

9/12/2012

REPORTS OF COMMITTEES

33371

17296

to those of an RT3.5 Residential Two-Flat/Townhouse and Multi-Unit District.

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

*Reclassification Of Area Shown On Map No. 9-H.
(As Amended)*

(Application No. 17296)

(Common Address: 3236 -- 3318 N. Ashland Ave.; 3237 -- 3263 N. Lincoln Ave.;
1600 -- 1624 W. School St.; And 3301 -- 3319 N. Marshfield Ave.)

[SO2011-5459]

BRPD 559, 03

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 Business-Residential Planned Development Number 559 District symbols and indications as shown on Map Number 9-H in the area bounded by:

a line 194.00 feet north of and parallel to the West School Street; a line 107.89 feet west of and parallel to North Ashland Avenue; a line 199.90 feet north of and parallel to West School Street; North Ashland Avenue; a line 234.11 feet south of and parallel to West School Street; North Lincoln Avenue; and North Marshfield Avenue,

to those of Business-Residential Planned Development Number 559, as amended.

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

Plan of Development Statements attached to this ordinance read as follows:

Business-Residential Planned Development No. 559, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Business-Residential Planned Development consists of approximately 88,708 square feet (2.01 acres) and is owned or controlled by the applicant, Lincoln, Ashland and Belmont, LLC.
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 right-of-way, or consolidation or resubdivision of parcels, shall require a separate

submittal on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder 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 or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time 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. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this planned development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any 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, except any 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.
4. This plan of development consists of thirteen (13) statements; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Generalized Land-Use Map; an Existing Land-Use Map dated September 12, 1994; a Bulk Regulations and Data Table; a Site Plan, a Landscape Plan; a First Floor Plan; and an East Elevation Plan dated August 16, 2012. Full-size sets of the plans are on file with the Department of Housing and Economic Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. The 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.
5. The following uses shall be permitted within the area delineated herein as "Business-Residential Planned Development", as amended: all uses permitted in the B1 (Neighborhood Shopping District); provided, however, that there shall be no limitation on the size of individual business establishments except those set forth in the Bulk Regulations and Data Table attached hereto; dwelling units above the ground floor (Subarea A only); sports and recreation (participate indoor), grocery, office, theaters, parking and accessory uses.

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-premise signs are prohibited within the boundary of the planned development.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and of the Commissioner of the Department of Housing and Economic Development. 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, Bureau of Traffic.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Housing and Economic Development, Department of Aviation, and Department of Law, and approved by the City Council.
9. For purposes of Floor Area Ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the property shall be designed, installed and maintained in general conformance with the Site/Landscape Plans and Elevation Plans dated September 12, 1994. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance with the Site/Landscape Plans dated September 12, 1994 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Housing and Economic Development that such a modification is minor 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 statement by the Commissioner of the Department of Housing and Economic Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development.
13. Unless substantial construction has commenced within six (6) years following adoption of this planned development, as amended and unless completion is hereafter diligently pursued, then this amendment to the 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 the pre-existing planned development, dated October 5, 1994.

[Site Plan; Landscape Plan; Proposed First Floor Plan; and East Elevation referred to in these Plan of Development Statements printed on pages 33376 through 33379 of this *Journal*.]

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

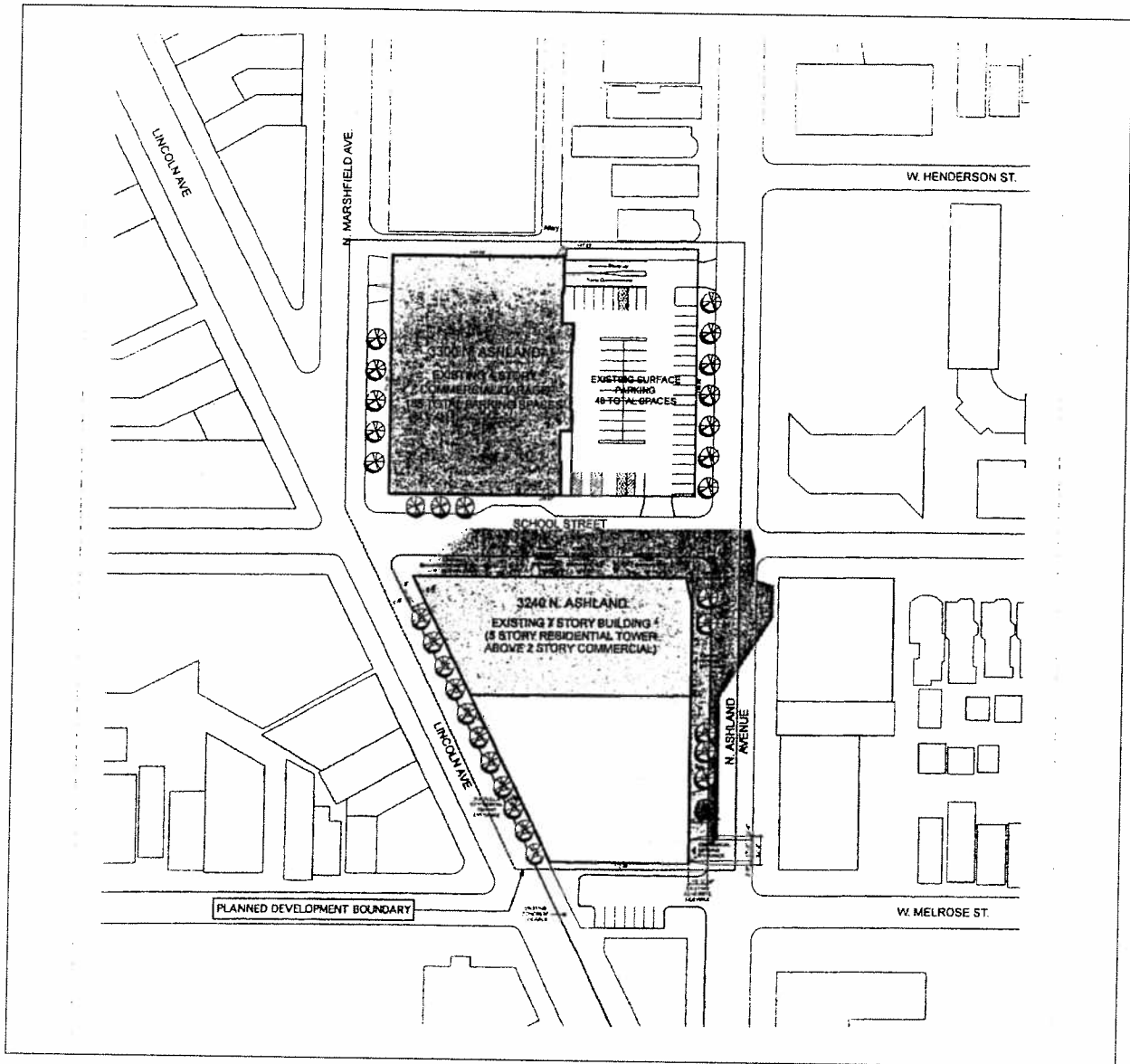
Business-Residential Planned Development No. 559, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	147,805 square feet
Net Site Area:	
Subarea A:	39,809 square feet
Subarea B:	48,899 square feet
TOTAL:	88,708 square feet

Public Rights-of-Way:	59,097 square feet
Allowable Uses:	In accordance with Planned Development Statement Number 5
Maximum Floor Area Ratio:	
Maximum FAR:	2.44
Subarea A:	4.61
Subarea B:	0.67
Maximum Number of Dwelling Units:	82 units
Minimum Number of Off-Street Parking Spaces:	
Residential (garage):	One space per dwelling unit
Commercial (garage)	176
Spaces (surface):	49
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	2
Subarea B:	2
TOTAL:	4
Minimum Building Setbacks:	In accordance with Site Plan
Minimum Building Height:	In accordance with the Building Elevations

Site Plan.



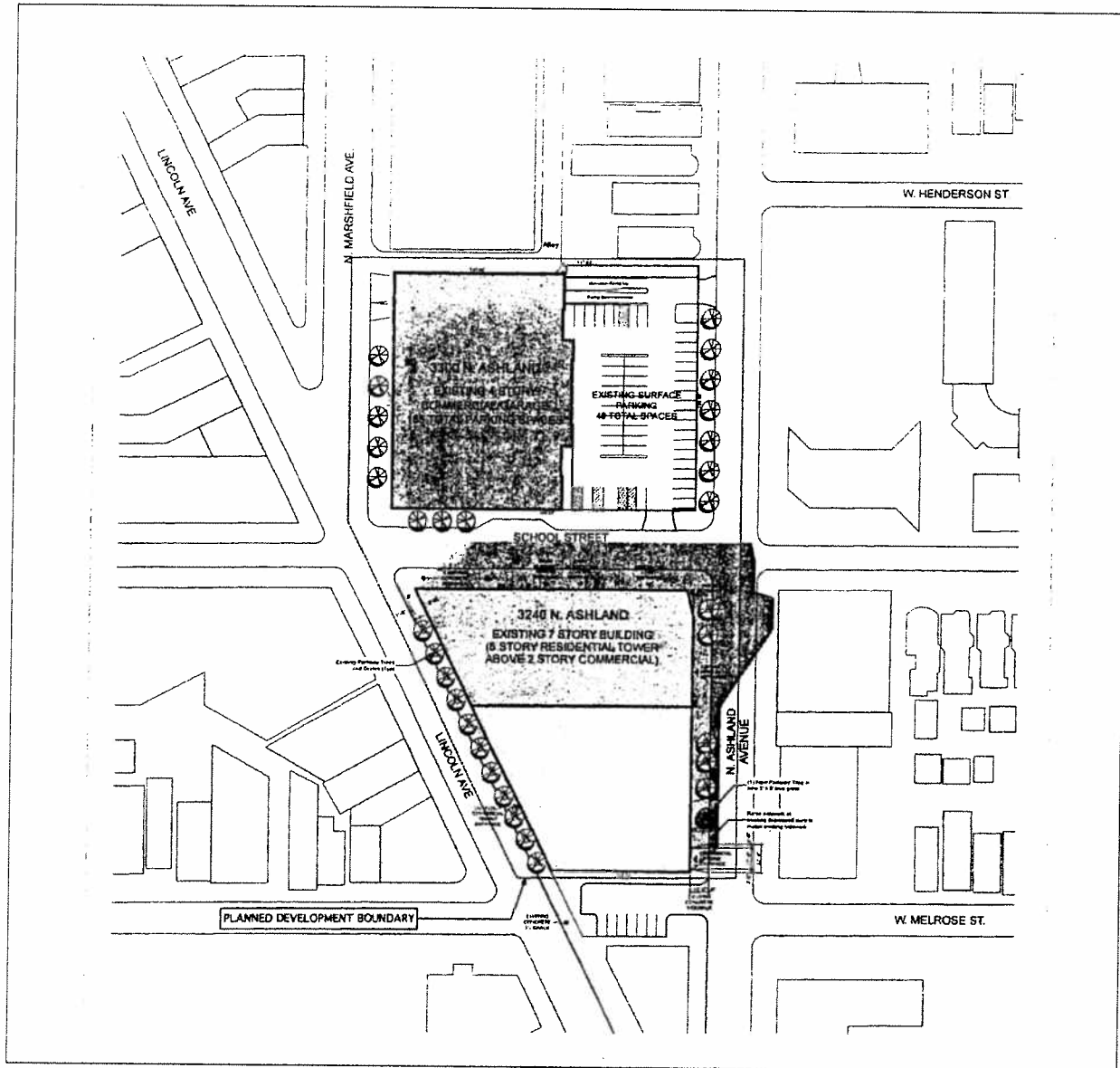
Applicant: Lincoln, Ashland & Belmont, LLC
Address: 3236-3318 North Ashland;
3237-3263 North Lincoln;
1600-1824 West School;
3301-3319 North Marshfield
Introduced: July 7, 2011
Plan Commission: August 16, 2012

Site Plan
Scale: 1" = 100'



DATE: 9/12/2012 10:00 AM

Landscape Plan.



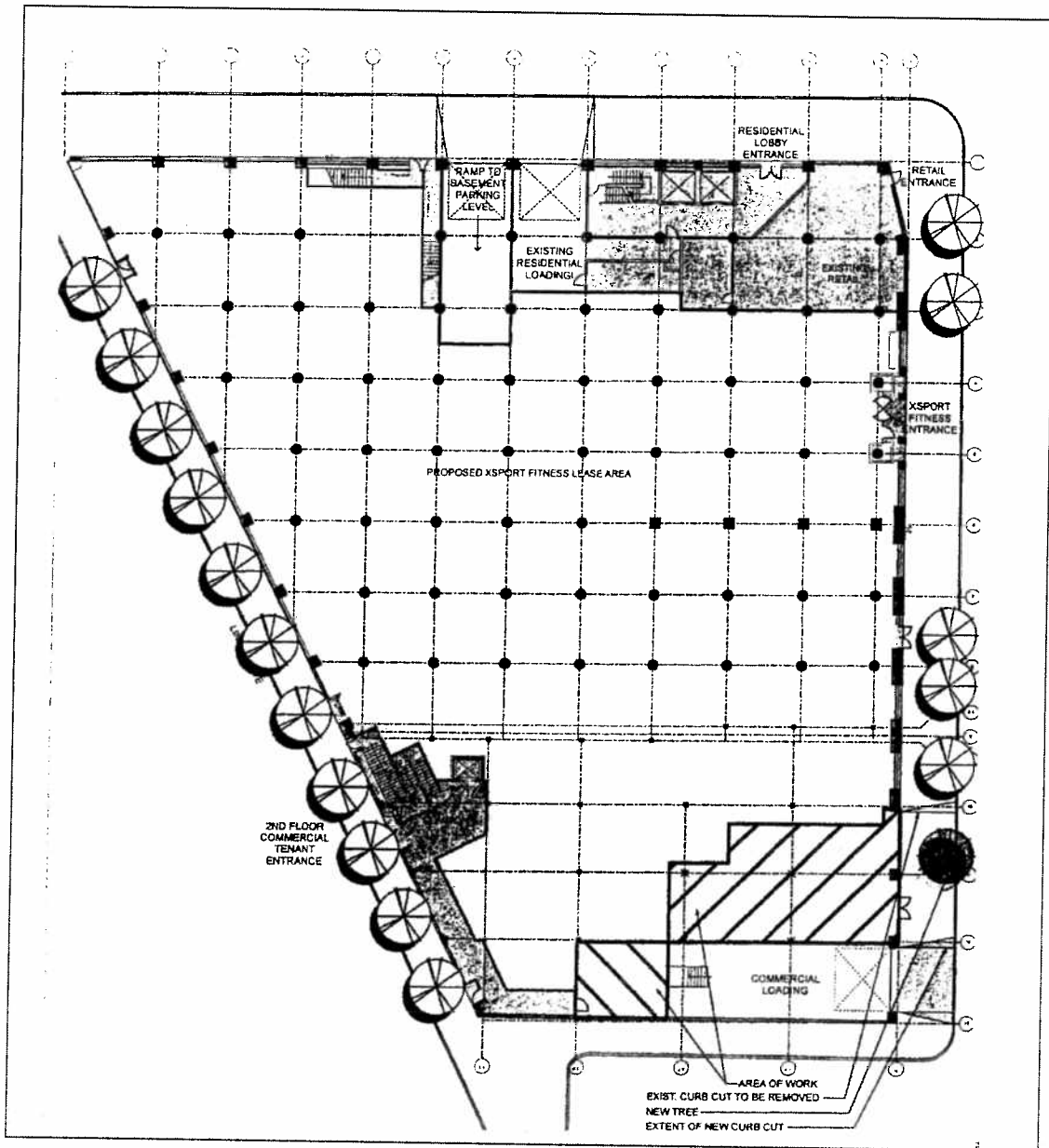
Applicant: Lincoln, Ashland & Belmont, LLC
Address: 3236-3318 North Ashland;
3237-3283 North Lincoln;
1600-1624 West School;
3301-3319 North Marshfield
Introduced: July 7, 2011
Plan Commission: August 16, 2012

Landscape Plan
Scale: 1" = 100'



Lincoln, Ashland & Belmont, LLC 2012

Proposed First Floor Plan.



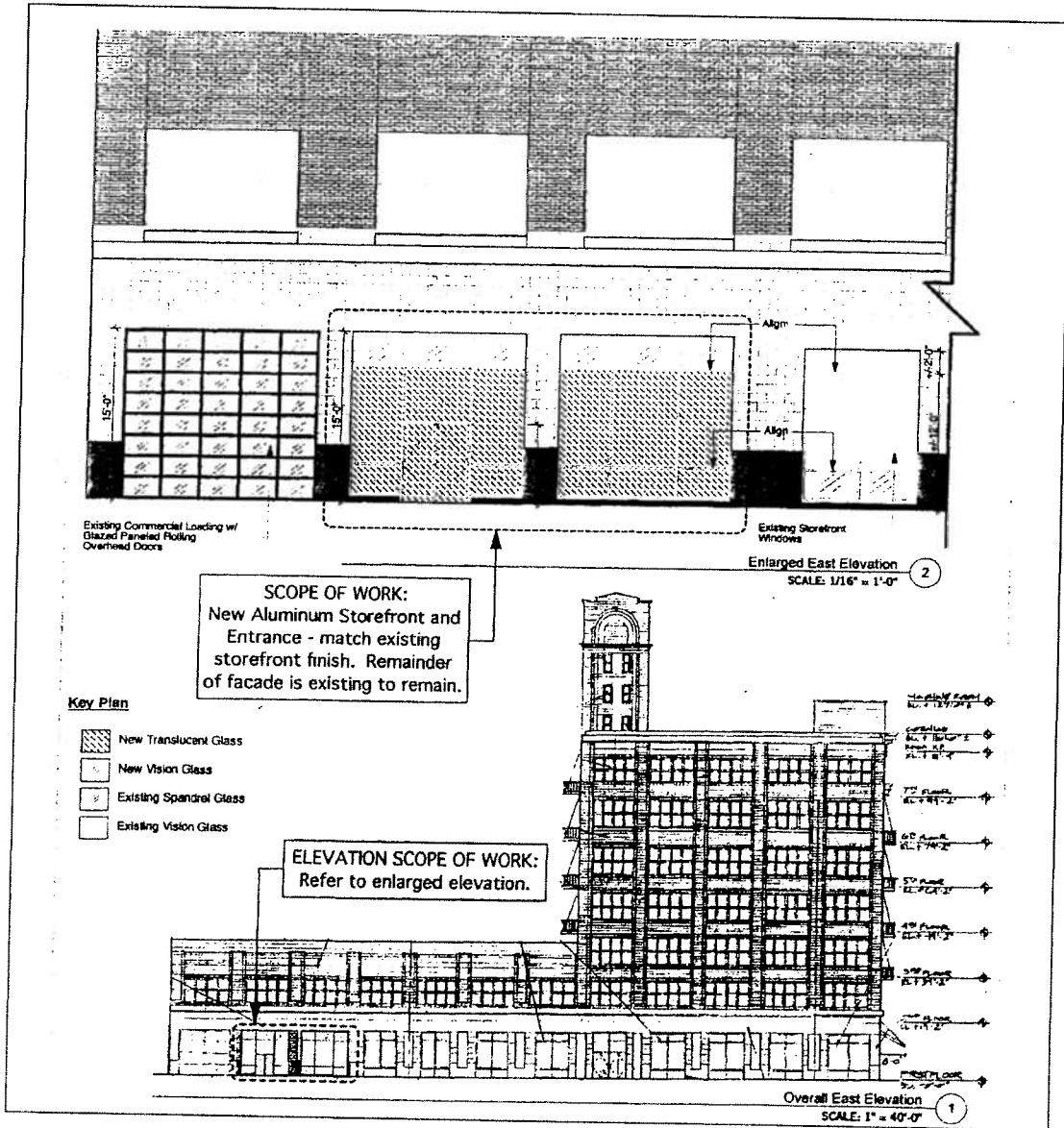
Applicant: Lincoln, Ashland & Belmont, LLC
Address: 3236-3318 North Ashland;
3237-3263 North Lincoln;
1600-1624 West School;
3301-3319 North Marshfield
Introduced: July 7, 2011
Plan Commission: August 16, 2012

Proposed 1st Floor Plan
Scale: 1/32" = 1'-0"



Lincoln, Ashland & Belmont, LLC

East Elevation.



Applicant: Lincoln, Ashland & Belmont, LLC
 Address: 3238-3318 North Ashland;
 3237-3283 North Lincoln;
 1600-1624 West School;
 3301-3319 North Marshfield
 Introduced: July 7, 2011
 Plan Commission: August 16, 2012

East Elevation
 Scale: As Noted

1:00 PM 8/16/2012



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 11, 2011

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

**Re: Administrative Relief request for Business Residential Planned Development No. 559,
3240 North Ashland Avenue**

Dear Mr. Citron:

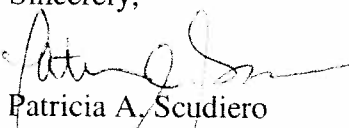
Please be advised that your request for a minor change to Business Residential Planned Development No. 559 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You are requesting to reduce the number of loading berths in Sub Area A from four to two. The loading berths would be eliminated and replaced with an enclosed pool, resulting in an increase in the overall FAR which would exceed the maximum allowed of 2.36.

Pursuant to Section 17-13-0611 of the Zoning Ordinance, a minor change cannot be permitted if it results in an increase in the maximum permitted floor area ratio for the total net site area. Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Residential Planned Development No. 559, I hereby deny this administrative relief request.

We are also in receipt of your recently filed amendment application for this Planned Development, and staff will be contacting you shortly to discuss.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Patrick Murphey, Main file

The following is said ordinance as passed:

559

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

SECTION 1. That an ordinance passed by the City Council on February 9, 1994, printed on pages 45362 -- 45363 of the Journal of the Proceedings of said date, for standardization of South Indiana Avenue, between East 77th Street and East 79th Street, as "Reverend Roy Miller Drive" be and the same is hereby amended by striking said designation and inserting in lieu thereof "Dr. Roy L. Miller, Sr. Drive".

SECTION 2. This ordinance shall take effect upon its passage and publication.

COMMITTEE ON ZONING.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREAS SHOWN ON MAP NUMBERS 9-G AND 9-H.

The Committee on Zoning submitted the following report:

CHICAGO, October 5, 1994.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on October 4, 1994, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of two ordinances which were corrected and amended in their corrected form. They are Application Numbers 11321 and 11367.

At this time, I move that this report be *Passed* immediately because time is of the essence.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Haithcock, Tillman, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Murphy, Rugai, Evans, Munoz, Laski, Miller, Medrano, Ocasio, Watson, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 47.

Nays -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 9-G.
(As Amended)*

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 R4 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by:

West Henderson Street; a line 376.11 feet east of North Ashland Avenue; the alley next north of and parallel to West School Street; a line 360.24 feet east of North Ashland Avenue; West School Street; and a line 117 feet east of North Ashland Avenue,

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

11321

*Reclassification Of Area Shown On Map Number 9-H.
(As Amended)*

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 B3-2 and B3-3 General Retail District and B5-2 General Service District symbols and indications as shown on Map No. 9-H in the area bounded by:

a line 210 feet north of West School Street; the alley next west of and parallel to North Ashland Avenue; a line 199.92 feet north of West School Street; North Ashland Avenue; a line 234.03 feet south of West School Street, as measured at the westerly right-of-way line of North Ashland Avenue; North Lincoln Avenue; and North Marshfield Avenue,

to those of a Business-Residential Planned Development which is hereby established in the above-described area, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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:

Business-Residential Planned Development No. 559.

Plan Of Development

Statements.

1. The area delineated herein as Business-Residential Planned Development consists of approximately 87,559 square feet (2.01 acres) and is owned or controlled by the Applicant, Lincoln, Ashland & Belmont, L.L.C..
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 right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder 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 title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time 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. Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any 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, except any 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.
4. This Plan of Development consists of thirteen (13) statements; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Generalized Land Use Map; Existing Land Use Maps; a Bulk Regulations and Data Table; and a Site/Landscape Plan and Elevation Plans, dated September 12, 1994. Full size sets of the Site/Landscape Plan and Elevation Plans are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

The 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.

5. The following uses shall be permitted within the area delineated herein as "Business-Residential Planned Development": all uses permitted in the B3 General Retail District (provided, however, that there shall be no limitation on the size of individual business establishments except those set forth in the Bulk Regulations and Data Table attached hereto), dwelling units above the ground floor (Subarea A only), theaters, and parking uses.
6. Business Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and of the Commissioner of the Department of Planning and Development. 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, Bureau of Traffic.
8. Height restriction of any building or any appurtenance thereto shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - a. Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - b. Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law, and approved by the City Council.

9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements in the Property shall be designed, installed and maintained in general conformance with the Site/Landscape Plans and Elevation Plans dated September 12, 1994. The landscaping (including street trees in the adjacent right-of-way) shall be designed, installed and maintained in general conformance with the Site/Landscape Plans dated September 12, 1994 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor 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 Statement 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 11.11-3(c) of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is hereafter 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 the pre-existing B3-2, B3-3 and B5-2 classifications.

[Existing Zoning Map, Planned Development Property Line, Boundary and Right-of-Way Adjustment Map, Generalized Land Use Map, Existing Land Use Maps, Site/Landscape Plans, and Elevation Plans referred to in this Plan of Development printed on pages 57974 through 57984 of this Journal.]

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

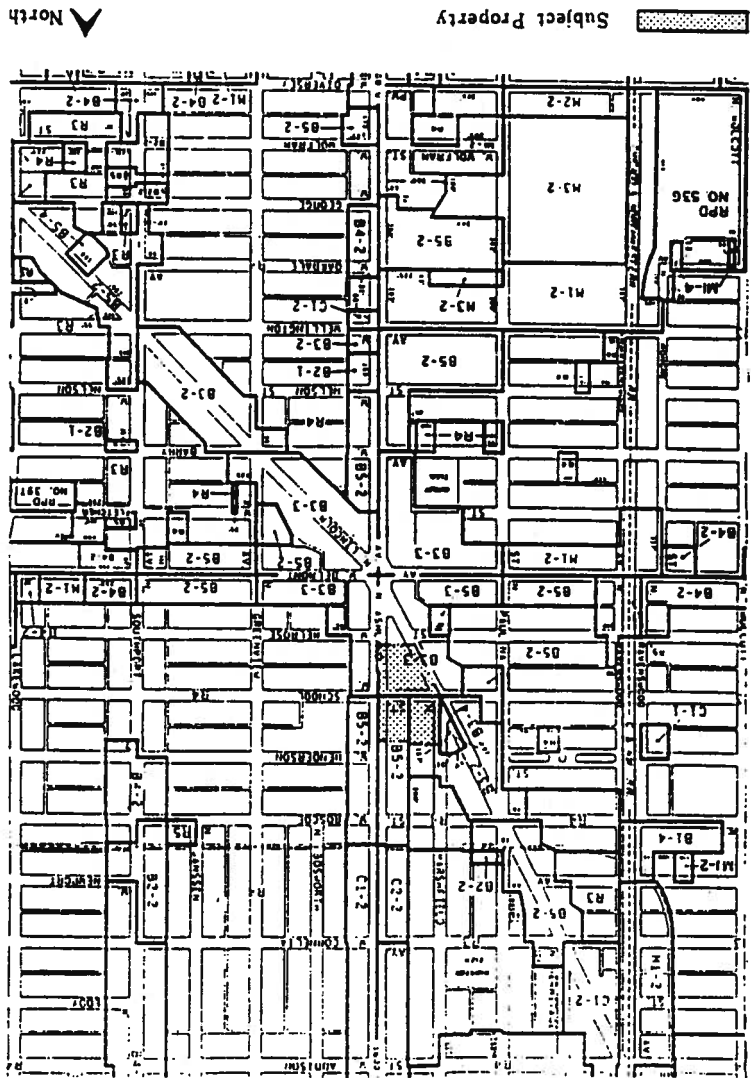
Business-Residential Planned Development No. _____.

Bulk Regulations And Data Table.

	Net Site Area		Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units	Maximum Percent Of Site Coverage
	Square Feet	Acre				
<i>per Adm. Rlf. 5-15-95</i>						
Subarea A	39,809 39,809	0.91	See Statement	4.38	82	In accordance with the Site Plan
Subarea B	48,899 47,777	1.10	No. 5	0.67	0	
Total	87,559 88,708	2.01		2.36	82	

	Square Feet	Acres
Net Site Area:	87,559	2.01
Public Rights-of-Way:	<u>59,097</u>	<u>1.36</u>
Gross Site Area:	146,659	3.37
Maximum Floor Area Ratio for Total Site Area:	2.36.	
Maximum Number of Dwelling Units:	82.	
Minimum Number of Off-Street Parking Spaces:		
-- Residential (Garage Spaces)	One space per dwelling unit.	
-- Commercial (Garage)	176.	
(Surface)	49.	
Minimum Number of Off-Street Loading Spaces:		
Subarea A	4.	
Subarea B	2.	
Total	6.	
Maximum Percent of Site Coverage:	In accordance with the Site Plan.	
Minimum Required Building Setbacks:	In accordance with the Site Plan.	
Maximum Building Height:	In accordance with the Building Elevations.	

Existing Zoning Map.

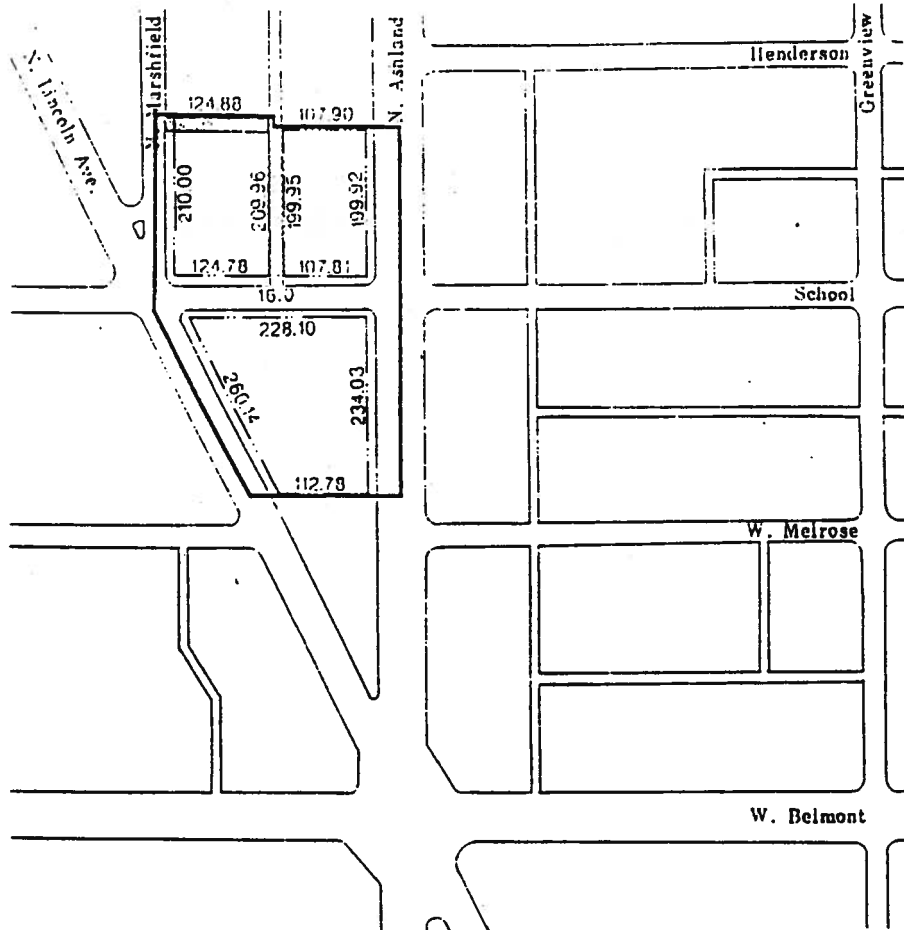


APPLICANT: LINCOLN, ASHLAND AND BELMONT, L.L.C.





ADDRESS: 3219-3263 NORTH LINCOLN AVENUE, 3220-3258 NORTH
 ASHLAND AVENUE, 1601-1623 WEST SCHOOL STREET, 3301-
 3321 NORTH MARSHFIELD AVENUE, 3300-3318 NORTH
 ASHLAND AVENUE, 1600-1624 WEST SCHOOL STREET.


DATE: SEPTEMBER 12, 1994

**Planned Development Property Line, Boundary
And Right-of-Way Adjustment Map.**



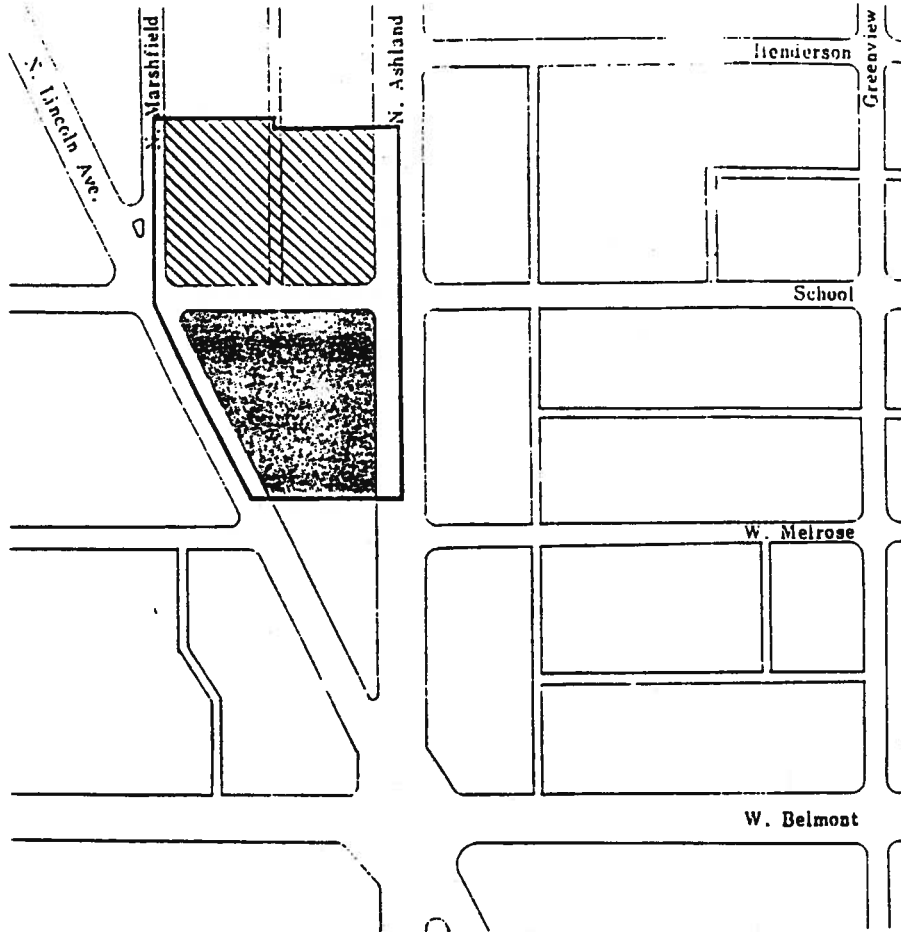
LENGEND:

-  Planned Development Boundary
-  Dimensioned Property Line
-  Right-Of-Way To Be Vacated
-  16.0' Right of Way to be dedicated for alley extention




 North
Scale: 1" = 200'


APPLICANT: LINCOLN, ASHLAND AND BELMONT, L.L.C.
 ADDRESS: 3219-3263 NORTH LINCOLN AVENUE; 3220-3258 NORTH ASHLAND AVENUE; 1601-1623 WEST SCHOOL STREET; 3301-3321 NORTH MARSHFIELD AVENUE; 3300-3318 NORTH ASHLAND AVENUE; 1600-1624 WEST SCHOOL STREET.
 DATE: SEPTEMBER 12, 1994

Generalized Land Use Map.



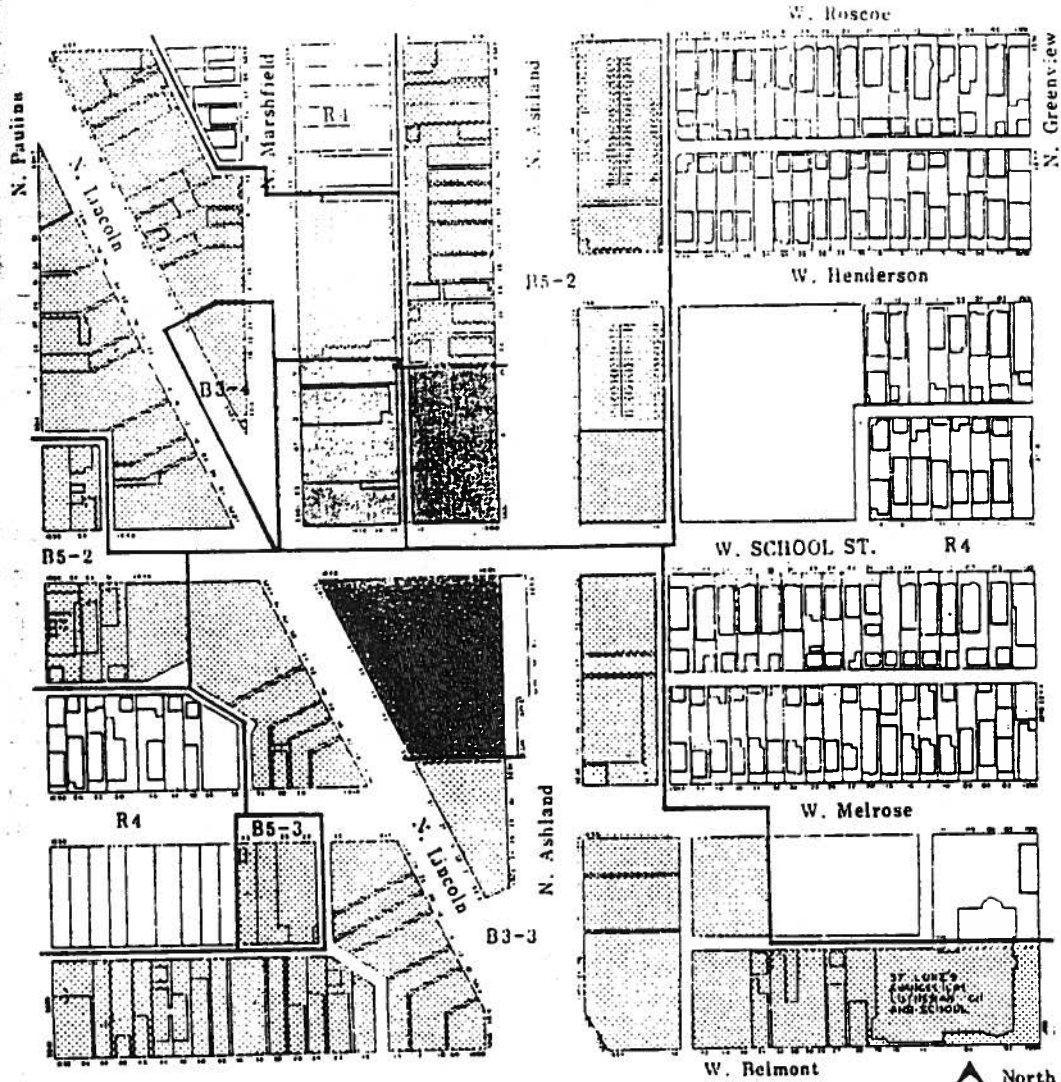
LENGEND:

-  Planned Development Boundary
-  Mixed-Use: Commercial/Residential (Sub-Area A)
-  Commercial (Sub-Area B)


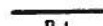
 North
Scale: 1" = 200'



APPLICANT: LINCOLN, ASHLAND AND BELMONT, L.L.C.
 ADDRESS: 3219-3263 NORTH LINCOLN AVENUE; 3220-3258 NORTH ASHLAND AVENUE; 1601-1623 WEST SCHOOL STREET; 3301-3321 NORTH MARSHFIELD AVENUE; 3300-3318 NORTH ASHLAND AVENUE; 1600-1624 WEST SCHOOL STREET.
 DATE: SEPTEMBER 12, 1994

Existing Land Use Map.
(Page 1 of 2)



LEGEND:

-  Subject Site
-  Zoning District
- R4

-  Residential
-  Business

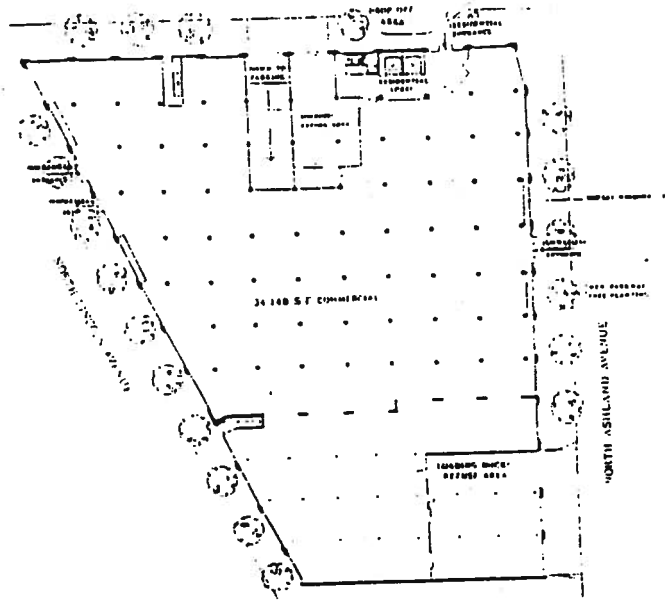
North
Scale: 1" = 200'

APPLICANT LINCOLN, ASHLAND AND BELMONT, LLC

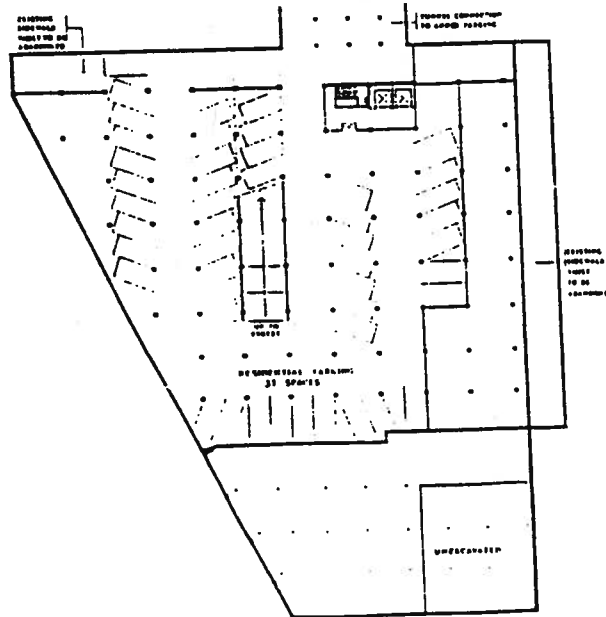
ADDRESS 3219-3263 NORTH LINCOLN AVENUE, 3220-3258 NORTH
 ASHLAND AVENUE, 1601-1623 WEST SCHOOL STREET, 3301-
 3321 NORTH MARSHFIELD AVENUE, 3300-3318 NORTH
 ASHLAND AVENUE, 1600-1624 WEST SCHOOL STREET.

DATE SEPTEMBER 12, 1994

Site/Landscape Plan.
(Tower Parcel -- Page 1 of 2)

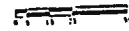


FIRST FLOOR COMMERCIAL PLAN



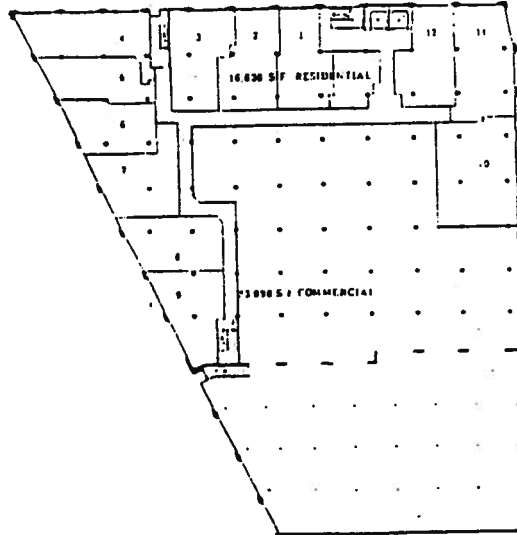
BASEMENT RESIDENTIAL PARKING

Basement Level Plan



PAPPAGEORGIS THAMES LTD PLANNING ARCHITECTS	LINCOLN, BELMONT, ASHLAND REDEVELOPMENT CHICAGO, ILLINOIS	H S P, L L D SYLBY ASSOCIATES ARCHITECT
	OCTOBER 11, 1994	

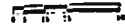
Site/Landscape Plan.
(Tower Parcel -- Page 2 of 2)



SECOND FLOOR COMMERCIAL PLAN

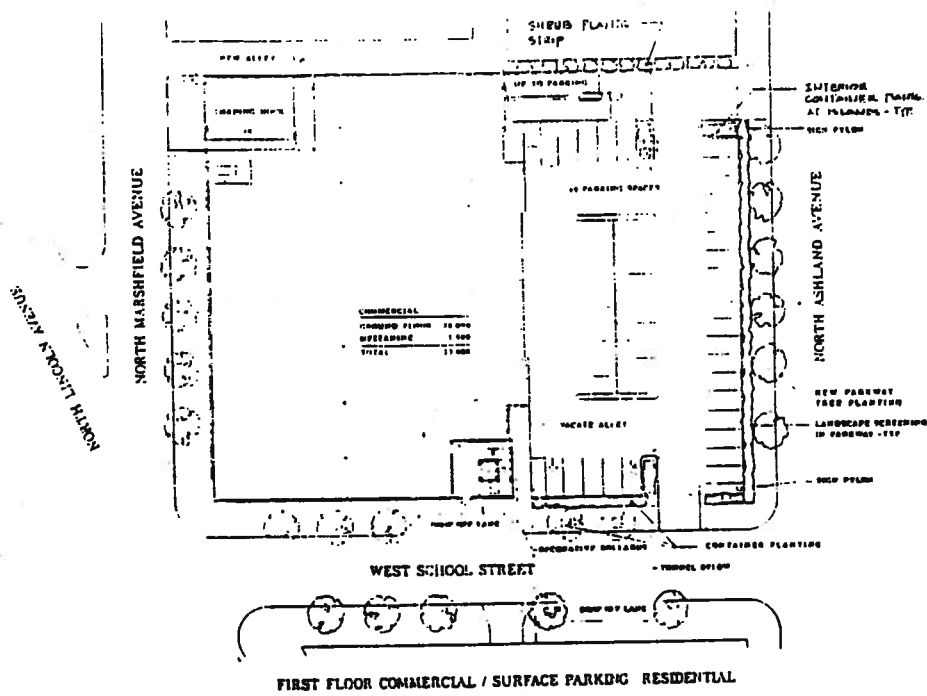


Tower Parcel - Second Floor Commercial & Residential Plan

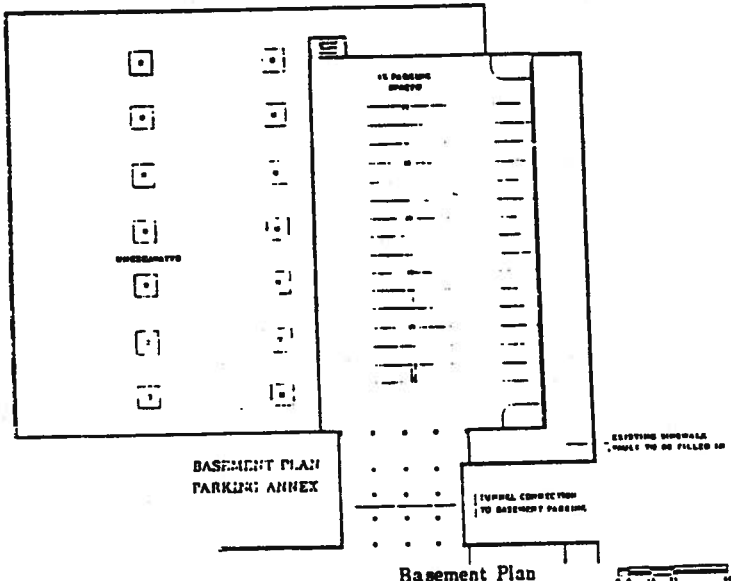


PAPPAGEORGE MAXWELL LTD <small>PLANNERS/ARCHITECTS</small>	LINCOLN, BELMONT, ASHLAND REDEVELOPMENT CHICAGO, ILLINOIS	H S ELLIOTT SEIGLER ASSOCIATES <small>ARCHITECT</small>
	SEPTEMBER 10, 1994	

Site/Landscape Plan. (Annex Parcel)



FIRST FLOOR COMMERCIAL / SURFACE PARKING RESIDENTIAL



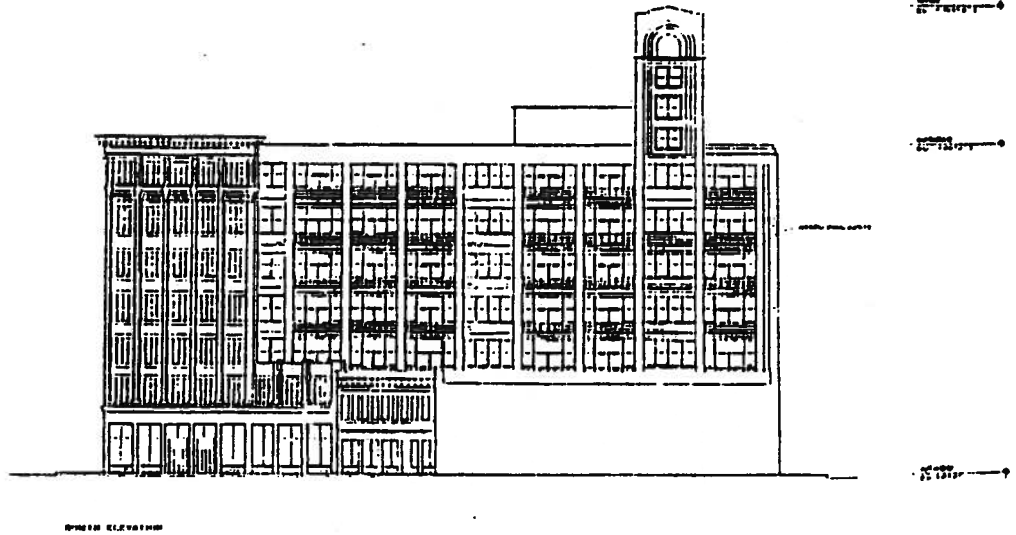
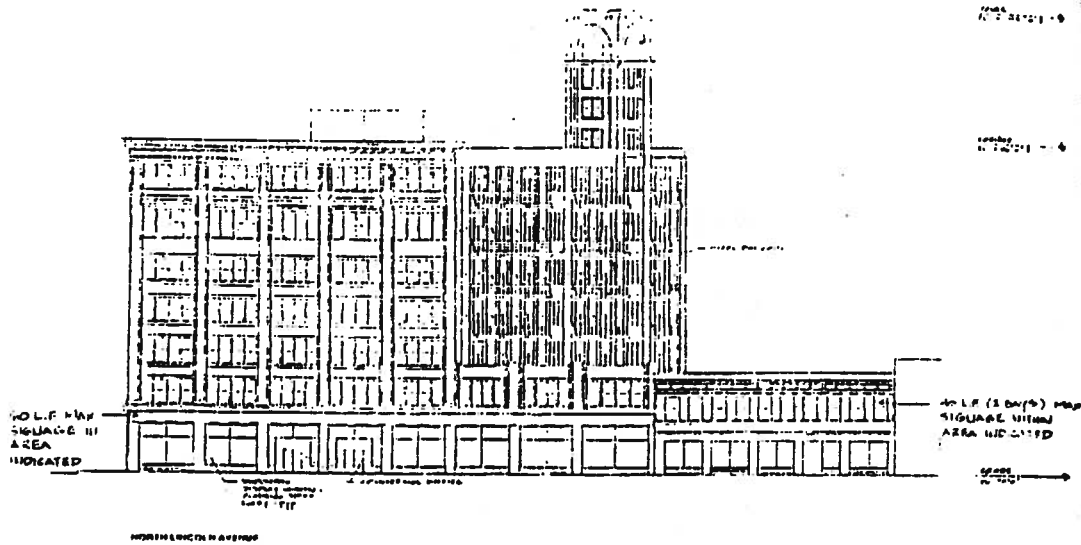
Basement Plan

LINCOLN, BELMONT, ASHLAND REDEVELOPMENT
CHICAGO, ILLINOIS

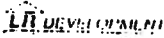
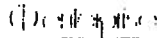
PLANNING & ARCHITECTURE
LH DEVELOPMENT
OCTOBER 12, 1994
HSP/LIA
SHELBY ASSOCIATES
ARCHITECT

Denise

Elevation Plans.
(Tower Parcel -- Page 1 of 2)



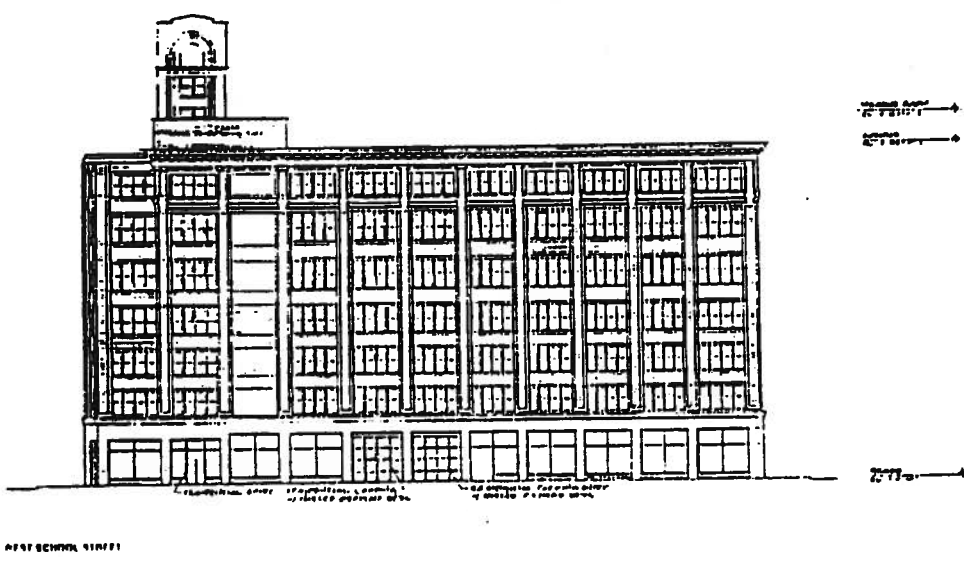
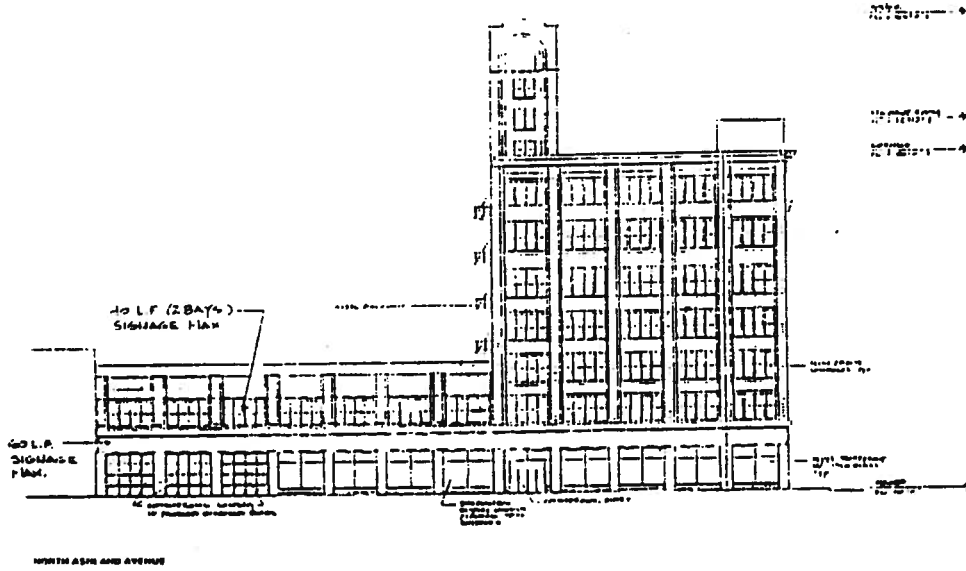
LINCOLN, BELMONT, ASHLAND REDEVELOPMENT
CHICAGO, ILLINOIS

DEVELOPMENT ARCHITECT

SEPTEMBER 11, 1992

Elevation Plans.
(Tower Parcel -- Page 2 of 2)



→ NORTH ASH AND AVENUE

→ 2775

0 25 50

LINCOLN, BELMONT, ASHLAND REDEVELOPMENT
CHICAGO, ILLINOIS

PATTON/BURKE HAYALS LTD
PLANNING ARCHITECT

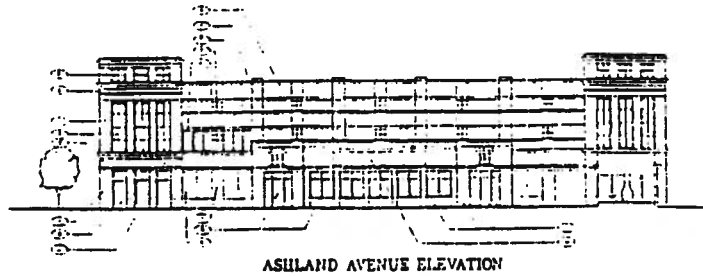
LD DEVELOPMENT

SEPTEMBER 11, 1994

Donk & Kise

HSP/LIA
WELLMAN ASSOCIATES
ARCHITECT

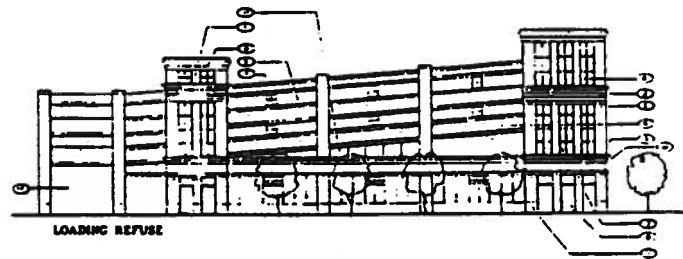
Elevation Plans.
(Annex Parcel)



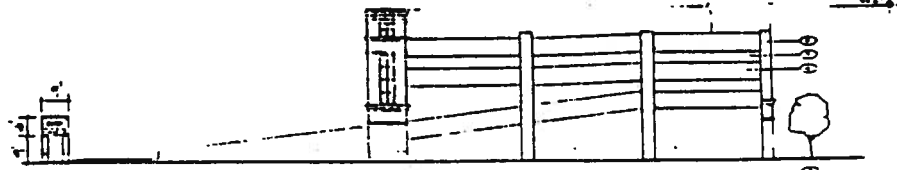
ASHLAND AVENUE ELEVATION



SCHOOL STREET ELEVATION



MARSHFIELD AVENUE ELEVATION



NORTH ALLEY ELEVATION

MATERIAL LEGEND

- Brick
- Concrete
- Glass
- Metal
- Stone
- Wood
- Paint
- Asphalt
- Gravel
- Earth
- Landscape

LINCOLN, BELMONT, ASHLAND REDEVELOPMENT
CHICAGO, ILLINOIS

PAPPAGEORGE HAYNES LTD
 PLANNING ARCHITECT

LR DEVELOPMENT

SEPTEMBER 11, 1994

WENTZ & ASSOCIATES

H S P / L.M.
 SEGLIN ASSOCIATES
 ARCHITECT