

PD 840

Table of Contents

12/02/2009 PD Amendment	2
Ordinance	2
Statements	4
Bulk Table	9
Exhibits	11
07/19/2007 PD Adoption	50
Ordinance	50
Statements	51
Bulk Table	57
Exhibits	59
09/19/2007 Minor Change	82
05/09/2007 Minor Change	83
05/07/2007 Minor Change	84
09/27/2006 Minor Change	85
09/19/2006 Minor Change	86
04/21/2005 Minor Change	87
09/04/2002 PD Adoption	89
Ordinance	89
Statements	91
Bulk Table	96
Exhibits	99

A-7480

Reclassification Of Area Shown On Map Number 7-M.
 (Application No. 16957)
 (Common Address: 5958 W. Wrightwood Ave.)

[O2009-6273]

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-M in the area bounded by:

the alley next north of and parallel to West Wrightwood Street; a line 33.41 feet east of and parallel to North Austin Avenue; West Wrightwood Street; and North Austin Avenue,

to those of a B3-1 Community Shopping 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 Nos. 8-D And 8-E.
 (As Amended)
 (Application No. A-7480)
 (Common Address: S. Ellis Ave., E. 38th St. And S. Langley Ave.)

[SO2009-6274]

RPD 840, 09

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current Residential Planned Development Number 840, as amended, symbols and indications as shown on Map Numbers 8-D and 8-E in the area bounded by:

the centerline of the original 66-foot wide East Pershing Road; the centerline of the 20-foot alley east and adjoining Madden-Wells Subdivision; the north line of Lot 9 and the easterly extension thereof in Madden-Wells Subdivision; the easterly line of the 66-foot wide South Ellis Avenue; the southerly line of Lot 10 and the easterly extension thereof in Madden-Wells Subdivision; the centerline of the 20-foot alley east and adjoining Madden-Wells Subdivision; a line from a point 893.12 feet northerly of the centerline of the 66-foot wide East Pershing Road on the centerline of the 20-foot alley east and adjoining Madden-Wells Subdivision (as measured along the centerline of said alley) to a point on the centerline of the 66-foot wide South Ellis Avenue 890.78 feet

northerly of the centerline of the 66-foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue); a line from a point on the centerline of the 66-foot wide South Ellis Avenue 890.78 feet northerly of the centerline of the 66-foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue) to a point on the centerline of the 66-foot wide South Ellis Avenue 1,022.82 feet northerly of the centerline of the 66-foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue); a line from a point on the centerline of the 66-foot wide South Ellis Avenue 1,022.82 feet northerly of the centerline of the 66-foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue) to a point in the centerline of the 80-foot wide South Cottage Grove Avenue 244.33 feet northerly of the centerline of the 60-foot wide East 38th Street, created by the Madden-Wells Subdivision (as measured along the centerline of said South Cottage Grove Avenue); the centerline of the 80-foot wide South Cottage Grove Avenue; the centerline of the 60-foot wide East 38th Street, created by the Madden-Wells Subdivision; the centerline of the 16-foot alley west of South Langley Avenue, created by the Madden-Wells Subdivision; the centerline of the 60-foot wide East 38th Place, created by the Madden-Wells Subdivision; and the westmost line of the Madden-Wells Subdivision,

to those of an RM6 Residential District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the current RM6 Residential District symbols and indications as shown on Map Numbers 8-D and 8-E in the area bounded by:

the centerline of the original 66-foot wide East Pershing Road; the centerline of the 20-foot alley east and adjoining Madden-Wells Subdivision; the north line of Lot 9 and the easterly extension thereof in Madden-Wells Subdivision; the easterly line of the 66-foot wide South Ellis Avenue; the southerly line of Lot 10 and the easterly extension thereof in Madden-Wells Subdivision; the centerline of the 20-foot alley east and adjoining Madden-Wells Subdivision; a line from a point 893.12 feet northerly of the centerline of the 66-foot wide East Pershing Road on the centerline of the 20-foot alley east and adjoining Madden-Wells Subdivision (as measured along the centerline of said alley) to a point on the centerline of the 66-foot wide South Ellis Avenue 890.78 feet northerly of the centerline of the 66-foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue); a line from a point on the centerline of the 66-foot wide South Ellis Avenue 890.78 feet northerly of the centerline of the 66-foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue) to a point on the centerline of the 66-foot wide South Ellis Avenue 1,022.82 feet northerly of the centerline of the 66-foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue); a line from a point on the centerline of the 66-foot wide South Ellis Avenue 1,022.82 feet northerly of the centerline of the 66-foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue) to a point in the centerline of the 80-foot wide South Cottage Grove Avenue 244.33 feet northerly of the centerline of the 60-foot wide East 38th Street, created by the Madden-Wells Subdivision (as measured along the centerline of said

South Cottage Grove Avenue); the centerline of the 80-foot wide South Cottage Grove Avenue; the centerline of the 60-foot wide East 38th Street, created by the Madden-Wells Subdivision; the centerline of the 16-foot alley west of South Langley Avenue, created by the Madden-Wells Subdivision; the centerline of the 60-foot wide East 38th Place, created by the Madden-Wells Subdivision; and the westmost line of the Madden-Wells Subdivision,

to those of Residential Planned Development Number 840, as amended.

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. 840, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 840, as amended (the "Planned Development") consists of approximately seven hundred fourteen thousand four hundred eighty-nine (714,489) square feet (sixteen and forty hundredths (16.40) acres) of net site area (the "Property").
2. All applicable official reviews, approvals or permits are required to be obtained by any property owner to the extent required by law. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation, subdivision or resubdivision of parcels, shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained in this Planned Development shall be binding upon legal titleholders, ground lessors, ground lessees, lessees and licensees. All rights granted hereunder shall inure to the benefit of legal titleholders, ground lessors, ground lessees, lessees and licensees. Furthermore, pursuant to and in accordance with the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are filed.

For purposes of this paragraph, "single designated control" shall mean the following:

Subareas A and B

The owner(s) of at least fifty percent (50%) of the land within the applicable subarea

must consent to any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise)

Subarea C

Only Arches Retail Development L.L.C., Oakwood Shores Terrace Associates Limited Partnership, and Oakwood Shores Phase 2B(Two) Associates Limited Partnership shall be authorized to seek any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) unless such right is expressly assigned to another party and notwithstanding the provisions of Statement Number 3.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. An agreement among different owners of the Property, or a covenant binding owners of the Property, may also designate the party(ies) that hold single designated control and are therefore authorized to apply for future amendments, modifications or other changes to this Planned Development.

4. This plan of development consists of seventeen (17) statements; a Bulk Regulations and Data Sheet; an Existing Zoning Map; a Property Line and Boundary Map; an Existing Land-Use Map; a Right-of-Way Adjustment Map; a Landscape Plan prepared by Bauer Latoza Studio Dated October 15, 2009; and Building Elevations Prepared by FitzGerald Associates Architects and Bauer Latoza Studio, dated October 15, 2009 (the "2007 Plans"); a Site Plan, a Subarea C Site Plan, a Subarea C Landscape Plan and a Pocket Park Landscape Plan prepared by Stull and Lee Architects & Planners and Nia Architects, Inc., and Subarea C Building Elevations prepared by Stull and Lee Architects & Planners and Booth Hansen, all dated October 15, 2009 (the "Subarea C Plans"). A copy of the 2007 Plans were filed with the Department of Zoning and Land Use Planning on March 12, 2007. A full-size set of the Subarea C Plans is on file with the Department of Zoning and Land Use Planning. 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. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. In each of the following Subareas, the following uses shall be permitted in this Planned Development:

Subarea A: Residential uses, including detached houses, two-flats, townhouses and multi-family residential buildings (with dwelling units both on and above the first floor); sports and recreation uses; open space; related services and accessory uses.

Subarea B: All uses permitted in Subarea A and community centers.

Subarea C: All uses permitted in the RM6 Residential Multi-Unit District (including accessory uses); detached houses, two-flats, townhouses and multi-family residential buildings (with dwelling units both on and above the first floor); and residential support services, a special use as defined in Section 17-9-0114-B, and as further defined in Section 17-17-0104-X of the Chicago Zoning Ordinance.

6. On-premise signs and temporary signs, including, but not limited to, construction and marketing signs, shall be permitted within the Planned Development subject to the reasonable review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted.
7. 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. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided for nonresidential uses pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration. For purposes of measuring height, the Chicago Zoning Ordinance shall apply.
9. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply to Subareas A, B and C; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such floor area in Subareas A and B only shall not include (a) all floor area devoted to mechanical equipment which exceeds one thousand (1,000) square feet, and (b) all floor area associated with parking and loading areas.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plans, Landscape Plans and Building Elevations, and in accordance with parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. Prior to the issuance by the Department of Zoning and Land Use Planning of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development of any improvements in Subarea B, a site plan,

landscape plan and building elevations (individually and collectively, the "Subarea Site Plan Approval Submittals") shall be submitted to the Department of Zoning and Land Use Planning for review and approval. Review and approval by the Department of Zoning and Land Use Planning is intended to assure that specific development components substantially conform with this Planned Development. If the Subarea Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Zoning and Land Use Planning shall approve same. Following approval thereof by the Department of Zoning and Land Use Planning, the Subarea Site Plan Approval Submittals shall be kept on permanent file with the Department of Zoning and Land Use Planning and shall be deemed to be an integral part of this Planned Development. After approval thereof by the Department of Zoning and Land Use Planning, the same may be changed or modified pursuant to the provisions of Statement No. 13 of this Planned Development. In the event of any inconsistency between the approved Subarea Site Plan Approval Submittals and the terms of the Planned Development (including any amendments hereto which may be in effect at the time of such approval), the terms of the Planned Development (as the same may be so amended) shall govern.

The Subarea Site Plan Approval Submittals shall contain the following information with respect to the proposed improvements within the boundaries of Subarea B of the Property:

- (a) a site plan (including a footprint of the proposed improvements);
- (b) building elevations;
- (c) landscape plan; and
- (d) statistical information applicable to Subarea B, including floor area and floor area ratio, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development.

12. The City of Chicago has established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of buildable floor area. The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee is final and shall be paid to the Department of Zoning and Land Use Planning prior to the issuance of any pending building permit.
13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification and after a determination by the Commissioner of the Department of Zoning and Land Use Planning 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 the Planned Development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

14. It is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use best efforts to design, construct and maintain all commercial buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Subarea C shall include permeable pavers in accordance with the Subarea C Site Plan, and the commercial building within Subarea C shall be certified under the Chicago Green Homes Program.
15. 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 new 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, to the extent required by law, accessibility at the time of application for a building permit.
16. The applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Department of Environment and the Commissioner of the Department of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial construction of twenty percent (20%) of the maximum number of dwelling units permitted hereunder has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof 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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District. The six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that good cause for an extension is shown.

[Existing Zoning Map; Property Line and Boundary Map; Existing Land-Use Map; Right-of-Way Adjustment Map; Site Plans; Landscape Plans; Building Elevations; Chicago Builds Green Form; and Chicago Green Homes Program Form referred to in these Plan of Development Statements printed on pages 80901 through 80939 of this *Journal*.]

12/2/2009

REPORTS OF COMMITTEES

80899

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

Residential Planned Development No. 840, As Amended.

Bulk Regulations And Data Table.

Net Site Area:

Subarea A: Gross Site Area (1,178,467 square feet) – Area in Public Rights-of-Way, Alleys and Parks (573,190 square feet) = Net Site Area of 605,277 square feet (13.89 acres)

Subarea B: Gross Site Area (51,096 square feet) – Area in Public Rights-of-Way, Alleys and Parks (17,286 square feet) = Net Site Area of 33,810 square feet (.78 acre)

Subarea C: Gross Site Area (75,402 square feet) – Area in Public Rights-of-Way, Alleys and Parks (0 square feet) = Net Site Area of 75,402 square feet (1.73 acres)

Total: 714,489 square feet (16.40 acres)

Overall Maximum Floor Area Ratio:

1.24

Subarea A:

1.2

Subarea A Remaining Available Building Area:

Total Buildable Square Footage (1.2*605,277 = 726,332.4 square feet) – Existing As-Built Square Footage (619,611.28 square feet) = Remaining Available Buildable Area of 106,721.12 square feet

Subarea B:

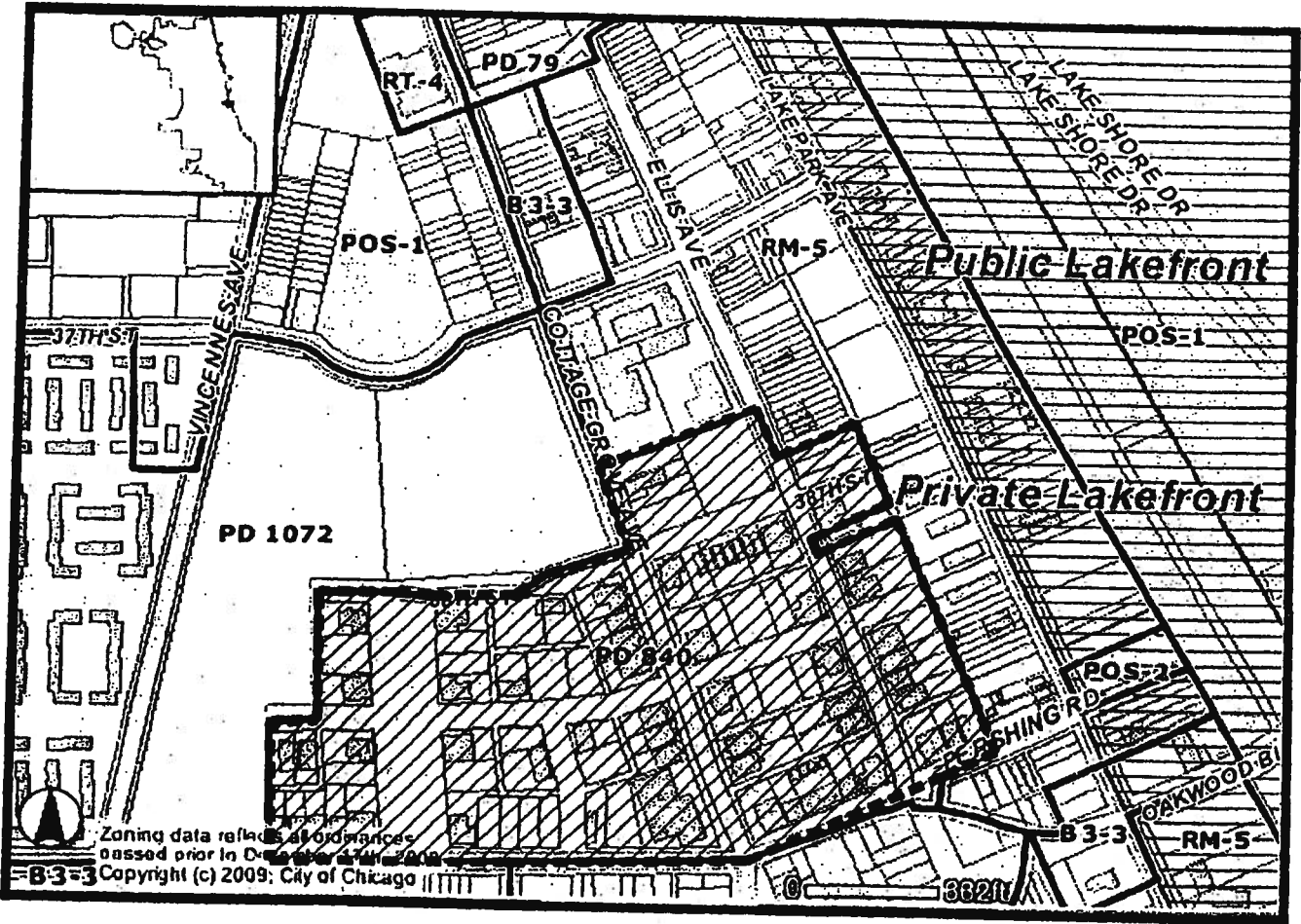
1.2

Subarea B Remaining Available Buildable Area:

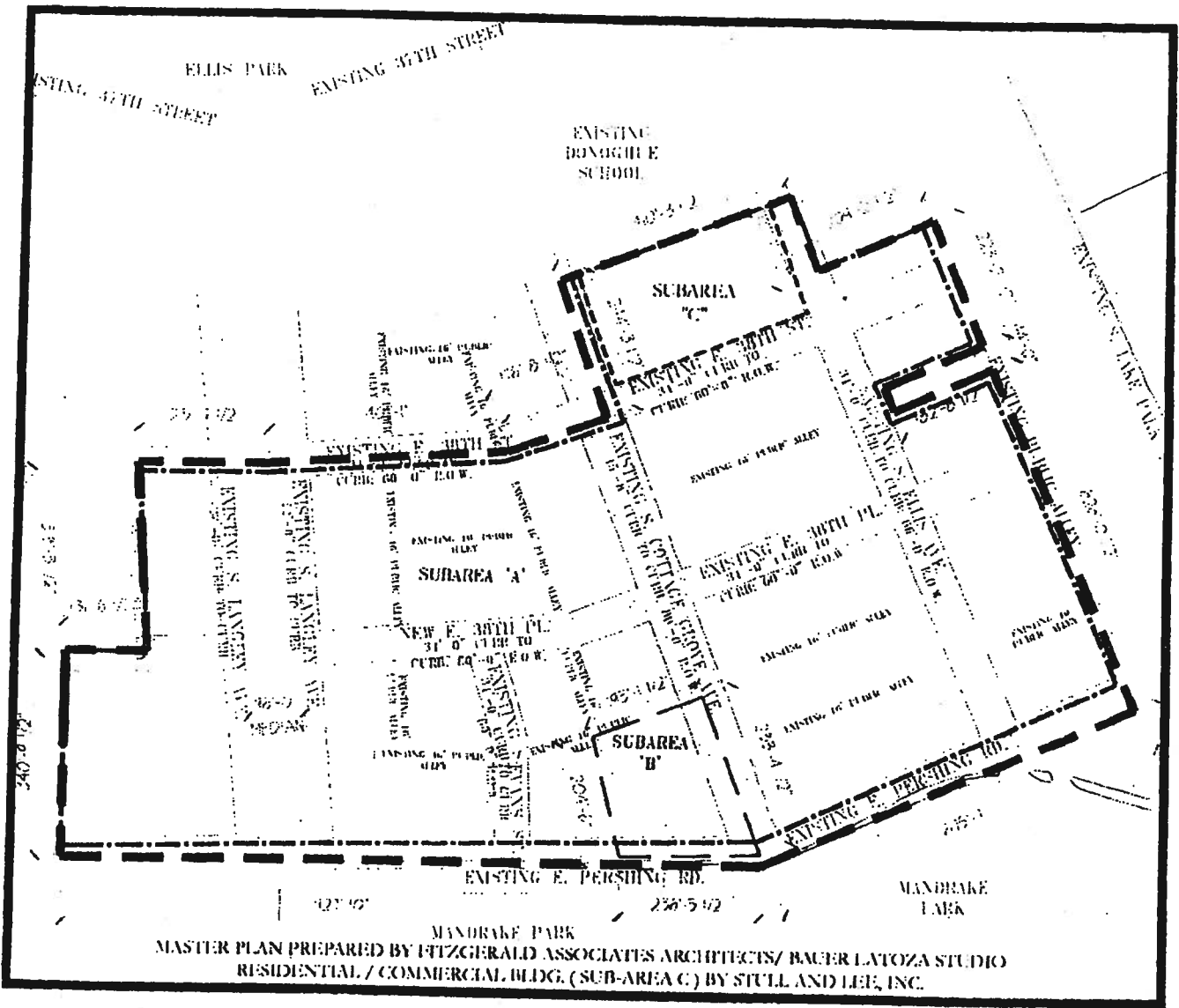
Total Buildable Square Footage (1.2*33,810 = 40,572 square feet) – Existing As-Built Square Footage (19,645 square feet) = Remaining Available Buildable Area of 20,927 square feet

Subarea C:	1.5
Subarea C Remaining Available Buildable Area:	Total Buildable Square Footage (1.5*75,402 = 113,103 square feet) – Existing As-Built Square Footage (0) = Remaining Available Buildable Area of 113,103 square feet
Maximum Number of Dwelling Units:	
Subarea A:	519 units
Subarea B:	80 units
Subarea C:	66 units
Total:	665 units
Maximum Site Coverage:	In accordance with Site Plans
Minimum Number of Accessory Off-Street Parking Spaces:	
Subarea A:	1 per dwelling unit
Subarea B:	1 per dwelling unit
Subarea C:	65
Minimum Number of Off-Street Loading Docks:	0
Minimum Building Setbacks:	In accordance with Site Plans
Maximum Building Height:	
Subarea A:	51 feet
Subarea B:	51 feet
Subarea C:	72 feet

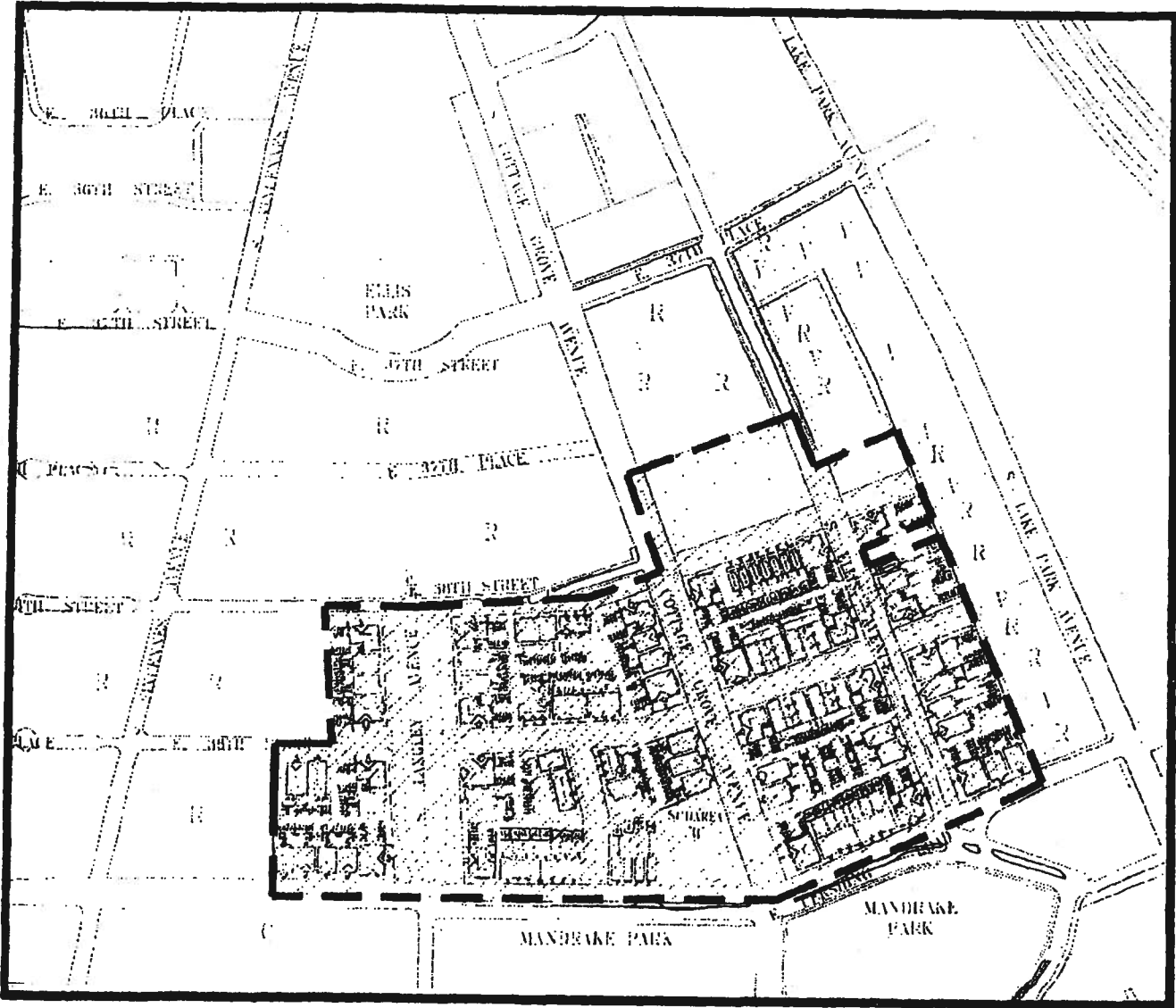
Existing Zoning Map.



Zoning data reflects all ordinances passed prior to October 1, 2009.
 B-3-3 Copyright (c) 2009, City of Chicago

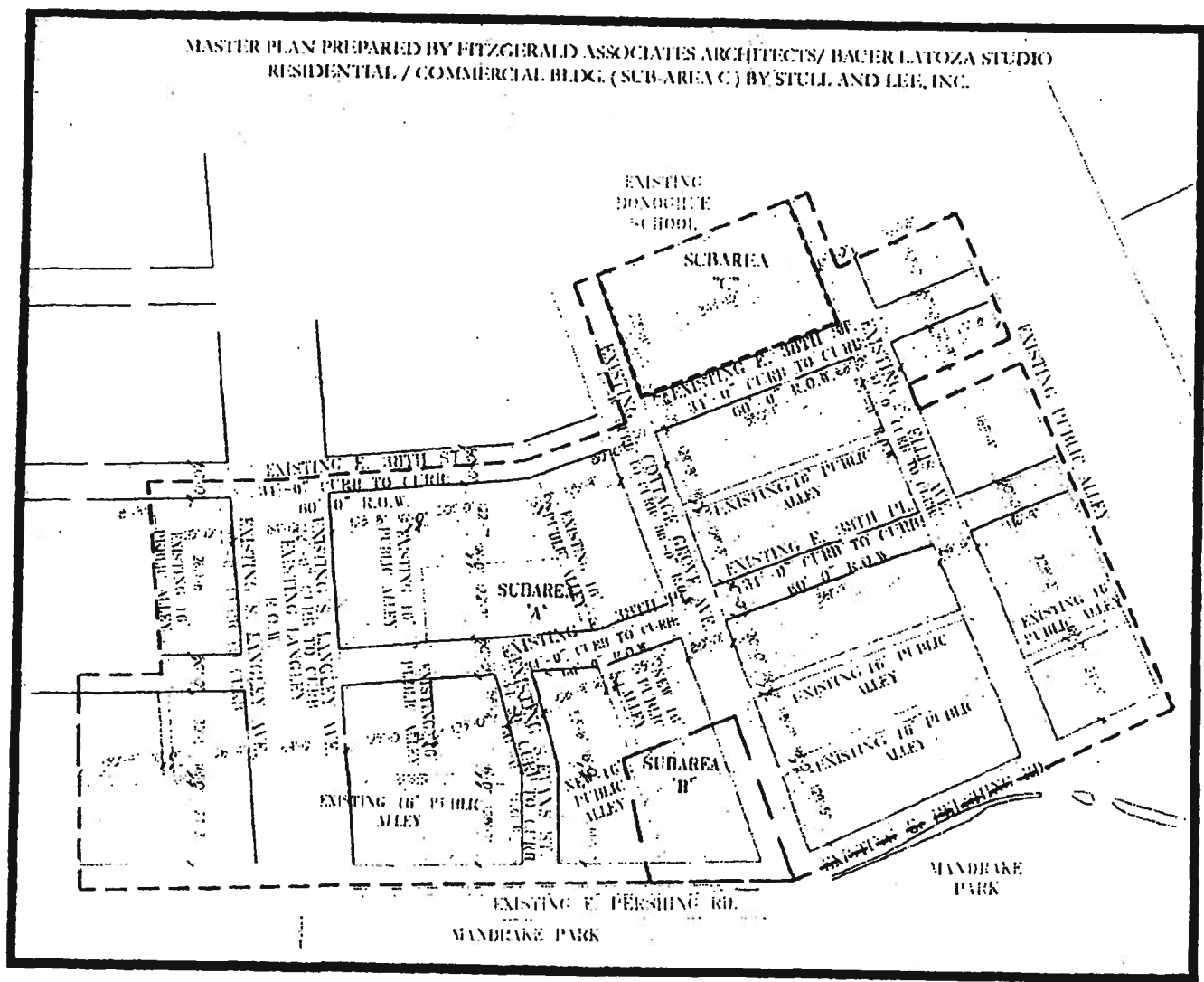


Property Line And Boundary Map.

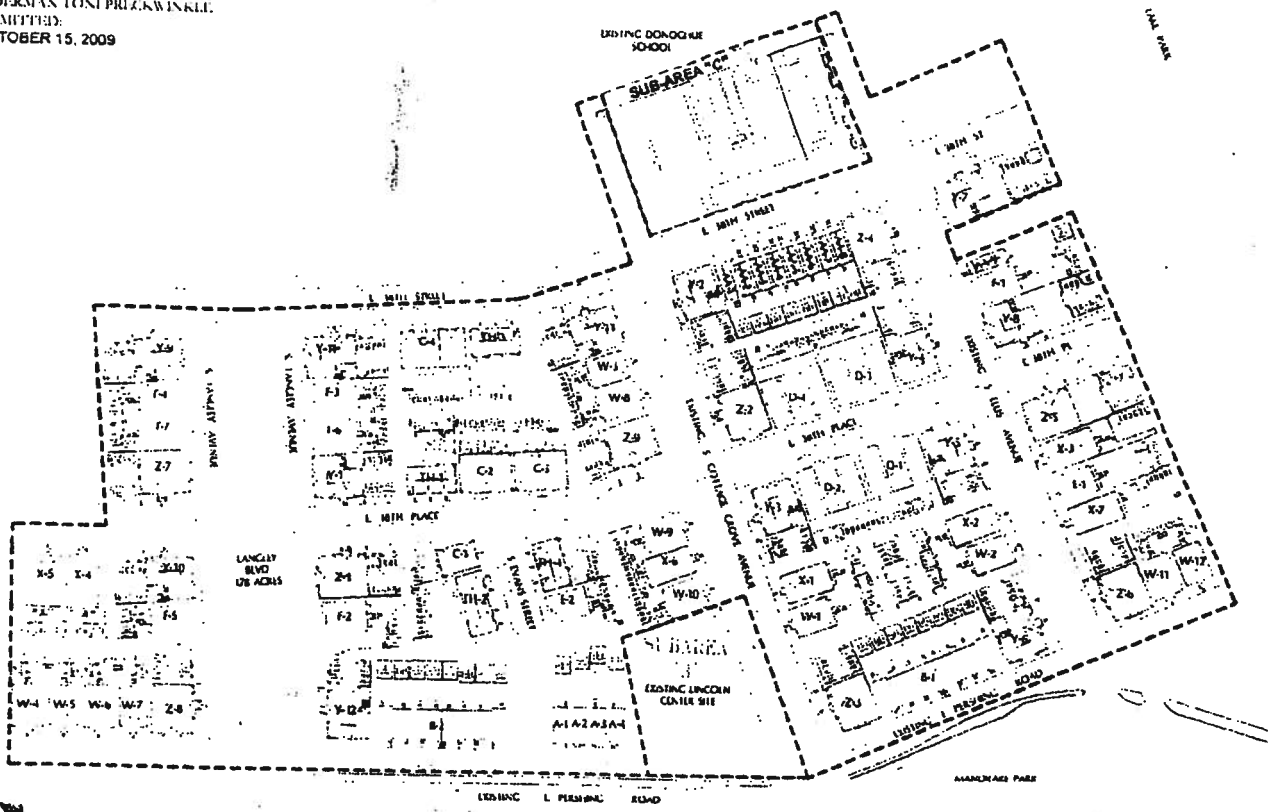


Existing Land-Use Map.

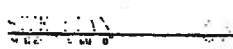
Right-Of-Way Adjustment Map.



APPLICANT NAME:
ALDERMAN TONI PRICKWINKLE
SUBMITTED:
OCTOBER 15, 2009



RESIDENTIAL PLANNED DEVELOPMENT NO. 840
MASTER PLAN PREPARED BY FITZGERALD ASSOCIATES ARCHITECTS/ BAUER LAYOZA STUDIO
RESIDENTIAL / COMMERCIAL BLDG. (SUB-AREA C) BY STULL AND LEE, INC.



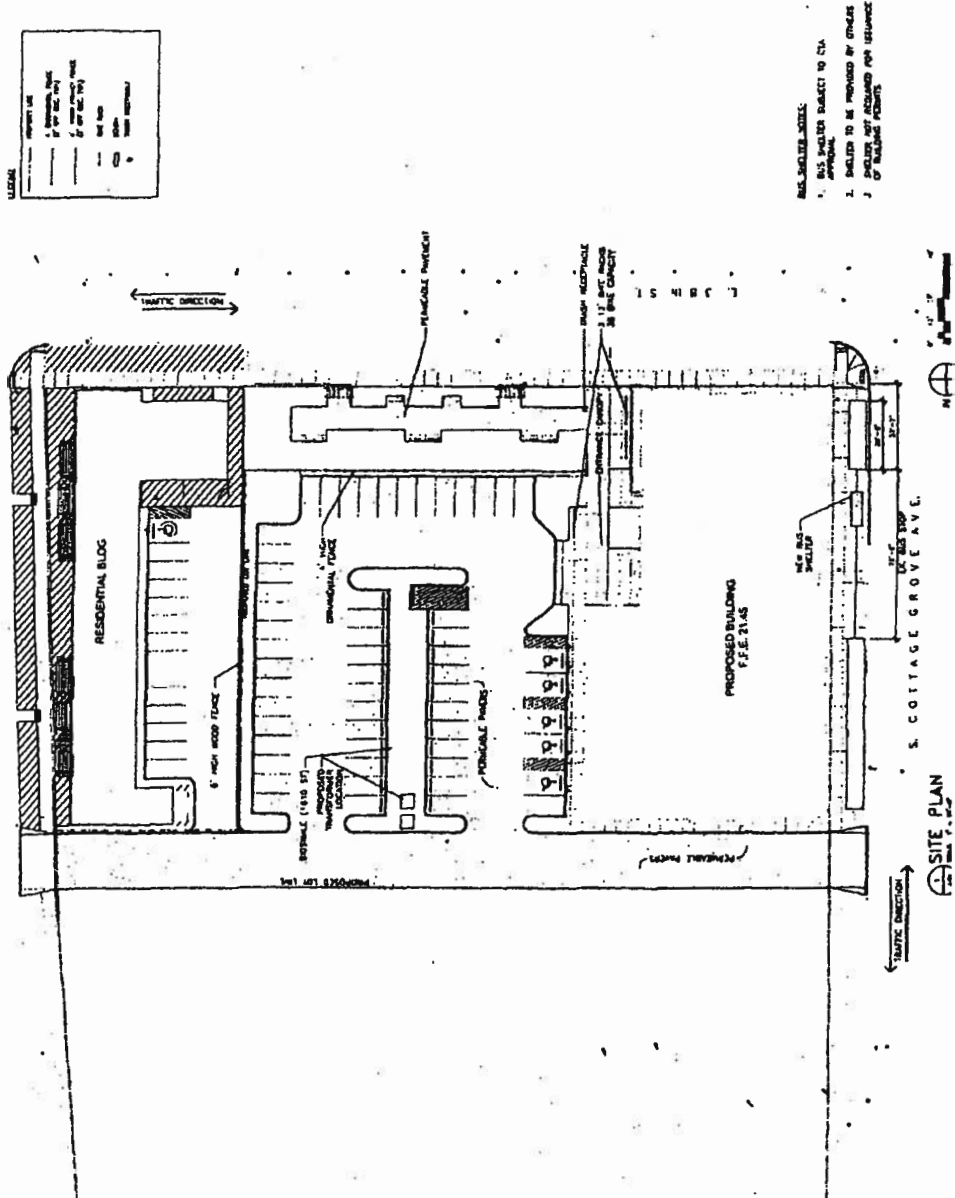
Site Plan.

12/2/2009

REPORTS OF COMMITTEES

80905

Subarea C -- Site Plan.



LEGEND

---	Proposed 15' High Wood Fence
---	Proposed 6' High Wood Fence
---	Proposed 15' High Wood Fence
---	Proposed 6' High Wood Fence
---	Proposed 15' High Wood Fence
---	Proposed 6' High Wood Fence
---	Proposed 15' High Wood Fence
---	Proposed 6' High Wood Fence
---	Proposed 15' High Wood Fence
---	Proposed 6' High Wood Fence

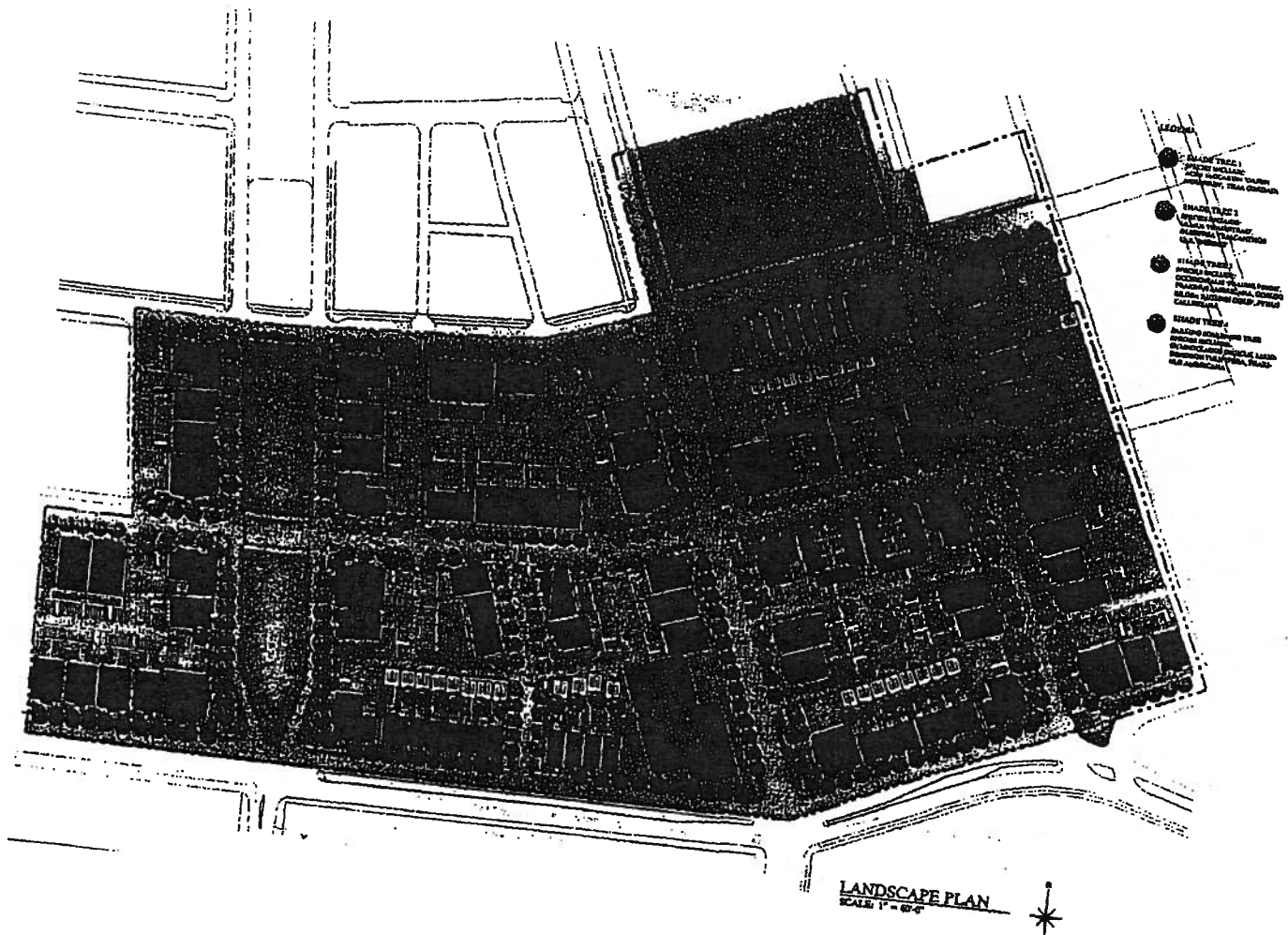
- REVISIONS:
1. BUS PARKING SUBJECT TO CTA APPROVAL.
 2. SCHEDULE TO BE PROVIDED BY OTHERS.
 3. SCHEDULE NOT REQUIRED FOR ISSUANCE OF BUILDING PERMITS.

12/2/2009

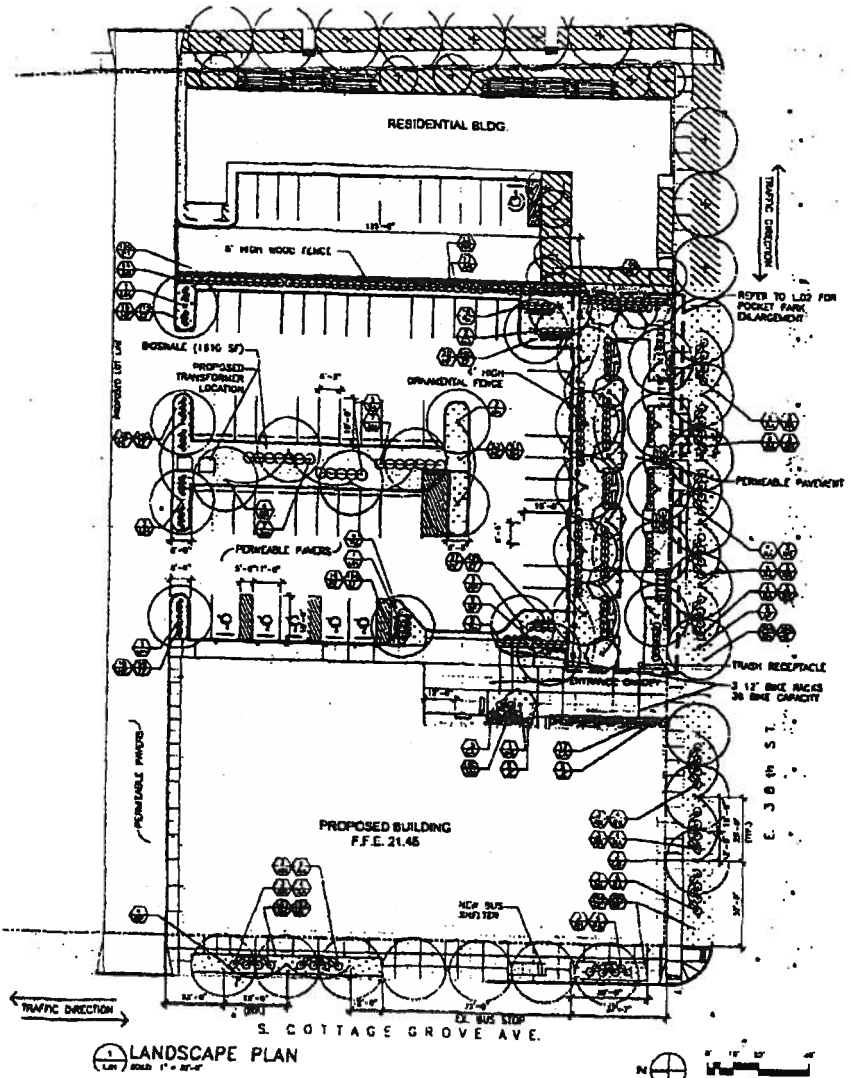
REPORTS OF COMMITTEES

80907

Landscape Plan.



Subarea C -- Landscape Plan.



LEGEND

- Property Line
- Existing Tree to Remain
- New Small Tree
- New Standard Tree
- New Standard or Shrub
- Perennial & Biennial Crown
- 2" Diameter Pipe 12' Sp. Sec. 101.1
- 1" Water Supply Pipe 12' Sp. Sec. 101.1
- 12" x 12" Rein. Square in Area with 12' Sp. Sec. 101.1
- Manhole
- Manhole
- Manhole
- Manhole
- Plant Symbol
- Plant ID

BIKE PARKING LOT A - INITIAL PLANTING

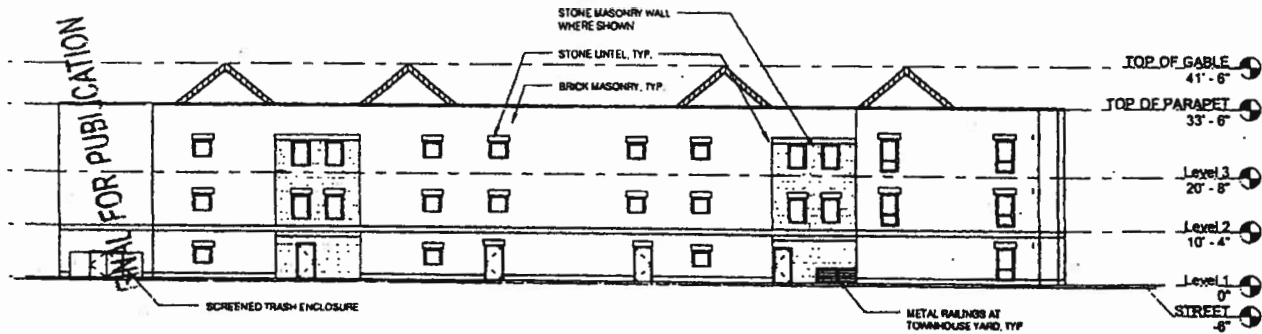
CONCRETE CURB	240
CONCRETE	180
WOOD SHED	180
WOOD SHED	180
TRAIL	180
TRAIL	180
TRAIL	180
TRAIL	180
TRAIL	180
TRAIL	180
TRAIL	180

GENERAL NOTES:

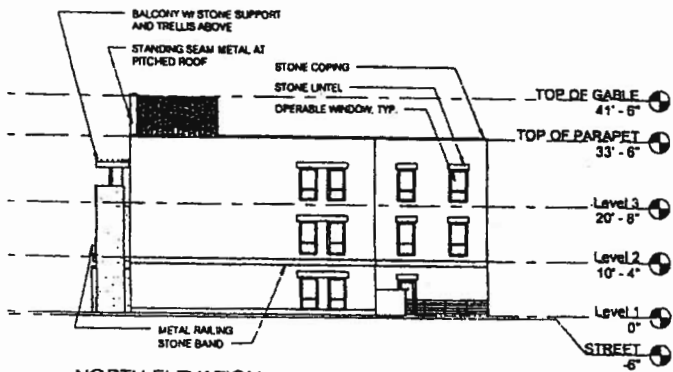
- SEE L-02 FOR PLANT SCHEDULE

LANDSCAPE PLAN
Scale: 1" = 30'-0"

Building Elevations.
(Page 1 of 21)



WEST ELEVATION

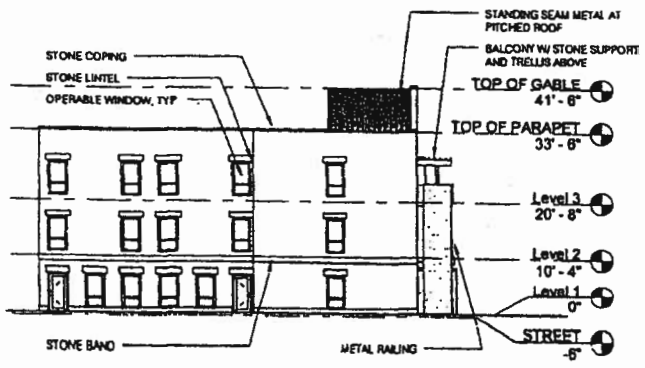


NORTH ELEVATION

Building Elevations.
(Page 2 of 21)

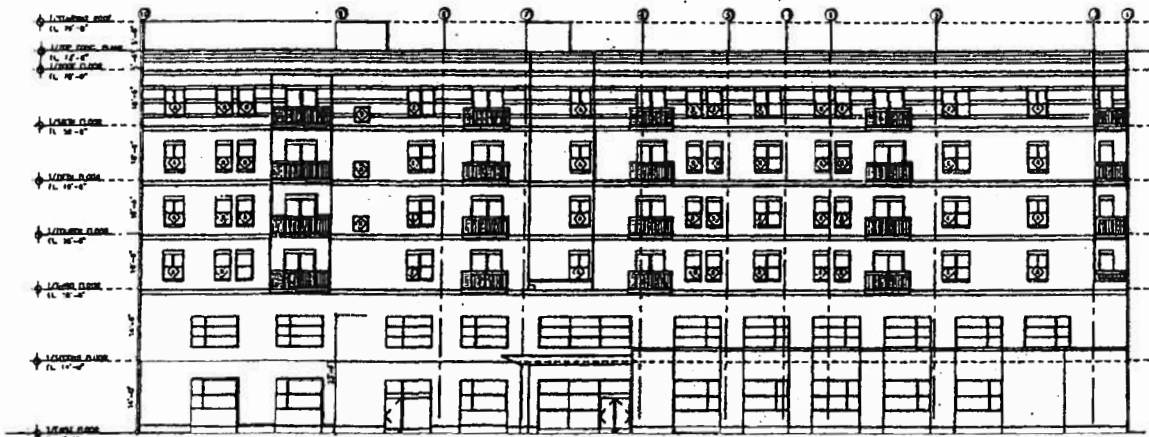


EAST ELEVATION



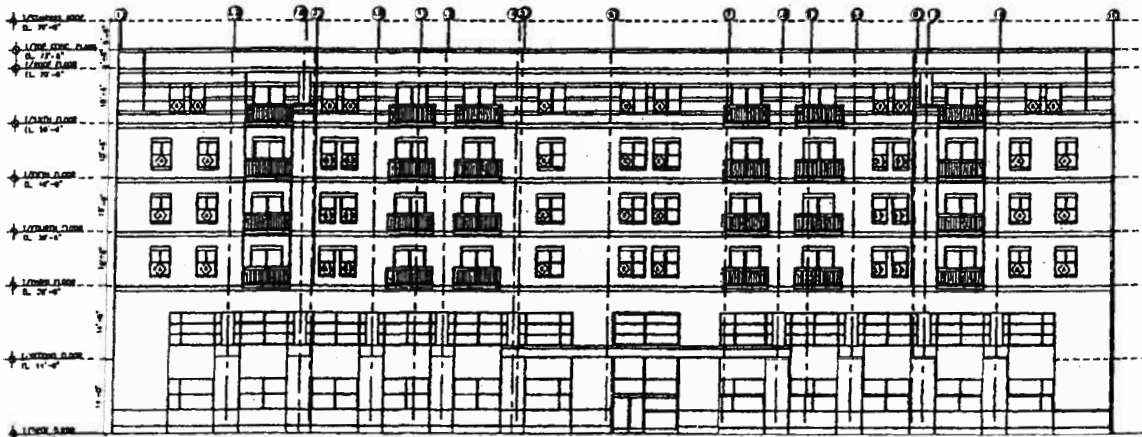
SOUTH ELEVATION

Building Elevations.
(Page 3 of 21)



BUILDING EXTERIOR ARCHITECTURAL
PRECAST CONCRETE FAÇADE SYSTEM

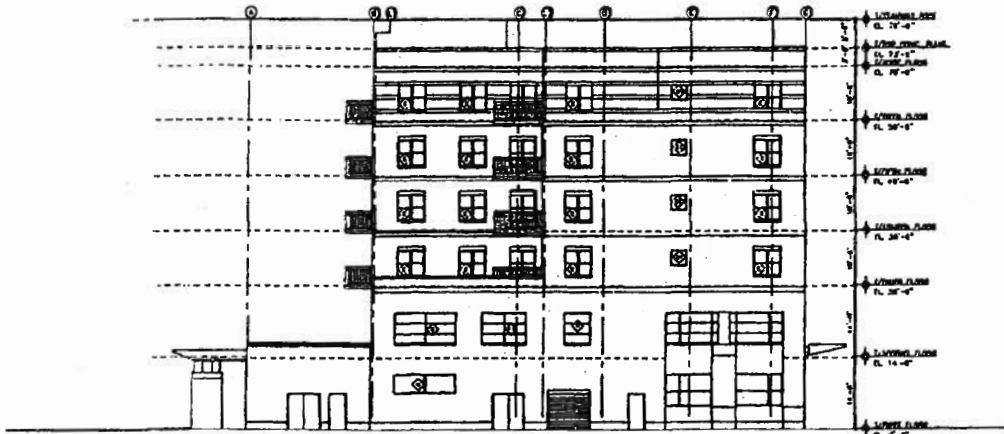
1 EAST ELEVATION SUBAREA 'C'



BUILDING EXTERIOR ARCHITECTURAL
PRECAST CONCRETE FAÇADE SYSTEM

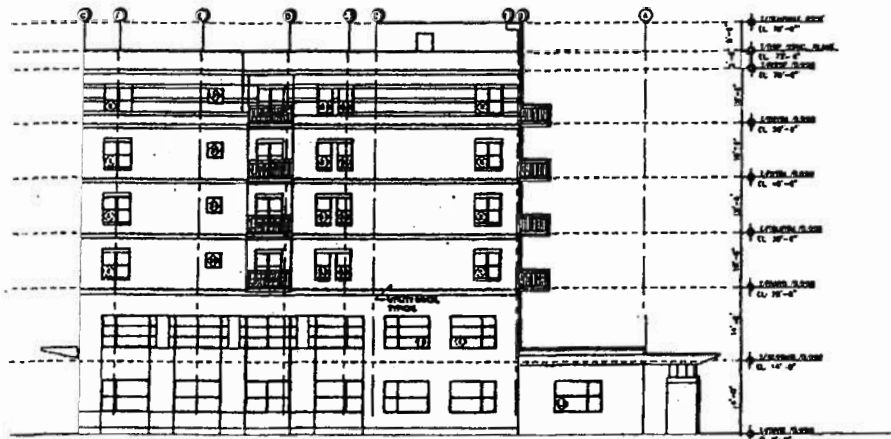
2 WEST ELEVATION SUBAREA 'C'

Building Elevations.
(Page 4 of 21)



BUILDING EXTERIOR: ARCHITECTURAL
PRECAST CONCRETE FAÇADE SYSTEM

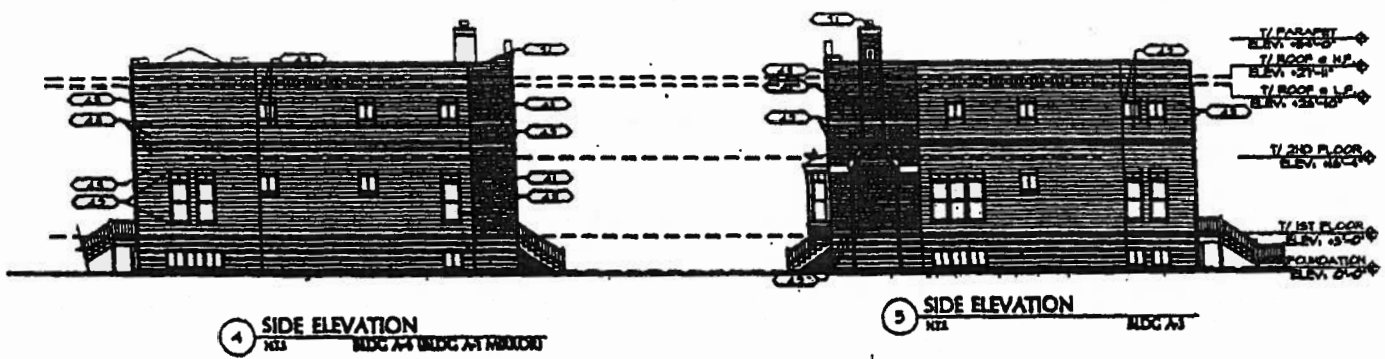
1 NORTH ELEVATION SUBAREA 'C'



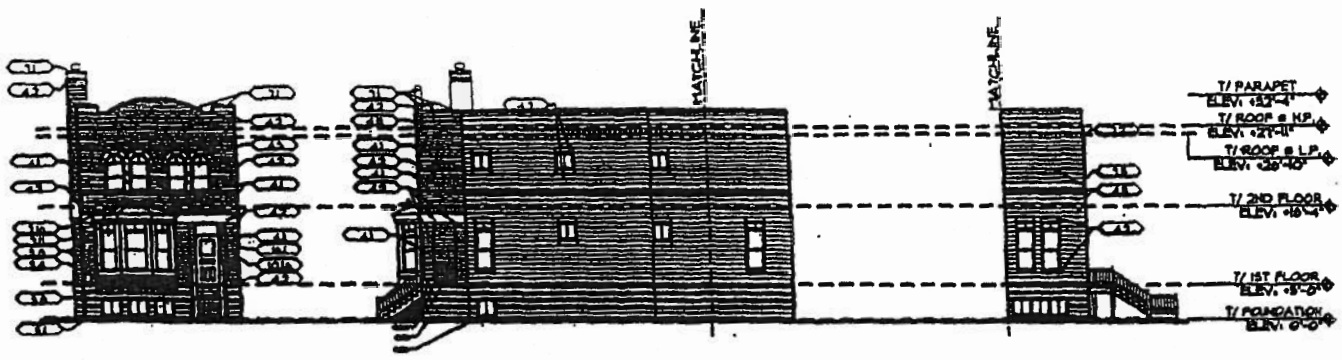
BUILDING EXTERIOR: ARCHITECTURAL
PRECAST CONCRETE FAÇADE SYSTEM

2 SOUTH ELEVATION SUBAREA 'C'

Building Elevations.
(Page 5 of 21)



Building Elevations.
(Page 6 of 21)

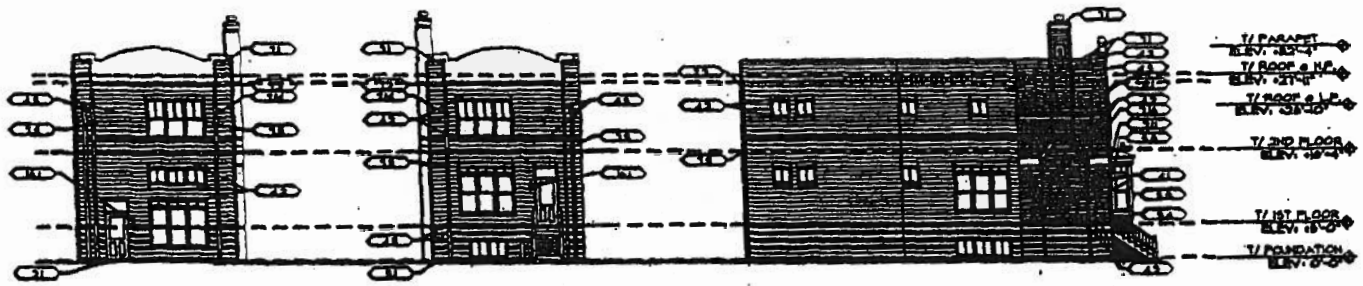


- T/ PARAPET
ELEV. +27'-4"
- T/ ROOF - N.P.
ELEV. +27'-11"
- T/ ROOF - L.P.
ELEV. +26'-10"
- T/ 2ND FLOOR
ELEV. +19'-4"
- T/ 1ST FLOOR
ELEV. +9'-0"
- T/ FOUNDATION
ELEV. 0'-0"

1 FRONT ELEVATION
N.E.L. BLDG A2 (BLDG A3 MIRROR)

2 SIDE ELEVATION
N.E.L. BLDG A2 (BLDG A3 MIRROR)

3 PARTIAL SIDE ELEVATION
N.E.L. BLDG A3 MIRROR



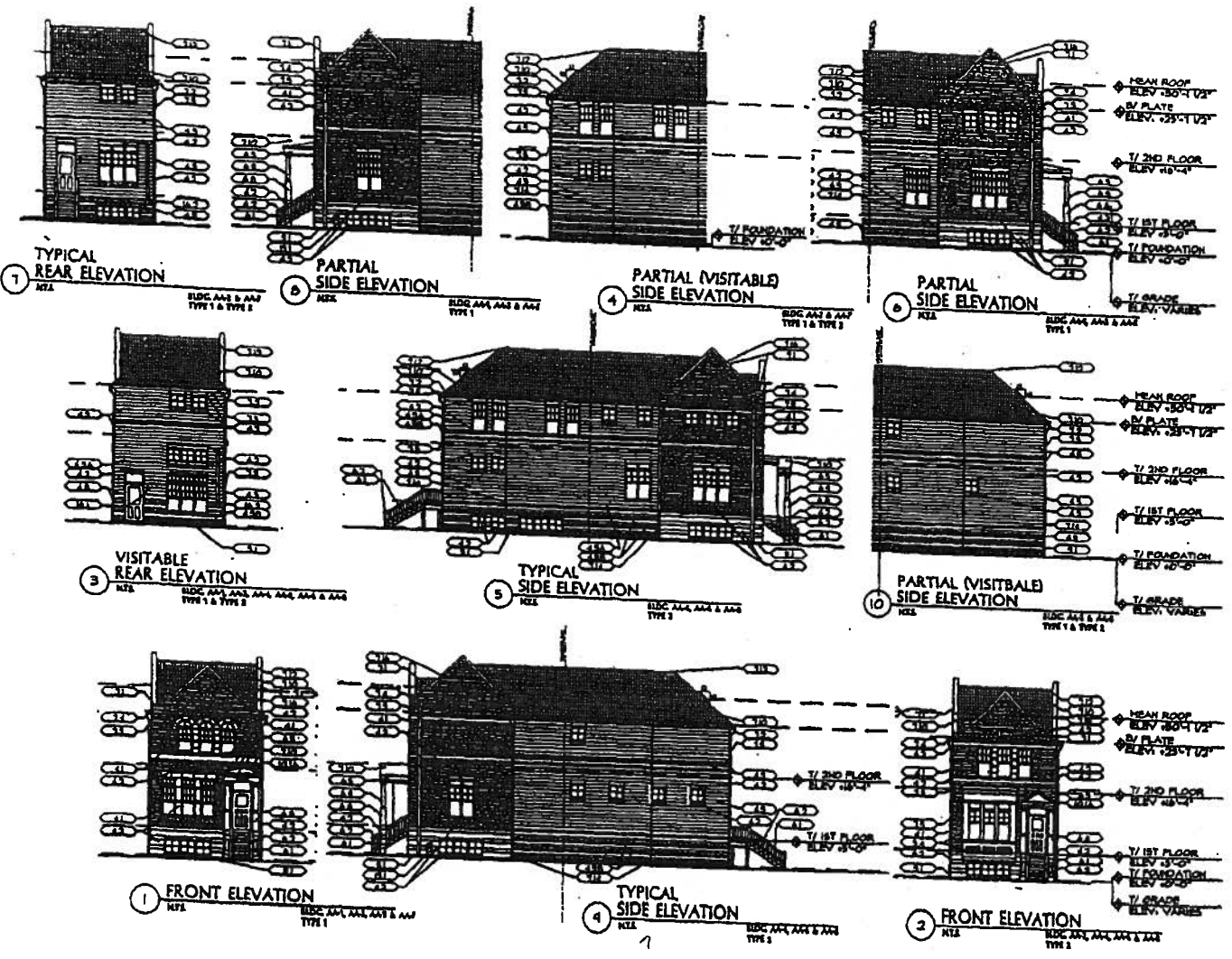
- T/ PARAPET
ELEV. +27'-4"
- T/ ROOF - N.P.
ELEV. +27'-11"
- T/ ROOF - L.P.
ELEV. +26'-10"
- T/ 2ND FLOOR
ELEV. +19'-4"
- T/ 1ST FLOOR
ELEV. +9'-0"
- T/ FOUNDATION
ELEV. 0'-0"

4 REAR ELEVATION
W.P. BLDG A2

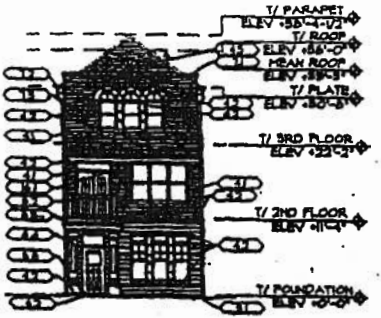
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6 SIDE ELEVATION
W.P. BLDG A2

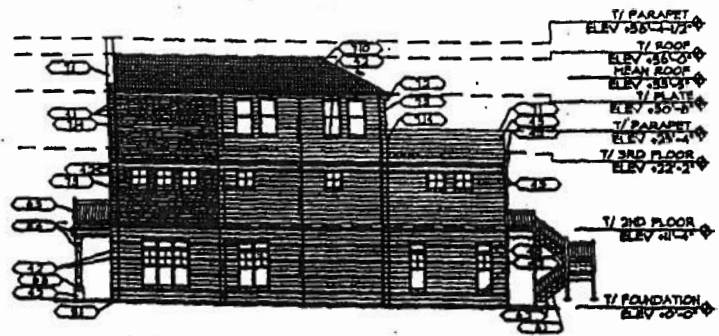
Building Elevations.
(Page 7 of 21)



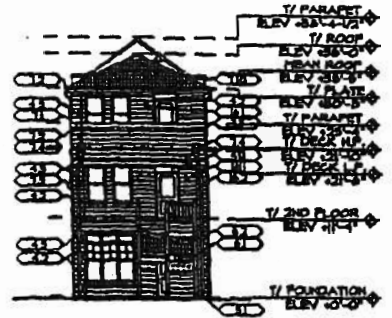
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(Page 8 of 21)



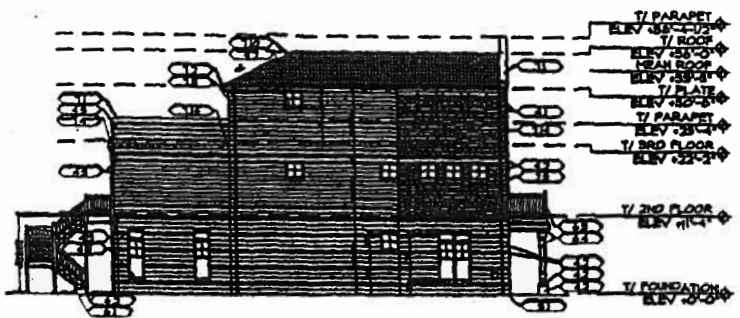
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N1/4 MISC. ANT



2 SIDE ELEVATION
N1/4 MISC. ANT

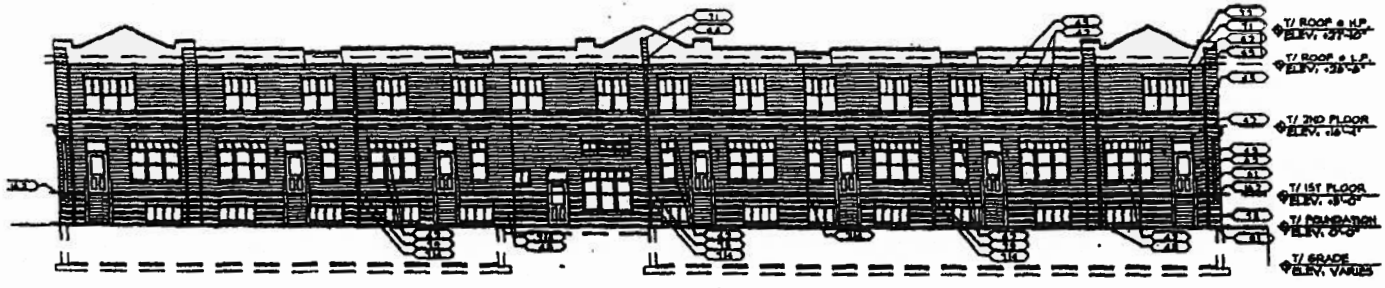


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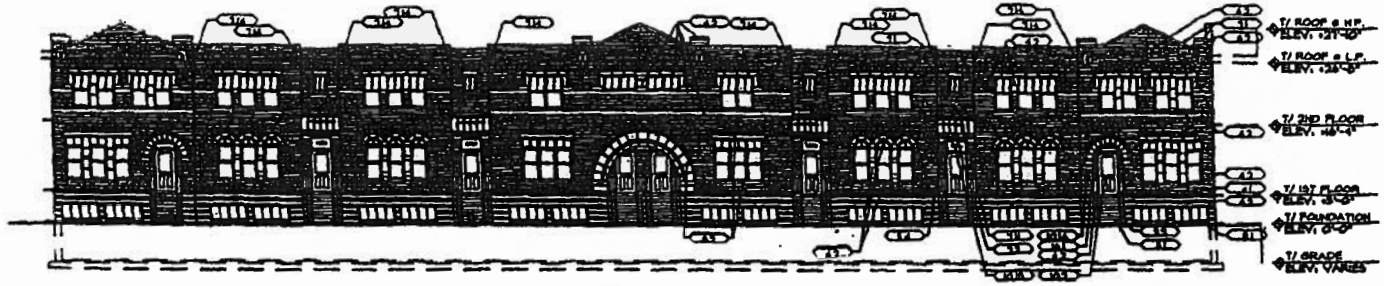


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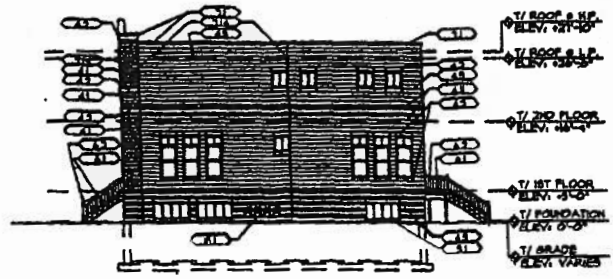
Building Elevations.
(Page 9 of 21)



1 REAR ELEVATION
N.E.

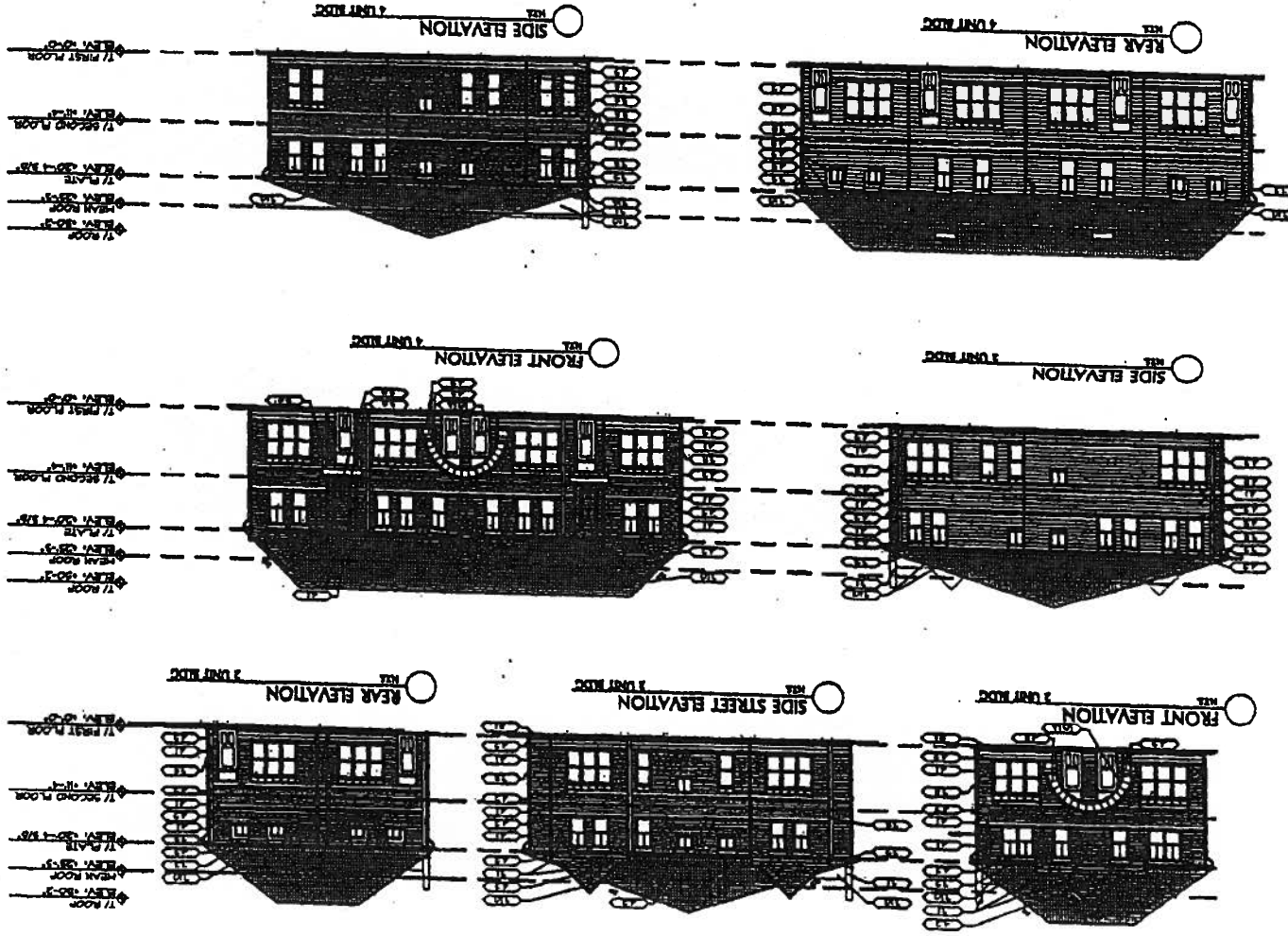


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N.E.



3 SIDE ELEVATION
N.E.

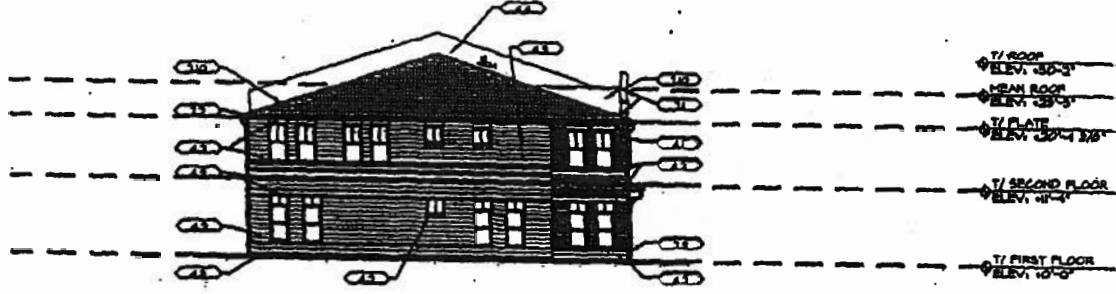
Building Elevations.
(Page 10 of 21)



Building Elevations.
(Page 11 of 21)



FRONT ELEVATION
3 UNIT BLDG

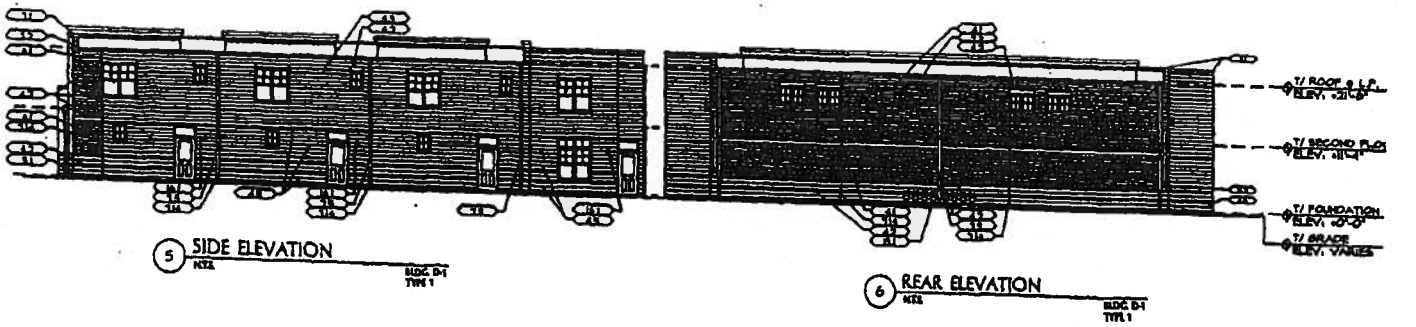
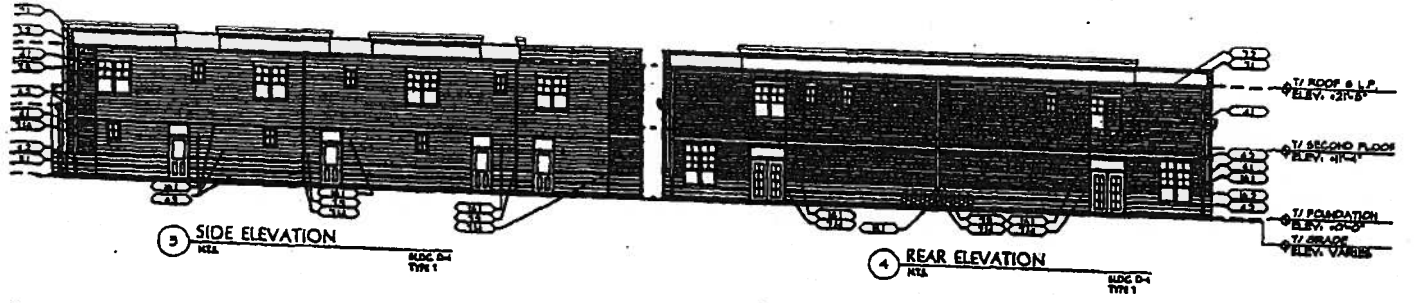
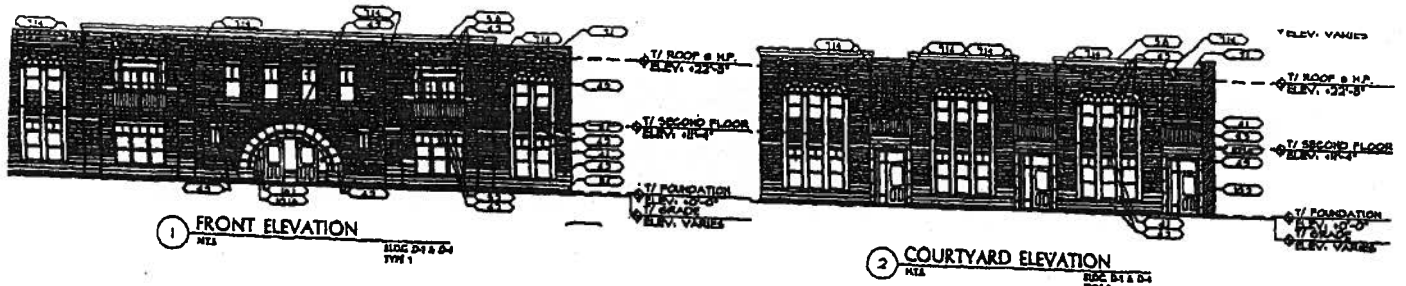


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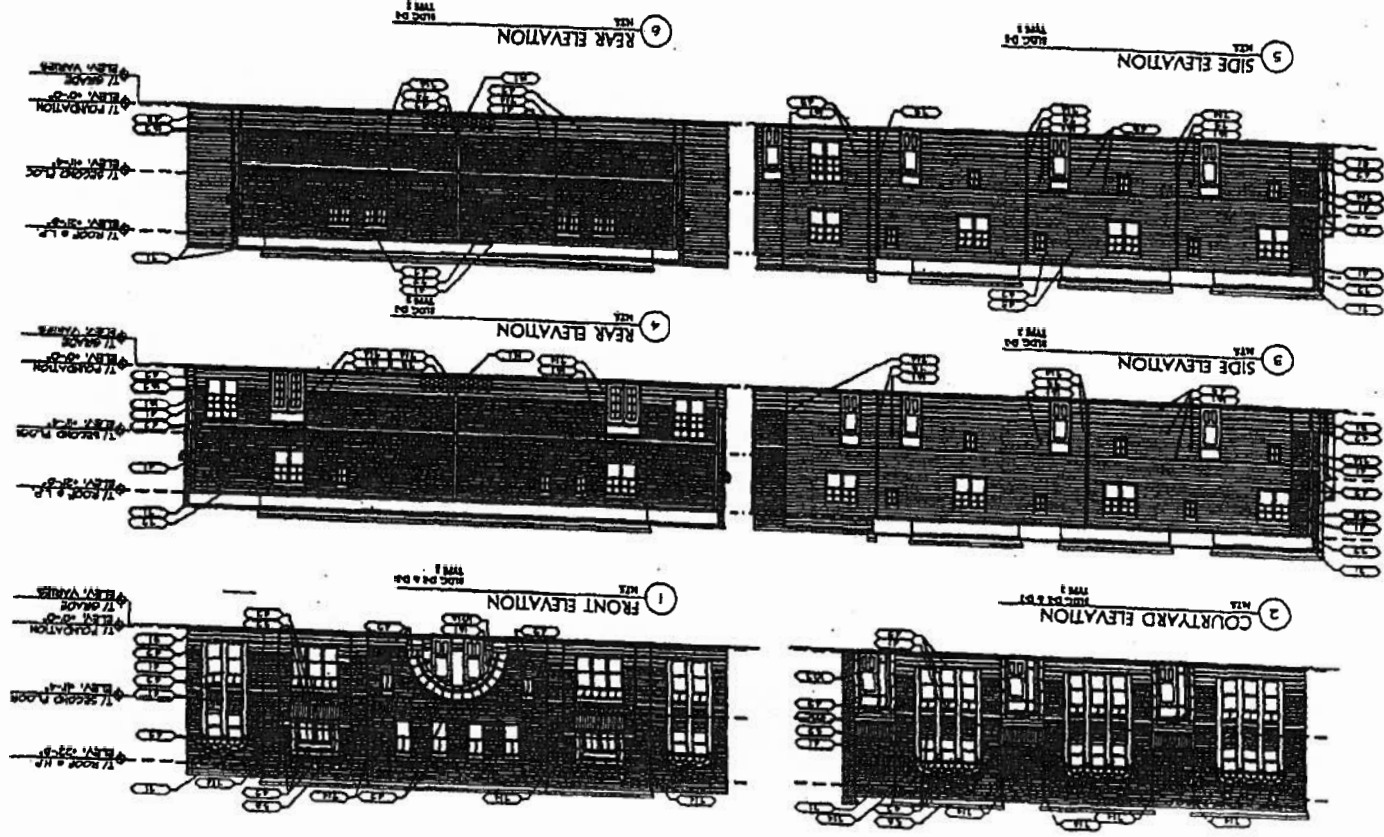


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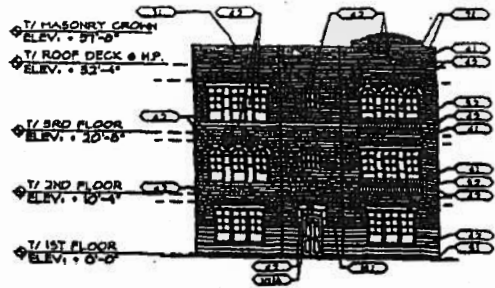
Building Elevations.
(Page 12 of 21)



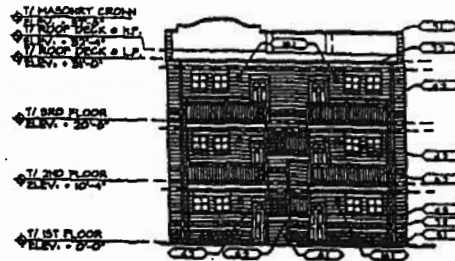
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(Page 13 of 21)



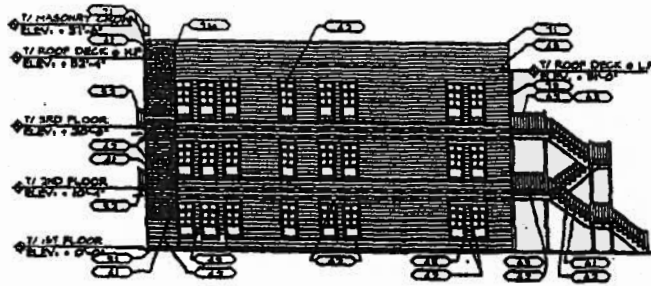
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(Page 14 of 21)



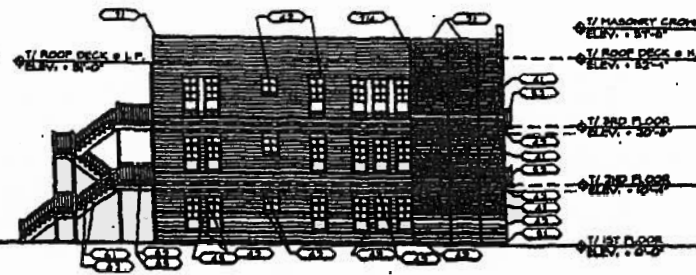
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N24



2 REAR ELEVATION
N24

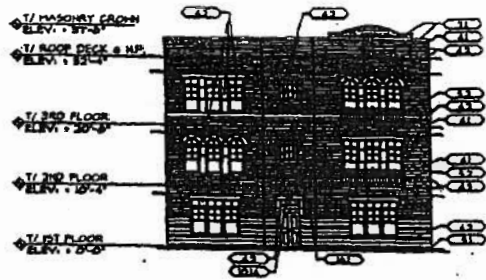


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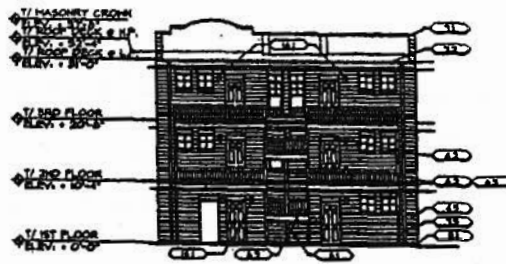


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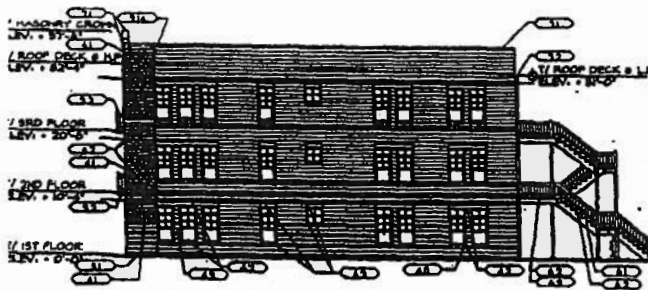
Building Elevations.
(Page 15 of 21)



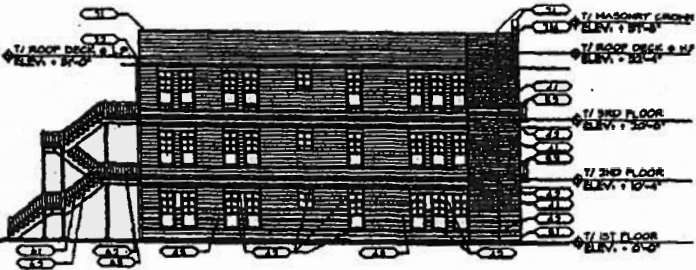
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N24



2 REAR ELEVATION
N24

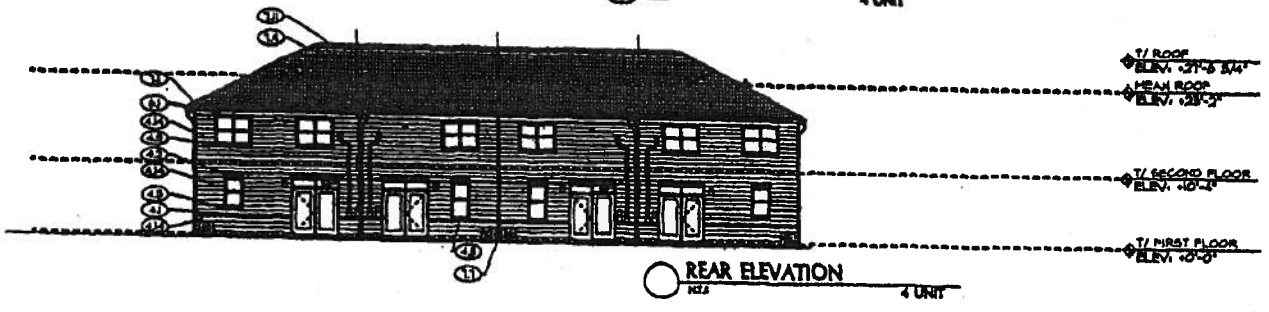
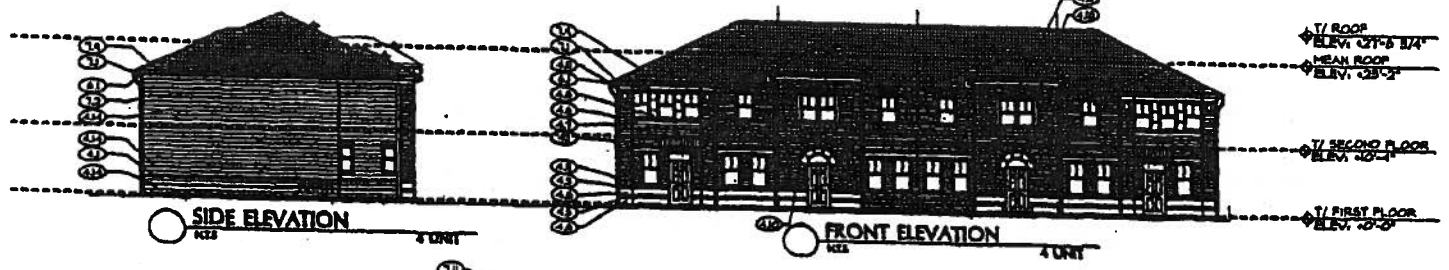
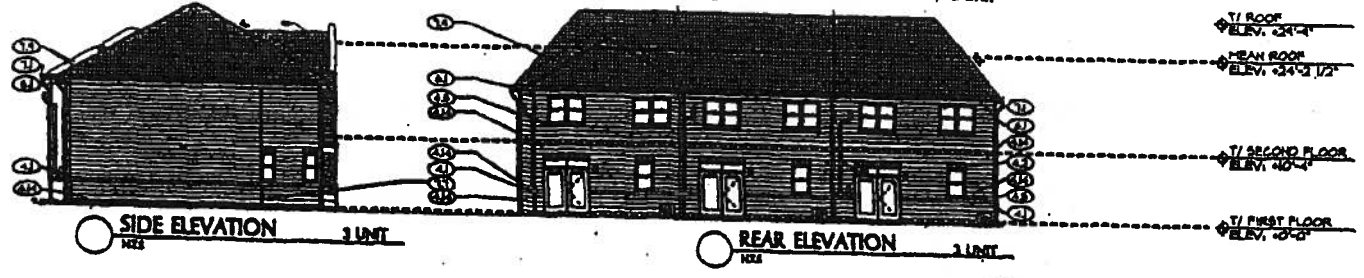


3 SIDE ELEVATION
N24



4 SIDE ELEVATION
N24

Building Elevations.
(Page 16 of 21)

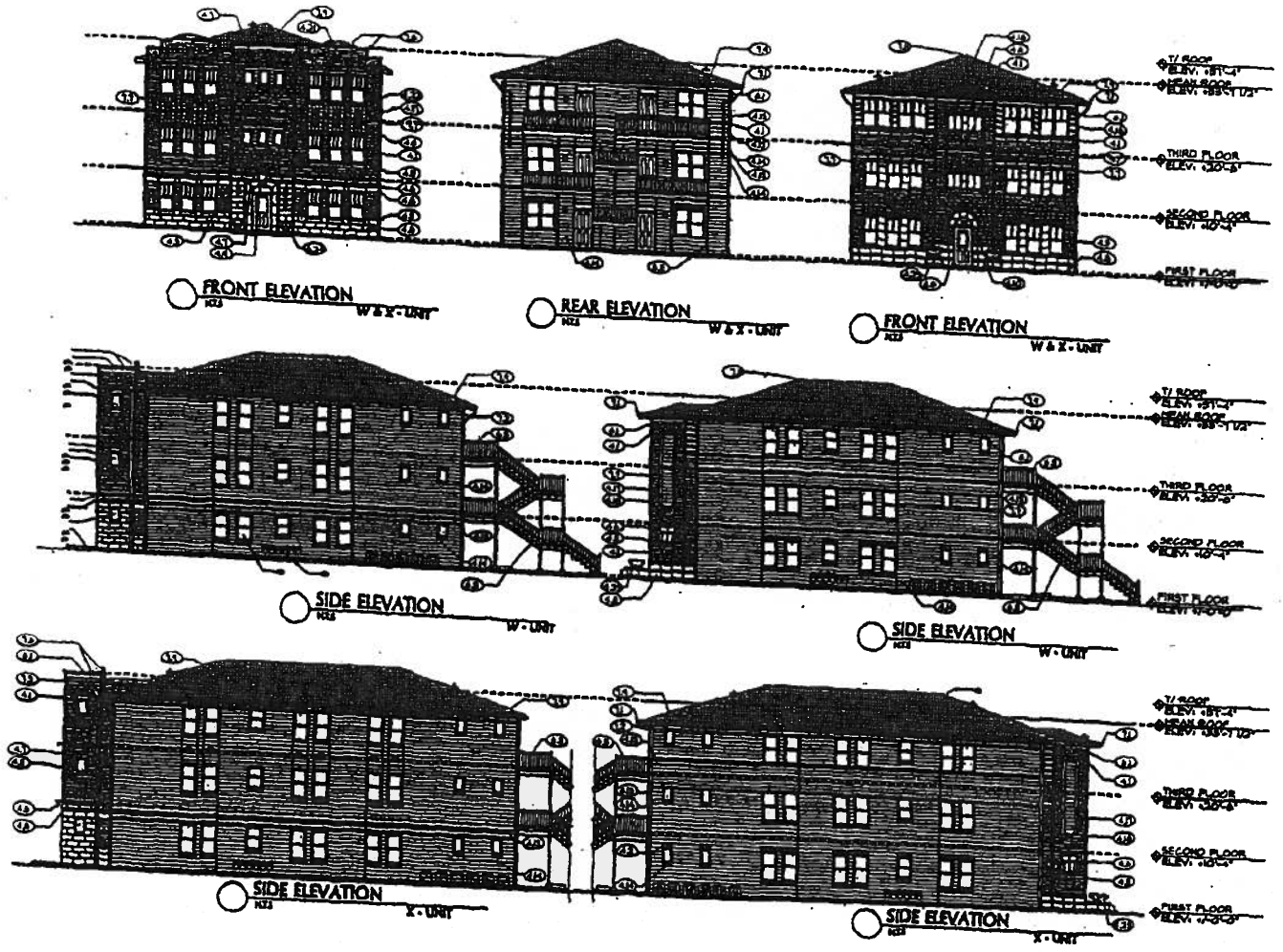


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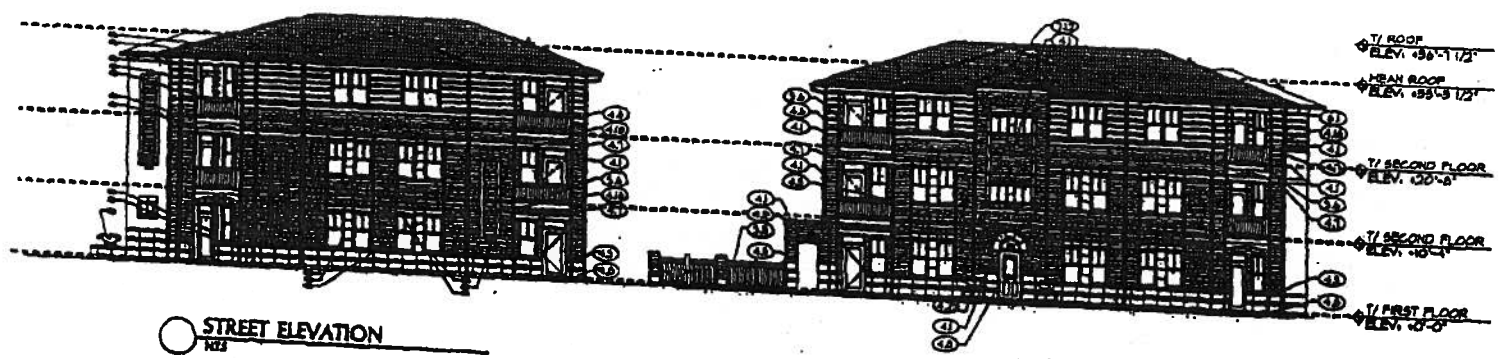
REPORTS OF COMMITTEES

80925

Building Elevations.
(Page 17 of 21)

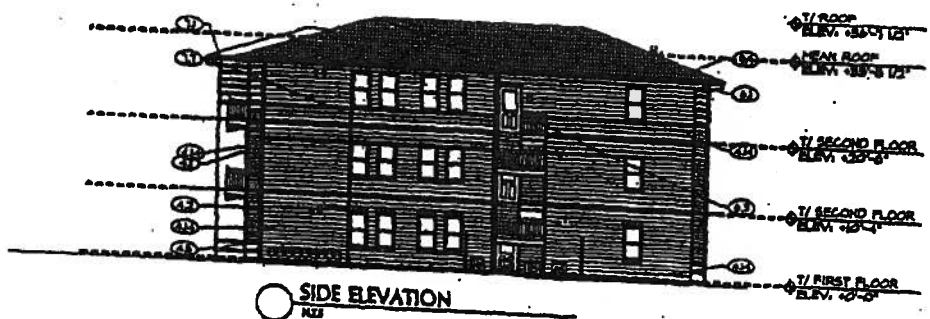


Building Elevations.
(Page 18 of 21)

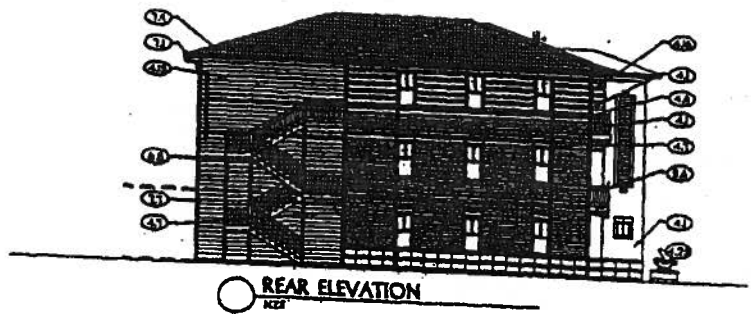


STREET ELEVATION
KEY

STREET ELEVATION
KEY

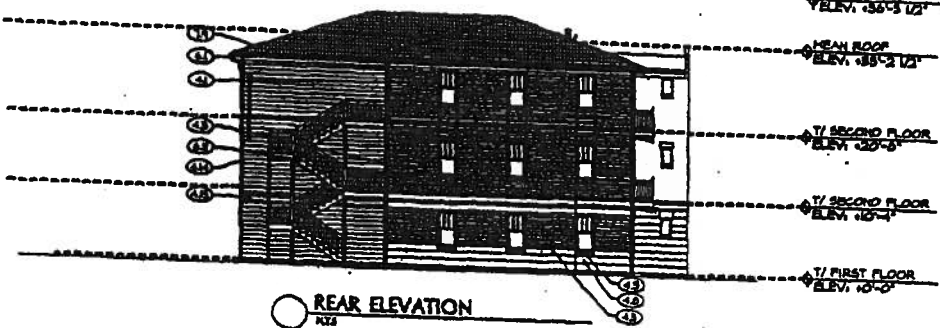
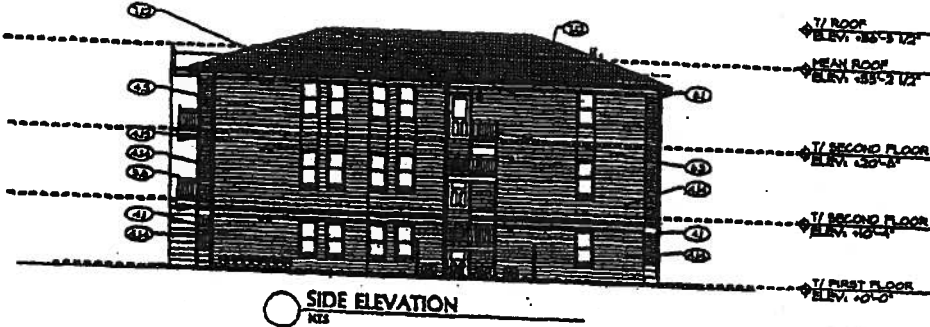
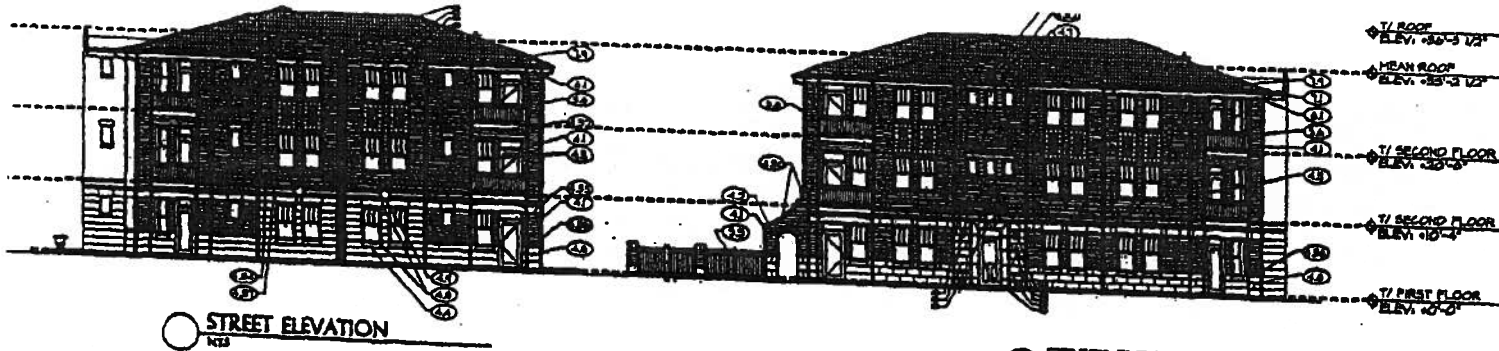


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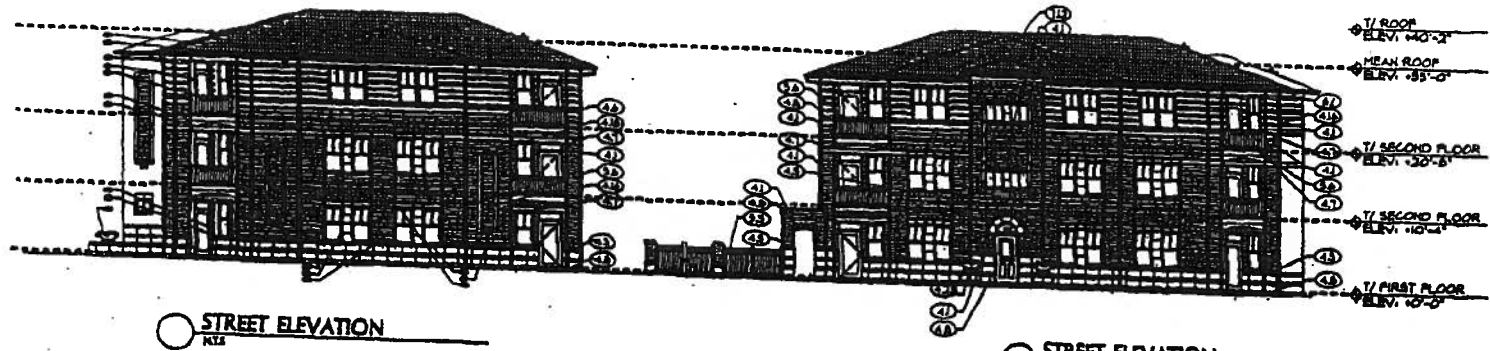


REAR ELEVATION
KEY

Building Elevations.
(Page 19 of 21)

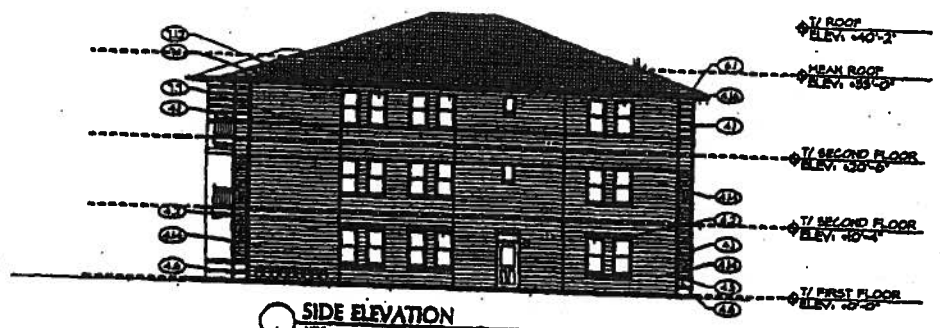


Building Elevations.
(Page 20 of 21)

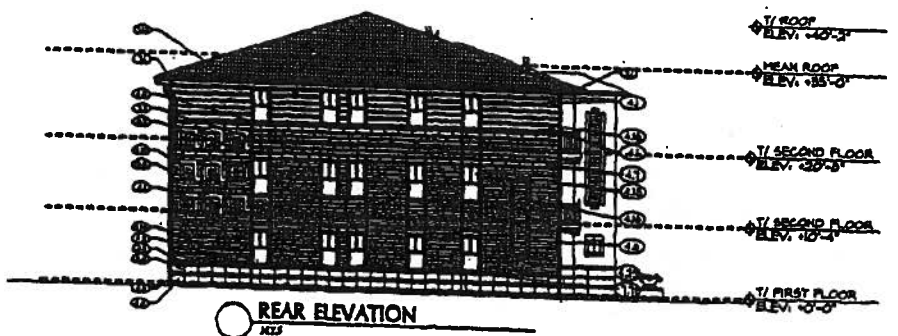


STREET ELEVATION
N12

STREET ELEVATION
N12



SIDE ELEVATION
N12

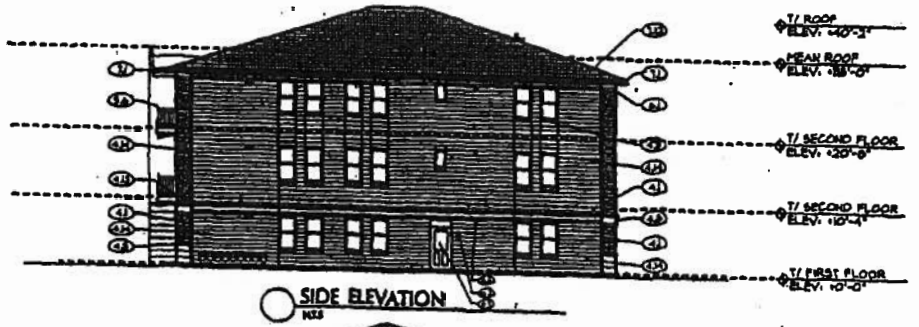
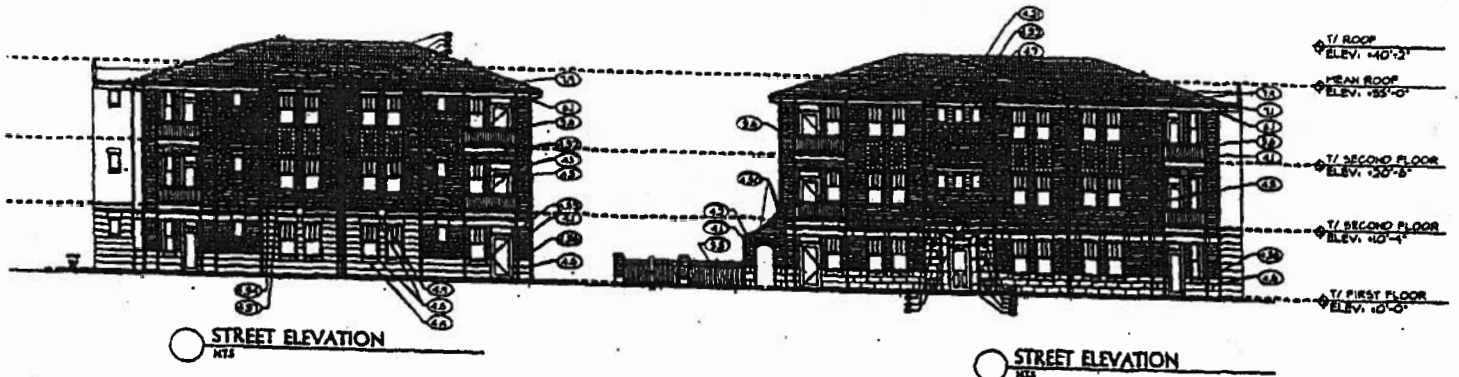


REAR ELEVATION
N12

12/21/2009

REPORTS OF COMMITTEES

80929



Building Elevations.
(Page 21 of 21)

Chicago Builds Green.
(Page 1 of 3)

Project Name:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

Project Location:

From*	To*	Direction:	Street Name:	Select Street Type:
3753	3755	S	Cottage Grove	Ave

Ward No: Community Area No:

Project Type: Planned Development Redevelopment Agreement Zoning Change
PD No: RDA No: From: To:

Public project Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
59,221	88,800	26,412

DPD Project Manager:

BG/GR Matrix:

Financial Incentives: TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus: Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Landscaping:

	Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development:
<i>Please fill, if applicable</i>		
7' Landscape Setback	Square footage: 0	0
Interior Landscape Area	Square footage: 0	0
No. of Interior Trees	0	0
No. of Parkway Trees	4	6
Open Space:		
River Setback	Square footage: 0	0
Private Open Space	Square footage: 0	0
Privately developed Public Open Space	Square footage:	867

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	26,412
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input checked="" type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	7,000
Energy Star roof	Square footage:	18,350
High-albedo pavement	Square footage:	0
Transportation:		
No. of accessory parking spaces	56	56
Total no. of parking spaces (Accessory + Non-Acc.)		109
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)	0	0
No. of bicycle parking		36
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

- | | | |
|----------------------------------|--------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input type="checkbox"/> | |
| LEED Certified | | <input type="checkbox"/> |
| LEED Silver | | <input type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input type="checkbox"/> | |
| Chicago Green Homes [one-star] | | <input type="checkbox"/> |
| Chicago Green Homes [two-star] | | <input type="checkbox"/> |
| Chicago Green Homes [three-star] | | <input checked="" type="checkbox"/> |

Energy efficiency strategies not captured above:
(E: Other than Energy Star Roof - or Energy Star Building Certification-

See Chicago Green Homes Checklist Dated 9/25/09. Indicating minum number of points that will be provided. Still evaluating the use of solar systems for domestic hot water and other improvements in energy performance options.

Other sustainable strategies and/or Project Notes:

12/2/2009

REPORTS OF COMMITTEES

80933

Chicago Green Homes Program.
(Page 1 of 7)

Chicago Green Homes Program Multi-Family New Construction Checklist

Project Checklist
 Date: 09/25/09

LEED Rating
 Required Points: 200 300 350

100 - Sustainable Sites	52		
200 - Energy Efficiency	185		
300 - Materials	57		
400 - Health and Safety	30		
500 - Resource Conservation	80		
600 - Environmental Quality	15		
700 - Innovation	0		
Total Points	522		

Instructions for Checklist:
 Reference the Chicago Green Homes Program Guide for details and requirements for the items below and checkmarks.
 Submit completed Checklist with supporting documentation for both Enforcement and Certification Review.

Please submit all documentation to:
 Chicago Green Homes@chicago.gov or mail to:
 Chicago Green Homes Program
 Chicago Department of Environment
 30 North LaSalle Street, 20th Floor
 Chicago, Illinois 60640

Project Owner: Jeff Heiser
 Email Address: jheiser@icbinc.org
 Phone Number: 502-619-2968

Project Name: [Redacted]
 Project Address: [Redacted]
 Project Type: Green Roof

Possible Points	Feature	Drawing Sheet or Spec Number	Applicant Points	Applicant Comments
Erosion & Sedimentation Control				
100.R1	0 Design site for erosion and sedimentation control			
Site Selection				
110.1	20 Rehabilitate an existing building; (15 pts) Re-use of 75% structure and shell OR (20 pts) Re-use of 75% structure, shell and exterior finish			
110.2	5 Develop/Redevelop an Infill site within an Empowerment Zone or TIF district		5	
110.3	12 Redevelop a Brownfield Site		12	
110.4	5 Develop a site within 1/4 mile of community-based open space			
Alternative Transportation				
120.1	7 Develop a site within 1/2 mile of public transportation		7	
120.2	7 Provide bicycle securing areas exceeding that required by zoning			
120.3	2 Provide accommodations for alternative fuel vehicles			
120.4	5 Provide preferred parking for carpooling or a car sharing program			
Reduced Site Disturbance				
130.1	5 Protect/restore habitat areas within the site (25% min. of site area)			
130.2	5 Conserve on-site vegetated open space			
130.3	10 Encourage on-site produce gardening			
130.4	5 Design for bird safety			
Stormwater Management				
140.R1	0 Capture and reuse stormwater on-site			
140.1	7 Reduce site's overall net imperviousness (NI). Sites currently above 50% NI, decrease NI by 25% OR Sites currently at or below 50% NI, do not increase NI			
140.2	10 Remove 80% total suspended solids (TSS) from stormwater runoff			
140.3	8 Install rain gardens to reduce stormwater runoff			
140.4	5 Use permeable materials for at least 40% of driveways, patios, and walkways		5	
Heat Island Reduction				
151.1	7 Provide shade for at least 40% of non-roof impervious surfaces (within 5 years)			
151.2	7 Use materials with a solar reflectance index (SRI) of 29 for at least 40% of non-roof impervious surfaces			
151.3	7 Provide covered parking for at least 50% of spaces			
151.4	5 Provide 50% pervious material for at least 50% of non-covered parking area			
152.1	8 Use roofing materials with a high solar reflectance index (SRI) for at least 75% of total roof area			
	Provide a green roof system (10% min. of total roof area); (4 pts) 10% of total roof area OR (8 pts) 20% of total roof area OR (12 pts) 30% of total roof area OR (16 pts) 40% of total roof area OR (20 pts) 50% or greater of total roof area		20	
152.2	20 total roof area			
Light Pollution Reduction				
160.1	5 Design lighting to reduce light pollution; (3 pts) Full cut-off exterior lighting fixtures - SF only - OR (5 pts) incorporate all performance-based lighting measures		3	
Total Sustainable Sites Points:			52	

Chicago Green Homes Program.
(Page 2 of 7)

Project Manager: Jeff Heister
 Email Address: jheister@tcbo.org
 Phone Number: 502-619-2966
 Green Point Program Menu Items (If Applicable):
 Green Roof

Possible Points	Feature	Drawing Sheet or Spec Number	Applicant Points	Applicant Comments
Minimum Energy Efficiency				
200.R1	0 Chicago Energy Conservation Code, Chapter 15-13			
200.R2	0 Achievement of a minimum of the minimum number of required points within the 200 - Energy Efficiency category of the Chicago Green Homes Program			
200.R3	0 HVAC system commissioning (common mechanical systems only)			
Energy Use Reduction				
210.1	40 Home Energy Star rating: (30 pts) Energy Star criteria (Energy Index of 85 or lower OR Energy Star Builder's Option Package) OR (40 pts) Energy Star criteria (Energy Index of 75 or lower)			
210.2	40 LEED certification: (10 pts) LEED Certified OR (20 pts) LEED Silver OR (30 pts) LEED Gold OR (40 pts) LEED Platinum			
210.3	20 Meet IL/CEQ Minimum Energy Standards		20	
210.4	10 Optimize building and window orientation for passive solar heating (± 20% of space heating requirement)			
210.5	8 Optimize building and window orientation to reduce summer solar heat gain			
210.6	10 Provide overhangs and/or shading devices to reduce summer solar heat gain through south-facing windows			
210.7	Exceed Chicago Energy Conservation Code per Simulated Performance Alternative criteria: (1 pt for each 1%, 50 pts max.)			
Exterior Walls				
211.1	10 Reduce thermal bridging continuous envelope insulation: (5 pts) R-5 min. (90% min. net wall area) OR (10 pts) R-10 min. (80% min. net wall area)		10	
211.2	10 Reduce thermal bridging with insulated headers (R-13 min.)		10	No header with precast.
211.3	8 Minimum R-21 exterior wall insulation or equivalent wall assembly R-value		8	
Air Sealing				
212.1	10 Advanced air sealing		10	
212.2	10 Blower door test not to exceed 0.25 CFM50/ft2 of building envelope area		10	
212.3	6 Sill plate gasket (wood frame construction only), (3 pts) Sill plate sealed with gasket OR (6 pts) Sill plate sealed with gasket with integral moisture barrier			
Attic & Roof				
213.1	8 Minimum R-32 roof insulation or equivalent roof assembly R-value		8	
Foundations				
214.1	10 Foundation Systems: Insulated precast concrete foundation (R-19 or greater foundation wall assembly)			
214.2	8 Foundation Systems: Insulated Concrete Forms (ICFs) (R-19 or greater foundation wall assembly)			
214.3	15 Foundation Systems: Frost-protected shallow foundation (FPSF) (R-19 or greater foundation wall assembly)			
214.4	12 (12 pts) R-15 Basement foundation insulation: (8 pts) Full height exterior foundation wall insulation to R-15 OR (4 pts) R-15 Insulated exterior or interior foundation wall to the footer.			
214.5	8 Minimum R-20 Condensed crawl space foundation insulation			
214.6	4 Minimum R-15 slab-on-grade insulation: (4 pts) R-15 full slab edge insulation and first 6' of slab perimeter OR (8 pts) R-15 slab edge and full slab insulation		4	
Windows				
215.1	10 NFRG rated high-performance windows (75% of window area): (5 pts) Window unit U-value ≤ .31; (10 pts) Window unit U-value ≤ .28			
215.2	3 NFRG rated window with SHGC value no higher than 0.55 (75% of window area)		3	
215.3	5 Use heat gain and/or heat loss reduction strategies on windows			
Mechanical Systems				
220.2	30 Active solar heating system: (5 pts) 5% min. (10 pts) 10% min. (15 pts) 15% min. OR (20 pts) 20% min. of space heating requirement			
220.3	20 Ground-source heat pump system. (15 pts) Space heating only OR (20 pts) Space heating, domestic hot water and air conditioning			
220.4	10 Air-source heat pump system (8.2 HSPF or greater)			
Furnace				
221.1	High efficiency furnaces (Choose 1, 221.1.1 OR 221.1.2)			
221.1.1	5 92% or greater AFUE (± 50% total space heating load) OR			

Applicant: Jeff Heisler
 Email: jheisler@tcbin.org
 Phone: 502-619-2968
 Project Address: [Redacted]
 Project Type: [Redacted]
 Green Roof: [Redacted]

Possible Points	Feature	Drawing Sheet or Spec Number	Applicant Points	Applicant Comments
221.1.2	10 Direct vent 92% or higher energy efficiency furnace (≥ 50% total space heating load)			
221.2	5 Meet's GAMA's rating for electrical efficiency for air handlers (90% or greater AFUE furnaces only)			
221.3	5 Include direct vent combination heater - domestic hot water/space heat (CAE ≥ 0.8)			
221.4	8 Duct system designed and sized using load calculations		8	
221.5	Air Return System (Choose 1: 221.5.1 OR 221.5.2)			
221.5.1	4 Transfer grille or insulated jump ducts OR			
221.5.2	8 Hard-ducted return air system for all bedrooms			
221.6	6 Duct leakage test (10% maximum of total system airflow)		3	
221.7	3 All duct work located in conditioned space		1	
221.8	1 Modulating gas valve (90% or greater AFUE furnaces only)			
222.1	11 Direct vent 90% or greater AFUE boiler			
222.2	Hydronic radiant floor heating system (with R-15 slab insulation): (6 pts) basement only (or for 25% of gal of home/area) OR (12 pts) entire building		6	
222.3	1 Modulating gas valve (88% or greater AFUE boilers only)		1	
222.4	10 Outdoor boiler reset control with automatic cut-off		10	
Air Conditioning				
223.1	7 SEER 14 or greater air conditioner (with R410A or other non-HCFC refrigerant)		7	
223.2	4 Multi-stage condensing unit for air conditioning			
Other				
224.1	6 Locate individual or central furnace/ boiler to middle 1/3 of building or unit			
224.2	7 Use passive or energy-efficient assisted stack ventilation with the building or unit			
224.3	3 Energy Star qualified programmable thermostat		3	
224.4	5 Zoned heating and/or cooling within unit (Zones < 1000 sf): (5 pts) Zoned heating and/or cooling with separate systems OR (5 pts) Single heating and/or cooling system with multiple thermostats		5	
224.5	6 Ceiling fans: (3 pts) One Energy Star qualified ceiling fan installed OR (6 pts) Two Energy Star rated ceiling fans installed		3	
224.6	15 Building automation system (BAS)			
224.7	10 Energy Star qualified rooftop HVAC units		10	
Water Heating				
230.1	20 Solar domestic hot water system (≥ 50% of annual hot water needs)			
230.2	7 Provide rough-in for solar domestic hot water system		7	
230.3	5 Water heater (0.82 or greater EF): (3 pts) Standard storage type gas water heater OR (5 pts) Direct vent sealed combustion standard storage type gas water heater		5	
230.4	3 Drain waste heat recovery system			
230.5	10 Tankless water heaters: (10 pts) Direct vent or powered vented gas-fired tankless water heater (≥ 0.8 EF) OR (10 pts) Electric tankless water heater (>= .99 EF)			
230.6	2 Point-of-use hot water system at furthest location from water heater			
230.7	5 Side arm water heater off of boiler (88% or greater AFUE boilers only)			
230.8	3 Water heater located near dishwasher and clothes washers (within 20 feet of each)			
230.9	6 Water pipe insulation: (4 pts) Insulate all hot water lines with standard flexible pipe insulation or better (R-3 in conditioned space, R-6 in unconditioned space); AND/OR (2 pts) Insulate all cold water lines with standard flexible pipe insulation or better			
Appliances				
240 R1	0 Energy Star qualified major appliances (when major appliances are provided)			
240.1	50 Solar electric system: (10 pts) 1200 watts min. (20 pts) 2400 watts min. (30 pts) 3600 watts min. (40 pts) 4800 watts min. OR (50 pts) 6000 watts min. DC installed (per unit)			
240.2	6 Provide rough-in for future photovoltaic or wind turbine system		5	
240.3	50 Wind turbine: (5 pts) 0.5 kW min. system installed (per unit) (10 pts) 1kW system (20 pts) 2 kW system (30 pts) 3 kW system (40 pts) 4 kW system OR (50 pts) 5 kW system (per unit)			
240.4	3 Gas range with electronic ignition (when appliances are included)		3	
240.5	3 Provide gas rough-in for clothes dryer and/or range (when appliances are not included)			
240.6	2 Provide energy efficient appliances list to owner/occupant (when appliances are not included)			
Lighting				

12/2/2009

REPORTS OF COMMITTEES

80935

Chicago Green Homes Program.
(Page 3 of 7)

Project Contact: Jeff Heisler
 Email Address: jheisler@icbmc.org
 Phone Number: 502-619-2968
 Project Type: Green Roof

Possible Points	Feature	Drawing Sheet or Spec Number	Applicant Points	Applicant Comments
250.1	3 Solar-powered walkway or outdoor area lighting			
250.2	9 Energy efficient lighting (9 pts) Install Energy Star Advanced Lighting Package ALP OR (9 pts) Install Energy Star qualified lamps (light bulbs) in 50% of fixtures		9	
250.3	6 Automatic lighting control system			
250.4	3 Recessed can lighting: (2 pts) Use air tight, insulation contact (IC) rated can lighting OR (3 pts) No recessed can lighting		3	
250.5	8 Purchase renewable energy certificates (1 year)			
250.6	1 Light colored interior walls, ceiling and soffits		1	
250.7	8 Light shelves (50% min. of significant living areas)			
250.8	9 Daylight/light tubes (U-value <= .65; Provided for a 25% of significant living areas)			
Elevators				
260.1	15 Elevators: (2 pts) Per hydraulic elevator using biodegradable fluids (max. of 3) OR (5 pts) Per gearless elevator (max. of 3)		10	
Total Energy Efficiency Points:			183	
Foundation				
310.1	2 Cast by ash (class 'C') concrete			
310.2	2 Recycled concrete or glass cullet for concrete aggregate			
310.3	1 Solvent-free damp proofing			
310.4	2 Aluminum foundation forms			
310.5	1 Recycled-content expansion joint filler (> 50% recycled content)			
310.6	2 Use vegetable oil release agents on all forms used for concrete			
Structural Frame				
321.1	Above-grade wall systems (Choose 1: 321.1.1 OR 321.1.2 OR 321.1.3 OR 321.1.4 OR 321.1.5 OR 321.1.6)			
321.1.1	7 Engineered wood for exterior wall framing (> 80% of stud-framed wall area) OR			
321.1.2	11 Insulated concrete forms (ICFs) (> 80% of conditioned wall area above grade) OR			
321.1.3	11 Precast insulated concrete panels (> 80% of conditioned wall area above grade) OR			
321.1.4	20 Advanced framing techniques (e.g. 2"x8" at 24" o.c.) (> 80% of exterior stud-framed wall area) OR			
321.1.5	25 Structural insulated panels (SIPs) (> 75% of walls) OR			
321.1.6	3 Light-gauge steel studs for exterior wall framing (> 80% of exterior stud-framed wall area)			
321.2	5 FSC certified sustainably harvested lumber (> 80% of total stud wall area)			
322.1	Roof Systems (Choose 1: 322.1.1 OR 322.1.2)			
322.1.1	7 Engineered wood for roof framing (> 90% of roof area) OR			
322.1.2	10 Structural insulated panels (SIPs) (> 75% of total roof area)			
322.2	5 FSC certified sustainably harvested lumber for roof framing (> 90% of roof area)			
323.1	7 Engineered wood for floor framing (> 80% of floor area)			
323.2	5 FSC certified sustainably harvested lumber for floor framing (> 80% of floor area)			
324.1	7 Oriented Strand Board (OSB) with no added urea-formaldehyde			
324.2	3 Recycled-content underlayment (> 20% recycled content)			
324.3	2 No Luan underlayment		3	
324.4	2 Oriented Strand Board (OSB) made from rapidly renewable material			
325.1	7 Engineered wood for beams (> 90% of structural applications)			
325.2	4 Engineered wood for window and door headers (> 90% of structural applications)			
325.3	2 Engineered wood plate material (100% of application)			
325.4	5 Engineered studs (> 50% of total interior stud wall area)			
325.5	3 Recycled-content gypsum wallboard (100% of wallboard)			
325.6	3 Recycled-content exterior sheathing (> 50% recycled content, > 50% of wall sheathing)			
Windows/Doors				
330.1	6 Window frames made from FSC certified sustainably harvested wood (> 75% of total window area)			
330.2	6 Insulated exterior doors: (R-5 or more)			
330.3	3 No Luan doors			
330.4	Interior Doors (Choose 1: 330.4.1 OR 330.4.2)		3	

12/21/2009

REPORTS OF COMMITTEES

80937

Chicago Green Homes Program.
(Page 5 of 7)

Possible Points	Feature	Drawing Sheet or Spec Number	Applicant Points	Applicant Comments
330.4.1	3 Regionally salvaged or recycled-content interior doors OR			
330.4.2	5 Interior doors made from FSC certified sustainably harvested wood			
Insulation				
340.1	Insulation (Choose 1: 340.1.1 OR 340.1.2 OR 340.1.3)			
340.1.1	3 Recycled-content insulation (≥20% recycled content, ≥50% of exterior envelope area) OR			
340.1.2	6 Spray foam insulation (≥90% of exterior envelope area) OR			
340.1.3	6 Recycled-content insulation (≥75% recycled content, ≥50% of exterior envelope area)			
340.2	1 HCFC-free foam insulation (≥80% of foam insulation sheathing application area)		8	
Exterior Finishes				
350.1	Exterior wall finishes (Choose 1: 350.1.1 OR 350.1.2 OR 350.1.3)			
350.1.1	5 Regionally salvaged or recycled-content siding (salvaged from within 500 miles or ≥50% recycled content, ≥30% of exterior finish area) OR			
350.1.2	5 FSC certified sustainably harvested wood siding (≥50% of exterior finish area) OR			
350.1.3	5 Fiber cement siding (≥50% of exterior finish area)			
350.2	5 Regionally salvaged or recycled-content exterior trim (salvaged from within 500 miles or ≥50% recycled content, ≥30% of exterior trim area)			
350.3	2 Fiber cement exterior trim (100% of exterior trim area)			
350.4	2 Install window/door flashing per best construction practices (see diagram in guide)			
350.5	4 Regionally produced or salvaged masonry or stone (≥50% of exterior wall area)		2	
Roofs				
361.1	Roofing (Choose 1: 361.1.1 OR 361.1.2)			
361.1.1	3 Composition, fiberglass or asphalt roofing (30 year minimum, ≥80% of total roofing material area) OR			
361.1.2	8 Metal, slate, clay or concrete roofing (40 year minimum, ≥90% of total roofing material area)			
362.1	Self-adhering roof underlayment (Choose 1: 362.1.1 OR 362.1.2)			
362.1.1	4 Self-adhering roof underlayment for eaves, valleys, and penetrations (pitched roofs only) OR			
362.1.2	6 Self-adhering roof underlayment for entire roof (pitched roofs only)			
362.2	3 Recycled-content roofing material (≥80% of total roofing material area)		6	
Finished Floor				
371.1	8 Hard surfaces (≥80% of the total finished floor area)			
371.2	6 Regionally salvaged wood flooring (≥10% of total finished floor area)			
371.3	4 Natural inlaid flooring with low VOC adhesives or backing (≥10% of total finished floor area)			
371.4	7 FSC certified sustainably harvested wood flooring (≥10% of total finished floor area)			
371.5	4 FSC certified sustainably harvested bamboo flooring (≥10% of total finished floor area)			
371.6	4 Cork flooring (≥10% of total finished floor area)			
371.7	2 Recycled-content flooring (≥50% recycled content, ≥10% of total finished floor area)			
371.8	3 Ceramic tile flooring with low VOC adhesives and phosfizer-free grout			
372.1	6 Natural fiber carpet, backed not glued (≥10% of total finished floor area)		3	
372.2	4 Recycled-content carpet, backed not glued (≥25% recycled content, ≥10% of total finished floor area)			
372.3	3 Natural or recycled-content carpet pad (≥10% of total finished floor area)			
Cabinetry and Trim				
380.1	6 Regionally salvaged wood cabinet fronts (100% of cabinet fronts)			
380.2	4 Composite wood or agfiber cabinets (100% of cabinet boxes)			
380.3	4 Composite wood or agfiber shelving & countertops (100% of built-in shelving & countertop area)			
380.4	5 FSC certified sustainably harvested hardwood trim (≥75% of interior trim area)			
380.5	1 Engineered composite wood or agfiber trim (≥75% of interior trim area)			
Outdoor Materials				
390.1	9 Recycled-content outdoor materials (≥50% recycled content): (7 pts) 25% of all outdoor materials OR (5 pts) 50% of all outdoor materials OR (9 pts) 75% of all outdoor materials by surface area			
390.2	8 FSC certified sustainably harvested outdoor lumber (75% of lumber surface area)			
390.3	9 Regionally salvaged outdoor materials: (7 pts) for 25% of all outdoor materials (5 pts) for 50% of all outdoor materials OR (9 pts) for 75% of all outdoor materials by surface area			
Total Materials Points:			27	

Chicago Green Homes Program.
(Page 6 of 7)

Possible Points	Feature	Drawing Sheet or Spec Number	Applicant Points	Applicant Comments
400.R1	0 No unvented combustion appliances			
400.R2	0 Full exterior drainage plane (for all new envelope area)			
400.R3	0 Install MERV 8 air filter (ensure that air handlers can maintain adequate pressure and airflow)			
Indoor Air Quality				
410.2	5 Radon mitigation system (passive or active) installed to EPA guidelines		5	
410.3	5 Formaldehyde-free insulation throughout house (80% of insulation area)			
Ventilation				
420.1	12 Energy & heat recovery ventilators: (12 pts) Energy Recovery Ventilator OR (12 pts) Heat Recovery Ventilator			
420.2	8 Continuous exhaust only mechanical ventilation system		8	
420.3	8 Bathroom exhaust fans per guide requirements		8	
420.4	8 Meets ASHRAE Standard 62.2-2007		8	
420.5	6 Range hood vented outside		6	
420.6	4 Sealed combustion fireplace (gas or wood) with outside combustion air			
Air Filtering				
430.1	Filters (Choose 1: 430.1.1 OR 430.1.2)			
430.1.1	10 Install high-performance air filter (MERV 10 or greater, ensure that air handlers can maintain adequate pressure and airflow); (5 pts) 2MERV 10 filter, (10 pts) 2MERV 13 filter			
430.1.2	10 Install whole house HEPA filter (ensure that air handlers can maintain adequate pressure and airflow)			
430.2	5 Install central vacuum			
Interior Finishes				
440.1	4 Low VOC wood finishes (100% of applications)			
440.2	6 Minimal VOC content paints, coatings & primers (100% of applications). (4 pts) Low VOC OR (6 pts) No VOC		4	
440.3	4 Low VOC sealers (100% of applications)			
440.4	4 Low-emitting carpet and carpet pad (100% of applications)			
440.5	4 Low VOC adhesives (100% of applications)			
440.6	4 Low VOC sealants (100% of applications)			
Cabinetry				
450.1	5 All cabinets made from urea-formaldehyde-free composite wood or agfiber			
450.2	5 All shelving & countertops made from urea-formaldehyde-free composite wood or agfiber			
Garages				
460.1	10 Garage isolated from living space: (10 pts) Detached garage OR (10 pts) Attached garage, with compliant air-sealing and testing			
460.2	8 Exhaust fan in attached garage (wired to delay timer/door opener). (6 pts) Exhaust fan in attached garage OR (8 pts) Solar-powered exhaust fan in attached garage			
Moisture Management				
470.1	2 Extend downspouts (5 ft, perpendicular to foundation face)			
470.2	6 Sealed ground cover in crawl spaces and under-floor below grade spaces			
Total Health & Safety Points:			35	
Minimum Resources Conservation				
500.R1	0 Protect trees and natural features during construction			
Land Use				
510.1	4 Save and reuse topsoil (determine value by soil analysis)			
Materials Re-Use				
520.1	3 Regionally salvaged structural material: (3 pts) 5% min OR (5 pts) 10% min			
520.2	5 Regionally salvaged interior finish material: (3 pts) 5%/min OR (5 pts) 10% min			
520.3	1 Recycled-content paints			
Waste Reduction & Recycling				
530.1	15 Implement construction waste recycling plan diverting 75% of material from landfill (exceed City ordinance by 25%)		15	
530.2	6 Built-in recycling center with two or more bins in each unit			
530.3	3 Waste sorter with recycling functions			

Green Points Program Menu Item (if Applicable):
Green Roof

12/2/2009

REPORTS OF COMMITTEES

80939

Chicago Green Homes Program.
(Page 7 of 7)

Possible Points	Feature	Drawing Sheet or Spec Number	Applicant Points	Applicant Comments
530.4	8 Multi-unit recycling plan			
530.5	6 Provide home-scale composting			
Water Conservation				
541.1	Water conserving toilets: (Choose 1: 541.1.1 for single-family homes OR 541.1.2 for multi-family projects)			
541.1.2	12 Toilets for multi-family: (6 pts) 1.1 gpf toilets (100% of toilets) OR (12 pts) Dual-flush toilets averaging 1.1 gpf (100% of toilets)		12	
541.2	2 Bathroom faucets fitted with aerator restricting flow to 1.8 gpm		2	
541.3	2 Kitchen faucet fitted with aerator restricting flow to 2.0 gpm		2	
541.4	Water conserving showerheads: (Choose 1: 541.4.1 for single-family homes OR 541.4.2 for multi-family projects)		10	
541.4.2	10 Showerheads for multi-family: (10 pts) Showerheads with low rates under 2.5 gpm (100% of showerheads)			
541.5	8 Capture and reuse graywater on site			
542.1	4 Amended topsoil (3 cubic yds of soil amendment per 1000 sq ft of landscape area based on soil analysis)			
542.2	2 Irrigation system with efficiency device such as soil moisture or rain sensor		2	
542.3	2 Irrigation system designed for efficient distribution of water		2	
542.4	6 50% max. cool season turf grass (fescue or bluegrass), remainder as non-turf bedding		6	
542.5	6 Install drought-tolerant native or adapted landscape; at least 50% of non-paved area		6	
542.6	3 Install bedding with mulch to depth of 3 inches		3	
542.7	1 Organic mulch or compost			
Total Resource Conservation Points:			60	
Home Manual				
610.R1	0 Provide manual to owners/occupants/maintenance staff on basic issues related to use and care of their home			
610.1	8 Include additional information in the manual		8	
Education & Training				
620.1	7 Provide walk-through to owners/occupants/maintenance staff in the use and care of their home		7	
620.2	10 Provide video documentation of walk-through to owners/occupants/maintenance staff			



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
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>

September 19, 2007

Patrick FitzGerald
Principal
FitzGerald Associates Architects
912 W. Lake Street
Chicago, Illinois 60607-1707

**Re: Administrative Relief request for Residential Planned Development
No. 840, The Arches at Oakwood Shores, Phase IC, Building AA-9,
3813 South Ellis Avenue**

Dear Mr. FitzGerald:

Please be advised that your request for a minor change to Residential Planned Development No. 840 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 (PD).

Specifically, you are requesting to substitute plans and elevations for a proposed single-family residence at 3813 South Ellis Avenue since the current developer is different from the one who originally submitted the PD. Additionally, according to the PD Ordinance, the site was to be improved with a six-unit building. Since then, the site has been subdivided with a previously approved and constructed six-unit building and this proposed single-family residence. This subdivision is shown on the revised Site Plan, Sheet A0-02, prepared by FitzGerald Associates Architects and dated March 2, 2007. When the entire Phase I is complete, it will consist of 130 units, whereas the Ordinance allows a maximum of 283 units.

With regard to your request, the Department of Planning and Development has determined that substituting new drawings for this proposed single-family residence does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, 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 Planned Development No. 840, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 840.

Sincerely,

Arnold L. Randall
Commissioner

AJR-MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD files



Reclassification Of Area Shown On Map Numbers 8-D And 8E.

(As Amended)

(Application Number A-7175) *RPD 840, 99*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current Residential Planned Development Number 840 symbols and indications as shown on Map Numbers 8-D and 8-E in the area bounded by:

the centerline of the original 66 foot wide East Pershing Road; the centerline of the 20 foot alley east and adjoining Madden-Wells Subdivision; the north line of Lot 9 and the easterly extension, thereof, in Madden-Wells Subdivision; the easterly line of the 66 foot wide South Ellis Avenue; the southerly line of Lot 10 and the easterly extension, thereof, in Madden-Wells Subdivision; the centerline of the 20 foot alley west and adjoining Madden-Wells Subdivision; a line from a point 893.12 feet northerly of the centerline of the 66 foot wide East Pershing Road on the centerline of the 20 foot alley west and adjoining Madden-Wells Subdivision (as measured along the centerline of said alley) to a point on the centerline of the 66 foot wide South Ellis Avenue 890.78 feet northerly of the centerline of the 66 foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue); a line from a point on the centerline of the 66 foot wide South Ellis Avenue 890.78 feet northerly of the centerline of the 66 foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue) to a point on the centerline of the 66 foot wide South Ellis Avenue 1,022.82 feet northerly of the centerline of the 66 foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue); a line from a point on the centerline of the 66 foot wide South Ellis Avenue 1,022.82 feet northerly of the centerline of the 66 foot wide East Pershing Road (as measured along the centerline of said South Ellis Avenue) to a point in the centerline of the 80.00 foot wide South Cottage Grove Avenue 244.33 feet northerly of the centerline of the 60 foot wide East 38th Street created by the Madden-Wells Subdivision (as measured along the centerline of said South Cottage Grove Avenue); the centerline of the 80 foot wide South Cottage Grove Avenue; the centerline of the 60 foot wide East 38th Street created by the Madden-Wells Subdivision; the centerline of the 16 foot alley west of South Langley Avenue, created by the Madden-Wells Subdivision; the centerline of the 60 foot wide East 38th Place created by the Madden-Wells Subdivision; and the west most line of the Madden-Wells Subdivision,

to those of Residential Planned Development Number 840, as amended.

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

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

Residential Planned Development Number 840, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development Number 840, as amended (the "Planned Development") consists of approximately seven hundred fourteen thousand four hundred eighty-nine (714,489) square feet (sixteen and forty-hundredths (16.40) acres)) of net site area of one million three hundred forty thousand nine hundred sixty-five (1,340,965) square feet (thirty (30) acres) of gross site area) (the "Property") and is owned or controlled by Oakwood Boulevard Associates L.L.C., an Illinois limited liability company ("Oakwood").
2. All applicable official reviews, approvals or permits are required to be obtained by Oakwood or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation, subdivision or resubdivision of parcels, shall require a separate submittal on behalf of Oakwood or its successors, assignees or grantees and approval by the City Council. The dedication of streets and alleys as identified on the Site Plan (hereinafter described) shall be accepted by the City Council promptly upon the completion of all applicable official reviews and approvals and the issuance of any required permits. In order to facilitate construction of the proposed improvements shown on the Site Plan, the City of Chicago agrees to (a) undertake and complete construction of the alley and street improvements and (b) install sod, trees and pedestrian crossways in the Langley Boulevard median. Oakwood agrees to install parkway trees and sod and sidewalks within designated rights-of-way in accordance with the terms of an agreement to be executed by Oakwood, the City of Chicago and other parties.
3. The requirements, obligations and conditions contained in this Planned Development shall be binding upon Oakwood, its successors and assigns, and if different than Oakwood, the legal titleholder or any ground lessors. All rights granted hereunder shall inure to the benefit of Oakwood's successors and assigns (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. "Single designated control" for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant, Oakwood or its successors and assigns (or, where a condominium or homeowners' association has been formed on behalf of the condominium owners or homeowners, by said association). For

purposes of this Planned Development, where improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such improvements and not to the individual owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Oakwood" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder; provided, however, that Oakwood's right to authorize changes or modifications to this Planned Development for so long as it owns or controls all or any portion of the Property as set forth above in this Statement Number 3 above shall not be deemed amended or transferred to apply to a transferee (or its beneficiaries as aforesaid) unless expressly assigned in a written instrument executed by Oakwood hereunder. An agreement among different owners of the Property, or a covenant binding owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this Planned Development.

4. This Plan of Development consists of seventeen (17) statements; a Bulk Regulations and Data Sheet; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Right-of-Way Adjustment Map; a Landscape Plan prepared by Bauer Latoza Studio dated March 9, 2007; a Site Plan; and Building Elevations prepared by FitzGerald Associates Architects and Bauer Latoza Studio dated March 9, 2007. A full-size set of the Site Plan, Landscape Plan and Building Elevations is 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. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": single-family attached dwelling units, multi-family attached dwelling units, recreational uses, open space, related services and accessory uses.

In addition, in Subarea "B" of the area designated herein as Residential Planned Development, community centers shall also be permitted. Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until Oakwood or its successors, assignees or grantees shall acquire title to the Property (or applicable portion thereof) and undertake redevelopment thereof as provided herein.

6. Project identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. 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. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such floor area shall not include (a) all floor area devoted to mechanical equipment which exceeds one thousand (1,000) square feet, and (b) all floor area associated with parking and loading areas. The calculation of F.A.R. shall be made based on the net site area of the Planned Development. In addition, the calculation of any building height shall not include elevator shafts, ingress/egress towers, mechanical penthouses and enclosures, telecommunications facilities or architectural design elements such as spires.
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 parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and

corresponding regulations and guidelines. If provided, fencing shall be designed, installed and maintained in accordance with the applicable landscaping provisions of the Chicago Zoning Ordinance and shall be subject to the approval of the Department of Planning and Development. The park area shown on the Site Plan shall be dedicated to the Chicago Park District at such time as Oakwood or its successors, assignees or grantees shall have acquired marketable title to the Property (or applicable portion thereof) and undertaken redevelopment thereof as provided herein and provided further that said park area complies with the Chicago Park District's applicable environmental standards for recreational development. Oakwood shall have no obligation to design, improve, landscape or maintain same.

11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development of any improvements in Subarea "B" (the "Subarea B Improvements") of the Property, a site plan, landscape plan and building elevations (collectively, the "Subarea B Site Plan Approval Submittals") for the Subarea B Improvements shall be submitted to the Department of Planning and Development for approval. Approval for the Subarea B Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development. No site plan approval shall be required in connection with the development of the improvements in Subarea "A" of the Property pursuant to this Planned Development. If the Subarea B Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same. Following approval thereof by the Department of Planning and Development, said Subarea B Site Plan Approval Submittals shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval thereof by the Department of Planning and Development for the Subarea B Improvements, the same may be changed or modified pursuant to the provisions of Statement Number 12 of this Planned Development. In the event of any inconsistency between such approved Subarea B Site Plan Approval Submittals and the terms of the Planned Development (including any amendments hereto which may be in effect at the time of such approval), the terms of the Planned Development (as the same may be so amended) shall govern. In connection with said Subarea B Site Plan Approval Submittals, Oakwood shall provide sufficient information as may reasonably be required by the Department of Planning and Development to allow a detailed understanding of the Subarea B Improvements.

The Subarea B Site Plan Approval Submittals shall contain the following information with respect to the proposed improvements within the boundaries of Subarea "B" of the Property:

- (a) a site plan (including a footprint of the proposed improvements);
- (b) building elevations;
- (c) landscape plan; and
- (d) statistical information applicable to Subarea "B" of the Property, including floor area and floor area ratio, uses to be established, building heights and setbacks.

The Subarea B Site Plan Approval Submittals shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development.

12. Oakwood shall have the right to redesignate subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this Planned Development. The designation and redesignation of subareas shall not require an amendment or minor change to this Planned Development; provided, however, Oakwood shall provide notice thereof to the Department of Planning and Development for said department's administrative purposes to facilitate Part II review for any such designated subarea. In furtherance of the foregoing, Oakwood may allocate or assign the development rights under this Planned Development to and among the designated subareas, including, but not limited to, floor area and F.A.R., signage, building height, and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s).
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 a modification by Oakwood or its successors or assigns 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 the 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. Notwithstanding the provisions of Section 17-13-0611 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 of the maximum percent of land covered and modifications, substitutions or deletions relating to the Building Elevations. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

14. Oakwood 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 natural resources. Oakwood shall use commercially reasonable efforts to design, construct and maintain all buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
15. Oakwood 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 new 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 at the time of application for a building permit.
16. Oakwood acknowledges that certain buildings north of East 38th Street and west of South Langley Avenue with frontage on South Langley Avenue and alley access in the rear as shown on the Site Plan do not in any case have direct access by means of the rear alley to a public street. Accordingly, the Department of Buildings shall be under no obligation to issue building permits for such buildings until and unless rear alley access to and from such buildings is available by means of a public street.
17. Unless substantial construction of twenty (20%) of the maximum number of dwelling units permitted hereunder has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is thereafter diligently pursued, 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 the R4 General Residence District. The six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 5470 through 5492 of this *Journal*.]

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

Residential Planned Development Number 840.

Bulk Regulations And Data Table.

Gross Site Area:

Subarea A	=	1,253,869 square feet (28.78 acres)
Subarea B	=	51,096 square feet (1.17 acres)
Total	=	1,304,965 square feet (29.96 acres)

Net Site Area:

Subarea A	=	Gross Site Area (1,253,869 square feet) -Area in Public Rights-of-Way, Alleys and Parks (573,190 square feet) = Net Site Area of 680,679 (15.63 acres)
Subarea B	=	Gross Site Area (51,096 square feet) -Area in Public Rights-of-Ways Alleys and Parks (17,286 square feet) = Net Site Area of 33,810 (.78 acres)
Total	=	Gross Site Area (1,304,965 square feet) -Area in Public Rights-of-Way, Alleys and Parks (590,475 square feet) = Net Site Area of 714,489 square feet (16.40 acres)

Maximum Floor Area Ratio:

Subarea A	=	1.2
Subarea B	=	1.2

Area To Be Dedicated:

Subarea A	=	Total Area in public right-of-ways, alleys and parks = 4,499 square feet (.10 acres)
Subarea B	=	Total Area in public right-of-ways, alleys and parks = 0 square feet (0 acres)
Total	=	Total Area in public right-of-ways, alleys and parks = 4,499 square feet (.10 acres)

Maximum Number of Dwelling Units:

Subarea A	=	633 units
Subarea B	=	32 units
Total	=	665 units

Maximum Site Coverage: In accordance with Site Plan

Minimum Number of Accessory Off-Street Parking Spaces:

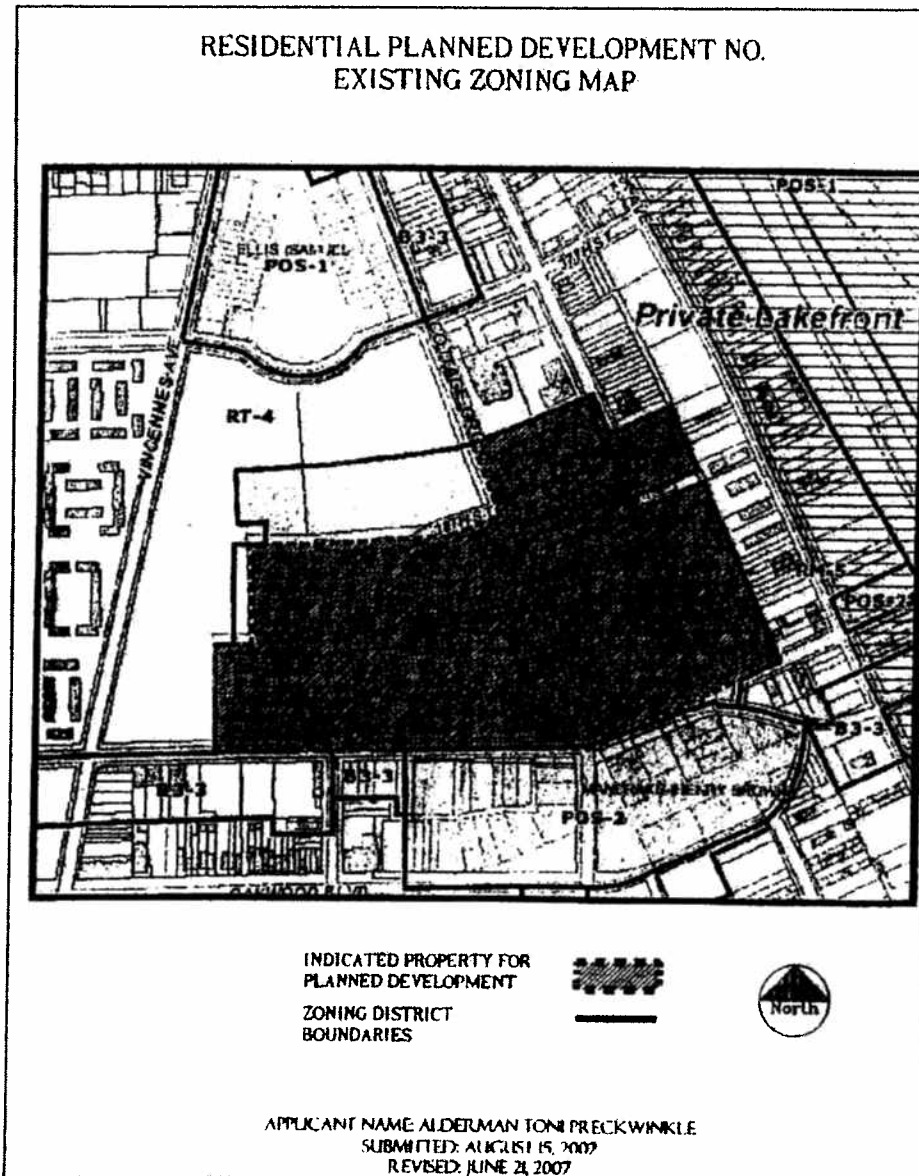
Subarea A	=	1 per dwelling unit
Subarea B	=	1 per dwelling unit

Minimum Number of Off-Street Loading Docks: 0

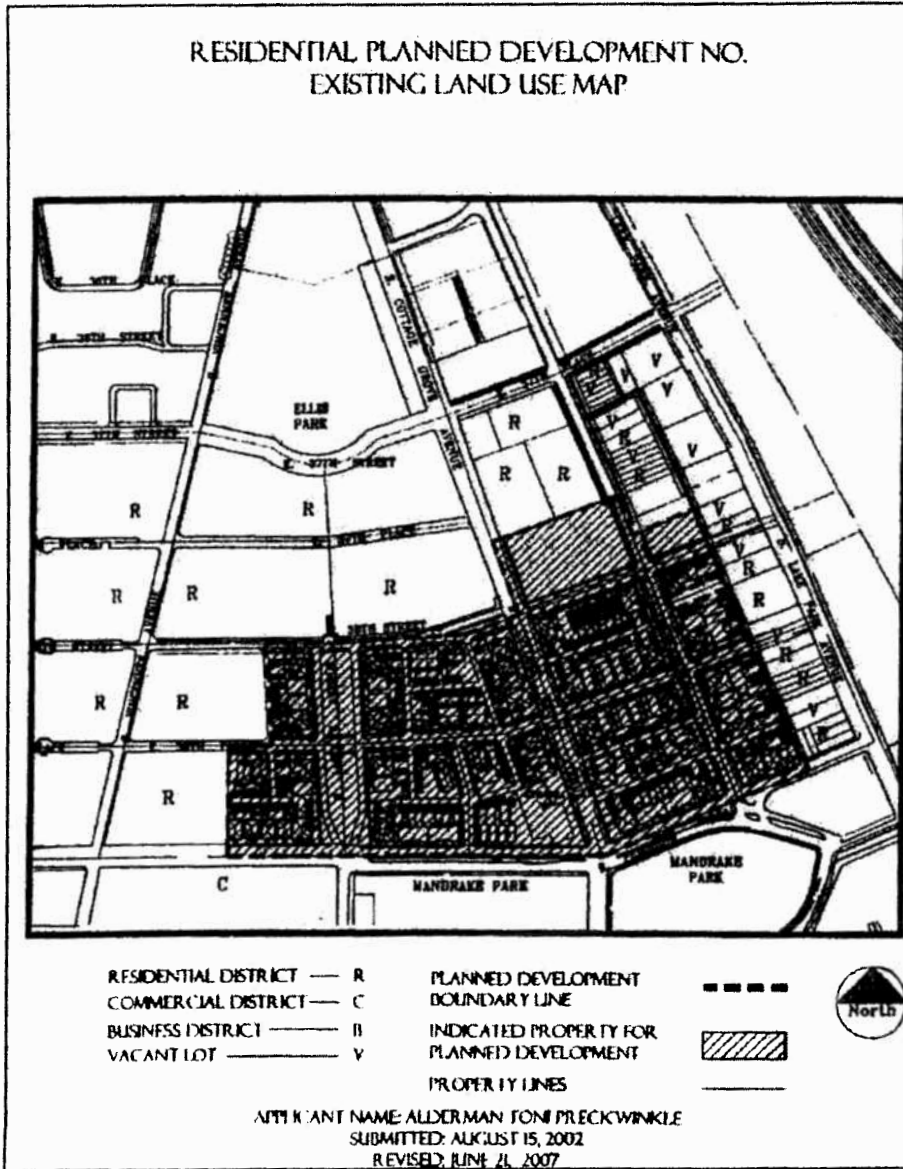
Minimum Building Setbacks: In accordance with Site Plan

Maximum Building Height: In accordance with Building Elevations

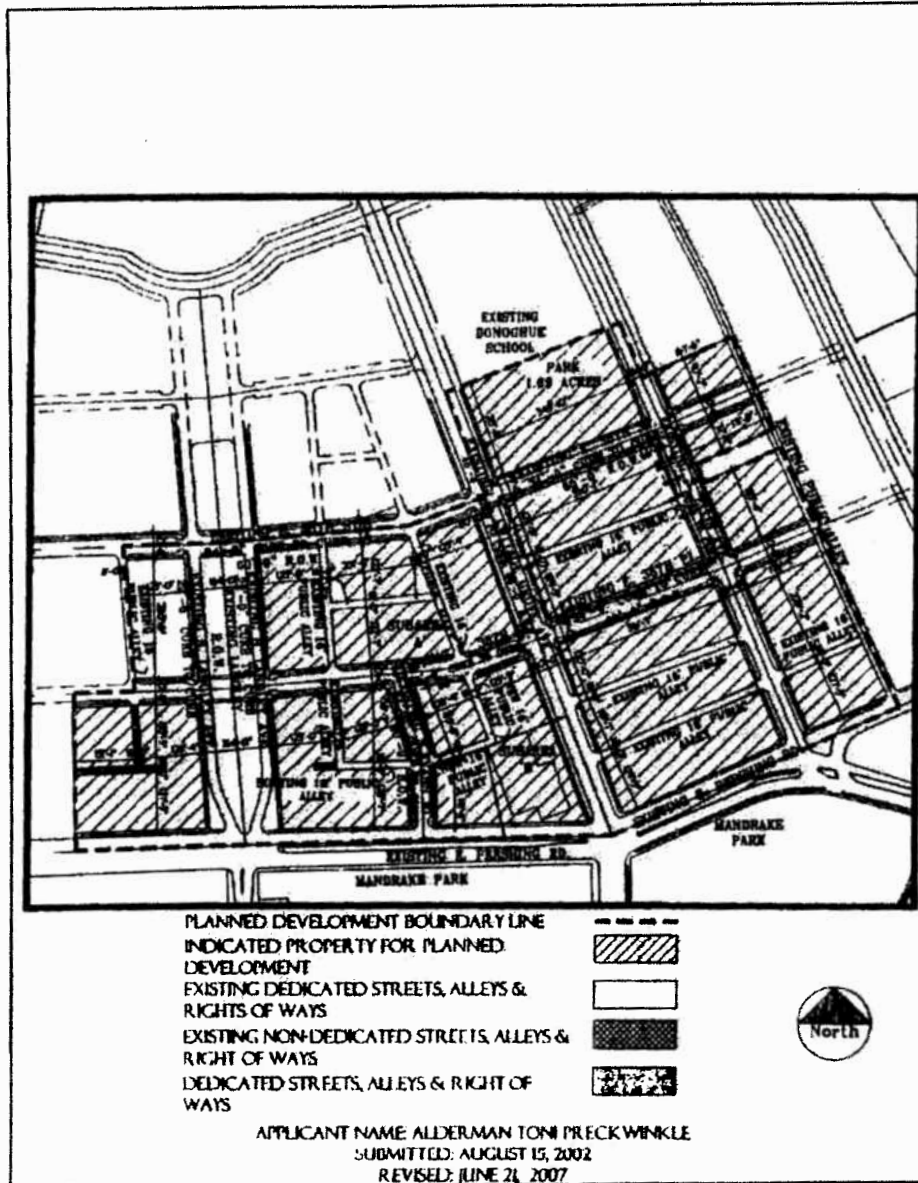
Existing Zoning Map.



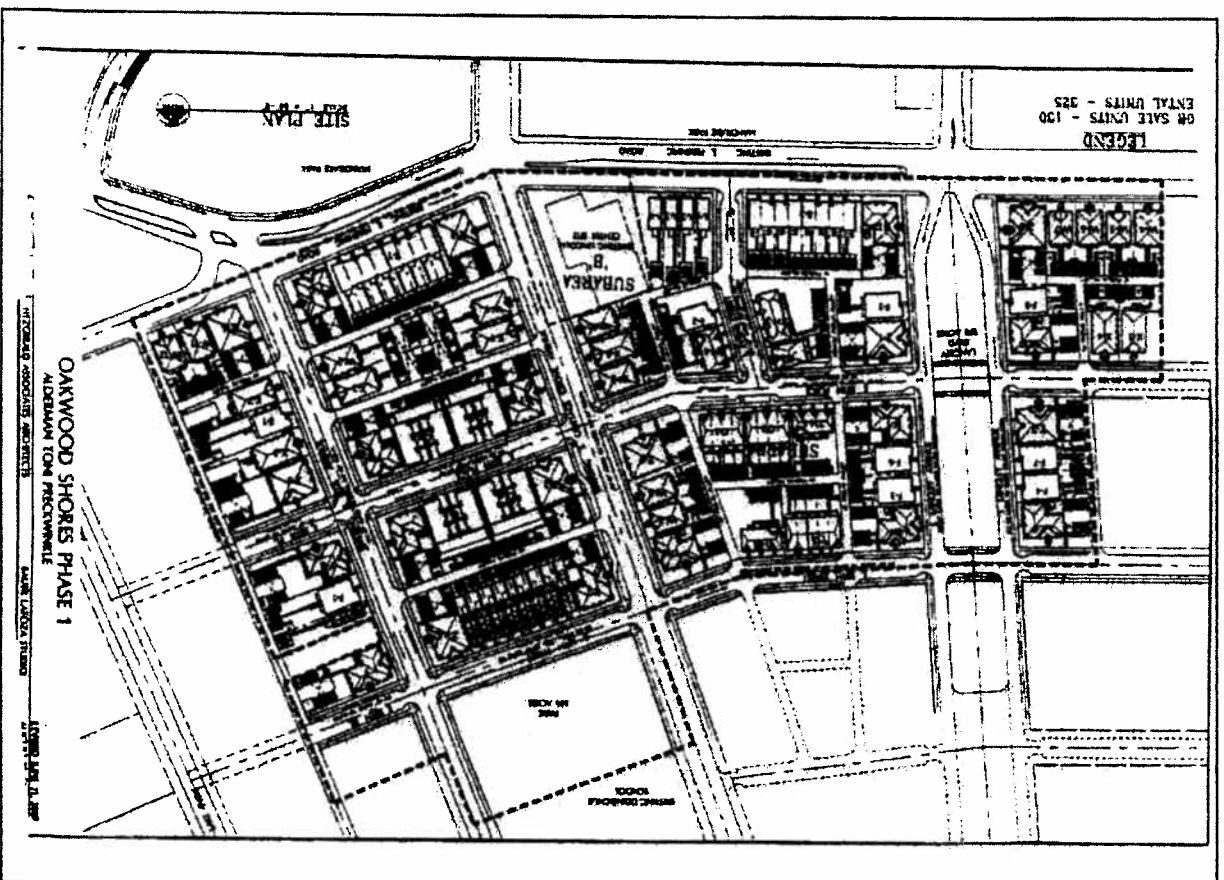
Existing Land-Use Map.



Right-Of-Way Adjustment Map.



Site Plan.

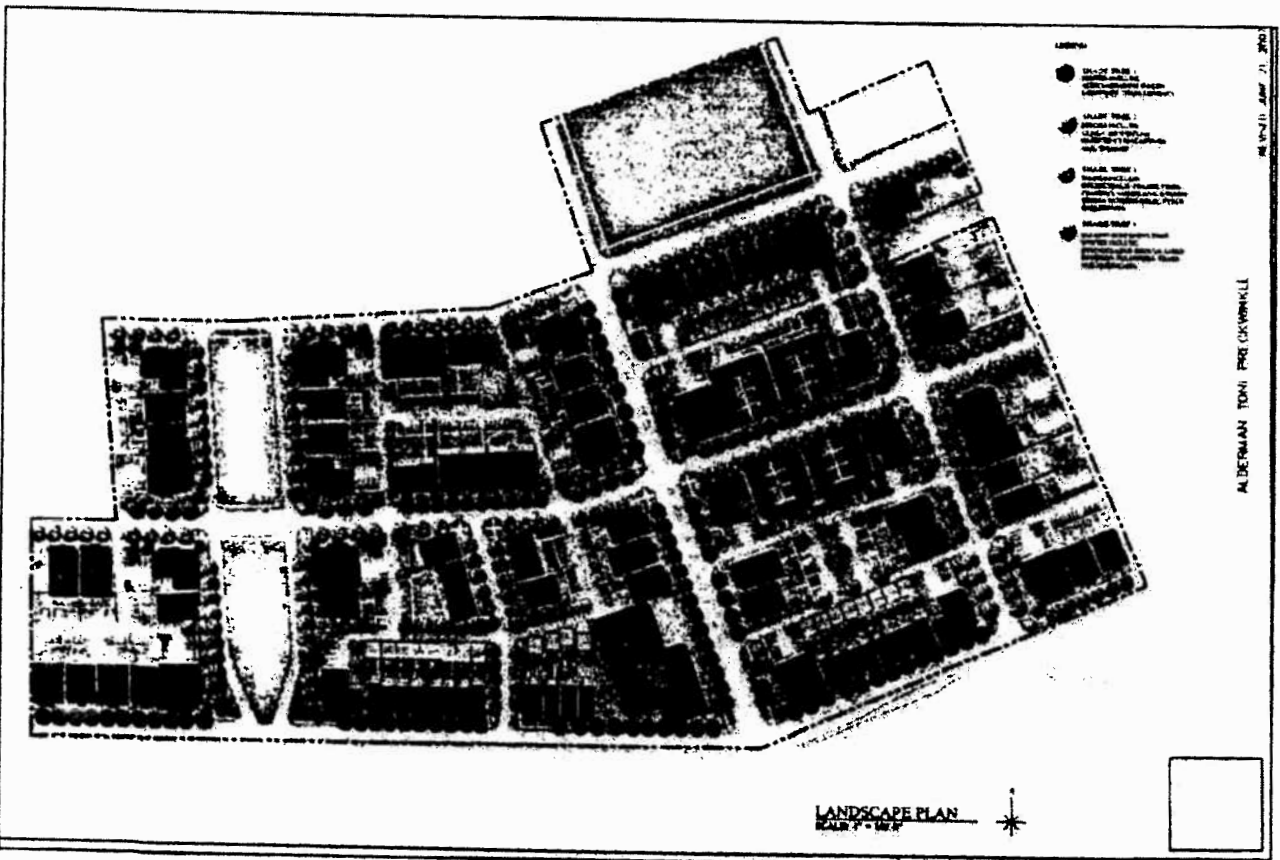


7/19/2007

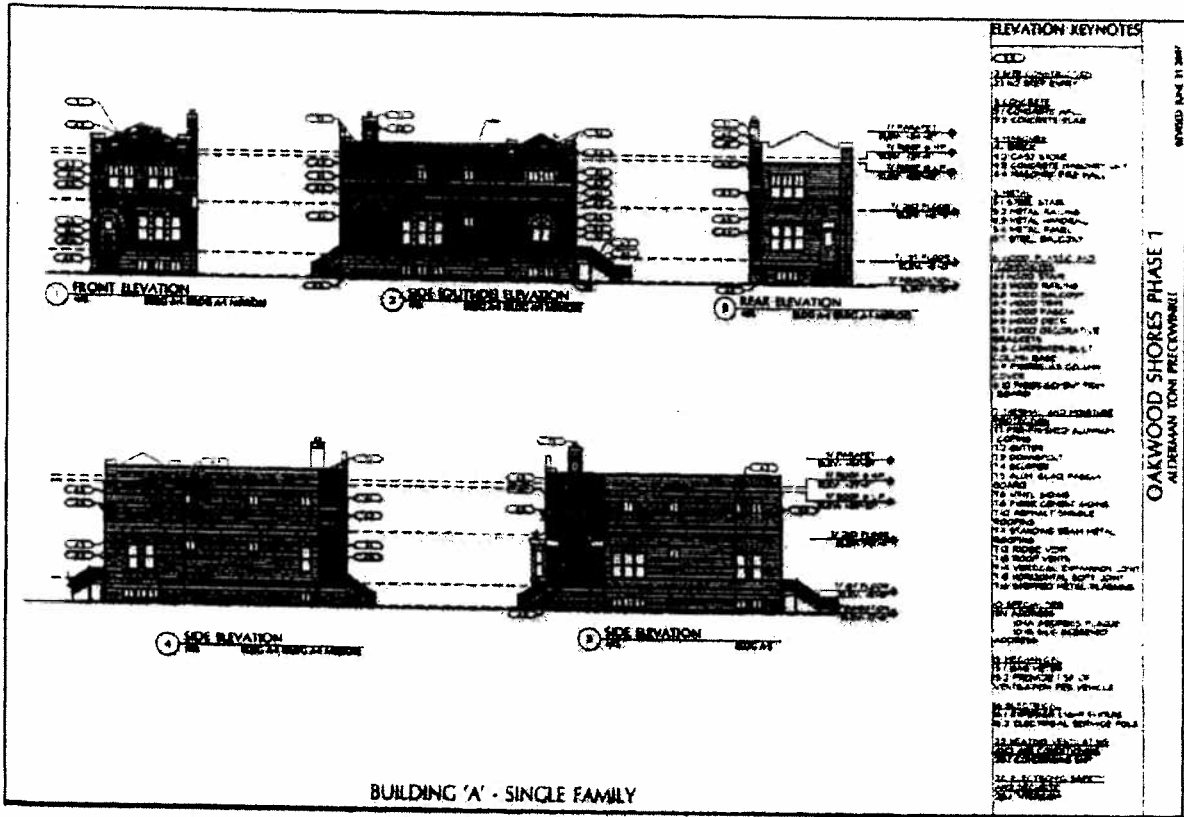
REPORTS OF COMMITTEES

5475

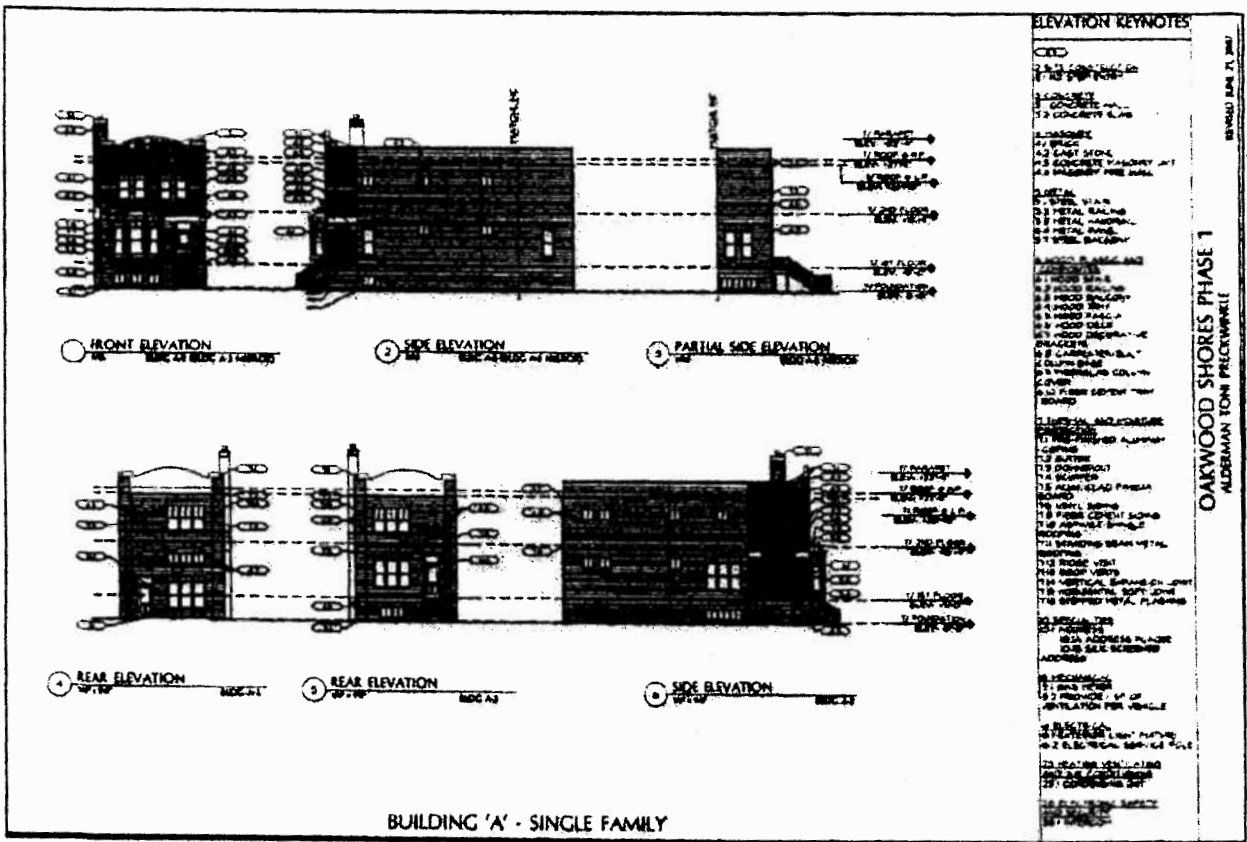
Landscape Plan.



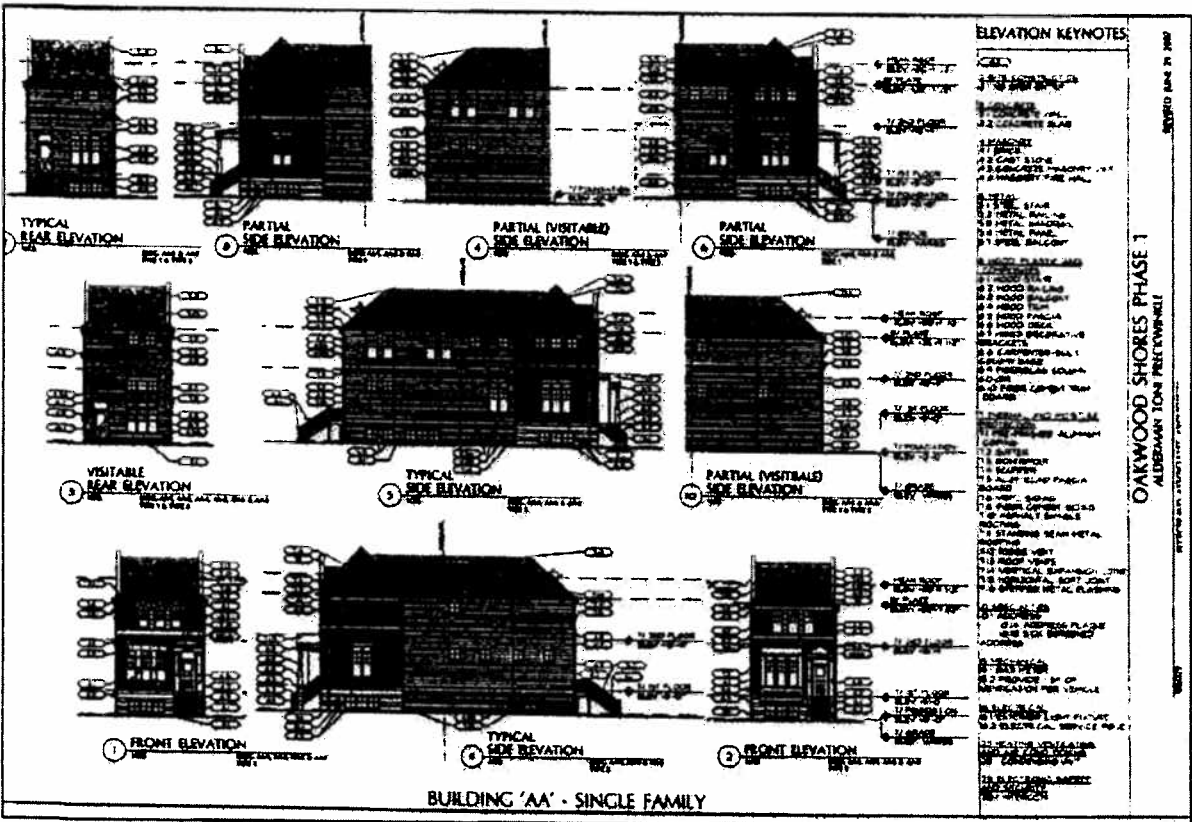
Elevations -- Building 'A' -- Single-Family.
(Page 1 of 2)



Elevations -- Building "A" -- Single-Family.
(Page 2 of 2)



Elevations -- Building "AA" -- Single-Family.



Elevations -- Building "AAA" -- Single-Family.

BUILDING 'AAA' - SINGLE FAMILY

ELEVATION KEYNOTES

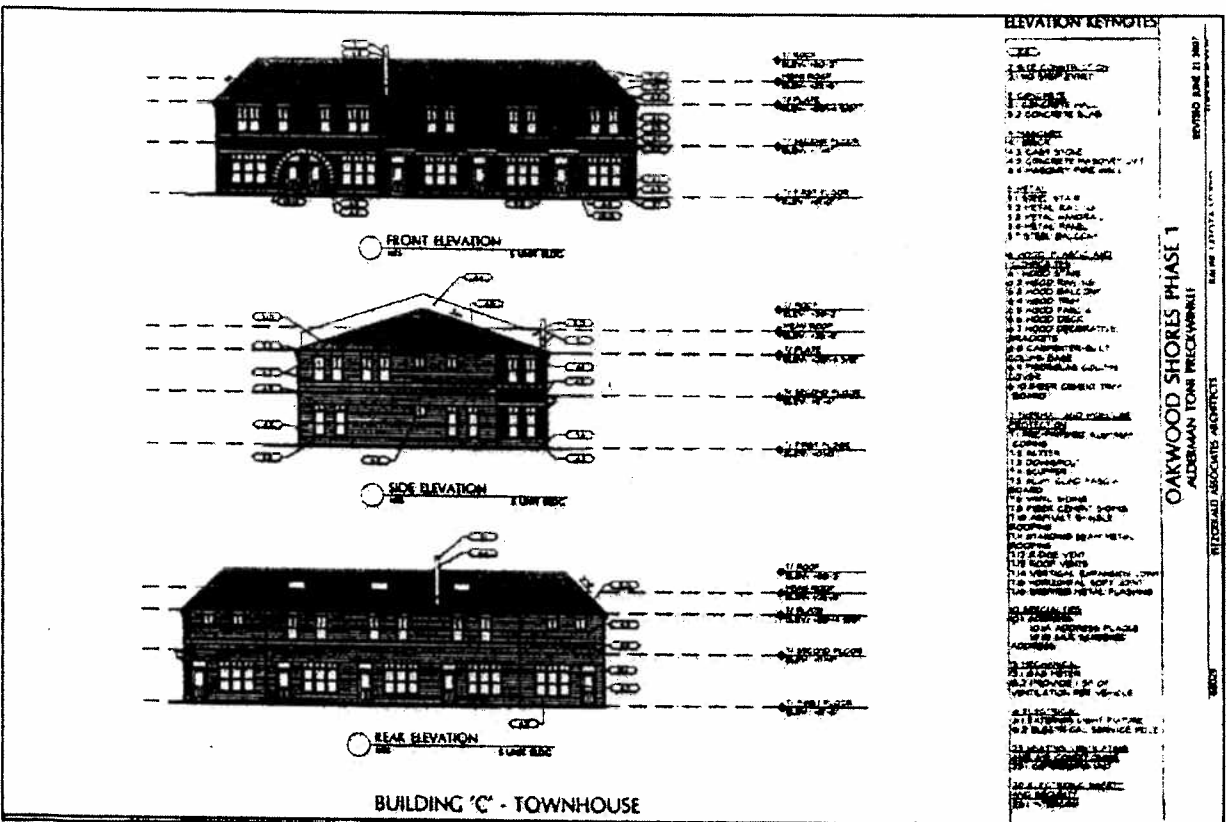
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BUILDING 'AAA' - SINGLE FAMILY

Elevations -- Building "C" -- Townhouse.
(Page 1 of 2)



Elevations -- Building "C" -- Townhouse.
(Page 2 of 2)

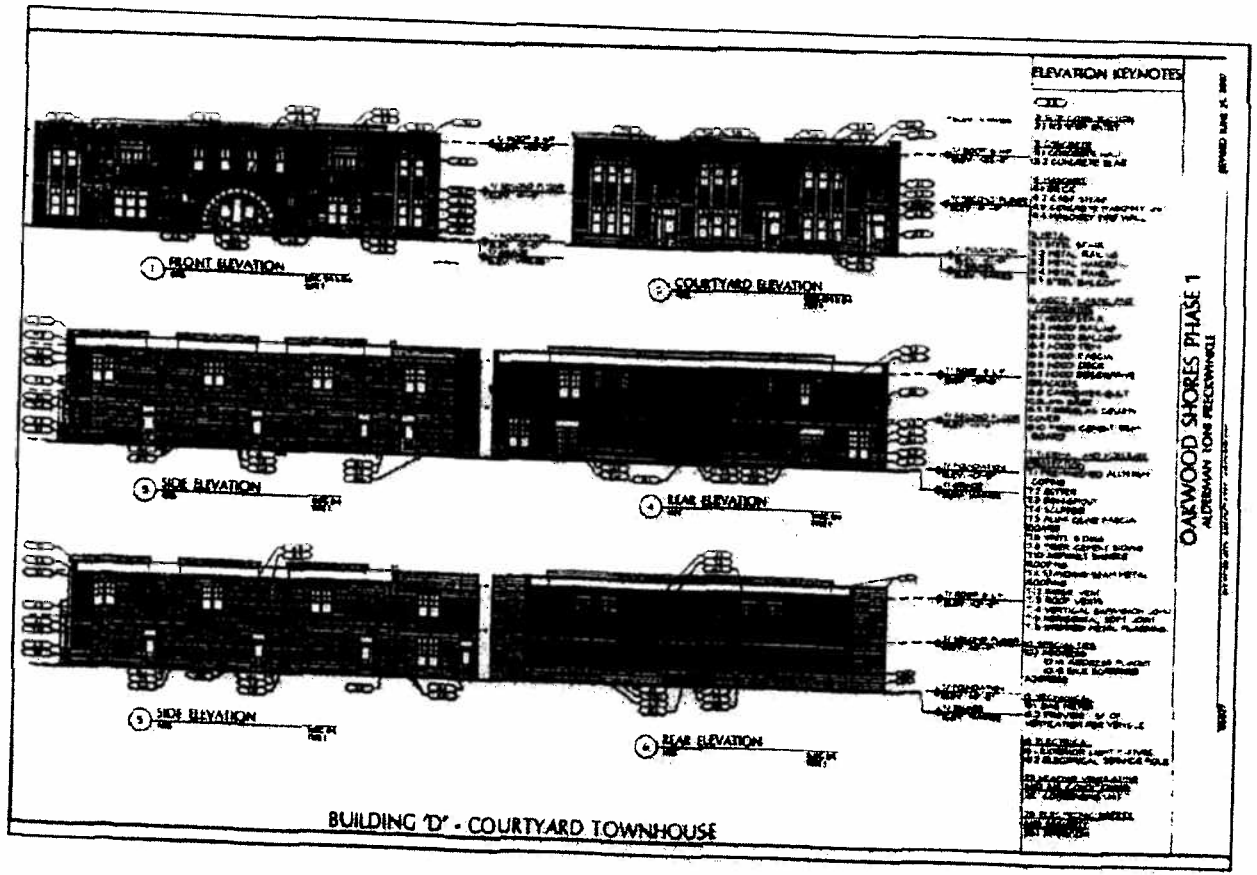


7/19/2007

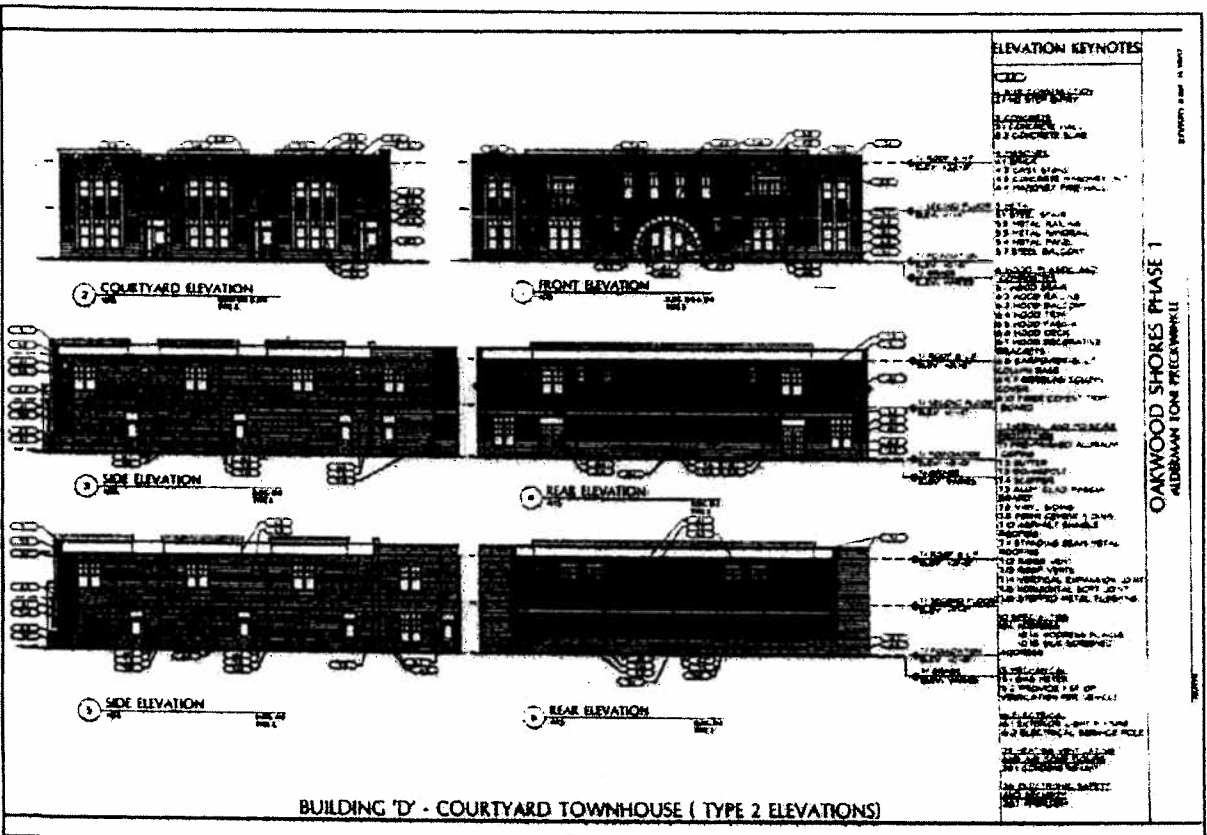
REPORTS OF COMMITTEES

5483

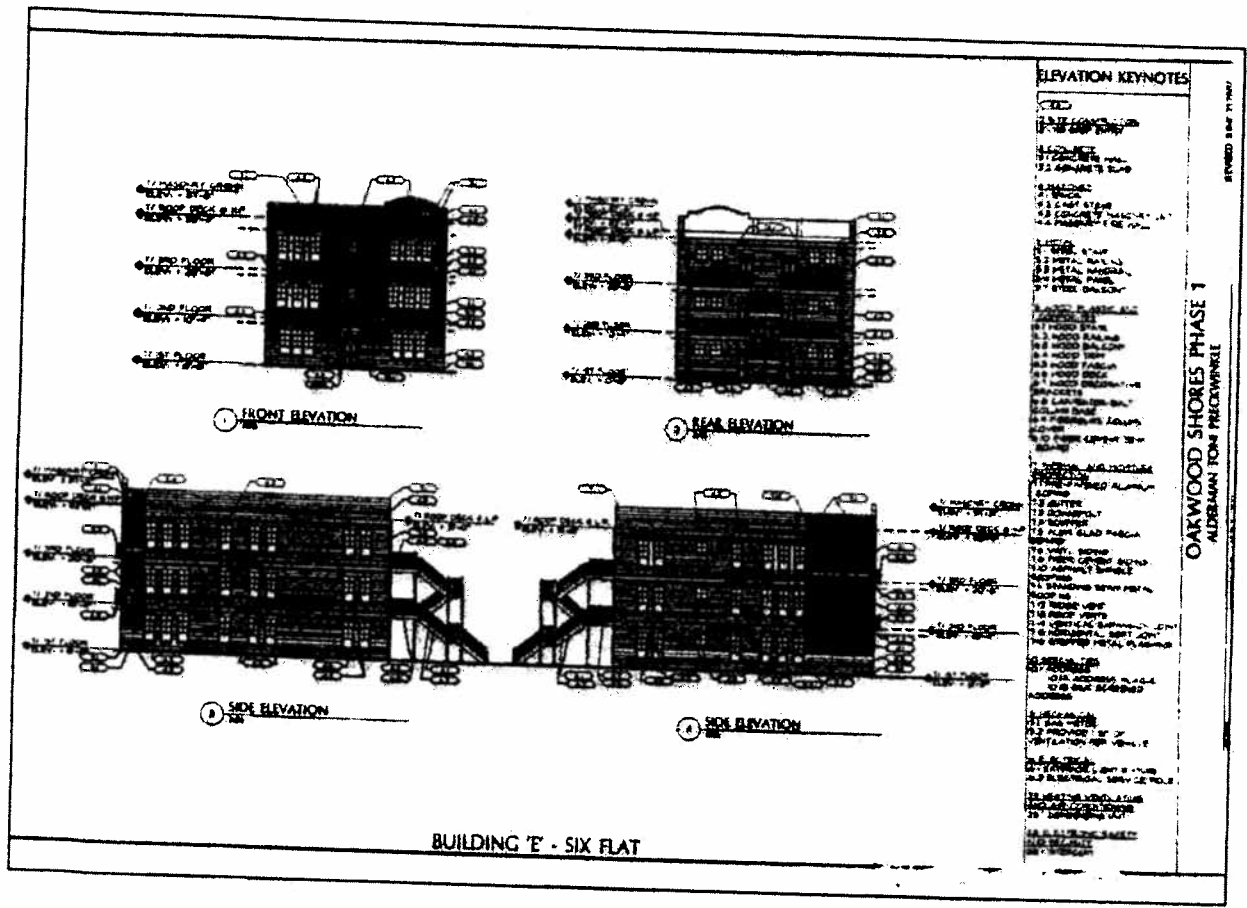
Elevations -- Building "D" -- Courtyard Townhouse.



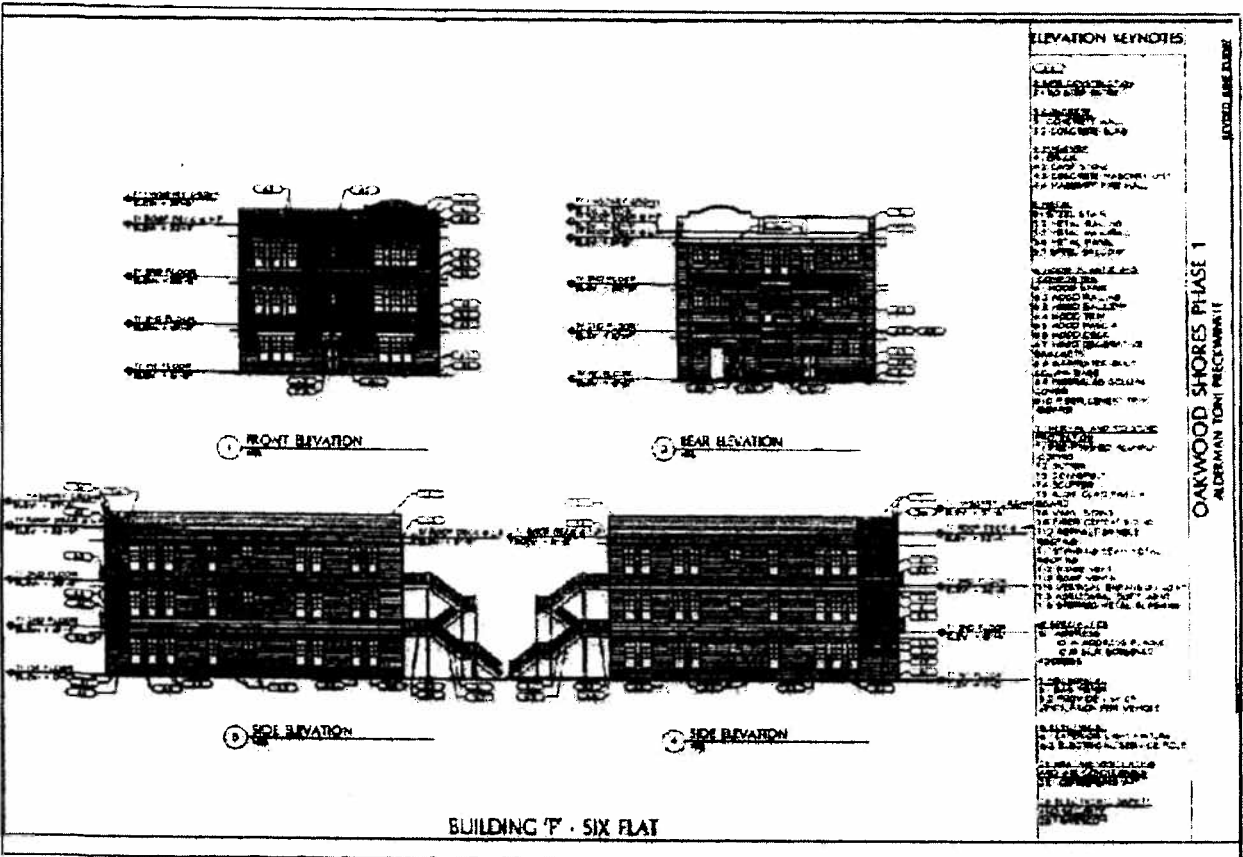
Elevations -- Building "D" -- Courtyard Townhouse.
(Type 2 Elevations)



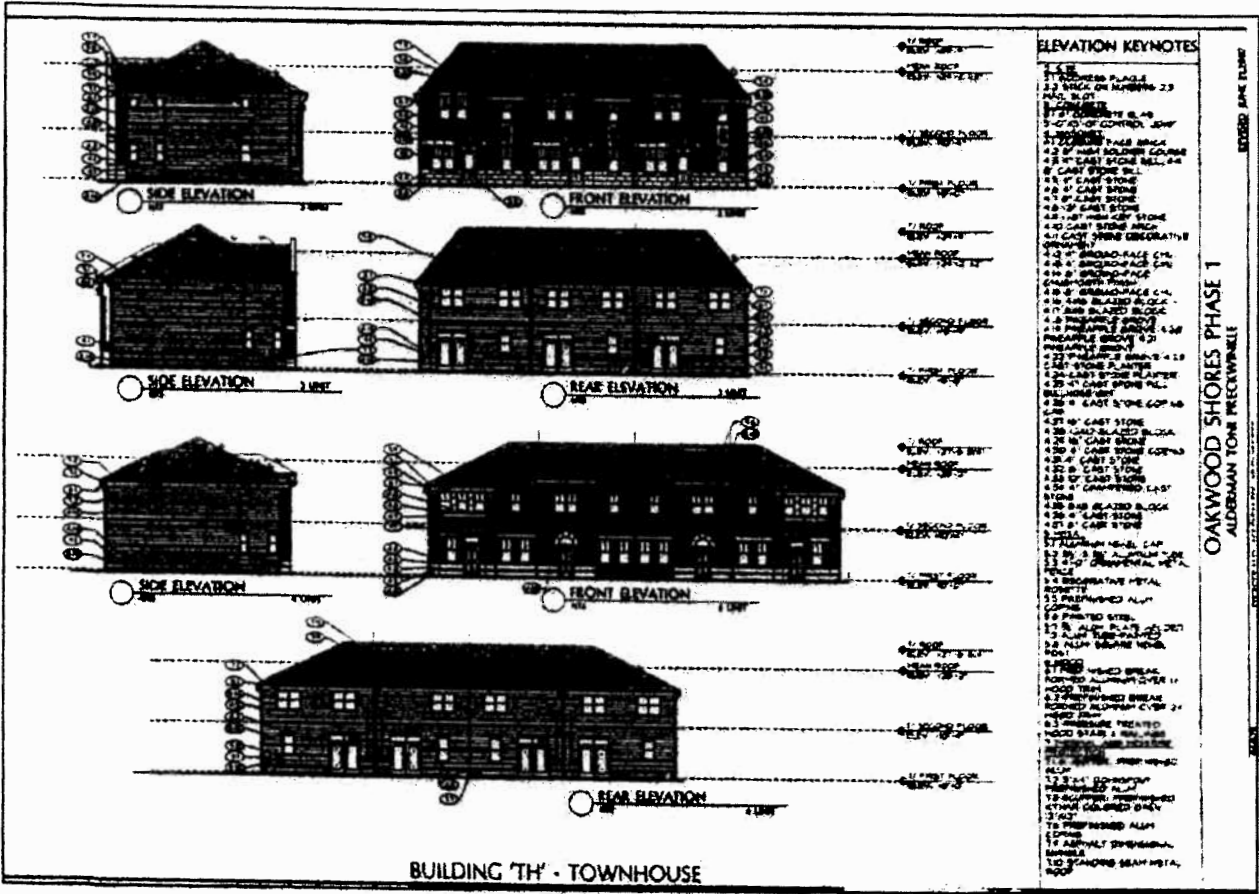
Elevations -- Building "E" -- Six Flat.
(Page 1 of 2)



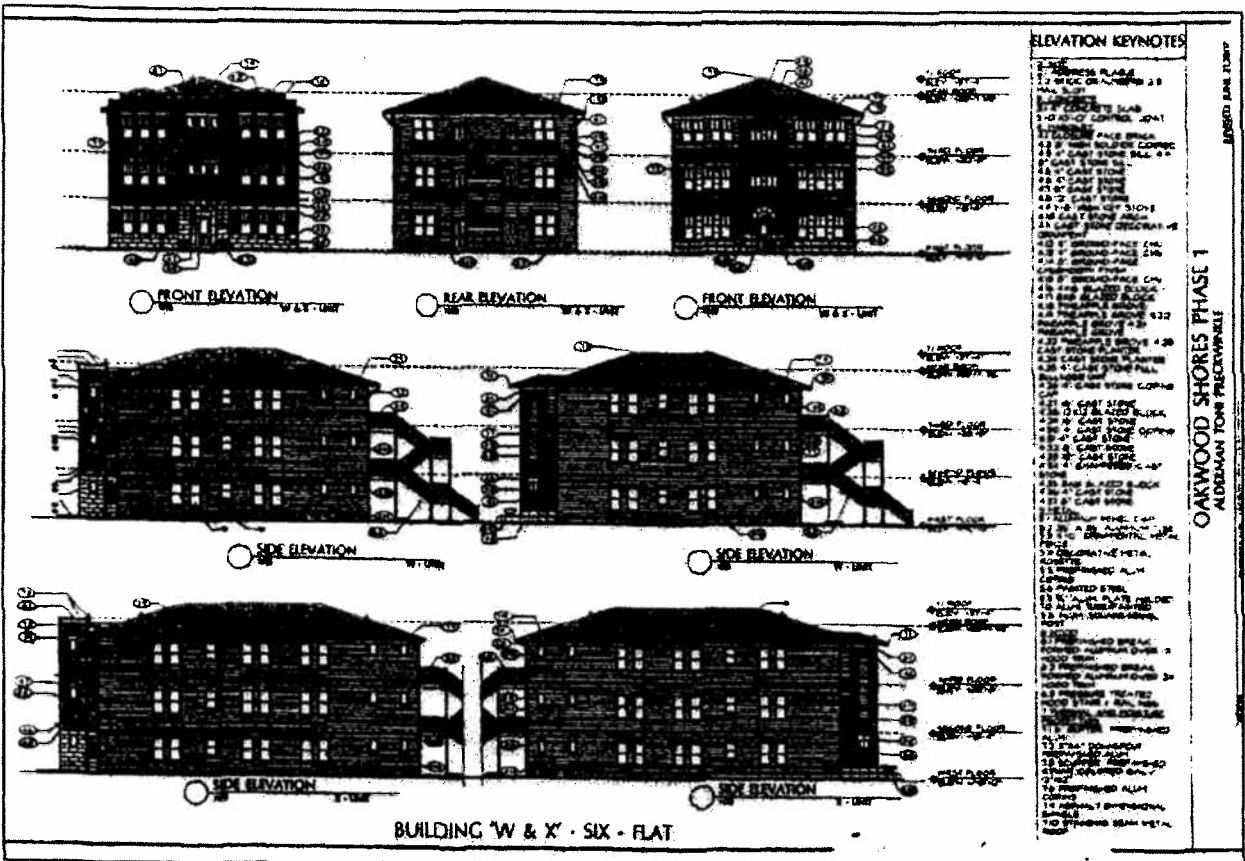
Elevations -- Building "F" -- Six Flat.
(Page 2 of 2)



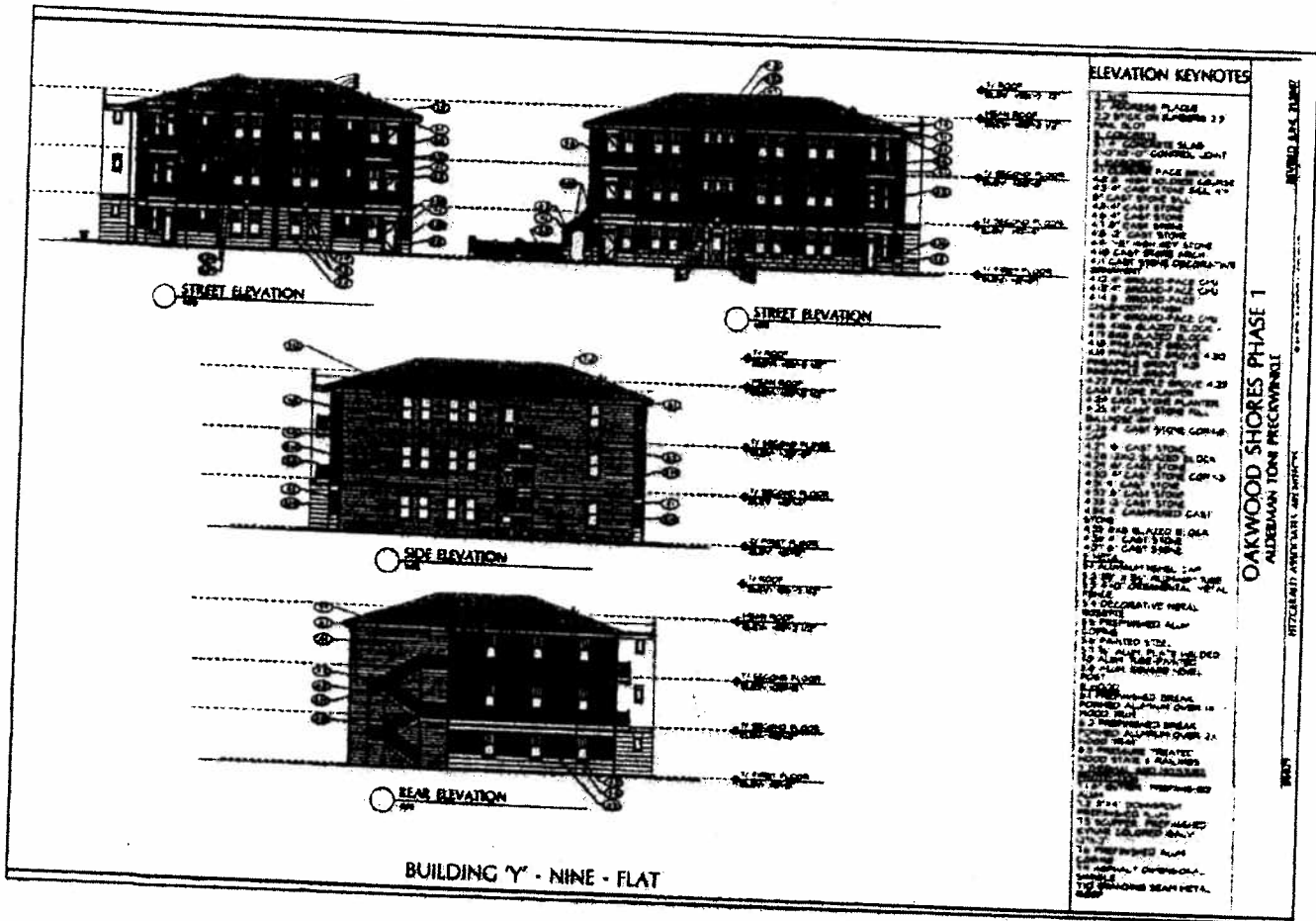
Elevations -- Building "TH" -- Townhouse.



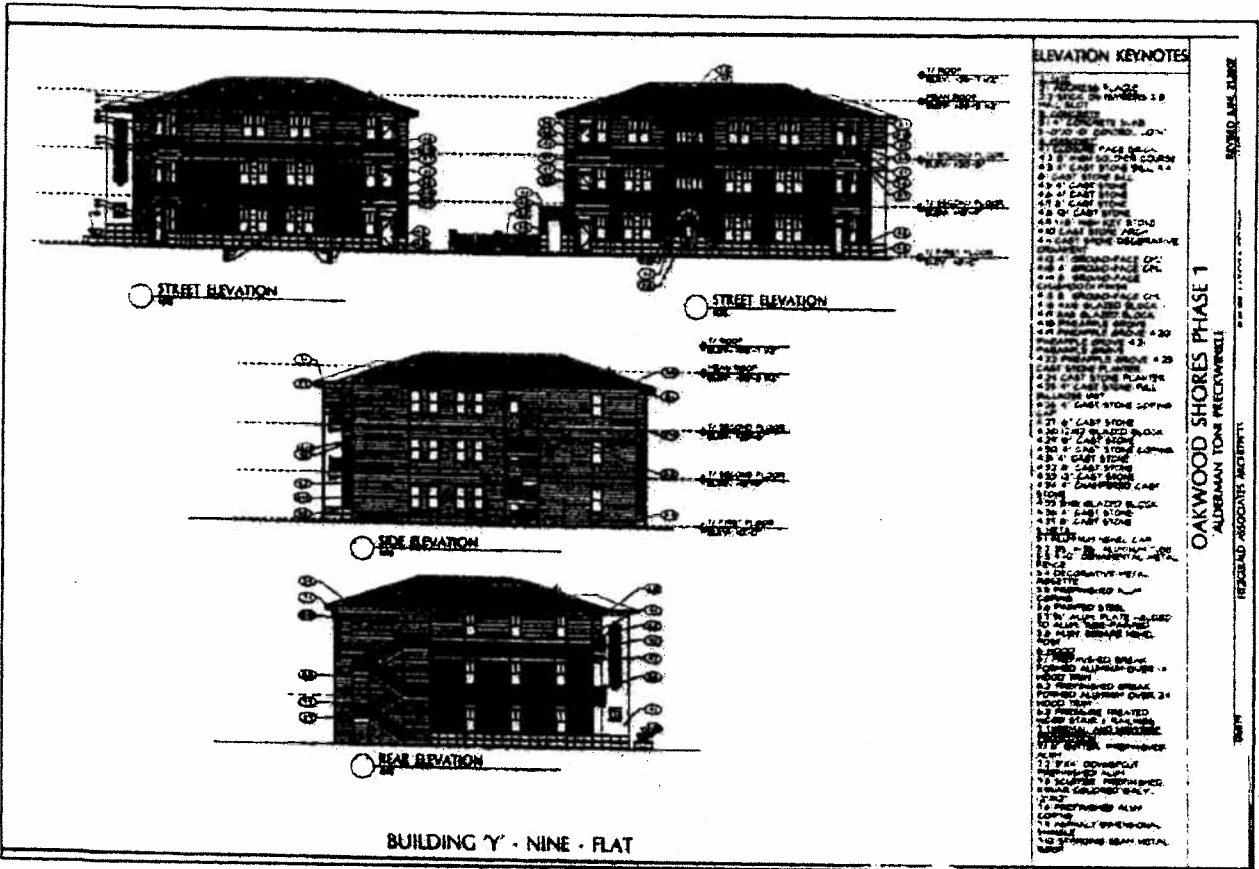
Elevations -- Buildings "W" And "X" -- Six Flat.



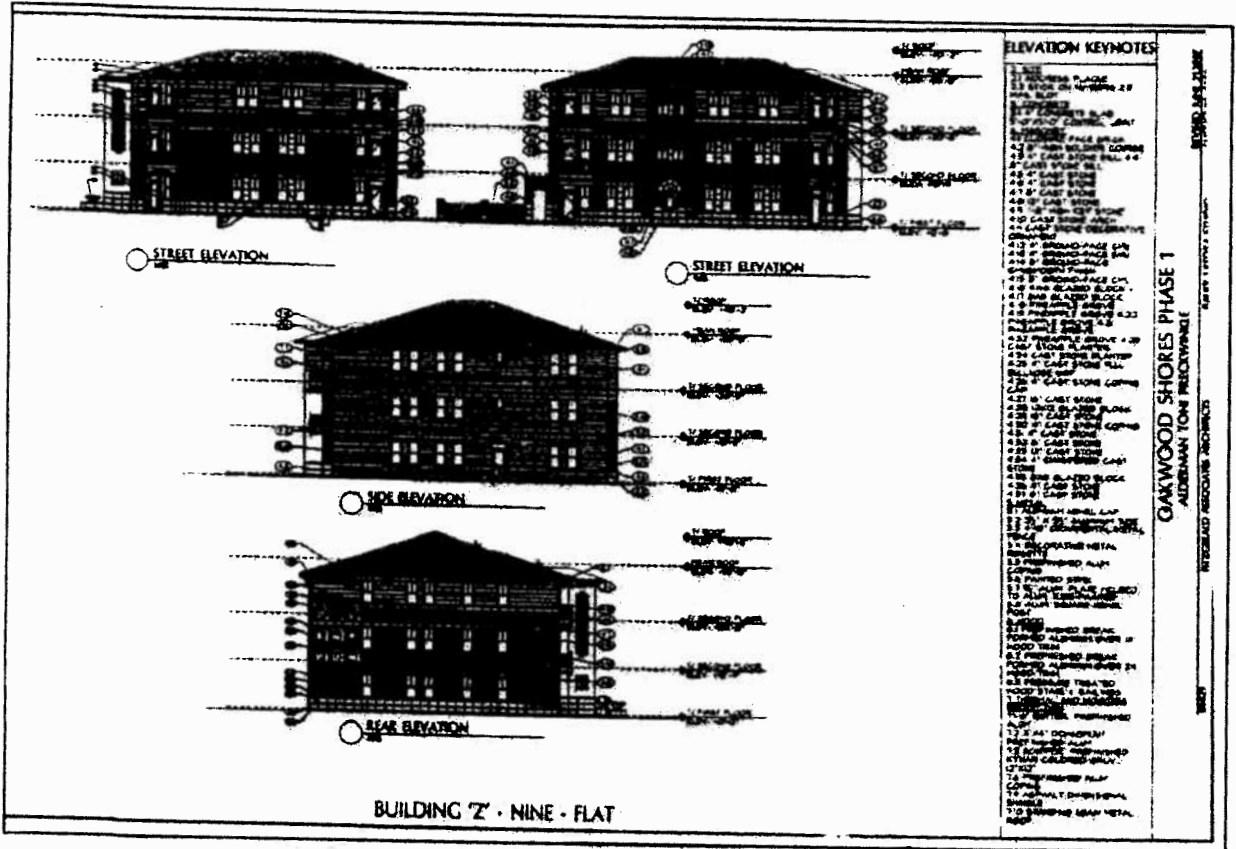
Elevations -- Building "Y" -- Nine-Flat.
(Page 1 of 2)



Elevations -- Building "Y" -- Nine-Flat.
(Page 2 of 2)



Elevations -- Building "Z" -- Nine-Flat.
(Page 1 of 2)



Elevations -- Building "Z" -- Nine-Flat.
(Page 2 of 2)

ELEVATION KEYNOTES

- 1. 1/2" BRICK FLAT
- 2. 1/2" BRICK ON NUMBER 2
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STREET ELEVATION

STREET ELEVATION

SIDE ELEVATION

REAR ELEVATION

BUILDING "Z" - NINE - FLAT

1. DIMENSIONAL BOLT INVERTED

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

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 9, 2007

Patrick FitzGerald
Principal
FitzGerald Associates Architects
912 W. Lake Street
Chicago, Illinois 60607-1707

**Re: Administrative Relief request for Residential Planned Development
No. 840, The Arches at Oakwood Shores, Phase IC, Building C-1
located at 3832-34 South Evans Street**

Dear Mr. FitzGerald:

Please be advised that your request for a minor change to Residential Planned Development No. 840 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 reduce the north side yard setback, adjacent to E. 38th St., from 2'-11" to 0'-9" for two townhouse dwelling units at 3832-34 S. Evans St. The design of this building has been revised based on a change in developers since the Ordinance was approved on September 4, 2002. Additionally, at that time, the Zoning Ordinance did not require setbacks for side yards adjacent to a street.

With regard to your request, the Department of Planning and Development has determined that this change: does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, 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 Planned Development No. 840, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 840.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Nelson".

Kathleen Nelson
1st Deputy Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD files





City of Chicago
Richard M. Daley, Mayor

**Department of Planning
 and Development**

Lori T. Healey
 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 7, 2007

Patrick FitzGerald
 Principal
 FitzGerald Associates Architects
 912 W. Lake Street
 Chicago, Illinois 60607-1707

Re: Administrative Relief request for Residential Planned Development No. 840, The Arches at Oakwood Shores, Phase IC, Buildings:

- A-1 736 E. Pershing Rd.**
- A-2 742 E. Pershing Rd.**
- A-3 744 E. Pershing Rd.**
- A-4 748 E. Pershing Rd.**
- AA-1 809 E. 38th St.**
- E-2 3841 S. Evans Ave.**
- F-4 3808 S. Langley Ave.**
- F-5 3812 S. Langley Ave,**
- F-7 3842 S. Langley Ave.**

Dear Mr. FitzGerald:

Please be advised that your request for a minor change to Residential Planned Development No. 840 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 a substitution of floor plans and building elevations for the above-referenced locations since the developer of these buildings is different from the one who originally submitted for the Planned Development. Buildings A-1, A-2, A-3, A-4 and AA-1 are single family residences and buildings E-2, F-4, F-5 and F-7 are six-unit buildings. The proposed Phase IC buildings are similar in design to revised Phase IA and IB buildings and would result in less density than what was approved in the Planned Development Ordinance.

With regard to your request, the Department of Planning and Development has determined that this change: does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, 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 Planned Development No. 840, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 840.

Sincerely,

Lori T. Healey
 Lori T. Healey
 Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
(312) 744-4190
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(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

September 27, 2006

Patrick FitzGerald
Principal
FitzGerald Associates Architects
912 W. Lake Street
Chicago, Illinois 60607-1707

**Re: Administrative Relief request for Residential Planned Development
No. 840, The Arches at Oakwood Shores, Phase IB, Building B-2,
712-26 East Pershing Road**

Dear Mr. FitzGerald:

Please be advised that your request for a minor change to Residential Planned Development No. 840 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 a substitution of residential model types for the above-referenced location. The Planned Development Ordinance shows four 4-unit buildings, for a total of 16 units, however, you are now proposing an 8-unit townhouse building. As a result, there will a reduction of 8 units on this site from that shown in the Ordinance.

With regard to your request, the Department of Planning and Development has determined that this change: does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, 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 Planned Development No. 840, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 840.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, DPD files





September 19, 2006

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Lori T. Healey
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>

Mr. Patrick FitzGerald
Principal
FitzGerald Associates Architects
912 West Lake Street
Chicago, Illinois 60607-1707

Re: Request for minor changes to Residential Planned Development No. 840, Subarea A - Phase 1B (38th and Cottage Grove - Arches of Oakwood Shores, Phase 1B) - 3811 (Bldg. F-3), 3815 (Bldg. F-6), 3843 (Bldg. F-2) S. Langley Avenue; and 717, 719, 721, 723 & 725 E. 38th Street

Dear Mr. FitzGerald:

Please be advised that your request for minor changes to Residential Planned Development No. 840, Subarea A has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 11 of Residential Planned Development No. 840.

You are requesting a substitution of residential model types for this phase of development within Subarea A for the above listed addresses. Specifically, you are requesting a substitution of three (3), three-story, four-unit residential buildings (B-Unit Buildings), for three (3), three-story, six-unit residential buildings (F-2, F-3 & F-6 Unit Buildings). Please note that the increase in the number of dwelling units associated with the change of these three building unit types, will not result in an increase in the maximum number of dwelling units allowed in the Planned Development upon final build-out. In addition you are requesting a substitution of a two-story, six-unit residential townhouse structure (A-Unit Building), for a two-story, five-unit residential townhouse structure (C-4 Unit Building). The Department of Planning and Development has determined that although the new F and C Unit Buildings are newly proposed model type designations for the Planned Development, they are compatible in character, height, elevation design, and exterior material, to those buildings previously approved for this phase of development.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance, and Statement No. 11 of Residential Planned Development No. 840. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 840, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 840, Subarea A.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:mm

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>

April 21, 2005

Mr. Patrick FitzGerald
Fitzgerald Associates Architects
912 West Lake Street
Chicago, Illinois 60607

Re: Request for a minor changes to Residential Planned
Development No.840 (38th and Cottage Grove).

Dear Mr.Fitzgerald:

Please be advised that your request for a minor change to Residential Planned Development No. 840 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. 11 of the Planned Development.

Specifically, you requested the following:

Building Setbacks. Reduction of the front yard setbacks for the D-1 and D-2 from 10 feet to 4 feet and on D-3 and D-4 from 10 feet to 5 feet and in both cases without considering the projected bay windows. All other buildings will continue to have a minimum 10'-0" front yard setback. Note that the town homes front yards still comply with the minimum requirements of the Town home Ordinance.

Building Design. New floor plans and elevations for all buildings in accordance with the drawings prepared by Fitzgerald and Associates dated January 14, 2005.

Green Design. Proposed green building elements not included in the original approved Residential Planned Development.

a. Energy Efficient Design

- Increased insulation – R19 in walls and R38 in roofs.
- Use of exterior air infiltration barrier.
- Thermally-broken aluminum windows with Low-E insulated glazing.
- Insulate hot and cold water pipes within 3 feet of the hot water heater.
- High-efficiency water heaters.
- 90% efficient furnaces.

b. Efficient Household Appliances

- Use of "Energy Guide" or "Energy Star" listed appliances.

c. Indoor Air Quality

- Use of low-pile, less allergen-attracting carpet and pad.
- Use of tacks in carpet installation instead of glue.
- Low-VOC interior paints and finishes.
- Programmable thermostats with timer/setbacks

d. Conserving Natural Resources

- Water-conserving toilets, faucets and appliances.
- Use of engineered lumber products including open-web floor trusses

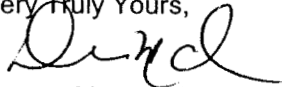


- and prefabricated roof trusses.
- Shop fabrication of exterior and interior stud walls.
- Use of native plant materials in landscape that reduce demand for water and fertilizing.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Residential Planned Development No.840, I hereby approve the foregoing minor changes as stated, but no other changes to Residential Planned Development No 840 and in accordance with the revised January 14, 2005, site plan, landscaping plan, floor plans and elevations by Fitzgerald Associates Architects.

Very Truly Yours,



Denise M. Casalino, P.E.
Commissioner



DMC/SRP/cvh

cc: Mike Marmo, Pat Haynes, PD files

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Austin, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

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

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

The following is said ordinance as passed:

RPD 840

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 R4 and R5 General Residence Districts and B4-3 Restricted Service District symbols and indications as shown on Map Numbers 8-D and 8-E in the area bounded by:

a line 1,008.20 feet northwest of and parallel to East Pershing Road; South Ellis Avenue; a line 886.24 feet northwest of and parallel to East Pershing Road; the alley next northeast of South Ellis Avenue; a line 636.18 feet northwest of and parallel to East Pershing Road; South Ellis Avenue; a line 592.17 feet northwest of and parallel to East Pershing Road; the alley next northeast of South Ellis Avenue; East Pershing Road; a line 1,587.37 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 305.86 feet north of and parallel to East Pershing Road; a line 1,650.369 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 466.11 feet north of and parallel to East Pershing Road; a line 1,642.369 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 626.36 feet north of and parallel to East Pershing Road; a line 1,724.75 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 704.59 feet north of and parallel to East Pershing Road; a line 1,664.757 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 868.63 feet north of East Pershing Road; a line 1,895.4 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line from a point 868.63 feet north of and parallel to East Pershing Road and 1,895.4 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; to a point, 882.253 feet north of East Pershing

Road and 2,047.201 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line from a point 882.253 feet north of East Pershing Road and 2,047.201 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; to a point, 1,001.55 feet north of and parallel to East Pershing Road and 2,358.47 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; and South Cottage Grove Avenue,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Numbers 8-D and 8-E in the area bounded by:

a line 1,008.20 feet northwest of and parallel to East Pershing Road; South Ellis Avenue; a line 886.24 feet northwest of and parallel to East Pershing Road; the alley next northeast of South Ellis Avenue; a line 636.18 feet northwest of and parallel to East Pershing Road; South Ellis Avenue; a line 592.17 feet northwest of and parallel to East Pershing Road; the alley next northeast of South Ellis Avenue; East Pershing Road; a line 1,587.37 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 305.86 feet north of and parallel to East Pershing Road; a line 1,650.369 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 466.11 feet north of and parallel to East Pershing Road; a line 1,642.369 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 626.36 feet north of and parallel to East Pershing Road; a line 1,724.75 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 704.59 feet north of and parallel to East Pershing Road; a line 1,664.757 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 868.63 feet north of East Pershing Road, a line 1,895.4 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line from a point 868.63 feet north of and parallel to East Pershing Road and 1,895.4 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; to a point, 882.253 feet north of East Pershing Road and 2,047.201 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; a line from a point 882.253 feet north of East Pershing Road and 2,047.201 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; to a point, 1,001.55 feet north of and parallel to East Pershing Road and 2,358.47 feet east of and parallel to South Dr. Martin Luther King, Jr. Drive; and South Cottage Grove Avenue,

to those of a Residential Planned Development and a corresponding use district is hereby established in the area above described.

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

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

Residential Planned Development Number 840.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately eight hundred seventy thousand four hundred eighty-eight (870,488) square feet (nineteen and eighty-four hundredths (19.84) acres) of net site area (one million five hundred twenty-two thousand eight hundred eighty-six (1,522,886) square feet/thirty-four and ninety-six hundredths (34.96) area of gross site area) (the "Property") and is owned or controlled by the applicant, Oakwood Boulevard Associates, L.L.C., an Illinois limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation, subdivision 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. The dedication of streets and alleys as identified on the Site Plan (hereinafter described) shall be accepted by the City Council promptly upon the completion of all applicable official reviews and approvals and the issuance of any required permits. In order to facilitate construction of the proposed improvements shown on the Site Plan, the City of Chicago agrees to (a) undertake and complete construction of the alley and street improvements and (b) install sod, trees and pedestrian crossways in the Langley Boulevard median. The applicant agrees to install parkway trees and sod and sidewalks within designated rights-of-way in accordance with the terms of an agreement to be executed by the applicant, the City of Chicago and other parties.
3. The requirements, obligations and conditions contained in this Planned Development shall be binding upon the applicant, its successors and assigns, and if different than the applicant, the legal title holder or any ground lessors. All rights granted hereunder shall inure to the benefit of the applicant's successors and assigns (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. "Single designated control" for purposes of this

paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the applicant, its successors and assigns (or, where a condominium or homeowners' association has been formed on behalf of the condominium owners or homeowners, by said association). For purposes of this Planned Development, where improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such improvements and not to the individual owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein.

4. This plan of development consists of sixteen (16) statements; a Bulk Regulations and Data Sheet; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Right-of-Way Adjustment Map; an Existing Improvements Map; a Street Parking Plan; a Typical Cross Section Map; a Site Plan prepared by FitzGerald Associates Architects and Campbell Tiu Campbell dated August 15, 2002; a Landscape Plan prepared by Bauer Latoza Studios dated August 15, 2002; and Building Elevations prepared by FitzGerald Associates Architects and Campbell Tiu Campbell dated August 15, 2002. A full-size set of the Site Plan, Landscape Plan and Building Elevations is on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development":

single-family attached dwelling units, multi-family attached dwelling units, recreational uses, open space, related services and accessory uses.

In addition, in Subarea "B" of the area designated herein as Residential Planned Development, community centers shall also be permitted. Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the applicant or its successors, assignees or grantees shall acquire title to the Property (or applicable portion thereof) and undertake redevelopment thereof as provided herein.

6. Project identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements 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 parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. If provided, fencing shall be designed, installed and maintained in accordance with the applicable landscaping provisions of the Chicago Zoning Ordinance and shall be subject to the approval of the Department of Planning and Development. The park area shown on the Site Plan shall be dedicated to the Chicago Park District at such time as applicant or its successors, assignees or grantees shall have acquired marketable title to the Property (or applicable portion thereof) and undertaken redevelopment thereof as provided herein and provided further that said park area complies with the Chicago Park District's applicable environmental standards for recreational development. Applicant shall have no obligation to design, improve, landscape or maintain same.
11. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for development of any improvements in Subarea "B" (the "Subarea B Improvements") of the Property, a site plan, landscape plan and building elevations (collectively, the "Subarea B Site

Plan Approval Submittals”) for the Subarea B Improvements shall be submitted to the Department of Planning and Development for approval. Approval for the Subarea B Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development. No site plan approval shall be required in connection with the development of the improvements in Subarea “A” of the Property pursuant to this Planned Development. If the Subarea B Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same. Following approval thereof by the Department of Planning and Development, said Subarea B Site Plan Approval Submittals shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval thereof by the Department of Planning and Development for the Subarea B Improvements, the same may be changed or modified pursuant to the provisions of Statement Number 12 of this Planned Development. In the event of any inconsistency between such approved Subarea B Site Plan Approval Submittals and the terms of the Planned Development (including any amendments hereto which may be in effect at the time of such approval), the terms of the Planned Development (as the same may be so amended) shall govern. In connection with said Subarea B Site Plan Approval Submittals, the applicant shall provide sufficient information as may reasonably be required by the Department of Planning and Development to allow a detailed understanding of the Subarea B Improvements.

The Subarea B Site Plan Approval Submittals shall contain the following information with respect to the proposed improvements within the boundaries of Subarea “B” of the Property:

- (a) a site plan (including a footprint of the proposed improvements);
- (b) building elevations;
- (c) and scape plan;
- (d) cross-sections of the improvements; and
- (e) statistical information applicable to Subarea “B” of the Property, including floor area and floor area ratio, uses to be established, building heights and setbacks.

The Subarea B Site Plan Approval Submittals shall include such other information as may be necessary to illustrate conformance with the applicable provisions of the Planned Development.

12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions 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 of the maximum percent of land covered and modifications, substitutions or deletions relating to the Building Elevations.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. The applicant acknowledges that certain buildings north of West 38th Street and west of South Langley Avenue with frontage on South Langley Avenue and alley access in the rear as shown on the Site Plan do not in any case have direct access by means of the rear alley to a public street. Accordingly, the Department of Buildings shall be under no obligation to

issue building permits for such buildings until and unless rear alley access to and from such buildings is available by means of a public street.

16. Unless substantial construction of twenty percent (20%) of the maximum number of dwelling units permitted hereunder has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is thereafter diligently pursued, 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 the R4 General Residence District. This six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Existing Improvements Map; Site Plan; Landscape Plan; Vehicular Use and Parkway Tree Area Designation; Street Parking Plan; Typical Cross Sections; Building Elevations; and Right-of-Way Adjustment Map referred to these Plan of Development Statements printed on pages 93126 through 93139 of this *Journal*.]

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

Residential Planned Development Number 840.

Bulk Regulations And Data Table.

Gross Site Area:

Subarea A:	1,468,451 square feet (33.1 acres).
Subarea B:	50,895 square feet (1.17 acres).
Total:	1,519,346 square feet (34.88 acres).

Net Site Area:

Subarea A:	Gross Site Area (1,468,451 square feet)-Area in Public Rights-of-Way, Alleys and Parks (631,633 square feet) = Net Site Area of 836,818 (19.21 acres).
Subarea B:	Gross Site Area (50,895 square feet)-Area in Public Rights-of-Way, Alleys and Parks (17,185 square feet) = Net Site Area of 33,710 (.77 acres).
Total:	Gross Site Area (1,519,346 square feet)-Area in Public Rights-of-Way, Alleys and Parks (648,818 square feet) = Net Site Area of 870,528 square feet (19.98 acres).

Maximum Floor Area Ratio:

Subarea A:	1.2.
Subarea B:	1.2.

Area To Be Dedicated:

Subarea A:	Total Area in Public Rights-of-Way, Alleys and Parks = 631,633 square feet (14.50 acres).
Subarea B:	Total Area in Public Rights-of-way, Alleys and Parks = 17,185 square feet (.39 acres).
Total:	Total Area in Public Rights-of-Way, Alleys and Parks = 648,818 square feet (14.89 acres).

9/4/2002

REPORTS OF COMMITTEES

13730

93125

Maximum Number of Dwelling Units:

Subarea A:	631 units.
Subarea B:	32 units.
Total:	663 units.

Maximum Site Coverage: In accordance with Site Plan.

Minimum Number of Accessory Off-Street Parking Spaces:

Subarea A:	1 per dwelling unit.
Subarea B:	1 per dwelling unit.

Minimum Number of Accessory On-Street Parking Spaces:

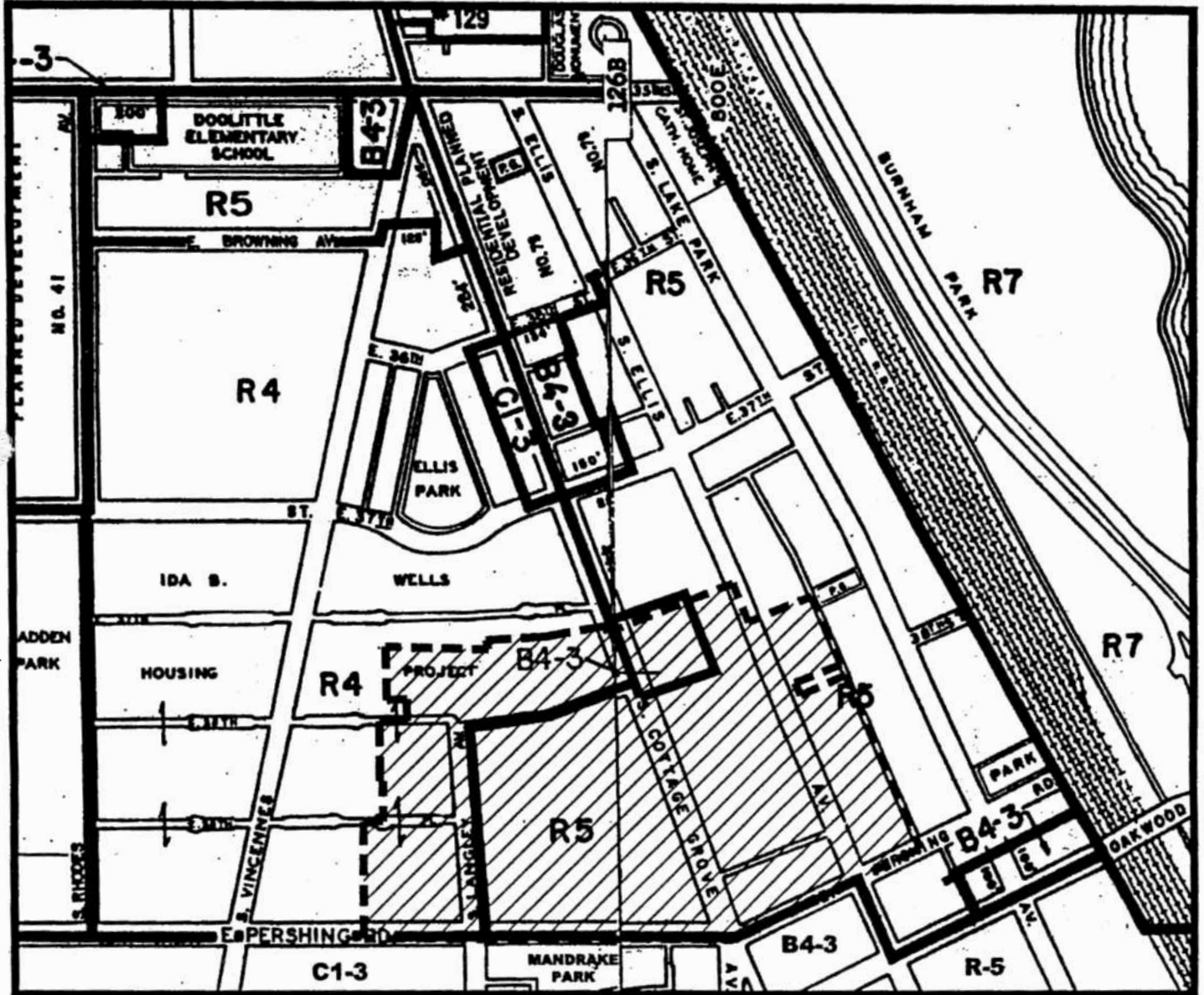
Subarea A:	323.
Subarea B:	8.
Total:	331.

Minimum Number of Off-Street Loading Docks: 0.

Minimum Building Setbacks: In accordance with Site Plan.

Maximum Building Height: In accordance with Building Elevations.

Existing Zoning Map.



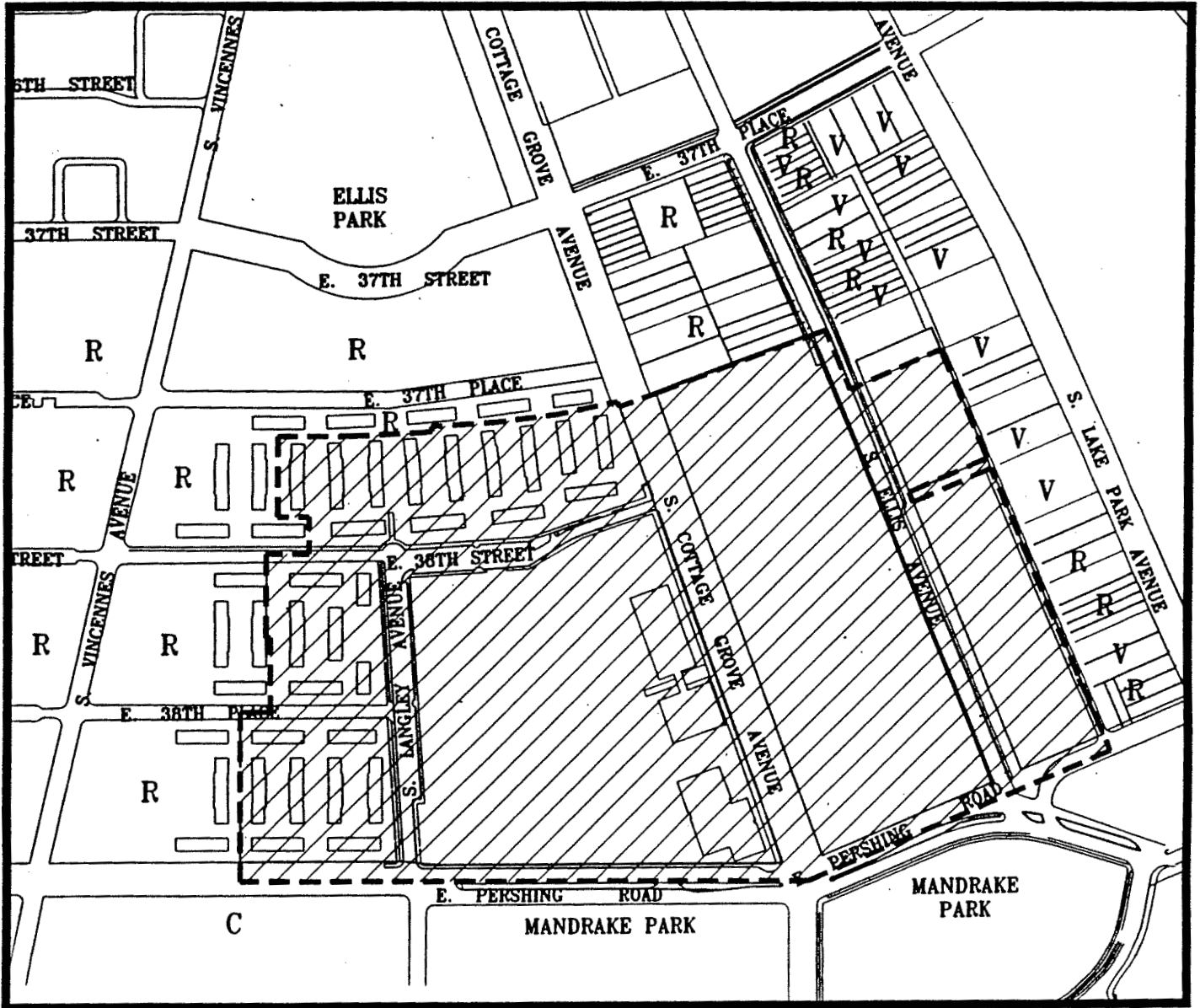
INDICATED PROPERTY FOR
PLANNED DEVELOPMENT



ZONING DISTRICT
BOUNDARIES

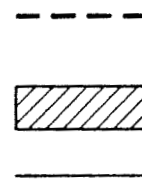


Existing Land-Use Map.

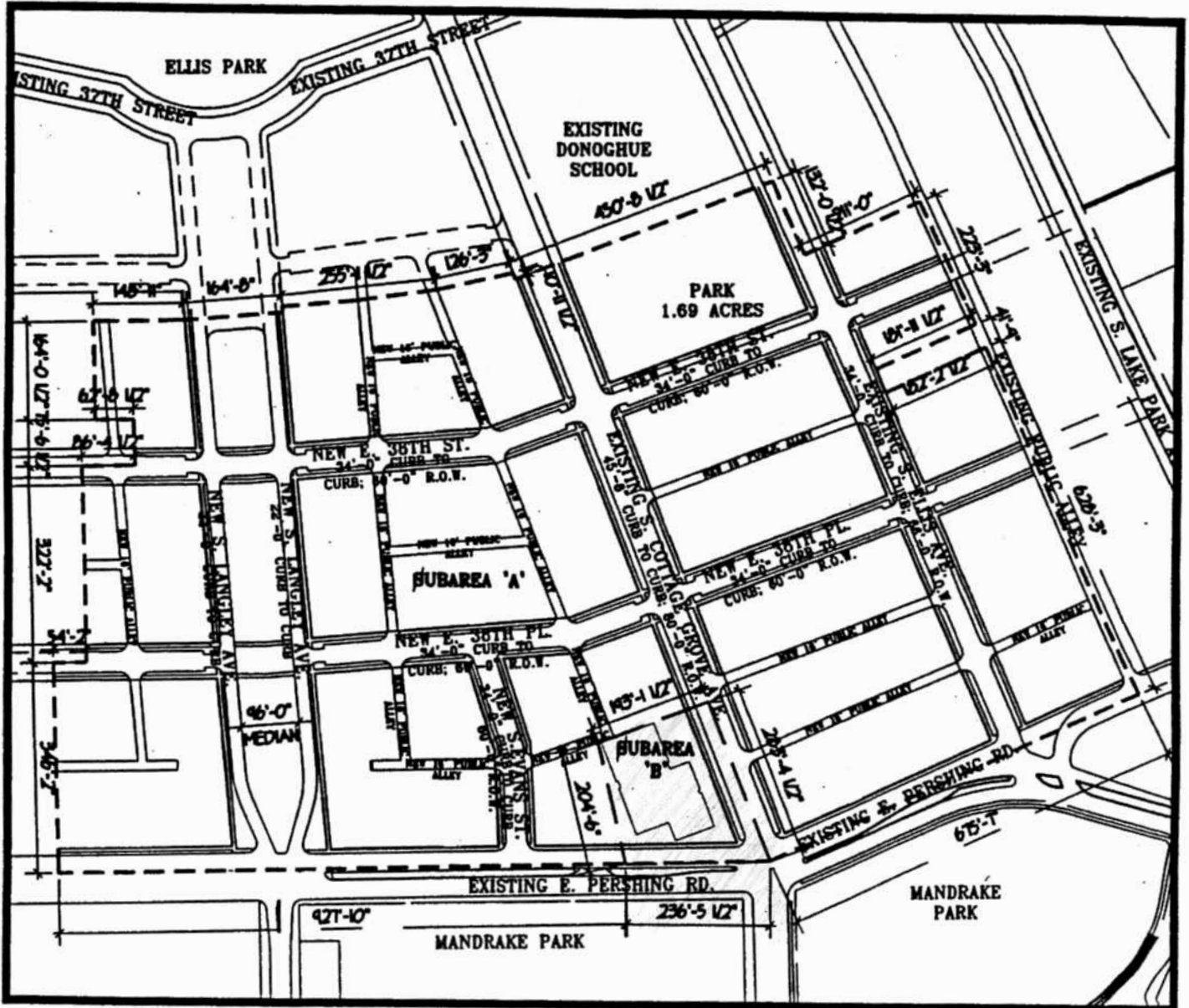


RESIDENTIAL DISTRICT — R
 COMMERCIAL DISTRICT — C
 BUSINESS DISTRICT — B
 VACANT LOT — V

PLANNED DEVELOPMENT
 BOUNDARY LINE
 INDICATED PROPERTY FOR
 PLANNED DEVELOPMENT
 PROPERTY LINES



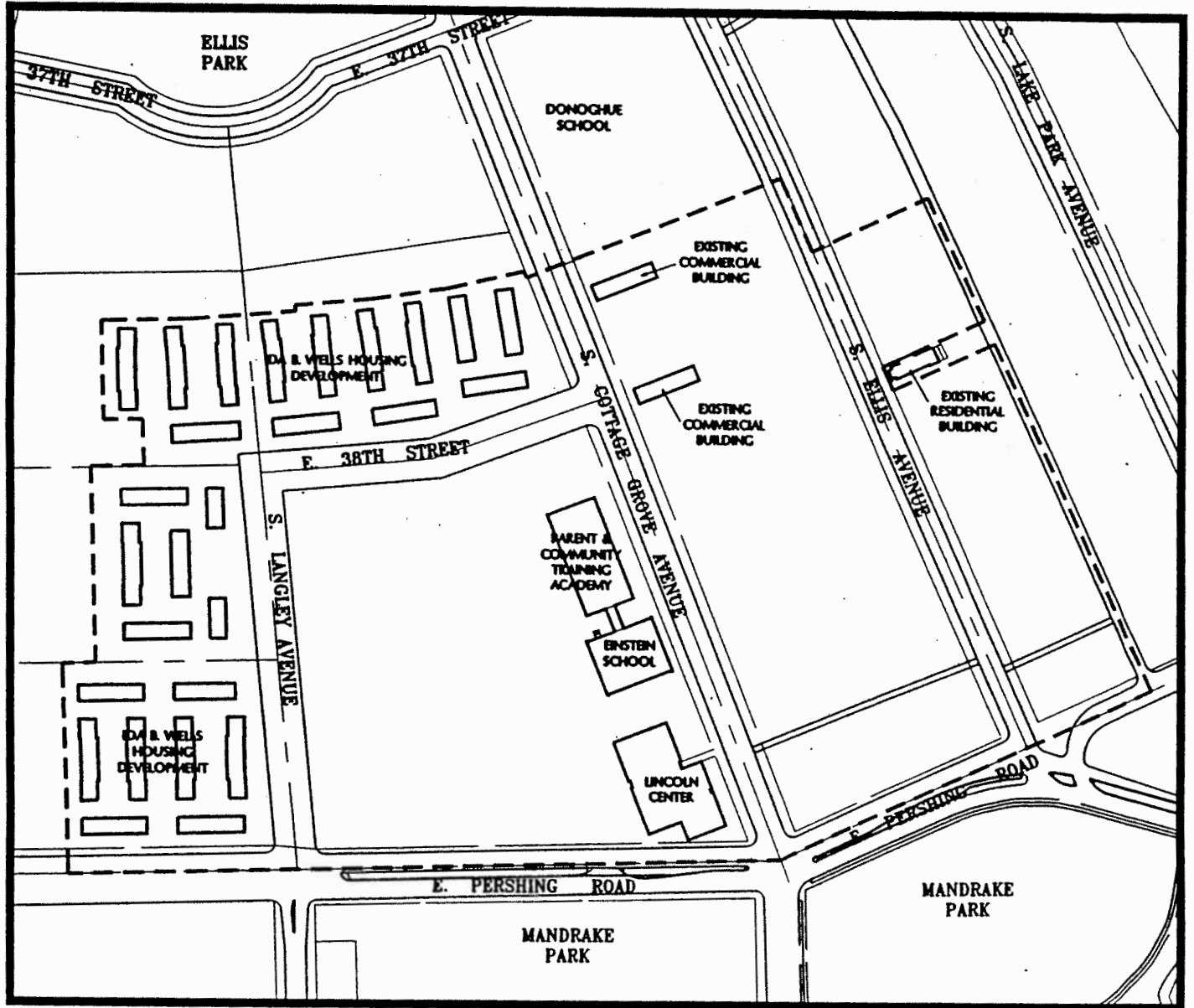
Boundary And Property Line Map.



PLANNED DEVELOPMENT
BOUNDARY LINE



Existing Improvements Map.



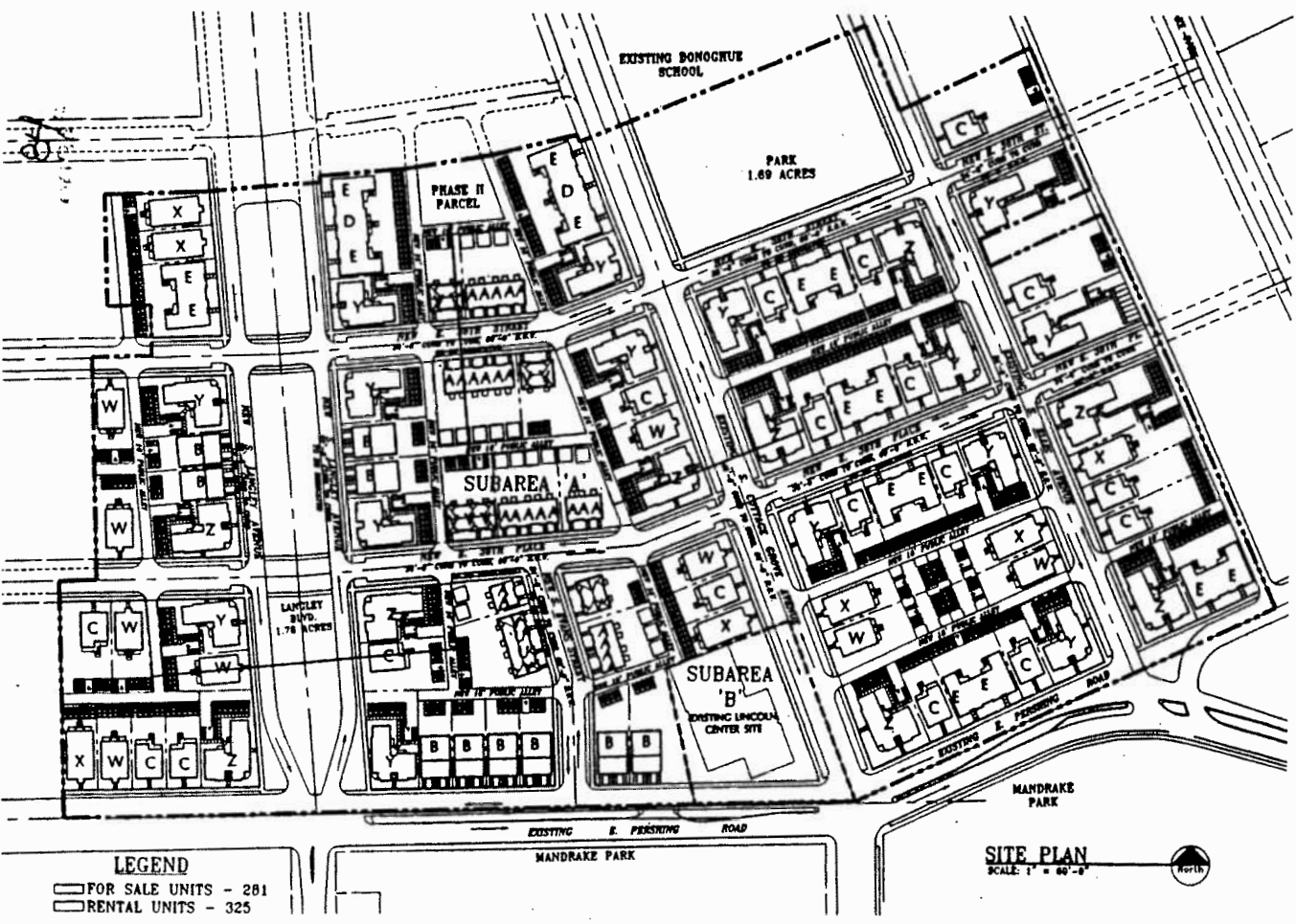
PLANNED DEVELOPMENT
BOUNDARY LINE



LINE OF EXISTING BUILDING



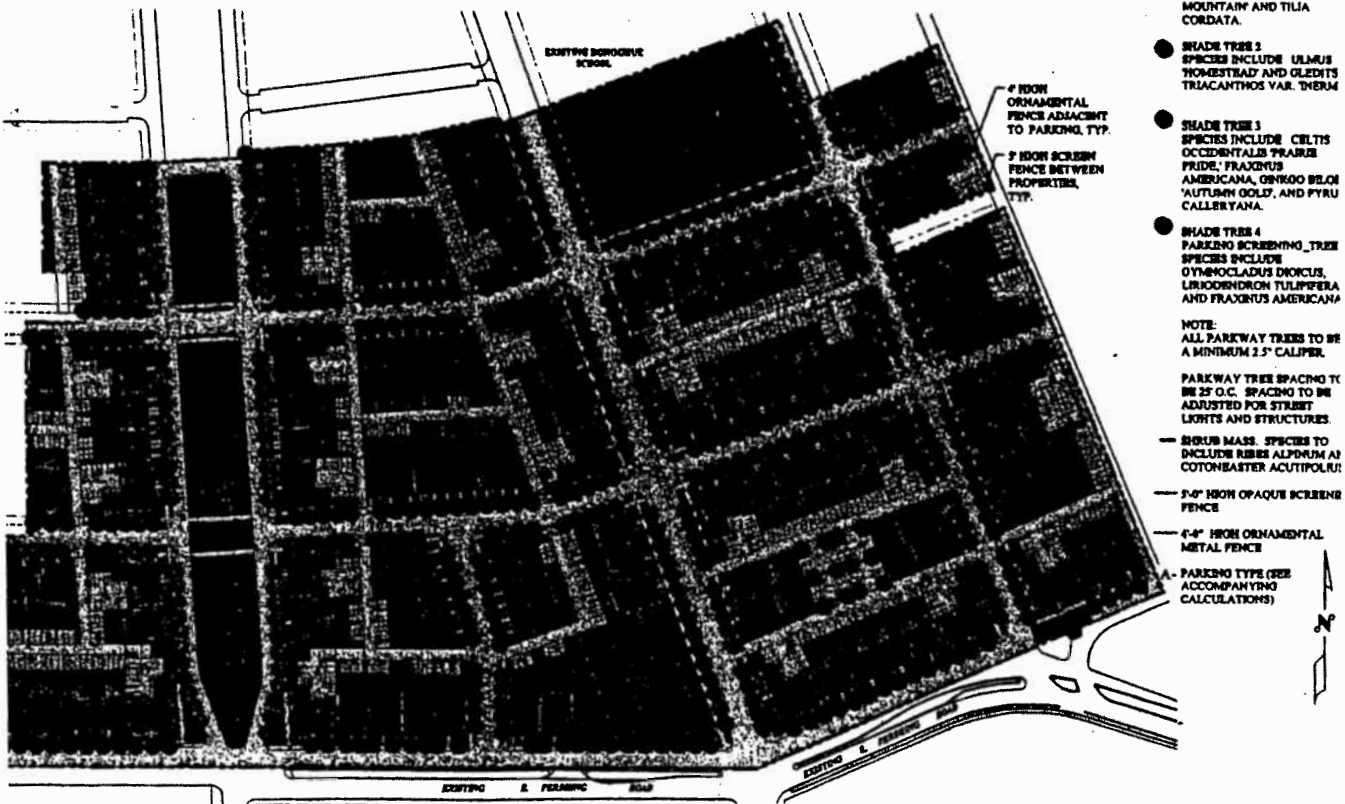
Site Plan.



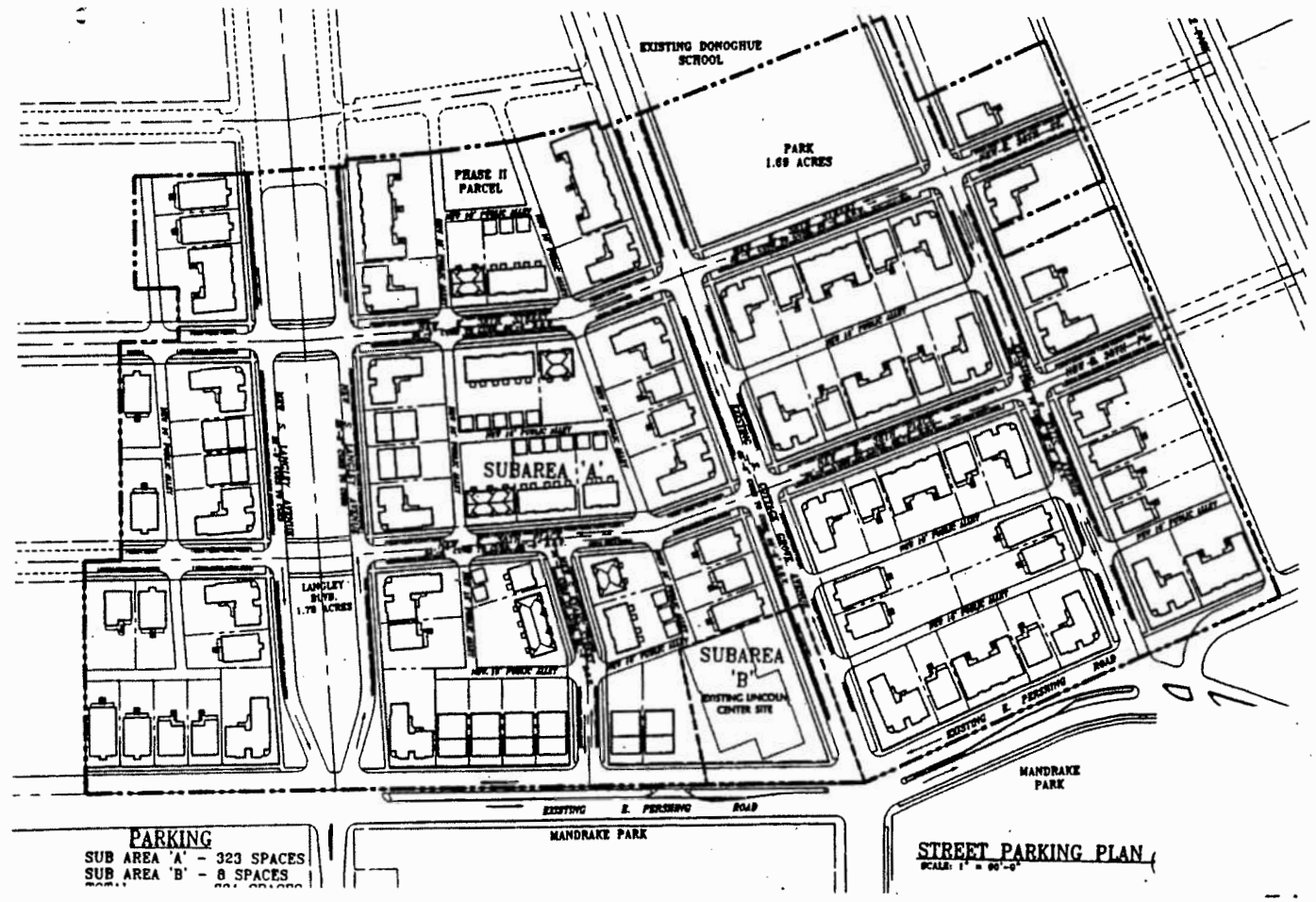
LEGEND
 [Hatched Box] FOR SALE UNITS - 281
 [White Box] RENTAL UNITS - 325

SITE PLAN
 SCALE: 1" = 60'-0"
 North

Landscape Plan.

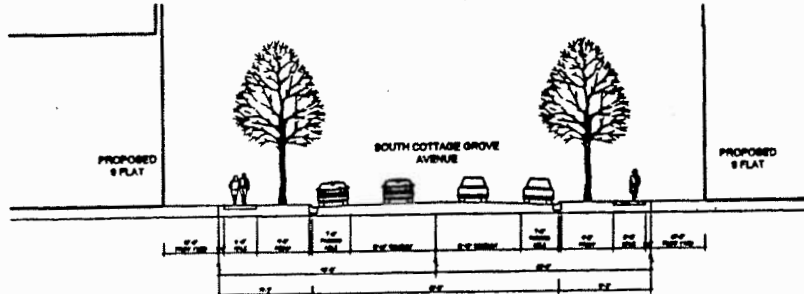


Street Parking Plan.

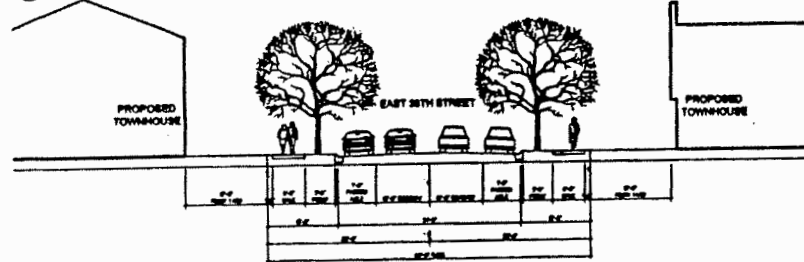


PARKING
 SUB AREA 'A' - 323 SPACES
 SUB AREA 'B' - 8 SPACES

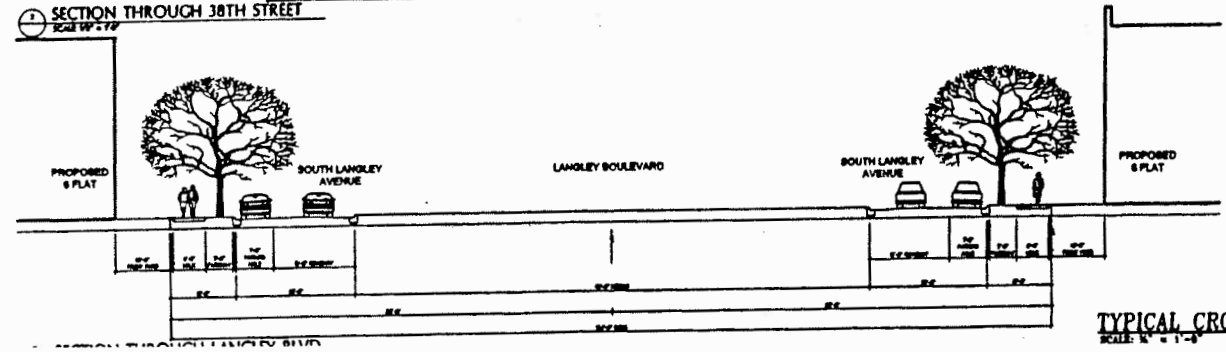
Typical Cross Sections.



SECTION THROUGH COTTAGE GROVE
SCALE 1/4" = 1'-0"










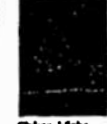




SECTION THROUGH 38TH STREET
SCALE 1/4" = 1'-0"

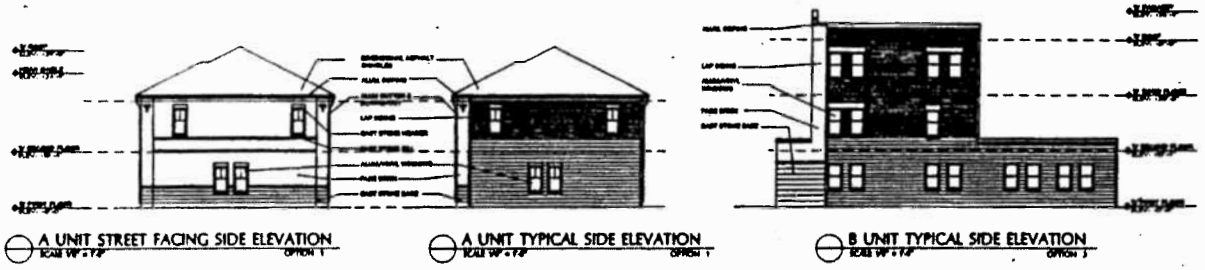


TYPICAL CROSS SECTIONS
SCALE: 1/4" = 1'-0"

STREET TREES

- | | | |
|---|---|---|
| 
Acer saccharum
Sugar Maple | 
Tilia Cordata
Little Leaf Linden | 
Ulmus 'Homestead'
American Elm |
| 
Gleditsia triacanthos
Honeylocust | 
Fraxinus Americana
White Ash | 
Celtis occidentalis
Hackberry |
| 
Pyrus calleryana
'Redspire' Pear | 
Gymnocladia dioica
Kentucky Coffee Tree | 
Liquidambar styraciflua
Tule Tree |
| 
Quercus bicolor | 
Carya lobeata | 
Corylus americana |

Building Elevations.
(Page 1 of 4)



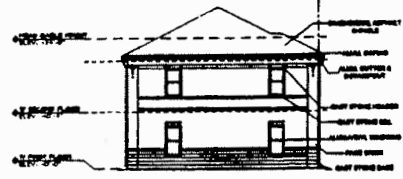
Building Elevations.
(Page 2 of 4)



Building Elevations.
(Page 3 of 4)



U UNIT & V UNIT FRONT ELEVATION SCALE UP - 1/8" OPEN 1
 U UNIT & V UNIT FRONT ELEVATION SCALE UP - 1/8" OPEN 1
 U UNIT & V UNIT FRONT ELEVATION SCALE UP - 1/8" OPEN 1



V UNIT STREET FACING SIDE ELEVATION SCALE UP - 1/8" OPEN 1

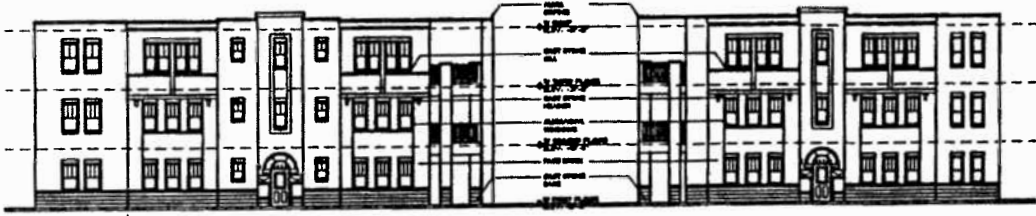


W UNIT STREET FACING SIDE ELEVATION SCALE UP - 1/8" OPEN 1



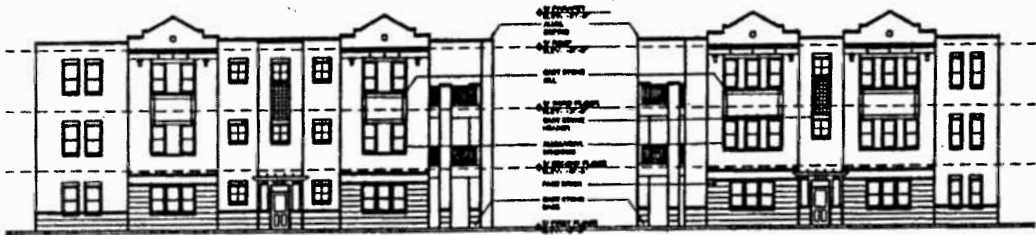
W UNIT & X UNIT FRONT ELEVATION SCALE UP - 1/8" OPEN 1
 W UNIT & X UNIT FRONT ELEVATION SCALE UP - 1/8" OPEN 1
 W UNIT & X UNIT FRONT ELEVATION SCALE UP - 1/8" OPEN 1

Building Elevations.
(Page 4 of 4)



Y UNIT & Z UNIT SIDE ELEVATION
SCALE 1/4" = 1'-0" OPTION 1

Y UNIT & Z UNIT FRONT ELEVATION
SCALE 1/4" = 1'-0" OPTION 1



Y UNIT & Z UNIT SIDE ELEVATION
SCALE 1/4" = 1'-0" OPTION 1

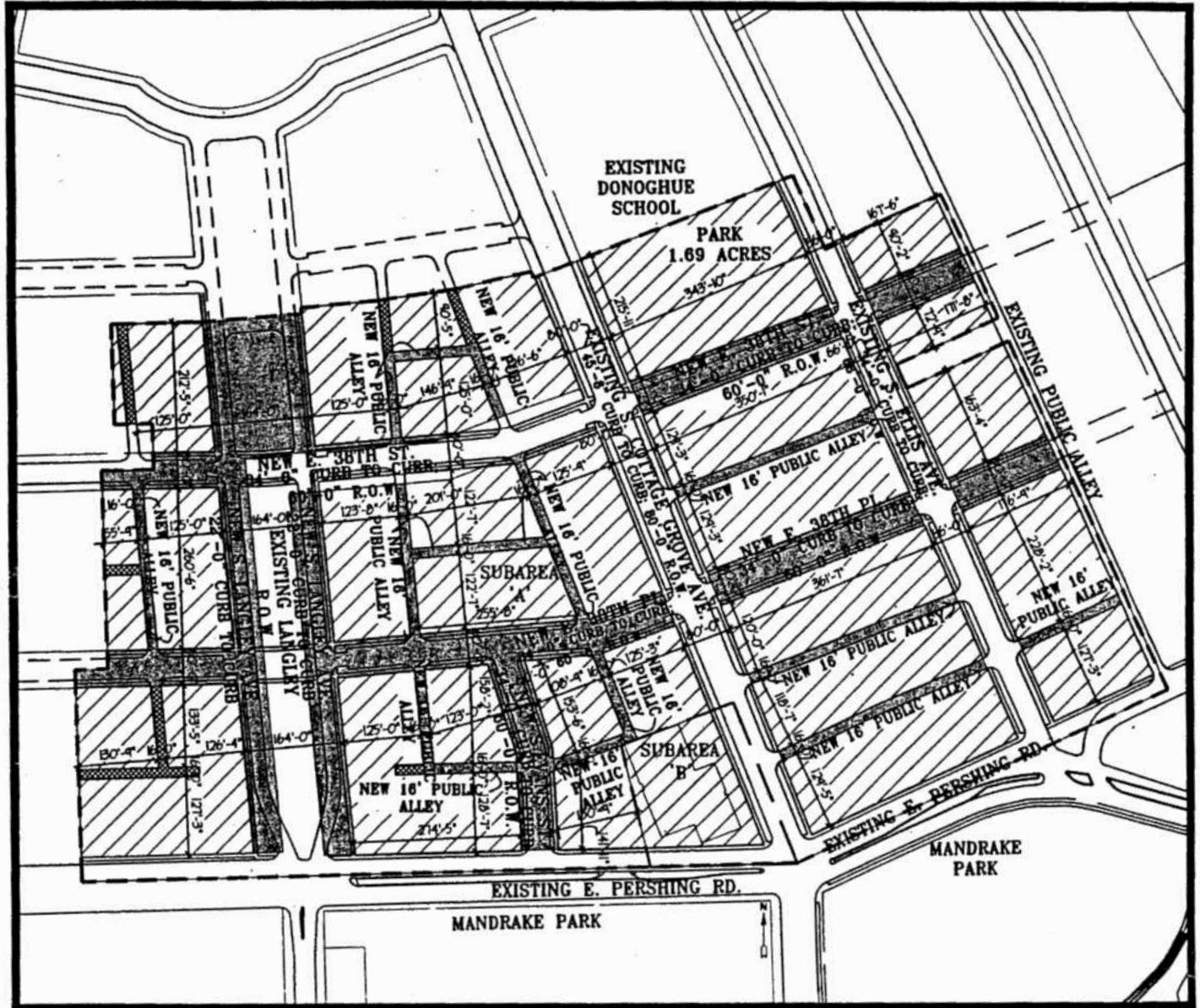
Y UNIT & Z UNIT FRONT ELEVATION
SCALE 1/4" = 1'-0" OPTION 1


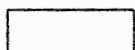

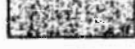


Y UNIT & Z UNIT SIDE ELEVATION
SCALE 1/4" = 1'-0" OPTION 1

Y UNIT & Z UNIT FRONT ELEVATION
SCALE 1/4" = 1'-0" OPTION 1

Right-Of-Way Adjustment Map.



- PLANNED DEVELOPMENT BOUNDARY LINE ---
- INDICATED PROPERTY FOR PLANNED DEVELOPMENT 
- EXISTING DEDICATED STREETS, ALLEYS & RIGHTS OF WAYS 
- NON-DEDICATED STREETS, ALLEYS & RIGHT OF WAYS 
- NEW DEDICATED STREETS, ALLEYS & RIGHTS OF WAYS TO BE ADJUSTED 



APPLICANT NAME: OAKWOOD BOULEVARD ASSOCIATES, LLC.
 SUBMITTED: AUGUST 15, 2002

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF PARTICULAR AREAS.

(Committee Meeting Held August 28, 2002)

The Committee on Zoning submitted the following report:

CHICAGO, September 4, 2002.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on August 28, 2002, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their amended form. They are Application Numbers A-4940, 13669, 13730, 13609, 13651, 13673, 13693 and 13587.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers A-4961, 13646, 13609, 13610, 13650, 13693, 13683 and 13722 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of these ordinances.

Again, please let the record reflect that I abstain from voting on Application Numbers A-4961, 13646, 13609, 13610, 13650, 13693, 13683 and 13722 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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