

PD 1006

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 14, 2023

Ms. Christine Moran
Executive Director
Illinois Housing Development Authority
111 E. Wacker Dr.
Suite 1000
Chicago, Illinois 60601

Re: 558-576 W. Elm Street

Dear Ms. Moran:

In response to a recent request from Holsten Real Estate Development Corp., please be advised that the subject site is zoned Residential Planned Development Number 1006 ("PD 1006") and within Subarea C.

We understand that Parkside Associates, LLC is seeking Illinois Affordable Housing Tax Credits to construct a three-story, residential building at the subject site. As permitted in PD 1006, Subarea C, the building will contain 6 dwelling units and 12 accessory, vehicular parking spaces will be provided. Subarea C also permits accessory uses.

All new construction must comply with the requirements of PD 1006 and all required permits must be obtained prior to the start of construction.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: Irene Burke, Main file

*Reclassification Of Area Shown On Map No. 3-F.
(As Amended)*

RCPD 1006,CA

(Application No. 21080)

(Common Address: 421 -- 547 W. Division St., 420 -- 546 W. Elm St., 529 -- 547 W. Elm St., 528 -- 536 W. Hobbie St., 529 -- 547 W. Hobbie St., 528 -- 546 W. Oak St., 1001 -- 1031 N. Larrabee St., 1111 -- 1175 N. Larrabee St., 1000 -- 1174 N. Cambridge Ave., 1143 -- 1175 N. Cambridge Ave., 1142 -- 1174 N. Cleveland Ave., 1143 -- 1175 N. Cleveland Ave., 1142 -- 1174 N. Hudson Ave. and 1143 -- 1175 N. Hudson Ave.)

[SO2022-2049]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential/Commercial Planned Development Number 1006 District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Division Street; the west line of North Sedgwick Avenue; West Elm Street; North Cambridge Avenue; West Oak Street; North Larrabee Street; West Hobbie Street; a line 70 feet east of and parallel to the east line of North Larrabee Street; a line 104.15 feet north of and parallel to north line of West Hobbie Street; and North Larabee Street,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Division Street; the west line of North Sedgwick Avenue; West Elm Street; North Cambridge Avenue; West Oak Street; North Larrabee Street; West Hobbie Street; a line 70 feet east of and parallel to the east line of North Larrabee Street; a line 104.15 feet north of and parallel to north line of West Hobbie Street; and North Larabee Street,

to those of Residential-Commercial Planned Development 1006, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

Residential-Commercial Planned Development No. 1006, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1006, as amended (the "Planned Development") consists of approximately 420,996 square feet of Property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, Parkside Associates, LLC, an Illinois limited liability company and owned by the Chicago Housing Authority.
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.
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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys

- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements:

- a) a Bulk Regulations Table;
- b) a Planned Development Boundary Map;
- c) a Zoning Map;
- d) a Land-Use Map;
- e) Subarea Map;
- f) the Energy Efficiency and Sustainable Development Features Exhibit as published in *the Journal of the Proceedings of the City Council of the City of Chicago* on February 8, 2006, at the page numbers noted (70375 and 70376) -- Provided such exhibit only relates to Buildings 1 through 14;
- g) the following maps attached to the Planned Development, as published in the City Council Journal of Proceedings on February 8, 2006, at the page numbers noted:
 - i. Site plan -- Block 1 (70382) -- Except to the extent modified by minor change granted October 9, 2018, and further modified herein with respect to Subarea C;

- ii. Site plan -- Block 2 (70383);
- iii. Site plan -- Block 3 (70384) -- Except to the extent modified by minor change granted March 15, 2014 with respect to Building Numbers 2 and 11;
- iv. Site plan -- Block 4 (70385);
- v. Site plan -- Block 5 (70386) -- Except to the extent modified by minor change granted October 9, 2018, with respect to Building Numbers 17, 18, 31 and 32;
- vi. Site plan -- Block 7 (70388) -- Except to the extent modified by minor change granted October 9, 2018, with respect to Building Numbers 23 and 24 and further modified herein with respect to Subarea D;
- vii. Building Numbers 1, 4 and 6 -- Front Elevation, South Wing, Building Number 1 (70392);
- viii. Building Numbers 1, 4 and 6 -- Main Entry Elevation, Building Number 1 (70393);
- ix. Building Numbers 1, 4 and 6 -- Front Elevation, West Wing, Building Number 1 (70394);
- x. Building Numbers 1, 4 and 6 -- Side Elevations 1 and 2, Building Number 1 (70395);
- xi. Building Numbers 1, 4 and 6 -- Rear Elevation, West Wing, Building Number 1 (70396);
- xii. Building Numbers 1, 4 and 6 -- Rear Elevation, South Wing, Building Number 1 (70397);
- xiii. Building Numbers 2, 3 and 5 -- Front Elevation, Building Number 3 (70398) -- Except to the extent modified by minor change granted March 15, 2014, with respect to Building Number 2;
- xiv. Building Numbers 2, 3 and 5 -- Side Elevation Number 2, Building Number 3 (70399) -- Except to the extent modified by minor change granted March 15, 2014, with respect to Building Number 2;
- xv. Building Numbers 2, 3 and 5 -- Rear Elevation, Building Number 3 (70400) -- Except to the extent modified by minor change granted March 15, 2014, with respect to Building Number 2;
- xvi. Typical Townhouse Elevations, Building Number 9 (70401);

- xvii. Typical Townhouse Elevations, Building Number 14 (70402);
- xviii. Typical Townhouse Elevations, Building Number 7 (70403);
- xix. Unit U, Townhouse -- Front Elevation (70404);
- xx. Unit V, Townhouse -- Front Elevation (70405);
- xxi. Unit W, Townhouse -- Front Elevation (70406);
- xxii. Unit X, Townhouse -- Front Elevation (70407);
- xxiii. Unit Y, Townhouse -- Front Elevation (70408);
- xxiv. Unit Z, Townhouse -- Front Elevation (70409); and
- xxv. Townhouse Ordinance Compliance Matrix, pages 1 -- 6 (70410 -- 70415) -- Except that all references to Building Numbers 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 are hereby deleted.

h) Minor change granted March 5, 2014;

i) Minor change granted October 9, 2018, -- Except to the extent modified herein with respect to Subarea C and D, and except to the extent there are any references to Block 6 and Block 8 of the Planned Development;

j) Site Plan Subarea C;

k) Roof Plan Subarea C;

l) Landscape Plan Subarea C;

m) Planting List Subarea C;

n) Subarea C Exterior Elevations -- Building 16 (South and East Elevations); and

o) Subarea C Exterior Elevations -- Building 16 (North and West Elevations).

Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses shall be permitted in this Planned Development:
 - a) Subarea A: dwelling units located above the ground floor, dwelling units located on the ground floor, multi-unit (3+ units) residential, townhouse; community center; medical service; office; accessory parking and accessory uses.
 - b) Subarea B: dwelling units located above the ground floor, dwelling units located on the ground floor, multi-unit (3+ units) residential, townhouse; community center; medical service; office; accessory parking and accessory uses.
 - c) Subarea C: dwelling units located above the ground floor, dwelling units located on the ground floor, multi-unit (3+ units) residential, accessory parking and accessory uses.
 - d) Subarea D: dwelling units located above the ground floor, dwelling units located on the ground floor, multi-unit (3+ units) residential, townhouse; accessory parking and 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 Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 420,996 square feet and a base FAR of 2.5.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and 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, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and 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 (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea D, the Applicant shall submit a site plan, landscape plan and building elevations for Subarea D for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) 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. Following approval by DPD, 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 P.D.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. 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 floor area ratio, 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 P.D.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent

WBE participation (measured against the total construction budget for the project or any phase thereof); and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to P.D. Number 1006 as approved on February 8, 2006.

[Boundary Map; Subarea Map; Existing Zoning Map; Existing Land-Use Map; Subarea C Site Plan, Roof Plan, Landscape Plan and Plant List; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 58419 through 58428 of this *Journal*.]

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

Residential-Commercial Planned Development No. 1006, As Amended.

Bulk Regulations And Data Table.

ZLB Plate 143

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Residential Planned Development Number 1006, as Amended Revised Bulk Regulations Table

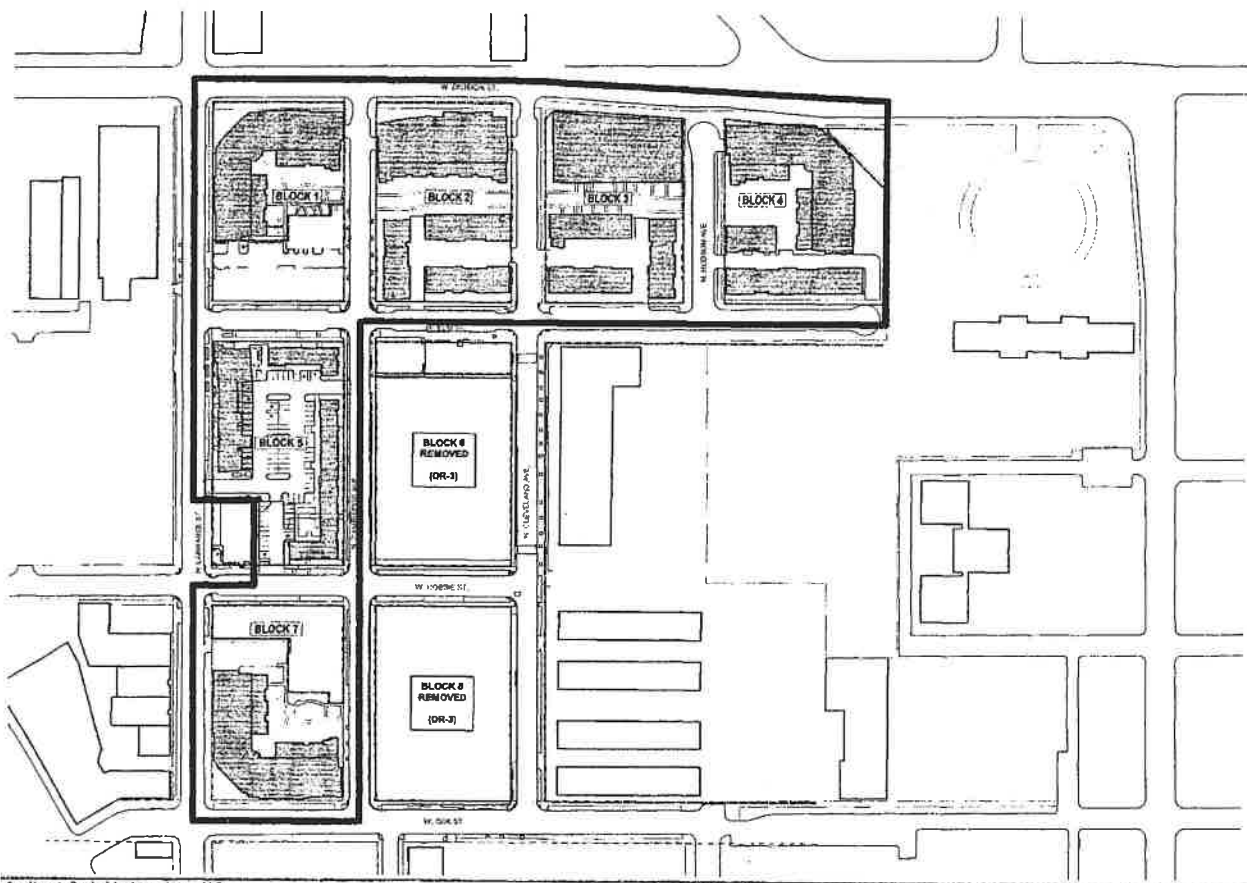
Gross Site Area	Sub Area A = 326,133 sq. ft. (7.49 acres) Sub Area B = 246,900 sq. ft. (5.67 acres) Sub Area C = 39,336 sq. ft. (.90 acres) Sub Area D = 32,755 sq. ft. (.75 acres) Total = 645,124 sq. ft. (14.81 acres)
Area In public right of way	Sub Area A = 114,180 sq. ft. (2.62 acres) Sub Area B = 82,341 sq. ft. (1.90 acres) Sub Area C = 14,489 sq. ft. (.33 acres) Sub Area D = 13,118 sq. ft. (.30 acres) Total = 224,128 sq. ft. (5.15 acres)
Net Site Area	Sub Area A = 211,953 sq. ft. (4.86 acres) Sub Area B = 164,559 sq. ft. (3.78 acres) Sub Area C = 24,847 sq. ft. (0.57 acres) Sub Area D = 19,637 sq. ft. (0.45 acres) Total = 420,996 sq. ft. (9.66 acres)
Floor Area Ratio	Sub Area A = FAR of 2.5 Sub Area B = FAR of 2.7 Sub Area C = FAR of .6 Sub Area D = FAR of 2.5 Total = FAR of 2.5
Maximum Number of Dwelling Units:	Sub Area A = 374 units Sub Area B = 320 units Sub Area C = 6 units Sub Area D = 82 units Total = 782 units
Maximum Site Coverage	In accordance with Site Plan
Minimum Number of Accessory Off Street Parking Spaces:	Sub Area A = 315 spaces Sub Area B = 255 spaces Sub Area C = 12 spaces Sub Area D = Parking to be provided at a 1 parking space to 2 dwelling unit ratio pursuant to Sections 17-4-0301, 17-10-102-B, and 17-10-208 of the Chicago Zoning Ordinance

Applicant: Parkside Associates, LLC
Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street;
528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North
Larrabee Street; 1000-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175
North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
Introduced: July 20, 2022
Plan Commission: December 12, 2022

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Minimum Bike Parking	Sub Area C = 6 bike spaces Sub Area D = 1 bike space per dwelling unit
Off Street Loading	Sub Area D = Minimum off street loading to be provided in accordance with Section 17-10-1100 of the Chicago Zoning Ordinance
Minimum Building Setbacks:	In accordance with Site Plan.
Minimum Open Space	Sub Area D - Minimum open space to be provided in accordance with Section 17-4-0410 of the Chicago Zoning Ordinance
Minimum Building Height:	Sub Area A and Sub Area B, in accordance with existing building elevations. Sub Area C = 42 feet Sub Area D = 100 feet
Green Roofs Mid-rise Buildings:	Not less than 25% of net roof area (net roof area means roof area not covered by mechanical systems.)

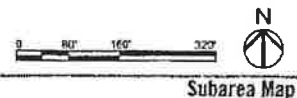
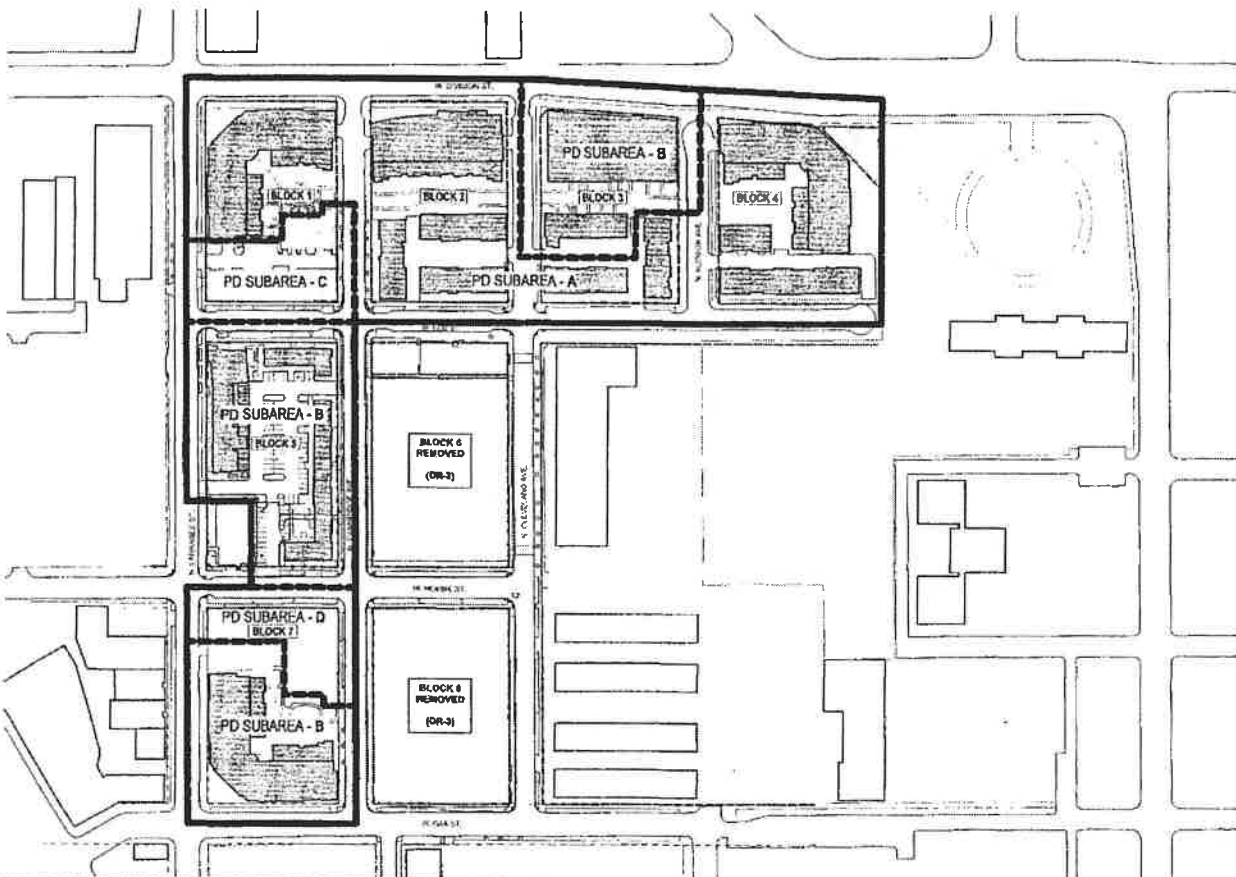
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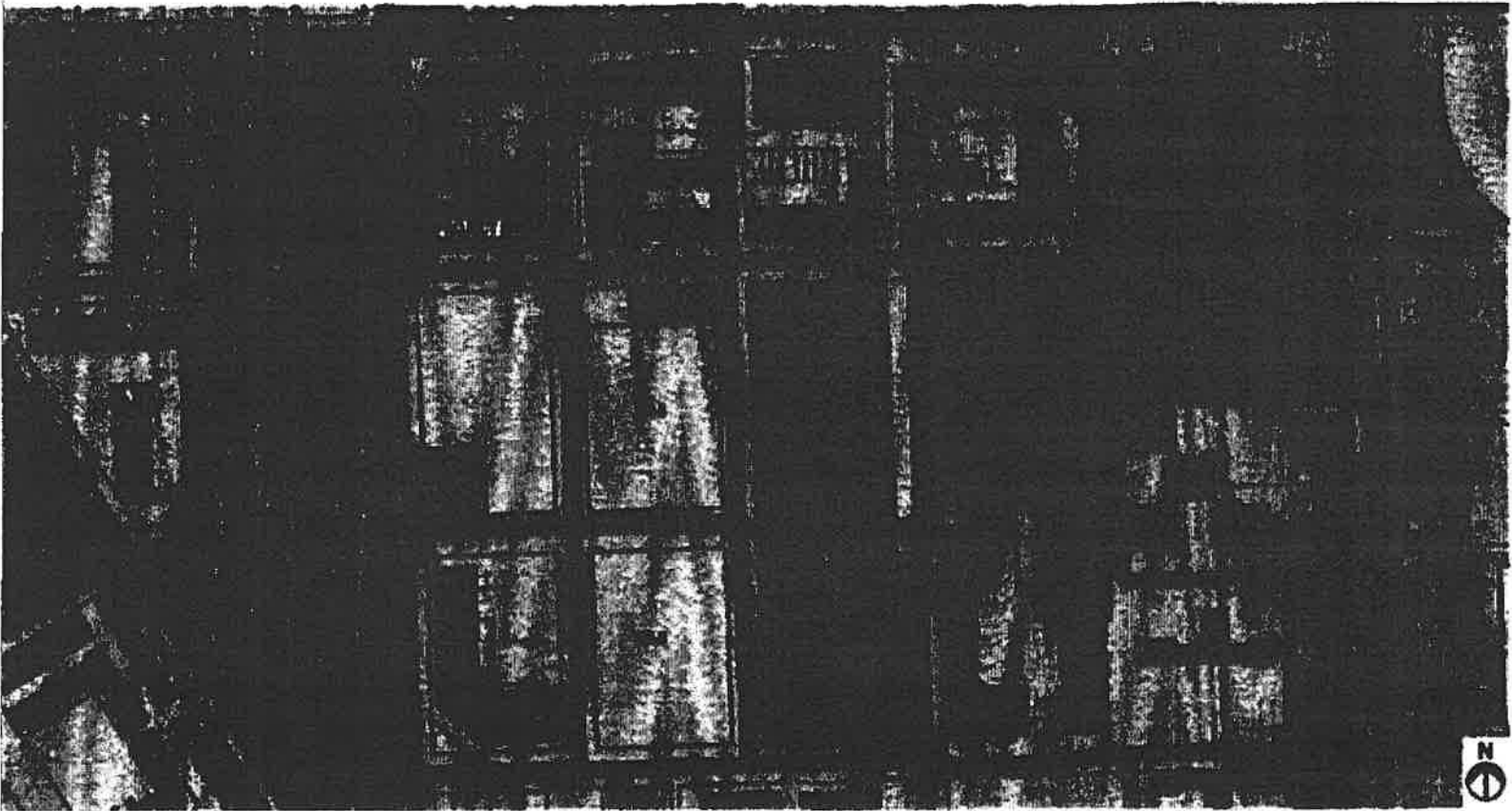
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PD Boundary Map

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Applicant: Parkside Associates, LLC
 Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North Larrabee Street; 1000-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175 North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
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



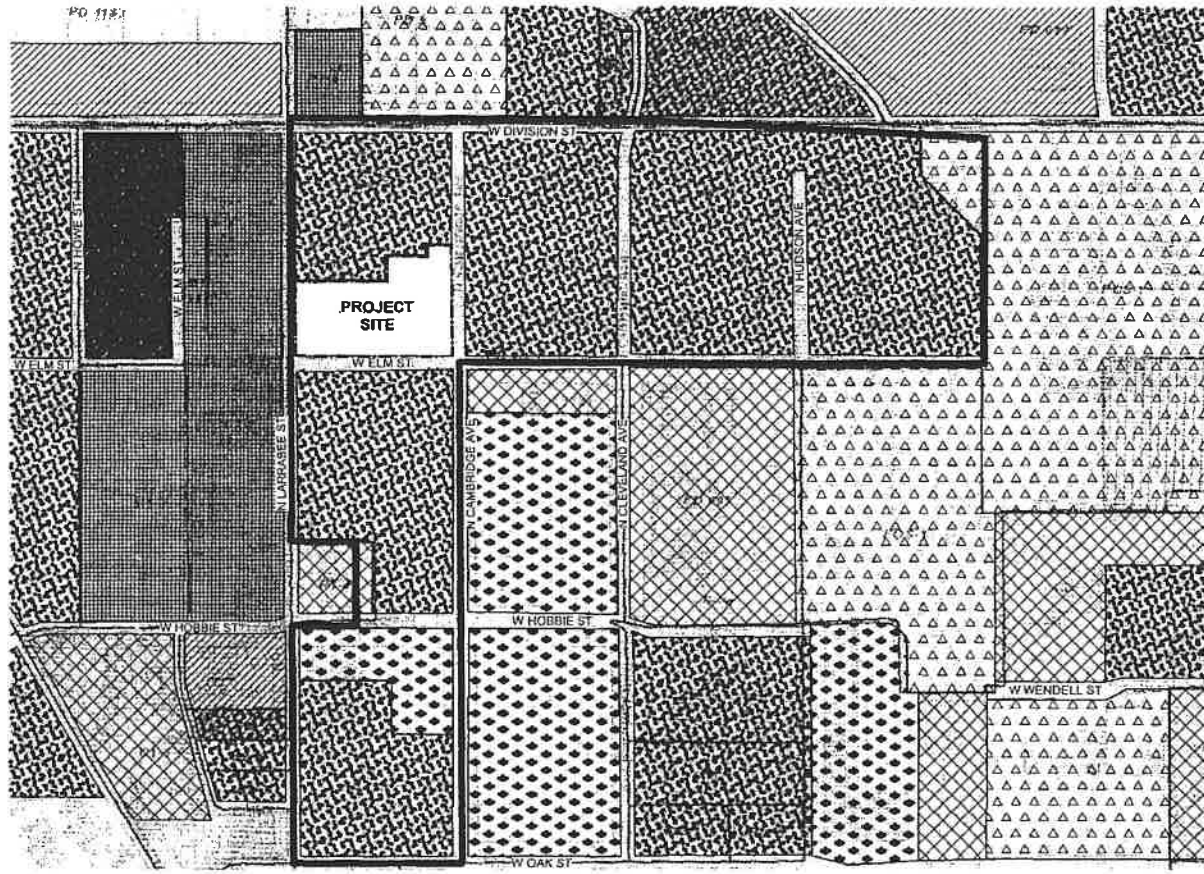
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North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
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Existing Zoning Map

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KEY

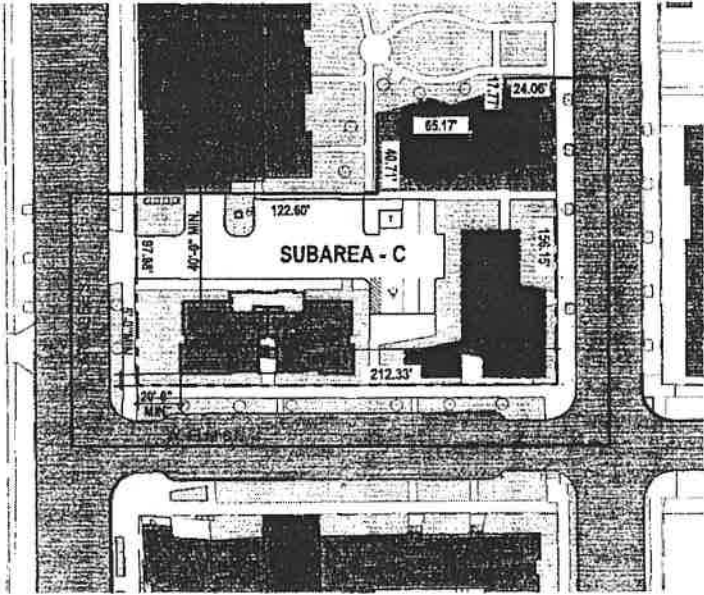
-  COMMERCIAL
-  MIXED-USE (COMMERCIAL & RESIDENTIAL)
-  RESIDENTIAL
-  VACANT
-  INSTITUTION
-  MUNICIPAL
-  RECREATIONAL (PARK/ CITY FARM)



Existing Land Use Map

Applicant: Parkside Associates, LLC
 Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North Larrabee Street; 1000-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175 North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
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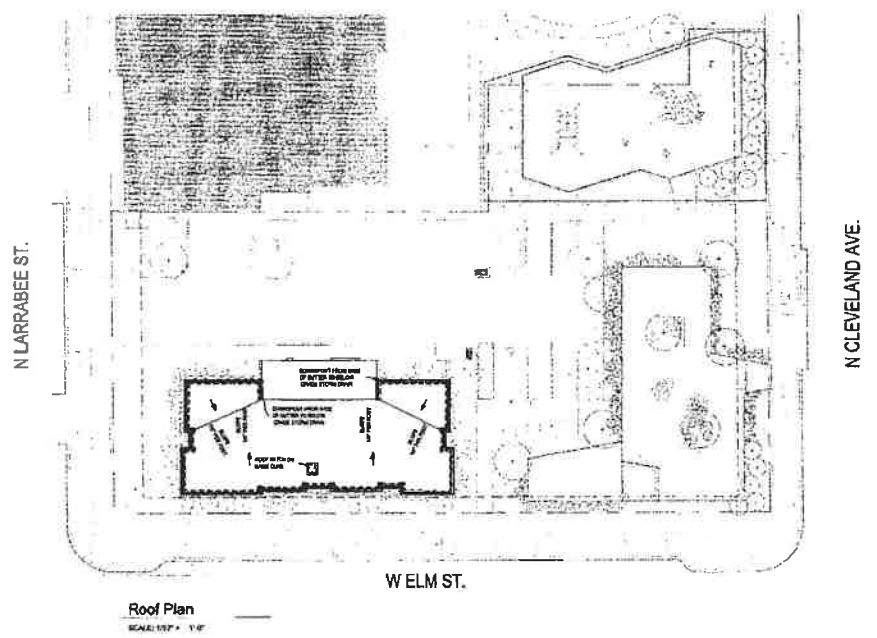
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Site Plan - Subarea C

Applicant: Parkside Associates, LLC
 Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North Larrabee Street; 1000-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175 North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
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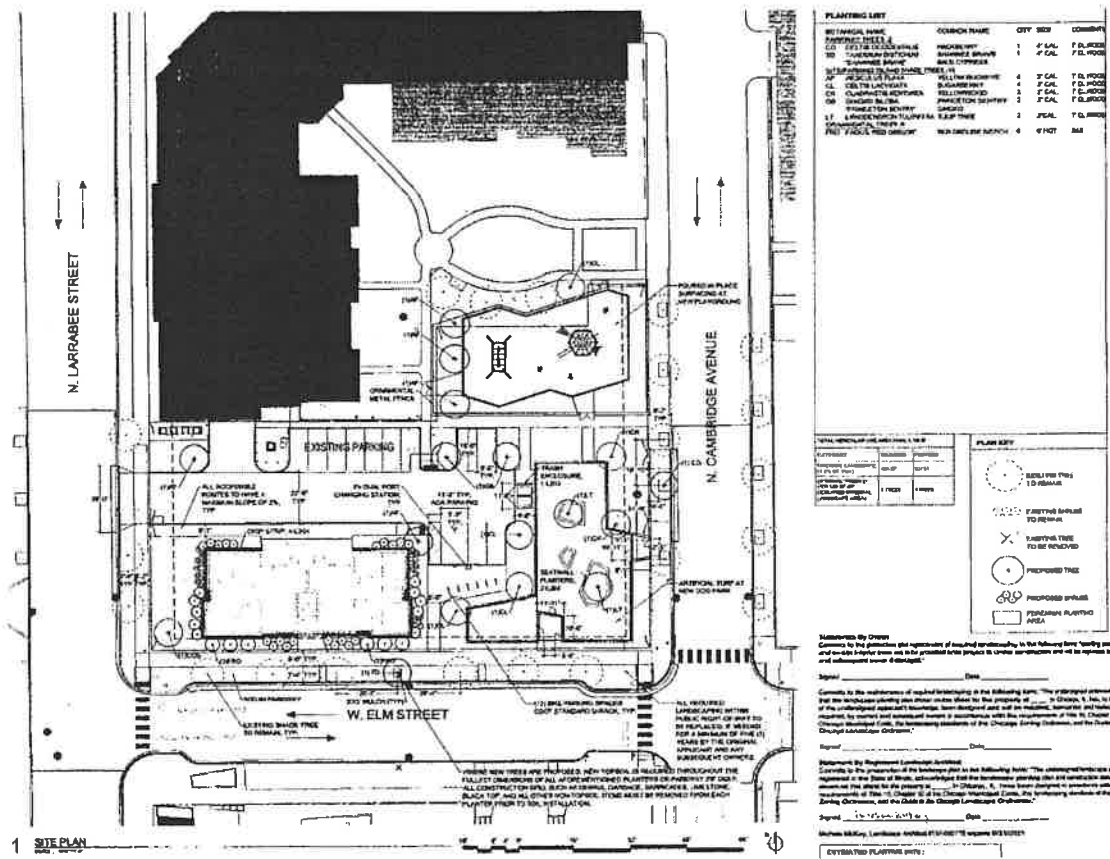
Roof Plan
SCALE: 1/8" = 1'-0"



Roof Plan - Subarea C

Applicant: Parkside Associates, LLC
 Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North Larrabee Street; 1000-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175 North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
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 Plan Commission: December 12, 2022

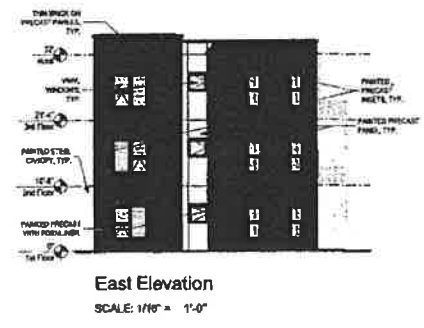
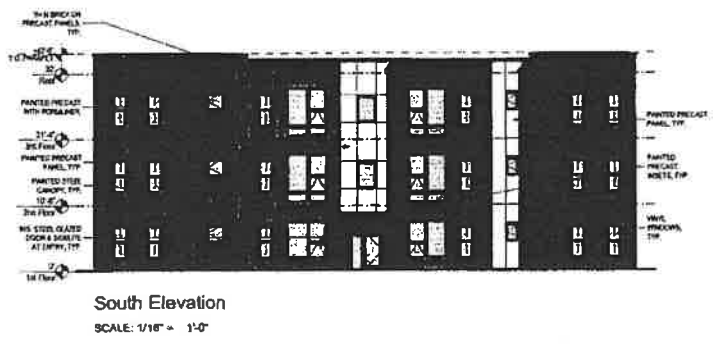
Landscape Plan - Subarea C

BOTANICAL NAME	COMMON NAME	SIZE	FINAL FOR PUBLICATION
PARKWAY TREES			
CELTIS OCCIDENTALIS	HACKBERRY	4" CAL.	7' CL.WOOD
TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	SHAWNEE BRAVE BALD CYPRESS	4" CAL.	7' CL.WOOD
SITE/PARKING ISLAND SHADE TREES			
AESCULUS FLAVA	YELLOW BUCKEYE	3" CAL.	7' CL.WOOD
CELTIS LAEVIGATA	SUGARBERRY	3" CAL.	7' CL.WOOD
CLADRSTIS KENTUKEA	YELLOWWOOD	3" CAL.	7' CL.WOOD
GINGKO BILOBA	PRINCETON SENTRY	3" CAL.	7' CL.WOOD
'PRINCETON SENTRY'	GINGKO		
LIRIODENDRON TULIPIFERA	TULIP TREE	3" CAL.	7' CL.WOOD
ORNAMENTAL TREES			
FAGUS 'RED OBELISK'	RED OBELISK BEECH	6' HGT B&B	
DECIDUOUS AND EVERGREEN SHRUBS			
CEANOTHUS AMERICANUS	NEW JERSEY TEA	#5	
DIERVILLA 'KODIAK RED'	KODIAK RED DIERVILLA	#5	
FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#5	
HYDRANGEA QUE. PEEWEE	PEEWEE HYDRANGEA	#3B	
PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#3	
RHUS COPALLINA 'MORTON'	PRAIRIE FLAME SUMAC	#5	
TAXUS MEDIA 'EVERLOW'	EVERLOW YEW	#3	
VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	#5	
PERENNIALS / GROUNDCOVERS			
ALLIUM 'MILLENIUM'	MILLENIUM WILD ONION	#1	
CAREX 'ICE DANCE'	ICE DANCE SEDGE	#1	
ECHINACEA	PIXIE MEADOWBRITE	#1	
'PIXIE MEADOWBRITE'	CONEFLOWER		
GEUM TRIFLORUM*	PRAIRIE SMOKE	#1	
PYCNANTHEMUM MUTICUM*	BLUNT MOUNTAINMINT	#1	
RUDBECKIA FULGIDA	LITTLE SUZY		
'LITTLE SUZY'	BLACK-EYED SUSAN	#1	
SESLERIA AUTUMNALIS	AUTUMN MOORE GRASS	#1	
SPOROBOLUS	PRAIRIE DROPSEED 'TARA'	#1	
HETEROLEPSIS 'TARA'			
SYMPHYOTRICHUM	PURPLE DOME ASTER	#1	
'PURPLE DOME'			
CLIMBING VINES			
CLEMATIS VIRGINIANA	VIRGIN'S BOWER		

Applicant: Parkside Associates, LLC
 Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North Larrabee Street; 1000-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175 North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Plant List - Subarea C

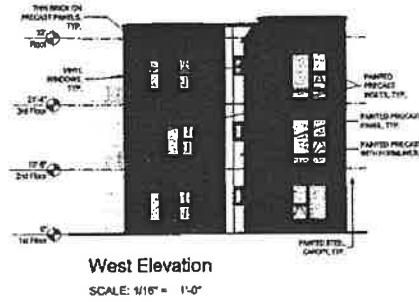
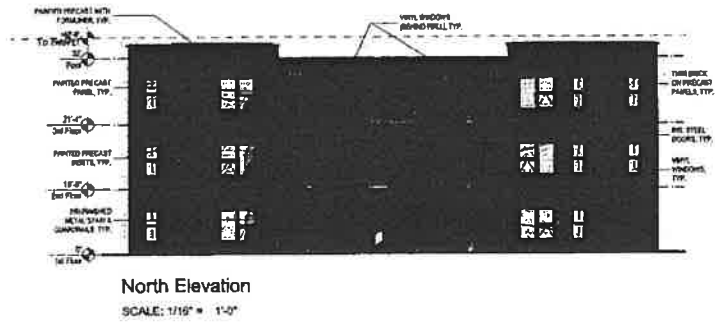
FINAL FOR PUBLICATION



Applicant: Parkside Associates, LLC
 Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North Larrabee Street; 1108-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175 North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Subarea C Exterior Elevations - Building 16

FINAL FOR PUBLICATION



Applicant: Parkside Associates, LLC
 Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North Larrabee Street; 1000-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175 North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

Subarea C Exterior Elevations - Building 16

Reclassification Of Area Shown On Map No. 3-F. DR-3
(Application No. 21079)

(Common Address: 501 -- 521 W. Elm St., 500 -- 520 W. Hobbie St., 501 -- 521 W. Hobbie St., 500 -- 520 W. Oak St., 1001 -- 1135 N. Cambridge Ave. And 1000 -- 1134 N. Cleveland Ave.)

[O2022-2048]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Commercial Planned Development Number 1006 District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Elm Street; North Cleveland Avenue; West Oak Street; and North Cambridge Avenue,

to those of a DR-3 Downtown Residential District.

SECTION 2. This ordinance takes effect after its passage and due publication.

~~Reclassification Of Area Shown On Map No. 3-J.
(Application No. 22015)
(Common Address: 1401 N. Avers Ave./3814 -- 3824 W. Hirsch St.)
[O2022-3661]~~

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit District symbols and indications as shown on Map Number 3-J in an area bounded by:~~

~~a line 38.70 feet north of and parallel to West Hirsch Street; the alley next east of and parallel to North Avers Avenue; West Hirsch Street; and North Avers Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and due publication.~~



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 20, 2022

Robert Linn
345 North LaSalle Drive
Suite 3207
Chicago, Illinois 60654

Re: 511 West Division Street

Dear Mr. Linn:

In response to your recent request, please be advised that the subject property is zoned Planned Development (PD) 1006. Pursuant to Statement 5 of PD 1006, a business live/work unit or use are not allowed.

Sincerely,

Patrick Murphey
Zoning Administrator

Cc: Noah Szafraniec, DPD
Janice Hill, DPD
Max Budovich, BACP



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 9, 2018

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

**Re: Minor change request for PD No. 1006, Subarea's A and B
Parkside of Old Town, W. Division and N. Cleveland, Blocks 1, 5, 6, 7 and 8**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Commercial Planned Development No. 1006 ("PD 1006"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of PD 1006. A minor change was previously granted to PD 1006 in 2014 for Block 3, Building's 2 and 11.

Your law firm represents Parkside Associates, LLC (the "Applicant"), who has built a total of 592 dwelling units in the PD. They would like to make some changes to the original site plan in order to facilitate the development of the remainder of the site. The majority of the PD land is owned by the Chicago Housing Authority and they have provided their consent for this request. The Wayman Church owns the north 50 feet of Block 6 in the PD and they have also provided their consent. The Applicant is seeking a minor change to allow the following modifications:

- Increase the max. number of dwelling units in Sub area B from 395 to 399 and decrease the max. number of units in Sub area A from 395 to 383. The total max. number of dwelling units in the PD will decrease from 790 to 782.
- Decrease the min. number of parking spaces in Sub Area B from 354 to 351 and increase the min. number of parking spaces in Sub area A from 335 to 340 spaces. The total minimum number of parking spaces within the PD will increase from 689 to 691. These changes are shown on the attached, revised Bulk Regulations and Data Table.
- On Block 1, the proposed 5-unit townhouse (Building 15) has been eliminated and the proposed 12-unit townhouse (Building 16) will be replaced with a 9-unit townhouse bldg.
- On Block 7, the proposed 5-unit Building 24 will be replaced with a 3-unit townhouse and the proposed 12 unit townhouse (Building 23) will be reduced to 9-units. Seven of the 12 townhouse units (58%) will require relief from the 200 square foot private yard requirement. Previously, 11 of the proposed 17 units (65%) had a private yard less than 200 SF.
- On Block 5, the proposed 8-story multi-unit Building 5 will be reduced to a 7-story, 69 unit building and the four proposed townhouse buildings (Buildings 17, 18, 31 and 32), totaling 18 units, will be replaced with two, 3-story walk-up buildings, totaling 33 units.

- On Block 6, the proposed 5 unit townhouse building (Building 19) will be replaced with two, 2-unit buildings, and the three, proposed 12-unit townhouse buildings (Buildings 20, 21 and 22) will be reduced to 9-units each. Seven of the 31 units on Block 6 (22 %) require relief from the 200 square foot private yard requirement. Previously, 12 of the 41 units (29%) had less than 200 SF private yards. A reduction is still required since several of the townhouse buildings have been moved closer to the street to provide the interior, drive lanes and parking areas on the block. A greenway has also been added to achieve a greater landscaped area.
- On Block 8, the proposed six, 8-unit townhouse buildings (Buildings 25-30) will be replaced with four, 9-unit townhouse buildings. Fourteen of the 36 units (39%) need yard relief. Previously 24 of the proposed 48 units (50%) had less than 200 SF yards.
- CDOT has approved the revised site plans which include several new curb cuts. Finally, the building elevations have been modified. The cladding materials are similar to what was previously approved in the 2014 Administrative Relief. A drainable EIFS system is being allowed on the recessed portion only of the balconies of Building 5. The proposed modifications are shown on the revised, attached drawings: Proposed PD Site Plan, Blocks 1 and 7 Plan, Block 5 Plan, Block 6 Plan, Block 8 Plan, Building Elevations: Building 16 (2), Building 23 (2), Building 24, Building 5 (3), Building 31(2), Building 32 (3), Building 18, Building 19, Building 20, Building 21, Building 22, Building 26, Building 27, Building 28, and Building 29.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and 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 PD No. 1006, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patrick Murphey
Acting Zoning Administrator

PM:tm

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

Residential Planned Development Number 1006
Revised Bulk Regulations Table

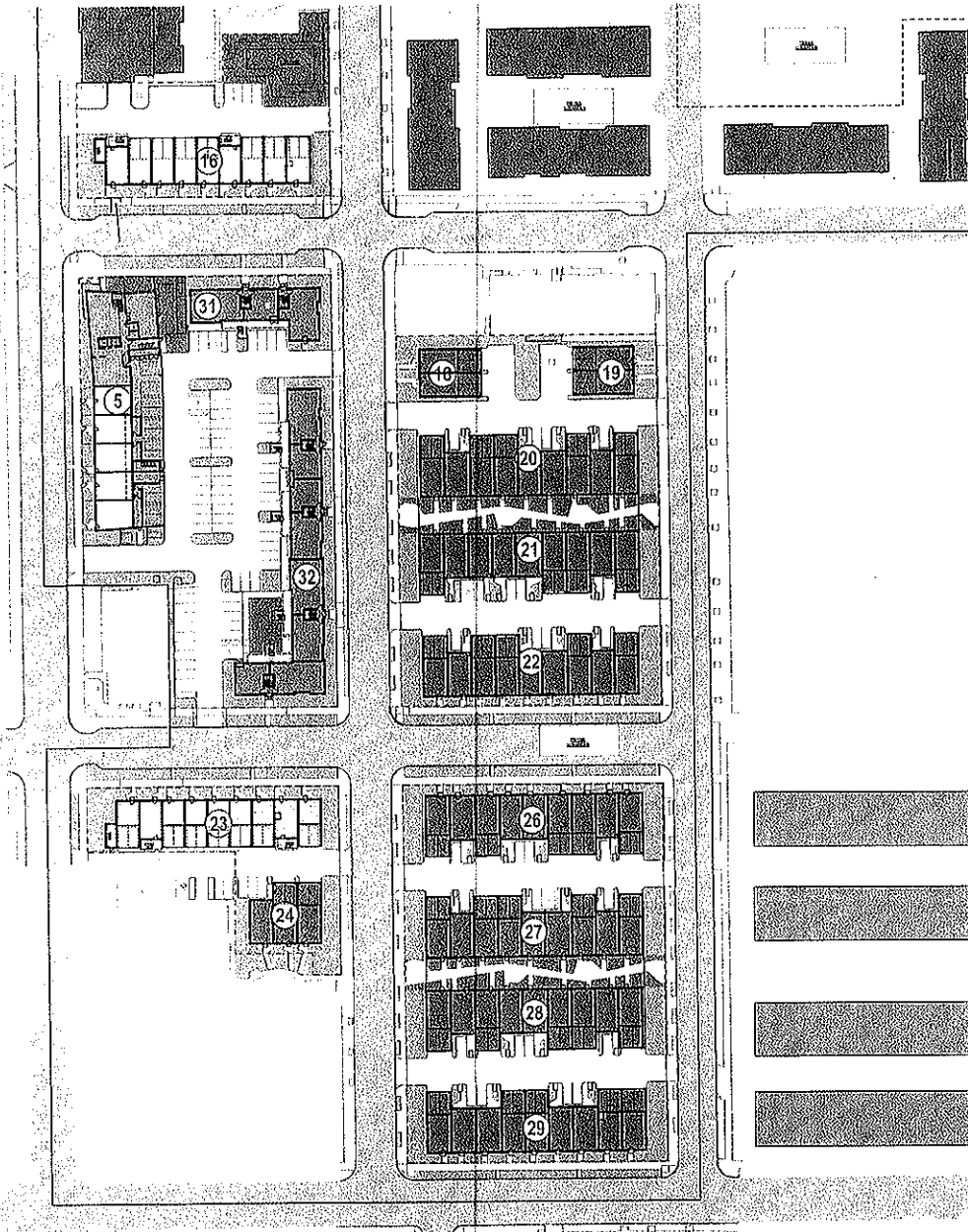
Gross Site Area	Sub Area A = 379,804 sq. ft. (8.72 acres) Sub Area B = 512,804 sq. ft. (11.77 acres) Total = 892,608 sq. ft. (20.49 acres)
Area To Be Dedicated	Sub Area A = Total Area in public rights of ways = 147,599 sq. ft. (3.39 acres) Sub Area B = Total Area in public rights of ways = 180,340 sq. ft. (4.14 acres) Total = Total Area in public rights of ways = 327,939 sq. ft. (7.53 acres)
Net Site Area	Sub Area A = Gross Site Area (379,804 sq. ft.) - Area in public rights of ways (147,599 sq. ft.) = Net Site Area of 232,205 sq. ft. (5.33 acres) Sub Area B = Gross Site Area (512,804 sq. ft.) - Area in public rights of ways (180,340 sq. ft.) = Net Site Area of 332,464 sq. ft. (7.63 acres) Total = Gross Site Area (892,608 sq. ft.) - Area in public rights of ways (327,929 sq. ft.) = Net Site Area of 564,669 sq. ft. (12.96 acres)
Floor Area Ratio	Sub Area A = FAR of 2.50 Sub Area B = FAR of 2.10 Total = FAR of 3.75
Maximum Number of Dwelling Units:	Sub Area A = 391 units Sub Area B = 399 units Total = 790 units
Maximum Site Coverage	In accordance with Site Plan
Minimum Number of Accessory Off Street Parking Spaces:	Sub Area A = 340 spaces Sub Area B = 351 spaces Total = 691 spaces
Minimum Number of Off Street Loading Docks:	On Street Loading to be provided
Minimum Building Setbacks:	In accordance with Site Plan.
Minimum Building Height:	In accordance with Building Elevations.

Applicant: Parkside Associates, LLC
Date: Revised 04/, 2018

Minimum Open Space:	Sub Area A = 33,247 sq. ft. Sub Area B = 35,002 sq. ft. Total = 68,249 sq. ft.
Green Roofs Mid-rise Buildings:	Not less than 25% of net roof area (net roof area means roof area not covered by mechanical systems.)

215004.1

Applicant: Parkside Associates, LLC
Date: Revised 06/11, 2018



Proposed PD Site Plan



PARKSIDE OF OLDTOWN PHASE 3

BLOCK	BLDG	DESCRIPTION	TOTAL	UNITS												PARKING			
				1BR			2BR			3BR			4BR			SURFACE	GARAGE		
				tot	mv	ch	tot	mv	ch	tot	mv	ch	tot	mv	ch				
1	18	3 story - townhouse	9														14		
	31	3 story - walk-up	9														12		
5	5	7 story - mid-rise	68	21	11	10	22	5	14	3	4	1	22	4	5	11	1	36	12
	12	3 story - walk-up	24				9	2	6	1	6	4	2	9	1	2	5		17
6	20	2 story - townhouse	10																
	21	2 story - townhouse	10																
	22	2 story - townhouse	10																
7	23	3 story - townhouse	5																
	28	2 story - townhouse	10																
8	27	2 story - townhouse	10																
	28	2 story - townhouse	10																
	29	2 story - townhouse	10																

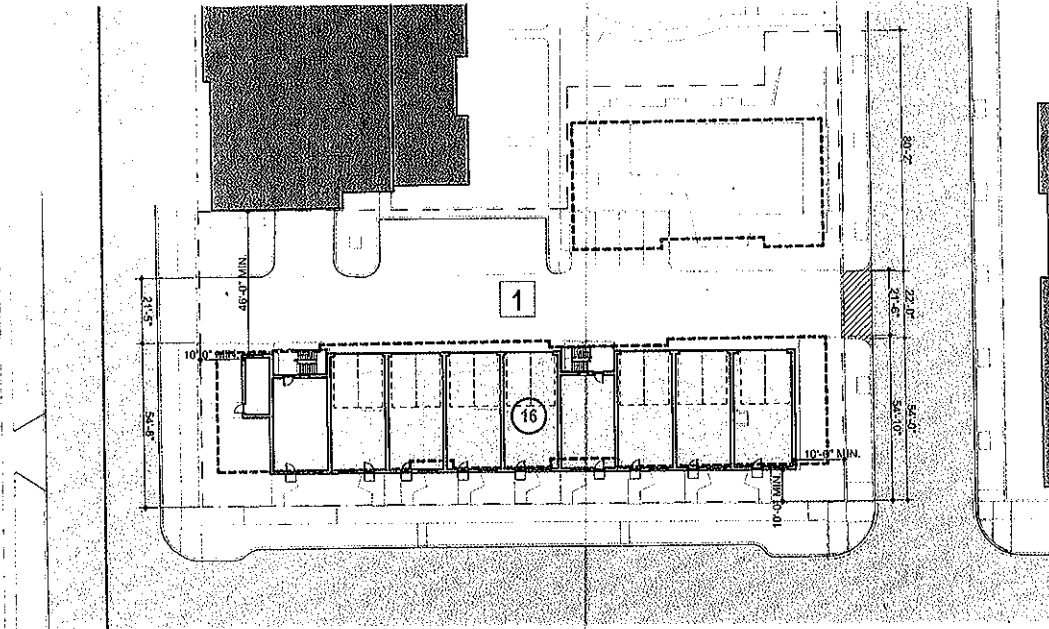
* includes 2BR + Den Units

LEGEND

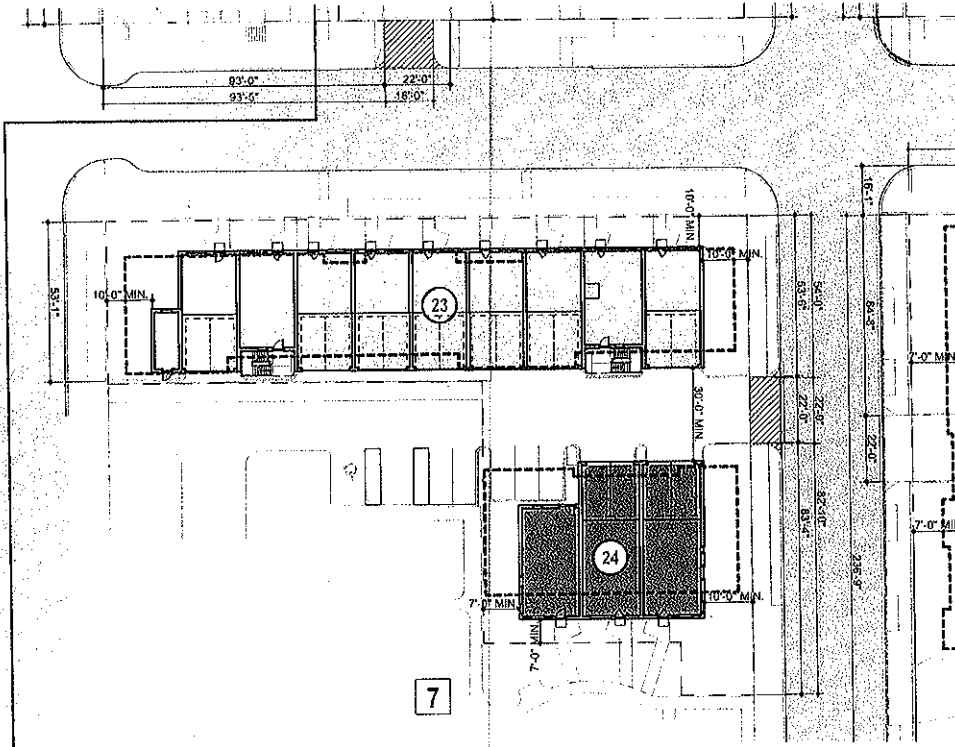
- 6 BLOCK #
- 1 BUILDING ID
- 2 STORY TOWNHOUSE
- 3 STORY TOWNHOUSE
- 3 STORY WALKUP
- 7 STORY ELEVATOR BLOG

- PROPOSED BUILDINGS PER PD #1006
- EXISTING BUILDINGS
- EXISTING PD BUILDINGS
- EASEMENT
- PD 1006 BOUNDARY
- PD SUB-AREA BOUNDARY
- PROPOSED CURB CUTS PER PD #1006





Enlarged Block Plan



Enlarged Block Plan



LEGEND

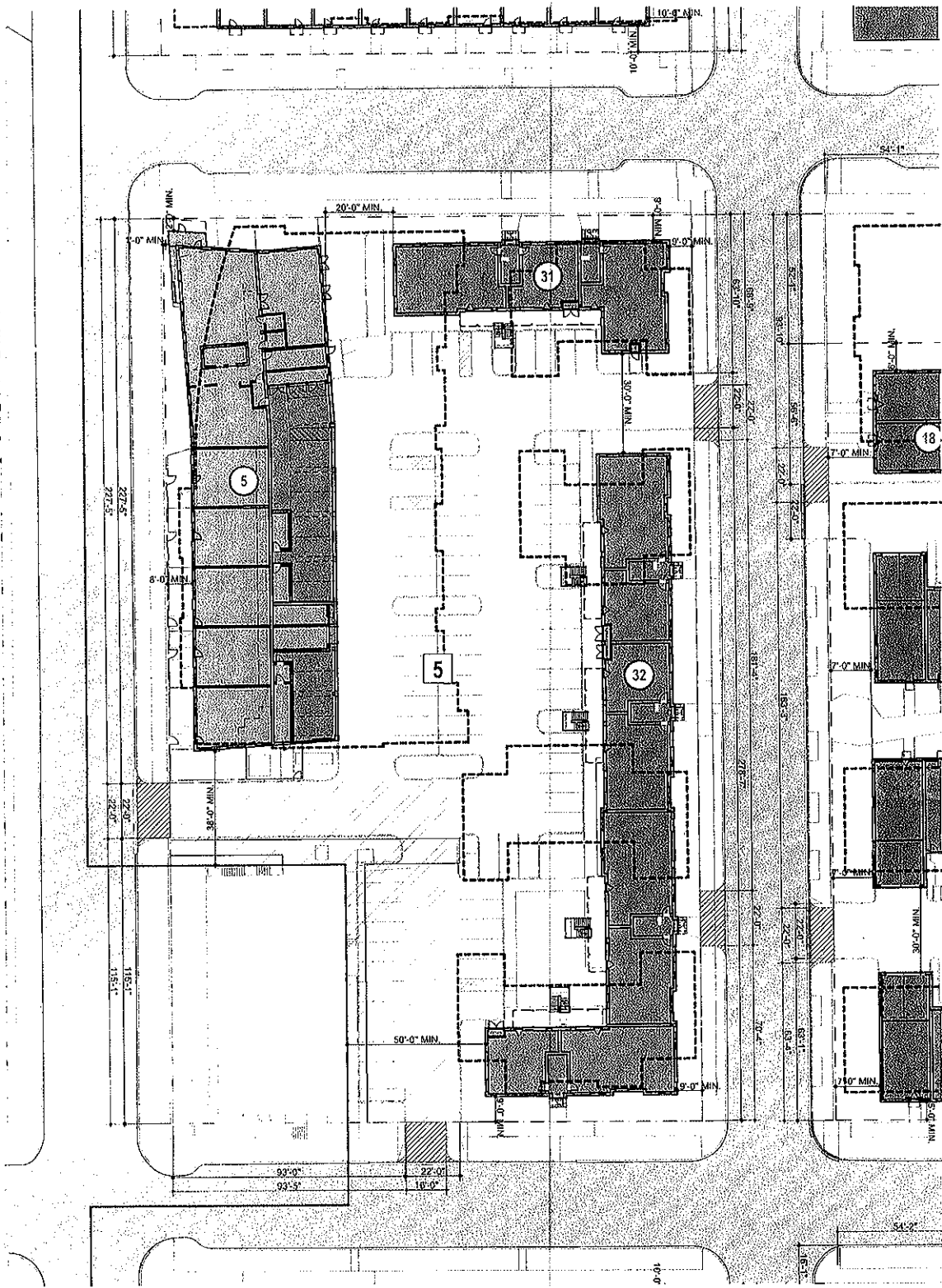
- 6** BLOCK #
- 1** BUILDING ID
- 2 STORY TOWNHOUSE
- 3 STORY TOWNHOUSE
- 3 STORY WALKUP
- 7 STORY ELEVATOR BLDG

- PROPOSED BUILDINGS PER PD #1006
- EXISTING BUILDINGS
- EXISTING PD BUILDINGS
- EASEMENT
- PD 1006 BOUNDARY
- PD SUB-AREA BOUNDARY
- PROPOSED CURB CUTS PER PD #1006

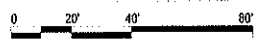


Blocks 1 and 7 Plan

Parkside of Oldtown Phase 3
Holsten
5/10/2018



Enlarged Block Plan



LEGEND

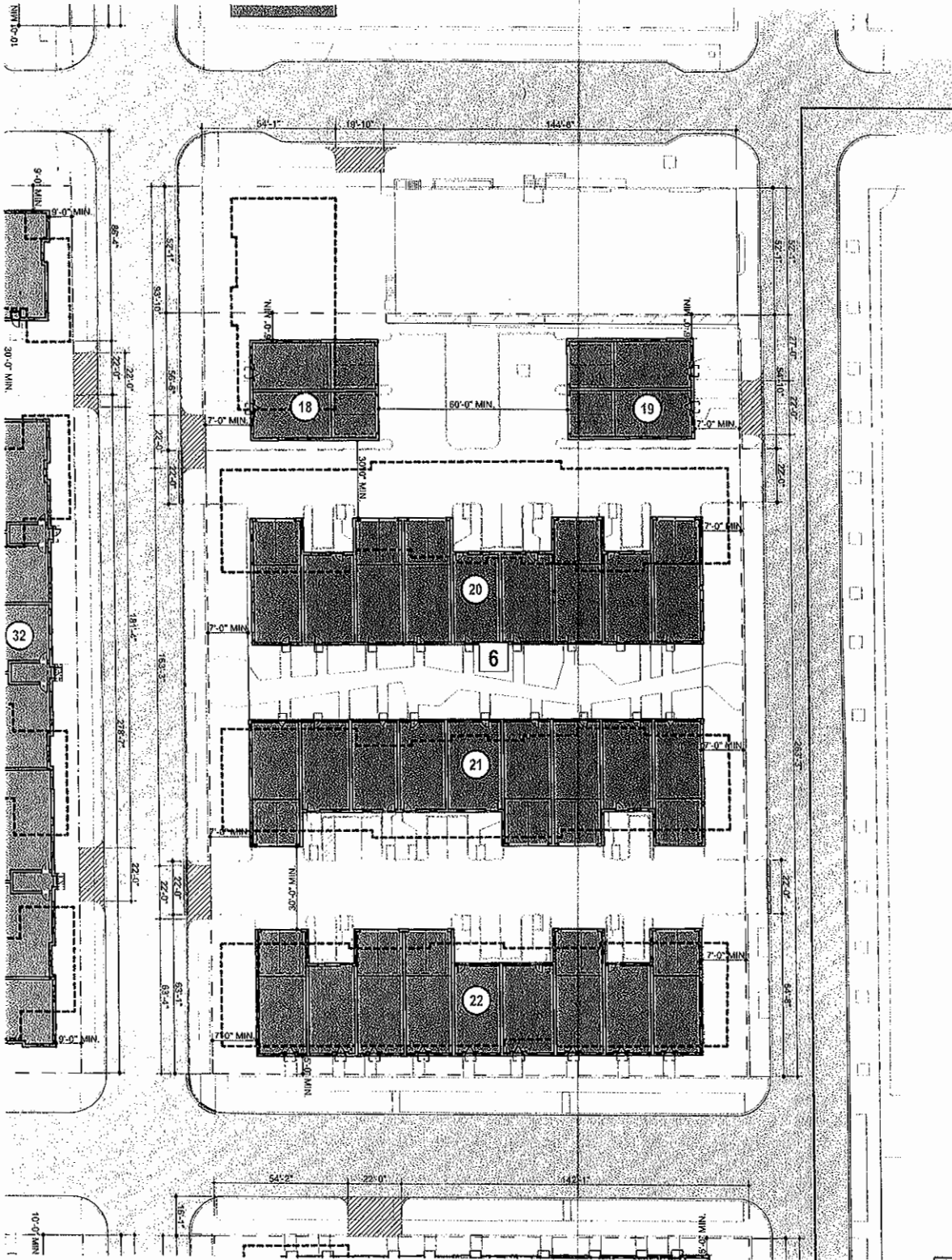
- 6** BLOCK #
- 1** BUILDING ID
- 2 STORY TOWNHOUSE
- 3 STORY TOWNHOUSE
- 3 STORY WALKUP
- 7 STORY ELEVATOR BLDG

- PROPOSED BUILDINGS PER PD #1006
- EXISTING BUILDINGS
- EXISTING PD BUILDINGS
- EASEMENT
- PD 1006 BOUNDARY
- PD SUB-AREA BOUNDARY
- PROPOSED CURB CUTS PER PD #1006

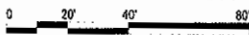


Block 5 Plan

Parkside of Oldtown Phase 3
 Holsten
 5/10/2018



Enlarged Block Plan



LEGEND

- 6** BLOCK #
- 1** BUILDING ID
- 2 STORY TOWNHOUSE
- 3 STORY TOWNHOUSE
- 3 STORY WALKUP
- 7 STORY ELEVATOR BLDG

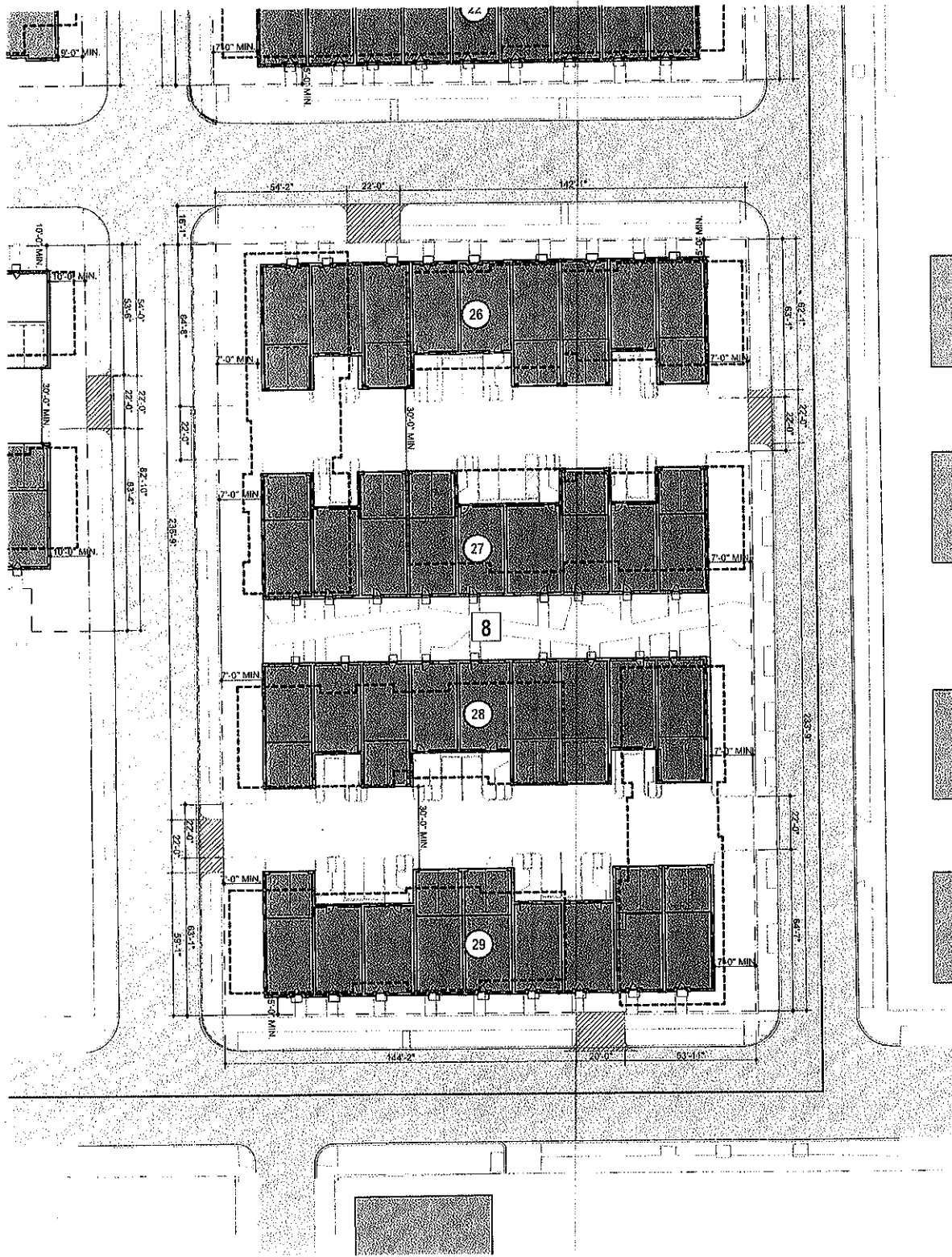
- PROPOSED BUILDINGS PER PD #1006
- EXISTING BUILDINGS
- EXISTING PD BUILDINGS
- EASEMENT
- PD 1006 BOUNDARY
- PD SUB-AREA BOUNDARY
- PROPOSED CURB CUTS PER PD #1006



LANDON BONE BAKER ARCHITECTS
 1775 LEXINGTON AVENUE, SUITE 1100
 NEW YORK, NY 10017
 TEL: 212 692 1100 FAX: 212 692 1101
 WWW.LBBARCHITECTS.COM

Block 6 Plan

Parkside of Oldtown Phase 3
 Holsten
 5/10/2018



Enlarged Block Plan



LEGEND

6 BLOCK #

1 BUILDING ID.

2 STORY TOWNHOUSE

3 STORY TOWNHOUSE

3 STORY WALKUP

7 STORY ELEVATOR BLDG

PROPOSED BUILDINGS PER PD #1006

EXISTING BUILDINGS

EXISTING PD BUILDINGS

EASEMENT

PD 1006 BOUNDARY

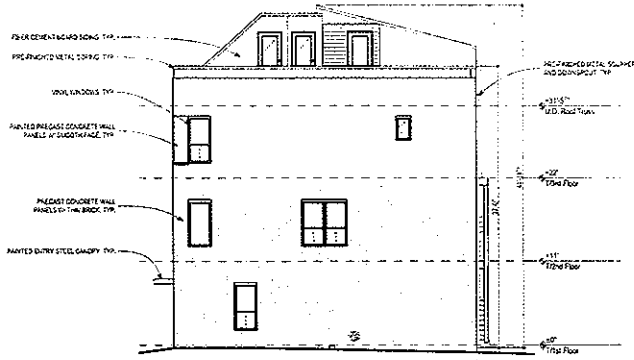
PD SUB-AREA BOUNDARY

PROPOSED CURB CUTS PER PD #1006



Block 8 Plan

Parkside of Oldtown Phase 3
Holsten
5/10/2018



East Elevation

SCALE: 1/16" = 1'-0"

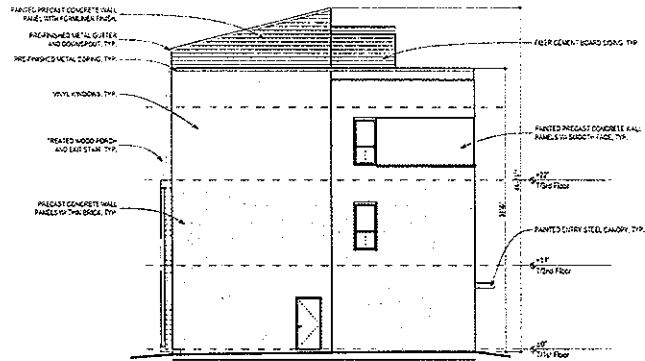


South Elevation

SCALE: 1/16" = 1'-0"

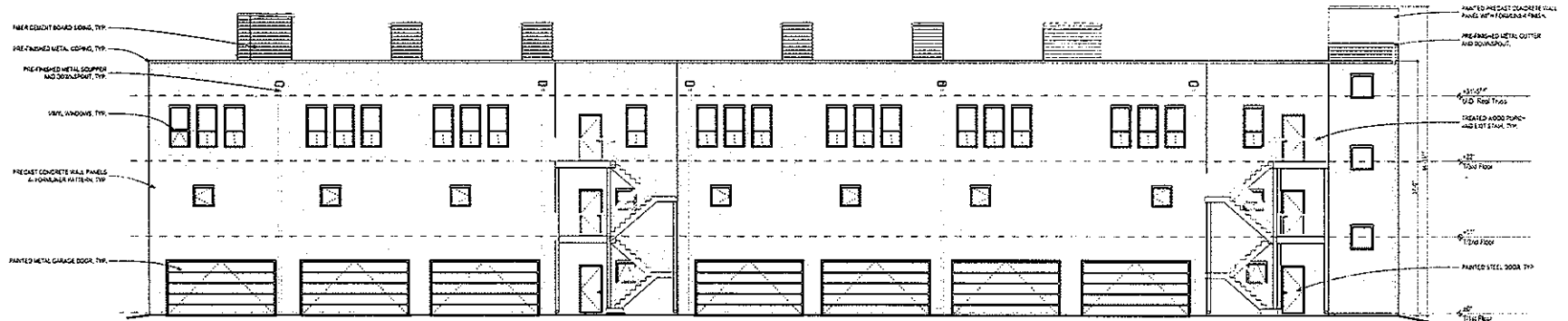
Elevations

Parkside of Old Town Phase III
Building 16
Holsten
6/7/2018



West Elevation

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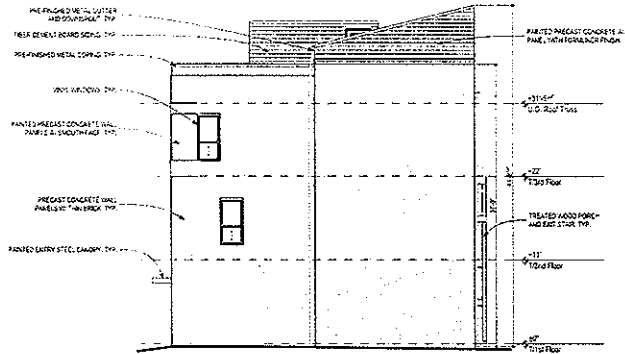


North Elevation

SCALE: 1/16" = 1'-0"

Elevations

Parkside of Old Town Phase III
Building 16
Holsten
6/7/2018



West Elevation

SCALE: 1/16" = 1'-0"

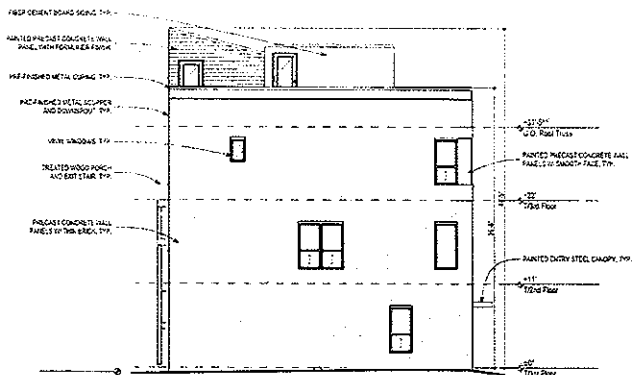


North Elevation

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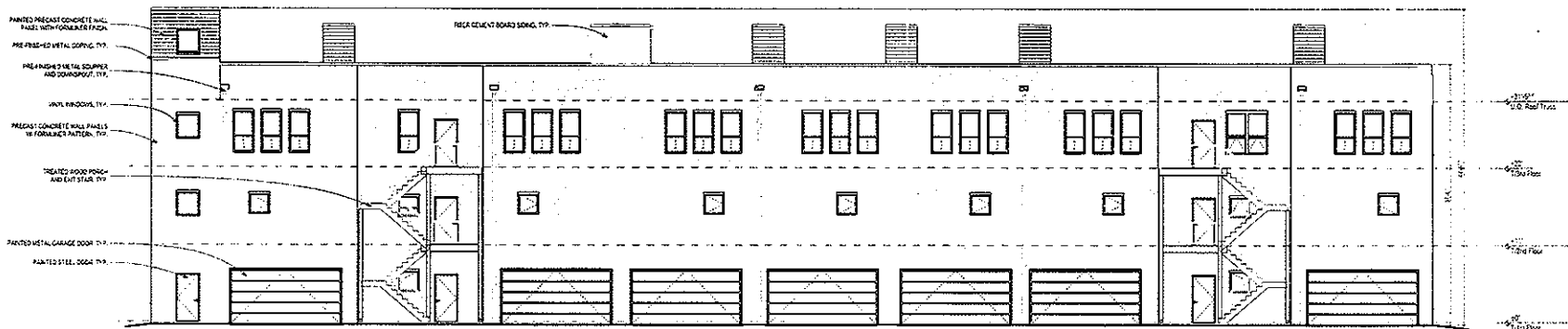
Elevations

Parkside Old Town Phase III
 Building 23
 Holsten
 6/7/2018



East Elevation

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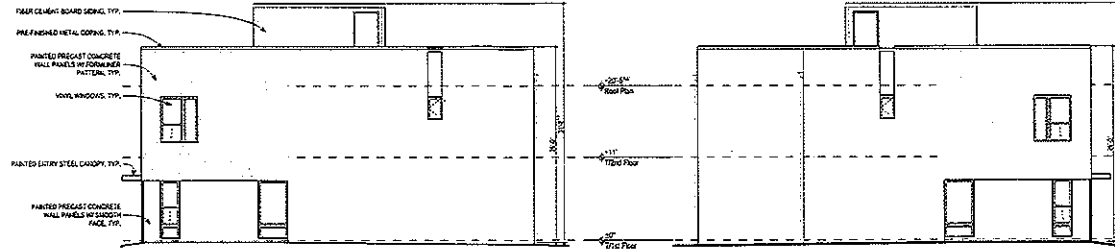


South Elevation

SCALE: 1/16" = 1'-0"

Elevations

Parkside Old Town Phase III
 Building 23
 Holsten
 6/7/2018

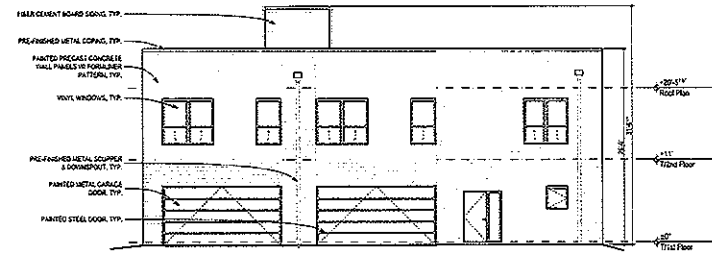


East Elevation

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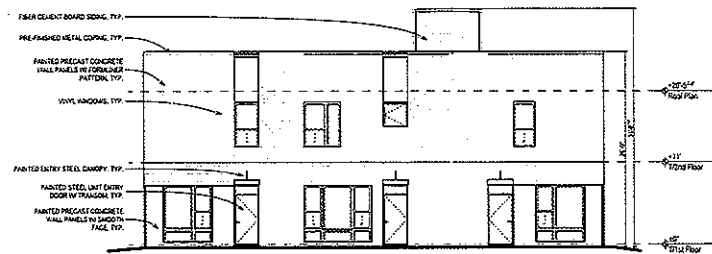
West Elevation

SCALE: 1/16" = 1'-0"



North Elevation

SCALE: 1/16" = 1'-0"



South Elevation

SCALE: 1/16" = 1'-0"



Elevations

Parkside of Old Town Phase III
 Building 24
 Holsten
 6/6/2018



West Elevation

SCALE: 1/16" = 1'-0"

LUNTIAN BOUS BAKER ARCHITECTS
 72 Southpointe Boulevard, Suite 100, High Wycombe, PA 19381
 Tel: 610-338-1100 Fax: 610-338-1102
 www.luntianbousbaker.com

Elevations

Parkside of Old Town Phase III
 Building 5
 Holsten
 6/7/2018



East Elevation

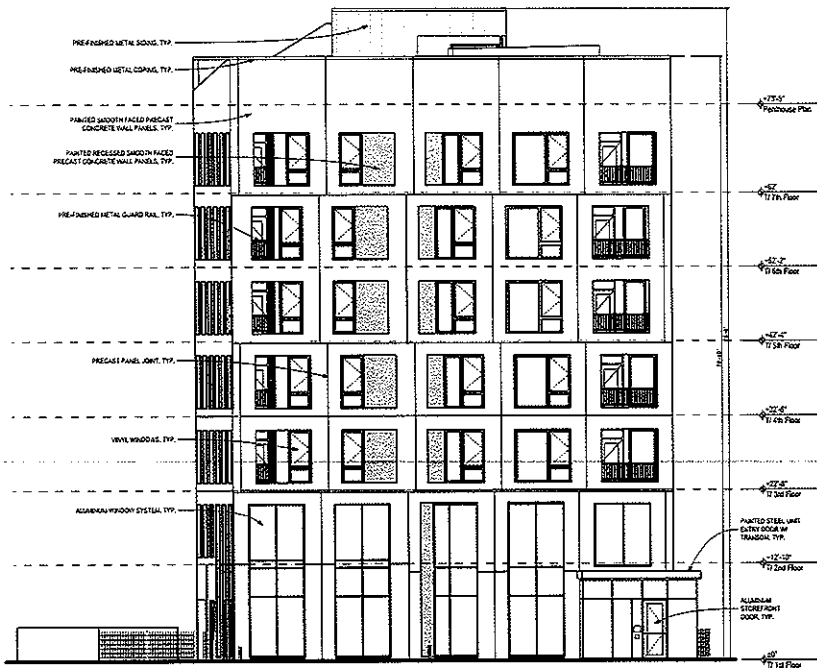
SCALE: 1/16" = 1'-0"

LONDON BONE BAKER ARCHITECTS

1075 15th PARKWAY AVENUE SUITE 21100-12
DENVER, CO 80202
(303) 390-3100 • 303-728-5302
www.londonbonebaker.com

Elevations

Parkside of Old Town Phase III
Building 5
Holsten
8/7/2018



North Elevation

SCALE: 1/16" = 1'-0"



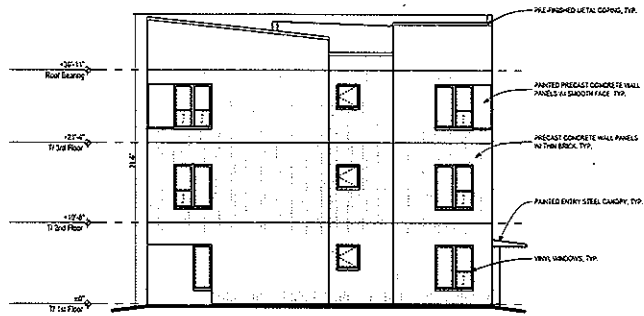
South Elevation

SCALE: 1/16" = 1'-0"

LANDON BONE BAKER ARCHITECTS
 12700 13th Avenue, Suite 200, Denver, CO 80231
 303.733.4300 • 303.733.8793 • 4307
 www.landonbonebaker.com

Elevations

Parkside of Old Town Phase III
 Building 5
 Holsten
 6/7/2018



East Elevation

SCALE: 1/16" = 1'-0"



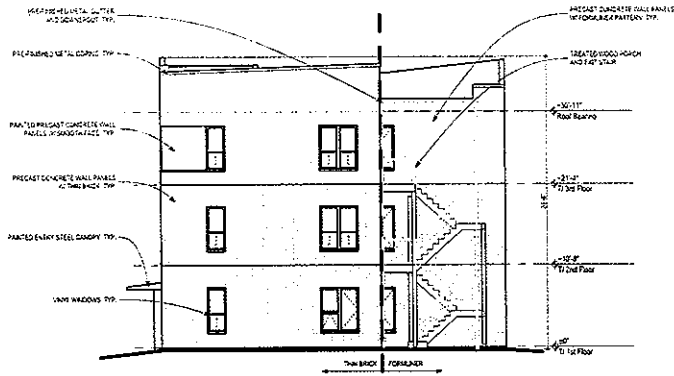
North Elevation

SCALE: 1/16" = 1'-0"

Elevations

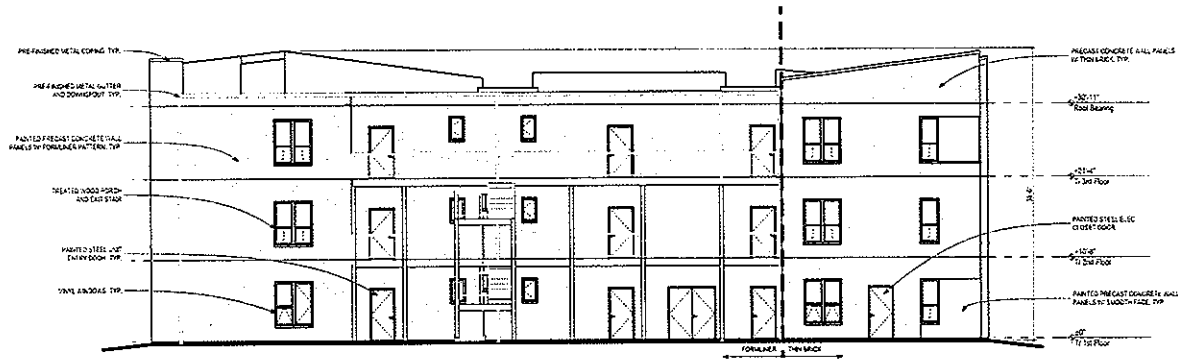
LANDON BONE BAKER ARCHITECTS
 1750 W. Peachtree Avenue, Suite 1000 | Atlanta, GA 30309
 P: 404.525.8100 | F: 404.525.3177
 www.lanbonbonebaker.com

Parkside of Old Town Phase III
 Building 31
 Holsten
 8/7/2018



West Elevation

SCALE: 1/16" = 1'-0"



South Elevation

SCALE: 1/16" = 1'-0"

Elevations

Parkside of Old Town Phase III
 Building 31
 Holsten
 6/7/2018



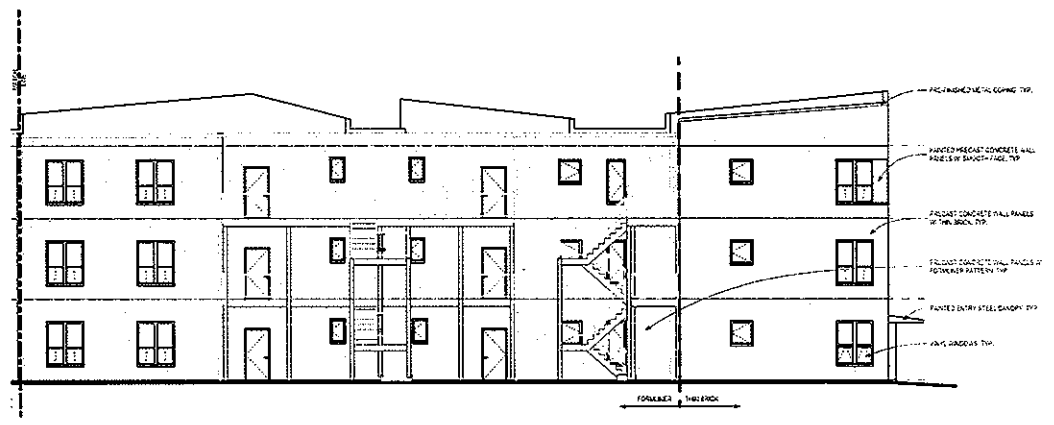
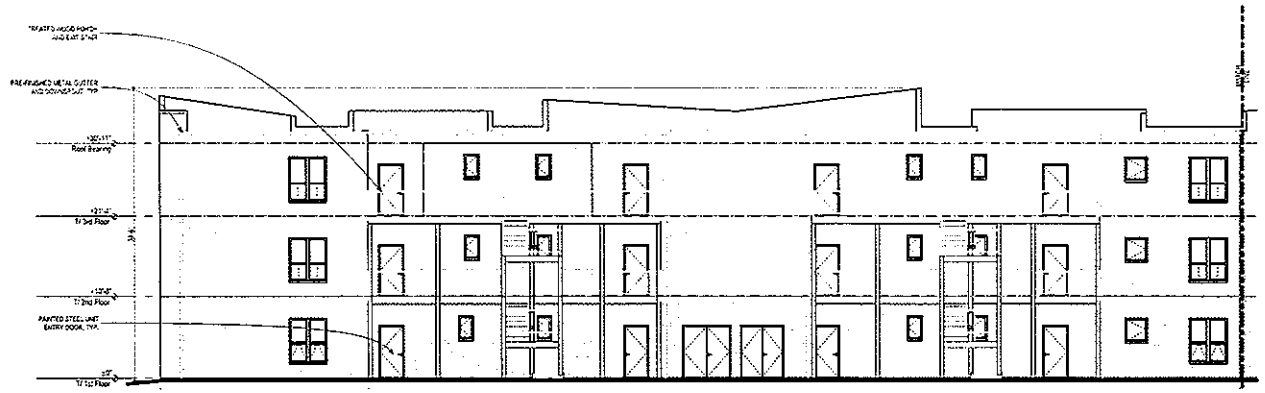
EAST ELEVATION

SCALE: 1/16" = 1'-0"

Elevations

Parkside of Old Town Phase III
Building 32
Holsten
6/7/2018





WEST ELEVATION
 SCALE: 1/16" = 1'-0"



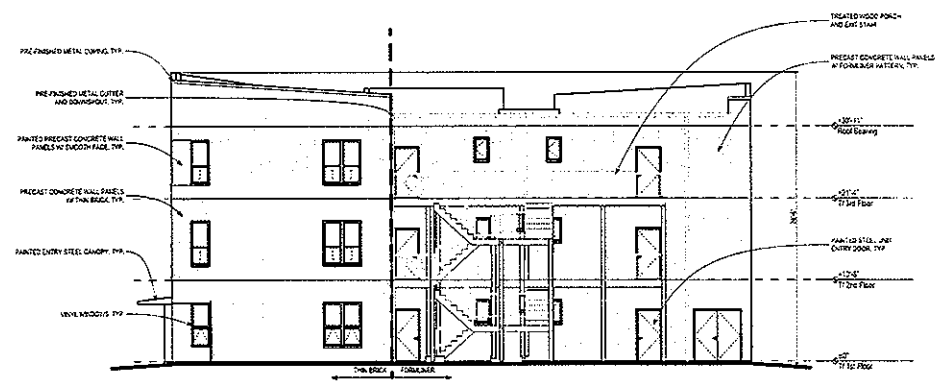
Elevations

Parkside of Old Town Phase III
 Building 32
 Holsten
 6/7/2018



SOUTH ELEVATION

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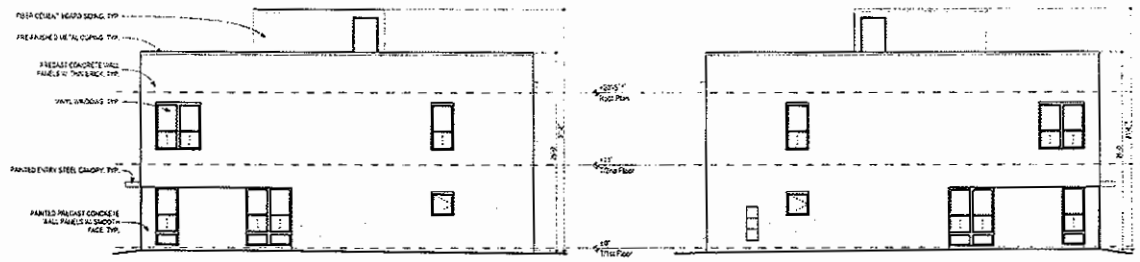


NORTH ELEVATION

SCALE: 1/16" = 1'-0"

Elevations

**Parkside of Old Town Phase III
Building 32
Holsten
6/7/2018**

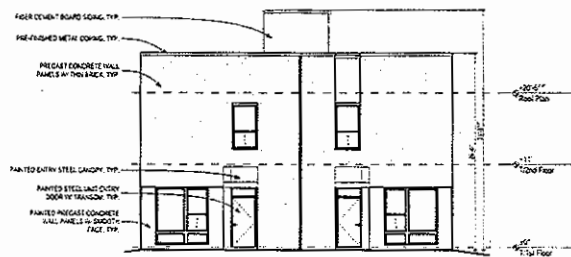


South Elevation

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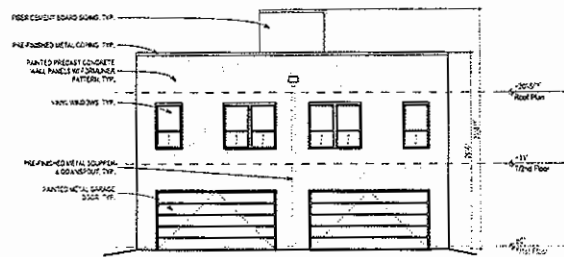
North Elevation

SCALE: 1/16" = 1'-0"



West Elevation

SCALE: 1/16" = 1'-0"

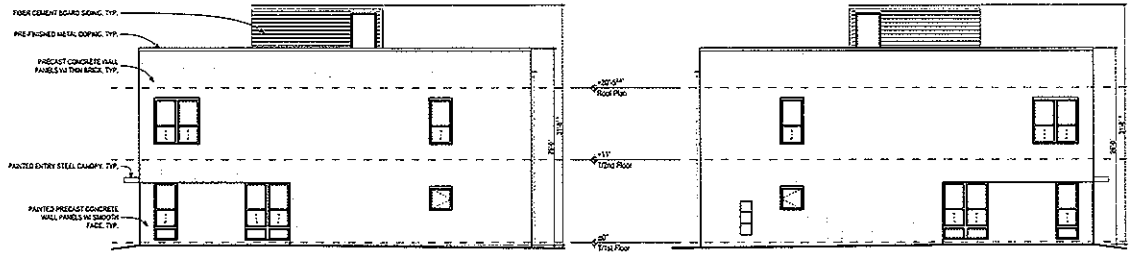


East Elevation

SCALE: 1/16" = 1'-0"

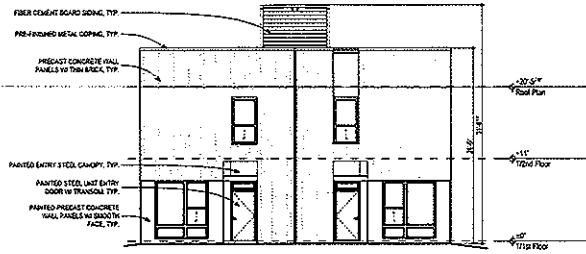
Elevations

Parkside of Old Town Phase III
 Building 18
 Holsten
 6/6/2018

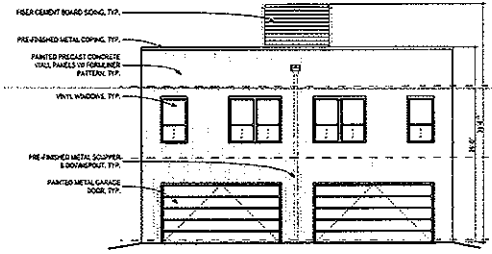


North Elevation
SCALE: 1/16" = 1'-0"

South Elevation
SCALE: 1/16" = 1'-0"



East Elevation
SCALE: 1/16" = 1'-0"

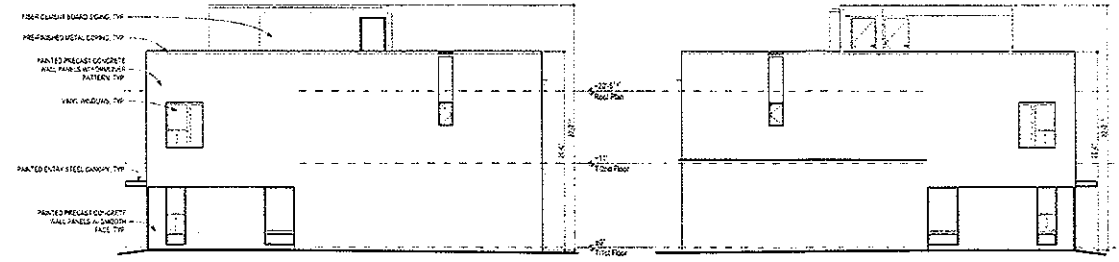


West Elevation
SCALE: 1/16" = 1'-0"

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 68 Lincoln Avenue, Suite 100, Holsten, WI 54941
 P: 920.233.1000 / F: 920.233.1002
 www.lbbba.com

Elevations

Parkside of Old Town Phase III
 Building 19
 Holsten
 6/6/2018

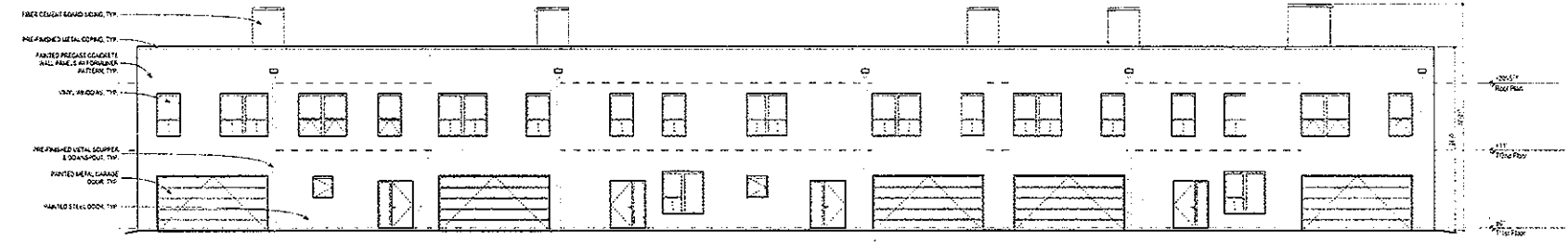


East Elevation

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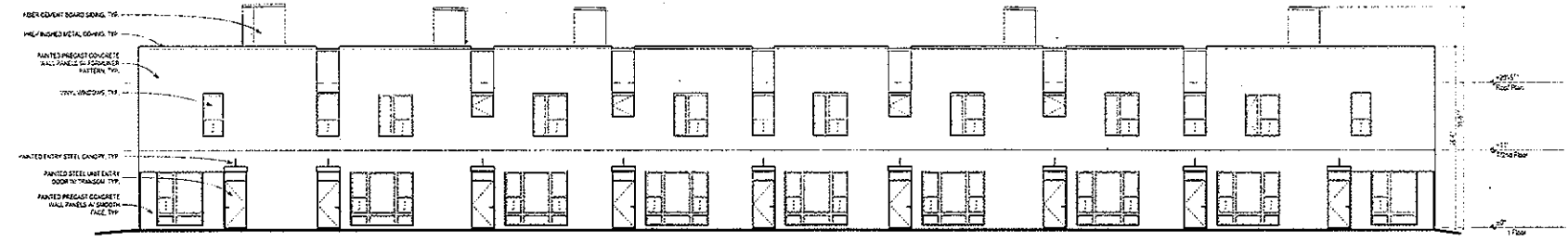
West Elevation

SCALE: 1/16" = 1'-0"



North Elevation

SCALE: 1/16" = 1'-0"

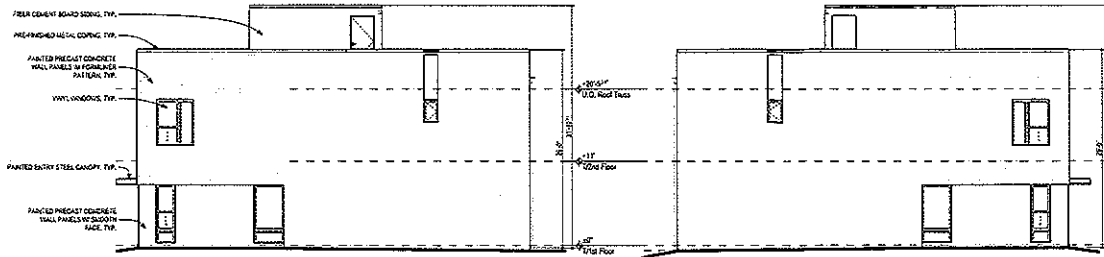


South Elevation

SCALE: 1/16" = 1'-0"

Elevations

Parkside of Old Town Phase III
Building 20
Holsten
6/6/2018

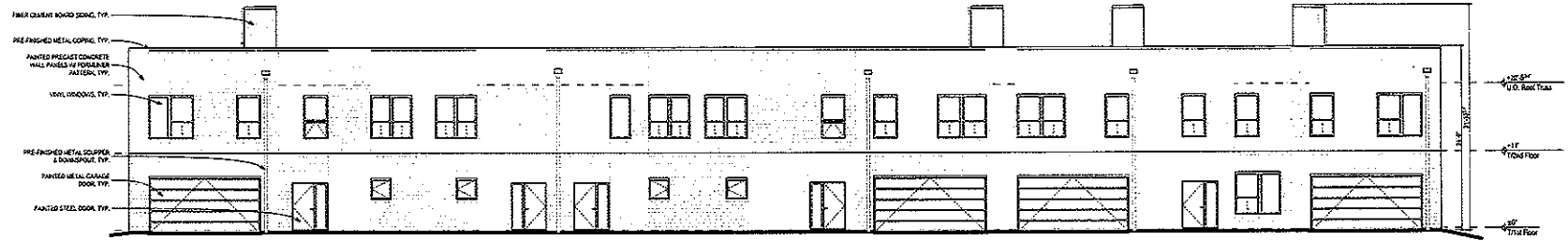


West Elevation

SCALE: 1/16" = 1'-0"

East Elevation

SCALE: 1/16" = 1'-0"



South Elevation

SCALE: 1/16" = 1'-0"



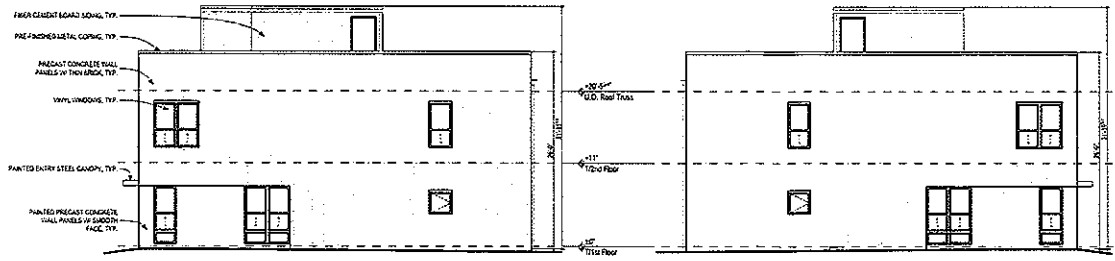
North Elevation

SCALE: 1/16" = 1'-0"

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 1055 KENTWOOD DRIVE, SUITE 100
 HOUSTON, TEXAS 77057-1211
 TEL: 281.460.2112 FAX: 281.460.2113
 WWW.LBBBARCHITECTS.COM

Elevations

Parkside Old Town Phase III
Building 21
 Holsten
 6/6/2018

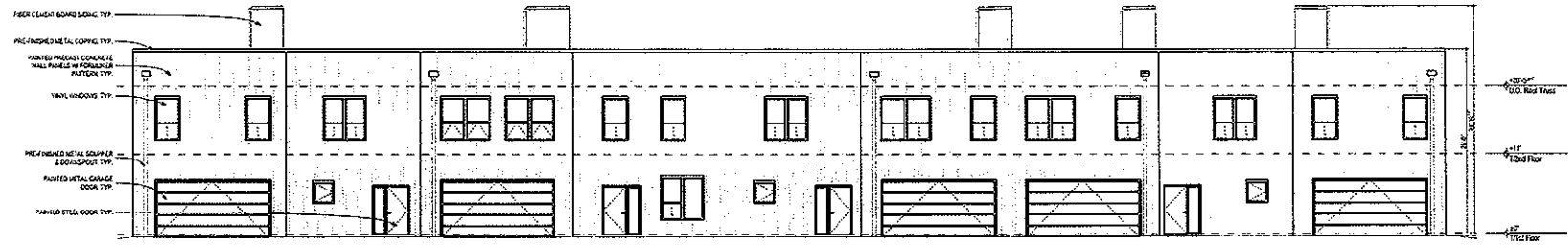


East Elevation

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West Elevation

SCALE: 1/16" = 1'-0"



North Elevation

SCALE: 1/16" = 1'-0"



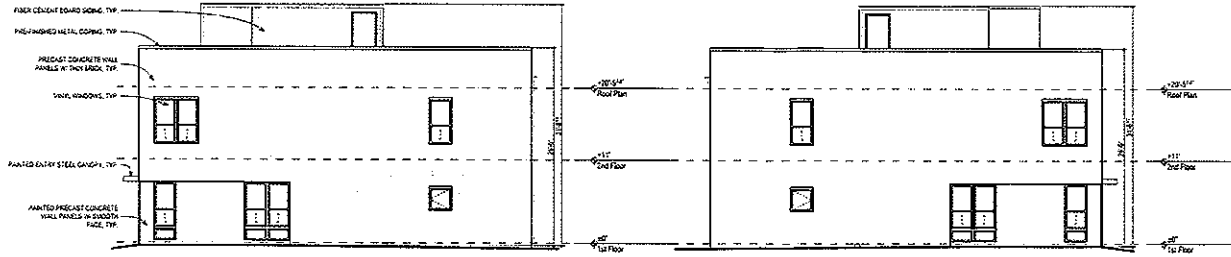
South Elevation

SCALE: 1/16" = 1'-0"



Elevations

Parkside of Old Town Phase III
Building 22
Holsten
6/6/2018

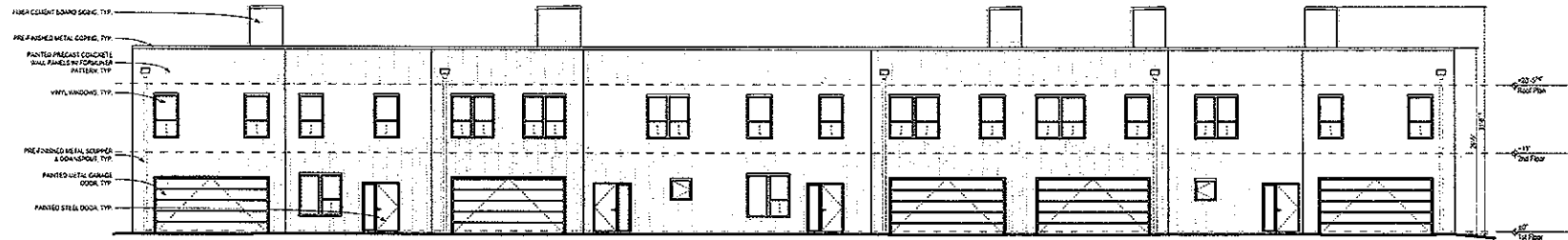


West Elevation

SCALE: 1/16" = 1'-0"

East Elevation

SCALE: 1/16" = 1'-0"



South Elevation

SCALE: 1/16" = 1'-0"



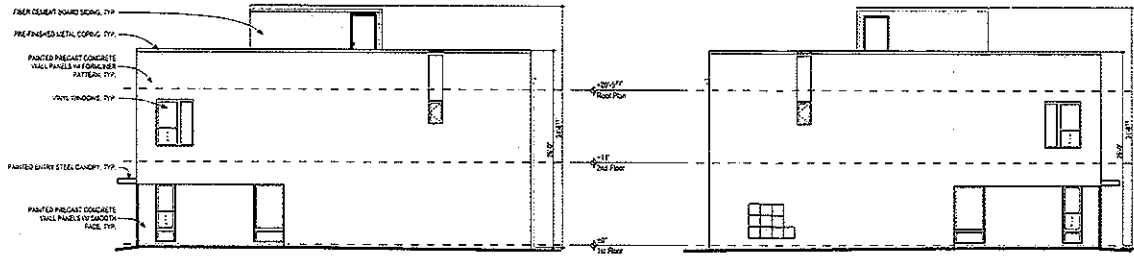
North Elevation

SCALE: 1/16" = 1'-0"



Elevations

Parkside Old Town Phase III
Building 26
Hoisten
6/6/2018

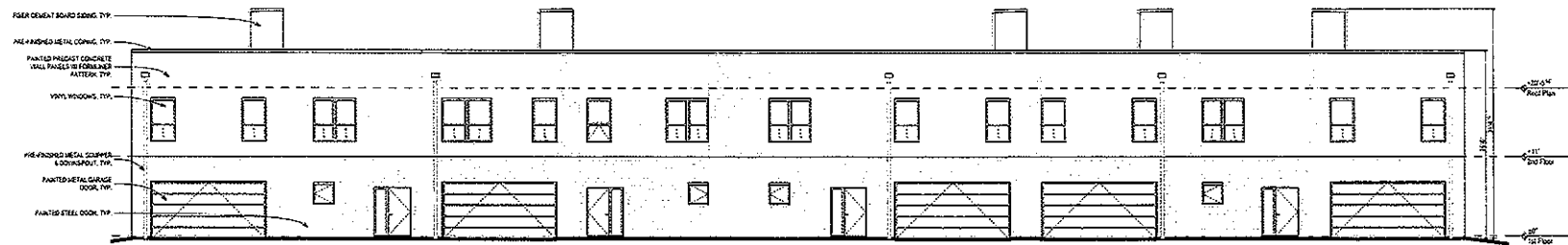


East Elevation

SCALE: 1/16" = 1'-0"

West Elevation

SCALE: 1/16" = 1'-0"



North Elevation

SCALE: 1/16" = 1'-0"



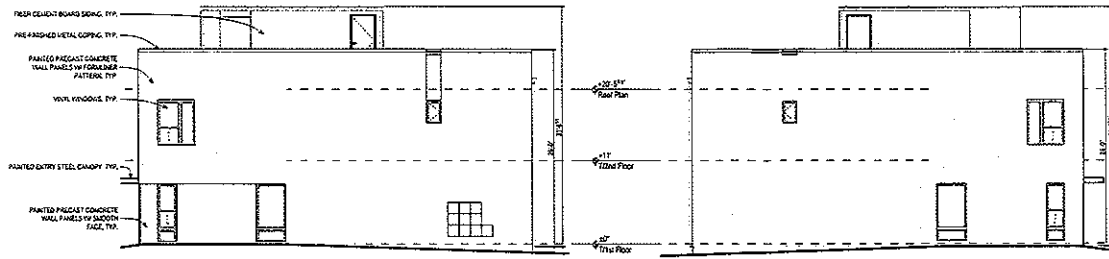
South Elevation

SCALE: 1/16" = 1'-0"

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Elevations

Parkside Old Town Phase III
 Building 27
 Holsten
 6/6/2018

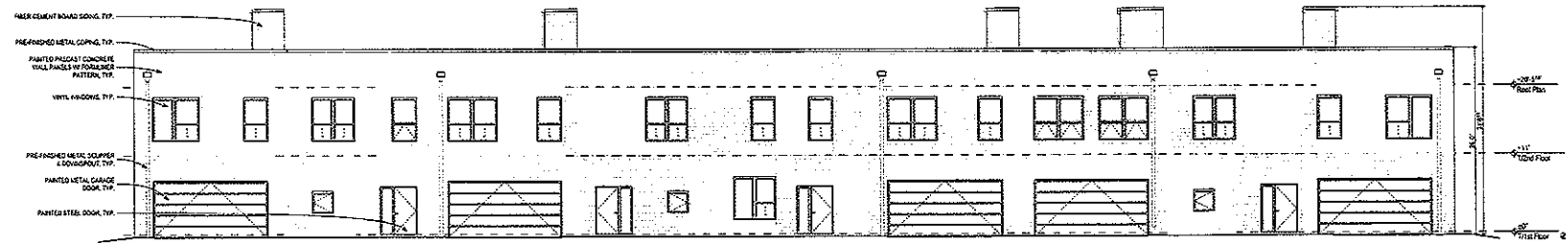


West Elevation

SCALE: 1/16" = 1'-0"

East Elevation

SCALE: 1/16" = 1'-0"



South Elevation

SCALE: 1/16" = 1'-0"



North Elevation

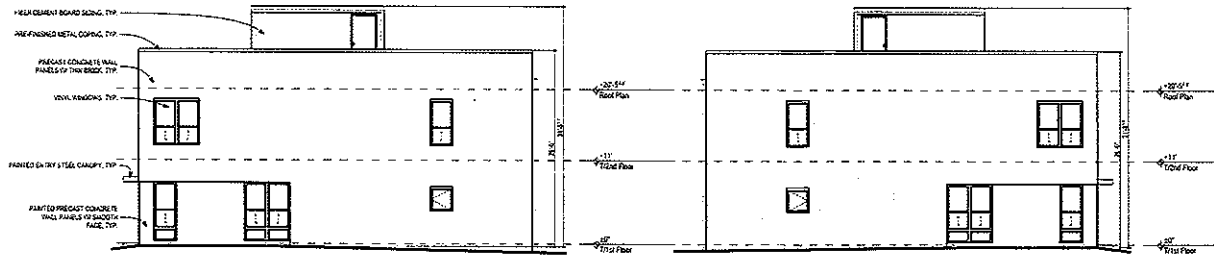
SCALE: 1/16" = 1'-0"

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 WWW.LANDONBONEBAKER.COM

Elevations

Parkside Old Town Phase III
 Building 28
 Holsten
 6/6/2018

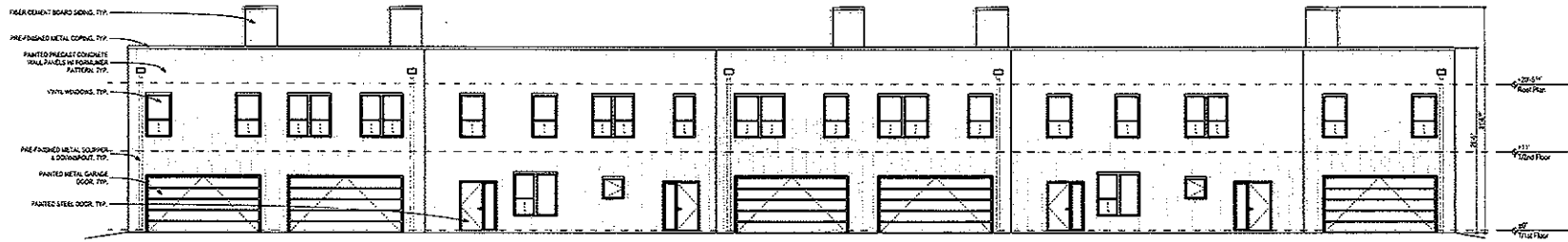


East Elevation

SCALE: 1/16" = 1'-0"

West Elevation

SCALE: 1/16" = 1'-0"



North Elevation

SCALE: 1/16" = 1'-0"



South Elevation

SCALE: 1/16" = 1'-0"

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 54 North Collins Street, Suite 1100
 Cleveland, Ohio 44115
 Phone: 216.464.1100 Fax: 216.464.1102
 www.lbbba.com

Elevations

Parkside Old Town Phase III
 Building 29
 Hoisten
 6/6/2018



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 5, 2014

Steven D. Friedland
Applegate & Thorne-Thomsen, P.C.
626 West Jackson Blvd.
Suite 400
Chicago, IL 60661

Re: Administrative Relief request for Residential Commercial Planned Development No. 1006, Subarea B, Block 3, Parkside of Old Town, Building's 2 and 11, West Division Street and North Cleveland Avenue

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Commercial Planned Development No. 1006 ("PD 1006"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of PD 1006.

Your law firm represents Parkside Associates, LLC (the "Applicant"), who will develop and own two new buildings in Subarea B of the Planned Development. The two buildings are designated as Buildings 2 and 11 in the PD. The entire Subarea is owned by the Chicago Housing Authority who has provided their consent for this request. The Applicant is seeking an administrative relief to allow the following modifications:

- In regards to Building 2, an increase in dwelling units from 79 to 94 units, an increase in height from 88 feet to 90 feet and minor setback changes.
- In regards to Building 11, an increase in dwelling units from 8 to 12 units, a decrease in height from 36 feet to 31.5 feet and minor setback changes.


The Applicant is seeking a redistribution of units and not an overall increase. The total number of dwelling units allowed in Subarea B will remain 395. Building 2 will have 59 parking spaces and Building 11 will have 7 parking spaces. There is no change to the minimum of 354 parking spaces required within Subarea B. The attached drawings, prepared by Landon Bone Baker, and dated January 10, 2014, shall be inserted into the main file: Site Plan, and North, East, West and South Elevations for Building's 2 and 11.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or

surrounding neighborhood, will not result in an increase in the bulk or density, and 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 Commercial Planned Development No. 1006, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

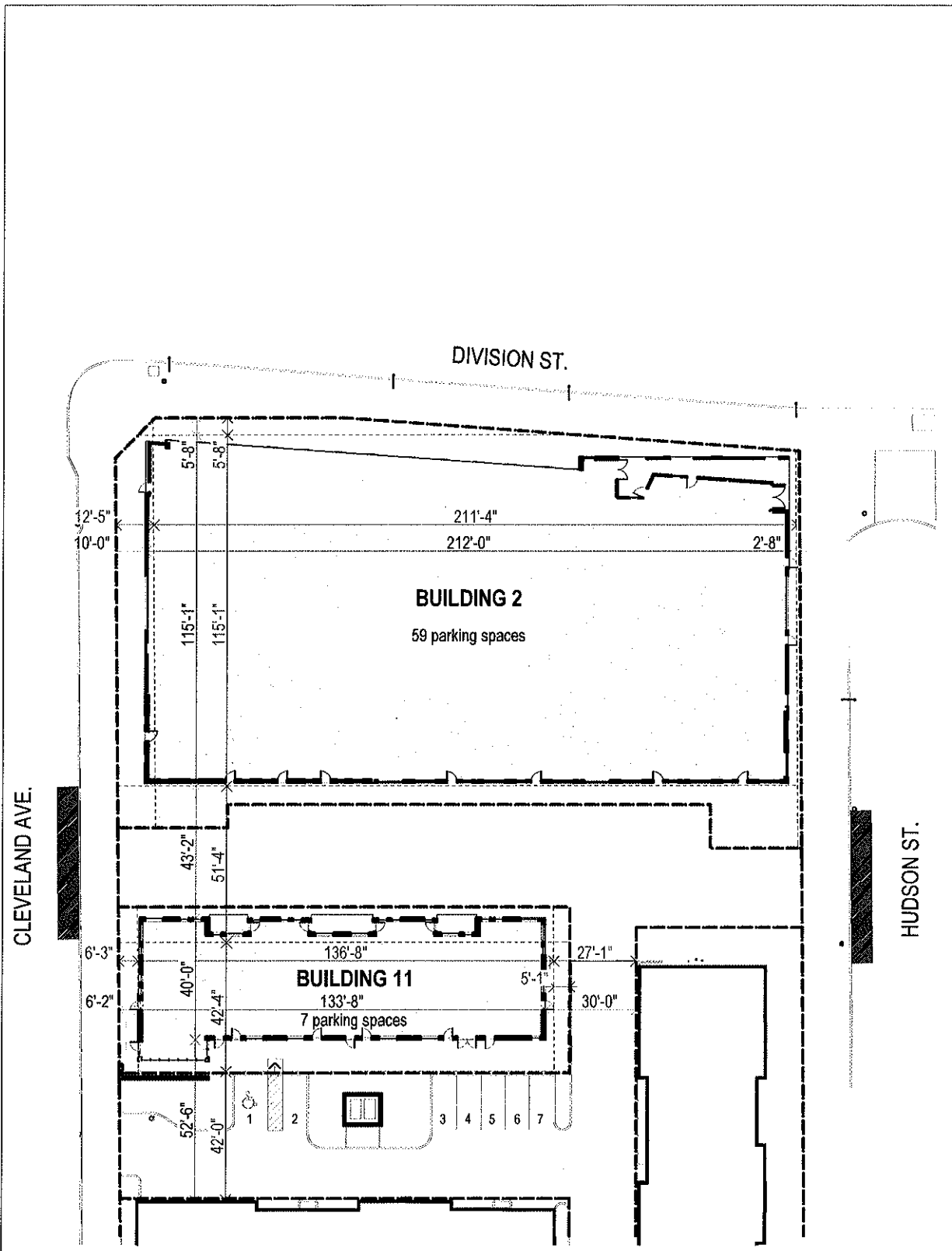
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Main file



1 PSOT SITE PLAN
NOT TO SCALE

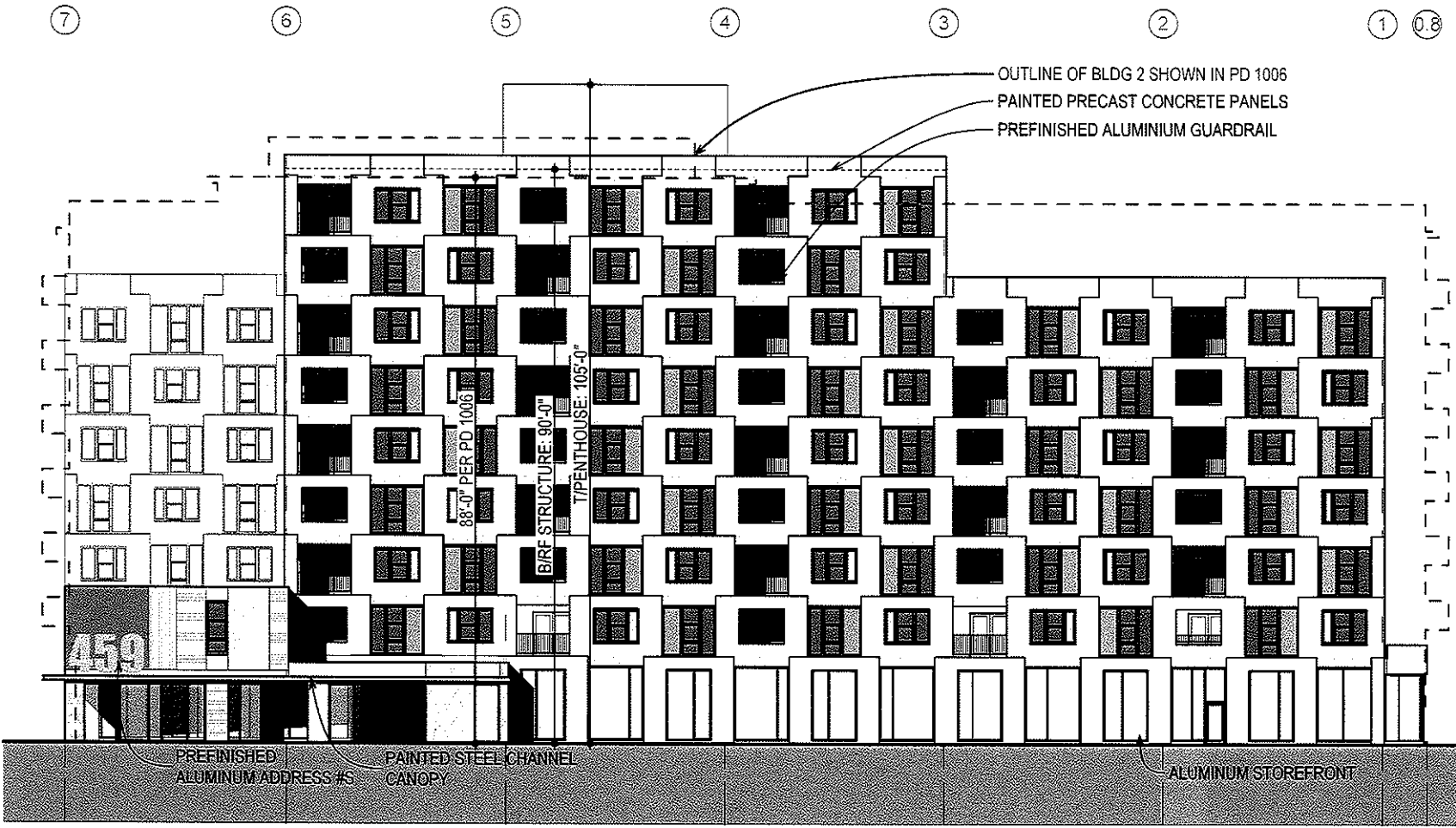
- SITE SETBACK
- PROPERTY LINE
- ← XX → SETBACK DIMENSIONS PER PD 1006
- ← XX → SETBACK DIMENSIONS PROPOSED

1/10/2014 11:32 AM

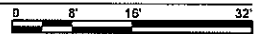
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 134 N Milwaukee Avenue Chicago IL 60642
 p 312-988-9100 1312-920-3302
 www.londonbonebaker.com
 © 2013 London Bone Baker Architects LLC

HOLSTEN	
Buildings 11 & 2 Administrative Adjustment	Date: 1/10/2014
Parkside of Old Town	1027

PD-01



1 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

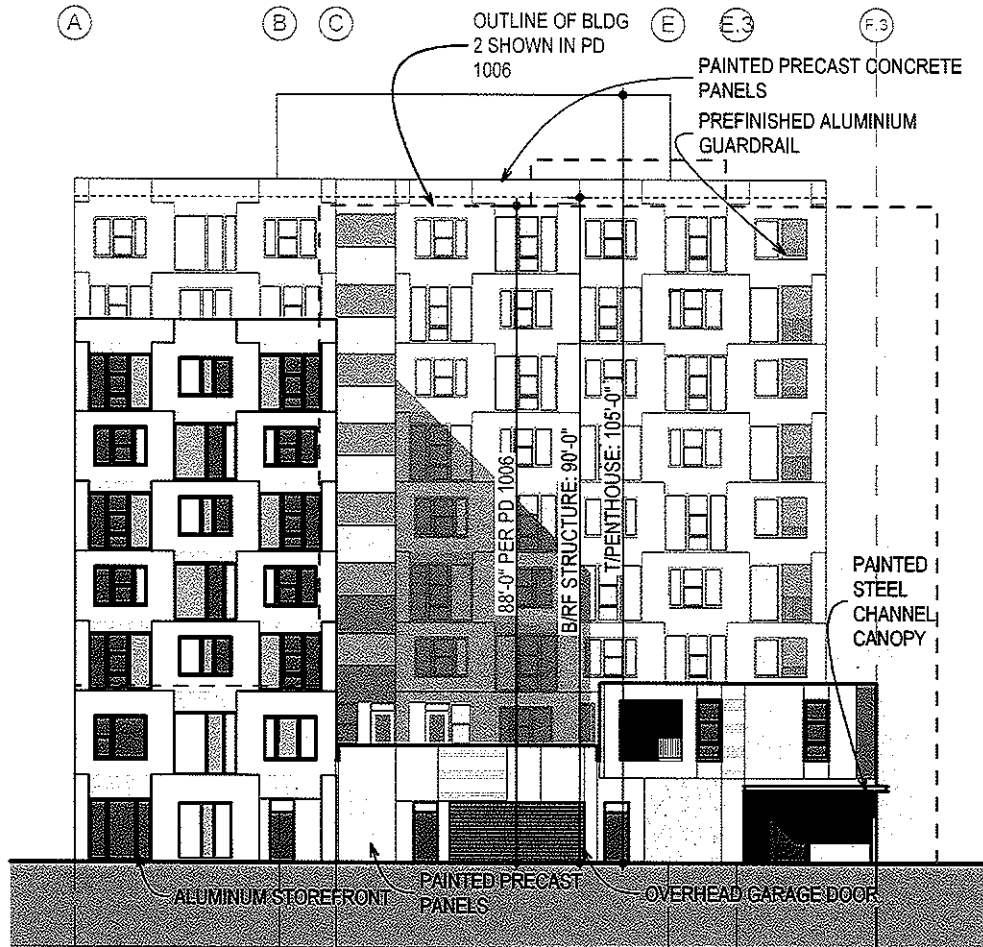


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 734 N. Milwaukee Avenue Chicago IL 60642
 P 312-588-9100 F 312-829-3302
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HOLSTEN
 Date: 1/20/2014
 1027

BLDG 2 ELEVATIONS
 Parkside of Old Town

PD-02



1 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



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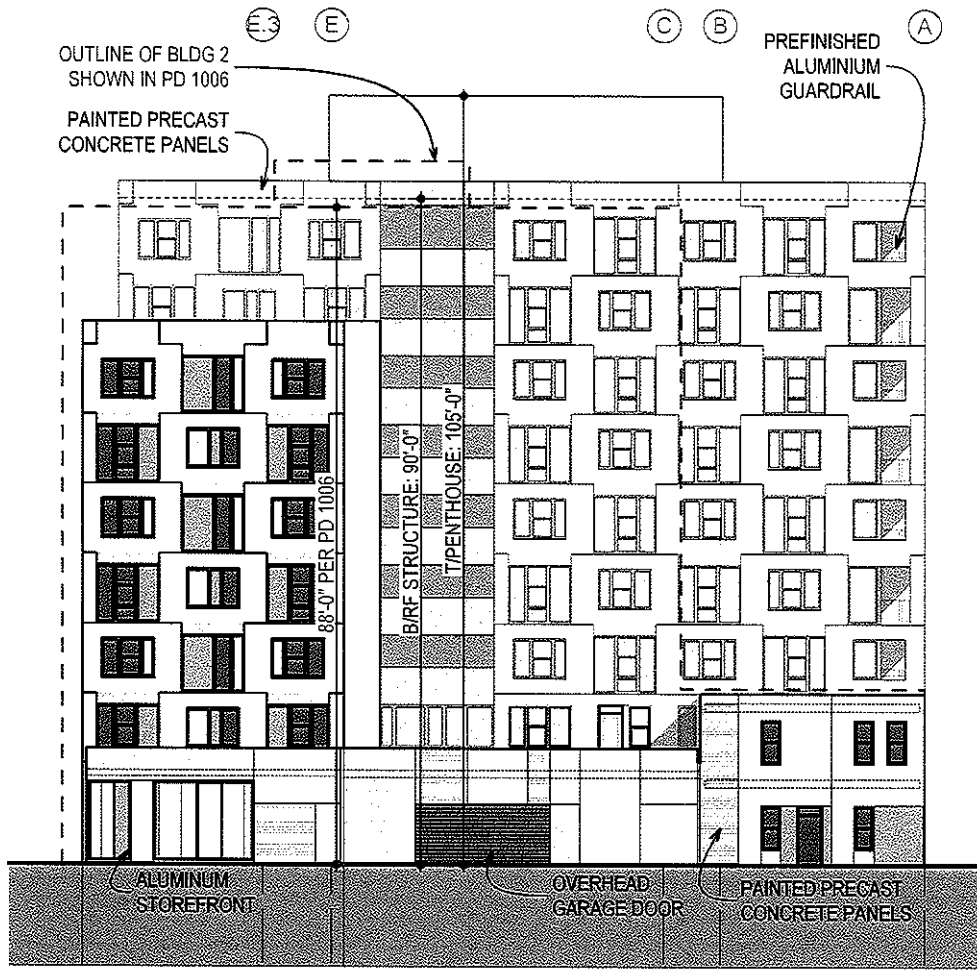
HOLSTEN
 Date: 1/20/2014
 1027

HOLSTEN

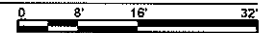
PD-03

BLDG 2 ELEVATIONS

Parkside of Old Town



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



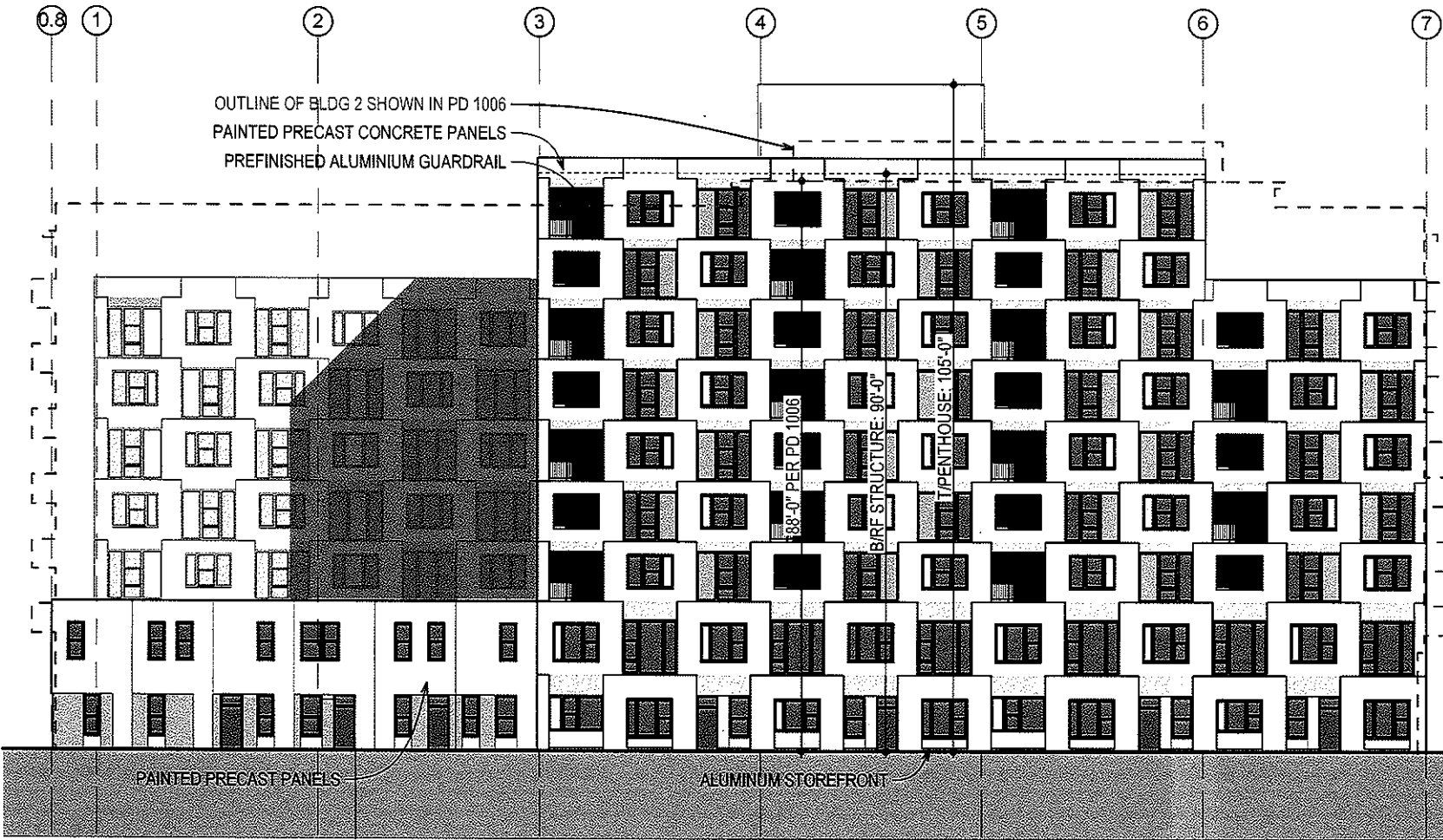
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HOLSTEN
 Date: 1/20/2014
 1027

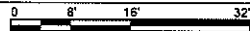
HOLSTEN
 Date: 1/20/2014
 1027

PD-04

BLDG 2 ELEVATIONS
 Parkside of Old Town



1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



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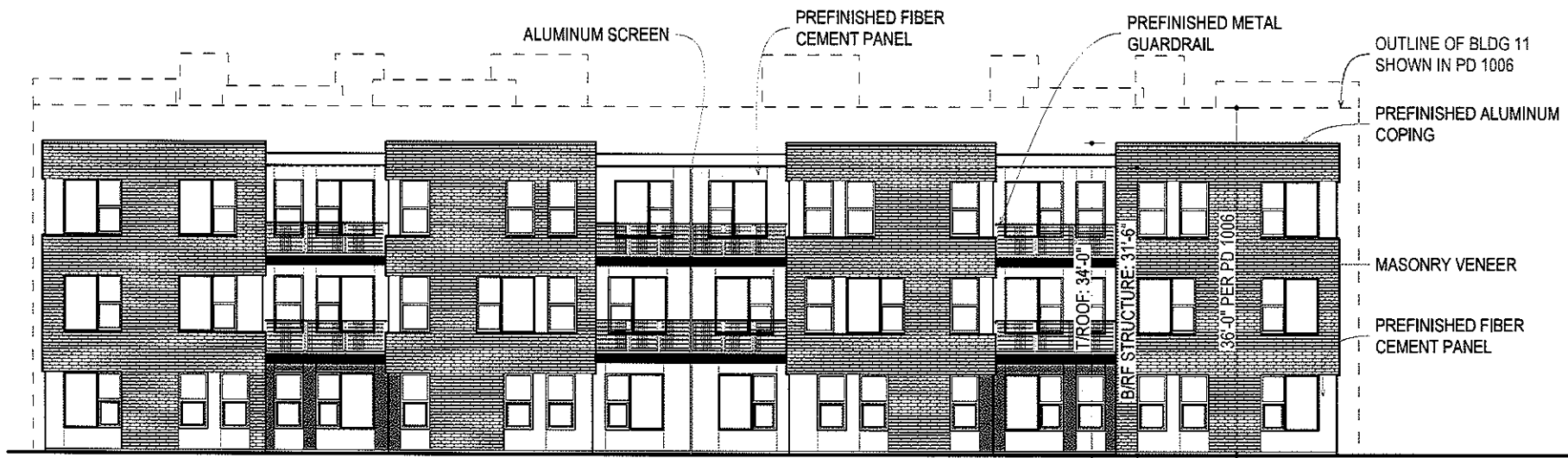
BLDG 2 ELEVATIONS
 Parkside of Old Town

HOLSTEN

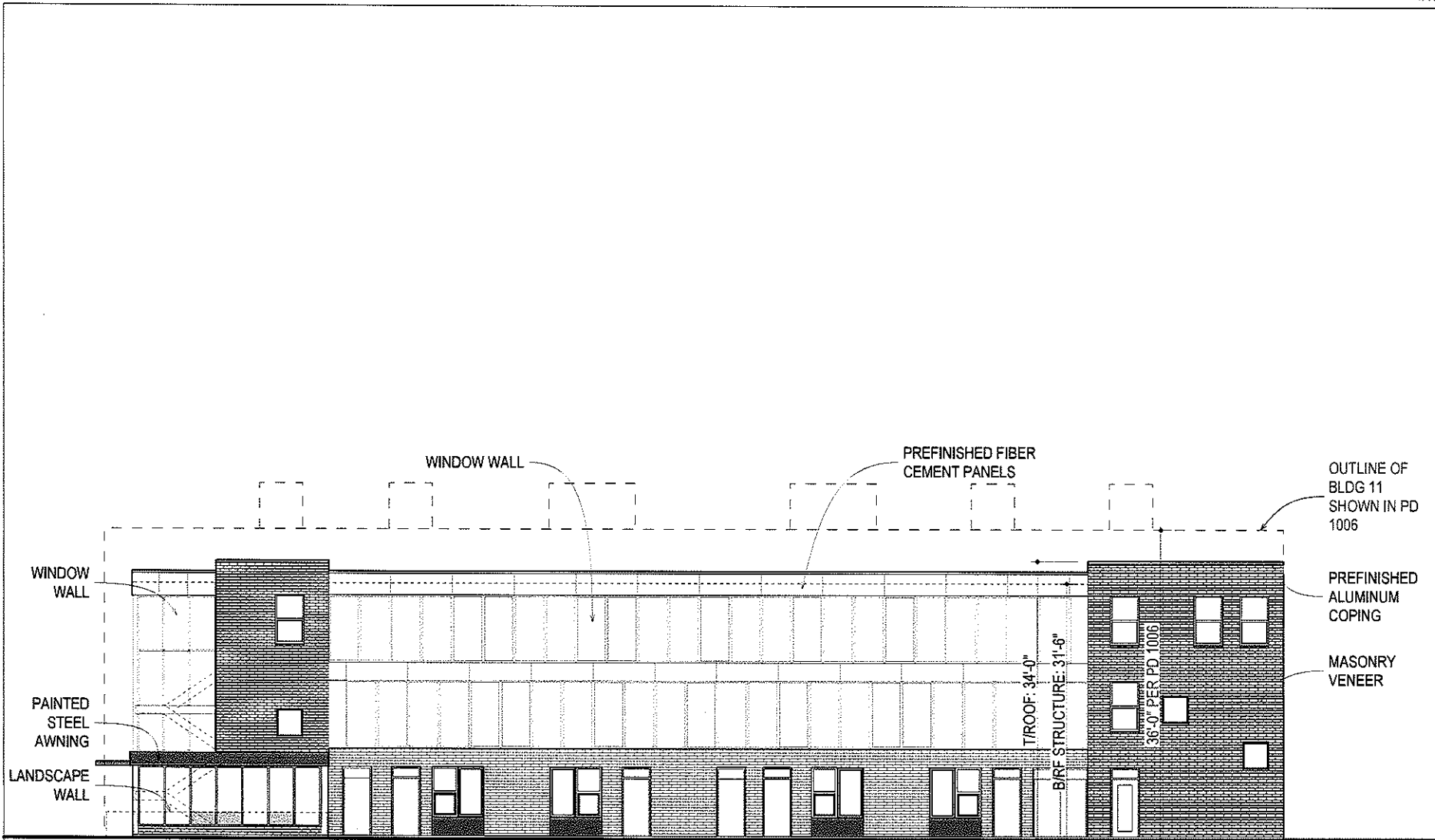
Date: 1/20/2014

1027

PD-05



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

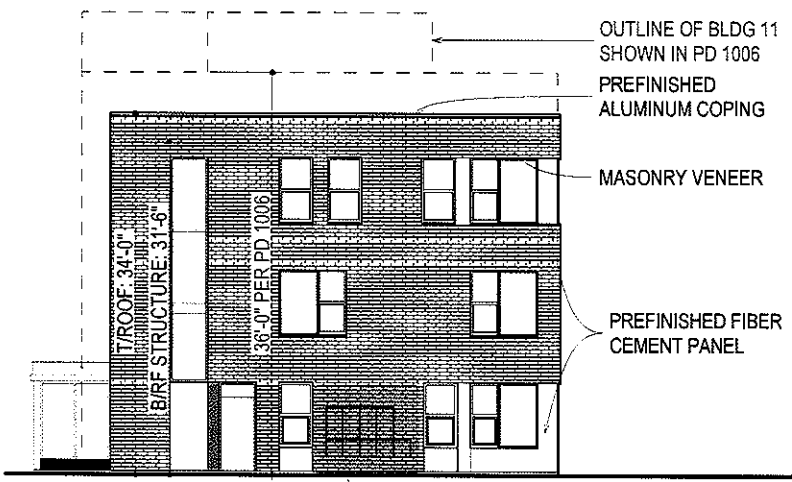


1

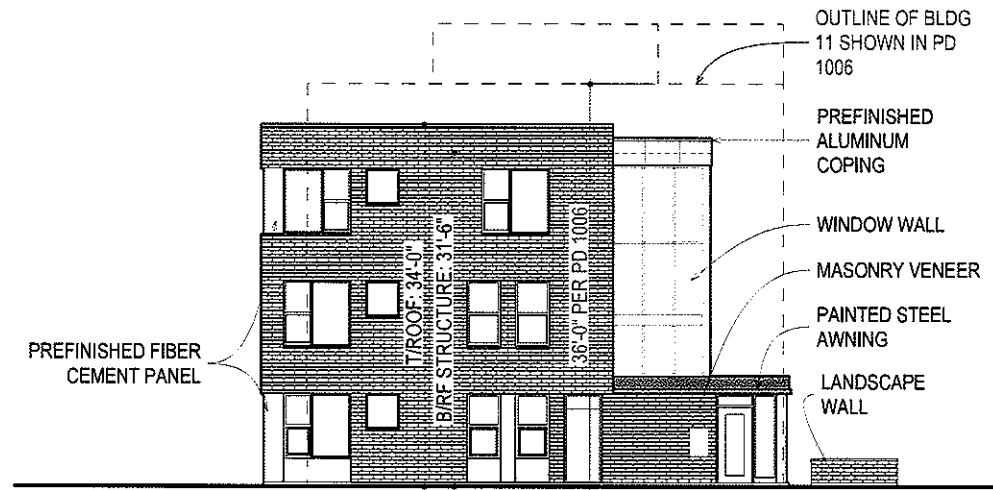
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"





2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2/8/2006

REPORTS OF COMMITTEES

15096
70367

Reclassification Of Area Shown On Map Number 3-F.

(As Amended)

(Application Number 15096) *RCPD 1006*

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 3-F in the area bounded by:

the centerline of West Division Street; the centerline of North Larrabee Street; a line 104.14 feet north of and parallel to the north line of West Hobbie Street; a line 70.00 feet east of and parallel to the east line of North Larrabee Street; the north line of West Hobbie Street; the centerline of North Larrabee Street; the centerline of West Oak Street; the centerline of North Cleveland Avenue; a line 350.79 feet north of and parallel to the north line of West Oak Street; a line 554.30 feet west of and parallel to the west line of North Sedgwick Street; a line 388.09 feet south of and parallel to the south line of West Division Street; and the west line of North Sedgwick Street,

to that of a Residential/Commercial Planned Development which is hereby established in the area specified herein subject to such use and bulk regulations as are set forth in the Residential/Commercial Planned Development Statements attached hereto.

SECTION 2. 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:

Residential/Commercial Planned Development Number 1006.

Plan Of Development Statements.

1. The area delineated herein as a Residential/Commercial Planned Development (the "Planned Development") consists of approximately five hundred sixty-four thousand six hundred sixty-nine (564,669) square feet

(twelve and ninety-six hundredths (12.96 acres) of net site area (the "Property") which is depicted on the attached Property Line Map and Right-of-Way Adjustment Map and is to be rezoned by the applicant, Parkside Associates, L.L.C., an Illinois limited liability company (the "Applicant").

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 (including any condominium or homeowners' association which is formed), grantees, and lessees, and, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any homeowners' association which is formed) and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, if applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made by persons other than the Applicant, then, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall be under single ownership or unified control at the time such applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made. Unified 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 the Applicant or all of the owners of the Property (or where a condominium or homeowners' association is formed, on behalf of the condominium owners or homeowners, by said association) subject, however, to any changes or modifications to this Planned Development applicable to or in a given subarea designated pursuant to Statement Number 11 below need only be made or authorized by the owners and/or any ground/air rights lessor of such subarea; provided however, that for so long as the Applicant or any affiliate thereof owns, ground leases or controls any part of the Property, any application to the City for any such changes or modifications (administrative, legislative or otherwise) must in all cases be authorized by the Applicant.

4. This Planned Development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning and Street Map; an Existing Land-Use Area Map; a Property Line Map and Right-of-Way Adjustment Map; a Generalized Land-Use Area Map; a Key Site Plan prepared by FitzGerald Associates Architects; a separate Site Plan for numbered Blocks 1 through 8; a Key Landscape Plan and Plant Palette prepared by Wolff Clements and Associates, Ltd. dated April 29, 2005; an Energy Efficiency and Sustainable Development Features Exhibit prepared by FitzGerald Associates Architects, Campbell Tui Campbell and Wolff Clements and Associates, Ltd. dated December 15, 2005; a Townhouse Ordinance Compliance Matrix prepared by FitzGerald Associates Architects dated December 15, 2005; and Building Elevations prepared by FitzGerald Associates Architects. A full size set of the Key Site Plan, Key Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This Planned Development is applicable to the area delineated herein and these and no other zoning or land-use controls shall apply.
5. The following uses shall be permitted within the area delineated herein as a Residential/Commercial Planned Development: dwelling units, including but not limited to multi-family residential and townhouses; community center; property management office; religious assembly; recreational; ground floor office/commercial; accessory off-street parking; and related accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Planning and Development. Temporary signs such as construction and marketing signs having dimensions of not greater than ten (10) feet, thirty (30) inches by sixty-eight (68) feet shall also be permitted subject to the review and approval by the Department of Planning and Development.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within areas designated for emergency vehicles or within fire lanes. Off-street parking and ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance thereto 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 (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements of the Property shall be designed and installed in substantial conformance with the Key Site Plan, Key Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, all landscaping shall be installed and maintained at all times in substantial conformance with the Key Landscape Plan. Each building shall be masonry veneer with a combination of brick, stone accents, block and precast concrete in a variety of colors.
11. The Property within the Planned Development is divided into two (2) lettered subareas as indicated on the Generalized Land-Use Area Map. Portions of the Property in all subareas may be used on an interim basis for construction staging (including temporary buildings, sales office and trailers) and storage of construction materials for the various phases of the development of the Property. In addition, the maximum floor area ratio, maximum site coverage and maximum number of dwelling units set forth in the Bulk Regulations and Data Table for any subarea may be temporarily exceeded, and the minimum open space and percentage of green roofs set forth in the Bulk Regulations and Data Table in accordance with the Site Plan for any subarea may be temporarily reduced, for phases of the development, provided that the maximum floor area ratio, maximum site coverage and maximum number of dwelling units must not exceed the requirements set forth in the Bulk Regulations and Data Table for the total net site area of the Property and the minimum open space and percentage of green roofs set forth in the Bulk Regulations and Data Table must not be less than the requirement set forth in the Bulk Regulations and Data Table for the total net site area of the Property.
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 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 in nature, appropriate, and consistent with the nature of the

improvements contemplated in this Planned Development and the purposes underlying the provisions hereof and will not result in increasing the maximum floor area ratio, maximum site coverage for the total net site area of the Property or increasing the maximum number of dwelling units in excess of the lesser of three (3) units or five percent (5%) of the maximum number of dwelling units. 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-A of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum distance required between structures and in a reduction in periphery setbacks.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To ensure that this objective is satisfied, plans for all buildings and improvements on the Property shall be reviewed with the Department of Planning and Development to determine those features, materials and resources that would be cost-effective to include as a part of the design, construction and maintenance of the buildings and improvements on the Property. The types of features, materials and resources that will be analyzed and considered during this review and approval process are enumerated on the Energy Efficiency and Sustainable Development Features Exhibit. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. To the extent that design, construction and maintenance of any of these features, materials or resources requires supplemental funding from the City's Department of Housing ("D.O.H."), design, construction or maintenance will be subject to the receipt of such

funding and compliance, as required, with the D.O.H. Affordable Housing Green/Energy Efficiency Matrix dated as of the date of the approval by the City Council of this Planned Development.

15. 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. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
16. Unless substantial construction of the improvements contemplated hereunder by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of the pre-existing RT4 District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning and Street Map; Existing Land-Use Area Map; Property Line Map and Right-of-Way Adjustment Map; Generalized Land-Use Area Map; Key Site Plan; Site Plan Blocks 1 -- 8; Landscape Plan; Plant Palette; Building Elevations and Ordinance Compliance Matrix referred to in these Plan of Development Statements printed on pages 70377 through 70415 of this *Journal*.]

Bulk Regulations and Data Table and Energy Efficiency and Sustainable Development Features Exhibit referred to in these Plan of Development Statements read as follows:

Residential Planned Development Number 1006.

Bulk Regulations And Data Table.

Gross Site Area:

Subarea A =	379,804 square feet (8.72 acres)
Subarea B =	512,804 square feet (11.77 acres)
Total =	892,608 square feet (20.49 acres)

Area To Be Dedicated:

Subarea A =	Total Area in Public Rights-of-Way = 147,599 square feet (3.39 acres)
Subarea B =	Total Area in Public Rights-of-Way = 180,340 square feet (4.14 acres)
Total =	Total Area in Public Rights-of-Way = 327,939 square feet (7.53 acres)

Net Site Area:

Subarea A =	Gross Site Area (379,804 square feet) - Area in Public Rights-of-Way (147,599 square feet) = Net Site Area of 232,205 square feet (5.33 acres)
Subarea B =	Gross Site Area (512,804 square feet) - Area in Public Rights-of-Way (180,340 square feet) = Net Site Area of 332,464 square feet (7.63 acres)
Total =	Gross Site Area (892,644 square feet) - Area in public Rights-of-Way (294,210 square feet) = Net Site Area of 564,669 square feet (12.96 acres)

Floor Area Ratio:

Subarea A =	Floor Area Ratio of 2.50
Subarea B =	Floor Area Ratio of 2.10
Total =	Floor Area Ratio of 3.75

**Maximum Number
of Dwelling Units:**

Subarea A =	395 units
Subarea B =	395 units
Total =	790 units

Maximum Site Coverage: In accordance with Site Plan

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

Subarea A =	335 spaces
Subarea B =	354 spaces
Total =	689 spaces

**Minimum Number of
Off-Street Loading Docks:** On-Street Loading to be provided

Minimum Building Setbacks: In accordance with Site Plan

Maximum Building Height: In accordance with Building Elevations

Minimum Open Space:

Subarea A =	33,247 square feet
Subarea B =	35,002 square feet
Total =	68,249 square feet

Green Roofs Mid-rise Buildings:

Not less than 25% of net roof area. (Net roof area means roof area not covered by mechanical systems.)

Energy Efficiency And Sustainable Development Features Exhibit.

Parkside Of Old Town.

Site Features:

Install environmentally responsible landscaping of native plants.

Encourage storm water percolation with green spaces.

Install downspout diverters on the Town House buildings.

Install permeable pavement in private driveways.

Energy Efficiencies:

Install Energy Star appliances.

Maximize the use of fluorescent lighting fixtures.

Use fluorescent lighting fixtures in all common areas.

Use photocell controlled exterior lighting fixtures.

Install low-e, double glazed, thermal windows.

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

Insulate the hot and cold water pipes within three feet of hot water service.

Install energy efficient low-flow plumbing fixtures.

Install programmable thermostats.

Train occupants on H.V.A.C. system use.

Seal ductwork joints.

Install reflective roofing.

Caulk and seal all penetrations.

Environmental Features:

Install green roofs on the mid-rise buildings in accordance with planned development requirements.

Use low emitting paints, sealants, adhesives, carpets and composite wood products.

Use low VOC and low-toxic interior paints, primers and finishes.

Sustainable Features:

Use recycled light gauge steel framing.

Use fly-ash concrete for TH foundations.

Use water conserving toilets and faucets.

Use engineered structural wood products on TH buildings.

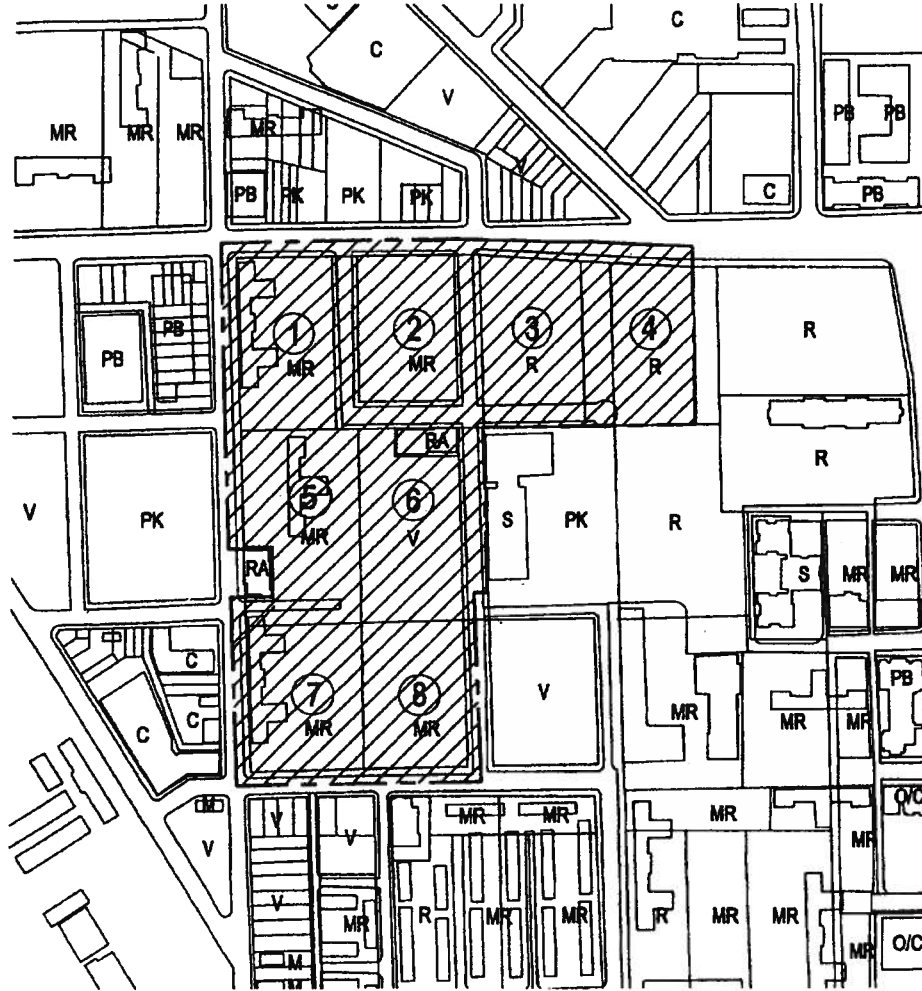
Use engineered composite lumber on TH buildings.

Use carpet made from recycled materials.

Resourceful Design:

Efficient construction accomplished through TH wall penalization.

Existing Land-Use Area Map.



LEGEND

16

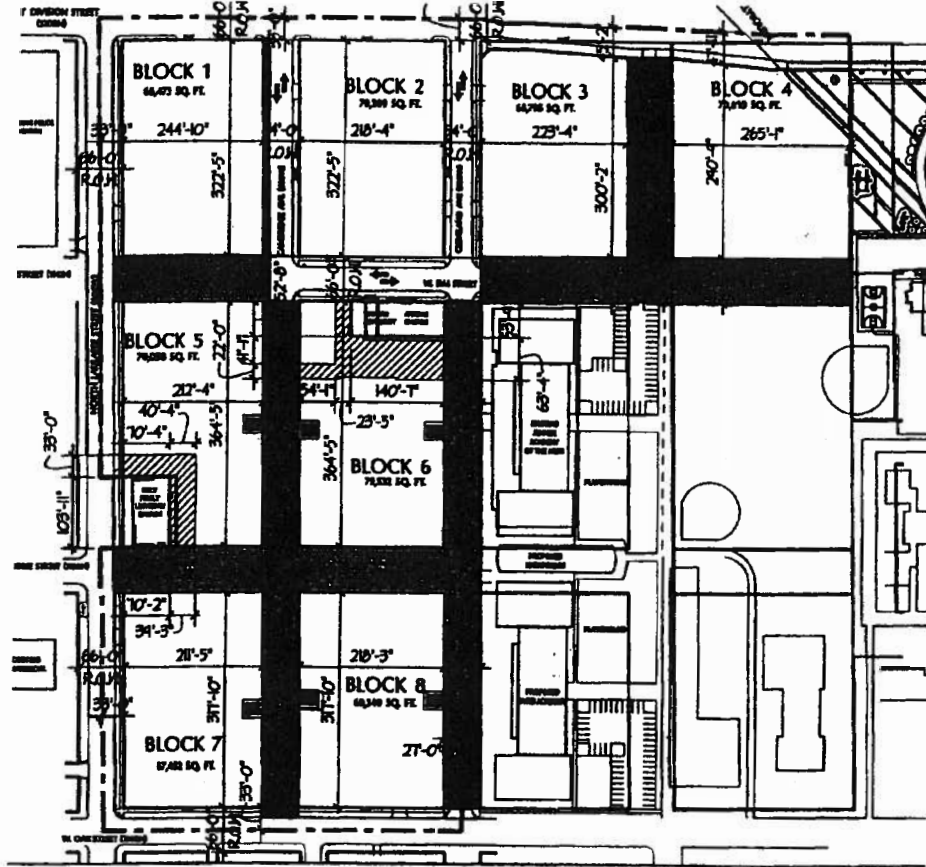
BLOCK NUMBERS
 - - - - - PROPOSED PLANNED
 DEVELOPMENT BOUNDARIES
 LOT LINES

- C COMMERCIAL
- M MANUFACTURING
- MR MULTI-FAMILY RESIDENTIAL
- O/C GROUND FLOOR OFFICE/COMMERCIAL
- PK ACCESSORY OFF-STREET PARKING
- PB PUBLIC BUILDING
- R RECREATIONAL
- RA RELIGIOUS ASSEMBLY
- S SCHOOL
- V VACANT



PLICANT: PARKSIDE ASSOCIATES, LLC.
 1333 N. Kingsbury, Ste. 305
 CHICAGO, IL 60622
 TE: APRIL 29, 2005
 /SED: DECEMBER 15, 2005

Property Line Map And Right-Of-Way Adjustment Map.



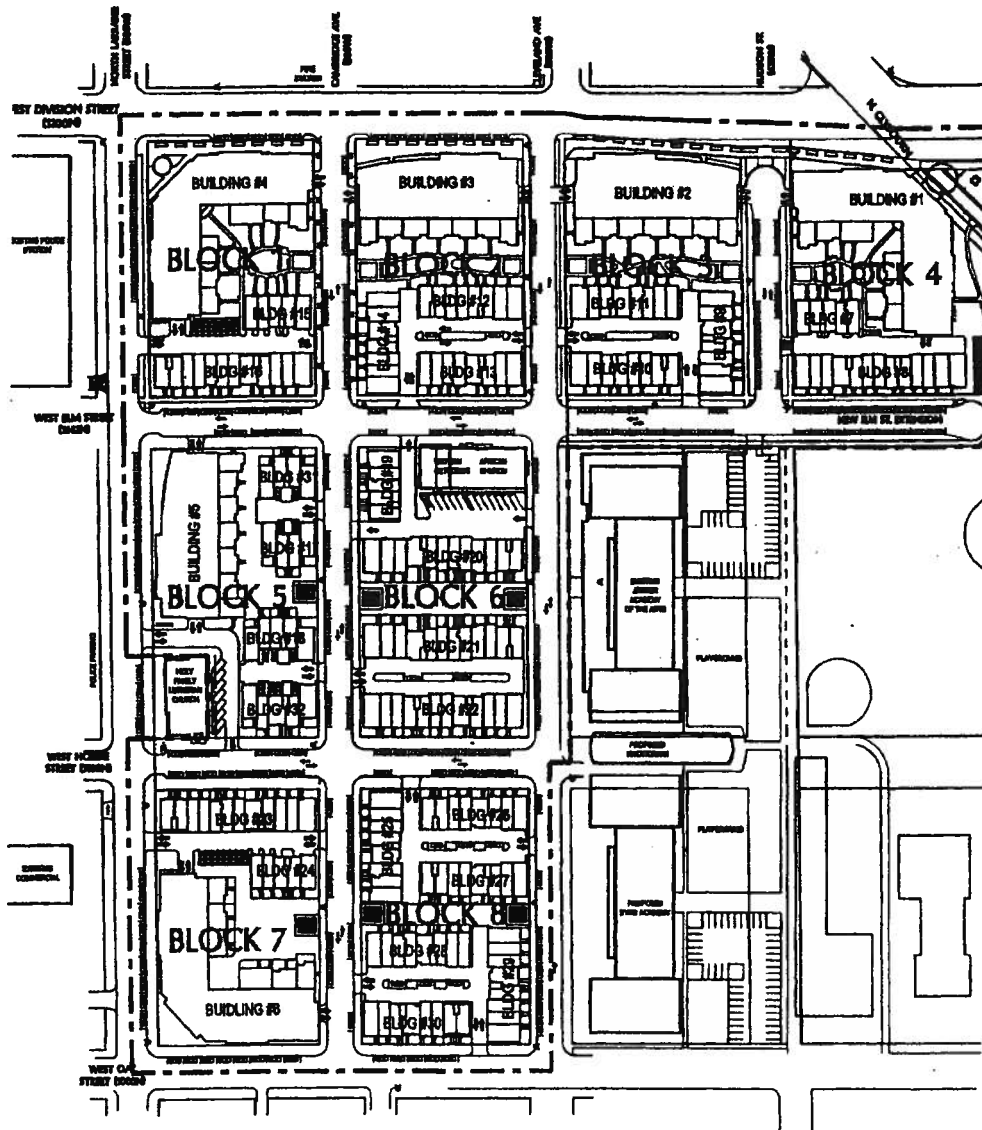
LEGEND

- PROJECT BOUNDARY
- STREET TO BE DEDICATED
- ▨ EASEMENTS

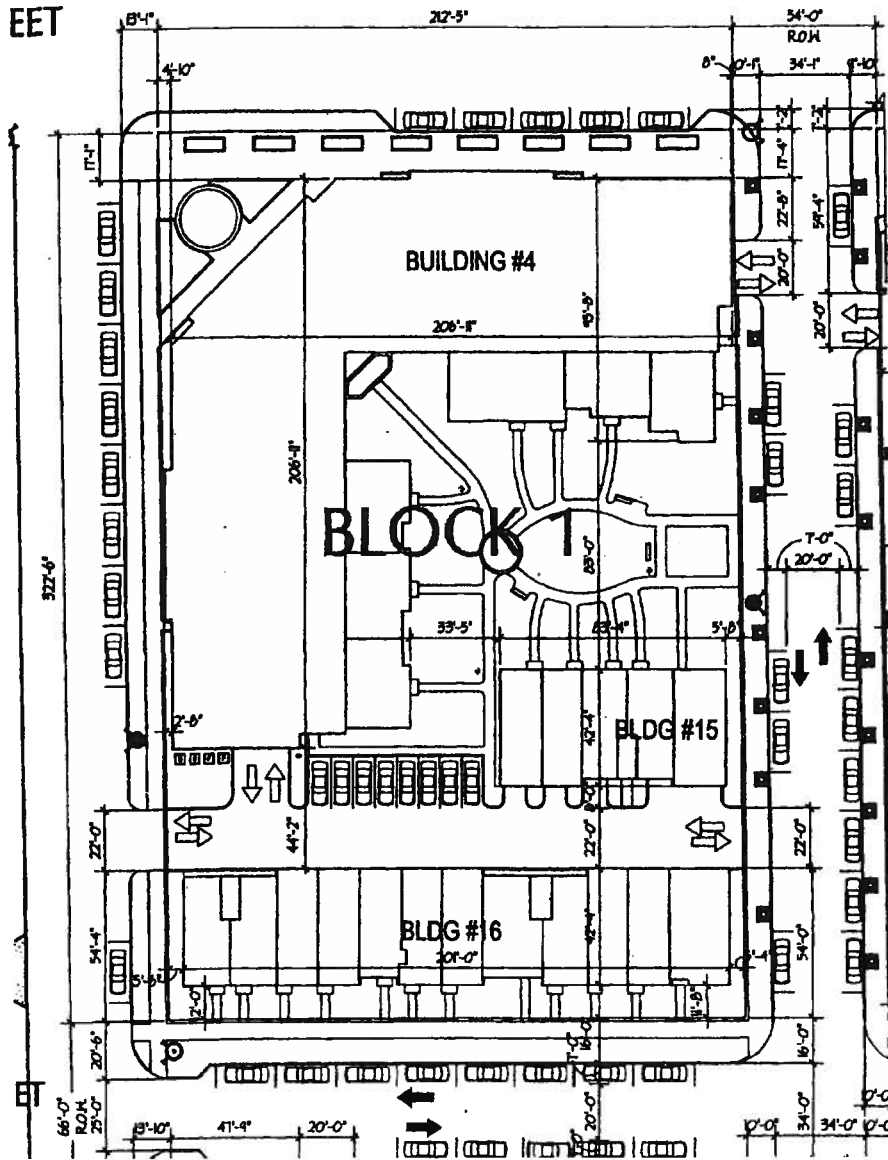


SCALE: 1" = 200' - 0"

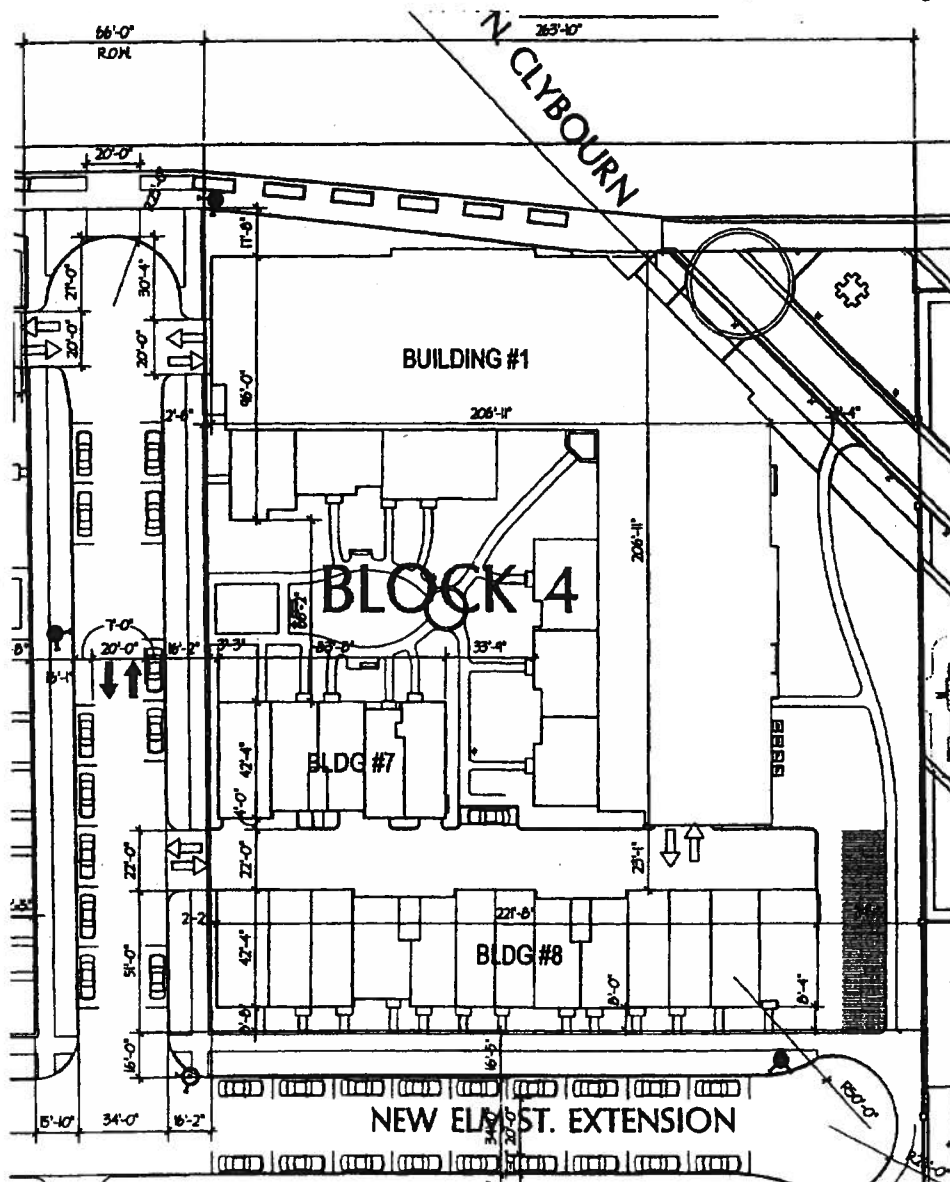
Key Site Plan.



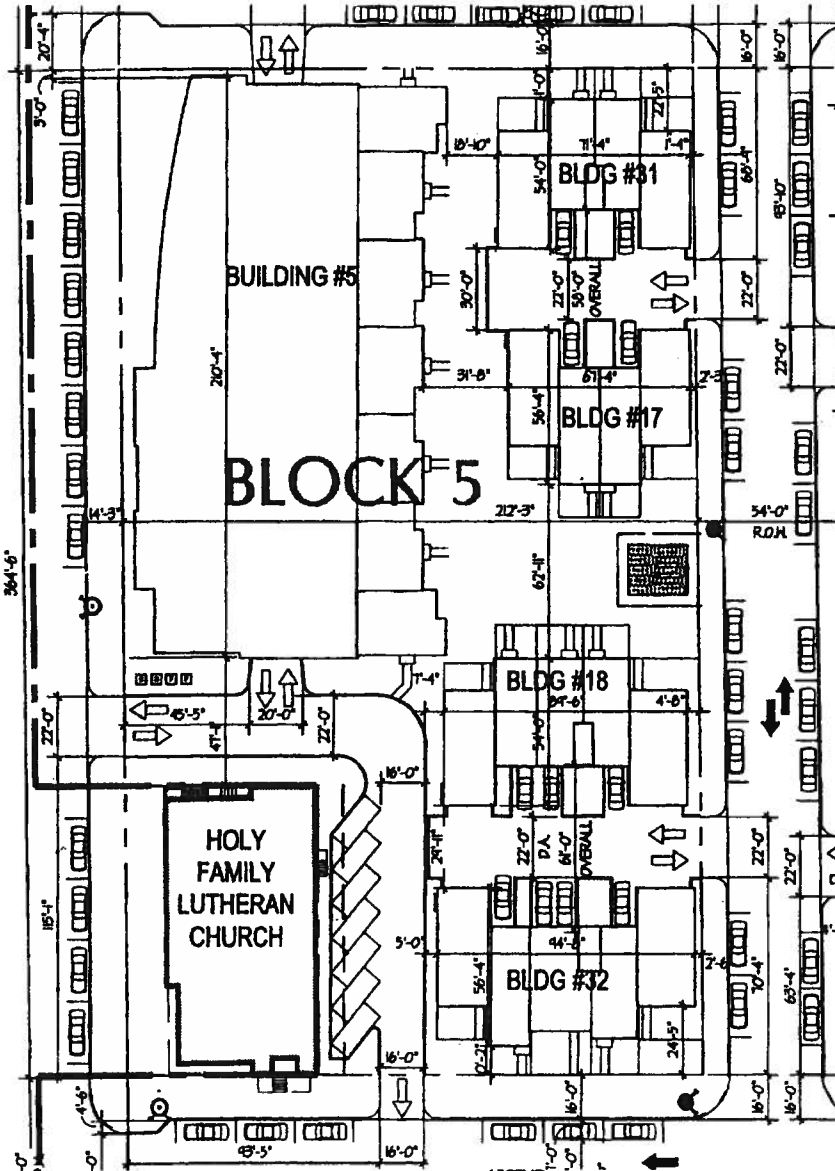
Site Plan -- Block 1.



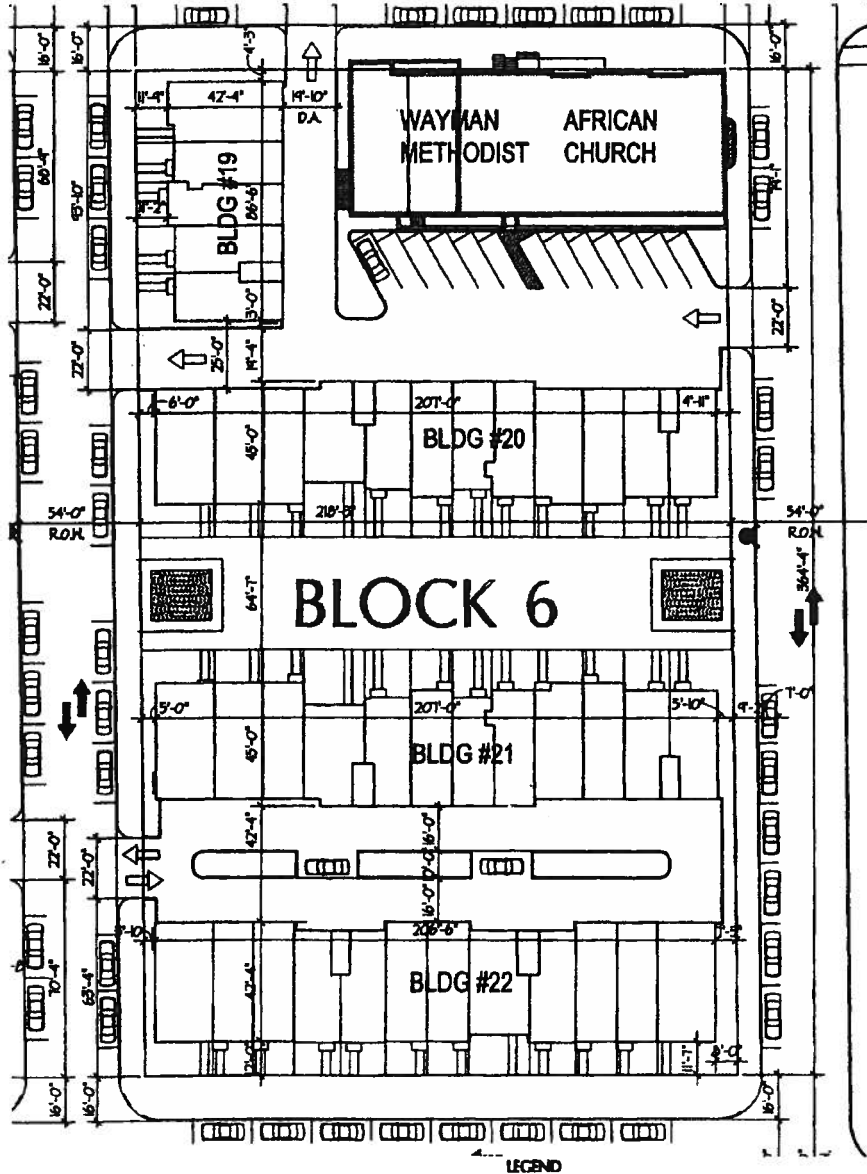
Site Plan -- Block 4.



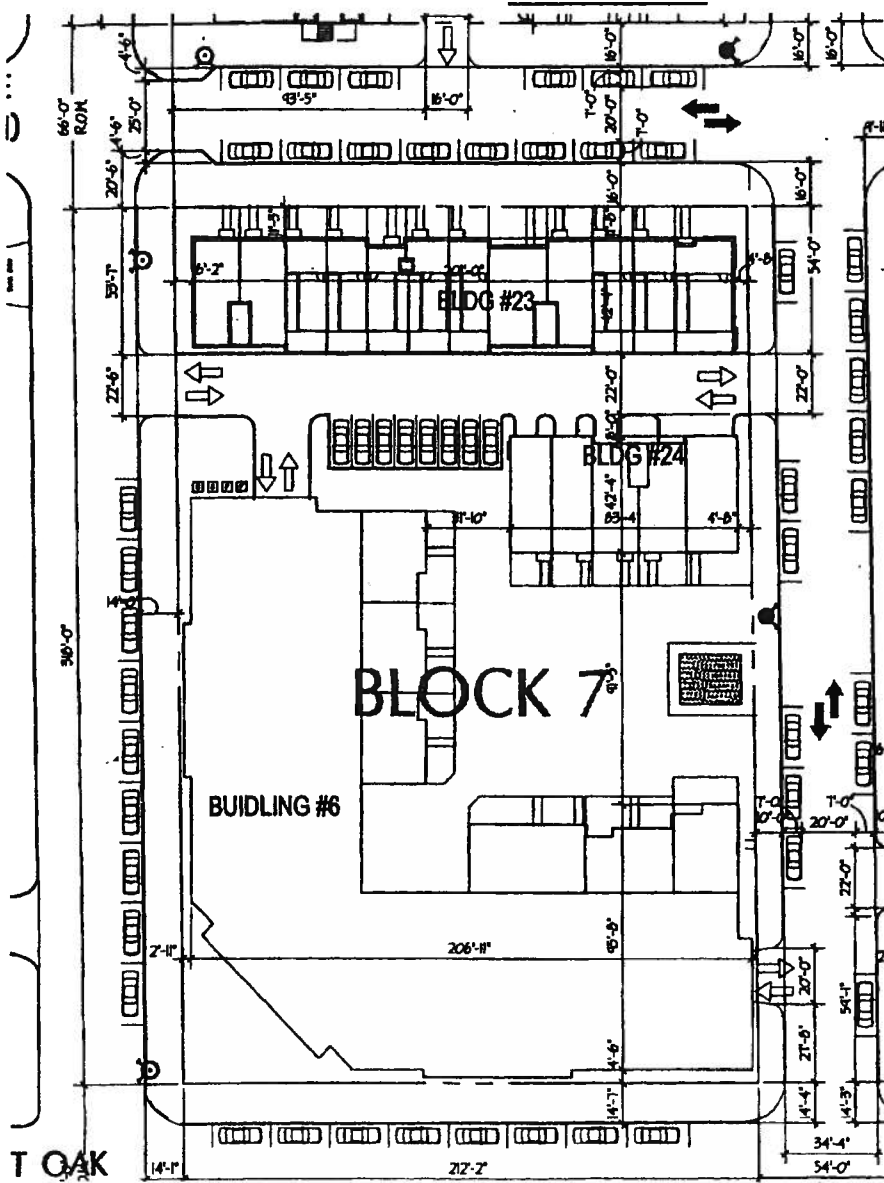
Site Plan -- Block 5.



Site Plan -- Block 6.



Site Plan -- Block 7.

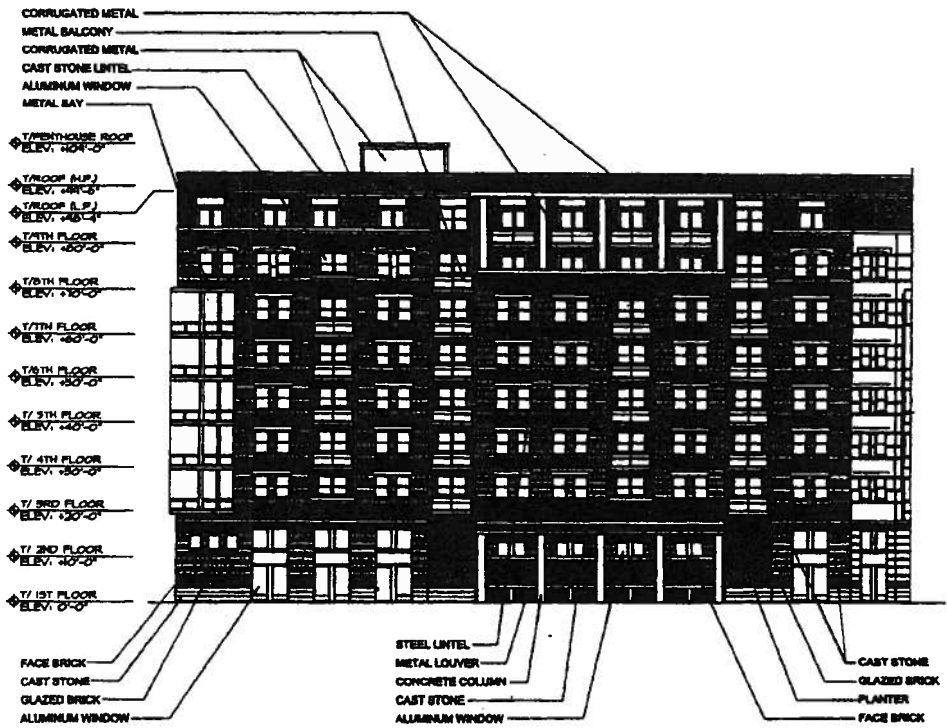


Plant Palette.

	CODE	BOTANICAL NAME	COMMON NAME	CALIBER	HEIGHT	SPREAD	ACDT	REMARKS
TREES	AD1	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	AD2	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	AD3	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	AD4	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	AD5	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
SHRUBS	AS1	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	AS2	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	AS3	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	AS4	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	AS5	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
HERBACEOUS	HA1	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	HA2	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	HA3	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	HA4	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	HA5	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
VINES	VA1	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	VA2	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	VA3	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	VA4	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH
	VA5	ADONIS BIRCH	BIRCH	12 IN			1.5	12 IN BIRCH

Building Numbers 1, 4 And 6 -- Front Elevation, South Wing.

Building Number 1.



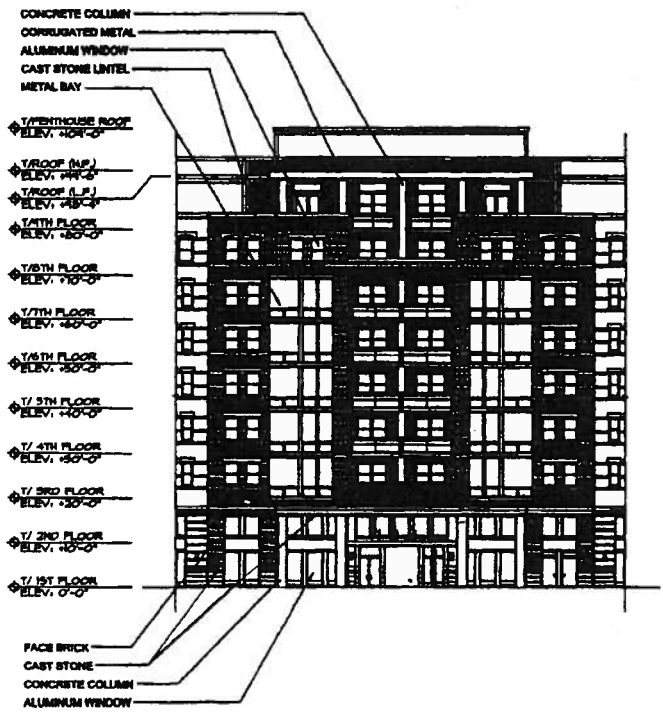
2/8/2006

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70393

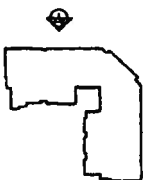
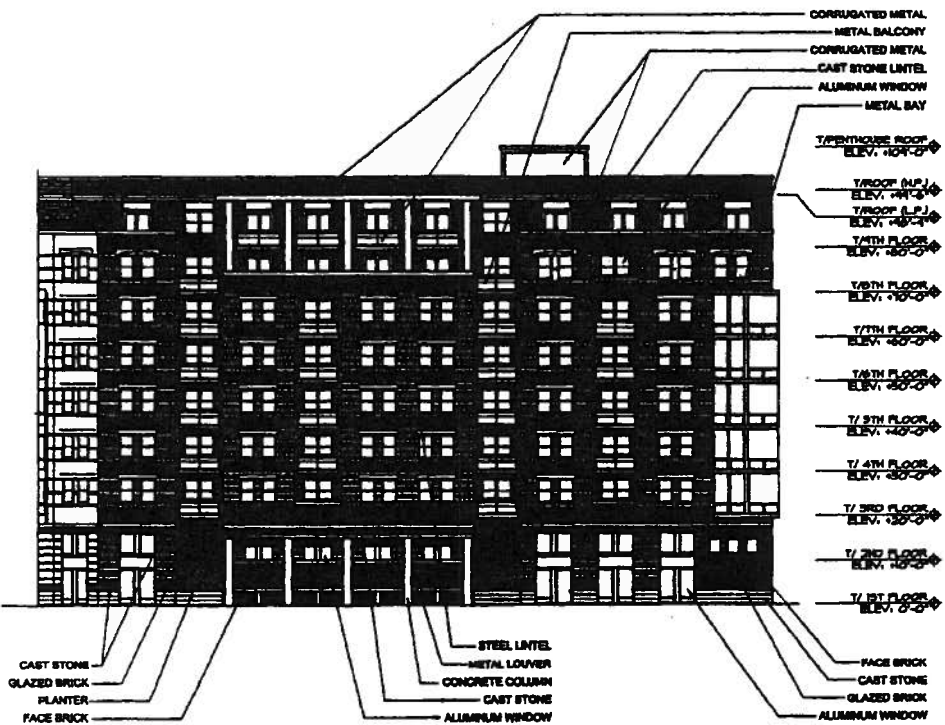
Building Numbers 1, 4 And 6 -- Main Entry Elevation.

Building Number 1.



Building Numbers 1, 4 And 6 -- Front Elevation, West Wing.

Building Number 1.



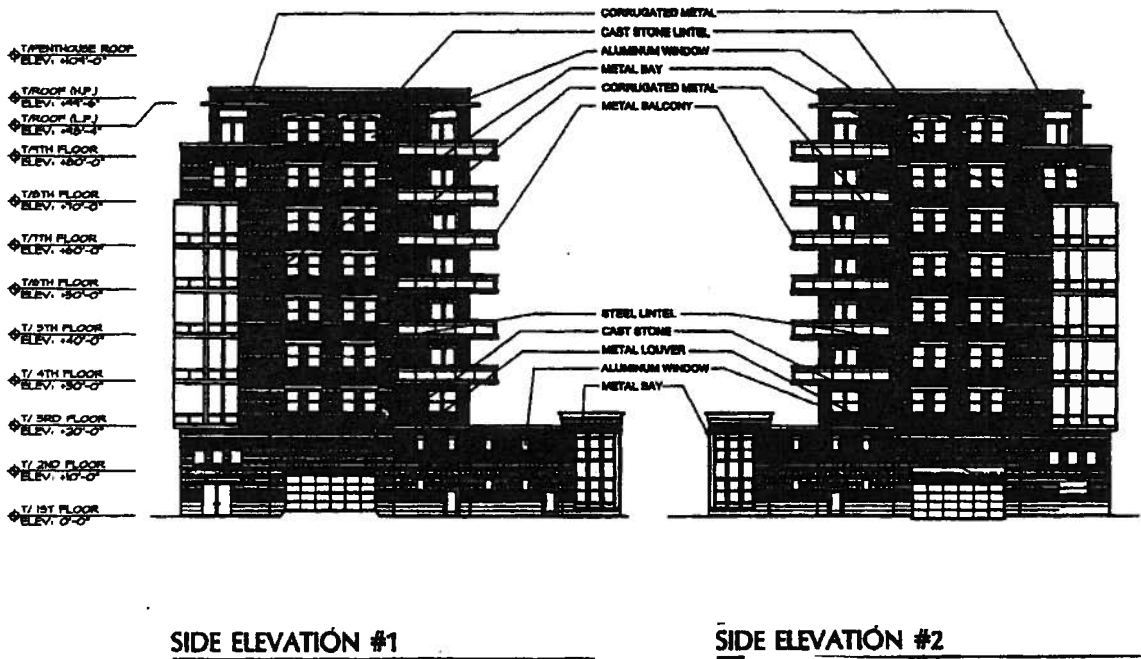
2/8/2006

REPORTS OF COMMITTEES

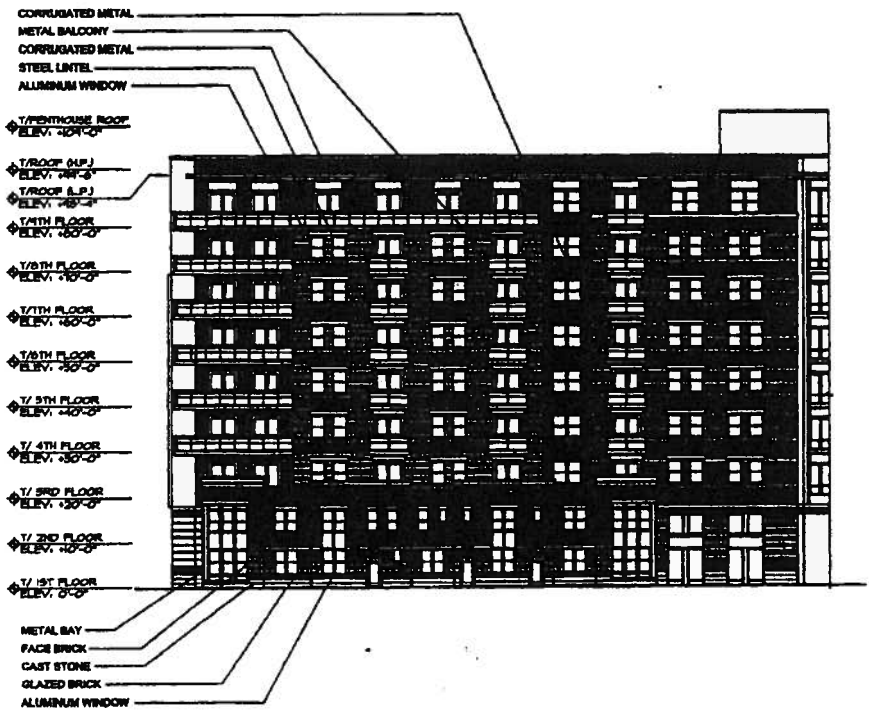
70395

Building Numbers 1, 4 And 6 -- Side Elevations 1 And 2.

Building Number 1.



Building Numbers 1, 4 And 6 -- Rear Elevation, West Wing.
Building Number 1.

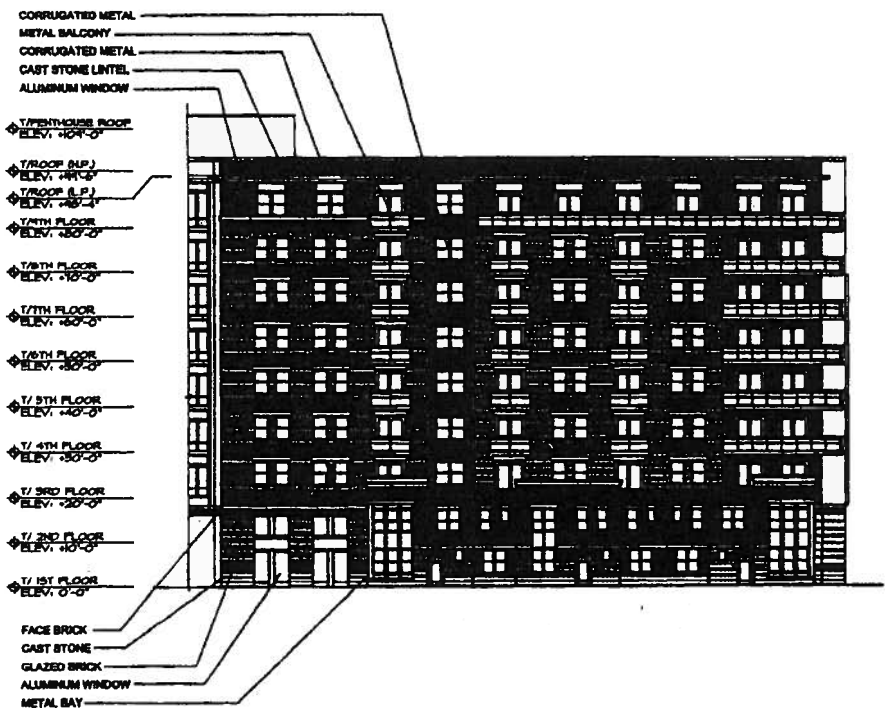


2/8/2006

REPORTS OF COMMITTEES

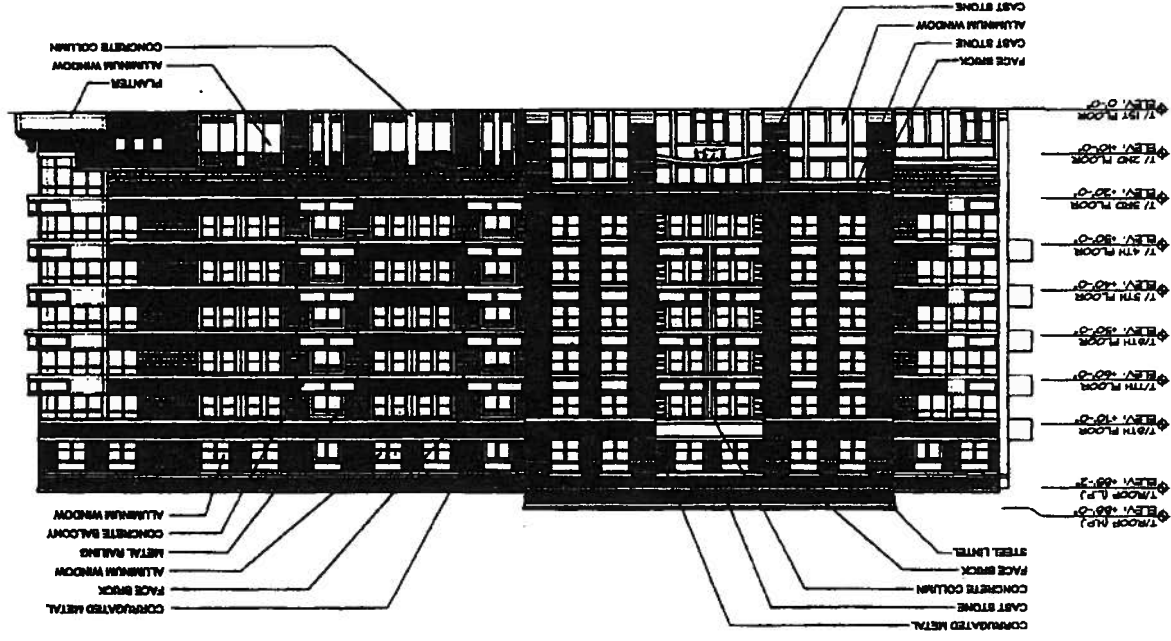
70397

Building Numbers 1, 4 And 6 -- Rear Elevation, South Wing.
Building Number 1.



Building Numbers 2, 3 And 5 -- Front Elevation.

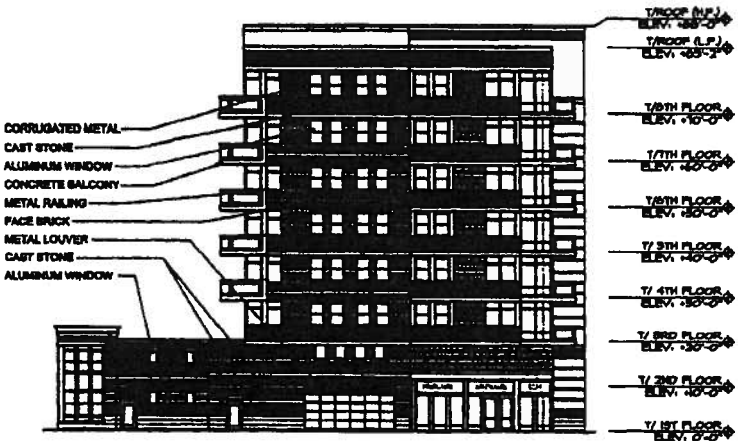
Building Number 3.



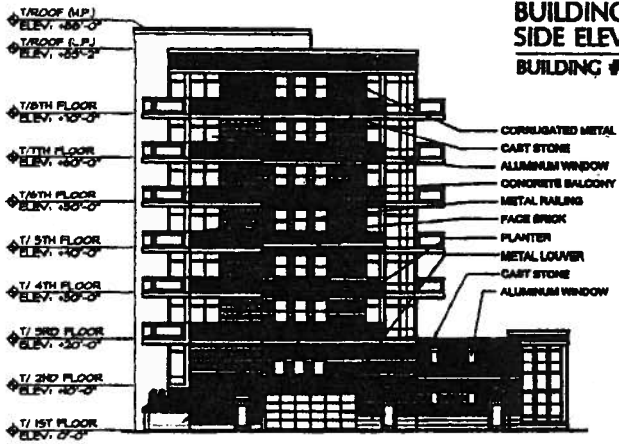
BUILDING # 2, #3 & #5
FRONT ELEVATION
BUILDING #3 SHOWN

Building Numbers 2, 3 And 5 -- Side Elevation Number 2.

Building Number 3.



**BUILDING # 2, #3 & #5
SIDE ELEVATION #1
BUILDING #3 SHOWN**

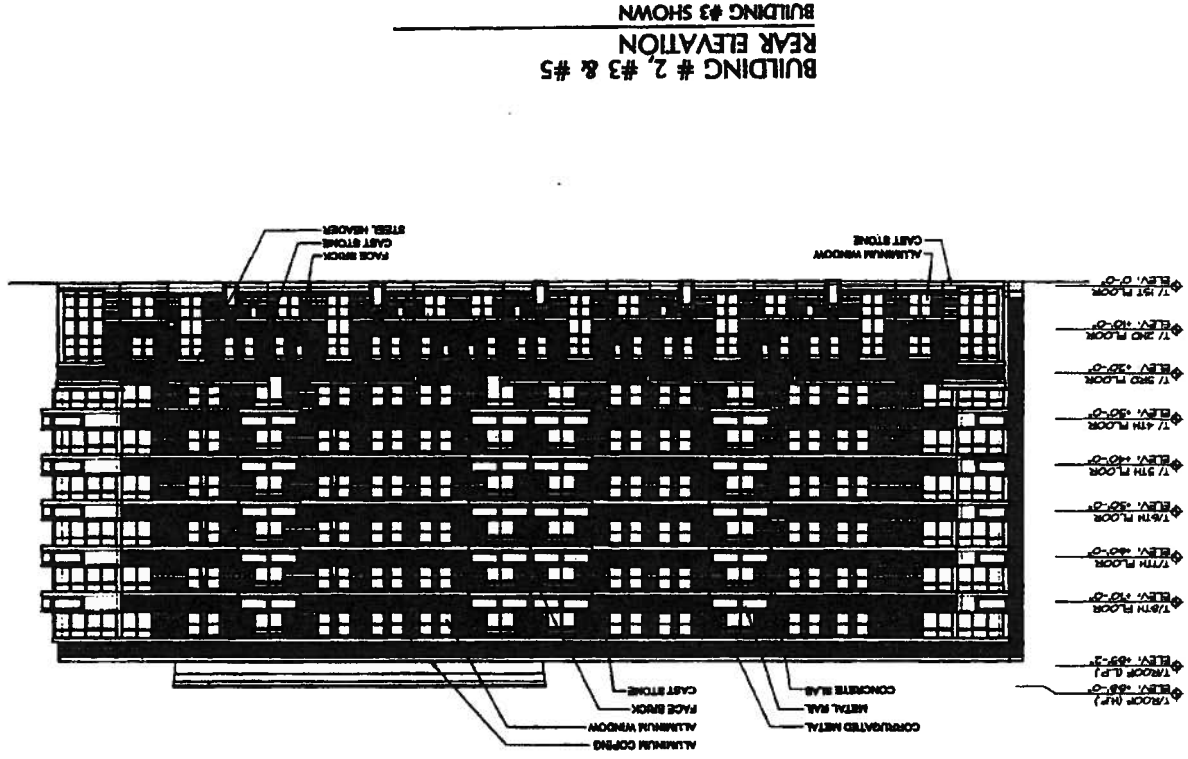


**BUILDING # 2, #3 & #5
SIDE ELEVATION #2
BUILDING #3 SHOWN**

X

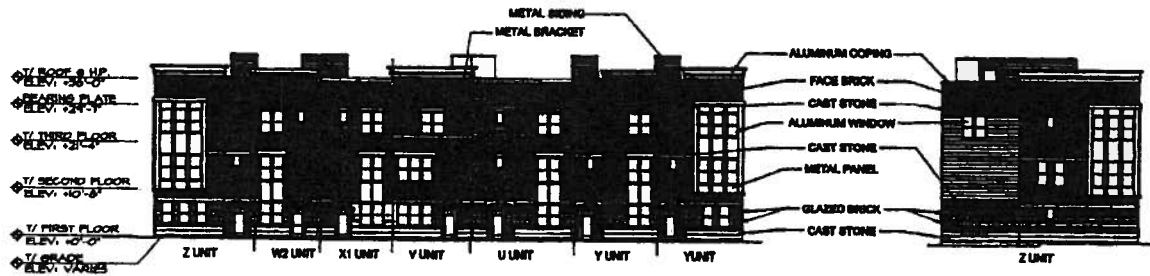
Building Numbers 2, 3 And 5 -- Rear Elevation.

Building Number 3.



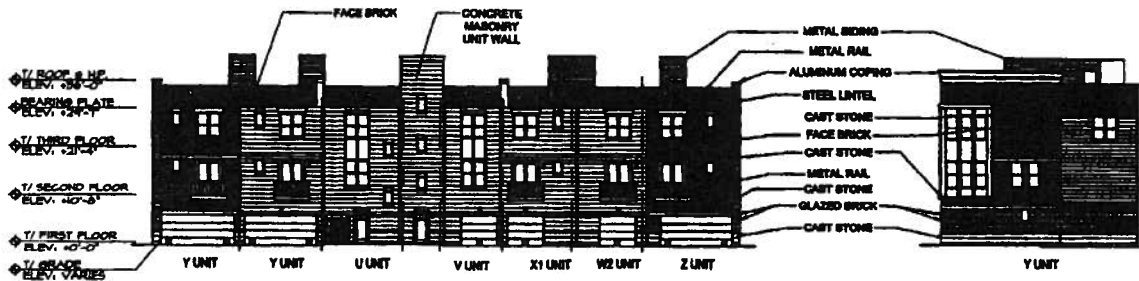
Typical Townhouse Elevations.

Building Number 9.



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

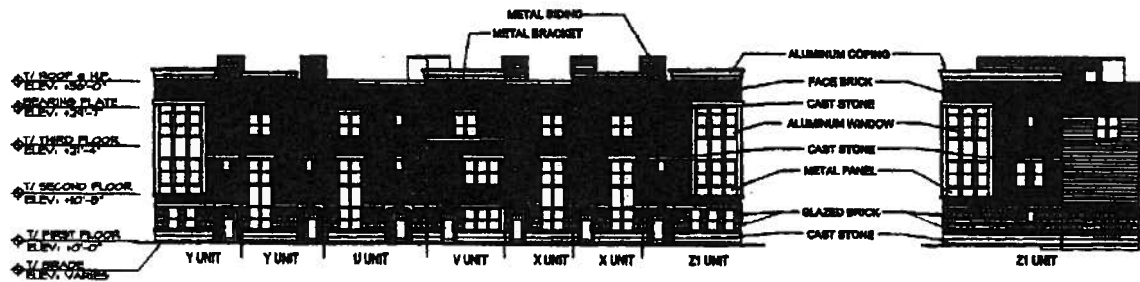
SIDE ELEVATION

TYPICAL TOWNHOUSE ELEVATIONS
BUILDING #9 SHOWN

X

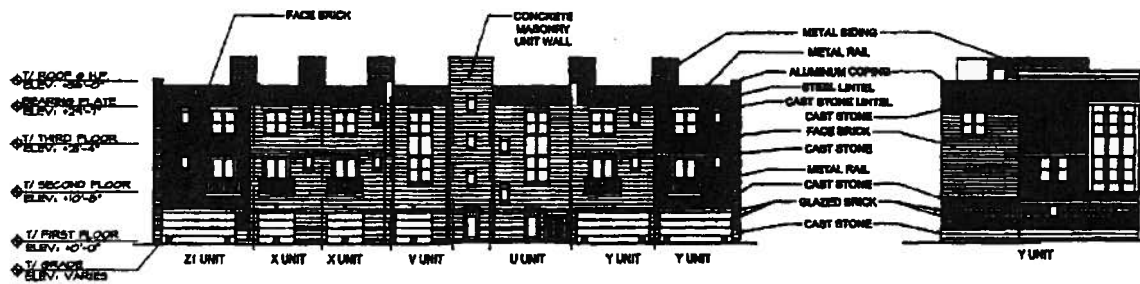
Typical Townhouse Elevations.

Building Number 14.



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

TYPICAL TOWNHOUSE ELEVATIONS
BUILDING #14 SHOWN

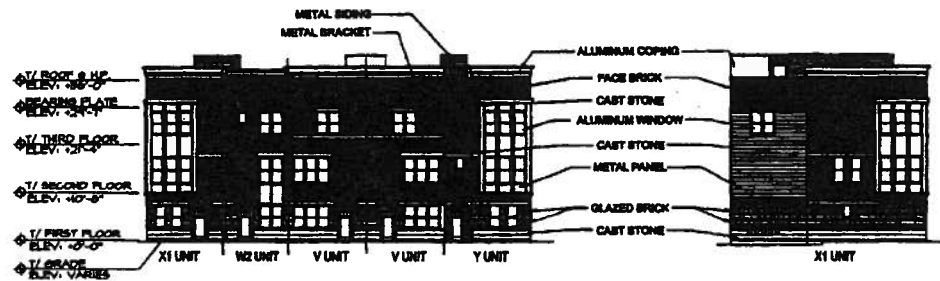
2/8/2006

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70403

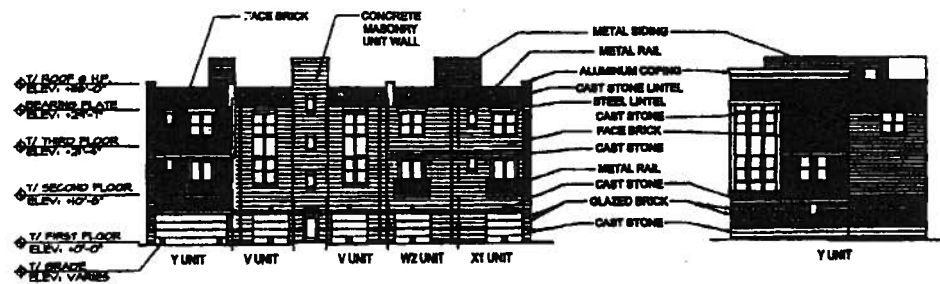
Typical Townhouse Elevations.

Building Number 7.



FRONT ELEVATION

SIDE ELEVATION



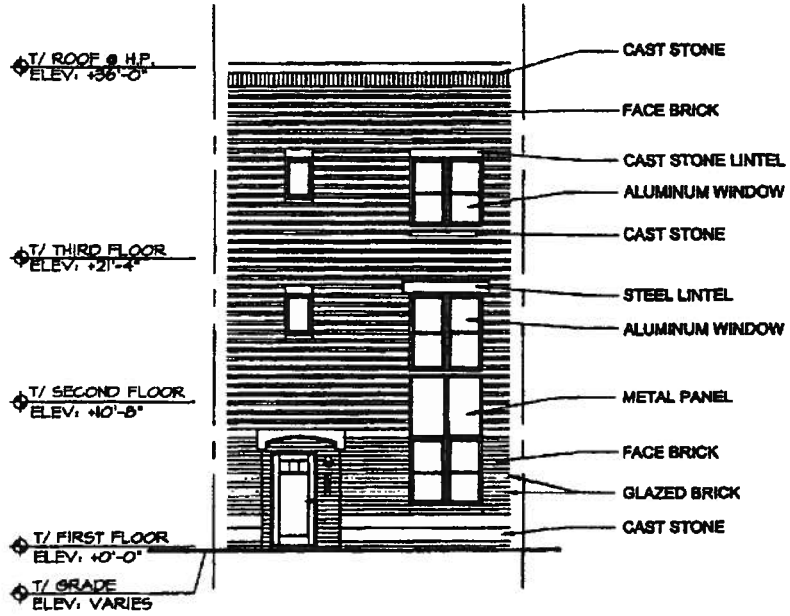
REAR ELEVATION

SIDE ELEVATION

TYPICAL TOWNHOUSE ELEVATIONS
BUILDING #7 SHOWN

Unit U.

Townhouse -- Front Elevation.



OPTION #1

UNIT U
TOWNHOUSE FRONT ELEVATION

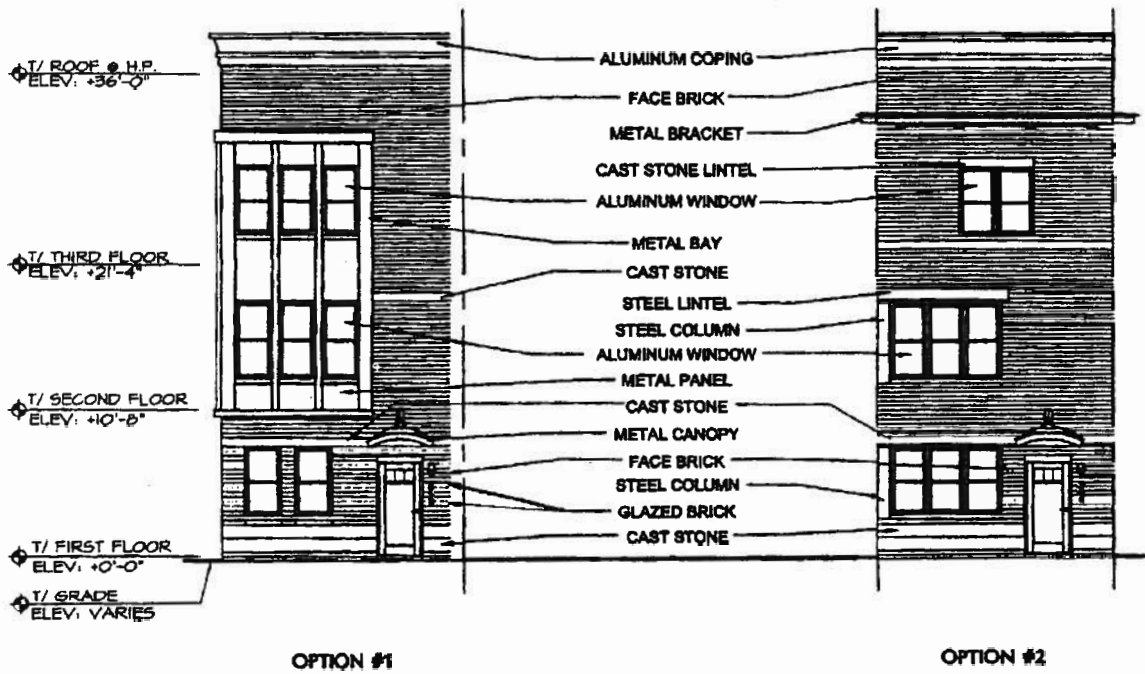
2/8/2006

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70405

Unit V.

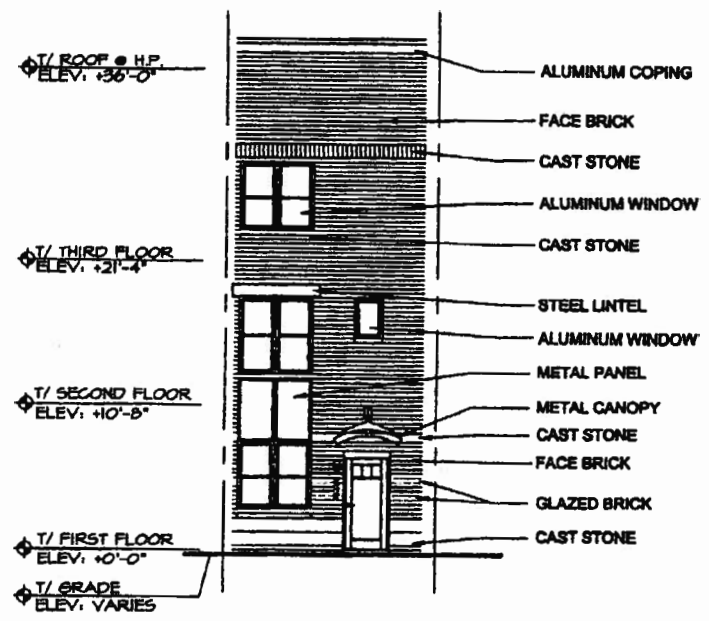
Townhouse -- Front Elevation.



**UNIT V
TOWNHOUSE FRONT ELEVATION**

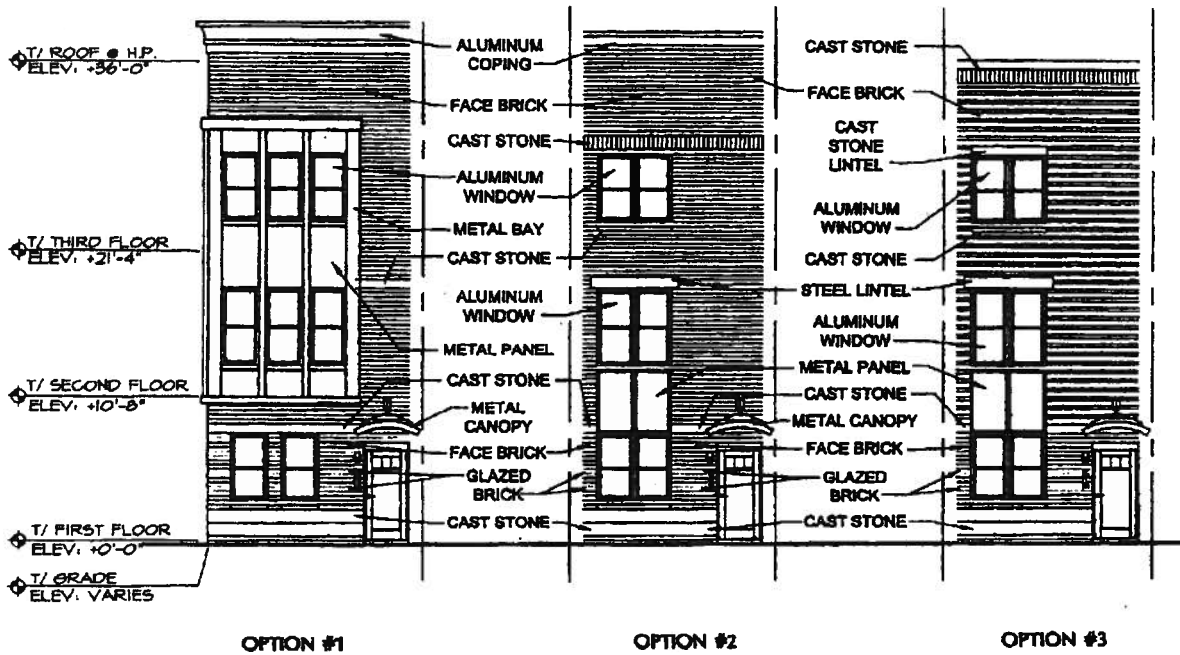
Unit W.

Townhouse -- Front Elevation.



OPTION #1

UNIT W
TOWNHOUSE FRONT ELEVATION



Townhouse -- Front Elevation.

Unit X.

UNIT X TOWNHOUSE FRONT ELEVATION

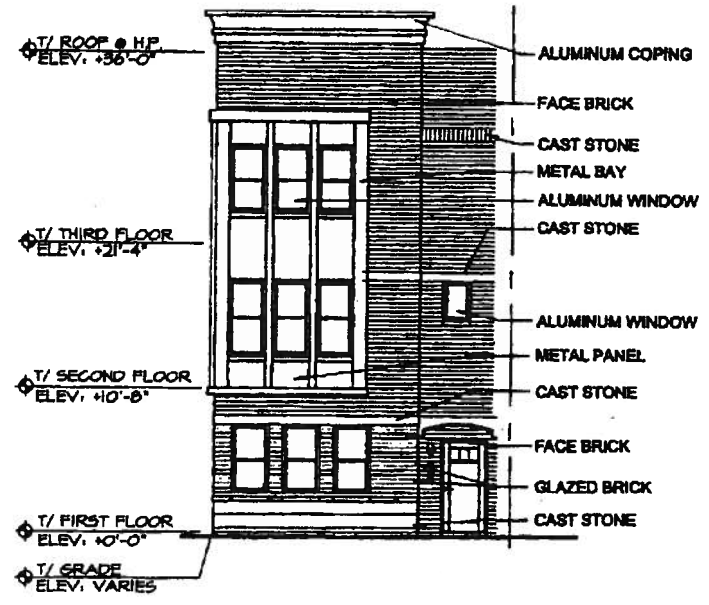
2/8/2006

REPORTS OF COMMITTEES

70409

Townhouse -- Front Elevation.

Unit Z.



OPTION #1

UNIT Z
TOWNHOUSE FRONT ELEVATION

Parkside Of Old Town.

Townhouse Ordinance Compliance Matrix.
(Page 1 of 6)

Townhouse Ordinance Compliance Matrix									
Building Number	Total Number of Units	Meets or exceeds R-4 & R-5 requirements							
		Meets or exceeds R-5 requirements							
		Does not meet R-4 or R-5 requirements							
		Front Yard		Side Yard (West/South Side)		Side Yard (East/North Side)		Between Buildings	Between Buildings
		to street	to park	to drive aisle	to R.O.W	to drive aisle	to R.O.W	Rear to Front	Rear to End
	R4	Req'd -12'-0"		Req'd - 4'-0"	Req'd -12'-0" / 5' 0" at corner lot	Req'd - 4'-0"	Req'd -12'-0" / 5' 0" at corner lot	30'-0"	20'-0"
	R5	Req'd -10'-0"		Req'd - 3'-0"	Req'd -10'-0" / 5' 0" at corner lot	Req'd - 3'-0"	Req'd -10'-0" / 5' 0" at corner lot	26'-0"	20'-0"
Bldg #7	5	N/A	12'-0"	N/A	6'-3"	N/A	N/A	26'-0"	33'-8"
Bldg #8	13	5'-4"	N/A	N/A	6'-3"	N/A	30'-5"	30'-0"	23'-1"
Bldg #9	7	N/A	N/A	N/A	6'-3"	N/A	N/A	N/A	26'-8"
Bldg #10	8	N/A	N/A	N/A	6'-3"	4'-8"	N/A	42'-0"	26'-8"
Bldg #11	8	N/A	N/A	N/A	6'-3"	5'-1"	N/A	42'-0"	27'-1"
Bldg #12	8	N/A	N/A	N/A	N/A	N/A	N/A	42'-0"	23'-10"
Bldg #13	8	13'-0"	N/A	N/A	N/A	N/A	2'-11"	42'-0"	24'-2"
Bldg #14	7	3'-0"	N/A	N/A	6'-3"	N/A	N/A	N/A	23'-10"
Bldg #15	5	N/A	12'-0"	N/A	N/A	N/A	5'-8"	30'-0"	33'-5"
Bldg #16	12	N/A	N/A	N/A	5'-6"	N/A	5'-4"	30'-0"	N/A
Bldg #17	4	N/A	12'-0"	N/A	6'-3"	N/A	N/A	30'-0"	31'-8"
Bldg #18	5	N/A	N/A	7'-4"	N/A	N/A	N/A	N/A	N/A
Bldg #19	5	13'-0"	N/A	N/A	N/A	N/A	4'-3"	N/A	25'-0"
Bldg #20	12	N/A	12'-0"	N/A	6'-0"	N/A	2'-11"	N/A	25'-0"
Bldg #21	12	N/A	12'-0"	N/A	5'-0"	N/A	5'-10"	42'-4"	N/A
Bldg #22	12	N/A	N/A	N/A	6'-2"	N/A	7'-5"	42'-4"	N/A
Bldg #23	12	N/A	N/A	N/A	6'-2"	N/A	N/A	30'-0"	N/A
Bldg #24	5	N/A	12'-0"	N/A	N/A	N/A	N/A	30'-0"	31'-10"
Bldg #25	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	24'-4"
Bldg #26	8	5'-7"	N/A	N/A	N/A	N/A	N/A	42'-0"	24'-4"
Bldg #27	8	N/A	N/A	N/A	N/A	N/A	N/A	42'-0"	24'-4"
Bldg #28	8	N/A	N/A	N/A	6'-5"	N/A	N/A	42'-0"	23'-2"
Bldg #29	8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	23'-0"
Bldg #30	8	5'-5"	N/A	N/A	N/A	N/A	N/A	42'-0"	23'-0"
Bldg #31	4	N/A	N/A	N/A	N/A	N/A	1'-4"	30'-0"	22'-6"
Bldg #32	5	N/A	N/A	5'-0"	N/A	N/A	7'-6"	26'-1"	N/A

Parkside Of Old Town.

Townhouse Ordinance Compliance Matrix.
(Page 2 of 6)

Private Yard Matrix			
Building Number	Unit Designation	Private Yard	
		R4 - Req'd - 200 sf	R5 - Req'd - 175 sf
Bldg #7			
	UNIT X1	200	
	UNIT W2	208	
	UNIT V	250	
	UNIT V	248	
	UNIT Y	270	
Bldg #8			
	UNIT Y	390	
	UNIT X	129	
	UNIT X	188	
	UNIT U	250	
	UNIT V		
	UNIT X		
	UNIT X		
	UNIT V		
	UNIT V		
	UNIT X	128	
	UNIT X	128	
	UNIT Y	151	
	UNIT Z	521	
Bldg #9			
	UNIT Z	321	
	UNIT W2	216	
	UNIT X1		
	UNIT V	209	
	UNIT U	331	
	UNIT Y	215	
	UNIT Y	364	
Bldg #10			
	UNIT Z	317	
	UNIT Y	207	
	UNIT V		
	UNIT V		
	UNIT X		
	UNIT X		
	UNIT V	237	
	UNIT V	307	
Bldg #11			
	UNIT X	236	
	UNIT X		
	UNIT W2	202	
	UNIT X1		
	UNIT U	320	
	UNIT V		
	UNIT X		
	UNIT Z	345	

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Bldg #12				
	UNIT Z		281	
	UNIT Y		210	
	UNIT V			
	UNIT V			
	UNIT X			
	UNIT X			
	UNIT V		242	
	UNIT V		272	
Bldg #13				
	UNIT Z		304	
	UNIT X			
	UNIT V			
	UNIT U		327	
	UNIT X1			
	UNIT W2		204	
	UNIT X			
	UNIT X		205	
Bldg #14				
	UNIT Y		234	
	UNIT Y		227	
	UNIT U		331	
	UNIT V		206	
	UNIT X			
	UNIT X			
	UNIT Z1		274	
Bldg #15				
	UNIT Y		291	
	UNIT V		204	
	UNIT V		204	
	UNIT X			
	UNIT X			
Bldg #16				
	UNIT V		278	
	UNIT V		203	
	UNIT X			
	UNIT X			
	UNIT W1		206	
	UNIT X2			
	UNIT X			
	UNIT U		322	
	UNIT V		200	
	UNIT X			
	UNIT X			
	UNIT Z		330	
Bldg #17				
	UNIT Y		224	
	UNIT X			
	UNIT X			
	UNIT Y		253	

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Bldg #23			
	UNIT Z		315
	UNIT X		
	UNIT X		
	UNIT V		
	UNIT U		315
	UNIT X		
	UNIT X2		
	UNIT W1		
	UNIT X		
	UNIT X		
	UNIT V		
	UNIT V		273
Bldg #24			
	UNIT X		
	UNIT X		
	UNIT V		204
	UNIT V		204
	UNIT Y		285
Bldg #25			
	UNIT Z		293
	UNIT X		
	UNIT X		
	UNIT V		
	UNIT U		309
	UNIT X1		
	UNIT W2		
	UNIT Y		214
Bldg #26			
	UNIT Y		
	UNIT X		
	UNIT V		
	UNIT U		277
	UNIT X		194
	UNIT X		
	UNIT V		208
	UNIT V		239
Bldg #27			
	UNIT V		240
	UNIT V		208
	UNIT X		
	UNIT X		136
	UNIT U		277
	UNIT V		
	UNIT X		
	UNIT Y		211
Bldg #28			
	UNIT X		
	UNIT X		
	UNIT V		
	UNIT U		284
	UNIT X1		
	UNIT W2		
	UNIT X		
	UNIT Y		256

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Bldg #18			
	UNIT Z		305
	UNIT V		204
	UNIT V		204
	UNIT W		
	UNIT Y		
Bldg #19			
	UNIT Z		315
	UNIT W1		
	UNIT X2		
	UNIT V		224
	UNIT V		224
Bldg #20			
	UNIT Z1		329
	UNIT Y		216
	UNIT X		
	UNIT U		450
	UNIT V		296
	UNIT X		220
	UNIT W2		248
	UNIT X1		236
	UNIT Y		232
	UNIT X		
	UNIT V		248
	UNIT V		337
Bldg #21			
	UNIT Z1		323
	UNIT Y		216
	UNIT X		
	UNIT U		450
	UNIT V		295
	UNIT X		220
	UNIT W2		248
	UNIT X1		235
	UNIT Y		232
	UNIT X		
	UNIT V		248
	UNIT V		345
Bldg #22			
	UNIT Z		303
	UNIT X		
	UNIT X		
	UNIT V		248
	UNIT V		245
	UNIT X		
	UNIT X		
	UNIT U		324
	UNIT V		200
	UNIT X		
	UNIT X		
	UNIT Z		340

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Bldg #29			
	UNIT Z		308
	UNIT X		489
	UNIT X		787
	UNIT V		210
	UNIT U		333
	UNIT X		
	UNIT X		
	UNIT Y		218
Bldg #30			
	UNIT Y		205
	UNIT X		159
	UNIT V		158
	UNIT U		278
	UNIT X		
	UNIT X		
	UNIT V		208
	UNIT V		243
Bldg #31			
	UNIT Y		237
	UNIT V		
	UNIT V		
	UNIT Y		219
Bldg #31			
	UNIT Y		210
	UNIT X		165
	UNIT U		340
	UNIT V		224
	UNIT Z		279