

# PD 1101

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

July 17, 2013

Bernard I. Citron  
Thompson Coburn LLP  
55 East Monroe Street  
37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Administrative Relief request for Residential Planned Development No. 1101  
2650 North Ridgeway Avenue**

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 1101 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development ("PD 1101").

You represent Ridgeway Acquisitions LLC and RAA Development LLC, owners of the vacant property which comprises all of PD 1101. PD 1101 was passed by the City Council on March 12, 2008, and proposed a total of 67 units (56 townhomes, two four-unit buildings and one three-unit building). You are seeking an administrative relief for a new design which consists of 31 townhome units with 62 parking spaces. A revised Site Plan and Elevations, dated June 28, 2013, and a Landscape Plan (Sheets L1.0 and L2.0) dated June 13, 2013, shall be inserted into the main file. Additionally, the proposed Site Plan, indicating the existing alley is to be dedicated, was approved by CDOT on July 9, 2013.

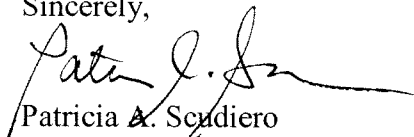
Also, you are requesting elimination of the green roof requirement. Since PD 1101 was passed in 2008, the City's Green Matrix has been changed so that if individual roofs are maintained by individual property owners, green roofs are not required. Therefore, since these proposed roofs will be maintained by individual owners, green roofs are no longer required.

With regard to your request, the Department of Housing and Economic Development has determined that these design modifications, including a reduction in dwelling units and the elimination of the green roofs, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 1101, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file







**dickson design**  
STUDIO

DICKSONDESIGNSTUDIO.COM

445 NATOMA TRAIL  
ALGONQUIN IL 60102  
847 878 4019

REVISIONS	
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SCALE  
AS SHOWN

CLIENT NAME AND ADDRESS

**FLENHOUSE 2**

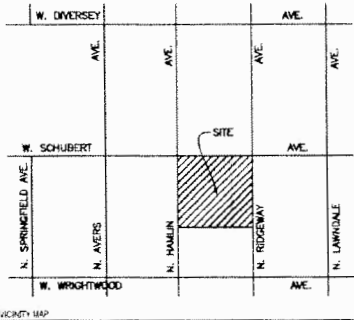
(LOGAN SQUARE)  
2845 N. HAMLIN AVENUE  
CHICAGO, IL

SHEET TITLE  
**LANDSCAPE PLAN**  
P.R.N. SET

PLAN DATE  
**JUNE 13, 2013**

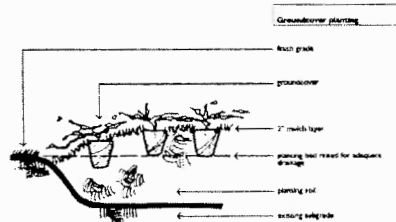
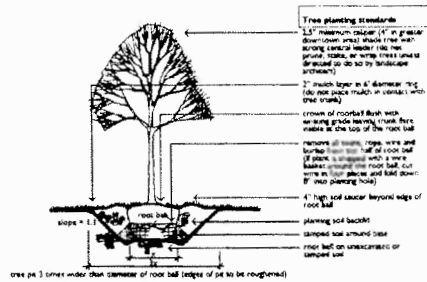
SHEET NUMBER  
**L1.0**

PROJECT NAME  
**RANQUEST - 601**




NORTH  
NOT TO SCALE

PLANTING DETAILS  
PER THE CITY OF CHICAGO GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE




AMENITY DETAIL - RAIN BARREL



**Rain Barrels**  
Supplied by: **Woodland Direct (Rochester, MA - 877-919-1864)** or approved equal  
Model: **Rain Wizard Rain Barrel**  
Item #: **2430602**  
Size: **50 Gallons**  
Width: **23"**  
Height: **31"**  
Item Weight: **19 lbs**  
Color: **Black**  
Material: **Molded polyethylene**

NOTES:  
1. Rain barrels to be installed per manufacturer's specifications.  
2. Each residence shall have (1) rain barrel installed for residents use.

AMENITY DETAIL - DECORATIVE STONE



**Decorative Stone**  
Supplied by: **Lurvey Landscape Supply (Volo, IL - 815-363-4420)** or approved equal  
Item Name: **New York Bauxstone Chip or approved equal**  
Size: **1.4" / 3/8"**

NOTES:  
Landscape Contractor to supply product sample to client for approval prior to installation. If prior approval was not granted, stone shall be replaced at contractor cost.

NOTES

1. LOCATION OF PLANT MATERIAL MAY BE ADJUSTED DUE TO FINAL LOCATION OF SITE UTILITIES AND FINAL ENGINEERING.
2. PLANT SPECIES MAY BE SUBSTITUTED DUE TO LACK OF AVAILABILITY OR TIME OF PLANTING WITH THE CONSENT OF THE LANDSCAPE ARCHITECT AND THE CITY OF CHICAGO. PRIOR TO SUBSTITUTION, THE LANDSCAPE ARCHITECT AND THE CITY OF CHICAGO RESERVE THE RIGHT TO REJECT PLANT SUBSTITUTIONS, IF CONSENT WAS NOT GIVEN PRIOR TO SUBSTITUTION.
3. ALL PLANT MATERIAL SHALL BE INSTALLED PER THE CITY OF CHICAGO "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE" (SEE PLANTING DETAILS THIS PLAN SET).
4. ALL GROWING MEDIUM SHALL BE CONSISTENT WITH THE SPECIFICATIONS FOUND IN THE CITY OF CHICAGO "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".
5. ALL PARKWAY TREE RINGS TO RECEIVE SHREDDED HARDWOOD MULCH (COLOR: DARK BROWN), AT A DEPTH OF 3".
6. ALL FRONT YARD FOUNDATION PLANTING BEDS TO RECEIVE 4-6" OF TOPSOIL AND BE TOPPED WITH RECYCLED RUBBER TIRE MULCH (COLOR: BLACK) AT A DEPTH OF 3". LANDSCAPE CONTRACTOR TO SUPPLY PRODUCT SAMPLE TO CLIENT FOR APPROVAL PRIOR TO INSTALLATION. IF PRIOR APPROVAL WAS NOT GRANTED, MULCH SHALL BE REPLACED AT CONTRACTOR COST.
7. WHERE PLANTING BEDS JOIN TURF, PLANTING BEDS SHALL HAVE A SPADED EDGE.
8. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN TAKE-OFFS. IF ANY DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
9. PRIOR TO ANY TREE/PLANT INSTALLATION, AT LEAST 4-8" OF TOPSOIL SHALL BE PRESENT/INSTALLED ATOP ALL PLANTING AREAS.
10. ALL TURF AREAS TO BE TURF TYPE TALL FESCUE SOO, UNLESS OTHERWISE NOTED ON THE PLAN. TURF TYPE TALL FESCUE SOO IS AVAILABLE THROUGH H & E SOO (WAUCONDA, IL - TEL 815.528.2300) OR APPROVED EQUAL.
11. PER THE CITY OF CHICAGO, NO PROPOSED TREES CAN BE PLANTED ABOVE WATER MAINS 24-INCH IN DIAMETER AND LARGER. PROPOSED TREES MUST NOT BE PLANTED WITHIN 5 FEET OF THE EXTERIOR PERM WALL FOR ALL WATER MAINS 24-INCH IN DIAMETER AND LARGER. THE 5 FOOT RULE EXCLUDES MANS THAT ARE SEPARATED FROM THE TREE BY A HARDSCAPE FEATURE OR OTHER ROOT GROWTH LIMITING CONDITIONS, SUCH AS WATER MAINS LOCATED IN THE STREET. THE CITY ALSO DISCOURAGES TREE PLANTING OVER WATER MAINS THAT ARE LESS THAN 24-INCHES IN DIAMETER LOCATED IN THE PARKWAY, BUT IF NECESSARY WILL ALLOW TREES WITH A MAXIMUM MATURE HEIGHT OF 30 FEET AND A MAXIMUM MATURE ROOT DEPTH OF 2.5 FEET. POTENTIAL PLANTINGS THAT MEET THIS REQUIREMENT INCLUDE ORNAMENTAL SHRUBS OR BUSHES MEETING THE MATURE HEIGHTS AND MATURE ROOT DEPTH DISCUSSED ABOVE, FLOWERS OR OTHER NON-WOODY HERBACEOUS PLANTS, AND ABOVE GROUND, REMOVABLE PLANTING CONTAINERS THAT CAN BE MOVED BY CONSTRUCTION EQUIPMENT IN THE EVENT THAT WATER MAIN REPAIR IS REQUIRED, ARE NOT INCLUDED IN THIS REQUIREMENT.
12. FOR PLANTING DETAILS, SEE THIS SHEET.
13. FOR LANDSCAPE PLANTING PLAN, SEE SHEET L2.0.
14. FOR PLANT & MATERIALS LIST, SEE SHEET L2.0.
15. FOR FENCE DETAIL, SEE BUILDING ARCHITECTURE PLANS.

The undersigned acknowledges that the landscape planting plan shown on the landscape plan for the property at 2845 N. Hamlin Avenue, Chicago, Illinois, has to the best of the undersigned's knowledge, been designed and will be installed, maintained, and replaced as required, by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the Landscaping Standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

Existing parkway and on-site utility trees, that are to be preserved, are to be protected while project is under construction and will be replaced by current and subsequent owner, if damaged. Approval from the Bureau of Forestry shall be obtained before any existing parkway and on-site utility trees are removed.

Owner: Banquet Development, LLC  
Date: June 13, 2013  
Banquet Development Group -  
(Address) 2020 N. California, Suite 7, Chicago, IL 60647  
(Tel) 773.202.1400

The undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plans for the property at 445 N. Natoma, Chicago, Illinois, has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the Landscaping Standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

Landscape Architect: Sharon L. Dickson  
Date: 6/10/13

Sharon L. Dickson  
Illinois Registered Landscape Architect, No. 157-001337  
(Expiration date 8/31/13)  
Dickson Design Studio, Inc. - 445 Natoma Trail, Algonquin, IL  
Tel #847-878-4019

ESTIMATED TIME OF PLANTING SHALL BE JUNE 15, 2014.



dickson design  
STUDIO

DICKSONDESIGNSTUDIO.COM

445 NATOMA TRAIL  
ALGONQUIN IL 60102  
847 878 4019

REVISIONS
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SCALE  
AS SHOWN

CLIENT NAME AND ADDRESS  
**FLEXHOUSE 2**

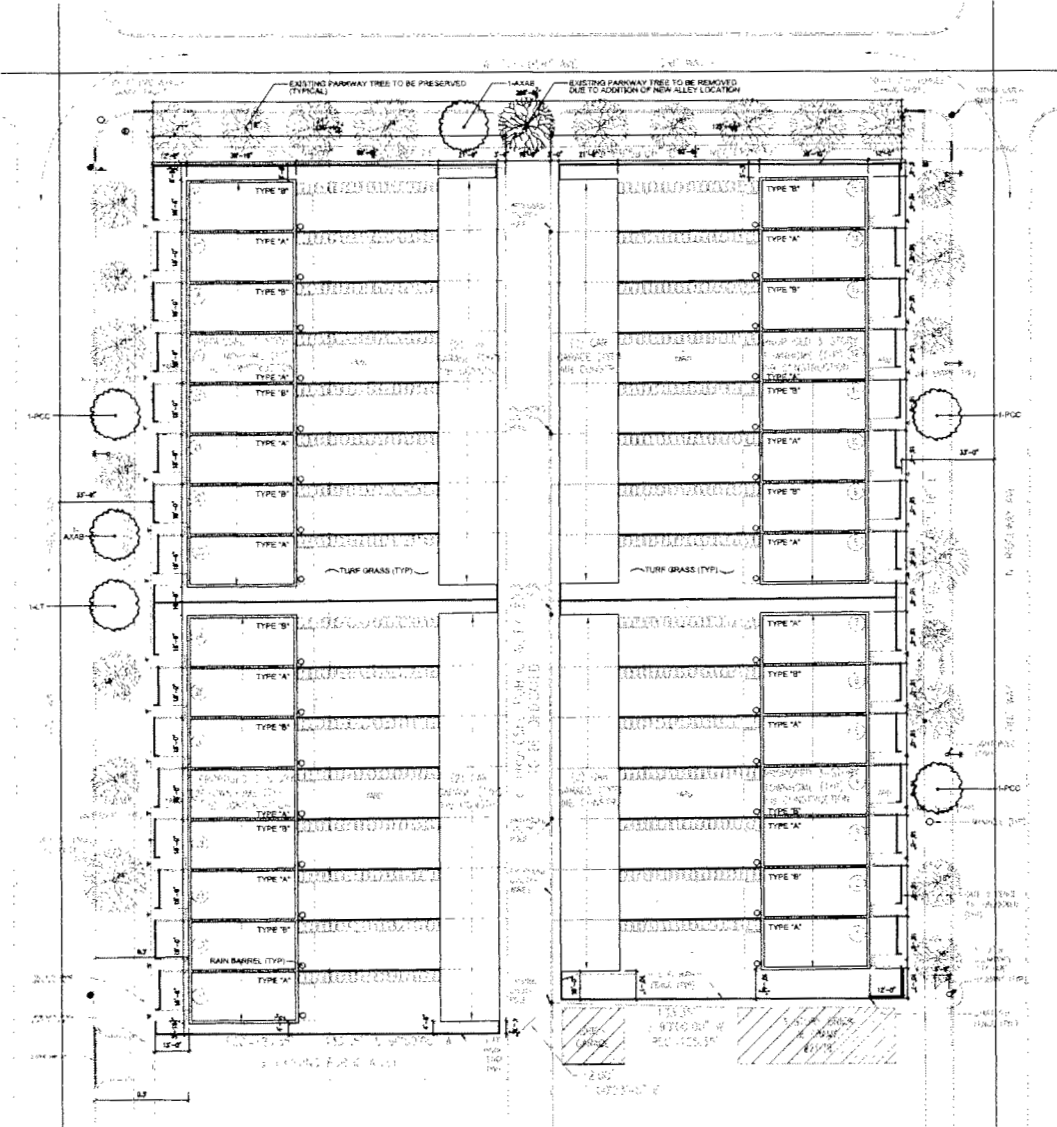
(LOGAN SQUARE)  
2640 N. HAMILIN AVENUE  
CHICAGO, IL

SHEET TITLE  
**LANDSCAPE PLAN**  
P.A.S. SET

PLAN DATE  
**JUNE 13, 2013**

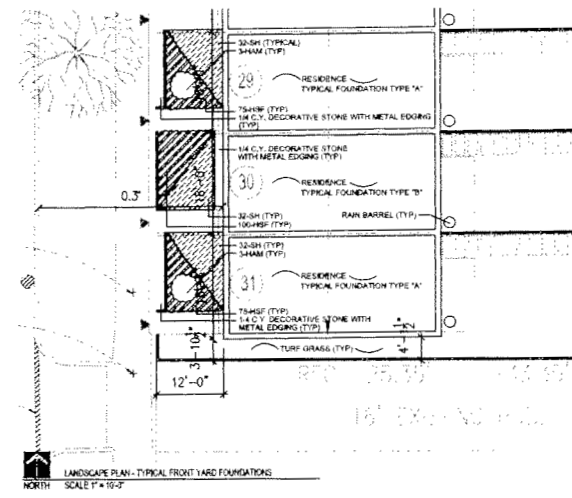
SHEET NUMBER  
**L2.0**

PROJECT NAME  
**BARQUEST - 001**



**PLANT & MATERIALS LIST**

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
<b>PARKWAY PLANTINGS</b>				
Shade Tree				
AZAB	2	3"	Acad x Resistant Autumn Blue	Autumn Blue Freesias Maple
LT	1	3"	Leidendorfs Redleafed Forsythia	Colburns Tap Tree
PCC	3	3"	Phyllis Calleryana 'Charcoal'	Charcoal's Callery Pear
<b>FRONT YARD FOUNDATION PLANTINGS</b>				
TYPE 'B'				
SH	80	1 Gal	Sporobolus heterostachyus	Prince Dropseed
Perennials	48	1.04L	Hosta x August Moon	August Moon Hosta
Groundcover	150	2.5" Pot	Hemerocallis 'Sea Foam'	Sea Foam Daylily
Materials				
-	24	Approx. C.Y.	-	Decorative Sub Base (concrete & gravel) for
-	1	Approx. C.Y.	-	Decorative Hardwood Mulch (parkway tree)
-	48	Approx. C.Y.	-	Recycled Rubber Tree Mulch (tree joint foundations)
-	8	Approx. C.Y.	-	Decorative Stone (Rear yard foundations)
-	1,450	Approx. S.Y.	-	Turf Seed (rear yards)
-	21	Each	-	Plan Games



LANDSCAPE PLAN - PARKWAY & REAR YARDS  
SCALE 1" = 20'-0"

LANDSCAPE PLAN - TYPICAL FRONT YARD FOUNDATIONS  
SCALE 1" = 10'-0"

3/12/2008

REPORTS OF COMMITTEES

16031  
23375

the public alley next northeast of and parallel to North Elston Avenue; a line 625 feet northwest of the west boundary line of North Campbell Avenue (as measured along the northeast boundary line of North Elston Avenue); North Elston Avenue; a line 650 feet northwest of the west boundary line of North Campbell Avenue (as measured along the northeast boundary line of North Elston Avenue).

to those of an RS3 Residential Single-Unit (Detached House) District.

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

*Reclassification As Amended Of Area Shown On Map Number 7-J.  
(As Amended)  
(Application Number 16031) RPD 1101*

*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 current RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-J in the area bounded by:

West Schubert Avenue; North Ridgeway Avenue; a line 297.48 feet south of West Schubert Avenue; a line 133.43 feet west of North Ridgeway Avenue; a line 309.70 feet south of West Schubert Avenue; and North Hamlin Avenue.

to those of an RM5 Residential Multi-Unit District which is hereby established in the area described above.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the current RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 7-J in the area bounded by:

West Schubert Avenue; North Ridgeway Avenue; a line 297.48 feet south of West Schubert Avenue; a line 133.43 feet west of North Ridgeway Avenue; a line 309.70 feet south of West Schubert Avenue; and North Hamlin Avenue.

to those of a Residential Planned Development which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 Planned Development Number 1101**Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development Number 1101 (the "Planned Development") consists of approximately eighty-one thousand nine (81,009) square feet (one and eighty-six hundredths (1.86) 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 2650 North Ridgeway, L.L.C. (the "Applicant").
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant 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 applications for amendments, modifications or changes (administrative, legislative or otherwise) (hereafter "Modifications") to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any Modifications to this Planned Development is made or authorized by the Applicant, its successors and assigns or any property owner's association which is formed.
4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; and a Site/Landscape Plan, Elevations – Hamlin Avenue Block (1 – 4), Elevations – Ridgeway Avenue Block (1 – 4), Elevations – Schubert Avenue Block, Elevations – Alley, and Enlarged Elevations (1 – 2) all prepared by VOA Associates, Inc. and dated December 13, 2007. Full-size copies of these exhibits are on file with the Department of Planning and Development. 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.
5. The Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property: Residential dwelling units (multi-family and townhomes); and accessory uses and accessory parking.

6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. On-Premises signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-Premises signs shall not be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation. 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 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.
8. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements depicted on the Site/Landscape Plan and the Elevations, the landscaping along 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 Plan/Landscape Plan and Elevations. 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 the 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.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

11. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The Applicant shall use best and 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 System. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of the proposed new residential four (4) flat buildings, approximately eight hundred ninety-two (892) square feet. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment. In addition: (a) the drive aisles between the townhouse buildings shall be improved with permeable pavers; (b) the center twenty (20) feet of the approximately forty-four (44) foot north/south landscaped area located approximately in the center of the site and depicted on the Site Plan shall be improved with stabilized turf; and (c) the Applicant shall develop the building with such other energy efficient and environmentally sound materials as are economically feasible.
12. 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 of 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.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the RS3 Residential Single-Unit (Detached House) District classification applicable to the Property immediately preceding the adoption of the this Planned Development. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Zoning Map; Planned Development Boundary and Property Line Map;  
Site Plan/Landscape Plan; Building Elevations; Alley Elevations;  
Typical Townhouse Street and Courtyard Elevation; and  
Typical Townhouse Garage Elevation referred  
to in these Plan of Development Statements  
printed on pages 23380 through  
23394 of this Journal.]

3/12/2008

REPORTS OF COMMITTEES

16031  
23379

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

Residential Planned Development Number 1100

Plan Of Development

Bulk Regulations And Data Table

Gross Site Area = (111,014 square feet/2.55 acres) = Net Site Area (81,009 square feet/1.86 acres) + Area Remaining in Public Right-of-Way (30,005 square feet/0.69 acres)

Maximum Permitted  
Floor Area Ratio:

1.90

Permitted Uses:

Residential dwelling units (multi-family and townhomes); and accessory uses and accessory parking

Setbacks from Property  
Line:

In substantial conformance with the Site Plan

Maximum Percentage of Site  
Coverage:

In substantial conformance with the Site Plan

Maximum Number of Dwelling  
Units:

67

Maximum Number of Off-Street  
Parking Spaces:

1 space per unit

Minimum Number of Off-Street  
Loading Berths:

None

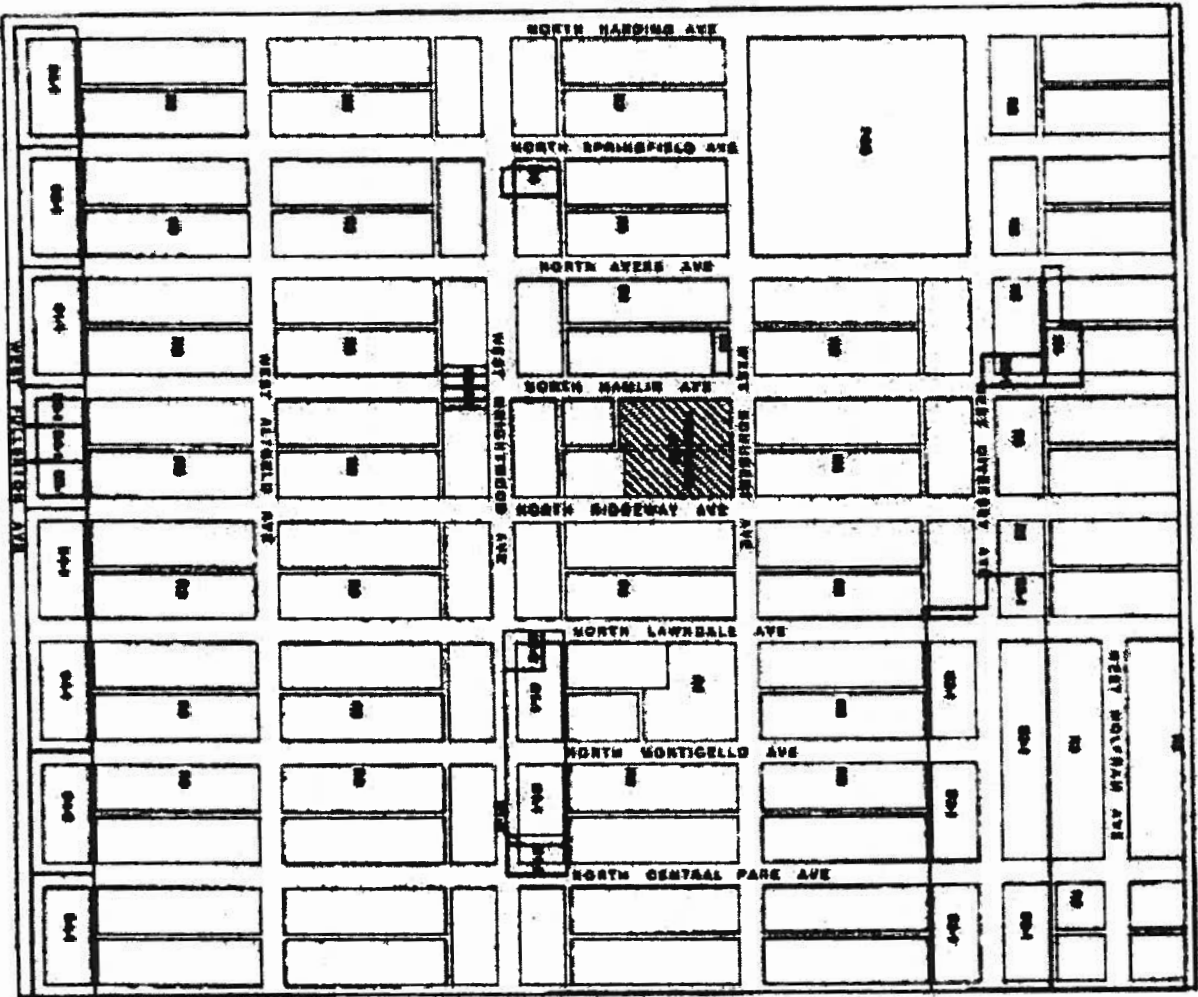
Minimum Number of Bicycle  
Spaces:

None

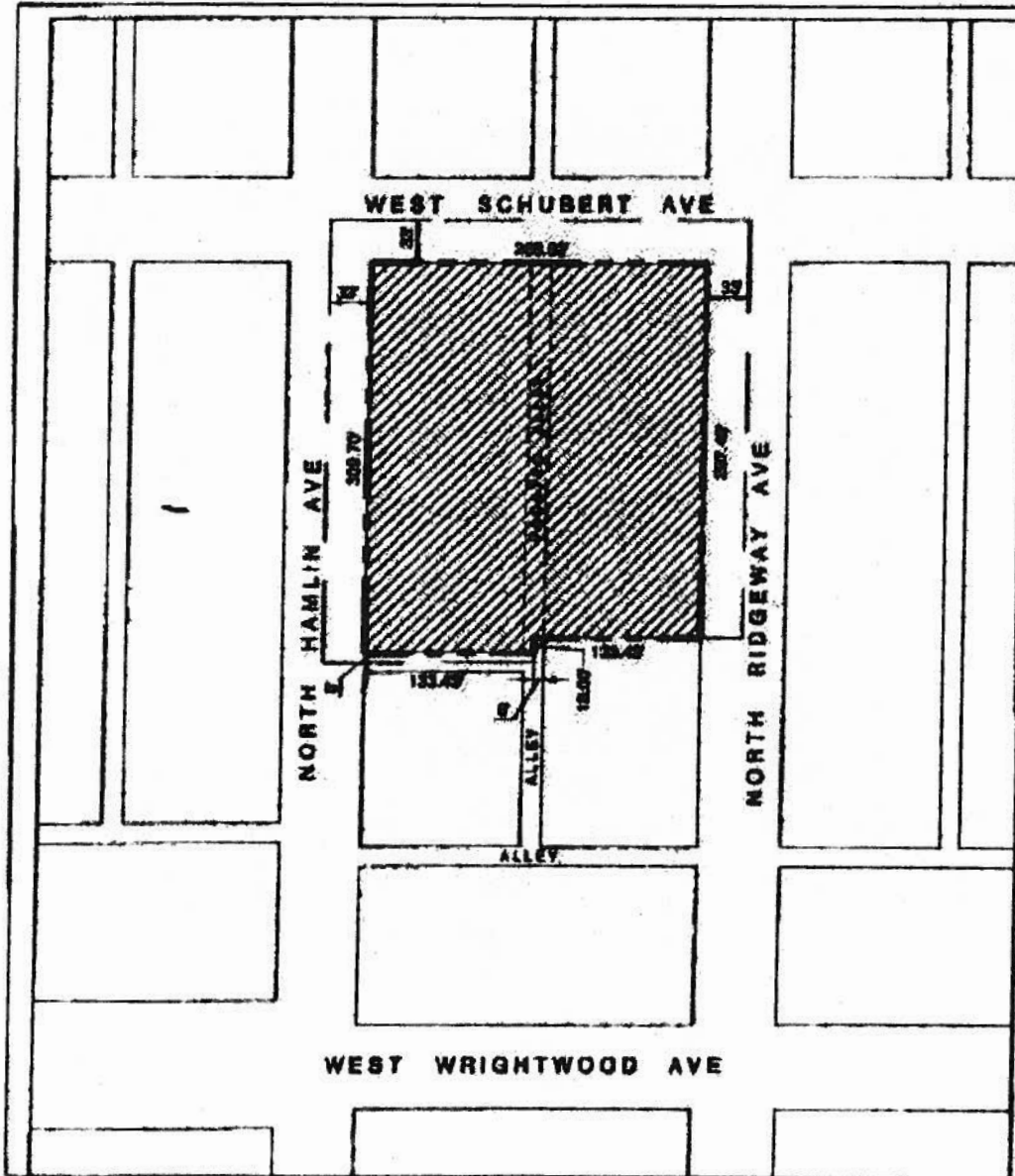
Maximum Building Height:

47 feet

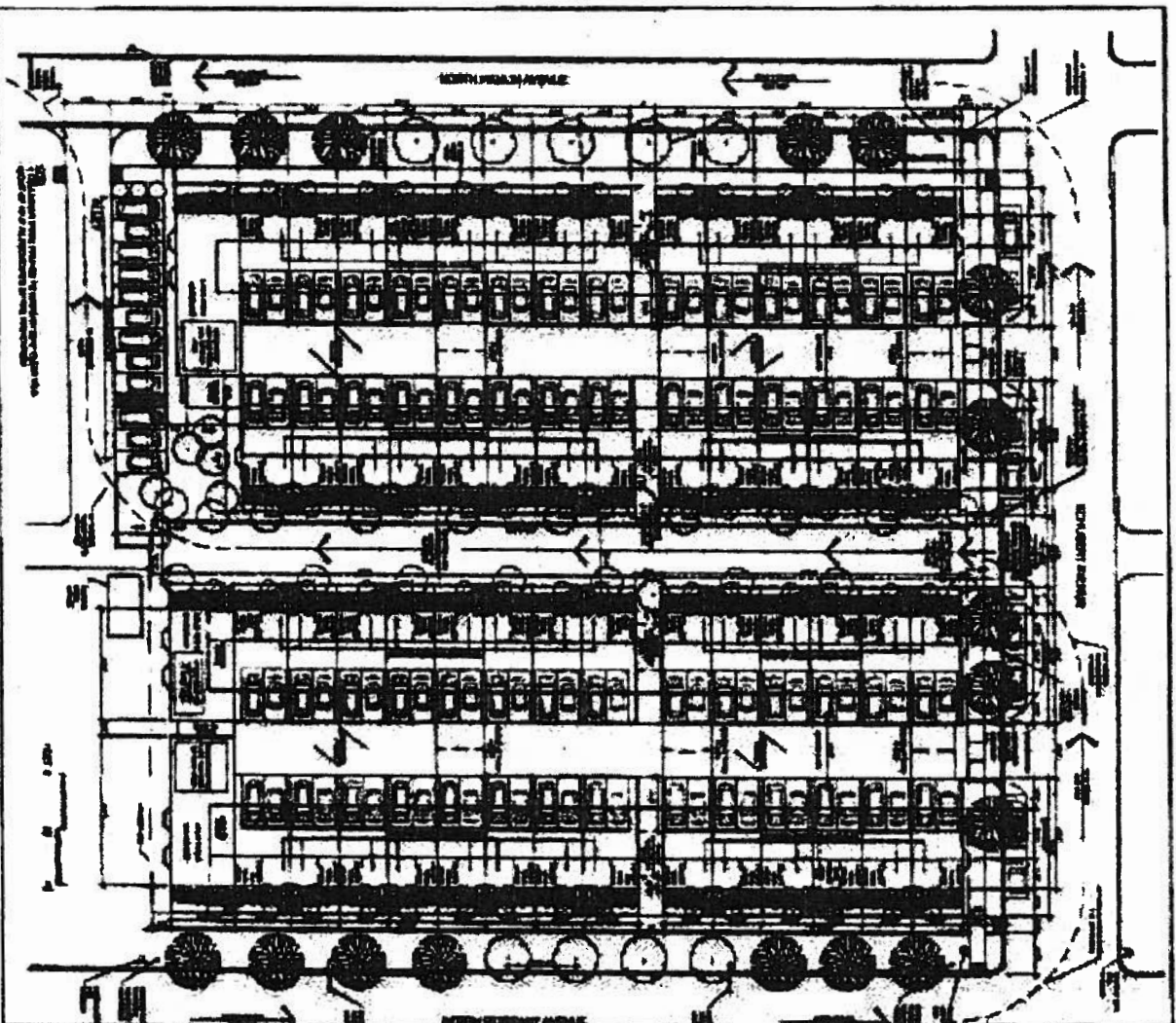
Zoning Map.



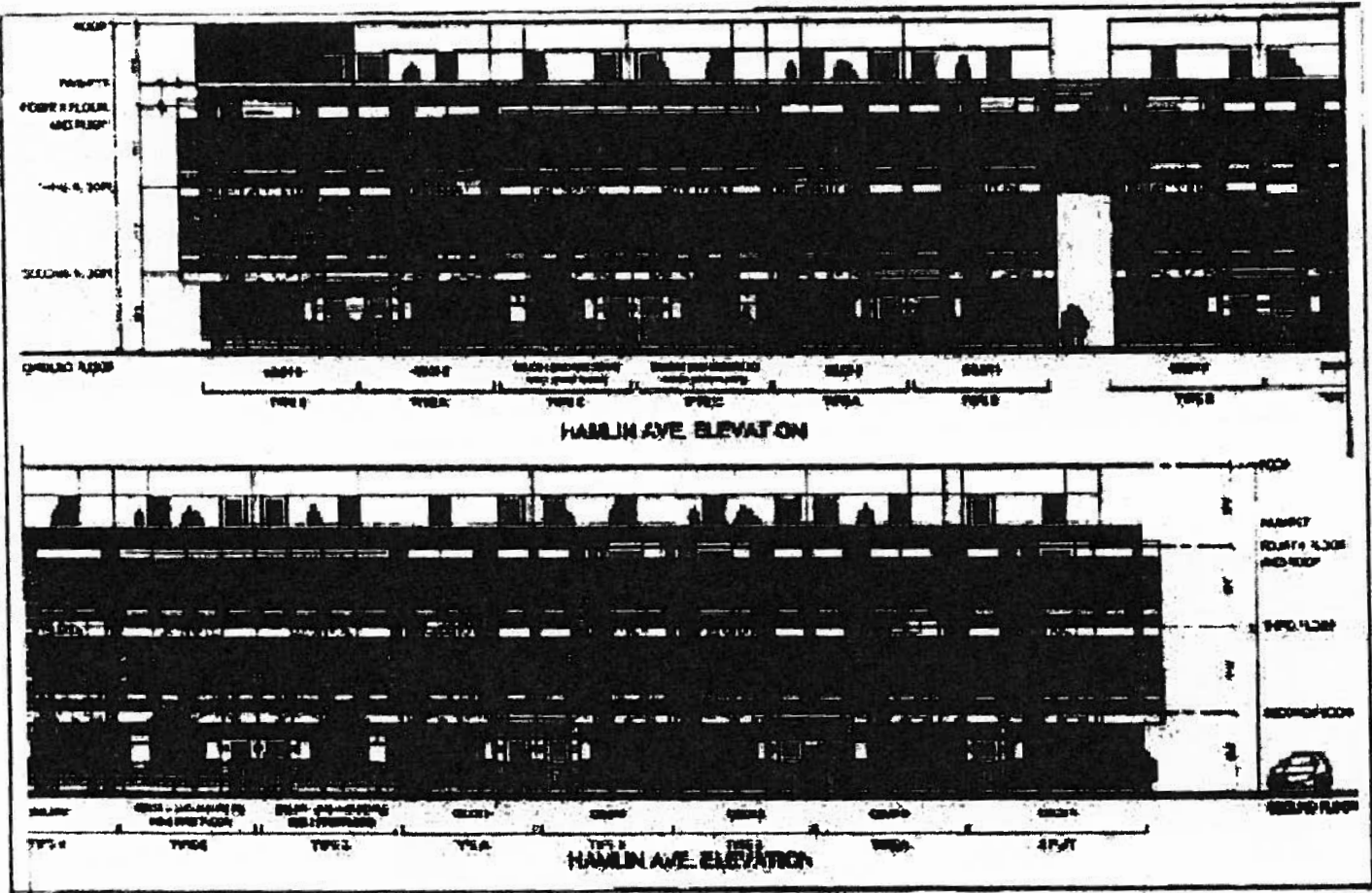
Planned Development Boundary  
And Property Line Map.



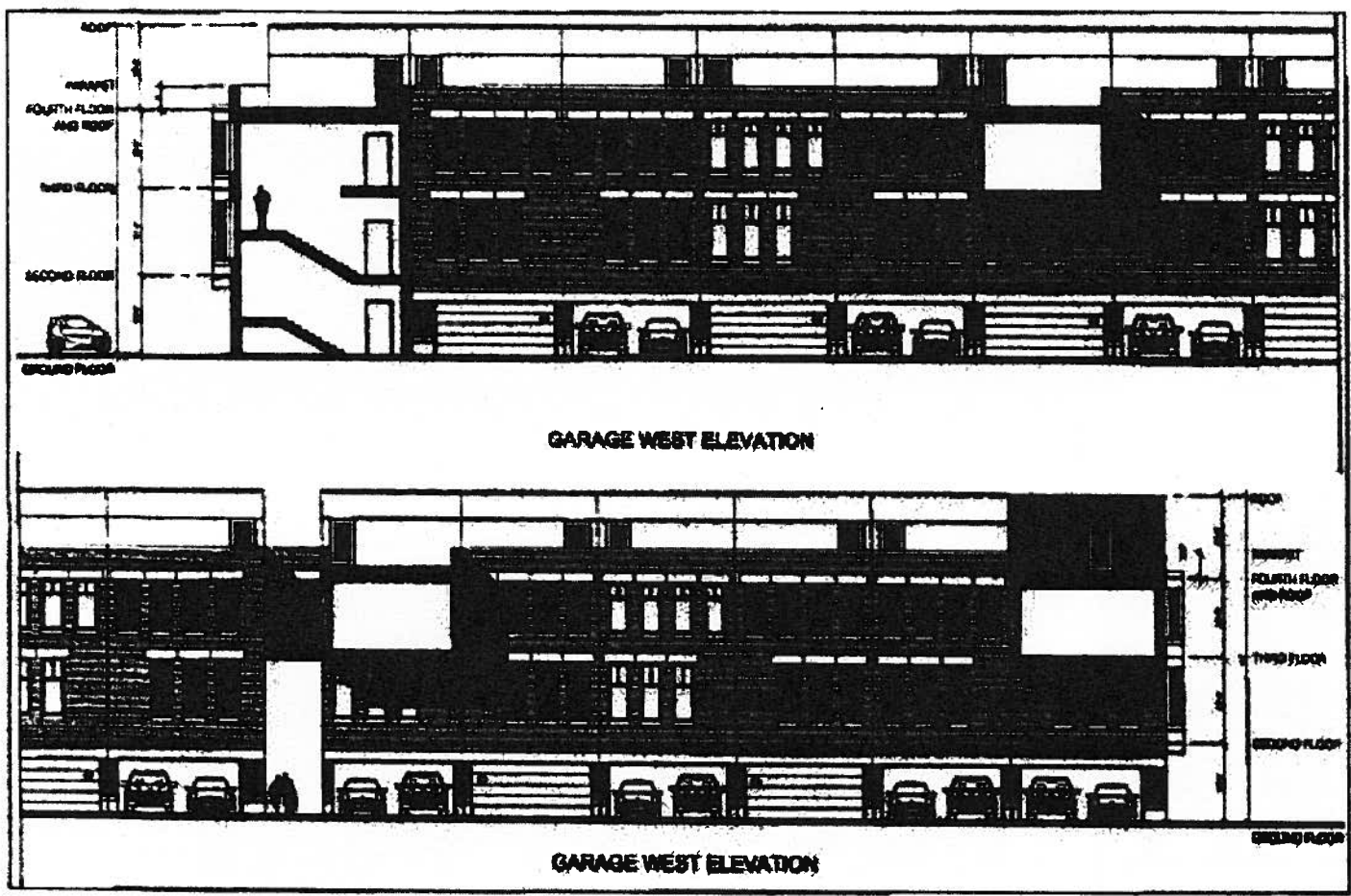
Site Plan/Landscape Plan.



Building Elevations - North Hamlin Avenue Block.  
(Page 1 of 4)



Building Elevations - North Hamlin Avenue Block.  
(Page 2 of 4)

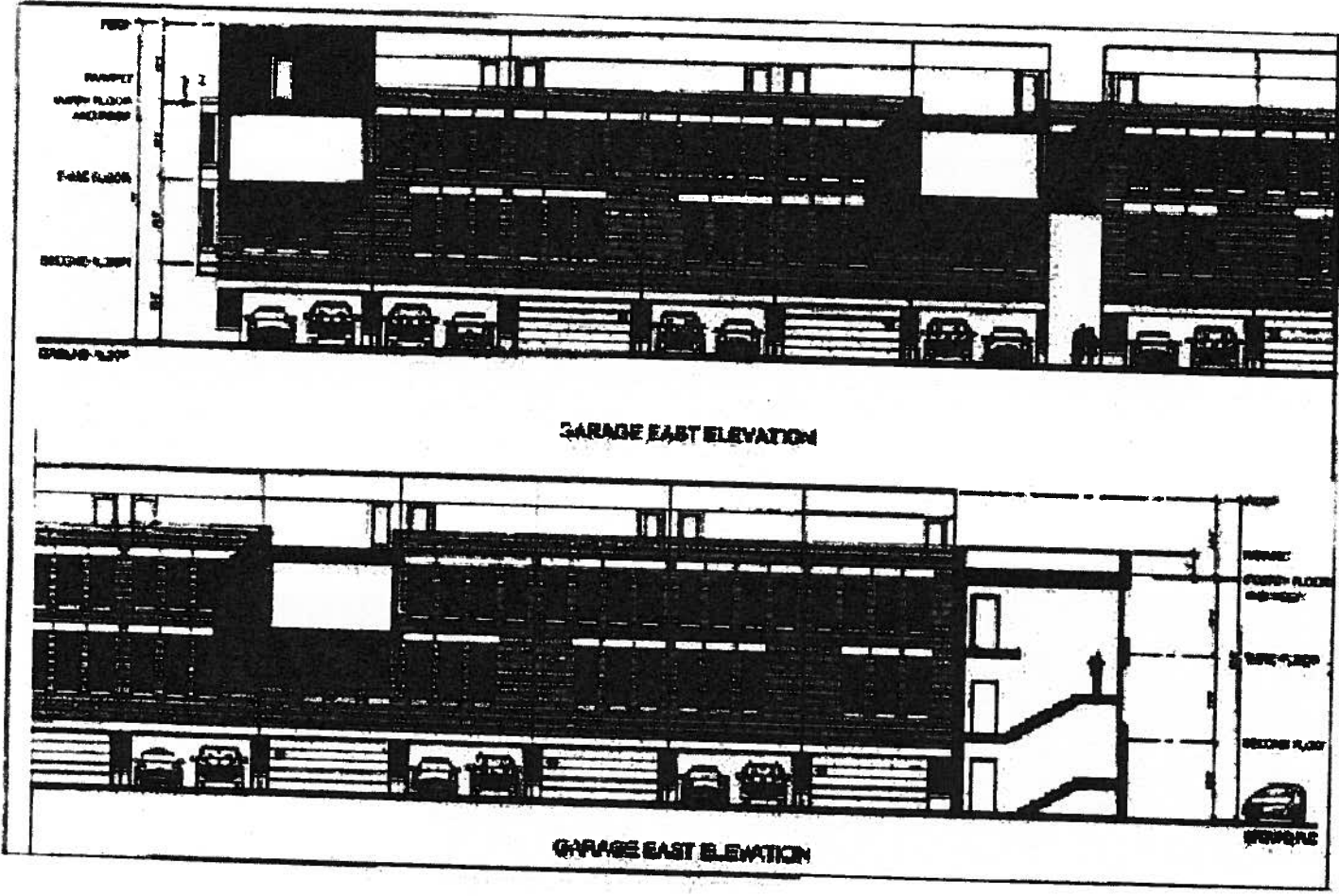


3/12/2008

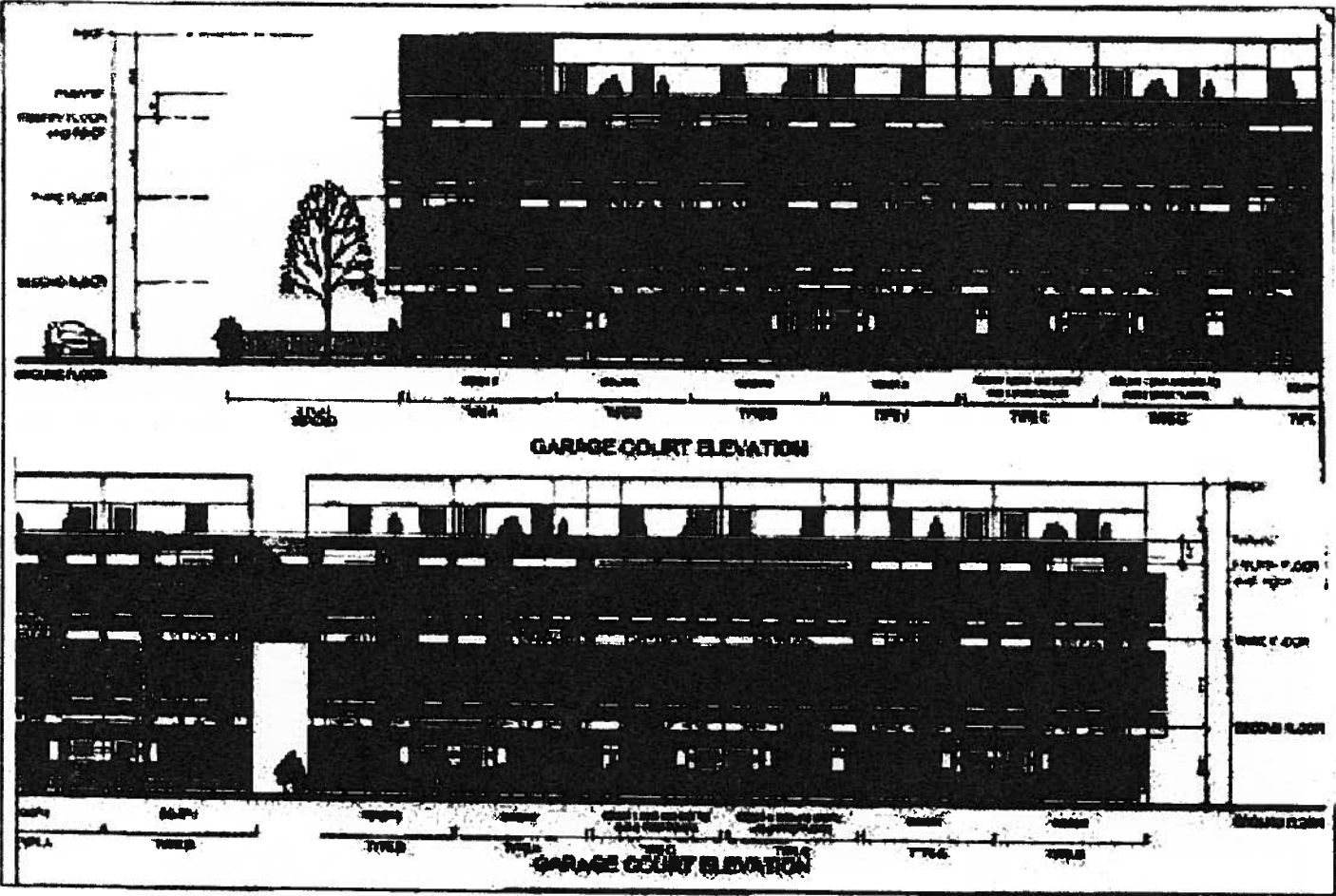
REPORTS OF COMMITTEES

23385

Building Elevations - North Hamlin Avenue Block.  
(Page 3 of 4)



Building Elevations - North Hamlin Avenue Block.  
(Page 4 of 7)

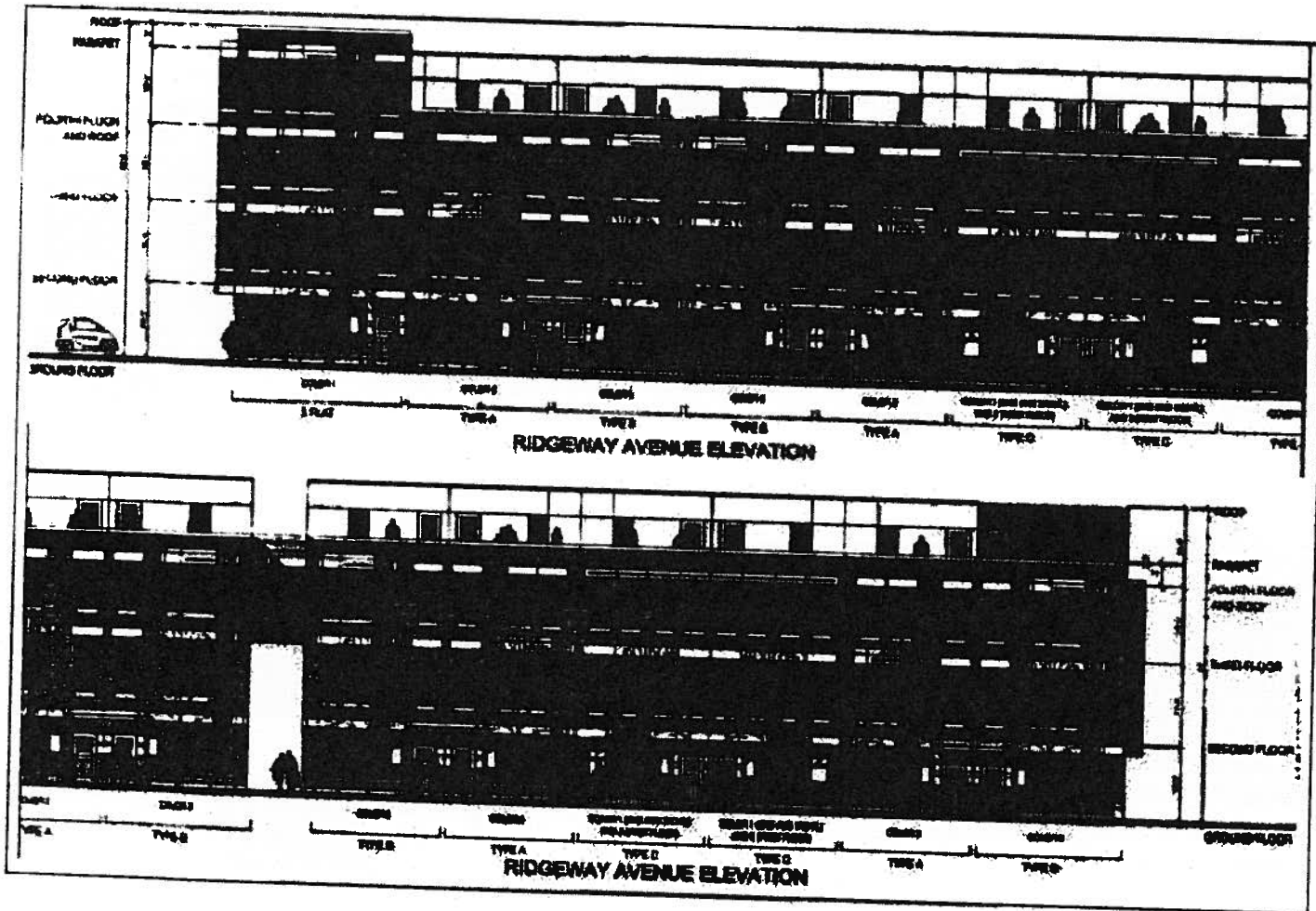


3/12/2008

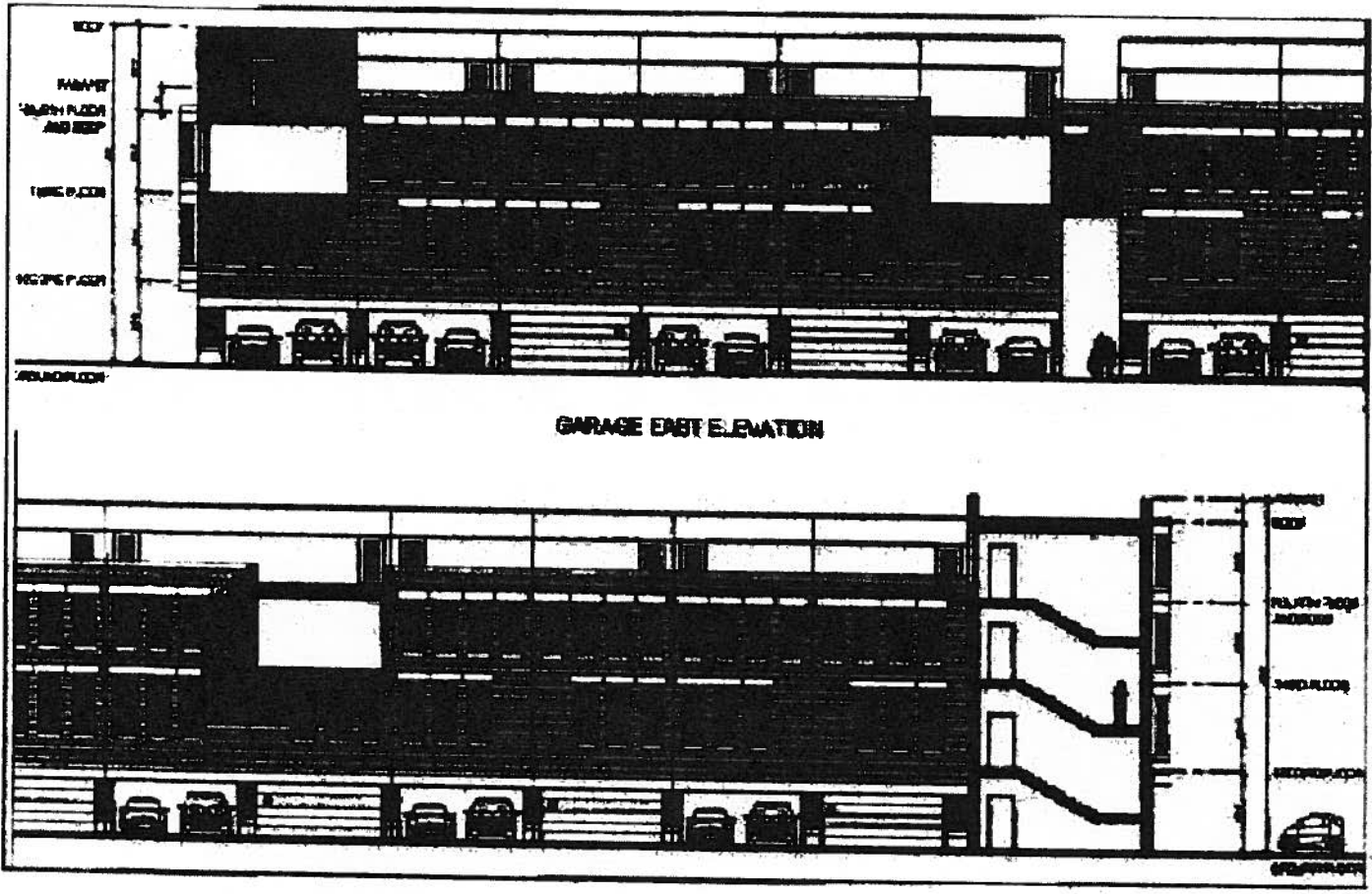
REPORTS OF COMMITTEES

23387

Building Elevations - North Ridgeway Avenue Block.  
(Page 1 of 4)



Building Elevations - North Ridgeway Avenue Block.  
(Page 2 of 4)

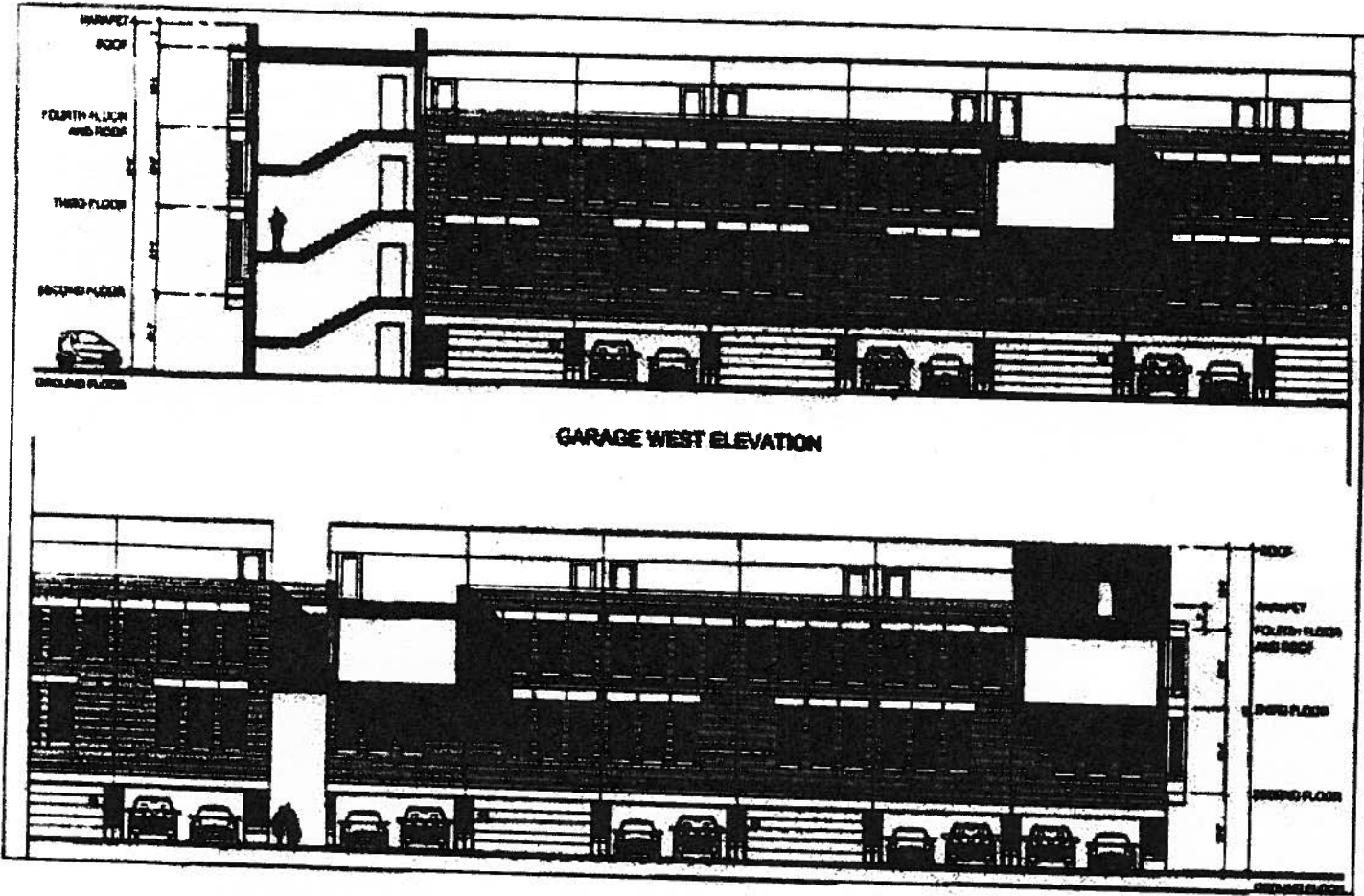


3/12/2008

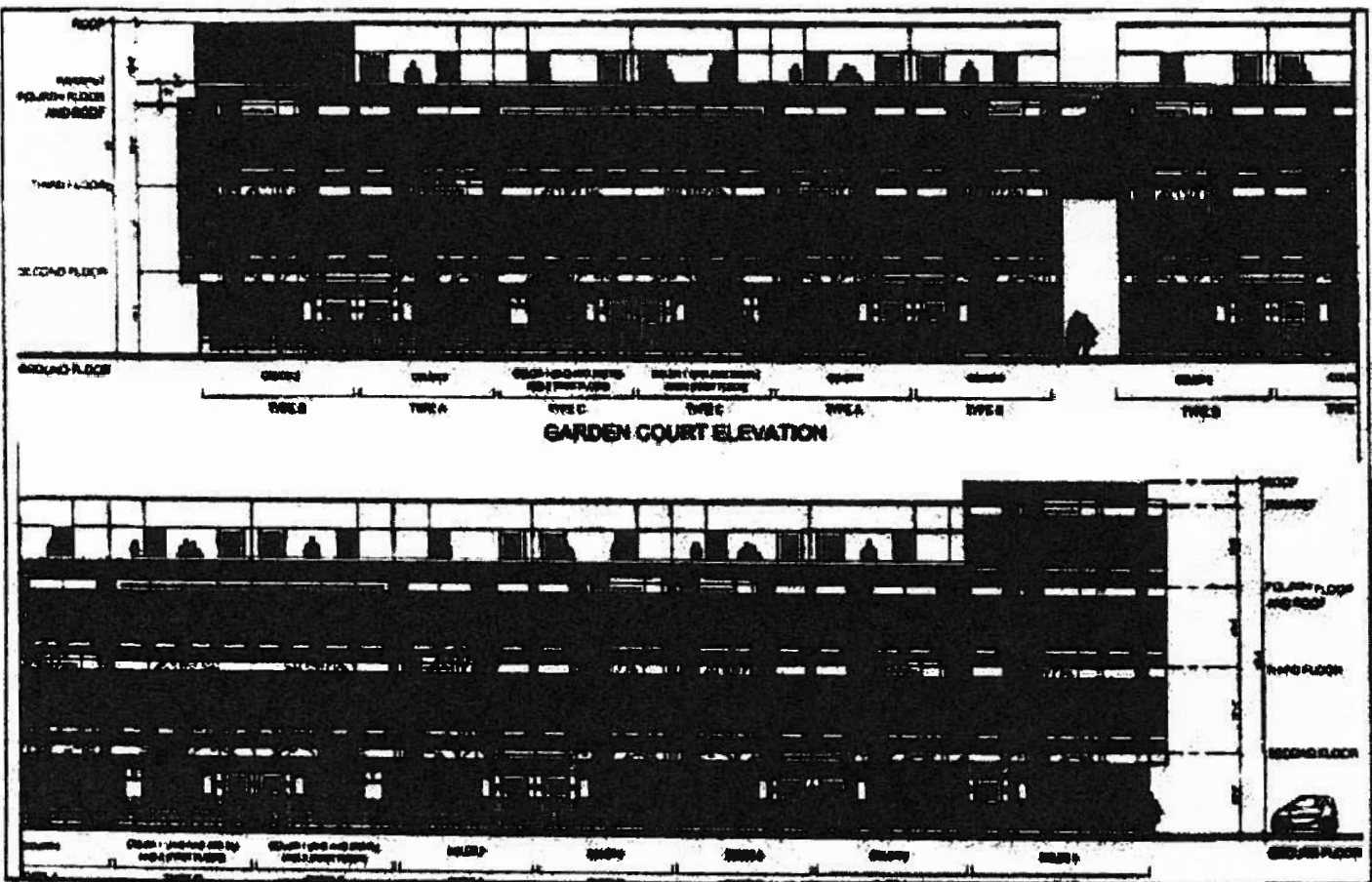
REPORTS OF COMMITTEES

23389

Building Elevations -- North Ridgeway Avenue Block.  
(Page 3 of 4)



Building Elevations -- North Ridgeway Avenue Block.  
(Page 4 of 4)

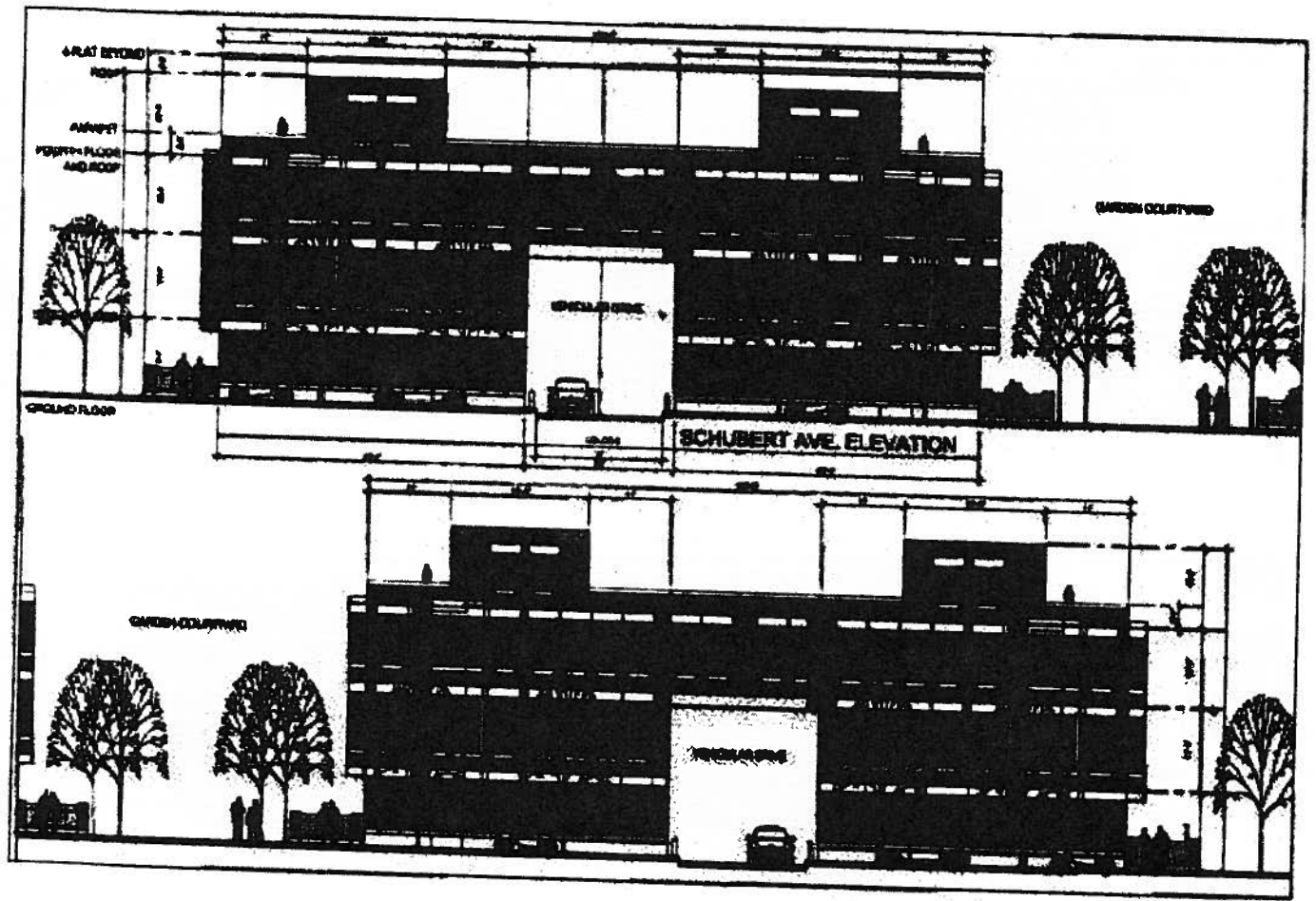


3/12/2008

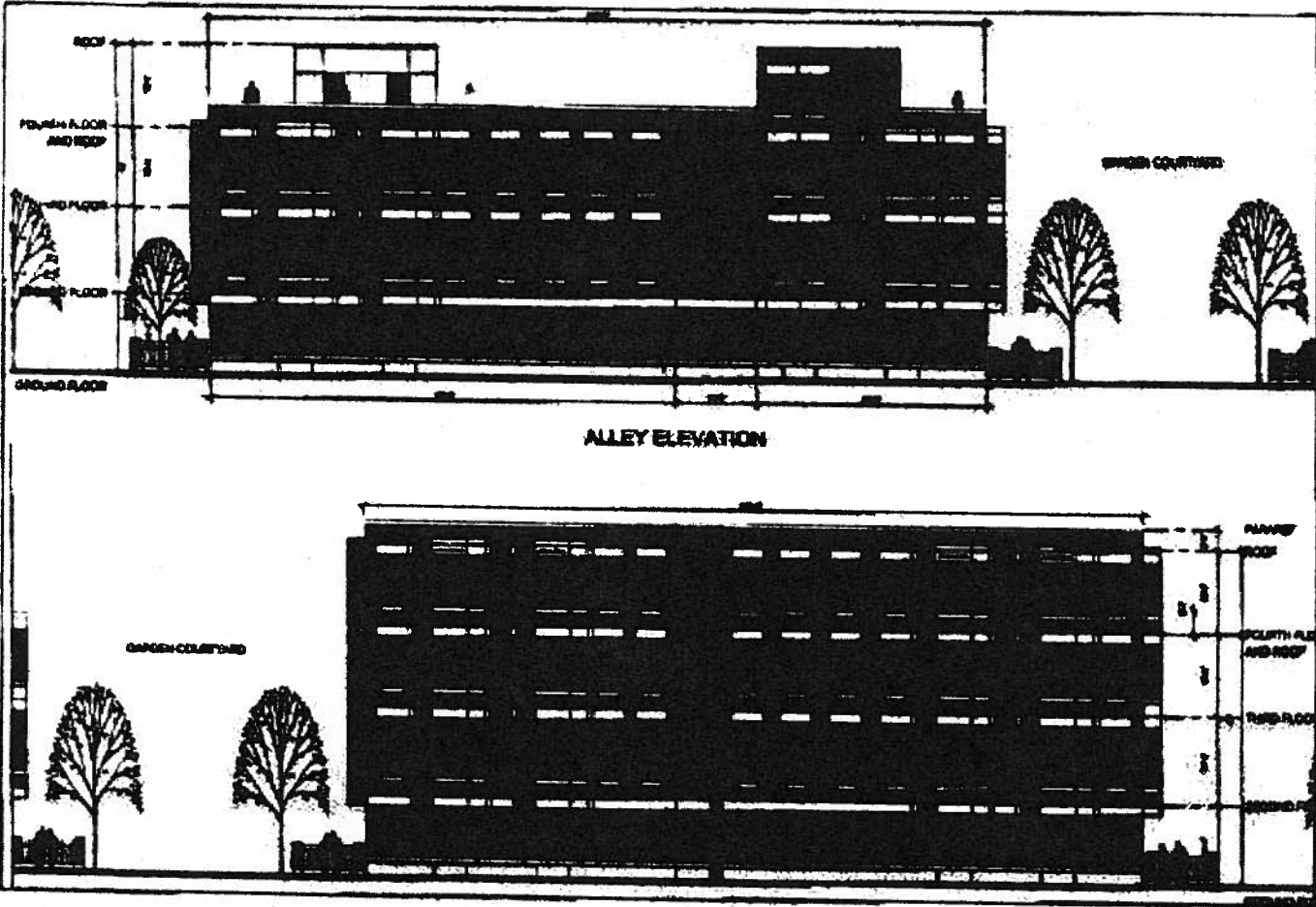
REPORTS OF COMMITTEES

23391

Building Elevations - West Schubert Avenue Block.



Alley Elevations.





Typical Townhouse Garage Elevation

