

PD 1095

Table of Contents

07/25/2012 PD Amendment	2
Ordinance	2
Statements	4
Bulk Table	8
Exhibits	10
01/07/2011 Minor Change	32
01/09/2008 PD Adoption	34
Ordinance	34
Statements	35
Bulk Table	39
Exhibits	41

17361

Reclassification Of Area Shown On Map No. 11-M.
(Application No. 17511)
(Common Address: 5615 -- 5627 W. Montrose Ave.)

[O2012-3743]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi Unit District symbols and indications as shown on Map Number 11-M in the area bounded by:

West Montrose Avenue; the public alley next west of North Central Avenue; the public alley next south of West Montrose Avenue; and a line 128.20 feet west of the public alley next west of North Central Avenue,

to those of a B3-1 Community Shopping District symbols and a corresponding use district is hereby established.

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

Reclassification Of Area Shown On Map No. 12-E.
(As Amended)

(Application No. 17361)
(Common Address Locations: E. 47th St., S. Cottage Grove Ave.)

BBPD 1095,99

[SO2011-8873]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development Number 1095 symbols and indications as shown on Map Number 12-E in the area bounded by:

East 47th Street; South Cottage Grove Avenue; East 48th Street; South Evans Avenue; a line approximately 60.36 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 110.36 feet north of and parallel to East 48th Street; South Evans Avenue; a line approximately 160.42 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 185.30 feet north of and parallel to East 48th Street; South Evans Avenue; a line approximately 235.30 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 336.51 feet south of and parallel to East 47th Street; and South Evans Avenue,

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C1-5 Neighborhood Commercial District symbols and indications as shown on Map Number 12-E in the area bounded by:

East 47th Street; South Cottage Grove Avenue; East 48th Street; South Evans Avenue; a line approximately 60.36 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 110.36 feet north of and parallel to East 48th Street; South Evans Avenue; a line approximately 160.42 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 185.30 feet north of and parallel to East 48th Street; South Evans Avenue; a line approximately 235.30 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 336.51 feet south of and parallel to East 47th Street; and South Evans Avenue,

to those of Residential-Business Planned Development Number 1095, 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 hereof and to no others.

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

Common Addresses:

733 East 47th Street;

737 East 47th Street;

4717 South Evans Avenue;

4719 South Evans Avenue;

4721 South Evans Avenue;

4723 South Evans Avenue;

4725 South Evans Avenue;

4727 South Evans Avenue;

4729 South Evans Avenue;

4731 South Evans Avenue;
4733 South Evans Avenue;
4737 South Evans Avenue;
4739 South Evans Avenue;
4743 South Evans Avenue;
4745 South Evans Avenue;
732 East 48th Street;
4700 South Cottage Grove Avenue;
4720 South Cottage Grove Avenue;
4724 South Cottage Grove Avenue;
4730 South Cottage Grove Avenue;
4732 South Cottage Grove Avenue;
4740 South Cottage Grove Avenue;
4746 South Cottage Grove Avenue;
4752 South Cottage Grove Avenue;
4710 South Cottage Grove Avenue; and
4714 South Cottage Grove Avenue.

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

Residential-Business Planned Development No. 1095, As Amended.

Plan Of Development Statements.

1. The area delineated as Residential-Business Planned Development Number 1095 consists of approximately 132,914 net square feet (+/- 3.05 acres) of property (the

“Property”), which is owned and/or controlled by Mahogany Chicago 47, LLC (the “Applicant”) and the City of Chicago, and which is depicted on the attached Planned Development Boundary and Property Line Map. The property is divided into two subareas as shown on the attached Subarea Map.

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approved 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 lessees and their respective successors and assigns. All rights hereunder to the Applicant shall inure to the benefit of its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessees and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments or changes (administrative, legislative or otherwise) to this planned development are made, the Property shall be under single ownership or under single-designated control. Single-designated control for purposes of this statement shall mean 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 all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this planned development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground lessees of such subarea provided there is no adverse effect on the other subarea; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term “owner” shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.
4. The following uses shall be permitted in the planned development as follows:

Subarea A: multi-unit residential (located on and above the ground floor), other business/retail uses as permitted in the C1-5 Neighborhood Commercial District, including but not limited to offices, restaurants (both limited and general), accessory uses, accessory parking and loading and temporary buildings for sales and construction purposes.

Subarea B: multi-unit residential units (located on and above the ground floor), accessory uses and accessory parking and loading.

5. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; and the following documents prepared by Pappageorge Haymes Partners and last revised July 19, 2012 (collectively, the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Right-of-Way Adjustment Map; a Plan of Development Boundary, Property Line and Subarea Map; a Site Plan; Elevations (North, South, East and West); Floor Plans (First Retail, Second Parking and Typical Residential); a Green Roof Plan; a Landscape Plan; and a Chicago Builds Green form. Full-sized copies of the Plans are on file with the Department of Housing and Economic Development (the "Department"). These and no other zoning controls shall apply to the Property. 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 thereof, and satisfies the established criteria for approval as a planned development.
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. Off-premises signs are prohibited within the boundary of the planned development.
7. The improvements authorized by this planned development shall be designed, constructed and maintained in substantial conformance with the plans, and in accordance with the partway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
8. Any service drive 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 Chicago Department of Transportation ("CDOT") in effect at the time of review. There shall be no parking or storage of garbage receptacles within such service drives or within fire lanes. Any change to off-street parking ingress and egress as depicted in the plans shall be subject to the review and approval of CDOT and the Department. All work proposed in the public way must be designed and constructed in accordance with the CDOT "Construction Standards for Work in the Public Way" and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public street or alley during construction or demolition shall be subject to the review and approval of CDOT.
9. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration.

10. For purposes of FAR calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
11. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance 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.
12. 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 natural resources. This project will have a green roof system covering approximately 26,623 square feet (75 percent of the roof net site area in Subarea A) with Energy Star roof coverage for the multi-unit residential buildings in Subarea B. The mixed-use building in Subarea A will be Energy Star rated and the multi-unit residential buildings in Subarea B will be Chicago Green Homes Two-Star rated, exceeding the guidelines of the Sustainable Policy of the Department of Housing and Economic Development.
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 new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. Unless substantial construction of the improvements in Subarea A has commenced within six years following adoption of this planned development, and unless completion of such improvements is pursued thereafter, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the Property shall automatically convert to the classification of the C1-5 Neighborhood Commercial District. Said six years may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that a good cause for such an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Right-of-Way Adjustment Map;
Planned Development Boundary Map; Site Plan; Building Elevations;
First Floor Plan; Second Floor Plan; Typical Floor 3 -- 5;
Green Roof Plan; Landscape Plan; and Chicago
Builds Green Form referred to in these Plan of
Development Statements printed on pages
31841 through 31862
of this *Journal*.]

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

Residential-Business Planned Development No. 1095, As Amended.

Plan Of Development Bulk Regulations And Data Table.

Gross Site Area:	208,362 square feet (4.78 acres)*
Area of Public Rights-of-Way:	75,448 square feet (1.73 acres)
Net Site Area:	132,914 square feet (3.05 acres)**
Subarea A:	113,704 square feet (2.61 acres)
Subarea B:	19,210 square feet (0.44 acre)
Maximum Floor Area Ratio:	3.92
Subarea A:	4.24
Subarea B:	2.0
Maximum Number of Allowed Dwelling Units:	93 units
Subarea A:	72 units
Subarea B:	21 units

* (Includes two thousand one hundred seventeen (2,117) square feet proposed "to be dedicated" and which is included within the "Public Right-of-Way").

** (Includes six thousand nine hundred twenty-four (6,924) square feet of alley areas proposed "to be vacated" which is included within the "Net Site Area").

Maximum Retail Commercial
Square Footage:

Subarea A: 65,000 square feet

Subarea B: 0

Minimum Number of Off-Street Parking
Spaces to be Provided:

171

Subarea A: 152

Subarea B: 19

Minimum Number of Bicycle
Parking Spaces:

As required by Section 17-10-0300 of
the Chicago Zoning Ordinance for
Subarea A.

Minimum Number of Off-Street
Loading Berths:

Subarea A: 3 berths (10 feet by 25 feet)

Subarea B: 0

Maximum Building Heights:

Subarea A: 80 feet

Subarea B: 45 feet

Minimum Setback From Property
Line:

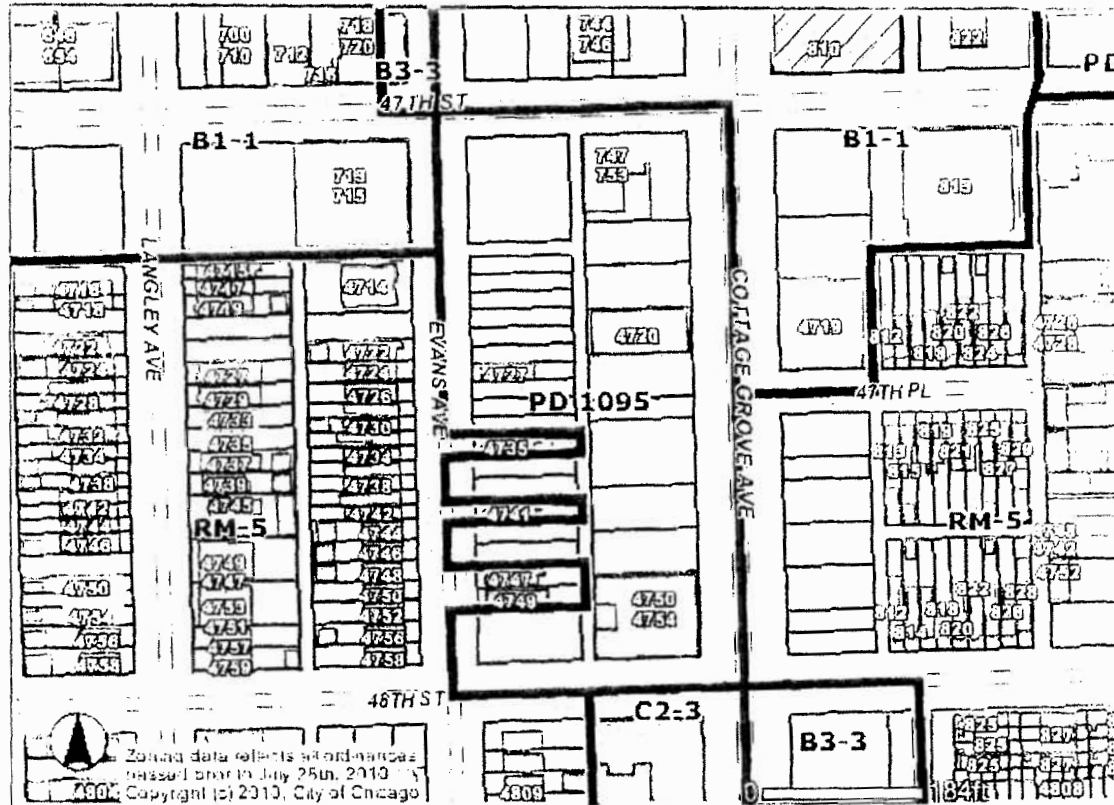
Subareas A and B: In substantial conformance with attached
Site Plan

Existing Zoning Map

7/25/2012

REPORTS OF COMMITTEES

Existing Zoning Map.



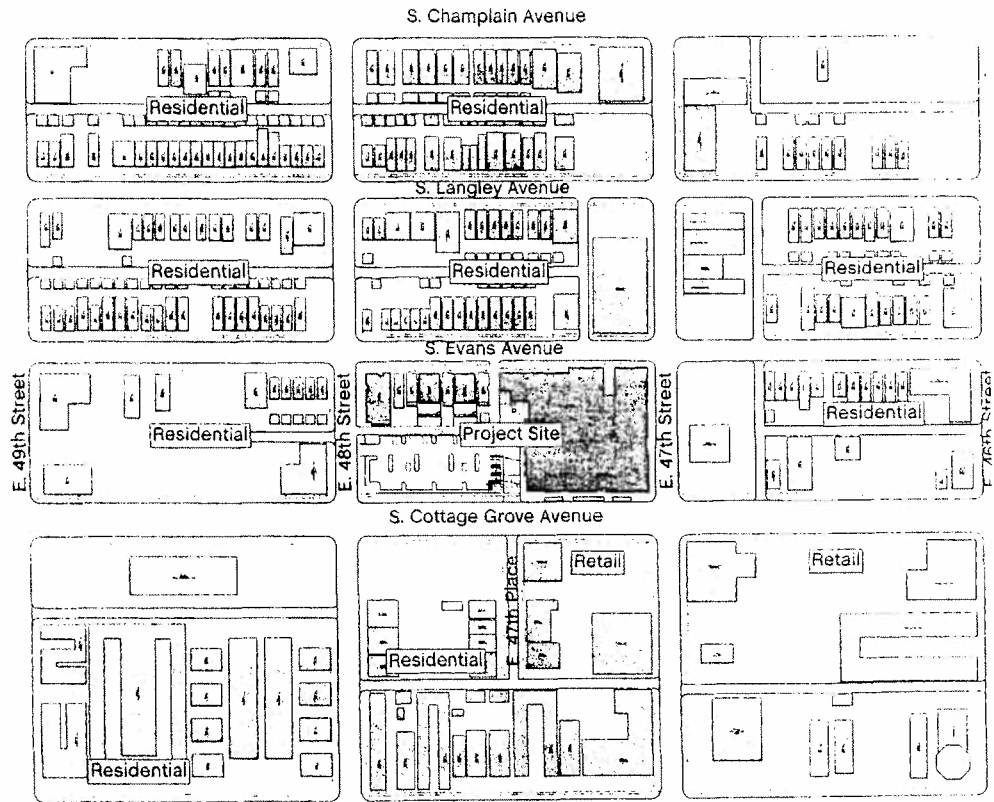
APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 DATE FILED: NOVEMBER 2, 2011
 PLAN COMMISSION: JULY 19, 2012



31841

Existing Land Use Map

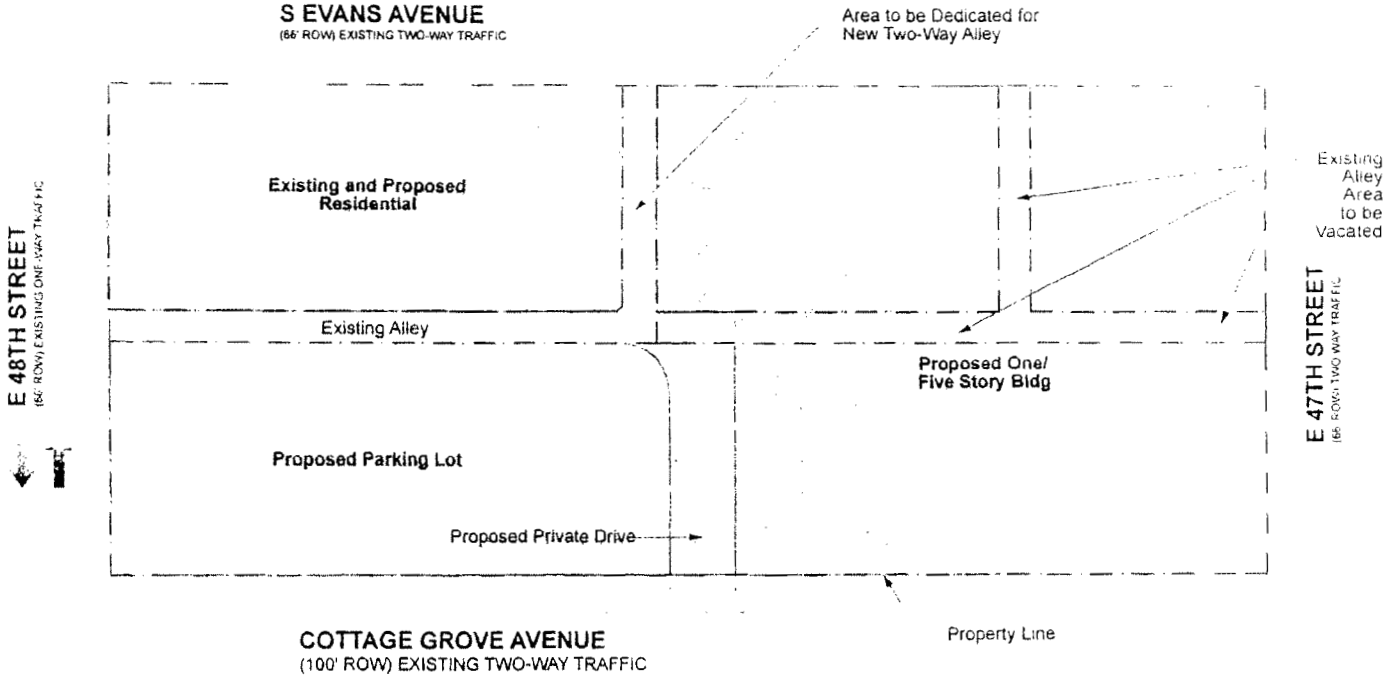
Existing Land-Use Map.



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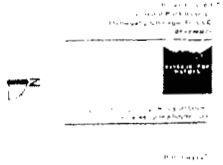
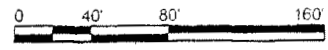


Right of Way Adjustment Map



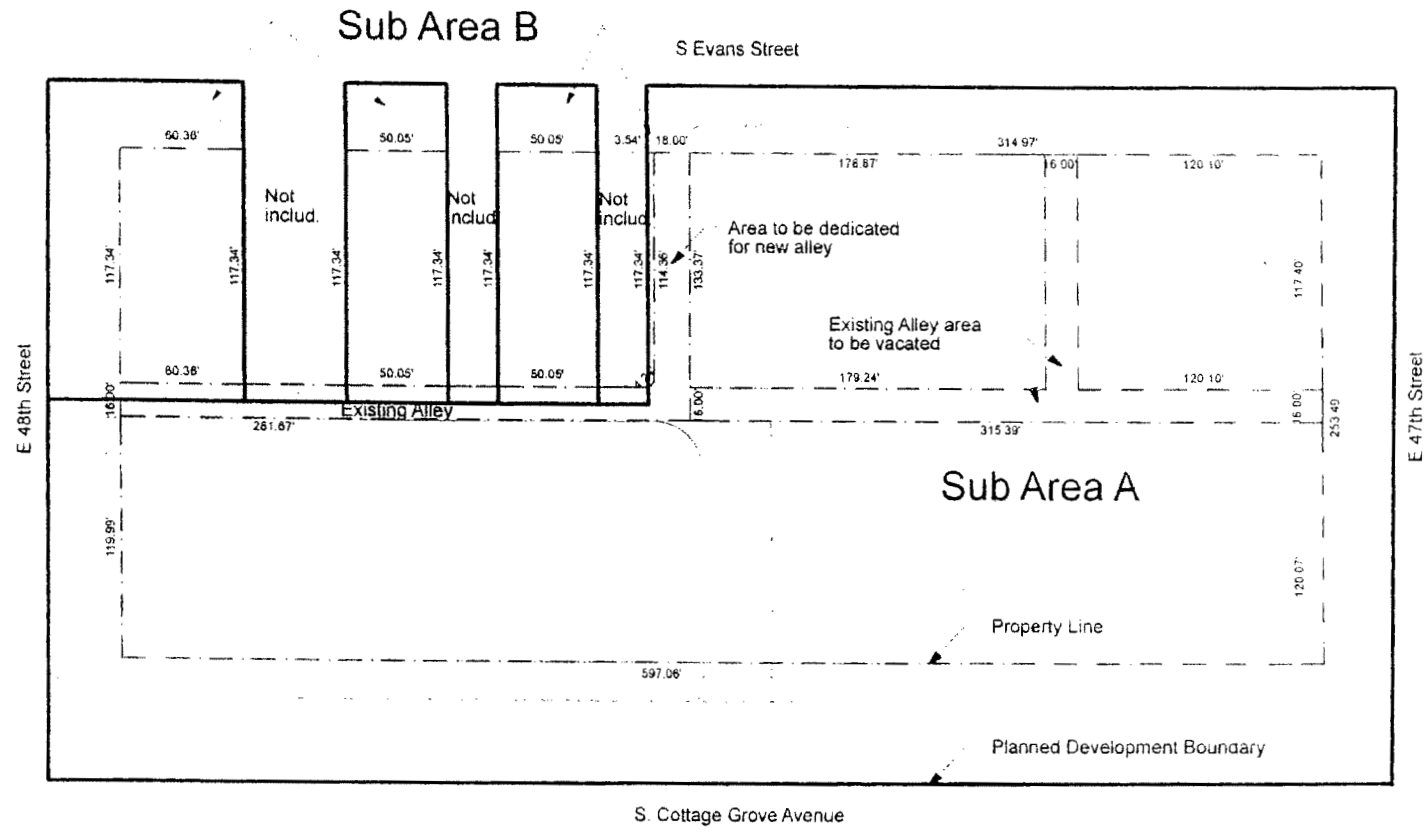
Right-Of-Way Adjustment Map.

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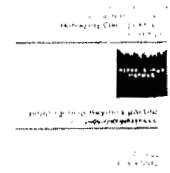
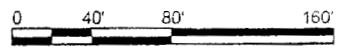


PD Boundary Map

Planned Development Boundary Map.



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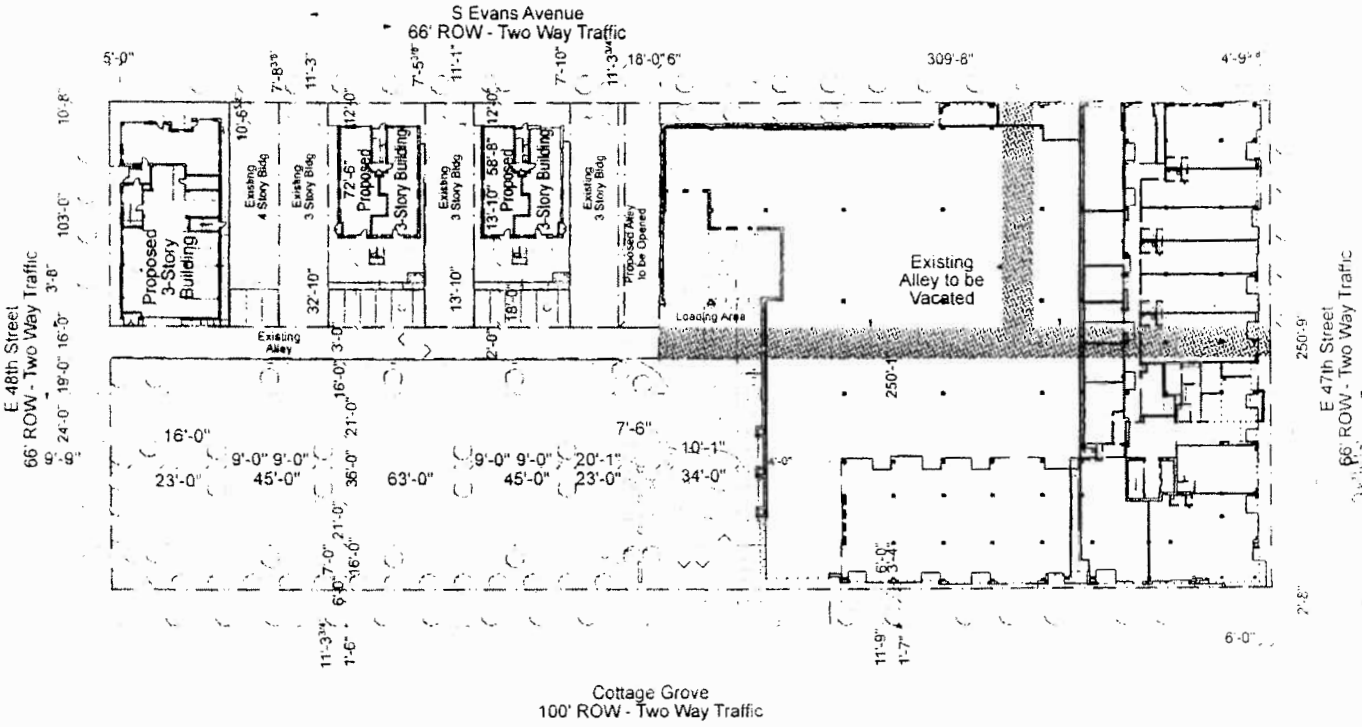
Site Plan

7/25/2012

REPORTS OF COMMITTEES

31845

Site Plan.

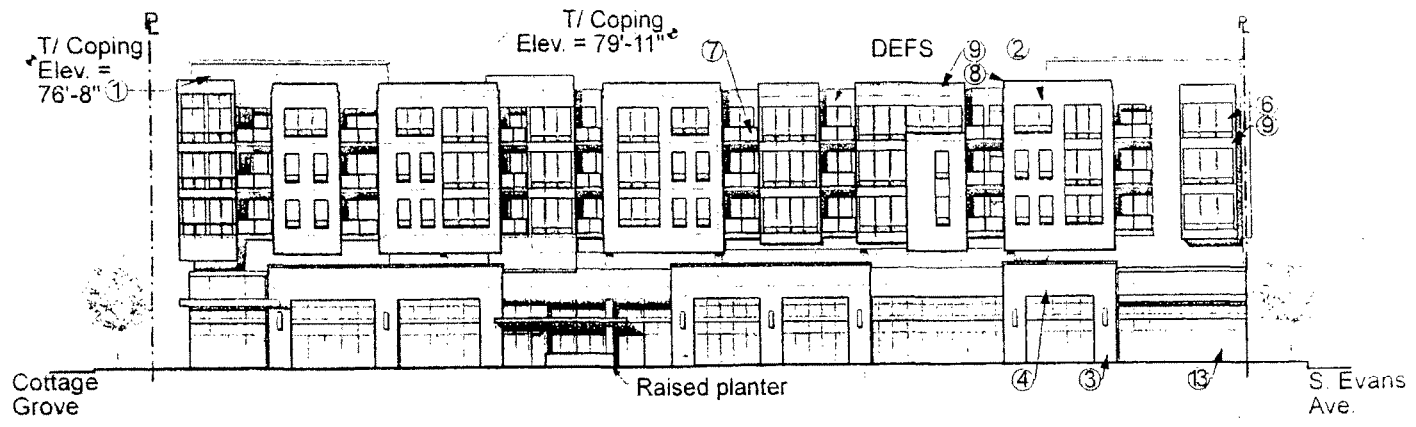


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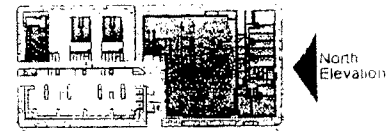
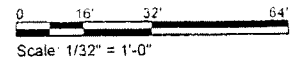
North Elevation-47th St.



North Elevation -- 47th Street.

Legend:

- ① Brick color 1
- ② Brick color 2
- ③ Cast stone 1
- ④ Cast stone 2
- ⑤ Metal canopy
- ⑥ Alum. windows
- ⑦ Perforated Alum. panel balcony railings
- ⑧ Prefinished Alum. coping
- ⑨ Prefinished Alum. panel
- ⑩ Decorative light fixture
- ⑪ Prefinished Alum. col. wraps
- ⑫ Cast stone plant
- ⑬ Aluminum storefront
- ⑭ 4'-0" High metal fence
- ⑮ Anchor retail sign
- ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted
- ⑰ Brick base and metal frame project identity & retail tenant sign
- ⑱ Anchor tenant sign

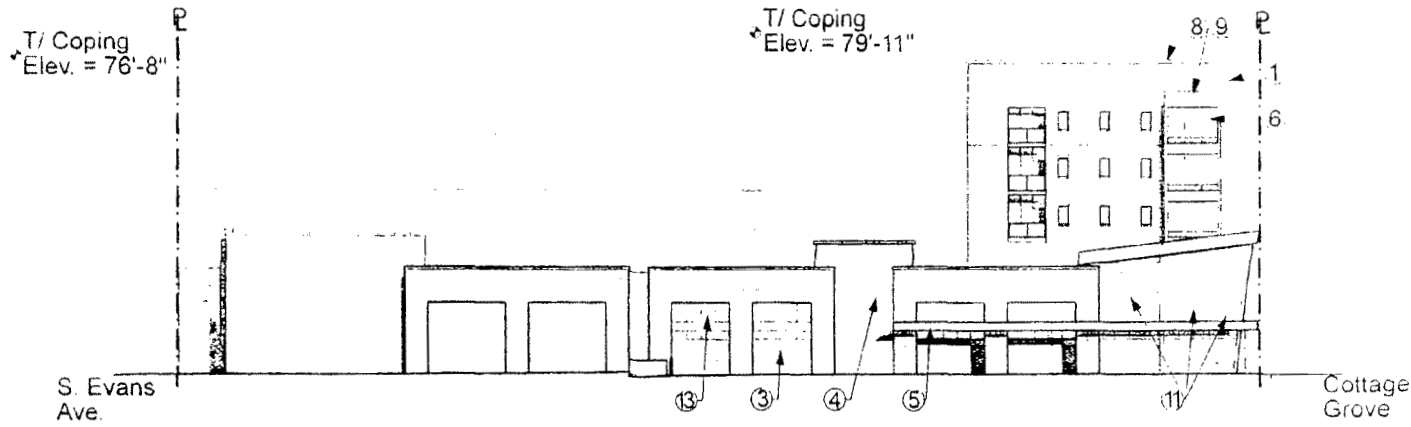


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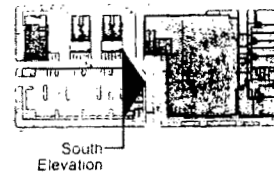
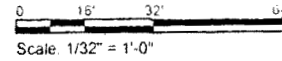
South Elevation-48th St.

South Elevation -- 48th Street.
(Page 1 of 2)



Legend:

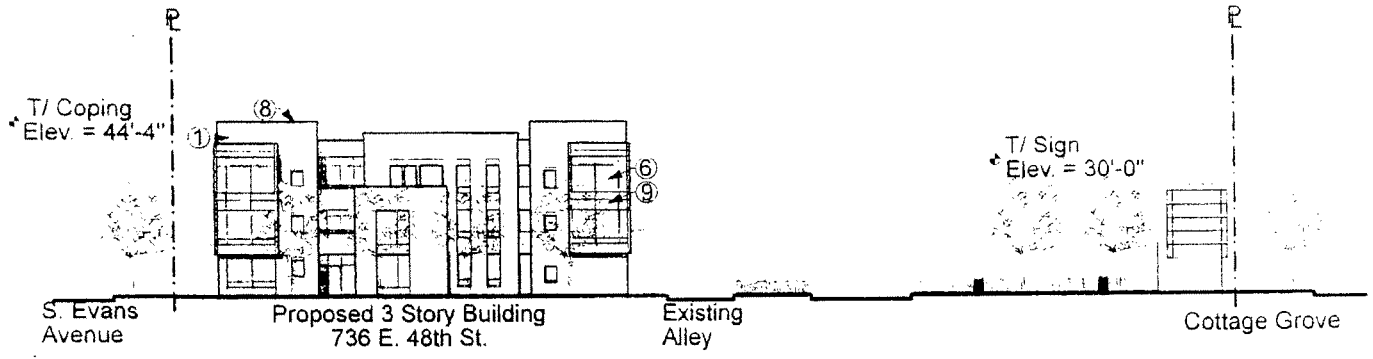
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- 2) Brick color 2
- 3) Cast stone 1
- 4) Cast stone 2
- 5) Metal canopy
- 6) Alum. windows
- 7) Perforated Alum. panel balcony railings
- 8) Prefinished Alum. coping
- 9) Prefinished Alum. panel
- 10) Decorative light fixture
- 11) Prefinished Alum. col. wraps
- 12) Cast stone plant
- 13) Aluminum storefront
- 14) 4'-0" High metal fence
- 15) Anchor retail sign
- 16) 13'-0" x 3'-0" Sign area - letters to be pin mounted
- 17) Brick base and metal frame project identity & retail tenant sign
- 18) Anchor tenant sign



APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
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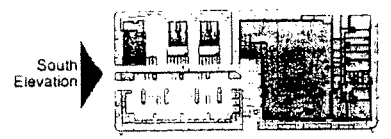
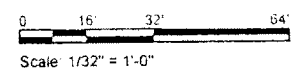
South Elevation--48th St.



South Elevation -- 48th Street.
(Page 2 of 2)

Legend:

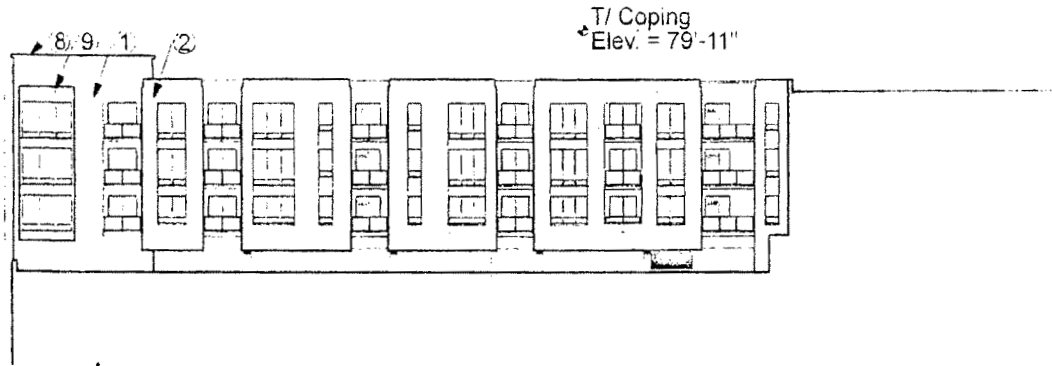
- ① Brick color 1
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- ③ Cast stone 1
- ④ Cast stone 2
- ⑤ Metal canopy
- ⑥ Alum. windows
- ⑦ Perforated Alum. panel balcony railings
- ⑧ Prefinished Alum. coping
- ⑨ Prefinished Alum. panel
- ⑩ Decorative light fixture
- ⑪ Prefinished Alum. col. wraps
- ⑫ Cast stone plant
- ⑬ Aluminum storefront
- ⑭ 4'-0" High metal fence
- ⑮ Anchor retail sign
- ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted
- ⑰ Brick base and metal frame project identity & retail tenant sign
- ⑱ Anchor tenant sign



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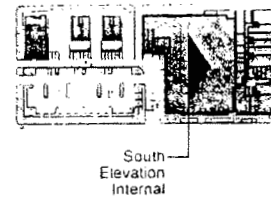
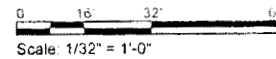


South Elevation--Internal



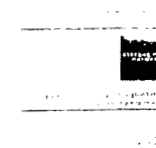
Legend:

- (1) Brick color 1
- (2) Brick color 2
- (3) Cast stone 1
- (4) Cast stone 2
- (5) Metal canopy
- (6) Alum. windows
- (7) Perforated Alum. panel balcony railings
- (8) Prefinished Alum. coping
- (9) Prefinished Alum. panel
- (10) Decorative light fixture
- (11) Prefinished Alum. col. wraps
- (12) Cast stone plant
- (13) Aluminum storefront
- (14) 4'-0" High metal fence
- (15) Anchor retail sign
- (16) 13'-0" x 3'-0" Sign area - letters to be pin mounted
- (17) Brick base and metal frame project identity & retail tenant sign
- (18) Anchor tenant sign



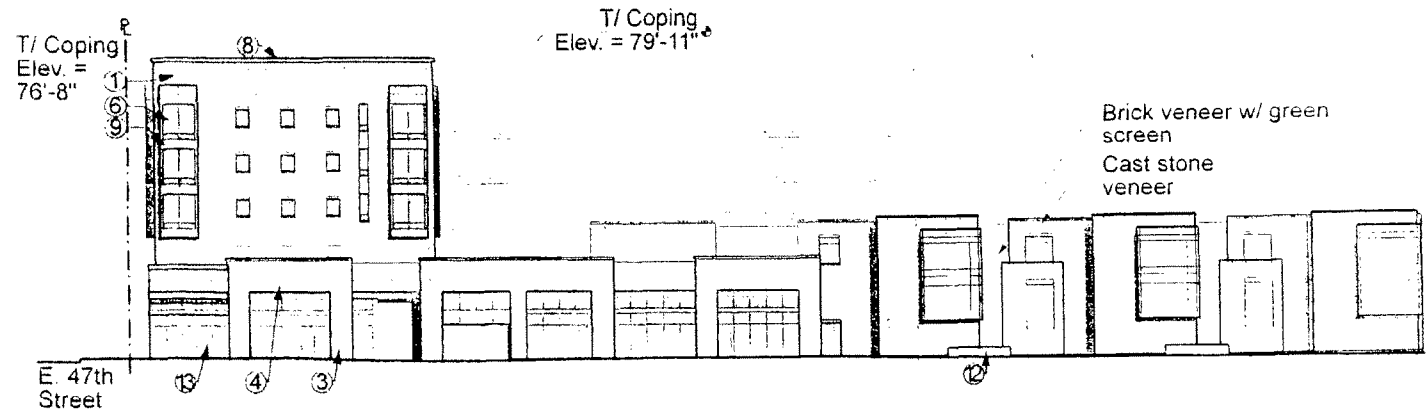
South Elevation -- Internal.

APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
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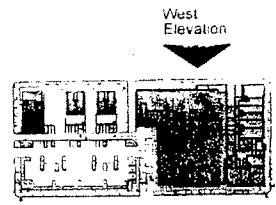
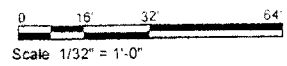
West Elevation-Evans Ave.

West Elevation -- Evans Avenue.
(Page 1 of 2)



Legend:

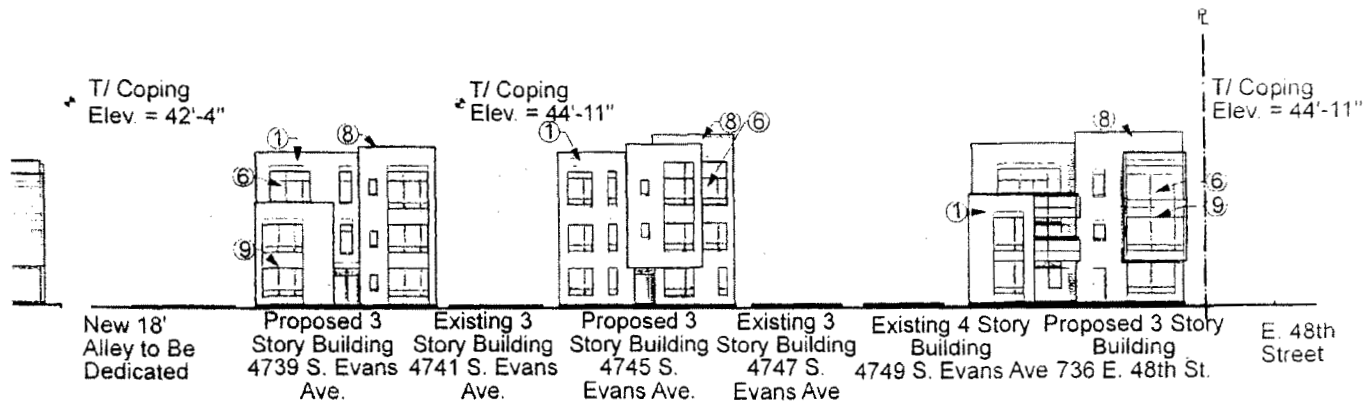
- ① Brick color 1
- ② Brick color 2
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- ⑨ Prefinished Alum. panel
- ⑩ Decorative light fixture
- ⑪ Prefinished Alum. col. wraps
- ⑫ Cast stone plant
- ⑬ Aluminum storefront
- ⑭ 4'-0" High metal fence
- ⑮ Anchor retail sign
- ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted
- ⑰ Brick base and metal frame project identity & retail tenant sign
- ⑱ Anchor tenant sign



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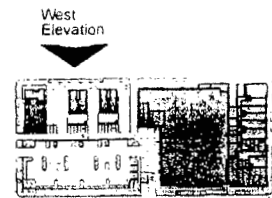
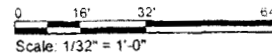


West Elevation--Evans Ave.



Legend:

- ① Brick color 1
- ② Brick color 2
- ③ Cast stone 1
- ④ Cast stone 2
- ⑤ Metal canopy
- ⑥ Alum. windows
- ⑦ Perforated Alum. panel balcony railings
- ⑧ Prefinished Alum. coping
- ⑨ Prefinished Alum. panel
- ⑩ Decorative light fixture
- ⑪ Prefinished Alum. col. wraps
- ⑫ Cast stone plant
- ⑬ Aluminum storefront
- ⑭ 4'-0" High metal fence
- ⑮ Anchor retail sign
- ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted
- ⑰ Brick base and metal frame project identity & retail tenant sign
- ⑱ Anchor tenant sign

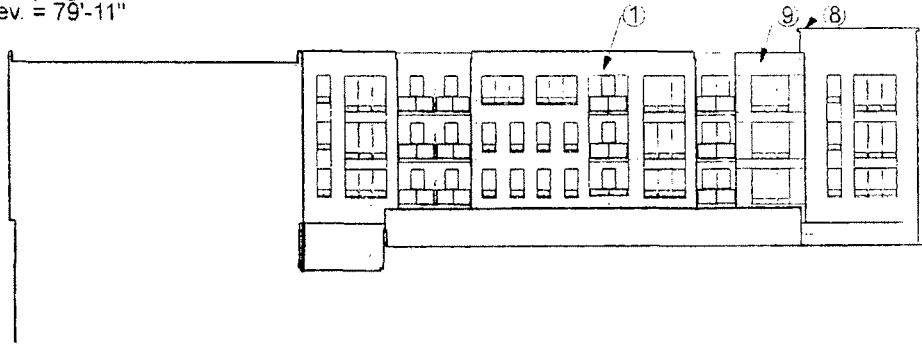


West Elevation -- Evans Avenue.
(Page 2 of 2)

APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 DATE FILED: NOVEMBER 2, 2011
 PLAN COMMISSION: JULY 19, 2012

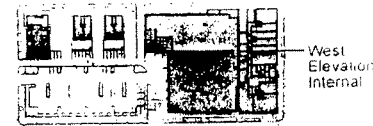
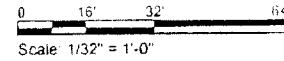
West Elevation--Internal

T/ Coping
Elev. = 79'-11"



Legend:

- ① Brick color 1
- ② Brick color 2
- ③ Cast stone 1
- ④ Cast stone 2
- ⑤ Metal canopy
- ⑥ Alum. windows
- ⑦ Perforated Alum. panel balcony railings
- ⑧ Prefinished Alum. coping
- ⑨ Prefinished Alum. panel
- ⑩ Decorative light fixture
- ⑪ Prefinished Alum. col. wraps
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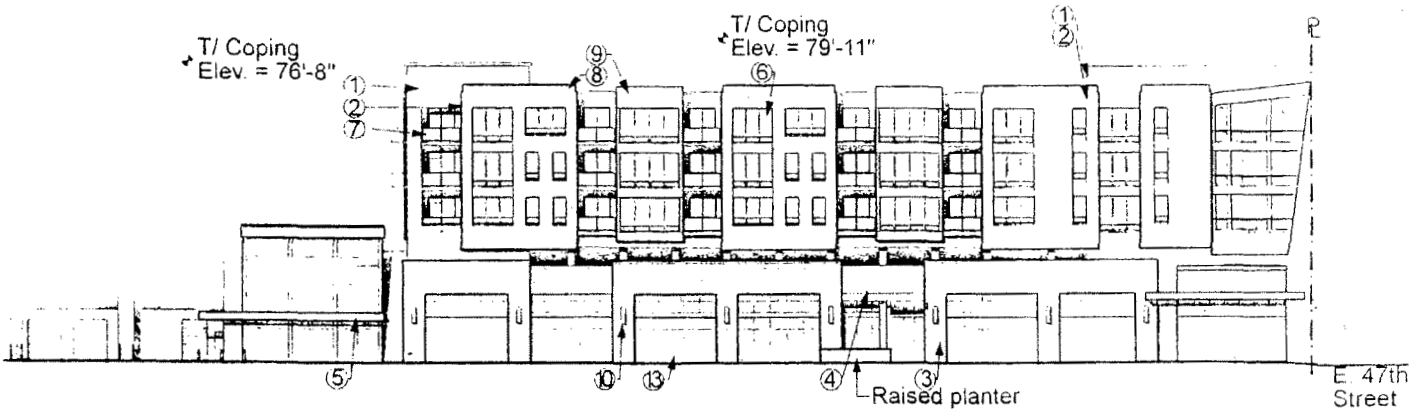
West Elevation -- Internal.

APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 DATE FILED: NOVEMBER 2, 2011
 PLAN COMMISSION: JULY 19, 2012



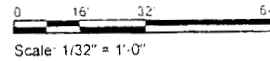
East Elevation-Cottage Grove Ave.

East Elevation -- Cottage Grove Avenue.
(Page 1 of 2)



Legend:

- 1) Brick color 1
- 2) Brick color 2
- 3) Cast stone 1
- 4) Cast stone 2
- 5) Metal canopy
- 6) Alum. windows
- 7) Perforated Alum. panel balcony railings
- 8) Prefinished Alum. coping
- 9) Prefinished Alum. panel
- 10) Decorative light fixture
- 11) Prefinished Alum. col. wraps
- 12) Cast stone plant
- 13) Aluminum storefront
- 14) 4'-0" High metal fence
- 15) Anchor retail sign
- 16) 13'-0" x 3'-0" Sign area - letters to be pin mounted
- 17) Brick base and metal frame project identity & retail tenant sign
- 18) Anchor tenant sign

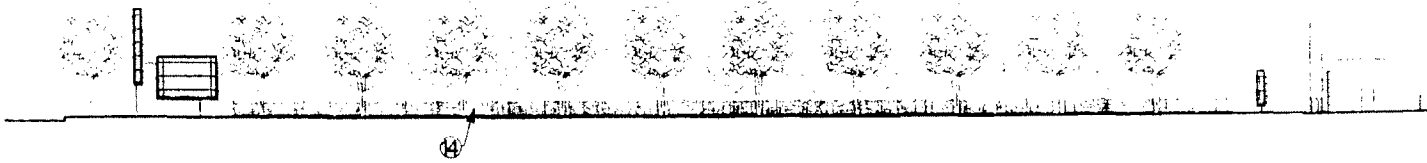


East Elevation

APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 DATE FILED: NOVEMBER 2, 2011
 PLAN COMMISSION: JULY 19, 2012

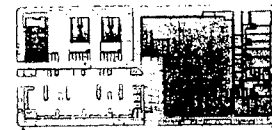
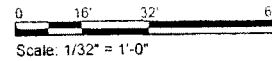
East Elevation--Cottage Grove Ave.

East Elevation -- Cottage Grove Avenue.
(Page 2 of 2)



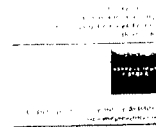
Legend:

- | | |
|---|--|
| ① Brick color 1 | ⑩ Decorative light fixture |
| ② Brick color 2 | ⑪ Prefinished Alum. col. wraps |
| ③ Cast stone 1 | ⑫ Cast stone plant |
| ④ Cast stone 2 | ⑬ Aluminum storefront |
| ⑤ Metal canopy | ⑭ 4'-0" High metal fence |
| ⑥ Alum. windows | ⑮ Anchor retail sign |
| ⑦ Perforated Alum. panel balcony railings | ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted |
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| ⑨ Prefinished Alum. panel | ⑱ Anchor tenant sign |



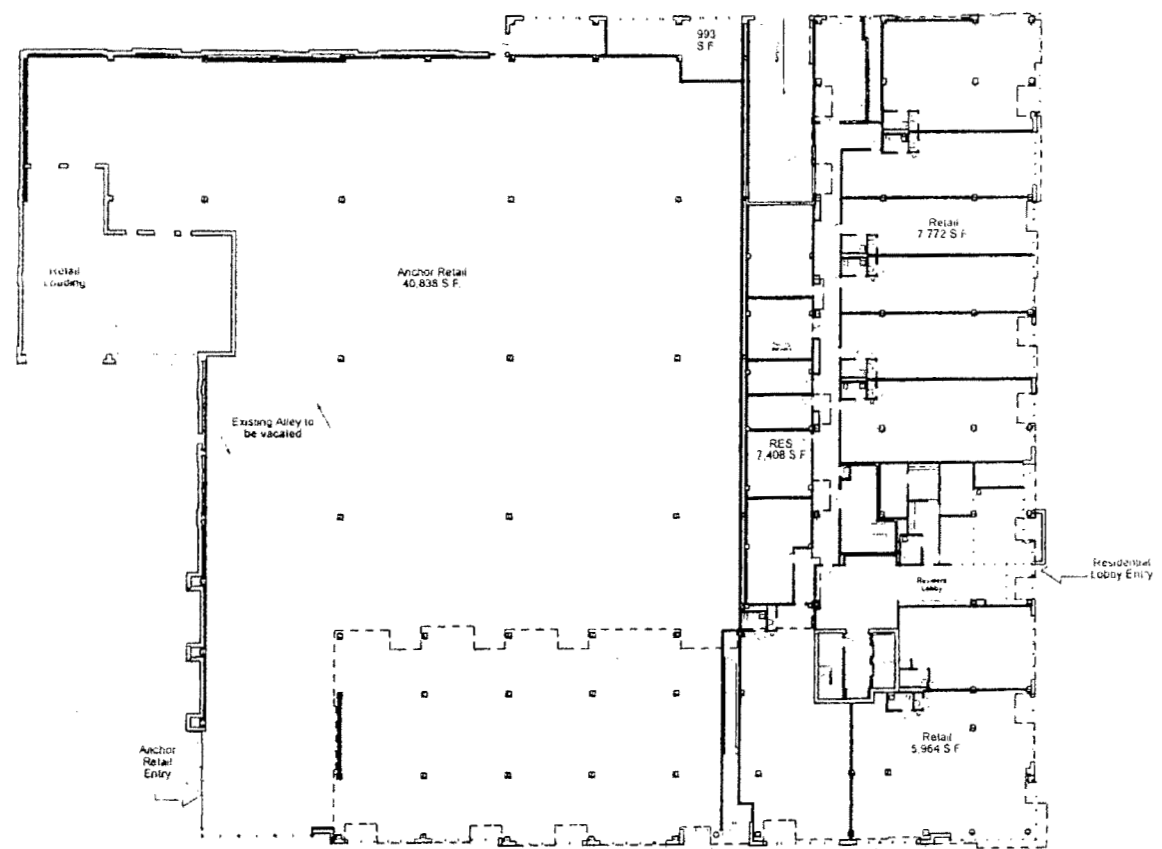
East Elevation

APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 DATE FILED: NOVEMBER 2, 2011
 PLAN COMMISSION: JULY 19, 2012



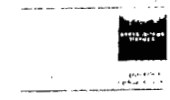
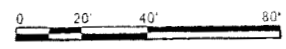
First Floor Plan

First Floor Plan.



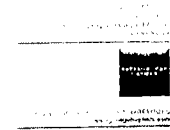
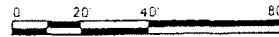
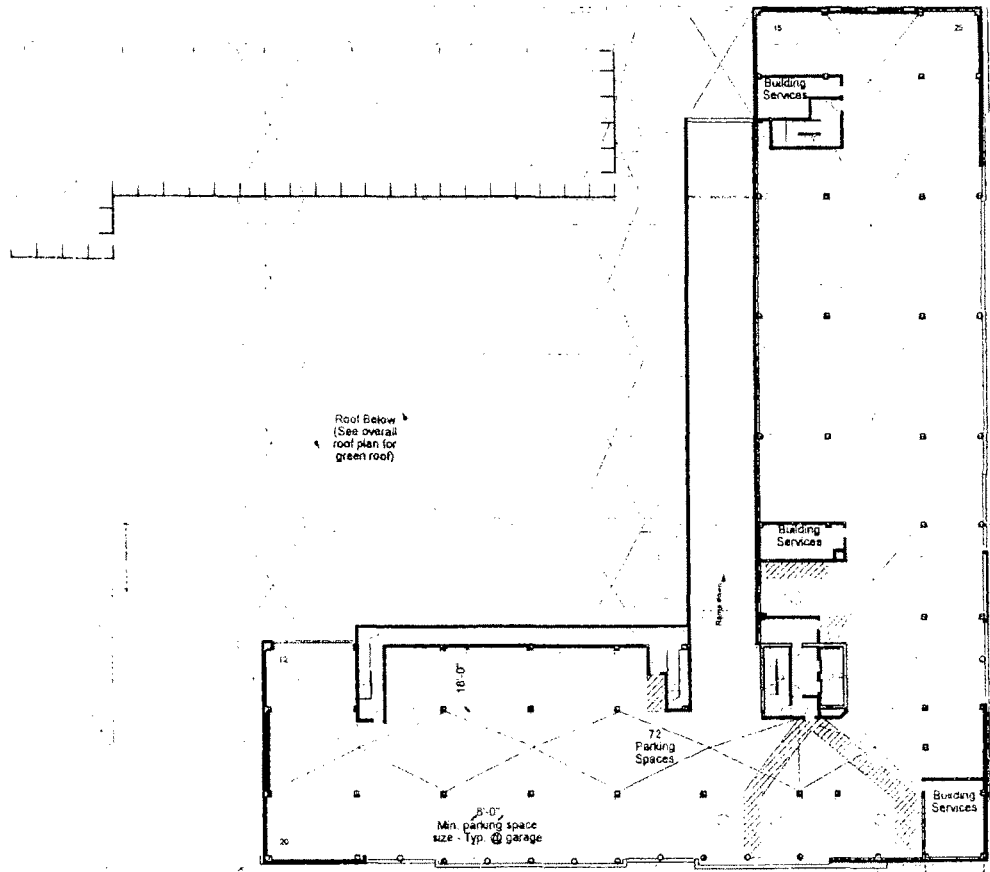
APPLICANT:
 ADDRESS:
 DATE FILED:
 PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 NOVEMBER 2, 2011
 JULY 19, 2012



Second Floor Plan

Second Floor Plan.

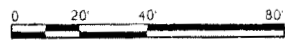
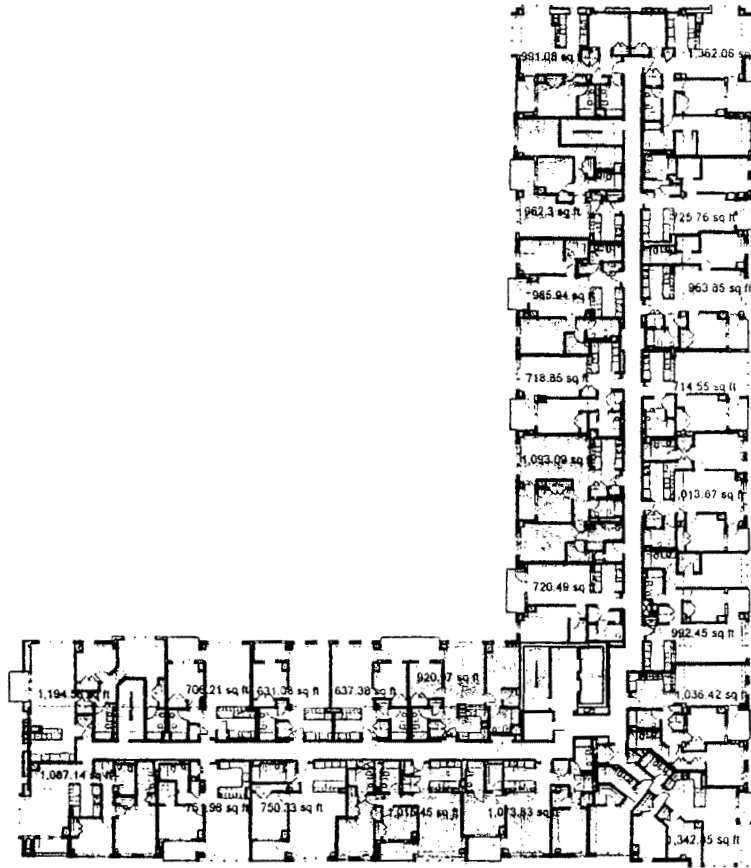


APPLICANT:
ADDRESS:
DATE FILED:
PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
NOVEMBER 2, 2011
JULY 19, 2012

Typical Floor 3-5

Typical Floor 3 -- 5.

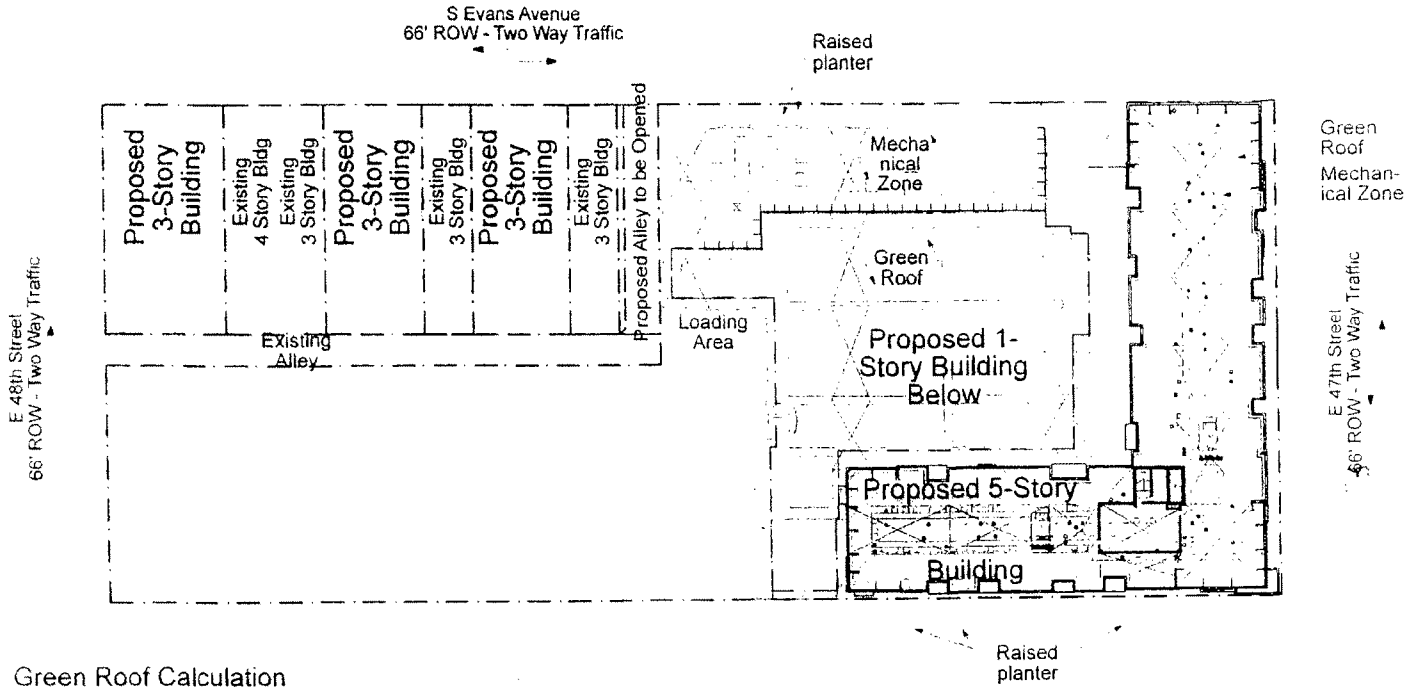


APPLICANT:
 ADDRESS:
 DATE FILED:
 PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 NOVEMBER 2, 2011
 JULY 19, 2012

Green Roof Plan

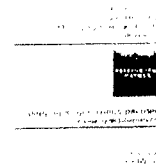
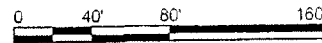
Green Roof Plan.



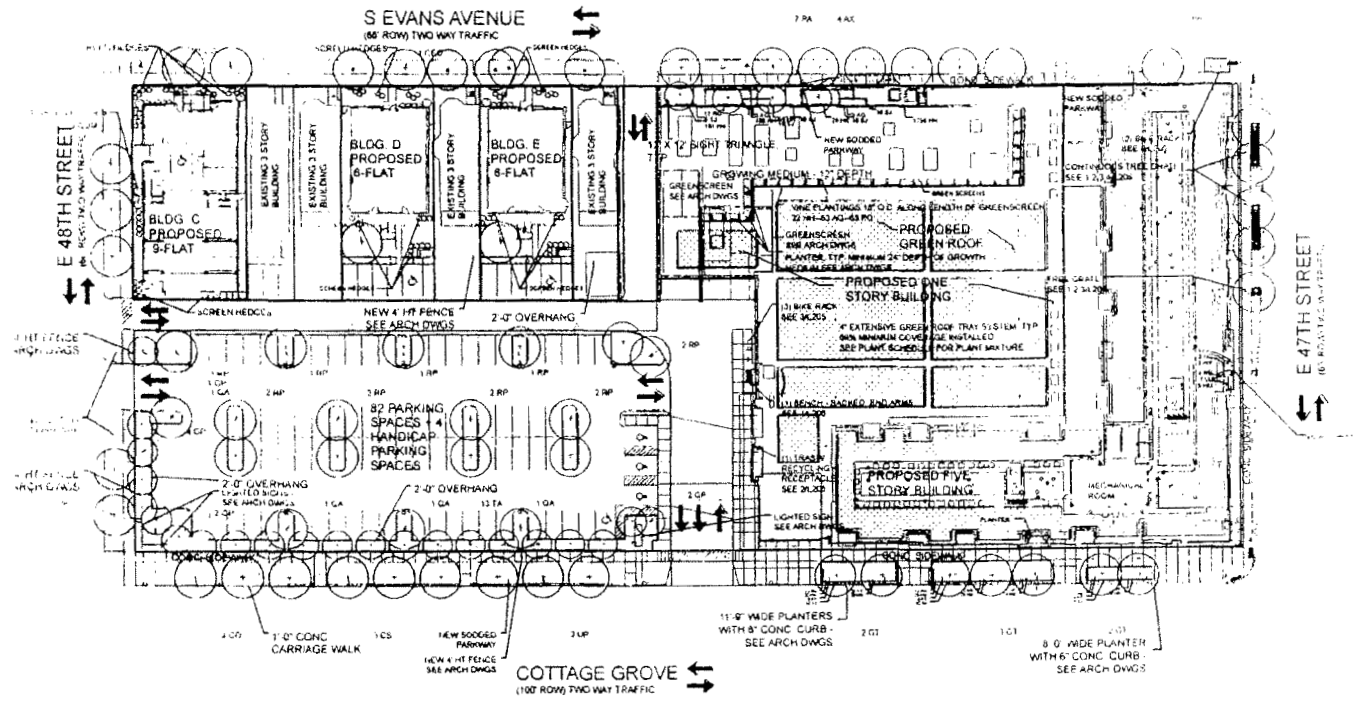
Green Roof Calculation

Gross Roof Area = 64,082 S.F.
 Net Roof Area = 37,217 S.F.
 Green Roof Area = 26,623 S.F. (71.53%)

APPLICANT: MAHOGANY CHICAGO 47, LLC
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 DATE FILED: NOVEMBER 2, 2011
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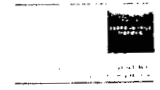
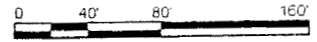
Landscape Plan



Landscape Plan.

APPLICANT:
 ADDRESS:
 DATE FILED:
 PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 NOVEMBER 2, 2011
 JULY 19, 2012



Chicago Builds Green Form.
(Page 1 of 3)

Project Name:

The Shops and Lofts at 47

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):
From* To* Direction: Street Name Select Street Type:
4700 4800 S Cottage Grove Ave

Ward No: Community Area No:

4 37

Project Type:

Check applicable:

 Planned Development Redevelopment Agreement Zoning Change

PD No: 1095

RDA No: From: To: Public project Landmark

Project Size:

Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:
208,362 73,716 34,465

DPD Project Manager:

Enter First Name Last Name

James Wilson

BG/GR Matrix:

Select project category:

Res. > 20% affordable or CPA

Financial Incentives:

Check applicable:

 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:

 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green Form.
(Page 2 of 3)

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage	2,455	2,672
Interior Landscape Area	Square footage	3,447	3,477
No. of Interior Trees		23	23
No. of Parkway Trees		14	44

Open Space:

River Setback	Square footage	0	0
Private Open Space	Square footage	1,800	2180
Privately developed Public Open Space	Square footage	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage	1,867
Rain-water collection cistern/barrel	Gallons	0
Total impervious area reduction	Square footage:	26,623

Other sustainable surface treatments:

Green roof	Square footage:	26,623	26,623
Energy Star roof	Square footage:	0	64,082
High-albedo pavement	Square footage:		24,277

Transportation:

No. of accessory parking spaces		0	0
Total no. of parking spaces (Accessory + Non-Acc.)			171
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		32	91
Within 600 ft of CTA or Metra station entrance	Check if applicable:		<input type="checkbox"/>

Chicago Builds Green Form.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input checked="" type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input checked="" type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

(E: Other than Energy Star Roof – or Energy Star Building Certification)

- Exceeds Chicago Energy Conservation Code by 50%.
- High SEER rating on mechanical units.
- High Insulation values in 6" stud cavities
- Individually controlled mechanical units for retail and residential units.
- Direct vent 92% furnaces.
- Hard-ducted return air in all residential rooms.
- Multi-stage condensing units.
- Zoned heating and cooling.
- Insulated water supply lines.
- Energy Recovery Ventilators.
- Fluorescent fixturing.
- Occupancy lighting sensors.
- Tankless water heating at retail units.

Other sustainable strategies and/or Project Notes:

- Project location with corner bus stops in north/south and east/west directions.
- All landscape plantings are either native or adaptive.
- Maximize green space in parkways.
- Use of "green screens" for interior screening on mechanical units.
- Additional Bike parking.
- Cut-off exterior lighting fixtures.
- Covered residential parking.
- Water conserving toilets, faucets and showers.
- Bottomless storm trap installed for storm water management.
- Construction waste recycling program.
- Dual residential recycling waste with dual hopper at base of refuse chute.
- Increased daylighting in residential units.
- Radon mitigation system.
- Formaldehyde-free insulation and finishes throughout.
- Building automation system.
- On-site management.



City of Chicago
Richard M. Daley, Mayor

Department of Housing
and Economic Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190 (Voice)
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

January 7, 2011

Mr. Brian Kidd
Pappageorge Haymes Partners
640 North La Salle Street, Suite 400
Chicago, Illinois 60654

**Re: Request for Minor Change to Residential-Business Planned
Development No. 1095
(E. 47th St. & S. Cottage Grove Ave.)**

Dear Mr. Kidd:

Your request for minor changes to Residential-Business Planned Development No. 1095 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You seek to relocate the residential accessory parking for the Subarea A mixed-use building from underground to the second floor. This relocation would result in several changes to the approved development plan: reconfiguration of the alley vacations and dedication, changes in the site and landscape plans, and changes in the elevations. Further, you propose to develop Subarea A in two phases.

Specifically, the Minor Changes are:

Bulk Regulations and Data Table. You requested changes to the Bulk Regulations and Data Table as approved in the Planned Development to:

1. Revise the Net Site Areas to 130,398 square feet (Total), 90,866 square feet (Subarea A) and 39,532 square feet (Subarea B), as a result of reconfiguring the alley vacations and dedication; and
2. Reallocate one dwelling unit from Subarea B (29 units) to Subarea A (132 units).

Planned Development Exhibits. You have requested to substitute a revised Planned Development Boundary, Property Line and Right-of-Way Adjustment Map and a revised Subarea Map for those approved in the Planned Development. These reflect the reconfigured alley vacations and dedication.



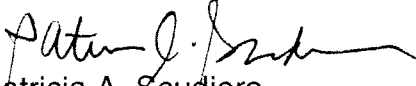
Plans and Elevations. You requested to substitute revised plans and elevations for those approved in the Planned Development. These revised plans and elevations address the relocation of the Subarea A residential parking from the basement to the second floor, including reconfigured parking access and the phasing of development of the mixed-use building in Subarea A.

In support of your request, you have submitted the following exhibits prepared by Pappageorge Haymes Partners and dated December 7, 2010:

- Bulk Regulations and Data Table;
- PD Boundary, Property Line & Right-of-Way Adjustment Map;
- Site Plan Phase I;
- Site Plan Phase II;
- Landscape Plan (Phase I);
- Landscape Plan (Phase II);
- 2nd Floor Plan (Subarea A);
- 3rd Floor Plan (Subarea A);
- 4th & 5th Floor Plan (Subarea A);
- Green Roof Plan (Subarea A); and
- Building Elevations (three sheets).

With regard to your request, the Department of Housing and Economic Development has determined that these revisions to the Planned Development, as set forth in the above mentioned exhibits, would constitute Minor Changes pursuant to Section 17-13-0611-A of Chicago Zoning Ordinance and Statement No. 11 of the Planned Development. I hereby approve the foregoing Minor Changes, but no other changes, to Residential-Business Planned Development No 1095.

Very truly yours,


Patricia A. Scudiero
Zoning Administrator

cc: Mike Marmo, Planned Development files, Mary Bonome, Bill Eager, James Wilson

1/9/2008

REPORTS OF COMMITTEES

16223
19661

~~West Montrose Avenue; the alley next west of and parallel to North Central Avenue; the alley next south of and parallel to West Montrose Avenue; and a line 128.20 feet west of and parallel to the alley next west of and parallel to North Central Avenue,~~

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

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

Reclassification Of Area Shown On Map Number 12-E.

(Application Number 16223)

RBPD 1095

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, be amended by changing all the RM5 Residential Multi-Unit District, B1-1 Neighborhood Shopping District and C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 12-E in the area bounded by:

East 47th Street; South Cottage Grove Avenue; East 48th Street; the alley next west of and parallel to South Cottage Grove Avenue; the alley next south of and parallel to East 47th Street; and South Evans Avenue,

to those of a C1-5 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RM5 Residential Multi-Unit District and C1-5 Neighborhood Commercial District symbols and indications as shown on Map Number 12-E in the area bounded by:

East 47th Street; South Cottage Grove Avenue; East 48th Street; South Evans Avenue; a line 60.36 feet north of and parallel to East 48th Street; the alley next east of and parallel to South Evans Avenue; a line 110.36 feet north of and parallel to East 48th Street; South Evans Avenue; a line 160.42 feet north of and parallel to East 48th Street; the alley next east of and parallel to South Evans Avenue; a line 185.3 feet north of and parallel to East 48th Street; South Evans Avenue; a line 235.3 feet north of and parallel to East 48th Street; the alley next east of and parallel to South Evans Avenue; a line 336.51 feet south of and parallel to East 47th Street; and South Evans Avenue, to the designation of Residential-Business Planned Development 1095, 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 attached and made a part thereto 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:

Residential-Business Planned Development Number 1095.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1095 (the "Planned Development") consists of approximately one hundred thirty-nine thousand five hundred forty-seven (139,547) square feet (three and twenty-hundredths (3.20) acres) (the "Property") net site area which is owned and/or controlled by Mahogany Chicago 47, L.L.C. (the "Applicant") or the City of Chicago, and which is depicted on the attached Planned Development Boundary and Property Line Map. The property is divided into two (2) subareas as shown on the attached Subarea Map.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees and approved 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 lessees and their respective successors and assigns. All rights hereunder to the Applicant shall inure to the benefit of its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessees and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single-designated control for purposes of this statement shall mean 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 all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground lessees of such subarea provided there is no adverse effect on the other subarea; and (b) where portions of the improvements

located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. The following uses shall be permitted in the Planned Development as follows:
 - Subarea A: Residential units (both dwelling and efficiency), other residential uses, business/retail uses as permitted in the C1-5 Neighborhood Commercial District, including but not limited to offices, restaurants (both limited and general), accessory parking and loading; and temporary buildings for sales and construction purposes.
 - Subarea B: Residential units and other residential uses, accessory uses, and accessory parking for Subareas A and B and loading.
5. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; and the following documents prepared by Ford & Associates and dated November 16, 2007 (collectively, the "Plans"): an Existing Zoning Map; a Plan of Development Boundary and Property Line Map; Right-of-Way Adjustment Map; a Subarea Map; a Site Plan; a Landscape Plan; a Green Roof Plan; and Building Elevations (East and North Elevations -- Building "A", West and South Elevations -- Building "A", East and West Elevations -- Building "B", North and South Elevations -- Building "B", and Duplex and Townhome Elevations). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development (the "Department"). These and no other zoning controls shall apply to the Property. 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 thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.

6. On-premise signs (identification signs) shall be permitted upon the Property subject to the review and approval of the Commissioner of the Department of Planning and Development ("D.P.D.") provided that such signs are compatible with the character of development authorized by this Planned Development and the character of the area in which it is located. Temporary signs such as construction and marketing and temporary on-premise signs shall be permitted within the Planned Development subject to the review and approval of the D.P.D.. Off-premise signs shall not be permitted in the Planned Development.
7. The improvements authorized by this Planned Development shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement Number 5 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
8. Any service drive 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 Chicago Department of Transportation ("C.D.O.T.") in effect at the time of review. There shall be no parking or storage of garbage receptacles within such service drives or within fire lanes. Any change to off-street parking ingress and egress as depicted in the Plans shall be subject to the review and approval of C.D.O.T. and D.P.D.. All work proposed in the public way must be designed and constructed in accordance with the C.D.O.T. "Construction Standards for Work in the Public Way" and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public street or alley during construction or demolition shall be subject to the review and approval of C.D.O.T.
9. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of F.A.R. calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
11. The requirements of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner 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 hereto. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Such minor changes may include: changes to the Site Plan; a reallocation of dwelling units from one subarea to another subarea so long as the maximum overall dwelling unit count, as applicable for the Planned Development, is not exceeded; an increase in the maximum percentage of land covered for the total net site area and an increase in the maximum building heights. Finally, it is acknowledged that demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or divisions of interior spaces shall not be deemed to require any further approvals pursuant hereto.

12. 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 natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. The Applicant shall also provide green roof area equal to at least seventy-five percent (75%) of the net roof area on any building improvements that it constructs in Subarea A (approximately sixteen thousand eight hundred seventy-five (16,875) square feet of total green roof). For building improvements on Subarea B that are less than ten thousand (10,000) square feet, an Energy Star roof shall be 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 new 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. Unless substantial construction of the improvements in Subarea A has commenced within six (6) years following adoption of this Planned Development, and unless completion of such improvements is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically convert to the classifications of the C1-5 Neighborhood Commercial District and RM5 Residential Multi-Unit District designations. Said six (6) years may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that a good cause for such an extension is shown.

[Existing Zoning Map; Right-of-Way Adjustment Map; Subarea Map; Site Plan; Landscape Plan; Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 19668 through 19678 of this *Journal*.]

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

Residential Business Planned Development Number 1095.

Plan Of Development Bulk Regulations And Data Table.

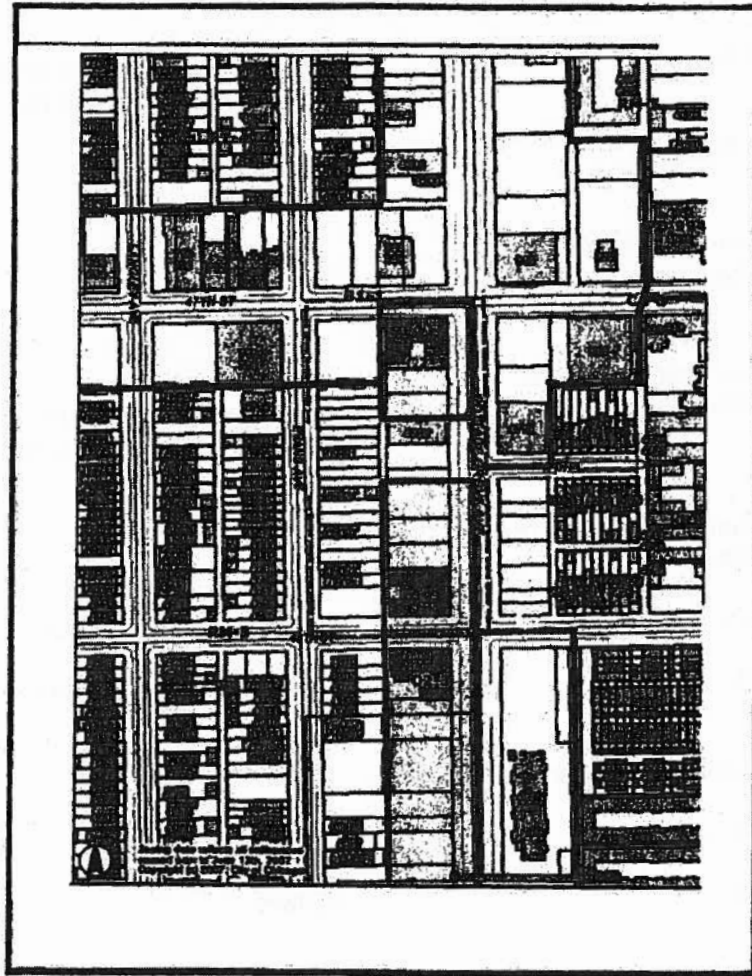
Gross Site Area:	208,362 square feet (4,783 acres)*
Area of Public Rights-of-Way:	68,795 square feet (1.579 acres)
Net Site Area:	139,547.0 square feet (3.20 acres)**
Subarea A:	88,722.4 square feet (2.04 acres)
Subarea B:	50,824.6 square feet (1.16 acres)
Maximum Floor Area Ratio:	3.92
Subarea A:	5.0
Subarea B:	2.0
Maximum Number of Allowed Dwelling Units:	161 units
Subarea A:	131 units
Subarea B:	30 units

*(Includes one thousand eight hundred seventy-eight (1,878) square feet proposed "to be dedicated" and which is included within the "Gross Site Area").

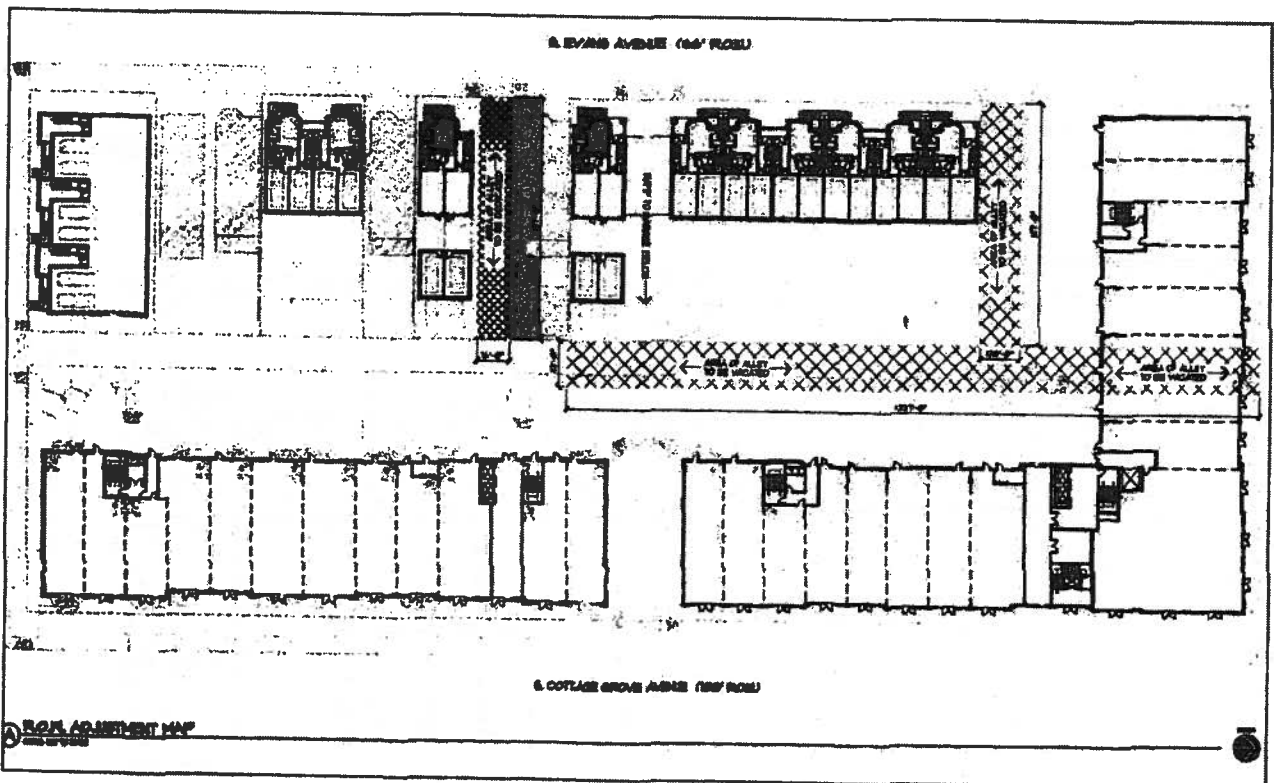
** (Includes seven thousand two hundred sixty-two (7,262) square feet of alley areas proposed "to be vacated" which is included within the "Net Site Area").

Permitted Uses:	Business, commercial, and residential uses and related uses, as listed in Statement Number 4.
Minimum Business/Retail square footage required:	
Subarea A:	45,000 square feet of retail space and 15,000 square feet of office space
Subarea B:	0
Minimum Number of Off-Street Parking Spaces to be provided:	233 parking spaces
Minimum Number of Bicycle Parking Spaces:	As required by Section 17-10-0300 of the Chicago Zoning Ordinance for Subarea A.
Minimum Number of Off-Street Loading Berths:	
Subarea A:	2 berths at 10 feet by 25 feet
Subarea B:	1 berth at 10 feet by 25 feet
Maximum Building Heights:	
Subarea A:	80 feet
Subarea B:	45 feet
Minimum Setback From Property Line:	
Subareas A and B:	In substantial conformance with attached Site Plan

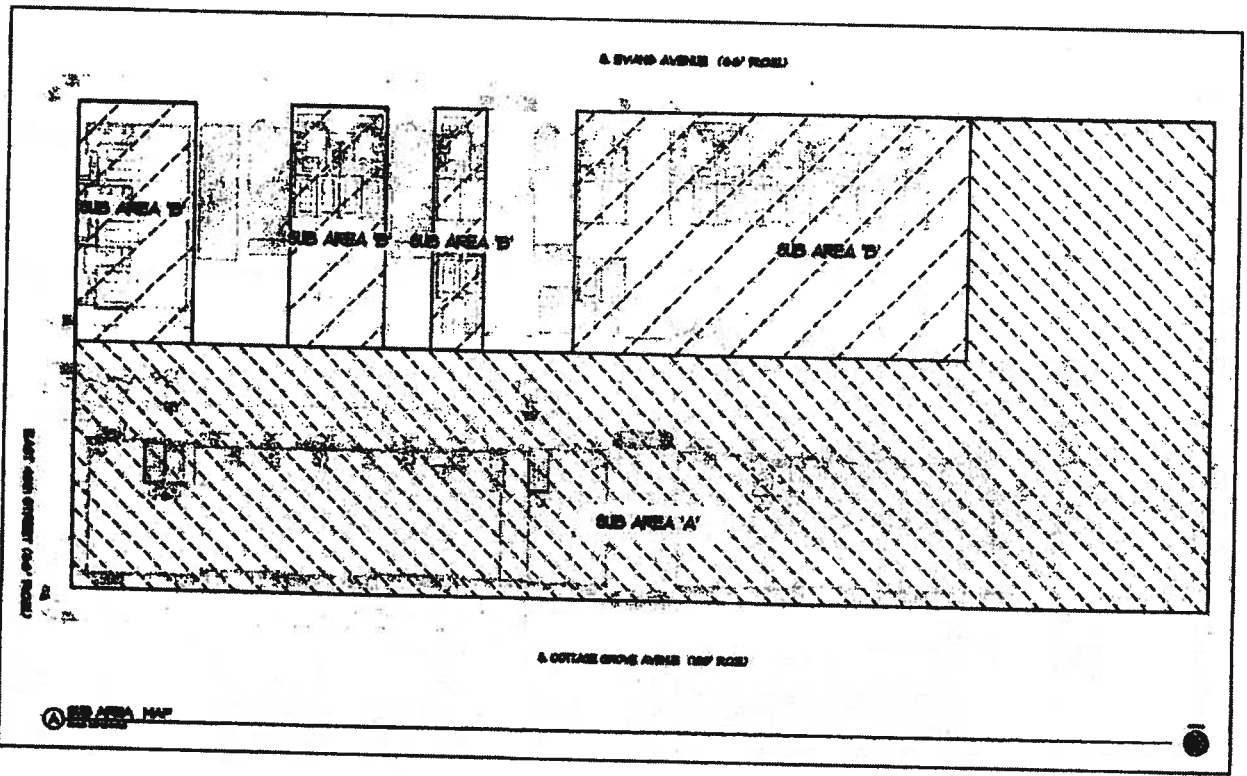
Existing Zoning Map.



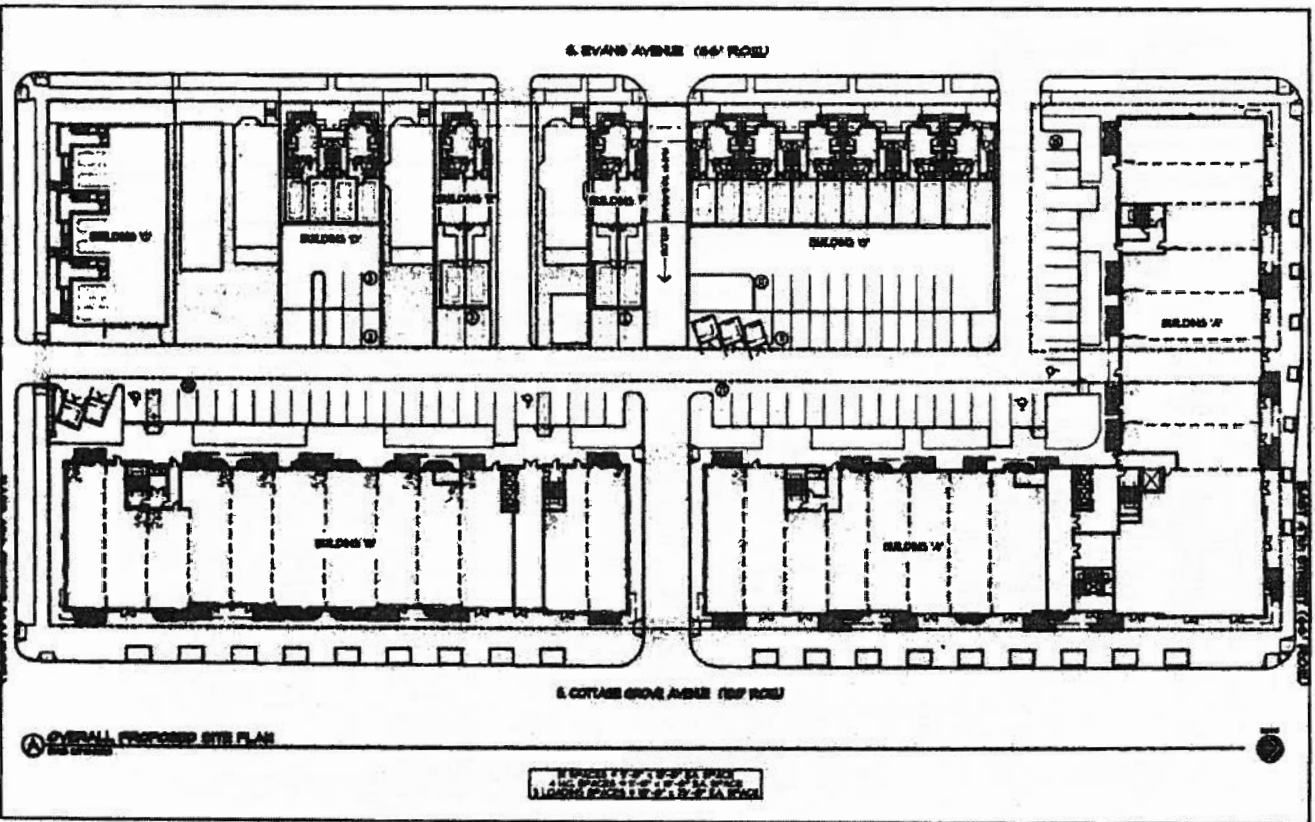
Right-Of-Way Adjustment Map.



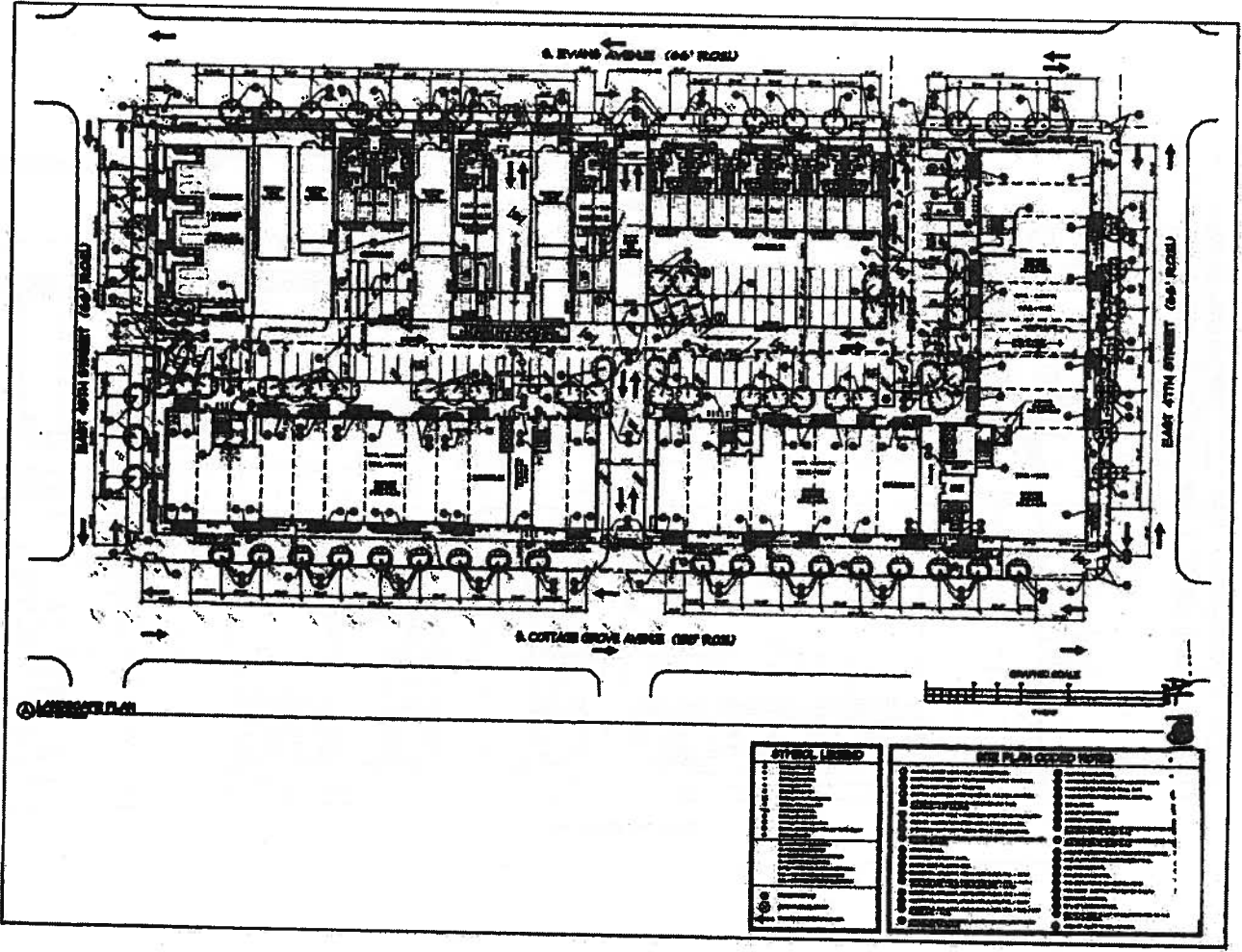
Subarea Map.



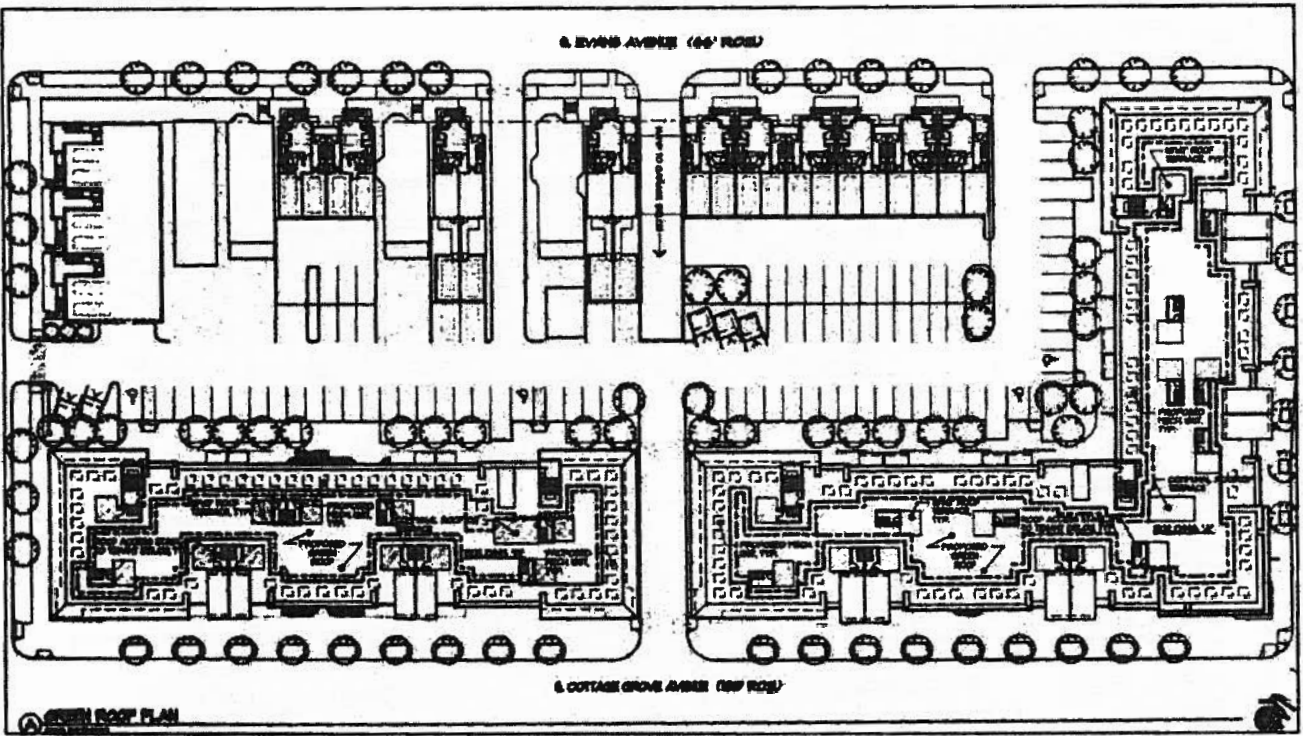
Overall Proposed Site Plan.



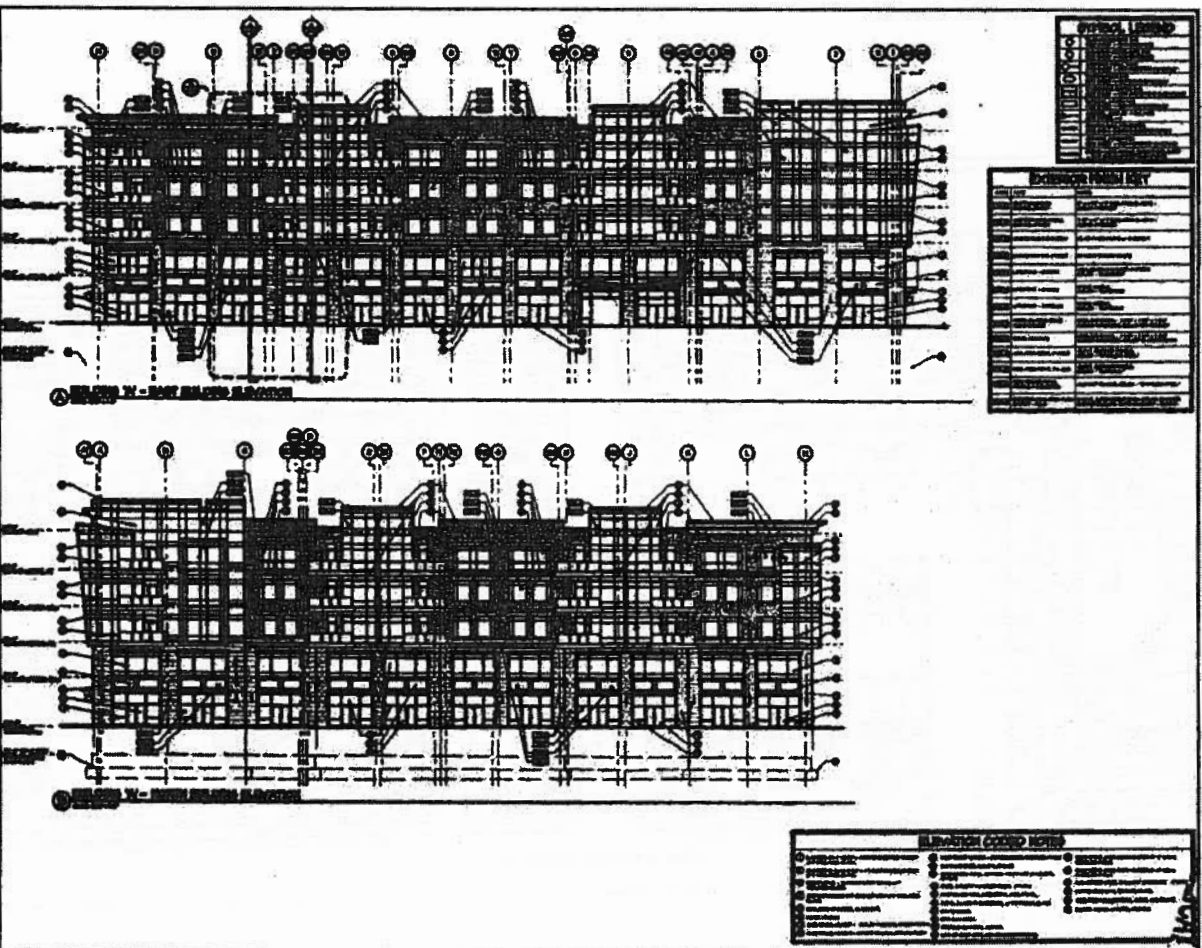
Landscape Plan.



Green Roof Plan.



East And North Elevations --
Building "A"

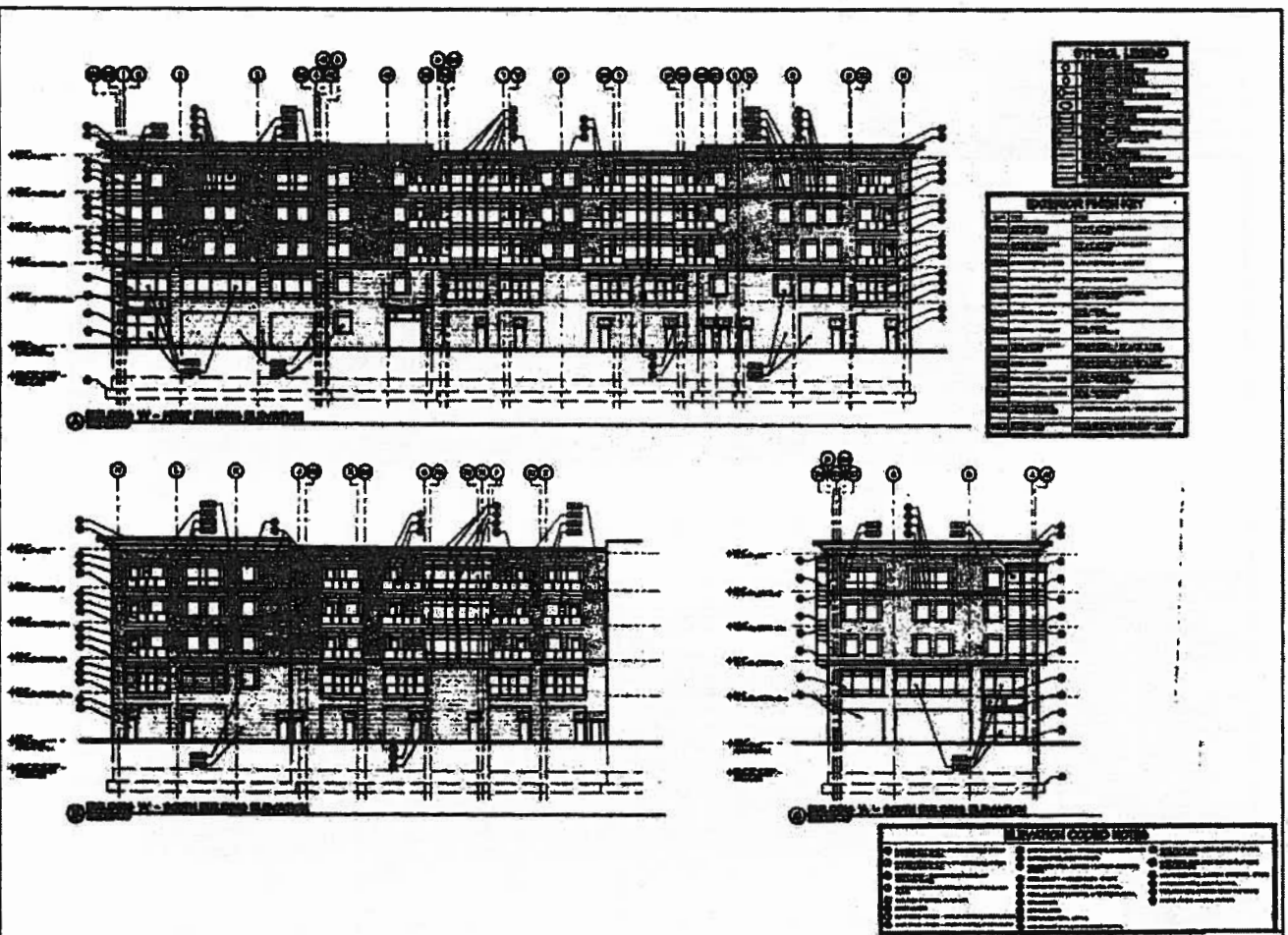


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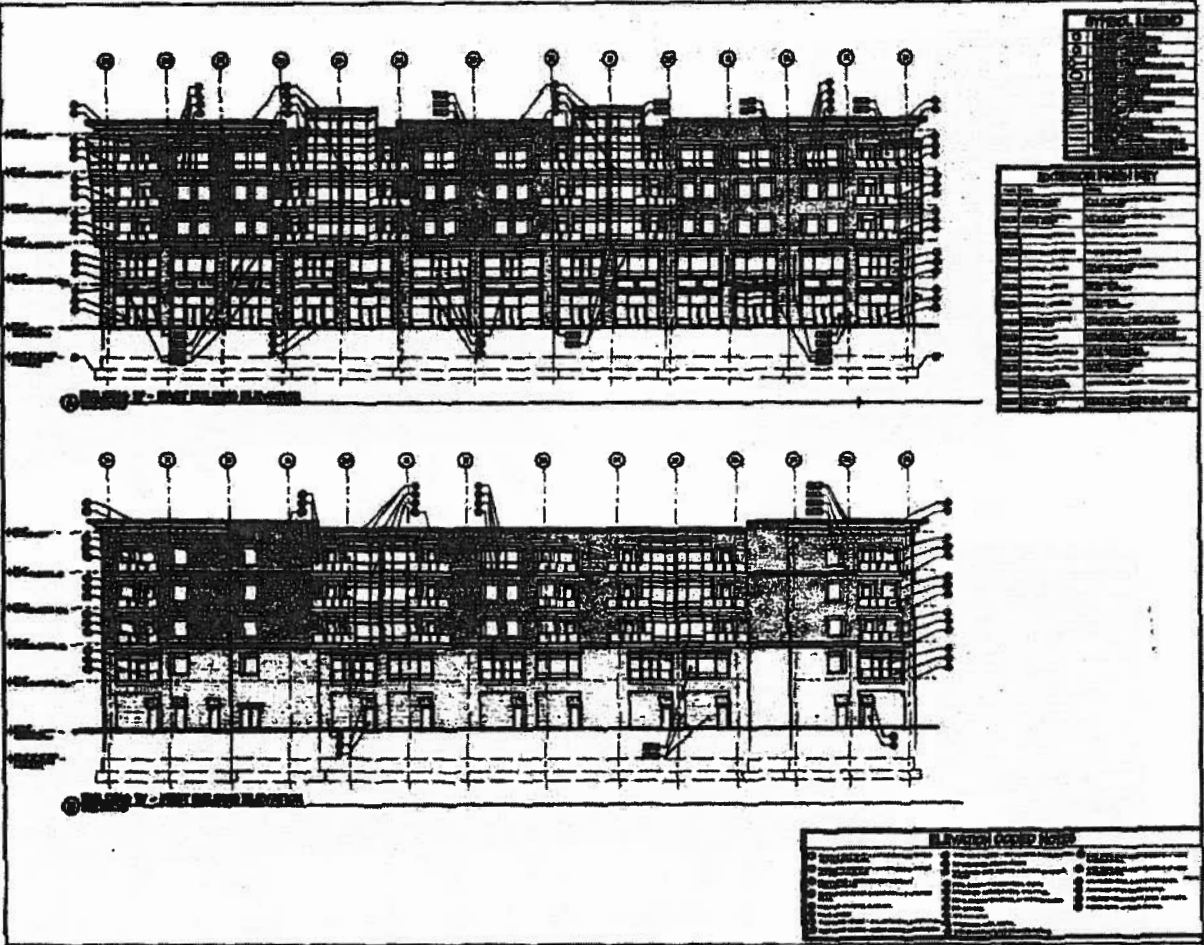
REPORTS OF COMMITTEES

19675

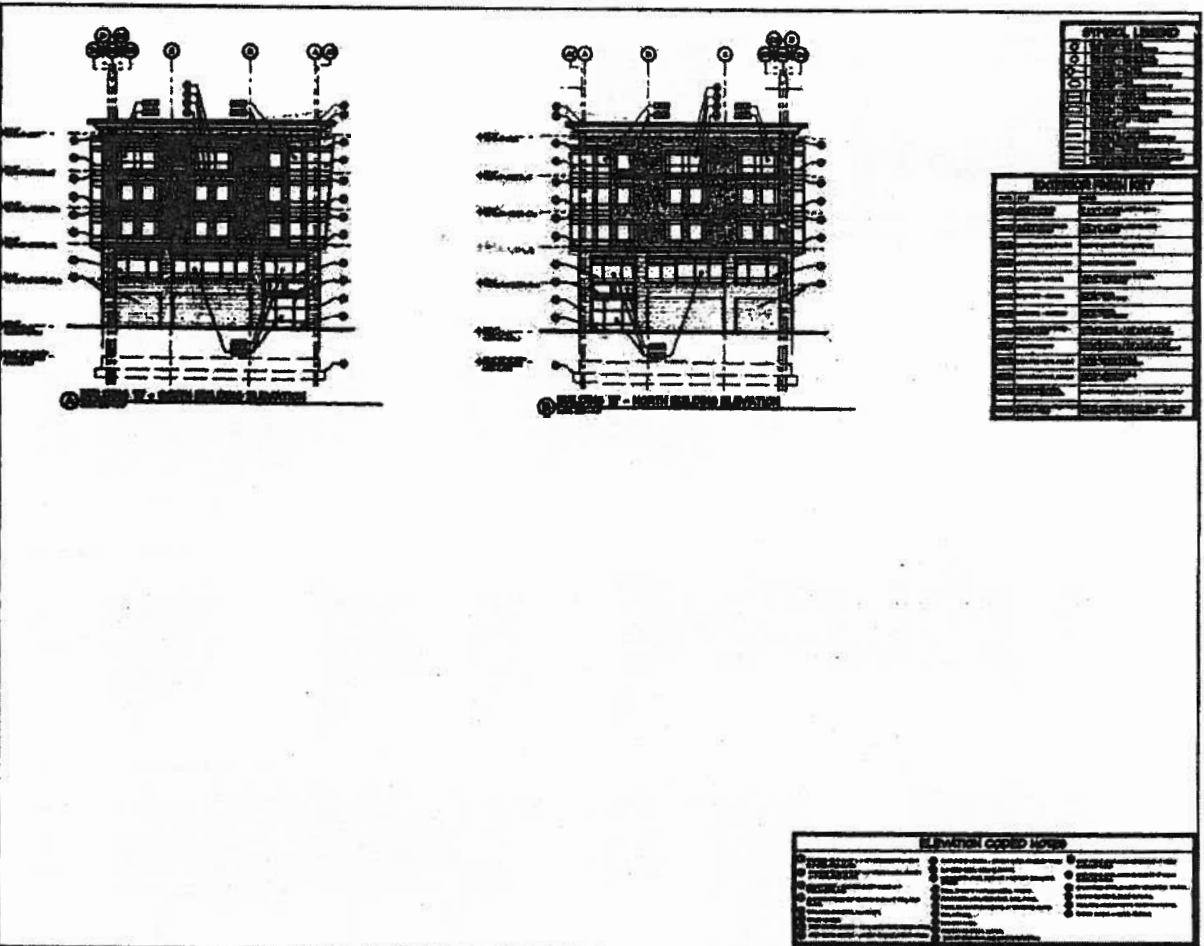
West And South Elevations --
Building "A".



East And West Elevations --
Building "B"



North And South Elevations --
Building "B".



Duplex And Townhome Elevations.

