

PD 906

Table of Contents

01/25/2017 PD Amendment	2
Ordinance	2
Statements	3
Bulk Table	6
Exhibits	8
03/31/2004 PD Adoption	20
Ordinance	20
Statements	21
Bulk Table	26
Exhibits	27

19004

1/25/2017

REPORTS OF COMMITTEES

42337

~~Reclassification Of Area Shown On Map No. 13-K.
(Application No. 19046)
(Common Address: 4941 -- 4945 N. Keystone Ave.)~~

[O2016-8615]

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

~~SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-K in the area bounded by:~~

~~North Keystone Avenue; a line 147.80 feet south of and parallel to West Argyle Street; the north/south public alley next east of and parallel to North Keystone Avenue; and a line 197.80 feet south of and parallel to West Argyle Street,~~

~~to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit 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 No. 15-L.
(As Amended)
(Application No. 19004)
(Common Address: 6000 -- 6052 N. Cicero Ave.
And 4800 -- 4822 W. Peterson Ave.)

RBPD 906, 9A

[SO2016-7338]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 906 District symbols and indications as shown on Map Number 15-L in the area bounded by:

a line approximately 537.17 feet north of and parallel to the north line of West Peterson Avenue; North Cicero Avenue; West Peterson Avenue; the north line of the Edens Expressway right-of-way; and a line approximately 290 feet west of and parallel to the centerline of North Cicero Avenue,

to those of Residential-Business Planned Development Number 906, 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-Business Planned Development No. 906, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 906 ("Planned Development") consists of approximately 127,720 net square feet (2.93 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 6000 North Cicero Avenue Chicago Illinois LLC (for Subarea B) and by South Sauganash Place Condominium Association (for Subarea A).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.

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

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 15 Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; an Existing Conditions Map; a Property Line Map; a Planned Development Boundary Line Map; a Subarea Map; Site Plan -- Entire Site; Site Plan -- Subarea A; Site Plan -- Subarea B; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Haeger Engineering (but including some previously approved planned development exhibits) and dated January 19, 2017, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development:
 - Subarea A:

Dwelling units (located above the ground floor); office; personal service; food and beverage retail sales; general retail sales; financial services (excluding pawn shops); and related, incidental and accessory uses including but not limited to accessory parking.
 - Subarea B:

Accessory parking; food and beverage retail sales (limited to farmer's markets and similar outdoor sales and community events); general retail sales (limited to farmer's markets and similar outdoor sales and community events); and related, incidental and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and

measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 127,720 square feet.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation, and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The improvements of the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement 4 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. Not less than twenty-five percent (25%) of the roof area of buildings constructed on the Property shall be green roof area planted with soils and plants; for the purposes of this Statement 14, "roof area" shall not include areas containing mechanical equipment, walkways, workspace areas, chimneys, skylights and other equipment supporting the operation of the applicable buildings.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the pre-existing Residential-Business Planned Development Number 906.

[Existing Zoning Map; Existing Land-Use Map; Existing Conditions Map; Property Line Map; Boundary Line Map (including Property Line); Subarea Map; Site Plan -- ~~Entire Site~~; ~~Site Plan~~ -- Subarea A (Existing Building); Site Plan -- Subarea B; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 42343 through 42354 of this *Journal*.]

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

Residential-Business Planned Development No. 906, As Amended.

Bulk Regulation And Data Table.

Net Site Area:

Subarea A (south/mixed-used parcel):	83,555 square feet (1.92 acres)
Subarea B (north/parking lot parcel):	44,165 square feet (1.01 acres)
Total Net Site Area:	127,720 square feet (2.93 acres)

Area in the Public Right-of-Way:

Subarea A (south/mixed-use parcel):	25,323 square feet (0.58 acre)
Subarea B (north/parking lot parcel):	12,764 square feet (0.29 acre)
Total Net Site Area:	38,086 square feet (0.87 acre)

Gross Site Area:

Subarea A (south/mixed-use parcel):	108,878 square feet (2.50 acres)
Subarea B (north/parking lot parcel):	56,929 square feet (1.31 acres)
Total Gross Site Area:	165,806 square feet (3.81 acres)

Maximum Floor Area Ratio (FAR) (By Subarea):

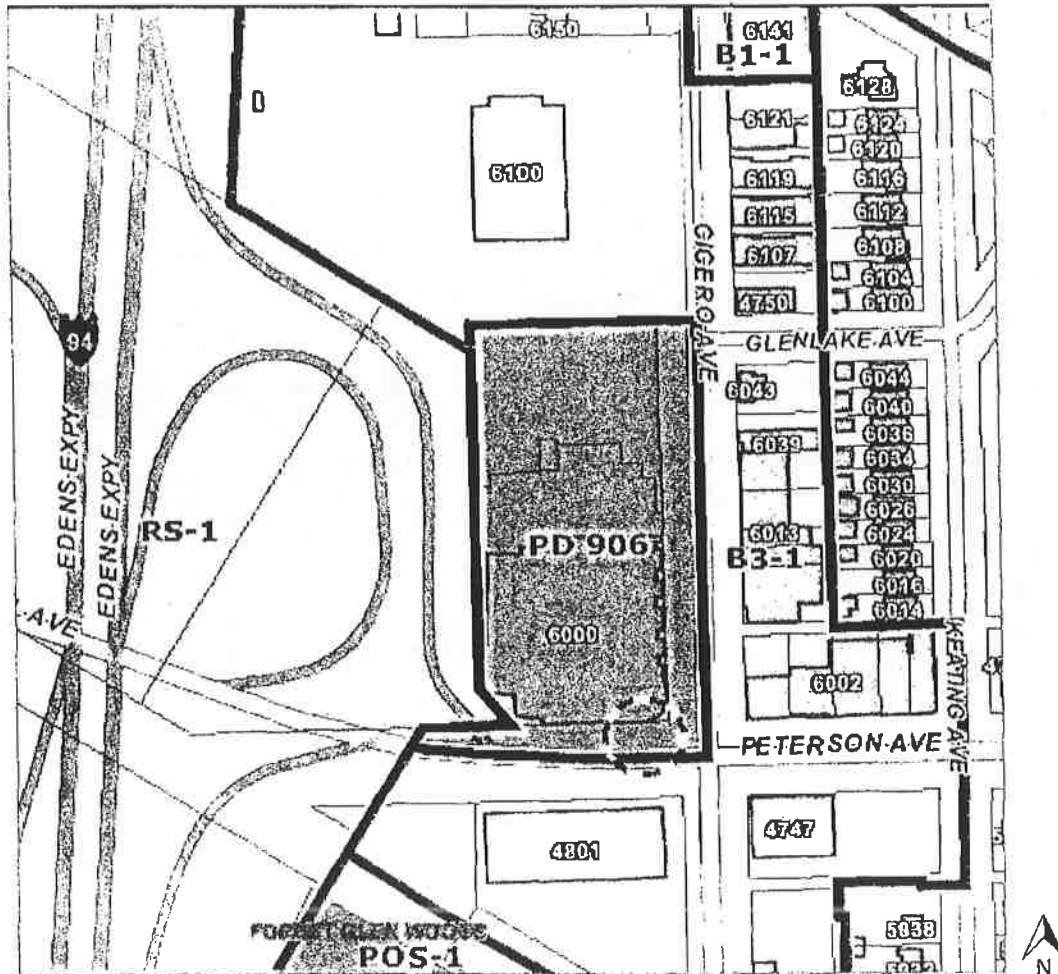
Subarea A (south/mixed-use parcel):	1.66
Subarea B (north/parking lot parcel):	0.10 (farmers market structures)

Maximum Floor Area Ratio (FAR) (P.D.):	1.12
Maximum Number of Dwelling Units:	
Subarea A (south/mixed-use parcel):	61
Subarea B (north/parking lot parcel):	0
Maximum Building Height:	
Subarea A (south/mixed-use parcel):	84 feet
Subarea B (north/parking lot parcel):	15 feet (farmers market structures)
Minimum Number of Parking Spaces:	
Subarea A -- underground:	132 spaces
Subarea A -- second floor:	91 spaces
Subarea A -- exterior:	31 spaces
Subarea B:	81 spaces*
Minimum Number of Loading Berths:	
Subarea A (south/mixed-use parcel):	2 berth(s) (10 feet by 25 feet)
Subarea B (north/parking lot parcel):	0 berth(s)
Minimum Setbacks from Property Lines:	
Subarea A (south/mixed-use parcel):	Per attached site plans
Subarea B (north/parking lot parcel):	Per attached site plans

* Spaces may serve uses in Subarea A.

FINAL FOR PUBLICATION

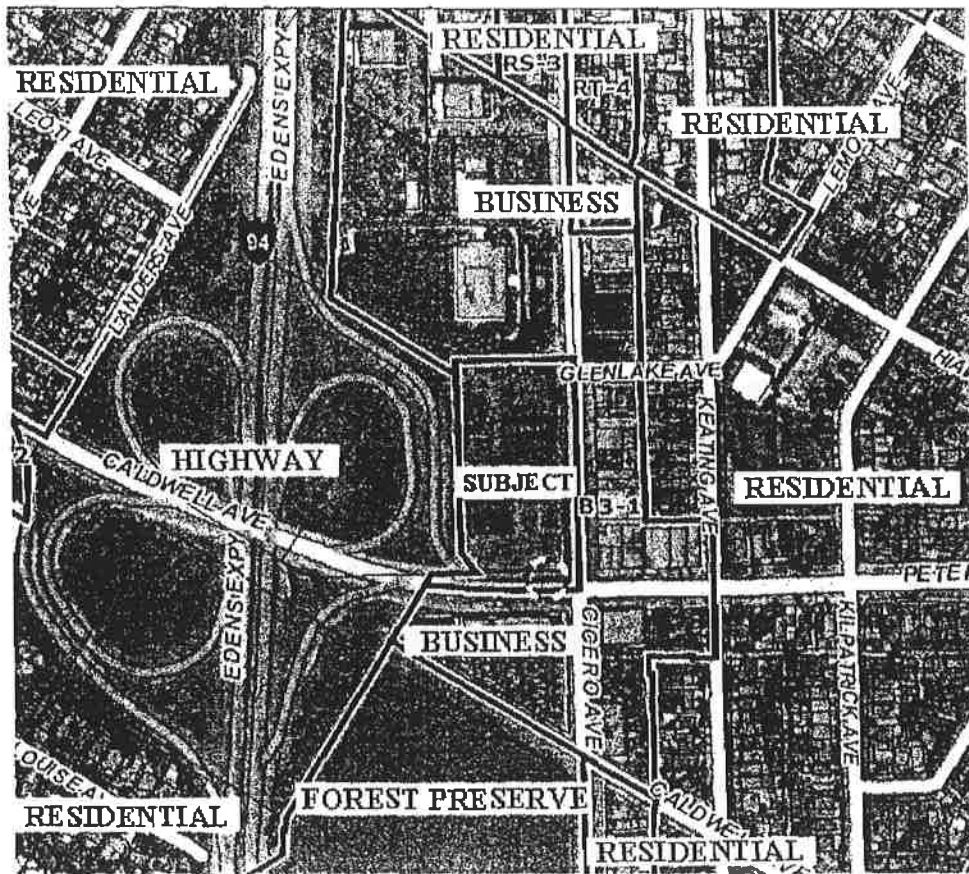
Existing Zoning Map (PD 906 – boundaries approximate)



APPLICANT: 6000 N Cicero Avenue Chicago IL, LLC
 ADDRESS: 6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
 INTRODUCTION DATE: October 5, 2016
 REVISED / CPC DATE: January 19, 2017

FINAL FOR PUBLICATION

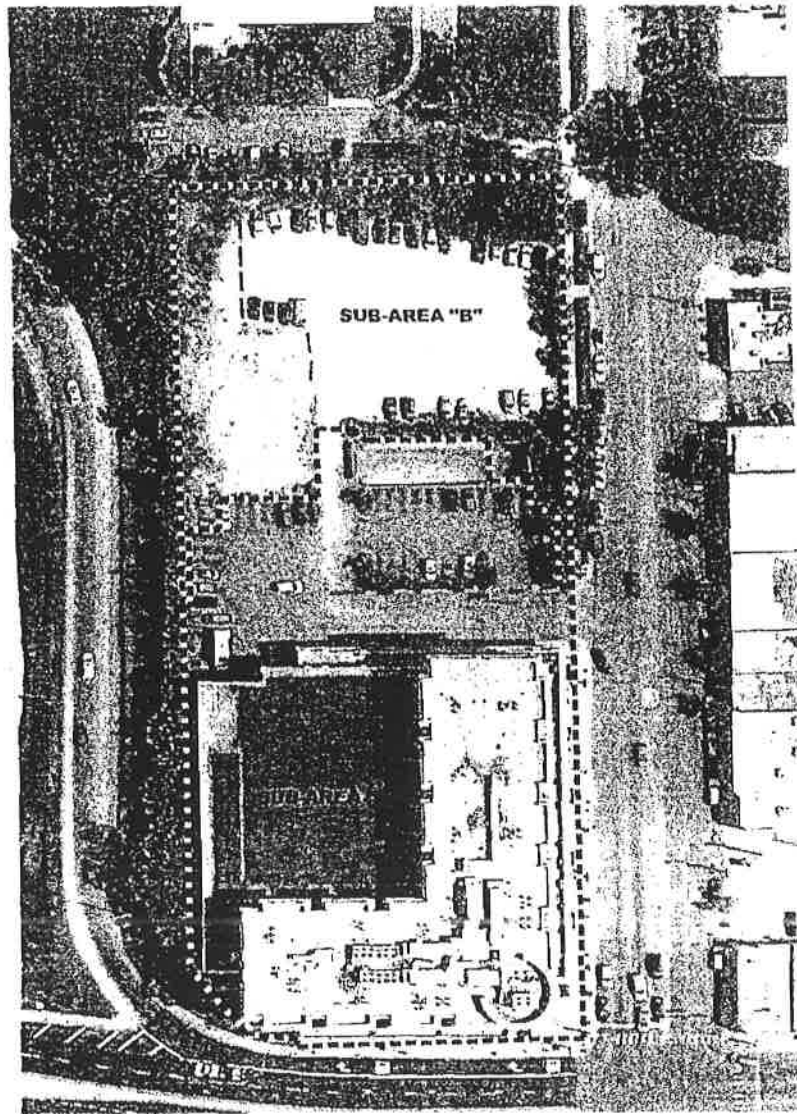
Existing Land Use Map



APPLICANT: 6000 N Cicero Avenue Chicago IL, LLC
 ADDRESS: 6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
 INTRODUCTION DATE: October 5, 2016
 REVISED / CPC DATE: January 19, 2017

FINAL FOR PUBLICATION

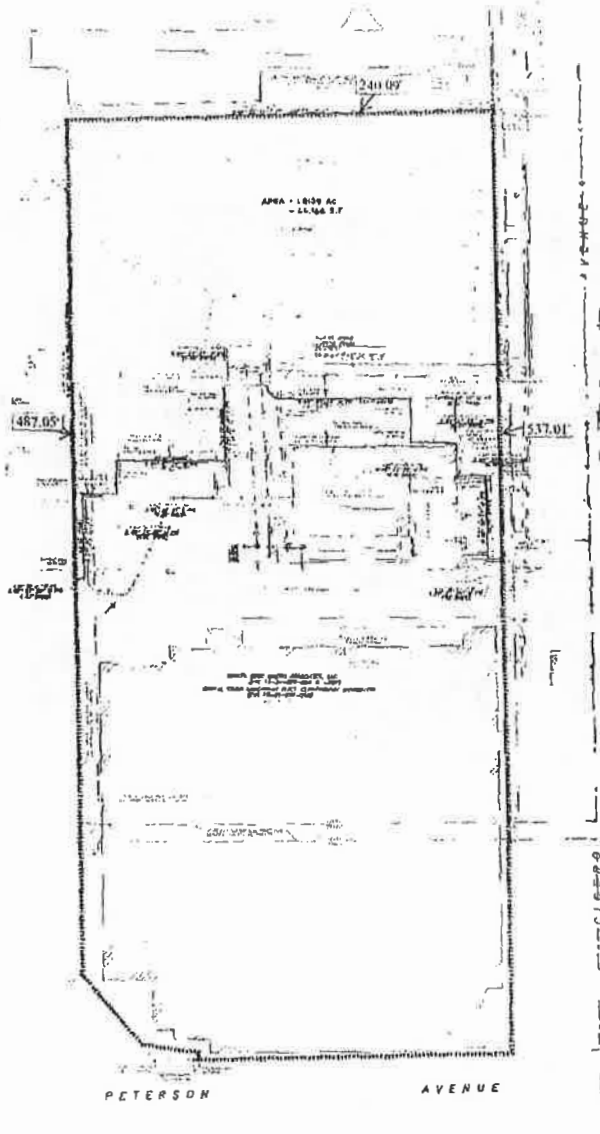
Existing Conditions Map



APPLICANT: 6000 N Cicero Avenue Chicago IL, LLC
ADDRESS: 6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
INTRODUCTION DATE: October 5, 2016
REVISED / CPC DATE: January 19, 2017

FINAL PLAN APPROVED

Property Line Map

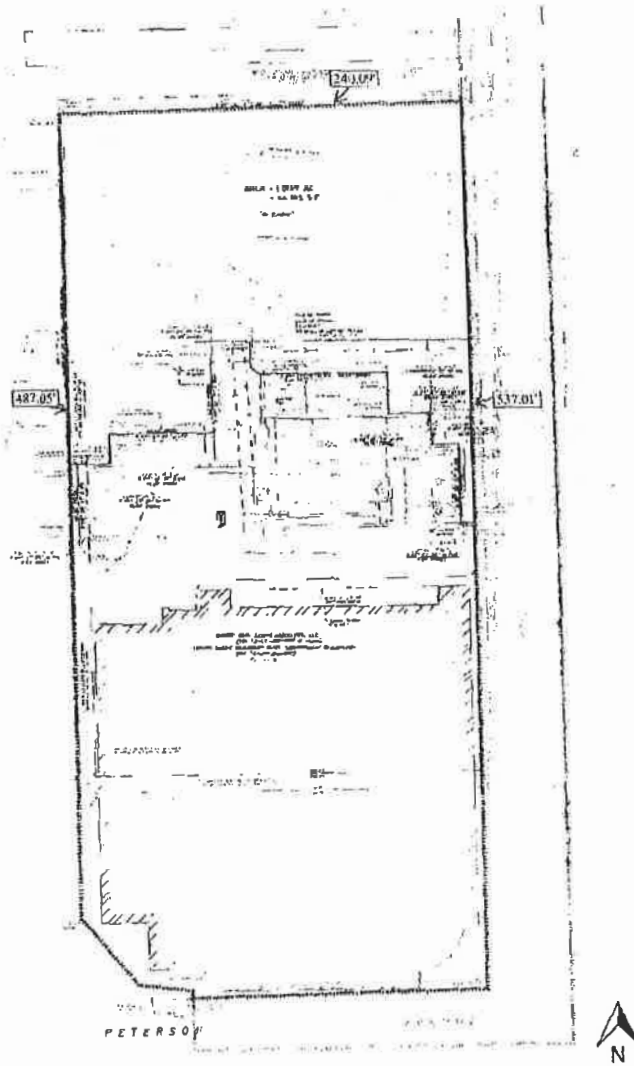


APPLICANT:
ADDRESS:
INTRODUCTION DATE:
REVISED / CPC DATE:

6000 N Cicero Avenue Chicago IL, LLC
6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
October 5, 2016
January 19, 2017

FINAL FOR RECORD

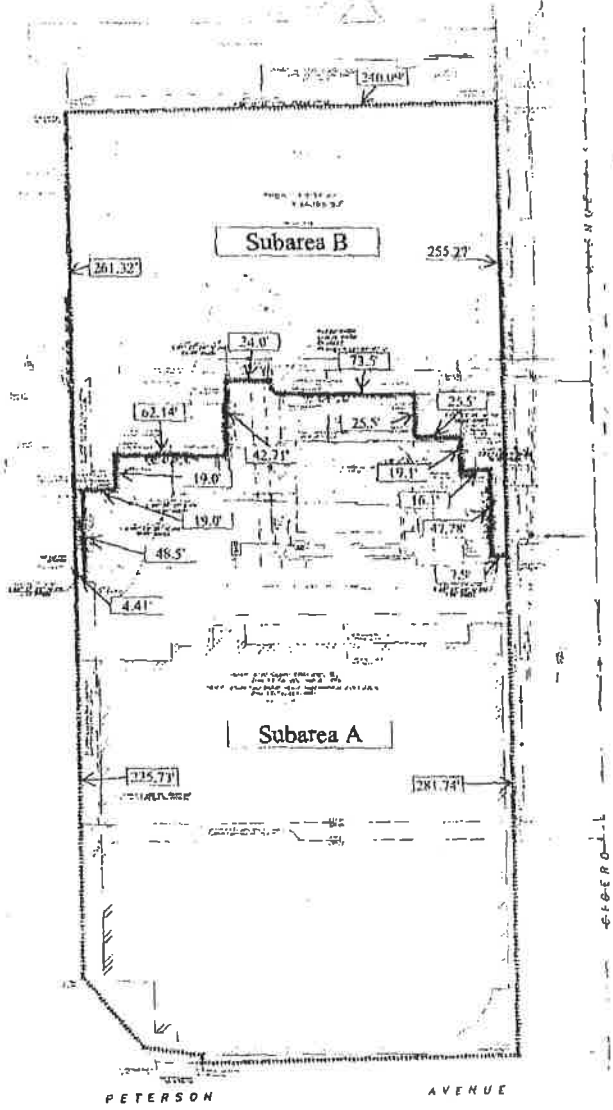
PD Boundary Line Map (including Property Line)



APPLICANT:
ADDRESS:
INTRODUCTION DATE:
REVISED / CPC DATE:

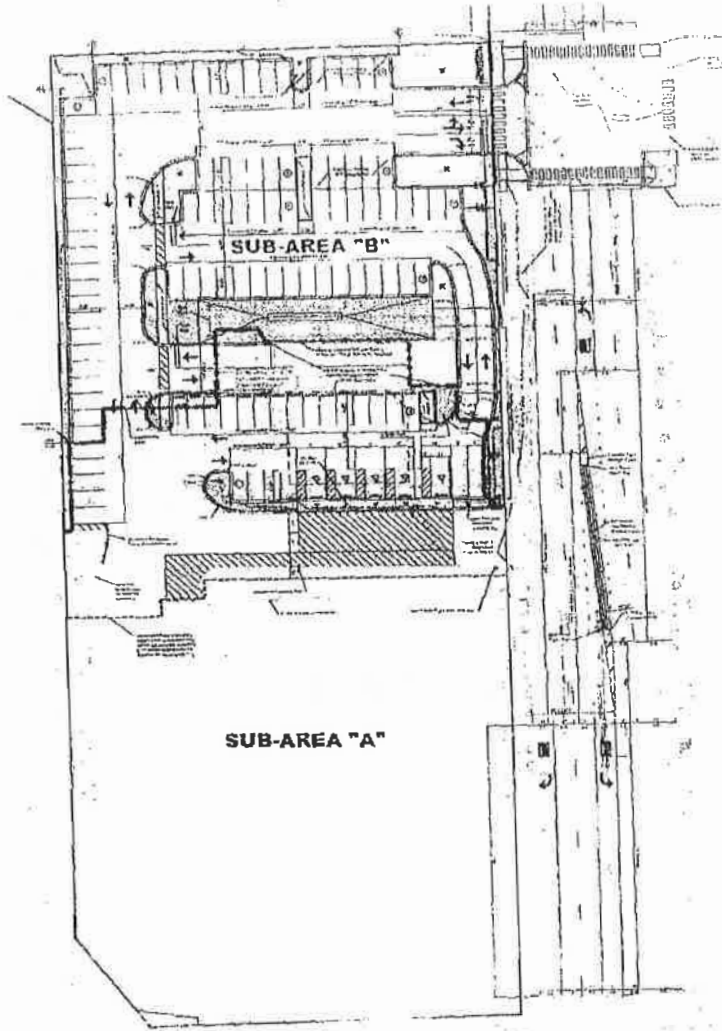
6000 N Cicero Avenue Chicago IL, LLC
6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
October 5, 2016
January 19, 2017

Subarea Map



APPLICANT:	6000 N Cicero Avenue Chicago IL, LLC
ADDRESS:	6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
INTRODUCTION DATE:	October 5, 2016
REVISED / CPC DATE:	January 19, 2017

Site Plan – Entire Site

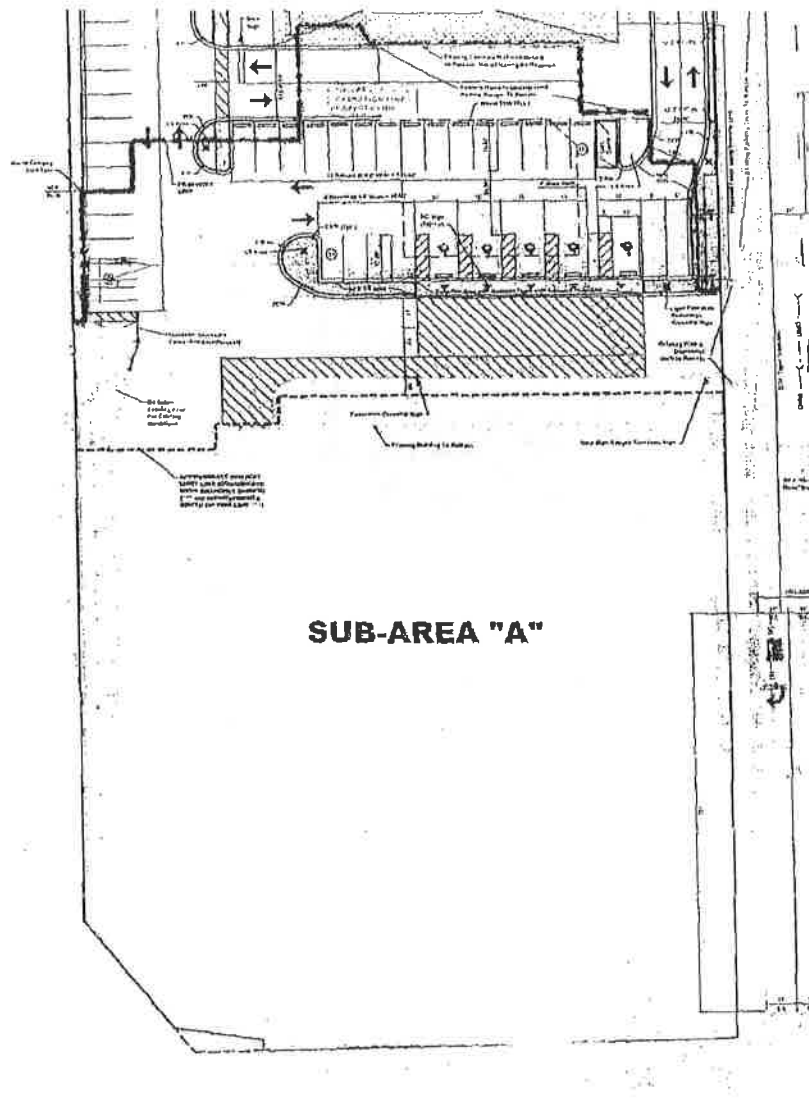


APPLICANT:
ADDRESS:
INTRODUCTION DATE:
REVISED / CPC DATE:

6000 N Cicero Avenue Chicago IL, LLC
6000-6052 N. Cicero Ave.; 480C-4822 W. Peterson Ave.
October 5, 2016
January 19, 2017

FINAL FOR PUBLICATION

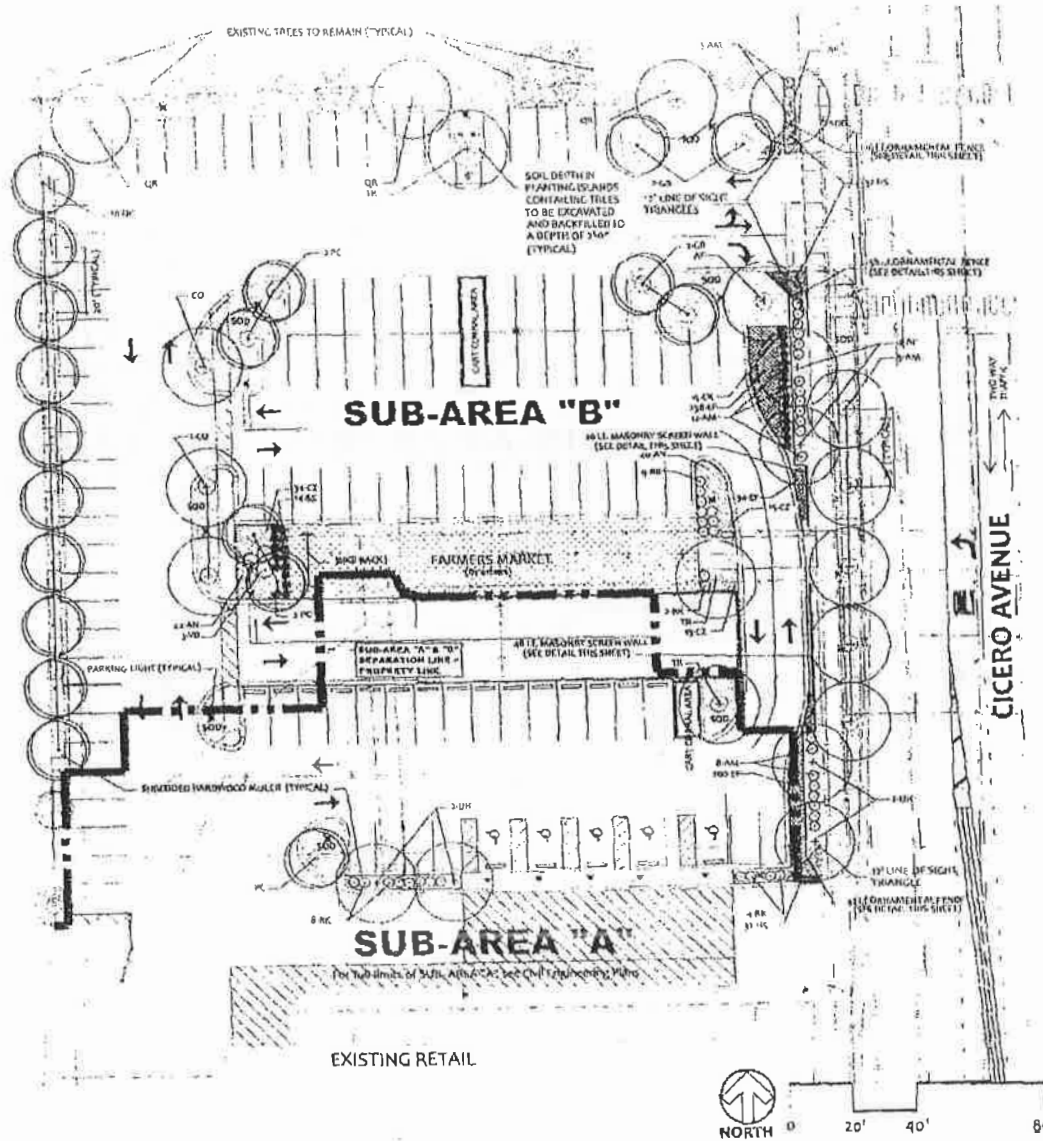
Site Plan – Subarea A (Existing Building)



APPLICANT:
 ADDRESS:
 INTRODUCTION DATE:
 REVISED / CPC DATE:

6000 N Cicero Avenue Chicago IL, LLC
 6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
 October 5, 2016
 January 19, 2017

Landscape Plan



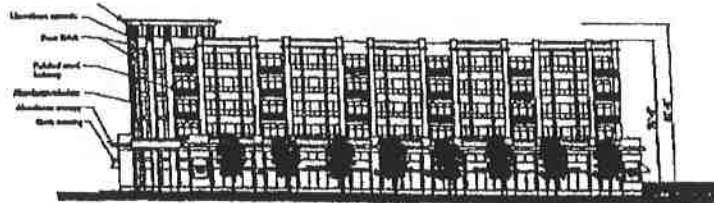
APPLICANT:
 ADDRESS:
 INTRODUCTION DATE:
 REVISED / CDC DATE:

6000 N Cicero Avenue Chicago IL, LLC
 6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
 October 5, 2016
 January 19, 2017

2017 JAN 25 10:00 AM
CITY OF CHICAGO

Elevations – Subarea A Building

East Elevation (Cicero Ave.)



South Elevation (Peterson Ave.)



APPLICANT:
ADDRESS:
INTRODUCTION DATE:
REVISED / CPC DATE:

6000 N Cicero Avenue Chicago IL, LLC
6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave.
October 5, 2016
January 19, 2017

THIS PAGE INTENTIONALLY LEFT BLANK

Elevations – Subarea A Building

West Elevation



North Elevation



APPLICANT: 6000 N Cicero Avenue Chicago IL, LLC
 ADDRESS: 6000-6052 N. Cicero Ave.; 4800-4822 W. Peterson Ave
 INTRODUCTION DATE: October 5, 2016
 REVISED / CPC DATE: January 19, 2017

~~Reclassification Of Area Shown On Map Number 12-L.
(Application Number 142 10)~~

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

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 12-L in the area bounded by:~~

~~West 54th Street; South Lorel Avenue; a line 60 feet south of and parallel with West 54th Street; and the public alley next west of and parallel with South Lorel Avenue,~~

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

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

Reclassification Of Area Shown On Map Number 15-L.

(As Amended)

(Application Number 14194)

RBPD 906

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-1 General Retail District symbols and indications as shown on Map Number 15-L in the area bounded by:

a line approximately 537.17 feet north of and parallel to the north line of West Peterson Avenue; North Cicero Avenue; West Peterson Avenue; the Edens Expressway right-of-way; and a line approximately 290 feet west of and parallel to the centerline of North Cicero Avenue.

to those of a B3-3 General Retail District,

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 General Retail District symbols and indications as shown on Map Number 15-L in the area bounded by:

a line approximately 537.17 feet north of and parallel to the north line of West Peterson Avenue; North Cicero Avenue; West Peterson Avenue; the Edens Expressway right-of-way; and a line approximately 290 feet west of and parallel to the centerline of North Cicero Avenue.

to those of a Residential Business 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-Business Planned Development Number 906.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 906 (the "Planned Development"), consists of approximately one hundred twenty-seven thousand seven hundred twenty (127,720) net square feet (approximately two and ninety-three hundredths (2.93) acres) of property located in the area generally bounded by a line approximately five hundred thirty-seven and seventeen hundredths (537.17) feet north of and parallel to the north line of West Peterson Avenue; North Cicero Avenue; West Peterson Avenue; the Edens Expressway right-of-way; and a line approximately two hundred ninety (290) feet west of and parallel to the centerline of North Cicero Avenue (the "Property"). For purposes of this Planned Development, the Property is controlled by the applicant, Klairmont Enterprises, Inc., an Illinois corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant, its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors and their respective successors and assigns. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors of the Property. For purposes of this Planned Development, where portions of the 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 portions of the improvements and not to the individual unit owners therein. In addition, where portions of the improvements located on the Property are owned by different persons, the term "owners" shall mean all of the owners (including any condominium association(s) with respect to any portions of the Property that consist of condominiums and all legal titleholders to any portions of the Property and any and all ground lessors of any portions of the Property). 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 applicant 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 with respect to the portion of the Property so transferred.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; the following documents prepared by Pappageorge/Haymes Ltd., dated March 11, 2004 (collectively, the "Plans"): an Existing Zoning and Land-Use Map; a Planned Development Property

Line and Boundary Map; a Site Plan; and Building Elevations; and a Landscape Plan and Planting List prepared by Hayden Bulin Larson, dated March 11, 2004. Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. 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 of the Property shall be permitted: dwelling units; accessory and non-accessory parking; loading berths; food stores, grocery stores, meat markets, bakeries and delicatessens; accessory liquor sales; temporary buildings for construction purposes; accessory uses; and all other uses allowed as permitted uses in the B3-3 General Retail District.
6. Business identification signs shall be permitted upon the Property provided that such signs are compatible with the character of the development authorized by this Planned Development and with the character of the area in which it is located. Temporary signs such as construction and marketing signs and temporary business identification signs shall be permitted within the Planned Development 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. In addition to the maximum height of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also 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 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 and storage areas which exceeds five thousand (5,000) square feet and (b) all floor area associated with parking and loading areas.

10. The improvements of the Property shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement 4 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. Not less than fifty percent (50%) of the roof area of buildings constructed on the Property shall be green roof area planted with soils and plants; for the purposes of this Statement 10, "roof area" shall not include areas containing mechanical equipment, walkways, workspace areas, chimneys, skylights and other equipment supporting the operation of the applicable buildings.
11. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon application and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of 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 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 and an increase of the maximum percent of land covered.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all new 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.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property 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 new building or improvement.

14. Unless substantial construction of the new buildings contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such buildings is pursued thereafter, 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 pre-existing classification of B3-3 General Retail District. Said six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for such an extension is shown.

[Existing Zoning and Land-Use Map; Planned Development Property Line and Boundary Map; Site Plan; Landscape Plan; Planting List; and Building Elevations referred to in these Plan of Development Statements printed on pages 21903 through 21912 of this Journal.]

Exhibit "A" -- Boundaries of Property and Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Exhibit "A".

Boundaries Of Property.

A line approximately 537.17 feet north of and parallel to the north line of West Peterson Avenue; North Cicero Avenue; West Peterson Avenue; the Edens Expressway right-of-way; and a line approximately 290 feet west of and parallel to the centerline of North Cicero Avenue.

Common Address:

6000 -- 6038 North Cicero Avenue.

Residential Business Planned Development Number 106.

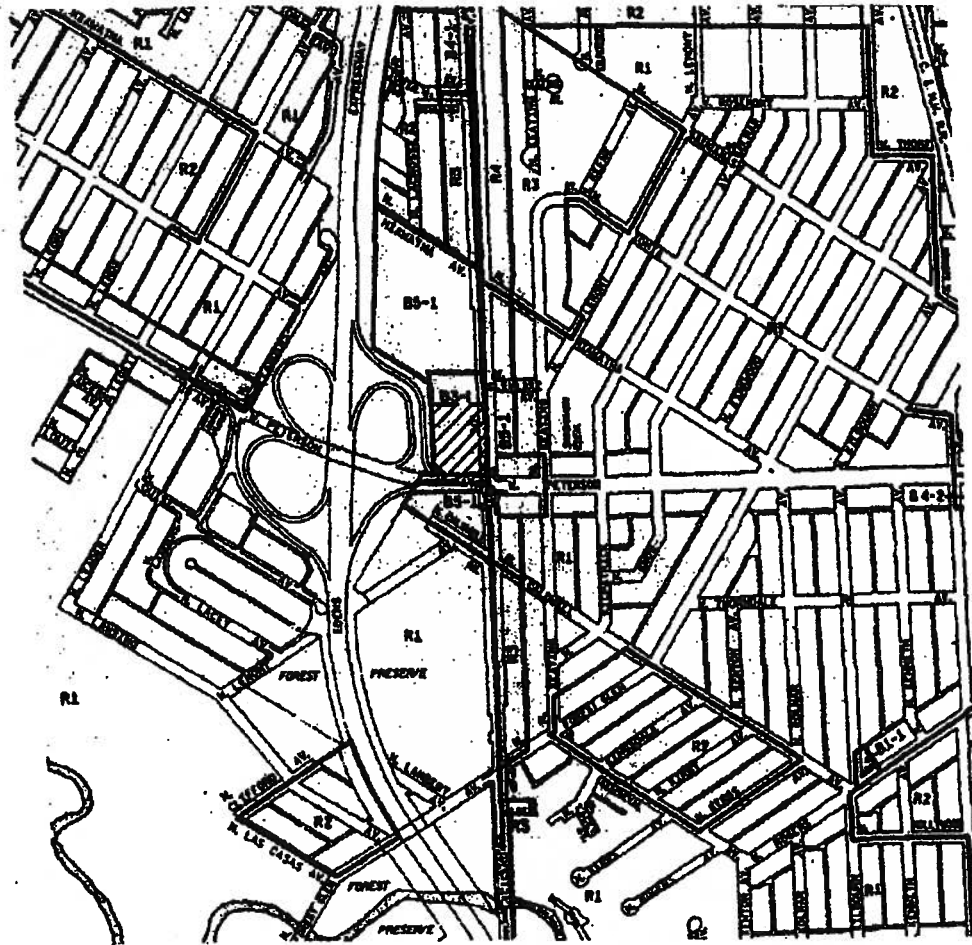
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way:
± 165,806 gross square feet (3.81 acres) = ± 127,720 net square feet (2.93 acres) +
38,086 square feet (0.88 acres) in the public right-of-way.

Maximum Floor Area Ratio:	2.2
Maximum Number of Dwelling Units:	150
Maximum Number of Off-Street Parking Spaces:	
Residential:	195
Retail:	169
Minimum Number of Off-Street Loading Berths:	In accordance with the Site Plan
Minimum Setbacks from Property Line:	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations

Existing Zoning And Land-Use Map.



 INDICATES PROPERTY FOR PLANNED DEVELOPMENT

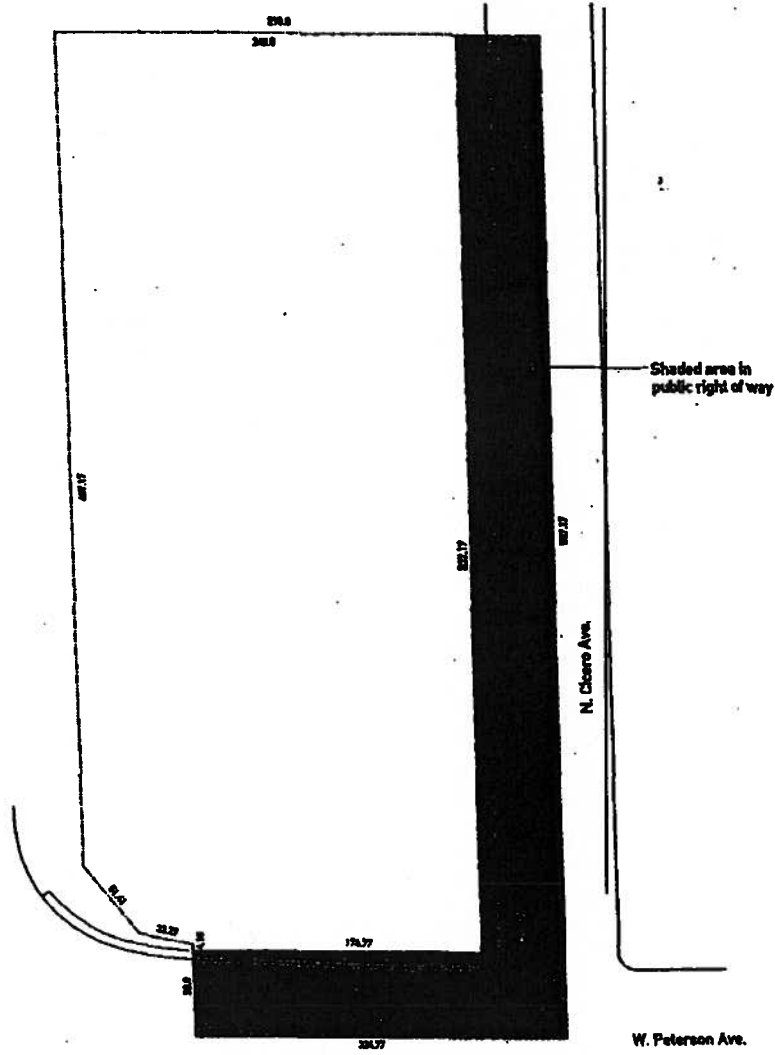
EXISTING LAND USE-VACANT

APPLICANT: Klairmont Enterprises, Inc.
ADDRESS: 6000 - 6038 N. Cicero Ave.
DATE: January 9, 2004
REVISED: March 11, 2004



EXISTING ZONING AND LAND USE MAP

Planned Development Property Line
And Boundary Map.

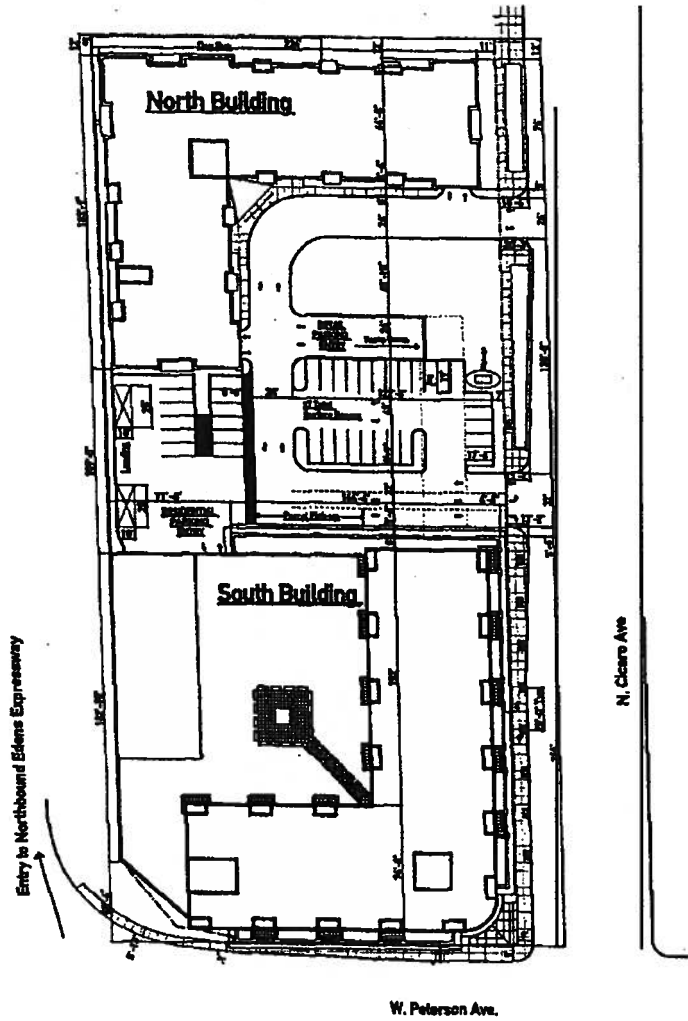


APPLICANT: Klaimont Enterprises, Inc.
 ADDRESS: 6000 - 6038 N. Cicero Ave.
 DATE: January 9, 2004
 REVISED: March 11, 2004

**PLANNED DEVELOPMENT PROPERTY
 LINE AND BOUNDARY MAP**



Site Plan.



APPLICANT: Klaimont Enterprises, Inc.
ADDRESS: 6000 - 6038 N. Cicero Ave.
DATE: January 9, 2004
REVISED: March 11, 2004



Site Plan

Building Elevations.
(Page 1 of 5)



Cicero Ave. Elevation



South Building - North Elevation

APPLICANT: Klarmont Enterprises, Inc.
ADDRESS: 6000 - 6038 N. Cicero Ave.
DATE: January 9, 2004
REVISED: March 11, 2004

Building Elevations

Building Elevations.
(Page 2 of 5)



South Building - Peterson Ave. Elevation



South Building -Cicero Ave. Elevation

APPLICANT: Kaimont Enterprises, Inc.
ADDRESS: 6000 - 6038 N. Cicero Ave.
DATE: January 9, 2004
REVISED: March 11, 2004

Building Elevations

Building Elevations.
(Page 3 of 5)



North Building - Cicero Ave. Elevation

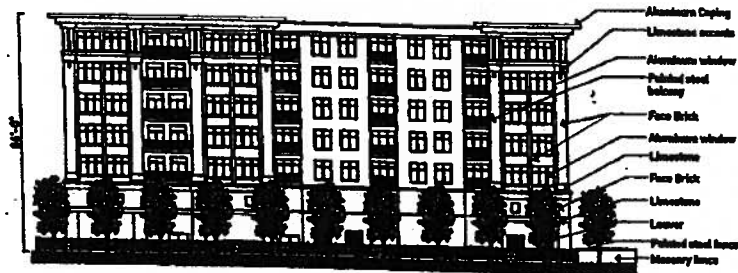


North Building - South Elevation

APPLICANT: Kalmont Enterprises, Inc.
 ADDRESS: 6006 - 6038 N. Cicero Ave.
 DATE: January 9, 2004
 REVISED: March 11, 2004

Building Elevations

Building Elevations.
(Page 4 of 5)



North Building-West Elevation

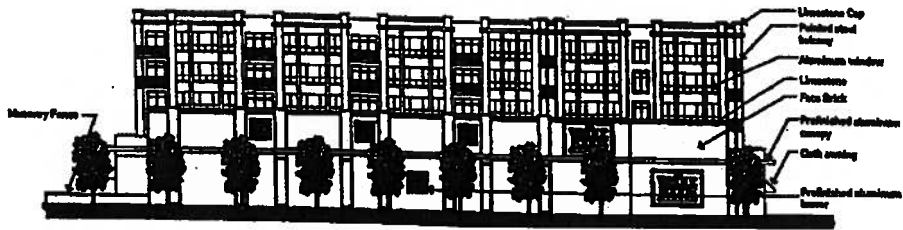


North Building-North Elevation

APPLICANT: Klairmont Enterprises, Inc.
ADDRESS: 6000 - 6038 N. Cicero Ave.
DATE: January 9, 2004
REVISED: March 11, 2004

Building Elevations

Building Elevations.
(Page 5 of 5)



South Building-West Elevation

APPLICANT: Robinson Enterprises, Inc.
ADDRESS: 6006 - 6038 N. Cicero Ave.
DATE: January 9, 2004
REVISED: March 11, 2004

Building Elevations