



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>

November 3, 2006

John J. George
Daley & George
20 South Clark Street; Suite 400
Chicago, Illinois 60603-1903

Re: Request for Minor Change to Residential Planned Development
No. 786, as amended - Subarea C
(1629 South Prairie Avenue - "1600 Museum Park")

Dear Mr. George:

Your request for minor changes to Residential Planned Development
No. 786, as amended, submitted on behalf of Central Station, L.L.C.,
has been considered by the Department of Planning and Development
pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance
and Statement No. 11 of the Planned Development.

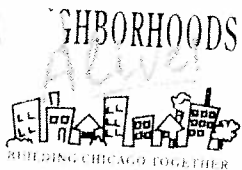
Specifically, you requested the following Minor Changes in the
Planned Development:

Bulk Regulations and Data Table. You requested changes to the Bulk
Regulations and Data Table as approved in the Planned Development
to:

1. Transfer three dwelling units from Subarea B to Subarea C. These units are unbuilt and no permits have been issued for them. You have attested that Central Station, L.L.C. controls the development rights to those units; and
2. Increase the total maximum permitted number of dwelling units in the Planned Development from 525 to 528. The additional three dwelling units would be allocated to Subarea C. This increase of three dwelling units is the maximum permitted by Section 17-13-0611-A of the Zoning Ordinance.

The revised Bulk Regulations and Data Table, dated August 7, 2006,
specifies the Maximum Number of Dwelling Units as: Subarea A - 28,
Subarea B - 198, Subarea C - 302, and Total - 528.

178

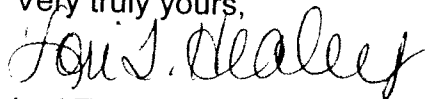


Revised Building Elevations. You have requested to substitute West, North, East, and South Building Elevations by Papageorge/Haymes, Ltd., Architects, and dated October 30, 2006, for those incorporated in the Planned Development. These revised elevations reflect, among other things, design changes in the upper floors of the building, replacement of Trendstone masonry on the building base with face brick, and elimination of the column/ planters on the east elevation in favor of large trees.

Revised Landscape Plan. You have requested to substitute a revised Subarea C Landscape Plan, prepared by Papageorge/Haymes Ltd. and dated October 30, 2006, for the one incorporated in the Planned Development. The new landscape plan revises the green roof calculations, reflecting the changed design of the upper floors, and adds five trees, at least 20' high, to be installed against the east side of the building to replace the five column/planters deleted from the East Elevation.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute Minor Changes pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development, as amended. I hereby approve the foregoing Minor Changes, but no other changes, to Residential Planned Development No. 786, as amended - Subarea C (1629 South Prairie Avenue - "1600 Museum Park").

Very truly yours,



Lori T. Healey
Commissioner

Originated by: Fred Deters

cc: Kathleen Nelson, Mike Marmo, Terri Haymaker, Planned Development files

PD # 786
11/3/06

248

3/1/2006

REPORTS OF COMMITTEES

15124

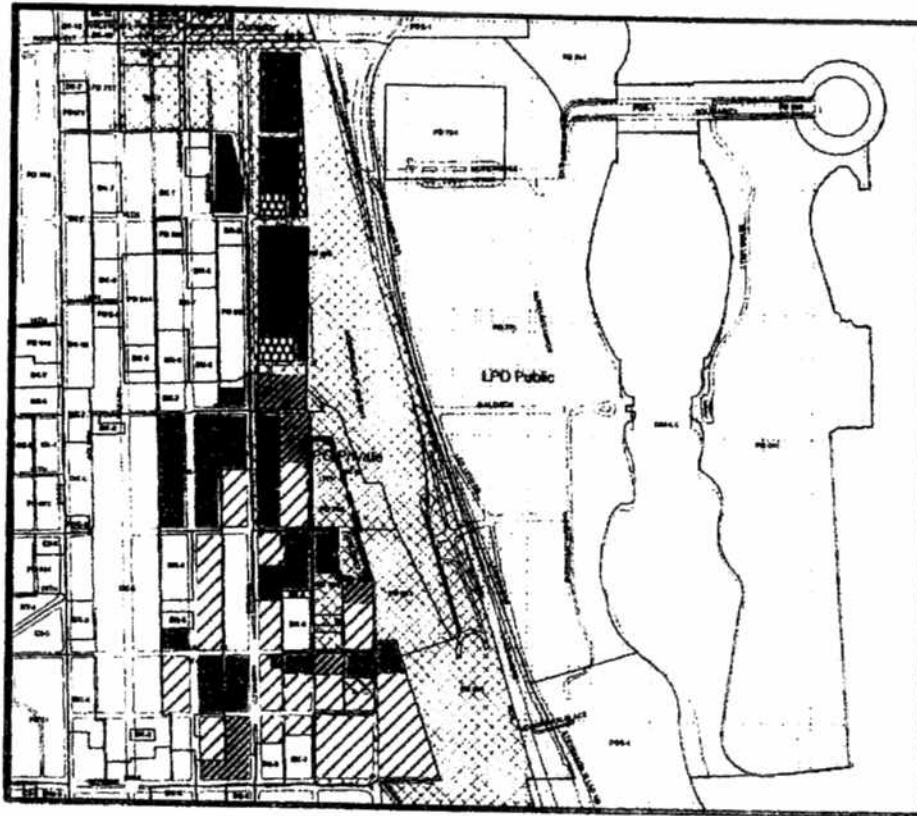
71997








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

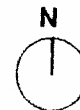
Bulk Regulations And Data Table.

	Subarea A	Subarea B	Subarea C	Total
Net Site Area (Square Feet):	43,419	88,869	78,929	211,217
Net Site Area (Acres):	1.00	2.04	1.81	4.85
Gross Site Area (Square Feet):	61,942	112,394	91,154	265,490
Gross Site Area (Acres):	1.42	2.58	2.09	6.09
Maximum Floor Area Ratio Square Footage:	86,838	319,928	472,705	879,471
Floor Area Ratio:	2.00	3.60	5.99	4.16
Minimum Number of Off-street Parking:	52	246	410	708
Maximum Number of Dwelling Unit:	28	201	296	525
Maximum Permitted Building Height:	Per approved Building Elevations			
Maximum Site Coverage:	Per approved Site Plan			
Minimum Periphery Setbacks:	Per approved Site Plan			

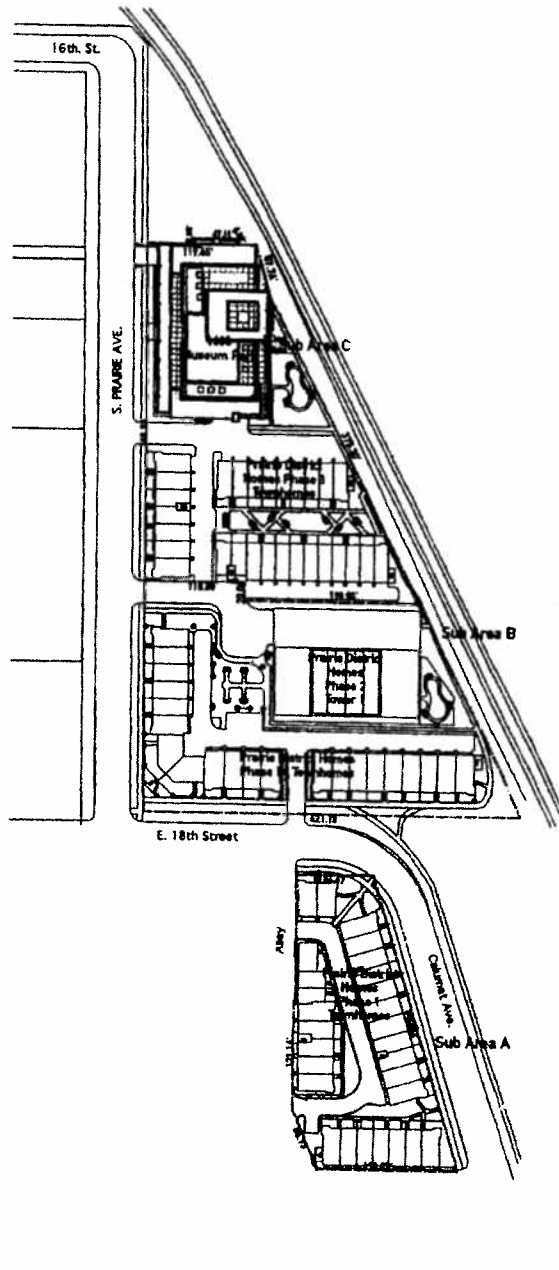
Neighborhood Land-Use Map.

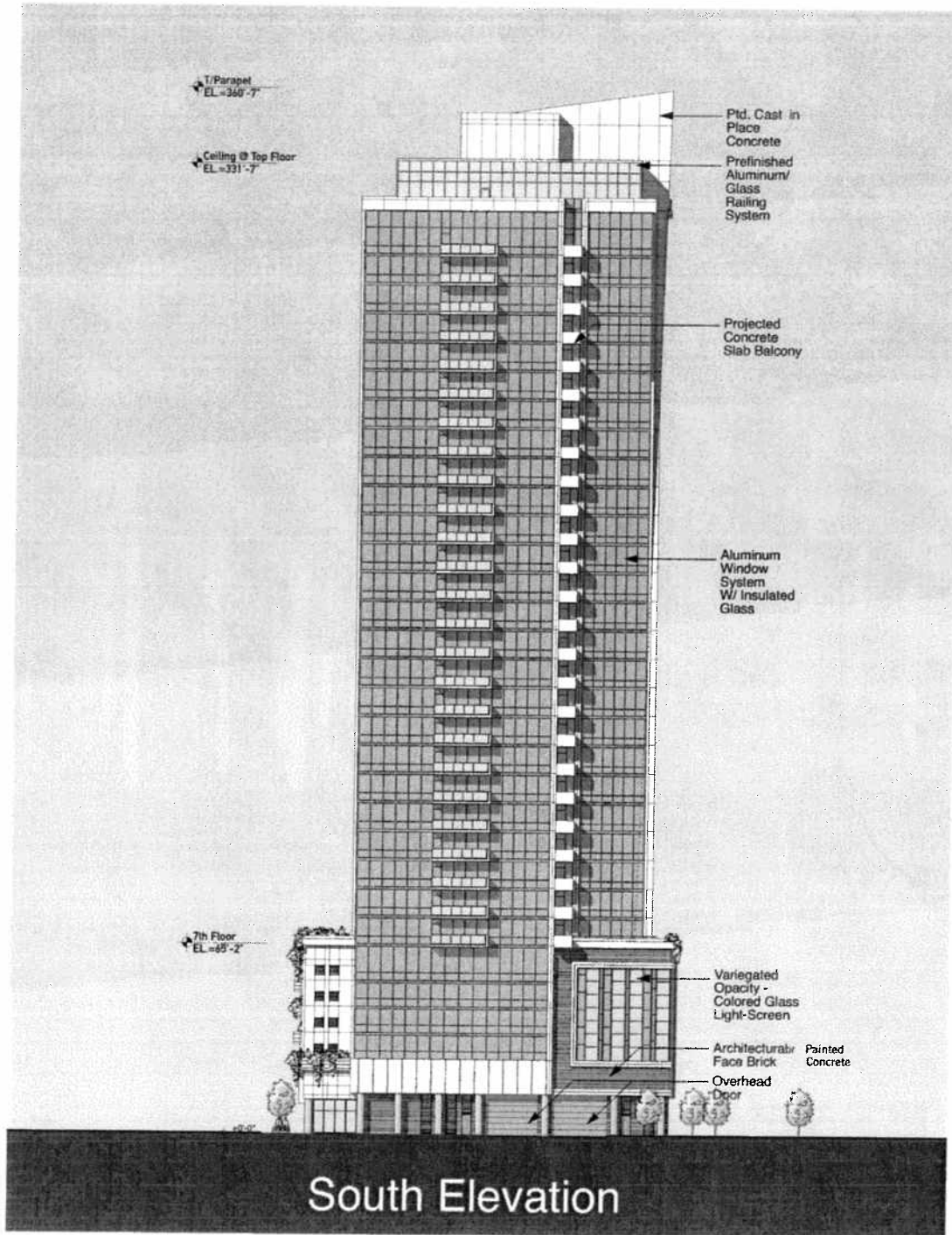


- | | | | |
|---|-------------|---|----------------|
|  | Site (RPD) |  | Vacant Parking |
|  | Hotel |  | Park |
|  | Commercial |  | Church |
|  | Residential | | |



Site Plan Subareas A, B And C.





South Elevation

Proposed

N
 South Elevation (Proposed)
 Scale: 1/16" = 1'-0"



1621 S. Prairie Ave.
 Chicago, Illinois

P.D. # 786
 11/3/06
 748

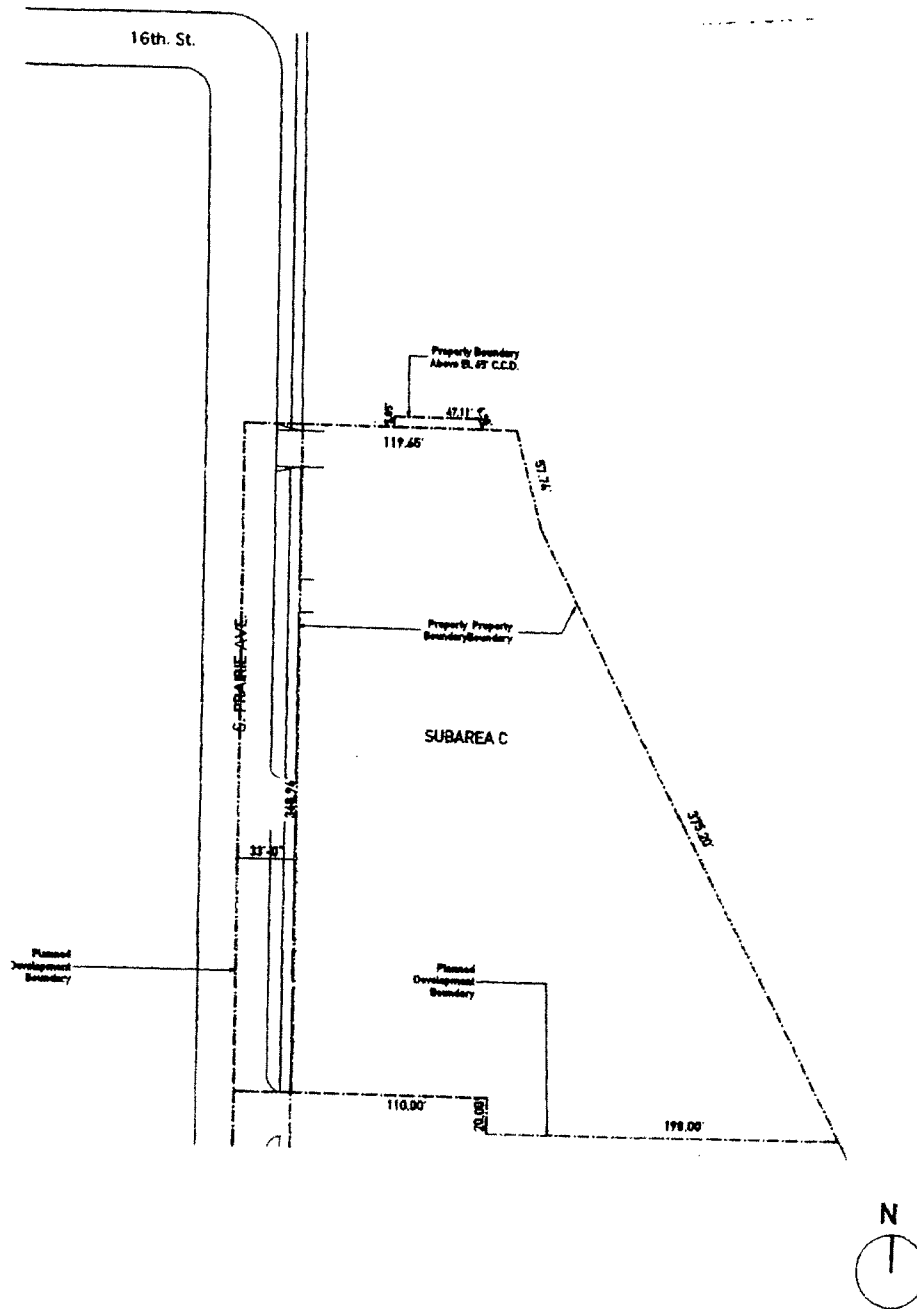
centric 50
 DEVELOPER

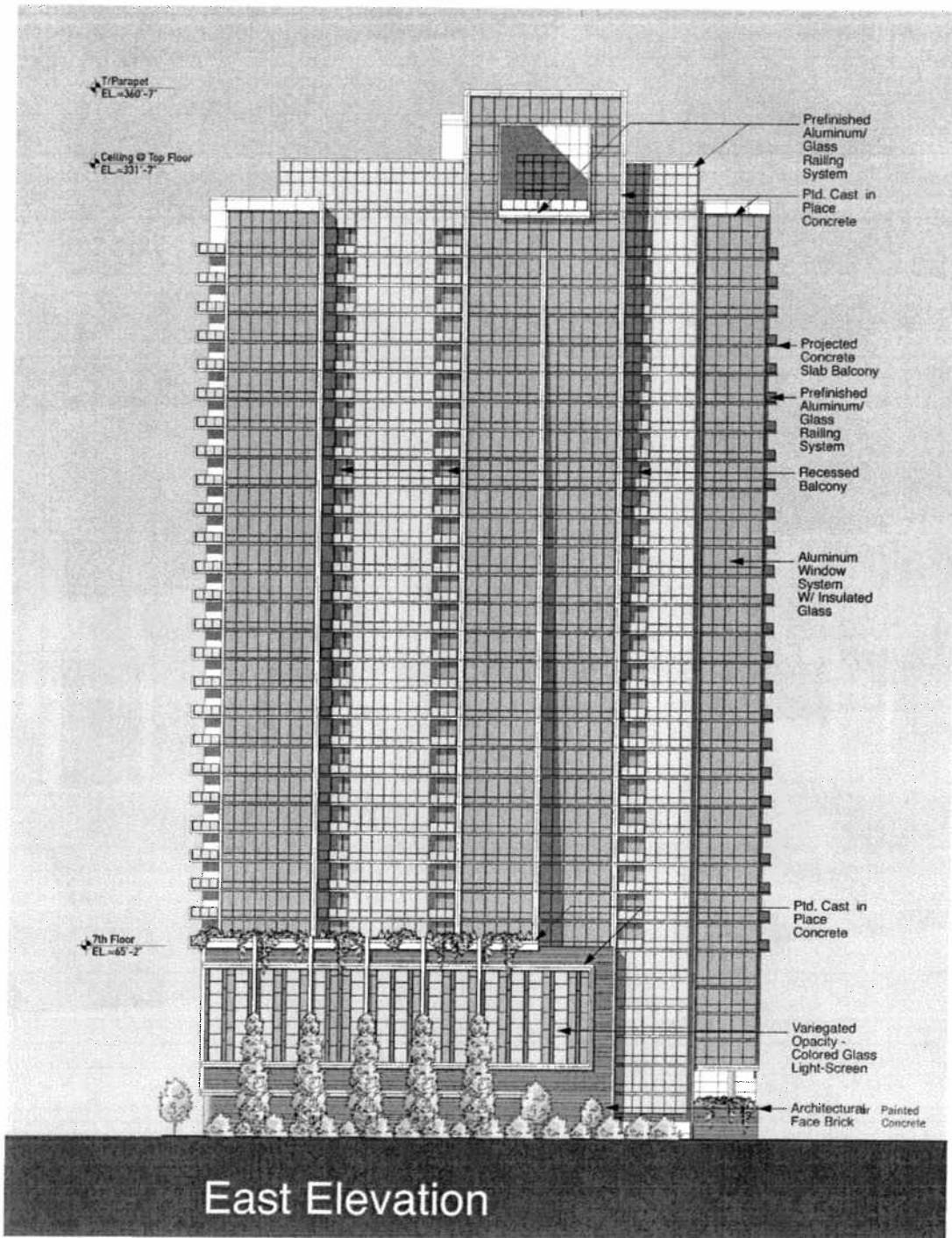


PAPPAGEORGE/HAYMES LTD.
 ARCHITECT

October 30, 2006
 PHS 17 001 11.0

Planned Development Boundary And
Property Line Map -- Subarea C.





East Elevation

Proposed

N
 East Elevation (Proposed)
 Scale: 1/16" = 1'-0"



1621 S. Federal Ave.
 Chicago, Illinois

P.D. # 786
 11/3/06

6 of 8

ENTERPRISE
 DEVELOPER

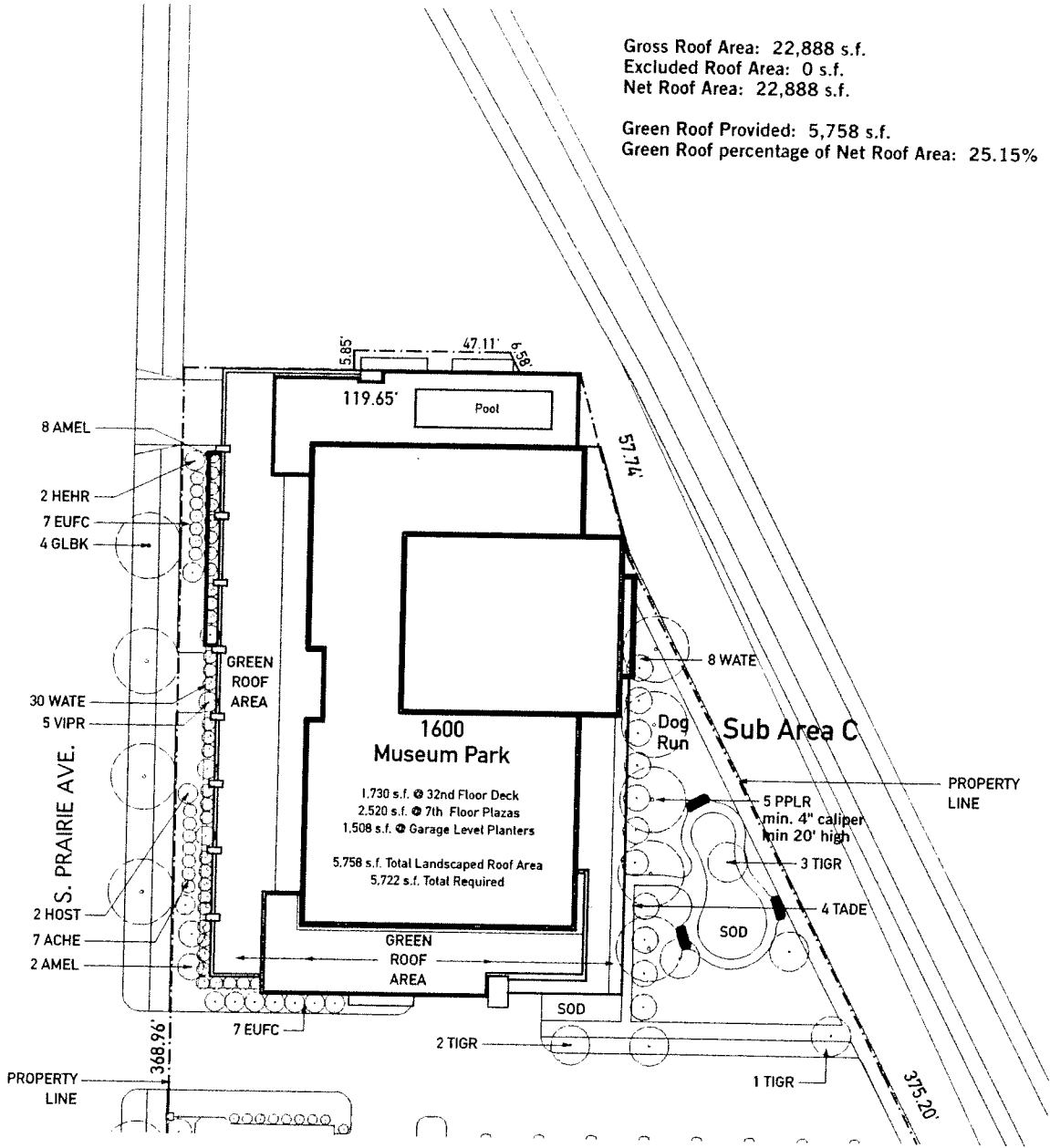


PAPAGEORGE/HAYMES L.L.C.
 ARCHITECT

October 26, 2006
 PH 06 04 025

Gross Roof Area: 22,888 s.f.
 Excluded Roof Area: 0 s.f.
 Net Roof Area: 22,888 s.f.

Green Roof Provided: 5,758 s.f.
 Green Roof percentage of Net Roof Area: 25.15%



**1600 MUSEUM PARK LANDSCAPE PLAN
 SUB AREA C**

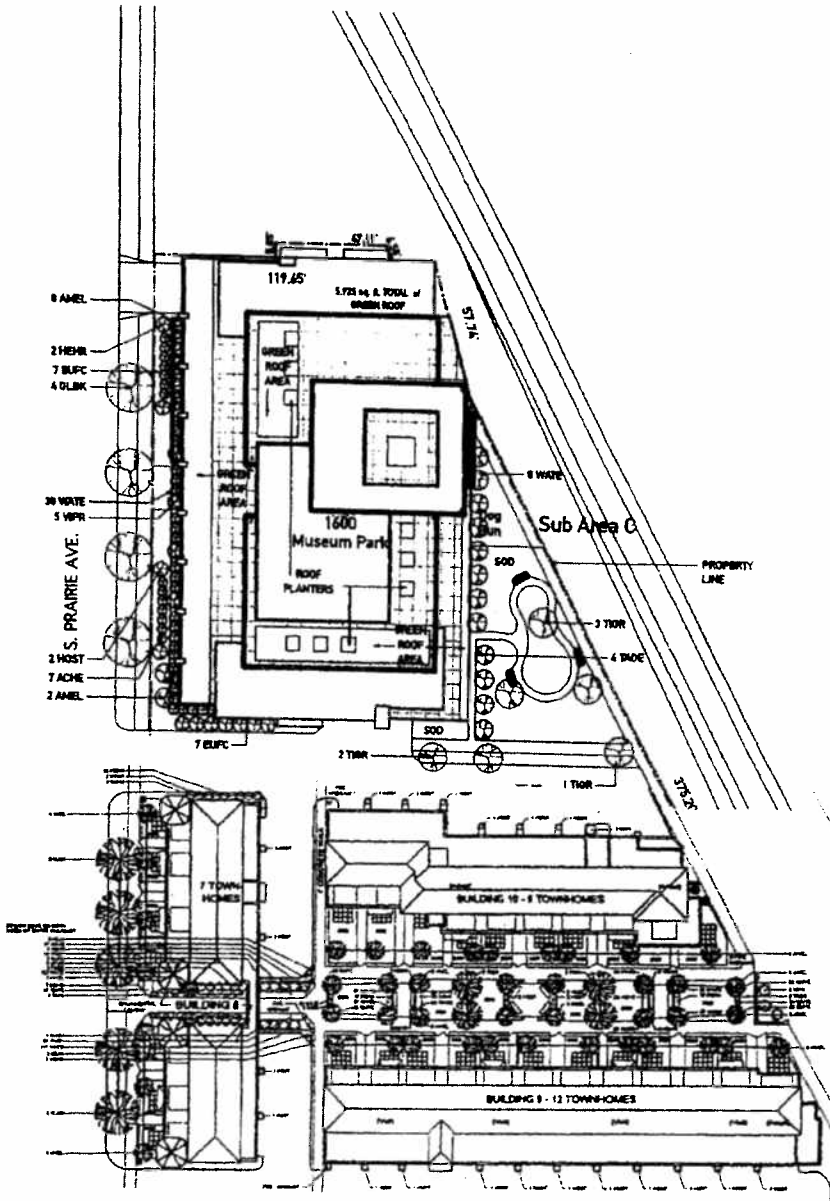
Applicant:
 Address:

CENTRAL STATION L.L.C.
 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET
 CHICAGO, IL
 October 30, 2006

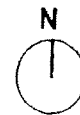
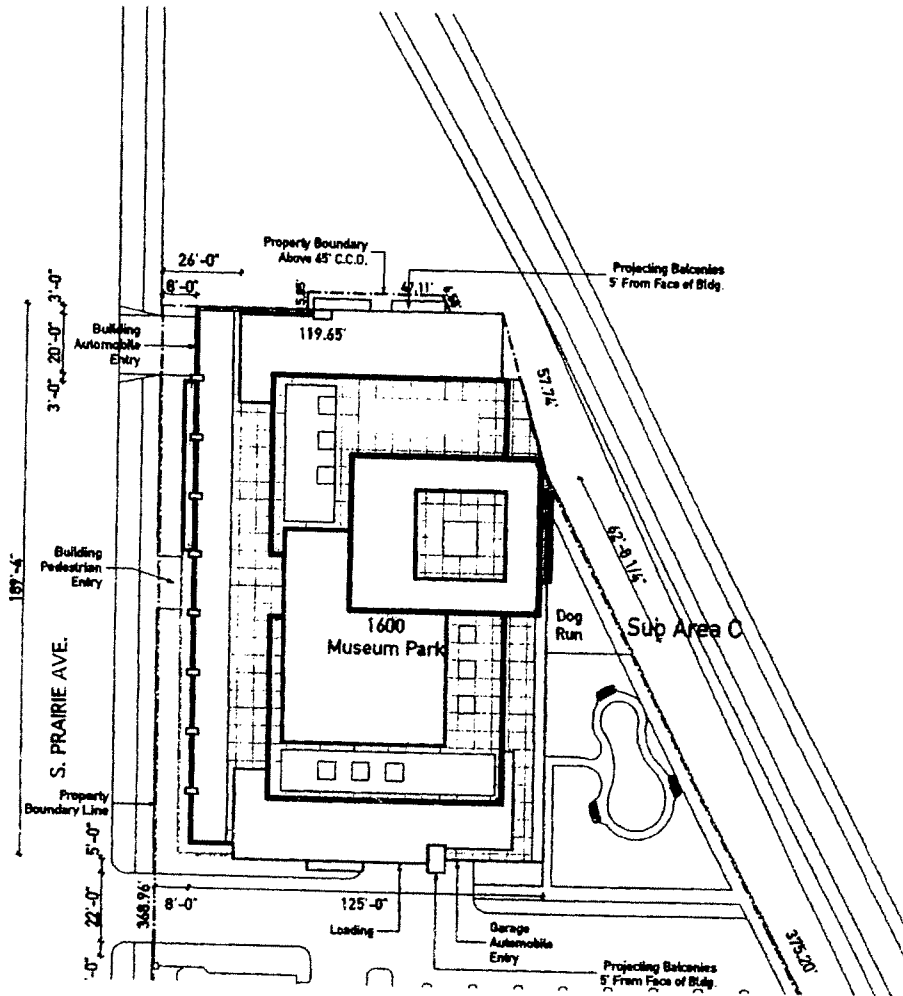


*P.D. #786
 11/3/06 848*

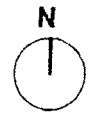
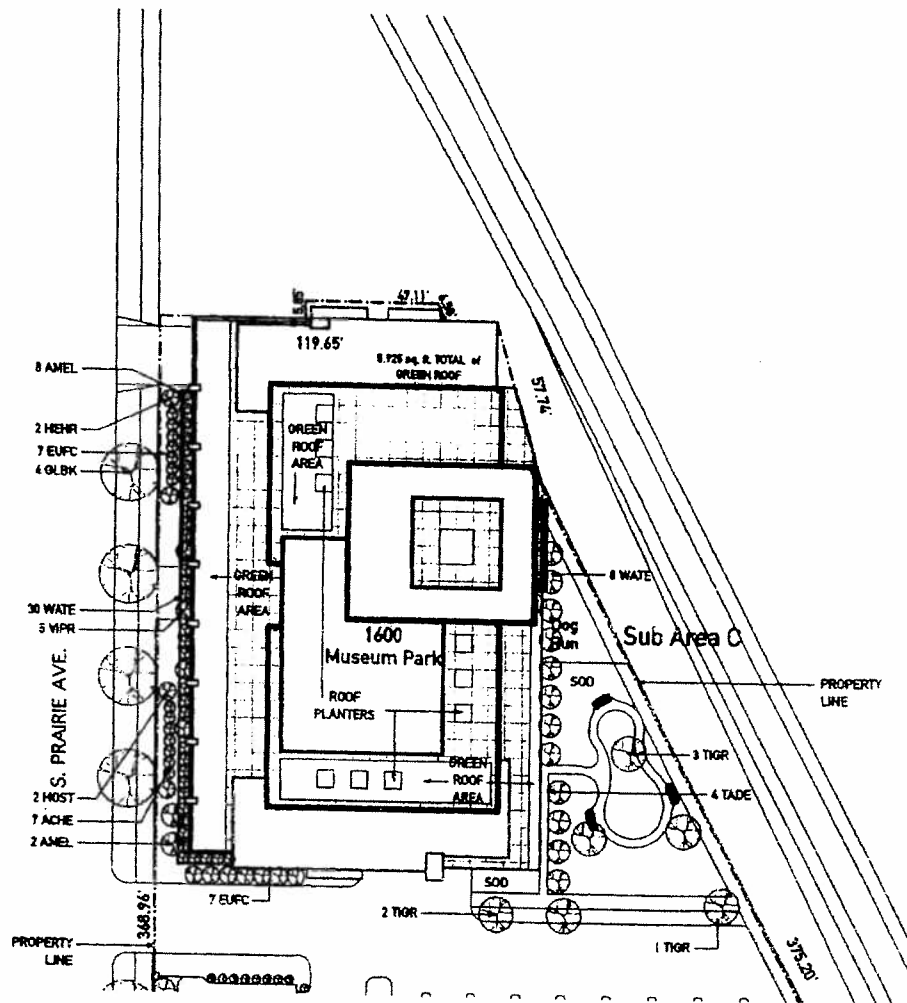
Landscape Plan -- Subarea C.



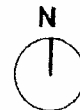
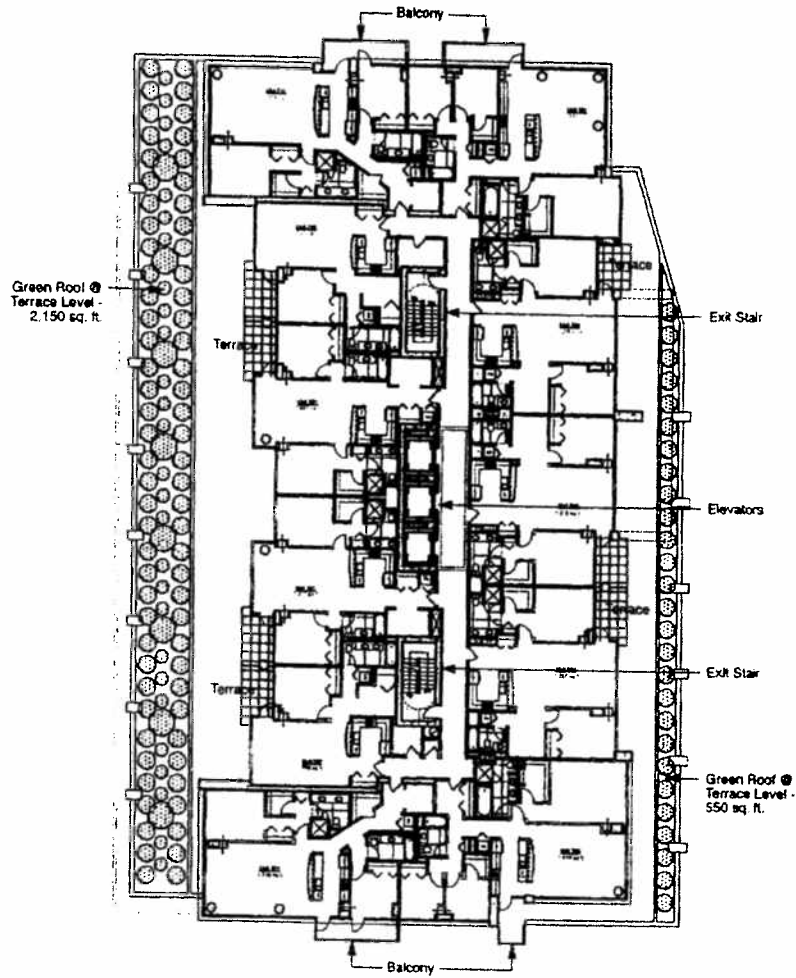
1600 Museum Park Site Plan -- Subarea C.



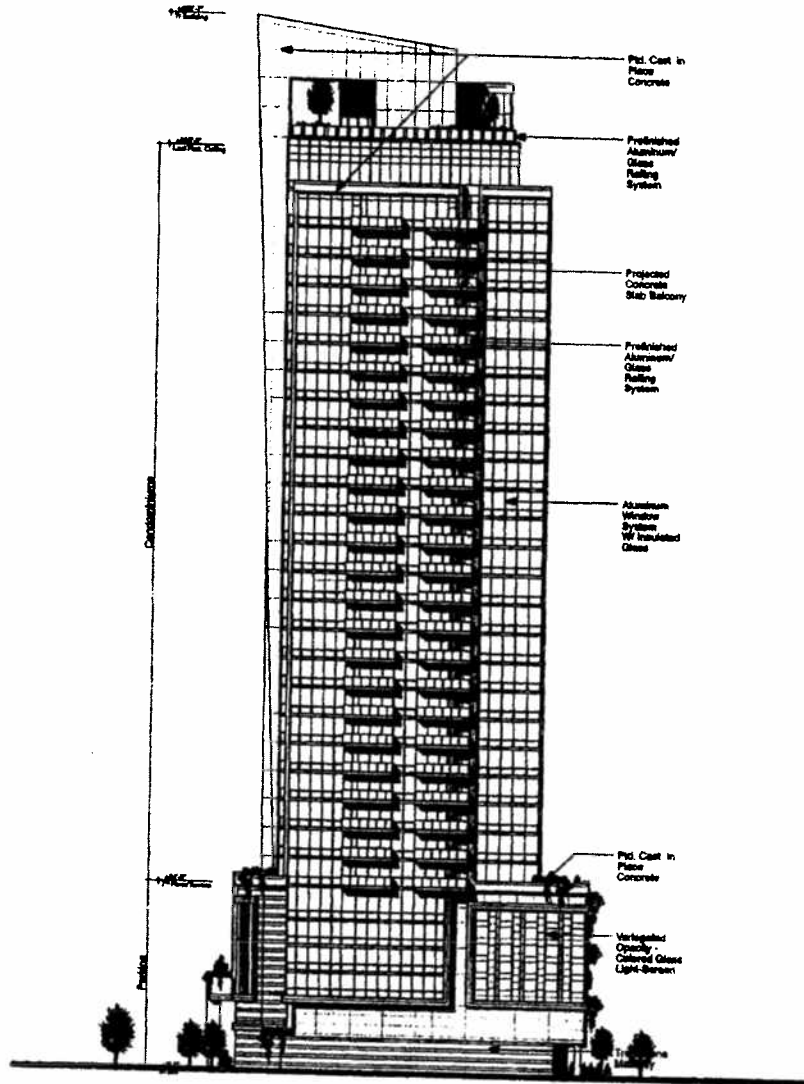
1600 Museum Park Landscape Plan -- Subarea C.



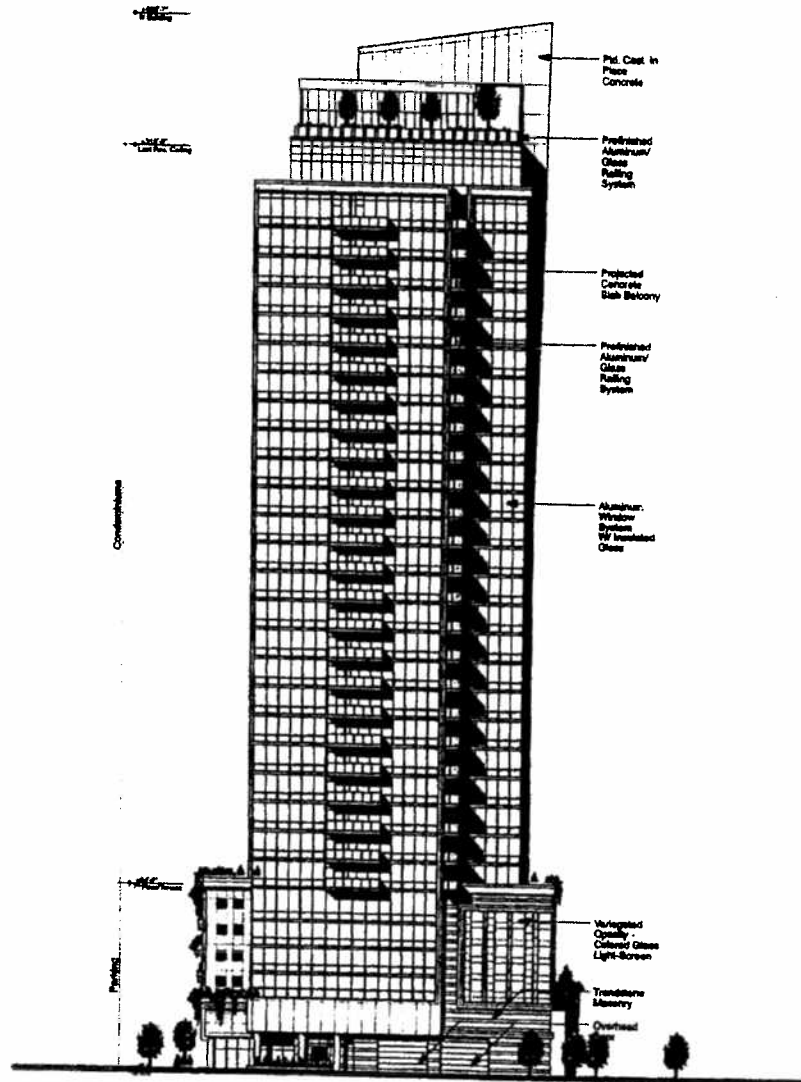
1600 Museum Park Seventh Floor Plan.



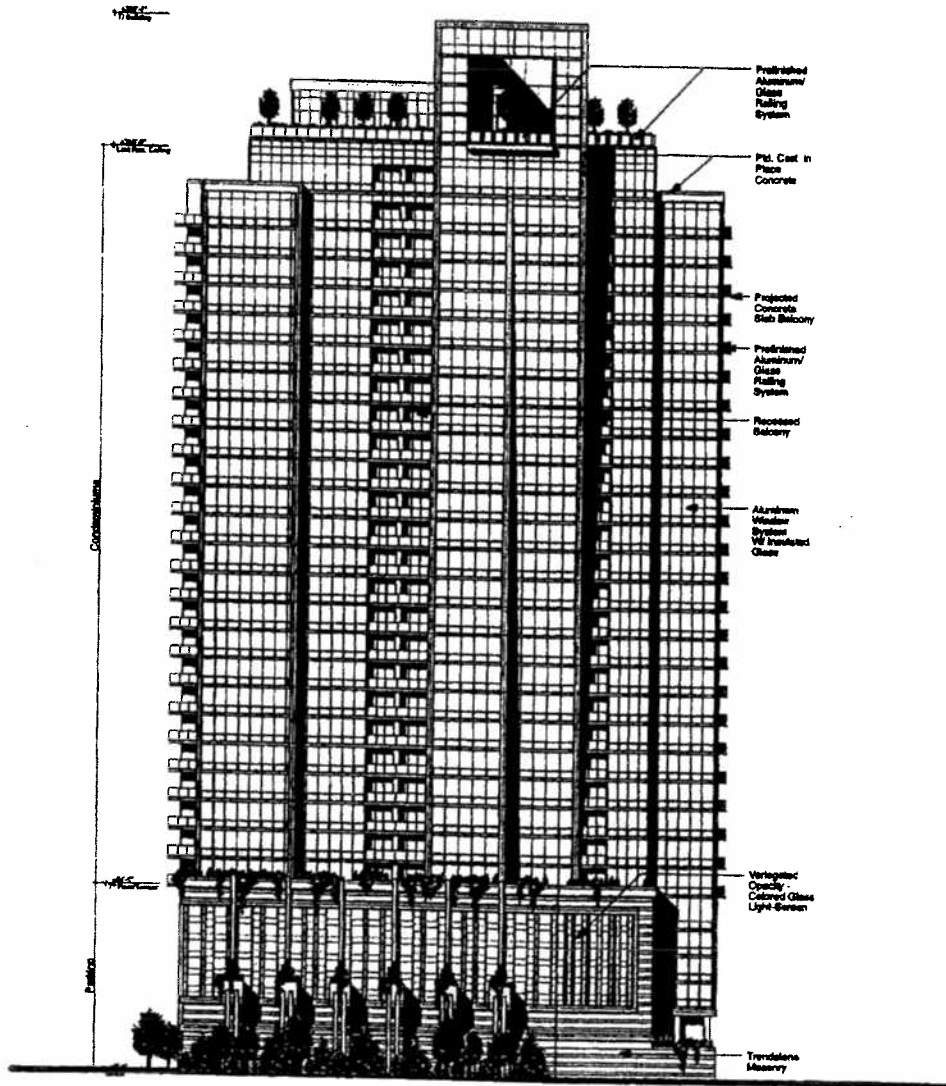
1600 Museum Park North Elevation.



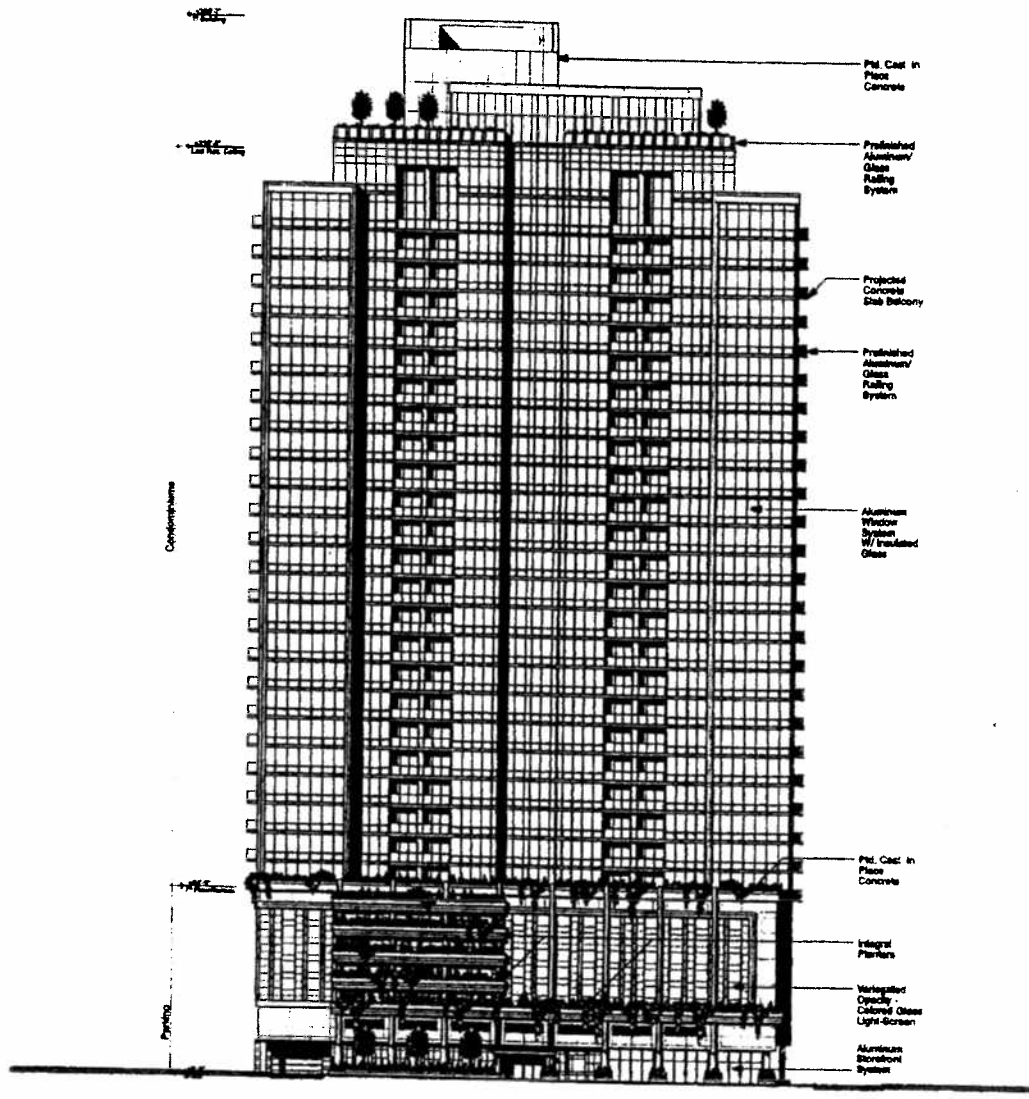
1600 Museum South Elevation.



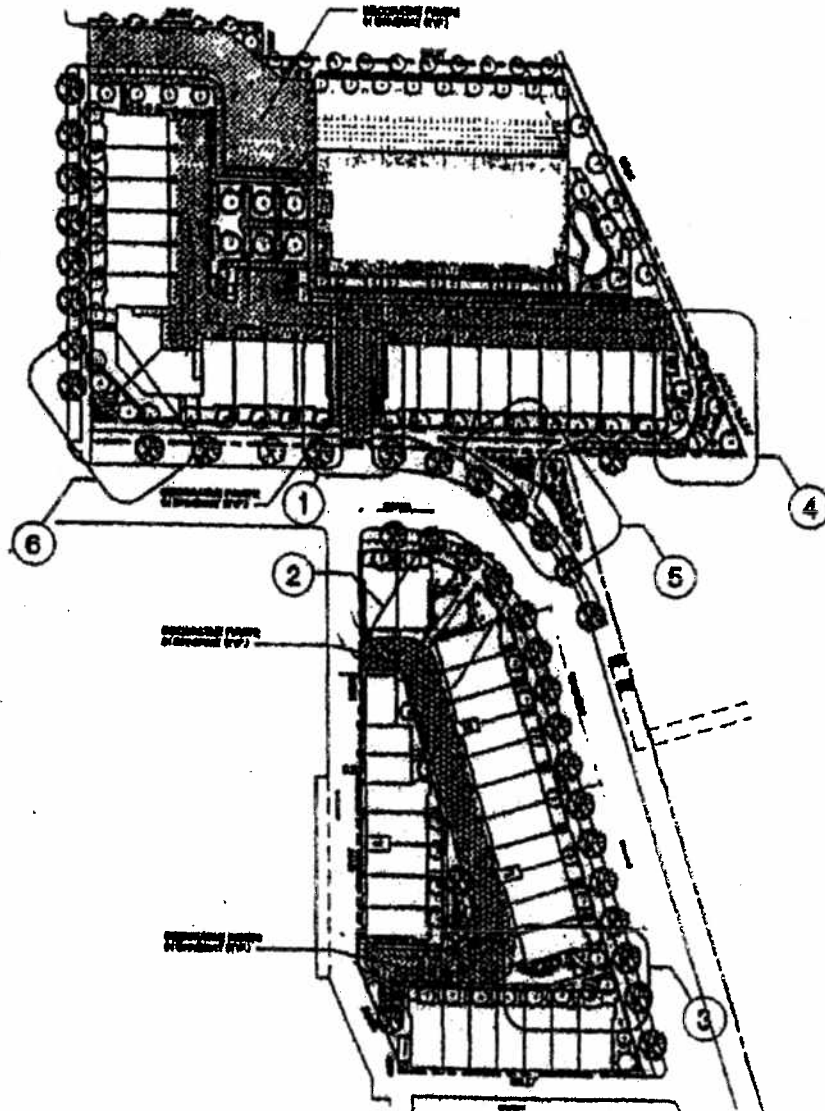
1600 Museum Park East Elevation.



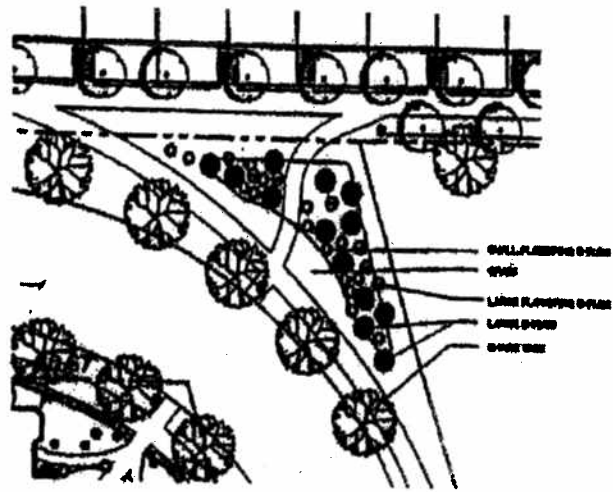
1600 Museum Park West Elevation.



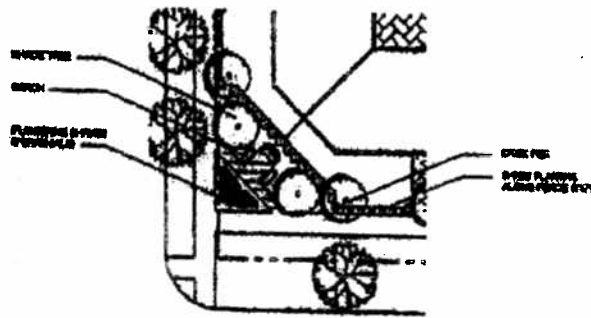
Landscape Plan -- Subareas A And B.



Enlarged Landscape Plans.
(Page 1 of 3)

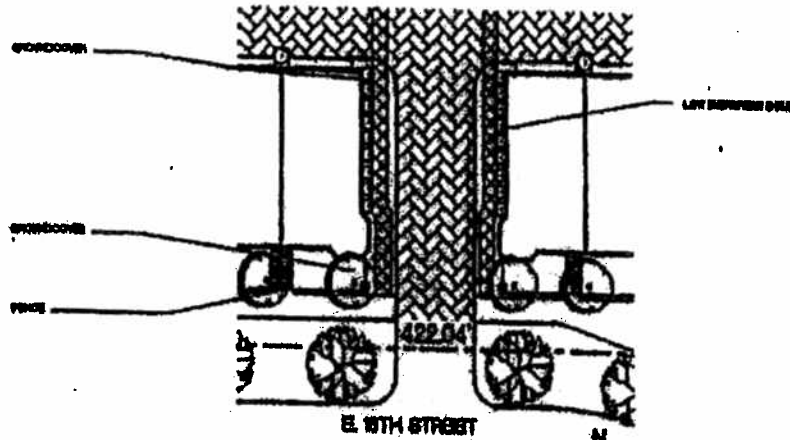


5 ENLARGED LANDSCAPE PLAN ⊕

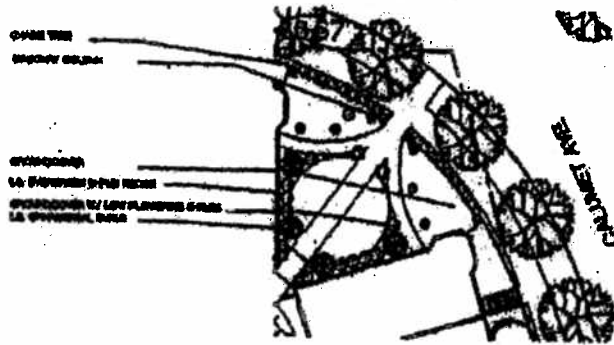


6 ENLARGED LANDSCAPE PLAN ⊕

Enlarged Landscape Plans.
(Page 2 of 3)

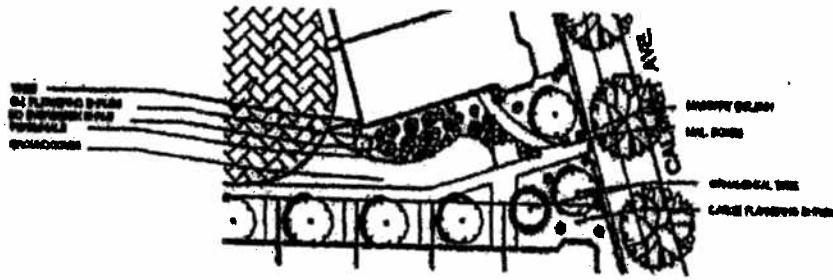


1 ENLARGED LANDSCAPE PLAN

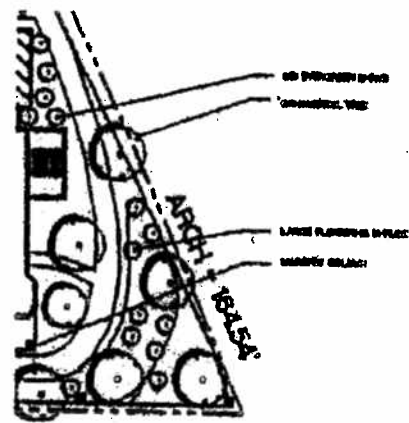


2 ENLARGED LANDSCAPE PLAN

Enlarged Landscape Plans.
(Page 3 of 3)

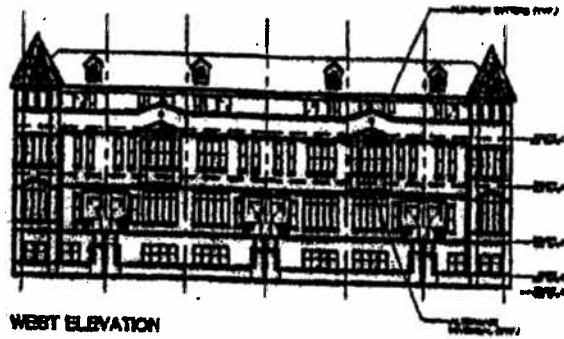


3 ENLARGED LANDSCAPE PLAN

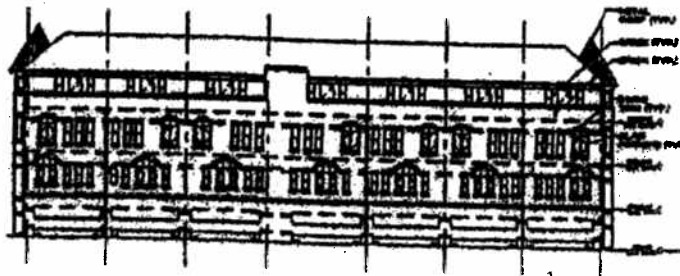


4 ENLARGED LANDSCAPE PLAN

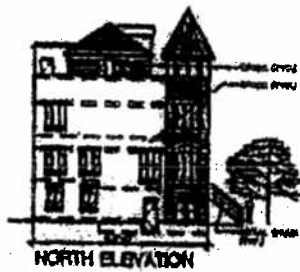
Townhomes -- South Prairie Avenue.
(1721 -- 1733)



WEST ELEVATION



EAST ELEVATION

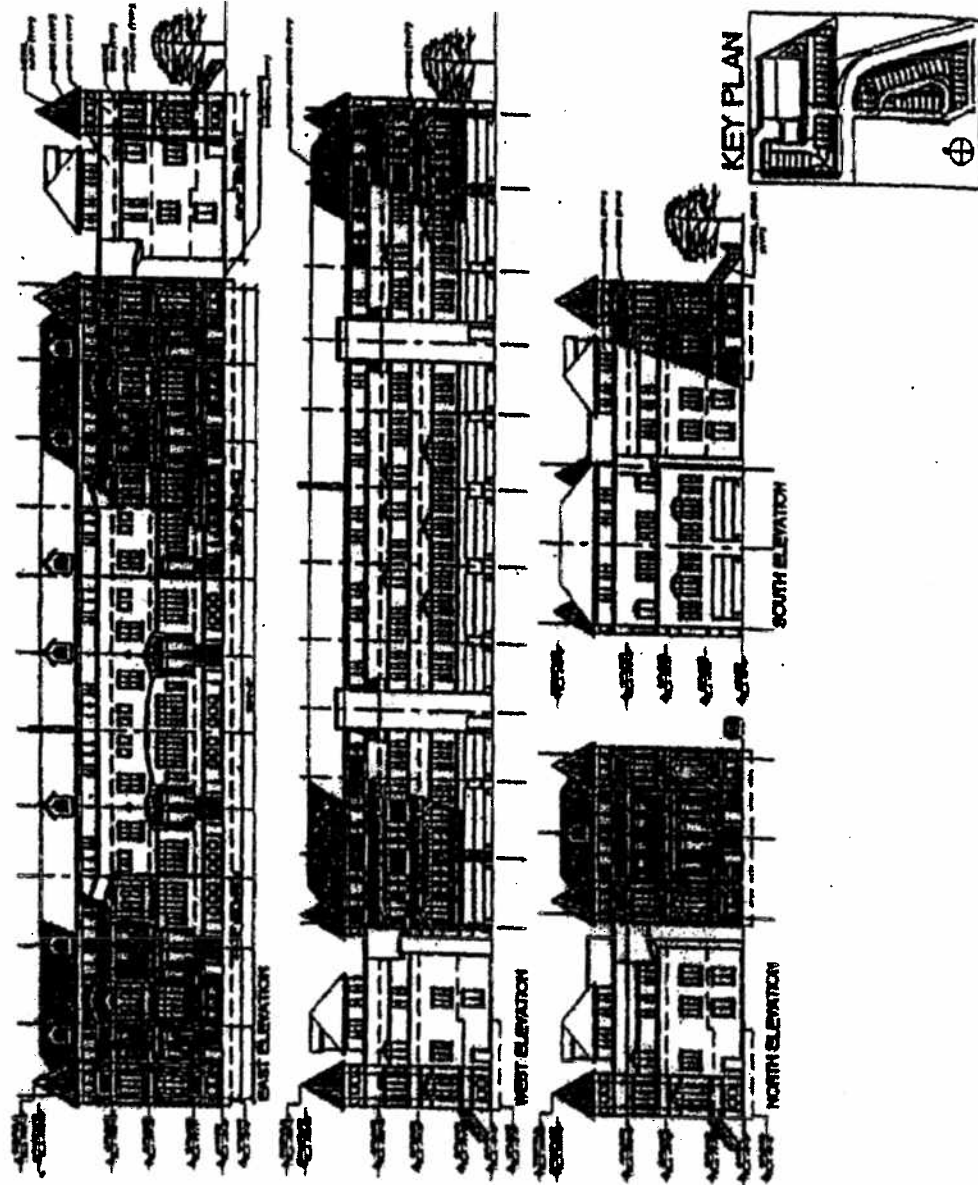


NORTH ELEVATION

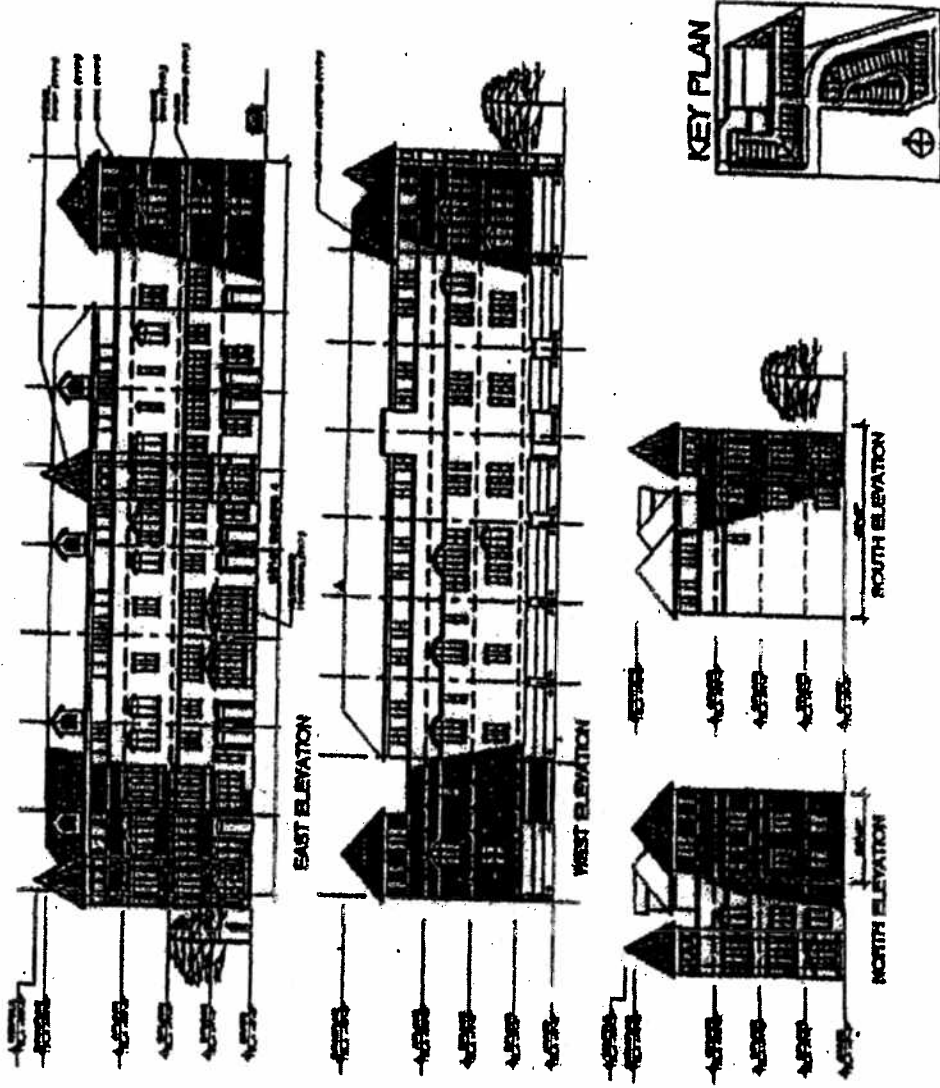


KEY PLAN

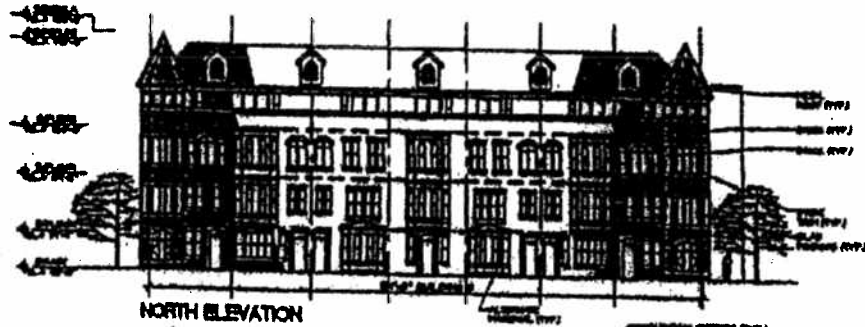
Townhomes -- South Calumet Avenue.
(1800 -- 1820)



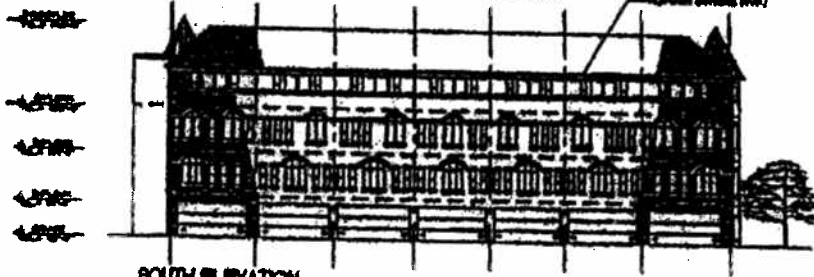
Townhomes -- South Calumet Parkway.
(1806 -- 1820)



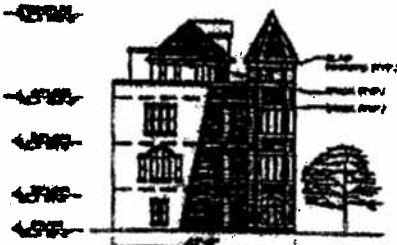
Townhomes -- South Calumet Parkway.
(1830)



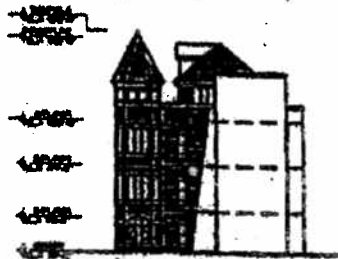
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

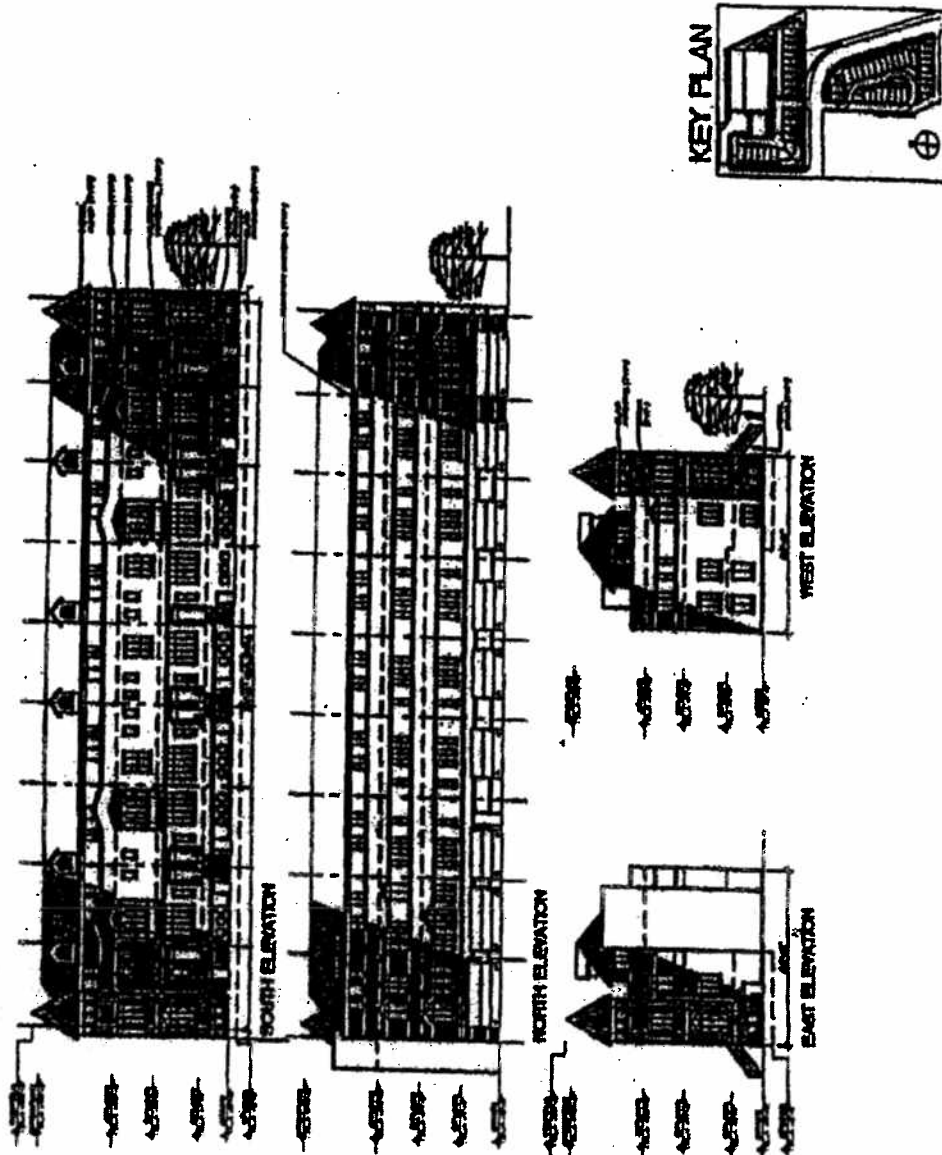


WEST ELEVATION

KEY PLAN



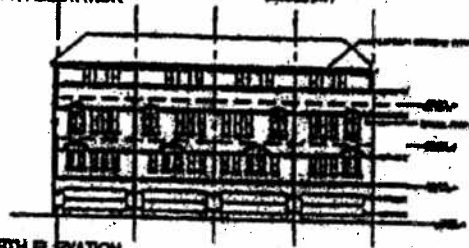
Townhomes -- East 18th Street.
(310 -- 326)



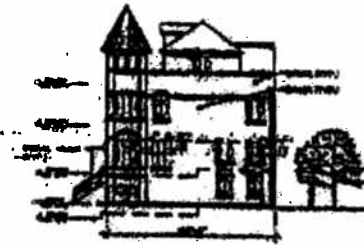
Townhomes -- East 18th Street.
(300 -- 308)



SOUTH ELEVATION



NORTH ELEVATION

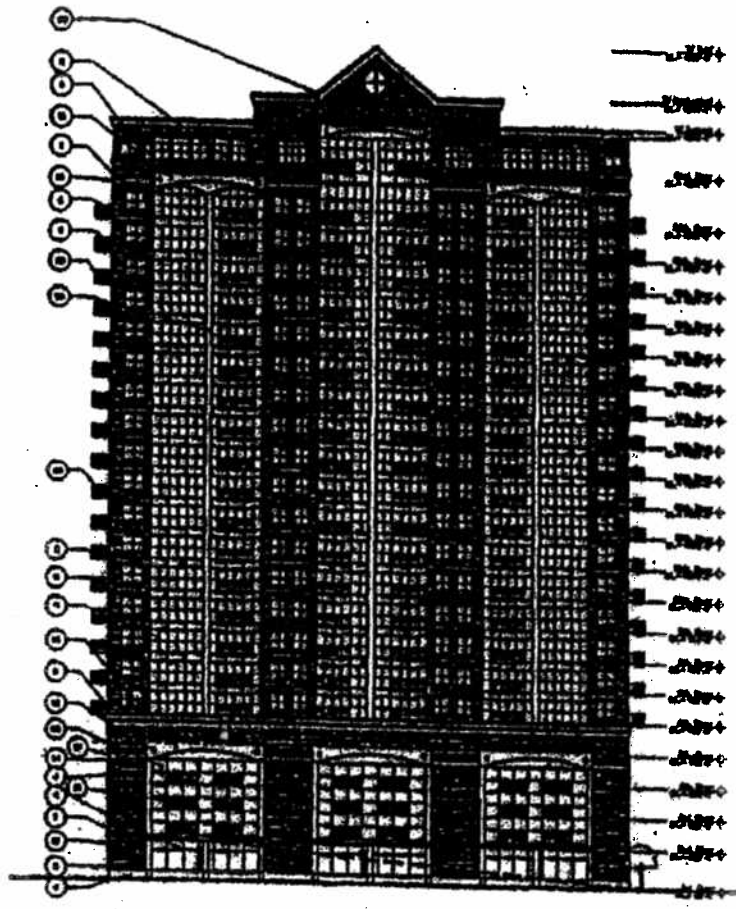


EAST ELEVATION

KEY PLAN

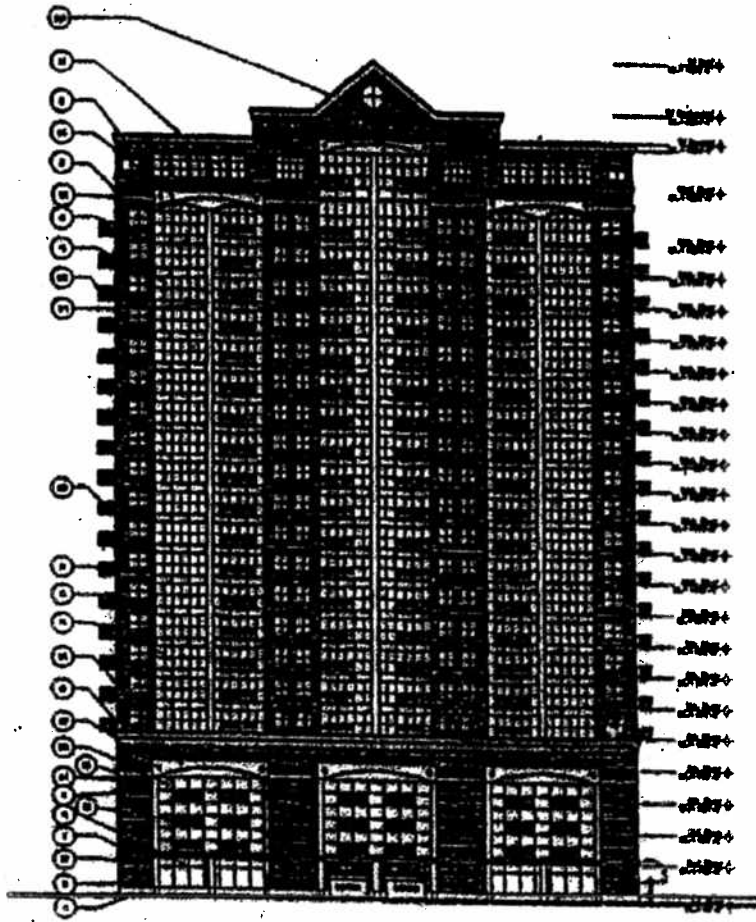


North Tower Elevation -- N.T.S.



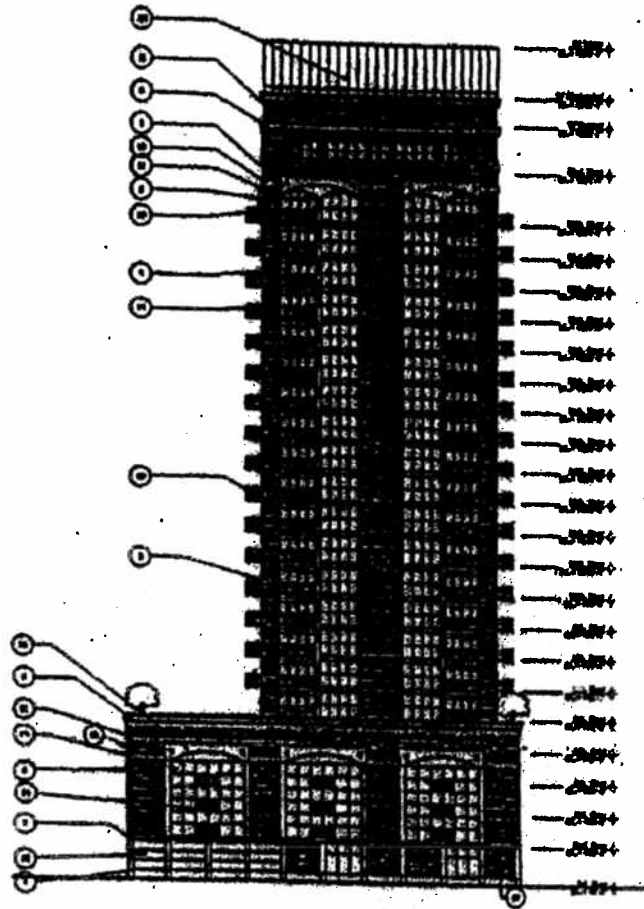
NATIONAL LEGEND			
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South Tower Elevation -- N.T.S.



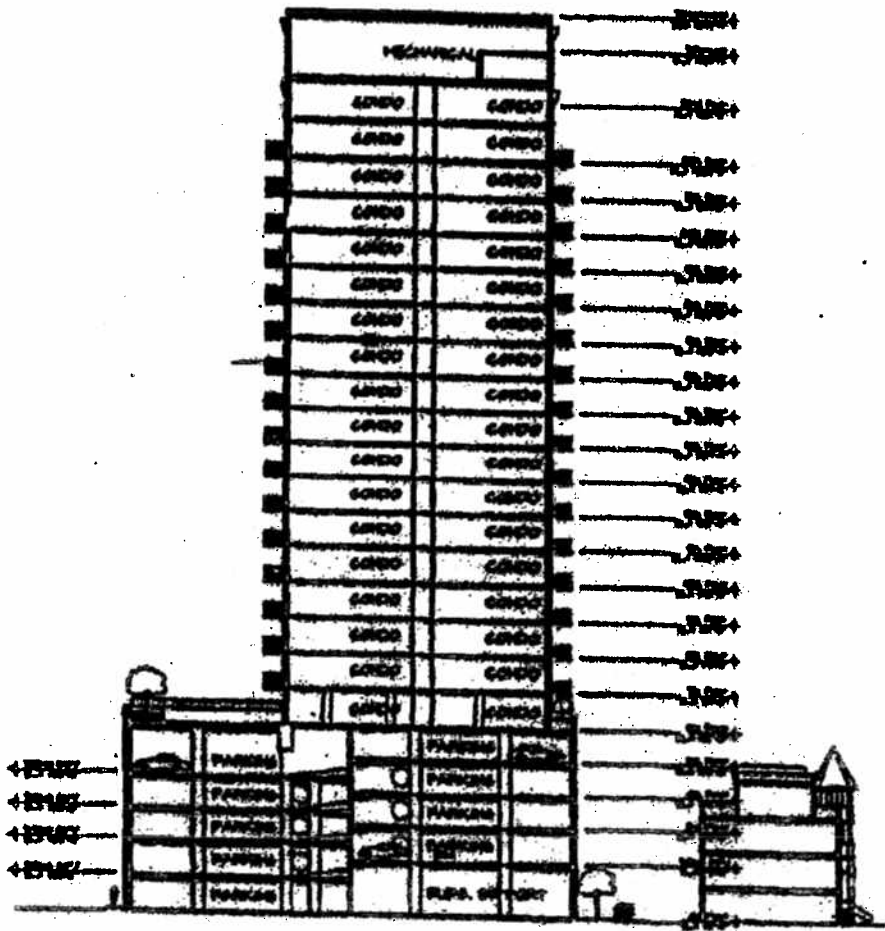
MATERIAL LEGEND			
①	BRICKWORK EXPOSED	⑪	GLASS CURTAIN WALL
②	BRICKWORK WITH STUCCO	⑫	GLASS CURTAIN WALL WITH STUCCO
③	BRICKWORK WITH STUCCO AND TERRAZZO	⑬	GLASS CURTAIN WALL WITH STUCCO AND TERRAZZO
④	BRICKWORK WITH STUCCO AND TERRAZZO AND GLASS CURTAIN WALL	⑭	GLASS CURTAIN WALL WITH STUCCO AND TERRAZZO AND GLASS CURTAIN WALL
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West Tower Elevation -- N.T.S.

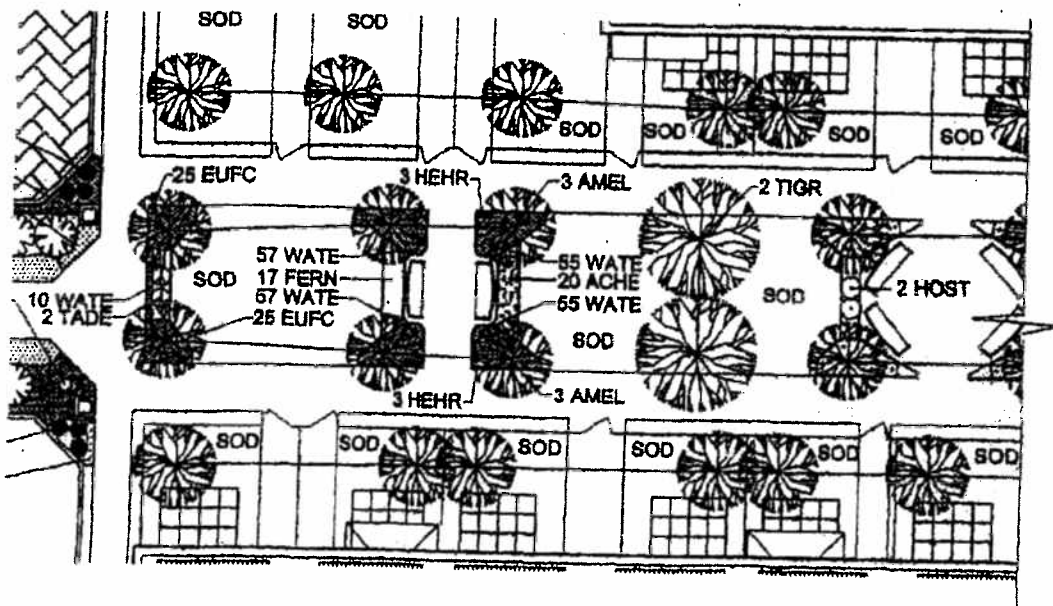
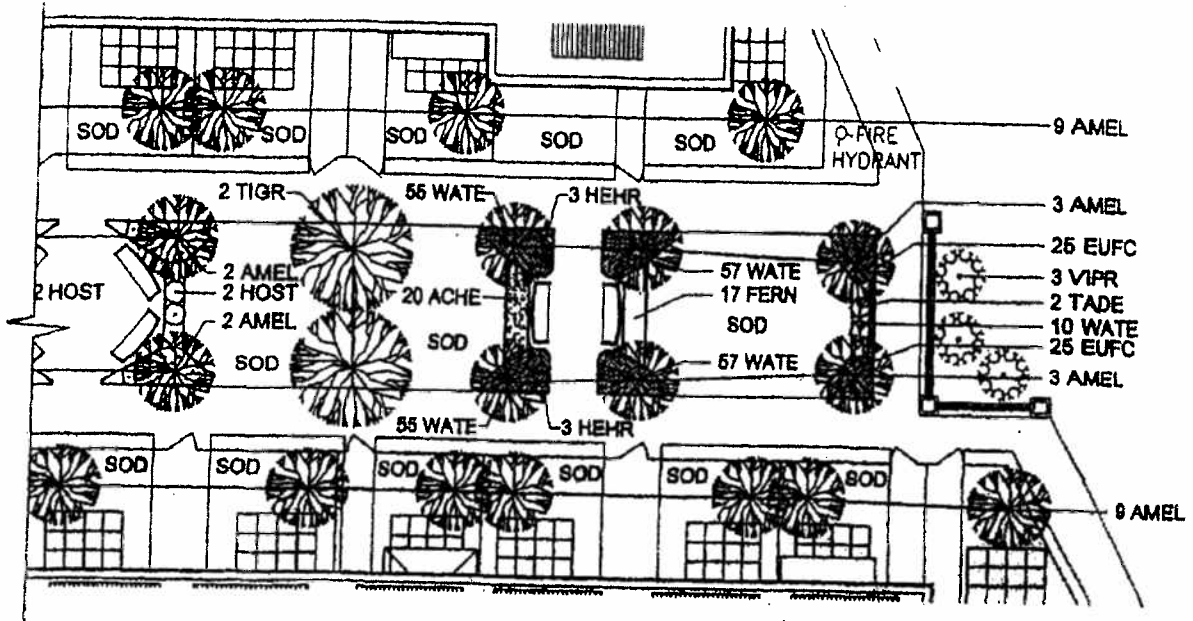


MATERIAL LEGEND			
①	BRICK WORK	②	CONCRETE
③	GLASS CURTAIN WALL	④	STEEL
⑤	ALUMINUM CURTAIN WALL	⑥	WOOD
⑦	PAINT	⑧	ROOFING
⑨	MECHANICAL	⑩	PLUMBING
⑪	ELECTRICAL	⑫	TELEPHONE
⑬	HEATING	⑭	COOLING
⑮	INSULATION	⑯	FOUNDATION
⑰	LANDSCAPE	⑱	UTILITIES
⑲	ASBESTOS	⑳	LEAD
㉑	OTHER	㉒	UNSPECIFIED

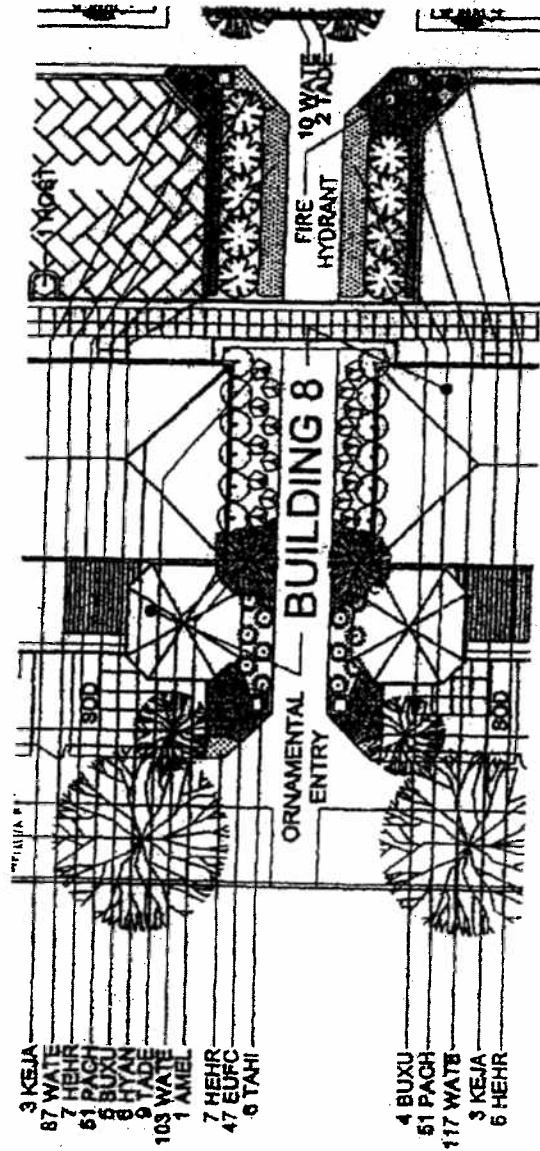
Building Section Through Tower
And Townhome -- N.T.S.



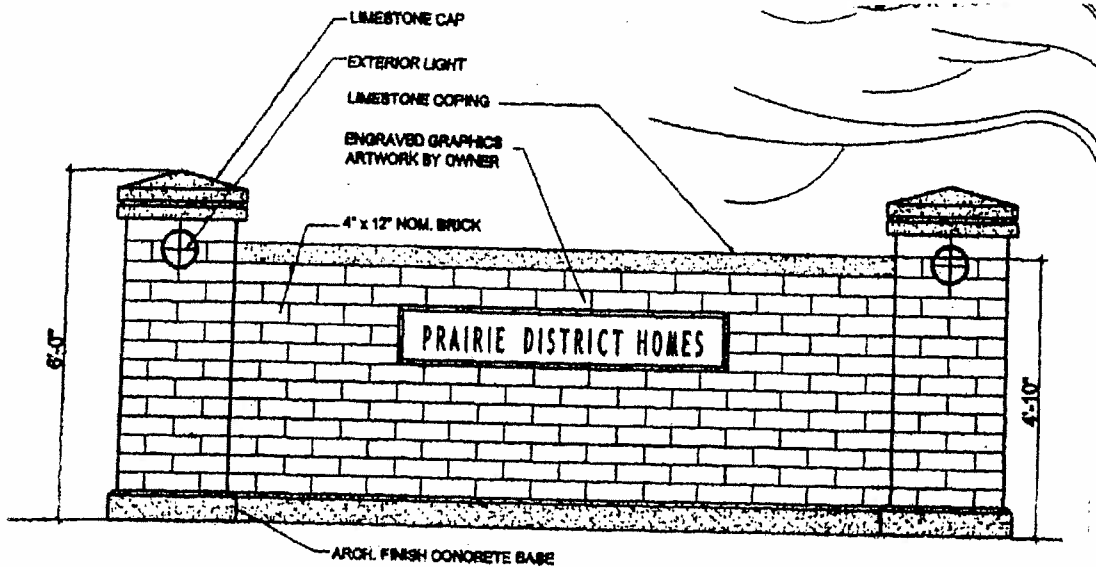
Landscape Plan -- Prairie District Homes II --
Subarea C (Townhomes).
(Page 1 of 2)



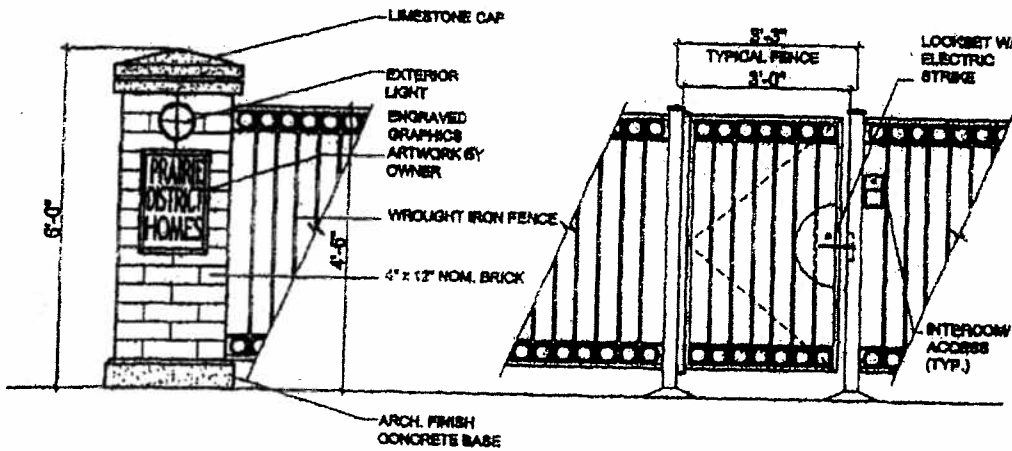
Landscape Plan -- Prairie District Homes II --
Subarea C (Townhomes)
(Page 2 of 2)



Wall Elevation And Pylon/Gate Detail.

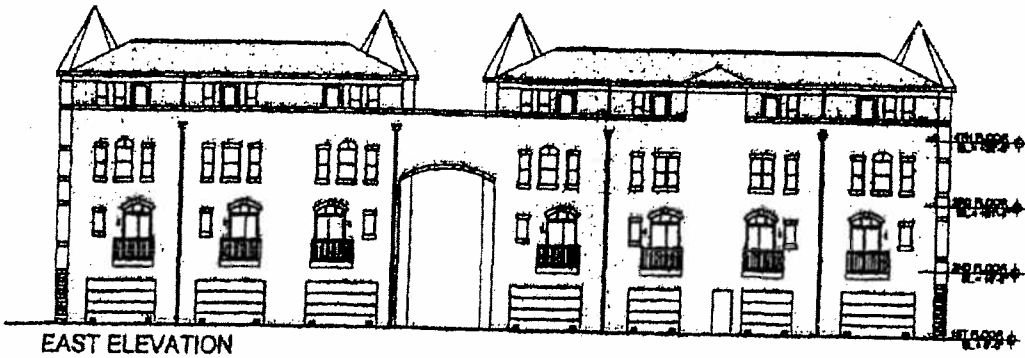
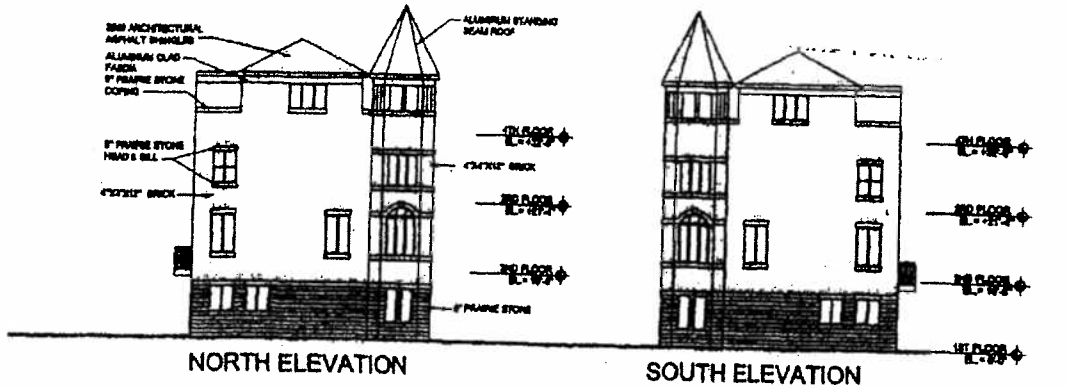


1 WALL ELEVATION

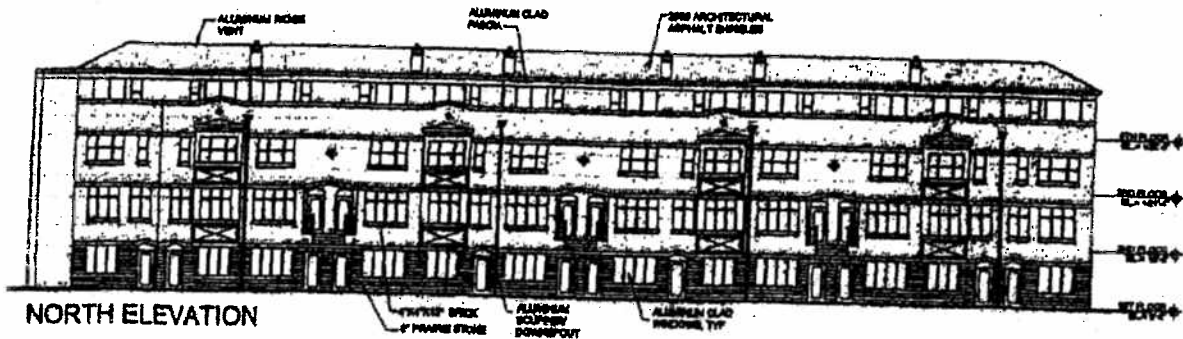
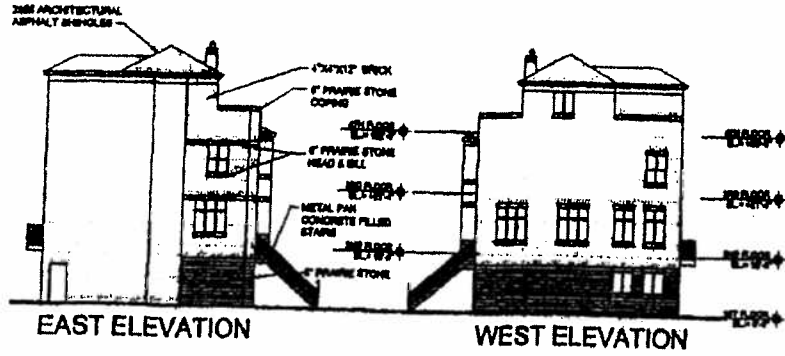


2 PYLON/ GATE DETAIL

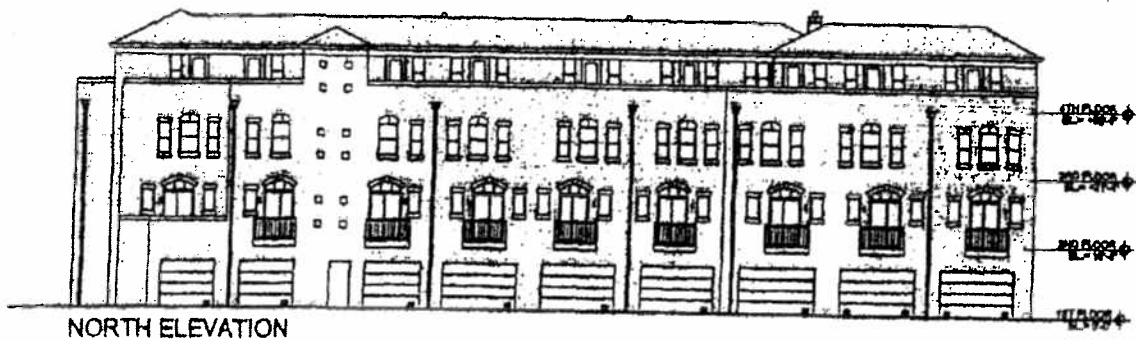
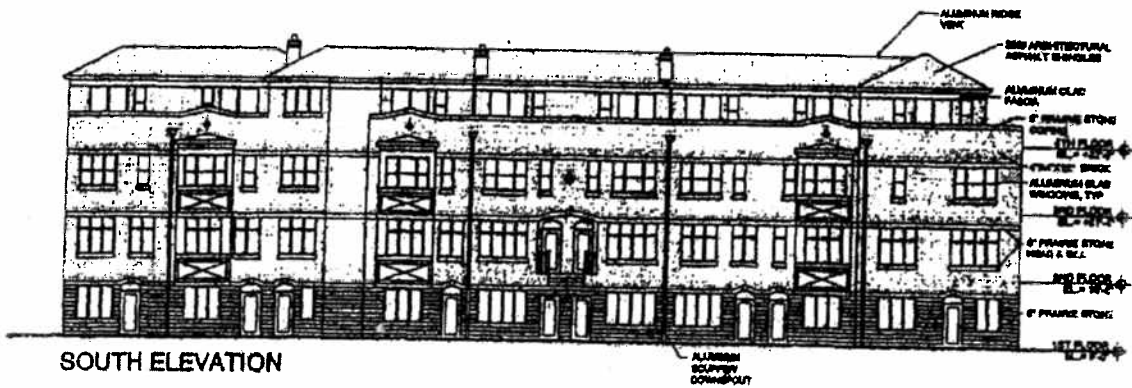
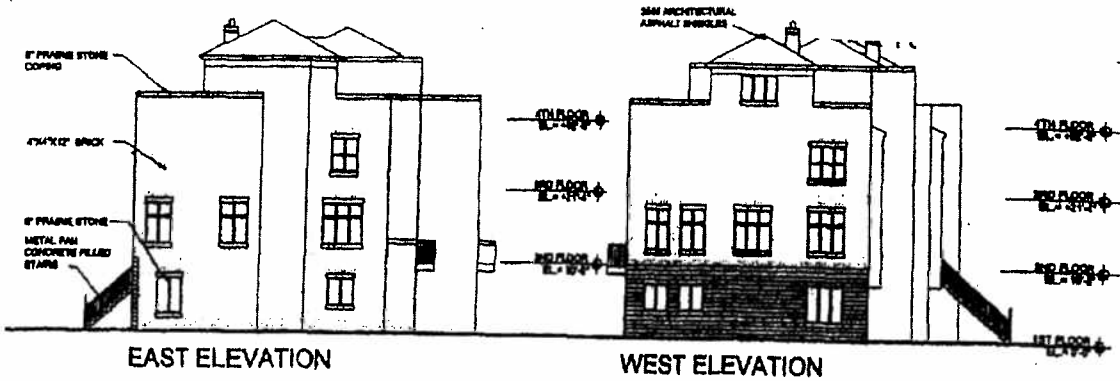
Prairie District Home II -- Townhomes Building 8 Elevations.



Prairie District Homes II -- Townhomes Building 9 Elevations.



Prairie District Homes II -- Townhomes Building 10 Elevations.



PRAIRIE DISTRICT HOMES II - TOWNHOMES BUILDING 10

Bulk Regulations and Data Table

	Sub Area A	Sub Area B	Sub Area C	Total
Net Site Area (SF)	43,419	88,869	78,929	211,217
Net Site Area (Acre)	1.00	2.04	1.81	4.85
Gross Site Area (SF)	61,942	112,394	91,154	265,490
Gross Site Area (Acre)	1.42	2.58	2.09	6.09
Max. FAR Square Footage	86,838	319,928	472,705	879,471
FAR Ratio	2.00	3.60	5.99	4.16
Min. No. of Off-street Parking	52	246	410	708
Max. No. of Dwelling Units	28	198	302	528
Max. Permitted Building Height	Per Approved Building Elevations			
Max. Site Coverage	Per Approved Site Plan			
Min. Periphery Setbacks	Per Approved Site Plan			

RESIDENTIAL PLANNED DEVELOPMENT NO. 786, AS AMENDED

Applicant:
Address:

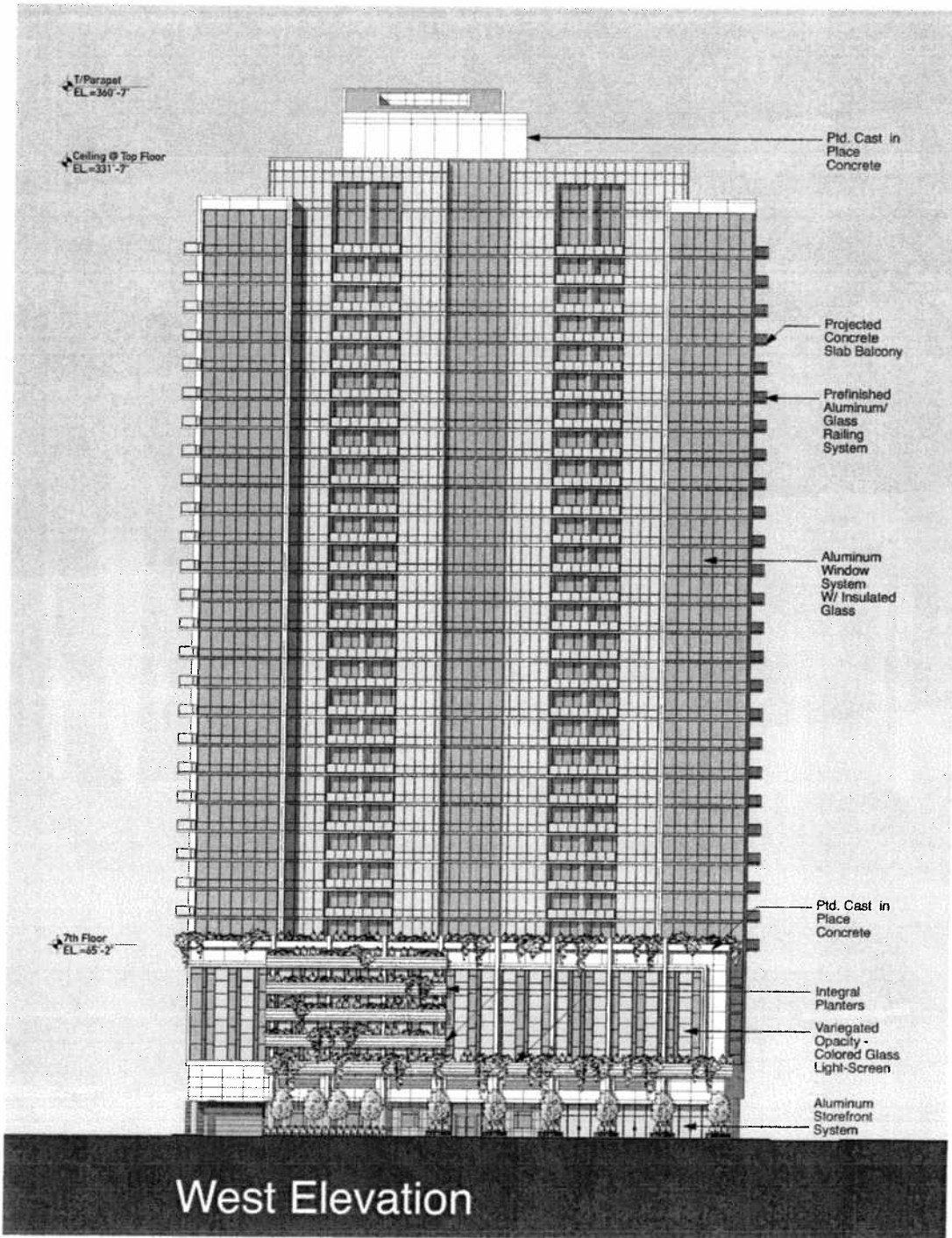
CENTRAL STATION L.L.C.
1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
317-325 EAST 18TH STREET 300-336 EAST 18TH STREET
CHICAGO, IL
August 7, 2006

Date:



P.D. #786
11/3/06

348



West Elevation

Proposed

N
 West Elevation (Proposed)
 Scale: 1/16" = 1'-0"



1421 S. Pearl Ave
 Chicago, Illinois

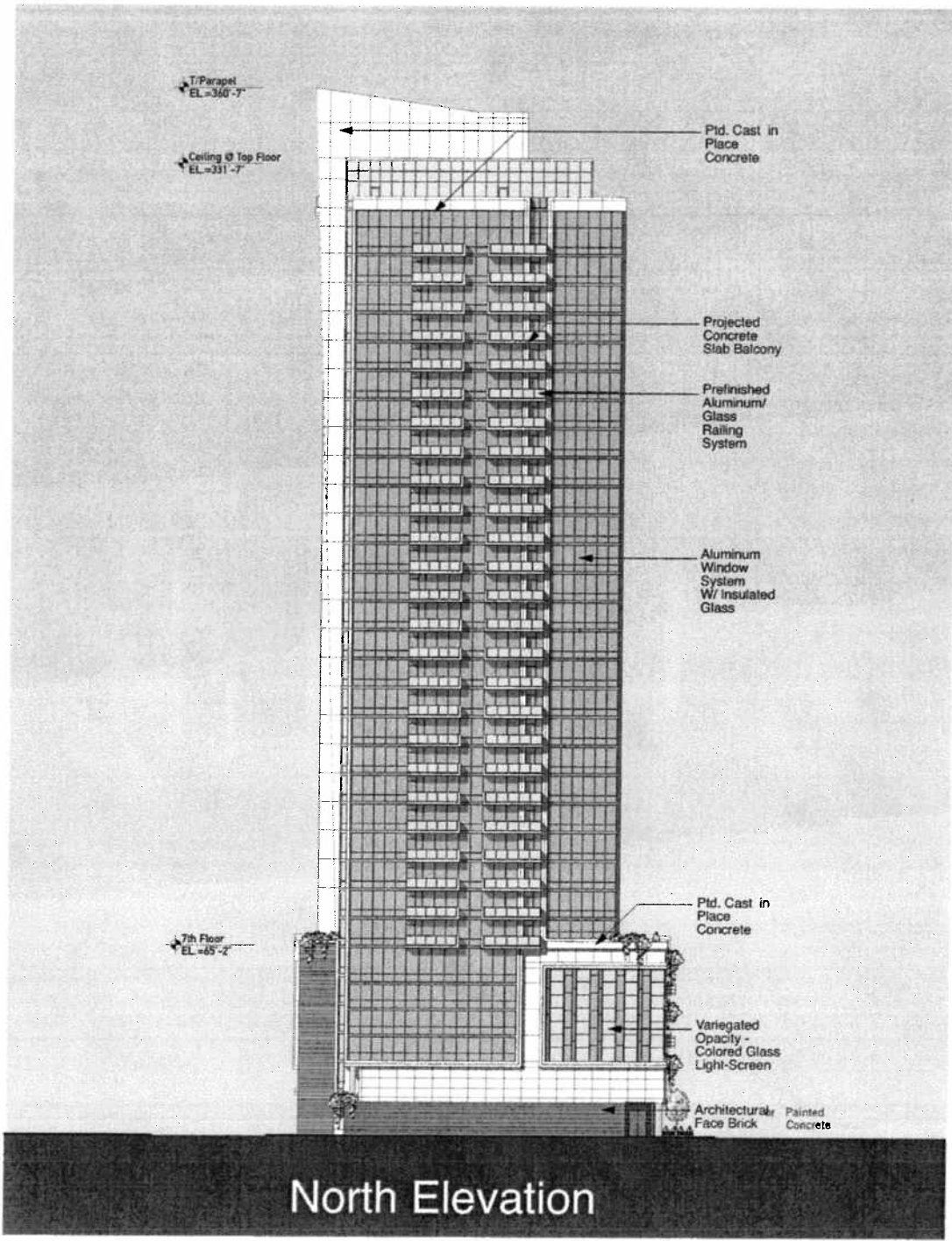
P.D. # 786
 11/3/06
 4 of 8

e
 enterprise
 DEVELOPER



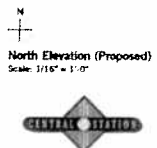
PAPAGEORGE/HAYMES Ltd.
 ARCHITECT

October 30, 2006
 1000 P 061475



North Elevation

Proposed



North Elevation (Proposed)
 Scale: 1/16" = 1'-0"

P.D.# 786
 11/3/06

548

centerpoint
 DEVELOPER

PAPPAGEORGE/HAYMES LTD.
 ARCHITECT

October 30, 2006
 1018 2414 25

1621-3 Project No. Chicago, Illinois

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 these ordinances in previous and unrelated matters.

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

Reclassification Of Area Shown On Map Number 4-E.

(As Amended)

(Application Number 15124)

RPD 786, 99

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 Residential Planned Development Number 786 designations and DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 623.96 feet north of and parallel with East 18th Street; the western right-of-way line of the Illinois Central Railroad (also described as a line from a point 623.96 feet north of East 18th Street, as measured from the northerly right-of-way line of East 18th Street and 119.65 feet east of South Prairie Avenue, as measured from the east right-of-way line of South Prairie Avenue to a point 568.58 feet north of East 18th Street as measured from the northerly right-of-way line of East 18th Street and 136.25 feet east of South Prairie Avenue, as measured from the east right-of-way line of South Prairie Avenue; a line from a point 568.58 feet north of East 18th Street as measured from the northerly right-of-way line of East 18th Street and 136.25 feet east of South Prairie Avenue, as measured from the east right-of-way line of South Prairie Avenue to a point 421.18 feet east of South Prairie Avenue, as measured along the northerly right-of-way line of East 18th Street); East 18th Street as extended where no street exists; South Calumet Avenue; the alley next south of East 18th Street; the alley next west of South Calumet Avenue; East 18th Street; and South Prairie Avenue and also the property and space of the Illinois Central Railroad Company lying above a horizontal plane having an elevation of 65.00 feet above Chicago City Datum and lying within the boundaries, projected vertically, of that part of said land property and space, described as follows:

that part of Lot 12 in Assessors Division of Lots 1, 2 and 3 in Block 1 of Clarke's Addition to Chicago in the southwest fractional quarter of fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

commencing at the southwest corner of said Lot 12; thence north 89 degrees, 56 minutes, 28 seconds east, along the south line thereof, 51.17 feet to the point of beginning; thence north 00 degrees, 03 minutes, 32 seconds west, 5.85 feet; thence north 89 degrees, 56 minutes, 28 seconds east, 47.11 feet; thence south 27 degrees, 10 minutes, 23 seconds east, 6.58 feet to the south line of said Lot 12; and thence south 89 degrees, 56 minutes, 28 seconds west, along the south line of said Lot 12, a distance of 50.11 feet to the point of beginning, in Cook County, Illinois,

to those of Residential Planned Development Number 786, as amended, 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 2. 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 reads as follows:

Residential Planned Development Number 786, As Amended.

Plan Of Development Statement.

1. The area delineated herein as Residential Planned Development Number 786, as amended, consists of approximately two hundred eleven thousand two hundred seventeen (211,217) square feet (four and eighty-five hundredths (4.85) acres) and the undeveloped portion thereof is owned or controlled by the applicant, Central Station, 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 titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned

development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. Central Station L.L.C. shall retain single designated control and shall be deemed to be the authorized party for any further amendment, modification or change relating to Subarea C until Central Station L.L.C. shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

- 4 This plan of development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map, a Neighborhood Land-Use Map; a Planned Development Boundary and Property Line Map -- Subareas A, B and C; a Site Plan -- Subareas A, B and C; a Planned Development Boundary and Property Line Map -- Subarea C; a Landscape Plan -- Subarea C; a 1600 Museum Park Site Plan -- Subarea C; a 1600 Museum Park Landscape Plan -- Subarea C; a 1600 Museum Park First Floor Plan; a 1600 Museum Park Seventh Floor Plan; a 1600 Museum Park West Elevation; a 1600 Museum Park East Elevation; a 1600 Museum Park North Elevation; 1600 Museum Park South Elevation dated February 16, 2006, prepared by Pappageorge/Haymes Architects; a Site/Landscape Plan and Building Elevations dated July 18, 2002 prepared by Warman Olsen Warman Architects; a Landscape Plan -- Subarea A and B, Enlarged Landscape Plans, Townhome Elevations (South Prairie Avenue, Calumet Avenue, Calumet Parkway, 18th Street) South Tower Elevation, North Tower Elevation, West Tower Elevation, East Tower Elevation and Building Section through Tower and Townhome dated June 14, 2001 prepared by Warman Olsen Warman Architects. Full-size sets of the Site/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. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development":
 - Subarea A: Attached townhomes and accessory parking and related uses.
 - Subarea B: Multi-family dwelling units in an elevator building, attached townhomes, and accessory parking and related uses.

Subarea C: Multi-family dwelling units in an elevator building, attached townhomes, residential support services, accessory parking, and related uses.

Residential use is expressly permitted below the second (2nd) floor in all subareas. Residential Support Services shall be a permitted use in Subarea C only.

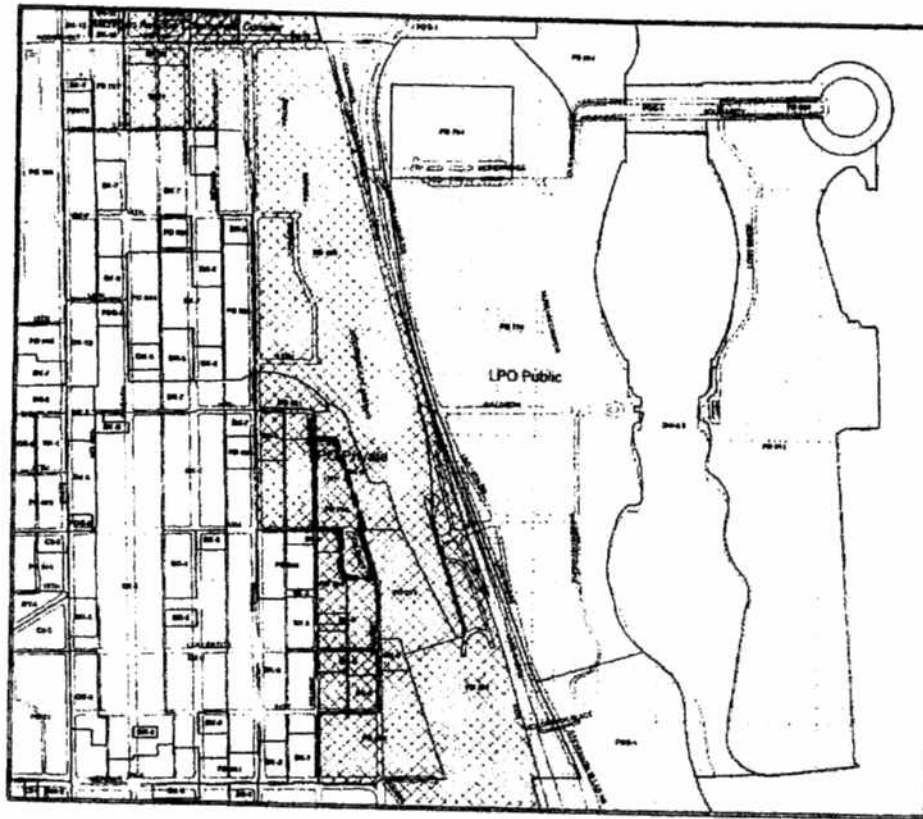
6. Identification and business identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation 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. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
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 plans, landscape plans, and building elevations listed in Statement Number 4 and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for each townhome unit.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements

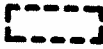
contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

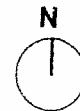
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.
13. The applicant shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of the high-rise building to be constructed within Subarea C of this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment. If City financial assistance is sought in connection with development within this planned development, then relevant City policy in effect at the time such assistance is sought regarding vegetated ("green") roofs and other environmental requirements shall apply.

[Existing Zoning Map; Neighborhood Land-Use Map; Planned Development Boundary and Property Line Map -- Subareas A, B and C; Site Plan -- Subareas A, B and C; Planned Development Boundary and Property Line Map -- Subarea C; Landscape Plan -- Subarea C; 1600 Museum Park Site and Landscape Plans -- Subarea C; 1600 Museum Park Floor Plans and Building Elevations; Landscape Plans -- Subareas A and B; Enlarged Landscape Plans; Townhome and Tower Building Elevations; Building Sections; Landscape Plans -- Prairie District Homes II; Wall Elevation and Pylon/Gate Details; and Building Elevations -- Prairie Districts Homes II Townhomes referred to in these Plan of Development Statements printed on pages 71998 through 72032 of this *Journal*.]

Existing Zoning Map.



 Site (RPD)



7/31/2002

REPORTS OF COMMITTEES

13687

91713

*Reclassification Of Area Shown On Map Number 4-E.
(As Amended)
(Application Number 13687)*

Be It Ordained by the City Council of the City of Chicago: RPD 786 00

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 786 designations and all the B4-5 Restricted Service District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 623.96 feet north of and parallel with East 18th Street; the western right-of-way line of the Illinois Central Railroad (also described as a line from a point 623.96 feet north of East 18th Street as measured from the northerly right-of-way line of East 18th Street and 119.65 feet east of South Prairie Avenue, as measured from the east right-of-way line of South Prairie Avenue to a point 568.58 feet north of East 18th Street as measured from the northerly right-of-way line of East 18th Street and 136.25 feet east of South Prairie Avenue, as measured from the east right-of-way line of South Prairie Avenue; a line from a point 568.58 feet north of East 18th Street as measured from the northerly right-of-way line of East 18th Street and 136.25 feet east of South Prairie Avenue, as measured from the east right-of-way line of South Prairie Avenue to a point 421.18 feet east of South Prairie Avenue, as measured along the northerly right-of-way line of East 18th Street); East 18th Street as extended where no street exists; South Calumet Avenue; the alley next south of East 18th Street; the alley next west of South Calumet Avenue; and East 18th Street; and South Prairie Avenue,

to those of Residential Planned Development Number 786, as amended, 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 2. 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 Planned Development Number 786, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 786, as amended, consists of approximately two hundred eleven thousand two hundred seventeen (211,217) square feet (four and eighty-five hundredths (4.85) acres) and is owned or controlled by the applicant, Central Station, 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 rights-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 fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan and Building Elevations dated July 18, 2002 prepared by Warman Olsen Warman Architects and a Landscape Plan-Subarea A and B, Enlarged Landscape Plans, Townhome Elevations (South Prairie Avenue, Calumet Avenue, Calumet Parkway, 18th Street), South Tower Elevation, North Tower Elevation, West Tower Elevation, East Tower Elevation and Building Section through Tower and Townhome dated June 14, 2001 prepared by Warman Olsen Warman Architects. Full size

sets of the Site/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.

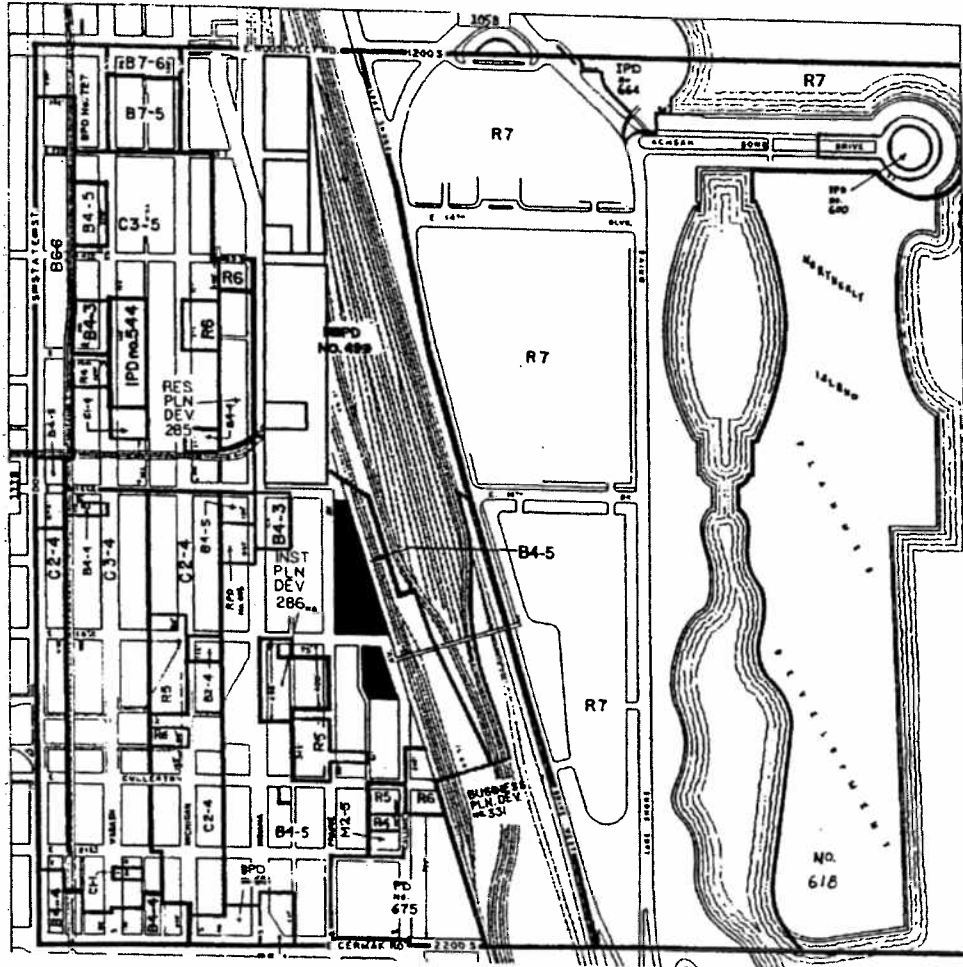
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": multi-family dwelling units in two (2) elevator buildings and attached townhomes and accessory parking and related uses. Residential use is expressly permitted below the second (2nd) floor.
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 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/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Garbage cans shall be stored indoors in garages and said requirement shall be expressly stated in the condominium documents for each townhome unit. An internal dog-run shall be provided within the high-rise proposed for Subarea C subject to the review and approval of the Chicago Department of Health and the Department of Buildings.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, 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.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with 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.
13. 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.
14. Unless substantial construction of the improvements within Subarea C 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 and the zoning of Subarea C of the property shall automatically revert to the pre-existing B4-5 Restricted Service District and the zoning of Subareas A and B of the property shall automatically revert to the pre-existing Residential Planned Development Number 786 designation.

[Bulk Regulations and Data Table; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plans; Landscape Plans; Wall Elevation and Pylon/Gate Detail; Building Elevations; Prairie District Homes II -- Subarea C (Tower II); Site Plans; Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 91717 through 91754 of this *Journal*.]

Existing Zoning Map.



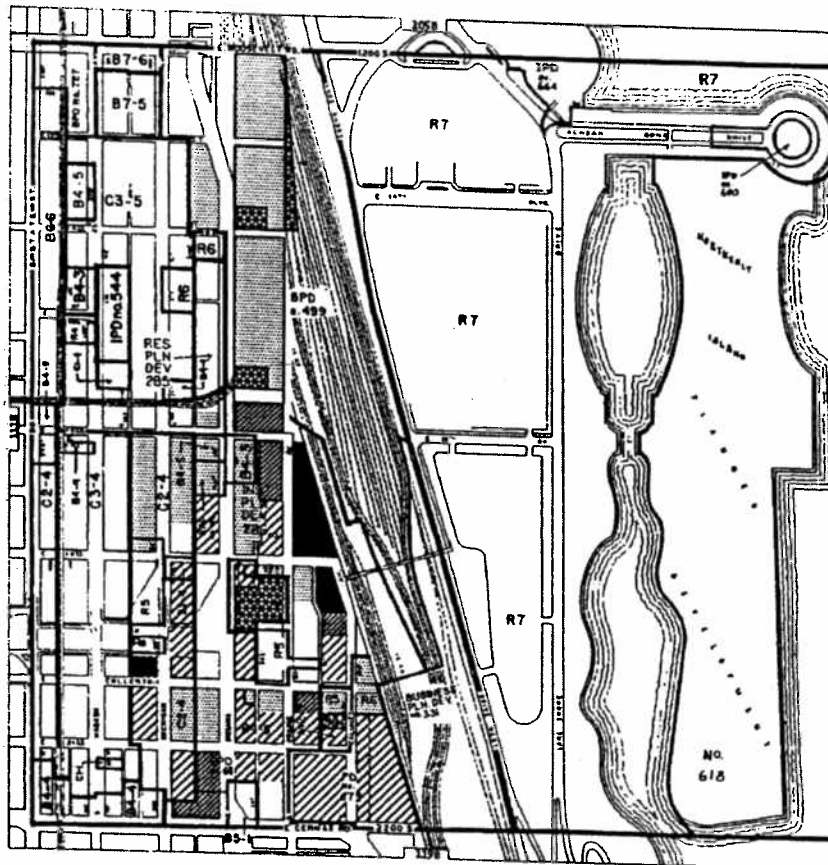
EXISTING ZONING MAP

■ SITE (RPD)

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Existing Land-Use Map.



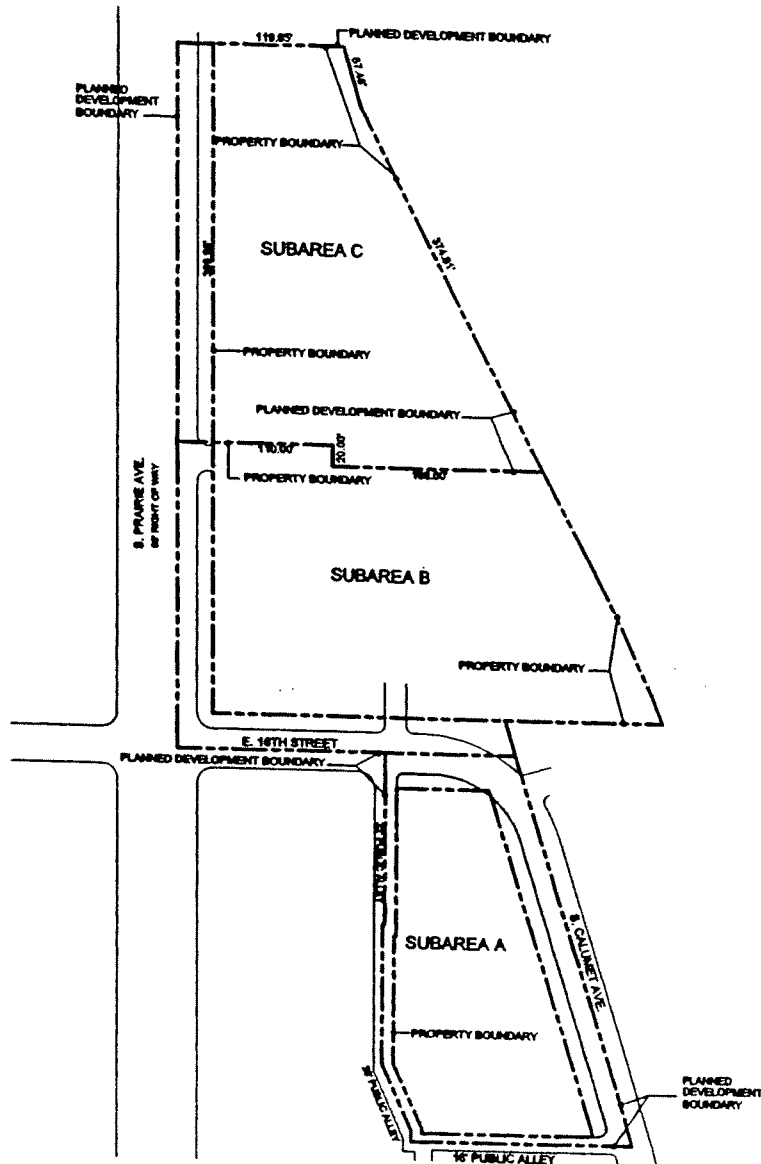
- | | |
|---|--|
|  HOTEL |  PARK |
|  COMMERCIAL |  SITE |
|  RESIDENTIAL |  CHURCH |
|  VACANT PARKING | |
|  SINGLE FAMILY/TOWNHOMES | |

EXISTING LAND USE MAP

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Planned Development Boundary And Property Line Map -- Subareas A, B And C.



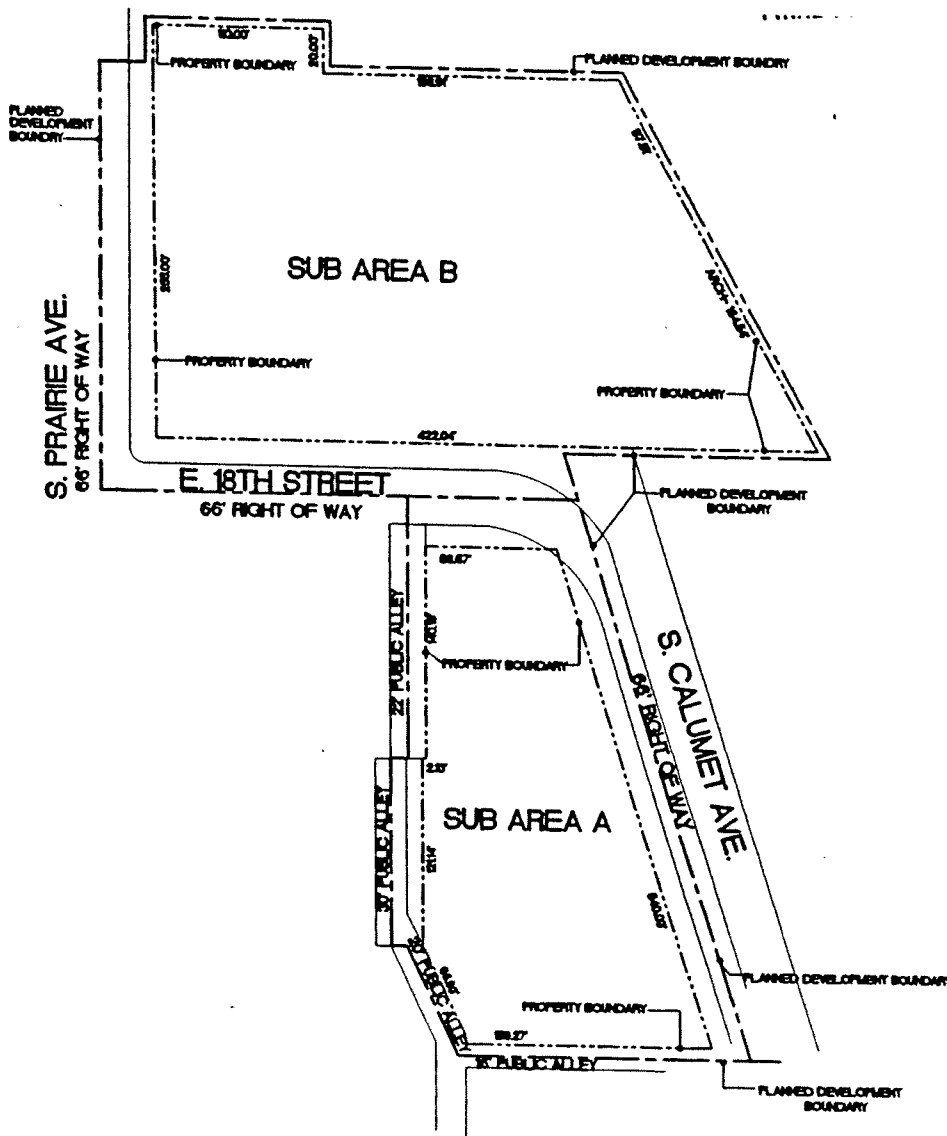
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



APPLICANT:	CENTRAL STATION L.L.C.
ADDRESS:	1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
DATE:	JULY 18, 2002 (REVISED)



Planned Development Boundary And Property Line Map -- Subareas A And B.



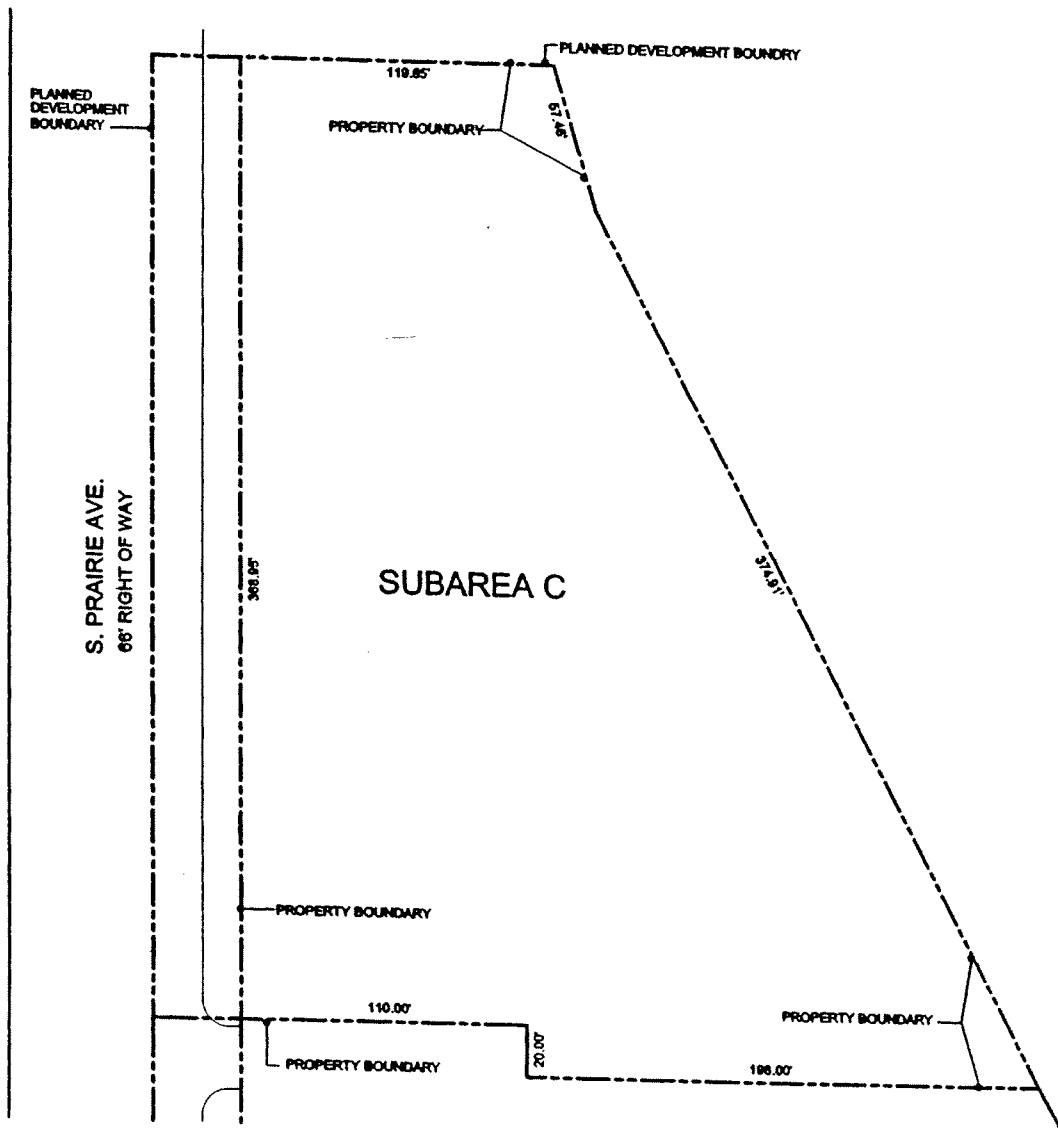
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



APPLICANT:	CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS:	97-921 S. PRAIRIE/ 310-321 E. 18TH/ 300-328 E. 18TH/ 800-830 S. CALUMET, CHICAGO, IL
DATE:	JUNE 14, 2001



Planned Development Boundary And Property Line Map -- Subarea C.



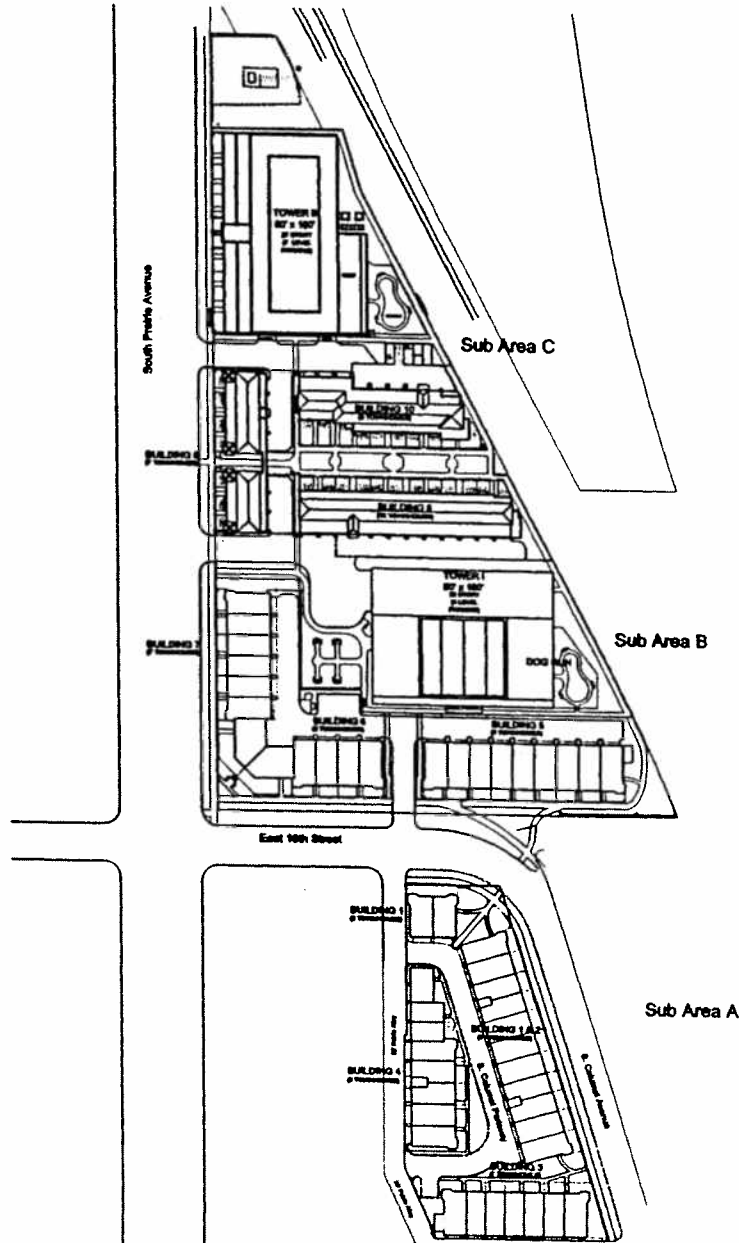
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP - SUB AREA C

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Site Plan.

Prairie District Homes I And II --
Subareas A, B And C.



PRAIRIE DISTRICT HOMES I AND II - SUB AREAS A, B & C

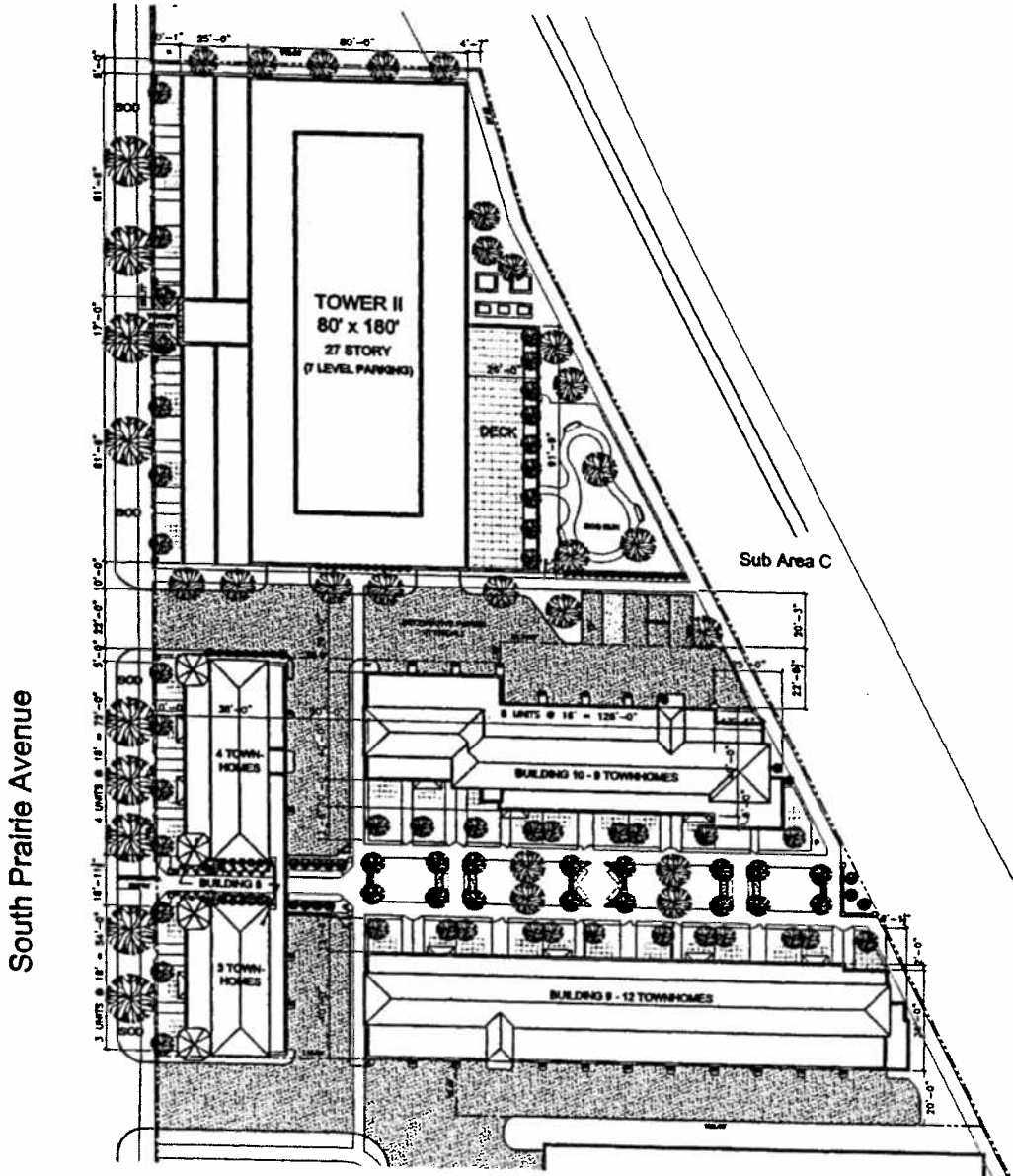


APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Site Plan.

Prairie District Homes II -- Subarea C -- Landscaping.



South Prairie Avenue

Sub Area C

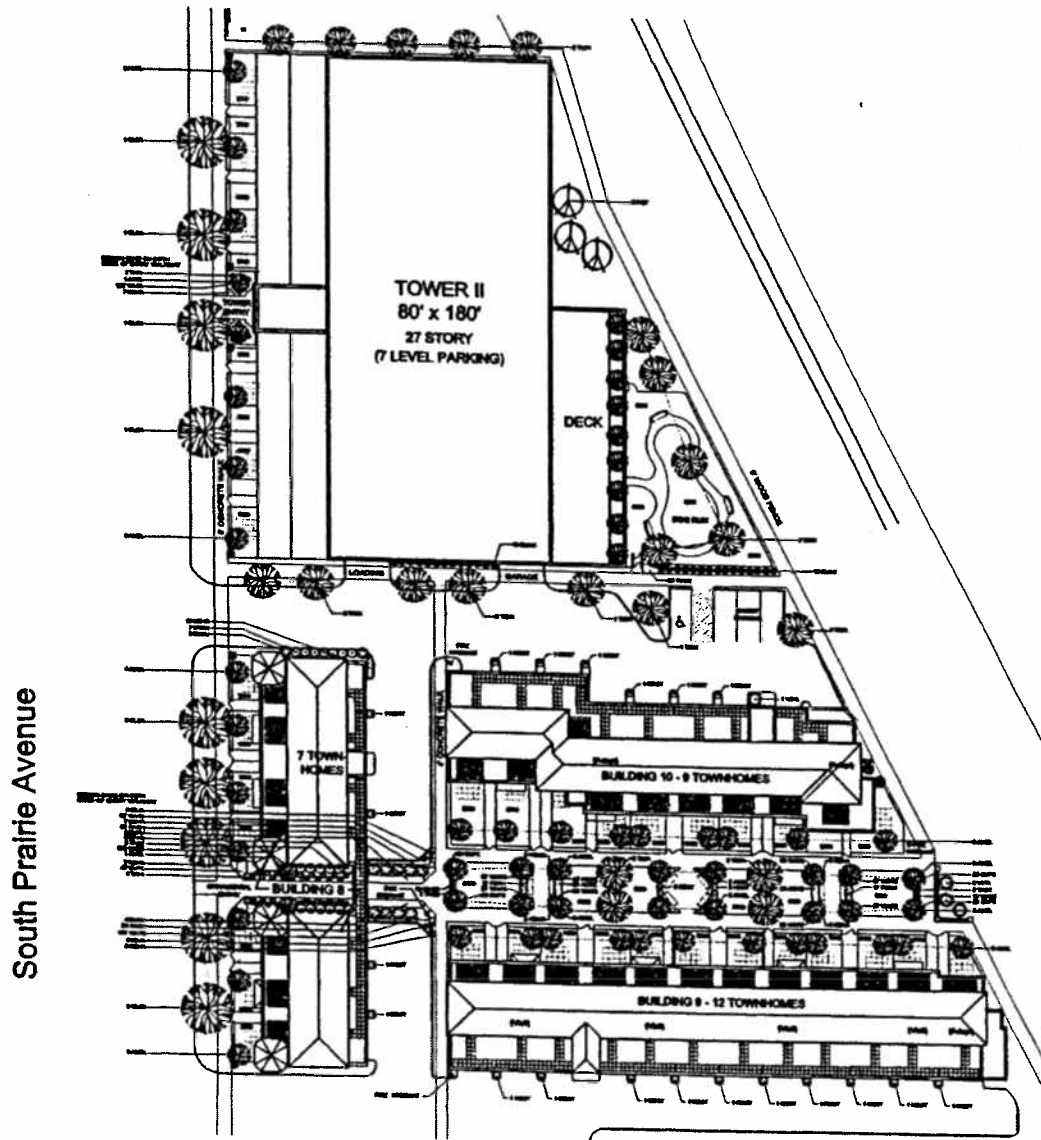


PRAIRIE DISTRICT HOMES II - SUB AREA C - LANDSCAPING SITE PLAN

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Prairie District Homes II -- Subarea C --
Landscaping (Townhomes).

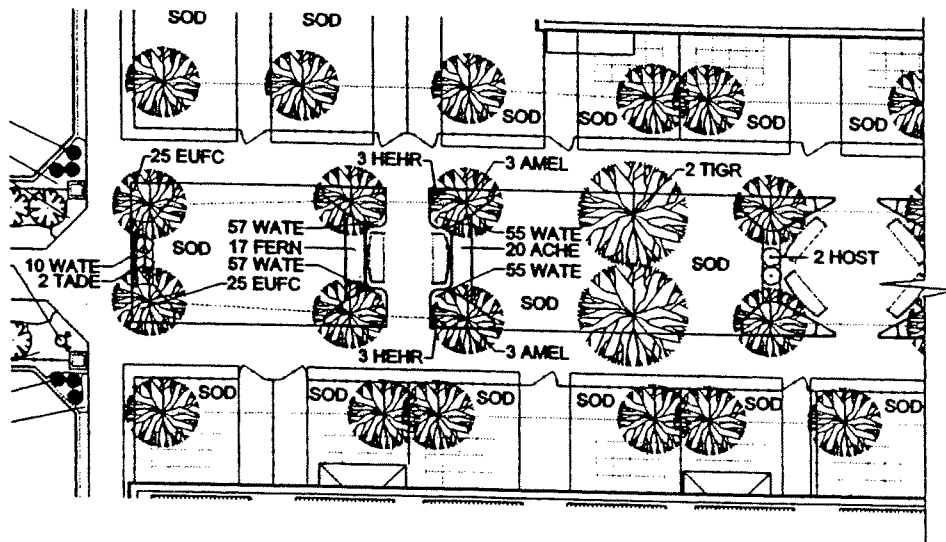
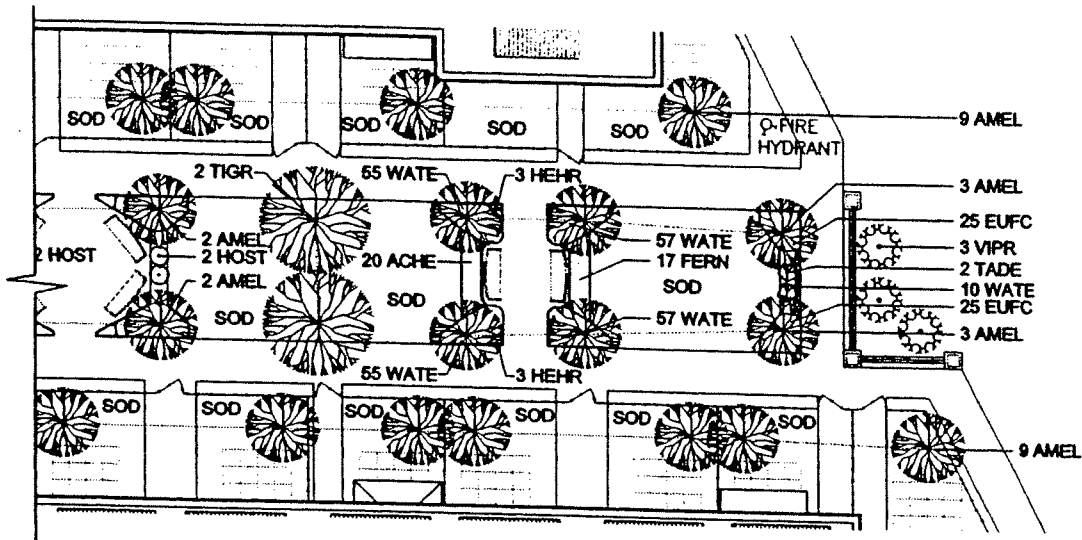


PRAIRIE DISTRICT HOMES II - SUB AREA C (TOWNHOMES)

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Courtyard Landscape Plan -- Subarea C (Townhomes).



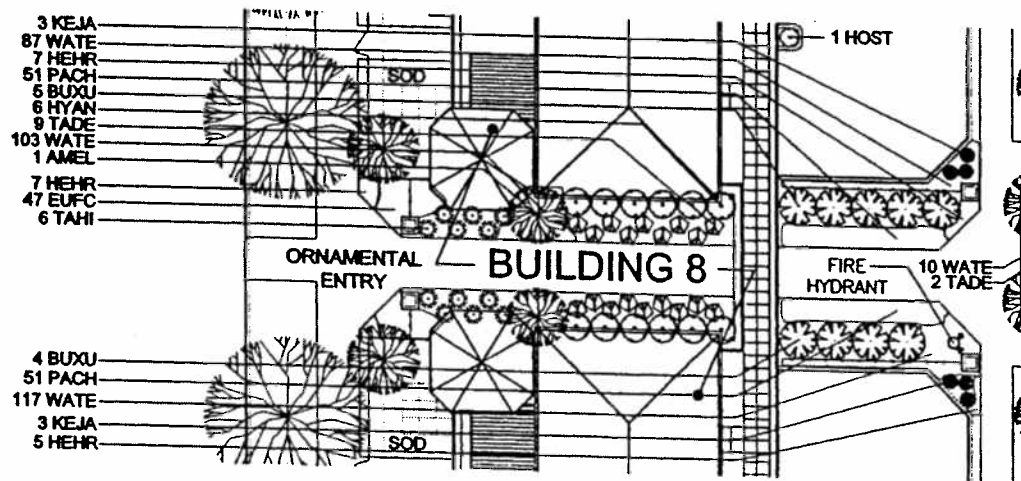
COURTYARD LANDSCAPE PLAN

PRAIRIE DISTRICT HOMES II - SUB AREA C (TOWNHOMES)

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Ornamental Entry Landscape Plan -- Subarea C
(Townhomes).



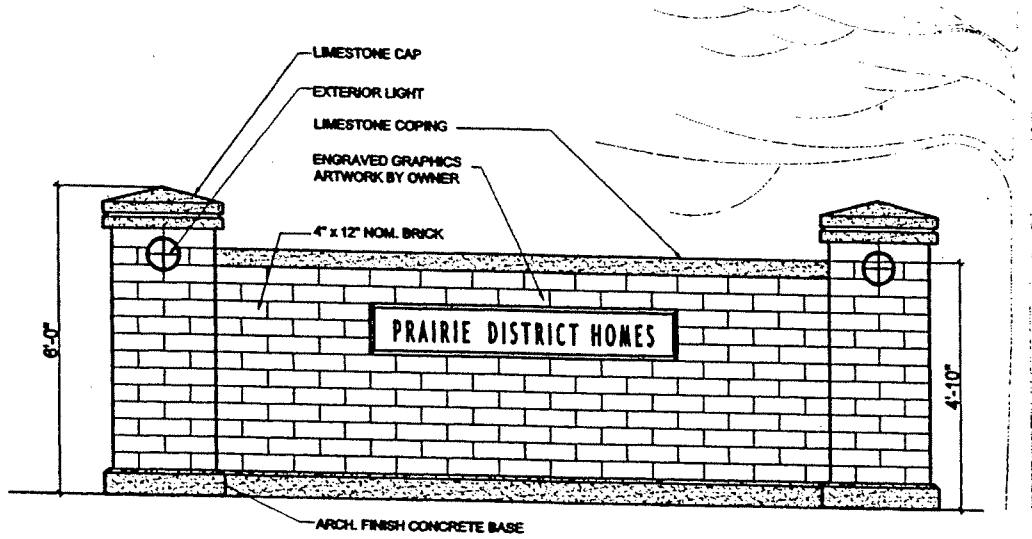
ORNAMENTAL ENTRY LANDSCAPE PLAN

PRAIRIE DISTRICT HOMES II - SUB AREA C (TOWNHOMES)

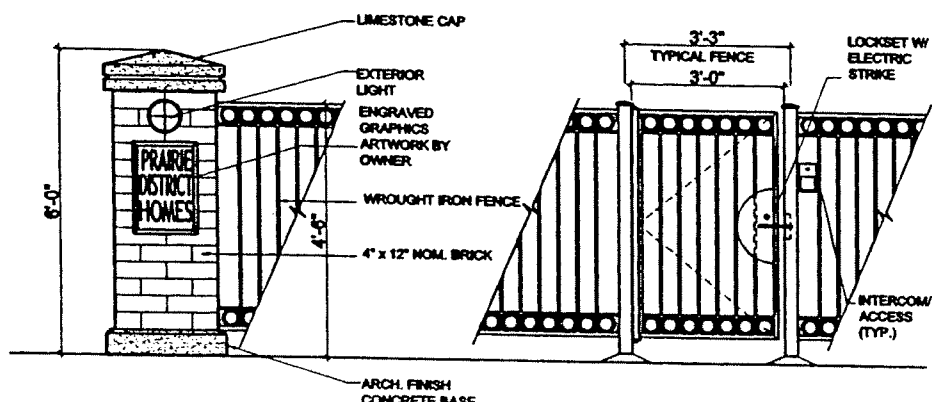
APPLICANT:	CENTRAL STATION L.L.C.
ADDRESS:	1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
DATE:	JULY 18, 2002 (REVISED)



Wall Elevation And Pylon/Gate Detail.



1 WALL ELEVATION

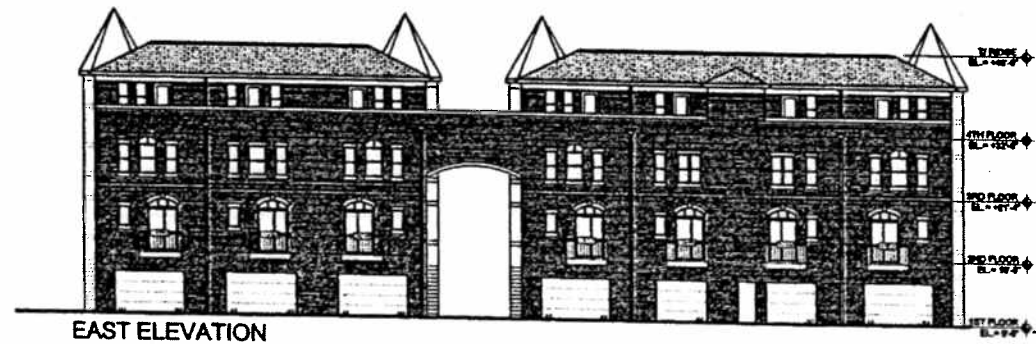
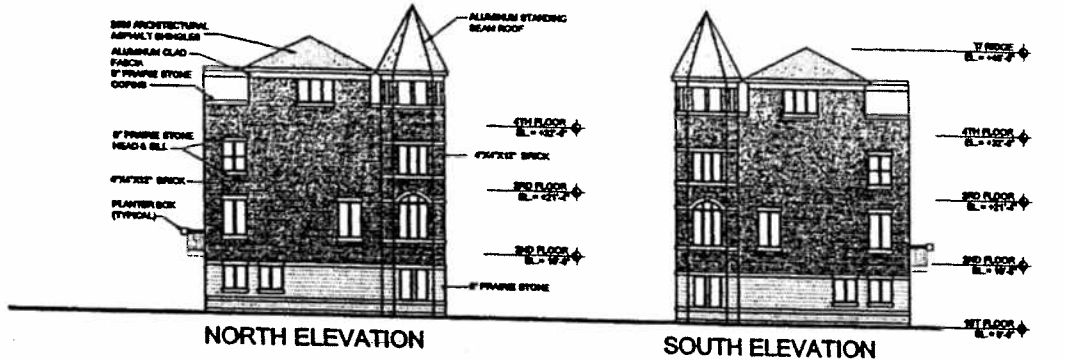


2 PYLON/ GATE DETAIL

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Building Elevations -- Townhomes Building 8.

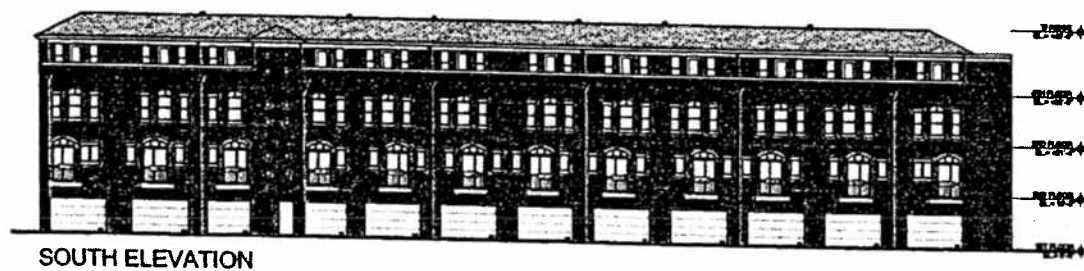
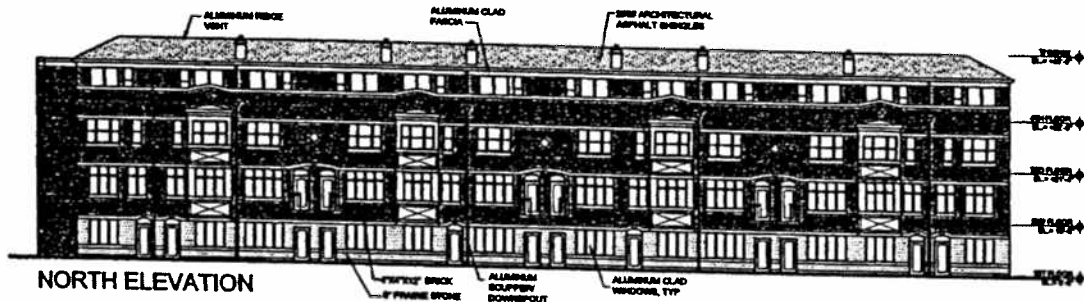
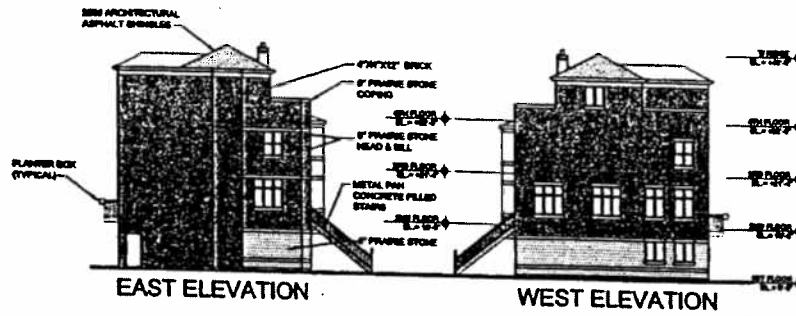


PRAIRIE DISTRICT HOMES II - TOWNHOMES BUILDING 8

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Building Elevations -- Townhomes Building 9.

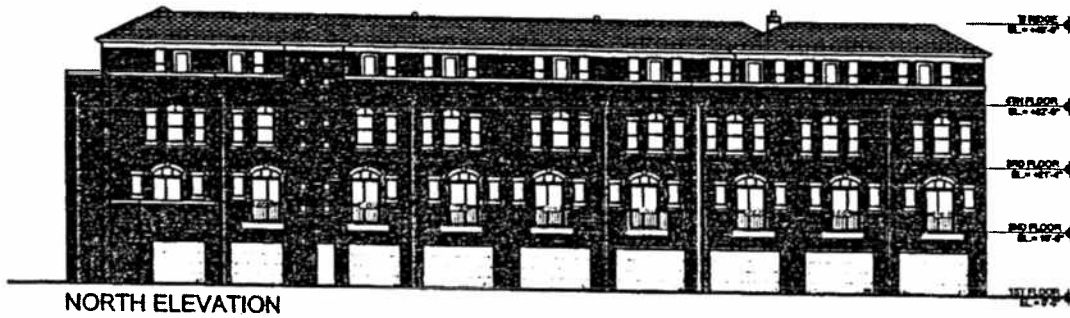
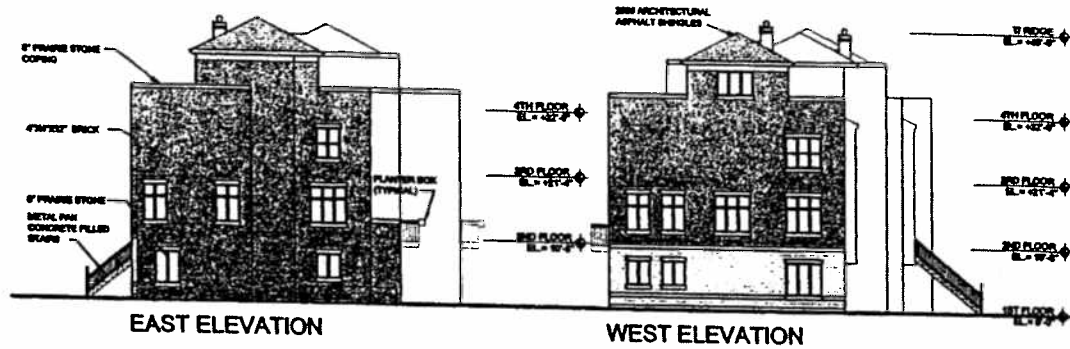


PRAIRIE DISTRICT HOMES II - TOWNHOMES BUILDING 9

APPLICANT:	CENTRAL STATION L.L.C.
ADDRESS:	1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
DATE:	JULY 18, 2002 (REVISED)



Building Elevations -- Townhomes Building 10.

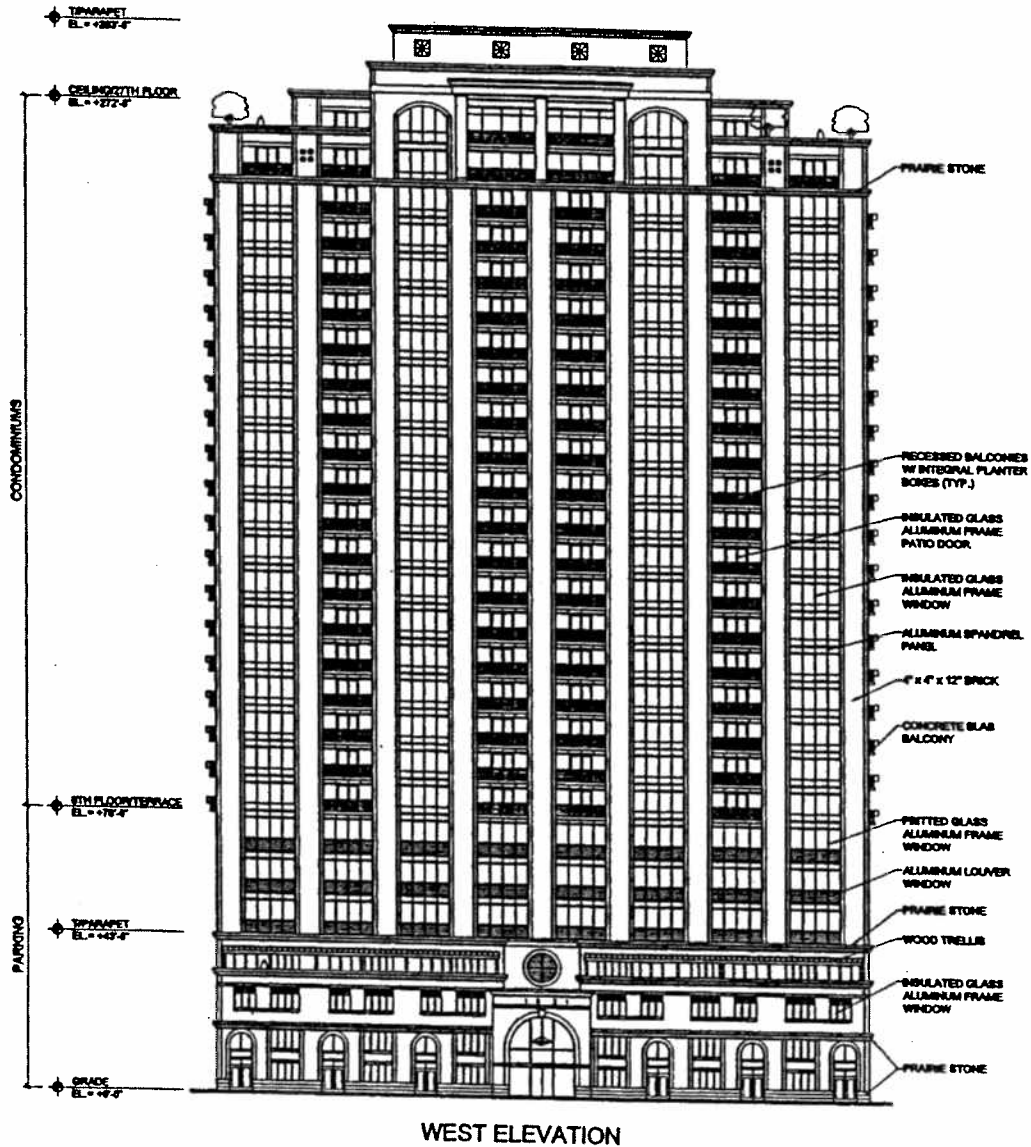


PRAIRIE DISTRICT HOMES II - TOWNHOMES BUILDING 10

APPLICANT:	CENTRAL STATION L.L.C.
ADDRESS:	1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
DATE:	JULY 18, 2002 (REVISED)



Building Elevations -- Tower Residences
(West Elevation).

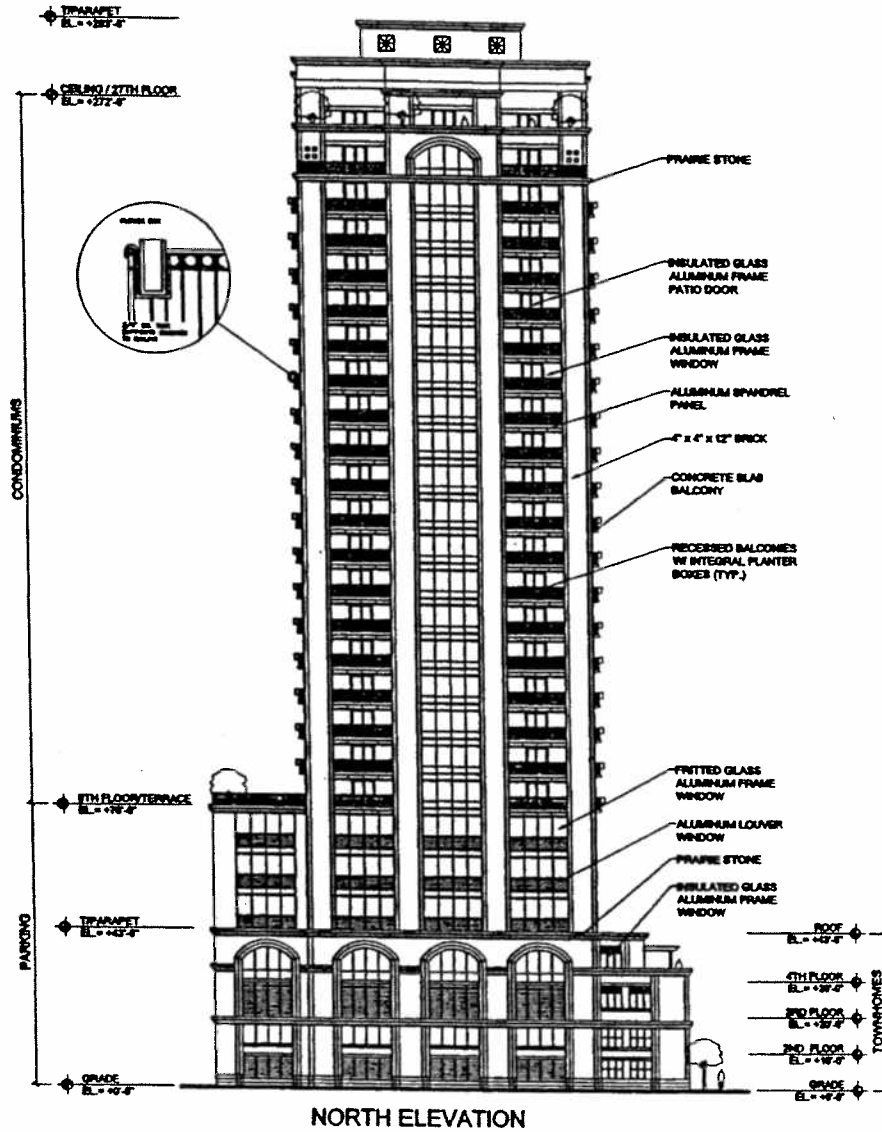


PRAIRIE DISTRICT HOMES II - TOWER RESIDENCES

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Building Elevations -- Tower Residences
(North Elevation).

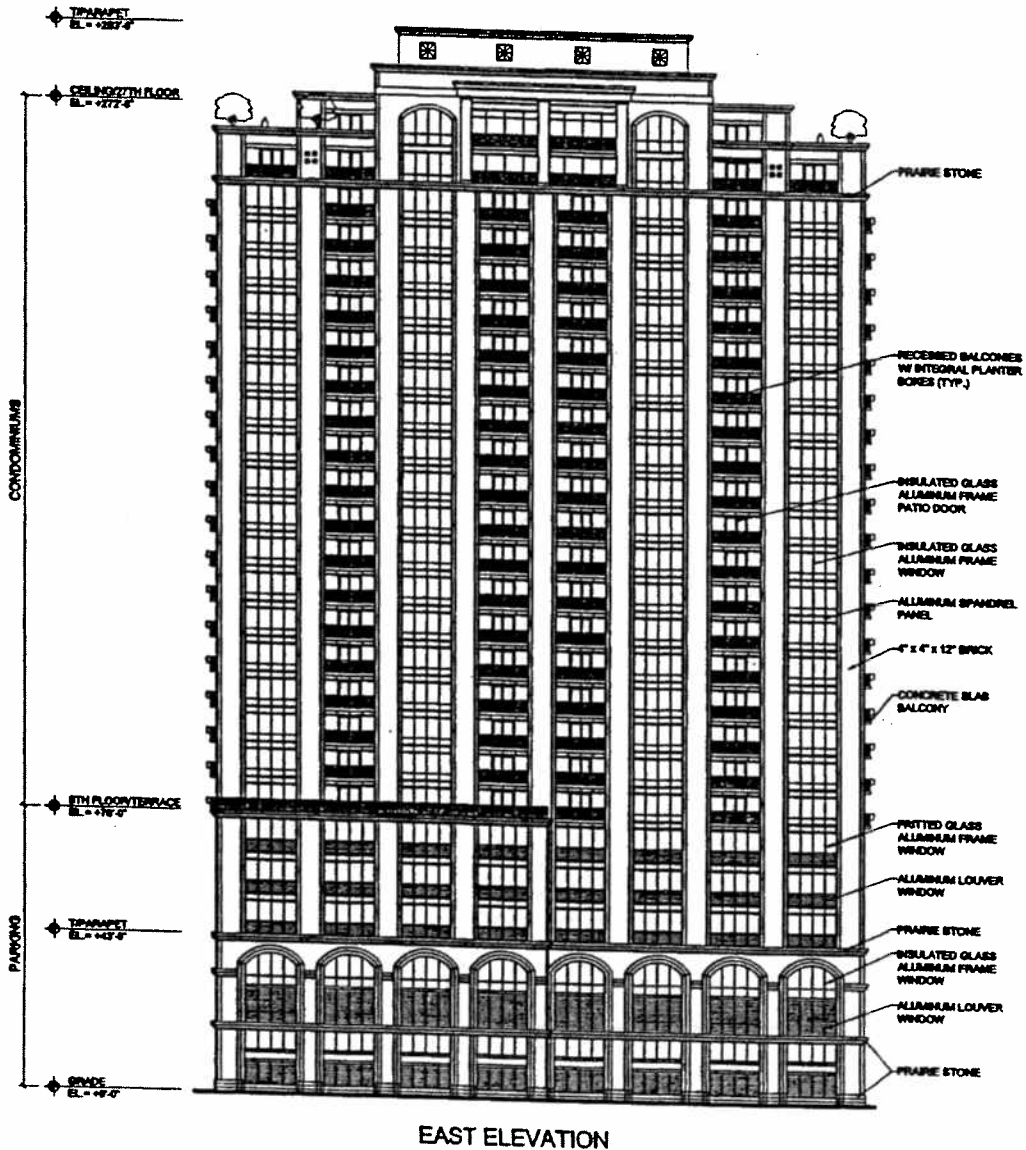


PRAIRIE DISTRICT HOMES II - TOWER RESIDENCES

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Building Elevations -- Tower Residences
(East Elevation).

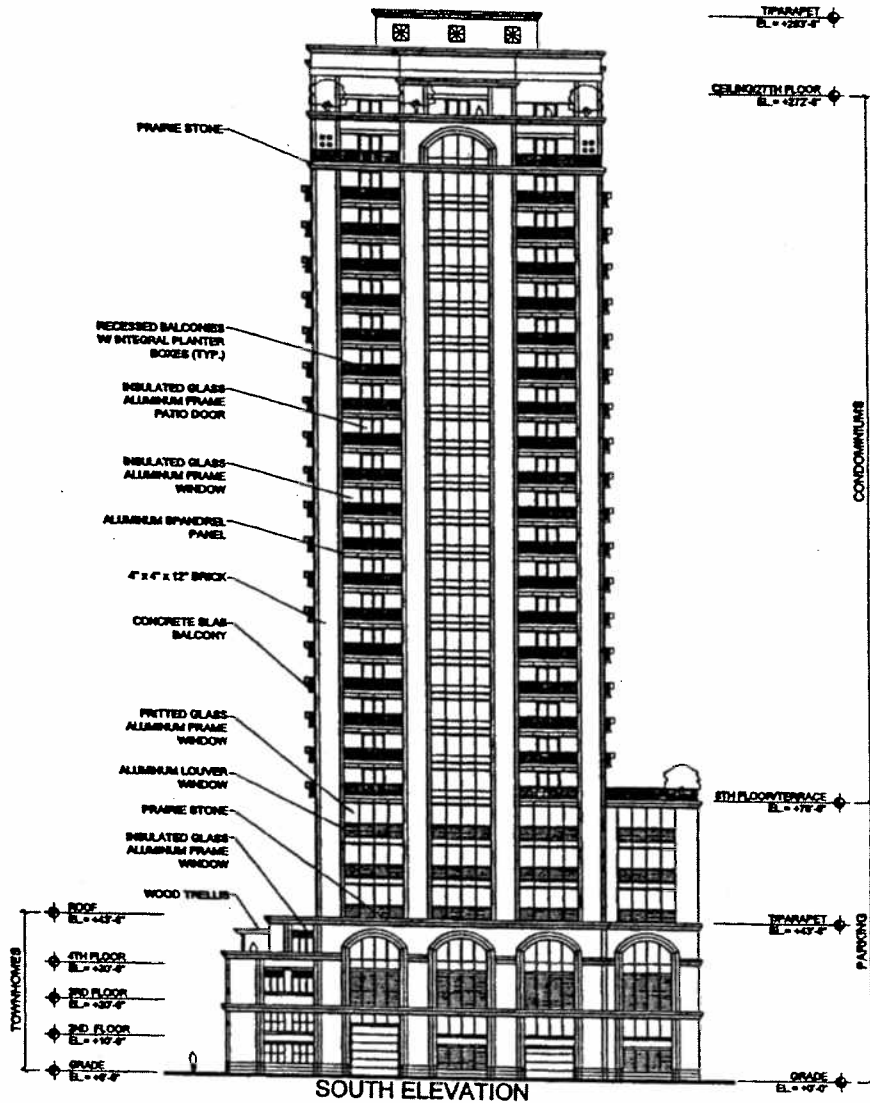


PRAIRIE DISTRICT HOMES II - TOWER RESIDENCES

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Building Elevations -- Tower Residences
(South Elevation).

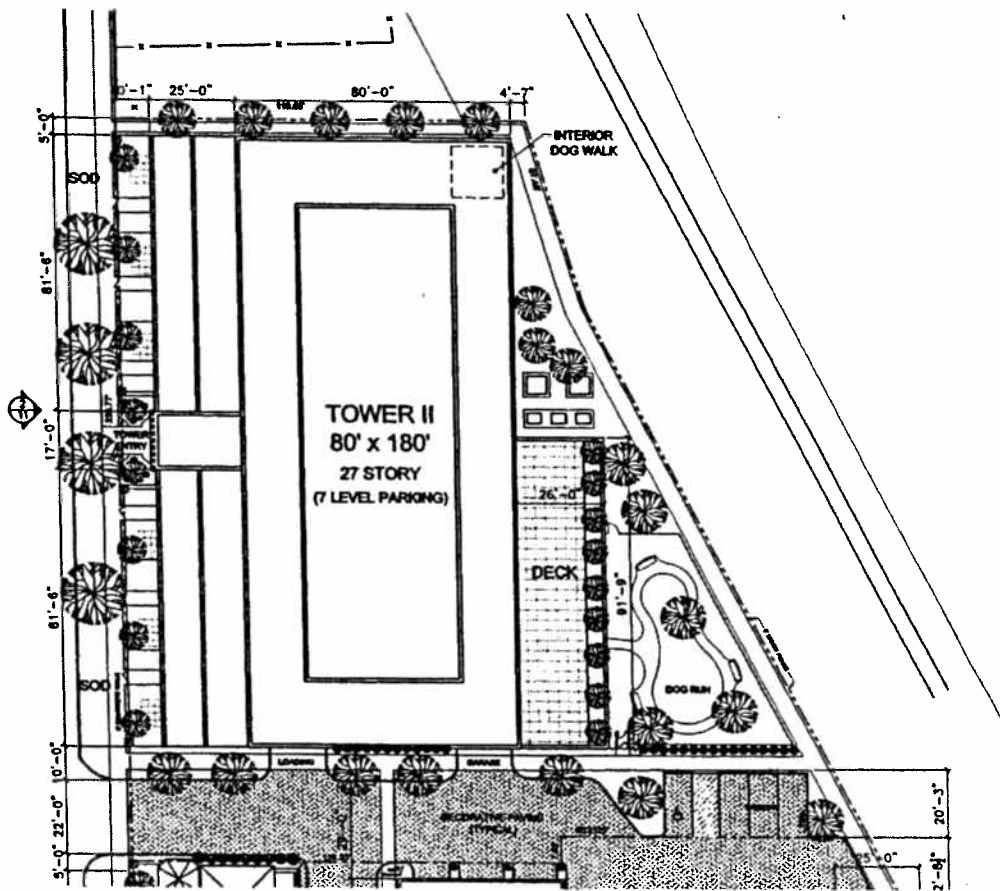


PRAIRIE DISTRICT HOMES II - TOWER RESIDENCES

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



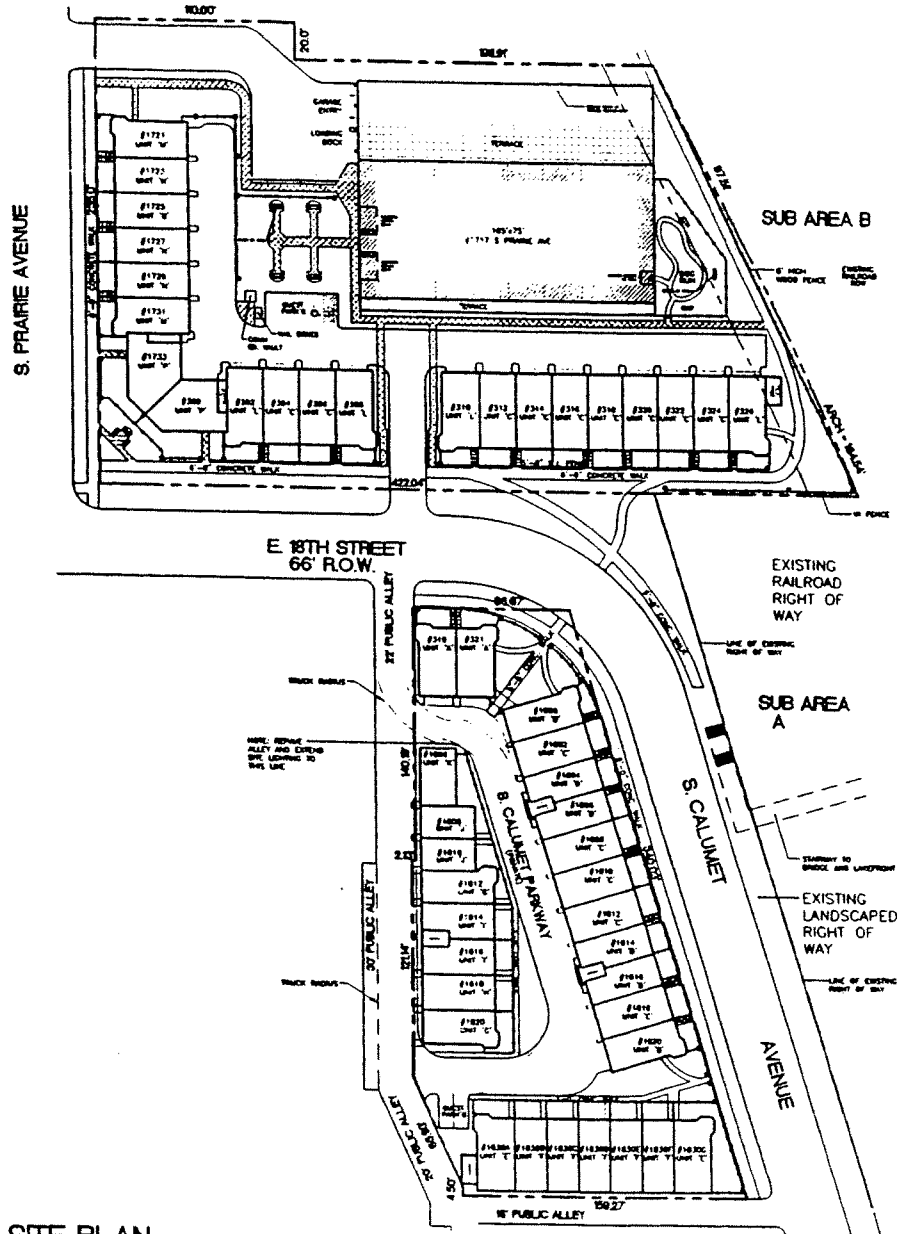
Prairie District Homes II Subarea C.
(Tower II)



PRAIRIE DISTRICT HOMES II - SUB AREA C (TOWER II)

APPLICANT:	CENTRAL STATION L.L.C.
ADDRESS:	1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
DATE:	JULY 18, 2002 (REVISED)

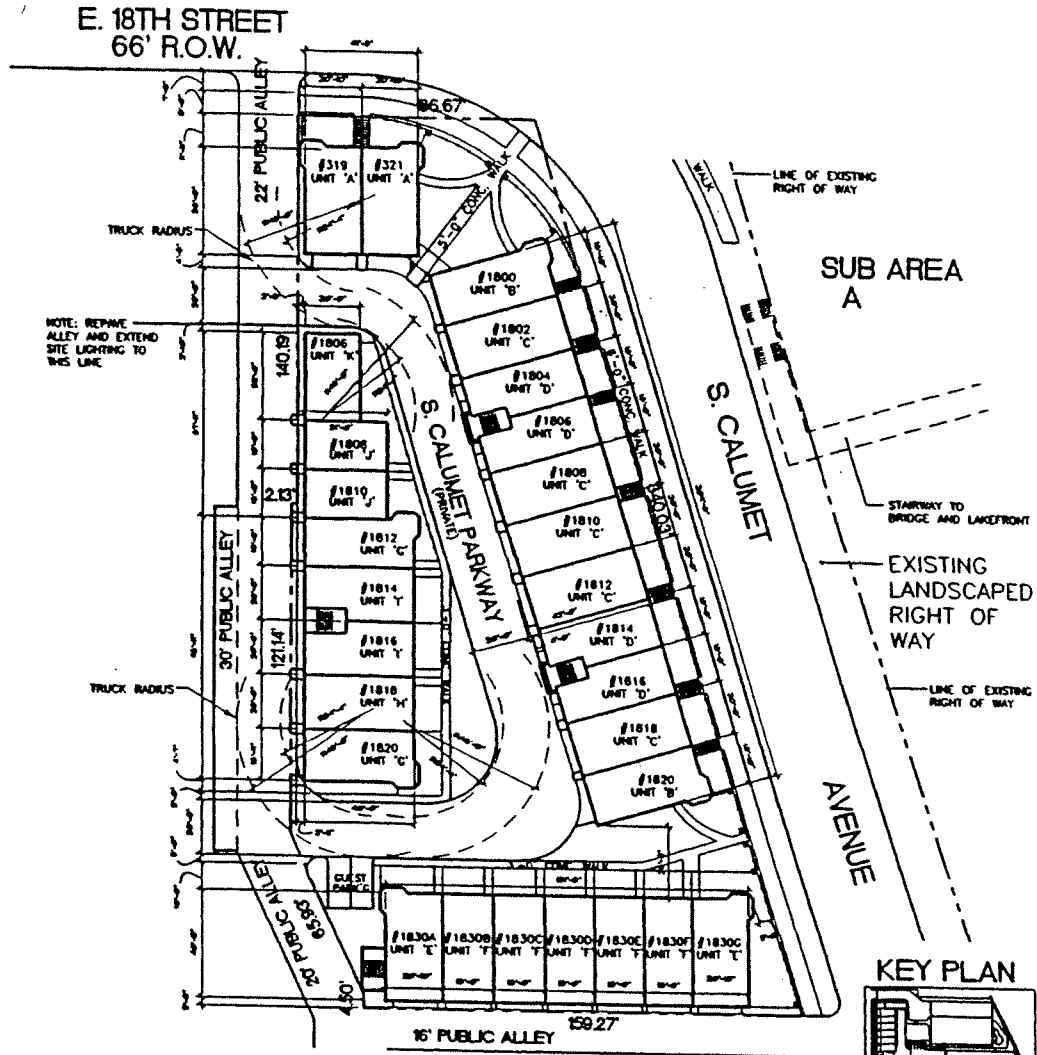




SITE PLAN

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 177-1731 S. PRAIRIE/ 319-321 E. 18TH/ 300-326 E. 18TH/ 1800-1830 S. CALUMET CHICAGO IL
 DATE: JUNE 14, 2001



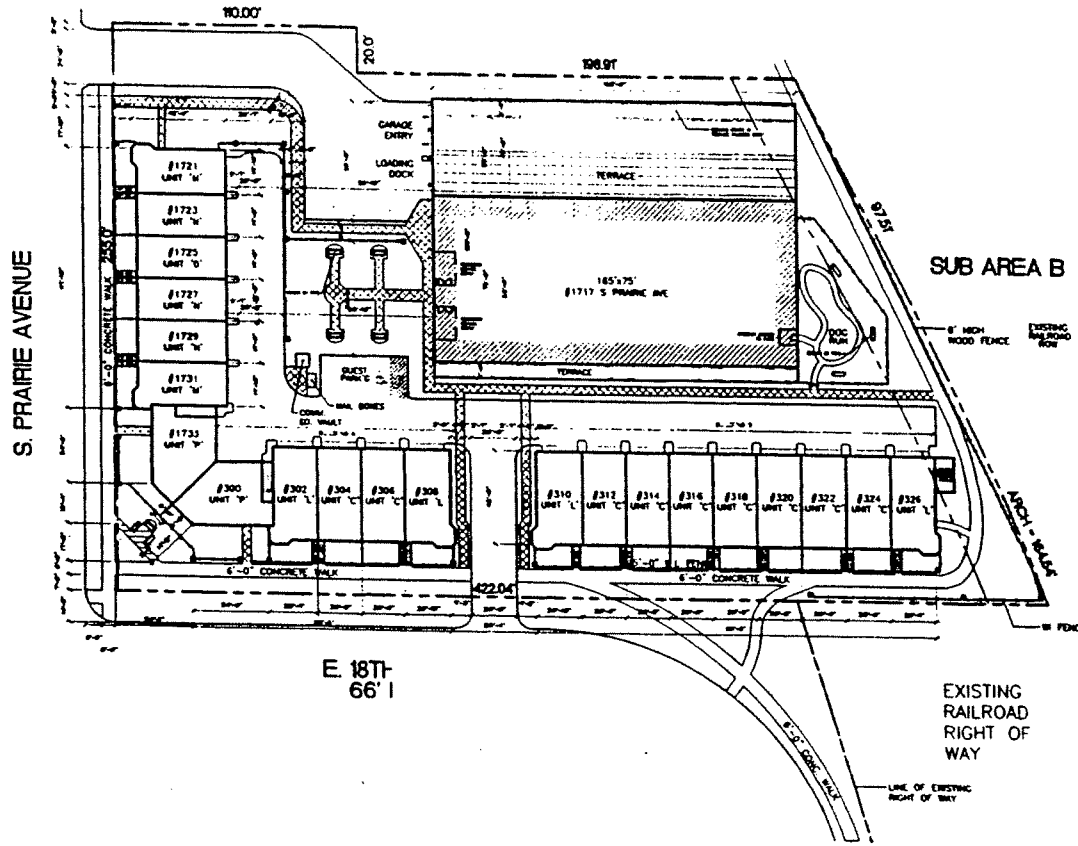


SUB AREA A

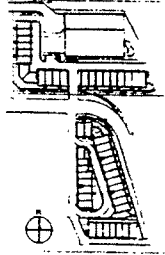
APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 07'-07 1/2 S. PRAIRIE/ 319-321 E. 18TH/ 300-324 E. 18TH/ 800-830 S. CALUMET, CHICAGO, IL
 DATE: JUNE 14, 2001



Site Plan -- Subarea B.



KEY PLAN

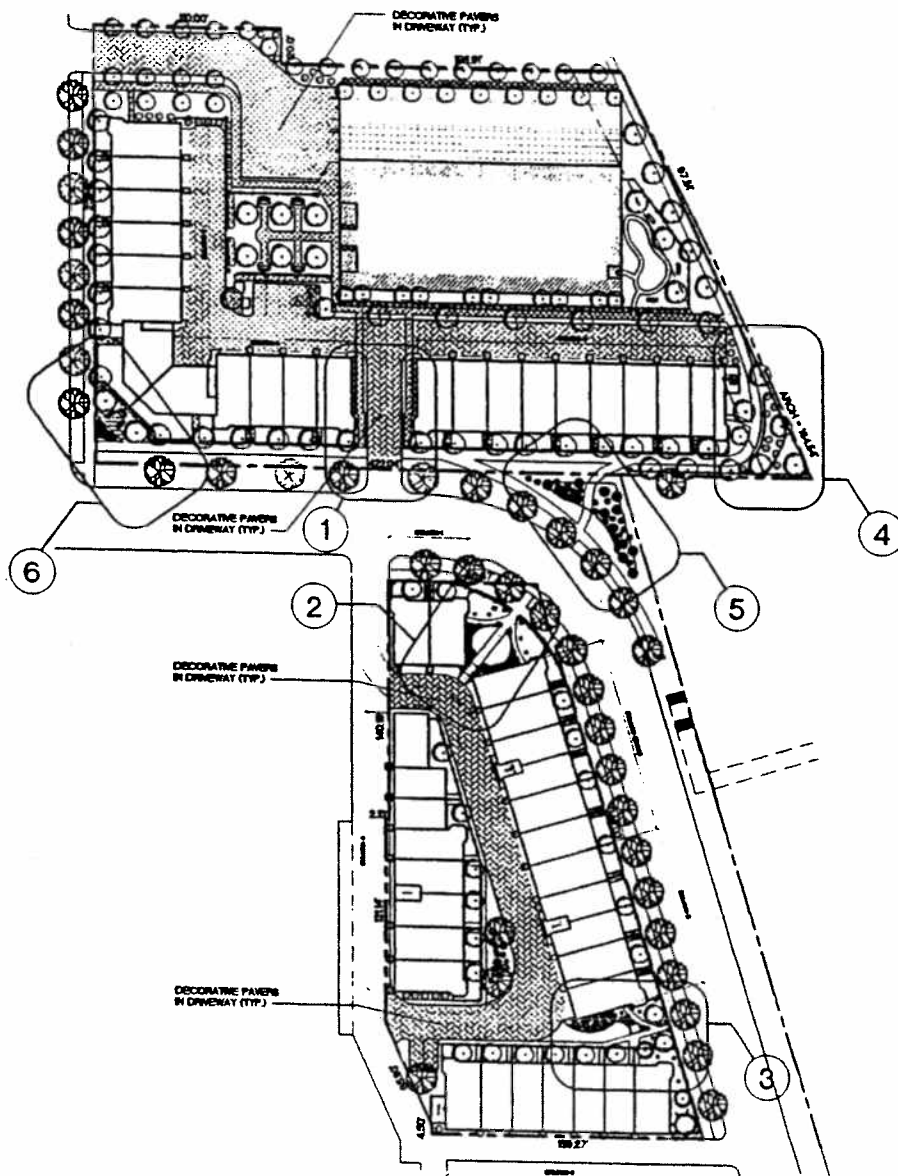


SUB AREA B

APPLICANT:	CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS:	177-1731 S. PRAIRIE/ 319-321 E. 18TH/ 300-326 E. 18TH/ 1800-1830 S. CALUMET/CHICAGO, IL
DATE:	JUNE 14, 2001



Landscape Plan -- Subareas A And B.

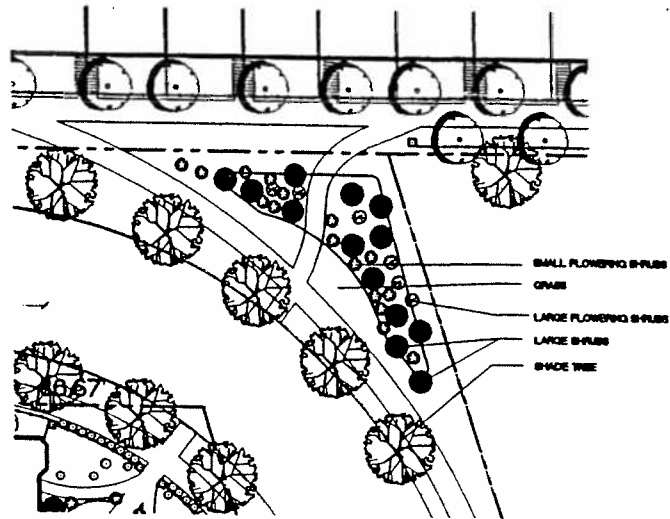


LANDSCAPE PLAN- SUB AREA A AND B

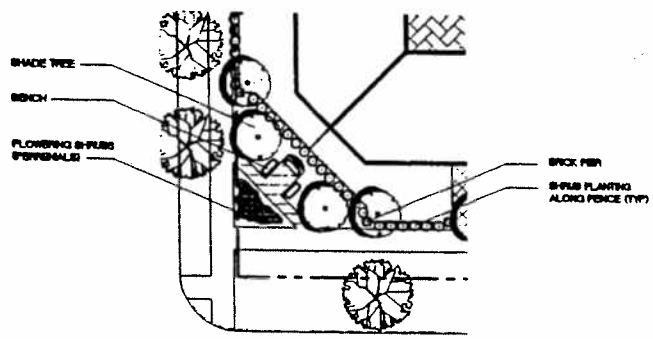
APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS: 177-1731 S. PRAIRIE / 330-321 E. 18TH / 300-326 E. 18TH / 1800-1830 S. CALUMET, CHICAGO, IL
DATE: JUNE 14, 2001



Enlarged Landscape Plan.
(Page 1 of 3)



5 ENLARGED LANDSCAPE PLAN 



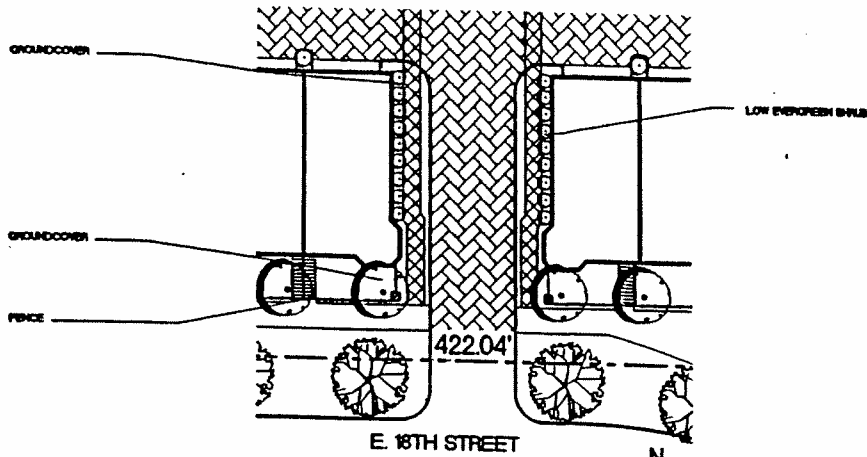
6 ENLARGED LANDSCAPE PLAN 

ENLARGED LANDSCAPE PLANS

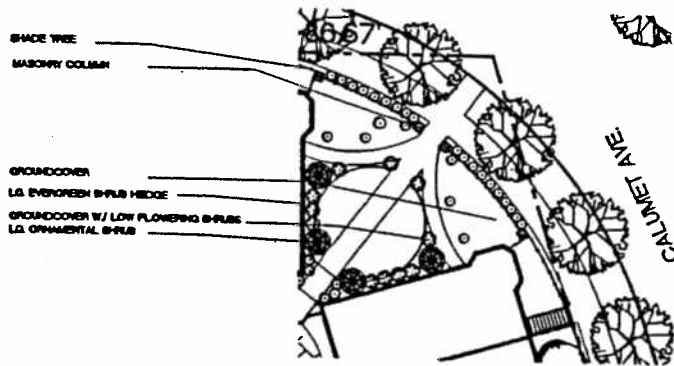
APPLICANT:	CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS:	177-178 S PRAIRIE/ 310-321 E. 18TH 300-326 E. 18TH 1800-1830 S CALUMET CHICAGO, IL
DATE:	JUNE 14, 2001



Enlarged Landscape Plan.
(Page 2 of 3)



1 ENLARGED LANDSCAPE PLAN



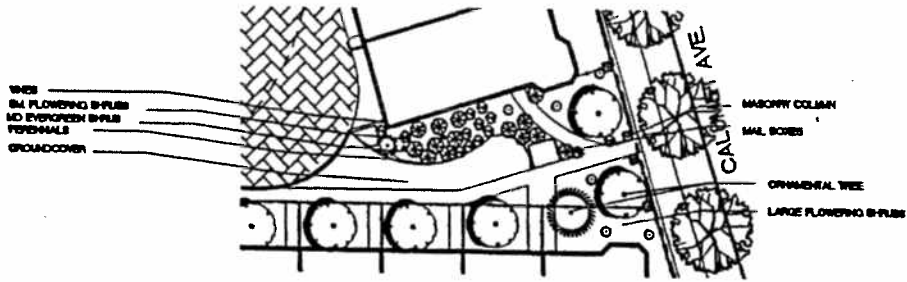
2 ENLARGED LANDSCAPE PLAN

ENLARGED LANDSCAPE PLANS

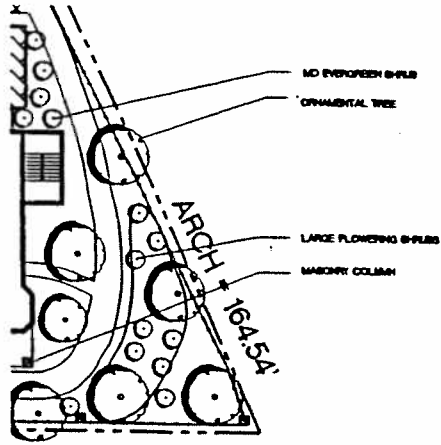
APPLICANT:	CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS:	377-07N S. PRAIRIE / 316-321 E. 18TH / 300-326 E. 18TH / 800-830 S. CALUMET, CHICAGO, IL
DATE:	JUNE 14, 2001



Enlarged Landscape Plan.
(Page 3 of 3)



3 ENLARGED LANDSCAPE PLAN



4 ENLARGED LANDSCAPE PLAN

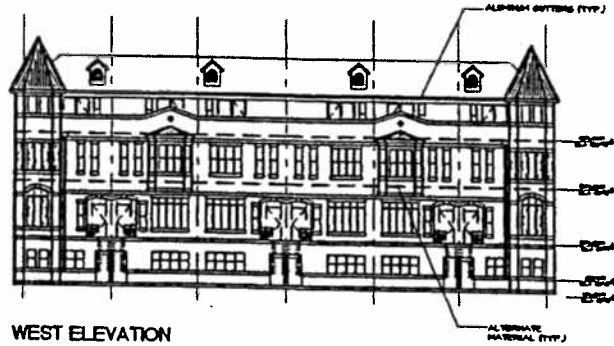


ENLARGED LANDSCAPE PLANS

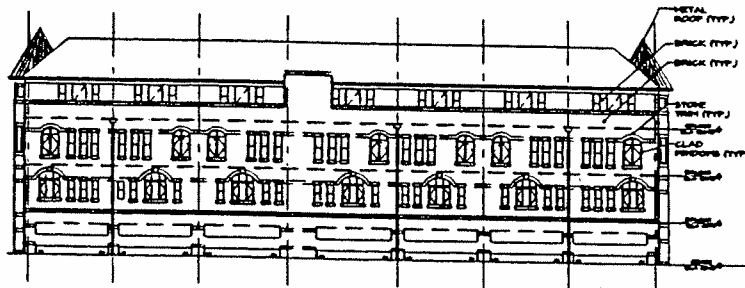
APPLICANT:	CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS:	171-174 S. PRAIRIE / 381-321 E. 11TH / 300-324 E. 11TH / 1800-1830 S. CALUMET, CHICAGO, IL
DATE:	JUNE 14, 2001



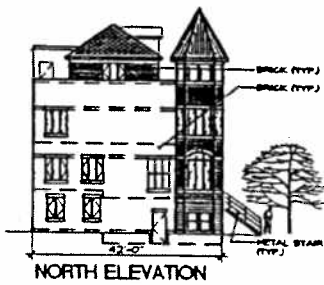
Building Elevations -- (Townhomes)
1721 -- 1733 South Prairie Avenue.



WEST ELEVATION

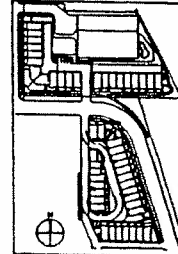


EAST ELEVATION



NORTH ELEVATION

KEY PLAN

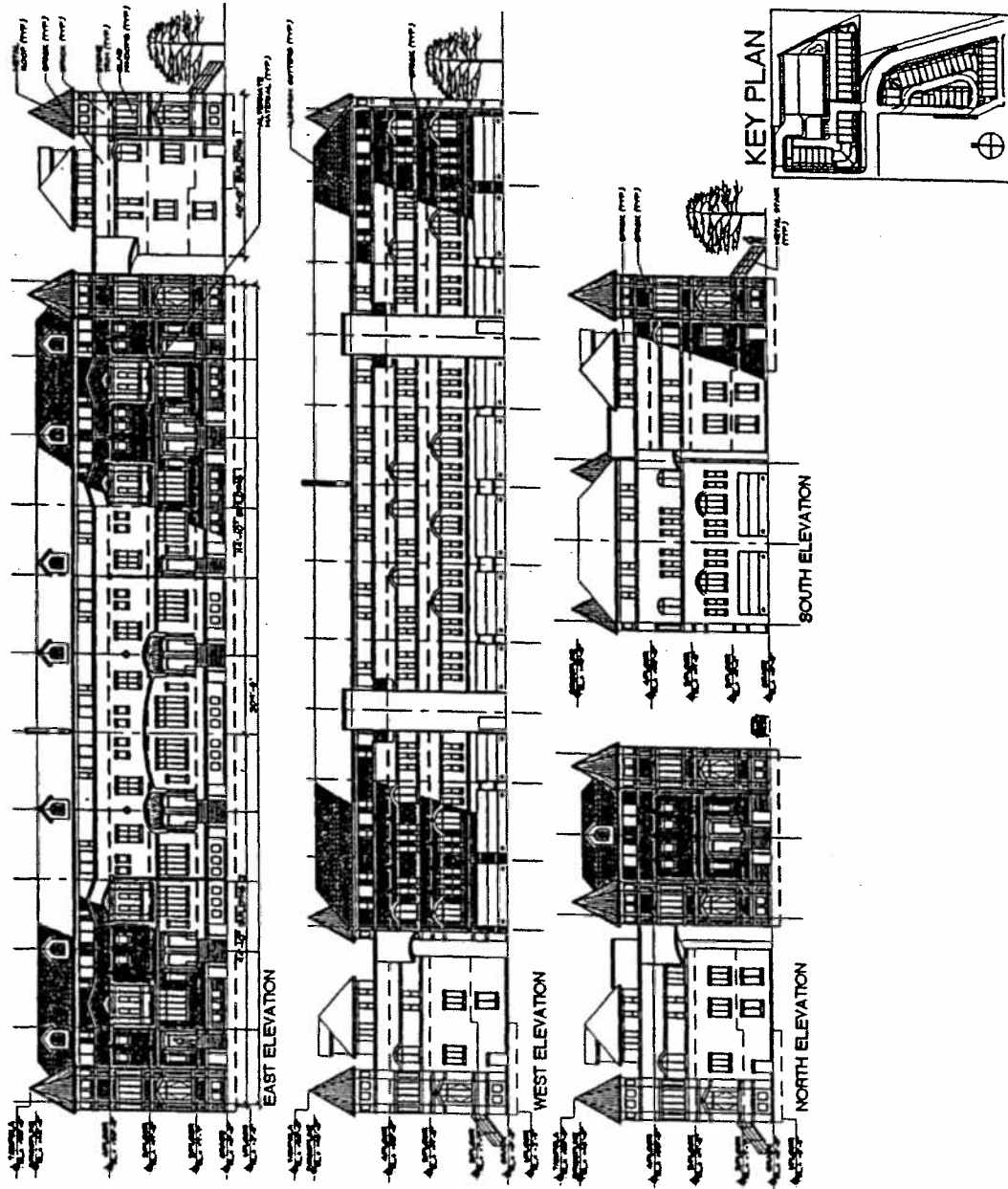


TOWNHOMES - S. PRAIRIE AVE. (1721-1733)

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 07-0731 S. PRAIRIE/ 340-321 E. 18TH/ 300-326 E. 18TH/ 800-1830 S. CALLAGHAN, CHICAGO, IL
 DATE: JUNE 14, 2001



Building Elevations -- (Townhomes)
1800 -- 1820 South Calumet Avenue.

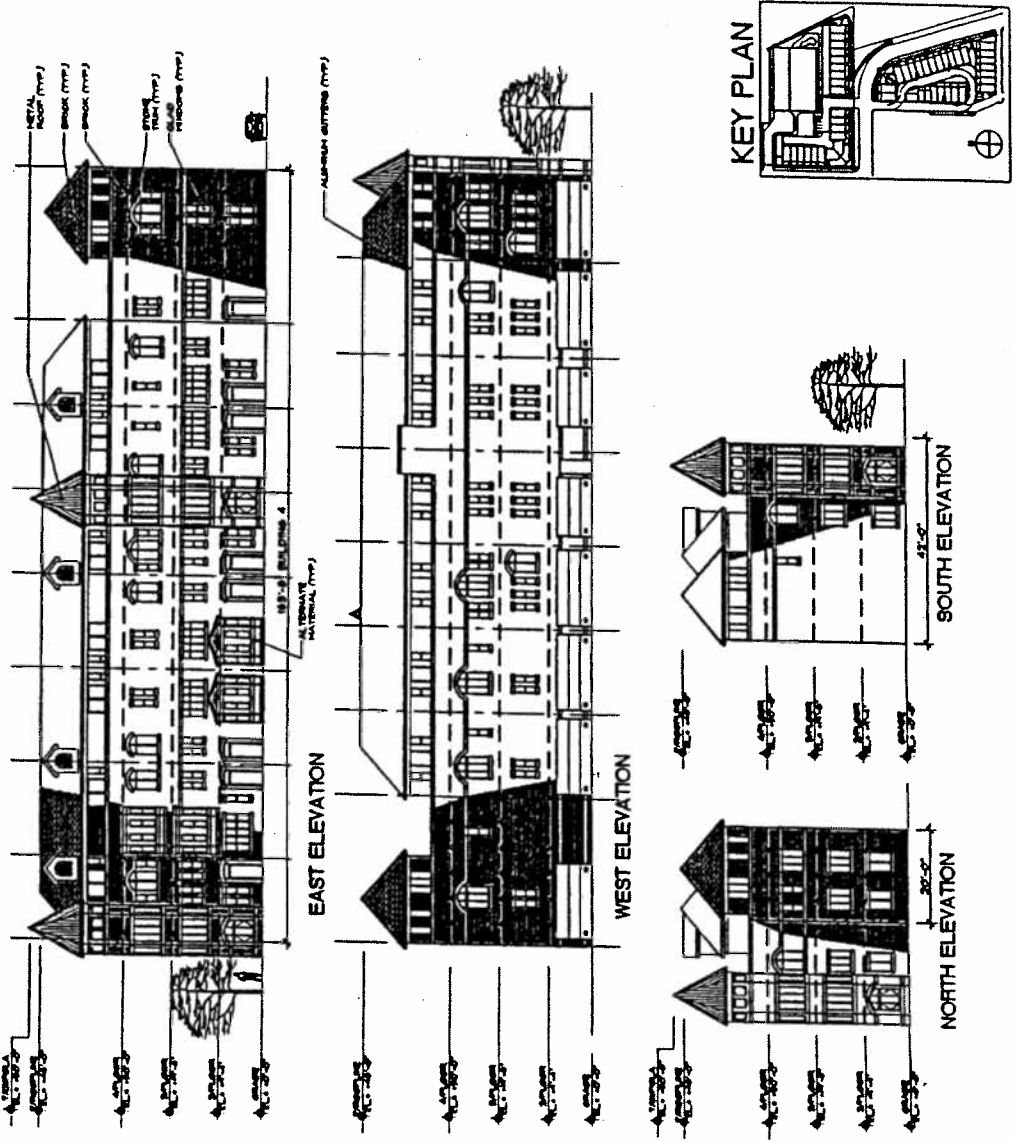


TOWNHOMES - CALUMET AVE. (1800-1820)

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 170-174 S. PRAIRIE/ 216-221 E. WTH/ 300-326 E. WTH/ 1800-1820 S. CALUMET, CHICAGO, IL
 DATE: JUNE 14, 2001



Building Elevations -- (Townhomes)
1806 -- 1820 South Calumet Parkway.

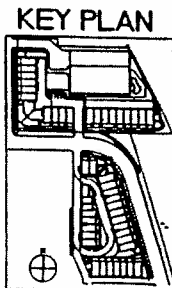
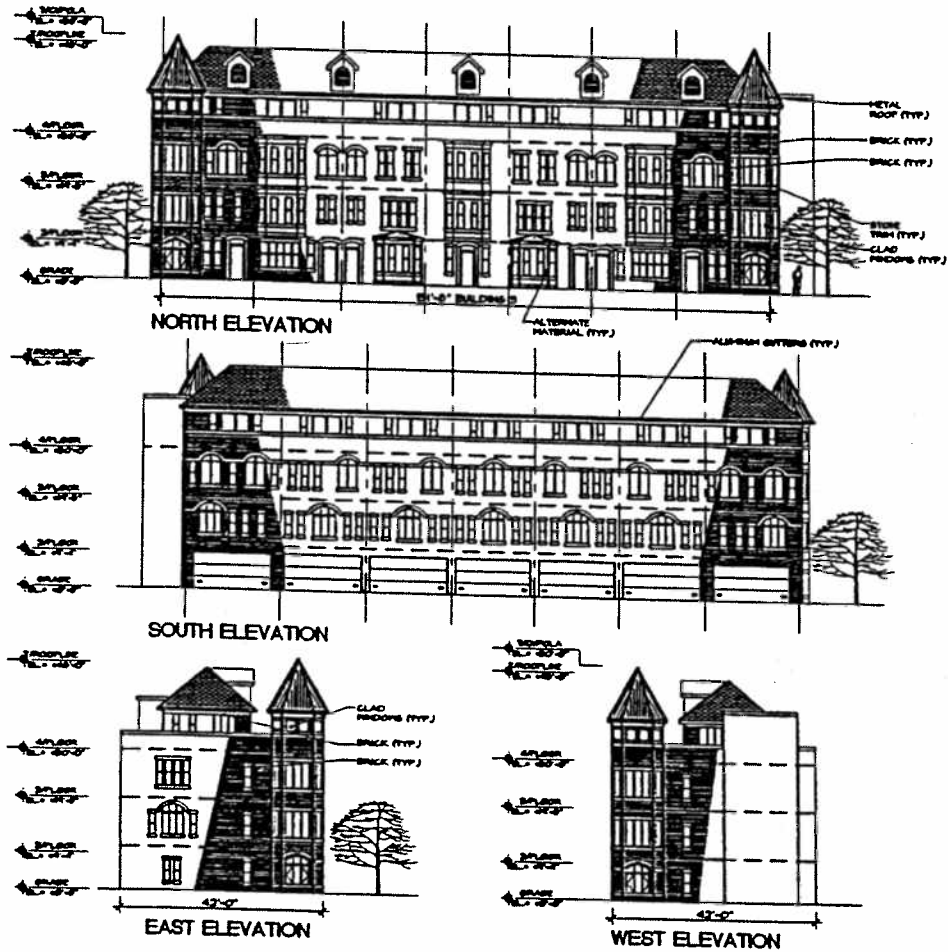


TOWNHOMES - CALUMET PARKWAY (1806-1820)

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 171-173 E. FRANK/ 318-321 E. 18TH/ 300-326 E. 18TH/ 1800-1830 S. CALUMET, CHICAGO, IL
 DATE: JUNE 14, 2001



Building Elevations -- (Townhomes)
1830 South Calumet Parkway.

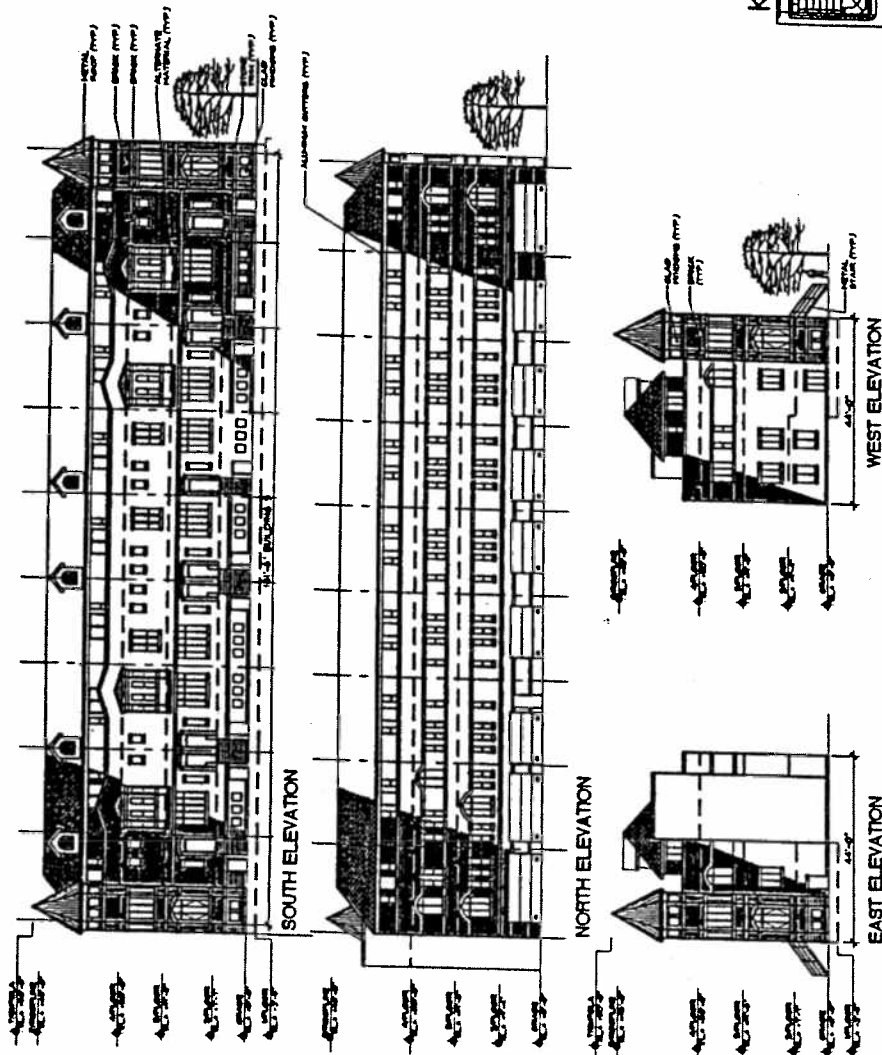
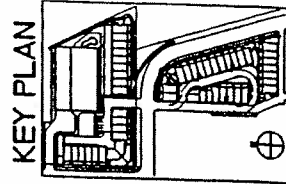


TOWNHOMES - CALUMET PARKWAY (1830)

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 070-070 S. PRAIRIE / 200-321 E. 18TH / 300-326 E. 18TH / 800-1830 S. CALUMET, CHICAGO, IL
 DATE: JUNE 14, 2001



Building Elevations -- (Townhomes)
310 -- 326 East 18th Street.

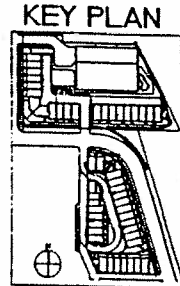
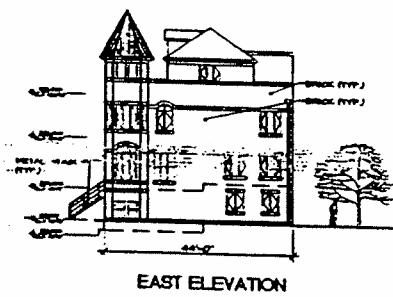
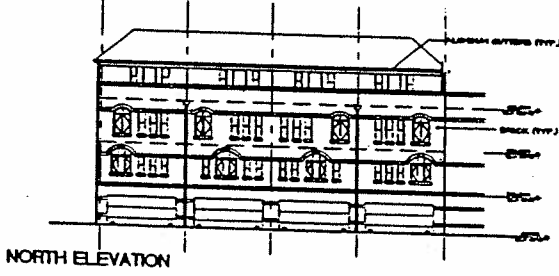
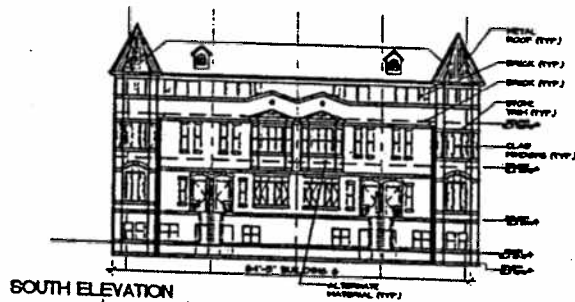


TOWNHOMES - 18th ST. (310-326)

APPLICANT:	CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS:	577-578 S. PINE/ 310-321 E. 18TH 300-326 E. 18TH 1800-1830 E. CALUMET, CHICAGO, IL
DATE:	JUNE 14, 2001



Building Elevations -- (Townhomes)
300 -- 308 East 18th Street.

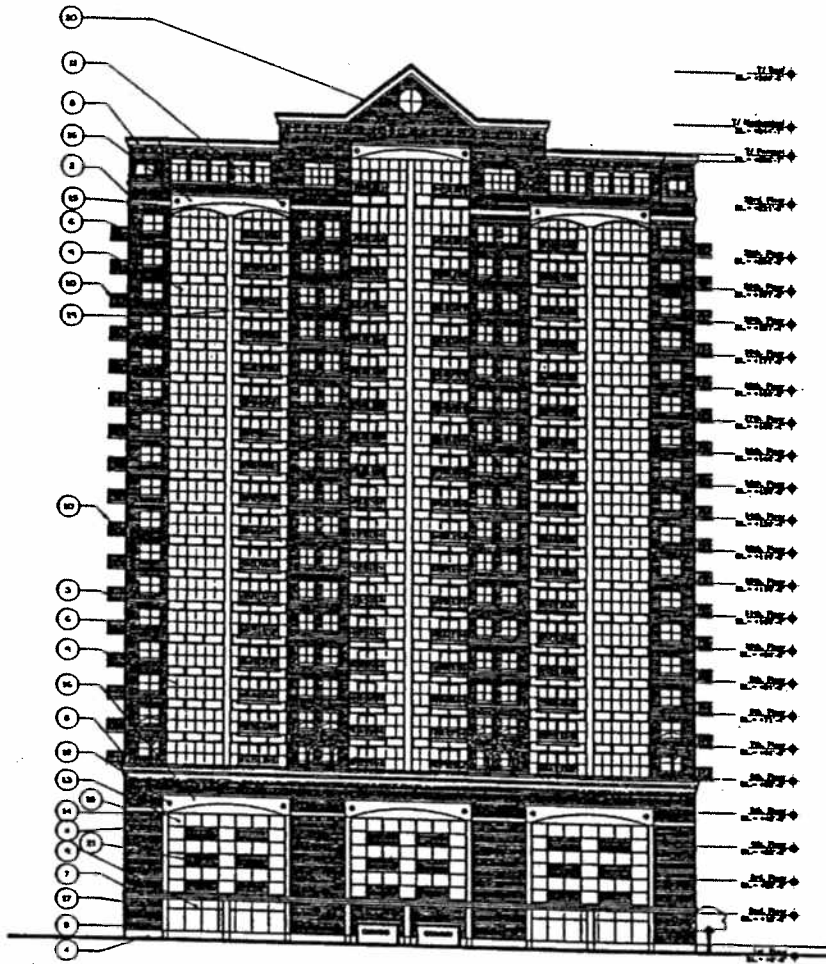


TOWNHOMES - 18th ST. (300-308)

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 177-173 S. PRAIRIE / 310-321 E. 18TH / 300-324 E. 18TH / 1800-1830 & CALUMET, CHICAGO, IL
 DATE: JUNE 14, 2001



Building Elevation (South Tower).



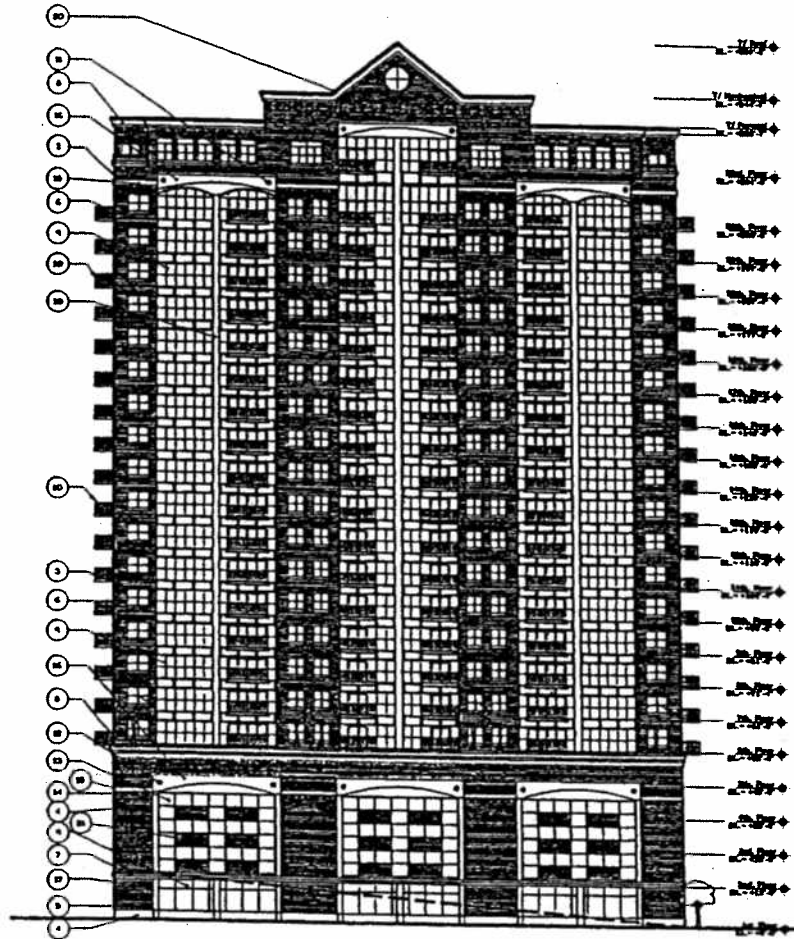
MATERIAL LEGEND			
1	EXPOSED CONCRETE WALL (PUSH)	1	PRECAST CAST STONE WINDOW HEAD & JAMB DETAIL
2	4"x6"x12" (PINKISH) BRICK WITH CMU BACKUP, COLOR 1	2	6" FIRE BRICK (ON CORNER)
3	4"x6"x12" (PINKISH) BRICK WITH CMU BACKUP, COLOR 2	3	PRECAST CAST STONE CORNER
4	4"x6"x12" FIRE BRICK WITH CMU BACKUP, COLOR 2	4	ALUMINUM STRUCTURAL STEEL WITH 1" GLASS, INTEGRATED W/ (CMU/PINKISH) BRICK PANEL & WINDOW, JOINTS TO SHOW METAL SPANNEL TO BE ALUMINUM (SYPHONIC)
5	CMU BRICK/ CMU BACK-UP	5	BULKHEAD W/ IRON GRILL
		6	RECEIVED GRANITE TILE
		7	LEADING FRAME
		8	ALUMINUM STONE FRONT W/ 1" TILED GLASS
		9	SOLAR CONTROL BRICK
		10	FIRE BRICK SHED
		11	PRECAST BRICK
		12	RECONSTRUCT UNDIRECT LIGHT FEATURE
		13	SPACE BOOR
		14	PRECAST CAST STONE WALLISH
		15	METAL BODY TO MATCH (GREEN SPANGRELL)
		16	ALUMINUM LANTERN TO MATCH ALUMINUM COLOR

SOUTH TOWER ELEVATION
N.T.S.

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS: 575-728 S. PRAIRIE/ 380-321 E. 8TH/ 300-324 E. 8TH/ 800-800 & CALUMET, CHICAGO, IL
DATE: JUNE 14, 2001



Building Elevation (North Tower).



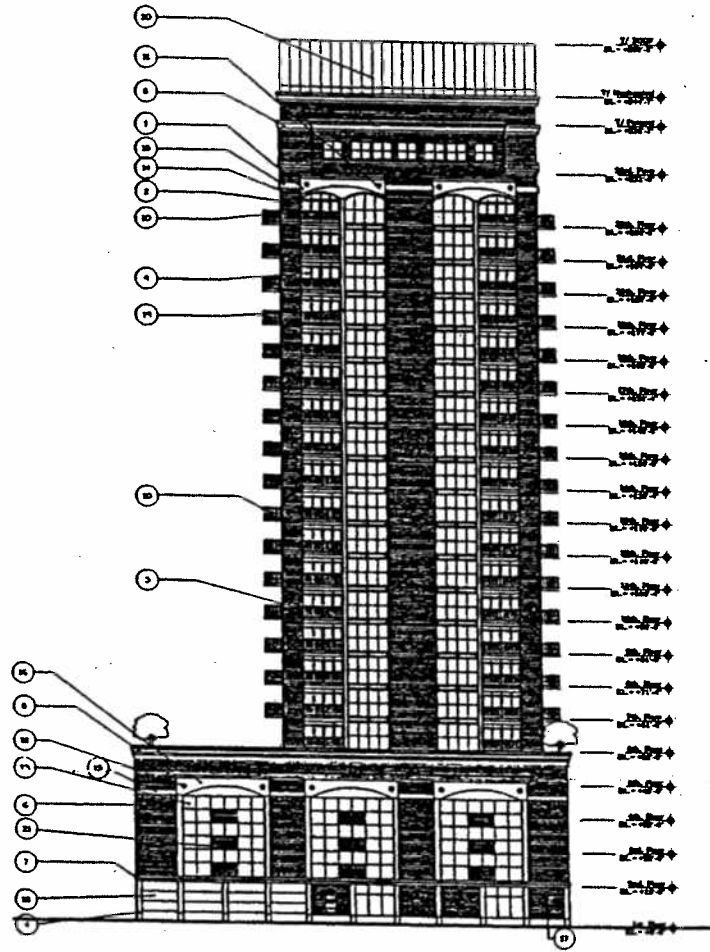
MATERIAL LEGEND			
① EXPOSED CONCRETE WALL (PUSH)	⑩ PRECAST CAST STONE TROUGH HEAD & SHIP DETAIL	⑭ RECESSED BRICK/ TILE	⑲ EXTERIOR CORNER LIGHT FEATURE
② 4"x8" (MINIMUM) BRICK WITH CMU BACKUP, COLOR 1	⑪ 1" FRAME STONE OR BRICK	⑮ LAPPING PATTERN	⑳ BRIDGE CORNER
③ 4"x8" (MINIMUM) BRICK WITH CMU BACKUP, COLOR 2	⑫ PRECAST CAST STONE CORNER	⑯ ALUMINUM FRAME FRONT // 1" TYPED GLASS	㉑ BRICK CAST STONE
④ 4"x8" (MINIMUM) FRAME STONE WITH CMU BACKUP, COLOR 3	⑬ ALUMINUM FRAME/FRONT SYSTEM WITH 1" GLASS, SITUATED BY 2 1/2" SPACING (SPACING SPOT PANEL & (BRIDGE BRICK AS SHOWN. SETS SPACING) TO BE ALUMINUM SYSTEM/FRONT)	⑰ BRICK COURSE BRICK	㉒ METAL ROOF TO MATCH BRICK/ TILE
⑤ CM STONE/ CMU BACK-UP	⑭ BALCONY W/ SHIP RAIL	⑱ FRAME STONE BAND	㉓ BRICK COURSE BRICK
		⑲ PRECAST STONE	㉔ BRICK COURSE BRICK

NORTH TOWER ELEVATION
NTS.

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 170-178 S. PRAIRIE/ 310-321 E. 17TH/ 300-326 E. 17TH/ 800-800 & CALLUMET, CHICAGO, IL
 DATE: JUNE 14, 2001



Building Elevation (West Tower).



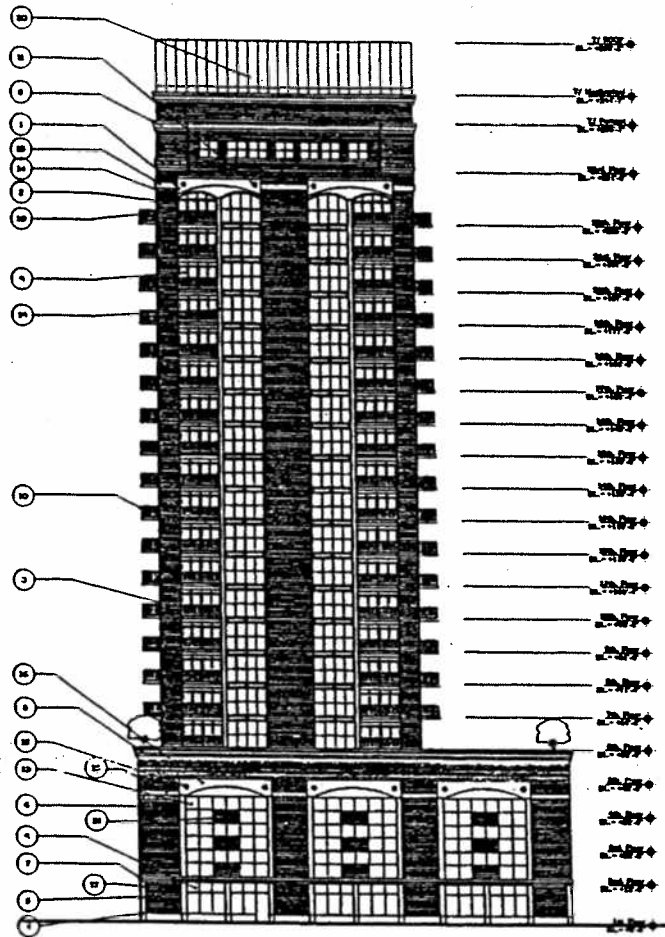
MATERIAL LEGEND			
① EXPOSED CONCRETE WALL (PAINT)	⑩ PRECAST CAST STONE WINDOW HEAD & JAMB DETAIL	⑮ RECESSED SQUARE TILE	⑳ DECORATIVE EXPANDED METAL FINISH
② 4"x11" (MINOR) BRICK WITH CMU BACKUP, COLOR 1	⑪ 1" PINKISH STONE OR BRICK	⑯ LANTERN FINISH	㉑ BRASS DOOR
③ 4"x11" (MINOR) BRICK WITH CMU BACKUP, COLOR 2	⑫ PRECAST CAST STONE CORNICE	⑰ ALUMINUM STONE FRONT	㉒ PRECAST CAST STONE MASONRY
④ 4"x11" PINKISH STONE WITH CMU BACKUP, COLOR 3	⑬ ALUMINUM SIDING/FINISH SYSTEM WITH 1" GLASSIC OVERLAPTED W/ 2"x4"/2"x6" (MIN.) SPACERS & 2" FINISHING BOARD, 1/2" SPACER, TO BE ALUMINUM SYSTEM(SYSTEM)	⑱ 9/16" THICK GLASSIC BRICK	㉓ METAL ROOF TO MATCH EAST TOWER
⑤ 8" STONE/ CMU BACK-UP	⑭ BALCONY W/ 2" HIGH RAIL	㉔ PINKISH STONE SAND	㉔ ALUMINUM LANTERN TO MATCH ALUMINUM CORNICE
		⑲ PRECAST STONE	

WEST TOWER ELEVATION
N.T.S.

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 977-1728 & PRAIRIE/ 360-321 E. 97TH/ 300-026 E. 97TH/ 1800-830 E. CALUMET, CHICAGO, IL
 DATE: JUNE 14, 2001



Building Elevation (East Tower).



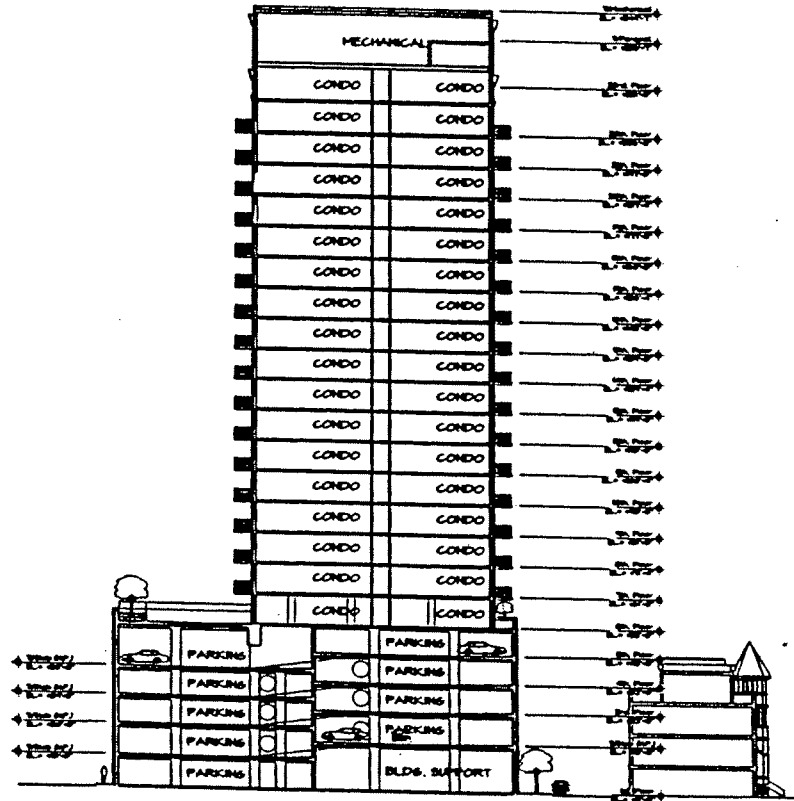
MATERIAL LEGEND			
① EXPOSED CONCRETE WALL (PAINT)	⑩ PRECAST CONCRETE WINDOW HEAD & SILL BEAMS	⑭ RECESSED SQUARE TILE	⑳ GEOMETRIC IMPERECT LEAD FINISH
② 1 1/2" x 1 1/2" (BRICK) BRICK WITH CHA BACKUP, COLOR 1	⑪ 1" FRAME STONE OR GRAN.	⑮ LAMINATE FINISH	㉑ SQUARE BRICK
③ 1 1/2" x 1 1/2" (BRICK) BRICK WITH CHA BACKUP, COLOR 2	⑫ PRECAST CAST STONE CORNICE	⑯ ALUMINUM FRAME FINISH 1/2" x 1" TYPED GLASS	㉒ PRECAST CAST STONE BALLIST
④ 1 1/2" x 1 1/2" FRAME STONE WITH CHA BACKUP, COLOR 3	⑬ ALUMINUM WINDOW SYSTEM WITH 1" GLASS, INTEGRATED BY SILL/SWING/LEAF, UPPER PANEL & DOWNCAST DOOR, 1/2" SPAN, METAL SPRING TO BE ALUMINUM TYPE (HORIZONTAL)	⑰ POLAR CORNER BRICK	㉓ METAL ROOF TO MATCH EXISTING SPAN (SHEEN)
⑤ CH STONE/ CHA BACK-UP	⑭ GLOBBY W/ BRK SHL.	⑱ FRAME STONE BAND	㉔ ALUMINUM LANTER TO MATCH ALUMINUM CORNER
		⑲ PRECAST STONE	

EAST TOWER ELEVATION
N.T.S.

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
ADDRESS: 177-179 E. FRANK/ 318-321 E. WYTH 300-328 E. WYTH 1800-1830 S. CALLAHET, CHICAGO, IL
DATE: JUNE 14, 2001



Building Section Through Tower And Townhome.



BUILDING SECTION THROUGH TOWER AND TOWNHOME

(N.T.S.)

APPLICANT: CENTRAL STATION LIMITED PARTNERSHIP
 ADDRESS: 177-178 S. PRAIRIE/ 288-321 E. 18TH/ 300-326 E. 18TH/ 1800-1830 S. CALUMET, CHICAGO, IL
 DATE: JUNE 14, 2001



*Reclassification Of Area Shown On Map Number 4-E.
(As Amended)
(Application Number 13296)*

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 B4-5 Restricted Service District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 255.0 feet north of and parallel with East 18th Street; a line 110.0 feet east of and parallel with South Prairie Avenue; a line 235.0 feet north of and parallel with East 18th Street; the western right-of-way line of the Illinois Central Railroad (also described as a line from a point 235.0 feet north of East 18th Street as measured from the northerly right-of-way line of East 18th Street and 308.91 feet east of South Prairie Avenue, as measured from the east right-of-way line of South Prairie Avenue, to a point 422.04 feet east of South Prairie Avenue, as measured along the northerly right-of-way line of East 18th Street); East 18th Street as extended where no street exists; South Calumet Avenue; the alley next south of East 18th Street; the alley next west of South Calumet Avenue; East 18th Street; and South Prairie Avenue,

to those of a Residential 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 apart hereof and to no others.

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

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

Residential Planned Development Number 786.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately one hundred thirty-two thousand two hundred eighty-

eight (132,288) square feet (three and three hundredths (3.03) acres) and is owned or controlled by the applicant, Central Station Ltd. Partnership.

2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and if different than the applicant, 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 fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Planned Development Boundary Map; a Site/Landscape Plan and Building Elevations dated June 14, 2001 prepared by Warman Olsen Warman Architects. Full size sets of the Site/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 Planned Development": multi-family dwelling units in an elevator building and attached townhomes, residential use is expressly permitted below the second (2nd) floor, and accessory parking and related uses.
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 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 /Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Garbage cans shall be stored indoors.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, 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.

12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with 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.
13. 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.
14. Unless substantial construction of the improvements contemplated in this planned development 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 and the zoning of the property shall automatically revert to the B4-5 Restricted Service District.

[Existing Zoning Map; Neighborhood Land-Use Map; Existing Land-Use Plan; Planned Development Boundary and Property Line Map; Site Plan; Subareas A and B Drawings; Landscape Plan -- Subareas A and B; Enlarged Landscape Plans; Street Level Detail Plan; Typical Plan Drawings; Townhome Elevation Drawings; Floor Plan Drawings; and Tower Elevation Drawings referred to in these Plan of Development Statements printed on pages 63689 through 63719 of this Journal.]

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

Bulk Regulations And Data Table. RPD No. 786

Subarea A: Net Site Area, 43,419 square feet (.99 acre), Gross Site Area, 61,942 square feet (1.4 acres).

Maximum Floor Area Ratio:	2.0.
Maximum Site Coverage:	Per approved Site Plan.
Minimum Number of Off-Street Parking:	52.
Minimum Periphery Setbacks:	Per approved Site Plan.
Maximum Number of Dwelling Units:	28.
Maximum Permitted Building Height:	Per approved Building Elevations.

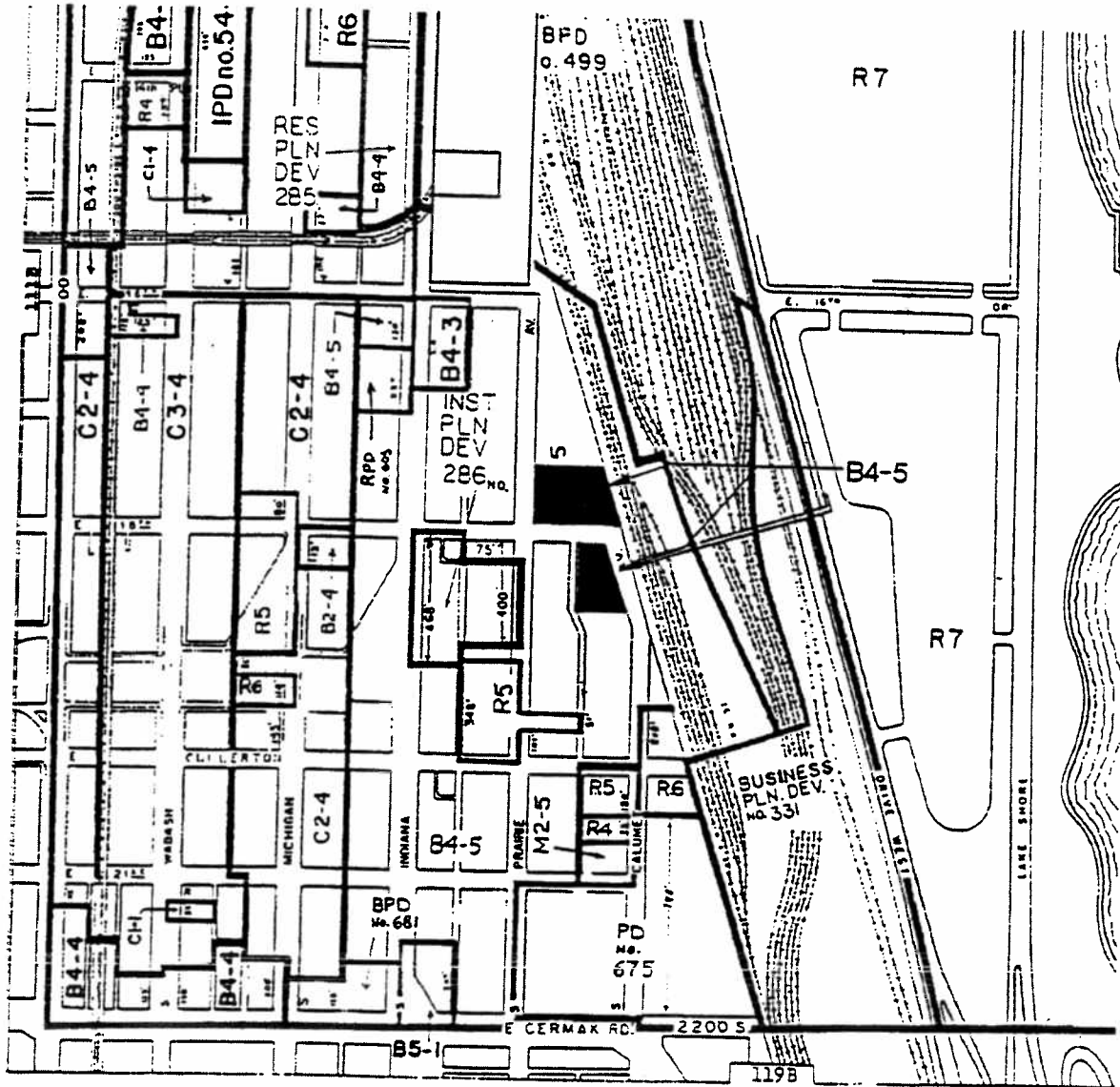
Subarea B: Net Site Area, 88,869 square feet (2.0 acres), Gross Site Area, 112,394 square feet (2.6 acres).

- Maximum Floor Area Ratio: 3.6.
- Maximum Site Coverage: Per approved Site Plan.
- Minimum Number of Off-Street Parking: 246.
- Minimum Periphery Setbacks: Per approved Site Plan.
- Maximum Number of Dwelling Units: 201.
- Maximum Permitted Building Height: Per approved Building Elevations.

Total: Net Site Area, 132,288 square feet (3.0 acres), Gross Site Area, 173,936 square feet (4.0 acres).

- Maximum Floor Area Ratio: 3.1.
- Maximum Site Coverage: Per approved Site Plan.
- Minimum Number of Off-Street Parking: 298.
- Minimum Periphery Setbacks: Per approved Site Plan.
- Maximum Number of Dwelling Units: 229.
- Maximum Permitted Building Height: Per approved Building Elevations.

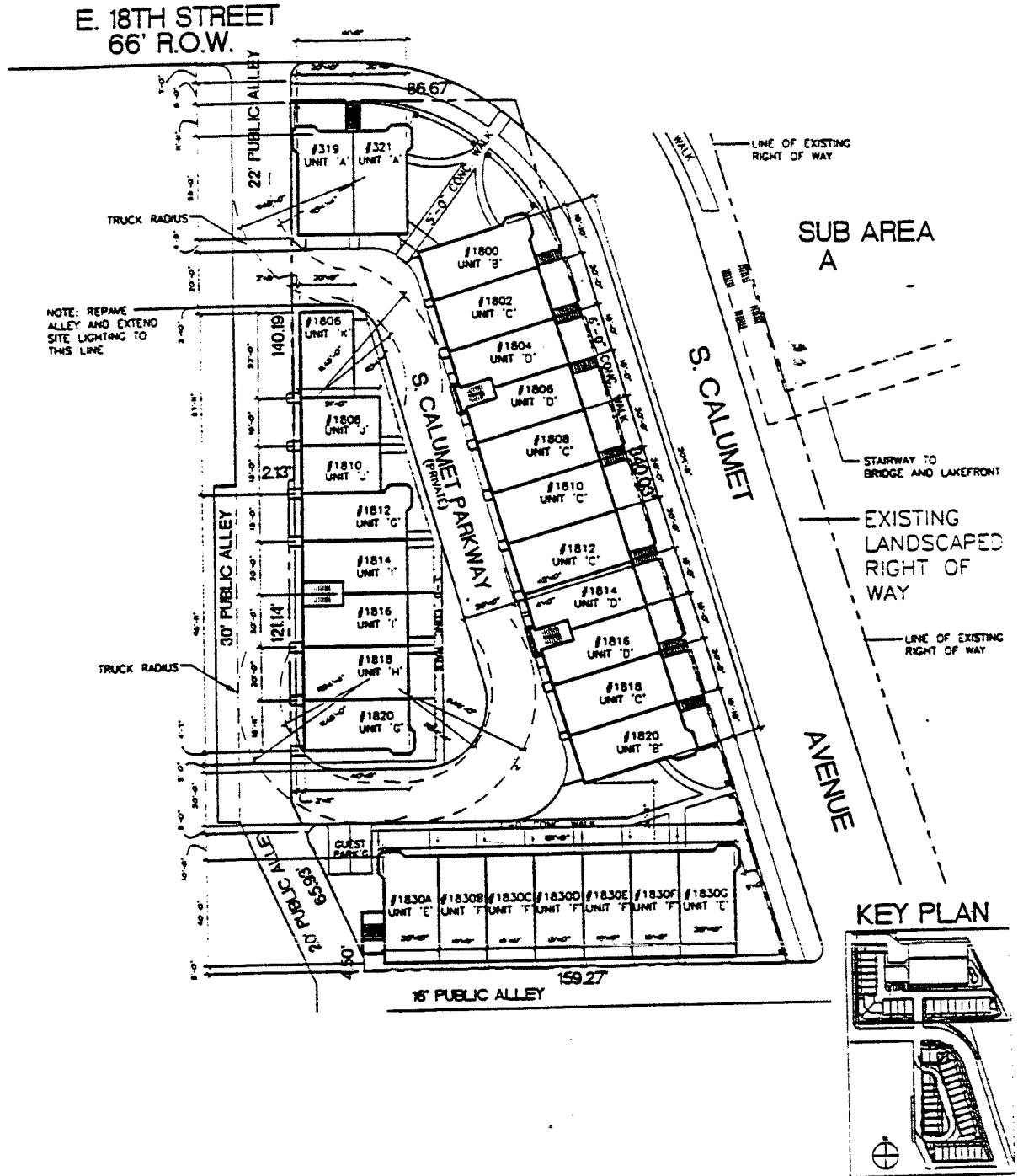
Existing Zoning Map.



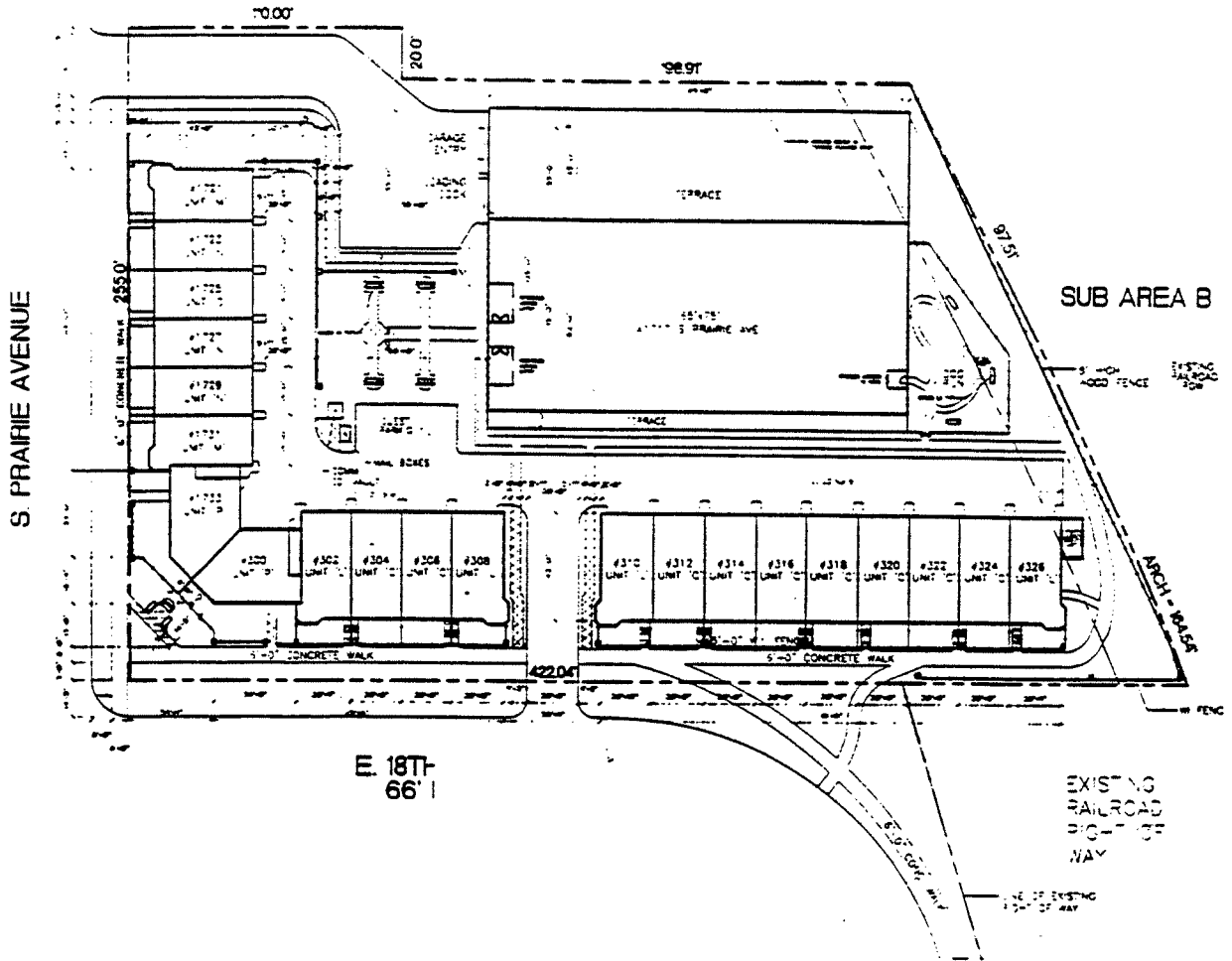
Existing Land-Use Plan.



Subarea A.



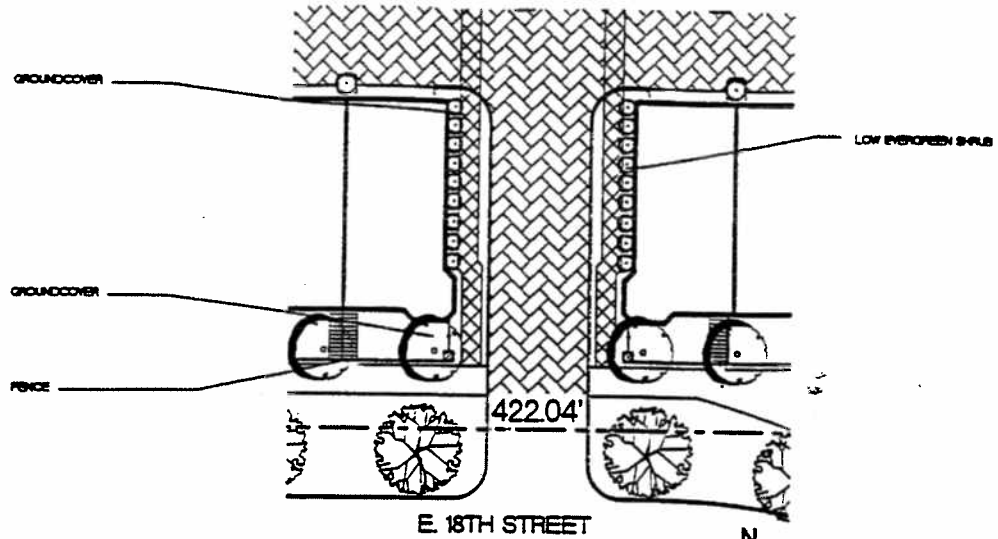
Subarea B.



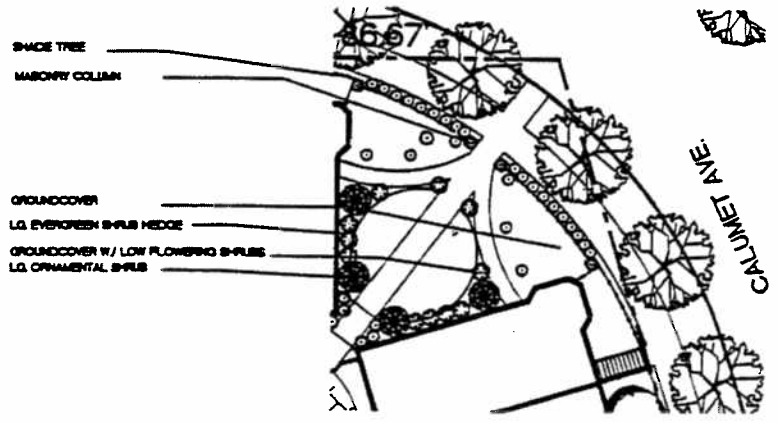
KEY PLAN



Enlarged Landscape Plans.
(Page 1 of 3)

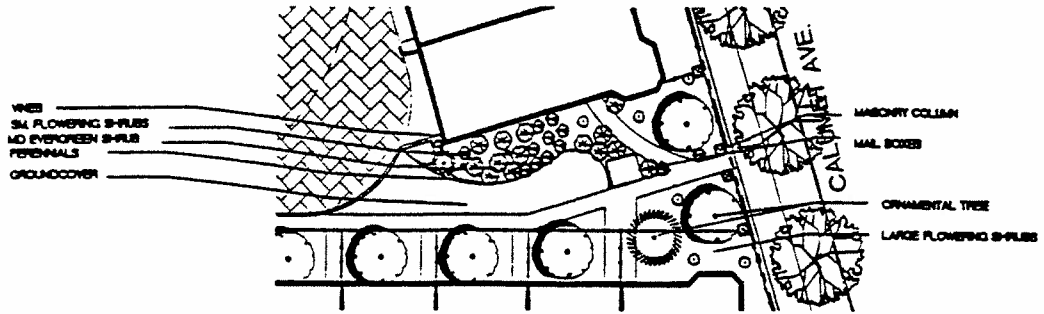


1 ENLARGED LANDSCAPE PLAN



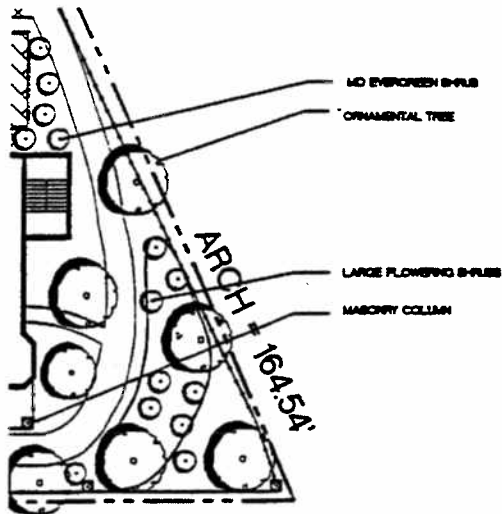
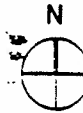
2 ENLARGED LANDSCAPE PLAN

Enlarged Landscape Plans.
(Page 2 of 3)



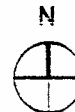
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ENLARGED LANDSCAPE PLAN

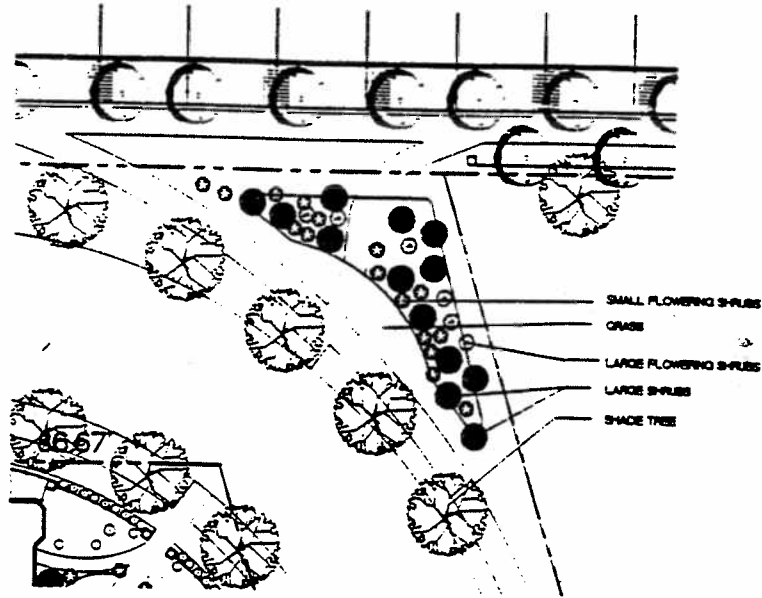


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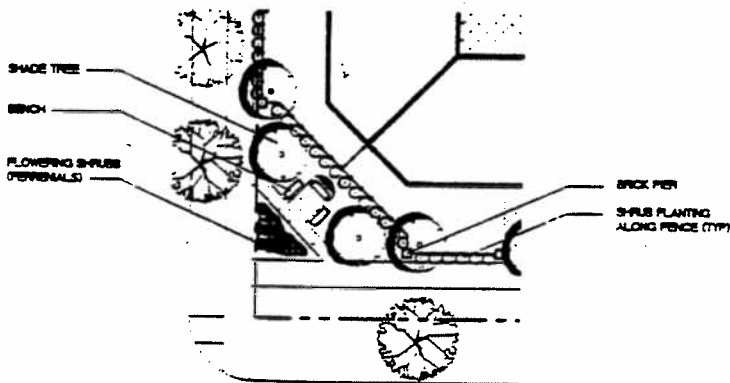
ENLARGED LANDSCAPE PLAN



Enlarged Landscape Plans.
(Page 3 of 3)

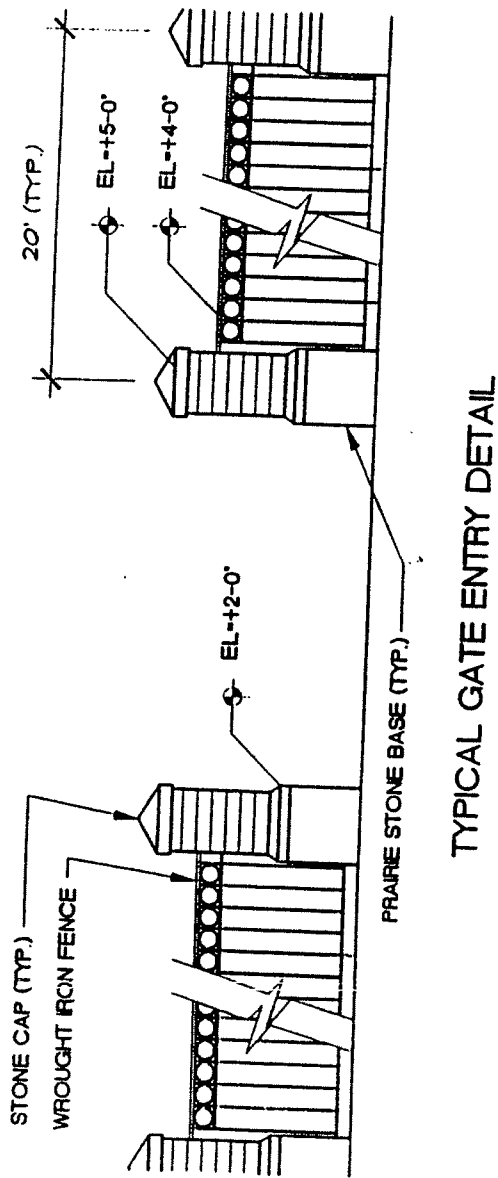


5 ENLARGED LANDSCAPE PLAN



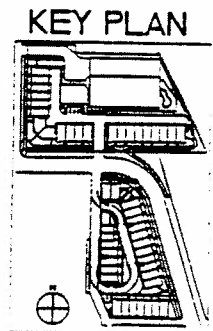
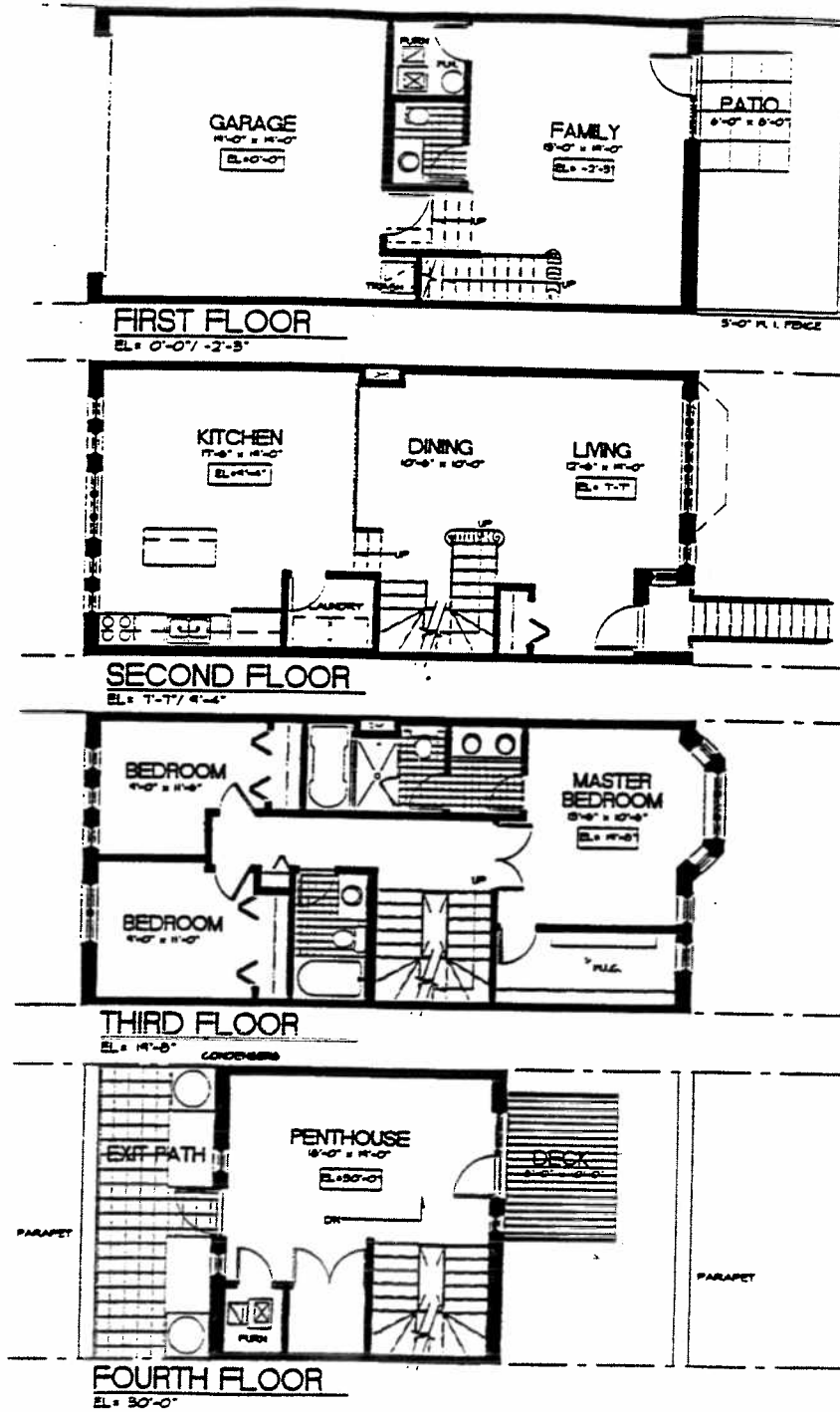
6 ENLARGED LANDSCAPE PLAN

Street Level Detail Plan.

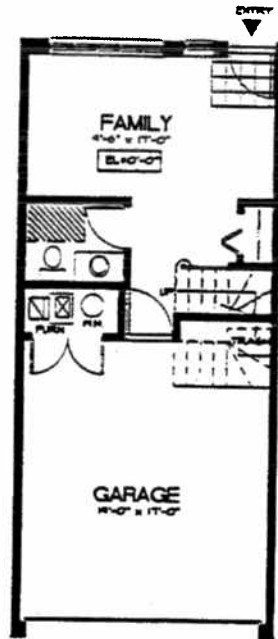


TYPICAL GATE ENTRY DETAIL

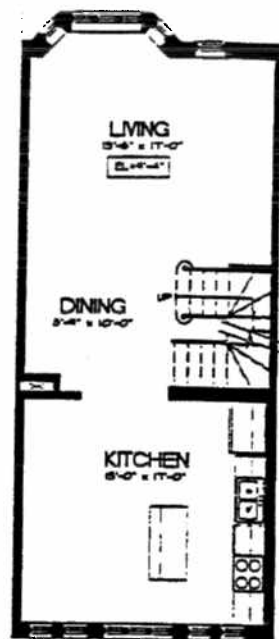
Typical Plan -- 20 Foot By
42 Foot Raised.



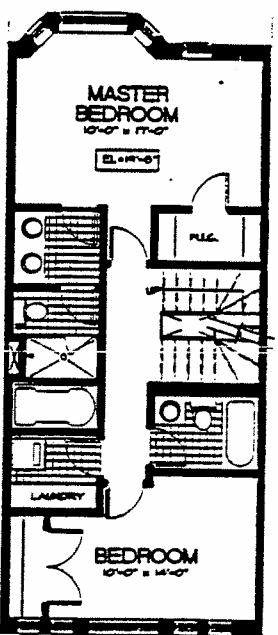
Typical Plan -- 18 Foot By
40 Foot On Grade.



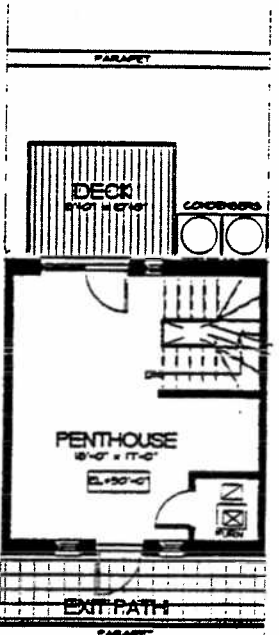
FIRST FLOOR
EL. 0'-0"



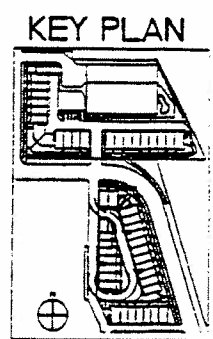
SECOND FLOOR
EL. 4'-4"



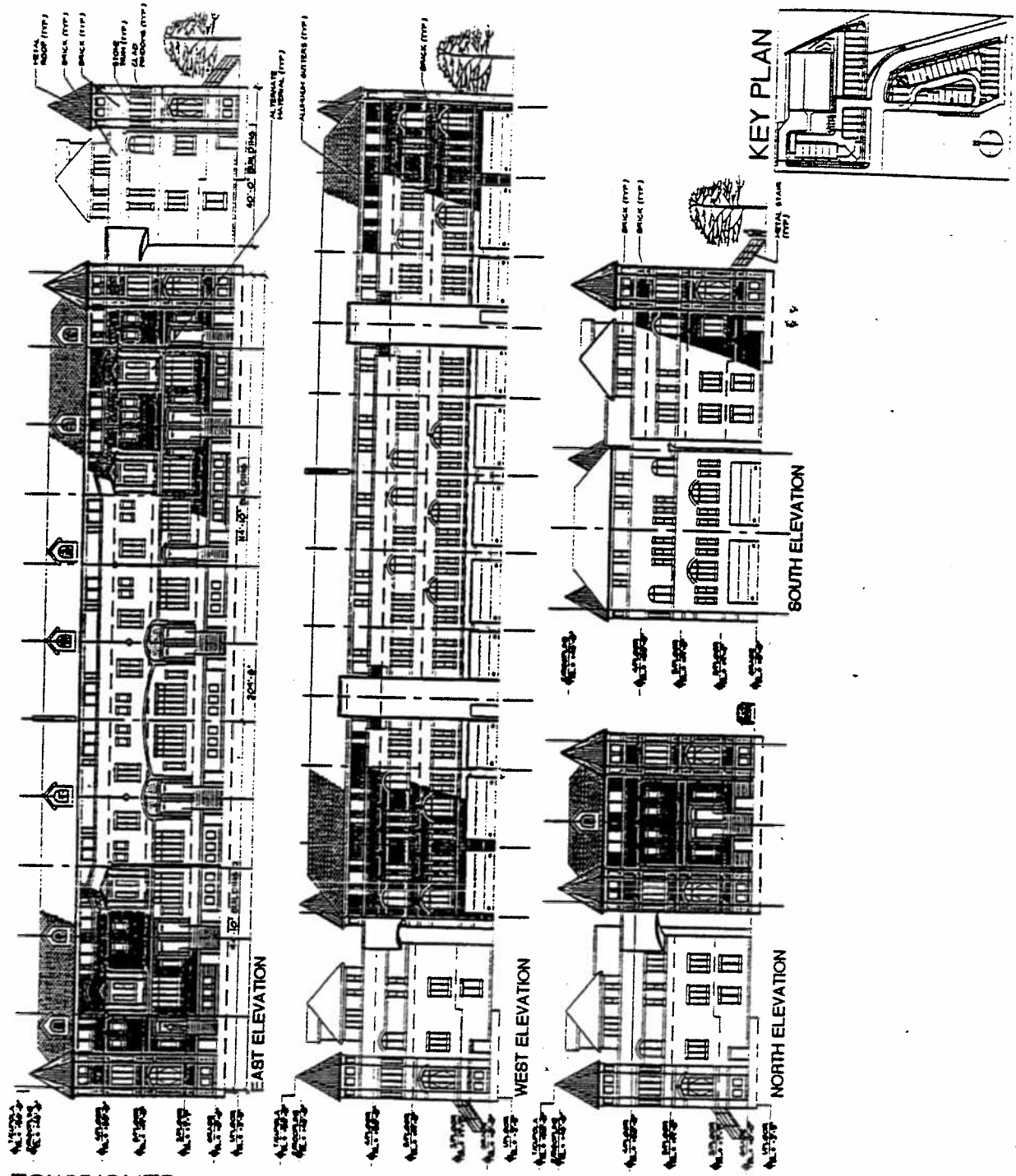
THIRD FLOOR
EL. 11'-0"



FOURTH FLOOR
EL. 20'-0"

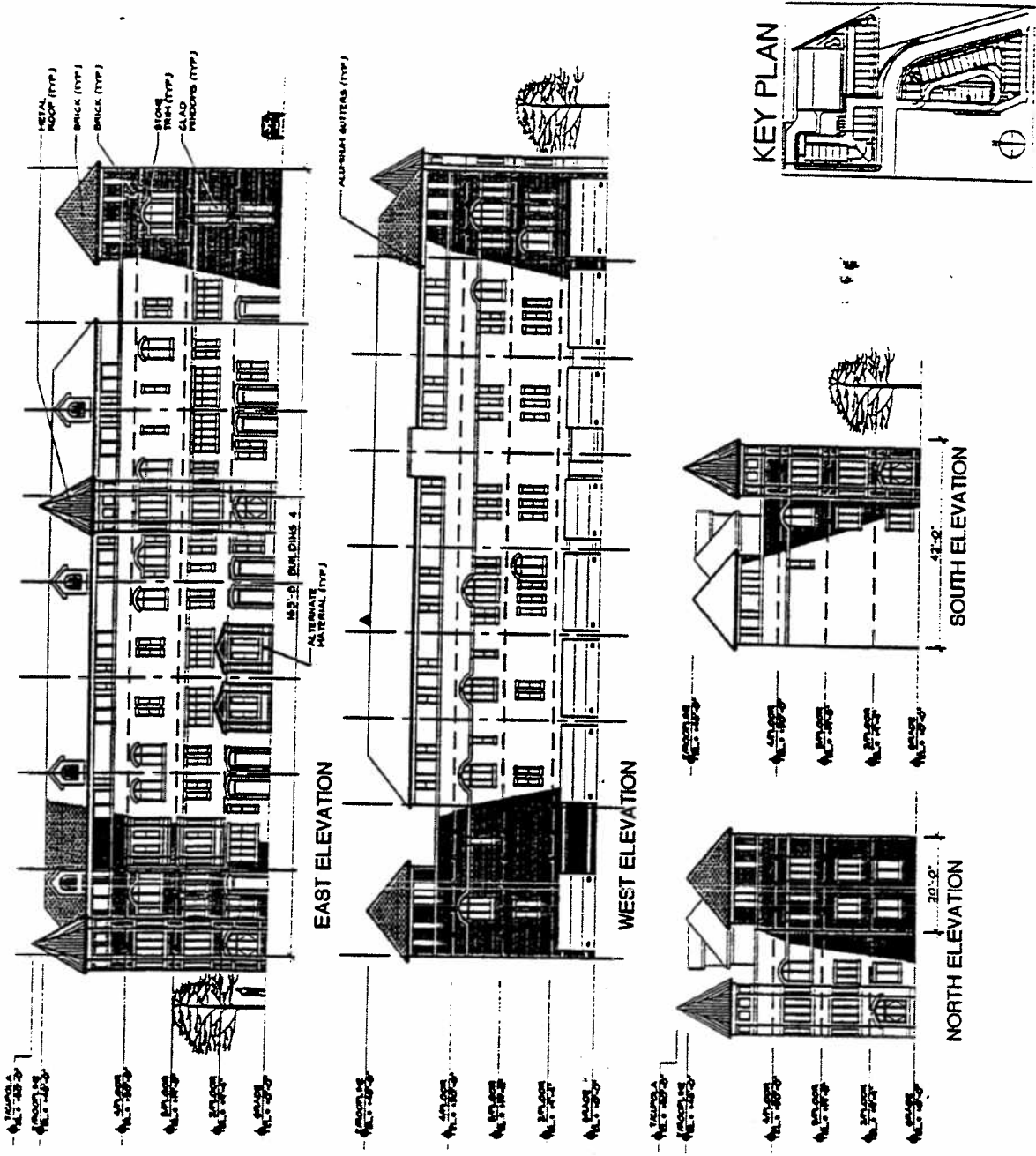


Townhomes -- South Calumet Avenue (1800 -- 1820).



TOWNHOMES - CALUMET AVE. (1800-1820)

Townhomes -- South Calumet
Parkway (1806 -- 1820).



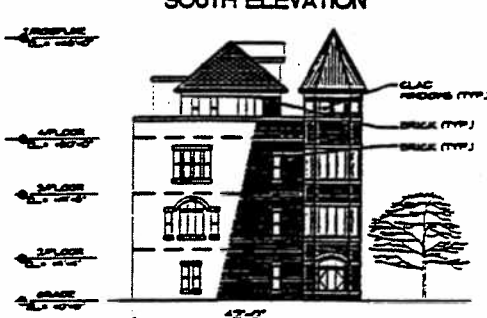
Townhomes -- South Calumet Parkway (1830).



NORTH ELEVATION



SOUTH ELEVATION

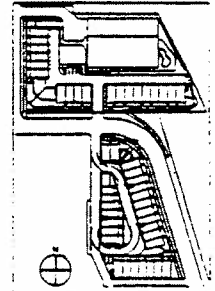


EAST ELEVATION

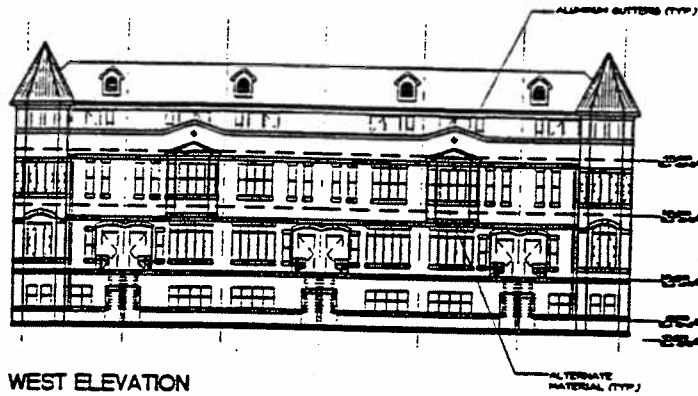


WEST ELEVATION

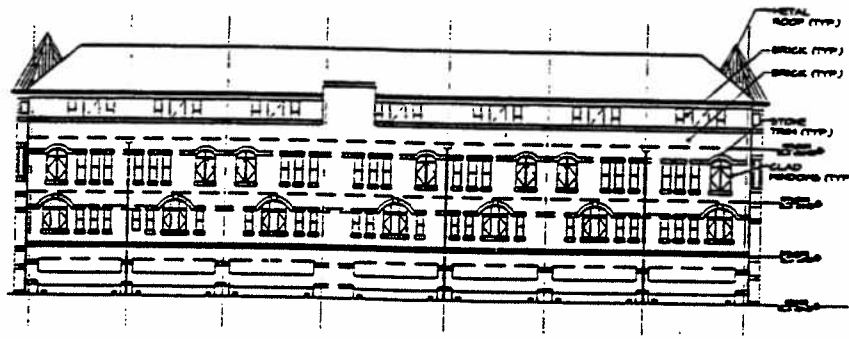
KEY PLAN



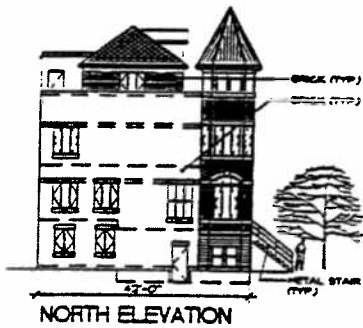
Townhomes -- South Prairie Avenue (1721 -- 1733).



WEST ELEVATION

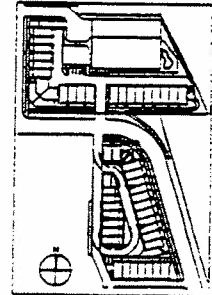


EAST ELEVATION

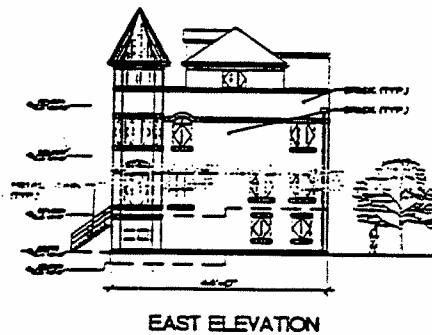
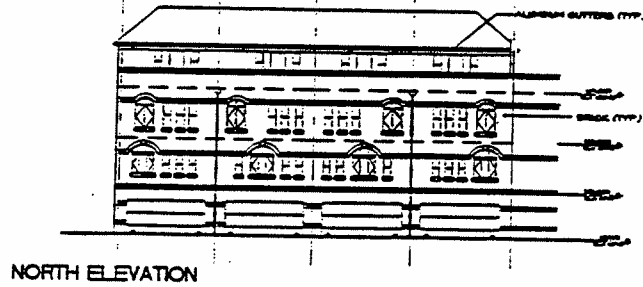
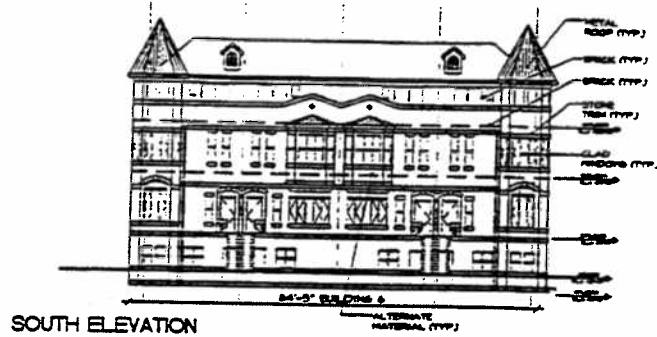


NORTH ELEVATION

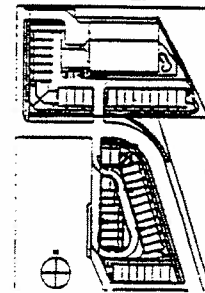
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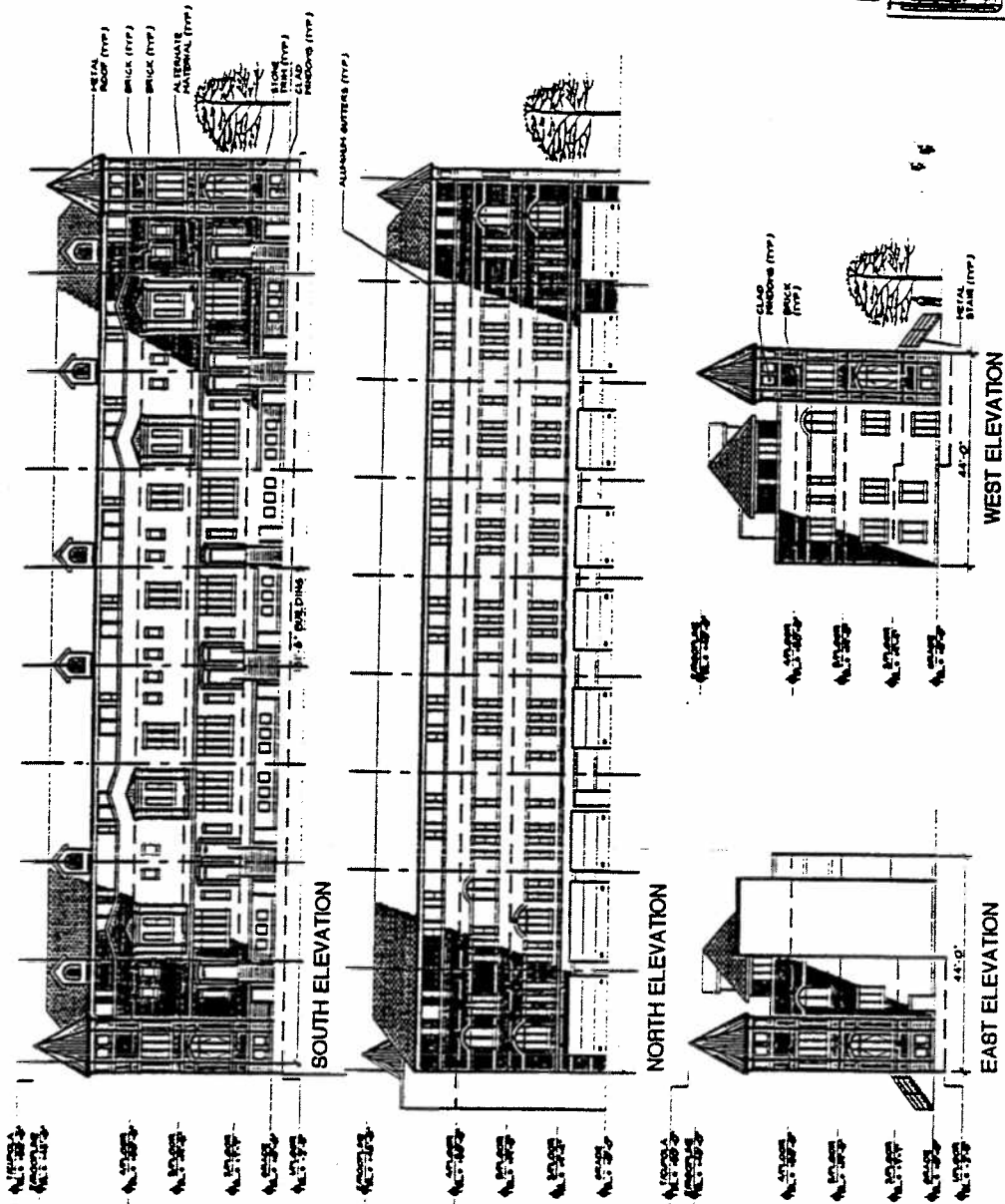
Townhomes -- East 18th Street
(300 -- 308).



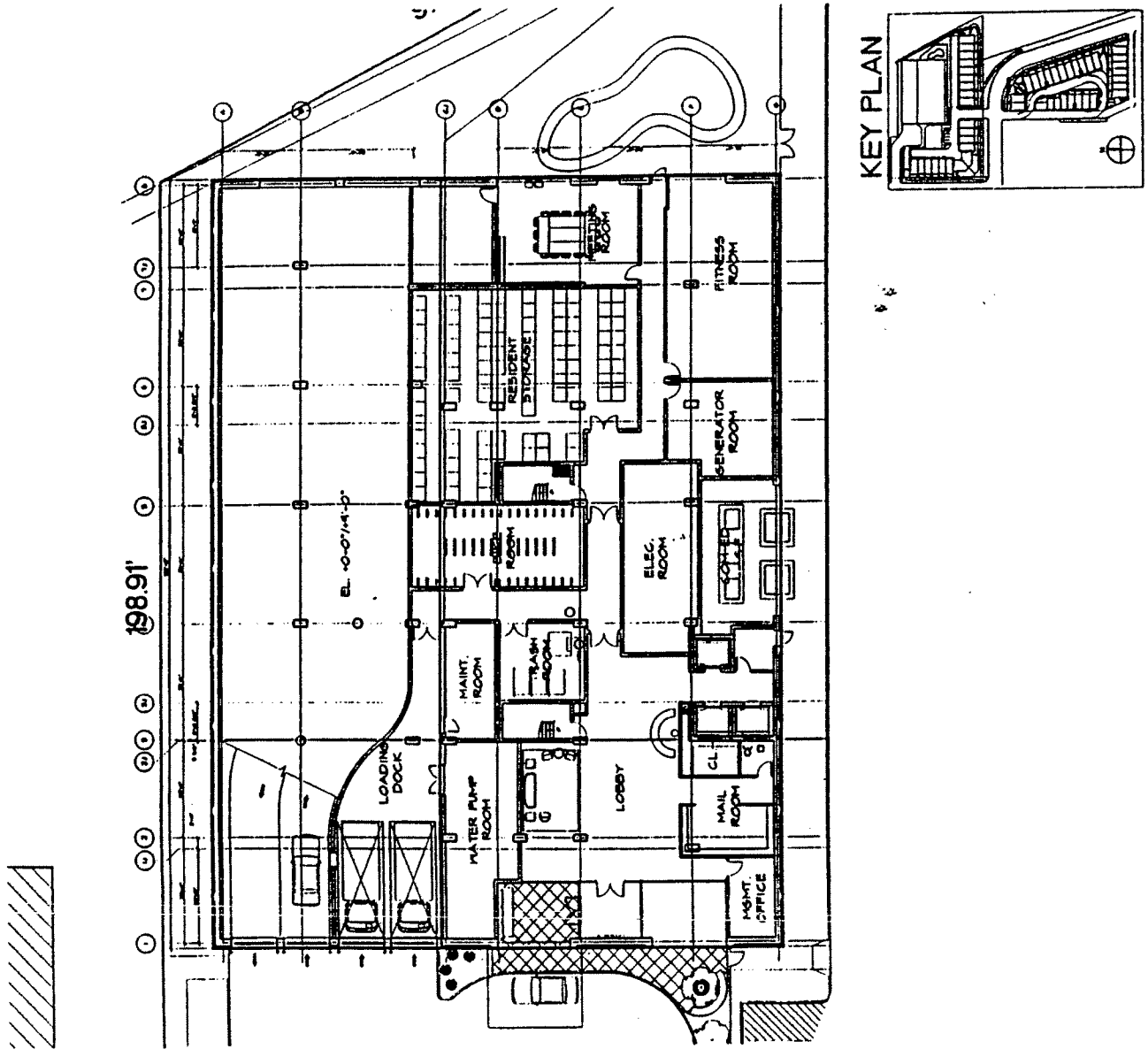
KEY PLAN



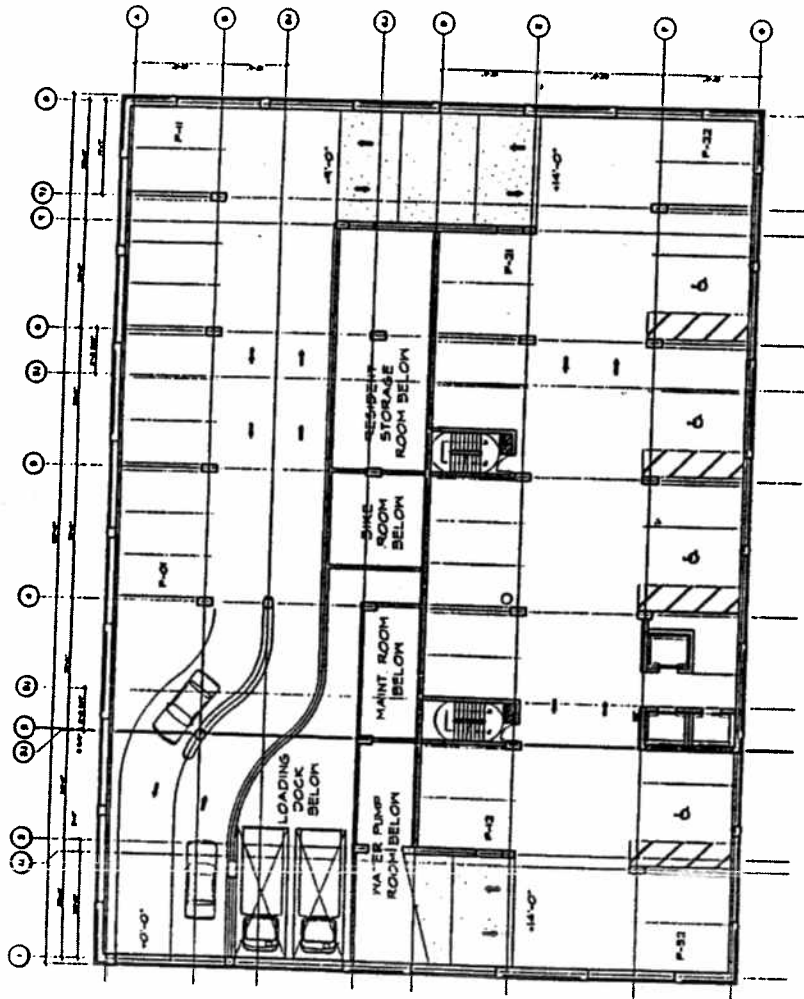
Townhomes -- East 18th Street
(310 -- 326).



First Floor Plan.

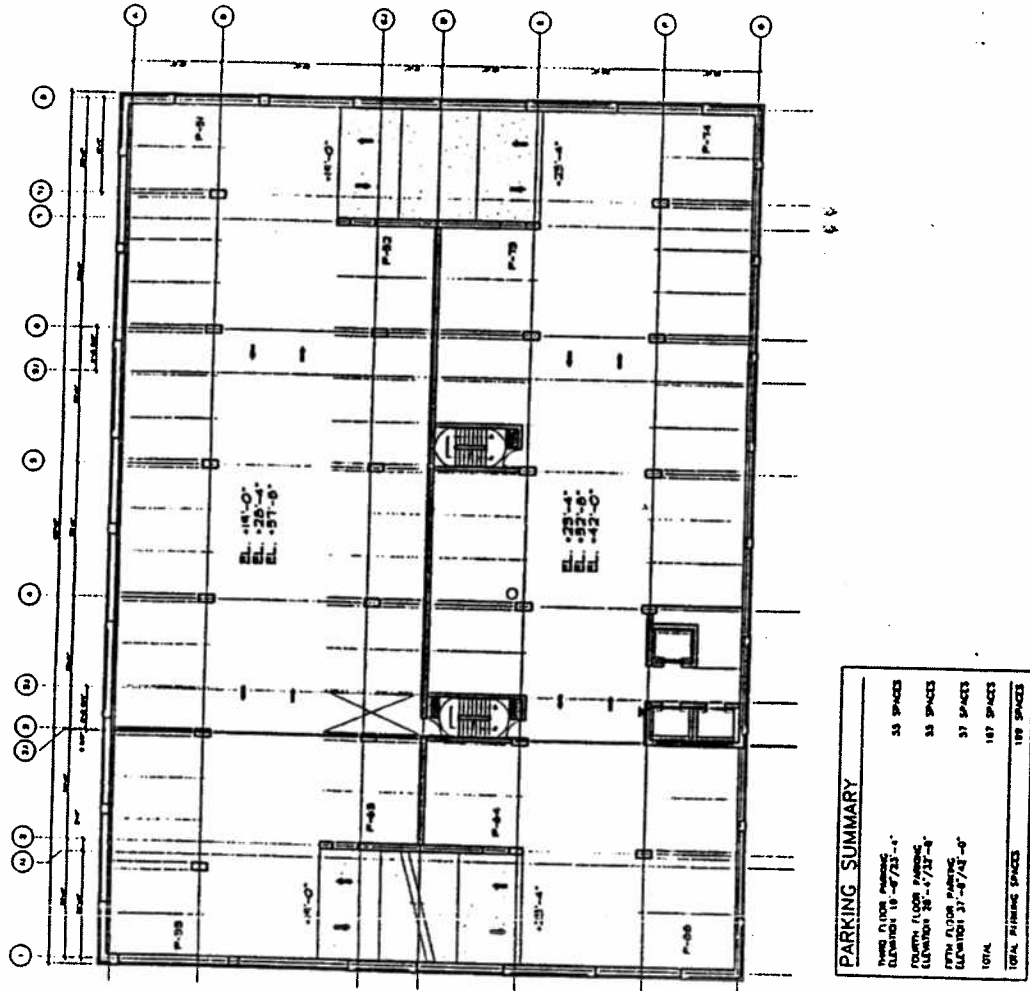


Second Floor Parking Plan.

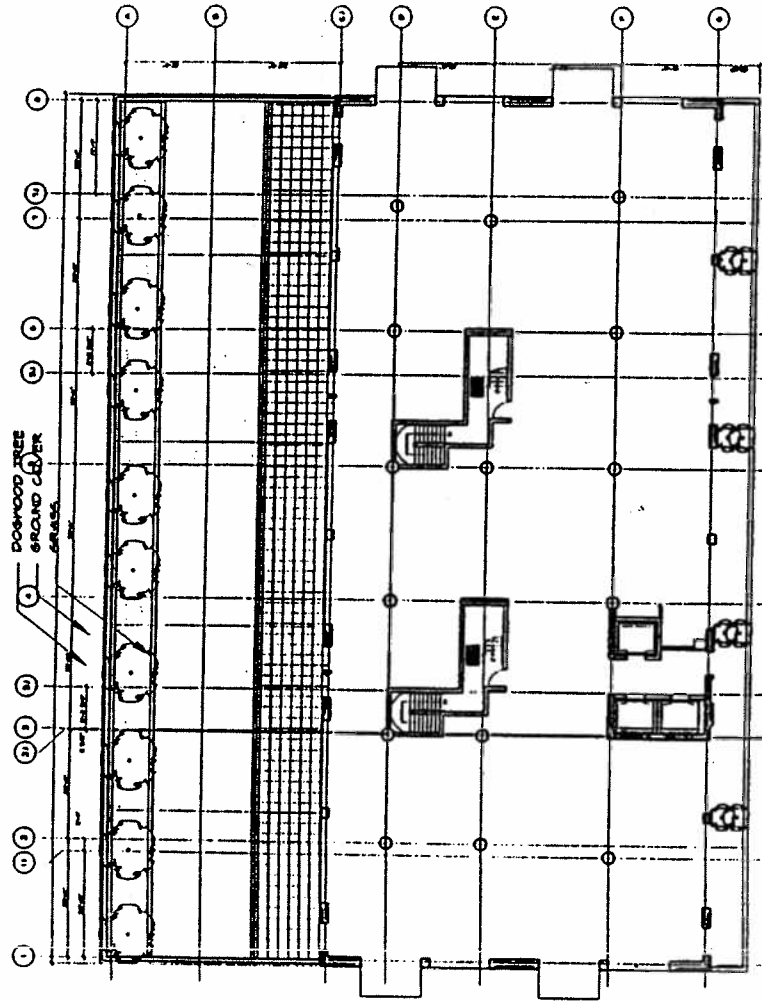


PARKING SUMMARY	
KLING PUMP ROOM	11 SPACES
WATER PUMP ROOM	17 SPACES
MAINT ROOM	3 SPACES
BIKE ROOM	3 SPACES
STORAGE ROOM	3 SPACES
TOTAL	37 SPACES
TOTAL PARKING SPACES	118 SPACES

Third, Fourth And Fifth
Floor Parking Plan.



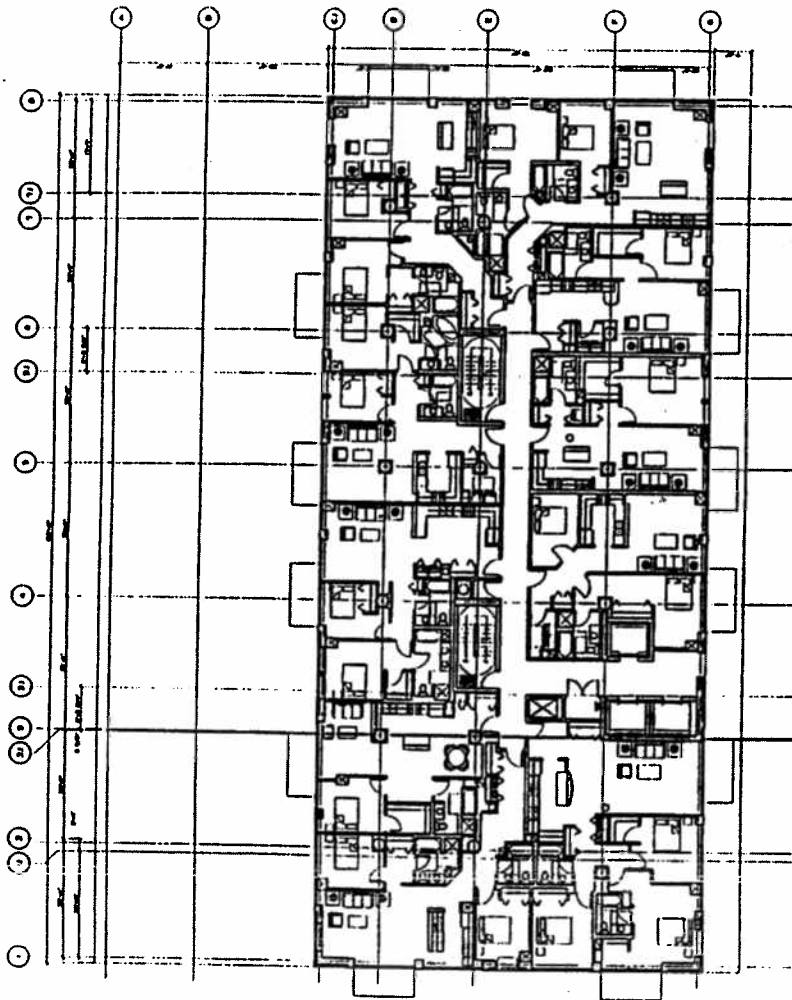
Sixth Floor Plan (Terrace Level).



DOCKWOOD TREE
GROUND COVER
GRASS

TYPICAL FLOOR	
TOTAL SQUARE FOOTAGE PER FLOOR	13,375 SQ. FT.
1 BEDROOM	1/2 FL. x 18 FL. = 36 (1082)
1 BEDROOM w/ BATH	1/2 FL. x 18 FL. = 18 (1082)
1 BEDROOM	1/2 FL. x 18 FL. = 18 (1082)
1 BEDROOM	1/2 FL. x 18 FL. = 18 (1082)
TOTAL APARTMENTS	18/FL. x 18 FL. = 180

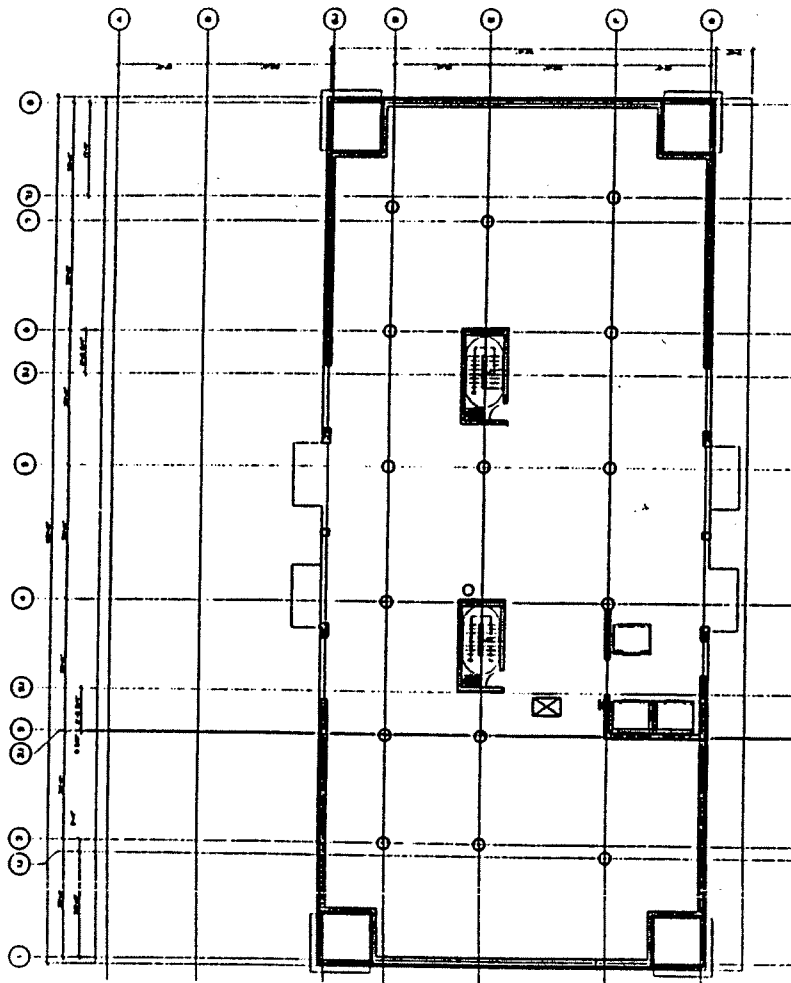
Seventh To Twenty-Second
Floor Typical Plan.



54

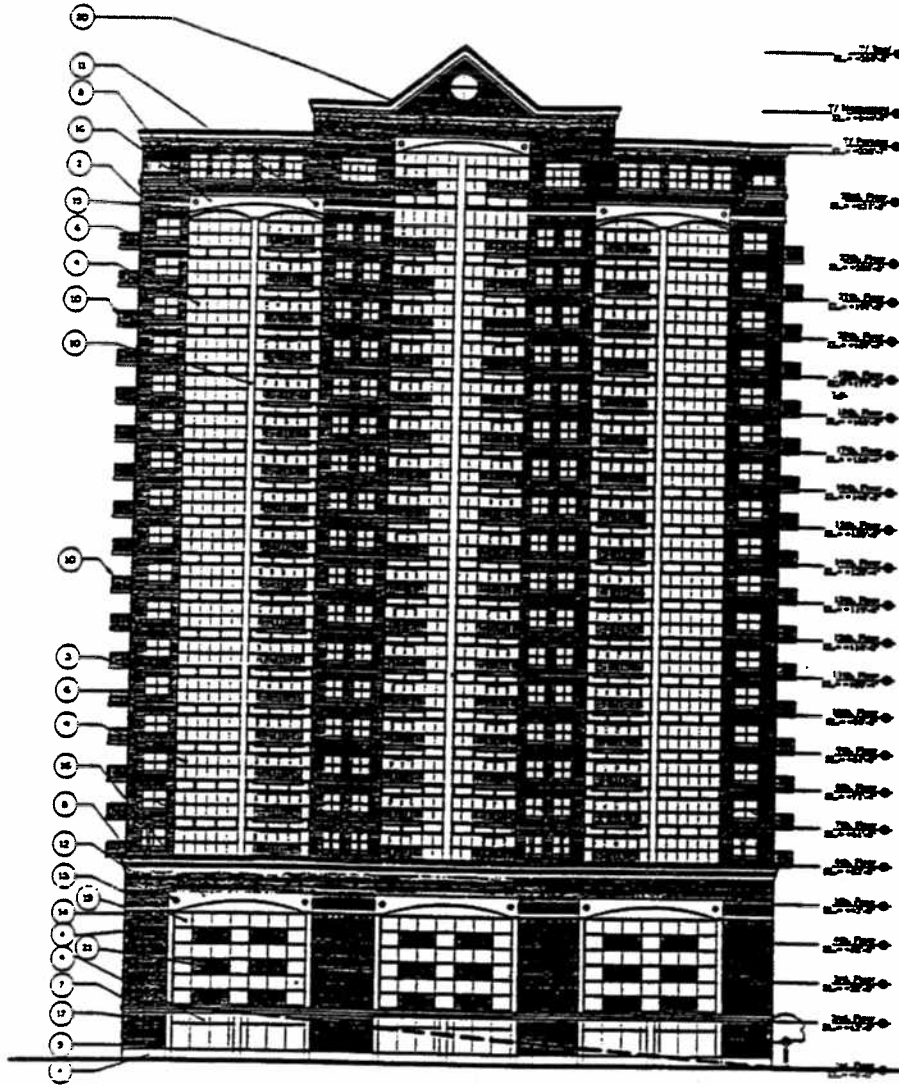
TYPICAL FLOOR	
TOTAL SQUARE FOOTAGE PER FLOOR	13375 SQ. FT.
1 BEDROOM	277/FL X 10 FL = 2770
1 BEDROOM w/ DEN	177/FL X 10 FL = 1770
2 BEDROOM	677/FL X 10 FL = 6770
3 BEDROOM	1777/FL X 10 FL = 17770
TOTAL APARTMENTS	10777 X 10 FL = 107770

Twenty-Third Floor Plan.



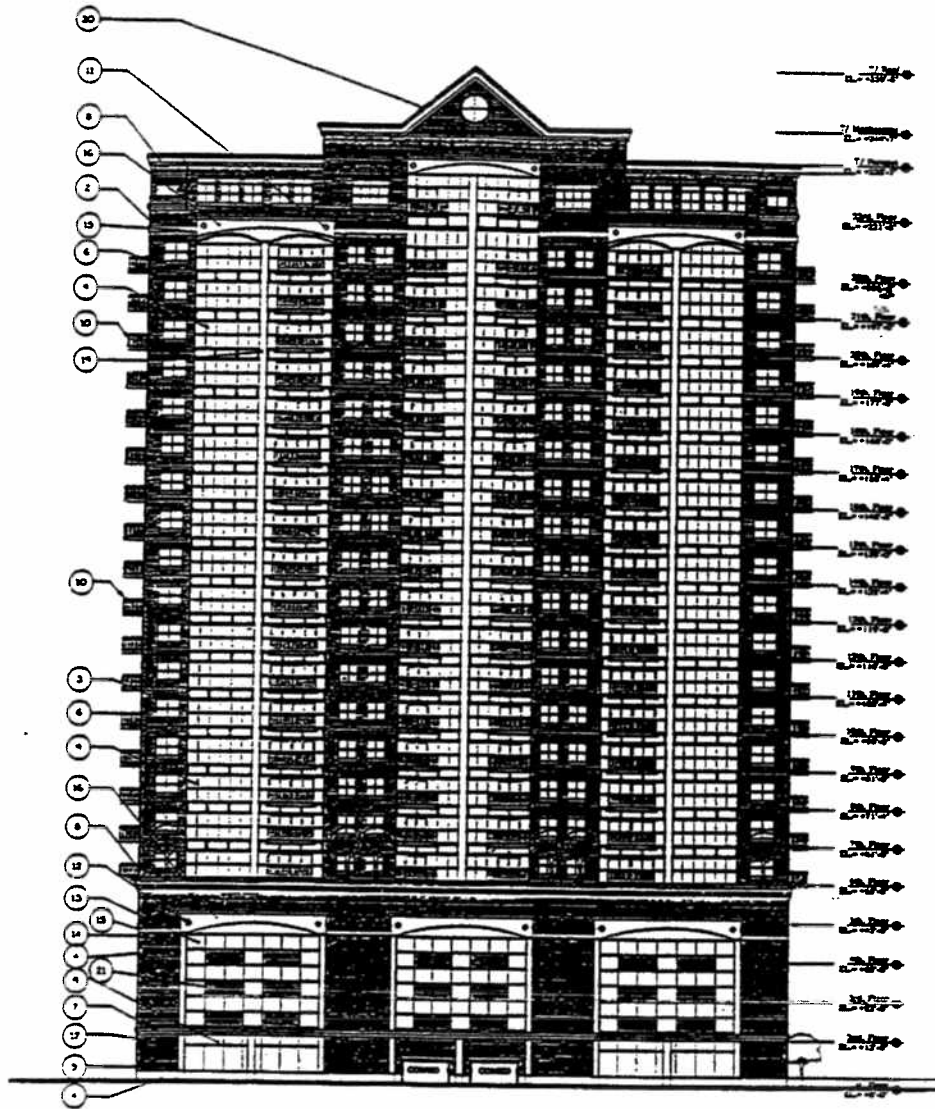
TYPICAL FLOOR	
TOTAL SQ. FT. FOOTAGE PER FLOOR	12278 SQ. FT.
1 BEDROOM	2 1/2 FL. x 18 FL. = 36 (2005)
2 BEDROOM	4 1/2 FL. x 18 FL. = 18 (1088)
3 BEDROOM	1 1/2 FL. x 18 FL. = 18 (1088)
TOTAL APARTMENTS	10 1/2 FL. x 18 FL. = 180

North Tower Elevation.



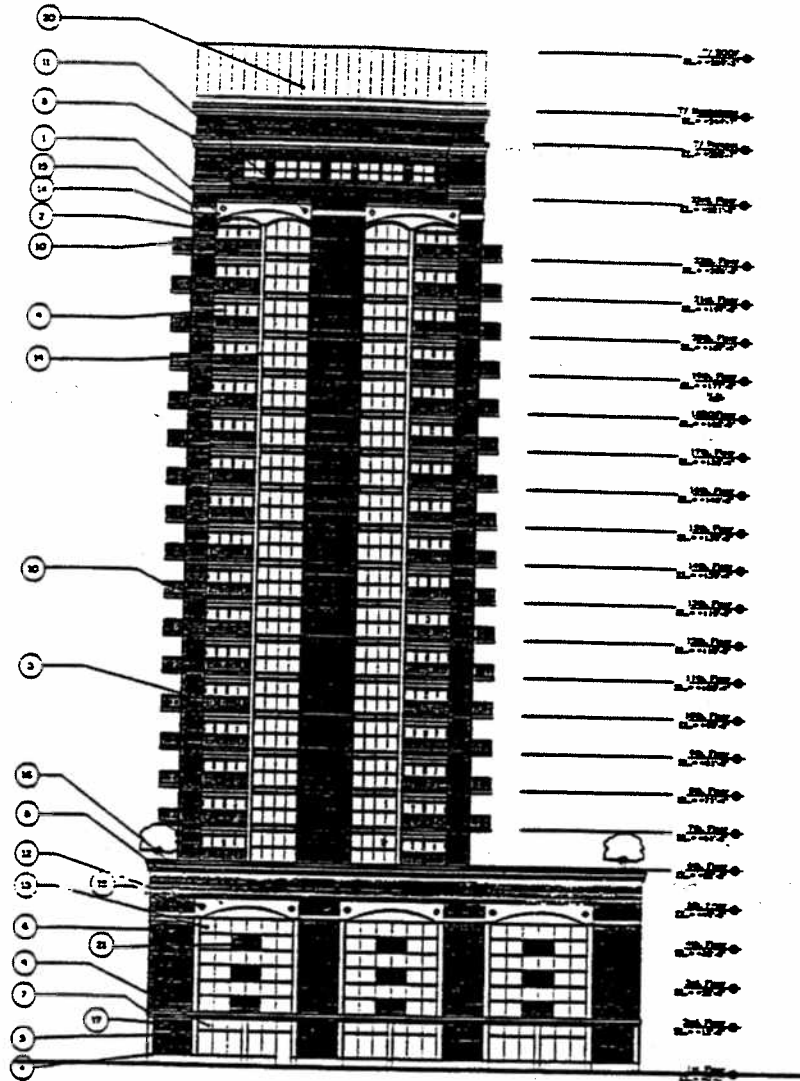
MATERIAL LEGEND			
⊙ EXPOSED CONCRETE WALL (PAINT)	⊙ PRECAST CAST STONE WINDOW HEAD & JAMB DETAIL	⊙ RECESSED ORANGE TILE	⊙ OCCUPANCY EGRESS LIGHT FIXTURE
⊙ 4"-x-12" (NORMAL) BRICK WITH CHG BACKUP, COLOR 1	⊙ 8" FRAME STONE OR EQUAL	⊙ LEADING FRAME	⊙ GARAGE DOOR
⊙ 4"-x-12" (NORMAL) BRICK WITH CHG BACKUP, COLOR 2	⊙ PRECAST CAST STONE CORNICE	⊙ ALUMINUM STONE FRONT W/ 1" THICK CLADDING	⊙ PRECAST CAST STONE WALLTOP
⊙ 4"-x-12" FRAME STONE WITH CHG BACKUP, COLOR 3	⊙ ALUMINUM STONE/FRONT SYSTEM WITH 1" CLADDING, HYPERFORMED W/ POLYSPANDER, UPPER PANEL & ENTRANCE DOORS AS SHOWN. (METAL SPANDER TO BE ALUMINUM SYSTEM/SCREEN)	⊙ SOLID ORANGE BRICK	⊙ METAL ROOF TO MATCH ALUMINUM SPANDER (GREEN)
⊙ CHG STONE/ CHG BACKUP	⊙ BALCONY W/ IRON RAIL	⊙ FRAME STONE BAND	⊙ ALUMINUM LEANED TO MATCH ALUMINUM COLOR
		⊙ PRECAST STONE	

South Tower Elevation.



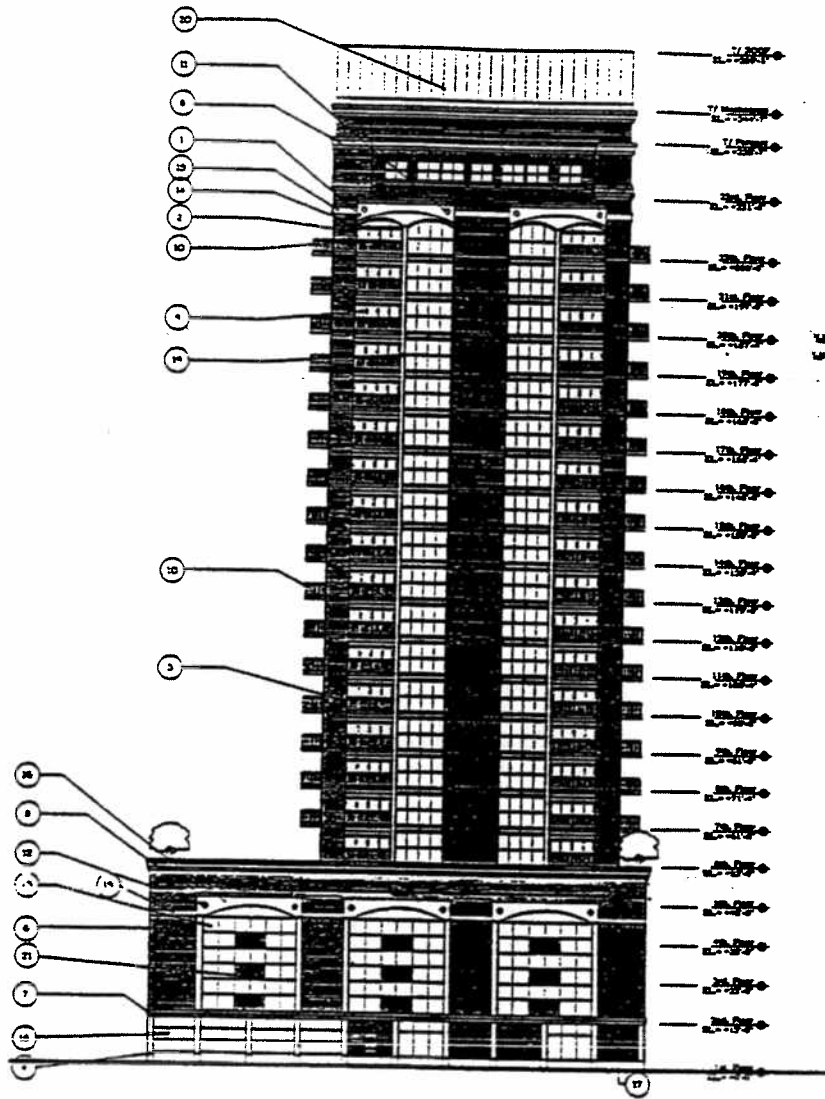
MATERIAL LEGEND			
①	COURED CONCRETE WALL (PAINT)	⑪	PRECAST CAST STONE WINDOW HEAD & JAMB DETAIL
②	4"x6"x12" (HORIZONTAL) BRICK WITH CHU BRICKP. COLOR 1	⑫	8" PINKIE STONE OR EQUAL
③	4"x6"x12" (HORIZONTAL) BRICK WITH CHU BRICKP. COLOR 2	⑬	PRECAST CAST STONE CORNICE
④	4"x6"x12" PINKIE STONE WITH CHU BRICKP. COLOR 3	⑭	ALUMINUM STOREFRONT SYSTEM WITH 1" GLAZING. INTERIOR/EXT. SILL/SWINGING, UPPER PANEL & ENTRANCE DOORS AS SHOWN. DETAIL SHOWN TO BE ALUMINUM SYSTEM/WORKING
⑤	CHU STONE/ CHU BRICK-UP	⑮	RECESSED GRANITE TILE
		⑯	LOOKING FEATURE
		⑰	ALUMINUM STORE FRONT
		⑱	9/1" TYPED GLAZING
		⑲	SOLDER COURSE BRICK
		⑳	PINKIE STONE BAND
		㉑	PRECAST STONE
		㉒	DECORATIVE PROJECT LIGHT FEATURE
		㉓	CANOPY DOOR
		㉔	PRECAST CAST STONE BRICKLICH
		㉕	METAL RIB TO MATCH ALUMINUM STOREFRONT (GREEN)
		㉖	ALUMINUM LOUVER TO MATCH ALUMINUM COLOR
		㉗	BALCONY 9/1" BRICK RAIL

East Tower Elevation.



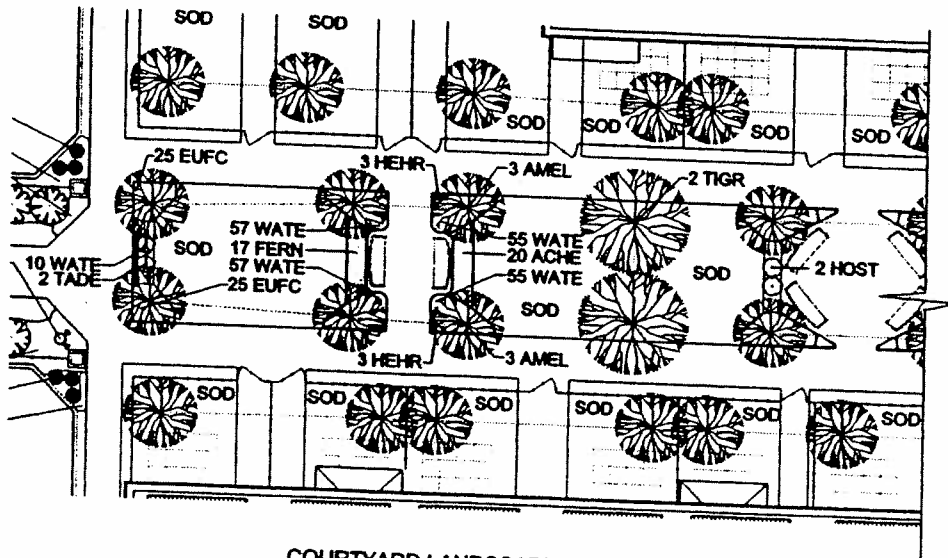
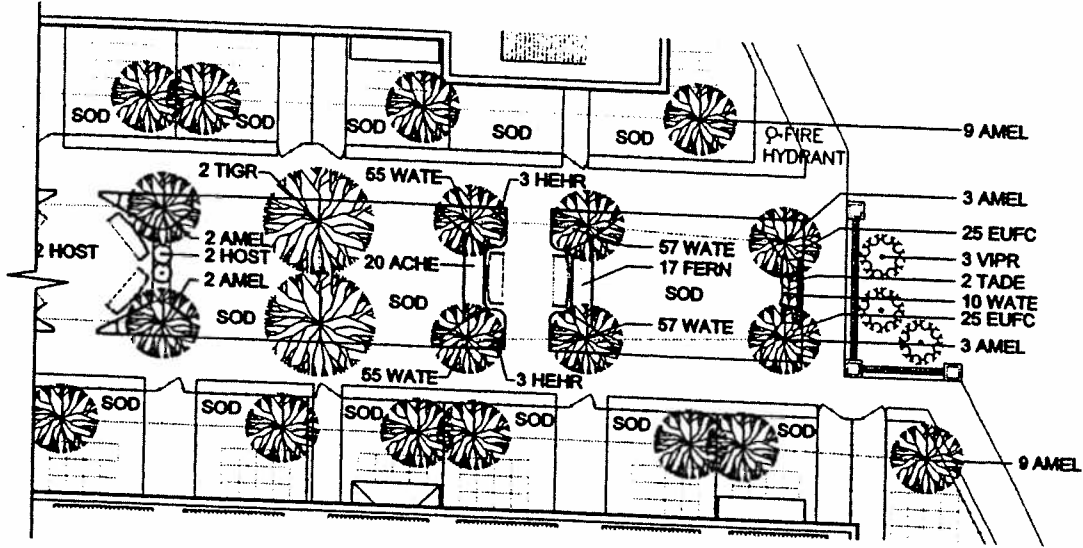
MATERIAL LEGEND			
①	①	①	①
②	②	②	②
③	③	③	③
④	④	④	④
⑤	⑤	⑤	⑤
⑥	⑥	⑥	⑥
⑦	⑦	⑦	⑦
⑧	⑧	⑧	⑧
⑨	⑨	⑨	⑨
⑩	⑩	⑩	⑩
⑪	⑪	⑪	⑪
⑫	⑫	⑫	⑫
⑬	⑬	⑬	⑬
⑭	⑭	⑭	⑭
⑮	⑮	⑮	⑮
⑯	⑯	⑯	⑯
⑰	⑰	⑰	⑰
⑱	⑱	⑱	⑱
⑲	⑲	⑲	⑲
⑳	⑳	⑳	⑳

West Tower Elevation.



MATERIAL LEGEND			
1 EXPOSED CONCRETE WALL (PAINT)	11 PRECAST CAST STONE WINDOW HEAD & JAMB DETAIL	16 ACCESSORY GRANITE TILE	21 DECORATIVE IMPROVED LIGHT FIXTURE
2 4"x8"x12" (NORMAL) BRICK WITH CHM BACKUP, COLOR 1	12 8" PRIME STONE ON EDGAL	17 LIGHTING FIXTURE	22 GARAGE DOOR
3 4"x8"x12" (NORMAL) BRICK WITH CHM BACKUP, COLOR 2	13 PRECAST CAST STONE CORNICE	18 ALUMINUM STORE FRONT	23 PRECAST CAST STONE WALLTOP
4 4"x8"x12" PRIME STONE WITH CHM BACKUP, COLOR 2	14 ALUMINUM STOREFRONT SYSTEM WITH 1" GLASSING INTEGRATED W/ SCL/SPANDREL UPPER PANEL & CYRANOLIC DOORS (AS SHOWN (METAL SPANDREL TO BE ALUMINUM SYSTEM/FRONT))	19 SOLIDER COURSE BRICK	24 METAL ROOF TO MATCH ALUMINUM SPANDREL (GREEN)
5 CHM STONE/ CHM BACKUP	15 BALCONY W/ HIGH RAIL	20 PRIME STONE BAND	25 ALUMINUM LOUNDER TO MATCH ALUMINUM COLOR
		26 PRECAST STONE	

Courtyard Landscape Plan -- Subarea C (Townhomes).



COURTYARD LANDSCAPE PLAN

PRAIRIE DISTRICT HOMES II - SUB AREA C (TOWNHOMES)

APPLICANT: CENTRAL STATION L.L.C.
 ADDRESS: 1621-1737 SOUTH PRAIRIE AVENUE 1800-1830 SOUTH CALUMET AVENUE
 317-325 EAST 18TH STREET 300-336 EAST 18TH STREET CHICAGO, IL
 DATE: JULY 18, 2002 (REVISED)



Building Section Through Tower
And Townhome.

