

# PD 989

## Table of Contents

<b>04/22/24 Site Plan</b> .....	<b>2</b>
Exhibits .....	3
<b>01/11/2017 Zoning Letter</b> .....	<b>8</b>
<b>08/24/2016 Zoning Letter</b> .....	<b>9</b>
<b>10/28/2015 Site Plan</b> .....	<b>10</b>
Exhibits .....	11
<b>11/26/2013 PD Amendment</b> .....	<b>12</b>
Ordinance .....	12
Statements .....	13
Bulk Table .....	18
Exhibits .....	20
<b>07/31/2007 Minor Change</b> .....	<b>56</b>
Bulk Table .....	57
<b>10/06/2005 PD Adoption</b> .....	<b>58</b>
Ordinance .....	58
Statements .....	58
Bulk Table .....	62
Exhibits .....	63



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 22, 2024

Oscar Rodriguez  
Martinez Architects  
134 N. LaSalle St.  
Chicago, IL 60602

**Re: PD 989, Subarea D, Site plan approval for a new detached house at 3610 W. 51<sup>st</sup> St.**

Dear Mr. Rodriguez:

Please be advised that your request for site plan approval within Residential Planned Development No. 989 ("PD 989") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 989.

Your client owns the subject property at 3610 W. 51<sup>st</sup> St. and is seeking to construct a 2-story single family home with attached garage. We have reviewed the drawings and exhibits submitted. The attached Site Plan, Landscaping Plan, First and Second Floor Plans, Elevations, and Overall Site-Aerial Plan are in accordance with and satisfy the requirements of PD 989. Accordingly, this site plan approval is hereby approved.

Sincerely,

Patrick Murphey  
Zoning Administrator

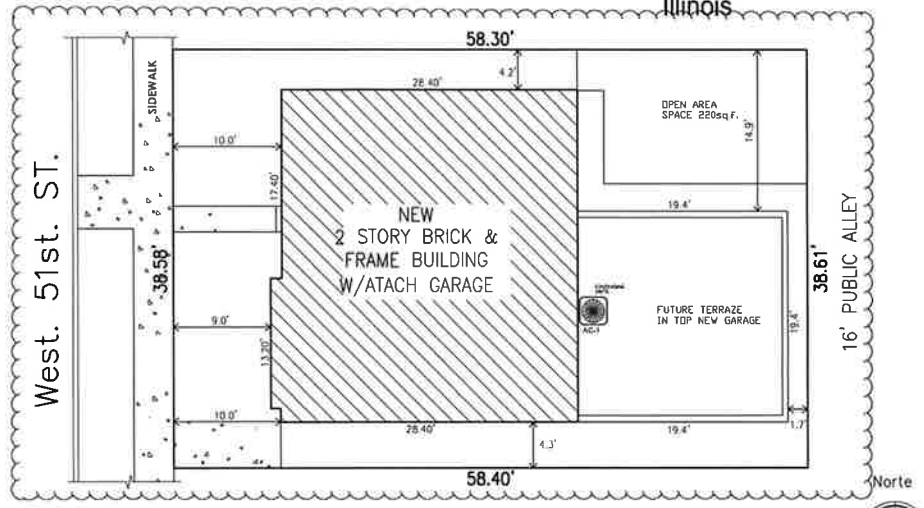
PM:tm

C: Mike Marmo, Noah Szafraniec, Main file

**3610**  
Chicago

**WEST. 51st. ST.**  
Illinois

ITEM	SUBJECT	CODE REFERENCE	ORDINANCE/REQUIREMENT	ACTUAL	N/A	LOCATION/SHEET #
1.01	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.02	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.03	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.04	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.05	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.06	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.07	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.08	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.09	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.10	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.11	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.12	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.13	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.14	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.15	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.16	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.17	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.18	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.19	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.20	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.21	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.22	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.23	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.24	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.25	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.26	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.27	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.28	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.29	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.30	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.31	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.32	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.33	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.34	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.35	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.36	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.37	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.38	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.39	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.40	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.41	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.42	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.43	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.44	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.45	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.46	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.47	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.48	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.49	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.50	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.51	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.52	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.53	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.54	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.55	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.56	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.57	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.58	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.59	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.60	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.61	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.62	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.63	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.64	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.65	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.66	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.67	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.68	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.69	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.70	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.71	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.72	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.73	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.74	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.75	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.76	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.77	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.78	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.79	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.80	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.81	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.82	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.83	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.84	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.85	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.86	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.87	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.88	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.89	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.90	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.91	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.92	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.93	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.94	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.95	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.96	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.97	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.98	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
1.99	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		
2.00	ADDITIONAL PERMITS REQUIRED	11-11-2009	11-11-2009	11-11-2009		



**1 SITE PLAN**  
SP1.0 Scale: 1/8"=1'-0"

**INFORMATION**

Zoning	PD 989
Lot size	38.61' x 58.40'
Lot Area	2,254 sq.ft.
Area of Building	2,049 sq.ft.
Occupancy:	Residential S.F.R.

SCOPE OF WORK :  
Erect New 2 Story Brick & Frame Building S.F.R.  
With new 1 story attach frame garage. Arch,  
Plumbing, h.v.a.c, Electrical Refrig. per plans.

**ENERGY CONSERVATION CODE COMPLIANCE STATEMENT**

I ALSO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 3610 W. 51th. ST. CHICAGO, ILL., COMPLY WITH THE REQUIREMENTS OF THE CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF CHICAGO, AS EFFECTIVE APRIL-22-2009



11 /02/ 23  
DATE

SEE COPY OF PAYMENT RECEIPT  
RECEIPT OF THE PART II

**DRAWING INDEX**

- SP.1 Cover sheet & site plan
- GN.1 General notes
- A1.0 New Foundation floor plan & Details
- A2.0 New First & Second floor & Wall types
- A3.0 Framing First & Second floor & Roof Details
- A4.0 New Walls section, Door & Window schedules
- A5.0 Front & Rear, Side Elevations
- P1.0 Plumbing Diagrams & notes
- M1.0 Mechanical first & Second floor plan
- M2.0 Mechanical & Refrigeration Schedules, details.
- E1.0 Electrical first & second floor plan
- E2.0 Electrical Notes



ARCHITECTS-CONSULTANTS  
134 N. LASALLE ST. SUITE # 2145  
CHICAGO ILLINOIS 60602  
PH 312.719.8663 FAX 312.283.5063  
Email: Lmar0601@S8Cglobal.net

COPYRIGHT: LUIS MARTINEZ ARCHITECTS  
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY AN OFFICE UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY CONFORM TO THE BUILDING CODE REQUIREMENTS OF THE CITY OF CHICAGO.  
L. A. MARTINEZ  
DATE: 10-3-23



DATE: 02/13/23  
DESIGN BY: LAM PROJECT MANAGER: OZ  
DRAWN BY: OZ PROJECT NUMBER:

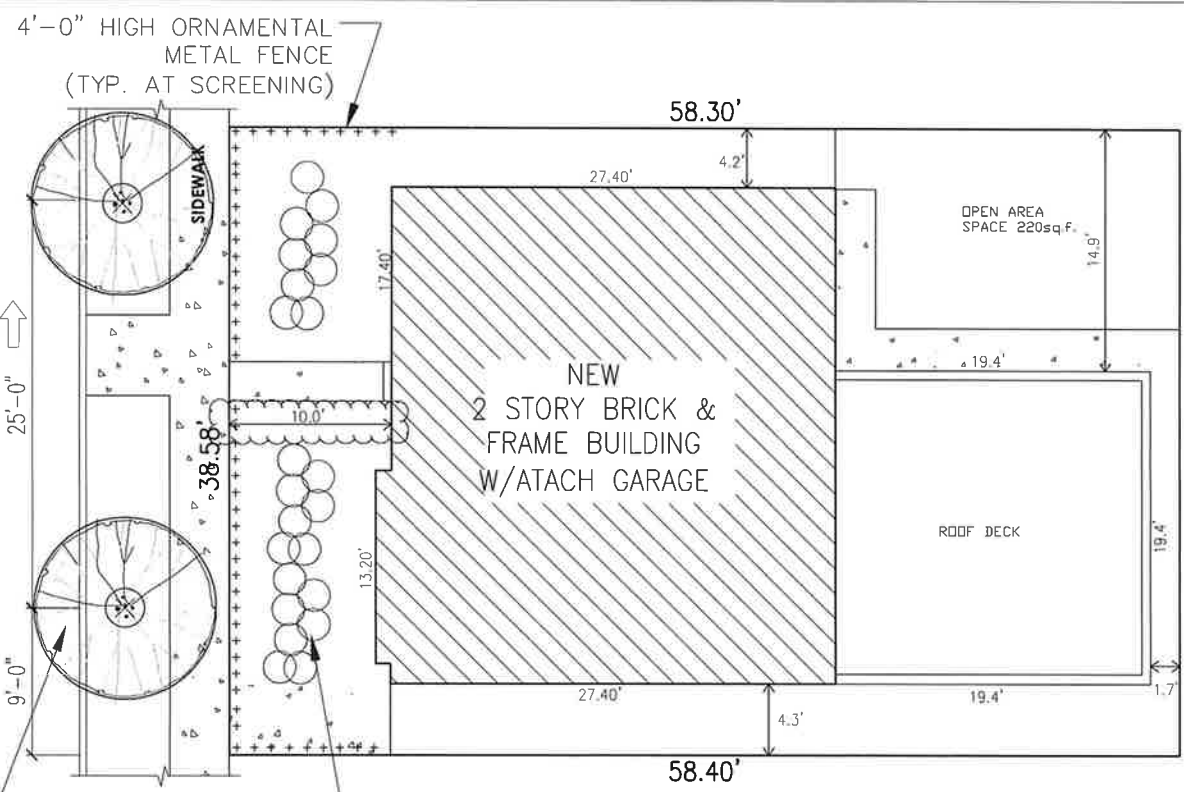
NO.	REVISION	DATE
01	DDP & ZONING	01-17-24
02	DDP & ZONING	02-13-24

PROJECT ADDRESS  
**3610**  
west  
**51TH.**  
Street  
CHICAGO ILLINOIS

SHEET TITLE  
**SITE PLAN**  
CODE MATRIX &  
ZONING INFO  
SHEET NUMBER  
**SP1.0**

West. 51st. ST.

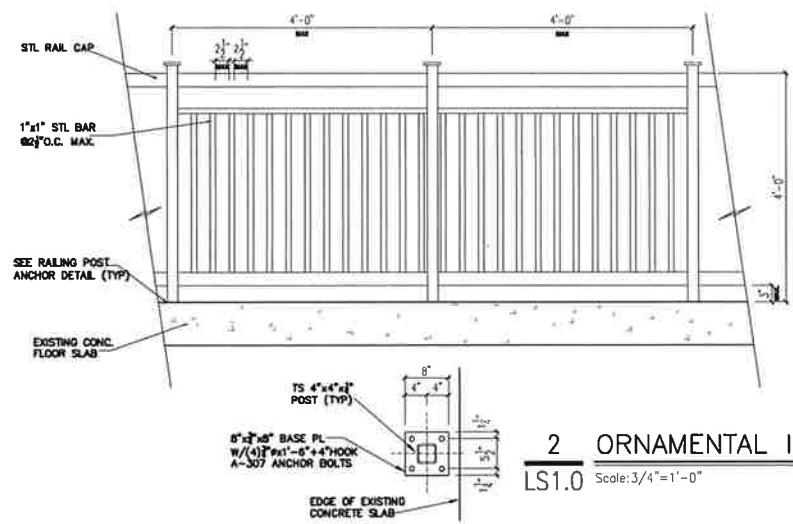
TWO-WAY TRAFFIC  
25'-0"



- (1) EXISTING 2 TREES TO BE PROTECTED DURING CONST.
- (2) EXISTING ALPINE CURRANT-B&B, 30"HT x 24"SPREAD.

**1 LANDSCAPING PLAN** Norte

LS1.0 Scale: 3/16"=1'-0"



**2 ORNAMENTAL IRON FENCE**

LS1.0 Scale: 3/4"=1'-0"

**Architect's Sworn Statement**

THE UNDERSIGNED ARCHITECT, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 3610 WEST 51TH ST CHICAGO, IL HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPE STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

Licence expiration c December 28, 2023  
Luis A. Martinez (Lic. #001-014535) Date:

**Owner's Sworn Statement**

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE LANDSCAPE PLAN FOR THE PROPERTY AT : 3610 W. 51TH. ST. CHICAGO, IL HAS, TO THE BEST OF THE UNDERSIGNED APPLICANTS KNOWLEDGE, BEEN DESIGNED APPLICANTS AND WILL BE INSTALLED, MAINTAINED AND REPLACED, BY THE CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPE STANDARDS OF CHICAGO ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

THERE ARE EXISTING PARKWAY TREES AT THE SITE  
Aurelio Romero  
OWNER: DECEMBER 28, 2023  
Date:

THERE ARE EXISTING PARKWAY TREES AT THE SITE



ARCHITECTS-CONSULTANTS  
134 N. LASALLE ST. SUITE # 2145  
CHICAGO ILLINOIS 60602  
PH 312.719-8883 FAX 312.263.5083  
Email: Lmartinez01@59Cglobal.net

COPYRIGHT: LUIS MARTINEZ ARCHITECTS EXPRESSLY RESERVES ITS OWN AND COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR SOLELY IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE LOANED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LUIS MARTINEZ.

ARCHIT. RELEASE: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MY OFFICE UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY CONFORM TO THE BUILDING CODE REQUIREMENTS OF THE CITY



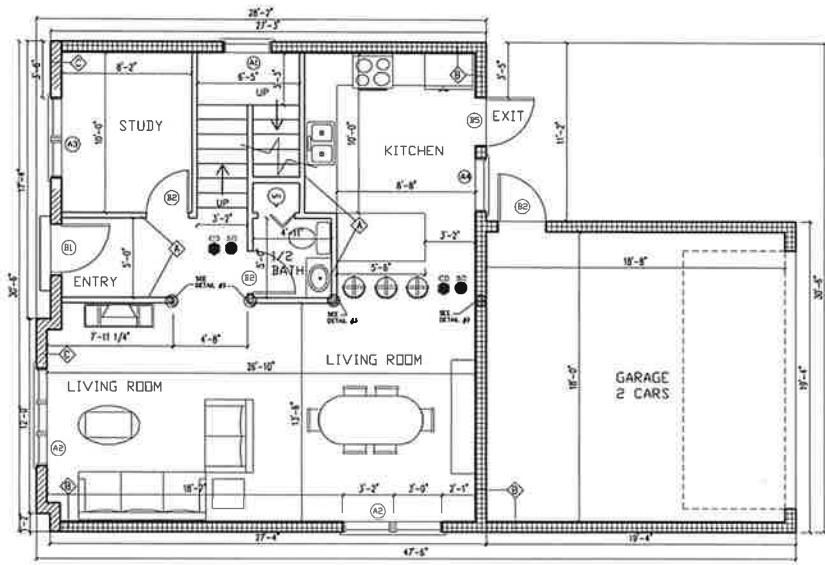
ISSUING SEAL  
Luis A. Martinez Illinois Lic #001-014535  
DATE: SEP/2023  
DESIGN BY: LAM PROJECT MANAGER: CE  
DRAWN BY: CE PROJECT NUMBER:

NO.	REVISION	DATE
	Landscape 12-01-23	
	(Landscape 01-17-24)	
	(DPD)	

PROJECT ADDRESS  
**3610**  
west  
51TH.  
Street  
CHICAGO ILLINOIS

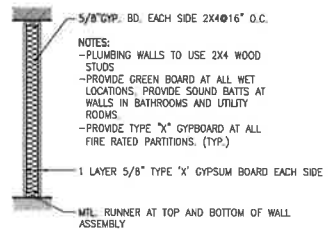
SHEET TITLE  
LANDSCAPING PLAN

SHEET NUMBER  
**LS1.0**



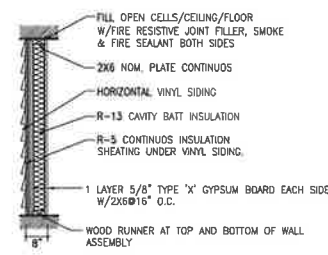
**1 NEW FIRST FLOOR PLAN**  
 A2.0 Scale: 3/16"=1'-0"

862.845+9.96=872.805sq. ft.



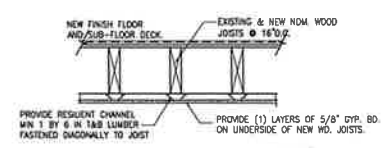
**A TYPICAL INTERIOR PARTITION**

NON-BEARING  
 1 HOUR  
 U.L.F. U305



**B NEW EXTERIOR FRAME WALL**

BEARING  
 1 HOUR  
 U.L.F. U356 R-17 VALUE



**C 1 HRS. FLOOR ASSEMBLY**

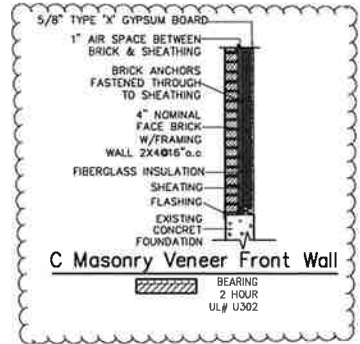
1 HOUR  
 U.L.F. L502

**SYMBOL LEGENED**

- (SD) SMOKE DETECTOR
  - (CD) CARBON MONOXIDE DETECTOR
- HARDWIRE ALL SMOKE AND CARBON MONOXIDE DETECTORS

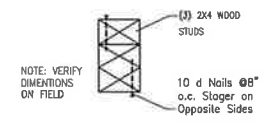
**GENERAL NOTES:**

- ALL MASONRY OPENINGS SHALL BE INTERPRETED AS NOMINAL DIMENSIONS. CONTRACTOR SHALL VERIFY ACTUAL MASONRY OPENING WITH WINDOW, AND DOOR MANUFACTURER ACCORDINGLY.
- ALL INTERIOR FINISHES TO BE CLASS 1, 0-25 FLAME SPREAD RATING.
- GLAZING AT ALL DOORS TO BE SAFETY TEMPERED GLASS.
- ALL GLAZING BELOW 2'-0" FROM FINISHED FLOOR SHALL BE SAFETY TEMPERED GLASS.
- ALL EMERGENCY EGRESS ROUTES, SHALL HAVE A MINIMUM OF 2 HOUR FIRE RATING.
- ALL DOORS LEADING TO AND FROM EMERGENCY EGRESS TO PANIC HARDWARE WITH SELF CLOSER.



**C Masonry Veneer Front Wall**

BEARING  
 2 HOUR  
 U.L.F. U302

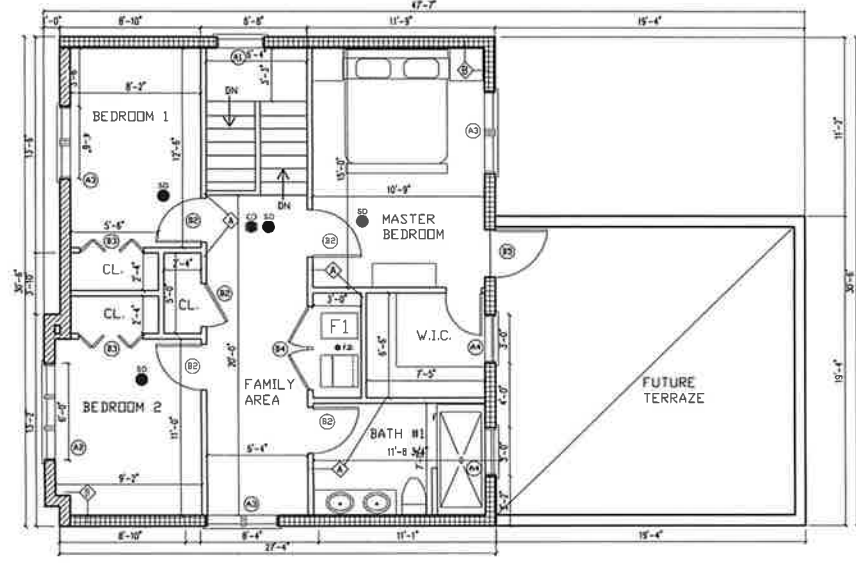


NOTE: VERIFY DIMENSIONS ON FIELD

PROVIDE (3) NOM. 2X4 WOOD STUDS SPIKED TOGETHER W/10d NAILS @ 16" O.C.

**WOOD STUDS DETAIL #5**

N.T.S.



**2 NEW SECOND FLOOR PLAN**  
 A2.0 Scale: 3/16"=1'-0"

872.805sq. ft.



**ARCHITECTS-CONSULTANTS**  
 134 N. LASALLE ST. SUITE #2145  
 CHICAGO ILLINOIS 60602  
 PH 312.719-8663 FAX 312.263.5063  
 Email: Lmart0601@SBCglobal.net

COPYRIGHT: LUIS MARTINEZ ARCHITECTS EXPRESSLY RESERVES ALL RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR CLONED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT WRITTEN CONSENT OF LUIS MARTINEZ ARCHITECTS. ARCHITECT RELEASE: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED IN MY OFFICE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE TO THE BUILDING CODE REQUIREMENTS OF THE CITY OF CHICAGO.



LICENSEE SEAL  
 LUIS A. MARTINEZ LICENSE NO. 001-014535  
 DATE: SEP/2003  
 DESIGN BY: LAM PROJECT NUMBER: 02  
 DRAWN BY: OZ PROJECT NUMBER:

NO.	REVISION	DATE
	ZONING	02-12-24

PROJECT ADDRESS  
**3610**  
**WEST**  
**51TH**  
**Street**  
 CHICAGO ILLINOIS

SHEET TITLE  
**NEW FIRST & 2ND. FLOOR PLAN & WALL TYPES**

SHEET NUMBER  
**A2.0**





Overall Site - Aerial Plan



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 11, 2017

Steven D. Friedland  
Applegate & Thorne-Thomsen, P.C.  
440 S. LaSalle Street  
Suite 1900  
Chicago, IL 60605

**Re: Advisory Opinion for Planned Development No. 989, Sub area A  
Lot 2, 3630 W. 49<sup>th</sup> Place  
Lot 4, 3624 W. 50<sup>th</sup> Street**

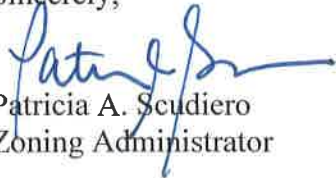
Dear Mr. Friedland:

In response to your recent request, please be advised that we have reviewed the attached surveys you submitted. On October 28, 2015, a revised site plan approval was issued for 14 residential buildings, including the above-referenced lots. The buildings were recently constructed by your client, PP Family, LLC. You are requesting an advisory opinion confirming that the two buildings located at 3630 W. 49<sup>th</sup> Pl. and 3624 W. 50<sup>th</sup> St. are in compliance with the required rear yard setbacks.

Pursuant to PD 989 and the approval letter of October 28, 2015, 3630 W. 49<sup>th</sup> Pl. is required to have a 25 foot rear yard setback and 3624 W. 50<sup>th</sup> St. is required to have a 19 foot rear yard setback. As shown on the attached surveys, dated May 5, 2016, 3630 W. 49<sup>th</sup> Pl. has an actual rear yard setback of 24.32 feet and 3624 W. 50<sup>th</sup> St. has a rear setback between 18.88 and 18.90 feet.

In response to your request, the Department of Planning and Development has determined that the two buildings located at 3630 W. 49<sup>th</sup> Pl. and 3624 W. 50<sup>th</sup> St. are in substantial compliance with the setbacks of PD 989.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Vicki Lozano, Terry Robinson, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 24, 2016

Frances P. Kao  
3743 N. Kenmore Ave.  
Chicago, IL 60613

**Re: Advisory Opinion for Planned Development No. 989, Sub area D, NE corner of W. 51<sup>st</sup> Street and S. Lawndale Avenue**

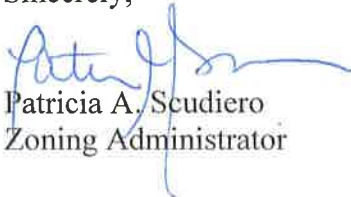
Dear Mr. Kao:

In response to your recent request, please be advised that the property located at the northeast corner of W. 51<sup>st</sup> St. and S. Lawndale Ave. is located within Residential Planned Development Number 989, as amended, ("PD 989"), Sub area D.

You are a managing member of PH2 Square LLC and are seeking an opinion request on whether the construction of a four-unit, supportive housing building on two of three vacant lots on the NE corner of W. 51<sup>st</sup> St. and S. Lawndale Ave. would be permitted. The proposed two-story, universal design building will be accessible to older people and people with and without disabilities. According to your request letter, the third lot is reserved for a universal design single family home.

The vacant lots are currently owned by Park Place Venture LLC and are part of the larger Park Place housing development which is approved for a maximum of 360 dwelling units. Single-family, two-flats, three-flats, six-flats, nine-flats, apartment, and senior buildings are all permitted. While two single family homes are proposed for the subject site, PD 989 permits multi-family housing and additionally, per your request letter, the addition of a four-unit building will not exceed the maximum of 24 dwelling units allowed within Sub area D. Therefore, the proposed substitution of a two-story, four unit building in place of two single family homes at the subject location is permitted.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Vicki Lozano, Fernando Espinoza, Mike Marmo, Erik Glass, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 28, 2015

Ms. Claudia Rodriquez, AIA  
Landon Bone Baker Architects, Ltd.  
734 N. Milwaukee Avenue  
Chicago, Illinois 60642

Re: **Revised Site Plan Approval for Planned Development No. 989: Subarea A**

Dear Ms. Rodriquez:

The Department of Planning and Development (DPD) has reviewed the plans, and elevations submitted by you on behalf of Brinshore Development, LLC, for the construction of a 78-unit residential project within fourteen (14) residential buildings. The proposed dwelling units are within Subarea A and allowed within the parameters of Planned Development No. 989. The Applicant seeks changes to the approved Site Plan as it pertains to Subarea A, and revised elevations. The plans and elevations prepared by Landon Bone Baker Architects consist of:


- An Overall Site Plan - (10/27/2015)
- Landscape Plans - L100, L101, L102, L102.1, L103 and L104 - (10/16/2015)
- Building Elevations - A201 (4-sheets) and A202 (4-sheets) - (10/16/2015)
- Retaining Wall Elevation Sheet 01 and Sheet 06 - (10/26/15)

The Plans and Elevations include the following revisions; vinyl siding and trim as an approved material for Subarea A; a retaining wall with a six-foot fence as depicted on the attached Retaining Wall Elevation, and; a sheet pile retaining wall with a six-foot wood fence as a visual barrier to the sheet pile retaining wall as depicted in the Retaining Wall Elevation.

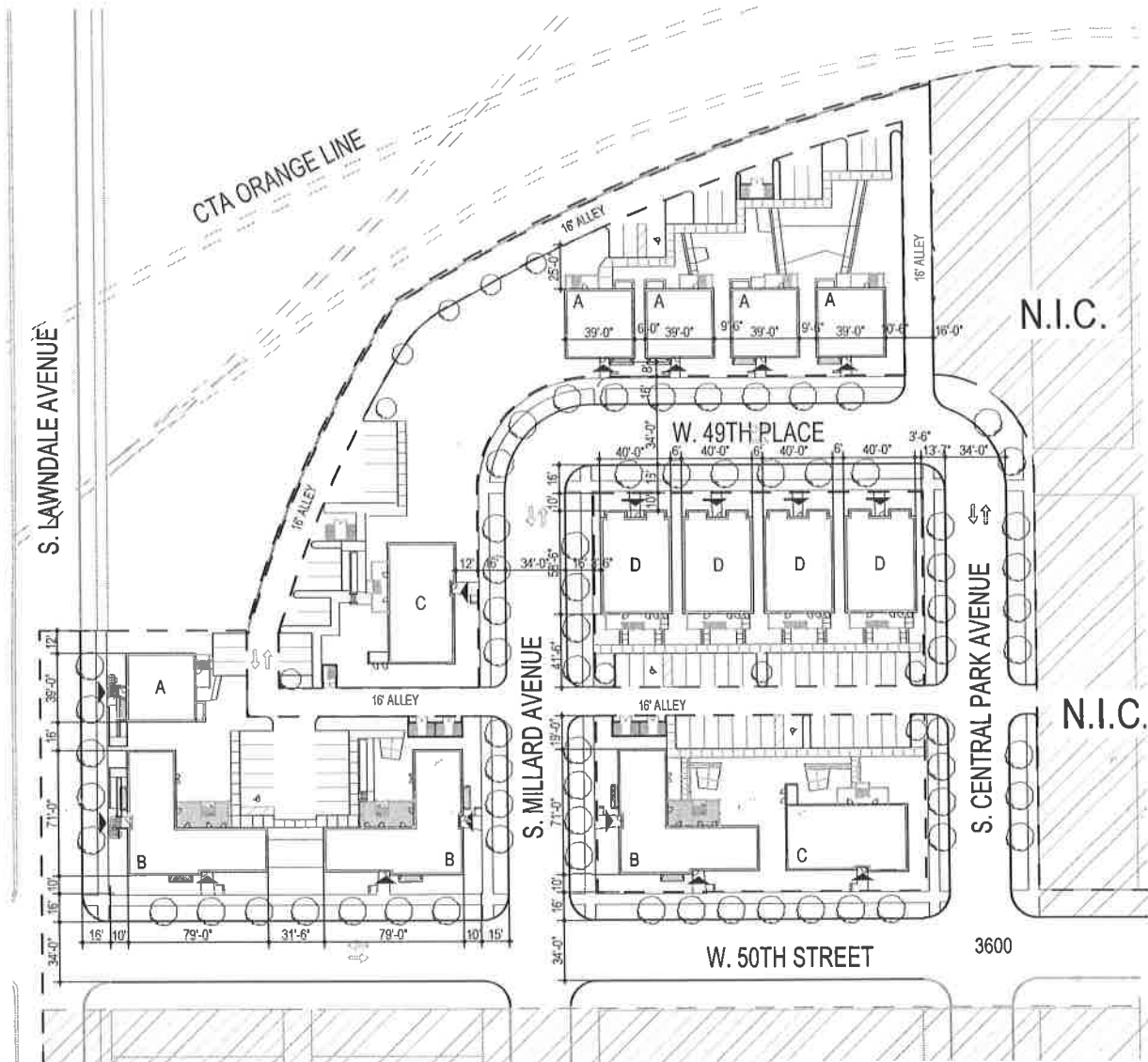
Approval of the proposed revisions to the Plans and Elevations are permitted pursuant to Statement No. 15 of the planned development. The revisions do not change the character of the approved Planned Development, does not increase the floor area ratio or number of dwelling units permitted in the overall Planned Development, does not reduce the minimum distance between buildings and does not reduce the periphery setbacks.

Accordingly, this Site Plan submittal for Planned Development No. 989 is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on Nov. 26, 2013.

Sincerely,

  
Patricia A. Scudiero,  
Zoning Administrator

Originated by: Fernando Espinoza  
cc: Mike Marmo, Erik Glass, Heather Gleason, Planned Development files



# 1 Site Plan

1/64" = 1'-0"

### SITE INFORMATION

SITE AREA: 123,308 SF

BUILDING TYPE	NO. OF UNITS	BUILDING GROSS AREA	NO. OF BUILDINGS	NET AREA BY BUILDING TYPE (NSF)	GROSS AREA BY BUILDING TYPE (GSF)
TYPE A	3	4,720	5	18,525	23,600
TYPE B	9	9,911	3	22,950	29,733
TYPE C	6	7,722	2	13,062	15,444
TYPE D	6	6,840	4	22,020	27,360
<b>TOTALS</b>	<b>78</b>		<b>14</b>	<b>76,557</b>	<b>96,137</b>

GSF for all bldgs

FAR: 0.78  
 Maximum Building Height: 28'-7"  
 No. of parking spaces: 74 spaces

### UNIT MIX

	1 BR	2 BR	3 BR
BUILDING TYPE A (3 units x 5 Bldgs)	0	0	15
BUILDING TYPE B (9 units x 3 Bldgs)	9	16	0
BUILDING TYPE C (6 units x 2 Bldgs)	6	0	6
BUILDING TYPE D (6 units x 4 Bldgs)	0	24	0
<b>78 Total Units</b>	<b>15 (19%)</b>	<b>42 (54%)</b>	<b>21 (27%)</b>

**LONDON BONE BAKER ARCHITECTS**

734 S. MILWAUKEE AVENUE, CHICAGO, IL 60642  
 P 312.455.9100 F 312.829.3202  
 www.londonbonebaker.com

**SITE PLAN**

**Park Place PD**  
 10/27/2015

17685

68860

JOURNAL--CITY COUNCIL--CHICAGO

11/26/2013

*Reclassification Of Area Shown On Map No. 12-J.  
(As Amended)  
(Application No. 17685)*

RPD 989, 99

(Common Address: 5001 -- 5009 S. Lawndale Ave., 5013 -- 5065 S. Lawndale Ave., 3610 -- 3654 W. 51<sup>st</sup> St., 5019 S. Central Park Ave., 5001 S. Millard Ave., 3654 W. 50<sup>th</sup> St., 4933 S. Millard Ave., 5015 S. Millard Ave., 5000 -- 5064 S. Millard Ave., 3605 -- 3623 W. 50<sup>th</sup> St., 3610 W. 50<sup>th</sup> St., 4921 S. Central Park Ave., 4922 -- 4926 S. Central Park Ave., 4925 S. Millard Ave. and 3646 -- 3654 W. 50<sup>th</sup> St.)

[SO2013-1581]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current Residential Planned Development Number 989 symbols and indications as shown on Map Number 12-J in the area bounded by:

a line 1,131.70 feet north of and parallel to West 51<sup>st</sup> Street; a line 602.34 feet east of and parallel to South Lawndale Avenue; West 51<sup>st</sup> Street; South Lawndale Avenue; a line 811.59 feet north of and parallel to West 51<sup>st</sup> Street; a line from a point 811.59 feet north of West 51<sup>st</sup> Street and 83.90 feet east of South Lawndale Avenue to a point 969.8 feet north of West 51<sup>st</sup> Street and 171.29 feet east of South Lawndale Avenue, to be connected with a curved line convex to the northeast having a radius of 636.80 feet and an arc distance of 206.12 feet with the chord of said curved line being 205.22 feet; and a line from a point 969.8 feet north of West 51<sup>st</sup> Street and 171.29 feet east of South Lawndale Avenue to a point 1,131.70 feet north of West 51<sup>st</sup> Street and 519.34 feet east of South Lawndale Avenue, to be connected with a curved line convex to the northeast having a radius of 1,027 feet and an arc distance of 369.60 feet, with the chord of said curved line being 367.61 feet,

to those of an RM4.5 Residential Multi-Unit 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 the RM4.5 Residential Multi-Unit District symbols and indications as shown in the area described above in Section 1 to those of Residential Planned Development Number 989, as amended, 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:

*Planned Development No. 989, As Amended.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 989 consists of approximately 617,515 square feet (approximately 14.18 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, Park Place Venture, LLC.
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.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or 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 seventeen (17) statements, a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; Overall Site Plan; a Right-of-Way Adjustment Plan; Landscape Plan; Subarea Map(s); and Building Elevations (Front and Side). Full-sized

copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic 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 Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this planned development ordinance shall control.

5. The following uses are allowed in the area delineated herein as a Residential Planned Development Number 989, as amended: all permitted uses within the Household Living Residential Use Group in the RM4.5 Residential Multi-Unit District (except for Single-Room Occupancy), Assisted Living (Elderly Custodial Care), Open space, Community Center as an accessory use to the primary use, and related 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 Housing and Economic Development. Off-Premises signs are prohibited within the boundary of the planned development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. 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 439,989 square feet (10.10 acres).
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 Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
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 Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Subareas B, C, D, and E, the applicant shall submit a site plan, landscape plan and building elevations for the specific subarea(s) or subparcels for review and approval by the Department of Housing and Economic Development. Review and approval by the

Department of Housing and Economic Development is intended to assure that specific development components substantially conform with the planned development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the applicant. If the applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for any portion of the Property shall be granted until Site Plan approval has been granted. If the Subarea Site Plan Approval Submittals substantially conform to the provisions of the planned development, the Department of Housing and Economic Development shall approve the submittal in a prompt and timely manner. Following approval by the Department of Housing and Economic Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the planned development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of statement 15. In the event of any inconsistency between approved plans and the terms of the planned development, the terms of the planned development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

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

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

12. The applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as planned developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees.

Open space provided shall be entitled to credit against otherwise applicable Open Space Impact Fees, if such open space satisfies the provisions of the Open Space Impact Fee Ordinance (the "Open Space Ordinance") and the provisions of the Open Space Impact Fee Administrative Regulations and Procedures (the "Open Space Regulations").

The applicant or its successors or home owner association assignees shall construct and provide ongoing maintenance of the proposed 43,345 square foot open space located within Subarea C -- Subparcel 1. The open space must be clearly lit and signage shall be placed at all park entries indicating the park is open to residents of the planned development. The open space shall be completed prior to, and as condition of, occupancy for a) the proposed 105-unit multi-family apartment building (Subarea C -- Subparcel 2) or b) the proposed 100-unit elderly housing building (Subarea C -- Subparcel 3), whichever is the first to occur.

13. The applicant acknowledges and agrees that the rezoning of the Property from Residential Planned Development Number 989 (with the underlying zoning of RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District) to Residential Planned Development Number 989, as amended (with the underlying zoning of RM4.5 Residential Multi-Unit District) for construction of Subareas B, C and E of this planned development will trigger the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements, the applicant has agreed to provide affordable housing units and/or make a cash payment to the Affordable Housing Opportunity Fund, each in accordance with the requirements set forth in the Affordable Housing Ordinance. At the time of each Part II Review for Subareas B, C and E, applicant must submit an Affordable Housing Profile Form to the Department of Housing and Economic Development ("HED"), in HED's then-current form, for purposes of determining the number of required affordable units and/or the amount of the in lieu cash payment for each residential building in the planned development. Prior to the issuance of any building permits for any residential buildings in the planned development, including, without limitation, excavation or foundation permits, the applicant must either make the required cash payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Property (or the applicable portion thereof) and will constitute a lien against each required affordable unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each affordable unit to an income-eligible buyer at an affordable price, in accordance with the Affordable Housing Ordinance, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such affordable unit. The Commissioner of HED may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the planned development.

Notwithstanding the foregoing, if the applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance from the City to develop affordable housing in any portion of the planned development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the applicant in connection with such tax credits or other financial assistance shall govern and control the applicant's obligation to provide affordable housing for such subsidized portion of the planned development.

14. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
15. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
16. 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.
17. 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the Property to RM-4.5 Residential Multi-Unit District.

[Affordable Housing Profile Form and Affordable Housing Agreement referred to in Plan of Development Statements unavailable at time of printing.]

[Existing Land Use Map; Existing Zoning Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Right-of-Way Adjustment Plan; Right-of-Way Street Sections; Landscape Plan -- Subareas A, E and F; Landscape -- Subareas B, C and D; Subareas A, B, C, D, E and F; Building Elevations; Apartment Building; Senior Building; and Types E, F, G, H and J referred to in these Plan of Development Statements printed on pages 68868 through 68903 of this *Journal*.]

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

17685

68866

JOURNAL--CITY COUNCIL--CHICAGO

11/26/2013

*Residential Planned Development No. 989.*

*Bulk Regulations And Data Table.*

Gross Site Area:	617,515 square feet (14.18 acres)
Net Site Area:	439,989 square feet (10.10 acres)
Area to be dedicated:	134,168 square feet (3.08 acres)
Area remaining in the Public Right-of-Way:	43,358 square feet (.99 acre)
Maximum Floor Area Ratio:	1.70
Single-Family:	16 DU
Two-Flat:	(6) 12DU
Three-Flat:	(10) 30 DU
Six-Flat:	(4) 24 DU
Nine-Flat:	(7) 63 DU
Townhouse Units:	8 DU
Apartment Units:	105 DU
Senior Housing Units:	100 DU
Maximum Number of Residential Units:	360 DU
Residential Parking spaces:	306
Maximum Building Height:	In accordance with the Building Elevation exhibits.
Minimum Size of Open Space:	In accordance with the Site/Landscape Plan.

## Minimum Building Setback:

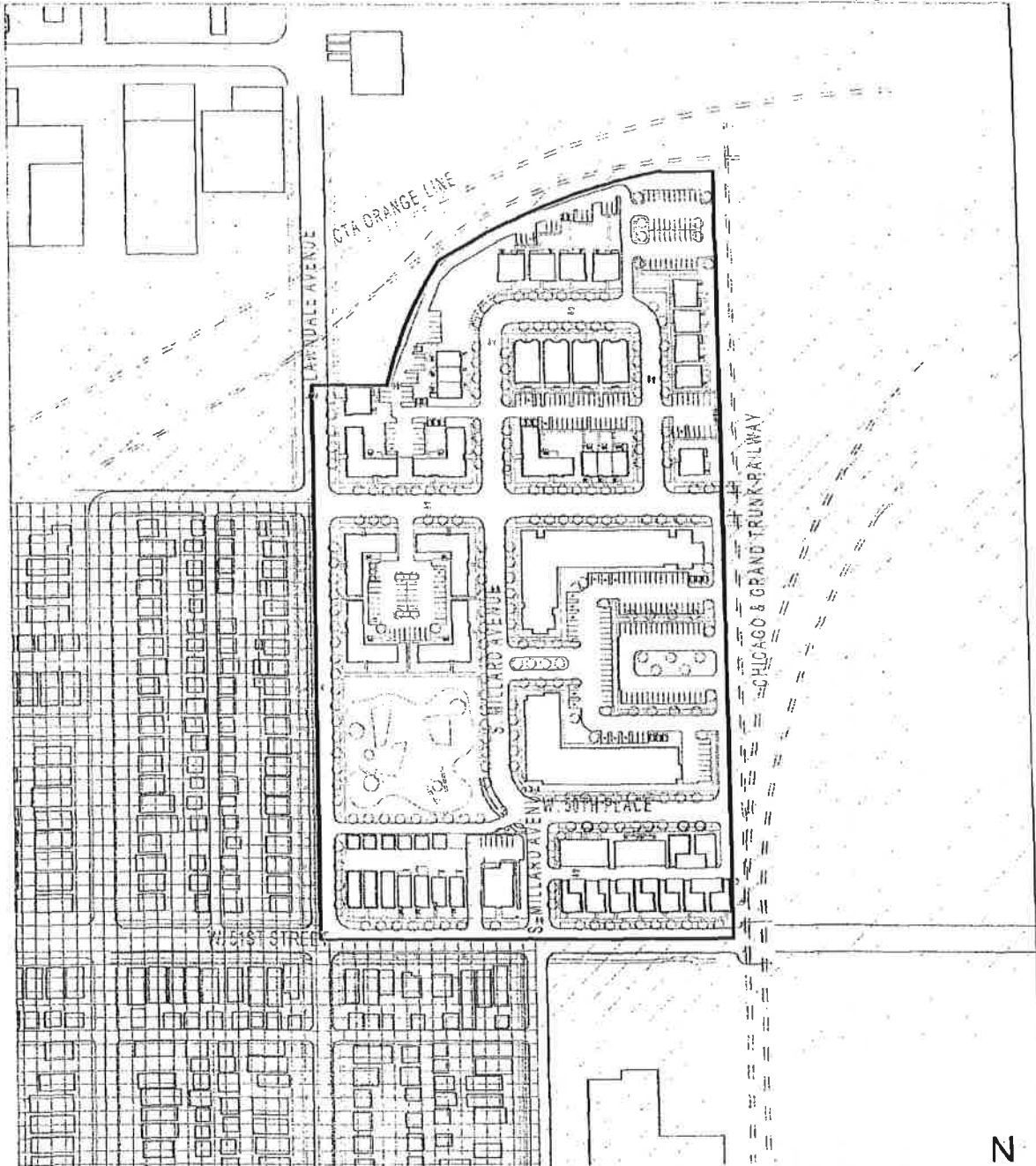
	Front Yard	Rear Yard	Side Yard
Single-Family (Type E & F)	10 feet, 0 inches	35 feet, 0 inches	1 feet, 6 inches
Two-Flat (Type C)	10 feet, 0 inches	30 feet, 0 inches	3 feet, 0 inches
Three-Flat (Type A, G, H)	8 feet, 0 inches	25 feet, 0 inches	2 feet, 0 inches
Six-Flat (Type D)	10 feet, 0 inches	30 feet, 0 inches	3 feet, 0 inches
Nine-Flat (Type B and J)	6 feet, 0 inches	25 feet, 0 inches	3 feet, 0 inches
Apartment and Senior Buildings	3 feet, 0 inches	10 feet, 0 inches	3 feet, 0 inches




## Subarea Information:

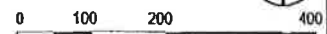
	Units	Parking Spaces	Building Area	Gross Square Feet
Subarea A	78	74	94,247 square feet	123,308 square feet
Subarea B	38	38	38,150 square feet	44,371.4 square feet
Subarea C -- Subparcel 1	0	0	n/a	45,345.1 square feet
Subarea C -- Subparcel 2	105	60*	106,038 square feet	66,916.3 square feet
Subarea C -- Subparcel 3	100	41	91,577 square feet	58,946.8 square feet
Subarea D	24	38	50,724 square feet	70,207 square feet
Subarea E	15	15	22,528 square feet	22,249.7 square feet
Subarea F	0	40*	n/a	18,378.1 square feet

---

\* Parking Spaces in Subarea F to be added to Subarea C -- Subparcel 2 for total of 100 spaces.

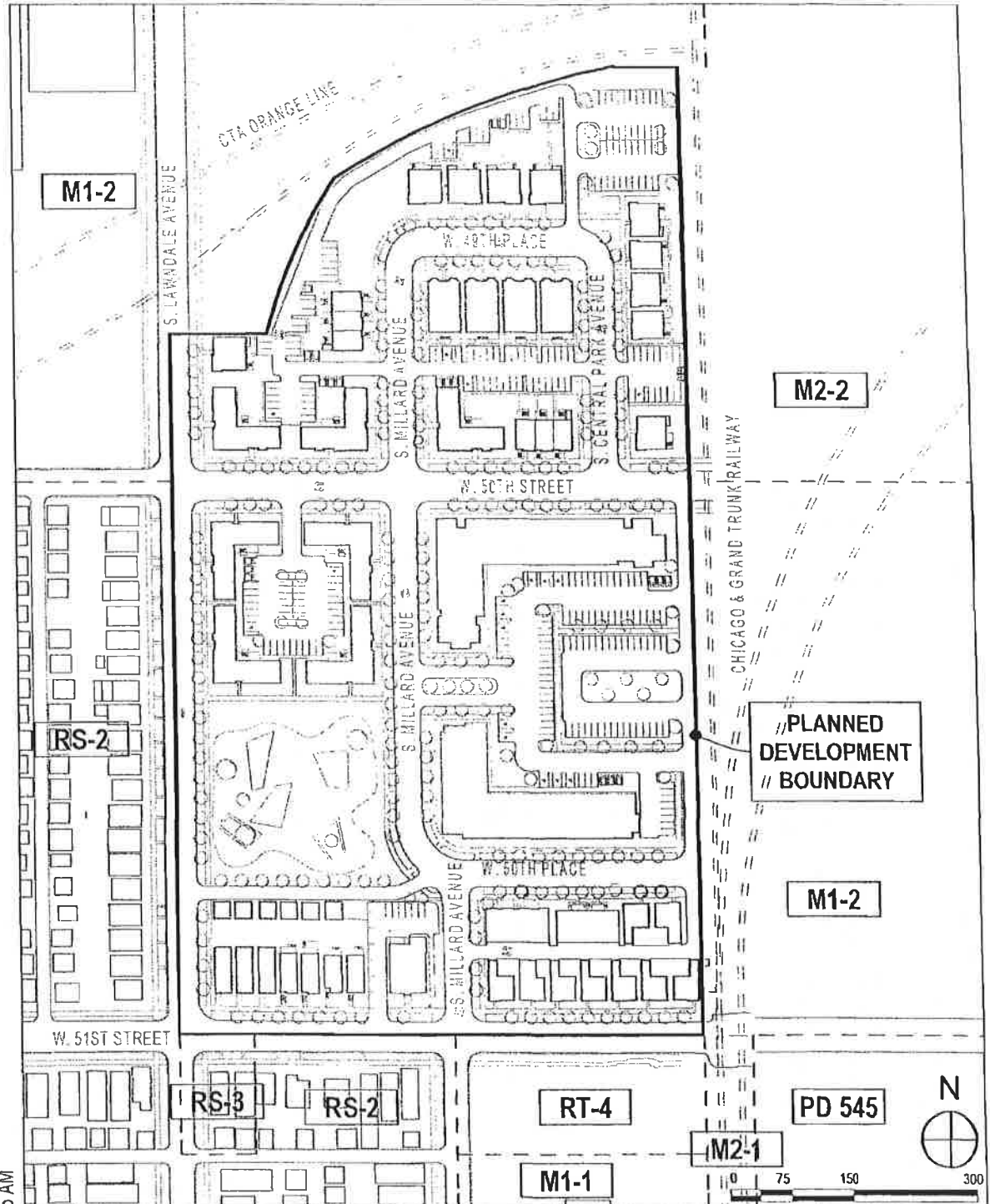


-  SINGLE FAMILY RESIDENTIAL
-  INDUSTRIAL/TRANSPORTATION
-  SITE



10/15/2013 10:25 AM

<p><b>Park Place Venture, LLC</b>          5007 South Lawndale          Chicago, IL 60632</p>	<p><b>PD 989 Submittal</b></p> <p>Issued for: Existing Land Use Map</p> <p>Date of Introduction: 03/13/2013      Revised Date: 10.17.2013</p>	<p><b>1309</b></p>	<p><b>01</b></p>
---	---	--------------------	------------------



10/15/2013 10:25 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

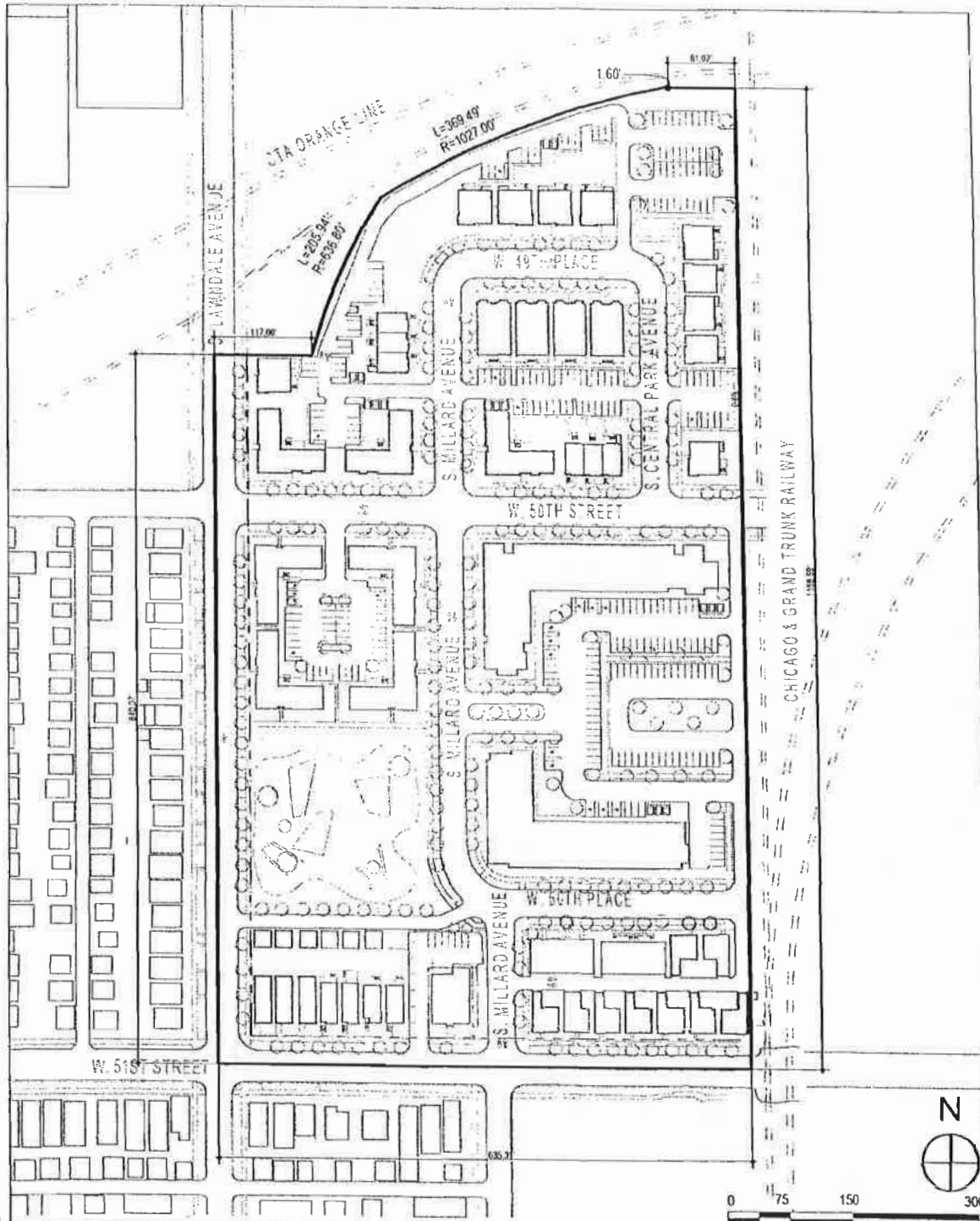
**1309**

Issued for: Existing Zoning Map

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**02**



10/15/2013 10:25 AM

**Park Place Venture, LLC**

5007 South Lawndale  
Chicago, IL 60632

**PD 989 Submittal**

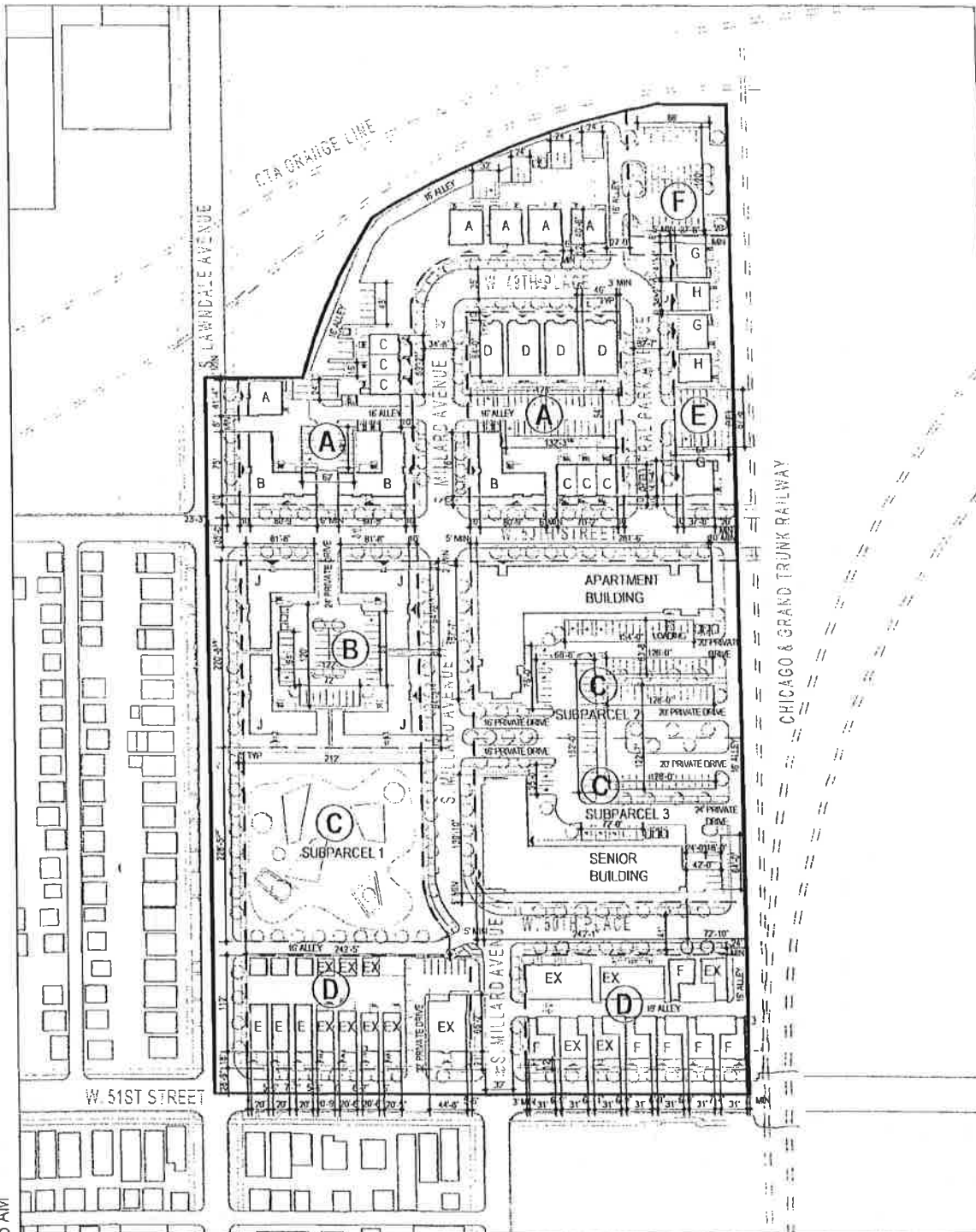
Issued for: PD Boundary and Property Line Map

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

1309

03



10/15/2013 10:25 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

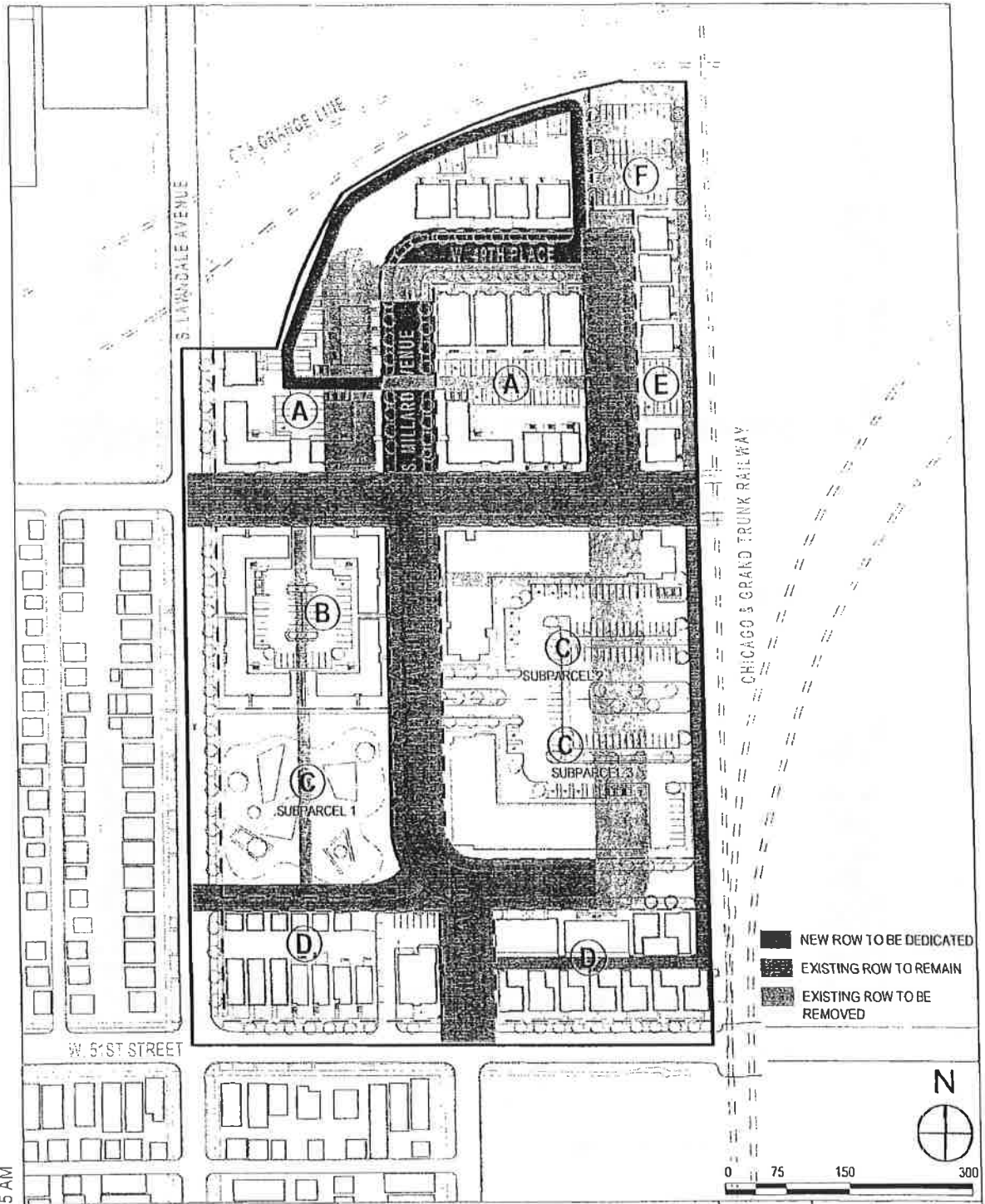
**1309**

Issued for: Overall Site Plan

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**04**



10/15/2013 10:25 AM

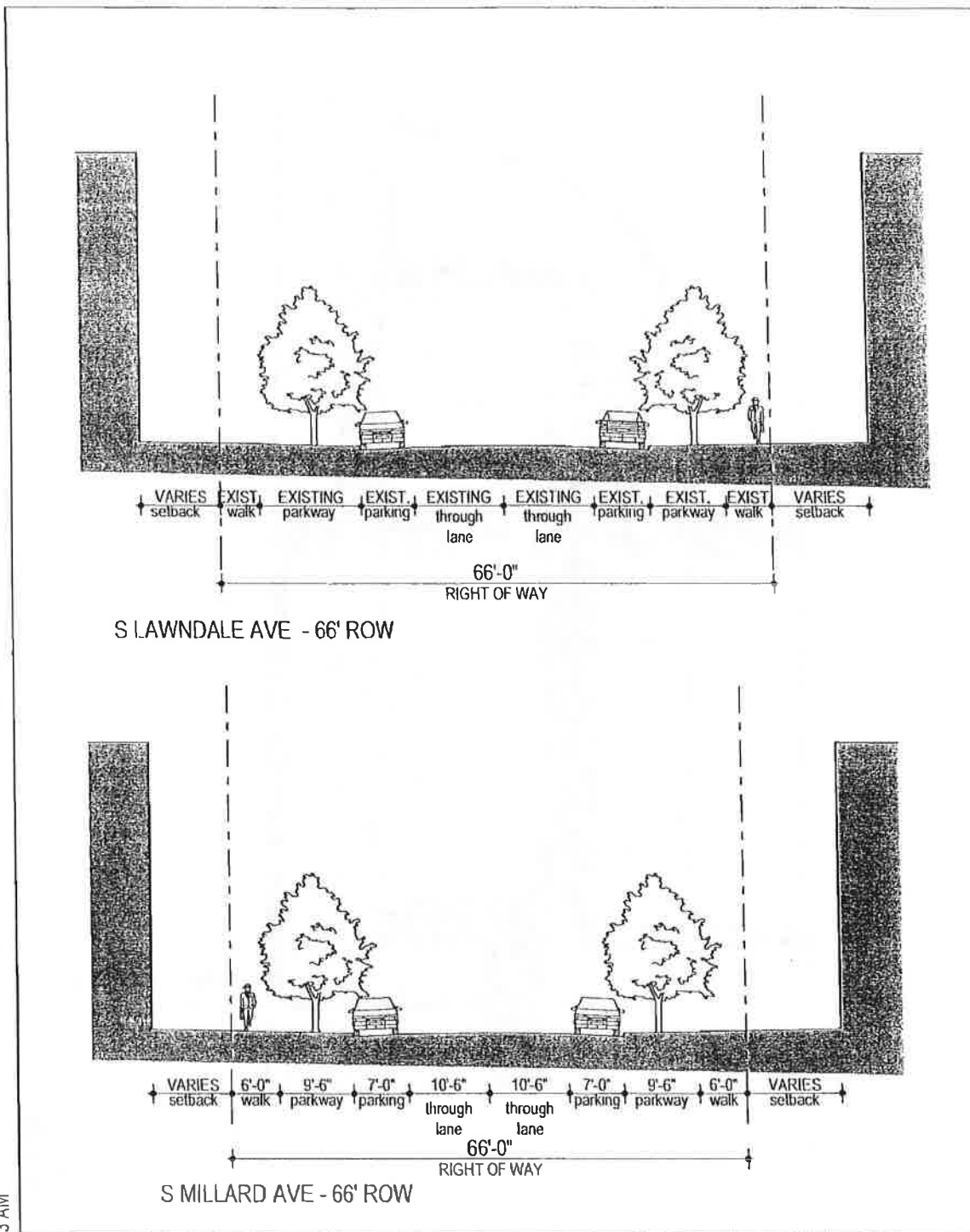
**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**      **1309**

Issued for: Right of Way Adjustment Plan

Date of Introduction: 03/13/2013      Revised Date: 10.17.2013

**05**



10/15/2013 10:43 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

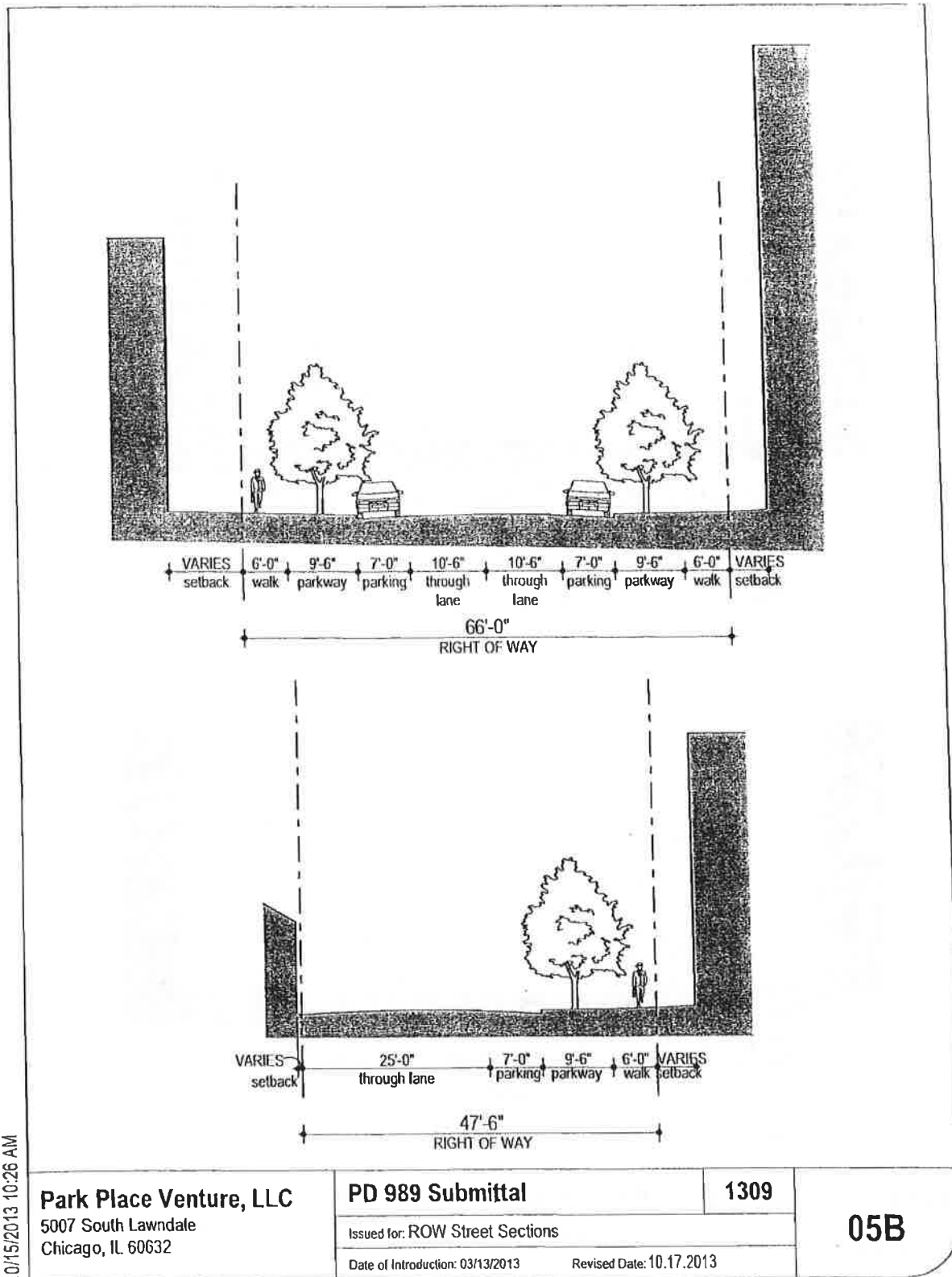
**1309**

**05A**

Issued for: ROW Street Sections

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

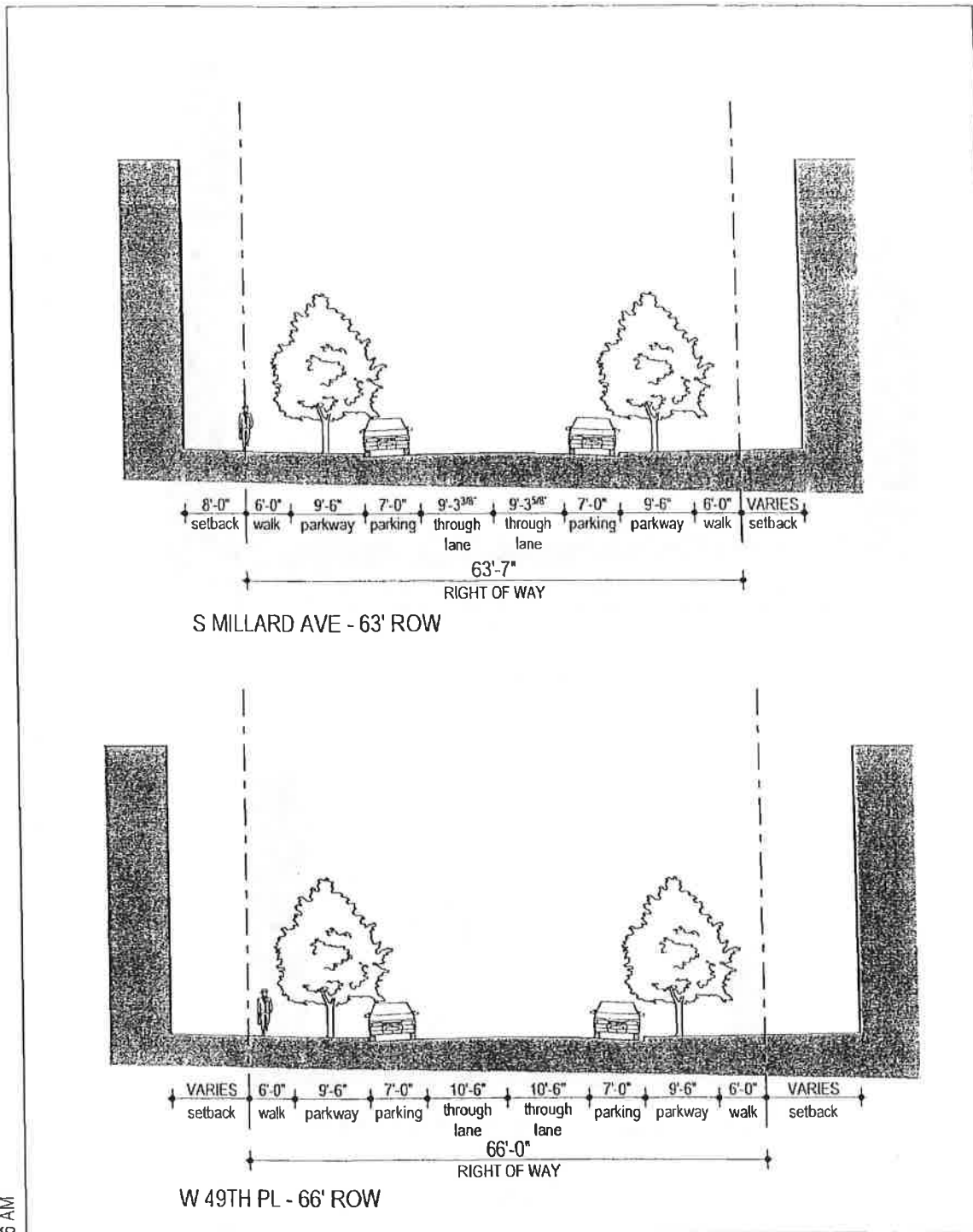
**1309**

Issued for: ROW Street Sections

Date of Introduction: 03/13/2013

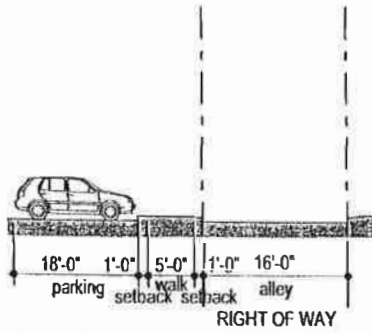
Revised Date: 10.17.2013

**05B**

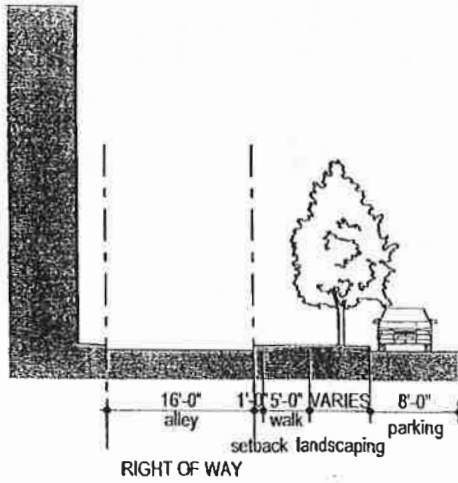


10/15/2013 10:26 AM

<b>Park Place Venture, LLC</b> 5007 South Lawndale Chicago, IL 60632	<b>PD 989 Submittal</b>	<b>1309</b>	<b>05C</b>
	Issued for: ROW Street Sections		
	Date of Introduction: 03/13/2013	Revised Date: 10.17.2013	



North 50th Place Alley - 16' ROW



North 49th Place Alley - 16' ROW

10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

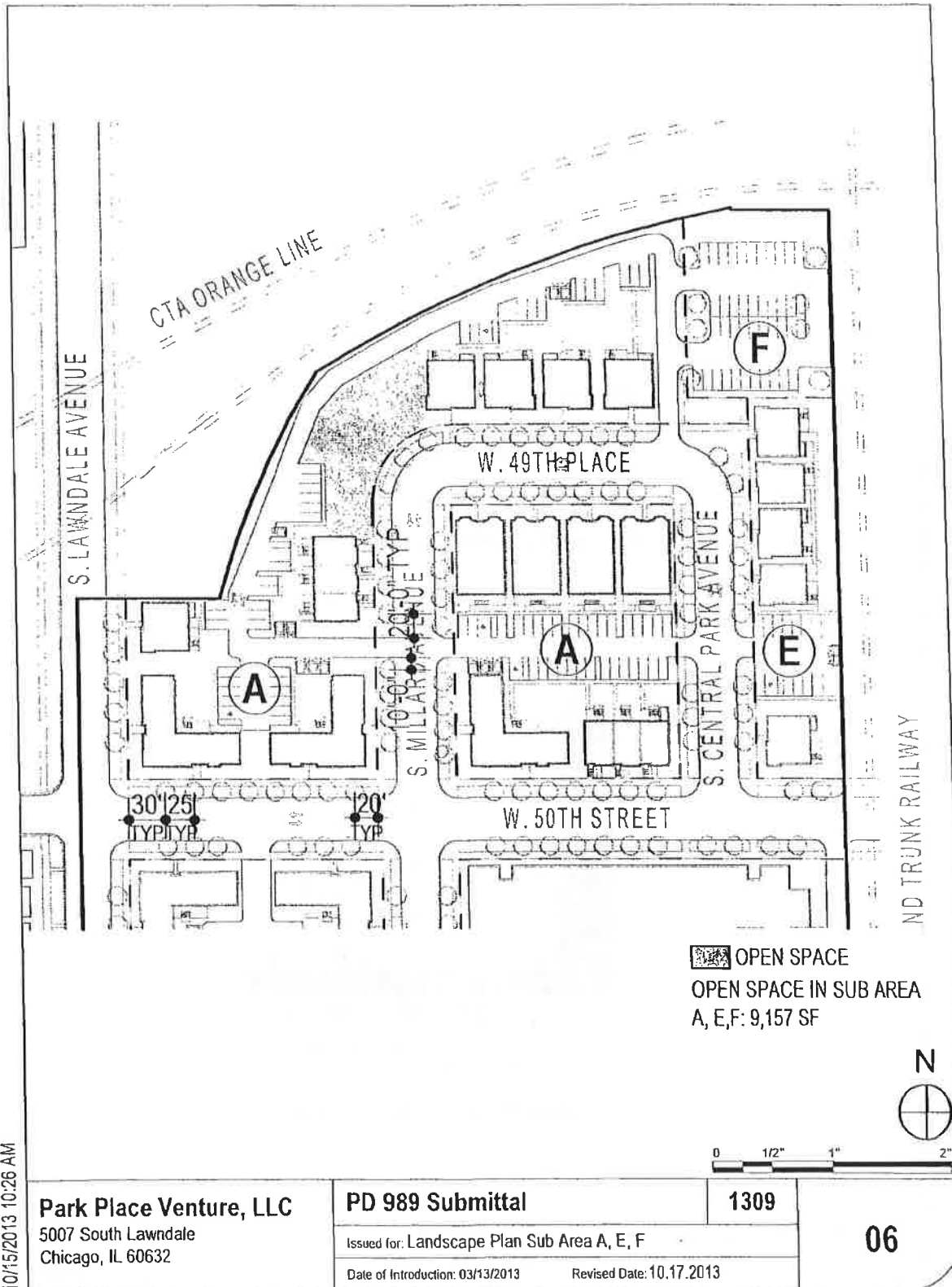
**1309**

Issued for: ROW Street Sections

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**05D**



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

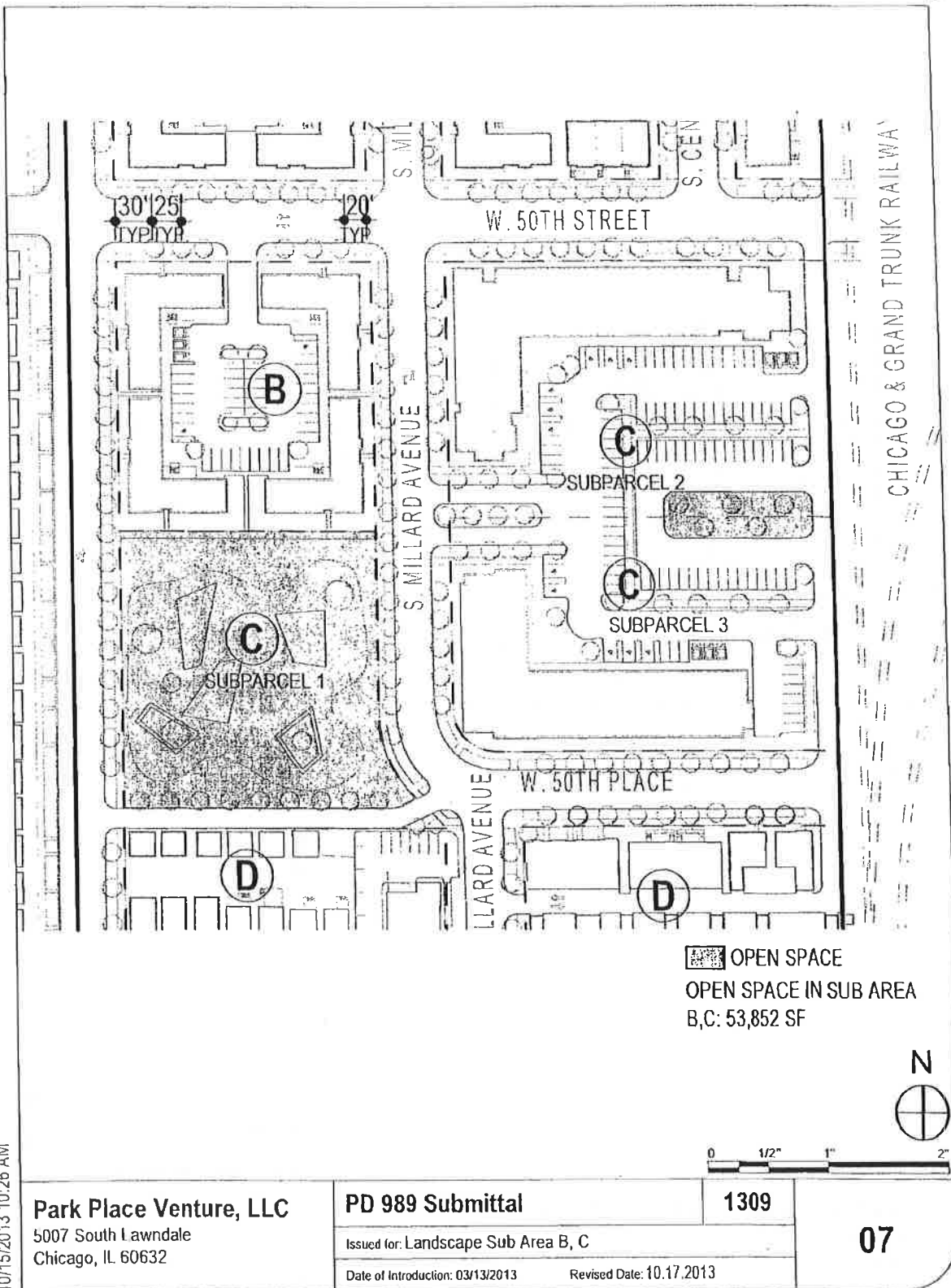
**1309**

Issued for: Landscape Plan Sub Area A, E, F

Date of Introduction: 03/13/2013

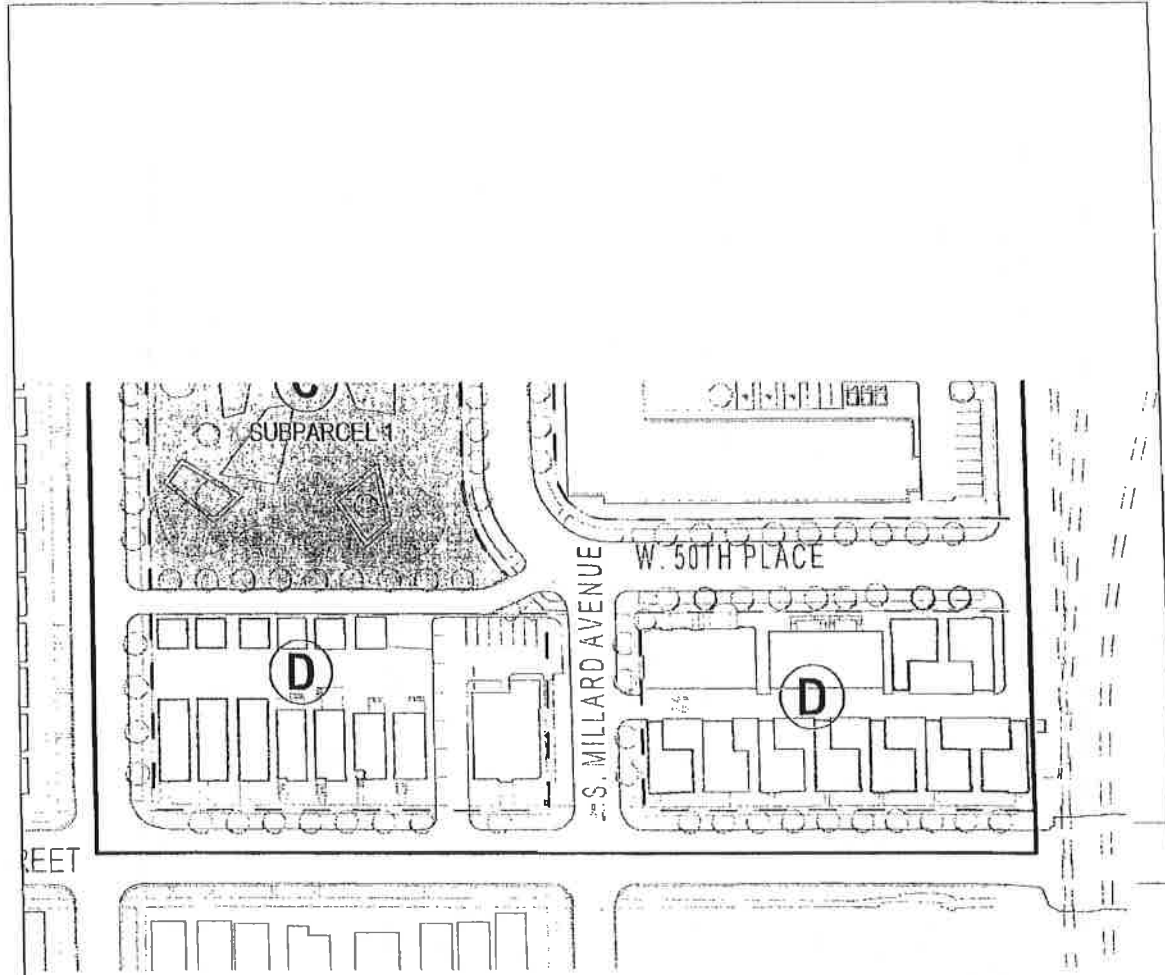
Revised Date: 10.17.2013


**06**



10/15/2013 10:26 AM

<b>Park Place Venture, LLC</b> 5007 South Lawndale Chicago, IL 60632	<b>PD 989 Submittal</b>	<b>1309</b>	<b>07</b>
	Issued for: Landscape Sub Area B, C		
	Date of Introduction: 03/13/2013	Revised Date: 10.17.2013	



 OPEN SPACE  
 OPEN SPACE IN SUB AREA D: 0 SF

TOTAL SITE OPEN SPACE: 63,009 SF



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

**1309**

Issued for: Landscape Sub Area D

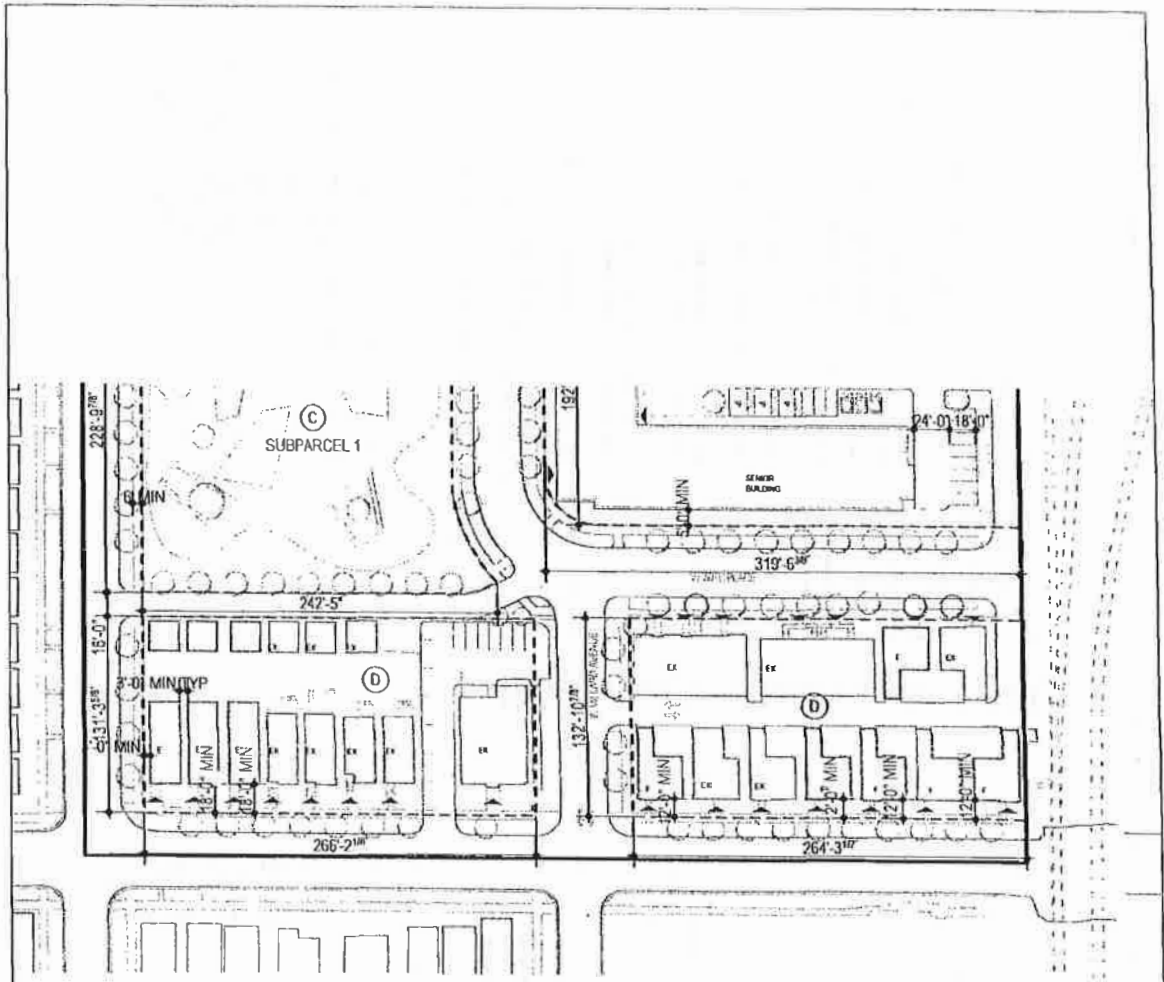
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**08**

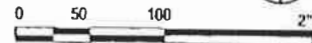






**SUB AREA D**

Units: 24  
 Parking Spaces: 38  
 Building Height: 35'-0" max  
 Building Area: 53,762 sf  
 Gross SF: 70,207 sf  
 Net SF: 70,207 sf

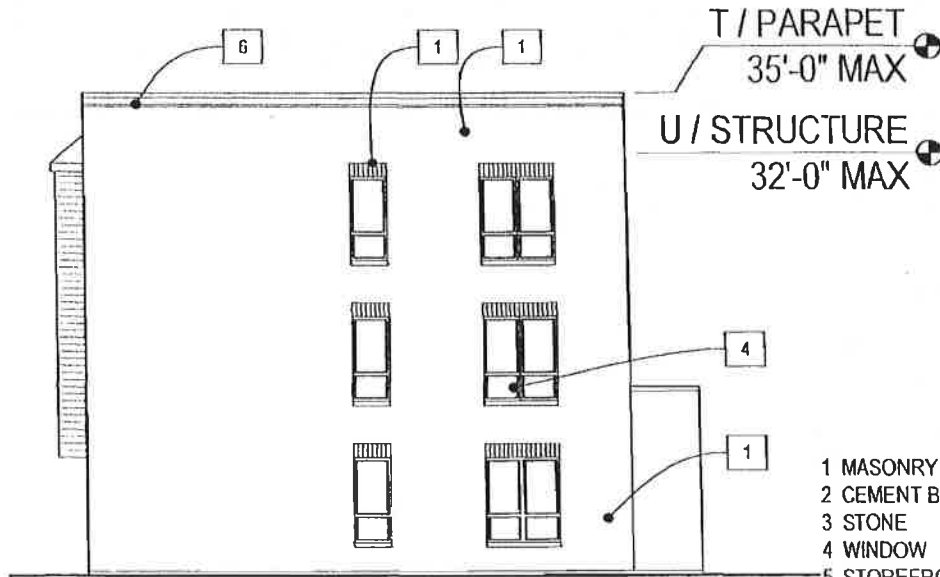


10/15/2013 10:26 AM

<b>Park Place Venture, LLC</b> 5007 South Lawndale Chicago, IL 60632	<b>PD 989 Submittal</b>	<b>1309</b>	<b>11</b>
	Issued for: SUB AREA D Date of Introduction: 03/13/2013      Revised Date: 10.17.2013		

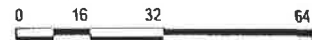


**TYPE A - FRONT ELEVATION**



**TYPE A - SIDE ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

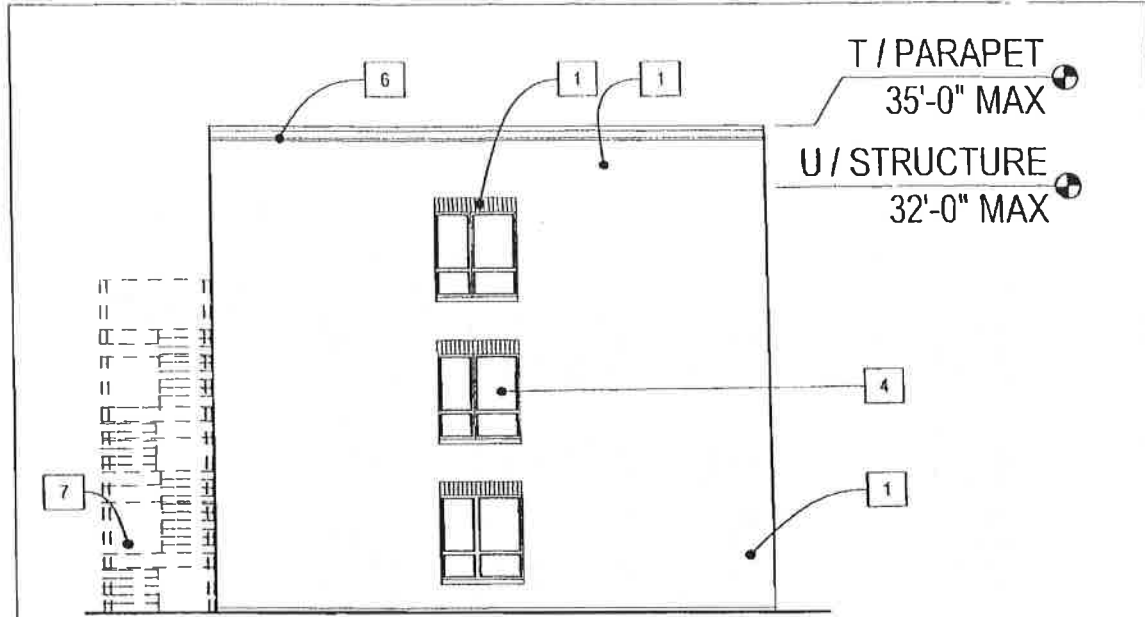
**1309**

Issued for: TYPE A

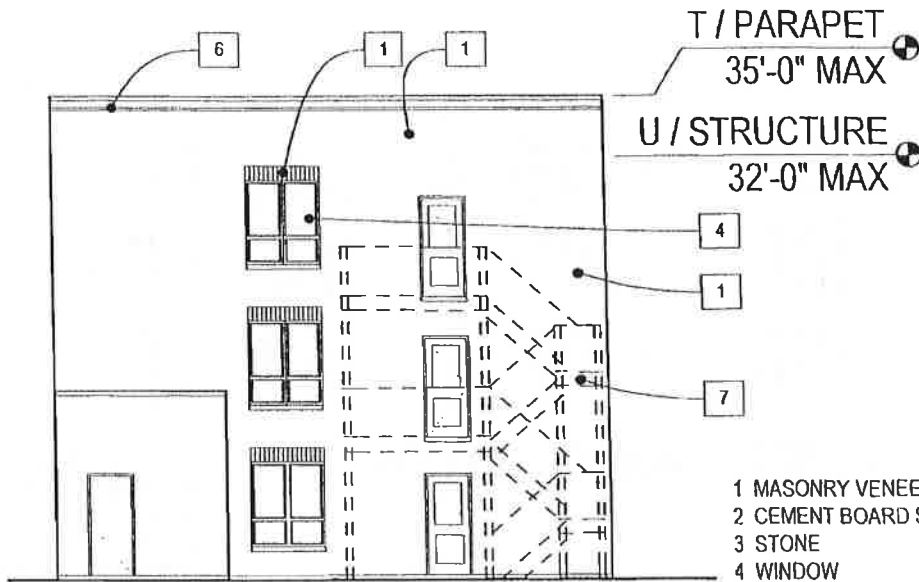
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**12**



**TYPE A - SIDE ELEVATION**



**TYPE A - REAR ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

**1309**

Issued for: TYPE A

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**13**

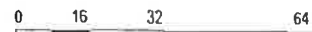


**TYPE B - FRONT ELEVATION**



**TYPE B - SIDE ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

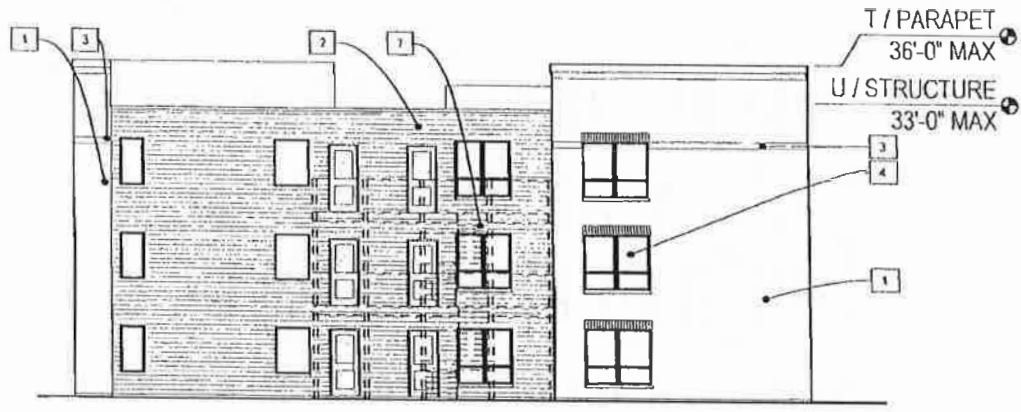
**PD 989 Submittal**

**1309**

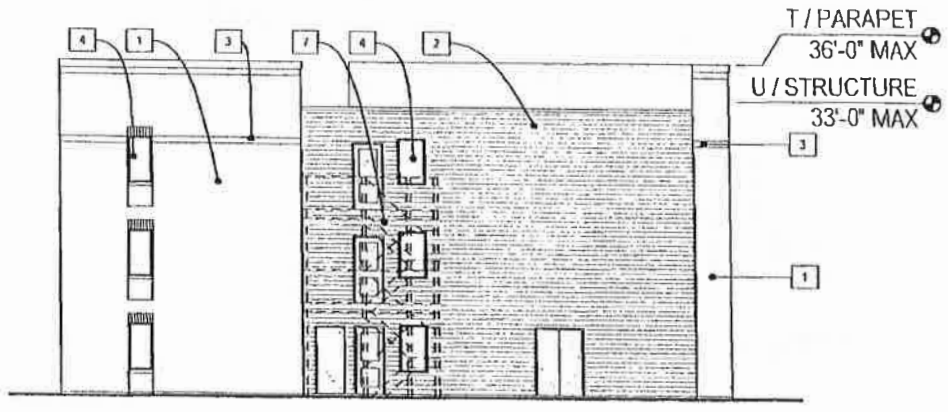
Issued for: TYPE B

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

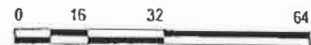


**TYPE B - REAR ELEVATION**



**TYPE B - REAR ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

**1309**

Issued for: TYPE B

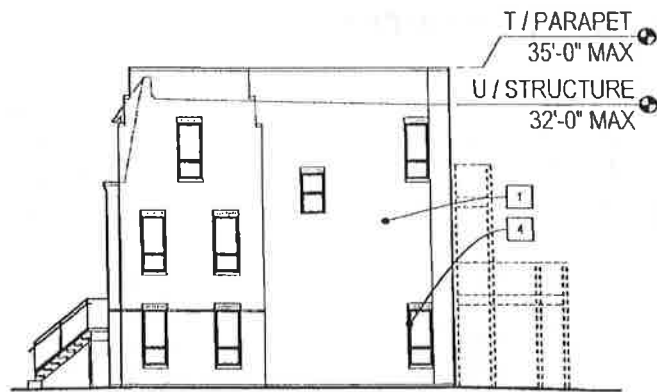
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**15**

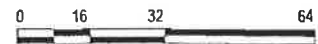


**TYPE C - FRONT ELEVATION**



**TYPE C - SIDE ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 SHINGLE ROOF
- 6 CANOPY
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

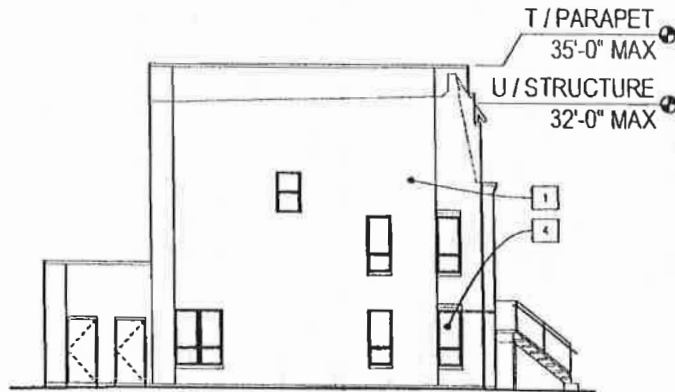
**1309**

Issued for: TYPE C

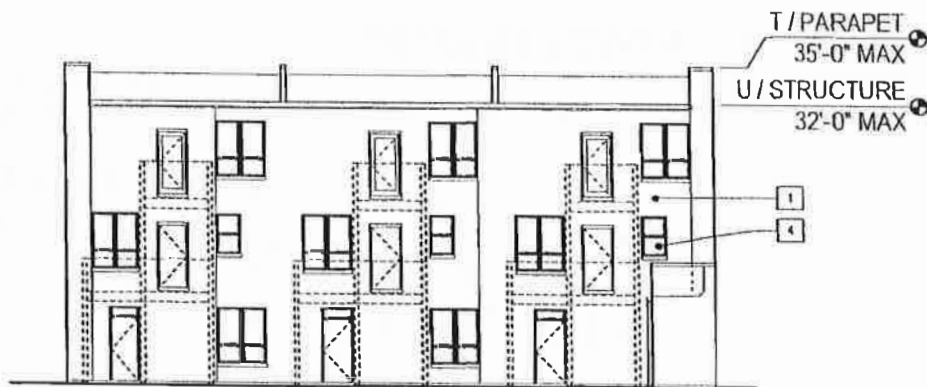
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**16**

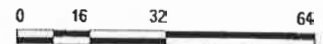


**TYPE C - SIDE ELEVATION**



**TYPE C - REAR ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 SHINGLE ROOF
- 6 CANOPY
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

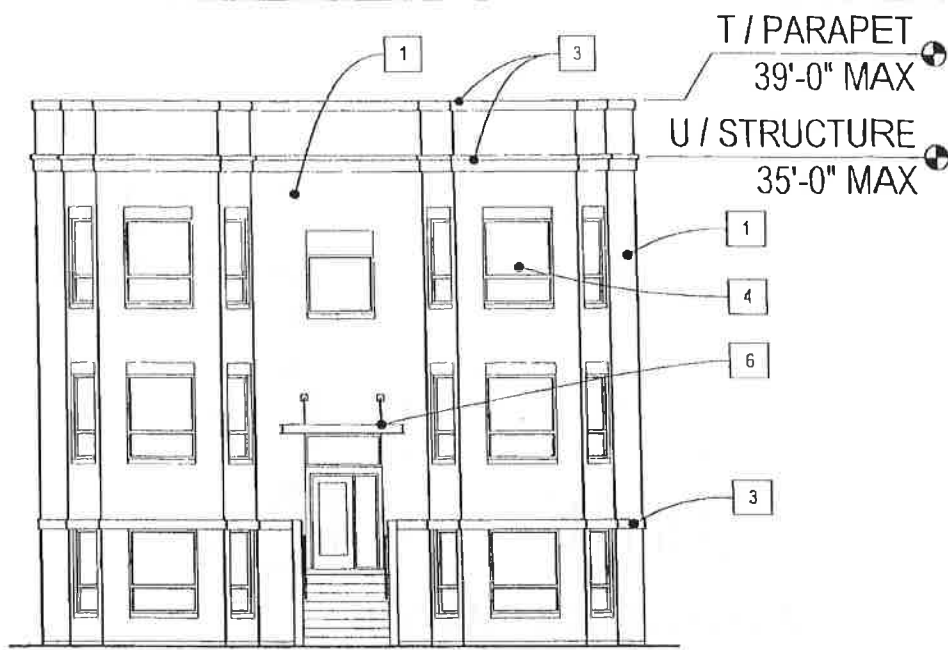
**1309**

Issued for: TYPE C

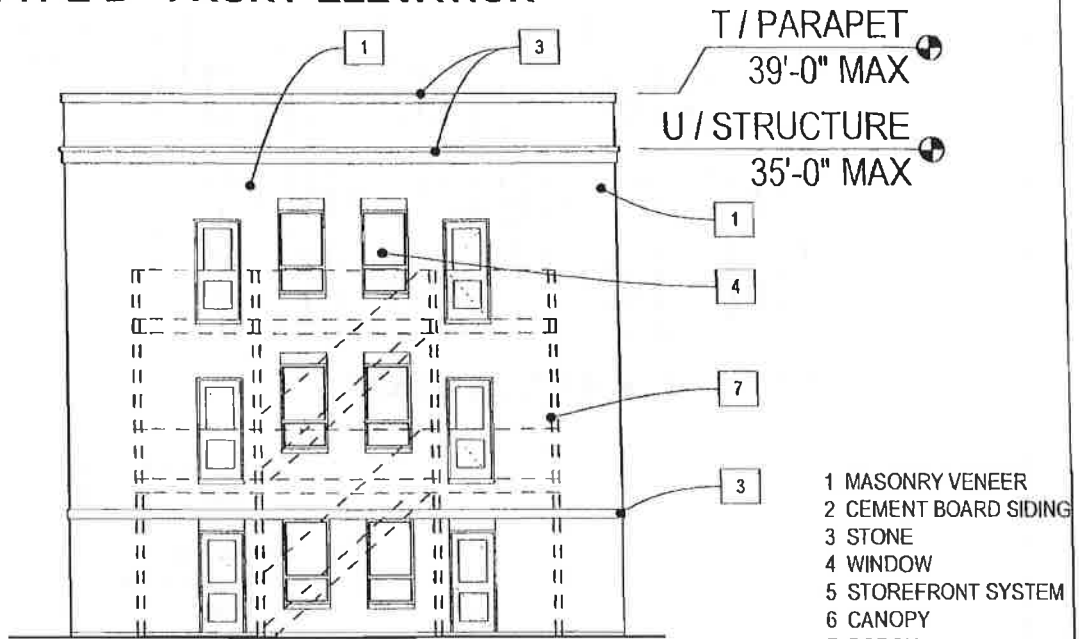
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

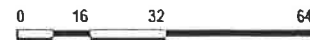
**17**



**TYPE D - FRONT ELEVATION**



**TYPE D - REAR ELEVATION**



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

**1309**

**18**

Issued for: TYPE D

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**Park Place Venture, LLC**  
5007 South Lawndale  
Chicago, IL 60632

**PD 989 Submittal**

Issued for: TYPE D

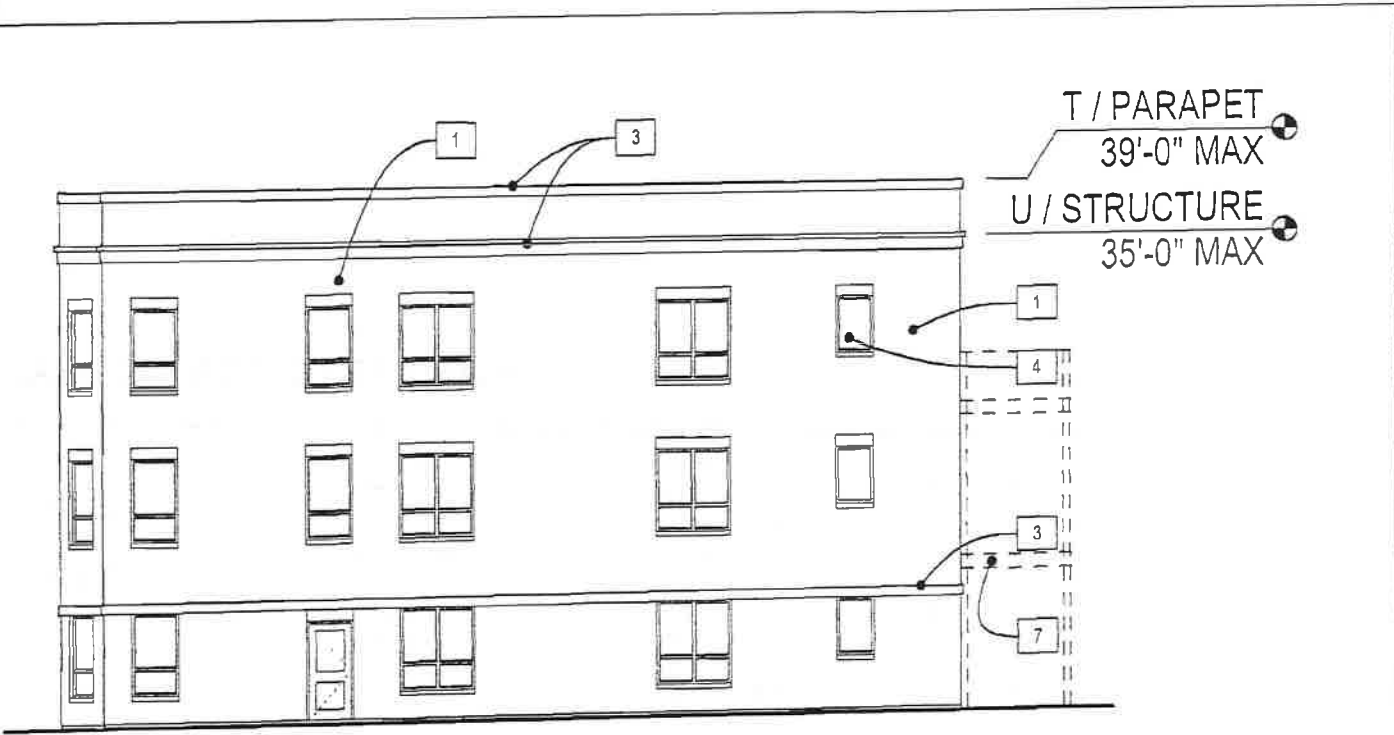
Date of Introduction: 03/13/2013

Revised Date: 10/17/2013

**1309**

**19**

### TYPE D - SIDE ELEVATION



T / PARAPET  
39'-0" MAX

U / STRUCTURE  
35'-0" MAX

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH



**Park Place Venture, LLC**  
5007 South Lawndale  
Chicago, IL 60632

**PD 989 Submittal**

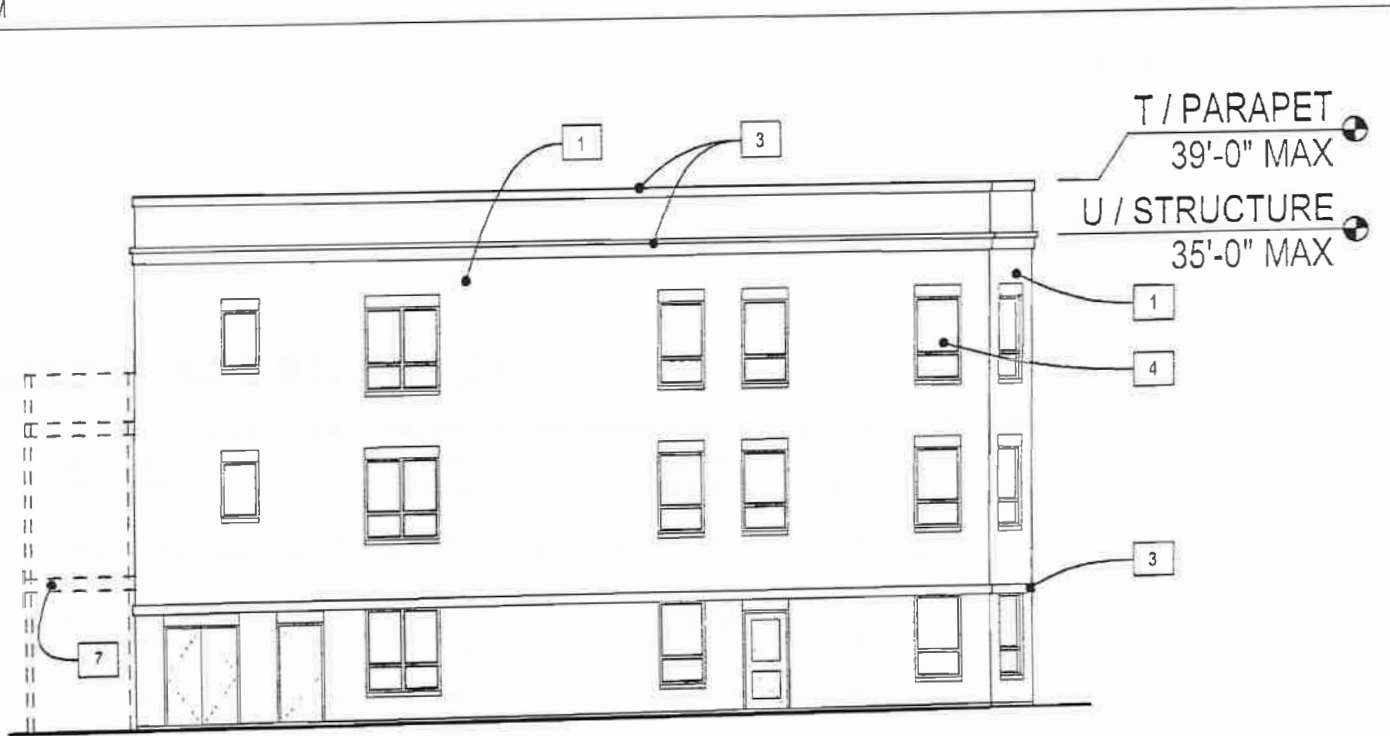
1309

Issued for: TYPE D

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

20



**TYPE D - SIDE ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH



**Park Place Venture, LLC**  
5007 South Lawndale  
Chicago, IL 60632

**PD 989 Submittal**

**1309**

Issued for: APARTMENT BUILDING

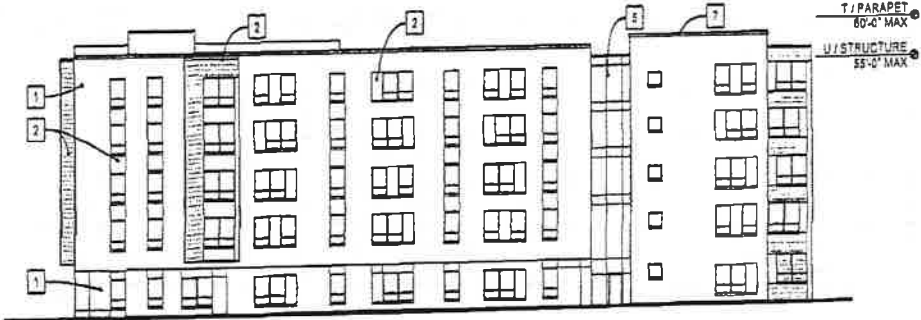
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**21**



NORTH ELEVATION



WEST ELEVATION

# APARTMENT BUILDING

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 METAL COPING

Park Place Venture, LLC  
5007 South Lawndale  
Chicago, IL 60632

PD 989 Submittal

1309

Issued for: APARTMENT BUILDING

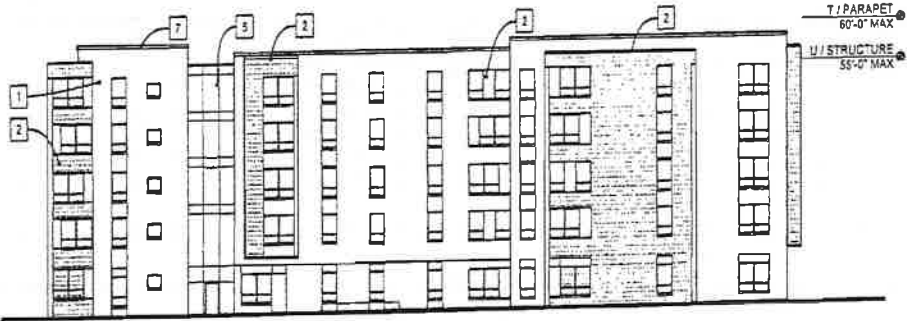
Date of Introduction: 03/13/2013

Revised Date: 10/17/2013

22



SOUTH ELEVATION



EAST ELEVATION

# APARTMENT BUILDING

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 METAL COPING

**Park Place Venture, LLC**  
5007 South Lawndale  
Chicago, IL 60632

**PD 989 Submittal**

**1309**

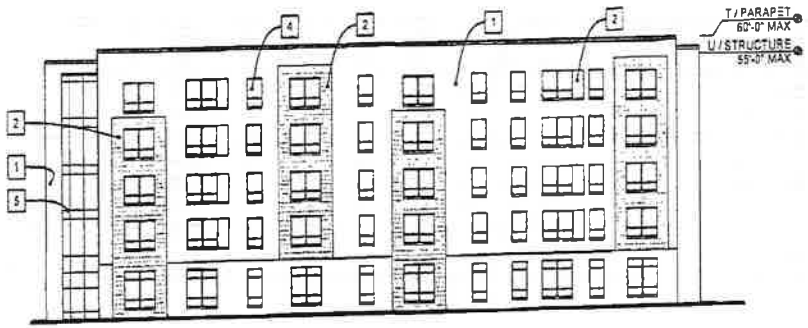
Issued for: SENIOR BUILDING  
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**23**



SOUTH ELEVATION



WEST ELEVATION

# SENIOR BUILDING

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 METAL COPING

Park Place Venture, LLC  
5007 South Lawndale  
Chicago, IL 60632

PD 989 Submittal

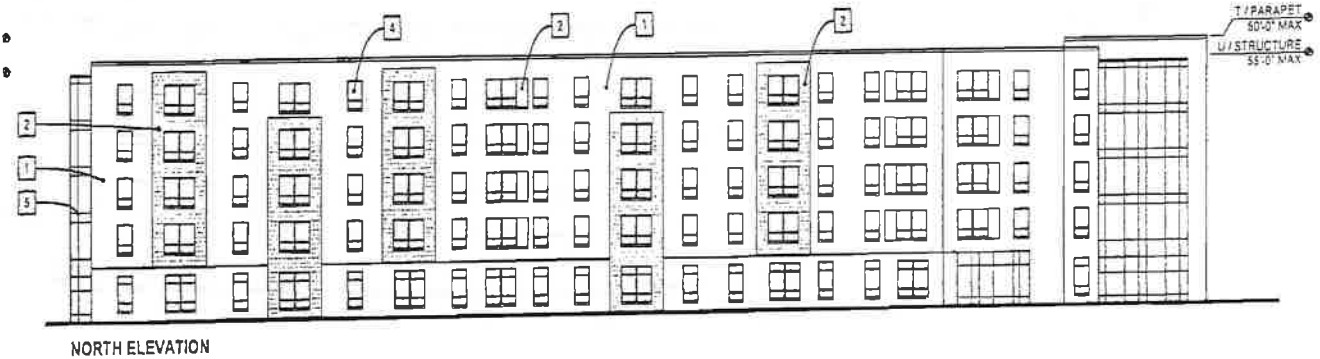
Issued for: SENIOR BUILDING

Date of Introduction: 03/13/2013

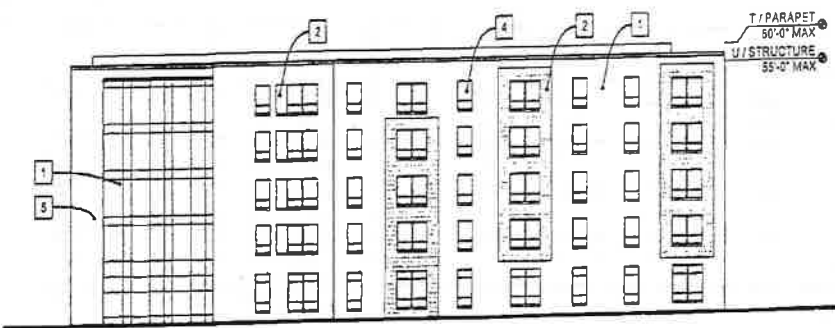
Revised Date: 10/17/2013

1309

24



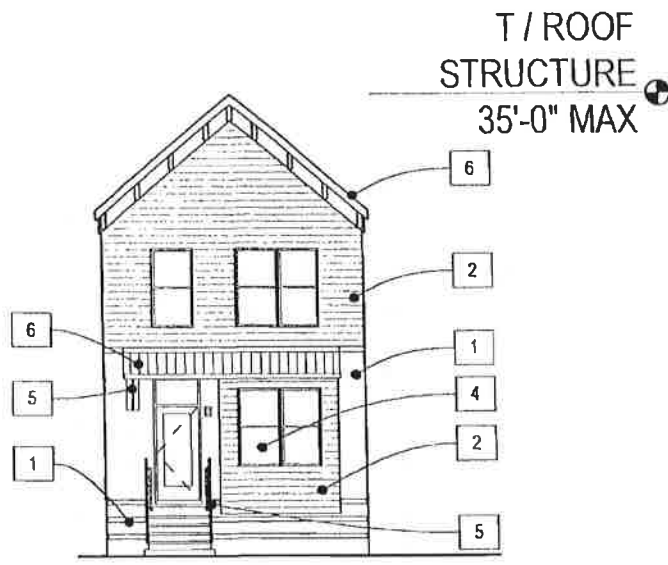
NORTH ELEVATION



EAST ELEVATION

# SENIOR BUILDING

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 METAL COPING



**TYPE E**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 WOOD
- 6 SHINGLE ROOF

10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

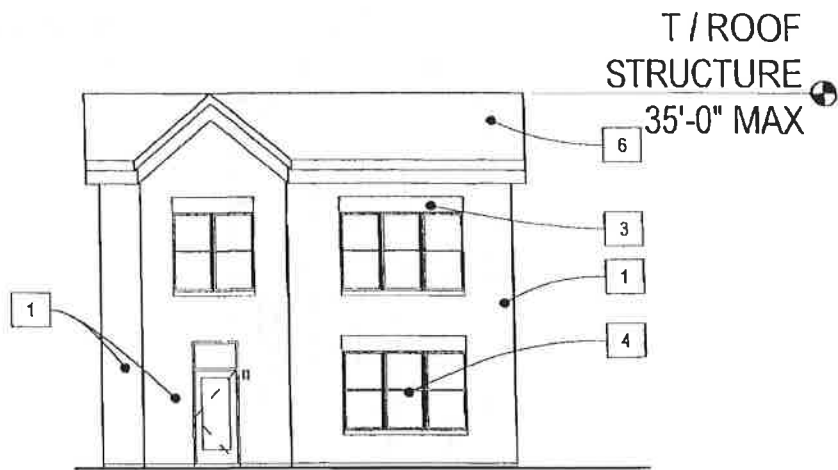
**1309**

Issued for: TYPE E

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**25**



**TYPE F**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 WOOD
- 6 SHINGLE ROOF

10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

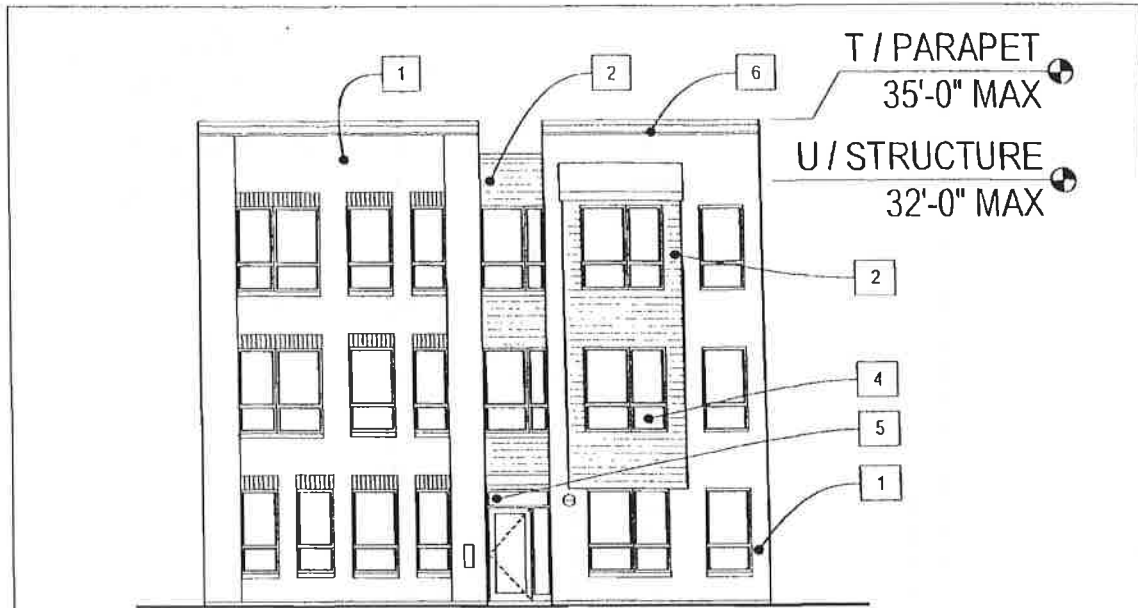
**PD 989 Submittal**

**1309**

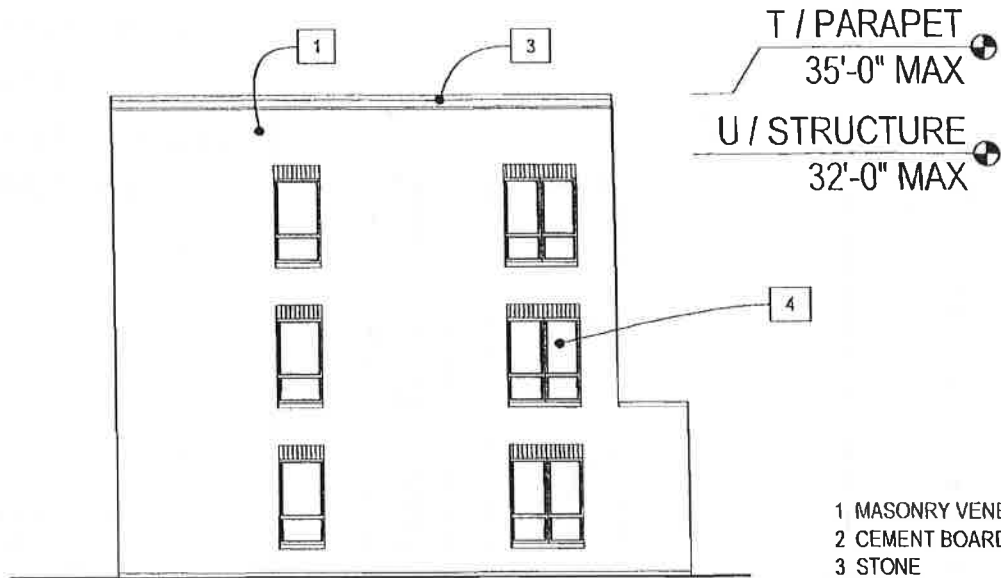
Issued for: TYPE F

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013



**TYPE G - FRONT ELEVATION**



**TYPE G - SIDE ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

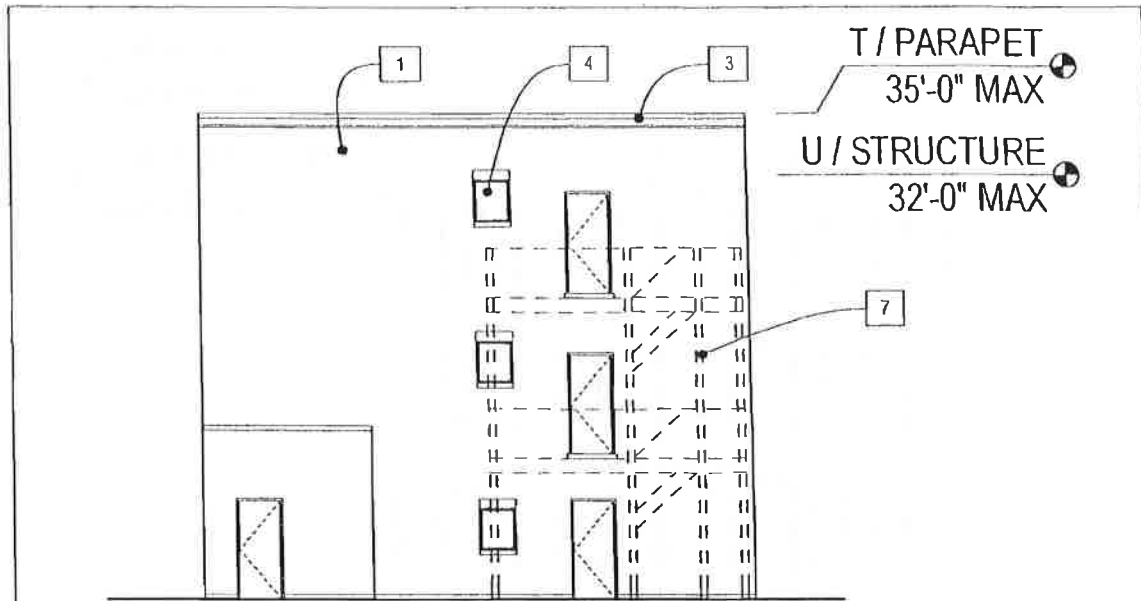
**1309**

Issued for: TYPE G

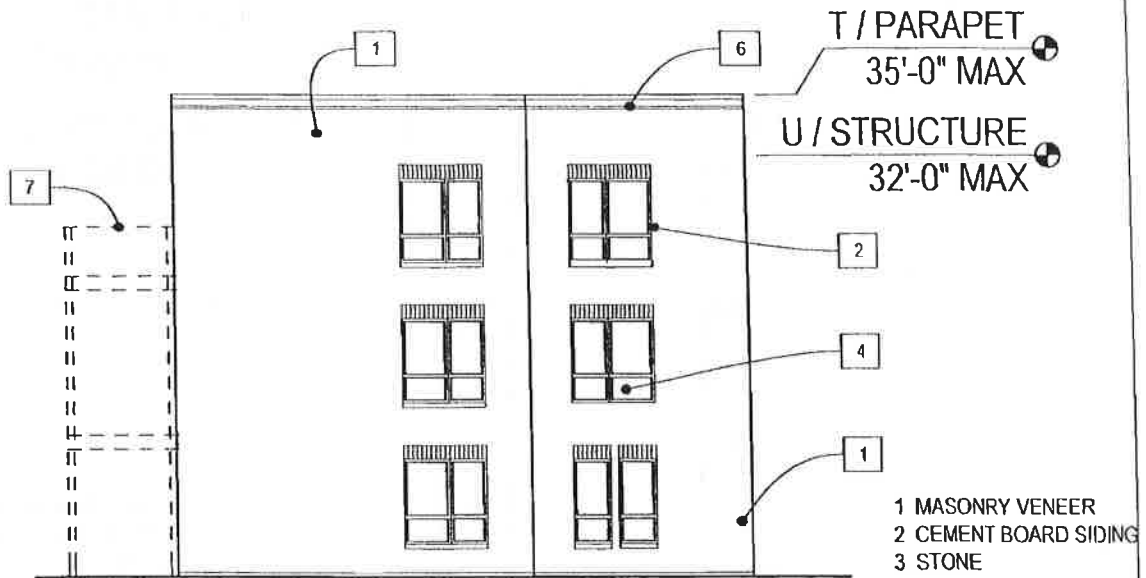
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**27**



**TYPE G - REAR ELEVATION**



**TYPE G - SIDE ELEVATION**



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

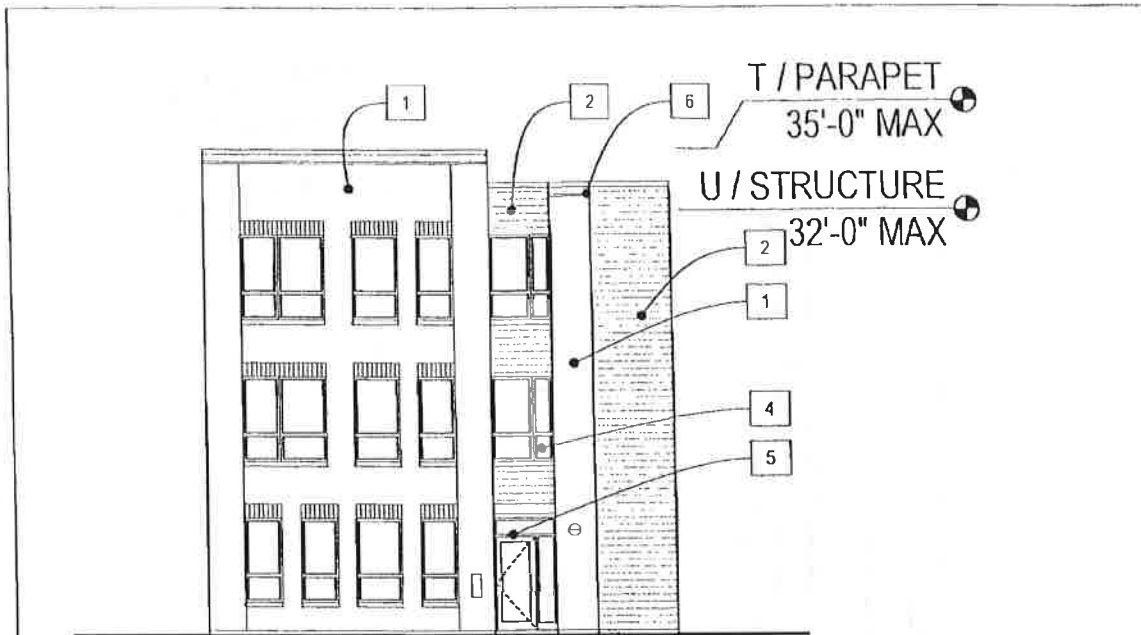
**1309**

**28**

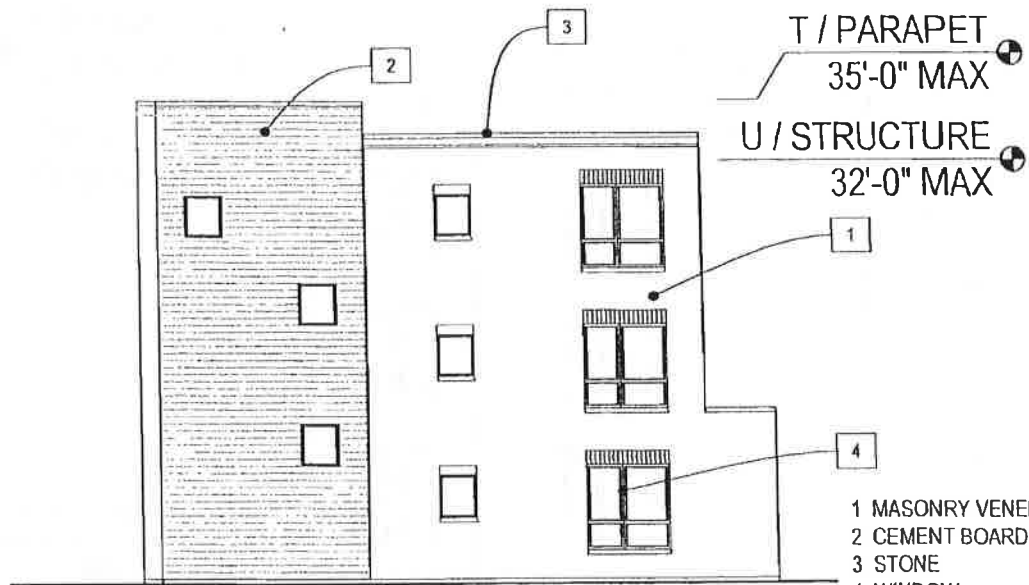
Issued for: TYPE G

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

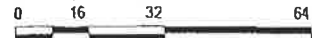


**TYPE H - FRONT ELEVATION**



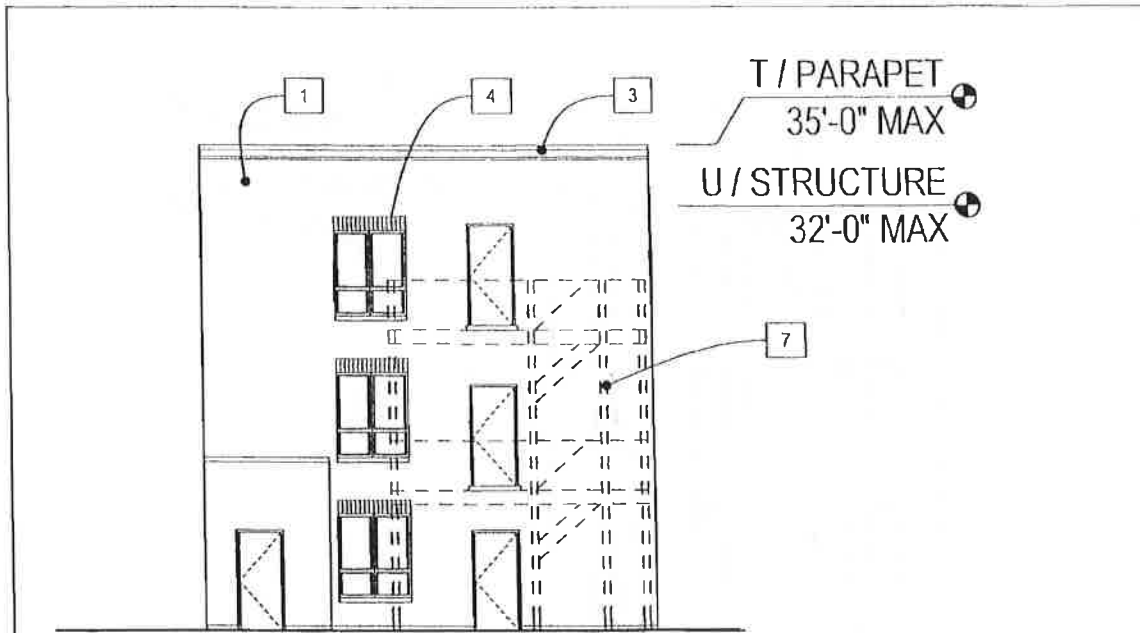
**TYPE H - SIDE ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH

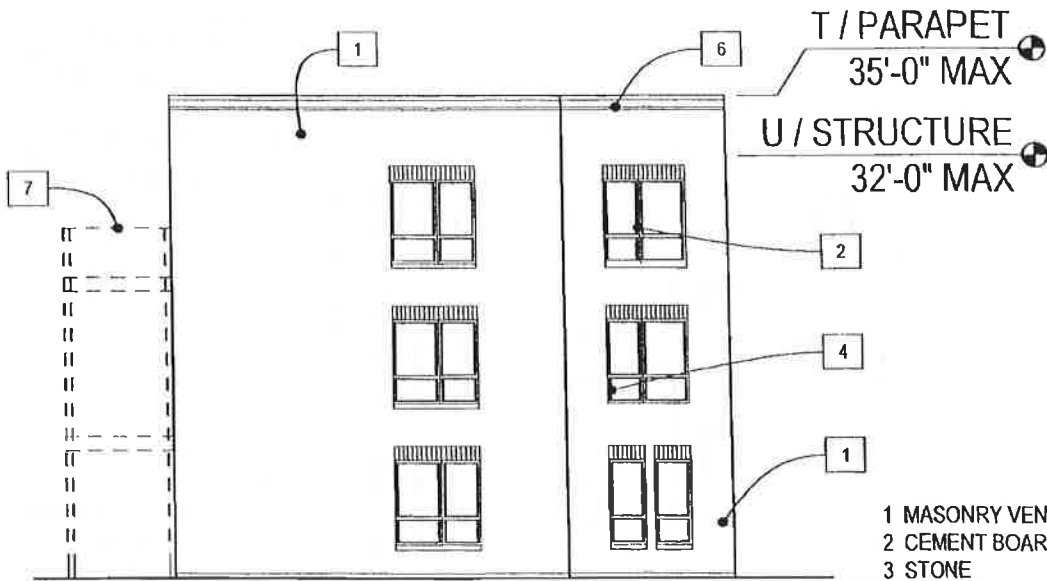


10/15/2013 10:26 AM

<b>Park Place Venture, LLC</b> 5007 South Lawndale Chicago, IL 60632	<b>PD 989 Submittal</b>	<b>1309</b>	<b>29</b>
	Issued for: TYPE H Date of Introduction: 03/13/2013	Revised Date: 10.17.2013	

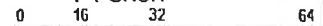


**TYPE H - REAR ELEVATION**



**TYPE H - SIDE ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 METAL COPING
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

**1309**

Issued for: TYPE H

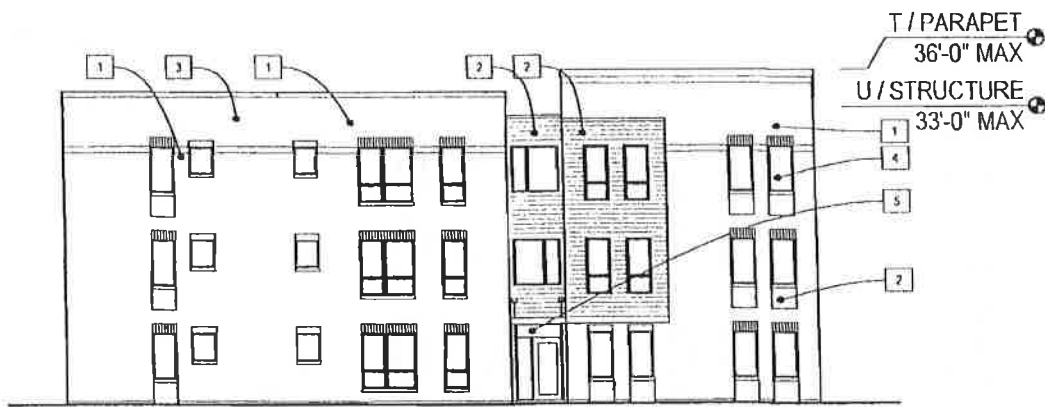
Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**30**

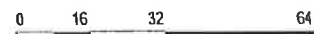


**TYPE J - FRONT ELEVATION**



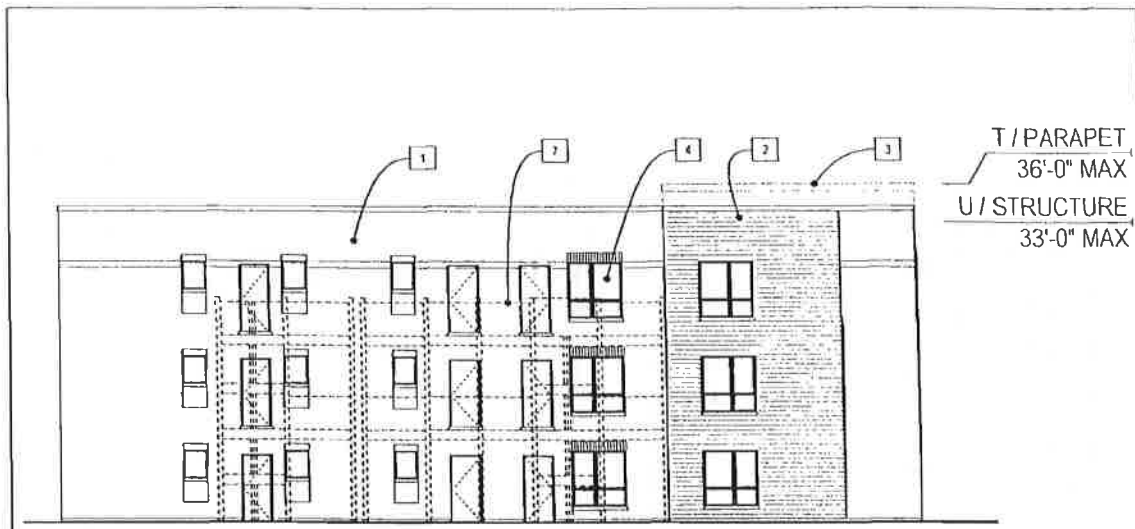
**TYPE J - SIDE ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 PORCH

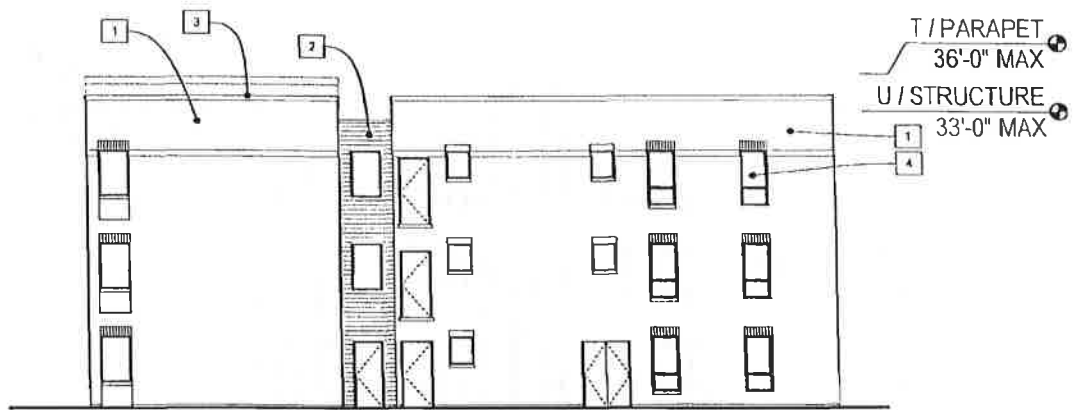


10/15/2013 10:26 AM

<b>Park Place Venture, LLC</b> 5007 South Lawndale . Chicago, IL 60632	<b>PD 989 Submittal</b>	<b>1309</b>	<b>31</b>
	Issued for: TYPE J		
	Date of Introduction: 03/13/2013      Revised Date: 10.17.2013		

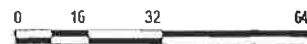


**TYPE J - REAR ELEVATION**



**TYPE J - REAR ELEVATION**

- 1 MASONRY VENEER
- 2 CEMENT BOARD SIDING
- 3 STONE
- 4 WINDOW
- 5 STOREFRONT SYSTEM
- 6 CANOPY
- 7 PORCH



10/15/2013 10:26 AM

**Park Place Venture, LLC**  
 5007 South Lawndale  
 Chicago, IL 60632

**PD 989 Submittal**

**1309**

Issued for: TYPE J

Date of Introduction: 03/13/2013

Revised Date: 10.17.2013

**32**



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

July 31, 2007

Mr. John J. George  
Attorney at Law  
Two First National Plaza  
Suite 400  
20 S. Clark Street  
Chicago, IL 60603-1903

Re: **Administrative Relief request for Residential-Business Planned Development No. 989, Park Place Homes, W. 51<sup>st</sup> St. and S. Lawndale Ave.**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 989 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you requested the following changes:

- Reduction of side yard setback of the Single Family residences from 3 feet to 2 feet 7 inches for the portion of the side yard occupied by the architectural feature (wrap-around brick).
- A reduction of the 15 foot front yard setback of the three-flat residences to accommodate the unenclosed stairway that projects 5 feet into the 15 foot setback area.
- A reduction of the rear yard setback of the three-flat residences to accommodate a rear deck which projects 3 feet 8 inches into the 38 foot 5/8 inch rear yard setback and acts as secondary access.

The following drawings shall be inserted into the main file:

- SF "E" Plans and Elevations (Pappageorge/Haymes Ltd., May 23, 2007)
- SF "D" Plans and Elevations (Pappageorge/Haymes Ltd., May 23, 2007)
- Site Plan (Bauhs Dring Seglin Main, July 17, 2007)

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 989, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

  
Kathleen Nelson *pk*  
First Deputy Commissioner

cc: Ald. Edward Burke, Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD files



**RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 943**  
**PLAN OF DEVELOPMENT**  
**BULK REGULATIONS AND DATA TABLE**

Gross Site Area (297,495 square feet) = Net Site Area (244,216 square feet) + Area Remaining in Public Right-Of-Way (53,297 square feet)

Maximum Floor Area Ratio:	4.0
Maximum Number of Dwelling Units:	195
Maximum Site Coverage:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	598*
Minimum Number of Bicycle Parking Spaces:	25
Minimum Number of Off-Street Loading Berths:	5
Maximum Building Height:	140 feet
Minimum Setbacks from Property Line:	0 feet (In accordance with the Site Plan)

\*Parking spaces for family dwelling units will be provided at a ratio of 1 parking space for each dwelling unit. Parking for dwelling units for elderly persons will be provided at a ration of 1 parking space for every 3 dwelling units.

*Reclassification Of Area Shown On Map Number 12-J.*  
(As Amended)  
(Application Number 15072)

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the M1-2 Light Industry District symbols and indications as shown on Map Number 12-J in the area bounded by:

a line 1,131.70 feet north of and parallel to West 51<sup>st</sup> Street; a line 602.34 feet east of and parallel to South Lawndale Avenue; West 51<sup>st</sup> Street; South Lawndale Avenue; a line 811.59 feet north of and parallel to West 51<sup>st</sup> Street; a line from a point 811.59 feet north of West 51<sup>st</sup> Street and 83.90 feet east of South Lawndale Avenue, to a point 969.8 feet north of West 51<sup>st</sup> Street and 171.29 feet east of South Lawndale Avenue, to be connected with a curved line convex to the northeast having a radius of 636.80 feet and an arc distance of 206.12 feet with the chord of said curved line being 205.22 feet; and a line from a point 969.8 feet north of West 51<sup>st</sup> Street and 171.29 feet east of South Lawndale Avenue, to a point 1,131.70 feet north of West 51<sup>st</sup> Street and 519.34 feet east of South Lawndale Avenue, to be connected with a curved line convex to the northeast having a radius of 1,027 feet and an arc distance of 369.60 feet, with the chord of said curved line being 367.61 feet,

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. That the Chicago Zoning Ordinance be amended by changing the RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District established in Section 1 above to the designation of a Residential Planned Development, which 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 attached to this ordinance read as follows:

*Residential Planned Development Number 989.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development consists of approximately six hundred ten thousand one hundred sixty-four (610,164) square feet (fourteen and zero hundredths (14.00) acres) and is owned or controlled by the applicant, 5007 Lawndale Corporation.

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 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Dedication Map; Partial Site Plans; an Alternate Site Plan; a Prototypical Townhouse Roof Plan; a Preliminary Landscape Plan; a Fence Detail; and Building Elevations (Prototypical Six-Flat Elevations, Prototypical Townhouse Elevations, Prototypical Two-Flat Exterior Elevations, Prototypical Three-Flat Exterior Elevations and Prototypical Single-Family Exterior Elevations) dated September 15, 2005 prepared by Pappageorge Haymes Architects. Full size sets of the Site Plans, Alternate Site Plans, 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": all uses permitted in the RT3.5 Residential, Two-Flat, Townhouse and Multi-Unit District and related uses.

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. 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 part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plans, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. The maximum height of the buildings proposed in this planned development shall be controlled by the heights indicated in the Building Elevations, and Section 17-2-0311 of the Chicago Zoning Ordinance shall not control. The applicant shall be permitted to convert from single-family residences to multi-family residences (two-flat or three-flat only) the building lots identified on the Alternate Site Plan as "Could Be Multi-Family", and shall be permitted to convert from single-family residences to townhouses only the building lots identified on the Alternate Site Plan as "Could Be Townhouses". Applicant agrees that no two (2) adjacent homes shall appear identical from the front (street-facing) side and agrees that no more than thirty percent (30%) of the front (street-facing) facades shall be identical on the same block.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying

the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design and construct the buildings located within this planned development 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 project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
14. 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 RS3, Residential Single-Unit (Detached House) District classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Right-of-Way Dedication Map; Partial Site Plans; Preliminary Landscape Plan; Prototypical Townhouse Roof Plan; Prototypical Building Elevations; and Alternate Site Plan referred to in these Plan of Development Statements printed on pages 58642 through 58657 of this *Journal*.]

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

Residential Planned Development Number 939.

Bulk Regulations And Data Table.

Gross Site Area, 661,181 square feet = Net Site Area, 610,164 square feet + Area to be Dedicated, 7,659 square feet + Area Remaining in Public Right-of-Way, 43,358 square feet.

Gross Site Area: 661,181 square feet (15.18 acres)  
 Net Site Area: 610,164 square feet (14.00 acres)  
 Area to be Dedicated: 7,659 square feet (.19 acres)  
 Area Remaining in the Public Right-of-Way: 43,358 square feet (.99 acres)

Maximum Floor Area Ratio: 1.00

Single-Family, Two-Flat, Three-Flat and Six-Flat Lots: 90

Townhouse Units: 82

Maximum Number of Residential Units: 250

Residential Parking Ratio: 1:1

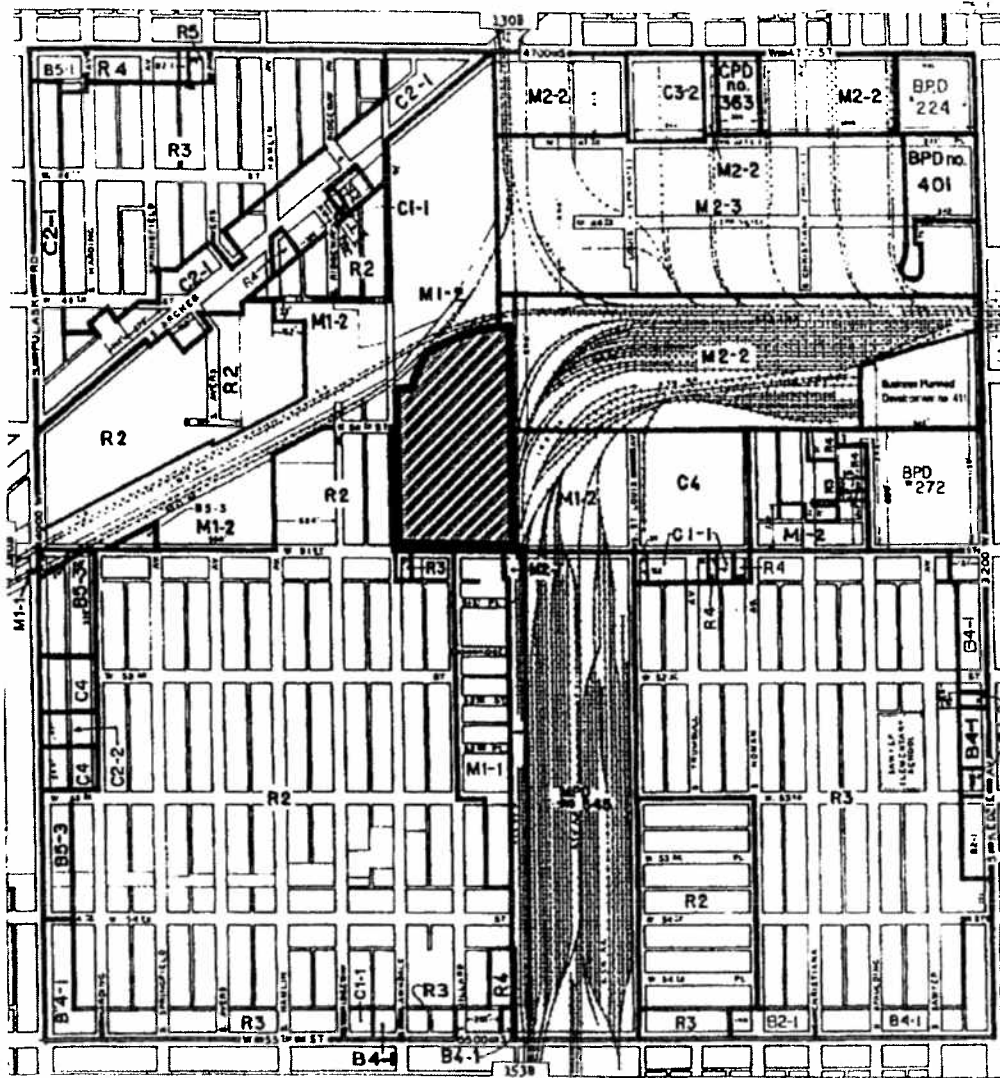
Maximum Building Height: In accordance with the Building Elevation exhibits

Minimum Size of Open Space: In accordance with the Site/Landscape Plan

Minimum Building Setback:

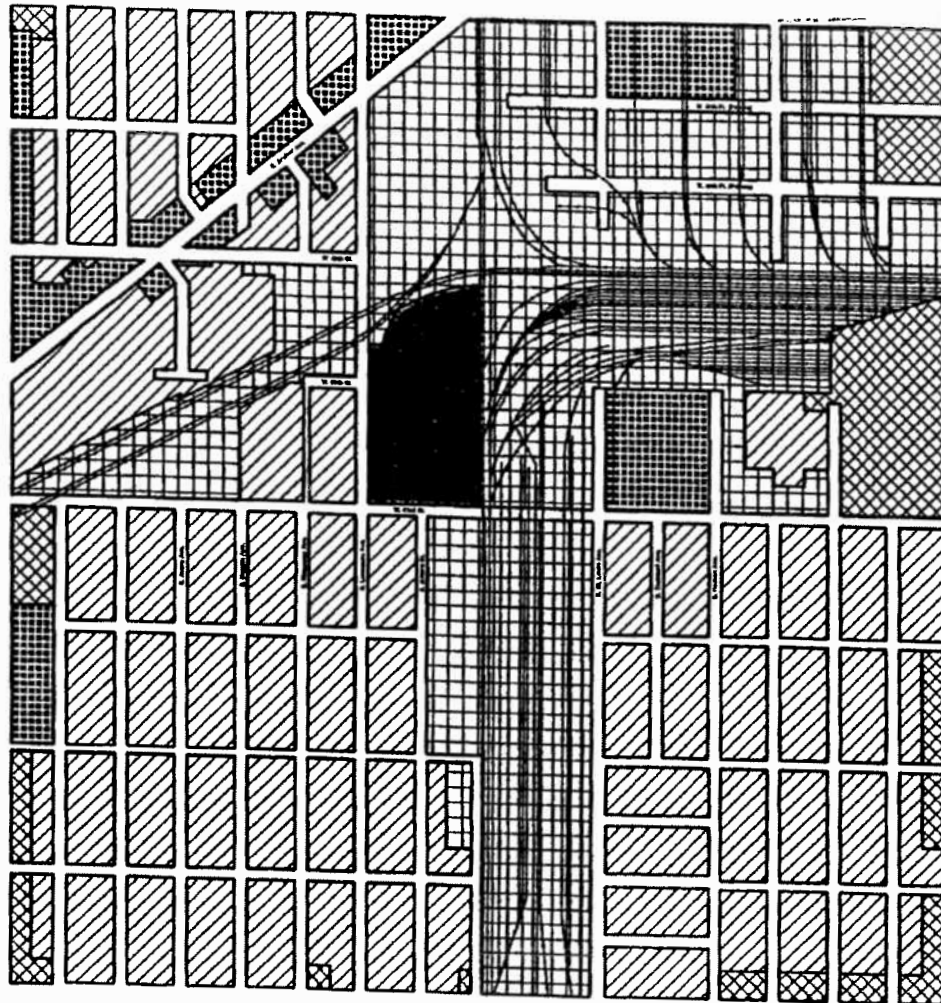
	Single-Family 1A	Single-Family 1B	Two-Flat, Three-Flat and Six-Flat
Front Yard:	15 feet, 0 inches	5 feet, 6 inches	15 feet, 0 inches
Rear Yard:	35 feet, 0 inches	21 feet, 0 inches	35 feet, 0 inches
Side Yard:	3 feet, 0 inches	3 feet, 0 inches	3 feet, 0 inches






Existing Zoning Map.



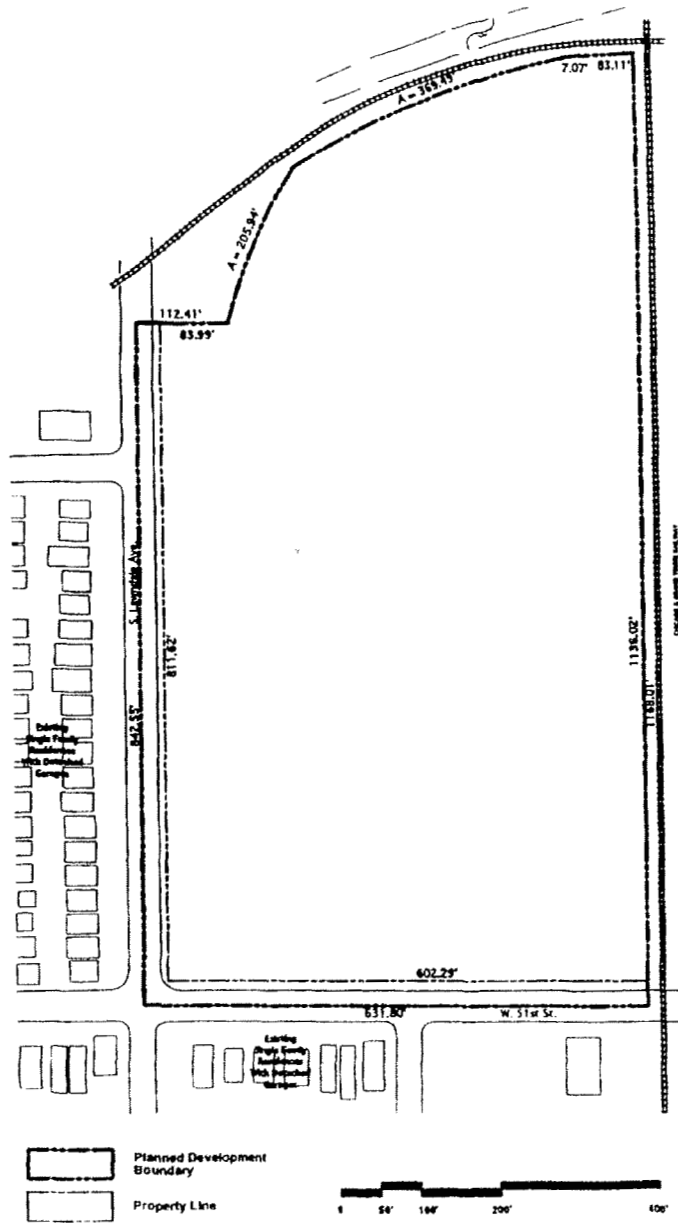
Subject Property

Existing Land-Use Map.

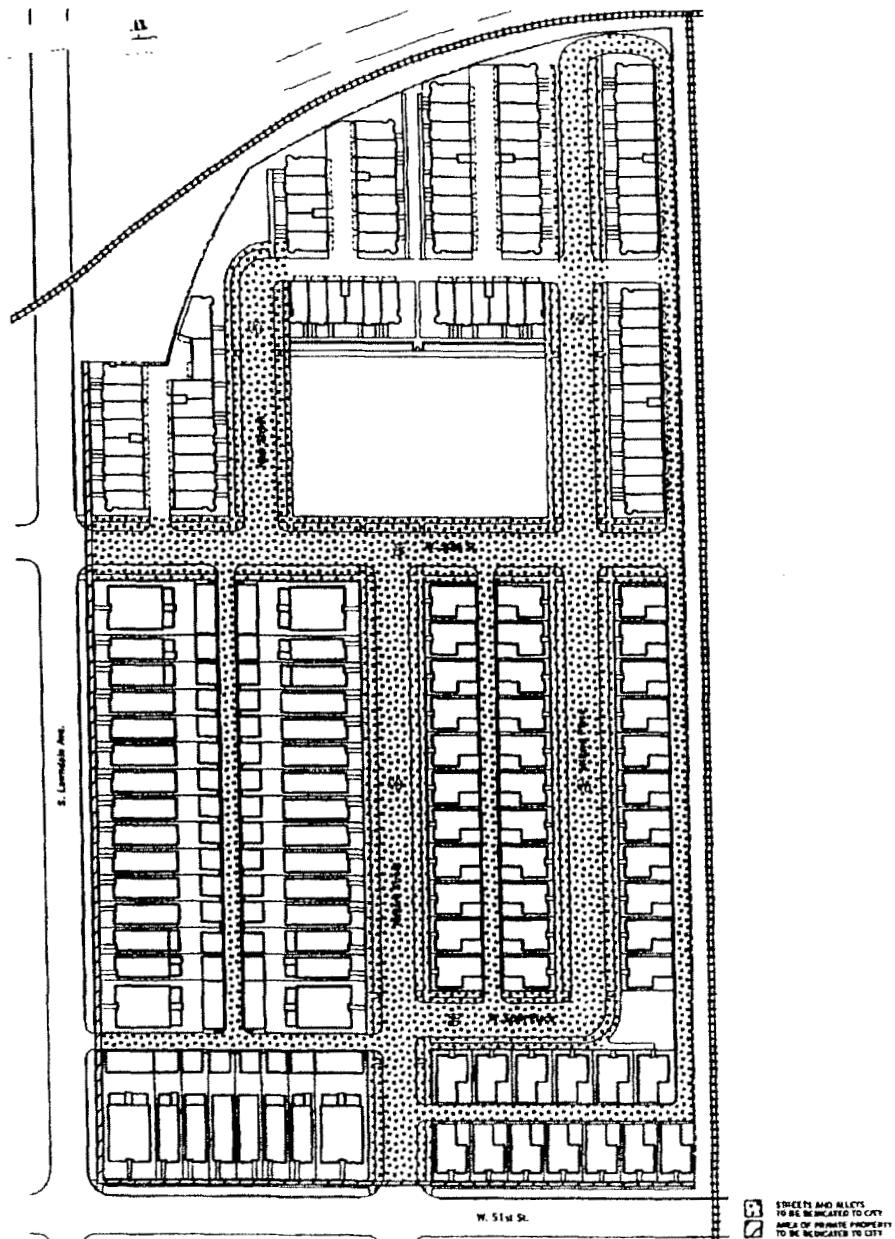


-  Residential
-  Business
-  Commercial
-  Manufacturing
-  Subject Property

Planned Development Boundary  
And Property Line Map.

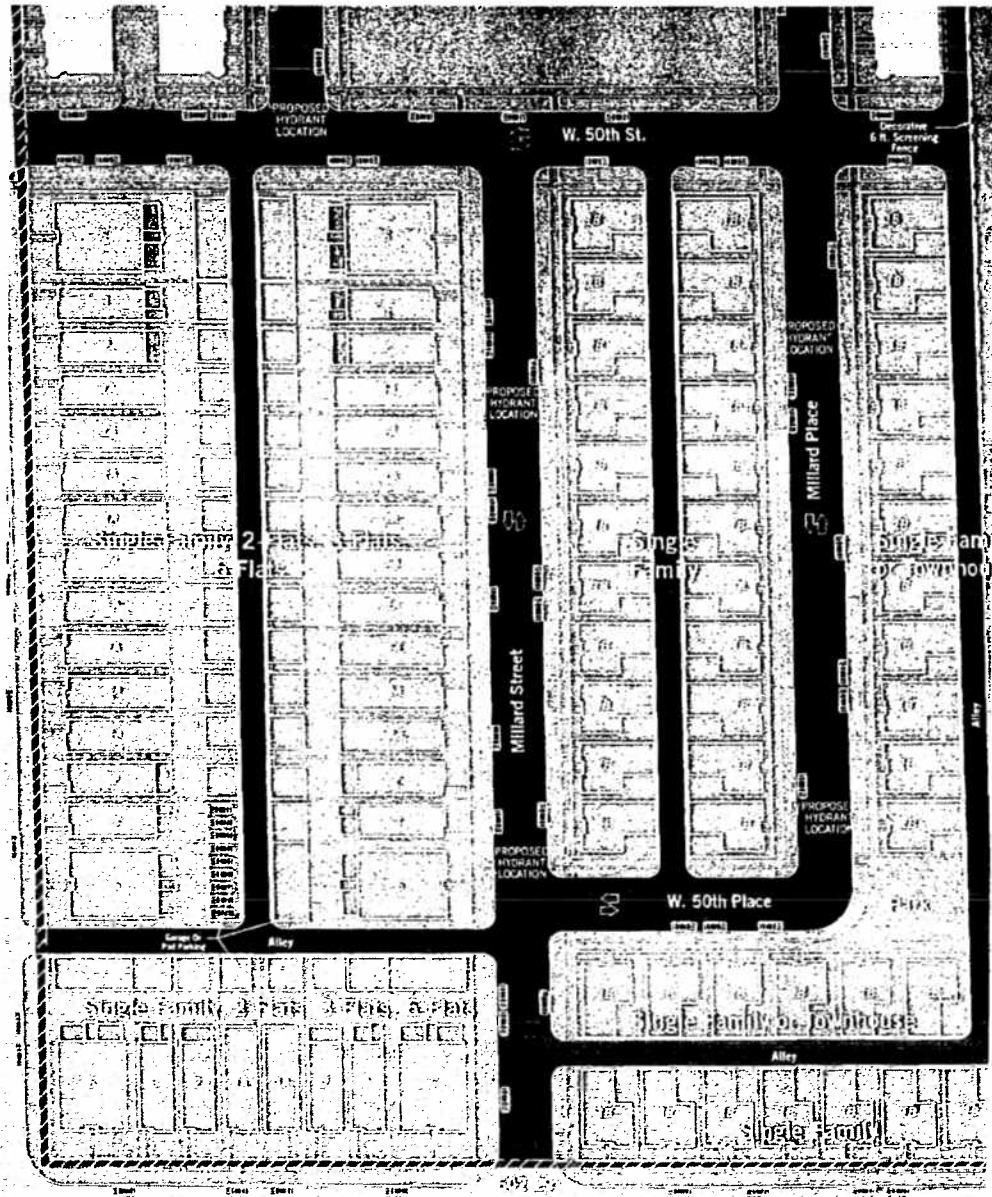


Right-of-Way Dedication Map.

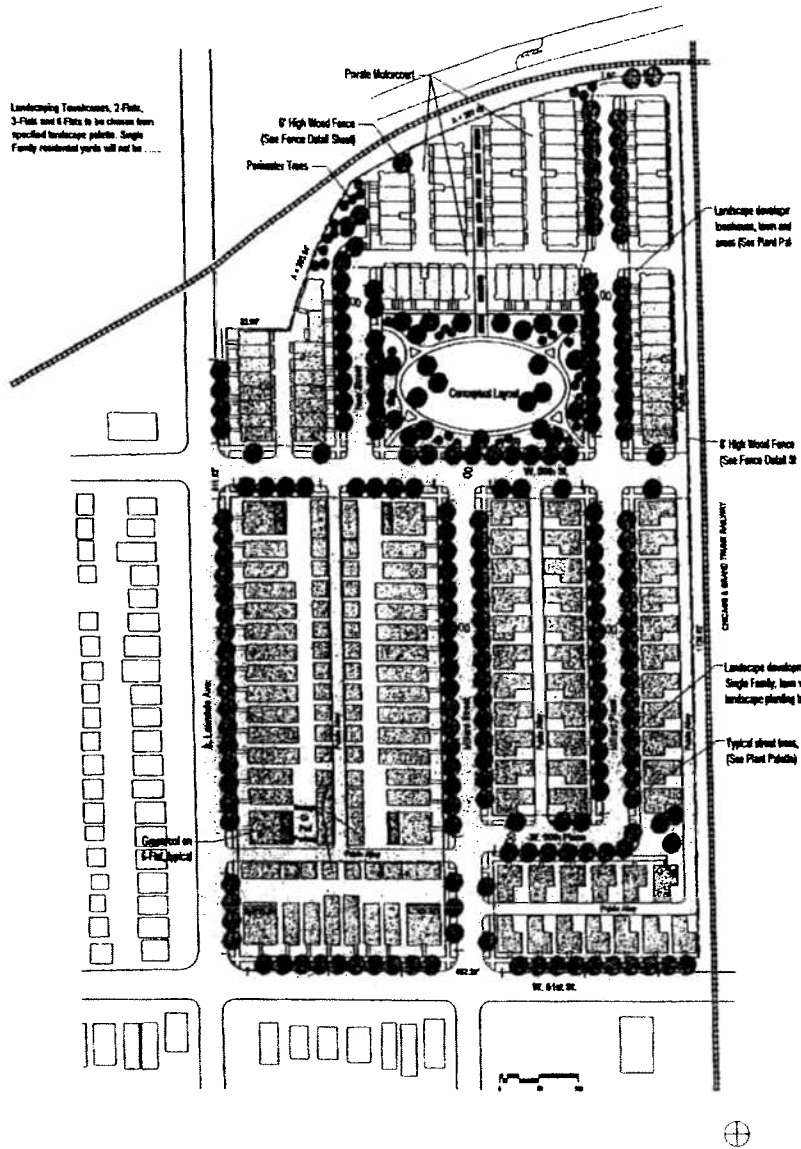




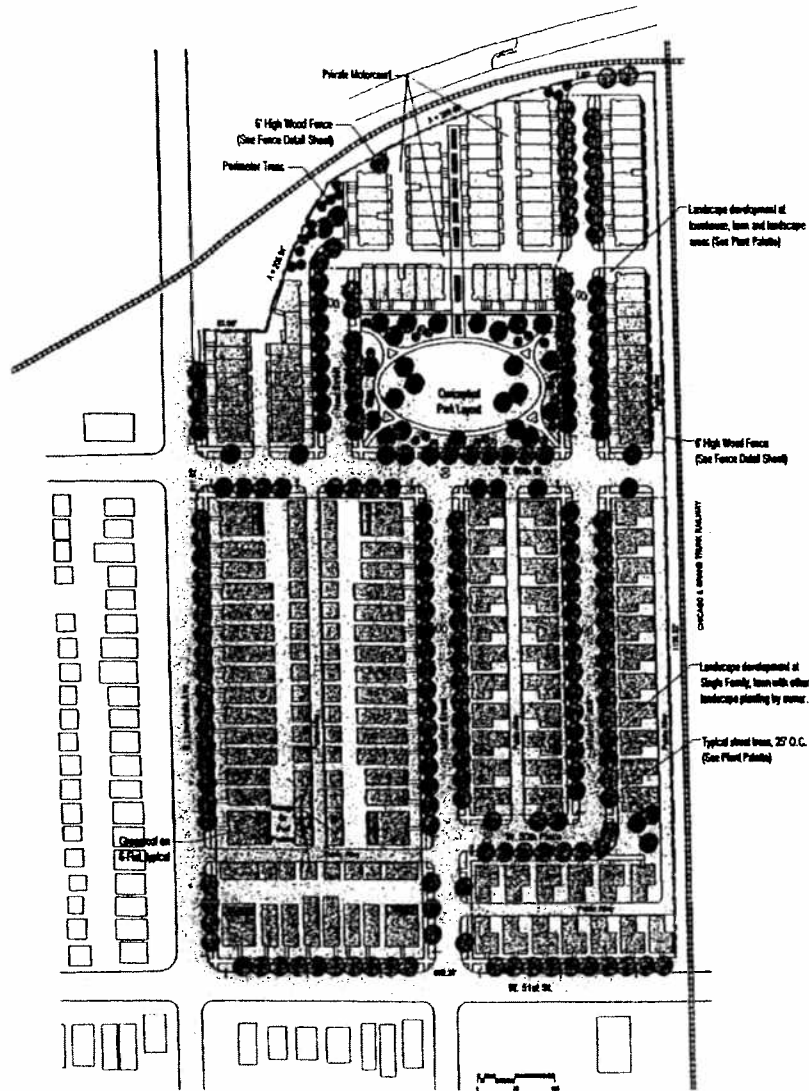
Partial Site Plan.  
(Page 2 of 3)



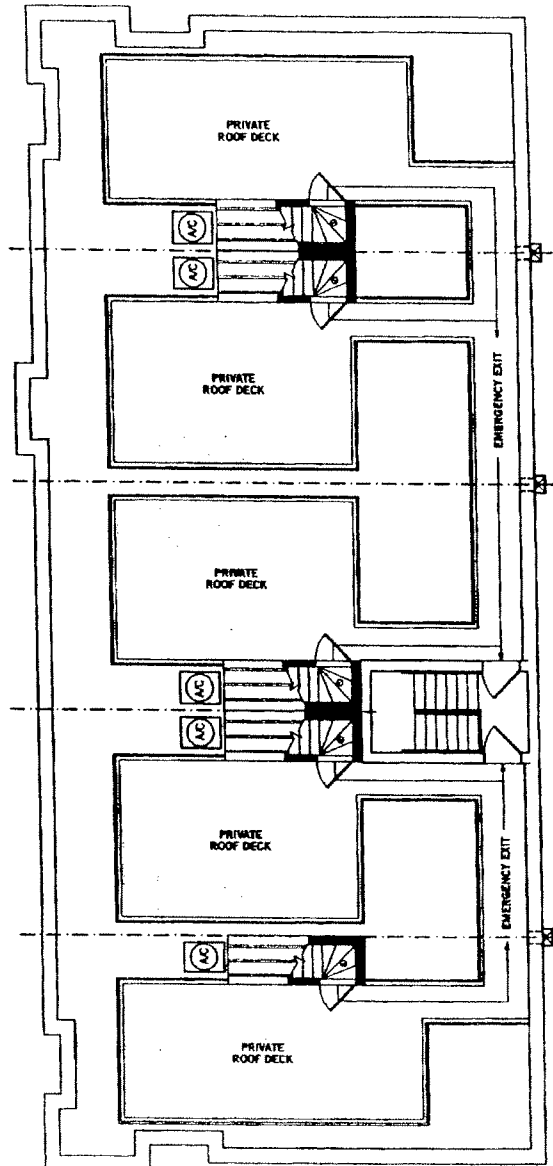
Partial Site Plan.  
(Page 3 of 3)



Preliminary Landscape Plan.



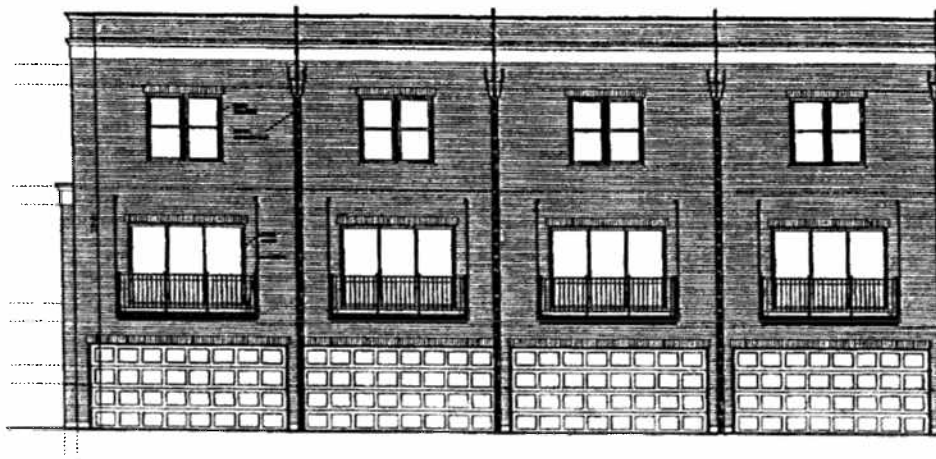
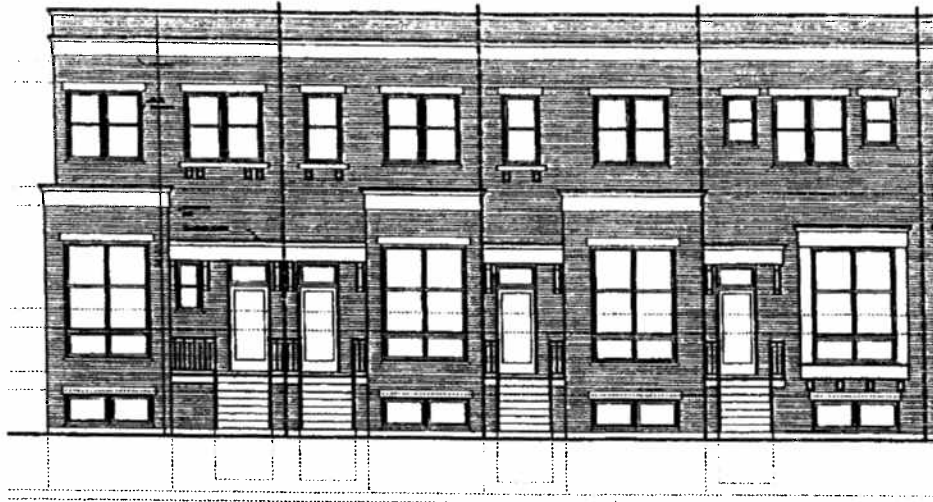
Prototypical Townhouse Roof Plan.



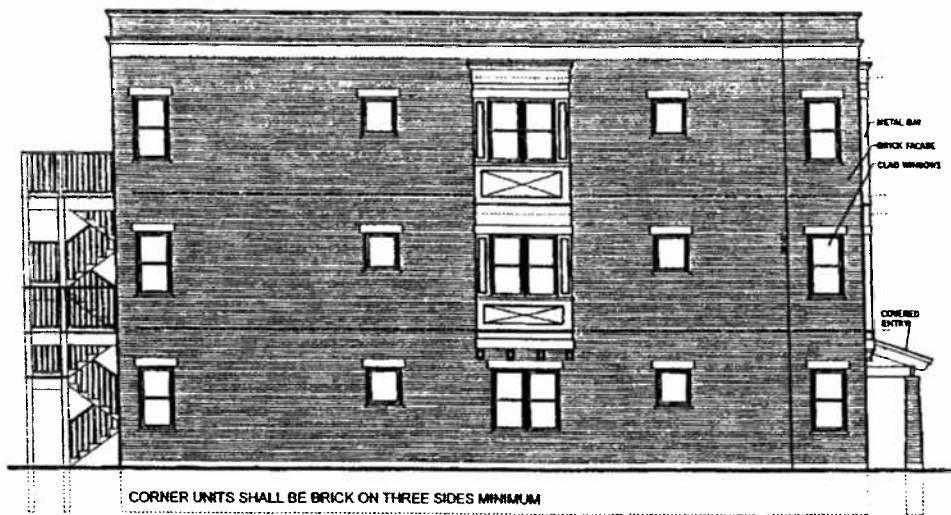
Prototypical Building Elevations.  
(Page 1 of 6)



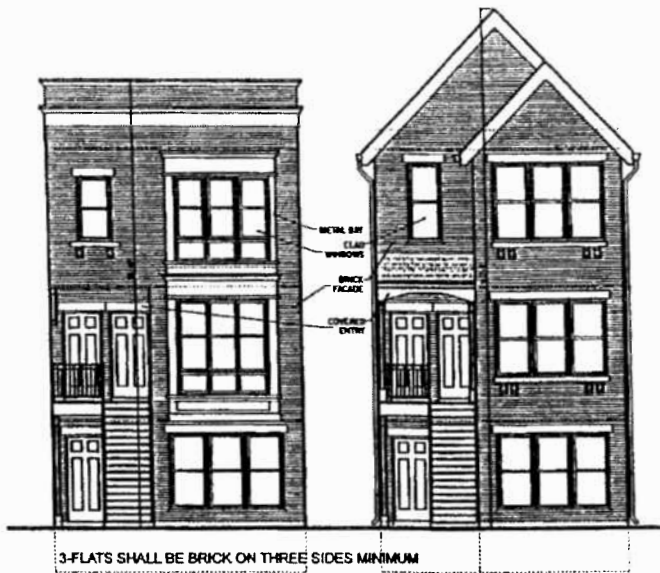
Prototypical Building Elevations.  
(Page 2 of 6)



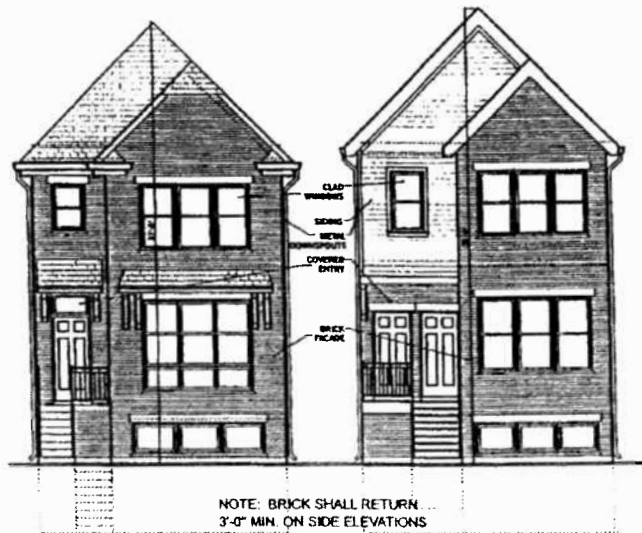
Prototypical Building Elevations.  
(Page 3 of 6)



Prototypical Building Elevations.  
(Page 4 of 6)



3-FLAT PROTOTYPICAL EXTERIOR ELEVATIONS

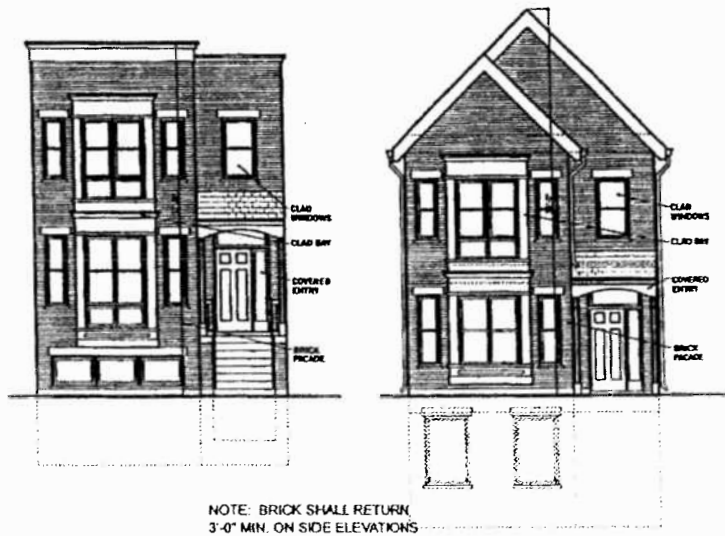


2-FLAT PROTOTYPICAL EXTERIOR ELEVATIONS

Prototypical Building Elevations.  
(Page 5 of 6)



SINGLE FAMILY PROTOTYPICAL EXTERIOR ELEVATIONS



SINGLE FAMILY PROTOTYPICAL EXTERIOR ELEVATIONS

Prototypical Building Elevations.  
(Page 6 of 6)



SINGLE FAMILY PROTOTYPICAL EXTERIOR ELEVATIONS



SINGLE FAMILY PROTOTYPICAL EXTERIOR ELEVATIONS

APPLICANT:  
5007 LAWDALE CORPORATION

**51st & S. Lawndale Ave.**  
PROTOTYPICAL SINGLE FAMILY ELEVATIONS

PROPERTY LOCATION:  
3606-3656 West 51st Street,  
4045-5050 South Lawndale Ave.

