

PD 892

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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
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<http://www.cityofchicago.org>

February 21, 2006

David Narefsky
Mayer, Brown, Rowe & Maw LLP
71 South Wacker Drive
Chicago, Illinois 60606-4637

Re: Request for a minor change to Institutional Planned
Development No. 892.

Dear Mr. Narefsky:

Please be advised that your request for a minor change to Residential Planned Development No. 892 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you requested revision to the site plan:(i) "dedicated" parking "for-sale" units (including in garages located immediately adjacent to the "for-sale" units to be served by such accessory use); and (ii) additional fencing to be developed as part of the rental phase of the development.

In addition, you requested to develop the management building without any dwelling units.

(i) Based on recent experience of affiliates of the Owner in the development of Westhaven Park (also CHA transformation housing), and based on discussions with CHA, Owner believes that providing such dedicated parking will materially enhance the successful marketing of these units (which will be critical to the overall success of this mixed-income development).

(ii) Based on discussions with/input from CHA, Habitat and the City, the additional fencing will provide occupants of the rental phase of the development – the initial phase to be constructed – with enhanced privacy and safety (which will be also be essential to the overall success of the development).

In addition, you also asked for the following change in the site plan: to develop the management office building without any dwelling units.

As a result of the proposed revisions to the Site Plan, the total number of units to be developed will be 250, compared to the maximum number of units – 253 -- authorized under PD 892. With 267 parking spaces to be provided, the development will still comply with the minimum 1:1 parking ratio required under PD 892.





City of Chicago
Richard M. Daley, Mayor

**Department of Planning
and Development**

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With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 17-13-061-A of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, Institutional Planned Development No. 892, I hereby approve the foregoing minor change as stated, but no other changes to Institutional Planned Development No.892. The revised site plan, landscaping plan and elevations dated February 7, 2006 and prepared by Landon Bone Baker Architects of Illinois are hereby made a part of this approval.

Very Truly Yours,

Lori T. Healey 

Commissioner

LTH;MD;CVH

cc: Mike Marmo, PD files





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

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121 North LaSalle Street
Chicago, Illinois 60602
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December 10, 2004

Mr. Rich Sciortino
Brinshore Development
666 Dundee Road, Suite 1102
Northbrook, Illinois 60062

Re: Request for Administrative Relief – Residential Planned
Development No. 892, Phase A-1.

Please be advised that your request for minor changes to Residential Planned Development Number 892 (Legends South-Phase A-1; transformation of Robert Taylor Homes) has been considered by the Department of Planning and Development pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance (formerly Section 11.11-3(c) of the Chicago Zoning Ordinance) and Statement No. 13 of the Planned Development.

Specifically, you requested to revise the Site Plan for Sub-Area A1 of the Planned Development to accommodate a proposed easement that is expected to be required to provide fire trucks and other public safety vehicles with appropriate ingress and egress to and from the fire station currently located at the southeast corner of South Dearborn Street and West 40th Street. You have also indicated that further revisions to the Site Plan for Sub-Area A may be subsequently proposed once this easement is no longer required and to accommodate the expected relocation of the fire station.

The Department has reviewed the request and has determined that the proposed modifications to the Planned Development resulting from the revised Site Plan for Sub-Area A would be minor and appropriate and consistent with the overall development of Legends South-Phase A-1

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Residential Planned Development Number 892; provided, however, that review and approval by the Department of Planning and Development will be required for any final Site Plan that is established for Sub-Area A, specifically including any subsequent revisions to the currently proposed Site Plan.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC:SRP:srp

Cc: Mike Marmo, PD Files



Reclassification Of Area Shown On Map Number 10-F.
(As Amended)
(Application Number 14 103)

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 R4 General Residence District symbols and indications as shown on Map Number 10-F in the area bounded by:

the centerline of West 40th Street; the centerline of South Dearborn Street; a line 105 feet south of and parallel to the centerline of West 40th Street; a line 160.07 feet west of and parallel to the centerline of South State Street; the centerline of West 40th Street; the centerline of South State Street; a line 529.68 feet south of and parallel to the centerline of West 40th Street; the centerline of South Dearborn Street; the centerline of West Root Street; the centerline of South Federal Street; a line 103.95 feet north of and parallel to the centerline of West Root Street; and a line approximately 719.88 feet west of and parallel to the centerline of South State Street.

to those of a Residential Planned Development 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.

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

Residential Planned Development Number 892.

Plan Of Development Statements.

1. The area delineated herein as a residential planned development (the "Planned Development") consists of approximately three hundred fifty-nine thousand four hundred twenty (359,420) square feet (eight and twenty-five hundredths (8.25) acres) net site area (five hundred thirty-three thousand two hundred sixty-five (533,265) square feet, or twelve and twenty-four hundredths (12.24) acres, gross site area) (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line and Map and which is controlled by the applicant, the Chicago

Housing Authority, the Habitat Company (as receiver for the Chicago Housing Authority) and the Chicago Board of Education.

2. All necessary official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees (collectively, "Affiliates"). The intended dedication and vacation of streets and alleys within (or adjacent to and affecting) the Property are identified on the Public Way Adjustment Plan. Any dedication or vacation of streets, or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant (or its Affiliates) and approval by the City Council and issuance of any required permits. In order to facilitate the development hereby approved, the City agrees to undertake and complete construction of all improvements within the public rights-of-way within (or adjacent to and affecting) the Property, curb to curb as well as street lighting improvements on adjacent public sidewalks.
3. The requirements, obligations and conditions contained with this Planned Development shall be binding upon the applicant, its Affiliates, and, if different than the applicant, the legal title holders or any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the Affiliates and, if different than the applicant, the legal title holder or any ground lessors. The applicant is hereby designated as the controlling entity for the purposes of this Planned Development. "Single designated control" for purposes of this paragraph shall mean that any application to the City of Chicago (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 of the owners of the Property and any ground lessors. 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.
4. This Plan of Development consists of these sixteen (16) statements and the following described exhibits, all such documents having been prepared by Landon Bone Baker Architects, Johnson and Lee Architects and Daniel Weinbach & Partners, Ltd., all dated November 20, 2003 (collectively, the "Plans") (all of which are incorporated herein and made a part hereof by this reference):

- Exhibit 1 -- Bulk Regulations and Data Table.
- Exhibit 2 -- Existing Zoning Map.
- Exhibit 3 -- Planned Development Boundary and Property Line Map.
- Exhibit 4 -- Neighborhood Features.
- Exhibit 5 -- Generalized Land-Use Plan.
- Exhibit 6 -- Site Plan for all Subareas.
- Exhibit 7 -- Site Plan for Subarea A.
- Exhibit 8 -- Site Plan for Subarea B.
- Exhibit 9 -- Site Plan for Subarea C.
- Exhibit 10 -- Site Plan for Subarea D.
- Exhibit 11A -- Site Plan Dimensioned for Subarea A.
- Exhibit 11B -- Site Plan Dimensioned for Subarea B.
- Exhibit 11C -- Site Plan Dimensioned for Subarea C.
- Exhibit 11D -- Site Plan Dimensioned for Subarea D.
- Exhibit 12 -- Units and Building Type by Subarea.
- Exhibit 13 -- Open Space Plan.
- Exhibit 14 -- Schematic Design of Open Space -- Subarea A.
- Exhibit 15 -- Adaptability Plan.
- Exhibit 16 -- North/South Street Sections.
- Exhibit 17 -- East/West Street Sections.
- Exhibit 18 -- Alley Sections.
- Exhibit 19 -- Right-of-Way Adjustment Plan.

Exhibit 20 -- Street Elevations: Site Key; Dearborn Street Elevations (east and west); 40th Place Elevation; State Street Elevation; Root Street Elevation; and Federal Street Elevation (east and west).

Exhibit 21 -- Building Elevations: for each Building Type, A through L (and consisting of eighteen (18) separate elevations.

Exhibit 22 -- Brick Return Diagram.

Exhibit 23 -- Overall Landscape Plan.

Exhibit 23A -- Landscape Plan for Subarea A.

Exhibit 23B -- Landscape Plan for Subarea B.

Exhibit 23C -- Landscape Plan for Subarea C.

Exhibit 23D -- Landscape Plan for Subarea D.

Exhibit 24 -- Plant Material Palette.

Exhibit 25 -- Ornamental Fence Details.

Exhibit 26 -- Trash Enclosure Details.

Exhibit 27 -- Energy Efficiency and Sustainable Development Features.

Full-size sets of the plans are on file with the Department of Planning and Development ("D.P.D."). This Planned Development is applicable to the Property and these and no other controls shall apply. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of the City of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: Dwelling units, including but not limited to detached single-family residences, townhouses, attached dwelling units, multiple family dwelling units; community center; property management office; public open space; accessory and non-accessory off-street parking; and accessory uses.
6. Use identification signs shall be permitted within the Planned

Development subject to the review and approval by D.P.D.. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the D.P.D.. No advertising signs shall be permitted within the Planned Development.

7. Any service drives or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("C.D.O.T.") in effect at the time of construction, subject to review and approval by C.D.O.T. and D.P.D.. Ingress and egress shall also be subject to the review and approval of the C.D.O.T. and D.P.D.. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public streets or alleys during demolition or construction shall be subject to the review and approval of C.D.O.T.
8. The maximum height of any building or any appurtenance thereto, in addition to any limitations prescribed in this Planned Development, shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply; provided that, in addition to other exclusions from floor area permitted for determining F.A.R. under the Chicago Zoning Ordinance, all parking provided anywhere on the Property shall be deemed accessory parking and shall be excluded from the calculation of floor area.
10. The improvements to the Property shall be designed, installed and maintained in substantial conformance with the Plans. Landscaping shall be designed in accordance with the applicable provisions of the Landscape Ordinance and corresponding regulations and guidelines.
11. The development shall be implemented in phases, with construction of new dwelling units and associated infrastructure generally commencing in Subarea A and then proceeding with development proposed for Subarea B, C and D (although not necessarily in such order). The initial phase of the development, commencing in Subarea A, shall include the landscaping and improvements to the open space area that is included in the Site Plan for Subarea A. Landscaping improvements for Subarea A will be in substantial conformity with Exhibit 14.

12. The Plans include Site Plans and Building Elevations for each Building Type that is proposed for construction as a part of the development. With respect to Building Types K (Single-Family) and L (Stacked three (3) Bedroom -- two (2) Bedroom), applicant shall vary colors, materials, window, door and brick treatments to ensure that such units are constructed with a varied and non-uniform appearance.
13. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of D.P.D., upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of 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. Such minor changes may include a reallocation of dwelling units and/or floor area from one (1) subarea to another subarea, so long as the maximum dwelling unit count or F.A.R., as applicable, for the Planned Development is not exceeded. Moreover, notwithstanding the provisions of subclauses (3), (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may also include a reduction in the minimum required distance between structure, a reduction in periphery setbacks or an increase in the maximum percent of land covered for total net site area.
14. Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To ensure that this objective is satisfied, plans for all buildings and improvements on the Property shall be reviewed with D.P.D. to determine those features, materials and resources that would be cost-effective to include as a part of the design, construction and maintenance of the buildings and improvements on the Property. This review and approval process shall specifically include the use of computer modeling programs recommended by D.P.D.. The types of features, materials and resources that will be analyzed and considered during this review and approval process are enumerated on Exhibit 27. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. The goal of this review and approval process will be to achieve an Home Energy Rating System (or H.E.R.S.) rating of at least eighty-six (86) or designation as an Energy Star Home. To the extent that design, construction and maintenance of any of these features, materials or resources requires supplemental funding from the City's Department of Housing (or other funding sources), design, construction or maintenance will be subject to the receipt of such funding.

15. 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 of each building or improvement.
16. Unless construction of twenty percent (20%) of the maximum number of dwelling units permitted by the Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of an R4 General Residence District. This six (6) year period may be extended for up to one (1) additional year if, prior to expiration, the Commissioner of D.P.D. determines that good cause for an extension is shown.

[Exhibit 1, Bulk Regulations and Data Table; Exhibit 2, Existing Zoning Map; Exhibit 3, Planned Development Boundary and Property Line Map; Exhibit 4, Neighborhood Features; Exhibit 5, Generalized Land-Use Plan; Exhibit 6, Site Plan for all Subareas; Exhibit 7, Site Plan for Subarea A; Exhibit 8, Site Plan for Subarea B; Exhibit 9, Site Plan for Subarea C; Exhibit 10, Site Plan for Subarea D; Exhibits 11A -- D, Site Plan Dimensions; Exhibit 12, Units and Building Type by Subarea; Exhibit 13, Open Space Plan; Exhibit 14, Schematic Design of Open Space -- Subarea A; Exhibit 15, Adaptability Plan; Exhibit 16, North/South Street Sections; Exhibit 17, East/West Street Sections; Exhibit 18, Alley Sections; Exhibit 19, Right-of-Way Adjustment Plan; Exhibits 20A -- H, Street Elevations; Exhibits 21A -- R, Building Elevations; Exhibit 22, Brick Return Diagram; Exhibit 23, Overall Landscape Plan; Exhibits 23A -- D, Landscape Plans; Exhibit 24, Plant Material Palette; Exhibit 25, Ornamental Fence Details and Exhibit 26, Trash Enclosure Details referred to in these plan of development statements printed on pages 16318 through 16377 of this Journal.]

Exhibit 27 referred to in these Plan of Development Statements reads as follows:

Exhibit 27.

Energy Efficiency And Sustainable
Development Features.

Site:

- Install environmentally responsible landscape of native plants;
- Encourage storm water percolation with green spaces;
- Orient buildings and window placement to maximize sunlight;
- Maintain existing grove of trees;
- Install (by City) permeable alleys;
- Review (by City) of alternate water retention systems.

Efficiency:

- Install low-flow plumbing fixtures;
- Maximize amount of fluorescent light fixtures;
- Use fluorescent fixtures at all common light fixtures;
- Use photocells on exterior common light fixtures;
- Install low-e, argon filled, double glazed windows;
- Install Energy Star appliances;
- Install ninety percent (90%) efficient furnaces;
- Install ninety percent (90%) efficient hot water heaters;

Locate hot water heater near the point of highest service, where possible;

Insulate hot and cold water pipes within three (3) feet of the hot water heater;

Install programmable thermostats;

Train occupants on system use;

Seal ductwork;

Install reflective roofing;

Caulk and seal all penetrations;

Install ceiling fans to reduce use of air conditioners;

Advance framing to help reduce construction costs;

Increase insulation and use of exterior air infiltration barrier;

Install bathroom fans;

Advanced caulking for airtight drywall approach;

Caulk or gasket drywall is used at electrical, plumbing or mechanical penetrations;

Installing carpeting by tacking rather than using glue;

Reduce the amount of carpeting and use alternate flooring;

Install green roofs and terraces to provide benefits of heat loss/gain.

Indoor Environmental Quality:

Use low emitting paints, sealers, caulk, adhesives, carpets and composite wood products;

Install air cyclers to refresh indoor air;

Install kitchen exhaust fans (vent to exterior);

Low- VOC and low-toxic interior paints and finishes to reduce toxins.

Sustainable Features:

Use linoleum instead of VCT on floors;

Use carpet made from recycled materials;

Install rubber wood cabinet fronts;

Use engineered composite lumber;

Use recycled light-gauge interior steel framing;

Use blown-in cellulose insulation;

Use cement board siding on exterior;

Use fly-ash concrete for foundations;

Water conserving toilets and faucets;

Use of recycled plastic lumber or wood composite lumber for certain exterior uses;

Use of engineered structural products, including laminated veneer lumber (L.V.L.)

Wood I-beams and I-joists, and wood roof and floor trusses (when lumber is used).

Materials And Resources:

Resource efficient design, including panelization of walls.

14103

Exhibit 1.

Bulk Regulations And Data Table.
(Page 1 of 2)

Bulk Regulations & Data Table
Robert Taylor Homes Hope VI Revitalization

Area	Gross Site Area		Rights of Way		Net Site Area		FAR	Max Dwelling Units
	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.		
Sub-Area A	3.37	146,858	1.10	47,904	2.27	98,954	1.20	66
Sub-Area B	3.33	145,030	1.16	60,644	2.17	94,386	1.20	72
Sub-Area C	2.89	125,834	1.15	50,114	1.74	75,720	1.20	60
Sub-Area D	2.65	115,543	0.58	25,183	2.08	90,360	1.20	55
Site Total	12.24	533,265	3.99	173,845	8.25	359,420	1.20	253

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: Minimum of 1:1 per dwelling unit

MINIMUM OFF-STREET LOADING SPACES: 0

MINIMUM PERIPHERAL SETBACKS: In accordance with the Plans.

MAXIMUM BUILDING HEIGHT: In accordance with the Plans.

Exhibit 1.

Bulk Regulations And Data Table.
(Page 2 of 2)

Development Summary
Robert Taylor Homes Hope VI Revitalization
Residential Units & Buildings by Block
November-03

Development Bldg	Single Family House	Townhouse	2 Flat	3 Flat	5 Flat	6 Flat	tacked Uni	1 Bedrooms & Community Building	Total Number of Units by Block	Number of Buildings
Block A	4	0	0	3	1	6	4	1	26	19
Block B	6	2	4	10	0	2	7	0	72	31
Block C	1	6	5	2	1	3	7	0	60	25
Block D	0	3	7	4	0	2	7	0	55	23
Total	11	11	16	19	2	13	25	1	263	98

Exhibit 2.

Existing Zoning Map.

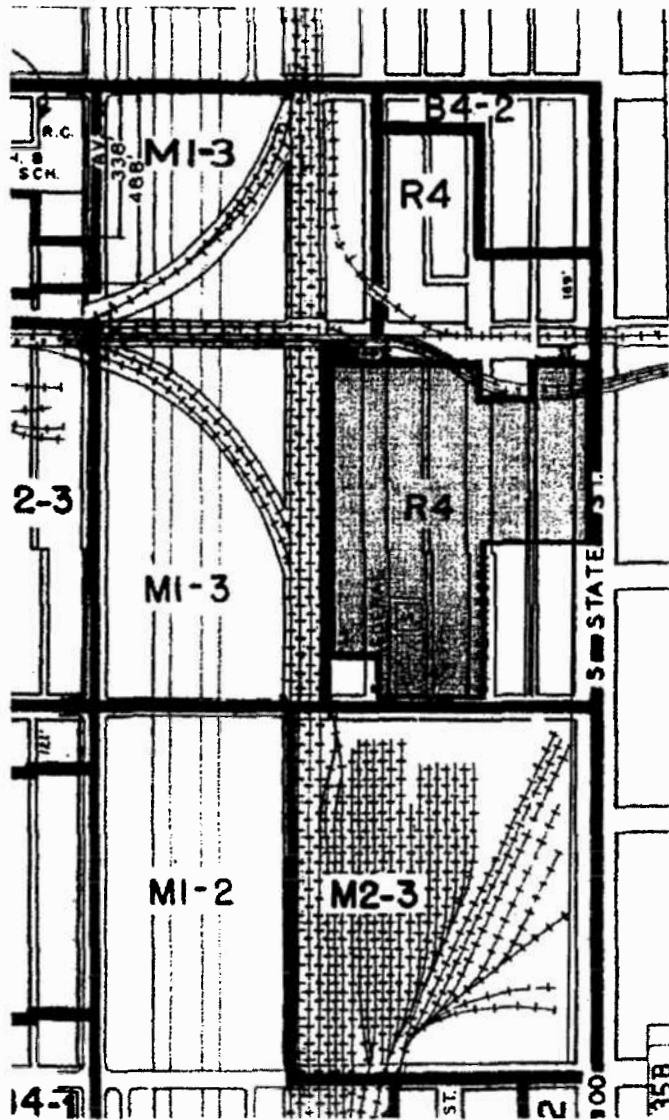


Exhibit 3.

Planned Development And Property Line Map.

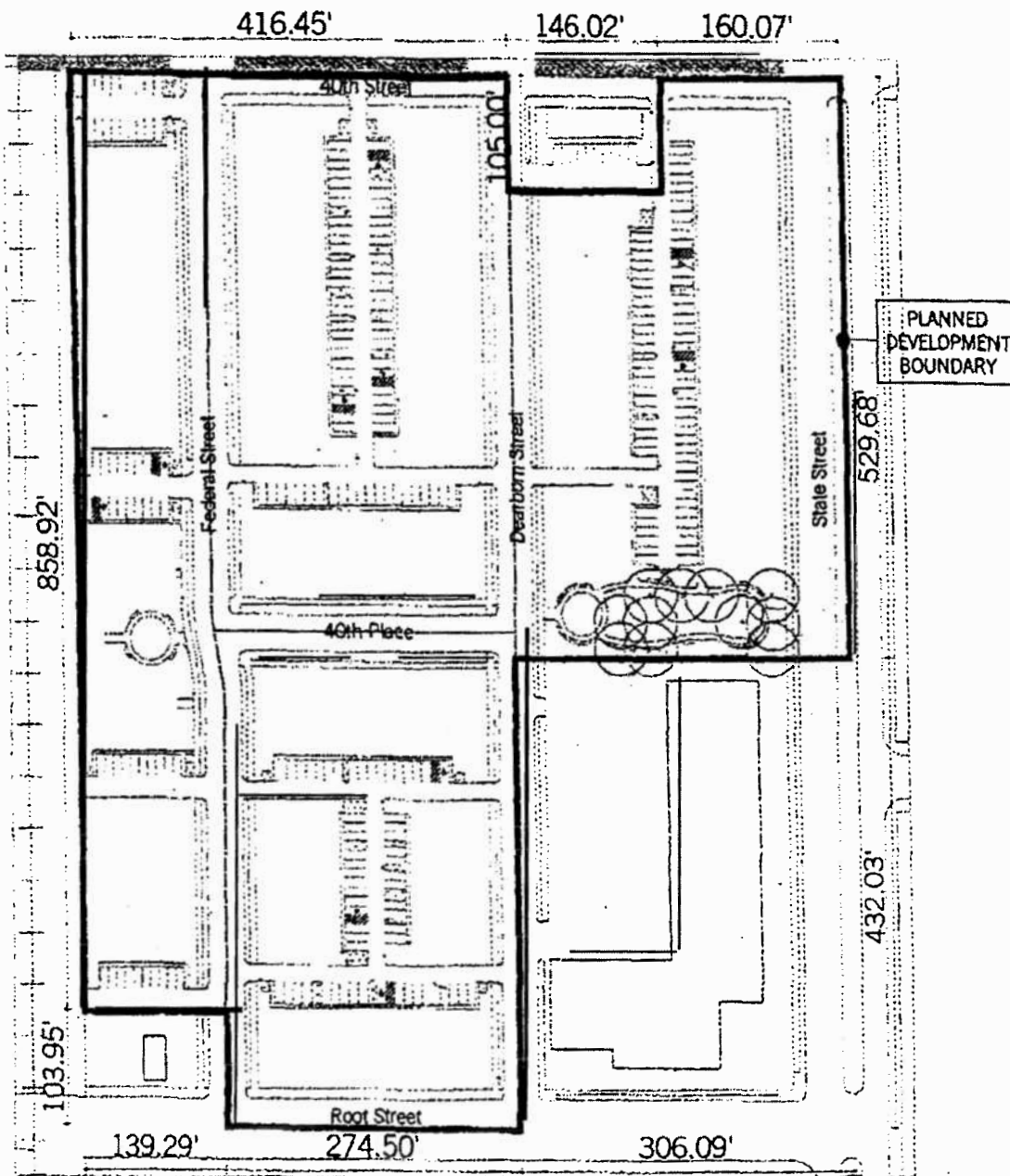
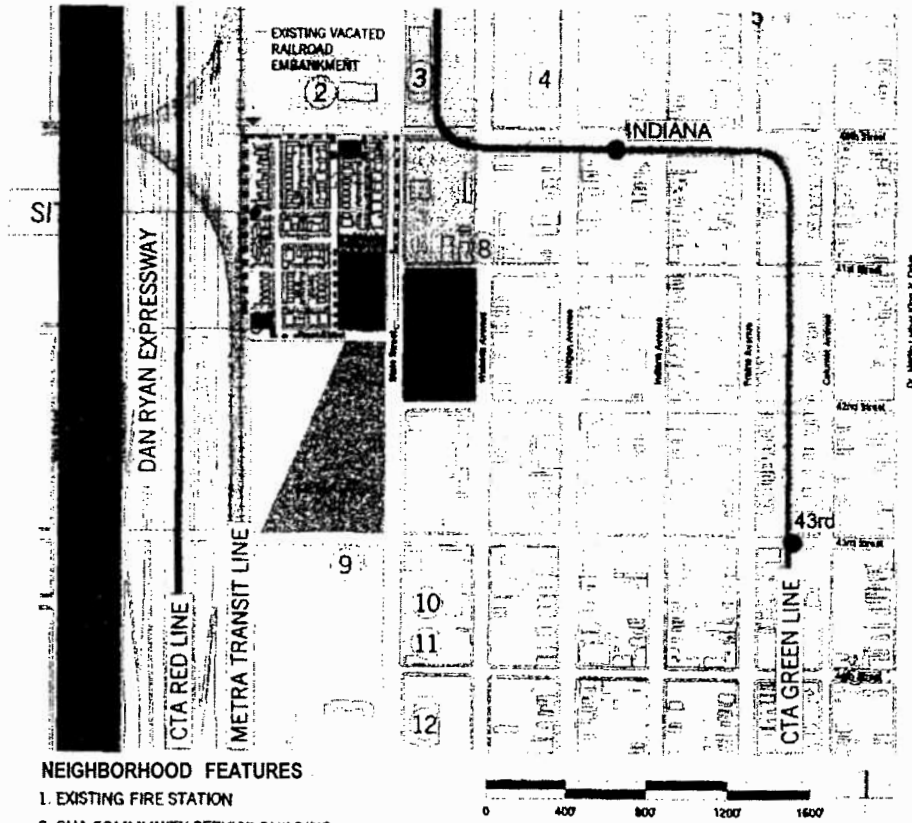


Exhibit 4.

Neighborhood Features.



NEIGHBORHOOD FEATURES

- 1. EXISTING FIRE STATION
- 2. CHA COMMUNITY SERVICE BUILDING
- 3. DAWSON TECHNICAL INSTITUTE
- 4. VANGUARD ARCHIVES
- 5. INDUSTRIAL SKILL CENTER
- 6. EXISTING METRA SWITCHING STATION
- 7. EXISTING HARTIGAN ELEMENTARY SCHOOL
- 8. ST. ELIZABETH CHURCH AND SCHOOL
- 9. AMOCO GAS STATION
- 10. COMMUNITY CENTER FOR SENIORS
- 11. UNITED HOUSE OF PRAYER
- 12. INDUSTRIAL SKILL CENTER
- 13. LOEB EQUIPMENT
- 14. CURRENCY EXCHANGE

- RESIDENTIAL
- MIXED USE: COMMERCIAL / RESIDENTIAL
- MANUFACTURING
- PUBLIC OPEN SPACE
- INSTITUTIONAL
- SITE BOUNDARY

Exhibit 5.

Generalized Land-Use Plan.

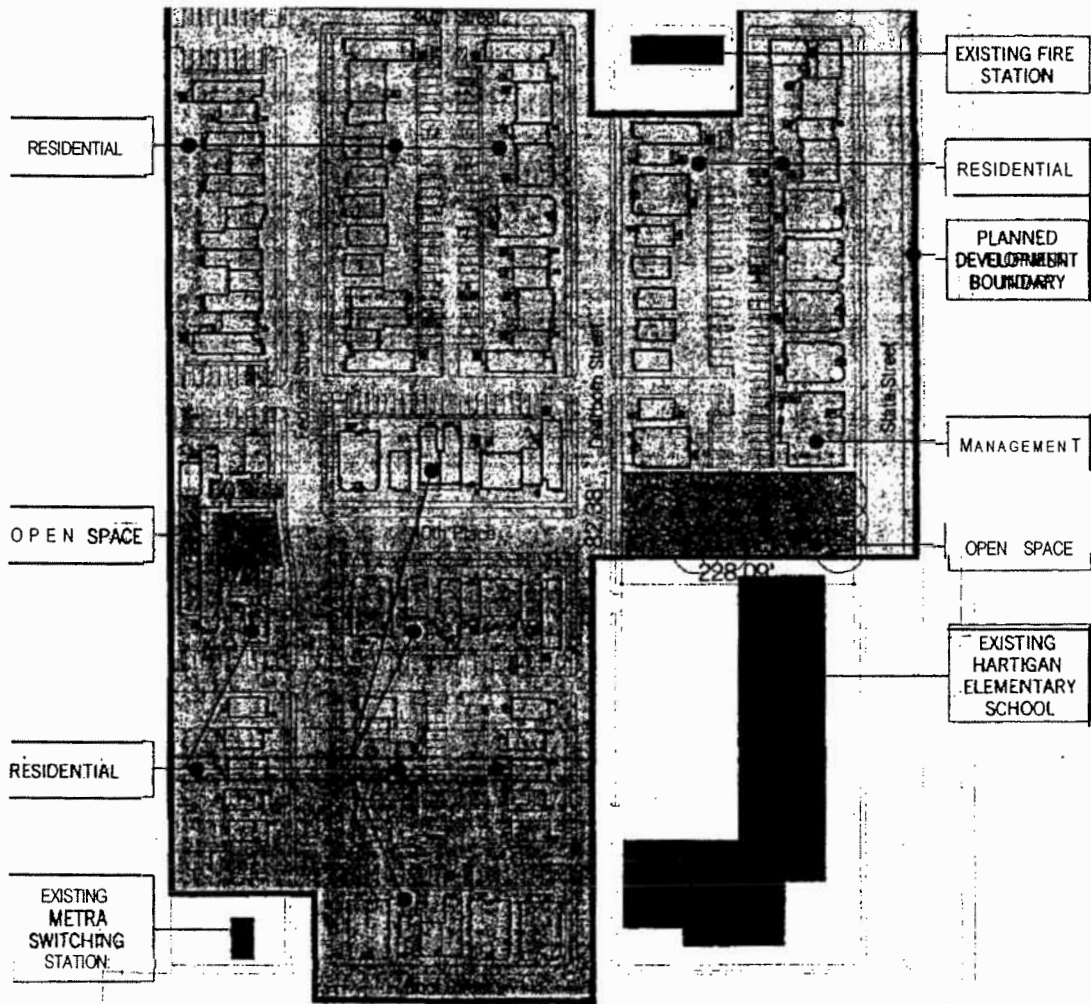


Exhibit 6.

Site Plan For All Subareas.

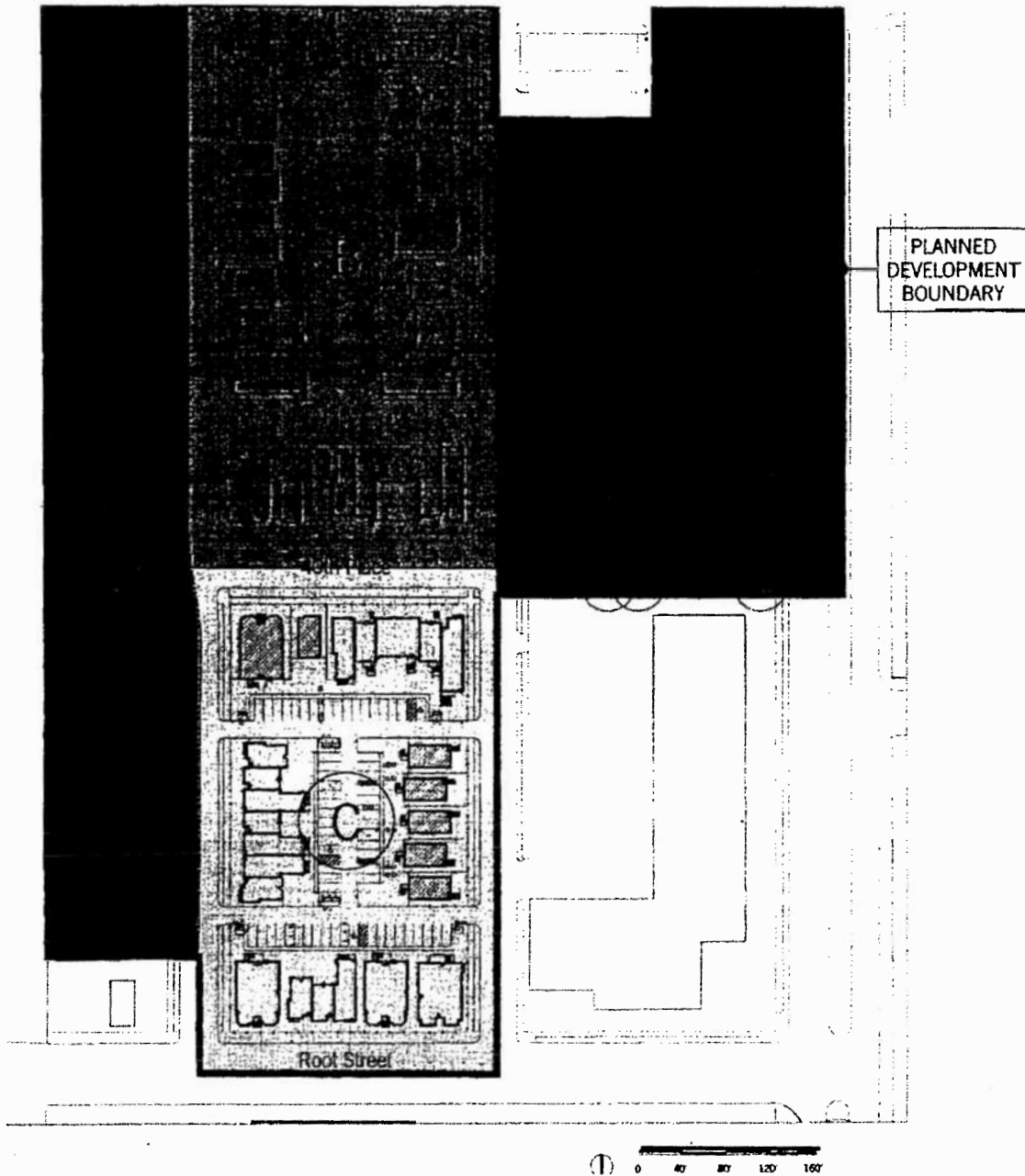


Exhibit 7.

Site Plan For Subarea A.

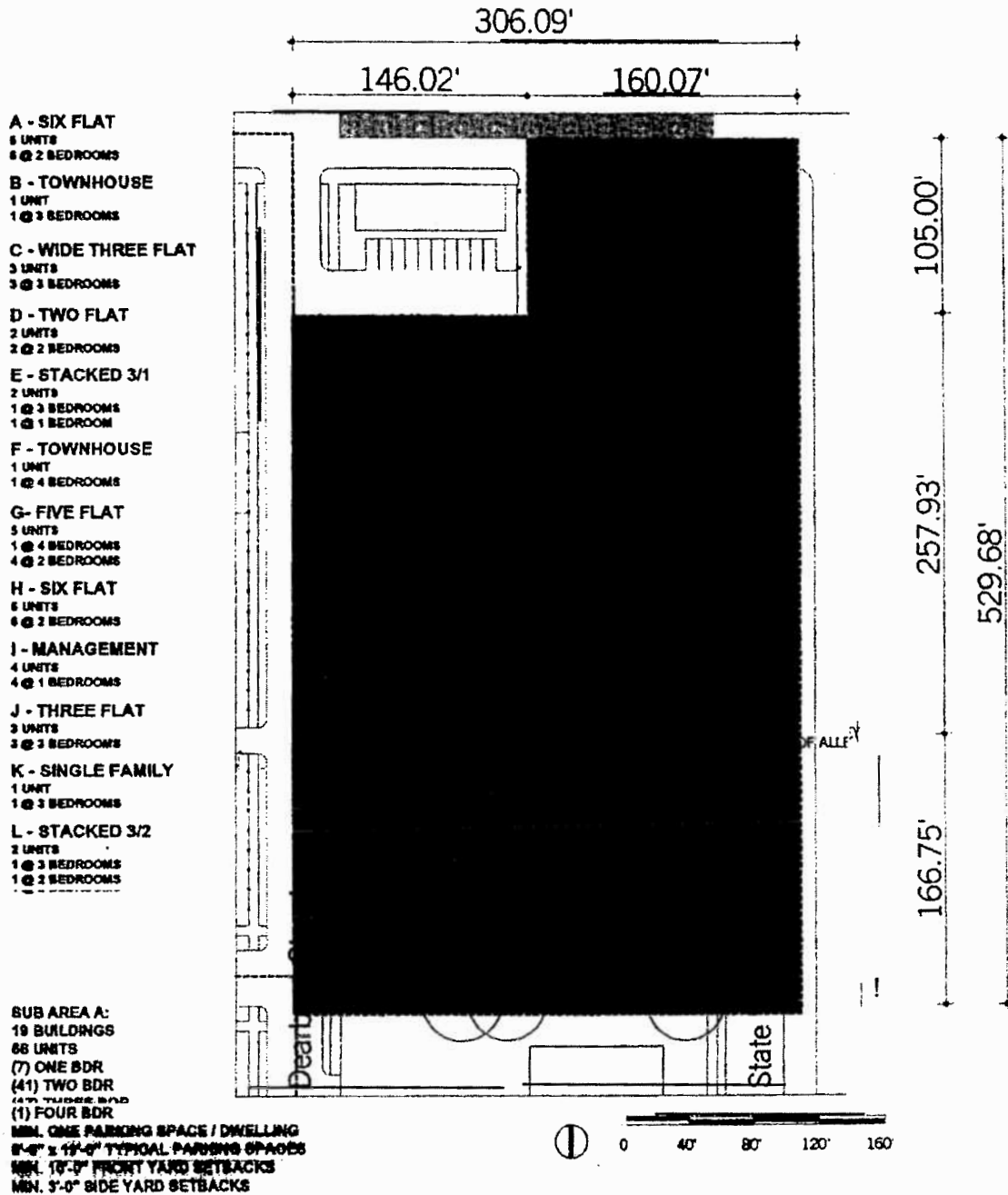


Exhibit 8.

Site Plan For Subarea B.

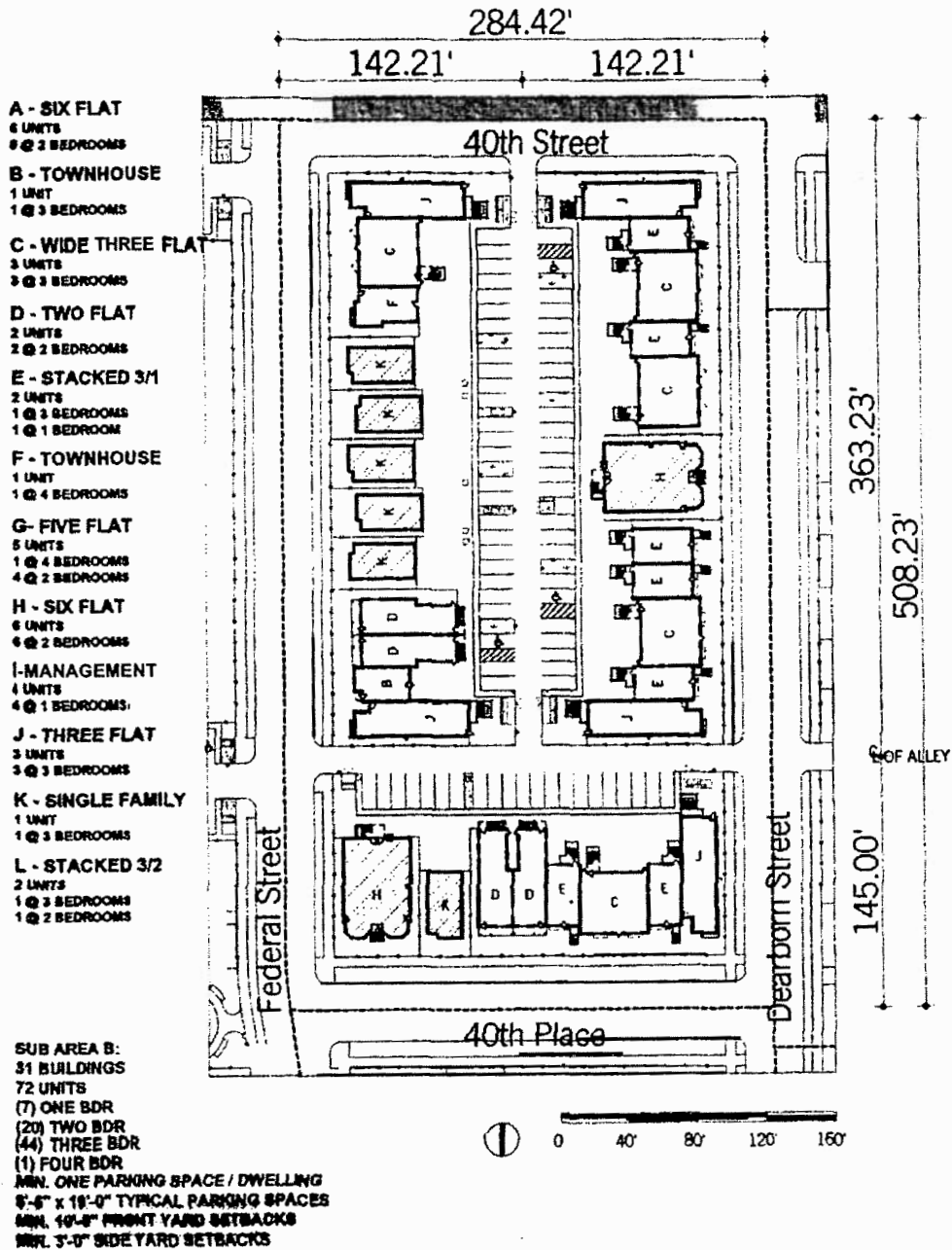
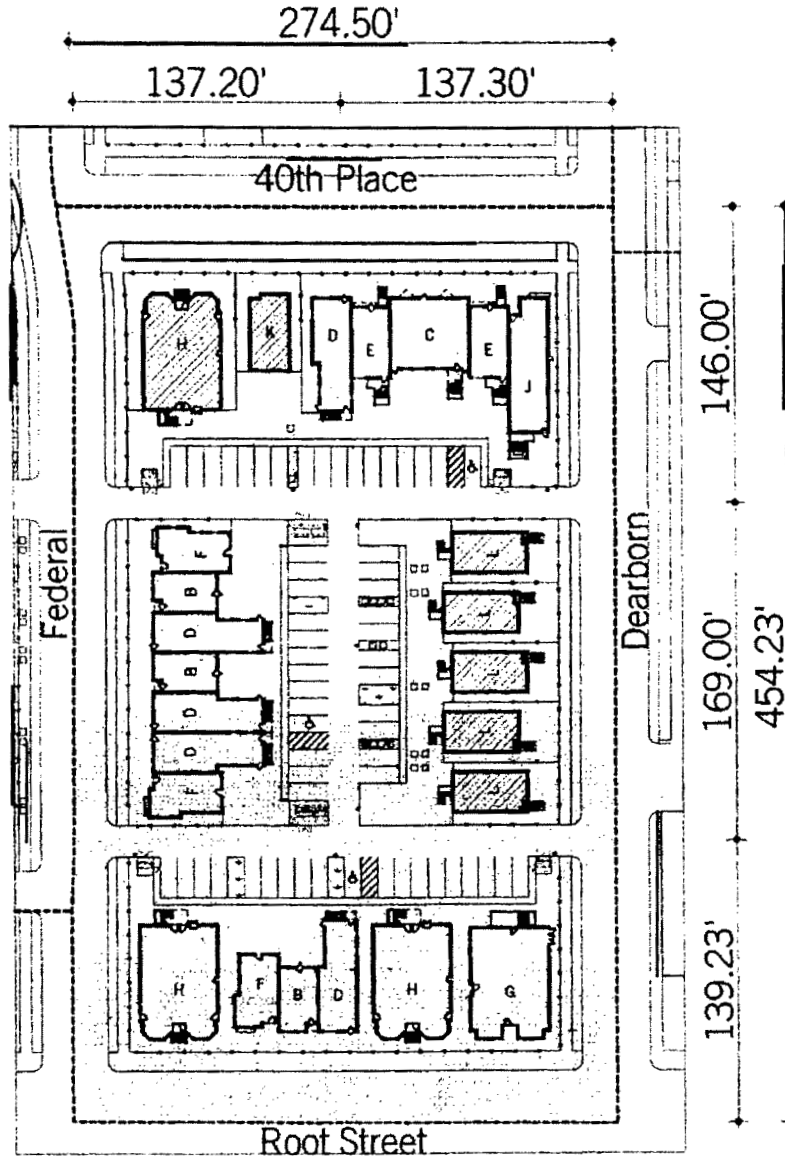


Exhibit 9.

Site Plan For Subarea C.

- A - SIX FLAT
6 UNITS
6 @ 2 BEDROOMS
- B - TOWNHOUSE
1 UNIT
1 @ 3 BEDROOMS
- C - WIDE THREE FLAT
3 UNITS
3 @ 3 BEDROOMS
- D - TWO FLAT
2 UNITS
2 @ 2 BEDROOMS
- E - STACKED 3/1
2 UNITS
1 @ 3 BEDROOMS
1 @ 1 BEDROOM
- F-TOWNHOUSE
1 UNIT
1 @ 4 BEDROOMS
- G- FIVE FLAT
5 UNITS
1 @ 4 BEDROOMS
4 @ 2 BEDROOMS
- H -SIX FLAT
6 UNITS
6 @ 2 BEDROOMS
- I-MANAGEMENT
4 UNITS
4 @ 1 BEDROOMS
- J -THREE FIAT
3 UNITS
3 @ 3 BEDROOMS
- K . SINGLE FAMILY
1 "H"
1 @ 3 BEDROOMS
- L - STACKED 3/2
2 UNITS
1 @ 3 BEDROOMS
1 @ 2 BEDROOMS



SUB AREA C:
25 BUILDINGS
60 UNITS
(2) ONE BDR
(37) TWO BDR
(17) THREE BDR
(4) FOUR BDR
MIN. ONE PARKING SPACE / DWELLING
8'-0" x 11'-0" TYPICAL PARKING SPACES
MIN. 15'-0" FRONT YARD SETBACKS
MIN. 3'-0" SIDE YARD SETBACKS

Exhibit 10.

Site Plan For Subarea D.

- A - SIX FLAT**
6 UNITS
6 @ 2 BEDROOMS
- B - TOWNHOUSE**
1 UNIT
1 @ 3 BEDROOMS
- C - WIDE THREE FLAT**
3 UNITS
3 @ 3 BEDROOMS
- D - TWO FLAT**
2 UNITS
2 @ 2 BEDROOMS
- E - STACKED 3/1**
2 UNITS
1 @ 3 BEDROOMS
1 @ 1 BEDROOM
- F - TOWNHOUSE**
1 UNIT
1 @ 4 BEDROOMS
- G - FIVE FLAT**
5 UNITS
1 @ 4 BEDROOMS
4 @ 2 BEDROOMS
- H - SIX FLAT**
6 UNITS
6 @ 2 BEDROOMS
- I - MANAGEMENT**
4 UNITS
4 @ 1 BEDROOMS
- J - THREE FLAT**
3 UNITS
3 @ 3 BEDROOMS
- K - SINGLE FAMILY**
1 UNIT
1 @ 3 BEDROOMS
- L - STACKED 3/2**
2 UNITS
1 @ 3 BEDROOMS
1 @ 2 BEDROOMS

SUB AREA D:
 23 BUILDINGS
 55 UNITS
 (2) ONE BDR
 (31) TWO BDR
 (21) THREE BDR
 (1) FOUR BDR
 MIN. ONE PARKING SPACE / DWELLING
 8'-6" x 19'-0" TYPICAL PARKING SPACES
 MIN. 10'-0" FRONT YARD SETBACKS
 MIN. 3'-0" SIDE YARD SETBACKS

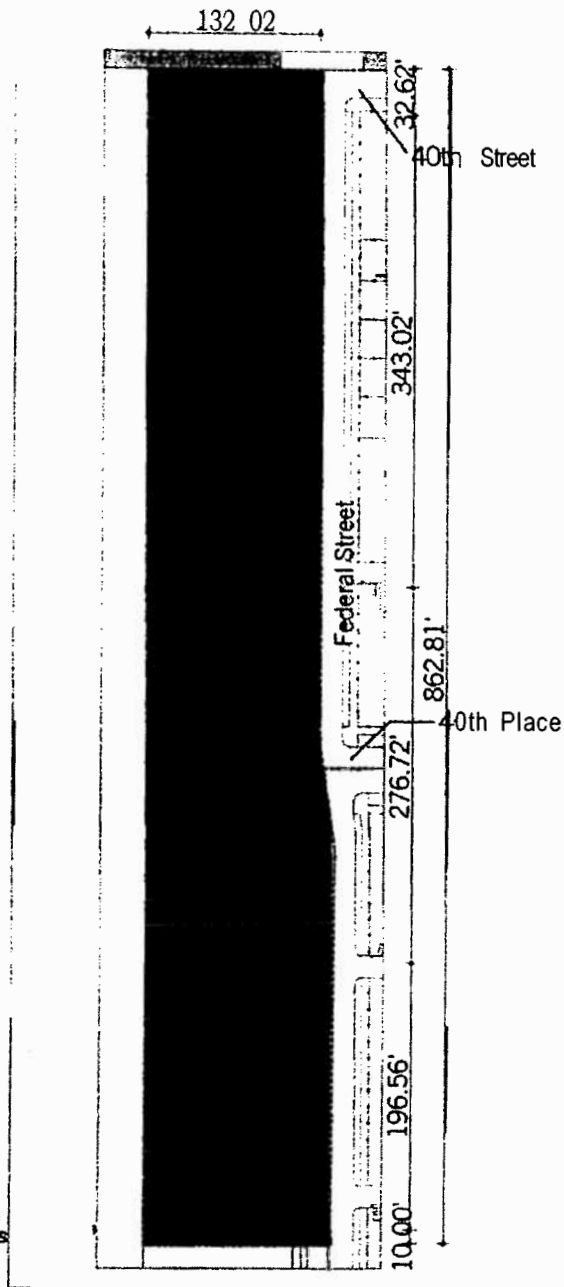


Exhibit 11 C.

Site Dimensions -- Subarea C.

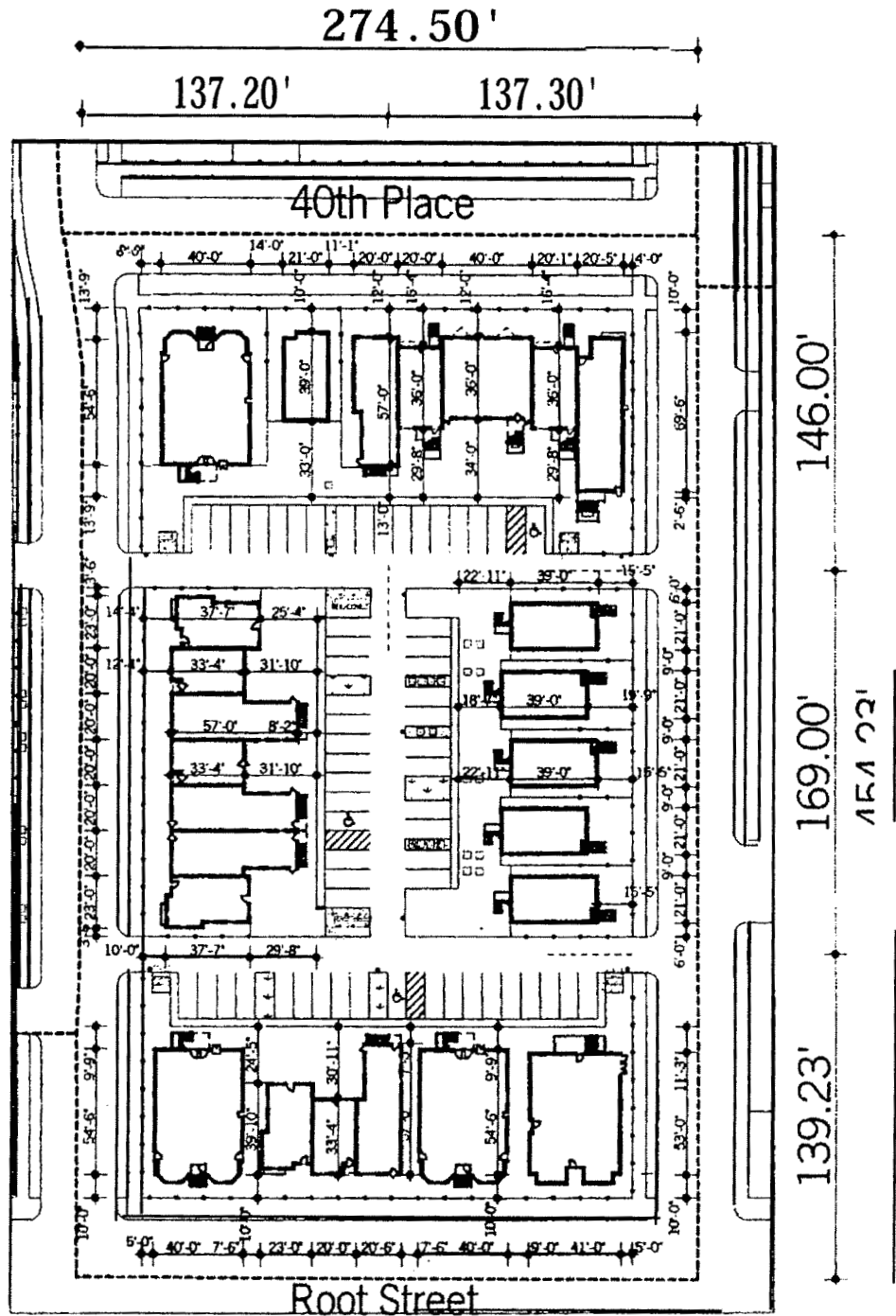


Exhibit 11D.

Site Dimensions -- Subarea D.

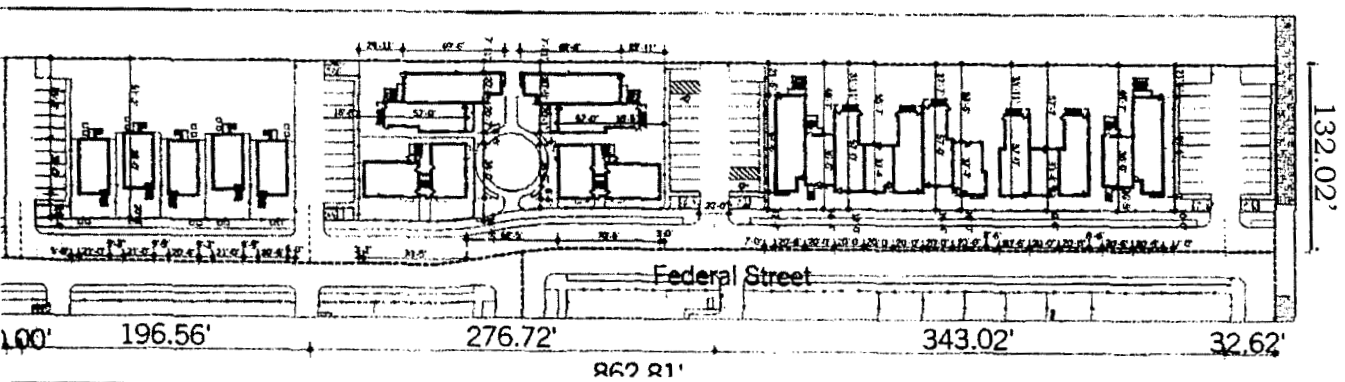


Exhibit 12.

Units And Building Type By Subarea.

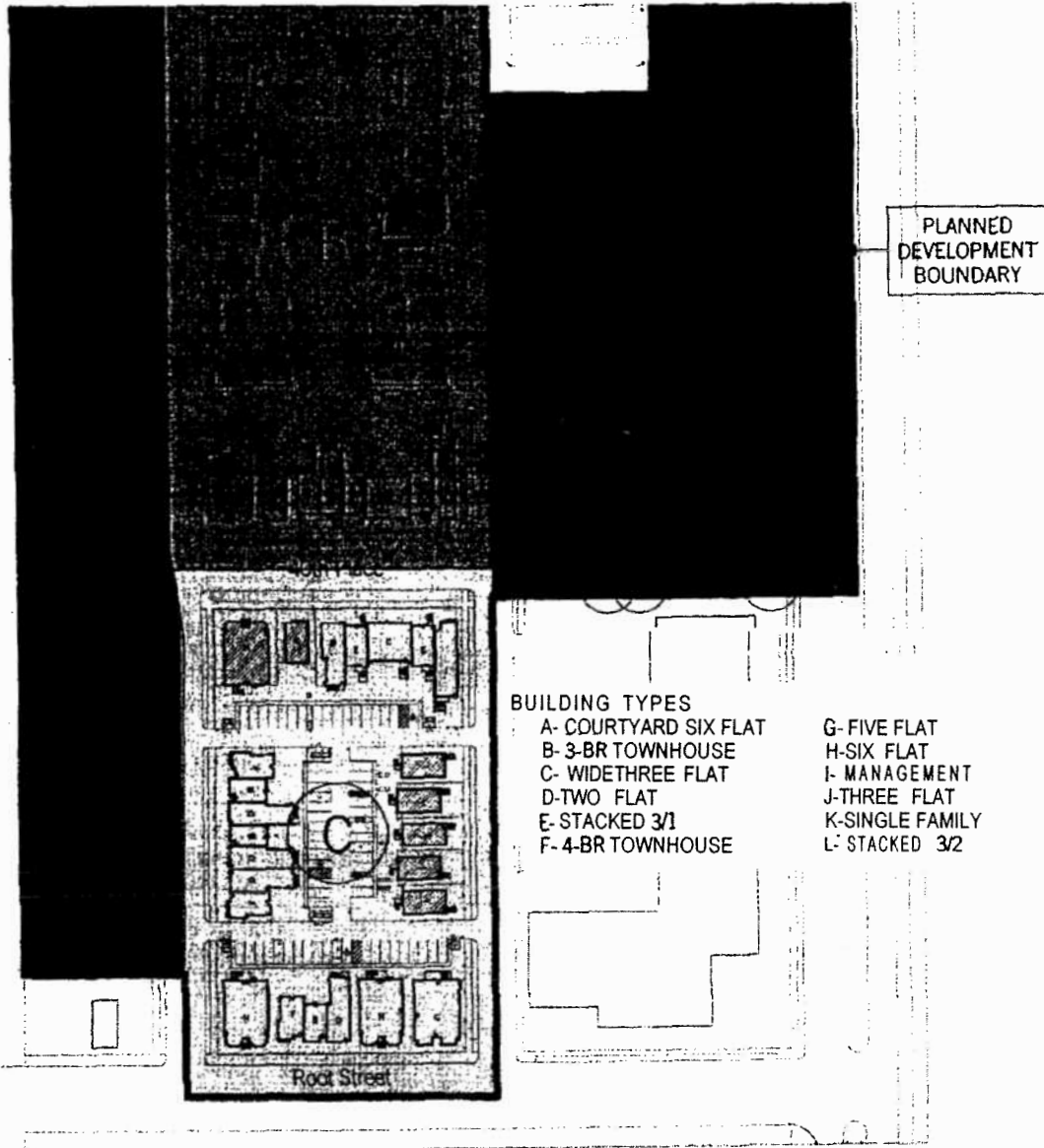


Exhibit 13.

Open Space Plan.

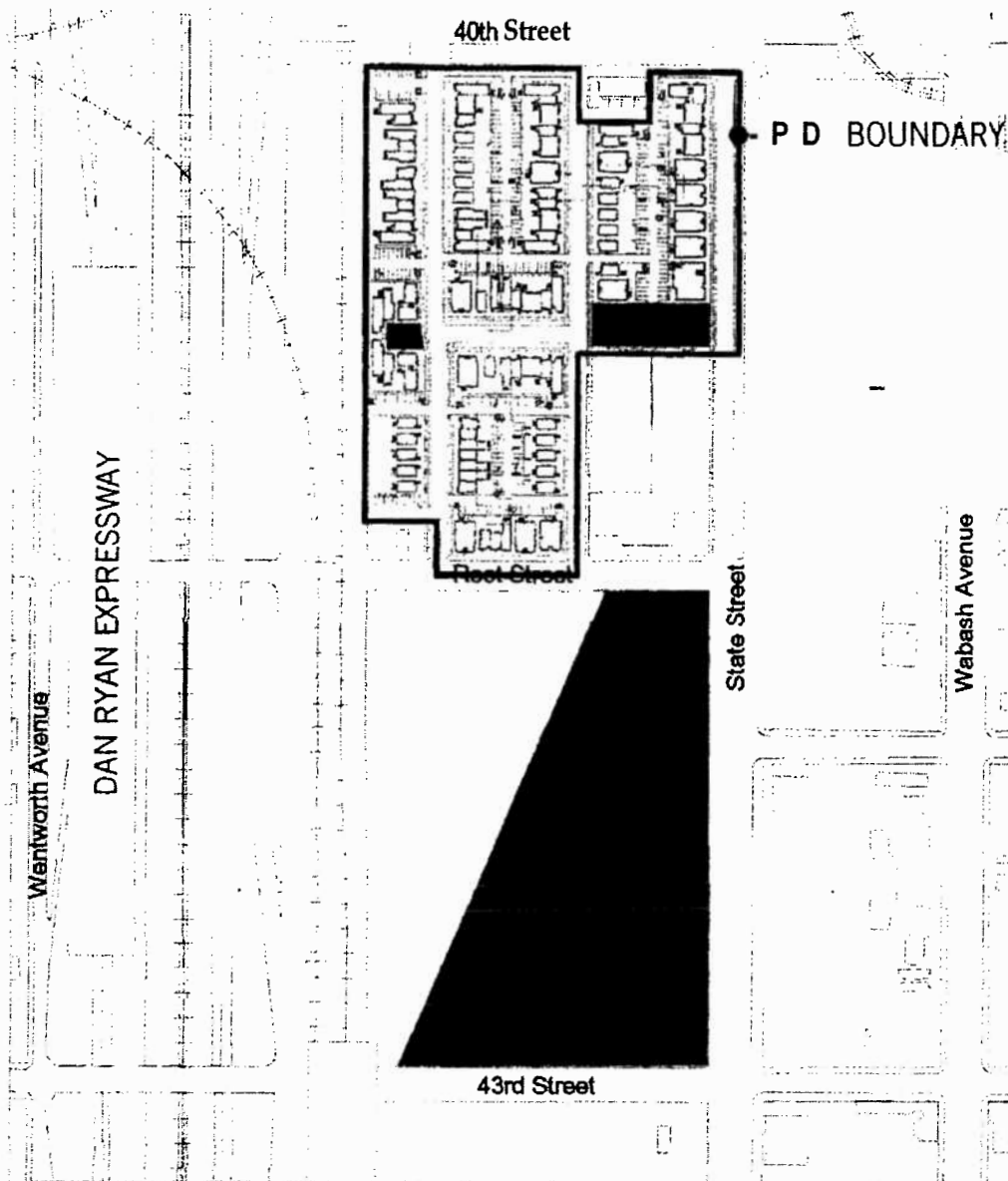


Exhibit 14.

Schematic Design -- Open Space.

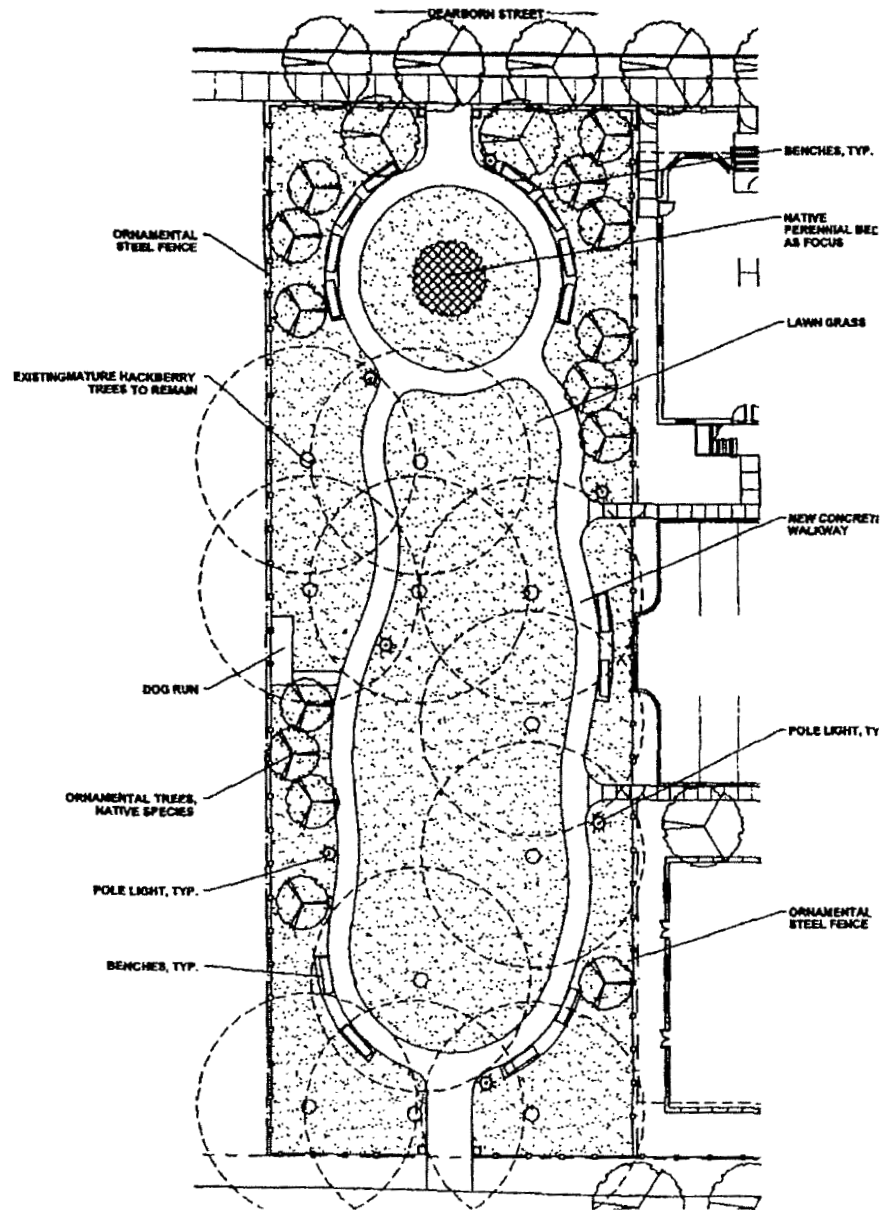


Exhibit 15.

Adaptability Plan.

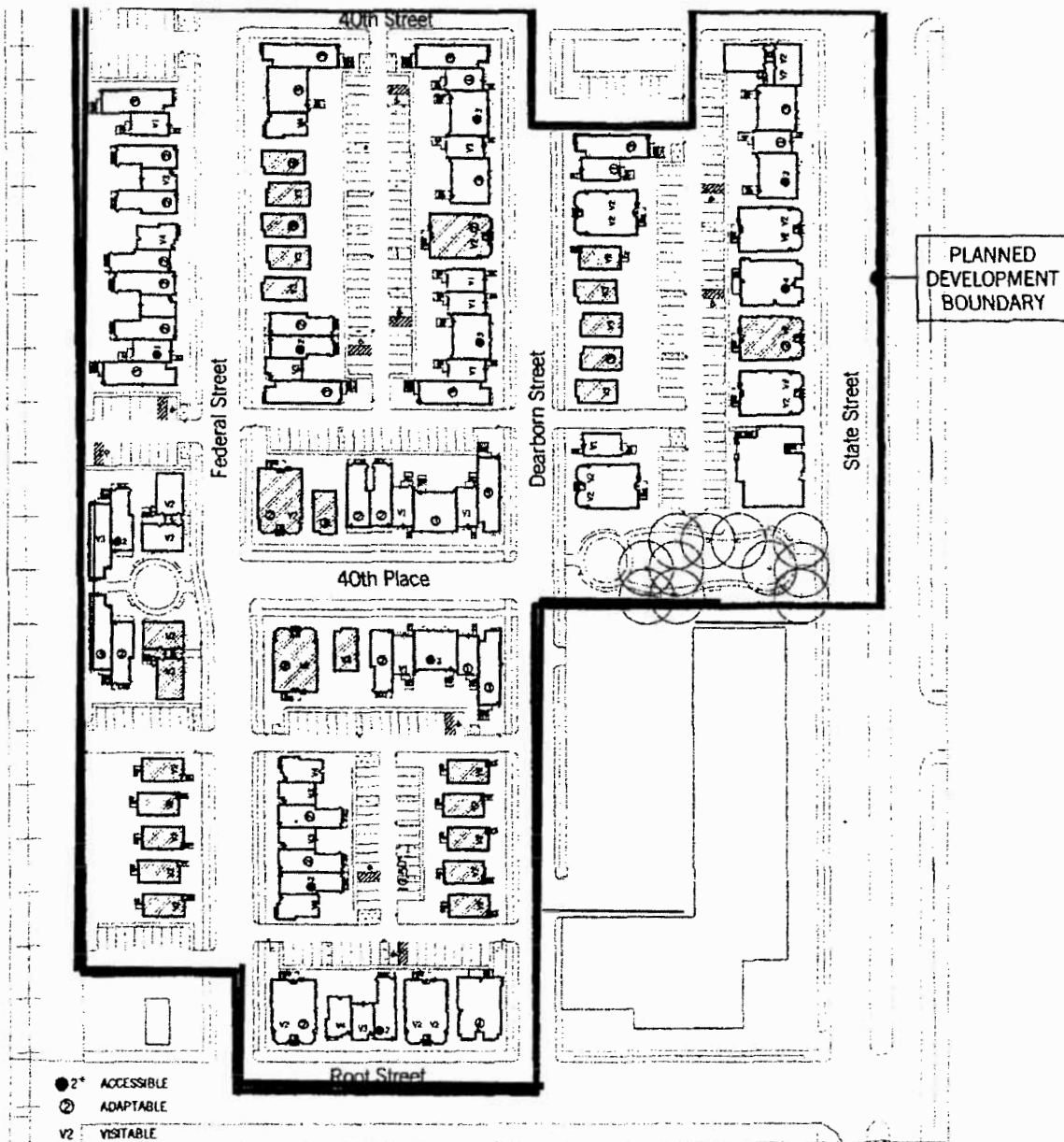
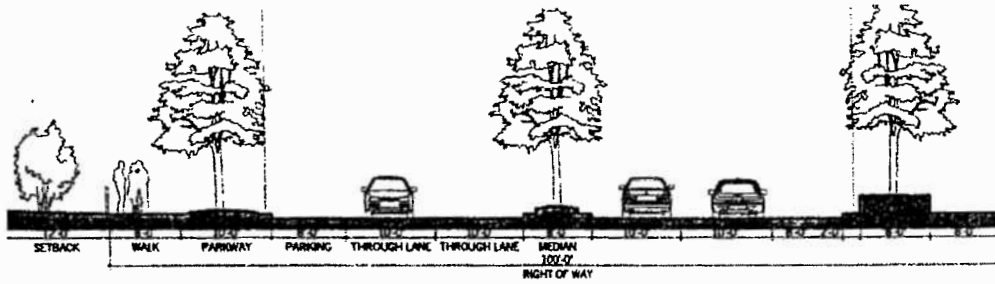
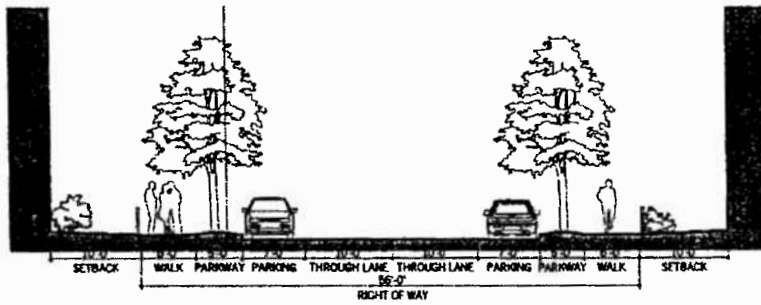


Exhibit 16.

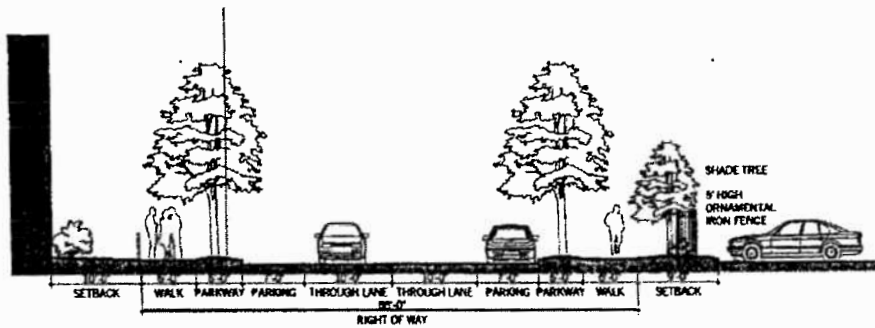
North/South Street Sections.



STATE STREET - 100' R.O.W.



DEARBORN & FEDERAL STREET 56' R.O.W.



SOUTH DEARBORN - 56' R.O.W.

Exhibit 17.

East/West Street Sections.

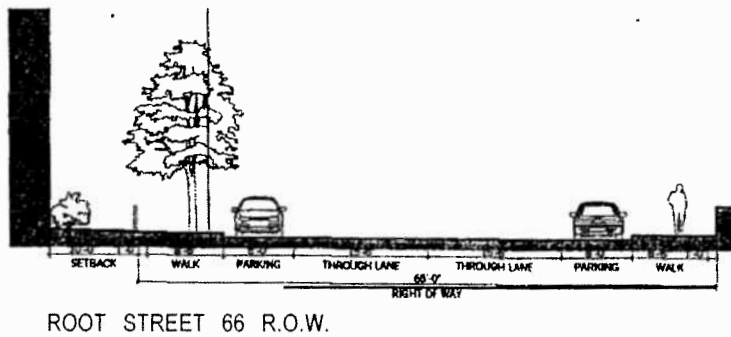
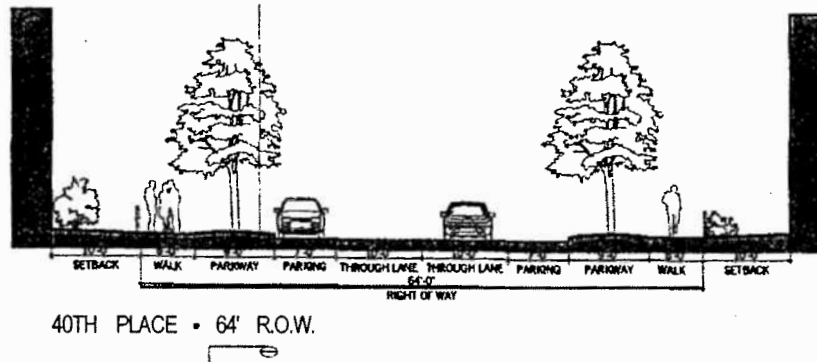
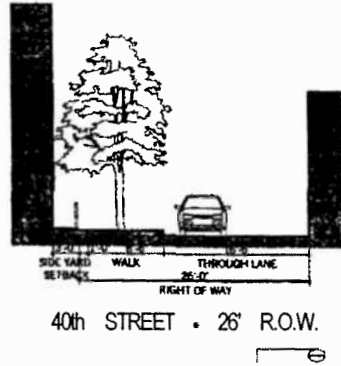
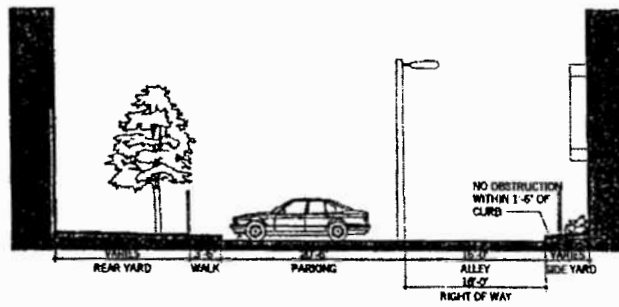
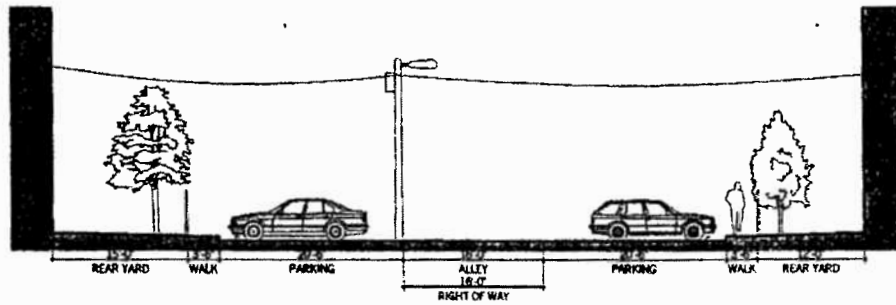


Exhibit 18.

Alley Sections.



SINGLE-LOADED RESIDENTIAL ALLEY - 16'-0" R.O.W



DOUBLE-LOADED RESIDENTIAL ALLEY - 16' R.O.W.

Exhibit 19.

Right-Of-Way Adjustment Plan.
(Page 1 of 2)

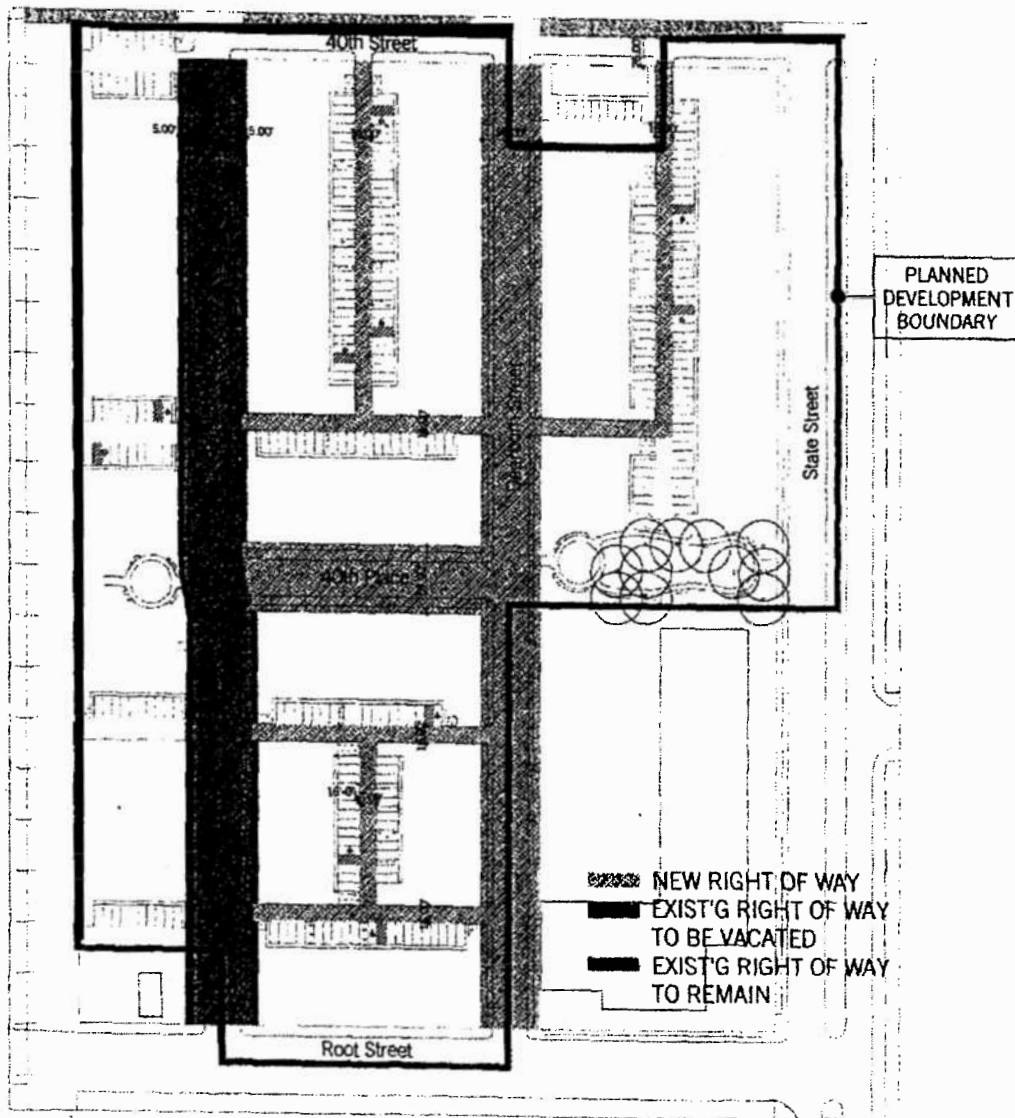


Exhibit 19.

Right-Of-Way Adjustment Plan.
(Page 2 of 2)

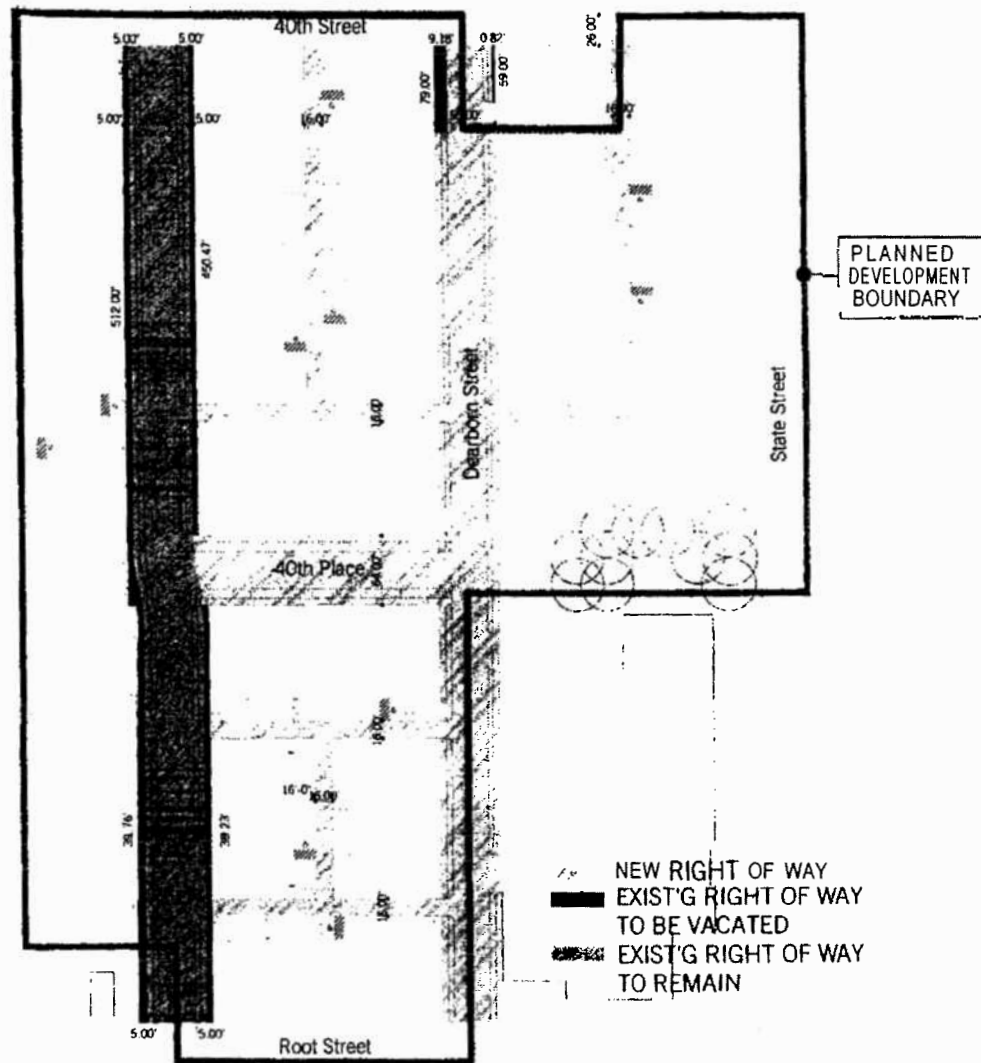


Exhibit 20.

Site Key -- Street Elevations.
(Page 1 of 8)

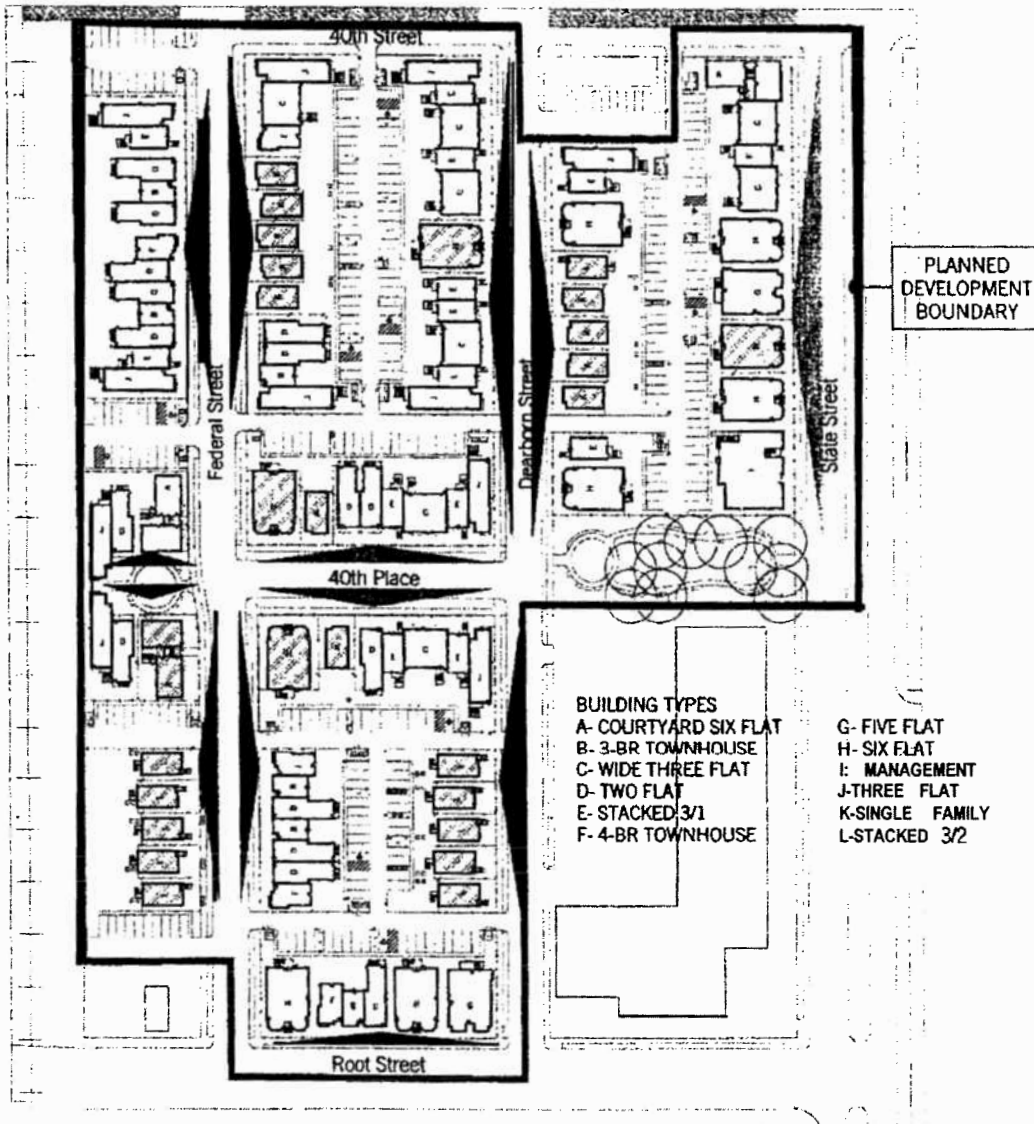


Exhibit 20.

Dearborn Street Elevation (East).
(Page 2 of 8)

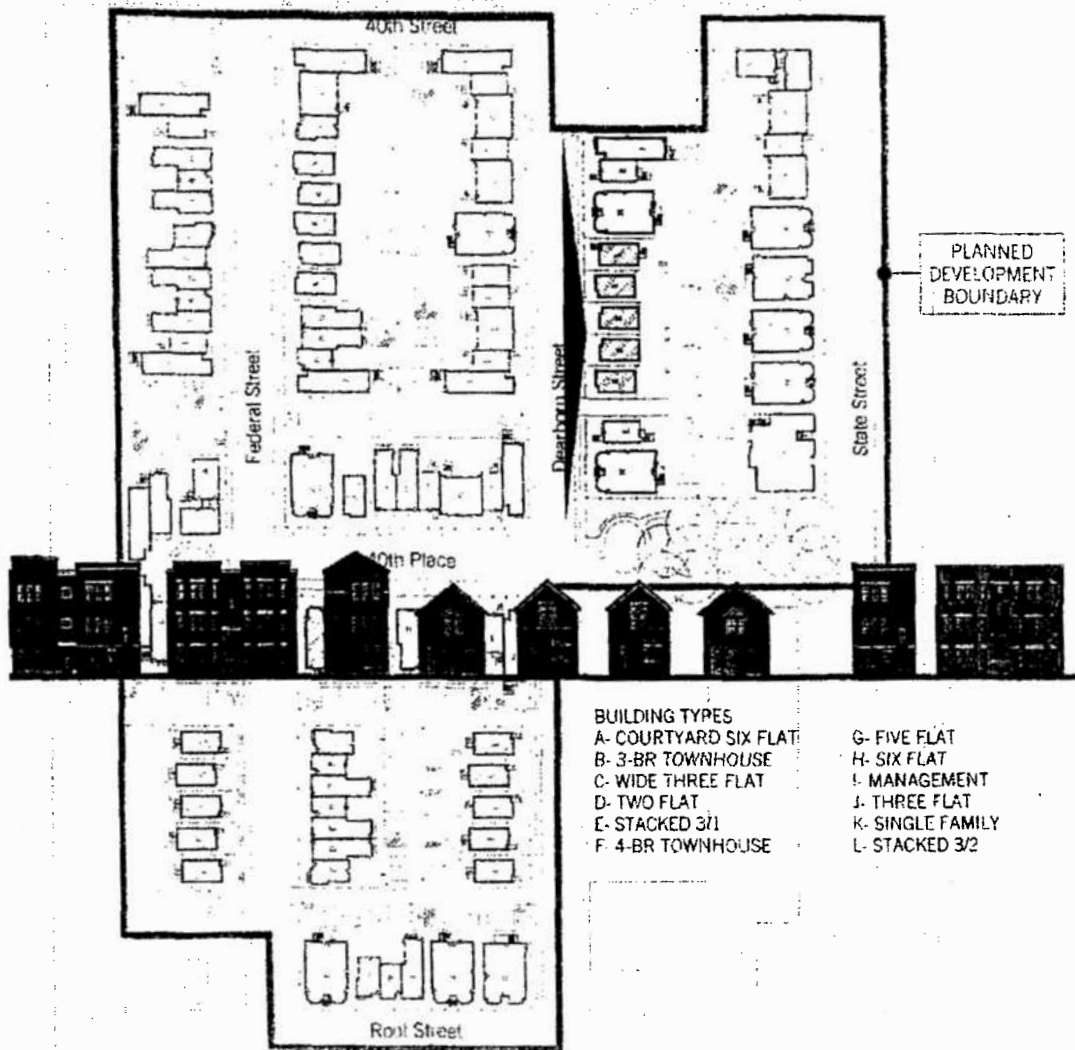


Exhibit 20.

Dearborn Street Elevation (West).
(Page 3 of 8)

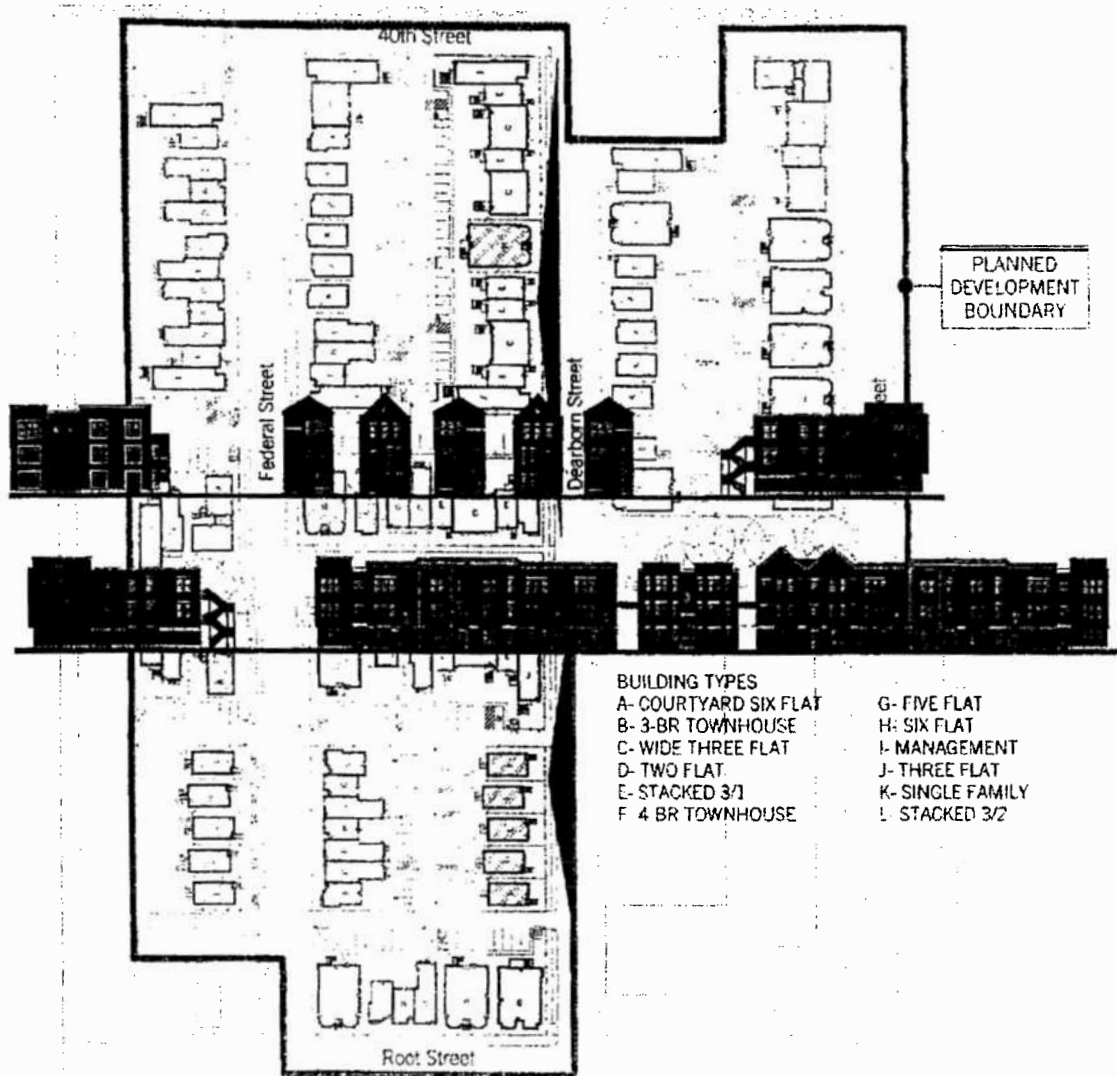


Exhibit 20.

40th Place Elevation.
(Page 4 of 8)

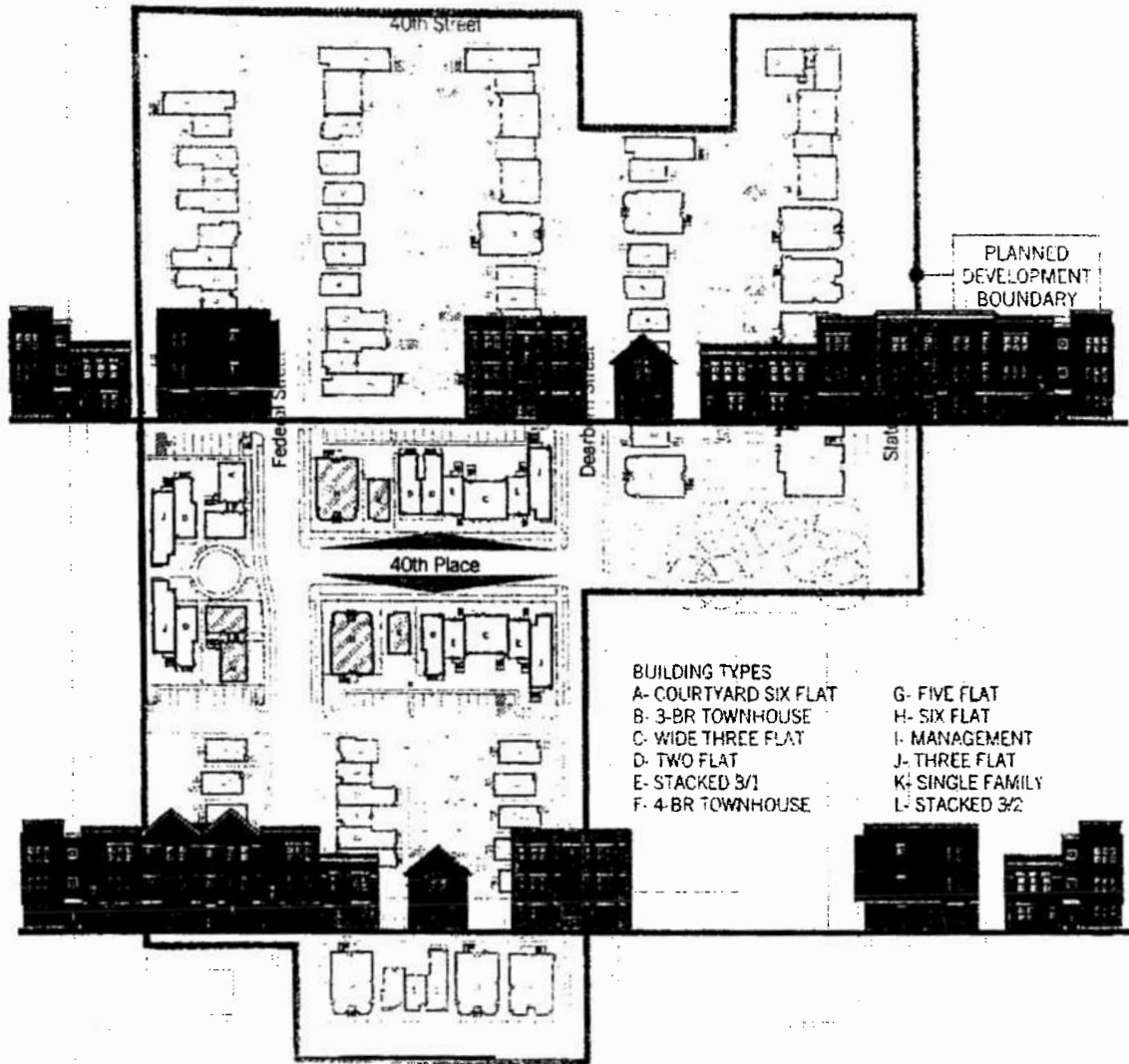


Exhibit 20.

State Street Elevation.
(Page 5 of 8)

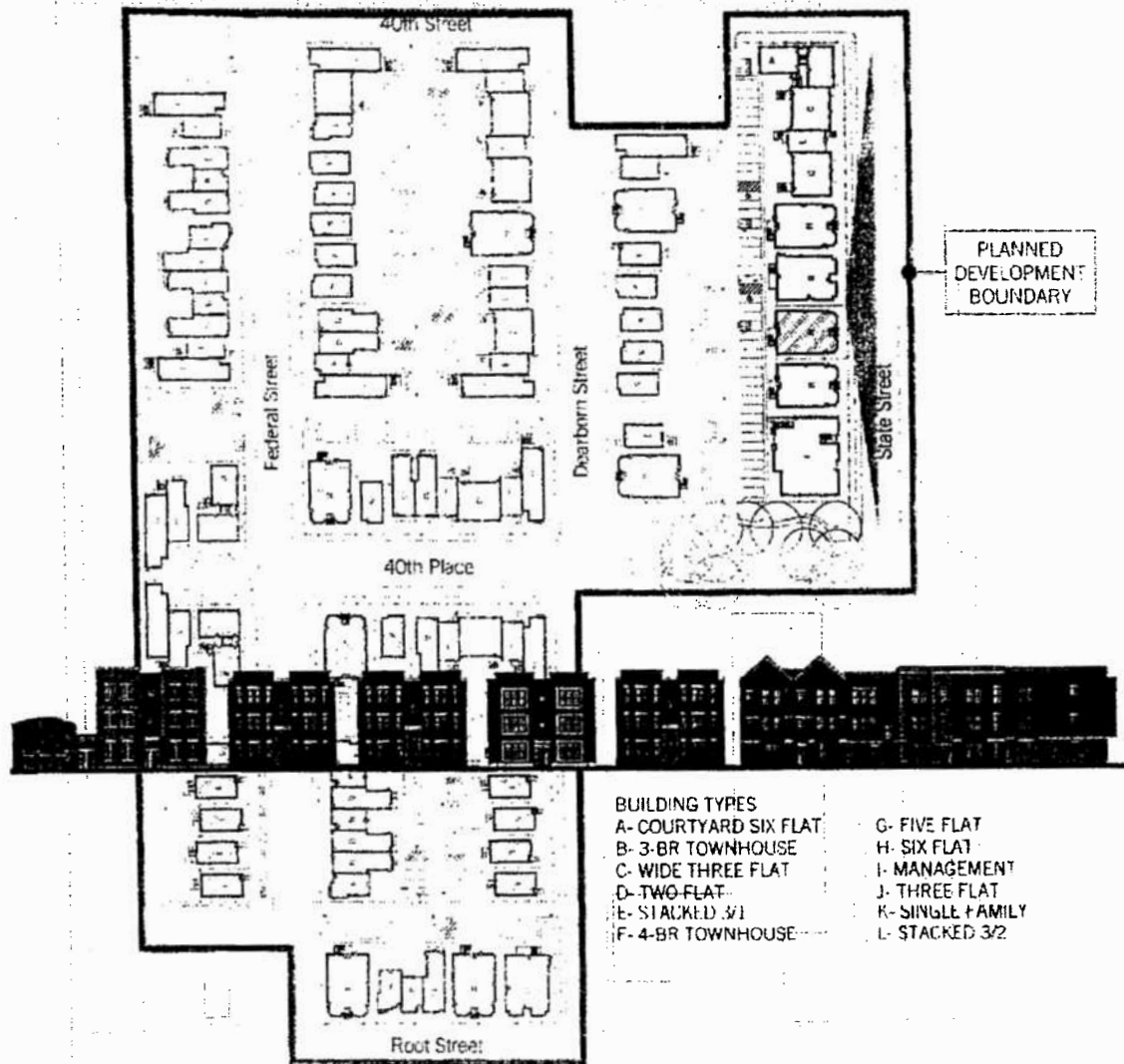


Exhibit 20.

Root Street Elevation.

[Page 6 of 8]

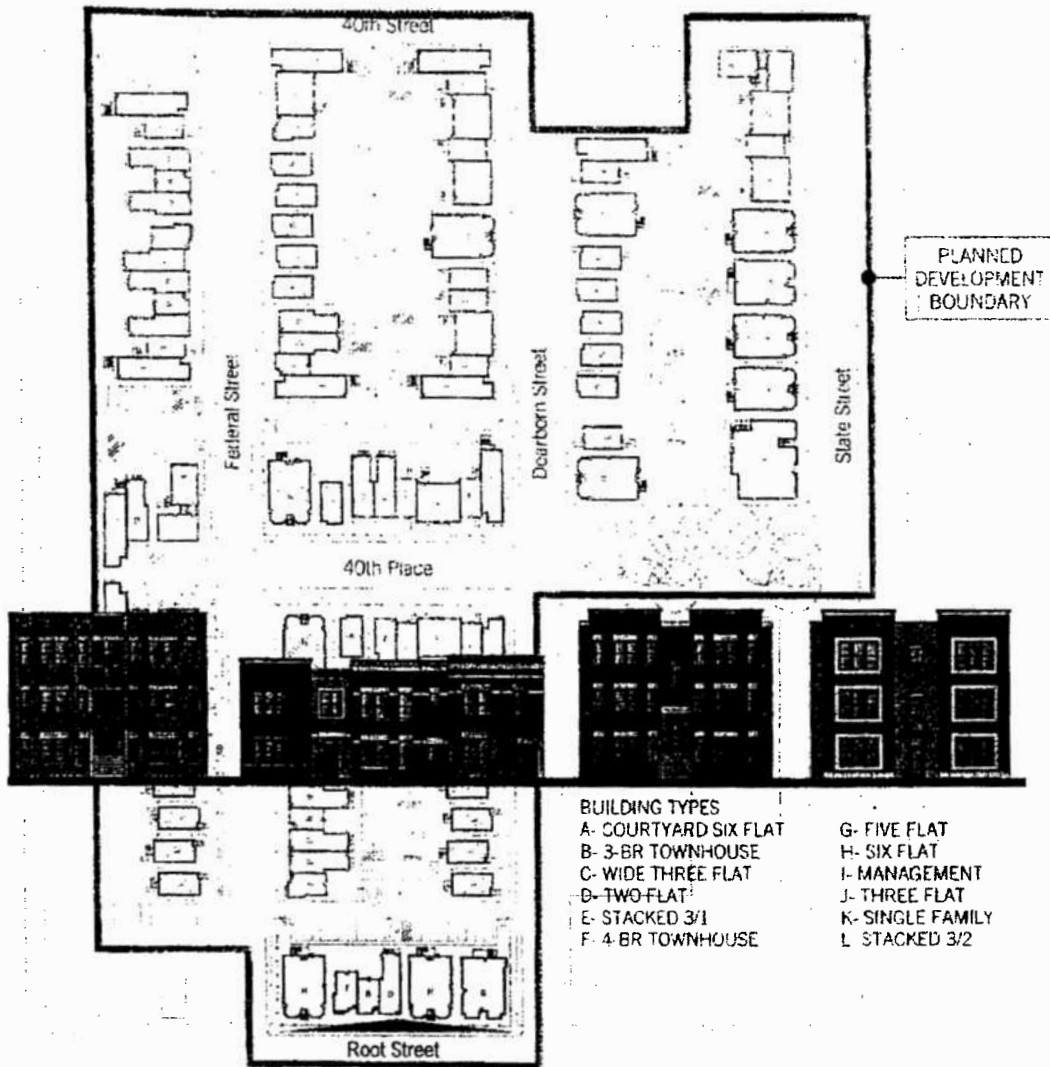


Exhibit 20.

Federal Street Elevation (East).
(Page 7 of 8)

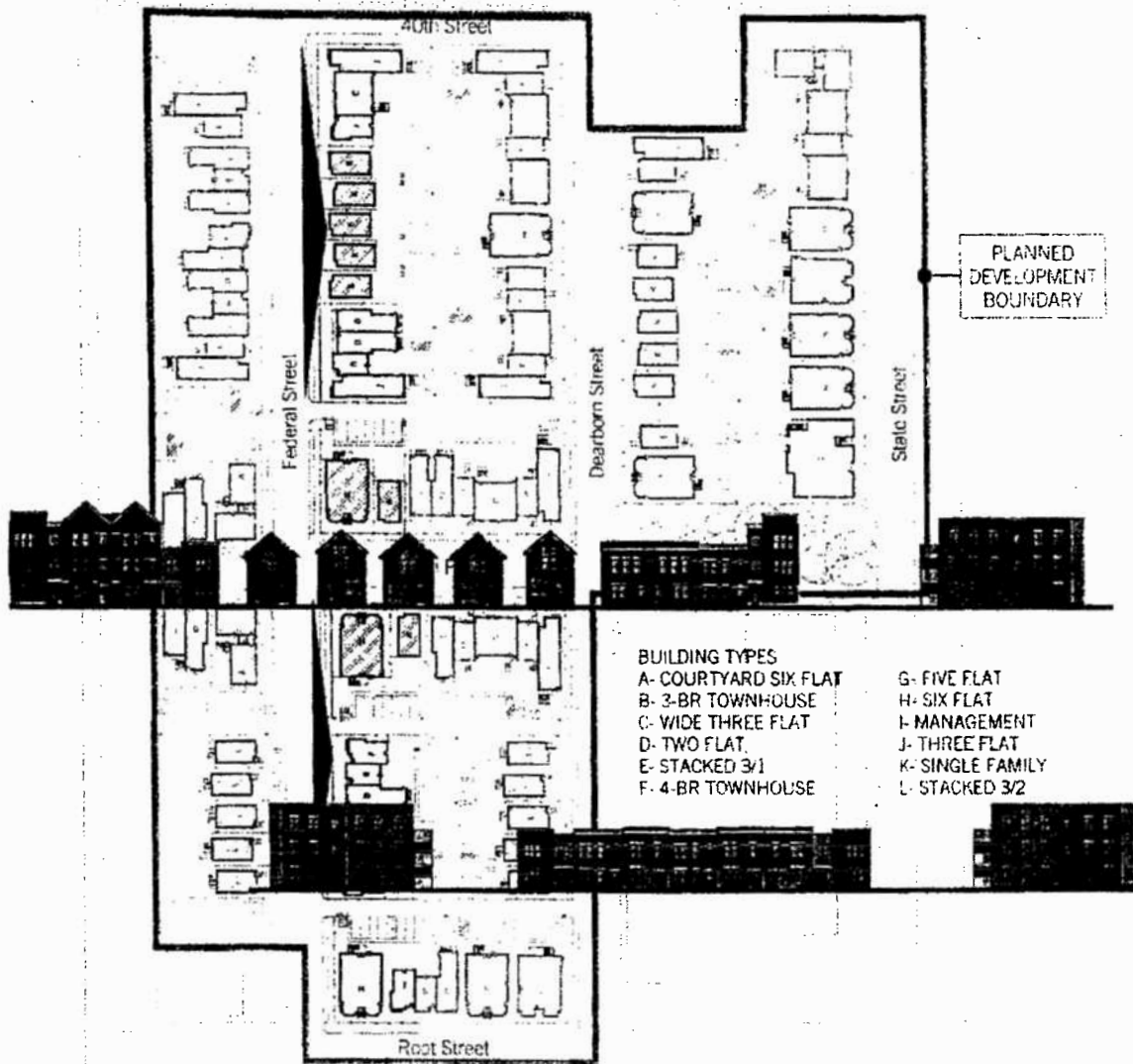


Exhibit 20.

Federal Street Elevation (West).
(Page 8 of 8)

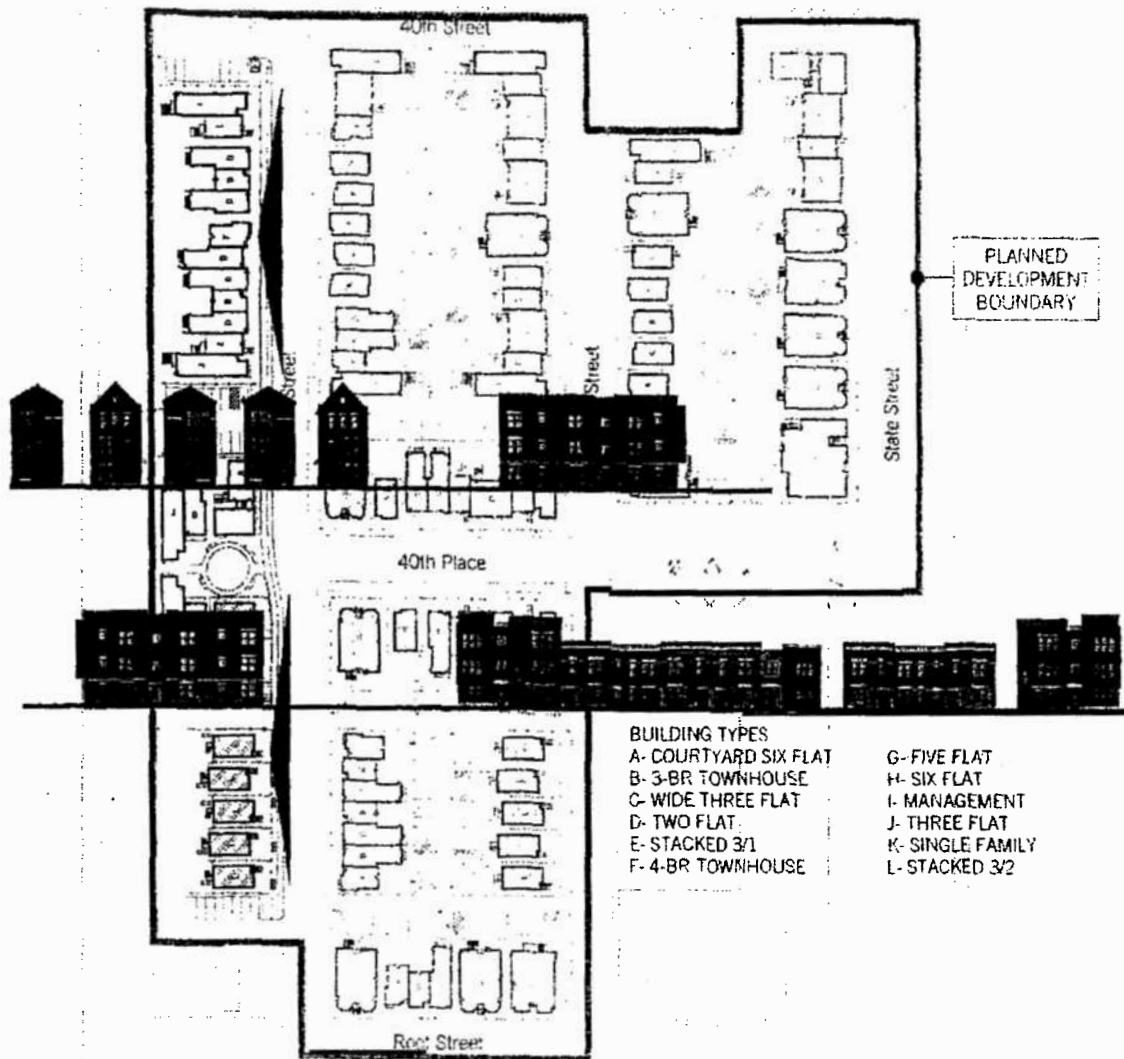


Exhibit 21.

Type A -- Two Bedroom -- Six Flat Elevations.
(Page 1 of 18)

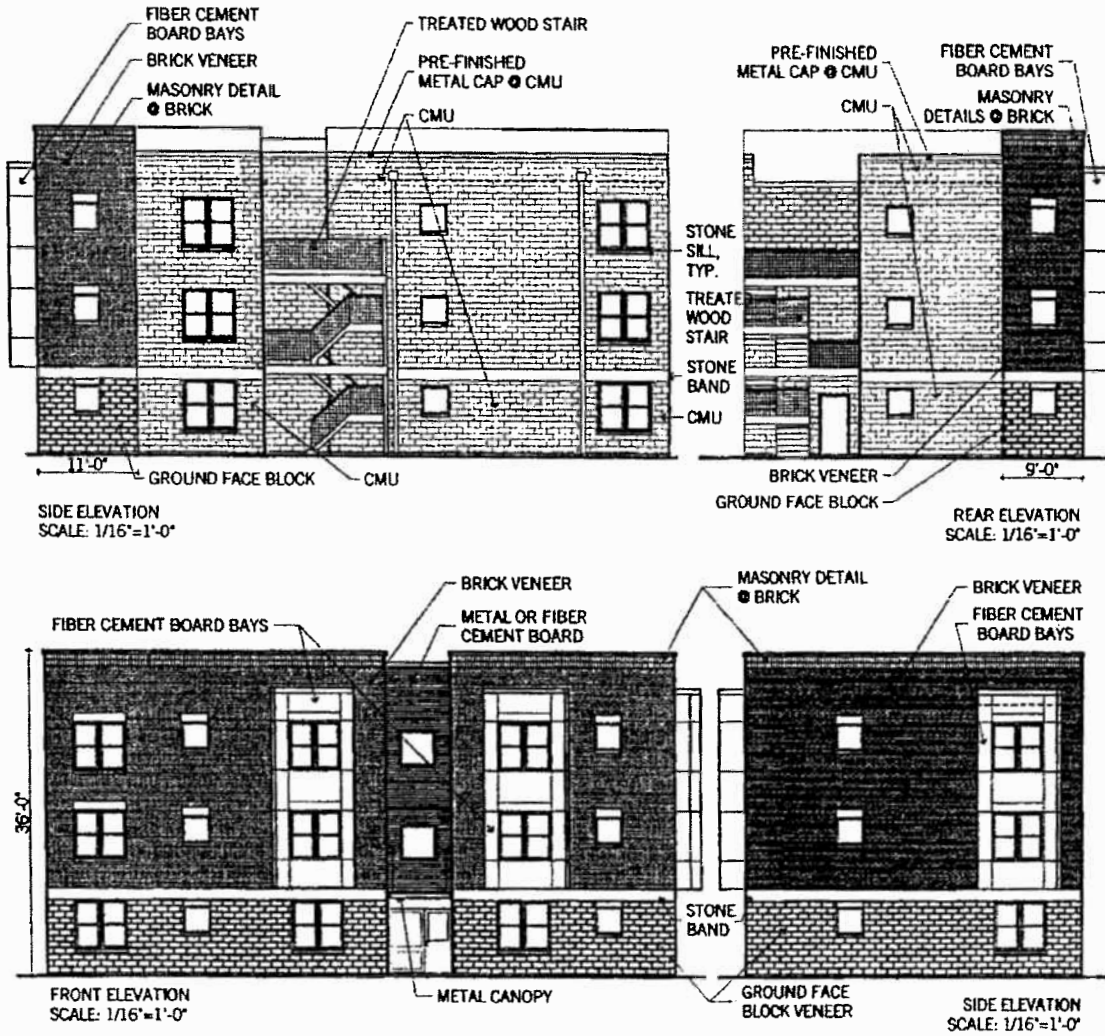


Exhibit 21.

Type B -- Three Bedroom -- Townhouse Elevations
(Page 2 of 18)

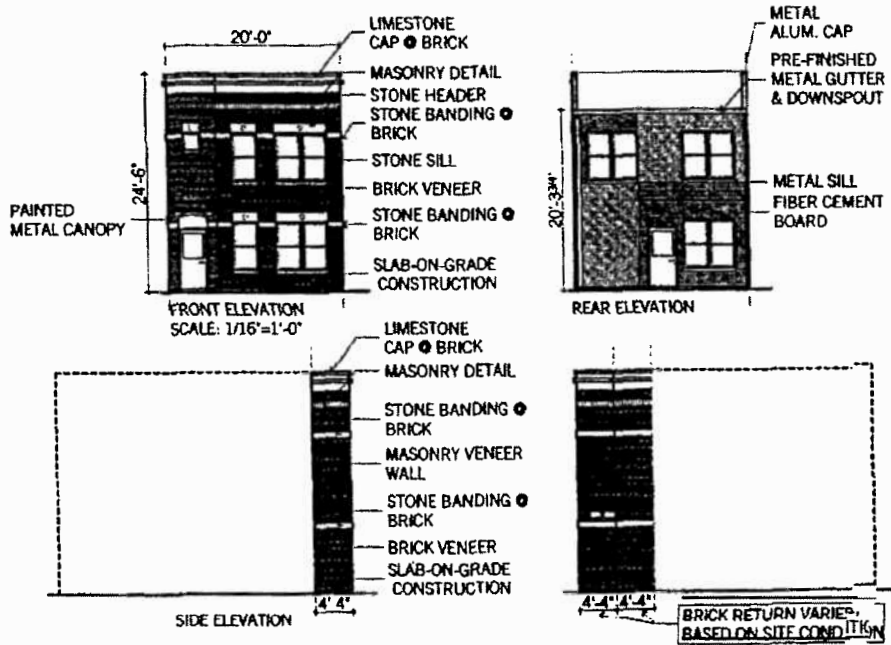


Exhibit 2 1.

Type C -- Three Bedroom -- Wide Three Flat Elevation.
(Page 3 of 18)

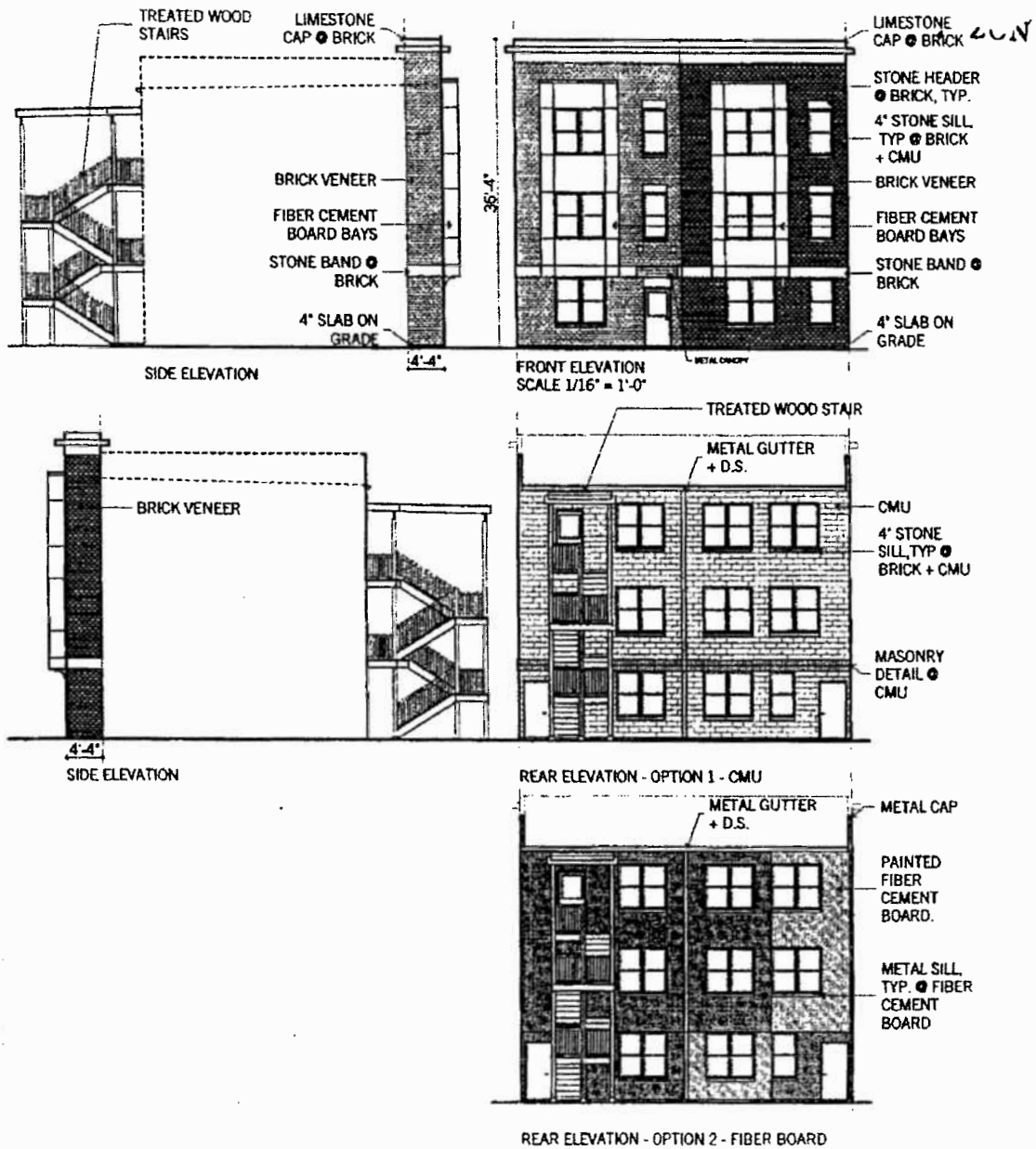


Exhibit 21

Type C -- Three Bedroom -- Wide Three
Flat Alternate Elevations.
(Page 4 of 18)

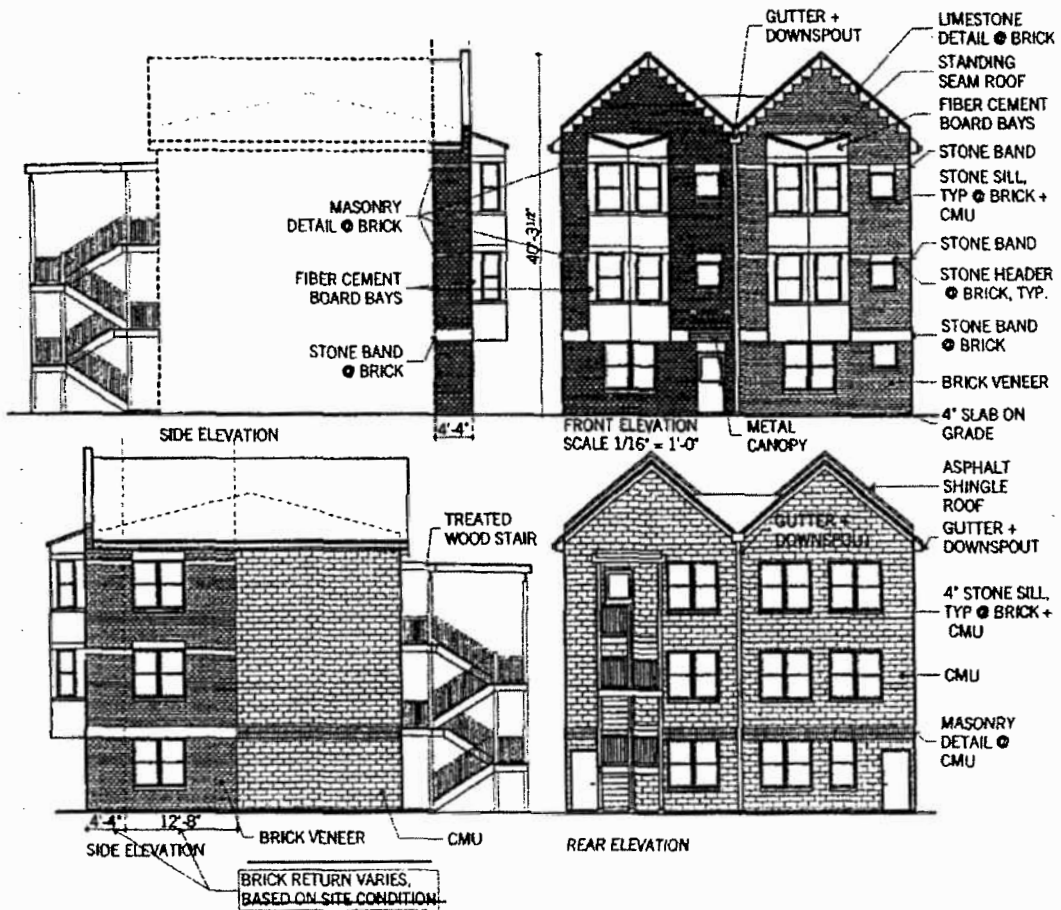


Exhibit 2 1.

Type D -- Two Bedroom --Two Flat Elevations.
(Page 5 of 18)

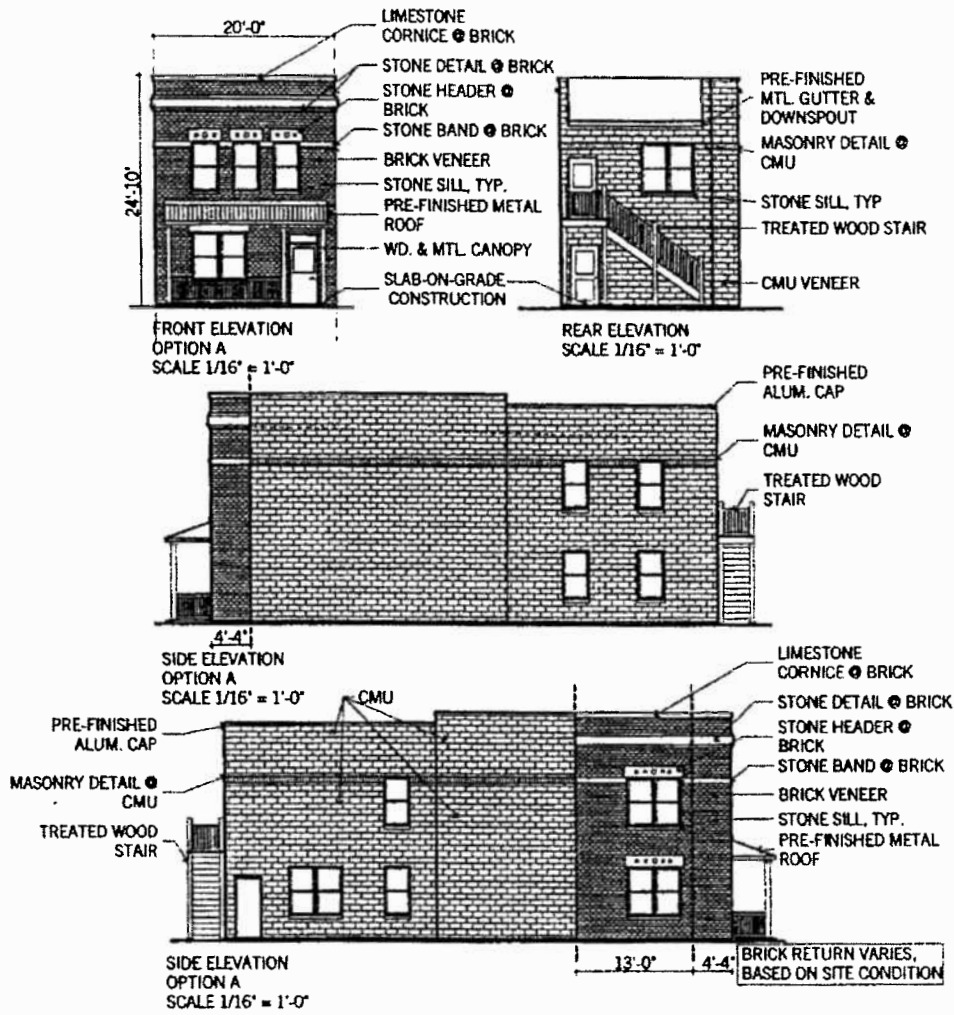


Exhibit 21.

Type D -- Two Bedroom -- Two Flat Elevations (Alternate).
(Page 6 of 18)

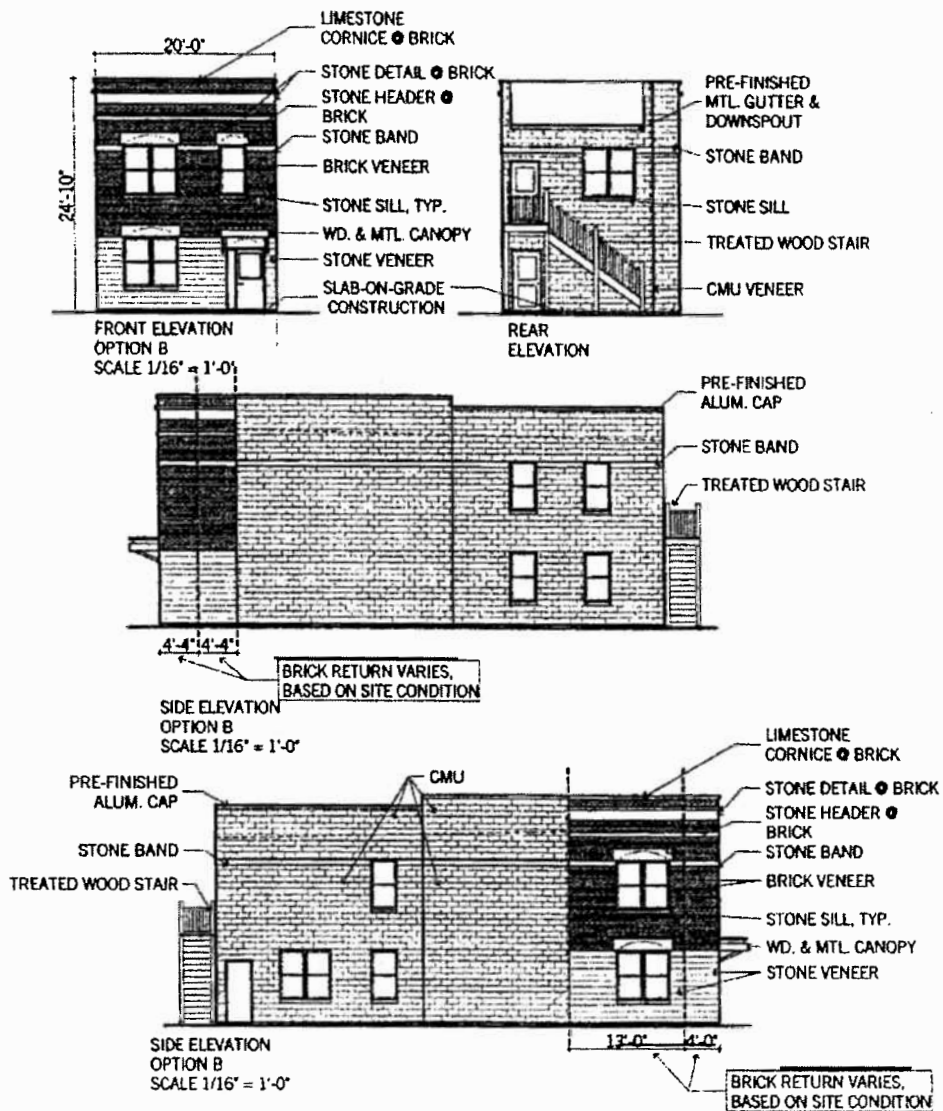


Exhibit 2 1.

Type E -- Three Bedroom/One Bedroom -- Stacked Elevations.
(Page 7 of 18)

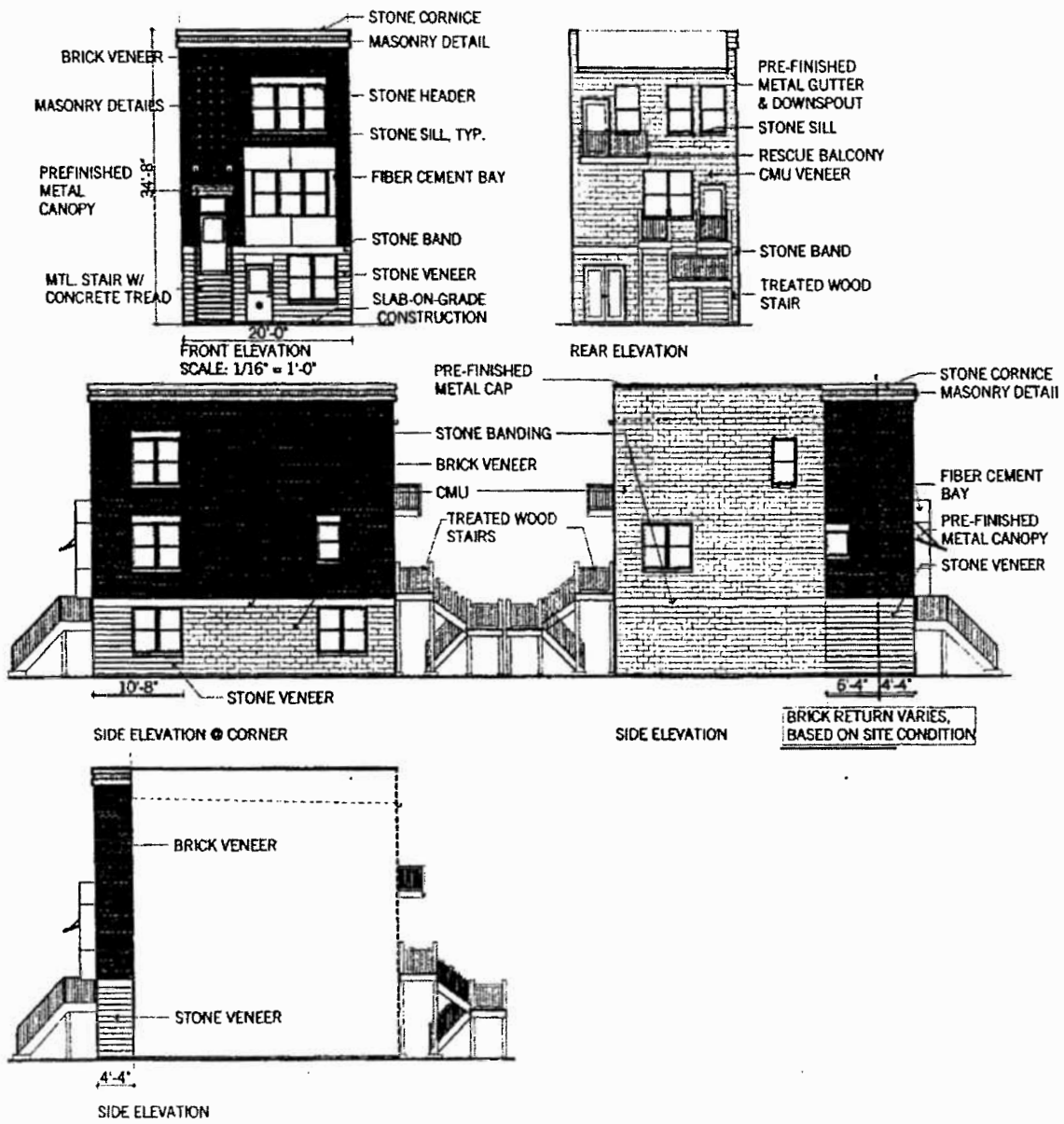


Exhibit 21.

Type F -- Four Bedroom -- Townhouse Elevations.
(Page 8 of 18)

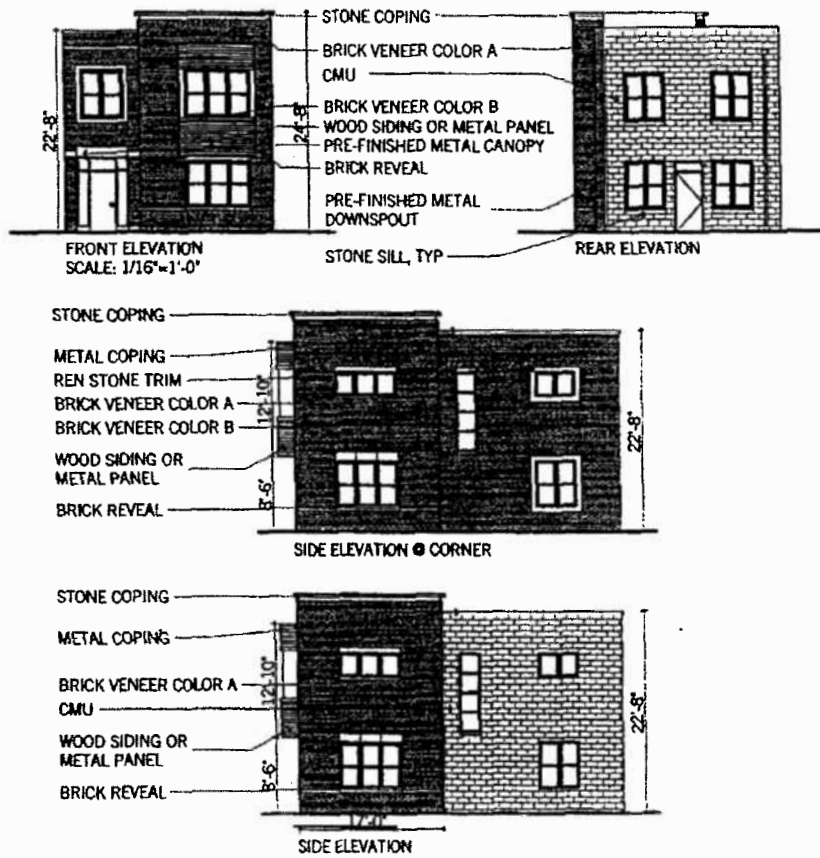


Exhibit 21.

Type G -- Five Flat Corner Elevation.
(Page 9 of 18)

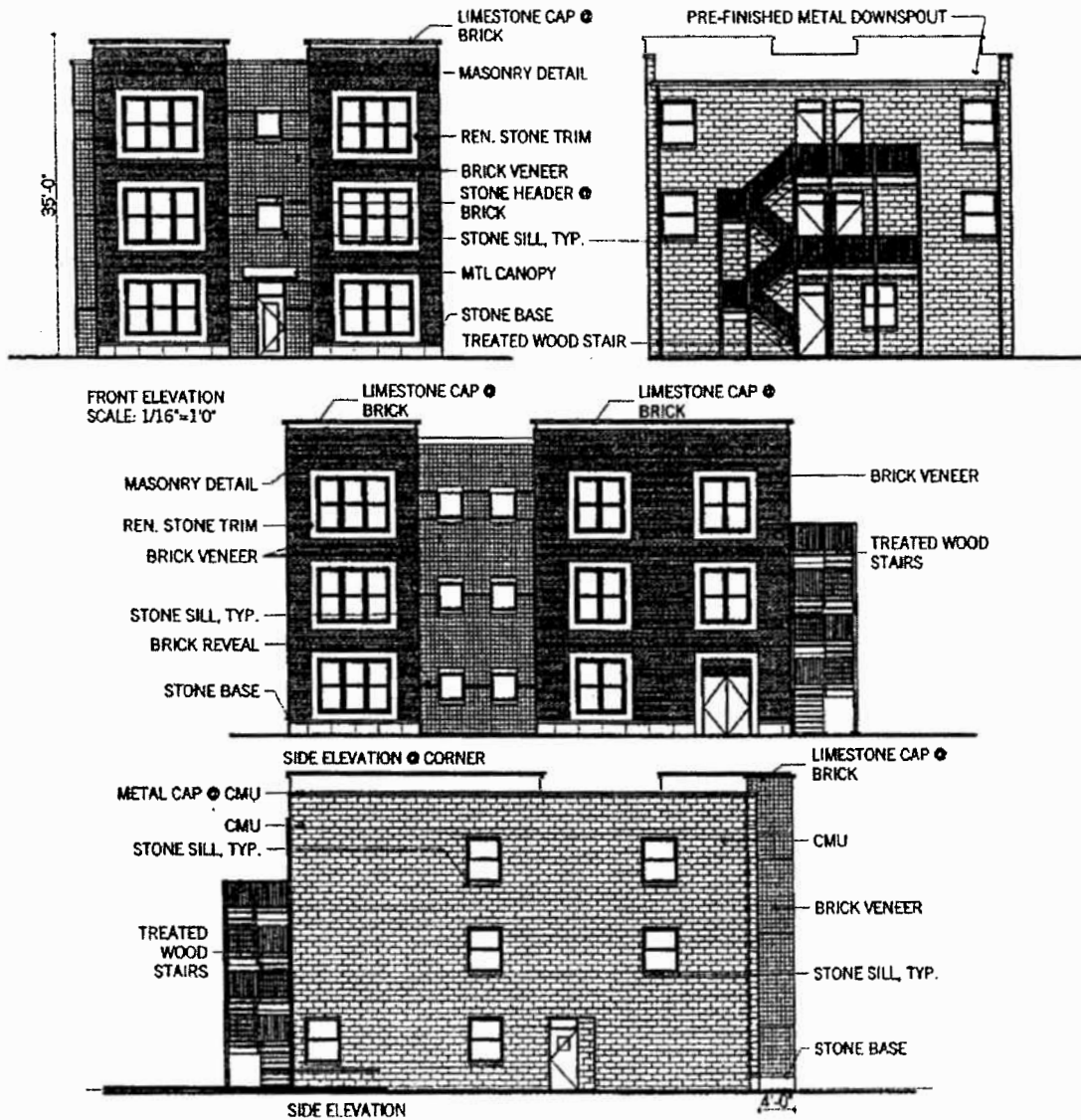


Exhibit 21.

Type G -- Five Flat Elevations.
(Page 10 of 18)

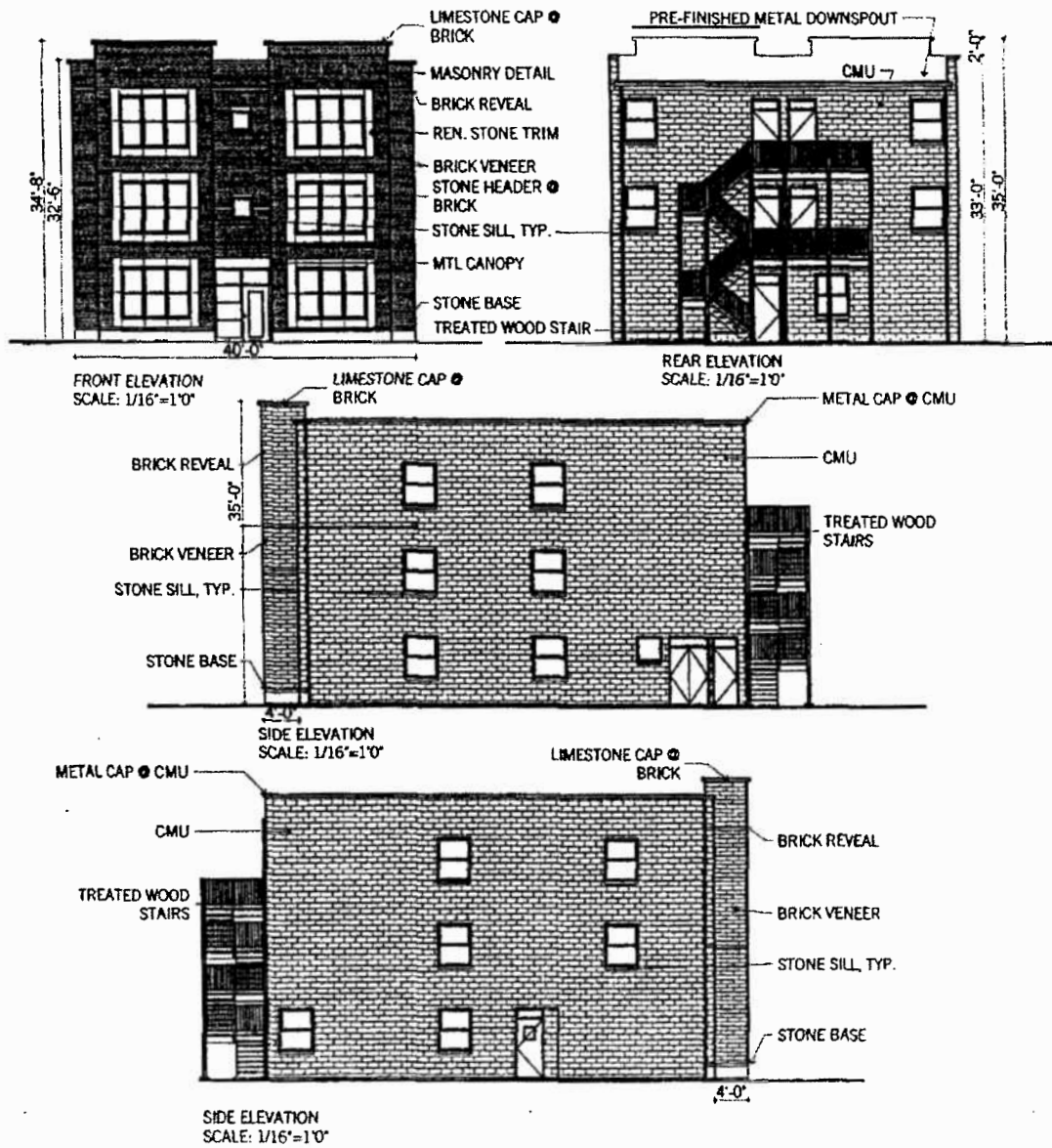


Exhibit 21.

Type H -- Two Bedroom -- Six Flat Comer Elevations.
(Page 11 of 18)

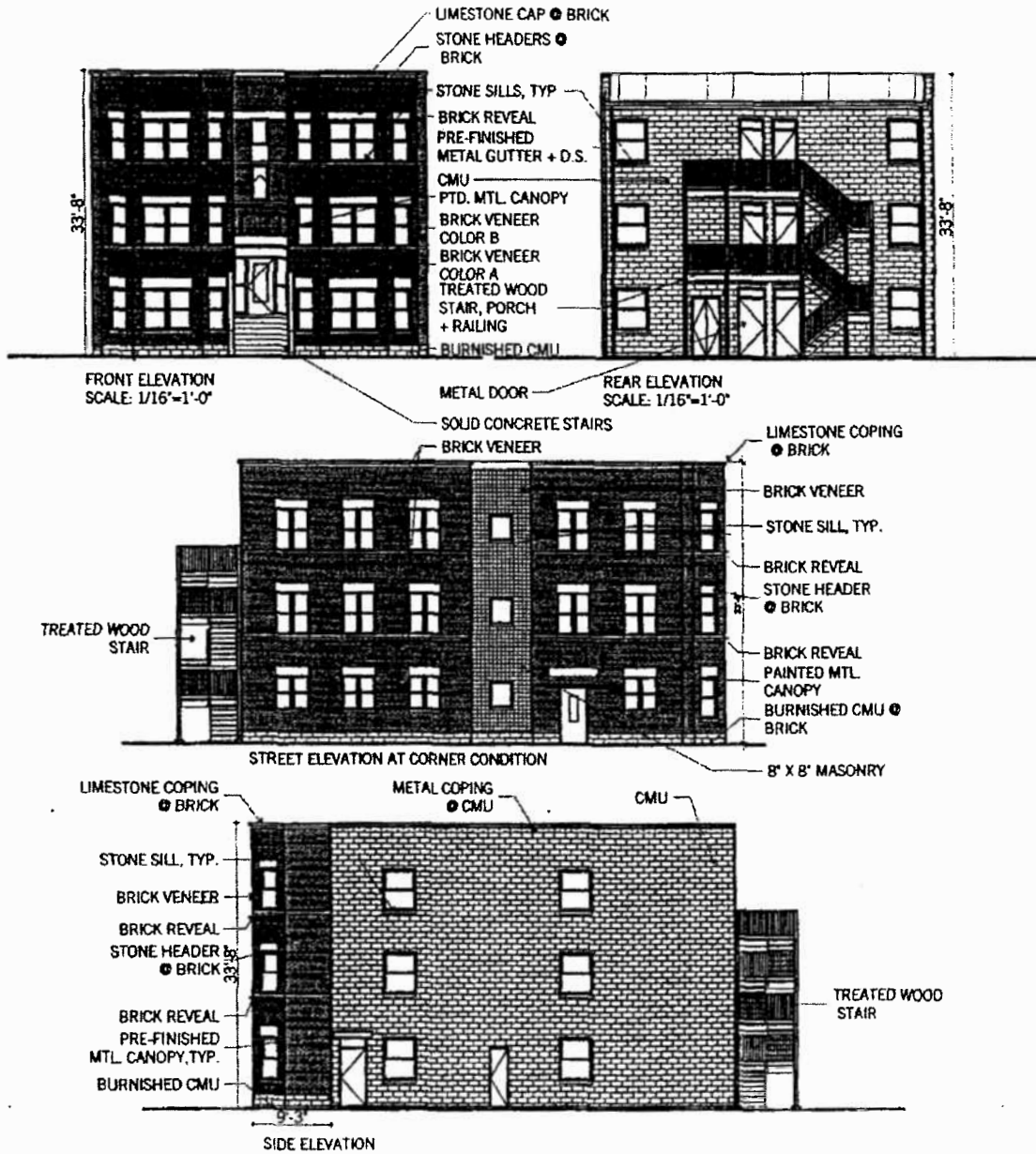


Exhibit 21.

Type H -- Two Bedroom -- Six Flat Elevations.
(Page 12 of 18)

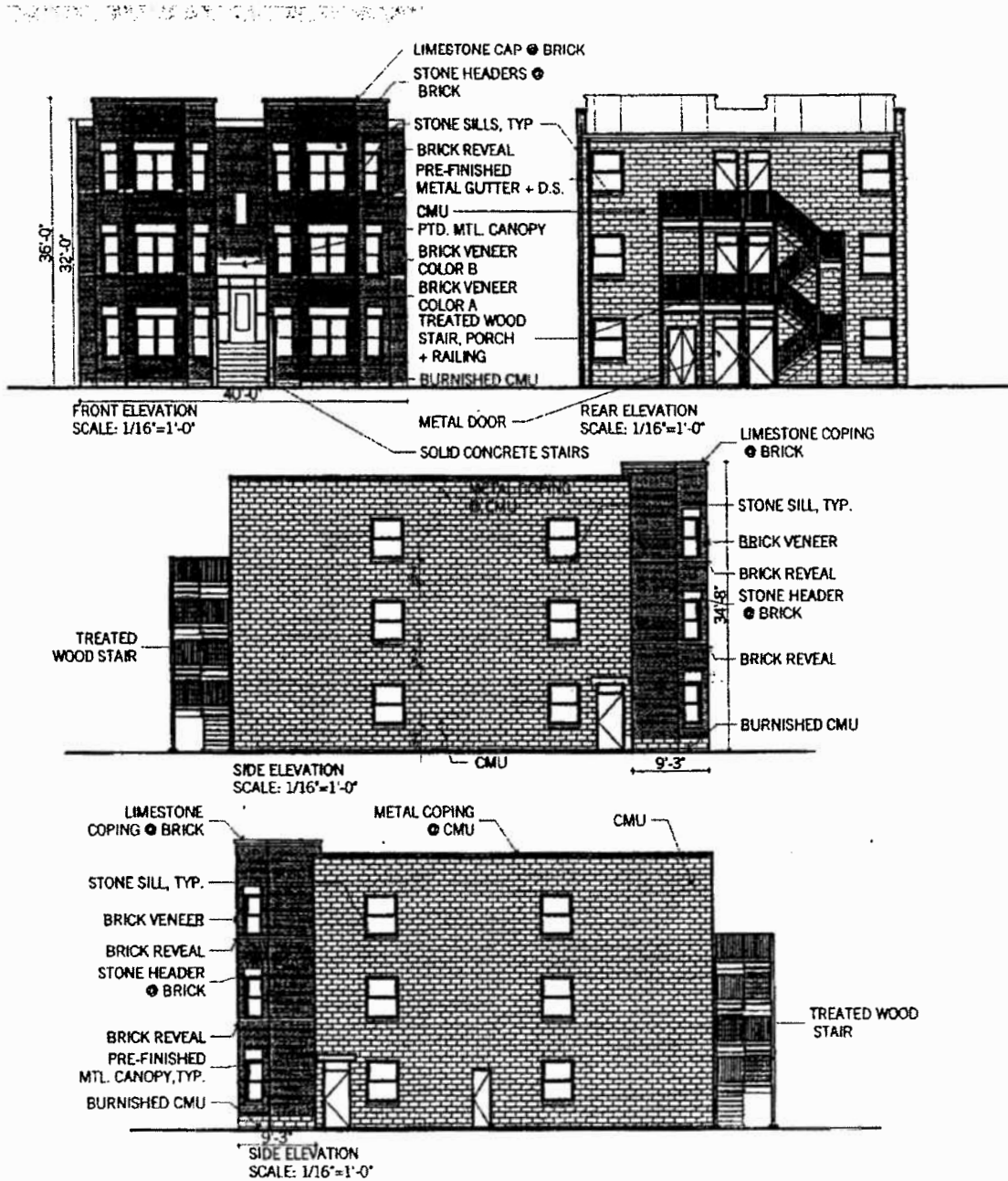


Exhibit 21.

Type I -- Community Management Elevations.
(Page 13 of 18)

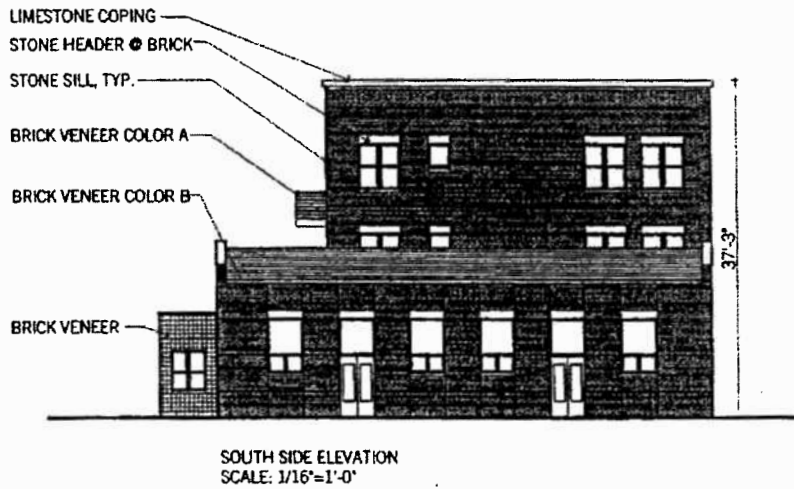


Exhibit 21.

Type I -- Community Management Elevations.
(Page 14 of 18)

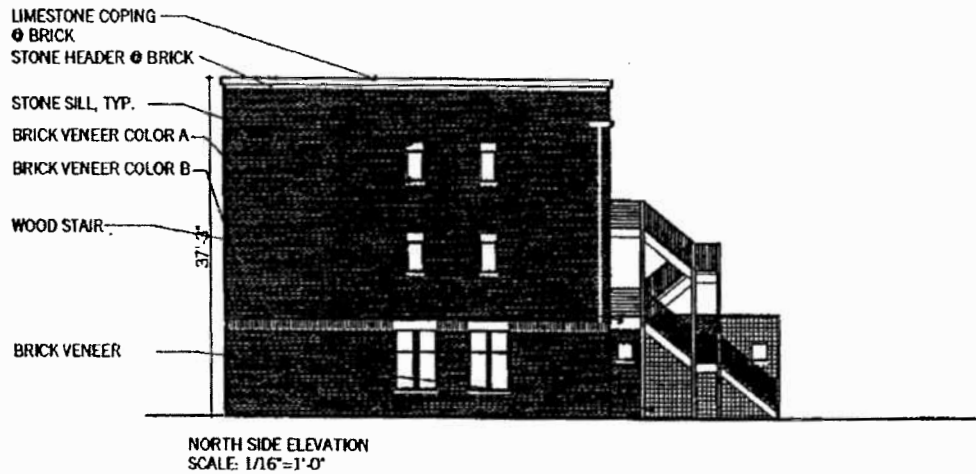
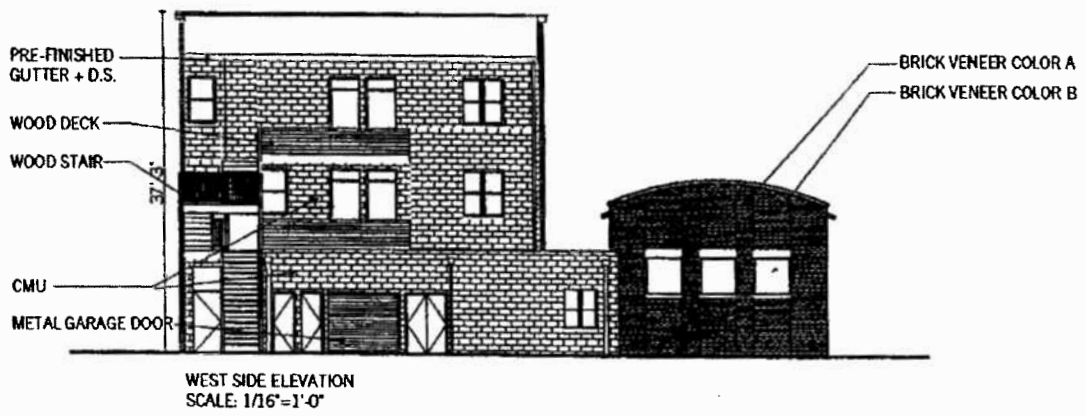


Exhibit 21.

Type J -- Three Bedroom -- Three Flat Elevations.
(Page 15 of 18)

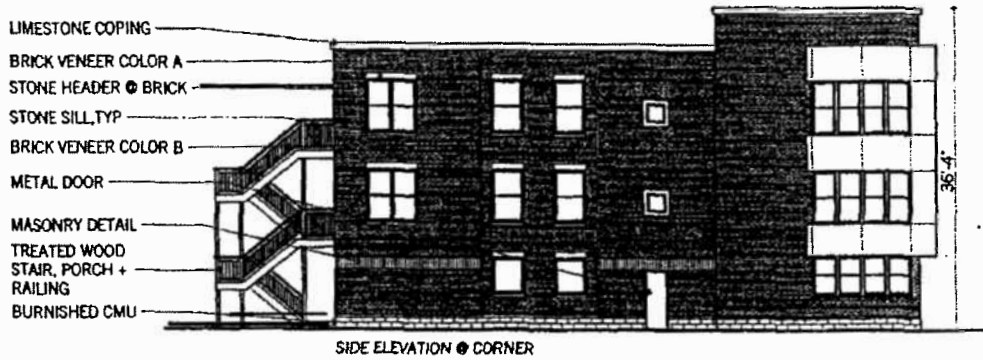
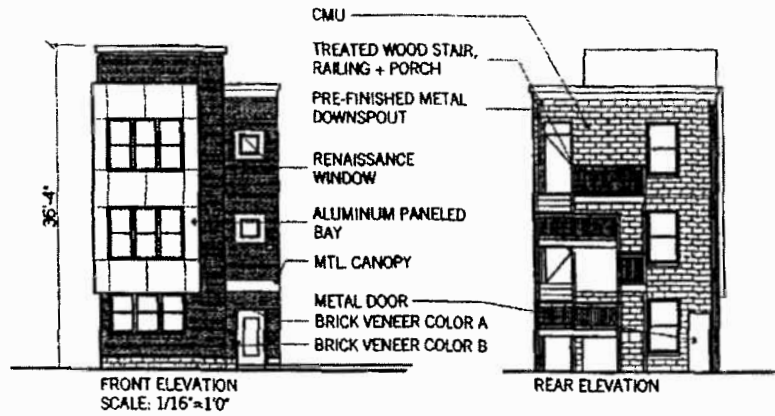


Exhibit 21.

Type K -- Three Bedroom -- Single-Family Elevations.
(Page 16 of 18)

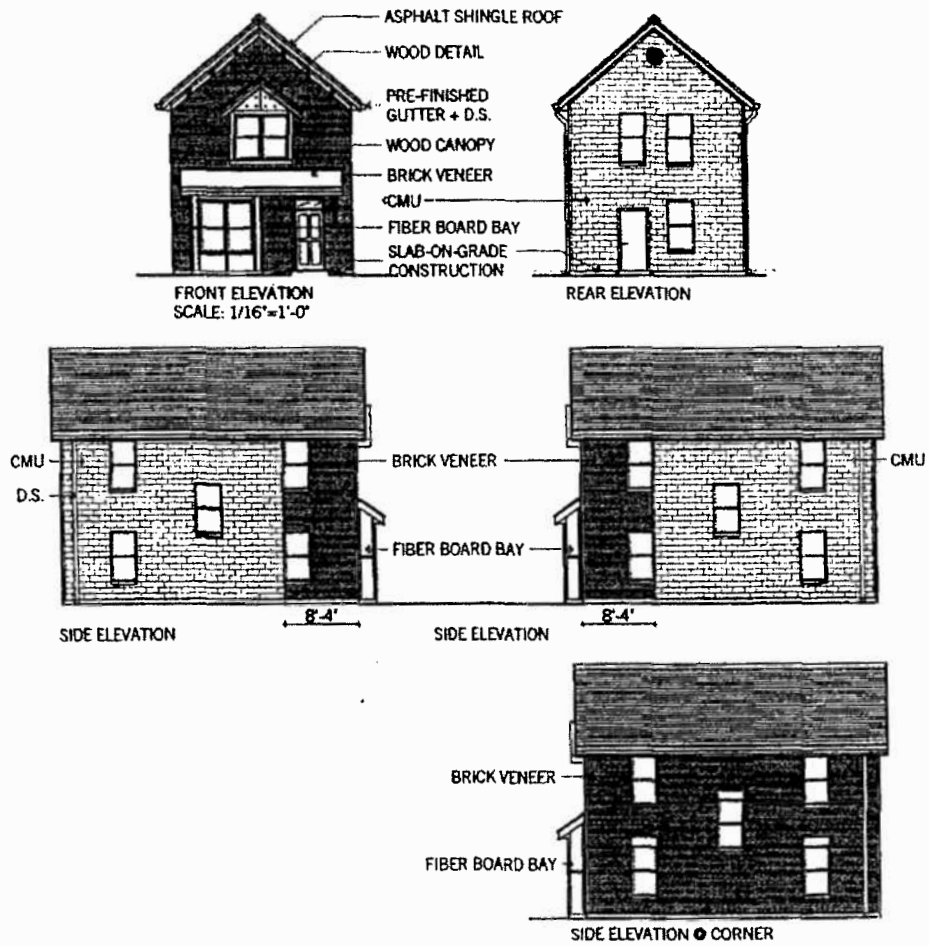


Exhibit 21

Type L -- Three Bedroom/Two Bedroom --
Stacked Comer Elevations.
(Page 17 of 18)

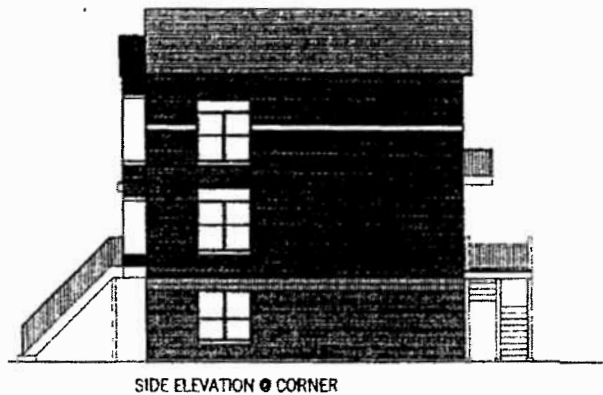
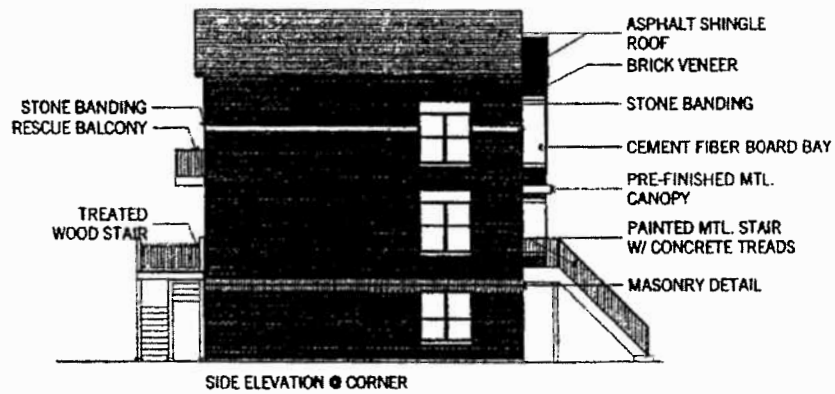
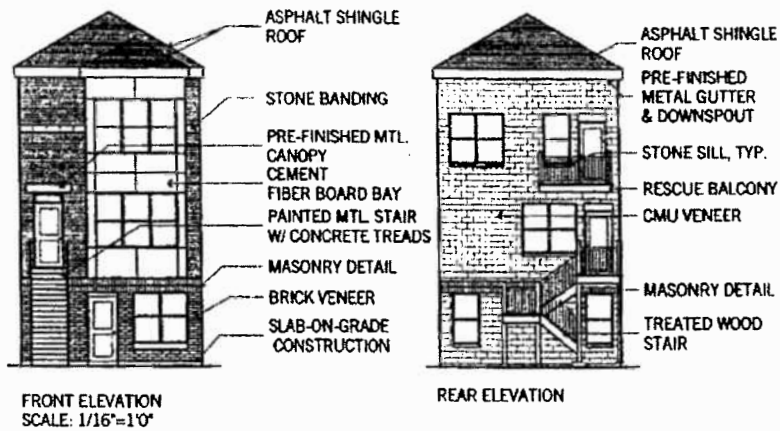


Exhibit 21.

Type L -- Three Bedroom /Two Bedroom
-- Stacked Elevations.
(Page 18 of 18)

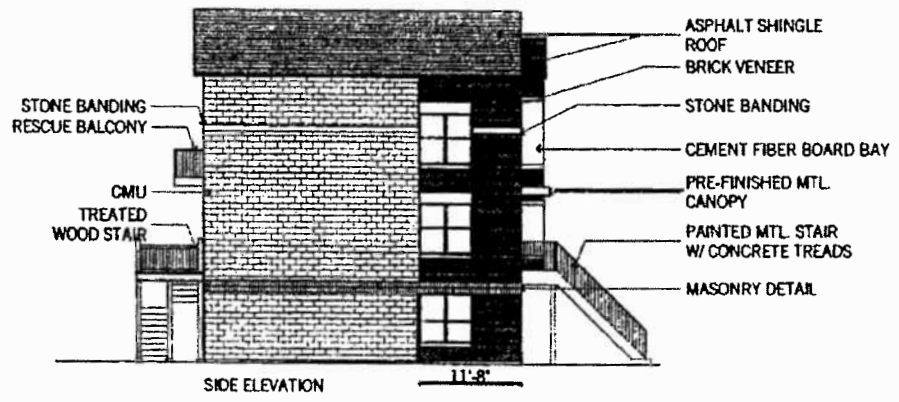
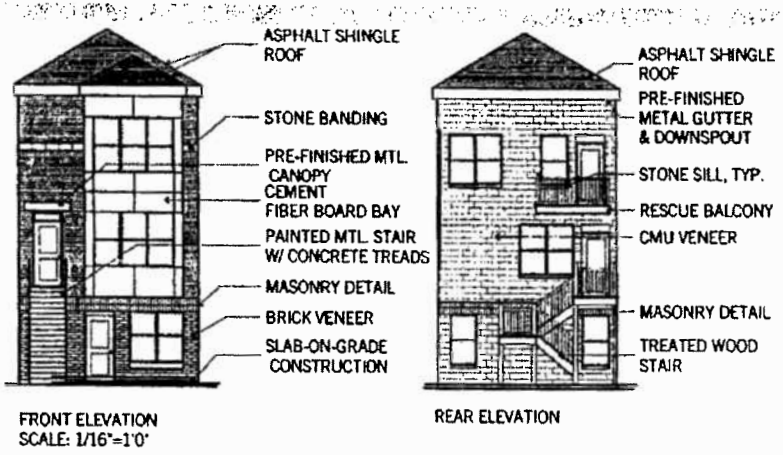


Exhibit 22.

Brick Return Diagram

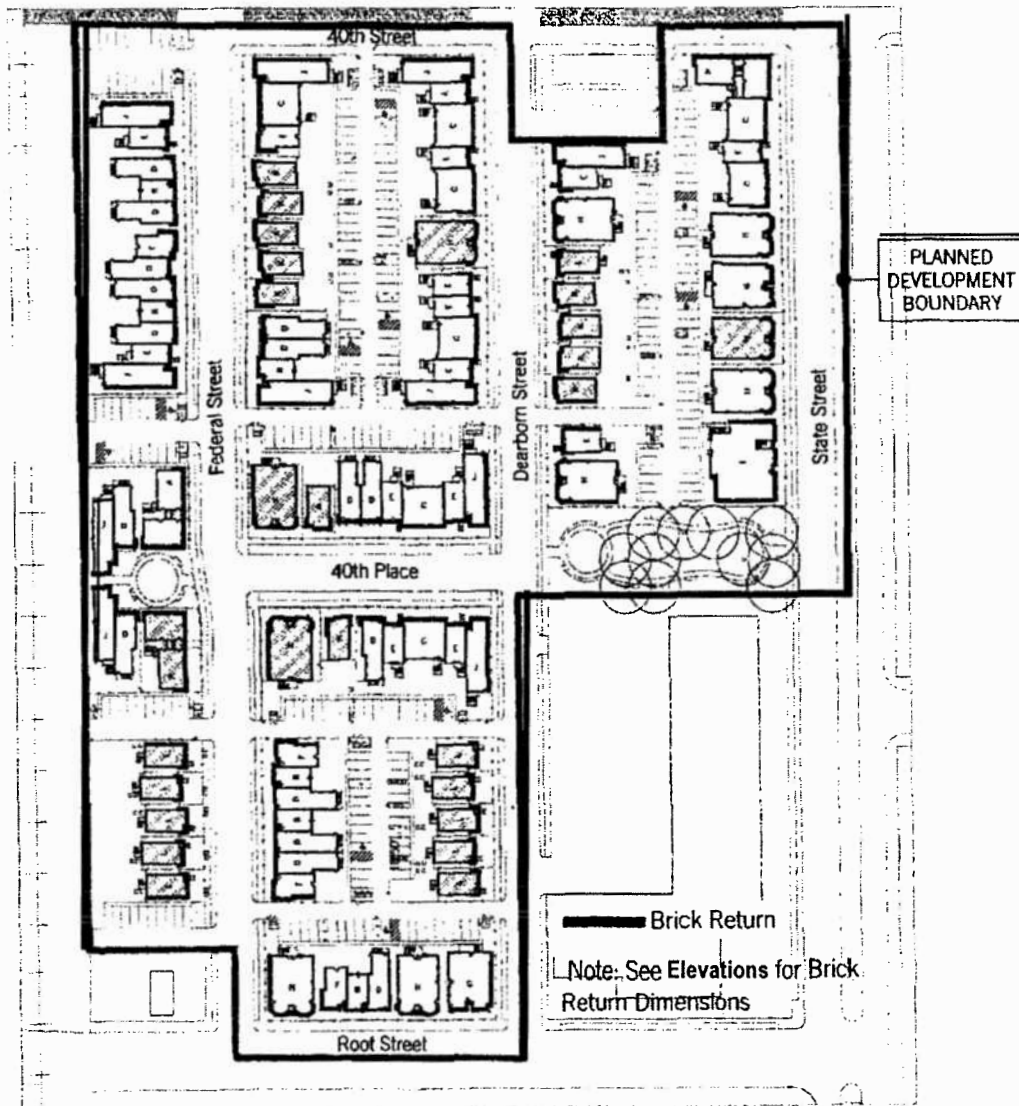


Exhibit 23.

Overall Landscape Plan.

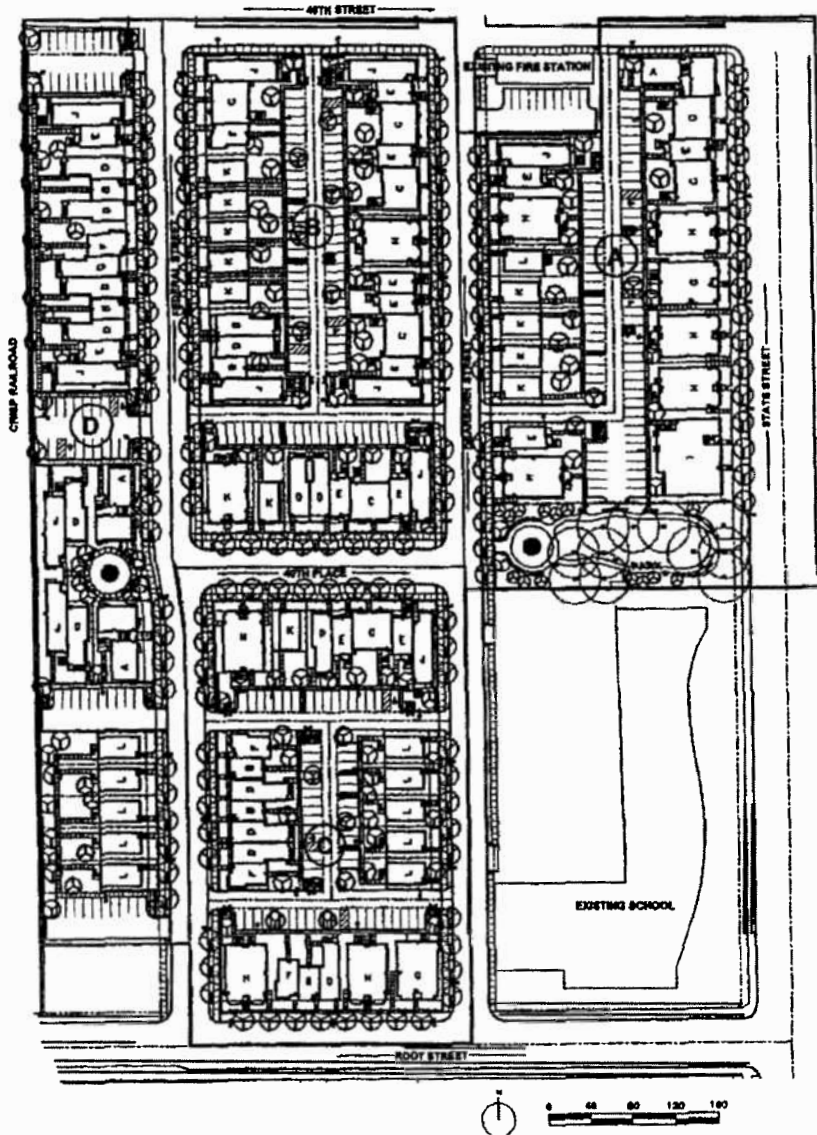


Exhibit 23A.

Landscape Plan -- Subarea A.

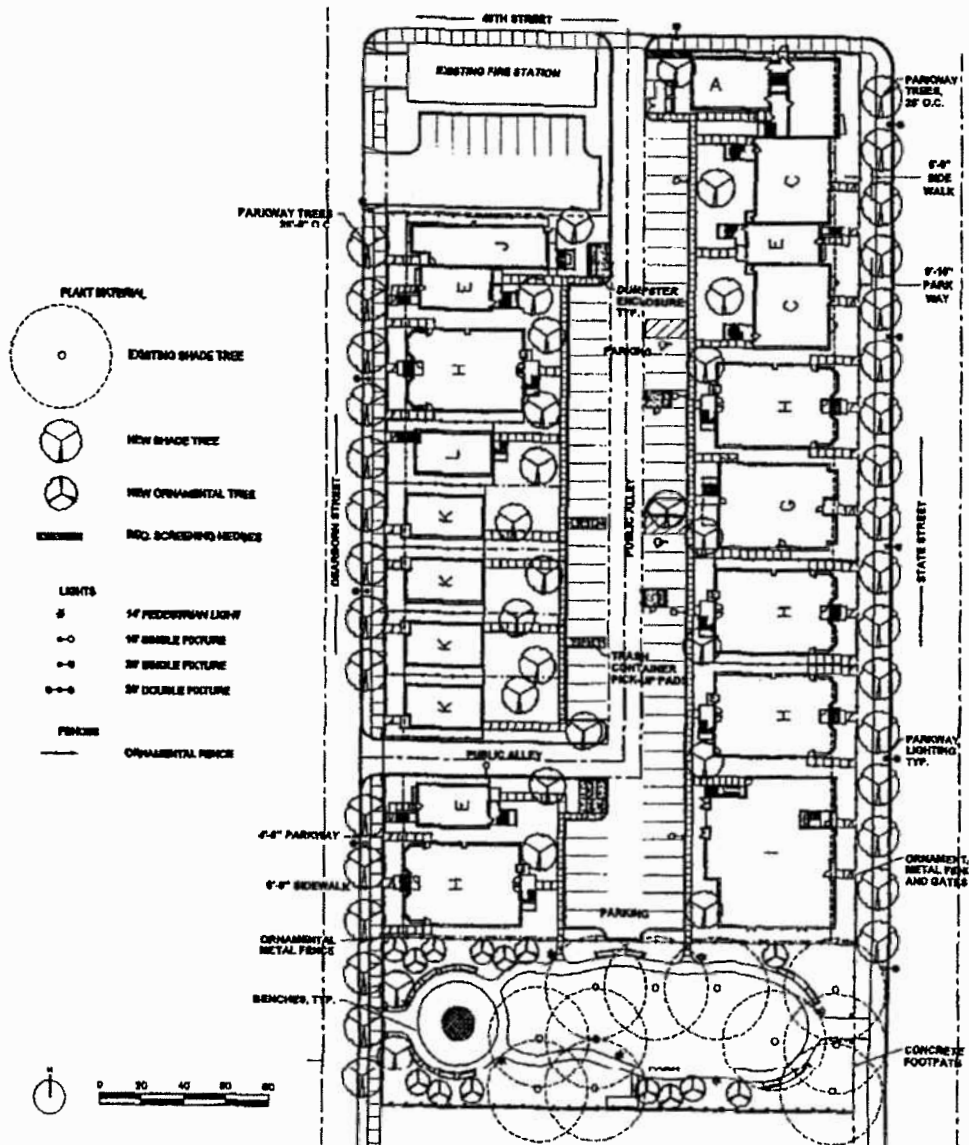


Exhibit 23B.

Landscape Plan -- Subarea B.

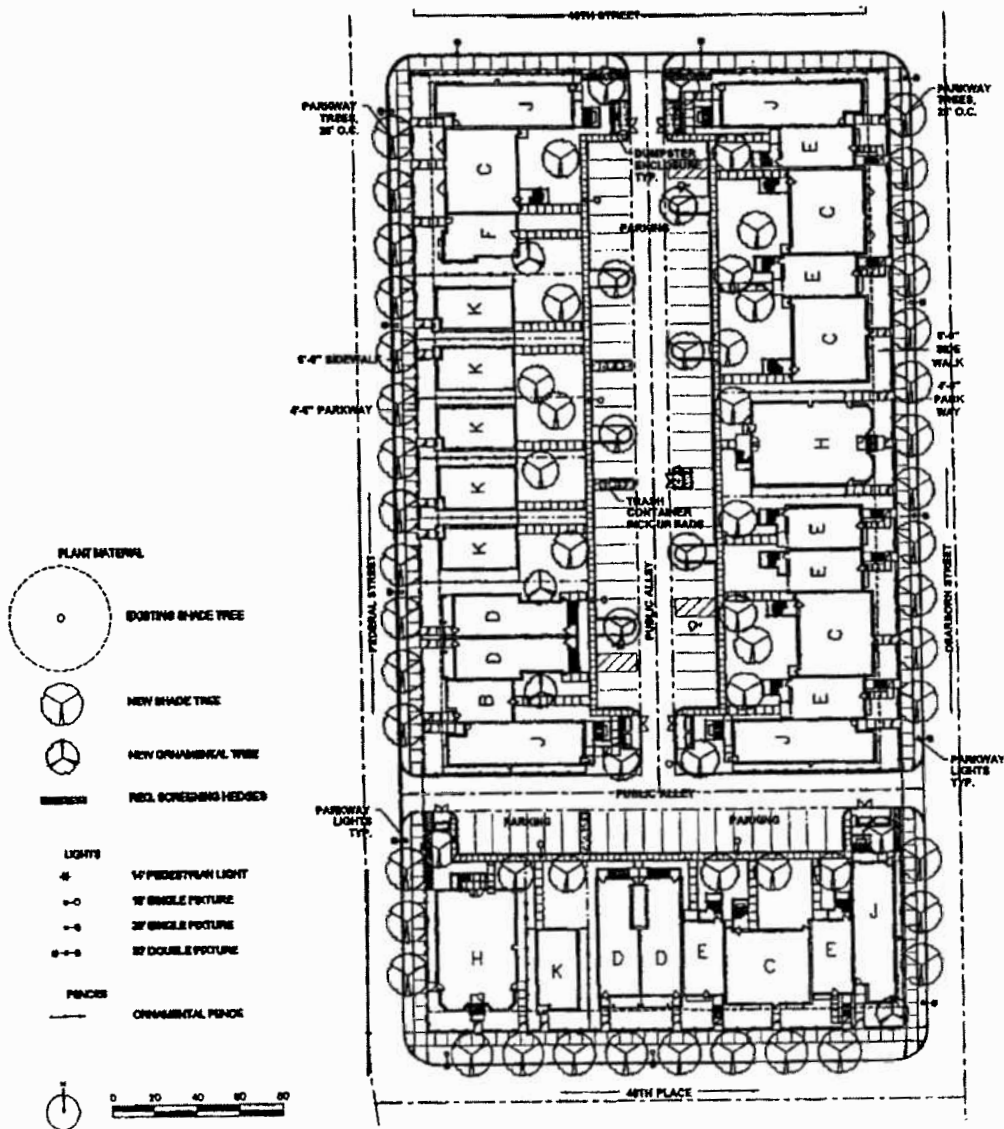


Exhibit 23D.

Landscape Plan -- Subarea D.

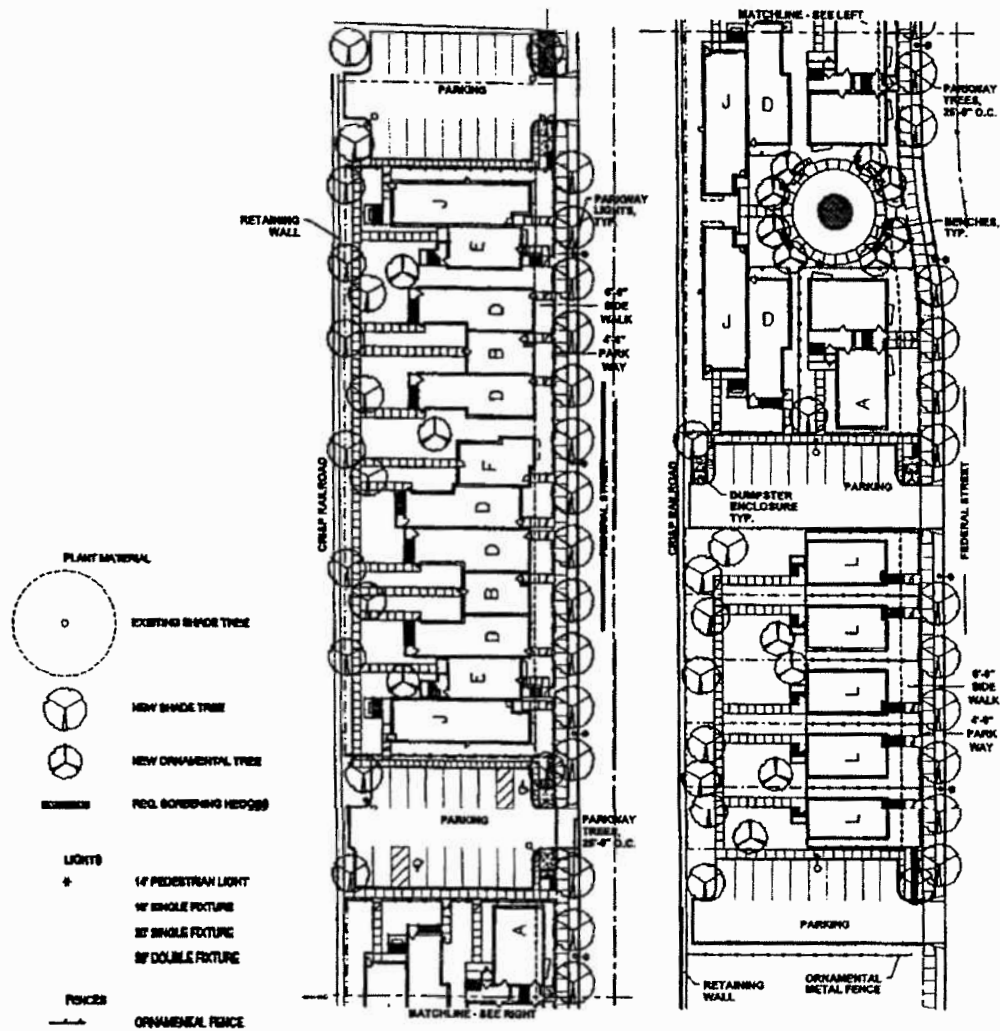


Exhibit 24.

Plant Material Palette.
(Page 1 of 2)

SHADE TREES (83% NATIVES)		
BOTANICAL NAME	COMMON NAME	SIZE*
ACER X FREEMANNII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	3" CAL.
ACER MIYABEI 'MORTON'	STATE STREET MIYABE MAPLE	3" CAL.
○ ACER NIGRUM	BLACK MAPLE	3" CAL.
○ ACER SACCHARUM	SUGAR MAPLE	3" CAL.
○ AESCULUS GLABRA	OHIO BUCKEYE	3" CAL.
○ CARYA OVATA	SHAGBARK HICKORY	3" CAL.
○ CELTIS OCCIDENTALIS	HACKBERRY	3" CAL.
○ GLEDITSIA TRIACANTHOS	HONEYLOCUST	3" CAL.
○ OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	3" CAL.
○ POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL.
○ QUERCUS ALBA	WHITE OAK	3" CAL.
○ QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.
○ QUERCUS IMBRICARIA	SHINGLE OAK	3" CAL.
○ QUERCUS MACROCARPA	BUR OAK	3" CAL.
○ QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3" CAL.
○ QUERCUS RUBRA	RED OAK	3" CAL.
○ TILIA AMERICANA	BASSWOOD	3" CAL.
○ ULMUS 'HOMESTEAD'	HOMESTEAD ELM	3" CAL.

*WHERE TREES ARE REQUIRED PER CITY LANDSCAPE ORDINANCE (PARKWAYS, PARKING LOT PERIMETER AND INTERIOR), SIZE WILL BE 4" CALIPER.

ORNAMENTAL TREES (46% NATIVES)		
BOTANICAL NAME	COMMON NAME	SIZE
ALNUS GLUTINOSA	EUROPEAN BLACK ALDER	12" HT.
○ AMELANCHIER X GRANDIFLORA	APPLE SERVICEBERRY	8' HT.
○ CERCIS CANADENSIS	REDBUD	8' HT.
○ CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	8' HT.
○ COTUNUS COGGYGRIA	COMMON SMOKETREE	8' HT.
○ CRATAEGUS CRUSGALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	8' HT.
○ HAMAMELIS VIRGINIANA	WITCHHAZEL	8' HT.
MALUS 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	8' HT.
MALUS 'PRAIRIE FIRE'	PRAIRIE FIRE CRABAPPLE	8' HT.
○ MALUS IONENSIS	PRAIRIE CRABAPPLE	8' HT.
MALUS 'SUGAR TYME'	SUGAR TYME CRAB	8' HT.
MAGNOLIA X LOEBNERI 'MERRILL'	MERRILL MAGNOLIA	8' HT.
SYRINGA RETICULATA	JAPANESE TREE LILAC	8' HT.

Exhibit 24.

Plant Material Palette.
(Page 2 of 2)

DECIDUOUS AND EVERGREEN SHRUBS (53% NATIVES)		
BOTANICAL NAME	COMMON NAME	SIZE
○ ARONIA MELANOCARPA	BLACK CHOKEBERRY	3' HT.
○ CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3' HT.
COTONEASTER ACUTIFOLIA	PEKING COTONEASTER	3' HT.
○ CORNUS STOLONIFERA	REDTWIG DOGWOOD	2 1/2' SPD.
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	2' HT.
○ ILEX VERTICILLATA	WINTERBERRY HOLLY	3' HT.
JUNIPERUS CHINENSIS 'SARGENT'	GREEN SARGENT JUNIPER	2' SPD.
RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	2' HT.
○ RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2' SPD.
ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE	2' SPD.
SPIRAEA X BUMALDA 'FROEBELII'	FROEBEL SPIREA	2' HT.
SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	2' SPD.
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	2 1/2' HT.
TAXUS X MEDIA 'RUNYAN'	RUNYAN DENSE YEW	2' SPD.
○ VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3' HT.
○ VIBURNUM X JUDDI	JUDD VIBURNUM	3' HT.
○ VIBURNUM LENTAGO	NANNYBERRY	3' HT.
○ VIBURNUM PRINIFOLIUM	BLACKHAW VIBURNUM	3' HT.
○ VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT CRANBERRYBUSH	2 1/2' HT.

PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSES (53% NATIVES)		
BOTANICAL NAME	COMMON NAME	SIZE
○ ASTER SPP.	ASTER	1 GAL.
○ CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.
○ COREOPSIS PALMATA	PRAIRIE COREOPSIS	1 GAL.
EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POT
○ ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.
HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.
HOSTA 'FRANCES WILLIAMS'	FRANCES WILLIAMS HOSTA	1 GAL.
○ IRIS VIRGINICA	WILD BLUE IRIS	1 GAL.
MISCANTHUS SINENSIS 'PURPURESCENS'	PURPLE MAIDEN GRASS	1 GAL.
○ MONARDA SPP.	BEE BALM	1 GAL.
PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	1 GAL.
○ PHLOX SPP.	PHLOX	1 GAL.
POLYGONUM REYNOUTRIA	DWARF FLEECEFLOWER	3" POT
○ RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL.
SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.
SALVIA X SUPERBA 'MAY KNIGHT'	MAY KNIGHT SAGE	1 GAL.
○ VERBENA HASTATA	BLUE VERVAIN	1 GAL.

Exhibit 25.

Ornamental Steel Fence Details.

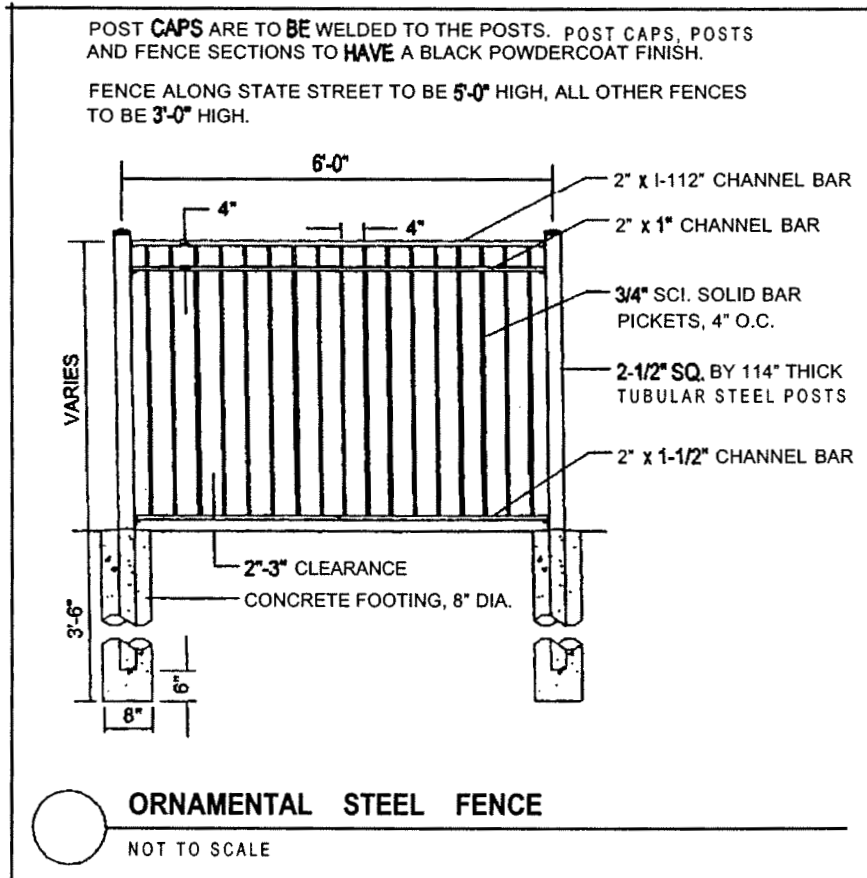
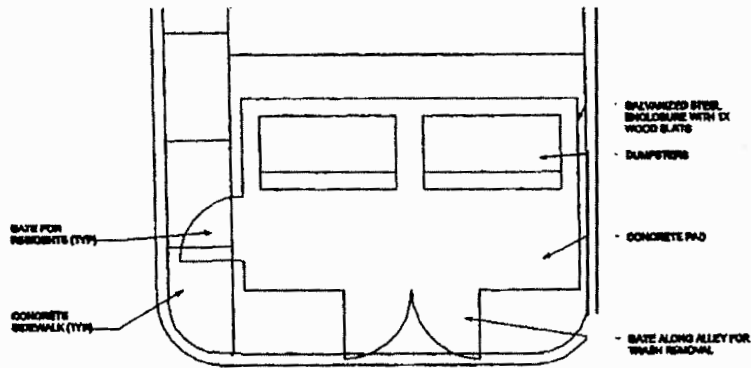
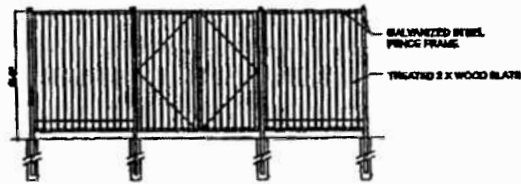


Exhibit 26.

Typical Trash Enclosure Details.



TYPICAL DUMPSTER ENCLOSURE PLAN



TYPICAL DUMPSTER ENCLOSURE ELEVATION