

PD 951

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Reclassification Of Area Shown On Map Number 1-F.
(Application Number 15641)

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 DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Hubbard Street; a line 212.25 feet east of and parallel to North Franklin Street (also known as the alley next east of and parallel to North Franklin Street); the alley next south of and parallel to West Hubbard Street; and a line 80 feet east of and parallel to North Franklin Street,

to those of a DX-7 Downtown Mixed-Use 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 1-H.

(As Amended)

(Application Number A-6016)

RPD 951, AA

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 951 District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Lake Street; North Wood Street; North Wolcott Avenue; and West Washington Boulevard,

to those of a Residential Planned Development Number 951, as amended.

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

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

Residential Planned Development Number 951, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately three hundred fourteen thousand eight hundred seventeen (314,817) square feet (or approximately seven and twenty-three hundredths (7.23) acres) net site area (and four hundred sixty-three thousand eight hundred seventy (463,870) square feet, or approximately ten and sixty-five hundredths (10.65) acres, gross site area) (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line and Map and which is controlled by BMH-I, L.L.C., on behalf of the Chicago Housing Authority, and the Chicago Housing Authority (collectively, "Owner").
2. All necessary official reviews, approvals or permits are required to be obtained by the Owner or successors, assignees or grantees (collectively, "Affiliates"). The intended dedication and vacation of streets and alleys within (or adjacent to and affecting) the Property are identified on the Public Way Adjustment Plan. 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 Owner (or Affiliates) and approval by the City Council and issuance of any required permits. In order to facilitate the development hereby approved, the City agrees to undertake and complete construction of all improvements within the public rights-of-way within (or adjacent to and affecting) the Property, curb to curb as well as street lighting improvements on adjacent public sidewalks.
3. The requirements, obligations and conditions contained with this Planned Development shall be binding upon the Owner, its Affiliates, and, if different than the applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Owner shall inure to the benefit of the Affiliates and, if different than the Owner, the legal titleholder or any ground lessors. The Owner is hereby designated as the controlling entity for the purposes of this planned development. "Single designated control" for purposes of this paragraph shall mean that any application to the City of Chicago (the "City" for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the Property and any ground lessors. Nothing herein shall prohibit or in any manner

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 these fifteen (15) statements and the following described exhibits, all such documents having been prepared by Landon Bone Baker Architects and McKay Landscape Architects, all dated June 15, 2006 (collectively, the "Plans") (all of which are incorporated herein and made a part hereof by this reference):

- Exhibit 1 -- Bulk Regulations and Data Table;
- Exhibit 2 -- Existing Zoning Map;
- Exhibit 3 -- Planned Development Boundary and Property Line Map;
- Exhibit 4 -- Neighborhood Features;
- Exhibit 5 -- Plan for Demolition of Existing Structures;
- Exhibit 6 -- Generalized Land-Use Plan;
- Exhibit 7 -- Site Plan for Entire Site;
- Exhibit 8 -- Site Plan for Subarea A;
- Exhibit 8A -- Dimensioned Site Plan for Subarea A;
- Exhibit 9 -- Site Plan for Subarea B;
- Exhibit 9A -- Dimensioned Site Plan for Subarea B;
- Exhibit 10 -- Open Space Master Plan;
- Exhibit 11 -- Adaptability Plan;
- Exhibit 12 -- Street Sections (consists of Exhibits 12A through 12C);
- Exhibit 13 -- Alley Sections;
- Exhibit 14 -- Right-of-way Adjustment Plan;
- Exhibit 15 -- Street Elevation Key;
- Exhibit 15A -- Street Elevation -- North;

- Exhibit 15B -- Street Elevation -- South;
- Exhibit 15C -- Street Elevation -- East and West;
- Exhibit 16 -- Building Elevations (consists of Exhibits 16A through Exhibit 16L);
- Exhibit 17 -- Overall Landscape Plan;
- Exhibit 18 -- Landscape Plan for Subarea A;
- Exhibit 19 -- Landscape Plan for Subarea B;
- Exhibit 20 -- Plant Material Palette;
- Exhibit 21 -- Ornamental Fence Details and Trash Enclosure Details;
and
- Exhibit 22 -- Energy Efficiency and Sustainable Development Features.

Full-size sets of the plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is applicable to the Property and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago and all requirements thereof and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: uses permitted in a B2-2 zoning district; property management office; public open space; community center; accessory off-street parking; and accessory uses.
 6. Use of identification signs shall be permitted within the Planned Development subject to the review and approval by D.P.D.. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the D.P.D.. No advertising signs shall be permitted within the Planned Development.
 7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction, subject to review and approval by C.D.O.T. and D.P.D..
-

Ingress and egress shall also be subject to the review and approval of C.D.O.T. and D.P.D.. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public streets or alleys during demolition or construction shall be subject to the review and approval of C.D.O.T.. To the extent there is any conflict between the provisions of this Planned Development and the provisions of the Chicago Building Code, the provisions of the Chicago Building Code shall apply.

8. The maximum height of any building or any appurtenance thereto, in addition to any limitations prescribed in this Planned Development, shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply; provided that, in addition to other exclusions from floor area permitted for determining F.A.R. under the Chicago Zoning Ordinance, all parking provided anywhere on the Property shall be deemed accessory parking and shall be excluded from the calculation of floor area.
10. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the plans. Open space for the development shall be provided both on-site, as reflected on the Site Plan (Exhibit 7), by means of the landscaped feature to be provided along both sides of West Maypole Avenue and off-site, by means of a new park which is to be developed immediately west of the site of this Planned Development, as part of the development (also by Owner) of the subsequent phase (Phase IIC) of Westhaven Park (Exhibit 10). Landscaping shall be designed in accordance with the applicable provisions of the Chicago Zoning Ordinance.
11. The development shall be organized by subarea, with Subarea A referring to that portion of the Planned Development bounded by West Lake Street, North Wood Street, West Maypole Avenue and North Wolcott Avenue and Subarea B referring to that portion of the Planned Development bounded by West Washington Boulevard, North Wood Street, West Maypole Avenue and North Wolcott Avenue.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of D.P.D., upon the application for such a modification by the Owner and after a determination by the Commissioner that such a modification is minor in nature, 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 D.P.D. shall be deemed to be a minor change in the Planned Development as contemplated by section 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include a reallocation of dwelling units and/or floor area from one subarea to another subarea, so long as the maximum dwelling unit count or floor area ratio, as applicable, for the Planned Development is not exceeded. Moreover, notwithstanding the provisions of sub-clause (4) of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may also include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered for total net site area.

13. The Owner acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To ensure that this objective is satisfied, plans for all buildings and improvements on the Property shall be reviewed with D.P.D. to determine those features, materials and resources that would be cost-effective to include as a part of the design, construction and maintenance of the buildings and improvements on the Property. This review process shall specifically include the use of computer modeling programs recommended by D.P.D.. The types of features, materials and resources that will be analyzed and considered during this review process are enumerated on Exhibit 22. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. The goal of this review and approval process will be to achieve an Home Energy Rating System (or H.E.R.S.) rating of at least eighty-six (86) or designation as an Energy Star Home. To the extent that design, construction and maintenance of any of these features, materials or resources requires supplemental funding from the City or other public source(s), design, construction or maintenance will be subject to the receipt of such funding.
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 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. Unless construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of an RT4 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 D.P.D. determines that good cause for an extension is shown.

[Exhibits 2, 3, 4, 5, 6, 7, 8, 8A, 9, 9A, 10, 11, 12A through 12C, 13, 14, 15, 15A, 15B, 15C, 16A through 16L, 17, 18, 19, 20 and 21 referred to in these Plan of Development Statements printed on pages 80076 through 80115 of this *Journal*.]

Exhibits 1 and 22 referred to in these Plan of Development Statements read as follows:

Exhibit 1.

Bulk Regulations And Data Table.

Westhaven Park -- Phase IIB.

Area	Gross Site Area		Rights-Of-Way		Net Site Area		Floor Area Ratio	Maximum Dwelling Units
	Acres	Square Feet	Acres	Square Feet	Acres	Square Feet		
Subarea A	5.36	233,339	1.80	78,393	3.56	154,946	1.2	98
Subarea B	5.29	230,531	1.62	70,660	3.67	159,871	1.2	115
Site Total:	10.65	463,870	3.42	149,053	7.23	314,817	1.2	213

Off-Street Parking Spaces:	Minimum of 1:1 dwelling unit
Minimum Off-Street Loading Spaces:	0
Periphery Setbacks:	Minimum 2 feet, 3 inches, maximum 24 feet, 0 inches -- in accordance with the Plans
Maximum Building Height:	In accordance with the Plans

Development Summary.

Westhaven Park -- Phase IIB.

Development Block	Type A	Type B	Type C	Type D	Type E	Type F	Type G	Type H	Type I	Type J	Type K	Type L		
	6 Unit	Stacked Unit	12 Unit	3 Flat And Town-house	6 Unit	3 Flat And Town-house	Management	Live/Work	Town-house	6 Flat	6 Unit	10 Unit	Number Of Buildings	Total Number Of Units By Subarea
Subarea 1	2	2	1	2	0	0	0	12	2	0	2	0	14	98
Subarea 2	1	2	2	2	2	1	1	0	0	3	0	2	16	115
Site Total:	3	4	3	4	2	1	1	12	2	3	2	2	30	213

Exhibit 22.

Energy Efficiency And Sustainable Development Features.

Site.

Install environmentally responsible landscape of native plants;

Encourage storm water percolation with green spaces;

Orient buildings and window placement to maximize sunlight;

Review (by City) of alternate water retention systems.

Efficiency.

Install low-flow plumbing fixtures;

Maximize amount of fluorescent light fixtures;

Use fluorescent fixtures at all common light fixtures;

Use photocells on exterior common light fixtures;

Install low-e, argon filled, double glazed windows;

Install Energy Star appliances;

Install ninety percent (90%) efficient furnaces;

Install ninety percent (90%) efficient hot water heaters;

Install twelve (12) seer air conditioners;

Locate hot water heater near the point of highest service, where possible;

Insulate hot and cold water pipes within three (3) feet of the hot water heater;

Install programmable thermostats;

Train occupants on system use;

Seal ductwork;

Install reflective roofing;

Caulk and seal all penetrations;

Advance framing to help reduce construction costs;

Install R-19 insulation at exterior walls and use exterior air infiltration barrier;

Install R-42 insulation at roof;

Use insulated entry doors;

Install bathroom fans;

Advanced caulking for airtight drywall approach;

Caulk or gasket drywall is used at electrical, plumbing or mechanical penetrations;

Installing carpeting by tacking rather than using glue:

Reduce the amount of carpeting and use alternate flooring;

Install green roofs and terraces to provide benefits of heat loss/gain per city policy for "for-sale" buildings.

Indoor Environmental Quality.

Use low-emitting paints, sealers, caulk, adhesives, carpets and composite wood products;

Install kitchen exhaust fans (vent to exterior);

Low-VOC and low-toxic interior paints and finishes to reduce toxins.

Sustainable Features.

Use carpet made from recycled materials;

Use engineered composite lumber;

Use cement board siding on exterior in lieu of vinyl or aluminum siding;

Water conserving toilets and faucets;

Use of recycled plastic lumber or wood composite lumber for certain exterior uses;

Use of engineered structural products, including laminated veneer lumber (LVL);

Wood I-beams and I-joists, and wood roof and floor trusses (when lumber is used).

Materials And Resources.

Resource efficient design, including panelization of walls.

Exhibit 2.

Existing Zoning Map.

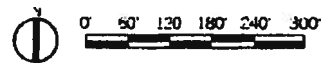
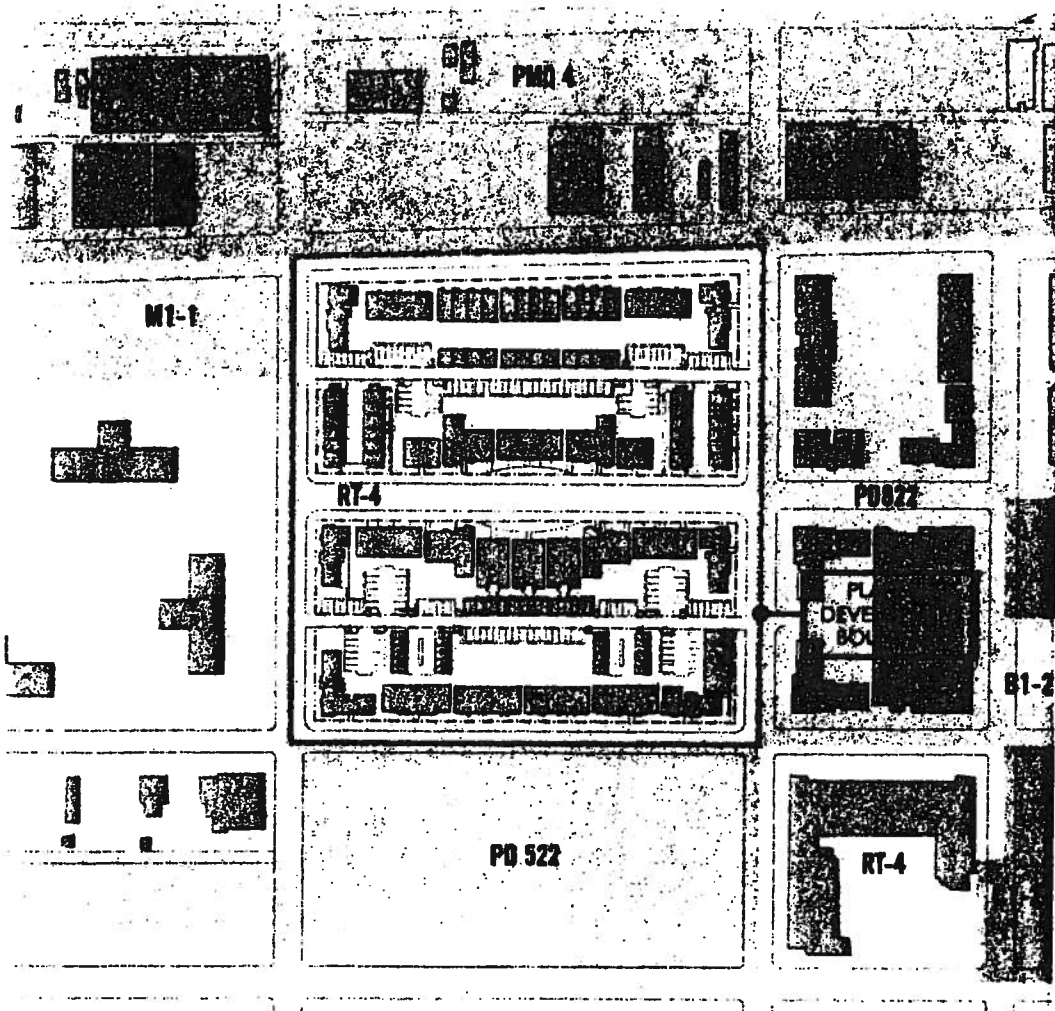


Exhibit 3.

Planned Development Boundary And Property Line Map.

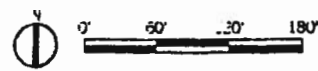
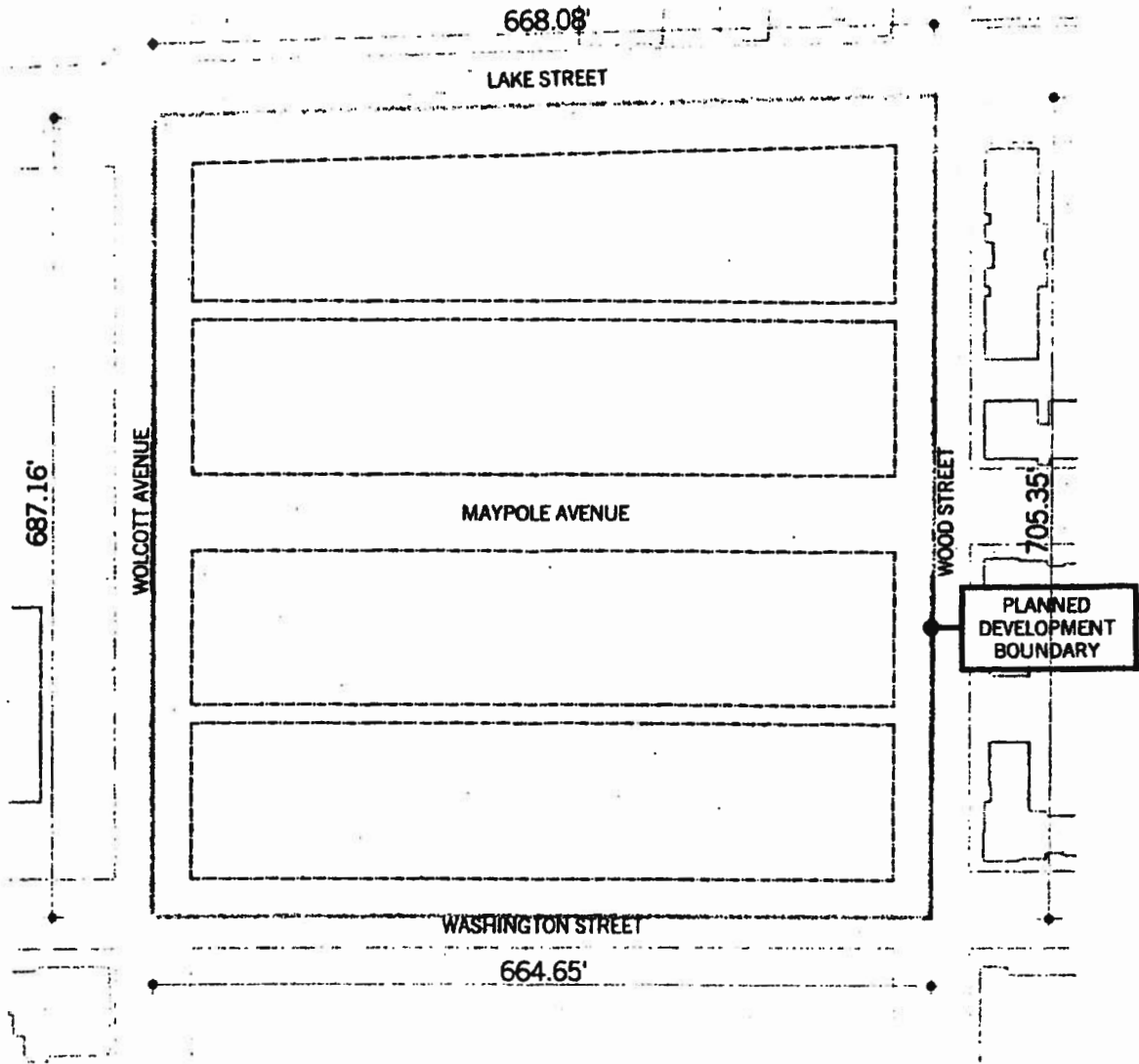
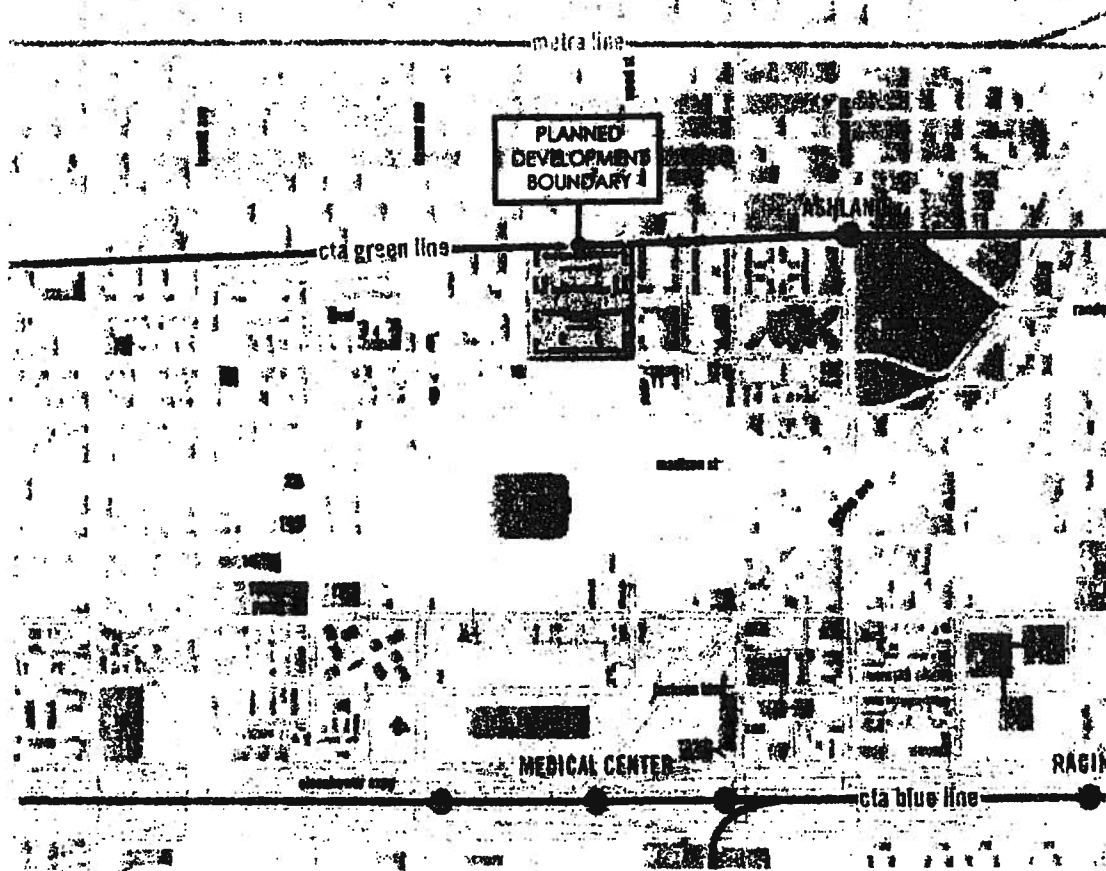


Exhibit 4.

Neighborhood Features.



KEY

- ▣ buildings
- ▣ parks
- 'L' station entrance
- 1/4 mile circle around 'L' station
- ▣ landmarks

NEIGHBORHOOD FEATURES

- | | |
|-------------------------------------|---|
| 1. Dett School | 12. Greater Pleasant Valley |
| 2. St. Malachy School | 13. First Baptist Congregational Church |
| 3. Miles Square Neighborhood Health | 14. James Jordan Boys and Girls Club |
| 4. Sader School | 15. United Center |
| 5. Gospel Temple Church | 16. Victor Herbert Elementary School |
| 6. Wilma Rudolph Learning Center | 17. Best Practices High School |
| 7. Spalding High School | 18. Crane High School |
| 8. Metro Baptist Church | 19. Malcolm X College |
| 9. Greater Union Baptist Church | 20. Whitney Young High School |
| 10. Pilgrim West M.B. Church | 21. UIC Medical Center |
| 11. Brown School | 22. Noble Manning Public Library |

Exhibit 5.

Plan For Demolition Of Existing Structures.

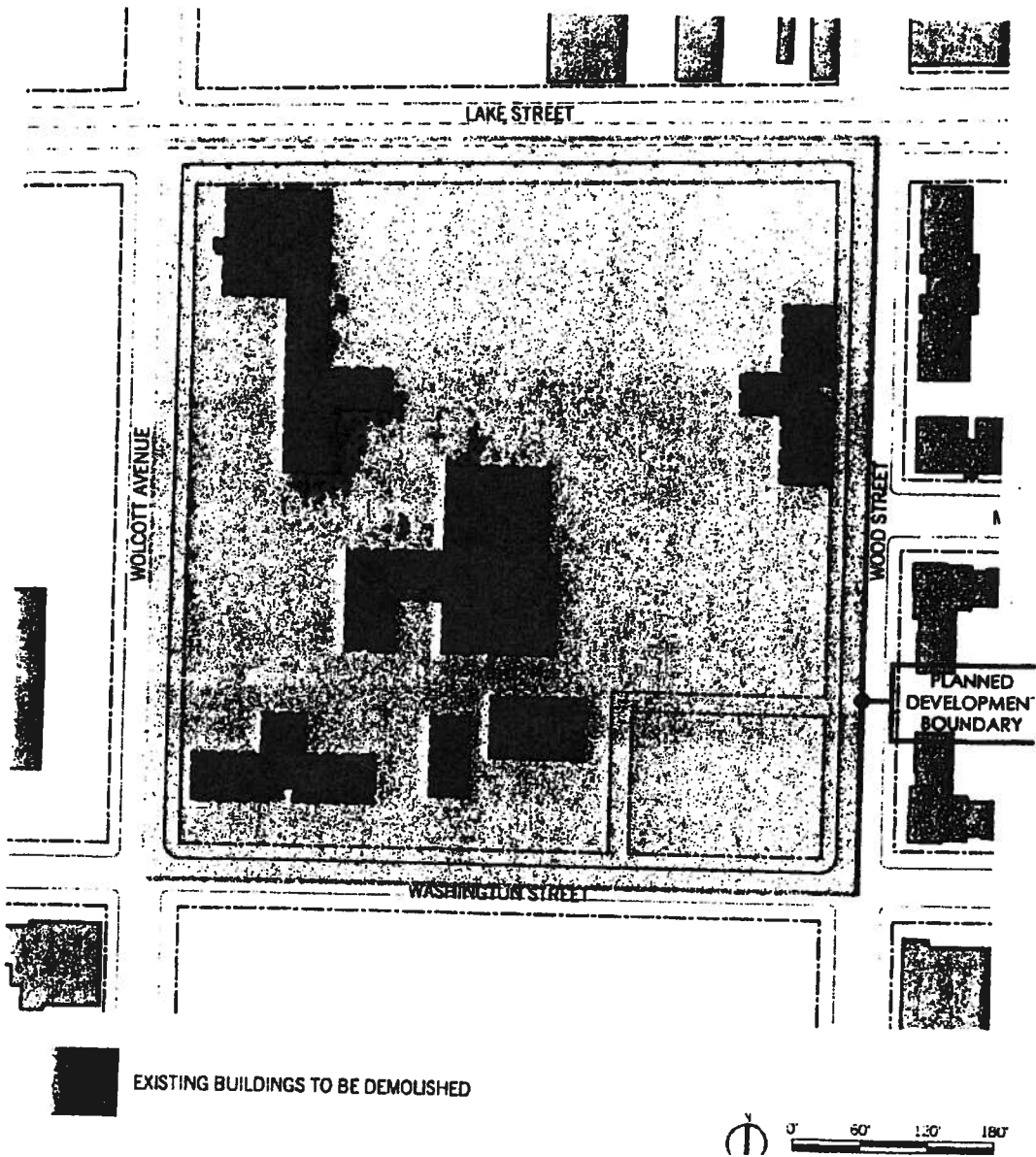


Exhibit 6.

Generalized Land-Use Plan.

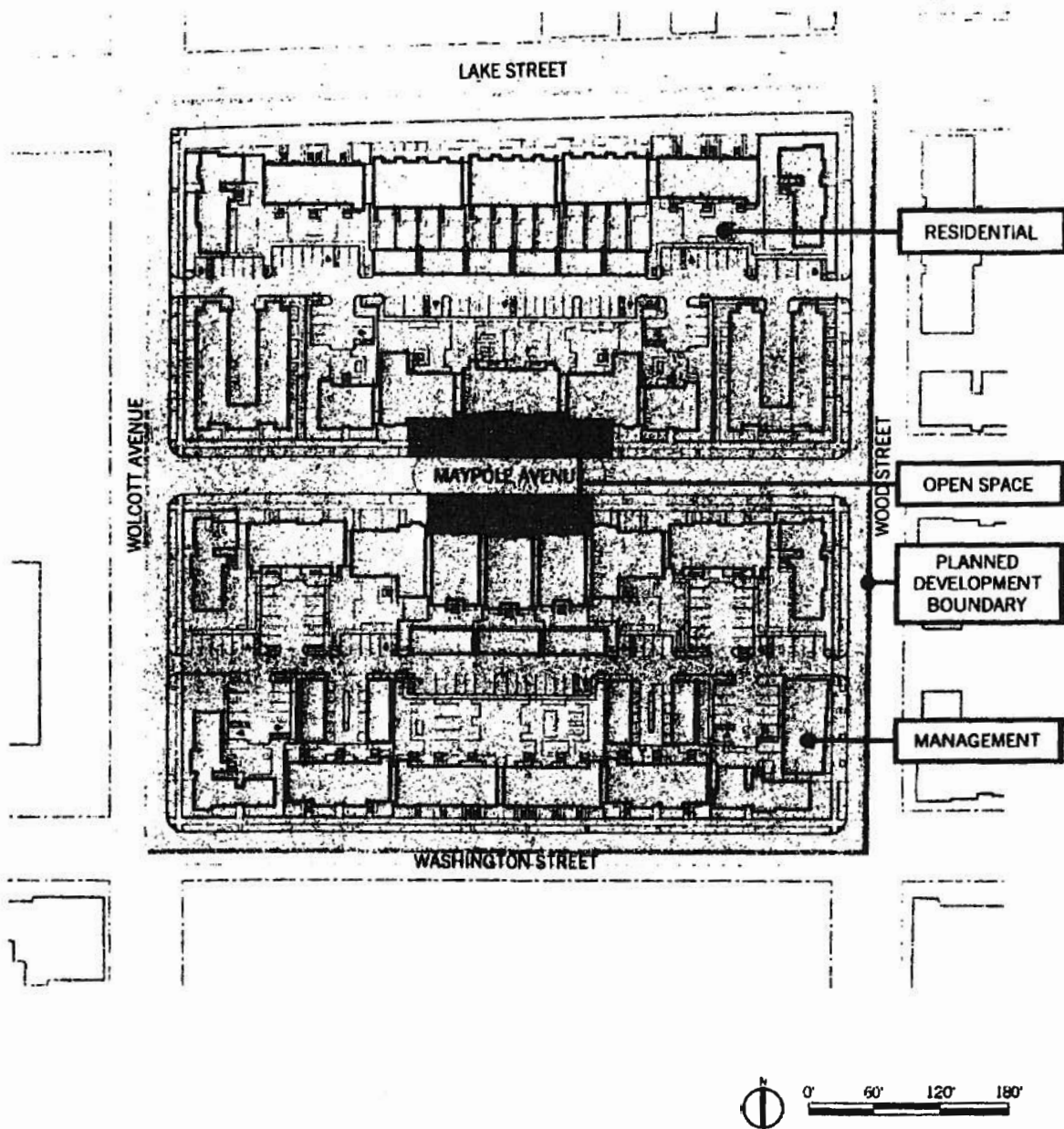


Exhibit 7.

Site Plan For Entire Site.

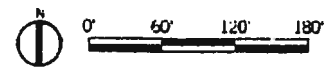
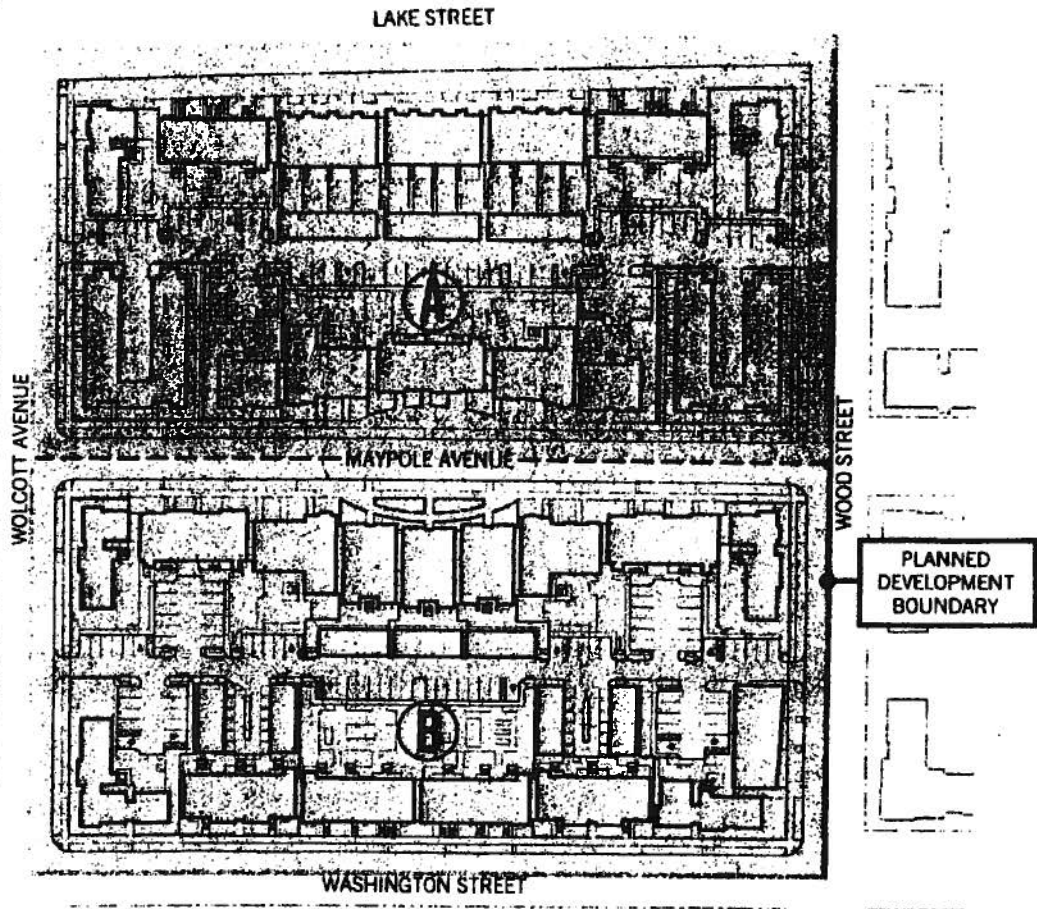
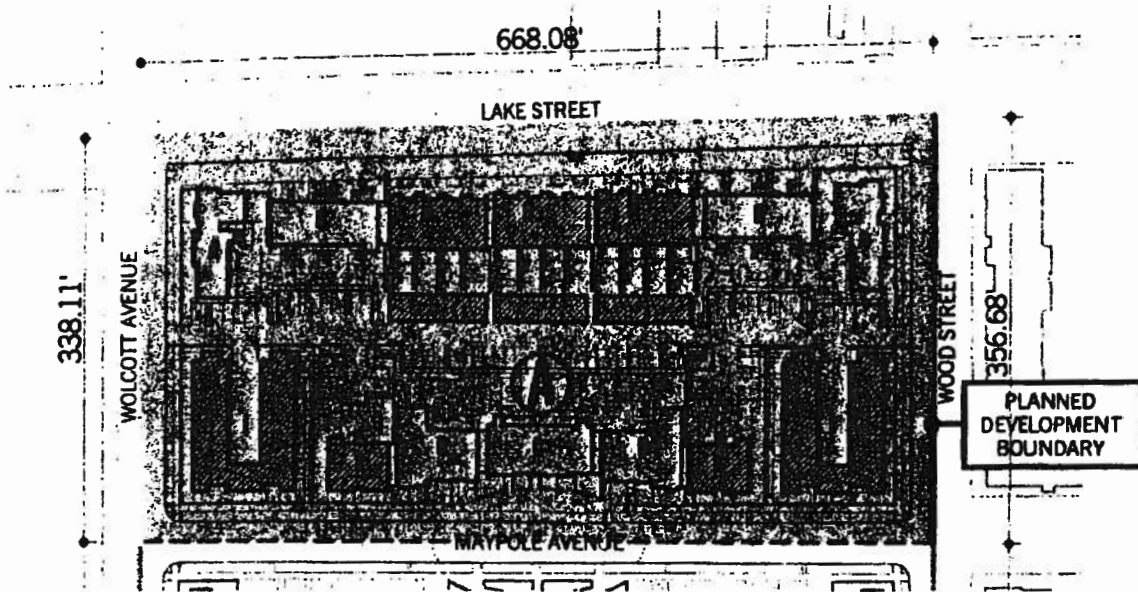


Exhibit 8.

Site Plan For Subarea A.



□ 50 RENTAL UNITS

- A - 6 UNITS
- 3 ● 2 BR
- 2 ● 3 BR
- 1 ● 4 BR

- B - 8 UNITS
- 4 ● 1 BR
- 4 ● 3 BR

- C - 12 UNITS
- 12 ● 1 BR

- D - 5 UNITS
- 3 ● 3 BR
- 2 ● 4 BR

▣ 48 OWNERSHIP UNITS

- H - 4 UNITS/LIVE WORK
- 4 ● 2 BR
- 4 ● STUDIO/OFFICE

- I - TOWNHOUSE
- 12 ● 2 BR

- K - 6 UNITS
- 6 ● 1 BR + DEN

SUB-AREA A

- 18 BUILDINGS
- 98 UNITS
- (32) 1 BEDROOM
- (42) 2 BEDROOM
- (18) 3 BEDROOM
- (8) 4 BEDROOM
- MIN. ONE PARKING SPACE / UNIT
- 9'-0" x 19'-0" TYPICAL PARKING SPACE

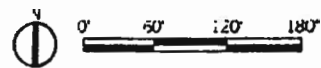


Exhibit 8A.

Dimensioned Site Plan For Subarea A.

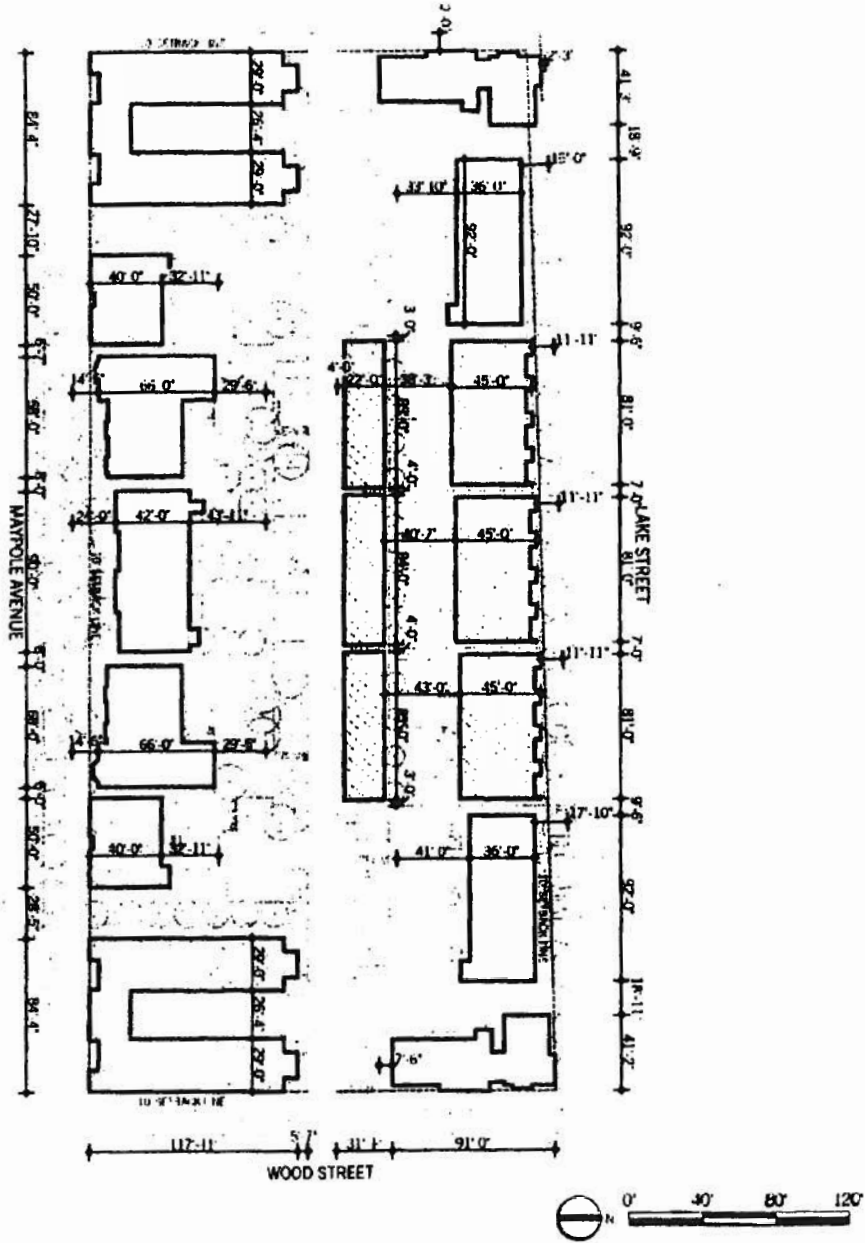
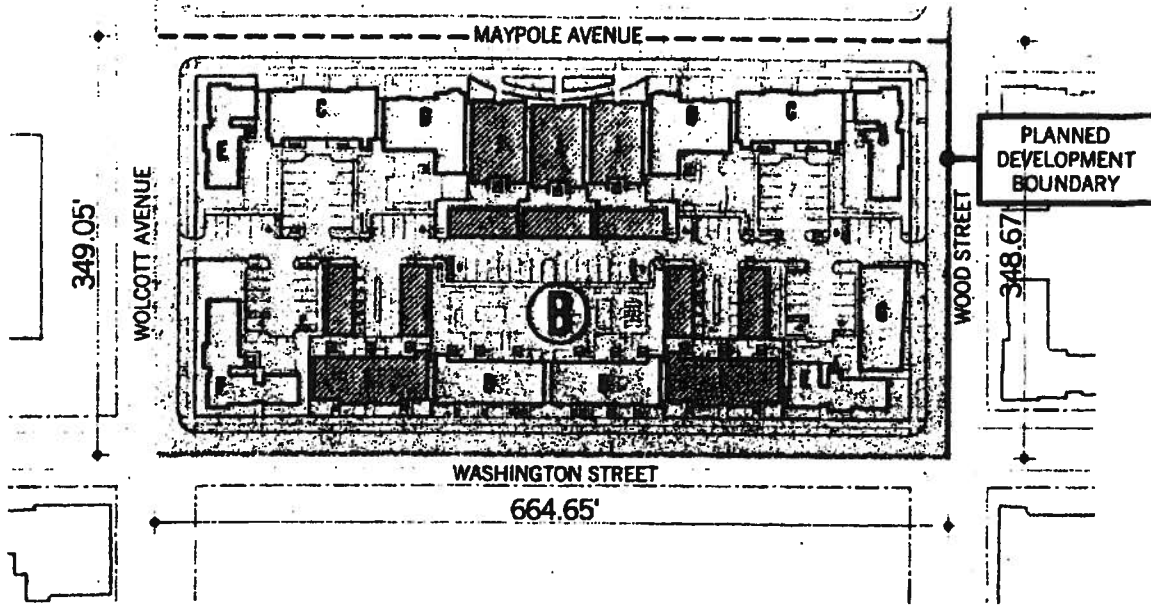


Exhibit 9.

Site Plan For Subarea B.



□ 77 RENTAL UNITS

▣ 38 OWNERSHIP UNITS

B - 8 UNITS
 4 ● 1 BR
 4 ● 3 BR

C - 12 UNITS
 12 ● 1 BR

D - 5 UNITS
 3 ● 3 BR
 2 ● 4 BR

E - 6 UNITS
 3 ● 2 BR
 3 ● 3 BR

F - 9 UNITS
 3 ● 1 BR
 3 ● 2 BR
 2 ● 3 BR
 1 ● 4 BR

G - MANAGEMENT OFFICE

J - 6 UNITS
 6 ● 3 BR

L - 10 UNITS
 6 ● 1 BR + DEN
 2 ● 1 BR
 2 ● 3 BR

SUB-AREA B

16 BUILDINGS
 115 UNITS
 (51) 1 BEDROOM
 (12) 2 BEDROOM
 (46) 3 BEDROOM
 (8) 4 BEDROOM
 (1) MANAGEMENT BUILDING
 MIN. ONE PARKING SPACE / UNIT
 9'-0" x 19'-0" TYPICAL PARKING SPACE

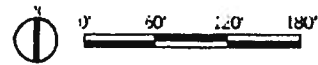


Exhibit 9A.

Dimensioned Site Plan For Subarea B.

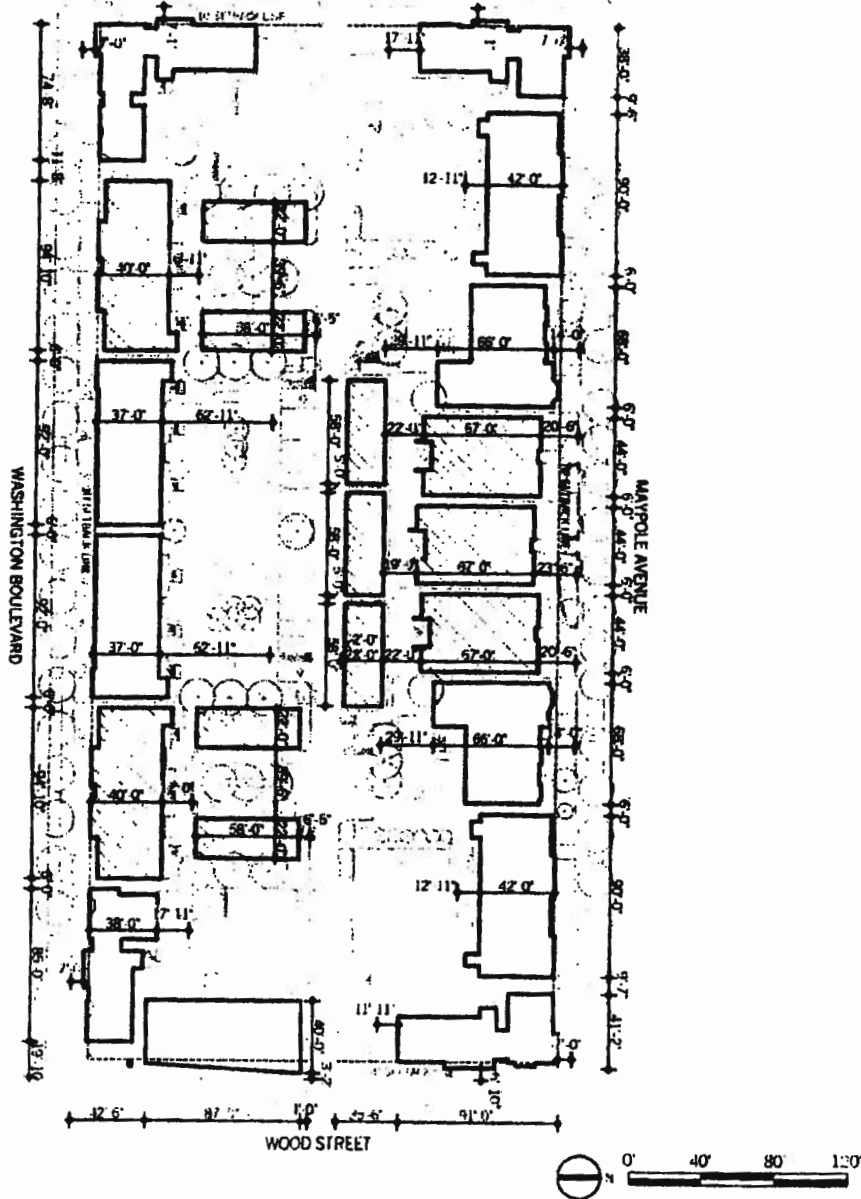


Exhibit 10.

Open Space Master Plan.

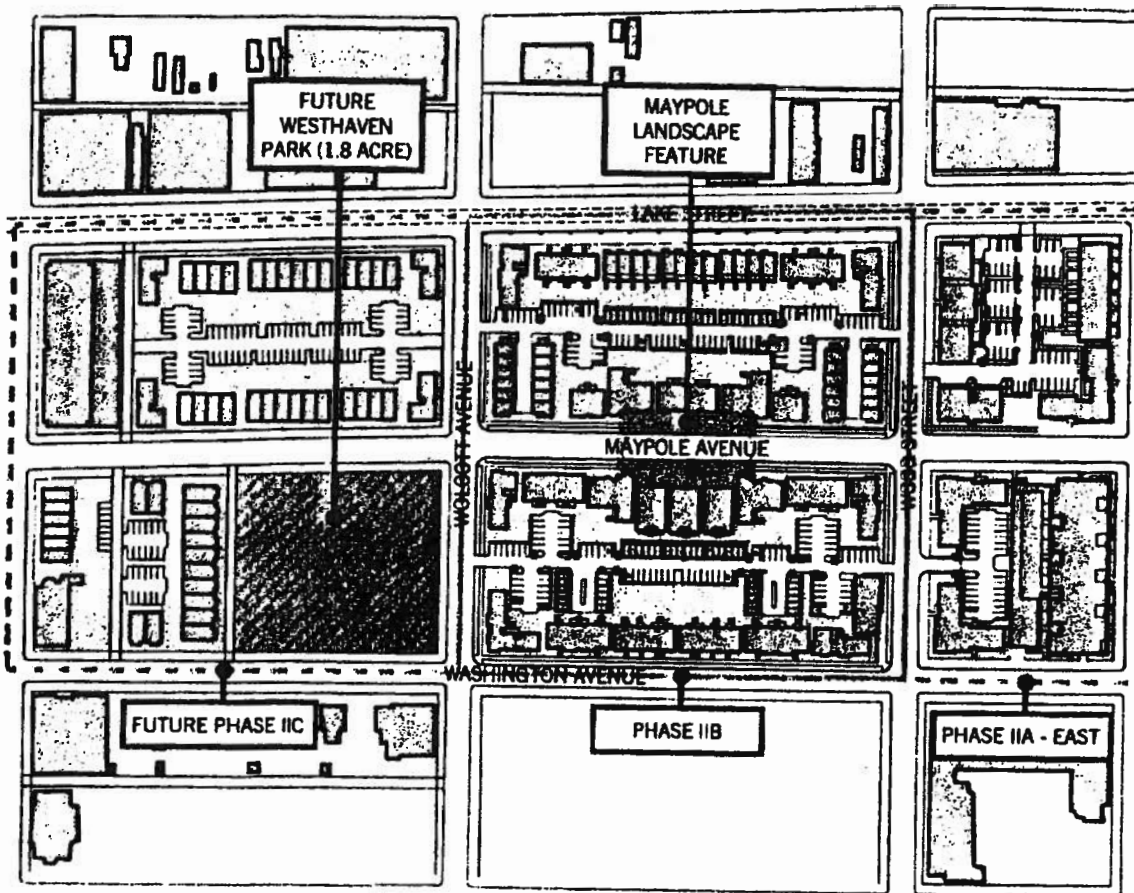


Exhibit 11.

Adaptability Plan.

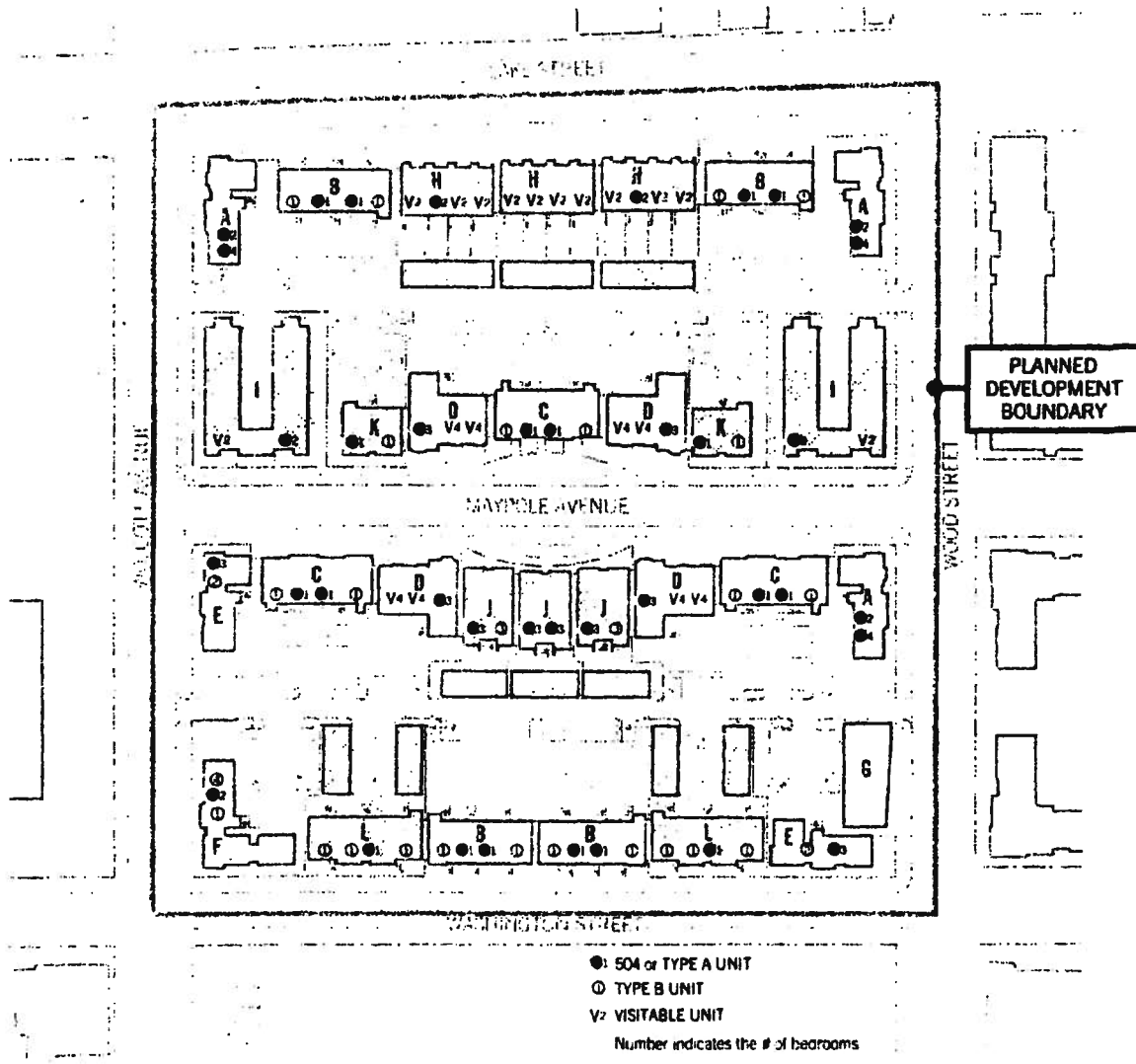
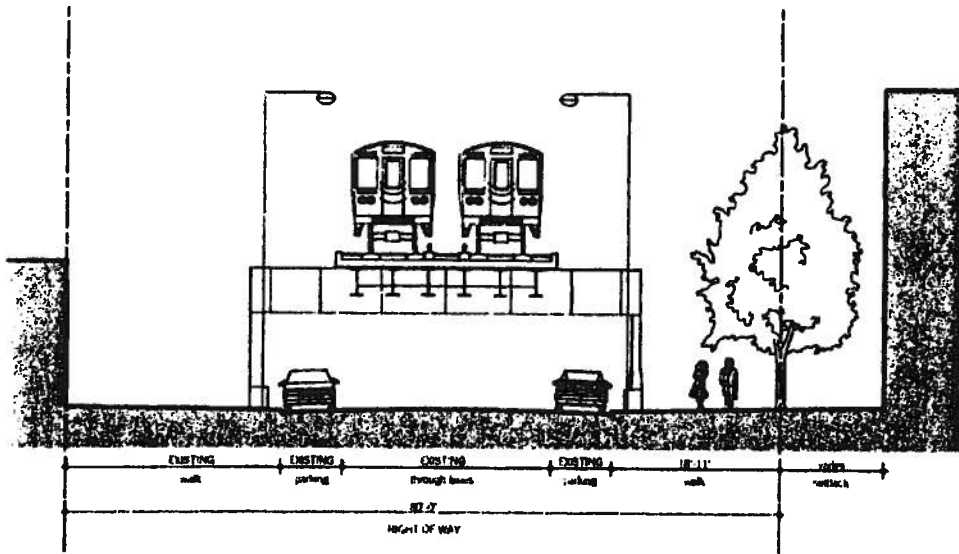
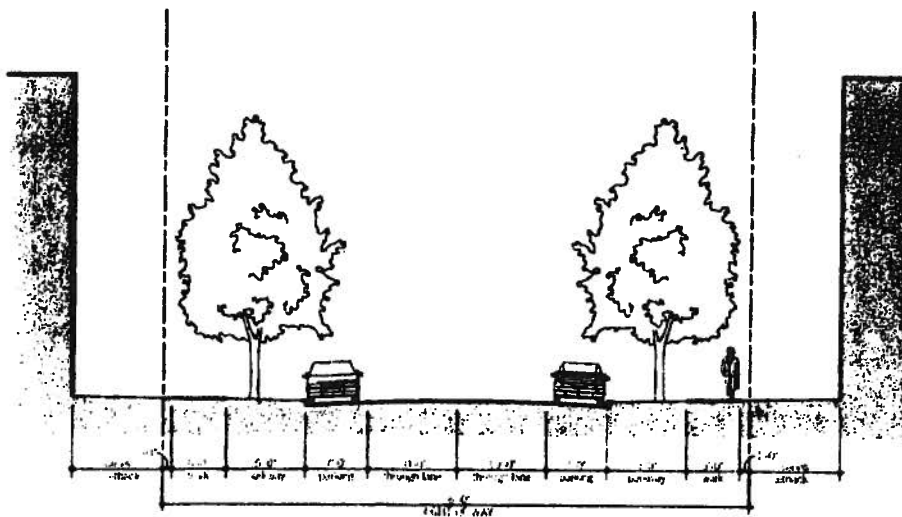


Exhibit 12A.

Street Sections.



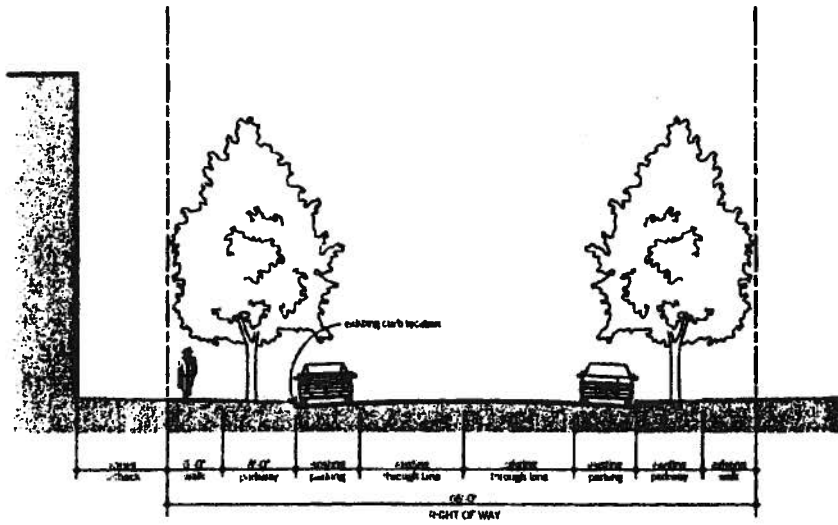
LAKE STREET - 80' ROW



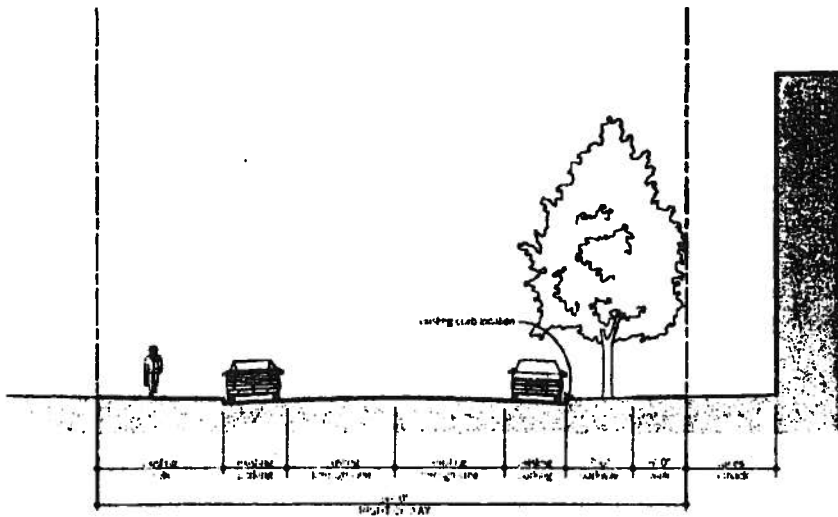
MAYPOLE AVENUE - 66' ROW

Exhibit 12B.

Street Sections.

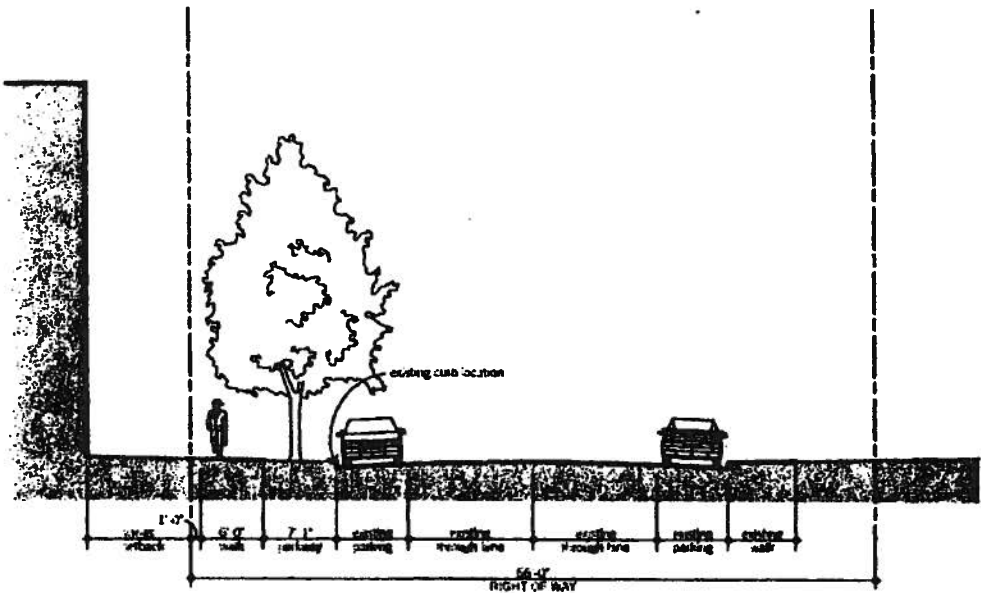


WOOD STREET - 66' ROW



WOLCOTT AVENUE - 66' ROW

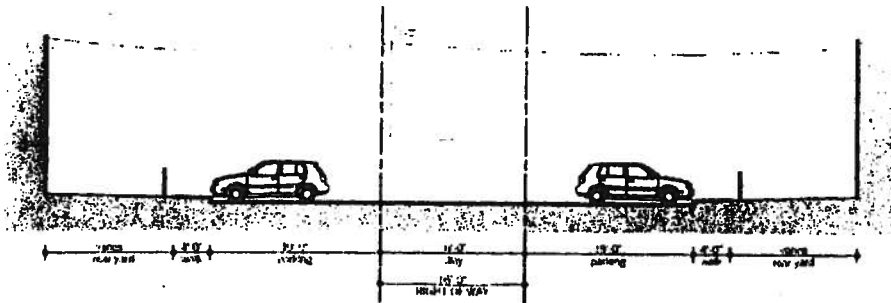
Exhibit 12C.
Street Sections.



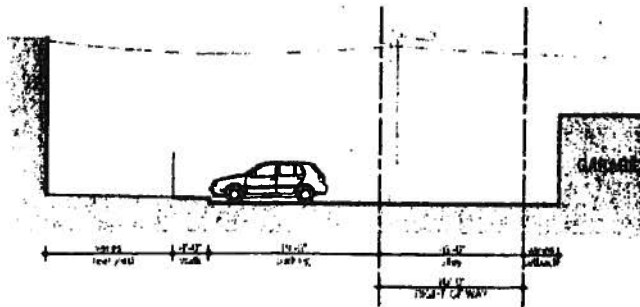
WASHINGTON BOULEVARD - 66' ROW

Exhibit 13.

Alley Sections.

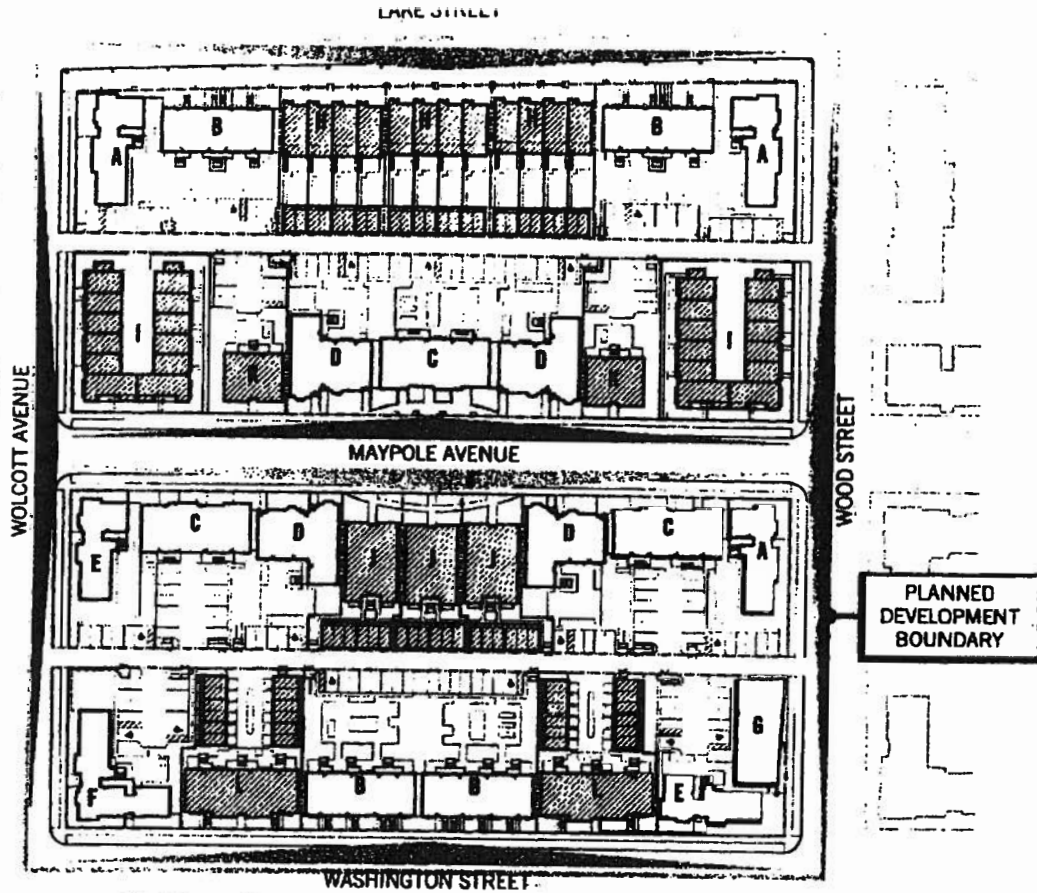


ALLEY W/ DOUBLE LOADED PARKING- 16' ROW



ALLEY PARKING AND GARAGE - 16' ROW

Exhibit 15.
Street Elevation Key.



BUILDING TYPES

□ RENTAL

▨ OWNERSHIP

A - 6 UNITS

H - 4 UNITS

B - 8 UNITS

I - 12 UNITS

C - 12 UNITS

J - 6 UNITS

D - 5 UNITS

K - 6 UNITS

E - 6 UNITS

L - 10 UNITS

F - 9 UNITS

G - MANAGEMENT OFFICE

Exhibit 15A.

Street Elevation -- North.

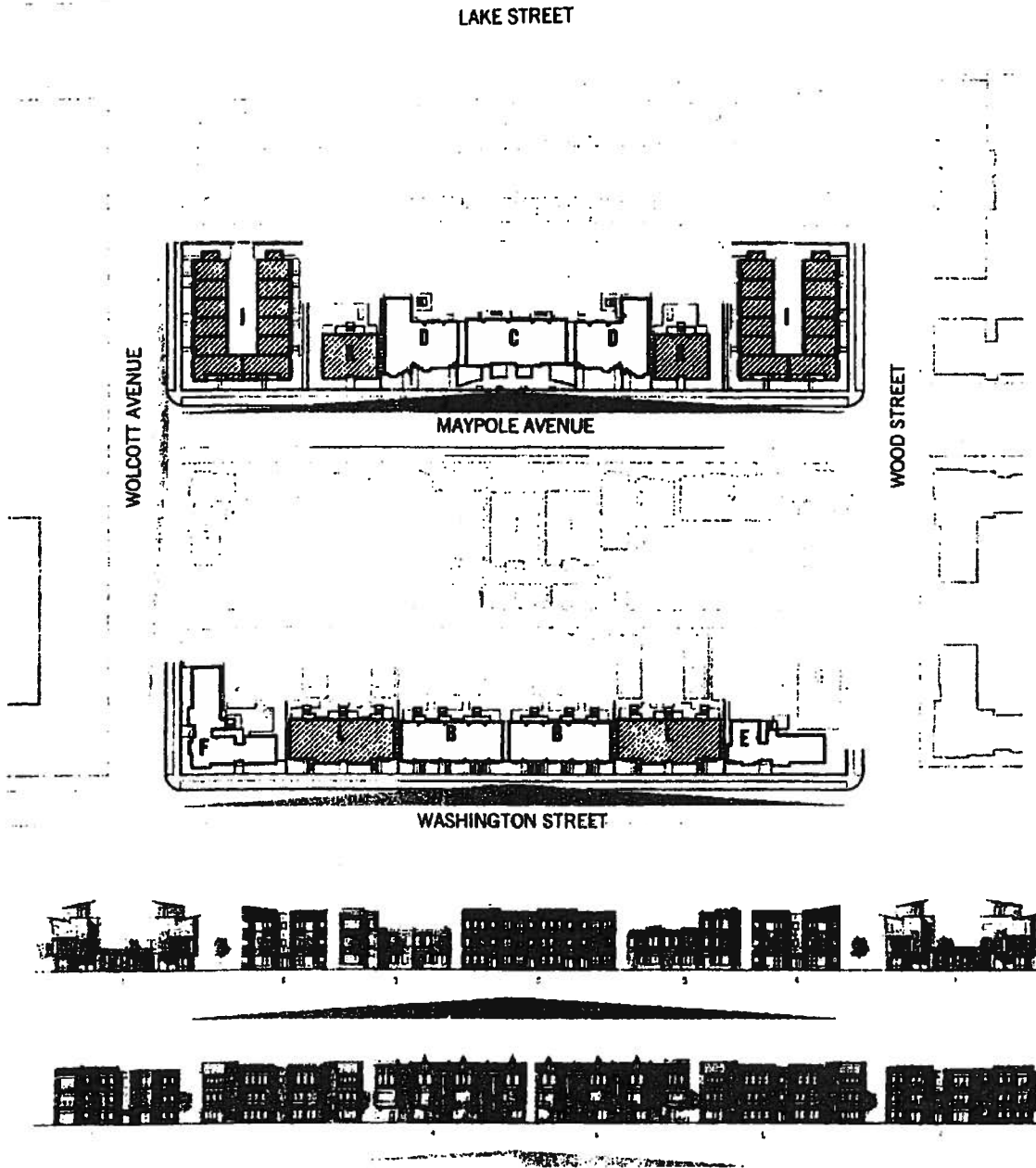


Exhibit 15B.

Street Elevation -- South.

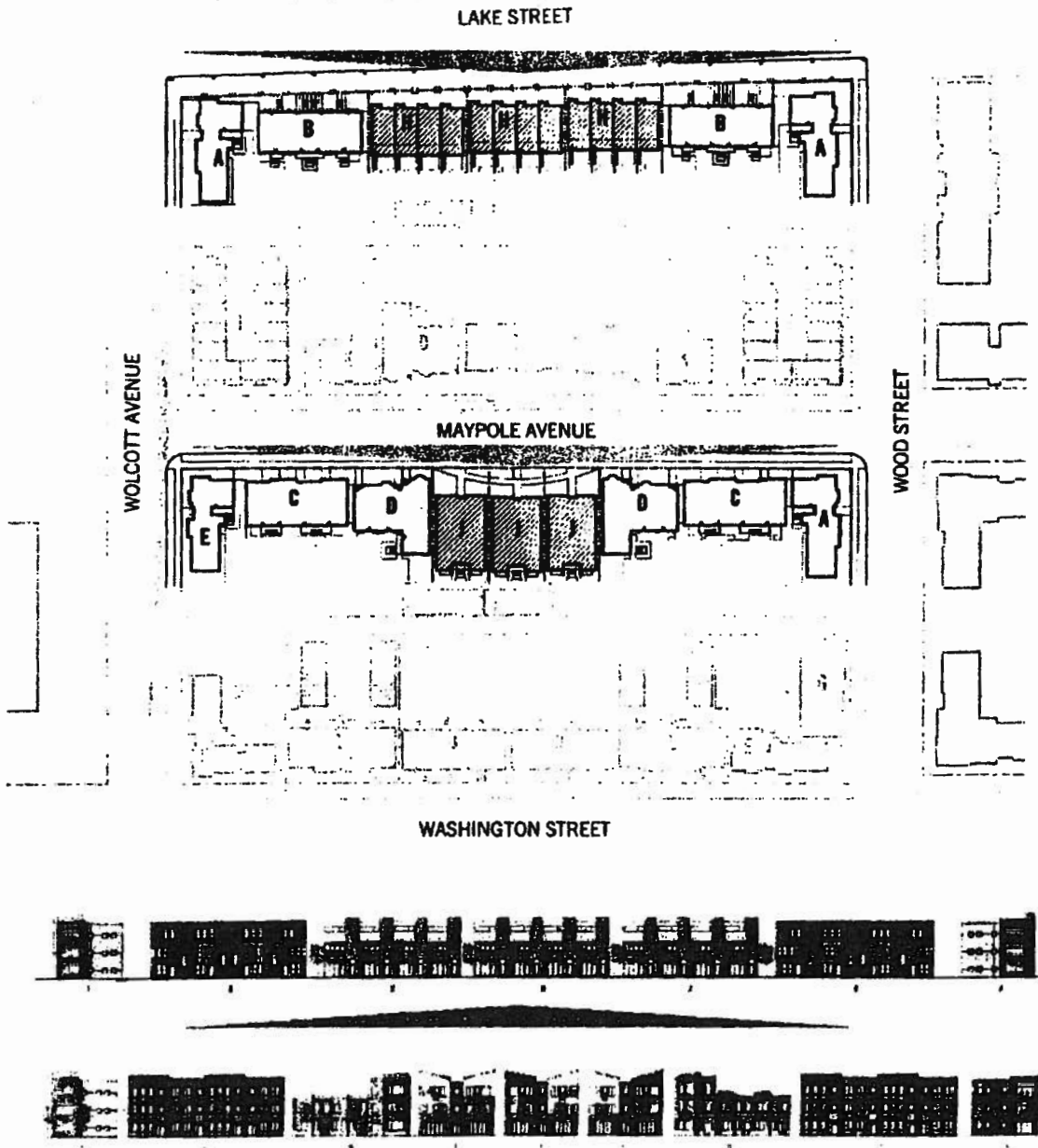


Exhibit 15C.

Street Elevation -- East And West.

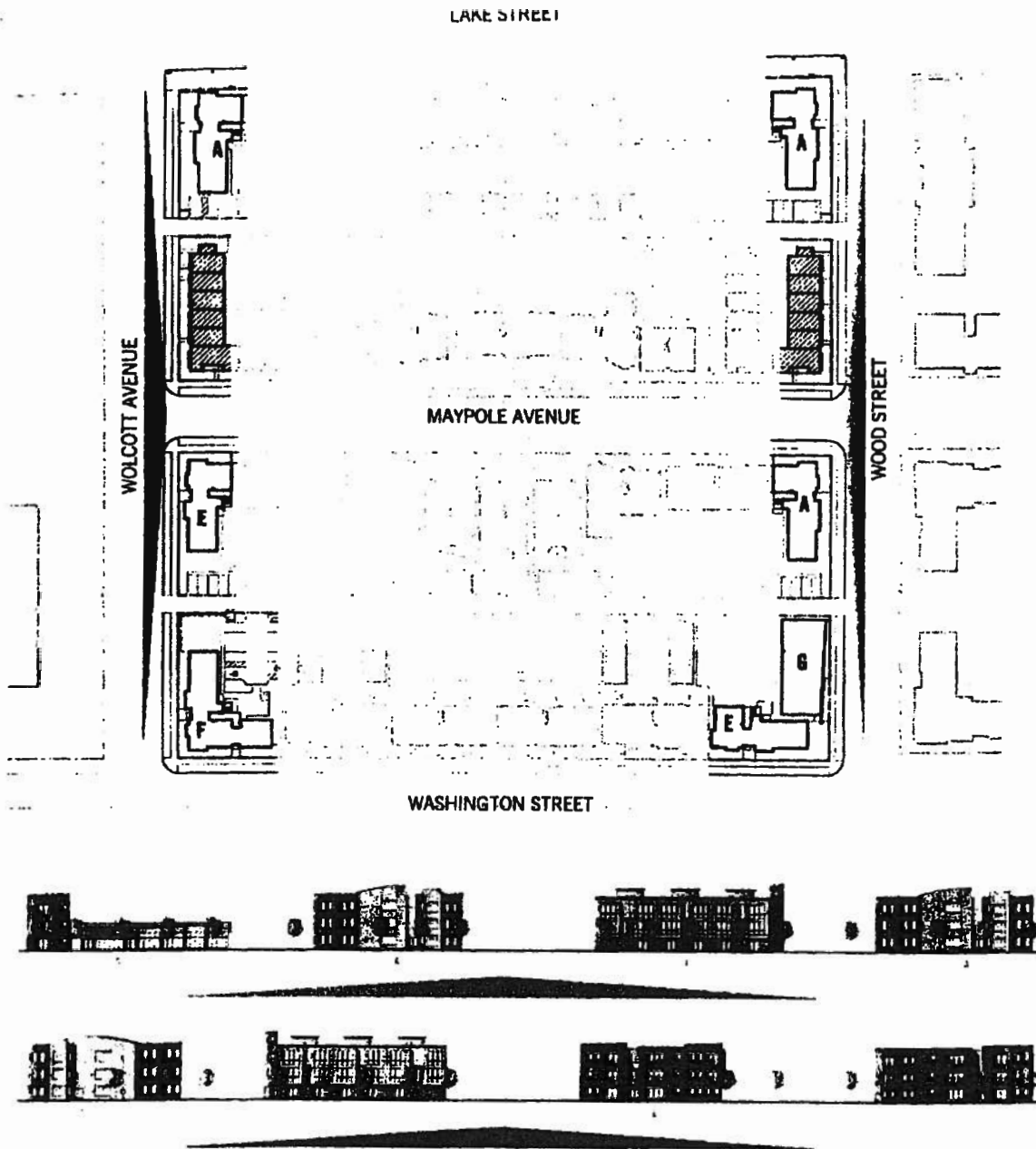
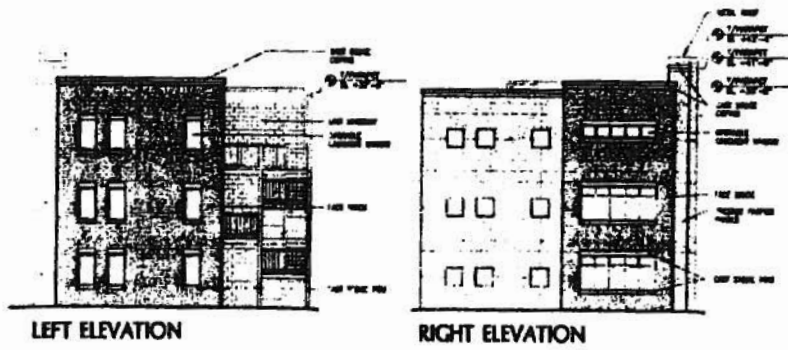
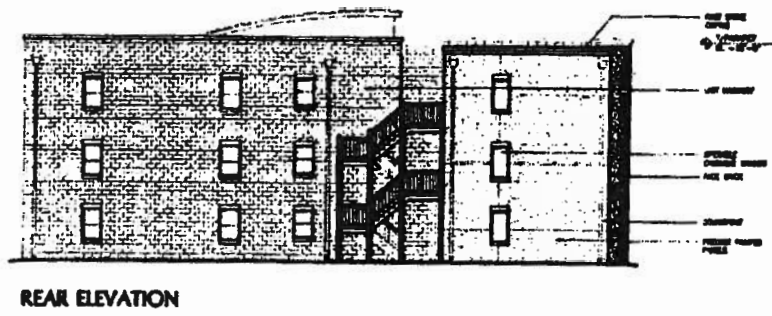
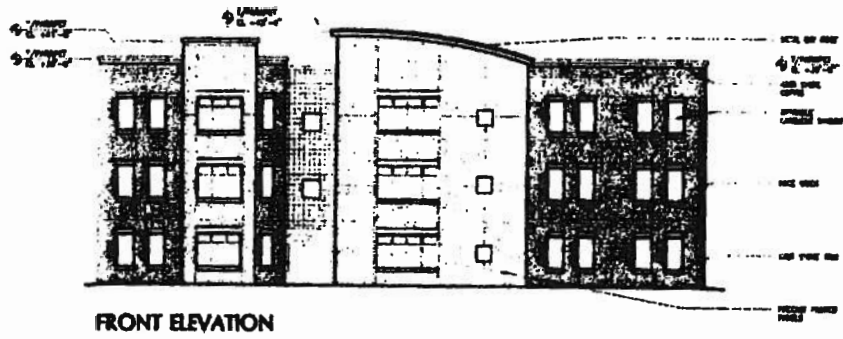


Exhibit 16A.

Building Elevations.

Type A-6 Units.



0 5 10 20

Exhibit 16B.1.

Building Elevations.

Type B-8 Units.

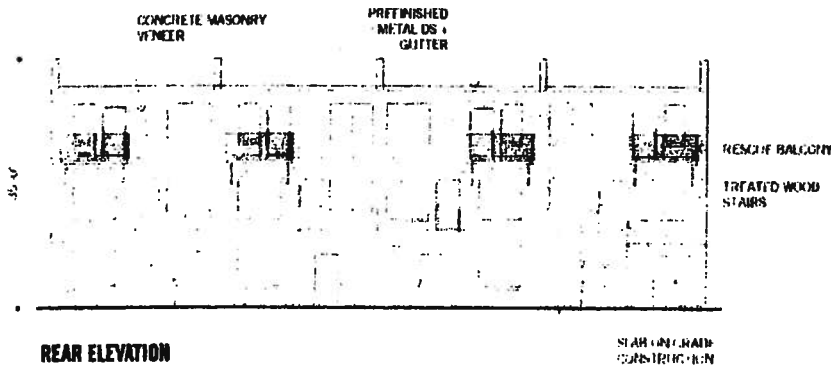
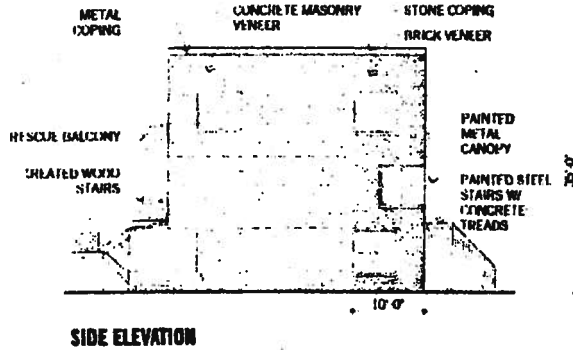
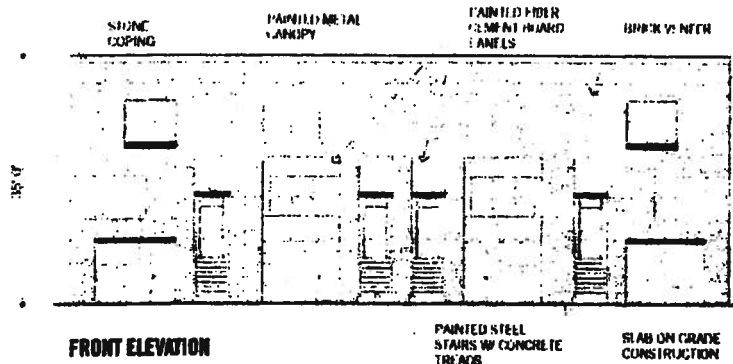


Exhibit 16B.2.
Building Elevations.
Type B-2 Units Stacked.



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

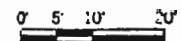


Exhibit 16C.

Building Elevations.

Type C-12 Unit.

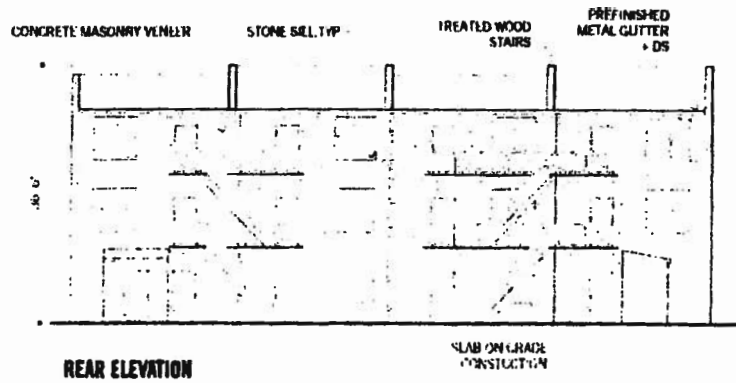
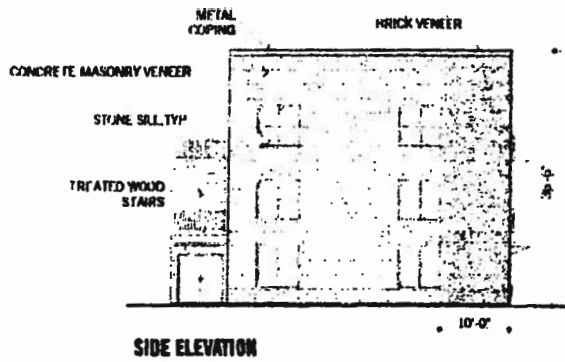
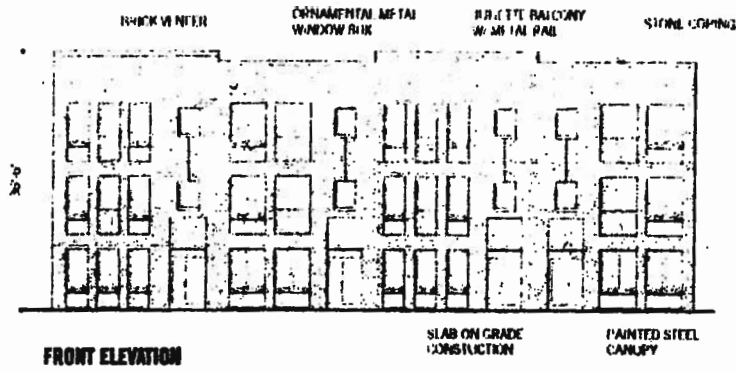
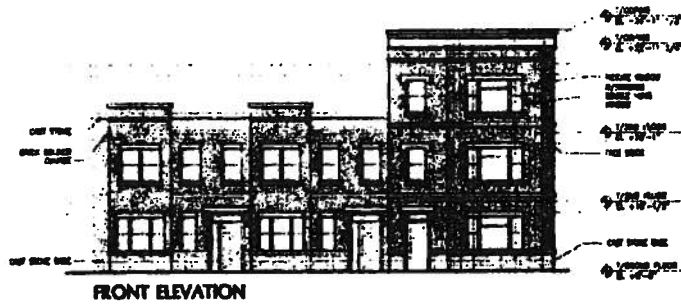
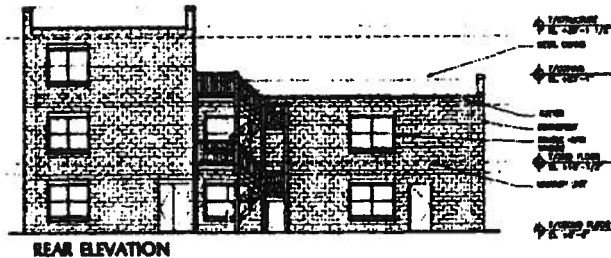


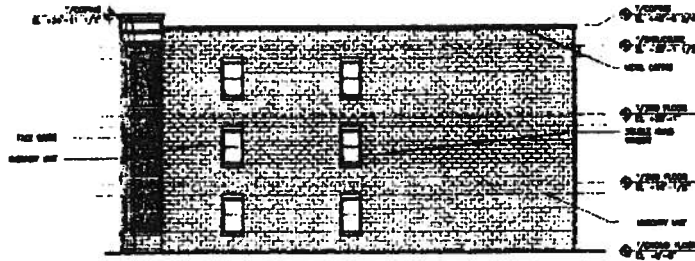
Exhibit 16D.1.
Building Elevations.
Type D1-5 Unit.



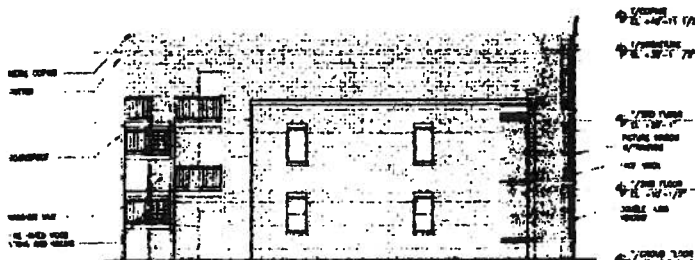
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



Exhibit 16D.2.
Building Elevations.
Type 2D-5 Unit.

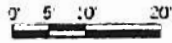
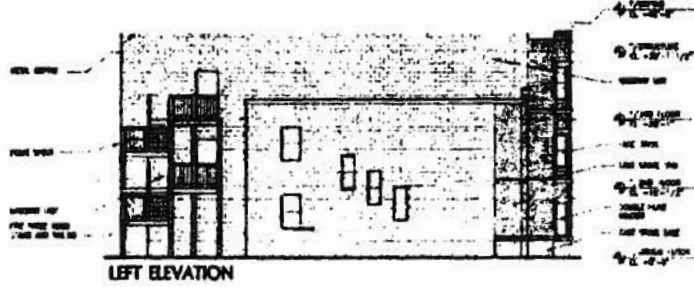
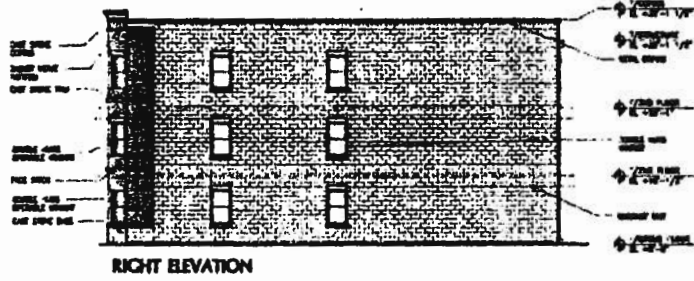
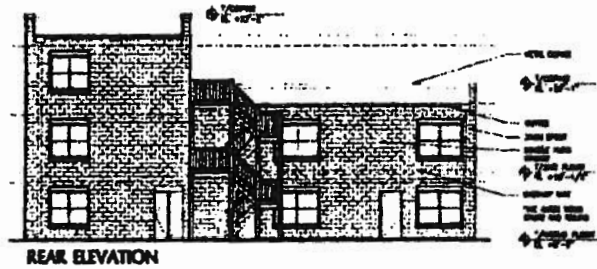
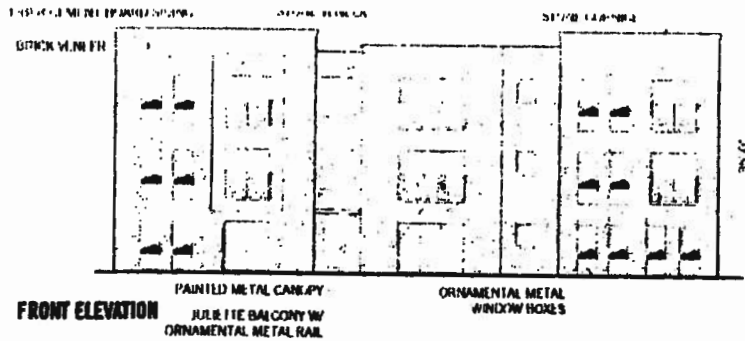


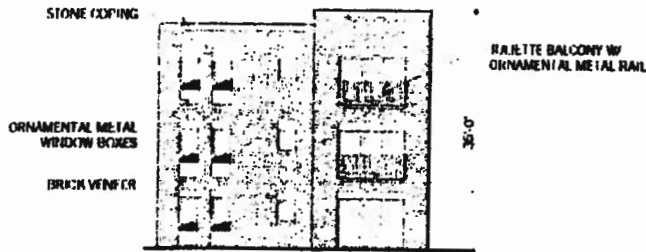
Exhibit 16E.

Building Elevations.

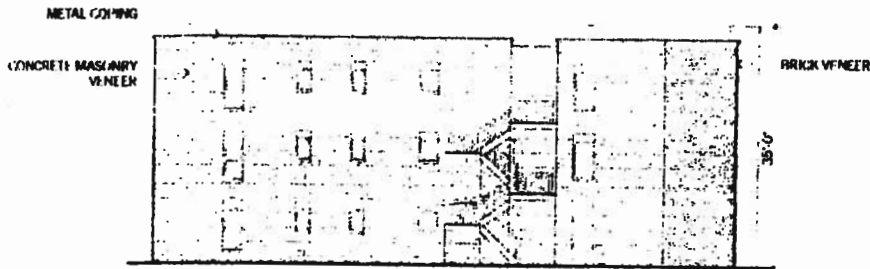
Type E-6 Units.



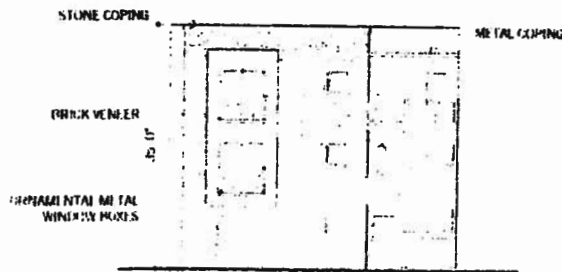
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION

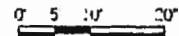
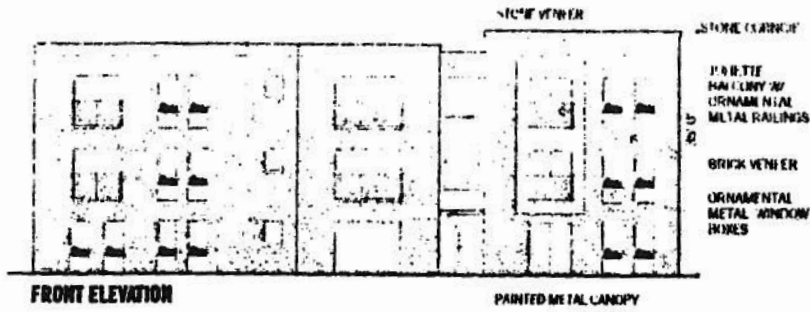


Exhibit 16F.

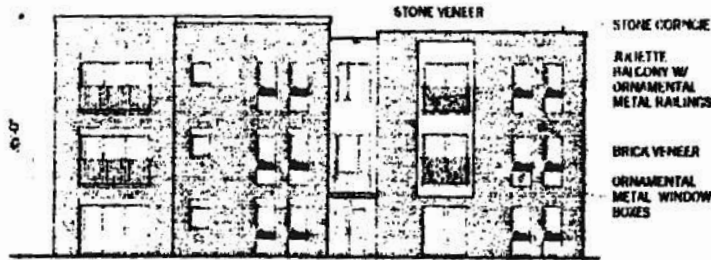
Building Elevations.

Type F-9 Units.



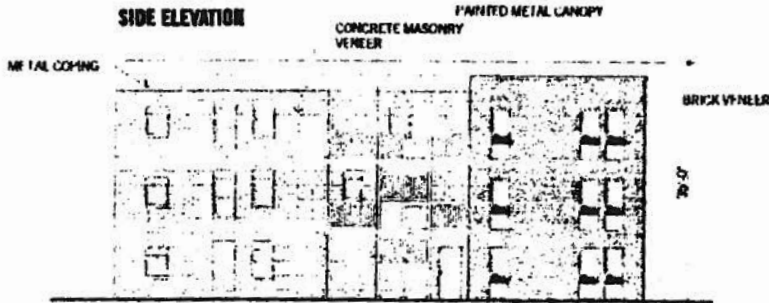
FRONT ELEVATION

PAINTED METAL CANOPY



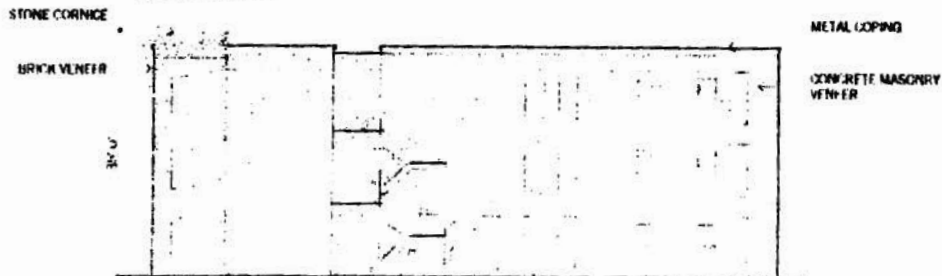
SIDE ELEVATION

PAINTED METAL CANOPY



REAR ELEVATION

WOOD STAIRS



REAR ELEVATION

WOOD STAIRS

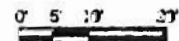


Exhibit 16G.

Building Elevations.

Type G-Management.

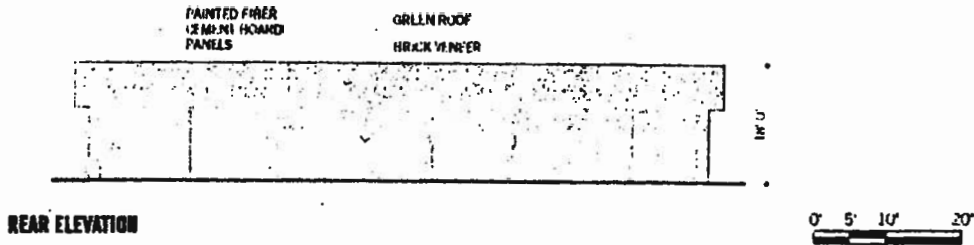
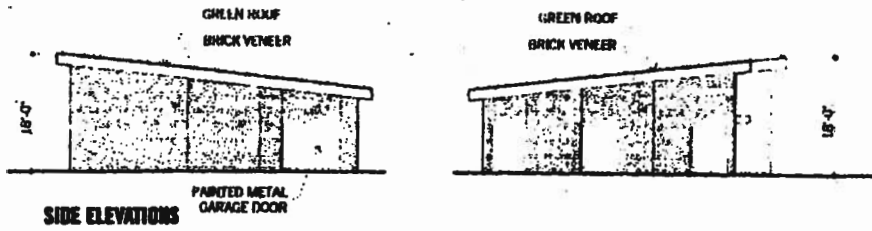
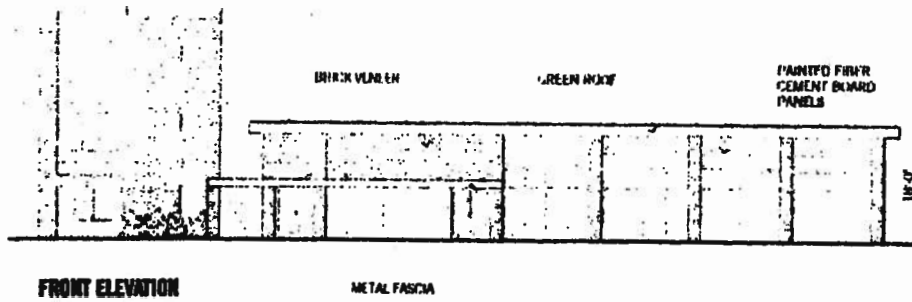


Exhibit 16H.

Building Elevations.

Type H-4 Unit Live/Work.

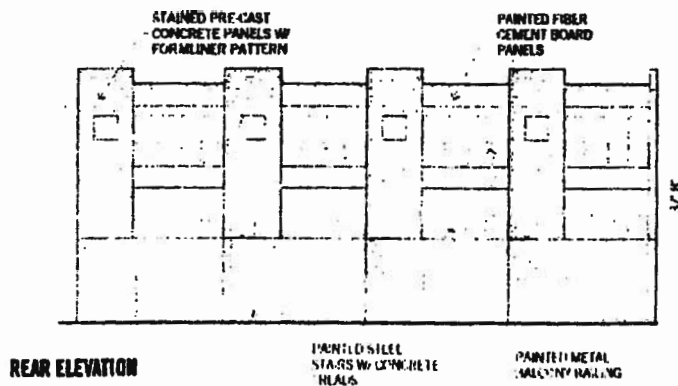
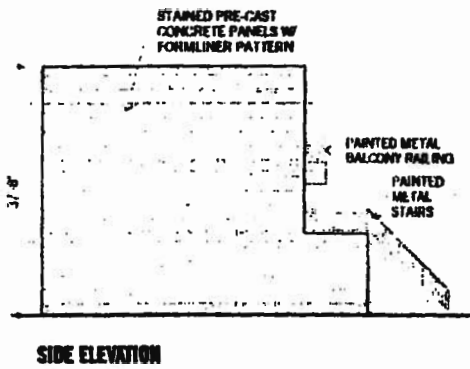
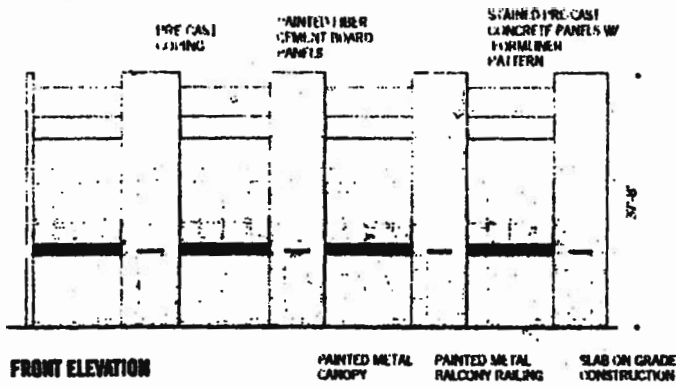
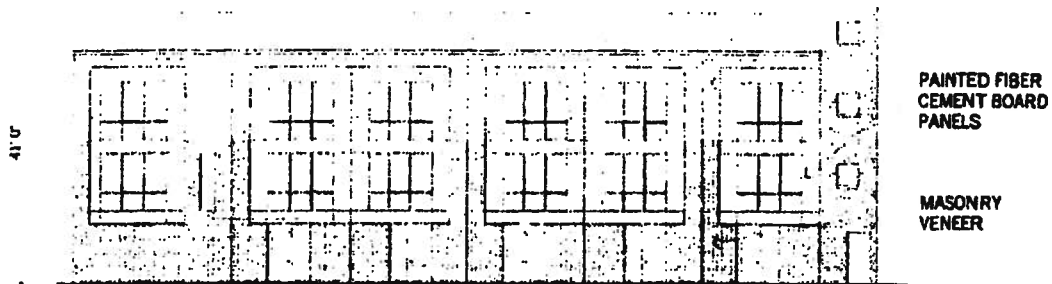


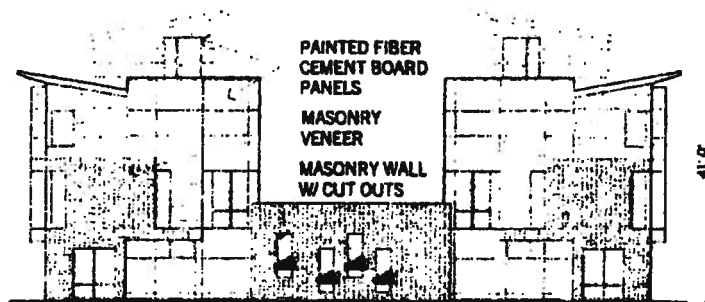
Exhibit 16I.

Building Elevations.

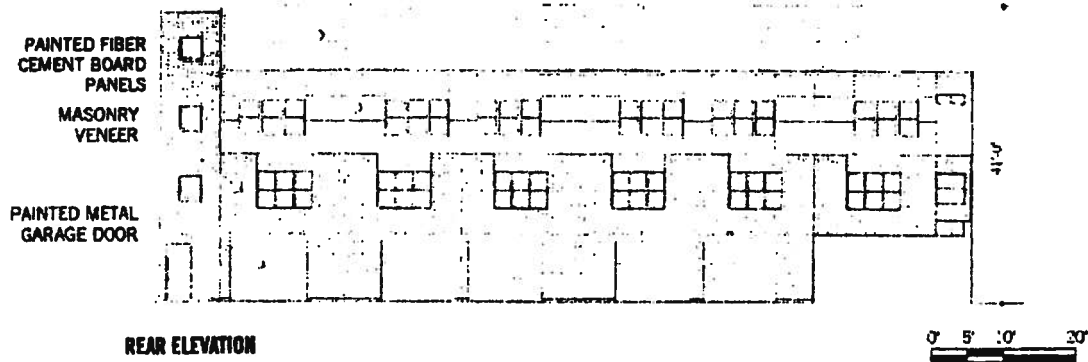
Type 1 -- 12 Unit Townhouse.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Exhibit 16J.

Building Elevations.

Type J -- 6 Units.

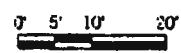
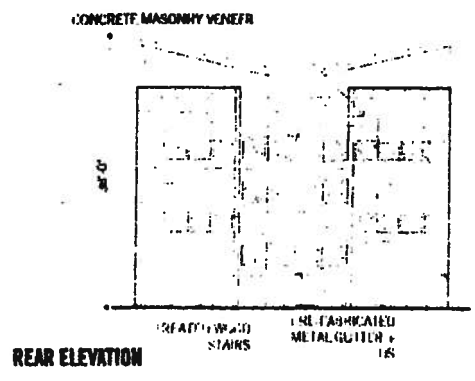
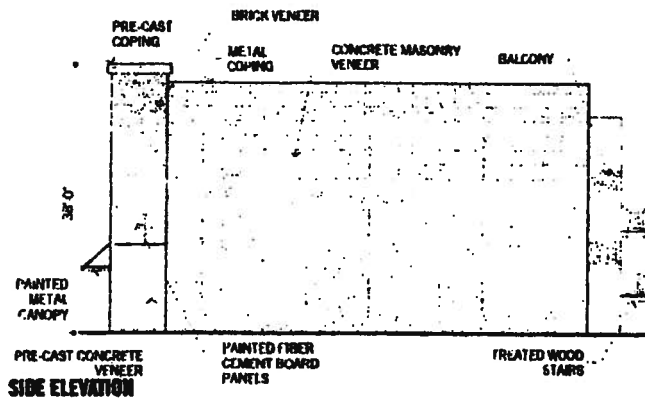
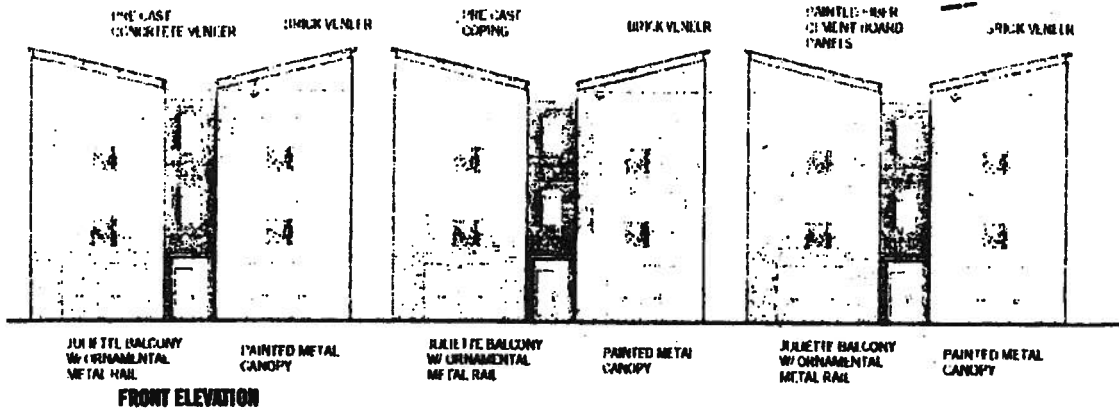


Exhibit 16K.

Building Elevations.

Type K -- 6 Units.

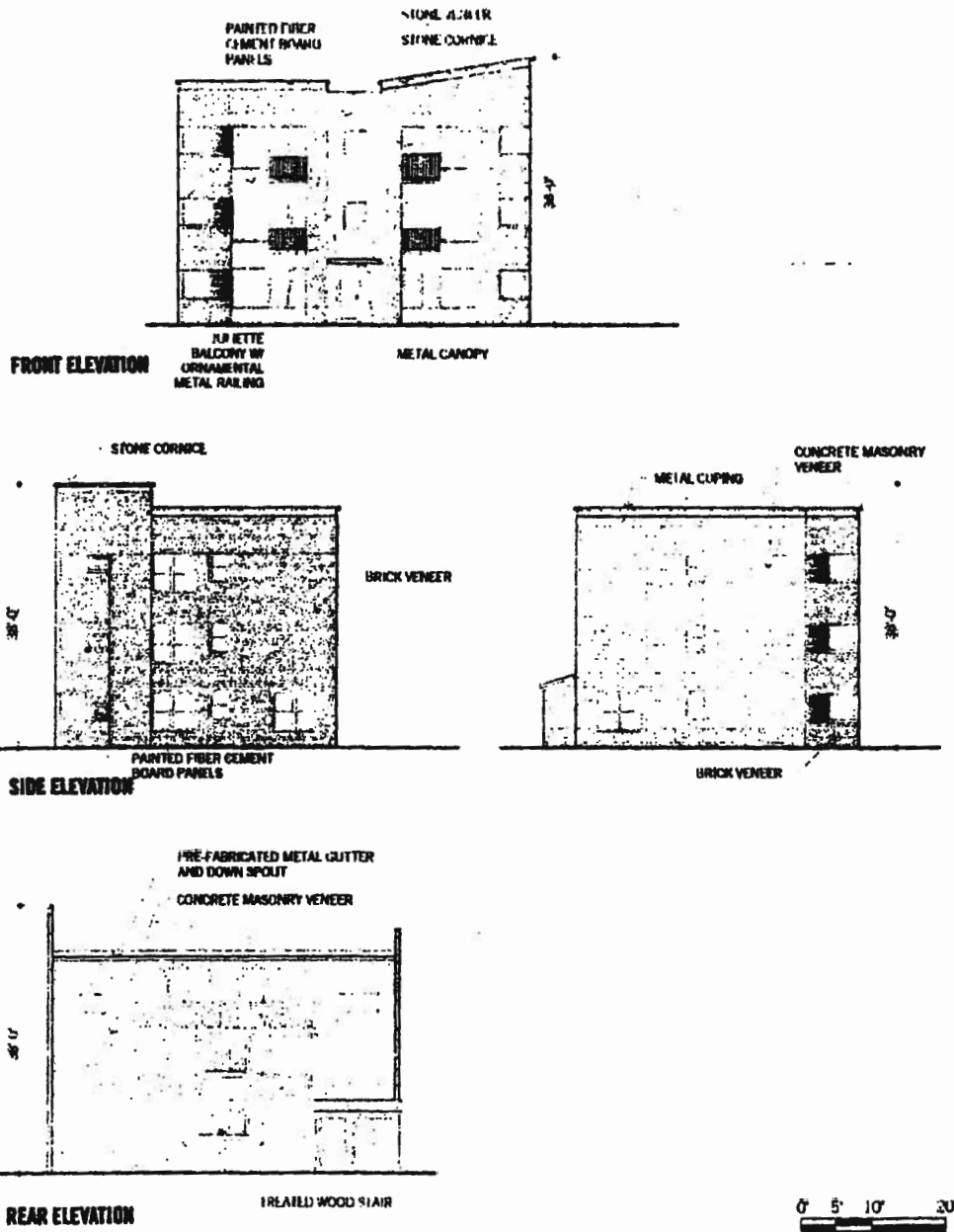
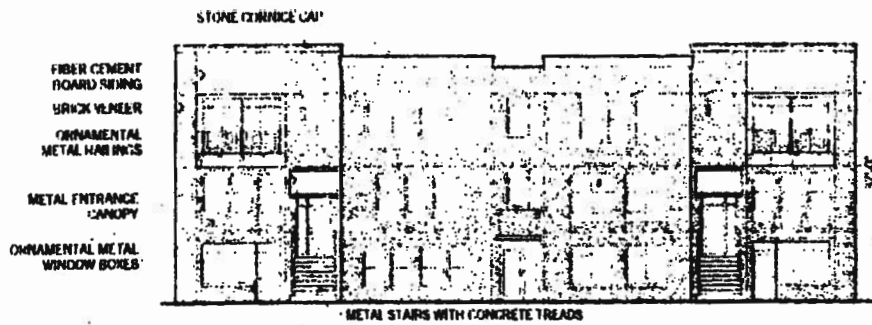


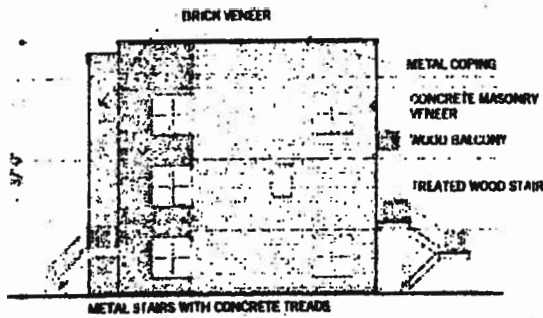
Exhibit 16L.

Building Elevations.

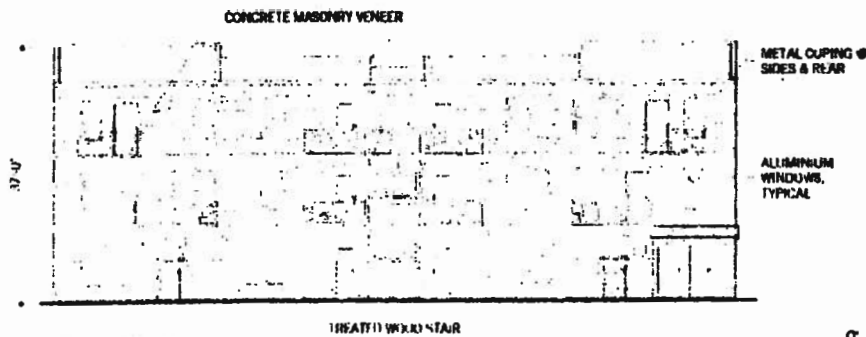
Type L -- 10 Units.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

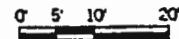


Exhibit 17.

Overall Landscape Plan.

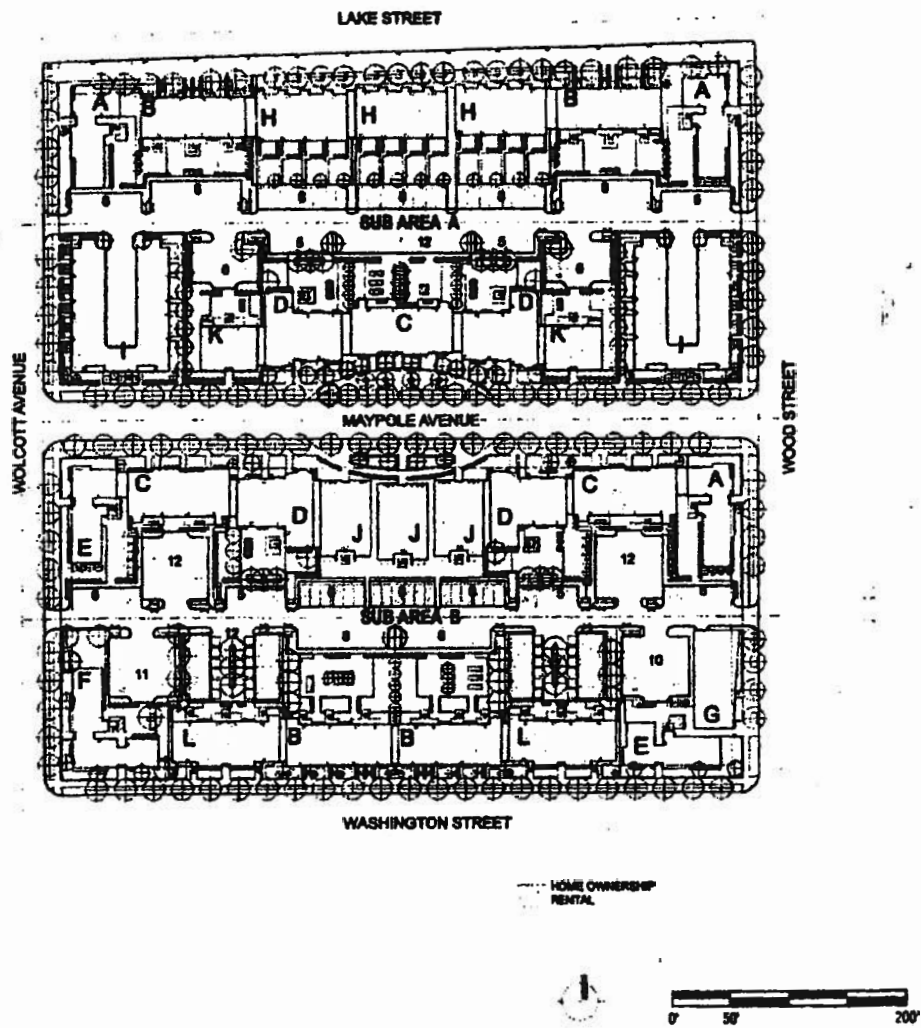


Exhibit 18.

Subarea A -- Landscape Plan.

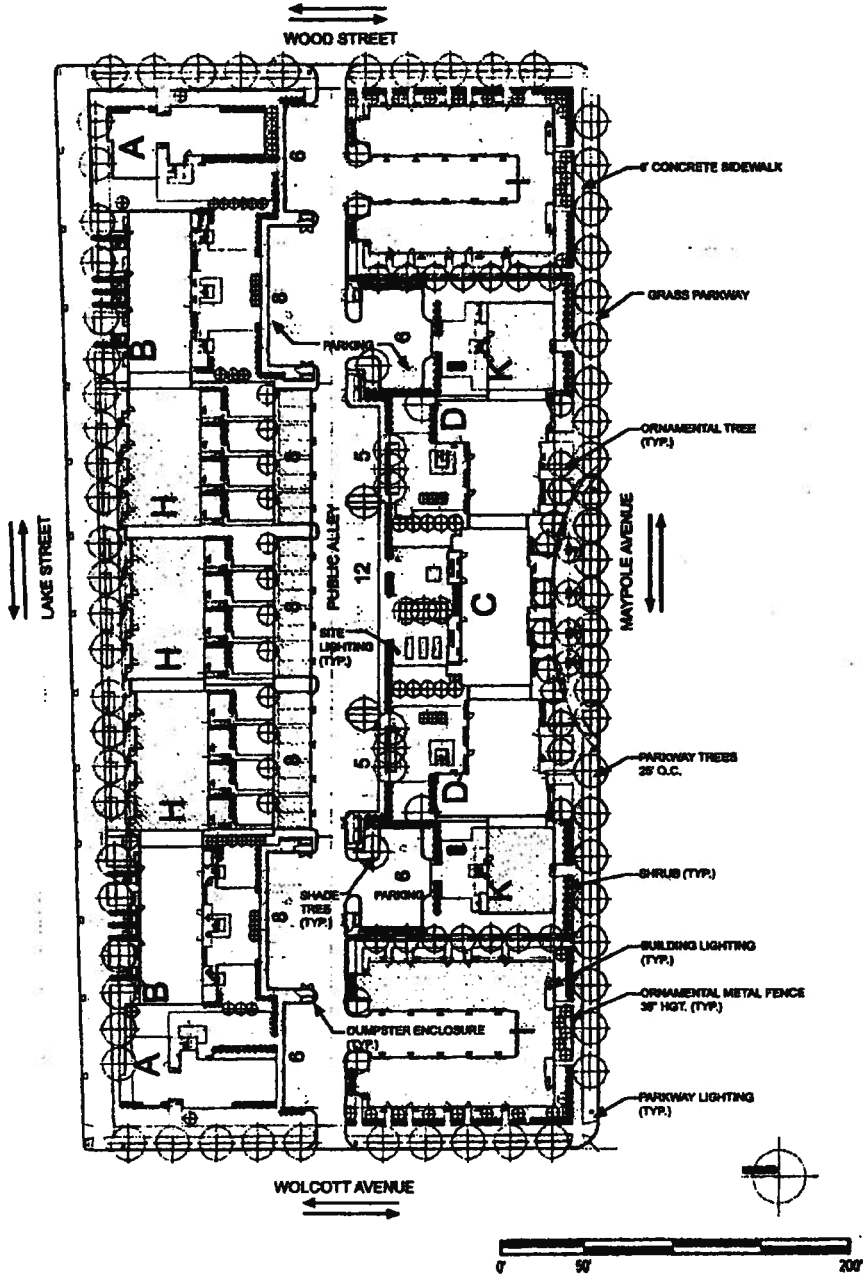


Exhibit 19.

Subarea B -- Landscape Plan.

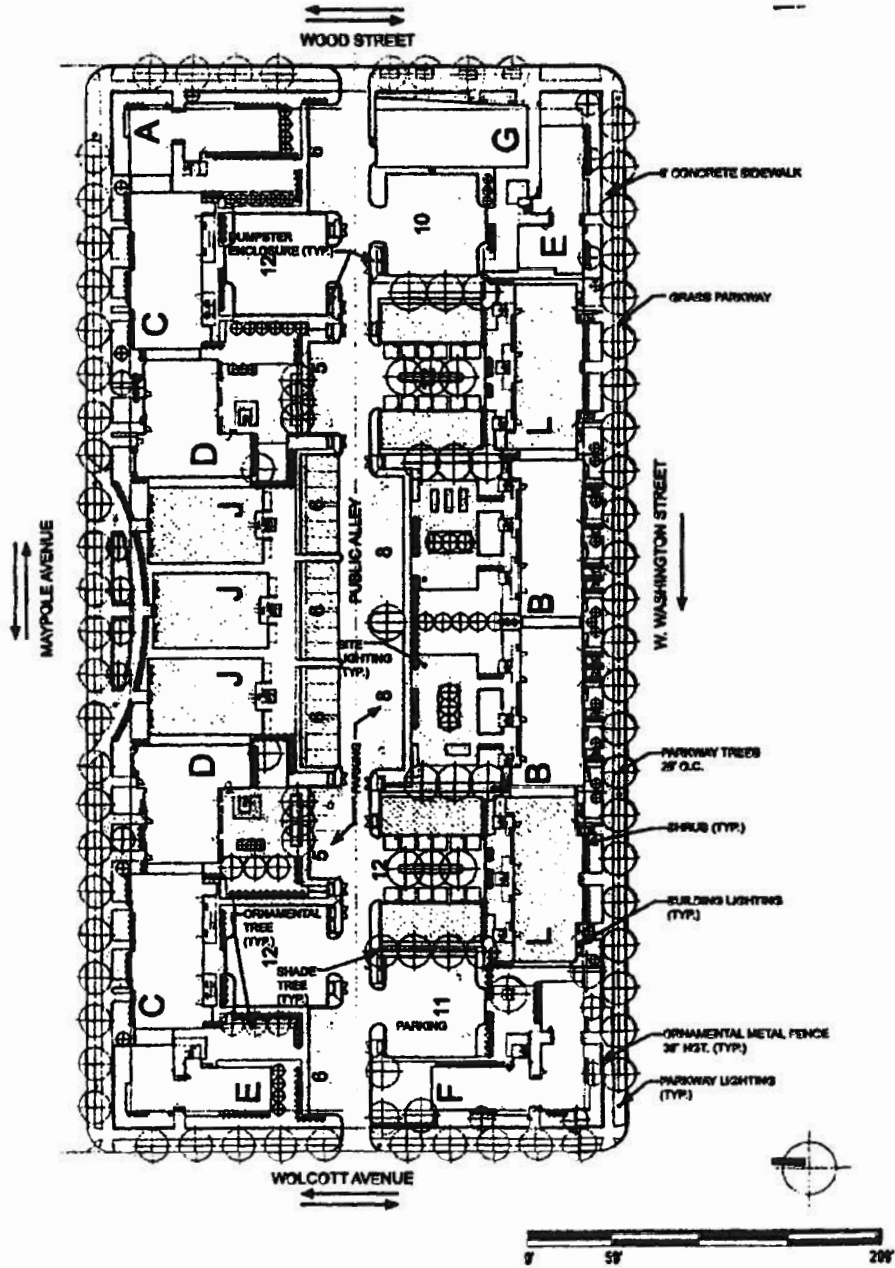


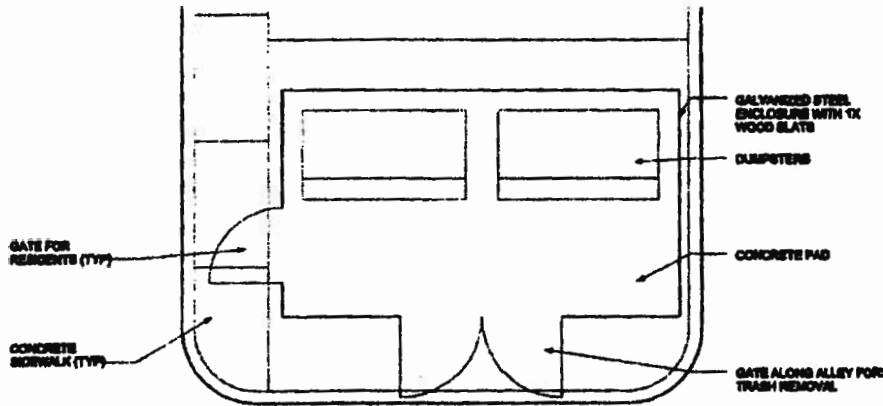
Exhibit 20.

Plant Material Palette.

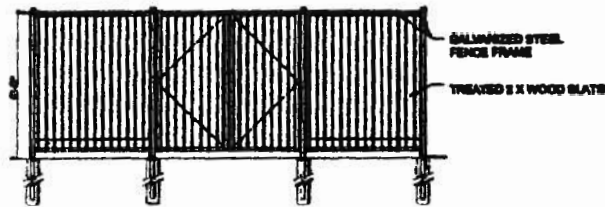
SHADE TREES		
BOTANICAL NAME	COMMON NAME	SIZE*
ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	3' CAL.
CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	3' CAL.
GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3' CAL.
GLEDITSIA TRIACANTHOS 'INERMIS' 'HALKA'	HALKA HONEYLOCUST	3' CAL.
PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE FLOWERING PEAR	3' CAL.
QUERCUS BICOLOR	SWAMP WHITE OAK	3' CAL.
TILIA CORDATA 'GLENLEVEN'	GLENLEVEN LINDEN	3' CAL.
ULMUS CARPINIFOLIA 'REGAL'	REGAL ELM	3' CAL.
ORNAMENTAL TREES		
BOTANICAL NAME	COMMON NAME	SIZE*
AMELANCHIER LAEVIS	LAEVIS SERVICEBERRY	8' HGT.
BETULA NIGRA	RIVER BIRCH	10' HGT.
CARPINUS CAROLINIANA	MUSCLEWOOD	8' HGT.
CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY CORNELIAN CHERRY	8' HGT.
CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	8' HGT.
MALUS FLORIBUNDA	JAPANESE FLOWERING CRAB	8' HGT.
MALUS 'TINA'	TINA FLOWERING CRAB	8' HGT.
TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	SHAWNEE BRAVE BALD CYPRESS	3' CAL.
VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	8' HGT.
DECIDUOUS AND EVERGREEN SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE*
ARONIA MELANOCARPA	BLACK CHOKEBERRY	36"
CHAENOMELES SPECIOSA	FLOWERING QUINCE	36"
CORNUS ALBA 'IVORY HALO'	TATARIAN DOGWOOD	36"
HYDRANGEA ARBORESCENS 'WHITE DOME'	HYDRANGEA	24"
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"
RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	24"
RIBES ALPINUM	ALPINE CURRANT	24"
ROSA PAVEMENT 'SNOW'	SNOW PAVEMENT ROSE	3GAL.
ROSA RUGOSA 'JENS MUNK'	RUGOSE ROSE	3GAL.
SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	36"
SPIRAEA NIPPONICA	NIPPON SPIREA	36"
SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36"
TAXUS TAUNTONII	TAUNTON YEW	24"
VIBURNUM CARLESII 'COMPACTUM'	KOREAN SPICEBUSH	24"
VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	24"

Exhibit 21.

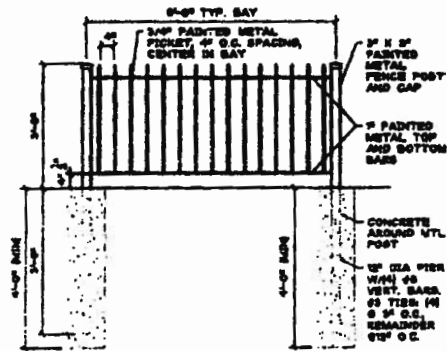
Trash Enclosure And Fence Detail.



TYPICAL DUMPSTER ENCLOSURE PLAN



TYPICAL DUMPSTER ENCLOSURE ELEVATION



TYPICAL FENCE ELEVATION

Yeas -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

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

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 1-H.

(As Amended)

(Application Number 14733) RPD 951

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the RT4 General Residence symbols and indications as shown on Map Number 1-H in the area bounded by:

West Lake Street; North Wood Street; North Wolcott Avenue; and West Washington Boulevard,

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

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

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

Residential Planned Development Number 951.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of a approximately three hundred fourteen thousand eight hundred seventeen (314,817) square feet (or approximately seven and twenty-three hundredths (7.23) acres) net site area (and four hundred sixty-three thousand eight hundred seventy (463,870) square feet, or approximately ten and sixty-five hundredths (10.65) acres, gross site area) (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line and Map and which is controlled by the applicant, BMH-I, L.L.C., on behalf of the Chicago Housing Authority, and the Chicago Housing Authority.
2. All necessary official reviews, approvals or permits are required to be obtained by the applicant or successors, assignees or grantees (collectively, "Affiliates"). The intended dedication and vacation of streets and alleys within (or adjacent to and affecting) the Property are identified on the Public Way Adjustment Plan. 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 Affiliates) and approval by the City Council and issuance of any required permits. In order to facilitate the development hereby approved, the City agrees to undertake and complete construction of all improvements within the public rights-of-way within (or adjacent to and affecting) the Property, curb to curb as well as street lighting improvements on adjacent public sidewalks.
3. The requirements, obligations and conditions contained with this Planned Development shall be binding upon the applicant, its Affiliates, and, if different than the applicant, the legal title holders or any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the Affiliates and, if different than the applicant, the legal title holder or any ground lessors. The applicant is hereby designated as the controlling entity for the purposes of this Planned Development. "Single designated control" for purposes of this paragraph shall mean that any application to the City of Chicago (the "City" for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all of the owners of the Property and any ground lessors. Nothing herein shall prohibit or in any manner 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 these fifteen (15) statements and the following described exhibits, all such documents having been prepared by Landon Bone Baker Architects and McKay Landscape Architects, all dated February 24, 2005 (collectively, the "Plans") (all of which are incorporated herein and made a part hereof by this reference):

Exhibit 1 -- Bulk Regulations and Data Table;

Exhibit 2 -- Existing Zoning Map;

Exhibit 3 -- Planned Development Boundary and Property Line Map;

Exhibit 4 -- Neighborhood Features;

Exhibit 5 -- Plan for Demolition of Existing Structures;

Exhibit 6 -- Generalized Land-Use Plan;

Exhibit 7 -- Site Plan for Entire Site;

Exhibit 8 -- Site Plan for Subarea A;

Exhibit 8A -- Dimensioned Site Plan for Subarea A;

Exhibit 9 -- Site Plan for Subarea B;

Exhibit 9A -- Dimensioned Site Plan for Subarea B;

Exhibit 10 -- Open Space Master Plan;

Exhibit 11 -- Adaptability Plan;

Exhibit 12 -- Street Sections (consists of Exhibit 12A through 12C);

Exhibit 13 -- Alley Sections;

Exhibit 14 -- Right-of-Way Adjustment Plan;

Exhibit 15 -- Street Elevation Key;

Exhibit 15A -- Street Elevation -- North;

Exhibit 15B -- Street Elevation -- South;

Exhibit 15C -- Street Elevation -- East and West;

Exhibit 16 -- Building Elevations (consists of Exhibit 16 through Exhibit 16L);

Exhibit 17 -- Overall Landscape Plan;

Exhibit 18 -- Landscape Plan for Subarea A;

Exhibit 19 -- Landscape Plan for Subarea B;

Exhibit 20 -- Plant Material Palette;

**Exhibit 21 -- Ornamental Fence Details and Trash Enclosure Details;
and**

Exhibit 22 -- Energy Efficiency and Sustainable Development Features.

Full-size sets of the Plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is applicable to the Property and these and no other controls shall apply. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago and all requirements thereof and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: dwelling units, including, but not limited to, townhouses, attached dwelling units, multiple family dwelling units and live-work dwelling units; property management office; public open space; community center; accessory off-street parking; and accessory uses.
6. Use identification signs shall be permitted within the Planned Development subject to the review and approval by D.P.D.. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the D.P.D.. No advertising signs shall be permitted within the Planned Development.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction, subject to review and approval by ("C.D.O.T.") and D.P.D.. Ingress and egress shall also be subject to the review and approval of ("C.D.O.T.") and D.P.D.. All work proposed in the Public Way must be

designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public streets or alleys during demolition or construction shall be subject to the review and approval of ("C.D.O.T."). To the extent there is any conflict between the provisions of this Planned Development and the provisions of the Chicago Building Code, the provisions of the Chicago Building Code shall apply.

8. The maximum height of any building or any appurtenance thereto, in addition to any limitations prescribed in this Planned Development, shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply; provided that, in addition to other exclusions from floor area permitted for determining F.A.R. under the Chicago Zoning Ordinance, all parking provided anywhere on the Property shall be deemed accessory parking and shall be excluded from the calculation of floor area.
10. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans. Open space for the development shall be provided both: on-site, as reflected on the Site Plan (Exhibit 7), by means of the landscaped feature to be provided along both sides of West Maypole Street; and off-site, by means of a new park which is to be developed immediately west of the site of this Planned Development, as part of the development (also by applicant) of the subsequent phase (Phase IIC) of Westhaven Park (Exhibit 10). Landscaping shall be designed in accordance with the applicable provisions of the Chicago Zoning Ordinance.
11. The development shall be organized by Subarea, with Subarea A referring to that portion of the Planned Development bounded by West Lake Street, North Wood Street, West Maypole Avenue and North Wolcott Avenue and Subarea B referring to that portion of the Planned Development bounded by West Washington Boulevard, North Wood Street, West Maypole Avenue and North Wolcott Avenue.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of D.P.D., upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor in

nature, 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 D.P.D. shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include a reallocation of dwelling units and/or floor area from one subarea to another subarea, so long as the maximum dwelling unit count or F.A.R., as applicable, for the Planned Development is not exceeded. Moreover, notwithstanding the provisions of sub-clause (4) of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may also include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land covered for total net site area.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To ensure that this objective is satisfied, plans for all buildings and improvements on the Property shall be reviewed with D.P.D. to determine those features, materials and resources that would be cost-effective to include as a part of the design, construction and maintenance of the buildings and improvements on the Property. This review process shall specifically include the use of computer modeling programs recommended by D.P.D.. The types of features, materials and resources that will be analyzed and considered during this review process are enumerated on Exhibit 22. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. The goal of this review and approval process will be to achieve an Home Energy Rating System (or H.E.R.S.) rating of at least eighty-six (86) or designation as an Energy Star Home. To the extent that design, construction and maintenance of any of these features, materials or resources requires supplemental funding from the City or other public source(s), design, construction or maintenance will be subject to the receipt of such funding.
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 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

15. Unless construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of an RT4 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 D.P.D. determines that good cause for an extension is shown.

[Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 8A, 9, 9A, 10, 11, 12 (consisting of Exhibits 12A through 12C), 13, 14, 15, 15A, 15B, 15C, 16 (consisting of Exhibits 16A through 16L), 17, 18, 19, 20 and 21 referred to in these Plan of Development Statements printed on pages 44591 through 44631 of this *Journal*.]

Exhibit 22 referred to in these Plan of Development Statements reads as follows:

Exhibit 22.

Energy Efficiency And Sustainable Development Features.

Site:

- install environmentally responsible landscape of native plants;
- encourage storm water percolation with green spaces;
- orient buildings and window placement to maximize sunlight;
- review (by City) of alternate water retention systems.

Efficiency:

- install low-flow plumbing fixtures;**
- maximize amount of fluorescent light fixtures;**
- use fluorescent fixtures at all common light fixtures;**
- use photocells on exterior common light fixtures;**
- install low-e, argon filled, double glazed windows;**
- install Energy Star appliances;**
- install ninety percent (90%) efficient furnaces;**
- install ninety percent (90%) efficient hot water heaters;**
- install twelve (12) seer air-conditioners;**
- locate hot water heater near the point of highest service, where possible;**
- insulate hot and cold water pipes within three (3) feet of the hot water heater;**
- install programmable thermostats;**
- train occupants on system use;**
- seal ductwork;**
- install reflective roofing;**
- caulk and seal all penetrations;**
- advance framing to help reduce construction costs;**
- install R-19 insulation at exterior walls and use exterior air infiltration barrier;**
- install R-42 insulation at roof;**
- use insulated entry doors;**
- install bathroom fans;**