

PD 826

Table of Contents

07/14/2025 Minor Change	2
Exhibits	3
07/07/2022 Minor Change	5
Exhibits	6
12/10/2014 PD Amendment	9
Ordinance	9
Statements	9
Bulk Table	13
Exhibits	16
03/13/2013 PD Amendment	26
Ordinance	26
Statements	27
Bulk Table	31
Easements and Restrictions	34
Exhibits	42
07/25/2012 PD Amendment	46
Ordinance	46
10/06/2010 Minor Change	47
08/06/2008 Minor Change	48
09/27/2007 PD Amendment	49
Ordinance	49
Statements	50
Bulk Table	54
Exhibits	55
03/27/2026 Minor Change	72
10/29/2004 Minor Change	73
08/09/2004 Minor Change	74
06/04/2004 Minor Change	75
05/01/2002 PD Adoption	77
Ordinance	77
Statements	78
Bulk Table	82
Exhibits	87



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 14, 2025

Robert W. Matanky
Law Office of Matanky and Matanky
200 N. LaSalle St., Suite 2350
Chicago, IL 60601

**Re: Minor change for PD 826, Subarea B
Lot 14 (except the west 26 feet thereof) and Lots 15-18 of Regents Park**

Dear Mr. Matanky:

Please be advised that your request for a minor change to Planned Development No. 826 ("PD 826") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 13 of PD 826.

You represent Regents Wallen LLC, the owner of Lot 14 (except the west 26 feet thereof) and Lots 15-18 of Regents Park subdivision. Per your request, The Estate of Regent Park Homeowners' Association represent all of the property owners within Subarea B. They have provided their consent to this request. You are seeking a minor change to:

- Allow driveway access from W. Wallen Ave. (private) for each of the proposed detached house rather than from the previously approved 18 foot wide common drive along the northern edge of the lots. The easternmost house to be built may have access to its parking from the existing alley next west of Whipple St. Two optional site plans are attached.
- Allow minimum side yards of 3 feet. All new construction will comply with the applicable material and design standards as required in PD 826 and with any applicable standards of the Zoning Ordinance.

The Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, CDOT, Fire Prevention, MOPD and Stormwater have no objection to the proposed modifications.

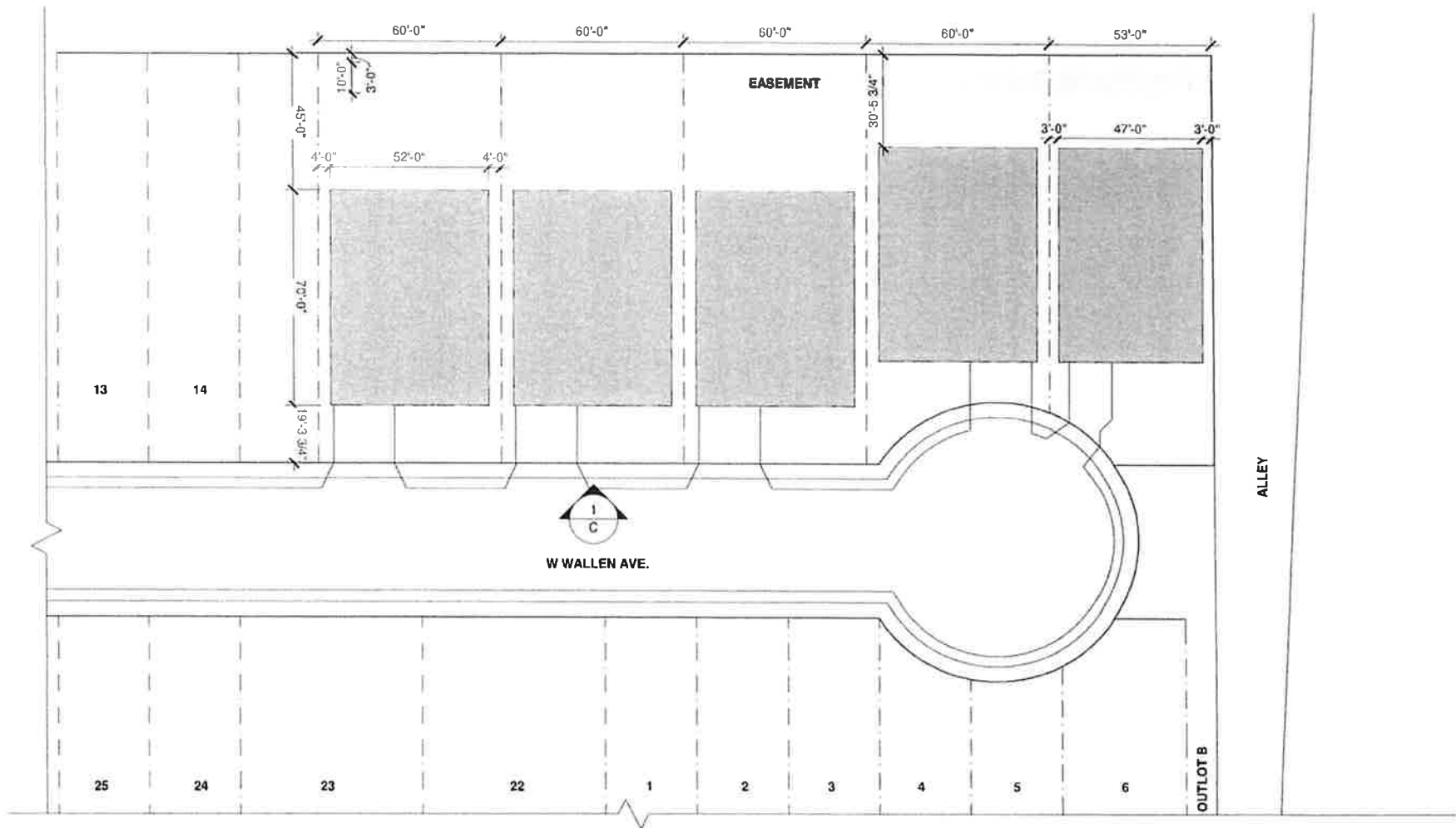
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building 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,


Noah Szafraniec
Assistant Commissioner

NS:tm

CC: Mike Marmo, Janice Hill, Stephen Nutt, Main file



SITE PLAN OPTION 1

CLIENT
IGOR TRILISKY

GENERAL NOTE
 THIS PLAN IS FOR THE PROPERTY OWNED BY IGOR TRILISKY. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

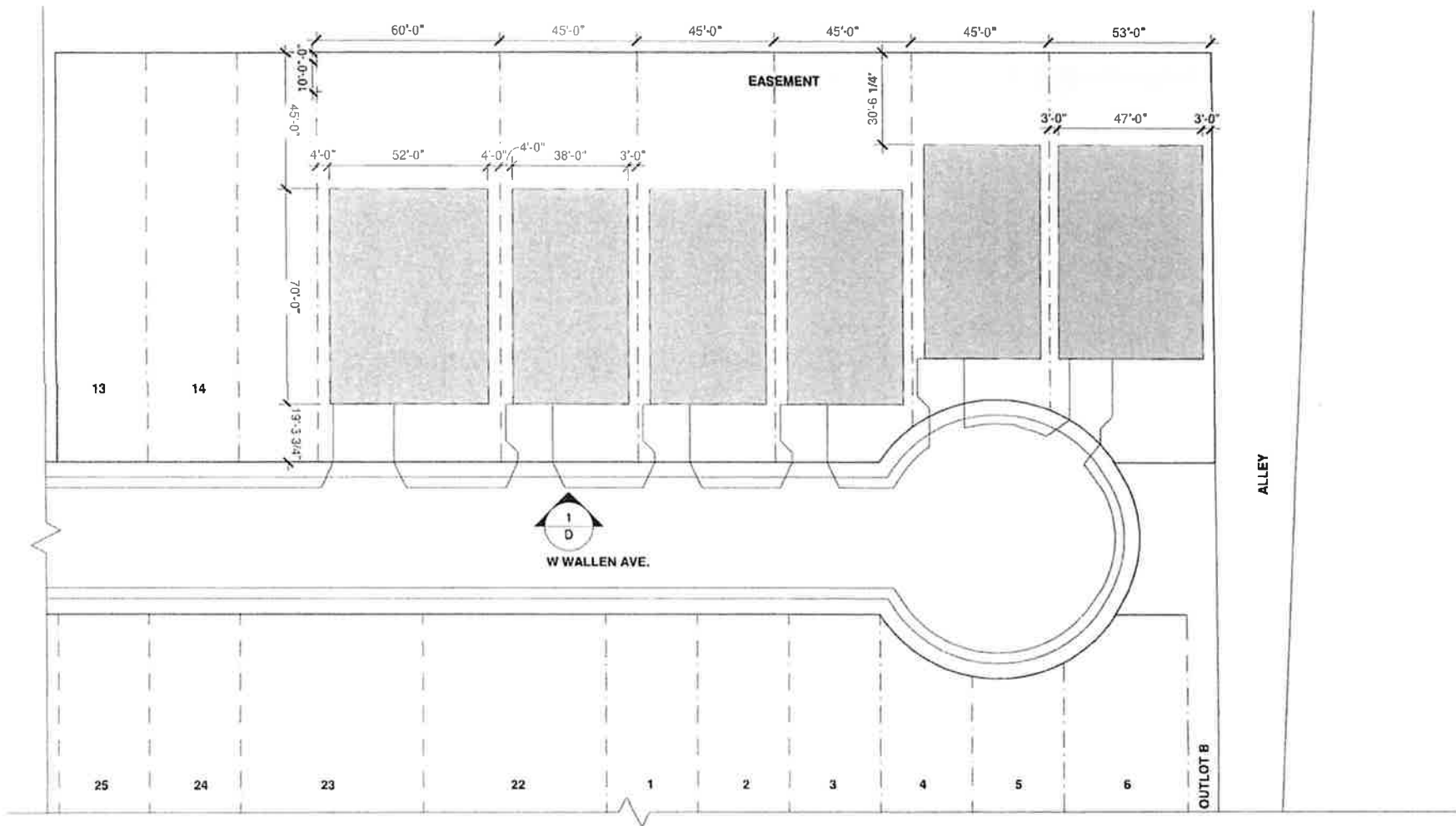
PROJECT NAME
WALLEN

PROJECT ADDRESS

DATE
02/07/2025

PROJECT NUMBER
01.25.005





SITE PLAN OPTION 2

CLIENT
IGOR TRILISKY

GENERAL NOTE
THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR RECORDS. THE DESIGN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

PROJECT NAME
WALLEN

PROJECT NUMBER
01.25.006

PROJECT ADDRESS
W WALLEN AVE.

DATE
02/07/2025





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 7, 2022

Reuben Warshawsky
Meltzer, Purtil & Stelle, LLC
125 S Wacker Dr, Ste 2900
Chicago, IL 60606

Re: Minor change to PD #826

Dear Mr. Warshawsky:

Please be advised that your request for a minor change to Planned Development No. 826 ("PD 826") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

ML Group Design & Development, LLC, is seeking a minor change to PD 826 Subarea B to allow changes to the widths and layouts of the building sites to be located on Lots 14-22 of the property as shown in attached Exhibits SD01, SD02, and SD03. The new layout also includes a new park at the eastern end of Wallen Avenue. The proposed building sites conform to the minimum lot widths applicable to Lots 14-22, as set forth in PD statement # 9. The Estates Regent Park Homeowners Association has consented to this request. Any proposed development must be in conformity with any applicable standards of the Chicago Zoning Ordinance as well as the material and design standards contained in Statement No. 11 of the planned development.

Regarding your request, the Department of Planning and Development has determined that allowing this change 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.

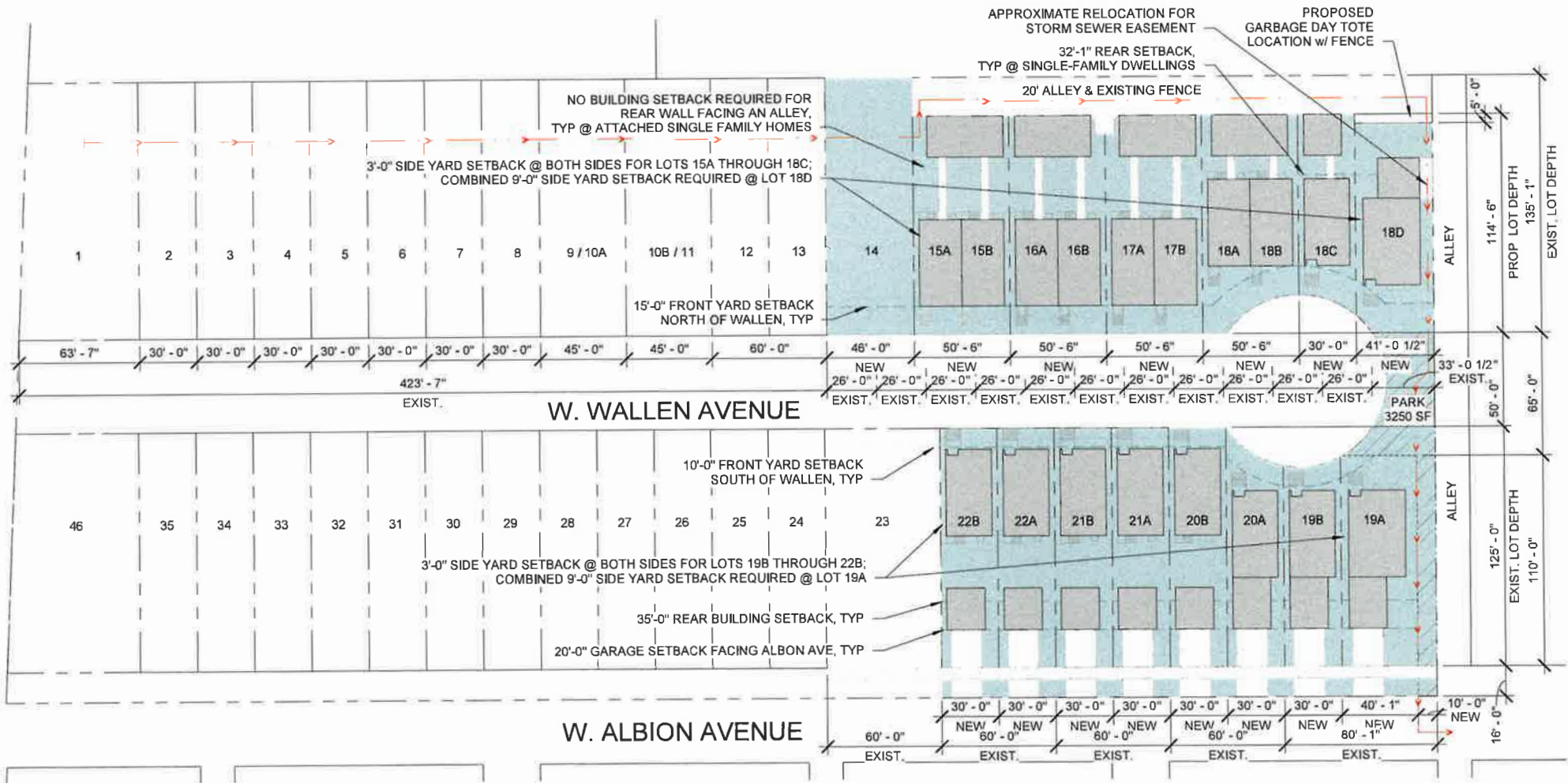
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 826, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor 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,


Noah Szafraniec
Assistant Commissioner

C: Mike Marmo, Erik Glass, Paul Reise, Main file

N. KEDZIE AVENUE



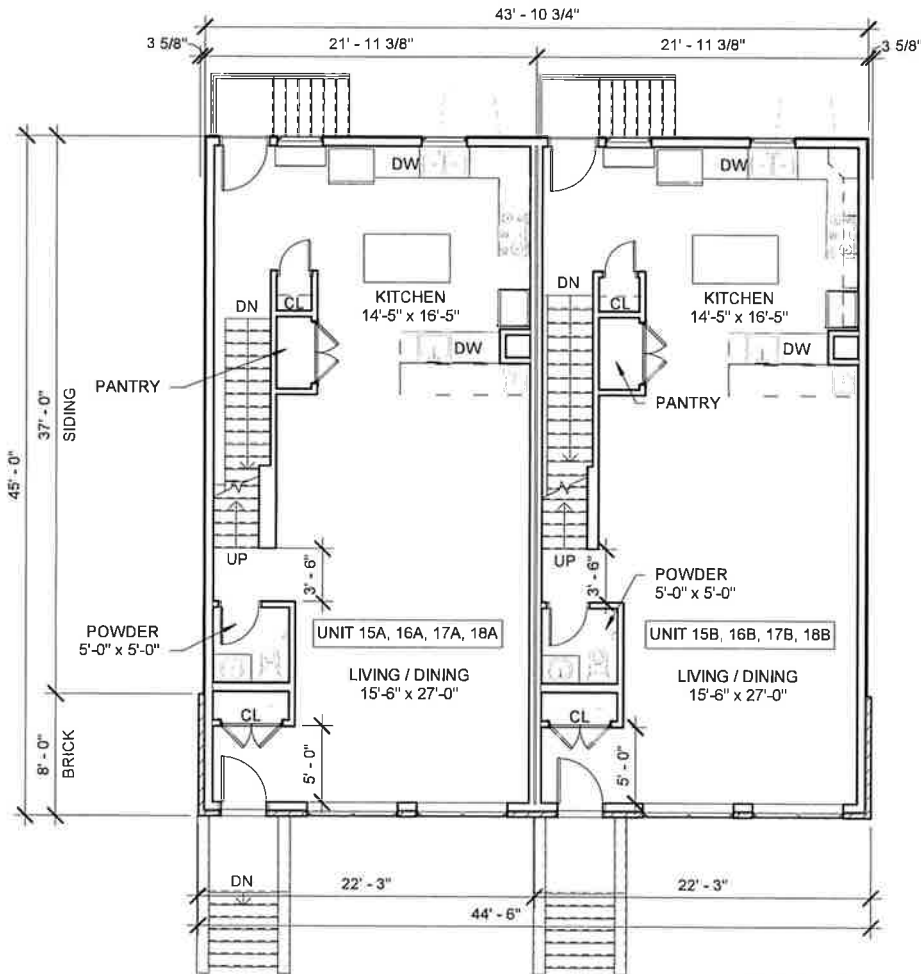
SITE PLAN | SD01



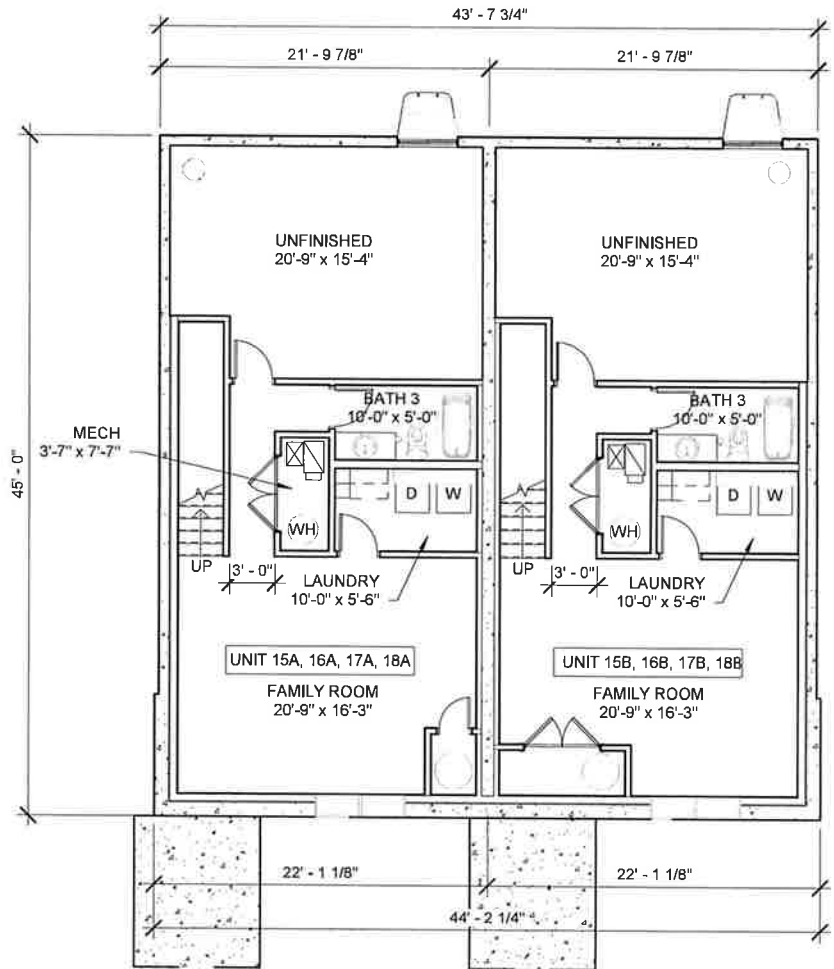
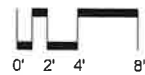
KEDZIE RESIDENTIAL

APPROXIMATE SINGLE FAMILY RESIDENCE LOCATIONS

N. KEDZIE AVE & W. WALLEEN AVE
 CHICAGO, IL 60645
 Project No: P21-1010 Date: 05/12/2022



FIRST FLOOR

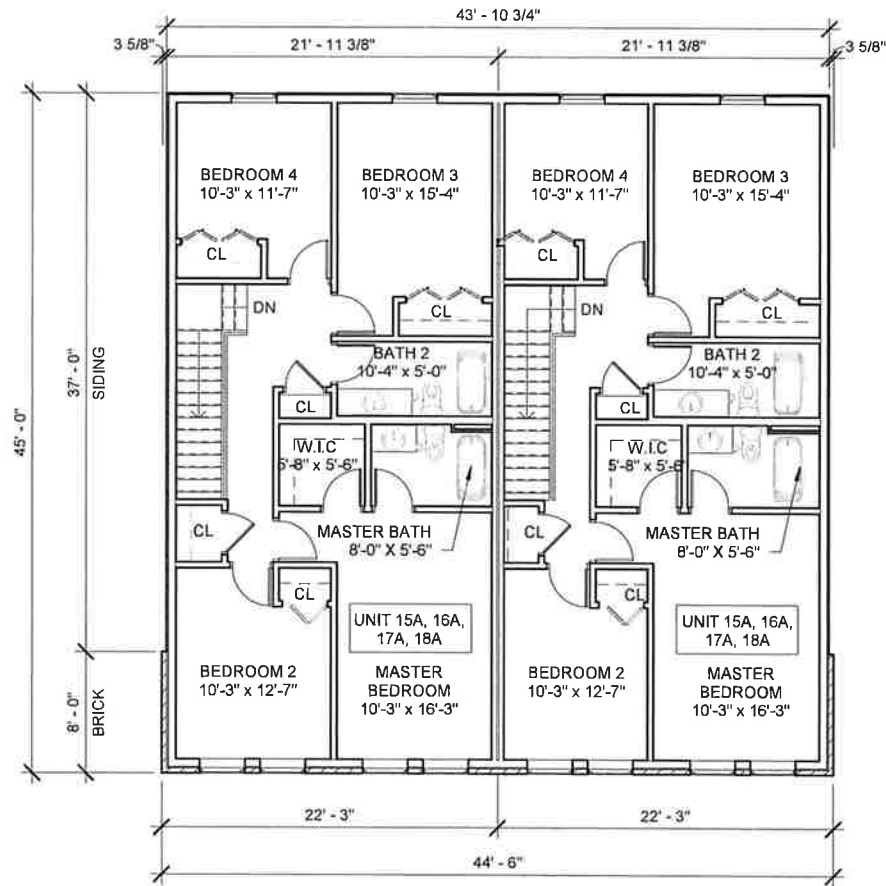


BASEMENT LEVEL

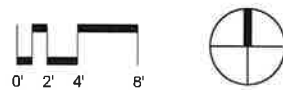
ATTACHED SINGLE FAMILY HOMES | SD02

ML GROUP
DESIGN + DEVELOPMENT

KEDZIE RESIDENTIAL
APPROXIMATE SINGLE FAMILY RESIDENCE LOCATIONS



SECOND FLOOR



ATTACHED SINGLE FAMILY HOMES | SD03

18141

12/10/2014

REPORTS OF COMMITTEES

101029

Reclassification Of Area Shown On Map 17-1.

RPD 826,09

(As Amended)

(Application No. 18141)

(Common Address: 6631 -- 6647 N. Kedzie Ave., 3046 -- 3154 W. Albion Ave.,
3046 -- 3054 W. Wallen Ave. (Private) And 3047 --
3155 W. Wallen Ave. (Private))

[SO2014-6782]

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 Residential Planned Development Number 826 symbols and indications as shown on Map Number 17-1 in the area bounded by:

a line 548.23 feet north of and parallel to West Albion Avenue; a line 330.20 feet east of and parallel to North Kedzie Avenue; a line 308.23 feet north of and parallel to West Albion Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Albion Avenue; and North Kedzie Avenue,

to those of Residential Planned Development Number 826, 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.

Planned Development No. 826, As Amended.

1. The area delineated herein as Planned Development Number 826, as amended ("Planned Development") consists of approximately 308,901 square feet (7.09 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). This amendment is for Subarea A, which is owned or controlled by the applicant, JFMC Facilities Corporation. The Planned Development is divided into three subareas: Subarea A, Subarea B, and Subarea C.
2. 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 titleholders 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, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way in Subarea B, shall be in compliance with the plans as prepared by OKW Architects, Inc. and dated November 20, 2014.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Subarea B Lot Map; Subarea A Plans (Site Plan, Landscape Plan, Green Roof Plan, and Elevations) prepared by OKW Architects and dated November 20, 2014; and a Grant of Perpetual Easements and Declaration of Restrictions, executed March 8, 2004, and recorded August 3, 2004.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted in the area delineated herein as 826 Planned Development, as amended:

Subarea A:

community center, recreation building and similar assembly use, office, accessory parking and related uses;

Subarea B:

Single-family detached house (all lots), townhouse (Lots 14 -- 18 only), accessory uses, and accessory parking; and

Subarea C:

Access drive for garages on Lots 1 -- 11 of Subarea B.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 308,901 square feet.
9. To create building sites, lots in Subarea B may be combined and/or divided upon the review and approval of the Zoning Administrator. On Lots 1 -- 13 and 19 -- 36, the minimum building site width shall be 30 feet; on Lots 14 -- 18, the minimum building site width shall be 26 feet.

In Subarea B, driveway access to Lots 19 -- 36 shall be from either West Albion Avenue or the alley next west of North Whipple Street. Driveway access to Lots 1 -- 11 in Subarea B shall be provided from an easement along Subarea C. Driveway access to Lots 12 and 13 in Subarea B shall be from West Wallen Avenue (private). Driveway access to Lots 14 -- 18 may only be from an 18-foot wide common drive along the north edge of the lots.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. The improvements on the Property in Subarea A, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Subarea A Site Plan, Landscape Plan, and Building Elevations. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

All building sites in Subarea B shall front on West Wallen Avenue (private). Along the north side of West Wallen Avenue (private) (Lots 1 -- 18), the minimum front yard setback shall be fifteen (15) feet. Along the south side of West Wallen Avenue (private) (Lots 19 -- 36), the front yard setback shall be at least ten (10) feet, but no more than eleven (11) feet.

In Subarea B, all principal entrance doors shall face West Wallen Avenue (private) and shall be located at the first floor above grade. Front entry doors below sidewalk grade are not allowed.

In Subarea B, all front facades shall be either masonry face brick (standard or modular sizes), cut natural stone or manufactured stone. Front facade materials shall extend back from the front facades a minimum of eight (8) feet on both side elevations. Side and rear elevations shall be clad in either masonry face brick (standard, modular or utility sizes), cut natural stone, manufactured stone, horizontal lap siding (wood, fiber cement, vinyl, or aluminium) with a maximum 4-inch lap, or panels (prefinished metal or fiber cement). Side elevations facing North Kedzie Avenue shall be either masonry face brick (standard or modular sizes), cut natural stone or manufactured stone. Exposed concrete, exposed concrete masonry units and synthetic stucco (EIFS) shall not be allowed on any elevation.

12. The owners shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. Notwithstanding the provisions of Section 17-13-0611-A of the Zoning Ordinance, the Zoning Administrator may reduce the required periphery setbacks and minimum distance between structures within Subarea B.
14. Since 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. Since it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources, all improvements on the Property shall comply with the City of Chicago Sustainable Development Policy in effect at the time of Part II Review. The proposed building in Subarea A shall be LEED certified and shall have a green roof of at least 25 percent of net roof area (approximately 3,150 square feet).

[Existing Zoning Map; Existing Land-Use Map; Boundary, Property Line and Subarea Map; Subarea B Lot Map; Site Plan; Roof Plan; Landscape Requirement and Typical Plant List; Conceptual Landscape Plan; Floor Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 101036 through 101045 of this *Journal*.]

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

Planned Development No. 826, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	355,526 square feet
Subarea A:	80,555 square feet
Subarea B:	268,635 square feet
Subarea C:	6,336 square feet
Area to Remain in Public Right-of-Way:	46,625 square feet
Subarea A:	7,359 square feet
Subarea B:	38,705 square feet
Subarea C:	561 square feet
Net Site Area:	308,901 square feet
Subarea A:	73,196 square feet
Subarea B:	229,930 square feet
Subarea C:	5,775 square feet

Maximum Floor Area Ratio:	1.03
Subarea A:	0.90
Subarea B:	1.11 (see note (a))
Subarea C:	0.0
Maximum Number of Residential Units:	49
Subarea A:	0
Subarea B:	49 (with lot division, see note (b))
Subarea C:	None
Minimum Accessory Parking:	
Subarea A:	56 parking spaces including four handicapped parking spaces
Subarea B:	Two per dwelling unit
Subarea C:	None
Minimum Bicycle Storage:	
Subarea A:	Six -- one per 10 required parking spaces
Subarea B:	One per required parking space
Subarea C:	N/A
Minimum Heights:	38 feet

Notes:

- (a) Although the overall maximum FAR in Subarea B is 1.11, the maximum FAR on any one building site shall be 1.32.
- (b) See Statement Number 9 concerning combination and division of lots.

Minimum Setbacks:

Subarea A:

Community Centers:	Per site plan
--------------------	---------------

Subarea B:

Single-Family Detached Homes:

Front:	15 feet and 10 feet (see note (c))
Rear:	28 percent of lot depth (see note (d))
Side:	As per RT4 requirement (see note (e))

Townhouses:	As per Section 17-2-0500 of CZO
-------------	---------------------------------

Subarea C:	N/A
------------	-----

Rear Yard/Open Space:

Subarea A:

Community Center:	N/A
-------------------	-----

Subarea B:

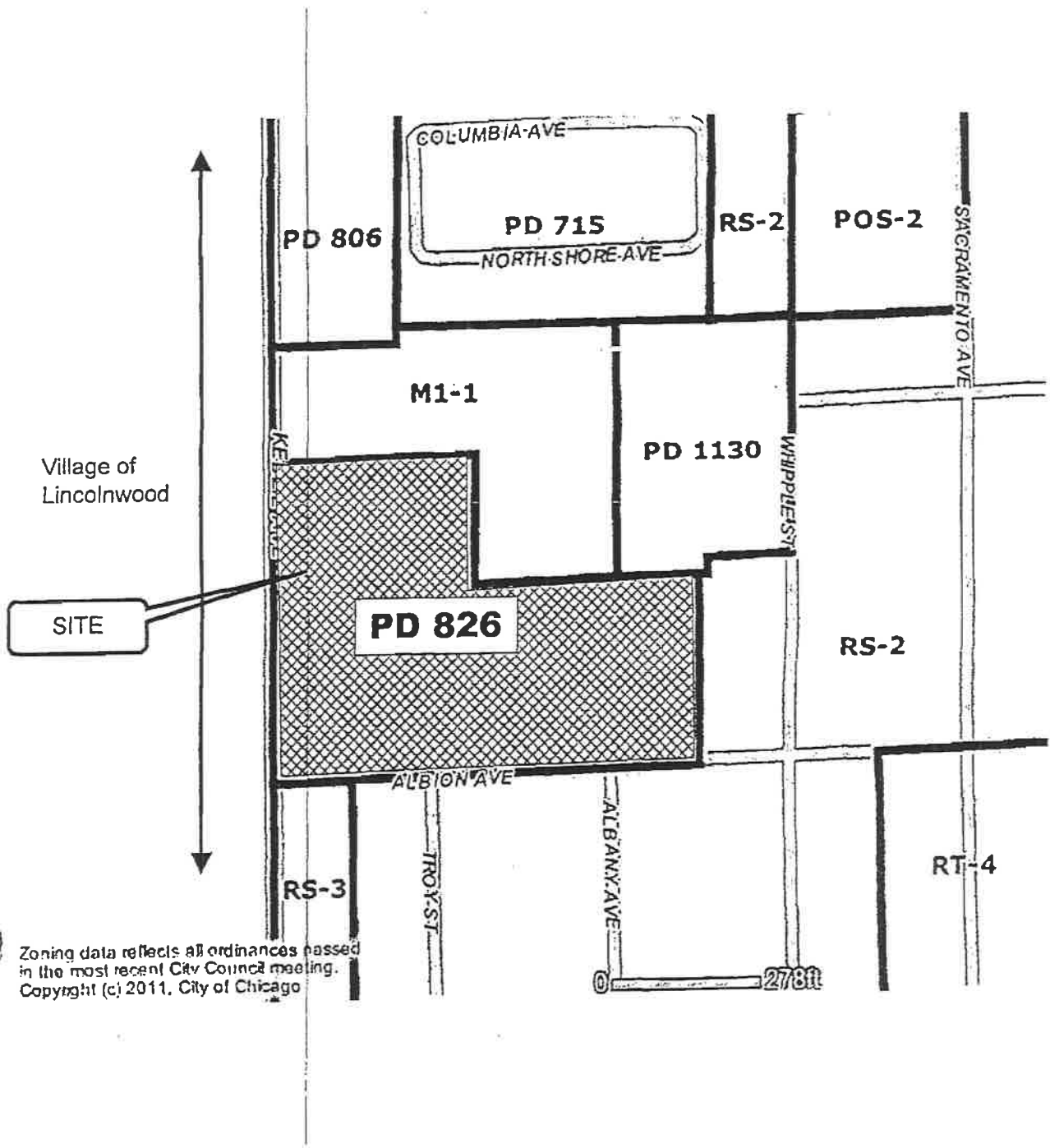
Single-Family Homes:	As per RT4 requirements
----------------------	-------------------------

Townhouses:	As per Section 17-2-0500 of CZO
-------------	---------------------------------

Subarea C:	N/A
------------	-----

Notes:

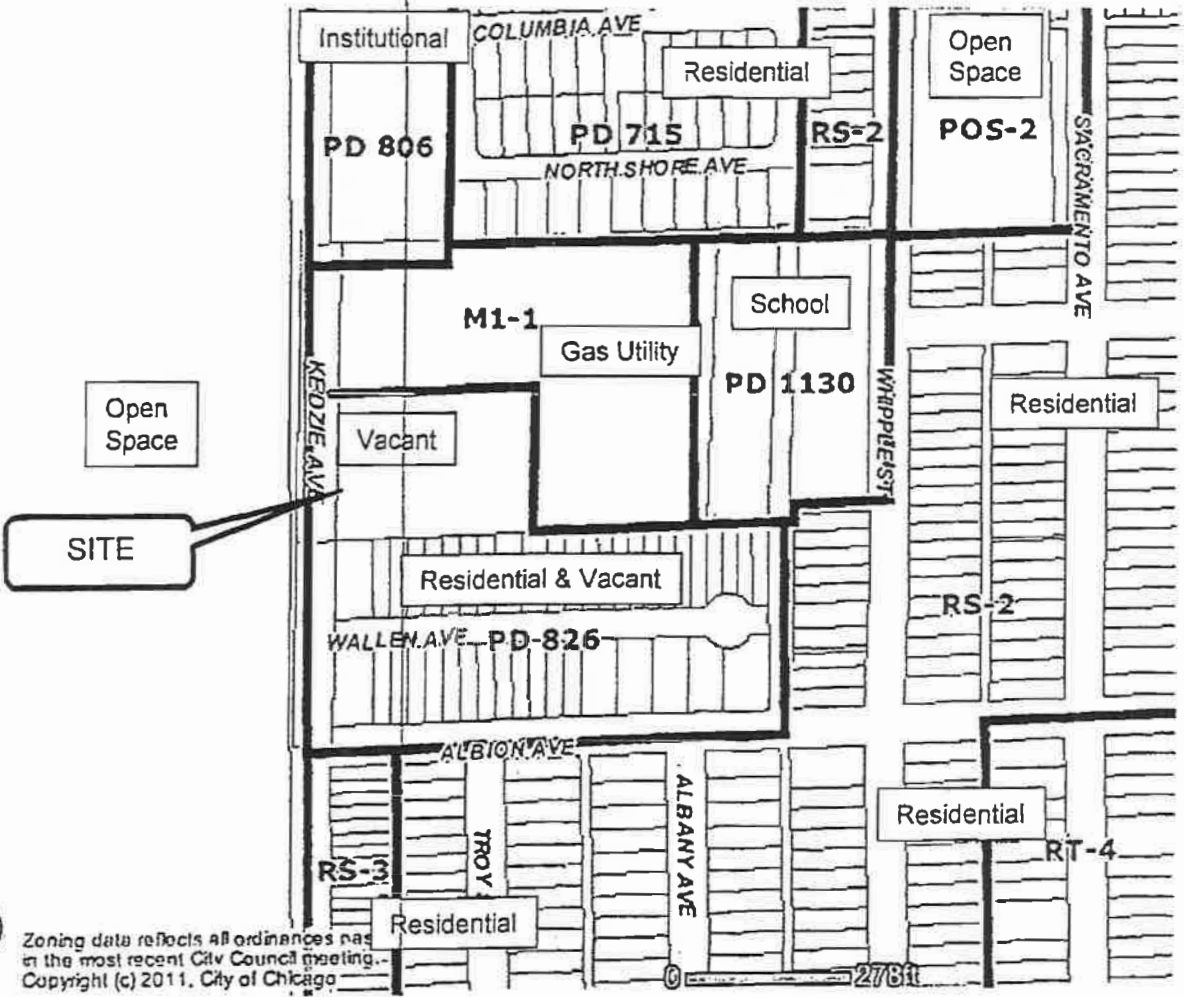
-
- (c) Fifteen (15) feet on the north side of West Wallen Avenue (private) and ten (10) feet on the south side of West Wallen Avenue (private). (See Statement Number 11).
 - (d) Garage doors facing West Albion Avenue shall be setback at least twenty (20) feet from the rear property line.
 - (e) On building sites adjacent to North Kedzie Avenue, the minimum side setback shall be at least 12 feet from North Kedzie Avenue.



Zoning data reflects all ordinances passed in the most recent City Council meeting.
 Copyright (c) 2011, City of Chicago

EXISTING ZONING MAP

Applicant: JFMC Facilities Corporation:
 Address: 6601 - 6653 N. Kedzie Avenue; 3046 - 3154 W. Albion Avenue; 3046 - 3154 W. Wallen Avenue (private); and 3047 - 3155 W. Wallen Avenue (private)
 Introduced Date: September 10, 2014
 Plan Commission Date: November 20, 2014



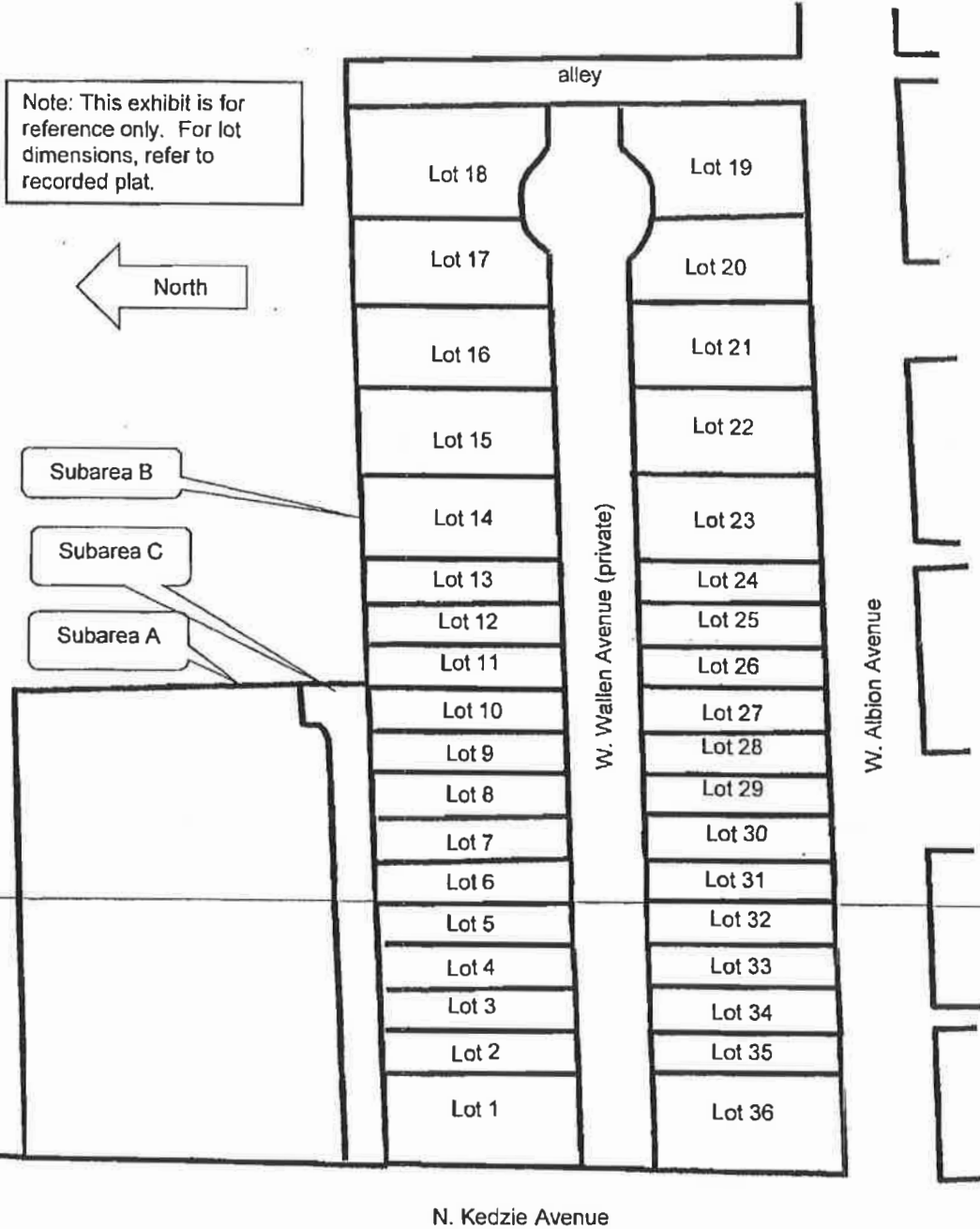
Zoning data reflects all ordinances passed in the most recent City Council meeting.
 Copyright (c) 2011, City of Chicago

EXISTING LAND USE MAP

Applicant:
 Address:

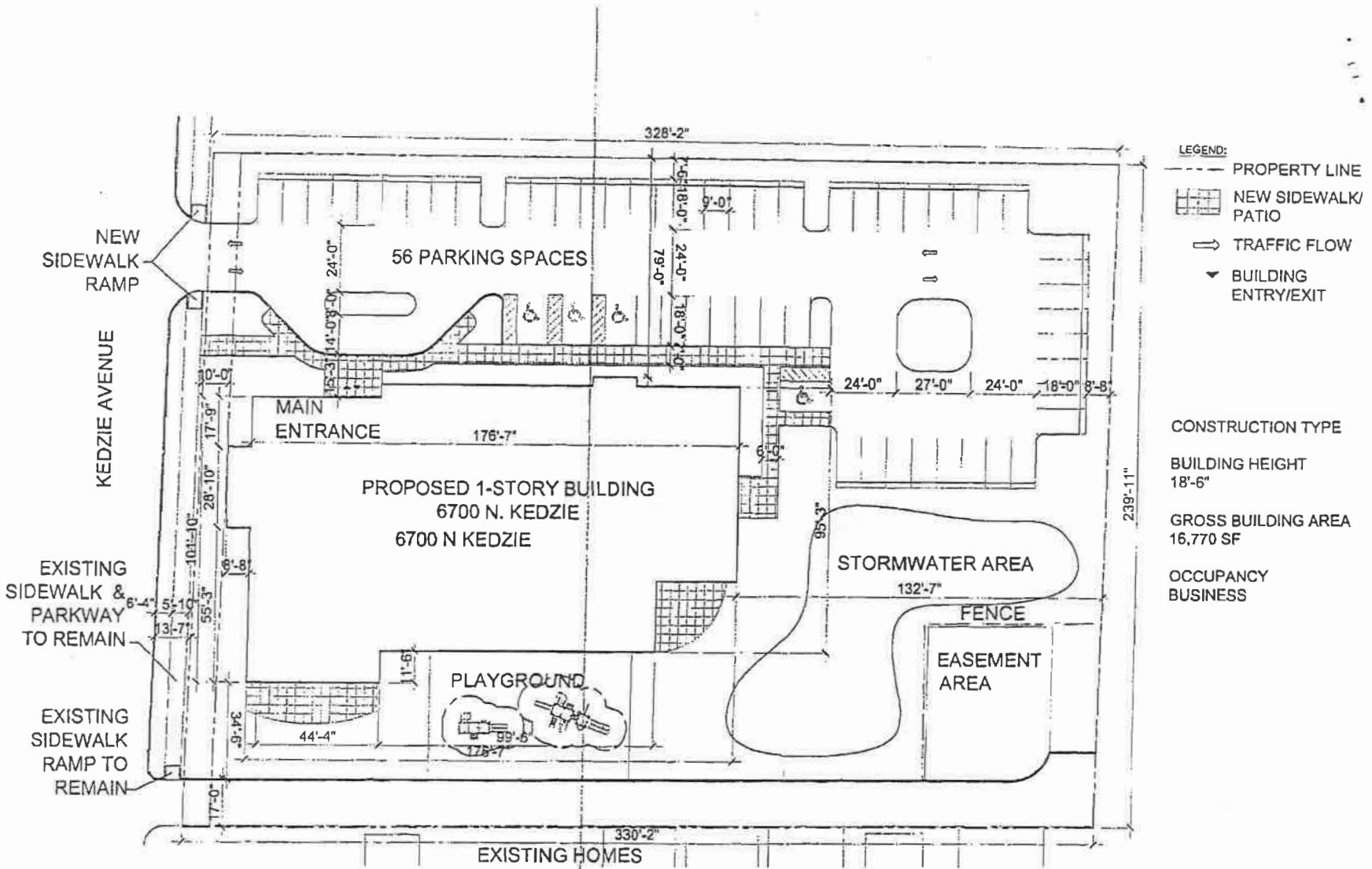
JFMC Facilities Corporation:
 6601 - 6653 N. Kedzie Avenue; 3046 - 3154 W. Albion Avenue; 3046 - 3154 W. Wallen Avenue (private); and 3047 - 3155 W. Wallen Avenue (private)
 Introduced Date: September 10, 2014
 Plan Commission Date: November 20, 2014





SUBAREA B LOT MAP

Applicant:	JFMC Facilities Corporation:
Address:	6601 - 6653 N. Kedzie Avenue; 3046 - 3154 W. Albion Avenue; 3046 - 3154 W. Wallen Avenue (private); and 3047 - 3155 W. Wallen Avenue (private)
Introduced Date:	September 10, 2014
Plan Commission Date:	November 20, 2014



APPLICANT: JFMC FACILITIES CORPORATION
 ADDRESSES: 6601-6653 N KEDZIE AVENUE; 3046-3154 W ALBION AVENUE;
 3046-3154 W WALLEN AVENUE (PRIVATE); 3047-3155 W WALLEN AVENUE
 INTRODUCED DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION DATE: NOVEMBER 20, 2014

SITE PLAN
 SCALE: 1" = 30'-0"
 0 15' 30'



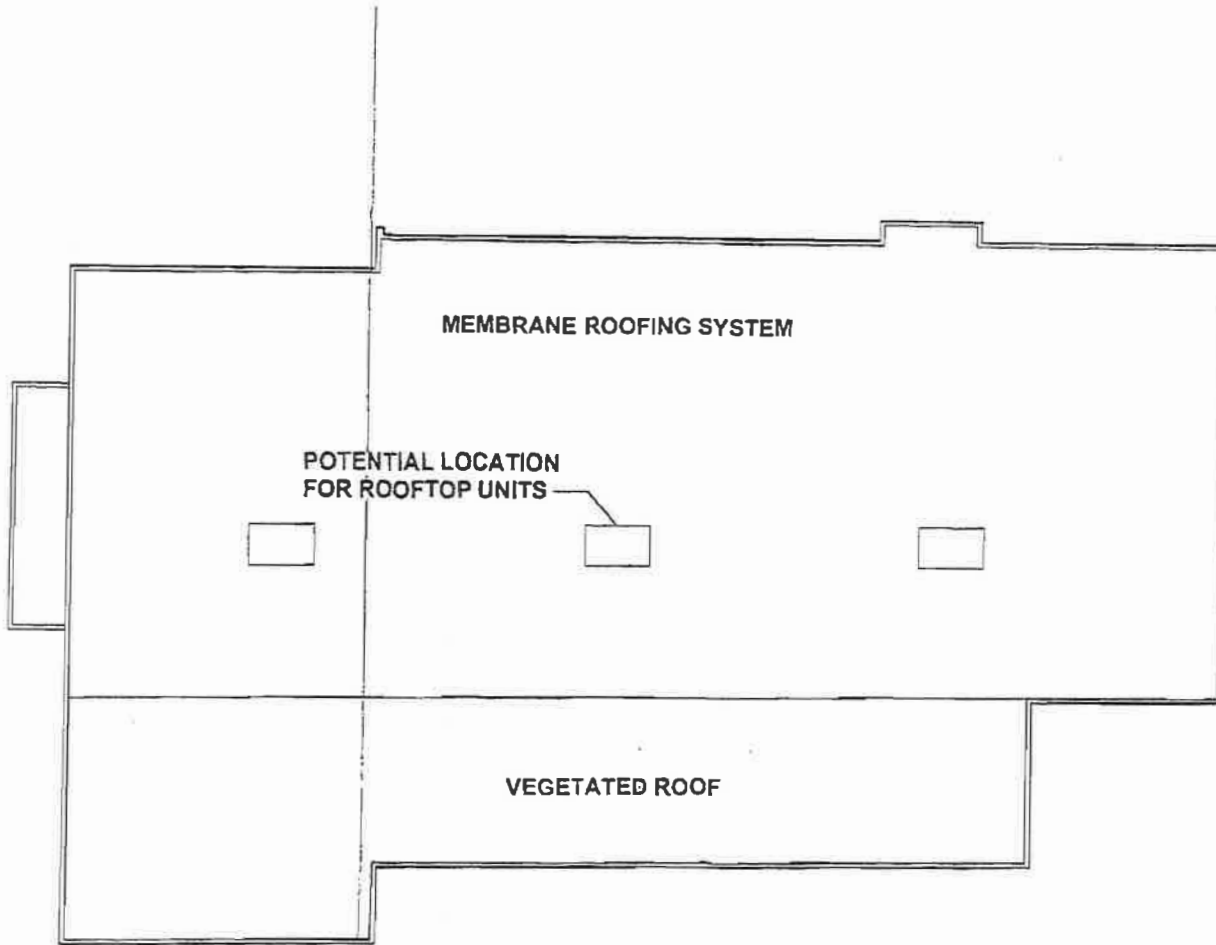
Architects
 DATE: NOV 13, 2014 PROJECT NO: 14020

VEGETATED ROOF
REQUIREMENT
SUMMARY

TOTAL GROSS ROOF AREA
16,770 SF

TOTAL NET ROOF AREA
+/- 12,500 SF

MIN. VEGETATED ROOF
PROVIDED
+/- 3,150 SF
(25% NET ROOF AREA)



APPLICANT: JFMC FACILITIES CORPORATION
ADDRESSES: 6601-6653 N KEDZIE AVENUE; 3046-3154 W ALBION AVENUE;
3046-3154 W WALLEN AVENUE (PRIVATE); 3047-3155 W WALLEN AVENUE
INTRODUCED DATE: SEPTEMBER 10, 2014
PLAN COMMISSION DATE: NOVEMBER 20, 2014

ROOF PLAN
SCALE: 1" = 16'-0"
0 4 8 16



 **Architects**
DATE: NOV 13, 2014 PROJECT NO: 14020

**LANDSCAPE
REQUIREMENT
SUMMARY**

VEHICULAR USE AREA	20,200 SF
REQUIRED GREEN SPACE	1,515 SF (7.5%)
PROPOSED GREEN SPACE	27,675 SF
PARKWAY PLANTING (LF)	200 LF
REQUIRED TREES	8
PROPOSED TREES	8
PERIMETER PLANTING (LF)	350 LF
REQUIRED TREES	14
EXISTING TREES TO REMAIN	0
PROPOSAL TREES	14
TOTAL PERIMETER TREES	14
INTERIOR PLANTING	
REQUIRED TREES	12
EXISTING TREES	0
PROPOSED TREES	12
TOTAL INTERIOR TREES	12






TYPICAL PLANT LIST

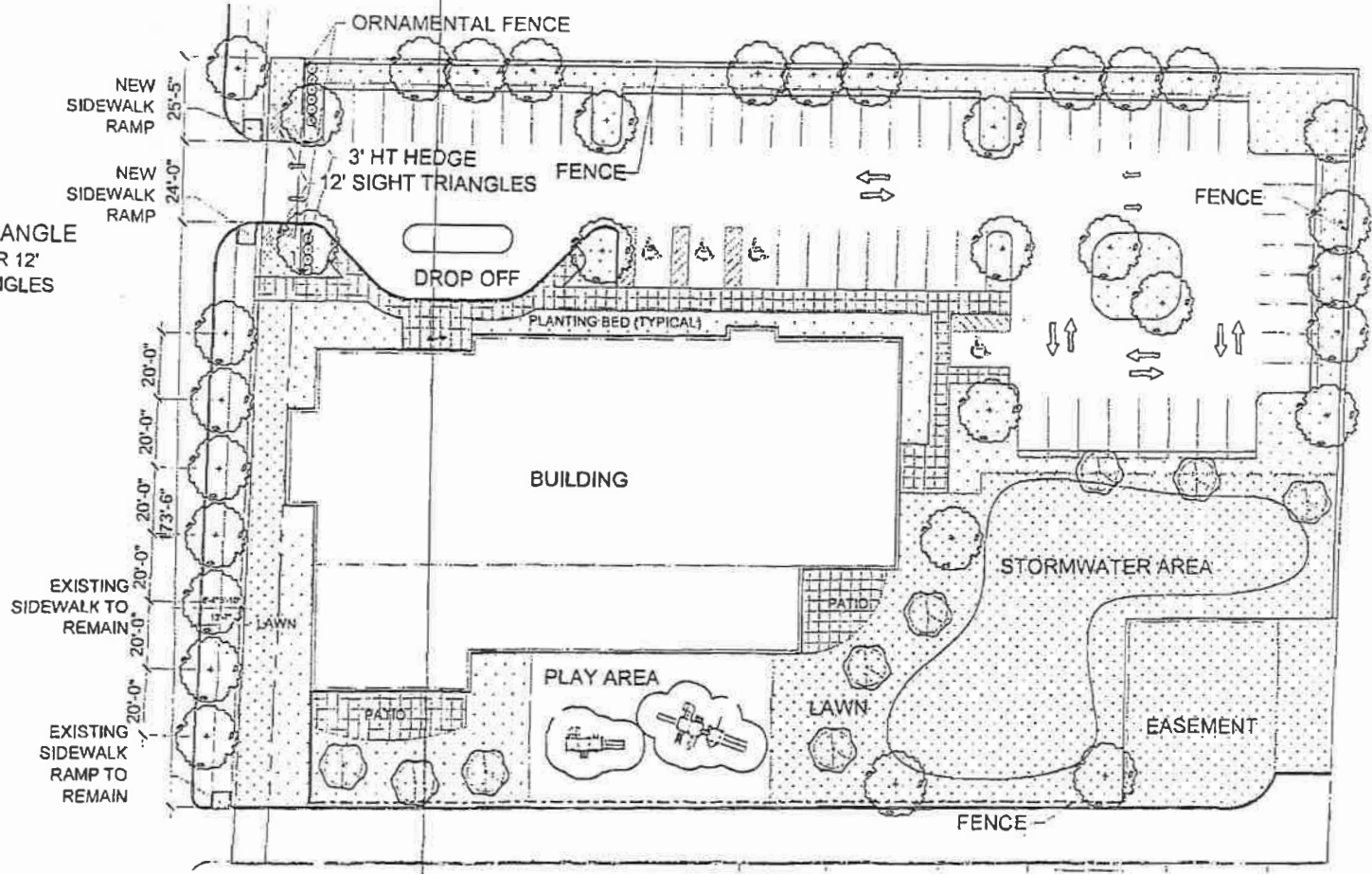
QTY.	SYM.	COMMON NAME	SIZE
TREES			
00	ARU	RED SUNSET MAPLE	3.0" BB*
00	CM	CORNELIANCHERRY DOG.	8' HT BB*
00	GTI	SKYLINE HONEYLOCUST	3.0" BB*
00	MS	SARGENT CRABAPPLE	8' HT BB*
00	PCA	ARISTOCRAT PEAR	3.0" BB*
00	QBI	SWAMP WHITE OAK	3.0" BB*
00	SRA	TREE LILAC	3.0" BB*
00	UCA	ACCOLADE SMOOTHLEAF ELM	3.0" BB*
EVERGREEN SHRUBS			
00	JH	Y. ANDORA JUNIPER	24" BB
DECIDUOUS SHRUBS			
00	EA	DWARF BURNING BUSH	36" BB
00	RM	RED SHRUB ROSE	2 gal
00	SM	DWARF KOREAN LILAC	36" BB
GROUNDCOVER			
00	EP	PURPLELEAF WINTERCREEPER	2" POTS

NOTE: PLANT LIST TO BE USED AS A GUIDE.
VERIFY ALL QUANTITIES ON PLAN.

APPLICANT: JFMC FACILITIES CORPORATION
 ADDRESSES: 6601-6653 N KEDZIE AVENUE; 3046-3154 W ALBION AVENUE;
 3046-3154 W WALLEN AVENUE (PRIVATE); 3047-3155 W WALLEN AVENUE
 INTRODUCED DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION DATE: NOVEMBER 20, 2014



- LEGEND**
-  LAWN
 -  PLANTING BED
 -  TREE
 -  SHRUB
 -  12'x12' SITE TRIANGLE
NO GROWTH OVER 12'
WITHIN THE TRIANGLES

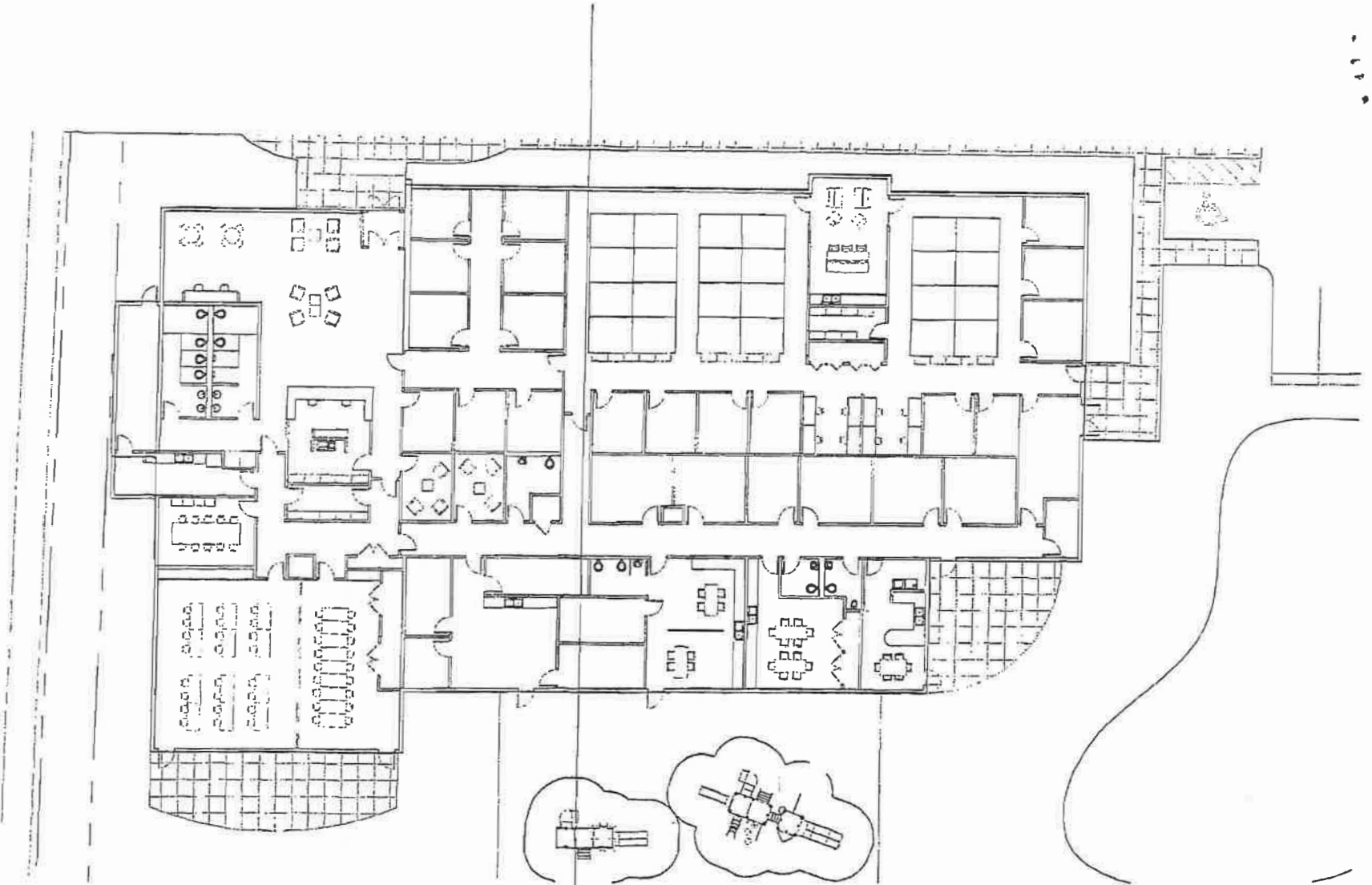


APPLICANT: JFMC FACILITIES CORPORATION
 ADDRESSES: 6601-6653 N KEDZIE AVENUE; 3046-3154 W ALBION AVENUE;
 3046-3154 W WALLEN AVENUE (PRIVATE); 3047-3155 W WALLEN AVENUE
 INTRODUCED DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION DATE: NOVEMBER 20, 2014

**CONCEPTUAL
 LANDSCAPE PLAN**
 SCALE: 1" = 30'-0"
 0 15' 30'



CKW Architects
 DATE: NOV 13, 2014 PROJECT NO: 14020

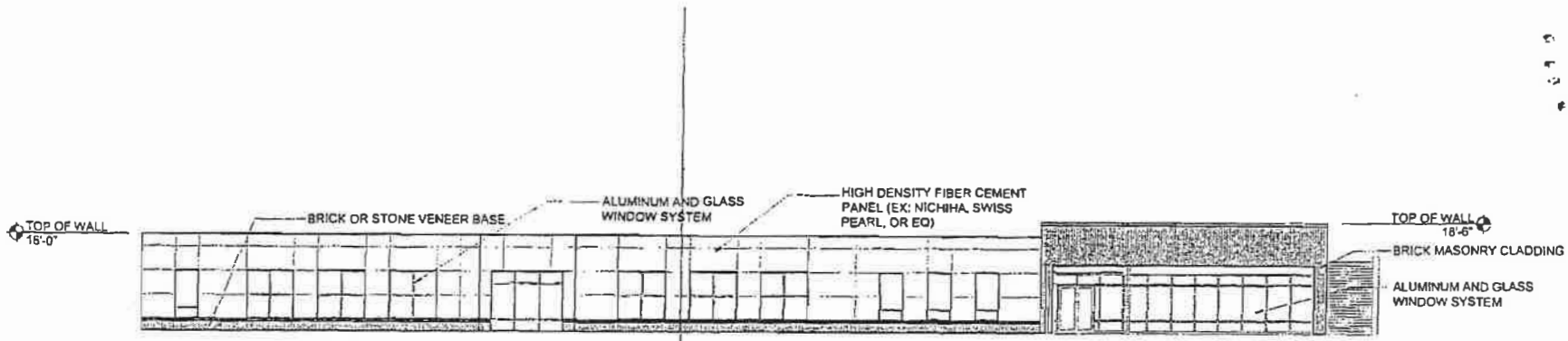


APPLICANT: JFMC FACILITIES CORPORATION
 ADDRESSES: 6601-6653 N KEDZIE AVENUE; 3046-3154 W ALBION AVENUE;
 3046-3154 W WALLEN AVENUE (PRIVATE); 3047-3155 W WALLEN AVENUE
 INTRODUCED DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION DATE: NOVEMBER 20, 2014

FLOOR PLAN
 SCALE: 1/16" = 1'-0"

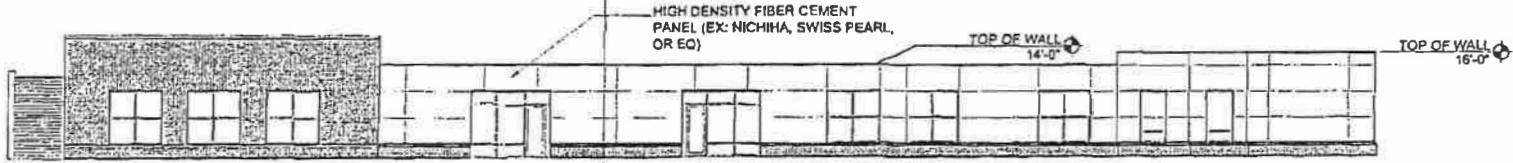



C&S Architects
 DATE: NOV 13, 2014 PROJECT NO. 14020



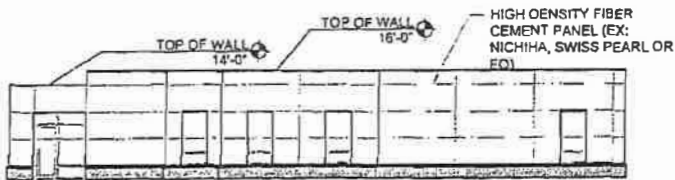
NORTH ELEVATION

SCALE: 1" = 16'-0"



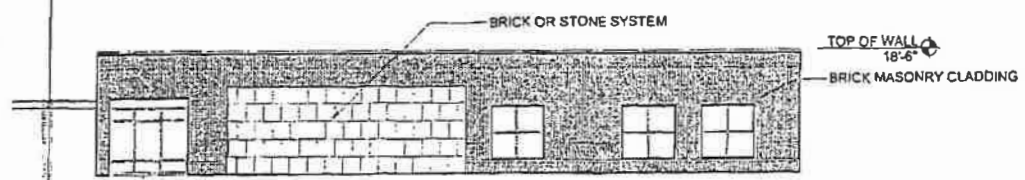
SOUTH ELEVATION

SCALE: 1" = 16'-0"



EAST ELEVATION

SCALE: 1" = 16'-0"



WEST ELEVATION

SCALE: 1" = 16'-0"

APPLICANT: JFMC FACILITIES CORPORATION
 ADDRESSES: 6601-6653 N KEDZIE AVENUE; 3046-3154 W ALBION AVENUE;
 3046-3154 W WALLEN AVENUE (PRIVATE); 3047-3155 W WALLEN AVENUE
 INTRODUCED DATE: SEPTEMBER 10, 2014
 PLAN COMMISSION DATE: NOVEMBER 20, 2014

OXLEY Architects
 DATE: NOV 13, 2014 PROJECT NO: 14020

A-7861

3/13/2013

REPORTS OF COMMITTEES

49277

*Reclassification Of Area Shown On Map No. 15-K.
(As Amended)
(Application No. A-7872)
(Common Address: 5810 -- 5830 N. Pulaski Rd.)*

[SO2013-423]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Commercial Manufacturing Planned Development Number 789 symbols and indications as shown on Map Number 15-K in the area bounded by:

a line 1,018 feet north of and parallel to West Hollywood Avenue; North Pulaski Road; a line 800 feet north of and parallel to West Hollywood Avenue; and a line 1,233.34 feet west of and parallel to North Pulaski Road,

to those of an M2-1 Light Industry District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 17-I.
(As Amended)
(Application No. A-7861)
(Common Addresses: 6601 -- 6653 N. Kedzie Ave., 3046 -- 3154
W. Albion Ave., 3046 -- 3154 W. Wallen Ave. (Private)
And 3047 -- 3155 W. Wallen Ave. (Private))*

RPD 826,00

[SO2012-7253]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development Number 826 symbols and indications as shown on Map Number 17-I in area bounded by:

a line 548.23 feet north of and parallel to West Albion Avenue; a line 330.20 feet east of and parallel to North Kedzie Avenue; a line 308.23 feet north of and parallel to West Albion Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Albion Avenue; and North Kedzie Avenue,

to the designation of an RT4 Residential Two-Flat, Townhouse, and Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT4 Residential Two-Flat, Townhouse, and Multi-Unit District symbols and indications as shown on Map Number 17-1 in area bounded by:

a line 548.23 feet north of and parallel to West Albion Avenue; a line 330.20 feet east of and parallel to North Kedzie Avenue; a line 308.23 feet north of and parallel to West Albion Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Albion Avenue; and North Kedzie Avenue,

to the designation of Residential Planned Development Number 826, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Planned Development No. 826, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 826, as amended ("Planned Development") consists of approximately 309,130 square feet (7.10 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Planned Development is divided into two subareas, Subarea A and Subarea B.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the owners, their successors and assigns and, if different than the owners, the legal titleholders and any ground lessors. All rights granted hereunder to the owners shall inure to the benefit of the owners' successors and assigns and, if different than the owners, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the owners or their successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall

require a separate submittal to the Department of Transportation on behalf of the owners or their successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these sixteen (16) statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Subarea B Lot Map; and a Grant of Perpetual Easements and Declaration of Restrictions, executed March 8, 2004, and recorded August 3, 2004. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development:
 - Subarea A: Single-family detached house, townhouse, accessory uses, and accessory parking;
 - Subarea B: Single-family detached house (all lots), townhouse (Lots 14 -- 18, only), accessory uses, and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. The maximum Floor Area Ratio on any one building site in Subarea B is 1.32. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 309,130 square feet.
9. To create building sites, lots in Subarea B may be combined and/or divided upon the review and approval of the Zoning Administrator. On Lots 1 -- 13 and 19 -- 36, the minimum building site width shall be 30 feet; on Lots 14 -- 18, the minimum building site width shall be 26 feet.

In Subarea B, driveway access to Lots 19 -- 36 shall be from either West Albion Avenue or the alley next west of North Whipple Street. Driveway access to Lots 1 -- 11 in Subarea B shall be provided from an easement along the south edge of Subarea A. Driveway access to Lots 12 and 13 in Subarea B shall be from West Wallen Avenue (private). Driveway access to Lots 14 -- 18 may only be from an 18-foot wide common drive along the north edge of the lots.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II Approval.

All building sites in Subarea B shall front on West Wallen Avenue (private). Along the north side of West Wallen Avenue (private) (Lots 1 -- 18), the minimum front yard setback shall be fifteen (15) feet. Along the south side of West Wallen Avenue (private) (Lots 19 -- 36), the front yard setback shall be at least ten (10) feet, but no more than eleven (11) feet.

In Subarea B, all principal entrance doors shall face West Wallen Avenue (private) and shall be located at the first floor above grade. Front entry doors below sidewalk grade are not allowed.

In Subarea B, all front facades shall be either masonry face brick (standard or modular sizes), cut natural stone, or manufactured stone. Front facade materials shall extend back from the front facades a minimum of eight (8) feet on both side elevations. Side and rear elevations shall be clad in either masonry face brick (standard, modular or utility sizes), cut natural stone, manufactured stone, horizontal lap siding (wood, fiber cement, vinyl, or aluminum) with a maximum four (4) inch lap, or panels (prefinished metal or fiber cement). Side elevations facing North Kedzie Avenue shall be either masonry face brick (standard or modular sizes), cut natural stone, or manufactured stone. Exposed concrete, exposed concrete masonry units and synthetic stucco (E.I.F.S.) shall not be allowed on any elevation.

12. Prior to any Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Subarea A, the owner shall submit a site plan, landscape plan and building elevations for the entire subarea for review and approval by the Department of Housing and Economic Development. Review and approval by the Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development.

No Part II Approval for any portion of the Property in Subarea A shall be granted until a Subarea Site Plan Approval has been granted. Following approval by the Department of Housing and Economic Development, the approved Subarea Site Plan Approval submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of statement 14. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations, indicating heights and materials;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

13. The owners shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. Notwithstanding the provisions of Section 17-13-0611-A of the Zoning Ordinance, the Zoning Administrator may reduce the required periphery setbacks and minimum distance between structures within Subarea B.
15. Since 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. Since it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources, all improvements on the Property shall comply with the City of Chicago Sustainable Development Policy in effect at the time of Part II Review.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; and Subarea B Lot Map referred to in these Plan of Development Statements printed on pages 49293 through 49296 of this *Journal*.]

Bulk Regulations and Data Table and Grant of Perpetual Easement and Declaration of Restrictions referred to in these Plan of Development Statements read as follows:

Planned Development No. 826, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	355,755 square feet
Subarea A:	87,120 square feet
Subarea B:	268,635 square feet
Area to Remain in Public Right-of-Way:	46,625 square feet
Subarea A:	7,920 square feet

Subarea B:	38,705 square feet
Net Site Area, including private streets and alleys:	309,130 square feet
Subarea A:	79,200 square feet
Subarea B:	229,930 square feet
Maximum Floor Area Ratio:	1.03
Subarea A:	0.90
Subarea B:	1.11 (see note (a))
Maximum Number of Residential Units:	85
Subarea A:	36
Subarea B:	49 (with lot division; see note (b))
Minimum Accessory Parking:	
Subarea A:	1 per dwelling unit
Subarea B:	2 per dwelling unit
Minimum Bicycle Storage:	
Subarea A:	One per required parking space
Subarea B:	One per required parking space
Maximum Heights:	38 feet
Setbacks:	
Subarea A:	
Single-family detached homes:	As per RS3 requirements

Townhouses: As per Section 17-2-0500 of the Chicago Zoning Ordinance (CZO)

Subarea B:

Single-family detached homes:

Front: 15 feet and 10 feet (see note (c))

Rear: 28% of lot depth (see note (d))

Side: As per RT4 requirements (see note (e))

Townhouses: As per Section 17-2-0500 of CZO

Rear Yard/Open Space:

Subarea A:

Single-family detached homes: As per RS3 requirements

Townhouses: As per Section 17-2-0500 of CZO

Subarea B:

Single-family homes: As per RT4 requirements

Townhouses: As per Section 17-2-0500 of CZO

Notes:

- (a) Although the overall maximum FAR in Subarea B is 1.11, the maximum FAR on any one building site shall be 1.32.
- (b) See statement Number 9 concerning combination and division of lots.
- (c) Fifteen (15) feet on the north side of West Wallen Avenue (private) and ten (10) feet on the south side of West Wallen Avenue (private). (See statement Number 11)
- (d) Garage doors facing West Albion Avenue shall be set back at least twenty (20) feet from the rear property line.
- (e) On building sites adjacent to North Kedzie Avenue, the minimum side setback shall be at least 12 feet from North Kedzie Avenue.

*Grant Of Perpetual Easements And
Declaration Of Restrictions.*

THIS GRANT OF PERPETUAL EASEMENTS AND DECLARATION OF RESTRICTIONS is made as of the 14 day of March, 2004, by REGENT PARK CITY HOMES II, L.L.C., an Illinois limited liability company ("Grantor"), having an address of 2711 W. Howard Street, Chicago, Illinois 60645, in favor of THE ESTATES OF REGENT PARK, LLC, an Illinois limited liability company ("Grantee"), having an address of 2711 W. Howard Street, Chicago, Illinois.

RECITALS

A. Grantor owns that certain parcel of real estate more particularly described on Exhibit "A" hereto ("Parcel A").

B. Grantee owns that certain parcel of real estate more particularly described on Exhibit "B" hereto ("Parcel B").

C. Grantee wishes to acquire certain access easements over, under, upon and across that portion of Parcel A described on Exhibit C attached hereto (such portion is referred to herein as the "Easement Area") for the benefit of Parcel B, which easements will run with the land, and requires certain restrictions on the use of Parcel A in order to protect the value of said easements to Parcel B.

D. Grantor is willing to grant such easements to Grantee and to impose such restrictions in connection therewith as further set forth below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The recitals set forth above are incorporated herein and made a part hereof.
2. Grantor does hereby grant to Grantee (its successors and assigns, including each owner of each of the Lots described on Exhibit "B" hereto) a perpetual easement on, over and across the Easement Area for pedestrian and vehicular (including, but not limited to moving trucks and vans; waste, garbage and trash vehicles; and personal vehicles) access by the owners and occupants of Parcel B (and their guests, invitees and business invitees) to and from Parcel B (including each separate lot thereof) and the street and/or public right-of-way west of and adjacent to Parcel A and commonly known as Kedzie Avenue. Grantor shall have the one time right to hereafter change the location of the easement over Parcel A created hereby to another path to be selected by Grantor in its reasonable but sole discretion, provided such path shall be convenient and sufficient to provide the pedestrian and vehicular access described above. Grantor and Grantee agree to prepare and record an amendment hereto describing such amended path of the easement as the "Easement Area," whereupon all of the easements granted herein shall apply and be limited to said "Easement Area."
3. Grantor (and its successors in interest) may also use the Easement Area for access for any and all dwelling units on Parcel A in the manner as permitted to Grantee (and its successors), but for no other use. Grantor may establish, however, reasonable rules and regulations for the use

of the Easement Area, provided that the same do not limit, restrict or interfere with Grantee's use as provided herein and do not impose a greater burden on use by Grantee than by Grantor.

4. (a) Grantor and its successors in interest shall:
 - (1) construct a temporary and permanent paved roadway ("Pavement Area") on the Easement Area for the use and enjoyment of the easements herein granted;
 - (2) keep the Pavement Area in good repair and condition, providing all maintenance, repairs and replacement; and
 - (3) promptly remove all snow and ice accumulations from the Pavement Area.
- (b) Grantee (or its successors in interest) shall reimburse certain amounts to Grantor (or its successors in interest) as provided in Section 7(a) below.

5. Neither Grantor, Grantee, nor any successor in interest to either shall obstruct or interfere with the intended use of the Easement Area, except:

- (a) in the case of and as necessitated by emergency;
- (b) temporarily and in such manner as to minimize such obstruction or interference as is necessary in connection with the permitted uses or obligations hereunder.

6. If Grantor (or its successors in interest) fails to fulfill its obligations under Section 4 above, Grantee (or any of its successors after authorization by the owners of at least 6 of the lots comprising Parcel B) may, following 30 days prior notice to Grantor (or its successors in interest, or, if a homeowner or similar association is formed with respect to Parcel A to which is delegated the responsibilities of Grantor set forth in Section 4, then to such Association), perform such installation, repair, maintenance or replacement and recover from Grantor (or its successors in interest) that portion of the costs which are Grantor's responsibility. Notwithstanding the foregoing notice period, Grantee need provide only two days notice with respect to snow and ice removal. Further, in the event Grantor fails on two or more occasions during any 6 consecutive month period to promptly remove snow and ice from the Pavement Area (i.e. removal within 48 hours of such accumulation), Grantee may thereafter, at its sole election, upon written notice to Grantor (its successor or assigns or, if applicable, the Association), remove snow and ice accumulation during the remainder of such winter season and Grantor shall promptly reimburse Grantee for its pro rata share of the cost thereof.

7. Additional Terms.

- (a) Each of the owners, from time to time, of Lots 1 through 10 of Parcel B shall reimburse Grantor (or its successors in interest) that fractional portion of

Grantor's expenses in meeting its obligations under Sections 4(a)(2) and (3) above equal to the amount of such expense, multiplied by a fraction, the numerator of which is one (1) and the denominator of which is the sum of the total number of individual dwelling units permitted on Parcel A plus 10.

- (b) Notwithstanding anything to the contrary herein, all provisions of this Grant of Perpetual Easements and Declaration of Restrictions shall be deemed easements appurtenant coupled with an interest, shall run with the land and are binding upon and shall inure to the benefit of the heirs, legal representatives, assigns, successors, and tenants of Grantee and Grantor.
- (c) Grantor or its successors shall be responsible for the payment of all ad valorem taxes, mechanic's or materialmen's liens assessed against Parcel A and, in particular, the Easement Parcel. If Grantor fails to pay the taxes or assessments for which it is responsible, Grantee shall have the right, but not the obligation, to pay such taxes and/or assessments on behalf of the Grantor and to be reimbursed therefor on demand.
- (d) This Grant of Perpetual Easements and Declaration of Restrictions shall be governed exclusively by the provisions hereof and by the laws of the State of Illinois.
- (e) If any term or provision of this agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this agreement, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this agreement shall be valid and enforceable to the fullest extent permitted by law.
- (f) If any legal action or proceeding arising out of or relating to this Grant of Perpetual Easements and Declaration of Restrictions is brought by either party hereto, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, their reasonable attorneys' fees, costs and other expenses incurred in the action or proceeding by the prevailing party.
- (g) This Grant of Perpetual Easements and Declaration of Restrictions constitutes the entire agreement between Grantor and Grantee relating to the easement described herein, and any prior agreement, promises, negotiations, or representations not expressly set forth in this Grant of Perpetual Easements and Declaration of Restrictions are of no force and effect. Any amendment to this Grant of Perpetual Easements and Declaration of

Restrictions shall be of no force and effect unless it is in writing and signed by the Grantor and Grantee (or their successors in interest). In the event Grantor or Grantee has conveyed any portion of Parcel A or Parcel B, respectively, then any amendment hereof shall require a majority of the separate owners of Parcel A (by number of lots or, if Parcel A has not then been further subdivided, by acreage) and a separate majority of the owners of Parcel B (by number of lots).

- (h) All notices and demands to be given by one party to the other party (or their successors) under this Agreement shall be given in writing, mailed or delivered to Grantor or Grantee, as the case may be, at the address set forth above (or their successors, at the address of the particular lot or unit). Notices shall be delivered by hand or by United States certified or registered mail, postage prepaid, return receipt requested, or by a nationally recognized overnight air courier service. Notices shall be considered to have been given upon the earlier to occur of actual receipt (or refusal of receipt) or two (2) business days after posting in the United States mail.
- (i) The Grantee agrees to support any development plan submitted by Grantor with respect to the initial development of Parcel A so long as such plan does not materially impair the access contemplated by this easement.

IN WITNESS WHEREOF, this Grant of Perpetual Easements and Declaration of Restrictions has been executed as of this 8th day of March, 2004.

GRANTOR:

REGENT PARK CITY HOMES II, L.L.C.

By: Bert Weerschnieder
Its: manager

GRANTEE:

THE ESTATES OF REGENT PARK, LLC

By: Bert Weerschnieder
Its: manager

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ben Weinschneider, personally known to me to be the Manager of Regent Park City Homes II, L.L.C., an Illinois limited liability Company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument in his/her said capacity and as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of March, 2004.

Fradyle Bland
Notary Public

My Commission Expires 5/7, 2005.



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ben Weinschneider, personally known to me to be the Manager of The Estates of Regent Park, LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument in his/her said capacity and as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of March, 2004.

Fradyle Bland
Notary Public

My Commission Expires 5/7, 2005.



Exhibit "A".

(To Grant Of Perpetual Easement And Declaration Of Restrictions)

Legal Description Of Parcel A:

That part of Lot 2 (except the west 66 feet thereof) in the subdivision of the west half (in area) of the southwest fractional quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, lying north of the Indian Boundary Line, in Cook County, Illinois, more particularly described as follows:

commencing at the southeast corner of said Lot 2; thence south 89 degrees, 51 minutes, 56 seconds west on the south line of said Lot 2, 408.81 feet to the point of beginning; thence continuing south 89 degrees, 51 minutes, 56 seconds west on the south line of said Lot 2, 330.00 feet, more or less, to the easterly line of North Kedzie Avenue; thence north 01 degree, 35 minutes, 45 seconds east on the easterly line of North Kedzie Avenue, 240.00 feet; thence north 89 degrees, 51 minutes, 56 seconds east, 330.00 feet; thence south 01 degree, 35 minutes, 45 seconds west, 240.00 feet to the point of beginning, all in Cook County, Illinois.

Permanent Index Number:

Part of 10-36-300-004-0000.

Exhibit "B".

(To Grant Of Perpetual Easement And Declaration Of Restrictions)

Legal Description Of Parcel B:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Regents Park Subdivision, being a subdivision in the west half of the southwest fractional quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois.

Permanent Index Numbers:

10-36-300-007-0000;

10-36-300-008-0000; and

10-36-306-020-0000.

Exhibit "C".

(To Grant Of Perpetual Easement And Declaration Of Restrictions)

Legal Description Of Easement Area:

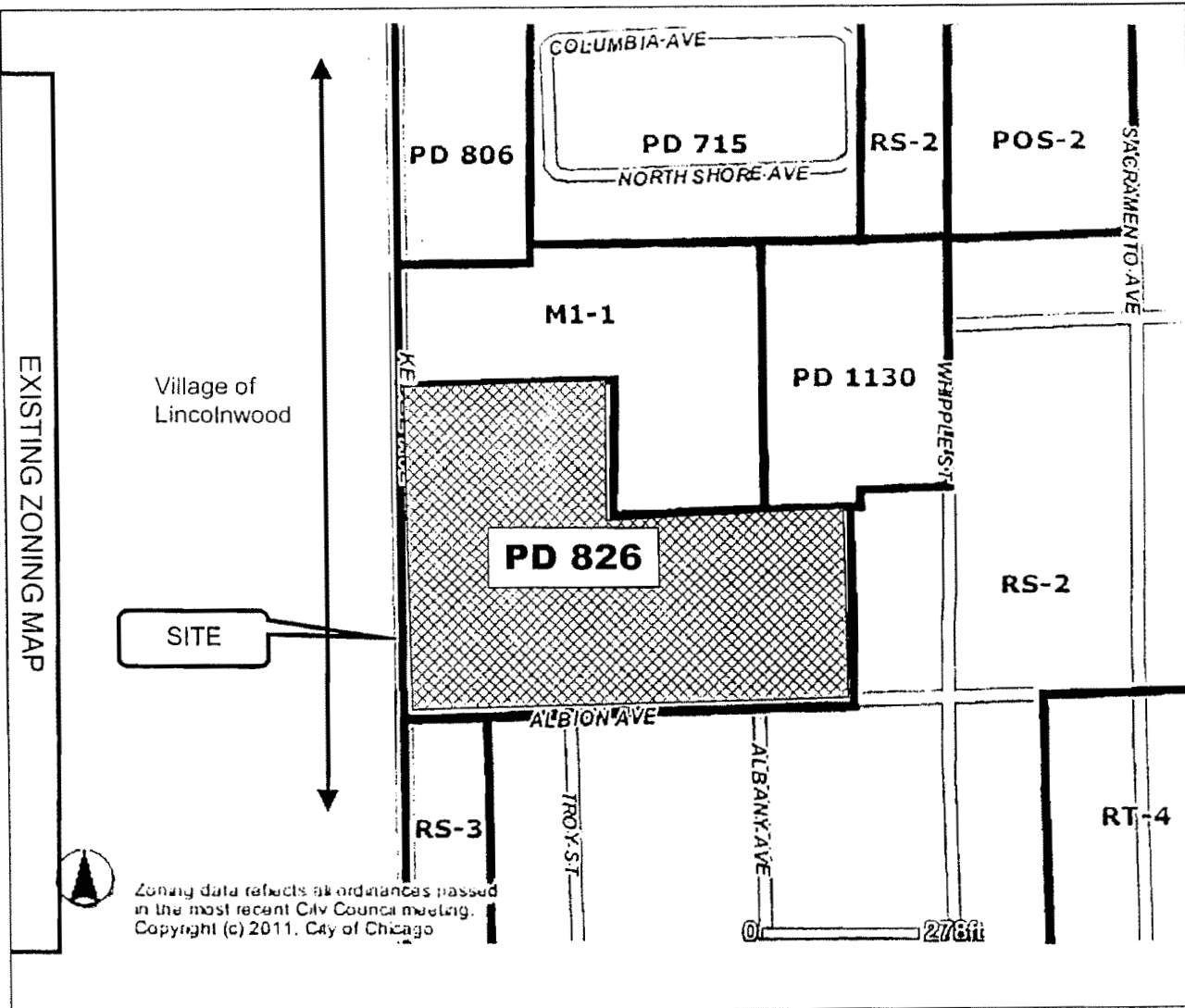
That part of Lot 2 (except the west 66 feet thereof) in the subdivision of the west half (in area) of the southwest fractional quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, lying north of the Indian Boundary Line, described as follows:

beginning at intersection of the east line of North Kedzie Avenue and the south line of Lot 2 aforesaid; thence north 01 degree, 33 minutes, 25 seconds east, along the east line of North Kedzie Avenue, 16.01 feet to a line 16.00 feet north of and parallel with the south line of Lot 2 aforesaid; thence north 89 degrees, 50 minutes, 43 seconds east, along aforesaid parallel line, 330.00 feet; thence south 01 degree, 33 minutes, 25 seconds west, 16.01 feet to the south line of Lot 2 aforesaid; thence south 89 degrees, 50 minutes, 43 seconds west, along the south line of Lot 2 aforesaid, 330.00 feet to the point of beginning, all in Cook County, Illinois.

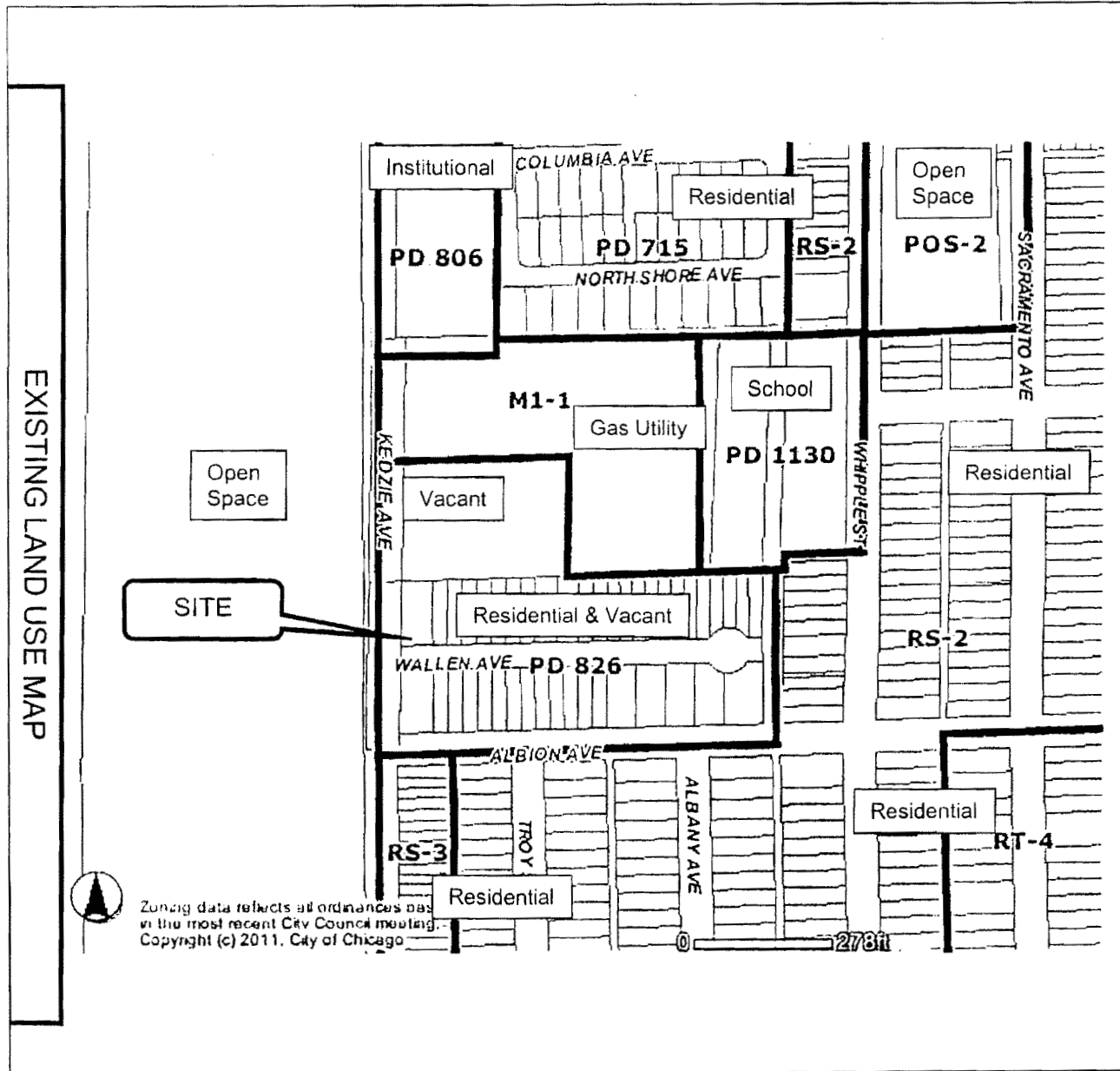
Permanent Index Number:

Part of 10-36-300-004-0000.

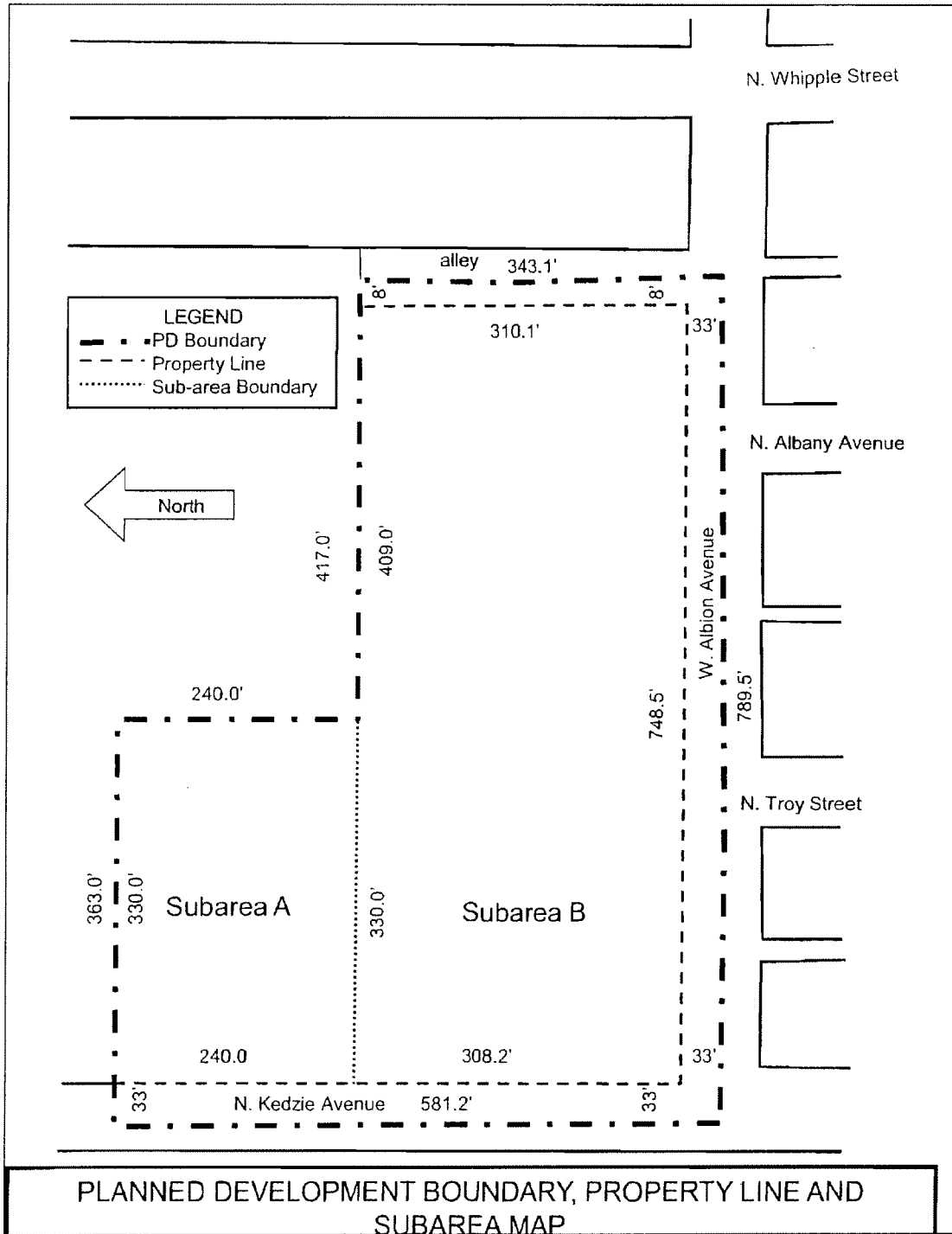
Existing Zoning Map



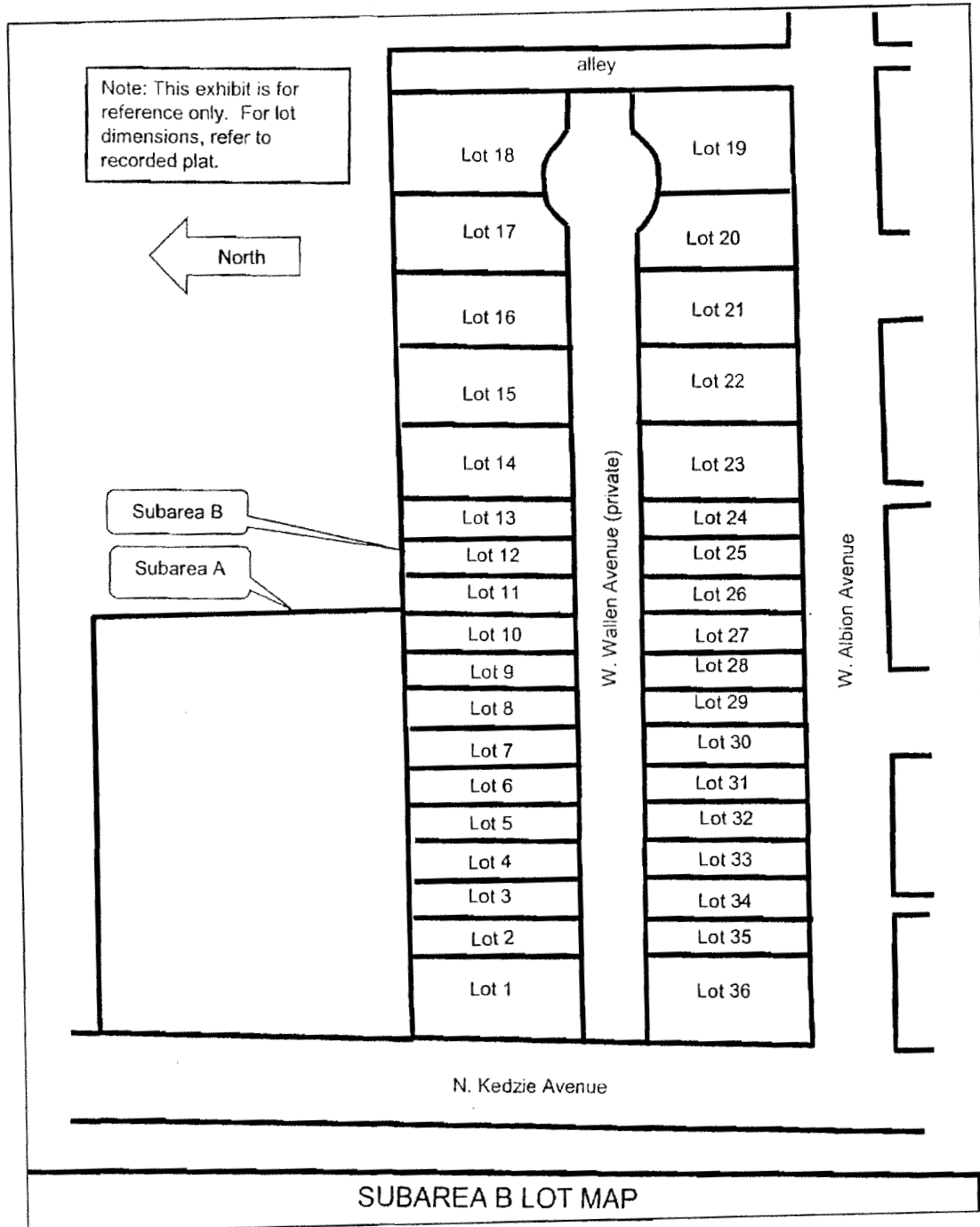
Existing Land-Use Map.



Planned Development Boundary, Property Line And Subarea Map.



Subarea B Lot Map.



A-7835

7/25/2012

REPORTS OF COMMITTEES

31865

SECTION 2. This ordinance takes effect after its passage and approval.

—

Reclassification Of Area Shown On Map No. 17-I.
(Application No. A-7835)
(Common Address: 3100 -- 3200 W. Albion Ave. (North Side Only),
3100 -- 3200 W. Wallen Ave., And 6600 -- 6700 N. Kedzie Ave.)

[O2012-4502]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 826, as amended, symbols and indications as shown on Map Number 17-I in the area bounded by:

a line 581.23 feet north of and parallel to West Albion Avenue; a line 330.20 feet east of and parallel to North Kedzie Avenue; a line 341.23 feet north of and parallel to West Albion Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Albion Avenue; and North Kedzie Avenue,

to those of Residential Planned Development Number 826.

SECTION 2. This ordinance takes effect after its passage and approval.

—

Reclassification Of Area Shown On Map No. 20-E.
(Application No. 17509)
(Common Address: 644 E. 87th St.)

[O2012-3741]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 20-E in the area bounded by:

beginning at a line 260 feet north of and parallel to East 87th Street; a line 280.04 feet east of and parallel to South Champlain Avenue; a line 240 feet north of and parallel to East 87th Street; a line 288.75 feet east of and parallel to South Champlain Avenue; East 87th Street; a line 140 feet east of and parallel to South Champlain Avenue;



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) 744-5177 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

October 6, 2010

Ms. Sylvia C. Michas
Law Offices of Samuel V.P. Banks
Thirty-Eighth Floor
221 North LaSalle Street
Chicago, Illinois 60601

**Re: Administrative Relief request for Residential Business Planned
Development No. 826, as amended, Subarea B, Lots 24-35 along West
Wallen Avenue**

Dear Ms. Michas:

Please be advised that your request for a minor change to Residential Business Planned Development No. 826, as amended, 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. 11 of the Planned Development.

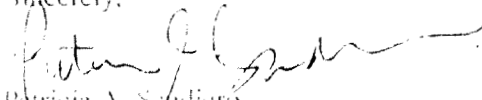
Specifically, you are requesting to construct 12 detached single family homes on lots 24-35 of Subarea B rather than townhouses as approved in the Planned Development. The following drawings, prepared by Froelich Kim Architecture, shall be inserted into the main file:

- Subarea B Subdivision Site Plan (September 7, 2010)
- Site Plan (September 7, 2010)
- Basement Floor Plan (September 7, 2010)
- First Floor Plan (September 7, 2010)
- Second Floor Plan (September 7, 2010)
- Front and Rear Elevations (October 4, 2010)
- Left Side Elevation (October 4, 2010)
- Right Side Elevation (October 4, 2010)

With regard to your request, the Department of Zoning and Land Use Planning has determined that this substitution 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. 826, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS:HGE:m
CITY OF CHICAGO, DEPARTMENT OF ZONING AND LAND USE PLANNING

NEIGHBORHOODS
10/13/10

10/13/10



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold E. Randall
Commissioner

City Hall, Room 1000
1 North LaSalle Street
Chicago, Illinois 60602
2-744-4000
2-744-2271 (FAX)
2-744-2578 (TTY)

<http://www.cityofchicago.org>

August 6, 2008

Mr. Josh Dawson
PAPPAGEORGE HAYMES Ltd
814 North Franklin
Suite 400
Chicago, Illinois 60610

**Re: Administrative Relief request for Residential Business Planned
Development No. 826, as amended, Subarea B**

Dear Mr. Dawson:

Please be advised that your request for a minor change to Residential Business Planned Development No. 826, as amended, 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 are requesting to allow area wells within the front yards of 59 proposed four-story town homes within Subarea B. The approved Site Plan allowed for a 1' floor slab-on-grade, however, the proposed design incorporates an engineered basement level slab to offset poor soil conditions on the site. The resulting basements will be more than 50% below grade, therefore, they will not affect the FAR. Extending the full width and depth of the town homes, their intended use is for inactive storage.

Pursuant to Chapter 13-64-030 of the Municipal Code of Chicago, basements shall be provided with windows or other openable devices providing openings to the outside air of not less than two percent of the floor area. In order to meet this requirement, the proposed area wells will be 3'-0" below grade and project 3'-4" into the front yard. The following drawings, prepared by PAPPAGEORGE HAYMES Ltd, and dated July 28, 2008, shall be inserted into the main file: Overall Site Plan-Town Homes, Enlarged Site Plan, Section Through Area Well, Basement Floor Plan and First Floor Plan

With regard to your request, the Department of Planning and Development has determined that the addition of area wells does not create an adverse impact on the Planned Development or surrounding neighborhood, does 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. 826, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold E. Randall
Commissioner

MR. SAHOO (m)

Danda Choudhary, Mike Marino, Pat Haywood, Erik Gries, Fred Detert, DPD files



16265

~~Reclassification Of Area Shown On Map Number 15-K.
(Application Number A-7244)~~

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 15-K in the area bounded by:~~

~~a line 106 feet south of and parallel to West Devon Avenue; North Keating Avenue; a line 111.7 feet south of and parallel to the public alley next south of and parallel to West Devon Avenue; the centerline of North Sauganash Avenue if extended or a southeasterly line starting at a point 111.7 feet south of the south line of the public alley that is next south of and parallel to West Devon Avenue at a point 128.19 feet east of the east line of North Keating Avenue and ending at North Keene Avenue; North Keene Avenue; North Ionia Avenue; the public alley next east of and parallel to North Keating Avenue; the public alley next northeast of and parallel to North Hiawatha Avenue; North Lemont Avenue; North Hiawatha Avenue; and the public alley next west of and parallel to North Keating Avenue,~~

~~to those of an RS2 Residential Single-Unit (Detached House) District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map Number 17-1.

(Application Number 16265)

RPD 826, CA

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development Number 826 symbols and indications as shown on Map Number 17-1 in the area bounded by:

a line 581.23 feet north of and parallel to West Albion Avenue; a line 330.20 feet east of and parallel to North Kedzie Avenue; a line 341.23 feet north of and

parallel to West Albion Avenue; the public alley next east of and parallel to North Kedzie Avenue; West Albion Avenue; and North Kedzie Avenue.

to the designation of a B2-5 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B2-5 Neighborhood Mixed-Use District symbols and indications established in Section 1 above to the designation of Residential Planned Development Number 826, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

Residential Planned Development Number 826, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 826, as amended, consists of approximately three hundred nine thousand ninety-nine (309,099) square feet (seven and ten-hundredths (7.10) acres). The property is owned by the Regent Park City Homes II, L.L.C. (the "Applicant").
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 street or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder 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 17-8-0400 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 of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application 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 Boundary and Property Line Map; a Site Plan; a Landscape Plan; a Site Plan -- Senior Mid-rise Building; Landscape Plan -- Senior Mid-rise Building; East and North Elevations -- Senior Mid-rise Building; West and South Elevations -- Senior Mid-rise Building; Typical Elevations -- Single-Family Homes; North Elevation -- Subarea A Townhouses; South Elevation -- Subarea A Townhouses; Side Elevations -- Subarea A; Townhouses; Typical Elevations -- Townhouses Type 1 (4 Units) -- Subarea B; Typical Elevations -- Townhouses Type 2 (5 Units) -- Subarea B; Typical Elevations -- Townhouses Type 3 (6 Units) -- Subarea B; and Typical Elevations -- Townhouses Type 4 (4 Units) -- Subarea B, dated September 20, 2007 prepared by Pappageorge Haymes, Ltd. and Cubellis MGFDF Architects. Full-size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": Subarea A: Multi-unit elderly housing, townhouses, related facilities, accessory uses, and accessory parking. Subarea B: Single-unit detached housing, townhouses, related facilities, accessory uses, and accessory parking.

6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-Premises Signs shall not be permitted in the planned development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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.
8. In addition to the maximum height of the building 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.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. 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 planned development 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 17-13-0611 of the Chicago Zoning Ordinance.

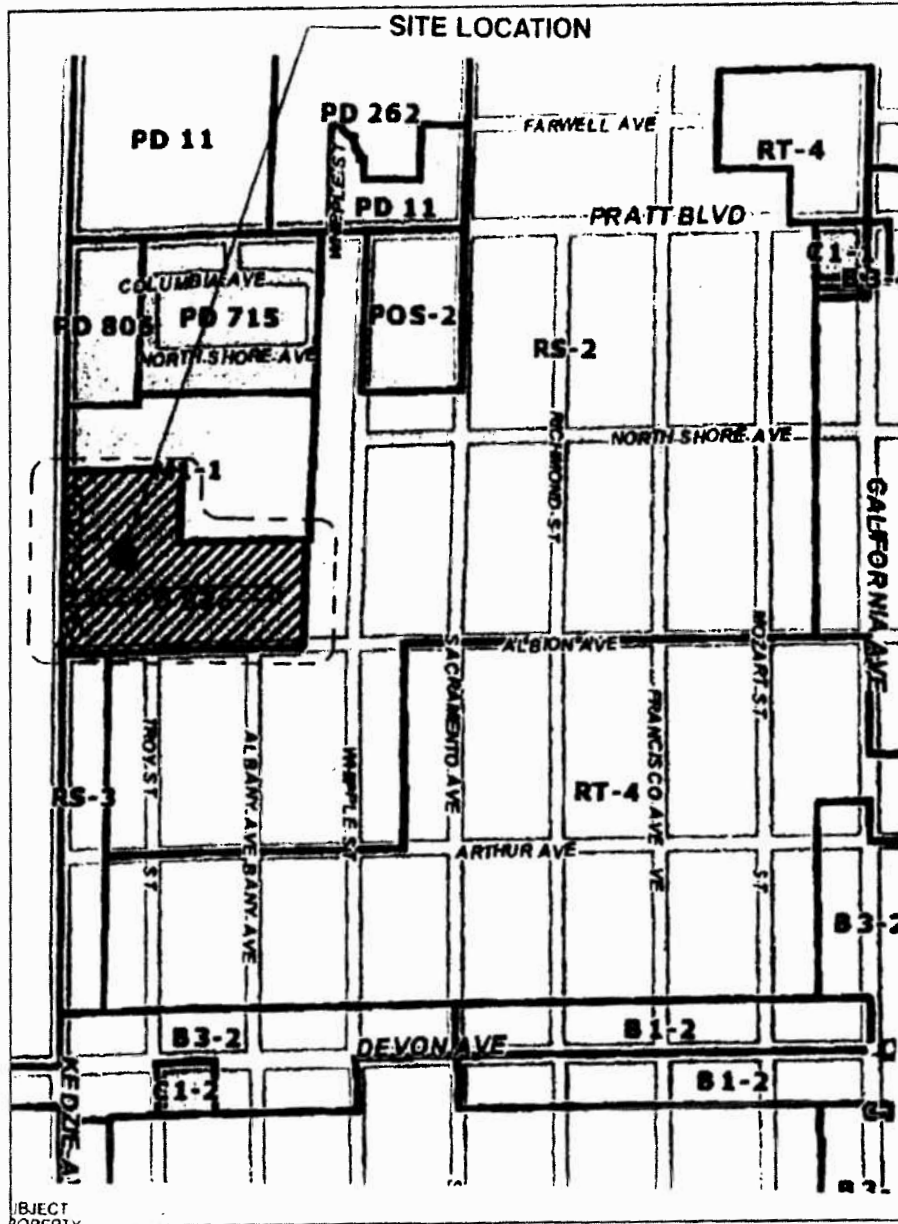
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof on the senior building in Subarea A of least fifty percent (50%) of the building's net roof area. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
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 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 building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
14. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of Residential Planned Development Number 826.

[Bulk Regulations and Data Table; Existing Zoning Map; Surrounding Land-Use Plan; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 10451 through 10468 of this *Journal*.] Bulk Regulations And Data Table.

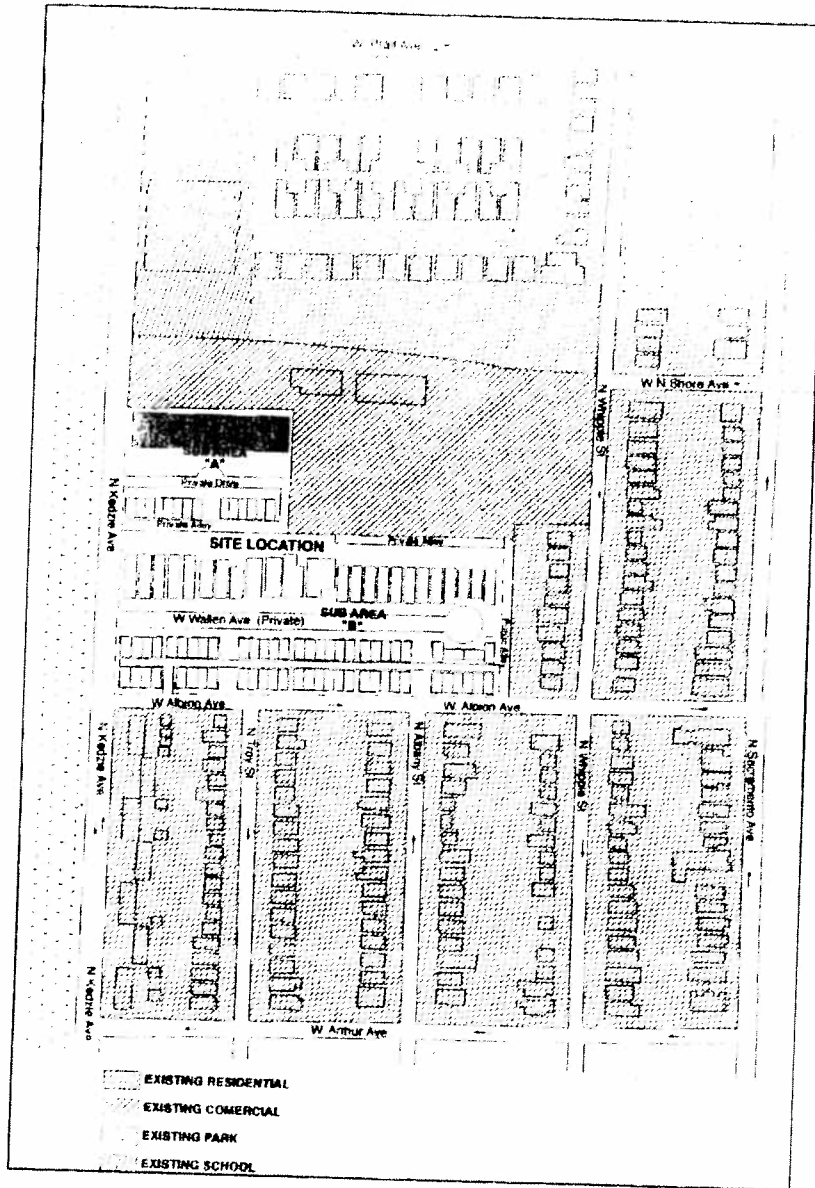
Bulk Regulations And Data Table.

P / H		Irongate Land Company Pappageorge Haymes Ltd.	
Gross Site Area:	367,951 SF		
Net Site Area:	Total= Gross Site Area (367,951 SF) - Area in Public and Private Streets and Alleys (58,852) = Net Site Area of 309,099 SF (7.10 Acres)		
Maximum Floor Area Ratio/FAR Total:	1.40 F.A.R.		
Permitted Uses:	<p><u>Sub-area A:</u> Multi-unit elderly housing, townhomes, related facilities, accessory uses, and accessory parking.</p> <p><u>Sub-area B:</u> Single-family detached housing, townhomes, related facilities, accessory uses, and accessory parking.</p>		
Maximum Number of Residential Units:			
Sub-Area 'A'	Townhomes	14	
	Mid-Rise	150	
Sub-Area 'B'	Townhomes	59	
	Single Family Homes (Proposed)	(18)	
	Single Family Homes (Existing)	(6)	
	Single Family Homes (Total)	24	
Maximum Number of Residential Units:	247		
Maximum Site Coverage:	Per Approved Site Plan		
Minimum Number of Off-Street Parking Spaces:			
Sub-Area 'A'	Private	Guest	
	Townhomes	2 Spaces Per Home	
	Mid-Rise	1 Space Per 3 Units	
Sub-Area 'B'	Townhomes	2 Spaces Per Home	23
	Single Family Homes	2 Spaces Per Home	
Minimum Number of Loading Spaces:	1 (for Senior Building in Sub-area A)		
Minimum Number of Bicycle Spaces:	13 (for Senior Building in Sub-area A)		
Maximum Building Height:	Per approved building elevations (76 feet for Senior Building in Sub-area A) (32 feet for Single-family Detached Houses) (45 feet for Townhouses)		

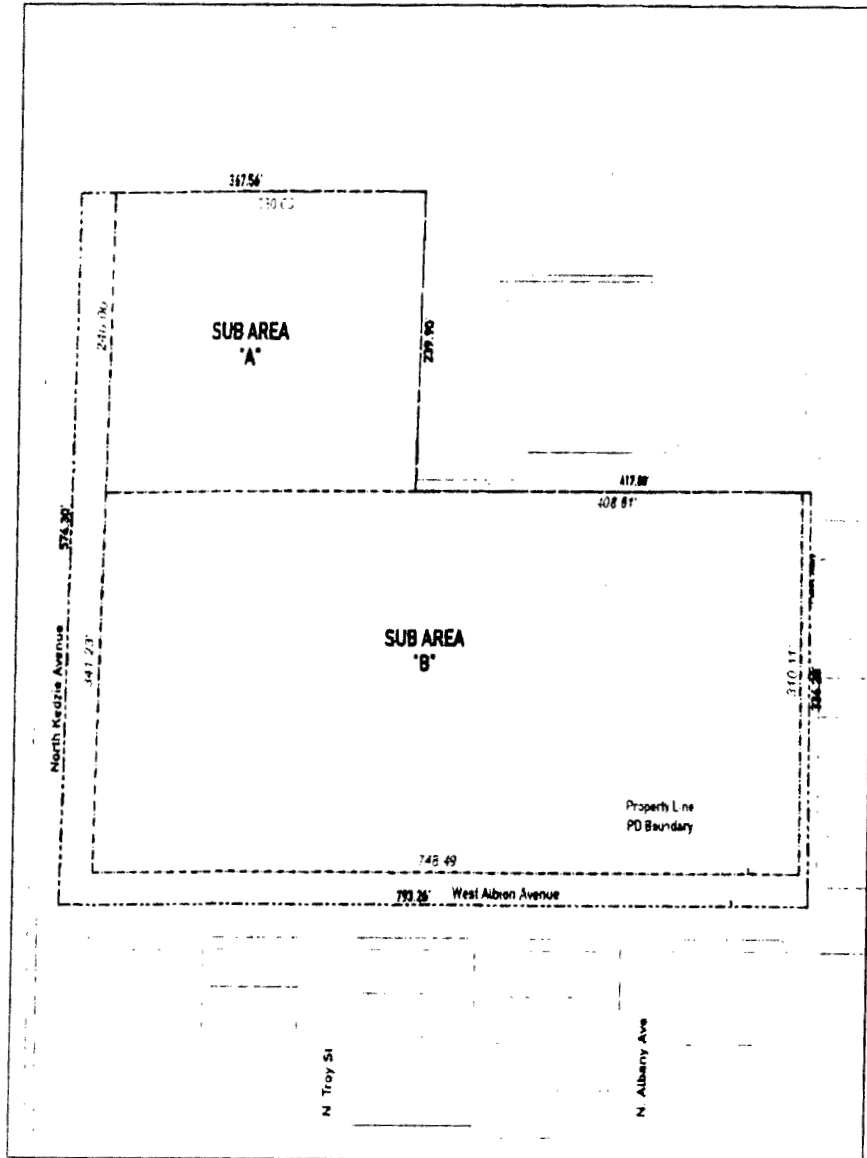
Existing Zoning Map.



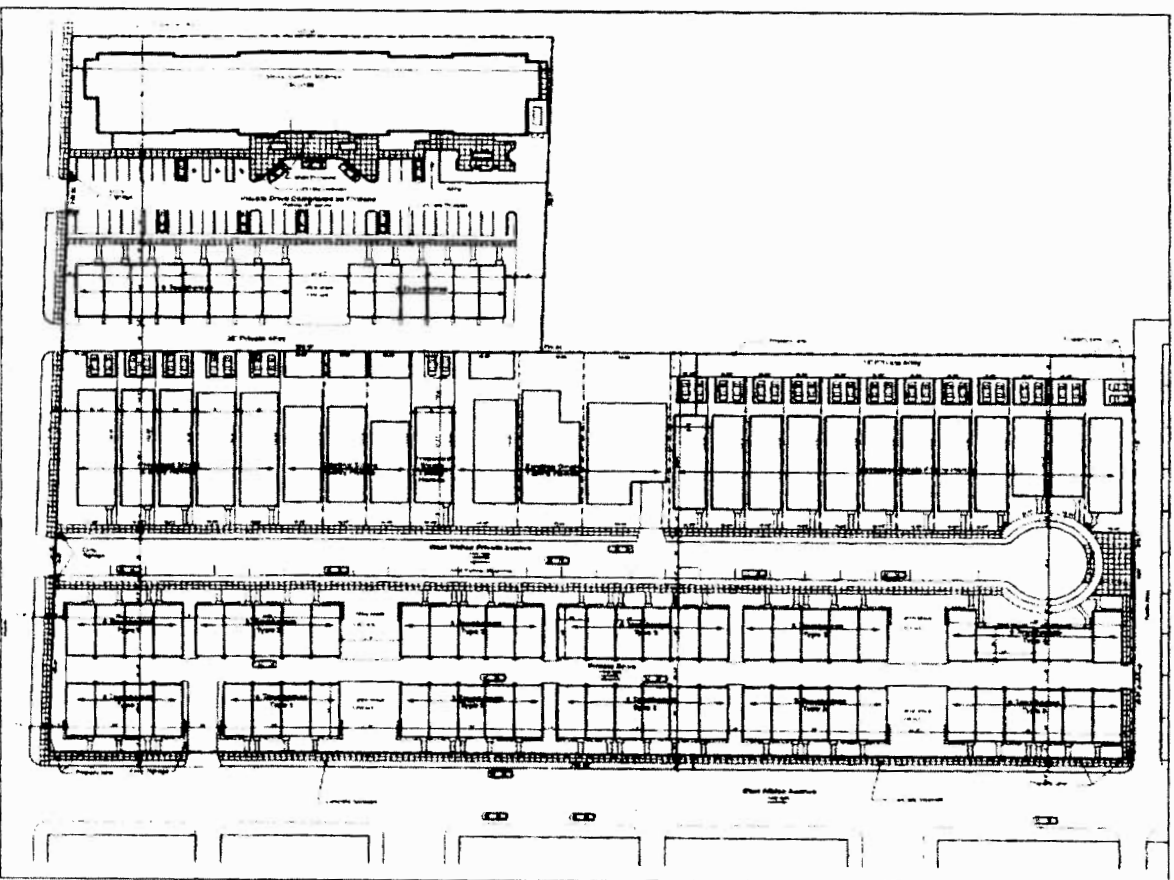
Surrounding Land-Use Map.



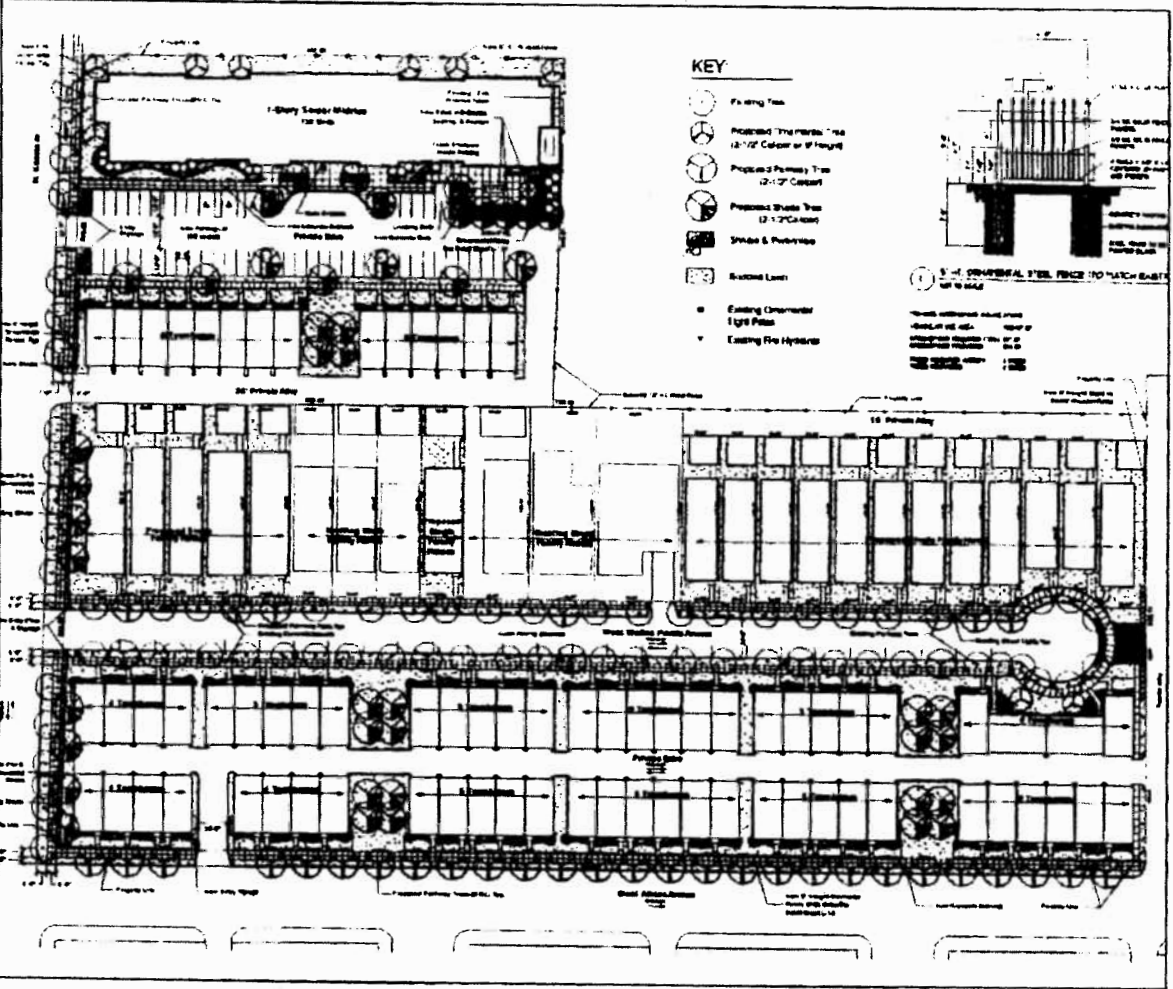
Planned Development Boundary And
Property Line Map.



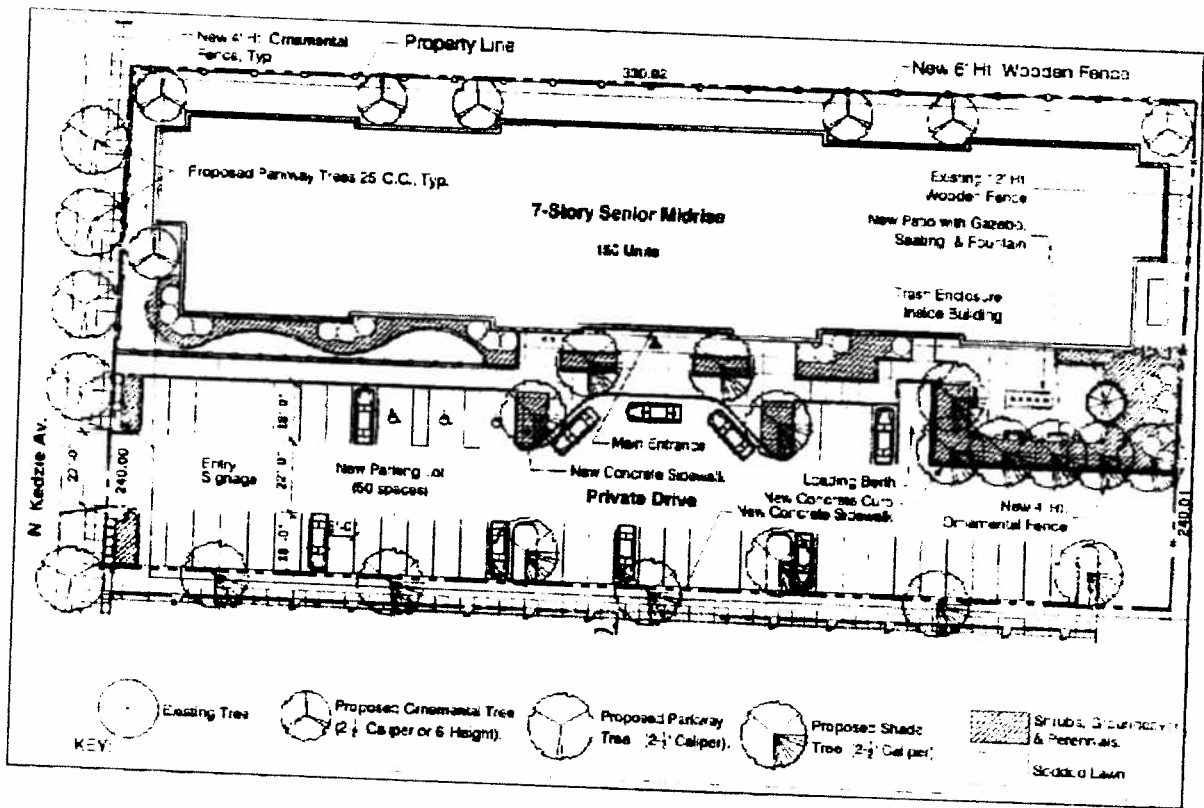
Site Plan.



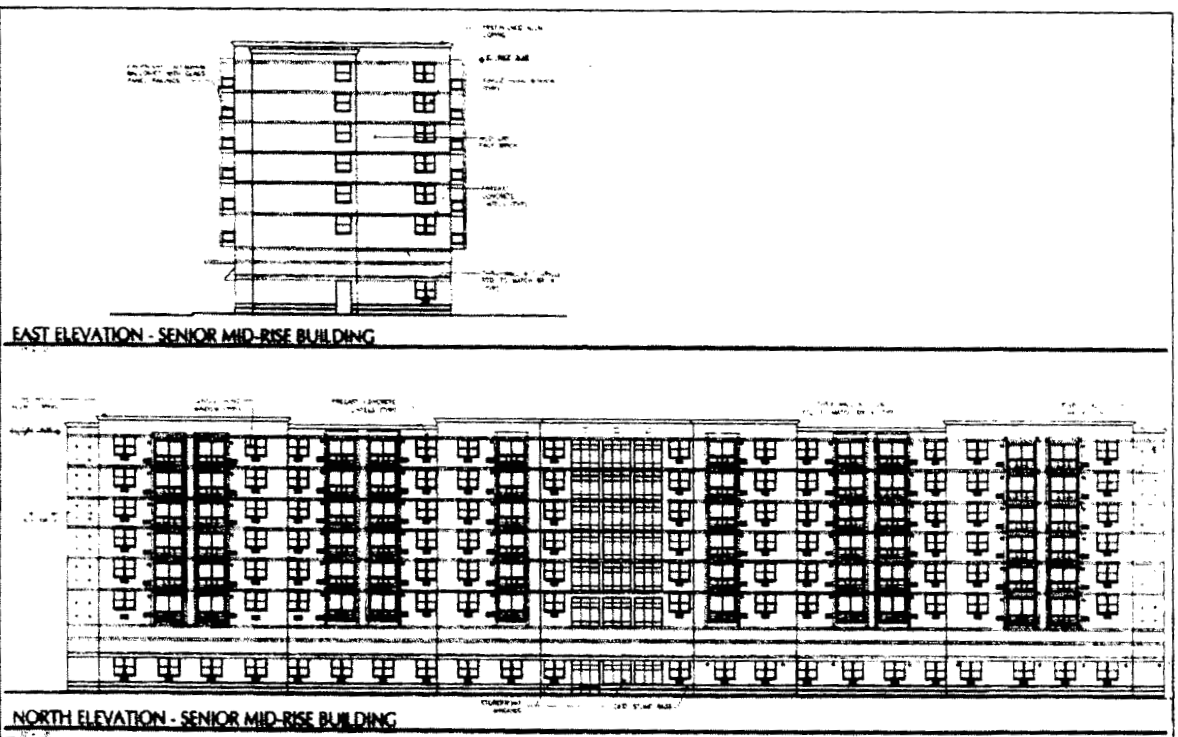
Landscape Plan.



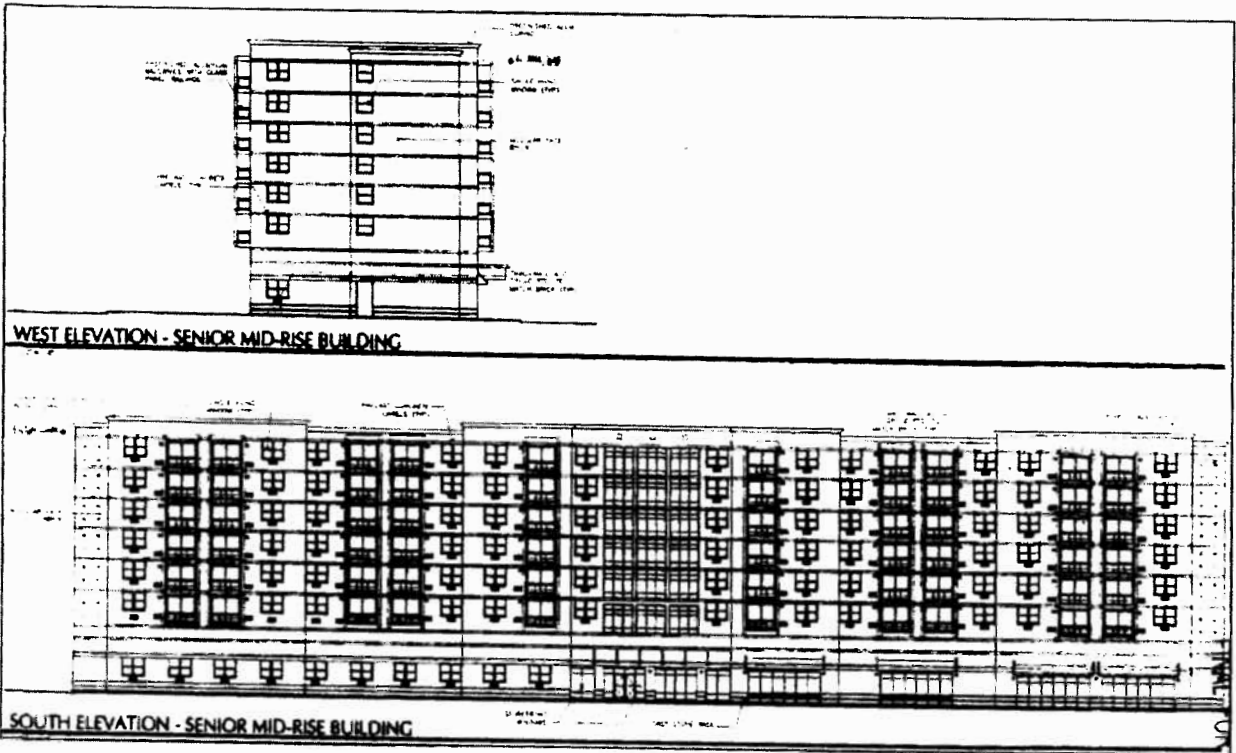
Landscape Plan - Senior Mid Rise Building.



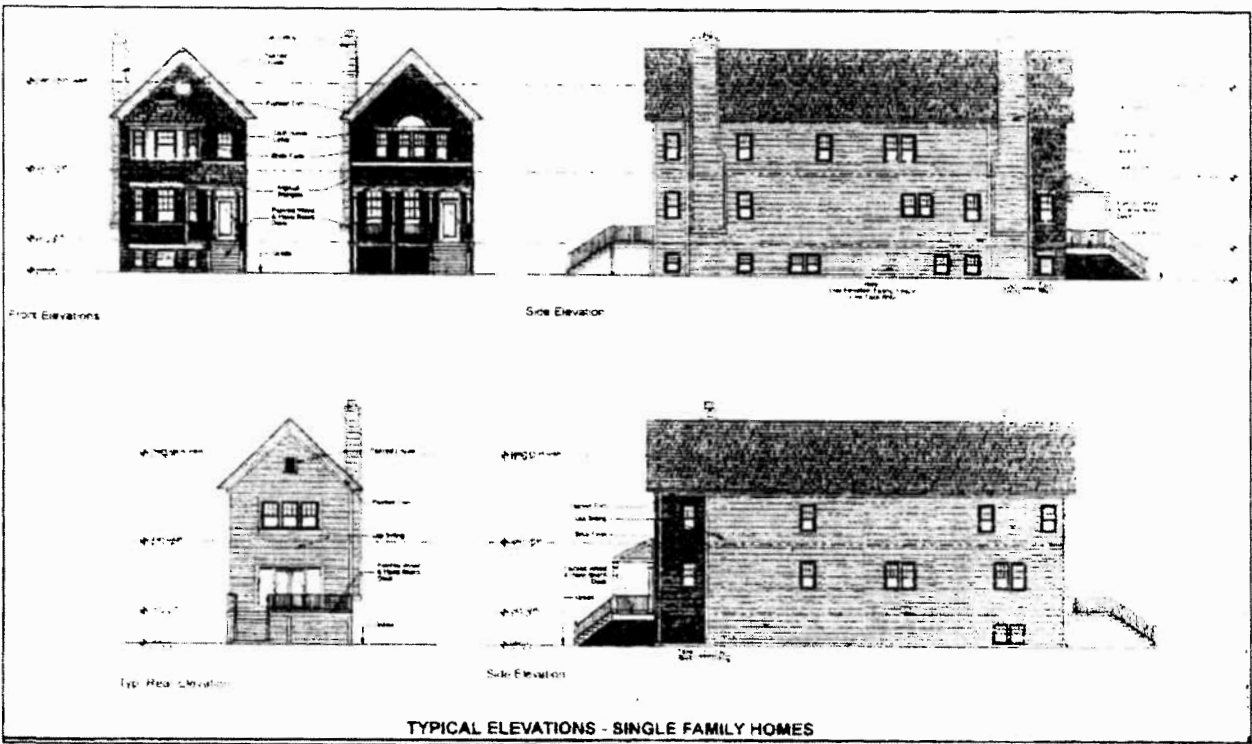
North And East Elevations -- Senior
Mid-Rise Building.



South And West Elevations -- Senior
Mid-Rise Building.

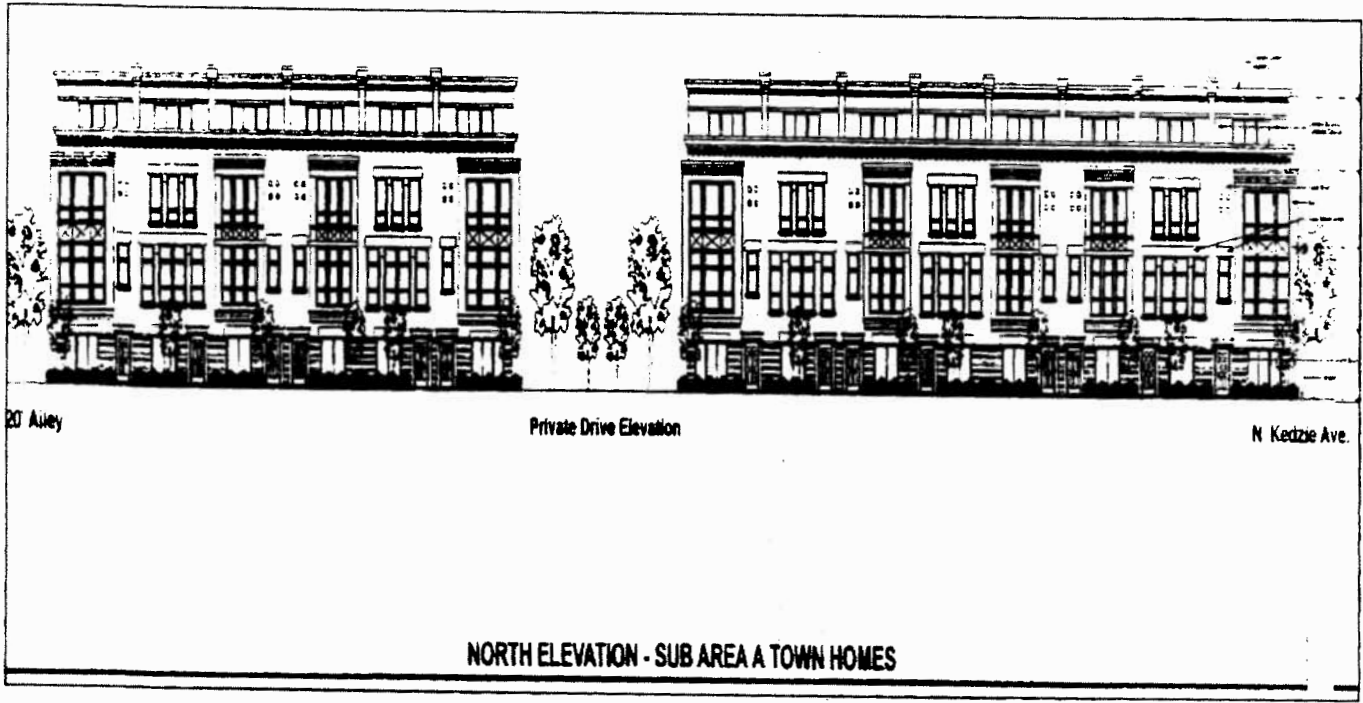


Typical Elevations - Single-Family Homes.



TYPICAL ELEVATIONS - SINGLE FAMILY HOMES

North Elevation -- Subarea A Townhomes.

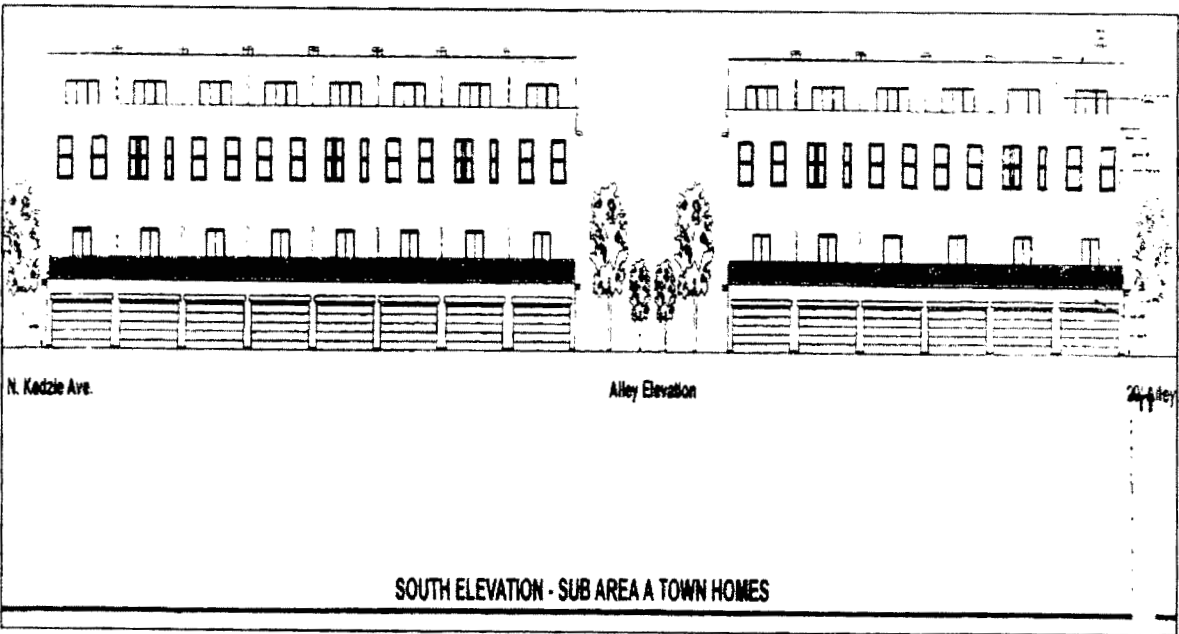


9/27/2007

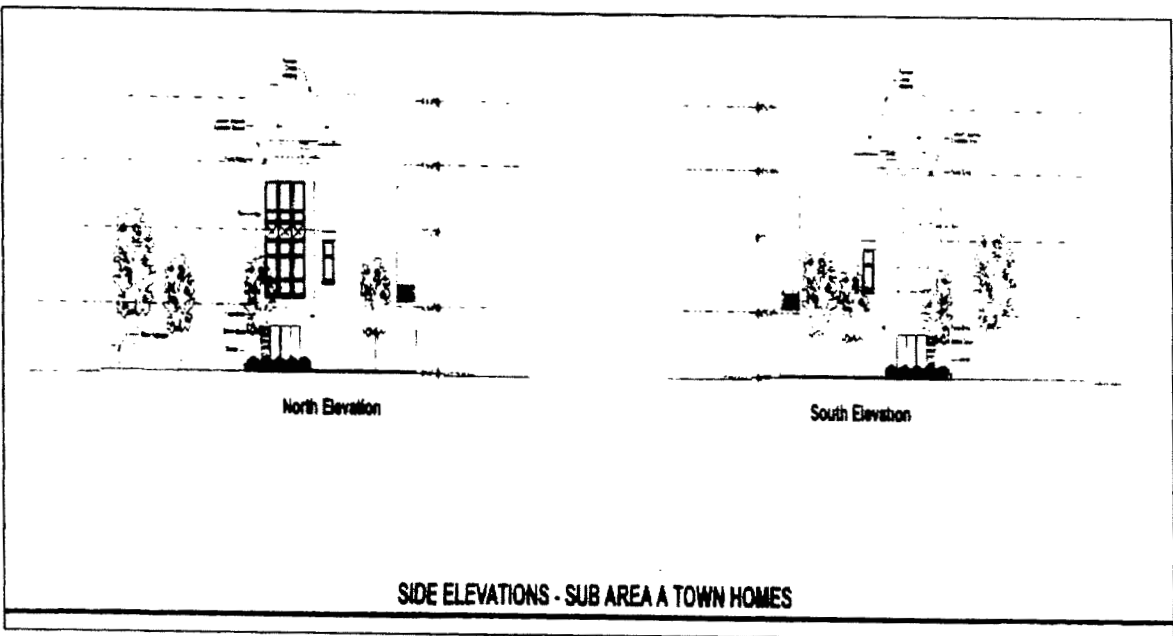
REPORTS OF COMMITTEES

10463

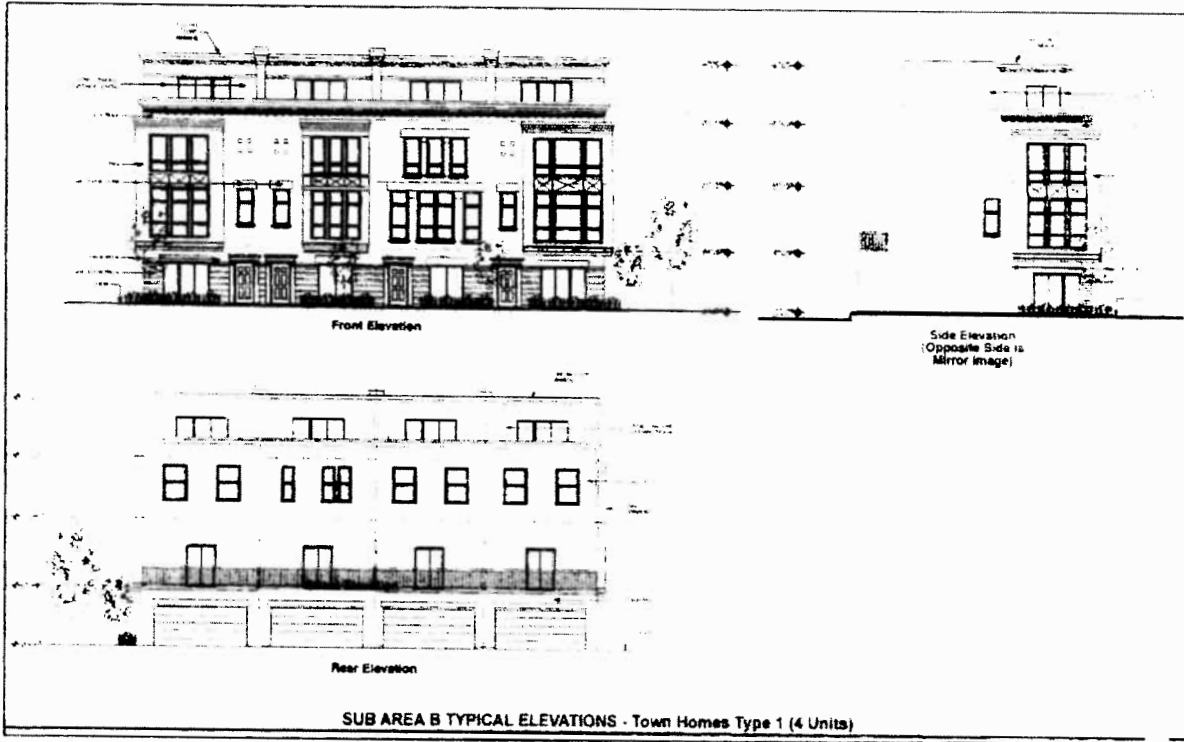
South Elevation -- Subarea A Townhomes.



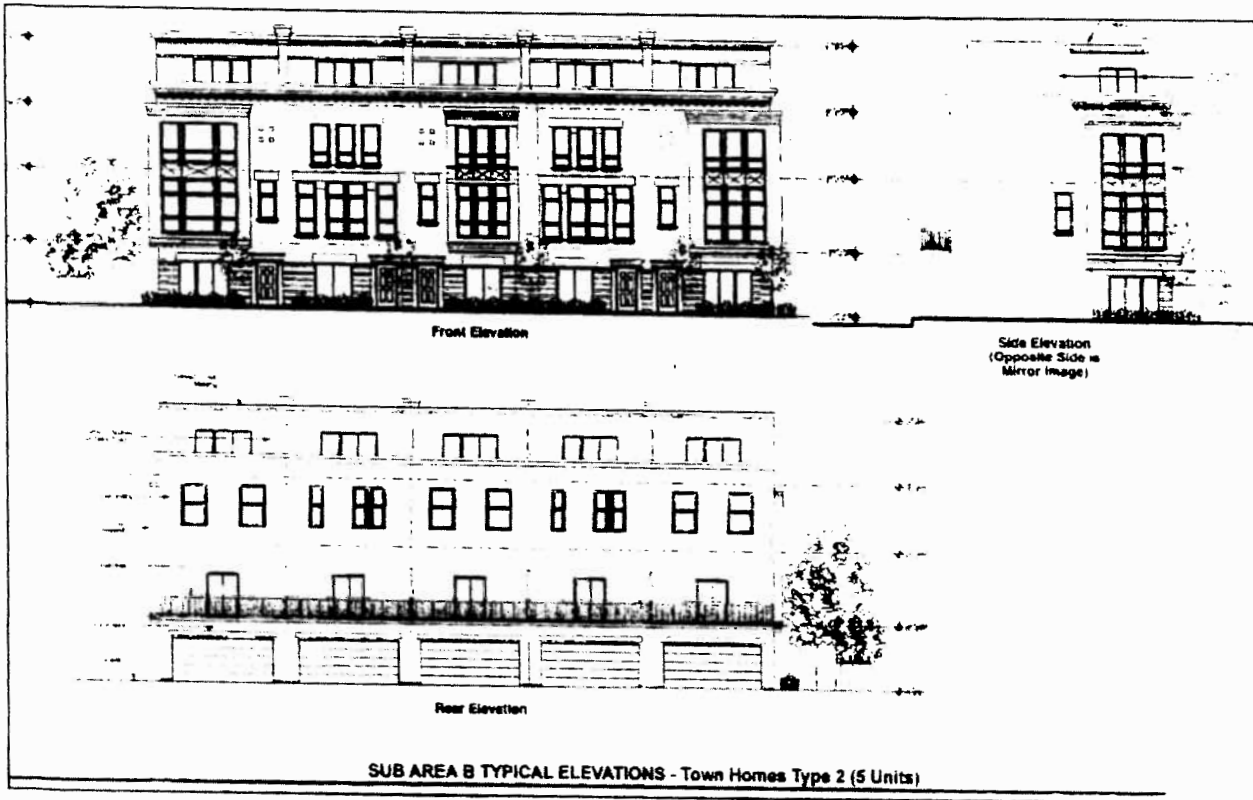
Side Elevations -- Subarea A Townhomes.



Subarea B Typical Elevations --
Townhomes Type 1 (4 Units)



Subarea B Typical Elevations --
Townhomes Type 2 (5 Units)



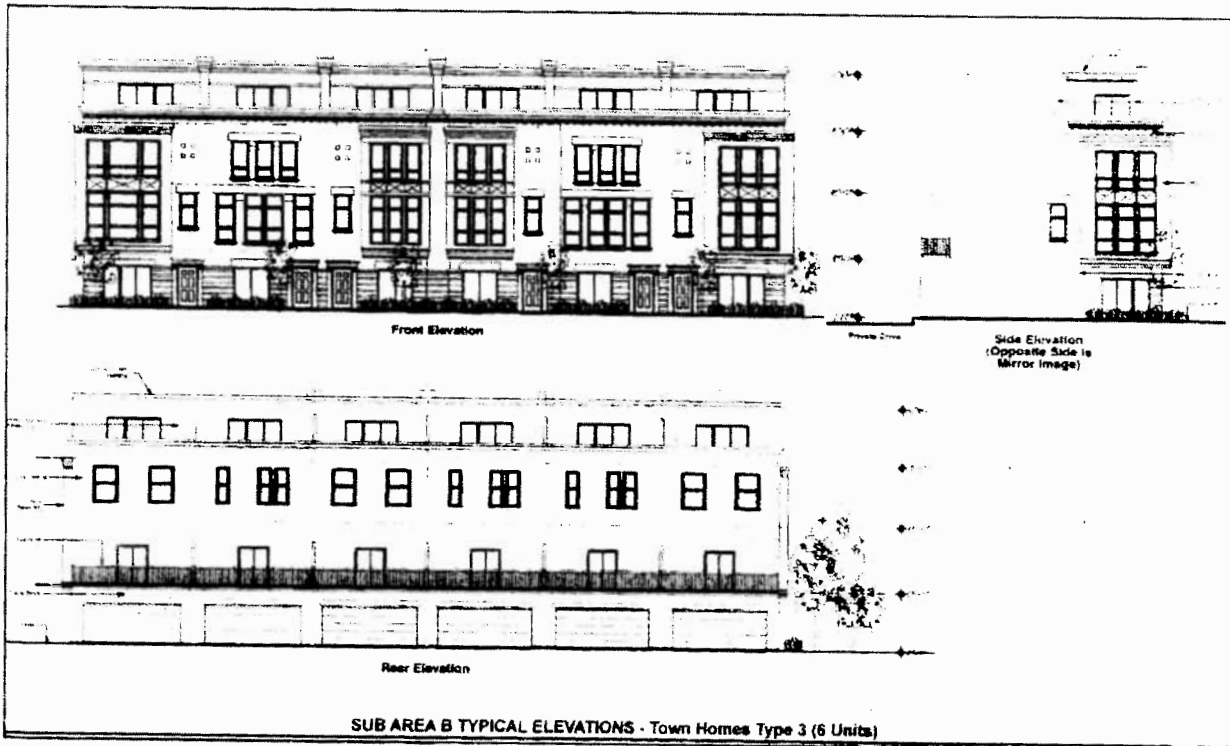
SUB AREA B TYPICAL ELEVATIONS - Town Homes Type 2 (5 Units)

9/27/2007

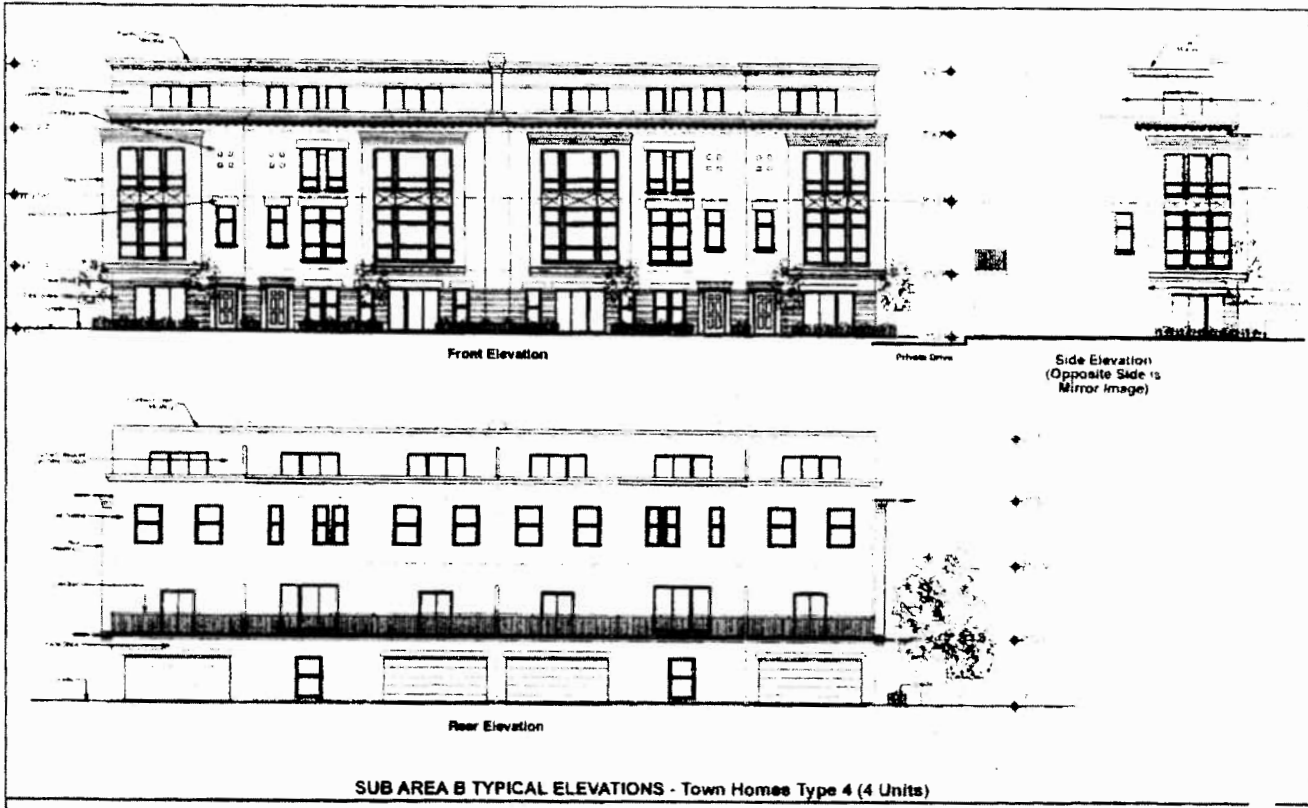
REPORTS OF COMMITTEES

10467

Subarea B Typical Elevations --
Townhomes Type 3 (6 Units)



Subarea B Typical Elevations --
Townhomes Type 4 (4 Units)





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 25, 2005

Ms. Caroline Nash
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street Suite 1910
Chicago, Illinois 60601

RE: Request for minor change to Residential Planned
Development No. 826

Dear Ms. Nash:

Please be advised that your request for minor changes to Residential Planned Development No. 826, on behalf of Regent's Park Homes, 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 the Planned Development.

Specifically, you requested changes to the location of the garages on the West Albion homes, Lots 19 through 35. The site plan depicted attached garages and parking stalls for each lot, as passed by the City Council in 2002. The new renderings show detached garages and no parking stalls. The renderings are dated April, 2005 and were prepared by Pappageorge/Haymes, Ltd.

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. There is no indication that the nature of the project is altered, nor is there a decrease in rear yard space. Accordingly, I hereby approve the requested minor changes to Residential Planned Development No. 826, but no other changes to this development.

Very truly yours,

A handwritten signature in black ink, appearing to read "Denise", written over the typed name.

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

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>

October 29, 2004

Ms. Caroline A. Nash
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Suite 1910
Chicago, Illinois 60601-1102

Re: Administrative Relief - Residential Planned Development No.826
Regent Park City Homes

Dear Ms. Nash:

Please be advised that your request for minor changes to Residential Planned Development No.826, on behalf of Regent Park City Homes, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of Planned Development.

Specifically, you requested flexibility in the allowable heights of individual homes in Sub Area B to that of greater than the R4 General Residence District as approved by the Planned Development. This would allow individual purchasers of lots within the Planned Development to design either a three story or four story single family home.

The Department has reviewed the request and has determined that the proposed modification would be appropriate. The approved Bulk Regulations Table states the Maximum FAR in Sub Area B may exceed 1.32 and the Building Elevations and Landscape Study clearly shows 3 and 4 story single family homes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 826, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 826.

Very Truly Yours,

Denise M. Casalino, P.E.
Commissioner

cc: Mike Marmo, DPD Files





August 9, 2004

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>

Ms. Linda Kogen
Linda Kogen Associates
3601 W. Albion Avenue
Lincolnwood, Illinois 60712

Re: Request for a minor change to Residential Planned Development No. 826, Subarea B (Regent's Park)
Location: 3108 W. Wallen Drive (Lot # 14)

Dear Ms. Kogen:

Please be advised that your request on behalf of the Applicant/Owner for a minor change to Residential Planned Development No. 826, Subarea B, has been considered by the Department of Planning and Development pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

You requested a reduction in the minimum rear yard building setback for lot # 14 from the required forty (40) feet, to a thirty-six feet, one inch (36'-1") setback, to allow for the construction of a three-story, single-family home. The required setbacks are depicted on the approved Site Plan exhibit to the Planned Development. Please note that the proposed building's side yard and front yard setbacks will be in conformance with the Plan of Development.

The Department of Planning and Development has determined that this proposed setback reduction will not create an adverse impact on this Planned Development or on the immediate neighborhood, and would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, and Residential Planned Development No. 826, Subarea B, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 826.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

cc: Jack Swenson, Tim Bleuher, Mike Marmo





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>

June 4, 2004

Ms. Caroline A. Nash
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street, Suite 1910
Chicago, IL 60601-1102

Re: Request for minor changes to Residential-
Planned Development No. 826 -
("Regent Parks City Homes") - Sub-Area A
Property located approximately northeast of
North Kedzie Avenue and West Albion
Avenue.

Dear Ms. Nash:

Please be advised that your request for minor changes to Residential Planned Development No. 826, Sub-Area A have been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development

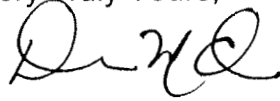
The Department recognizes the request for the following amendments:

- The site plan and building type has changed for Subarea A only. The previously approved plans indicated townhouse units which have now been replaced with three-flat buildings. These revisions are denoted on plans dated May 14, 2004 prepared by Pappageorge/Haymes Ltd. No changes have taken place to the Floor Area Ratio or the number of units.
- The parking ratio for Subarea A has changed from 2:1 to 1:1. Previously approved plans indicated 76 parking spaces and 38 dwelling units for this subarea. The revised plans indicate 38 parking spaces and 38 dwelling units. These revisions are denoted on plans dated May 14, 2004 prepared by Pappageorge/Haymes Ltd.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 826, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 826.



Very Truly Yours,



Denise M. Casalino, P.E.
Commissioner

Originated By: Tim Bleuher

cc: Jack Swenson
Don Hohenadel
Mike Marmo
Pat Haymes

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

*Reclassification Of Area Shown On Map Number 16-N.
(Application Number 13618)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 16-N in the area bounded by:

a line 133.57 feet north of and parallel with West 65th Street; South Normandy Avenue; West 65th Street; and South Oak Park Avenue,

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

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

*Reclassification Of Area Shown On Map Number 17-I.
(As Amended)
(Application Number 13440)*

Be It Ordained by the City Council of the City of Chicago: RPD 826

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District and M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 17-I in the area bounded by:

a line 581.06 feet north of and parallel to West Albion Avenue; a line 330 feet east of and parallel to North Kedzie Avenue; a line 341.06 feet north of and parallel to West Albion Avenue; the public alley east of and parallel to North Kedzie Avenue; West Albion Avenue; and North Kedzie Avenue,

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

SECTION 2. In the area above described, the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols to those of a Residential Planned Development and a corresponding use district is hereby established.

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

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

Residential Planned Development Number 876.

Plan Of Development Statements.

1. The area delineated herein as a residential planned development consists of a net site area of approximately eight and thirty-one hundredths (8.31) acres (three hundred sixty-two thousand two hundred fifty (362,250) square feet) which is controlled by Regent Park City Homes, L.L.C. (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 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 homeowner's association which is formed to represent the property owners.

4. This plan of development consists of these fifteen (15) statements; Building Standards for Subarea B dated April 18, 2002, a Bulk Regulations and Data Table; an Existing Land-Use and Zoning Map; a Planned Development Vacation and Dedication Map; a Street Elevation Study; Typical Lot Studies; a Planned Development Property Line and Boundary Map; a Site Plan; a Landscape Plan; and Building Elevations, as prepared by Pappageorge/Haymes Ltd., dated April 18, 2002, which are all incorporated herein. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the area delineated herein:
 - Subarea A: single-family attached residential dwelling units, accessory uses and accessory parking.
 - Subarea B: single-family detached 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.
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. Developer acknowledges that West Albion Avenue is currently thirty-three (33) feet wide and acknowledges the necessity for the full sixty-six (66) feet of right-of-way. Developer will, upon approvals, dedicate the additional thirty-

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 and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
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 R-3 General Residence District.

[Existing Zone Map; Existing Zoning and Land-Use Map; Planned Development Property Line and Boundary Map; Planned Development Vacation and Dedication Map; Planned Development Subarea Map; Site Plan; Subarea A Site Plan; Townhouse Elevations; Streetscape Study; Walkway Details; Typical Lot Study; Part I Planning Landscape Plan; and Preliminary Plant Palette Regent's Park referred to in these Plan of Development Statements printed on pages 84844 through 84866 of this *Journal*.]

three (33) feet of right-of-way for West Albion Avenue. Developer will construct the required curb, parkway, landscaping and sidewalk, if required by the City, prior to the City of Chicago constructing the remaining one-half (½) of West Albion Avenue on the land being dedicated. At the time of Part II approvals, developer will coordinate the construction of driveway locations and aprons on the site plan with the Chicago Department of Transportation.

8. Off-street parking shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table.
9. The height restriction of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table, and 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 Subarea B, individual lots may have floor area ratios which exceed (one and thirty-two hundredths (1.32)). The responsibility for maintaining the overall F.A.R. for Subarea B is that of the Applicant. 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.
12. 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. Garbage cans shall be kept within the garages of homeowners except for the date of pick up.
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

5/1/2002

REPORTS OF COMMITTEES

84839

Bulk Regulations and Data Table and Building Standards for Subarea B referred to in these Plan of Development Statements read as follows:

Residential Planned Development Number 826.

Bulk Regulations And Data Table.

Gross Site Area:	367,951 square feet (8.44 acres).
Net Site Area:	Total = Gross Site Area (367,951 square feet) - Area in Public and Private Streets and Alleys (80,730 square feet) = Net Site Area of 287,221 square feet (6.59 acres).
Subarea A:	Total = Gross Site Area (88,844 square feet) - Area in Public and Private Streets and Alleys (9,636 square feet) = Net Site Area of 79,208 square feet (1.82 acres).
Subarea B:	Total = Gross Site Area (279,107 square feet) - Area in Public and Private Streets and Alleys (71,094 square feet) = Net Site Area of 208,013 square feet (4.77 acres).
Maximum Floor Area Ratio:	1.32 Total F.A.R.
Subarea A:	1.32.
Subarea B:	1.32 (individual lots may exceed 1.32).
Maximum Number of Residential Units:	74 units.

Maximum Site Coverage:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	148 (in the event fewer units are constructed, the number of parking spaces can be reduced as long as the 2:1 ratio is maintained).
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	In accordance with Building Elevations.

Building Standards: Subarea B.

The following Building Standards shall be applied at the time of Part II submission for Subarea B.

A. Height.

1. Building heights shall meet the R4 General Residence District Standards.

B. Setbacks.

1. Each building shall have a minimum front yard setback of fifteen (15) feet from the front lot line and be in accordance with the Site Plan. Entry porches and stairs shall be allowed to project into the front yard setbacks for a distance of nine (9) feet, four (4) inches.
2. Lots thirty (30) feet in width may have a "bay window" that is no more than forty percent (40%) of the building's front facade in width and may project into thirty percent (30%) of the required front yard.
3. Lots sixty (60) feet in width or more may have a "bay window" that is no more than fifty percent (50%) of the building's front facade in width and may project into thirty percent (30%) of the required front yard.

4. Other obstructions in required yards shall be as defined in the Chicago Zoning Ordinance.
5. Balconies, decks and porches shall not be closer than three (3) feet from any side lot line.
6. Lots sixty (60) feet in width or more, side yard setbacks shall be not less than three (3) feet, zero (0) inches except where the side yard is adjacent to a street, the side yard setback shall be not less than twelve (12) feet, zero (0) inches.
7. There will be no exceptions or variations greater than twenty percent (20%) of the required front yard setback allowed.
8. Chimneys may project into side yards so long as they are not closer than eighteen (18) inches from a property line.

C. Parking.

1. Two (2) car minimum per building within an enclosed attached or detached garage structure. All garages shall be of a size to accommodate refuse containers within the property lines.
2. Parking stalls shall be eight (8) feet by nineteen (19) feet minimum.
3. Roof slopes on pitched roofs of detached garages shall be not less than an 8:12 pitch and the ridge of the gable roof shall be oriented so that the gable ends face the street and house. Garages with flat roofs and roof decks are allowed as defined in and subject to the Chicago Building Code.
4. All garage doors and parking pads to be provided with one (1) 75W high pressure sodium light fixture, which shall be activated by photoelectric cell switch.

D. Landscaping.

1. 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 gang way fencing and gates between homes shall be ornamental iron or cedar board.

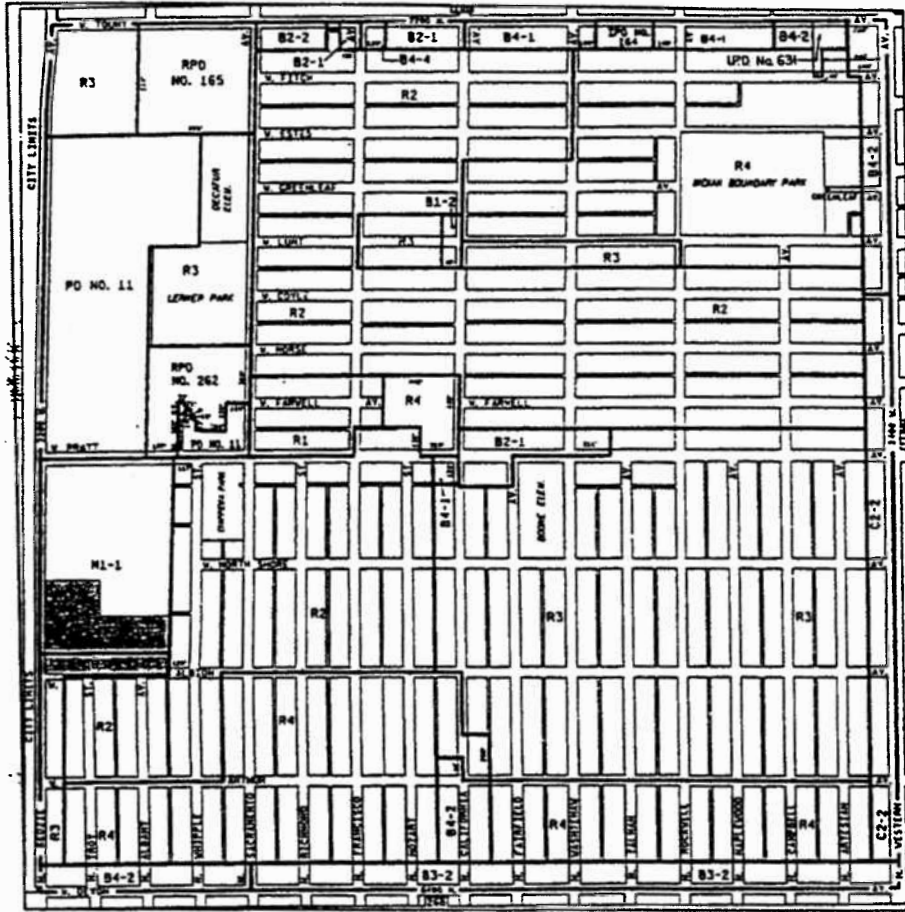
2. Fencing on Kedzie Avenue shall be ornamental steel, not more than four (4) feet, zero (0) inches high. Fencing on Albion Avenue shall be ornamental steel and not more than five (5) feet, zero (0) inches high.
3. No more than twenty percent (20%) of front yard shall be hard surface paving.
4. Sod or ivy ground cover shall be provided at all non-paved areas of the site.
5. All utility meters in front yards to be fully screened with shrubs or other landscaping.
6. All exposed foundations at front facades shall be screened with landscaping.
7. The front and rear yards of all single-family lots shall have one and one-half (1½) inch caliper tree minimum.

E. Construction Standards.

1. All street facades at the lower level will be either masonry face brick, limestone or manufactured stone. Brick shall be of standard, modular or utility sizes. No concrete or concrete masonry unit or synthetic stucco (E.I.F.S.) materials will be allowed. Metal trim (pre-finished or copper) is permitted. Facade materials shall extend back from front facades a minimum of eight (8) feet, zero (0) inches at both side facades. Upper floors shall be clad in the same or wood siding. No vinyl or aluminum siding shall be allowed.
2. 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. Synthetic stucco (E.I.F.S.), wood or vinyl horizontal lap siding are not permitted facade materials.

4. In masonry facades, all windows and doors shall have eight (8) inches to twelve (12) inches stone lintels and four (4) inches stone sills.
5. Horizontal lap siding is allowed on detached garages. Horizontal lap siding shall have a maximum four (4) inches lap and be of wood. Door, window and corner trim shall be four (4) inches nominal, minimum.
6. Exhaust vents for fans or appliances shall not be allowed along front facades. All roof penetrations, such as vents and flues shall be located on the rear one-third ($\frac{1}{3}$) of the residence.
7. Gutters and downspouts shall be pre-finished aluminum and/or copper. Decorative leader boxes shall be permitted along the front and side facades.
8. No sliding doors or windows shall be permitted along the front and side facades.
9. Pitched roof slopes shall be not less than a 10:12 pitch. Roof coverings shall be a three (3) tab asphaltic shingle with granular face and shadow lines. Flat roofs shall be single-ply membrane in black.
10. Adjacent buildings shall have dissimilar facades, finishes, window configurations and material colors.
11. All principal entrance doors shall face the street.
12. All exterior patios, terraces and similar spaces shall be located only at the rear of the building. Patios, terraces and similar spaces in the front yard are not allowed.
13. All front entry doors shall be located at the first (1st) floor above grade. Front entry doors below sidewalk grade are not allowed.
14. 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.

Existing Zoning Map.



Legend

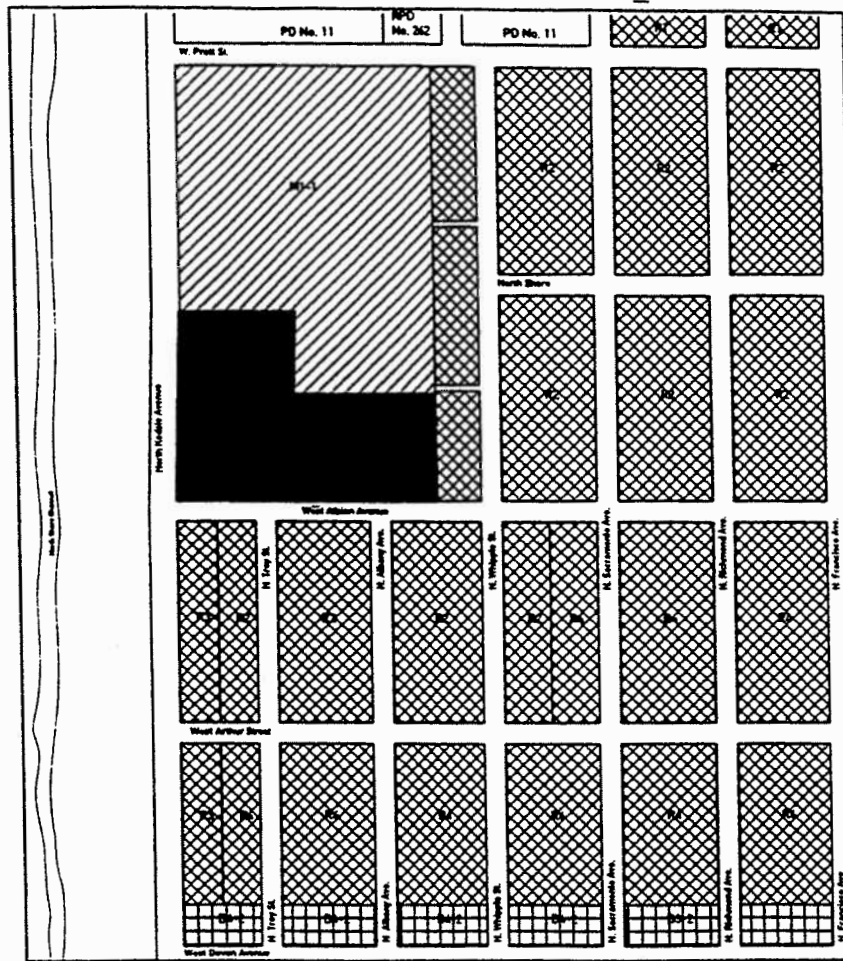
 Subject Site



Regent Park City Homes, L.L.C.
 2711 W. Howard St.
 Chicago, Illinois 60645
 Submitted: September 5, 2001
 Revised: April 18, 2002

Pappageorge Haymes Ltd.
 Planner / Architect

Existing Zoning And Land-Use Map.



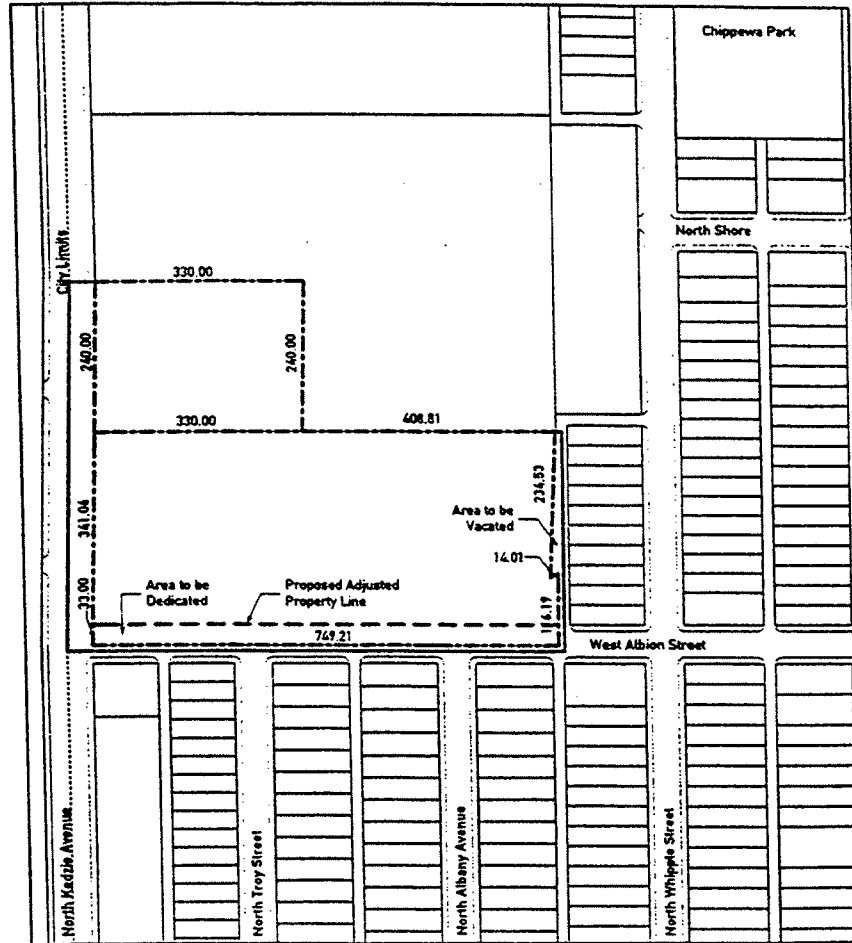
Legend

- +++++ Business
- ////// Manufacturing
- xxxxxx Residential
- Site (Vacant)

N

Pappageorge Haymes Ltd.
Planner / Architect

Planned Development Property Line And Boundary Map.



Legend

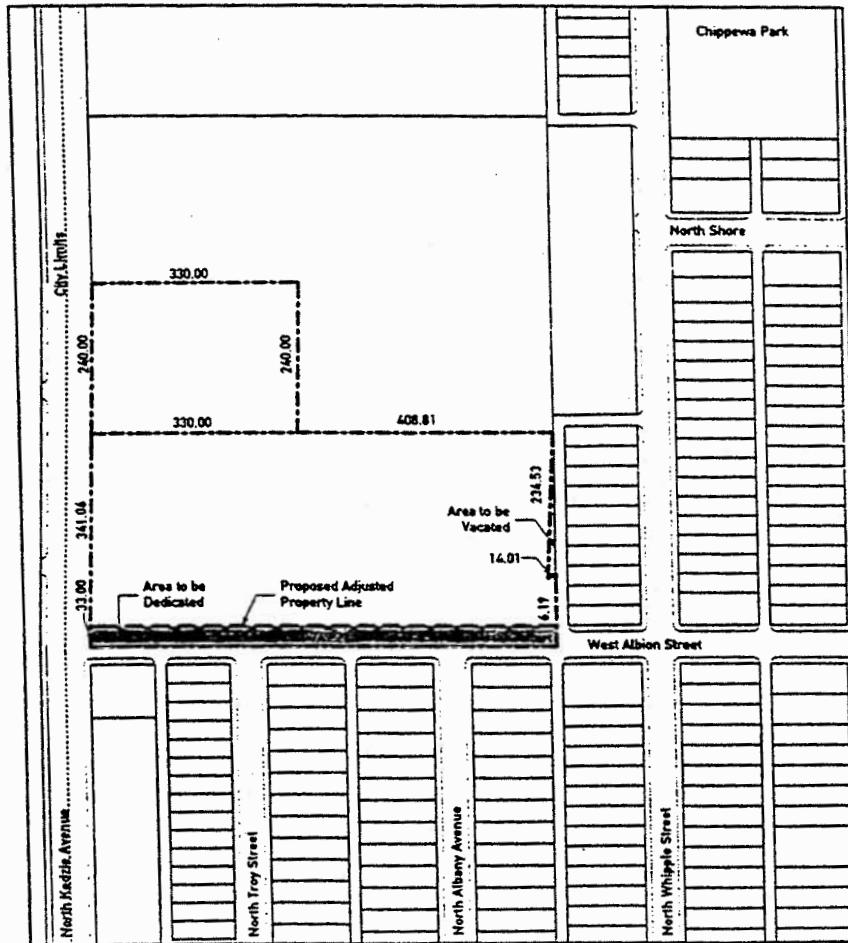
- - - - Existing Property Line
- Planned Development Boundary Area
- - - - Proposed Adjusted Property Line



Regent Park City Homes, L.L.C.
 2711 W. Howard St.
 Chicago, Illinois 60645
 Submitted: September 5, 2001
 Revised: April 18, 2002

Pappageorge Haymes Ltd.
 Planner / Architect

Planned Development Vacation And Dedication Map.



Legend

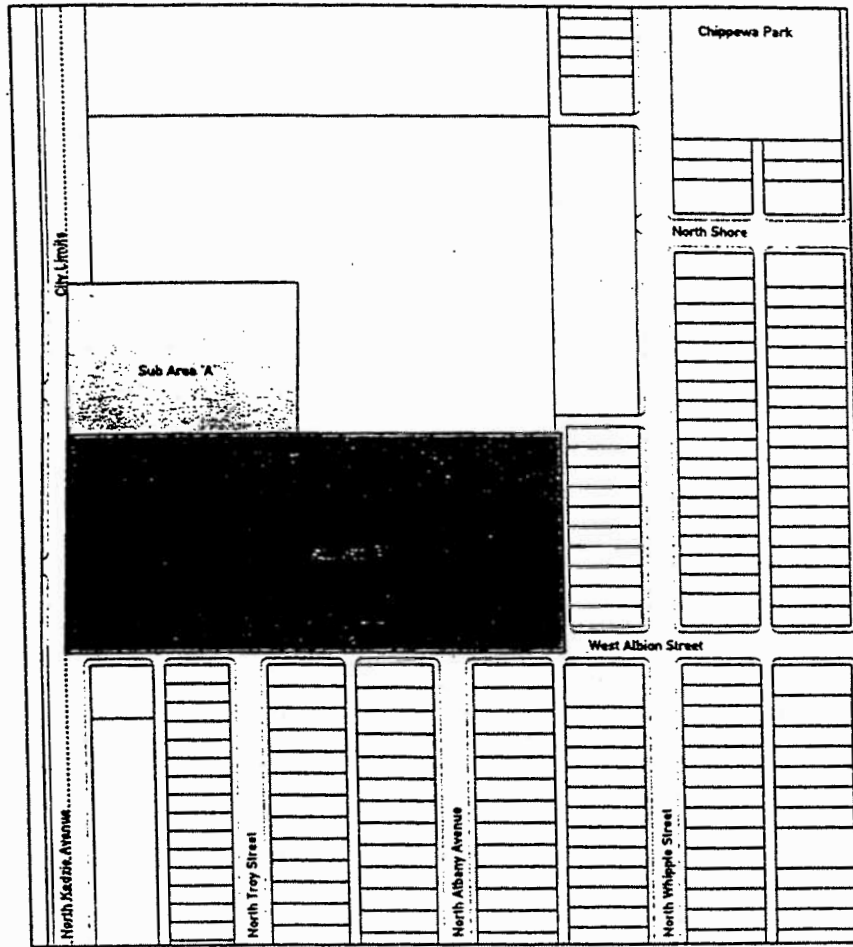
- Existing Property Line
- - - Proposed Adjusted Property Line
- ▨ Area to be Vacated
- Area to be Dedicated



Regent Park City Homes, L.L.C.
 2711 W. Howard St.
 Chicago, Illinois 60645
 Submitted: September 5, 2001
 Revised: April 18, 2002

Pappageorge Haymes Ltd.
 Planner / Architect

Planned Development Subarea Map.



Legend

Sub Area 'A'

Sub Area 'B'

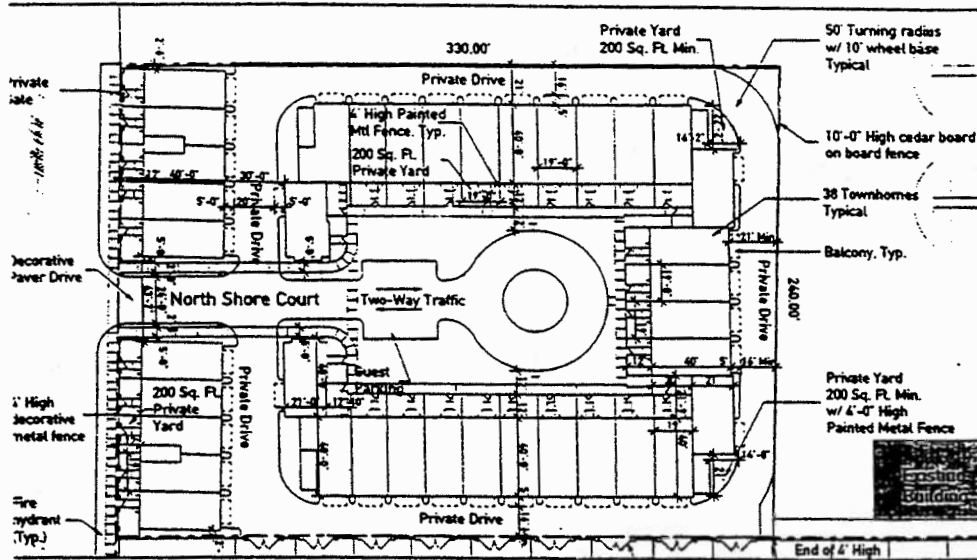
Planned Development Boundary Area



Regent Park City Homes, L.L.C.
 2711 W. Howard St.
 Chicago, Illinois 60645
 Submitted: September 5, 2001
 Revised: April 18, 2002

Pappageorge Haymes Ltd.
 Planner / Architect

Subarea A Site Plan.

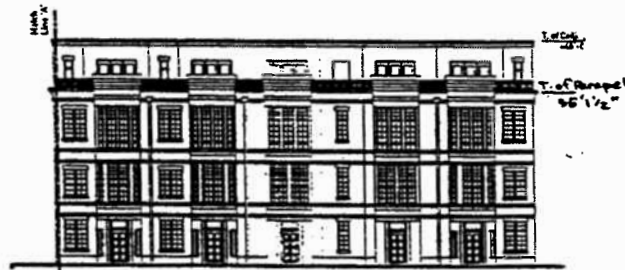
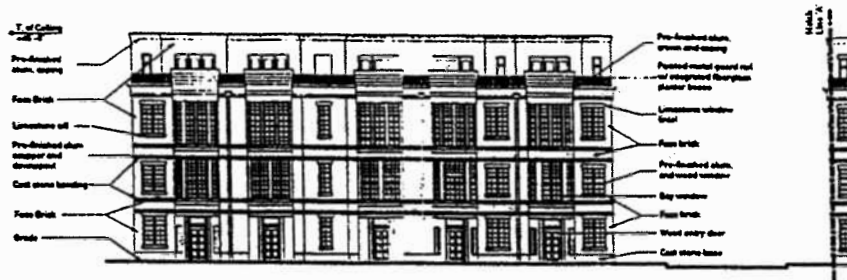


Regent Park City Homes, L.L.C.
 2711 W. Howard St.
 Chicago, Illinois 60645
 Submitted: September 5, 2001
 Revised: April 18, 2002

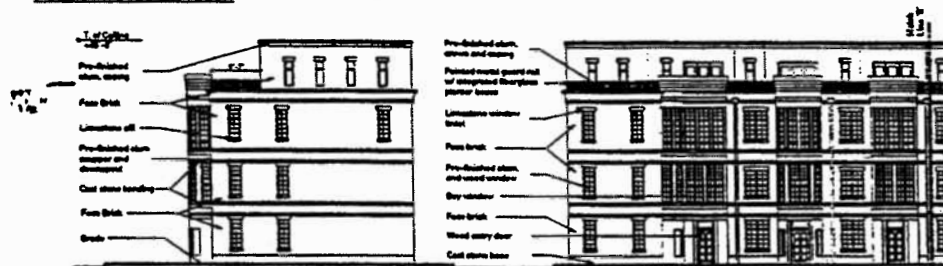


Pappageorge Haymes Ltd.
 Planner / Architect

Townhouse Elevation.
(Page 1 of 3)



Kedzie Avenue Elevation



Entry Drive & Courtyard Elevation
Note: South & North Elevation Mirror Image

Regent Park City Homes, L.L.C.
711 W. Howard St.
Chicago, Illinois 60645
Submitted: September 5, 2001
Revised: April 18, 2002

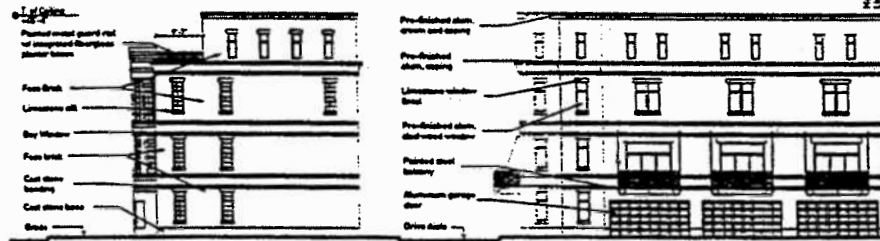
Townhouse Elevation
Scale: N.T.S.

Pappageorge Haymes Ltd.
Planner / Architect

Townhouse Elevation.
(Page 2 of 3)



Rear Elevation of Townhomes Facing Kedzie Avenue



Rear Elevations of Townhomes Facing Entry Drive & Courtyard
Note: South & North Elevation Mirror Image

Regent Park City Homes, L.L.C.
2711 W. Howard St.
Chicago, Illinois 60645
Submitted: September 5, 2001
Revised: April 18, 2002

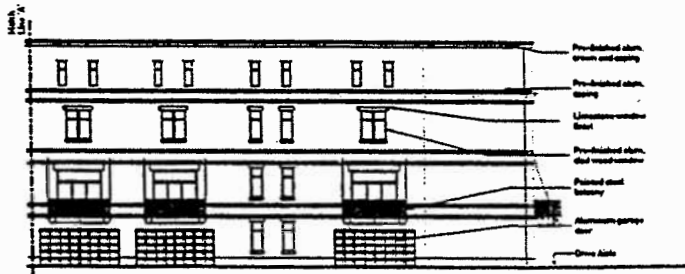
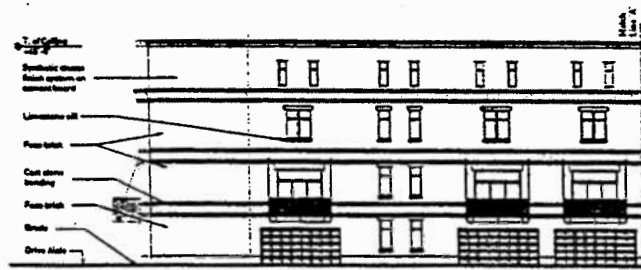
Townhouse Elevation
Scale: N.T.S.

Pappageorge Haymes Ltd.
Planner / Architect

Townhouse Elevation.
(Page 3 of 3)



East End of Courtyard



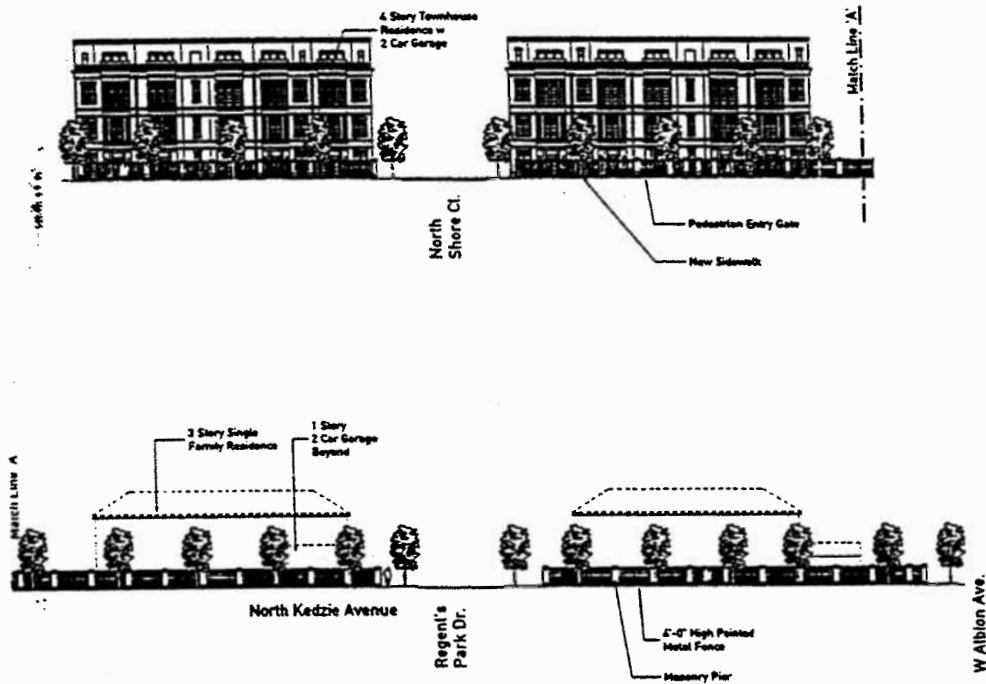
Rear Elevations of Townhomes Facing East End of Courtyard

Regent Park City Homes, L.L.C.
 2711 W. Howard St.
 Chicago, Illinois 60645
 Submitted: September 5, 2001
 Revised: April 18, 2002

Townhouse Elevation
 Scale: N.T.S.

Pappageorge Haymes Ltd.
 Planner / Architect

Streetscape Study.
(Kedzie Avenue)

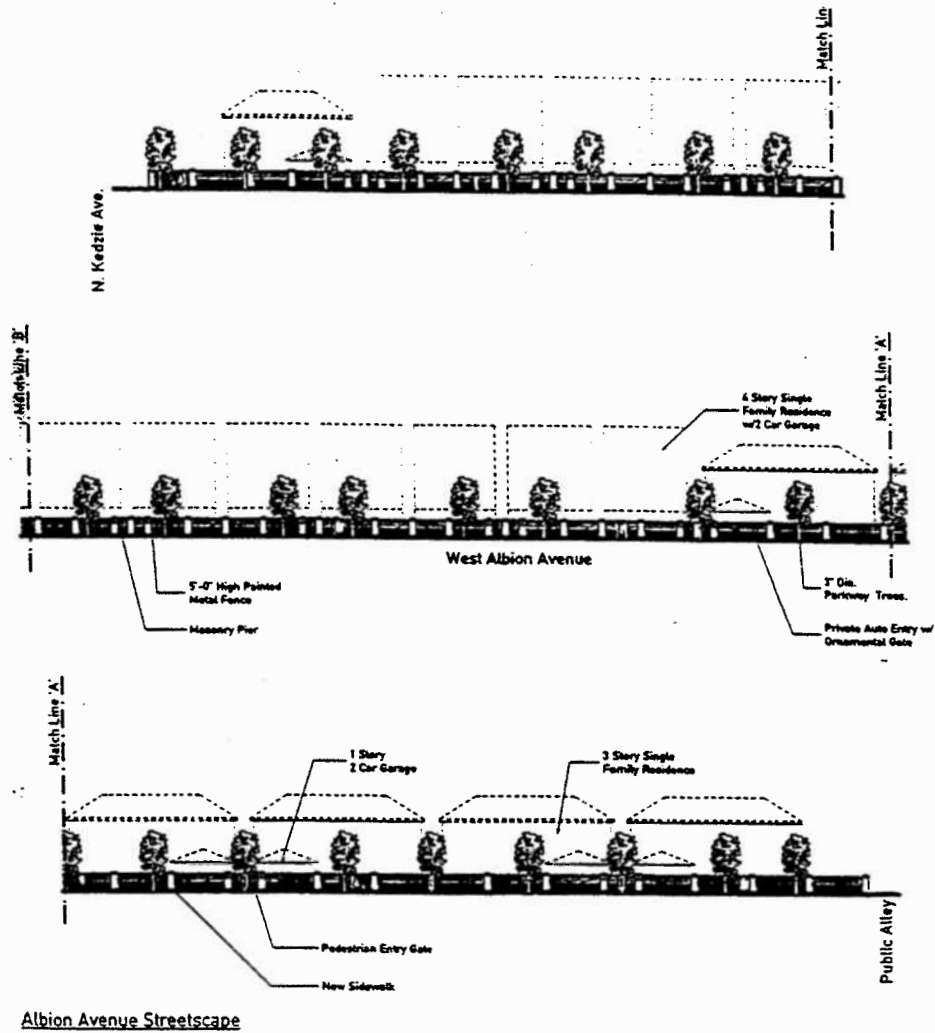


Kedzie Avenue Streetscape

Regent Park City Homes, L.L.C.
2711 W. Howard St.
Chicago, Illinois 60645.
Submitted: September 5, 2001
Revised: April 18, 2002

Pappageorge Haymes Ltd.
Planner / Architect

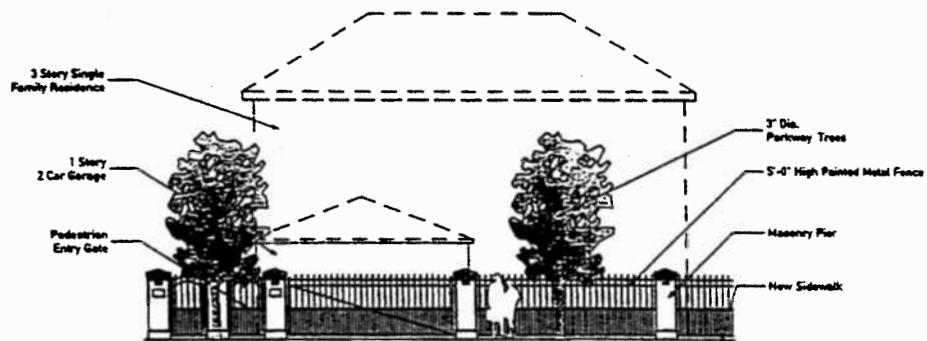
Streetscape Study. (Albion Avenue)



Regent Park City Homes, L.L.C.
2711 W. Howard St.
Chicago, Illinois 60645
Submitted: September 5, 2001
Revised: April 18, 2002

Pappageorge Haymes Ltd.
Planner / Architect

Streetscape Study Detail.
(Albion Avenue)

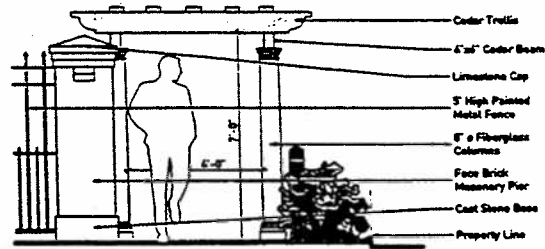
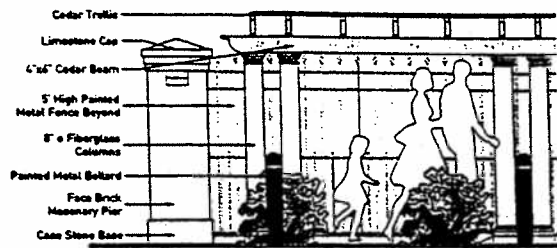
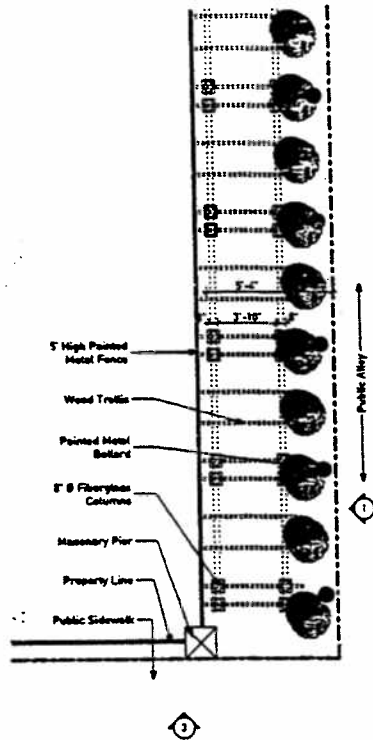


Albion Avenue Streetscape

Regent Park City Homes. L.L.C.
2711 W. Howard St.
Chicago, Illinois 60645
Submitted: September 5, 2001
Revised: April 18, 2002

Pappageorge Haymes Ltd.
Planner / Architect

Walkway Details.

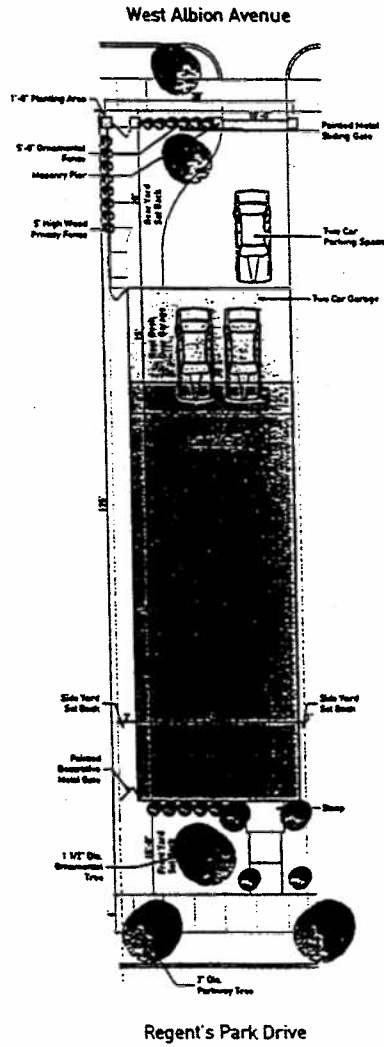


Regent Park City Homes, L.L.C.
 2711 W. Howard St.
 Chicago, Illinois 60645
 Submitted: September 5, 2001
 Revised: April 18, 2002




Pappageorge Haymes Ltd.
 Planner / Architect

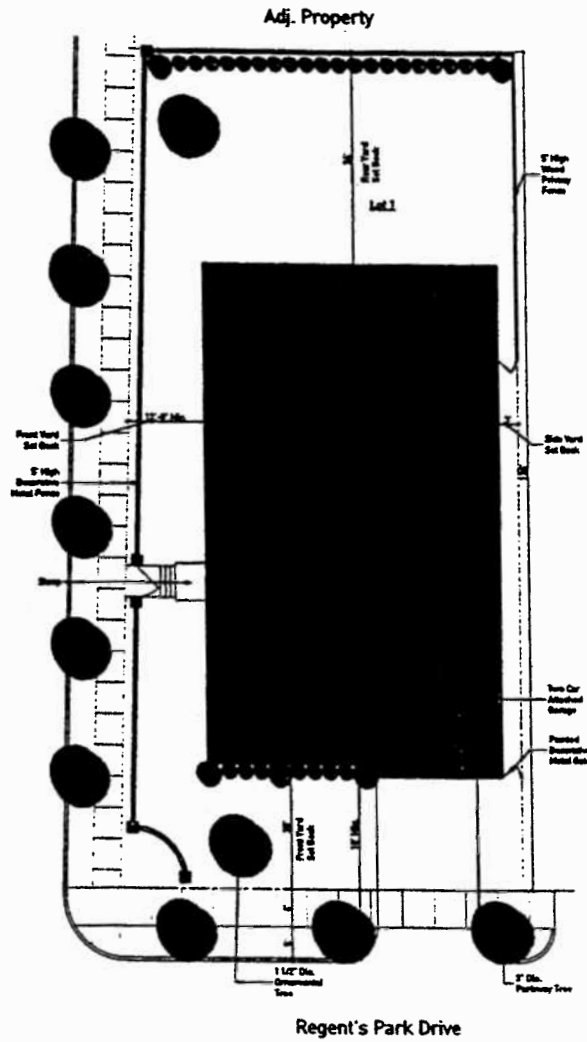
Typical Lot Study.
(South 30 Foot Lot)



Regent Park City Homes, L.L.C.
2711 W. Howard St.
Chicago, Illinois 60645
Submitted: September 5, 2001
Revised: April 18, 2002


N
Pappageorge Haymes Ltd.
Planner / Architect

Typical Lot Study.
(North End Lot)

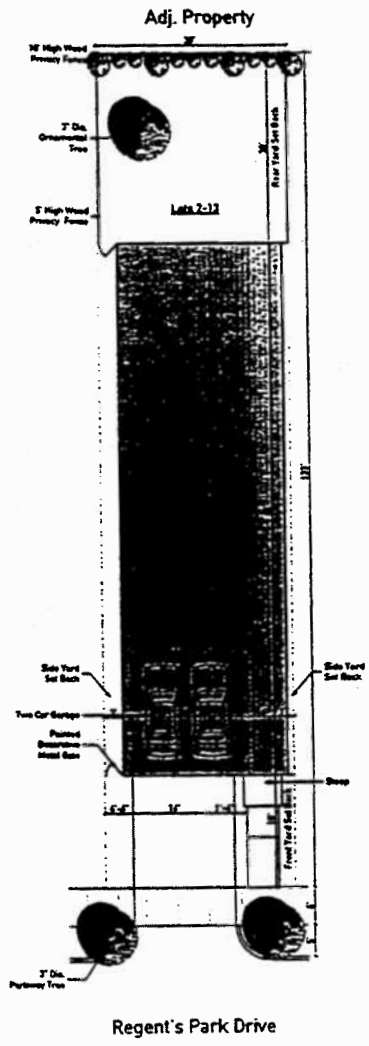


Regent Park City Homes, L.L.C.
11 W. Howard St.
Chicago, Illinois 60645
Submitted: September 5, 2001
Revised: April 18, 2002



Pappageorge Haymes Ltd.
Planner / Architect

Typical Lot Study.
(North 30 Foot Lot)

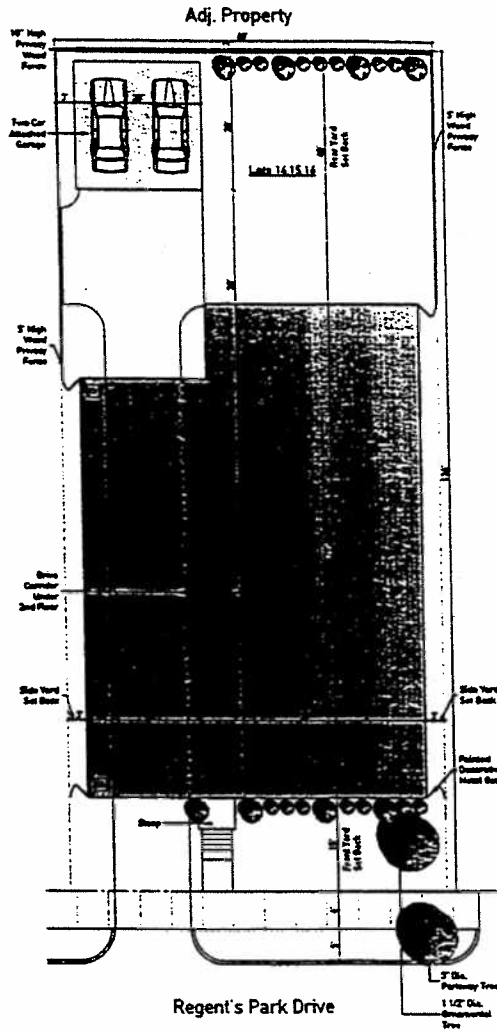


Regent Park City Homes. L.L.C.
2711 W. Howard St.
Chicago, Illinois 60645
Submitted: September 5, 2001
Revised: April 18, 2002



Pappageorge Haymes Ltd.
Planner / Architect

Typical Lot Study.
(North 60 Foot Lot)



Regent Park City Homes, L.L.C.
2711 W. Howard St.
Chicago, Illinois 60645
Submitted: September 5, 2001
Revised: April 18, 2002



Pappageorge Haymes Ltd.
Planner / Architect

Preliminary Plant Palette Regent's Park.
(Page 1 of 2)

Preliminary Plant Palette
Regent's Park

Botanical name	Common name	Size	Notes
----------------	-------------	------	-------

PARKWAY TREES

<i>Acer nigrum</i> 'Green Column'	Black Maple	4' cal.	B4B
<i>Acer rubrum</i> 'October Glory'	Red Maple	4' cal.	B4B
<i>Celtis occidentalis</i> 'Pioneer'	Pioneer Hackberry	4' cal.	B4B
<i>Fraxinus americana</i> 'Autumn Purple' or 'Skyline'	White Ash	4' cal.	B4B
<i>Gleditsia triacanthos</i> 'Skyline' or 'Shademaster'	Thornless Honeylocust	4' cal.	B4B
<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	4' cal.	B4B

SHADE TREES

<i>Acer nigrum</i> 'Green Column'	Black Maple	2.5' cal.	B4B
<i>Acer rubrum</i> 'October Glory'	Red Maple	2.5' cal.	B4B
<i>Acer saccharum</i> 'Green Mountain'	Sugar Maple	2.5' cal.	B4B
<i>Fraxinus americana</i> 'Autumn Purple' or 'Skyline'	White Ash	2.5' cal.	B4B
<i>Quercus bicolor</i>	Sweet White Oak	2.5' cal.	B4B
<i>Quercus robur</i>	English Oak	2.5' cal.	B4B
<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	2.5' cal.	B4B
<i>Ulmus x</i> 'Homestead Elm'	Homestead Elm	2.5' cal.	B4B

ORNAMENTAL TREES

<i>Amelanchier canadensis</i>	Shadblow Serviceberry	6' Ht.	B4B
<i>Amelanchier grandiflora</i>	Apple Serviceberry	6' Ht.	B4B
<i>Cotoneaster crugalli</i> var. <i>hermsi</i>	Thornless Cockspur Hawthorn	2.5' cal.	B4B
<i>Hales 'Adams'</i>	Adams Crabapple	2.5' cal.	B4B
<i>Hales 'Radiant'</i>	Radiant Crabapple	2.5' cal.	B4B
<i>Hales 'Prairie Fire'</i>	Prairie Fire Crabapple	2.5' cal.	B4B
<i>Viburnum prunifolium</i>	Hanberry Viburnum	6' Ht.	B4B

SHRUBS

<i>Buxus macrophylla</i> var. <i>Koreana</i> 'Hortengreen'	Hortengreen Korean Boxwood	12' Ht.	B4B
<i>Eucalyptus strictus</i> 'Compacta'	Dwarf Burning bush	60" Ht.	B4B
<i>Ilex glabra</i> 'Compacta'	Compact Inkberry Holly	24" Ht.	B4B
<i>Hamelis vernalis</i>	Vernal Witchhazel	4' Ht.	B4B
<i>Hamelis virginiana</i>	Common Witchhazel	6' Ht.	B4B
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24" Ht.	B4B
<i>Rhus aromatica</i> 'Grow low'	Grow low Sumac	24" Ht.	B4B
<i>Ribes spinum</i> 'Greenmound'	Dwarf Alpine Currant	24" Ht.	B4B
<i>Spiraea x bumaldi</i>	Bumalda Spiraea	30" Ht.	B4B
<i>Syringa reticulata</i> 'Miss Kim'	Miss Kim Dwarf Lilac	24" Ht.	B4B
<i>Viburnum carlesii</i> 'Densaformis'	Densaform Yew	24" Ht.	B4B
<i>Viburnum carlesii</i> 'Compactum'	Compact Koreanspice Vib.	30" Ht.	B4B
<i>Viburnum trilobum</i> 'Compactum'	Compact Amer. Cran. Vib.	30" Ht.	B4B

Preliminary Plant Palette Regent's Park.
(Page 2 of 2)

Botanical name	Common name	Size	Notes
ORNAMENTAL PERENNIALS			
<i>Achillea millefolium</i> 'Paprika'	Paprika Yarrow	1 gal	Plant at 12" o.c.
<i>Anemone x hybrida</i> 'September Charm'	Windflower	1 gal	Plant at 12" o.c.
<i>Aquilegia longissima</i> 'Madstar'	Longspur Columbine	1 gal	Plant at 12" o.c.
<i>Aster x hybrida</i> 'Prof. Kipperburg'	Prof. Kipperburg Aster	1 gal	Plant at 12" o.c.
<i>Aster x Ardensii</i> 'Rheinland'	Aster	1 gal	Space at 12" o.c.
<i>Campsis glomerata</i> 'Superba'	Superba Bell Flower	1 gal	Plant at 12" o.c.
<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Coreopsis	1 gal	Plant at 12" o.c.
<i>Dianthus barbatus</i> 'Helen'	Helen Pinks	1 gal	Plant at 12" o.c.
<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	1 gal	Plant at 18" o.c.
<i>Hemerocallis 'Stella de Oro'</i>	Yellow Daylily	1 gal	Plant at 12" o.c.
<i>Hemerocallis 'Summer Wine'</i>	Purple Daylily	1 gal	Plant at 12" o.c.
<i>Hosta 'Albo marginata'</i>	Variiegated Hosta	1 gal	Space at 24" o.c.
<i>Hosta 'Royal Standard'</i>	Royal Standard Hosta	1 gal	Space at 24" o.c.
<i>Liatris spicata</i> 'Kobold'	Gayfeather	1 gal	Plant at 12" o.c.
<i>Napaea rumicoides</i>	Gambel	1 gal	Plant at 12" o.c.
<i>Panorama scriptifolia</i>	Russian Sage	1 gal	Plant at 18" o.c.
<i>Phlox subulata</i> 'Emerald Blue'	Violet Creeping Phlox	1 gal	Plant at 12" o.c.
<i>Phlox subulata</i> 'Emerald Pink'	Pink Creeping Phlox	1 gal	Plant at 12" o.c.
<i>Rudbeckia fulgida</i> 'Goldscum'	Black Beld Susan	1 gal	Plant at 12" o.c.
<i>Salvia nemorosa</i> 'Marieschi'	Purple Sage	1 gal	Plant at 12" o.c.
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stone Crop	1 gal	Plant at 12" o.c.
<i>Veronica spicata</i> 'Rothschi'	Pink Speedwell	1 gal	Plant at 12" o.c.

PLANTER BOX MATERIALS

French Geranium	Trailing variety of geranium
<i>Clematis</i> Species	pink, purple, white blooming vine
<i>Juniperus horizontalis</i>	evergreen trailing groundcover
Carpenter Rose	Trailing, low growing rose
Annual Vinca	Trailing, variegated green/white leaves
Annual Sweet Potato	intense green or purple leaves, trailing vine
Petunias - Pink wave or Purple wave	Trailing petunia
Annual Fountain Grass	
Creeping Phlox	
Morning Glory - Heavenly Blue (annual)	

GROUNDCOVER AND VINES

<i>Buonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper	4" pots	Plant at 12" o.c.
<i>Parthenocissus tricuspidata</i>	Boston Ivy	1 gal	Plant at 12" o.c.
<i>Vinca minor</i>	Periwinkle	4" pots	Plant at 12" o.c.

GRASSES

<i>Andropogon scoparius</i>	Little Blue Stem	1 gal	Plant at 24" o.c.
<i>Miscanthus sinensis</i> 'purpureus'	Purple Maiden Grass	1 gal	Plant at 18" o.c.

* THIS PLANT PALLETTE IS PRELIMINARY IN NATURE. NOT ALL PLANTS WILL BE USED AND OTHER PLANTS MAYBE ADDED AS THE FINAL LANDSCAPE DESIGN PLANS ARE DEVELOP