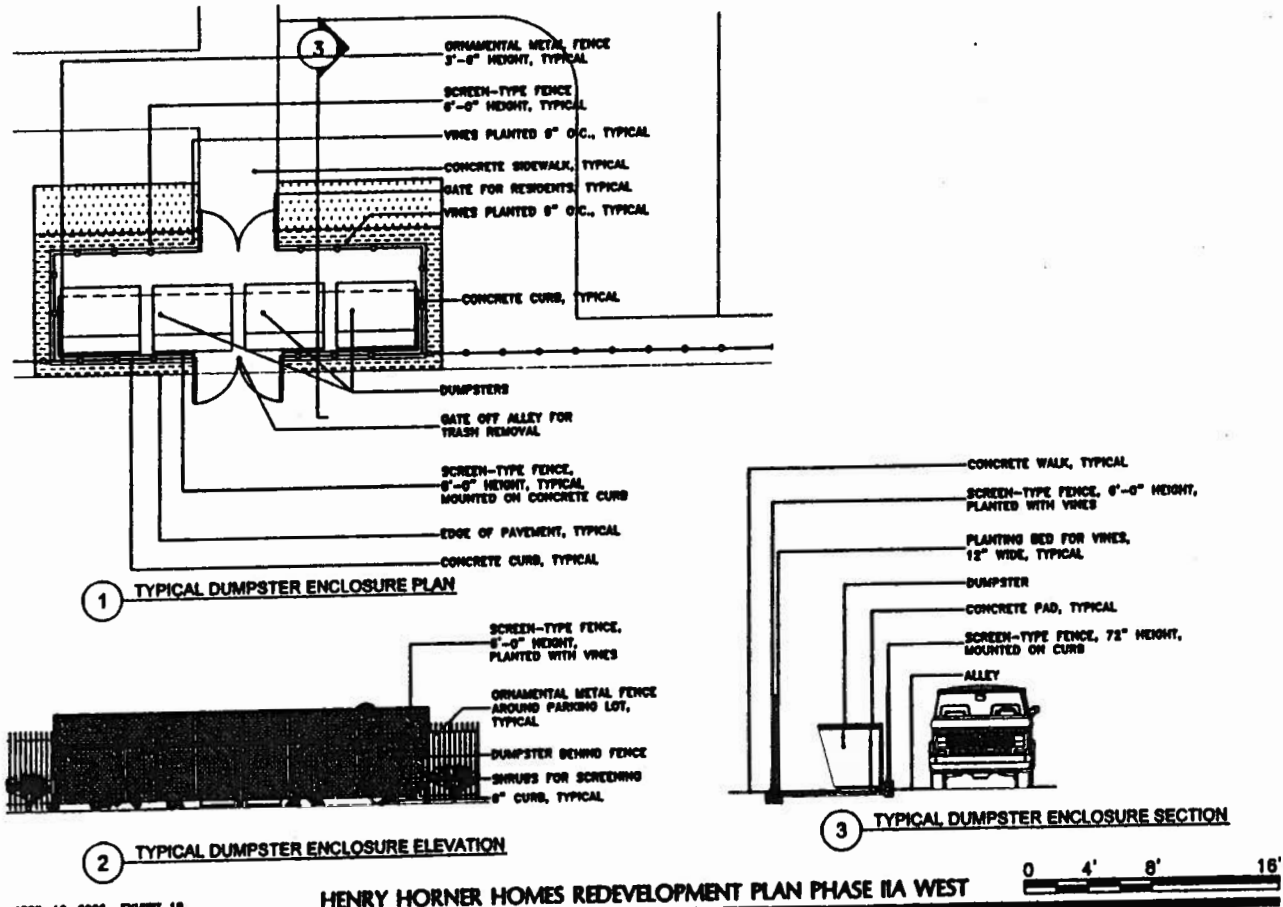


Exhibit 19.  
Landscape Plan Illustrative Ornamental  
Fence Details.

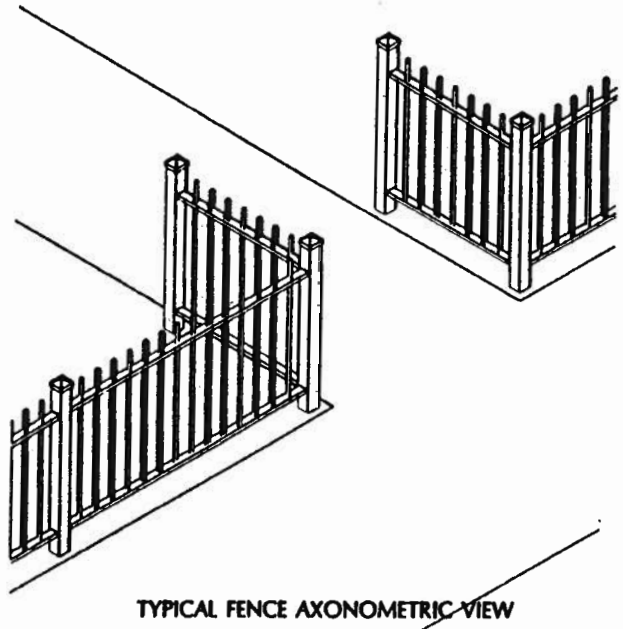
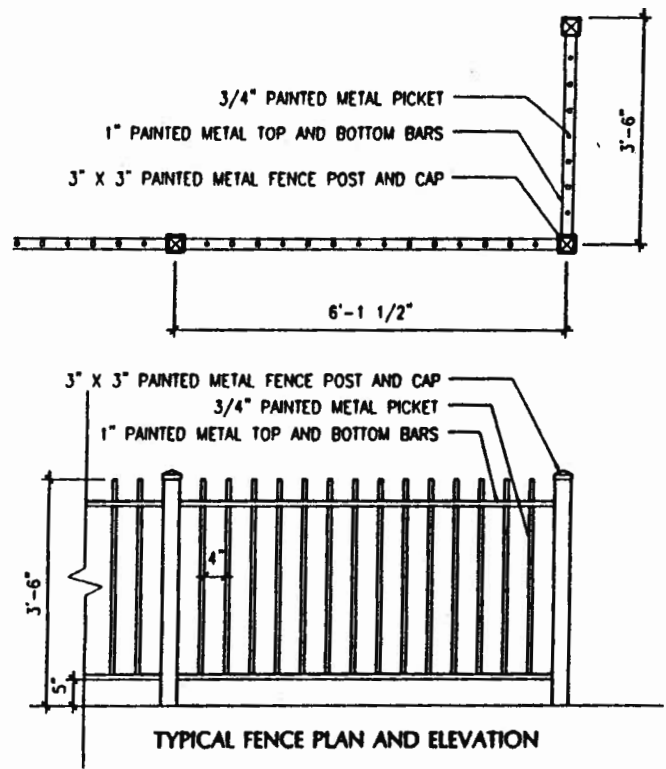
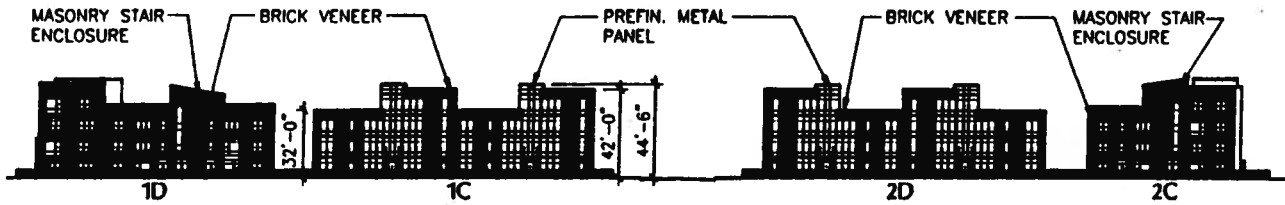
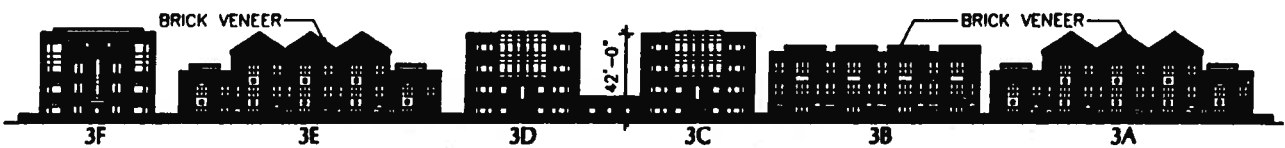


Exhibit 20.

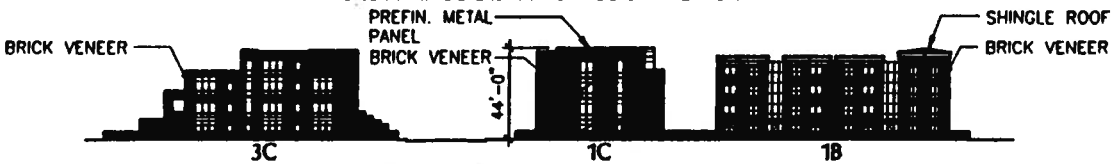
Blocks 1, 2 And 3 Illustrative  
Street Elevations.



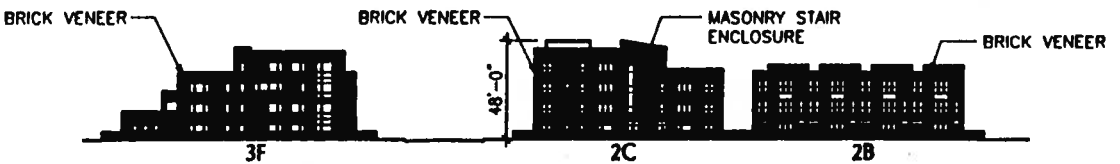
MAYPOLE AVENUE ELEVATION LOOKING NORTH



MAYPOLE AVENUE ELEVATION LOOKING SOUTH



NORTH BELL AVENUE ELEVATION LOOKING WEST

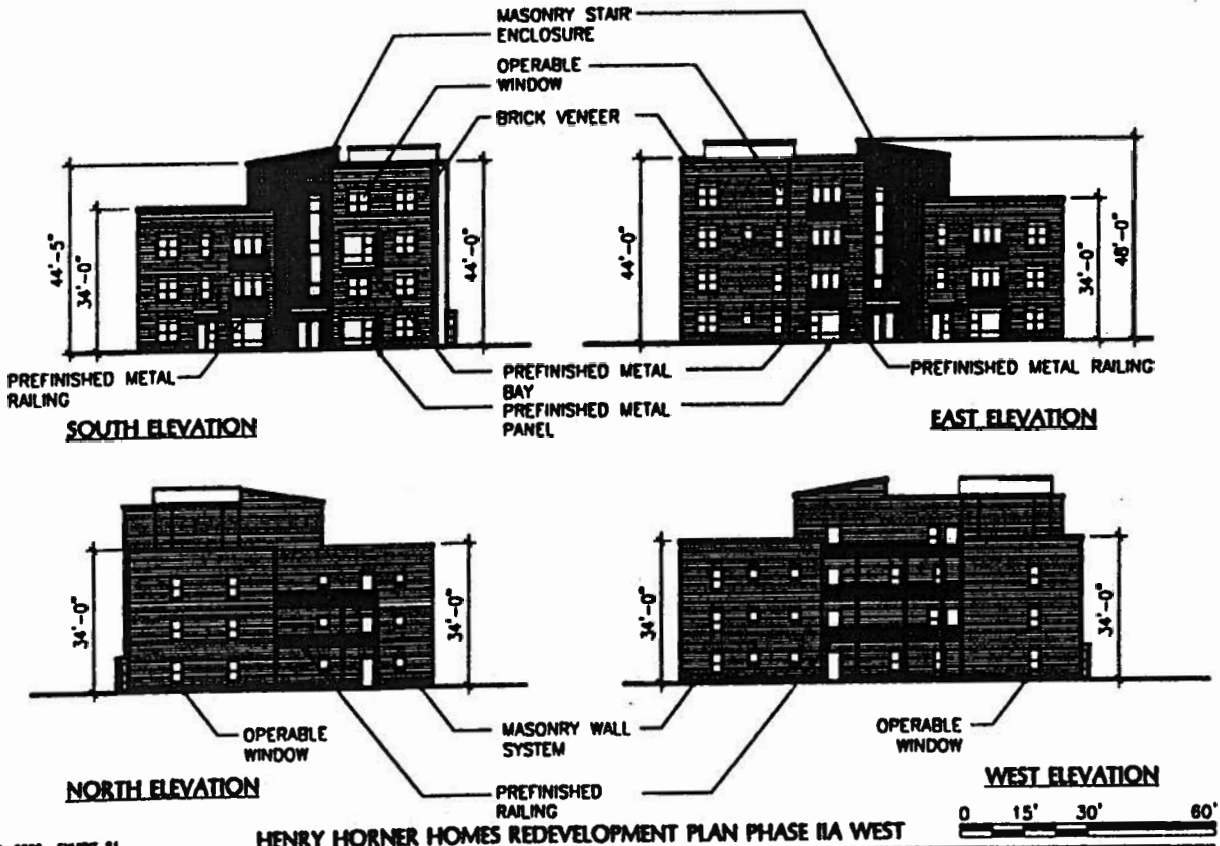


NORTH LEAVITT STREET ELEVATION LOOKING WEST

ASK 075.1  
APRIL 18, 2002 EXHIBIT 20

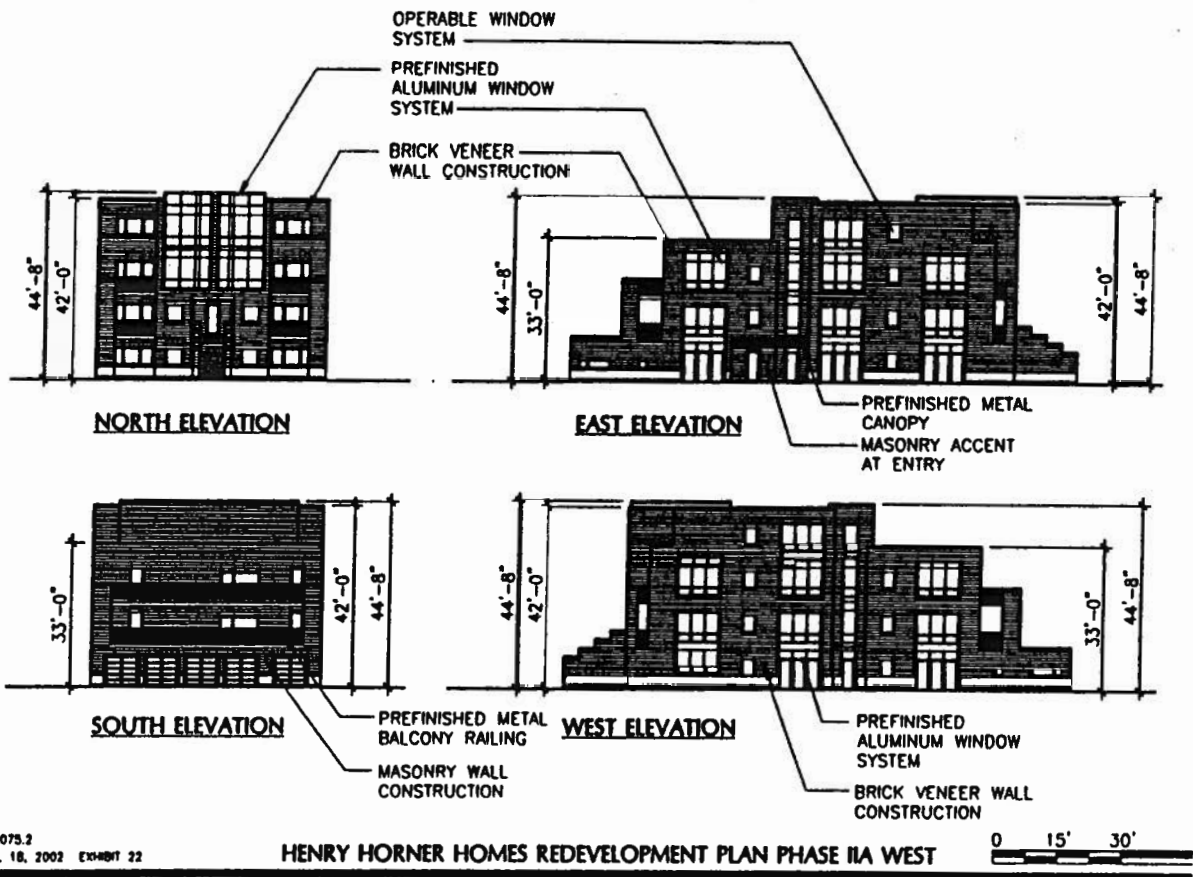
HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA WEST DE STEFANO + PARTNERS

Exhibit 21.  
Illustrative Building Elevations  
Building 2C.



Illustrative Building Elevations  
Building 3C.

Exhibit 22.



ASK 075.2  
APRIL 18, 2002 EXHIBIT 22

HENRY HORNER HOMES REDEVELOPMENT PLAN PHASE IIA WEST