

PD 817

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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>

April 5, 2007

Mr. Gordon P. Ziegenhagen
Draper and Kramer Inc.
33 West Monroe Street
Chicago, IL 60603-5401

Re: **Administrative Relief request for Residential Planned Development No. 817, Lake Michigan and Chicago Lakefront Protection Ordinance No. 427, Lake Park Crescent Phase 1A, 4044 and 4050 S. Oakenwald Ave.**

Dear Mr. Ziegenhagen:

Please be advised that your request for a minor change to Residential Planned Development No. 817 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you are requesting to substitute a revised Site Plan, Sheet SP101, prepared by Johnson + Lee Ltd., and dated October 10, 2006. The revised Site Plan includes two masonry garages which will hold a total of ten cars, for the two six-unit buildings at 4044 and 4050 S. Oakenwald Ave. During your recent Part II review, it was discovered that these two garages were not included in the original Planned Development drawings.

With regard to your request, the Department of Planning and Development has determined that the addition of two masonry parking garages does not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 817, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Lori T. Healey *rk*
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Jackson, Mike Marmo, Pat Haynes, DPD files



*Reclassification Of Area Shown On Map Number 9-H.
(Application Number A-4834)*

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 C1-1 Restricted Commercial District symbols and indications as shown on Map Number 9-H in the area bounded by:

the alley next north of West Belmont Avenue; a line 350 feet west of and parallel to North Leavitt Street; West Belmont Avenue; and a line 425 feet west of and parallel to North Leavitt Street,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 10-D.
(As Amended)
(Application Number 13535)*

Be It Ordained by the City Council of the City of Chicago: RPD 817/LF 427

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map Number 10-D in the area bounded by:

East 40th Street on the north; the Illinois Central/Metra Electric Line railroad tracks on the east; East 42nd Place on the south; and South Lake Park Avenue on the west,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth therein.

*Reclassification Of Area Shown On Map Number 5-J.
(Application Number A-4841)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 5-J in the area bounded by:

a line 125 feet west of North St. Louis Avenue; the alley next north of and parallel to West Wabansia Avenue; a line 225.24 feet east of North Drake Avenue; and West Wabansia Avenue,

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

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

*Reclassification Of Area Shown On Map Number 5-J.
(Application Number A-4842)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 5-J in the area bounded by:

a line 50 feet east of North Drake Avenue; the alley next north of and parallel to West Wabansia Avenue; a line 100.06 feet east of North Drake Avenue; and West Wabansia Avenue,

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

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

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 217, As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a residential planned development (the "Planned Development") consists of approximately four hundred thirty-one thousand seven hundred seventy-eight (431,778) net square feet (nine thousand nine hundred twelve (9,912) acres) (the "Property"). Subject to areas to be vacated or dedicated by separate ordinance, the Property is owned or controlled by the applicant, Lake Park Crescent 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 (collectively, "Affiliates"). Any dedication or vacation of streets or alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision or parcels, shall require separate submittal on behalf of the applicant or its Affiliates and approval by the City Council. Property designated "Terrace Park" in the maps and plans described below in Statement 4 which is not already owned by the Chicago Park District shall be offered in dedication to the Chicago Park District in conjunction with the closing of developer's transactions with current ownership. The design, construction, landscaping and maintenance of the entirety of all property areas designated "Terrace Park" in the maps and plans described below in Statement 4 shall be the responsibility of the Chicago Park District and are not prerequisites for Part II approvals or other City permits or certifications for construction of the development. Property designated for street right-of-way in the maps and plans described below in Statement 4 shall be offered in dedication to the City of Chicago in a timely manner to enable the City to proceed at the City's expense with the street and related accessory street facilities which serve the portion of the development in which residential units are at that time being constructed.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its Affiliates 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 Affiliates and, if different than the applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. 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.
4. This Plan of Development consists of these fourteen (14) statements; plus a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map (Streets and Alleys to be Vacated); a Right-of-Way Adjustment Map (Streets, Alleys and Park to be Dedicated); a Site Plan; a Partial Site Plan (Blocks A and B); a Partial Site Plan (Blocks C and D); a Landscape Plan; and Building Elevations each last dated February 14, 2002, prepared by Campbell Tiu Campbell. Full size sets of the aforesaid Site Plan, Landscape Plan, and Building Elevations and Floor Plans are on file with the Department of Planning and Development ("D.P.D."). The aforesaid plans create an approximately two and eighty-five hundredths (2.85) acre landscaped public park. The Planned Development is applicable to the area delineated hereto and no other zoning controls shall apply to the Property.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development":

rowhouses, townhouses, six (6) flats, multi-family buildings with accessory retail sales and services; landscaped open space and park; a community center; a day care center; office space; and accessory parking and accessory uses. The area designated "Private Area" on the Site Plan shall be preserved as a privately maintained landscaped and/or lawn conservation area. A dog run may be provided in the Terrace Park; the provision of such a dog run is not a prerequisite for issuance of Part II approvals or other City permits or certifications for construction of the development.

6. Identification signs, business identification signs in the elevator buildings and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of D.P.D.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the City of Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction and in compliance with the Municipal Code, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of C.D.O.T. and D.P.D.. C.D.O.T. is responsible for any extension of the existing retaining wall along the east boundary of the Property; such an extension is not a prerequisite for issuance of Part II approvals or other City permits or certifications for construction of the development.
8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvements shall also be subject to limitations as approved by the Federal Aviation Administration.
9. For the purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans described above in Statement 4. Trash receptacles for those dwelling units with their own garage shall be stored in their garages except for pick-up day.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner"), upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the D.P.D. 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 D.P.D.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access through 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. 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 project contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, then this Planned Development shall expire and thereafter the zoning of the Property shall automatically revert to that of the pre-existing R-5 General Residence District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Maps; Site Plan; Partial Site Plans; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 80440 through 80456 of this Journal.]

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

Residential Planned Development Number 817.

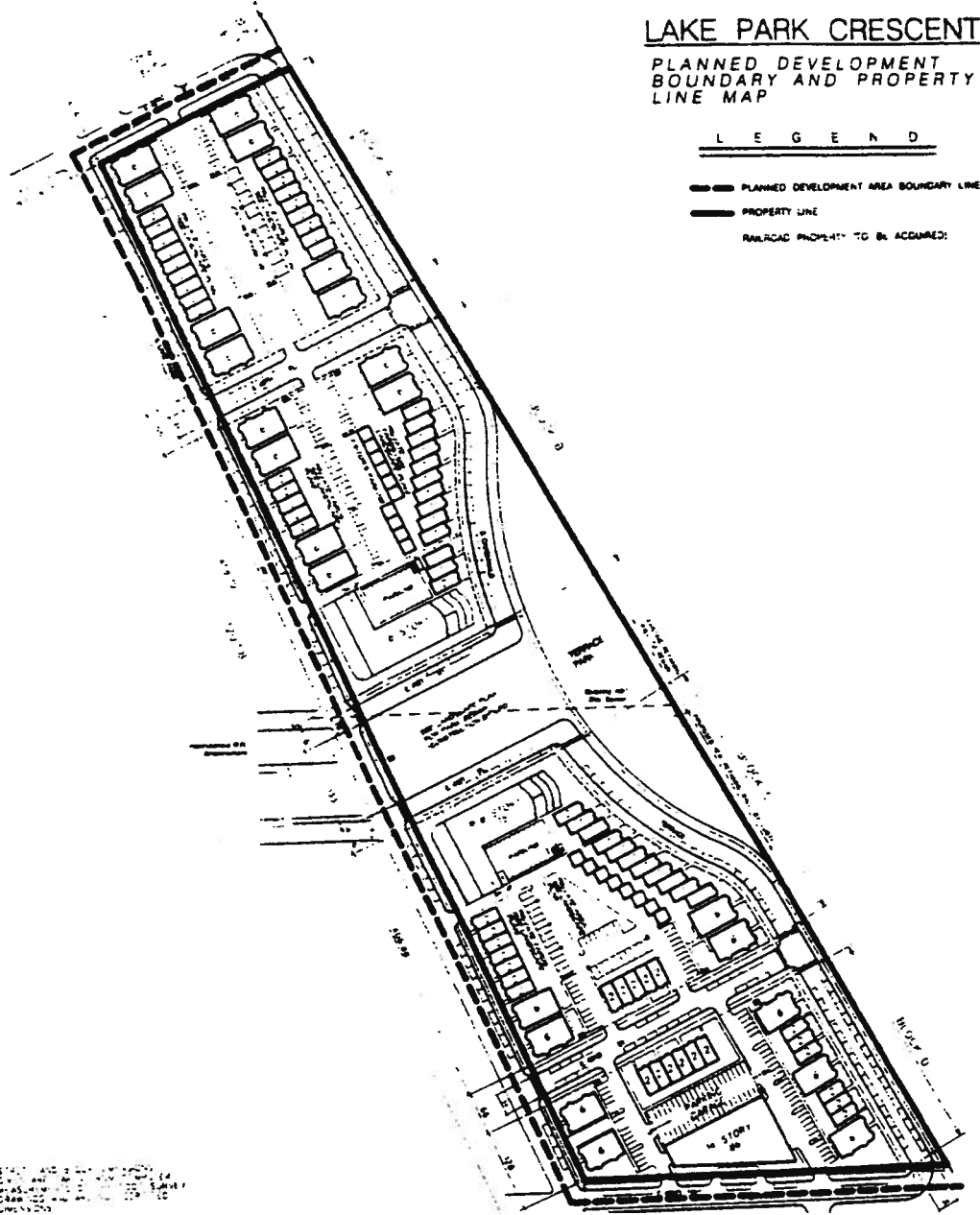
Bulk Regulations And Data Table.

Net Site Area Square Feet (Acres)	Maximum Floor Area Ratio	Maximum Number Of Dwelling Units
Total: 431,778 square feet (9.912 acres)	2.2	490
Gross Site Area = Area in Public Right-of-Way (streets + alleys) + Park Areas + Net Site Area:	773,211 square feet (17.75 acres) equals: (a) 217,266 square feet in streets on the Site Plan, (b) 124,167 square feet of park area shown on the Site Plan and (c) Net Site Area of 431,778 square feet.	
Minimum Number of Off-Street Parking Spaces within the Planned Development:	1 per dwelling unit.	
Minimum Number of Loading Berths:	1 per elevator building.	
Maximum Floor Area Ratio:	2.2.	
Maximum Percent of Site Coverage by Buildings:	In substantial conformity with attached Site Plan.	
Minimum Required Building Setbacks:	In substantial conformity with attached Site Plan.	
Maximum Permitted Building Heights:	In substantial conformity with attached elevations (measured to cornice line and excluding mechanical and penthouse).	

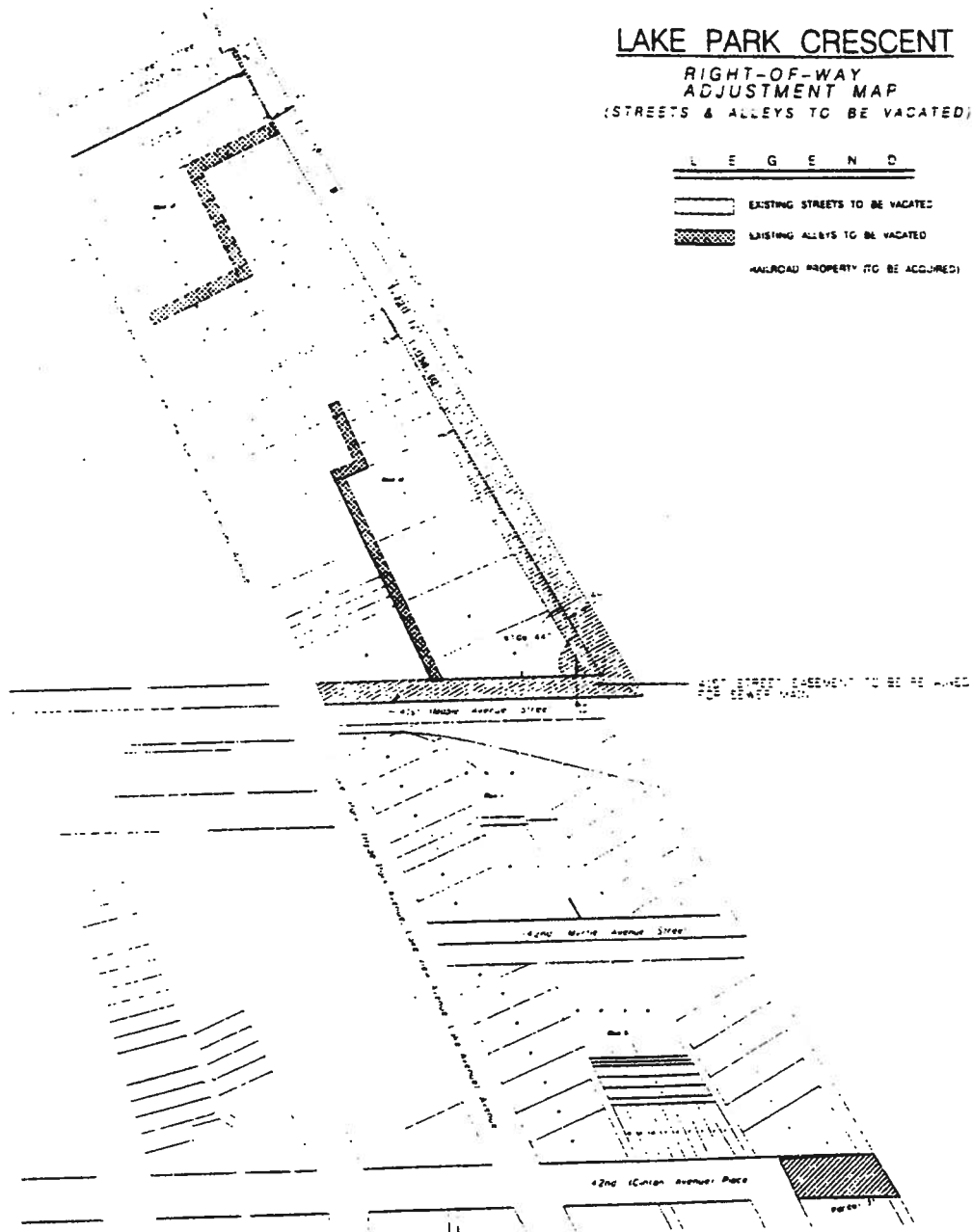
Existing Zoning Map.



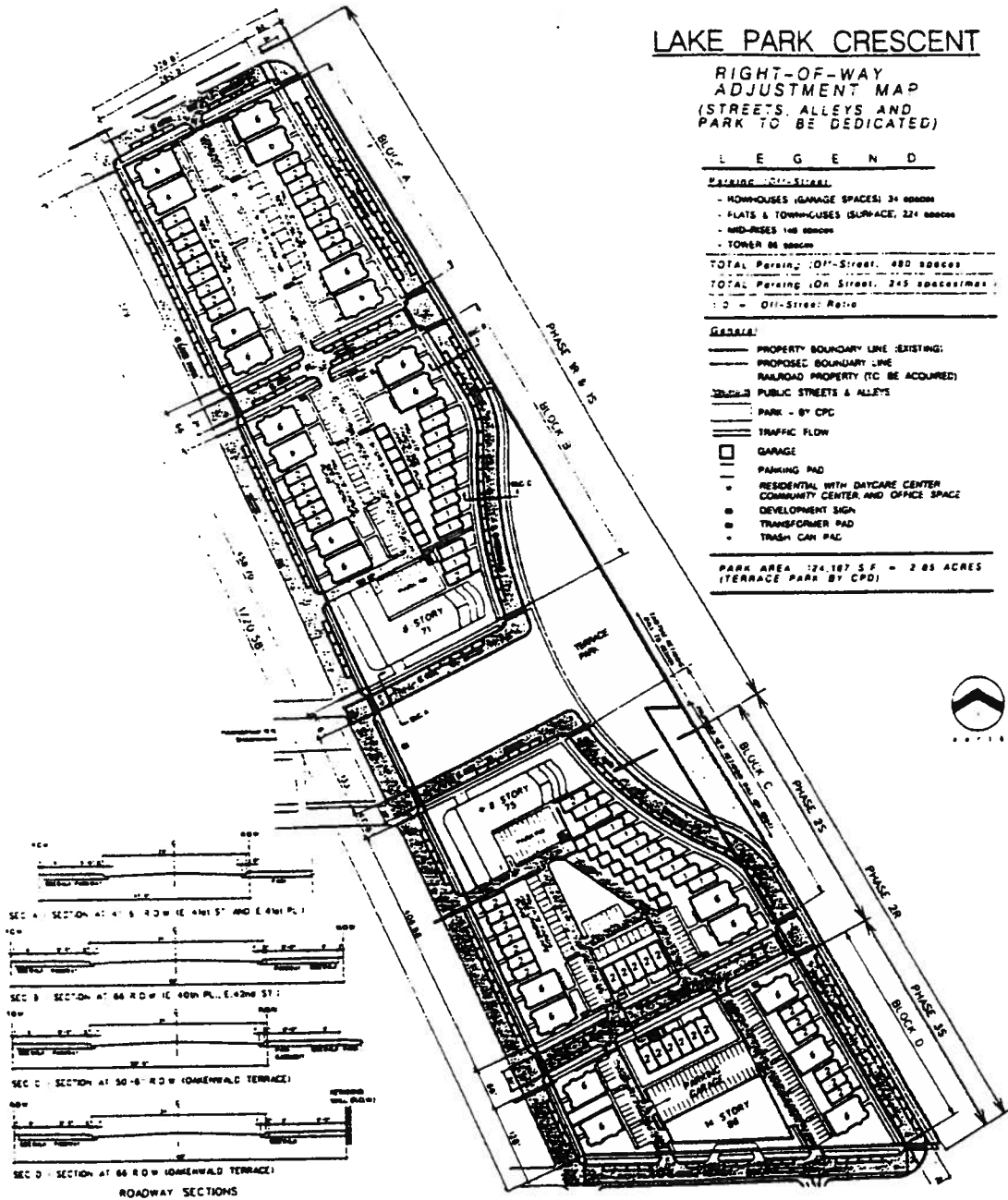
Planned Development Boundary
And Property Line Map.



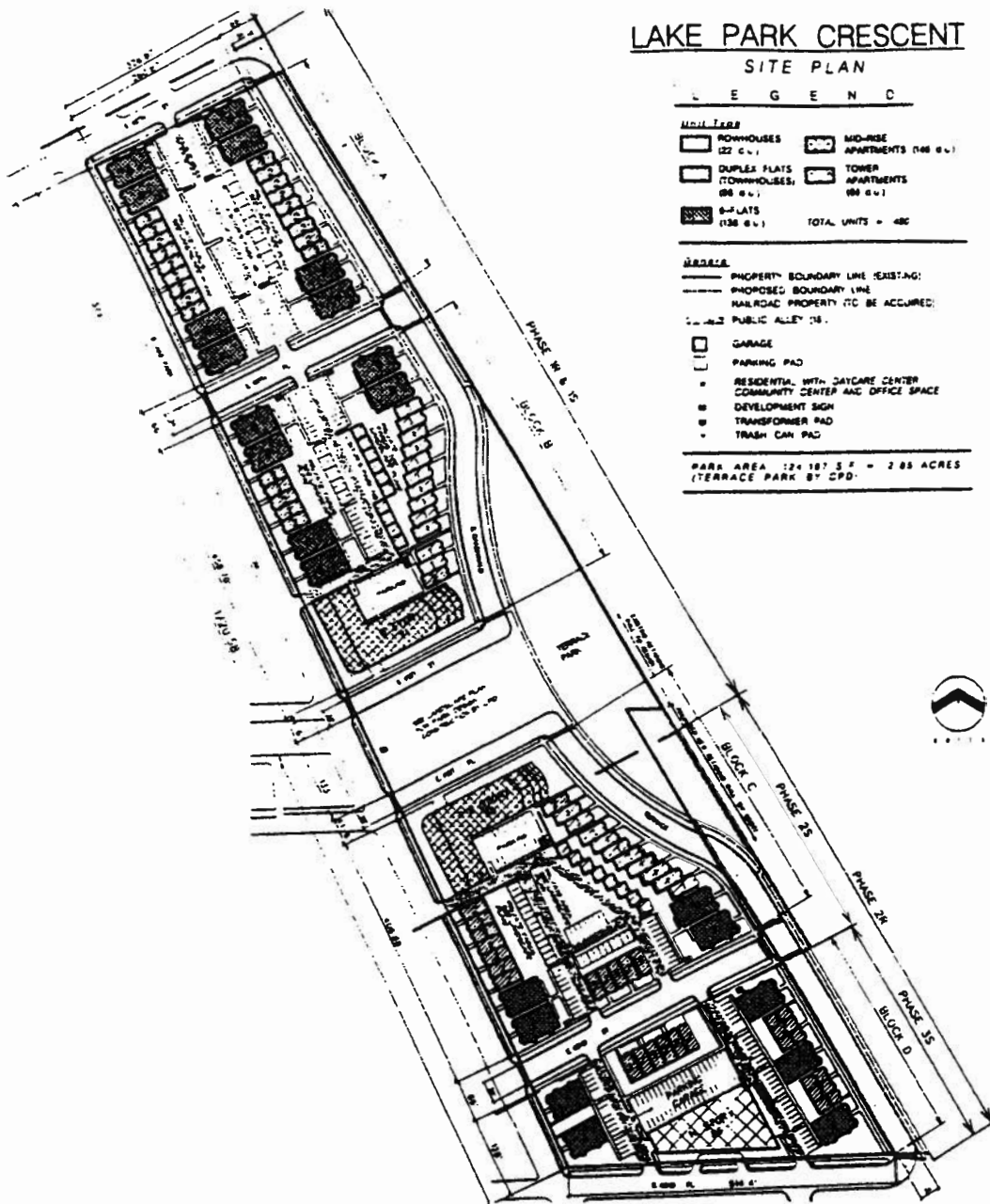
Right-Of-Way Adjustment Map.
(Streets And Alleys To Be Vacated)



Right-Of-Way Adjustment Map.
(Streets, Alleys And Park To Be Dedicated)



Site Plan.



LAKE PARK CRESCENT

SITE PLAN

LEGEND

- UNIT TYPE**
- ROWHOUSES (22 U.I.)
 - DUPLEX FLATS (TOWNHOUSES) (88 U.I.)
 - 6-FLATS (136 U.I.)
 - MID-RISE APARTMENTS (148 U.I.)
 - TOWER APARTMENTS (88 U.I.)
 - TOTAL UNITS = 480
-
- NOTES:**
- PROPERTY BOUNDARY LINE (EXISTING)
 - PROPOSED BOUNDARY LINE
 - RAILROAD PROPERTY (TO BE ACQUIRED)
 - PUBLIC ALLEY (S)
 - GARAGE
 - PARKING PAD
 - RESIDENTIAL WITH DAYCARE CENTER
 - COMMUNITY CENTER AND OFFICE SPACE
 - DEVELOPMENT SIGN
 - TRANSFORMER PAD
 - TRASH CAN PAD
-
- PARCEL AREA = 124,187 S.F. = 2.85 ACRES
(TERRACE PARK BY CPD)

Partial Site Plan Blocks A And B.

LAKE PARK CRESCENT

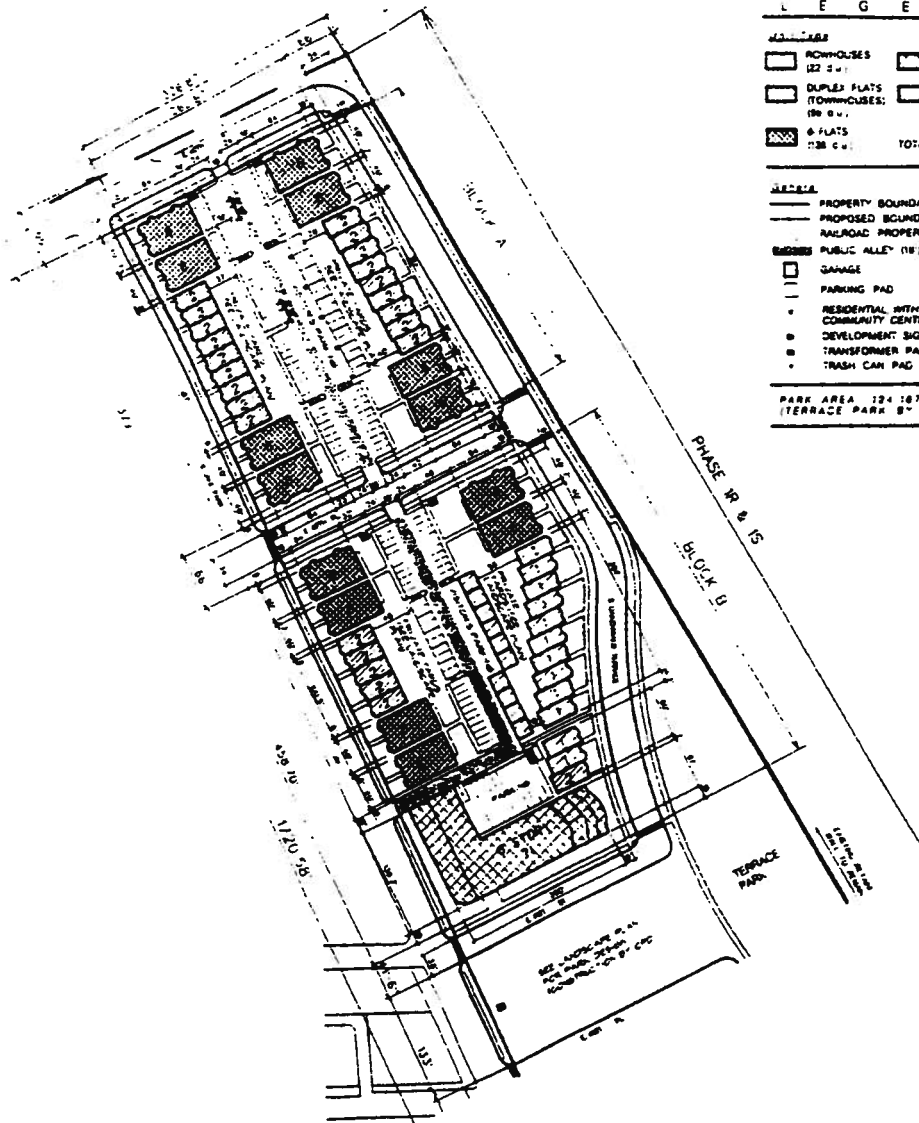
PARTIAL SITE PLAN
BLOCKS A AND B

LEGEND

ROWHOUSES (27 U.)	MID-RISE APARTMENTS (148 U.)
DUPLEX FLATS (TOWNHOUSES) (86 U.)	TOWER APARTMENTS (88 U.)
FLATS (28 U.)	TOTAL UNITS = 489

PROPERTY BOUNDARY LINE (EXISTING)	PROPOSED BOUNDARY LINE
RAILROAD PROPERTY (TO BE ACQUIRED)	PUBLIC ALLEY (16')
GARAGE	PARKING PAD
RESIDENTIAL WITH DAYCARE CENTER COMMUNITY CENTER AND OFFICE SPACE	DEVELOPMENT SIGN
TRANSFORMER PAD	TRASH CAN PAD

PARK AREA 124,187 S.F. = 2.85 ACRES
(TERRACE PARK BY CPD)



Partial Site Plan Blocks C And D.

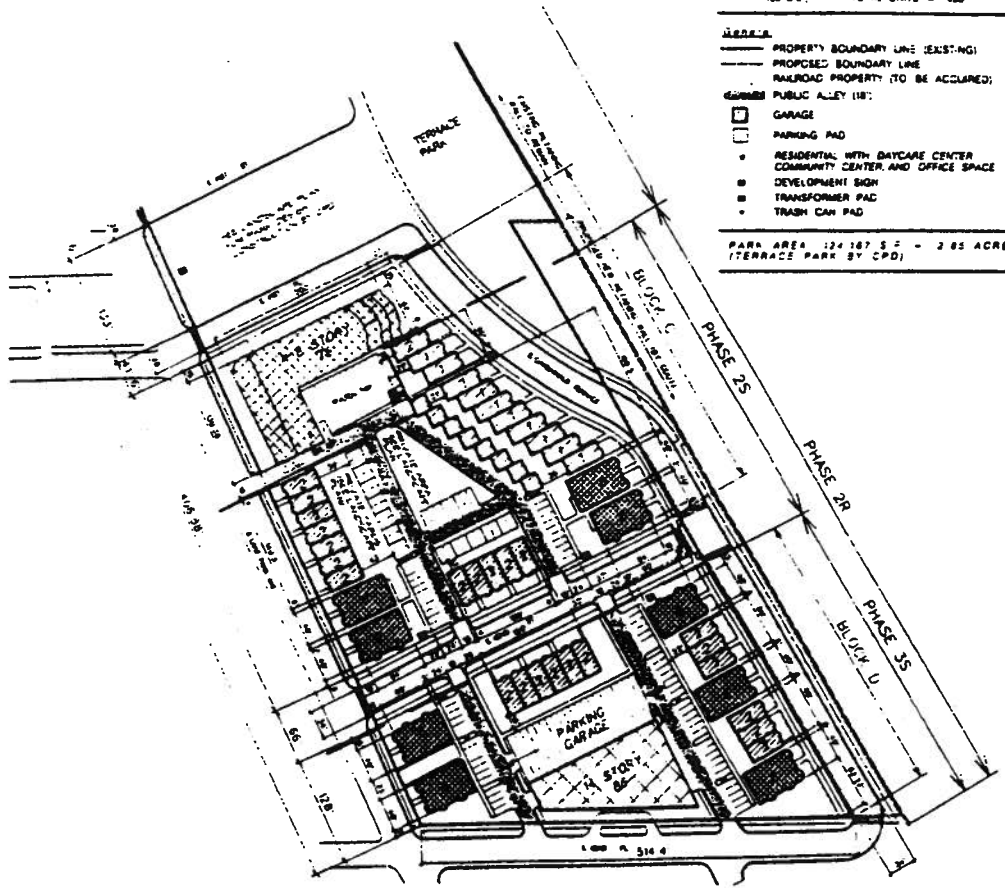
LAKE PARK CRESCENT
PARTIAL SITE PLAN
BLOCKS C AND D

LEGEND

- UNIT TYPE**
- ROWHOUSES (22 U.)
 - MID-RISE APARTMENTS (148 U.)
 - DUPLX FLATS (TOWNHOUSES) (88 U.)
 - TOWER APARTMENTS (88 U.)
 - B-FLATS (128 U.)
 - TOTAL UNITS = 480

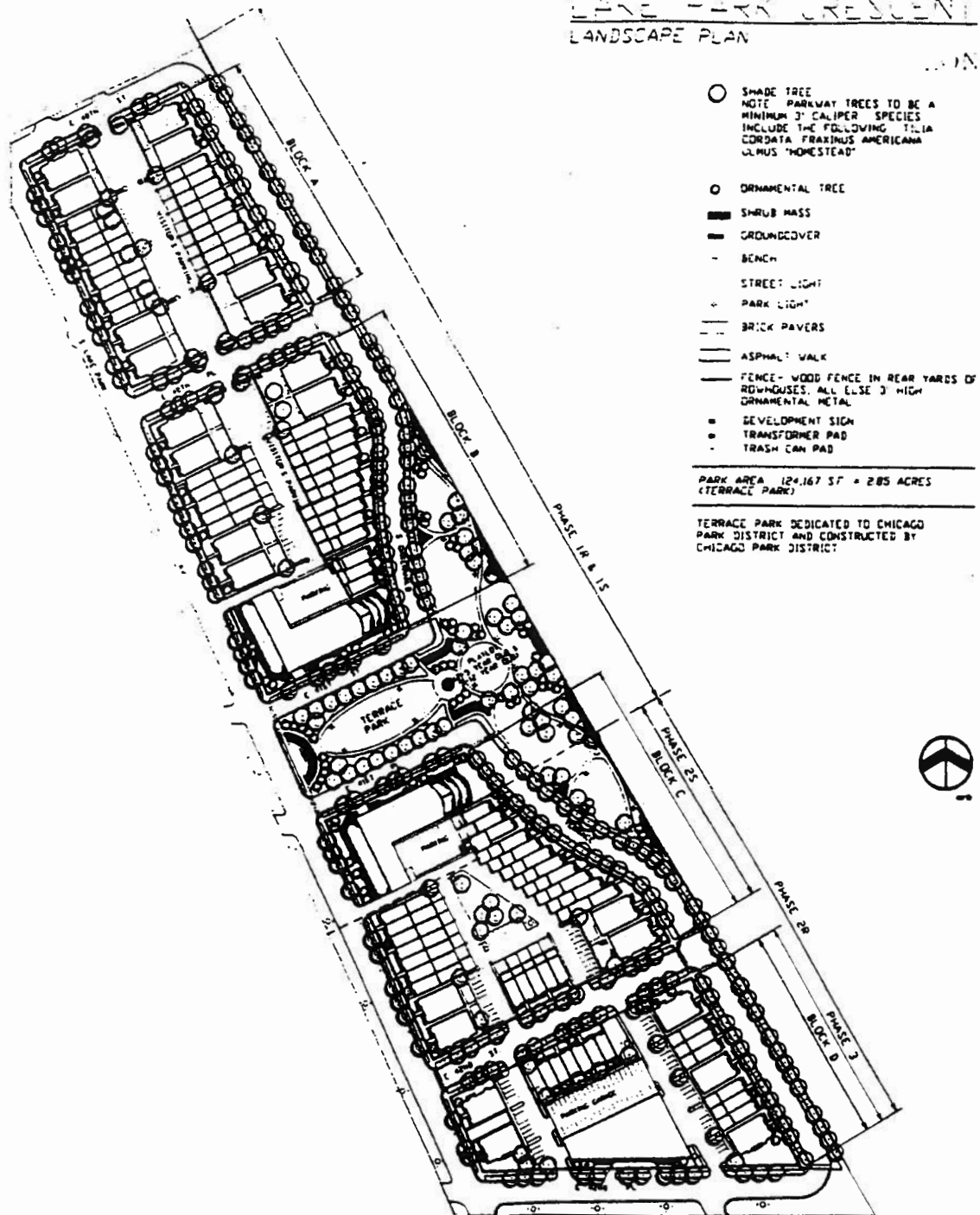
- SYMBOLS**
- PROPERTY BOUNDARY LINE (EXISTING)
 - PROPOSED BOUNDARY LINE
 - RAILROAD PROPERTY (TO BE ACQUIRED)
 - PUBLIC ALLEY (18')
 - GARAGE
 - PARKING PAD
 - RESIDENTIAL WITH DAYCARE CENTER COMMUNITY CENTER AND OFFICE SPACE
 - DEVELOPMENT SIGN
 - TRANSFORMER PAD
 - TRASH CAN PAD

PARCEL AREA: 124,267 S.F. = 2.85 ACRES
(TERRACE PARK BY CPD)



Landscape Plan.

LAKE PARK CRESCENT
LANDSCAPE PLAN



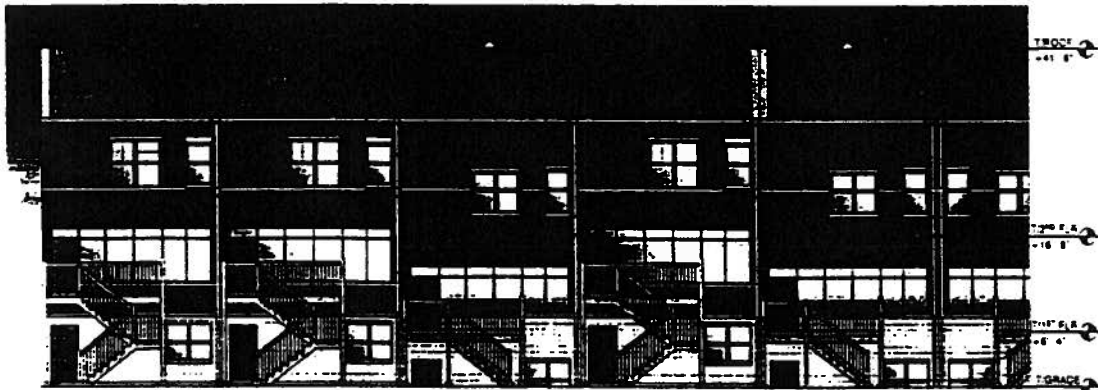
Rowhouse Building Elevations.

LAKE PARK CRESCENT



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

THE TWO AND A HALF STORY ROWHOUSE IS APPROX. 3700 SF. THE GARDEN LEVEL FEATURES A LARGE FOYER ENTRY WITH A DEN OR BEDROOM OPTION AND A LARGE FAMILY ROOM. THE FIRST LEVEL FEATURES A LARGE LIVING ROOM WITH JULIETTE BALCONY. THE FIRST LEVEL ALSO FEATURES A COMBINED OPEN KITCHEN/DINING ROOM. THE SECOND LEVEL PROVIDES SPACE FOR THREE BEDROOMS AND TWO BATHS. THE MASTER SUITE ON THE SECOND LEVEL PROVIDES LARGE CLOSETS AND A PRIVATE LUXURY BATH WITH AN OVERSIZED SHOWER AND DOUBLE BOWL SINKS. THE BUILDING EXTERIOR IS COMPRISED OF RENAISSANCE STONE BASE WITH BRICK AND LIMESTONE BANDING ABOVE. METAL BAYS AND DECORATIVE METAL WORK AT RAILINGS ARE USED TO ARTICULATE THE FAÇADE.

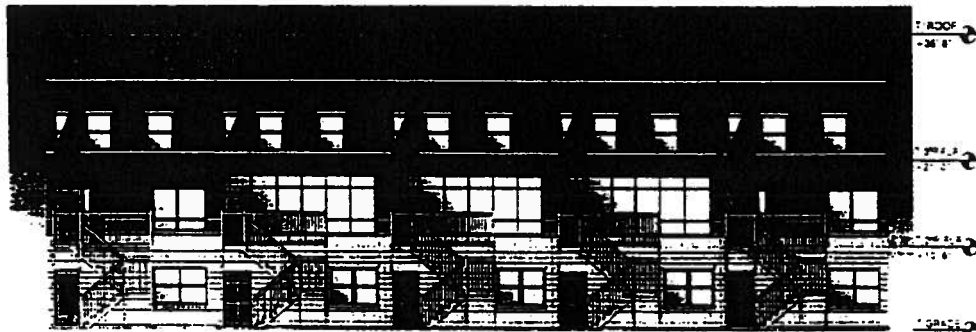
Townhouse Building Elevations.

LAKE PARK CRESCENT



FRONT ELEVATION

SCALE 1/4" = 1'-0"

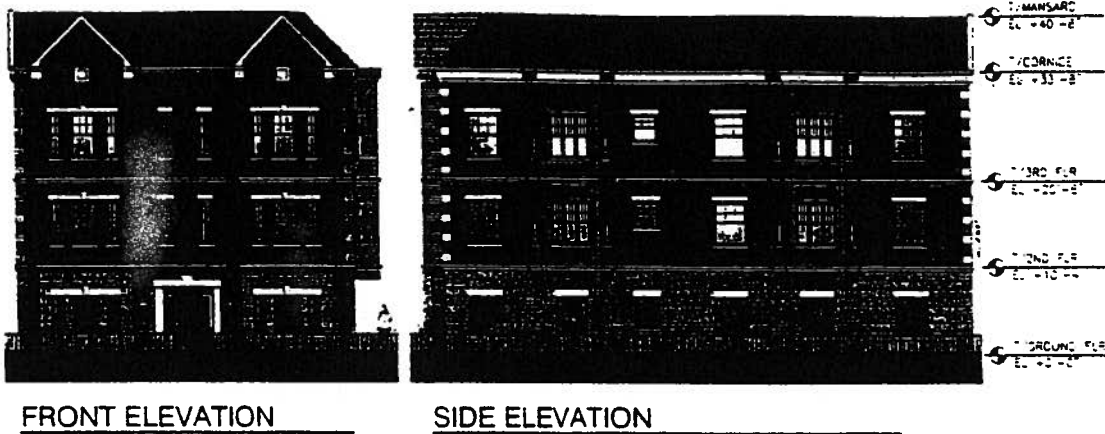


REAR ELEVATION

SCALE 1/4" = 1'-0"

THE THREE STORY TOWNHOUSE IS APPROX 2470 SF THIS DESIGN PROVIDES TWO SEPARATE UNITS. THE FIRST LEVEL UNIT FEATURES A COMBINED LIVING-DINING AREA WITH AN OPEN KITCHEN THERE IS A LARGE BEDROOM BATH AND WALK-IN CLOSET. THE DUPLEX UNIT ABOVE PROVIDES SPACE FOR THREE BEDROOMS. THE FIRST LEVEL FEATURES A LARGE LIVING ROOM WITH A BAY WINDOW AND A JULIETTE BALCONY. THE REAR OF THE HOUSE FEATURES A COMBINED OPEN KITCHEN/FAMILY ROOM SPACE. THE MASTER SUITE ON THE THIRD FLOOR PROVIDES TWO LARGE WALK-IN CLOSETS AND A PRIVATE LUXURY BATH WITH SEPARATE SHOWER, JACUZZI TUB AND DOUBLE BOWL SINKS. AN OPTION IS PROVIDED FOR THE MASTER BATH TO REMOVE THE SEPARATE SHOWER AND PROVIDE HIS AND HER SINKS. THE BUILDING EXTERIOR IS COMPRISED OF RENAISSANCE STONE BASE WITH BRICK AND LIMESTONE BANDING ABOVE. METAL BAYS AND DECORATIVE METAL WORK AT RAILINGS ARE USED TO ARTICULATE THE FACADE.

Six Flat Building Elevations.
(Page 1 of 2)



This 6-flat has a common street entry at grade which leads to an interior foyer. The first floor features a one-bedroom, one-bath unit and a three-bedroom, two-bath unit. The one-bedroom is 1000 square feet while the three-bedroom is 1400 square feet. The second and third floors each have a two-bedroom and a three-bedroom unit. The exterior facade is articulated with a stone base and brick at the upper levels. The front facade is also accentuated at the corners with stone quoins. The side bays are highlighted with copper panels and bands. The stone cornice at the top serves as a base for the shingle roof.

SIX FLAT- BUILDING ELEVATIONS

Six Flat Building Elevations.
(Page 2 of 2)

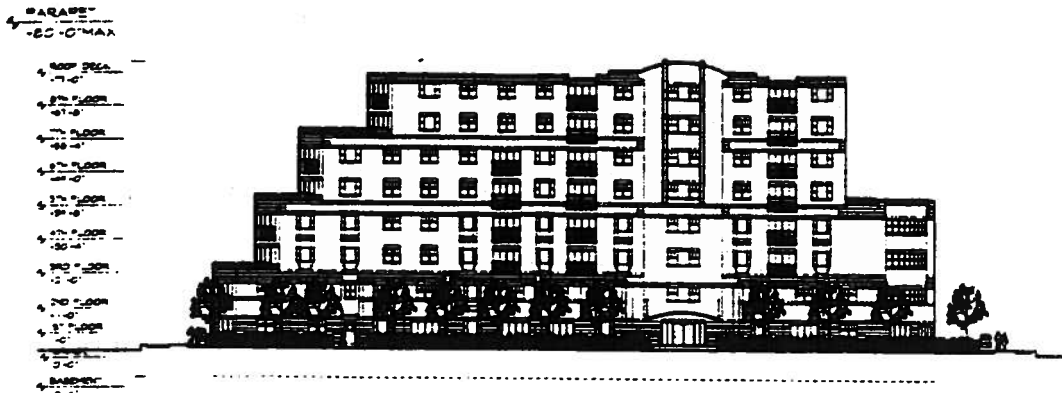


This 6-flat has a common street entry at grade which leads to an interior foyer. The first floor features a one-bedroom/one-bath unit and a three-bedroom/two-bath unit. The one-bedroom is 700 square feet while the three-bedroom is 1400 square feet. The second and third floors each have 2 two-bedroom units, one with one-bath and the other with two baths. They are 1000 square feet and 1150 square feet. The exterior facade is articulated with a stone base and brick at the upper levels. The front facade is also accented at the corners with stone columns. The side bays are highlighted with copper panels and bands. The stone cornice at the top serves as a base for the shingle roof.

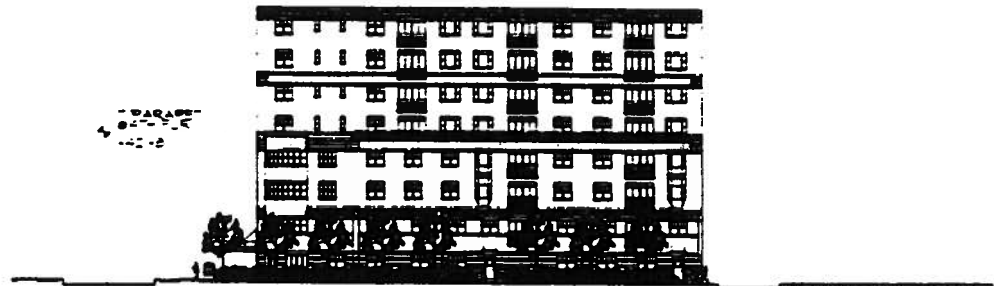
SIX FLAT- BUILDING ELEVATIONS

Mid-Rise Rental Building Elevations.
(Page 1 of 2)

LAKE PARK CRESCENT



NORTH ELEVATION
8 STORIES
SCALE: 1/8" = 1'-0"

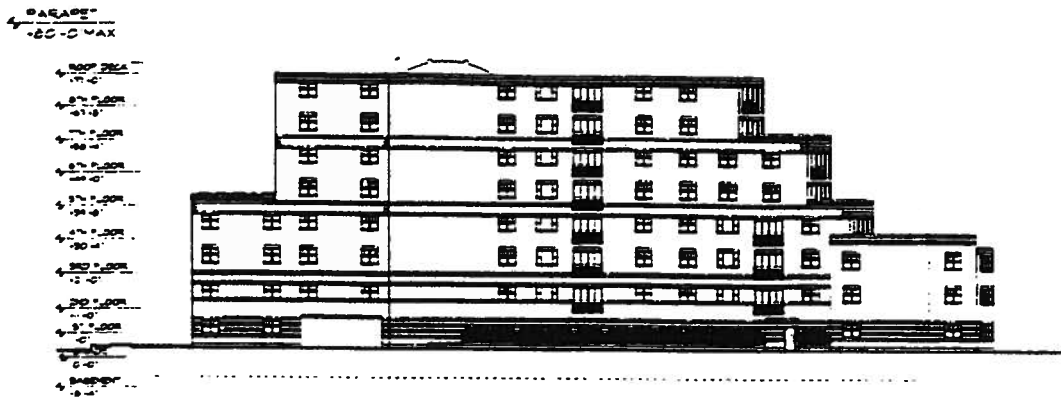


WEST ELEVATION
8 STORIES
SCALE: 1/8" = 1'-0"

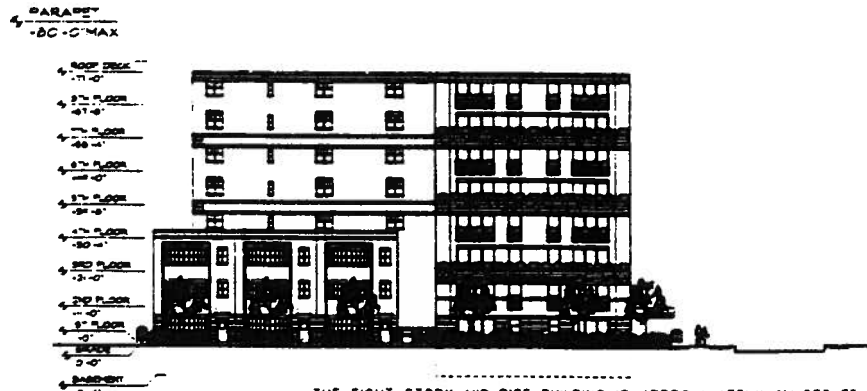
THE EIGHT STORY MID-RISE BUILDING IS APPROXIMATELY 114,000 SF THE STRUCTURE CONTAINS 75 DWELLING UNITS PARKING IS PROVIDED AT THE FIRST FLOOR AND BELOW GRADE. THE FIRST LEVEL OF THE BUILDING FEATURES AN ENTRANCE AND LOBBY, PARTY ROOM, EXERCISE ROOM, PRIVATE STORAGE AND RELATED SERVICE AREAS. TWO STORY "DUPLEX" CONDOMINIUM/APARTMENTS ON THE FIRST AND SECOND FLOORS EACH CONTAIN A MINIMUM OF TWO BEDROOMS AND EACH HAS ITS OWN PRIVATE EXTERIOR YARD THE REMAINING FLOORS EACH HAVE A MIXTURE OF ONE, TWO AND THREE BEDROOM CONDOMINIUM/APARTMENTS. EACH UNIT HAS A LIVING ROOM, DINING ROOM, KITCHEN, BEDROOM(S), BATHROOM(S), CLOSETS, AND PRIVATE LAUNDRY PERSONAL STORAGE AREA FOR EACH UNIT IS PROVIDED ON EACH FLOOR THE EXTERIOR OF THE BUILDING IS COMPRISED OF A RENAISSANCE STONE BASE AT THE FIRST FLOOR WITH THE REMAINING FLOORS CLAD IN BRICK WITH RENAISSANCE STONE TRIM. ALL EXTERIOR BALCONIES AND ROOF DECKS ARE FITTED WITH INTEGRATED PLANTER BOXES.

Mid-Rise Rental Building Elevations.
(Page 2 of 2)

LAKE PARK CRESCENT



SOUTH ELEVATION
8 STORIES
SCALE 1/8" = 1'-0"

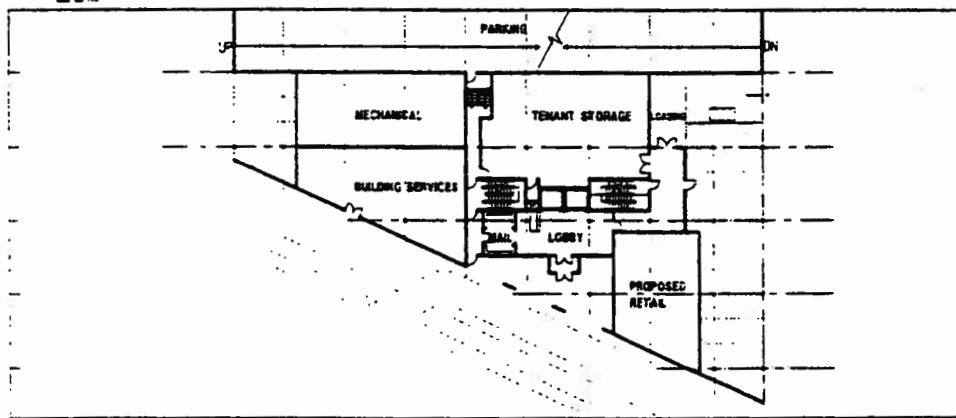
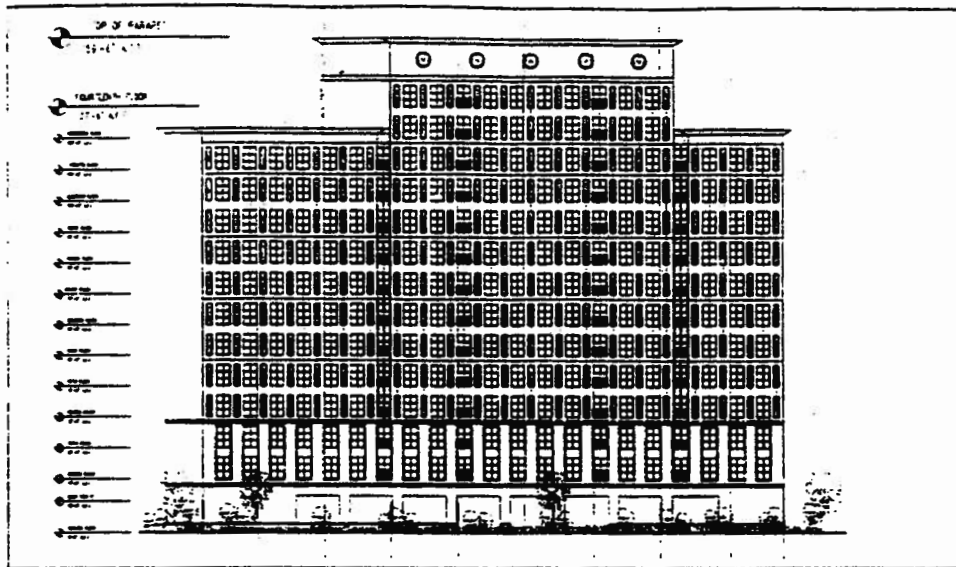


EAST ELEVATION
8 STORIES
SCALE 1/8" = 1'-0"

THE EIGHT STORY MID-RISE BUILDING IS APPROXIMATELY 114,000 SF. THE STRUCTURE CONTAINS 75 DWELLING UNITS. PARKING IS PROVIDED AT THE FIRST FLOOR AND BELOW GRADE. THE FIRST LEVEL OF THE BUILDING FEATURES AN ENTRANCE AND LOBBY, PARTY ROOM, EXERCISE ROOM, PRIVATE STORAGE AND RELATED SERVICE AREAS. TWO STORY "DUPLEX" CONDOMINIUM/APARTMENTS ON THE FIRST AND SECOND FLOORS EACH CONTAIN A MINIMUM OF TWO BEDROOMS AND EACH HAS ITS OWN PRIVATE EXTERIOR YARD. THE REMAINING FLOORS EACH HAVE A MIXTURE OF ONE, TWO AND THREE BEDROOM CONDOMINIUM/APARTMENTS. EACH UNIT HAS A LIVING ROOM, DINING ROOM, KITCHEN, BEDROOM(S), BATHROOM(S), CLOSETS, AND PRIVATE LAUNDRY. PERSONAL STORAGE AREA FOR EACH UNIT IS PROVIDED ON EACH FLOOR. THE EXTERIOR OF THE BUILDING IS COMPRISED OF A RENAISSANCE STONE BASE AT THE FIRST FLOOR WITH THE REMAINING FLOORS CLAD IN BRICK WITH RENAISSANCE STONE TRIM. ALL EXTERIOR BALCONIES AND ROOF DECKS ARE FITTED WITH INTEGRATED PLANTER BOXES.

High-Rise Building Elevations.
(Page 1 of 3)

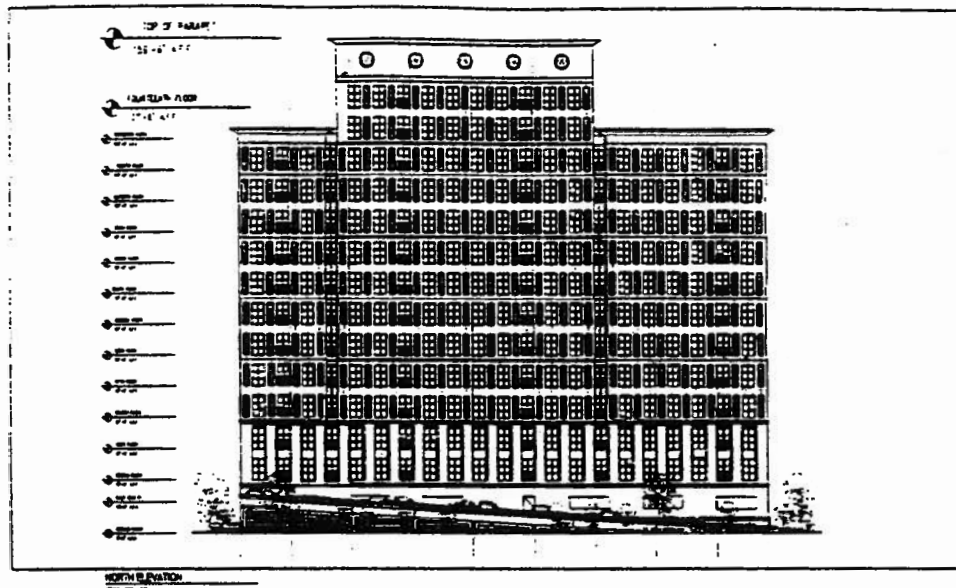
LAKE PARK CRESCENT



This 14 story high rise structure (B) comprises areas including 1 bedroom, 2 bedroom and 3 bedroom units. Unit sizes range with the area bedroom of 750 square feet, the two bedroom of approximately 1200 square feet and the three bedroom of 1600 square feet. The exterior design will reflect classic details and proportions. The facade treatment will be a light colored masonry or precast concrete with brick used, principally to create visual mass and contrast. The base of the tower relates to the height of adjacent courtyards and walk-up buildings.

High-Rise Building Elevations.
(Page 2 of 3)

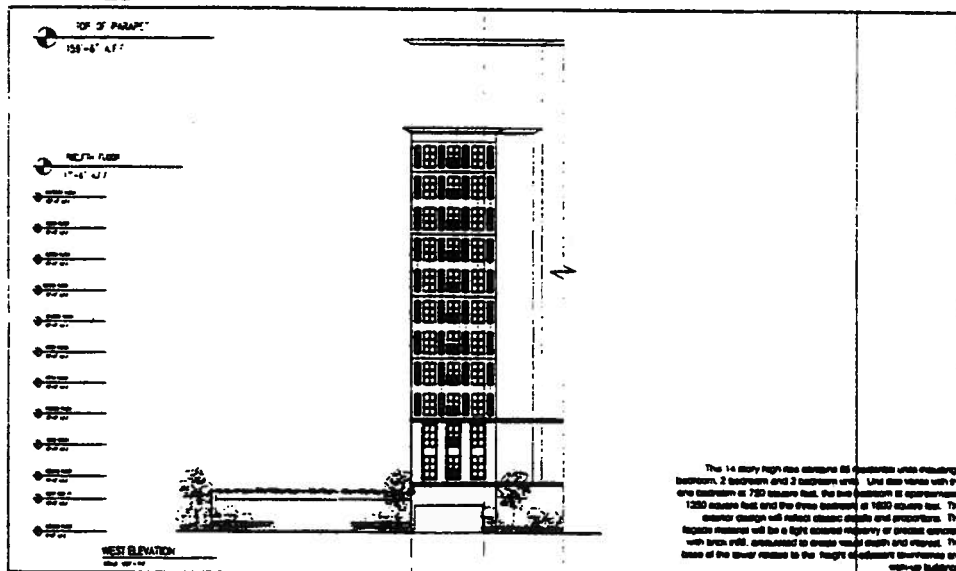
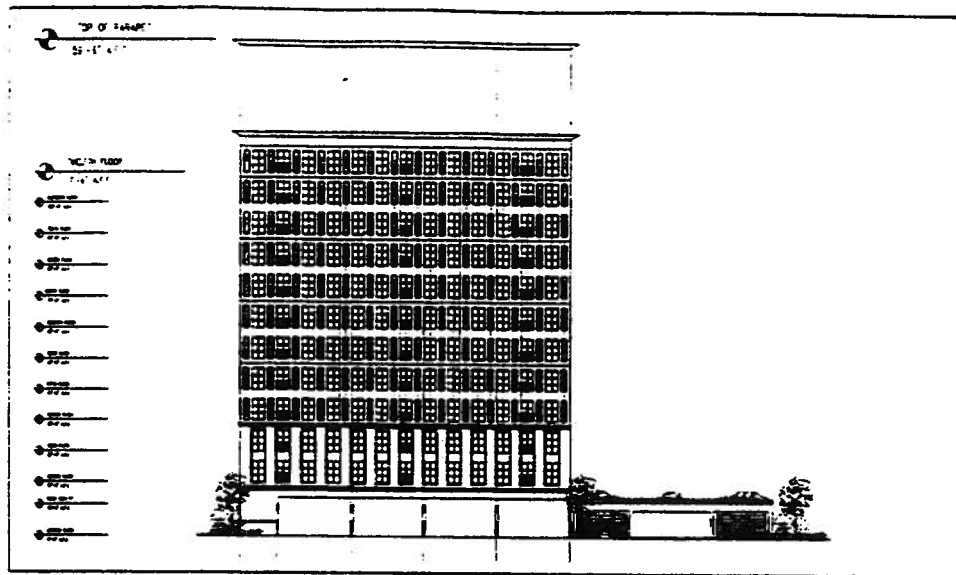
LAKE PARK CRESCENT



This 14 story high rise contains 86 residential units including 1 bedroom, 2 bedroom and 3 bedroom units. Unit size varies with the one bedroom at 750 square feet, the two bedroom at approximately 1350 square feet and the three bedroom at 1600 square feet. The exterior design will reflect classic details and proportions. The façade material will be a light colored masonry or precast concrete with brick infill, articulated to create visual depth and interest. The base of the tower relates to the height of adjacent townhomes and walk-up buildings.

High-Rise Building Elevations.
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LAKE PARK CRESCENT



The 14 story high rise contains 88 residential units including 1
 basement, 2 basements and 2 basements area. Unit mix varies with the
 area including 4750 square feet, the base basements is approximately
 1250 square feet and the three basements at 1800 square feet. The
 exterior design will reflect classic details and proportions. The
 facade material will be a light colored masonry or precast concrete
 with brick inlay. Windows will be double hung and casement. The
 base of the tower relates to the height of adjacent commercial and
 mid-rise buildings.