

# PD 838

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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>

July 11, 2003

Mr. Steven Ryniewicz  
Fitzgerald Associates  
912 West Lake Street  
Chicago, Illinois 60607

**Re: Request for a minor change to Residential  
Planned Development No. 838**

**Location: 41<sup>st</sup> Street/Drexel Boulevard (Subarea B)**

Dear Mr. Ryniewicz:

Please be advised that your request for a minor change to Residential Planned Development No. 838 on behalf of Jazz on the Boulevard, 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 in Subarea B from 24 to 19 as a result of accommodating the Fire Department's required revisions to the Site Plan to provide access to the rear of the units. The 19 spaces would serve the 11 units in Subarea B.

With regard to your request, the Department of Planning and Development has determined that there would be sufficient on-site parking for these 11 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. 838.

Sincerely,

Alicia Mazur Berg  
Commissioner

cc: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Arnold Randall, Bob McKenna



*Reclassification Of Area Shown On Map Number 10-D.*

(As Amended)

(Application Number A-5097)

RPD 838,99

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 838 symbols and indications as shown on Map Number 10-D for the three (3) parcels bounded as follows:

a parcel described as: East 41<sup>st</sup> Street; South Drexel Boulevard; East Bowen Avenue; and South Cottage Grove Avenue to the point of beginning;

and the parcel described as: East Bowen Avenue; South Drexel Boulevard; East 42<sup>nd</sup> Street; the north/south alley west of South Drexel Boulevard running north for 179.73 feet; a line 179.73 feet north of and parallel to East 42<sup>nd</sup> Street running west 15 feet; and a line 137.20 feet west of the intersection of East Bowen Avenue and South Drexel Boulevard running north to East Bowen Avenue to the point of beginning;

and the parcel described as: East 42<sup>nd</sup> Street; South Drexel Boulevard; East 42<sup>nd</sup> Place; the north/south alley west of South Drexel Boulevard; a line 136.87 feet north of and parallel to East 42<sup>nd</sup> Place running west 15 feet; and a line 168.7 feet west of South Drexel Boulevard running north 52.96 feet to East 42<sup>nd</sup> Street to the point of beginning,

to those of Residential Planned Development Number 838, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part 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 Planned Development Number 838, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development Number 838, as amended, consists of approximately one hundred sixty-six thousand eight hundred twenty-three (166,823) square feet (three and eighty-two hundredths (3.82) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map and is owned or controlled by the applicant, City of Chicago.
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 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 homeowners' 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, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Subarea Boundary Map; a Site Plan; a Landscape Plan and Building Elevations prepared by Fitzgerald Associates Architects dated January 16, 2003. Full-sized copies of the Site Plan; Landscape Plan and the Building Elevations are on file with the

Department 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 Planned Development: attached single-family residential dwelling units, walk-up multi-family residential units; accessory parking and accessory uses.
6. Identification signs 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 parking 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.
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, except for in parking spaces delineated on the site plan. 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, shall be designed, constructed and maintained in substantial conformance with the Site and Landscape Plans and the Building Elevations. Parkway trees and landscaping shall be installed by the City of Chicago and maintained by the applicant in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. In addition, the applicant agrees to make certain streetscape improvements as reflected on the Site Plan. Final landscape plans will be submitted to and approved by the Department of

Planning and Development prior to or at the time of Part II approval. All trash receptacles shall be stored in garages except on trash pick-up day(s).

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 development 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 an R5 General Residence District.

[Existing Zoning Map; Existing Land-Use Area Map; Subarea Boundary Map; Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Site Plans (Parcels A, B and C); Streetscapes (Parcels A, B and C); and Detail Drawings referred to in these Plan of Development Statements printed on pages 105372 through 105384 of this *Journal*.]

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

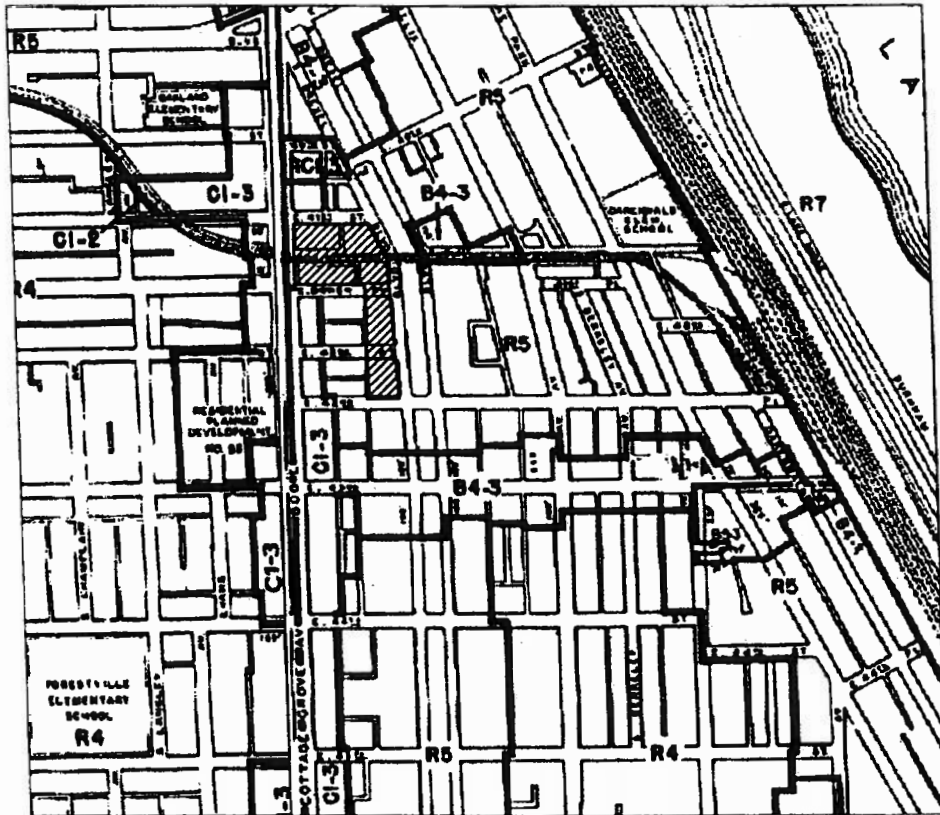
*Residential Planned Development Number 838, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:	Total = 350,255 square feet (8.04 acres).
Subarea A:	210,066 square feet (4.82 acres).
Subarea B:	73,580 square feet (1.69 acres).
Subarea C:	66,609 square feet (1.53 acres).
Net Site Area:	Total = Gross Site Area (350,255 square feet) - Area in Public Street and Alleys (183,432 square feet) = Net Site Area of 166,823 square feet (3.82 acres).
Subarea A:	Total = Gross Site Area (210,066 square feet) - Area in Public Streets and Alleys (100,864 square feet) = Net Site Area of 109,202 square feet (2.51 acres).
Subarea B:	Total = Gross Site Area (73,580 square feet) - Area in Public Streets and Alley (43,351 square feet) = Net Site Area of 30,229 square feet (.694 acres).
Subarea C:	Total = Gross Site Area (66,609 square feet) - Area in Public Streets and Alleys (39,217 square feet) = Net Site Area of 27,392 square feet (.629 acres).

<b>Maximum Floor Area Ratio:</b>	<b>Total = 1.2 F.A.R.</b>
Subarea A:	1.27 F.A.R.
Subarea B:	.94 F.A.R.
Subarea C:	1.21 F.A.R.
<b>Maximum Number of Residential Units:</b>	<b>137 units.</b>
Subarea A:	103 units.
Subarea B:	11 units.
Subarea C:	23 units.
<b>Minimum Number of Accessory Off-Street Parking Spaces:</b>	<b>155 spaces.</b>
Subarea A:	108 spaces.
Subarea B:	24 spaces.
Subarea C:	23 spaces.
	(In the event fewer units are constructed, fewer parking spaces may also be constructed, however, the parking ratio shall be maintained.)
<b>Minimum Number of Off-Street Loading Docks:</b>	<b>0.</b>
<b>Maximum Building Setbacks:</b>	<b>In substantial conformance with the Site Plan.</b>
<b>Minimum Building Height:</b>	<b>In accordance with Building Elevations.</b>

Existing Zoning Map.



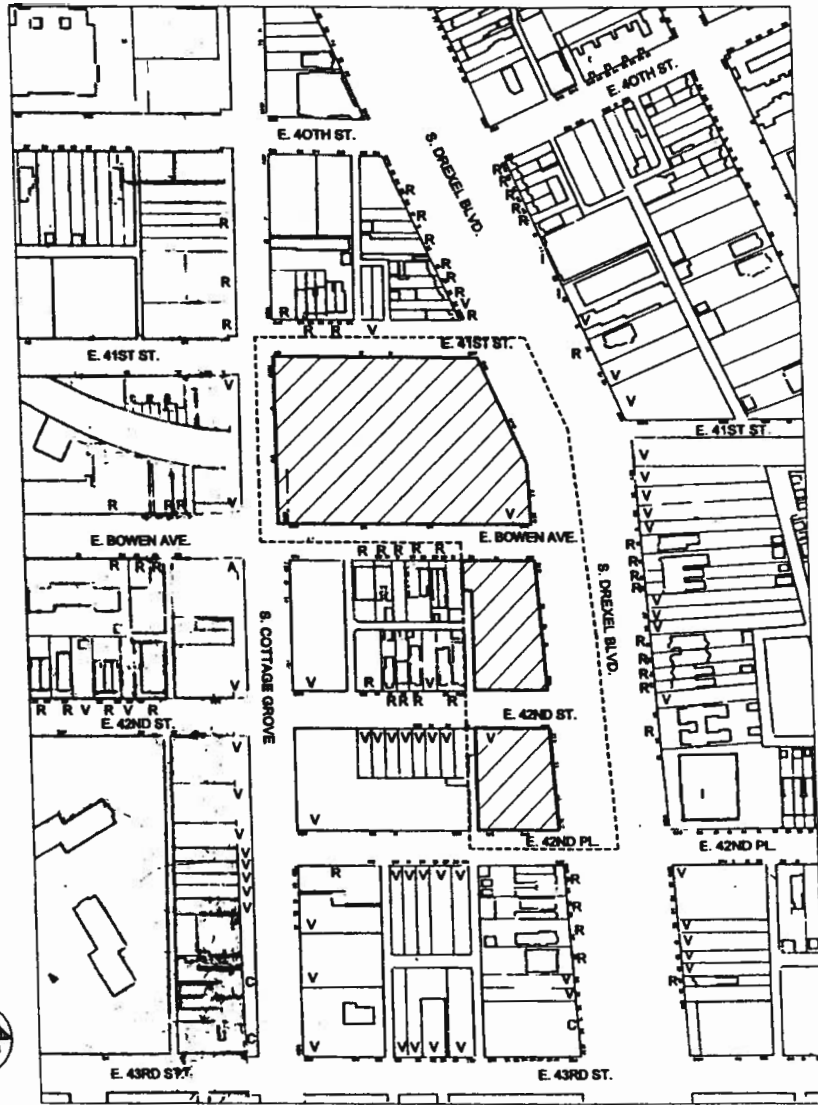
INDICATED PROPERTY FOR  
PLANNED DEVELOPMENT



ZONING DISTRICT  
BOUNDARIES



Existing Land-Use Area Map.



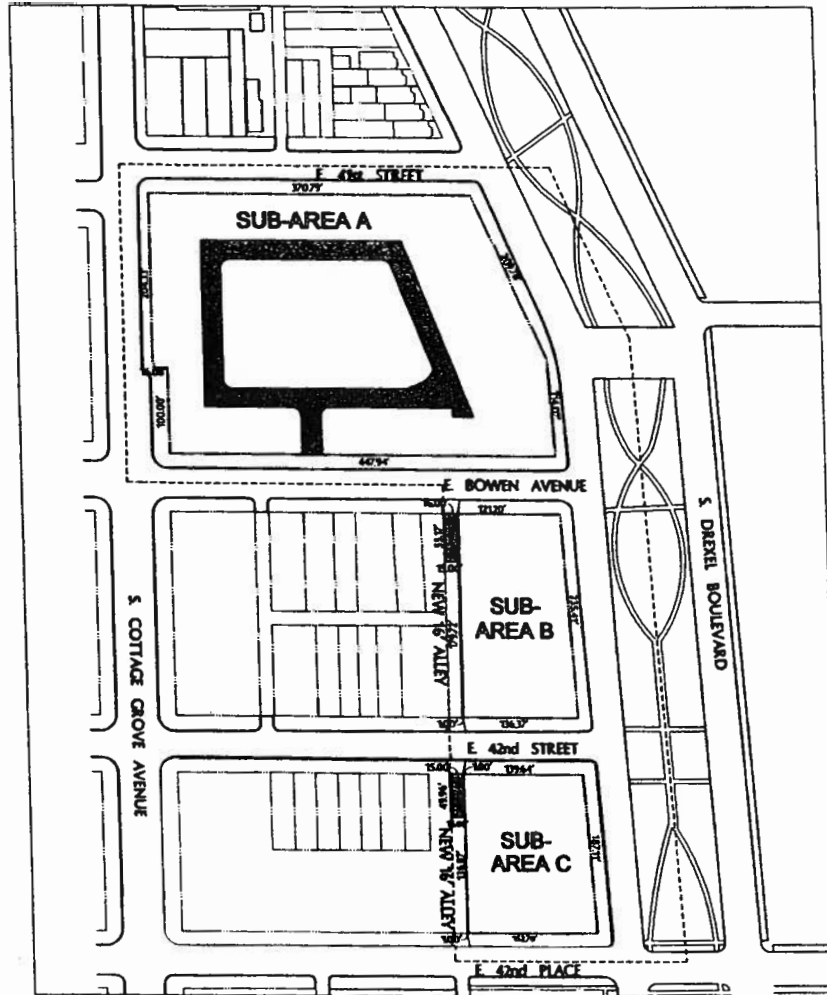
RESIDENTIAL:  
 COMMERCIAL:  
 INSTITUTIONAL:  
 ASSEMBLY:  
 VACANT LOT

R  
 C  
 I  
 A  
 V

PLANNED DEVELOPMENT BOUNDARY  
 PROPERTY LINES  
 INDICATES PROPERTY FOR  
 LAND DEVELOPMENT  
 APPLICANT: CITY OF CHICAGO  
 SUBMITTED: DECEMBER 4, 2002  
 REVISED DATE: JANUARY 16, 2003

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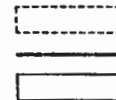
Subarea Boundary Map.



PLANNED DEVELOPMENT BOUNDARY

PROPERTY LINES

RESIDENTIAL

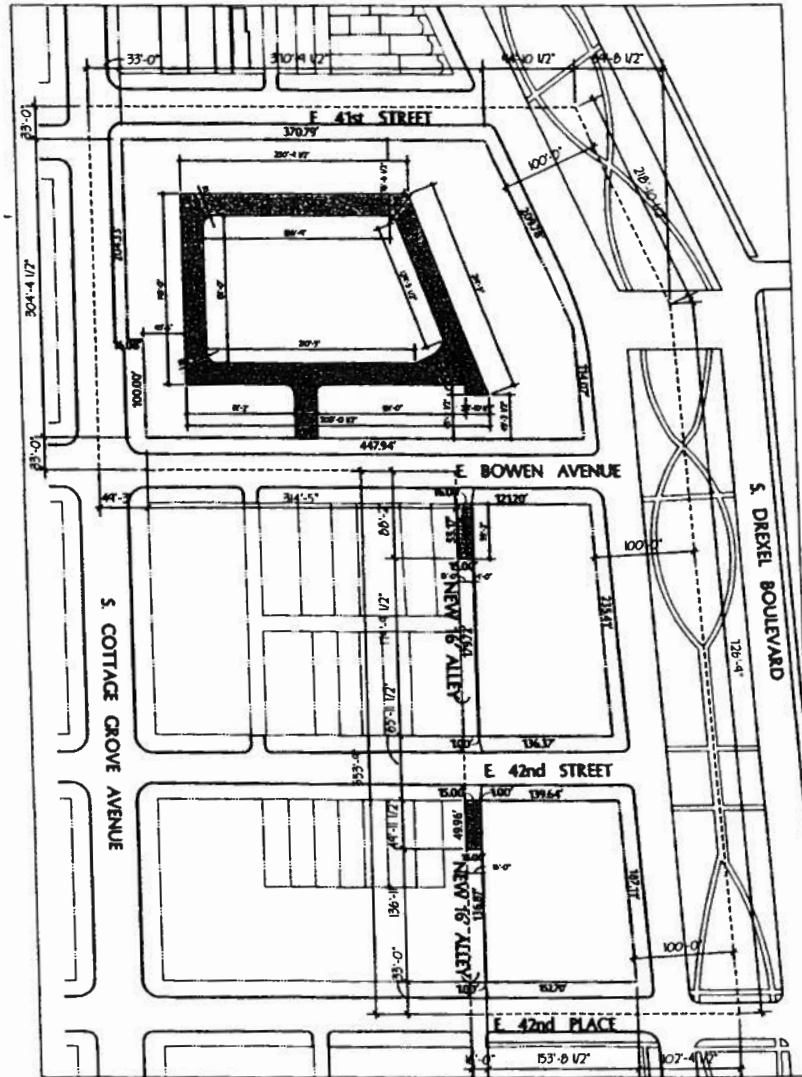


APPLICANT: CITY OF CHICAGO

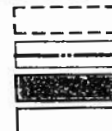
SUBMITTED: DECEMBER 4, 2002

REVISED DATE: JANUARY 16, 2003

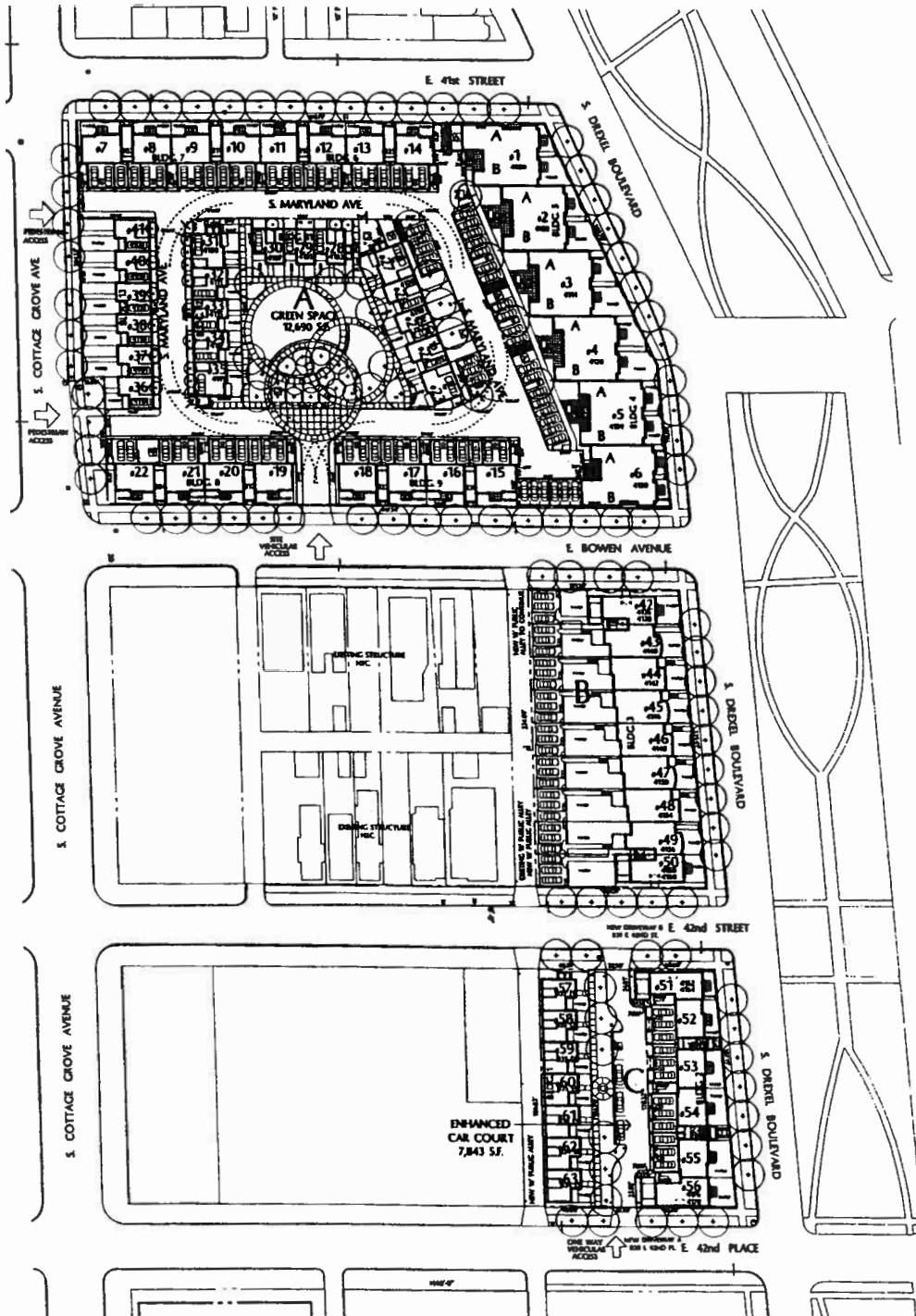
Boundary, Property Line And  
Right-Of-Way Adjustment Map.



PLANNED DEVELOPMENT BOUNDARY  
PROPERTY LINES  
DEDICATED ALLEY /STREET  
INDICATES PROPERTY FOR  
LAND DEVELOPMENT  
APPLICANT: CITY OF CHICAGO  
SUBMITTED: DECEMBER 4, 2002  
REVISED DATE: JANUARY 16, 2003



Site Plan.

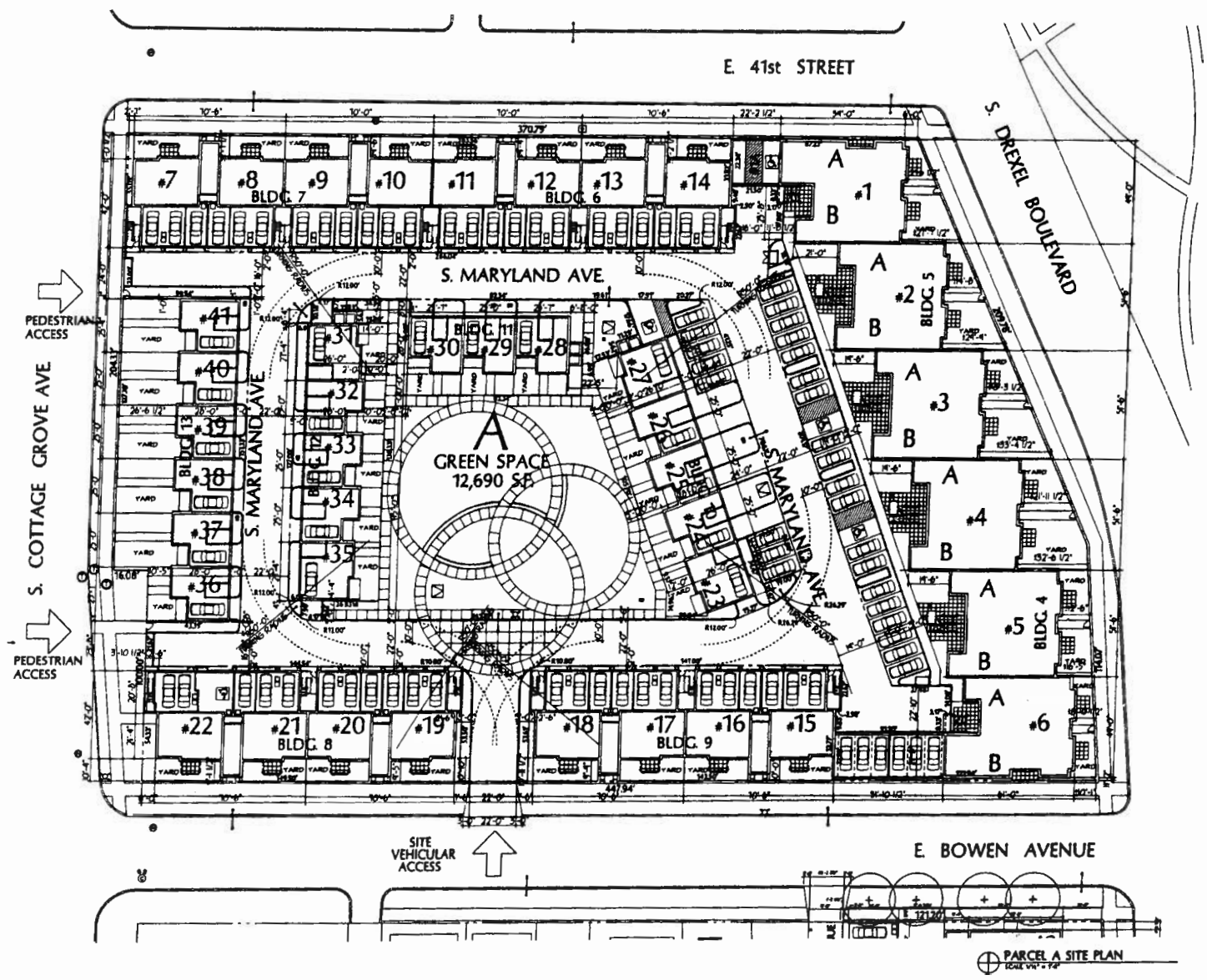


3/5/2003

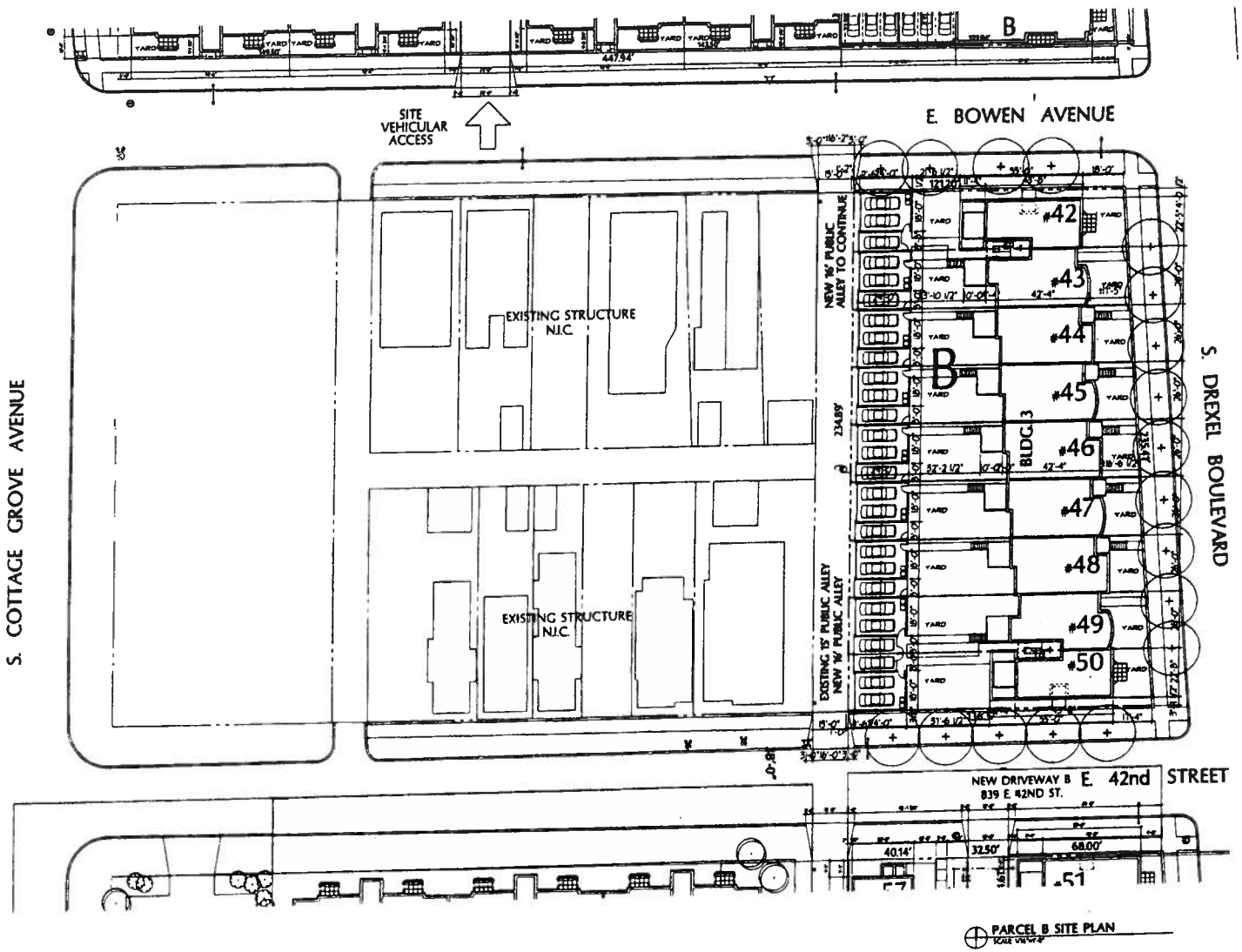
REPORTS OF COMMITTEES

105377

Site Plan -- Parcel A.



Site Plan -- Parcel B.



S. COTTAGE GROVE AVENUE

E. BOWEN AVENUE

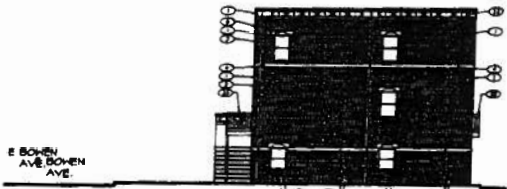
S. DREXEL BOULEVARD

PARCEL B SITE PLAN  
SCALE 1/8" = 1'-0"



KEYNOTES

1. BRICK COLOR #1	8. PRECAST HEADER	19. MASONRY COARSE	18. VINYL SIDING
2. BRICK COLOR #2	9. ORNAMENTAL IRON GRILLE	RECESSED	19. COPPER CLAD BAY
3. 4" RENAISSANCE STONE SILL	10. EXTERIOR STAIRS WITH	14. BUILDING ENTRY	20. ASPHALT SHINGLE ROOF
4. 8" RENAISSANCE STONE BANDING	ORNAMENTAL IRON RAILING	15. UNIT ELEVATOR SHAFT	21. BRICK PATTERN DETAIL
5. 4" RENAISSANCE STONE COURSE	11. ORNAMENTAL IRON FENCE	16. FABRICATION PANEL	22. PRECAST CORNICE DETAIL
6. 12" RENAISSANCE STONE COURSE	TYPE 1	17. GARAGE	23. ORNAMENTAL IRON BALCONY
7. 4" RENAISSANCE STONE BULLNOSE	TYPE 2		24. BRICK COLOR #3



PARCEL A - CONDO SIDE ELEVATION  
SCALE 1/8"=1'-0" BOX OF UNIT #16

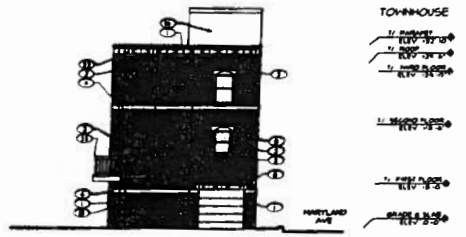


PARCEL A - CONDO REAR ELEVATION  
SCALE 1/8"=1'-0" EAST OF UNIT #16 THROUGH #18

- CONDO
- 1. BRICK
  - 2. BRICK
  - 3. BRICK
  - 4. BRICK
  - 5. BRICK
  - 6. BRICK
  - 7. BRICK
  - 8. BRICK
  - 9. BRICK
  - 10. BRICK
  - 11. BRICK
  - 12. BRICK
  - 13. BRICK
  - 14. BRICK
  - 15. BRICK
  - 16. BRICK
  - 17. BRICK
  - 18. BRICK
  - 19. BRICK
  - 20. BRICK
  - 21. BRICK
  - 22. BRICK
  - 23. BRICK
  - 24. BRICK



PARCEL A - TOWNHOUSE FRONT ELEVATION  
SCALE 1/8"=1'-0" 38' UNITS #14 BETWEEN 48' UNITS ON ENDS



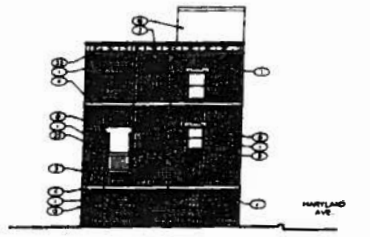
PARCEL A - TOWNHOUSE SIDE ELEVATION  
SCALE 1/8"=1'-0" BOX OF UNIT #17 & 18

- TOWNHOUSE
- 1. BRICK
  - 2. BRICK
  - 3. BRICK
  - 4. BRICK
  - 5. BRICK
  - 6. BRICK
  - 7. BRICK
  - 8. BRICK
  - 9. BRICK
  - 10. BRICK
  - 11. BRICK
  - 12. BRICK
  - 13. BRICK
  - 14. BRICK
  - 15. BRICK
  - 16. BRICK
  - 17. BRICK
  - 18. BRICK
  - 19. BRICK
  - 20. BRICK
  - 21. BRICK
  - 22. BRICK
  - 23. BRICK
  - 24. BRICK

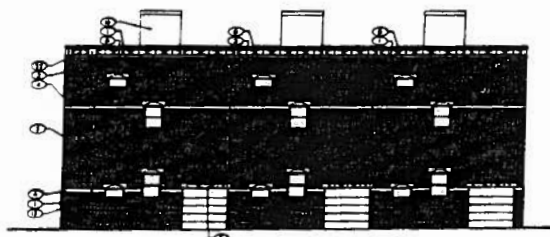
Streetscapes -- Parcel A.  
(Page 1 of 2)



PARCEL A - TOWNHOUSE FRONT ELEVATION  
SCALE 1/8"=1'-0" 2' BE UNITS #16 THROUGH #18



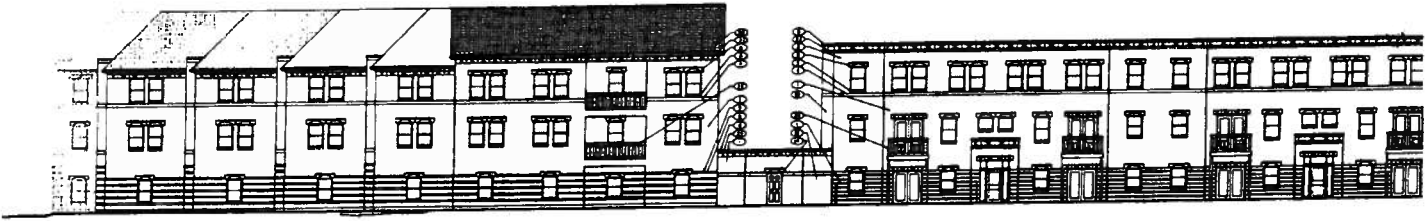
PARCEL A - TOWNHOUSE SIDE ELEVATION  
SCALE 1/8"=1'-0" 2' BE UNITS #16 THROUGH #18



PARCEL A - TOWNHOUSE REAR ELEVATION  
SCALE 1/8"=1'-0" 2' BE UNITS #16 THROUGH #18

Streetscapes -- Parcel A.  
(Page 2 of 2)

KEYNOTES		
1. BRICK COLOR #1	8. PRECAST HEADER	15. MASONRY COURSE
2. BRICK COLOR #2	9. ORNAMENTAL IRON GRILLE	RECESSED
3. 4" RENAISSANCE STONE SILL	10. EXTERIOR STAIRS 15TH	16. BUILDING ENTRY
4. 8" RENAISSANCE STONE BANDING	ORNAMENTAL IRON RAILING	17. ELEVATOR SHAFT
5. 4" RENAISSANCE STONE COURSE	11. ORNAMENTAL IRON FENCE	18. FIRE-RESISTANT PANEL
6. 12" RENAISSANCE STONE COURSE	TYPE	19. COLOR #3
7. 4" RENAISSANCE STONE BULLNOSE	12. ORNAMENTAL IRON FENCE	TYPE 2
		17. GARAGE
		18. VENTIL SIDING
		19. COPPER GLAD BAY
		20. ASPHALT SHINGLE ROOF
		21. BRICK PATTERN DETAIL
		22. PRECAST CORNER DETAIL
		23. ORNAMENTAL IRON BALCONY
		24. BRICK COLOR #3



PARCEL A - EAST 41ST STREET ELEVATION  
SCALE: 1/8" = 1'-0"



PARCEL A - EAST BOWEN AVE. ELEVATION  
SCALE: 1/8" = 1'-0"

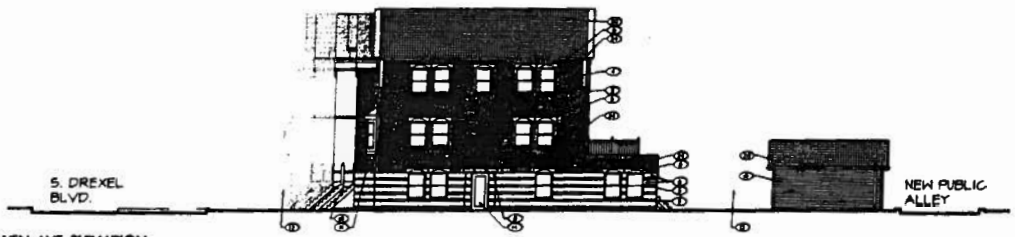


PARCEL A - DREXEL BLVD. ELEVATION  
SCALE: 1/8" = 1'-0"

Streetscapes -- Parcel B.

0058  
ZON

KEYNOTES			
1. BRICK COLOR #1	8. PRECAST HEADER	13. MASONRY COURSE RECESSED	18. VINYL SIGN
2. BRICK COLOR #2	9. ORNAMENTAL IRON BRILLE	14. BUILDING ENTRY	19. COPPER GLAD BAY
3. 4" RENAISSANCE STONE SILL	10. EXTERIOR STAIRS WITH ORNAMENTAL IRON RAILING	15. UNIT ELEVATOR SHAFT	20. ASPHALT SHINGLE ROOF
4. 8" RENAISSANCE STONE BANDING	11. ORNAMENTAL IRON FENCE TYPE 1	16. FIBERGLASS PANEL COLOR #3	21. BRICK PATTERN DETAIL
5. 4" RENAISSANCE STONE COURSE	12. ORNAMENTAL IRON FENCE TYPE 2	17. GARAGE	22. PRECAST CORNICE DETAIL
6. 12" RENAISSANCE STONE COURSE			23. ORNAMENTAL IRON BALCONY
7. 4" RENAISSANCE STONE BULLNOSE			24. BRICK COLOR #3



PARCEL B-BOWEN AVE ELEVATION  
SCALE 1/4" = 1'-0" ROOF ELEVATION OF THE FLAT WITH DETACHED GARAGE

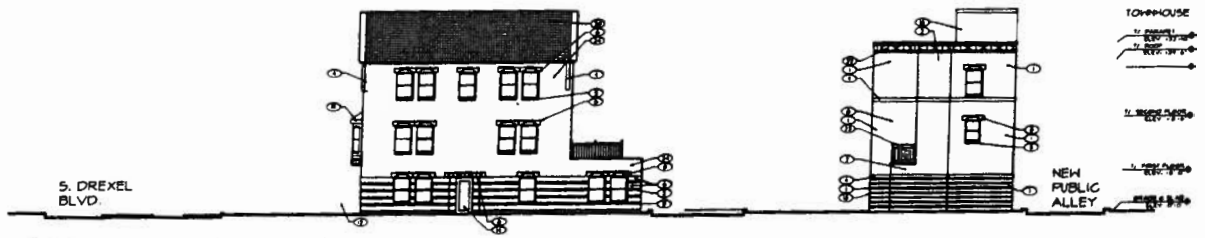


PARCEL B-DREXEL BLVD. ELEVATION  
SCALE 1/4" = 1'-0" ROOF ELEVATION OF THE BRICK FAMILY WITH FLATS ON THE ROOF

Streetscapes -- Parcel C.

KEYNOTES

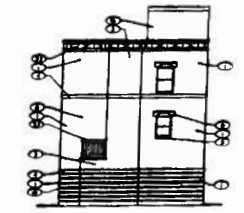
1. BRICK COLOR #1	9. PRECAST HEADER	15. MASONRY COURSE RECESSED	19. VINYL SIDING
2. BRICK COLOR #2	4. ORNAMENTAL IRON GRILLE	14. BUILDING ENTRY	18. COPPER GLAD BAY
3. 4" RENAISSANCE STONE SILL	10. EXTERIOR STAIRS WITH ORNAMENTAL IRON RAILING	13. UNIT ELEVATOR SHAFT	20. ASPHALT SHINGLE ROOF
4. 8" RENAISSANCE STONE BANDING	11. ORNAMENTAL IRON FENCE TYPE 1	16. FIBERCEMENT PANEL COLOR #3	21. BRICK PATTERN DETAIL
5. 4" RENAISSANCE STONE COURSE	12. ORNAMENTAL IRON FENCE TYPE 2	17. GARAGE	22. PRECAST CORNICE DETAIL
6. 12" RENAISSANCE STONE COURSE			23. ORNAMENTAL IRON BALCONY
7. 4" RENAISSANCE STONE BULLNOSE			24. BRICK COLOR #3



5. DREXEL BLVD.  
 PARCEL C - EAST 42ND STREET ELEVATION  
 SCALE 1/8" = 1'-0"  
 SIDE ELEVATION OF THE TOWNHOUSE AND 1 FLAT



PARCEL C - TOWNHOUSE FRONT ELEVATION  
 SCALE 1/8" = 1'-0"  
 ELEVATION OF UNITS #11 THROUGH #13



PARCEL C - TOWNHOUSE SIDE ELEVATION  
 SCALE 1/8" = 1'-0"

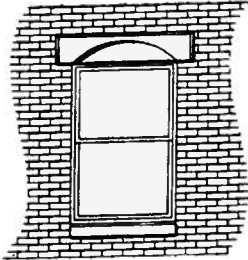


PARCEL C - DREXEL BLVD. ELEVATION  
 SCALE 1/8" = 1'-0"  
 FRONT ELEVATION OF THE CONDO BUILDING WITH THE ELEVATION OF THE 1 FLAT ON THE RIGHT

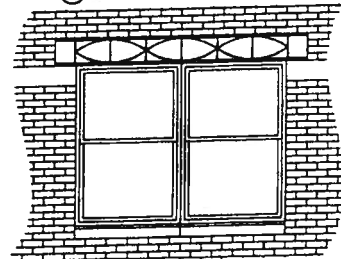
Details.



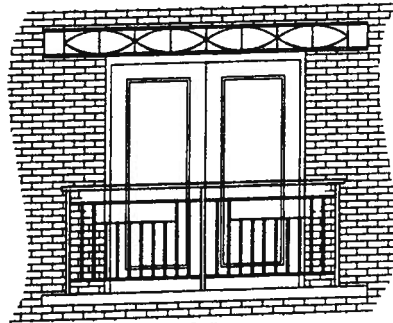
CORNICE DETAIL  
SCALE 1/4" = 1'-0"



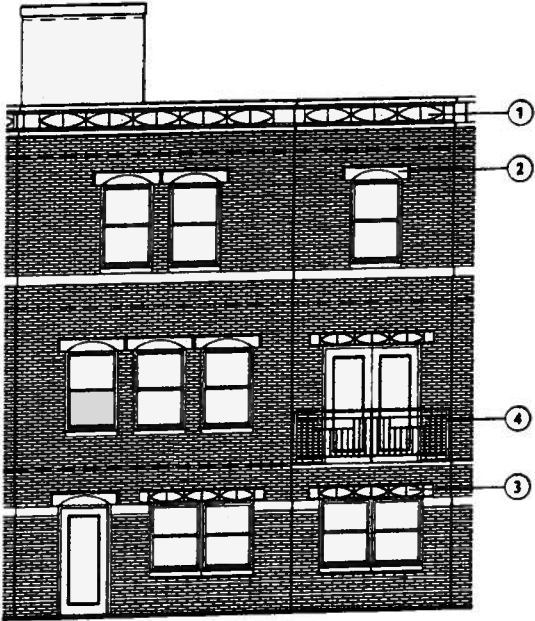
WINDOW HEADER 1  
SCALE 1/4" = 1'-0"



WINDOW HEADER 2  
SCALE 1/4" = 1'-0"



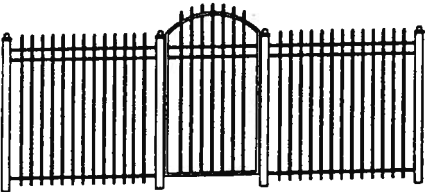
BALCONY RAIL  
SCALE 1/4" = 1'-0"



PARTIAL ELEVATION  
SCALE 1/4" = 1'-0"



3'-6" ORNAMENTAL IRON FENCE  
SCALE 1/4" = 1'-0"



5'-0" ORNAMENTAL IRON FENCE  
SCALE 1/4" = 1'-0"



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>

December 10, 2002

Mr. Patrick FitzGerald  
912 West Lake Street  
Chicago, Illinois 60607

**Re:** Request for a minor change to Residential Planned  
Development No. 838 (Jazz in the Boulevard) South  
Drexel Boulevard/41st Street

Dear Mr. FitzGerald:

Please be advised that your request for a minor change to Residential-Planned Development No. 838 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.

Specifically, you requested to transfer from Subarea B 7,923.61 square feet to Subarea A and 5,693.88 square feet to Subarea C resulting in the increase of the existing 1.17 FAR to a **1.25 FAR for Subarea A** and the existing 1.18 FAR to a **1.37 FAR for Subarea C**. The new FAR for **Subarea B will be 0.25**. Also, the number of parking spaces for Subarea A has increase from 103 to 108 parking spaces. This request transfer of FAR between subareas is the result of an unintended shortfall in available FAR in subareas A and C. The result of this transfer would not change the maximum permitted number of units or the character of the development. The Department is aware of a recently introduced application to amend the Planned Development in order to provide the appropriate FAR in each subarea to construct the development as originally proposed.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 838, I hereby approve the foregoing minor change as stated, but no other changes to this Planned Development.

Very Truly Yours,

Alicia Mazur Berg  
Commissioner

cc: Alderman Toni Preckwinkle, Jack Swenson, Philip Levin, Mike Marmo,  
Ed Kus, Carmen Vidal-Hallett



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

~~Reclassification Of Area Shown On Map Number 9-K.  
(Application Number 13699)~~

~~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-K in the area bounded by:~~

~~a line 249.94 feet northwest of and parallel to North Kostner Avenue; the public alley northeast of and parallel to North Milwaukee Avenue; a line 150.00 feet northwest of and parallel to North Kostner Avenue; and North Milwaukee Avenue,~~

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

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

Reclassification Of Area Shown On Map Number 10-D.

(As Amended)  
(Application Number A-4939)

RPD 838

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 R5 General Residence District symbols and indications as shown on Map Number 10-D for the three parcels bounded as follows:

a parcel described as East 41<sup>st</sup> Street; South Drexel Boulevard; East Bowen Avenue; and South Cottage Grove Avenue, to the point of beginning,

the parcel described as East Bowen Avenue; South Drexel Boulevard; East 42<sup>nd</sup> Street; the north/south alley west of Drexel Boulevard running north for 179.73 feet; a line 179.73 feet north of and parallel to East 42<sup>nd</sup> Street running west 15 feet; and a line 137.20 feet west of the intersection of East Bowen Avenue and South Drexel Boulevard running north to East Bowen Avenue, to the point of beginning,

and the parcel described as East 42<sup>nd</sup> Street; South Drexel Boulevard; East 42<sup>nd</sup> Place; the north/south alley west of South Drexel Boulevard; a line 136.87 feet north of and parallel to East 42<sup>nd</sup> Place running west 15 feet; and a line 168.7 feet west of South Drexel Boulevard running north 52.96 feet to East 42<sup>nd</sup> Street, to the point of beginning,

to those of Residential Planned Development Number 838 and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the symbols to those of a Planned Development and a corresponding use is hereby established.

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 Planned Development Number 838.*

*Plan Of Development Statements.*

1. The area delineated herein as a residential planned development consists of approximately one hundred sixty-eight thousand five hundred seventy-four (168,574) square feet (net area) (plus three and eighty-seven hundredths (+ 3.87) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map and is owned or controlled by the applicant, City of Chicago.

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 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 homeowners' 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, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Subarea Boundary Map; a Site Plan; a Landscape Plan and Building Elevations prepared by Fitzgerald Associates Architects dated May 1, 2002, and revised June 13, 2002. Full-sized copies of the Site Plan; 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 planned development: attached single-family residential dwelling units, walk-up multi-family residential units, accessory parking and accessory uses.

6. Identification signs 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 parking 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.
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, except for in parking spaces delineated on the site plan. 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, shall be designed, constructed and maintained in substantial conformance with the Site and Landscape Plans and the Building Elevations. Parkway trees and landscaping shall be installed by the City of Chicago and maintained by the applicant in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance. In addition, the applicant agrees to make certain streetscape improvements as reflected on the Site Plan. Final landscape plans will be submitted to and approved by the Department of Planning and Development prior to or at the time of Part II Approval. All trash receptacles shall be stored in garages except on trash pick-up day(s).
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 development 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 an R5 General Residence.

[Existing Zoning Map; Existing Land-Use Map; Subarea Boundary Map; Boundary, Property Line Map and Right-of-Way Adjustment Map; Site Plans; Landscape Plans; Building Elevations; Streetscape Elevations; and Detail Drawings referred to in these Plan of Development Statements printed on pages 91822 through 91847 of this *Journal*.]

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

*Residential Planned Development Number §38.*

*Bulk Regulations And Data Table.*

Gross Site Area:	Total: 350,753 square feet (8.05 acres).
Subarea A:	210,099 square feet (4.8 acres).
Subarea B:	74,246 square feet (1.7 acres).
Subarea C:	66,408 square feet (1.52 acres).
Net Site Area:	Total = Gross Site Area (350,753 square feet) - Area in Public Streets and Alleys (182,179 square feet) = Net Site Area of 168,574 square feet (3.87 acres).
Subarea A:	Total = Gross Site Area (210,099 square feet) - Area in Public Streets and Alleys (98,962 square feet) = Net Site Area of 111,137 square feet (2.55 acres).
Subarea B:	Total = Gross Site Area (74,246 square feet) - Area in Public Streets and Alleys (44,065 square feet) = Net Site Area of 30,181 square feet (0.69 acres).
Subarea C:	Total = Gross Site Area (66,408 square feet) - Area in Public Streets and Alleys (39,152 square feet) = Net Site Area of 27,256 square feet (0.89 acres).
Maximum Floor Area Ratio:	Total: 1.09.
Subarea A:	1.18.

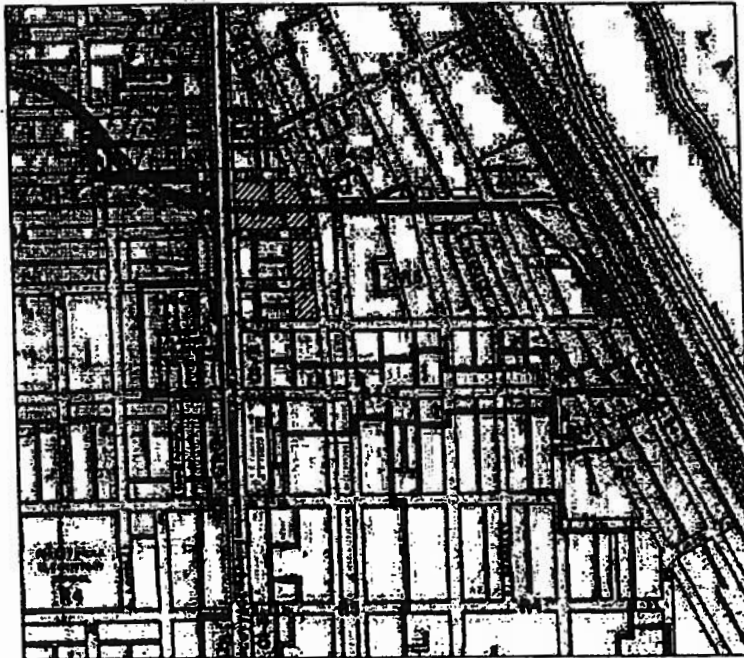
7/31/2002

## REPORTS OF COMMITTEES

91821

Subarea B:	0.71.
Subarea C:	1.17.
<b>Maximum Number of Residential Units:</b>	<b>137 units.</b>
Subarea A:	103 units.
Subarea B	11 units.
Subarea C:	23 units.
<b>Minimum Number of Accessory Off-Street Parking Spaces:</b>	<b>155 spaces.</b>
Subarea A:	108 spaces.
Subarea B:	24 spaces.
Subarea C:	23 spaces.
	(In the event fewer units are constructed, fewer parking spaces may also be constructed, however, the parking ratio shall be maintained).
<b>Minimum Number of Off-Street Loading Docks:</b>	<b>0.</b>
<b>Minimum Building Setbacks:</b>	<b>In substantial conformance with the Site Plan.</b>
<b>Maximum Building Height:</b>	<b>In accordance with Building Elevations.</b>

Existing Zoning Map.



INDICATED PROPERTY FOR  
PLANNED DEVELOPMENT

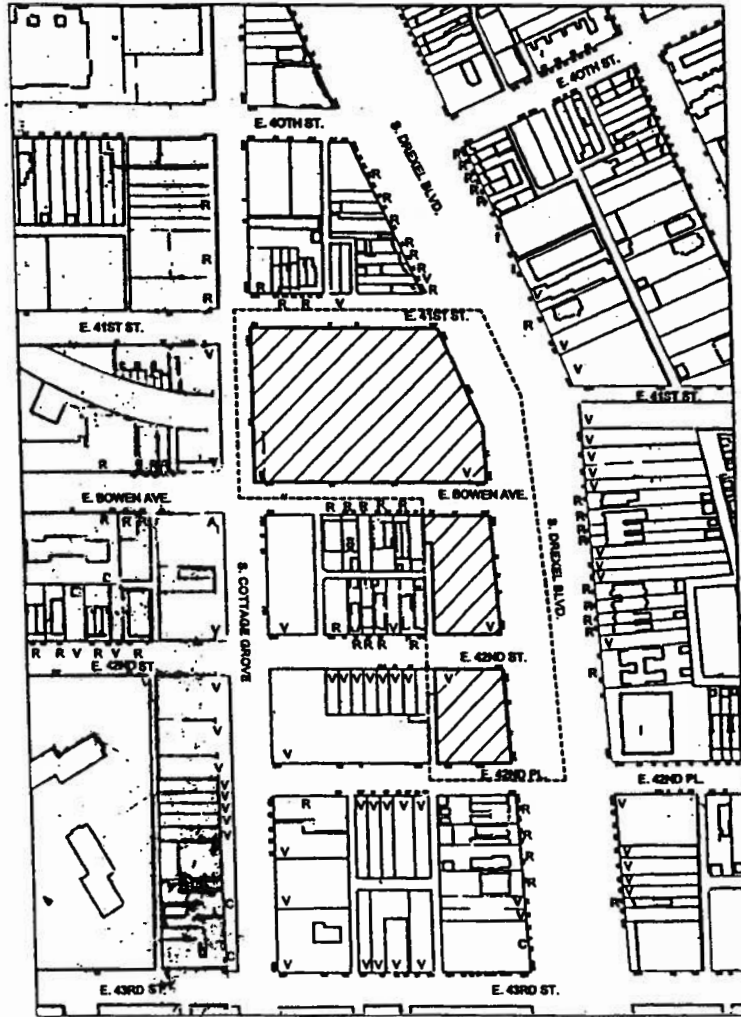


ZONING DISTRICT  
BOUNDARIES



Alderman Preckwinkle on Behalf of City of Chicago and Chicago Housing Authority  
121 North LaSalle Street  
Chicago, Illinois 60602  
Submitted: May 1, 2002  
Revised: June 13, 2002

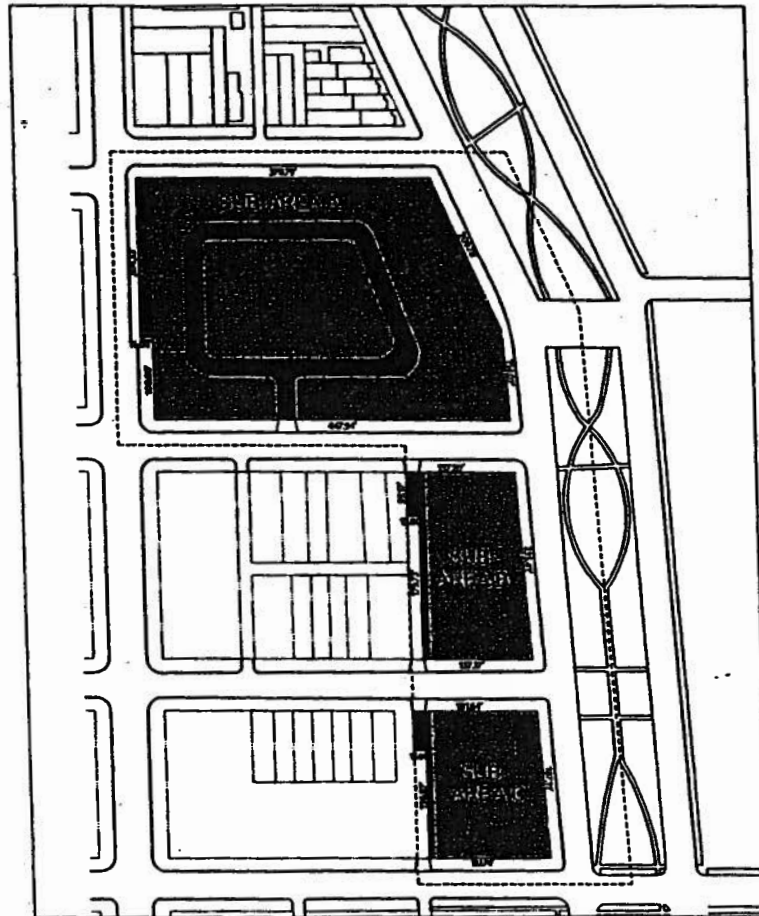
Existing Land-Use Map.



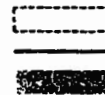
Alderman Preckwinkle on Behalf of City of Chicago and Chicago Housing Authority  
 121 North LaSalle Street  
 Chicago, Illinois 60602  
 Submitted: May 1, 2002  
 Revised: June 13, 2002

RESIDENTIAL:	<div style="border: 1px solid black; padding: 2px; display: inline-block;">R</div>	PLANNED DEVELOPMENT BOUNDARY	<div style="border: 1px dashed black; width: 20px; height: 10px; display: inline-block;"></div>
COMMERCIAL:	<div style="border: 1px solid black; padding: 2px; display: inline-block;">C</div>	PROPERTY LINES	<div style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></div>
INSTITUTIONAL:	<div style="border: 1px solid black; padding: 2px; display: inline-block;">I</div>	INDICATES PROPERTY FOR LAND DEVELOPMENT	<div style="border: 1px solid black; padding: 2px; display: inline-block; width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></div>
ASSEMBLY:	<div style="border: 1px solid black; padding: 2px; display: inline-block;">A</div>		
VACANT LOT	<div style="border: 1px solid black; padding: 2px; display: inline-block;">V</div>		

Subarea Boundary Map.

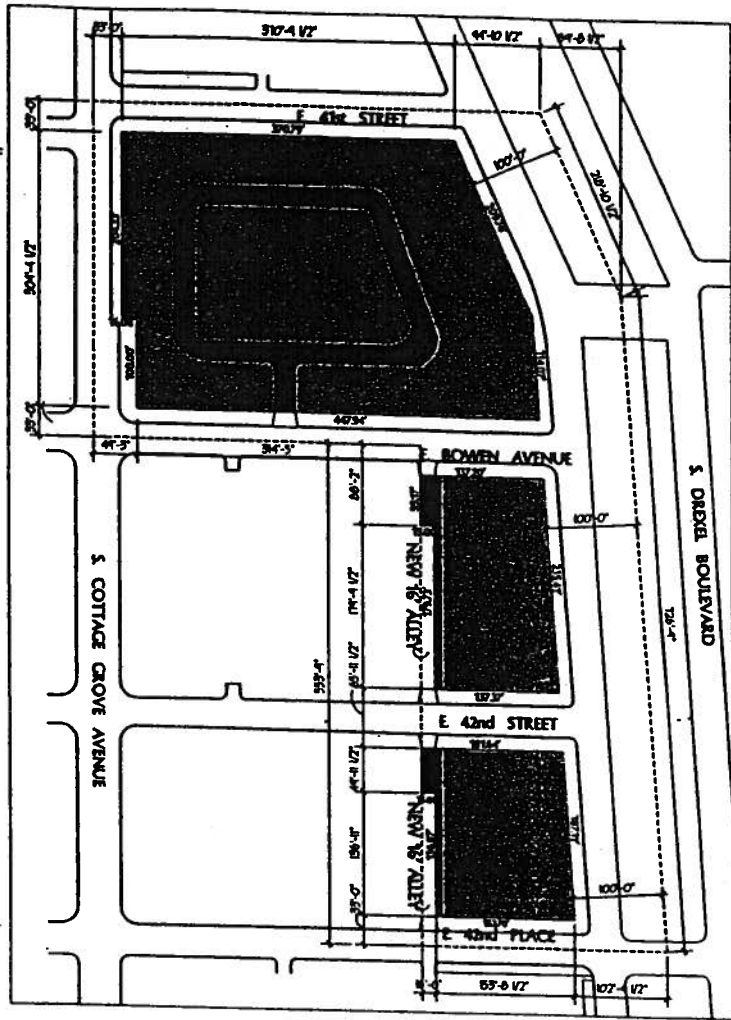


PLANNED DEVELOPMENT BOUNDARY  
PROPERTY LINES  
RESIDENTIAL



Alderman Preckwinkle on Behalf of City of Chicago and Chicago Housing Authority  
121 North LaSalle Street  
Chicago, Illinois 60602  
Submitted: May 1, 2002  
Revised: June 13, 2002

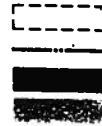
Boundary, Property Line And Right-of-Way Adjustment Map.



Alderman Preczewinkle on Behalf of City of Chicago and Chicago Housing Authority  
 121 North LaSalle Street  
 Chicago, Illinois 60602  
 Submitted: May 1, 2002  
 Revised: June 13, 2002

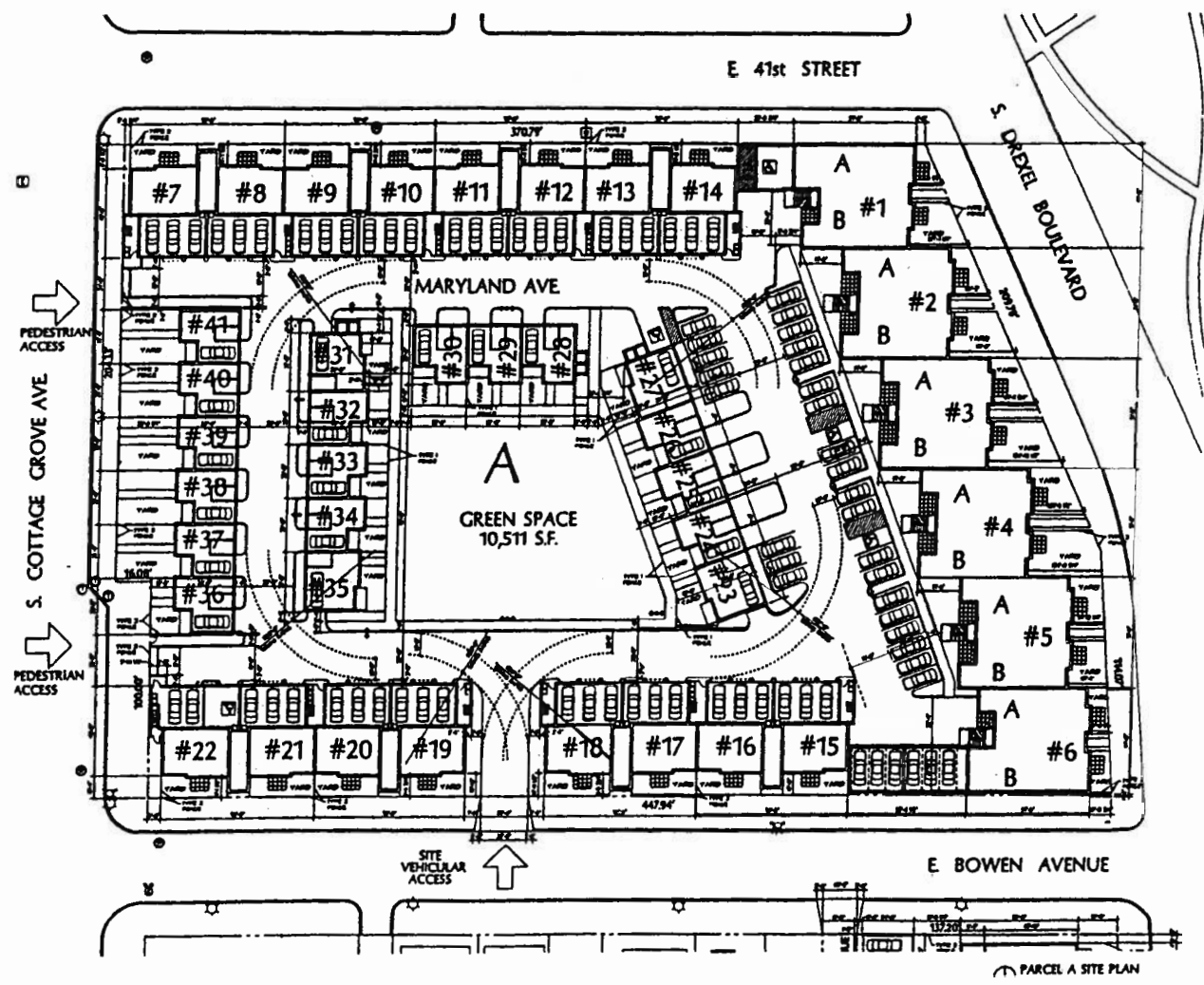


PLANNED DEVELOPMENT BOUNDARY  
 PROPERTY LINES  
 DEDICATED ALLEY /STREET  
 INDICATES PROPERTY FOR  
 LAND DEVELOPMENT



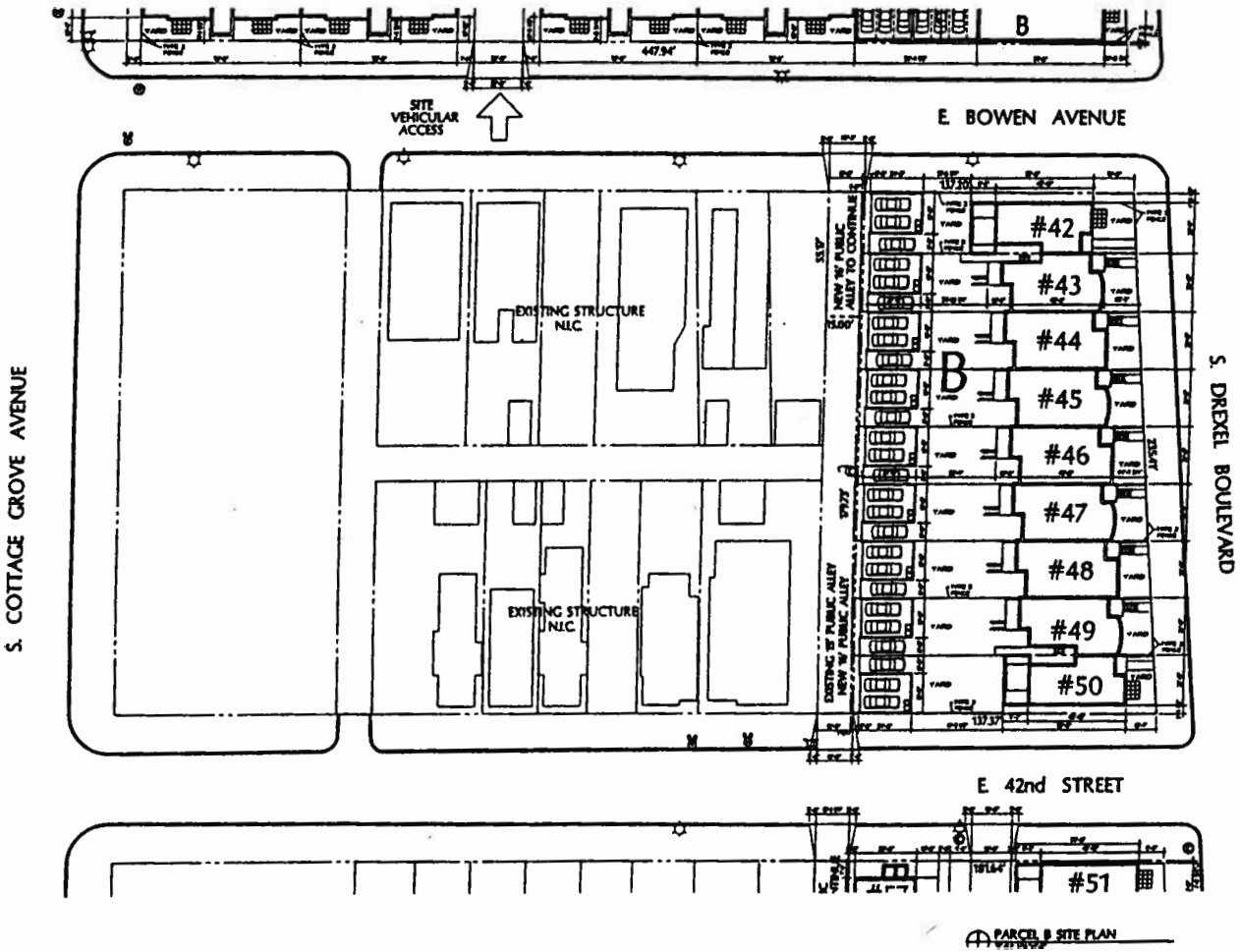


Site Plan -- Parcel A.



PARCEL A SITE PLAN

Site Plan -- Parcel B.

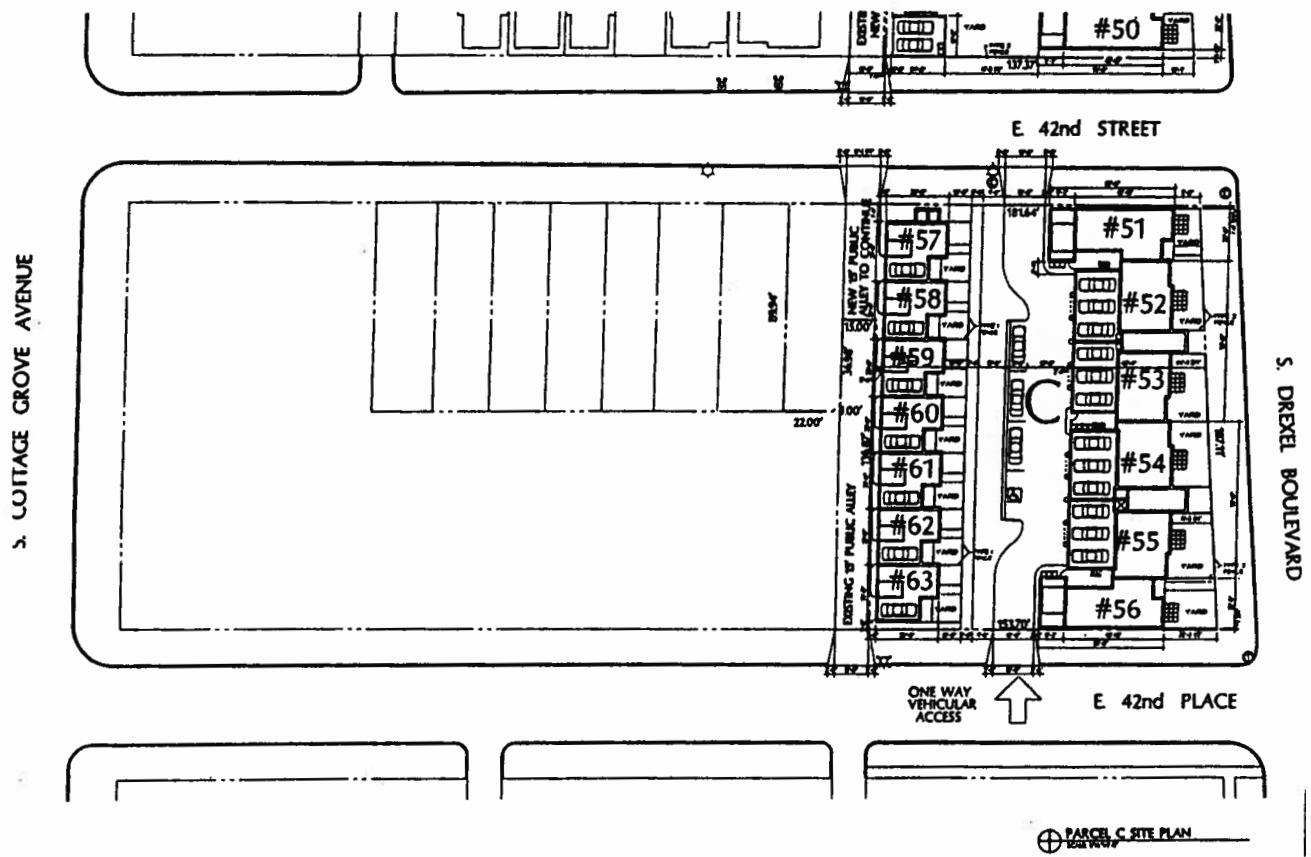


7/31/2002

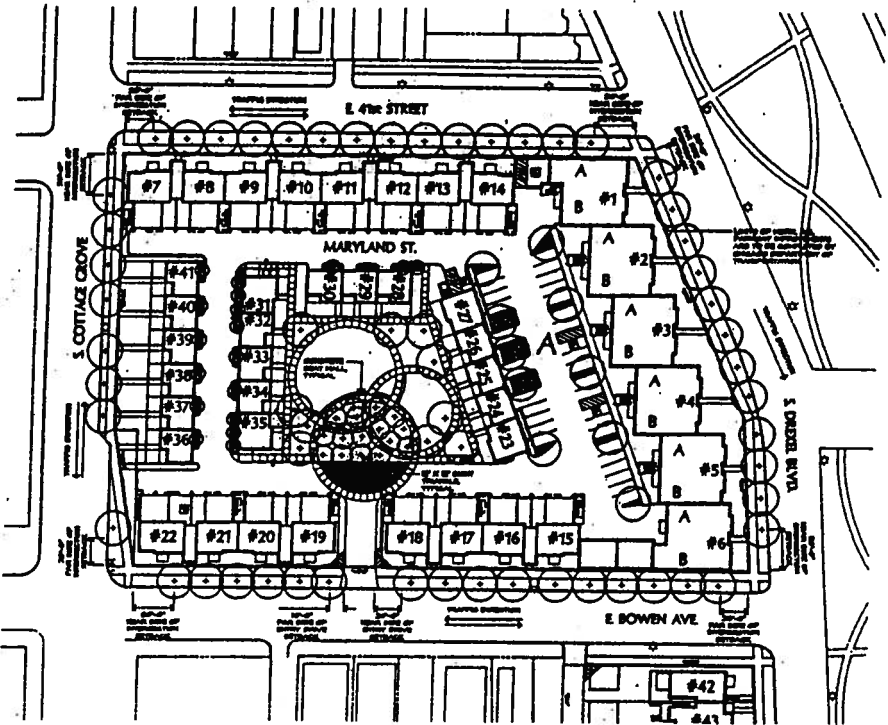
REPORTS OF COMMITTEES

91829

Site Plan -- Parcel C.



Landscape Plan -- Parcel A.



**BASE TREE**  
 (Symbol: circle with a dot)  
 1.00' - 1.50' DBH  
 10' - 15' HGT  
 1.00' - 1.50' DBH  
 10' - 15' HGT

**SMALLER TREE**  
 (Symbol: circle with a dot)  
 0.50' - 0.75' DBH  
 5' - 10' HGT  
 0.50' - 0.75' DBH  
 5' - 10' HGT

**VEGETATION AND SCREENING**  
 (Symbol: solid black area)  
 1.00' - 1.50' DBH  
 10' - 15' HGT

**LAWN**  
 (Symbol: white area)

**LANDSCAPE ORDINANCE ANALYSIS**  
**PARKWAY PLANTING**

**A. WEST STREET**  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET

**B. COTTAGE GROVE**  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET

**C. BOWEN AVENUE**  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET

**D. ORDWAY BOULEVARD**  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET  
 LEAFY CANOPY FEET

**VEHICULAR USE AREA SCREENING**  
 VEHICULAR USE AREA SCREENING IS NOT APPLICABLE

**VEHICULAR USE AREA INTERNAL PLANTING**  
 VEHICULAR USE AREA INTERNAL PLANTING IS NOT APPLICABLE

**SHOWN STATEMENTS**  
 I, the undersigned, certify that the landscape plan shown on the attached drawings was prepared by me or under my direct supervision and that I am a duly licensed landscape architect in the State of Illinois. I am not aware of any other person who has prepared or supervised the preparation of the landscape plan shown on the attached drawings. I am not aware of any other person who has prepared or supervised the preparation of the landscape plan shown on the attached drawings.

**DATE**  
 \_\_\_\_\_

**BY**  
 \_\_\_\_\_

**PLANNING DEPARTMENT**  
 Planning done on for June 11, 2002, at 10:00 AM.

**REVISIONS**  
 1.00' - 1.50' DBH  
 10' - 15' HGT  
 1.00' - 1.50' DBH  
 10' - 15' HGT

**1 LANDSCAPE PLAN - PARCEL A**





7/31/2002

REPORTS OF COMMITTEES

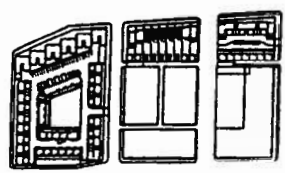
91833

Row House Plans And Elections.



FRONT ELEVATIONS

3 BEDROOM ROW HOUSE	
BASMENT:	1,113 S.F.
FIRST FLOOR:	1,113 S.F.
SECOND FLOOR:	1,113 S.F.
<hr/>	
SALEABLE W/OOUT FINISHED BSMT	2,226 S.F.
SALEABLE W/ FINISHED BSMT	3,339 S.F.
<hr/>	
UNIT DESCRIPTION:	
2 CAR GARAGE	369 S.F.
3 BEDROOM, 2 1/2 BATH	
FAR APPLICABLE AREA:	3,224 S.F.



KEYPLAN

Row House Adaptable Elevations.

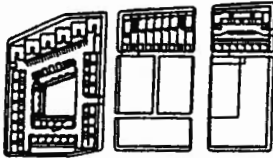


FRONT ELEVATION  
SCALE 1/8" = 1'-0"

UNIT 43 (VISITABLE) WILL HAVE  
AN ELEVATOR SHAFT WITH CLOSET.

UNIT 48 (ADAPTABLE) WILL HAVE  
AN PLATFORM LIFT SHAFT WITH CLOSET.

<b>1 ADAPTABLE 1 VISITABLE</b>	<b>3 BEDROOM ROW HOUSE</b>
BASMENT:	1,170 SF.
FIRST FLOOR:	1,170 SF.
SECOND FLOOR:	1,170 SF.
SALEABLE W/OUT FINISHED BSMT	2,326 SF.
SALEABLE W/ FINISHED BSMT	3,339 SF.
<b>UNIT DESCRIPTION:</b>	
2 CAR GARAGE	369 SF.
3 BEDROOM, 2 1/2 BATH	
P.A.R. APPLICABLE AREA:	2,226 SF.



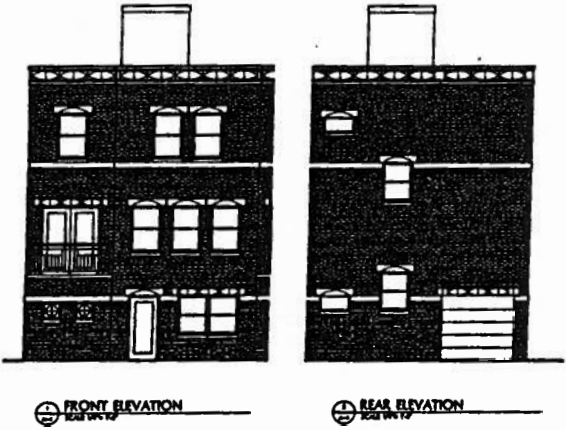
KEYPLAN

7/31/2002

REPORTS OF COMMITTEES

91835

Two-Bedroom Plans And Elevation.



FRONT ELEVATION

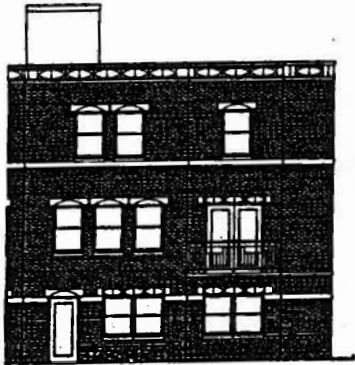
REAR ELEVATION

2 BEDROOM TOWNHOME	
FIRST FLOOR:	434 S.F.
(GARAGE)	233 S.F.
SECOND FLOOR:	630 S.F.
THIRD FLOOR:	630 S.F.
STAIR TO ROOF	86 S.F.
SALEABLE W/ GARAGE	2,009 S.F.
UNIT DESCRIPTION:	
2 BEDROOM, 2 1/2 BATH	
F.A.R. APPLICABLE AREA	1,750 S.F.



KEYPLAN

Four-Bedroom Townhome Plans.

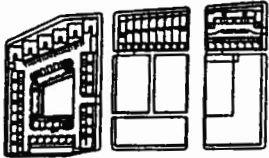


FRONT ELEVATION  
127

4 BEDROOM TOWNHOME	
FIRST FLOOR:	448 SF.
GCARAGE	245 SF.
SECOND FLOOR:	690 SF.
THIRD FLOOR:	690 SF.
STAIR TO ROOF	100 SF.
<hr/>	
SALEABLE W/GARAGE	2,173 SF.

UNIT DESCRIPTION:

4 BEDROOM, 2 BATH  
F.A.R. APPLICABLE AREA: 1,925 SF.



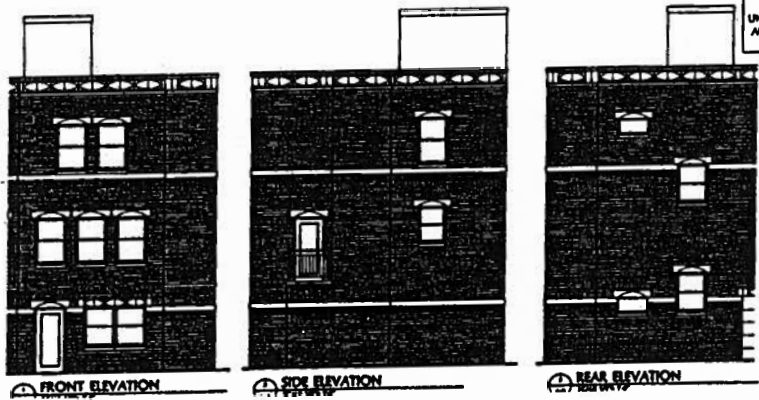
KEY PLAN

7/31/2002

REPORTS OF COMMITTEES

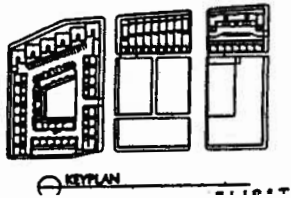
91837

Two-Bedroom Townhome -- Adaptable.



UNIT 28 (ADAPTABLE) WILL HAVE  
AN ELEVATOR SHAFT WITH CLOSETS.  
UNIT 27 (ADAPTABLE) WILL HAVE  
AN ELEVATOR SHAFT WITH CLOSETS.

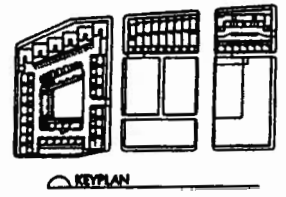
ADAPTABLE 2 BEDROOM TOWNHOME	
FIRST FLOOR: (ELEV. 63 SF INCLUDED)	487 SF.
(GARAGE)	228 SF.
SECOND FLOOR: (ELEV. 36 SF INCLUDED)	645 SF.
THIRD FLOOR: (ELEV. 36 SF INCLUDED)	645 SF.
STAIR TO ROOF	86 SF.
SALEABLE W/ GARAGE	2,158 SF.
UNIT DESCRIPTION:	
2 BEDROOM, 2 1/2 BATH	
FAR APPLICABLE AREA:	1,903 SF.



Four-Bedroom Townhome -- Number 504 Accessible.

UNIT 31 BAO WILL HAVE AN ELEVATOR SHAFT WITH CLOSETS.  
UNIT 27 (P304) WILL REQUIRE AN ELEVATOR AND A MACHINE ROOM ON 1ST FLOOR

#504 ACCESSIBLE/ IAC ADAPTABLE	4 BEDROOM TOWNHOME
FIRST FLOOR: (ELEV. 43 SF. INCLUDED) (GARAGE)	508 SF. 245 SF.
SECOND FLOOR: (ELEV. 36 SF. INCL)	726 SF.
THIRD FLOOR: (FIRST ELEV. 36 SF. INCL)	726 SF.
STAIR TO ROOF	100 SF.
SALEABLE W/ GARAGE	2,305 SF.
UNIT DESCRIPTION:	
4 BEDROOM, 2 1/2 BATH	2,040 SF.
F.A.R. APPLICABLE AREA:	



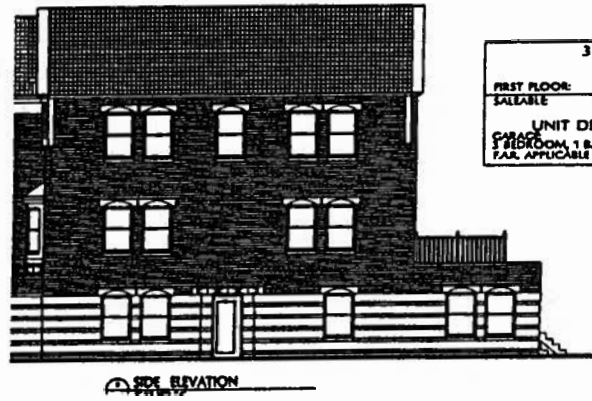
FRONT ELEVATION

7/31/2002

REPORTS OF COMMITTEES

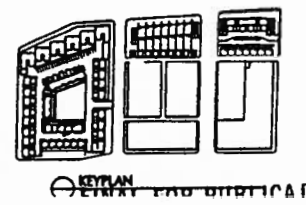
91839

Two-Flat Plans And Elevation.

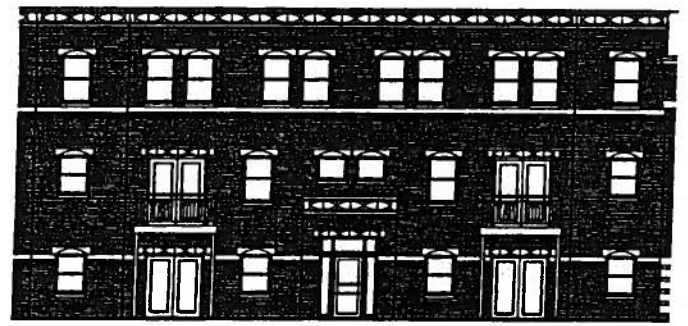


3 BEDROOM FLAT	
FIRST FLOOR:	1,187 SF.
SALEABLE	1,187 SF.
UNIT DESCRIPTION: 369 SF.	
GARAGE: 1 BEDROOM, 1 BATH	
F.A.S. APPLICABLE AREA: 1,187 SF.	

2 BEDROOM DUPLEX	
SECOND FLOOR:	867 SF.
THIRD FLOOR:	867 SF.
SALEABLE	1,734 SF.
UNIT DESCRIPTION: 369 SF.	
GARAGE: 1 BEDROOM, 3 BATH	
F.A.S. APPLICABLE AREA: 1,734 SF.	



Condominium Plans And Elevation.

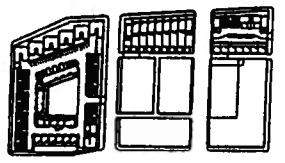


FRONT ELEVATION

1 BEDROOM 1ST FLOOR	
FIRST FLOOR:	694 SF.
(GARAGE)	214 SF.
SECOND FLOOR:	N.A.
THIRD FLOOR:	N.A.
SALEABLE W/ GARAGE	908 SF.
UNIT DESCRIPTION:	
1 BEDROOM, 1 BATH	694 SF.
F.A.R. APPLICABLE AREA:	694 SF.

3 BEDROOM DUPLEX FRONT	
FIRST FLOOR:	N.A.
(GARAGE)	211 SF.
SECOND FLOOR-STAIR	694 SF.
THIRD FLOOR:	798 SF.
SALEABLE W/ GARAGE	1703 SF.
UNIT DESCRIPTION:	
3 BEDROOM, 1 1/2 BATH	1,492 SF.
F.A.R. APPLICABLE AREA:	1,492 SF.

2 BEDROOM DUPLEX BACK	
FIRST FLOOR:	N.A.
(GARAGE)	211 SF.
SECOND FLOOR:	601 SF.
THIRD FLOOR:	629 SF.
SALEABLE W/GARAGE	1441 SF.
UNIT DESCRIPTION:	
2 BEDROOM, 1 1/2 BATH	1,230 SF.
F.A.R. APPLICABLE AREA:	1,230 SF.



KEY PLAN

7/31/2002

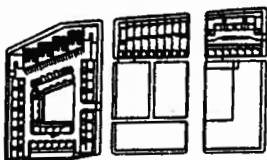
REPORTS OF COMMITTEES

91841

Six-Flat Plans And Elevation.



2 BEDROOM FLAT	
FIRST FLOOR:	1,150 SF.
SALEABLE W/OUT GARAGE: 1,150 SF.	
UNIT DESCRIPTION:	
2 BEDROOM, 1 1/2 BATH	
FAR. APPLICABLE AREA:	1,150 SF.



KEY PLAN

91842

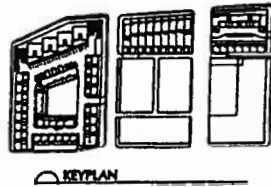
JOURNAL--CITY COUNCIL--CHICAGO

7/31/2002

Six-Flat End Unit Elevation.

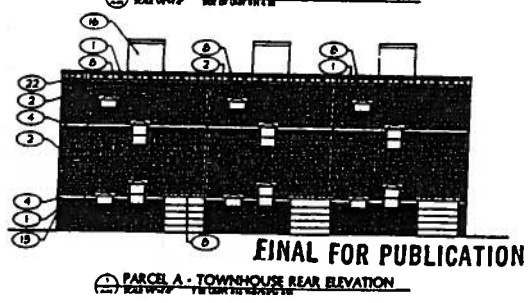
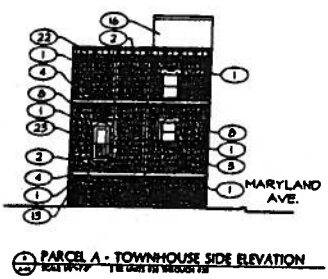
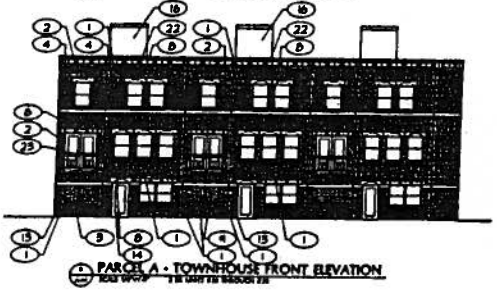
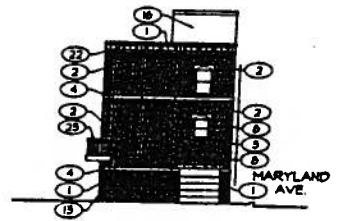
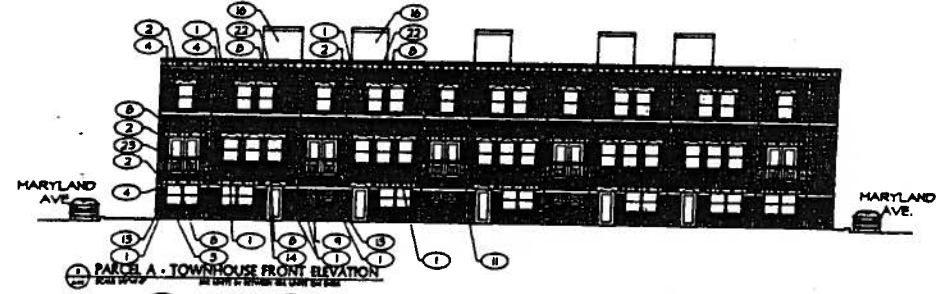
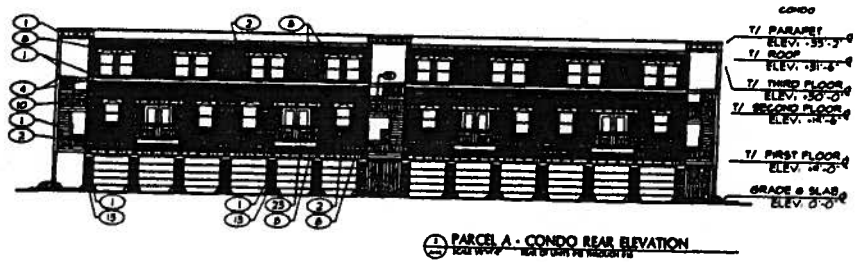
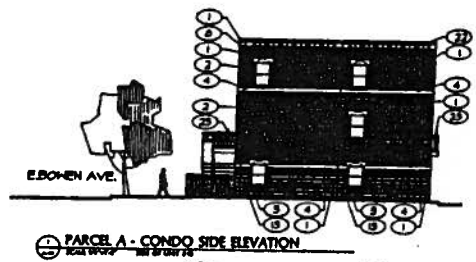


2 BR. FLAT	
FIRST FLOOR:	1,232 SF.
SALEABLE	1,331 SF.
UNIT DESCRIPTION:	
2 BEDROOM, 1 BATH	
FAR APPLICABLE AREA:	1,232 SF.



Streetscape Elevations -- Parcel A.  
(Page 1 of 2)

1. BRICK COLOR #	6. PRECAST HEADER	11. HATCHRY COURSE	18. VINYL SIDING
2. BRICK COLOR #2	7. ORNAMENTAL IRON GRILLE	12. BALCONY ENTRY	19. COPPER CLAD BAY
3. 4" RENAISSANCE STONE BALL	8. EXTENSIVE STAIRS WITH	13. UNIT ELEVATOR SHAFT	20. HORIZONTAL SHINGLE ROOF
4. 4" RENAISSANCE STONE BANDING	9. ORNAMENTAL IRON RAILING	14. FROGLIGHT PANEL	21. BRICK PATIEN DETAIL
5. 4" RENAISSANCE STONE COURSE	10. ORNAMENTAL IRON FENCE TYPE 1	15. COLOR #3	22. PRECAST GARAGE DETAIL
6. 4" RENAISSANCE STONE COURSE	11. ORNAMENTAL IRON FENCE TYPE 2	16. GARAGE	23. ORNAMENTAL IRON BALCONY

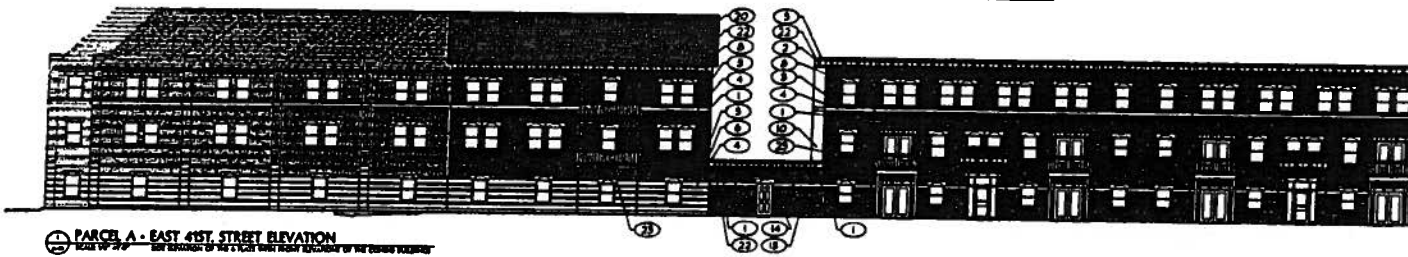


FINAL FOR PUBLICATION

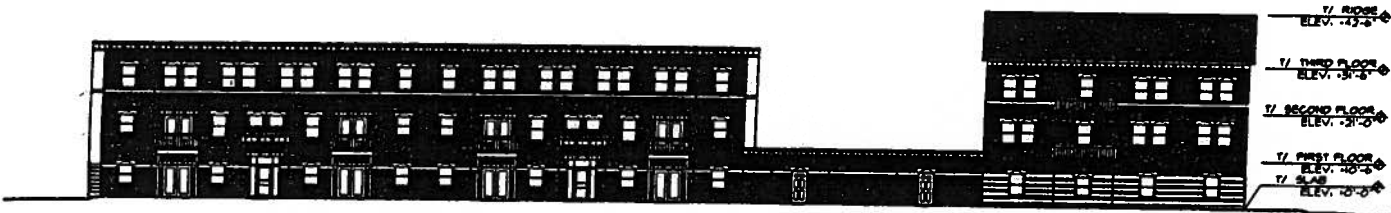
Streetscape Elevations -- Parcel A.  
(Page 2 of 2)

**KEYNOTES**

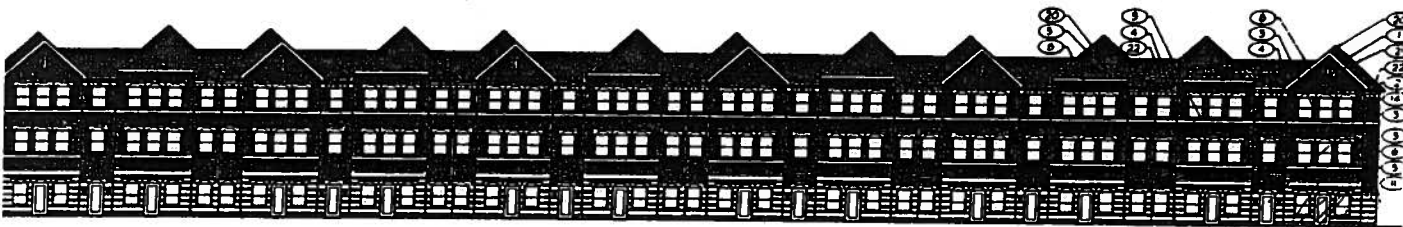
1. BRICK COLOR #1	8. PRECAST HEADER	15. MASONRY COURSE PRECESSED	20. VITRE BRICK
2. BRICK COLOR #2	9. ORNAMENTAL IRON GRILLE	16. BUILDING ENTRY	21. COPPER CLAD BAY
3. 2" RENAISSANCE STONE SILL	10. EXTERIOR STAIRS W/TS	17. ELEVATOR SHAFT	22. BRICK PATTERN DETAIL
4. 2" RENAISSANCE STONE SASHING	11. ORNAMENTAL IRON RAILING	18. "PRECAST PANEL SCULPT #3	23. PRECAST CORNICE DETAIL
5. 2" RENAISSANCE STONE COURSE	12. ORNAMENTAL IRON FINCE TYPE 1	19. GARAGE	
6. 2" RENAISSANCE STONE COURSE	13. ORNAMENTAL IRON FINCE TYPE 2		



PARCEL A - EAST 41ST STREET ELEVATION  
SCALE 1/8" = 1'-0"



PARCEL A - EAST BOWEN AVE. ELEVATION  
SCALE 1/8" = 1'-0"



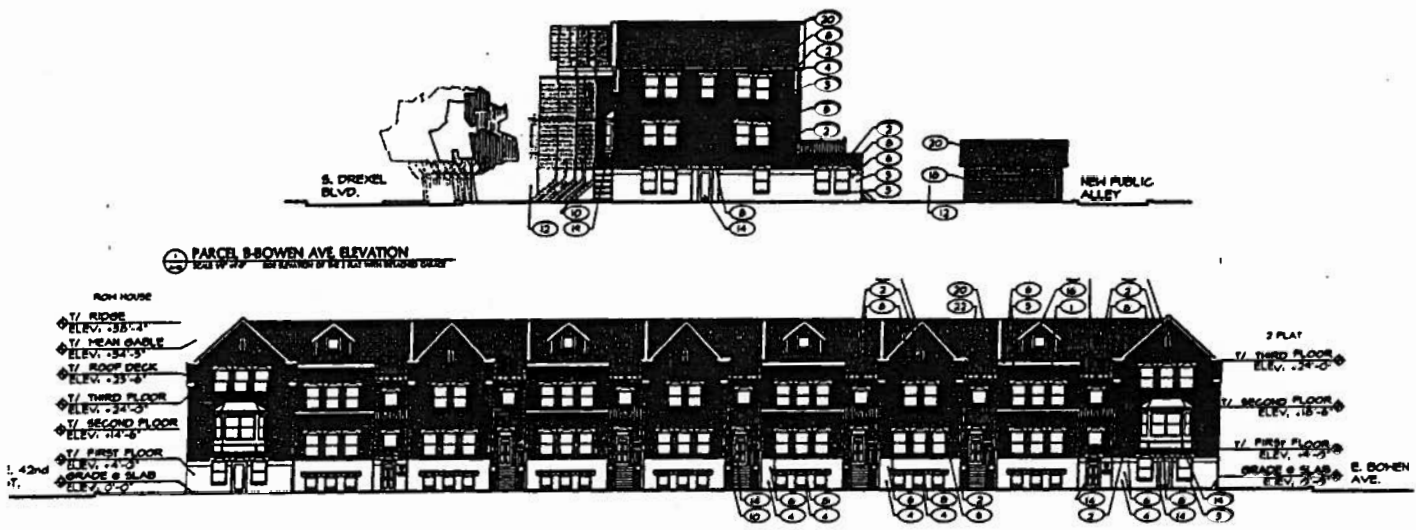
PARCEL A - DREZEL BLVD. ELEVATION  
SCALE 1/8" = 1'-0"

7/31/2002

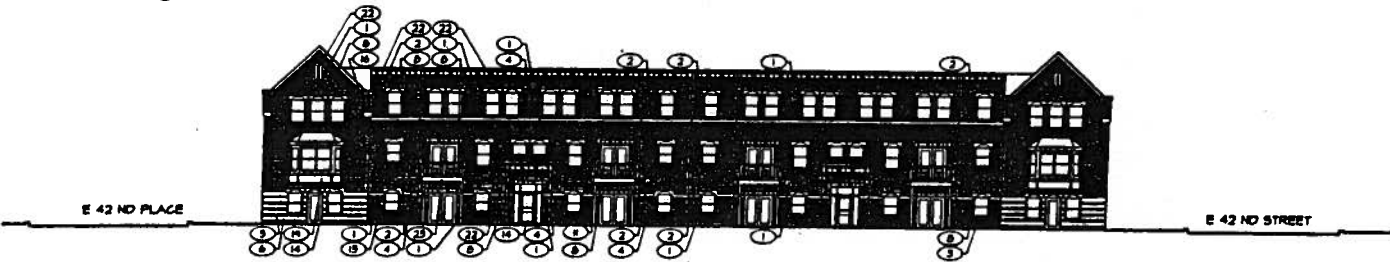
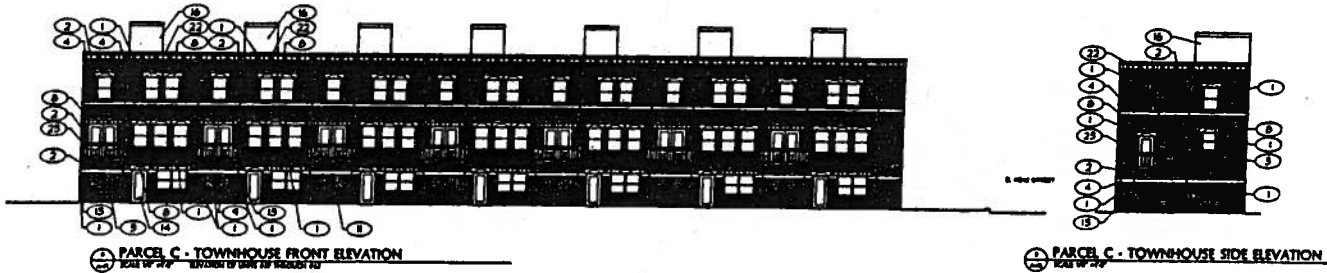
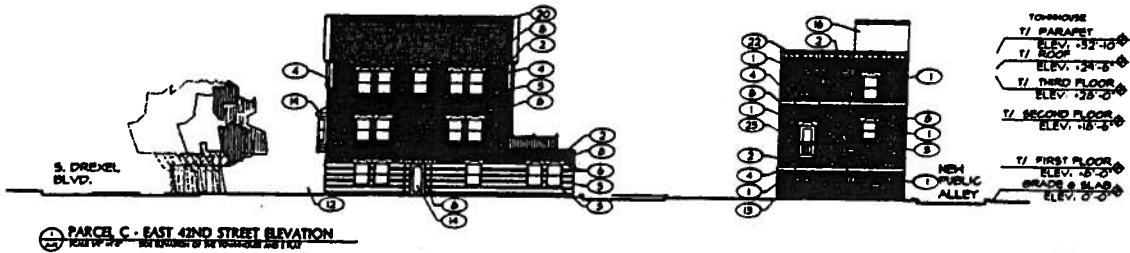
REPORTS OF COMMITTEES

91845

Streetscape Elevation -- Parcel B.



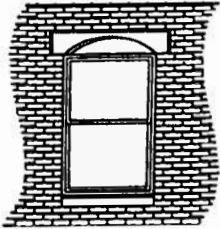
Streetscape Elevations -- Parcel C.



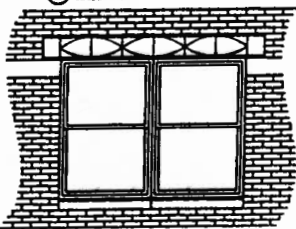
Ornamental Iron Fence, Partial Elevation And  
Balcony Rail Details.



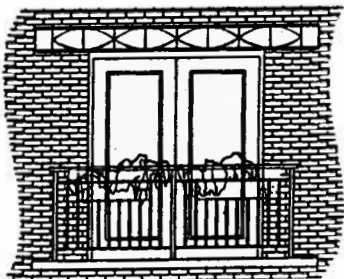
⊕ CORNICE DETAIL  
SCALE 3/8" = 1'-0"



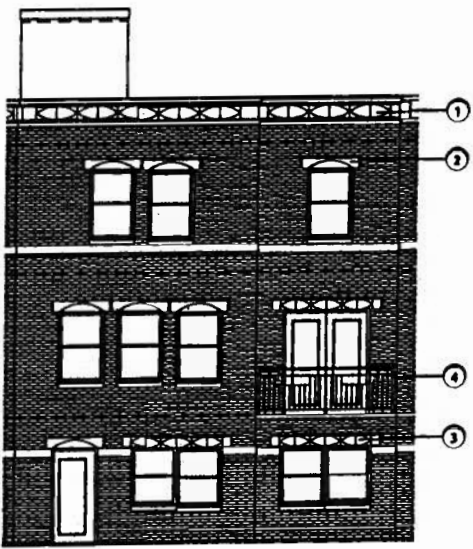
⊕ WINDOW HEADER 1  
SCALE 3/8" = 1'-0"



⊕ WINDOW HEADER 2  
SCALE 3/8" = 1'-0"



⊕ BALCONY RAIL  
SCALE 3/8" = 1'-0"



⊕ PARTIAL ELEVATION  
SCALE 3/8" = 1'-0"



⊕ 3'-6" ORNAMENTAL IRON FENCE  
SCALE 1/4" = 1'-0"



⊕ 5'-0" ORNAMENTAL IRON FENCE  
SCALE 1/4" = 1'-0"