

PD 1076

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City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Seudiero
Commissioner

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Chicago, Illinois 60602
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(312) 744-6552 (FAX)
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<http://www.cityofchicago.org>

December 21, 2010

Mr. Alfred Quijano
Compliance Manager
United Neighborhood Organization
954 W. Washington
3rd Floor
Chicago, Illinois 60607

Re: Administrative Relief request for Institutional Planned Development No. 1076, United Neighborhood Organization ('UNO') Charter School at 4601 South Kildare Avenue/4248 West 47th Street

Dear Mr. Quijano:

Please be advised that your request for Administrative Relief to Institutional Planned Development No. 1076 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

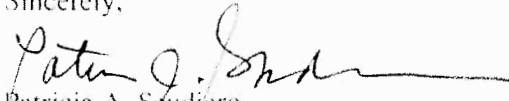
Specifically, you are requesting to allow banquet and meeting halls as an accessory use within the Planned Development. UNO intends to rent out the school's gymnasium when there is no other event at the school.

Institutional Planned Development No. 1076, as amended, was passed by the City Council on February 2, 2010, and allows any permitted or special use allowed in the B3-5 Community Shopping District. Banquet or meeting halls are a permitted use in the B3-5 District. However, pursuant to Section 17-10-0207-P of the Zoning Ordinance, one parking space is required for every 10 persons. Since this site contains 91 off-street parking spaces, a maximum occupancy of 910 people is allowed.

With regard to your request, the Department of Zoning and Land Use Planning has determined that permitting banquet and meeting halls as an accessory use would not create an adverse impact on the Planned Development or the surrounding community, would not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1076, I hereby approve the foregoing minor change but no other changes to this Planned Development.

Sincerely,


Patricia A. Seudiero
Commissioner

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



~~Reclassification Of Area Shown On Map No. 6-G.
 (Application No. A-7472)
 (Common Address: 2841 S. Archer Ave.)~~

[O2010-336]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 6-G in the area bounded by:

South Archer Avenue; a line 104 feet northeast of and parallel to South Bonfield Street; the public alley next southeast of and parallel to South Archer Avenue; and a line 160 feet northeast of and parallel to South Bonfield Street,

to those of an RS1 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 11-G.
 (As Amended)
 (Application No. 16954)
 (Common Address: 4543 -- 4659 S. Kildare Ave.,
 4248 -- 4262 W. 47th St. And 4275 W. 45th St.)

IPID 1076, 99

[SO2010-337]

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 Institutional Planned Development Number 1076 and M2-2 Light Industry District symbols and indications as shown on Map Number 11-G in the area bounded by:

West 45th Street; a line 152.0 feet east of and parallel to South Kildare Boulevard; a line 847.34 feet north of and parallel to West 47th Street; a line 155.0 feet east of and parallel to South Kildare Boulevard; West 47th Street; South Kildare Boulevard; a line 392.22 feet south of and parallel to West 45th Street; and a line 132.0 feet east of and parallel to South Kildare Boulevard,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications within the area herein above described to the designation of Institutional Planned Development Number 1076, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Institutional Planned Development Number 1076, As Amended.

Plan of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1076, as amended, consists of a net site area of approximately one hundred forty-three thousand three hundred ninety (143,390) square feet (three point two nine (3.29) acres), which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned or controlled by the United Neighborhood Organization ("Applicant") for the purposes of this planned development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assigns or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the owners of all the property within the Planned Development formed to succeed the Applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance").

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Property Line and Boundary Line Map; Site Plan/Landscape Plan; and Building Elevations dated January 21, 2010, prepared by Urban Works Architects which are all incorporated herein. Full size sets of the Site Plan/Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning ("D.Z.L.U.P."). This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein. In any instance, where a provision of this planned development conflicts with the City's Building Code, the Building Code shall apply.
5. The following uses shall be permitted within Institutional Planned Development Number 1076, as amended: any permitted or special use allowed in the B3-5 Community Shopping District, including but not limited to elementary and high schools, accessory uses, accessory parking and accessory loading.
6. On-premise 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 Zoning and Planning (D.Z.P.). Off-premise signs are prohibited within the boundary of the Planned Development
7. Off-street parking and loading facilities shall be in compliance with this planned development, subject to the review and approval of the Department of Transportation and D.Z.L.U.P.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Chicago Department of Transportation in effect at the time of construction. Ingress and egress have been reviewed and approved by the Department of Transportation and D.Z.L.U.P.. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height identified in the Bulk Regulations and Data Table, the height of any building or any appurtenance attached thereto shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of F.A.R. calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.

11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.Z.L.U.P. during the actual Part II review and to the extent no new structures are being constructed there shall not be a Part II Fee. The fee as determined by D.Z.L.U.P. staff at that time is final and binding on the Applicant and must be paid to D.Z.L.U.P. prior to the issuance of any Part II approval.
12. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exists shall be designed, installed and maintained in substantial conformance with the Site Plan/Landscape Plan, and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the property. Therefore, at the time when building permits are sought, the plans for the building 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 standards of accessibility.
14. The terms, conditions and exhibits of this planned development ordinance may be modified administratively, by the Commissioner of D.Z.L.U.P. upon the application for such a modification by the Applicant or its successors or assigns and a determination by the Commissioner of D.Z.L.U.P. that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development and the purposes underlying the provisions hereof. Any modification of the requirements of the planned development by D.Z.L.U.P. 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.
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. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land Use Planning.
16. Unless substantial construction has commenced within the planned development within six (6) years of the date of the passage of the planned development, the zoning of that property shall revert to the zoning designations in effect prior to the adoption of this amendment: Institutional Planned Development Number 1076 and B3-5 Community Shopping District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of D.Z.L.U.P. determines that there is good cause for such an extension.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Adjustment Map; Right-of-Way Adjustment Map; Roof Plan; Existing Building Elevations; Planned Development Amend Site Plan; Planned Development Amend Landscape Plan; Updated Site Plan for Planned Development Amend; and Planned Development Amend Enlarged Site Plan referred to in these Plan of Development Statements printed on pages 84922 through 84933 this *Journal*.]

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

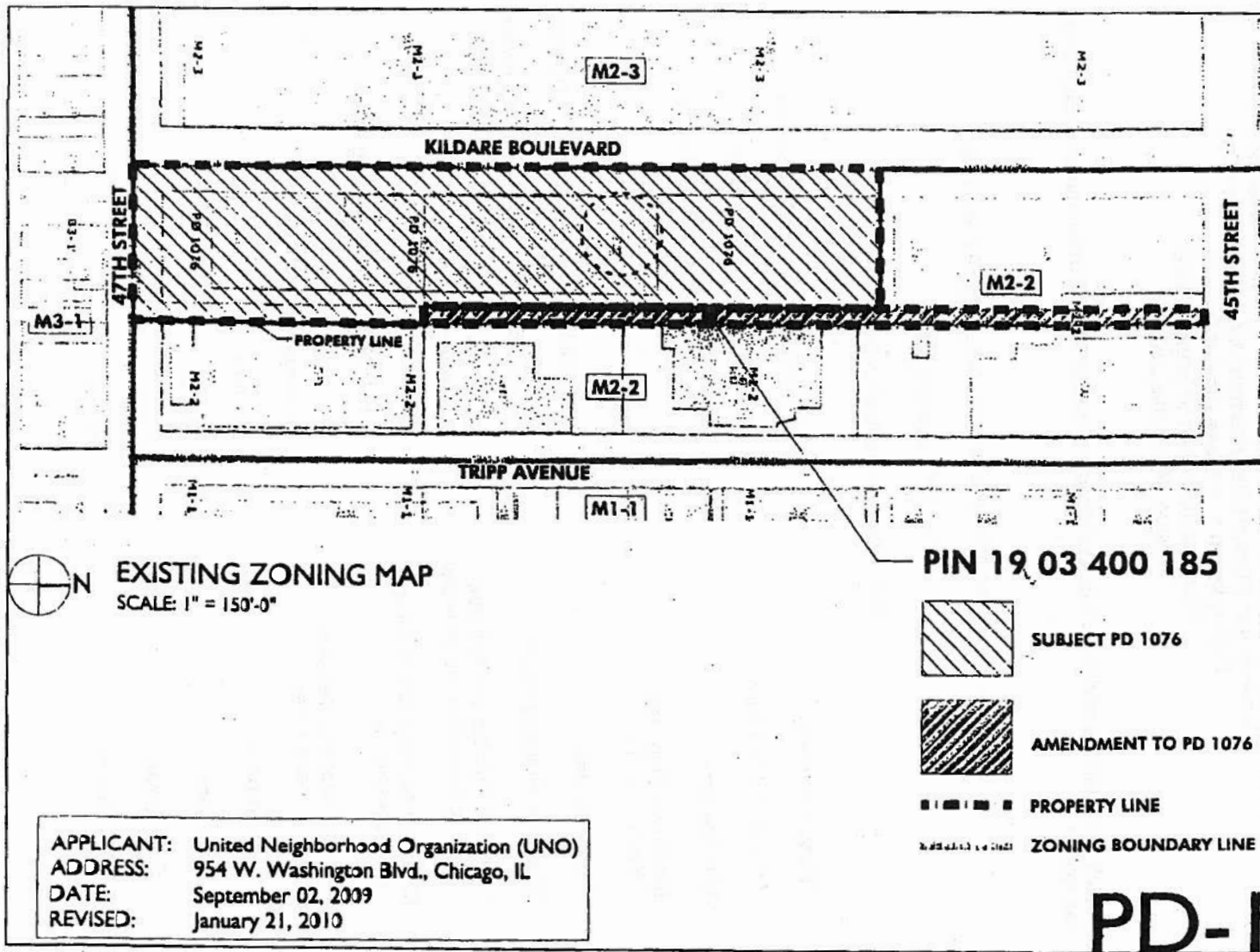
Institutional Planned Development No. 1076, As Amended.

Plan Of Development

Bulk Regulations And Data Table.

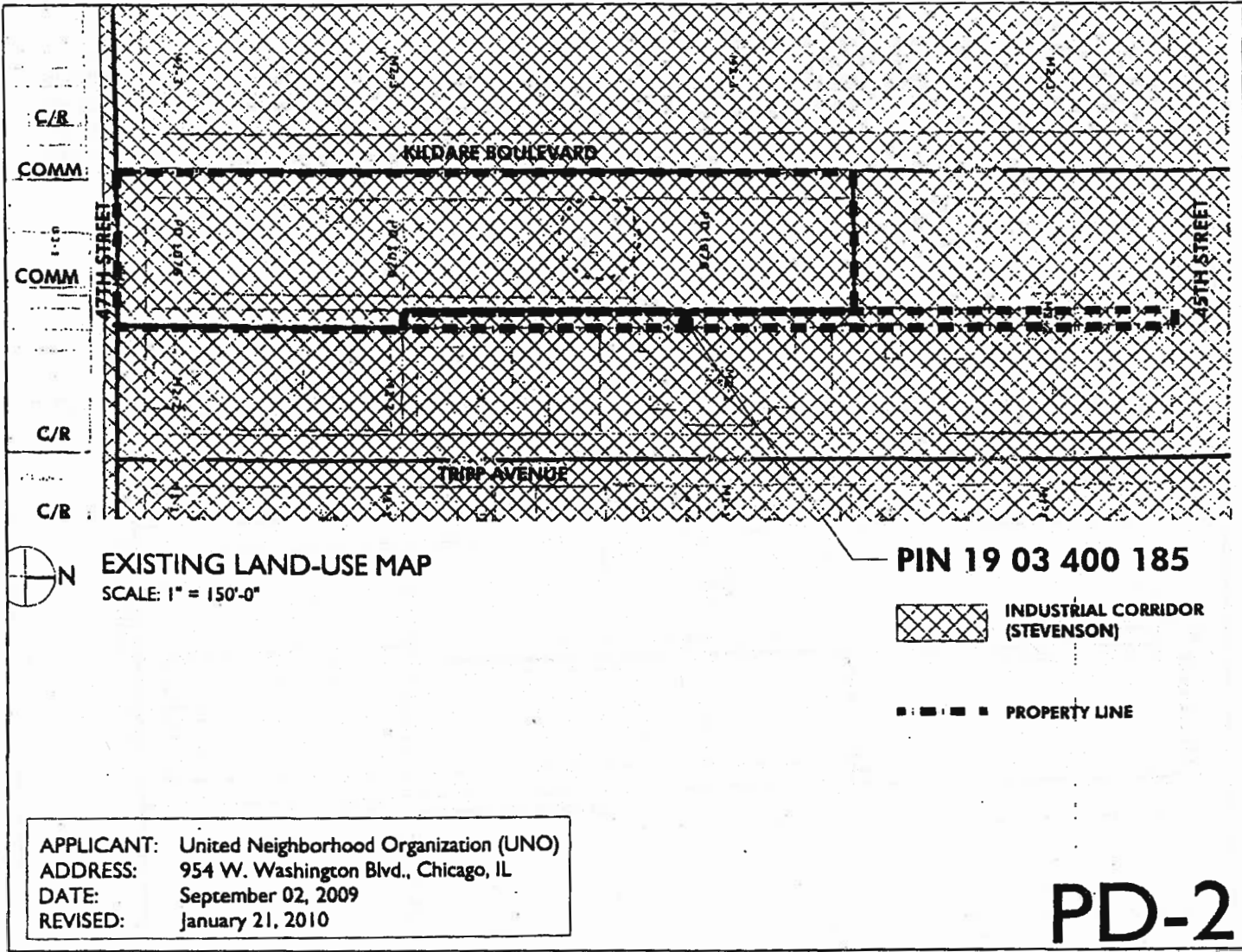
Gross Site Area:	166,528 square feet/3.82 acres
Area of Public Ways:	23,138 square feet/0.53 acre
Net Site Area:	142,390 square feet/3.29 acres
Maximum Floor Area Ratio (F.A.R.):	2.2
Permitted Uses:	Uses as identified in statement Number 5
Maximum Building Height:	69 feet as shown on the Building Elevations
Minimum Number of Off-Street Parking Spaces to be provided:	90 parking spaces
Minimum Number of Off-Street Loading Spaces:	1 10 feet by 25 feet loading space
Minimum Building Setbacks from Property Lines:	As shown on Site Plan
Rear (north):	100 feet
Side (east):	10 feet
Side (west):	0 feet
Front (south):	35 feet

Existing Zoning Map.

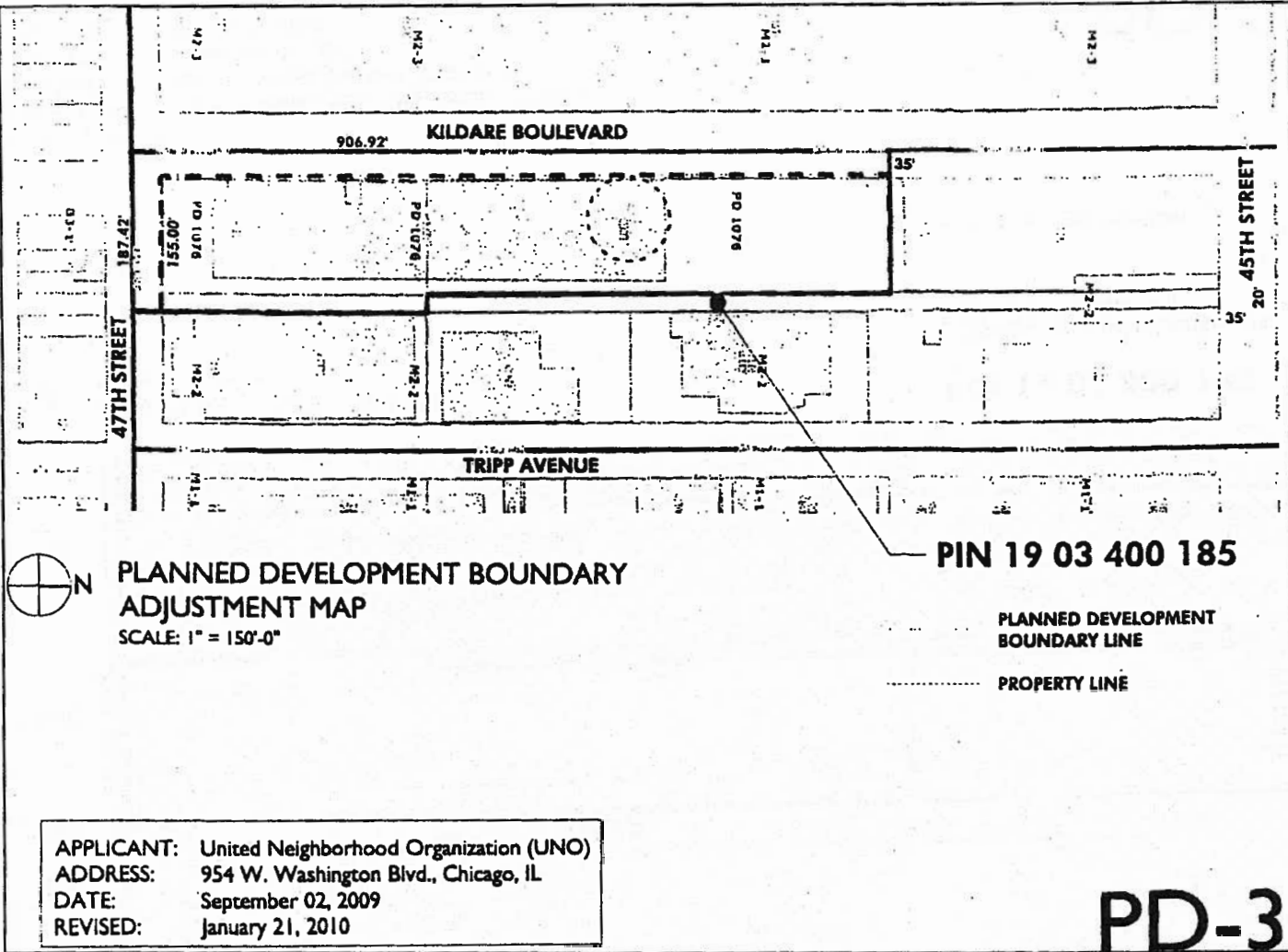


APPLICANT: United Neighborhood Organization (UNO)
 ADDRESS: 954 W. Washington Blvd., Chicago, IL
 DATE: September 02, 2009
 REVISED: January 21, 2010

Existing Land-Use Map.



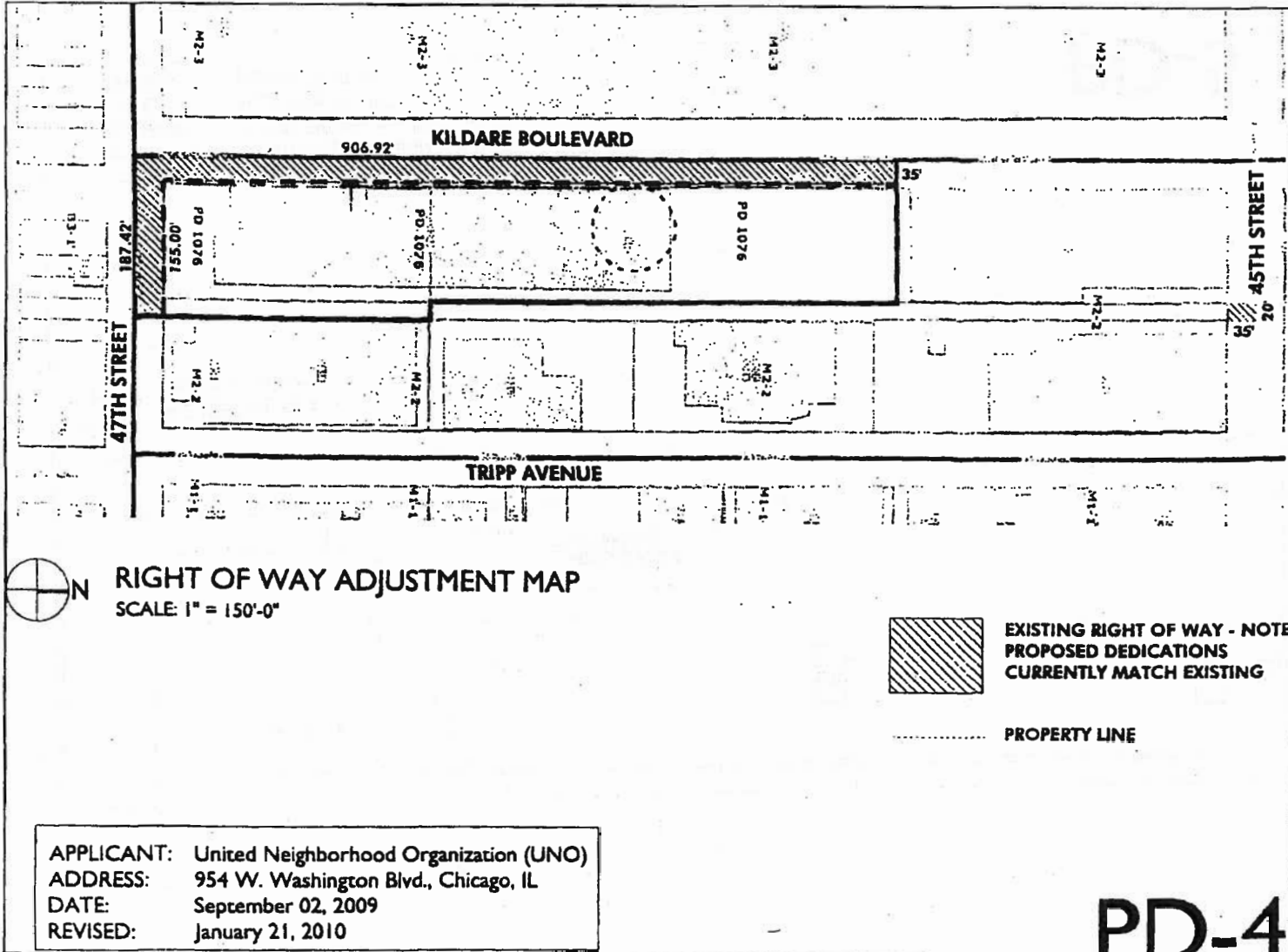
Planned Development Boundary
Adjustment Map.



APPLICANT: United Neighborhood Organization (UNO)
ADDRESS: 954 W. Washington Blvd., Chicago, IL
DATE: September 02, 2009
REVISED: January 21, 2010

PD-3

Right-Of-Way Adjustment Map.



RIGHT OF WAY ADJUSTMENT MAP
 SCALE: 1" = 150'-0"

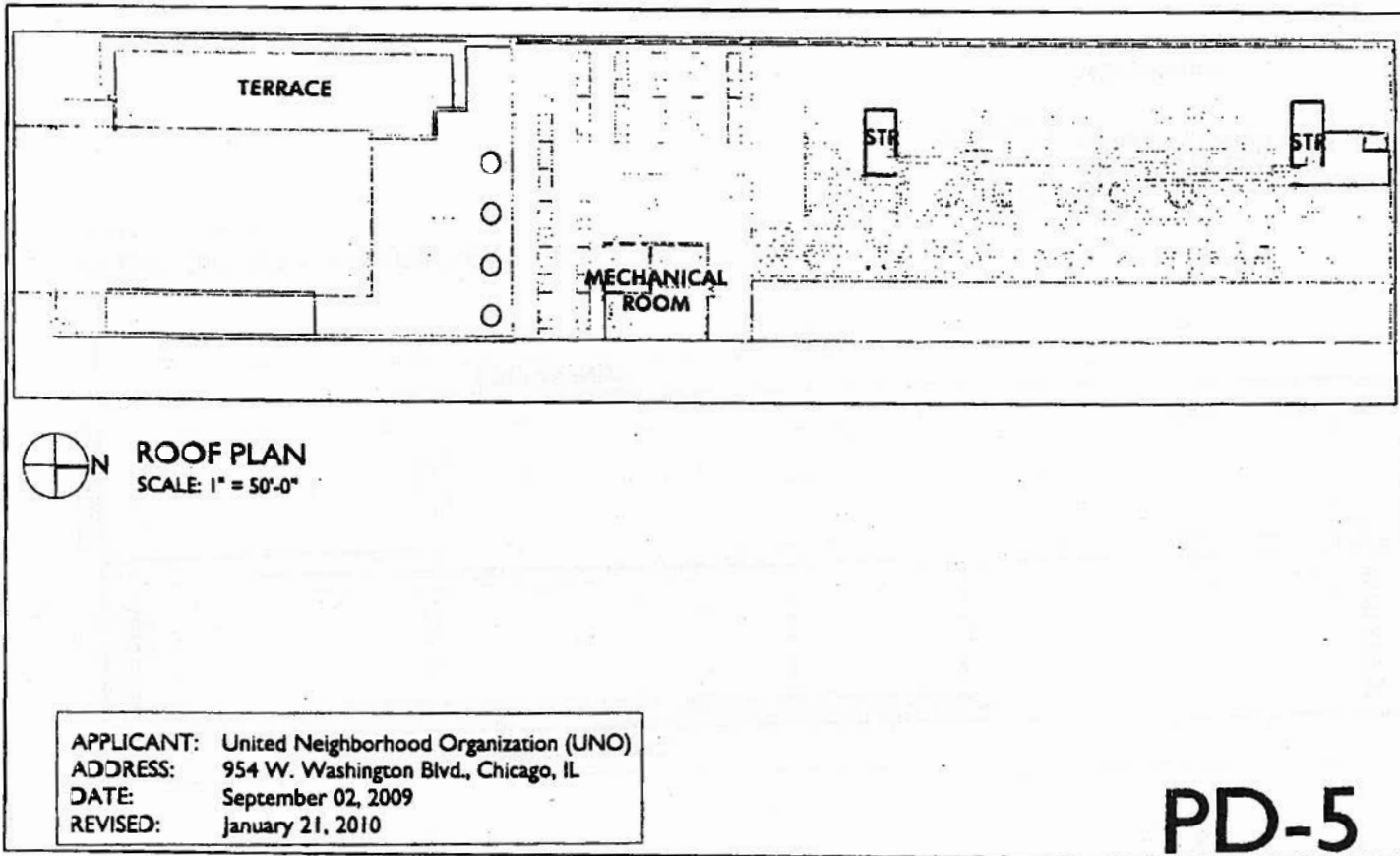
 EXISTING RIGHT OF WAY - NOTE
 PROPOSED DEDICATIONS
 CURRENTLY MATCH EXISTING

 PROPERTY LINE

APPLICANT: United Neighborhood Organization (UNO)
 ADDRESS: 954 W. Washington Blvd., Chicago, IL
 DATE: September 02, 2009
 REVISED: January 21, 2010

PD-4

Roof Plan.



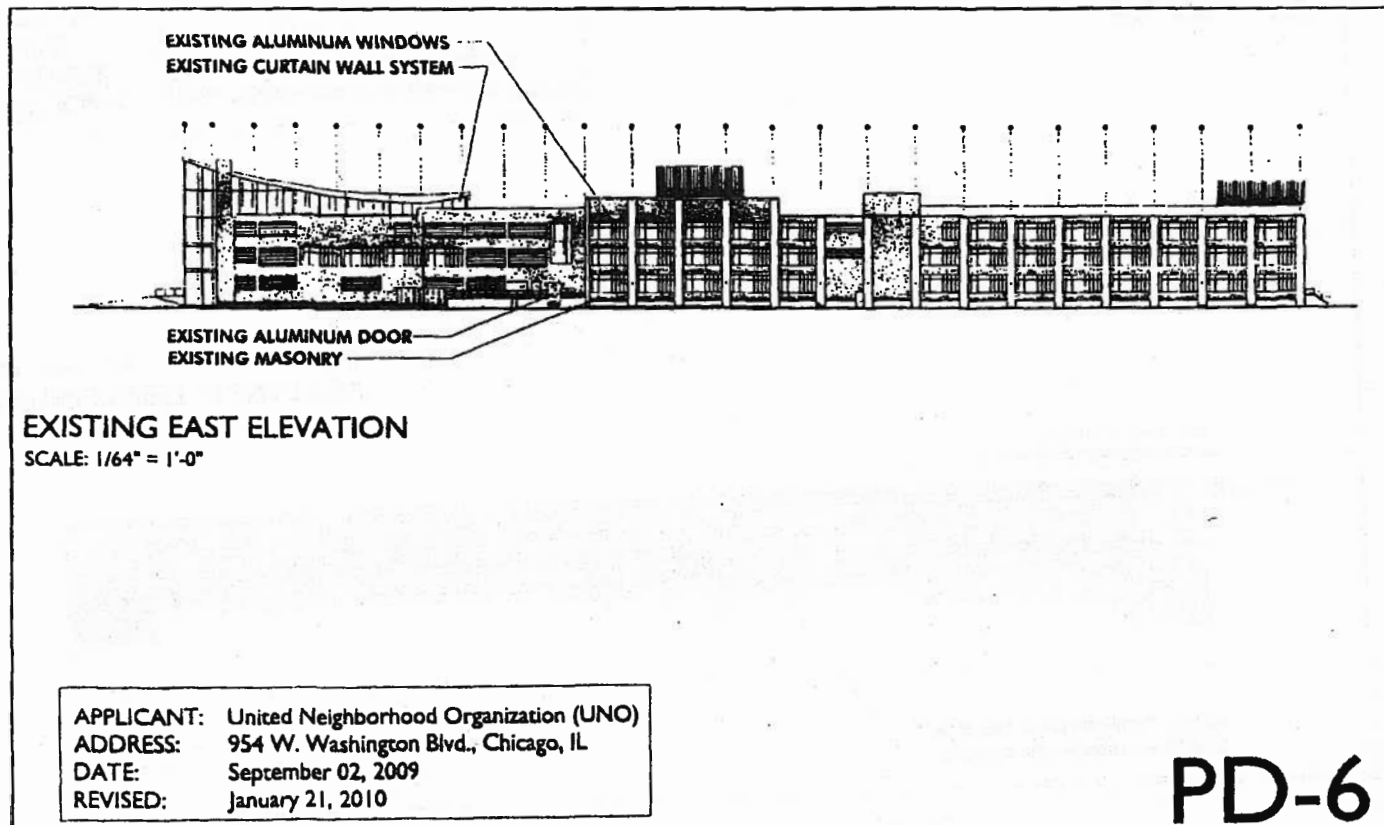
PD-5

2/10/2010

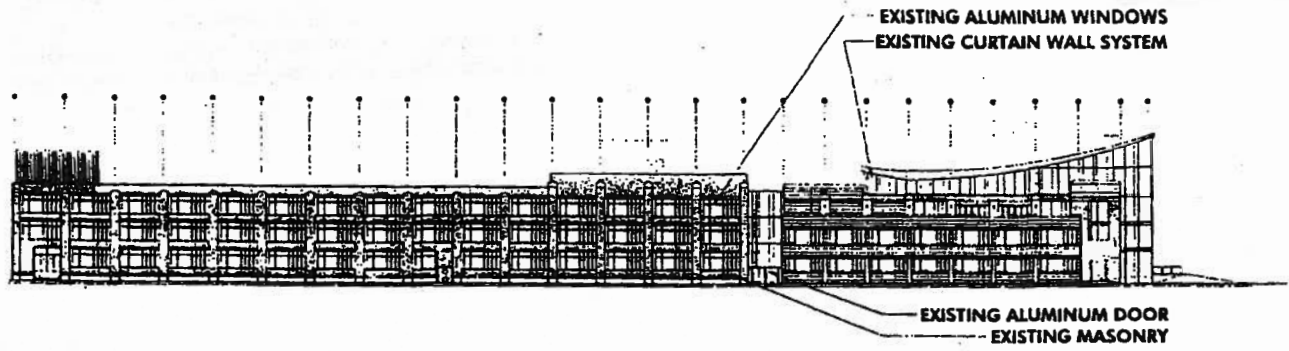
REPORTS OF COMMITTEES

84927

Existing East Elevation.



Existing West Elevation.



EXISTING WEST ELEVATION

SCALE: 1/64" = 1'-0"

APPLICANT: United Neighborhood Organization (UNO)
ADDRESS: 954 W. Washington Blvd., Chicago, IL
DATE: September 02, 2009
REVISED: January 21, 2010

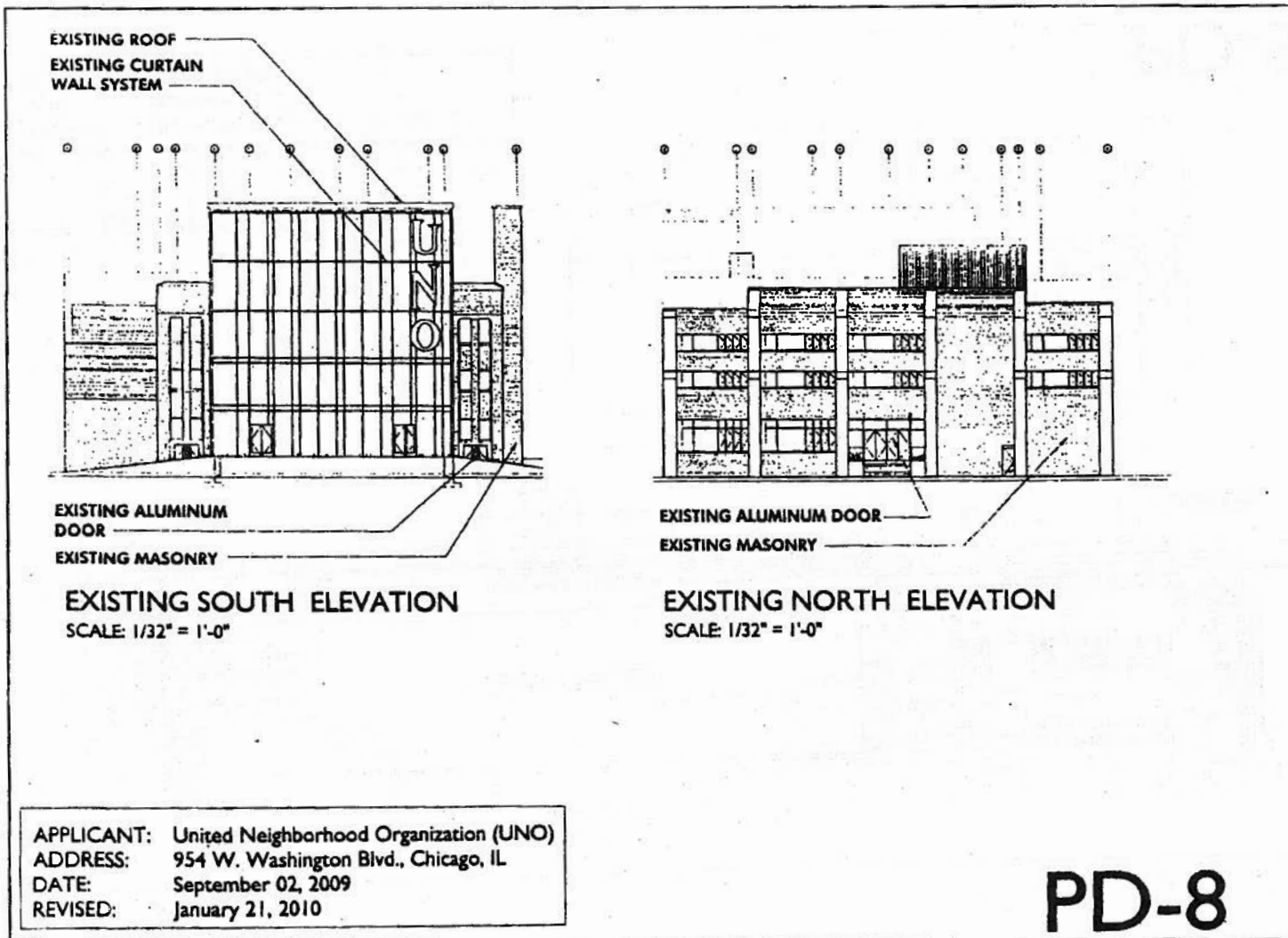
PD-7

2/10/2010

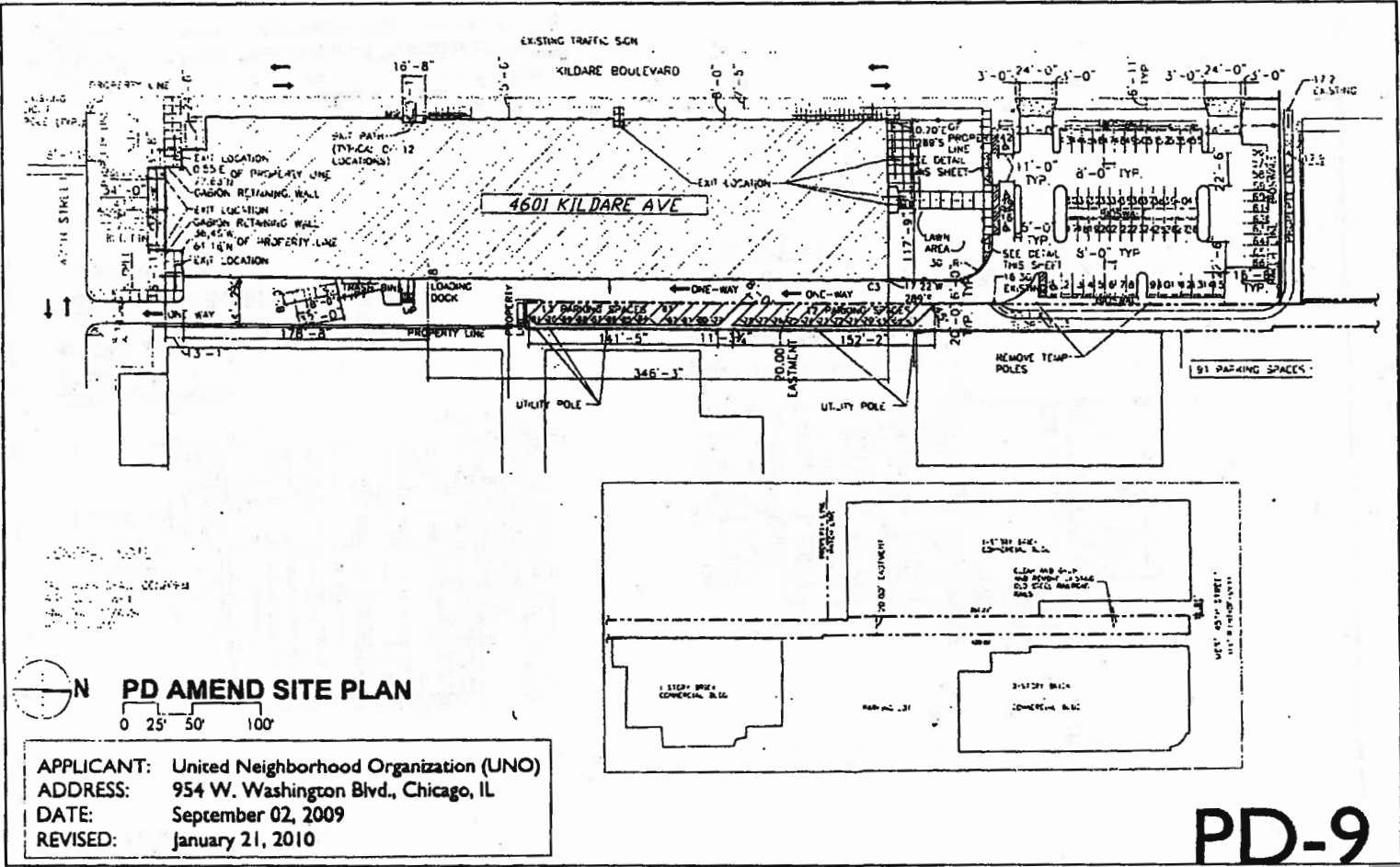
REPORTS OF COMMITTEES

84929

Existing South And North Elevations.



Planned Development Amend Site Plan.



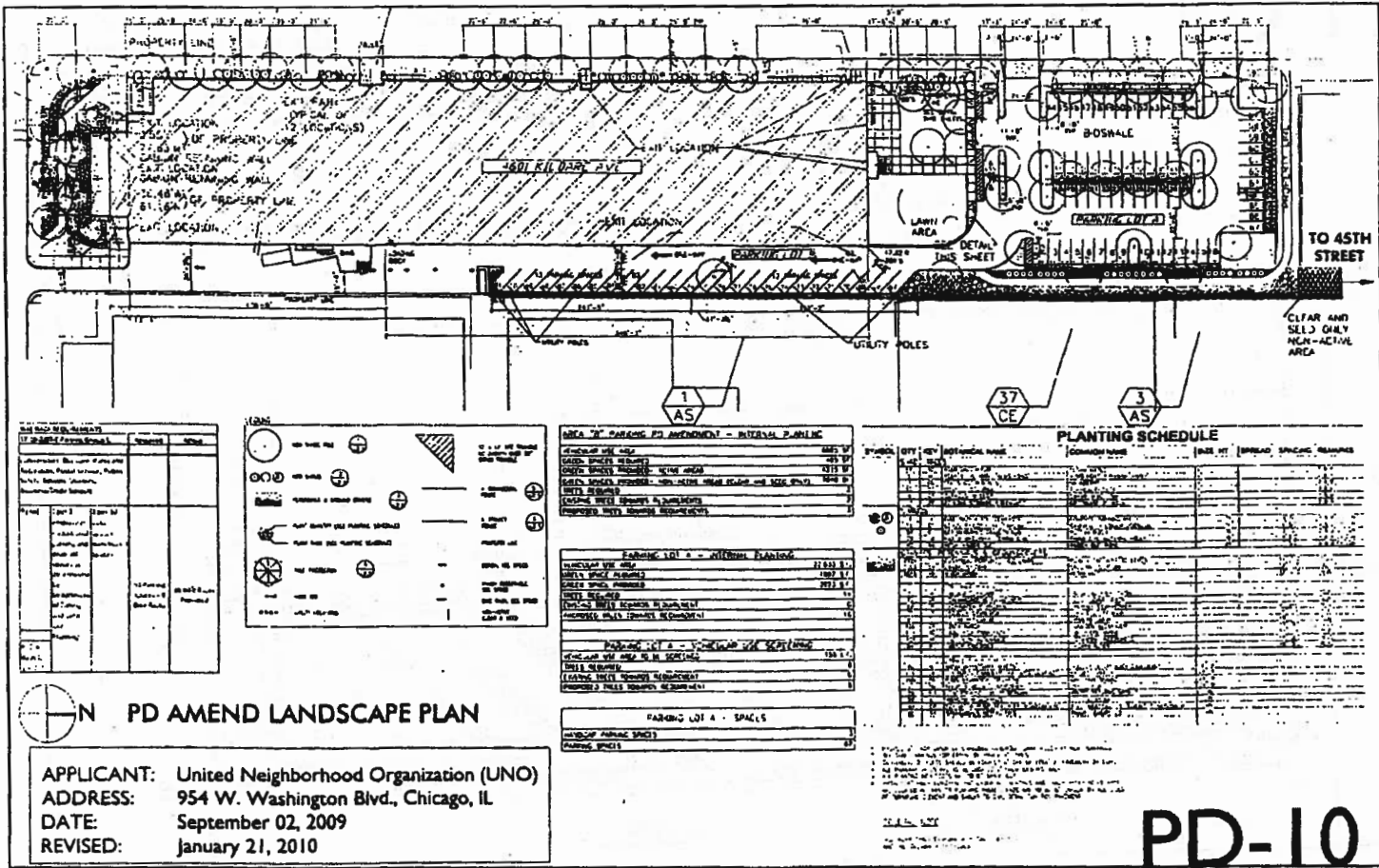
PD AMEND SITE PLAN

0 25' 50' 100'

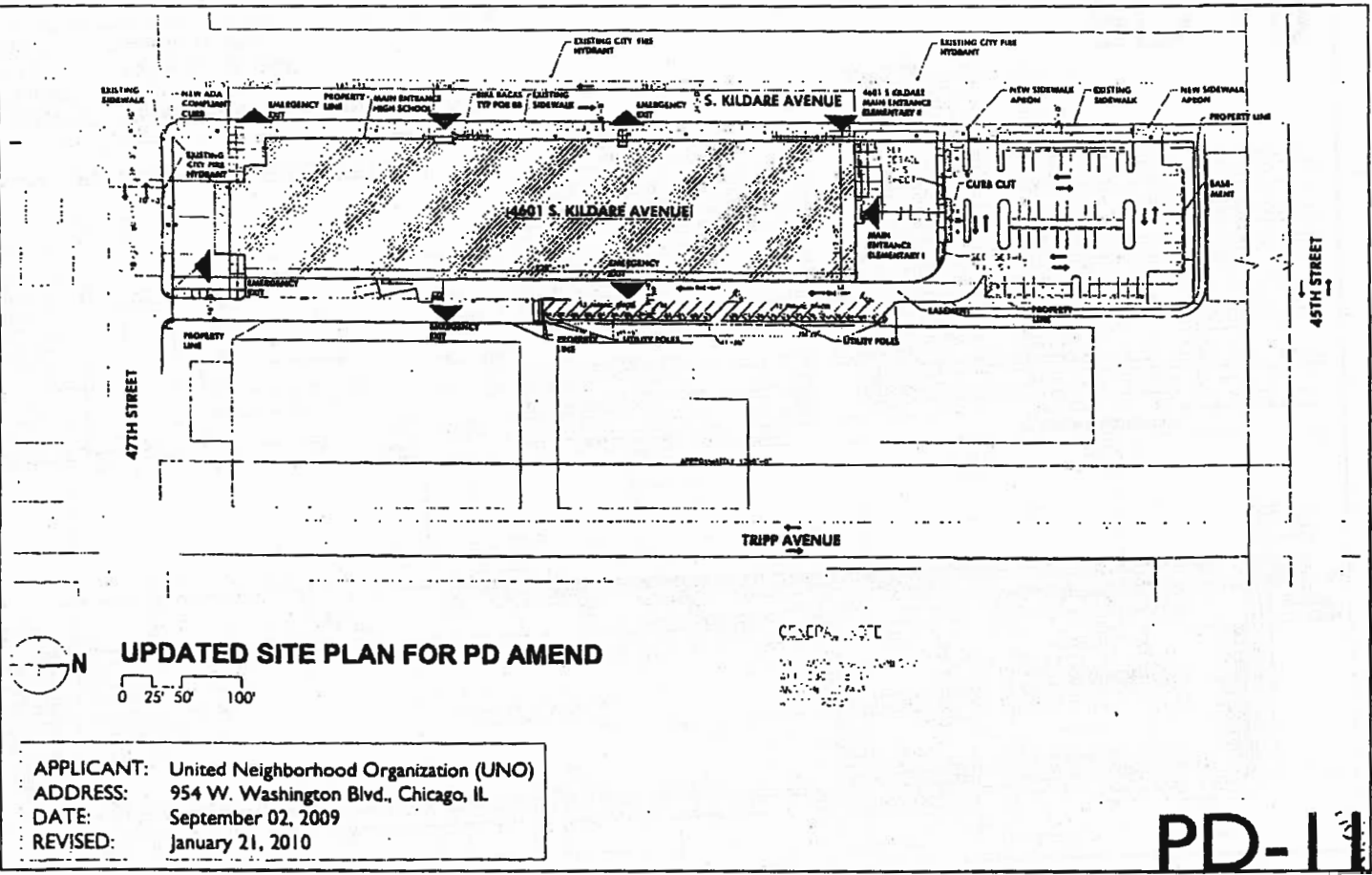
APPLICANT: United Neighborhood Organization (UNO)
 ADDRESS: 954 W. Washington Blvd., Chicago, IL
 DATE: September 02, 2009
 REVISED: January 21, 2010

PD-9

Planned Development Amend Landscape Plan.



PD-10



UPDATED SITE PLAN FOR PD AMEND

0 25' 50' 100'

APPLICANT: United Neighborhood Organization (UNO)
 ADDRESS: 954 W. Washington Blvd., Chicago, IL
 DATE: September 02, 2009
 REVISED: January 21, 2010

PD-11

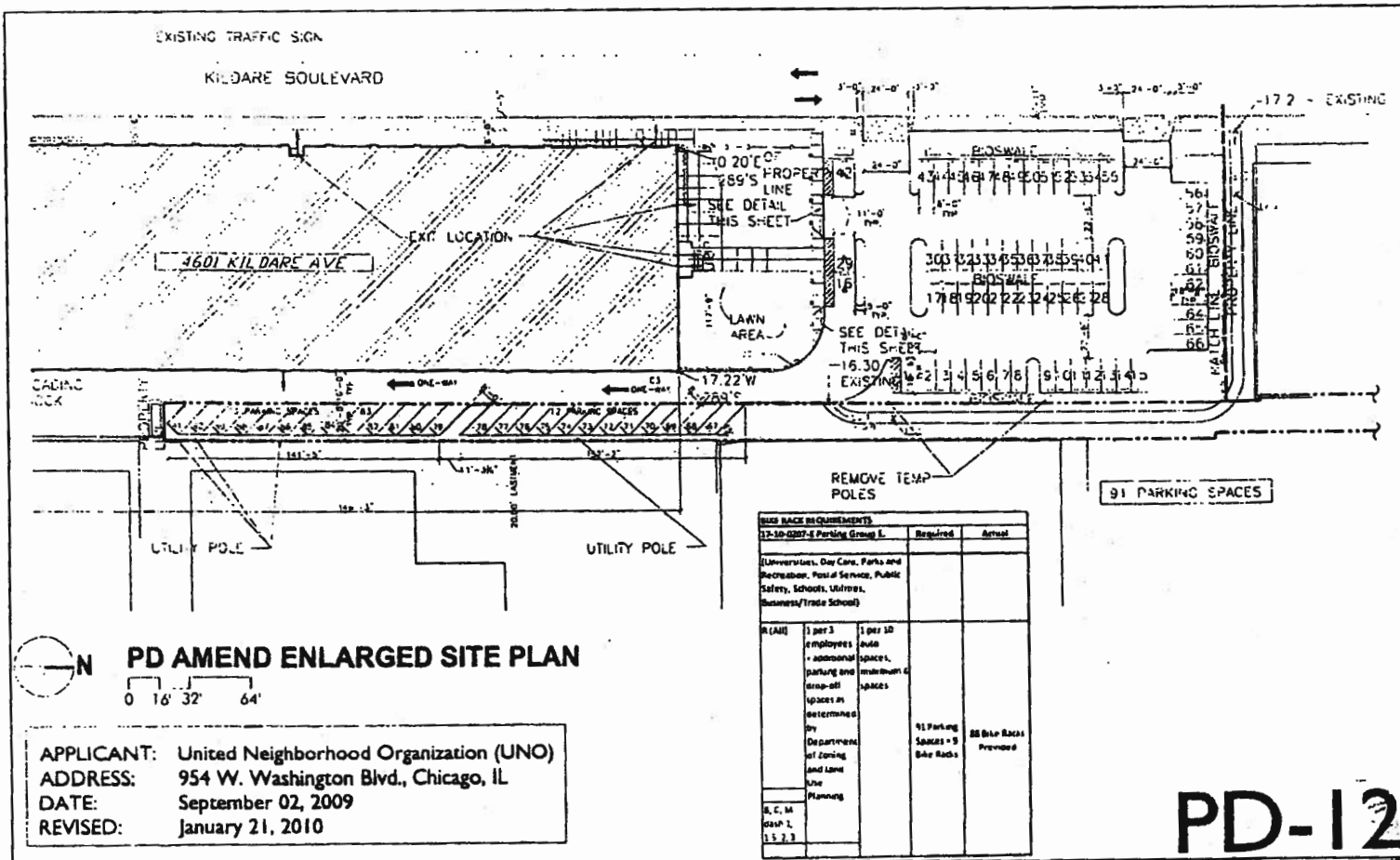
Updated Site Plan For Planned Development Amend.

84932

JOURNAL-CITY COUNCIL--CHICAGO

2/10/2010

Planned Development Amend Enlarged Site Plan.



9/5/2007

REPORTS OF COMMITTEES

16261
7393

~~Reclassification Of Area Shown On Map Number 8-F.
(As Amended)
(Application Number 16190)~~

~~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 (Detached House) District symbols as shown on Map Number 8-F in the area bounded by:~~

~~a line 322 feet north of and parallel to West 33rd Street; South Shields Avenue;
a line 147 feet north of and parallel to West 33rd Street; and South Stewart Avenue.~~

~~to those of an RM4.5 Residential Multi-Unit District.~~

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

Reclassification Of Area Shown On Map Number 10-K.
(As Amended)

(Application Number 16261) IPD 1076

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 the M2-2 Light Industry District symbols and indications as shown on Map Number 10-K in the area bounded by:

a line 874.89 feet north of and parallel to West 47th Street; a line 135.0 feet east of and parallel to South Kildare Boulevard; a line 315.78 feet north of West 47th Street; a line 155.0 feet east of and parallel to South Kildare Boulevard; West 47th Street; and South Kildare Avenue,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications within the area herein

above described to the designation of Institutional Planned Development Number 1076, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Institutional Planned Development Number 1076.

Plan. Of Development. Statements.

1. The area delineated herein as Institutional Planned Development Number 1076 (the "Planned Development") consists of approximately one hundred twenty-four thousand four hundred thirty-eight (124,438) square feet (plus or minus two and eighty-five hundredths (± 2.85) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, United Neighborhood Organization of Chicago, an Illinois not-for-profit corporation. The allied agency which will construct and operate the schools proposed for the subject site is the Uno Charter Networks, Inc., and Illinois not-for-profit corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal 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 application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single

ownership or designated control. Designated control for the purpose of this paragraph shall mean that any application to the City for any amendments to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the owners of the Property and any ground lessors.

4. This plan of development consists of fifteen (15) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-use Map; Site Plan; Landscape Plans; and Building Elevations prepared by Urbanworks Architecture and dated August 16, 2007, submitted herein. Full sized copies of the Site Plan, Landscaping Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereto and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the area delineated herein as Institutional Planned Development: any permitted or special use allowed by the B3-5 Community Shopping District, including but limited to elementary and high schools, accessory uses, accessory parking and accessory loading.
6. On-Premise 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.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department

of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

9. The building or any appurtenance attached shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall apply.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
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 or its successors or assigns and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance. Such minor changes may include a reduction in setbacks building or structures, periphery setbacks and an increase in the maximum percentage of land coverage or other changes to the site plan or plan of development. For minor changes requested by the applicant or the Designated Controlling Party, the consent of all parcel owners is not required.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to

access for persons with disabilities and to promote the highest standard of accessibility.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant shall provide a vegetative ("Green") roofs totaling twenty-five percent (25%) of the net roof area of the existing building and L.E.E.D. rated building. The term ("Net Roof Area") shall be defined as the area of the roof minus any required perimeter setbacks, rooftop structures and roof-mounted equipment.
15. Unless substantial construction of any improvements as contemplated by this Planned Development amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically convert to a B3-5 Community Shopping District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustments Map; Site Plan; Landscape Plans; Foliage Plan; Floor and Roof Plans; Building Elevations; Zoning and Photo Logs; and Building Images referred to in these Plan of Development Statements printed on pages 7399 through 7416 of this *Journal*.]

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

Residential-Business Planned Development Number 1076

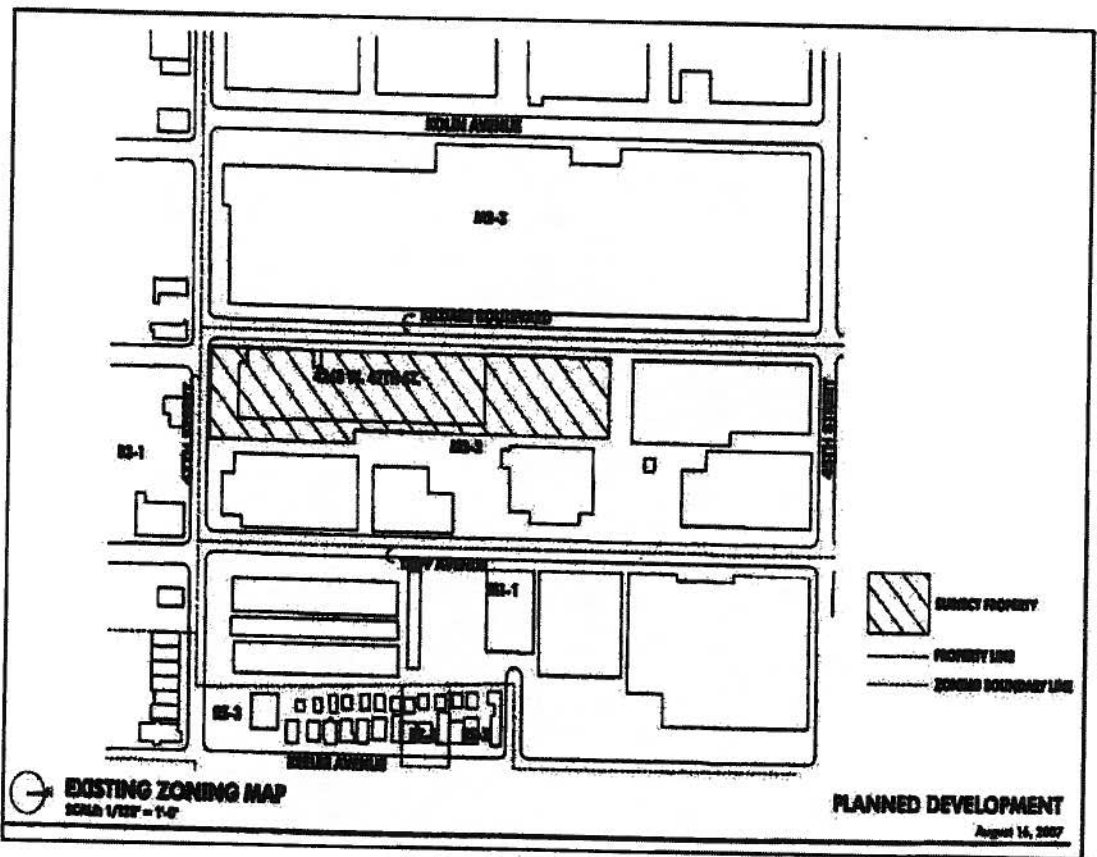
Bulk Regulations And Data Table.

Gross Site Area:	165,868 square feet (3.80 acres)
Area in Public Right-of-Way:	41,430 square feet (0.95 of an acre)

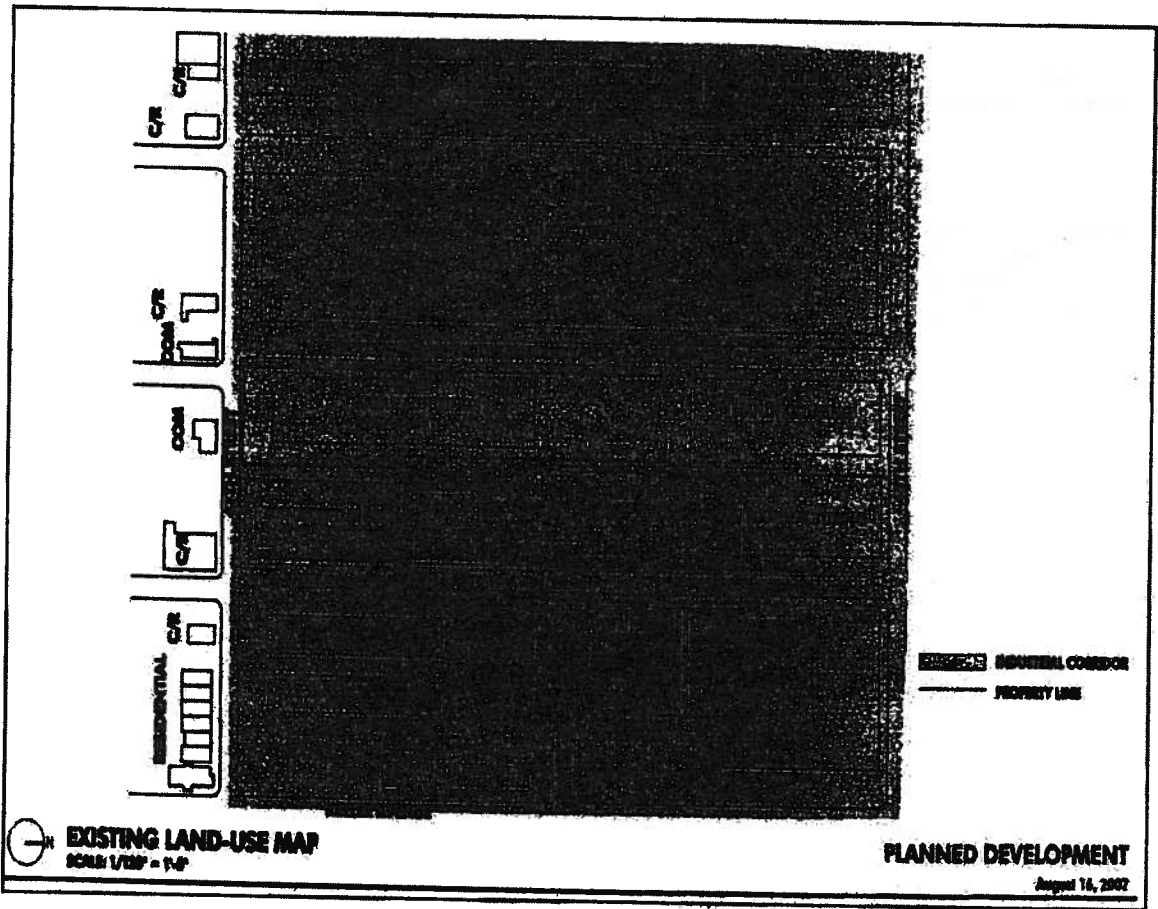
Net Site Area:	124,438 square feet (2.85 acres)
Maximum Permitted Floor Area Ratio:	2.2 Floor Area Ratio
Permitted Uses:	Institutional uses, accessory uses and related uses as referenced in Statement Number 5.
Minimum Number of Accessory Off-Street Parking Spaces:	60 parking spaces
Minimum Off-Street Loading Spaces:	1 at 10 feet by 25 feet
Setbacks from Property Line:* (Minimum required Setback)	
1. Rear (north):	100 feet
2. Side (east):	10 feet
3. Side (west):	0 feet Front
4. Front (south):	35 feet
Maximum Percentage of Site Coverage:	70%
Maximum Building Height:	69 feet as measured by 17-17-0311-A of the Chicago Zoning Ordinance

* (The following shall be considered as permitted obstructions in all required setbacks: entry stairs, canopies, parking, loading fences, H.V.A.C. units, trash enclosures).

Existing Zoning Map.



Existing Land-Use Map.

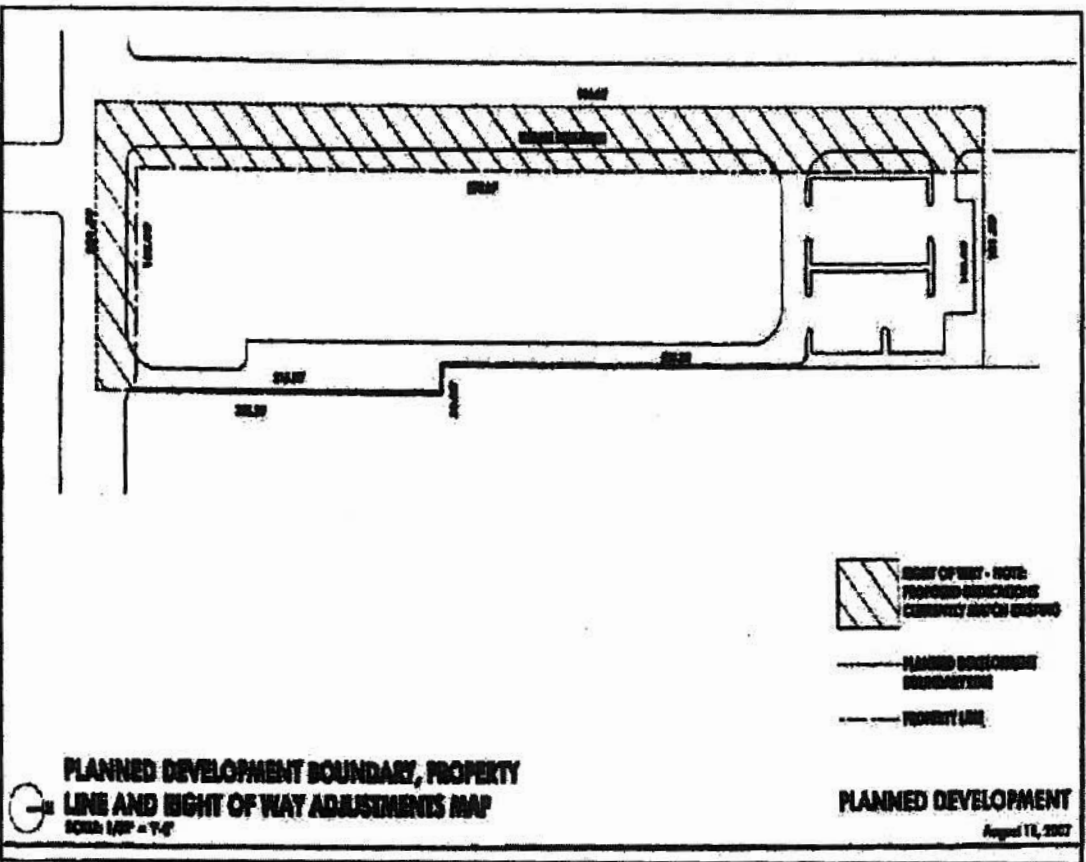


9/5/2007

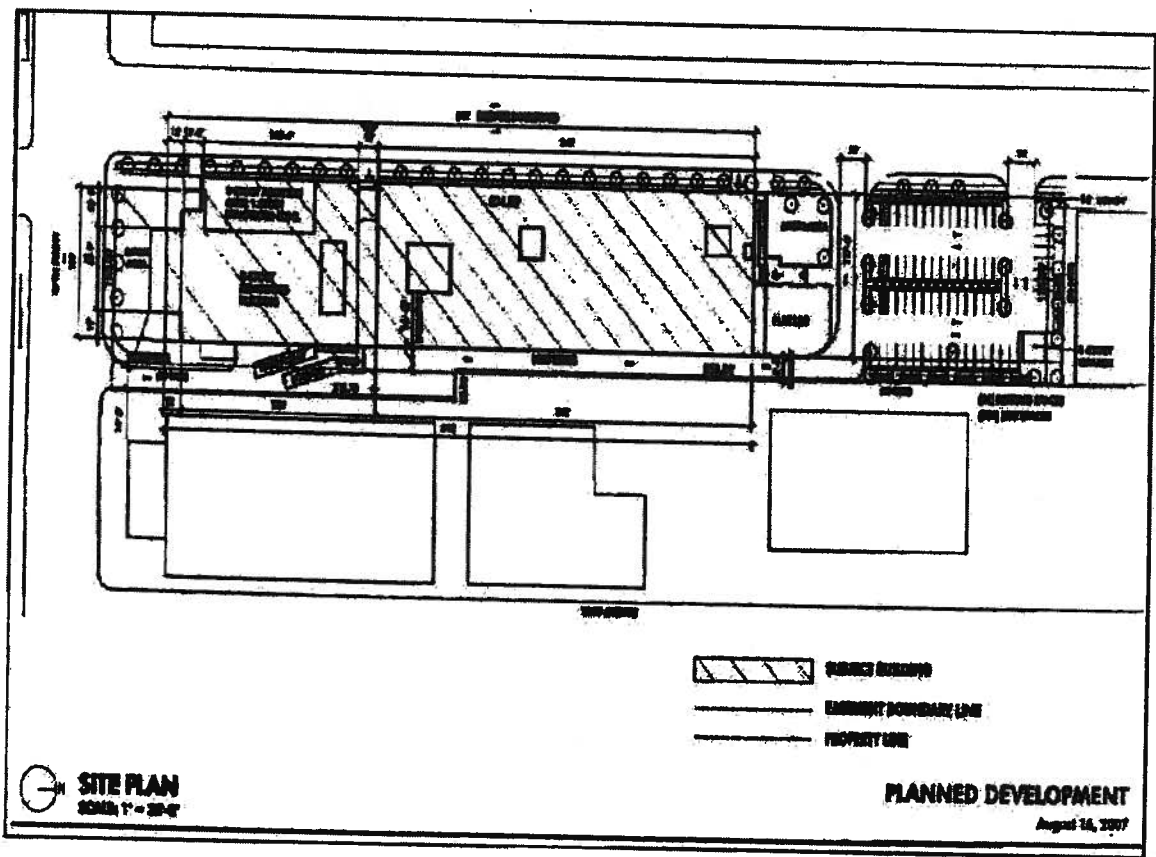
REPORTS OF COMMITTEES

7401

Planned Development Boundary, Property Line
And Right-Of-Way Adjustments Map.



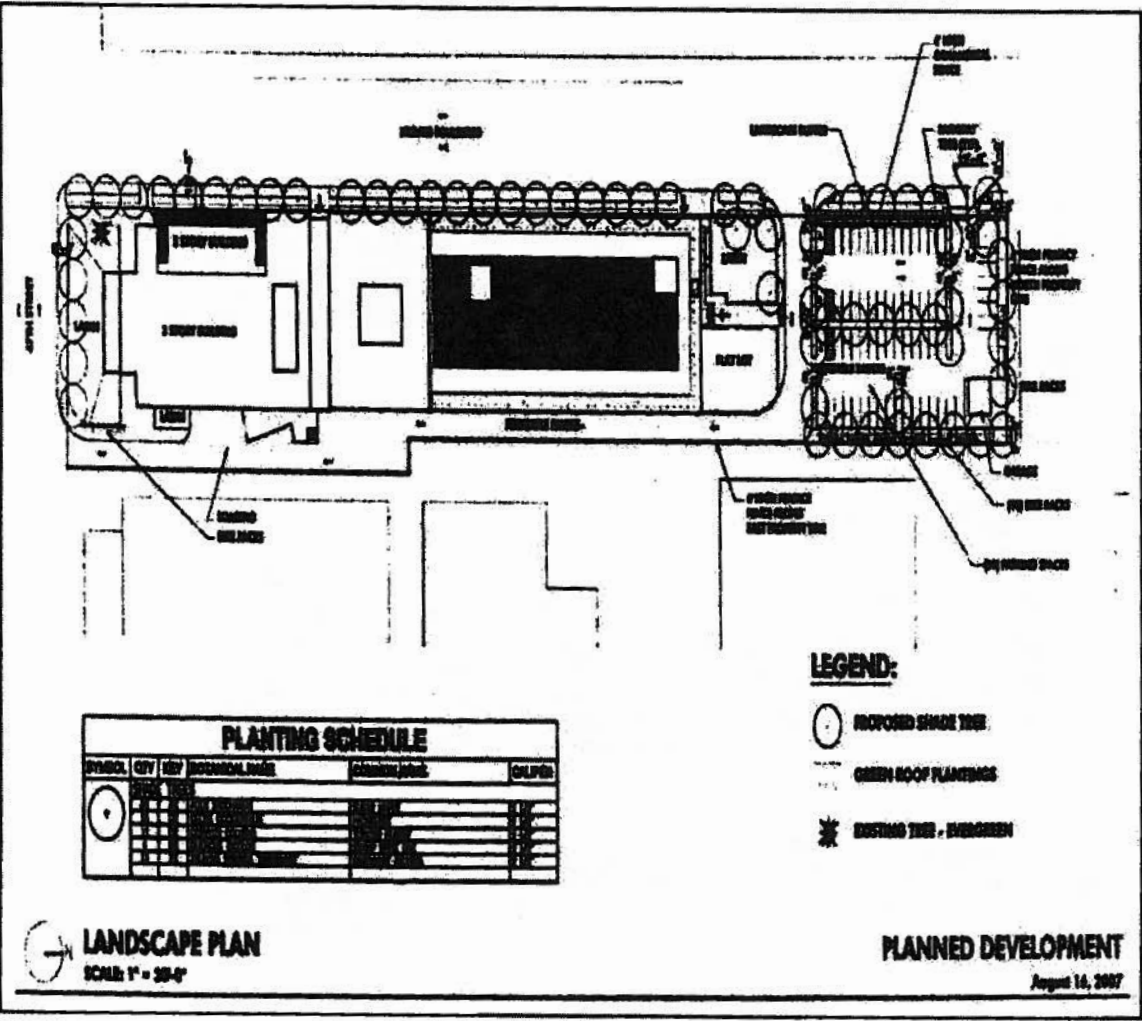
Site Plan.



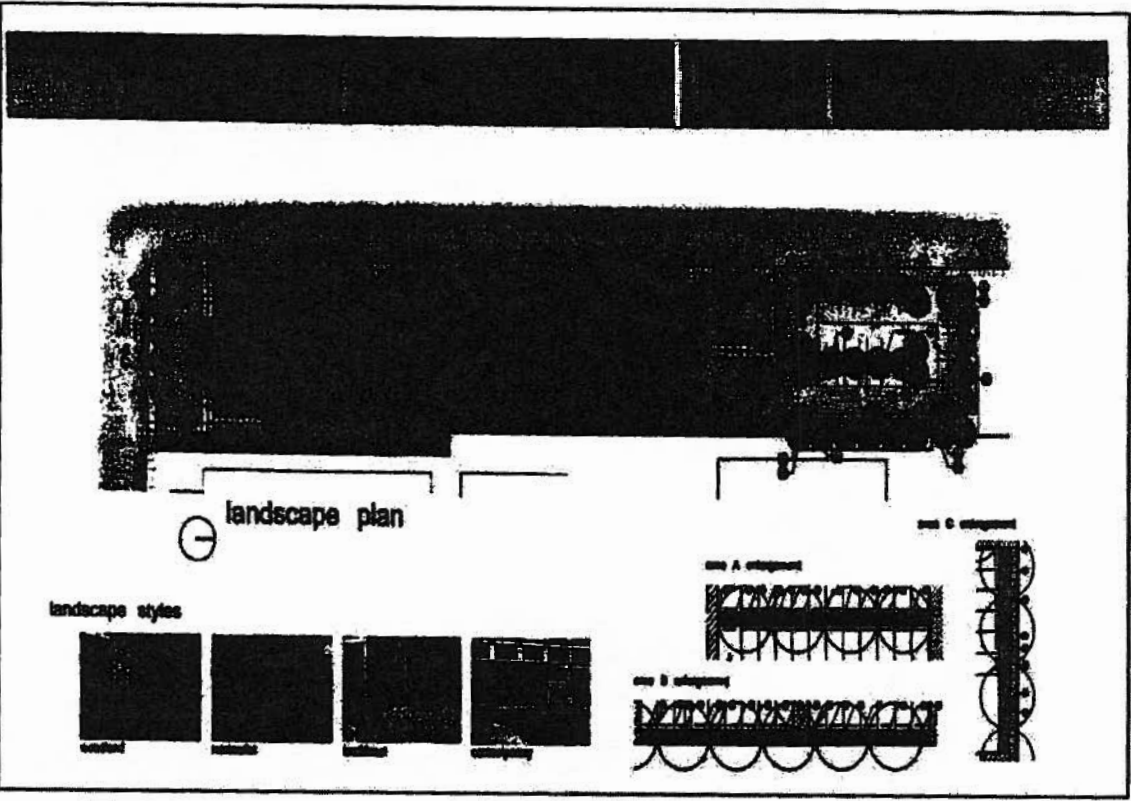
SITE PLAN
SCALE: 1" = 20'-0"

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Landscape Plan.
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Landscape Plan.
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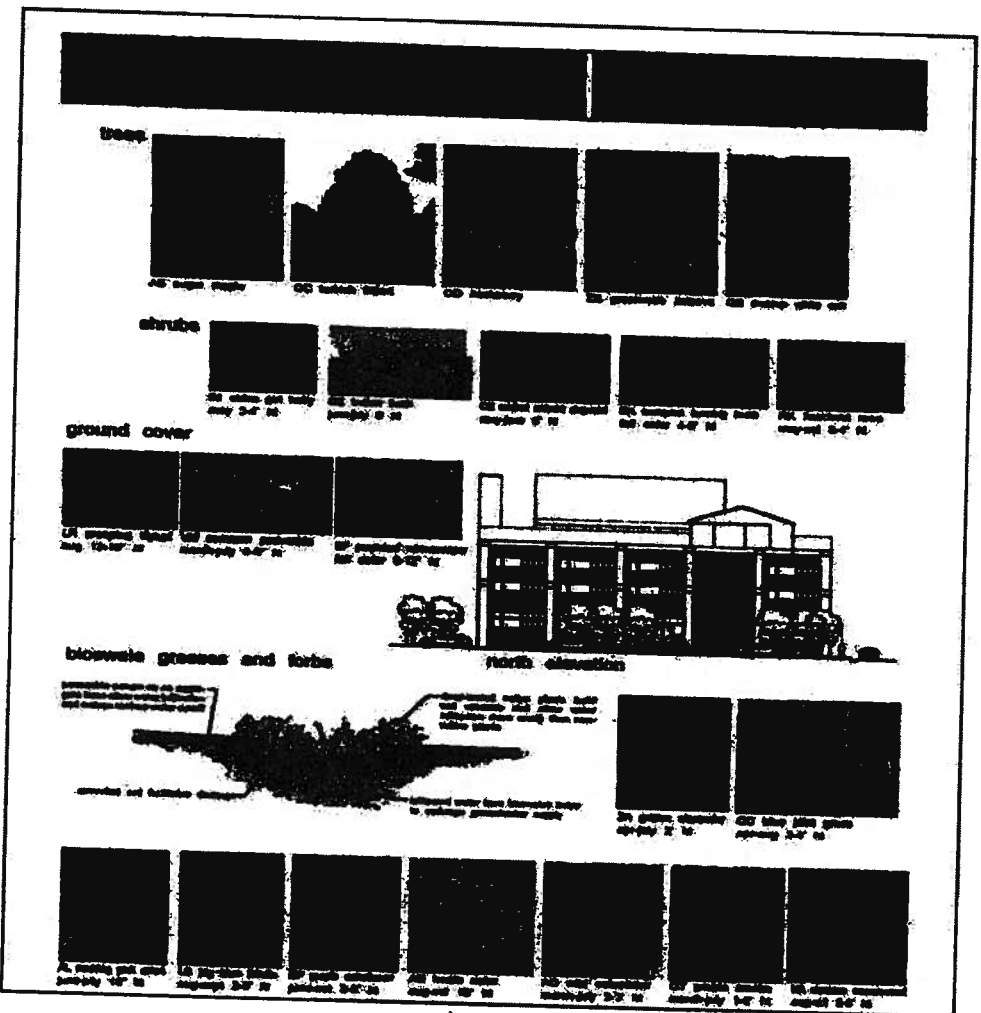


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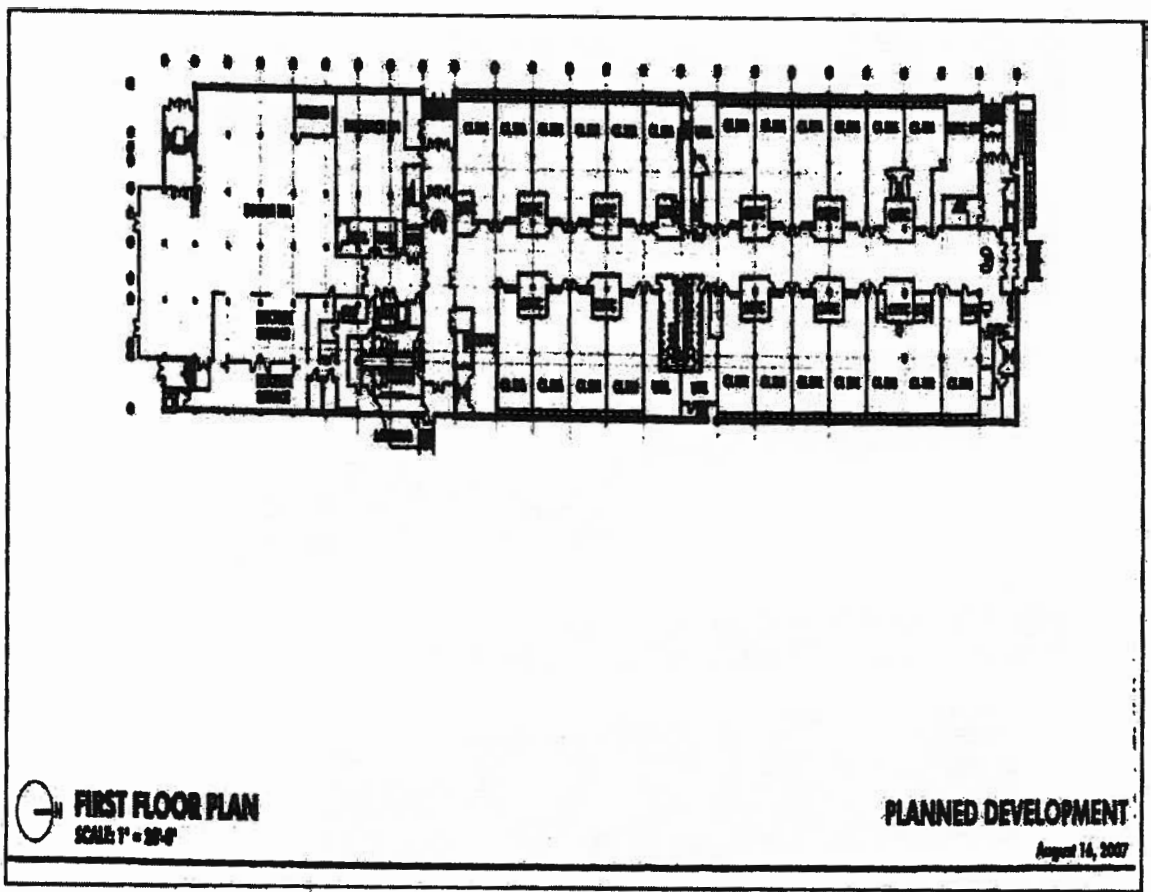
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Foliage Drawings.



First Floor Plan.

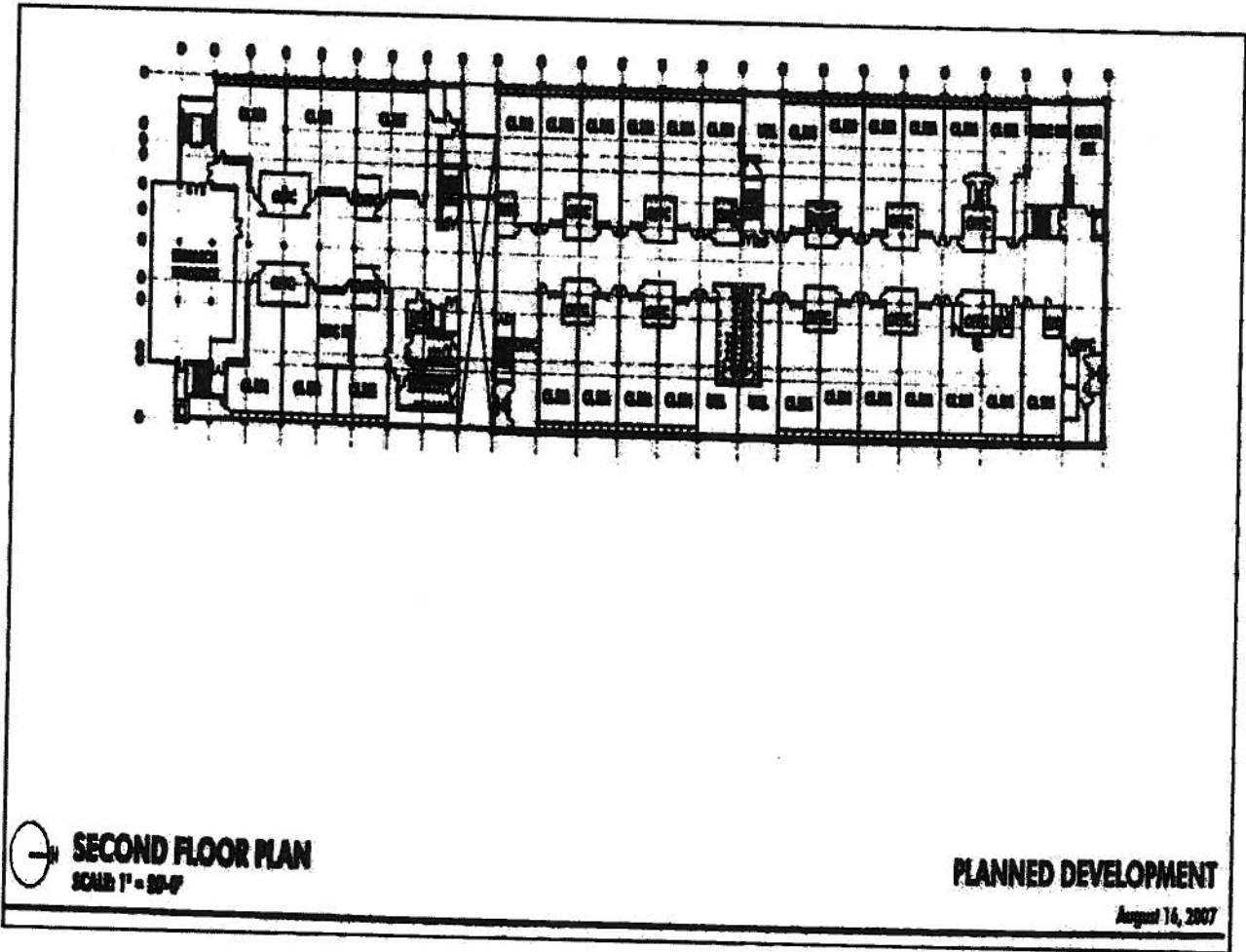


9/5/2007

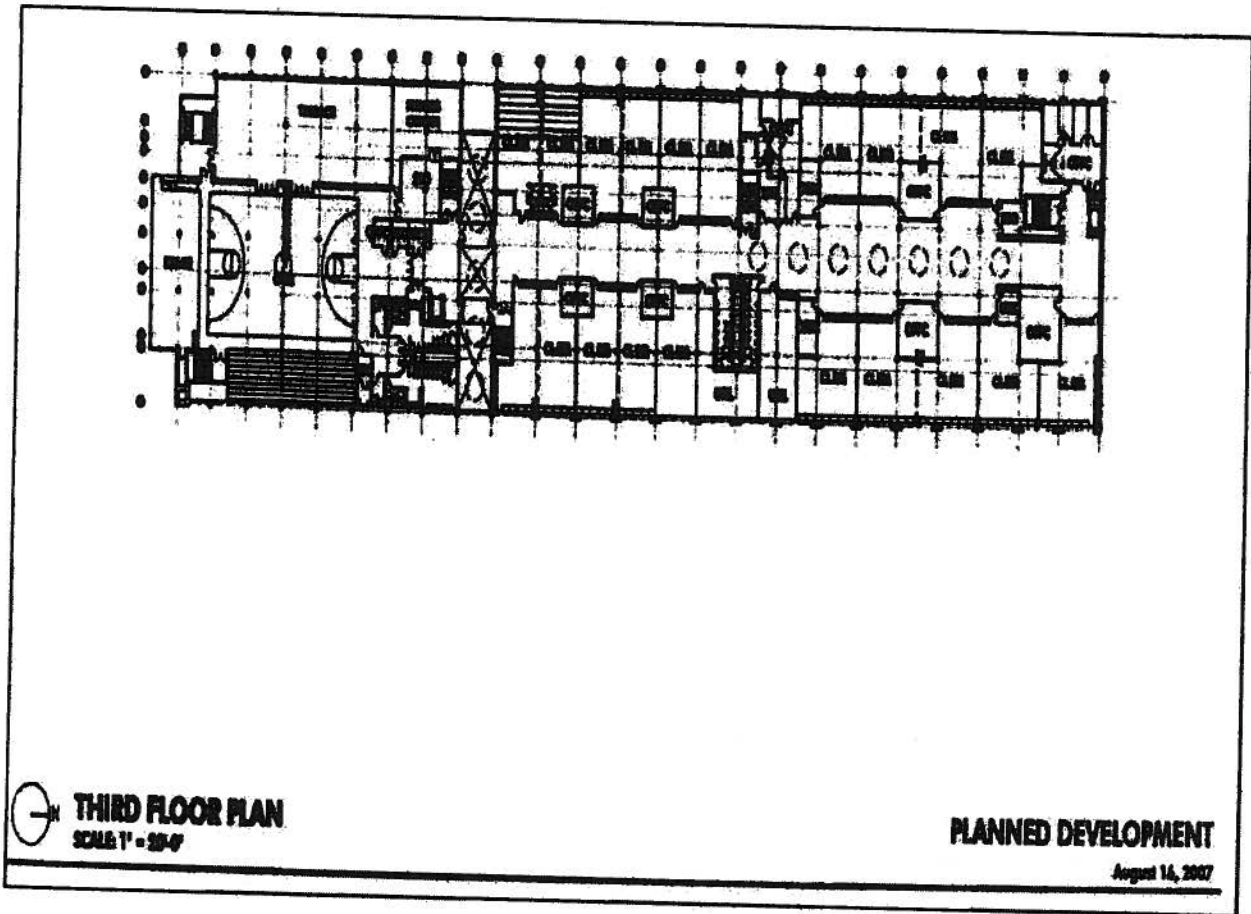
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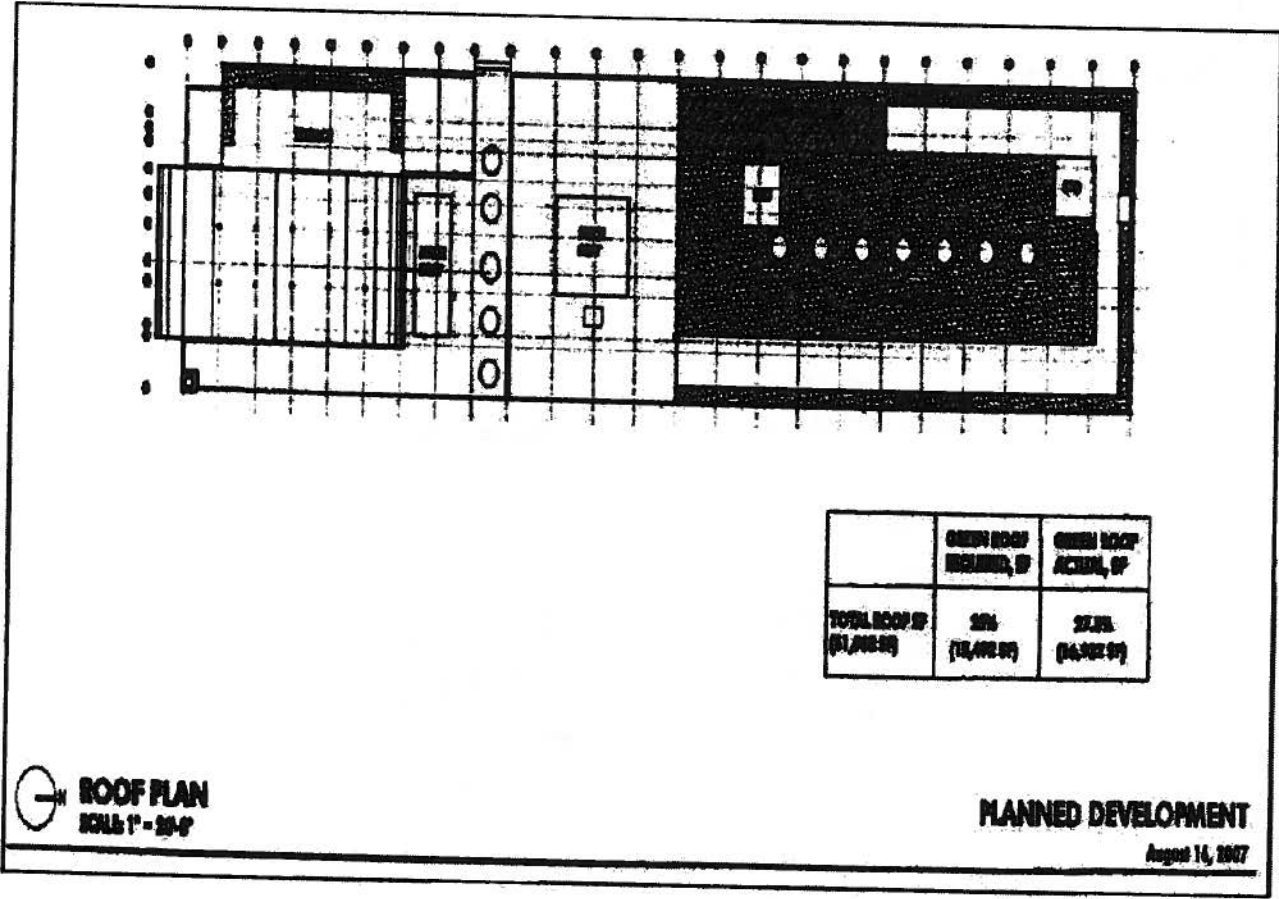
Second Floor Plan.



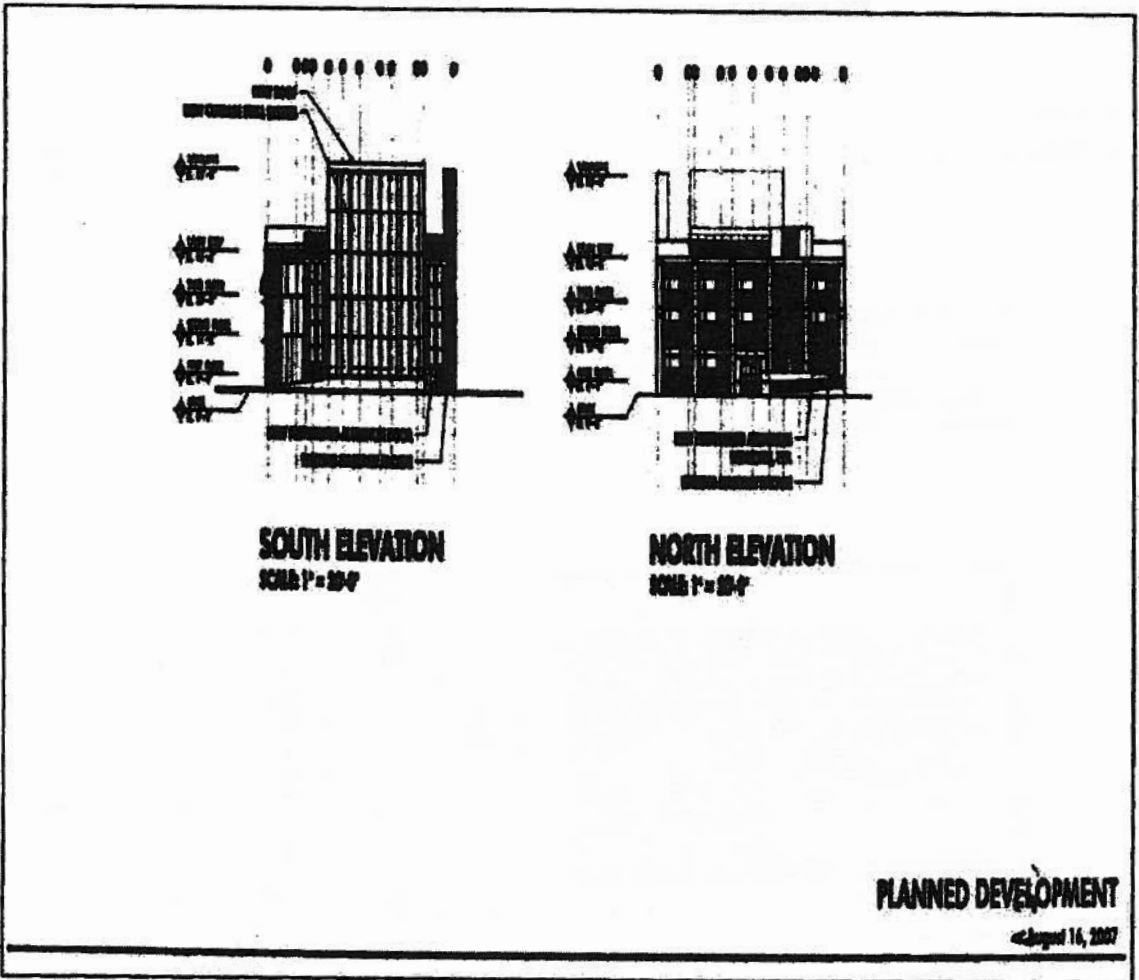
Third Floor Plan.



Roof Plan.



North And South Elevations.

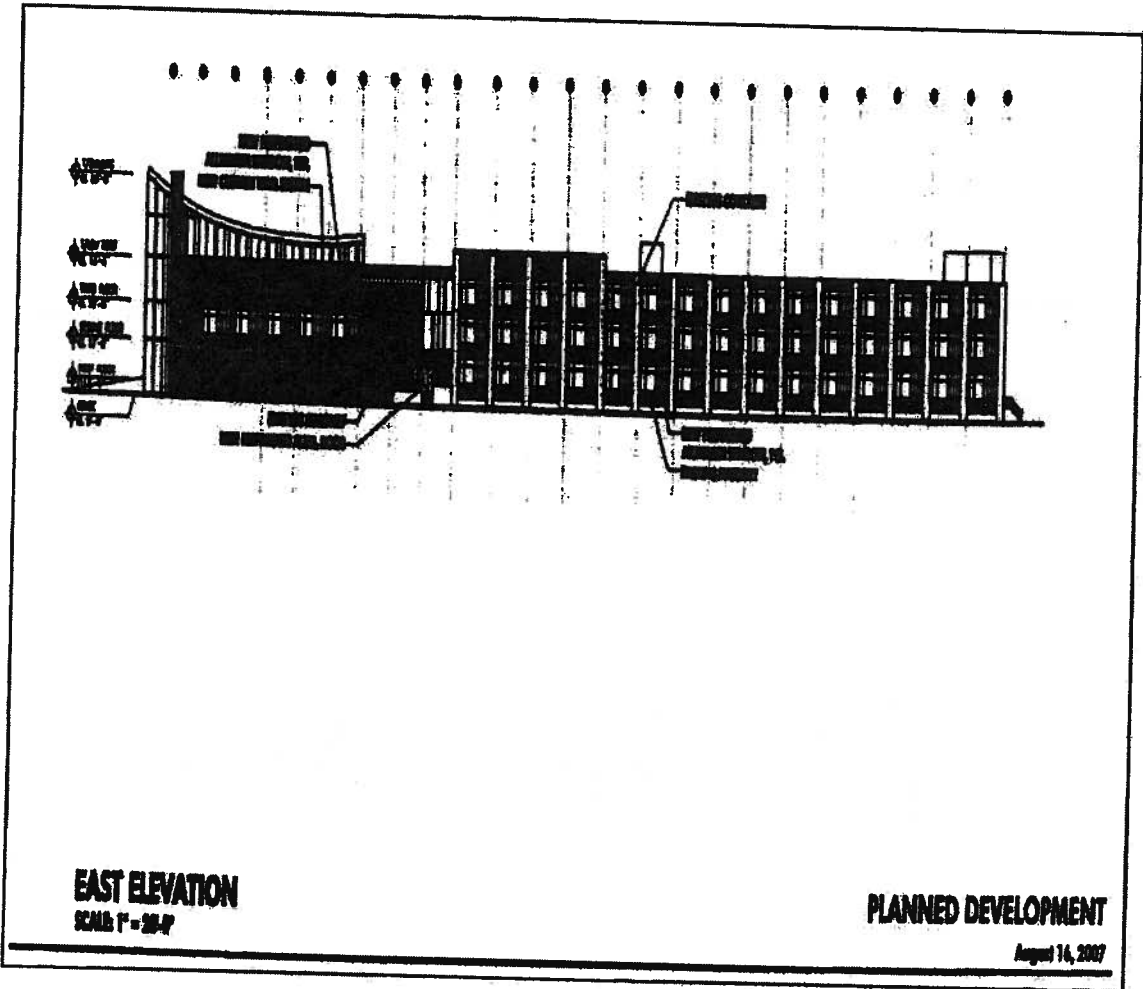


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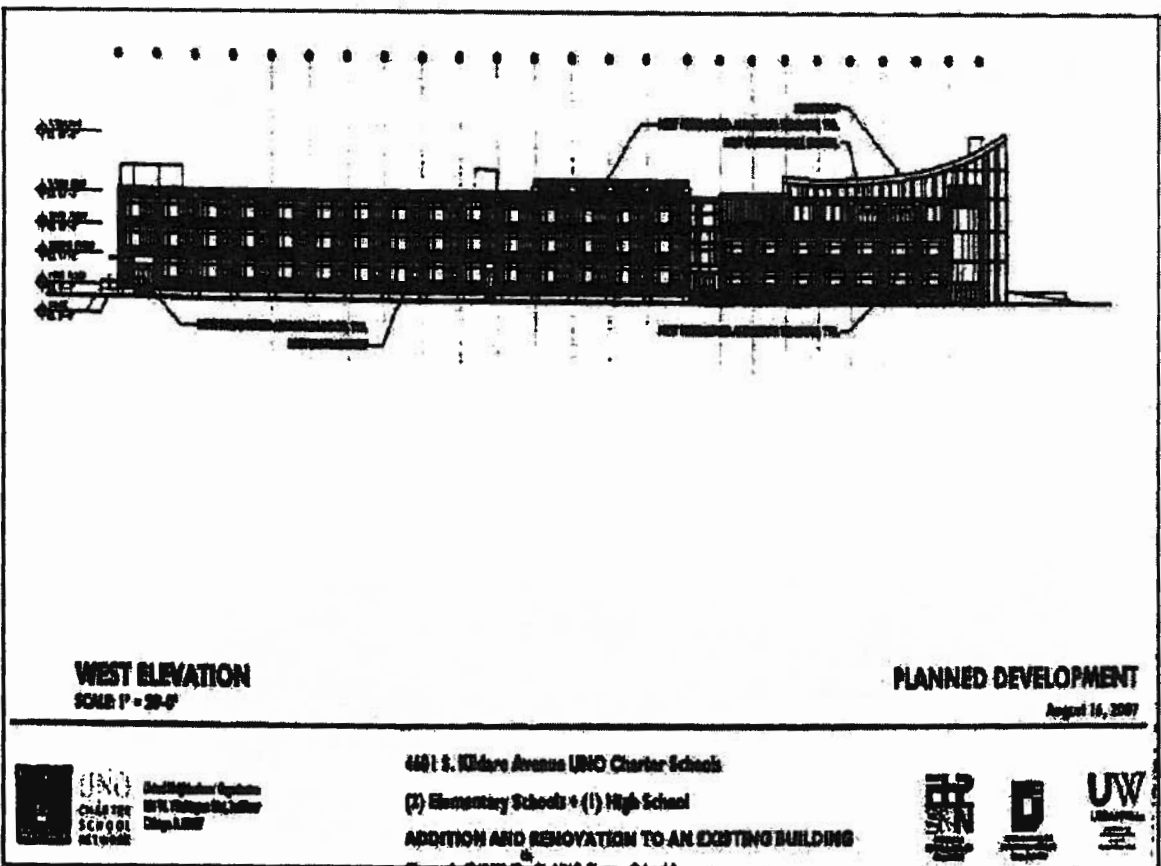
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East Elevation.



West Elevation.

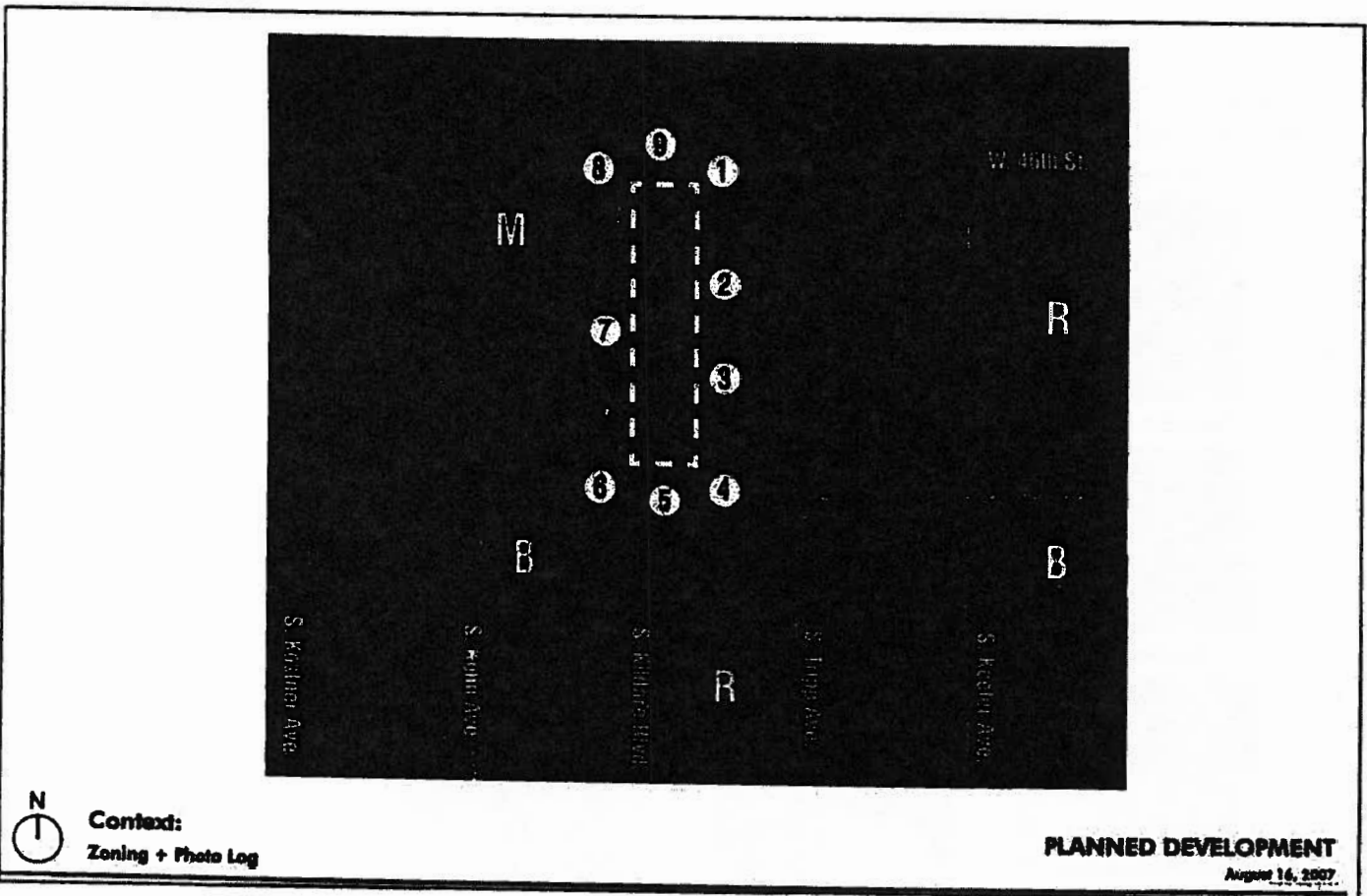


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Zoning And Photo Log.
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Zoning And Photo Log.
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1 Adjacent Manufacturing Facility (EAST)	2 Adjacent Manufacturing Facility (EAST)	3 Adjacent Manufacturing Facility (EAST)
4 Residential Neighborhood (SOUTHEAST)	5 Industrial (SOUTH)	6 Commercial Facilities (SOUTHWEST)
7 Rapid Display Manufacturing (WEST)	8 Rapid Display Manufacturing (WEST)	9 American Monoprinter Manufacturing Facilities (WEST)

Context:
Zoning + Photo Log

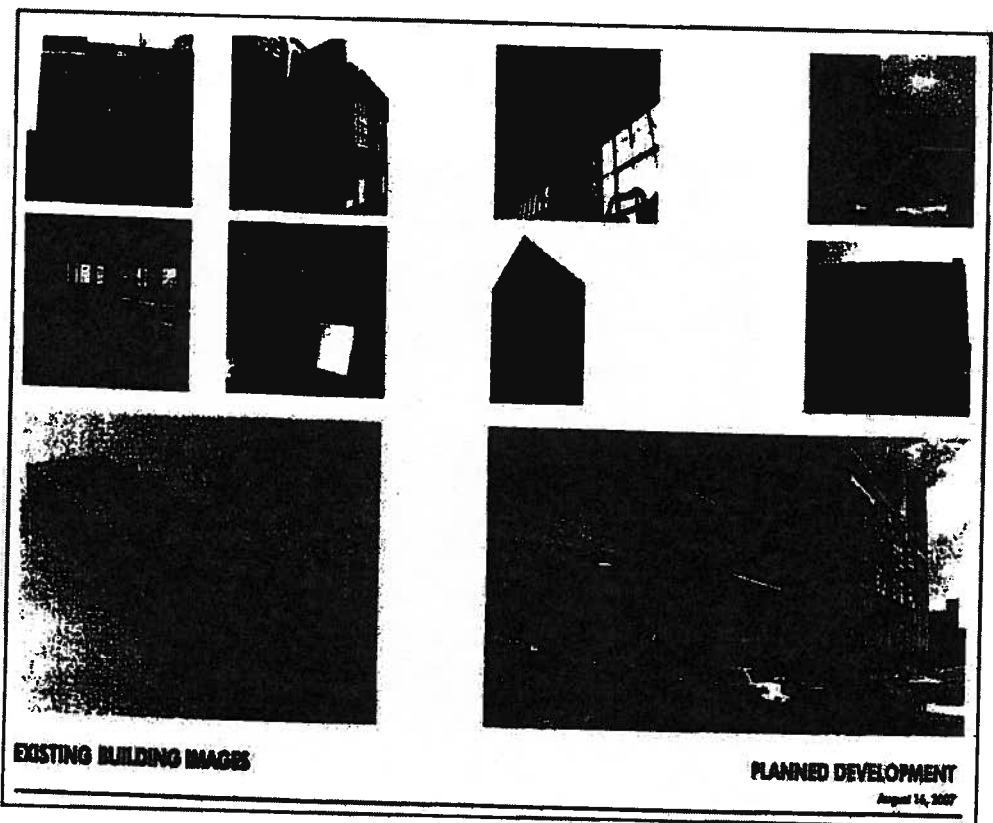
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Existing Building Images.



Proposed Building Image.

