

PD 793

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A-8846

Reclassification Of Area Shown On Map No. 2-J.

(As Amended)

(Application No. A-8846)

(Common Address: 3440 -- 3456 W. Roosevelt Rd., 1133 S. St. Louis Ave.

And 3443 -- 3445 W. Grenshaw St.)

[SO2023-0004241]

RB PD 793,09

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the Residential Planned Development Number 793 symbols and indications as shown on Map Number 2-J in the area bounded by:

West Grenshaw Street; a line 182.13 feet east of South St. Louis Avenue; the alley next south of and parallel to West Grenshaw Street; a line 222.13 feet east of South St. Louis Avenue; West Roosevelt Road; South St. Louis Avenue; the alley next south of and parallel to West Grenshaw Street; a line 122.13 feet east of South St. Louis Avenue; a line 50 feet south of West Grenshaw Street; and South St. Louis Avenue,

to those of Residential Planned Development Number 793, as amended, which is hereby established in the area above described.

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

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

*Residential-Business Planned Development No. 793, As Amended.**Planned Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately 40,123 square feet (0.92 acres) net site area (the "Property") which is depicted on the attached Planned Development Boundary Map and is to be rezoned by the Applicant, Roosevelt Towers Limited Partnership, an Illinois limited partnership (the "Applicant").
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 (including any condominium or homeowners' association which is formed), grantees, and lessees, and, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder, and any ground lessors. Furthermore, if applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made by persons other than the Applicant, then, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time such applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this planned development are made. 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 the Applicant or all owners of the Property (or where a condominium or homeowners' association is formed, on behalf of the condominium owners or homeowners, by said associations).
4. This Planned Development consists of 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 prepared by Thomas Hickey and Associates dated July 12, 2001 (consistent with pages 66588 -- 66590 in the approved planned development ordinance from September 5, 2001). 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 herein and these and no other zoning controls shall apply. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: elderly housing, medical clinics, recreational, accessory off-street parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the Department of Planning and Development.

7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, or within fire lanes. Off-street parking and ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance thereto in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements of the Property shall be designed and installed in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, all landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, 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 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 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 ("ASHRAE") and the Illuminating Engineering Society ("IES"). 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 that 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 ("MOPD") 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 17-13-0611 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
- 14. All anticipated improvements within the Planned Development, as amended, have been completed and, therefore, the Planned Development is now vested.

[Existing Zoning Map; Existing Land Uses; Boundary Map; and Site Plan referred to in these Plan of Development Statements printed on pages 7840 through 7843 of this *Journal*.]

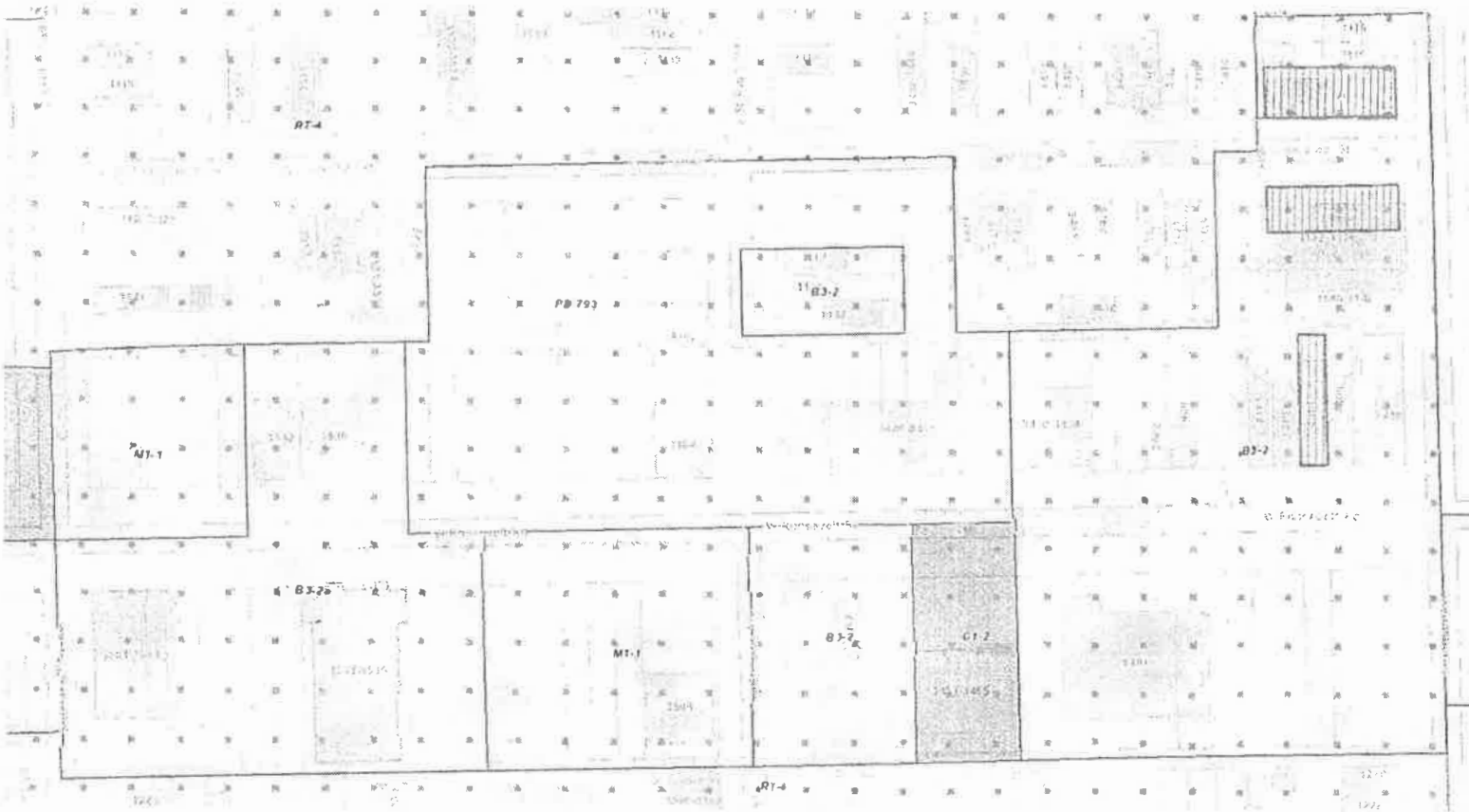
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 793, As Amended

Bulk Regulations And Data Table.

Gross Site Area:	67,865 square feet
Public Right-of-Way:	27,742 square feet
Net Site Area:	40,123 square feet
Maximum Height:	77 feet, 9 inches
Overall Maximum FAR:	2.5
Maximum Number of Dwelling Units:	130
Minimum Number of Off-Street Parking Spaces:	30
Minimum Number of Off-Street Loading Spaces:	1
Minimum Periphery Setbacks:	In accordance with site plan

**RESIDENTIAL PLANNED DEVELOPMENT 793
EXISTING ZONING MAP**



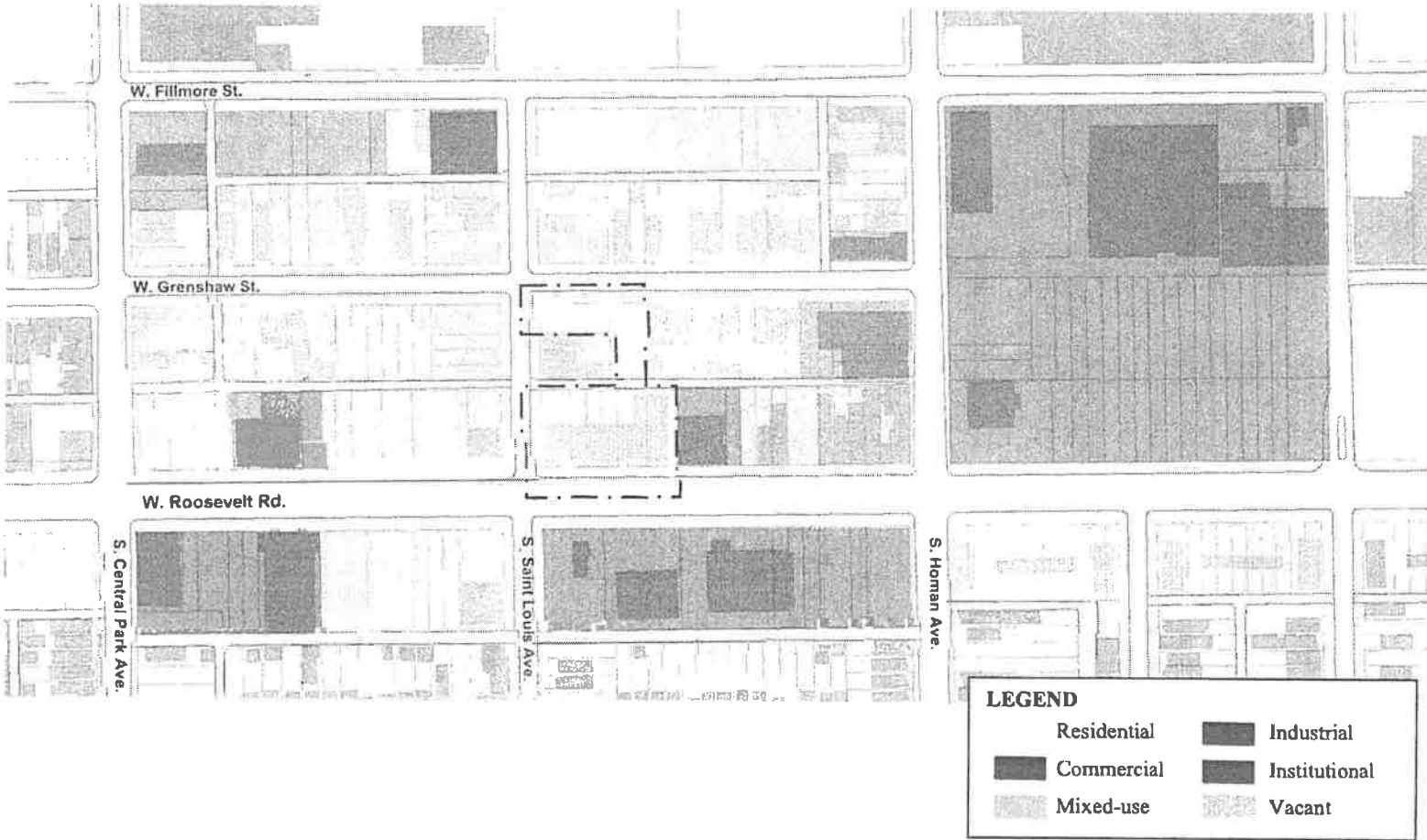
APPLICANT: Alderwoman Monique Scott (24th Ward)

ADDRESS: 3440-3456 West Roosevelt Road; 1133 South St. Louis Avenue; 3443-3445 West Gresham Street

DATE INTRODUCED: September 13, 2023

PLAN COMMISSION: November 16, 2023

**RESIDENTIAL PLANNED DEVELOPMENT 793
EXISTING LAND USES**



APPLICANT: Alderwoman Monique Scott (24th Ward)

ADDRESS: 3440-3456 West Roosevelt Road; 1133 South St. Louis Avenue; 3443-3445 West Grenshaw Street

DATE INTRODUCED: September 13, 2023

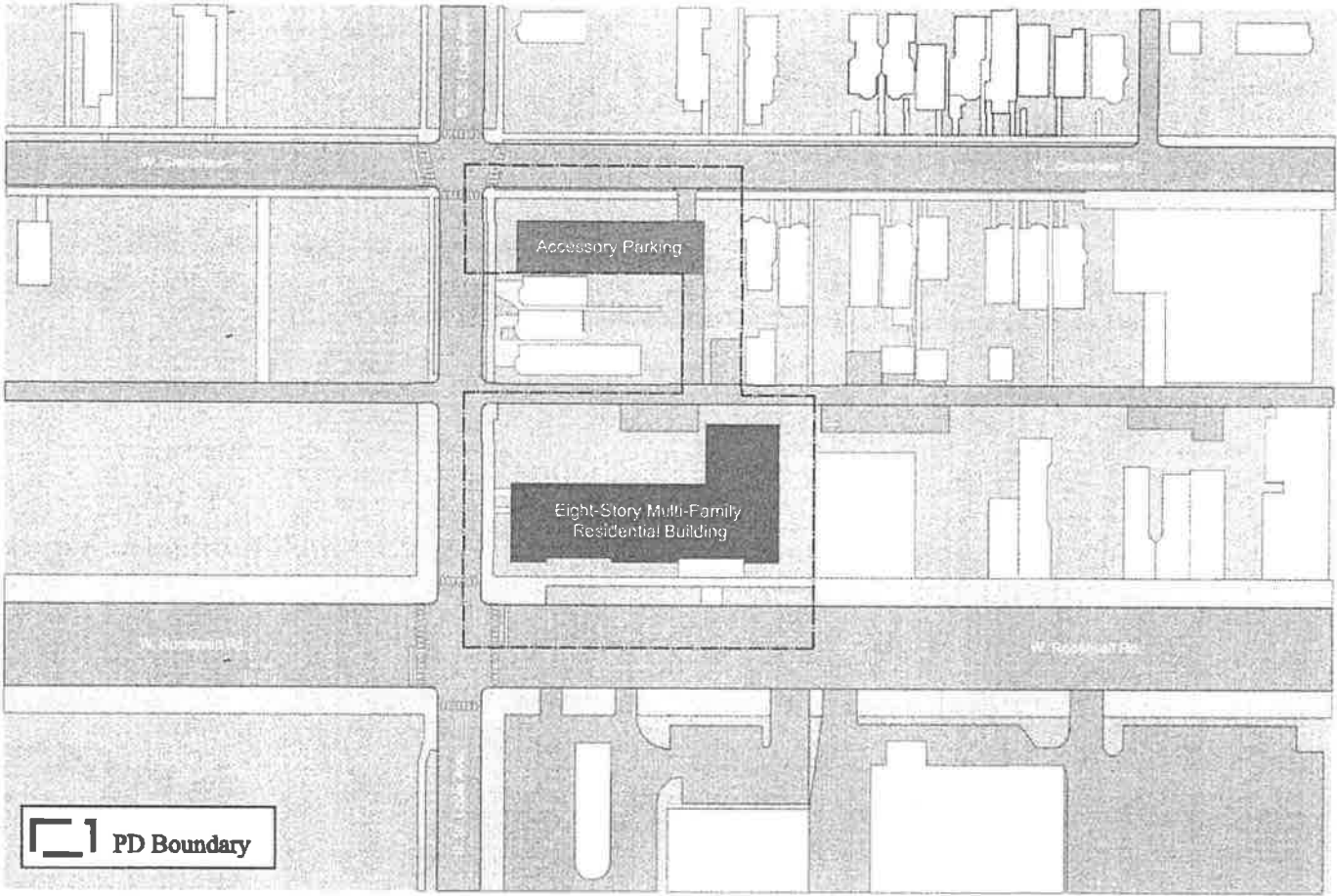
PLAN COMMISSION: November 16, 2023

**RESIDENTIAL PLANNED DEVELOPMENT 793
BOUNDARY MAP**



APPLICANT: Alderwoman Monique Scott (24th Ward)
ADDRESS: 3440-3456 West Roosevelt Road; 1133 South St. Louis Avenue; 3443-3445 West Grenshaw Street
DATE INTRODUCED: September 13, 2023
PLAN COMMISSION: November 16, 2023

**RESIDENTIAL PLANNED DEVELOPMENT 793
SITE PLAN**



APPLICANT: Alderwoman Monique Scott (24th Ward)
ADDRESS: 3440-3456 West Roosevelt Road; 1133 South St. Louis Avenue; 3443-3445 West Grenshaw Street
DATE INTRODUCED: September 13, 2023
PLAN COMMISSION: November 16, 2023

Reclassification Of Area Shown On Map No. 2-J.

RT4

(Application No. A-8844)

(Common Address: 3513 -- 3527 W. Grenshaw St. And 1134 -- 1142 S. St. Louis Ave.)

[O2023-0004238]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the Residential Planned Development Number 793 symbols and indications as shown on Map Number 2-J in the area bounded by:

West Grenshaw Street; South St. Louis Avenue; the alley next south of and parallel to West Grenshaw Street; and a line 272.5 feet west of South St. Louis Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District which is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 2-J.

B3-3

(Application No. A-8845)

(Common Address: 3512 -- 3526 W. Roosevelt Rd. And 1154 S. St. Louis Ave.)

[O2023-0004239]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all the Residential Planned Development Number 793 symbols and indications as shown on Map Number 2-J in the area bounded by:

South St. Louis Avenue; West Roosevelt Road; a line 292.5 feet west of South St. Louis Avenue; and the alley next south of and parallel to West Grenshaw Street,

to those of a B3-3 Community Shopping District which is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 3-1.

(As Amended)

(Application No. 21075T1)

(Common Address: 1429 N. Fairfield Ave.)

[O2022-1946/SO2023-0004773]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-1 in the area bounded by:

a line 300.0 feet south of and parallel to West Le Moyne Street; the public alley next east of and parallel to North Fairfield Avenue; a line 325.0 feet south of and parallel to West Le Moyne Street; and North Fairfield Avenue,

to those of an RM4.5 Residential Multi-Unit District.

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

[Site Plan and General Information; Existing and Proposed
Basement, 1st, 2nd and 3rd Floor Plans; and Existing and
Proposed North, South, East and West Building
Elevations attached to this ordinance
printed on pages 7847 through
7855 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:

*Reclassification Of Area Shown On Map Number 2-F.
(Application Number 13381)*

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 B6-7 Restricted Central Business District symbols and indications as shown on Map Number 2-F in the area bounded by:

the alley next north of West Adams Street; a line 180.76 feet east of North Wells Street; West Adams Street; and a line 90 feet east of North Wells Street,

to those of a B7-7 General Central Business District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 2-J.
(As Amended)
(Application Number 13379)*

RBPD 793

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 B5-2 General Service District and R4 General Residence District symbols and indications as shown on Map Number 2-J in the area bounded by:

West Grenshaw Street; a line 172.13 feet east of South St. Louis Avenue; the alley next south of and parallel to West Grenshaw Street; a line 222.13 feet east of South St. Louis Avenue; West Roosevelt Road; a line 292.65 feet west of South St. Louis Avenue; the alley next north of and parallel to West Roosevelt Road; a line 267.64 feet west of South St. Louis Avenue; West Grenshaw Street; South St. Louis Avenue; the alley next south of and parallel to West Grenshaw Street; a line 122.13 feet east of South St. Louis Avenue; a line 50.02 feet south of West Grenshaw Street; and South St. Louis Avenue,

to those of a B5-3 General Service District.

SECTION 2. That all B5-3 General Service District symbols within said area be changed to that of a Residential Business Planned Development which is hereby established in the area specified herein subject to such use and bulk regulations as are set forth in the Residential Business Planned Development statements attached hereto.

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

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

Residential-Business Planned Development Number 793

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately ninety-seven thousand seven hundred sixty-six (97,766) square feet (two and twenty-four hundredths (2.24) acres) of net site area (the "Property") which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map and is to be rezoned by the applicant, Roosevelt Towers Limited Partnership, an Illinois limited partnership (the "Applicant").
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 (including any condominium or homeowners' association which is formed), grantees, and lessees, and, if different than the Applicant, the legal title holders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any homeowners' association which is formed) and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, if applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this

planned development are made by persons other than the Applicant, then, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time such applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this planned development are made. 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 the Applicant or all of the owners of the Property (or where a condominium or homeowners' association is formed, on behalf of the condominium owners or homeowners, by said association).

4. This planned development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning and Street Map; an Existing Land-Use Area Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by Thomas Hickey and Associates dated July 12, 2001. A full size set of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This planned development is applicable to the area delineated herein and these and no other zoning or land-use controls shall apply.
5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: multi-family residential housing for the elderly, medical clinics, recreational, accessory off-street parking and related uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the Department of Planning and Development.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, or within fire lanes. Off-street parking and ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

8. In addition to the maximum height of any building or any appurtenance thereto in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
10. Improvements of the Property shall be designed and installed in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, all landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Public pedestrian access shall be maintained to the landscaped open space within the vacated portion of South St. Louis Avenue at all times.
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 in nature, 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 that 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 that 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 hereunder by this planned development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the pre-existing B5-2 General Service District and R-4 General Residence District classifications. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 66583 through 66590 of this Journal.]

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

*Residential Planned Development Number 793.**3440 - 3512 West Roosevelt Road.**Plan Of Development**Bulk Regulations And Data Table.*

Gross Site Area, 152,442 square feet (3.49 acres) = Net Site Area, 97,766 square feet (2.24 acres) + Area Remaining in Public Right-of-Way, 54,676 square feet (1.25 acres) (10.935 acres)

Net Site Area: 97,766 square feet (2.24 acres).

Maximum Permitted Floor Area Ratio: 2.50.

Maximum Number of Dwelling Units: 294 units.

Minimum Number of Off-Street Parking Spaces: 99 spaces.

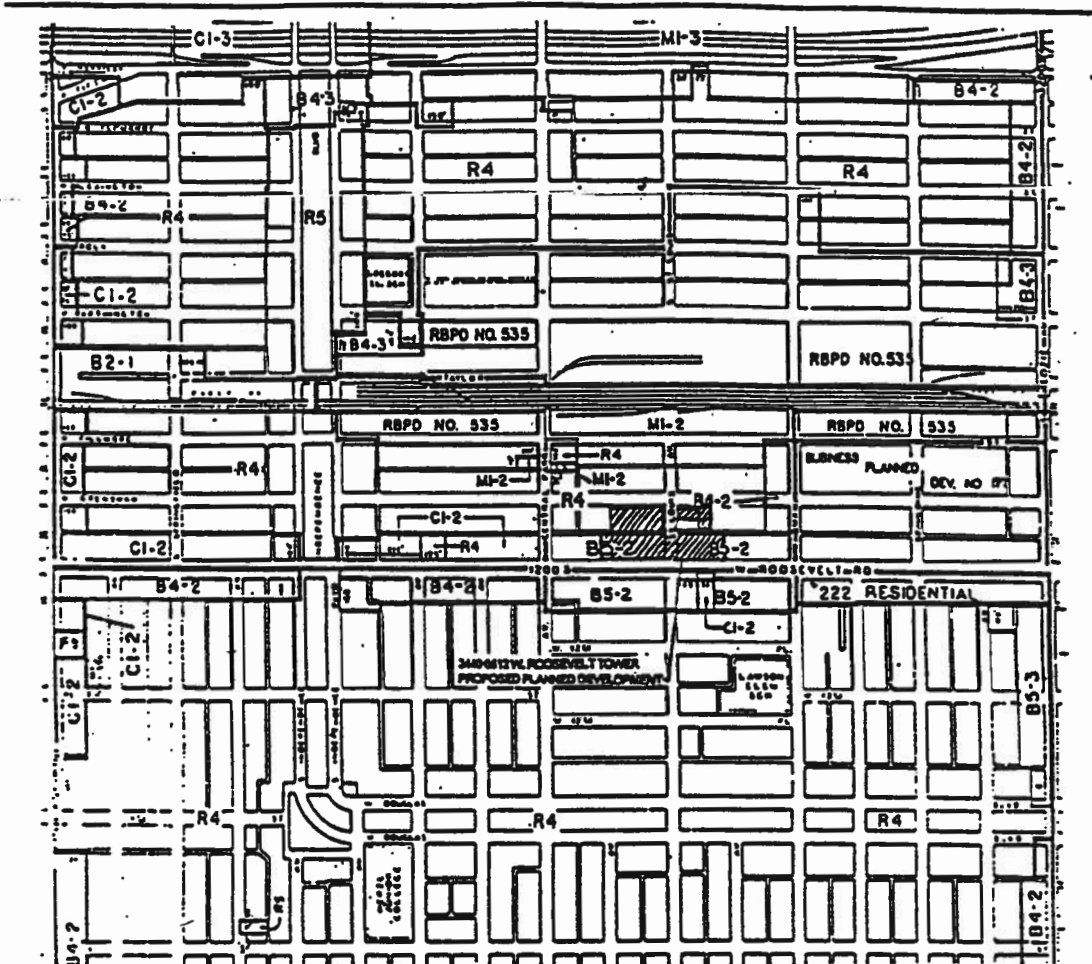
Minimum Off-Street Loading Requirements: 2 spaces (10 feet by 25 feet).

Minimum Periphery Setbacks: In accordance with the Site Plan.

Maximum Percent Land Coverage (for total net site area): 32.6%.

Maximum Building Height: 77 feet, 9 inches.

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 DISTRICTS

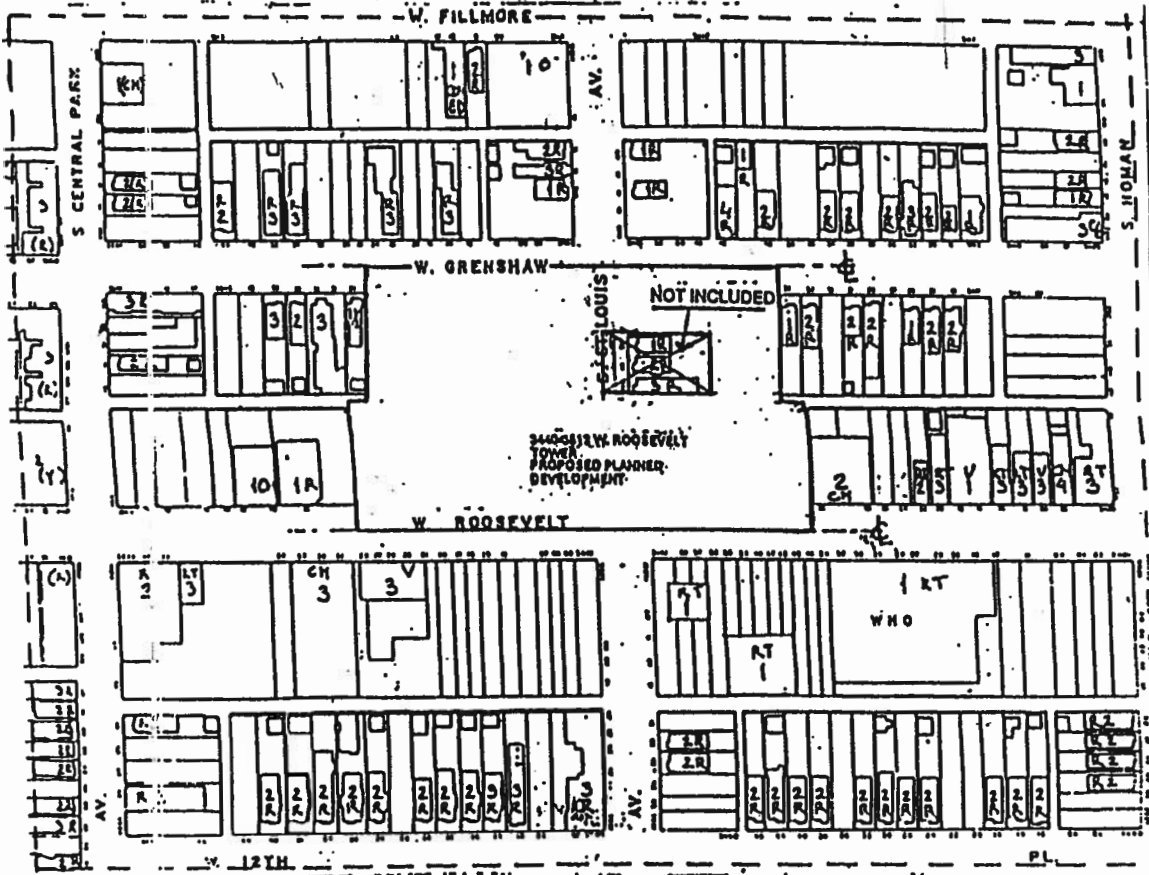
FOR USE AND LOCAL REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7
 FOR USE AND LOCAL REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8
 FOR USE AND LOCAL REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9
 FOR USE AND LOCAL REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10



EXISTING ZONING MAP

3440/3512

Existing Land-Use Map.



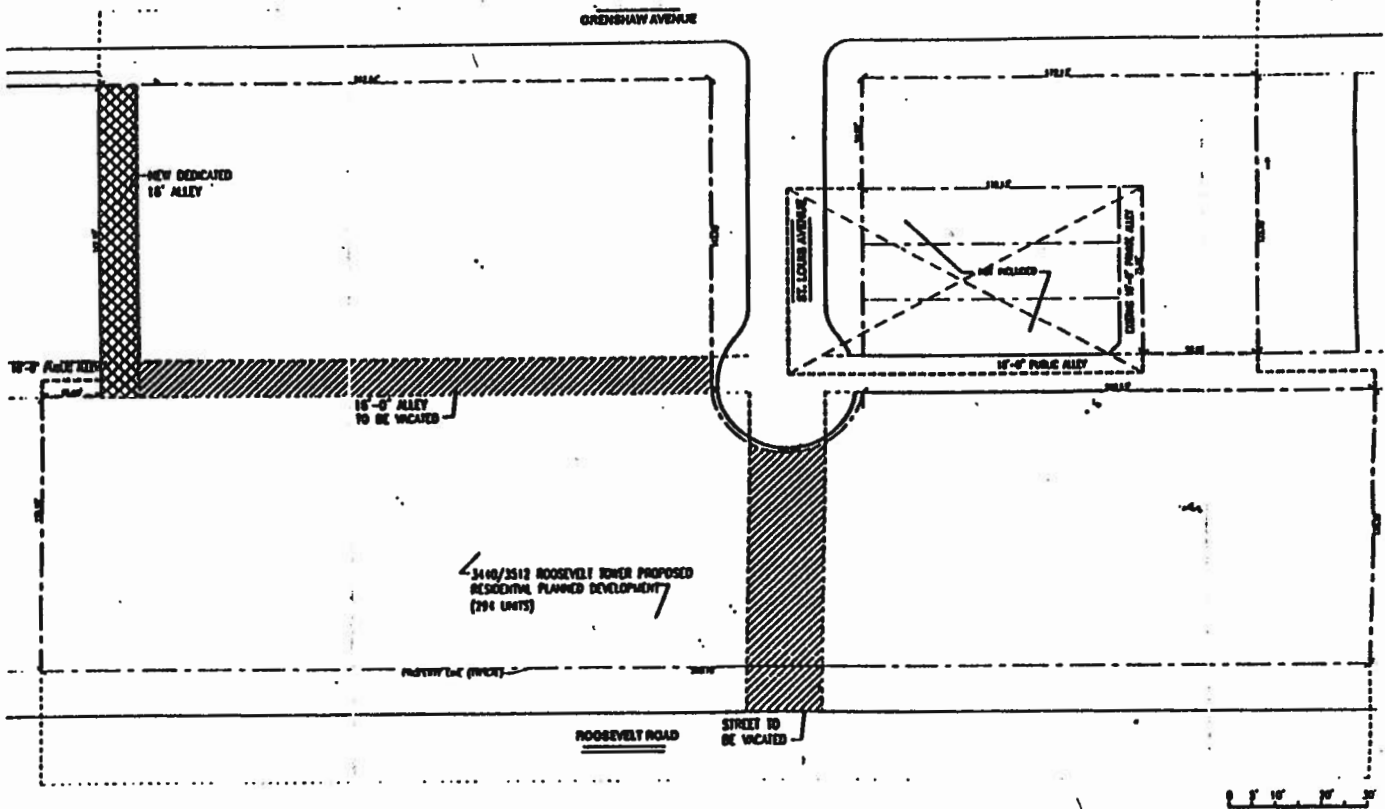
KEY	
RESIDENTIAL-(R)	CHURCH-(CH)
RETAIL-(RT)	EDUCATIONAL-(E)
OFFICE-(O)	VACANT-(V)

9/5/2001

REPORTS OF COMMITTEES

66585

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

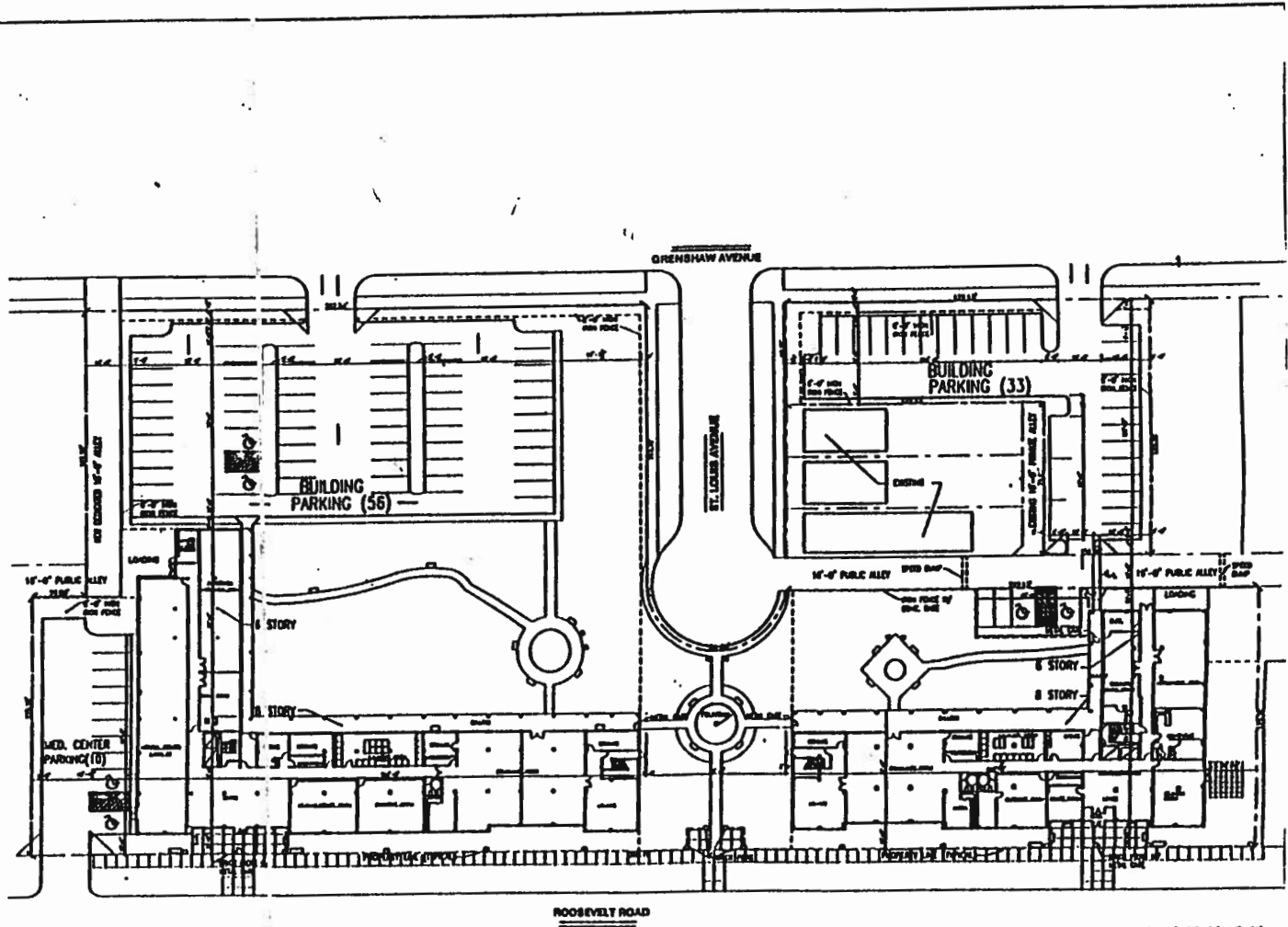


PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP. N

THOMAS HICKEY 357 WEST ERIE STREET
& ASSOCIATES CHICAGO, ILLINOIS, 60610
312/664-3520 312/664-1523

APPLICANT: ROOSEVELT TOWERS LIMITED PARTNERSHIP
REVISED DATE: JULY 12, 2001
DATE: MAY 24, 2001
REVISED:

Site Plan.



SITE PLAN

THOMAS HICKEY 357 WEST ERIE STREET
 & ASSOCIATES CHICAGO, ILLINOIS, 60610
 312/664-3520 312/664-1523

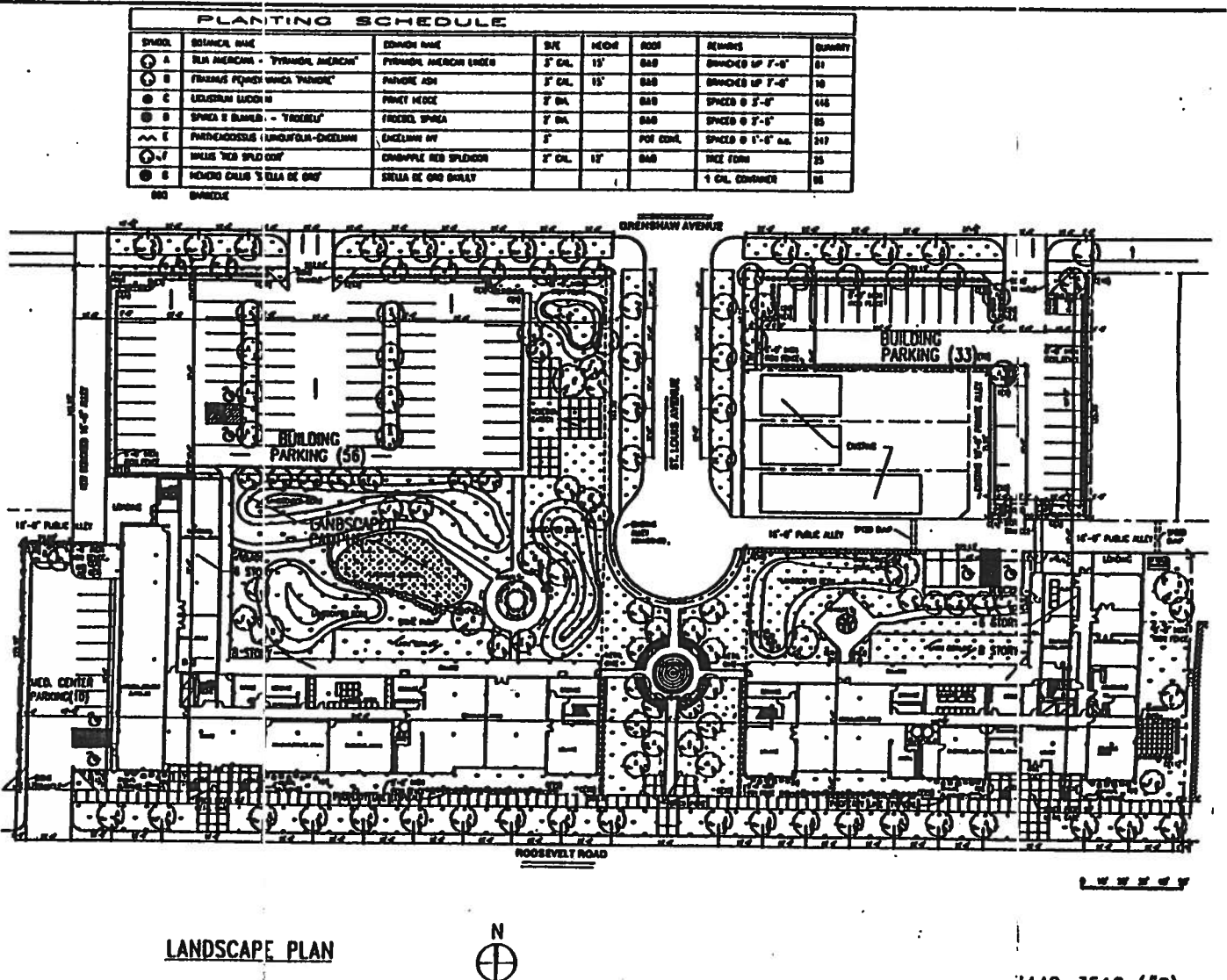
APPLICANT: ROOSEVELT TOWERS LIMITED PARTNERSHIP
 REVISED DATE: JULY 12, 2001
 DATE: MAY 24, 2001
 REVISED:

9/5/2001

REPORTS OF COMMITTEES

66587

Landscape Plan.



PLANTING SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ROOTS	REMARKS	SUMMARY
⊙ A	ELMA AMERICANA - "PYRAMIDAL AMERICANA"	PYRAMIDAL AMERICAN LINDBER	2" CAL.	15'	840	BRANCHED UP 7'-8"	21
⊙ B	FRAXINUS PYRAMIDALIS AMERICANA	PANICUM ADA	2" CAL.	15'	840	BRANCHED UP 7'-8"	10
⊙ C	ULMUS AMERICANA	WHITE WOOD	2" DIA.		840	SPACED @ 7'-8"	140
⊙ D	SPINUS S. BARKER - "YOUNG"	FRAXINUS SPINOSA	2" DIA.		840	SPACED @ 7'-8"	25
⊙ E	PARROTULUS LUNIFOLIA-CHERLHAM	ENCLAMM OV	2"		FOR CONT.	SPACED @ 1'-6" dia.	217
⊙ F	MILVUS VES SPID COV	GRANDPINE RED SPIDCOOR	2" CAL.	15'	840	ICE FORM	25
⊙ G	MONING CALLIS Y ELA DE GRV	SEILLA DE GRV SHIRT				1 CAL. CONTINER	25

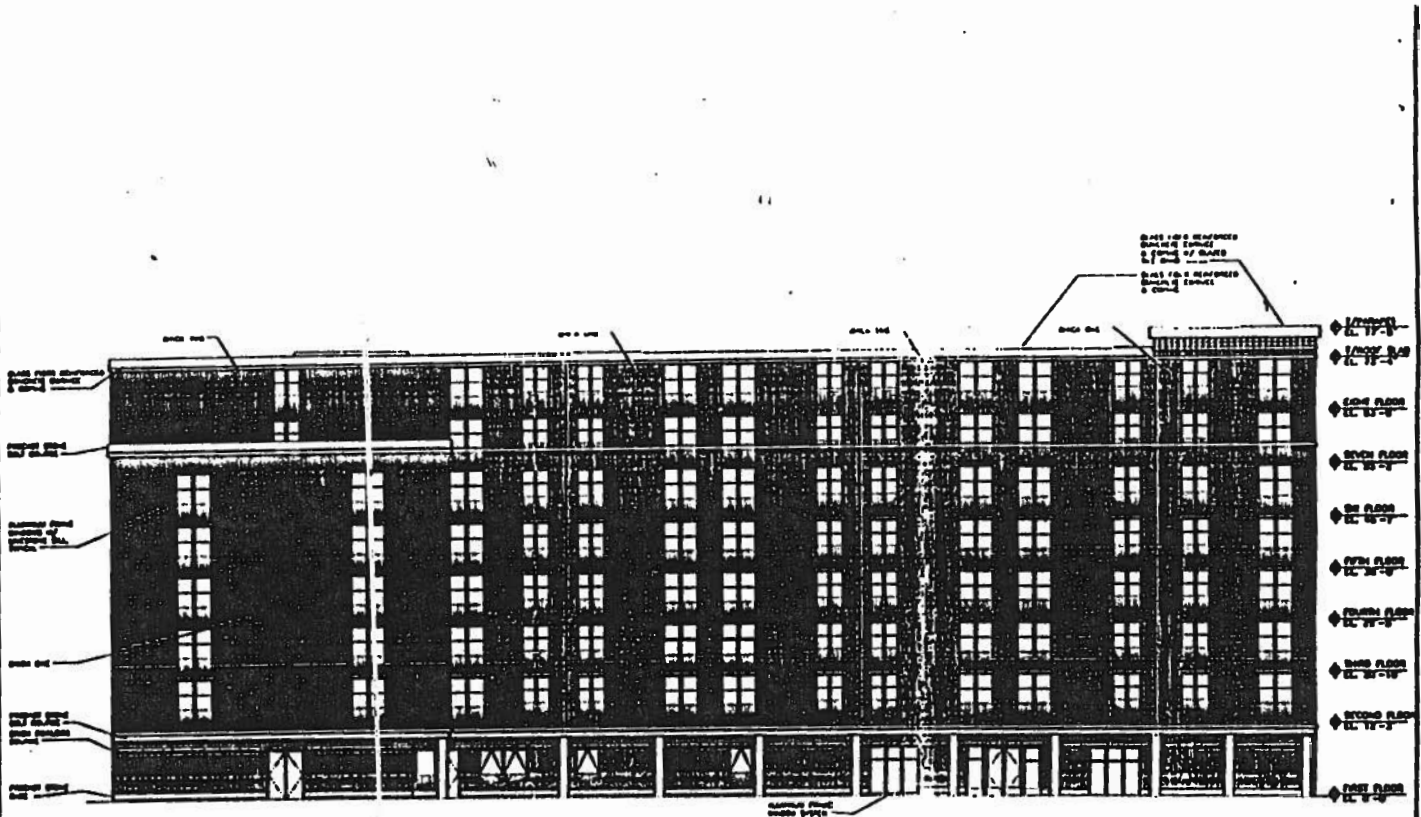
LANDSCAPE PLAN

3440-3512 (1/8)

THOMAS HICKEY 357 WEST ERIE STREET
 CHICAGO, ILLINOIS, 60610
 & ASSOCIATES 312/664-3520 312/664-1523

APPLICANT: ROOSEVELT TOWERS LIMITED PARTNERSHIP
 REVISED DATE: JULY 12 2001
 DATE: MAY 24 2001
 REVISED:

North Elevation.



NORTH ELEVATION

SCALE: 25'-0"=1"

3440 W. ROOSEVELT

3512 W. ROOSEVELT
(SIMILAR)

THOMAS HICKEY 357 WEST ERIE STREET
& ASSOCIATES CHICAGO, ILLINOIS, 60610
312/664-3520 312/664-1523

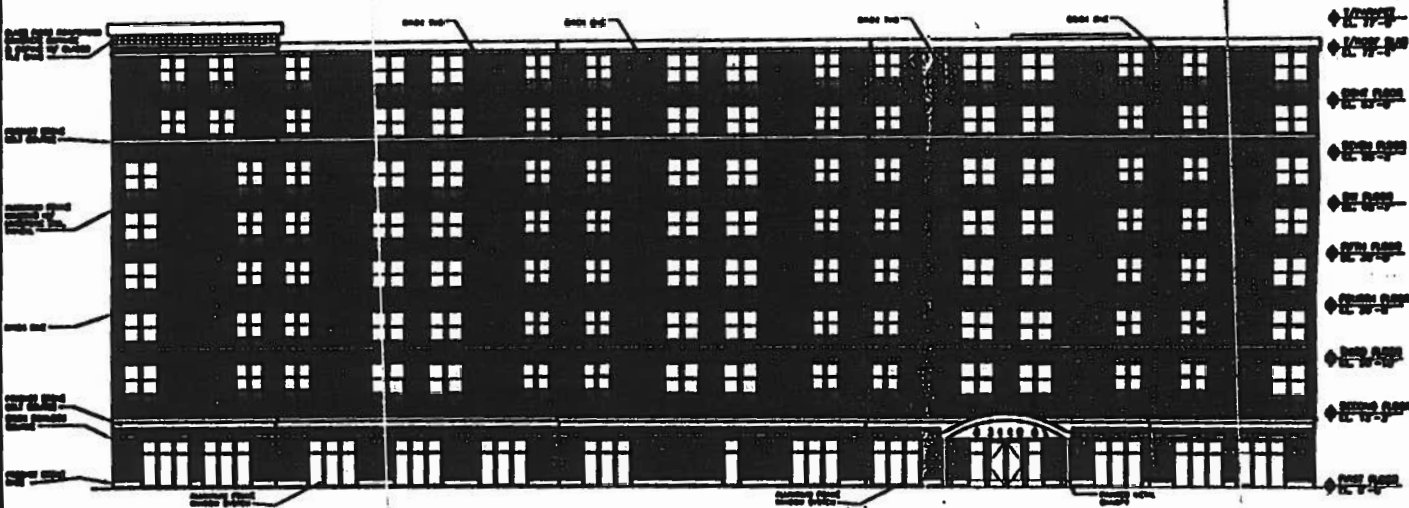
APPLICANT: ROOSEVELT TOWERS LIMITED PARTNERSHIP
REVISED DATE: JULY 12 2001
DATE: MAY 24 2001
REVISED:

9/5/2001

REPORTS OF COMMITTEES

66589

South Elevation.



SOUTH ELEVATION

SCALE: 25'-0"=1"

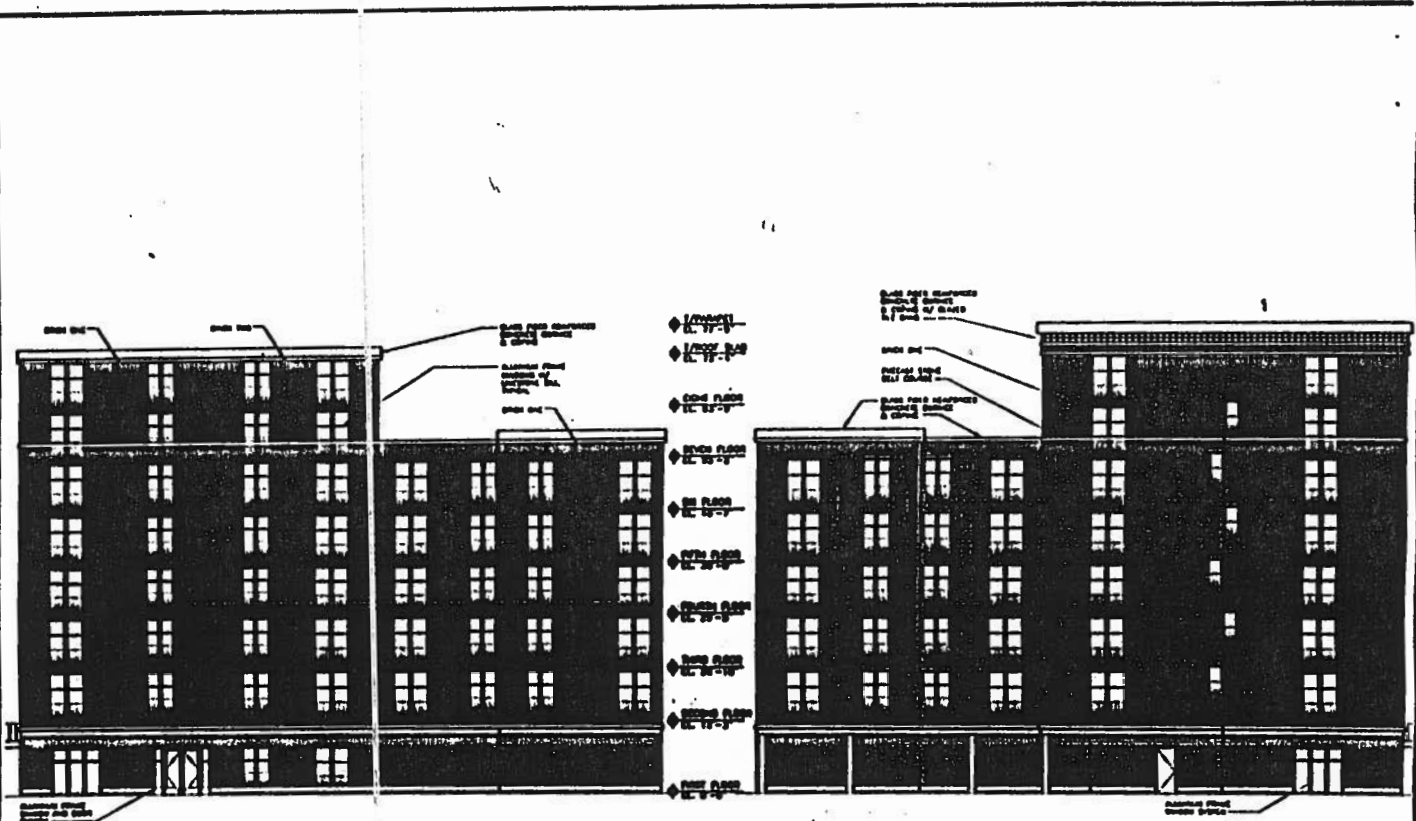
3440 W. ROOSEVELT

3512 W. ROOSEVELT
(SIMILAR)

THOMAS HICKEY 357 WEST ERIE STREET
CHICAGO, ILLINOIS, 60610
& ASSOCIATES 312/664-3520 312/664-1523

APPLICANT: ROOSEVELT TOWERS LIMITED PARTNERSHIP
REVISED DATE: JULY 12 2001
DATE: MAY 24 2001
REVISED:

West Elevation.



EAST ELEVATION

SCALE: 25'-0"=1"

3440 W. ROOSEVELT

3512 W. ROOSEVELT
(SIMILAR)

WEST ELEVATION

SCALE: 25'-0"=1"

THOMAS HICKEY
& ASSOCIATES
357 WEST ERIE STREET
CHICAGO, ILLINOIS, 60610
312/664-3520 312/664-1523

APPLICANT: ROOSEVELT TOWERS LIMITED PARTNERSHIP
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