



City of Chicago



O2013-4837

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 6/5/2013 |
| Sponsor(s): | Burns, William D. (4) |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 2-F at 738-742 S Dearborn St |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

Janice
Introduced

ORDINANCE


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 Residential Planned Development Number 512 symbols and indications as shown on Map No 2-F in the area bounded by

A line 75.20 feet north of West Polk Street; South Dearborn Street; West Polk Street; and South Federal Street

to those of DX-12 Downtown Mixed-Use District

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



William D. Burns
Alderman, 4th Ward

Common Address of Property: **738-42 South Dearborn Street**

recommending that the City Council pass said proposed ordinances amending the Chicago Zoning Ordinance by reclassifying particular areas.

On motion of Alderman Banks, the said proposed ordinances were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Roti, Rush, Tillman, T. Evans, Bloom, Steele, Beavers, Dixon, Shaw, Vrdolyak, Huels, Fary, Madrzyk, Burke, Langford, Streeter, Kellam, Rugai, Trounman, J. Evans, Garcia, Laski, Soliz, Gutierrez, Butler, E. Smith, Burrell, Gabinski, Mell, Austin, Kotlarz, Banks, Cullerton, O'Connor, Pucinski, Natarus, Eisendrath, Hansen, Levar, Shiller, M. Smith, Clarke, Stone -- 43.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Said ordinances, as passed, read as follows (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 2-F.
(As Amended)*

R.P.D. 512

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 C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 2-F in the area bounded by:

a line 75 feet north of West Polk Street; South Dearborn Street; West Polk Street; and South Federal Street,

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

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

Plan of Development attached to this ordinance reads as follows:

3/15/91

3/15/91

~~UNFINISHED BUSINESS~~

31735

Planning

Submitted by

Walters,
Deeter,
Cutler,
Ryton,
Smith,

was

se

Residential Planned Development. 512
(As Amended)

Statements.

1. The area delineated herein as Residential Planned Development ("Planned Development") consists of approximately 4,772 square feet as depicted on the attached property line map and is owned by Levcor Ltd. (General Partner of Dearborn/Polk St. Partners).
2. This Plan of Development consists of sixteen (16) statements, Use and Bulk Regulations and Data, and seven (7) exhibits, including: an Existing Zoning and Street System Map; a Boundary and Property Line Map; a Generalized Land Use Map; a proposed Site/Landscape Plan prepared by Tyler and Tyler, Inc., dated November 8, 1990 ("the Site/Landscape Plan"); and proposed West, East and South Elevations prepared by Tyler and Tyler, Inc., dated November 8, 1990 ("the Elevations"). Reduced copies of the exhibits are attached to this Planned Development submittal; full-size copies are on file with the Department of Planning. The Plan of Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
3. The applicant shall obtain all required reviews, approvals, licenses and permits required in connection with this Planned Development.
4. The permitted uses in the Planned Development are:

Multi-family residential dwelling units only above the ground level only; retail and service uses on the ground floor only; off-street parking; and off-street loading berth.
5. The ingress/egress drive shall be adequately designed and paved, in accordance with the regulations of the Department of Public Works 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. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.

6. All off-street parking and loading facilities will be provided in compliance with this Planned Development. The parking levels shall be screened from visibility from the street. The character and design of any screening of the parking facilities shall be subject to the review and approval of the Commissioner of the Department of Planning.
7. Any dedication or vacation of streets, alleys or easements, including any approval necessary for use of the public right-of-way or any adjustment of the right-of-way, shall require a separate submittal on behalf of the applicant and approval by the City Council. Any landmark approvals necessary in connection with the project shall be separately obtained prior to the Part II approval.
8. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted subject to the aforesaid approval.
9. The height of the proposed structure and any appurtenance attached thereto shall be subject, in addition to the Use and Bulk Regulations and Data, to:
 - (a) Height limitations as certified and approved by the Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
10. The location of retail space and all entrances and exits to the parking levels shall be designed and constructed in general conformance with the Site/Landscape Plan. The exterior landscaping, including street trees in the adjacent right-of-way, shall be designed and constructed in general conformance with the Landscape Plan. Mature trees consistent with existing landscaping along South Dearborn Street shall be installed in the Public Ways adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning.
11. To assure compatibility with the historic district character of the area, the proposed residential building shall be constructed in substantial conformity with the elevations.

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12. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the property as a designated agent of the property for the limited purposes of (1) receiving any and all zoning enforcement related or other zoning-related communication from the City in relation to and on behalf of the affected property owner or owners (provided, however, that nothing herein shall be constructed to mean that any owner of the property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development), and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the property. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the property or any rights therein.

13. A surface parking lot shall be allowed as an interim use for the present vacant lot. Prior to its improvement as set forth in the Planned Development, this surface parking lot shall be paved, landscaped, designed and constructed in accordance with the requirements of all applicable City of Chicago Departments, including the Department of Planning, Department of Public Works, Department of Driveways, Department of Streets and Sanitation and Bureau of Street Traffic. Any proposal for use of the subject site as a surface parking lot shall be submitted to the Department of Planning for review prior to any request for Plan of Development Part II approval. If subject vacant lot is not improved in accordance with the Planned Development or as a surface parking lot within a six-month period after Planned Development approvals, the lot shall be landscaped and maintained with landscaping in accordance with Department of Planning requirements.

14. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in effect on the date hereof.

15. Unless substantial construction of the proposed structure has commenced within 10 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of a C3-6 Commercial District.
16. Subject to the approvals of the Department of Public Works, Bureau of Electricity and the Department of Planning, the Applicant shall replace and maintain the existing streetlight standards adjacent to the property with decorative light standards of design compatible with the decorative light standards adjacent to the Dearborn Street Station located directly south of the subject site.

[Existing Zoning and Street System Map, Boundary and Property Line Map, Generalized Land Use Plan, Site/Landscape Plan, West Elevation, East Elevation and South Elevation attached to this Plan of Development printed on pages 31741 through 31747 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Planned Development Use And Bulk Regulations And Data.

Net Site Area: 4,772 square feet (0.1096 acres).

Description of Land Use: Multi-family residential dwelling units; retail and service uses; off-street parking; and off-street loading berth.

Maximum Floor Area Ratio: 16.55.

Minimum Required Upper Level Setbacks: In conformance with the Site/Landscape Plan and the Elevations.

Maximum Height: Roof of Residential Dwelling Units -- 204 feet; 0 inches.
Roof of Mechanical Penthouse -- 240 feet, 0 inches.

Maximum Number of Dwelling Units: 42.

Minimum Number of Parking Spaces: 24.

Maximum Number of Parking Spaces: 34.

Minimum Number of Loading Spaces: (1) 10 feet x 25 feet.

Minimum Ground Floor Area Devoted to Retail and Service Uses: 3,000 square feet.

Reclassification Of Area Shown On Map Number 5-M.

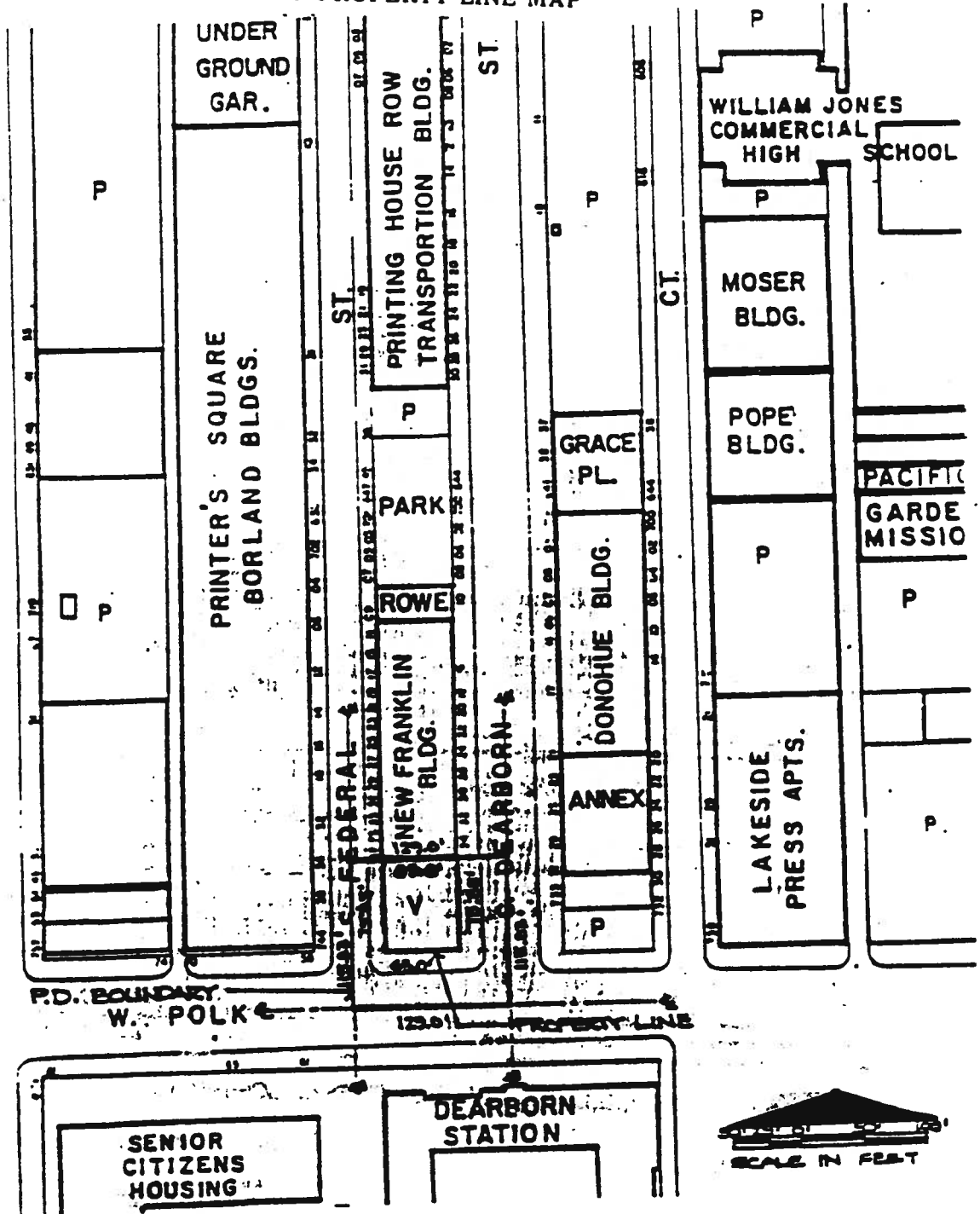
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 5-M in area bounded by:

a line 25 feet north of West Dickens Avenue; North Monitor Avenue; West Dickens Avenue; and the alley next west of and parallel to North Monitor Avenue,

to those of an M1-2 Restricted Manufacturing District and a corresponding use district is hereby established in the area above described.

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



APPLICANT: LEVCO LTD.
DATE: NOVEMBER 8, 1990



3/15/91

UNFINISHED BUSINESS

31743

GENERALIZED LAND USE PLAN



P.D. USES

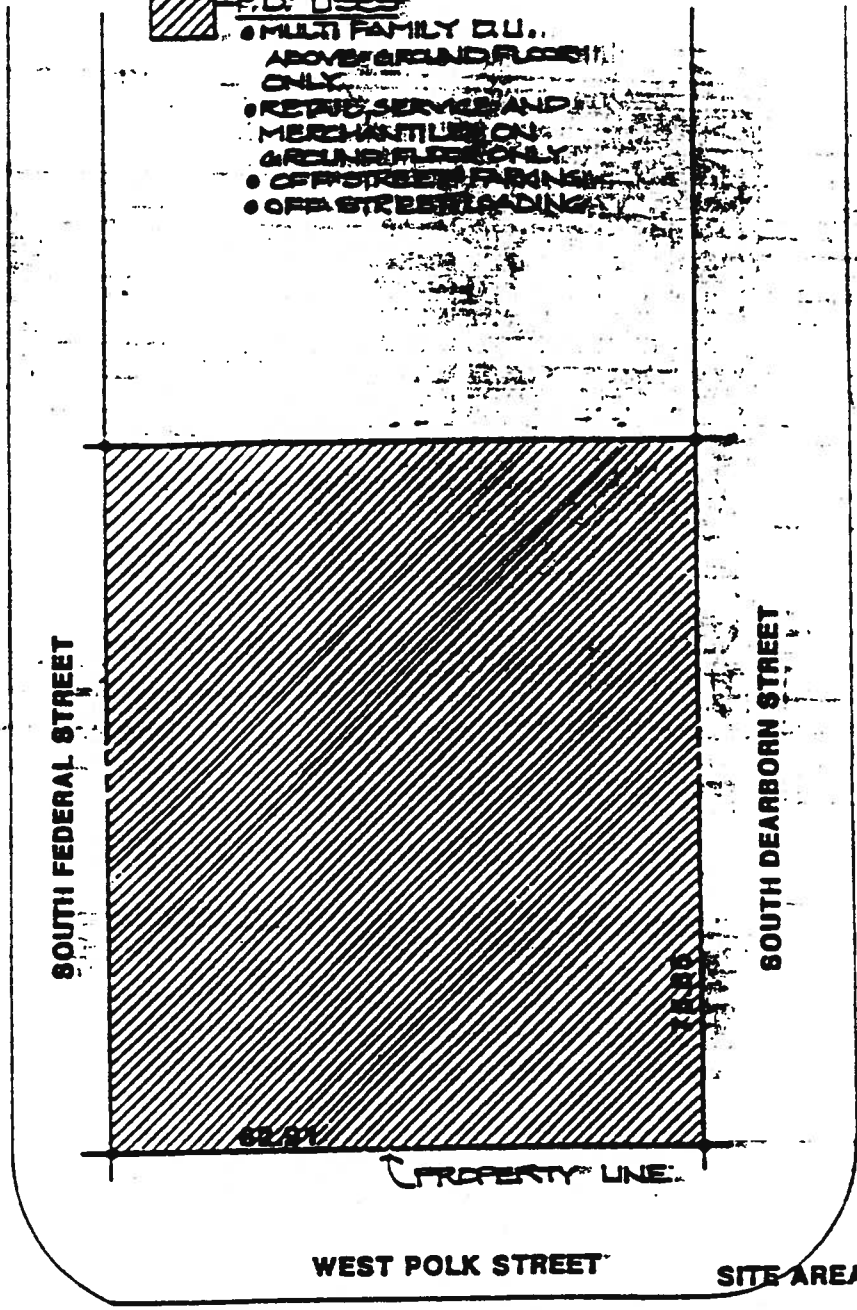
- MULTI FAMILY D.U., ABOVE GROUND FLUSH ONLY
- RESTAURANTS AND MERCHANDISE ON GROUND FLOOR ONLY
- OFF STREET PARKING
- OFF STREET LOADING

ONES SCHOOL

DE SIO



SITE PLAN
SCALE: 1/8" = 1'-0"



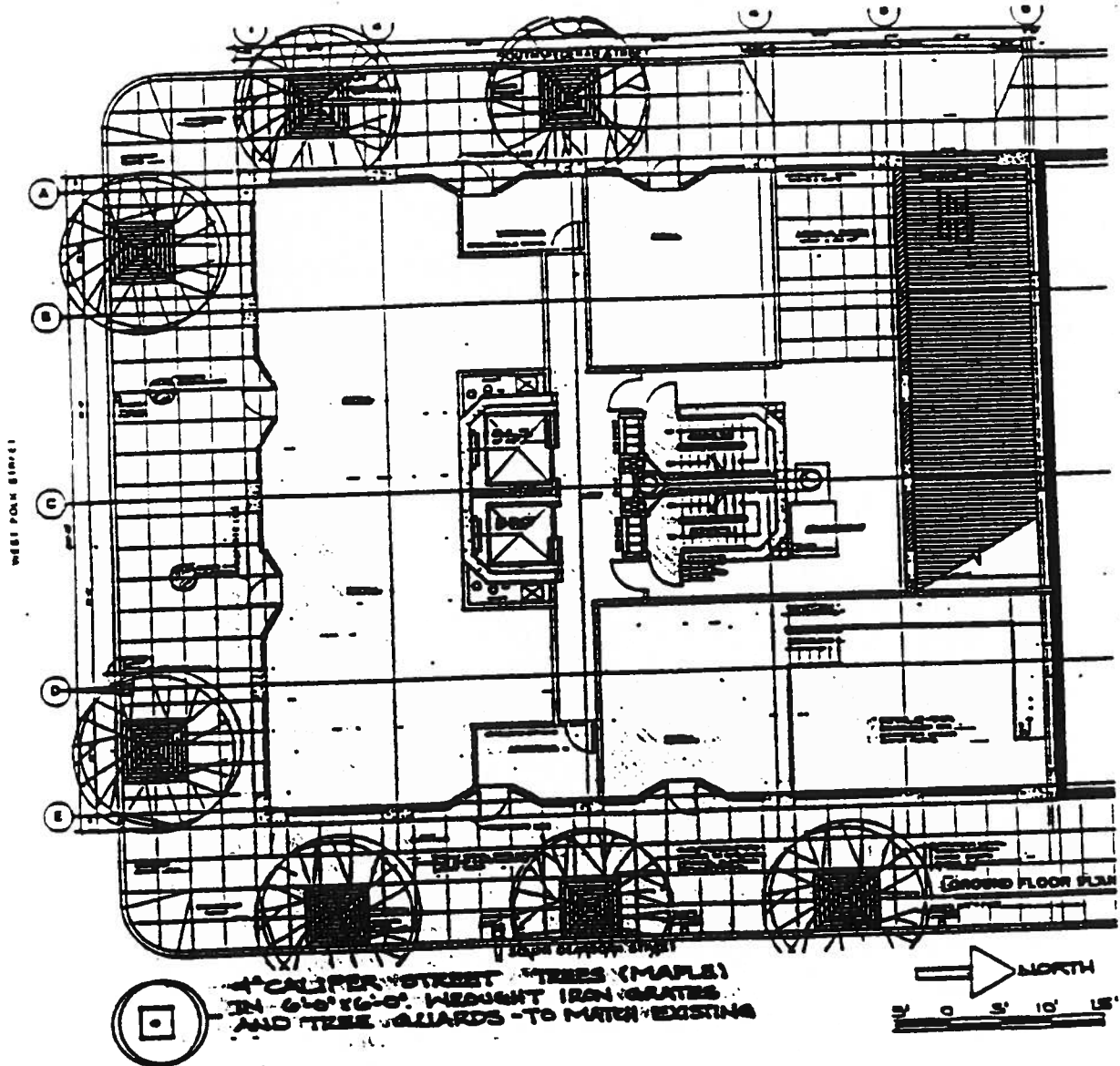
WEST POLK STREET

SITE AREA 4772 SQ

APPLICANT: LEVCO LTD.

DATE: NOVEMBER 8, 1990

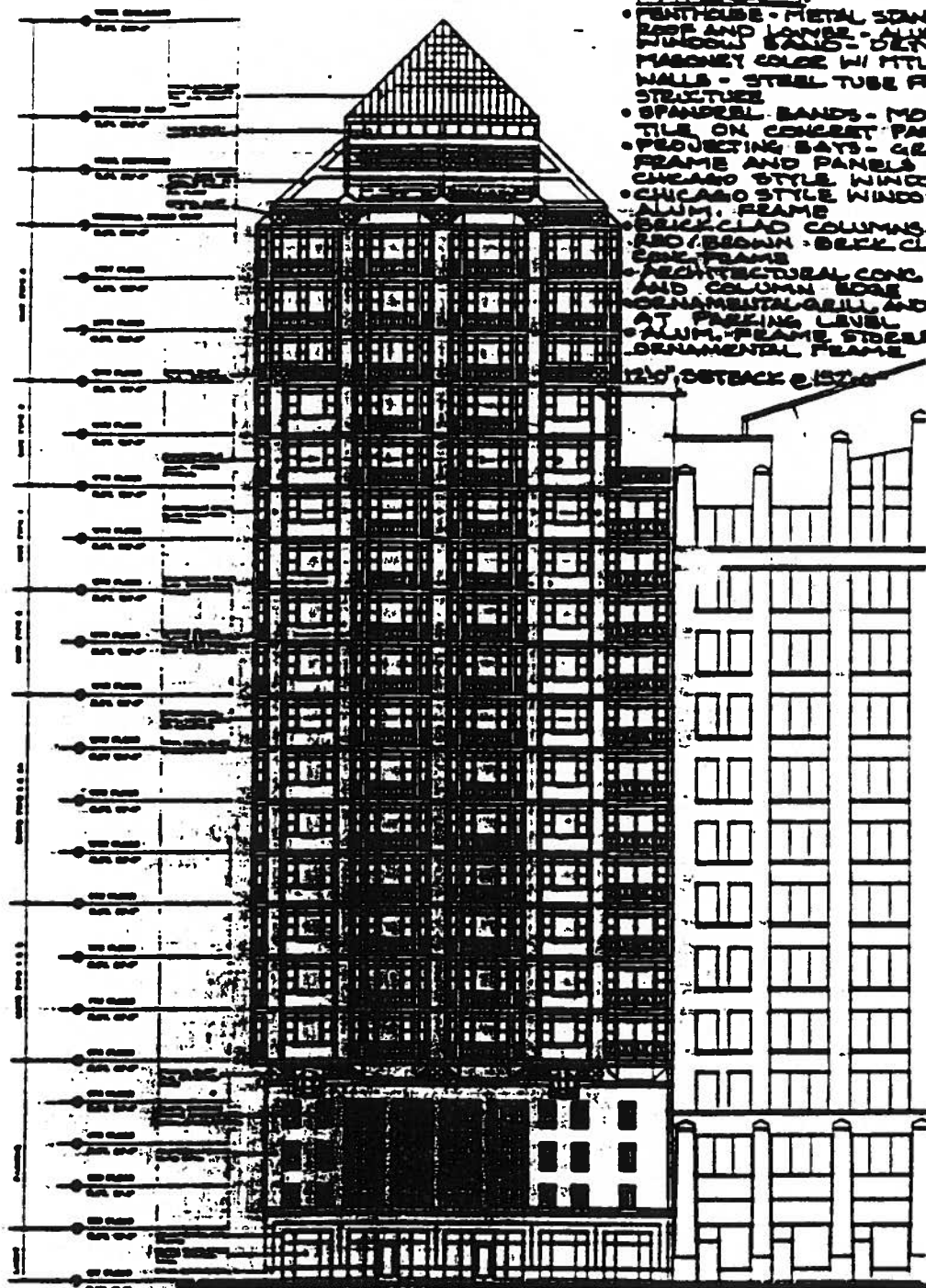
SITE/LANDSCAPE PLAN



APPLICANT: LEYCOR LTD.

DATE: NOVEMBER 8, 1990

EAST ELEVATION



MATERIALS:

- PENTHOUSE - METAL SANDING BEAM ROOF AND LOBBY - ALUM. FRAME WINDOW SANS - DENTIT MATEL MASONRY COLGE W/ MTL. LOWER WALLS - STEEL TUBE FRAME STRUCTURE
- SPANDREL BANDS - MOSAIC CLAY TILE ON CONCRETE PARAPET WALL
- PROJECTING BAYS - GREEN ALUM. FRAME AND PANELS WITH CHICAGO STYLE WINDOWS
- CHICAGO STYLE WINDOWS - GLASS ALUM. FRAME
- BECK CLAD COLUMNS & SPANDREL BANDS - BECK CLADDING C
- ARCHITECTURAL CONC SLAB EDGE AND COLUMN EDGE
- ORNAMENTAL GRILL AND ALUM. FR AT PARKING LEVEL
- ALUM. FRAME SIDE FRONT W. ORNAMENTAL FRAME

12' SETBACK @ 157' 0"

APPLICANT: LEVCOR LTD.
 DATE: NOVEMBER 8, 1990

15/91

3/15/91

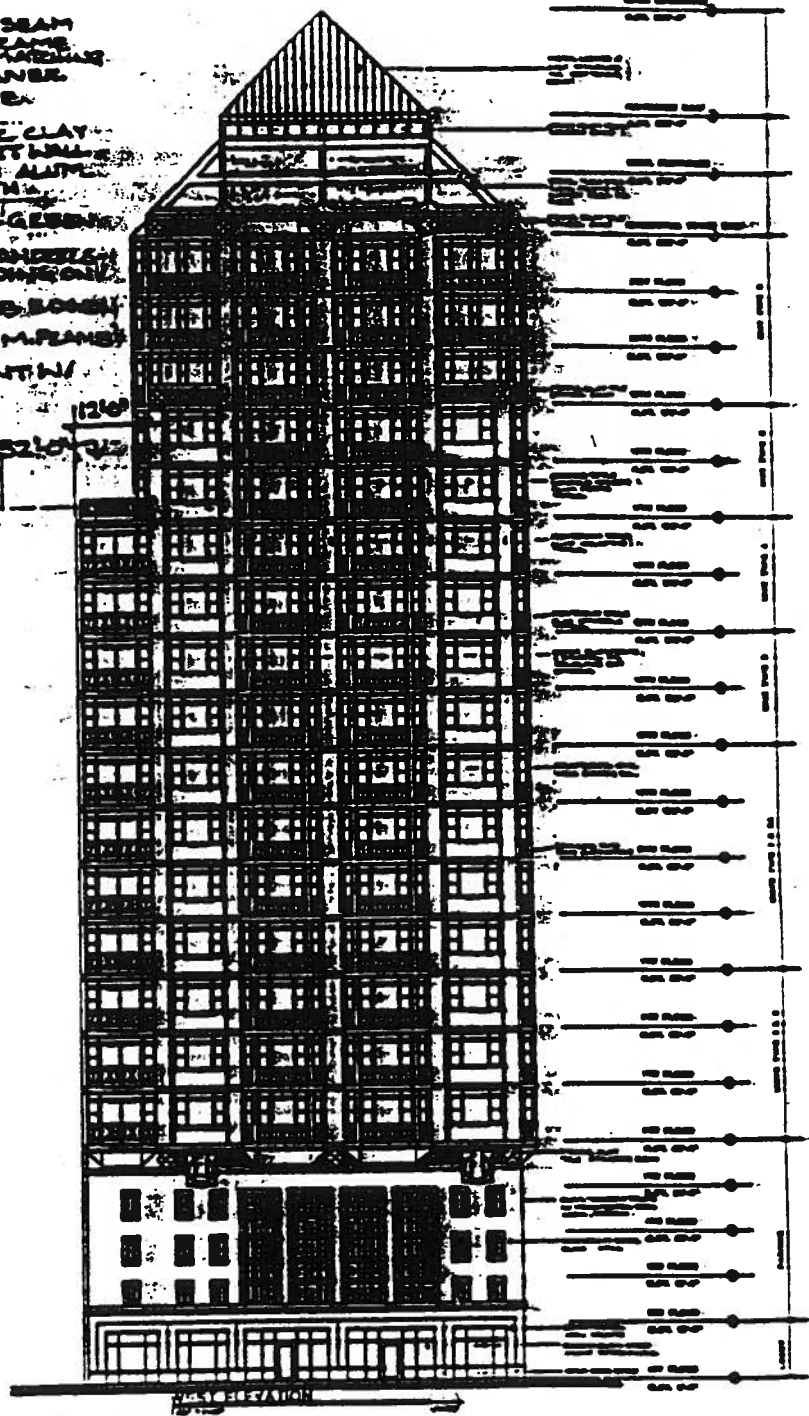
UNFINISHED BUSINESS

31745E

WEST ELEVATION

- MATERIALS:**
- FENTILES - METAL SOUNDBEAM
 - ROOF AND LOBBY - ALUM. FRAME
 - FLOOR SLABS - DEWITT PARQUET
 - HONEY COMB IN FTTL LOBBY
 - WALLS - STEEL TUBE FRAME
 - STRUCTURE
 - STAIRS - BANDS - MOSAIC CLAY
 - TILE ON CONCRETE PARAPET WALL
 - PROJECTING BAYS - GREEN ALUM. FRAME AND PANELS WITH CHICAGO STYLE WINDOWS
 - ALUM. BEAMS
 - BRICK CLAD COUSINGS SPANDRILS
 - RED/BROWN BEEK CLADDING ON CON. FRAME
 - ARCHITECTURAL CONG. SLAB BOSS
 - AND COLUMN BOSS
 - ORNAMENTAL GRILL AND ALUM. FRAME AT PARKING LEVEL
 - ALUM. FRAME STEEL FRONT/ ORNAMENTAL FRAME

SEBACK @ 1510' 1/2



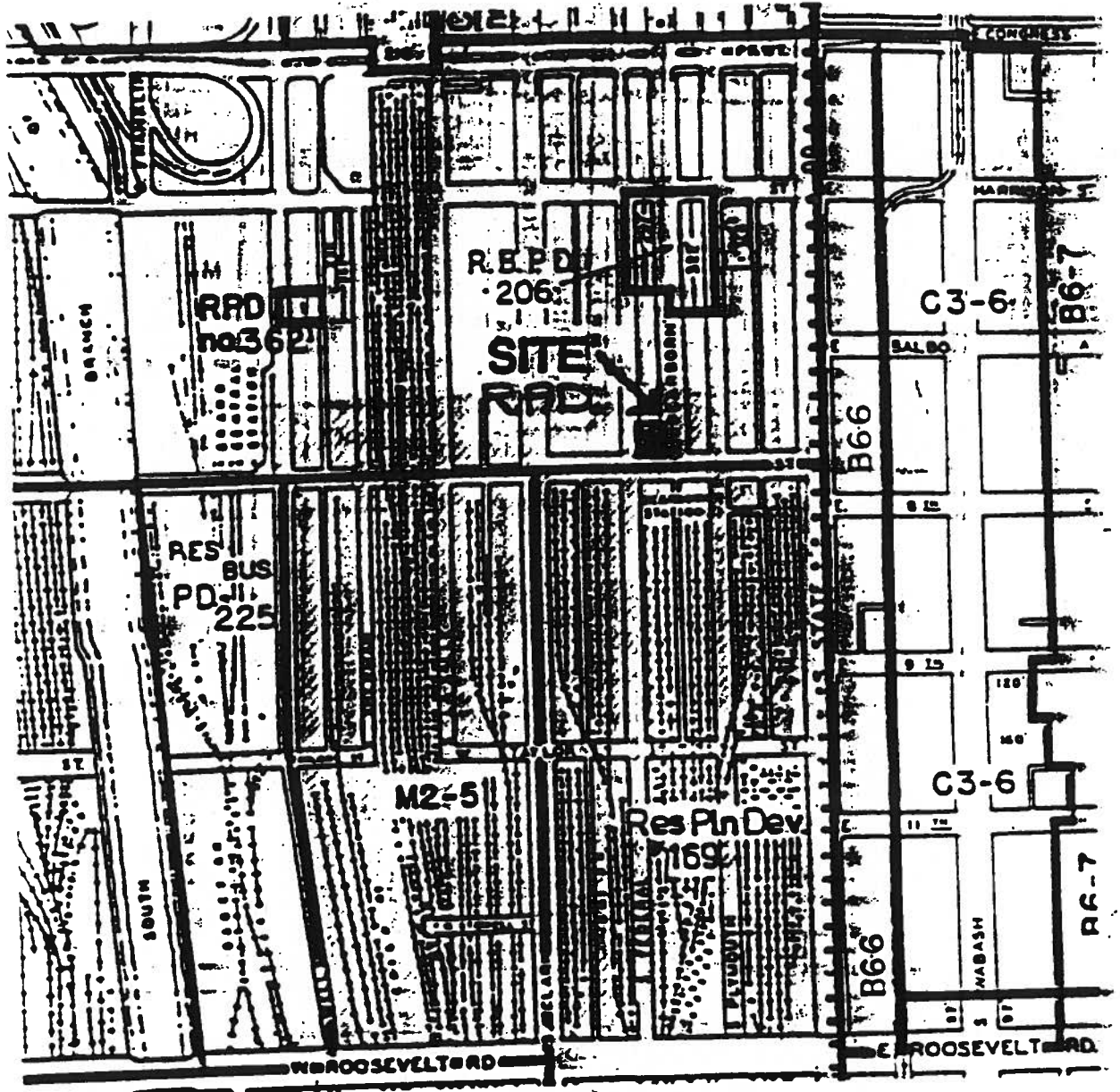
APPLICANT: LEYCOR LTD.
 DATE: NOVEMBER 8, 1990

3/15/91

CITY OF CHICAGO DEPARTMENT OF BUSINESS DEVELOPMENT

31742

ZONING & STREET SYSTEM MAP



 - PROPOSED PLANNED DEVELOPMENT

APPLICANT: LEV COR LTD.

DATE: NOVEMBER 8, 1990

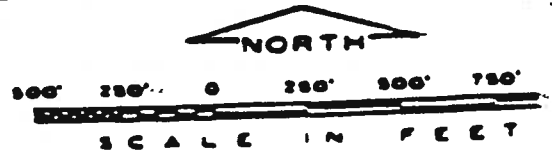


EXHIBIT I

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area: 4,772 sq. ft. (0.1096 acres)

Description of Land Use: Multi-family residential dwelling units; retail and service uses; off-street parking; and off-street loading berth.

Maximum Floor Area Ratio: 16.55

Minimum Required Upper-Level Setbacks: In conformance with the Site/Landscape Plan and the Elevations

Maximum Height: Roof of Residential Dwelling Units - 204'-0"
Roof of Mechanical Penthouse - 240" - 0"

Maximum No. of Dwelling Units: 42

Minimum No. of Parking Spaces: 24

Maximum No. of Parking Spaces: 34

Minimum No. of Loading Spaces: (1) 10' X 25'

Minimum Ground Floor Area devoted to Retail and Service Uses: 3,000 sq. ft.

1st amended Statement
Page one and four (4)
11-8-90

10695

RECEIVED
SEP 17 1990
ms

CITY OF CHICAGO

APPLICATION
FOR
AN AMENDMENT TO THE ZONING ORDINANCE

RECEIVED
NOV 8 1990
ms

This application must be typewritten and filed in quadruplicate. You will be advised of the date of the public hearing.

- 1. Applicant LEVCOR LTD. (Genral Partner of Dearborn/Polk St. partners) Phone (708) 459-3420
Address 16 East Old Willow Road, Prospect Hts, IL Zone _____
- 2. Owner or Lessee DEARBORNE/POLK ST. PARTNERS Beneficiary of Glenview, Phone (708) 459-3420
(Circle One) State Bank trust #1723

3. What is the address of the property in which the applicant has an interest?
Address _____

4. The present owner acquired legal title to the subject area on DECEMBER 1988 (date)

boundaries of subject area. See attached legal description.

6. Present Zoning C3-6

7. Proposed zoning change C3-6 to RPD (Further described in Exhibit IV)

8. Has the present owner previously rezoned this property? NO

When? _____

9. Is subject property to be improved? If so, how and when? Development of ⁴² unit residential condominium building with ²⁴ off street parking spaces and ground floor retail. The development will begin upon the approval of the planned development application.

10. What will be the actual use of the improvement? As described above

11. Is off-street parking being provided? YES ²⁴ 36 off street spaces.

(Over)

PLAN OF DEVELOPMENT
BUSINESS/MANUFACTURING/INSTITUTIONAL
PLANNED DEVELOPMENT

STATEMENTS

1. The area delineated herein as Residential Planned Development ("Planned Development") consists of approximately 4,772 square feet as depicted on the attached property line map and is owned by Levcor Ltd. (General Partner of Dearborn/Polk St. Partners).

2. This Plan of Development consists of sixteen (16) Statements, Use and Bulk Regulations and Data,, and seven (7) exhibits, including: an Existing Zoning and Street System Map; a Boundary and Property Line Map; a Generalized Land Use Map; a proposed Site/Landscape Plan prepared by Tyler and Tyler, Inc., dated November 8, 1990 ("the Site/Landscape Plan"); and proposed West, East and South Elevations prepared by Tyler and Tyler, Inc., dated November 8, 1990 ("the Elevations"). Reduced copies of the exhibits are attached to this Planned Development submittal; full-size copies are on file with the Department of Planning. The Plan of Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

3. The Applicant shall obtain all required reviews, approvals, licenses and permits required in connection with this Planned Development.

4. The permitted uses in the Planned Development are:

Multi-family residential dwelling units only above the ground level only; retail and service uses on the ground floor only; off-street parking; and off-street loading berth.

Levcor, Ltd.,
(General Partners of Dearborn/Polk St. Partners)
16 East Old Willow Road
Prospect Heights, Illinois
Filed: August 1, 1990
Revised: November 8, 1990

5. The ingress/egress drive shall be adequately designed and paved, in accordance with the regulations of the Department of Public Works 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. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of Planning.

6. All off-street parking and loading facilities will be provided in compliance with this Planned Development. The parking levels shall be screened from visibility from the street. The character and design of any screening of the parking facilities shall be subject to the review and approval of the Commissioner of the Department of Planning.

7. Any dedication or vacation of streets, alleys or easements, including any approval necessary for use of the public right-of-way or any adjustment of right-of-way, shall require a separate submittal on behalf of the Applicant and approval by the City Council. Any landmark approvals necessary in connection with the project shall be separately obtained prior to the Part II approval.

8. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of the Department of Planning. Temporary signs such as construction and marketing signs shall be permitted subject to the aforesated approval.

9. The height of the proposed structure and any appurtenance attached thereto shall be subject, in addition to the Use and Bulk Regulations and Data, to:

- (a) Height limitations as certified and approved by the Federal Aviation Administration; and
- (b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

10. The location of retail space and all entrances and exits to the parking levels shall be designed and constructed in general conformance with the Site/Landscape Plan. The exterior

Levcor, Ltd.,
(General Partners of Dearborn/Polk St. Partners)
16 East Old Willow Road
Prospect Heights, Illinois
Filed: August 1, 1990
Revised: November 8, 1990

Landscaping, including street trees in the adjacent right-of-way, shall be designed and constructed in general conformance with the Landscape Plan. Mature trees consistent with existing landscaping along South Dearborn Street shall be installed in the Public Ways adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning.

11. To assure compatibility with the historic district character of the area, the proposed residential building shall be constructed in substantial conformity with the Elevations.

12. The requirements, obligations and conditions contained within this planned development shall be binding upon the successors and assigns of the Applicant and the Property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall, throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communication from the city in relation to and on behalf of the affected property owner or owners (provided, however, that nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this planned development) and (2) making application to the City for any subsequent amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.

13. A surface parking lot shall be allowed as an interim use for the present vacant lot. Prior to its improvement as set forth in the Planned Development, this surface parking lot shall be paved, landscaped, designed and constructed in accordance with

Levcor, Ltd.,
(General Partners of Dearborn/Polk St. Partners)
16 East Old Willow Road
Prospect Heights, Illinois
Filed: August 1, 1990
Revised: November 8, 1990

the requirements of all applicable City of Chicago Departments, including the Department of Planning, Department of Public Works, Department of Driveways, Department of Streets and Sanitation and Bureau of Street Traffic. Any proposal for use of the subject site as a surface parking lot shall be submitted to the Department of Planning for review prior to any request for Plan of Development Part II approval. If subject vacant lot is not improved in accordance with the Planned Development or as a surface parking lot within a six-month period after Planned Development approvals, the lot shall be landscaped and maintained with landscaping in accordance with Department of Planning requirements.

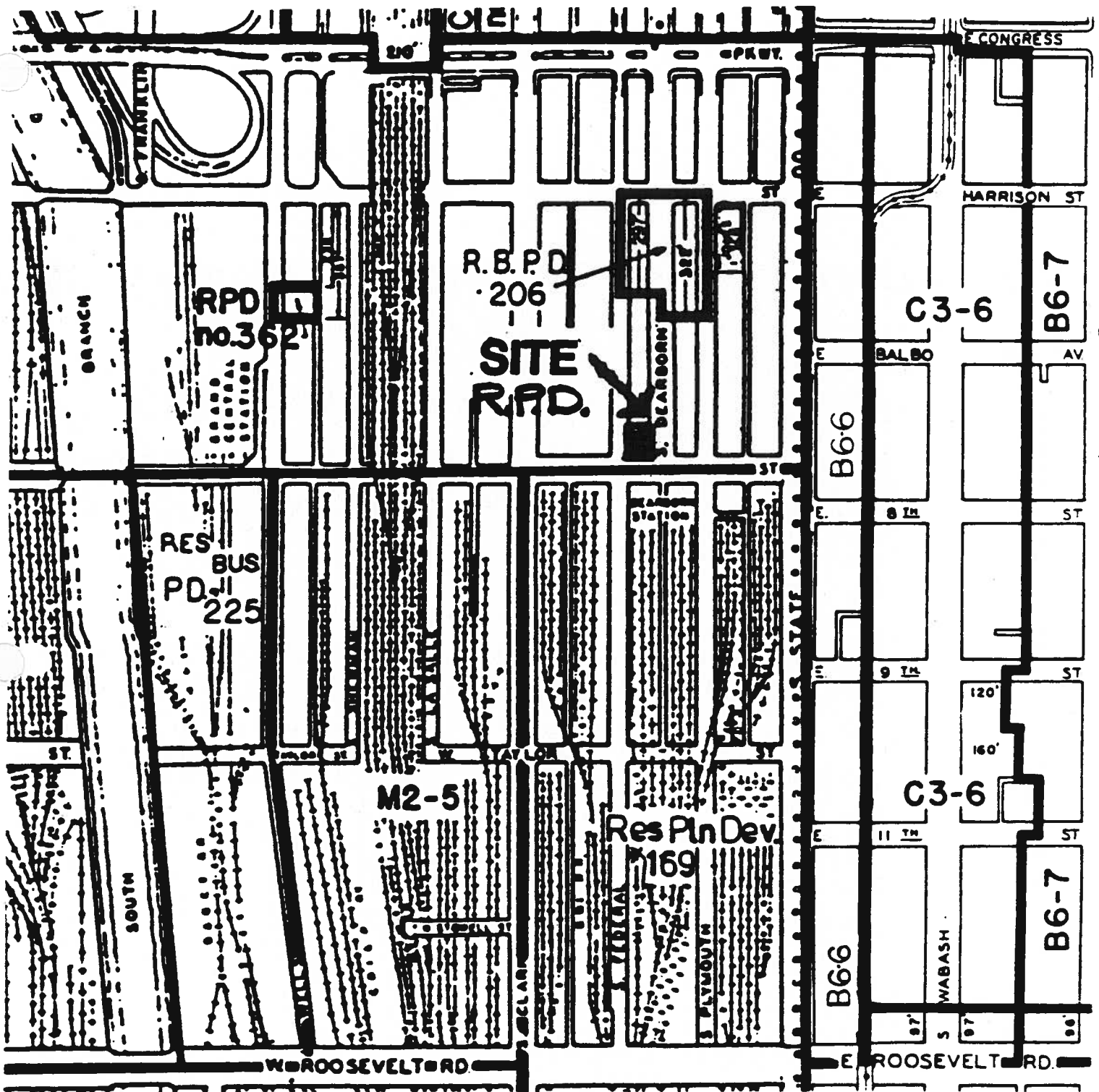
14. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commission of the Department of Planning and in effect on the date hereof.

15. Unless substantial construction of the proposed structure has commenced within 10 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of a C3-6 Commercial District.

16. Subject to the approvals of the Department of Public Works, Bureau of Electricity and the Department of Planning, the Applicant shall replace and maintain the existing street light standards adjacent to the property with decorative light standards of a design compatible with the decorative light standards adjacent to the Dearborn Street Station located directly south of the subject site.

Levcor, Ltd.,
(General Partners of Dearborn/Polk St. Partners)
16 East Old Willow Road
Prospect Heights, Illinois
Filed: August 1, 1990
Revised: November 8, 1990

ZONING & STREET SYSTEM MAP



 - PROPOSED PLANNED DEVELOPMENT



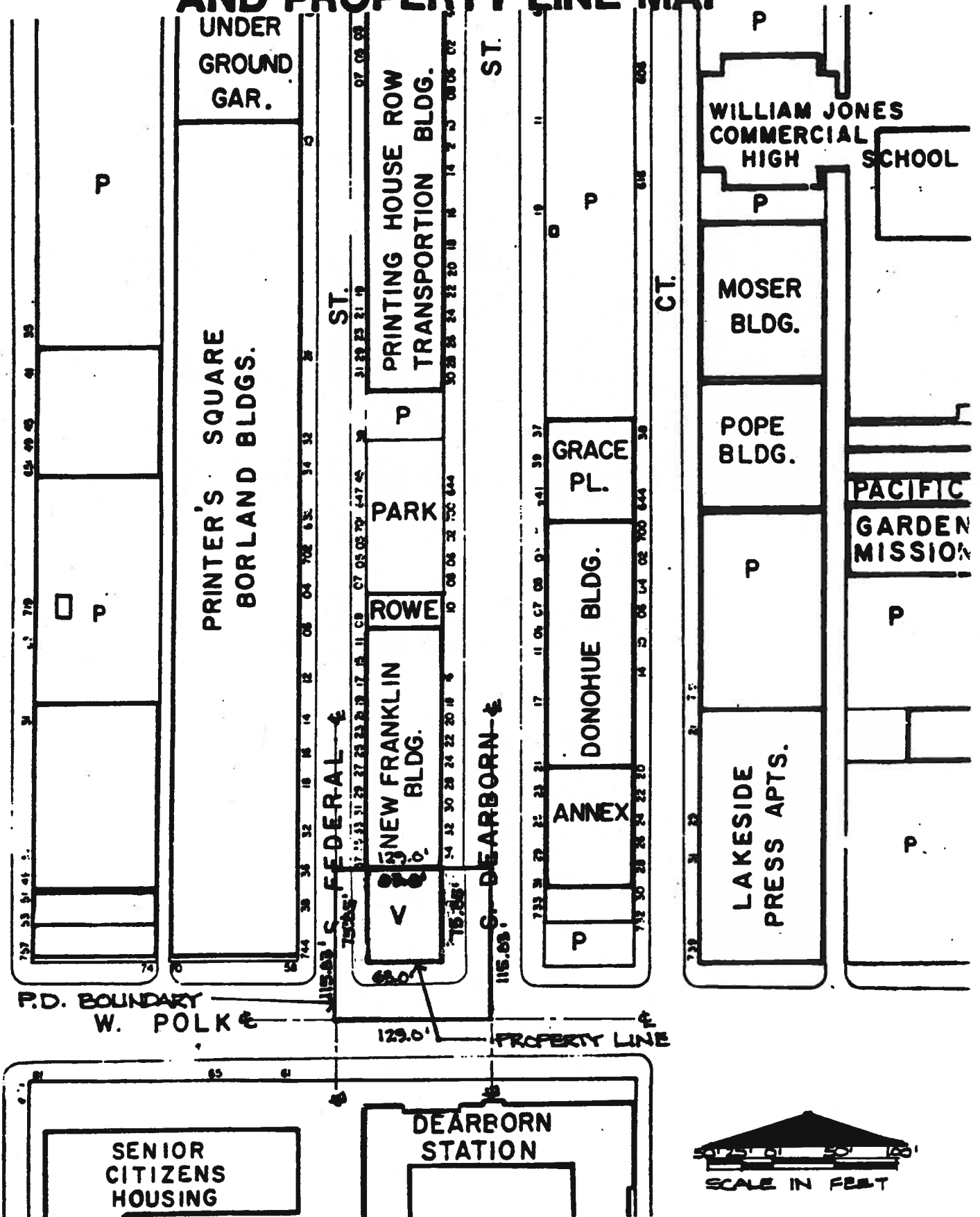
APPLICANT: LEVCOR LTD.

DATE: NOVEMBER 8, 1990



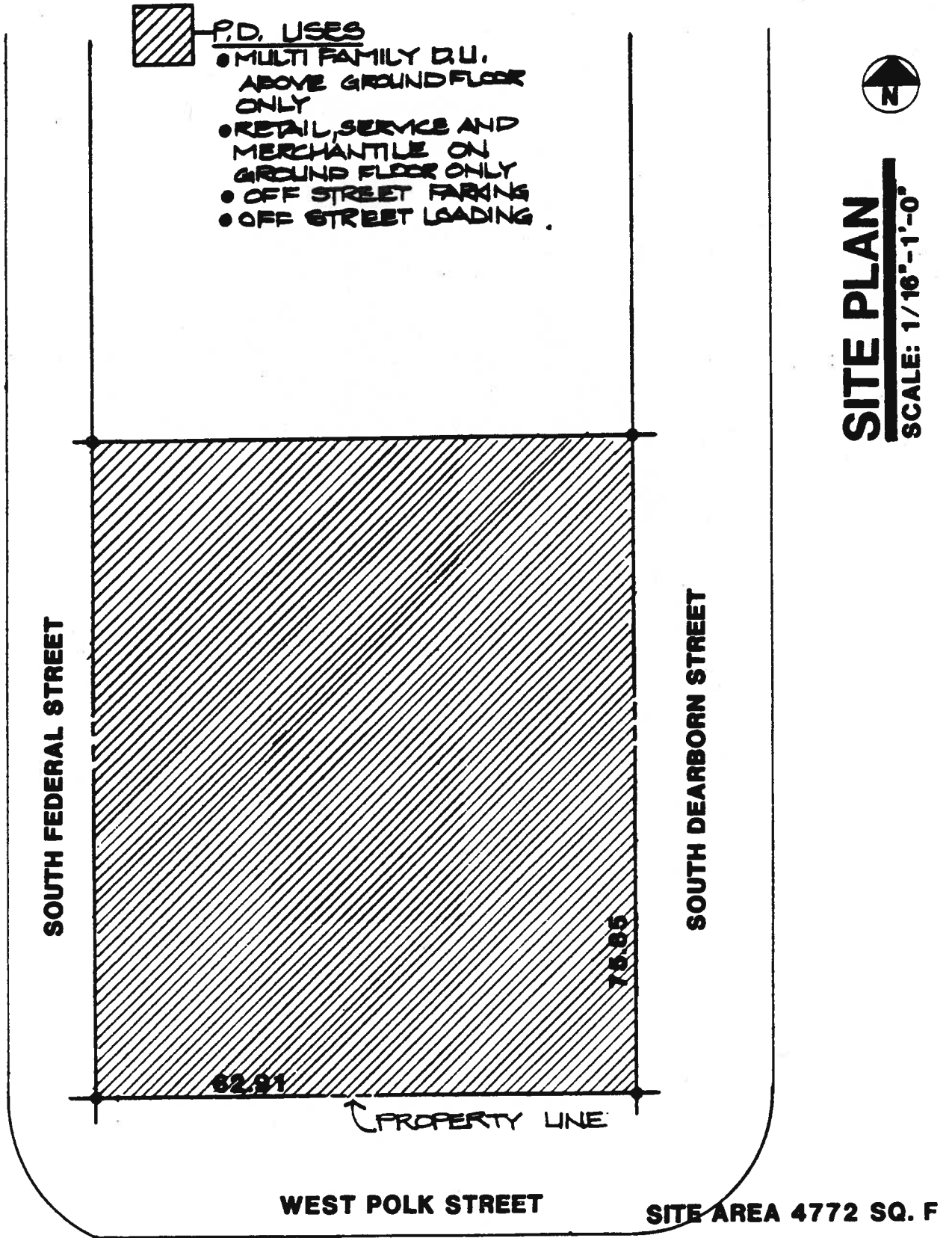
SCALE IN FEET

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



APPLICANT: LEVCOR LTD.
 DATE: NOVEMBER 8, 1990

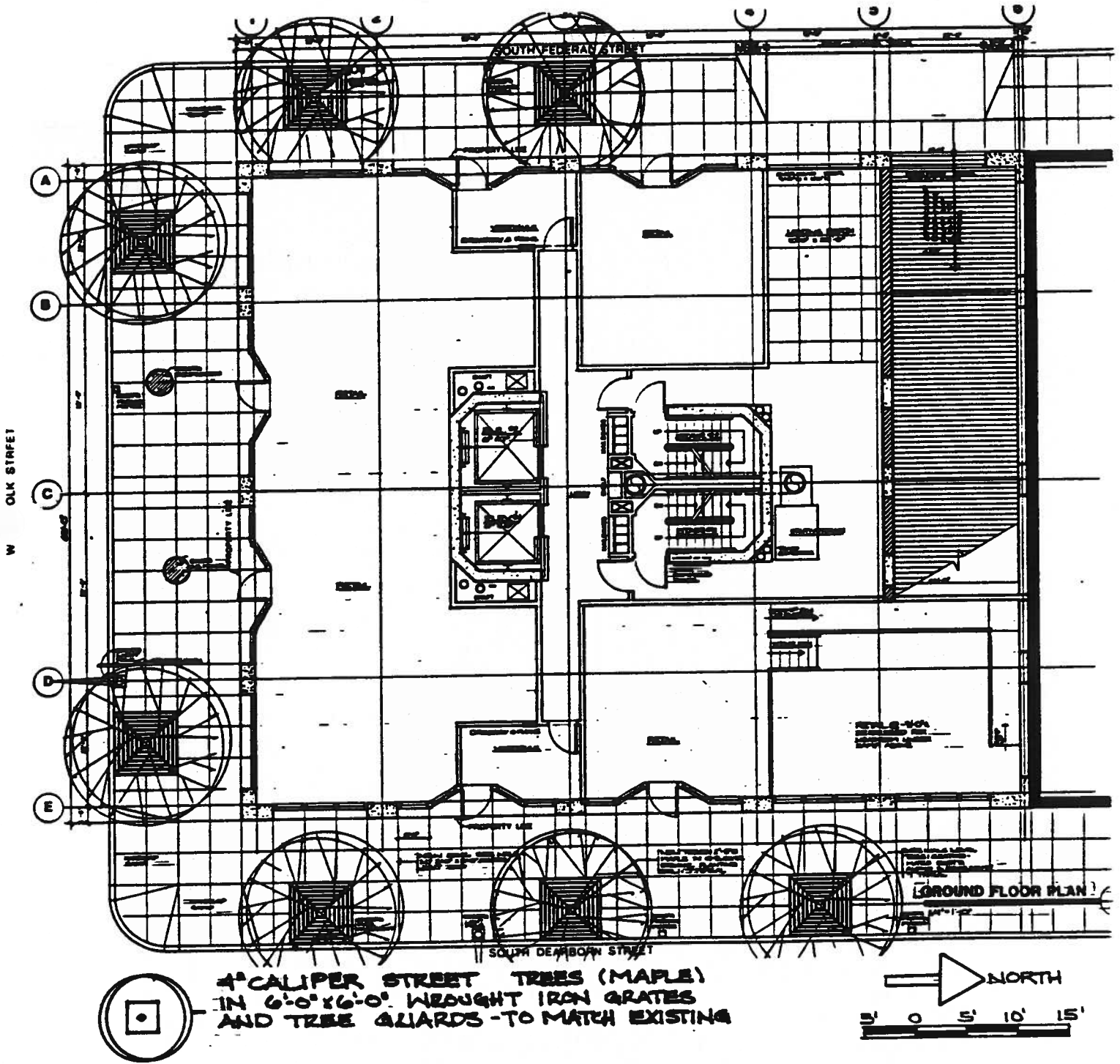
GENERALIZED LAND USE PLAN



APPLICANT: LEVCOR LTD.

DATE: NOVEMBER 8, 1990

SITE/LANDSCAPE PLAN



APPLICANT: LEVCOR LTD.

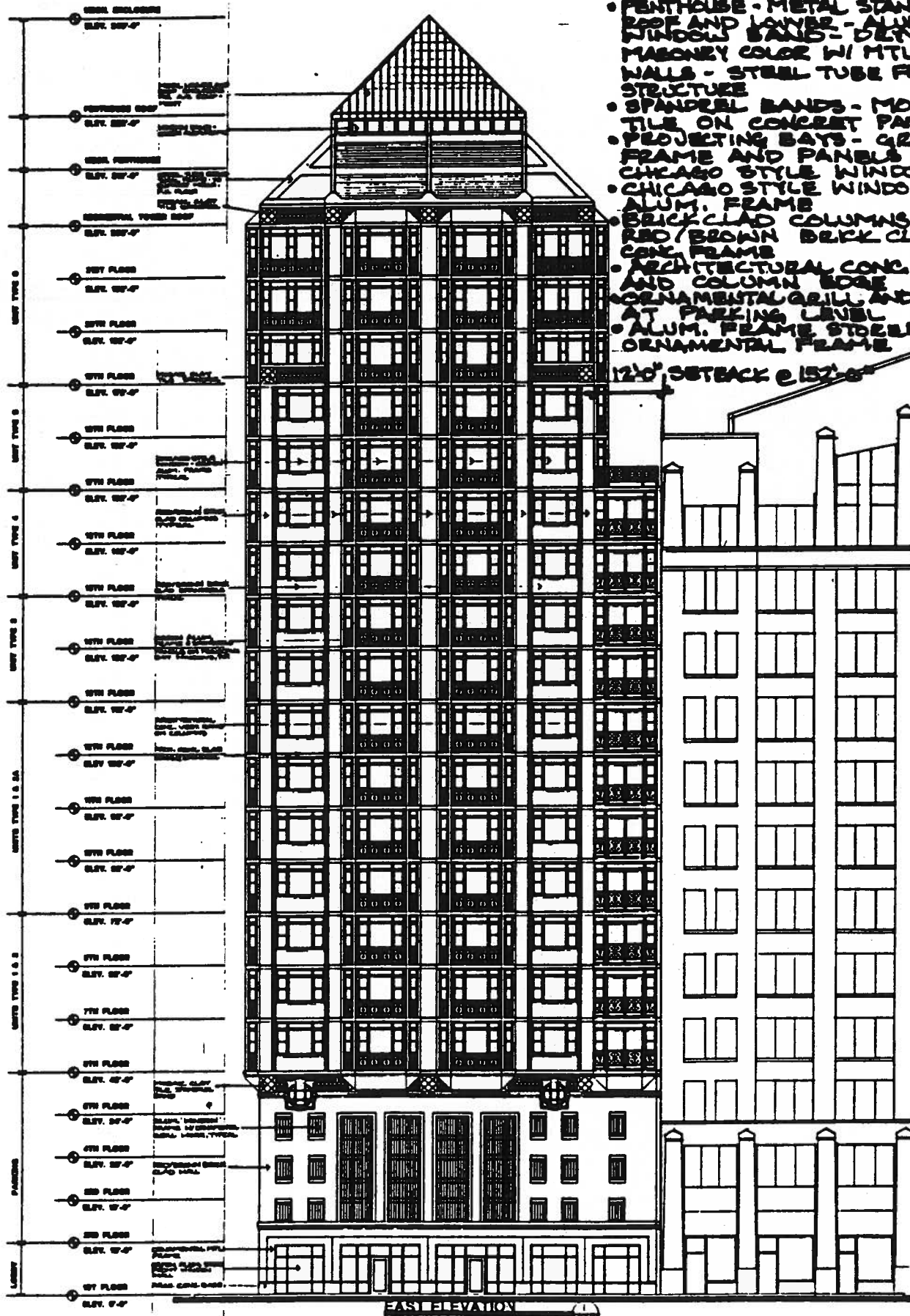
DATE: NOVEMBER 8, 1990

EAST ELEVATION

MATERIALS:

- PENTHOUSE - METAL STANDING SEAM ROOF AND LOUVER - ALUM. FRAME
- WINDOW BANDS - GREEN ALUM. FRAME
- MASONRY COLOR W/ MTL. LOUVER WALLS - STEEL TUBE FRAME STRUCTURE
- SPANDREL BANDS - MOSAIC CLAY TILE ON CONCRET PARAPET WALL
- PROJECTING BAYS - GREEN ALUM. FRAME AND PANELS WITH CHICAGO STYLE WINDOWS
- CHICAGO STYLE WINDOWS - GREEN ALUM. FRAME
- BRICK CLAD COLUMNS & SPANDREL
- RED/BROWN BRICK CLADDING ON CONC. FRAME
- ARCHITECTURAL CONC. SLAB EDGE AND COLUMN EDGE
- ORNAMENTAL GRILL AND ALUM. FRAME AT PARKING LEVEL
- ALUM. FRAME STOREFRONT W/ ORNAMENTAL FRAME

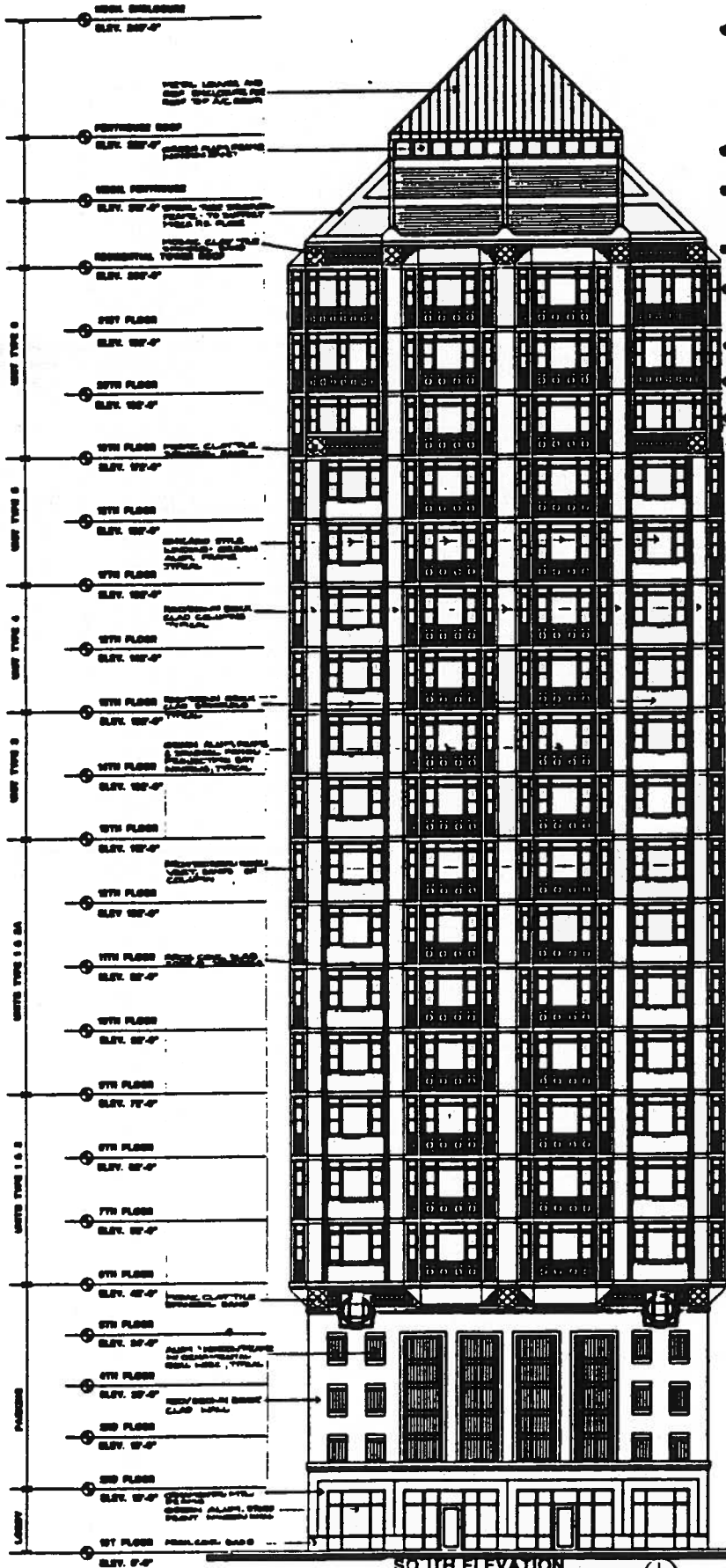
12'0" SETBACK @ 157'-0"



APPLICANT: LEVCOR LTD.
 DATE: NOVEMBER 8, 1990

SOUTH ELEVATION

NORTH ELEVATION
EXPOSED PORTION SETBACK FROM LOT LINE



- MATERIALS:**
- PENTHOUSE - METAL STANDING SEAM ROOF AND LOWER - ALUM. FRAME WINDOW BAND - DET. VIT. MATCH MASONRY COLOR W/ MTL. LOUVER WALLS - STEEL TUBE FRAME STRUCTURE
 - SPANDREL BANDS - MOSAIC CLAY TILE ON CONCRETE PARAPET WALL
 - PROJECTING BAYS - GREEN ALUM. FRAME AND PANELS WITH CHICAGO STYLE WINDOWS
 - CHICAGO STYLE WINDOWS - GREEN ALUM. FRAME
 - BRICK CLAD COLUMNS & SPANDREL RED/BROWN BRICK CLADDING CONC. FRAME
 - ARCHITECTURAL CONC. SLAB EDGE AND COLUMN EDGE
 - ORNAMENTAL GRILL AND ALUM. FR. AT PARKING LEVEL
 - ALUM. FRAME STOREFRONT W/ ORNAMENTAL FRAME

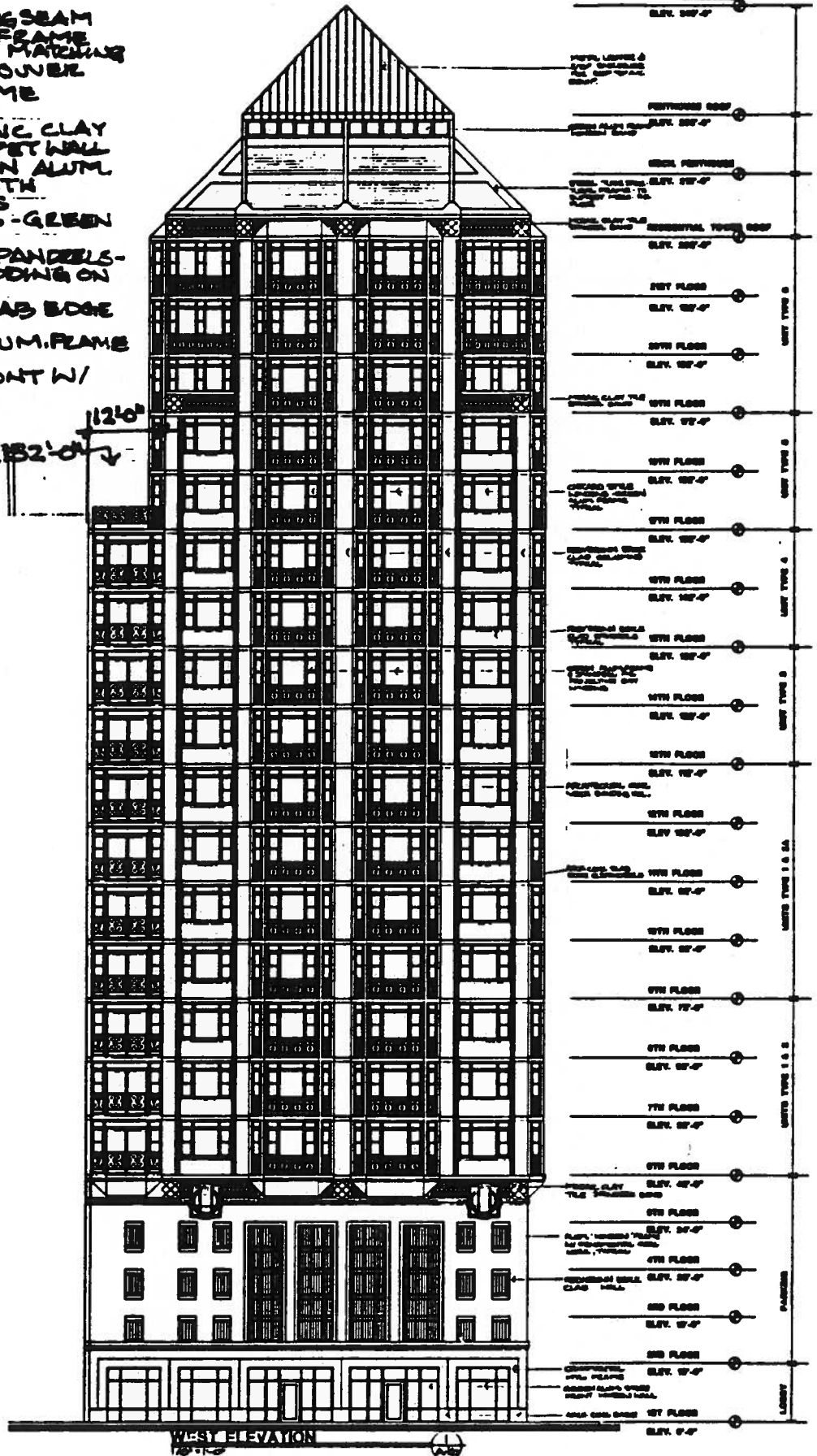
APPLICANT: LEVCOR LTD.
DATE: NOVEMBER 8, 1990

WEST ELEVATION

MATERIALS:

- PENTHOUSE - METAL STANDING SEAM ROOF AND LOUVER - ALUM. FRAME
- WINDOW BAND - DENTIT MATCHING AGENCY COLOR W/ MTL. LOUVER
- WALLS - STEEL TUBE FRAME STRUCTURE
- SPANDREL BANDS - MOSAIC CLAY TILE ON CONCRETE PARAPET WALL
- PROJECTING BAYS - GREEN ALUM. FRAME AND PANELS WITH CHICAGO STYLE WINDOWS
- CHICAGO STYLE WINDOWS - GREEN ALUM. FRAME
- BRICK CLAD COLUMNS & SPANDRELS - RED/BROWN BRICK CLADDING ON CONC. FRAME
- ARCHITECTURAL CONC. SLAB EDGE AND COLUMN EDGE
- ORNAMENTAL GRILL AND ALUM. FRAME AT PARKING LEVEL
- ALUM. FRAME STEEL FRONT W/ ORNAMENTAL FRAME

126'
SETBACK @ 132'-0" ↓



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