

# PD 937

**Table of Contents**

**06/13/2022 Minor Change** ..... **2**  
    Exhibits ..... 3  
**12/03/2013 Minor Change** ..... **7**  
    Exhibits ..... 8  
**11/03/2004 PD Adoption** ..... **12**  
    Ordinance ..... 12  
    Statements ..... 13  
    Bulk Table ..... 17  
    Exhibits ..... 19



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 13, 2022

Joseph Cogswell  
Kimley-Horn and Associates  
10001 Warrenville Road  
Suite 350  
Lisle, IL 60532

**Re: Minor Change to PD 937  
Sauganash Glen landscaping**

Dear Mr. Cogswell:

Please be advised that your request for a minor change to Residential Planned Development No. 937 ("PD 937") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 11 of PD 937.

You are seeking a minor change for landscape modifications on behalf of The Residences of Sauganash Glen Homeowners, the homeowner's association ("HOA"). The landscaping was completed in the summer of 2019 and was in compliance with the approved plans. However, the developer, K. Hovnanian Homes, failed to submit a Landscape Deposit Refund Request and in 2020 the HOA changed the landscaping. Two trees and shrubbery in the landscaped cul-de-sac island were removed and replaced with hardscape paving and seat walls. Shrubs were also removed adjacent to the southern property line at 6005 N. Kildare Avenue and replaced with a privacy fence. The attached Landscape Plans (L1, L2, L3 and L4) reflect current conditions.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed landscape modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 937, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Since this is an existing condition with no proposed changes to the site, the typical 12-month validation limit for a minor change does not apply. No further action is required to memorialize this minor change as part of the Planned Development.

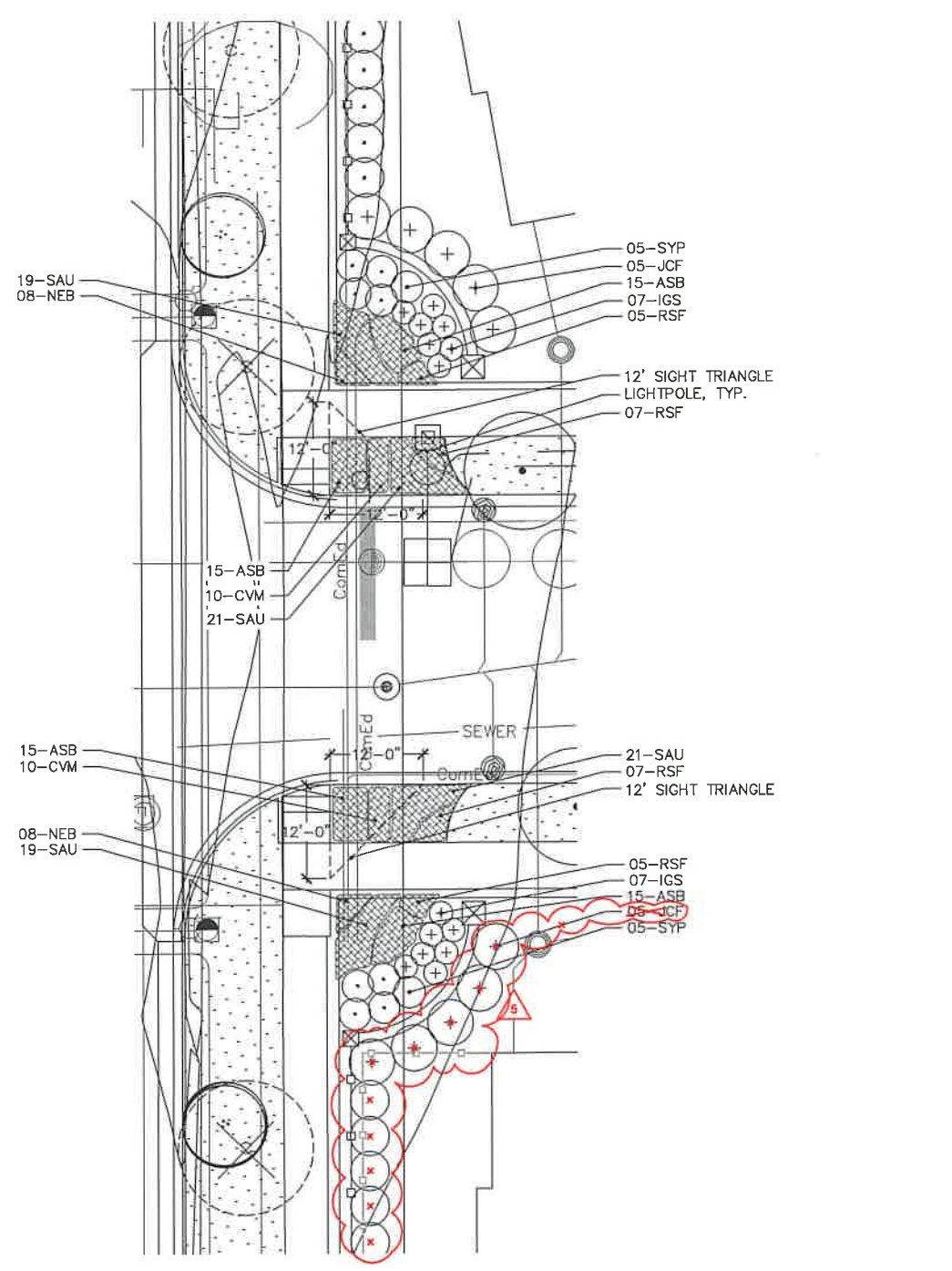
Sincerely,

Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Ron Daye, Noah Szafraniec, Main file

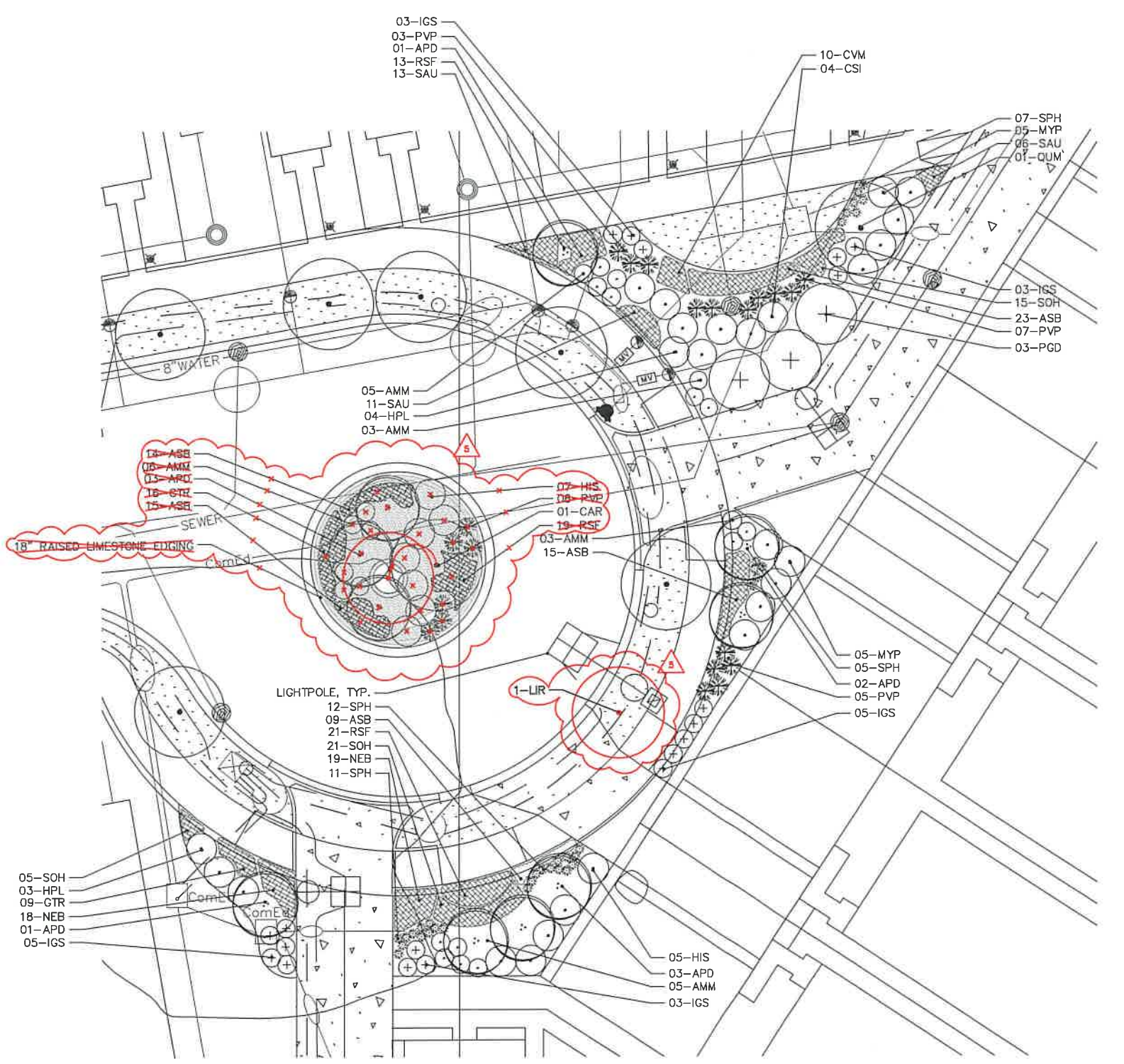


Drawing name: K:\GIS\DRAWING\DRAWING\Projects\2014\2014021000 - Landscape Planning L-2 Apr 20, 2014 8:58am by Joe Cogswell  
 This document, together with the complete and design presented herein, is intended only for the specific purpose and object for which it was prepared. Review of and approval of this document without written authorization and signature of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 ENTRY LANDSCAPE ENLARGEMENT

 NORTH  
 SCALE: 1" = 10'



2 INTERIOR LANDSCAPE ENLARGEMENT

 NORTH  
 SCALE: 1" = 10'



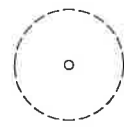
SCALE: AS NOTED	DESIGNED BY: LJ	DRAWN BY: LJ	CHECKED BY: KO	<b>Kimley»Horn</b> <small>© 2014 KIMLEY-HORN AND ASSOCIATES, INC.          1804 N NAVER BLVD., SUITE 200          NAPERVILLE, IL 60563          PHONE: 630-467-5500          WWW.KIMLEY-HORN.COM</small>			K HOVNANIAN <small>1804 N NAVER BLVD., SUITE 200          NAPERVILLE, IL 60563          TEL: (63) 210-8868</small>	
1	REVISED OUC SUBMITTAL	09/02/14	LJ					
2	REVISED PER OWNER	10/15/14	TR					
3	REVISED BASE PLAN	03/24/15	LJ					
4	REVISED BASE PLAN	07/01/16	LJ					
5	REVISED LANDSCAPE & HARDSCAPE PER FIELD CHANGE(S)	04/19/22	JC					
REVISIONS			NO.	DATE	BY			
LANDSCAPE PLAN				SAUGANASH GLEN CHICAGO, IL				
				ORIGINAL ISSUE: 09/02/2014				
				KHA PROJECT NO. N/A				
				SHEET NUMBER				
				L-2				



# Plant List

Qty	Sym	Common Name	Botanical Name	Planting Size
<b>CANOPY TREES</b>				
01	CAR	American Hornbeam	Carpinus caroliniana	2.5" CAL
08	CEL	Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	2.5" CAL
08	COR	Turkish Filbert	Corylus colurna	2.5" CAL
04	LIR	Tulip Tree	Liriodendron tulipifera	2.5" CAL
08	QUB	Swamp White Oak	Quercus bicolor	2.5" CAL
08	QUM	Bur Oak	Quercus macrocarpa	2.5" CAL
07	ZEL	Japanese Zelkova	Zelkova serrata	2.5" CAL
<b>ORNAMENTAL TREES</b>				
04	APD	Princess Diana Serviceberry	Amelanchier grandiflora 'Princess Diana'	5"
	SYR	Japanese Tree Lilac	Syringa reticulata	2.5" CAL
<b>EVERGREEN TREES</b>				
03	PGD	Black Hills Spruce	Picea glauca var densata	6'
05	JCF	Fairview Juniper	Juniperus chinensis 'Fairview'	6'
<b>EVERGREEN &amp; DECIDUOUS SHRUBS</b>				
16	AMM	Iroquois Beauty Chokeberry	Aronia melanocarpa 'Morton'	#3
05	CSI	Redosier Dogwood	Cornus sericea 'Isanti'	#5
05	HIS	Invincibelle Spirit Hydrangea	Hydrangea arborescens 'Invincebelle Spirit'	#3
07	HPL	LimeLight Hydrangea	Hydrangea paniculata 'LimeLight'	#5
33	IGS	Shamrock Inkberry	Ilex glabra 'Shamrock'	#5
24	MYP	Northern Babyberry	Myrica pensylvanica	#5
10	SYP	Blooming Purple Lilac	Syringa x 'Penda'	#3
06	VDC	Blue Muffin Viburnum	Viburnum dentatum 'Christom'	#5
<b>GRASSES</b>				
15	PVP	Prairie Fire Switchgrass	Panicum virgatum 'Prairie Fire'	#3
110	SAU	Autumn Moor Grass	Sesleria autumnalis	#1
35	SPH	Prairie Dropseed	Sporobolus heterolepis	#1
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
107	ASB	Summer Beauty Allium	Allium 'Summer Beauty'	#1
30	CVM	Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'	#1
09	GTR	Prairie Smoke	Geum triflorum	#1
01	NEB	Early Bird Catmint	Nepeta x faassenii 'Early Bird'	#1
58	RSF	Showy Black-Eyed Susan	Rudbeckia speciosa var. fulgida	#1
41	SOH	Alpine Betony	Stachys officinalis 'Hummele'	#1

NOTE: ALL TREE SPECIES AND SPECIFIED SIZE(S) MAY OR MAY NOT AVAILABLE AT TIME OF INSTALLATION. REFER TO ALTERNATE TREE SPECIES LIST.



EXISTING TREE

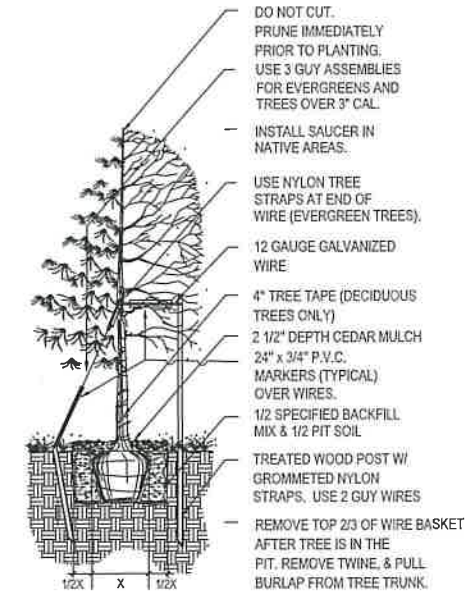


BLUEGRASS/FESCUE SEED

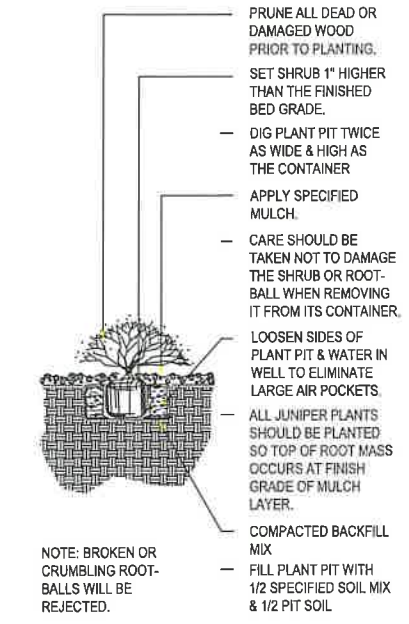
NOTE: ALL COMMON AREA TURF AND LANDSCAPE MATERIAL SHALL INCLUDE A PERMANENT IRRIGATION SYSTEM IN LIEU OF HOSE BIBS PER CITY OF CHICAGO LANDSCAPE REGULATIONS.

# Landscape Notes

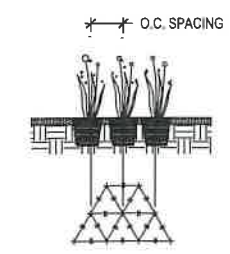
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3.5cu.yds/1,000sq.ft. UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS.
- CONTRACTOR SHALL SEED ALL AREAS THAT ARE DISTURBED BY GRADING WITH A BLUEGRASS/FESCUE TURF MIX.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, WITH DOUBLE SHREDDED HARDWOOD MULCH. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- ALL COMMON LANDSCAPED AREAS SODDED, SEEDING, AND LANDSCAPED SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- PLANT QUANTITIES LISTED ARE FOR THE CONVENIENCE OF OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. NO ADDITIONAL PAYMENT WILL BE MADE FOR INSTALLING PLANT QUANTITIES AS DRAWN.
- A SPADED BED EDGE SHALL SEPARATE LANDSCAPE BEDS FROM TURF AS SHOWN ON PLANS. AN EDGE IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS.
- ALL TREES ARE TO BE GUYED PER THE TREE PLANTING DETAIL FOR A PERIOD OF ONE YEAR. DURING THE CONSTRUCTION PERIOD TIGHTEN THE GUY WIRES AS NECESSARY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR SUCH AREAS IF DAMAGED.
- ALL NURSERY STOCK WILL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED, AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF FINAL INSTALLATION.
- ALL TREES MUST BE PLANTED 5' FROM WATER UTILITY LINE.
- NORRIS DESIGN SHALL COORDINATE LOCATIONS OF ALL PROPOSED TREES AT THE TIME DRY UTILITIES ARE DESIGNED FOR EACH LOT TO AVOID CONFLICT.



NOTE: SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.



NOTE: BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.



# Alternate Tree List

TREES NOTED BELOW MAY BE SUBSTITUTED IF THOSE ON THE PLANT LIST ARE NOT AVAILABLE AT AREA NURSERIES. ALL SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

Common Name	Botanical Name	Planting Size
<b>CANOPY TREES</b>		
Kentucky Coffee Tree	Gymnocladus dioica	2.5" CAL
Moraine American Sweetgum	Liquidambar styraciflua 'Moraine'	2.5" CAL
Bald Cypress	Taxodium distichum	2.5" CAL
Triumph Elm	Ulmus 'Morton Glossy'	2.5" CAL

REVISED OUC SUBMITTAL	09/02/14	LJ	BY
REVISED PER OWNER	10/15/14	TR	
REVISED BASE PLAN	03/24/15	LJ	
REVISED BASE PLAN	07/01/16	JC	
REVISED LANDSCAPE & HARDSCAPE PER FIELD CHANGE(S)	04/19/22	JC	
REVISIONS			
DATE			
KIMLEY-HORN			
K HOVNANIAN			
LANDSCAPE PLAN			
SAUGANASH GLEN CHICAGO, IL			
ORIGINAL ISSUE: 09/02/2014			
KHA PROJECT NO. N/A			
SHEET NUMBER			
L-4			

Drawing name: K:\GIS\LDV\LDV\Projects\2014\20140902\20140902\_Landscape\_Plan.dwg L-4 Apr 20, 2022 8:08am by: Jia Deng  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

December 3, 2013

Katriina S. McGuire  
Schain Burney Banks & Kenney  
70 W. Madison Street, Suite 4500  
Chicago, IL 60602

**Re: Administrative Relief request for Residential Planned Development No. 937  
4300 West Peterson Avenue**

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Planned Development No. 937 ("PD 937"), has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 937.

Your client, K. Hovnanian Homes, is the contract purchaser of the property within PD 937, and is seeking an administrative relief to allow an egress modification and revised building elevations for the proposed single-family residential development at 4300 W. Peterson Ave. The approved Site Plan identifies a 16' wide private drive/alley along the PD's western boundary. The revised Site Plan, dated August 7, 2013, includes a 'bump-out' where the drive/alley meets Peterson Ave., thereby allowing a right turn only exit. Secondly, pursuant to Statement No. 10, the building elevations included with the Planned Development when it was passed were for illustrative purposes only. Five proposed single-family elevations, also dated August 7, 2013, detail the architectural style and building materials which will now be utilized. The revised Site Plan and Elevations shall be inserted into the main file. It should also be noted that the current owner, Inland Real Estate, has provided their consent for this request.

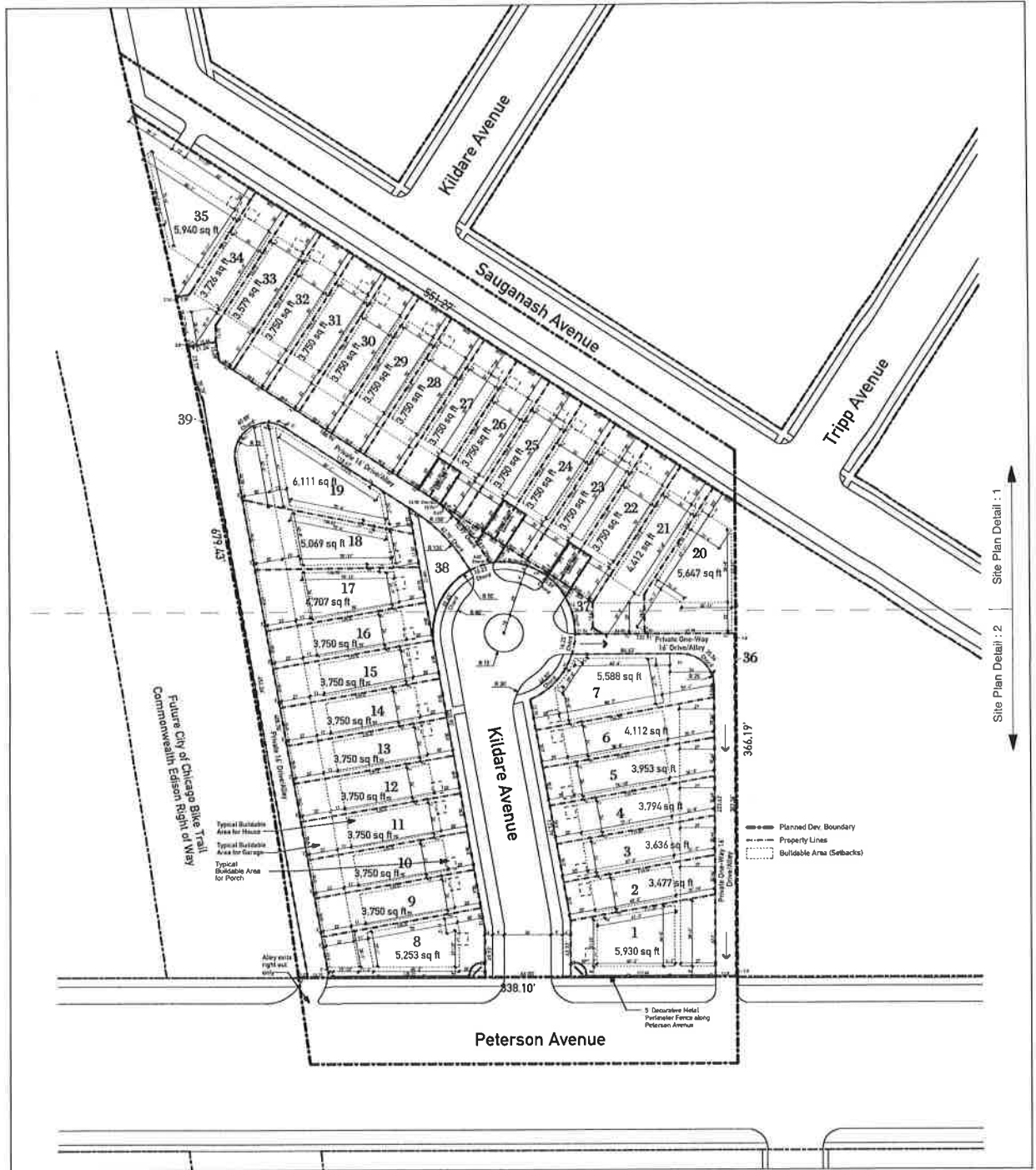
With regard to your request, the Department of Housing and Economic Development has determined that allowing the proposed site plan and elevation modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 937, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero  
Zoning Administrator

C: Alderman Margaret Laurino, Mike Marmo, Erik Glass, Noah Szafraniec, Main file



Site Plan Detail : 1  
 Site Plan Detail : 2

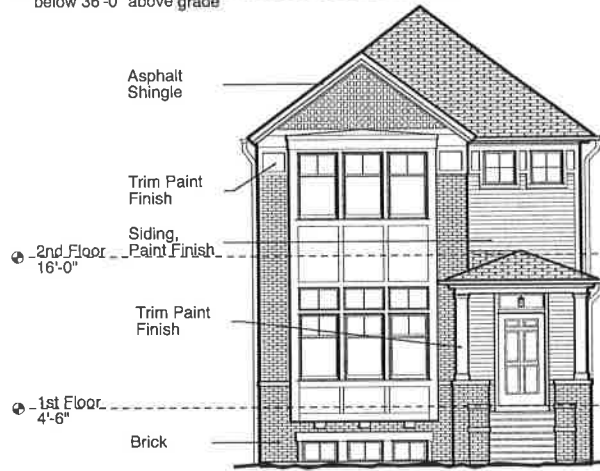
Applicant:  
 K. Hovnanian Homes, Chicago  
 1804 N. Naper Boulevard,  
 Suite 200  
 Naperville, IL 60563

Date:  
 August 7, 2013

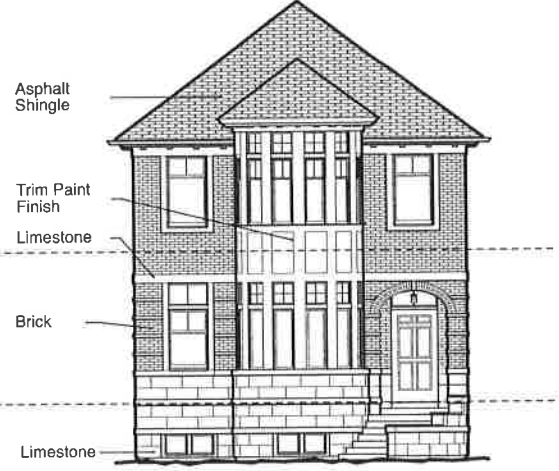


Property Address:  
 4300-4310 W. Peterson Ave  
 6100-6116 N. Sauganash Ave.  
 Chicago, Illinois

Max height at ridge  
below 36'-0" above grade

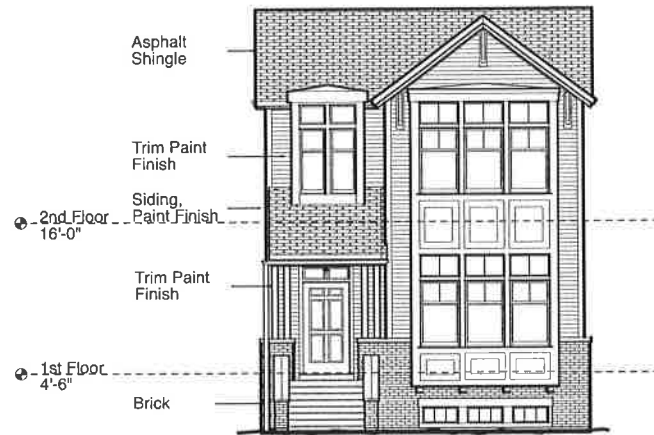


Elevation Type 1



Elevation Type 2

Max height at ridge  
below 36'-0" above grade



Elevation Type 3

Applicant: K. Hovnanian Homes, Chicago  
1804 N. Naper Boulevard,  
Suite 200  
Naperville, IL 60563

**Building Elevations**

Property Address: 4300-4310 W. Peterson Ave  
6100-6116 N. Sauganash Ave.  
Chicago, Illinois

Date: August 7, 2013

Max height at ridge  
below 36'-0" above grade

2nd Floor  
16'-0"

1st Floor  
4'-6"

Asphalt  
Shingle

Trim Paint  
Finish

Siding,  
Paint Finish

Trim Paint  
Finish

Limestone

Rustic  
Stone



Elevation Type 4

Asphalt  
Shingle

Brick

Limestone

Brick

Limestone



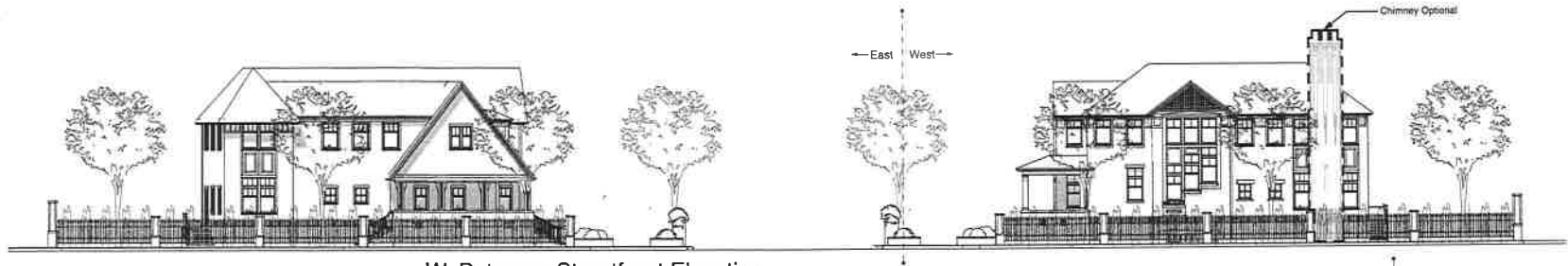
Elevation Type 5

Applicant:  
K. Hovnanian Homes, Chicago  
1804 N. Naper Boulevard,  
Suite 200  
Naperville, IL 60563

**Building Elevations**

Property Address:  
4300-4310 W. Peterson Ave  
6100-6116 N. Sauganash Ave.  
Chicago, Illinois

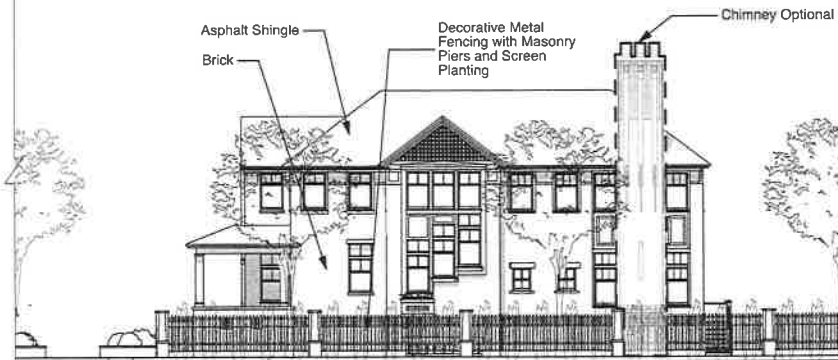
Date:  
August 7, 2013



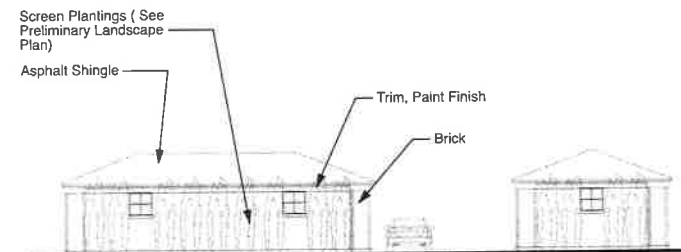
W. Peterson Streetfront Elevation



W. Peterson Streetfront Elevation ( West )



W. Peterson Streetfront Elevation ( East )



Typical Side Loaded Garage at Cul-de-sac

Applicant:  
 K. Hovnanian Homes, Chicago  
 1804 N. Naper Boulevard,  
 Suite 200  
 Naperville, IL 60563

**Building Elevations**

Property Address:  
 4300-4310 W. Peterson Ave  
 6100-6116 N. Sauganash Ave.  
 Chicago, Illinois

Date:  
 August 7, 2013

11/3/2004

REPORTS OF COMMITTEES

14508  
35507

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 5-F.*  
(Application Number 14540)

*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 B4-2 Restricted Business District symbols and indications as shown on Map Number 5-F in the area bounded by:

West Dickens Avenue; North Cleveland Avenue; a line 48.14 south and parallel to West Dickens Avenue; and the alley next west and parallel to North Cleveland Avenue,

to those of a B4-3 Restricted Business 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-K.*  
(As Amended)  
(Application Number 14508) RPD 937

*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 C2-1 General Commercial District symbols and indications as shown on Map Number 15-K in the area bounded by:

North Sauganash Avenue; a line 750 feet east of and parallel with North Kostner Avenue; West Peterson Avenue; and the easterly right-of-way line of the Chicago and Northwestern Railroad Company,

to those of an R3 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 R3 General Residence District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

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

*Residential Planned Development Number* 937.

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately one hundred ninety-two thousand eight hundred ninety-four and five-tenths (192,894.5) square feet (four and forty-three hundredths (4.43) acres) and is owned or controlled by the applicant, 4300 W. Peterson, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall

inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Green Design Features Exhibit; a Site Plan; a Site Plan Detail (2); a Preliminary Landscape Plan; and Building Elevations dated October 21, 2004 prepared by Papageorge Haymes, Architects. Full size sets of the Site Plan, Preliminary Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": single-family homes and accessory parking.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. 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 Chicago Department of Transportation. The applicant agrees to restrict demolition and construction material truck traffic to ingress and egress from West Peterson Avenue and demolition and construction

material trucks shall not be permitted to enter or exit the site from North Sauganash Avenue, provided, however, this does not limit delivery of construction material or any other activities involved in the construction of the buildings on North Sauganash Avenue which shall be permitted to utilize North Sauganash Avenue.

8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan and Preliminary Landscape Plan in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The Building Elevations attached hereto are for illustrative purposes only. The house and garage elevations that face public streets shall be masonry. The applicant's Preliminary Landscape Plan satisfies all open space requirements of the Open Space Impact Fee Ordinance and no open space impact fee shall be required from the applicant in connection with the development. Wrought iron fencing shall not be required in any front yard. Privacy fences may be constructed in the side yards or rear yard. Projecting bays and porches are permitted to extend into the front yard, side yards and rear yard setbacks by a maximum distance of four (4) feet. Projecting bays and porches are permitted to extend into the front yard and side yard of the homes along West Peterson Avenue and North Sauganash Avenue and alleys a maximum distance of four (4) feet. The applicant shall offer a minimum of five (5) different front (street-facing) facade designs and four (4) different color/material packages for future home buyers to select from. Applicant agrees that no two (2) adjacent homes shall appear identical from the front (street-facing) side.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this

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.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in compliance with the Chicago Energy Code.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing C2-1 General Commercial District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Site Plan Detail; Preliminary Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 35514 through 35523 of this *Journal*.]

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

*Bulk Regulations And Data Table.*

	Square Feet	Acres
Net Site Area:	168,863	3.88
Rights-of-Way to be Dedicated:	24,032	0.55
Existing Rights-of-Way:	40,763	0.94
Gross Site Area:	233,658	5.37
Maximum Floor Area Ratio for Overall Development: (Individual buildings may exceed this ratio)	0.90	
Maximum Number of Dwelling Units:	35	
Minimum Number of Off-Street Parking Spaces:	70	
Maximum Percent of Site Coverage:	Per approved Site Plan	
Maximum Required Building Setbacks:	Per approved Site Plan	
Maximum Building Height:	Per approved Building Elevations	

*Green Design Features.**4300 West Peterson Avenue.*

## Standard Energy-Saving Features:

- High-Efficiency Furnace

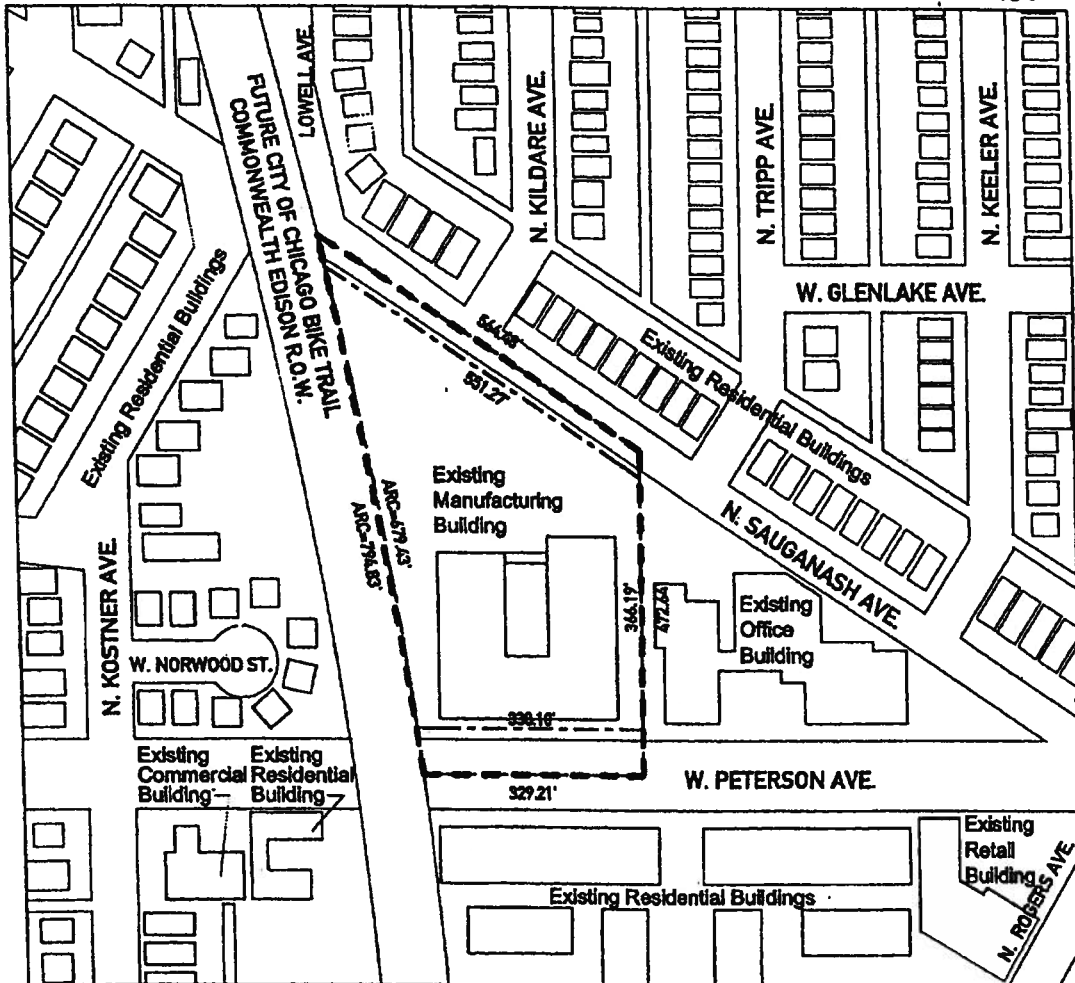
- High-Efficiency Hot Water Heater
- Seer 12 Air-Conditioner
- Programmable Thermostats
- Energy Star Refrigerator
- Energy Star Dishwasher
- Thermopane Windows
- Weatherstripping
- Caulking of Exterior Joints
- R30 Attic Insulation
- R13 Wall Insulation
- Tyvek House Wrap

**Additional Energy-Saving Upgrade Options:**

- Skylights
- Ceiling Fans
- Low-E Windows
- Increased Attic Insulation
- Energy Star Clothes Washers



Existing Land-Use Map.



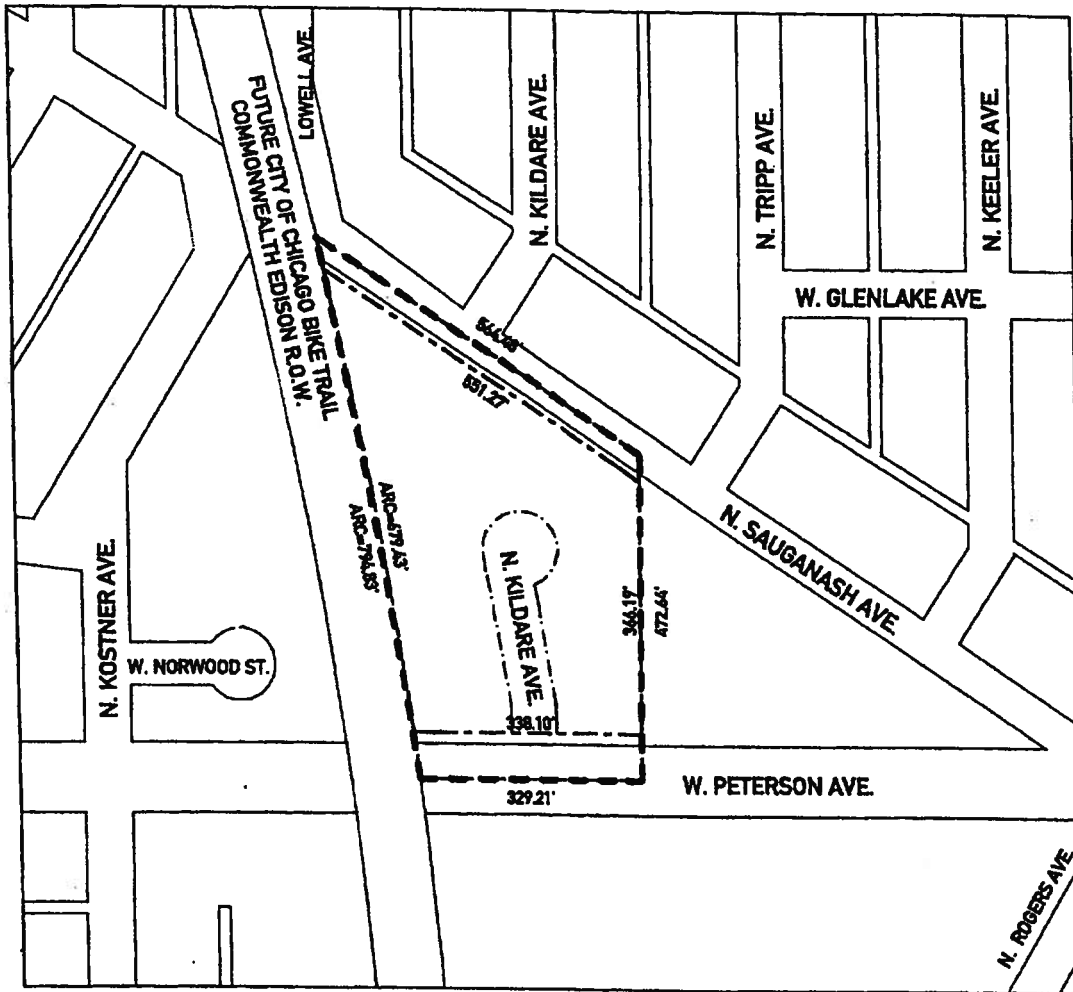
 INDICATES PROPERTY  
 FOR PLANNED  
 DEVELOPMENT


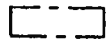
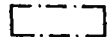
APPLICANT:  
 4300 WEST PETERSON, L.L.C.  
 853 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
 DATE:  
 October 21, 2004

PROPERTY ADDRESS:  
 4300-4310 W. PETERSON AVE.  
 6100-6116 N. SAUGANASH AVE.  
 CHICAGO, ILLINOIS



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



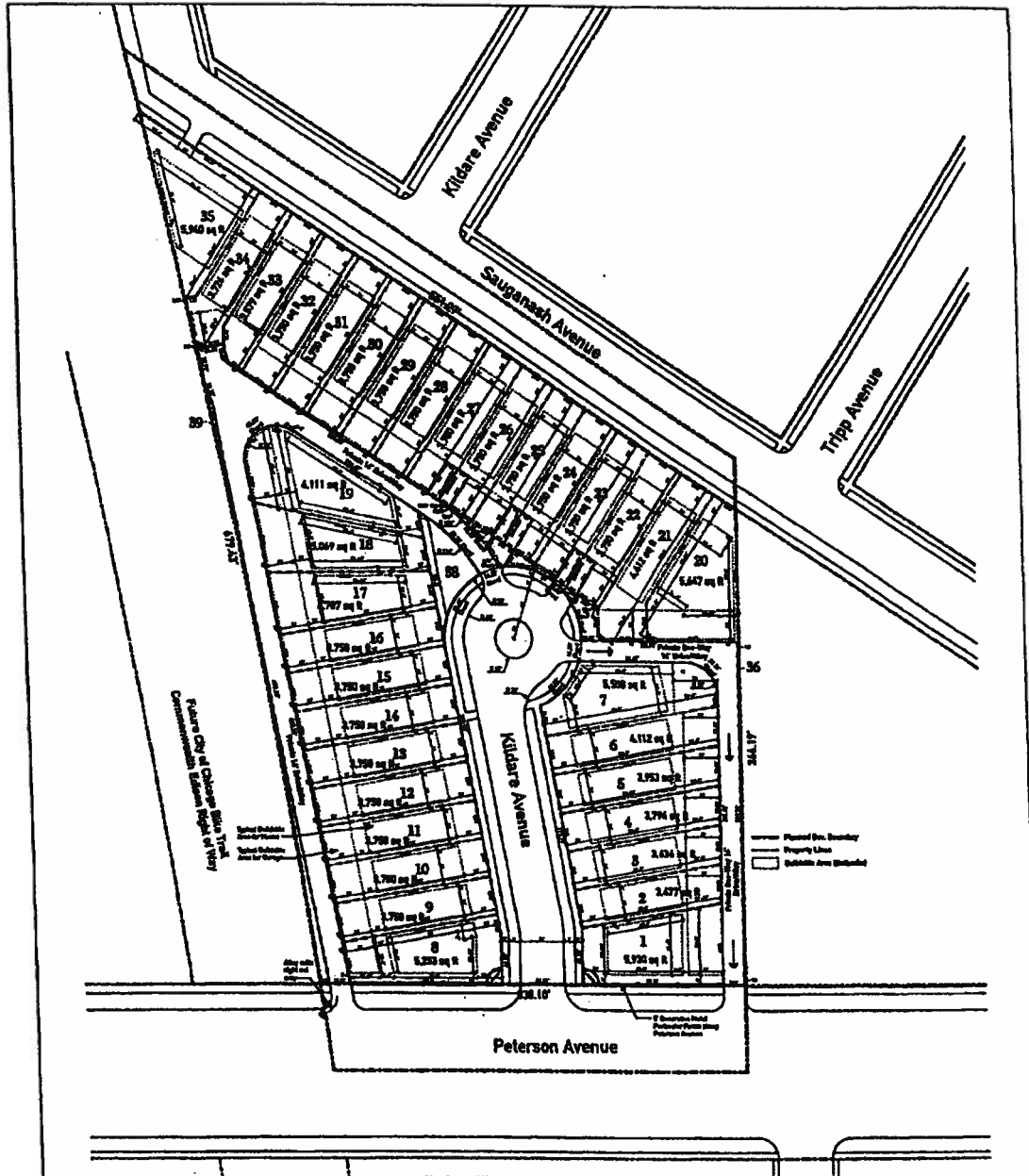
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINES
-  RIGHTS-OF-WAY TO BE DEDICATED

APPLICANT:  
 4300 WEST PETERSON, L.L.C.  
 853 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
 DATE:  
 October 21, 2004

\*PROPERTY ADDRESS:  
 4300-4310 W. PETERSON AVE.  
 6100-6116 N. SAUGANASH AVE.  
 CHICAGO, ILLINOIS



Site Plan.

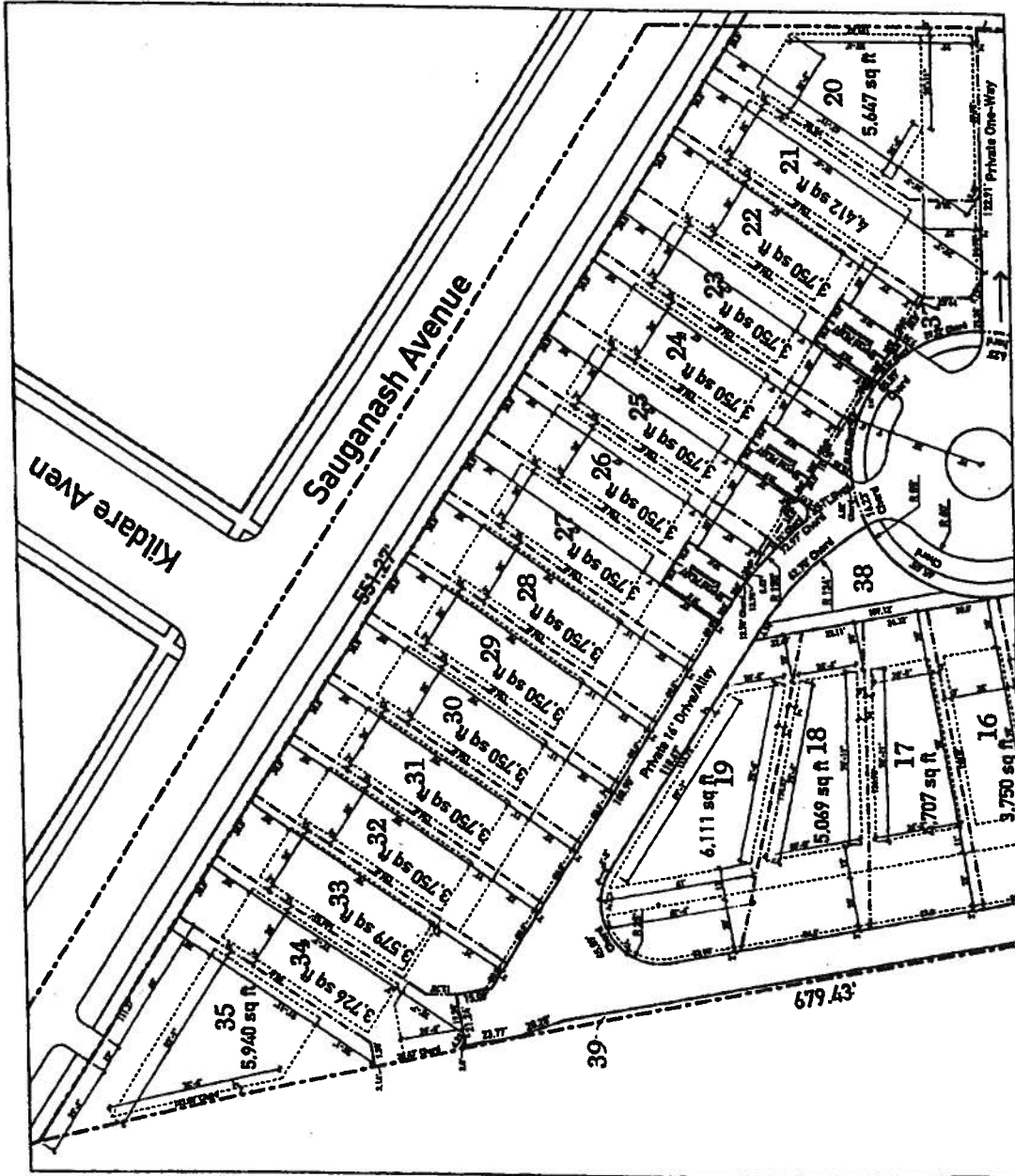


**APPLICANT:**  
 4300 WEST PETERSON, L.L.C.  
 863 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
**DATE:**  
 October 21, 2004

**PROPERTY ADDRESS:**  
 4300-4310 W. PETERSON AVE.  
 6100-6116 N. SAUGANASH AVE.  
 CHICAGO, ILLINOIS



Site Plan Detail.  
(Page 1 of 2)

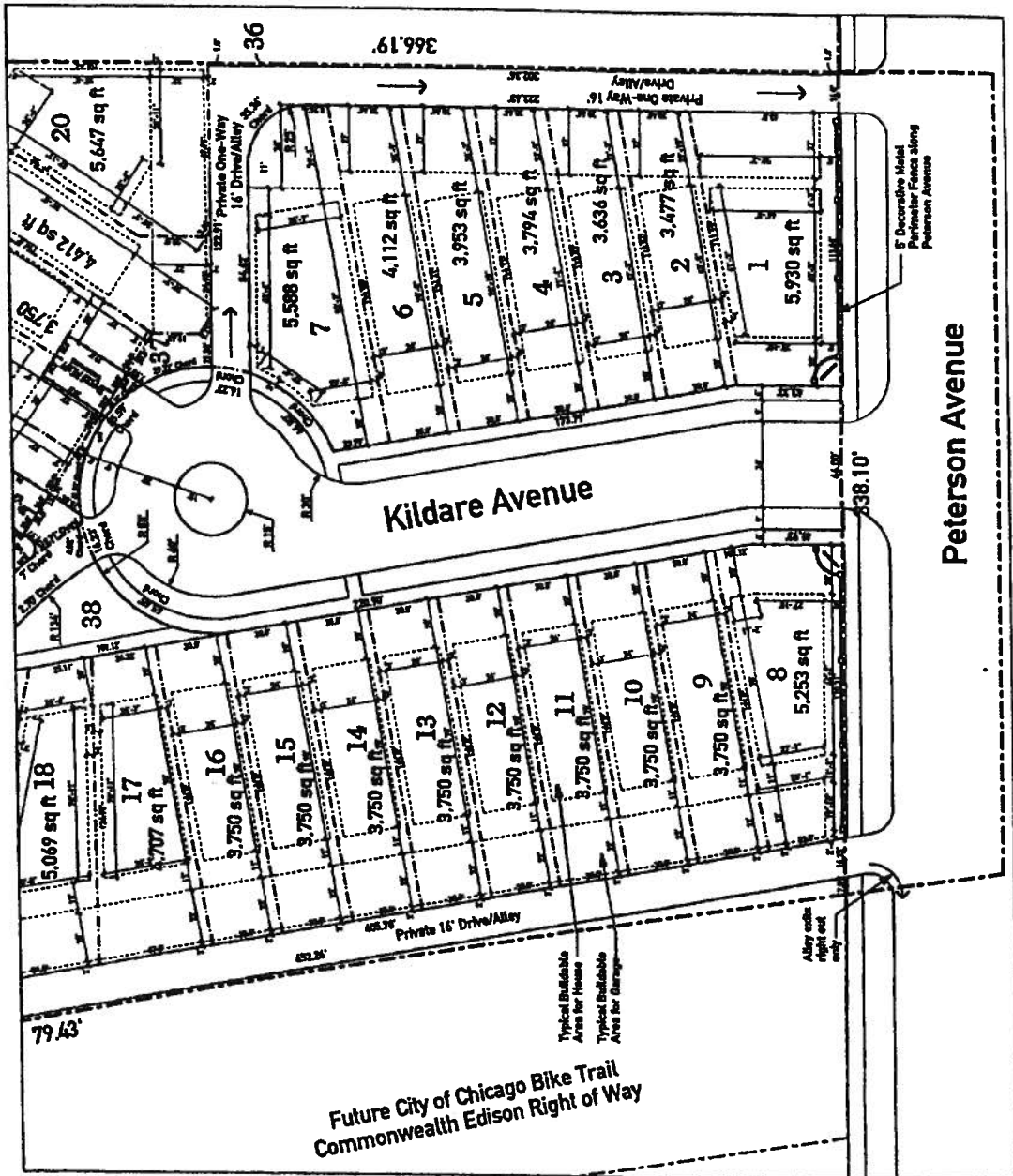


APPLICANT:  
4300 WEST PETERSON, L.L.C.  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622  
DATE:  
October 21, 2004

PROPERTY ADDRESS:  
4300-4310 W. PETERSON AVE.  
8100-8118 N. SAUGANASH AVE.  
CHICAGO, ILLINOIS



Site Plan Detail.  
(Page 2 of 2)

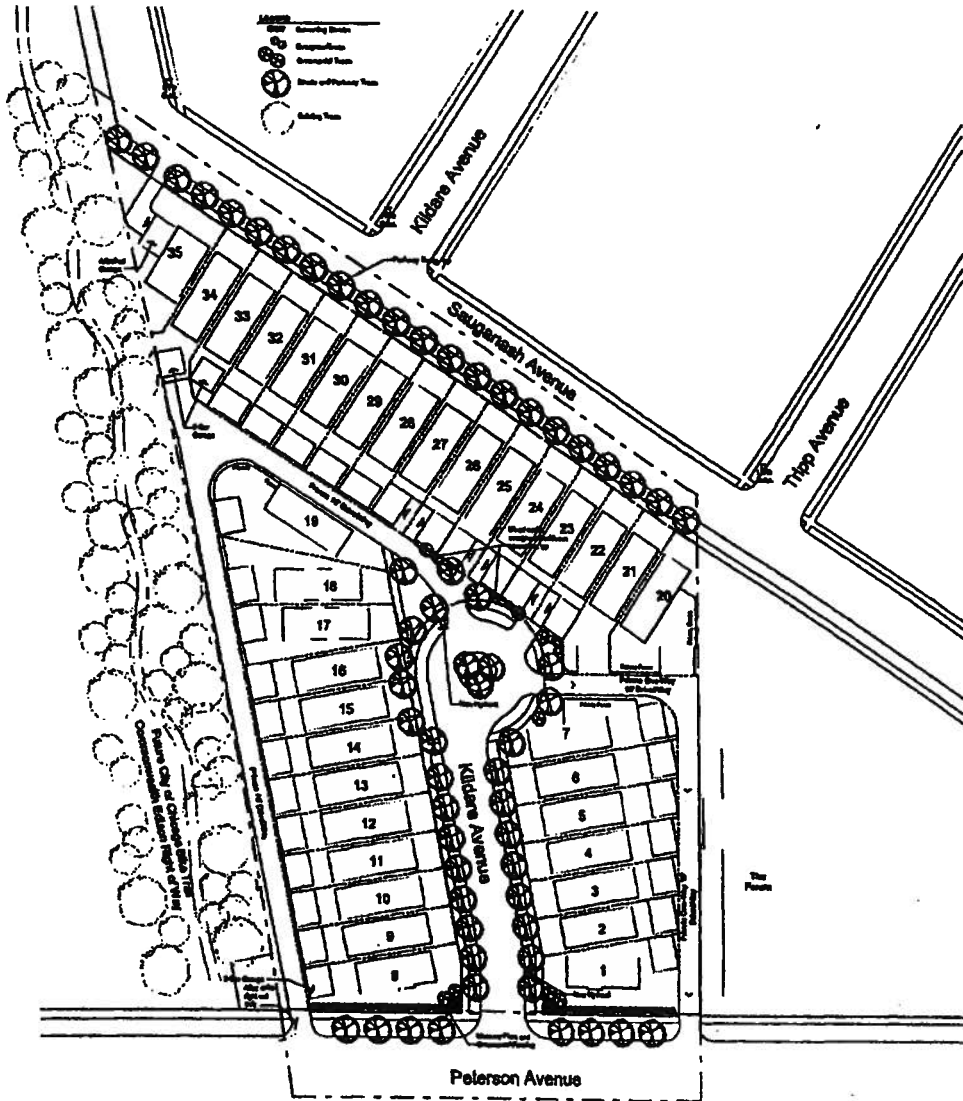


APPLICANT:  
 4300 WEST PETERSON, L.L.C.  
 853 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
 DATE:  
 October 21, 2004

PROPERTY ADDRESS:  
 4300-4310 W. PETERSON AVE.  
 6100-6116 N. SAUGANASH AVE.  
 CHICAGO, ILLINOIS



Preliminary Landscape Plan.  
(Page 1 of 2)



**APPLICANT:**  
 4300 WEST PETERSON, L.L.C.  
 853 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
**DATE:**  
 OCTOBER 12, 2004

**PROPERTY ADDRESS:**  
 4300-4310 W. PETERSON AVE.  
 6100-6116 N. SAUGANASH AVI  
 CHICAGO, ILLINOIS



Preliminary Landscape Plan.  
(Page 2 of 2)

Preliminary Plant Palette  
Sauganash Glen

Botanical name	Common name	Size	Notes
<b>SHADE TREES</b>			
<i>Acer rubrum</i> 'October Glory'	Red Maple	2.5' cal.	B&B
<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	2.5' cal.	B&B
<i>Acer saccharum</i>	Silver Maple	2.5' cal.	B&B
<i>Celtis occidentalis</i>	Hackberry	2.5' cal.	B&B
<i>Gleditsia triacanthos</i> 'Skyline' or 'Shademaster'	Thornless Honeylocust	2.5' cal.	B&B
<i>Salix nigra</i>	Black Willow	2.5' cal.	B&B
<i>Quercus bicolor</i>	Swamp White Oak	2.5' cal.	B&B
<i>Quercus palustris</i>	Pin Oak	2.5' cal.	B&B
<b>ORNAMENTAL TREES</b>			
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	6' Ht.	B&B
<i>Amelanchier X grandiflora</i>	Apple Serviceberry	6' Ht.	B&B
<i>Betula nigra</i>	River Birch	6' Ht.	B&B
<i>Cornus canadensis</i>	Red Bud	6' Ht.	B&B
<i>Crataegus crusgalli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	2.5' cal.	B&B
<i>Cornus mas</i>	Cornelian Cherry Dogwood	2.5' cal.	B&B
<i>Viburnum prunifolium</i>	Nannyberry Viburnum	6' Ht.	B&B
<b>SHRUBS</b>			
<i>Cornus alternifera</i>	Red-Osier dogwood	36" Ht.	B&B
<i>Corylus americana</i>	Hazelnut	36" Ht.	B&B
<i>Euonymus alatus</i>	Burning bush	36" Ht.	B&B
<i>Hydrangea arborescens</i>	Hydrangeas	24" Ht.	B&B
<i>Rhus aromatica</i> 'Grow low'	Grow low Sumac	24" Ht.	B&B
<i>Taxus x media</i> 'Densiformis'	Densiform Yew	24" Ht.	B&B
<i>Viburnum dentatum lucidum</i>	Arrow-Wood Viburnum	30" Ht.	B&B
<i>Viburnum trilobum</i>	Amer. Cran. Vib.	30" Ht.	B&B
<b>ORNAMENTAL PERENNIALS</b>			
<i>Cernuum chinamomae</i>	Cinnamon Fern	1 gal	Plant at 12" o.c.
<i>Anemone patens</i>	Pasque-flower	1 gal	Plant at 12" o.c.
<i>Baptisia leucophylla</i>	Cream Wild Indigo	1 gal	Plant at 12" o.c.
<i>Carex lasiocarpa</i>	Lance-leaved Carex	1 gal	Plant at 12" o.c.
<i>Echinacea purpurea</i>	Purple Coneflower	1 gal	Plant at 12" o.c.
<i>Heliopsis scaberrima</i>	Ox-Eye Sunflower	1 gal	Plant at 12" o.c.
<i>Lupinus perennis</i>	Wild Lupine	1 gal	Plant at 12" o.c.
<i>Phlox pilosa</i>	Prairie Phlox	1 gal	Plant at 18" o.c.
<i>Rudbeckia hirta</i>	Black-Eyed Susan	1 gal	Plant at 12" o.c.
<i>Solidago rigida</i>	Stiff Goldenrod	1 gal	Plant at 12" o.c.
<i>Solidago speciosa</i>	Showy Goldenrod	1 gal	Space at 24" o.c.
<b>GROUNDCOVER AND VINES</b>			
<i>Asarum canadense</i>	Wild Ginger	4" pots	Plant at 12" o.c.
<i>Parthenocissus tricuspidata</i>	Boston Ivy	1 gal.	Plant at 12" o.c.
<i>Geranium macranthum</i>	Wild Geranium	4" pots	Plant at 12" o.c.
<b>GRASSES</b>			
<i>Panicum virgatum</i>	Switch Grass	1 gal	Plant at 24" o.c.
<i>Schizachyrium scoparium</i>	Little Bluestem	1 gal	Plant at 18" o.c.

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

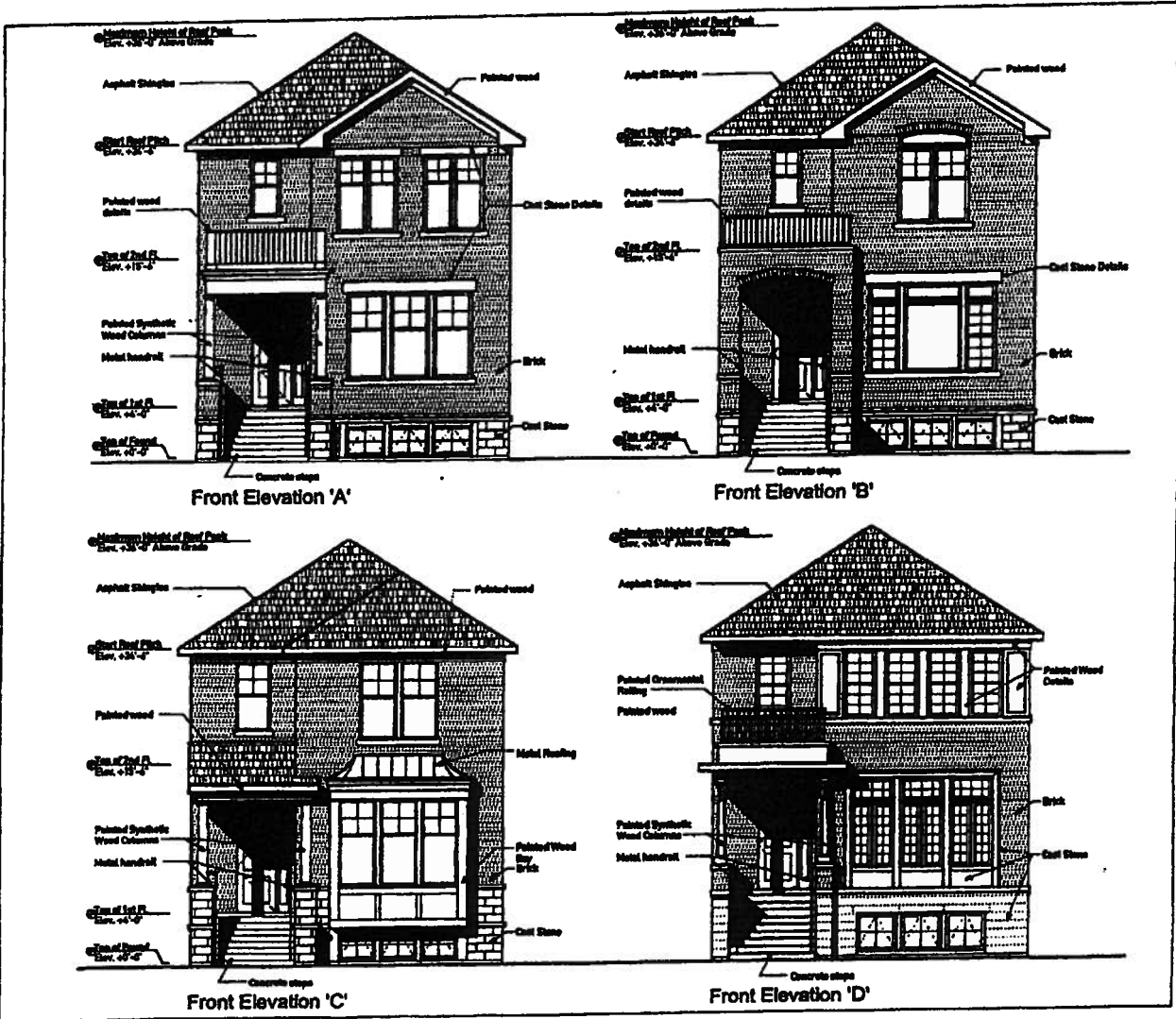
APPLICANT:  
4300 WEST PETERSON, L.L.C.  
853 NORTH ELSTON AVENUE  
CHICAGO, ILLINOIS 60622

DATE:  
OCTOBER 12, 2004



PROPERTY ADDRESS:  
4300-4310 W. PETERSON AVE.  
6100-6116 N. SAUGANASH AVI  
CHICAGO, ILLINOIS

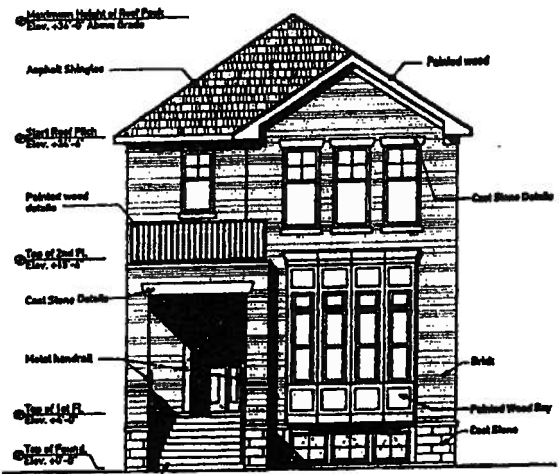
Building Elevations.  
(Page 1 of 2)



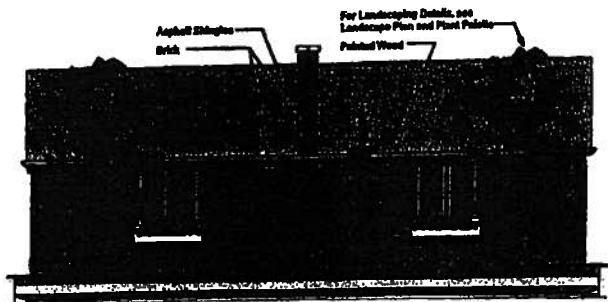
APPLICANT:  
 4300 WEST PETERSON, L.L.C.  
 833 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
 DATE:  
 October 21, 2004

PROPERTY ADDRESS:  
 4300-4310 W. PETERSON AVE.  
 8100-8116 N. SAUQUAMASH AVE.  
 CHICAGO, ILLINOIS

Building Elevations.  
(Page 2 of 2)



Front Elevation 'E'



Elevation of Typical Side-Loaded Garage at Cul-de-Sac



Peterson Avenue Elevation

APPLICANT:  
 4300 WEST PETERSON, L.L.C.  
 853 NORTH ELSTON AVENUE  
 CHICAGO, ILLINOIS 60622  
 DATE: October 21, 2004

PROPERTY ADDRESS:  
 4300-4310 W. PETERSON AVE  
 6100-6115 N. SAUGANASH AV  
 CHICAGO, ILLINOIS