

PD 995

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

December 9, 2011

Mr. Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

Re: Administrative Relief for Residential Planned Development No. 995, Edgebrook Glen

Dear Mr. Citron:


Please be advised that your request for a minor change to Residential Planned Development No. 995 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

On August 19, 2011, a minor change was granted to allow a new housing model type, the Hickory House Plus, to be located on lots 12 and 39 at Edgebrook Glen. You are now requesting to allow this model type to be located on any lot within the Edgebrook Glen Planned Development.

With regard to your request, the Department of Housing and Economic Development has determined that the addition of this new model home on any lot within the Planned Development would not create an adverse impact on the Planned Development or surrounding neighborhood, would not result in an increase in the bulk or density, would not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 995, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
c: Mike Marmo, Erik Glass, Main File



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

August 19, 2011

Mr. Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

Re: Administrative Relief for Residential Planned Development No. 995, Edgebrook Glen

Dear Mr. Citron:

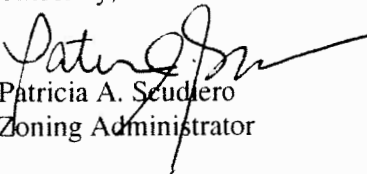
Please be advised that your request for a minor change to Residential Planned Development No. 995 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting to add a new housing model type, the Hickory House Plus, a modified version of the previously approved Hickory, with a grade level entrance on the side of the house and a family room and bath on an accessible route on the first floor. It has a similar architectural style as the previously approved models and would be located on lots 12 and 39 at Edgebrook Glen. There is no change to the total number of dwelling units. Lots 12 and 39 Site Plans, First, Second and Third Floor Plans, dated May 25, 2011 and Front, Rear and Side Elevations, prepared by FitzGerald Associates Architects, shall be inserted into the main file.

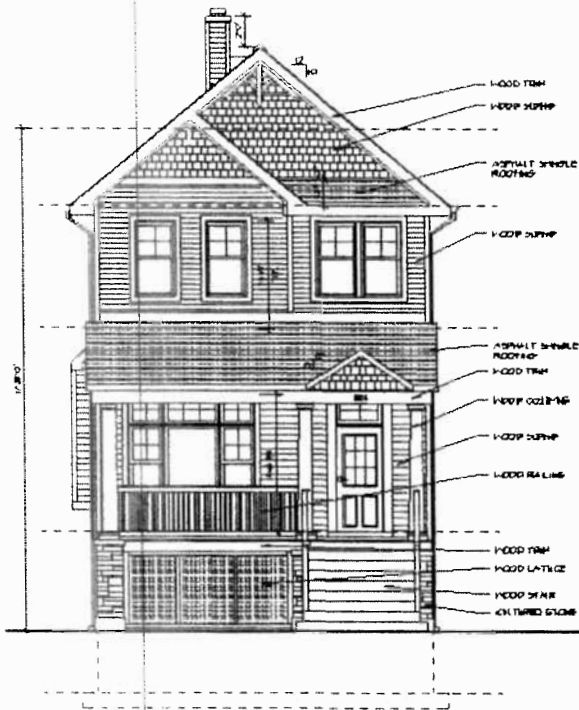
With regard to your request, the Department of Housing and Economic Development has determined that the addition of this new model home does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 995, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

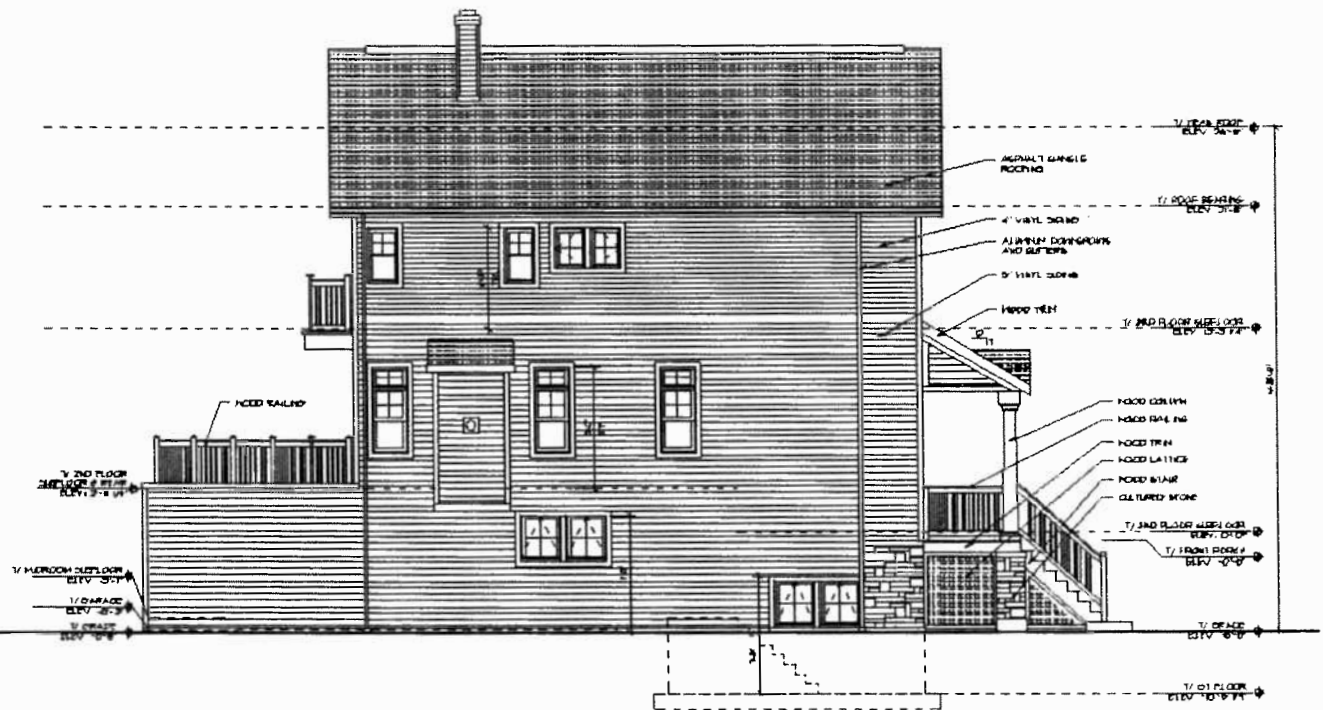
Sincerely,


Patricia A. Seudero
Zoning Administrator

PAS: HG: tm
c: Mike Marmo, Erik Glass, Main File

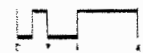
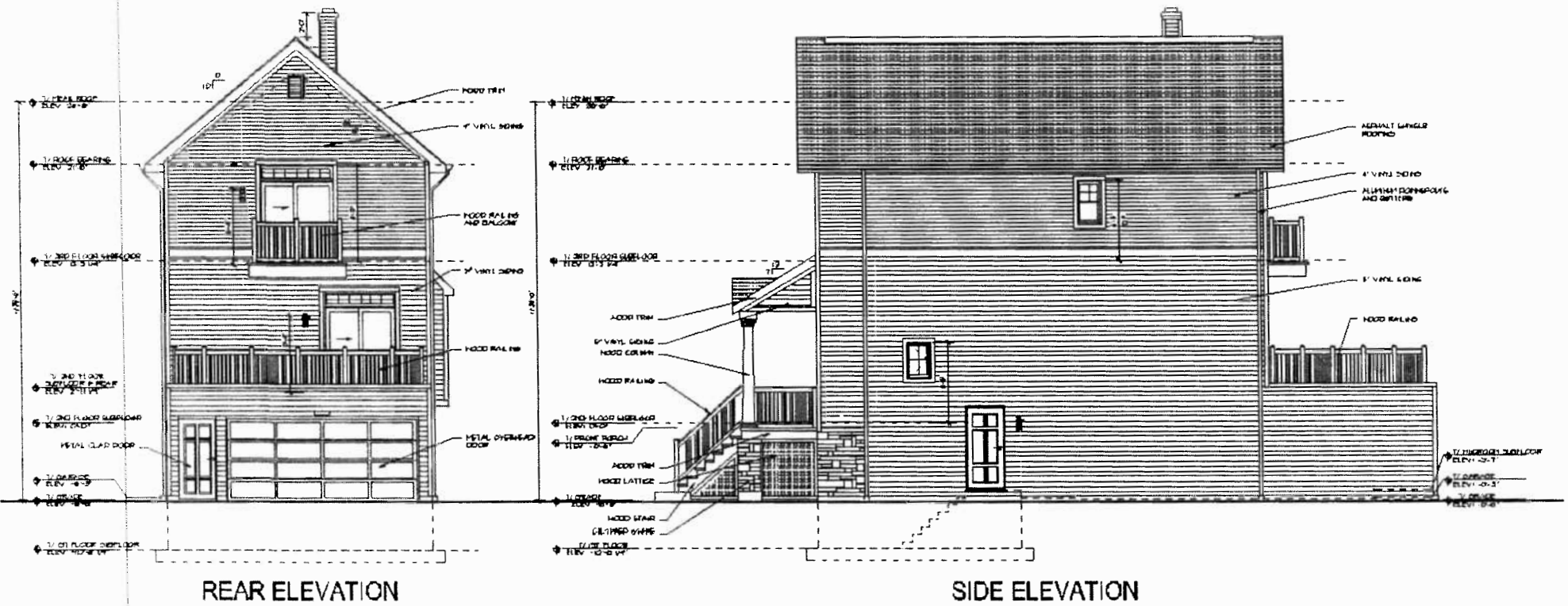


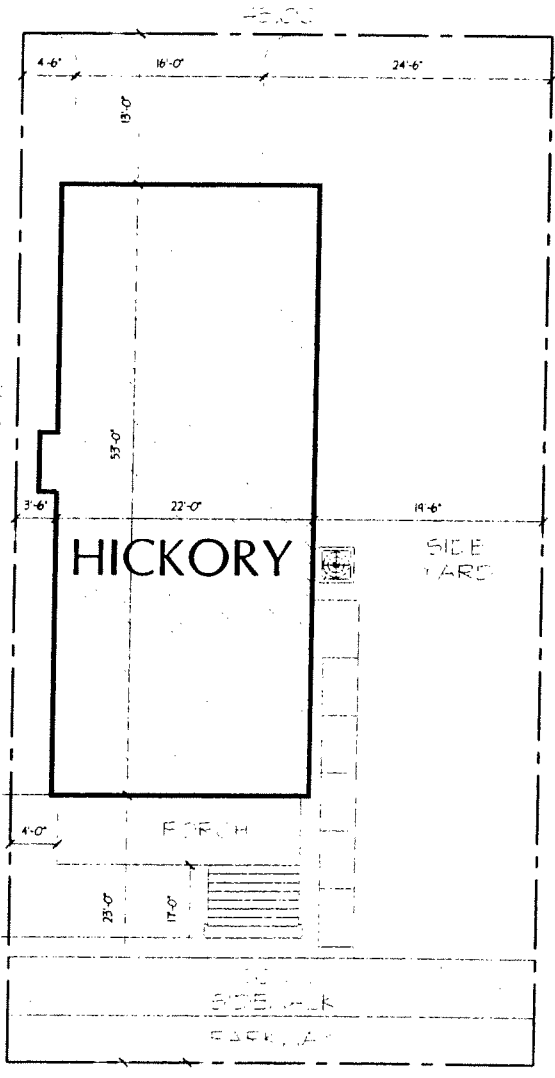
FRONT ELEVATION



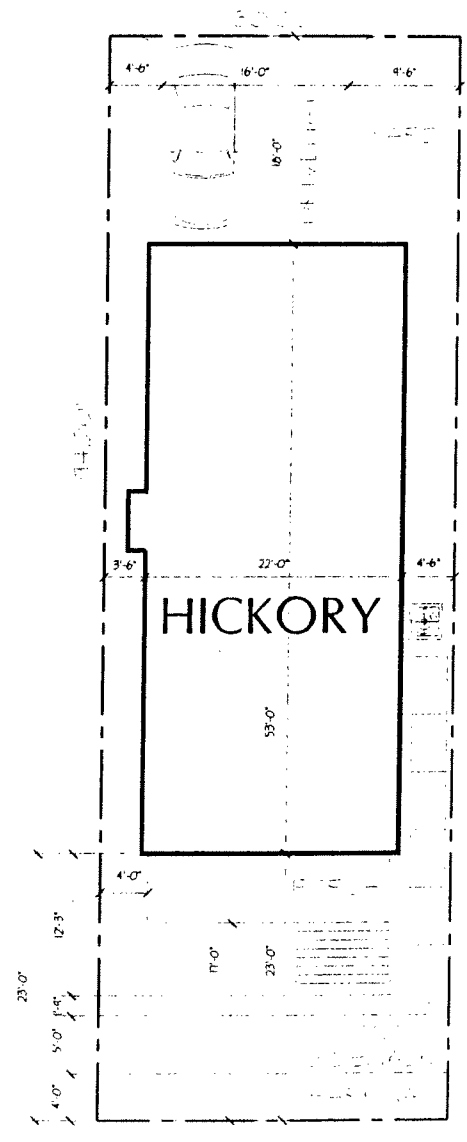
SIDE ELEVATION





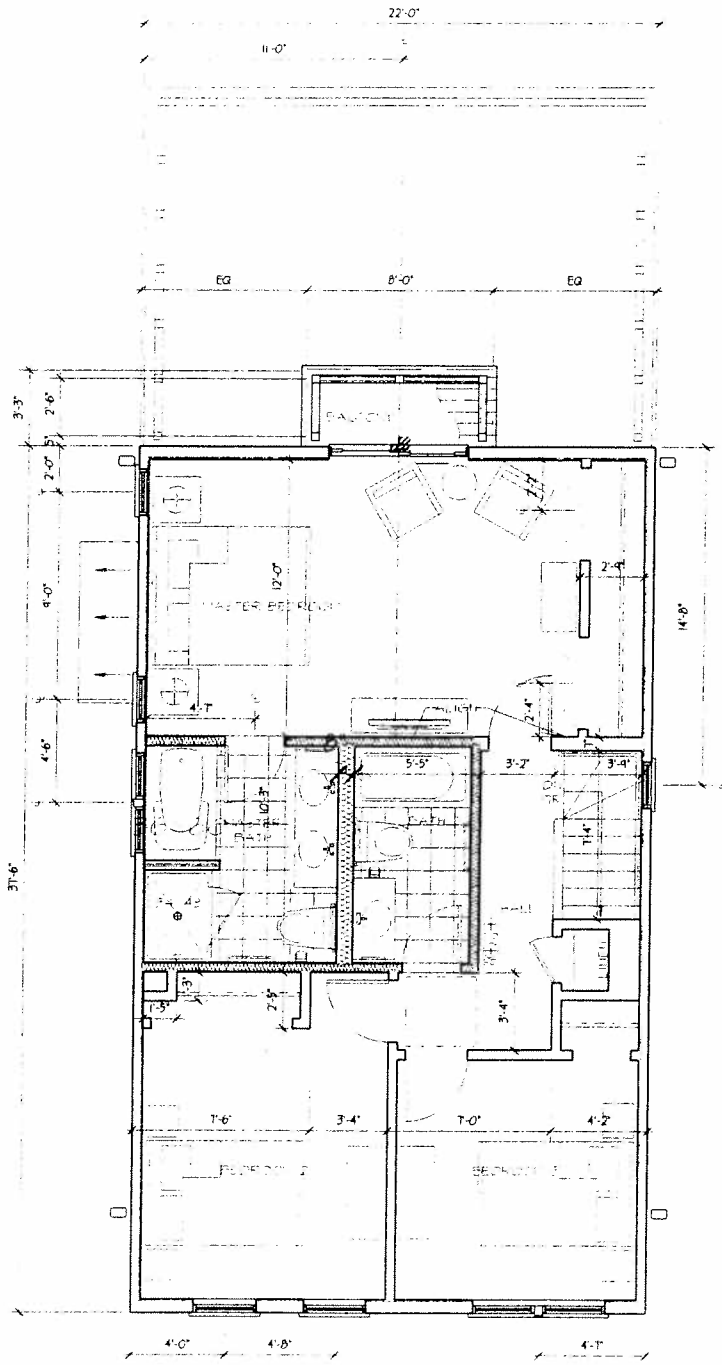


LOT 39

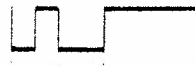


LOT 12

VISITABLE HICKORY HOUSE SITE PLANS



THIRD FLOOR





City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

May 17, 2010

Mr. Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, Illinois 60603

**Re: Administrative Relief for Residential Planned Development No. 995
Edgebrook Glen**

Dear Mr. Citron:

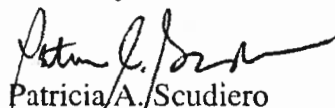
Please be advised that your request for a minor change to Residential Planned Development No. 995 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting to add a new housing model type, the Cherry, to the proposed development. This model is smaller than some of the previously approved models, however, it has a similar architectural style. There is no change to the total number of dwelling units. A Site Plan, Front, Rear and Side Elevations of the Cherry model, prepared by FitzGerald Associates Architects, and dated April 2, 2010, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that the addition of this new model home does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 995, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

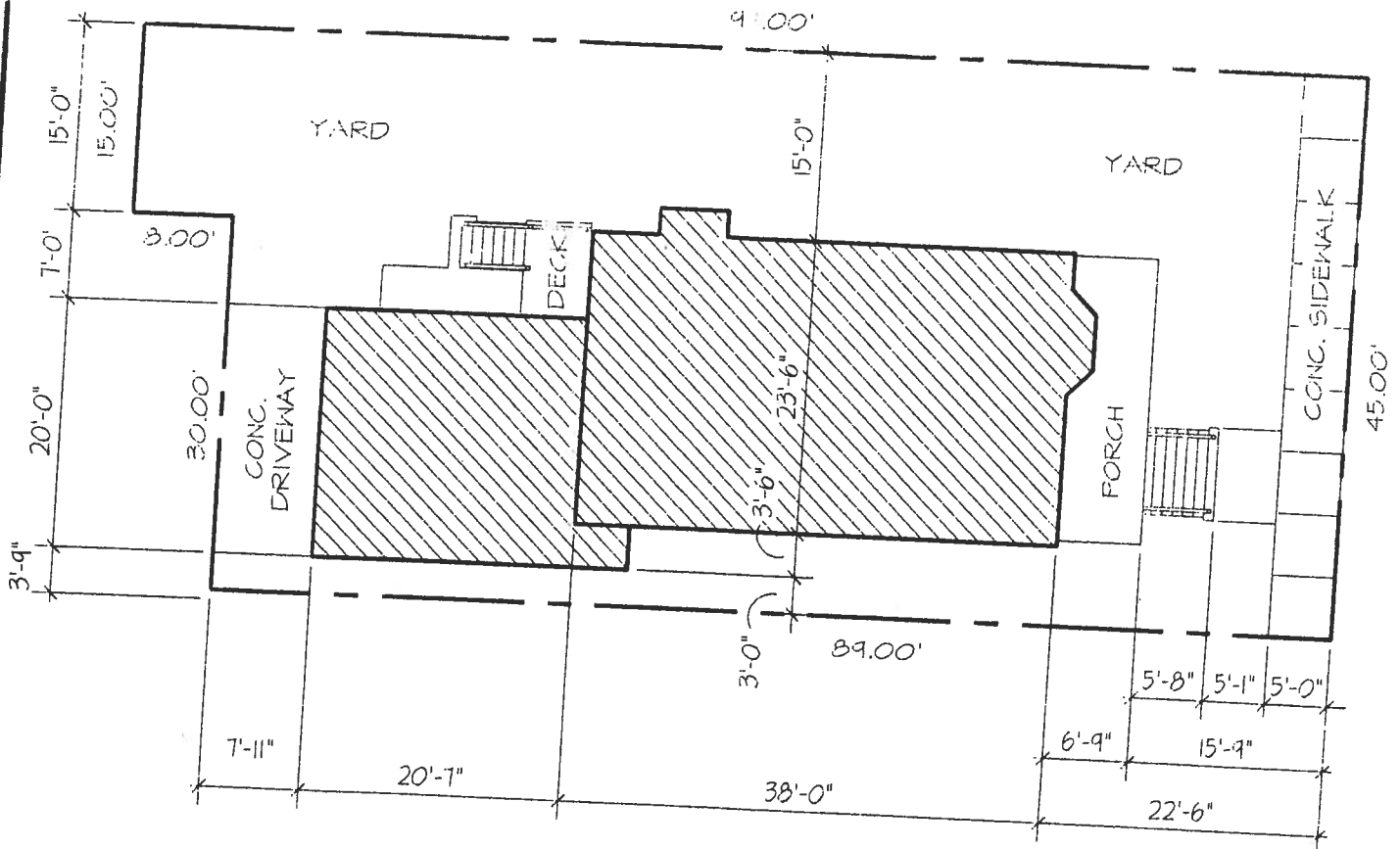

Patricia A. Scudiero
Commissioner

PAS: HG: tm
c: Mike Marmo, Erik Glass, Main File

NEIGHBORHOODS



11/13/10-04-01 Amended PD Submittal A-2.dwg



APPLICANT: CA DEVELOPMENT, INC.
5200 W. ARMSTRONG AVE.

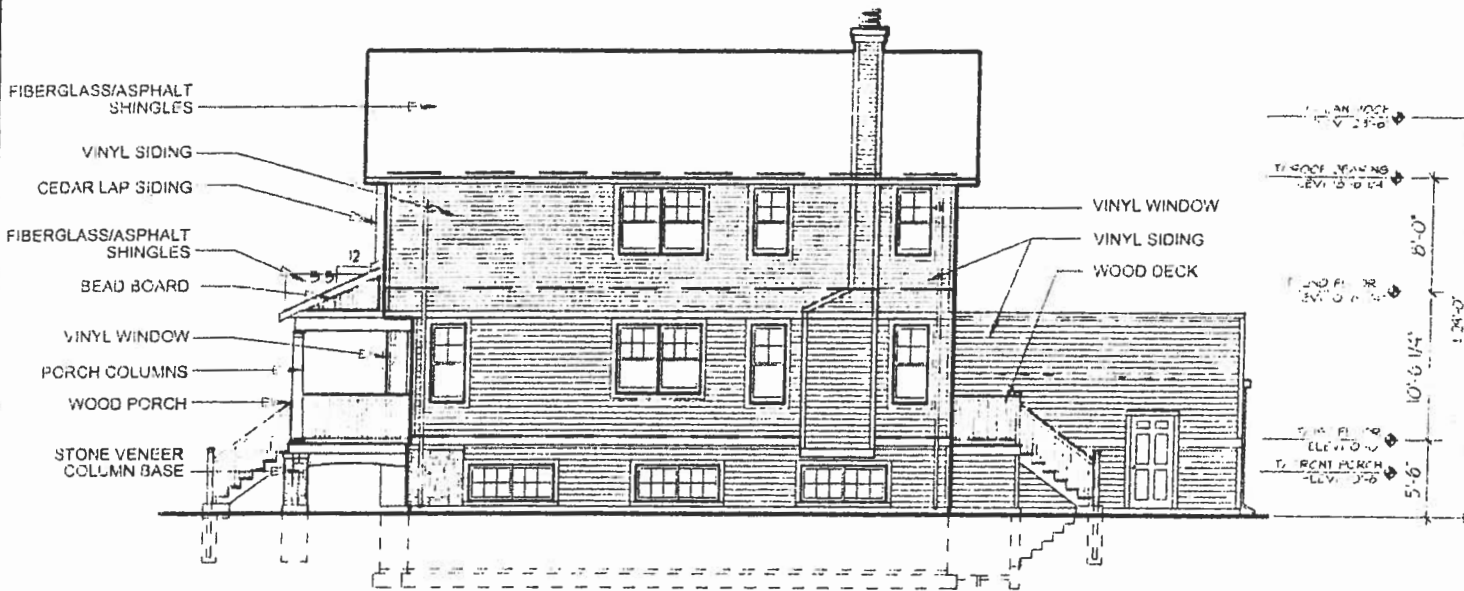
DATE: JULY 27, 2005
REVISION: SEPTEMBER 15, 2005
REVISION: APRIL 2, 2010

SITE PLAN

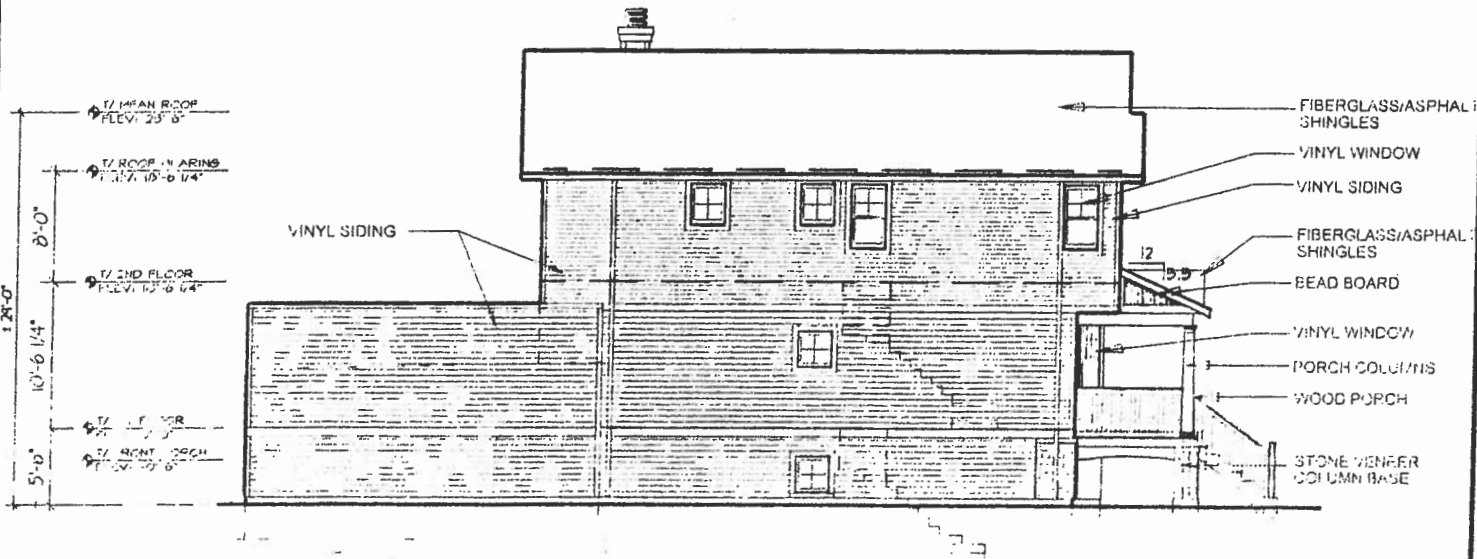


A-1

11/13/10-04-01 Amended PD Submittal A-2.dwg



CHERRY SIDE ELEVATION



CHERRY SIDE ELEVATION

APPLICANT: CA DEVELOPMENT, INC.
5200 W. ARMSTRONG AVE.

DATE: JULY 7, 2005
 REVISION: SEPTEMBER 29, 2005
 AMENDED: APRIL 2, 2010

AI-3

2010-04-02 Amended PD SubmittalA-4.dwg

Z:\04165\Plot Sheets\CONSTRUCTION\A0-4.dwg

LOCATION MAP



FITZGERALD ASSOCIATES ARCHITECTS
 912 West Lake Street
 Chicago, IL 60607
 312.563.9100
 FAX 312.563.9119
 www.fitzgeraldassociates.net

04165

5200 W. ARMSTRONG CHICAGO, ILLINOIS

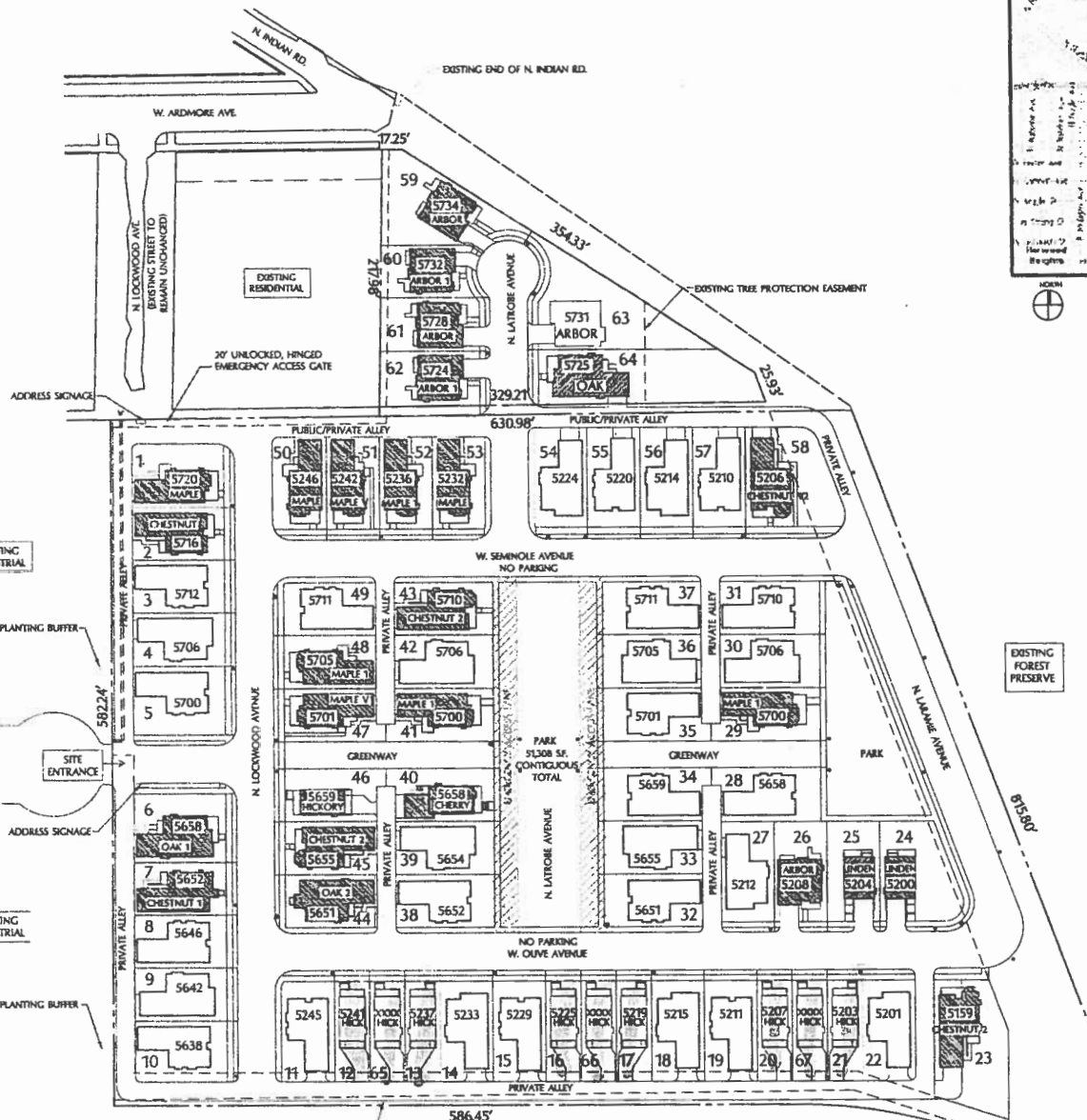
CA DEVELOPMENT INC.

3800 N. MILWAUKEE AVE 2nd FLOOR CHICAGO, IL 60641

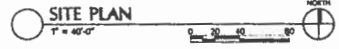
XXXX N. LATROBE AVE LOT #XX

SITE PLAN LEGEND

- PROPERTY LINE
- - - EASEMENT
- [Hatched Box] ESTIMATED VISITABLE HOUSE SITE
- [Box with #] TYPICAL HOUSE
- [Hatched Line] EMERGENCY ACCESS LANE
- [Star Symbol] FIRE HYDRANT
- [Dot Symbol] STREETLIGHT



Note: The Cherry House cannot be located on lots 12, 65, 13, 16, 66, 17, 20, 67, or 21 but can be located on all other vacant lots.



NO.	REVISIONS-DRAWN BY	DATE
1	REVISIONS-DRAWN BY	8/13/08
2	REVISIONS-DRAWN BY	8/18/08
3	REVISIONS-DRAWN BY	10/16/08
4	REVISIONS-DRAWN BY	10/21/08
5	REVISIONS-DRAWN BY	11/17/08
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64	REVISIONS-DRAWN BY	1/13/09
65	REVISIONS-DRAWN BY	1/13/09

These drawings may have reproduced as a site plan, floor plan, or other drawing. Owner and architect assume no responsibility for use of incorrect data.
 Date: 01/13/09
 Scale: As Shown

SITE PLAN

A0-4



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
<http://www.cityofchicago.org>

August 3, 2009

Mr. Bernard I. Citron
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601-0200

**Re: Administrative Relief for Residential Planned Development No. 995
Edgebrook Glen, 5200 West Armstrong Avenue**

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 995 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development (PD).

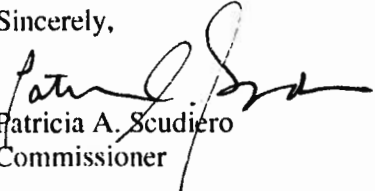
On March 14, 2008, an Administrative Relief was granted to add two new smaller, housing model types (the Hickory and Linden) to the proposed development. You are now requesting to allow an increase from 64 units to 67 units, as permitted pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance. Two parking spaces will be provided for each of the three new 'Hickory' model homes, there will be no setback changes to the PD, and the maximum FAR (0.46) will not be exceeded. A revised Bulk Regulations and Data Table, dated July 31, 2009, along with the following drawings, prepared by FitzGerald Associates Architects, and dated May 27, 2009, shall be inserted into the main file:

- A1-1 Key Site Plan
- A1-2 Site Plan
- A1-3 Hickory Front and Rear Elevations
- A1-4 Hickory Side Elevations
- L-1 Landscape Plan (Linden Lenet Land Design, July 3, 2009)

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing three additional single family homes (for a total of 67 units) will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 995, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS: HG: tm
c: Mike Marmo, Erik Glass, Main file



Residential Planned Development Number 995.

Revised Bulk Regulations And Data Table.

Gross Site Area: 499,120 square feet (11.45 acres)

Net Site Area:

Total: Gross Site Area (499,120 square feet) – Area in Public Rights-of Way (11,275 square feet) = Net Site Area of 487,845 square feet (11.20 acres)

Maximum Floor Area Ratio:

Total: 0.46

Note: This floor area ratio is for the overall site. Individual lots may exceed this floor area ratio

Maximum Number of Residential Units:

Total: 67

Maximum Site Coverage: In accordance with Site Plans

Minimum Number of Off-Street Parking Spaces:

Total: 134 parking spaces

Note: In the event fewer residential dwelling units are built, then fewer parking spaces may be built as long as the parking ratio of 2.0 parking spaces per dwelling unit is maintained

Minimum Number of On-Street Parking Spaces:

Total: 155 parking spaces (subject to C.D.O.T. approval)

Minimum Building Separation:

6 feet

Note: No obstruction into this building separation shall be permitted

Minimum Building Setbacks:

In accordance with Individual Lot Site Plans. The Applicant shall have the right to substitute any individual Lot Site Plan on any lot provided that the bulk requirements set forth herein are complied with. However, the front yard setback for Lot 27 must be consistent with the front yard setbacks of Lots 24 through 26.

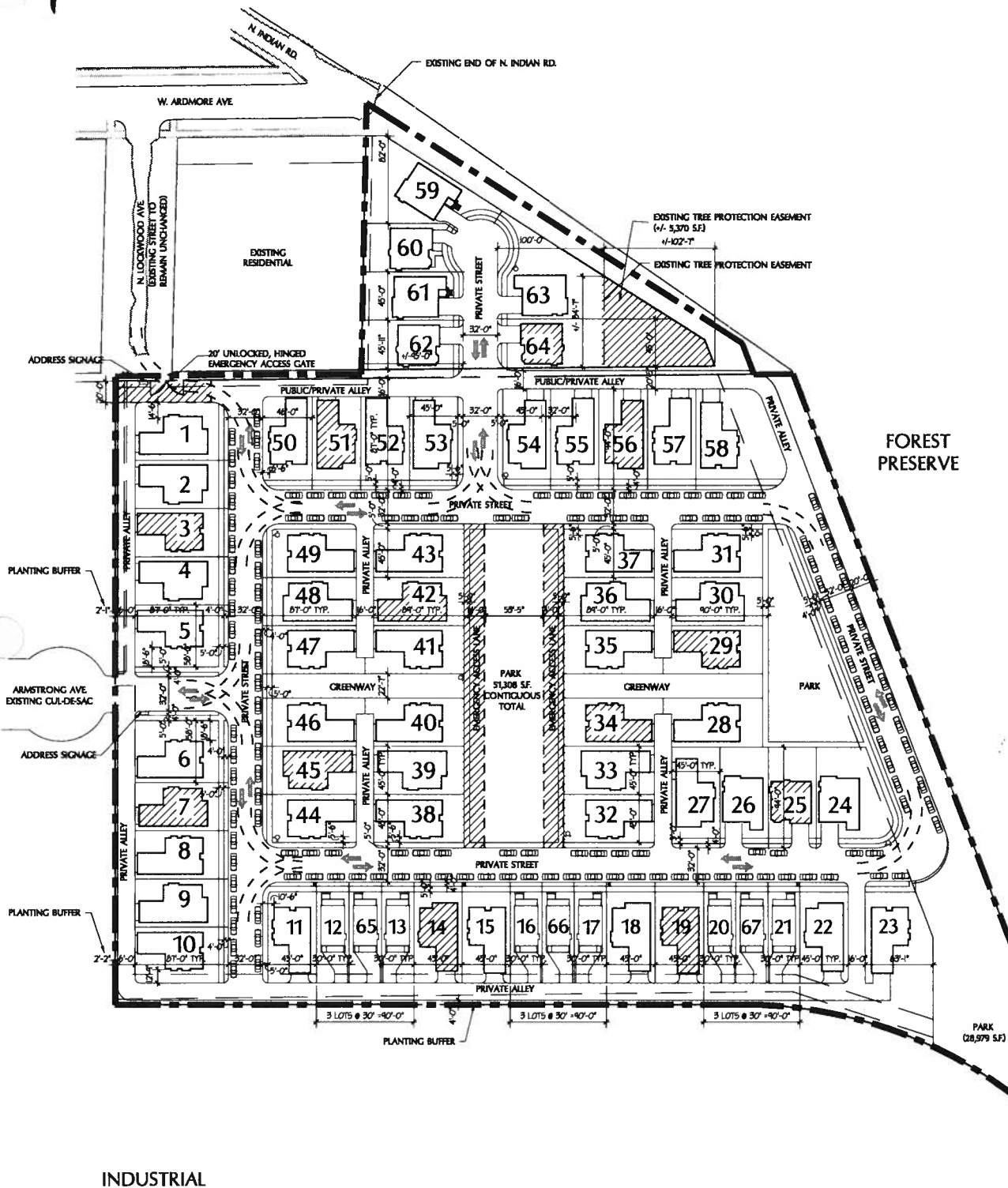
Maximum Building Height:

30 feet

Dated: 7/31/2009

B/C/ResidentialPlannedDevelopment-7-31-09

RESIDENTIAL PLANNED DEVELOPMENT NO. 995



INDUSTRIAL

APPLICANT: CA DEVELOPMENT, INC.
5200 W. ARMSTRONG AVE.

LEGEND

--- PD BOUNDARY

DATE : JULY 27, 2005
REVISED : SEPTEMBER 15, 2005
AMENDED: MAY 27, 2009

KEY SITE PLAN



A1-1



City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4190
312 744-2271 (FAX)
312 744-2578 (TTY)

<http://www.cityofchicago.org>

March 14, 2008

Mr. Bernard I. Citron
Schain, Burney, Ross & Citron, Ltd.
Suite 1910
222 North LaSalle Street
Chicago, Illinois 60601-0200

Re: Administrative Relief for Residential Planned Development No. 995
Edgebrook Glen

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 995 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to add two new housing model types (the Hickory and Linden) to the proposed development. These two models, at 2,483 and 2,748 square feet, are smaller than most of the previously approved models, however, their architectural styles are similar. There is no change to the total number of dwelling units; a maximum of 64 residential units is allowed. Plans, sections and elevations of the Hickory and Linden models, prepared by FitzGerald Associates Architects, and dated February 8, 2008, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing two new housing model types does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 995, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR: SA: HG: tm

cc: Danita Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files



Reclassification Of Area Shown On Map Number 15-L.

(As Amended)

(Application Number 15132) RPD 995

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 RS2 Residential Single-Unit (Detached House) District and M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 15-L in the area bounded by:

West Ardmore Avenue; North Indian Road; the Chicago, Milwaukee, St. Paul and Pacific Railroad (C. M. St. P. & P. R.R.); an arc beginning at a point along the C. M. St. P. & P. R.R., line 815.8 feet south of the point of intersection of North Indian Road and the 8 foot east/west public alley directly south of West Ardmore Avenue running in a northwesterly direction for a distance of 392.24 feet to a point 269.36 feet west of the C. M. St. P. & P. R.R. line and 582.24 feet south of the south line of the east/west public alley south of West Ardmore Avenue; a line 582.24 feet south of and parallel to the 8 foot east/west public alley directly south of West Ardmore Avenue running west for a distance of 586.45 feet; a line beginning at a point 586.45 feet south of the 8 foot east/west public alley directly south of West Ardmore Avenue travelling north for a distance of 582.24 feet to a point of intersection with the 8 foot east/west public alley directly south of West Ardmore Avenue, said point being 630.98 feet west of the intersection of the 8 foot public alley and the C. M. St. P. & P. R.R. line; the south line of the 8 foot public alley south of and parallel to West Ardmore Avenue; and a north/south line beginning at a point 329.21 feet west of the point of intersection of North Indian Road and the 8 foot east/west public alley directly south of and parallel to West Ardmore Avenue travelling north for a distance of 217.98 feet to the point of beginning.

to those of an RS2 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols to those of a Residential Planned Development and a corresponding use is hereby established.

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 995.

Plan Of Development Statements

1. The area delineated herein as a Residential-Business Planned Development consists of a net site area of approximately eleven and twenty-hundredths (11.20) acres which is controlled by CA Development, Inc. ("Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require 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 applicable within this planned development shall be binding upon the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control of the subarea for which the request is being made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property comprising the subarea for which the request is being made within the planned development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the planned development as it may relate to the subarea in question, except as "control" may have been resolved within title documents. In the case of a legislative amendment, single designated control shall mean all owners of the property within the entire planned development.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Key Site Plan; Individual Site Plans; and Building Elevations dated September 15, 2005, prepared by Fitzgerald Associates Architects, and a Landscape Plan prepared by Linden Lenet Land Design, dated September 15, 2005, which are all incorporated herein. Full size sets of the Site Plans, Landscape Plan and Building Elevations are on file with the

Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the planned development: single-family detached dwelling units; accessory parking; open space; 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 within the planned development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas (except as noted on the Site Plan) or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to the review of the Department of Transportation and Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
8. In addition to the maximum height of any building or any appurtenance attached 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. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of Floor Area Ratio calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.

10. **Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the exhibits to this planned development. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.**
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 written request for such 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 is consistent with the nature of the improvements contemplated in this planned development. 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, 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.") access for ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.**
13. **The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all 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. Copies of these standards may be obtained from the Department of Planning and Development.**
14. **Applicant will not allow identical elevations to be constructed next to each other. Variation in color, elevation materials or style, or model of home will be utilized to produce a non-repetitive streetscape.**
15. **If substantial construction has not yet begun within the planned development within six (6) years of the date of passage of the planned development, the zoning of the property designated herein shall revert to the RS2 District.**

[Existing Zoning and Street Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Key Site Plan; Landscape Plan and Plant List; Individual Site Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 60337 through 60364 of this *Journal*.]

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

Residential Planned Development Number 995.

Bulk Regulations And Data Table.

Gross Site Area: 499,120 square feet (11.45 acres)

Net Site Area:

Total: Gross Site Area (499,120 square feet) - Area in Public Rights-of-Way (11,275 square feet) = Net Site Area of 487,845 square feet (11.20 acres)

Maximum Floor Area Ratio:

Total: 0.46

Note: This floor area ratio is for the overall site. Individual lots may exceed this floor area ratio

Maximum Number of Residential Units:

Total: 64

Maximum Site Coverage: In accordance with Site Plans

Minimum Number of Off-Street Parking Spaces:

Total: 128 parking spaces

Note: In the event fewer residential dwelling units are built, then fewer parking spaces may be built as long as the parking ratio of 2.0 parking spaces per dwelling unit is maintained

Minimum Number of On-Street Parking Spaces:

Total: 155 parking spaces (subject to C.D.O.T. approval)

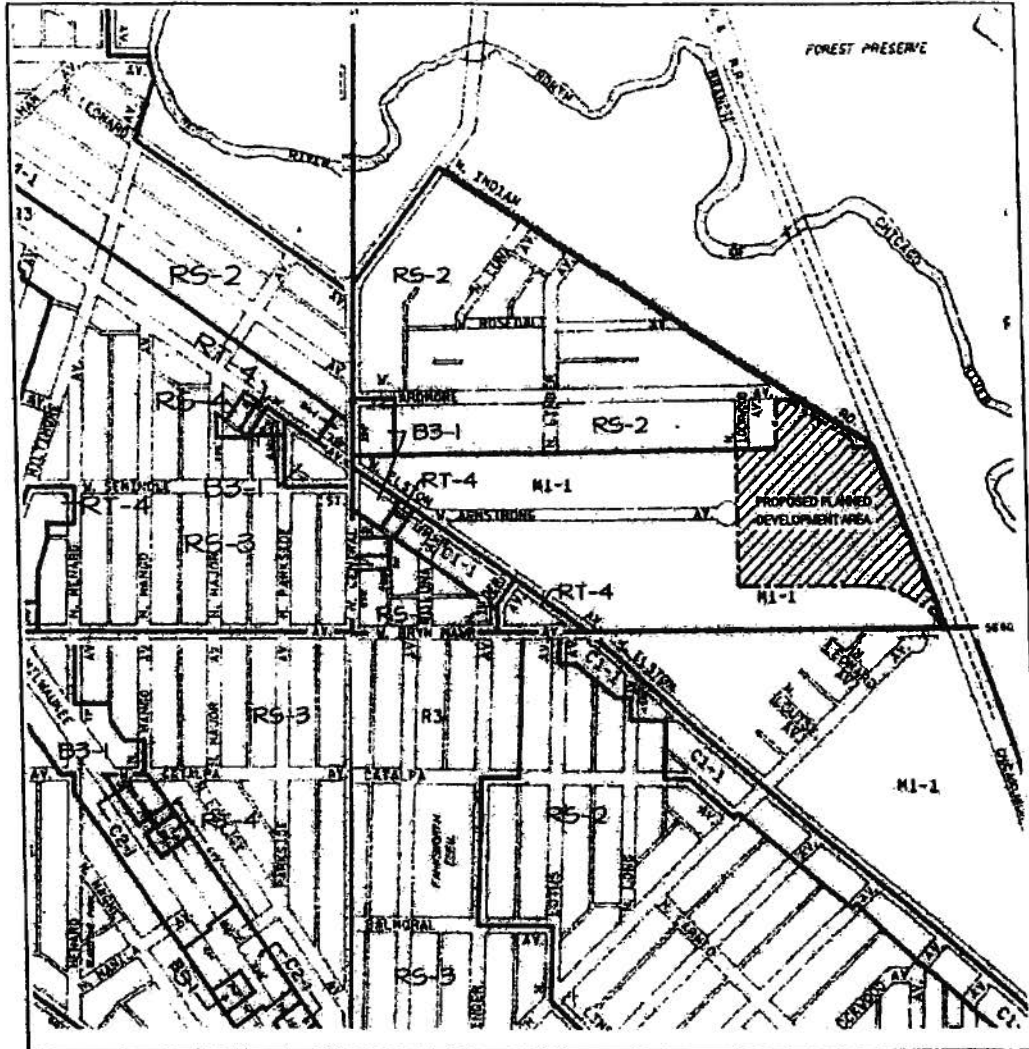
Minimum Building Separation: 6 feet

Note: No obstructions into this building separation shall be permitted

Minimum Building Setbacks: In accordance with Individual Lot Site Plans. The Applicant shall have the right to substitute any Individual Lot Site Plan on any lot provided that the bulk requirements set forth herein are complied with. However, the front yard setback for Lot 27 must be consistent with the front yard setbacks of Lots 24 through 26.

Maximum Building Height: 30 feet

Existing Zoning And Street Map.



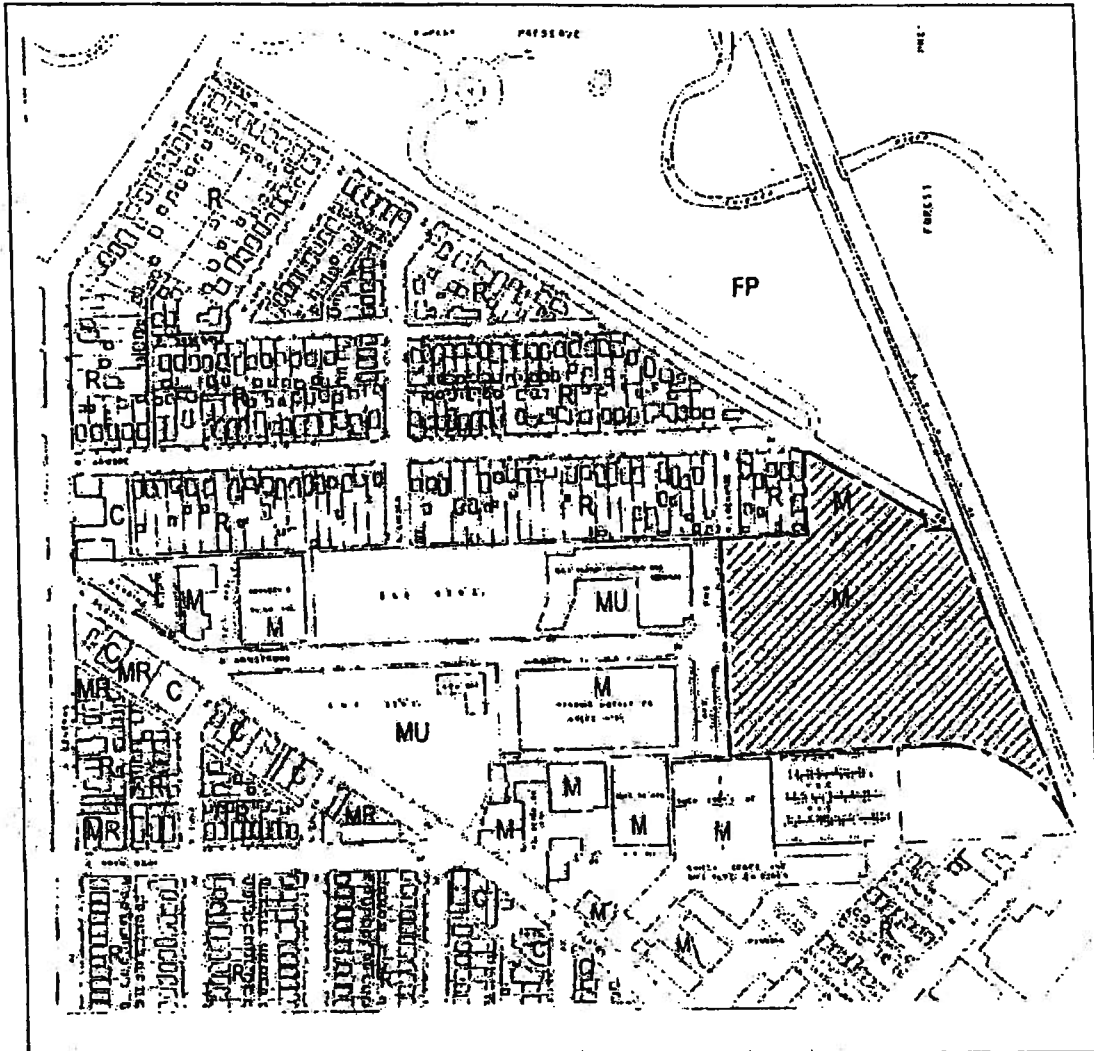
LEGEND

- PROPOSED PLANNED DEVELOPMENT BOUNDARIES
- ZONE AREA BOUNDARIES



- B3-1 COMMUNITY SHOPPING DISTRICT
- B3-2 COMMUNITY SHOPPING DISTRICT
- C1-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- C2-1 MOTOR VEHICLE-RELATED COMMERCIAL DISTRICT
- M1-1 LIMITED MANUFACTURER/BUSINESS PARK DISTRICT
- RS-2 RESIDENTIAL SINGLE-UNIT DISTRICT
- RS-3 RESIDENTIAL SINGLE-UNIT DISTRICT
- RT-4 RESIDENTIAL TWO-FLAT, TOWNHOUSE AND MULTI-UNIT DISTRICT

Existing Land-Use Map.



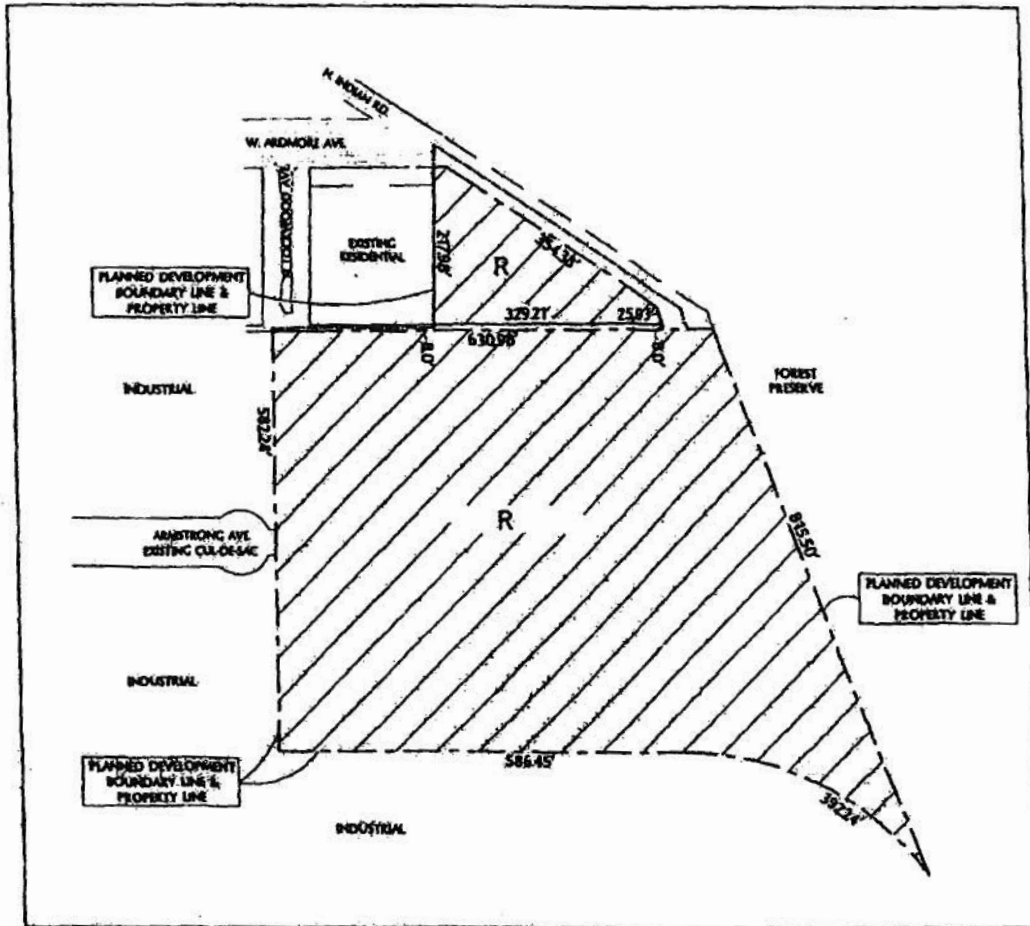
LEGEND

-  PROPOSED PLANNED DEVELOPMENT BOUNDARIES
-  PROPOSED PLANNED DEVELOPMENT AREA

- C COMMERCIAL
- M MANUFACTURING
- MR MULTIFAMILY RESIDENTIAL
- FP FOREST PRESERVE
- R SINGLE FAMILY RESIDENTIAL
- MU MUNICIPAL BUILDING



Planned Development Boundary And Property Line Map.



LEGEND

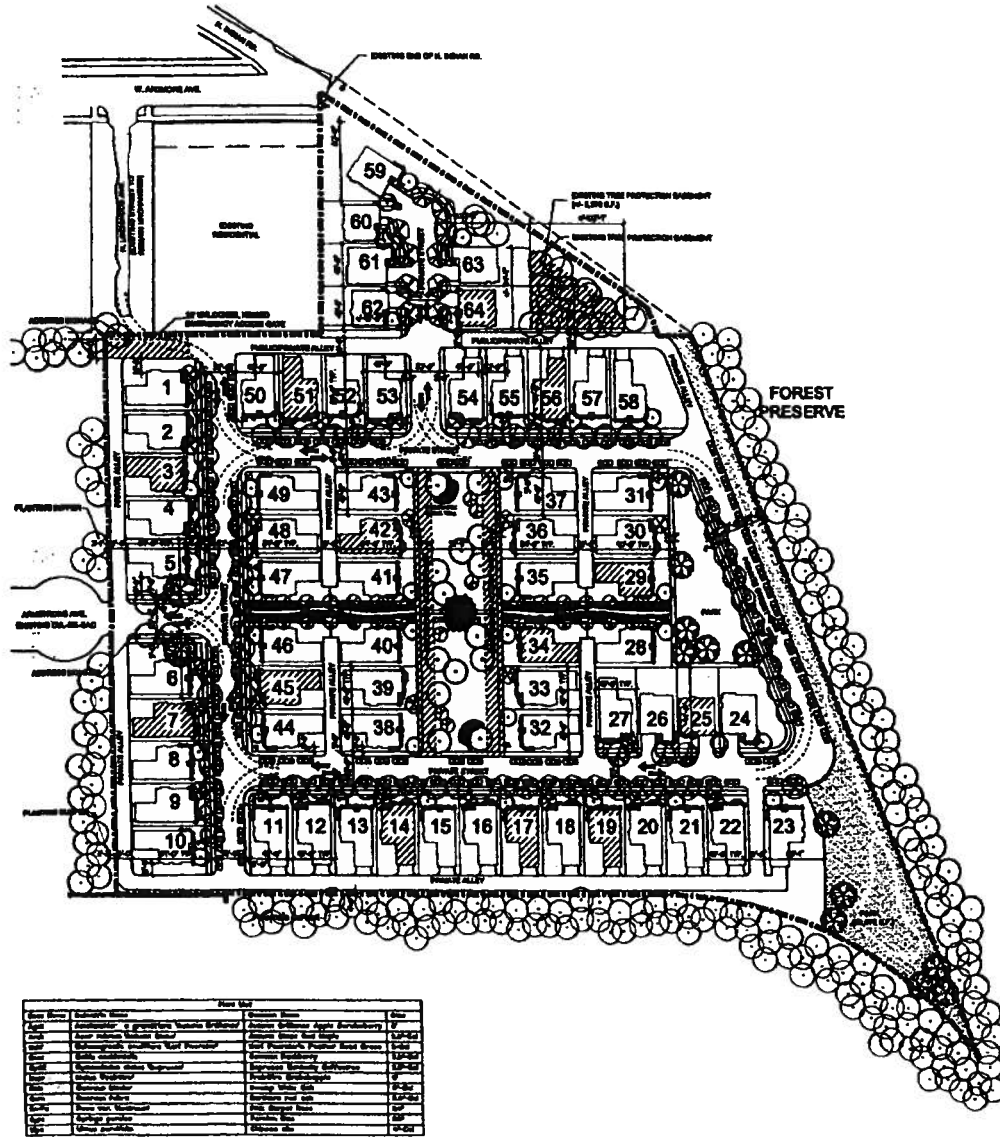
- PROPERTY LINES
- PROPOSED PLANNED DEVELOPMENT BOUNDARIES



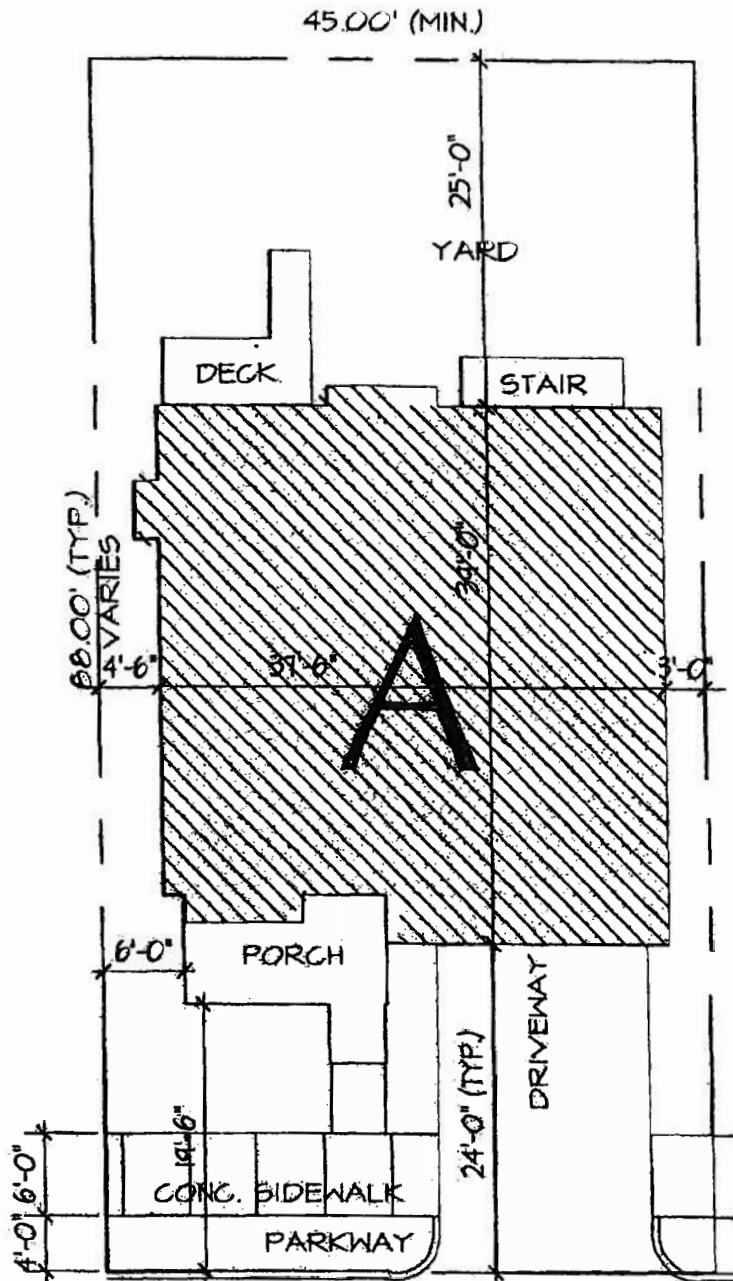
R SINGLE-FAMILY RESIDENTIAL



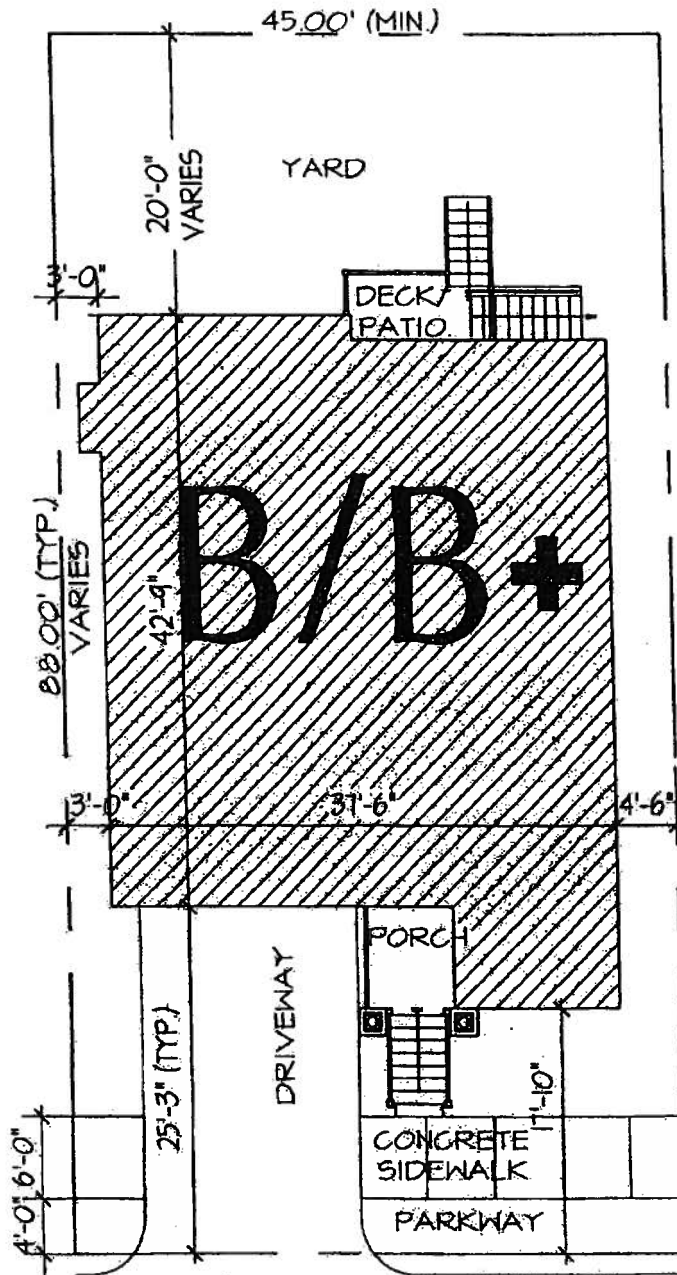
Landscape Plan And Plant List.



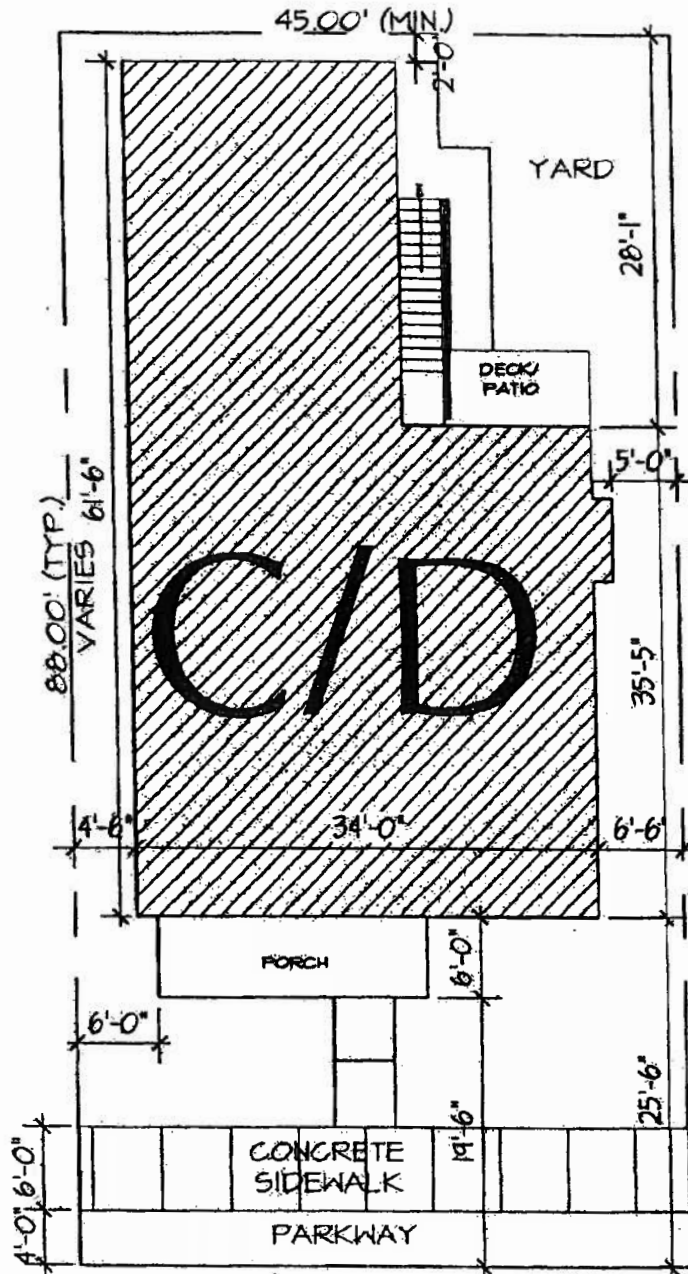
Site Plan -- House A.



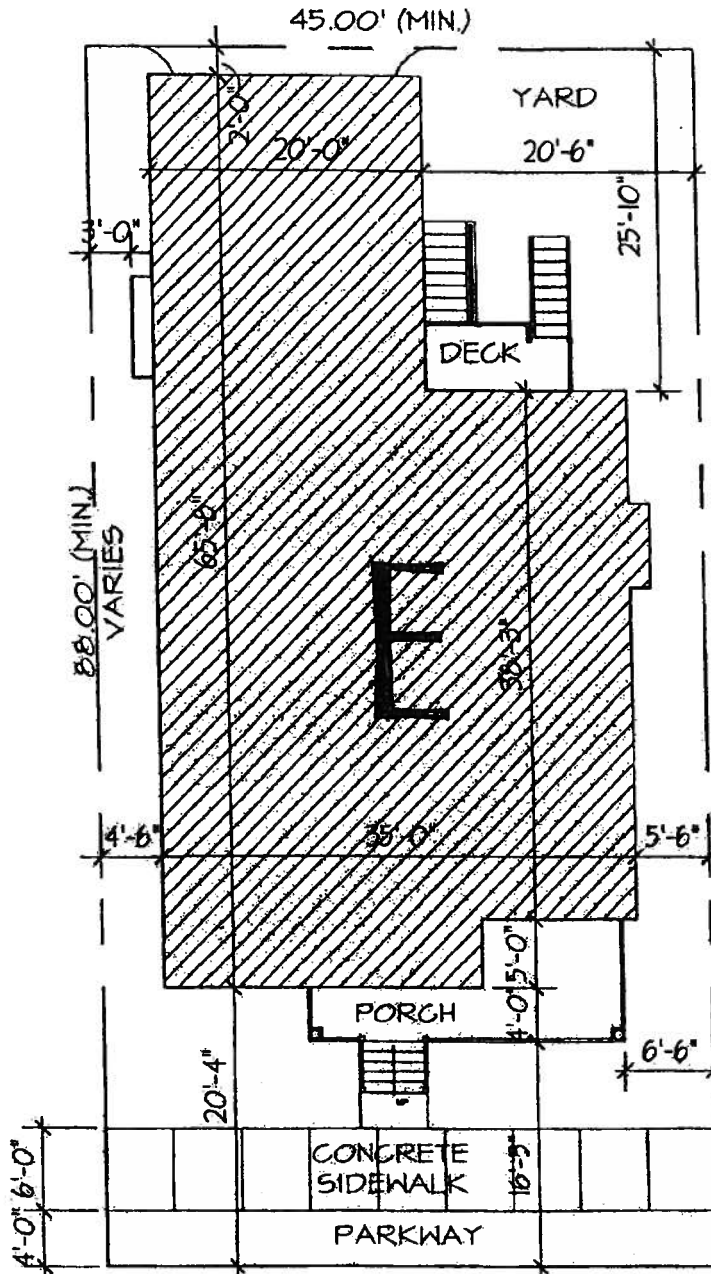
Site Plan -- House B/B+.



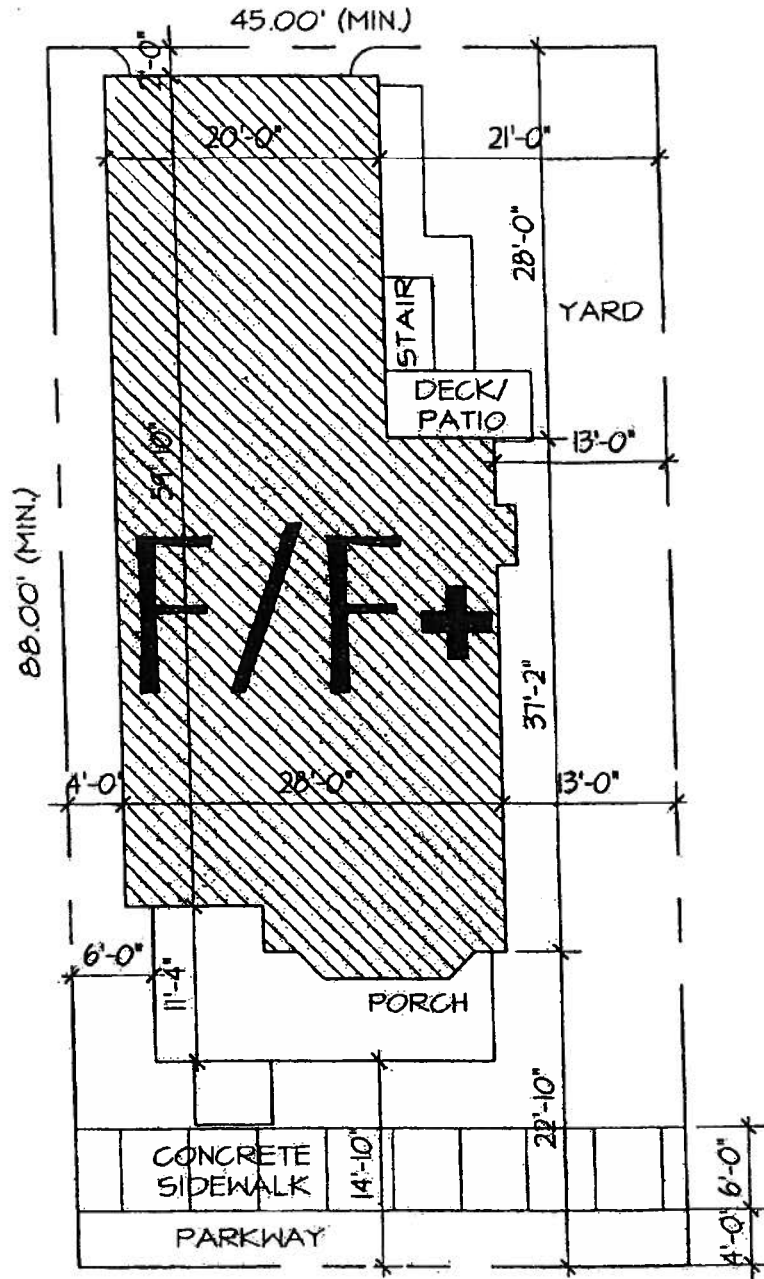
Site Plan -- House C/D.



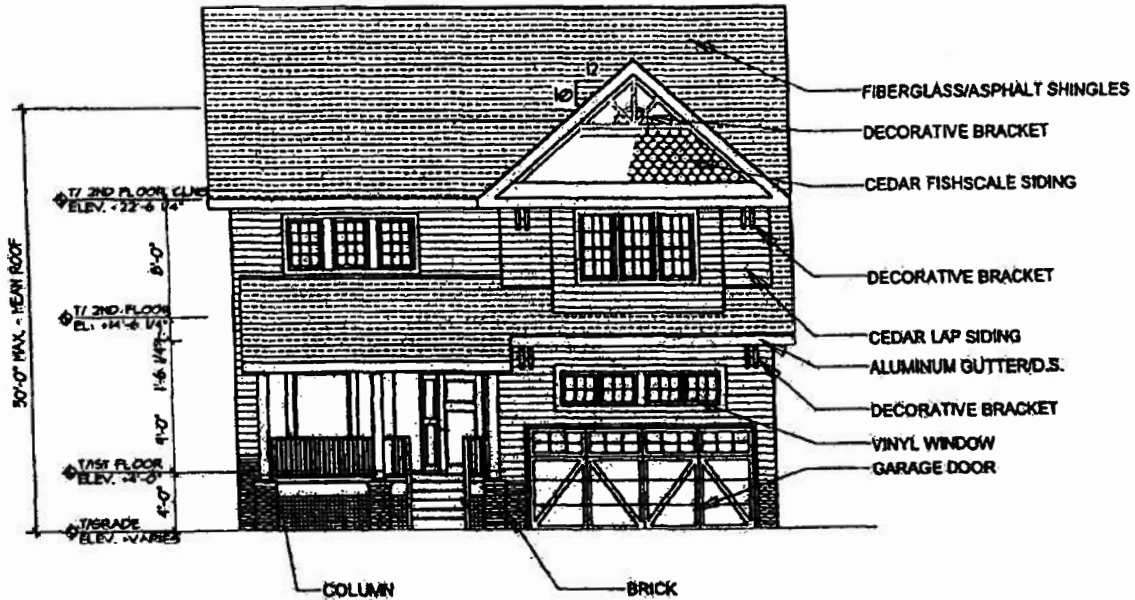
Site Plan -- House E.



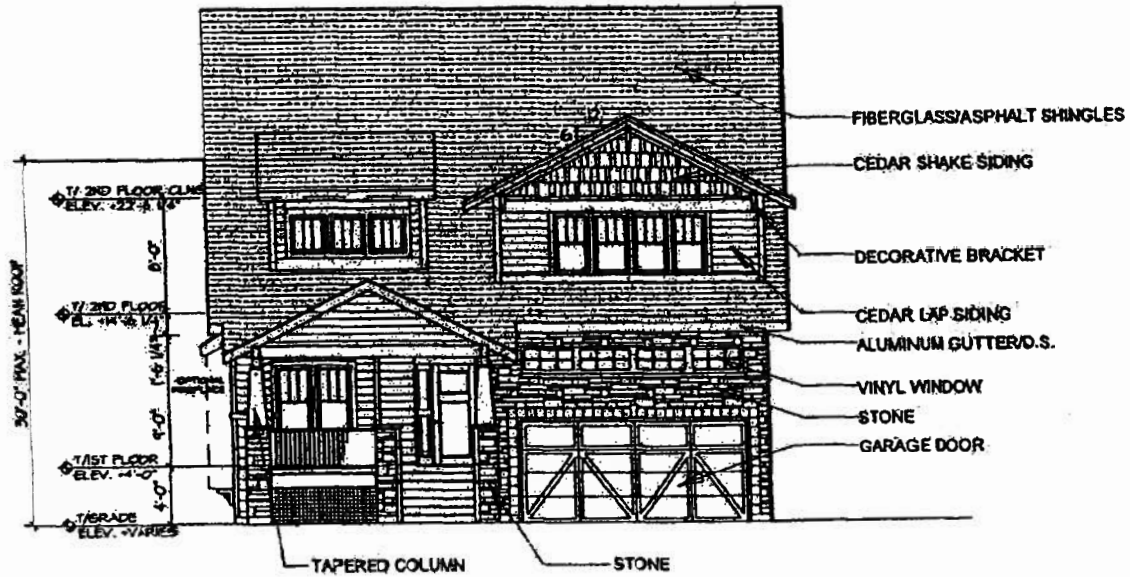
Site Plan -- House F/F+.



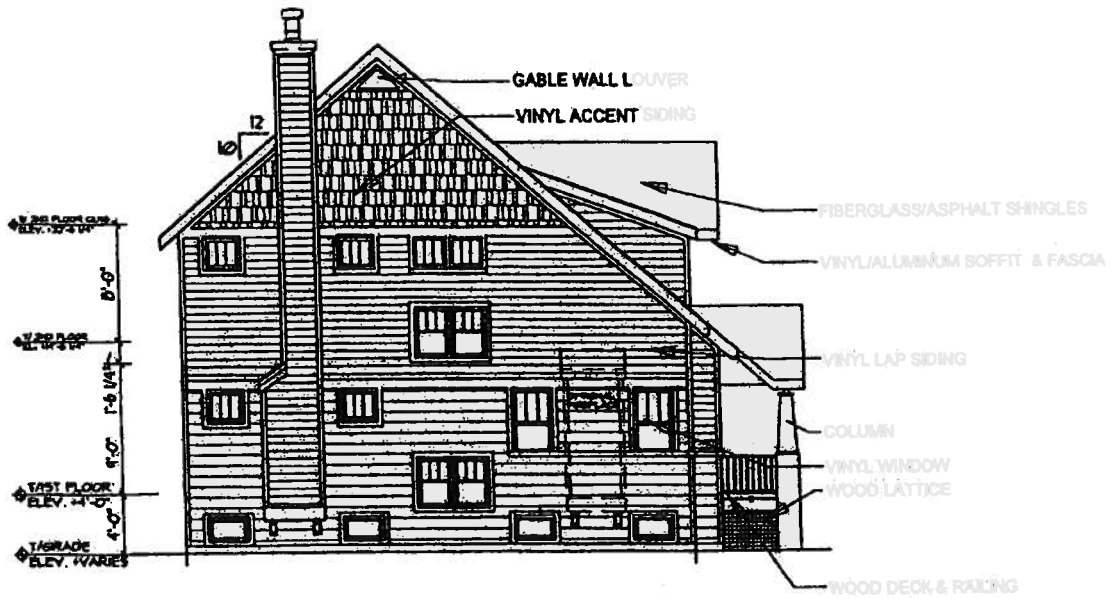
House A Front Elevation -- Style Numbers 1 And 2.



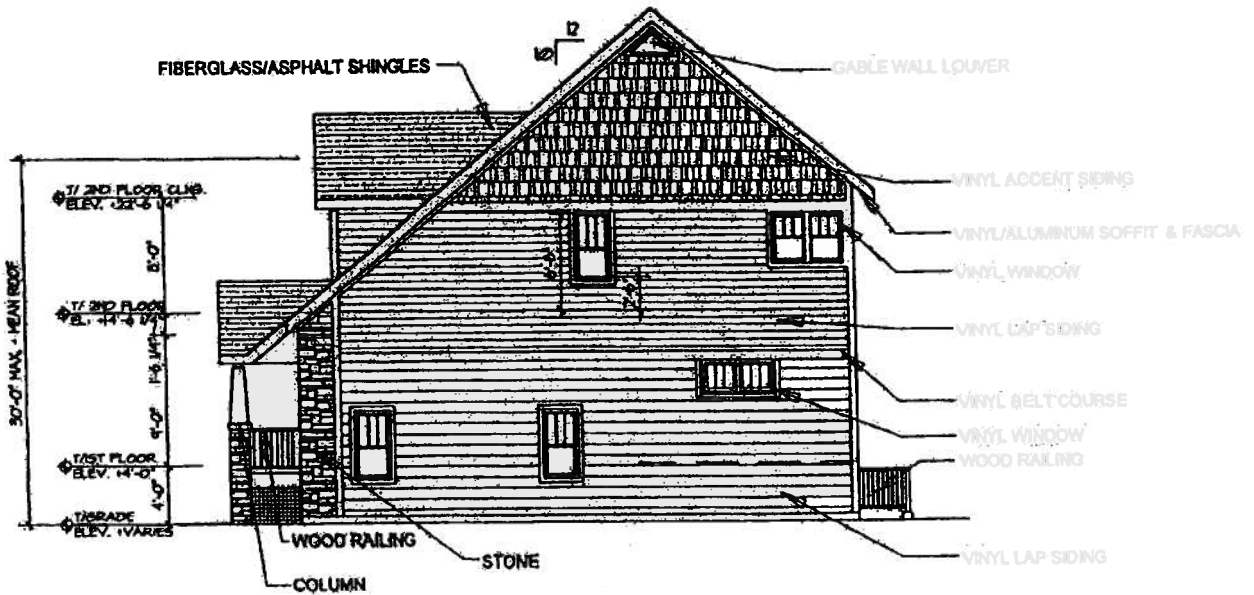
HOUSE A FRONT ELEVATION - STYLE #2



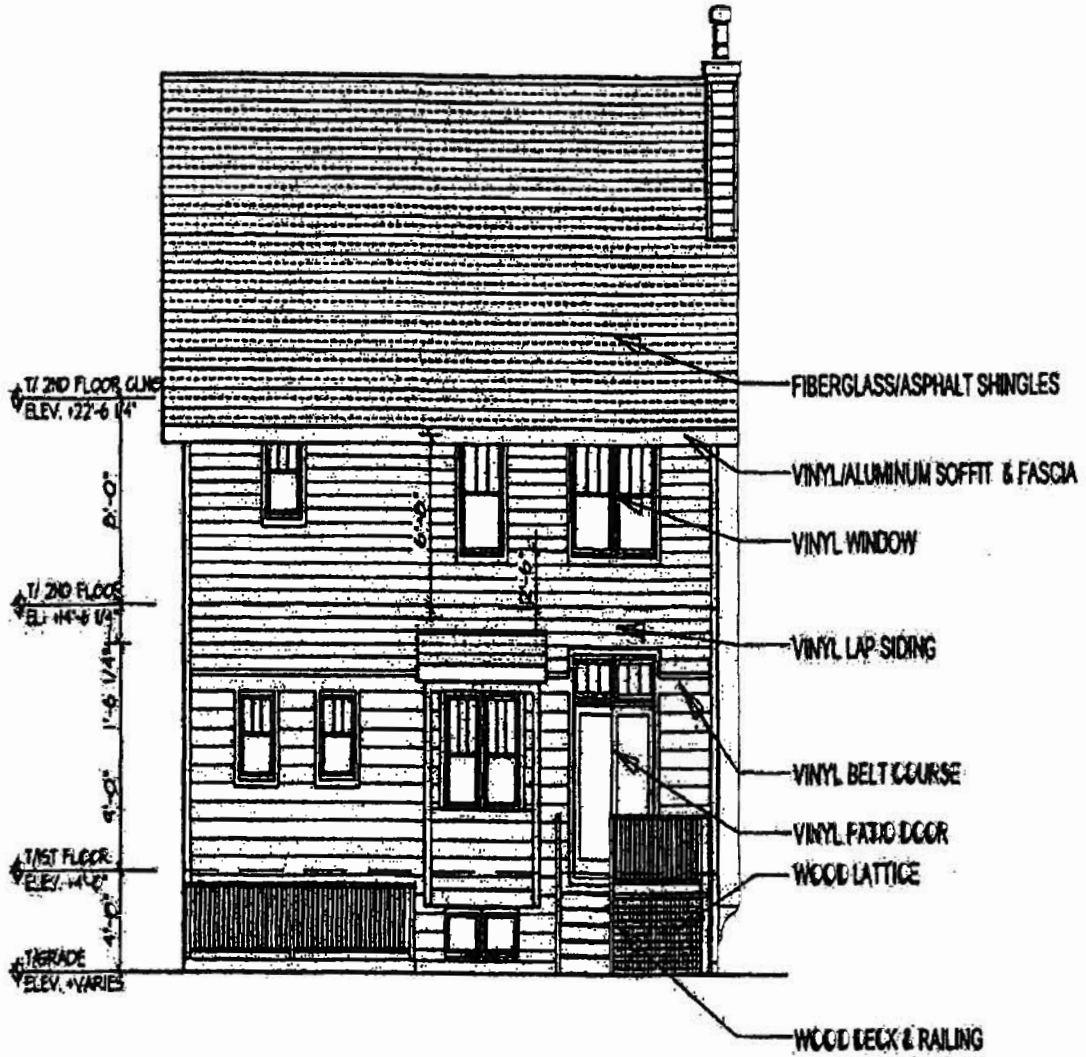
House A Side Elevation.



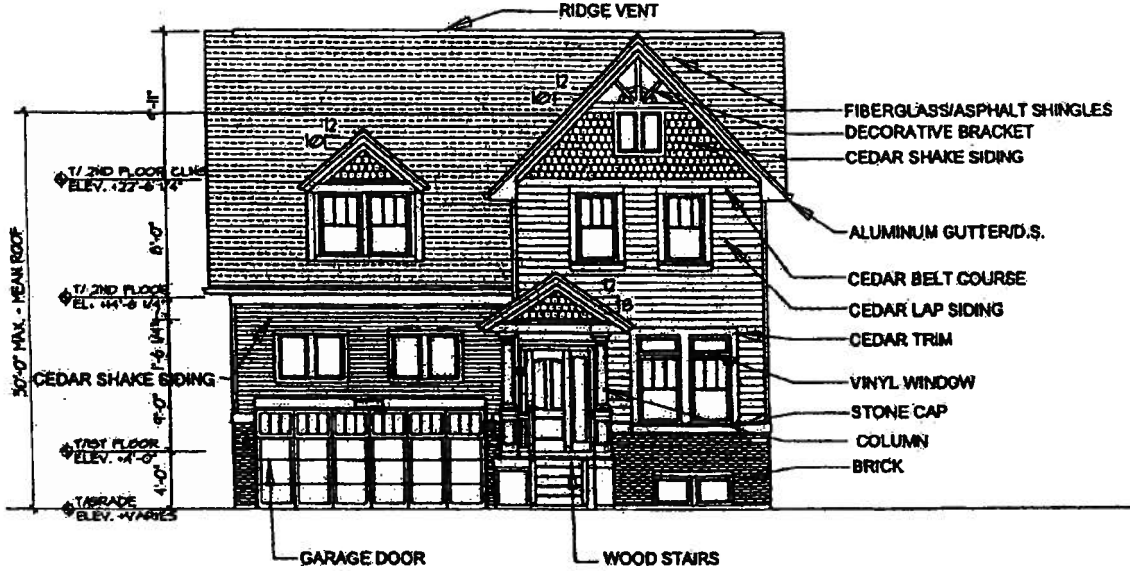
HOUSE A
SIDE ELEVATION



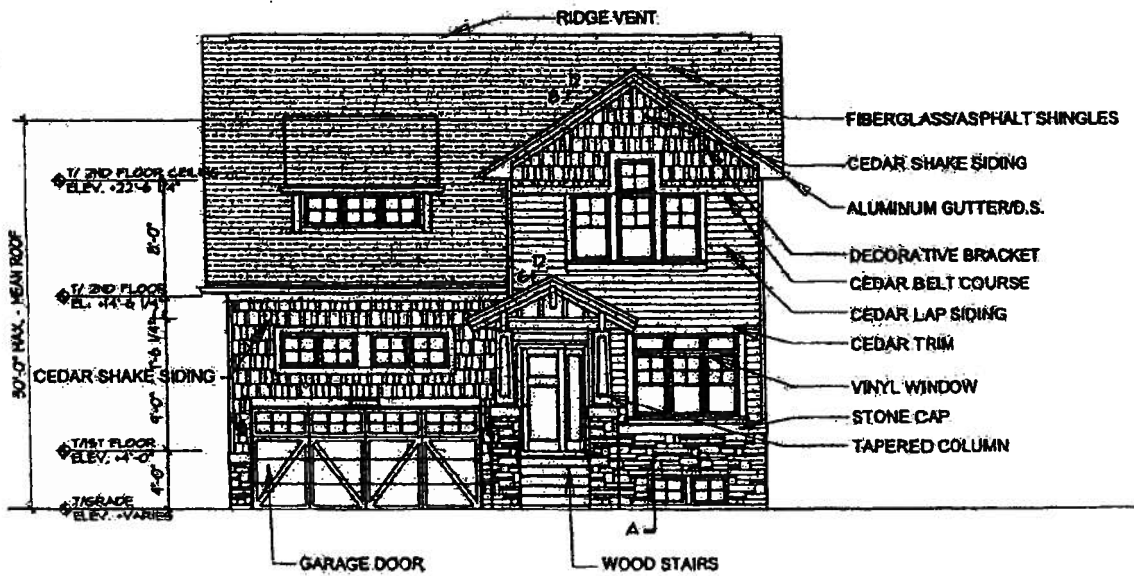
House A Rear Elevation.



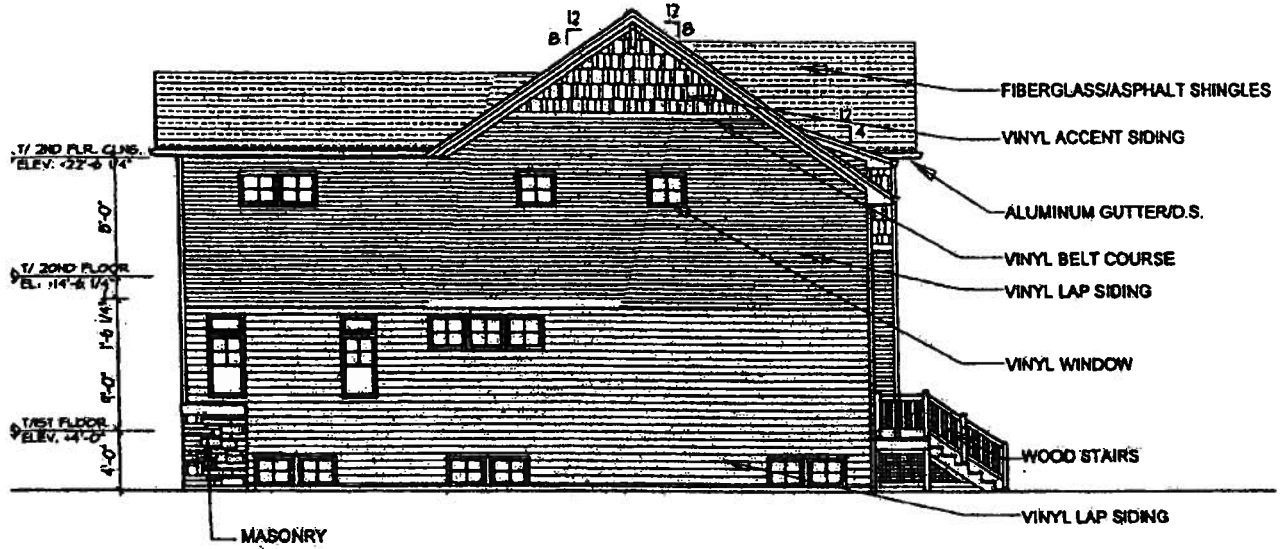
House B/B+ Front Elevation -- Style Numbers 1 And 2.



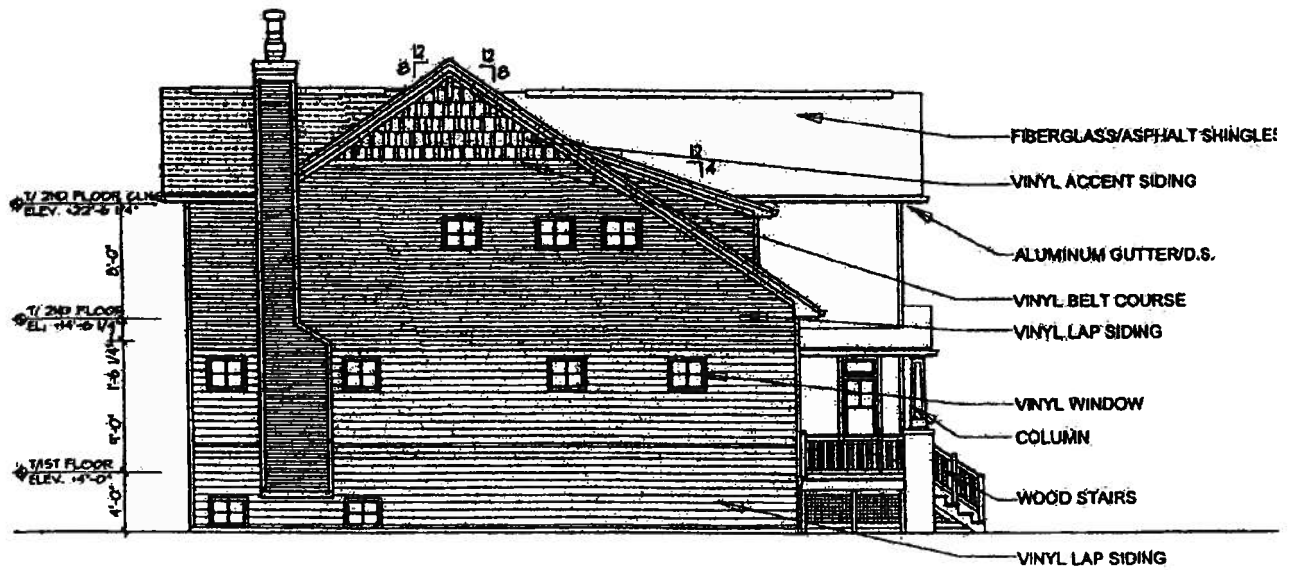
HOUSE B/B+
FRONT ELEVATION - STYLE #2



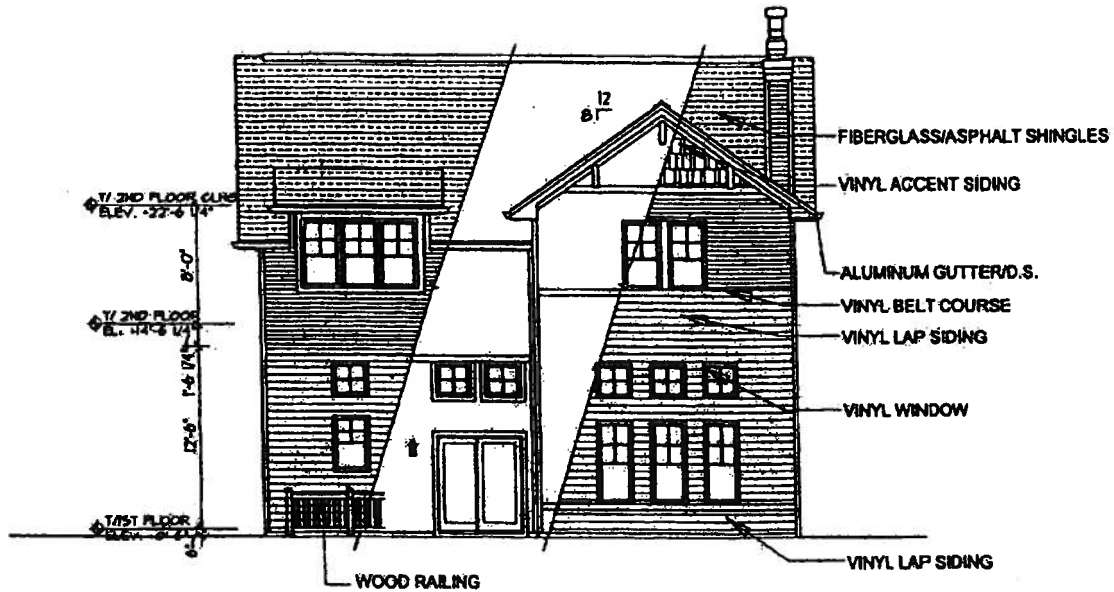
House B Side Elevation.



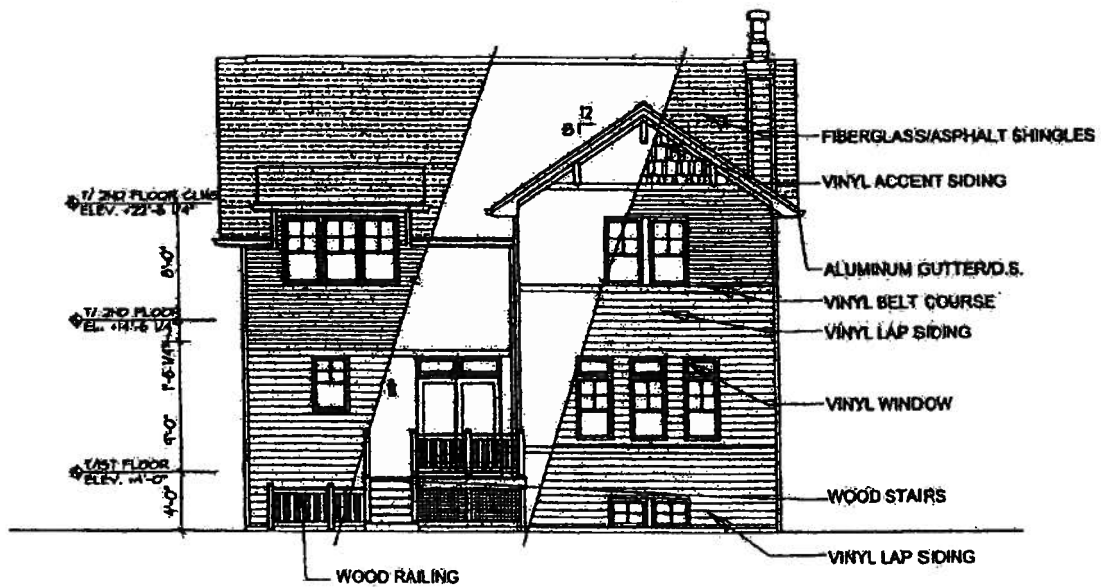
HOUSE B
SIDE ELEVATION



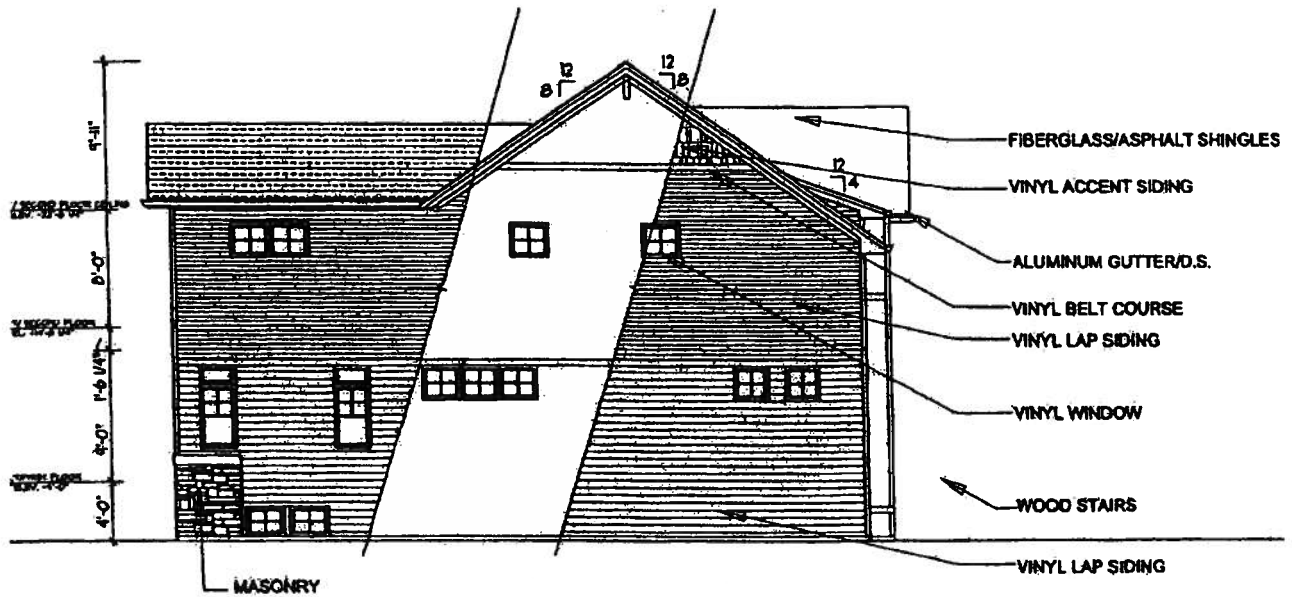
House B Rear Elevation.



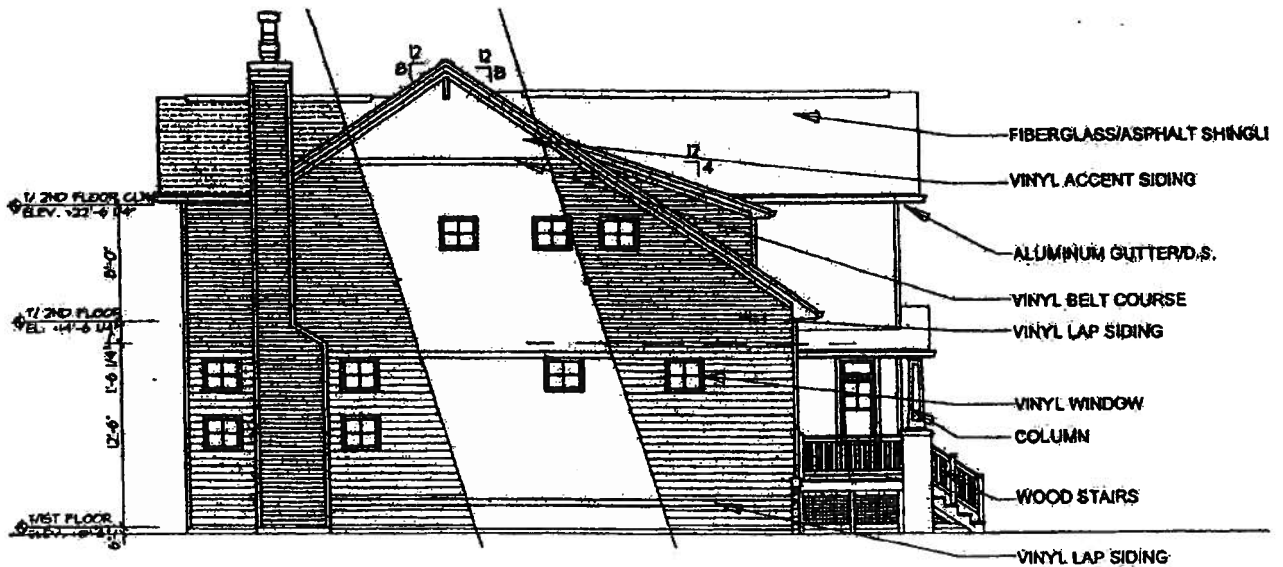
HOUSE B+ REAR ELEVATION



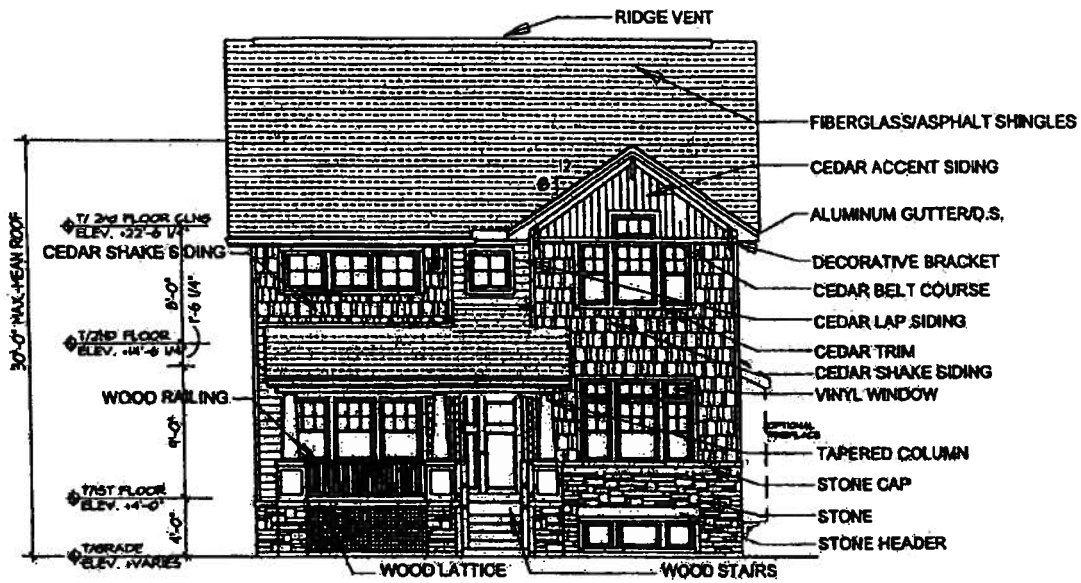
House B Side Elevation.



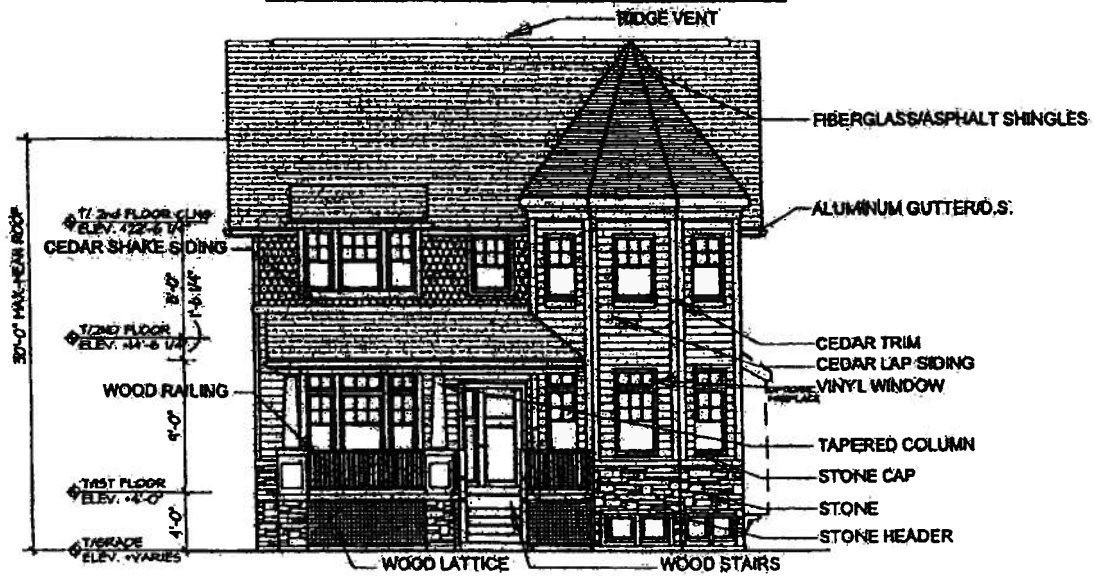
HOUSE B+
SIDE ELEVATION



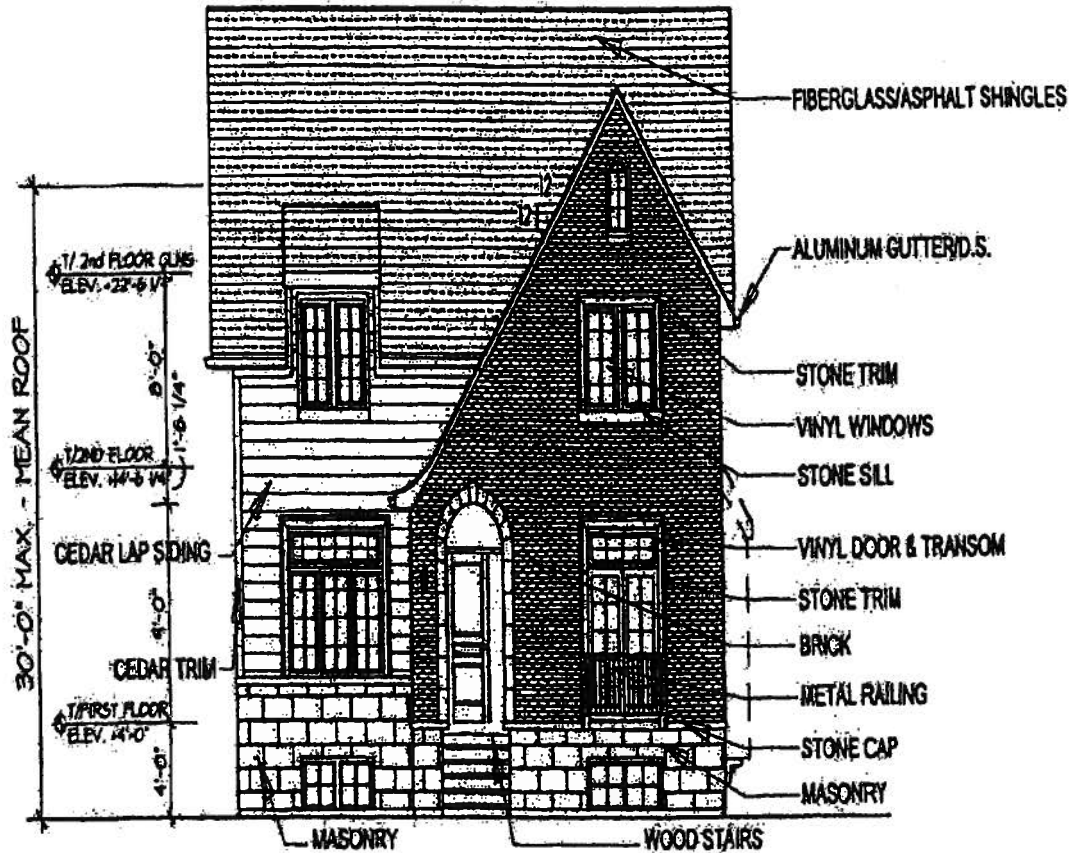
House C/D Front Elevation -- Style Numbers 1 And 2.



HOUSE C/D FRONT ELEVATION - STYLE #1

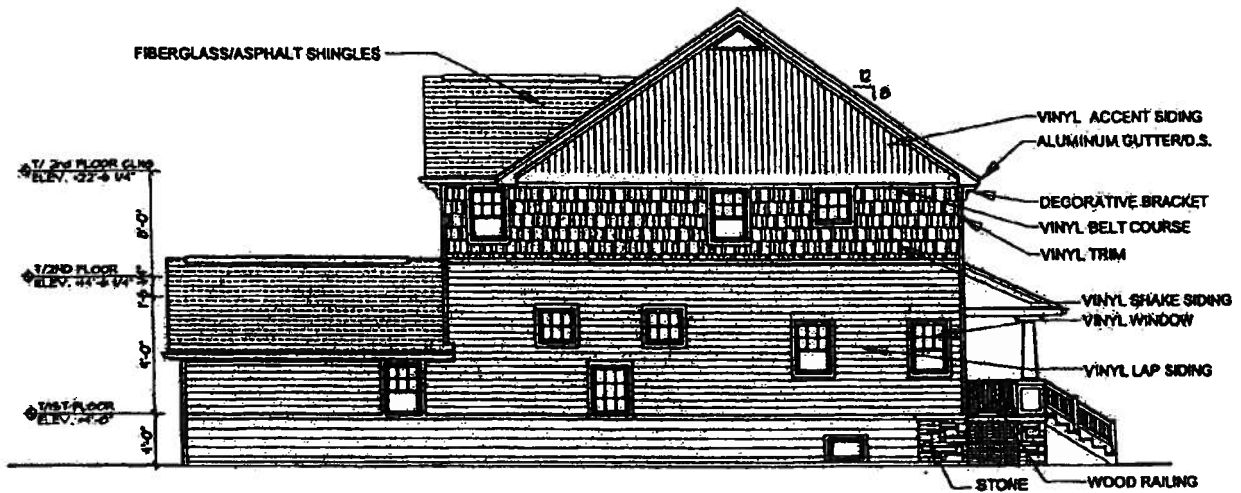


House C/D Front Elevation -- Style Number 3.

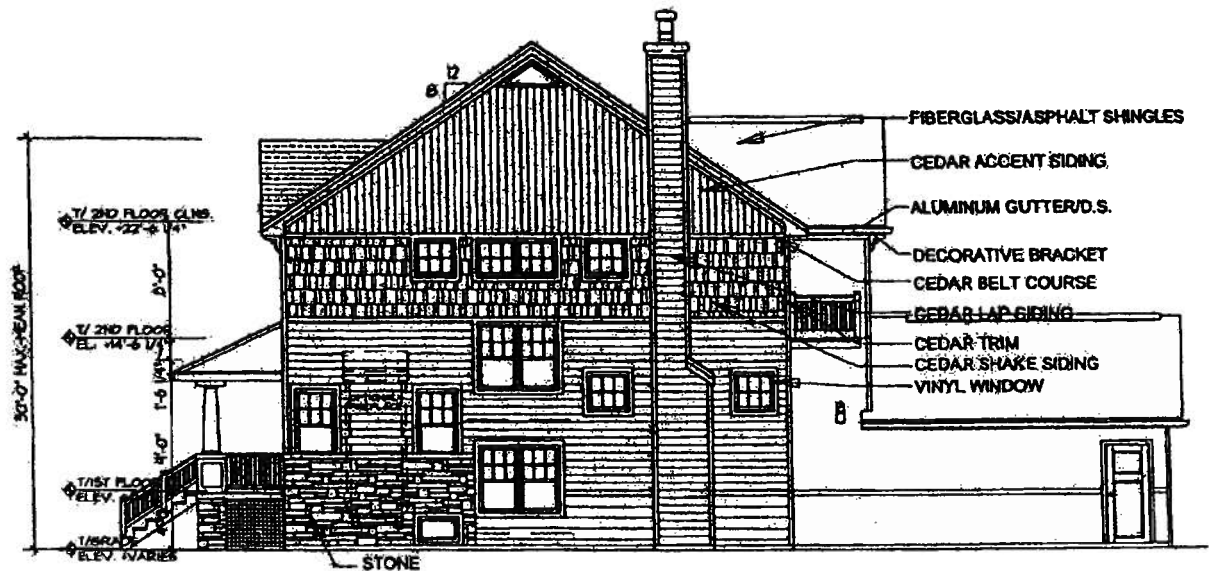


HOUSE C/D
FRONT ELEVATION - STYLE #3

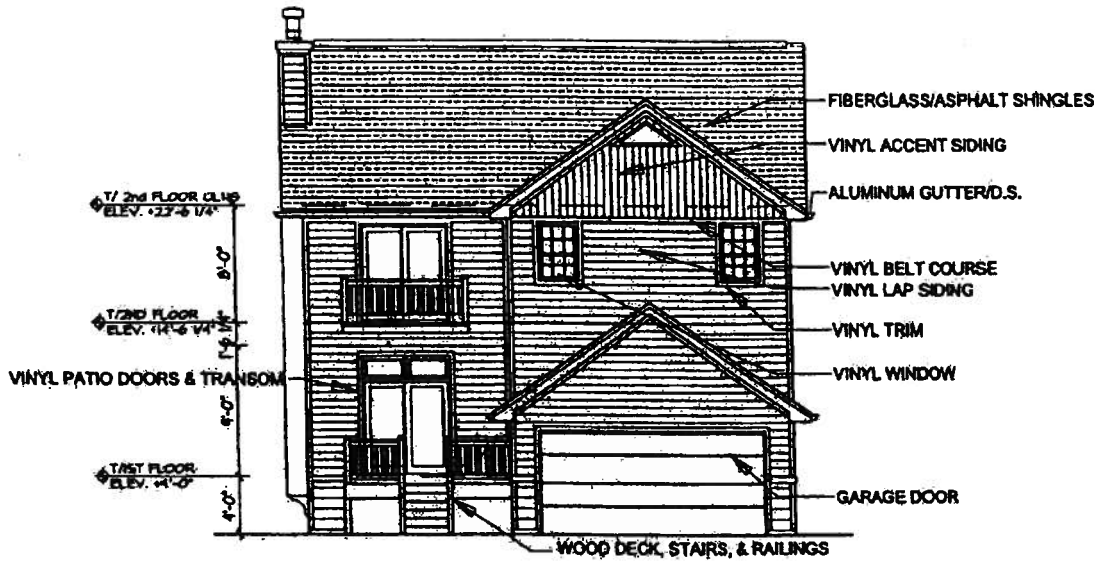
House C Side Elevation.



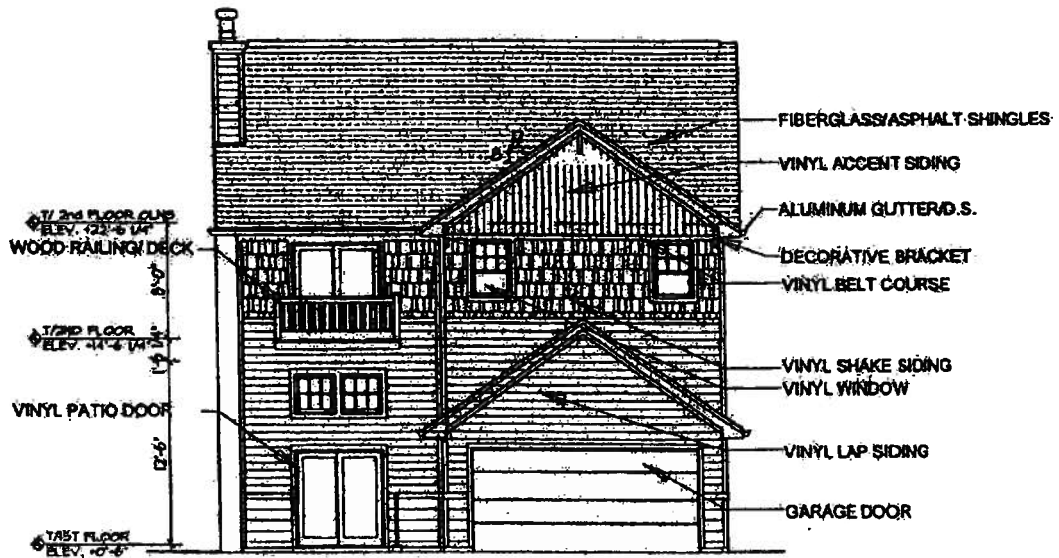
HOUSE C
SIDE ELEVATION



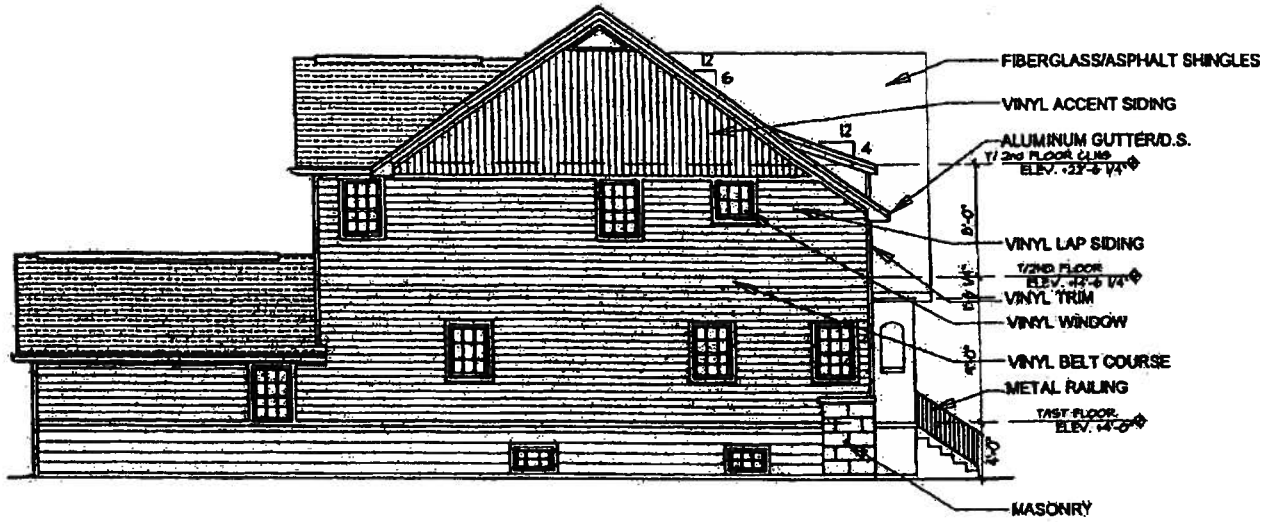
Houses C And D Rear Elevation.



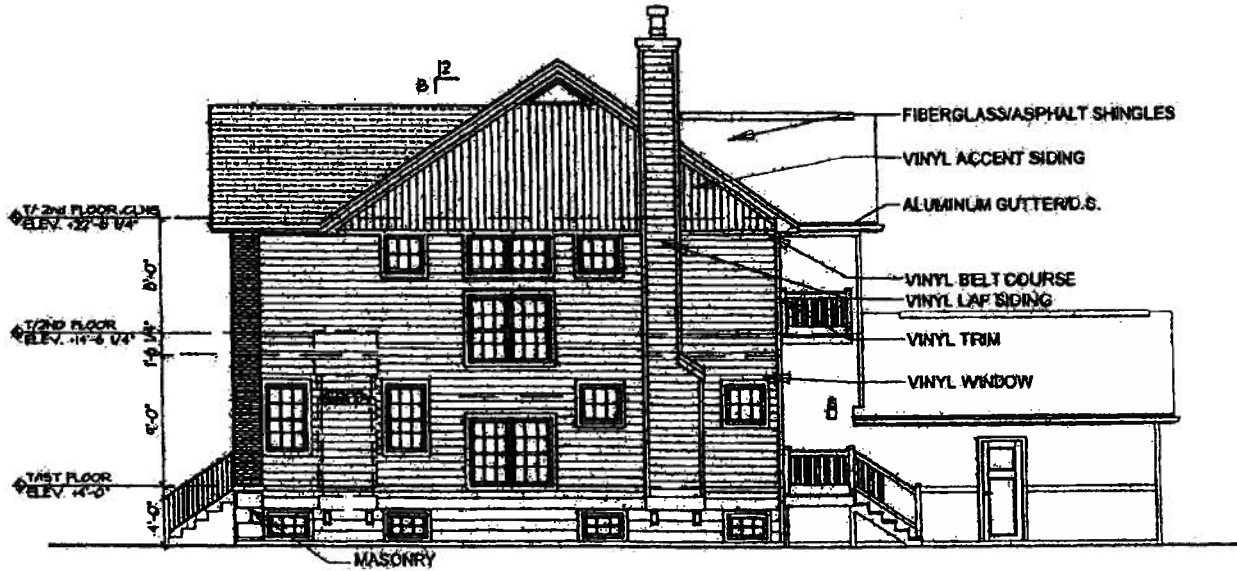
HOUSE D
REAR ELEVATION



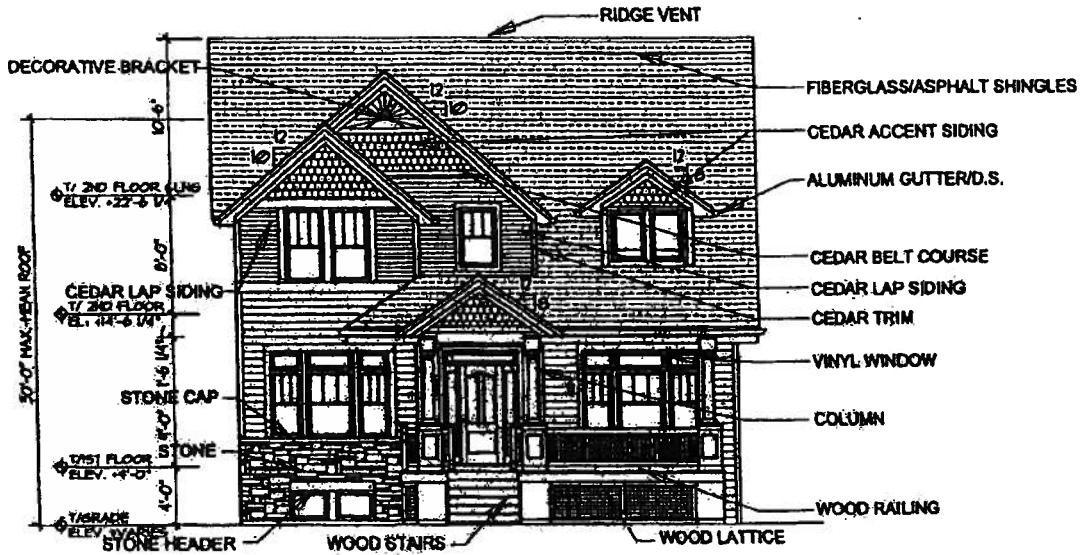
House D Side Elevation.



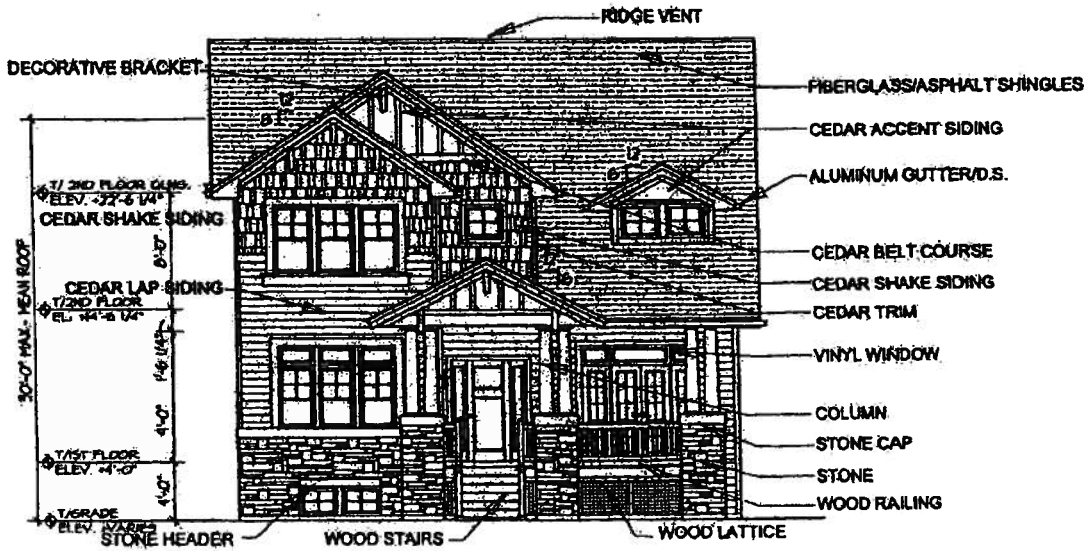
HOUSE D
SIDE ELEVATION



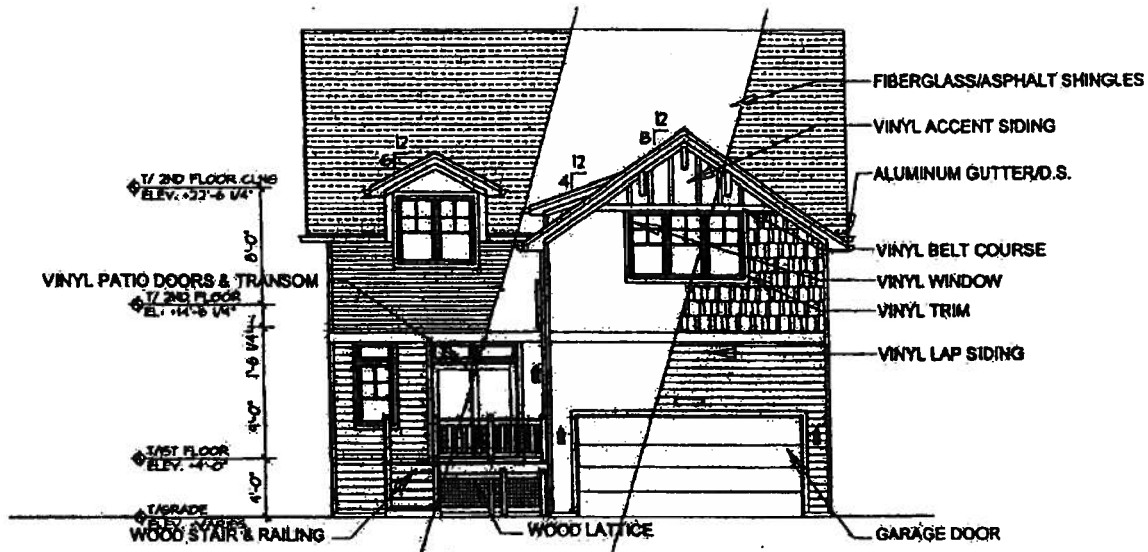
House E Front Elevation -- Style Numbers 1 And 2.



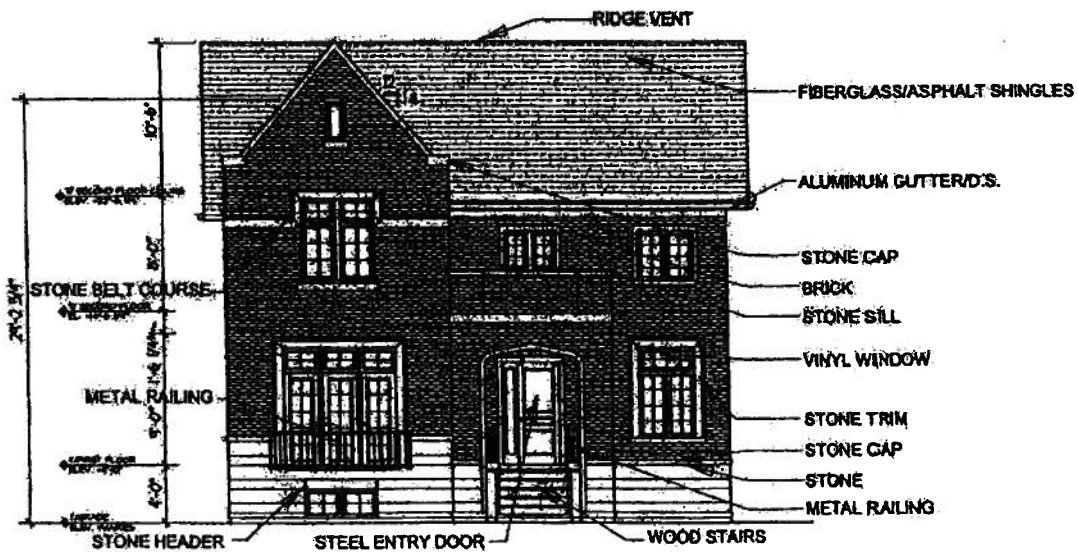
HOUSE E
FRONT ELEVATION - STYLE #2



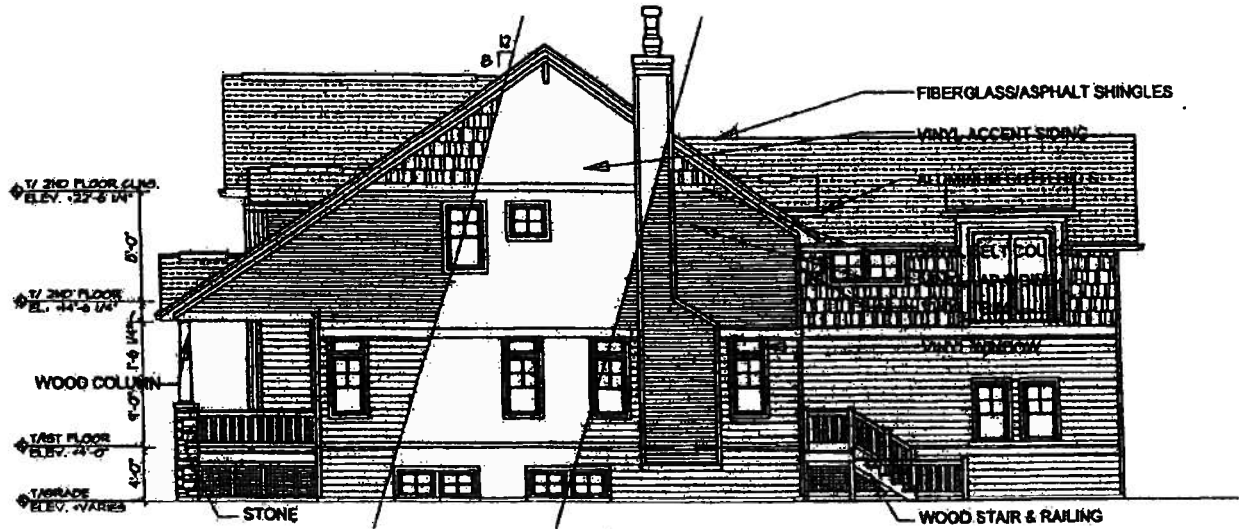
House E Rear Elevation And Front Elevation -- Style Number 3.



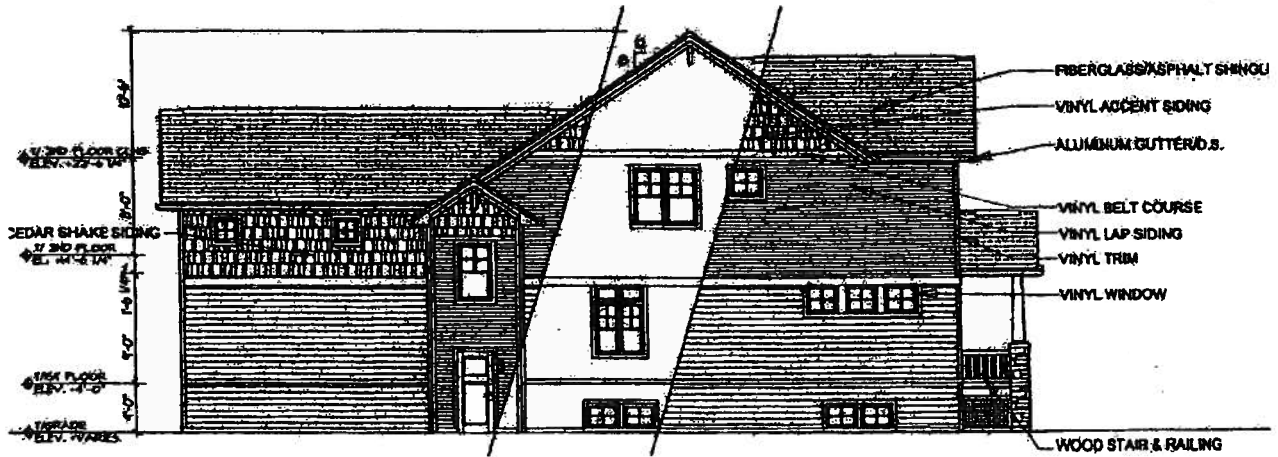
HOUSE E REAR ELEVATION



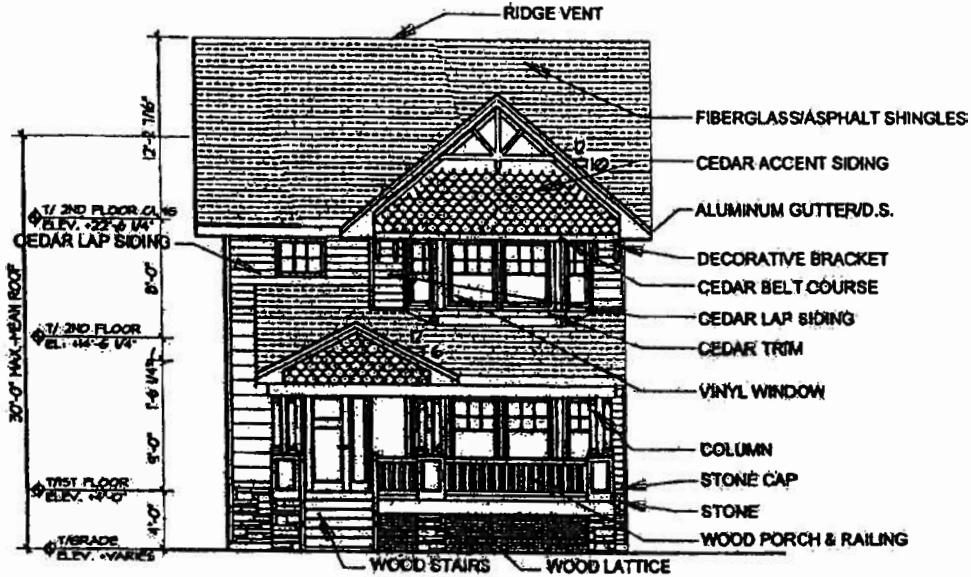
House E Side Elevation.



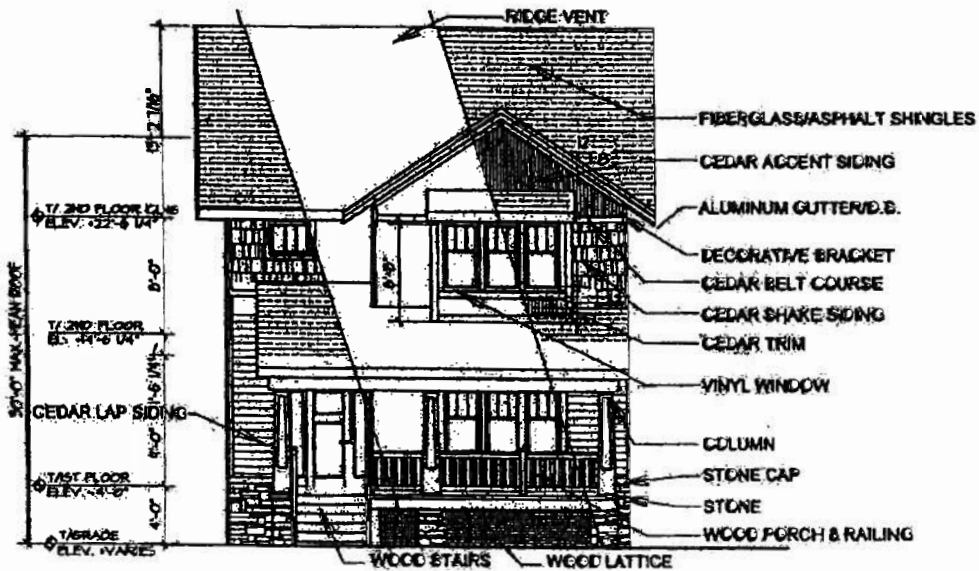
HOUSE E
SIDE ELEVATION



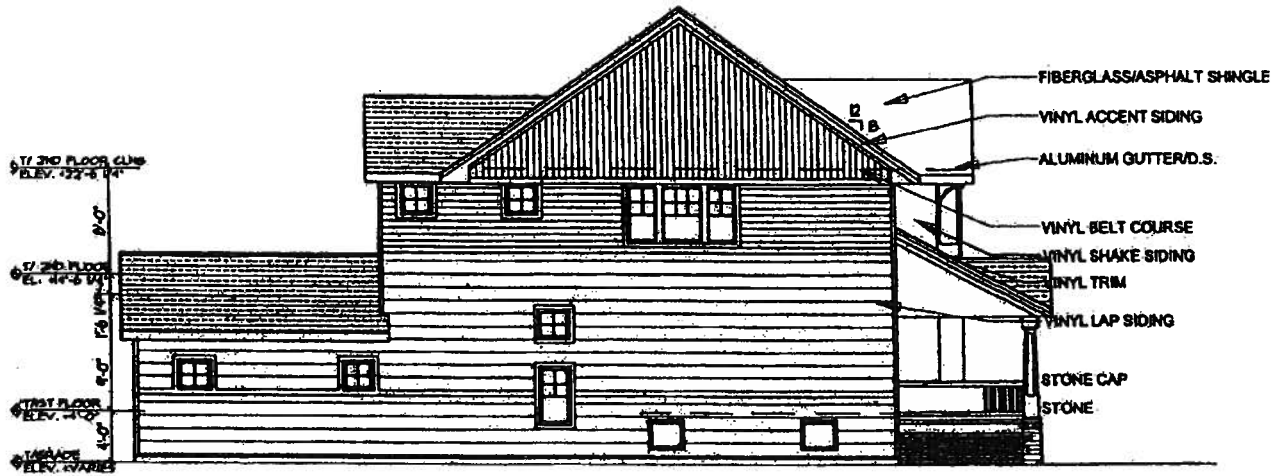
House F/F+ Front Elevation -- Style Numbers 1 And 2.



HOUSE F/F+
FRONT ELEVATION - STYLE #2



House F/F+ Side Elevation.



HOUSE F/F+
SIDE ELEVATION



House F/F+ Rear Elevation.

