

PD 700

Table of Contents

| | |
|---------------------------------------|-----------|
| 12/21/2012 Minor Change | 2 |
| 10/05/1999 Minor Change | 4 |
| 10/26/1999 Zoning Letter | 5 |
| 07/14/1999 Minor Change | 8 |
| 01/20/1999 PD Amendment | 10 |
| Ordinance | 11 |
| Statements | 12 |
| Bulk Table | 16 |
| Exhibits | 18 |



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

December 21, 2012

David T. Meek
Becker Gurian Attorneys At Law
513 Central Avenue
Suite 400
Highland Park, IL 60035-3264

**Re: Administrative Relief request for Residential Business Planned Development No. 700,
Subarea A, 1301 West Madison Street**

Dear Mr. Meek:

Please be advised that your request for a minor change to Residential Business Planned Development No. 700 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. 12 of the Planned Development (PD).

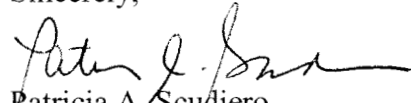
You are requesting, on behalf of the property owner and applicant, 1940 Y Century Associates, LLC, to eliminate one of the loading berths within Subarea A. In regards to the building at 1301 W. Madison St., you are seeking to convert one existing off-street loading berth into an indoor play area, childcare enrichment room, restroom, storage and mechanical equipment room. The PD requires a minimum of five loading berths for the entire PD (Subareas A, B, and C).

On October 26, 1999, an interim stage Part II was approved by the Department of Planning and Development which allowed for the construction of a six-story condominium building at 1301 W. Madison St. As part of that approval, it was noted that the building would contain three off-street loading berths and would have a floor area ratio of 3.4, the maximum allowed within Subarea A. It appears since that time, one of the three loading berths has been converted into usable space, most likely resulting in the building exceeding the allowable floor area ratio. Allowing the conversion of a second loading berth would result in the floor area being exceeded by an even greater amount. According to our records, there is no remaining floor area in Subarea A, 23,977.61 square feet remaining in Subarea B, and 25,394.9 square feet remaining within Subarea C.

Therefore, with regard to your request, the Department of Housing and Economic Development has determined that allowing this conversion will increase the bulk in excess of what is allowed within the Subarea and therefore, would not constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 700, I hereby deny this minor change request. If you would like to schedule a meeting with staff to discuss the possibility of amending the Planned Development, please contact Loretta Walsh at (312) 744-4182.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Loretta Walsh, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

October 5, 1999

Mr. Gary Wigoda
Attorneys at Law
444 North Michigan Avenue
26th Floor
Chicago, Illinois 60611

RE: Request for a minor change to Residential
Planned Development No. 700
(Block Y)

Dear Mr. Wigoda:

The Department of Planning and Development has considered your request on behalf of the Applicant, Thrush Realty, Inc., for a minor change to Residential Planned Development No. 700 pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the "Bulk Regulations and Data Table" be modified to permit a maximum Floor Area Ratio of 3.4 instead of 3.3 in Subarea A. This shift in allowable F.A.R. would not increase the maximum FAR of 2.7 for the total property net site area established by RPD No. 700. Further, this shift would not result in a noticeable reallocation of bulk within the Planned Development. The maximum number of units in each Subarea would remain unchanged.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 700, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 700.

Sincerely,

Christopher R. Hill
Commissioner

cc: Jack Swenson
Philip Levin
Michael A. Marmo
Paul Woznicki

NEIGHBORHOODS





October 26, 1999

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

Mr. Paul Woznicki
Zoning Administrator
Department of Zoning
Room 800-City Hall
Chicago, Illinois 60602

Re: Interim Stage Part II Submittal for Residential-Business
Planned Development No. 700; Subarea A
Proposal: The construction of a six-story condominium
building containing one-hundred and twelve (112) dwelling
units. (Block Y)
Location: An area located at the southwest corner of West
Madison and North Throop Streets - 1301 West Madison
Street (Building Two)

Dear Mr. Woznicki:

The attached Interim Stage Part II submittal reviewed by the Department of Planning and Development in accordance with the "Rules, Regulations, and Procedures in relation to Planned Development Amendments," proposes the construction of a six-story condominium building containing a total of one-hundred and twelve (112) dwelling units. This proposed building will contain a parking garage on the sub-basement through 4th floor levels within the western portion of the Building, retail/commercial space on the ground floor within the eastern portion of the building, residential units on the 2nd through 4th floor levels within the eastern portion of the building, and residential units on the entire 5th and 6th floors. This building will be constructed upon the northern portion of the Planned Development area within Subarea A. This stage of development will be considered Phase Two of Residential-Business Planned Development No. 700 and will be the final phase of Development within Subarea A. A "Foundation Permit Only," for this project was approved on July 9, 1999. An Administrative Relief was granted on October 5, 1999 allowing for the shift of available floor area within the Planned Development and thereby modifying the "Bulk Regulations and Data Table" to reflect a maximum Floor Area Ratio of 3.4 instead of 3.3 for Subarea A. (Attached)

The Department of Planning and Development has determined that this building contains a total floor area of 172,700.44 square feet. This figure has been determined by calculations based on architectural drawings submitted by the Applicant. When added to the 86,614 square feet previously approved within Subarea A, this figure becomes a total of 259,314.44 square feet of total floor area for Subarea A. The net site area for Residential-Business Planned Development No. 700, Subarea A is 75,661 square feet.

NEIGHBORHOODS



Translated, this results in a Floor Area Ratio of 3.4 for Subarea A. The Administrative Relief allows a Floor Area Ratio of 3.4 for Subarea A..

A total of one-hundred and twelve (112) dwelling units are proposed at this stage of development for Subarea A. When added to the sixty-five (65) dwelling units previously approved, this total becomes one-hundred and seventy-seven (177) dwelling units provided for Subarea A. The Plan of Development allows a maximum of one-hundred and ninety-one (191) dwelling units.

A total of three hundred and fifty-nine (359) off-street parking spaces will be provided in a seven (7) level parking garage. Specifically, parking will be provided on the sub-basement through 4th floor levels within the western portion of the proposed building. Of this total, 213 spaces are designated for residential parking and 146 spaces are designated for commercial parking. Please note that seventy-five (75) temporary parking spaces located within Subarea B which were previously approved will be abandoned upon completion of this proposed building. The Plan of Development requires a minimum of two-hundred and ten (210) residential off-street parking spaces and one-hundred and thirty (130) commercial off-street parking spaces for Subarea A. The parking garage will be accessed from a curb-cut drive extending from West Madison Street and via an entry directly from an existing alley on the south side of the building. A total of three (3) off-street loading spaces will be provided at this stage of development. One (1) residential loading berth measuring 25 feet by 10 feet will be provided on the first floor within the southern portion of the building accessed by a separate entry off of the existing alley, and two (2) commercial loading berths measuring 10 feet by 50 feet will be provided on the first floor within the southeast corner of the building accessed by a curb-cut drive extending from South Throop Street. When added to the number of previously approved loading spaces, this total becomes six (6) off-street loading spaces provided within the Planned Development. A minimum of five (5) off-street loading berths will be required upon completion of the Planned Development.

The Department of Planning and Development has determined that the percentage of site coverage, building setbacks, building height and elevation design, and the amount of floor area devoted to commercial space, are all in accordance with the Plan of Development and the Site Plan and Building Elevations as passed by the Chicago City Council on January 20, 1999. Please note that all proposed signs for this project will require separate sign permits.

In accordance with Statement No. 14 of the Plan of Development, the Mayor's Office for People with Disabilities has reviewed and approved this project as it relates to all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

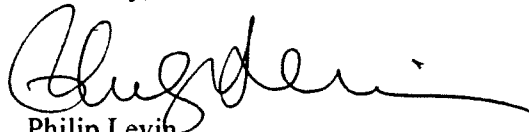
The Landscape Plan (sheet L1) prepared by Artemisia Landscape Architecture, dated August 4, 1999, is hereby made a part of this Part II approval.

Mr. Paul Woznicki 10-26-99
Page 3

This Interim Stage Part II submittal for Residential-Business Planned Development No. 700, Subarea A, for the construction of a six-story condominium building containing a total of one hundred and twelve (112) dwelling units, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council on January 20, 1999 and the Administrative Relief granted on October 5, 1999.

Please attach this submittal to your files. (Amendment No. 12510)

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Levin", written over a horizontal line.

Philip Levin
Assistant Commissioner

Attachment



July 14, 1999

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

Mr. Neil J. Tryba
FitzGerald Associates Architects
3110 North Sheffield Avenue
Chicago, Illinois 60657

Re: Request for a minor change to Residential-Business
Planned Development No. 700, Subarea A
Proposal: The rehabilitation and conversion of an
existing commercial building into a new residential loft
building. (Block Y)
Location: 1330 West Monroe Street (Building One)

Dear Mr. Tryba:

Please be advised that your request on behalf of the Applicant, Thrush Realty, Inc., for a minor change to Residential-Business Planned Development No. 700, Subarea A has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you requested that the Building Elevations as approved for an existing four-story commercial building which is to be rehabilitated and converted into a new five-story residential loft building containing sixty-five (65) dwelling units, be modified to reflect the actual overall height of the building. The elevation drawings submitted for Building One located within Subarea A reflect an overall building height as measured to the top of the elevator penthouse, varying between 67.083 feet and 72.25 feet. This is due to the varying grade from north to south which was not originally depicted on the elevation exhibits to the Planned Development. The Plan of Development requires a maximum building height in accordance with the elevation drawings approved which incorrectly reflected a maximum height of 66.125 feet for this building.

With regard to your request, the Department of Planning and Development has determined that since the building height was originally and unintentionally



misrepresented and that the actual overall height of this building does not increase, this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 700, Subarea A, I hereby approve the foregoing minor change to the Building Elevations, but no other changes to Residential-Business Planned Development No. 700.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRILL", written in a cursive style.

Christopher R. Hill
Commissioner

cc: Jack Swenson
Philip Levin
Michael A. Marmo
Paul Woznicki

passage and due publication.

AMENDMENT OF CHICAGO ZONING ORDINANCE
BY RECLASSIFICATION OF AREA SHOWN
ON MAP NUMBER 2-G.

(As Amended)
(Application Number 12510)

RBPD 700

(Committee Meeting Held December 8, 1998)

The Committee on Zoning submitted the following report:

CHICAGO, January 20, 1999

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on December 8, 1998, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of six ordinances which were corrected and amended in their amended form. They are Application Numbers TAD-213, TAD-215, 12554, 12057, 12510 and A-4027. For the record, Application Number MA-48 did pass in committee and is being held until further notice. Please let the record reflect that I, William J. P. Banks, abstained from voting on Application Numbers 12579, 12574 and 12586 under the provision of Rule 14 of the City Council's Rules of Order and Procedure. I have recused myself as well.

Again, please let the record reflect that I abstain from voting on Application Number 12579, 12574 and 12586.

Respectfully submitted,

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

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

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Lyle, Beavers, Dixon, Buchanan, Balcer, Frias, Olivo, Coleman, Peterson, Murphy, Rugai, DeVille, Munoz, Zalewski, Chandler, Ocasio, Burnett, Burrell, Wojcik, Mell, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 41.

Nays -- None.

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

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

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 C2-3 General Commercial District and M1-3 Restricted Manufacturing District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Madison Street; South Throop Street; the alley next south of West Madison Street; the alley next east of South Throop Street; the alley next north of West Monroe Street; a line 126 feet east of South Throop Street; West Monroe Street; a line 367.82 feet west of South Throop Street; West Arcade Place; and a line 347.41 feet west of South Throop Street,

to those of a B5-3 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B5-3 General Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Madison Street; South Throop Street; the alley next south of West Madison Street; the alley next east of South Throop Street; the alley next north of West Monroe Street; a line 126 feet east of South Throop Street;

West Monroe Street; a line 367.82 feet west of South Throop Street; West Arcade Place; and a line 347.41 feet west of South Throop Street,

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

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

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

Residential-Business Planned Development. No. 700

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development ("Planned Development") consists of approximately one hundred sixty-five thousand sixty-three (165,063) square feet (three and seventy-nine hundredths (3.79) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Thrush Realty, Inc. ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this Planned Development shall be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements, or any 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 holders. 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. 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 ground lessors, or any homeowners association(s) formed to succeed the Applicant for purposes of control or management of property within the Planned Development.

4. This Plan of Development consists of fifteen (15) statements; an Existing Zoning and Land-Use Map; a Planned Development Boundary and Property Line Map; a Bulk Regulations and Data Table; a Site Plan; a Landscape Plan; and Building Elevations, all prepared by Fitzgerald Associates Architects and Artemisia Landscape Architecture, dated November 12, 1998. Full size sets of the Site Plan, Landscape Plan and Building Elevations on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply.
5. The following uses are permitted within the Planned Development:
 - Subarea A: multi-family dwelling units, including residential uses below the second (2nd) floor; along the West Madison Street frontage only, any uses allowed pursuant to the B5 zoning district; accessory off street parking and accessory uses.
 - Subarea B: multi-family dwelling units, including residential uses below the second (2nd) floor; accessory off street parking and accessory uses.
 - Subarea C: townhome dwelling units, including residential uses below the second (2nd) floor; accessory of street parking and accessory uses.
6. Identification signs and Business Identification signs in Subarea A 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 review and approval of the Commissioner of the Department of Planning and Development.

7. Off-street parking shall be provided in compliance with this Plan of Development, subject to the review and approval of the Departments of Transportation and Planning and Development.
8. 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 paved areas except as expressly approved by the Chicago Fire Department. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum heights of buildings prescribed on the Building Elevations attached hereto, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of maximum Floor Area Ratio (F.A.R.) calculations, the definitions of the Chicago Zoning Ordinance shall apply.
11. The improvements on the Property, including driveways and landscaping, shall be designed, constructed and maintained in substantial conformance with the Site Plan and Landscape Plan and the Building Elevations. In addition, parkway trees and autocourt landscaping depicted on the Landscape Plan shall, be installed and maintained in accordance with the provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase of the maximum percent

of land covered.

13. 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 new buildings to be 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D., has approved detailed construction drawings for each building or improvement.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the previously existing B5-3 District.

[Existing Zoning and Land-Use Map; Planned Development
Boundary and Property Line Map; Landscape
Character; Site Plan; and Building Elevation
Drawings referred to in these Plan of
Development Statements printed
on pages 88248 through 88257
of this Journal.]

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

Residential Planned Development 700, As Amended.

Plan Of Development

Bulk Regualtions And Data Table.

Gross Site Area: 222,979 square feet (5.12 acres)

Net Site Area:

Subarea A 75,661 square feet.

Subarea B 74,350 square feet.

Subarea C 15,052 square feet.

165,063 square feet (3.79 acres).

Maximum Number of
Dwelling Units:

Subarea A 191 dwelling units.

Subarea B 33 dwelling units.

Subarea C 46 dwelling units.

270 dwelling units.

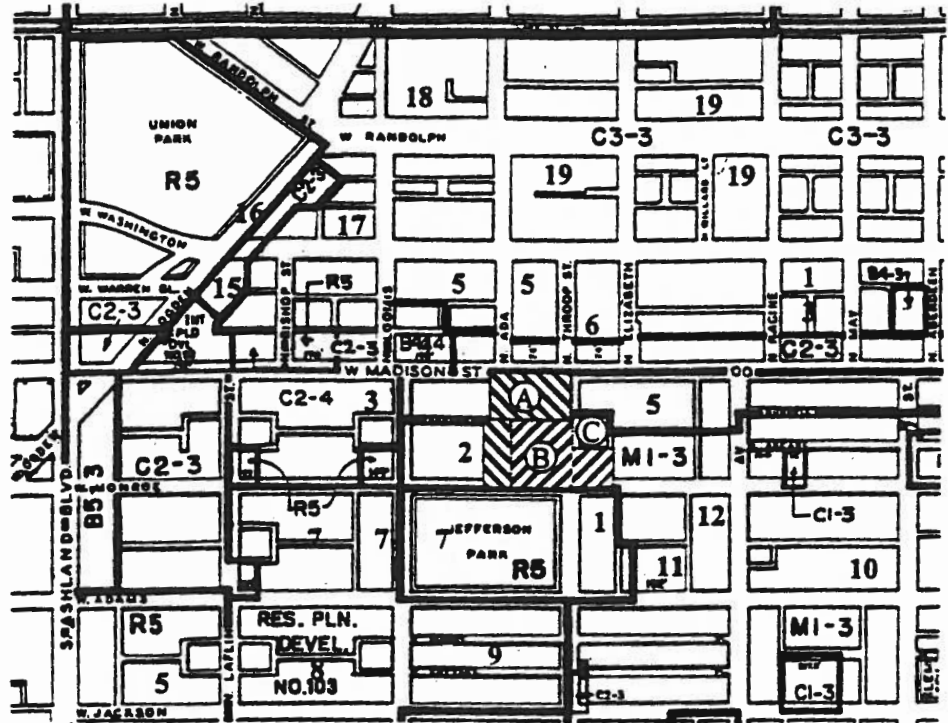
Maximum Permitted
Floor Area Ratio:

Subarea A 3.3.

| | |
|---|------------------------------------|
| Subarea B | 1.3. |
| Subarea C | 5.7. |
| Overall | 2.7. |
| Maximum Permitted Commercial Space: | |
| Subarea A | 28,000 square feet. |
| Maximum Building Height: | In accordance with the elevations. |
| Maximum Percentage of Site Coverage: | In accordance with Site Plan. |
| Minimum Setbacks From Property Line: | In accordance with Site Plan. |
| Minimum Number of Off-Street Parking Spaces: | |
| Subarea A (residential) | 210. |
| Subarea A (commercial) | 130. |
| Subarea B | 60. |
| Subarea C | <u>51.</u> |
| | 451 spaces total. |
| Minimum Number of Off-Street Loading Berths: | 5. |

Existing Zoning And Land-Use Map.

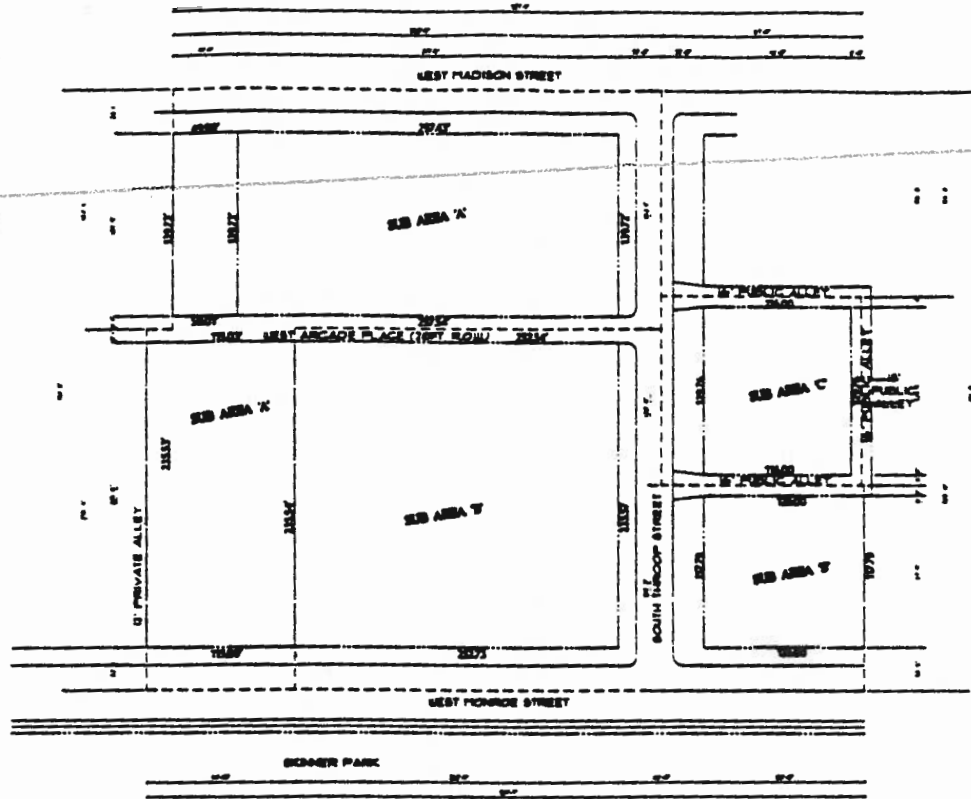
APPLICANT: THRUSH REALTY, INC
 ADDRESS: MADISON AND TROOP
 DATE: JULY 29, 1998
 REVISED: NOV. 12, 1998



EXISTING ZONING AND LAND USE MAP

- A. Sub area A
 - B. Sub area B
 - C. Sub area C
-
- 1. Mark T. Skinner Elementary School
 - 2. Ameritech
 - 3. 911 Center
 - 4. Johnny's Ice House
 - 5. Residential
 - 6. Federal Express
 - 7. Park
 - 8. Whitney M. Young Magnet High School
 - 9. Chicago Police Education and Training Academy
 - 10. Manufacturing
 - 11. Boy Scouts of America Chicago Area Council
 - 12. Chicago Police Department
 - 13. Block X
 - 14. Mid City Bank
 - 15. Pipefitters Union
 - 16. American Lung Association
 - 17. Fraternal Order of Police
 - 18. Hoops the Gym
 - 19. Commercial

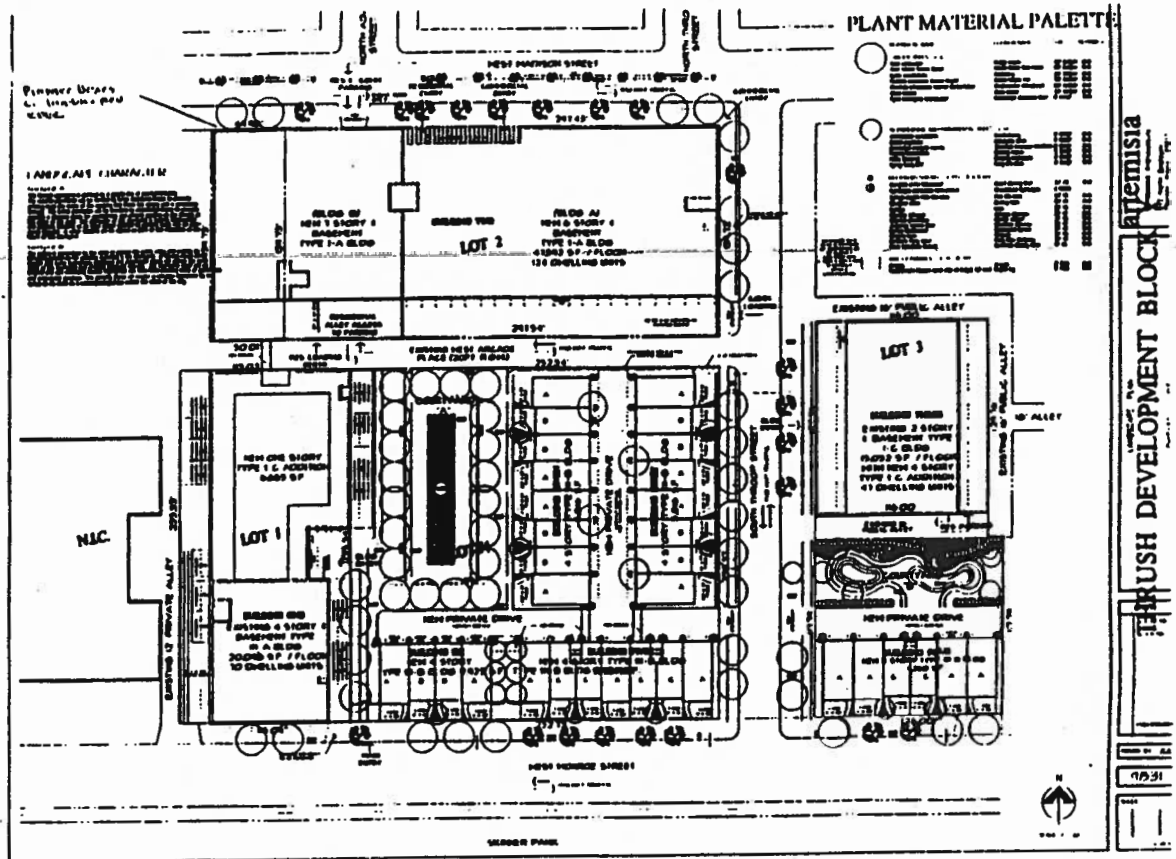
Planned Development Boundary And Property Line Map.



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

————— PROPERTY LINE
- - - - - BOUNDARY LINE

Landscape Character.



Landscape Character.

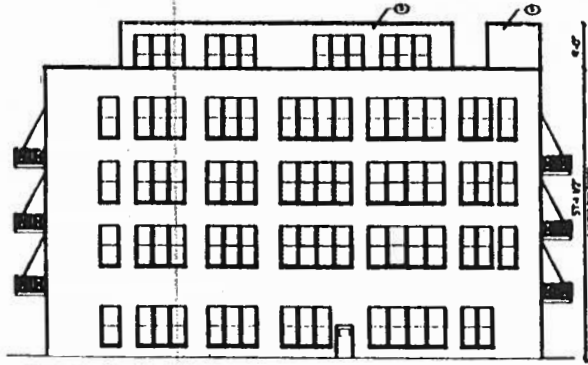
Courtyard "A".

This formal courtyard is defined by a double line of concentric trees. The outside perimeter will be formed by large deciduous trees to provide privacy from the inside of the dwellings and frame the space with a consistent canopy. The inside perimeter will be created by ornamental trees to provide an intimate scale for pedestrians and people sitting on the benches at the edge of the path. The character of the courtyard is inward, introverted and passive, focusing on an open space outlined by planting beds with all year-round interest. A water feature will be added as part of the amenities at the heart of the courtyard.

Courtyard "B".

The space is generated by the need to screen the public alley and create an intersecting backdrop for passive activities in the courtyard. A strong mixed shrub border with some evergreen, deciduous and ornamental trees will define the north edge of the courtyard and provide seasonal interest. The courtyard itself will be shaped with undulating mounds highlighted with free-form planting beds of perennials and ornamental grasses. These planting themes will render a meadow character to this space to be used as a contemplating place amidst the noise of the city.

APPLICANT: THRUSH REALTY
ADDRESS: MADISON AND THE
DATE: JULY 29, 1998
REVISED: NOV. 12, 1998

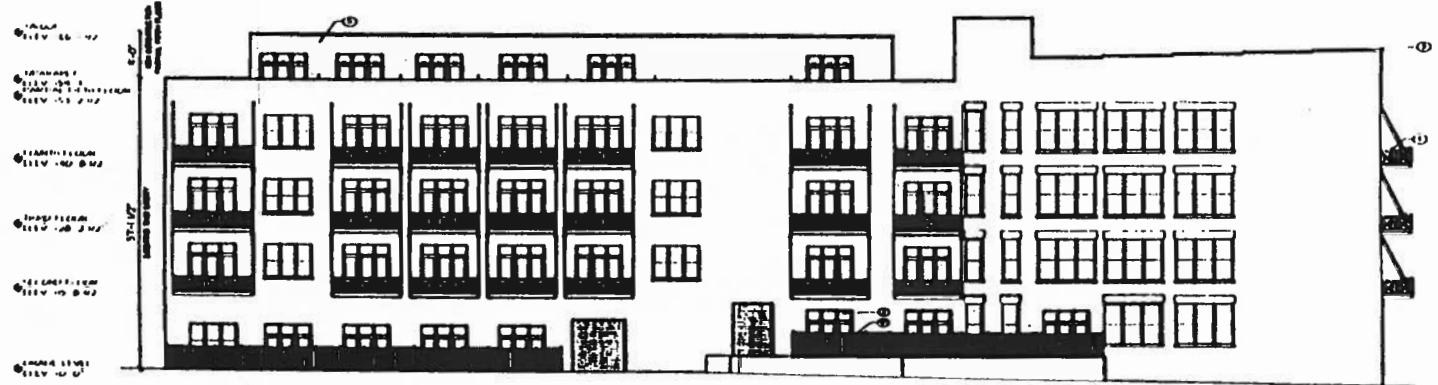


(1) NORTH ELEVATION
Scale 1/8" = 1'-0"

- 1. MECH. ROOM ELEV. 46'-1 1/2"
- 2. 1ST FLOOR ELEV. 45'-0"
- 3. 2ND FLOOR ELEV. 43'-0"
- 4. 3RD FLOOR ELEV. 41'-0"
- 5. 4TH FLOOR ELEV. 39'-0"
- 6. 5TH FLOOR ELEV. 37'-0"
- 7. 6TH FLOOR ELEV. 35'-0"
- 8. 7TH FLOOR ELEV. 33'-0"
- 9. 8TH FLOOR ELEV. 31'-0"
- 10. 9TH FLOOR ELEV. 29'-0"
- 11. 10TH FLOOR ELEV. 27'-0"
- 12. 11TH FLOOR ELEV. 25'-0"
- 13. 12TH FLOOR ELEV. 23'-0"
- 14. 13TH FLOOR ELEV. 21'-0"
- 15. 14TH FLOOR ELEV. 19'-0"
- 16. 15TH FLOOR ELEV. 17'-0"
- 17. 16TH FLOOR ELEV. 15'-0"
- 18. 17TH FLOOR ELEV. 13'-0"
- 19. 18TH FLOOR ELEV. 11'-0"
- 20. 19TH FLOOR ELEV. 9'-0"
- 21. 20TH FLOOR ELEV. 7'-0"
- 22. 21ST FLOOR ELEV. 5'-0"
- 23. 22ND FLOOR ELEV. 3'-0"
- 24. 23RD FLOOR ELEV. 1'-0"
- 25. GRADE LEVEL ELEV. 0'-0"



(2) SOUTH ELEVATION
Scale 1/8" = 1'-0"



(3) WEST ELEVATION
Scale 1/8" = 1'-0"

- 1. MECH. ROOM ELEV. 46'-1 1/2"
- 2. 1ST FLOOR ELEV. 45'-0"
- 3. 2ND FLOOR ELEV. 43'-0"
- 4. 3RD FLOOR ELEV. 41'-0"
- 5. 4TH FLOOR ELEV. 39'-0"
- 6. 5TH FLOOR ELEV. 37'-0"
- 7. 6TH FLOOR ELEV. 35'-0"
- 8. 7TH FLOOR ELEV. 33'-0"
- 9. 8TH FLOOR ELEV. 31'-0"
- 10. 9TH FLOOR ELEV. 29'-0"
- 11. 10TH FLOOR ELEV. 27'-0"
- 12. 11TH FLOOR ELEV. 25'-0"
- 13. 12TH FLOOR ELEV. 23'-0"
- 14. 13TH FLOOR ELEV. 21'-0"
- 15. 14TH FLOOR ELEV. 19'-0"
- 16. 15TH FLOOR ELEV. 17'-0"
- 17. 16TH FLOOR ELEV. 15'-0"
- 18. 17TH FLOOR ELEV. 13'-0"
- 19. 18TH FLOOR ELEV. 11'-0"
- 20. 19TH FLOOR ELEV. 9'-0"
- 21. 20TH FLOOR ELEV. 7'-0"
- 22. 21ST FLOOR ELEV. 5'-0"
- 23. 22ND FLOOR ELEV. 3'-0"
- 24. 23RD FLOOR ELEV. 1'-0"
- 25. GRADE LEVEL ELEV. 0'-0"

| ELEVATION KEYNOTES | |
|--------------------|--------------------------------|
| 1 | NEW ENVIRONMENTAL SIGN BALCONY |
| 2 | NEW PORCHES AND IN-AGE PORCHES |
| 3 | ENVIRONMENTAL CORNER |
| 4 | ENVIRONMENTAL SIGN PANEL |
| 5 | ENVIRONMENTAL SIGN SYSTEM |

BUILDING ONE

THRUSH DEVELOPMENT PRESENTS:
BLOCK Y CHICAGO, ILLINOIS

| NO. | DESCRIPTION | DATE |
|-----|--------------------------|---------|
| 1 | ISSUED FOR PERMIT | 7/29/98 |
| 2 | REVISED PER CITY COUNCIL | 1/20/99 |

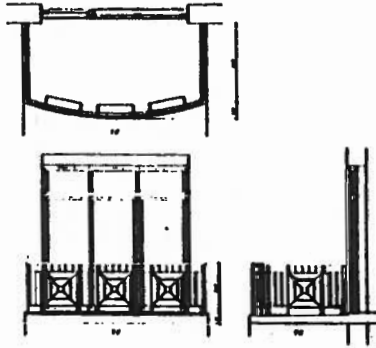
5

Building Elevation.
(Page 3 of 6)

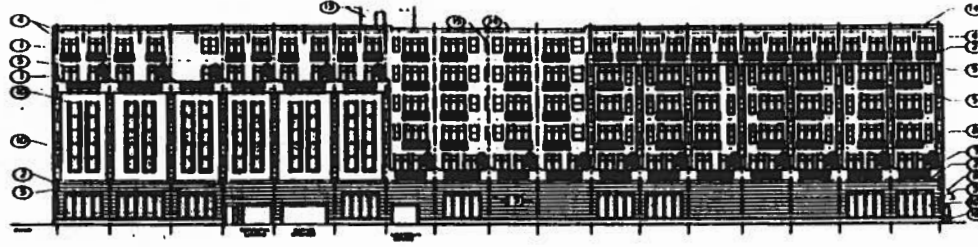


Building Elevation.
(Page 4 of 6)

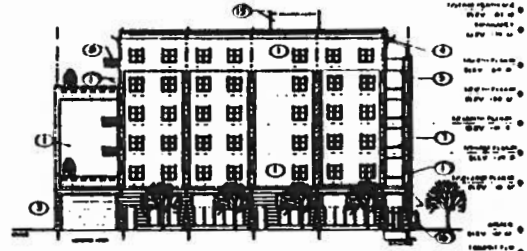
APPLICANT: THRUSH REALTY INC.
ADDRESS: MADISON AND THROOP
DATE: JULY 29, 1998
REVISED: NOV. 12, 1998



BLDG 2 BALCONY PLANTER CONCEPT
REV. 07/98



SOUTH ELEVATION (ARCADE PLACE)
REV. 07/98



EAST ELEVATION (THROOP)
REV. 07/98

- ELEVATION KEYNOTED**
- 1. FLOOR SLABS
 - 2. ARCHITECTURAL WINDOW CAP
 - 3. ARCHITECTURAL WINDOW SILL
 - 4. BRICK WINDOW SURROUND
 - 5. BRICK FINISH
 - 6. BRICK COURSEWORK AND CLASH FINISHES
 - 7. BRICK-FINISHED OFFICE SIGN TO PLANTER BOX
 - 8. BRICK-FINISHED OFFICE SIGNATURE SIGN
 - 9. BRICK-FINISHED OFFICE SIGN OF BUILDING ENTRANCE
 - 10. BRICK COURSEWORK OF SUBSTATION
 - 11. BRICKWORK SIGN FINISHES
 - 12. BRICKWORK SIGNATURE FINISHES
 - 13. BRICK SIGNATURE
 - 14. BRICK SIGNATURE SIGN
 - 15. BRICK-FINISHED PLANTER BOX OF SIGN

BUILDING TWO

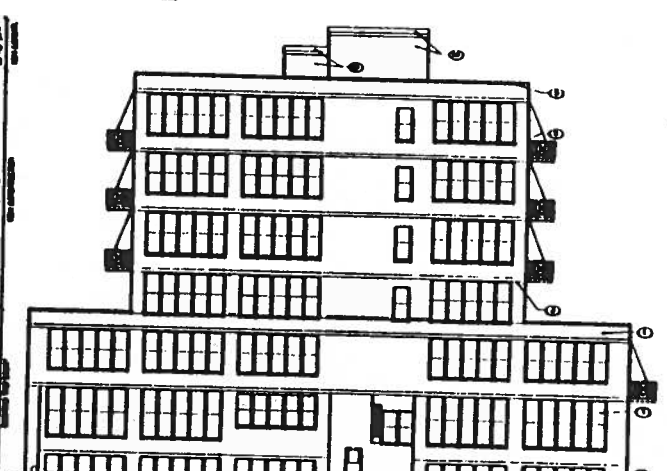
Building Elevation
(Page 5 of 6)

APPLICANT: THRUSH REALTY, INC.
ADDRESS: MADISON AND THROOP
DATE: JULY 29, 1998
REVISED: NOV. 12, 1998

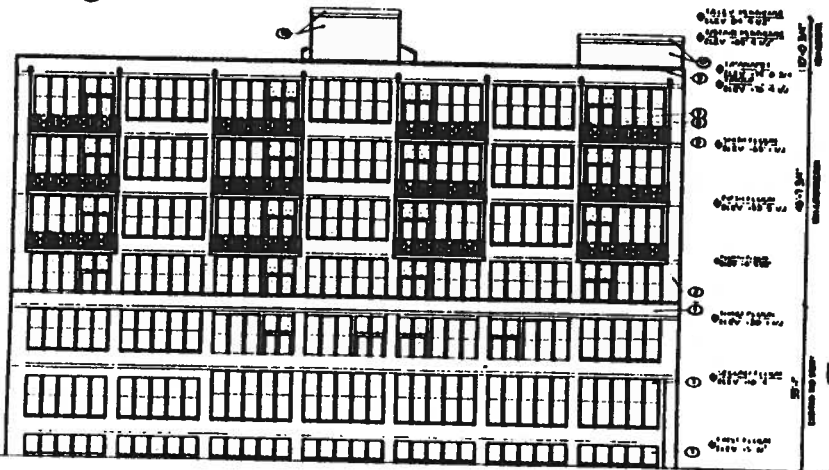
| ELEVATION KEYNOTES | | |
|--------------------|---------------------------------|--|
| 1 EXISTING BRICK | 8 NEW 4" LUMBER SILL | 9 GARAGE DOOR |
| 2 NEW BRICK | 9 NEW ALUM AND GLASS WINDOW | 10 FAT HOLD FRESH SYSTEM |
| 3 EXISTING COPING | 10 IRON HEAD GLASS TOP | 11 NEW SERVICE DOOR |
| 4 GLASS BLOCK | 11 NEW ORNAMENTAL IRON BAL CONE | 12 NEW GARAGE DOOR AS EXISTING 1 CHANGE DOOR OPTION |



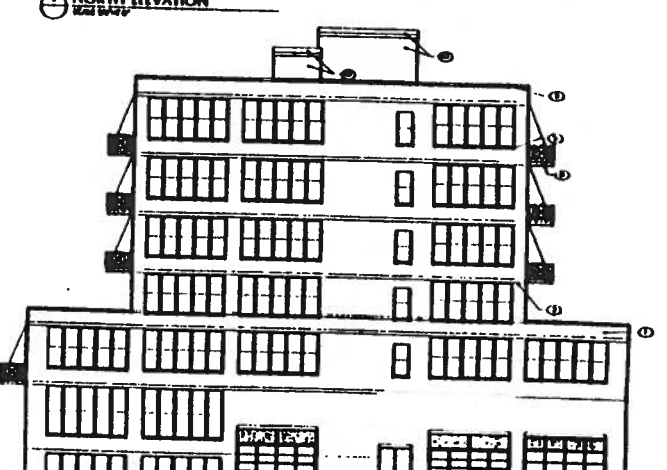
WEST ELEVATION



NORTH ELEVATION



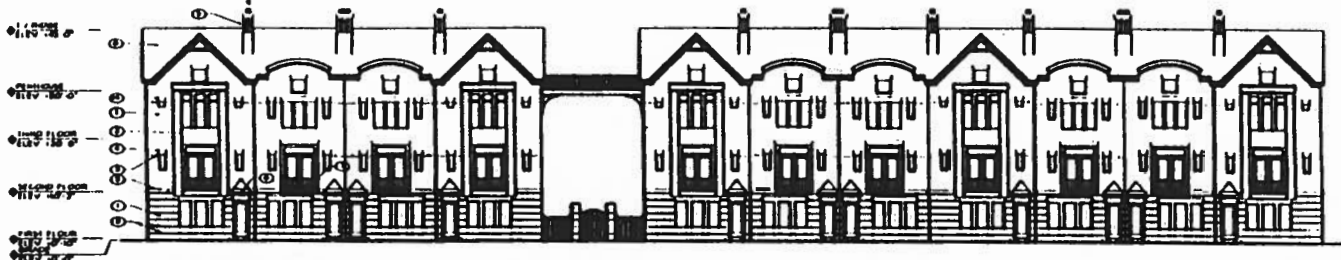
EAST ELEVATION



SOUTH ELEVATION

BUILDING THREE

ADDRESS: MADISON AND THROOP
DATE: JULY 29, 1998
REVISED: NOV 12, 1998



SOUTH ELEVATION (MONROE ST)



COURTYARD ENTRY (MONROE ST)

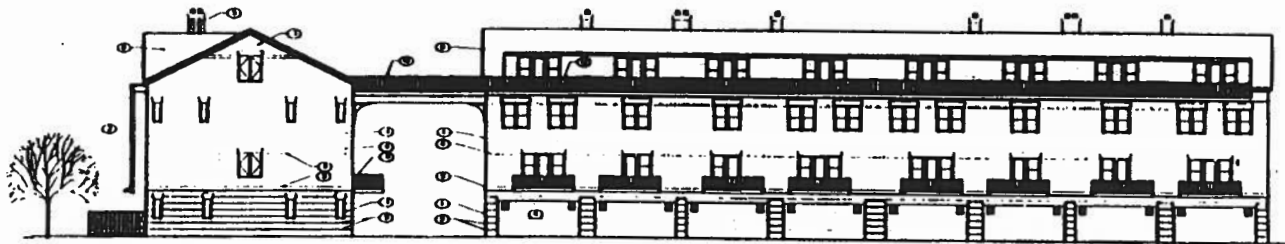


TYPICAL TOWNHOUSE FENCE AND GATE

| ELEVATION KEYNOTES | |
|--------------------|--------------------|
| 1 | PAVE DRIVE |
| 2 | WOOD PL TRUSS ROOF |
| 3 | WOODSHED |
| 4 | WOODSHED |
| 5 | WOOD PL TRUSS ROOF |
| 6 | WOOD PL TRUSS ROOF |
| 7 | WOODSHED |
| 8 | WOODSHED |
| 9 | WOOD PL TRUSS ROOF |
| 10 | WOODSHED |
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| 98 | WOODSHED |
| 99 | WOODSHED |
| 100 | WOODSHED |



WEST ELEVATION (COURTYARD)



EAST ELEVATION (PRIVATE DRIVE)

TOWNHOMES

Building Elevation.
(Page 6 of 6)