



1400-1458 North Clybourn

# FINAL FOR PUBLICATION

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

Residential Planned Development Number 5, As Amended Plan Of Development Statements

1. The area delineated hereon as "Residential Planned Development Number 5, as amended" is under ownership and control of the Chicago Housing Authority.
2. Off-street parking and loading facilities will be provided in compliance with this plan of development and as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. Service drives or any other means of ingress or egress shall be adequately designed for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of land consists of seven (7) high-rise elevator apartment buildings, recreational areas and facilities and accessory off-street parking. Until the sixth (6th) anniversary of the date this Ordinance first becomes effective, use of land also may include commercial greenhouses, community gardens, urban farms, and accessory parking, subject to Site Plan Approval by the Department of Housing and Economic Development.
6. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land-use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an RM5 Residential Multi-Unit District classification and with regulations hereby made applicable thereto.
7. The plan of development hereby attached shall be subject to the "Rules, Regulations and Procedures" in relation to planned developments.

[Existing Zoning Map; Existing Land Use Map; Planned Development Boundary and Property Line Map; and Generalized Land-Use Plan]

# FINAL FOR PUBLICATION

## Residential Planned Development Number 5. As Amended Bulk Regulations And Data Table

Net Site Area	General Description of Land-Use	Number of Dwelling Units	Maximum Floor Area Ratio	Percentage Of Land Covered
Square feet Acres	Seven (7) elevator structures and facilities. Also	873	1.48	15.25%
600,704 13.79				

Gross Site Area = Net Site Area, 600,694 square feet + Area of Public Street, 108,987 square feet = 709,691 square feet (16.292 acres)]

Maximum Number of Dwelling Units: 873 Maximum Floor Area Ratio/ [for Total Site Area]: 1.48

Minimum Number of Parking Spaces: 551 (Additional off-street parking and loading facilities will be provided as authorized by the Chicago Zoning Ordinance)

Minimum Setbacks: Front Yard - 25 feet.

Side Yard - 25 feet. Rear Yard - 30 feet.

Maximum Percentage Of Land Covered: 15.25%

APPLICANT: Chicago Housing Authority

ADDRESS: 518 - 540 West Division Street

DATE: May 4, 2011

REVISED: July 21, 2011

EXISTING PD-5 BOUNDARY

APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 518-540 WEST DIVISION ST DATE: MAY 27, 2011 REVISED: JULY 21, 2011

lis  
ENGINEERING SERVICES, LTD.  
715 RIDGEVIEW DRIVE McHENRY, IL 60050 (815) 578-0200 (PHONE)  
(815) 578-0202 (FAX)  
COPYRIGHT © 2011

# EXISTING ZONING

CHA PROPERTY  
CHICAGO, IL  
PROJECT No.

**1670**

SHEET No.

**1**

OF 4 SHEETS

EXISTING PD-5 BOUNDARY

APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 518-540 WEST DIVISION ST DATE: MAY 27, 2011 REVISED: JULY 21, 2011

~1 jra  
1j  
ENGINEERING SERVICES, LTD.  
715 RIDGEVIEW DRIVE McHENRY, IL 60050 (815) 578-0200 (PHONE) (815) 578-0202 (FAX)  
COPYRIGHT © 2011

# EXISTING LAND USE

CHA PROPERTY  
CHICAGO, IL  
PROJECT No.

**1670**

SHEET No.

**2**

OF 4 SHEETS

ENGINEERING SERVICES, LTD.  
715 RIDGEVIEW DRIVE McHENRY, IL 60050 (815) 578-0200 (PHONE) (815) 578-0202 (FAX)  
COPYRIGHT ©2011

# PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

CHA PROPERTY  
CHICAGO, IL  
PROJECT No.

**1670**

SHEET No.

**3**

OF 4 SHEETS

PROPOSED PD-5 BOUNDARY

PD5 AMENDED USES

APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 518-540 WEST DIVISION ST DATE: MAY 27, 2011 REVISED:  
JULY 21, 2011

*kd mi*

ENGINEERING SERVICES, LTD.

715 RIDGEVIEW DRIVE McHENRY, IL 60050 (815) 578-0200 (PHONE)

(815) 578-0202 (FAX)

COPYRIGHT ©2011

## **PROPOSED LAND USE**

CHA PROPERTY

CHICAGO, IL

PROJECT No.

**1670**

SHEET No.

**4**

OF 4 SHEETS