

PD 1186

Table of Contents

08/01/2017 Minor Change	2
Exhibits	4
11/16/2011 PD Adoption	13
Ordinance	13
Statements	13
Bulk Table	16
Exhibits	17



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 1, 2017

Amy Kurson
Reyes Kurson Ltd.
328 S. Jefferson
Suite 909
Chicago, IL 60661

**Re: Administrative Relief request for Planned Development No. 1186
Altgeld Gardens and Murray Homes Town Center, 955 E. 131st Street**

Dear Ms. Kurson:

Please be advised that your request for a minor change to Planned Development No. 1186 ("PD 1186"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1186.

Your client and the sole owner of all of the property within PD 1186, the Chicago Housing Authority ("CHA"), is seeking administrative relief to allow for use and design modifications and a parking reduction for their proposed community center to be located at 955 E. 131st St. The approved Early Childhood Education Center will include a child care center and community center, both permitted uses, and the building will also include a library.

The CHA will lease space to Centers for New Horizons which will provide daycare services for children aged six months to five years. Twelve classrooms, a motor skills room, an outdoor play area, a kitchen and administrative areas will be provided. The Chicago Public Library and CHA will manage the community center which will include meeting and study rooms. The proposed building will also serve as the new home for the Chicago Public Library Altgeld Gardens and Murray Town Center Branch. A digital lab, reading and study areas will be included.

The proposed site and building has been redesigned as shown on the attached, revised Site Plan, Landscape Plan (along with Legends and Data Tables, and Two Pant Palettes), Floor Plan, South and West Elevations, North and East Elevations, and Building Sections.


Also, you are seeking to reduce the minimum number of off-street parking spaces from 75 to 44 spaces (including 35 new spaces and 9 existing spaces along S. Ingleside Ave. and E. 131st St.). This number equates to 5 employee spaces and 12 drop-off spaces for a 21,000 square foot day care, 17 parking spaces for a 8,000 square foot community center, and 6 parking spaces for a 10,000 square foot library. As future site development occurs, additional parking spaces

may be added, however, they are not required. The revised Site Plan has been reviewed and approved by the Department of Transportation, the Mayor's Office for People with Disabilities and the Bureau of Fire Prevention.

With regard to your request, the Department of Planning and Development has determined that allowing the use, design, and parking modifications to the proposed building will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The day care and community center are permitted uses and a library is a similar public and civic use as defined in the Chicago Zoning Ordinance, Section 17-17-0103.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 1186, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

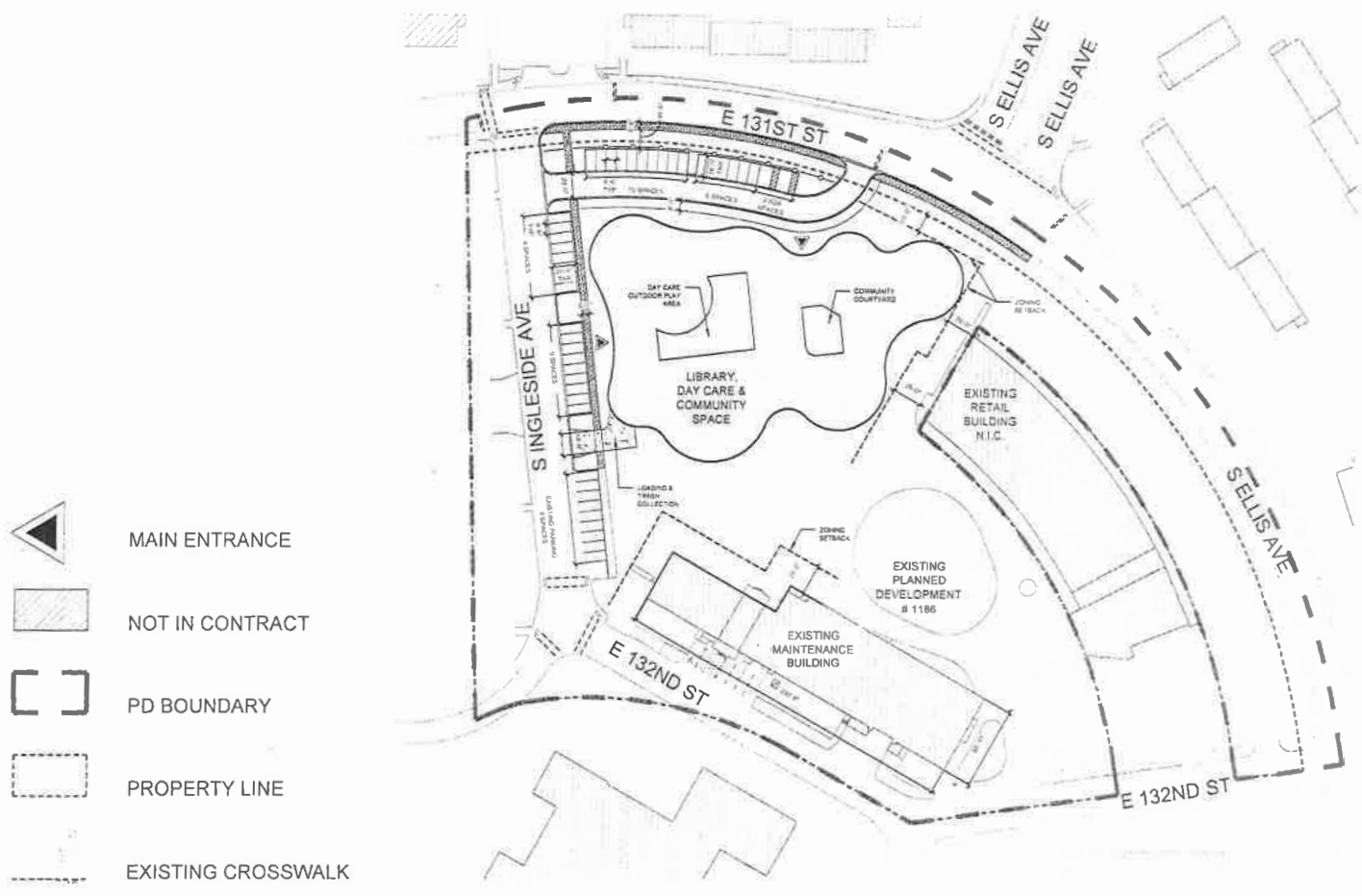
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



SITE PLAN



NORTH

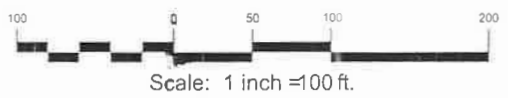
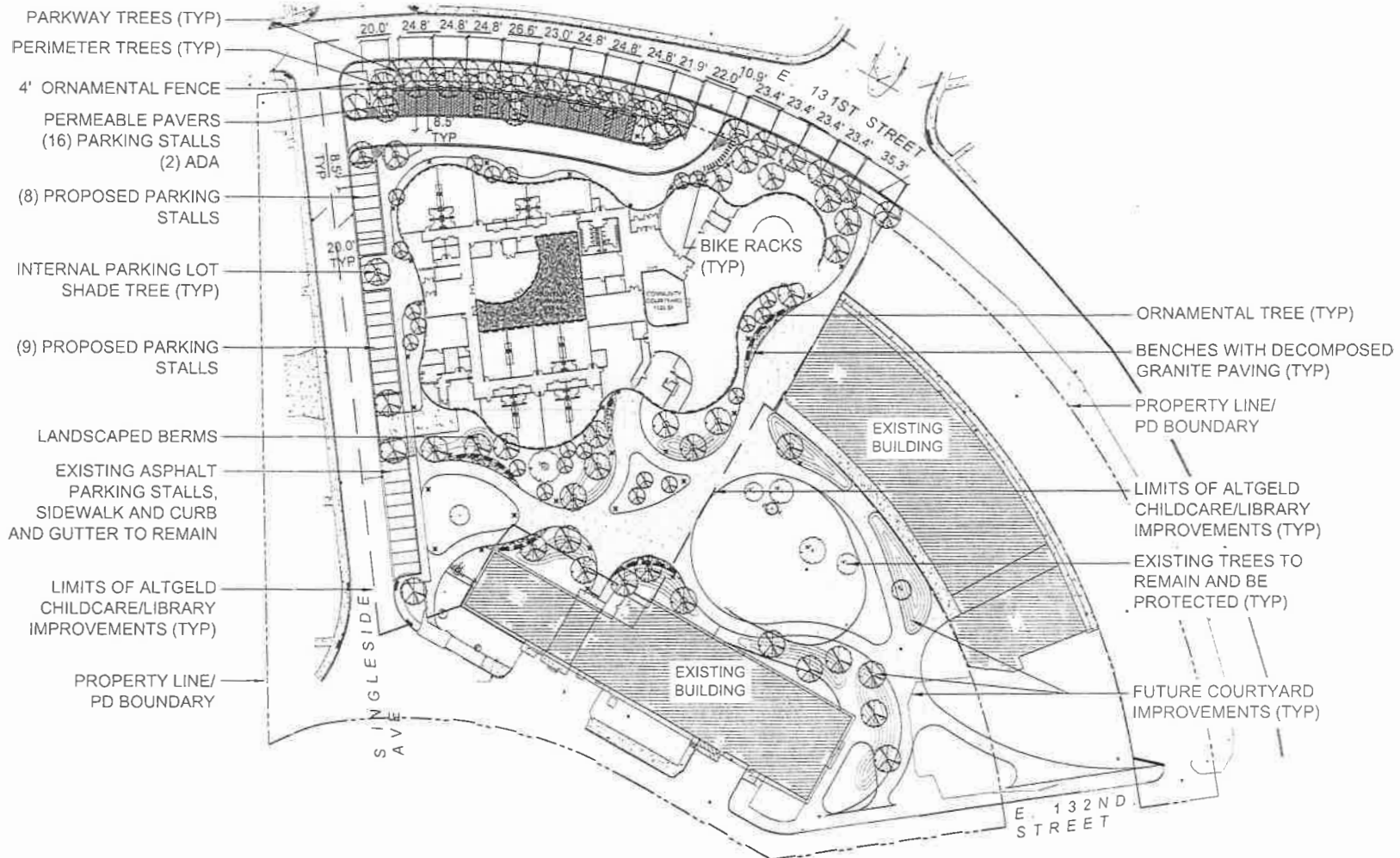
SCALE: 1/128" = 1'-0"

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 955 E 131ST STREET, CHICAGO, IL

INSTITUTIONAL PLANNED DEVELOPMENT
 ALTGELD GARDENS LIBRARY, DAY CARE AND
 COMMUNITY SPACE

DATE: JUNE 21, 2017

KOO LLC
 53 W JACKSON BLVD,
 STE 215
 CHICAGO, IL 60604
 312.235.0920 P



LANDSCAPE PLAN



















APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 955 E 131ST STREET, CHICAGO, IL

INSTITUTIONAL PLANNED DEVELOPMENT
 ALTGELD GARDENS LIBRARY, DAY CARE AND
 COMMUNITY SPACE

KOO LLC
 53 W JACKSON BLVD.
 STE 215
 CHICAGO, IL 60604
 312.235.0920 P

DATE: JUNE 21, 2017

LEGEND:

	PROPERTY LINE/ PD BOUNDARY		EXISTING TREE TO REMAIN
	LIMITS OF WORK		SHADE TREE
	BUILDING		ORNAMENTAL TREE
	CONCRETE WALK		LIGHT
	PERMEABLE PAVERS		TRASH CAN
	RUBBER SURFACE		BENCH
	DECOMPOSED GRANITE		BIKE RACKS
	4' ORNAMENTAL FENCE		SIGHT TRIANGLE

Vehicular Use Area Calculation

Proposed Vehicular Use Area:	<input type="text" value="12,055"/> SF
Internal Landscape Required (7.5%):	<input type="text" value="904"/> SF required
Total Internal Landscape Provided:	<input type="text" value="2,318"/> SF
Internal Trees required as part of internal landscape area: (at 1 tree per 125 SF of req. internal landscape area)	<input type="text" value="7"/> Trees required
Existing Internal Trees:	0
Proposed Internal Trees:	7
Total Internal Trees Provided:	<input type="text" value="7"/> Trees provided

Landscape Ordinance Analysis

Parkway Trees Required:	<input type="text" value="16"/> Trees required
Existing Parkway Trees:	0
Proposed Parkway Trees:	14
Total Parkway Trees Provided:	<input type="text" value="14"/> Trees provided
<i>Note: The number of parkway trees provided may be less than the number of trees required due to locations of existing trees and required tree clearances from bus stops, light poles, driveways, and intersections.</i>	
Perimeter Trees required: (at 1 tree per 25 LF of perimeter landscape area)	<input type="text" value="11"/> Trees required
Existing Perimeter Trees:	0
Proposed Perimeter Trees:	11
Total Perimeter Trees Provided:	<input type="text" value="11"/> Trees provided

LEGENDS AND DATA TABLES

APPLICANT: CHICAGO HOUSING AUTHORITY
ADDRESS: 955 E 131ST STREET, CHICAGO, IL

INSTITUTIONAL PLANNED DEVELOPMENT
ALTGELD GARDENS LIBRARY, DAY CARE AND
COMMUNITY SPACE

DATE: JUNE 21, 2017

 KOO LLC
53 W JACKSON BLVD.
STE 215
CHICAGO, IL 60604
312.235.0920 P

Plant Schedule

Qty.	Key	Botanical name	Common name	Size	Notes
SHADE TREES					
0	GBP	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	3" cal.	B&B
0	GYD	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	3" cal.	B&B
0	QUB	<i>Quercus bicolor</i>	Swamp White Oak	3" cal.	B&B
0	QUM	<i>Quercus macrocarpa</i>	Bur Oak	3" cal.	B&B
0	TAD	<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Bald Cypress	4" cal.	B&B
0	UJP	<i>Ulmus japonica</i> x <i>pumila</i> 'New Horizon'	New Horizon Elm	3" cal.	B&B
0	ULM	<i>Ulmus</i> x 'Morton'	Morton Hybrid Elm	3" cal.	B&B
ORNAMENTAL TREES					
0	AMG	<i>Amelanchier grandiflora</i> 'Autum Brilliance'	Autumn Brilliance Apple Serviceberry	8' Ht.	B&B, multi-stem
0	CEC	<i>Cercis canadensis</i>	Eastern Redbud	8' Ht.	B&B, multi-stem
0	CFC	<i>Crataegus crusgalli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	3" cal.	B&B
0	OSV	<i>Ostrya virginiana</i>	American Hophornbeam	3" cal.	B&B
0	SYR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	4" cal.	B&B
DECIDUOUS SHRUBS					
0	ARM	<i>Aronia melanocarpa</i> 'Morton'	Iroquois Beauty Black Chokeberry	3 gallon	
0	CEA	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweek	5 gallon	
0	HYA	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24" Ht.	B&B
0	HYQ	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	24" Ht.	B&B
0	PHO	<i>Physocarpus opulifolius</i>	Common Ninebark	24" Ht.	B&B
0	RHA	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" Ht.	B&B
EVERGREEN SHRUBS					
0	BUM	<i>Buxus</i> 'Glencoe'	Glencoe Boxwood	12" Ht.	B&B
0	BUB	<i>Buxus</i> KLML Beaver Creek		24" Ht.	B&B
0	JUH	<i>Juniperus horizontalis</i>	Creeping Juniper	#3 Container	B&B
0	TAD	<i>Taxus media</i> 'Densiformis'	Densiform Yew	24" Ht.	B&B
0	TAT	<i>Taxus media</i> 'Tauntonii'	Taunton Yew	24" Ht.	B&B
0	THW	<i>Thuja occidentalis</i> 'Hetz Wintergreen'	Hetz Wintergreen Eastern Arborvitae		B&B
0	THT	<i>Thuja occidentalis</i> 'Techny'	Techny Eastern Arborvitae		B&B

PLANT PALETTE

APPLICANT: CHICAGO HOUSING AUTHORITY
ADDRESS: 955 E 131ST STREET, CHICAGO, IL

INSTITUTIONAL PLANNED DEVELOPMENT
ALTGELD GARDENS LIBRARY, DAY CARE AND
COMMUNITY SPACE

DATE: JUNE 21, 2017

 KOO LLC
53 W JACKSON BLVD.
STE 215
CHICAGO, IL 60604
312.235.0920 P

Plant Schedule

Qty.	Key	Botanical name	Common name	Size	Notes
PERENNIALS					
0	ASE	Allium x 'Summer Beauty'	Summer Beauty Allium	1 gal.	18" o.c.
0	ASC	Astilbe chinensis	Chinese Astilbe	1 gal.	18" o.c.
0	CAB	Carex bromoides	Brome-like Sedge	1 gal	18" o.c.
0	CAF	Carex flacca	Blue Sedge	1 gal	18" o.c.
0	CAP	Carex pennsylvanica	Pennsylvania Sedge	1 gal	18" o.c.
0	CHL	Chasmanthium latifolium	Wood Oats	1 gal	18" o.c.
0	GES	Geranium sanguineum	Blood Red Geranium	1 gal	18" o.c.
0	HEC	Heuchera 'Citronella'	Citronella Heuchera (Coralbells)	1 gal	18" o.c.
0	HEP	Heuchera 'Palace Purple'	Palace Purple Heuchera (Coralbells)	1 gal	18" o.c.
0	MAS	Matteuccia struthiopteris	Ostrich Fern	1 gal	18" o.c.
0	MOB	Mondarda bradburiana	Eastern Bee Balm	1 gal	18" o.c.
0	NEF	Nepeta faassenii	Faassenii Catmint	1 gal	18" o.c.
0	PEA	Perovskia atriplicifolia	Russian Sage	1 gal	18" o.c.
0	POA	Polystichum aristichoides	Christmas Fern	1 gal	18" o.c.
0	SAN	Salvia nemorosa 'Mainacht'	Purple Sage	1 gal	18" o.c.
0	VER	Veronica spicata 'Rotfuchs'	Pink Speedwell	1 gal	18" o.c.
ORNAMENTAL GRASSES					
0	CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	24" o.c.
0	PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal	24" o.c.
0	PEN	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	24" o.c.
0	SCS	Schizachyrium scoparium	Little Bluestem Grass	1 gal	24" o.c.
0	SPH	Sporobolus heterolepis	Prairie Dropseed	1 gal	24" o.c.
GROUNDCOVER AND VINES					
0	PAR	Parthenocissus tricuspidata	Boston Ivy	1 gal.	as indicated on plan
0	WAT	Waldsteinia ternata	Barren Strawberry	4" pots	12" o.c.
BULBS					
0	ALP	Allium aflatanense 'Purple Sensation'	Purple Allium	top size	12" o.c.
0	ALJ	Allium moly 'Jeannine'	Yellow Allium	top size	12" o.c.
0	CRT	Crocus tommasianus	Crocus	top size	12" o.c.
0	NAK	Narcissus 'King Alfred'	Daffodil	top size	12" o.c.
0	NAJ	Narcissus thalia	Daffodil	top size	12" o.c.
0	SCS	Scilla siberica	Siberian Squill	top size	6" o.c.

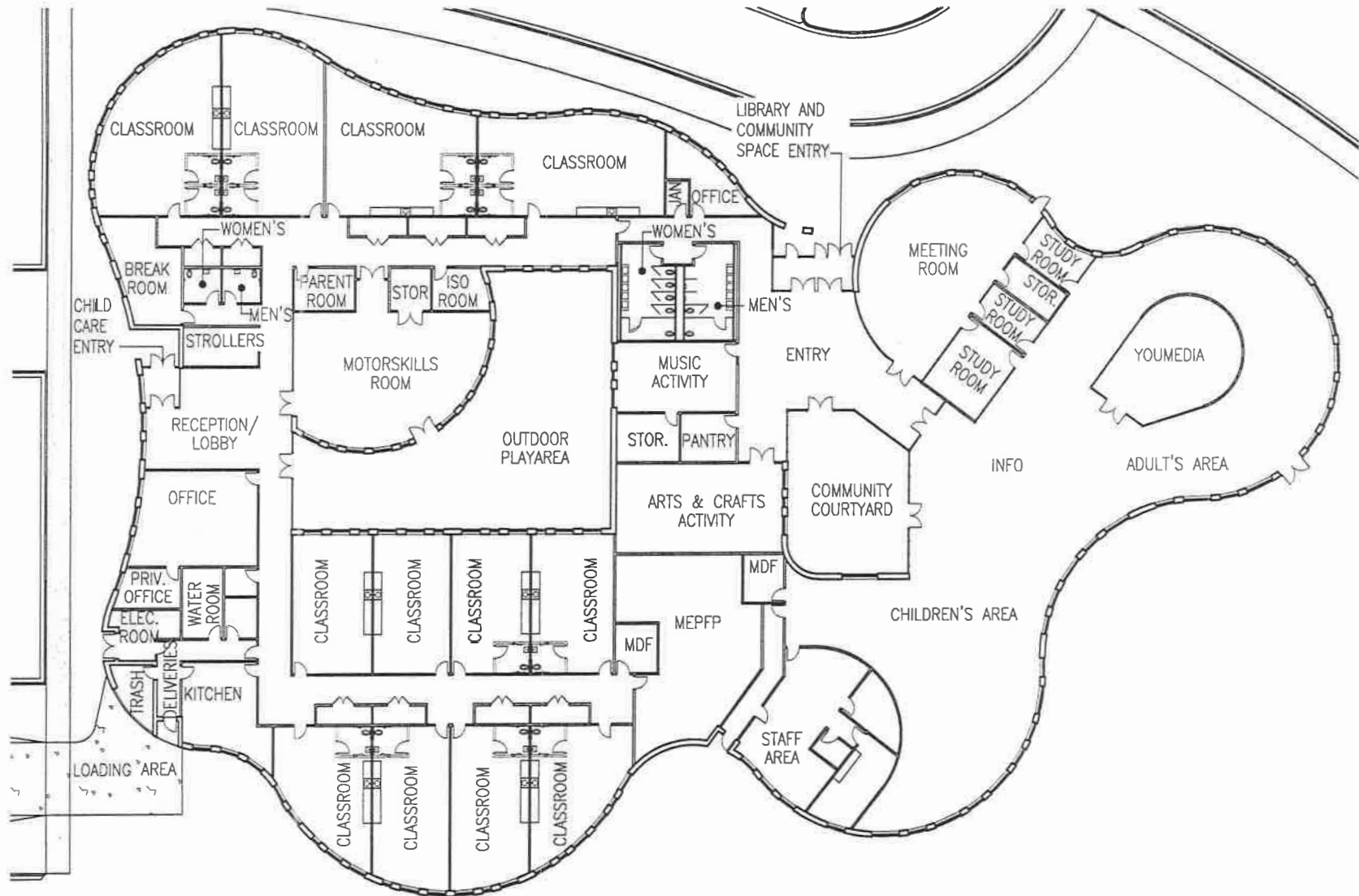
PLANT PALETTE

APPLICANT: CHICAGO HOUSING AUTHORITY
ADDRESS: 955 E 131ST STREET, CHICAGO, IL

INSTITUTIONAL PLANNED DEVELOPMENT
ALTGELD GARDENS LIBRARY, DAY CARE AND
COMMUNITY SPACE

DATE: JUNE 21, 2017

 KOO LLC
 53 W JACKSON BLVD,
 STE 215
CHICAGO, IL 60604
312.235.0920 P



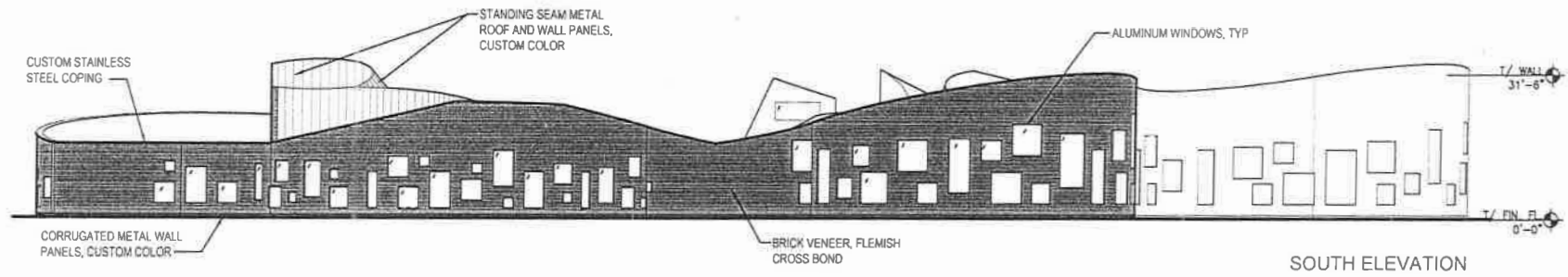
FLOOR PLAN

APPLICANT CHICAGO HOUSING AUTHORITY
ADDRESS: 955 E 131ST STREET, CHICAGO, IL

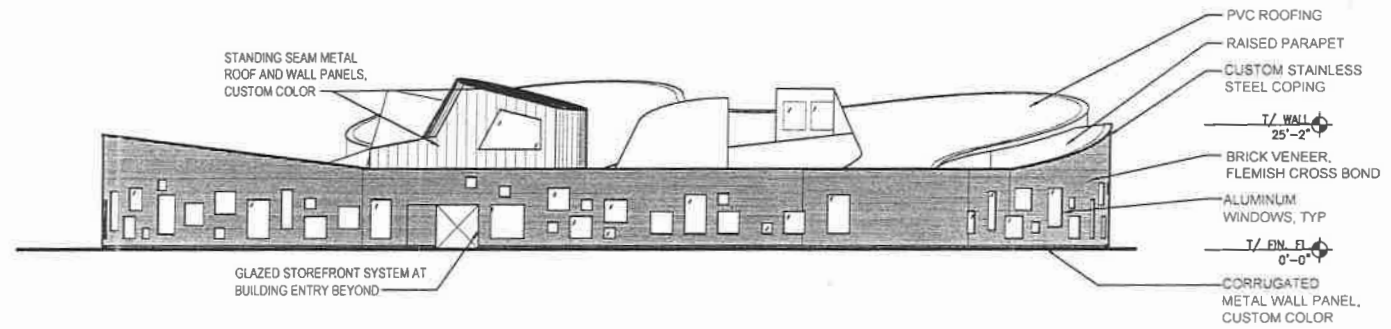
INSTITUTIONAL PLANNED DEVELOPMENT
ALTGELD GARDENS LIBRARY, DAY CARE AND
COMMUNITY SPACE

DATE: JUNE 21, 2017

KOO LLC
53 W JACKSON BLVD.
STE 215
CHICAGO, IL 60604
312.235.0920 P



SOUTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS

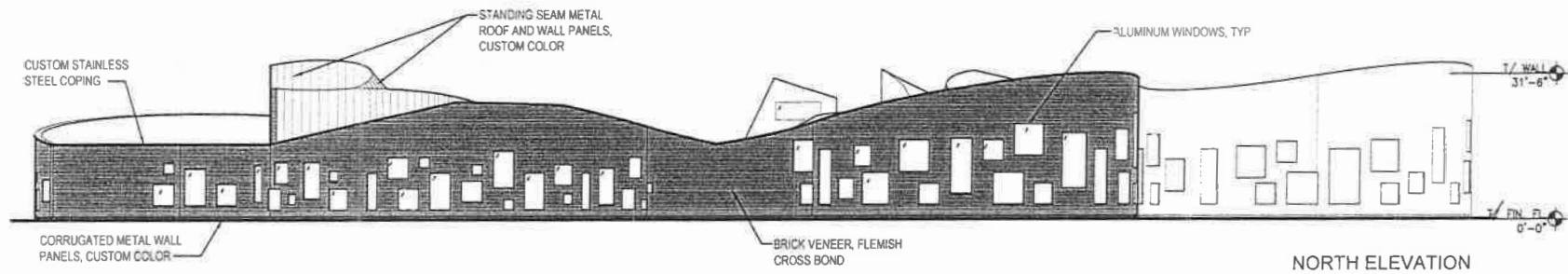


APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 955 E 131ST STREET, CHICAGO, IL

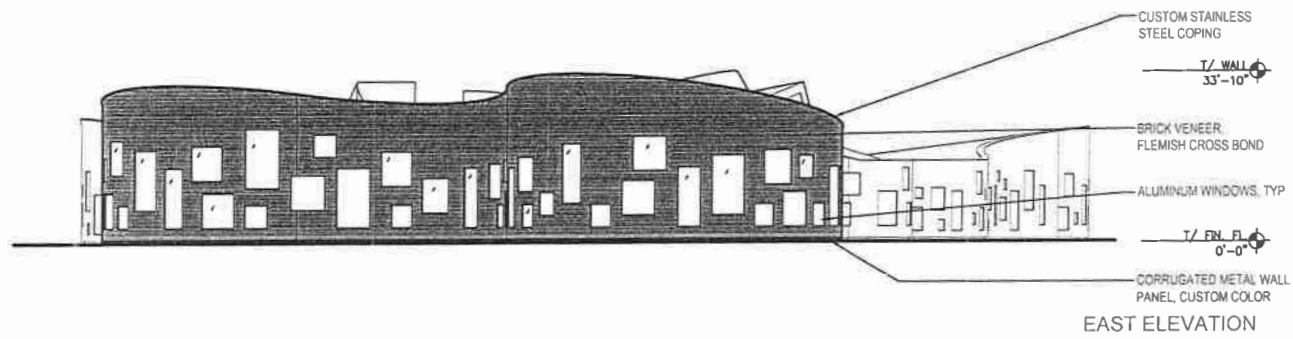
INSTITUTIONAL PLANNED DEVELOPMENT
 ALTGELD GARDENS LIBRARY, DAY CARE AND
 COMMUNITY SPACE

DATE: JUNE 21, 2017


 KOO LLC
 53 W JACKSON BLVD,
 STE 215
 CHICAGO, IL 60604
 312 235 0920 P



NORTH ELEVATION



EAST ELEVATION

BUILDING ELEVATIONS

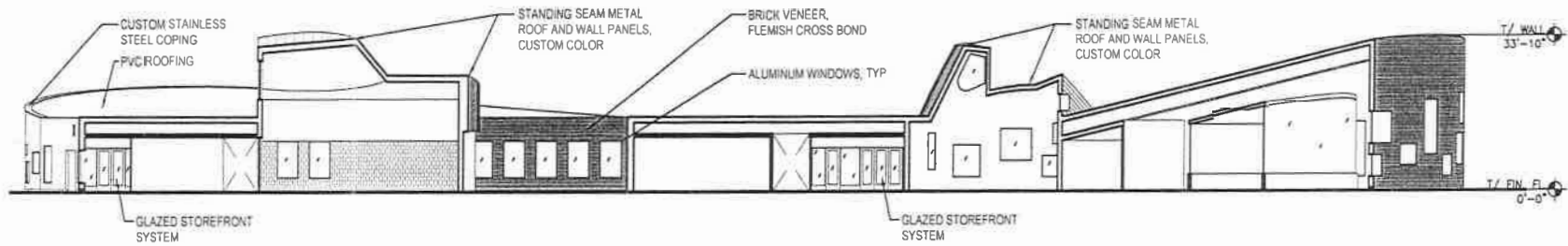


APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 955 E 131ST STREET, CHICAGO, IL

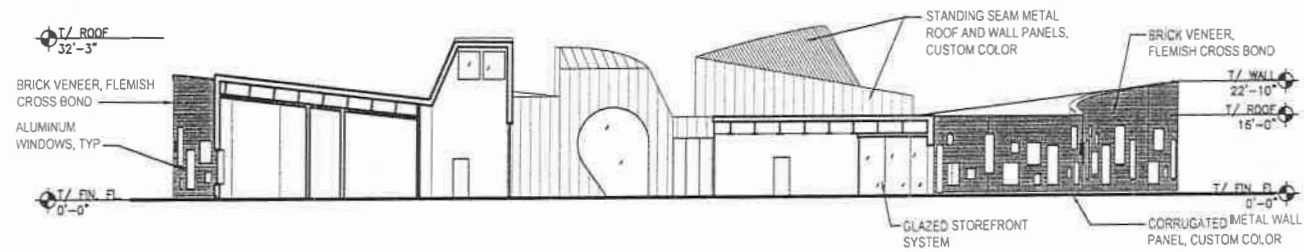
INSTITUTIONAL PLANNED DEVELOPMENT
 ALTGELD GARDENS LIBRARY, DAY CARE AND
 COMMUNITY SPACE

DATE: JUNE 21, 2017

KVO KOO LLC
 53 W JACKSON BLVD.
 STE 215
 CHICAGO, IL 60604
 312 235 0920 P



BUILDING LONGITUDINAL SECTION - LOOKING NORTH



BUILDING CROSS SECTION - LOOKING WEST

BUILDING SECTIONS

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 955 E 131ST STREET, CHICAGO, IL

INSTITUTIONAL PLANNED DEVELOPMENT
 ALTGELD GARDENS LIBRARY, DAY CARE AND
 COMMUNITY SPACE

DATE: JUNE 21, 2017


 KOO LLC
 53 W JACKSON BLVD,
 STE 215
 CHICAGO, IL 60604
 312 235.0920 P

17304

Reclassification Of Area Shown On Map No. 32-D.
(As Amended)
(Application No. 17304)
(Common Address: E. 131st St. And S. Ellis Ave.)

[SO2011-5467]

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 RS1 Residential District symbols and indications as shown on Map Number 32-D in the area bounded by:

the land lying southerly of East 131st Street, westerly of South Ellis Street, northerly of the centerline of East 132nd Street and easterly of the sidewalk running along the west side of South Ingleside Avenue, except for Permanent Index Number 25-35-100-006-0000 and its easterly and westerly lines extended to the centerline of East 132nd Street,

to the designation of Planned Development Number 1186, which is hereby established in the area 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 2. This ordinance takes effect after its passage and due publication.

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

Plan Of Development Statements.

PD 1186

1. The net site area delineated herein for this proposed planned development consists of approximately 287,178 square foot (+/-6.59 acres) of property (the "Property") which is depicted on the attached Planned Development Boundary and Property Line Map. The Chicago Housing Authority is the owner of said Property and is the applicant ("Applicant") for this planned development.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, including but not limited to revision or amendments to any established redevelopment plans or agreements, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approved by the Chicago 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 or 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 lessees (including any condominium or homeowners' association which may be

formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) 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 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 lessors. Any agreements among property owners, the board of directors or members of any property owners association, or covenant binding property owners, may designate an authorized party for any future amendment, modification or change.

4. This plan of development consists of these seventeen (17) statements and the following exhibits: a Bulk Regulations and Data Table; an existing Zoning Map; an existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; a Site Plan; Landscape Plans; and Building Elevations, all dated October 20, 2011. Full size copies of the foregoing plans and elevations will be filed with the Department of Housing and Economic Development ("Department"). The planned development is applicable to the area delineated herein 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.
5. The following uses are permitted within the planned development: school, day care, parks and recreation, community centers, office, accessory parking and accessory uses.
6. On-premises signs and temporary signs such as construction and identification 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation ("CDOT"). 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 CDOT. All work proposed in the public way must be designed and constructed in accordance with the CDOT's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Off-street parking and loading facilities shall be provided in compliance with this planned development. A minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped.
8. For purposes of height measurement, the definitions in the Zoning Ordinance, shall apply. The height of any building or any appurtenance attached hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations as measured by the Zoning Ordinance and shall also be subject to the height limitations established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio calculations and floor area measurements, the definitions of the Zoning Ordinance shall apply.

10. The development of the Property shall be in accordance with the Chicago Stormwater Management Ordinance Manual and the Regulations for Sewer Construction and Stormwater Management.
11. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings under Section 13-32-125 of the Municipal Code of Chicago, or any other provision of that Code.
12. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
13. The terms, conditions and exhibits of this the planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance by the Commissioner of the Department 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, provided that such modifications are minor, appropriate and consistent with the nature of the improvements contemplated by this amended planned development and the purposes underlying the provisions hereof.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. All development shall conform to the Department's "Sustainable Development Policy Matrix" in effect on the date of approval of this planned development. Notwithstanding the foregoing, the commissioner shall have the right to consider alternative proposals proposed by the Applicant in furtherance of achieving sustainability objectives on the Property and may approve the same. The child care facility and office building shall be Leadership Energy and Environmental Design ("LEED") Green Building Rating System Certified Silver. The Applicant shall also provide vegetated ("green") roof totaling a minimum of 25 percent of the net roof area of all buildings. The term ("Net Roof Area") shall be defined as the total area of the roof minus any required perimeter setbacks rooftop structures and roofmounted equipment. The green roof on the office building is approximately 12,000 square feet or 50 percent of the green roof area. The green roof on the day care building will be approximately 5,500 square feet or 25 percent of the green roof area. The development's landscaped areas will include a combination of native and adaptive vegetation and plant species and open grid paving will be utilized as part of the site's stormwater management plans. Building systems are being designed to exceed ASHRAE 90.1-2004 standards.
15. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
16. 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 improvements on the property shall be

17304

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.

- 17. Unless substantial construction of the improvements contemplated herein within this planned development, as proven by the issuance of building permits, has commenced within six (6) years of the effective date of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically convert back to its prior zoning of an R-1 Residential District classification. The six-year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; a Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Office Elevations; and Early Childhood Education Center Elevations referred to in these Plan of Development Statements printed on pages 17117 through 17127 of this *Journal*.]

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

Plan Of Development.

Bulk Regulation And Data Table.

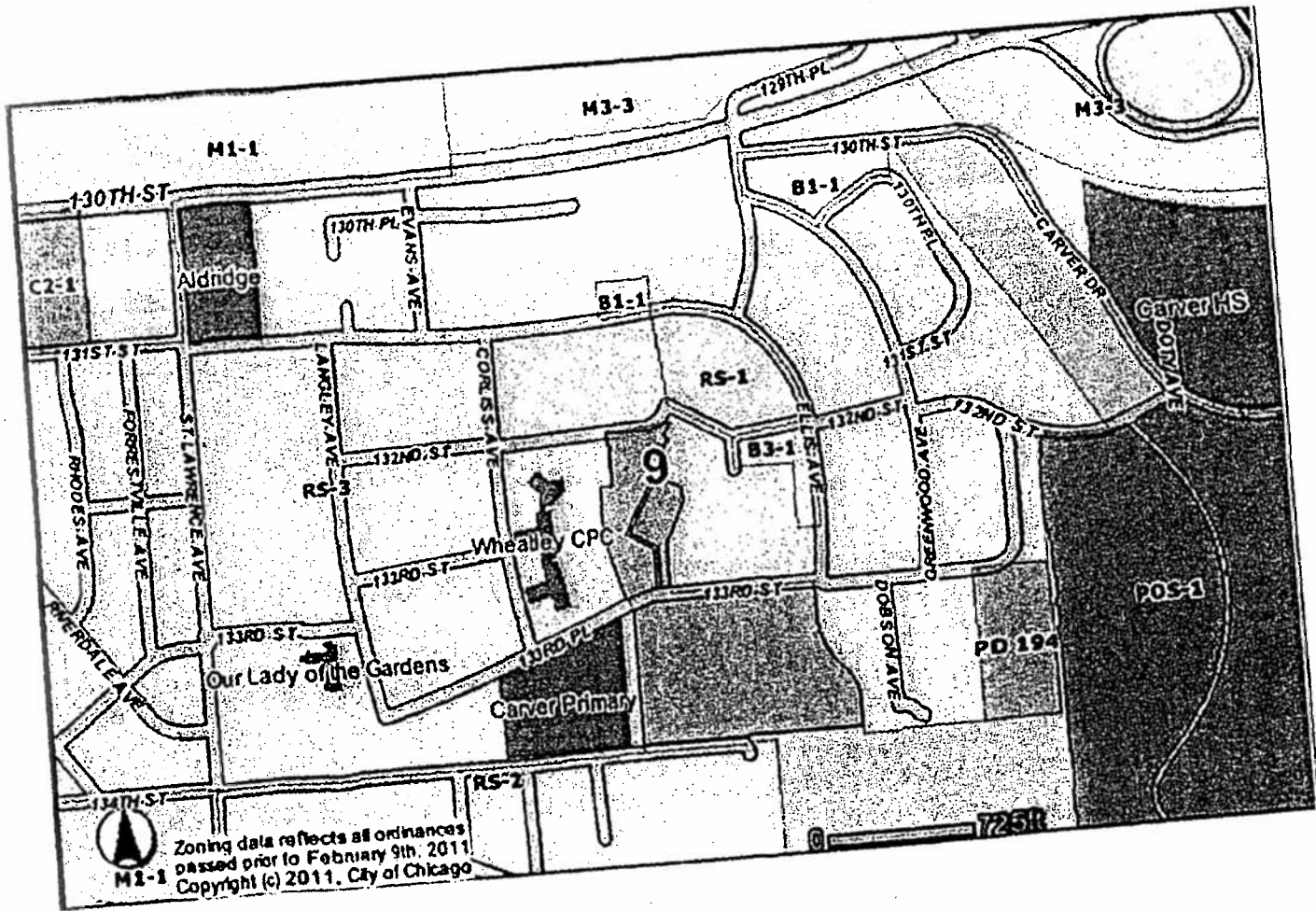
Gross Site Area: 287,178 square feet (+/- 6.59 acres) = Net Site Area: 254,110 square feet (+/- 5.83 acres) + Area Remaining in Public Right-Of-Way: 33,068 square feet (+/- 0.76 acres)

Maximum permitted Floor Area Ratio for Total Net Site Area:	2.0
Minimum number of Off-street parking spaces:	75
Off-street loading:	per B3-2 requirements
Minimum periphery setbacks:	15 feet
Minimum distances between buildings:	25 feet
Maximum height of buildings:	37 feet
Maximum percent of land covered (For Total Net Site Area):	50%

11/16/2011

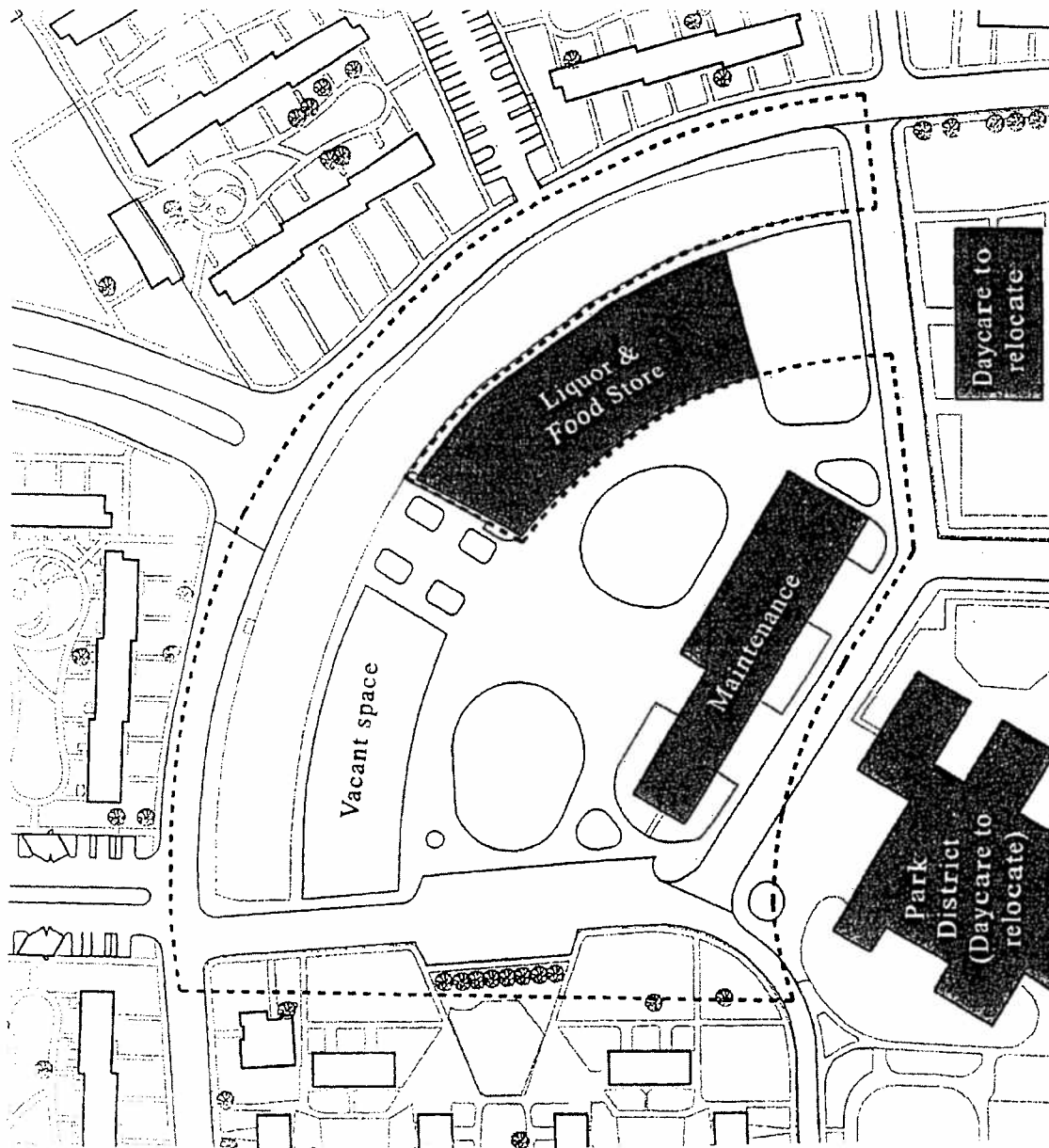
REPORTS OF COMMITTEES

Existing Zoning Map.



17117

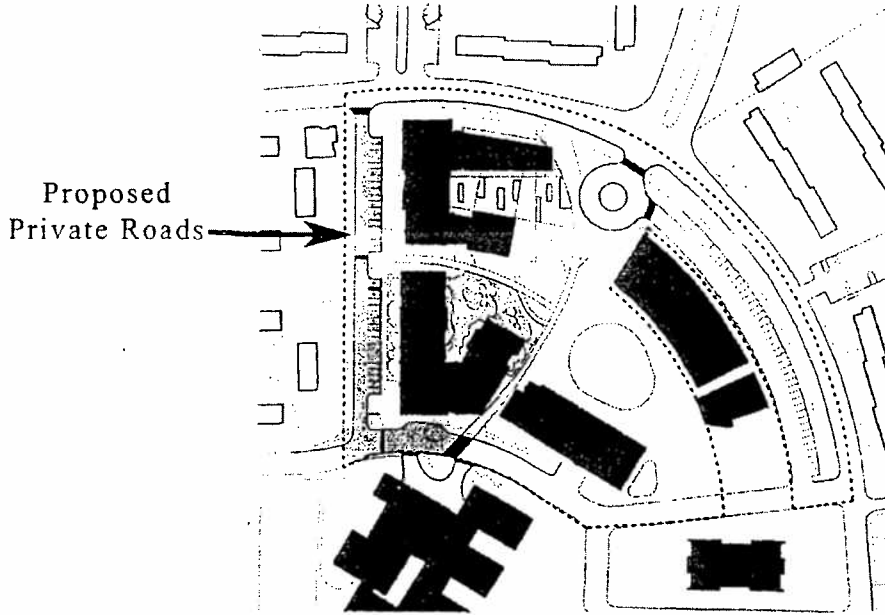
Existing Land-Use Map.



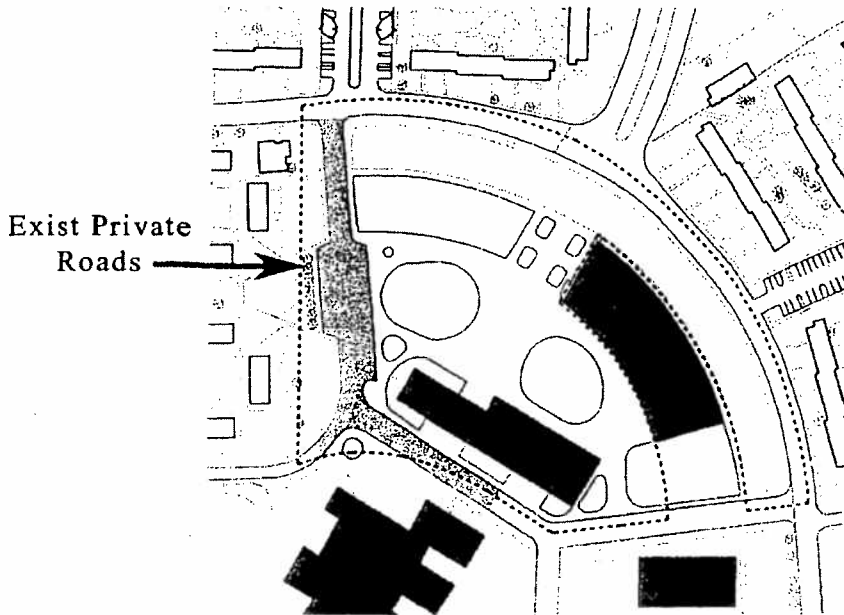
Adjustment To Right-Of-Way Map.

Adjustments to ROW

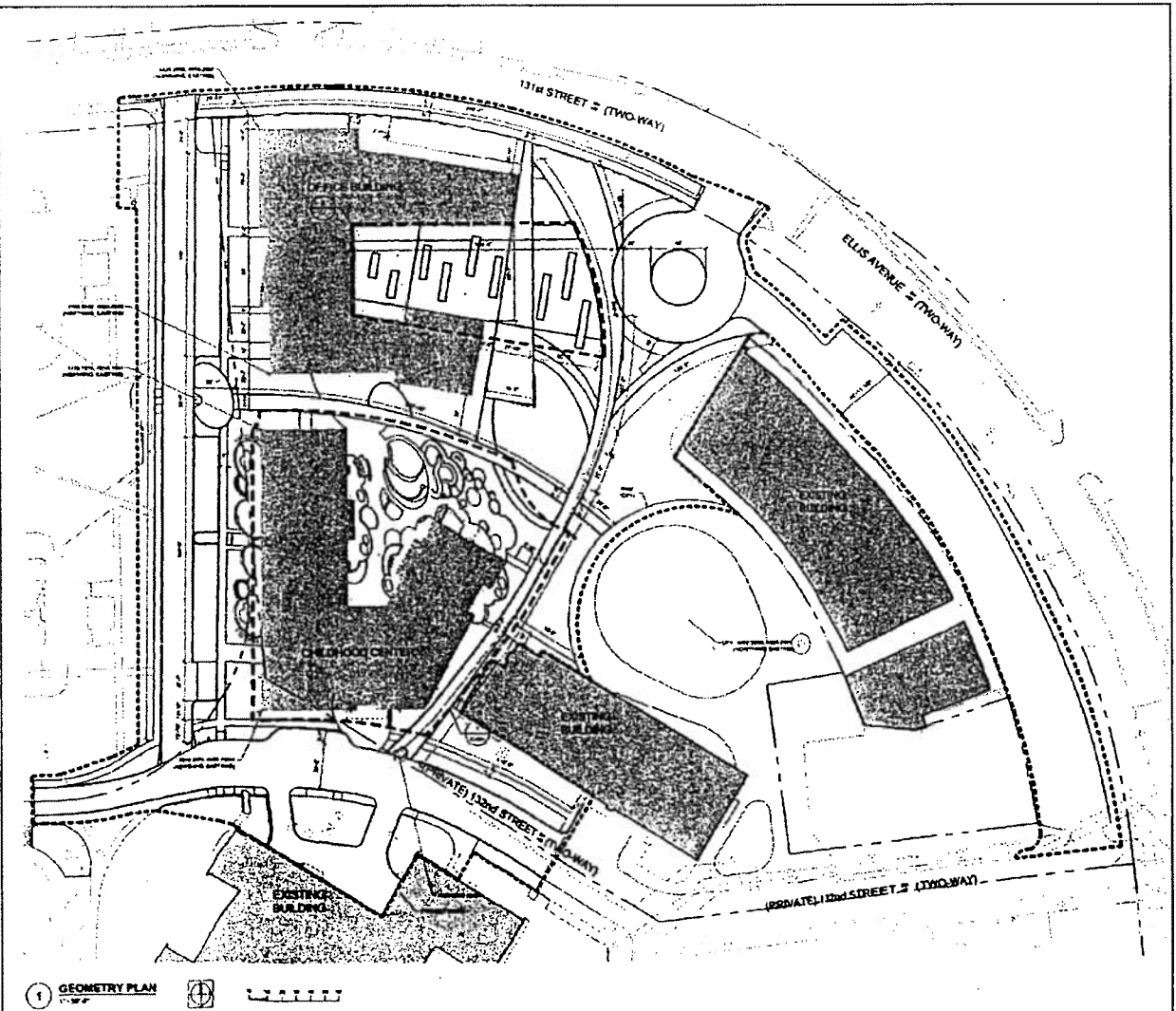
Note: These are private roads on private property, no adjustments are being made to public ROW



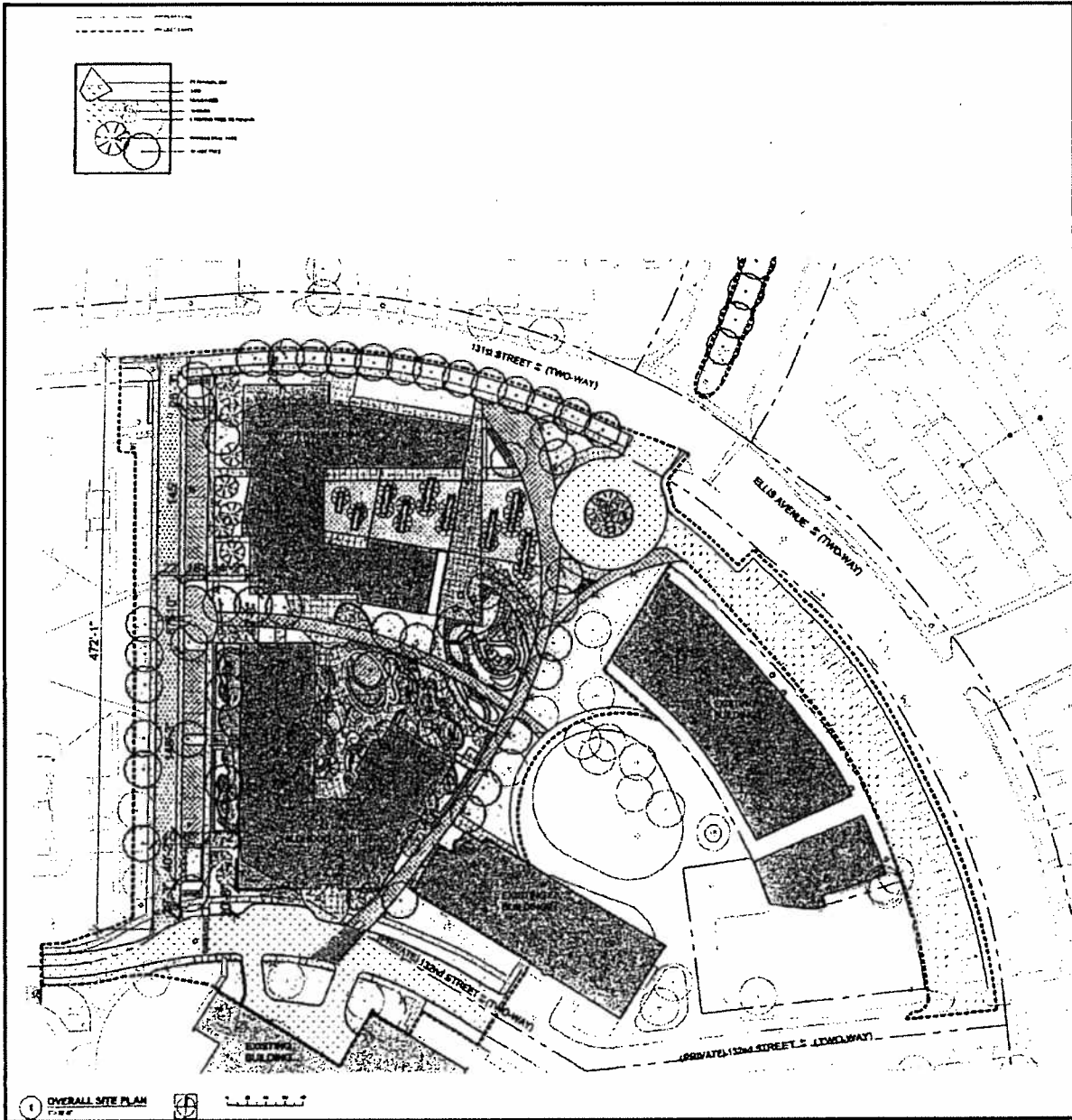
Note: These are existing private roads.

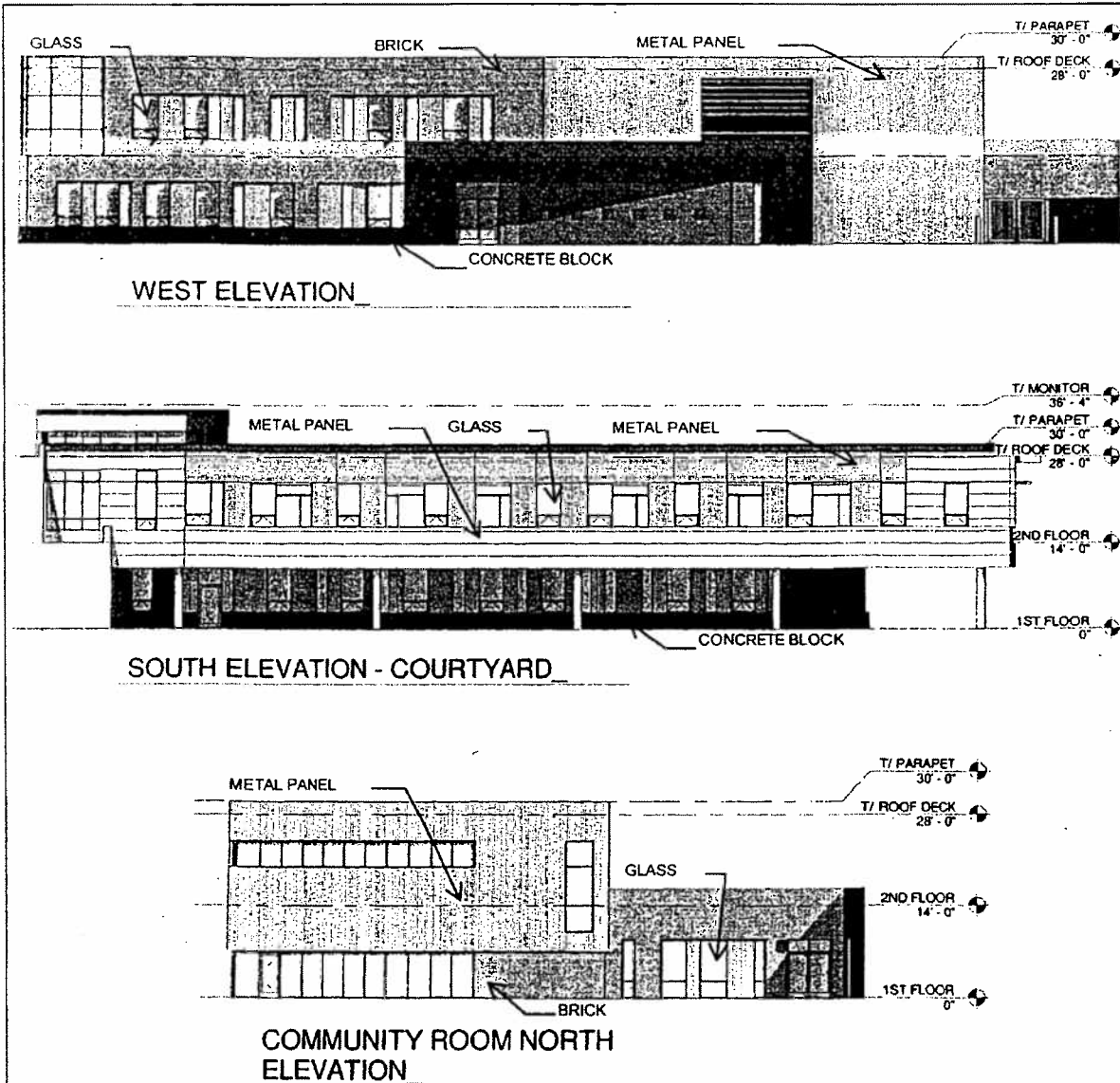


Site Plan.



Landscape Plan.





(Page 1 of 3)

Office Elevations.

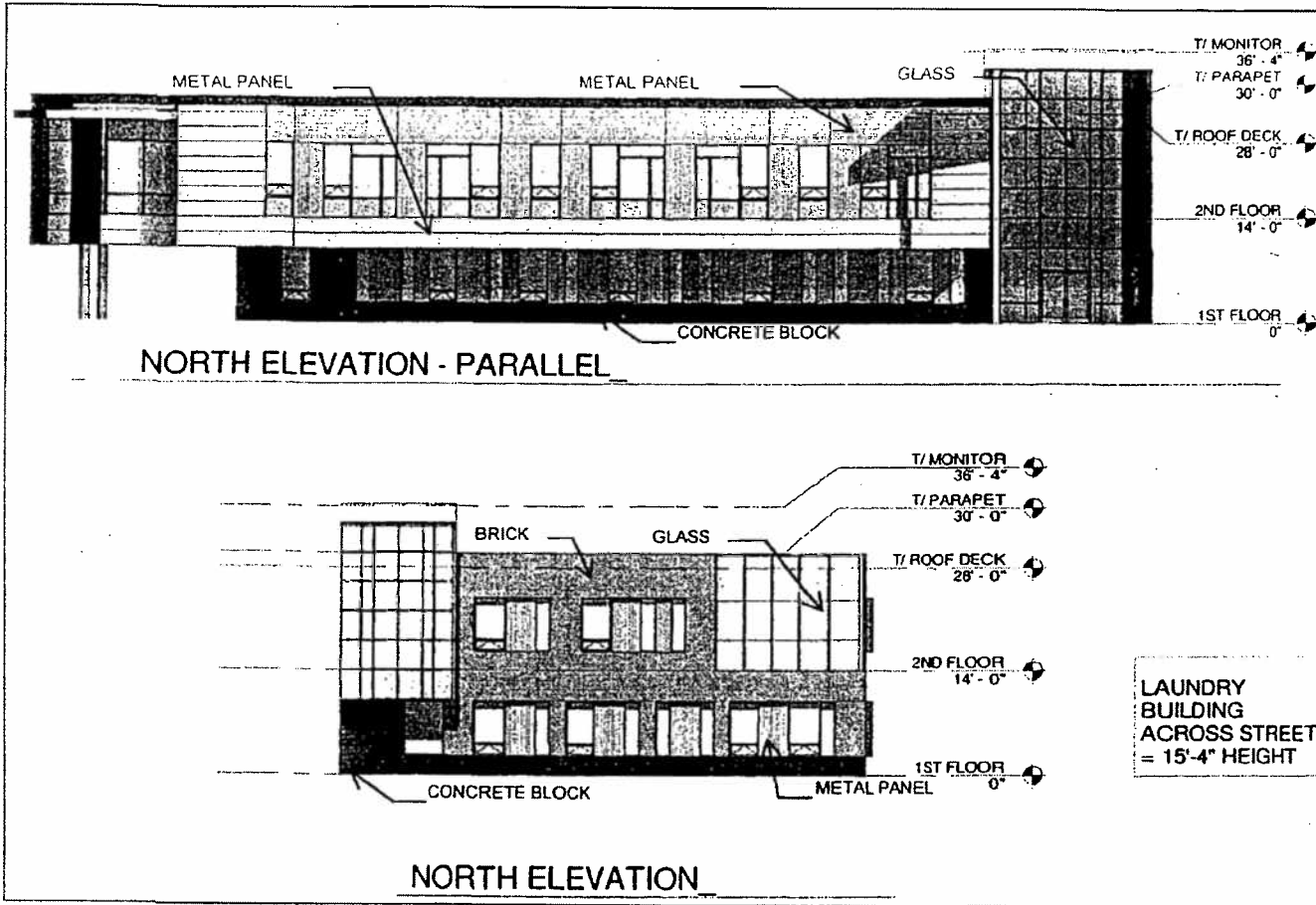
11/16/2011

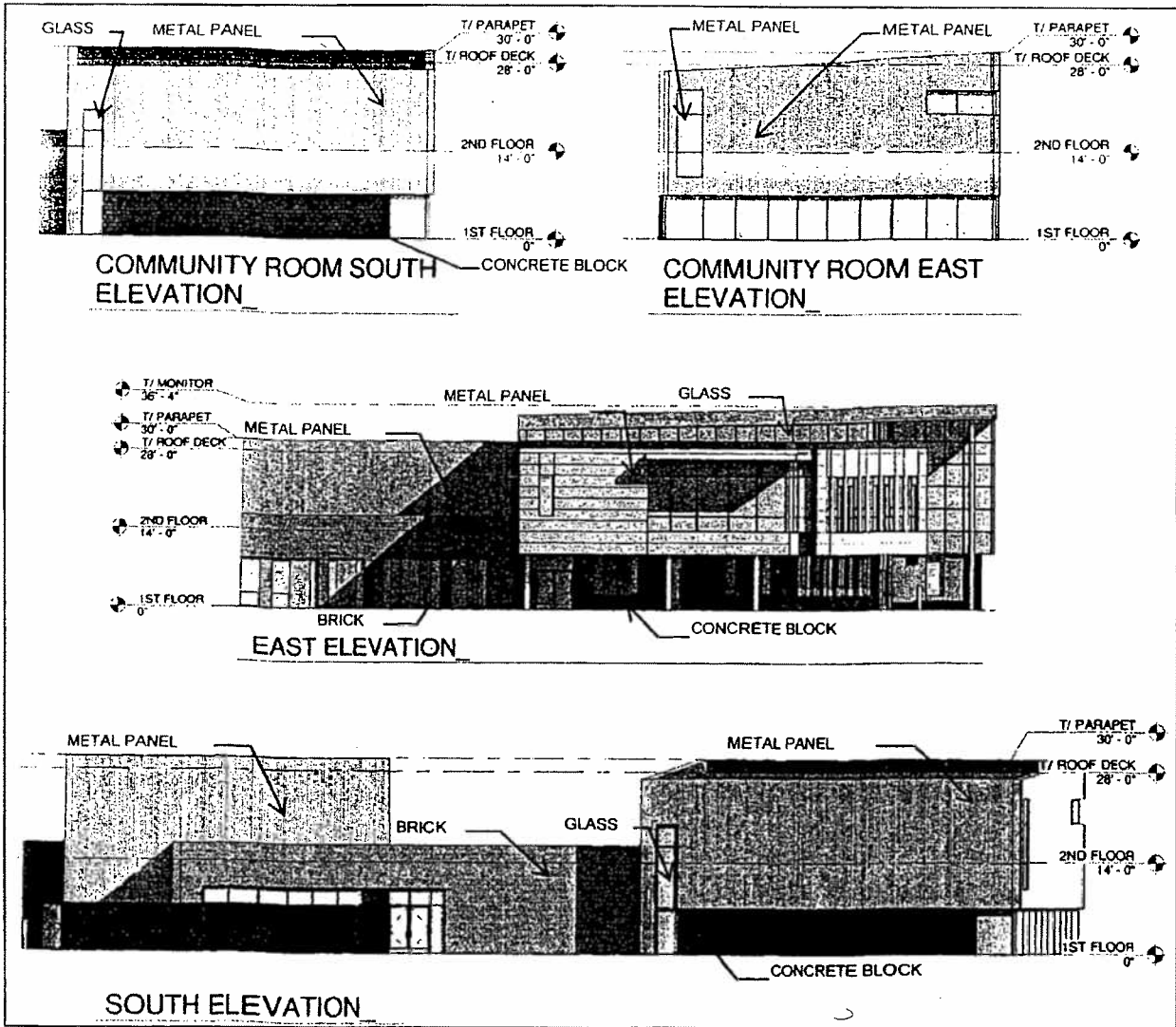
REPORTS OF COMMITTEES

17123

Office Elevations.

(Page 2 of 3)



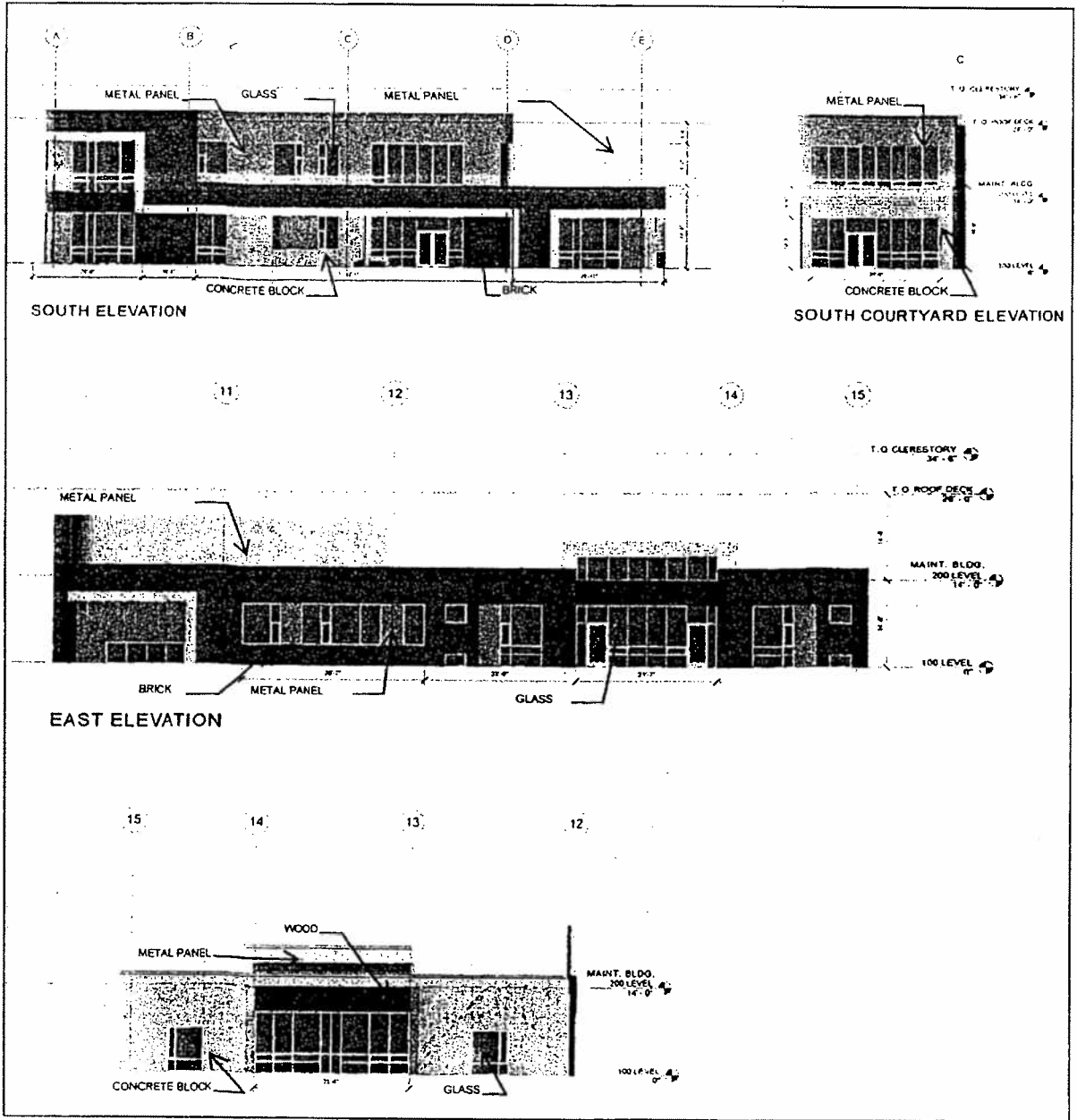


Office Elevations.
 (Page 3 of 3)

11/16/2011

REPORTS OF COMMITTEES

17125



(Page 1 of 2)

Early Childhood Education Center Elevations.

Early Childhood Education Center Elevations.

(Page 2 of 2)

