

# PD 825

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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  
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<http://www.cityofchicago.org>

November 16, 2006

Paul W. Shadle  
DLA PIPER US LLP  
203 N. LaSalle Street  
Suite 1900  
Chicago, Illinois 60601-1263

**Re: Administrative Relief request for Residential Business Planned  
Development No. 825, Maple Tower, 1035 N. Dearborn Parkway**

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential Business Planned Development No. 825 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 requested to reduce the size of one landscape planter located on Maple Street. The planter originally approved could not be installed because it would conflict with pedestrian access to the 2-story retail building located at the eastern boundary of the Planned Development. A reconfigured planter has been designed to be as large as possible while avoiding any conflict with pedestrian and vehicular ingress and egress. A drawing titled Planter Layout, prepared by A. Epstein and Sons International, dated October 27, 2006, shall be substituted in place of the previously approved drawing.

With regard to your request, the Department of Planning and Development has determined that the reduction in the size of one landscape planter does not create an adverse impact on the Planned Development or surrounding neighborhood, does not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 825, I hereby approve the foregoing minor change, but no other changes to Residential Business Planned Development No. 825.

Sincerely,

Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, DPD files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Acting Commissioner

City Hall, Room 1000  
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<http://www.cityofchicago.org>

November 1, 2005

Mr. Paul W. Shadle  
DLA Piper Rudnick Gray Cary US LLP  
203 North LaSalle Suite 1900  
Chicago, Illinois 60601

RE: Maple Tower - Residential Business Planned Development No. 825

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential Business Planned Development No. 825, on behalf of 1035 North Dearborn LLC, 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 requested a slight revision to the approved Site Plan to allow for the replacement of one large landscape planter with a tree planter that would accommodate a single tree on Dearborn Street. The reason for this request is that a Commonwealth Edison vault at said location conflicts with the placement of the larger planter.

The Department has reviewed the request and has determined that your request would be appropriate and consistent with Section 17-13-0611A of the Zoning Ordinance. Accordingly, I hereby approve the requested minor change to Residential Business Planned Development No. 825, but no other changes to this development.

Very truly yours,

Lori T. Healey  
Commissioner

LTH:PAS

cc: DPD Files (Stamped Landscape/Site Plan)





7/21/2004

REPORTS OF COMMITTEES

14369  
28907

~~to East Chestnut Street as measured along the west line of North Ernst Court;  
and North Ernst Court,  
to those of a DR10 General Residence District.~~

~~SECTION 2. This ordinance shall be effective after its passage and publication.~~

*Reclassification Of Area Shown On Map Number 3-F.*

(As Amended)

(Application Number 14369)

RBPD 825,99

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development Number 825 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Maple Street; the alley immediately east of and parallel to North Dearborn Street; a line approximately 103.86 feet south of and parallel to West Maple Street; and North Dearborn Street,

to those of a B4-5 Restricted Service District.

SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B4-5 Restricted Service District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Maple Street; the alley immediately east of and parallel to North Dearborn Street; a line approximately 103.86 feet south of and parallel to West Maple Street; and North Dearborn Street,

to those of Residential Business Planned Development Number 825, as amended, and a corresponding use district is hereby established in the area above described.

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

Plan of Development Statements attached to this ordinance read as follows:

*Residential-Business Planned Development Number 82.5,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 825, as amended (the "Planned Development"), consists of approximately fifteen thousand five hundred seventy-nine (15,579) net square feet (approximately zero and thirty-five hundredths (0.35) acres) of property located in the area generally bounded by West Maple Street; the alley immediately east of and parallel to North Dearborn Street; a line approximately one hundred three and eighty-six hundredths (103.86) feet south of and parallel to West Maple Street; and North Dearborn Street. For purposes of this Planned Development, the property is owned or controlled by the applicant, 1035 North Dearborn, L.L.C., an Illinois limited liability company.
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, alleys or easements or any adjustment of rights-of-way 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 titleholders and any ground lessors and their respective successors and assigns. 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 and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise), to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement 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 of the property. For purposes of this Planned

Development, where portions of the improvements located on the property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. In addition, where portions of the improvements located on the property are owned by different persons, the term "owners" shall mean all of the owners (including any condominium association(s) with respect to any portions of the property that consist of condominiums and all legal titleholders to any portions of the property and any and all ground lessors of any portions of the property). Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the property so transferred, the term applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the property so transferred.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table and the following documents prepared by A. Epstein and Sons International, Inc., dated June 10, 2004 (collectively, the "Plans"): an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan and Plant List; and Building Elevations. Full-size copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The following uses of the property shall be permitted: dwelling units; retail uses, accessory and non-accessory parking; loading berths; temporary buildings for construction purposes; accessory uses; and all other permitted uses in the B4-4 Restricted Service District.
6. Business identification signs on the ground and second (2<sup>nd</sup>) floors only, temporary signs such as construction and marketing signs, and temporary business identification signs shall be permitted within the Planned

Development subject to the review and approval of the Department of Planning and Development.

7. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
8. In addition to the maximum height of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such floor area shall not include (a) all floor area devoted to mechanical equipment and storage areas which exceeds five thousand (5,000) square feet, and (b) all floor area associated with parking and loading areas.
10. The improvements of the property shall be designed, constructed and maintained in substantial conformance with the Plans described in Statement 4 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance.
11. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon application and 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 by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the 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 11.11-3(c) of the Chicago Zoning

Ordinance. Notwithstanding the provisions of Section 11. 11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks and an increase of the maximum percent of land covered.

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 natural resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all new buildings located on the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the property in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all new 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 new building or improvement.
14. Unless substantial construction of the new buildings contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such buildings is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing classification of B4-4 Restricted Service District. Said 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 such an extension is shown.

[Landscape Plan and Plant List referred to in these  
Plan of Development Statements unavailable  
at time of printing.]

[Existing Zoning Map; Planned Development Property Line and Boundary Map; Existing Land-Use Map; Site Plan; First Floor Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 28913 through 28920 of this Journal.]

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

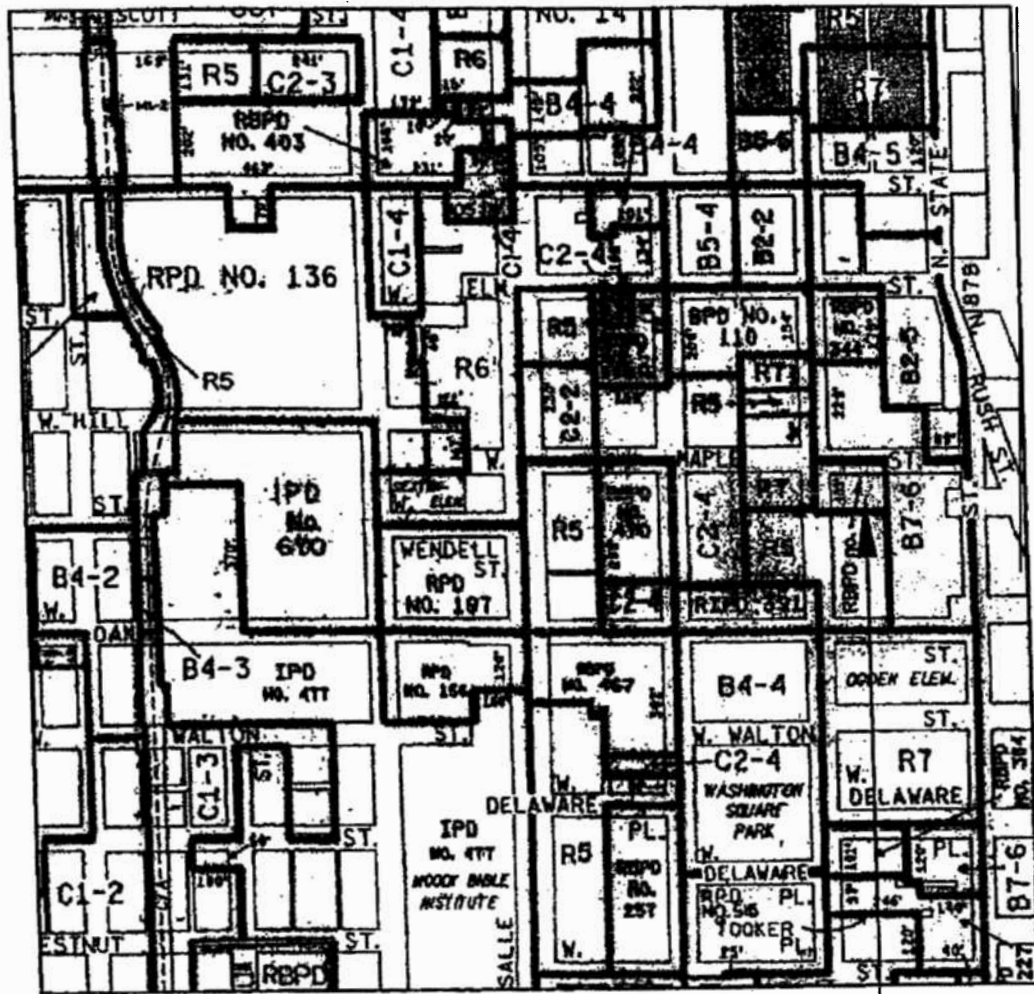
*Residential Business Planned Development  
Number 825, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area ( $\pm$  22,576 gross square feet (0.51 acres)) = Net Site Area ( $\pm$  15,579 net square feet (0.35 acres)) + Area Remaining in Public Right-of-Way (+ 6,997 square feet (0.16 acres) in the public right-of-way).

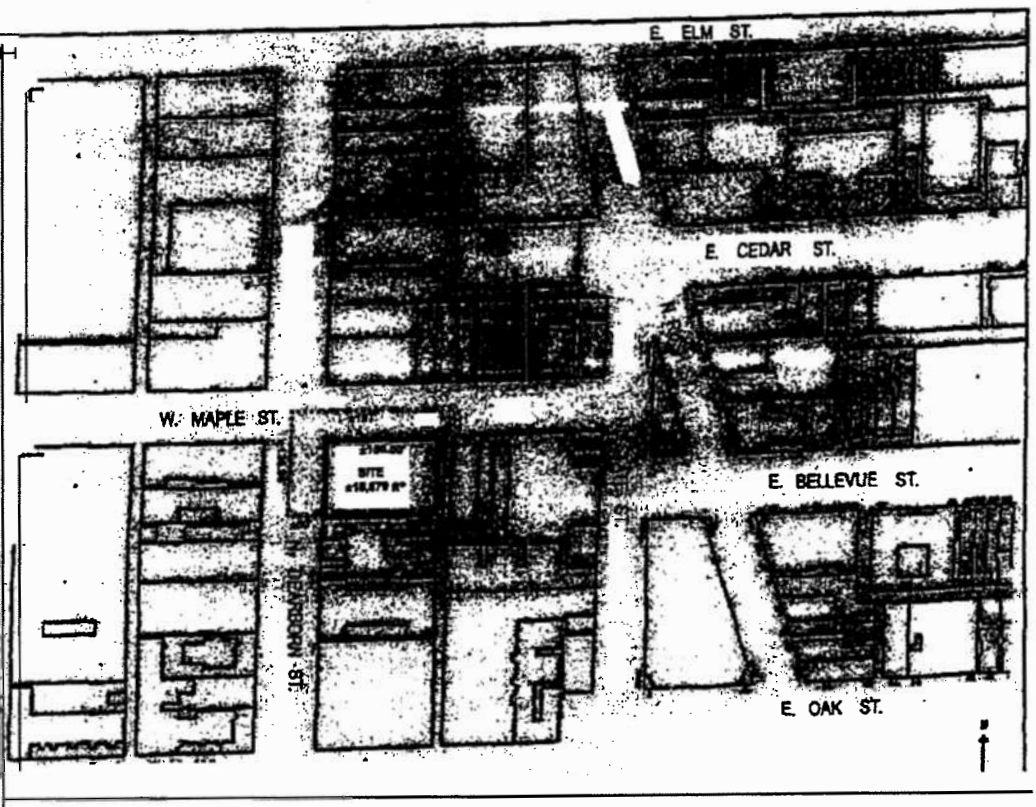
Maximum Floor Area Ratio:	5.8
Maximum Retail Floor Ratio:	10,000 square feet
Maximum Number of Dwelling Units:	28
Minimum Number of Off-Street Parking Spaces:	33
Minimum Number of Off-Street Loading Berths:	In accordance with the Site Plan
Minimum Setbacks from Property Line:	In accordance with the Site Plan
Maximum Building Height:	In accordance with the Building Elevations.

Existing Zoning Map.



Subject Site

Planned Development Property Line  
And Boundary Map.



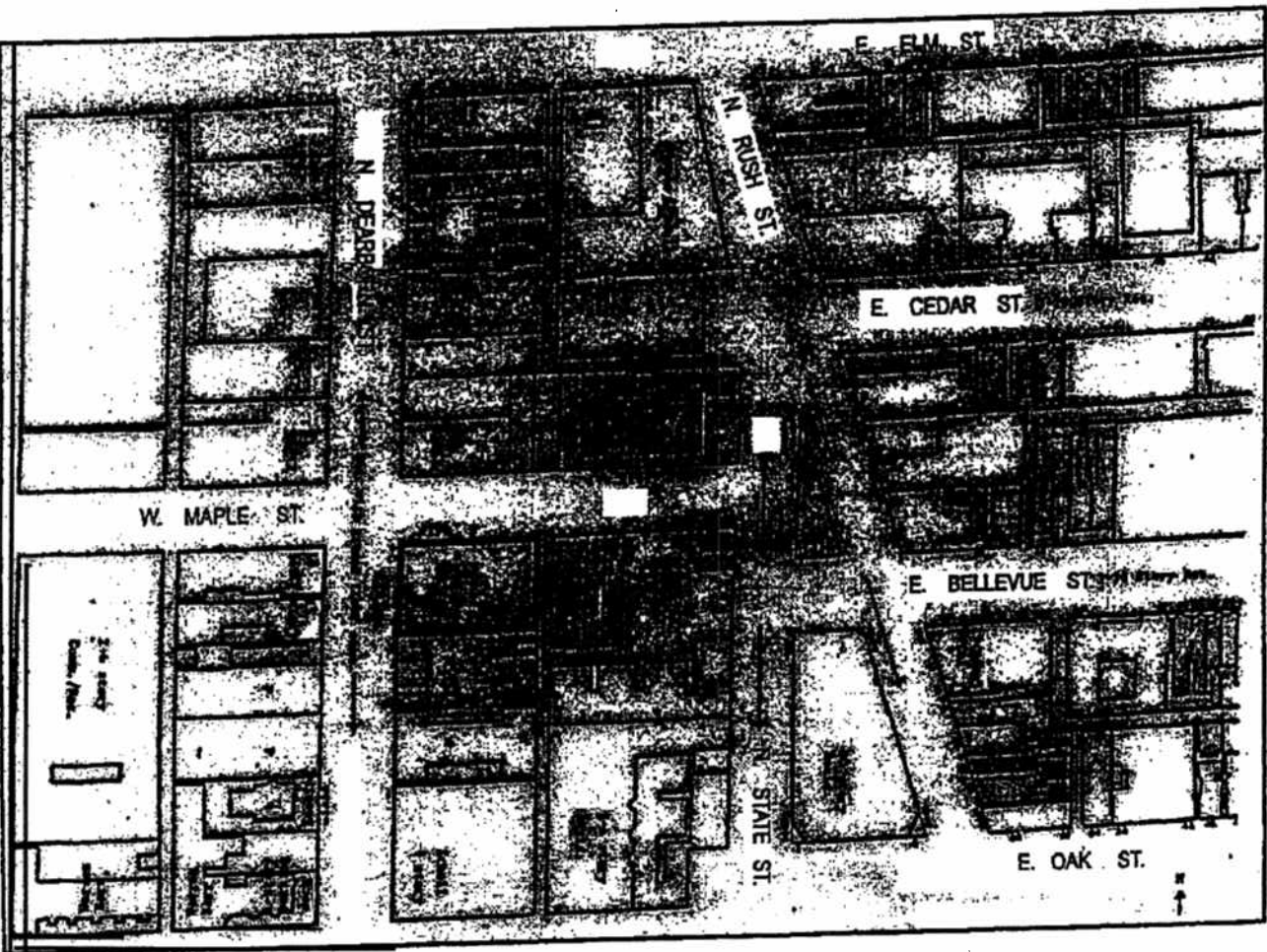
Subject Lots - [Symbol]  
Planned Development Boundary and Property Line - [Symbol]

7/21/2004

REPORTS OF COMMITTEES

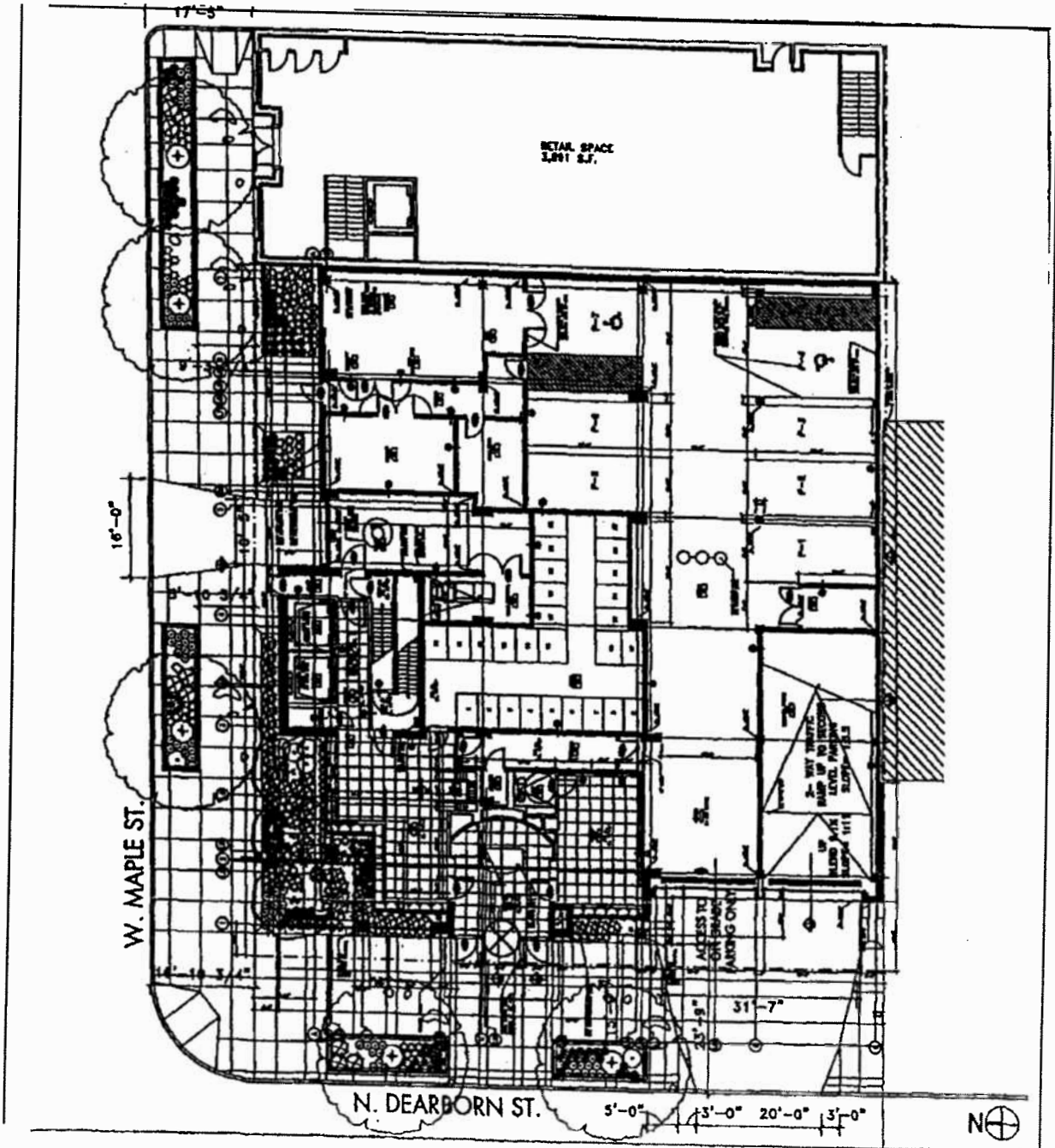
28915

Existing Land-Use Map.

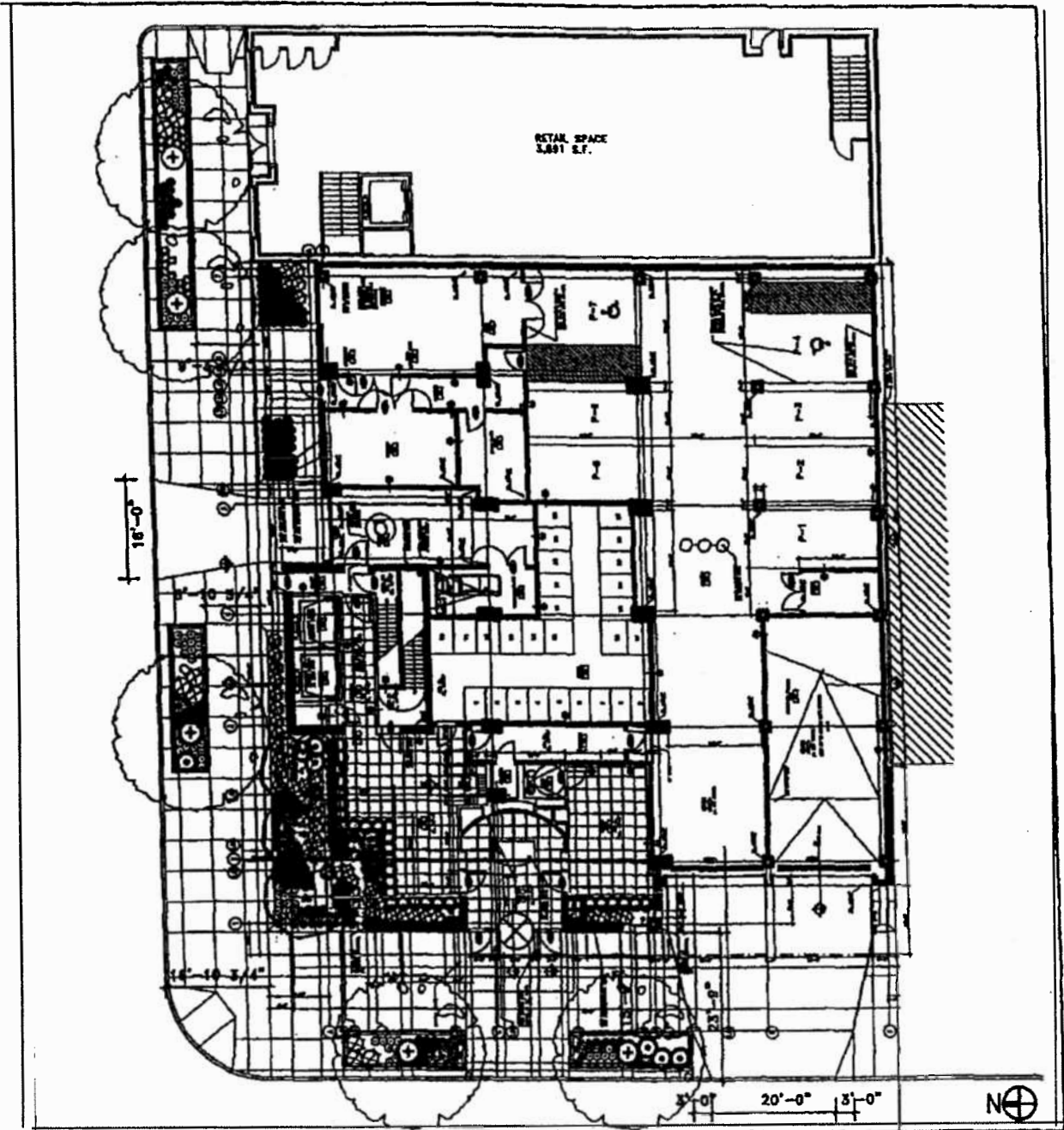


Scale: 1" = 100'

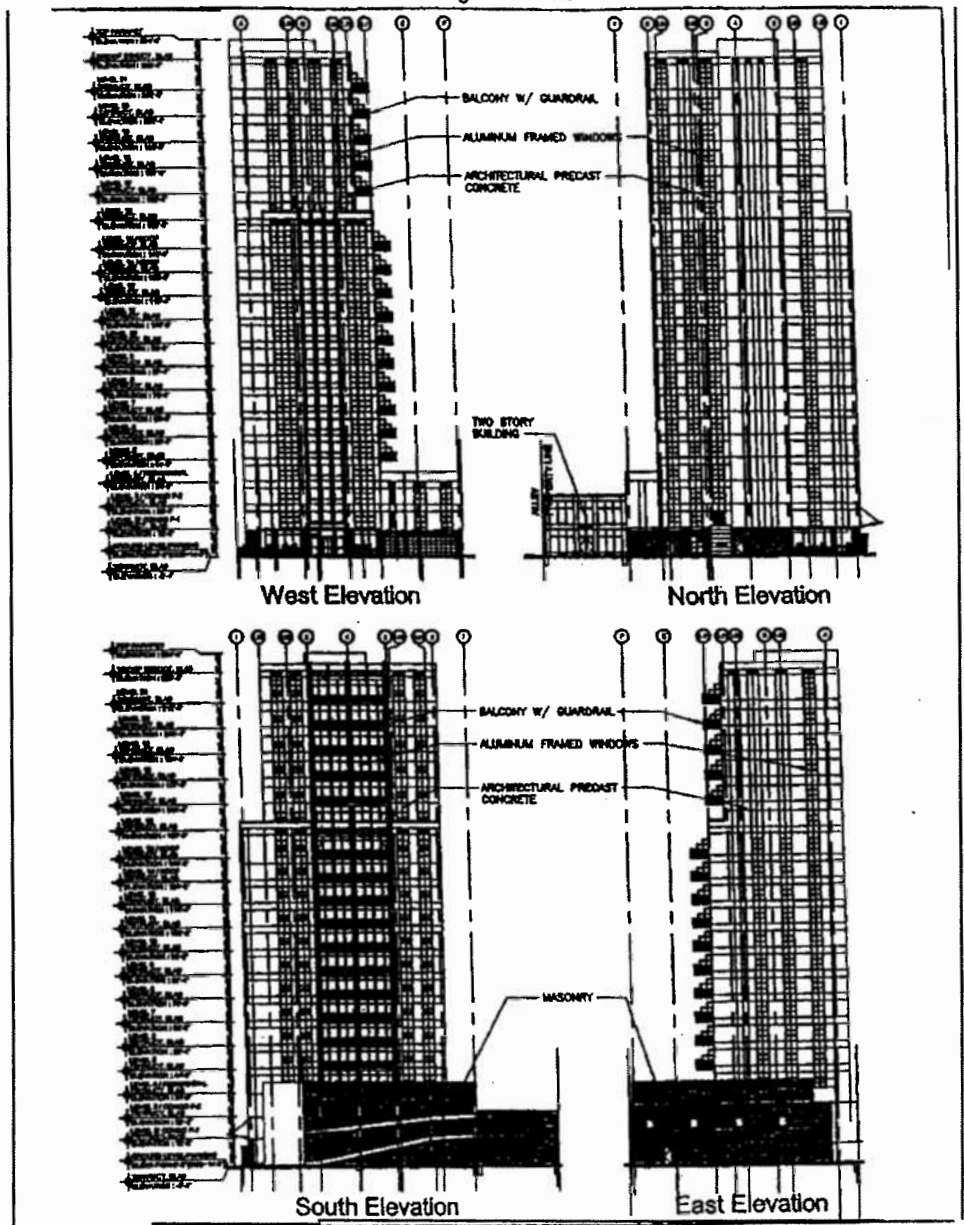
First Floor Plan.  
(Page 1 of 2)



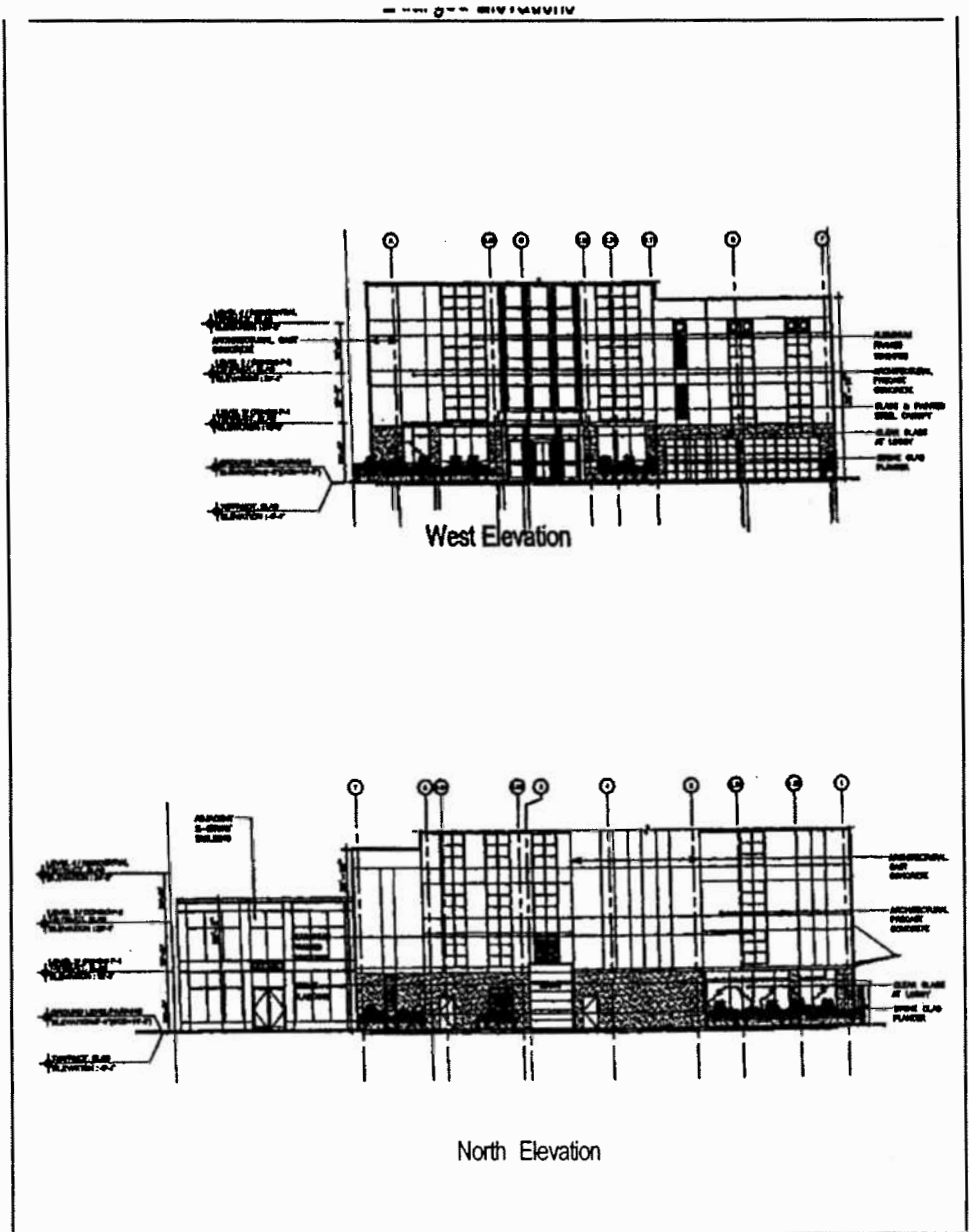
First Floor Plan.  
(Page 2 of 2)



Building Elevations  
(Page 1 of 2)



Building Elevations.  
(Page 2 of 2)





July 14, 2003

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

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

<http://www.cityofchicago.org>

Mr. Jack Guthman  
Shefsky & Froelich Ltd.  
444 N. Michigan Avenue  
Chicago, Illinois 60611

**Re:** Request for a minor change to Residential-Business  
Planned Development No. 825

**Location:** 1035 N. Dearborn Street

Dear Mr. Guthman:

Please be advised that your request for a minor change to Residential Planned Development No. 825 on behalf of Dearborn Maple, LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

In your letter, you requested a reduction in the required number of parking spaces within the Planned Development from forty-five (45) spaces to thirty-three (33) spaces. Ten (10) of these spaces located on the ground floor level will serve the funeral home which is intended to be relocated to the one-story retail portion of the proposed condominium building. The remaining twenty-three (23) spaces will serve the twenty-three (23) units proposed, resulting in a one (1) space per dwelling unit parking ratio. You indicated that in addition to the thirty-three (33) legitimately sized parking spaces, an additional ten (10) spaces will be provided in the form of tandem and compact spaces. We have also received subsequent approval from the Chicago Department of Transportation.

With regard to your request, the Department of Planning and Development has determined that there would be sufficient on-site parking for these twenty-three (23) units and that this revision would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 825.

Sincerely,

Alicia Mazur Berg  
Commissioner

cc: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus



*Reclassification Of Area Shown On Map Number 3-F.  
(As Amended)  
(Application Number 13560)*

*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 B4-4 Restricted Service District symbols and indications as shown on Map Number 3-F in the area bounded by:

North Dearborn Street; West Maple Street; the alley immediately east of and parallel to North Dearborn Street; and a line  $\pm$  103.86 feet south of and parallel to West Maple Street,

to those of a Residential Business Planned Development, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto 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 Business Planned Development Number 825.*

*Plan Of Development Statements.*

1. The area delineated herein as a residential business planned development consists of approximately fifteen thousand five hundred seventy-nine (15,579) square feet (plus or minus thirty-five hundredths ( $\pm$  0.35) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Dearborn Maple, L.L.C.

2. All applicable official reviews, approvals or permits which are necessary to implement this plan of development shall be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holders 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, the legal title holder and 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. Single designated control for purposes 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, including any condominium association which may be formed to represent all or some of the owners for zoning purposes and any ground lessors.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by A. Epstein & Sons Architects dated March 14, 2002. Full-sized copies of the Site/Landscape Plan and the Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the property. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted in the area delineated herein as a residential business planned development:
  - dwelling units, any use permitted in a B4-4 Restricted Service District (excluding gas stations, amusement establishments and arcades; nor shall funeral processions be permitted), parking and accessory uses.

6. Business identification signs on the ground floor only and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development.
7. Off-street loading facilities shall be provided in compliance with this planned development subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the planned development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of the improvements shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading area, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. 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.

12. The requirements of the planned development may be modified, administratively, by the Commissioner of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of Planning and Development that such 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 the planned development by the Commissioner of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. Unless substantial construction of the building has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to the pre-existing B4-4 Restricted Service District.

[Existing Zoning Map; Planned Development Boundary  
and Property Line Map; Existing Land-Use Map;  
Site/Landscape Plan; and Building Elevations  
referred to in these Plan of  
Development Statements  
printed on pages 84802  
through 84809 of  
this *Journal*.]

5/1/2002

## REPORTS OF COMMITTEES

84801

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

*Residential Business Planned Development Number 825.*

*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Rights-of-Way:  
 $\pm 22,576$  square feet ( $\pm .51$  acres) =  $\pm 15,579$  square feet ( $\pm .35$  acres) +  $\pm 6,997$  square feet ( $\pm .16$  acres)

Maximum Permitted Floor Area Ratio:	0.50.
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	23 units.
Minimum Number of Off-Street Parking Spaces:	45 spaces.
Minimum Number of Off-Street Loading Berths:	1 berth.
Maximum Building Height:	In substantial conformance with the Building Elevations.

Existing Building Zoning Map.



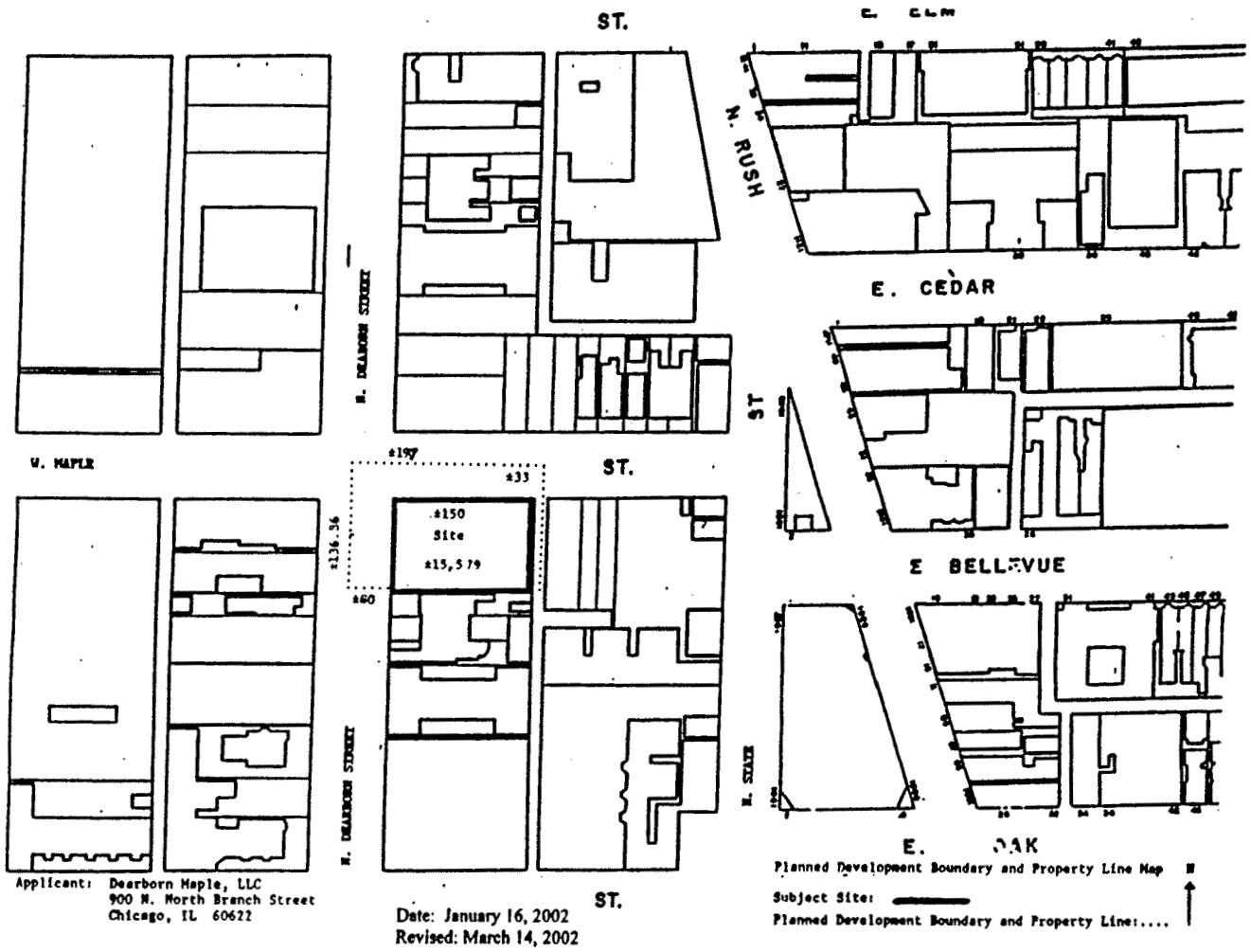
EXISTING ZONING MAP

Subject Site:

Applicant: Dearborn Maple, LLC  
900 N. North Branch Street  
Chicago, IL 60622

Date: January 16, 2002  
Revised: March 14, 2002

Planned Development Boundary And Property Line Map.



W. MAPLE

ST.

E. CEDAR

N. RUSH

E. CEDAR

ST.

E. BELLVUE

ST.

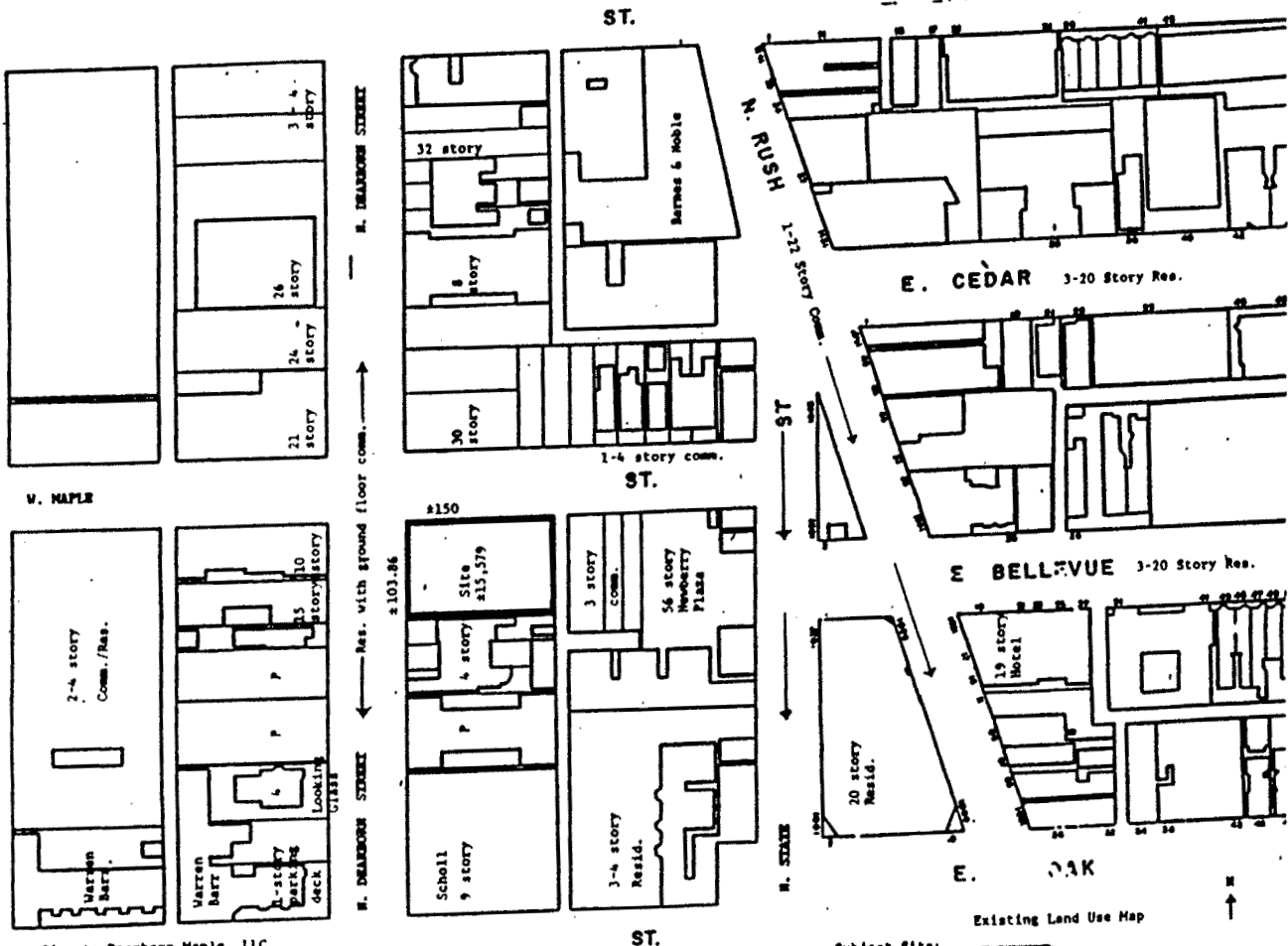
E. OAK

Applicant: Dearborn Maple, LLC  
900 N. North Branch Street  
Chicago, IL 60622

Date: January 16, 2002  
Revised: March 14, 2002

Planned Development Boundary and Property Line Map  
Subject Site:  
Planned Development Boundary and Property Line:....

Existing Land-Use Map.

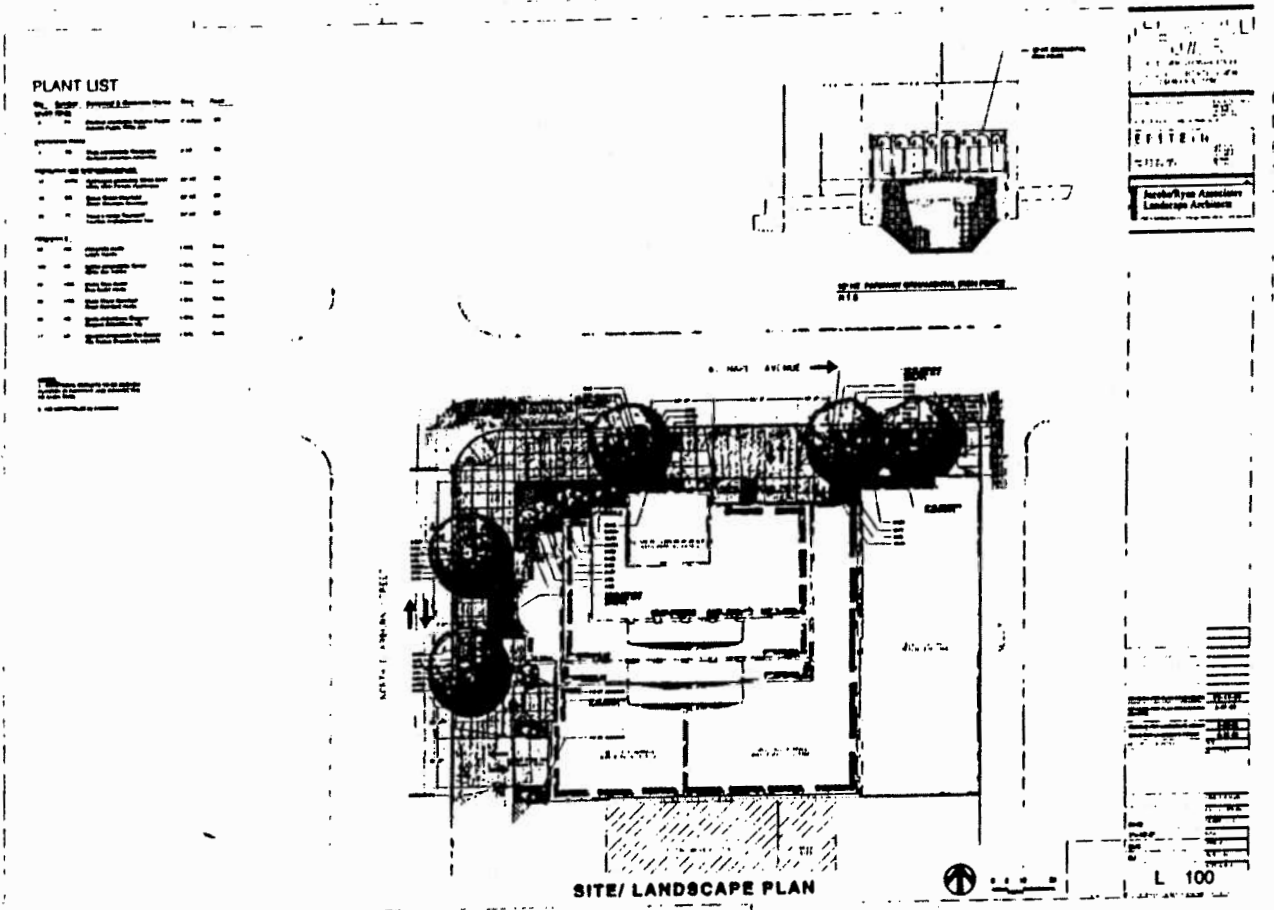


Applicant: Dearborn Maple, LLC  
 900 N. North Branch Street  
 Chicago, IL 60622

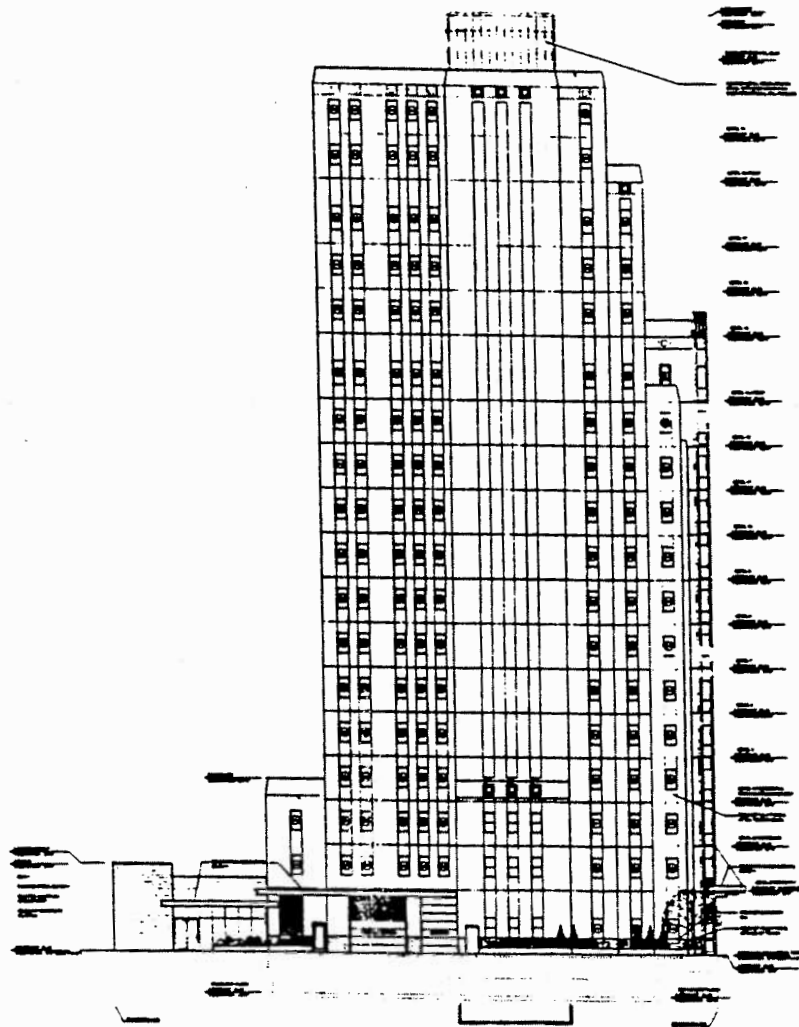
Date: January 16, 2002  
 Revised: March 14, 2002

Existing Land Use Map  
 Subject Site: **\_\_\_\_\_**

Site/Landscape Plan.



North Building Elevation.



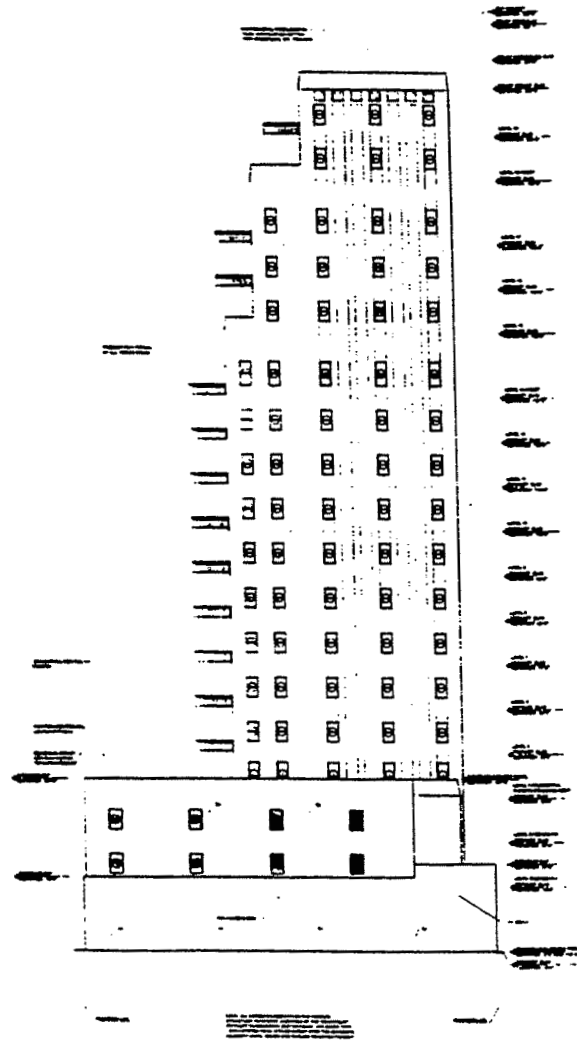
1 NORTH ELEVATION

<b>THE MAPLE TOWER</b> 100 N. LAUREL ST. CHICAGO, ILL. 60610 ARCHITECT: <b>STEFAN</b> 100 N. LAUREL ST. CHICAGO, ILL. 60610			
<b>REVISIONS</b> NO. DATE BY DESCRIPTION			
1	5/1/02	STEFAN	ISSUED FOR PERMIT
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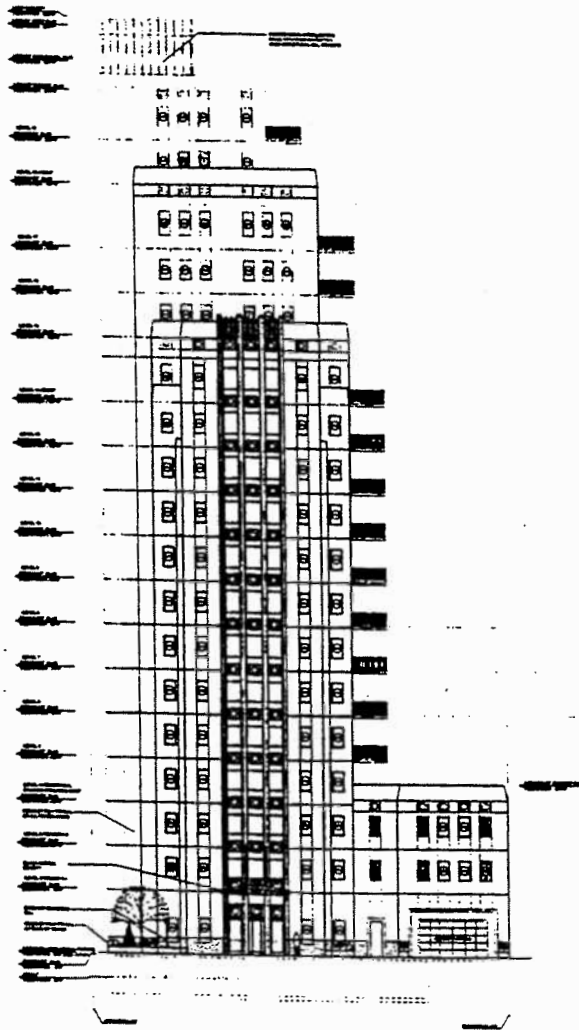
East Building Elevation.



1 EAST ELEVATION

<b>THE MAPLE TOWER</b> 47 W. WASHINGTON CHICAGO, ILL. 60601 (312) 467-1100		GENERAL CONTRACTOR <b>SPATEIN</b> 2112 N.	ARCHITECT <b>SPATEIN</b> 2112 N.
EAST ELEVATION A-302		DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]	

West Building Elevation.



1 WEST ELEVATION

<p><b>THE MAPLE TOWER</b>          1400 Maple Street          14th Floor          Philadelphia, PA 19102</p>		<p><b>EPSTEIN</b>          ARCHITECTS          P.C.</p>	<p>OWNER: CITY OF PHILADELPHIA          PROJECT: 2002-0001          DRAWING: WEST ELEVATION P-1</p>
<p>DATE: 05/01/2002          DRAWN BY: [Name]          CHECKED BY: [Name]          SCALE: AS SHOWN</p>		<p>WEST ELEVATION          SHEET NO. A-303</p>	