



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

January 30, 2006

Mr. John J. George  
Two First National Plaza, Suite 400  
20 South Clark Street  
Chicago, IL 60603

Re: **Administrative Relief request for Residential-Waterway Planned Development No. 769, as amended - (Bridgeport Village)**

Dear Mr. George:

Please be advised that your request for administrative relief to Residential-Waterway Planned Development No. 769 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested the construction of structural gates connecting the single family residential buildings located upon Lots 62, 63, 64 and 65. The gates are approximately 14'-8" in height and will span the side yards of each property. (Detailed plans of the gates are attached).

Following the above-mentioned construction, it is your intention to construct the same structural gate between each of the remaining single-family residential buildings within RWPD No. 769. Therefore, this request is for approval to install the structural gates between the remaining single-family residences subject to obtaining the consent of the affected homeowners.

With regard to your request, although the Planned Development did not contemplate the construction of such structural gates, they are appropriate and consistent with the nature of the improvements contemplated in RWPD No. 769, as amended.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Waterway Planned Development No. 769, as amended, I hereby approve the foregoing changes, but no other changes to Residential-Waterway Planned Development No. 769, as amended.

Sincerely,

Lori T. Healey  
Commissioner

LTH:PAS:pth/mrd  
cc: Mike Marmo, DPD files





**City of Chicago**  
**Richard M. Daley, Mayor**

**Department of Planning  
and Development**

**Lori T. Healey**  
**Commissioner**

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

January 30, 2005

Mr. John J. George  
Daley & George  
Two First National Plaza, Suite 400  
Chicago, IL 60603

Re: **Site Plan Approval for Residential-Waterway Planned Development  
No. 769, as amended (Bridgeport Village)**

Dear Mr. George:

We have reviewed the Site Plan (sheet 1 of 28) and Building Elevations (sheets 3 of 93 through 93 of 93), inclusive, dated January 9, 2006 prepared by Robert W. Kirk of Group A Architects, Ltd. and the Landscape Plan (sheet 28 of 28), dated January 9, 2006 prepared by Steven S. Gregory of Bergfors Gregory Land Design submitted by you for approval. The above-mentioned drawings are being submitted for substitution of the previously approved drawings.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development, as amended. Accordingly, this Site Plan submittal for Residential-Waterway Planned Development No. 769, as amended is hereby approved as conforming to the Plan of Development, as amended and passed by the Chicago City Council on October 31, 2001.

Sincerely,

Lori T. Healey  
Commissioner

LTH:PAS:pth/mrd  
cc: Mike Marmo, DPD Files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

January 30, 2006

Mr. John J. George  
Two First National Plaza, Suite 400  
20 South Clark Street  
Chicago, IL 60603

Re: **Administrative Relief request for Residential-Waterway Planned Development No. 769, as amended - (Bridgeport Village)**

Dear Mr. George:

Please be advised that your request for administrative relief to Residential-Waterway Planned Development No. 769 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Specifically, you requested the following:

1. The enclosed Site Plan (sheet 1 of 28) dated January 9, 2006, Landscape Plan (sheet 28 of 28) dated January 9, 2006 and Building Elevations and Floor Plans (sheets 3 of 93 through 93 of 93), inclusive, dated January 9, 2006 be substituted in place of the previously approved Site Plan, Landscape Plan, Building Elevations and Floor Plans.
2. To increase the maximum building height to 37'-0" as measured to the underside of the ceiling joist. The previously approved Building Elevations limited the height of the buildings to three (3) stories and a maximum overall height to 40'-0".
3. To allow roof decks on garages. The previously approved Building Elevations did not permit the construction of a roof deck upon a garage. The enclosed Building Elevation Sheets No. 6, 13, 22, 38, 47, 57, 61, 64, 68, 71, 74, 77, 80, 84 and 87 indicate the construction of a roof deck upon the garages located on Lots 6, 14, 18, 34, 42, 55, 59, 65, 66, 72, 77, 79, 83, 84, 85, 86, 87, 90, 91, 95, 100, 102, 109, 110, 111, 116. You request that the construction of a roof deck upon the garages located on Lots 6, 14, 18, 34, 42, 55, 59, 65, 66, 72, 77, 79, 83, 84, 85, 86, 87, 90, 91, 95, 100, 102, 109, 110, 111, 116 indicated on Building Elevation Sheets No. 6, 13, 22, 38, 47, 57, 61, 64, 68, 71, 74, 77, 80, 84 and 87 be allowed as a minor change subject to and conditioned upon the receipt of the necessary permits from DCAP.
4. To allow a reduction in the side-yard setback. The previously approved Site Plan requires a side-yard setback of 3'-0" for all buildings. During the course of construction, either the principal building or the garage

NEIGHBORHOODS  
*Alive!*  
BUILDING CHICAGO TOGETHER





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

constructed upon Lots 61, 65, 66, 77, 88, 89, 101 and 102 were constructed to the property line and/or too close to the adjoining property. You request this allowance for buildings upon the above-noted lots.

With regard to your requests, the Department of Planning and Development has determined that these revisions are necessary.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Waterway Planned Development No. 769, as amended, I hereby approve the foregoing changes, but no other changes to Residential-Waterway Planned Development No. 769, as amended.

Sincerely,

Lori T. Healey  
Commissioner

LTH:PAS:pth/mrd  
cc: Mike Marmo, DPD files



to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 8-F.  
(Application Number 13345)*

*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 Number 8-F in the area bounded by:

West 38<sup>th</sup> Street; South Normal Avenue; a line 72 feet south of and parallel to West 38<sup>th</sup> Street; and a line 62.50 feet west of and parallel to South Normal Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 8-G.  
(As Amended)  
(Application Number 13406)*

*Be It Ordained by the City Council of the City of Chicago: RWPD 769,00 amen*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 8-G in the area bounded by:

West 32<sup>nd</sup> Place; South Throop Street; and South Benson Street, to those of an R4 General Residence 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 Residential-Waterway Planned Development Number 769 and R4 General Residence District symbols and indications as shown on Map Number 8-G in the area bounded by:

South Benson Street; West 32<sup>nd</sup> Place; South Throop Street; West 33<sup>rd</sup> Street; South Racine Avenue; a line 501.03 feet south of and parallel to West 33<sup>rd</sup> Street; a line from a point 501.03 feet south of the south line of West 33<sup>rd</sup> Street and 370.00 feet west of the west line of South Racine Avenue to a point 801.00 feet south of the south line of West 33<sup>rd</sup> Street and 300.00 feet west of the west line of South Racine Avenue; a line 801.00 feet south of and parallel to West 33<sup>rd</sup> Street; the South Fork of the South Branch of the Chicago River; a line from a point 229.88 feet southwest of the southwest line of South Benson Street and 564.21 feet west of the west line of South Throop Street to a point 650.00 feet northwest of the west line of South Throop Street as drawn on the west right-of-way line of South Benson Street, to the designation of Residential-Waterway Planned Development Number 769, as amended, 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 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-Waterway Planned Development Number 769, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Waterway Planned Development consists of approximately four hundred eighty-six thousand

seven hundred seventy-three (486,773) square feet (eleven and seventeen hundredths (11.17) acres) and is owned or controlled by the applicant, JS II 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 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Site Plan; a Landscape Master Plan, a Boulevard Landscape Plan, a Public Open Space Landscape Plan, a Riverwalk Landscape Plan, a Typical Plot Landscape Plan, a Riverwalk Fence Detail and Conceptual Building Elevations dated October 11, 2001 prepared by Linden/Lenet Land Design. Full size sets of the Site Plan, Landscape Plan and Building Elevations 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.

5. The following uses shall be permitted within the area delineated herein as "Residential-Waterway Planned Development": detached single-family residential units, a publicly accessible riverwalk and accessory parking.
6. 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and 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.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. In coordination with the Department of Sewers, the applicant shall use its best efforts to divert stormwater runoff into the adjoining south fork of the south branch of the Chicago River.
11. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 11.11-2(1) of the Chicago Zoning Ordinance. To further these goals, the applicant agrees to set back all buildings and parking areas as per the approved Site Plan. The publicly accessible portion of this setback area shall be improved with an

eight (8) foot wide all-weather surface path, lighting, decorative fencing and planter boxes as depicted on the Riverwalk Landscape Plan. The Riveredge Area shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours and such other hours as may be designated by applicant; provided, however, applicant may from time to time close off public access to the Riveredge Area to prevent the establishment of any public, prescriptive or constructive easements to such area or any portion thereof. Further, the public open spaces depicted on the Homeowners Association Maintained Land detail shall be open and available for use by the general public subject to the conditions hereinabove described in connection with the Riveredge Area.

12. 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, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this 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.
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 buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration 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 five (5) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing M2-3 General Manufacturing District and pre-existing R3 General Residence District classifications.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Property Line, Boundary Line and Right-of-Way Adjustment Map; Preliminary Site Plan; Landscape Master Plan; Landscape Master Plan -- South Units 1 -- 76; Landscape Master Plan -- North Units 77 -- 116; Boulevard Landscape Plan (Typical); Public Open Space Landscape Plan (Typical); Riverwalk Landscape Plan (Typical); Typical Fence Detail; Typical Plot Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 71703 through 71726 of this Journal.]

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

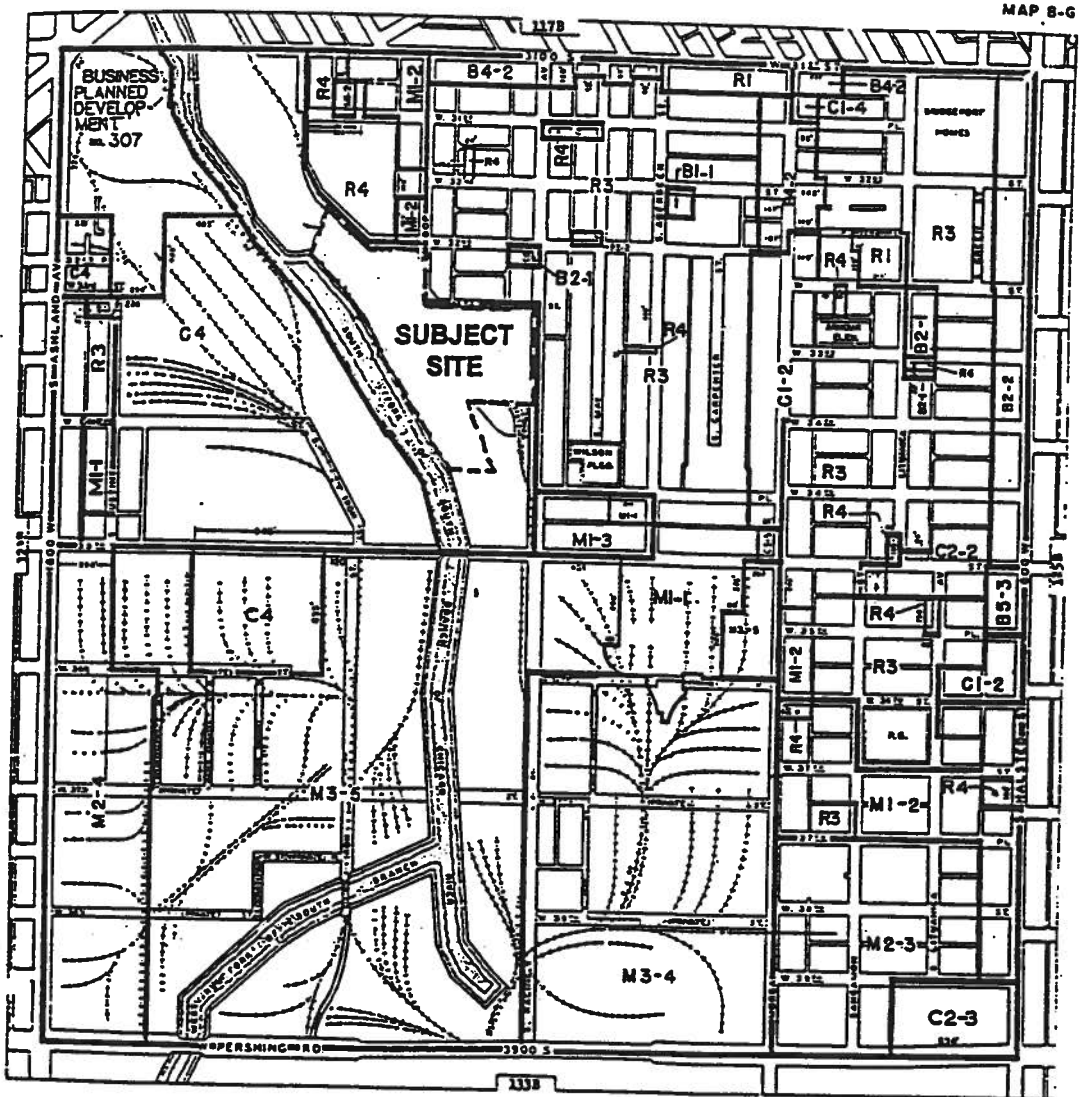
*Bulk Regulations And Data Table.*

Net Land Area (square feet/acres)	Maximum Floor Area Ratio Overall	Maximum Dwelling Units
Site: 486,773/11.17	1.2	116
Total: 486,773/11.17	1.2	116

	Square Feet	Acres
Net Site Area	486,773 square feet	11.17 acres
Adjacent Public Rights-of-Way	56,539 square feet	1.30 acres
Public Rights-of-Way to be dedicated	181,794 square feet	4.17 acres
Gross Land Area	725,106 square feet	16.64 acres

Minimum Required Building Setbacks	Per Site Plan.
Maximum Building Height	40.
Total Number of Parking Spaces	390 spaces.
Enclosed Spaces	253 spaces.
Off-Street Parking Spaces	137 spaces.
Minimum Periphery Setbacks	Per Site Plan.
Maximum Floor Area Ratio-Overall	1.2.
Rights-of-Way to be Vacated (Benson Street)	19,919 square feet.

Existing Zoning Map.



**RESIDENCE DISTRICTS**

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

**BUSINESS DISTRICTS**

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

**COMMERCIAL DISTRICTS**

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
- C4 \* MOTOR FREIGHT TERMINAL DISTRICT

**MANUFACTURING DISTRICTS**

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

**APPLICANT:** JS II LLC

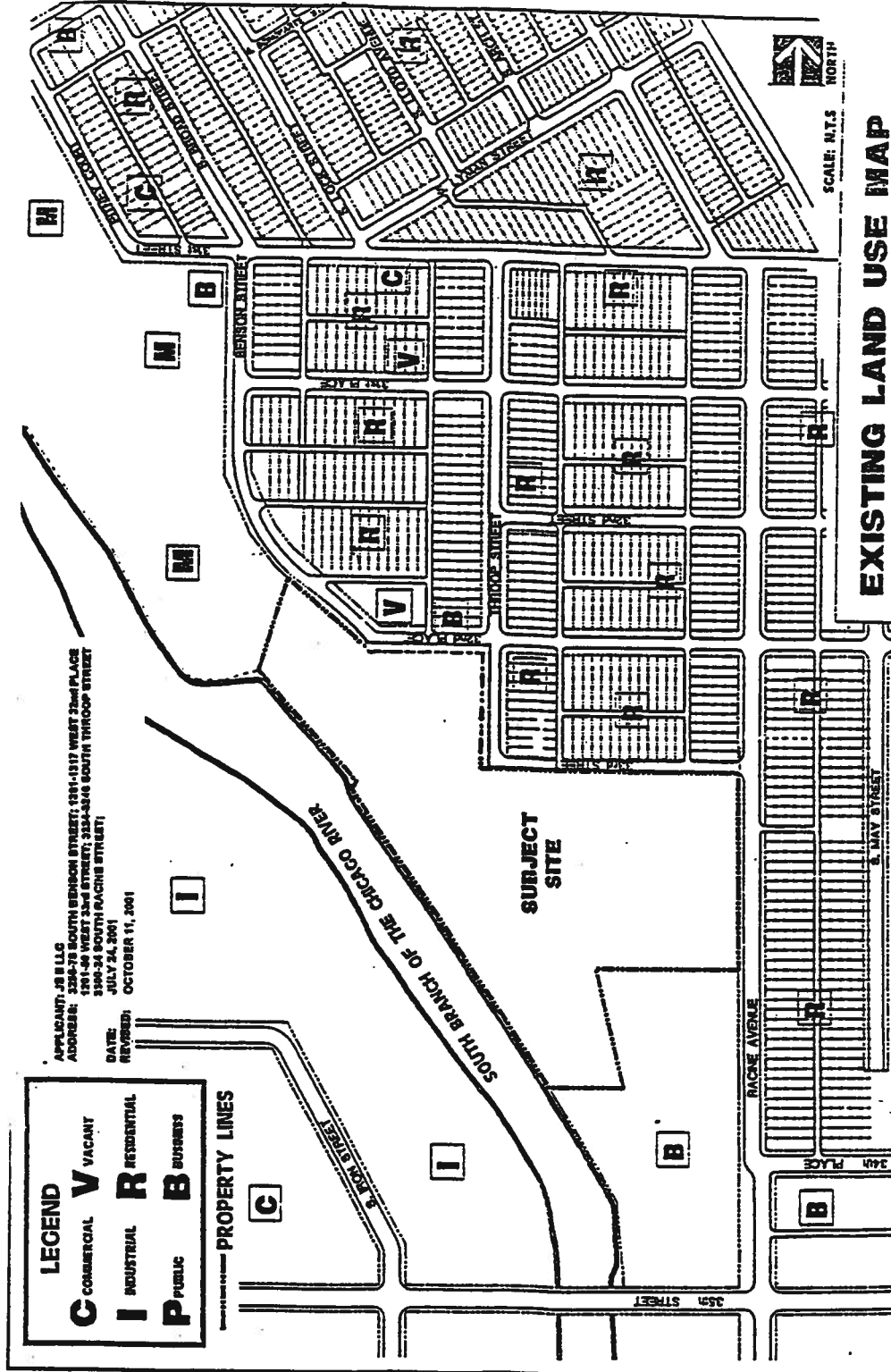
**ADDRESS:** 3256-78 SOUTH BENSON STREET; 1301-1317 WEST 32nd PLACE  
1201-59 WEST 33rd STREET; 3234-3246 SOUTH THROOP STREET  
3300-24 SOUTH RACINE STREET;

**DATE:** JULY 24, 2001

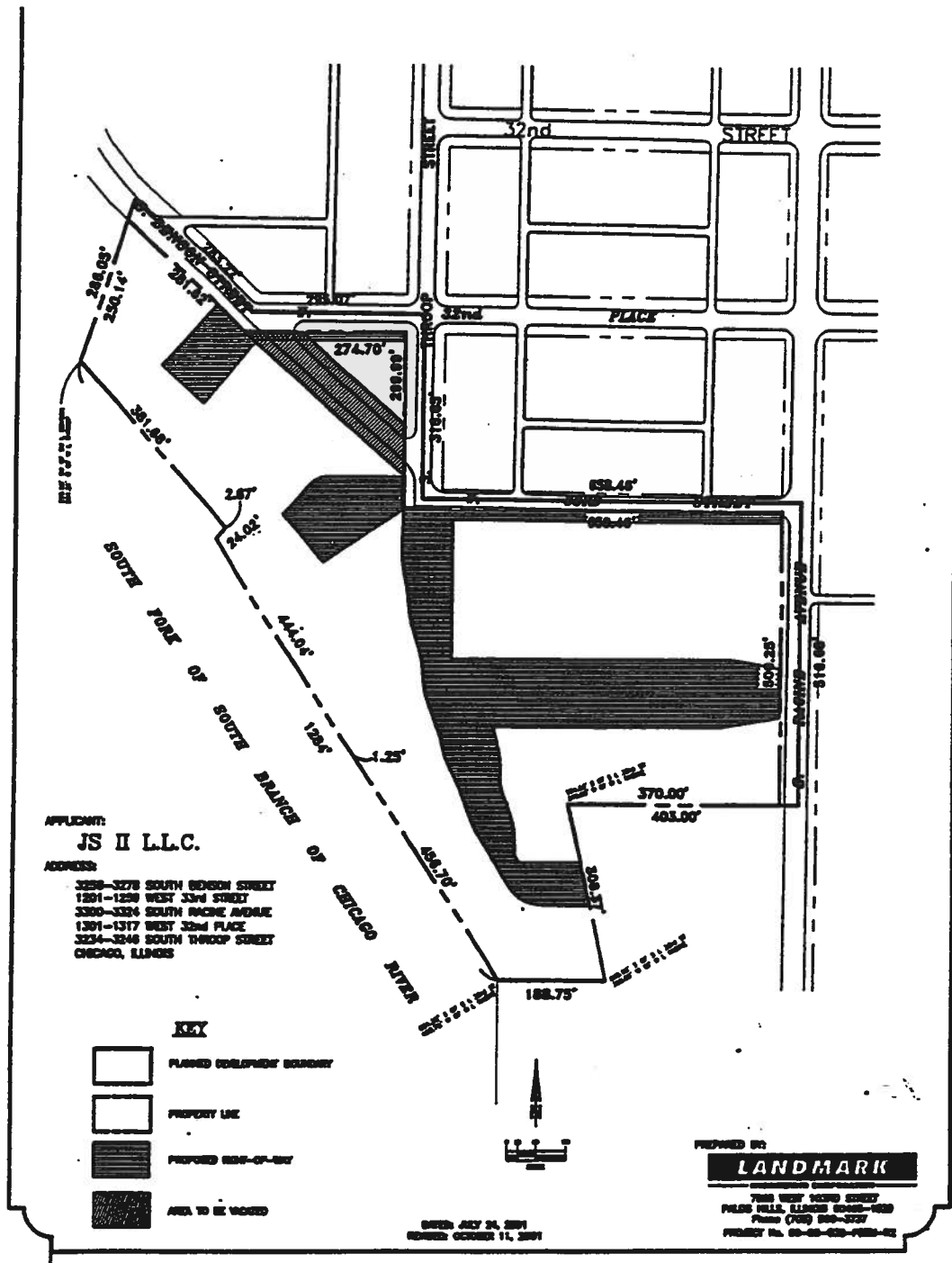
**REVISED:** OCTOBER 11, 2001



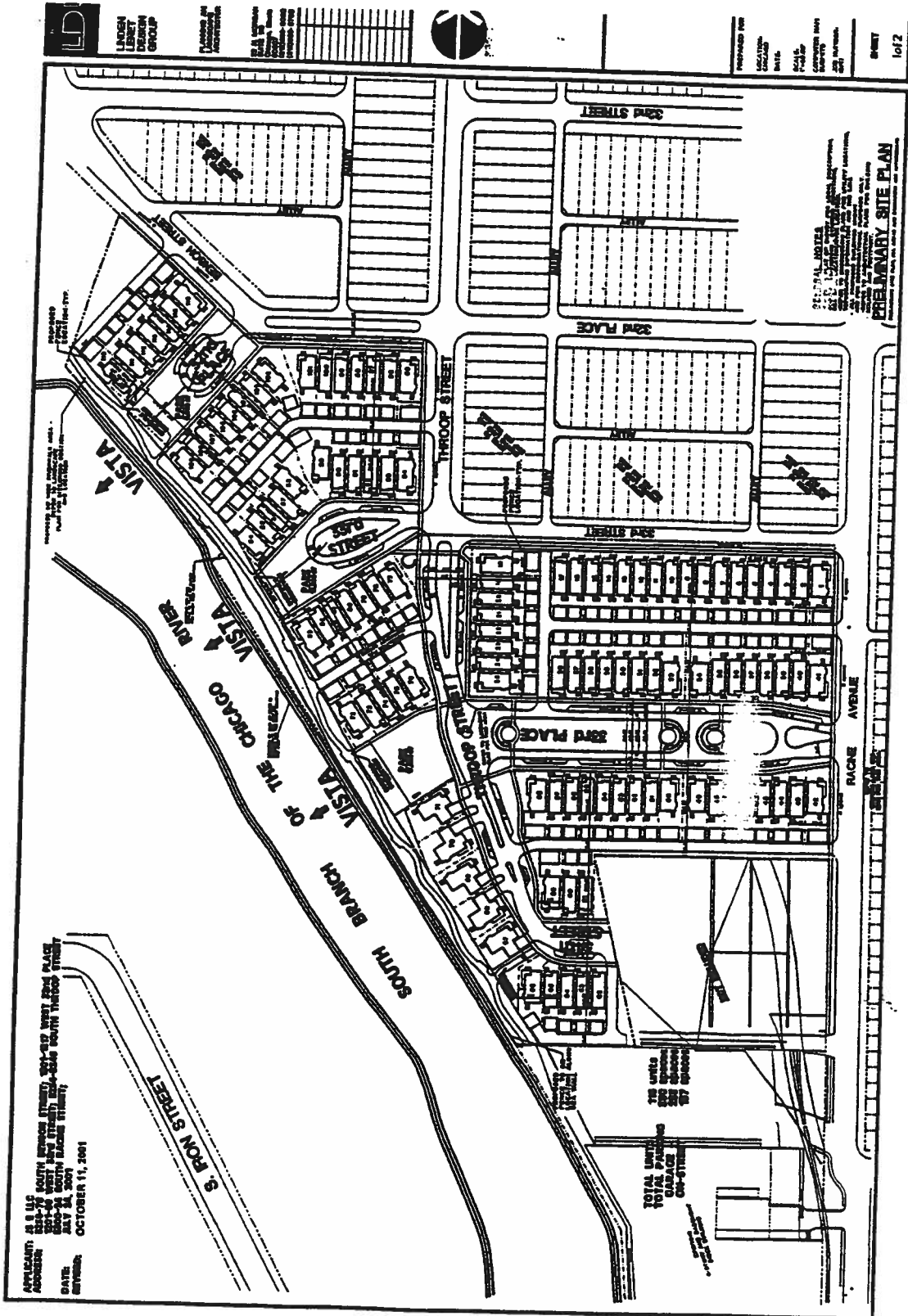
Existing Land-Use Map.



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

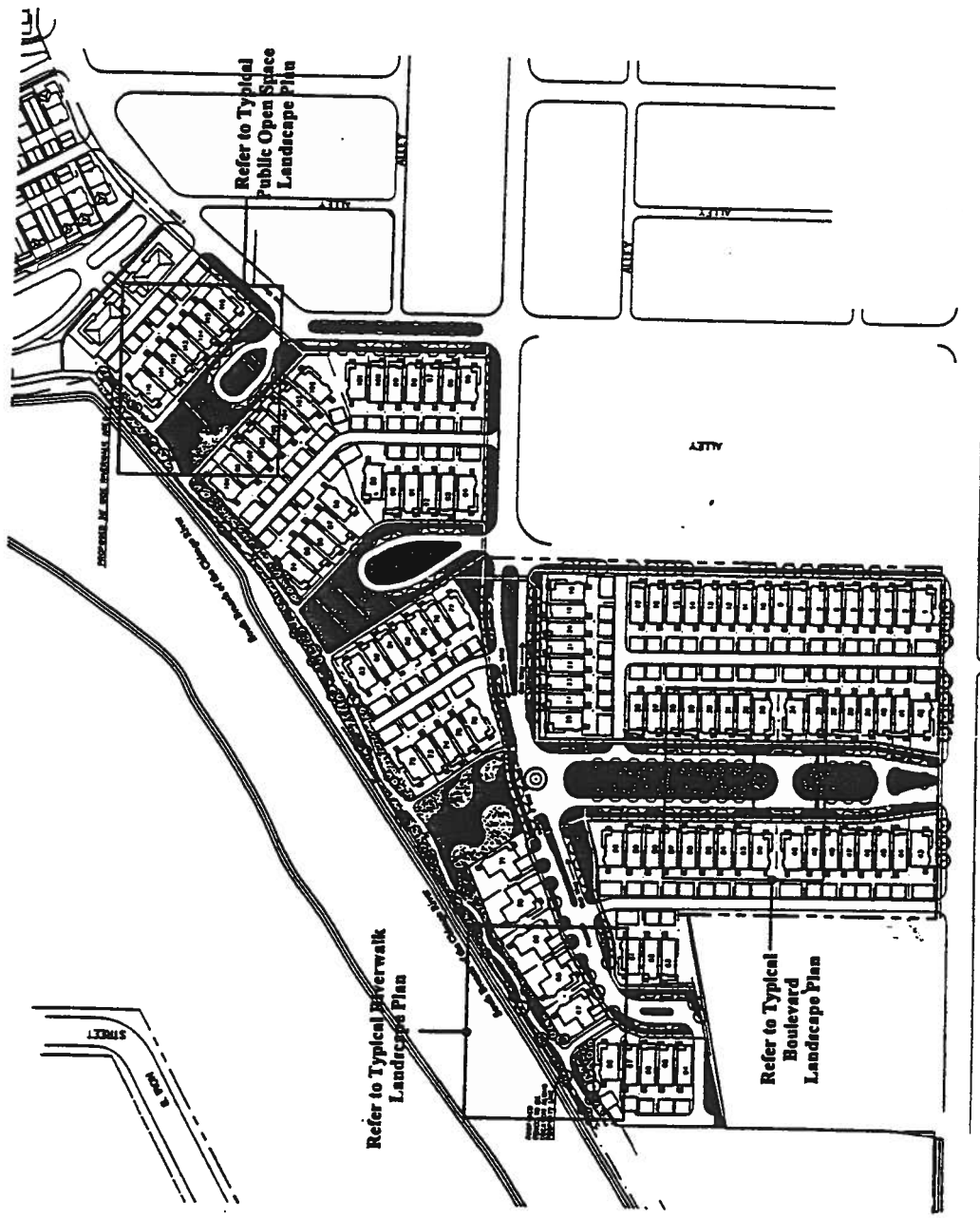


Preliminary Site Plan.

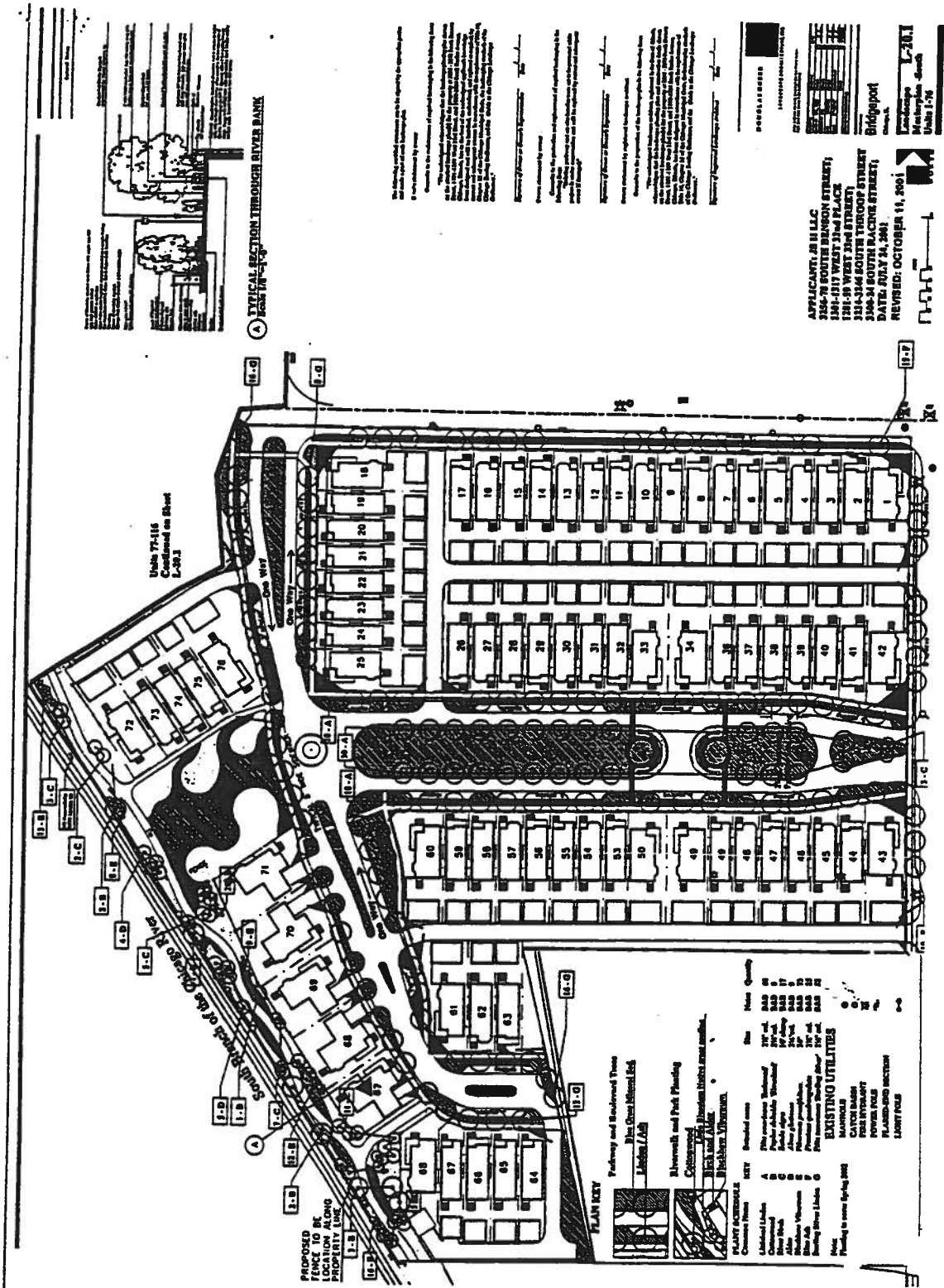


Landscape Master Plan.

- KEY**
- Proposed Shade Trees
  - Proposed Evergreen Trees
  - Proposed Shrub Planting
  - Proposed Seasonal Planting
  - Proposed Moww Turf
  - Phase I Boundary
  - Proposed Surface Paving
  - Proposed Fencing

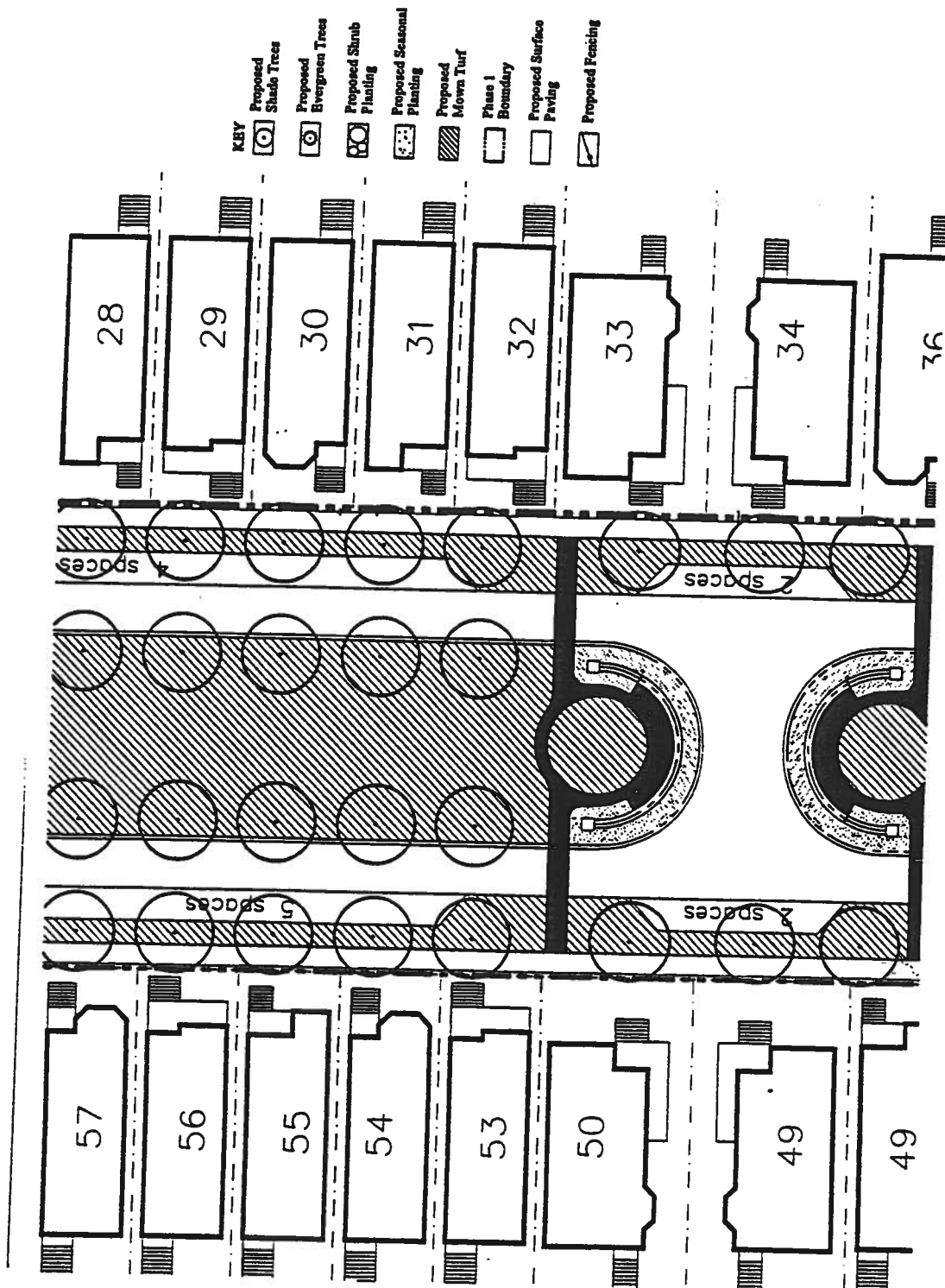


Landscape Master Plan -- South Units 1 -- 76.

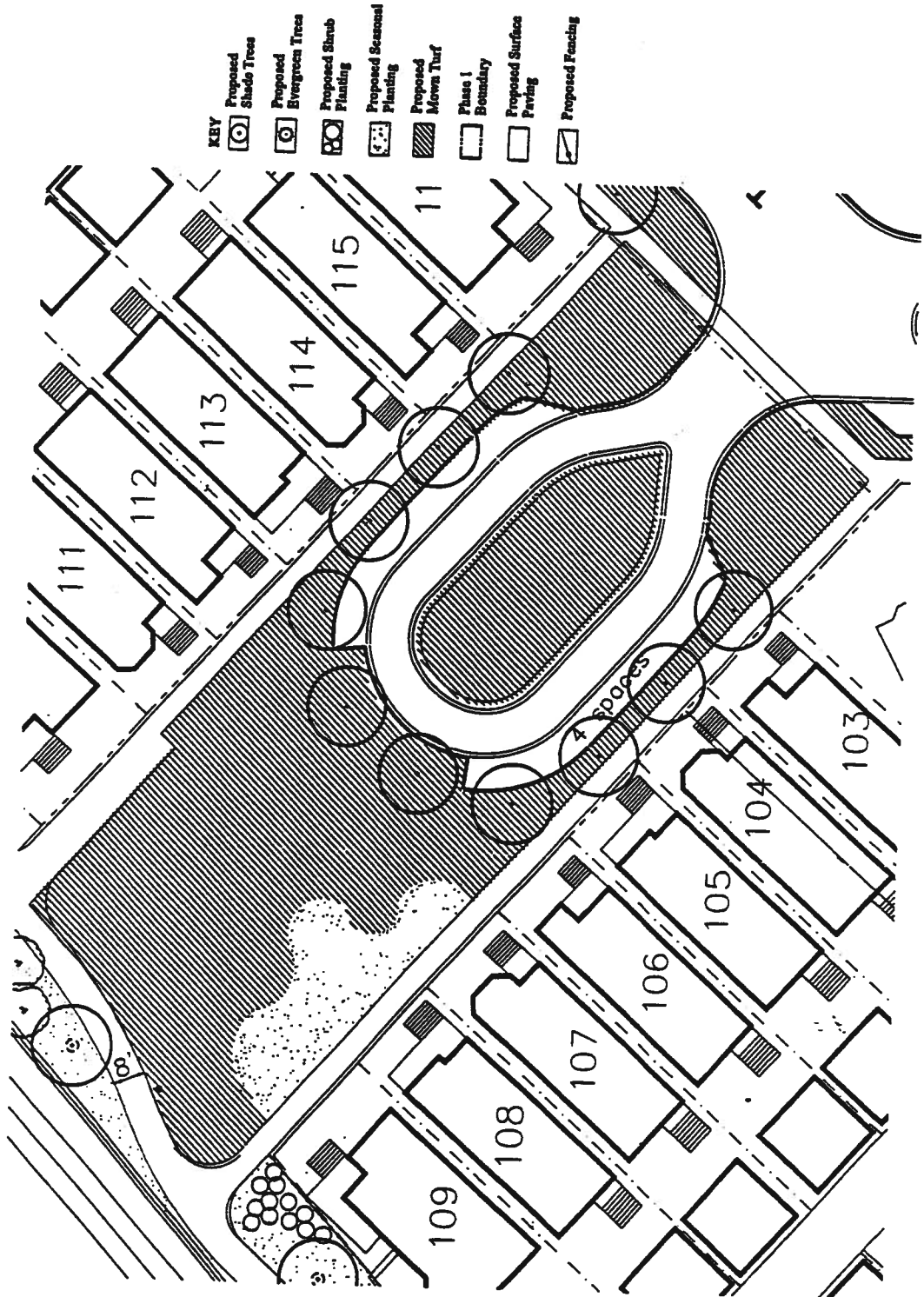




Boulevard Landscape Plan (Typical).

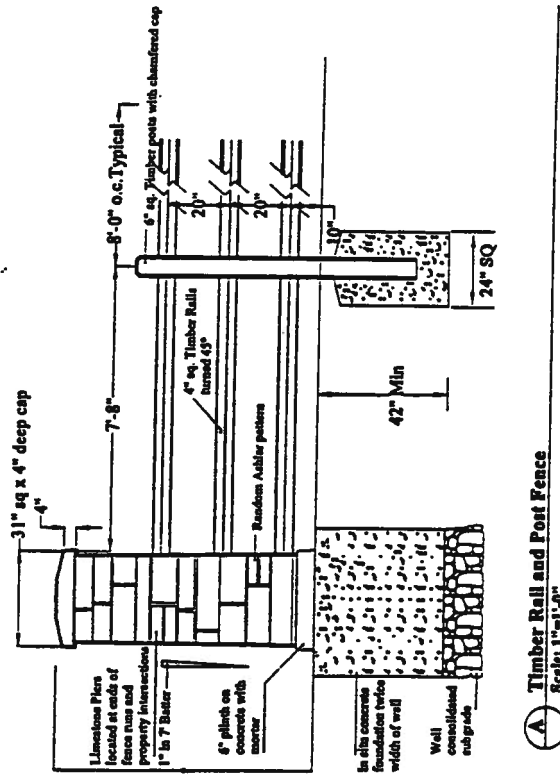


Public Open Space Landscape Plan (Typical).

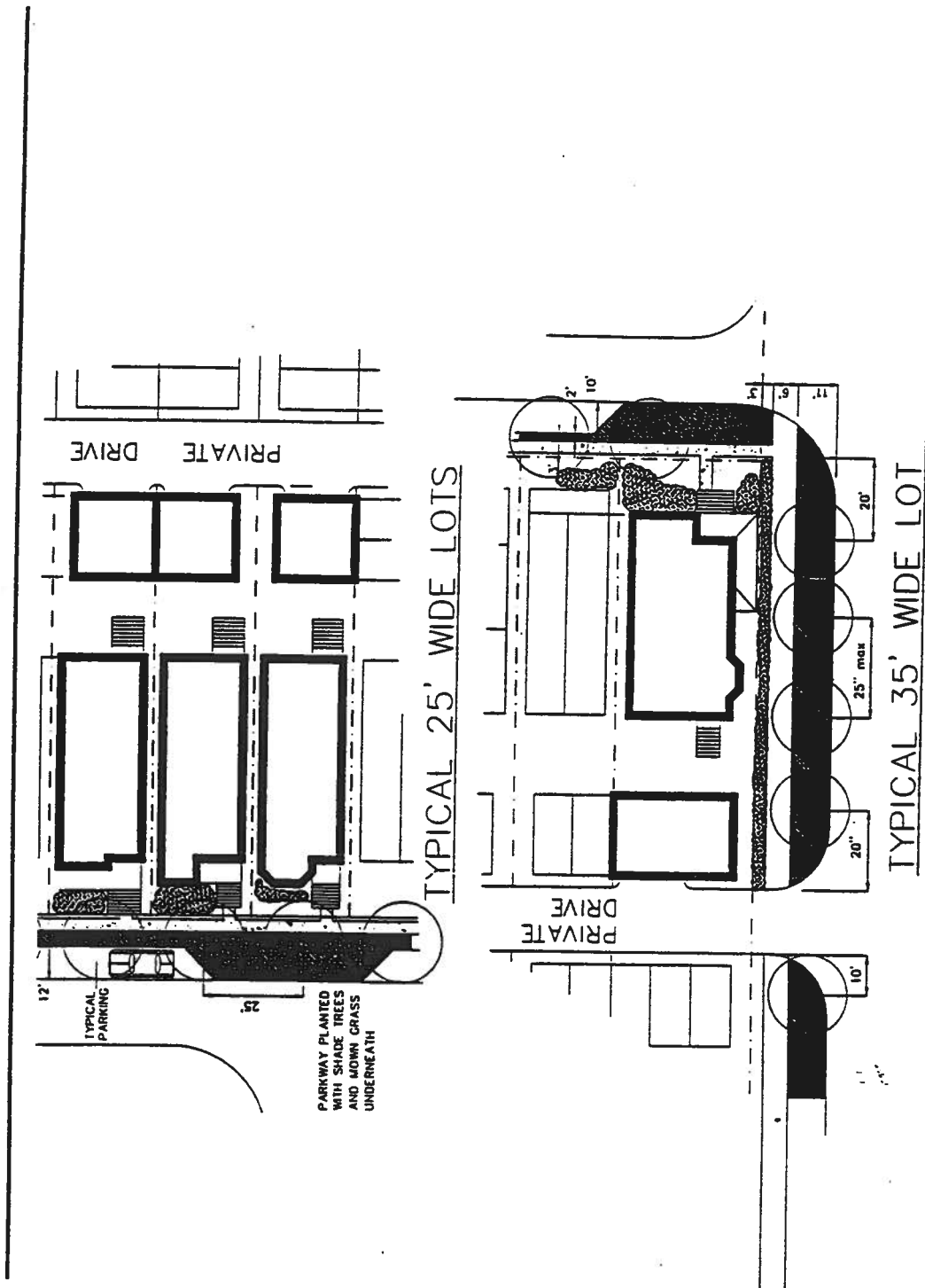




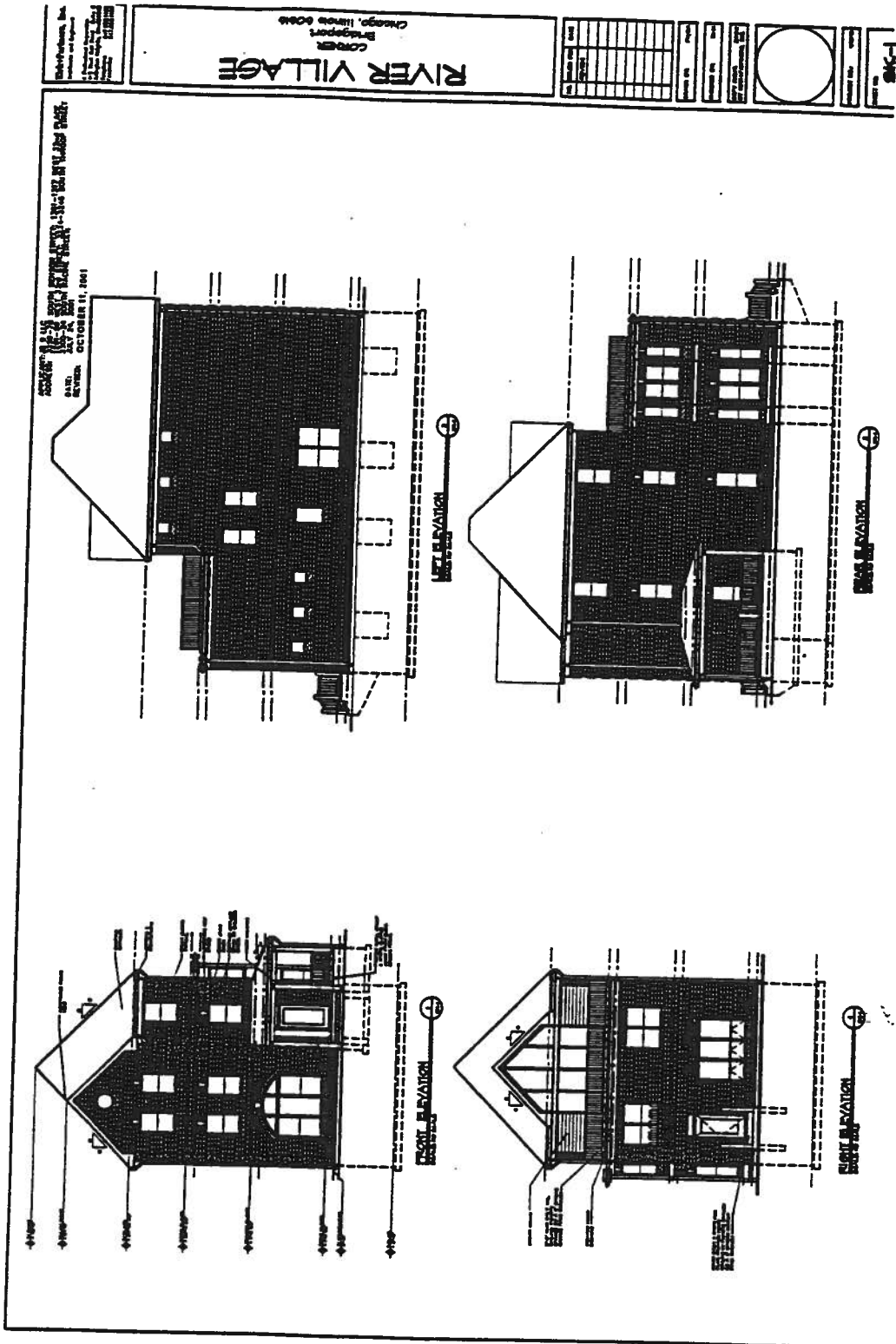
Typical Fence Detail.



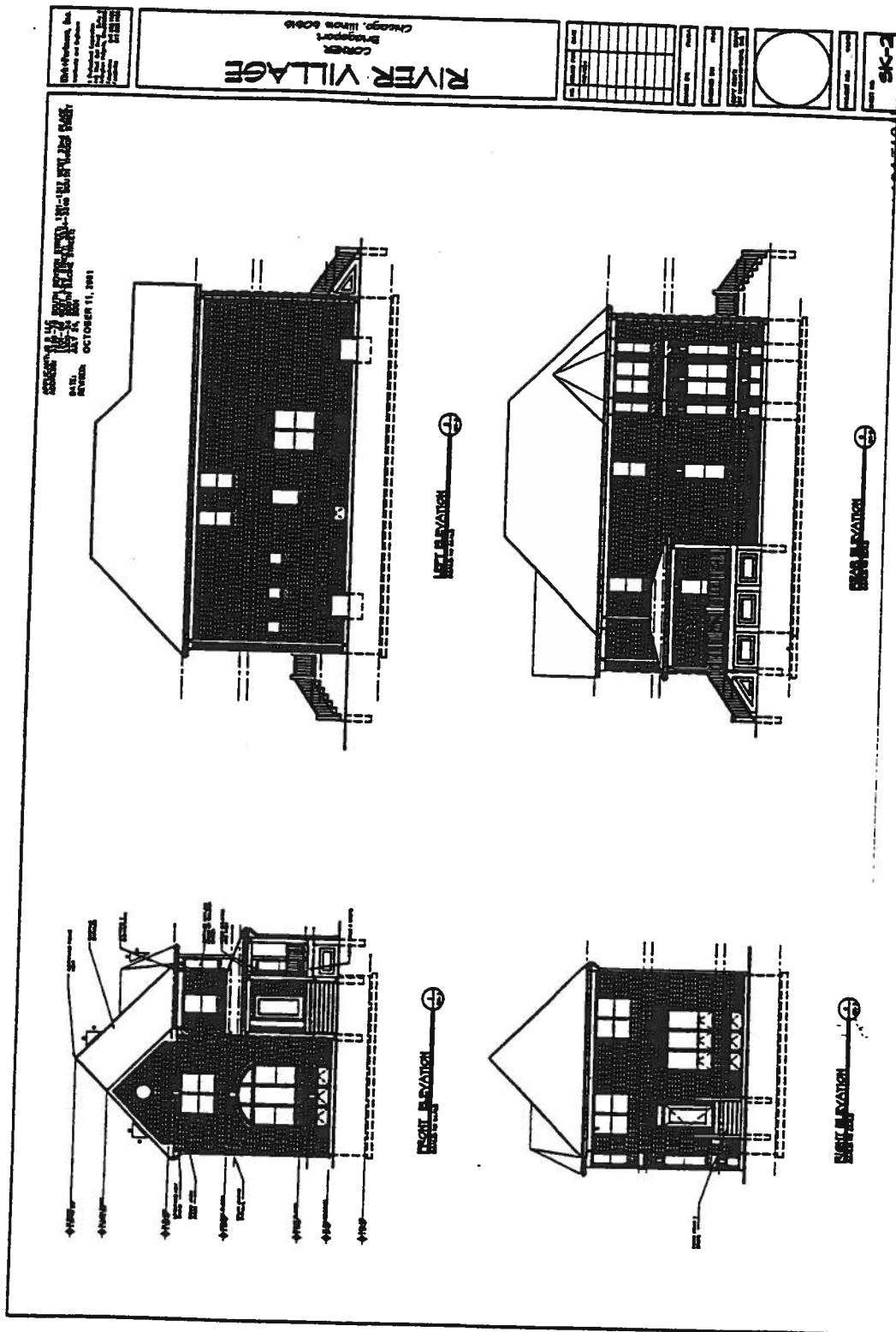
Typical Plot Landscape Plan.



Corner Elevation.  
(Page 1 of 2)

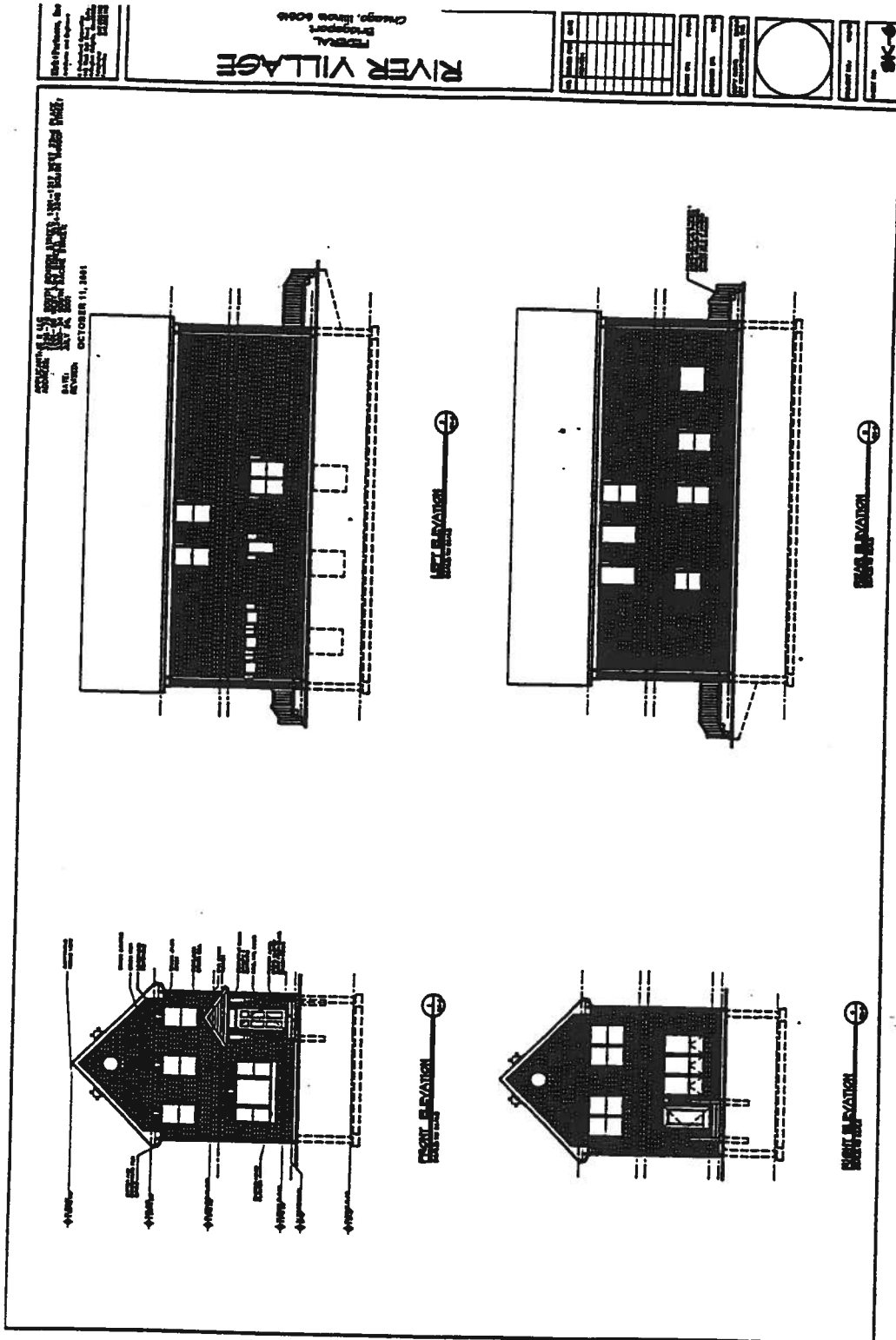


Corner Elevation.  
(Page 2 of 2)





Federal Elevation.  
(Page 2 of 2)



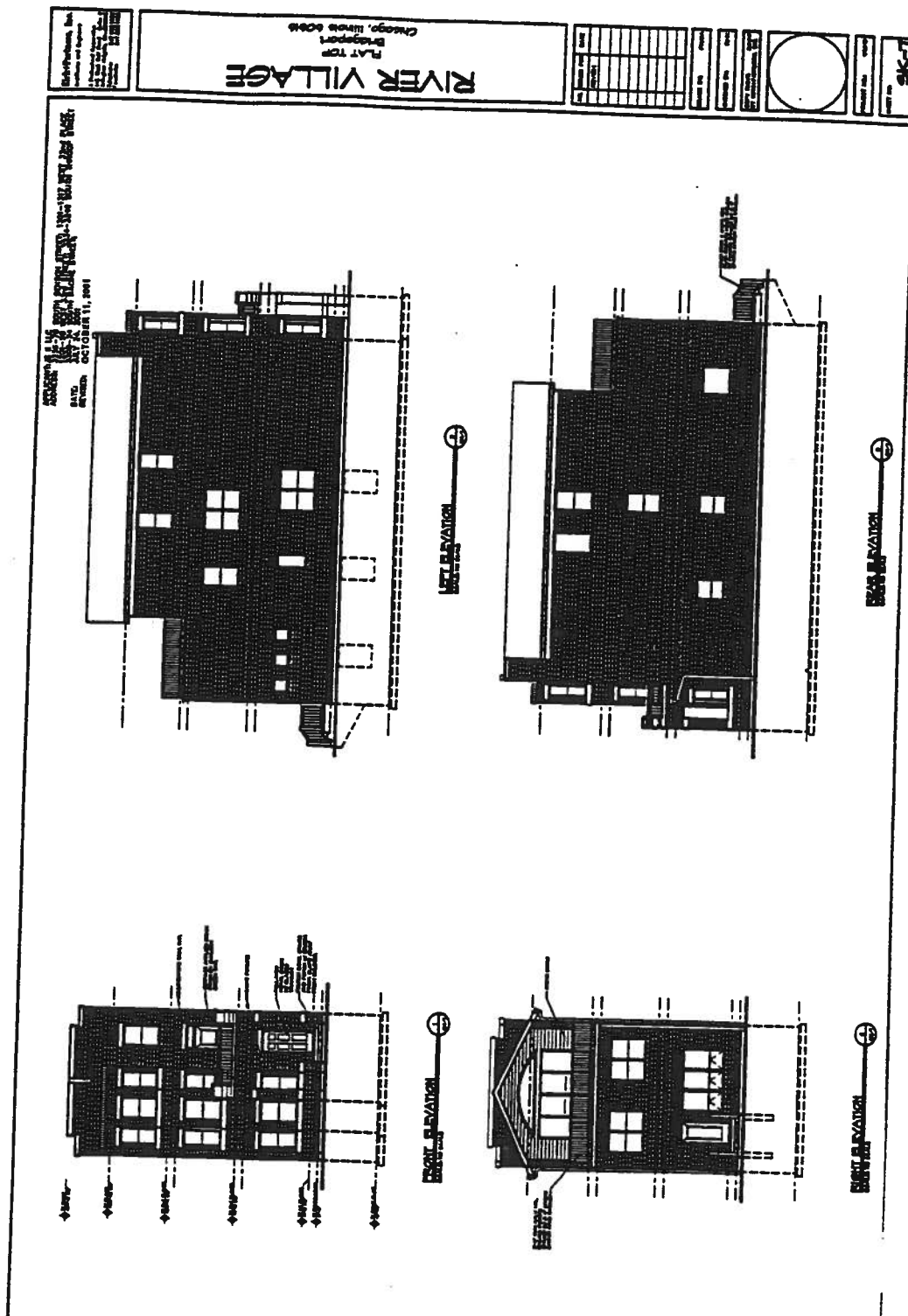
Flat Top Elevation.  
(Page 1 of 2)

<p>Architect: [illegible] Chicago, Illinois 60606</p>	<p><b>RIVER VILLAGE</b> FLAT TOP Bridgeport</p>	<table border="1"><tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	NO.	DATE	DESCRIPTION										<p>Scale: 1/8" = 1'-0"</p>		<p>Sheet No. 8K-0</p>
NO.	DATE	DESCRIPTION															

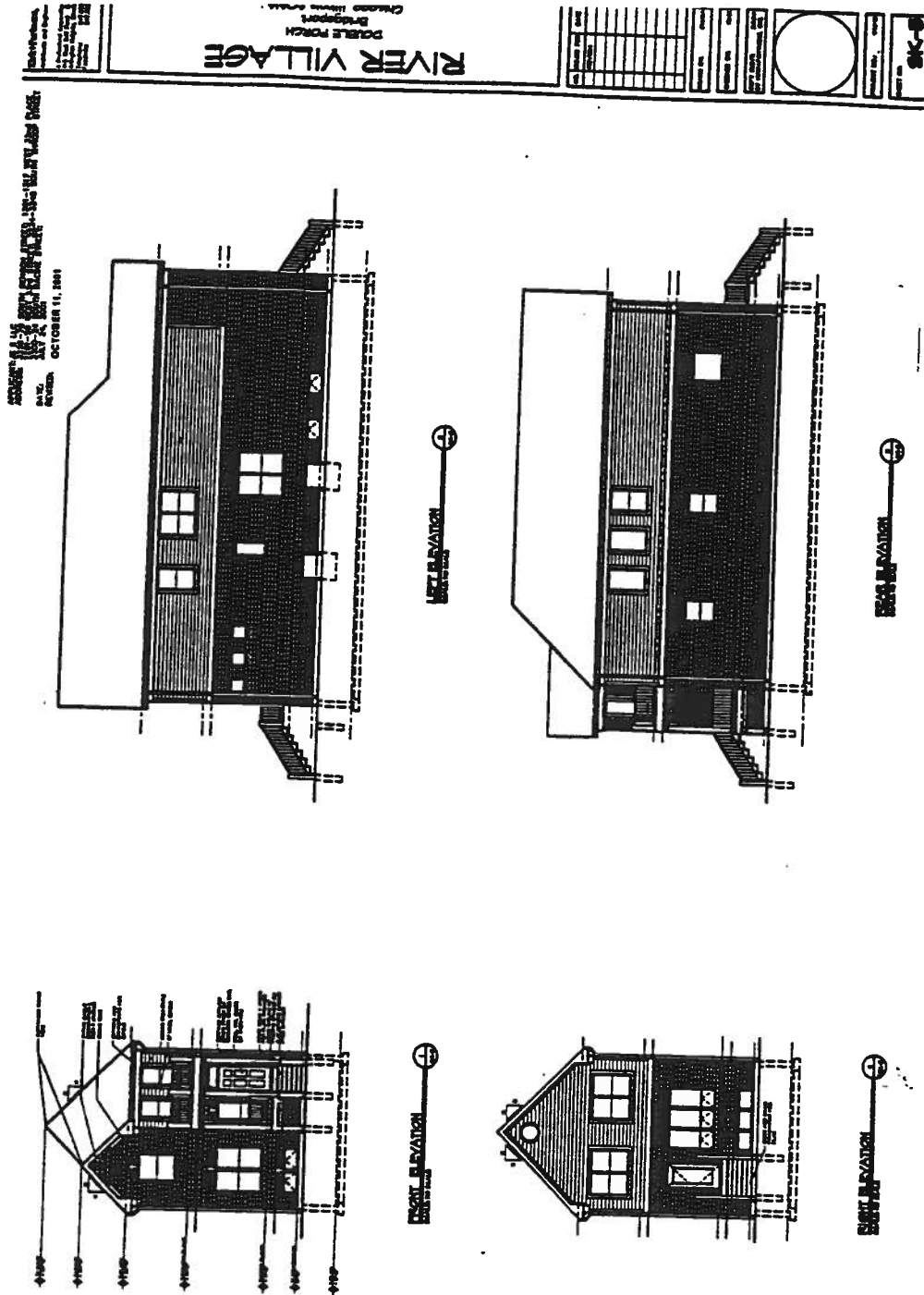
  

<p>REVISIONS: NO. DATE BY 1 10/31/01 [illegible] 2 11/1/01 [illegible] 3 11/1/01 [illegible] 4 11/1/01 [illegible] 5 11/1/01 [illegible] 6 11/1/01 [illegible] 7 11/1/01 [illegible] 8 11/1/01 [illegible] 9 11/1/01 [illegible] 10 11/1/01 [illegible] 11 11/1/01 [illegible] 12 11/1/01 [illegible] 13 11/1/01 [illegible] 14 11/1/01 [illegible] 15 11/1/01 [illegible] 16 11/1/01 [illegible] 17 11/1/01 [illegible] 18 11/1/01 [illegible] 19 11/1/01 [illegible] 20 11/1/01 [illegible] 21 11/1/01 [illegible] 22 11/1/01 [illegible] 23 11/1/01 [illegible] 24 11/1/01 [illegible] 25 11/1/01 [illegible] 26 11/1/01 [illegible] 27 11/1/01 [illegible] 28 11/1/01 [illegible] 29 11/1/01 [illegible] 30 11/1/01 [illegible] 31 11/1/01 [illegible] 32 11/1/01 [illegible] 33 11/1/01 [illegible] 34 11/1/01 [illegible] 35 11/1/01 [illegible] 36 11/1/01 [illegible] 37 11/1/01 [illegible] 38 11/1/01 [illegible] 39 11/1/01 [illegible] 40 11/1/01 [illegible] 41 11/1/01 [illegible] 42 11/1/01 [illegible] 43 11/1/01 [illegible] 44 11/1/01 [illegible] 45 11/1/01 [illegible] 46 11/1/01 [illegible] 47 11/1/01 [illegible] 48 11/1/01 [illegible] 49 11/1/01 [illegible] 50 11/1/01 [illegible] 51 11/1/01 [illegible] 52 11/1/01 [illegible] 53 11/1/01 [illegible] 54 11/1/01 [illegible] 55 11/1/01 [illegible] 56 11/1/01 [illegible] 57 11/1/01 [illegible] 58 11/1/01 [illegible] 59 11/1/01 [illegible] 60 11/1/01 [illegible] 61 11/1/01 [illegible] 62 11/1/01 [illegible] 63 11/1/01 [illegible] 64 11/1/01 [illegible] 65 11/1/01 [illegible] 66 11/1/01 [illegible] 67 11/1/01 [illegible] 68 11/1/01 [illegible] 69 11/1/01 [illegible] 70 11/1/01 [illegible] 71 11/1/01 [illegible] 72 11/1/01 [illegible] 73 11/1/01 [illegible] 74 11/1/01 [illegible] 75 11/1/01 [illegible] 76 11/1/01 [illegible] 77 11/1/01 [illegible] 78 11/1/01 [illegible] 79 11/1/01 [illegible] 80 11/1/01 [illegible] 81 11/1/01 [illegible] 82 11/1/01 [illegible] 83 11/1/01 [illegible] 84 11/1/01 [illegible] 85 11/1/01 [illegible] 86 11/1/01 [illegible] 87 11/1/01 [illegible] 88 11/1/01 [illegible] 89 11/1/01 [illegible] 90 11/1/01 [illegible] 91 11/1/01 [illegible] 92 11/1/01 [illegible] 93 11/1/01 [illegible] 94 11/1/01 [illegible] 95 11/1/01 [illegible] 96 11/1/01 [illegible] 97 11/1/01 [illegible] 98 11/1/01 [illegible] 99 11/1/01 [illegible] 100 11/1/01 [illegible]</p>		<p>LEFT ELEVATION</p>		<p>RIGHT ELEVATION</p>
		<p>FRONT ELEVATION</p>		<p>FRONT ELEVATION</p>

Flat Top Elevation.  
(Page 2 of 2)

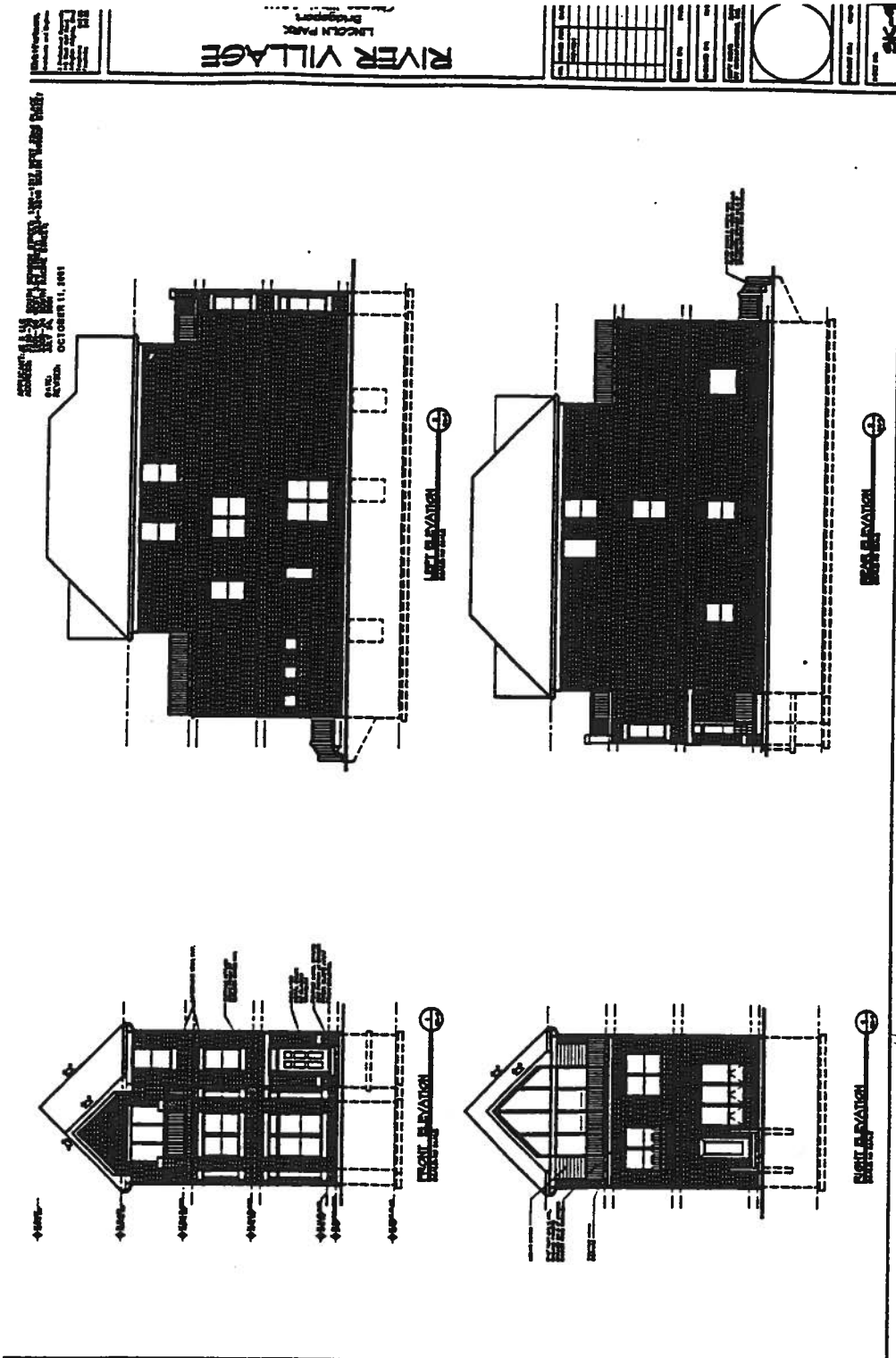


Double Porch Elevation.  
(Page 1 of 2)





Lincoln Park Elevation.  
(Page 1 of 2)



Lincoln Park Elevation.  
(Page 2 of 2)

**RIVER VILLAGE**  
Lincoln Park  
Bridgeport  
Chicago, Illinois 60614

9K-10

DATE: OCTOBER 11, 2001

PROJECT: LINCOLN PARK BRIDGEPORT

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

BACK ELEVATION





*Reclassification Of Area Shown On Map Number 8-G.  
(As Amended)  
(Application Number 13162)*

RWPD 769

*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 M2-3 General Manufacturing District symbols and indications as shown on Map Number 8-G in the area bounded by:

South Benson Street; South Throop Street; West 33<sup>rd</sup> Street; South Racine Avenue; a line 501.03 feet south of and parallel to West 33<sup>rd</sup> Street; a line from a point 501.03 feet south of the south line of West 33<sup>rd</sup> Street and 370.00 feet west of the west line of South Racine Avenue, to a point 801.00 feet south of the south line of West 33<sup>rd</sup> Street and 300.00 feet west of the west line of South Racine Avenue; a line 801.00 feet south of and parallel to West 33<sup>rd</sup> Street; the south fork of the south branch of the Chicago River; a line from a point 229.88 feet southwest of the southwest line of South Benson Street and 564.21 feet west of the west line of South Throop Street, to a point 650.00 feet northwest of the west line of South Throop Street, as drawn on the west right-of-way line of South Benson Street,

to those of an R4 General Residence 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 R4 General Residence District symbols and indications established in Section 1 above to the designation of a Residential-Waterway 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 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-Waterway Planned Development Number 769.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Waterway Planned Development consists of approximately four hundred eighty-three thousand four hundred thirty-four (483,434) square feet (eleven and ten hundredths (11.10) acres) and is owned or controlled by the applicant, J.S. II, 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; a Site Plan; a Landscape Master Plan; a Boulevard Landscape Plan; a Public Open Space Landscape Plan; a Riverwalk Landscape Plan; a Typical Plot Landscape Plan; a Riverwalk Fence Detail; and Conceptual Building Elevations dated November 16, 2000 prepared

by Linden/Lenet Land Design. Full size sets of the Site Plan, Landscape Plan and Building Elevations 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.

5. The following uses shall be permitted within the area delineated herein as "Residential-Waterway Planned Development": detached single-family residential units and accessory parking.
6. 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and 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.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of and accessibility to the Chicago River, as provided for in the Waterway Planned Development Guidelines set forth in Section 11.11-2(1) of the Chicago Zoning Ordinance. To further these goals, the applicant agrees to set back all buildings and parking areas as per the approved Site Plan. The publicly accessible portion of this setback area shall be improved with an eight (8) foot wide all-weather surface path, lighting, decorative fencing and planter boxes as depicted on the Riverwalk Landscape Plan. The

Riveredge Area shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours and such other hours as may be designated by applicant; provided, however, applicant may from time to time close off public access to the Riveredge Area to prevent the establishment of any public, prescriptive or constructive easements to such area or any portion thereof. Further, the public open spaces depicted on the Homeowner's Association Maintained Land detail shall be open and available for use by the general public subject to the conditions hereinabove described in connection with the Riveredge Area.

12. 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, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this 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.
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 buildings located within this Planned Development in an energy efficient manner, generally consistent with the 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 is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the preexisting M2-3 General Manufacturing Classification.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Preliminary Site Plan; Site Plan; Landscape Master Plan; Boulevard Landscape Plan; Riverwalk Landscape Plan; Public Open Space Landscape Plan; Typical Plot Landscape Plan; Riverwalk Fence Detail; and Conceptual Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 48618 through 48636 of this Journal.]

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

*Bulk Regulations And Data Table. RWPD 769*

Net Land Area	Maximum Floor Area Ratio	Maximum Dwelling Unit
Site: 483,434 square feet (11.10 acres)	1.2	111
Total: 483,434 square feet (11.10 acres)	1.2	111

12/13/2000

REPORTS OF COMMITTEES

48617

	Square Feet	Acres
Net Site Area	483,434	11.10
Adjacent Public Right-of-way	51,373	1.18
Public Rights-of-way to be Dedicated	151,682	3.48
Gross Land Area	686,489	15.76
Maximum Required Building Setbacks:	Per Site Plan.	
Maximum Building Height:	40 feet.	
Total Number of Parking Spaces:	291 spaces.	
Enclosed Spaces:	239 spaces.	
Off-Street Parking Spaces:	52 spaces.	
Minimum Periphery Setbacks	Per Site Plan	
Maximum Floor Area Ratio-Overall	1.2	

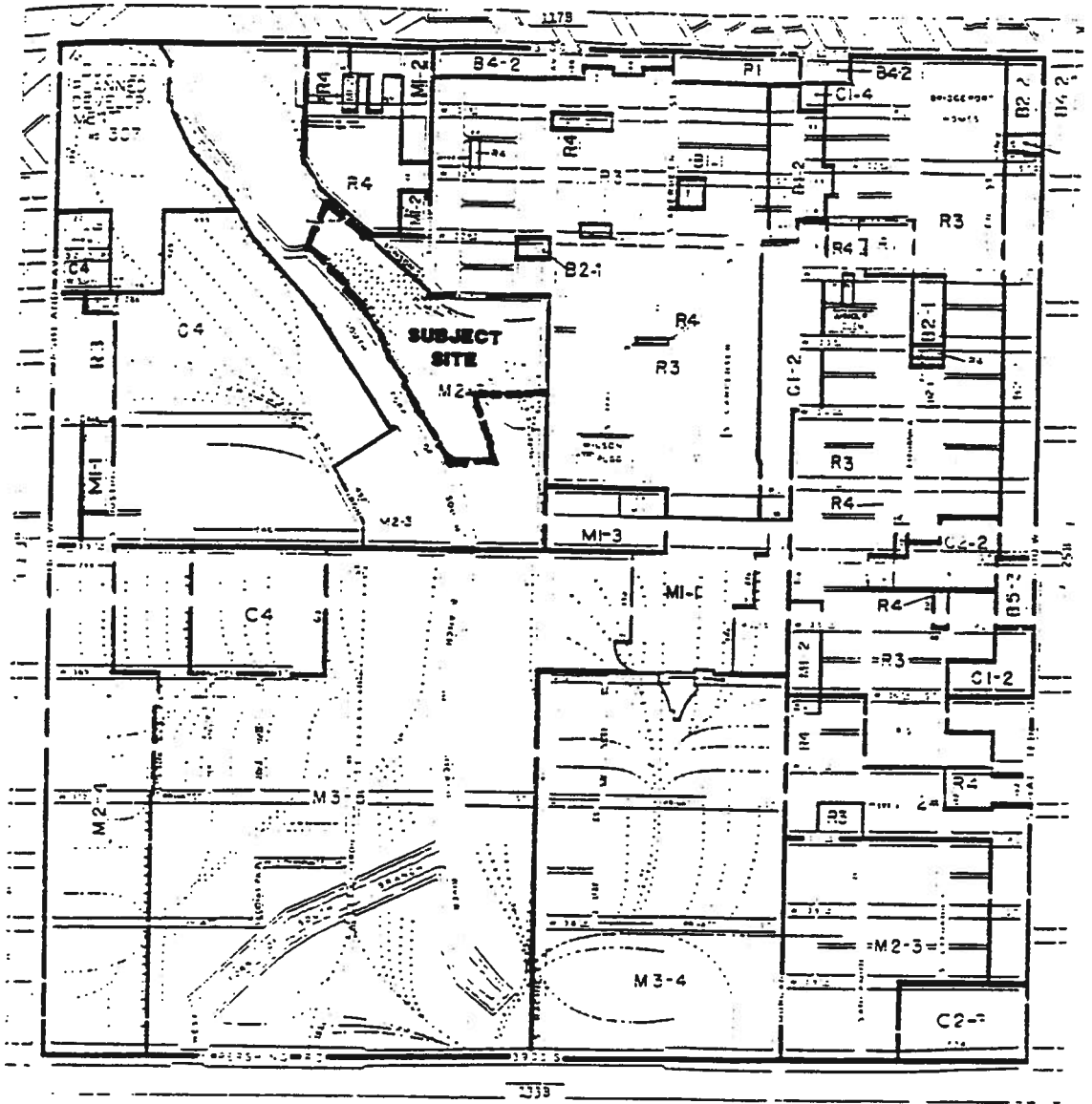
---

*Reclassification Of Area Shown On Map Number 9-K.  
(Application Number A-4458)*

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

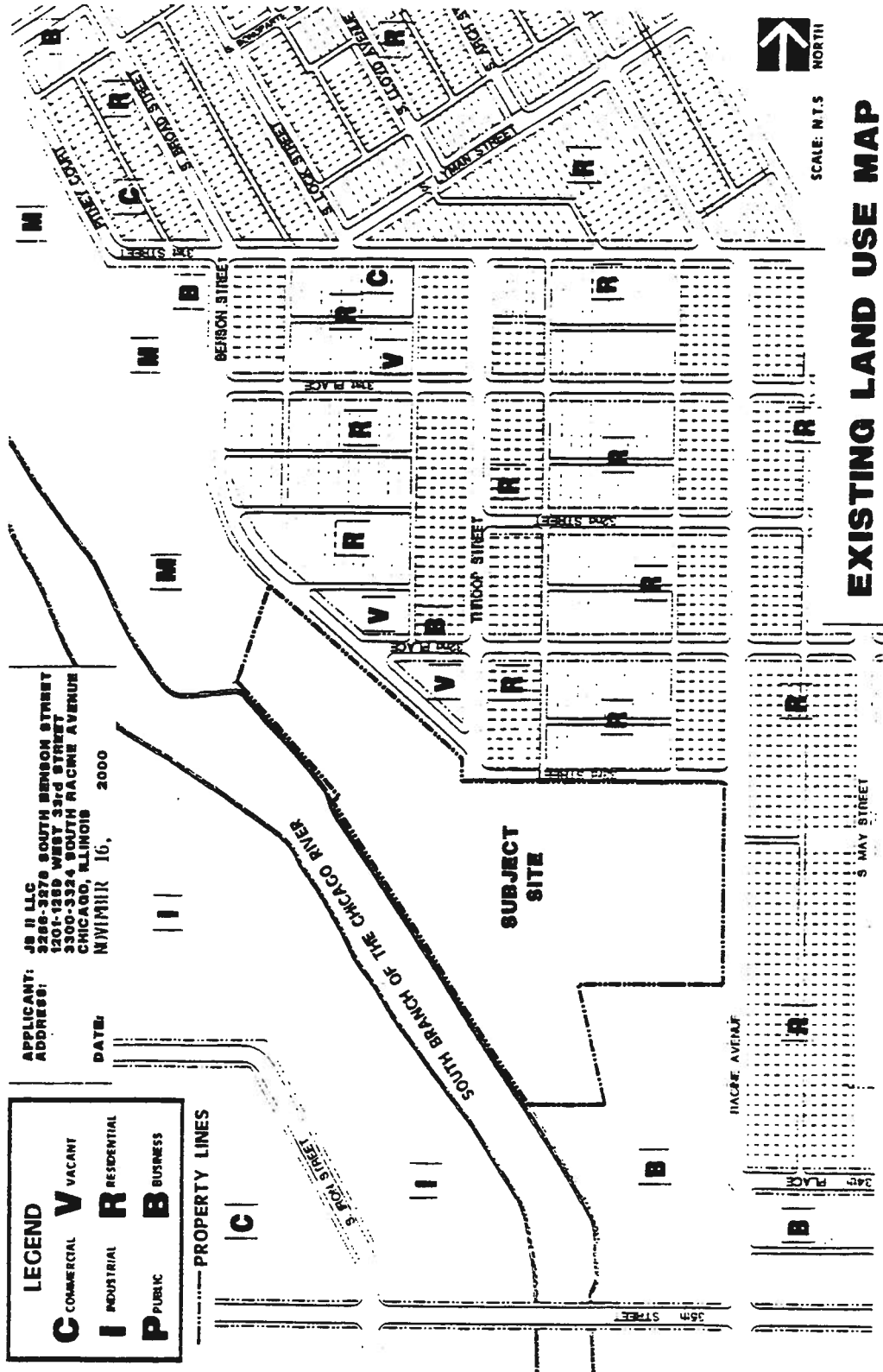
(Continued on page 48637)

Existing Zoning Map.

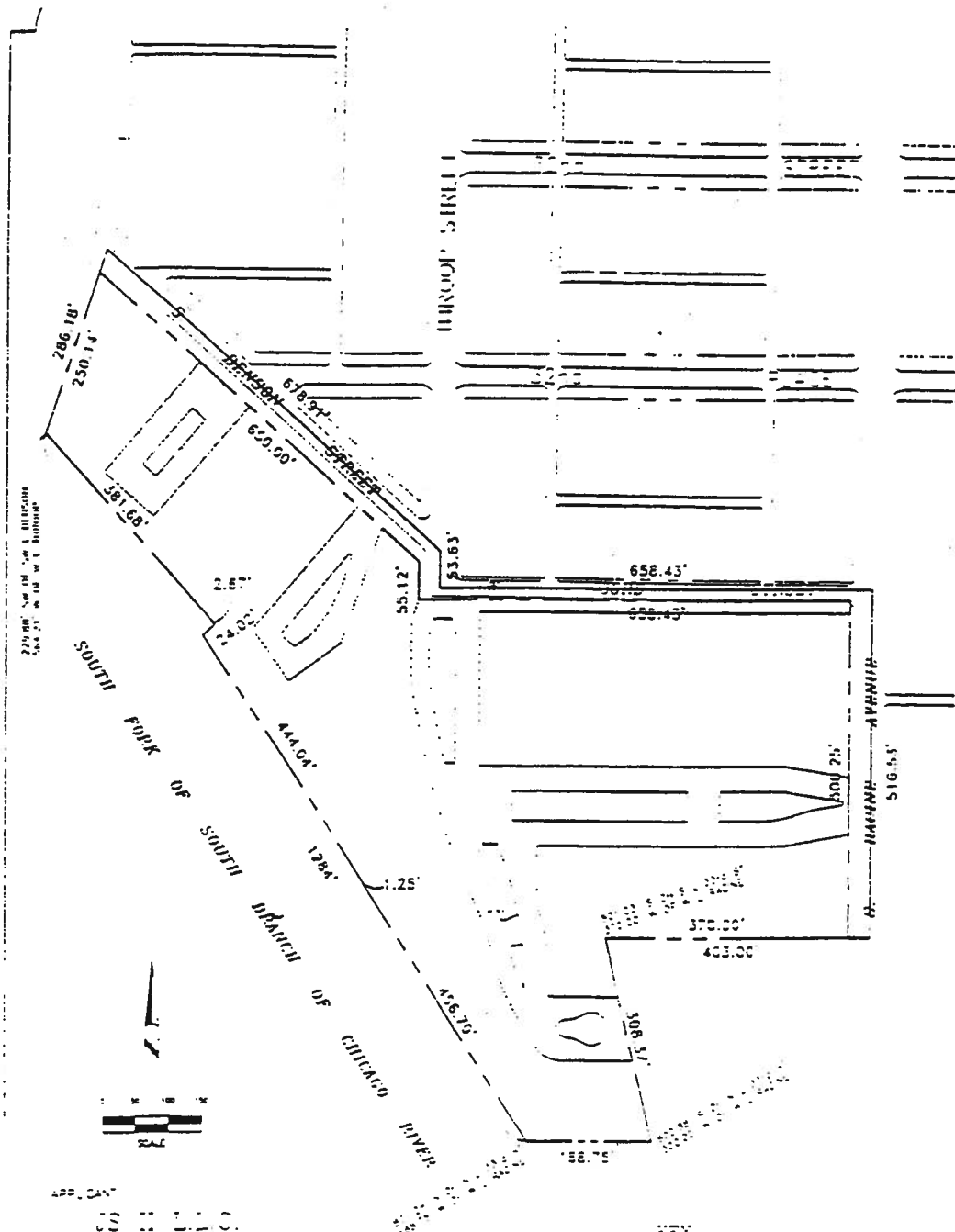


<u>RESIDENCE DISTRICTS</u>	<u>BUSINESS DISTRICTS</u>	<u>COMMERCIAL DISTRICTS</u>
P1 SINGLE-FAMILY RESIDENCE DISTRICT	B1-1 TO B1-6 LOCAL RETAIL DISTRICTS	C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
R1 SINGLE-FAMILY RESIDENCE DISTRICT	B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS	C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
R3 GENERAL RESIDENCE DISTRICT	B3-1 TO B3-5 GENERAL RETAIL DISTRICTS	C3-1 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS
R4 GENERAL RESIDENCE DISTRICT	B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS	C4 WATER FRONT TERMINAL DISTRICT
R5 GENERAL RESIDENCE DISTRICT	B5-1 TO B5-5 GENERAL SERVICE DISTRICTS	
R6 GENERAL RESIDENCE DISTRICT	B6-1 AND B6-2 RESTRICTED GENERAL BUSINESS DISTRICTS	<u>MANUFACTURING DISTRICTS</u>
R7 GENERAL RESIDENCE DISTRICT	B7-1 TO B7-7 GENERAL GENERAL BUSINESS DISTRICTS	M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
R8 GENERAL RESIDENCE DISTRICT		M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
		M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

Existing Land-Use Map.



Planned Development Boundary Map.



APP. CAN  
C/O C. L. C.

ADDRESS  
1028-1038 SOUTH BENSON STREET  
1028-1038 WEST 101ST STREET  
1028-1038 SOUTH RACINE AVENUE  
CHICAGO, ILLINOIS

PREPARED BY

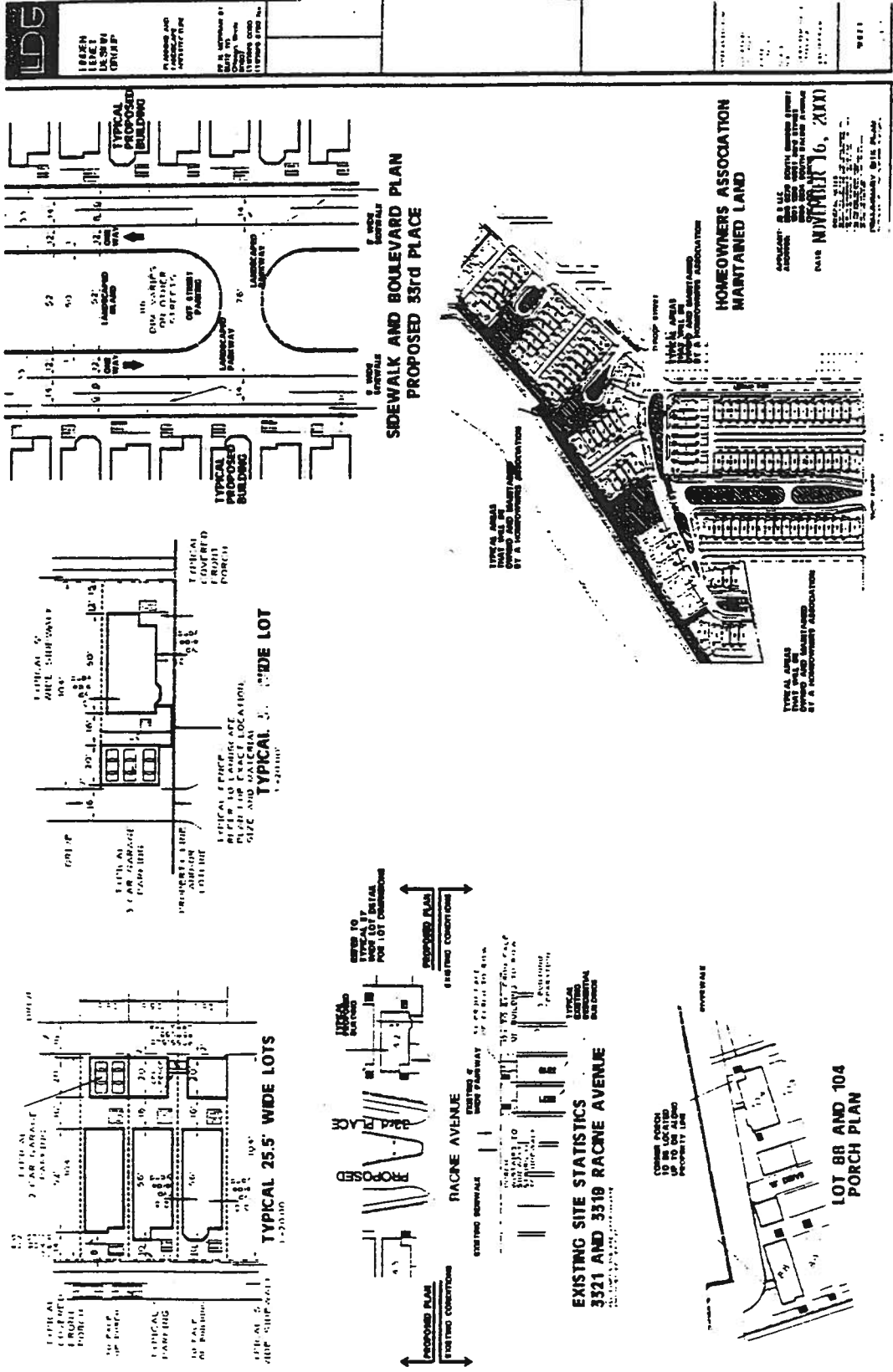


7308 WEST 101ST STREET  
PALOS HEIGHTS, ILLINOIS 60464-5009  
PHONE 708-599-2700

PROJECT No. 00-05-038-PR08M

- KEY
- PLANNED DEVELOPMENT BOUNDARY
  - PROPERTY LINE
  - PROPOSED RIGHT-OF-WAY

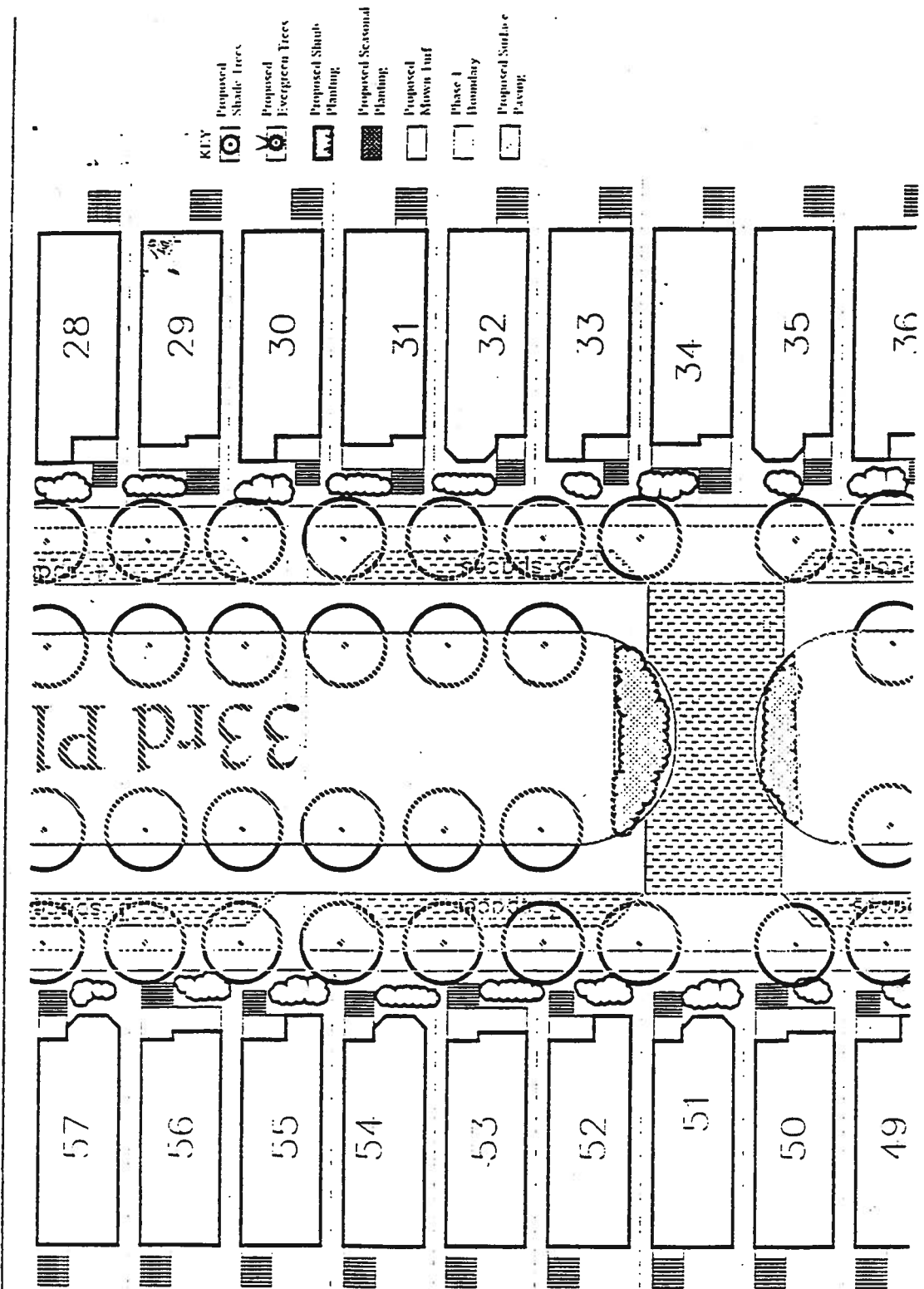
Preliminary Site Plan.







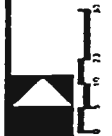
Boulevard Landscape Plan.



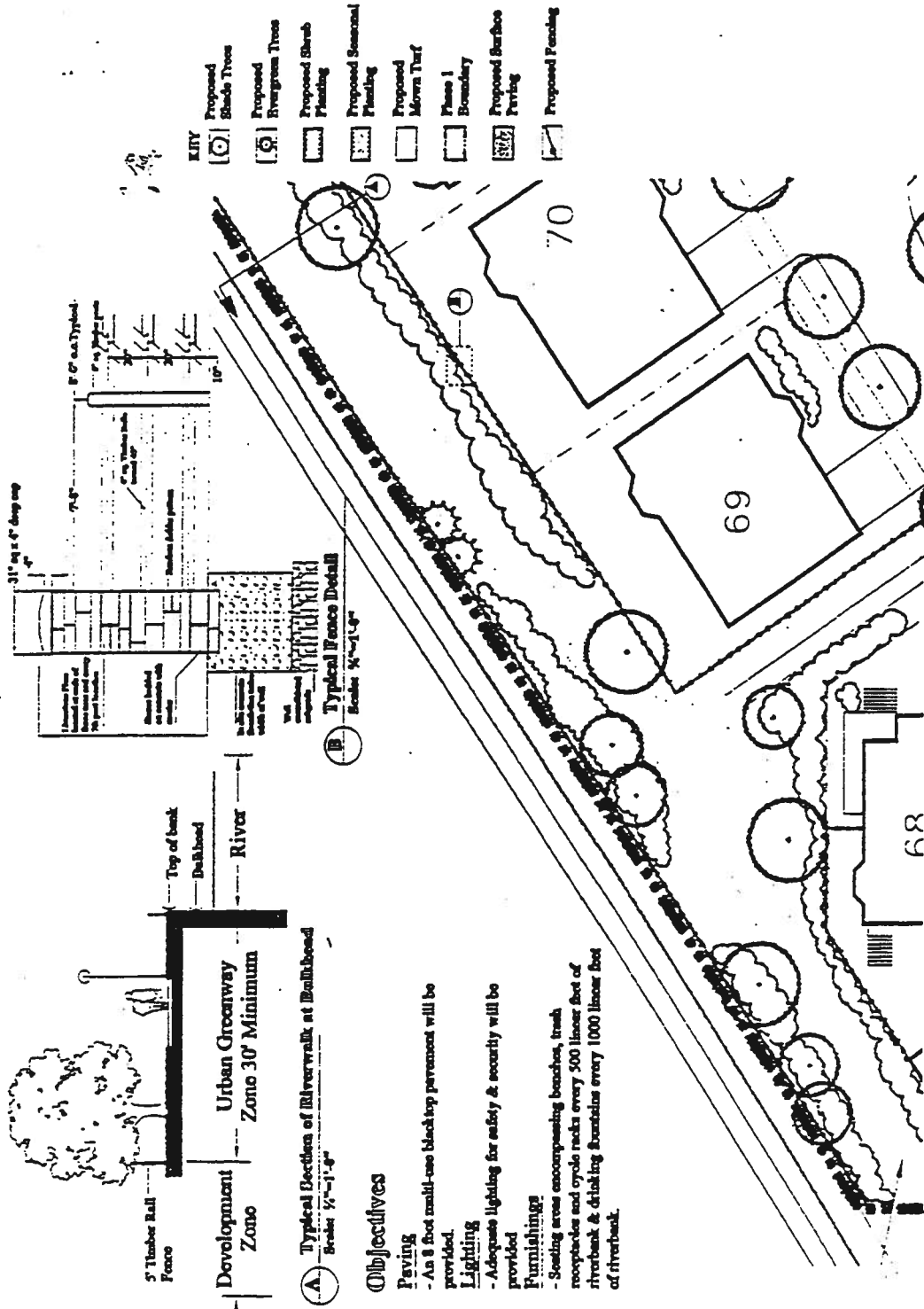
DOUGLAS HOER

**Boulevard Landscape Plan (Typical)**

APPLICABLE PERMITS  
 ADDRESS: 3145 12TH STREET IN SOUTHWORTH  
 100 3145 12TH STREET  
 3145 12TH STREET IN SOUTHWORTH  
 CHICAGO, ILLINOIS  
 DATE: JULY 6, 2000  
 PROJECT: BOUNDARY 17 - 2000



Riverwalk Landscape Plan.



**Objectives**

- Paving** - An 8 foot multi-use blacktop pavement will be provided.
- Lighting** - Adequate lighting for safety & security will be provided.
- Furnishings** - Seating areas encompassing benches, trash receptacles and cycle racks every 500 linear feet of riverbank & drinking fountains every 1000 linear feet of riverbank.

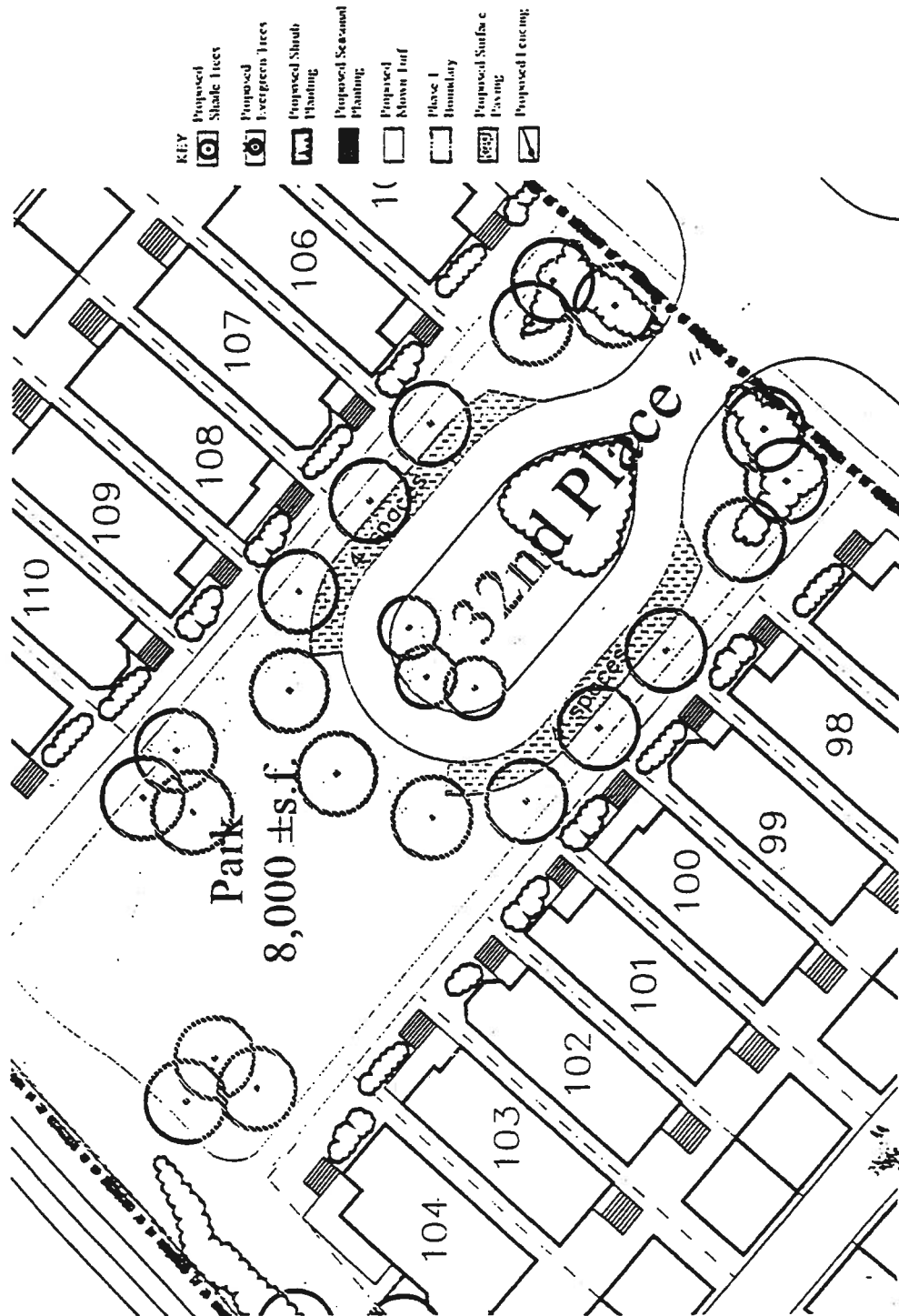
APPLICANT: M I LLC  
 ADDRESS: 2000 SOUTH BEND STREET  
 SUITE 1000  
 CHICAGO, IL 60608  
 DATE: JULY 6, 2000

REVISION: NOVEMBER 16, 2000

DOUGLAS HOERL  
 LANDSCAPE ARCHITECTURE, INC.

Riverwalk Landscape Plan (Typical)

Public Open Space Landscape Plan.



- KEY**
- Proposed Shade Trees
  - Proposed Evergreen Trees
  - Proposed Shrub Planting
  - Proposed Seasonal Planting
  - Proposed Mown Lawn
  - Proposed Paving
  - Proposed Seasonal Paving
  - Proposed Fencing

DOUGLAS HOLLER  
LANDSCAPE ARCHITECTURE INC.

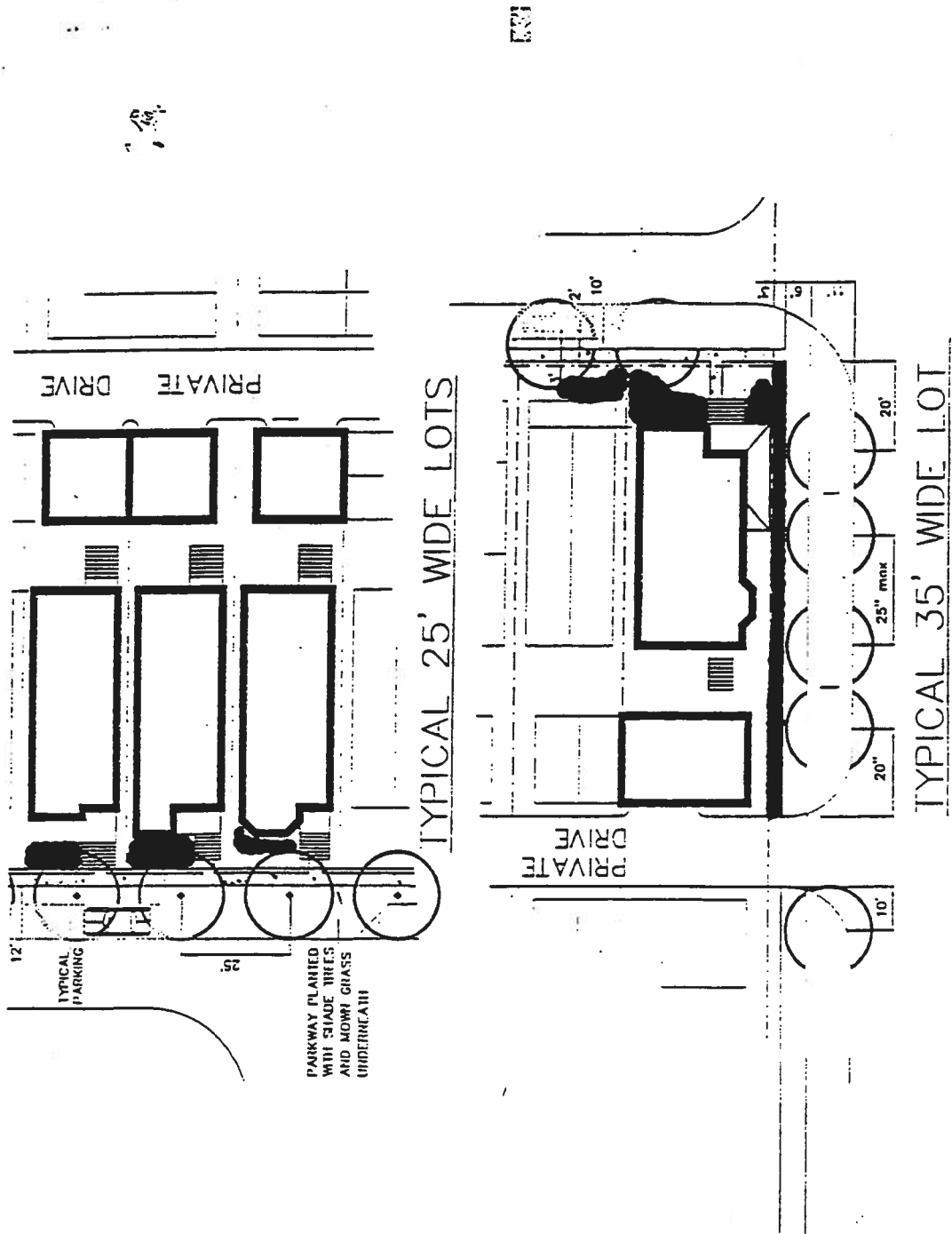
Public Open Space Landscape Plan (Typical)

APPLICANT: JKH&P  
ADDRESS: 374 37th Street  
100 West 37th Street  
Chicago, IL 60608  
DATE: 10/16/2000  
(REVISID: NOVEMBER 16, 2000)

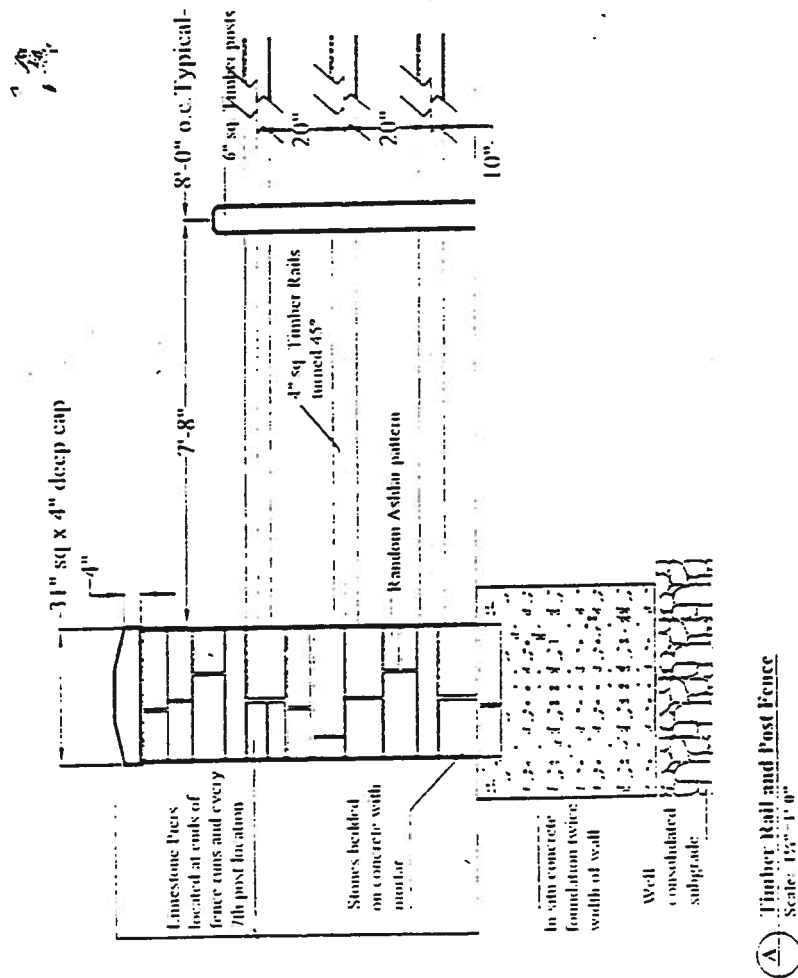


31-45-00000-0000

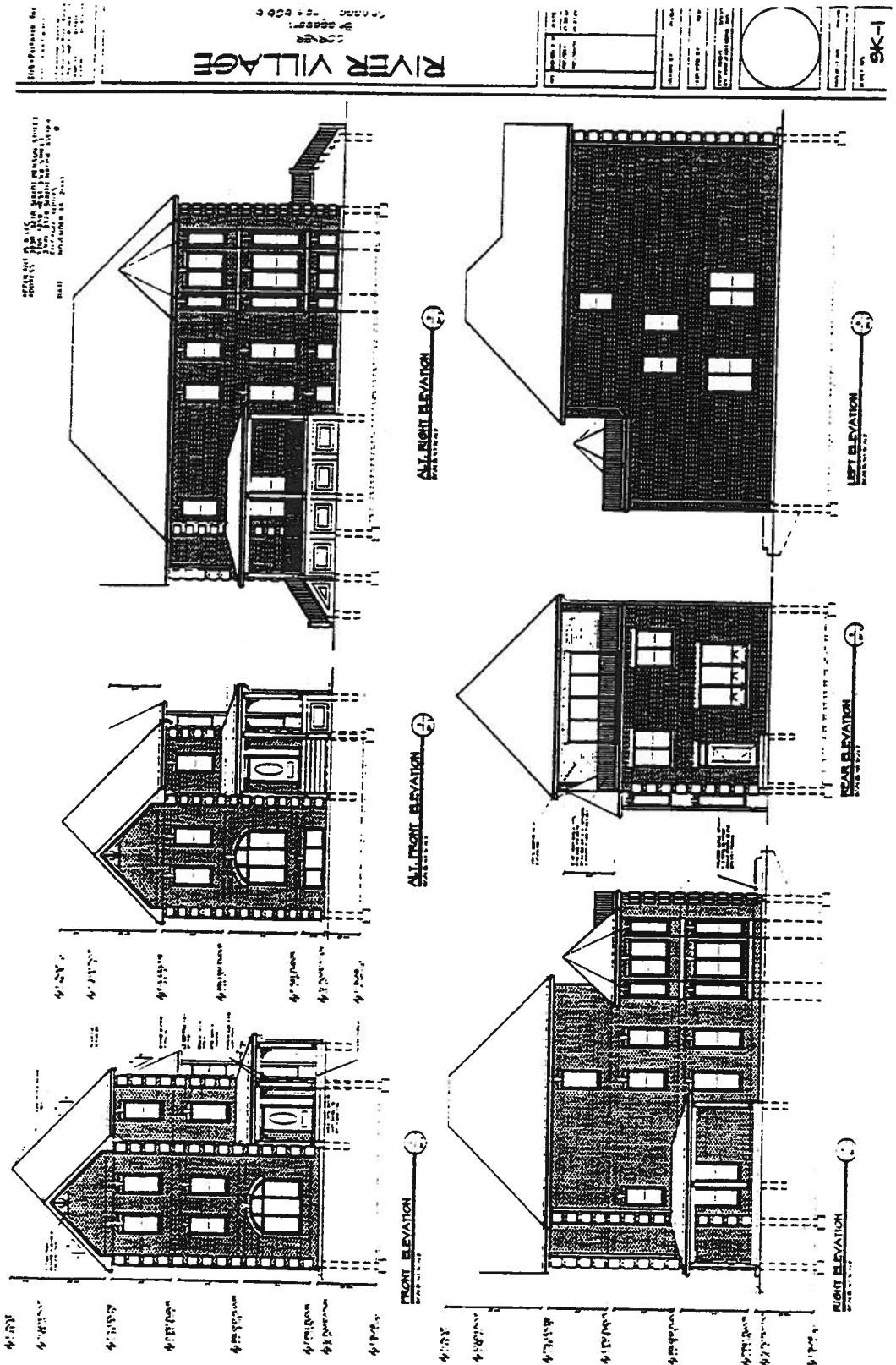
Typical Plot Landscape Plan.



Riverwalk Fence Detail.



Conceptual Building Elevations.  
(Page 1 of 8)







Conceptual Building Elevations.  
(Page 4 of 8)

**RIVER VILLAGE**  
CLAYTON  
WOODSON  
CHICAGO, ILL. 60641  
C/O ARCHITECTS

Architect: [Name]  
Date: [Date]  
Scale: [Scale]

19K  
Sheet No. 4 of 8

**FRONT ELEVATION**  
PAGE NO. 4

**REAR ELEVATION**  
PAGE NO. 4

**LEFT ELEVATION**  
PAGE NO. 4

**RIGHT ELEVATION**  
PAGE NO. 4

ALL DIMENSIONS IN FEET

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISHES TO BE DETERMINED BY ARCHITECT.

3. MATERIALS TO BE DETERMINED BY ARCHITECT.

4. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO BUILDING CODE.

5. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO PLUMBING CODE.

6. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO ELECTRICAL CODE.

7. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO MECHANICAL CODE.

8. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO FIRE CODE.

9. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO SANITATION CODE.

10. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO HEALTH CODE.

11. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO SAFETY CODE.

12. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC WORKS CODE.

13. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC SAFETY CODE.

14. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC UTILITIES CODE.

15. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC HEALTH CODE.

16. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC WELFARE CODE.

17. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC EDUCATION CODE.

18. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC LIBRARIES CODE.

19. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC ARTS CODE.

20. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC RECREATION CODE.

21. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC CULTURE CODE.

22. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC HISTORY CODE.

23. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC ARCHITECTURE CODE.

24. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC LANDMARKS CODE.

25. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC MONUMENTS CODE.

26. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC MEMORIALS CODE.

27. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC STATUES CODE.

28. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC FOUNTAINS CODE.

29. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC GARDENS CODE.

30. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC PARKS CODE.

31. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC TRAILS CODE.

32. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC WALKWAYS CODE.

33. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC BIKEWAYS CODE.

34. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC PLAZAS CODE.

35. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC SQUARES CODE.

36. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC COURTS CODE.

37. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC OFFICES CODE.

38. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC STORES CODE.

39. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC RESTAURANTS CODE.

40. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC HOTELS CODE.

41. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC APARTMENTS CODE.

42. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC CONDOS CODE.

43. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC TOWNHOMES CODE.

44. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC COOPERS CODE.

45. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC HOMES CODE.

46. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC BUILDINGS CODE.

47. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC STRUCTURES CODE.

48. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC INFRASTRUCTURE CODE.

49. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC UTILITIES CODE.

50. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC SERVICES CODE.

51. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC PROGRAMS CODE.

52. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC ACTIVITIES CODE.

53. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC EVENTS CODE.

54. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC CELEBRATIONS CODE.

55. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC FESTIVALS CODE.

56. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC CONFERENCES CODE.

57. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC MEETINGS CODE.

58. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC SEMINARS CODE.

59. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC WORKSHOPS CODE.

60. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC CLASSES CODE.

61. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC COURSES CODE.

62. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC SCHOOLS CODE.

63. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC COLLEGES CODE.

64. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC UNIVERSITIES CODE.

65. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC RESEARCH CODE.

66. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC DEVELOPMENT CODE.

67. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC INNOVATION CODE.

68. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC TECHNOLOGY CODE.

69. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC ARTS AND CRAFTS CODE.

70. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC DESIGN CODE.

71. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC CREATIVITY CODE.

72. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC IMAGINATION CODE.

73. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC INSPIRATION CODE.

74. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC MOTIVATION CODE.

75. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC ENTHUSIASM CODE.

76. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC PASSION CODE.

77. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC ENERGY CODE.

78. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC DETERMINATION CODE.

79. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC RESOLVE CODE.

80. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC COURAGE CODE.

81. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC BRAVERY CODE.

82. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC VALIANT CODE.

83. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC HEROIC CODE.

84. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC NERVE CODE.

85. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC GUT CODE.

86. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC COURAGE CODE.

87. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC BRAVERY CODE.

88. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC VALIANT CODE.

89. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC HEROIC CODE.

90. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC NERVE CODE.

91. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC GUT CODE.

92. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC COURAGE CODE.

93. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC BRAVERY CODE.

94. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC VALIANT CODE.

95. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC HEROIC CODE.

96. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC NERVE CODE.

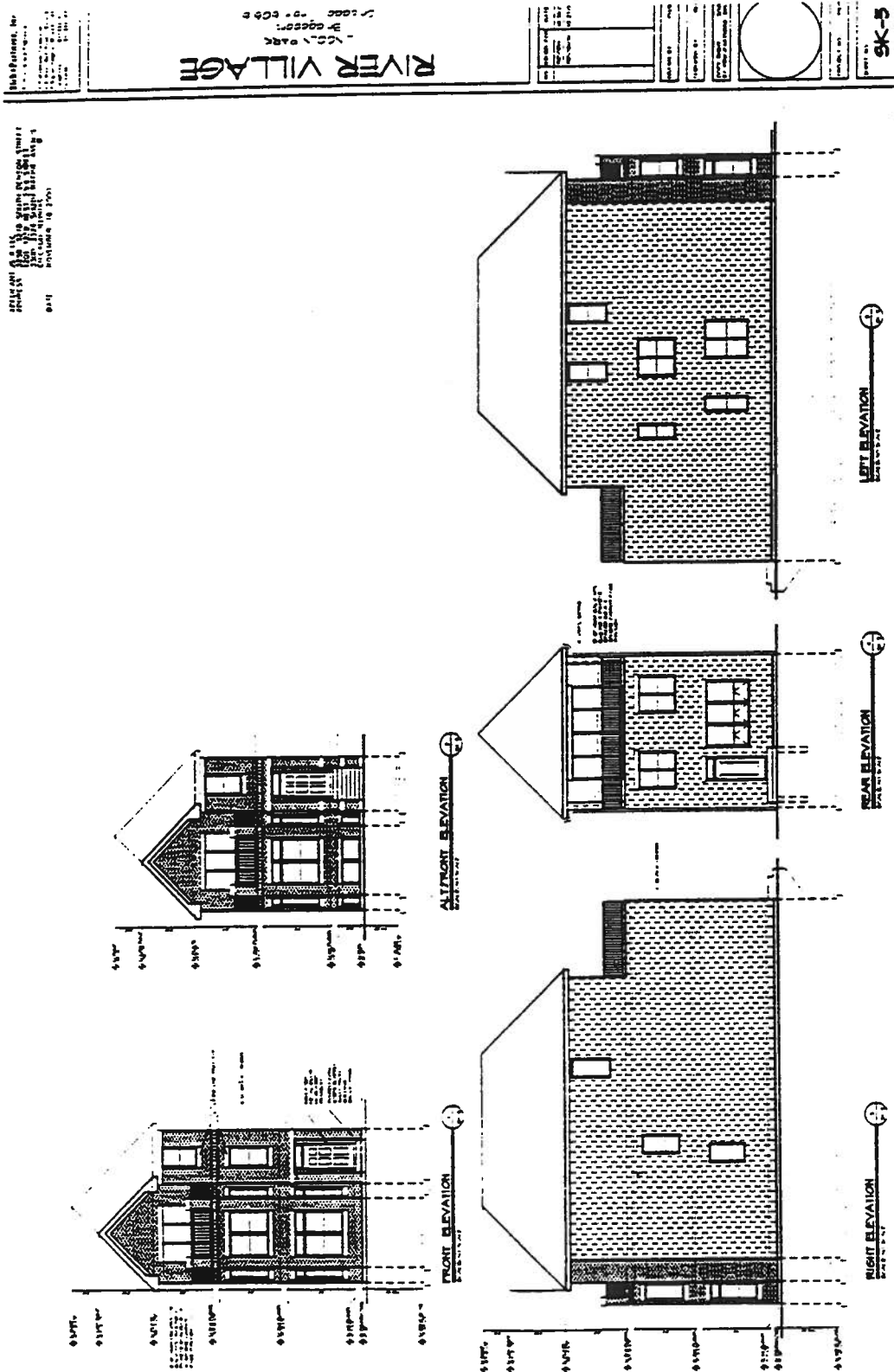
97. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC GUT CODE.

98. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC COURAGE CODE.

99. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC BRAVERY CODE.

100. ALL WORK TO BE IN ACCORDANCE WITH THE CHICAGO DEPARTMENT OF PUBLIC VALIANT CODE.

Conceptual Building Elevations.  
(Page 5 of 8)

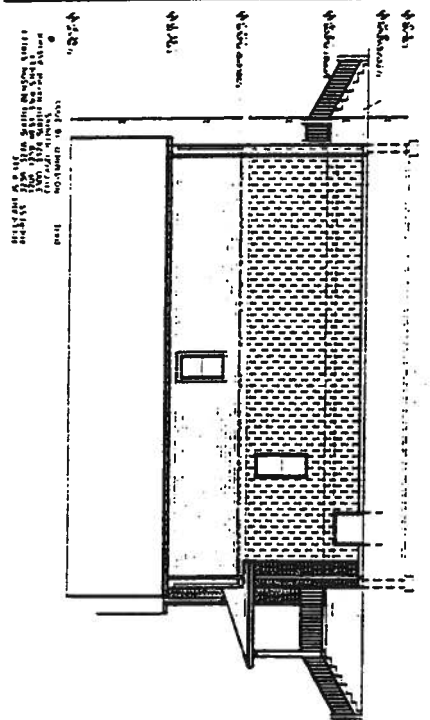


Conceptual Building Elevations.  
(Page 6 of 8)

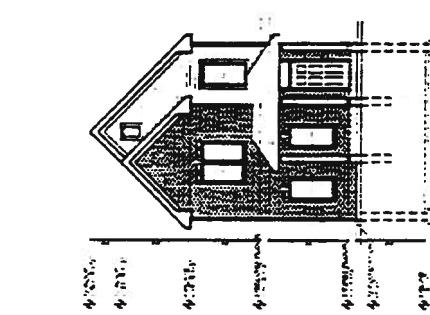
**RIVER VILLAGE**

125 SABLE  
CHICAGO, ILL 60607  
773 800 0000

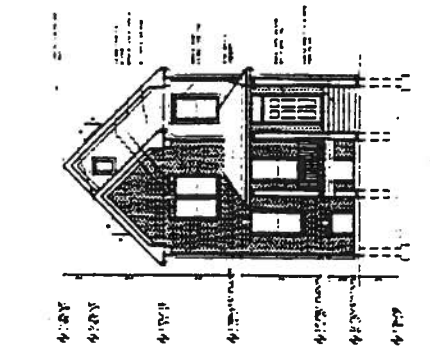
9K-6



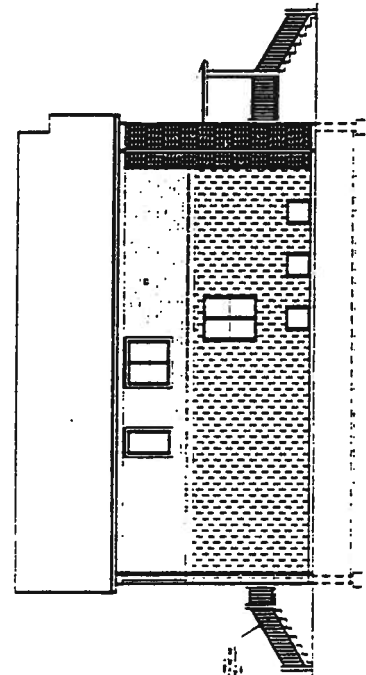
RIGHT ELEVATION



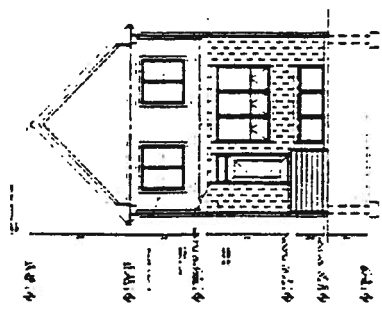
LEFT FRONT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

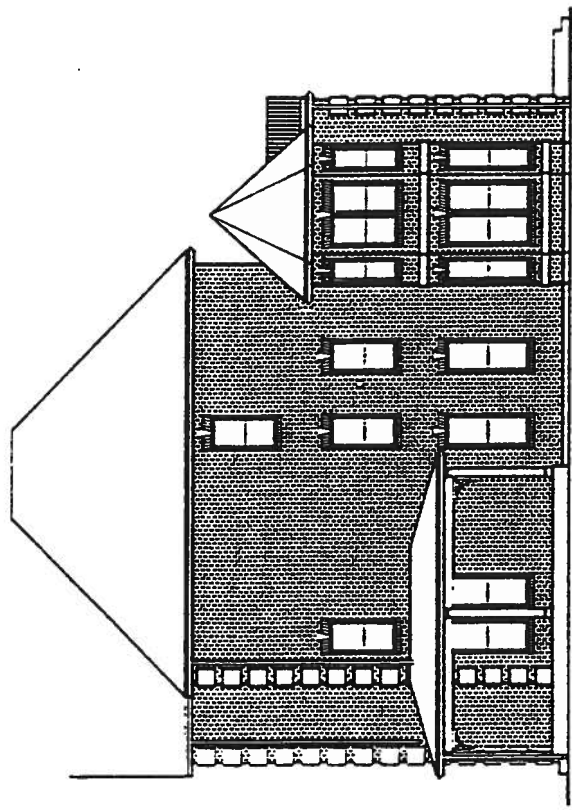


REAR ELEVATION

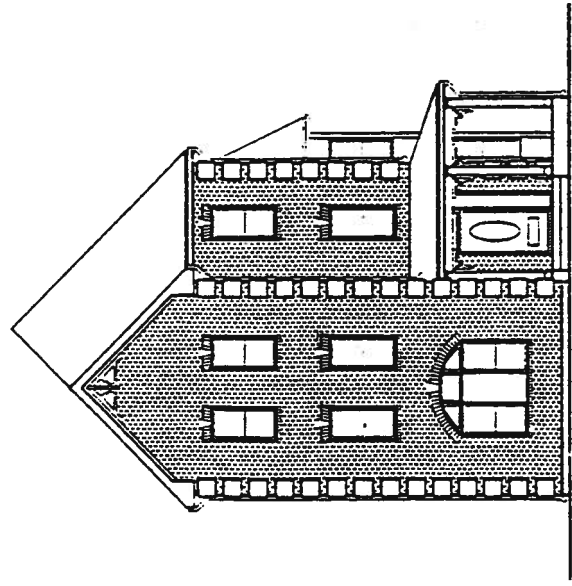
Conceptual Building Elevations.  
(Page 7 of 8)

PROJECTIONS BY DATE DRAWN BY CHECKED BY SCALE SHEET NO.	RIVER VILLAGE CONCEPT ELEVATION	SHEET NO. TOTAL SHEETS	DATE PROJECT NO.	DRAWING NO.		R-1

ALL DIMENSIONS  
 UNLESS OTHERWISE  
 SPECIFIED ARE IN  
 FEET AND INCHES  
 (ROUNDED UP TO THE  
 NEXT HIGHER 1/8")



RIGHT ELEVATION - CORNER

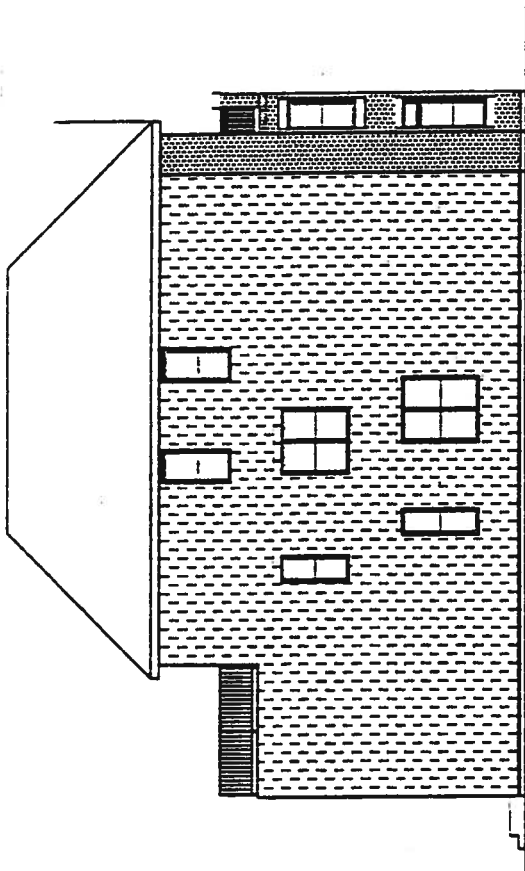


FRONT ELEVATION - CORNER

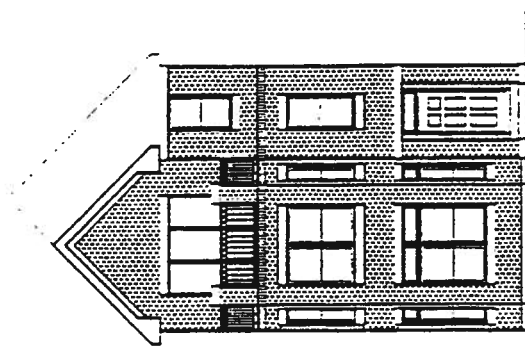
Conceptual Building Elevations.  
(Page 8 of 8)

RIVER VILLAGE - COLBY PARK BRIDGEPORT - COLBY PARK BRIDGEPORT - COLBY PARK BRIDGEPORT		SHEET NO. R-2 DATE: 12/13/2000 DRAWN BY: [Name] CHECKED BY: [Name]

ARCHITECT: [Name]  
 1000 N. LAKE STREET  
 CHICAGO, IL 60610  
 TEL: [Phone Number]



LEFT ELEVATION - BRIDGEPORT PARK



FRONT ELEVATION - BRIDGEPORT PARK