

PD 999

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1638

**Reclassification Of Area Shown On Map Number 2-I.
(As Amended)
(Application Number 16438)**

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 2-I in the area bounded by:

a line 32 feet south of and parallel to West Flourmoy Street; South Kedzie Avenue; a line 57 feet south of and parallel to West Flourmoy Street; and a line 73 feet west of and parallel to South Kedzie Avenue,

to those of an RM5 Residential Multi-Unit District symbols and a corresponding use district is hereby established.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM5 Residential Multi-Unit District and Residential Planned Development Number 999 symbols and indications as shown on Map Number 2-I in the area bounded by:

West Flourmoy Street; South Kedzie Avenue; a line 66 feet south of and parallel to West Flourmoy Street; the north/south public alley east of and parallel to South Kedzie Avenue; a line 75 feet north of and parallel to West Lexington Street; South Kedzie Avenue; West Lexington Street; the north/south public alley east of and parallel to South Kedzie Avenue; a line 108 feet south of and parallel to West Lexington Street; South Kedzie Avenue; a line 132.99 feet south of and parallel to West Lexington Street; and the north/south public alley west of and parallel to South Kedzie Avenue,

to those of Planned Development Number 999 and a corresponding use district 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 referred to in this ordinance read as follows:

Amendment To Residential Planned Development Number 999

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 999 (hereinafter referred to as "Planned Development" and "Plan of Development"), consists of a net site area of approximately seventy-nine thousand nine hundred thirty-six (79,936) square feet (one and eighty-four hundredths (1.84) acres) is controlled by New West Kedzie, L.L.C. ("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, assigns 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 and if different than the Applicant, the legal titleholders and any ground lessees except as provided herein. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assignees and, if different than the Applicant, the legal titleholder and any ground lessees and their respective successors and assignees. The property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development shall be made by the Applicant, the owners of all property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of this Planned Development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents. Moreover, where portions of the improvements located on the property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of any rights, interest or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.
4. This Plan of Development consists of these sixteen (16) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations (Unit D: Front Options 1 and 2, Side and Rear; 3-Story Townhome: Front Options 1 and 2, Side and Rear; Unit G Front Options 1 and 2, Side and Rear; and Unit G2: Front Options 1 and 2, Side, and Rear, all dated January 17, 2008 prepared by Bauhs Dring Seglin Main, Architects and Planners, which are all incorporated herein. Full-size sets of the Site 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 in 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 this Planned Development conflicts with the Chicago Building Code, the Chicago Building Code shall control.
5. The following uses shall be permitted within the areas delineated herein: townhouses, multi-unit dwelling units, accessory parking, accessory uses, temporary sales centers as further set forth herein, and related uses.

6. Identification and business 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. Signage shall be installed along South Kedzie Avenue, as required by the Chicago Department of Transportation, to properly mark and identify the units located at 713 South Kedzie Avenue, Units 1 -- 6, which are immediately east of the units fronting on South Kedzie Avenue located at 707 -- 717 South Kedzie Avenue ("Rear Units"). The Rear Units shall be accessed by a single curb cut off South Kedzie and through a series of private drives running eastward from South Kedzie Avenue and north/south from lot line to lot line. Off-premise signs shall not be permitted in Planned 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. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. All work 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 accordance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by the Department of Planning and Development during the actual Part II Review only for those portions of the project for which a Part II is requested after the effective date of the Part II Review Fee ordinance. The fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.
11. Improvements of the property, including landscaping, and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Building Elevations attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan, Landscape Plan and the Parkway Tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this

Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

12. 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 17-13-0811 of the Chicago Zoning Ordinance.
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 universal access throughout the property. Therefore, at the time when building permits are sought, the 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.
14. The Applicant may request permission and apply for a permit for a temporary sales center, trailer or pavilion. The maximum size of any individual sales center, trailer or pavilion shall not exceed three thousand five hundred (3,500) square feet. There will be no connection to public utilities which would allow kitchen or bathroom use. The F.A.R. for the Planned Development may be temporarily increased over the total allowable F.A.R. as set forth in the Bulk Table, so as to allow for a Part II to issue for a temporary sales trailer or pavilion and for a Part II to be approved for a building to be constructed in accordance with this Planned Development. The time during which the temporary sales trailer or pavilion may remain on site will be part of the Part II approval for the temporary sales trailer or pavilion.
15. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and 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.
16. Unless substantial construction has commenced on Parcel 2 within the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that property shall revert to a B3-2 Community Shopping District and Residential Planned Development Number 999, as approved on October 20, 2005. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 21262 through 21278 of this Journal.]

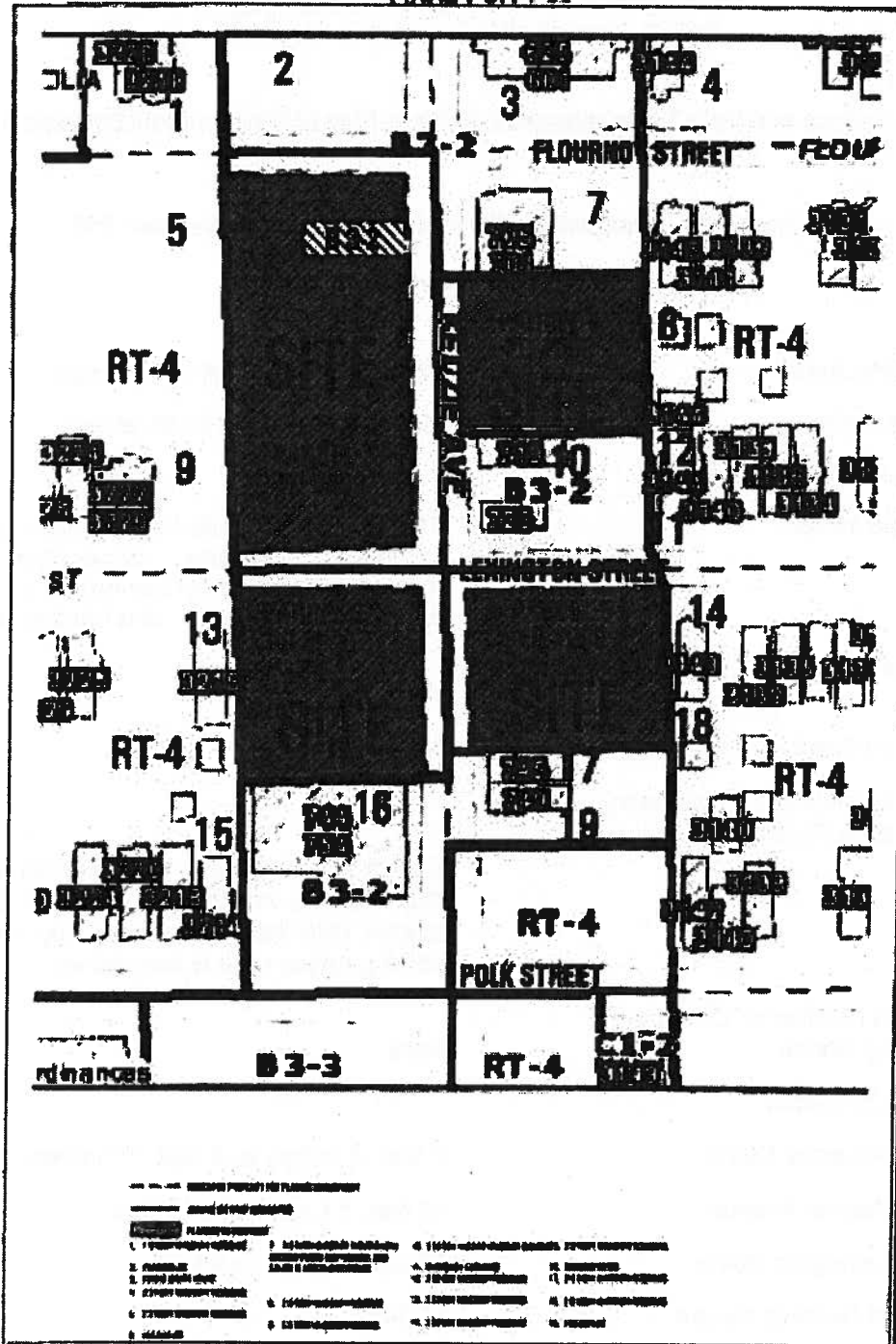
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Amendment To Residential Planned Development Number 999.

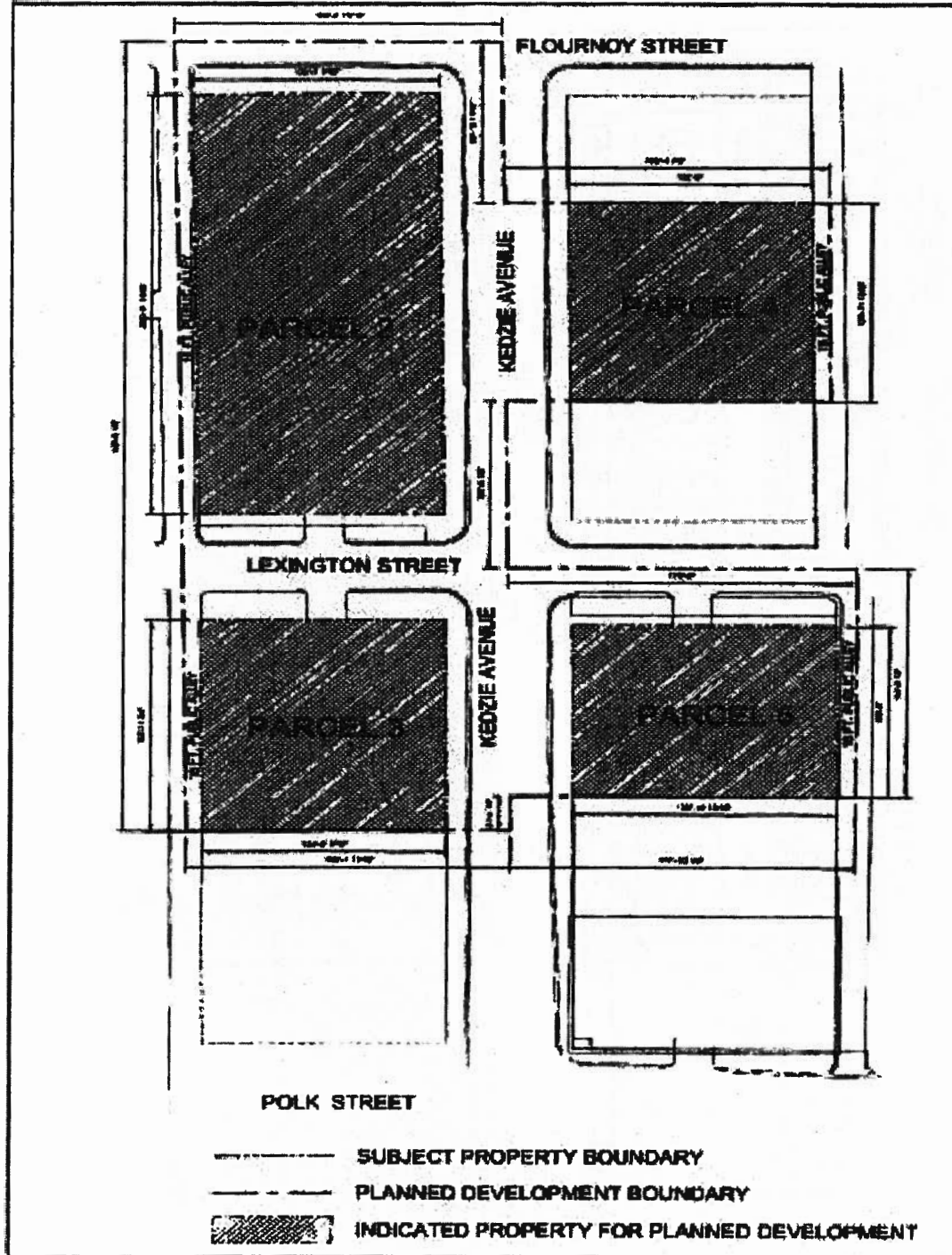
Bulk Regulations And Data Table.

Gross Site Area:	128,968 square feet (2.96 acres)
Net Site Area:	79,936 square feet (1.84 acres)
Maximum Floor Area Ratio:	1.5
Permitted Uses:	Townhouses, Multi-Unit Dwelling Units, accessory parking, accessory uses, temporary sales centers as further set forth in Statement Number 14, and related uses
Maximum Number of Residential Units:	77
Maximum Site Coverage:	55%
Minimum Number of Accessory Off-Street Parking Spaces:	108 Except if the number of residential units is reduced, the number of off-street parking spaces may be reduced so long as a 1:1 parking space ratio is maintained
Minimum Number of Off-Street Loading Docks:	None
Building Setbacks:	
From Flournoy Street:	2 feet, 7 inches to 4 feet, 11 inches
From Kedzie Avenue:	10 feet, 11 inches to 11 feet
From Lexington Street:	2 feet, 7 inches to 5 feet
Maximum Building Height:	45 feet

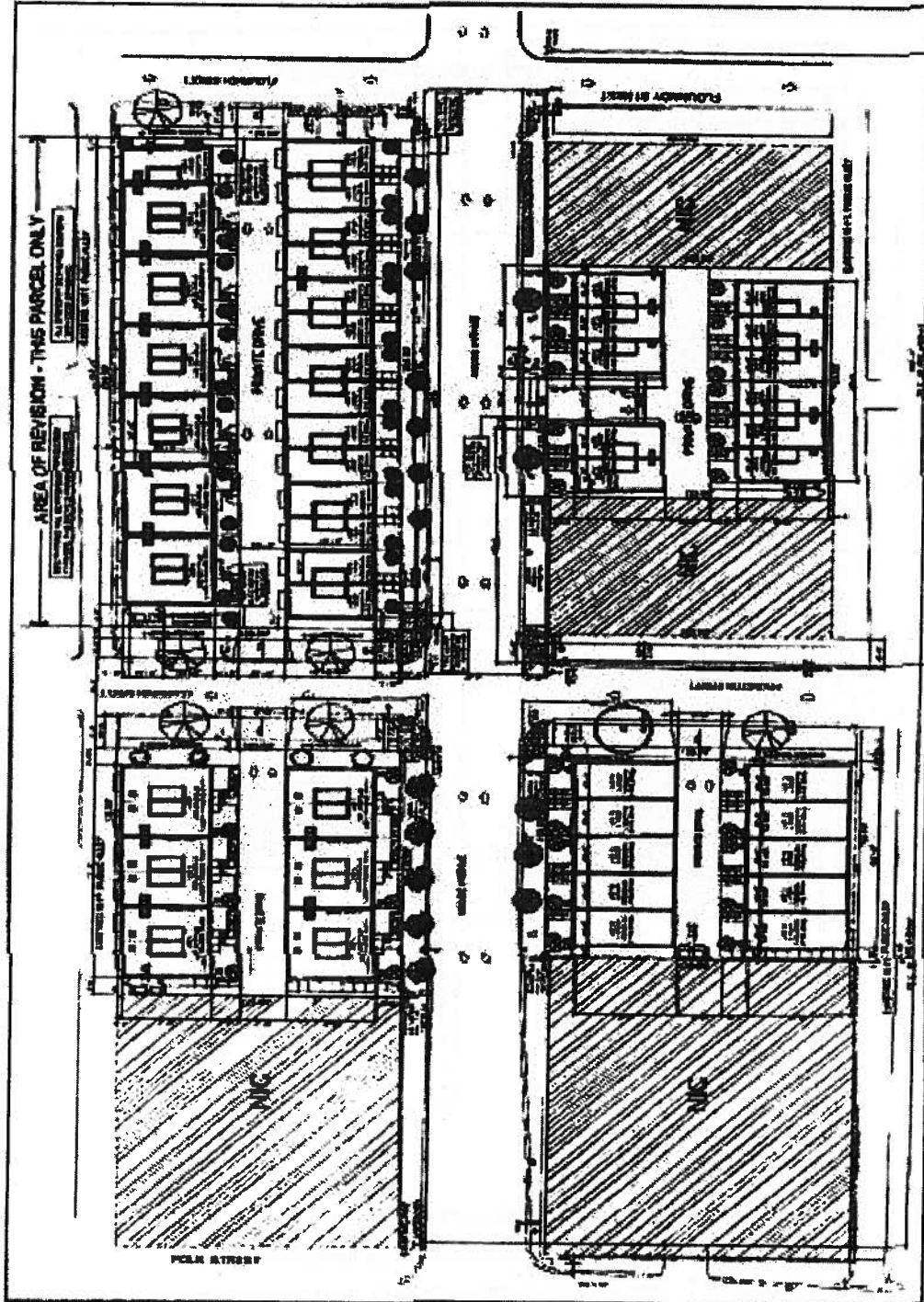
Existing Zoning Map.



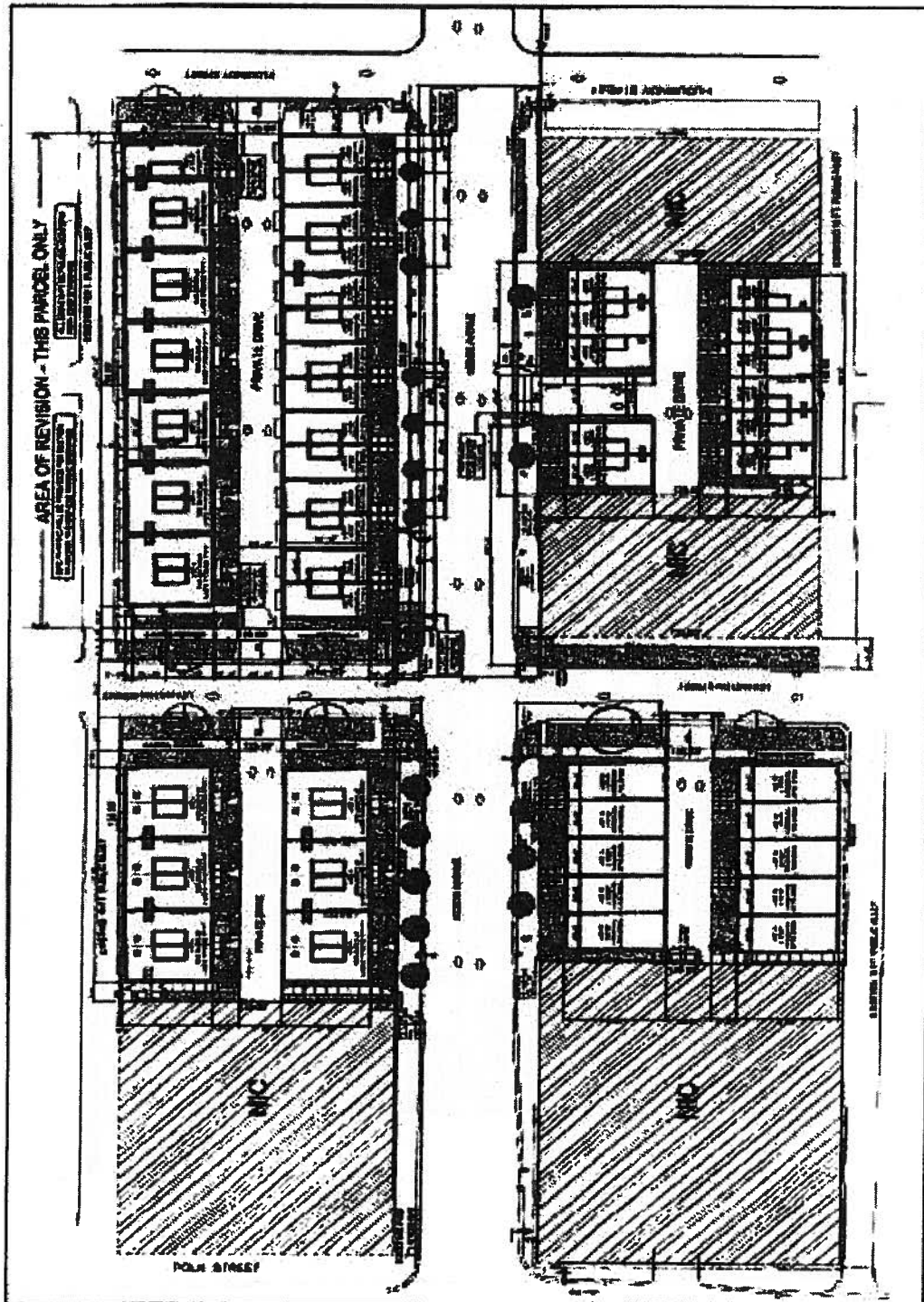
Planned Development Boundary And Property Line Map.



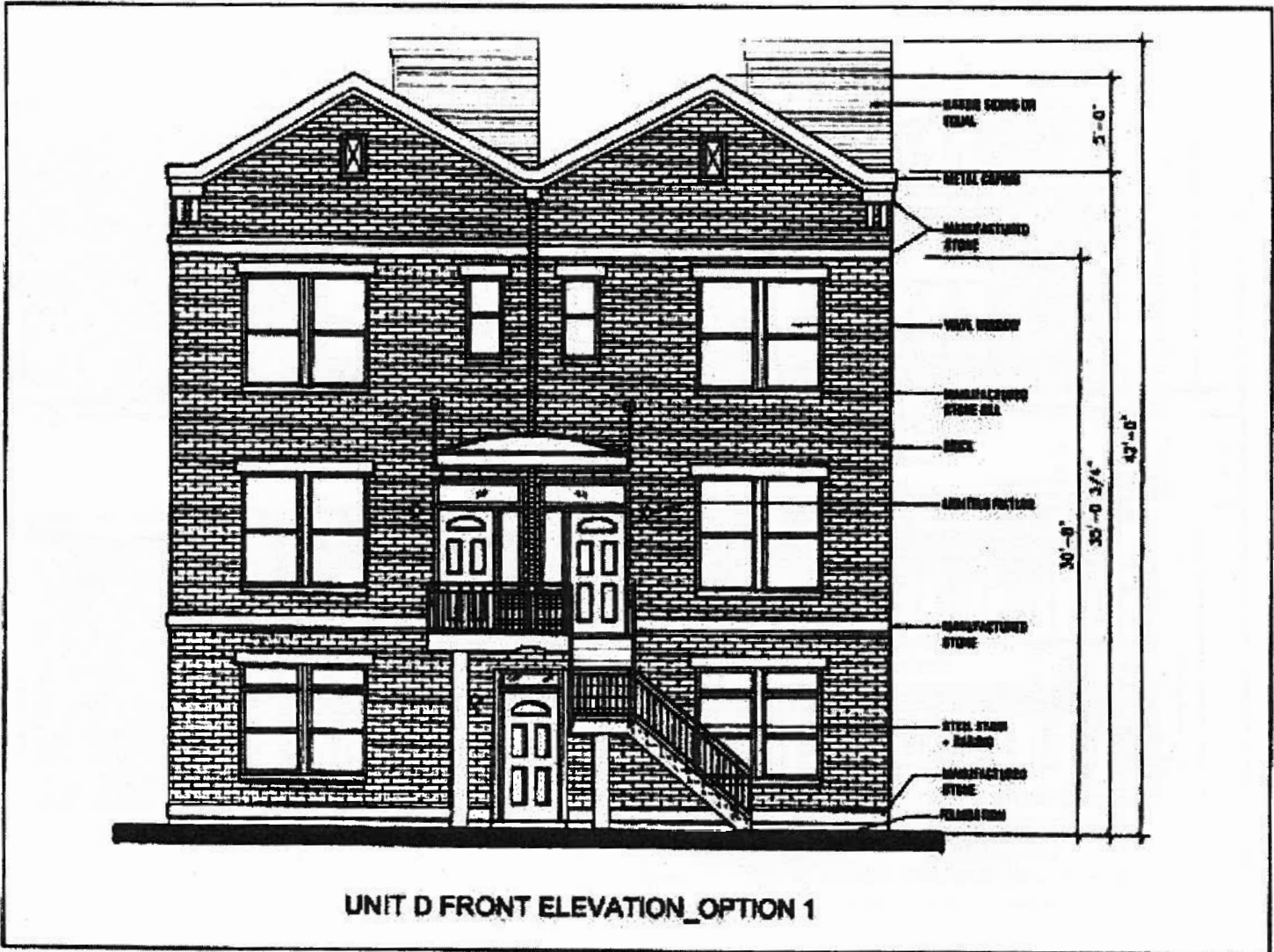
Site Plan.



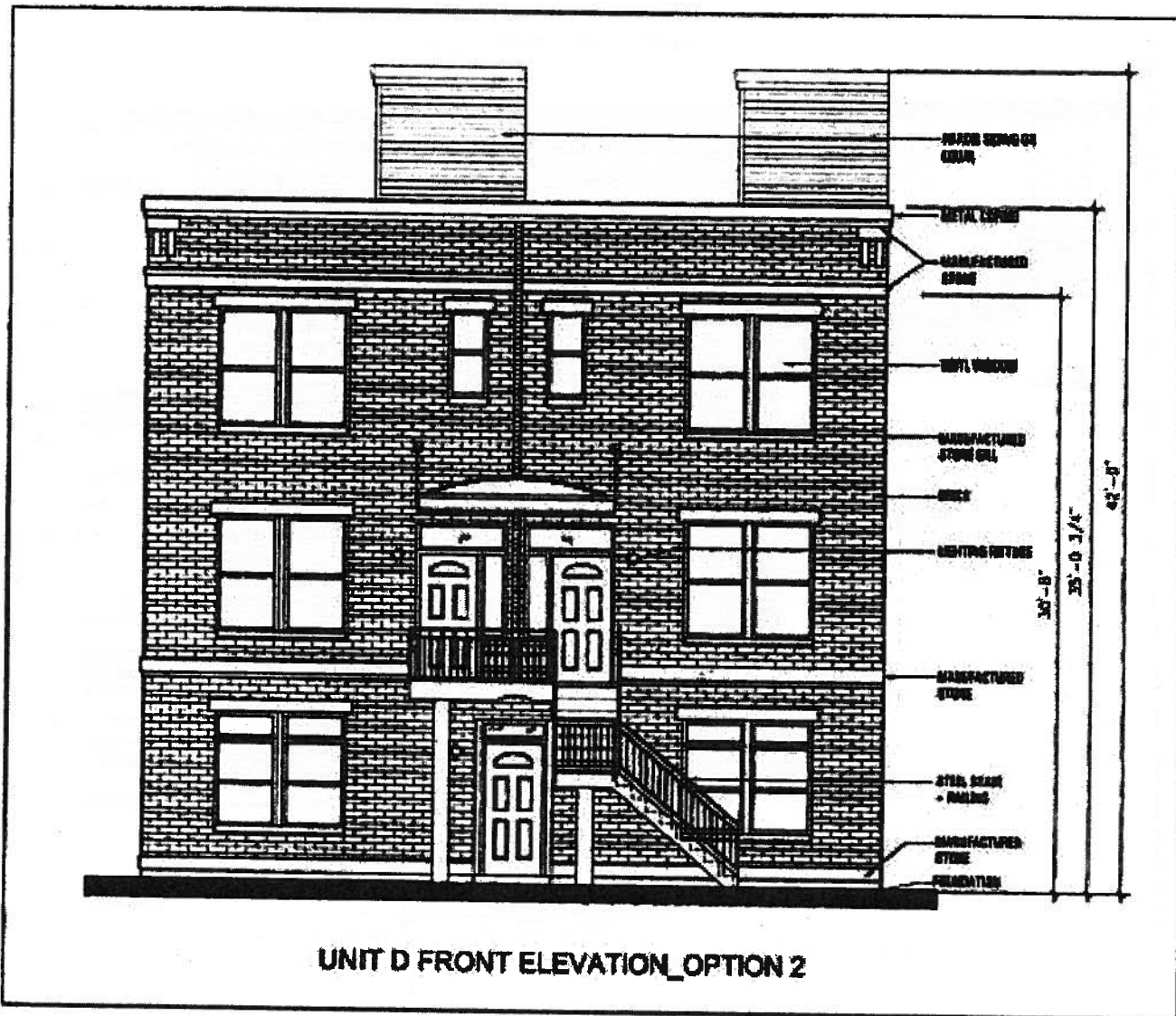
Landscape Plan.



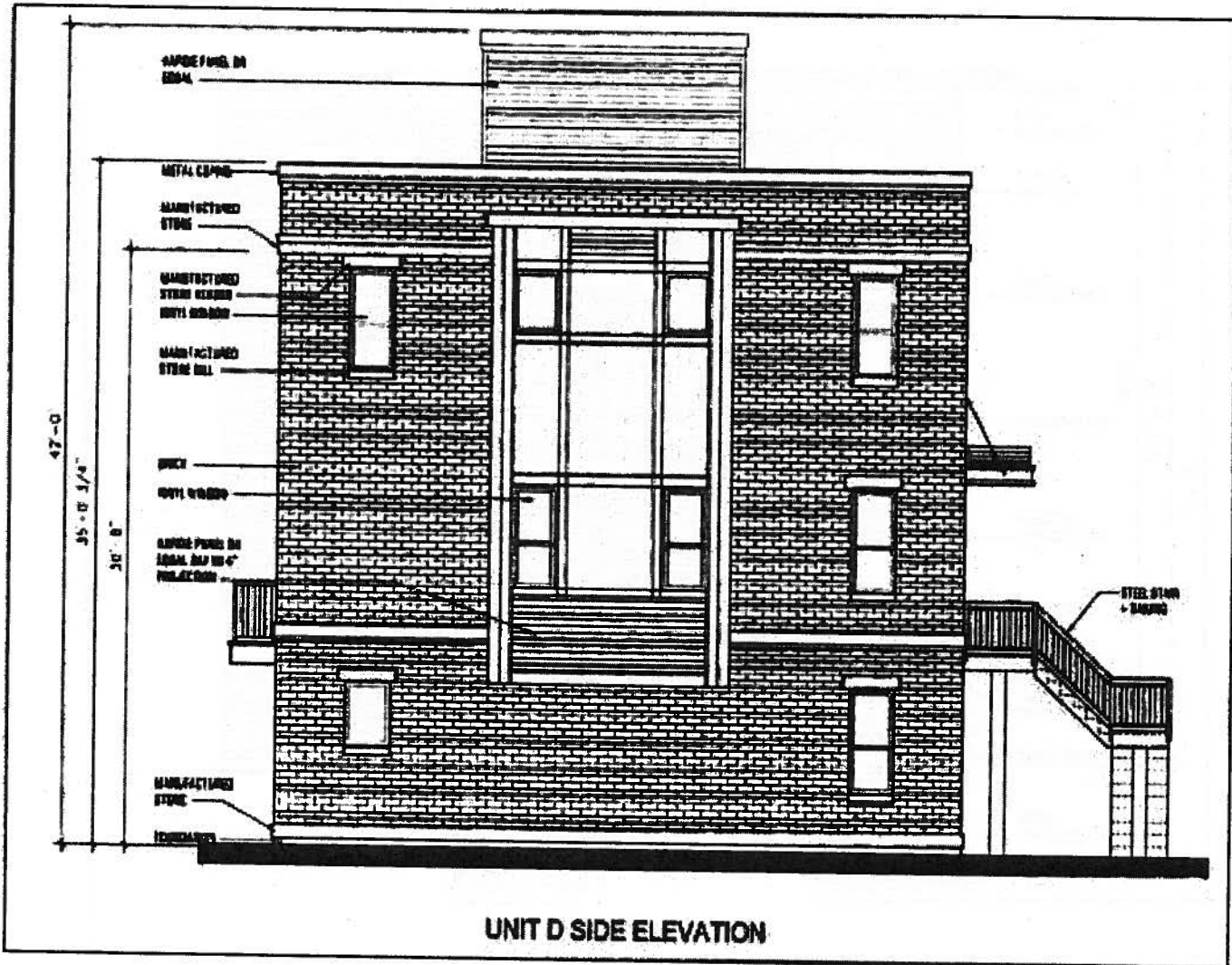
Unit D Front Elevation -- Option 1.



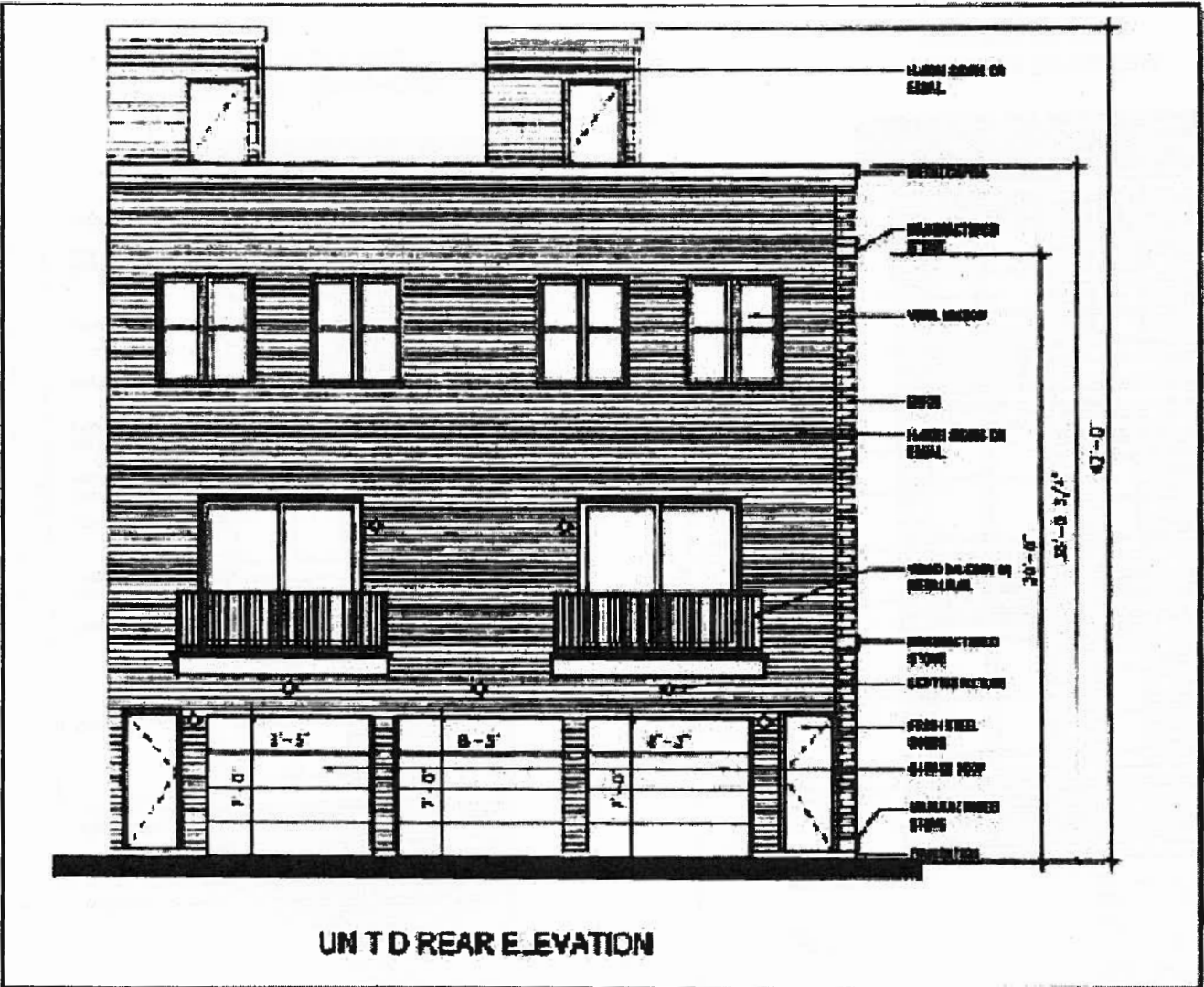
Unit D Front Elevation - Option 2.



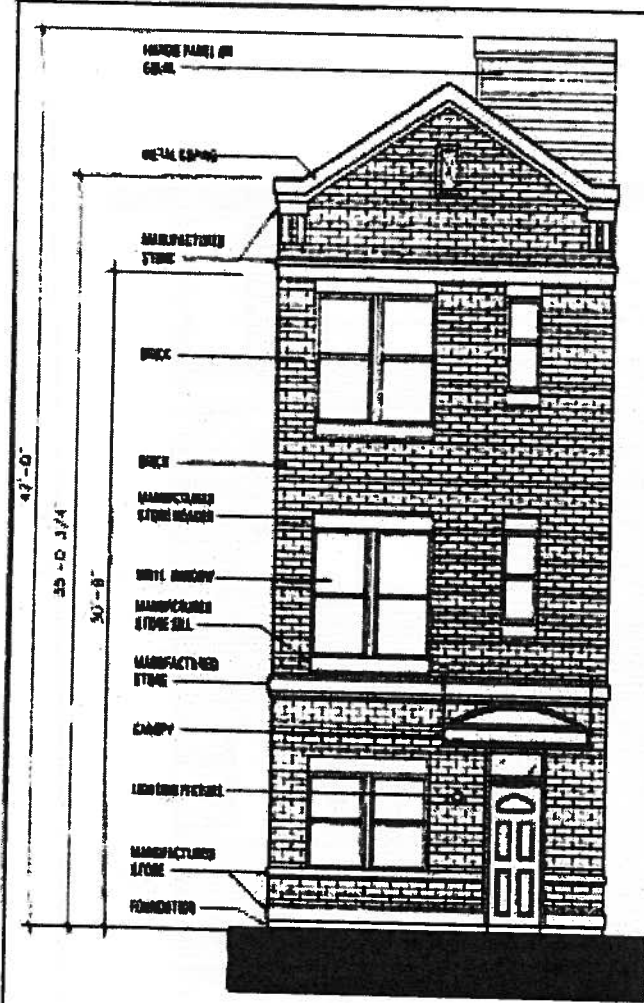
Unit D Side Elevation



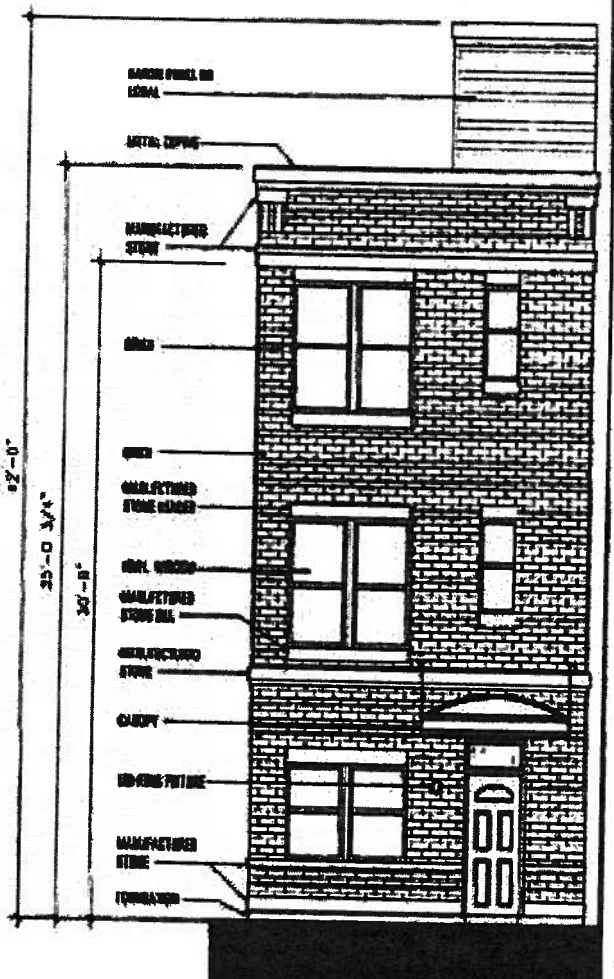
Unit D Rear Elevation.



Three-Story Townhome Front Elevation -
Options 1 And 2.

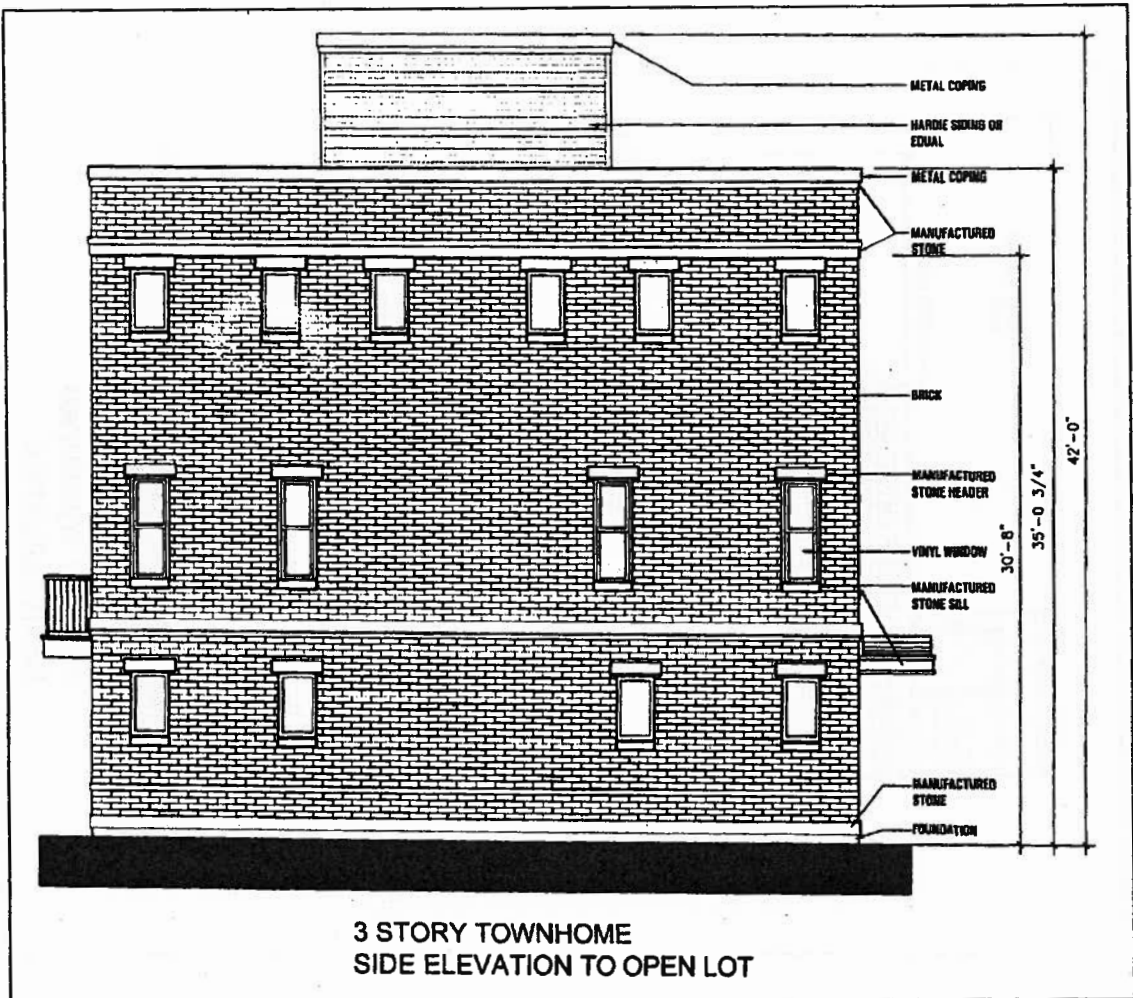


3 STORY TOWNHOME
FRONT ELEVATION
OPTION 1

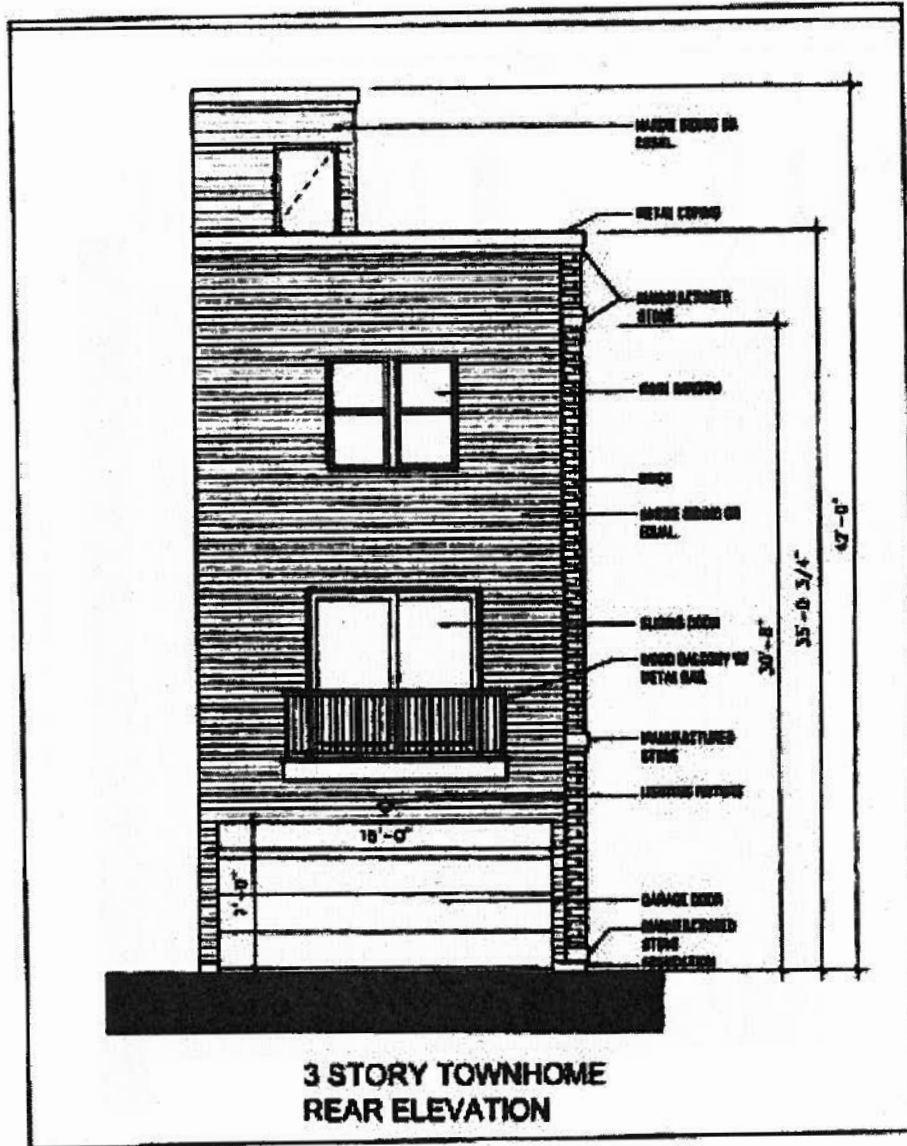


3 STORY TOWNHOME
FRONT ELEVATION
OPTION 2

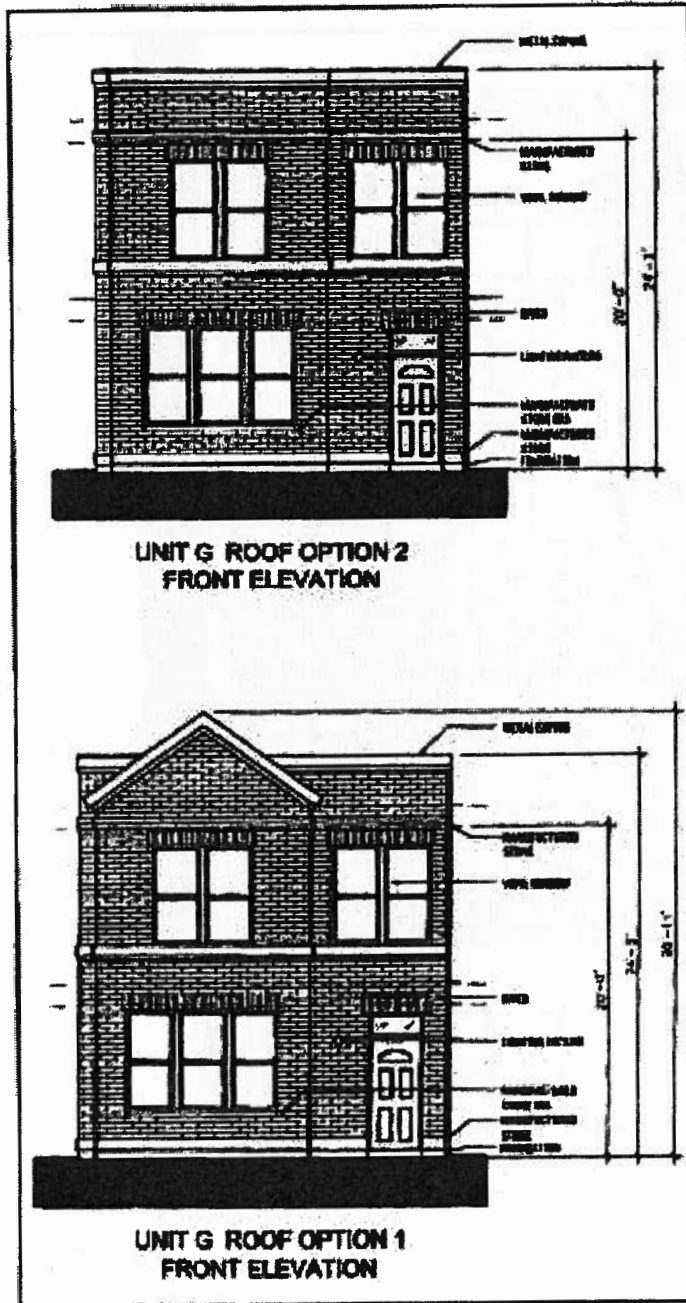
Three-Story Townhome -- Side Elevation
To Open Lot.



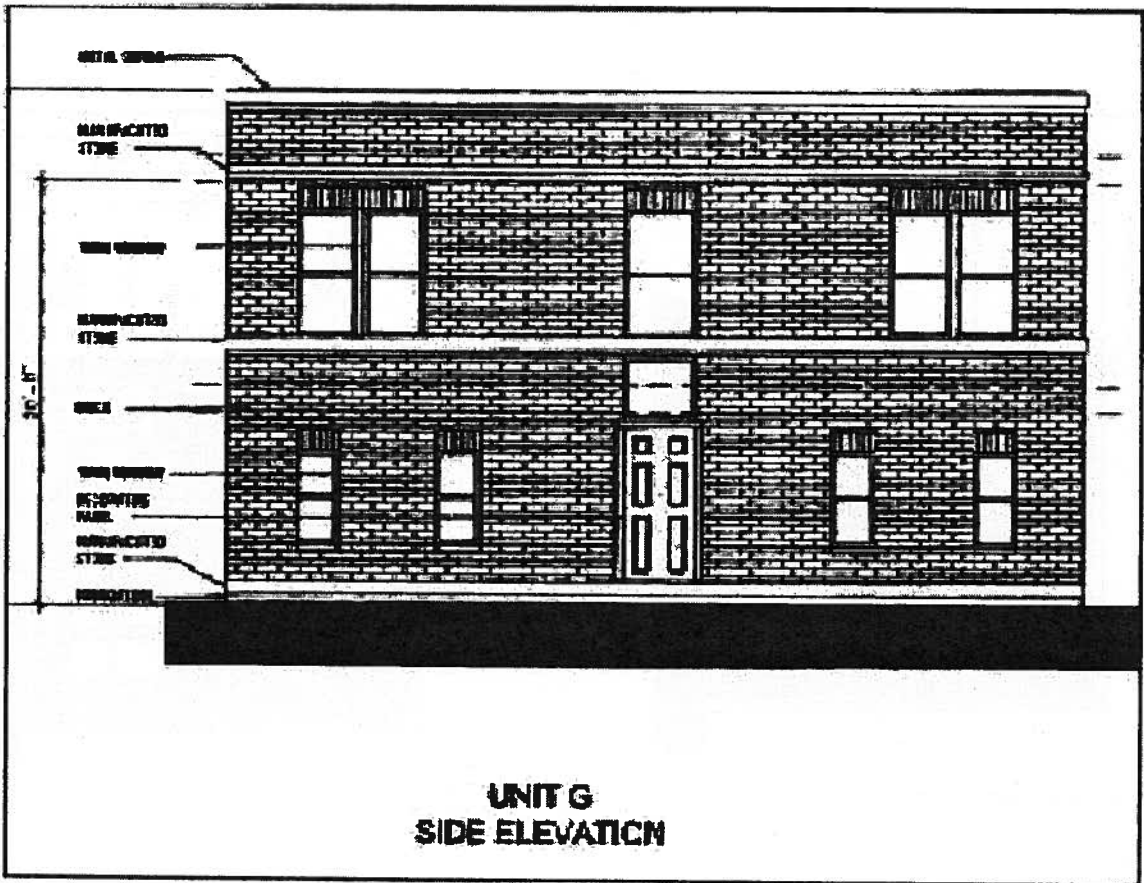
Three-Story Townhome Rear Elevation.



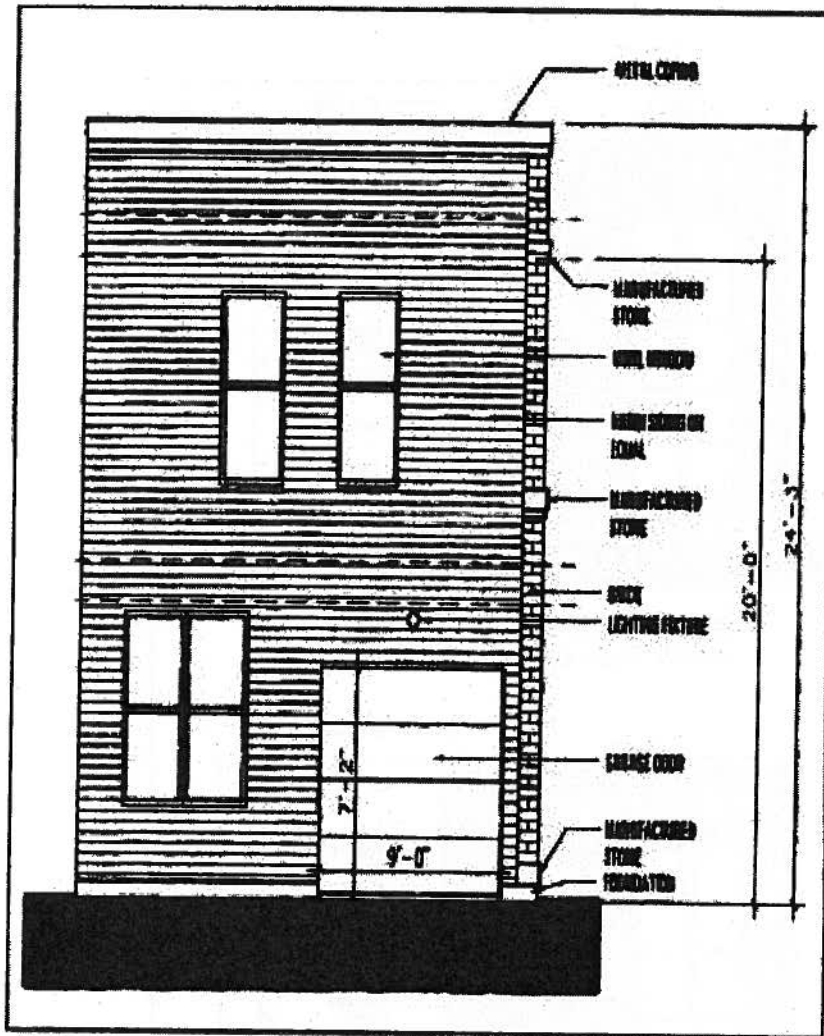
Unit G Roof - Options 1 And 2 Front Elevation.



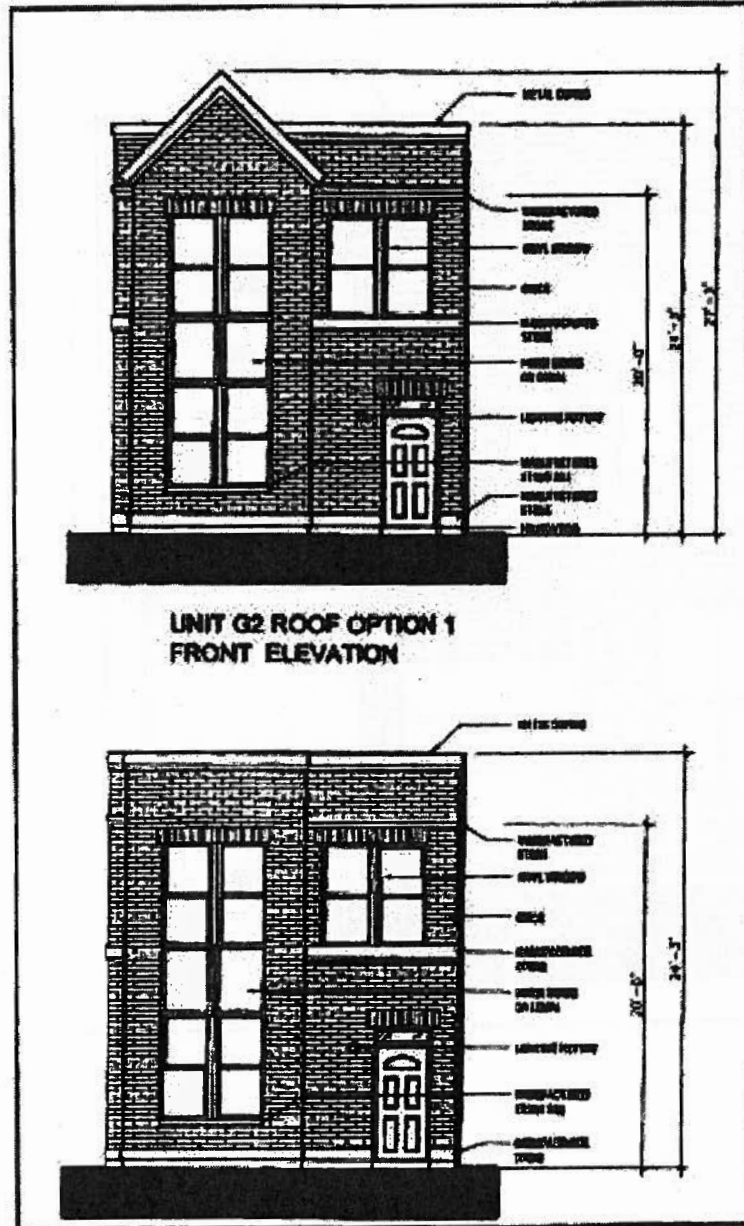
Unit G Side Elevation.



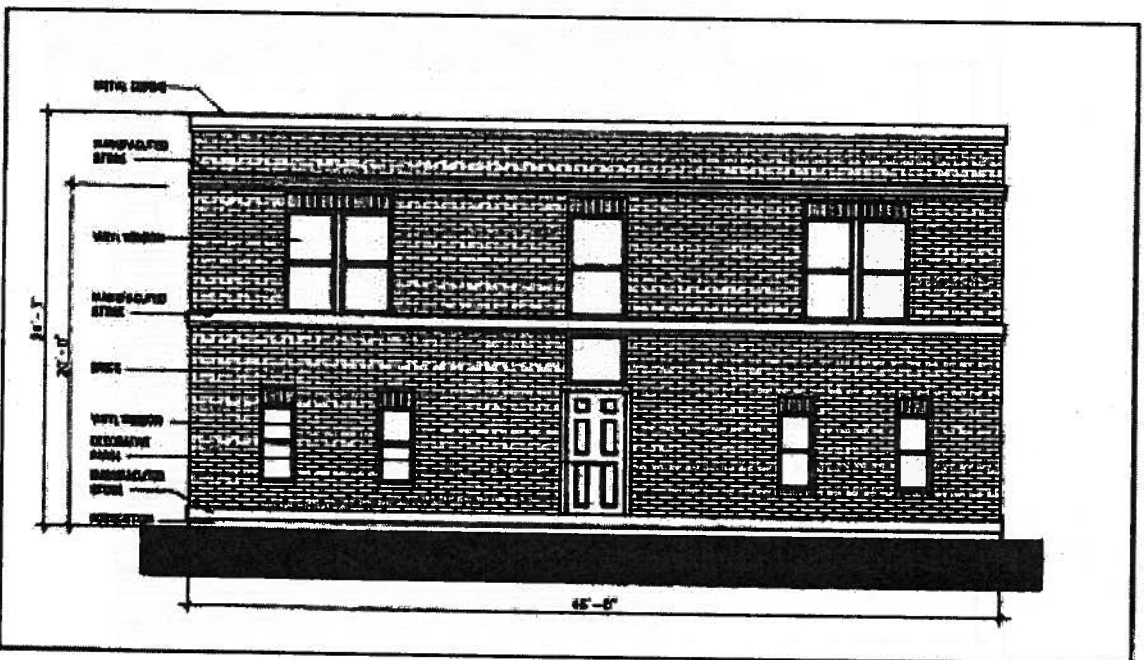
Unit G Rear Elevation.



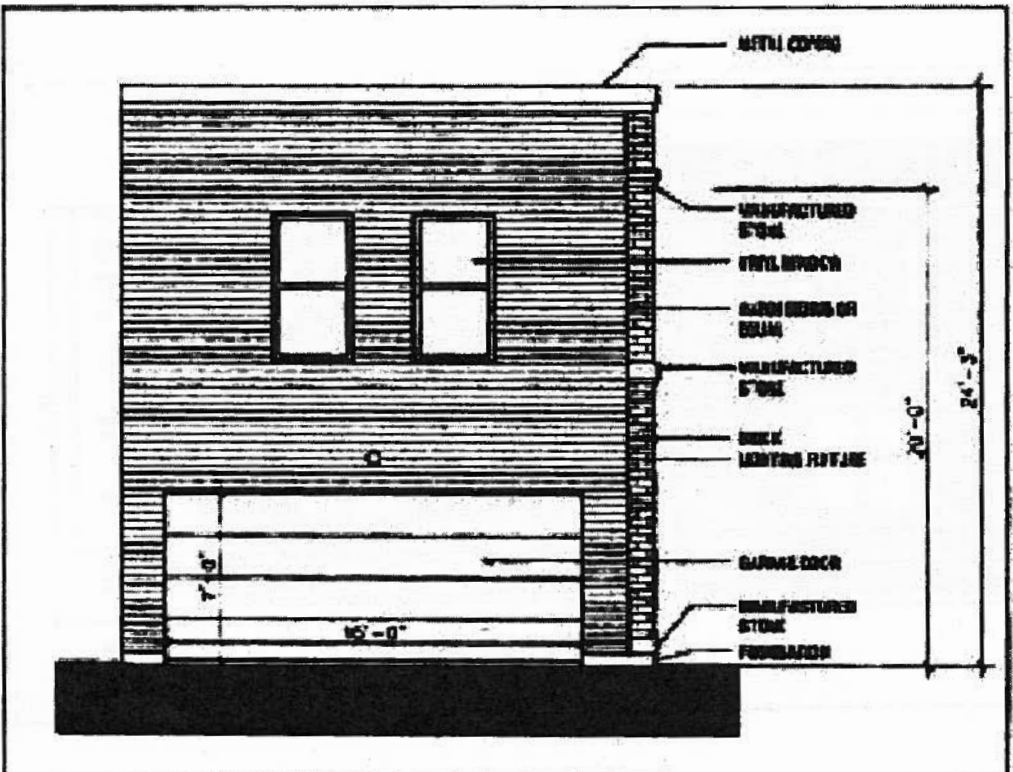
Unit G2 Roof - Options 1 And 2
Front Elevations.



Unit G2 Roof -- Option 2 Side Elevation.



Unit G2 Roof - Option 2 Rear Elevation



15183

11/30/2005

REPORTS OF COMMITTEES

62757

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

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

The following is said ordinance as passed:

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 RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 3-F in area bounded by:

a line 57.20 feet north of and parallel to West Chestnut Street, the alley east of and parallel to North LaSalle Street; West Chestnut Street; and a line 68.40 feet east of and parallel to North LaSalle Street,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

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

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
CHICAGO (CHICAGO ZONING ORDINANCE) BY
RECLASSIFICATION OF AREA SHOWN
ON MAP NUMBER 2-1,
(AS Amended) *RPD 999*
(Application Number 15183)

(Committee Meeting Held November 10, 2005)

The Committee on Zoning submitted the following report:

CHICAGO, November 30, 2005.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on November 10, 2005, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eight ordinances which were corrected and amended in their amended form. They are Application Numbers MA-89, 15241, A-5815, 15228, 15216, TAD-344, 15183 and 14671.

Please let the record reflect that I, William J.P. Banks, abstained from voting and recused myself on Application Numbers 15217, 15219, 15220, 15216, 15215, 15108, 15005, 15057, 14749 and 14751 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Please defer Application Number 15221.

Again, please let the record reflect that I abstain from voting on Application Numbers 15217, 15219, 15220, 15216, 15215, 15108, 15005, 15057, 14749 and 14751 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 47.

Nays -- None.

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

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

The following is said ordinance as passed:

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 B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 2-I in the area bounded by:

West Flournoy Street; South Kedzie Avenue; a line 32 feet south of and parallel to West Flournoy Street; a line 73 west of and parallel to South Kedzie Avenue; a line 57 feet south of and parallel to West Flournoy Street; South Kedzie Avenue; a line 200 feet north of and parallel to West Lexington Street; the north/south public alley east of and parallel to South Kedzie Avenue; a line 75 feet north of and parallel to West Lexington Street; South Kedzie Avenue; West Lexington Street; the north/south public alley east of and parallel to South Kedzie Avenue; a line 108 feet south of and parallel to West Lexington Street; South Kedzie Avenue; a line 132.99 feet south of and parallel to West Lexington Street; and the north/south public alley west of and parallel to South Kedzie Avenue,

to those of RM5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area described above, the Chicago Zoning Ordinance be amended by changing all the RM5 Residential Multi-Unit District symbols and indications as shown on Map No. 2-I to those of Residential Planned Development District, and a corresponding use district 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 in this ordinance read as follows:

RM5 Residential Planned Development Number 999.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development No. 999 ("Planned Development"), consists of a net site area of approximately 68,147 square feet (1.56 acres) of real property, which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is owned or controlled by New West Kedzie, L.L.C. ("Applicant") for purposes of this Planned Development.
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 right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns 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 and if different than the Applicant, the owners of all the property 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, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this 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 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. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by applicant and its successors in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligation therein.

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; a Existing Zoning and Land Use Map; a Planned Development Property Line and Boundary Map; two (2) Site Plans, including a Site Plan and Site Plan-Option "A", two (2) Landscape Plans, including Landscape Plan and Landscape Plan-Option "A"; Building Elevations; dated September 9, 2005, prepared by Bauhs Dring Seglin Main, Architects and Planners, which are all incorporated herein. Full size sets of the Site Plans, Landscape Plans, 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 in 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.
5. The following uses shall be permitted within the areas delineated herein:

Multi-Family Dwelling Units; uses as permitted in the RM-5 Residential Multi-Unit District; accessory parking; accessory uses; and related uses.
6. Identification and business 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. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Department of Transportation and Planning and Development. The Planned Development proposes one (1) parking spaces per dwelling unit for a total of 77 parking spaces. The Planned Development proposes no parking lot and therefore accessible parking requirements are not implicated.
8. 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work 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 accordance with the Municipal Code of the City of Chicago.

9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
 10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
 11. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed, and maintained in substantial conformance with the Site Plans, Landscape Plans, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
 12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to 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 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 statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
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14. 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 ("LEED") Green Building Rating. Copies of these standards may be obtained from the Department of Planning and Development.
15. Unless substantial construction has commenced within the Planned Development within six (6) years of the date of passage of the Planned Development, the zoning of that property shall revert to the RM-5, Residential Multi-Unit District. The six-year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Zoning and Land-Use Map; Planned Development Property Line, Boundary and Subarea Map; Site Plan; Site Plan Option A; Site Plan Elevations; Landscape Plan; Landscape Plan -- Option A; Site Plan Option A -- Elevations; Unit D Front Elevation -- Options 1 and 2; Unit D Side Elevation; Unit D -- Rear Elevation; Unit D -- First, Second, Third and Fourth Floor Plans; 3-Story Front Elevation Options 1 and 2; 3-Story Side Elevation; 3-Story Rear Elevation; 3-Story Townhome Planned Development Plans; Planned Development Unit G Front Elevation Option 1 and 2; Unit G Side and Rear Elevations Unit G2 Roof Options 1 and 2; Unit G2 Street Site Elevation; Unit G2 Rear Elevation; Unit G2 First Floor Plan; 3-Flats Front Elevation Option 1 and 2; and 3-Flats Side Elevation and Rear Elevation referred to in these Plan of Development Statement
Printed on pages 62764 through
62801 of this *Journal*.]

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

*Residential Planned Development Number 999.
Bulk Regulations And Data Table.*

Gross Site Area: 78,110 square feet (1.79) acres)

Net Site Area: 68,147 square feet (1.56 acres)

Maximum Floor Area Ratio: 1.85

Net Building Area: 109,248 square feet

Maximum Site Coverage: 68%

**Minimum Number of Accessory
Off Street Parking Spaces:**

77

Except if the number of residential units is reduced the number of off-street parking spaces may be reduced so long as a 1:1 parking space ratio is maintained.

**Minimum Number of
Off Street Loading Docks:**

None

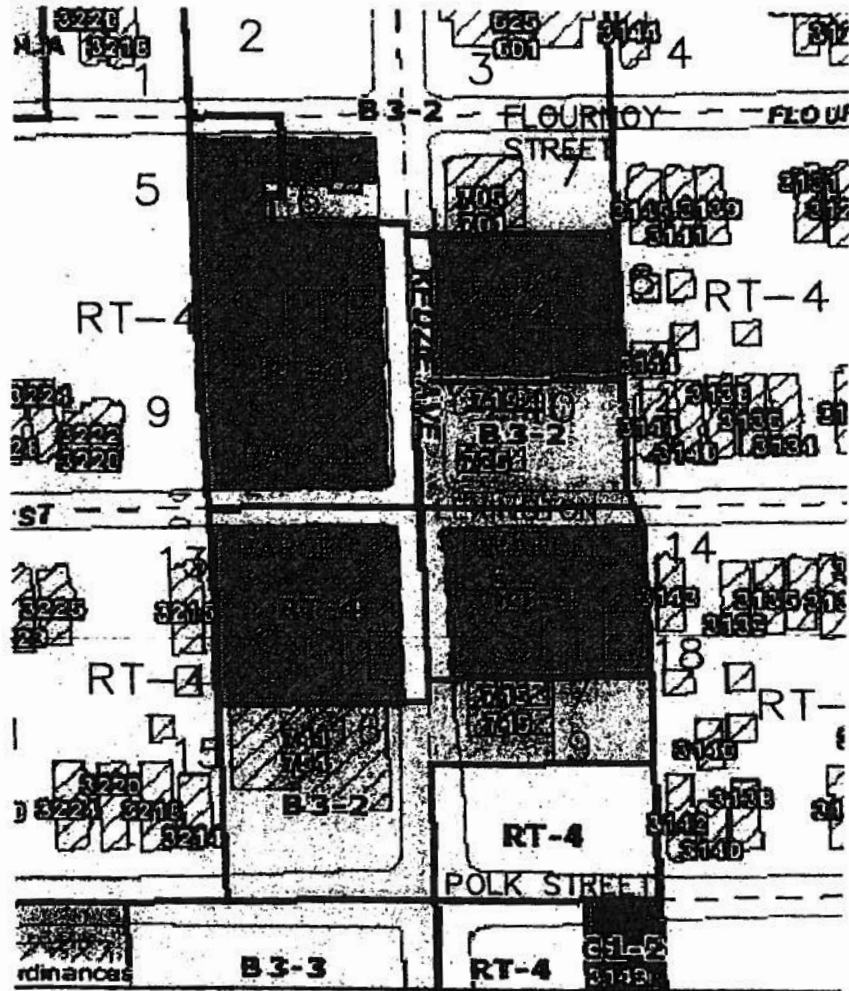
Building Setbacks:

Flournoy Street: 3 feet, 0 inches to 12 feet, 0 inches (see site plan)

Kedzie Street: 12 feet, 0 inches to 17 feet, 0 inches (see site plan)

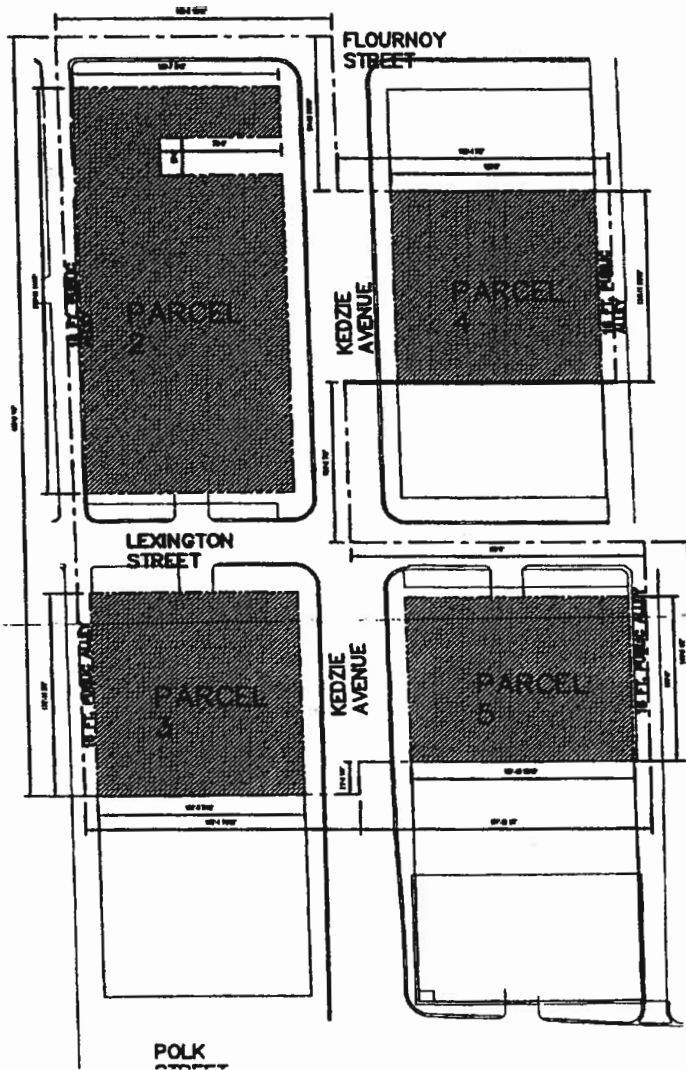
Lexington Street: 3 feet, 0 inches to 6 feet, 3 inches (see site plan)

Zoning And Land-Use Map.



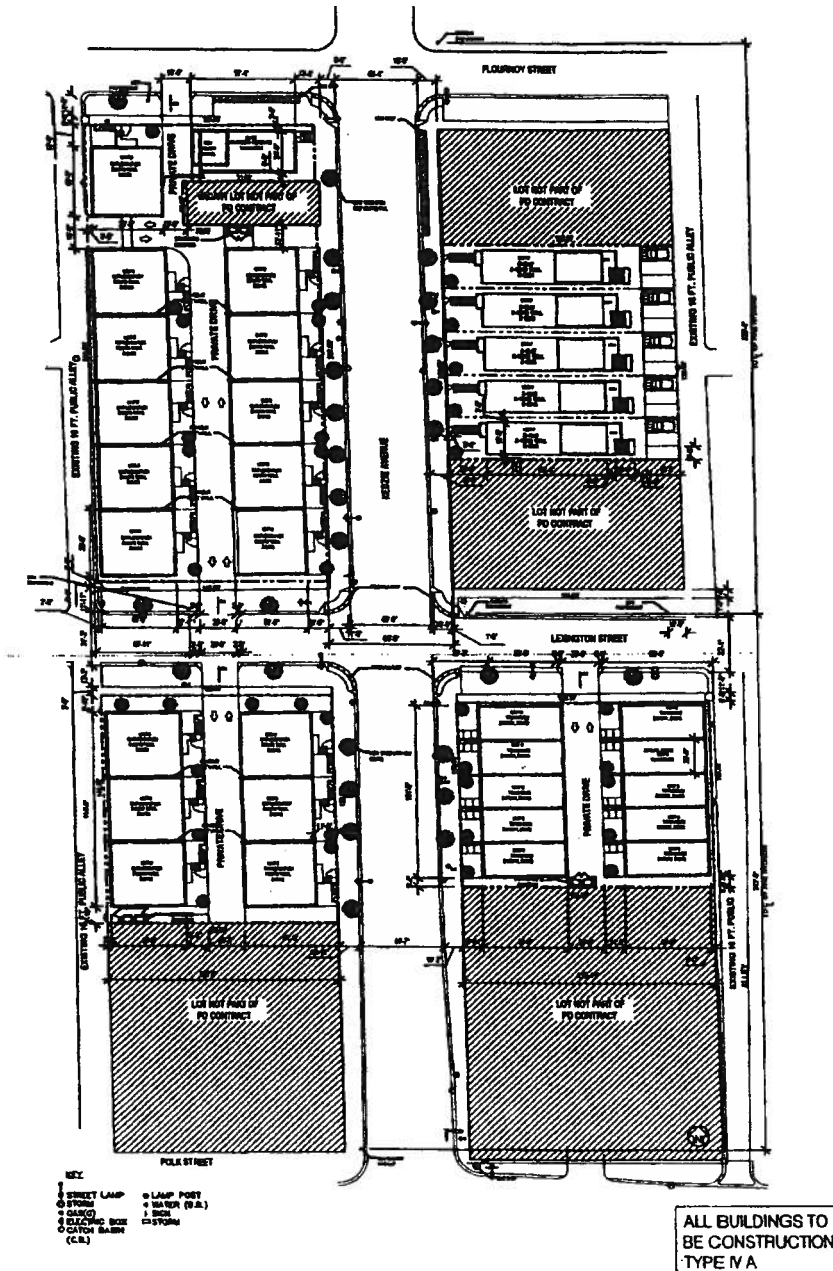
- INDICATED PROPERTY FOR PLANNED DEVELOPMENT
 --- ZONING DISTRICT BOUNDARIES
 [Hatched Box] PLANNED DEVELOPMENT
- | | | | |
|-------------------------------------|---|-------------------------------------|-------------------------------|
| 1. 1 STORY MASONRY RESIDENCE | 7. 3 STORY MASONRY BUILDING WITH GROUND FLOOR RESTAURANT, BAR | 10. 3 STORY VACANT MASONRY BUILDING | 13. 2 STORY MASONRY RESIDENCE |
| 2. PARKING LOT | 8. 2 STORY MASONRY APARTMENTS | 11. CURRENCY EXCHANGE | 14. 3 STORY MASONRY RESIDENCE |
| 3. CROFT COURT HOUSE SALOON & UPPER | 9. 2 STORY MASONRY RESIDENCE | 12. 2 STORY MASONRY RESIDENCE | 15. 2 STORY MASONRY RESIDENCE |
| 4. 2 STORY MASONRY RESIDENCE | 10. 3 STORY VACANT MASONRY BUILDING | 13. 2 STORY MASONRY RESIDENCE | 16. GROCERY STORE |
| 5. 3 STORY MASONRY RESIDENCE | 11. CURRENCY EXCHANGE | 14. 3 STORY MASONRY RESIDENCE | 17. 2 STORY MASONRY RESIDENCE |
| 6. VACANT LOT | 12. 2 STORY MASONRY RESIDENCE | 15. 2 STORY MASONRY RESIDENCE | 18. 2 STORY MASONRY RESIDENCE |
| | 13. 2 STORY MASONRY RESIDENCE | 16. GROCERY STORE | 19. VACANT LOT |
| | 14. 3 STORY MASONRY RESIDENCE | 17. 2 STORY MASONRY RESIDENCE | |
| | 15. 2 STORY MASONRY RESIDENCE | 18. 2 STORY MASONRY RESIDENCE | |
| | 16. GROCERY STORE | 19. VACANT LOT | |

Planned Development Property Line,
Boundary And Subarea Map.

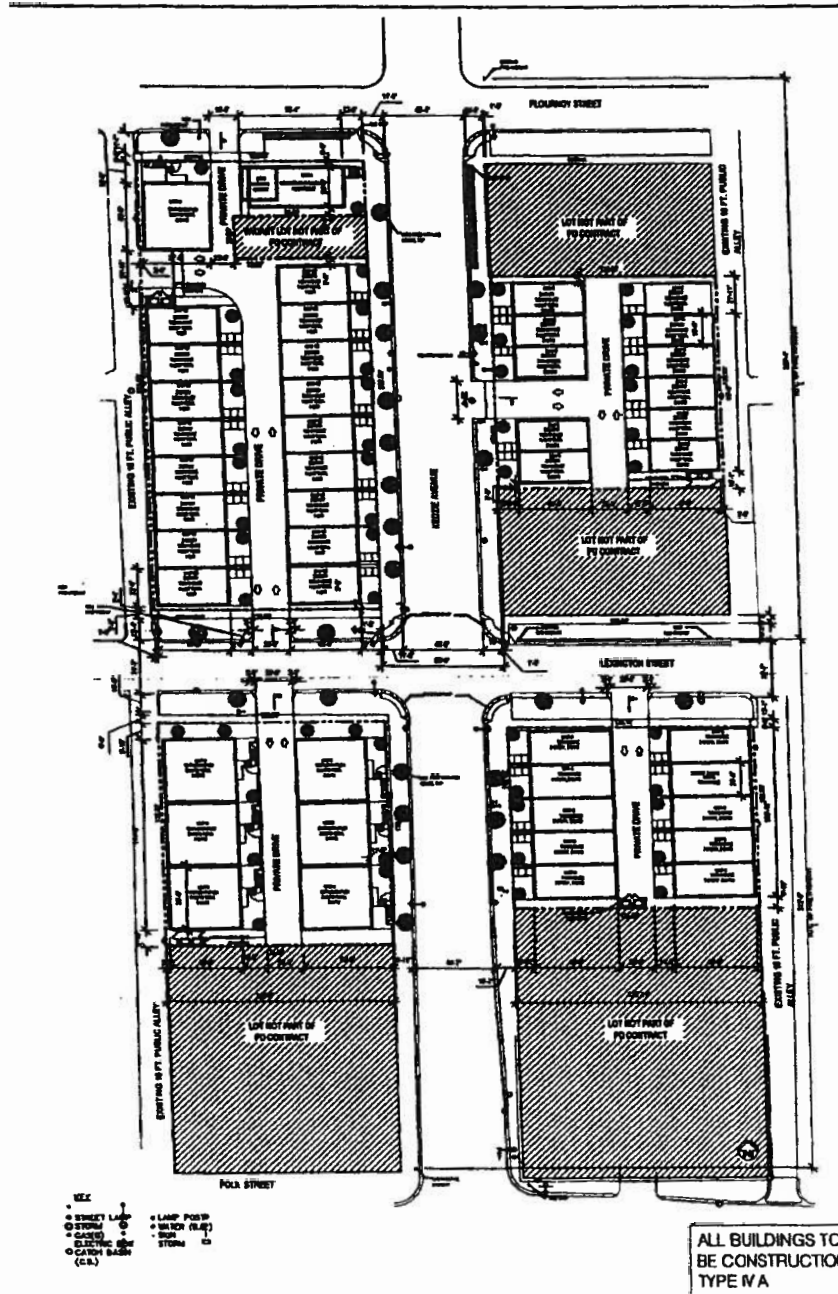


- SUBJECT PROPERTY BOUNDARY
- PLANNED DEVELOPMENT BOUNDARY
- ▨ INDICATED PROPERTY FOR PLANNED DEVELOPMENT

Site Plan.



Site Plan Option A.

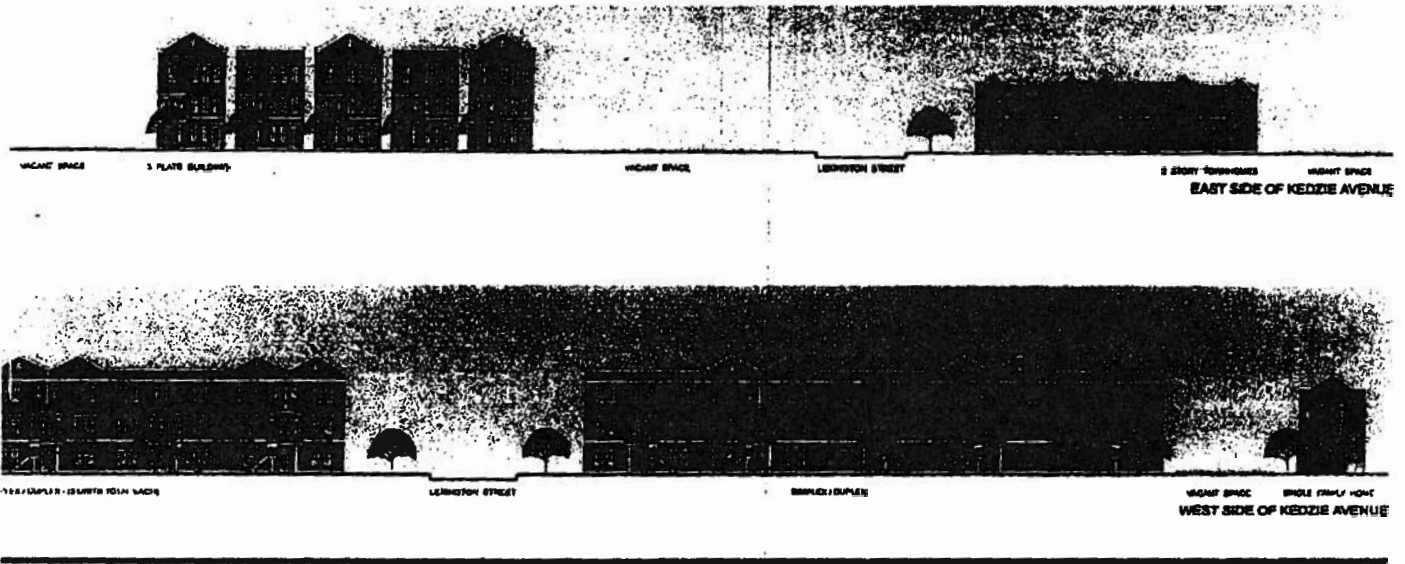


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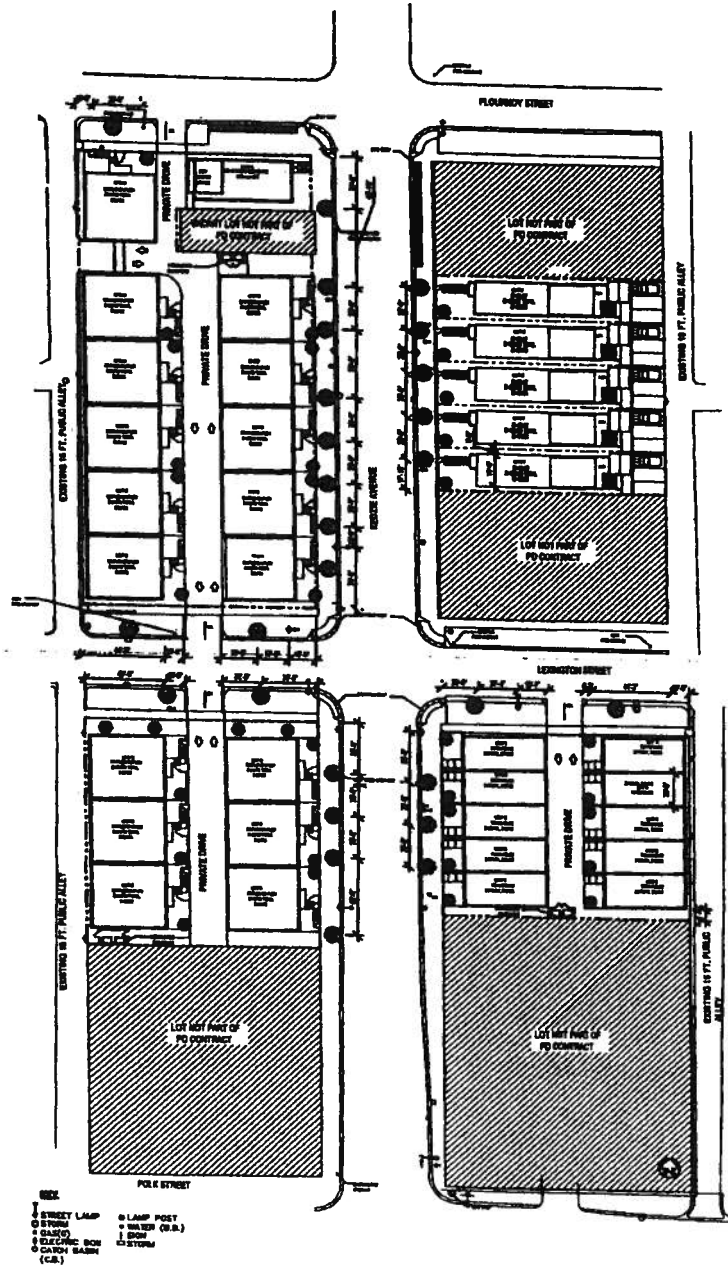
Site Plan Elevations.



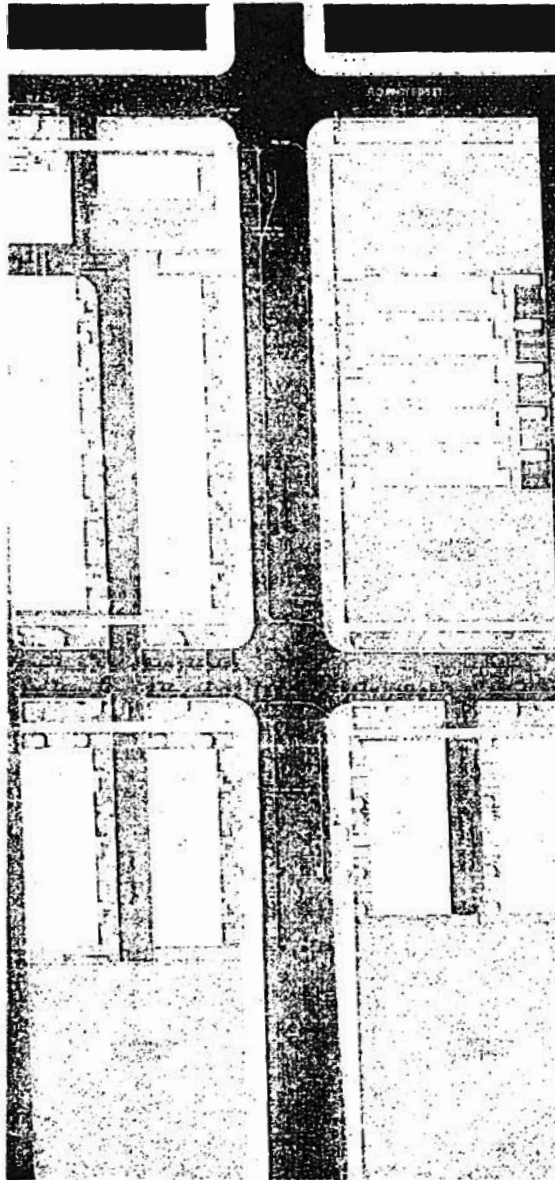
SITE PLAN ELEVATIONS
HERITAGE HOMES
 KEDZIE HOMES LLC.
 20 OCTOBER 2005

BAUHS DRING SEGUN 

Landscape Plan.
(Page 1 of 2)



Landscape Plan.
(Page 2 of 2)



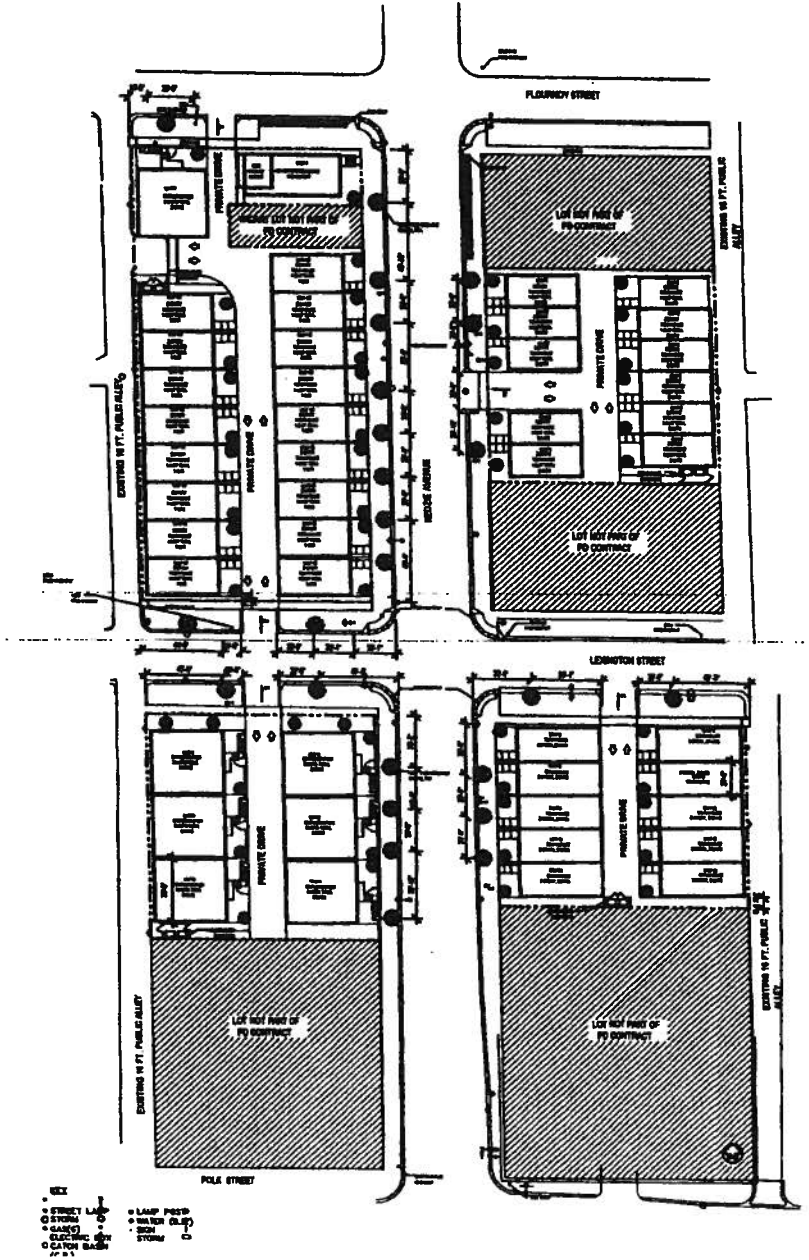
• LAND PLAN
• LAND PLAN (S.A.)
• LAND PLAN
• LAND PLAN (S.A.)
• LAND PLAN (S.A.)

HERITAGE HOMES LANDSCAPE PLAN
KEDZIE HOMES, L.L.C. - DEVELOPER

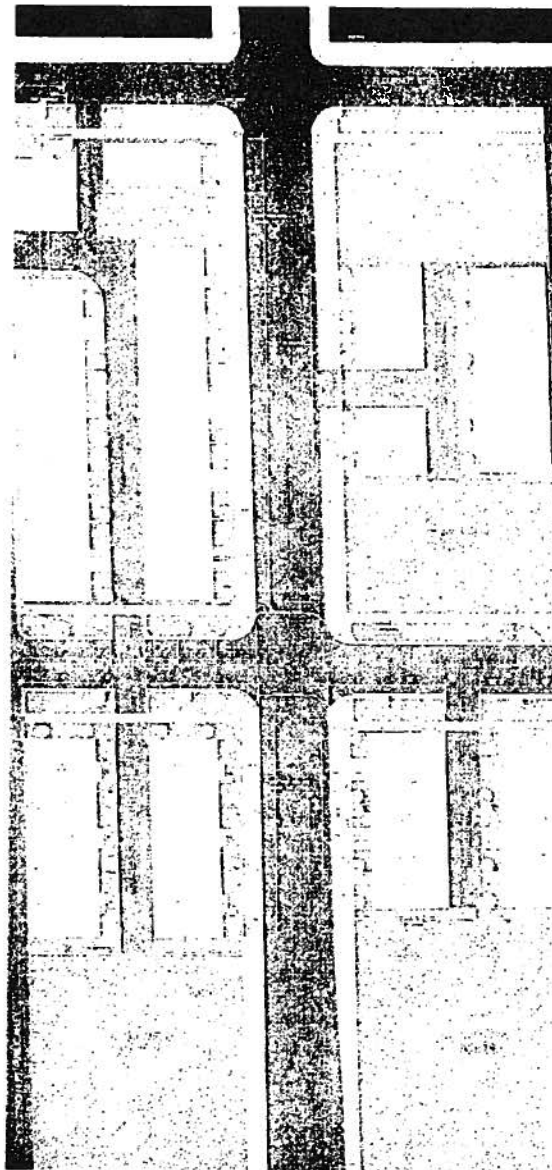
CHICAGO, ILLINOIS
10.20.05

Project No.
Date
Sheet No.
Scale

Landscape -- Option A.
(Page 1 of 2)



Landscape Plan -- Option A.
(Page 2 of 2)



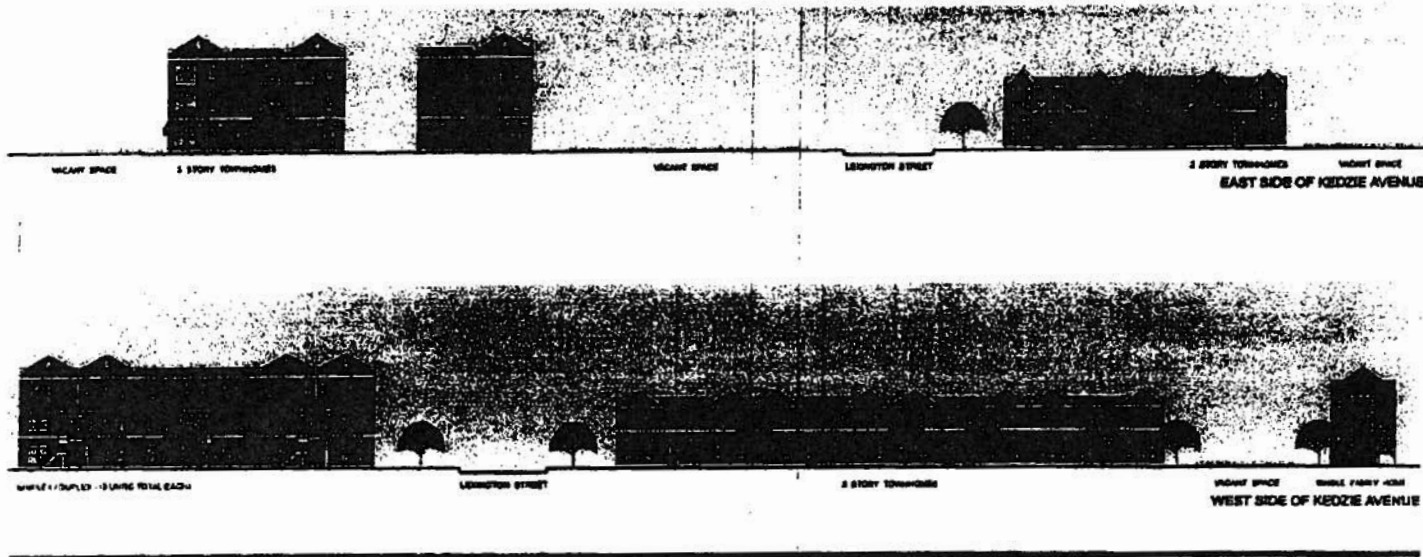
• STREET LAMP
• DRIVE
• SIDEWALK
• DRIVE LANE
(S.A.)
• LAMP POST
• DRIVE (S.A.)
• SIDEWALK
• DRIVE LANE
(S.A.)

HERITAGE HOMES LANDSCAPE PLAN
KEDZIE HOMES, L.L.C. - DEVELOPER

CHICAGO, ILLINOIS
10.20.05

Author
Date
Scale
Sheet No.
Total Sheets

Site Plan Option A Elevations.



SITE PLAN OPTION - A ELEVATIONS

HERITAGE HOMES

KEDZIE HOMES LLC.
20 OCTOBER 2005

BAUHS DRING SEGLIN

11/30/2005

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Unit D Front Elevation -- Option 1.



Unit D Front Elevation -- Option 2.

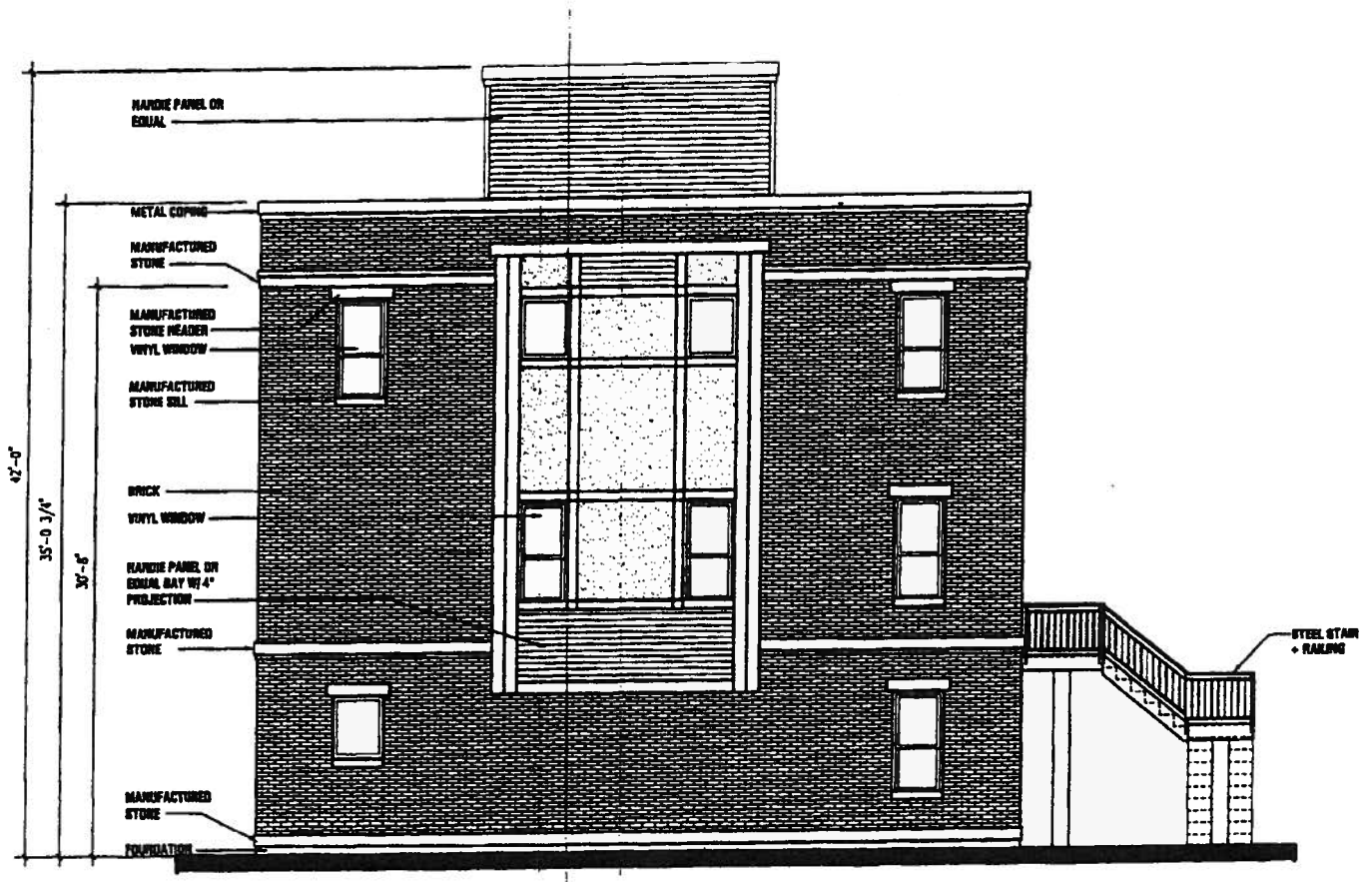


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62777

Unit D Side Elevation.

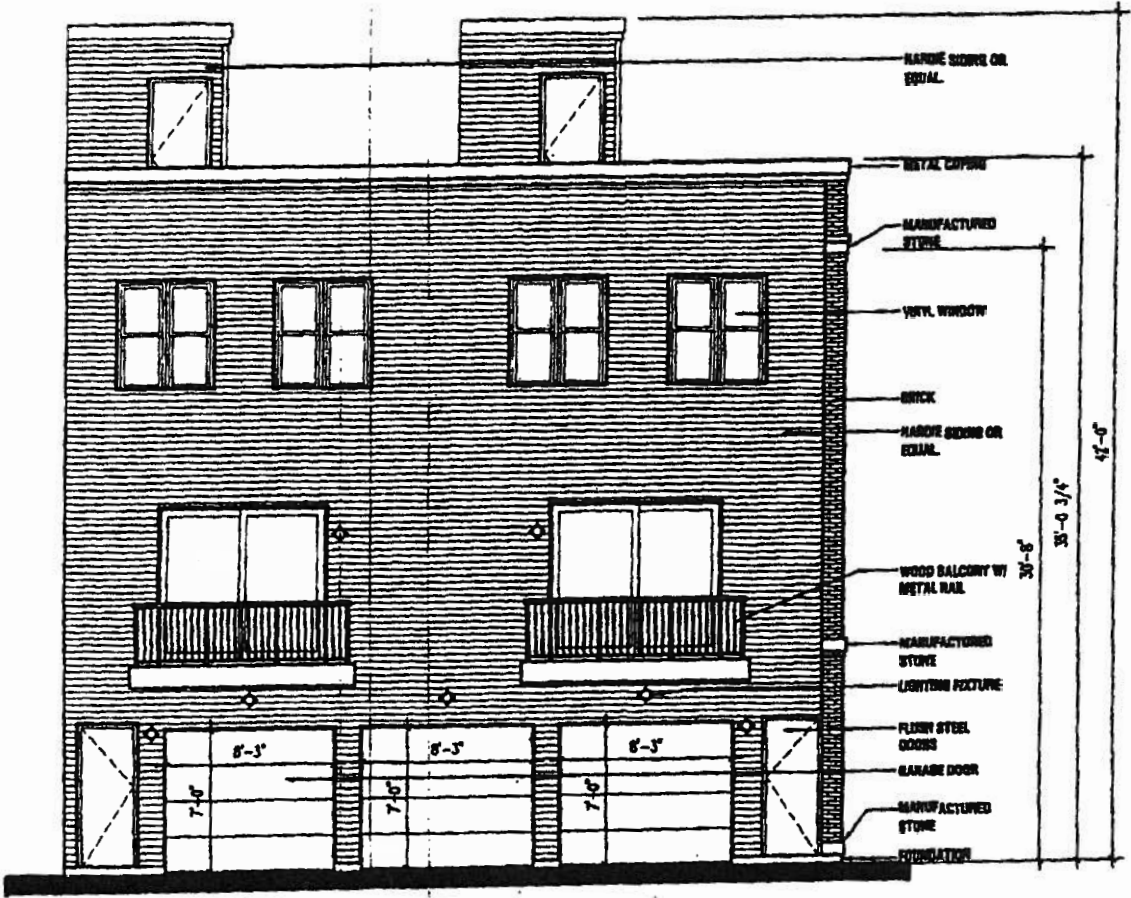


62778

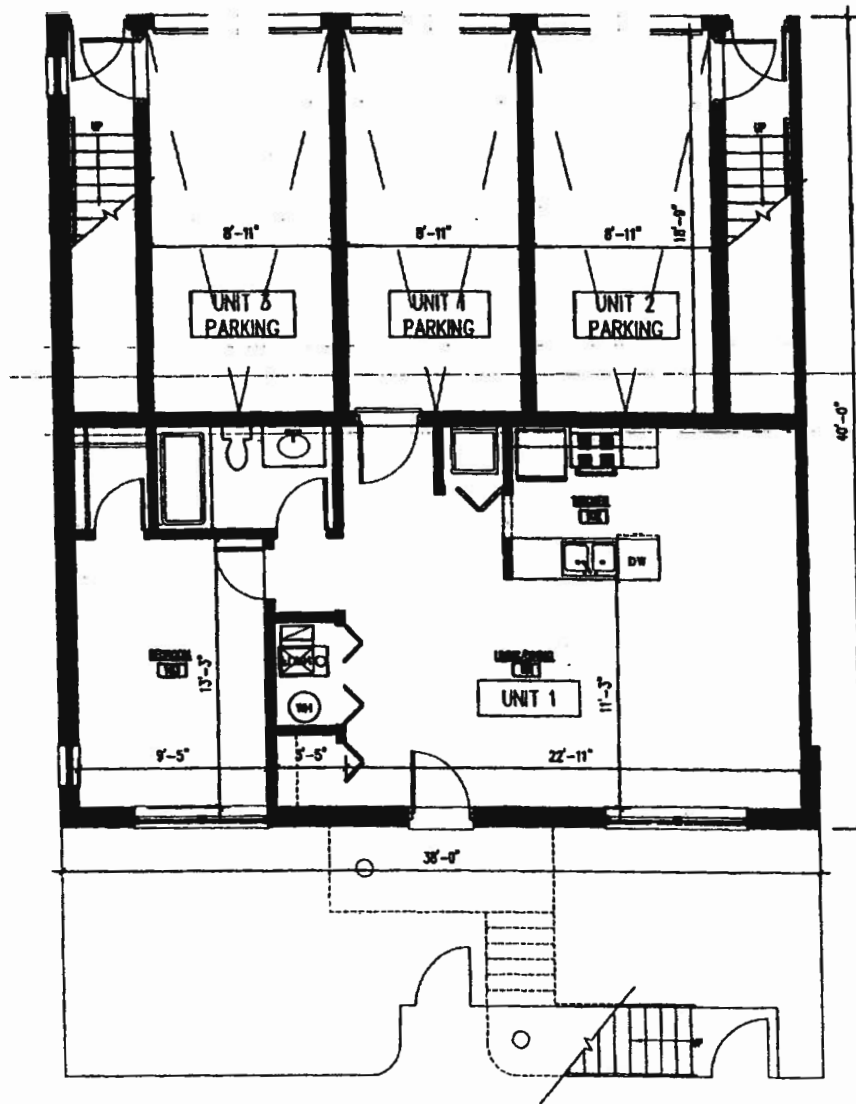
JOURNAL--CITY COUNCIL--CHICAGO

11/30/2005

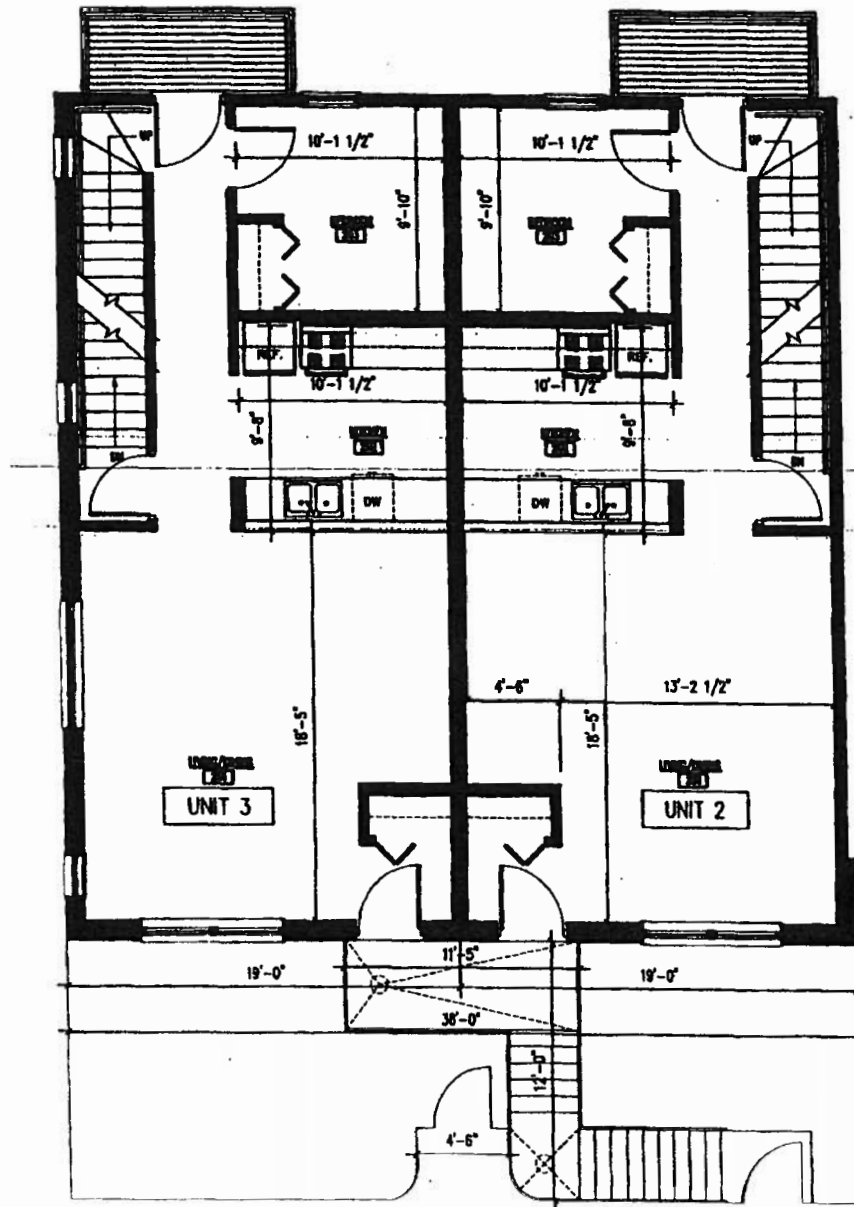
Unit D -- Rear Elevation.



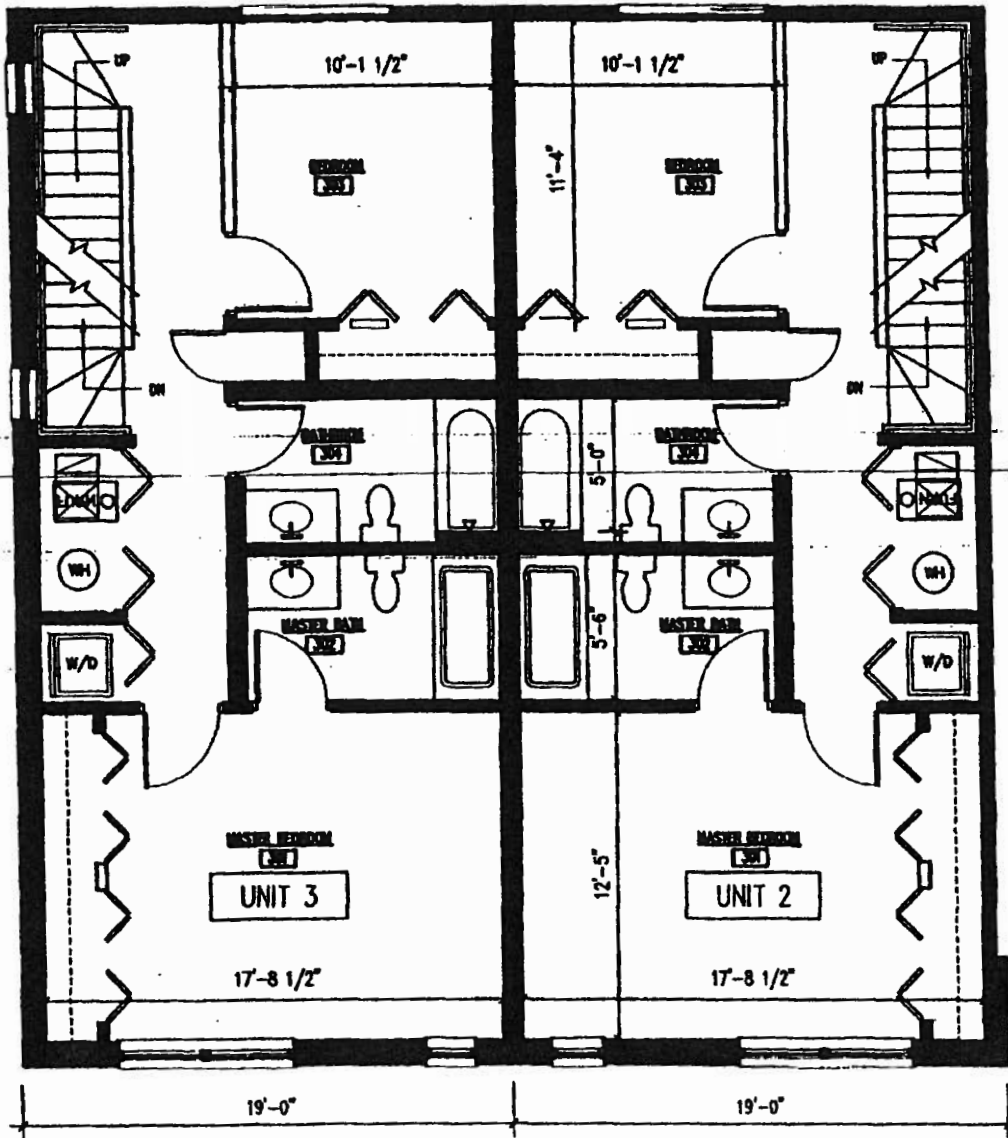
Unit D First Floor Plan.



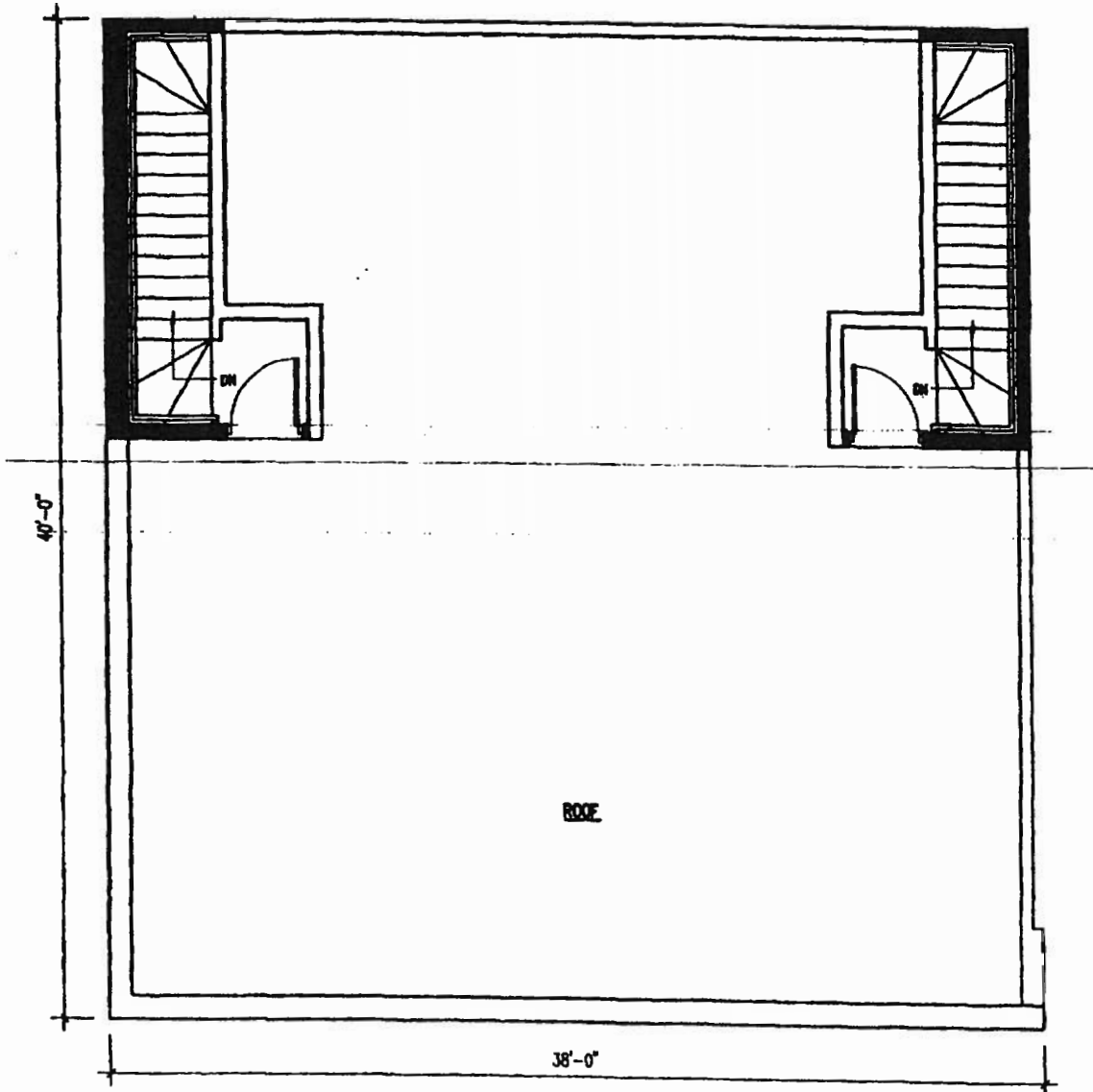
Unit D Second Floor Plan.



Unit D Third Floor Plan.



Unit D Fourth Floor Plan.

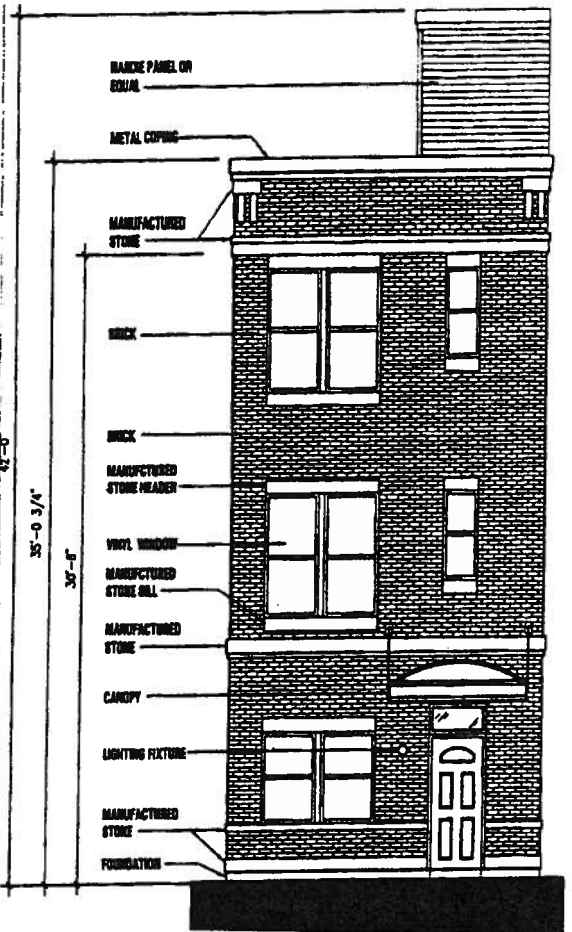
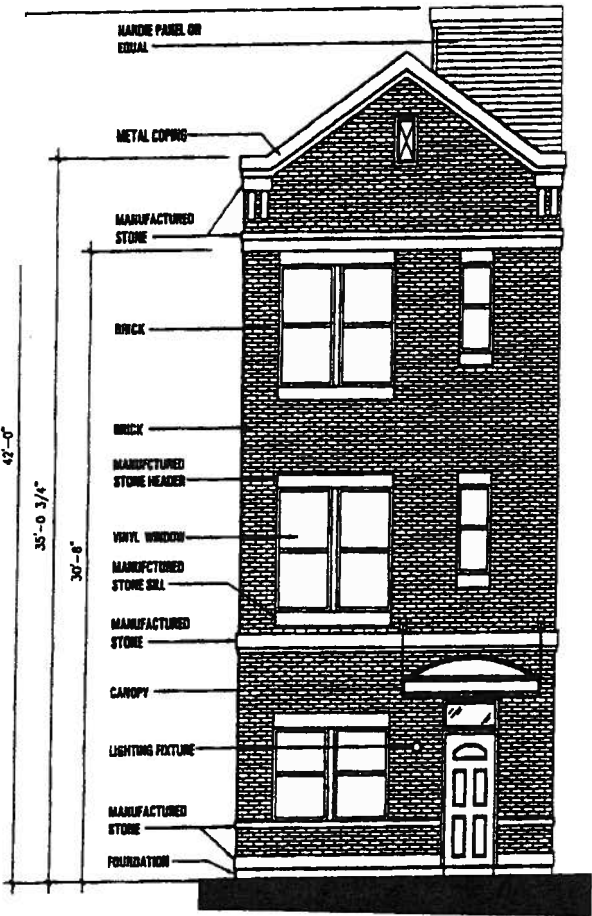


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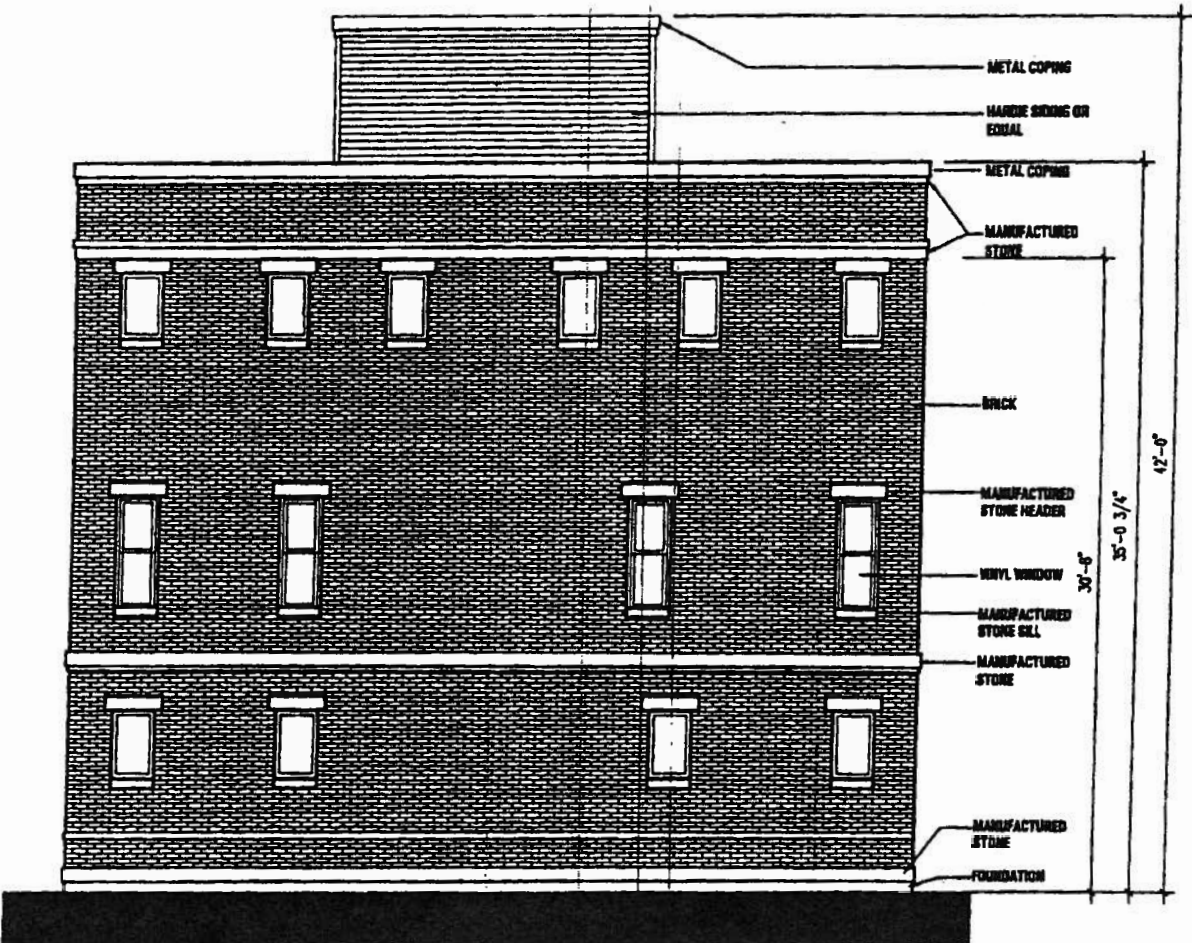
62783

Planned Development 3-Story
Townhome Elevation.

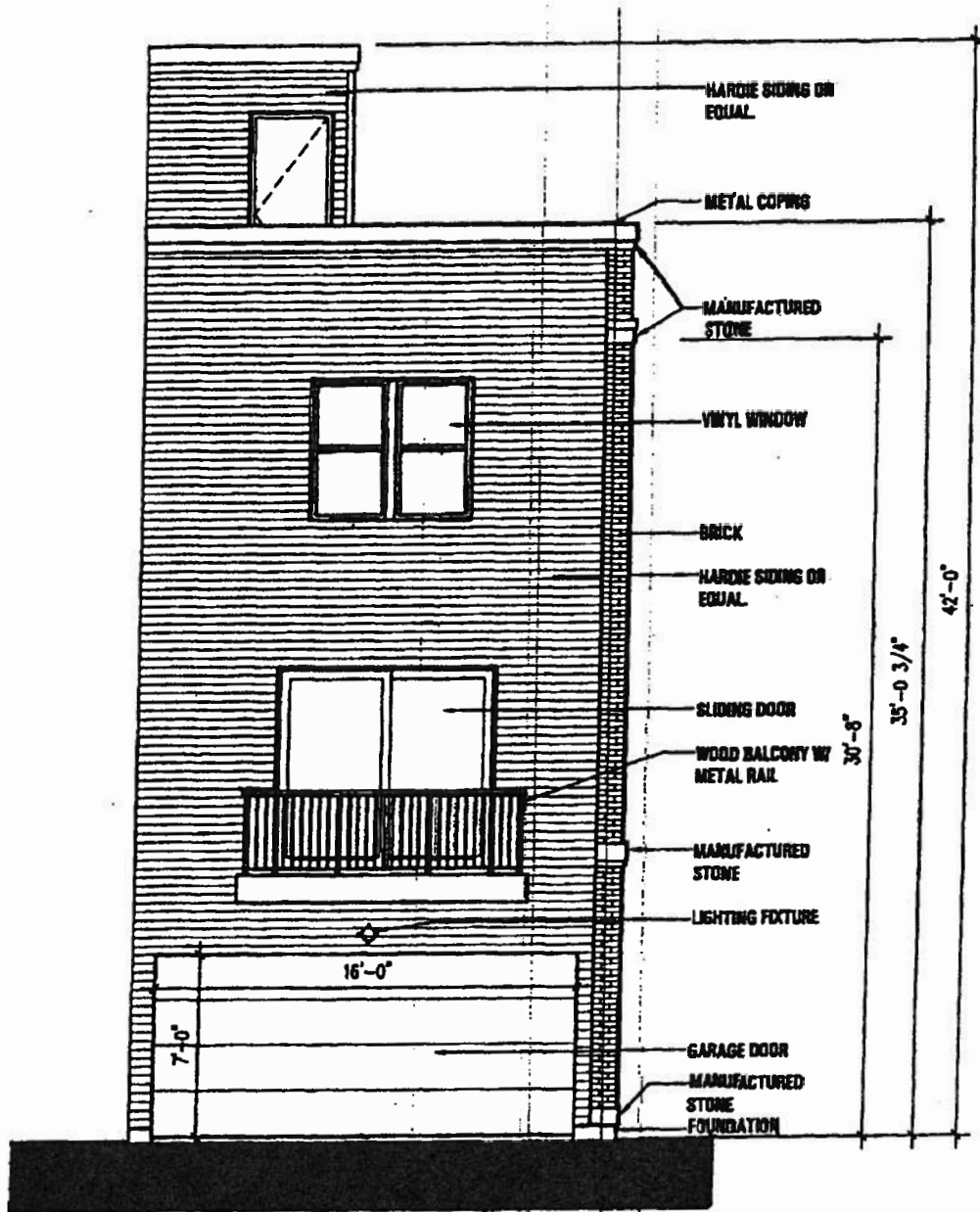


3-Story Townhome

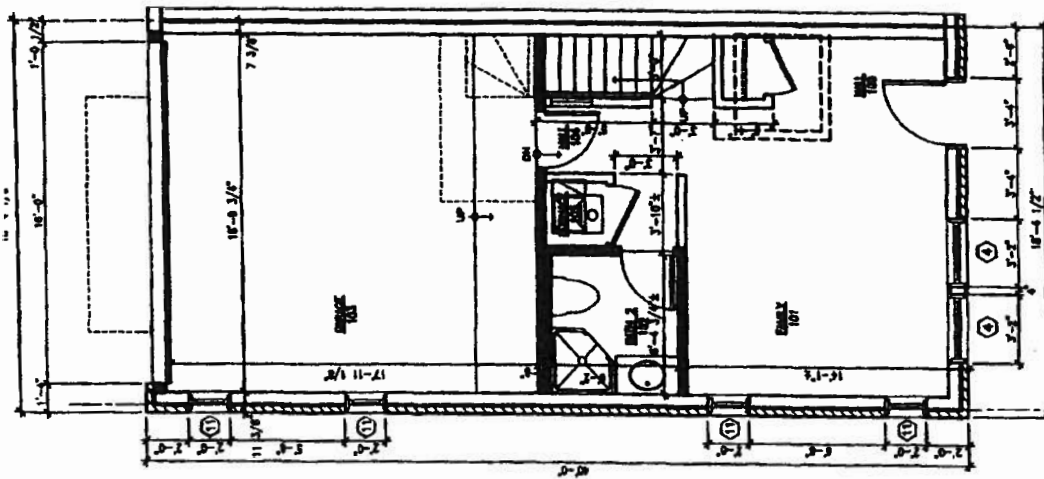
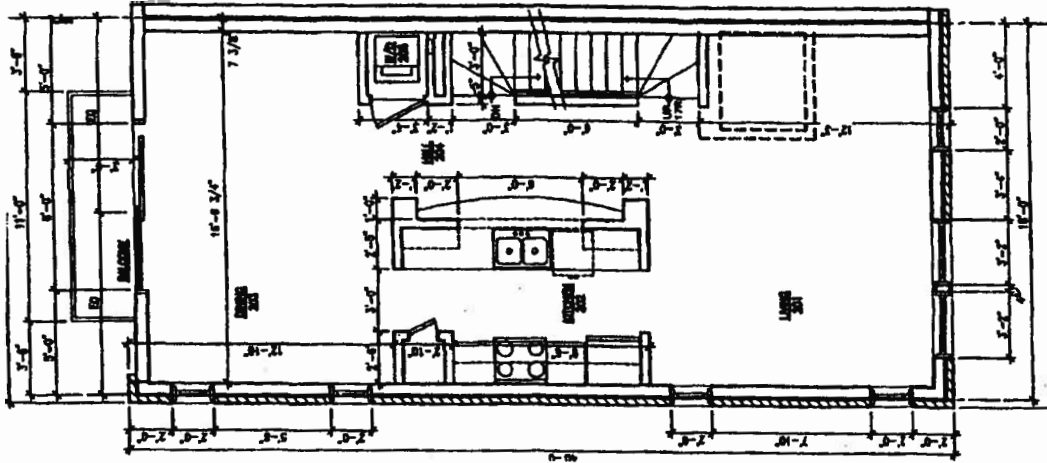
Side Elevation To Open Lot.



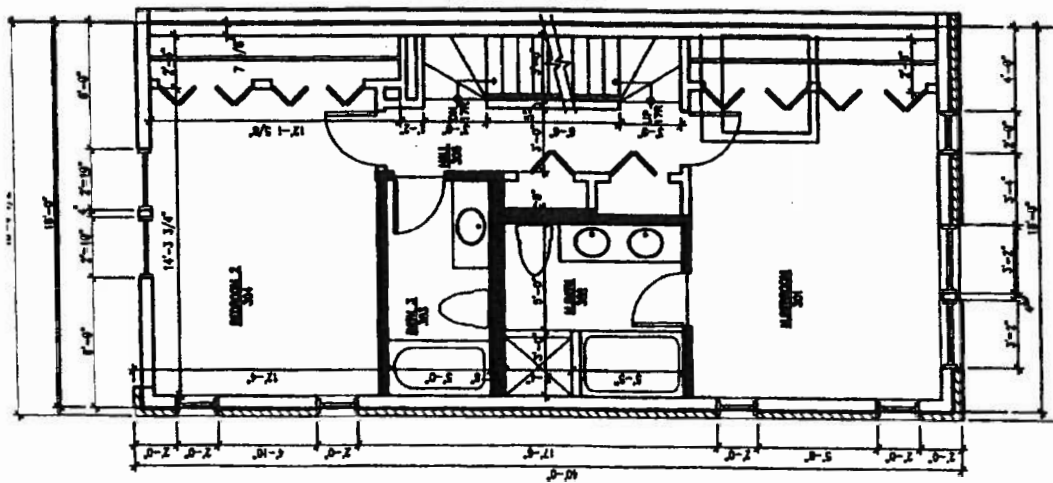
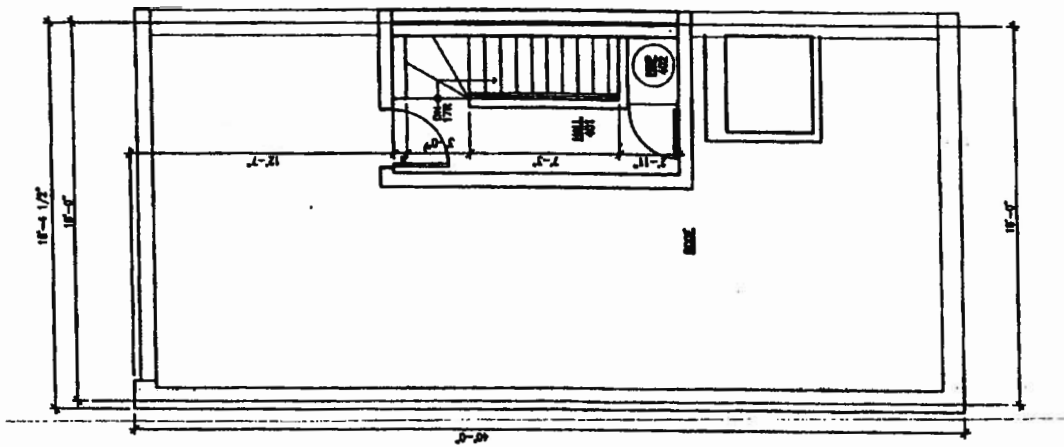
3-Story Townhome Rear Elevation.



3-Story Townhome First And Second Floor Plan.

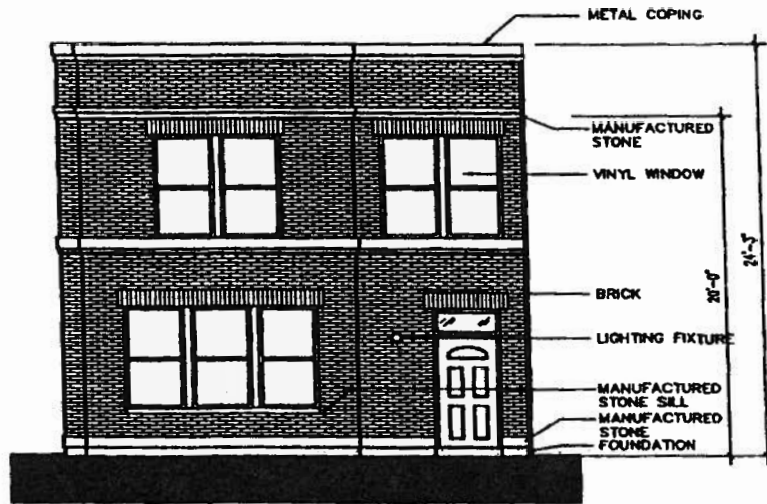


3-Story Townhome Third And Fourth Floor Plan.

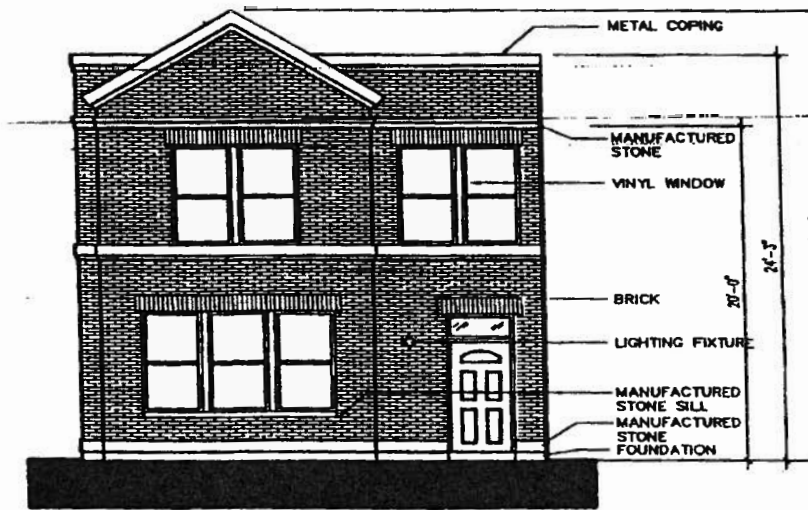


Unit G

Roof Options 1 And
2 Front Elevation.



UNIT G ROOF OPTION 2
FRONT ELEVATION



UNIT G ROOF OPTION 1
FRONT ELEVATION

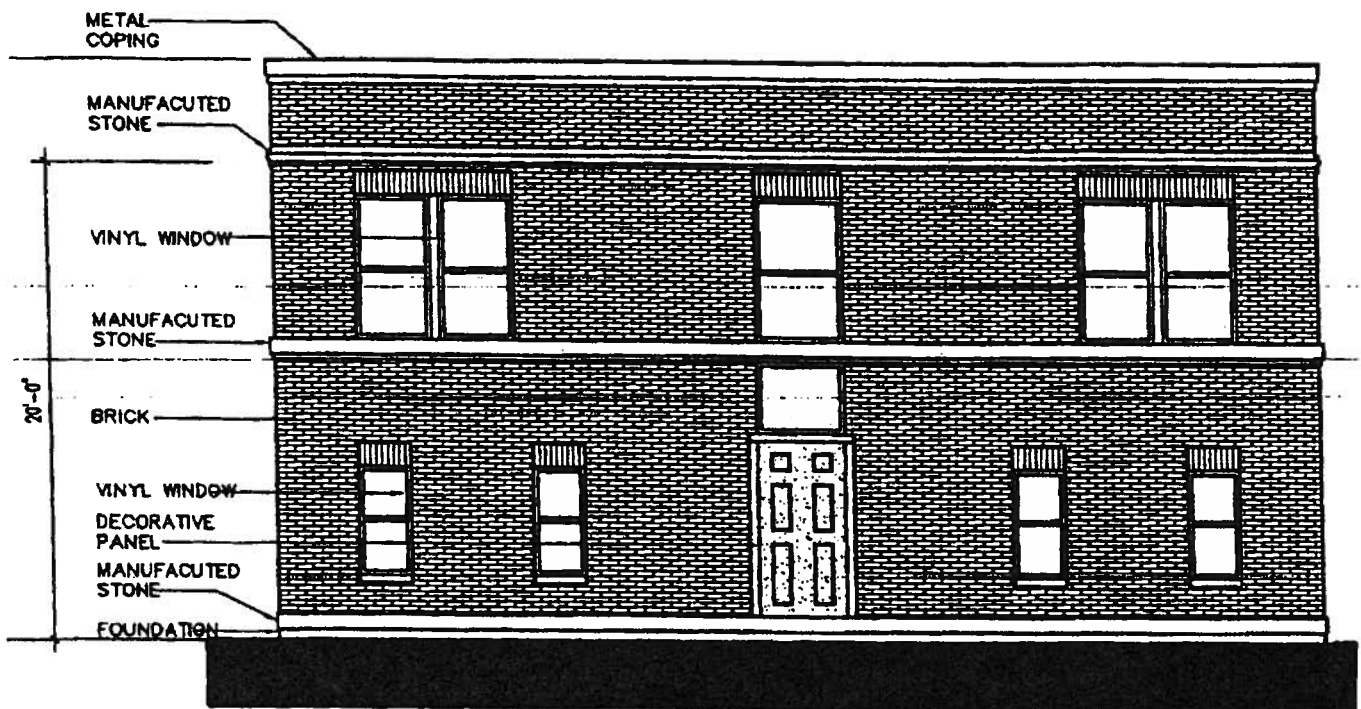
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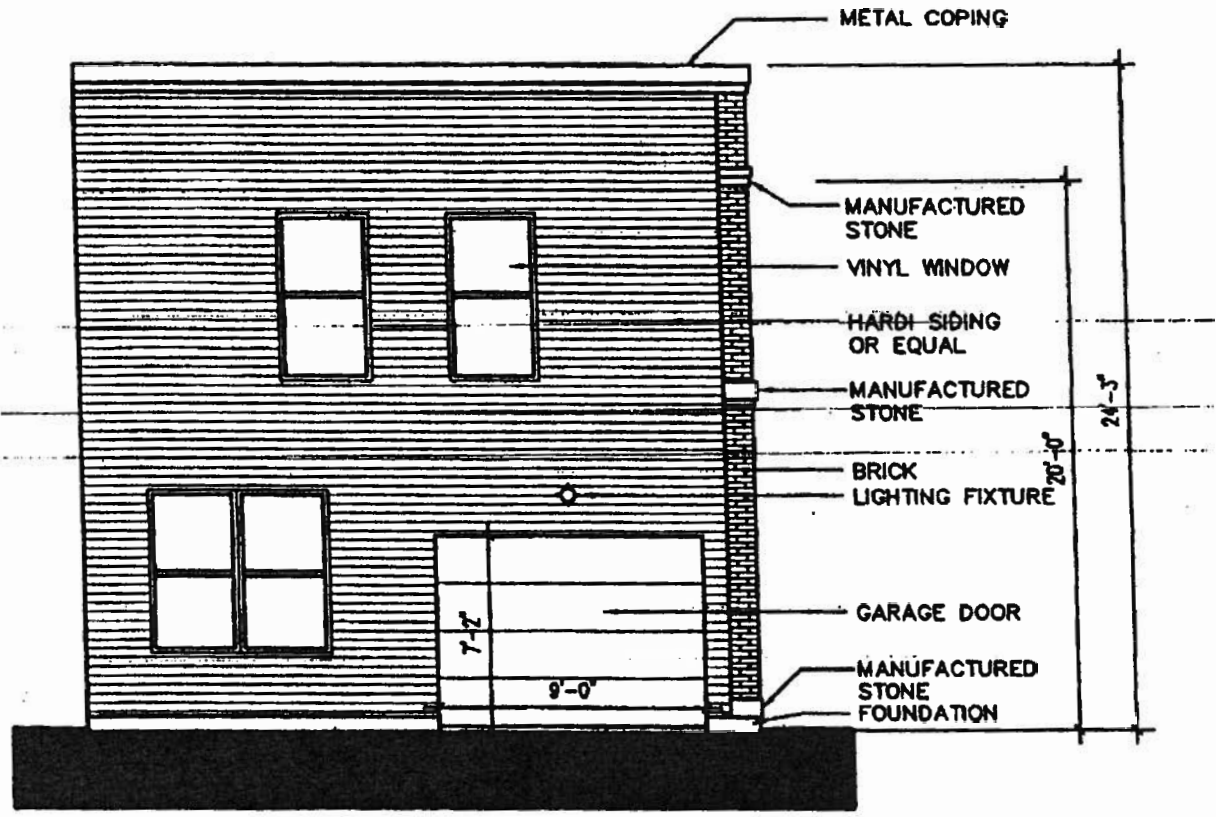
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Unit G

Side Elevation.

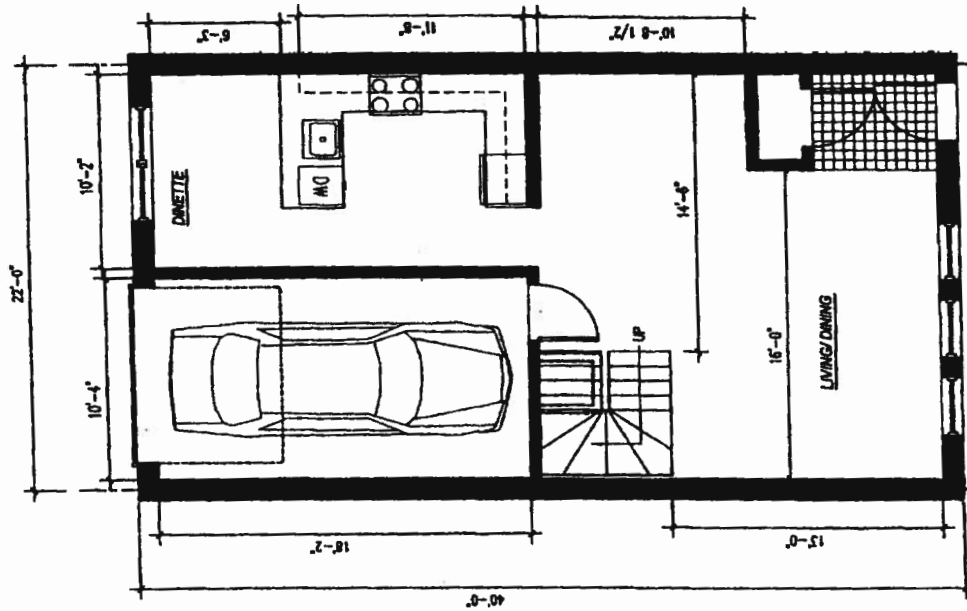
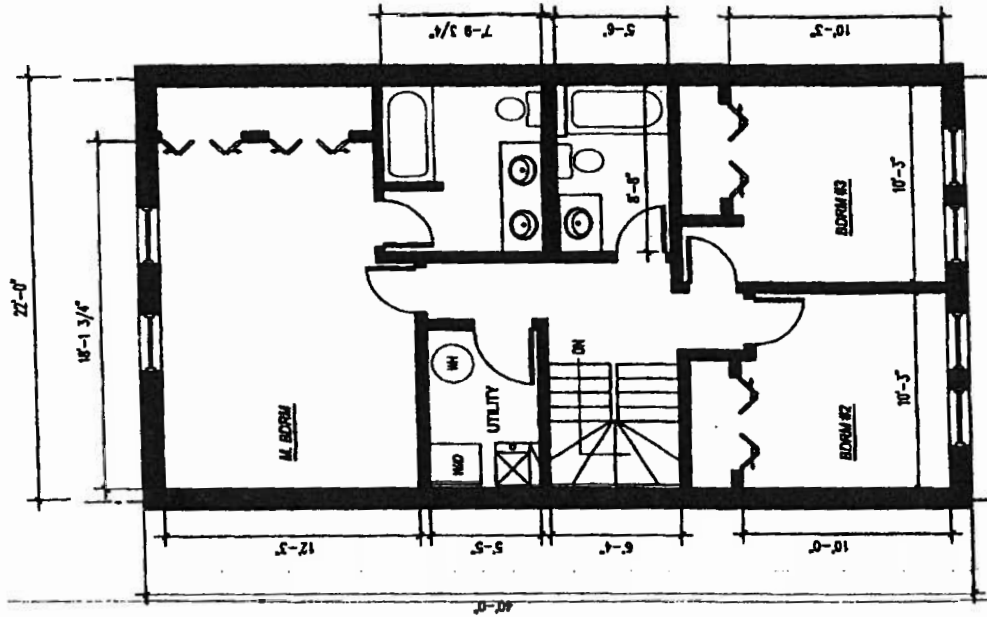


Unit G
Rear Elevation



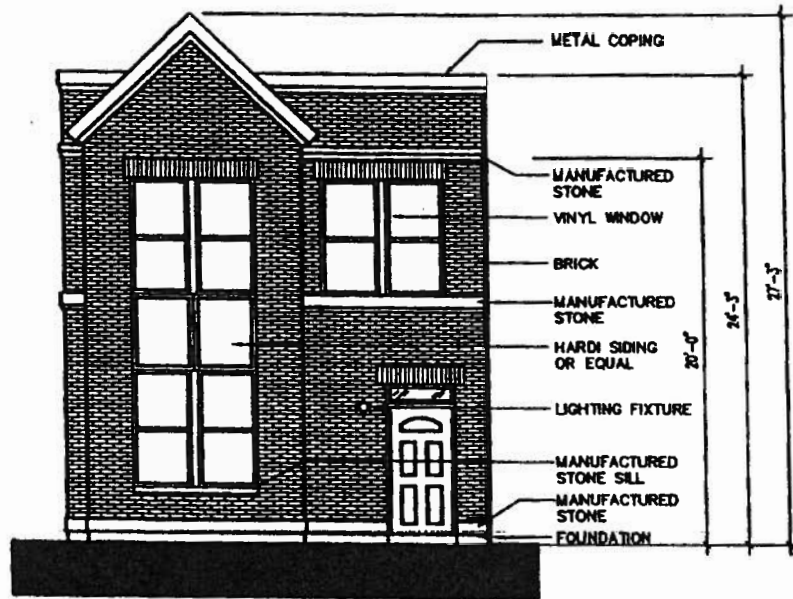
Unit G

First And Second Floor Plan.

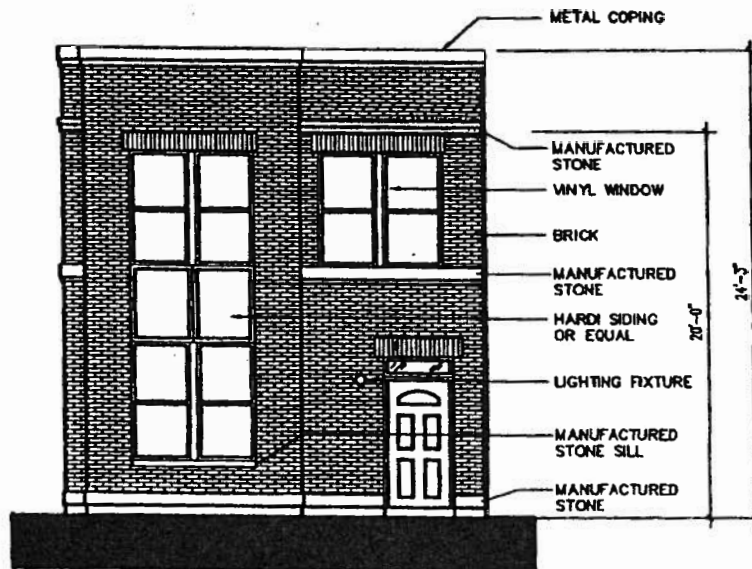


Unit G2

Roof Options 1 And
2 Front Elevation.



UNIT G2 ROOF OPTION 1
FRONT ELEVATION



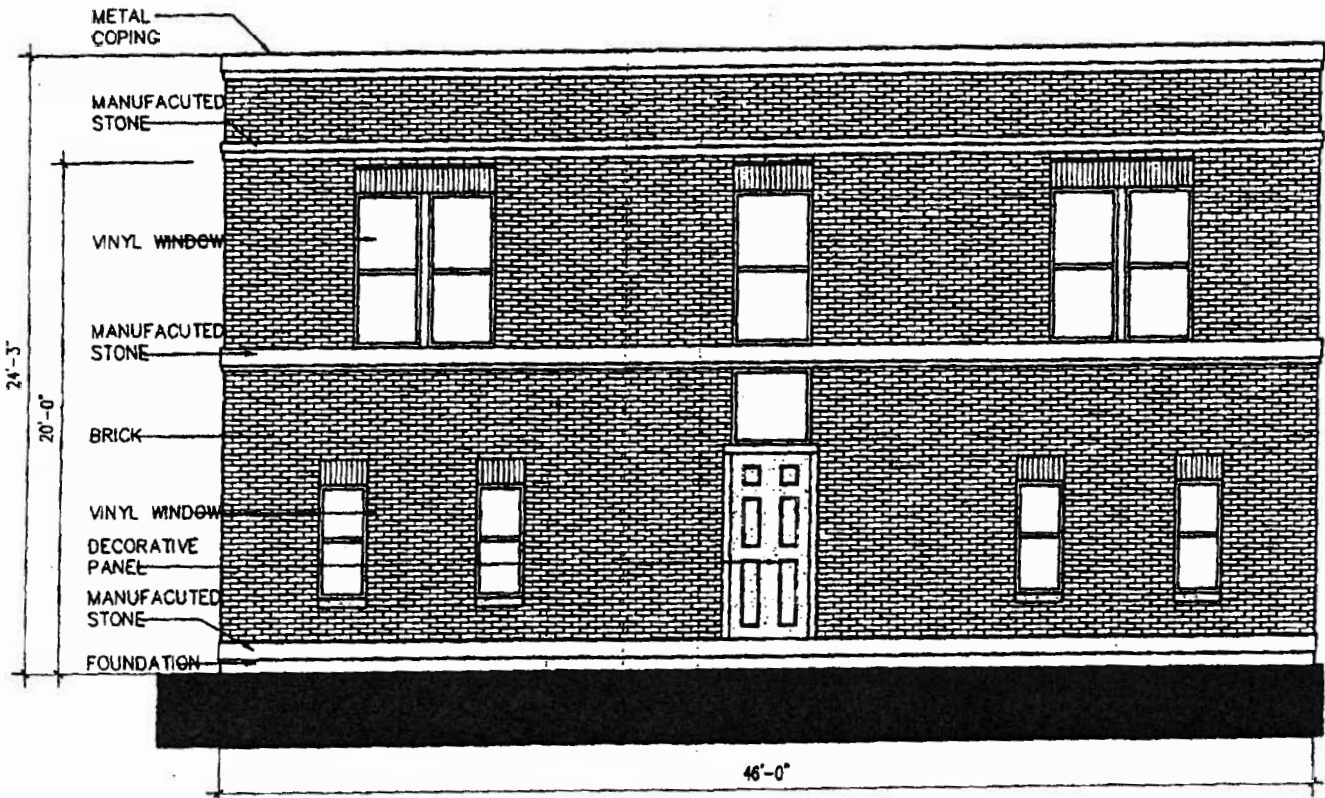
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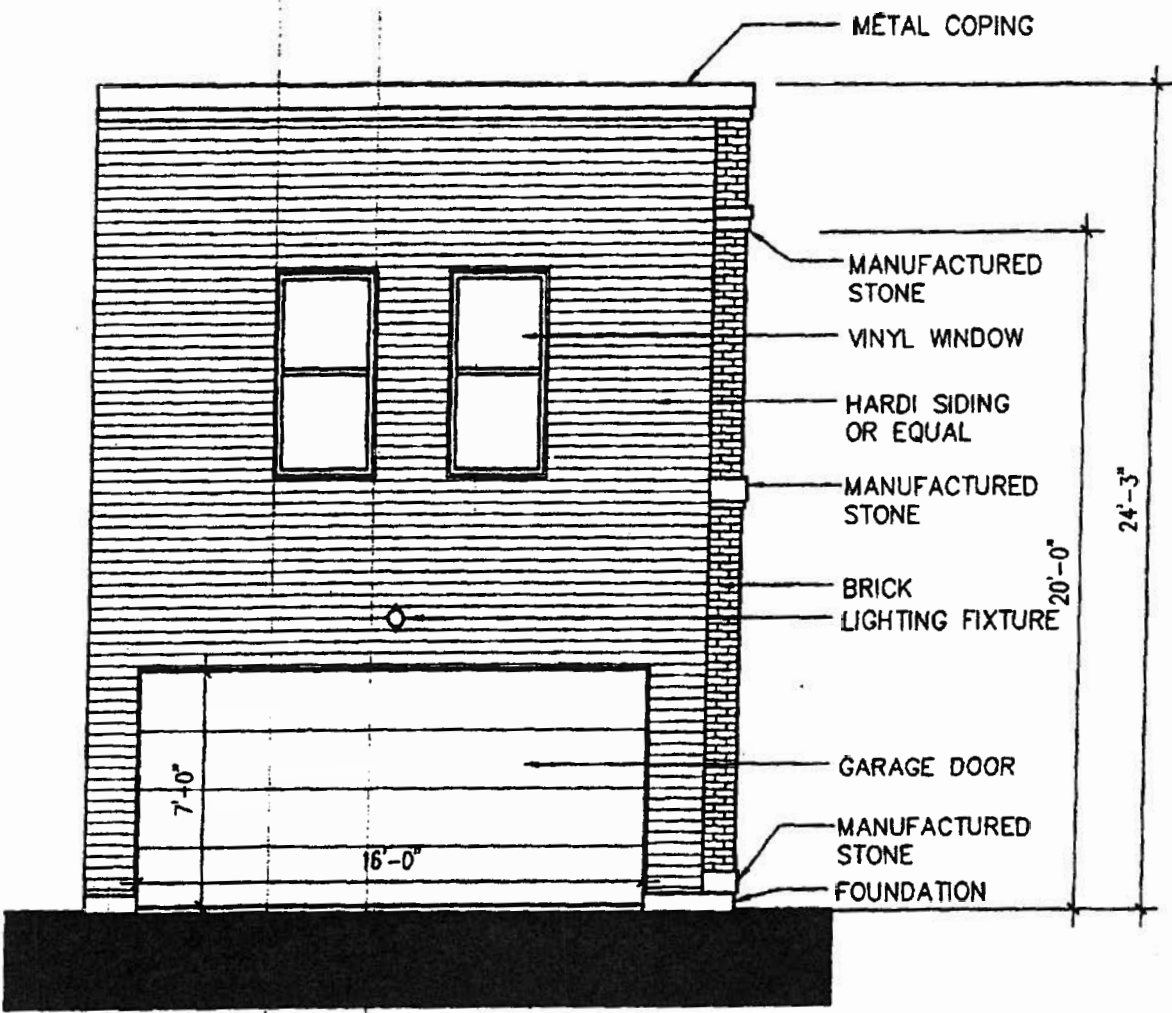
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Unit G2

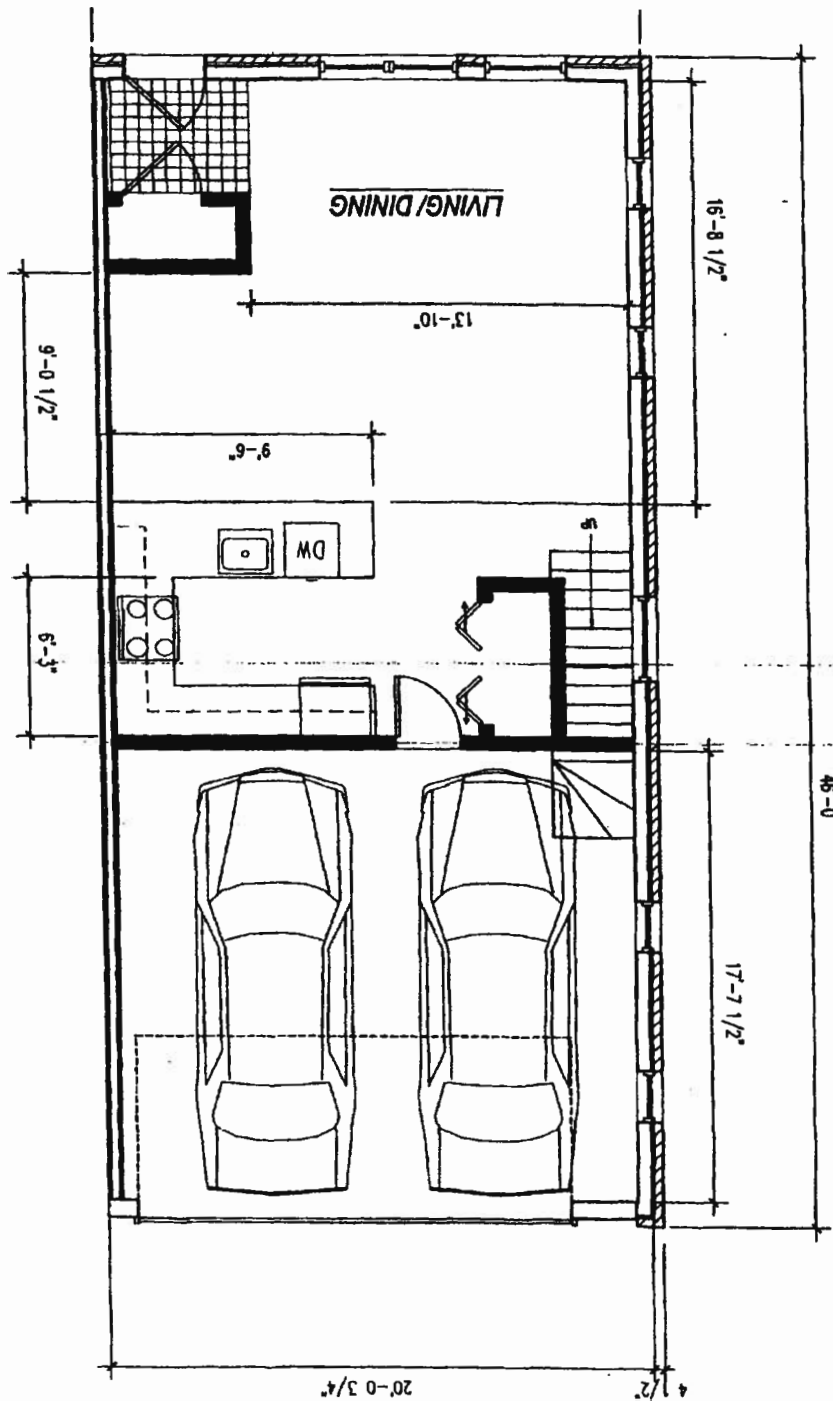
Street Side Elevation.



Unit G2
Rear Elevation.

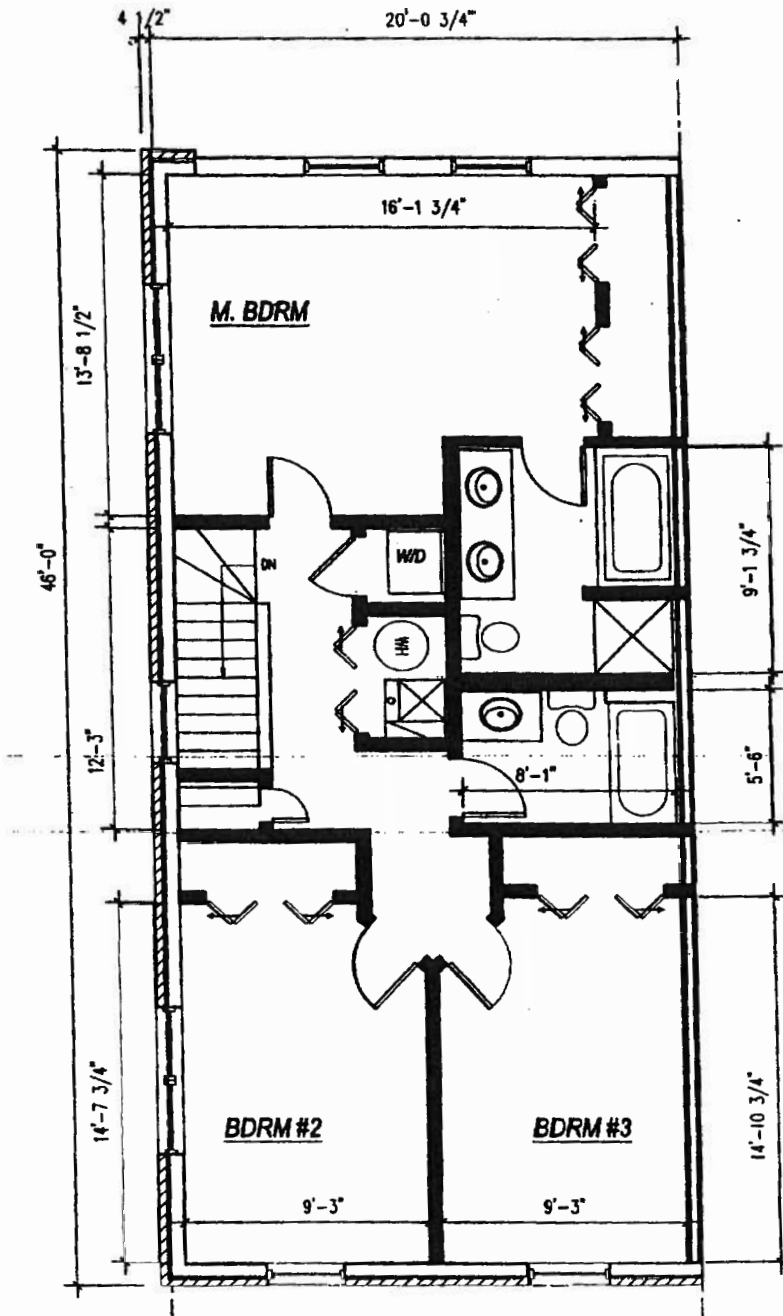


Unit G2
First Floor Plan.



Unit G2

Plan.



3-Flats Front Elevation Option 1.



3-Flats Front Elevation Option 2.

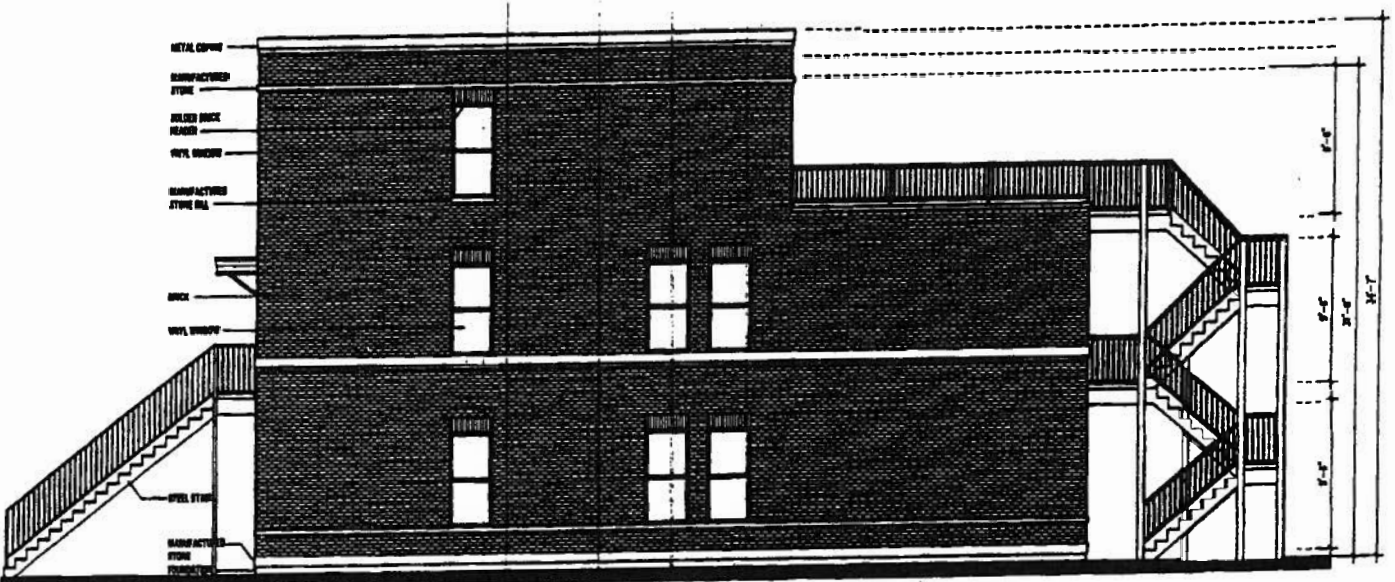


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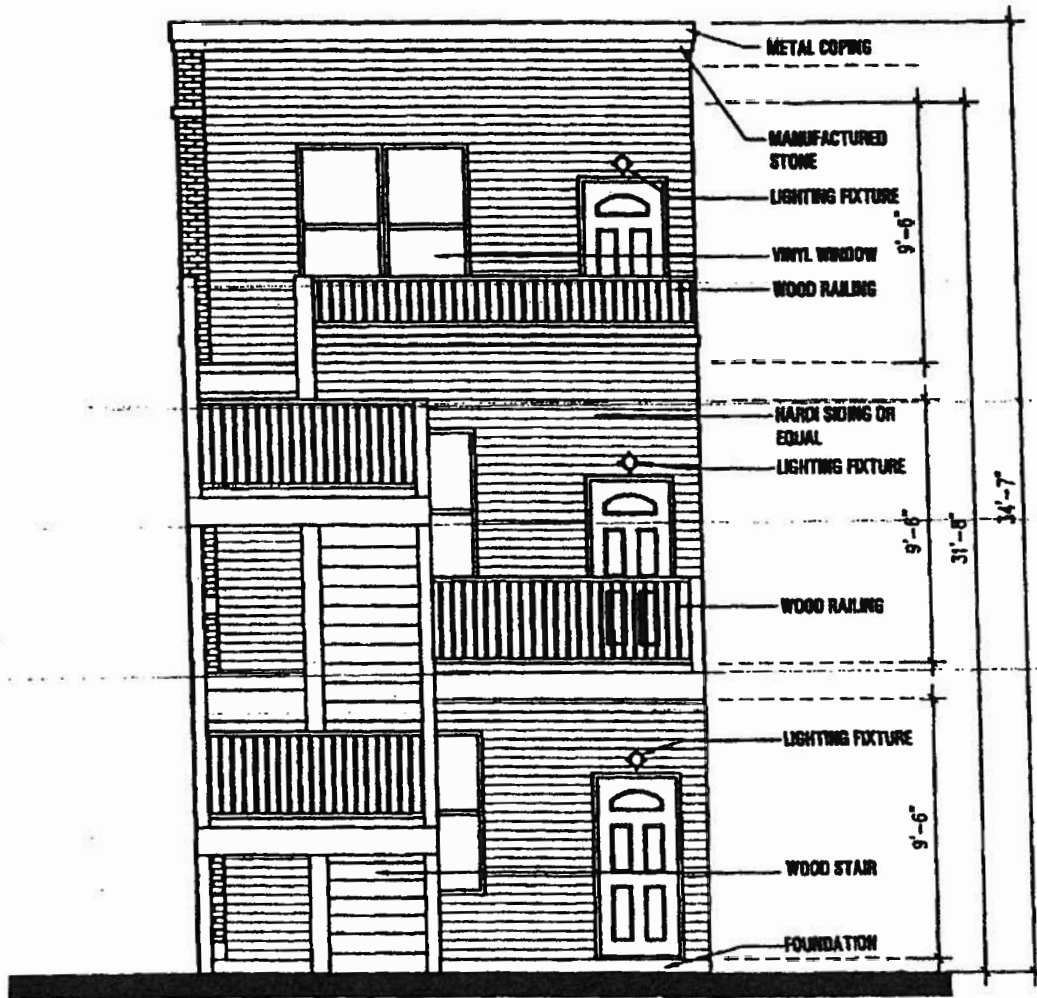
REPORTS OF COMMITTEES

62799

3-Flats Side Elevation To Open Lots.



3-Flats Rear Elevation.



3-Flats Floor Plans.

