PD 896

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DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

September 16, 2025

Mac Carroll
HUSARCH
2202 S. Halsted St.
Chicago, IL 60608

Re: Minor change and Site Plan Approval for PD No. 896, Sub area E1
Proposed parking lot to serve William Jones Apts. at 1447 S. Ashland Ave.

Dear Mr. Carroll:

Please be advised that your request for a minor change and site plan approval for Planned Development No. 896 ("PD 896"), Sub area E1, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 11 and 13 of PD 896.

On behalf of the sole property owner of Sub area E1, the Chicago Housing Authority ("CHA"), you are seeking a minor change to allow the Chicago Fire Training Facility, LLC, to construct a 15-car parking lot to the east of the existing CHA William Jones Apartment Building at 1447 S. Ashland Ave. Road. The proposed parking lot will serve the existing apt. building. A Survey, Site Plan, Landscape Plan, and Landscape Details are attached.

Regarding your request, the Department of Planning and Development has determined that allowing the proposed parking lot will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, the proposed parking lot has been approved by the Bureau of Fire Prevention, the Mayor's Office for People with Disabilities, the Dept. of Transportation and Stormwater Review.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 896, I hereby approve the foregoing minor change, but no other changes to this PD. This minor change is valid for twelve (12) months from the date of this letter unless action implementing the minor change commences within such time-period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement minor changes, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Regarding your second request, pursuant to Statement No. 11 of PD 896, you are also seeking site plan approval for the proposed parking lot. We have reviewed the drawings and exhibits submitted. The attached Site Plan, Landscape Plan, and Landscape Details are in accordance with and satisfy the requirements of PD 896. Accordingly, this site pan approval is hereby approved.

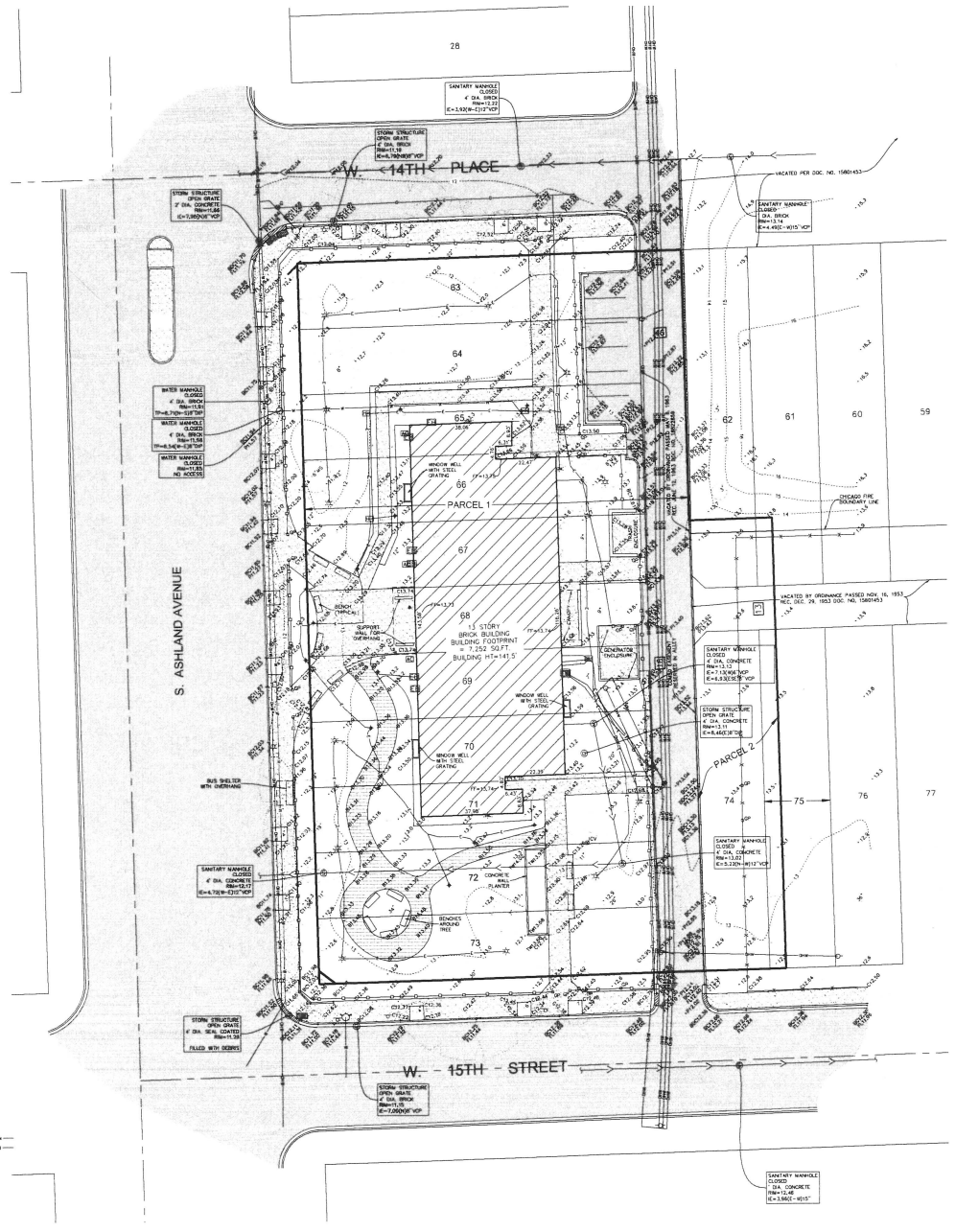
Sincerely,

Noah Szafraniec
Assistant Commissioner
NS/tm
C: Janice Hill, Mike Marmo, Stephen Nutt, Main file

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

GRID NORTH



ABBREVIATIONS

D.O.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
HDPE = HIGH-DENSITY POLYETHYLENE PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BOC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
PV = PAVERS
MS = MULTI-STEM TREE

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR
- FLOOD ZONE DIVISION LINE

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- SEWER STRUCTURE
- SEWER MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- SPRINKLER CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- WATER VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- COMMUNICATION MARKER
- COMMUNICATION PEDESTAL
- CABLE TELEVISION PEDESTAL
- AIR CONDITION UNIT
- CONTROL BOX
- WETLAND FLAG
- CAMERA
- CHARGING STATION
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SEWER (SAN)
- SEWER (STM)
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- FIBER OPTIC LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE METAL
- PVC FENCE
- GUARDRAIL
- OVERHEAD TRAFFIC ARM
- TELLER CHUTE
- DRAIN
- SPEAKER
- BUILDING LIGHT

8/9/2025 1:46 PM - J:\PROJECTS\2025 PROJECTS\25-0134\25-0134 LTS TOPO.DWG

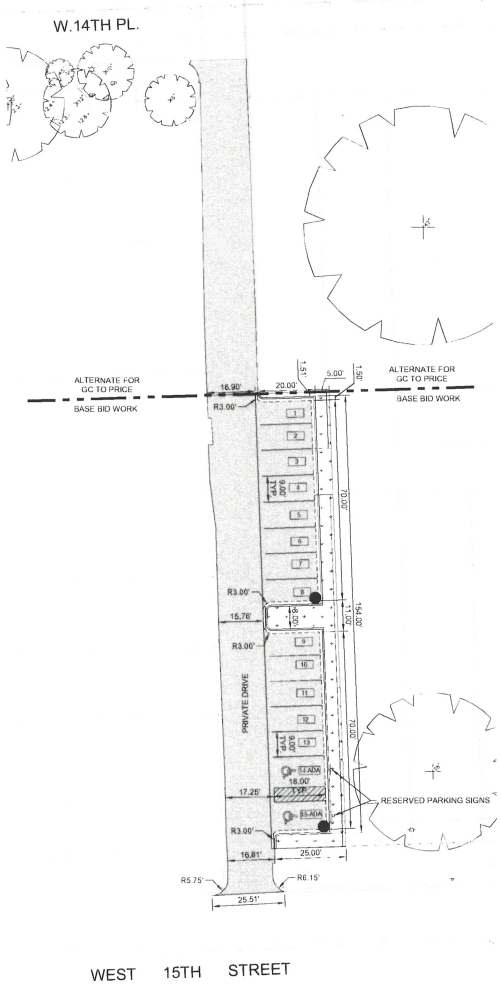
PROJECT NO. 25-0134 | 1 OF 2 | SCALE: 1" = 20'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE 100
AURORA, IL 60502
PHONE (630) 820-9100 FAX (630) 820-7030 EMAIL ADMIN@CLSURVEYING.COM

PROJECT	CLIENT
CFFC William Jones 1447 S. Ashland Avenue Chicago, IL	Mansueto Office, Inc. 400 N. Michigan Avenue, Suite 350 Chicago IL 60611

DATE: 06-02-25 | PC: TK | DRAWN BY: BT | CHECKED BY: DW | BOOK 704 PG 50-51

NO.	REVISIONS	DATE	BY



1 C3.0 SITE PLAN
SCALE: 1"=20'

0 20 40 60

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPE
- PROPOSED CURB & GUTTER
- NEW CATCH BASIN

DIMENSION NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT (IF NO CURB PRESENT), PROPERTY LINE OR POINT OF TANGENCY UNLESS OTHERWISE NOTED.

HUS ARCHITECTURE
ACGi Innovative Solutions
RME
OMNI WORKSHOP

WILLIAM JONES APARTMENTS
PARKING LOT
1447 S ASHLAND
CHICAGO IL 60608

NIMAR D. SHAH
062-067198
Exp. Date: 11-30-25

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CHICAGO BUILDING CODE

NIMAR D. SHAH, PE, SE

2024-07-31	PS
2024-10-21	PP

Project # 23177
Drawn by CW
Checked by NS

SITE PLAN

C3.0

WJA PLANT SCHEDULE

Prepared by Omni Workshop

Code	Quantity	Latin Name	Common Name	Size	Spacing	Notes
Shade Trees						
GYDI/GY	3	*Gymnocladus diocus 'Espresso'*	Espresso Kentucky Coffeetree	3" cal., B&B	See Plan	
QUBI	2	*Quercus bicolor*	Swamp White Oak	3" cal., B&B	See Plan	
Deciduous Shrubs						
ARME	16	*Aronia melanocarpa 'SMNAMPEM'*	Low Scape Snowfire® Chokeberry	#7 cont	36" o.c.	
DI KR	19	*Diervilla 'G2X885411'*	Kodiak® Red Bush Honeysuckle	#7 cont	36" o.c.	
FOGA	29	*Fothergilla gardenii 'Mount Airy'*	Mount Airy Dwarf Fothergilla	#7 cont	36" o.c.	
Perennial Mix						
AM HU	180	*Amsonia hubrichtii*	Narrow Leaf Blue Star	#1 cont.	15" o.c.	
AS DU	125	*Aster dumosus 'Wood's Light Blue'*	Wood s Light Blue Aster	#1 cont.	18" o.c.	
ER SP	83	*Eragrostis spectabilis*	Purple Lovegrass	#1 cont.	18" o.c.	
PE DI	241	*Penstemon digitalis*	Foxglove Beardtongue	#1 cont.	15" o.c.	
DE PS	281	*Delosperma 'Psfave'*	Laveder Ice Plant	10 flat	12" o.c.	quantity is per flat
SE AU	209	*Sesleria autumnalis*	Autumn Moor Grass	#1 cont.	18" o.c.	

SWORN STATEMENT BY OWNER

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE STREETSCAPE PROPERTY AT 1447 S ASHLAND STREET, CHICAGO, IL 60608 HAVE, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE *GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE*.

THE PLANTS WILL BE INSTALLED BY 12/2025

BY (OWNER) DATE

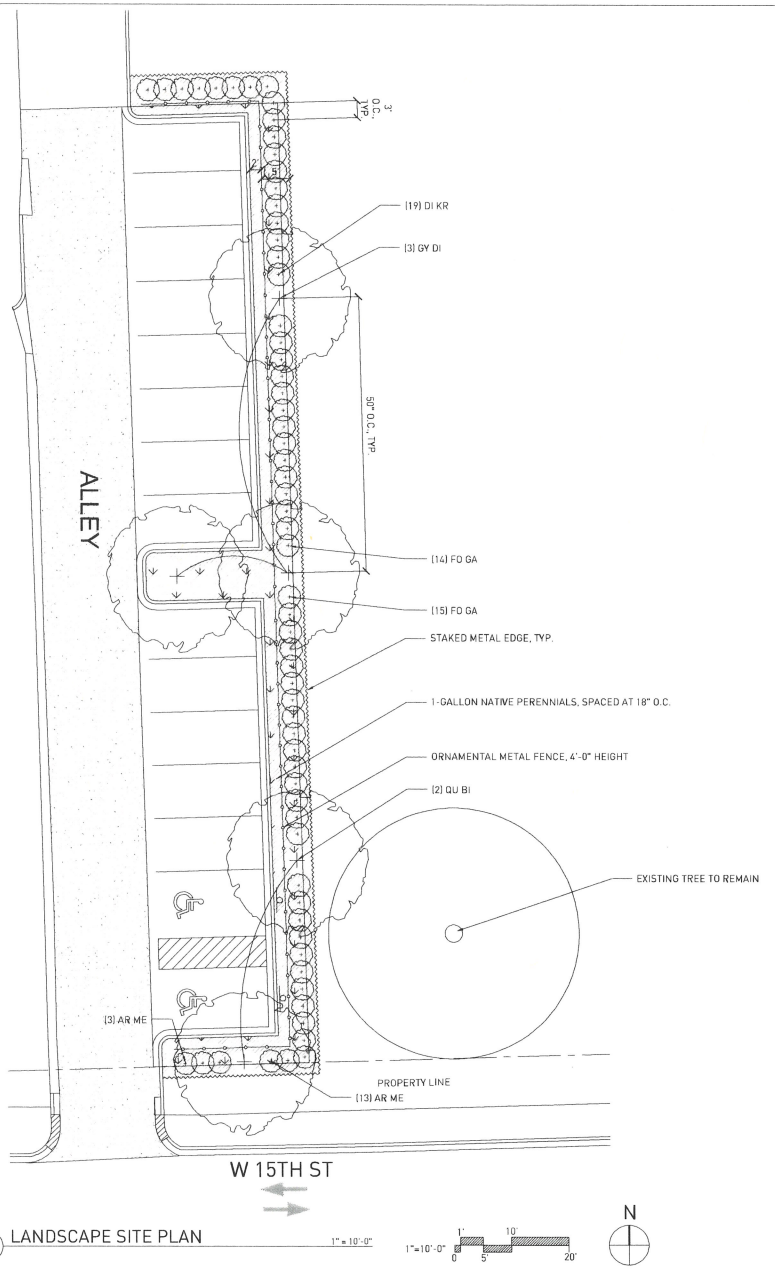
SWORN STATEMENT BY LANDSCAPE ARCHITECT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN IN THE ATTACHED LANDSCAPE PLANS FOR 1447 S ASHLAND STREET, CHICAGO, IL 60608 HAVE, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE *GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE*.

I, PETER GRAVES, REGISTERED LANDSCAPE ARCHITECT NO. 157-001832 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION

10.21.2024

PETER GRAVES, LANDSCAPE ARCHITECT DATE
OMNI ECOSYSTEMS, LLC



1 LANDSCAPE SITE PLAN 1" = 10'-0"

1" = 10'-0" 0 5' 10' 20'

HUS ARCHITECTURE

ACGi Innovative Solutions

RME

OMNI WORKSHOP

WILLIAM JONES APARTMENTS PARKING LOT

1447 S ASHLAND CHICAGO, IL 60608

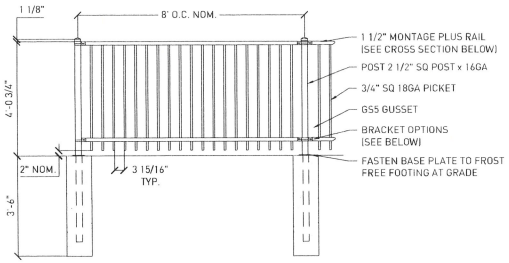
LICENSED LANDSCAPE ARCHITECT PETER GRAVES 157-001832 STATE OF ILLINOIS

Project # 23177
Drawn by SK
Checked by PG

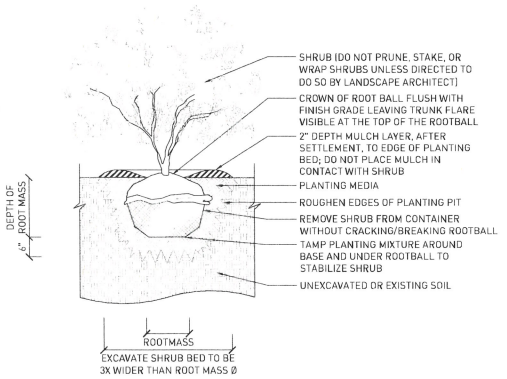
LANDSCAPE PLAN

L-102

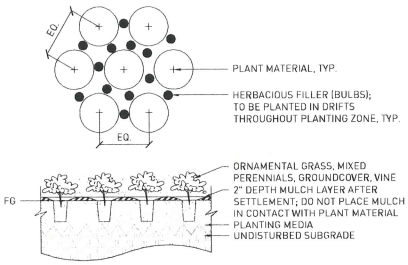
NOTES:
1 CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT/ARCHITECT



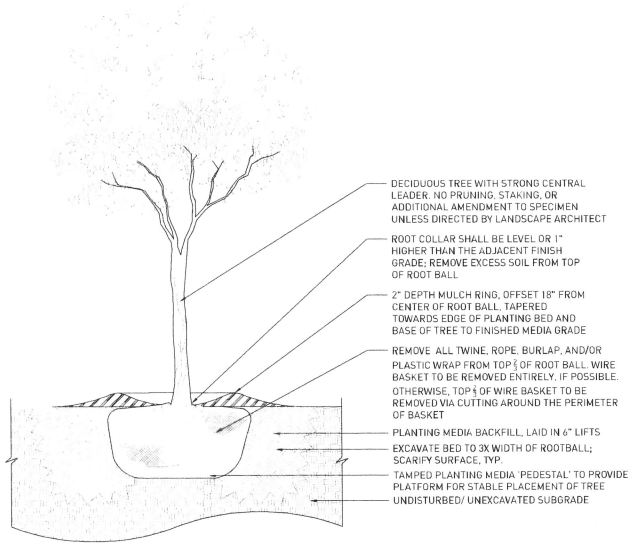
4 ORNAMENTAL FENCE 1/2" = 1'-0"



2 SHRUB ON GRADE 3/4" = 1'-0"



3 PERENNIAL AND GROUNDCOVER 3/4" = 1'-0"



1 DECIDUOUS TREE ON GRADE 1/2" = 1'-0"

HUS ARCHITECTURE

ACGi Innovative Solutions

RME

OMNI WORKSHOP

WILLIAM JONES APARTMENTS
PARKING LOT
1447 S ASHLAND
CHICAGO, IL 60608

LICENSED LANDSCAPE ARCHITECT
PETER GRAVES
157-001852
STATE OF ILLINOIS

Project # 23177
Drawn by SK
Checked by PG

LANDSCAPE DETAILS

L-103

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 21, 2023

Mr. Will Tippens
RS Affordable LLC
350 W. Hubbard Street - Suite 300
Chicago IL 60654

Re: Minor Change to Planned Development 896: 1257 and 1357 W. Roosevelt Road – Sub-Area B1; and 1002 S. Racine – Sub-Area D.

Dear Mr. Tippens:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 896 ("PD 896") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and pursuant to Statements Number 2 and Number 12 of PD No. 896. The applicant, LR ABLA, LLC, is the sole property owner of PD No. 896, and is seeking a minor change to the proposed developments at 1257 and 1357 W. Roosevelt Road, in Sub-Area B1, and 1002 S Racine in Sub-Area D.

The planned development states that the building design may evolve at either the request of RS Affordable LLC or the Department of Planning and Development, pursuant to that allowance and statement No. 12 the following changes are proposed:

1257 and 1357 W. Roosevelt Road – Sub-Area B1, where:

There is one change in material on the building, some areas of metal panel will be switched to GFRC. Within the PD Exhibits the materials are called out as GFRC Panel (Swiss Pearl) for the light-colored panels, which makes up most of the façade, and metal panel for the dark colored accent panels. The patterning of the dark accent color remains the same and set back of the dark material from the face of the light-colored panels is retained. Given the material change the setback had been reduced from 3 inches to 2 inches.

1002 S. Racine – Sub-Area D, where:

There is a proposed change in the height since the time the drawings were submitted for Part 2 review. The height of the GFRC panels as shown in the drawings submitted for Part 2

review proved difficult for the company to easily panelize and therefore, because of that change, the proposal has a lower parapet resulting in a reduction in height of 14 inches.

As a result of the above defined changes included with this letter are the following updated exhibits:

- 1257 W. Roosevelt Rd. – North and West Elevations
- 1257 W. Roosevelt Rd. – South and East Elevations
- 1357 W. Roosevelt Rd. – North and West Elevations
- 1357 W. Roosevelt Rd. – South and East Elevations
- 1002 S. Racine Ave. – North and East Elevations
- 1002 S. Racine Ave. – South and West Elevations

The Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

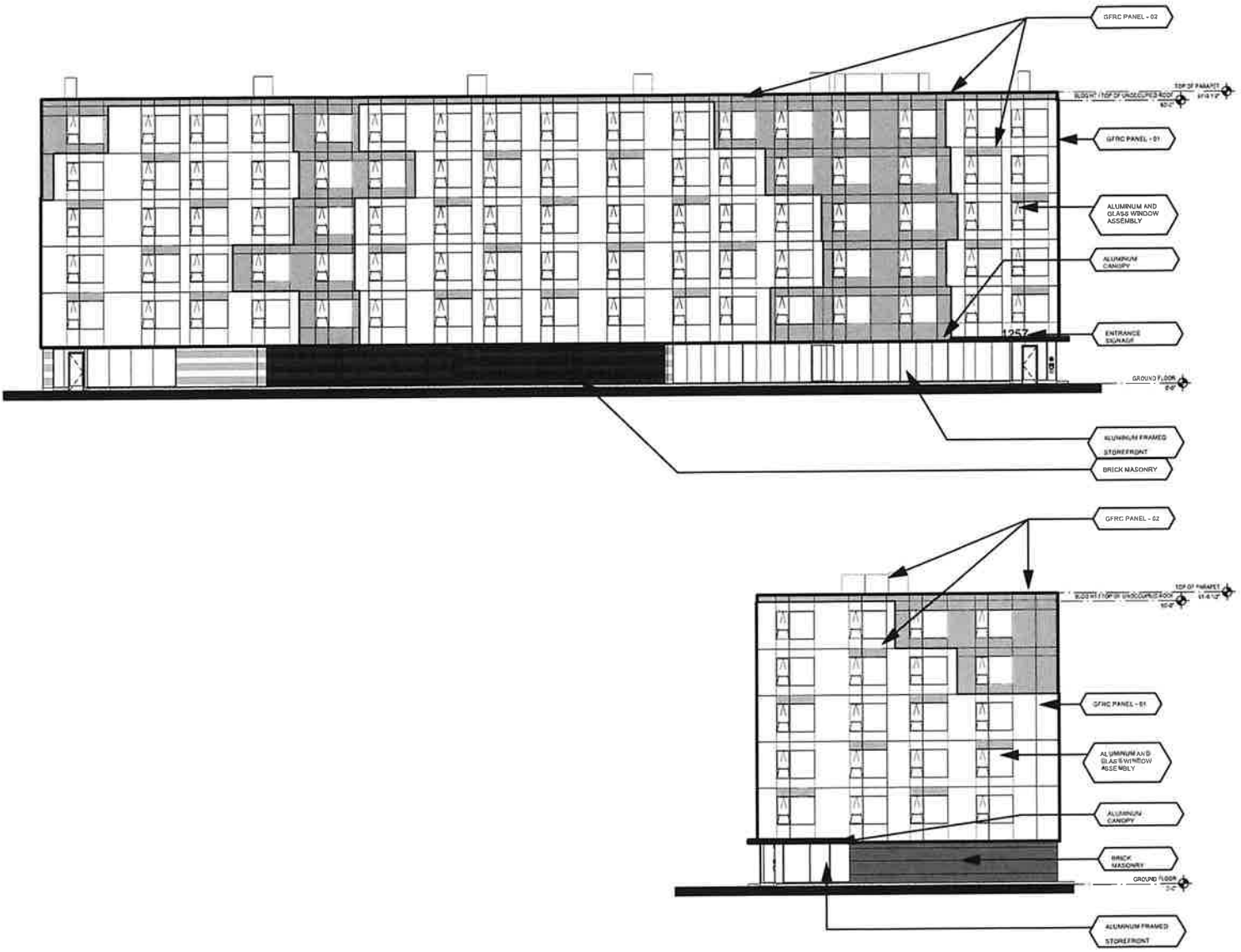
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission

Cc: Gerardo Garcia, Mike Marmo, Erik Glass, Ron Daye, Janice Hill, Main file

NORTH & WEST ELEVATIONS



0 16'-0" 32'-0" 64'-0"

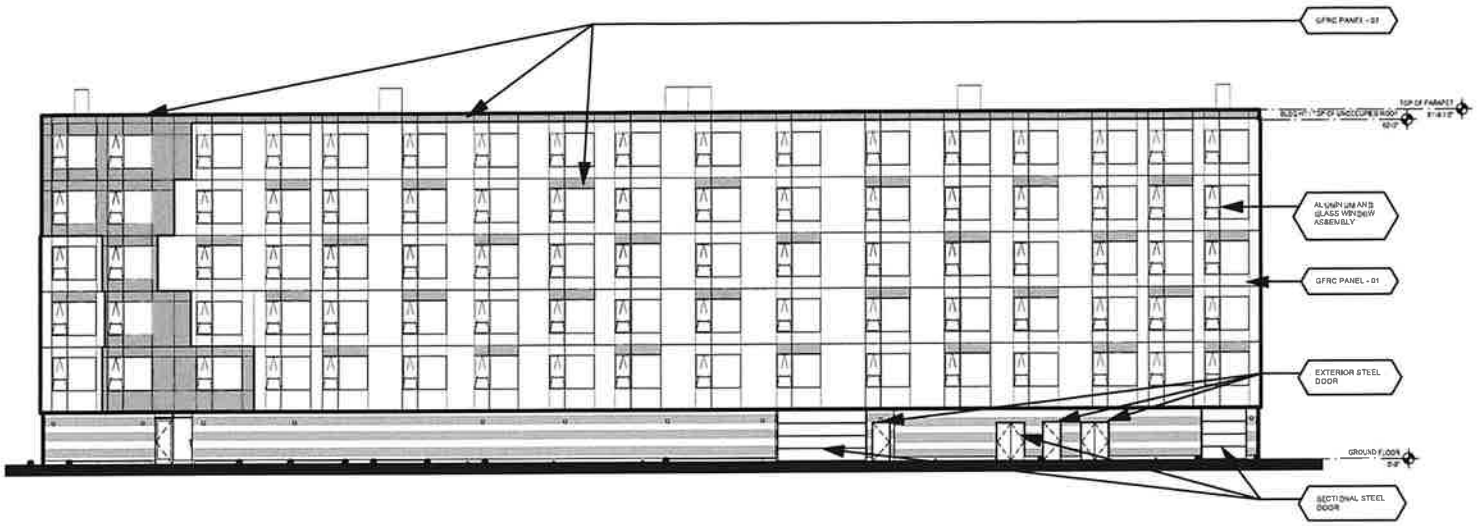
1/32" = 1' - 0"

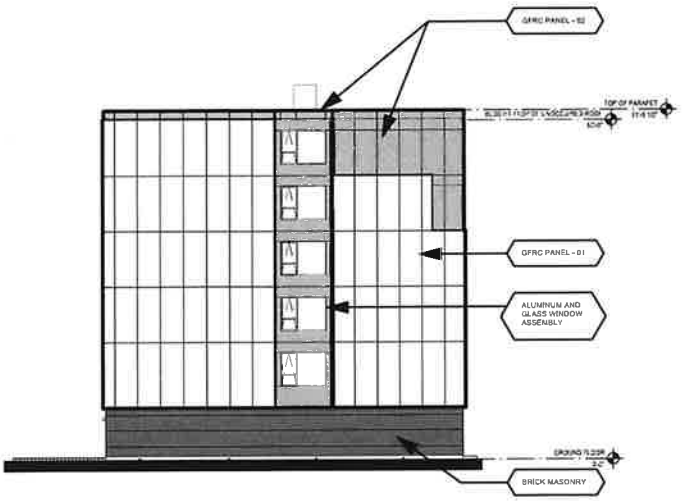
ROOSEVELT SQUARE - PHASE 3B **EXHIBIT 7D**

APPLICANT: ROOSEVELT SQUARE 3B LLC

ADDRESS: 1257 WEST ROOSEVELT ROAD
CHICAGO, IL

SOUTH & EAST ELEVATIONS





0 16'-0" 32'-0" 64'-0"

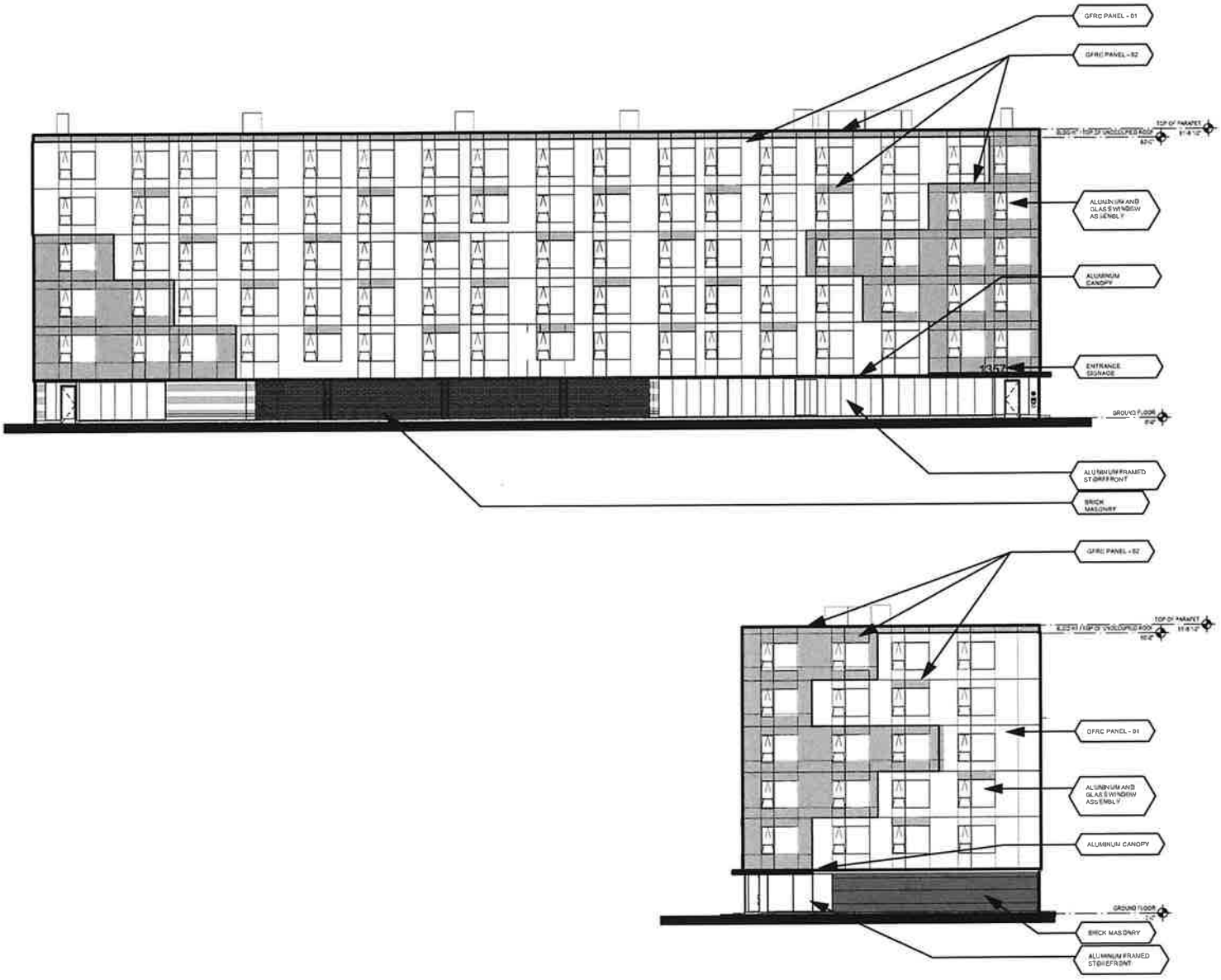
1/32" = 1' - 0"

ROOSEVELT SQUARE - PHASE 3B **EXHIBIT 7E**

APPLICANT: ROOSEVELT SQUARE 3B LLC

ADDRESS: 1257 WEST ROOSEVELT ROAD
CHICAGO, IL

NORTH & WEST ELEVATIONS



0 16'-0" 32'-0" 64'-0"

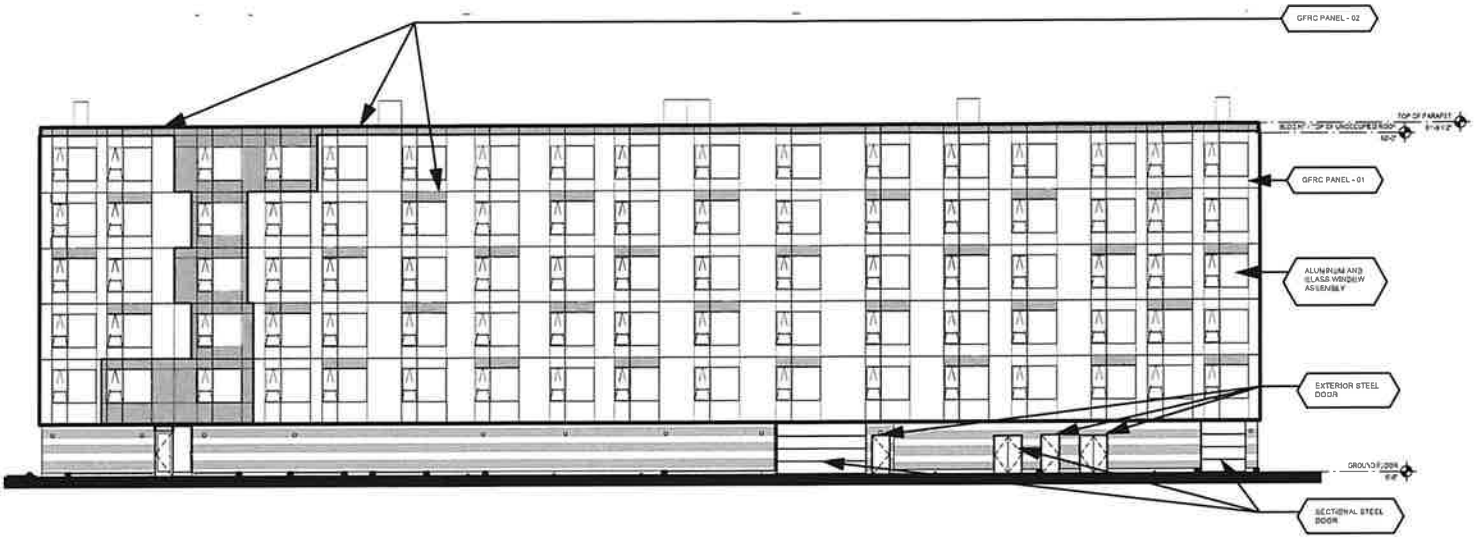
1/32" = 1' - 0"

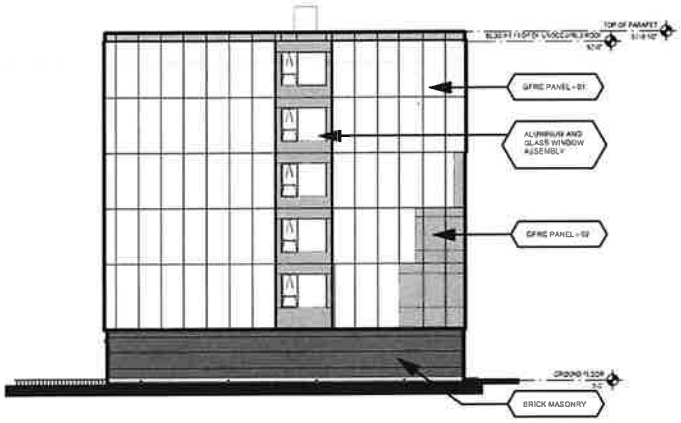
ROOSEVELT SQUARE - PHASE 3B **EXHIBIT 8D**

APPLICANT: ROOSEVELT SQUARE 3B LLC

ADDRESS: 1357 WEST ROOSEVELT ROAD
CHICAGO, IL

SOUTH & EAST ELEVATIONS





0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

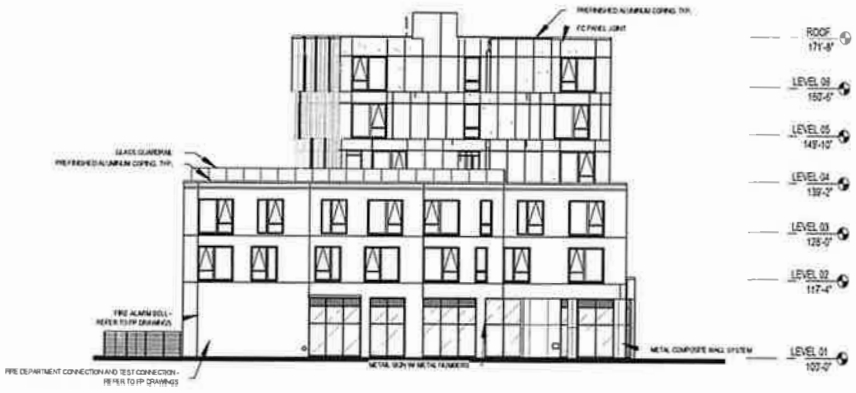
ROOSEVELT SQUARE - PHASE 3B **EXHIBIT 8E**

APPLICANT: ROOSEVELT SQUARE 3B LLC

ADDRESS: 1357 WEST ROOSEVELT ROAD
CHICAGO, IL

NORTH & EAST ELEVATIONS





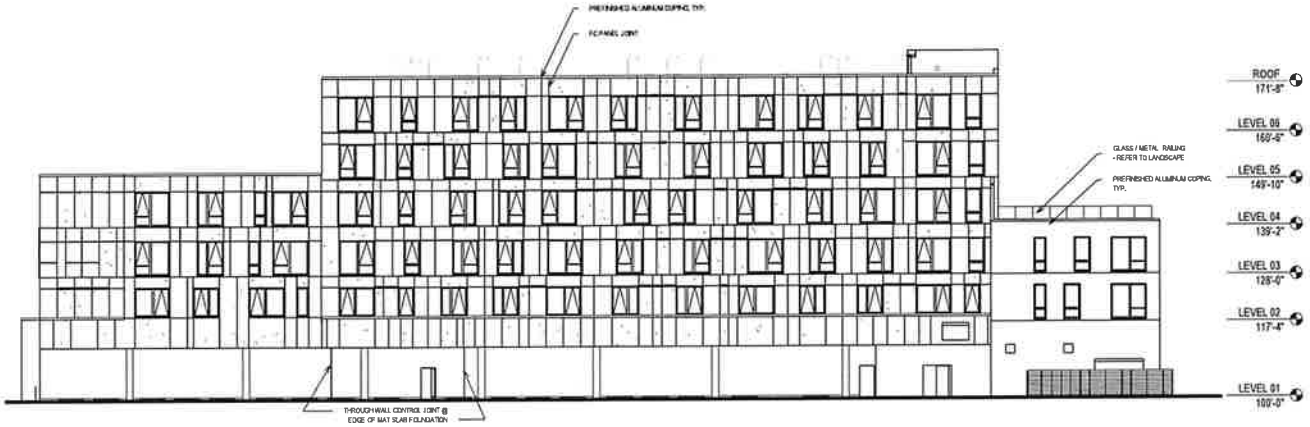
SCALE: 1" = 40'-0"

0 20' 40' 60'

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL

SOUTH & WEST ELEVATIONS





SCALE: 1" = 40'-0"

0 20' 40' 60'

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL

21046

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NOS. 2-G AND 4-G.

(As Amended)
(Application No. 21046)

RBPD 896,99

(Common Address: 1201 -- 1285 W. Cabrini St./816 -- 1359, 815 -- 915 And 1205 -- 1357 S. Racine Ave./1069 -- 1359, 1417 -- 1537 W. Roosevelt Rd./1204 -- 1468 S. Blue Island Ave./ 1240 -- 1554, 1501 -- 1555 W. 15th St./1235 -- 1247, 1301 -- 1313 And 1335 -- 1513 S. Ashland Ave./1131 -- 1461 And 1234 -- 1458 S. Loomis St./1325 -- 1349 W. Arthington St./ 900 -- 938 And 815 -- 939 S. Ada St./816 -- 1140 And 815 -- 1141 S. Lytle St./1200 -- 1346 And 1201 -- 1259 W. Taylor St./1001 -- 1458 And 1130 -- 1459 S. Throop St./1300 -- 1358, 1301 --1359, 1555 -- 1543 And 1554 -- 1542 W. 14th Pl./1200 -- 1358, 1201 -- 1359, 1543 -- 1555 And 1542 -- 1554 W. 14th St./1201 -- 1359, 1200 -- 1358, 1513 -- 1555 And 1512 -- 1542 W. Hastings St./1545 -- 1555 W. 13th St./1101 -- 1359, 1083 -- 1359 And 1543 -- 1555 W. Washburne Ave./1204 -- 1458 And 1205 -- 1459 S. Laflin St./1121 -- 1359 And 1117 -- 1358 W. 13th St.)

[SO2022-1838]

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, September 21, 2022.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on September 20, 2022, and recessed and reconvened on September 21, 2022, the following items were passed by a majority of the members present:

Page 1 contains the appointment of Danielle Tillman as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2026.

Page 1 also contains the appointment of Claudette Soto as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2027.

Page 1 also contains the appointment of Jonathan E. Fair as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023.

Page 1 also contains the reappointment of Richard L. Tolliver as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023.

Page 1 further contains Document Number SO2022-2008 for an amendment of the Municipal Code by repealing existing Title 14N (2019 Chicago Energy Conservation Code) and replacing it with new Title 14N (2022 Chicago Energy Transformation Code).

Pages 1 through 12 contain various map amendments in the 1st, 2nd, 3rd, 4th, 6th, 10th, 14th, 16th, 21st, 22nd, 24th, 25th, 27th, 30th, 44th, 46th and 47th Wards.

Page 10 contains map amendment Document Number SO2022-1838 for the property commonly known as 1201 -- 1285 West Cabrini Street.

Page 13 contains a fee waiver for the historical landmark property located at 1100 East Hyde Park Boulevard.

Page 13 further contains various large signs over 100 square feet in area and 24 feet above grade in the 1st, 2nd, 4th, 5th, 10th, 32nd, 42nd, 45th and 50th Wards.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,
Chairman.

On motion of Alderman Tunney, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Hopkins, King, Hairston, Mitchell, Harris, Sadlowski Garza, Lee, Cárdenas, Quinn, Burke, Lopez, Moore, Curtis, O'Shea, Brookins, Rodriguez, Tabares, Scott, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Cardona, Waguespack, Austin, Mitts, Sposato, Nugent, Napolitano, Reilly, Knudsen, Tunney, Gardiner, Cappleman, Osterman, Silverstein -- 37.

Nays -- Aldermen La Spata, Dowell, Beale, Taylor, Sigcho-Lopez, Rodriguez-Sanchez, Ramirez-Rosa, Villegas, Vasquez, Martin, Hadden -- 11.

Alderman Cappleman moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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 current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:

West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next south of West Washburne Avenue; and South Ashland Avenue,

to those of the B3-3 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:

West 13th Street; the alley next east of South Ashland Avenue; the alley next south of West 13th Street; and South Ashland Avenue,

to those of the B3-3 Community Shopping District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:

West Hastings Street; the alley next east of South Ashland Avenue; West 14th Place; and South Ashland Avenue,

to those of the B3-3 Community Shopping District.

SECTION 4. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West 14th Place; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 5. This ordinance shall be in force and effect from and after its passage and due publication.

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

Residential-Business Planned Development Number 896, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 896, as amended (the "Planned Development") consists of approximately five million one hundred eighty thousand six hundred four (5,180,604) square feet (one hundred sixty and five tenths (118.93) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The "Applicant" for this amendment is the City of Chicago.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property owners, including without limitation the Chicago Housing Authority and its designated master development LR ABLA LLC (the "Master Developer"), and their successors, assigns, grantees, and any ground lessors (collectively, "Affiliates"). All rights granted hereunder shall inure to the benefit of the Affiliates. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this statement is defined in Section 17-8-0400 of the Zoning Ordinance; provided, however, that (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground/air-rights lessors of such subarea; and *(c) any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), or, to

* Editor's Note: Lettering sequence error; (b) missing in original document.

the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicable Affiliate. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the applicable Affiliate.

   Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

   Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Any changes to the Site Plan as a result of both the Departments' review shall be processed as a minor change pursuant to Section 17-13-0611 of the Zoning Ordinance and a stamped CDOT plan. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

   Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the applicable Affiliate, such Affiliate shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

   -- Full width of streets

   -- Full width of alleys

   -- Curb and gutter

   -- Pavement markings

   -- Sidewalks

   -- ADA crosswalk ramps

   -- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of (i) these eighteen (18) statements, (ii) a Bulk Regulations and Data Table, (iii) the following exhibits and plans attached hereto prepared by Gensler and dated September 15, 2022: a Planned Development Boundary and Property Line Map; a Subarea Map; a Right-of-Way Adjustments Map; Proposed Open Space Plan; and Street Character Guidelines; (iv) the following plans prepared by DeStefano + Partners dated November 20, 2003: a Phase I Site Plan and a Phase I Landscape Plan; and Building Elevations, which exhibits are attached to the P.D. amendment approved by the City Council on September 5, 2007, and published in the City Council *Journal of the Proceedings of the City Council of the City of Chicago* at pages 7434 through 7507; (v) the following exhibits and plans prepared by Skidmore, Owings & Merrill LLP dated August 17, 2017: Subarea D Existing Land-Use Map; Site/Landscape Plan; Building Elevations (north, south, east and west) and Green Roof Plan; (vi) the following plans and exhibits dated July 15, 2021, relating to the development of new construction buildings in Subareas B and D and the adaptive reuse of an existing building in Subarea D known as the National Public Housing Museum and Apartments, which exhibits are attached to the P.D. amendment approved by the City Council on July 21, 2021, and published in the City Council *Journal of the Proceedings of the City Council of the City of Chicago* at pages 33716 -- 33766: Subarea B 1257 West Roosevelt Existing Land-Use Map; Subarea B 1257 West Roosevelt Site/Landscape Plan; Subarea B 1257 West Roosevelt Roof Plan; Subarea B 1257 West Roosevelt North and West Elevations; Subarea B 1257 West Roosevelt South and East Elevations; Subarea B 1257 West Roosevelt Landscape Plant List; Subarea B 1257 West Roosevelt Landscape Details; Subarea B 1357 West Roosevelt Existing Land-Use Map; Subarea B 1357 West Roosevelt Site/Landscape Plan; Subarea B 1357 West Roosevelt Roof Plan; Subarea B 1357 West Roosevelt North and West Elevations; Subarea B 1357 West Roosevelt South and East Elevations; Subarea B 1357 West Roosevelt Landscape Plant List; Subarea B 1357 West Roosevelt Landscape Details; Subarea D 1002 South Racine Existing Land-Use Map; Subarea D 1002 South Racine Site/Landscape Plan; Subarea D 1002 South Racine Green Roof Plan; Subarea D 1002 South Racine North and East Elevations; Subarea D 1002 South Racine South and West Elevations; Subarea D 1002 South Racine Landscape Plant List; Subarea D 1002 South Racine Landscape Details; Subarea D 1322 West Taylor Existing Land-Use Map; Subarea D 1322 West Taylor Site/Landscape Plan; Subarea D 1322 West Taylor East, West, and Courtyard North Elevations; Subarea D 1322 West Taylor North, South, and Courtyard South Elevations; Subarea D 1322 West Taylor Landscape Plant List; and

Subarea D 1322 West Taylor Landscape Detail; and (vii) the following plans prepared by Crawford Architects and dated September 15, 2022: Subarea G Site Plan; Subarea G Landscape Site Plan; Subarea G Landscape Plan LS100; Subarea G Landscape Plan LS101; Subarea G Landscape Plan LS102; Subarea G Landscape Plan LS103; Subarea G Landscape Fence Detail; Subarea G Landscape Planting Details; Subarea G Landscape Plant Palette; Subarea G Landscape Streetscape Section; Subarea G Performance Centre Ground Level Plan; Subarea G Performance Centre Second Level Plan; Subarea G Field Crew Ground Level Plan; Subarea G Performance Centre Facade Material Systems (South, North, East and West Elevations); Subarea G Field Crew Building Elevations (West, East, South and North); Subarea G Seasonal Inflatable Dome Diagram -- Illustrative Specifications; Subarea G Site Signage; Subarea G Site Fencing. A full-size set of the foregoing plans and exhibits is on file with the Department of Planning and Development.

In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. These and no other zoning controls shall apply to development of the Property. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.

The Property within the Planned Development is divided into fifteen (15) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, the uses permitted in the area delineated herein as a Planned Development shall be as set forth below:

Subareas A1, A2, A3, A4 And A5.

The following uses shall be permitted in Subareas A1, A2, A3, A4 and A5: dwelling units located above the first floor; detached house; multi-unit (3+ units); townhouse; parks and recreation (including without limitation community centers); community garden; police station; fire station; bed and breakfast; vacation rental; wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea B1.

The following uses shall be permitted in Subarea B1: dwelling units located above the ground floor; cultural exhibits and libraries; day care; postal service; public safety services; utilities and services, minor; artist work or sales space; urban farm, rooftop operation; communication service establishments; financial services (except for payday/title secured loan store, pawn shop); retail, general; co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea B2.

The following uses shall be permitted in Subarea B2: artist live/work space located above the ground floor; dwelling units located above the ground floor; colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; utilities and services, minor; animal services (shelter/board kennel, sales and grooming, and veterinary); artist work or sales space; body art services; building maintenance services; business equipment sales and service; business support services (excluding day labor employment agency); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and general restaurants, taverns, and outdoor patios located at grade level); indoor special event including incidental liquor sales; entertainment and spectator sports (small and medium venues); banquet or meeting halls; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, including liquor store (package goods) and accessory, liquor sales; medical service; office; personal service; consumer repair or laundry service; retail sales; amusement arcades; entertainment cabaret; children's play center; valuable objects dealer; light equipment sales/rental, indoor; artisan manufacturing; limited manufacturing (catering and shared kitchen, food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea C1.

The following uses shall be permitted in Subarea C1: dwelling units located above the ground floor; elderly housing; multi-unit (3+ units) residential; townhouse; assisted living; bed and breakfast; vacation rental; co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea C2.

The following uses shall be permitted in Subarea C2: dwelling units located above the ground floor; elderly housing; multi-unit (3+ units) residential; townhouse; assisted living; cultural exhibits and libraries; day care; parks and recreation; postal service; utilities and services, minor; artist work or sales space; urban farm, rooftop operation; bed and breakfast; vacation rental; retail sales, general; co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea D.

The following uses shall be permitted in Subarea D: dwelling units located above the ground floor; cultural exhibits and libraries; day care; parks and recreation; postal service; public safety services; utilities and services, minor; artist work or sales space; animal services, sales and grooming; body art services; business equipment sales and service; business support services (excluding day labor employment agency);

urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and general restaurants, taverns, and outdoor patios located at grade level or rooftop); entertainment and spectator sports, indoor special events including incidental liquor sales, small venues; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, and accessory liquor sales; bed and breakfast; vacation rental; medical service; office; personal service; consumer repair or laundry service; retail sales; children's play center; valuable objects dealer; artisan manufacturing; limited manufacturing (catering and shared kitchen, food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea E1.

The following uses shall be permitted in Subarea E1: dwelling units located above the ground floor; elderly housing; multi-unit (3+ units) residential; townhouse; assisted living; bed and breakfast; vacation rental; colleges and universities; cultural exhibits and libraries; day care; postal service; public safety services; religious assembly; utilities and services, minor; urban farm, rooftop operation; artisan manufacturing; limited manufacturing (catering and shared kitchen, food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea E2.

The following uses shall be permitted in Subarea E2: dwelling units located above the ground floor; elderly housing; multi-unit (3+ units) residential; townhouse; assisted living; bed and breakfast; vacation rental; cultural exhibits and libraries; day care; parks and recreation; postal service; public safety services; utilities and services, minor; artist work or sales space; animal services, sales and grooming; body art services; business equipment sales and service; business support services (excluding day labor employment agency); urban farm, rooftop operation; communication service establishments; eating and drinking establishments (limited and general restaurants, taverns, and outdoor patios located at grade level or rooftop); entertainment and spectator sports, indoor special events including incidental liquor sales, small venues; financial services (excluding payday/title secured loan stores and pawn shops); food and beverage retail sales, and accessory liquor sales; bed and breakfast; vacation rental; medical service; office; personal service; consumer repair or laundry service; retail sales; children's play center; valuable objects dealer; artisan manufacturing; limited manufacturing (catering and shared kitchen, food production); co-located wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea F.

The following uses shall be permitted in Subarea F: dwelling units located above the first floor; multi-unit (3+ units); townhouse; parks and recreation (including community centers and community gardens); public safety services; schools; wireless communication facilities; incidental and accessory uses; accessory parking.

Subarea G.

The following uses shall be permitted in Subarea G: office; indoor and outdoor participant sports and recreation, entertainment and spectator sports (small and medium venues); indoor special event including incidental liquor sales; parks and recreation; retail sales; multi-unit residential units; group living; food and beverage retail sales; co-located wireless communication facilities; incidental and accessory uses (including without limitation medical services, personal services, and restaurant and food and beverage services provided to users of the principal uses within Subarea G) and accessory parking.

Subarea H.

The following uses shall be permitted in Subarea H: indoor and outdoor participant sports and recreation; entertainment and spectator sports (small, medium and large venues); indoor special events including incidental liquor sales; parks and recreation; active and passive open space; playgrounds; playing fields and playing courts; cultural exhibits and libraries; day care; community centers, recreation buildings and similar assembly use; community garden; restaurants (limited, general and outdoor patios located at grade level); retail sales; food and beverage retail sales; co-located wireless communication facilities; incidental and accessory uses (including medical and personal services provided to users of facilities within Subarea H) and accessory parking.

Additional Permitted Use Regulations applicable to all subareas:

(a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.

(b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the applicable Affiliate undertakes redevelopment thereof as provided herein.

(c) Residential uses may be permitted below the second (2nd) floor in all subareas.

(d) All retail shall have a minimum floor to floor height of twelve (12) feet.

(e) [Intentionally omitted.]

(f) Stand-alone business uses shall only be permitted within Subarea B1 at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working Group, and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue, provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet.

(g) Drive-through facilities for uses other than restaurants shall be permitted in Subarea B1 and Subarea B2, subject to the review and approval of the Department of Planning and Development.

(h) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings.

(i) [Intentionally omitted.]

(j) Permitted museum uses may exceed six thousand (6,000) square feet.

(k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.

5. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted, subject to the review and approval of the Department of Planning and Development. Sponsorship and sponsorship recognition signage also shall be permitted in Subarea G and Subarea H, subject to the review and approval of the Department of Planning and Development.

6. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

7. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

8. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Zoning Ordinance.

9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data fable has been determined using a net site area of 5,180,604 square feet.

10. For purposes of this Planned Development, in addition to the encroachments permitted by the Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.

11. Prior to the Part II approval (Section 17-13-0610 of the Zoning Ordinance) for future development, the applicable Affiliate shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.), including the Street Character Guidelines attached hereto, as applicable, and to assist the City in monitoring ongoing development.

Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property or Subarea, as the case may be, for which approval is being sought. The site plan provided shall include all dimensioned and planned adjacent street rights-of-way.

Except with respect to development for which permits have been issued prior to the effective date of this amendment to the Planned Development, and except with respect to the Phase I improvements, the new construction building located in Subarea D contemplated by the 2017 amendment to this Planned Development, the buildings proposed in Subareas B1 or D contemplated by the 2021 amendment to this Planned Development, residential buildings with six units or less that comply with the Design Guidelines of Statement 15, and for development of the training facility planned in Subarea G for which Site Plan approval is hereby granted pursuant to this amendment to the Planned Development, no Part II approval for any portion of the Property shall be granted until Site Plan approval for such portion of the Property has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

If the Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

-- fully-dimensioned site plan (including a footprint of the proposed improvements);

-- fully-dimensioned building elevations;

-- fully-dimensioned landscape plan(s);

-- compliance with the Street Character Guidelines, if applicable;

-- statistical information applicable to the subject Subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

12. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and a determination by the Commissioner 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 shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Zoning Ordinance. Notwithstanding the provisions of Section 17-13-0611 of the Zoning Ordinance, such minor changes may include a reduction of the minimum required distance between structures, a reduction of periphery setbacks, an increase of the maximum percent of land covered and changes to the location, size or display of signage. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto. The owners of the Property shall have the right to redesignate existing Subareas within the Planned Development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing, or disposition of the Property or relevant portions thereof, to designate zoning control, or to otherwise administer this Planned Development. The redesignation of Subareas shall be subject to this Statement 12 and Section 17-13-0611. In furtherance of the foregoing, the owners of the Property may allocate or assign the development rights under this Planned Development to and among the designated or re-designated Subareas, including, but not limited to, floor area, building height, and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the Planned Development shall not be exceeded or increased as a result of any such designation(s) and such allocation or assignment complies with this Statement 12 and Section 17-13-0611.

13. It is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The applicable Affiliate shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

14. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

15. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

(a) Private Open Space. Private open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space Per Unit	Permitted Location of Private Open Space (Per Unit)
Single-Family Detached	500 square feet	Located in Rear Yard
Single-Family Attached (townhouses)	In Accordance with Private Yard Requirements in Section 17-2-0500-H of the Chicago Zoning Ordinance for the RT4 zoning district --	
Low-Rise Apartments Condominiums Flats (up to 4-stories)	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district* or compliance with applicable open space impact fees in lieu**	Up to 50 percent of total open space required in column 1 may be in balconies or roof decks.
Mid-Rise Apartments Condominiums (5 stories or greater)	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district* or compliance with applicable open space impact fees in lieu**	Up to 100 percent of total open space required in column 1 may be in balconies or roof deck.

Housing Type	Private Open Space Per Unit	Permitted Location of Private Open Space (Per Unit)
Loft Conversions	In accordance with Rear Yard Open Space Requirements under Section 17-2-0307 of the Chicago Zoning Ordinance for the RT4 zoning district* or compliance with applicable open space impact fees in lieu**	Up to 100 percent of total open space required in column 1 may be in balconies or individual unit roof decks or may be provided in roof garden.

(b) Public Open Space. Public open space will be provided in accordance with the Proposed Open Space Plan exhibit referenced in Statement 4 above.

In addition to the Existing Public Open Space, and subject to the receipt of all necessary permits and approvals, the Applicant or its successors and assigns, shall design and construct the Proposed Public Open Space improvements as depicted on the Proposed Open Space Plan (hereinafter "Open Space"). Provided, however, that changes to the specific location and dimensions of the Open Space are permitted as long as the Open Space maintains a minimum of 89,000 square feet of open space. The Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders to and any ground lessors of the Property, shall be responsible for maintaining and managing the Open Space for the purposes set forth herein, including ensuring that the Open Space landscaping is well maintained, that the vegetation and plantings are kept in a healthy condition and that the Open Space facilities are clean, well lit, litter free and clear of snow (hardscaped areas) and debris. The Applicant shall provide sufficient liability insurance coverage for the operation of the Open Space for public use. The Applicant shall provide informational and wayfinding signage at the Open Space that identifies it is open to the public (subject to

* Rear Yard Open Space Requirements which are relocated to the side or front yard can be counted towards the Private Open Space obligations in the above chart to the degree the provisions exceed what is required for side and front yard setbacks established for the Subarea in the Bulk and Data Table.

** Where an in lieu fee is applicable it shall be calculated pursuant to the following formula: [Required Private Open Space - Proposed Provided Private Open Space (per Section 17-2-0307)]/87SF * $313 = required in lieu fee. The denominator square feet and fee amount may be adjusted from time to time by DPD per the generally applicable guidelines for the open space impact fee credit. The required in lieu fee shall be calculated by DPD at the time of Part II approval.

occasional partial closure for private use provided that a path providing access during such closures shall be maintained through the Open Space), free of charge, during normal park hours from 6:00 A.M. to 11:00 P.M. every day of the year. The maintenance and management obligations contained herein shall continue for the life of this Planned Development and may, at the Applicant's election, subject to and in accordance with the DEMA (defined below). Publicly Accessible Open Space Areas shall be constructed and shall be completed prior to receipt of the Certificate of Occupancy for the first unit which exceeds 75 percent of the units required to contribute to the respective open space requirement, provided that plantings may be delayed if consistent with good landscape practice, but not longer than one year following the construction of the open space improvements set forth herein, or if necessary to accommodate the later construction of large park recreation components which may be located in more than one phase. Tracking of units assigned to each Publicly Accessible Open Space Area must be provided prior with each Part II submission.

Prior to issuance of building permits for the first principal building, adjacent to an Open Space improvement, the Applicant will enter into a development and maintenance agreement (the "DEMA") with the City for the construction, maintenance, and management of the Open Space. The DEMA obligations shall be binding upon the Applicant, its successors and assigns, including but not limited to a homeowners or master association whose purpose includes maintaining the Open Space. Upon completion of the Open Space, the public access provided for herein shall be memorialized in a public access easement agreement (which may be included in the DEMA) with and for the benefit of the City. The recording and other costs associated with establishing the easement shall be the responsibility of the Applicant. A copy of said public access easement agreement shall be on file with the Department of Planning and Development.

The Commissioner is hereby authorized to enter into the DEMA (or more than one DEMA if the Commissioner deems necessary depending on the phasing of the development) and all other documents contemplated by the statement and, in his/her sole discretion, may modify by minor change the foregoing requirements, without further City Council approval, for the DEMA(s) and public access easement agreement(s) so as to permit alternate forms of achieving compliance with the Applicant's construction, maintenance and management obligations and public access rights, such as, by means of example and not limitation, one or more restrictive covenants or owners' reciprocal easement and operation agreements in form and substance acceptable to the City which expressly grant the City necessary enforcement, self-help and lien rights as may be necessary to assure compliance with this statement.

(c) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.

(d) Residential Building Design. Other than the Phase I Improvements, the new construction building located in Subarea D contemplated by the 2017 amendment or the buildings proposed in Subareas B or D contemplated by this amendment, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.

(1) Facades. Front facades, including end walls which front public streets or open spaces, shall be masonry, architectural metal or composite panels, or other high quality materials as approved by the Department of Planning and Development and shall include windows. They shall be varied in material, roofline and window style. The front facade materials should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the front facade materials shall return four (4) feet past the face of the adjacent facade. Side walls and rear walls should be masonry or other compatible materials with the front facade aesthetic. E.I.F.S. synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building lighting. Affordable housing units shall be constructed of comparable quality materials, detailing and decoration to market rate units.

(2) Dwelling Types. A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks; provided, however, the foregoing shall not apply to residential uses in Subarea G.

(3) Private Garages. Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing

the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.

(4) Orientation Of Buildings. Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.

(5) Retail Corner Sites. Retail corner site setbacks over five (5) feet are to be avoided.

(e) Fencing, Walls And Gates. Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height.

16. The rezoning of the Property in Subarea D that was the subject of the 2017 amendment (the "2017 Amendment Property") and the buildings proposed in Subareas B or D that were the subject of the 2021 amendment (the "2021 Amendment Property") are subject to the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). The provisions of Statement 18 of the P.D. amendment approved by the City Council on July 21, 2021, and published in the City Council *Journal of the Proceedings of the City Council of the City of Chicago* at pages 33716 -- 33766, selling forth the requirements applicable to the 2017 Amendment Property and the 2021 Amendment Property, are hereby incorporated by this referenced.

17. It is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal.

The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

* Editor's Note: Numbering sequence error; (i) missing in original document

18. Section 17-13-0612 of the Chicago Zoning Ordinance shall apply to the Site Plan approval granted for development of the training facility planned in Subarea G pursuant to this amendment to Planned Development. Notwithstanding Section 17-13-0612, if such Site Plan approval lapses, the terms of this amendment to Planned Development shall govern development of the Planned Development as though such Site Plan approval had not been granted.

[Boundary and Property Line Map; Subarea Map; Right-of-Way Adjustment Map; Publicly Accessible Open Space Plan; Subarea A -- Traditional Chicago Residential Street (Typical Side Street); Subarea B -- Residential Boulevard (Roosevelt Road); Subarea C -- New Street along Perimeters of the New Park along South Lytle Street; Subarea D -- Mixed-Use Pedestrian Retail (Taylor Street); Subarea E -- Residential Loft (15th Street); Proposed Subarea G Site Plan; Subarea G Landscape Site Plans; Subarea G Landscape Streetscape Section; Performance Centre/Ground and Second Level Plans; Field Crew/Ground Level Plan; Performance Centre/ Facade Material Systems; North, South, East and West Building Elevations; and Subarea G Seasonal Inflatable Dome Diagram, Site Signage and Site Fencing referred to in these Plan of Development Statements printed on pages 52177 through 52206 of this *Journal.*]

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

FINAL FOR PUBLICATION

Residential-Business Planned Development No. 896, as amended
Bulk Regulations and Data Table

Subarea	A1	A2	A3	A4	A5	B1	B2	C1	C2
Gross Site Area (sf)									
Net Site Area (sf)	51,858	288,610	294,465	94,201	29,748	374,174	175,401	134,952	101,915
Net Site Acerage	1.2	6.6	6.8	2.2	0.7	8.6	4.0	3.1	2.3
Proposed FAR	1.3	1.2	1.1	1.1	1.3	1.7	2.7	1.4	2.5
Max Building Height	45'	45'	45'	45'	45'	65'	65'	65'	85'
Minimum Setbacks	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 10 Side-note Rear 30	Front 2 Side 2 Rear 0	Front 2 Side 2 Rear 0	Per site plan approval.	Per site plan approval.
Maximum Dwelling Units	46	218	139	64	21	492	331	150	174

Subarea	D	E1	E2	F	G	H
Gross Site Area (sf)						
Net Site Area (sf)	243,493	187,402	263,889	1,486,676	1,071,758	382,062
Net Site Acerage	5.6	4.3	6.1	34.1	24.6	8.8
Proposed FAR	2.0	3.0	3.0	0.7	0.25	0.37
Max Building Height	85'	85'	125'	Per existing.	65'	Per existing.
Minimum Setbacks	Front 0 Side 0 Rear 8	Per site plan approval.	Per site plan approval.	Per existing.	Per approved site plan.	Per existing.
Maximum Dwelling Units	340	240	475	330	50	0

	TOTAL
Gross Site Area (sf)	6,991,464
Net Site Area (sf)	5,180,604
Overall FAR	1.10
Maximum Dwelling Units	3,070

Minimum Number of Loading Berths	Residential	20,000 to 200,000 sf = one 10' x 25' loading berth
	Retail	6,000 to 10,000 sf = one 10' x 25' loading berth 10,001 to 25,000 sf = two 10' x 25' loading berths 25,001 to 40,000 sf = two 10' x 50' loading berths
Minimum Number of Parking Spaces	Residential	Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Residential parking may be provided off-site within six hundred (600) feet, with such distance measured from the property line. Government subsidized residential shall be subject to the parking ratios of 17-10-0207-C, including DPD-authorized additional reductions. Transit Served Locations. This Planned Development qualifies as a transit served location as defined under Section 17-10-0102-B of the Zoning Ordinance. As a result, the parking requirements provided herein may be further reduced by the maximum amounts permitted under Section 17-10-0102-B and upon approval by DPD.
	Retail	One parking space shall be provided for every 400 sf of floor area in excess of 6,000 sf.
	Size	All spaces shall be 8' x 19' minimum.
Bike Parking		In substantial conformance with the applicable standard under the Chicago Zoning Ordinance
Subarea A1, A2, A3, A4, and A5 Note regarding Peripheral Setbacks		Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in subareas A1-5, no side setback is required at the street or alley, however, on reverse corner lots in Subareas A1-5, sideyard setbacks along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

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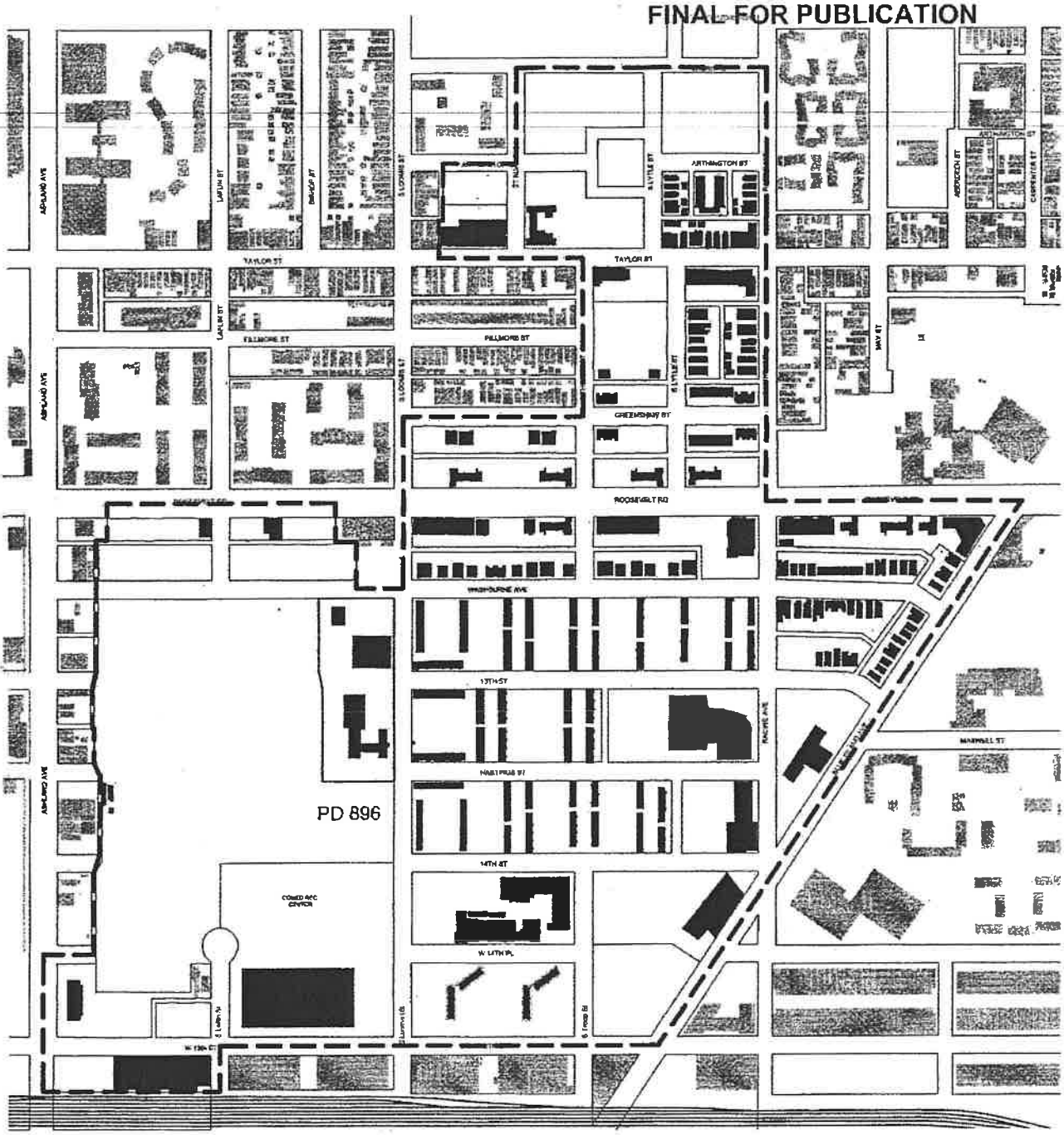


PLANNED DEVELOPMENT BOUNDARY — — —

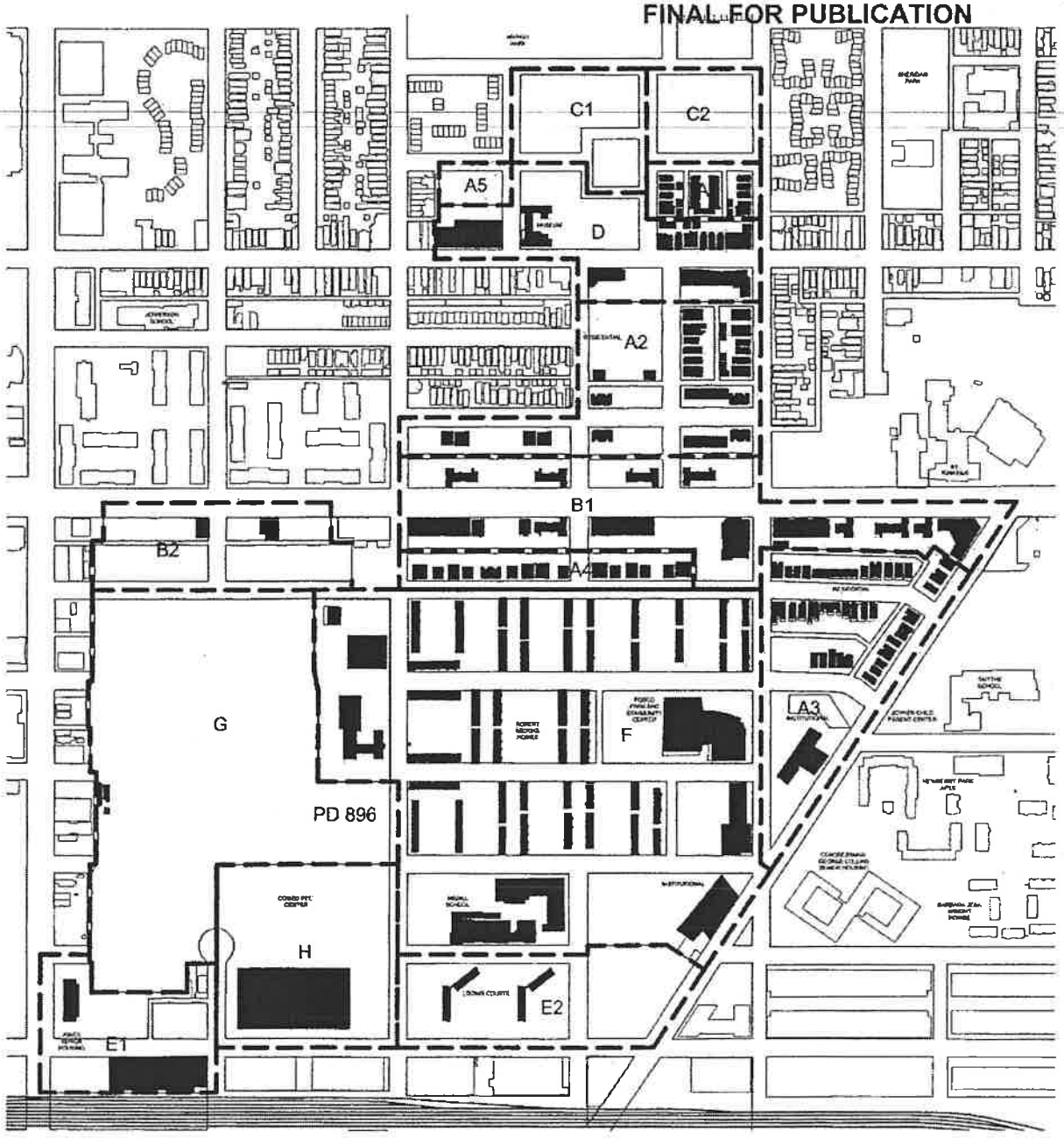
EXISTING BUILDINGS TO REMAIN WITHIN PD BOUNDARY ■

ROOSEVELT SQUARE PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: CITY OF CHICAGO
ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*

INTRODUCED: June 22, 2022
PLAN COMMISSION: September 15, 2022

FINAL FOR PUBLICATION



SUBAREA BOUNDARY — — —

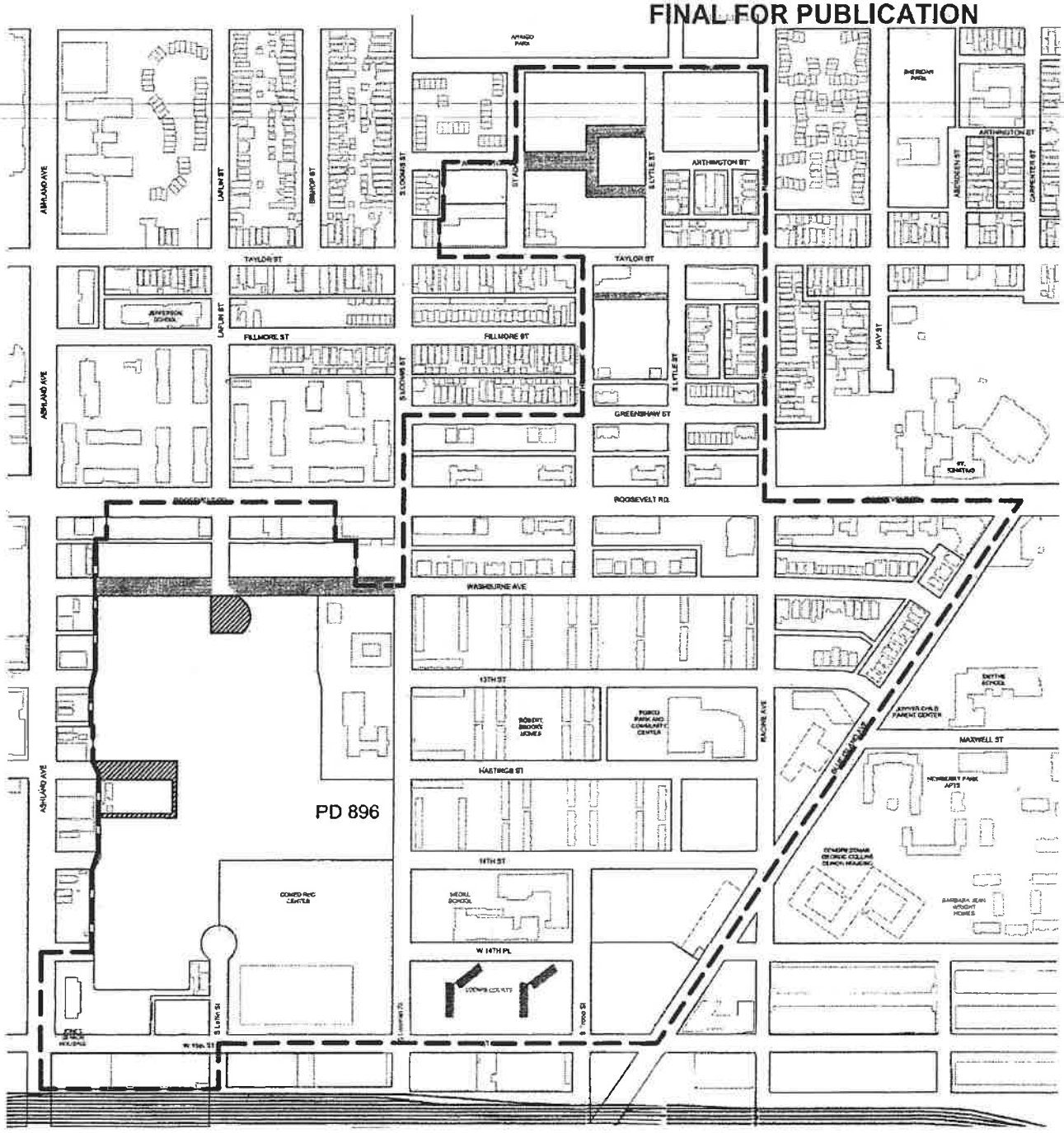
EXISTING BUILDINGS TO REMAIN WITHIN PD BOUNDARY ■

ROOSEVELT SQUARE SUBAREA MAP

APPLICANT: CITY OF CHICAGO
ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*

INTRODUCED: June 22, 2022
PLAN COMMISSION: September 15, 2022

FINAL FOR PUBLICATION



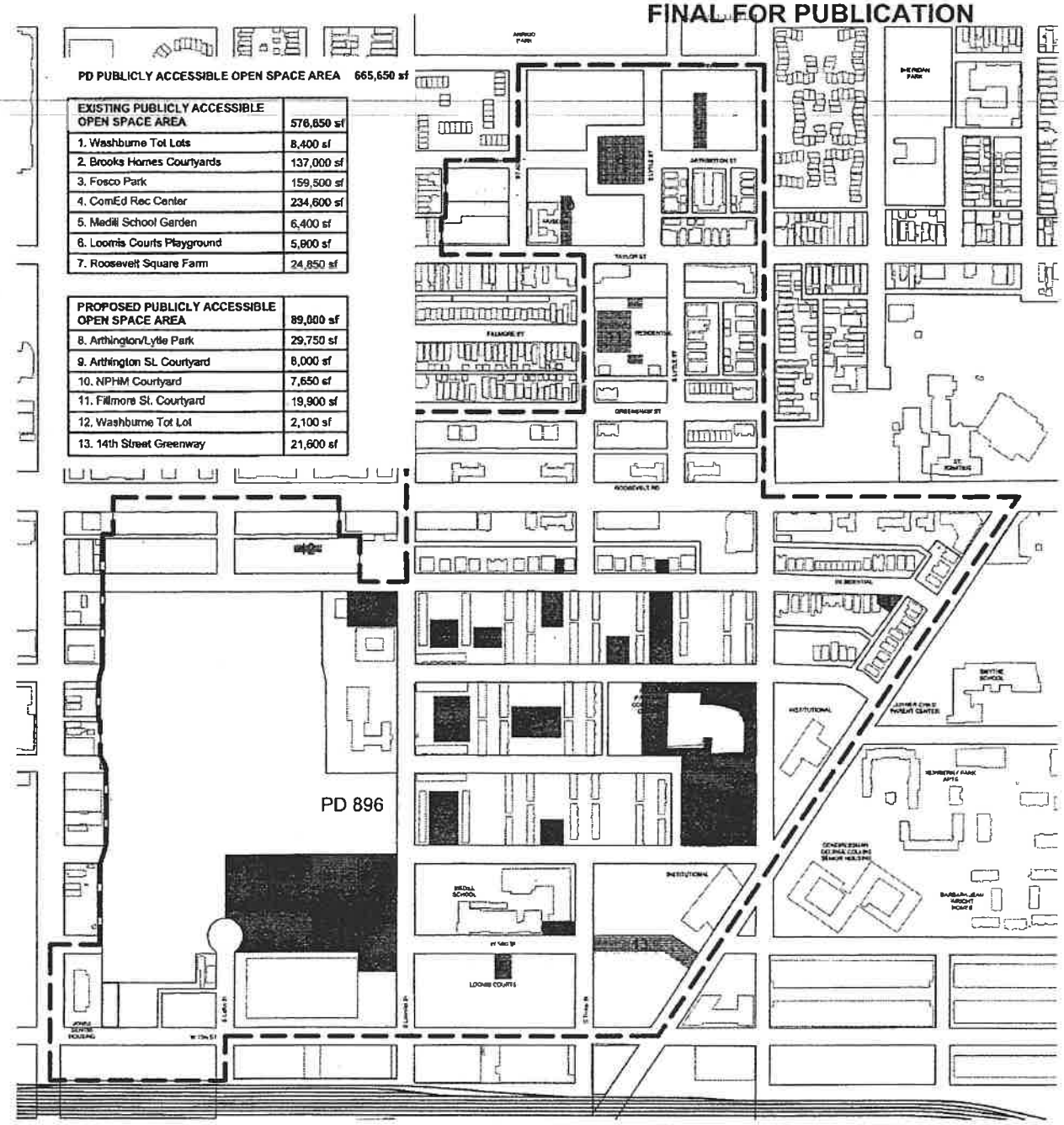
PLANNED DEVELOPMENT BOUNDARY — — —
VACATED RIGHTS OF WAY
DEDICATED RIGHTS OF WAY

ROOSEVELT SQUARE RIGHT OF WAY ADJUSTMENTS MAP

APPLICANT: CITY OF CHICAGO
ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, *et al.*

INTRODUCED: June 22, 2022
PLAN COMMISSION: September 15, 2022

FINAL FOR PUBLICATION



ROOSEVELT SQUARE PUBLICLY ACCESSIBLE OPEN SPACE PLAN

APPLICANT: CITY OF CHICAGO
ADDRESS: ROOSEVELT SQUARE – 1201-1285 W. Cabrini Street, et al.

INTRODUCED: July 26, 2022
PLAN COMMISSION: September 15, 2022

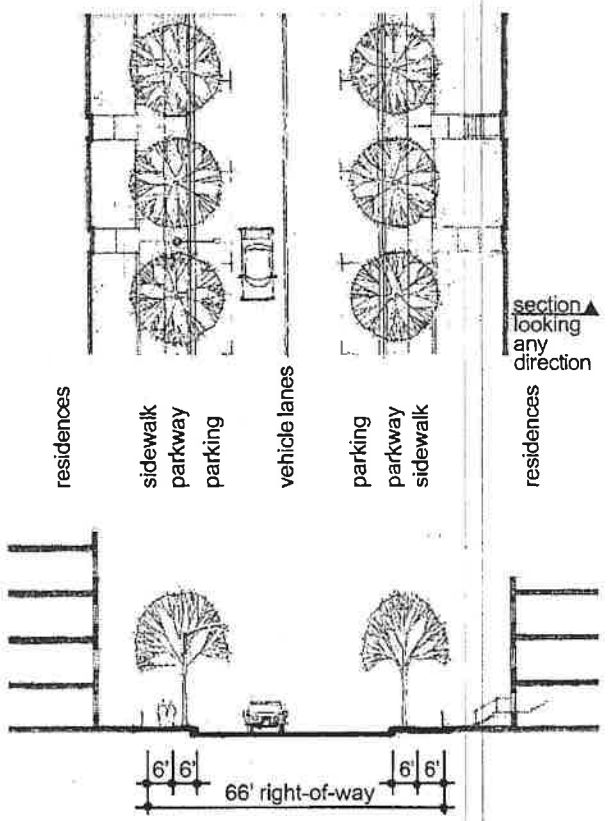
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Traditional Chicago Residential Street" is a street with a typical 66 foot right-of-way, low-volume and low-speed local traffic, shady and tree-lined residential character with on-street parallel parking on both sides. They are often one-way streets. Two to four story residential buildings and low to medium density development are appropriate on this street type. All of the side streets are of this type.

- Six foot concrete sidewalk adjacent to six foot grass parkway.
- Shade trees at 25 foot spacing in parkway, per City standards.
- Standard City of Chicago "cobra head" street light at 75 or 100 foot spacing, per City standards.
- Ornamental metal fence at some front property lines.
- Minimum ten foot required front yard setback with some encroachments such as stairs, porches, and bays.
- Two to four story buildings.
- Front doors visible from street.
- First floor predominantly at grade.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE **Sub Area A - Traditional Chicago Residential Street (typical side street)**

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*
Introduced: June 22, 2022
Plan Commission: September 15, 2022

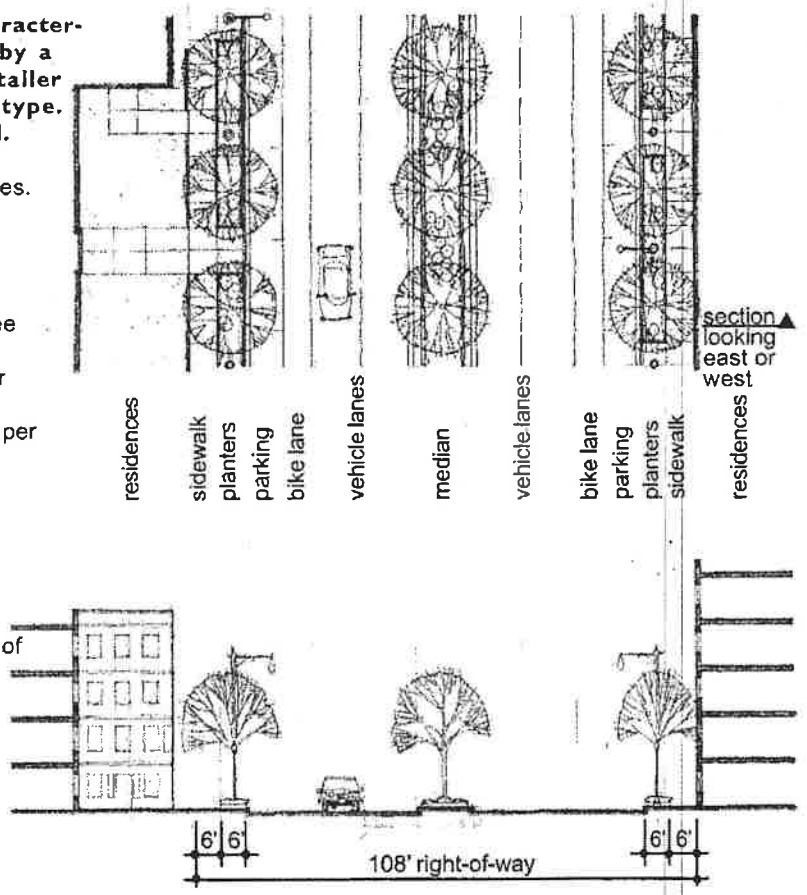
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Residential Boulevard" is a high-volume arterial street characterized by a wide right-of-way and a divided roadway separated by a landscaped median. Because of its width and traffic volume taller buildings and greater density are appropriate on this street type. Roosevelt Road is the sole example of the residential boulevard.

- Boulevard roadway with center median and separated one-way travel lanes.
- Landscaped center median with shade trees and low shrubs.
- Twelve foot parkway including six foot concrete sidewalk adjacent to five foot parkway planters with low curbs.
- Shade trees at twenty-five foot spacing in parkway planters or, where dictated by pedestrian circulation or site constraints, in 5 x 10 cast-iron tree grates, per City standards.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standards.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standards.
- No required setback from front property line. Some mid-building courtyard setbacks.
- Ground floor or single-story retail use at some corners.
- Front doors visible from street.
- First floor at grade.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE **Sub Area B - Residential Boulevard (Roosevelt Road)**

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*
Introduced: June 22, 2022
Plan Commission: September 15, 2022

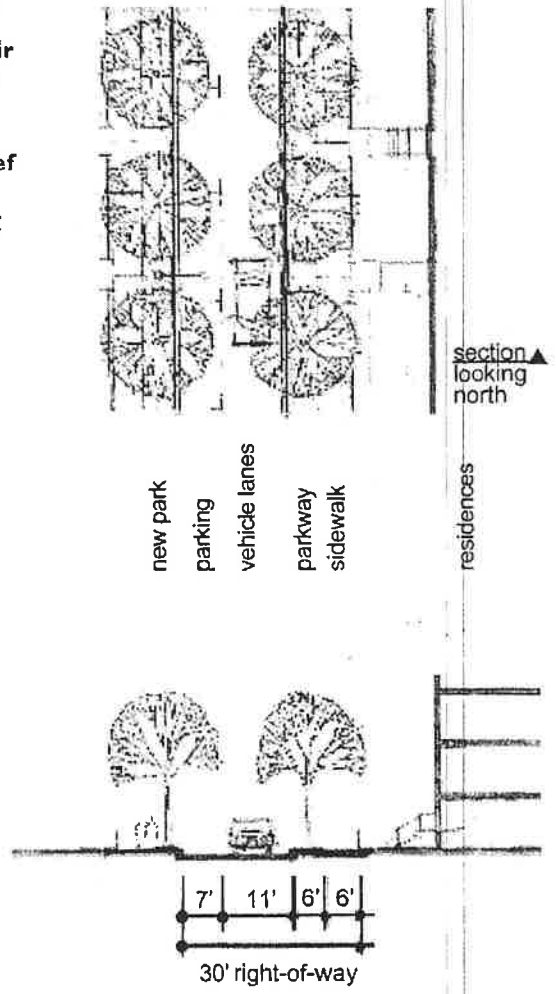
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Residential Pedestrian Corridor" is a set of narrow streets characterized by their focus on enriching the pedestrian experience. These streets include West Arthington Street, South Ada Street, and South Lytle Street. At the center of these streets, located on the west side of South Lytle Street, a central garden anchors the urban experience. The garden generates a break in the building street wall and creates relief within the residential urban fabric. Buildings surrounding the park will be limited to three stories to enhance the feeling of intimacy. The park will function as a gathering place for the residents and help enhance the feeling of community.

- 6 foot concrete sidewalk adjacent to 6 foot parkway planters with low curbs.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standards.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standards.
- Three story buildings.
- Front doors visible from street.
- First floor elevated above grade for privacy.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- To achieve tree diversity, plant trees in alternating groups (3-6 trees) of different types of trees. Where feasible, no tree species should represent more than 20-25% of the block segment.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE **Sub Area C - New Street Along Perimeters of the New Park Along S Lytle St**

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*
Introduced: June 22, 2022
Plan Commission: September 15, 2022

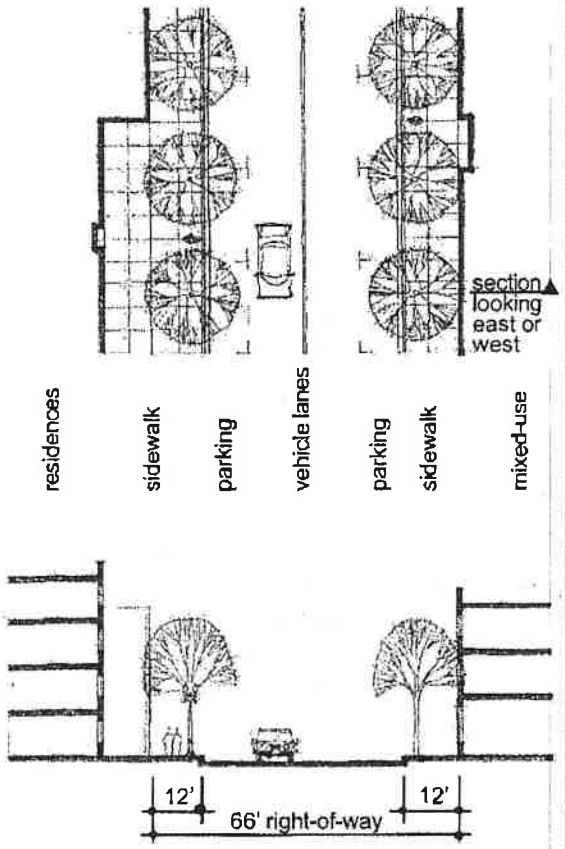
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Mixed-use Pedestrian Retail Street" has a typical 66 foot right-of-way with low-volume and low-speed local traffic with parallel parking on both sides and is shady and tree-lined. Land use is a mix of ground floor restaurants, retail, and services with some ground floor residential and residential on upper floors.
Medium density development are appropriate on this street type. Taylor Street is the sole example of the mixed-use pedestrian retail street.

- Ten foot concrete sidewalk.
- Shade trees at 25 foot spacing in 5 x 10 cast-iron tree grates, per City standards.
- "Double acorn" street light at 50 to 75 foot spacing, per City standards.
- Ground floor commercial (restaurants, retail, and services) with residential above, some ground floor residential.
- Some potential for stand-alone retail.
- Activity from restaurant and retail should be located adjacent to the sidewalk and street. Street cafes may be established along the sidewalk or within building setbacks.
- No required setback from front property line on commercial buildings, modest and variable setbacks on residential buildings, potential to create pockets of green on street.
- Front doors face street.
- First floor at grade.
- Retail buildings with taller first floor (10 to 14 feet) and shorter upper floors (8 to 10 feet).

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE **Sub Area D - Mixed-use Pedestrian Retail (Taylor Street)**

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*
Introduced: June 22, 2022
Plan Commission: September 15, 2022

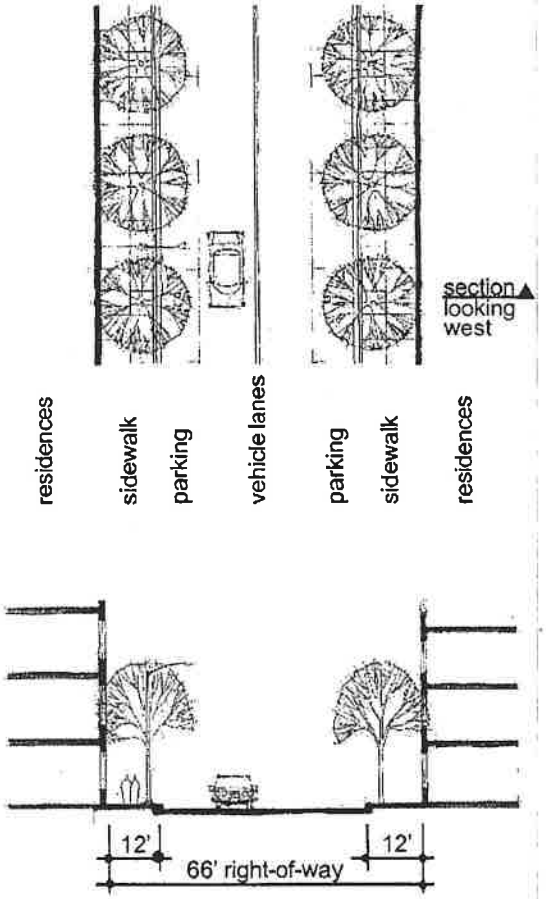
FINAL FOR PUBLICATION

STREET CHARACTER DIAGRAM

The "Residential Loft Street" is a street with a typical 80 foot right-of-way,with on-street parallel parking on both sides. Five to ten story residential buildings and high-density development are appropriate on this street type. 15th Street and South Blue Island are the examples of the residential loft street.

- Twelve foot concrete sidewalk.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- Standard City of Chicago "cobra head" street light, per City standards.
- First-floor lobby, common areas, some retail, or indoor parking, with residential above.
- No required setback from front property line.
- New or rehabbed seven + story loft type buildings on south side of 15th Street.
- Common building entry faces street.
- First floor at grade.

NOTE: Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.



ROOSEVELT SQUARE **Sub Area E - Residential Loft (15th Street)**

APPLICANT: City of Chicago

Address: ROOSEVELT SQUARE - 1201-1285 W. Cabrini Street, *et al.*
Introduced: June 22, 2022
Plan Commission: September 15, 2022

PROPOSED SUB AREA G SITE PLAN

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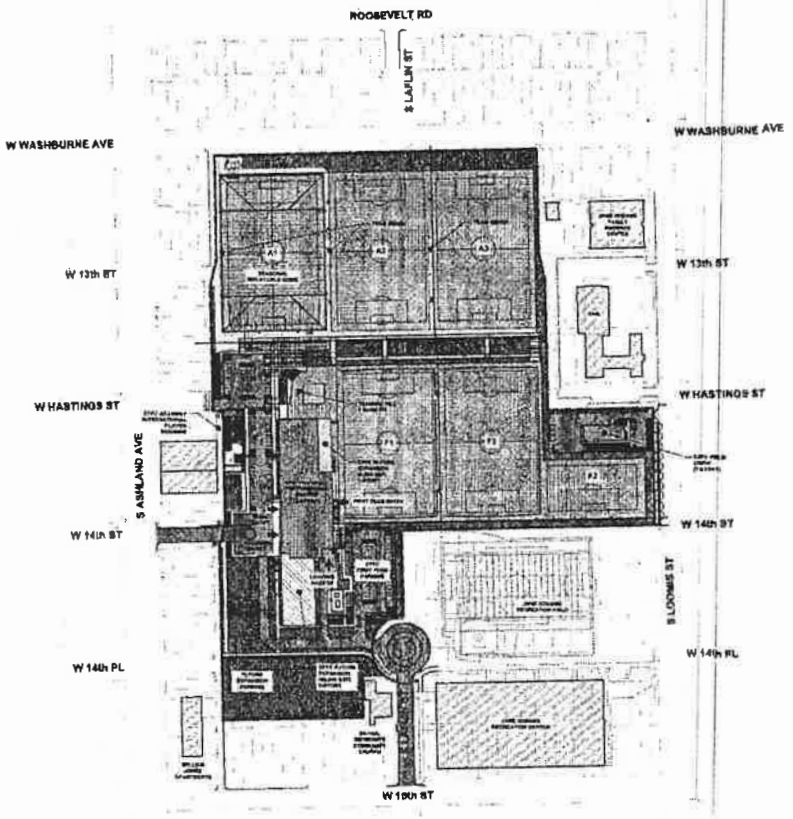
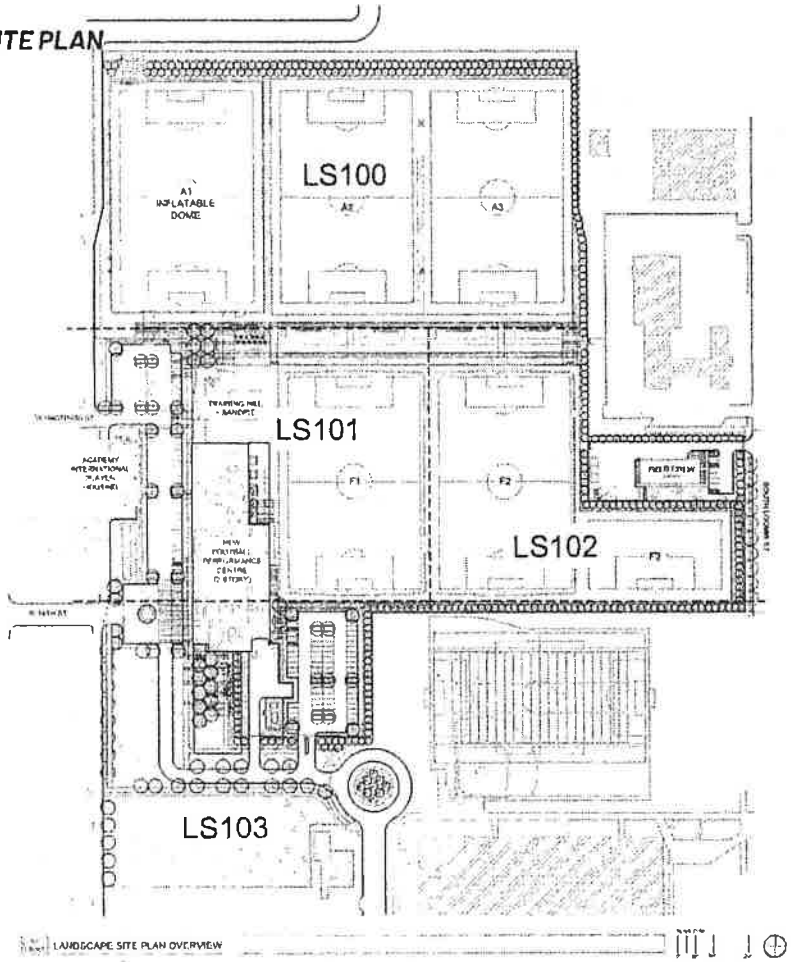


Applicant: City of Chicago
Address: ROOSEVELT SQUARE – 1201 – 1285 W. Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

SUB AREA G
LANDSCAPE SITE PLAN



LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

SOUTH LOOMIS STREET

LENGTH (LINEAR FEET)	297'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	12
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	10 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO CURB CUT ACCESS

VEHICULAR USE AREA SCREENING

SOUTH LOOMIS STREET

LENGTH (LINEAR FEET)	297'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	12
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	VEHICULAR USE AREA IS SCREENED FROM
SCREENING	PUBLIC R.O.W. BY A MIN 5' HT. FENCE

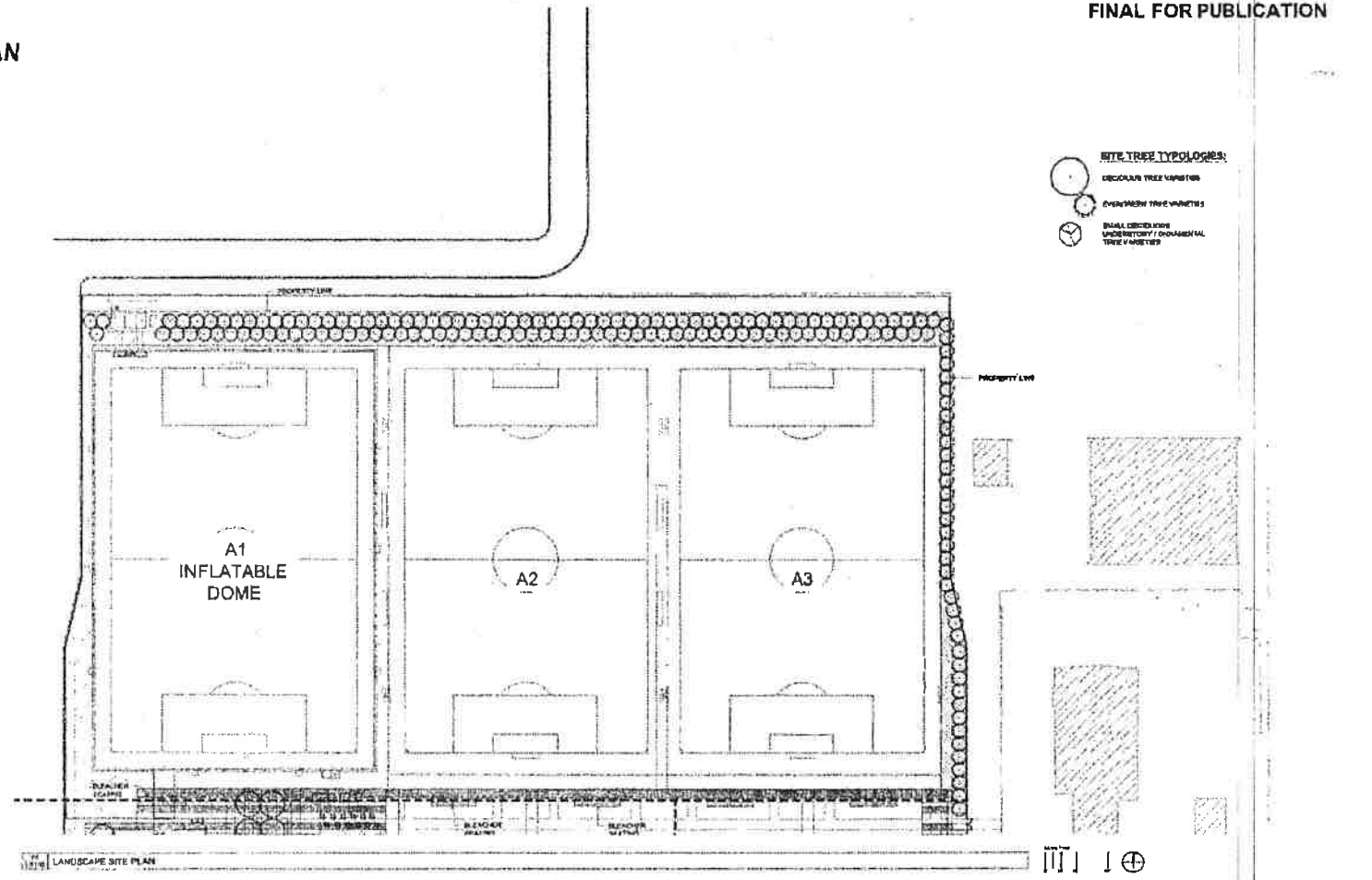
VEHICULAR USE AREA INTERNAL PLANTING

TOTAL VEHICULAR USE AREA	97,517 SF
INTERNAL PLANTING AREA REQUIRED (10% OF 97,517)	9,751 SF
INTERNAL PLANTING AREA PROPOSED	±10,750 SF
NUMBER OF TREES REQUIRED (9,751 / 125)	78
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	7 + 352 EVERGREENS (PERIMETER SCREENING)

Applicant: City of Chicago
Address: ROOSEVELT SQUARE – 1201 – 1285 W. Cabrini Street, et al.
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

SUB AREA G
LANDSCAPE SITE PLAN
LS100



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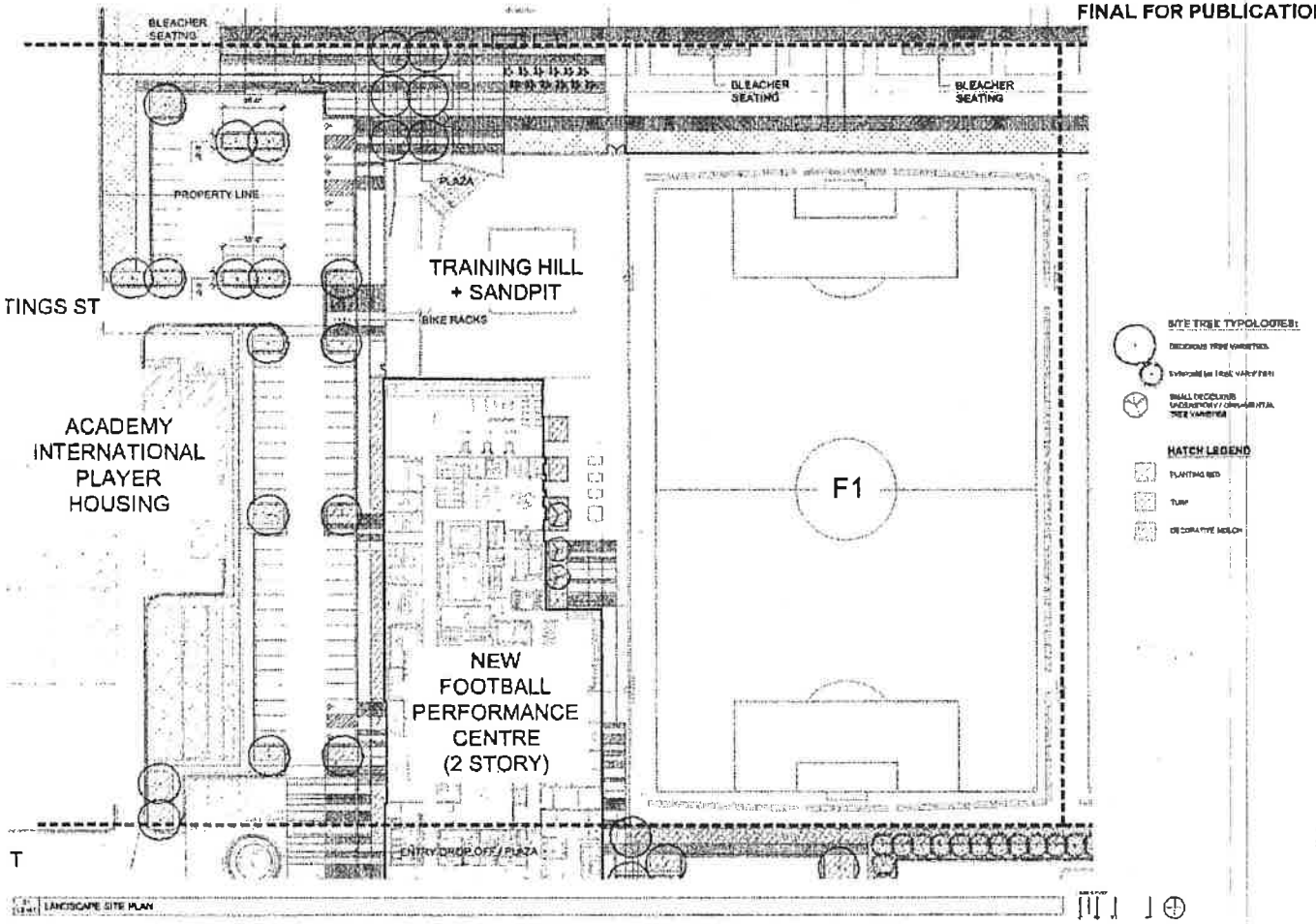
Plan Commission: September 15, 2022

SUB AREA G
LANDSCAPE SITE PLAN
LS101

FINAL FOR PUBLICATION



Applicant: City of Chicago
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Introduced: June 22, 2022
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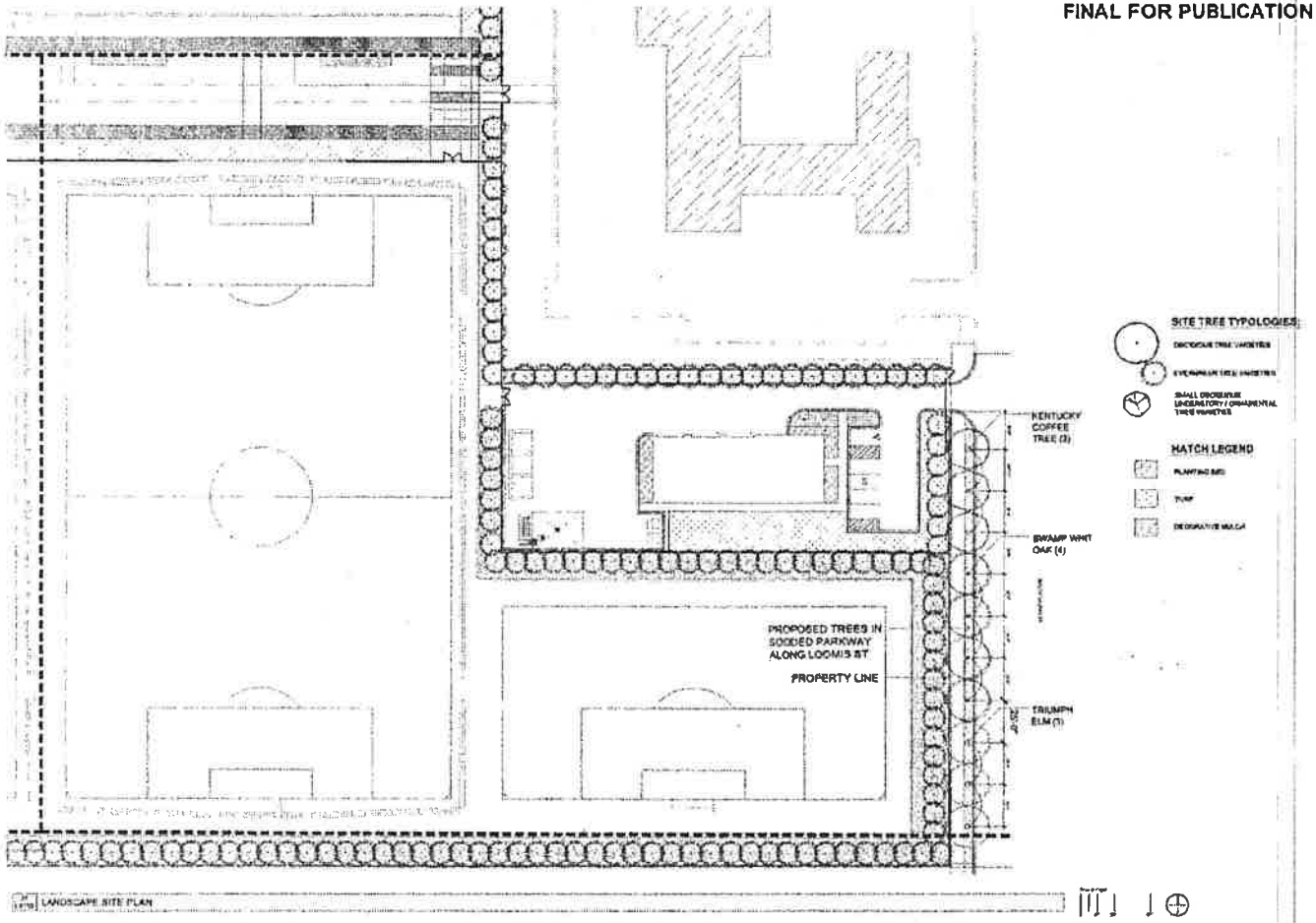
FINAL FOR PUBLICATION

SUB AREA G
LANDSCAPE SITE PLAN
LS102



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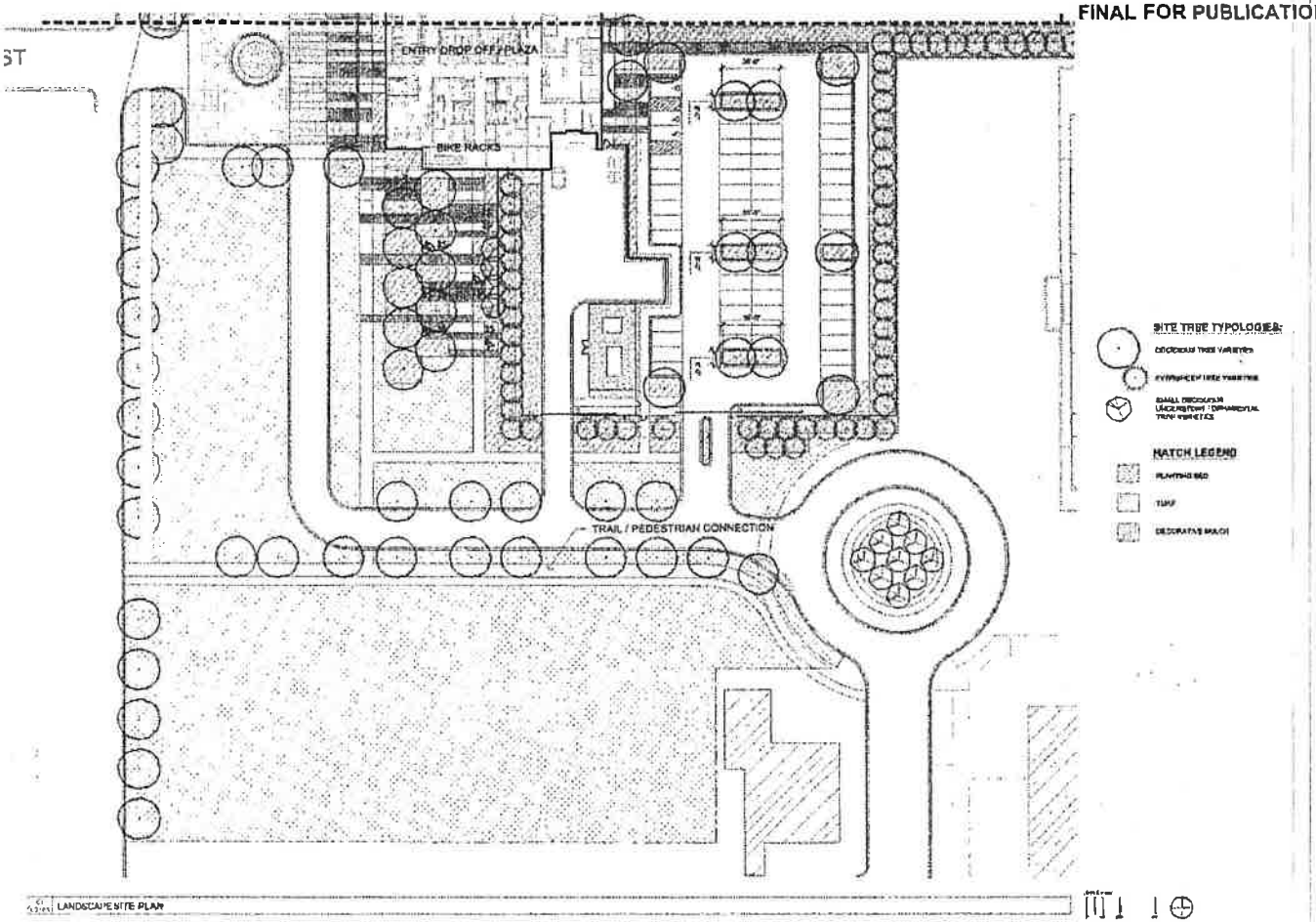
Introduced: June 22, 2022
Plan Commission: September 15, 2022

FINAL FOR PUBLICATION

SUB AREA G
LANDSCAPE SITE PLAN
LS103



Applicant: City of Chicago
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Introduced: June 22, 2022
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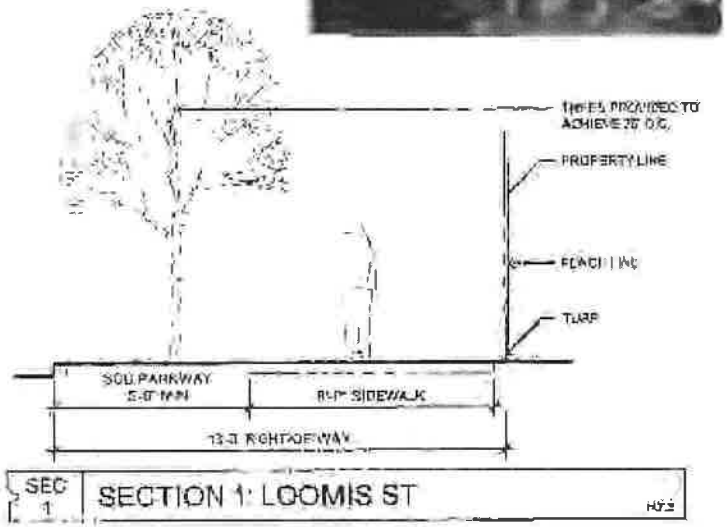
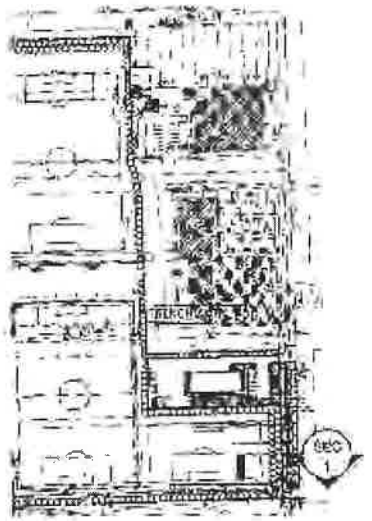
SUB AREA G
LANDSCAPE STREETSCAPE SECTION







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Address: ROOSEVELT SQUARE – 1201 – 1285 W. Cabrini Street, et al.
Introduced: June 22, 2022
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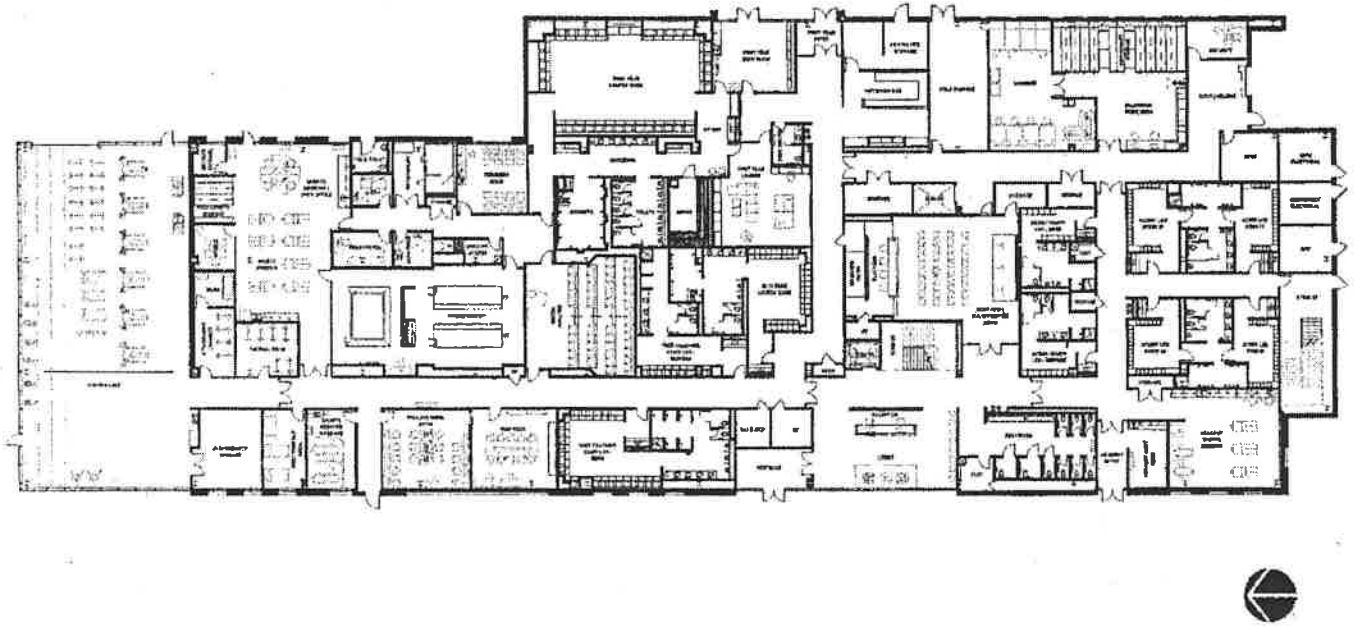
PERFORMANCE CENTRE | GROUND LEVEL PLAN

FINAL FOR PUBLICATION



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Introduced: June 22, 2022
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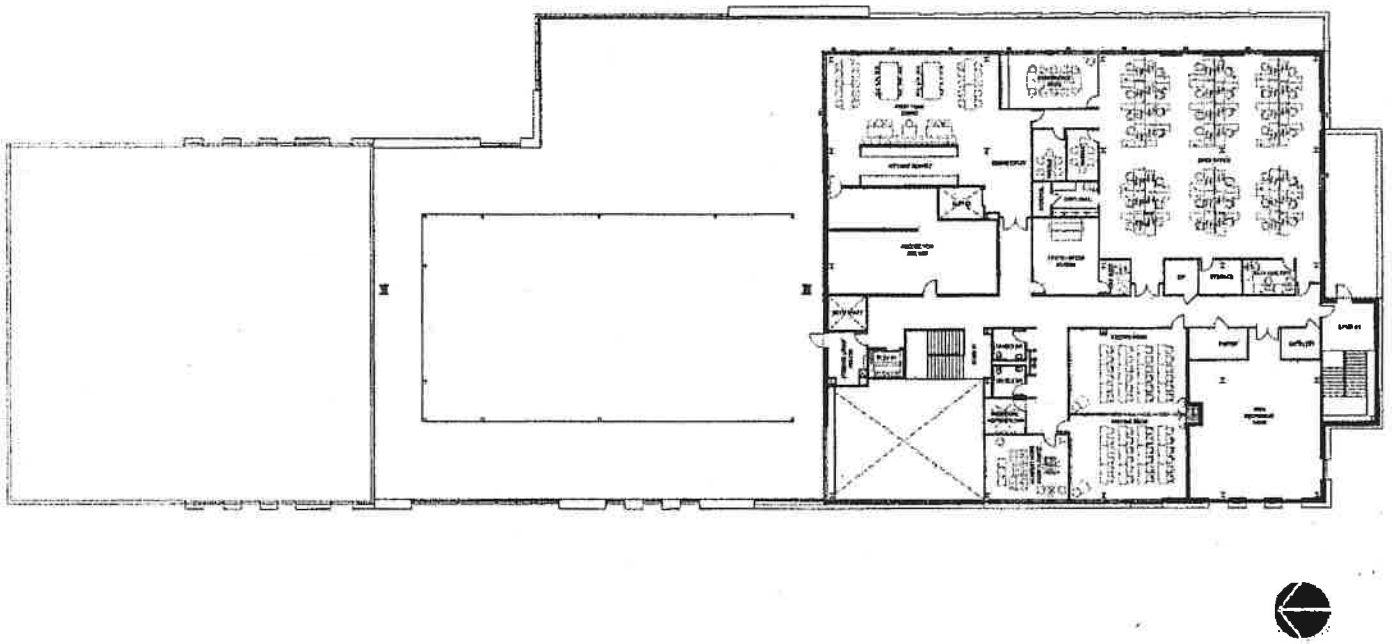
PERFORMANCE CENTRE | SECOND LEVEL PLAN

FINAL FOR PUBLICATION



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Introduced: June 22, 2022
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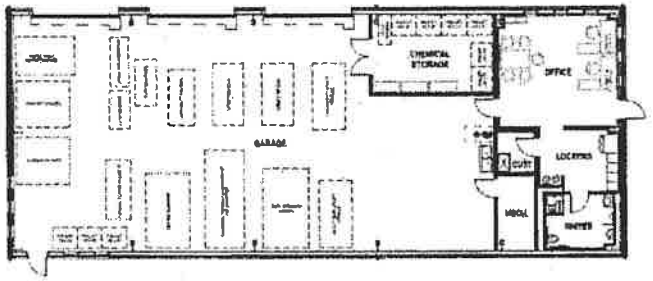
FIELD CREW | GROUND LEVEL PLAN

FINAL FOR PUBLICATION



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Introduced: June 22, 2022
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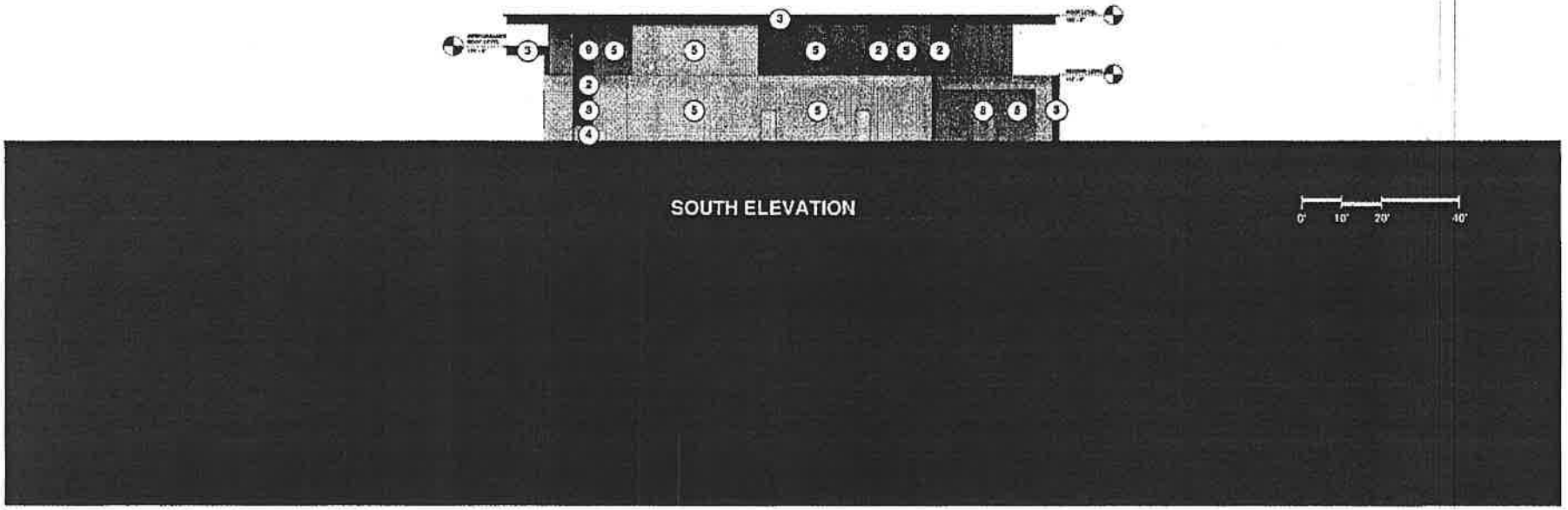
PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS

FINAL FOR PUBLICATION

MATERIAL SYSTEM LEGEND

1. CURTAIN WALL - VISION GLAZING
2. STOREFRONT - VISION GLAZING
3. ARCHITECTURAL METAL PANEL
4. PRECAST CONCRETE PANEL
5. FACE BRICK
6. PERFORATED METAL SCREEN
7. GLASS OVERHEAD DOOR
8. ALUMINUM OVERHEAD DOOR
9. METAL LOUVERS



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PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS

FINAL FOR PUBLICATION

MATERIAL SYSTEM LEGEND

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2. STOREFRONT - VISION GLAZING
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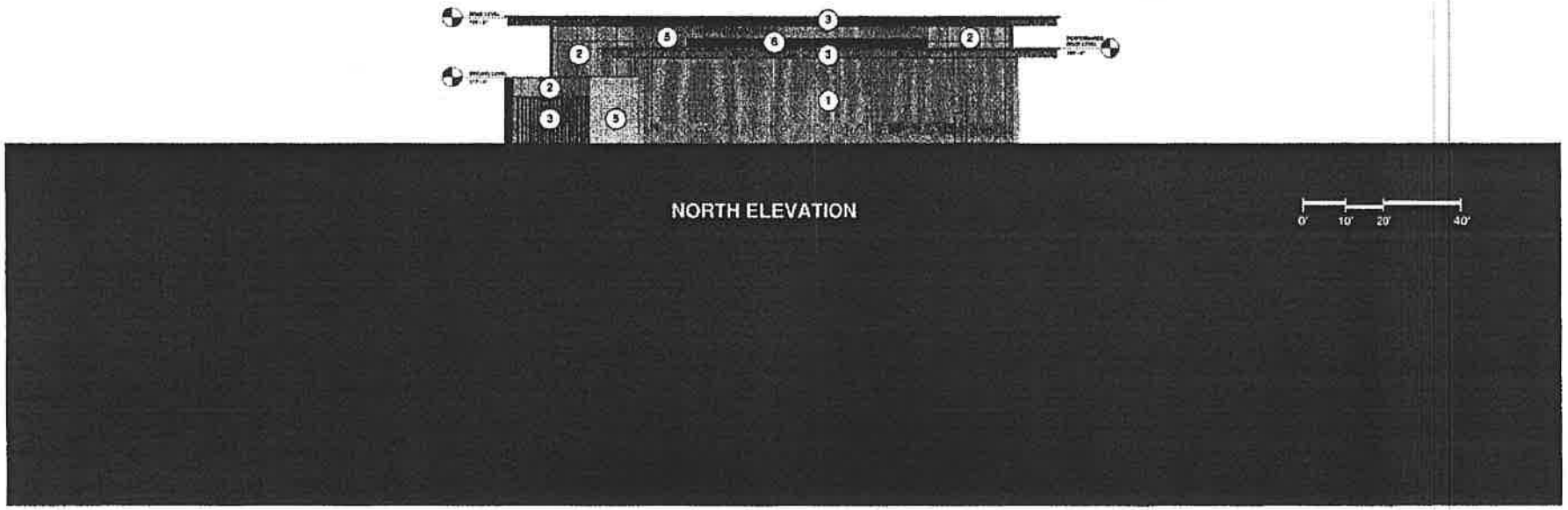
5. FACE BRICK
6. PERFORATED METAL SCREEN
7. GLASS OVERHEAD DOOR
8. ALUMINUM OVERHEAD DOOR
9. METAL LOUVERS



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PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS

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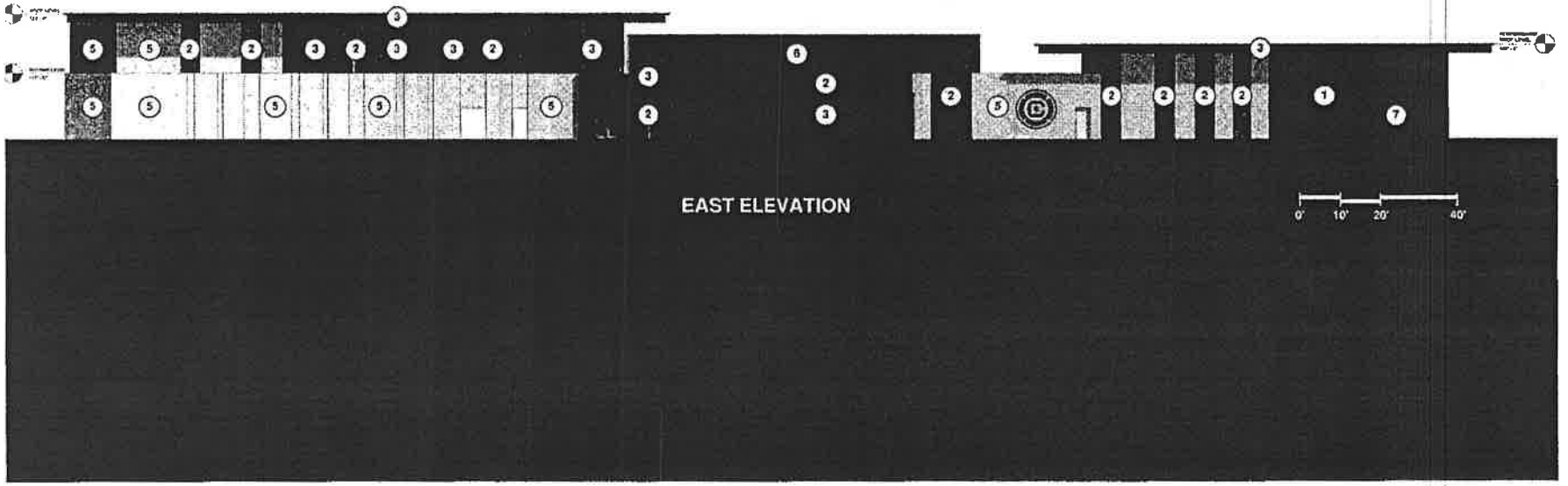

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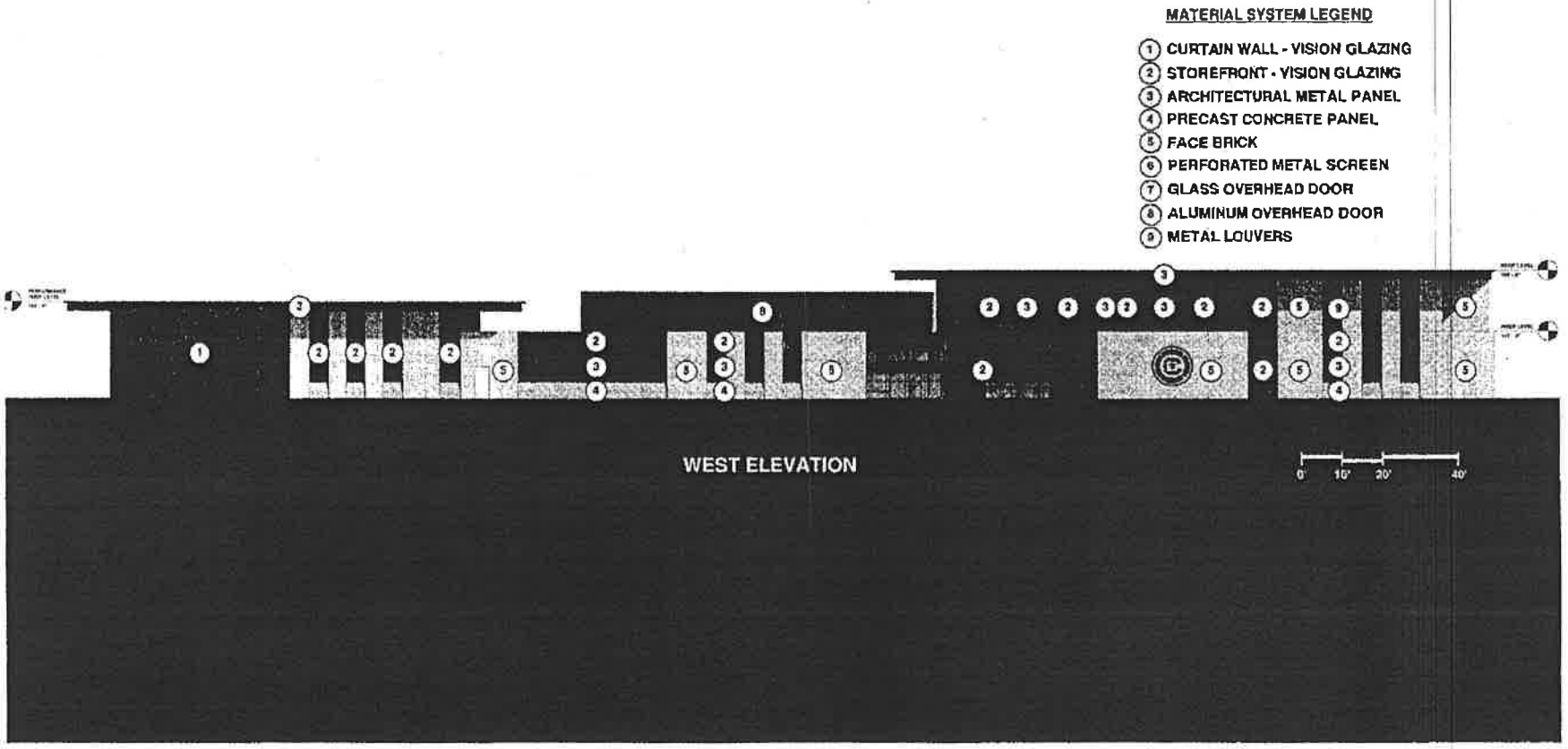
PERFORMANCE CENTRE | FAÇADE MATERIAL SYSTEMS

FINAL FOR PUBLICATION



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Introduced: June 22, 2022
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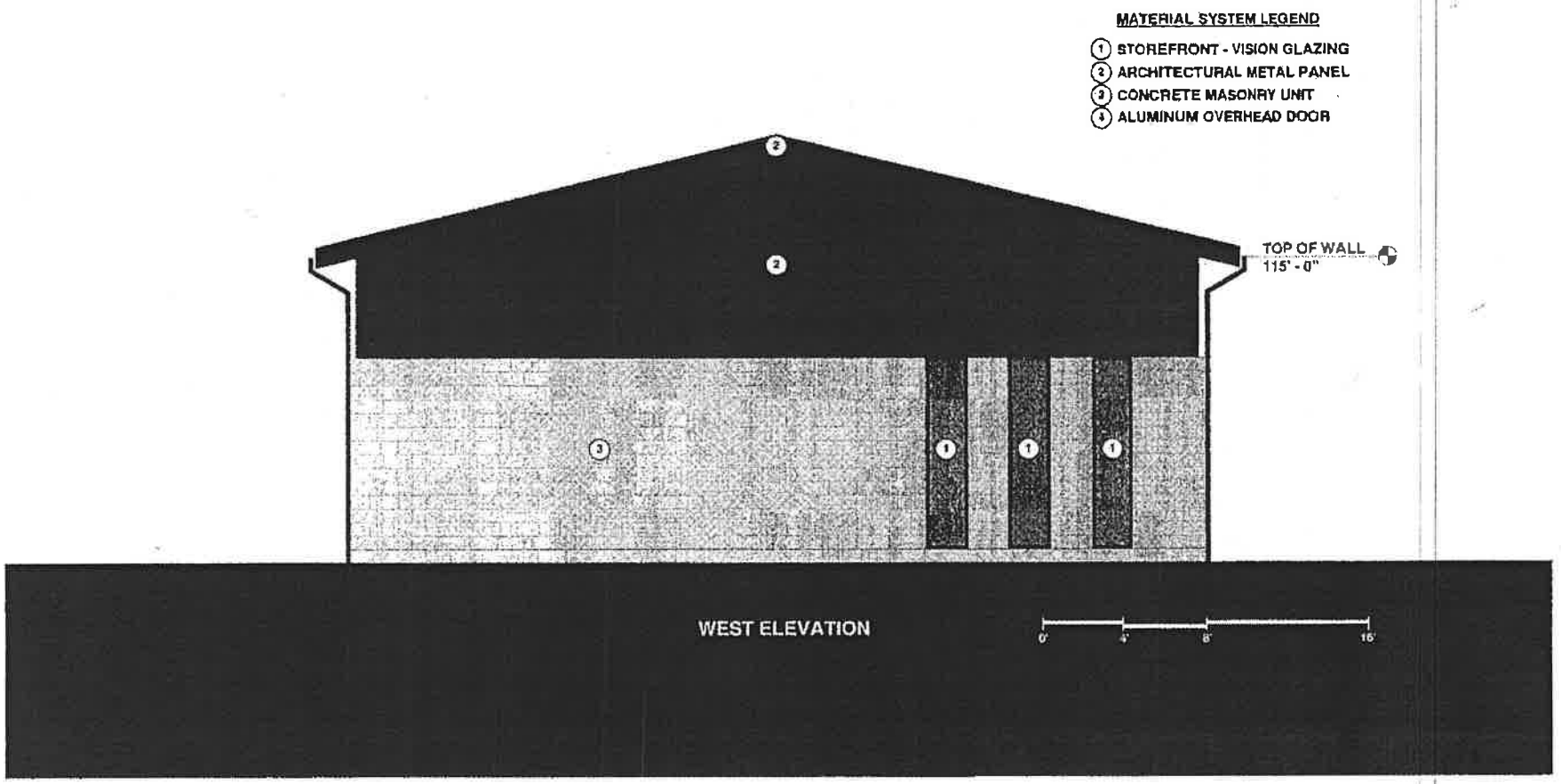
FIELD CREW / BUILDING ELEVATIONS

FINAL FOR PUBLICATION



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FIELD CREW | BUILDING ELEVATIONS

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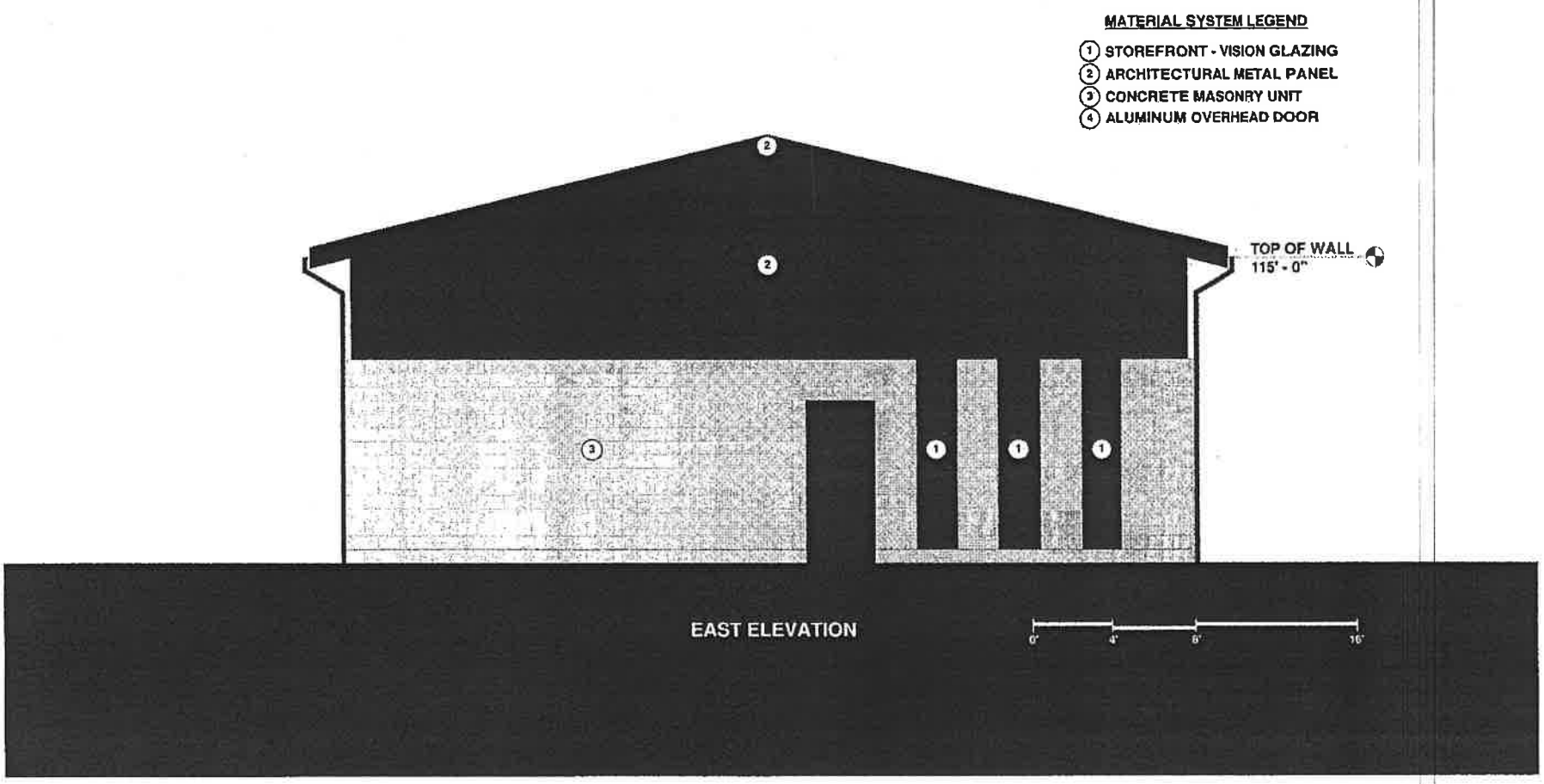

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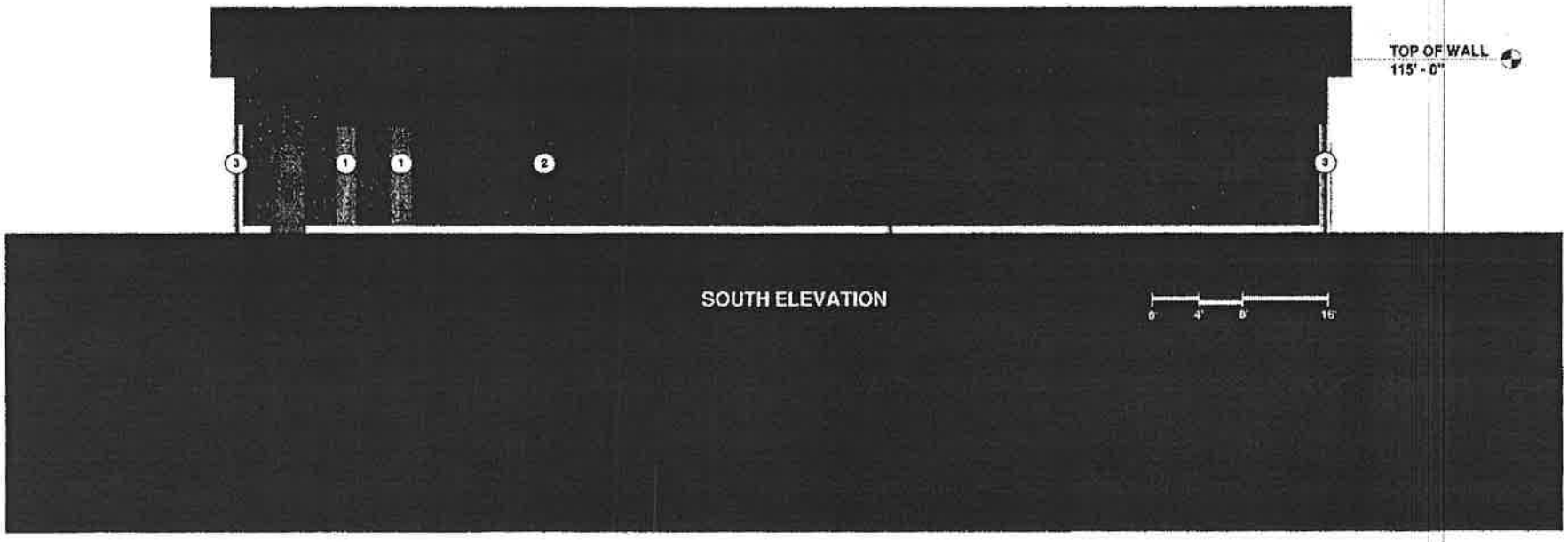
FIELD CREW | BUILDING ELEVATIONS

FINAL FOR PUBLICATION

MATERIAL SYSTEM LEGEND

1. STOREFRONT - VISION GLAZING
2. ARCHITECTURAL METAL PANEL
3. CONCRETE MASONRY UNIT
4. ALUMINUM OVERHEAD DOOR



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FIELD CREW | BUILDING ELEVATIONS

FINAL FOR PUBLICATION

MATERIAL SYSTEM LEGEND

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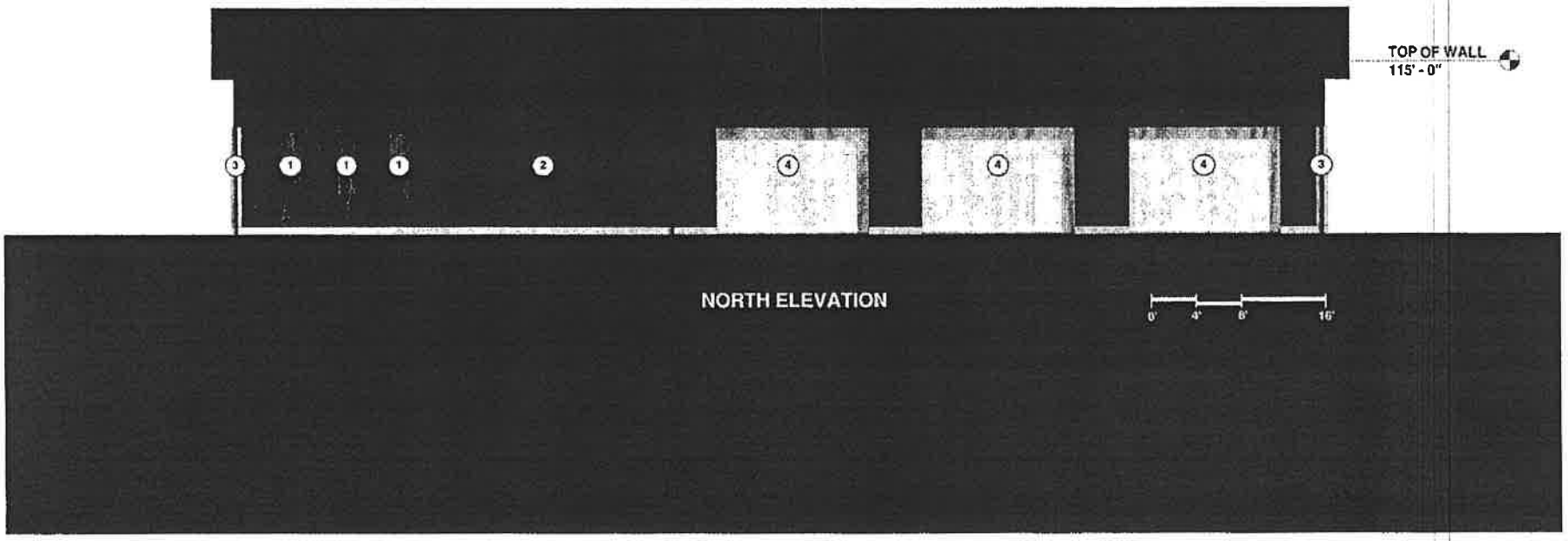

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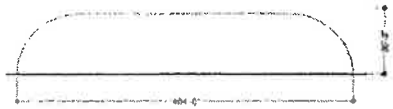
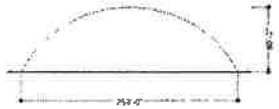
FINAL FOR PUBLICATION

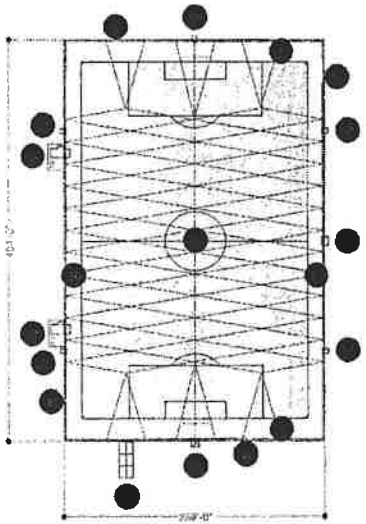
SUBAREA G
SEASONAL INFLATABLE DOME DIAGRAM - ILLUSTRATIVE SPECIFICATIONS



LONGITUDINAL SECTION



TRANSVERSE SECTION



INFLATABLE BUBBLE PLAN



LEGEND

- HEATING AND INFLATION UNIT & GENERATOR
- 10' x 10' x 35' VEHICULAR AIR LOCK
- REVOLVING VESTIBULE DOOR
- EMERGENCY EGRESS DOOR(s)
- A1 PITCH - SYNTHETIC TURF 75 yd x 120 yd
- PITCH - SYNTHETIC TURF 15' RUN OUT
- PITCH - SYNTHETIC TURF 20' RUN OUT
- 2' WIDTH CONCRETE GRADE BEAM - FLUSH WITH TURF

SECTION 3102.1 CLASSIFIES STRUCTURES USED LESS THAN 180 DAYS PER YEAR AS TEMPORARY

SECTION 3102.1 GENERAL
THE PROVISIONS OF SECTIONS 3102.1 THROUGH 3102.8 SHALL APPLY TO AIR-SUPPORTED, AIR-INFLATED, MEMBRANE-COVERED CABLE, MEMBRANE-COVERED FRAME AND TENSILE MEMBRANE STRUCTURES, COLLECTIVLY KNOW AS MEMBRANE STRUCTURES, ERECTED FOR A PERIOD OF 180 DAYS OR LONGER. THOSE ERECTED FOR A SHORTER PERIOD OF TIME SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE. MEMBRANE STRUCTURES COVERING WATER STORAGE FACILITIES, WATER CLARIFIERS, WATER TREATMENT PLANTS, SEWAGE TREATMENT PLANTS, GREENHOUSES AND SIMILAR FACILITIES NOT USED FOR HUMAN OCCUPANCY ARE REQUIRED TO MEET ONLY THE REQUIREMENTS OF SECTIONS 3102.1 AND 3102.7. MEMBRANE TTRUCTURES ERECTED ON A BUILDING, BALCONY, DECK OR OTHER STRUCTURE FOR ANY PERIOD OF TIME SHALL COMPLY WITH THIS SECTION.

THE REQUIREMENTS FOR STRUCTURES USED LESS THAN 180 DAYS PER YEAR ARE LESS RESTRICTIVE THAN FOR PERMANENT MEMBRANE STRUCTURES.

THE HEIGHT AND AREA LIMITATIONS IN CHAPTER 5 DO NOT APPLY.

3103 SPECIFIES THE REQUIREMENTS FOR TEMPORARY MEMBRANE STRUCTURE. SINCE WE HAVE AN OCCUPANT LOAD GREATER THAN 100 PERSONS THE REQUIREMENTS FOR THE INFLATION SYSTEM IS THE SAME FOR PERMANENT STRUCTURES. ESSENTIALLY, THIS INCLUDES BACK UP BLOWER SYSTEMS AND EMERGENCY POWER.

3103.2.5 AIR SUPPORTED AND AIR-INFLATED STRUCTURES

TEMPORARY AIR SUPPORTED STRUCTURES AND AIR-INFLATED STRUCTURES SHALL COMPLY WITH SECTIONS 3103.2.5.1 THROUGH 3103.2.5.3

3103.2.5.1 DESIGN
THE DESIGN AND CONSTRUCTION OF THE FABRIC ENVELOPE AND THE METHOD OF ANCHORING SHALL BE IN ACCORDANCE WITH ARCHITECTURAL FABRIC STRUCTURES INSTITUTE FSASS.

3103.2.5.2 BLOWERS
AN AIR-SUPPORTED STRUCTURE CONTAINING OCCUPIABLE SPACE SHALL BE FURNISHED WITH NOT LESS THAN TWO BLOWERS, EACH OF WHICH HAS ADEQUATE CAPACITY TO MAINTAIN FULL INFLATION PRESSURE WITH NORMAL LEAKAGE. THE DESIGN OF THE BLOWER SHALL BE SO AS TO PROVIDE INTEGRAL LIMITING PRESSURE AT THE DESIGN PRESSURE SPECIFIED BY THE MANUFACTURER.

3103.2.5.3 INFLATION SYSTEM
TEMPORARY STRUCTURES WITH AN OCCUPANT LOAD GREATER THAN 100 SHALL ALSO COMPLY WITH SECTION 3102.8

SPRINKLERS SHOULD NOT BE REQUIRED.

SOME FORM OF FIRE ALARM WILL PROBABLY BE REQUIRED. THIS WILL HAVE TO BE WORKED OUT WITH THE AHJ

EGRESS PER CHAPTER 10 IS REQUIRED.

EXIT SIGNS ARE REQUIRED

LIGHTING AND EMERGENCY LIGHTING IS REQUIRED.

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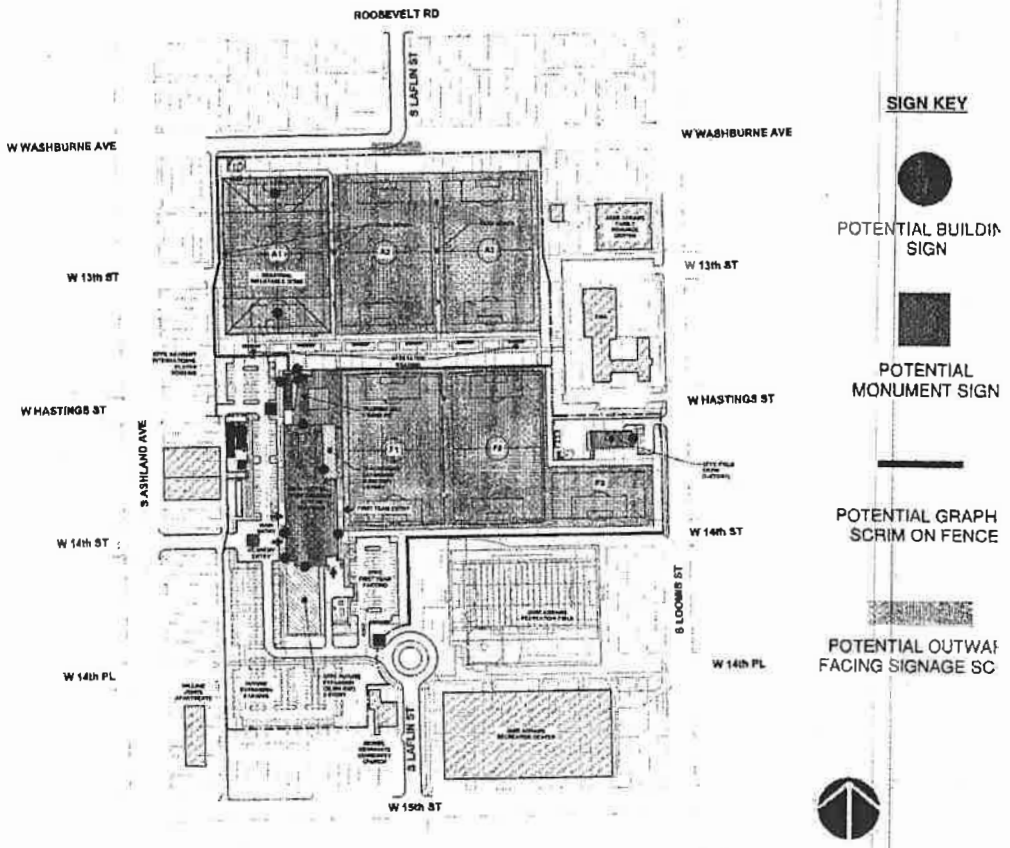
SUB AREA G
SITE SIGNAGE

STREET FRONTAGE	BUILDING SIGNAGE	FREESTANDING MONUMENT	OUTWARD FACING SIGNAGE SCRIM	TOTAL
W ROOSEVELT RD	240 SF	0 SF	1,360 SF	1500 SF
S LOOMIS ST	240 SF	0 SF	1,260 SF ALLOWED	UP TO 1500 SF
W 15TH ST	120 SF	70 SF	1,310 SF ALLOWED	UP TO 1500 SF
S ASHLAND AVE	240 SF	140 SF	1,120 SF ALLOWED	UP TO 1500 SF



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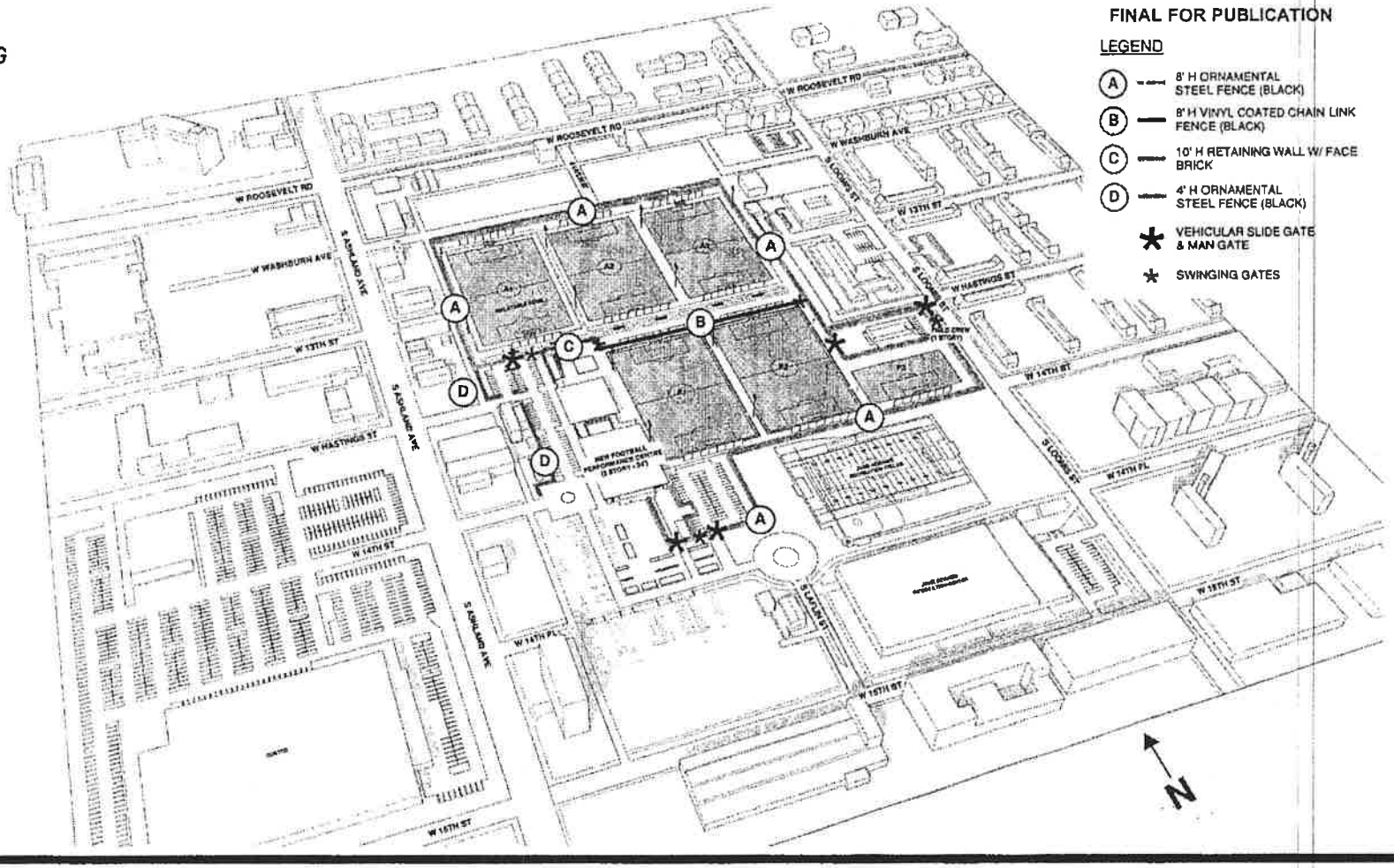
SUB AREA G
SITE FENCING



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Introduced: June 22, 2022
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DPD
Department of Planning and Development

August 27, 2021

Charles Schwartz
S.K.I. Architects
1645 West Ogden Avenue
Suite 523
Chicago, Illinois 60612

Re: Site Plan Approval for Planned Development No. 896, Subarea A-5, 1517-33 W. Hastings St.

To Mr. Schwartz:

Please be advised that your request for site plan approval for Planned Development No. 896 ("PD #896"), Subarea A-5, has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-8-0900 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 12 of PD 896.

You are requesting site plan approval to allow construction of three, four-story, multi-family residential apartment buildings on the properties located at 1517-33 W. Hastings St. The proposed buildings include a total of 42 dwelling units and 42 parking spaces. The phase one building has a total floor area of 19,438 square feet and the phase two and three buildings each have a total floor area of 19,392 square feet for an overall proposed gross floor area of 58,222 square feet. The total lot area is 26,280 square feet and the floor area-ratio for the proposed project is 2.22.

DPD has completed a zoning and design review of the proposed plan package, which includes a site plan, landscape plan, floor plans, building elevations and rendering. The attached plan exhibits are in accordance with and satisfy the requirements of the Chicago Zoning Ordinance and PD #896. Additionally, the Site Plan has been received approval from the Chicago Fire Department, Chicago Department of Transportation and the Mayor's Office for People with Disabilities.

Accordingly, this site plan approval request is hereby approved.

Sincerely,

Patrick Murphey
Zoning Administrator

Cc: Brian Hacker, Noah Szafraniec, PD Main File

EXACTA
LAND SURVEYORS, LLC

FIELD WORK DATE: 1/27/2020 **REVISION DATES:** (REV0 1/28/2020)

PROPERTY ADDRESS	SURVEY NUMBER	IL2001.1146-01

1517-1533 W. HASTINGS STREET, CHICAGO, ILLINOIS 60608

PROPERTY PICTURE



GOOGLE MAP



TRANSACTION

CLIENT ORDER NUMBER: **DATE:** 01/28/20

BUYER: MCNAMARA BUILDERS INC

SELLER: HOLY COVENANT CHURCH OF GOD IN CHRIST

CERTIFIED TO:
MCNAMARA BUILDERS INC

LEGAL DESCRIPTION

PARCEL 1:

LOTS 57 AND 58 IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OFSECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,ILLINOIS.

PARCEL 2:

LOT 59 IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 60, 61, 62, 63, 64 AND LOT 65 (EXCEPT THE WEST 4 FEET OF LOT 65) IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EASTOF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

POINTS OF INTEREST

NONE VISIBLE

FLOOD INFORMATION

JOB SPECIFIC SURVEYOR NOTES

IL2001.1146
BOUNDARY SURVEY
COOK COUNTY

PARCEL 1: LOTS 57 AND 58 IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST ¼ OFSECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,ILLINOIS.

PARCEL 2: LOT 59 IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST ¼ OF SECTION 20,TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 60, 61, 62, 63, 64 AND LOT 65 (EXCEPT THE WEST 4 FEET OF LOT 65) IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EASTOF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



TOTAL AREA OF PROPERTY SURVEYED 26300 SQ.FT.±

STATE OF ILLINOIS } SS
COUNTY OF LaSALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF JANUARY, 2020 AT 1568 HOLIDAY DRIVE, SANDWICH, IL 60548.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2020
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

Use of this Survey other than Intended, without Writen Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

THANKS TO

Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

Since 1991, The Cara Program has placed more than 4,400 motivated adults into more than 4,400 quality jobs, releasing the same number of families to break the cycle of poverty from one generation to the next.

GENERAL SURVEYOR NOTES

1. The legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Distances marked with an (M) are measured to found monuments. Bearings and distances, if any, which are not marked with an (M) are record or deed.
3. Witness is septic tank, well or drain field on this survey, the location of such items was shown as to others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any added items or deletions to this Survey are not to be construed as valid unless so noted.
6. No excavations in fee land dedicated thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was not performed and we make no representation as to the accuracy thereof.
9. All plats or subdivisions of Illinois require, 10' perimeter.
10. Unless specifically noted otherwise, no examination of the abstract of title was relied upon by the surveyor to determine which instruments, if any, are affecting this property.
11. Pursuant to Section 1270.56 any added above grade improvements whether or not shown hereon are within the boundary building setback, or easements, as defined by the parameters of this survey. There may be additional title which are not shown, not called out as title, or which are otherwise unknown to the surveyor. Those title is not to represent all items of interest to the owner.
12. Visible encroachments on the subject property lines are as noted on the sketch hereon and are not to scale unless noted otherwise.
13. The information contained in this survey is based upon the above noted legal(s) the surveyor has no responsibility for Exacta Land Surveyors, LLC. Additional legal research necessary to the property lines are for informational purposes only.
14. Access to and from any parcel shall not be used for new construction or planning. Ingress and egress should be over fee parcel or to such streets.
15. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or oriented to true or magnetic north. Bearings are shown as surveyor bearings, and when shown on a subdivision plat on which this survey is to be used, they are to be shown as or converted to the nearest minute of a north or south zero or meridian and the state or original subdivision plat. Pursuant to Illinois Administrative Code Section 1270.56 (b) (3) and (4), Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph b, Item ii.

SURVEYOR'S LEGEND



PREPARED BY

EXACTA
LAND SURVEYORS, LLC
LB# 184008059
316 East Jackson Street, Morris, IL 60450
Phone: 773.305.4011

PROPOSED RESIDENTIAL DEVELOPMENT
CHICAGO, ILLINOIS

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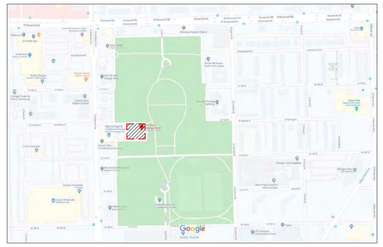







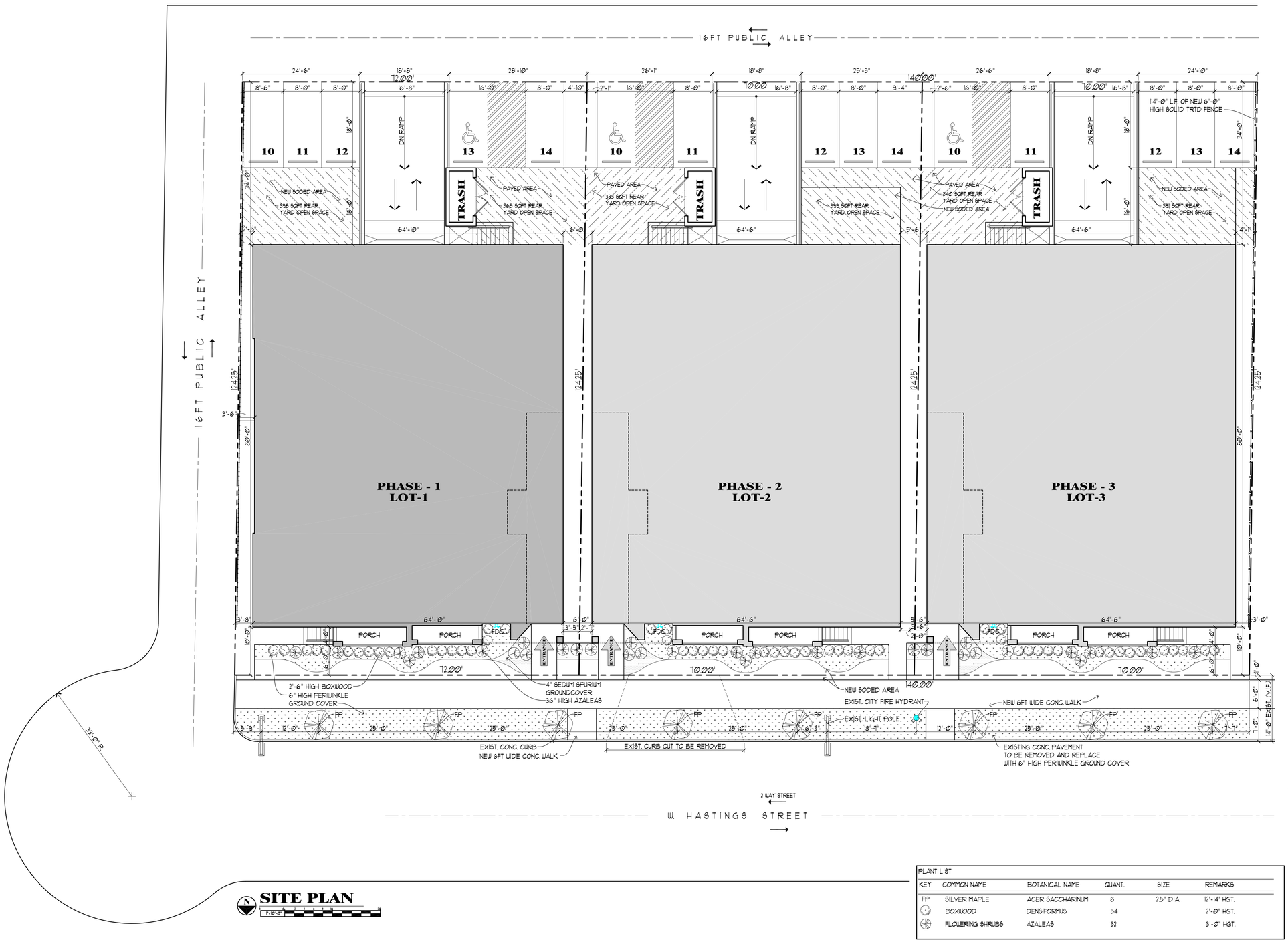

SITE PLAN

1"=10'-0"

PLANT LIST					
KEY	COMMON NAME	BOTANICAL NAME	QUANT.	SIZE	REMARKS
FP	SILVER MAPLE	ACER SACCHARINUM	8	2.5" DIA.	12'-14' HGT.
	BOXWOOD	DENSIFORMIS	54		2'-0" HGT.
	FLOWERING SHRUBS	AZALEAS	32		3'-0" HGT.

PD-896 **SUB-AREA - A5**

LOT-1 **PHASE-1**

	EXISTING ZONING A5	PROPOSED
LOT AREA	8,930 SF.	
LOT SIZE	72' x 124.25'	
MAX. BLDG. AREA (FAR)	9,823 SF. (1.1%)	19,438 SF. (2.18%)
MAX NO OF UNITS	9|0	14 UNITS
OPEN SPACE	N.R.	N.R.
MAX. BLDG. HEIGHT	35 FT(50%) & 45 FT(50%)	35FT & 45 FT
REQ'D FRONT SETBACK	10'-0"	10'-0"
REQ'D REAR SETBACK	30'-0"	34'-0"
REQ'D SIDE SETBACK	5'-0" BETWEEN BLDG.	6'-0"
REQ'D PUBLIC OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) = 1400 SF.	O.B.I.P. TO BE APPLIED
REQ'D PRIVATE OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) = 1400 SF.	1,463 SF.

BUILDING INFO:
OCCUPANCY TYPE:.....S-1 (INDOOR PARKING AT BSMT.)
OCCUPANCY TYPE:.....R-2 (1ST, 2ND,3RD & 4TH FLR)
CONSTRUCTION TYPE:.....3A - CONSTRUCTION
BUILDING HEIGHT:.....49'-5"
AUTOMATIC SPRINKLER SYSTEM:.....PROVIDED

ZONING INFO.
PROPOSED RESIDENTIAL UNITS :.....14
PARKING: (14 REQ'D).....14
BUILDING HEIGHT (4-STORY).....45 FT

1ST FLR. :.....5,166 SQFT.
2ND FLR. :.....5,151 SQFT.
3RD FLR. :.....5,151 SQFT.
4TH FLR. :.....3,958 SQFT.
TOTAL:.....19,438 SQFT.

LOT-2 **PHASE-2**

	EXISTING ZONING A5	PROPOSED
LOT AREA	8,675 SF.	
LOT SIZE	70'0" x 124.25'	
MAX. BLDG. AREA (FAR)	9,542 SF. (1.1%)	19,383 SF. (2.23%)
MAX NO OF UNITS	9|0	14 UNITS
OPEN SPACE	N.R.	N.R.
MAX. BLDG. HEIGHT	35 FT(50%) & 45 FT(50%)	35FT & 45 FT
REQ'D FRONT SETBACK	10'-0"	10'-0"
REQ'D REAR SETBACK	30'-0"	34'-0"
REQ'D SIDE SETBACK	5'-0" BETWEEN BLDG.	6'-0"/5'-6"
REQ'D PUBLIC OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) = 1400 SF.	O.B.I.P. TO BE APPLIED
REQ'D PRIVATE OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) = 1400 SF.	1,432 SF.

BUILDING INFO:
OCCUPANCY TYPE:.....S-1 (INDOOR PARKING AT BSMT.)
OCCUPANCY TYPE:.....R-2 (1ST, 2ND,3RD & 4TH FLR)
CONSTRUCTION TYPE:.....3A - CONSTRUCTION
BUILDING HEIGHT:.....49'-5"
AUTOMATIC SPRINKLER SYSTEM:.....PROVIDED

ZONING INFO:
PROPOSED RESIDENTIAL UNITS :.....14
PARKING: (14 REQ'D).....14
BUILDING HEIGHT (4-STORY).....45 FT

1ST FLR. :.....5,153 SQFT.
2ND FLR. :.....5,144 SQFT.
3RD FLR. :.....5,144 SQFT.
4TH FLR. :.....3,951 SQFT.
TOTAL:.....19,392 SQFT.

LOT-3 **PHASE-3**

	EXISTING ZONING A5	PROPOSED
LOT AREA	8,675 SF.	
LOT SIZE	70'0" x 124.25'	
MAX. BLDG. AREA (FAR)	9,542 SF. (1.1%)	19,383 SF. (2.23%)
MAX NO OF UNITS	9|0	14 UNITS
OPEN SPACE	N.R.	N.R.
MAX. BLDG. HEIGHT	35 FT(50%) & 45 FT(50%)	35FT & 45 FT
REQ'D FRONT SETBACK	10'-0"	10'-0"
REQ'D REAR SETBACK	30'-0"	34'-0"
REQ'D SIDE SETBACK	5'-0" BETWEEN BLDG.	5'-6"
REQ'D PUBLIC OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) = 1400 SF.	O.B.I.P. TO BE APPLIED
REQ'D PRIVATE OPEN SPACE PER UNIT	100 SF. (PER 14 UNITS) = 1400 SF.	1,431 SF.

BUILDING INFO:
OCCUPANCY TYPE:.....S-1 (INDOOR PARKING AT BSMT.)
OCCUPANCY TYPE:.....R-2 (1ST, 2ND,3RD & 4TH FLR)
CONSTRUCTION TYPE:.....3A - CONSTRUCTION
BUILDING HEIGHT:.....49'-5"
AUTOMATIC SPRINKLER SYSTEM:.....PROVIDED

ZONING INFO:
PROPOSED RESIDENTIAL UNITS :.....14
PARKING: (14 REQ'D).....14
BUILDING HEIGHT (4-STORY).....45 FT

1ST FLR. :.....5,153 SQFT.
2ND FLR. :.....5,144 SQFT.
3RD FLR. :.....5,144 SQFT.
4TH FLR. :.....3,951 SQFT.
TOTAL:.....19,392 SQFT.

PROPOSED RESIDENTIAL DEVELOPMENT

1517-33 W. HASTINGS ST.

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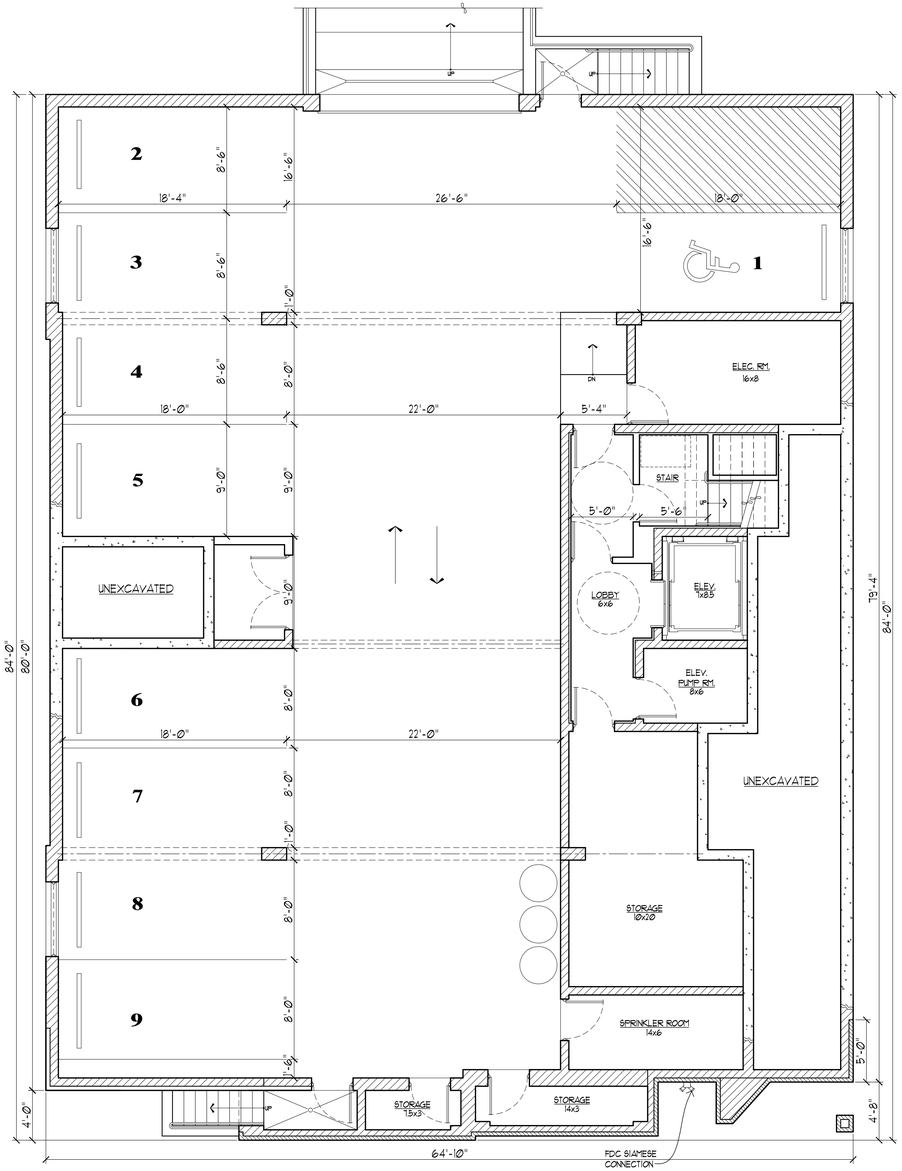
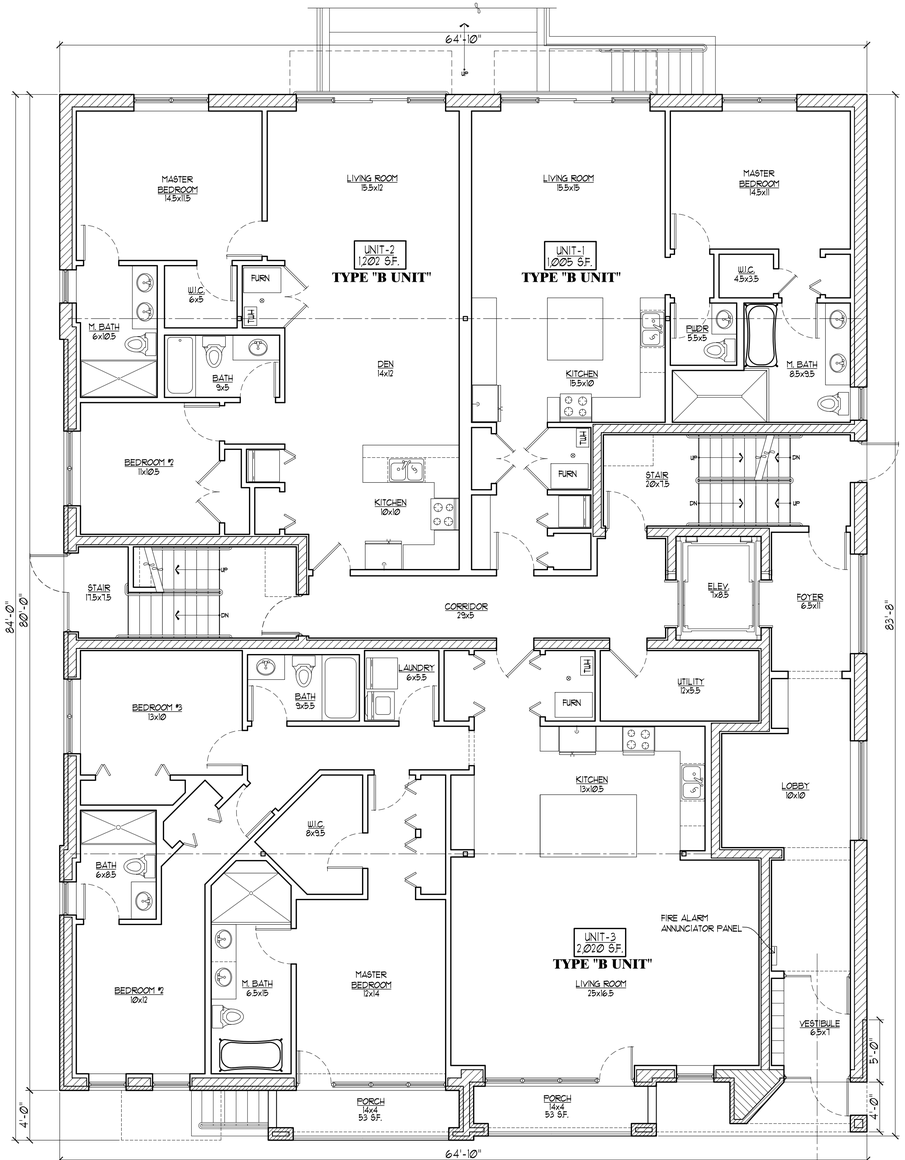
A-1



BASEMENT PLAN

3/16"=1'-Ø"



1ST FLOOR PLAN

SCALE: 3/16"=1'-Ø"

FIXTURES FOR UNIT 1
1 SINK 1 DW 2 WC 3 LAV 1 TUB 1 SHWR 1 WASH. / DRY
10 FIXTURES @ TWH x 4 UNITS
40 FIXTURES @ 4 TWH
FIXTURES FOR UNIT 2
1 SINK 1 DW 2 WC 3 LAV 1 TUB 1 SHWR 1 WASH. / DRY
10 FIXTURES @ TWH x 4 UNITS
40 FIXTURES @ 4 TWH
FIXTURES FOR UNIT 3
1 SINK 1 DW 3 WC 4 LAV 2 TUB 2 SHWR 1 WASH. / DRY
14 FIXTURES @ TWH
FIXTURES FOR UNIT 4
1 SINK 1 DW 2 WC 3 LAV 1 TUB 1 SHWR 1 WASH. / DRY
10 FIXTURES @ TWH x 2 UNITS
20 FIXTURES @ 2 TWH
FIXTURES FOR UNIT 5
1 SINK 1 DW 2 WC 3 LAV 1 TUB 1 SHWR 1 WASH. / DRY
10 FIXTURES @ TWH x 2 UNITS
20 FIXTURES @ 2 TWH
FIXTURES FOR UNIT 6
1 SINK 1 DW 2 WC 3 LAV 1 TUB 1 SHWR 1 WASH. / DRY
10 FIXTURES @ TWH
TOTAL PLUMBING FIXTURES 144 TWH. - 14
WATER SERVICE 3"

BUILDING DATA

OCCUPANCY CLASIFICATION:.....S-2 (INDOOR PARKING)
OCCUPANCY CLASIFICATION:.....R-2 (14 UNITS)
CONSTRUCTION TYPE:.....3A
BUILDING HEIGHT:.....49'-5"
AUTOMATIC
SPRINKLER SYSTEM:.....PROVIDED

WORK AREA CALCULATION AS PER PROJECT MANAGER:

BASEMENT GARAGE PLAN	4,742 SQFT
1ST FLOOR PLAN	5,166 SQFT
2ND FLOOR PLAN	5,151 SQFT
3RD FLOOR PLAN	5,151 SQFT
4TH FLOOR PLAN	3,958 SQFT
TOTAL BUILDING AREA	24,180 SQFT
FRONT BALCONY	
1ST FLOOR	106 SQFT
2ND FLOOR	173 SQFT
3RD FLOOR	106 SQFT
4TH FLOOR (ROOF DECK)	1,155 SQFT
REAR BALCONY	
2ND FLOOR	90 SQFT
3RD FLOOR	90 SQFT
4TH FLOOR	90 SQFT
CONC. PARKING RAMP	635 SQFT
EXTERIOR PARKING	956 SQFT
CONC. STAIRS AT FRONT	62 SQFT
CONC. STAIRS AT REAR	58 SQFT
CONC. WALKWAY	954 SQFT

1 - TYPE A UNIT
13 - TYPE B UNIT

ACCESSIBILITY RESIDENTIAL UNIT NOTES

- ALL ADAPTABLE UNITS TO BE TYPE B UNIT:
1. HANDICAP ACCESSIBLE
2. ALL DOORS ARE A MINIMUM OF 2'-10" WIDE
3. THE ROUTE THROUGH THE COVERED UNIT IS ACCESSIBLE (36" MINIMUM WIDE HALLWAYS)
4. ALL LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTAT CONTROLS, & OTHER ENVIRONMENTAL CONTROLS TO BE LOCATED BETWEEN 15"-48" AFF.
5. REINFORCE ALL BATHROOM WALLS BETWEEN 32"-38" AFF. FOR LATER INSTALLATION OF GRAB BARS
6. ALL KITCHENS AND BATHROOMS ARE USABLE

PROPOSED RESIDENTIAL DEVELOPMENT

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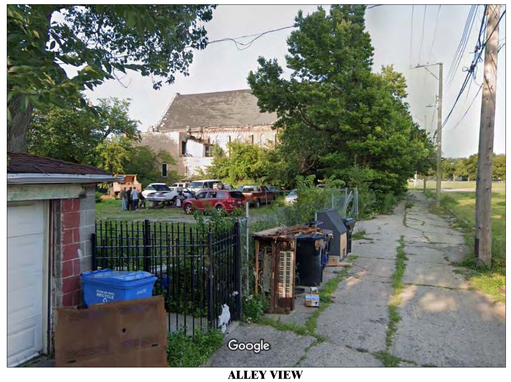


ALLEY VIEW



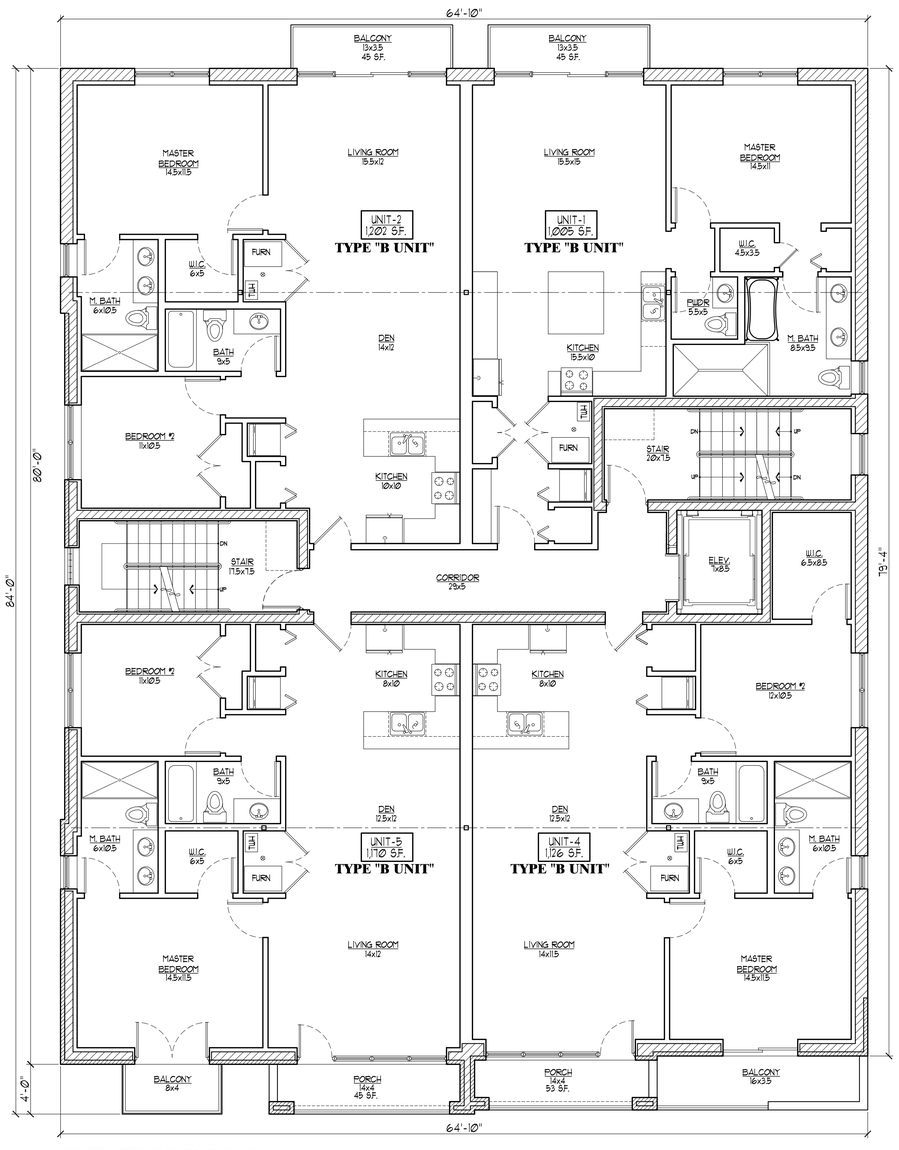
STREET VIEW



STREET VIEW

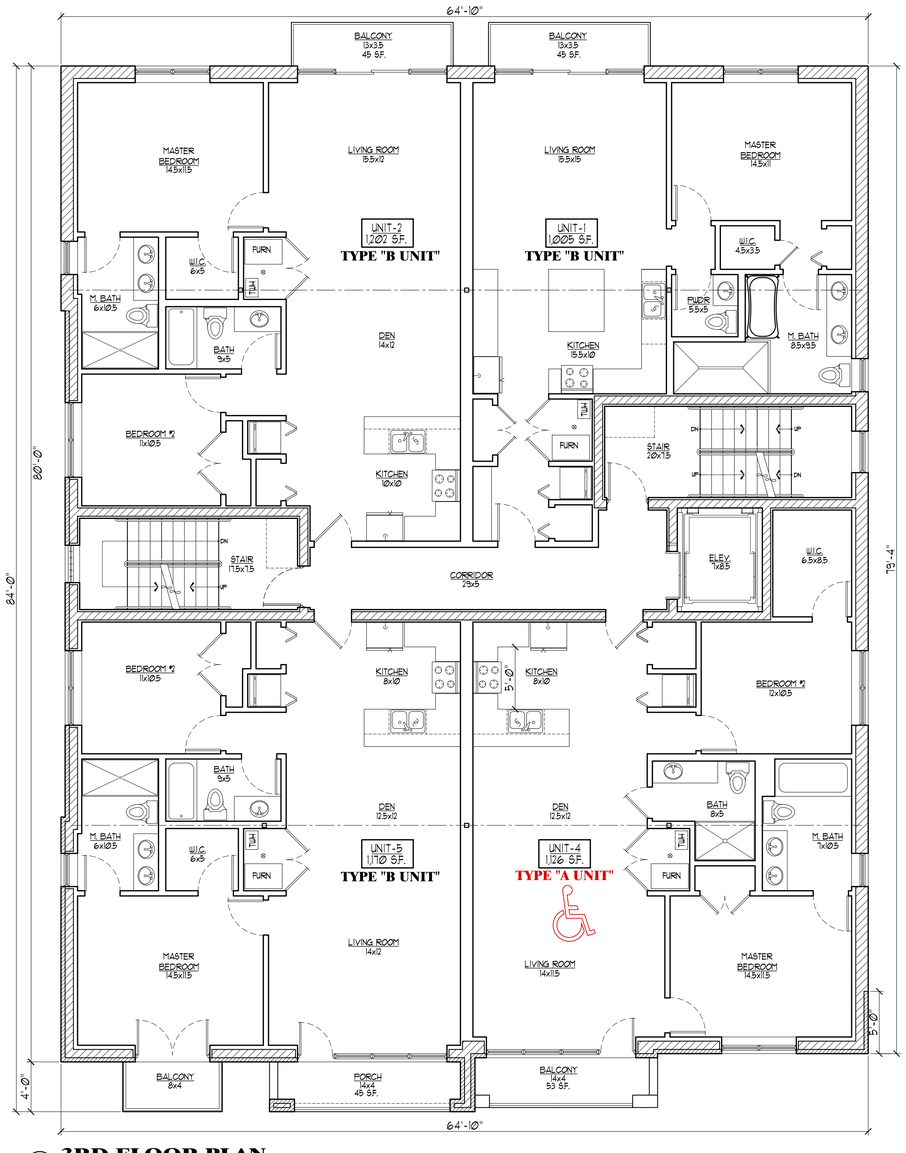


STREET VIEW



2ND FLOOR PLAN

SCALE: 3/16"=1'-0"



3RD FLOOR PLAN

SCALE: 3/16"=1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT

1517-33 W. HASTINGS ST. CHICAGO, ILLINOIS

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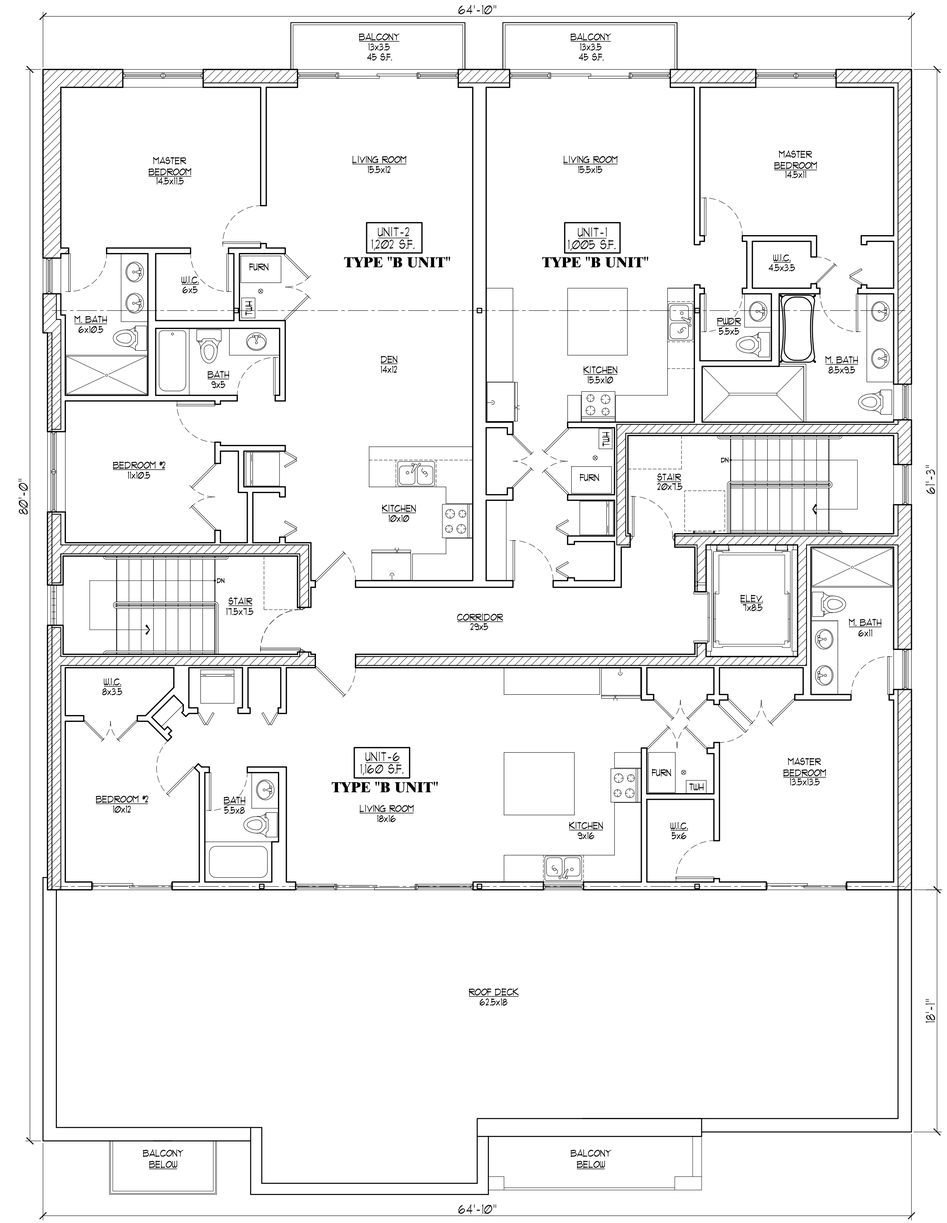

N

4TH FLOOR PLAN

3/16"=1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT

1517-33 W. HASTINGS ST. CHICAGO, ILLINOIS

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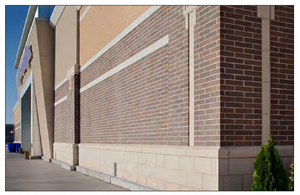
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

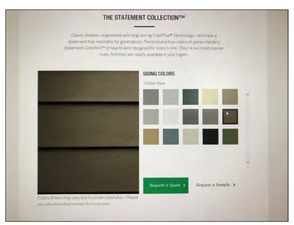


REAR ELEVATION
SCALE: 1/8"=1'-0"



HARVARD BRIK COLOR SAMPLE

Harvard Brik - 8"x4"x16"
- The aesthetic appeal of traditional clay brick, but single-wythe masonry at a cost-effective price point
- One-step installation with cost similar to a CMU application
- Exceeds compressive strength requirements of ASTM C-90
- Fade resistant composition
- Integral water-resistant polymer
- May be insulated using same insulation materials used in standard CMU wall construction



HARDIE SIDING COLOR SAMPLE

Fire Resistance Rated Wall Assemblies (1-hour fire walls): Unless otherwise noted, the assemblies in this section have been evaluated for conformance to the following standards:
- ASTM-E119, Standard Methods of Fire Tests of Building Construction and Materials.
- CAN/ULC-S101, Standard Methods of Fire Endurance Tests of Building Construction and Materials.
- NFPA-251, Fire Tests of Building Construction and Materials.
- UBC-7-1-94, Uniform Building Code Standard.
- UL-263, Fire Tests of Building Construction and Materials.



FRONT ELEVATION
3/16"=1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
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PROPOSED RESIDENTIAL DEVELOPMENT

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REAR ELEVATION

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION

FRONT ELEVATION

PROPOSED RESIDENTIAL DEVELOPMENT

1517-33 W. HASTINGS ST.

CHICAGO, ILLINOIS

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Reclassification Of Area Shown On Map Nos. 2-G And 4-G.
(As Amended)
(Application No. 20649)
(Common Address: 1002 S. Racine Ave./1257 W. Roosevelt Rd./
1357 W. Roosevelt Rd./1322 W. Taylor St.)

RBPD 896, AA

[SO2021-1102]

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 current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next north of West Hastings Street; South Ashland Avenue; West 13th Street; the alley next east of South Ashland Avenue; the alley next north of West 13th Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Residential-Business Planned Development No. 896, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number 896, as amended (the "Planned Development") consists of approximately

seven million one hundred seventy-two thousand two hundred twenty-six (7,172,226) square feet (one hundred sixty-four and sixty-five hundredths (164.65) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The "Applicant" for this amendment is LR ABLA LLC with authorization from the Property owners.

2. The Applicant, or the Chicago Housing Authority, LR ABLA LLC (the "Master Developer") or their successors, assignees or grantees (collectively, "Affiliates") shall obtain all necessary official reviews, approvals or permits. 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 Affiliates and approval by the City Council of the City of Chicago (the "City Council").

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property owners, the Affiliates, their successors, assignees or grantees and all other individuals or entities owning property within the Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and their successors, assignees or grantees. Furthermore, pursuant to the requirements of Section 17-8-0400 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), or, to the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.

4. This plan of development consists of these twenty (20) Statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference: a Permitted Uses Table; a Bulk Regulations and Data Table; an Existing Zoning Boundary Map; an Existing Land-Use Map; a Right-of-Way Adjustments Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Phase I Site Plan prepared by DeStefano + Partners dated November 20, 2003; a Phase I Landscape Plan and Street Character Guidelines prepared by Wolff Clements and Associates Ltd. dated November 20, 2003; and Building Elevations prepared by DeStefano + Partners, et al. dated November 20, 2003, which exhibits are attached to the P.D. amendment approved by the City Council on September 5, 2007 at the *Journal of the Proceedings of the City Council of the City of Chicago,* pages 7434 through 7507. A full-size set of the Phase I Site Plan, the Phase I Landscape Plan and the Building Elevations is on file with the Department of Planning and Development.

This plan of development consists of the following exhibits related to the development of the new construction building in Subarea D that was the subject of the October 11, 2017 Amendment: Subarea D Existing Land-Use Map; Site/Landscape Plan; Building Elevations (north, south, east and west) and Green Roof Plan prepared by Skidmore, Owings & Merrill LLP dated August 17, 2017.

This plan of development consists of the following exhibits related to the development of the new construction buildings in Subareas B and D and the adaptive reuse of an existing building in Subarea D known as the National Public Housing Museum and Apartments and that are the subject of this 2021 amendment: Existing Zoning Boundary Map; Existing Land Use Map; Right-of-Way Adjustments Map; Planned Development Boundary and Property Line Map; Subarea Map; Subarea B 1257 West Roosevelt Road Existing Land-Use Map; Subarea B 1257 West Roosevelt Road; Site/Landscape Plan; Subarea B 1257 West Roosevelt Road Roof Plan; Subarea B 1257 West Roosevelt Road North and West Elevations; Subarea B 1257 West Roosevelt Road South and East Elevations; Subarea B 1257 West Roosevelt Road Landscape Plant List; Subarea B 1257 West Roosevelt Road Landscape Details; Subarea B 1357 West Roosevelt Road Existing Land-Use Map; Subarea B 1357 West Roosevelt Road Site/Landscape Plan; Subarea B 1357 West Roosevelt Road Roof Plan; Subarea B 1357 West Roosevelt Road North and West Elevations; Subarea B 1357 West Roosevelt Road South and East Elevations; Subarea B 1357 West Roosevelt Road Landscape Plant List; Subarea B 1357 West Roosevelt Road Landscape Details; Subarea D 1002 South Racine Avenue Existing Land-Use Map; Subarea D 1002 South Racine Avenue Site/Landscape Plan; Subarea D 1002 South Racine Avenue Green Roof Plan; Subarea D 1002 South Racine Avenue North and East Elevations; Subarea D 1002 South Racine Avenue South and West Elevations; Subarea D 1002 South Racine Avenue Landscape Plant List; Subarea D 1002 South Racine Avenue Landscape Details; Subarea D 1322 West Taylor Street Existing Land-Use Map; Subarea D 1322 West Taylor Street Site/Landscape Plan; Subarea D 1322 West Taylor Street East, West, and Courtyard North Elevations; Subarea D 1322 West Taylor Street North, South, and Courtyard South Elevations; Subarea D 1322 West Taylor Street Landscape Plant List; and Subarea D 1322 West Taylor Street Landscape Detail dated July 15, 2021.

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 Property within the Planned Development is divided into fourteen (14) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, those uses indicated on the attached Permitted Uses Table shall be permitted in this Planned Development. The uses permitted in Subareas A-1 through A-5, F, G and H are based on the uses permitted in the R4 General Residence District. The uses permitted in Subareas A-6, B, C, D, E and I are based on the uses permitted in the B4-2 Restricted Service District. In the event that the Chicago Zoning Ordinance is amended to change the permitted uses in either

of these districts, any new use not otherwise included in the attached Permitted Uses Table proposed for the Property shall be subject to the review and approval of the Department of Planning and Development and shall only be permitted if such use is consistent with the character of the area in which it is proposed.

Additional Permitted Use Regulations:

(a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.

(b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the Applicant or the Affiliates undertake redevelopment thereof as provided herein.

(c) Residential uses may be permitted below the second (2nd) floor in all subareas.

(d) All retail shall have a minimum floor to floor height of twelve (12) feet.

(e) Any permitted business use allowed in Subarea A-6 shall be located on the ground floor of a residential building and the total amount of business space within the subarea shall not exceed two thousand (2,000) square feet. No drive-through uses shall be permitted in Subarea A-6.

(f) Stand-alone business uses shall only be permitted within Subarea B at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working Group and compliance with paragraph 12 herein and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet. Drive-through uses, other than restaurants, shall be permitted in Subarea B, subject to the review and approval of the Department of Planning and Development.

(g) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings and the total amount of business space in any one location shall not exceed six thousand (6,000) square feet. Notwithstanding the foregoing, one retail location greater than six thousand (6,000) square feet

shall be permitted within Subarea D. No drive-through uses shall be permitted in Subarea D.

(h) Permitted business uses shall only be allowed in Subarea E at the southwest corner of West 15th Street and South Loomis Street and at the southeast corner of West 15th Street and South Ashland Avenue and provided further that all permitted business uses shall be located on the ground floor of a residential building and the total amount of business space in any one location shall not exceed three thousand (3,000) square feet. No drive-through uses shall be permitted in Subarea E.

(i) Permitted museum uses may exceed six thousand (6,000) square feet.

(j) Drive-through uses shall be permitted in Subarea C and Subarea I, subject to the review and approval of the Department of Planning and Development.

(k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.

6. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of

development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.

10. For purposes of floor area ratio (FAR) calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining FAR permitted by the Chicago Zoning Ordinance, such calculations shall exclude (a) all floor area dedicated to mechanical equipment and storage areas in excess of five thousand (5,000) square feet in any single building, and (b) any floor area associated with parking and loading areas.

11. For purposes of this Planned Development, in addition to the encroachments permitted by the Chicago Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.

12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the improvements in any phase of development subsequent to Phase I, a site plan, landscape plan and building elevations (collectively, the "Subsequent Phase Site Plan Approval Submittals") shall be submitted to the Department of Planning and Development for approval. Approval of the Subsequent Phase Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development, including the Street Character Guidelines attached hereto. Subsequent Phase Improvements that contain modifications which would otherwise be considered minor changes to the Planned Development shall be deemed to be in substantial conformance therewith. If the Subsequent Phase Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. Following approval thereof by the Department of Planning and Development, said Subsequent Phase Site Plan Approval Submittals, and each of them, shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of the Subsequent Phase Site Plan Approval Submittals by the Department of Planning and Development, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. In the event of any inconsistency between Subsequent Phase Site Plan Approval Submittals and the terms of this Planned Development in effect at the time of approval of such Subsequent Phase Site Plan Approval Submittals or of the changes or modifications thereto, the terms of this Planned Development shall govern.

    Notwithstanding the foregoing, no Site Plan Approval shall be required in connection with the development of the Phase I improvements, the new construction building

located in Subarea D contemplated by the 2017 amendment to this Planned Development or the buildings proposed in Subareas B or D contemplated by this amendment.

Subsequent Phase Site Plan Approval Submittals shall, at minimum, provide the following information:

(a) a site plan (including footprints of the proposed improvements);

(b) a landscape plan, including species and size of landscape material;

(c) location and depiction of all parking spaces and loading berths, including relevant dimensions;

(d) location and depiction of all drives, roadways and vehicular routes;

(e) statistical information applicable to the particular phase of development depicted, including:

(1) floor area and floor area ratio;

(2) uses to be established;

(3) building heights; and

(4) building setbacks;

(f) building elevations; and

(g) compliance with the Street Character Guidelines.

Subsequent Phase Site Plan Approval Submittals shall include such other information as may be necessary to illustrate substantial conformance with the applicable provisions of this Planned Development.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant, the Affiliates or their successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this planned development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of

the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include, but are not limited to, a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase in the maximum percent of land covered.

14. The Applicant, the Affiliates, and their successors, assignees or grantees acknowledge 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 and Affiliates shall use best and commercially reasonable efforts to design, construct and maintain all new 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 ("ASHRAE") and the Illuminating Engineering Society ("IES").

    The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The new construction building located in Subarea D contemplated by the 2017 amendment to this Planned Development and the buildings proposed in Subareas B or D contemplated by this amendment shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for such buildings and must provide documentation verifying compliance.

15. The Applicant, the Affiliates and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

16. Applicant and Affiliates 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 promote these objectives, the Applicant and Affiliates agree to review with the Department of Planning and Development to determine if any features, materials or resources would be cost-effective to include as a part of the design, construction, and maintenance of the buildings and improvements on the Property. Cost-effectiveness shall be in the sole discretion of the Applicant and Affiliates. Provided funding is available as indicated below, this review process shall specifically include the use of computer modeling programs recommended by the Department of Planning and Development. The types of features, materials and resources that will be analyzed and

considered during this process are enumerated on Exhibit 12. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. All features, materials or resources shall be evaluated in the context of the Home Energy Rating System. To the extent that design, construction and maintenance of any of these features, materials or resources requires supplemental funding from the City or other funding sources, design, construction or maintenance shall be subject to the receipt of such funding.

17. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

(a) Open Space: Open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Single-Family Detached	500 square feet	150 square feet	--
Single-Family Attached (townhouses)	200 square feet	150 square feet	--
Low-Rise Apartments Condominiums Flats (up to 4-stories)	Up to 50 percent of total open space required in column 3 may be in balconies or roof decks	50 square feet	8 units or less -- 150 square feet or compliance with applicable open space impact fees More than 8 units -- 100 square feet or applicable open space impact fees in lieu*

* Where an in lieu fee is applicable it shall be calculated pursuant to the following formula: [Required Private Open Space -- Proposed Provided Private Open Space (including all front, side and rear yards)]/87 square feet * $313 = required in lieu fee. The denominator square feet and fee amount may be adjusted from time to time by DPD per the generally-applicable guidelines for the open space impact fee credit. The required in lieu fee shall be calculated by DPD at the time of Part II approval.

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Mid-Rise Apartments Condominiums (5 to 8 stories)	Up to 50 percent of total open space required in column 3 may be in balconies or roof decks	50 square feet	100 square feet or compliance with applicable open space impact fees in lieu*
Loft Conversions	Up to 50 percent of total open space required in column 3 may be in balconies or individual unit roof decks	50 square feet	100 square feet (may be provided in roof garden) or compliance with applicable open space impact fees in lieu*

(b) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.

(c) Residential Building Design. Other than the Phase I Improvements, the new construction building located in Subarea D contemplated by the 2017 amendment or the buildings proposed in Subareas B or D contemplated by this amendment, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.

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* Where an in lieu fee is applicable it shall be calculated pursuant to the following formula: [Required Private Open Space -- Proposed Provided Private Open Space (including all front, side and rear yards)]/87 square feet * $313 = required in lieu fee. The denominator square feet and fee amount may be adjusted from time to time by DPD per the generally-applicable guidelines for the open space impact fee credit. The required in lieu fee shall be calculated by DPD at the time of Part II approval.

(1) Facades. Front facades, including end walls which front public streets or open spaces, be of brick, have windows and be ornamented with artificial stone or concrete. They shall be varied in material, roofline and window style. The front facade brick should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the facade brick shall return four (4) feet past the face of the adjacent facade. Side walls and rear, walls should be masonry (brick or CMU), vinyl clad or split-face block. EIFS synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts, but not public streets must contain pedestrian scale entry doors, windows and building lighting. All front facades or side facades facing a public street will contain items that create architectural rhythm such as bay windows, and brick moldings; and building projections such as cornice lines and pilasters; television reception dishes shall not be permitted thereon. Affordable housing units shall be constructed of equal quality materials, detailing and decoration so they are indistinguishable from market rate units.

(2) Dwelling Types. A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks.

(3) Private Garages. Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.

(4) Orientation Of Buildings. Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.

(5) Retail Corner Sites. Retail corner site setbacks over five (5) feet are to be avoided.

(d) Fencing, Walls And Gates. Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height.

18. The Applicant acknowledges and agrees that the rezoning of the Property in Subarea D that was the subject of the 2017 amendment (the "2017 Amendment Property") and the buildings proposed in Subareas B or D contemplated by this amendment (the "Subject Property") from Planned Development Number 896 to Planned Development Number 896, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district.

The 2017 Amendment Property is located in a "higher income area" within the meaning of the ARO, and the project had a total of 73 units. As a result, the Applicant's affordable housing obligation is 7 affordable units (10 percent of 73 rounded down), 2 of which are Required Units (25 percent of 7, rounded up). Applicant agreed to satisfy its affordable housing obligation by providing 7 affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in on the Subject Property, including, without limitation, excavation or foundation permits, the Applicant executed and recorded an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement was recorded against the 2017 Amendment Property and constituted a lien against such property.

The Subject Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 222 units. As a result, the Applicant's affordable housing obligation is 44 affordable units (20 percent of 222, rounded down), 11 of which are Required Units (25 percent of 44, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 44 affordable units in the rental buildings to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the

number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in on the Subject Property, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property.

The Commissioner of DPD may enforce remedies for any breach of this Statement 18, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

19. The Applicant acknowledges the City's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the City in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the applicant's submission for Part II permit reviews of the new construction building located in Subarea D, the applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy for the new construction building located in Subarea D, the applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.

20. a) Unless substantial construction of the Phase I Improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to those zoning district classifications in

existence immediately prior to the adoption of the ordinance establishing this Planned Development.

b) Subsequent Periods. Unless substantial construction has commenced and been diligently pursued after the initial six (6) year period on a minimum of four hundred (400) dwelling units (cumulative) within eight (8) years of the effective date hereof, six hundred (600) dwelling units (cumulative) within ten (10) years of the effective date hereof and eight hundred (800) dwelling units (cumulative) within twelve (12) years of the effective date hereof (the "Subsequent Periods"), the Department may decide to review and recommend modification of the provisions of this Planned Development in whole or in part. The Department's determination that the Planned Development ordinance must be reviewed shall be reflected in an application filed by the City for a Planned Development amendment, with the City being deemed the Applicant and providing such notice as may be required by law. Not less than thirty (30) days before filing any such application for amendment to the Planned Development, the Department shall provide the Applicant with a copy of the draft application for amendment.

c) Unless substantial construction of the improvements contemplated within Subarea D has commenced within six (6) years following adoption of Residential-Business Planned Development Number 896, as amended by this Amendment and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Subarea D and the zoning of Subarea D of the planned development shall automatically revert to Residential-Business Planned Development Number 896, as amended on September 5, 2007.

d) Unless substantial construction of the improvements contemplated within Subareas B and D has commenced within six (6) years following adoption of Residential-Business Planned Development Number 896, as amended by this Amendment and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Subarea D and the zoning of Subarea D of the planned development shall automatically revert to Residential-Business Planned Development Number 896, as amended, on October 11, 2017.

[Existing Zoning Boundary Map; Existing Land-Use Map; Right-of-Way Adjustment Map; Boundary and Property Line Map; Subarea Map; Subarea B -- Existing Land-Use Maps; Site/Landscape Plans; Roof Plans; Building Elevations; Landscape Plant Lists; Landscape Details; Subarea D -- Existing Land-Use Map; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 33734 through 33766 of this *Journal*.]

Exhibit 12 and Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Exhibit 12.

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;

-- Install (by City) permeable alleys; and

-- 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 double glazed windows;

-- Install Energy Star appliances;

-- Install ninety percent (90%) efficient furnaces;

-- Install energy 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;

-- Advance caulking for airtight drywall approach;

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

-- Install carpeting by tacking rather than using glue.

Indoor Environmental Quality:

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

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

Sustainable Features:

-- Use carpet made from recycled materials;

-- Use engineered composite lumber;

-- Use recycled light-gauge interior steel framing, if possible;

-- Use blown-in cellulose insulations;

-- Use cement board siding on exterior;

-- Use fly-ash concrete for foundations, if structurally possible;

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

-- Green roofs.

Material And Resources:

-- Resource efficient design, including panelization of walls.

Business Planned Development No. 896.

FINAL FOR PUBLICATION

Exhibit 1.

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

	Sub-area A1	Sub-area A2	Sub-area A3	Sub-area A4	Sub-area A5	Sub-area A6	Sub-area B
Gross Site Area (Square Feet)	-		-	-	-	-	-
Net Site Area (Square Feet)	338,057	288,610	294.465	164,587	1,244,231	9.375	440,591
Gross Site Acreage	-	-	-	-	-	-	-
Net Site Acreage	8.2	6.6	6.8	3.8	29.0	.1	10.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval
Maximum Floor Area Ratio	1.3	1.2	1.1	1.1	1.1	1.2	1.7
Maximum Building Height [a b c]	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	35'	68% @ 45' 32% @ 60'
Minimum Setbacks	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 2' Side: 2' Rear: 0'
Planned Number of Dwelling Units	241	208	176	93	867	6	441
Maximum Number of Dwelling Units	238	218	184	107	910	6	510
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10' x 25' loading berth 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 sf. = two 10' x 50' loading berths						
Minimum Number of Parking Spaces	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. – Residential parking may be provided off-site within six hundred (600) feet, with such distance measured from the property line – Government-subsidized residential shall be subject to the parking ratios of 17-10-0207-C, including DPD-authorized additional reductions Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19' minimum Parking requirements may be further reduced by the maximum amounts allowed under Section 17-13-1101-D and under Section 17-10-0102-B for property within the required radius from transit (as may be extended upon presentation of documentation prior to building permit indicating that a street qualifies for designation as a pedestrian street or will qualify pursuant to the Street Character Diagrams attached as Exhibit 11 and does or will follow the pedestrian street guidelines pursuant to Section 17-3-0500)						

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans

a. Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

b. Sub-areas A1 through A5: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 45 feet in height.

c. Sub-area B: no more than 32% of the total street frontage within the sub-area shall be constructed with buildings that exceed 45 feet in height and no building shall exceed 60 feet in height.

d. Peripheral Setbacks: Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley; however, on reverse corner lots in Subareas A1-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

e. Sub-areas A1 through A6: Minimum rear yard setback for townhouse shall be 2'0". The minimum separation between townhouses where the front or rear wall of one row of townhouses faces the front or rear wall of another row of townhouses shall be 22 feet.

Applicant: LR ABLA LLC
Address: 1201 W Taylor / 1255 W Roosevelt / 1355 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021
Plan Commission: July 15, 2021

Business Planned Development No. _____.

FINAL FOR PUBLICATION

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

	Sub-area C	Sub-area D	Sub-area E	Sub-area F	Sub-area G	Sub-area H	Sub-area I	Total
Gross Site Area (Square Feet)	-		-	-	-	-	-	7,172,226
Net Site Area (Square Feet)	102,572	187,508	158,736	1,186,462	33,744	158,729	35,087	4,642,754
Gross Site Acreage	-	-	-	-	-	-	-	164.65
Net Site Acreage	2.4	3.9	3.64	27.2	0.8	3.6	0.8	106.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per Existing	Per Existing	Per Existing	Per site plan approval	-
Maximum Floor Area Ratio	1.4	2.0	3.0	0.7	2.9	0.7	0.9	1.23[g]
Maximum Building Height [e,f]	45'	85'	55' north of 15th St. 80' south of 15th St.	Per Existing	Per Existing	Per Existing	35'	-
Minimum Setbacks	Front: 0' Side: 0' Rear: 8'	Front: 0' Side: 0' Rear: 8'	Front: 10' Side: 0' Rear 0'	Per Existing	Per Existing	Per Existing	Front: 0' Side: [d] Rear: 0'	-
Planned Number of Dwelling Units	67	155	260	330	116	126	0	3086
Maximum Number of Dwelling Units	71	186	312	330	116	126	27	3341
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10' x 25' loading berth 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 s.f.= two 10' x 50' loading berths							
Minimum Number of Parking Spaces [h]	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. – Residential parking may be provided off-site within six hundred (600) feet, with such distance measured from the property line – Government-subsidized residential shall be subject to the parking ratios of 17-10-0207-C, including DPD-authorized additional reductions Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19' minimum Parking requirements may be further reduced by the maximum amounts allowed under Section 17-13-1101-D and under Section 17-10-0102-B for property within the required radius from transit (as may be extended upon presentation of documentation prior to building permit indicating that a street qualifies for designation as a pedestrian street or will qualify pursuant to the Street Character Diagrams attached as Exhibit 11 and does or will follow the pedestrian street guidelines pursuant to Section 17-3-0500)							

f. Sub-area D: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 85 feet in height.

g. The total number of units consists of 2,514 new units in Subareas A-F and 1 and 572 existing units in Subareas F, G and H. In no event shall the total number of new units on the Property exceed 2,514.

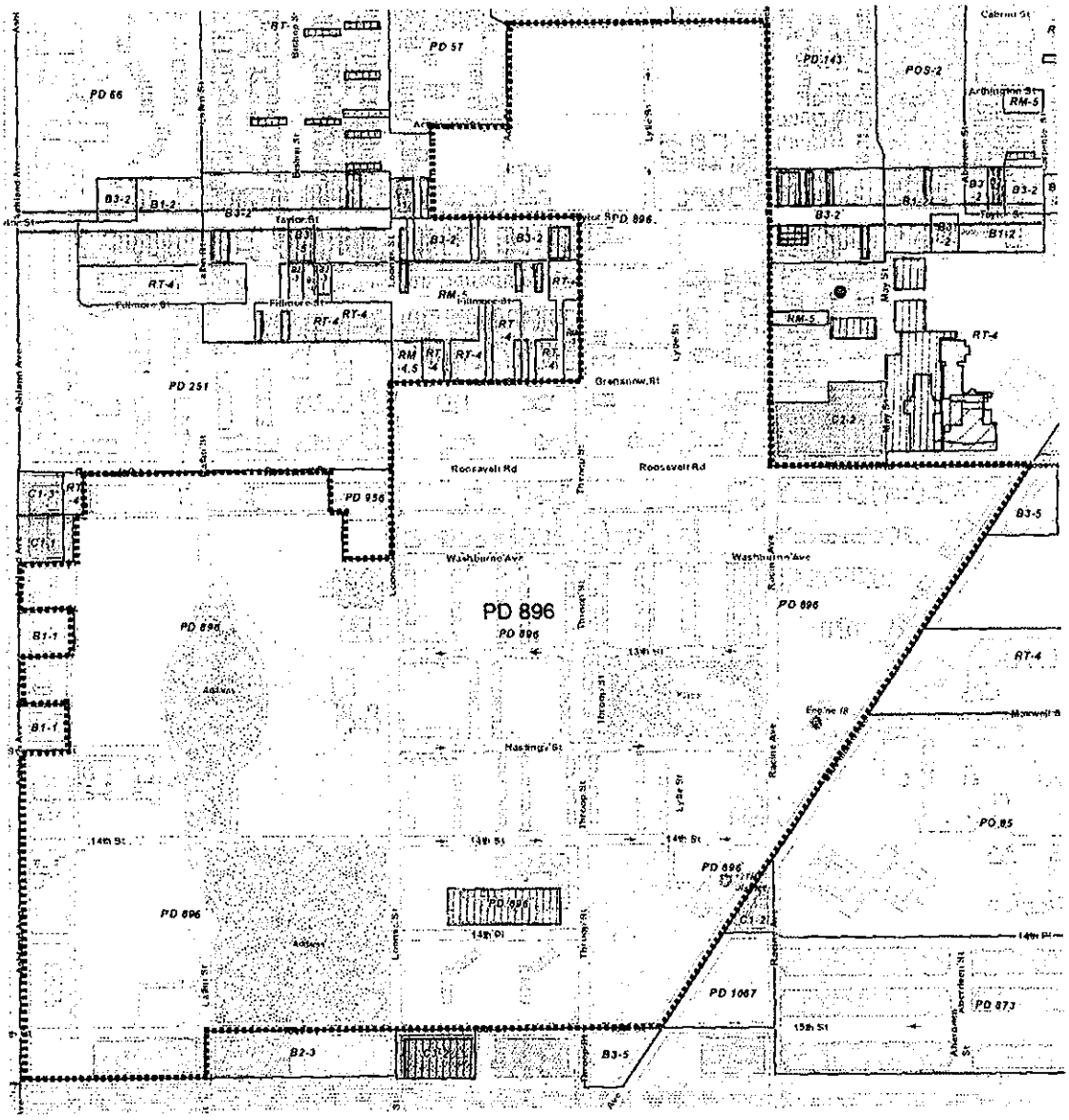
h. The new construction building approved by this 2017 Amendment shall have a minimum required automobile parking of .33 spaces per dwelling unit.

i. The parking requirements for the buildings proposed by this 2021 Amendment shall be as follows: 1257 W Roosevelt and 1357 W Roosevelt (Subarea B) – 40 spaces each; 1002 S Racine (Subarea D) – 33 spaces; 925 S Ada (Subarea D) – 37 spaces

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021
Plan Commission: July 15, 2021

EAST\179067090.8

EXISTING ZONING BOUNDARY MAP



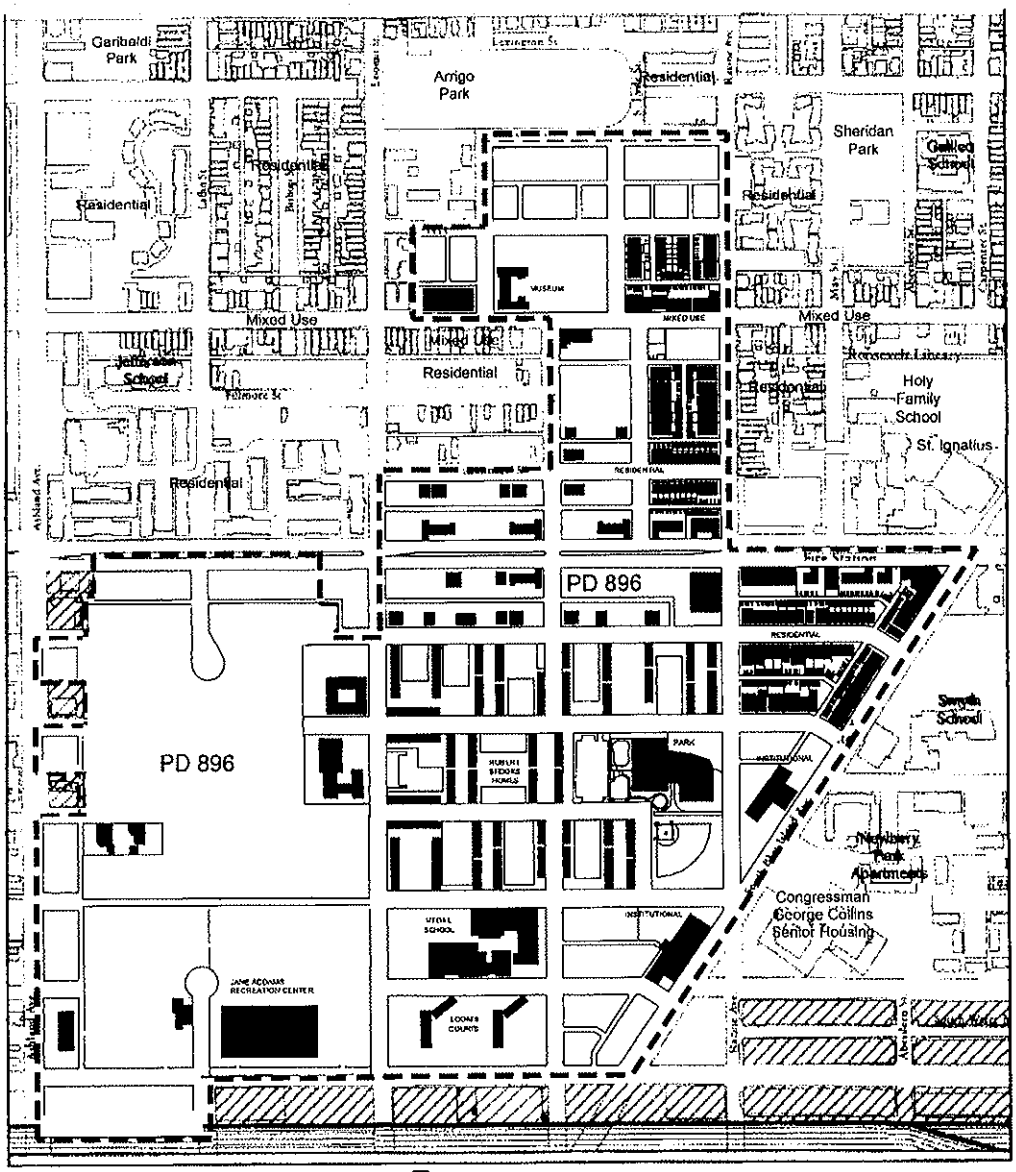
PLANNED DEVELOPMENT BOUNDARY

ROOSEVELT SQUARE

APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor Chicago, Illinois
INTRODUCED: March 24,2021
PLAN COMMISSION: July 15, 2021

EXHIBIT 2

FINAL FOR PUBLICATION



ROOSEVELT SQUARE

EXISTING LAND USE MAP

N 0 150' 300' 600'

APPLICANT: LR ABLA LLC

ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor Chicago, Illinois

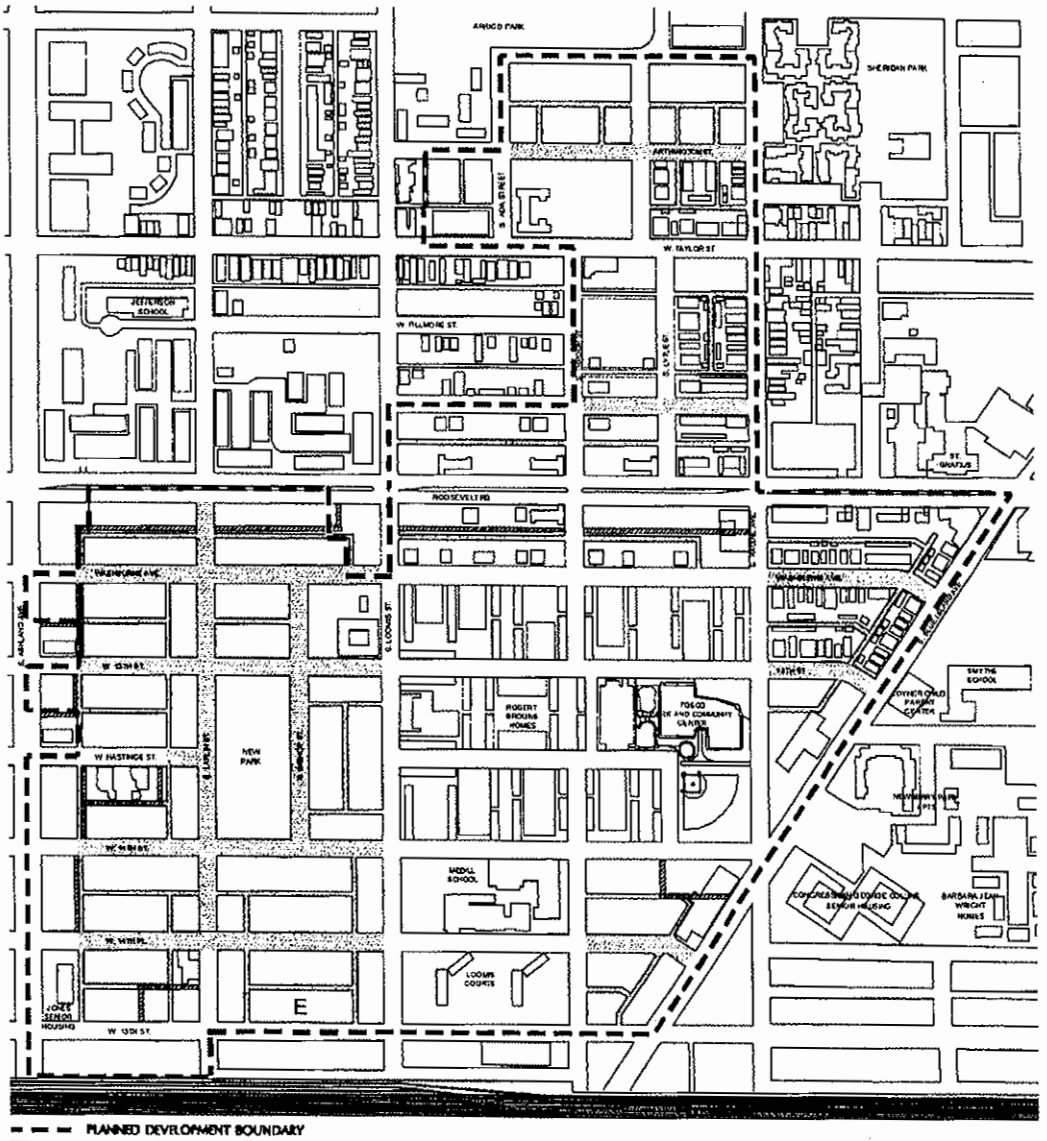
INTRODUCED: March 24,2021

PLAN COMMISSION: July 15, 2021

EXHIBIT 3

FINAL FOR PUBLICATION

RIGHT OF WAY ADJUSTMENTS MAP



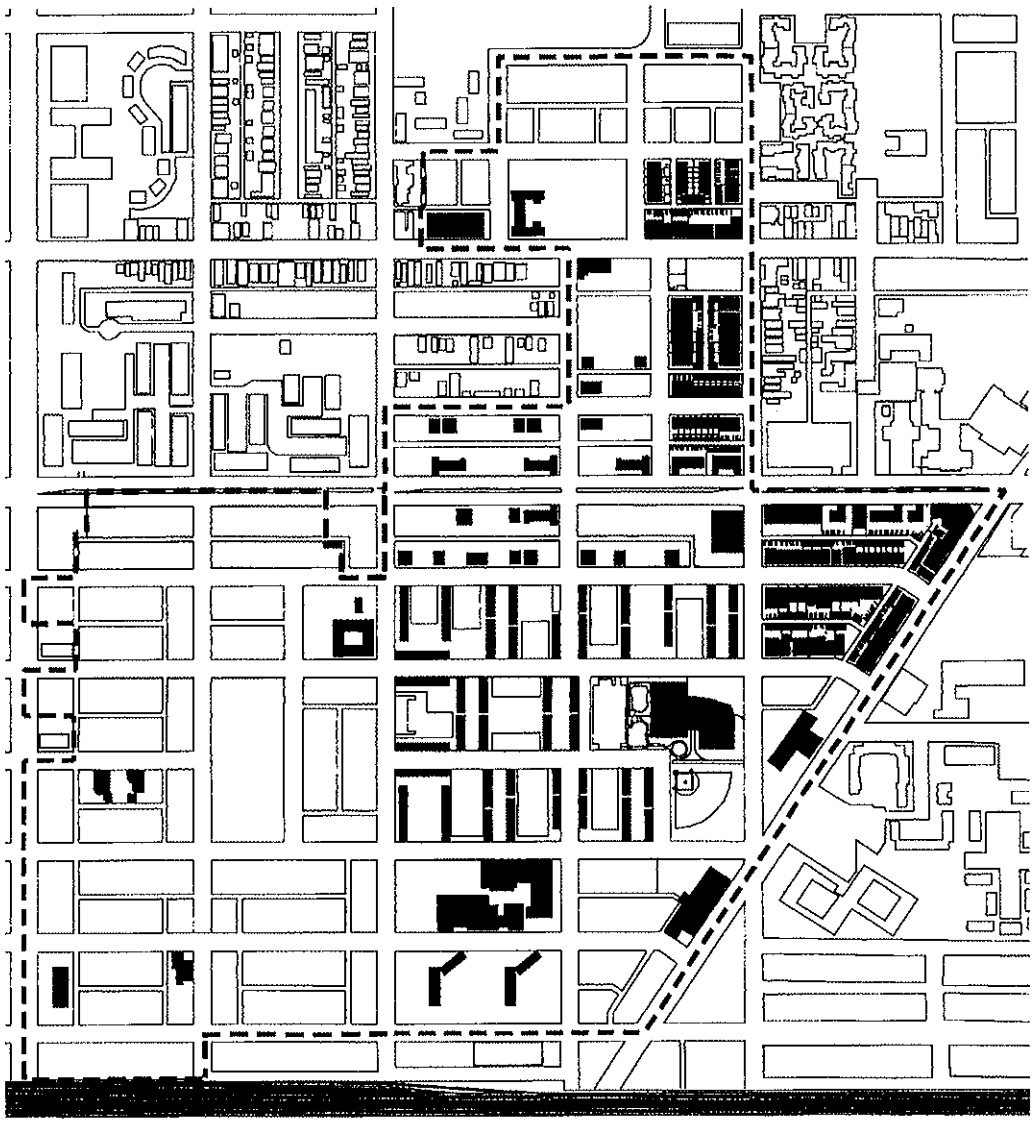
ROOSEVELT SQUARE

APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor Chicago, Illinois
INTRODUCED: March 24,2021
PLAN COMMISSION: July 15, 2021

EXHIBIT 4

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



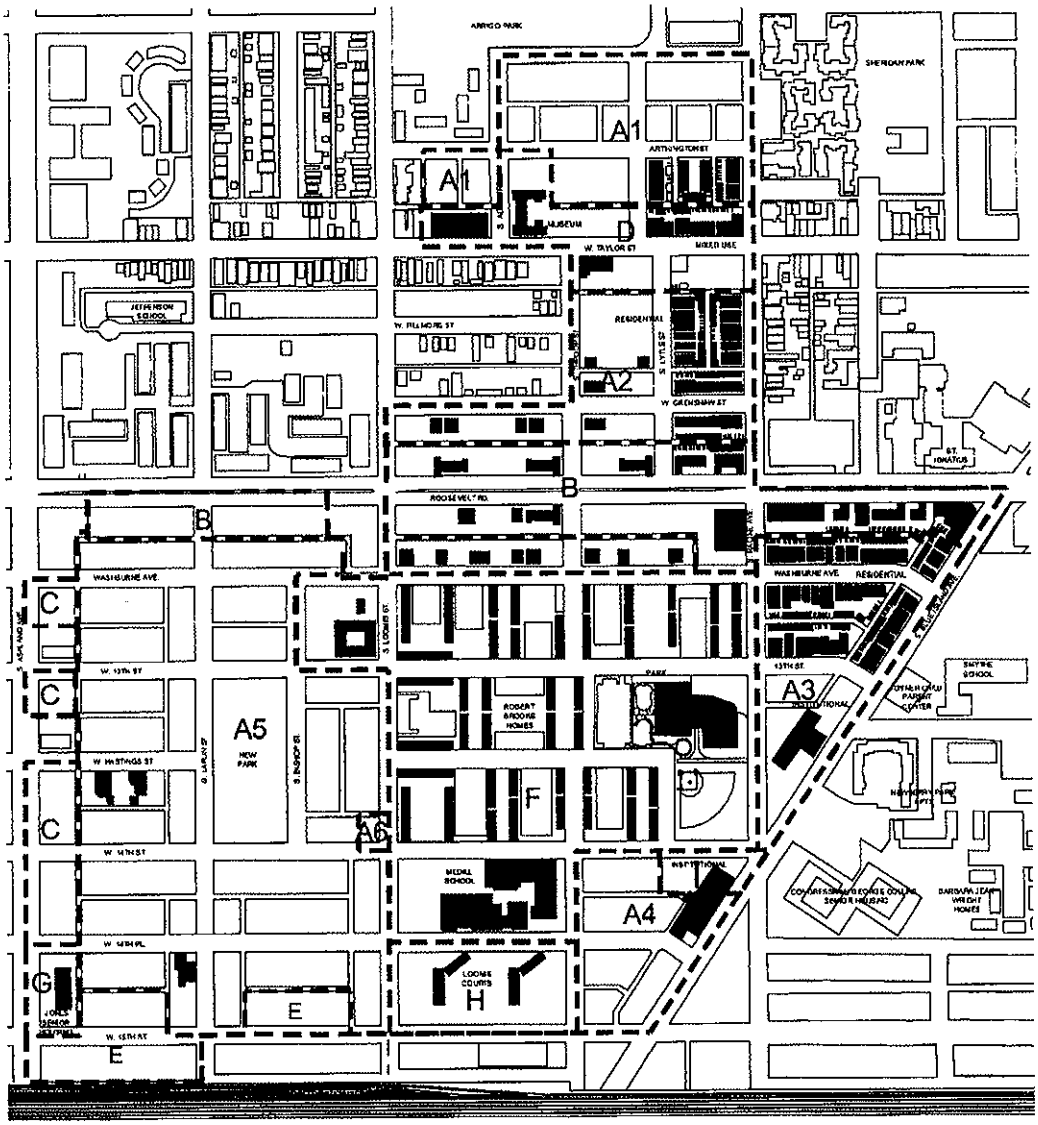
ROOSEVELT SQUARE

APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor
Chicago, Illinois
INTRODUCED: March 24,2021
PLAN COMMISSION: July 15, 2021

EXHIBIT 5

FINAL FOR PUBLICATION

SUB-AREA MAP



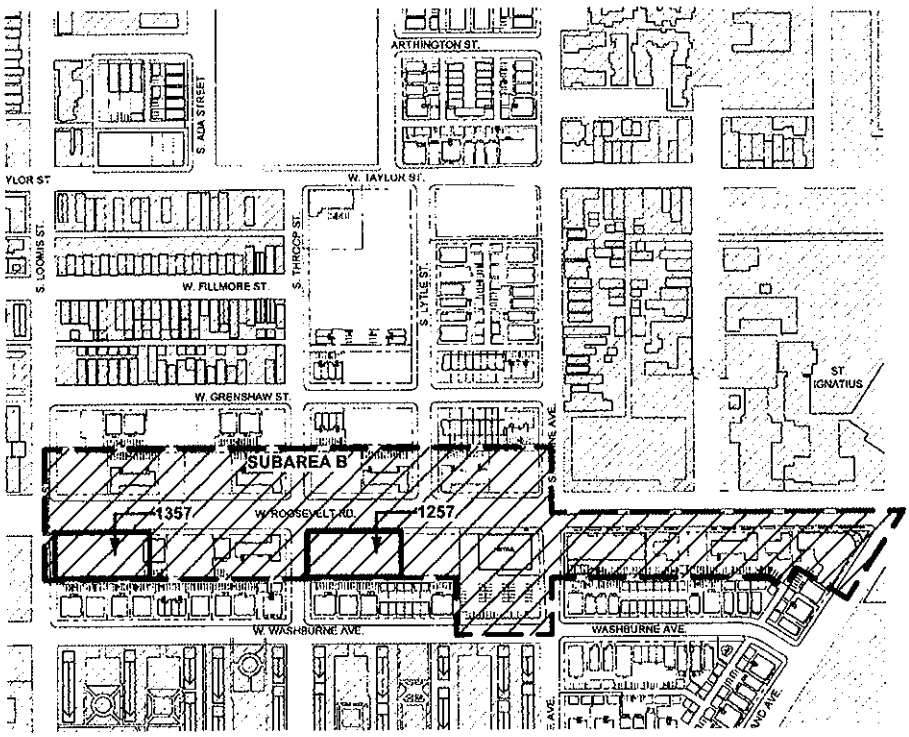
ROOSEVELT SQUARE

APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor Chicago, Illinois
INTRODUCED: March 24,2021
PLAN COMMISSION: July 15, 2021

EXHIBIT 6

FINAL FOR PUBLICATION

SUBAREA B EXISTING LAND-USE MAP



NORTH

SUB AREA

1" = N.T.S.

ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

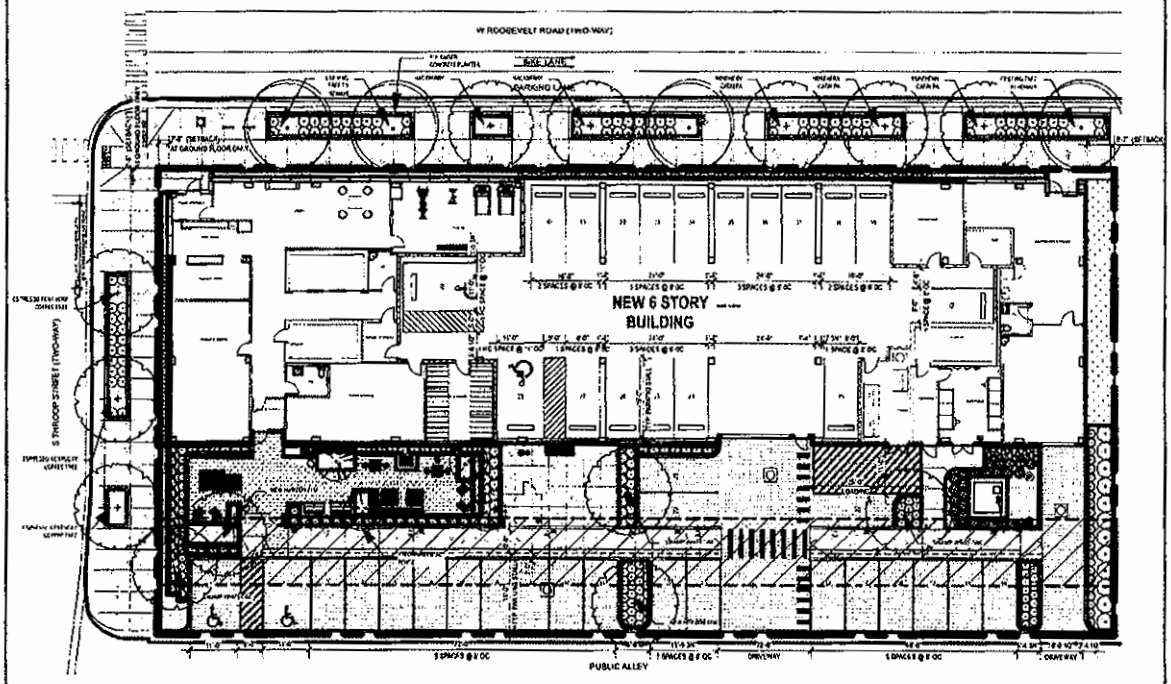
ADDRESS: 1257, 1357 WEST ROOSEVELT ROAD CHICAGO, IL

INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

SITE / LANDSCAPE PLAN



PARKING LOT VEHICULAR USE CALCULATIONS

40 SPACE PARKING LOT W/ 4 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	4,838 S.F
OPEN SPACE:	5,928 S.F.

NORTH

1/32" = 1' - 0"

0 16'-0" 32'-0" 64'-0"

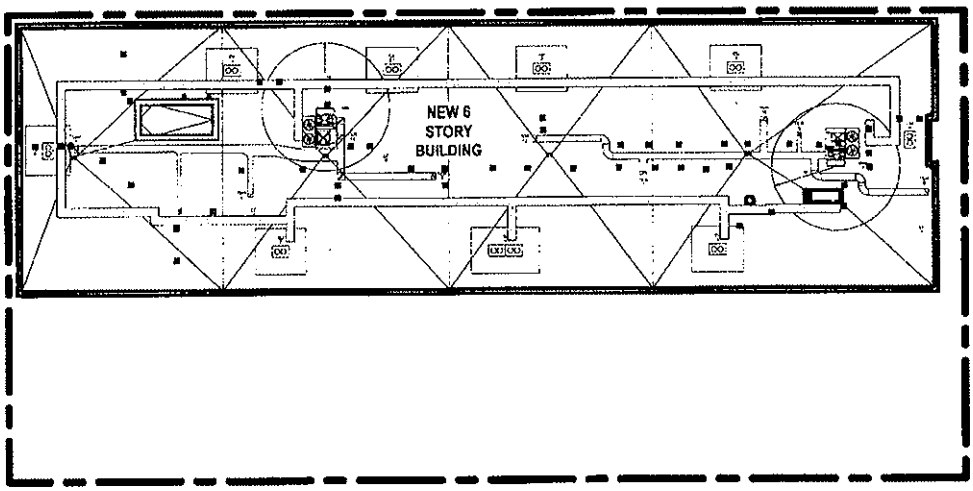
ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT:	ROOSEVELT SQUARE 3B LLC
ADDRESS:	1257 WEST ROOSEVELT ROAD CHICAGO, IL
INTRODUCED:	MARCH 24, 2021
PLAN COMMISSION:	JULY 15, 2021

FINAL FOR PUBLICATION

ROOF PLAN



NET ROOF AREA:	13,747 S.F

NORTH

0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

ROOSEVELT SQUARE - PHASE 3B SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

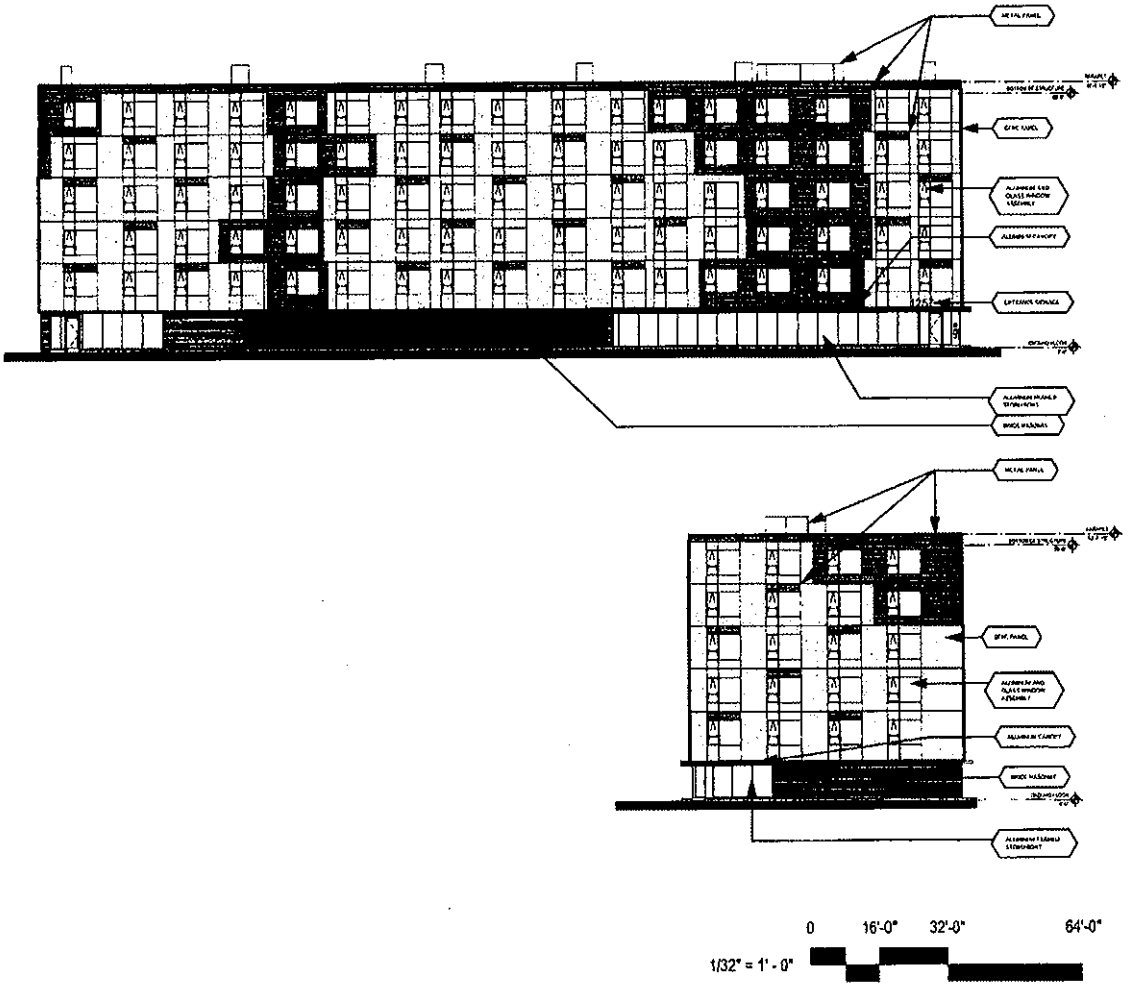
ADDRESS: 1257 WEST ROOSEVELT ROAD
CHICAGO, IL

INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

NORTH & WEST ELEVATIONS



0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

ROOSEVELT SQUARE - PHASE 3B SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

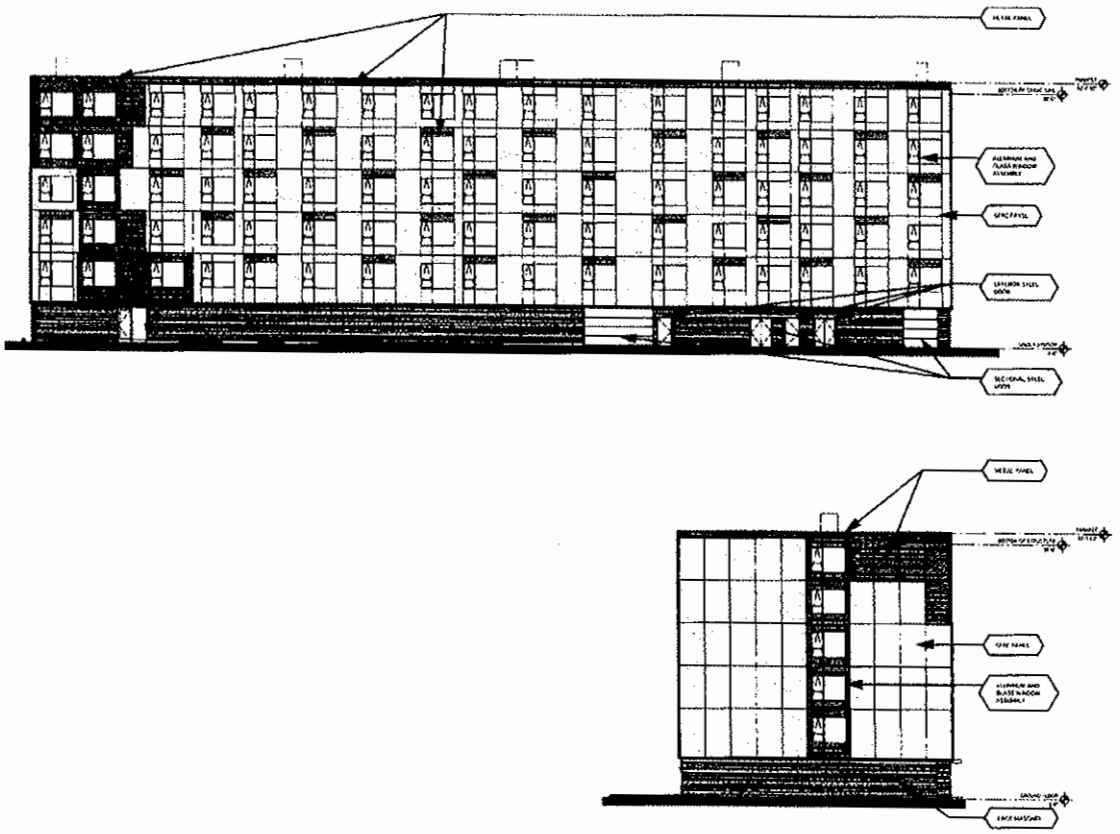
ADDRESS: 1257 WEST ROOSEVELT ROAD CHICAGO, IL

INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

SOUTH & EAST ELEVATIONS



0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

ADDRESS: 1257 WEST ROOSEVELT ROAD
CHICAGO, IL

INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

LANDSCAPE PLANT LIST

PLANTING SCHEDULE

1257 ROOSEVELT PLANT SCHEDULE							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATIVAR (Y/N)	PLANT TYPE (T/S/F/G/B)
SHADE TREES								
CA.SP	3	*Catalpa speciosa*	Northern Catalpa	B&B	4" cal, 7' CBH		Y	T
CE.OC	2	*Celtis occidentalis*	Hackberry	B&B	4" cal, 7' CBH		Y	T
GY.DI	3	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffee Tree	B&B	4" cal, 7' CBH		Y	T
QU.BI	3	*Quercus bicolor*	Swamp White Oak	B&B	4" cal, 7' CBH		Y	T
UL.MO	2	*Ulmus 'Morton Glossy'*	Triumph Elm	B&B	4" cal, 7' CBH		Y	T
ORNAMENTAL TREES								
MA.AN	1	*Magnolia x 'Ann'*	Ann Magnolia	B&B	8' ht	multi-stem, low-branched	N	T
MA.GL	4	*Malus x adstringens 'Durleo'*	Gladiator Crabapple	B&B	2.5" cal	single-stem, matching	N	T
EVERGREENS								
TA.EV	6	*Taxus x media 'Everlow'*	Everlow Yew	cont	min. 18" w	24-30" o.c.	N	S
TA.CA	1	*Taxus cuspidata 'Capitata'*	Capitata Yew	B&B / cont	5' ht x 3' w	sheared pyramidal	N	S
TA.IH	29	*Thuja occidentalis 'Smaragd' Instant-Hedge*	Instant-Hedge Emerald Green Arborvitae Hedge	40"L x 16"W box	5-6' ht waved hedge	pregrown, preclipped hedge as supplied by Instant-Hedge, remove box upon install	Y	S
TH.DS	2	*Thuja occidentalis 'Degroots Spire'*	Degroots Spire Arborvitae	B&B / cont	(1) 4' ht, (1) 5' ht	single leader	Y	S
TH.SM	7	*Thuja occidentalis 'Smaragd'*	Emerald Green Arborvitae	B&B	(5) 5' ht, (1) 6' ht, (1) 8' ht.	single leader	Y	S
SHRUBS								
AR.MO	46	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Chokeberry	cont	24" ht x 24" w	30" o.c.	Y	S
CO.BC	38	*Cornus sericea 'Bergeson Compact'*	Bergeson Compact Redosier Dogwood	cont	24" ht x 24" w	30" o.c.	Y	S
DI.LO	113	*Diervilla lonicera*	Dwarf Bush-honeysuckle	cont	18" ht x 18" w	24" o.c.	Y	S
MY.PE	28	*Myrica pensylvanica*	Northern Bayberry	cont	30" ht x 30" w	36" o.c	Y	S
RH.AR	46	*Rhus aromatica 'Gro-Low'*	Grow Low Aromatic Sumac	cont	18" ht x 18" w	24" o.c.	Y	S
VI.CH	11	*Viburnum dentatum 'Christom'*	Blue Muffin Arrowwood Viburnum	cont	36" ht x 36" w	48" o.c	Y	S
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS								
AG.FO	17	*Agastache foeniculum 'Blue Fortune'*	Blue Fortune Anise Hyssop	cont	quart	12" o.c.	Y	F
AL.CE	76	*Allium cernuum*	Nodding Wild Onion	cont	4" pot	8" o.c.	Y	F
AL.SC	49	*Allium schoenoprasum 'Forescate'*	Forescate Chives	cont	4" pot	8" o.c.	Y	F
CA.KF	60	*Calamagrostis acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	cont	#1 cont	24" o.c.	N	G
CA.NE	52	*Calamintha nepeta ssp. nepeta*	Lesser Calamint	cont	quart	12" o.c.	Y	F
EC.PS	48	*Echinacea purpurea 'Prairie Splendor'*	Prairie Splendor Purple Coneflower	cont	quart	12" o.c.	Y	F
EU.MY	18	*Euphorbia myrsinites*	Myrtle Spurge	cont	4" pot	8" o.c.	N	F
GE.BV	172	*Geranium macrorrhizum 'Bevan's Variety'*	Bevan's Bigroot Geranium	cont	quart	15" o.c.	N	F
LI.KO	23	*Liatris spicata 'Kobold'*	Kobold Spike Gayfeather	cont	quart	12" o.c.	Y	F
MO.FI	29	*Monarda fistulosa*	Wild Bergamot	cont	quart	12" o.c.	Y	F
SE.AU	327	*Sesleria autumnalis*	Autumn Moor Grass	cont	quart	12" o.c.	N	F
SY.NO	17	*Symphyotrichum novae-angliae 'Purple Dome'*	Purple Dome Aster	cont	quart	12" o.c.	Y	F
WA.TE	69	*Waldsteinia ternata*	Barren Strawberry	cell	2.5" pot	12" o.c.	Y	F
BULBS								
AL.GL	105	*Allium 'Globemaster'*	Globemaster Allium	bulb	20 cm +	1 per SF; plant in drifts	N	-
CH.LU	234	*Chionodoxa luciliae*	Glory of the Snow	bulb	5 cm +	6-9 per SF; plant in drifts	N	-
GA.EL	206	*Galanthus elwesii*	Snowdrop	bulb	7 cm +	6-9 per SF; plant in drifts	N	-
NA.3D	274	*Narcissus '3D' Blend*	3D Blend Daffodil	bulb	18 cm +	3-4 per SF; plant in drifts	N	-
SOD								
-	47 SY	-	Black Beauty Fescue Sod	sod	rolls	or approved equal	-	-

ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

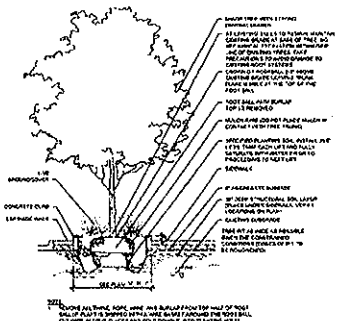
ADDRESS: 1257 WEST ROOSEVELT ROAD CHICAGO, IL

INTRODUCED: MARCH 24, 2021

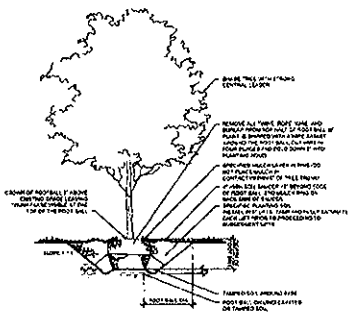
PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

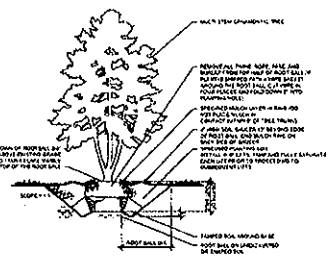
LANDSCAPE DETAILS



1 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



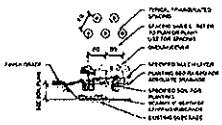
2 SHADE TREE PLANTING SECTION
NOT TO SCALE



3 ORNAMENTAL TREE PLANTING SECTION
NOT TO SCALE



4 SHRUB PLANTING SECTION
NOT TO SCALE



5 PERENNIAL PLANTING SECTION
NOT TO SCALE



6 BULB INSTALLATION DETAIL
NOT TO SCALE



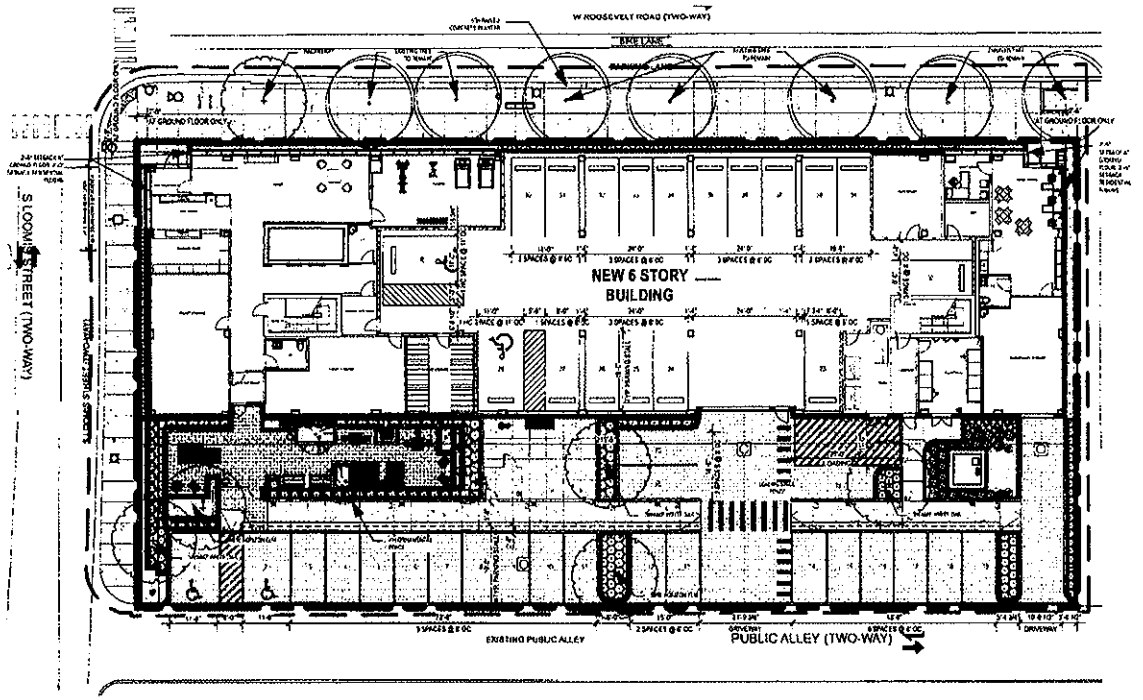
7 INTERPLANTING DETAIL
NOT TO SCALE

ROOSEVELT SQUARE - PHASE 3B SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC
ADDRESS: 1257 WEST ROOSEVELT ROAD CHICAGO, IL
INTRODUCED: MARCH 24, 2021
PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

SITE / LANDSCAPE PLAN



PARKING LOT VEHICULAR USE CALCULATIONS

40 SPACE PARKING LOT W/ 4 ACCESSIBLE SPACES
TOTAL VEHICULAR USE AREA: 4,838 S.F
OPEN SPACE: 5,477 S.F.

NORTH

0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

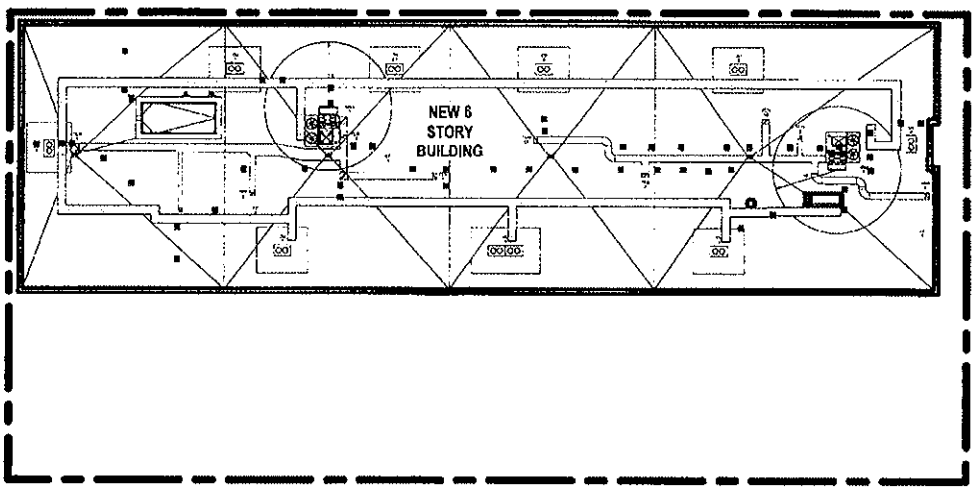
ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC
ADDRESS: 1357 WEST ROOSEVELT ROAD CHICAGO, IL
INTRODUCED: MARCH 24, 2021
PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

ROOF PLAN



NET ROOF AREA:	13,844 S.F

NORTH

0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

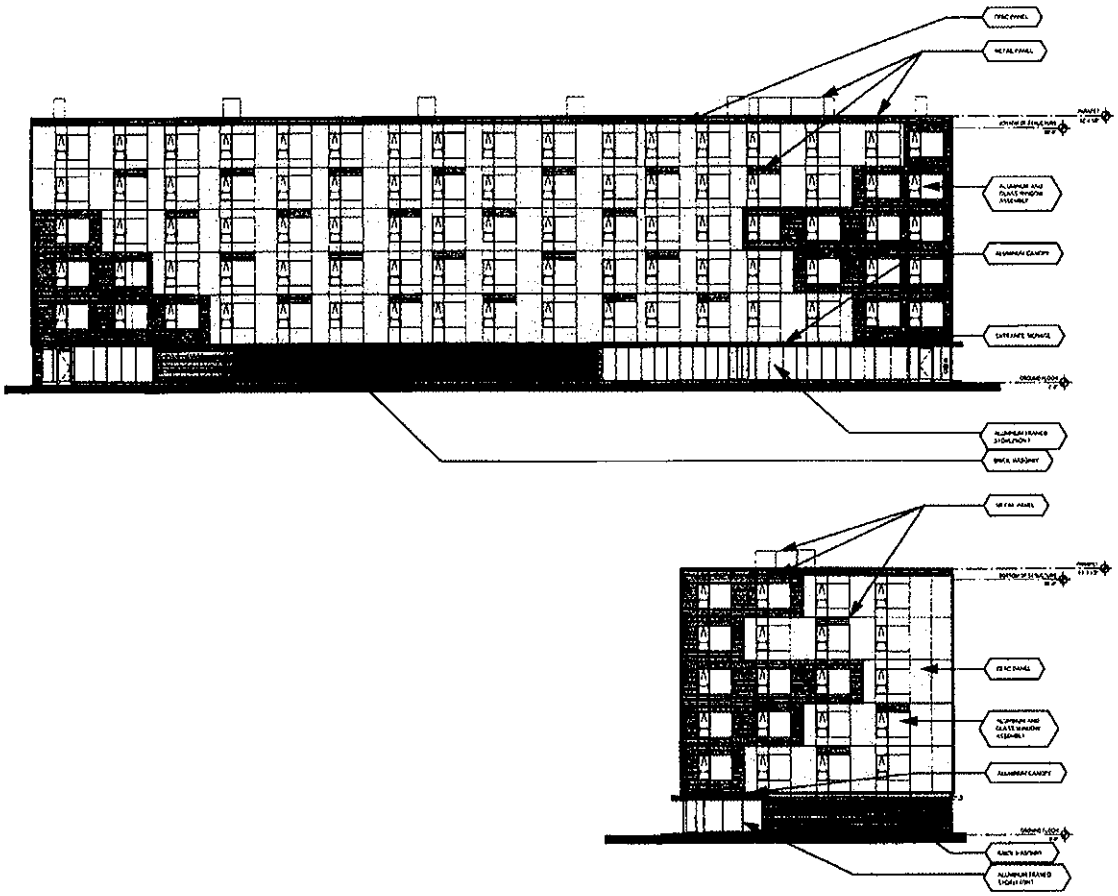
ADDRESS: 1357 WEST ROOSEVELT ROAD
CHICAGO, IL

INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

NORTH & WEST ELEVATIONS



0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

ROOSEVELT SQUARE - PHASE 3B SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

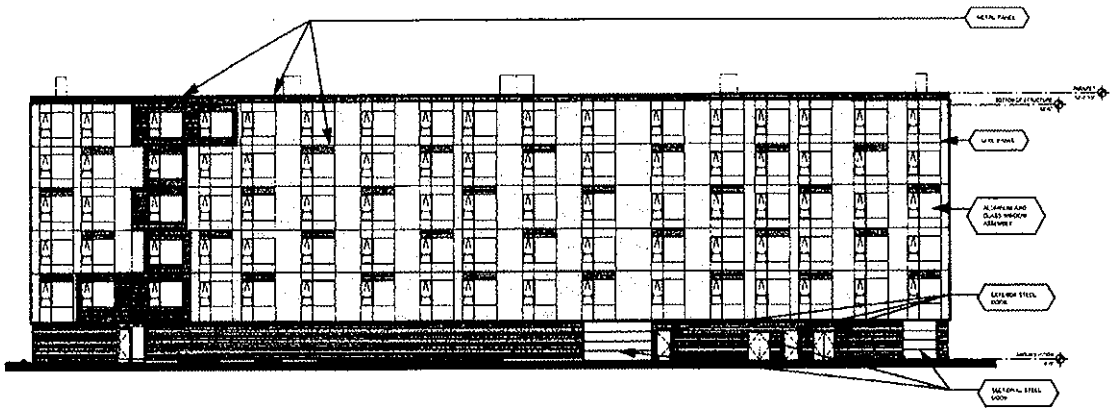
ADDRESS: 1357 WEST ROOSEVELT ROAD CHICAGO, IL

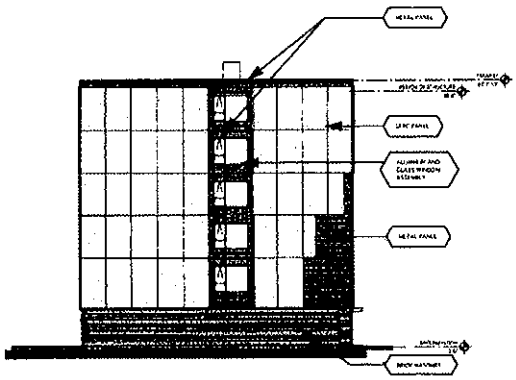
INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

SOUTH & EAST ELEVATIONS





0 16'-0" 32'-0" 64'-0"

1/32" = 1' - 0"

ROOSEVELT SQUARE - PHASE 3B SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

ADDRESS: 1357 WEST ROOSEVELT ROAD CHICAGO, IL

INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

LANDSCAPE PLANT LIST

PLANTING SCHEDULE

1357 ROOSEVELT PLANT SCHEDULE							CSOP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATIVAR (Y/N)	PLANT TYPE (T/S/F/G/B)
SHADE TREES								
CE.OC	1	*Celtis occidentalis*	Hackberry	B&B	4" cal, 7' CBH		Y	T
QU.BI	3	*Quercus bicolor*	Swamp White Oak	B&B	4" cal, 7' CBH		Y	T
UL.MO	2	*Ulmus* 'Morton Glossy'	Triumph Elm	B&B	4" cal, 7' CBH		Y	T
ORNAMENTAL TREES								
MA.AN	1	*Magnolia x* 'Ann'	Ann Magnolia	B&B	8' ht	multi-stem, low-branched	N	T
MA.GL	4	*Malus x adstringens* 'Durleo'	Gladiator Crabapple	B&B	2.5" cal	single-stem, mulching	N	T
EVERGREENS								
TA.EV	8	*Taxus x media* 'Everlow'	Everlow Yew	cont	min. 18" w	24-30" o.c.	N	S
TA.CA	1	*Taxus cuspidata* 'Capitata'	Capitata Yew	B&B / cont	5' ht x 5' w	sheared pyramidal	N	S
TA.IH	29	*Thuja occidentalis* 'Smaragd' InstantHedge	InstantHedge Emerald Green Arborvitae Hedge	40'L x 16'W box	5-6' ht waved hedge	pregrown, prechipped hedge as supplied by InstantHedge, remove box upon install	Y	S
TH.DS	2	*Thuja occidentalis* 'Degroots Spire'	Degroots Spire Arborvitae	B&B / cont	(1) 4' ht, (1) 5' ht	single leader	Y	S
TH.SM	7	*Thuja occidentalis* 'Smaragd'	Emerald Green Arborvitae	B&B	(5) 5' ht, (1) 6' ht, (1) 8' ht.	single leader	Y	S
SHRUBS								
AR.MO	46	*Aronia melanocarpa* 'Morton'	Iroquois Beauty Chokeberry	cont	24" ht x 24" w	30" o.c.	Y	S
CO.BC	38	*Cornus sericea* 'Bergeson Compact'	Bergeson Compact Redosier Dogwood	cont	24" ht x 24" w	30" o.c.	Y	S
DI.LO	38	*Diervilla lonicera*	Dwarf Bush-honeysuckle	cont	18" ht x 18" w	24" o.c.	Y	S
MY.PE	28	*Myrica pensylvanica*	Northern Bayberry	cont	30" ht x 30" w	36" o.c.	Y	S
RH.AR	46	*Rhus aromatica* 'Gro-Low'	Grow Low Aromatic Sumac	cont	18" ht x 18" w	24" o.c.	Y	S
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS								
AG.FO	17	*Agastache foeniculum* 'Blue Fortune'	Blue Fortune Anise Hyssop	cont	quart	12" o.c.	Y	F
AL.CE	76	*Allium cernuum*	Nodding Wild Onion	cont	4" pot	8" o.c.	Y	F
AL.SC	49	*Allium schoenoprasum* 'Forescate'	Forescate Chives	cont	4" pot	6" o.c.	Y	F
CA.KF	80	*Calamagrostis acutiflora* 'Karl Foerster'	Karl Foerster Feather Reed Grass	cont	#1 cont	24" o.c.	N	G
CA.NE	92	*Calamintha nepeta ssp. nepeta*	Lesser Calamint	cont	quart	12" o.c.	Y	F
EC.PS	46	*Echinacea purpurea* 'Prairie Splendor'	Prairie Splendor Purple Coneflower	cont	quart	12" o.c.	Y	F
EU.MY	18	*Euphorbia myrsinites*	Myrtle Spurge	cont	4" pot	8" o.c.	N	F
GE.BV	172	*Geranium macrorrhizum* 'Bevan's Variety'	Bevan's Bigroot Geranium	cont	quart	15" o.c	N	F
LI.KO	23	*Liatris spicata* 'Kobold'	Kobold Spike Gayfeather	cont	quart	12" o.c	Y	F
MO.FI	29	*Monarda fistulosa*	Wild Bergamot	cont	quart	12" o.c.	Y	F
SE.AU	275	*Sesleria autumnalis*	Autumn Moor Grass	cont	quart	12" o.c	N	F
SY.NO	17	*Symphyotrichum novae-angliae* 'Purple Dome'	Purple Dome Aster	cont	quart	12" o.c.	Y	F
WA.TE	89	*Waldsteinia ternata*	Barron Strawberry	cell	2.5" pot	12" o.c.	Y	F
BULBS								
AL.GL	105	*Allium* 'Globemaster'	Globemaster Allium	bulb	20 cm +	1 per SF; plant in drifts	N	-
CH.LU	274	*Chionodoxa luciliae*	Glory of the Snow	bulb	5 cm +	6-9 per SF; plant in drifts	N	-
GA.EL	206	*Galanthus elwesii*	Snowdrop	bulb	7 cm +	6-9 per SF; plant in drifts	N	-
NA.3D	274	*Narcissus* '3D' Blend	3D Blend Daffodil	bulb	10 cm +	3-4 per SF; plant in drifts	N	-
SOD								
-	93 SY	-	Black Beauty Fescue Sod	sod	rolls	or approved equal	-	-

ROOSEVELT SQUARE - PHASE 3B

SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

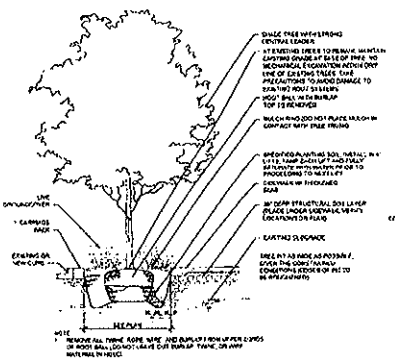
ADDRESS: 1357 WEST ROOSEVELT ROAD CHICAGO, IL

INTRODUCED: MARCH 24, 2021

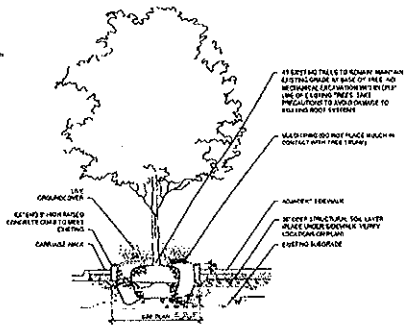
PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

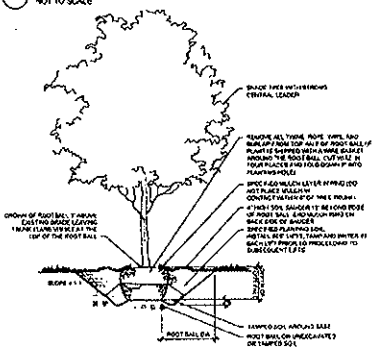
LANDSCAPE DETAILS



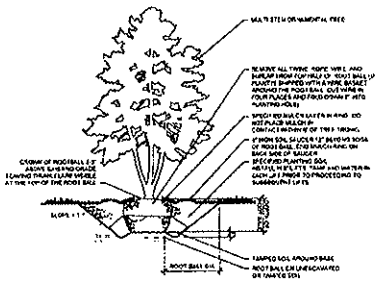
1 SHADE TREE IN AT-GRADE PLANTER SECTION
NOT TO SCALE



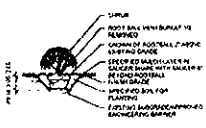
2 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



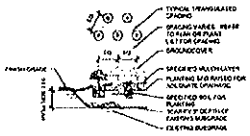
3 SHADE TREE PLANTING SECTION
NOT TO SCALE



4 ORNAMENTAL TREE PLANTING SECTION
NOT TO SCALE



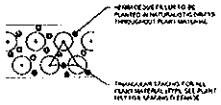
5 SHRUB PLANTING SECTION
NOT TO SCALE



6 PERENNIAL PLANTING SECTION
NOT TO SCALE



7 BULB INSTALLATION DETAIL
NOT TO SCALE



8 INTERPLANTING DETAIL
NOT TO SCALE

ROOSEVELT SQUARE - PHASE 3B SUB-AREA B

APPLICANT: ROOSEVELT SQUARE 3B LLC

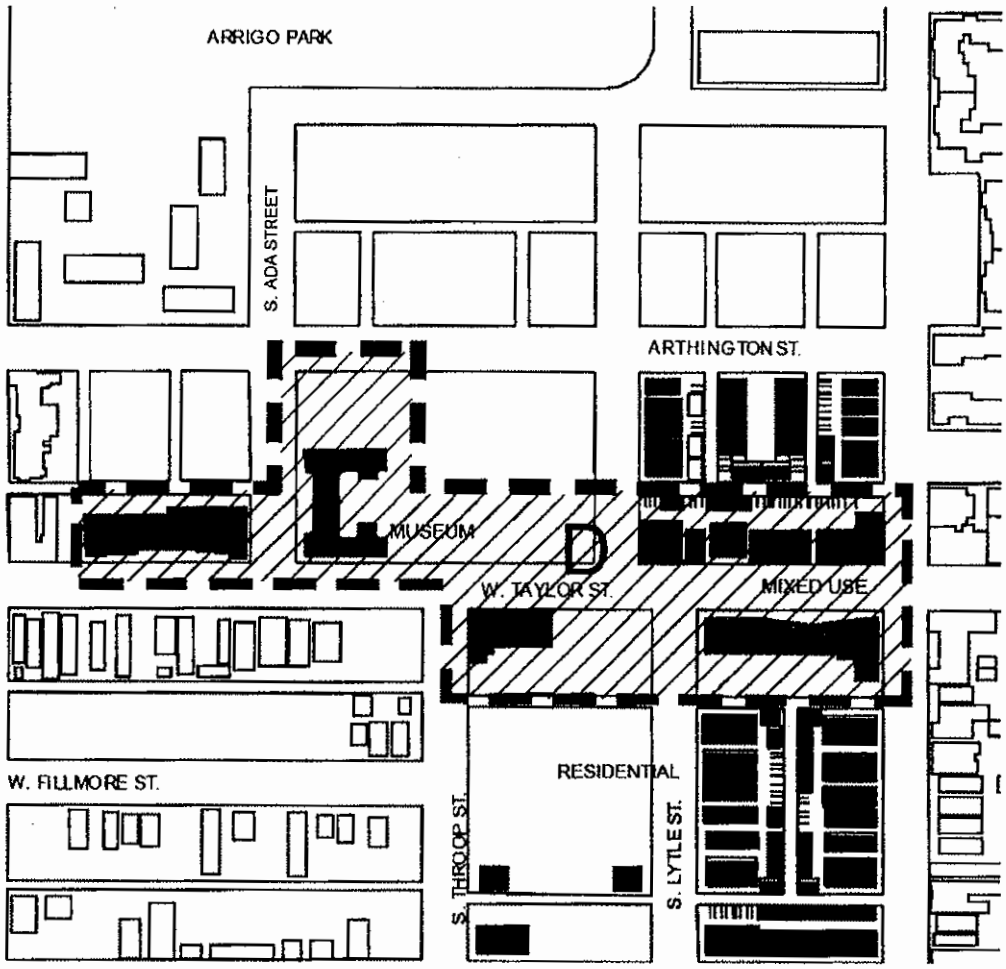
ADDRESS: 1357 WEST ROOSEVELT ROAD
CHICAGO, IL

INTRODUCED: MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

SUBAREA D EXISTING LAND-USE MAP



SUB-AREA

EXISTING BUILDING TO REMAIN WITHIN PD BOUNDARY

N

ROOSEVELT SQUARE - PHASE 3B

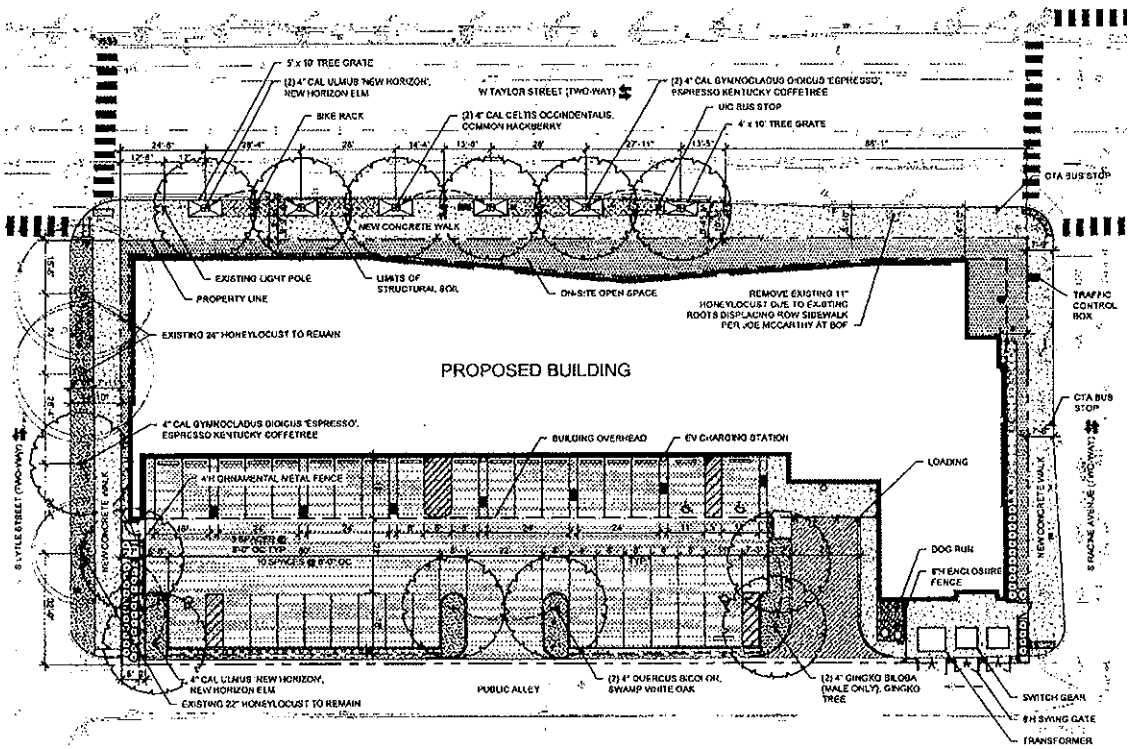
SCALE 1"= NTS

APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL
INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

SUB-AREA D

FINAL FOR PUBLICATION

SITE / LANDSCAPE PLAN



PARKING LOT VEHICULAR USE AREA CALCULATIONS
33 SPACE PARKING LOT W/ 4 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	6,995 SF
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 6,995 = 525 SF
ACTUAL LANDSCAPED AREA:	991 SF
REQUIRED INTERNAL TREE PLANTING:	525/125 = 5
ACTUAL TREE PLANTING:	5

1 SITE/LANDSCAPE PLAN
1" = 40'-0"

0 20 40 60 80'

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL
INTRODUCED: March 24, 2021
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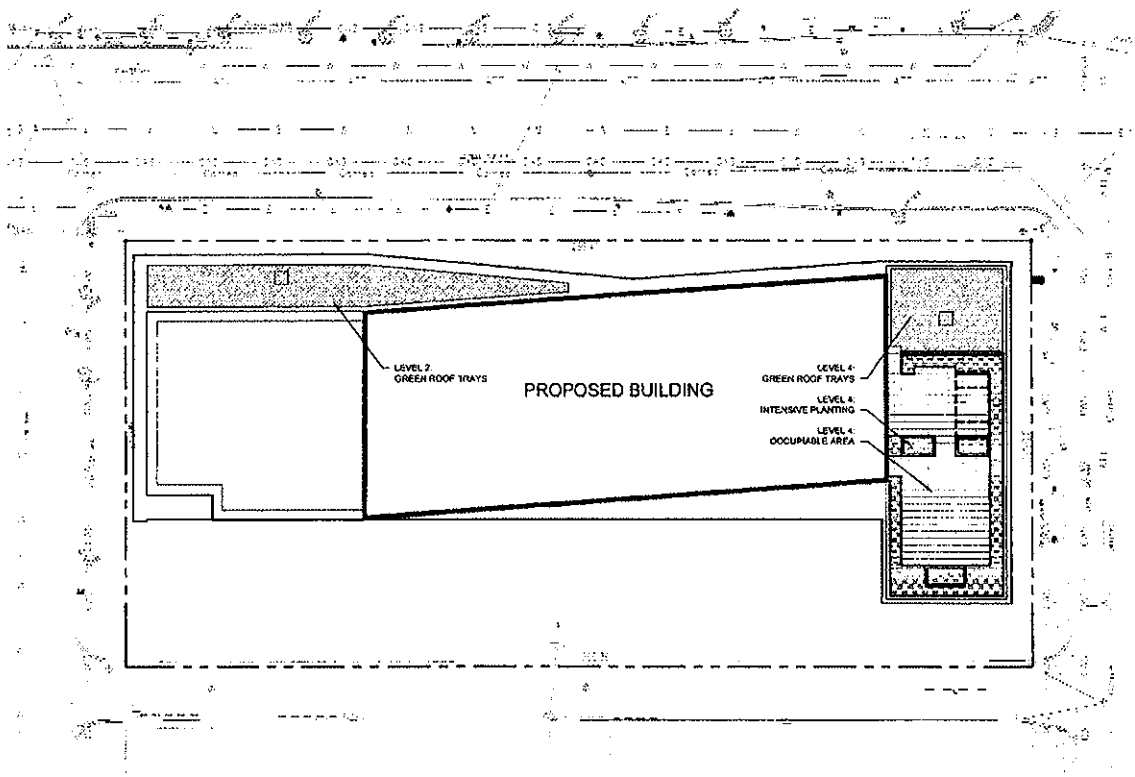
SUB-AREA D

FINAL FOR PUBLICATION

GREEN ROOF PLAN



NET ROOF AREA	17,525 SF
GREEN ROOF AREA	2,062 SF
INTENSIVE PLANTING AREA	854 SF
OCCUPIABLE AREA	1,462 SF
COMBINED GREEN ROOF COVERAGE	17%

2 GREEN ROOF PLAN
1" = 40'-0"

0 20 40 60 80'

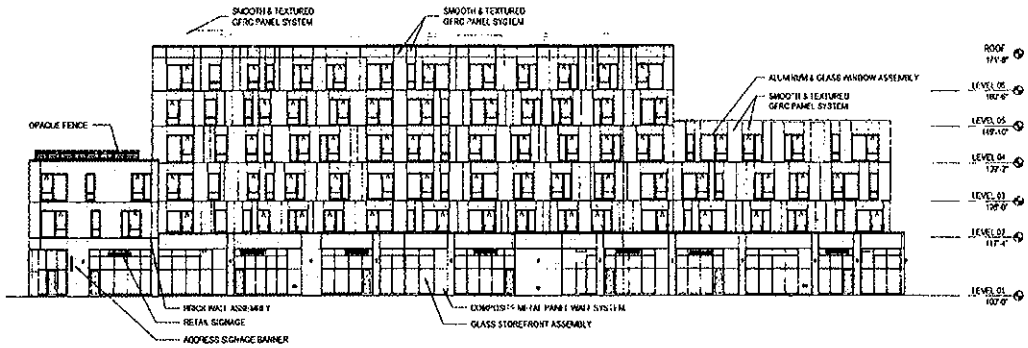
ROOSEVELT SQUARE - PHASE 3B

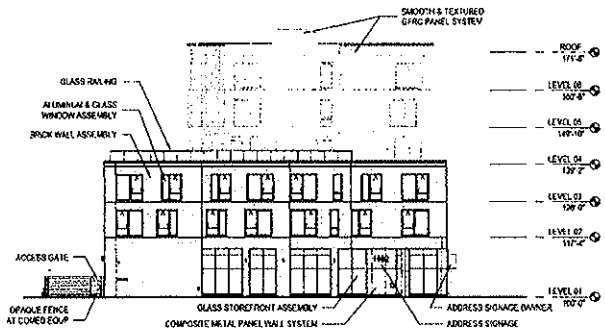
APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL
INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

SUB-AREA D

FINAL FOR PUBLICATION

NORTH & EAST ELEVATIONS





SCALE: 1" = 40'-0"

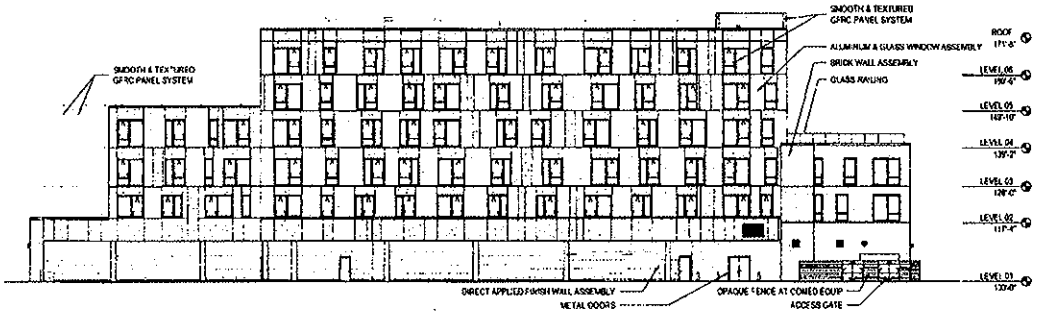
ROOSEVELT SQUARE - PHASE 3B

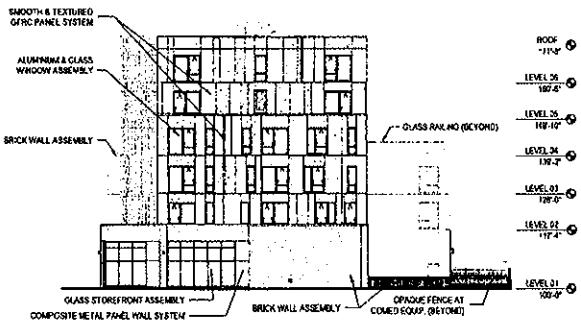
APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL
INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

SUB-AREA D

FINAL FOR PUBLICATION

SOUTH & WEST ELEVATIONS





SCALE: 1" = 40'-0"

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL
INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

SUB-AREA D

FINAL FOR PUBLICATION

LANDSCAPE PLANT LIST

PLANT SCHEDULE - GROUND FLOOR

PLANT SCHEDULE - GROUND FLOOR								
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	CSDP CREDIT 4.1 NATIVE/NATIVAR (Y/N):	CSDP CREDIT 4.1 PLANT TYPE (T/S/F/G)
SHADE TREES - PARKWAY								
CE.OC	2	*Celtis occidentalis*	Common Hackberry	B&B	4" cal	matching heads	Y	T
GY.ES	3	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffee Tree	B&B	4" cal	matching heads	Y	T
UL.NH	2	*Ulmus 'New Horizon'*	New Horizon Elm	B&B	4" cal	matching heads	Y	T
SHADE TREES - INTERIOR								
GI.BI	2	*Ginkgo biloba*	Ginkgo	B&B	2" cal	matching heads, male only	N	T
QU.BI	2	*Quercus bicolor*	Swamp White Oak	B&B	4" cal	matching heads	Y	T
UL.NH	2	*Ulmus 'New Horizon'*	New Horizon Elm	B&B	4" cal	matching heads	Y	T
SHRUBS								
CO.RC	17	*Cornus sericea 'Bergeson Compact'*	Bergeson Compact Redosier Dogwood	cont	24" ht x 24" w	30" o.c.	Y	S
DI.LO	25	*Diervilla lonicera*	Dwarf Bush honeysuckle	cont	18" ht x 18" w	30" o.c.	Y	S
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS								
AG.FO	7	*Agastache foeniculum 'Blue Fortune'*	Blue Fortune Anise Hyssop	pot	#1 cont	18" o.c.	Y	F
AL.CE	44	*Allium cernuum*	Nodding Wild Onion	pot	#1 cont	8" o.c.	Y	F
AL.SB	58	*Allium 'Summer Beauty'*	Summer Beauty Allium	pot	#1 cont	12" o.c.	Y	F
CA.NE	82	*Calamintha nepeta ssp. nepeta*	Lesser Calamint	pot	#1 cont	15" o.c.	N	F
CA.RO	48	*Carex rosea*	Rosy Sedge	pot	#1 cont	12" o.c.	Y	G
CE.PL	31	*Ceratostigma plumbaginoides*	Plumbago	pot	4" pot	15" o.c.	N	F
EC.PU	13	*Echinacea purpurea 'Prairie Splendor'*	Prairie Splendor Purple Coneflower	pot	#1 cont	12" o.c.	Y	F
GE.MF	79	*Geranium macrorrhizum 'Bevan's Variety'*	Bevan's Bigroot Geranium	pot	#1 cont	12" o.c.	N	F
HE.AU	12	*Heuchera 'Autumn Bride'*	Autumn Bride Heuchera	pot	#1 cont	12" o.c.	Y	F
MO.FI	19	*Monarda fistulosa*	Wild Bergamot	pot	#1 cont	12" o.c.	Y	F
PA.SH	12	*Panicum virgatum 'Shenandoah'*	Shenandoah Switchgrass	cont	#1 cont	24" o.c.	Y	G
SE.AU	163	*Sesleria autumnalis*	Autumn Moor Grass	pot	#1 cont	15" o.c.	N	G
SE.KA	31	*Sedum kamtschaticum*	Russian Stonecrop	pot	4" pot	8" o.c.	N	F
SP.HE	13	*Sporobolus heterolepis*	Prairie Dropseed	cont	#1 cont	24" o.c.	Y	G
SY.NO	7	*Symphyotrichum novae-angliae 'Purple Dome'*	Purple Dome Aster	pot	#1 cont	12" o.c.	Y	F
SOD								
-	SY	-	Black Beauty Tall Fescue Sod	rolls	-	-	-	-

NOTE:
THE PRELIMINARY PLANT LIST MAY BE REVISED AS THE PROJECT DEVELOPS, NOT ALL PLANTS MAY BE USED AND ADDITIONAL PLANTS MAY BE ADDED AS THE DESIGN DEVELOPS

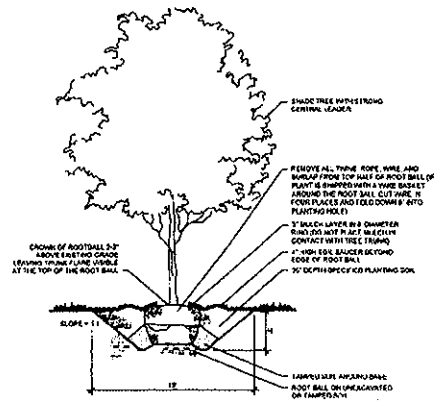
ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL
INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

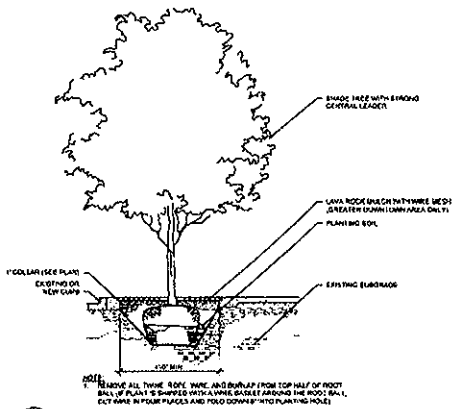
SUB-AREA D

FINAL FOR PUBLICATION

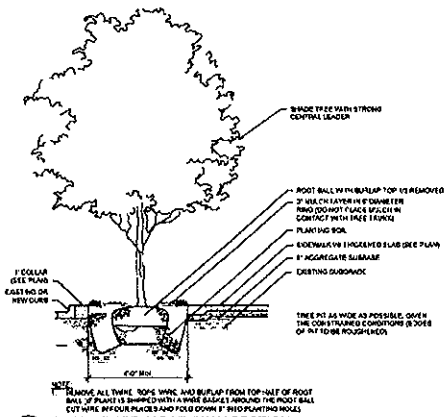
LANDSCAPE DETAILS



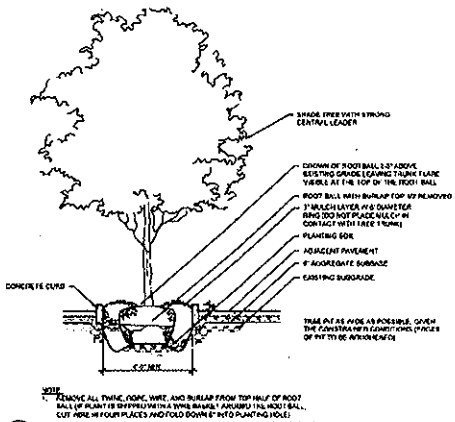
1 SHADE TREE PLANTING SECTION
NOT TO SCALE



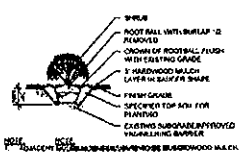
2 SHADE TREE IN GRATE SECTION
NOT TO SCALE



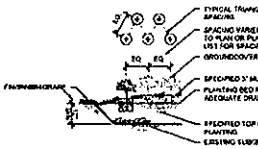
3 SHADE TREE IN PARKWAY SECTION
NOT TO SCALE



4 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



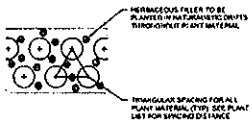
5 SHRUB PLANTING SECTION
NOT TO SCALE



6 PERENNIAL PLANTING SECTION
NOT TO SCALE



7 BULB INSTALLATION DETAIL
NOT TO SCALE



8 INTERPLANTING DETAIL
NOT TO SCALE

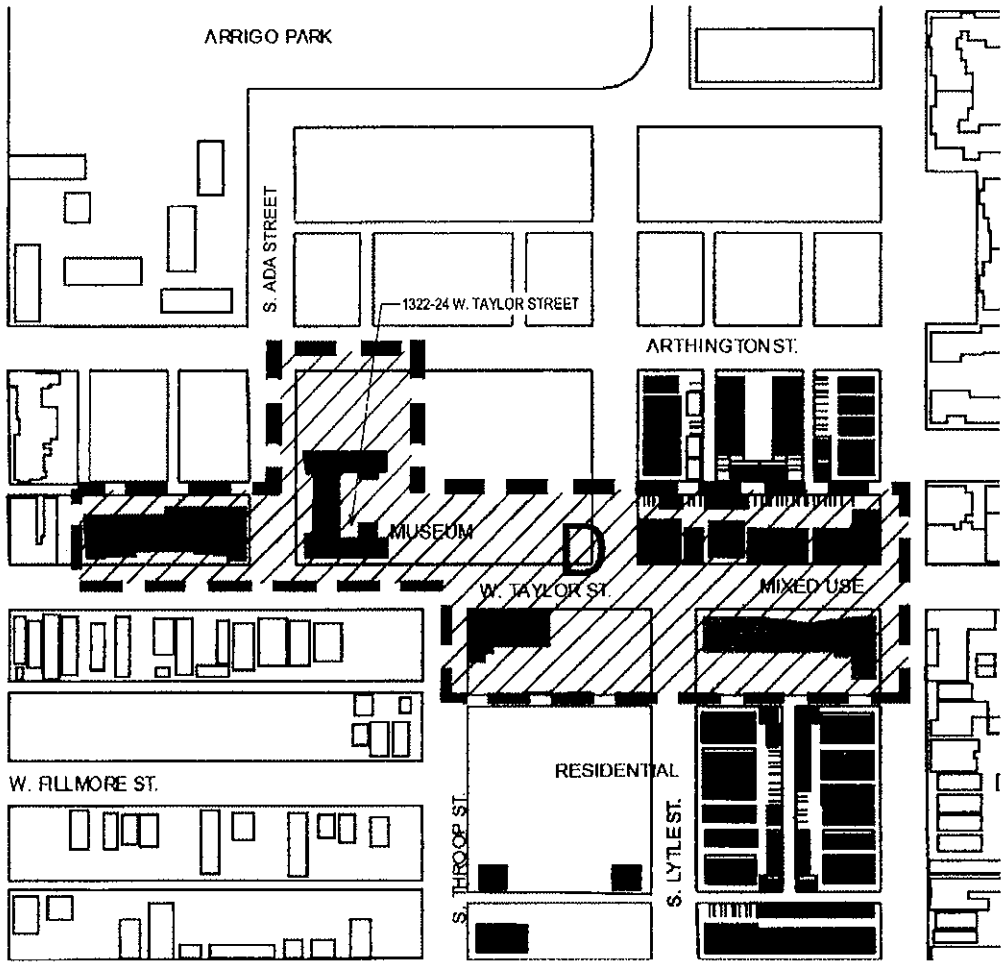
ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC
ADDRESS: 1002 S. Racine Ave
Chicago, IL
INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

SUB-AREA D

FINAL FOR PUBLICATION

EXISTING LAND-USE MAP



National Public Housing Museum &
Center for the Study of Housing & Society

SCALE 1"=NTS

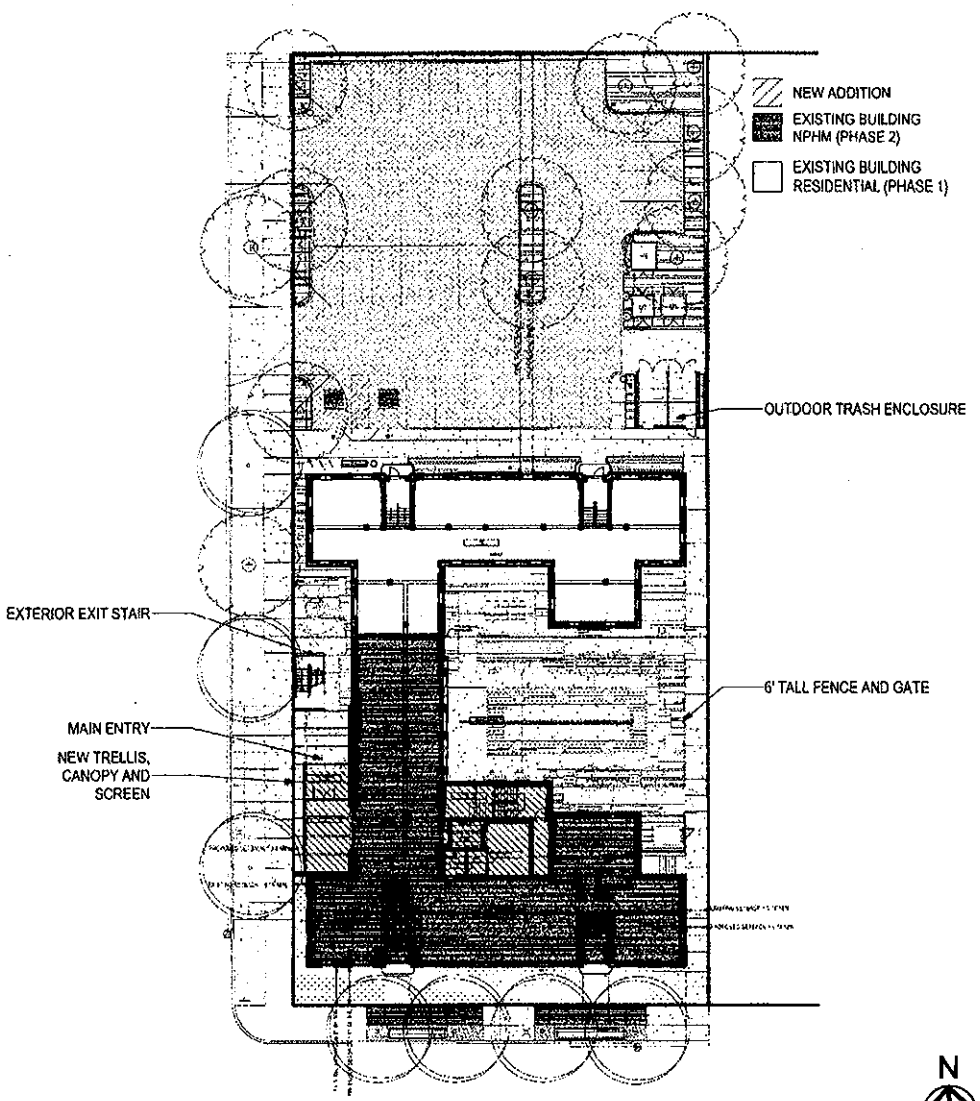
APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

Sub-Area D 1322 W. Taylor Street

FINAL FOR PUBLICATION

SITE / LANDSCAPE PLAN



National Public Housing Museum &
Center for the Study of Housing & Society

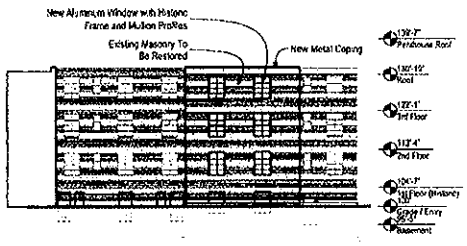
APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

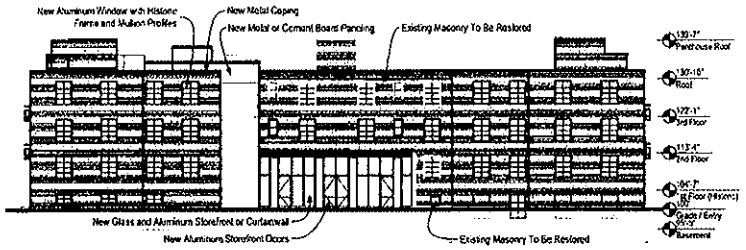
Sub-Area D 1322 W. Taylor Street

FINAL FOR PUBLICATION

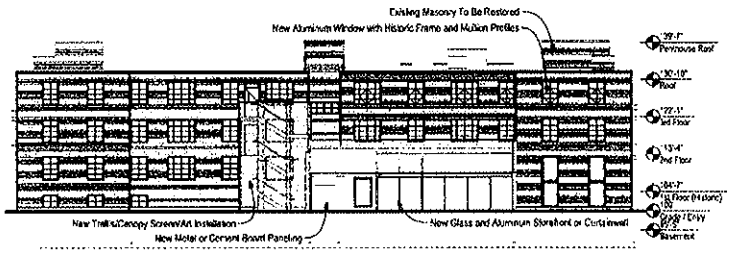
EAST, WEST, & COURTYARD NORTH ELEVATIONS



3 Courtyard North Elevation
SCALE: 1/32" = 1'-0"



2 East Elevation
SCALE: 1/32" = 1'-0"



1 West Elevation
SCALE: 1/32" = 1'-0"

National Public Housing Museum &
Center for the Study of Housing & Society

0 16' 32' 64'

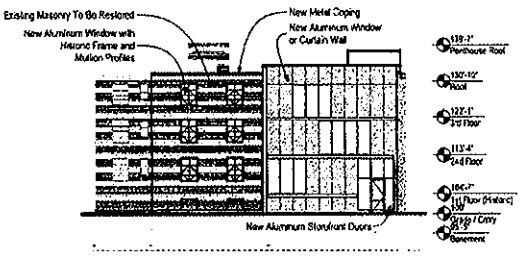
APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

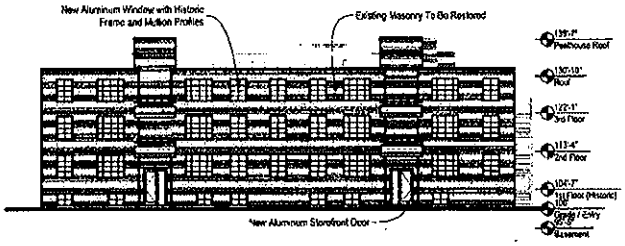
Sub-Area D 1322 W. Taylor Street

FINAL FOR PUBLICATION

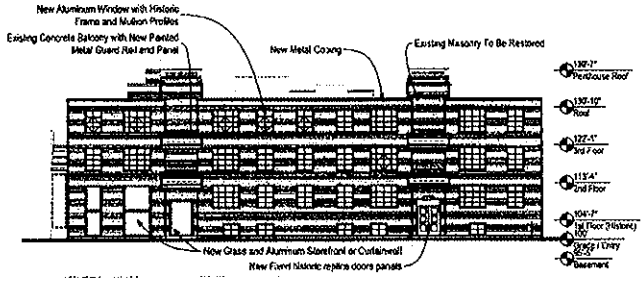
NORTH, SOUTH, & COURTYARD SOUTH ELEVATIONS



3 South Stair Addition
SCALE: 1/32" = 1'-0"



2 North Elevation
SCALE: 1/32" = 1'-0"



1 South Elevation
SCALE: 1/32" = 1'-0"

National Public Housing Museum &
Center for the Study of Housing & Society

0 16' 32' 64'

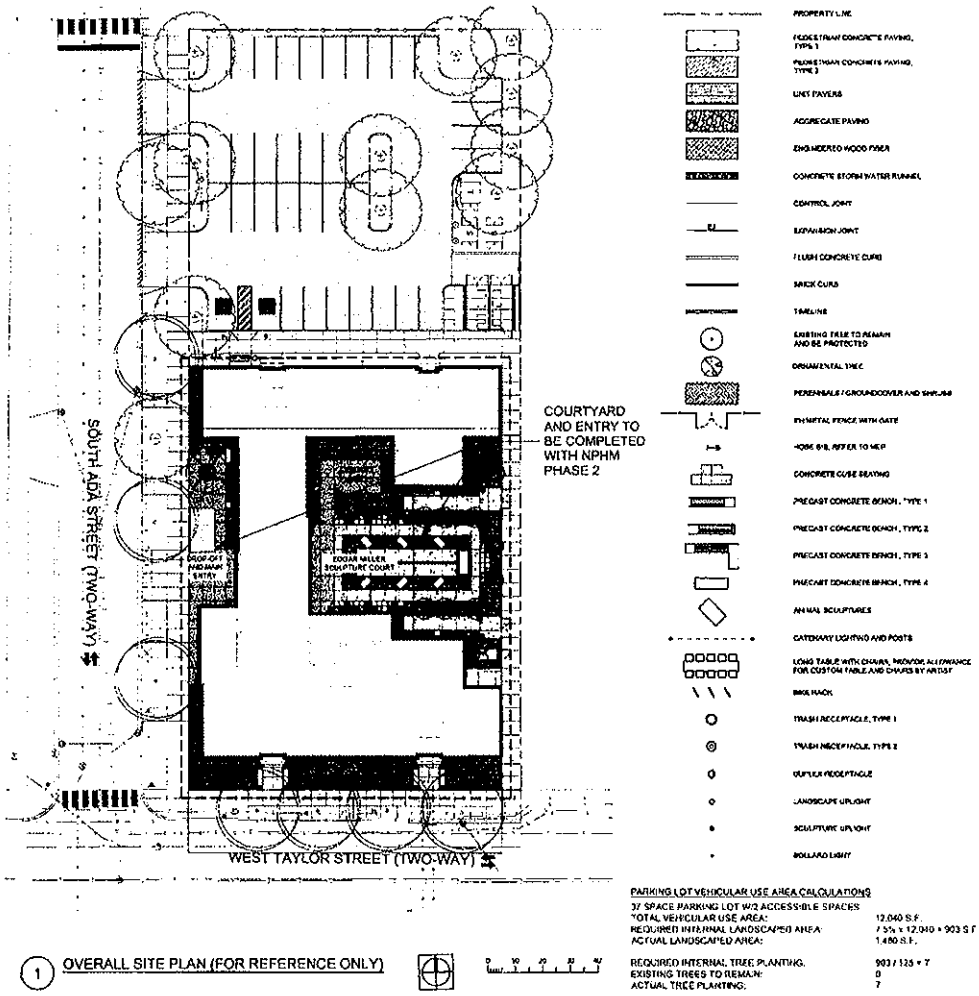
APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

Sub-Area D 1322 W. Taylor Street

INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

FINAL FOR PUBLICATION

LANDSCAPE PLANT LIST



1 OVERALL SITE PLAN (FOR REFERENCE ONLY)

National Public Housing Museum &
Center for the Study of Housing & Society

APPLICANT: LR ABLA LLC
ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

Sub-Area D 1322 W. Taylor Street

FINAL FOR PUBLICATION

LANDSCAPE PLANT LIST

PRELIMINARY
PLANT SCHEDULE:

CODE		BOTANICAL NAME	COMMON NAME
ORNAMENTAL TREES			
AM.GF	3	Amelanchier canadensis 'Glenn Form'	Rainbow Pillar Serviceberry
AM.GR	1	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
CE.CA	2	Cercis canadensis	Eastern Redbud
HE.MI	1	Heptacodium miconioides	Seven-Son Flower
MA.JA	1	Magnolia 'Jane'	Jane Magnolia
RH.TY	8	Rhus typhina (multi-stem tree form)	Staghorn Sumac (multi-stem tree form)
SHRUBS			
AR.ME		Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry
CO.BC		Cornus sericea 'Bergeson Compact'	Bergeson Compact Red-osier Dogwood
DI.RI		Diervilla rivularis 'SMNDRSF'	Kodiak Black Diervilla
FO.M		Forsythia x 'Mindor'	Show-off Forsythia
HY.AR		Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea
HY.PA		Hydrangea paniculata 'SMHPLQF'	Little Quickfire Hydrangea
IT.MO		Itea virginica 'Morton'	Scarlet Beauty Itea
IT.VI		Itea virginica 'Sprich'	Little Henry Itea
JU.PR		Juniperus horizontalis 'Hughes'	Hughes Juniper
MY.PE		Myrica pensylvanica	Northern Bayberry
PH.OP		Physocarpus opulifolius 'Diablo'	Diablo Ninebark
PH.LD		Physocarpus opulifolius 'Donna May'	Little Devil Ninebark
RO.NW		Rosa x 'Nearly Wild'	Nearly Wild Rose
RO.CO		Rosa x 'Noala'	Coral Flower Carpet Rose
SP.VA		Spiraea x vanhouttei	Vanhoutte Spirea
SY.VU		Syringa vulgaris 'Charles Joly'	Charles Joly Lilac
TA.CU		Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Yew
TA.ME		Taxus x media 'Densiformis' (cubed hedge form)	Dense Yew (cubed hedge form)
TA.EV		Taxus x media 'Everlow'	Everlow Yew
VI.CE		Viburnum dentatum 'Chicago'	Blue Muffin Viburnum
VI.JU		Viburnum x juddii	Judd Viburnum
WE.FL		Weigela florida 'Fine Wine'	Fine Wine Weigela
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER			
AL.SB		Allium 'Summer Beauty'	Summer Beauty Allium
AL.TH		Allium thunbergii 'Ozawa'	Ozawa Allium
AG.BF		Agastache 'Blue Fortune'	Anise Hyssop
AN.TO		Anemone tomentosa 'Robustissima'	Japanese Anemone
CA.AC		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
CA.NE		Calamintha nepeta ssp. nepeta	Lesser Calamint
CA.AL		Carex albicans	White-tinged Sedge
CA.RO		Carex rosea	Rosy Sedge
CO.MO		Coreopsis 'Moonbeam'	Moonbeam Coreopsis
DE.CA		Deschampsia caespitosa 'Goldtau'	Tufted Grass
EC.PU		Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower
GE.RO		Geranium 'Gerwat'	Rozanne Geranium
GE.MA		Geranium maculatum	Wild Geranium
HE.MG		Helenium 'Mardi Gras'	Mardi Gras Helenium
HE.ST		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily
HO.HB		Hosta 'Hadspen Blue'	Hadspen Blue Hosta
HO.PH		Hosta 'Praying Hands'	Praying Hands Hosta
HY.AN		Hydrangea anomala petiolaris	Climbing Hydrangea
LI.MU		Liriope muscari 'Big Blue'	Big Blue Lilyturf
LY.NU		Lysimachia nummularia	Creeping Jenny
NE.WL		Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint
PA.FI		Paeonia 'First Arrival'	First Arrival Peony
PE.AT		Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
PA.VI		Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass
SE.SP		Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum
SE.AU		Sesleria autumnalis	Autumn Moor Grass
BULBS			
AL.AF		Allium 'Globemaster'	Globemaster Allium
HY.NO		Hyacinthoides non-scripta	Virginia Bluebells
NA.KP		Narcissus 'Kissproof'	Kissproof Daffodil
TU.PI		Tulipa 'Prinses Irene'	Prinses Irene tulip

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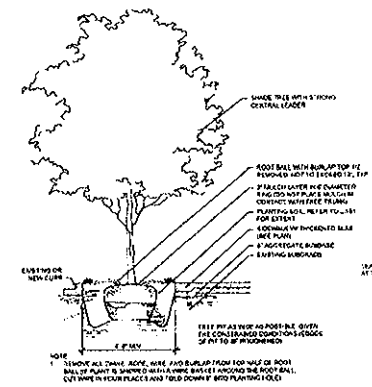
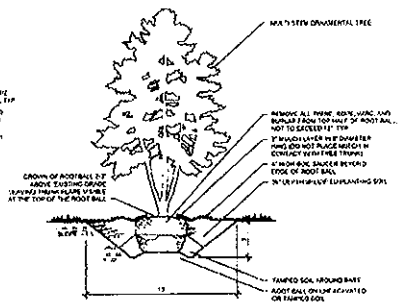
Sub-Area D 1322 W. Taylor Street

FINAL FOR PUBLICATION

LANDSCAPE DETAIL



1 SHADE TREE IN PARKWAY SECTION
NOT TO SCALE



3 ORNAMENTAL TREE PLANTING SECTION
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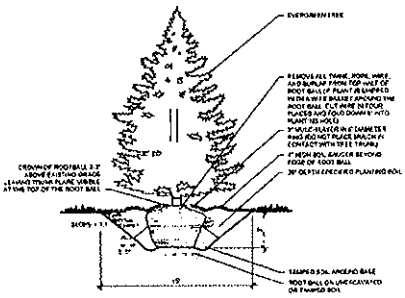
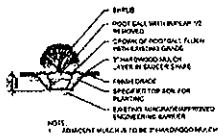


3 EVERGREEN TREE PLANTING SECTION
NOT TO SCALE



4 SHRUB PLANTING SECTION
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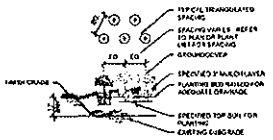
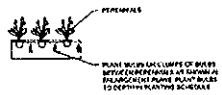
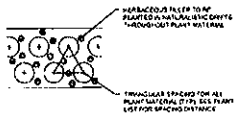


5 PERENNIAL PLANTING SECTION
NOT TO SCALE



6 BULB INSTALLATION DETAIL
NOT TO SCALE



7 INTERPLANTING DETAIL
NOT TO SCALE

National Public Housing Museum &
Center for the Study of Housing & Society

APPLICANT: LR ABLA LLC
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PLAN COMMISSION: July 15, 2021

Sub-Area D 1322 W. Taylor Street

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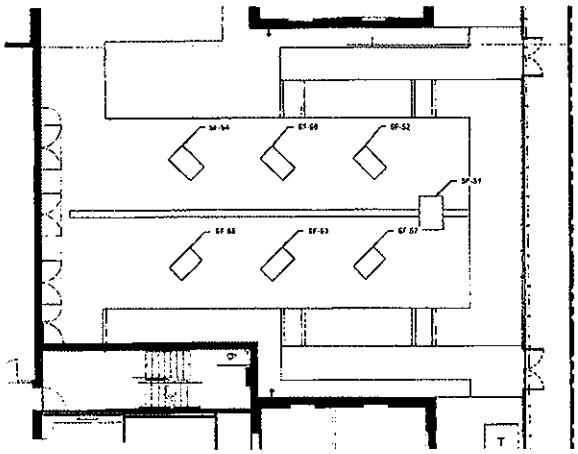
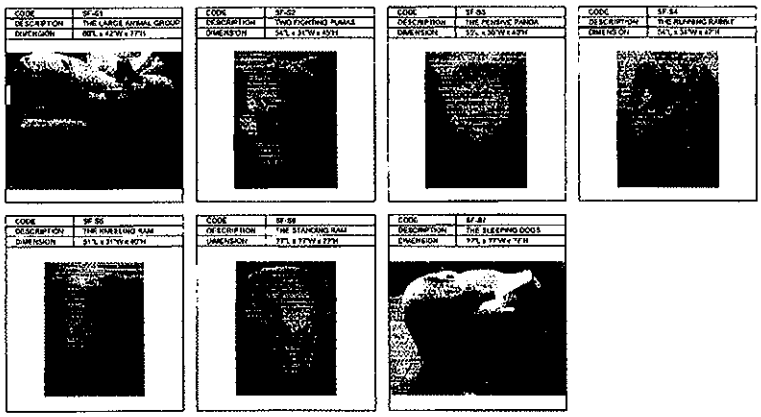
LANDSCAPE DETAIL



1 SCULPTURE PLAN

EXISTING SCULPTURE SCHEDULE:



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FINAL FOR PUBLICATION

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

June 17, 2019

Richard C. Baker
Mauck & Baker, LLC
One North LaSalle St., Suite 600
Chicago, IL 60602

Re: Minor change for PD No. 896, Sub-Area B, Parking reduction for Immanuel Baptist Church at 1443 W. Roosevelt Road

Dear Mr. Baker:

Please be advised that your request for a minor change to Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 896.

On behalf of your client and the property owner, Immanuel Baptist Church, you are seeking a minor change to eliminate the required parking at 1443 W. Roosevelt Road. Per your request, a church, either Immanuel Baptist Church or its predecessor, have been meeting at this location for over 10 years. The church has had a steady membership of approximately 60 members with an average attendance of approximately 80 people, including up to 25 children. On August 31, 2018, a minor change/site plan approval was granted for the church to lease 20 parking spaces for use on Sundays at 1312 S. Racine Ave. (Fosco Park).

Pursuant to Section 17-10-0102-B(2) of the Chicago Zoning Ordinance, minimum off-street automobile parking ratios for non-residential uses may be reduced by up to 100% for existing structures located within 1,320 feet of a CTA bus line corridor roadway segment, including the Ashland Ave. bus corridor. Since the church property is less than 1,000 feet from the centerline of the Ashland Avenue Bus stop #9 at Roosevelt Road and Ashland Avenue, it meets the conditions for a 100% parking reduction.

With regard to your request, the Department of Planning and Development has determined that allowing the parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 16, 2019

Jason Nuttelman, AIA
JGMA
223 W. Ohio St.
Chicago, Illinois 60654

Re: Site Plan Review for Residential Business Planned Development No. 896, Subarea A3 SOS Children's Villages Illinois, Roosevelt Square Village, 1133 W. 13th Street

Dear Mr. Nuttelman:

Please be advised that your request for site plan approval for Residential Business Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of the construction of an 11,000 square foot community center at 1133 W. 13th Street in Subarea A3 of Planned Development 896. The proposed project will have an overall height of 19' which is in compliance with the maximum heights allowed in Subarea A3. The 40,111 square foot site will be improved with landscaping, a parking lot consisting of 20 parking spaces and one on-site loading area.

The proposed Floor Area Ratio of 0.28 is well below the allowable 1.10 FAR for Subarea A3. The proposed building will be primarily clad in PAC-CLAD corrugated metal panels and an aluminum curtain wall glazing system. The request for approval includes the following attached documents prepared by JGMA:

- AS1-101Site Plan (1.10.19)
- A3-101 Building Elevations (1.10.19)
- A3-102 Building Elevations (1.10.19)
- A1-100A Overall Building Axonometric (1.10.19)
- L-105 Planting Plan (4.11.19)
- C-103 Site Geometrics Plan (4.11.19)
- Loading Drive View 1 Rendering (3.14.19)
- Loading Drive View 2 Rendering (3.14.19)
- Loading Drive View 3 Rendering (3.14.19)

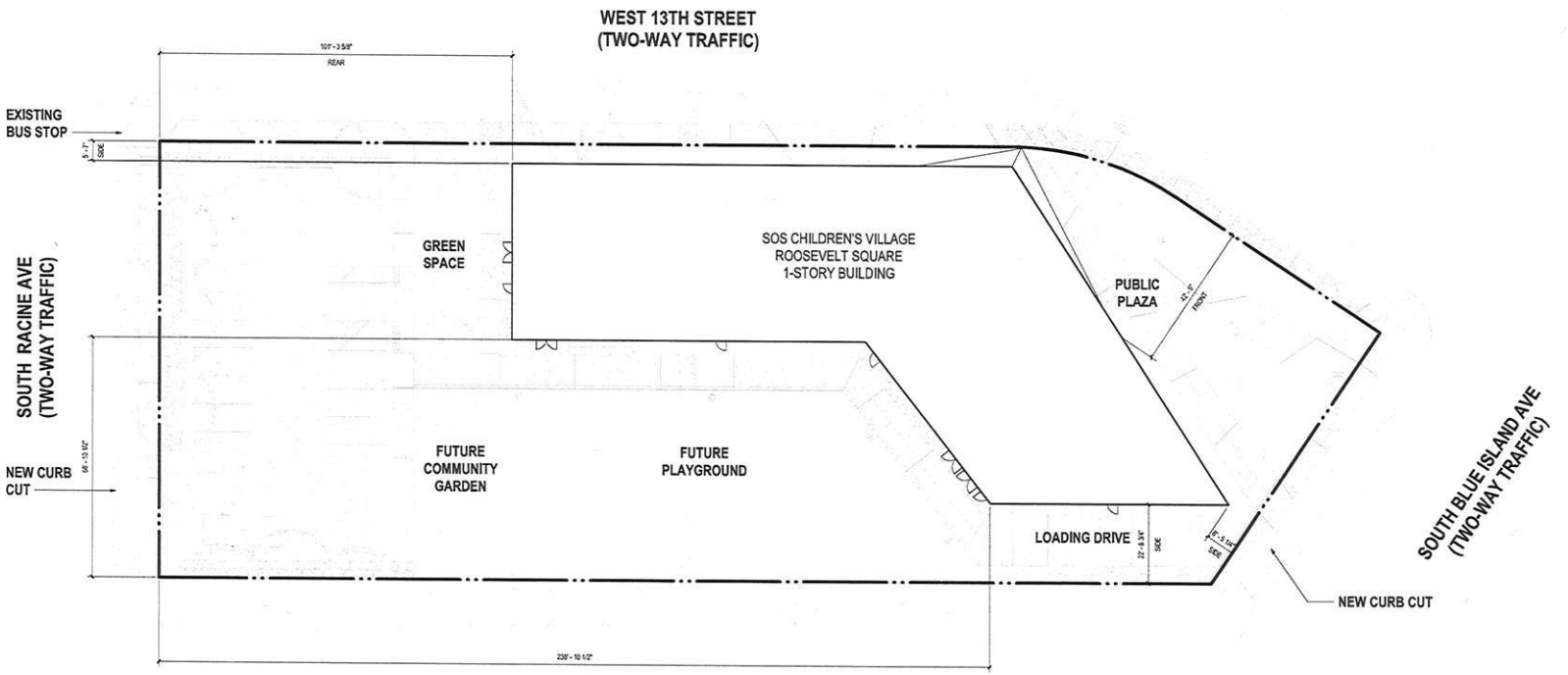
Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of PD 896. Accordingly, this site plan submittal is hereby approved as conforming to PD 896. This site plan approval does not cover any signage, which must be covered by a separate application.

Sincerely,

Steven Valenziano
Assistant Zoning Administrator

Originated by: Heidi Sperry

cc: Timothy Barton, MAP Strategies, LLC
George Guarino, III MAP Strategies, LLC
Erik Glass, DPD
Mike Marmo, DPD
Heidi Sperry, DPD
Planned Development files



1 | SITE PLAN

DOB APPROVAL STAMPS

PROJECT
ROOSEVELT SQUARE VILLAGE
1133 W. 13th Street,
Chicago, IL 60608

CLIENT
SOS CHILDREN'S VILLAGES
216 W. Jackson, Suite 925
Chicago, IL 60606

JGMA

COLLABORATORS
TGRWA STRUCTURAL ENGINEERS
600 West Van Buren Street Chicago, IL 60607
COSENTINI ASSOCIATES
1 North Wacker Drive, Suite 3700 Chicago, IL 60606
SITE
808 S Michigan Ave #1000 Chicago, IL 60605
KNIGHT E/A
221 N. LaSalle St., Suite 300, Chicago, Illinois 60601
CLEVENGER ASSOCIATES
5600 Sonntag Road, Suite 2A, Dubuque, IA 52002

NO.	DESCRIPTION	DATE
5	ISSUED FOR PERMIT	01.10.2019
3	100% DESIGN DEVELOPMENT	11.27.2018
2	80% DESIGN DEVELOPMENT	09.18.2018
1	SCHEMATIC DESIGN	08.10.2018

KEY PLAN

STAMP

LICENSED ARCHITECT
JASON PAUL NUTTELMAN
001.020329
STATE OF ILLINOIS

SHEET TITLE
ARCHITECTURAL SITE PLAN

AS1-101

SHEET NUMBER

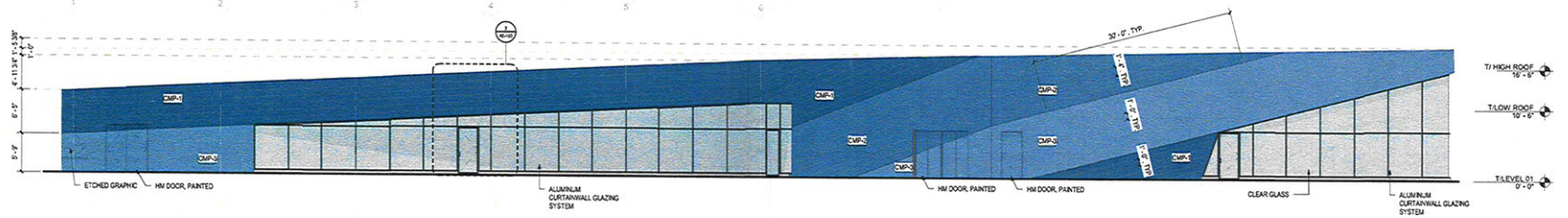
PROJECT NO: 16105

© JGMA 2019

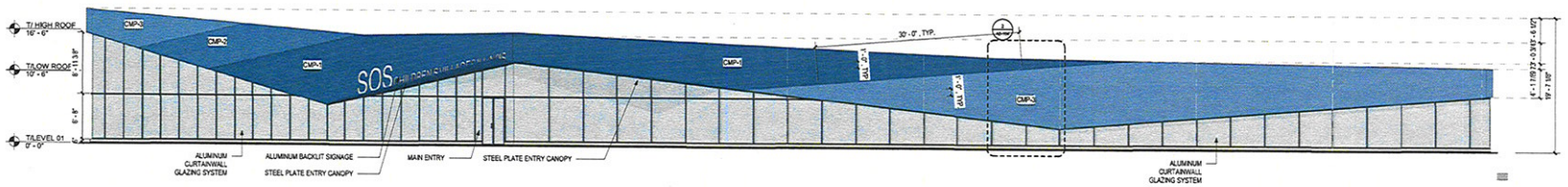
223 WEST OHIO STREET | CHICAGO, ILLINOIS 60654 | +1.312.895.4438 | WWW.JGMA.COM |

FACADE PANEL TYPES

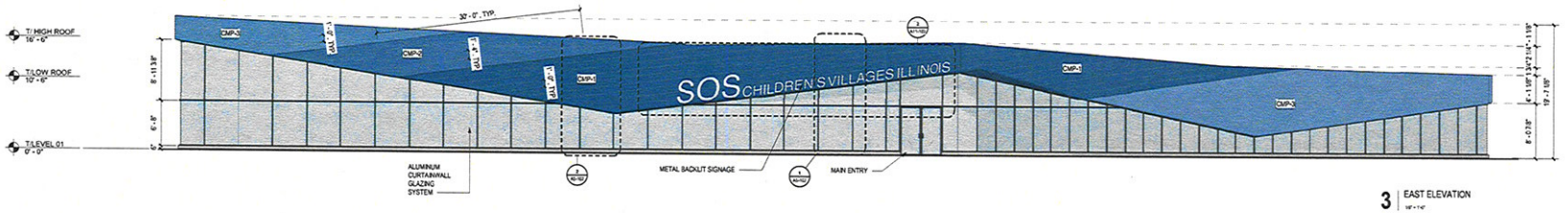
CMP-1		PAC-CLAD CORRUGATED METAL PANEL: HIG-LINE C1 1/2" W X 36"-0" L, COLOR: AWARD BLUE
CMP-2		PAC-CLAD CORRUGATED METAL PANEL: HIG-LINE C2 16" W X 36"-0" L, COLOR: BERKSHIRE BLUE
CMP-3		PAC-CLAD CORRUGATED METAL PANEL: HIG-LINE S1 12" W X 36"-0" L, COLOR: CUSTOM COLOR



1 SOUTH ELEVATION



2 NORTH ELEVATION



3 EAST ELEVATION

1/8" = 1'-0" 0' 8' 16'

DOB APPROVAL STAMPS

PROJECT
ROOSEVELT SQUARE VILLAGE
1133 W. 13th Street,
Chicago, IL 60608

CLIENT
SOS CHILDREN'S VILLAGES
216 W. Jackson, Suite 625
Chicago, IL 60606

COLLABORATORS

TGRWA STRUCTURAL ENGINEERS
666 West Van Buren Street, Chicago, IL 60607

COSENTINI ASSOCIATES
1 North Wacker Drive, Suite 3700, Chicago, IL 60606

SITE
846 S Michigan Ave #1500 Chicago, IL 60605

KNIGHT E/A
221 N. LaSalle St., Suite 300, Chicago, Illinois 60601

CLEVENGER ASSOCIATES
5901 Savage Road, Suite 2A, Dubuque, IA 52002

NO.	DESCRIPTION	DATE
5	ISSUED FOR PERMIT	01.10.2019
3	100% DESIGN DEVELOPMENT	11.27.2018
2	50% DESIGN DEVELOPMENT	09.18.2018
1	SCHEMATIC DESIGN	08.10.2018

KEY PLAN

STAMP

LICENSED ARCHITECT
JASON PAUL NUTTELMAN
001.020829
STATE OF ILLINOIS

SHEET TITLE
BUILDING ELEVATIONS

A3-101
SHEET NUMBER

© JGMA 2019
PROJECT NO:1610S

JGMA
223 WEST OHIO STREET | CHICAGO, ILLINOIS 60654 | +1.312.893.4103 | WWW.JGMA.COM



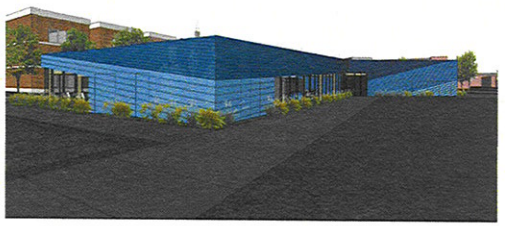
SOUTH AND EAST ELEVATION - FOR REFERENCE ONLY



NORTH AND EAST ELEVATION - FOR REFERENCE ONLY



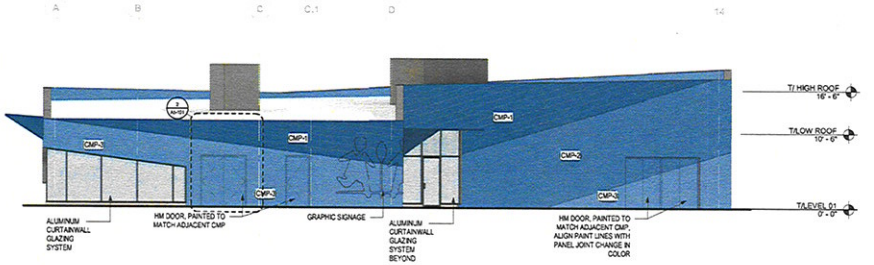
NORTH AND WEST ELEVATION - FOR REFERENCE ONLY



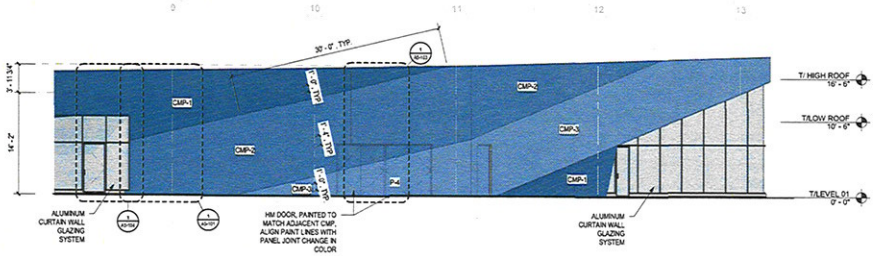
SOUTH AND WEST ELEVATIONS - FOR REFERENCE ONLY

FACADE PANEL TYPES

CMP-1		PAC-CLAD CORRUGATED METAL PANEL: HIGHLINE C1 12" W X 30'-0" L COLOR: AWARD BLUE
CMP-2		PAC-CLAD CORRUGATED METAL PANEL: HIGHLINE C2 16" W X 30'-0" L COLOR: BERKSHIRE BLUE
CMP-3		PAC-CLAD CORRUGATED METAL PANEL: HIGHLINE S1 12" W X 30'-0" L COLOR: CUSTOM COLOR



1 WEST ELEVATION



2 SOUTHWEST ELEVATION

1/8" = 1'-0" 0 8' 16'

DOB APPROVAL STAMPS

PROJECT
ROOSEVELT SQUARE VILLAGE
1133 W. 13th Street,
Chicago, IL 60608

CLIENT
SOS CHILDREN'S VILLAGES
318 W. Adams, Suite 825
Chicago, IL 60606

COLLABORATORS

TGRWA STRUCTURAL ENGINEERS
609 West Grand Avenue, Chicago, IL 60607

COSENTINI ASSOCIATES
1 North Wacker Drive, Suite 3700, Chicago, IL 60606

SITE
836 S Michigan Ave #1000 Chicago, IL 60605

KNIGHT E/A
221 N. LaSalle St., Suite 300, Chicago, Illinois 60601

CLEVENGER ASSOCIATES
5900 Savage Road, Suite 2A, DeKalb, IA 50002

NO.	DESCRIPTION	DATE
5	ISSUED FOR PERMIT	01.10.2019
3	100% DESIGN DEVELOPMENT	11.27.2018
2	50% DESIGN DEVELOPMENT	09.10.2018
1	SCHEMATIC DESIGN	06.10.2018

KEY PLAN

STAMP



SHEET TITLE
BUILDING ELEVATIONS

A3-102
SHEET NUMBER

PROJECT NO: 16105

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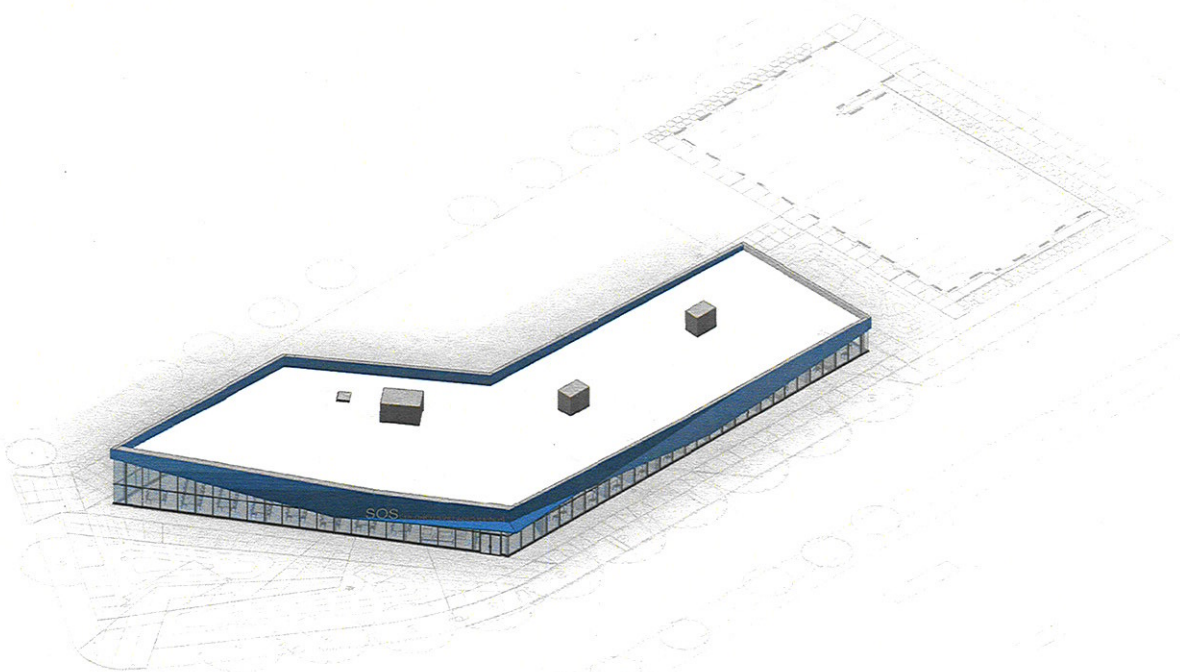

1 OVERALL BUILDING AXONOMETRIC

1/16"=1'-0" 16' 32'

DOB APPROVAL STAMPS

PROJECT
ROOSEVELT SQUARE VILLAGE
1133 W. 13th Street,
Chicago, IL 60608

CLIENT
SOS CHILDREN'S VILLAGES
219 W. Jackson, Suite 905
Chicago, IL 60606

COLLABORATORS

TGRWA STRUCTURAL ENGINEERS
609 West Van Buren Street, Chicago, IL 60607

COSENTINI ASSOCIATES
1 North Wacker Drive, S.ite 3700, Chicago, IL 60606

SITE
838 S Michigan Ave # 1000 Chicago, IL 60605

KNIGHT E/A
221 N. LaSalle St., Suite 300, Chicago, Illinois 60601

CLEVENGER ASSOCIATES
960 Saratoga Road, Suite 2A, Dubuque, IA 52002

NO.	DESCRIPTION	DATE
5	ISSUED FOR PERMIT	01.10.2019
3	100% DESIGN DEVELOPMENT	11.27.2018
2	50% DESIGN DEVELOPMENT	09.18.2018
1	SCHEMATIC DESIGN	08.10.2018

KEY PLAN

STAMP

LICENSED ARCHITECT
JASON PAUL NUTTELMAN
001.020025
STATE OF ILLINOIS

SHEET TITLE
OVERALL BUILDING AXONOMETRIC

A1-100A
SHEET NUMBER

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PROJECT NO:1610S

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PLANT SCHEDULE						
CODE	1QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES						
CA.SP	2	*Catalpa speciosa*	Northern Catalpa	B&B	4" cal	
CE.OC	3	*Celtis occidentalis*	Common Hackberry	B&B	4" cal	
LI.TU	2	*Liriodendron Tulipifera*	Tuliptree	B&B	4" cal	
GY.DI	3	*Gymnocladus dioicus 'Espresso'*	Espresso Kentucky Coffee Tree	B&B	4" cal	
PL.AC	4	*Platanus acerifolia 'Morton Circle'*	Exclamation London Planetree	B&B	4" cal	
QU.BI	2	*Quercus bicolor*	Swamp White Oak	B&B	4" cal	
TI.AM	3	*Tilia americana 'Redmond'*	Redmond American Linden	B&B	4" cal	
UL.PA	3	*Ulmus 'Patriot'*	Patriot Elm	B&B	4" cal	
ORNAMENTAL TREES (FOR USE IN RESTRICTED AREAS / ABOVE WATER LINES)						
MA.RE	2	*Malus 'Red Jewel'*	Red Jewel Crabapple	B&B	4" cal	min. 6' clear
SHRUBS						
AR.ME	44	*Aronia melanocarpa var. 'Elata'*	Elata Black Chokeberry	pot	36" ht x 30" w	30" o.c.; hedge
CO.SE	69	*Cornus sericea 'Bergeson Compact'*	Bergeson Compact Red-oser Dogwood	pot	36" ht x 30" w	30" o.c.
IT.VI	25	*Itea virginica 'Morton'*	Scarlet Beauty Virginia Sweetspire	pot	36" ht x 30" w	30" o.c.
RI.AL	102	*Ribes alpinum 'Europa'*	Europa Alpine Currant	pot	36" ht x 30" w	30" o.c.; hedge
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER						
AG.BL	54	*Agastache foeniculum 'Blue Fortune'*	Blue Fortune Anise Hyssop	pot	#1	15" o.c.
AL.SU	114	*Allium 'Summer Beauty'*	Summer Beauty Allium	pot	#1	15" o.c.
CA.AC	390	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	pot	#1	18" o.c.
CA.NE	98	*Calamintha nepeta ssp. nepeta*	Lesser Calamint	pot	#1	15" o.c.
EC.PU	144	*Echinacea purpurea 'Prairie Splendor'*	Prairie Splendor Coneflower	pot	#1	15" o.c.
GE.RO	39	*Geranium 'Rozanne'*	Rozanne Geranium	pot	#1	15" o.c.
LI.KO	15	*Liatris spicata 'Kobold'*	Kobold Blazing Star	pot	#1	15" o.c.
PA.SH	107	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch Grass	pot	#1	18" o.c.
PE.AT	30	*Perovskia atriplicifolia 'Little Spire'*	Little Spire Russian Sage	pot	#1	15" o.c.
SE.AU	789	*Sesleria autumnalis*	Autumn Moor Grass	pot	#1	12" o.c.
SP.HE	100	*Sporobolus heterolepis*	Prairie Dropseed	pot	#1	15" o.c.
BULBS						
AL.PU	795	*Allium 'Purple Sensation'*	Purple Sensation Allium	bulb	12 cm	8" o.c.; plant in drifts
NA.3D	2380	*Narcissus '3D' Blend*	3D Blend Daffodil	bulb	12 cm	8" o.c.; plant in drifts

LEGEND

- PROPERTY LINE
- P1 - HOT-MIX ASPHALT PARKING PAVEMENT
- P2 - 5" CONCRETE SIDEWALK
- P3 - 8" CONCRETE DRIVEWAY PAVEMENT
- P4 - 5" CONCRETE SIDEWALK INTEGRALLY COLORED
- EXPANSION JOINT
- CONTROL JOINT
- F1 - METAL FENCE
- EXISTING TREE
- SHADE TREE
- SHRUBS
- COMMUNITY GARDEN IMPORTED SOIL AND MULCH
- LAWN
- GROUNDCOVER/ PERENNIALS
- MULCH
- FS - FLAG STONE STEPPERS
- OS - VARIOUS BOULDERS. SEE PLANS
- HOSE BIB. REFER TO MEP
- QUICK COUPLER
- SF1 - BENCH
- SF2 - TRASH RECEPTACLE
- SF3 - BIKE RACK
- SF4 - LIGHTING TYPE 1
- SF5 - LIGHTING TYPE 2
- SF6 - WALL MOUNTED LIGHT, REFER TO ARCH
- EXISTING STREET LIGHT
- RELOCATED UTILITY POLE. REFER TO CIVIL

LANDSCAPE NOTES:

1. OBTAIN PERMIT FROM CITY OF CHICAGO BUREAU OF FORESTRY FOR ANY TREES REMOVED OR REPLACED IN THE PUBLIC R.O.W.
2. EXISTING PKWY & INTERIOR TREES/FENCING TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED IF DAMAGED BY CONTRACTOR.
3. FOR LANDSCAPE DETAILS, SEE SHEET L-506
4. ALL NEW TREES TO BE FIELD LOCATED BY AOR
5. LANDSCAPE WITHIN SITE TO BE IRRIGATED. SEE SHEET LI-101

PARKING LOT VEHICULAR USE AREA CALCULATIONS

21 SPACE PARKING LOT W/2 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	6,405 S.F.
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 6,405 = 480 S.F
ACTUAL LANDSCAPED AREA:	670 S.F.
REQUIRED INTERNAL TREE PLANTING:	6405 / 125 = 4
EXISTING TREES	0
ACTUAL TREE PLANTING:	4

NOTE TO REVIEWER:
- INTERIOR LANDSCAPE AREAS SHALL BE IRRIGATED. REFER TO LI-101
- NO EXISTING PARKWAY TREES ON SITE

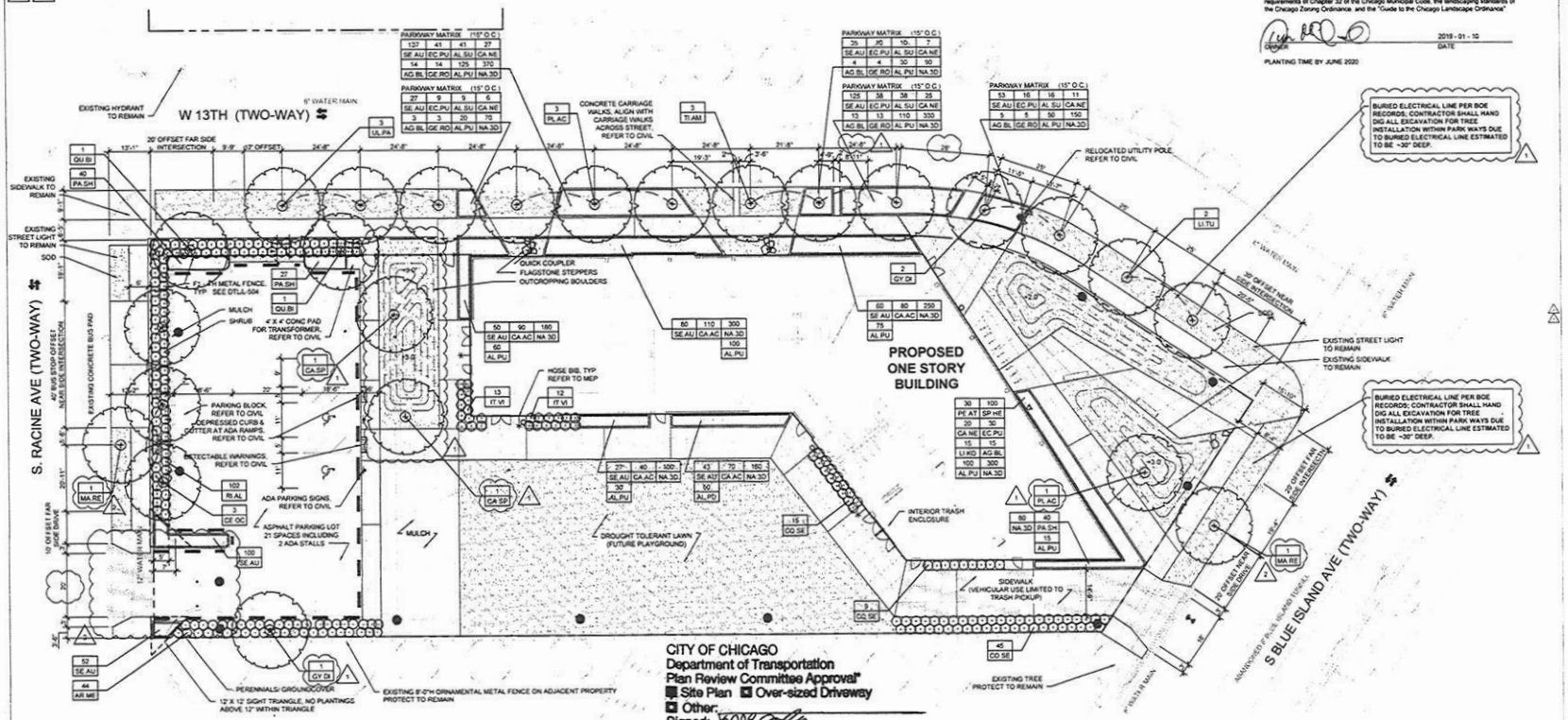
The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 1133 W 13th Street, Chicago, IL 60608 has, to the best of the undersigned applicant's knowledge, been designed in accordance with the requirements of Title 16, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

REGISTERED LANDSCAPE ARCHITECT — 2019 - 01 - 10 DATE

The undersigned acknowledges that the landscape planting shown on the landscape plan(s) for the property at 1133 W 13th Street, Chicago, IL 60608 to the best of the undersigned applicant's knowledge has been designed and will be installed, maintained, and replaced, as required, by current and subsequent owners in accordance with the requirements of Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance".

OWNER — 2019 - 01 - 10 DATE

PLANTING TIME BY JUNE 2020



1 PLANTING PLAN
1/16" = 1'-0"

CITY OF CHICAGO
Department of Transportation
Plan Review Committee Approval*
■ Site Plan ☐ Over-sized Driveway
☐ Other:
Signed:
Date: 4/10/2019
Project Title: S.O.S. Children's Villages
*Subject to acceptable construction drawings, addressing and other program approvals.
Non-transferable, revocable if modified.

DCD APPROVAL STAMPS

PROJECT
ROOSEVELT SQUARE VILLAGE
1133 W 13th Street
Chicago, IL 60608

CLIENT
SOS CHILDREN'S VILLAGES
216 W Jackson, Suite 625
Chicago, IL 60606

CONSULTANTS
TGRWA STRUCTURAL ENGINEERS
600 West Van Buren Street, Chicago, IL 60607
COSENTINI ASSOCIATES
1 North Wacker Drive, Suite 3700, Chicago, IL 60606
SITE
888 S Michigan Ave #3000 Chicago, IL 60605
KNIGHT E/A
2214 Lake Ave, Suite 200, Chicago, Illinois 60601
CLEVENGER ASSOCIATES
9300 Dielman Road, Suite 24, St Louis, MO 63132

NO.	DESCRIPTION	DATE
7	PERMIT REVISION	04.11.2019
6	PERMIT REVISION	03.15.2019
5	ISSUED FOR PERMIT	01.10.2019
4	100% DESIGN DEVELOPMENT	11.27.2018
3	80% DESIGN DEVELOPMENT	09.18.2018
2	SCHEMATIC DESIGN	08.10.2018

KEY PLAN

STAMP

LICENSED LANDSCAPE ARCHITECT — BRADLEY HOLT — 157-016 — STATE OF ILLINOIS
EXP: 8/31/2019

PLANTING PLAN — SHEET TITLE

L-105 — SHEET NUMBER

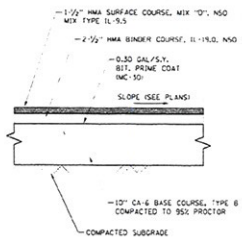
PROJECT NO: 18105

JJ&A — WWW.JJAPC.COM

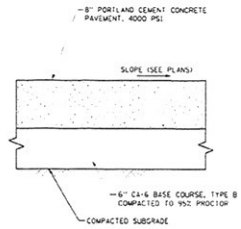
0 10 20 30 40'

LEGEND

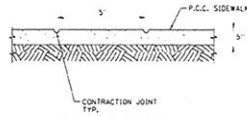
- 2" HOT-MIX ASPHALT SURFACE COURSE IL-9.5 MIX C, N 30 LOW
- HOT-MIX ASPHALT PARKING PAVEMENT
- 8" CONCRETE DRIVEWAY PAVEMENT
- 5" CONCRETE SIDEWALK (GRAY OR INTEGRALLY COLORED - SEE LANDSACPE PLANS)
- SODDED & LANDSCAPED AREAS (SEE LANDSCAPE PLANS)
- 4' METAL FENCE (SEE LANDSCAPE PLANS)
- CURB & GUTTER TYPE B-6.12 WITH STD. PITCH GUTTER
- CURB & GUTTER TYPE B-6.12 WITH REV. PITCH GUTTER



1 HOT-MIX ASPHALT PARKING PAVEMENT DETAIL
NOT TO SCALE

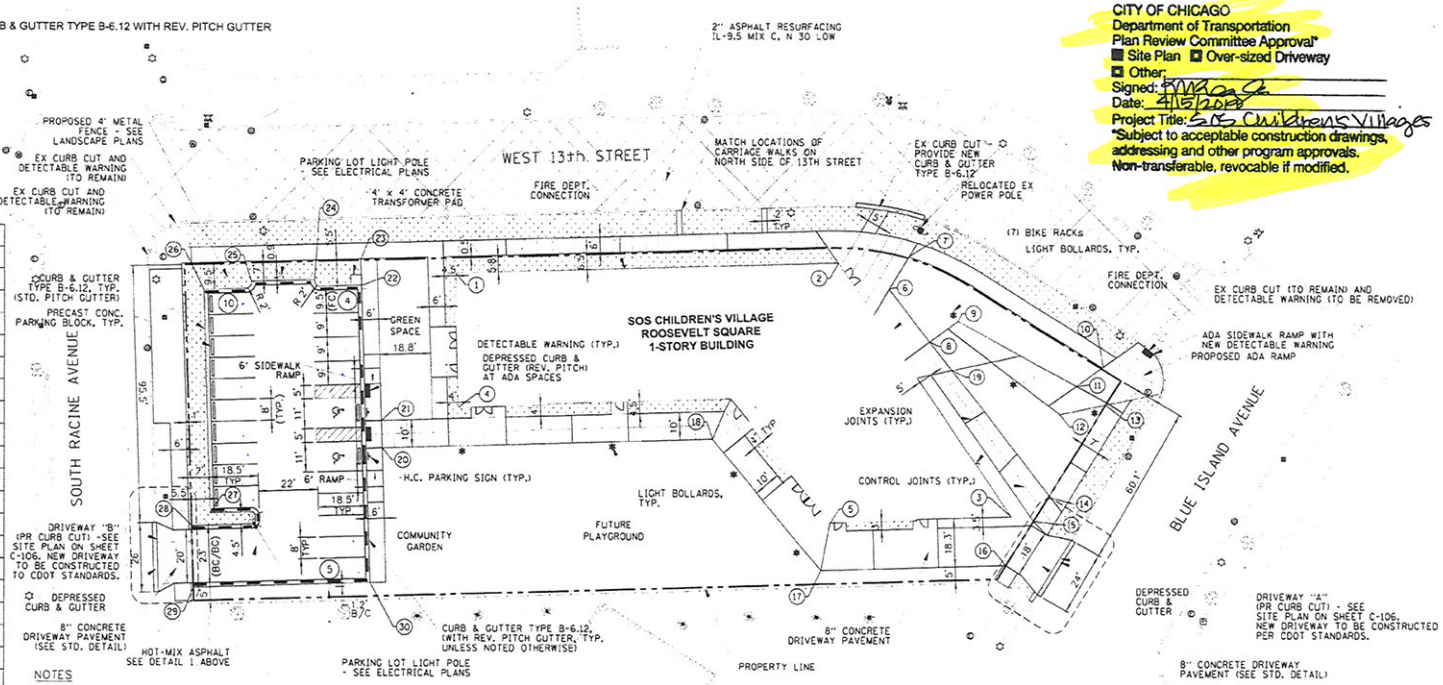


2 CONCRETE DRIVEWAY PAVEMENT DETAIL
NOT TO SCALE



3 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

CITY OF CHICAGO
Department of Transportation
Plan Review Committee Approval*
■ Site Plan ■ Over-sized Driveway
■ Other
Signed: [illegible]
Date: 4/15/2019
Project Title: SOS Children's Villages
*Subject to acceptable construction drawings, addressing and other program approvals.
Non-transferable, revocable if modified.



COORDINATES		
POINT NO.	NORTHING	EASTING
1	1894173.78	1168709.59
2	1894178.00	1168852.57
3	1894083.98	1168917.16
4	1894123.49	1168710.54
5	1894081.44	1168849.51
6	1894168.31	1168871.51
7	1894180.65	1168879.06
8	1894148.70	1168886.74
9	1894156.46	1168897.44
10	1894139.53	1168951.29
11	1894132.15	1168941.44
12	1894121.54	1168935.23
13	1894125.09	1168952.36
14	1894090.81	1168932.08
15	1894082.31	1168925.58
16	1894065.64	1168915.14
17	1894063.60	1168846.14
18	1894112.30	1168805.63
19	1894138.02	1168895.11
20	1894108.64	1168682.13
21	1894118.64	1168681.83
22	1894169.07	1168674.36
23	1894179.05	1168674.07
24	1894171.05	1168656.80
25	1894170.35	1168633.27
26	1894167.32	1168615.39
27	1894084.36	1168617.81
28	1894079.65	1168610.94
29	1894056.66	1168611.61
30	1894058.61	1168677.58

NOTES

1. THE PROPOSED PARKING LOT PAVEMENT SHALL CONSIST OF THE BASE COURSE, HOT-MIX ASPHALT BINDER COURSE, AND HOT-MIX ASPHALT SURFACE COURSE OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. THE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARD SPECIFICATIONS
2. HOT-MIX BINDER AND SURFACE COURSES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 406 OF THE STANDARD SPECIFICATIONS.
3. AGGREGATE BASE COURSE MATERIAL AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR AGGREGATE BASE COURSE TYPE B OF SECTION 351 OF THE STANDARD SPECIFICATIONS.
4. BITUMINOUS PRIME COATS SHALL BE IN ACCORDANCE WITH ARTICLE 406.25 OF THE STANDARD SPECIFICATIONS. APPLICATION RATES SHALL BE AS FOLLOWS:
   *BITUMINOUS BINDER – 0.05 GALLONS/SQUARE YARD
   *AGGREGATE BASE – 0.50 GALLONS/SQUARE YARD
5. PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 420 OF THE STANDARD SPECIFICATIONS THE PCC MATERIAL SHALL BE OF CLASS PV PER SECTION 1020.c
6. CURBS SHALL BE OF CLASS SI PER SECTION 1020 OF THE STANDARD SPECIFICATIONS.
7. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH ARTICLE 1020.13 THE STANDARD SPECIFICATIONS.
8. ALL CONCRETE PAVEMENT JOINTING SHALL BE IN ACCORDANCE WITH ARTICLE 420.05 OF THE STANDARD SPECIFICATIONS AND STANDARD IDOT DETAIL 420001
9. PREFORMED EXPANSION JOINT FILLERS SHALL BE PLACED AT ALL LOCATIONS WHERE CONCRETE PAVEMENT IS ABUTING THE EXISTING BUILDINGS. EXPANSION JOINT FILLERS SHALL COMPLY WITH SECTION 1051 OF THE STANDARD SPECIFICATIONS.
10. TESTING OF THE SUBBASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
11. ALL PARKING STALL STRIPING TO BE 4" WIDE YELLOW PAINT, MEETING IDOT SPECIFICATIONS IN ARTICLE 1095.02 OF THE STANDARD SPECIFICATIONS AND SHALL BE APPLIED IN ACCORDANCE WITH ARTICLE 780. ADA STALLS SHALL BE PAINTED PER FEDERAL, STATE AND LOCAL REQUIREMENTS AS INDICATED IN THE CONSTRUCTION DETAILS
12. THE PLANS SHALL BE IN COMPLIANCE WITH THE ILLINOIS ACCESSIBILITY CODE, LATEST EDITION AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, DATED SEPTEMBER, 2010. IF A CONFLICT SHOULD ARISE BETWEEN CODES, THE MOST STRINGENT CODE SHALL TAKE PRECEDENCE.
13. WITHIN THE PCC SURFACES, THE CONTRACTOR MUST PROVIDE AN UN-DOWELLED SAWCUT CONTRACTION JOINT AT A MAXIMUM SPACING OF 15 FEET BETWEEN JOINTS. THE CONTRACTOR SHALL PREPARE A JOINTING PLAN FOR THE ENGINEER'S REVIEW PRIOR TO PLACEMENT.
14. UNLESS NOTED OTHERWISE, ALL DIMENSIONS AND COORDINATES ARE GIVEN TO THE BACK OF CURB
15. "STANDARD SPECIFICATIONS REFERS TO THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", ADOPTED APRIL 1, 2016

1" = 20'

DOB APPROVAL STAMPS

PROJECT
ROOSEVELT SQUARE VILLAGE
1133 W. 13th Street
Chicago, IL 60608

CLIENT
SOS CHILDREN'S VILLAGES
211 W. Jackson Blvd. Suite 925
Chicago, IL 60606

JGMA
224 WEST OHIO STREET | CHICAGO, ILLINOIS 60654 | +1.312.805.4438 | WWW.JGMA.COM

CONSULTANTS
TGRWA STRUCTURAL ENGINEERS
COSENTINI ASSOCIATES
SITE
KNIGHT E/A
CLEVENGER ASSOCIATES

NO	DESCRIPTION	DATE
4	ISSUED FOR PERMIT	04.11.2019
3	100% DESIGN DEVELOPMENT	11.27.2018
2	80% DESIGN DEVELOPMENT	08.13.2018
1	SCHEMATIC DESIGN	06.10.2018

KEY PLAN

STAMP

EXP. 11/30/2019
DATE 03/19/2019

SHEET TITLE
SITE GEOMETRICS PLAN

C-103

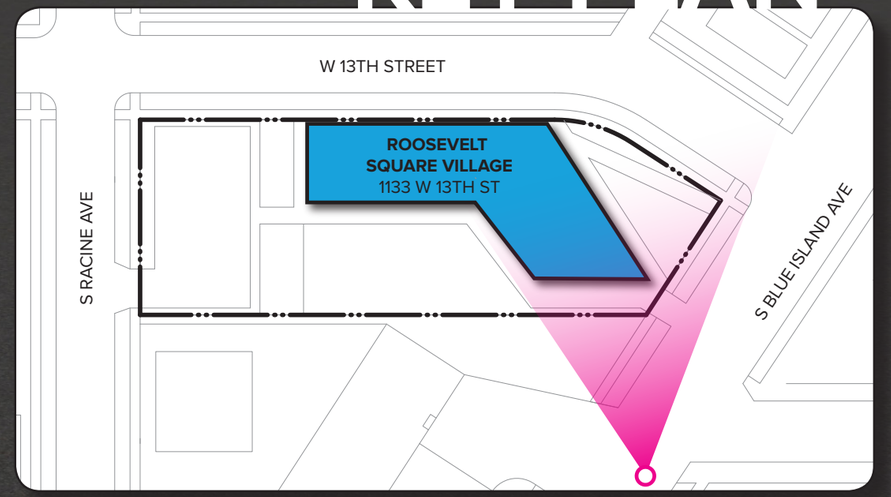
SHEET NUMBER

PROJECT NO: 16103

LOADING DRIVE VIEW 1

BLUE ISLAND AVE

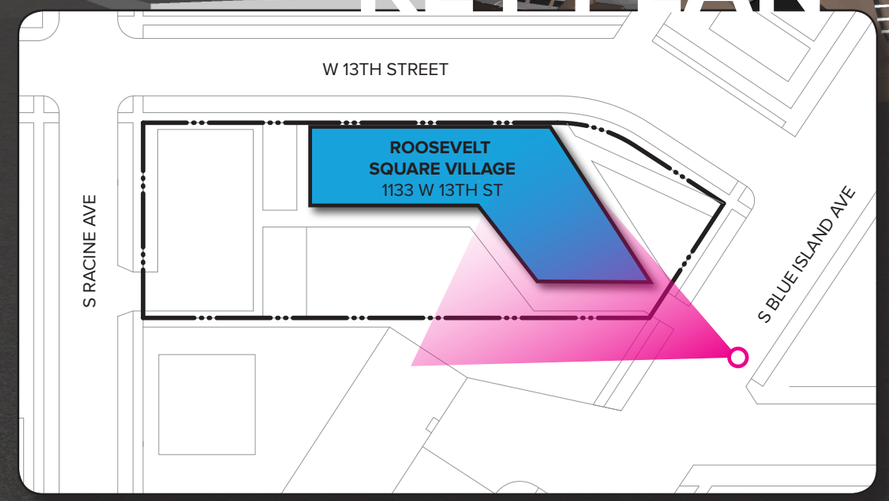
KEY PLAN



LOADING DRIVE VIEW 2



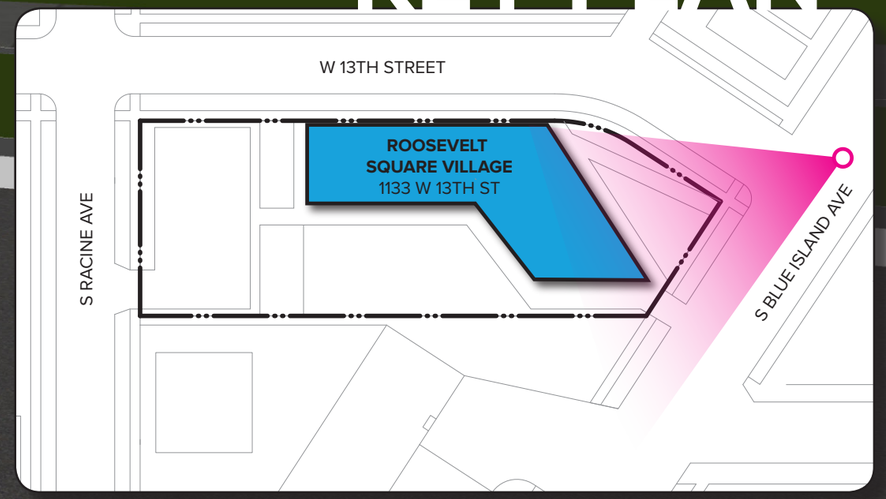
KEY PLAN



LOADING DRIVE VIEW 3

BLUE ISLAND AVE

KEY PLAN



DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

December 21, 2018

Richard A. Toth
Daley & Georges
20 S. Clark Street
Suite 400
Chicago, IL 60603-1835

Re: Minor Change and Site Plan Approval for Planned Development No. 896, Sub-Area's D and A-1, National Public Housing Museum, Jane Addams Home at 1322-24 W. Taylor St.

Dear Mr. Toth:

Please be advised that your request for a minor change and site plan approval to Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 12 and 13 of PD 896.

You are requesting, on behalf of the National Public Housing Museum, the owner of 1322-24 W. Taylor St., a minor change to reduce the Ada St. setback from 4.1 feet to 0 feet, so that a lobby addition can be built on the existing building. There are no changes proposed to the existing setbacks on the north, south or east elevations. The other property owners of Sub areas D and A-1, the Chicago Housing Authority ("CHA"), and Related Midwest/Roosevelt Square Library LLC, have provided their consent to this request.

With the support of the Chicago Housing Authority, the National Public Housing Museum will occupy the last building remaining from the Jane Addams Homes at the NE corner of Taylor and Ada Streets. The existing 'orange rated building will be renovated and expanded to house recreated exhibition apartments, galleries, public programming areas and offices for the museum and related programs. The museum will occupy the southern and western wings of the building, while the northern wing will remain unoccupied and set aside for possible future museum or office space use. As documented in your submittal, Edgar Miller's Animal Court, a seven-piece sculpture that was a focal point of the Jane Addams Homes, will be restored and placed in the museum's courtyard.

With regard to your request, the Department of Planning and Development has determined that allowing the setback reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, the reduced setback is consistent with the surrounding structures.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

In regards to your second request, pursuant to Statement No. 12 of PD 896, you are also seeking site plan approval for the proposed museum. The project scope includes:

- Restoration of the existing masonry walls and concrete structure as well as the installation of a new roof, windows, and mechanical, electrical, plumbing and life safety systems to meet current codes and demands of the museum program.
- A new entry canopy, vestibule and lobby will be built facing Ada St.
- A new elevator and stair towers will be built in the courtyard to provide access and emergency egress from all levels.
- The west side of the first floor will be lowered to provide accessible at-grade entry, and a larger entry lobby and event space will be provided with access to the courtyard housing the Edgar Miller sculptures.
- Thirty-eight surface parking spaces will be provided in a new lot on the north side of the building.
- The project will comply with current national and local energy codes as well as the City of Chicago's Sustainable Development Policy. Sustainable design features will include native landscapes, permeable pavement for storm water detention, water efficient plumbing fixtures and efficient lighting.

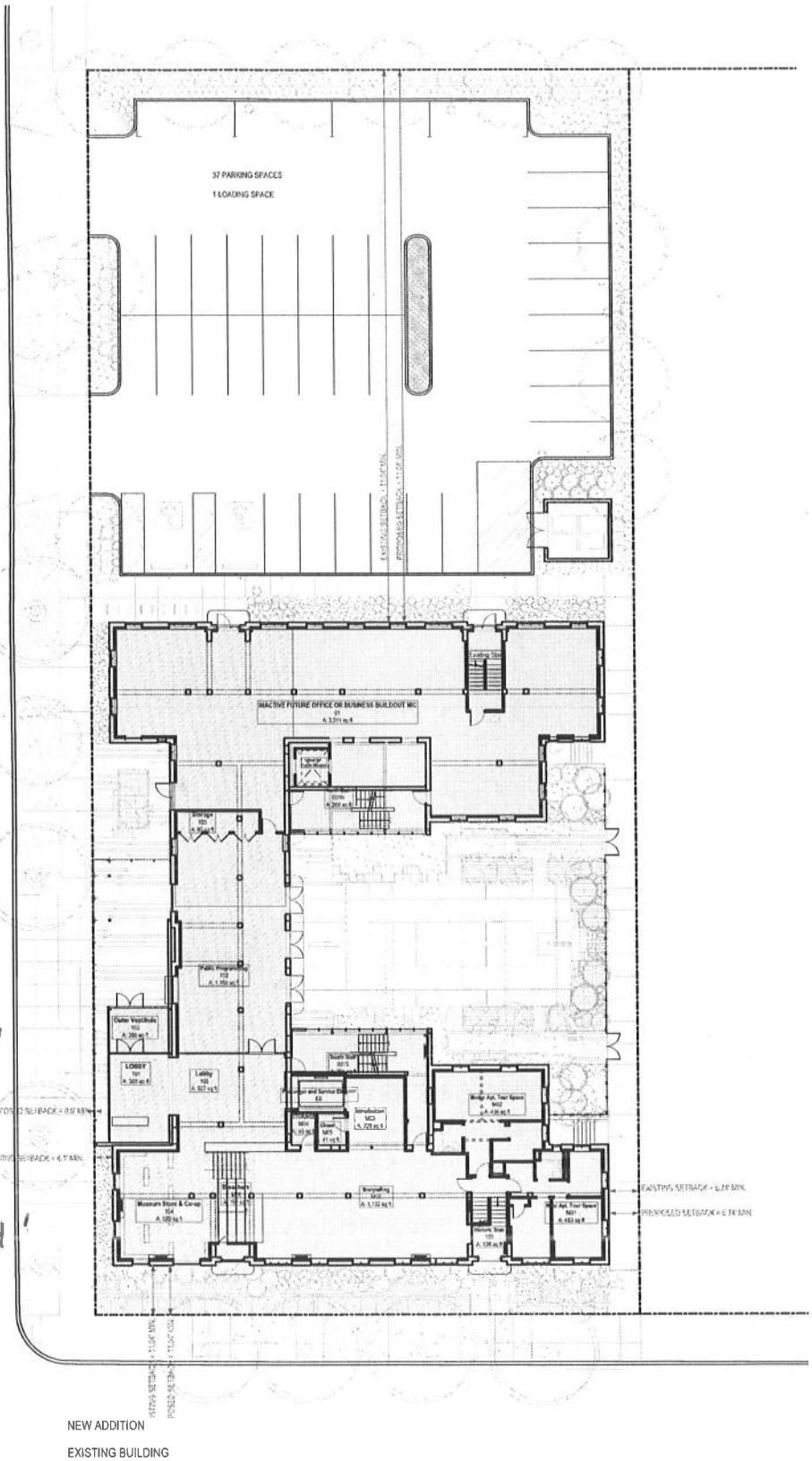
We have reviewed the drawings and exhibits you submitted. The attached Site Plan, Landscape Plan, Edgar Miller Sculpture Courtyard Layout, and Exterior Elevations (2) are in accordance with and satisfy the requirements of PD 896. Additionally, the Site Plan has been approved by the Chicago Dept. of Transportation, the Chicago Fire Dept. and preliminarily approved by the Mayor's Office for People with Disabilities. Accordingly, this site pan approval is hereby approved.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Cindy Roubik, Main file



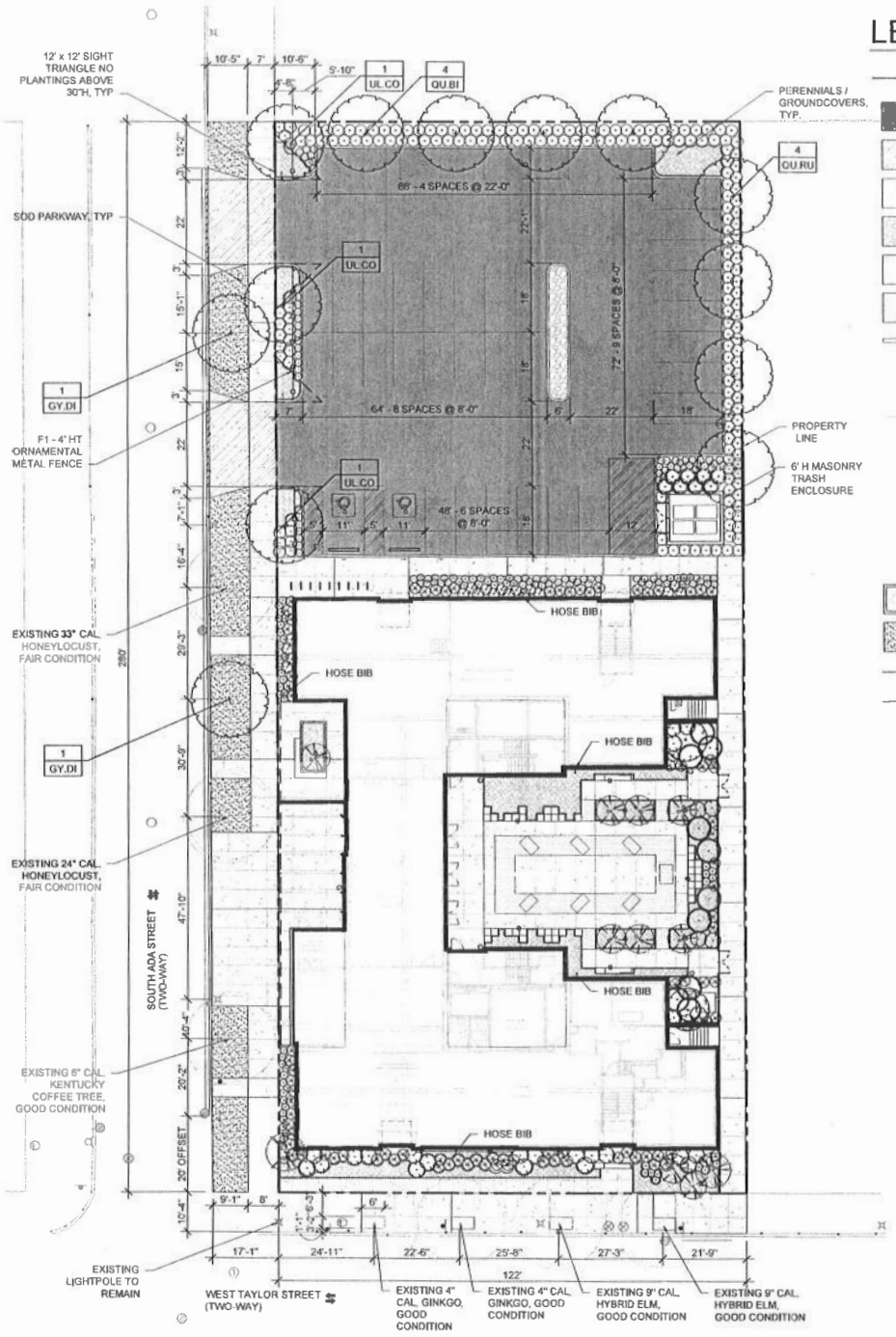
Proposed
Setback = 0'

Existing
Setback = 4.1'

LANDON BONE BAKER ARCHITECTS
1625 w carroll avenue chicago il 60612
p 312.988.9100 f 312.829.3302
www.landonbonebaker.com

Site Plan

National Public Housing Museum &
Center for the Study of Housing & Society
12/20/2018



LEGEND:

- PROPERTY LINE
- P1 - POROUS ASPHALT
- P2 - CONCRETE PAVEMENT (VEHICULAR)
- P3 - CONCRETE PAVEMENT (PEDESTRIAN)
- P4 - STABILIZED DECOMPOSED GRANITE
- P5 - CONCRETE PAVING WITH AGGREGATE FINISH
- P6 - UNIT PAVERS
- CONCRETE STORM WATER RUNNEL
- CONTROL JOINT
- EXPANSION JOINT
- EXISTING TREE TO REMAIN AND BE PROTECTED
- SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- PERENNIALS / GROUNDCOVERS
- SOD
- F1 - 4'H ORNAMENTAL METAL FENCE
- F2 - 6'H MESH FENCE AND GATE
- HOSE BIB, REFER TO MEP
- EXISTING 5' x 10' TREE PIT WITH MULCH

PLANT PALETTE:

CODE		BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES						
GY.DI	2	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	B&B	4"	Single-stem
QU.BI	5	Quercus bicolor	Swamp Oak	B&B	4"	Single-stem
QU.RU	3	Quercus rubra	Northern Red Oak	B&B	4"	Single-stem
UL.CO	2	Ulmus 'Morton Stalwart'	Commendation Elm	B&B	4"	Single-stem
ORNAMENTAL TREES						
AM.PO		Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	8'H	3-stem
BE.PO		Betula populifolia 'Whitespire'	Whitespire Birch	B&B	8'H	3-stem
MA.LI		Magnolia liliiflora x stellata	Little Girl Jane Magnolia	B&B	8'H	3-stem
EVERGREEN TREES						
PI.GL		Picea glauca 'Densata'	Black Hills Spruce	B&B	8'H	Single-stem
PI.PU		Picea pungens	Colorado Blue Spruce	B&B	6'H	Single-stem
SHRUBS						
AR.ME		Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry	pot	#3	3' o.c.
CO.BC		Cornus sericea 'Bergeson Compact'	Red-osier Dogwood	pot	#3	3' o.c.
HY.PA		Hydrangea paniculata 'SMHPLQF'	Little Quickfire Hydrangea	pot	#3	3' o.c.
RH.AR		Rhus aromatica 'Gro-Low'	Fragrant Sumac	pot	#3	3' o.c.
RI.AL		Ribes alpinum 'Green Mound'	Alpine Currant	pot	#3	3' o.c.
RO.CO		Rosa x 'Noala'	Coral Flower Carpet Rose	pot	#3	3' o.c.
SR.LL		Sambucus racemosa 'Lemony Lace'	Lemon Lace Elderberry	pot	#3	4' o.c.
SY.ME		Syringa meyeri 'Palibin'	Palibin Lilac	pot	#3	4' o.c.
TA.CU		Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Yew	pot	#5	3' o.c.
VI.DE		Viburnum dentatum 'Little Joe'	Arrowwood Viburnum	pot	#3	3' o.c.

ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER						
AL.SB		Allium 'Summer Beauty'	Summer Beauty Allium	pot	#1	15" o.c.
CA.AC		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	pot	#1	18" o.c.
DE.CA		Deschampsia caespitosa 'Goldtau'	Tufted Grass	pot	#1	24" o.c.
GE.RO		Geranium 'Gerwat'	Rozanne Geranium	pot	#1	18" o.c.
NE.WL		Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint	pot	#1	24" o.c.
RU.SP		Rudbeckia speciosa 'Viette's Little Suzy'	Little Suzy Black-Eyed Susan	pot	#1	12" o.c.
SE.SP		Sedum spectabile 'Autumn Fire'	Autumn Fire Sedum	pot	#1	18" o.c.
SP.HE		Sporobulis heteroleyais	Prairie Dropseed	pot	#1	18" o.c.
BULBS						
AL.AF		Allium aflatunense 'Purple Sensation'	Purple Sensation Allium	bulb	#1	12" o.c.
HY.NO		Hyacinthoides non-scripta	Virginia Bluebells	bulb	#1	12" o.c.
NA.KP		Narcissus 'Kissproof'	Kissproof Daffodil	bulb	#1	12" o.c.
TU.PI		Tulipa'Prinses Irene'	Prinses Irene tulip	bulb	#1	12" o.c.

PARKING LOT VEHICULAR USE AREA CALCULATIONS

37 SPACE PARKING LOT W/2 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA:	12,040 S.F.
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 12,040 = 903 S.F.
ACTUAL LANDSCAPED AREA:	1,480 S.F.
REQUIRED INTERNAL TREE PLANTING:	903 / 125 = 7
EXISTING TREES TO REMAIN:	0
ACTUAL TREE PLANTING:	0

LANDON BONE BAKER ARCHITECTS
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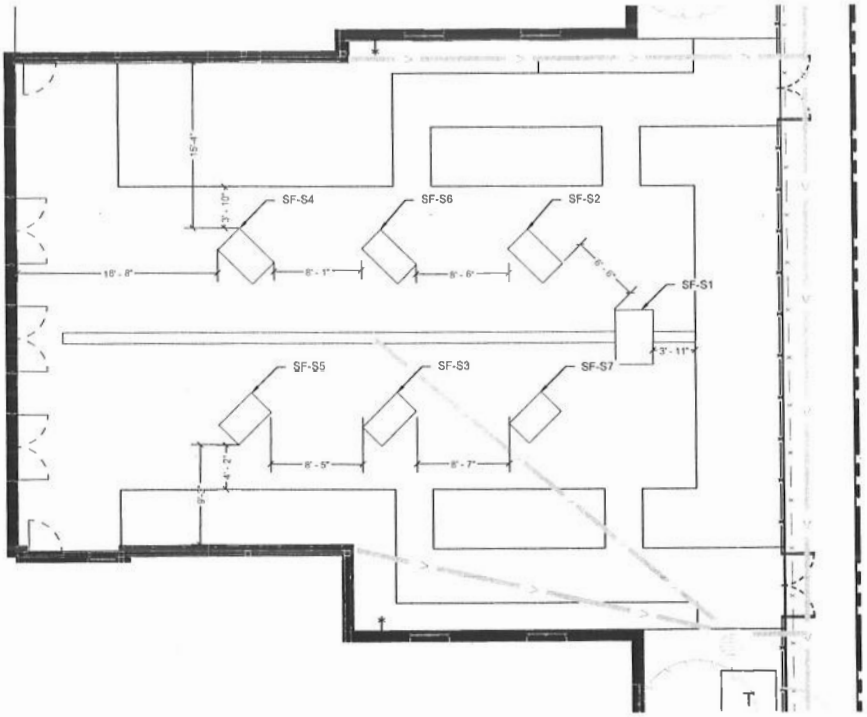
Landscape Plan

National Public Housing Museum &
Center for the Study of Housing & Society
11/16/2018

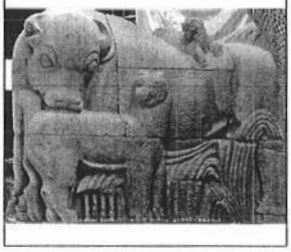


1 SCULPTURE PLAN
1/8"=1'-0"

0 4 8 12 16'

EXISTING SCULPTURE SCHEDULE:

CODE	SF-S1
DESCRIPTION	THE LARGE ANIMAL GROUP
DIMENSION	60"L x 42"W x 77"H



CODE	SF-S2
DESCRIPTION	TWO FIGHTING PUMAS
DIMENSION	54"L x 31"W x 45"H



CODE	SF-S3
DESCRIPTION	THE PENSIVE PANDA
DIMENSION	55"L x 30"W x 40"H



CODE	SF-S4
DESCRIPTION	THE RUNNING RABBIT
DIMENSION	54"L x 34"W x 42"H



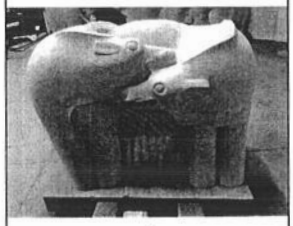
CODE	SF-S5
DESCRIPTION	THE KNEELING RAM
DIMENSION	51"L x 31"W x 40"H



CODE	SF-S6
DESCRIPTION	THE STANDING RAM
DIMENSION	??"L x ??"W x ??"H



CODE	SF-S7
DESCRIPTION	THE SLEEPING DOGS
DIMENSION	??"L x ??"W x ??"H



LANDON BONE BAKER ARCHITECTS
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Edgar Miller Sculpture Courtyard
Layout

National Public Housing Museum &
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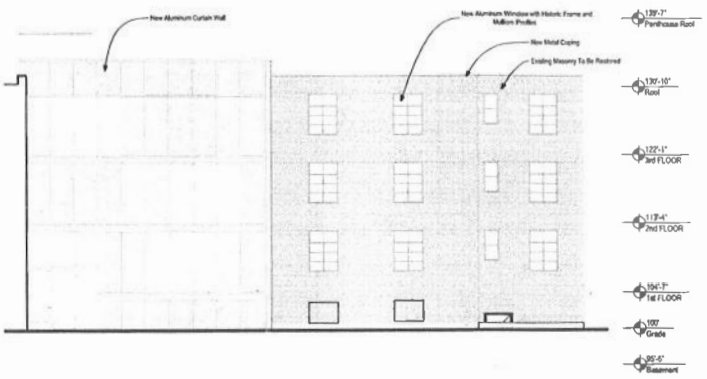
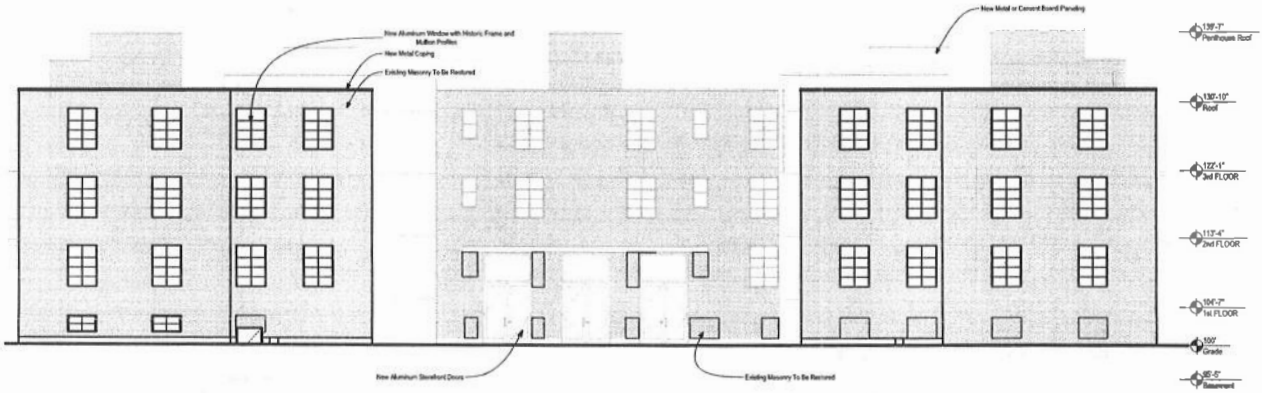
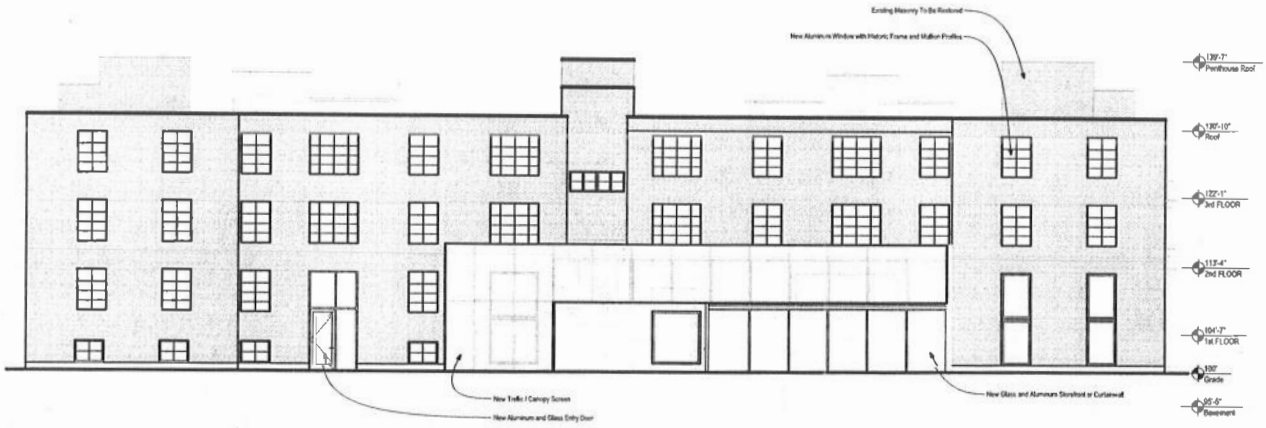
11/16/2018



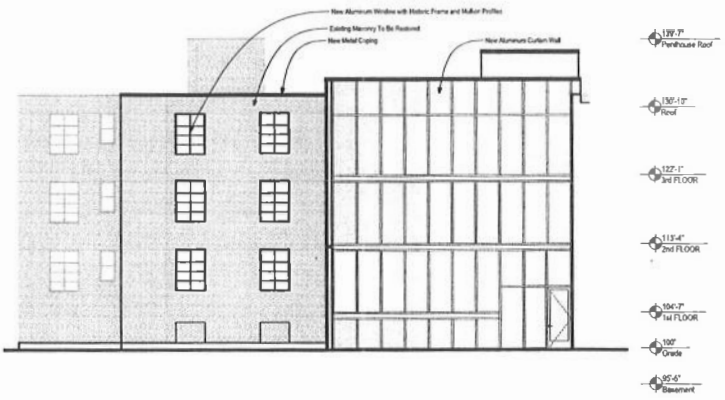
3 Courtyard South Elevation
SCALE: 1/16" = 1'-0"



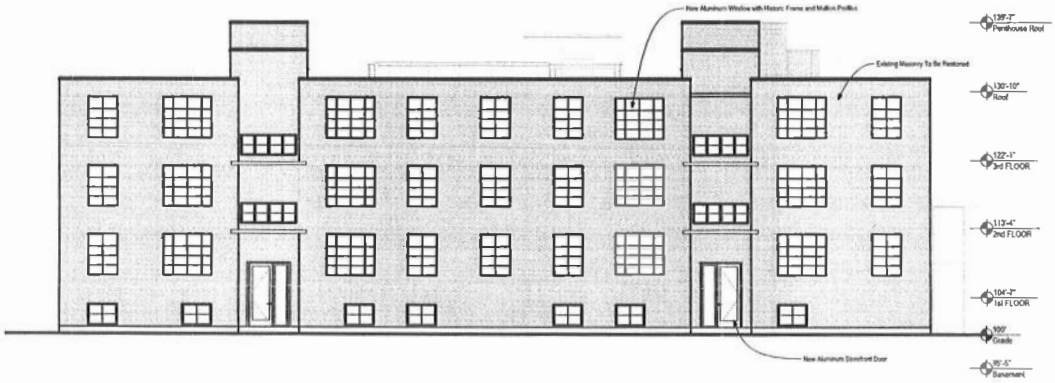
2 East Elevation
SCALE: 1/16" = 1'-0"



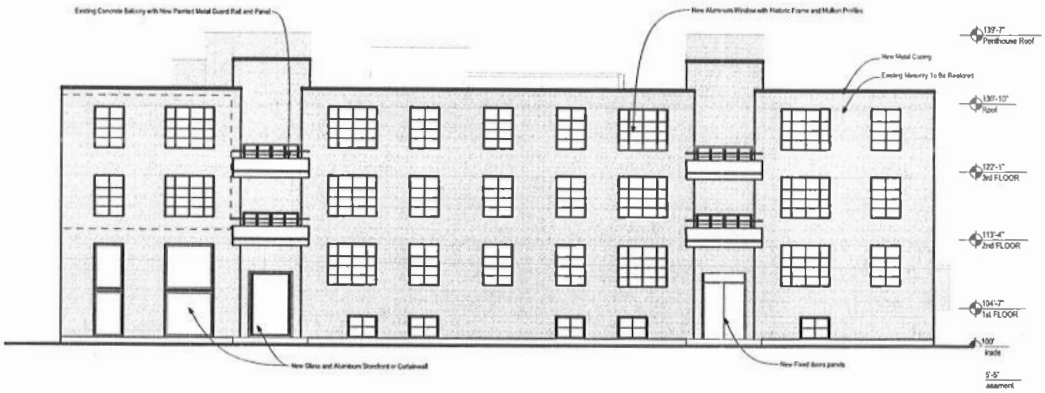
1 West Elevation
SCALE: 1/16" = 1'-0"



3 Courtyard North Elevation
SCALE: 1/16" = 1'-0"



2 North Elevation
SCALE: 1/16" = 1'-0"



1 South Elevation
SCALE: 1/16" = 1'-0"

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 31, 2018

Pastor Nathan Carter
Immanuel Baptist Church
1443 W. Roosevelt Road
Chicago, Illinois 60608

Re: **Minor Change/Site Plan Approval for the required parking of Immanuel Baptist Church located within Residential Business Planned Development #896.**

Dear Pastor Carter:

Please be advised that your request to locate required parking to serve the proposed church use located at 1443 W. Roosevelt Road at an off-site location within the boundaries of Residential Business Planned Development No. 896 ("PD 896") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statements Number 12 and Number 13 of the Residential Business Planned Development No. 896 ordinance.

Immanuel Baptist Church has executed a lease agreement with the operators of a Chicago Park District Parking lot located at 1312 S. Racine Avenue (Fosco Park). The lease secures 20 parking stalls for use on Sundays. The 20 parking stalls will limit the allowed capacity of the auditorium area of the Immanuel Baptist Church to a 160-seat maximum capacity. The first parking stall of the surface parking lot located at Fosco Park is located approximately 1,380 feet from the front door of the church. The existing surface parking lot at Fosco Park has approximately 80 parking stalls and the Department has determined that there is adequate capacity for these parking stalls to serve the primary function of the park and its related uses and programming as well as to be used in a Shared Parking Agreement that allows the Immanuel Baptist Church to utilize 20 of these spaces on Sundays only to serve their church uses. The parking lot is existing and is paved, fenced and landscaped and includes drainage, it shall continue to be the responsibility of the surface parking lot property owner to maintain the parking lot in compliance to all applicable Chicago Ordinances. As both the church and the parking lot currently exist there is no proposed construction included as part of this request and as such there are no exhibits to attach to this letter.

Upon review of the materials submitted, DPD has determined that the proposed off-site parking location is consistent with and satisfies the requirements of Planned Development #896. Accordingly, that proposed location to be located within the boundary of Residential Business Planned Development #896 is hereby approved as an allowed off-site parking location to serve as a shared parking facility between Fosco Park and the Immanuel Baptist Church as conforming to the Planned Development.

Sincerely,

Patrick Murphey
Acting Zoning Administrator

Originated by: Noah Szafraniec
cc: Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development files

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

June 20, 2018

William Tippens
Taylor Street LA, LLC
350 W. Hubbard Street, Suite 300
Chicago, IL 60654

Re: Administrative Relief request for Planned Development No. 896, Sub-Area D
Taylor Street Library and Apartments, 1342 W. Taylor St.

Dear Mr. Tippens:

Please be advised that your request for a minor change to Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 896.

You are requesting, with the consent of the sole property owner of Sub-Area D, LR ABLA LLC, administrative relief to allow for the elimination of a mechanical screen atop the proposed Taylor Street Library and Apartments at 1342 W. Taylor St. As the building's design progressed, a large rooftop air handling unit has been relocated to the second level and this allowed for the distribution of the residential air handling units closer to the center of the building, resulting in reduced visibility. Therefore, due to the reduction and relocation of equipment, combined with cost savings for this publically funded project, the mechanical screen has been removed, as reflected on the attached, revised Level 3 Mechanical Plan, Roof Mechanical Plan and Elevations.

With regard to your request, the Department of Planning and Development has determined that allowing the elimination of the rooftop mechanical screen will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

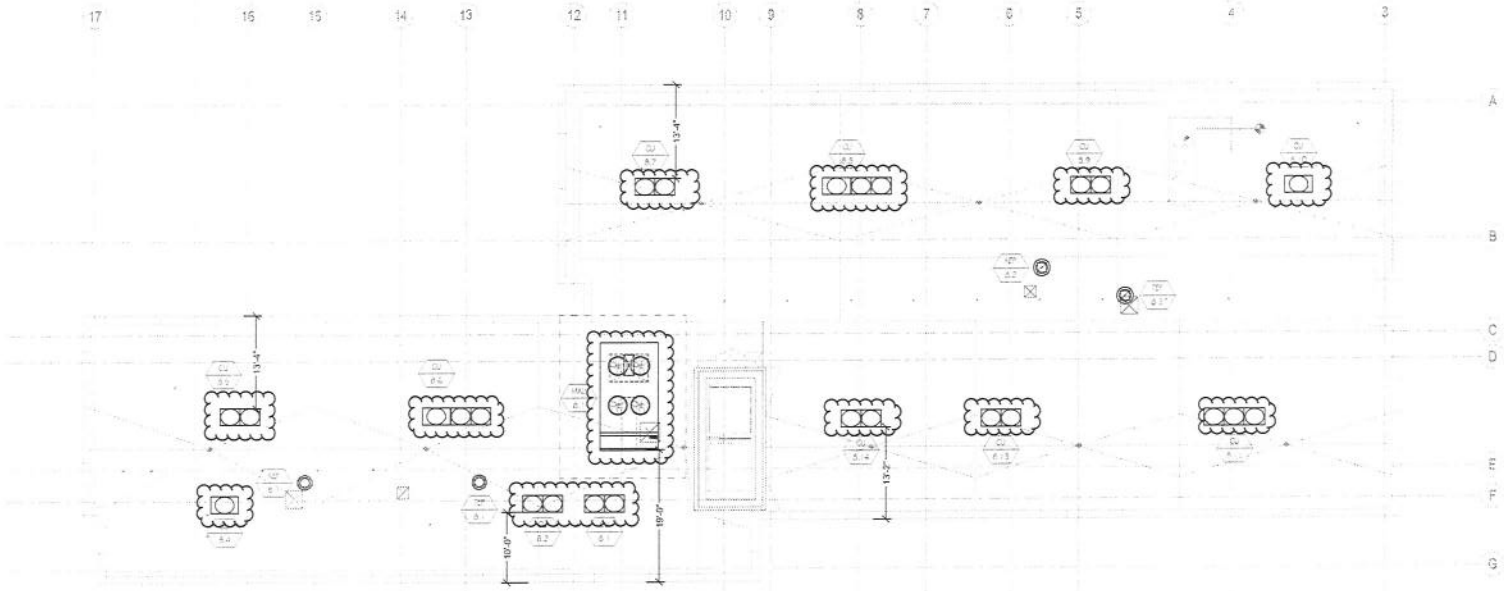


2 LEVEL 3 MECHANICAL PLAN
1/8" = 1'-0"

TAYLOR STREET LIBRARY + APARTMENTS

2ND LEVEL ROOF PLAN FROM REVISED PERMIT SUBMISSION - 4/27/18

ADMINISTRATIVE RELIEF APPLICATION
5/24/2018

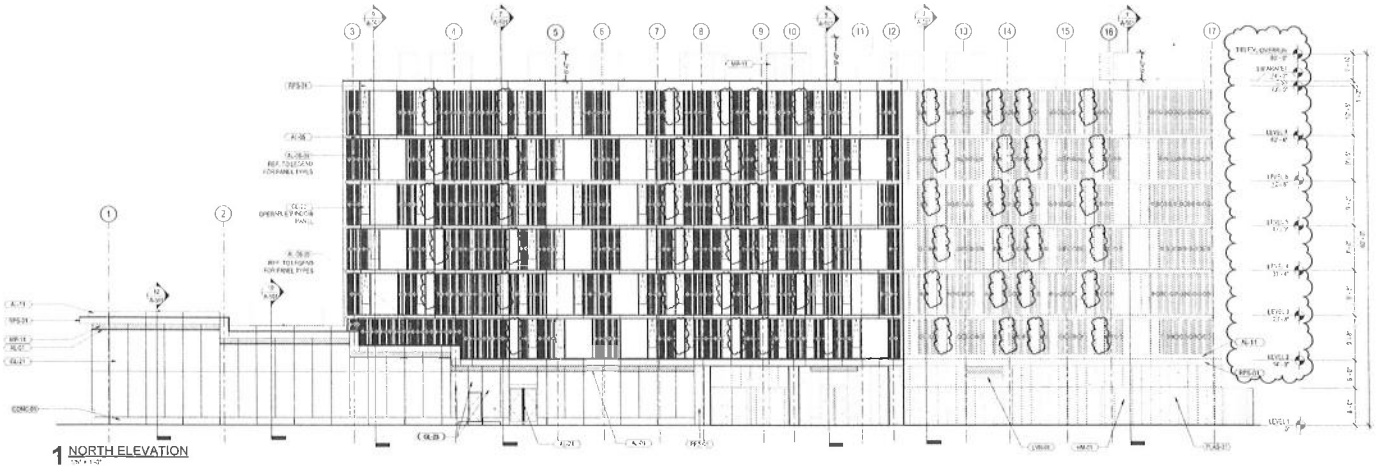


ROOF MECHANICAL PLAN
1/8" = 1'-0"

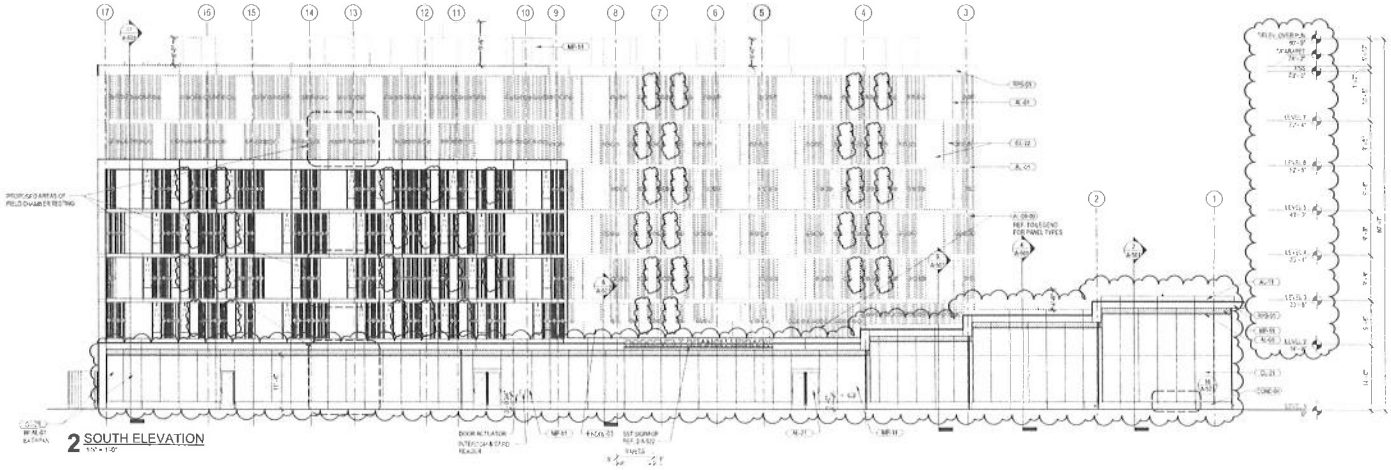
TAYLOR STREET LIBRARY + APARTMENTS

ROOF PLAN FROM REVISED PERMIT SUBMISSION - 4/27/18

ADMINISTRATIVE RELIEF APPLICATION
5/24/2018



1 NORTH ELEVATION



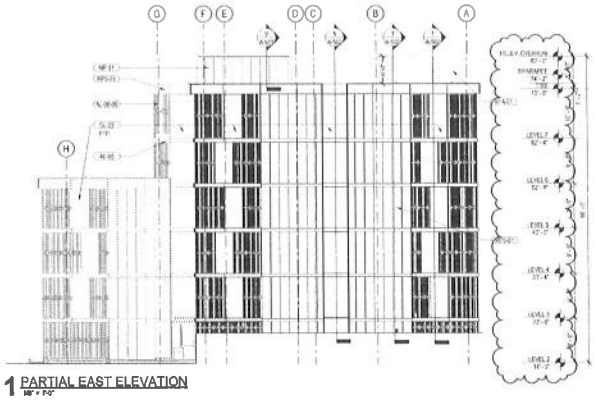
2 SOUTH ELEVATION

TAYLOR STREET LIBRARY + APARTMENTS

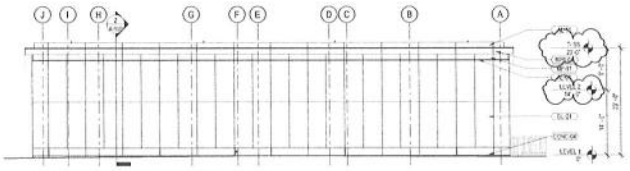
ELEVATIONS FROM REVISED PERMIT SUBMISSION - 4/27/18

ADMINISTRATIVE RELIEF APPLICATION

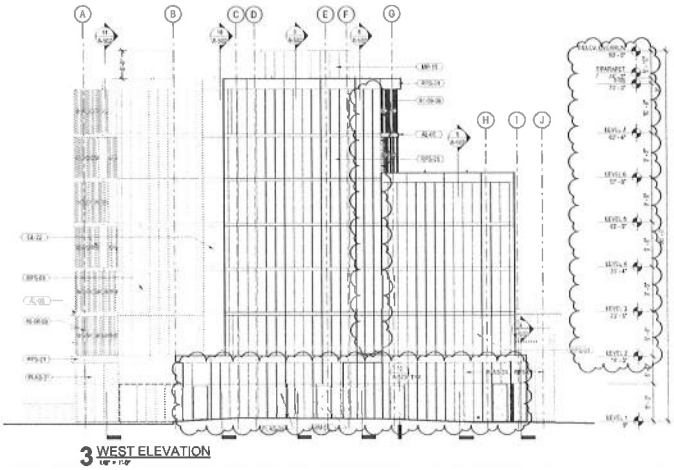
5/24/2018



1 PARTIAL EAST ELEVATION



2 PARTIAL EAST ELEVATION



3 WEST ELEVATION

TAYLOR STREET LIBRARY + APARTMENTS
ELEVATIONS FROM REVISED PERMIT SUBMISSION - 4/27/18

ADMINISTRATIVE RELIEF APPLICATION
5/24/2018

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 27, 2018

John J. George
Ackerman LLP
71 S. Wacker Drive, 47th Floor
Chicago, Illinois 60606

Re: **Site Plan Approval for the Chicago Park District Jane Addams Recreation Center, 1434 S. Loomis Street located in Residential Business Planned Development No. 896, Subarea A-5 and Subarea E**

Dear Mr. George:

The City of Chicago Department of Planning and Development (DPD) has reviewed the site plan request for approval submitted for the project identified above. The project consists of the construction of an approximately 100,000 square-foot indoor athletic facility at 1434 S. Loomis Street to house a synthetic turf field, court space, and community event space for meetings and classes. The site will be improved with a lighted outdoor synthetic turf field, landscaping, a parking lot consisting of 39 parking spaces, and one on-site loading area. The proposed project will be situated in Subarea A-5 and Subarea E of Residential Business Planned Development No. 896, as amended (PD No. 896). The proposed height of the building will be 39', measured from grade to the highest point of the underside of the top floor ceiling joist, which is in compliance with the maximum heights allowed in Subareas A-5 and E.

Construction of the proposed project will utilize 61,622 square feet of floor area from Subarea A-5 and 38,378 square feet of floor area from Subarea E for a total floor area of 100,000 square feet and a total FAR of 0.26 (the FAR of Subareas A-5 and E will be 0.19 and 0.67 respectively). The proposed FAR is well below the allowable 1.1 FAR and 3.0 FAR for Subarea A-5 and E respectively. The proposed building will be primarily clad in pre-cast concrete panels and accented with insulated metal panel cladding and aluminum curtain walls. A variety of sustainable elements will be incorporated into the project including a 5% energy reduction to the energy code baseline standards, working landscapes, tree planting, bicycle parking and 80% waste diversion.

Pursuant to the terms of PD No. 896, DPD is in receipt of a letter from each the Chicago Housing Authority and LR ABLA LLC, as the Master Developer, authorizing the proposed project. Additionally, the request for approval included a chart submitted by the Applicant setting forth site data and proposed floor area for the project and the following attached documents dated June 19, 2018 as prepared by SMNG-A:

- Color Rending of Entrance – View from Northeast
- Site Plan
- Landscape Plan
- North and East Building Elevations
- South and West Building Elevations
- First Level Floor Plan

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of PD No. 896. Accordingly, this site plan submittal is hereby approved as conforming to PD No. 896. This site plan approval does not cover any signage, which must be covered by a separate application.

Sincerely,

Patricia A. Scudiero,
Zoning Administrator

Originated by: Heidi Sperry

cc: Erik Glass, DPD
Mike Marmo, DPD
Planned Development files

CPD Site Data

Total Site	
Total Net Site Area	382,062 NSF
Project Floor Area	100,000 SF
FAR	0.26

Subarea A5	
Subarea A5 Net Site Area (CPD)*	324,790 NSF
Subarea A5 Project Floor Area	61,622 SF
Subarea A5 FAR	0.19

Subarea E	
Subarea E Net Site Area (CPD)*	57,272 NSF
Subarea E Project Floor Area	38,378 SF
Subarea E FAR	0.67

PD 896 Subarea Data

Subarea A5	
Subarea Net Site Area	1,244,231 NSF
Project Floor Area (CPD)	61,622 SF
Total Floor Area to Date	96,954.00 SF
Total Floor Area (proposed + existing)	158,576.00 SF
Total FAR (proposed + existing)	0.13
FAR Allowed	1.1

Subarea E	
Subarea Net Site Area	158,736 NSF
Project Floor Area (CPD)	38,378 SF
Total Floor Area to Date**	89,815 SF
Total Floor Area (proposed + existing)*	128,193 SF
Total FAR (proposed + existing)*	0.81
FAR Allowed	3

* Areas assumed by CPD team based on PD maps, aerial photography, and field observation

** Calculated area of existing UIC building at W. 15th Street between Ashland and Laflin using aerial photo estimates:

Existing 1-sty section of building:	12,763 SF	x	1	=	12,763 SF
Existing 2-sty section of building:	31,234 SF	x	2	=	62,468 SF
Existing 4-sty section of building:	3,646 SF	x	4	=	14,584 SF
					89,815 SF



ENTRANCE - VIEW FROM NORTHEAST

SMNG-A
DESIGN ARCHITECT

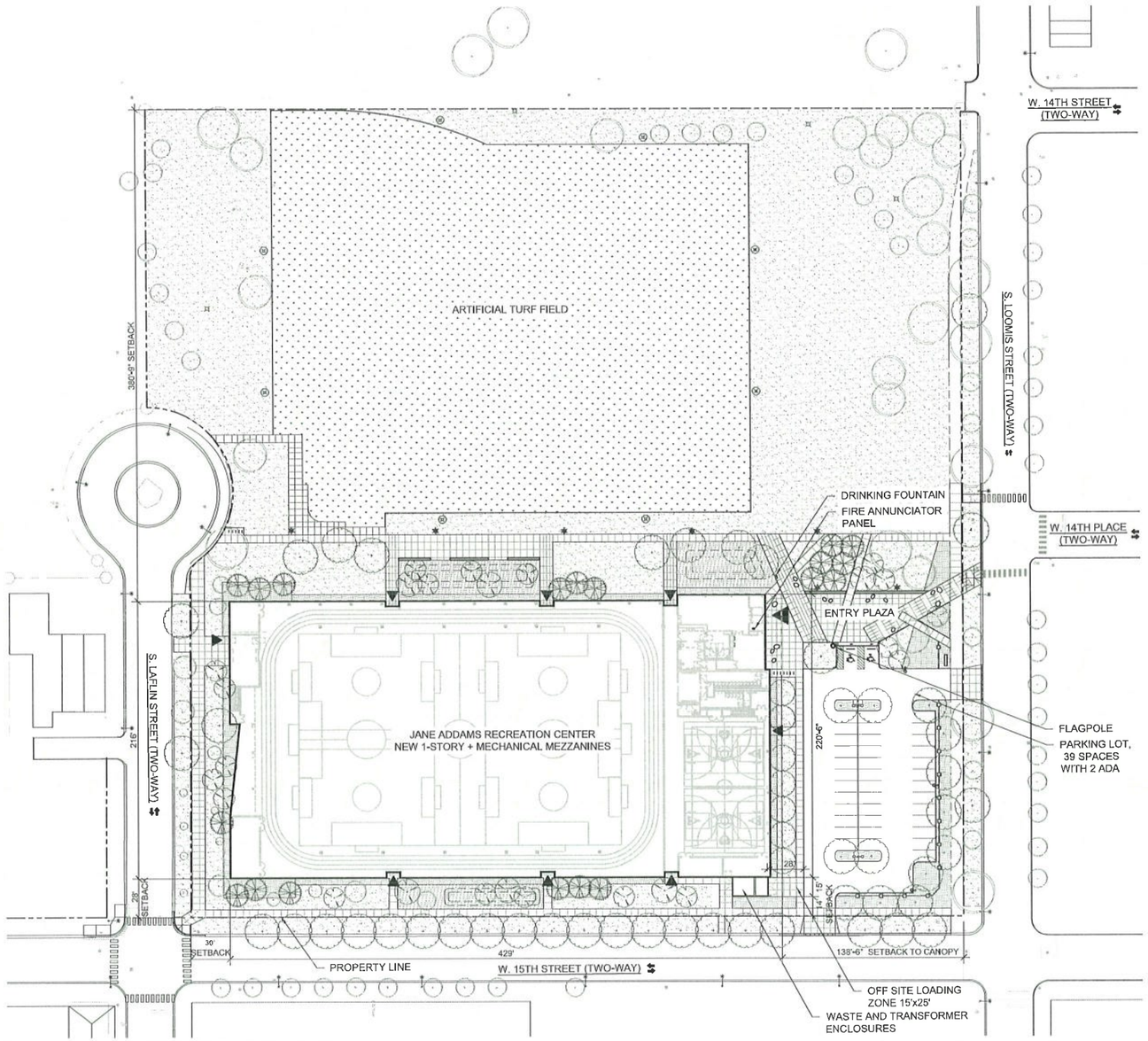
943 W. SUPERIOR STREET
CHICAGO, ILLINOIS 60642
PHONE: 312.829.3355
WEB: www.smng-arch.com

JANE ADDAMS PARK RECREATION CENTER

1434 S. LOOMIS STREET
CHICAGO, IL 60608

ISSUED FOR SITE PLAN REVIEW

DATE: 06.19.2018



1 SITE PLAN
1" = 100'-0"

LEGEND

- PROPERTY LINE
- BUILDING MAIN ENTRY
- BUILDING EXIT
- SHADE TREE
- EXISTING TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- CONCRETE PAVEMENT
- ARTIFICIAL TURF
- SOD
- ORNAMENTAL PLANTING BED
- RAIN GARDEN
- 4' H ORNAMENTAL METAL FENCE
- CONCRETE SEAT WALL
- CONCRETE PEBBLE BENCH
- FLAGPOLE
- ENTRY SIGNAGE
- TWO-TIER DRINKING FOUNTAIN
- BIKE RACKS
- EXISTING CPD LIGHTING TO REMAIN
- EXISTING CDOT LIGHTING TO REMAIN
- SPORTSFIELD LIGHTING
- PATHWAY LIGHTING
- PARKING LOT LIGHTING

SMNG-A
DESIGN ARCHITECT

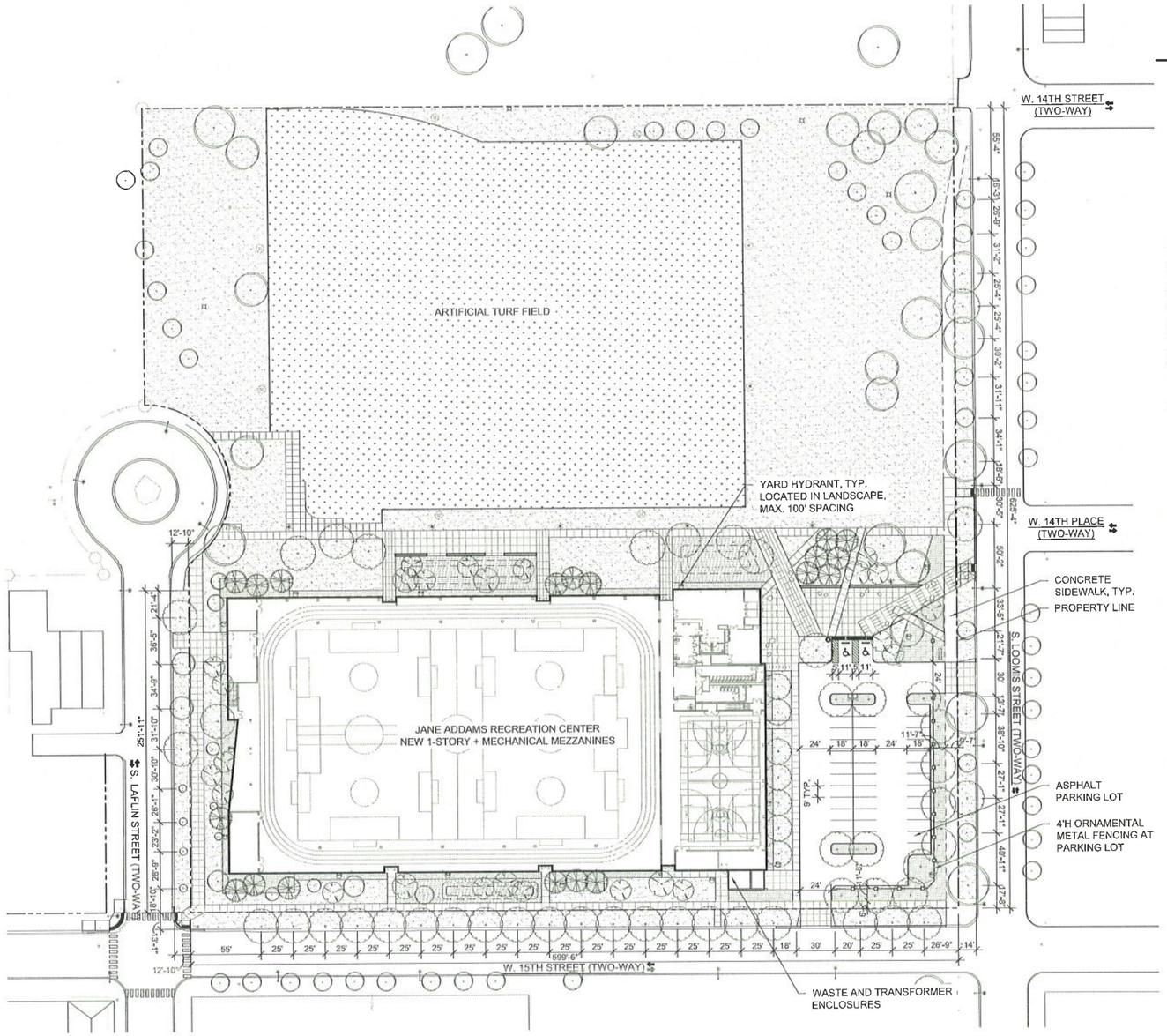
943 W. SUPERIOR STREET
CHICAGO. ILLINOIS 60642
PHONE: 312.829.3355
WEB: www.smng-arch.com

JANE ADDAMS PARK RECREATION CENTER

1434 S. LOOMIS STREET
CHICAGO, IL 60608

ISSUED FOR SITE PLAN REVIEW

DATE:
06.19.2018



1 LANDSCAPE PLAN
1" = 100'-0"

0 50' 100'

LEGEND

- PROPERTY LINE
- BUILDING MAIN ENTRY
- BUILDING EXIT
- SHADE TREE
- EXISTING TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- CONCRETE PAVEMENT
- ARTIFICIAL TURF
- SOD
- ORNAMENTAL PLANTING BED
- RAIN GARDEN
- 4' H ORNAMENTAL METAL FENCE
- CONCRETE SEAT WALL
- CONCRETE PEBBLE BENCH
- FLAGPOLE
- ENTRY SIGNAGE
- TWO-TIER DRINKING FOUNTAIN
- BIKE RACKS
- EXISTING CPD LIGHTING TO REMAIN
- EXISTING CDOT LIGHTING TO REMAIN
- SPORTSFIELD LIGHTING
- PATHWAY LIGHTING
- PARKING LOT LIGHTING

PLANT PALETTE

CODE		BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES UNDER POWERLINES						
AC.GI		Acer ginnala 'Flame'	Flame Amur Maple	B&B	4"	Single-stem
MA.RJ		Malus 'Red Jewel'	Red Jewel Crabapple	B&B	4"	Single-stem
SY.RE		Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B&B	4"	Single-stem
SHADE TREES IN SODDED PARKWAY						
CE.OC		Celtis occidentalis	Hackberry	B&B	4"	Single-stem
GY.DI		Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	B&B	4"	Single-stem
UL.NH		Ulmus 'New Horizon'	New Horizon Elm	B&B	4"	Single-stem
SHADE TREES IN PLANTED AREAS WITHIN PROPERTY						
AC.FR		Acer x freemanii 'Marmo'	Marmo Maple	B&B	4"	Single-stem
AE.CA		Aesculus x carnea	Fort McNair Horsechestnut	B&B	4"	Single-stem
ME.GL		Metasequoia glyptostroboides	Dawn Redwood	B&B	4"	Single-stem
PI.FL		Pinus flexilis	Limber Pine 'Vanderwolf's Pyramid'	B&B	8'H	Single-stem
PI.ST		Pinus strobus	White Pine	B&B	8'H	Single-stem
QU.BI		Quercus bicolor	Swamp Oak	B&B	4"	Single-stem
QU.EL		Quercus ellipsoidalis	Northern Pin Oak	B&B	4"	Single-stem
TA.DI		Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	B&B	4"	Single-stem
UL.PA		Ulmus 'Patriot'	Patriot Elm	B&B	4"	Single-stem
ORNAMENTAL TREES						
AM.GR		Amelachier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	10'H	Multi-stem
BE.NI		Betula nigra	River Birch	B&B	10'H	Multi-stem
CO.MA		Cornus mas	Cornellancherry Dogwood	B&B	10'H	Multi-stem
CR.VI		Crataegus viridis 'Winter King'	Winter King Hawthorn	B&B	10'H	Multi-stem
MA.PR		Malus 'Prairiefire'	Prairiefire Crabapple	B&B	10'H	Multi-stem
SHRUBS						
AR.ME		Aronia melanocarpa 'Iroquois Beauty'	Black Chokeberry	pot	#3	3' o.c.
CO.AP		Cotoneaster apiculatus	Cranberry Cotoneaster	pot	#3	3' o.c.
HY.PA		Hydrangea paniculata 'SMHPLQF'	Little Quickfire Hydrangea	pot	#3	3' o.c.
RH.AR		Rhus aromatica 'Gro-Low'	Fragrant Sumac	pot	#3	3' o.c.
RI.AL		Ribes alpinum 'Green Mound'	Alpine Currant	pot	#3	3' o.c.
RO.CO		Rosa x 'Noala'	Coral Flower Carpet Rose	pot	#3	3' o.c.
SY.ME		Syringa meyeri 'Palibin'	Palibin Lilac	pot	#3	4' o.c.
TA.CU		Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Yew	pot	#5	3' o.c.
VI.CA		Viburnum carlesii 'Compactum'	Carlesii Viburnum	pot	#3	3' o.c.
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER						
AL.SB		Allium 'Summer Beauty'	Summer Beauty Allium	pot	#1	15" o.c.
DE.CE		Deschampsia cespitosa 'Goldtau'	Goldtau Tufted Grass	pot	#1	24" o.c.
GE.RO		Geranium 'Gerwat'	Rozanne Geranium	pot	#1	18" o.c.
HE.BE		Hemerocallis 'Black Eyed Stella'	Black Eyed Stella Daylily	pot	#1	12" o.c.
NE.WL		Nepeta x faassenii 'Walker's Low'	Walkers Low Catmint	pot	#1	24" o.c.
PA.VI		Panicum virgatum 'Northwind'	Northwind Switchgrass	pot	#1	18" o.c.
PE.AT		Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	pot	#1	12" o.c.
RU.SP		Rudbeckia speciosa 'Viotto's Little Suzy'	Little Suzy Black-Eyed Susan	pot	#1	12" o.c.
SE.SP		Sedum spectabile 'Autumn Fire'	Autumn Fire Sedum	pot	#1	18" o.c.
RAIN GARDEN						
AL.CE		Allium cernuum	Nodding Wild Onion	pot	#1	12" o.c.
CA.CR		Carex cristatia	Crested Oval Sedge	plug	-	8" o.c.
CA.MU		Carex muskingumensis	Palm Sedge	plug	-	8" o.c.
CA.VU		Carex vulpinoidea	Brown Fox Sedge	plug	-	8" o.c.
FE.AR		Festuca arundinacea	Tall Fescue	plug	-	8" o.c.
FE.RU		Festuca rubra	Red Fescue	plug	-	8" o.c.
LI.SP		Liatris spicata	Marsh Blazing Star	pot	#1	12" o.c.

PARKING LOT VEHICULAR USE AREA CALCULATIONS

39 SPACE PARKING LOT W/2 ACCESSIBLE SPACES	18,100 S.F.
TOTAL VEHICULAR USE AREA:	7.5% x 18,100 = 1,355 S.F.
REQUIRED INTERNAL LANDSCAPED AREA:	1,355 S.F.
ACTUAL LANDSCAPED AREA:	3,834 S.F
REQUIRED INTERNAL TREE PLANTING:	1355 / 125 = 11
EXISTING TREES TO REMAIN:	0
ACTUAL TREE PLANTING:	14

SMNG-A
DESIGN ARCHITECT

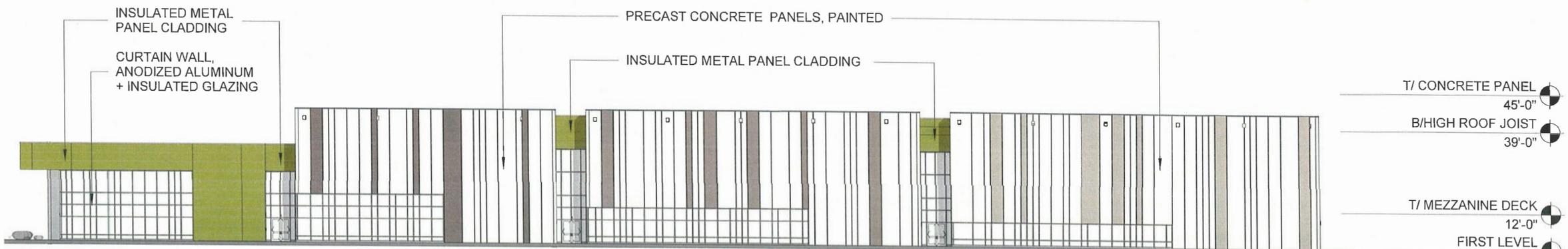
943 W. SUPERIOR STREET
CHICAGO, ILLINOIS 60642
PHONE: 312.829.3355
WEB: www.smng-arch.com

JANE ADDAMS PARK RECREATION CENTER

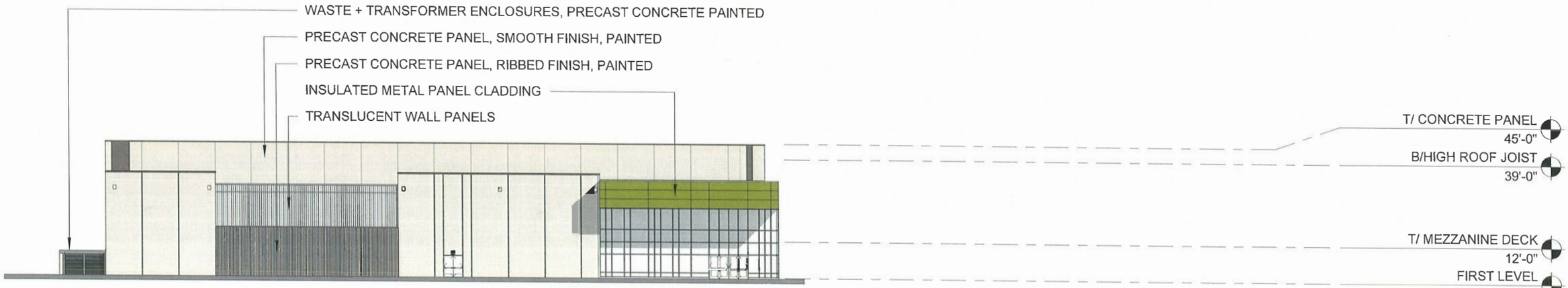
1434 S. LOOMIS STREET
CHICAGO, IL 60608

ISSUED FOR SITE PLAN REVIEW

DATE:
06.19.2018



NORTH ELEVATION



EAST ELEVATION

32' 0' 16' 32' 64'

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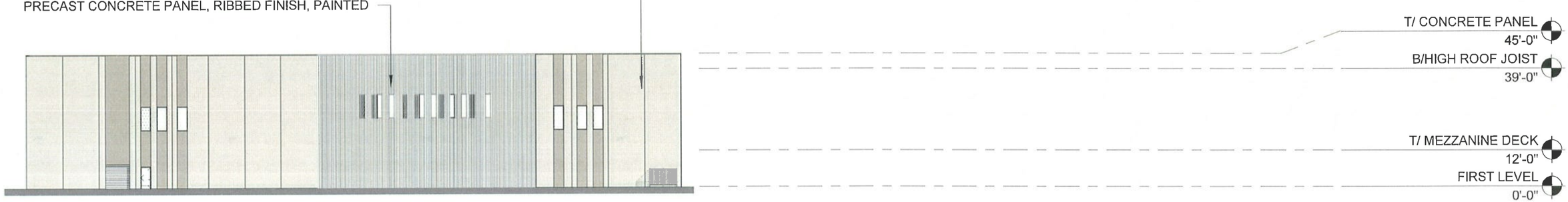
SOUTH ELEVATION



WEST ELEVATION

32' 0' 16' 32' 64'

SMNG-A
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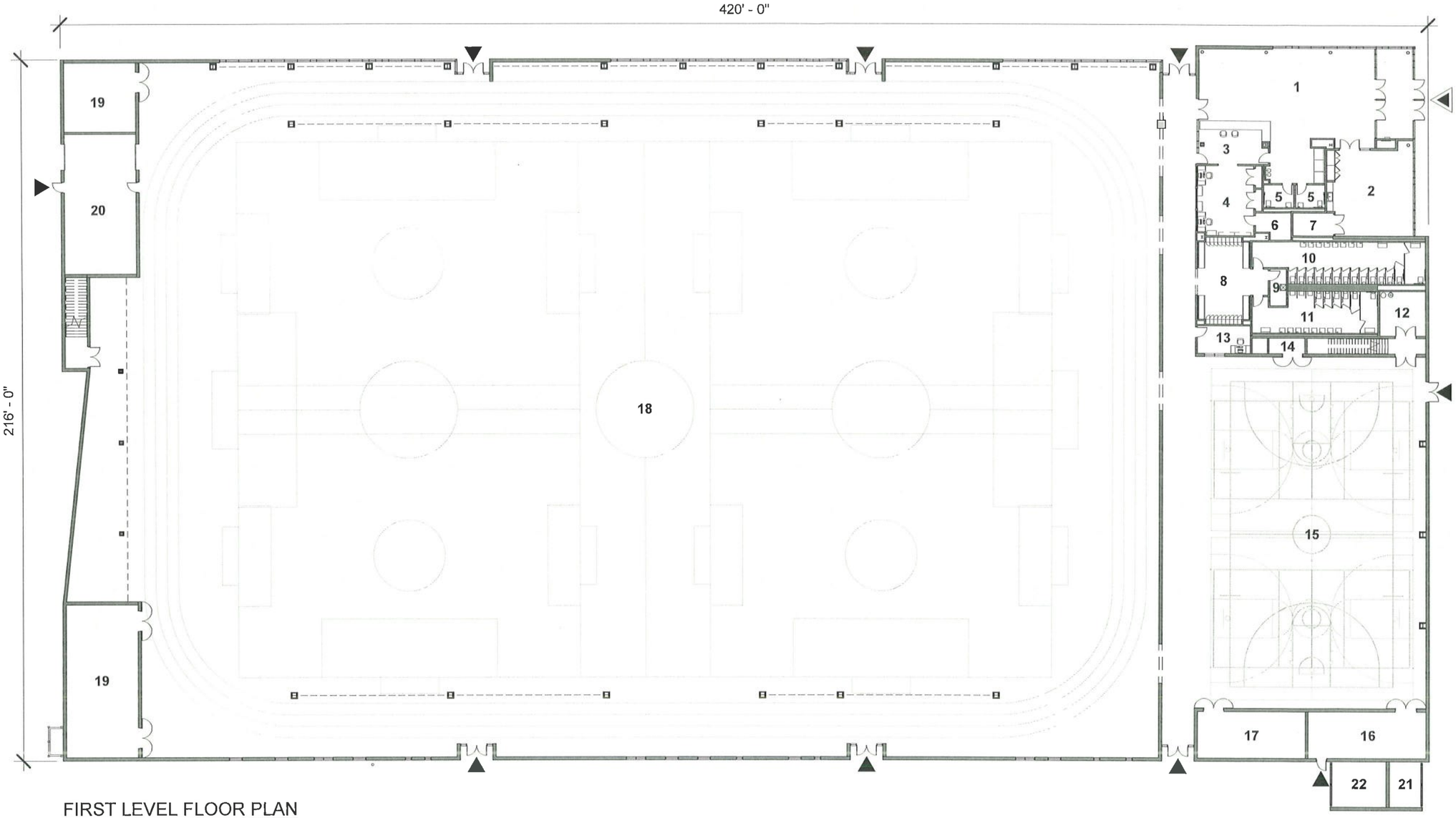

FIRST LEVEL FLOOR PLAN

32' 0' 16' 32' 64'

SYMBOL LEGEND	
▼	MAIN ENTRY / EXIT
▼	EXIT

ROOM NUMBER LEGEND	
1.	LOBBY
2.	CLUB ROOM
3.	RECEPTION
4.	OFFICE
5.	UNISEX
6.	TELE / DATA
7.	STORAGE
8.	LOCKERS
9.	JANITOR CLOSET
10.	WOMEN TOILETS
11.	MEN TOILETS
12.	WATER SERVICE
13.	OFFICE
14.	STORAGE
15.	FLEX COURTS
16.	ELECTRICAL ROOM
17.	STORAGE
18.	PLAY FIELDS
19.	STORAGE
20.	YARD STORAGE
21.	WASTE ENCLOSURE
22.	TRANSFORMER

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 11, 2018

William W. Tippens
Related Midwest
350 W. Hubbard St.
Chicago, Illinois 60654

Re: **Site Plan Approval for Residential Business Planned Development #896, Roosevelt Square Twenty-Three Townhouses, Subarea A2, located at 1237-51 W. Grenshaw St., 1303-1305 W. Grenshaw St., 1321-1337 W. Grenshaw St., and 1349-1359 W. Grenshaw St. (Phase 2B)**

Dear Mr. Tippens:

Please be advised that your request for site plan approval to Residential Business Planned Development No. 896 ("PD 896") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of the Residential Business Planned Development No. 896 ordinance.

The Roosevelt Square Phase 2B project consists of twenty-three residential dwelling units. Nine of the residential dwelling units will include three-story townhouses and fourteen will include two-story townhouses. A total of forty-six parking spaces situated within 1-story private garages are proposed. The Phase 2B project was preceded by two earlier phases. Construction of 417 units included in Phase 1 is complete. Site Plan Approval for Phase 2 was granted on March 1, 2007, however Phase 2 was not completed. Only 191 of the 447 proposed dwelling units were constructed in Phase 2. This request for site plan approval will supersede the previous approval from 2007, for multiple lots in Subarea A2 which are currently vacant.

This request for approval includes the following attached documents produced by LR ALBA LLC:

- Site Plan – Building 3g (01/03/18)
- Site Plan – Building 3h (01/03/18)
- Site Plan – Building 3i (01/03/18)
- Site Plan – Building 3j (01/03/18)
- Exterior Elevations – Building 3g (01/03/18)
- Exterior Elevations – Building 3h (01/03/18)
- Exterior Elevations – Building 3i (01/03/18)
- Exterior Elevations – Building 3j (01/03/18)
- Exterior Elevations – Garage 3g (01/03/18)
- Exterior Elevations – Garage 3h (01/03/18)
- Exterior Elevations – Garage 3i (01/03/18)
- Exterior Elevations – Garage 3j (01/03/18)
- Landscape Plan - Building 3g (01/03/18)
- Landscape Plan – Building 3h (01/03/18)
- Landscape Plan – Building 3i (01/03/18)
- Landscape Plan – Building 3j (01/03/18)
- Color Rendering (05/30/17)

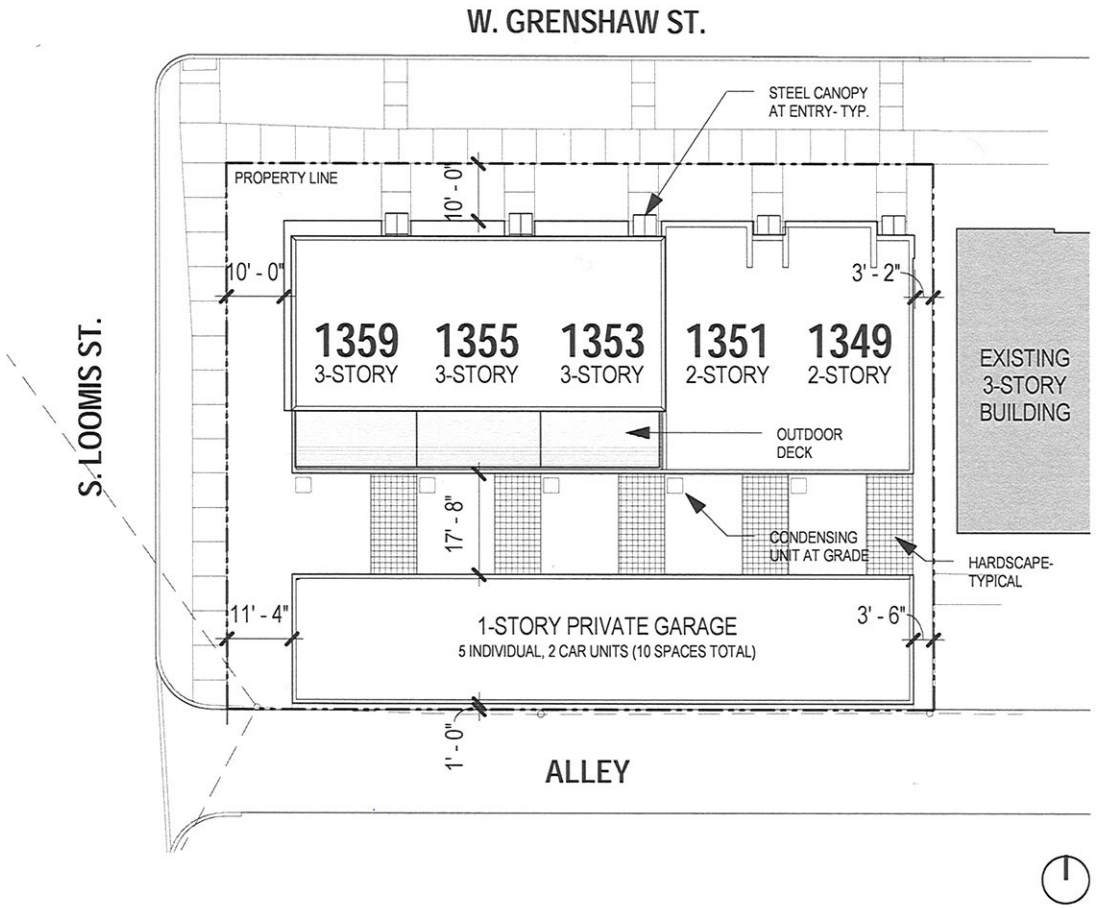
Upon review of the materials submitted, DPD has determined that the site plan is consistent with and satisfies the requirements of Planned Development #896. Accordingly, this site plan submittal for Residential Business Planned Development #896 is hereby approved as conforming to the Planned Development.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

Originated by: Heidi Sperry
cc: Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development files

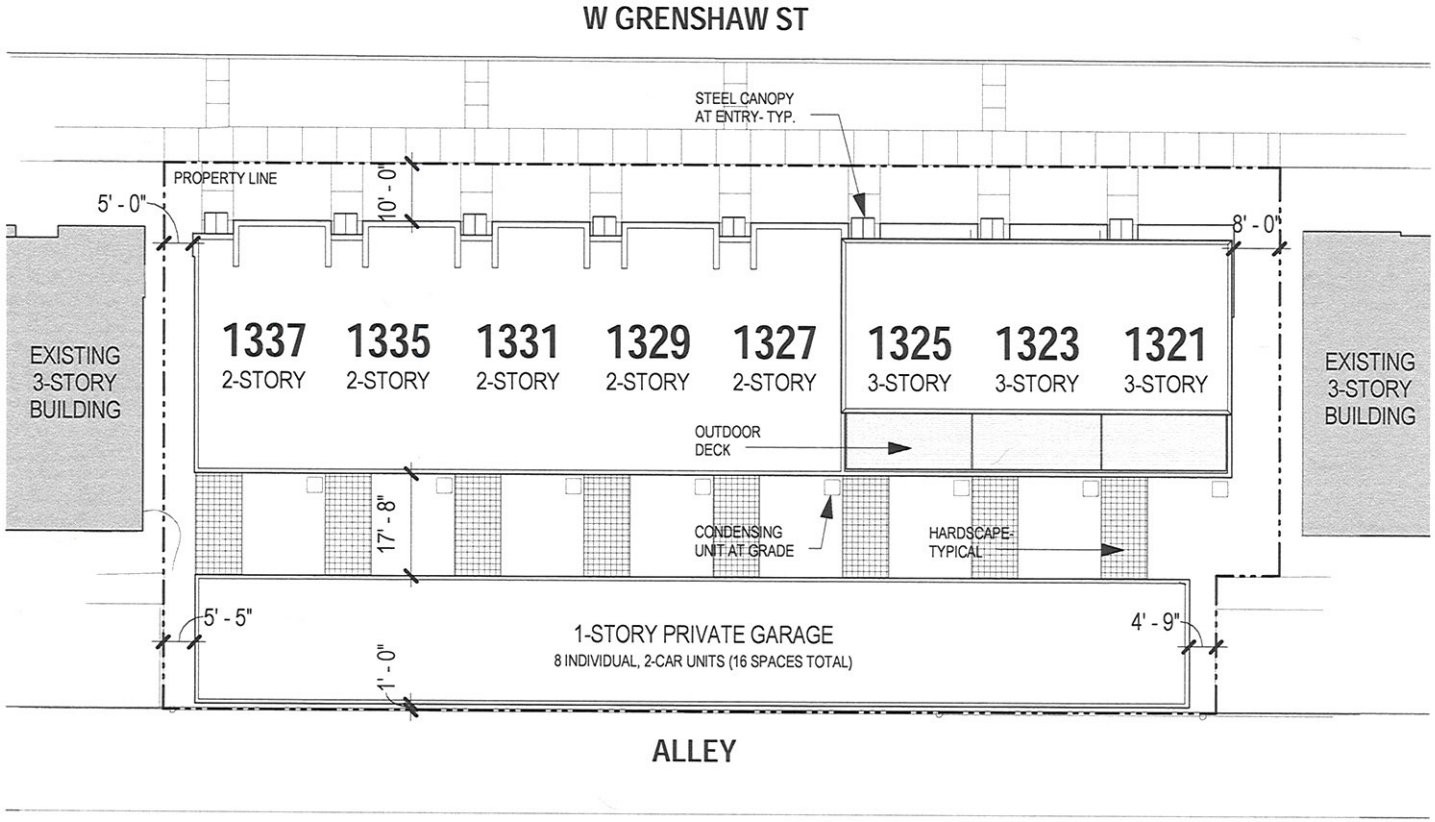
ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



BUILDING 3g - SITE PLAN

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



1

BUILDING 3h - SITE PLAN

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL

BUILDING 3i - SITE PLAN

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL

1

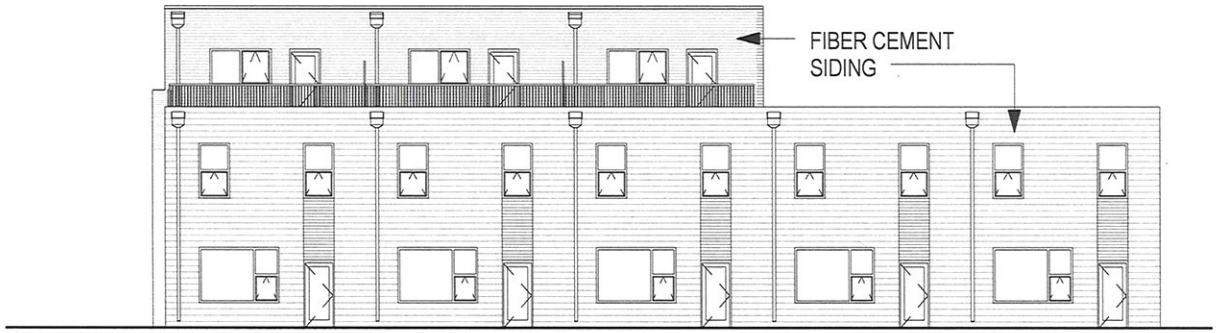
BUILDING 3j - SITE PLAN

LR ABLA LLC
01.03.2018

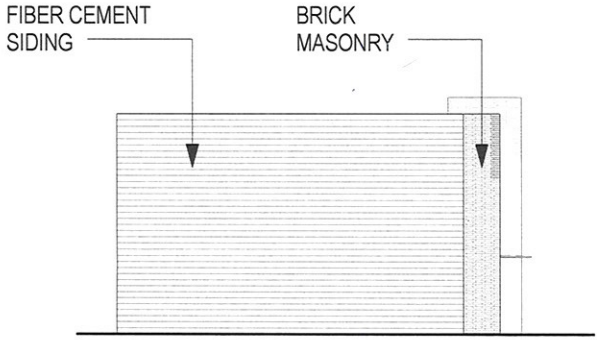
ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



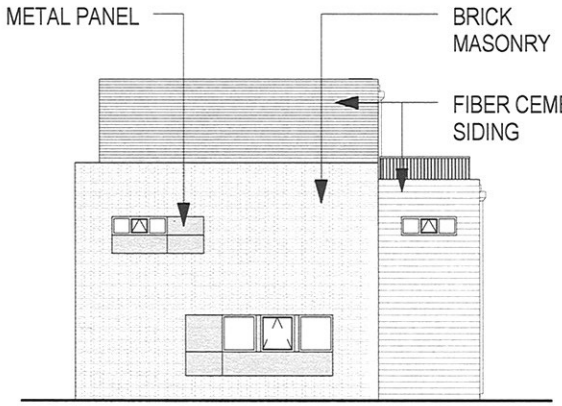
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



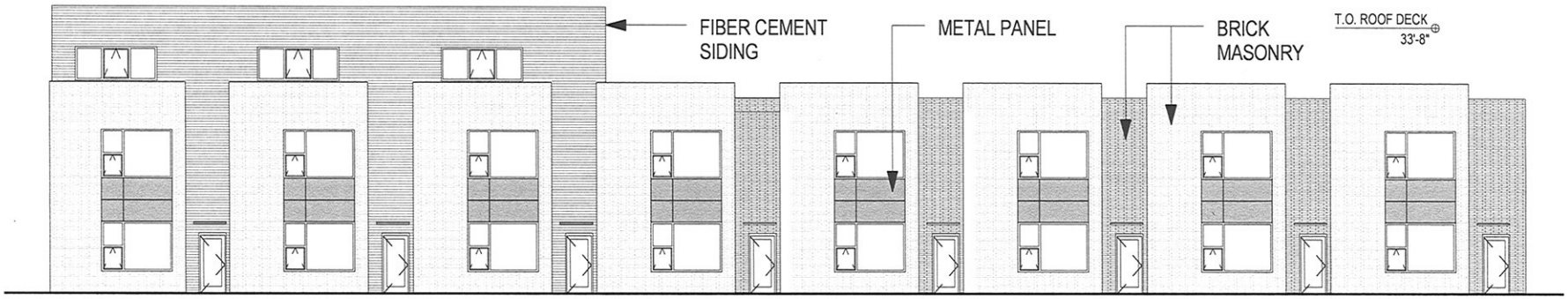
WEST ELEVATION

BUILDING 3g - EXTERIOR ELEVATIONS

NOTE: ALL BRICK MASONRY UNITS
ARE NORMAN SIZE (2-1/4"H x 11-5/8"L).

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



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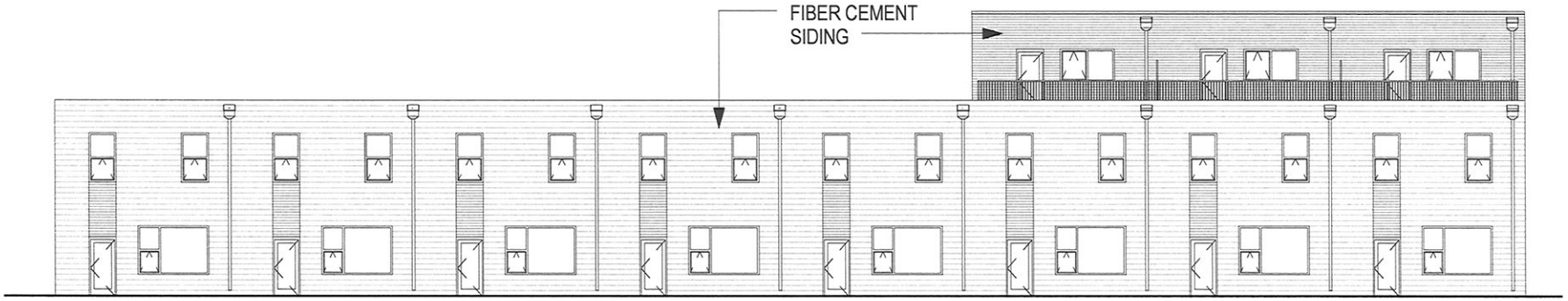

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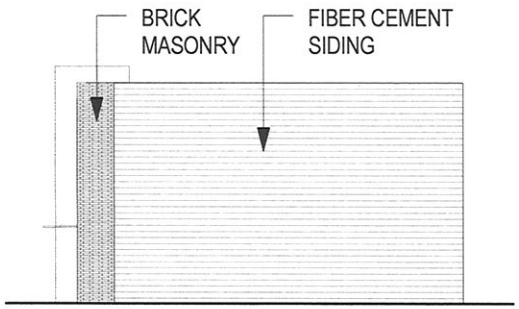

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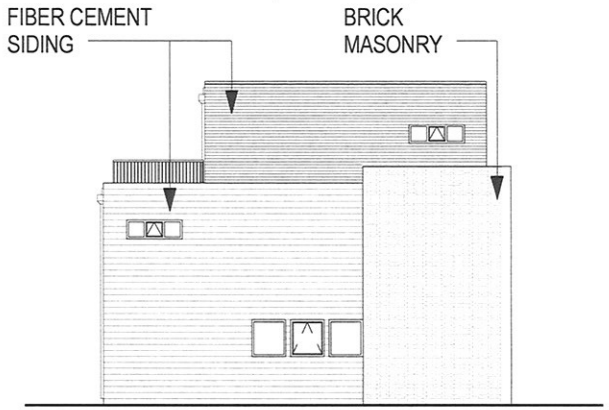


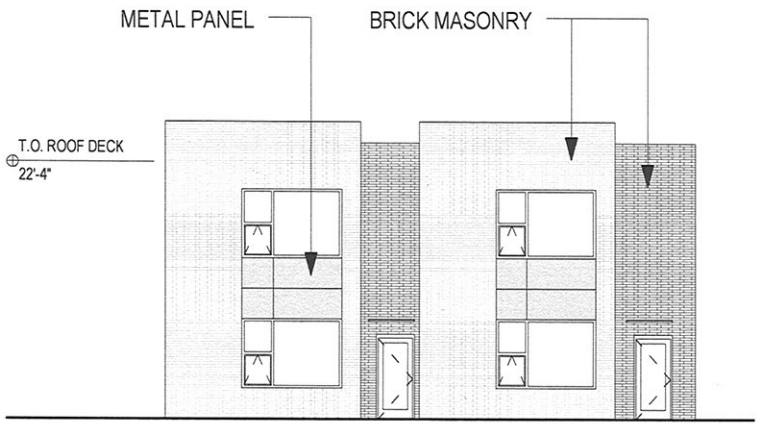
EAST ELEVATION

BUILDING 3h - EXTERIOR ELEVATIONS

NOTE: ALL BRICK MASONRY UNITS ARE NORMAN SIZE (2-1/4"H x 11-5/8"L).

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



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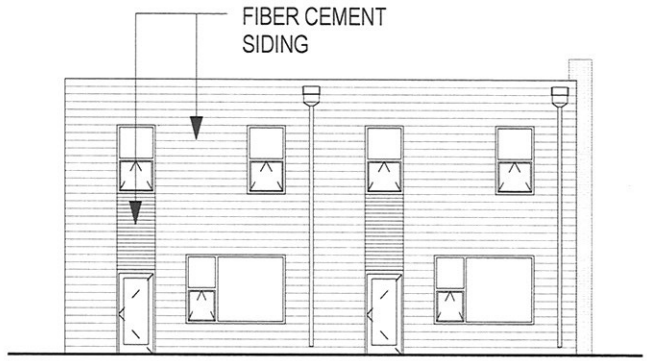

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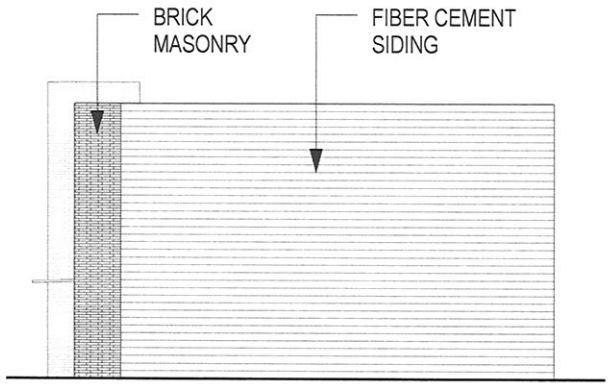

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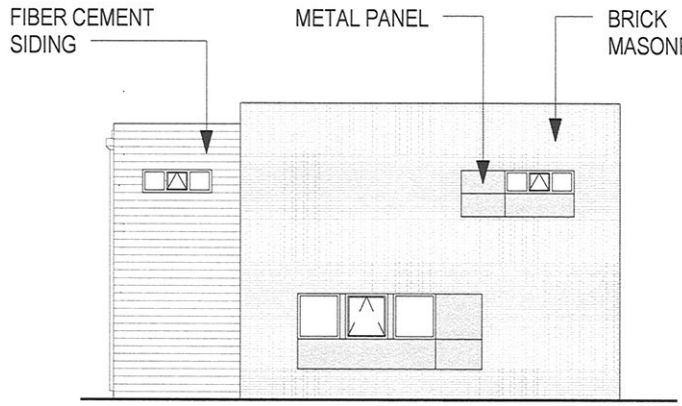


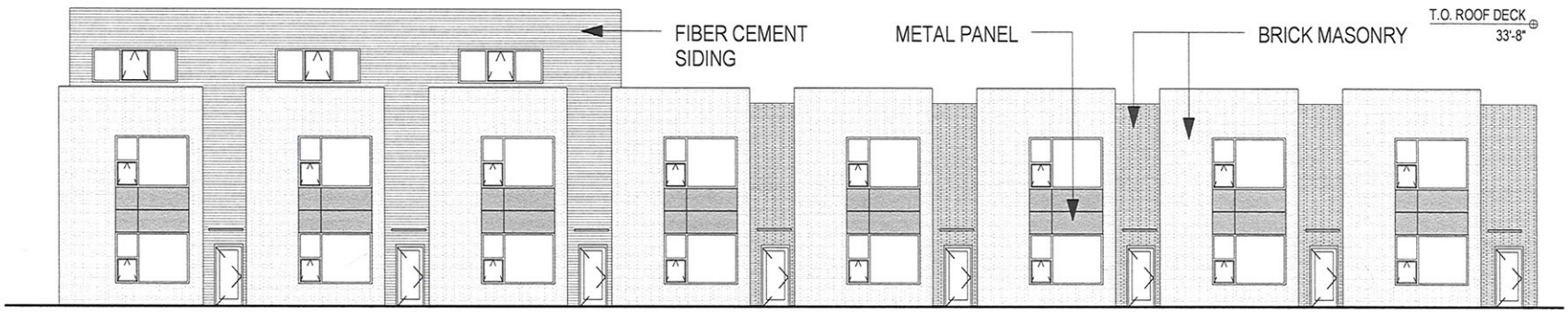
EAST ELEVATION

BUILDING 3i - EXTERIOR ELEVATIONS

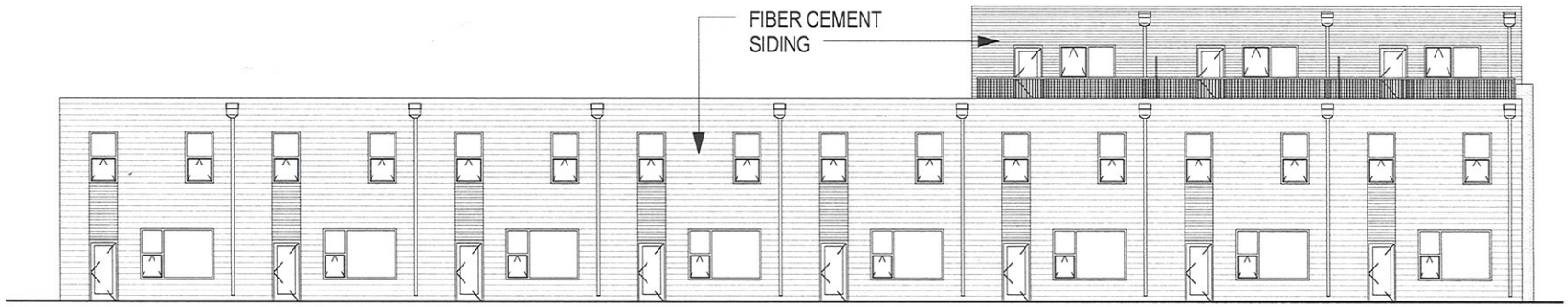
NOTE: ALL BRICK MASONRY UNITS ARE NORMAN SIZE (2-1/4"H x 11-5/8"L).

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



NORTH ELEVATION



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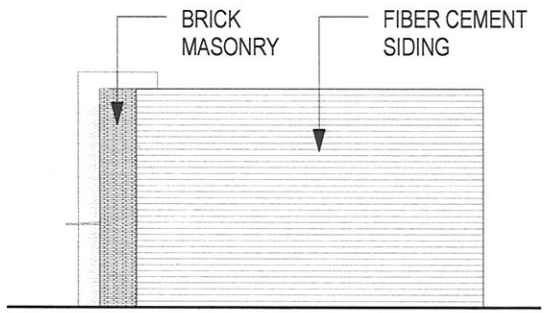

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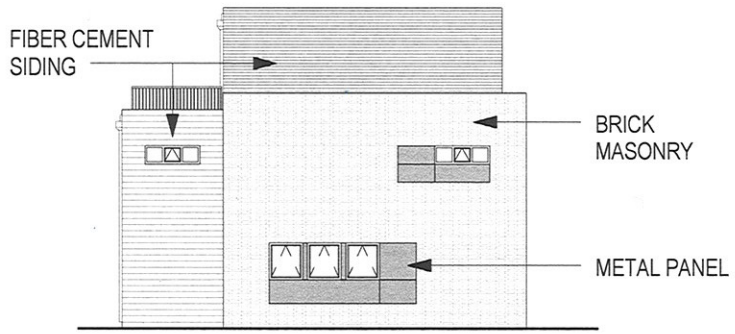


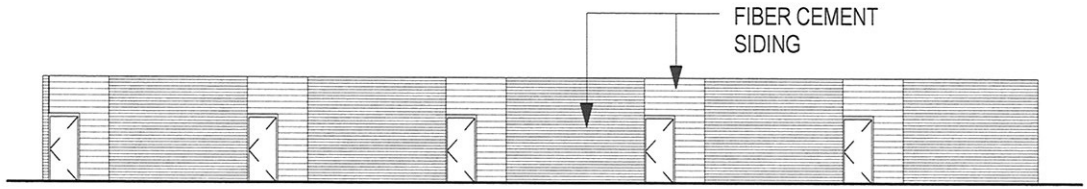
EAST ELEVATION

BUILDING 3j - EXTERIOR ELEVATIONS

NOTE: ALL BRICK MASONRY UNITS ARE NORMAN SIZE (2-1/4"H x 11-5/8"L).

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



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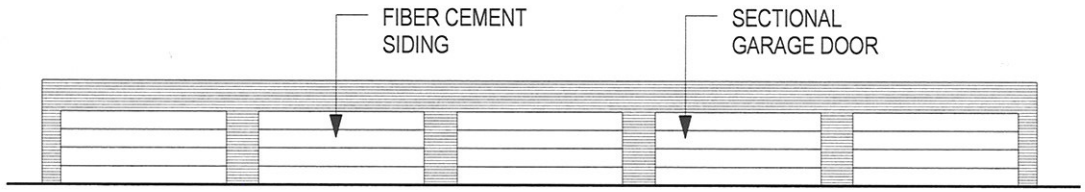

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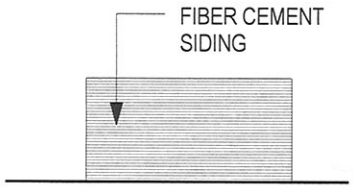

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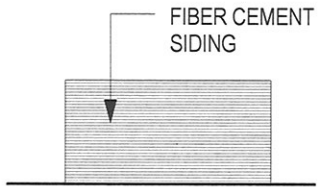
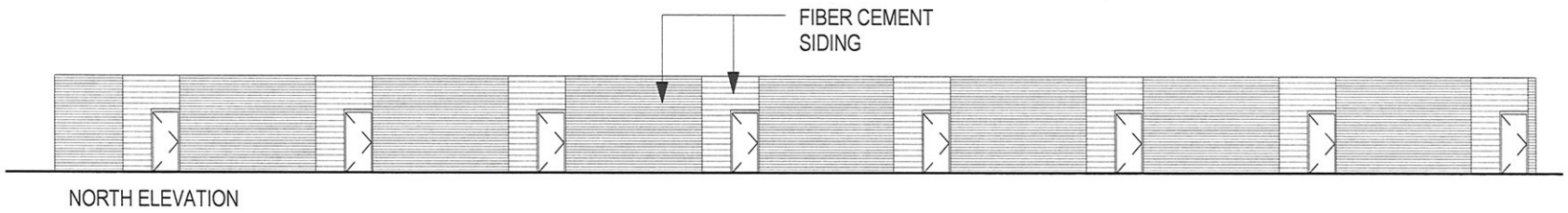


EAST ELEVATION

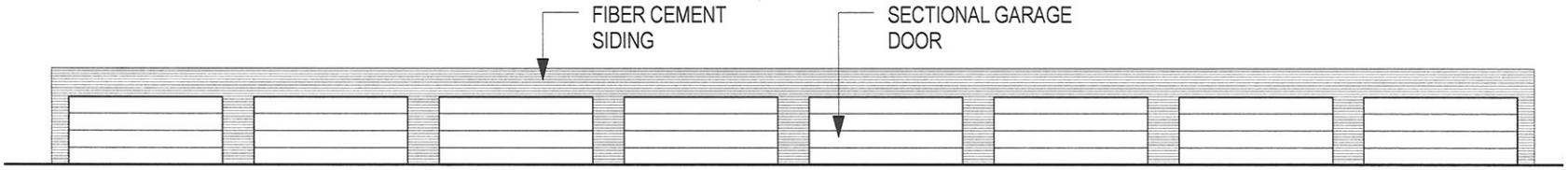
GARAGE 3g - EXTERIOR ELEVATIONS

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



NORTH ELEVATION



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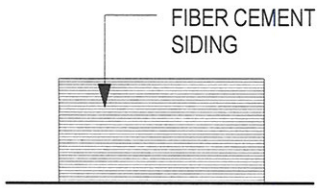
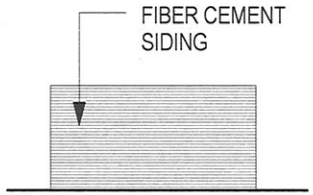


WEST ELEVATION

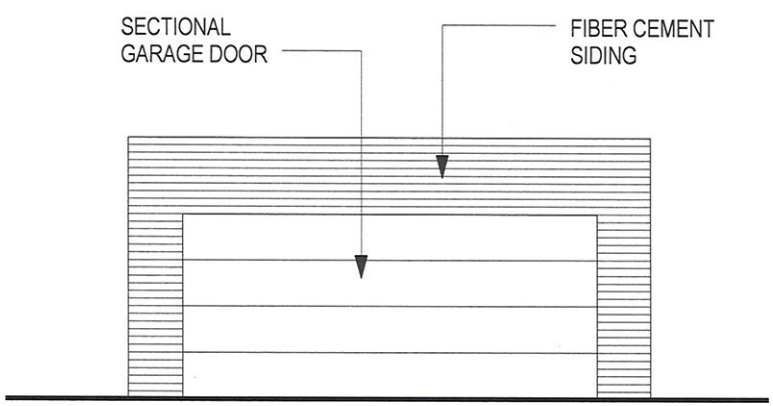


EAST ELEVATION

GARAGE 3h - EXTERIOR ELEVATIONS

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



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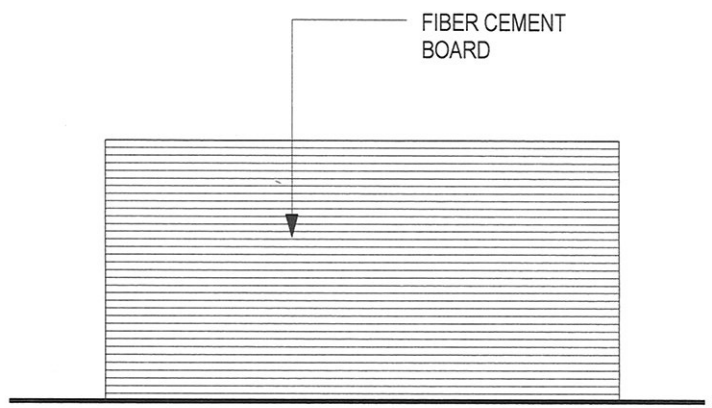

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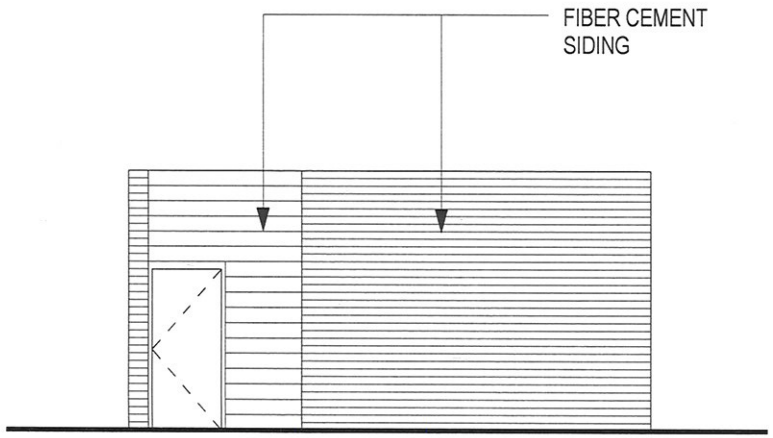

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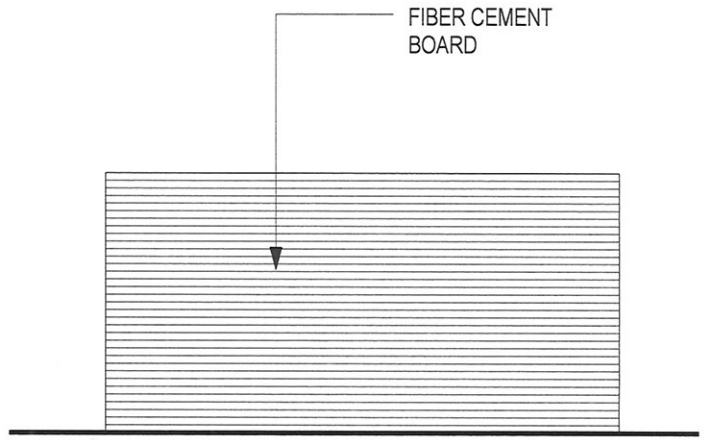
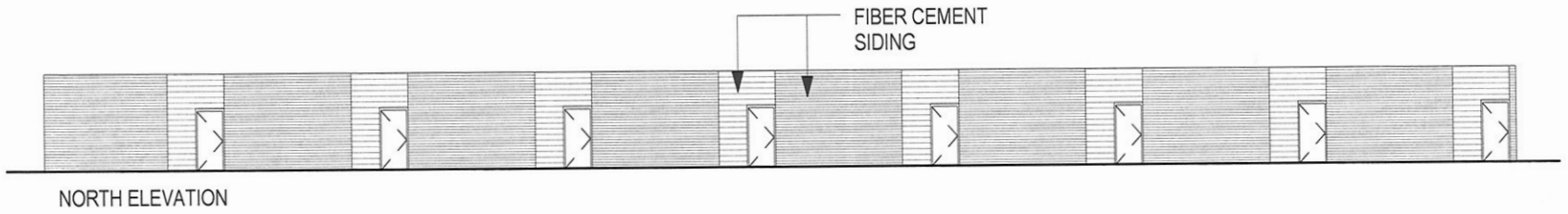


EAST ELEVATION

GARAGE 3i - EXTERIOR ELEVATIONS

LR ABLA LLC
01.03.2018

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL



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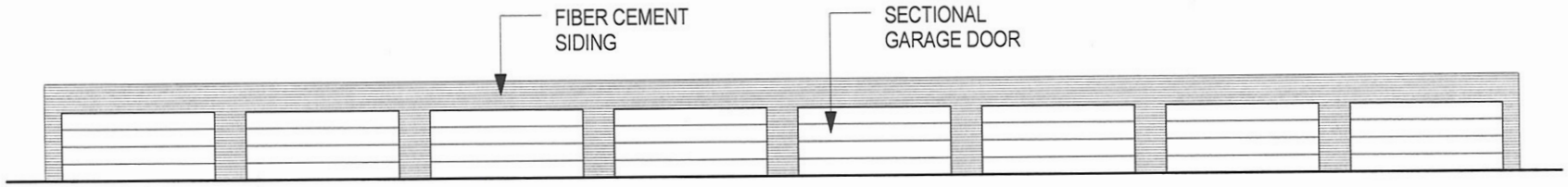

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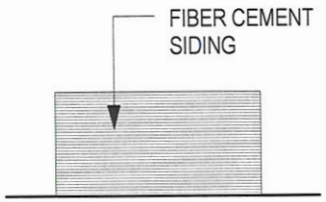

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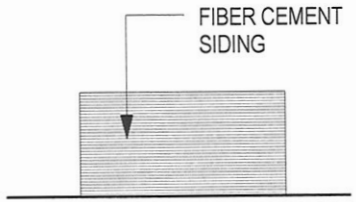
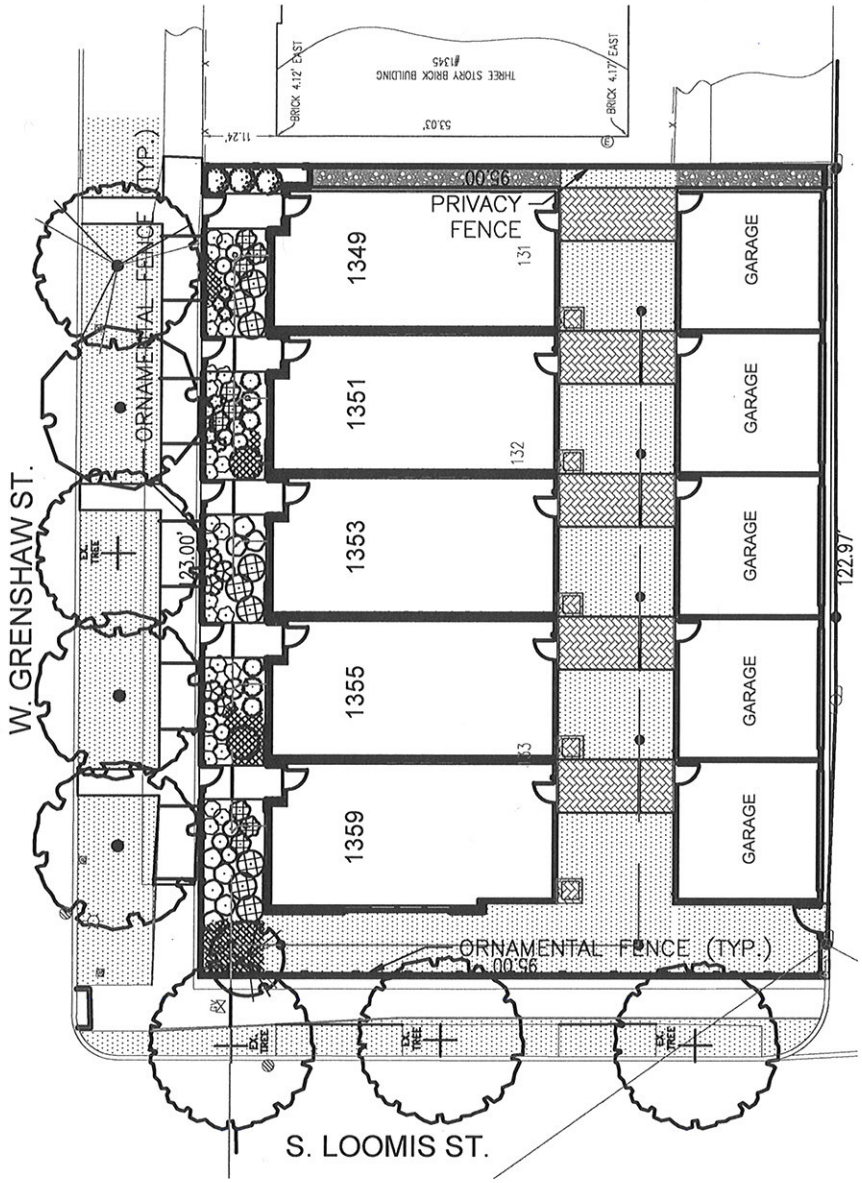


EAST ELEVATION

GARAGE 3j - EXTERIOR ELEVATIONS

LR ABLA LLC
01.03.2018



LANDSCAPE PLAN

(NOT TO SCALE)

NORTH

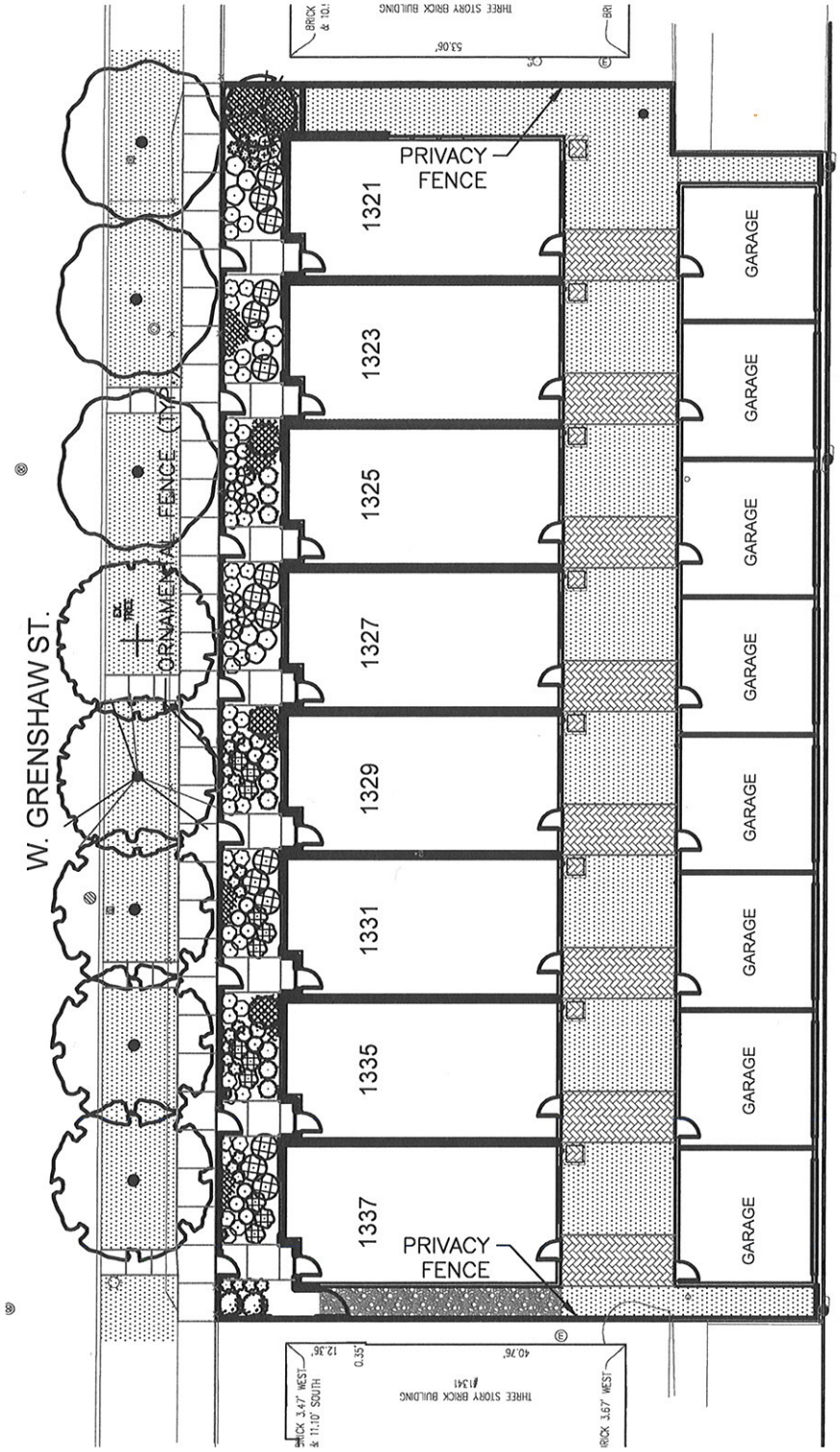
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME
	1	Aesculus glabra / Ohio Buckeye STRONG LEADER, NATIVE
	1	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry
	1	Celtis occidentalis / Common Hackberry STRONG LEADER
	2	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree STRONG LEADER, NATIVE
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	3	Cornus sericea 'Cardinal' / 'Cardinal' Red-twig Dogwood
	9	Fothergilla gardenii / Dwarf Fothergilla
	9	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea NATIVE
	6	Physocarpus opulifolius 'Donna May' / Donna May Ninebark NATIVE
	8	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac NATIVE
	6	Taxus x meda 'Hicksii' / Hicks Yew
	2	Viburnum x juddii / Judd Viburnum
PERENNIALS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	12	Eupatorium rugosum 'Chocolate' / Chocolate Joe Pye NATIVE
	8	Heuchera sanguinea 'Palace Purple' / Coral Bells
	12	Hosta x 'Blue Angel' / Plantain Lily
	15	Hosta x 'Krossa Regal' / Krossa Regal Hosta
GROUND COVERS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	62 sf	Carex laxiculmis 'Hobb' / Sedge NATIVE
	86 sf	Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper
SOD/SEED	**QTY**	**BOTANICAL NAME / COMMON NAME**
	4,103 sf	Poa pratensis / Kentucky Bluegrass

BUILDING 3g - LANDSCAPE PLAN

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL

LR ABLA LLC
01.03.2018



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME
	1	Aesculus glabra / Ohio Buckeye STRONG LEADER, NATIVE
	1	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry
	3	Gymnocladus dioica `Espresso` / Kentucky Coffeetree STRONG LEADER, NATIVE
	3	Tilia americana `Redmond` / Redmond American Linden STRONG LEADER, NATIVE

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME
	2	Cornus sericea `Cardinal` / `Cardinal` Red-twig Dogwood
	12	Fothergilla gardenii / Dwarf Fothergilla
	15	Hydrangea arborescens `Incrediball` / Incrediball White Hydrangea NATIVE
	1	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea
	6	Physocarpus opulifolius `Donna May` / Donna May Ninebark NATIVE
	9	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac NATIVE
	9	Taxus x media `Hicksii` / Hicks Yew
	2	Viburnum x juddii / Judd Viburnum

PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME
	5	Echinacea purpurea `Magnus` / Magnus Purple Coneflower NATIVE
	15	Eupatorium rugosum `Chocolate` / Chocolate Boneset NATIVE
	20	Heuchera sanguinea `Palace Purple` / Coral Bells
	21	Hosta x `Blue Angel` / Plantain Lily
	24	Hosta x `Krossa Regal` / Krossa Regal Hosta
	5	Rudbeckia hirta / Black-eyed Susan NATIVE

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME
	78 sf	Carex laxiculmis `Hobb` / Sedge NATIVE
	137 sf	Euonymus fortunei `Coloratus` / Coloratus Purple Wintercreeper

SOD/SEED	QTY	BOTANICAL NAME / COMMON NAME
	4,923 sf	Poa pratensis / Kentucky Bluegrass

BUILDING 3h - LANDSCAPE PLAN

LANDSCAPE PLAN

(NOT TO SCALE)

NORTH

ROOSEVELT SQUARE PHASE 2B

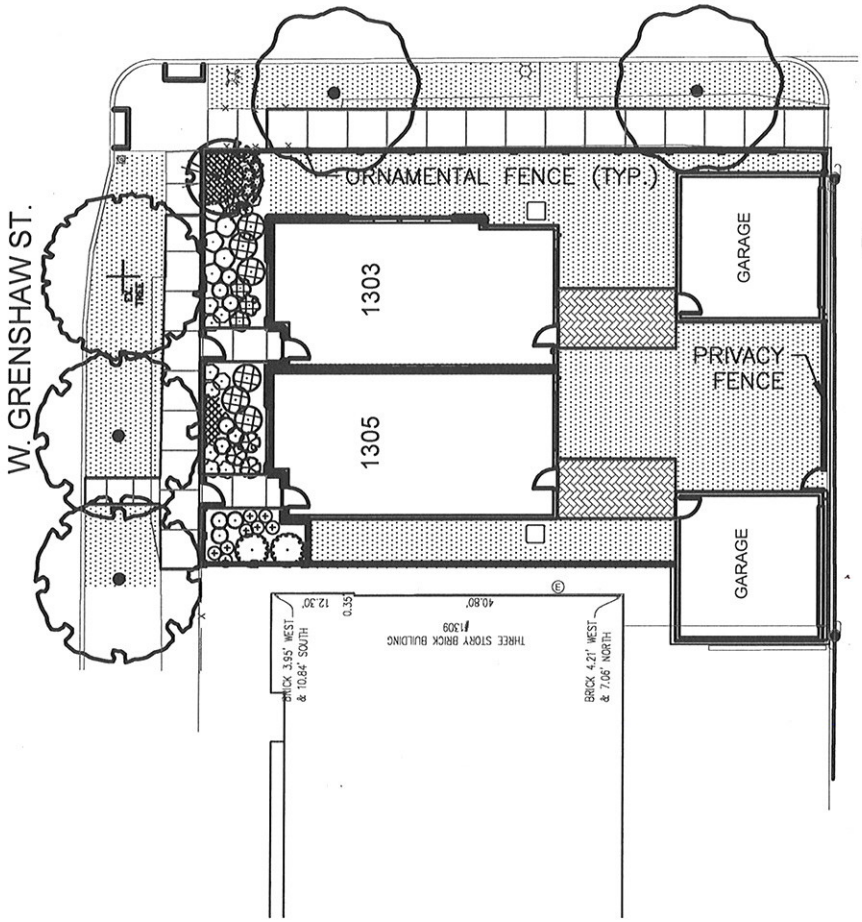
ISSUED FOR SITE PLAN APPROVAL

LR ABLA LLC

01.03.2018



S. THROOP STREET



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME
	1	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry
	2	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree STRONG LEADER, NATIVE
	2	Tilia americana 'Redmond' / Redmond American Linden STRONG LEADER, NATIVE
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	3	Fothergilla gardenii / Dwarf Fothergilla
	6	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea NATIVE
	3	Physocarpus opulifolius 'Donna May' / Donna May Ninebark NATIVE
	5	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac NATIVE
	2	Viburnum x juddii / Judd Viburnum
PERENNIALS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	5	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower
	9	Eupatorium rugosum 'Chocolate' / Chocolate Joe-Pye NATIVE
	3	Hosta x 'Blue Angel' / Plantain Lily
	6	Hosta x 'Krossa Regal' / Krossa Regal Hosta
	5	Rudbeckia hirta / Black-eyed Susan NATIVE
	8	Stylophorum diphyllum / Celadine-Poppy NATIVE
GROUND COVERS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	12	Carex laxiculmis 'Hobb' / Sedge NATIVE
	20	Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper
SOD/SEED	**QTY**	**BOTANICAL NAME / COMMON NAME**
	3,493 sf	Poa pratensis / Kentucky Bluegrass

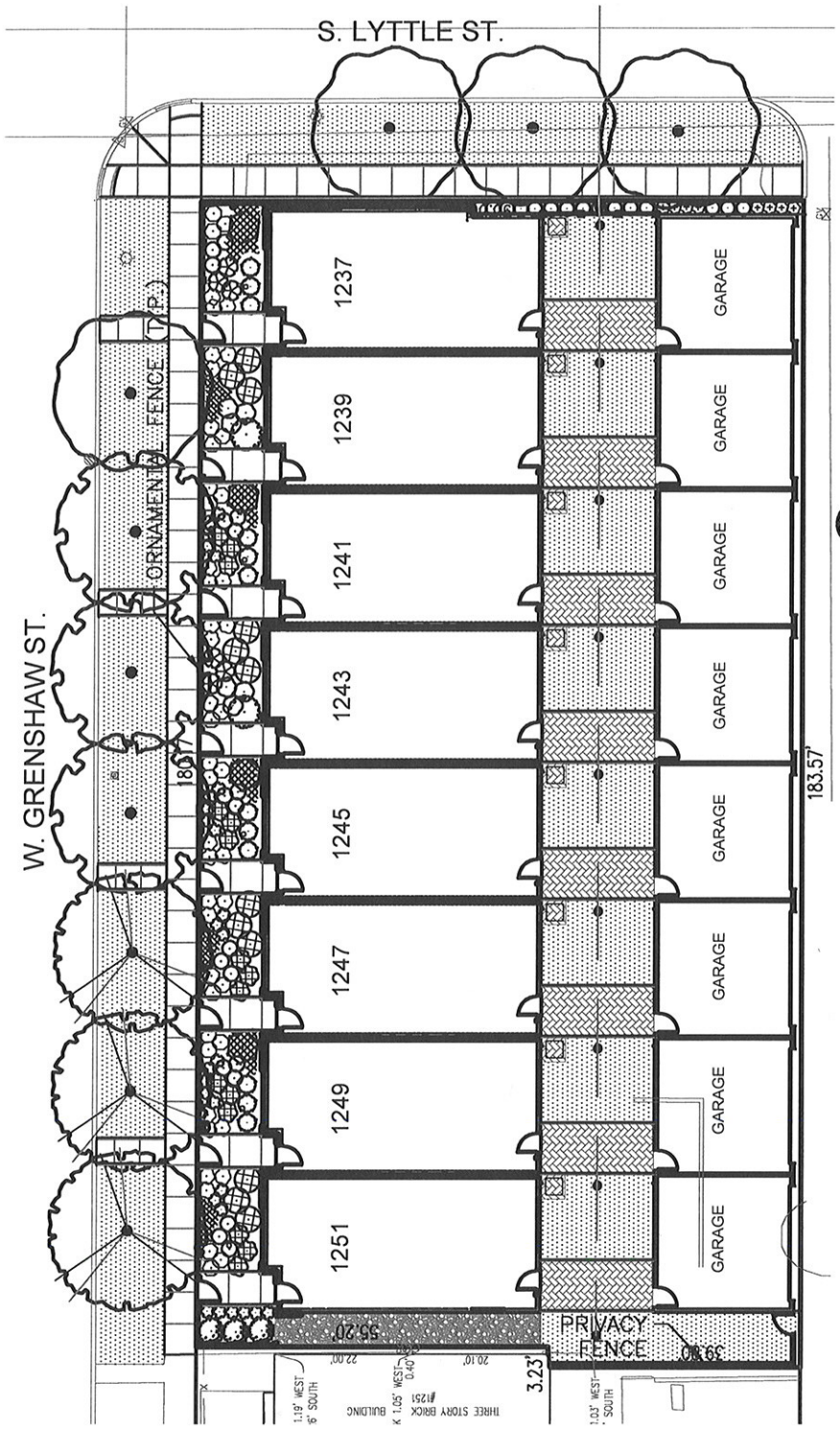
BUILDING 3i - LANDSCAPE PLAN

LANDSCAPE PLAN

NORTH

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL

LR ABLA LLC
01.03.2018



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME
	3	Aesculus glabra / Ohio Buckeye STRONG LEADER, NATIVE
	3	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree STRONG LEADER, NATIVE
	4	Tilia americana 'Redmond' / Redmond American Linden STRONG LEADER, NATIVE
SHRUBS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	3	Cornus sericea 'Cardinal' / 'Cardinal' Red-twig Dogwood
	15	Fothergilla gardenii / Dwarf Fothergilla
	12	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea NATIVE
	4	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea
	6	Physocarpus opulifolius 'Donna May' / Donna May Ninebark NATIVE
	6	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac NATIVE
	12	Taxus x media 'Hicksii' / Hicks Yew
	2	Viburnum x juddii / Judd Viburnum
GRASSES	**QTY**	**BOTANICAL NAME / COMMON NAME**
	15	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
PERENNIALS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	18	Eupatorium rugosum 'Chocolate' / Chocolate Joe-Pye NATIVE
	27	Heuchera sanguinea 'Palace Purple' / Coral Bells
	24	Hosta x 'Blue Angel' / Plantain Lily
	24	Hosta x 'Krossa Regal' / Krossa Ragal Hosta
	8	Rudbeckia hirta / Black-eyed Susan NATIVE
GROUND COVERS	**QTY**	**BOTANICAL NAME / COMMON NAME**
	100 sf	Carex laxiculmis 'Hobb' / Sedge NATIVE
	51 sf	Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper
SOD/SEED	**QTY**	**BOTANICAL NAME / COMMON NAME**
	4,846 sf	Poa pratensis / Kentucky Bluegrass

BUILDING 3j - LANDSCAPE PLAN

LANDSCAPE PLAN

(NOT TO SCALE)

NORTH

ROOSEVELT SQUARE PHASE 2B
ISSUED FOR SITE PLAN APPROVAL

LR ABLA LLC
01.03.2018



19297

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map Nos. 2-G And 4-G. RBPD 896,99
(As Amended)
(Application No. 19297)
(Common Address: 1328 -- 1350 W. Taylor St.)

[SO2017-5479]

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 current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next north of West Hastings Street; South Ashland Avenue; West 13th Street; the alley next east of South Ashland Avenue; the alley next north of West 13th Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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

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

Residential-Business Planned Development Number 896, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number 896, as amended (the "Planned Development"), consists of approximately seven million one hundred seventy-two thousand two hundred twenty-six (7,172,226) square feet (one hundred sixty-four and sixty-five hundredths (164.65) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The "Applicant" for this amendment is Taylor Street LA LLC with authorization from the Property owners.

2. The Applicant, or the Chicago Housing Authority, LR ABLA LLC (the "Master Developer") or their successors, assignees or grantees (collectively, "Affiliates") shall obtain all necessary official reviews, approvals or permits. 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 Affiliates and approval by the City Council of the City of Chicago (the "City Council").

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property owners, the Affiliates, their successors, assignees or grantees and all other individuals or entities owning property within the Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and their successors, assignees or grantees. Furthermore, pursuant to the requirements of Section 17-8-0400 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), or, to the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.

4. This plan of development consists of these twenty (20) statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference: a Permitted Uses Table; a Bulk Regulations and Data Table; an Existing

Zoning Boundary Map; an Existing Land-Use Map; a Right-of-Way Adjustments Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Phase I Site Plan prepared by DeStefano + Partners dated November 20, 2003; a Phase I Landscape Plan and Street Character Guidelines prepared by Wolff Clements and Associates Ltd. dated November 20, 2003; and Building Elevations prepared by DeStefano + Partners, et al. dated November 20, 2003, which exhibits are attached to the PD amendment approved by the City Council on September 5, 2007 at *Journal* pages 7434 through 7507. A full-size set of the Phase I Site Plan, the Phase I Landscape Plan and the Building Elevations is on file with the Department of Planning and Development.

This plan of development consists of the following exhibits related to the development of the new construction building in Subarea D that is the subject of this amendment: Subarea D Existing Land-Use Map; Site/Landscape Plan; Building Elevations (north, south, east and west) and Green Roof Plan prepared by Skidmore, Owings & Merrill LLP dated August 17, 2017.

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 Property within the Planned Development is divided into fourteen (14) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, those uses indicated on the attached Permitted Uses Table shall be permitted in this Planned Development. The uses permitted in Subareas A-1 -- A-5, F, G and H are based on the uses permitted in the R4 General Residence District. The uses permitted in Subareas A-6, B, C, D, E and I are based on the uses permitted in the B4-2 Restricted Service District. In the event that the Chicago Zoning Ordinance is amended to change the permitted uses in either of these districts, any new use not otherwise included in the attached Permitted Uses Table proposed for the Property shall be subject to the review and approval of the Department of Planning and Development and shall only be permitted if such use is consistent with the character of the area in which it is proposed.

Additional Permitted Use Regulations:

(a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.

(b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the Applicant or the Affiliates undertake redevelopment thereof as provided herein.

(c) Residential uses may be permitted below the second (2nd) floor in all subareas.

(d) All retail shall have a minimum floor to floor height of twelve (12) feet.

(e) Any permitted business use allowed in Subarea A-6 shall be located on the ground floor of a residential building and the total amount of business space within the subarea shall not exceed two thousand (2,000) square feet. No drive-through uses shall be permitted in Subarea A-6.

(f) Stand-alone business uses shall only be permitted within Subarea B at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working Group and compliance with paragraph 12 herein and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet. Drive-through uses, other than restaurants, shall be permitted in Subarea B, subject to the review and approval of the Department of Planning and Development.

(g) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings and the total amount of business space in any one location shall not exceed six thousand (6,000) square feet unless located within a parking structure, or stand-alone retail location which may only occur once within Subarea D. No drive-through uses shall be permitted in Subarea D.

(h) Permitted business uses shall only be allowed in Subarea E at the southwest corner of West 15th Street and South Loomis Street and at the southeast corner of West 15th Street and South Ashland Avenue and provided further that all permitted business uses shall be located on the ground floor of a residential building and the total amount of business space in any one location shall not exceed three thousand (3,000) square feet. No drive-through uses shall be permitted in Subarea E.

(i) Permitted museum uses may exceed six thousand (6,000) square feet.

(j) Drive-through uses shall be permitted in Subarea C and Subarea I, subject to the review and approval of the Department of Planning and Development.

(k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.

6. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.

10. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining FAR permitted by the Chicago Zoning Ordinance, such calculations shall exclude (a) all floor area dedicated to mechanical equipment and storage areas in excess of five thousand (5,000) square feet in any single building, and (b) any floor area associated with parking and loading areas.

11. For purposes of this Planned Development, in addition to the encroachments permitted by the Chicago Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in

any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.

12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the improvements in any phase of development subsequent to Phase I, a site plan, landscape plan and building elevations (collectively, the "Subsequent Phase Site Plan Approval Submittals") shall be submitted to the Department of Planning and Development for approval. Approval of the Subsequent Phase Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development, including the Street Character Guidelines attached hereto. Subsequent Phase Improvements that contain modifications which would otherwise be considered minor changes to the Planned Development shall be deemed to be in substantial conformance therewith. No Site Plan Approval shall be required in connection with the development of the Phase I Improvements or the new construction building located in Subarea D contemplated by this amendment pursuant to this Planned Development. If the Subsequent Phase Site Plan Approval Submittals for any phase of development subsequent to Phase I substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. Following approval thereof by the Department of Planning and Development, said Subsequent Phase Site Plan Approval Submittals, and each of them, shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of the Subsequent Phase Site Plan Approval Submittals by the Department of Planning and Development for improvements in any phase of development subsequent to Phase I, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. In the event of any inconsistency between Subsequent Phase Site Plan Approval Submittals and the terms of this Planned Development in effect at the time of approval of such Subsequent Phase Site Plan Approval Submittals or of the changes or modifications thereto, the terms of this Planned Development shall govern.

Subsequent Phase Site Plan Approval Submittals shall, at minimum, provide the following information:

(a) a site plan (including footprints of the proposed improvements);

(b) a landscape plan, including species and size of landscape material;

(c) location and depiction of all parking spaces and loading berths, including relevant dimensions;

(d) location and depiction of all drives, roadways and vehicular routes;

(e) statistical information applicable to the particular phase of development depicted, including:

(1) floor area and floor area ratio;

(2) uses to be established;

(3) building heights; And

(4) building setbacks;

(f) building elevations; and

(g) compliance with the Street Character Guidelines.

Subsequent Phase Site Plan Approval Submittals shall include such other information as may be necessary to illustrate substantial conformance with the applicable provisions of this Planned Development.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant, the Affiliates or their successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include, but are not limited to, a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase in the maximum percent of land covered.

14. The Applicant, the Affiliates, and their successors, assignees or grantees acknowledge 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 and Affiliates shall use best and commercially reasonable efforts to design, construct and maintain all new 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 ("ASHRAE") and the Illuminating Engineering Society ("IES").

The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The new construction building in Subarea D that is the subject of this amendment shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for the new construction building in Subarea D and must provide documentation verifying compliance.

15. The Applicant, the Affiliates and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.

16. Applicant and Affiliates 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 promote these objectives, the Applicant and Affiliates agree to review with the Department of Planning and Development to determine if any features, materials or resources would be cost-effective to include as a part of the design, construction, and maintenance of the buildings and improvements on the Property. Cost-effectiveness shall be in the sole discretion of the Applicant and Affiliates. Provided funding is available as indicated below, this review process shall specifically include the use of computer modeling programs recommended by the Department of Planning and Development. The types of features, materials and resources that will be analyzed and considered during this process are enumerated on Exhibit 12. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. All features, materials or resources shall be evaluated in the context of the Home Energy Rating System. To the extent that design, construction and maintenance of any of these features, materials or resources requires supplemental funding from the City or other funding sources, design, construction or maintenance shall be subject to the receipt of such funding.

17. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

    (a) Open Space: Open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Single-Family Detached	500 square feet	150 square feet	--
Single-Family Attached (townhouses)	200 square feet	150 square feet	--
Low-Rise Apartments Condominiums Flats (up to 4 stories)	Up to 50 percent of total open space required in column 3 may be in balconies or roofdecks	50 square feet	8 units or less -- 150 square feet More than 8 units -- 100 square feet
Mid-Rise Apartments Condominiums (5 to 8 stories)	Up to 50 percent of total open space required in column 3 may be in balconies or roofdeck	50 square feet	100 square feet
Loft Conversions	Up to 50 percent of total open space required in column 3 may be in balconies or individual unit roofdecks	50 square feet	100 square feet (may be provided in roof garden)

(b) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.

(c) Residential Building Design. Other than the Phase I Improvements and the new construction building located in Subarea D contemplated by this amendment, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.

(1) Facades. Front facades, including end walls which front public streets or open spaces, be of brick, have windows and be ornamented with artificial stone or concrete. They shall be varied in material, roofline and window style. The front facade brick should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the facade brick shall return four (4) feet past the face of the adjacent facade. Side walls and rear walls should be masonry (brick or CMU), vinyl clad or split-face block. EIFS synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building lighting. All front facades or side facades facing a public street will contain items that create architectural rhythm such as bay windows, and brick moldings; and building projections such as cornice lines and pilasters; television reception dishes shall not be permitted thereon. Affordable housing units shall be constructed of equal quality materials, detailing and decoration so they are indistinguishable from market rate units.

(2) Dwelling Types. A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks.

(3) Private Garages. Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.

(4) Orientation Of Buildings. Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb

cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.

(5) Retail Corner Sites. Retail corner site setbacks over five (5) feet are to be avoided.

(d) Fencing, Walls And Gates. Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height.

18. The Applicant acknowledges and agrees that the rezoning of the Property in Subarea D that is the subject of this amendment (the "Subject Property") from Planned Development Number 896 to Planned Development Number 896, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Subject Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 73 units. As a result, the Applicant's affordable housing obligation is 7 affordable units (10 percent of 73, rounded down), 2 of which are Required Units (25 percent of 7, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing seven affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in on the Subject Property, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and

will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 18, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other agreement(s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

19. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by, Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews of the new construction building located in Subarea D, the Applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy for the new construction building located in Subarea D, the Applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.

20. Unless substantial construction of the Phase I Improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to those zoning district classifications in existence immediately prior to the adoption of the ordinance establishing this Planned Development.

    a) Subsequent Periods. Unless substantial construction has commenced and been diligently pursued after the initial six (6) year period on a minimum of four hundred (400) dwelling units (cumulative) within eight (8) years of the effective date hereof, six hundred (600) dwelling units (cumulative) within ten (10) years of the effective date hereof and eight hundred (800) dwelling units (cumulative) within twelve (12) years of the effective date hereof (the "Subsequent Periods"), the Department may decide to review and recommend modification of the provisions of

this Planned Development in whole or in part. The Department's determination that the Planned Development ordinance must be reviewed shall be reflected in an application filed by the City for a Planned Development amendment, with the City being deemed the Applicant and providing such notice as may be required by law. Not less than thirty (30) days before filing any such application for amendment to the Planned Development, the Department shall provide the Applicant with a copy of the draft application for amendment.

*c) Unless substantial construction of the improvements contemplated within Subarea D has commenced within six (6) years following adoption of Residential-Business Planned Development Number 896, as amended by this amendment and unless completion is thereafter diligently pursued, then this Planned Development shall expire as it relates to Subarea D and the zoning of Subarea D of the Planned Development shall automatically revert to Residential-Business Planned Development Number 896, as amended on September 5, 2007.

[Existing Zoning Boundary Map; Existing Land-Use Map; Right-of-Way Adjustments Map; Planned Development Boundary and Property Line Map; Subarea Map; Subarea D Existing Land-Use Map; Site/Landscape and Green Roof Plans; North, South, East and West Building Elevations; and Landscape Plant List and Details referred to in these Plan of Development Statements printed on pages 57536 through 57555 of this *Journal*.]

Exhibit 12, Bulk Regulations and Data Table and Permitted Uses Table referred to in these Plan of Development Statements read as follows:

Exhibit 12.

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;

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* Editor's note: Lettering discrepancy in original document.

install (by City) permeable alleys; and

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 double glazed windows;

install Energy Star appliances;

install ninety percent (90%) efficient furnaces;

install energy 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;

advance caulking for airtight drywall approach;

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

install carpeting by tacking rather than using glue.

Indoor Environmental Quality:

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

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

Sustainable Features:

use carpet made from recycled materials;

use engineered composite lumber;

use recycled light-gauge interior steel framing, if possible;

use blown-in cellulose insulations;

use cement board siding on exterior;

use fly-ash concrete for foundations, if structurally possible;

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); and

green roofs.

Material And Resources:

resource efficient design, including panelization of walls.

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Exhibit 1.

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

	Sub-area A1	Sub-area A2	Sub-area A3	Sub-area A4	Sub-area A5	Sub-area A6	Sub-area B
Gross Site Area (Square Feet)	-		-	-	-	-	-
Net Site Area (Square Feet)	356,357	288,610	294,465	164,587	1,244,231	9,375	440,591
Gross Site Acreage	-	-	-	-	-	-	-
Net Site Acreage	8.2	6.6	6.8	3.8	29.0	.1	10.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval
Maximum Floor Area Ratio	1.3	1.2	1.1	1.1	1.1	1.2	1.7
Maximum Building Height [a b c]	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	35'	68% @ 45' 32% @ 60'
Minimum Setbacks	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 2' Side: 2' Rear: 0'
Planned Number of Dwelling Units	241	208	176	93	867	6	441
Maximum Number of Dwelling Units	253	218	184	107	910	6	510
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10' x 25' loading berth 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 sf. = two 10' x 50' loading berths						
Minimum Number of Parking Spaces	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19' minimum						

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans.

a. Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

b. Sub-areas A1 through A5: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 45 feet in height.

c. Sub-area B: no more than 32% of the total street frontage within the sub-area shall be constructed with buildings that exceed 45 feet in height and no building shall exceed 60 feet in height.

d. Peripheral Setbacks: Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley; however, on reverse corner lots in Subareas A1-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

e. Sub-areas A1 through A6: Minimum rear yard set back for townhouse shall be 2'0". The minimum separation between townhouses where the front or rear wall of one row of townhouses faces the front or rear wall of another row of townhouses shall be 22 feet.

Applicant: Taylor Street LA LLC
Address: 1328-1350 West Taylor Street
Introduced: July 26, 2017
Plan Commission: August 17, 2017

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Exhibit 1.

Bulk Regulations And Data Table.
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	Sub-area C	Sub-area D	Sub-area E	Sub-area F	Sub-area G	Sub-area H	Sub-area I	Total
Gross Site Area (Square Feet)	-		-	-	-	-	-	7,172,226
Net Site Area (Square Feet)	102,572	169,208	158,736	1,186,462	33,744	158,729	35,087	4,642,754
Gross Site Acreage	-	-	-	-	-	-	-	164.65
Net Site Acreage	2.4	3.9	3.64	27.2	0.8	3.6	0.8	106.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per Existing	Per Existing	Per Existing	Per site plan approval	-
Maximum Floor Area Ratio	1.4	2.0	3.0	0.7	2.9	0.7	0.9	1.23[h]
Maximum Building Height [a,f]	45'	85'	55' north of 15th St. 80' south of 15th St.	Per Existing	Per Existing	Per Existing	35'	-
Minimum Setbacks	Front: 0' Side: 0' Rear: 8'	Front: 0' Side: 0' Rear: 8'	Front: 10' Side: 0' Rear 0'	Per Existing	Per Existing	Per Existing	Front: 0' Side: [d] Rear: 0'	-
Planned Number of Dwelling Units	67	155	260	330	116	126	0	3086
Maximum Number of Dwelling Units	71	171	312	330	116	126	27	3086
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10' x 25' loading berth 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 s.f.= two 10' x 50' loading berths							
Minimum Number of Parking Spaces [b]	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19' minimum							

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans

a. Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

d. Peripheral Setbacks: Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley; however, on reverse corner lots in Subareas A1-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

f. Sub-area D: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 85 feet in height

g. The total number of units consists of 2,514 new units in Subareas A-E and I and 572 existing units in Subareas F, G and H. In no event shall the total number of new units on the Property exceed 2,514.

h. The new construction building approved by this 2017 Amendment shall have a minimum required automobile parking of 33 spaces per dwelling unit.

Applicant: Taylor Street LA LLC
Address: 1328-1350 West Taylor Street
Introduced: July 26, 2017
Plan Commission: August 17, 2017

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PERMITTED USES TABLE

Subareas

Only those uses identified with a check-mark (✓) are permitted within a given subarea.

Use List	*A-1*	*A-2*	*A-3*	*A-4*	*A-5*	*F*	*G*	*H*
Single family and multi-family residential dwelling units	✓	✓	✓	✓	✓	✓	✓	✓
Townhomes	✓	✓	✓	✓	✓	✓	✓	✓
Housing for the elderly (including, without limitation, facilities in which 100% of the dwelling units are classified as efficiency units)							✓	
Churches, rectories, and parish houses	✓	✓	✓	✓	✓	✓	✓	✓
Community centers	✓	✓	✓	✓	✓	✓	✓	✓
Parks and playgrounds and any non-commercial open space utilized for recreational activities	✓	✓	✓	✓	✓	✓	✓	✓
Schools, nursery, elementary and high, non-boarding	✓	✓	✓	✓	✓	✓	✓	✓
Daycare centers	✓	✓	✓	✓	✓	✓	✓	✓
Public libraries	✓	✓	✓	✓	✓	✓		
Fire stations			✓					
Non-accessory parking (as permitted in the R4 District)	✓	✓	✓	✓	✓			
Accessory and related uses	✓	✓	✓	✓	✓	✓	✓	✓
Agricultural uses								
Cemeteries and mausoleums								
Family community homes								
Wireless communication facilities								
Single room occupancy buildings or units								
Hospitals and sanitariums								
Institutions for the aged or children								
Lodging houses and tourist homes								
Group community home								
Retail uses								
Special uses								
Museums	✓	✓	✓	✓	✓			

Exhibit 1-A

Applicant: Taylor Street LA LLC
Address: 1328-1350 West Taylor Street
Introduced: July 26, 2017
Plan Commission: August 17, 2017

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PERMITTED USES TABLE

	Subareas					
Use List	***A-6***	***B***	***C***	***D***	***E***	***I***
Single family and multi-family residential dwelling units	✓	✓	✓	✓	✓	✓
Townhomes	✓	✓	✓	✓	✓	✓
Churches, rectories, and parish houses	✓	✓	✓	✓	✓	✓
Community centers	✓	✓	✓	✓	✓	✓
Parks and playgrounds and any non-commercial open space utilized for recreational activities	✓	✓	✓	✓	✓	✓
Schools, nursery, elementary and high, non-boarding	✓	✓	✓	✓	✓	✓
Museums	✓	✓		✓		
Amusement establishments, such as, but not limited to, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools and skating rinks, but not including an "arcade" as defined in Article 2 of the ordinance			✓	✓		
Antique shops		✓	✓	✓		✓
Arcades, when located within Community Shopping Centers of not less than five acres						
Art galleries, art studios and auction rooms		✓	✓	✓		✓
Art and school supply stores	✓	✓	✓	✓	✓	✓
Auto accessory stores			✓			✓
Automobile service stations			✓			
Banks and financial institutions			✓	✓		✓
Barber shops, beauty parlors, fingernail salons and beauty supplies	✓	✓	✓	✓	✓	✓
Bicycle sales, rental and repair stores, when such bicycles are not motor-driven		✓	✓	✓		✓
Motor driven bicycle sales, rental and repair stores			✓	✓		✓
Blue printing and photostating establishments		✓	✓	✓		✓
Book stores — new and used	✓	✓	✓	✓	✓	✓
Candy and ice cream stores	✓	✓	✓	✓	✓	✓
Camera and photographic supply stores		✓	✓	✓		✓
Carpet and rug stores		✓	✓	✓		✓
Catering establishments	✓	✓	✓	✓	✓	✓
China and glassware stores		✓	✓	✓		✓
Clothing and costume rental shops	✓	✓	✓	✓	✓	✓
Clothes pressing establishments		✓	✓	✓		✓

Exhibit 1-A

Applicant: Taylor Street LA LLC
Address: 1328-1350 West Taylor Street
Introduced: July 26, 2017
Plan Commission: August 17, 2017

FINAL FOR PUBLICATION

Use List	*A-6*	*B*	*C*	*D*	*E*	*I*
Clubs and lodges (non-profit and fraternal organizations)	✓		✓	✓	✓	
Coin and philatelic stores		✓	✓	✓		✓
Colleges and universities (but not business colleges or trade schools)						
Computer sales and service	✓	✓	✓	✓	✓	✓
Currency exchange						
Custom dressmaking	✓	✓	✓	✓	✓	✓
Community homes located above the first floor, provided that the location of any proposed home which is to be occupied by five (5) or more unrelated persons with disabilities is not less than 600 feet from the location of any existing Community Home which is occupied by five (5) or more unrelated persons with disabilities						
Day care centers	✓	✓	✓	✓	✓	✓
Department stores		✓	✓	✓		✓
Drug stores	✓	✓	✓	✓	✓	✓
Dry cleaning establishments	✓	✓	✓	✓	✓	✓
Dry good stores	✓	✓	✓	✓	✓	✓
Earth station antenna — exceeding three (3) feet in diameter						
Electrical and household appliance stores, including radio and television sales		✓	✓	✓		✓
Employment agencies	✓	✓	✓	✓	✓	✓
Exterminating shops	✓		✓	✓	✓	✓
Feed stores			✓	✓		✓
Fire stations			✓	✓		✓
Florist shops and conservatories	✓	✓	✓	✓	✓	✓
Food stores, grocery stores, meat markets, bakeries and delicatessens	✓	✓	✓	✓	✓	✓
Frozen food stores, including locker rental in conjunction therewith			✓	✓		✓
Furniture stores, not including upholstering when conducted as part of the retail operations and secondary to the principal use	✓	✓	✓	✓	✓	✓
Furrier shops, including the incidental storage and conditioning of furs		✓	✓	✓		✓
Garden supply and feed stores		✓	✓	✓		✓
Gift shops	✓	✓	✓	✓	✓	✓
Greenhouse retail		✓	✓	✓		✓
Grooming of pets — no overnight boarding or storage		✓	✓	✓		✓
Haberdasheries		✓	✓	✓		✓

Exhibit 1-A

Applicant: Taylor Street LA LLC
Address: 1328-1350 West Taylor Street
Introduced: July 26, 2017
Plan Commission: August 17, 2017

Use List	*A-6*	*B*	*C*	*D*	*E*	*I*
Hardware stores	✓	✓	✓	✓	✓	✓
High technology centers						
Hobby shops for retail of items to be assembled or used away from the premises	✓	✓	✓	✓	✓	✓
Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use	✓	✓	✓	✓	✓	✓
Ice sales, vending machines						
Jewelry stores, including watch repair		✓	✓	✓		✓
Laboratories — medical and dental — research and testing			✓			✓
Launderettes, coin-operated facilities, employing not more than two persons on duty at any time, in addition to one owner or manager, provided that laundry equipment shall not exceed fifty (50) pounds capacity each and no more than 20% of the coin operated machines shall have a capacity of fifty (50) pounds			✓	✓		✓
Laundries, employing not more than two persons in addition to one owner or manager			✓	✓		✓
Leather goods and luggage stores	✓	✓	✓	✓	✓	✓
Liquor sales, package goods only, provided such use shall be accessory and is clearly related to the principal use			✓	✓		✓
Loan offices			✓	✓		✓
Locksmith shops	✓		✓	✓	✓	✓
Lodging rooms			✓	✓		✓
Meat markets, including the sale of meat and meat products to restaurants, hotels, clubs, and other similar establishments when conducted as part of the retail business on the premises			✓	✓		✓
Medical and dental clinics	✓	✓	✓	✓	✓	✓
Millinery shops	✓	✓	✓	✓	✓	✓
Musical instrument sales and repair	✓	✓	✓	✓	✓	✓
Motor vehicle repair shop for the servicing of any non-commercial motor vehicle, but excluding body repair, painting and engine rebuilding			✓			
Newspaper distributors for home delivery and retail sales						
Offices, business and professional	✓	✓	✓	✓	✓	✓
Office supply stores	✓	✓	✓	✓	✓	✓
Optometrists	✓	✓	✓	✓	✓	✓
Orthopedic and medical appliance stores, but not including the assembly or manufacturing of such articles			✓			✓
Paint and wallpaper stores	✓		✓	✓	✓	✓

Exhibit 1-A

Applicant: Taylor Street LA LLC
Address: 1328-1350 West Taylor Street
Introduced: July 26, 2017
Plan Commission: August 17, 2017

FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

Use List	*A-6*	*B*	*C*	*D*	*E*	*I*
Parking lots, open and other than accessory, for the storage of private passenger automobiles, and subject to the provisions of Section 8.11			✓	✓		✓
Pet supplies, retail only		✓	✓	✓		✓
Pet shops		✓	✓	✓		✓
Photography studios, including the development of film and pictures when conducted as part of the retail business on the premises	✓	✓	✓	✓	✓	✓
Parks, playgrounds or any non-commercial open space utilized for recreational activities	✓	✓	✓	✓	✓	✓
Physical culture and health services — gymnasiums, reducing salons, masseurs, public baths		✓	✓	✓		✓
Picture framing, when conducted for retail trade on the premises only	✓	✓	✓	✓	✓	✓
Plumbing showrooms and shops			✓	✓		✓
Police stations			✓	✓		✓
Post offices			✓	✓		✓
Printing establishments; employing not more than two persons in addition to one owner or manager	✓		✓	✓	✓	✓
Public libraries	✓	✓	✓	✓	✓	✓
Radio and television broadcasting stations			✓	✓		✓
Restricted production and repair limited to the following: art needle work; clothing — custom manufacturing and alterations, for retail only; jewelry (from precious metals); watches, dentures and optical lenses		✓	✓	✓		✓
Radio and television service and repair shops	✓		✓	✓	✓	✓
Recording studios	✓		✓	✓	✓	✓
Restaurants, including live entertainment and dancing. Unenclosed or partially enclosed restaurants are expressly permitted, except that live entertainment and dancing are not permitted in the unenclosed or partially enclosed areas. Liquor may be served in conjunction to the serving of food as the principal activity.			✓	✓		✓
Restaurants, when no entertainment or dancing is provided. Liquor may be served if incidental to the serving of food as the principal activity. Unenclosed or partially enclosed restaurants adjacent to and operated with enclosed restaurants are expressly permitted.	✓	✓	✓	✓	✓	✓
Schools, commercial or trade, when not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences			✓	✓		✓
Schools, music, dance or business.	✓	✓	✓	✓	✓	✓
Second hand stores and rummage shops	✓		✓	✓	✓	✓
Sewing machine sales and service, household machines only	✓		✓	✓	✓	✓
Shoe and hat repair stores	✓	✓	✓	✓	✓	✓
Shoe stores	✓		✓	✓	✓	✓

Exhibit 1-A

Applicant: Taylor Street LA LLC
Address: 1328-1350 West Taylor Street
Introduced: July 26, 2017
Plan Commission: August 17, 2017

FINAL FOR PUBLICATION

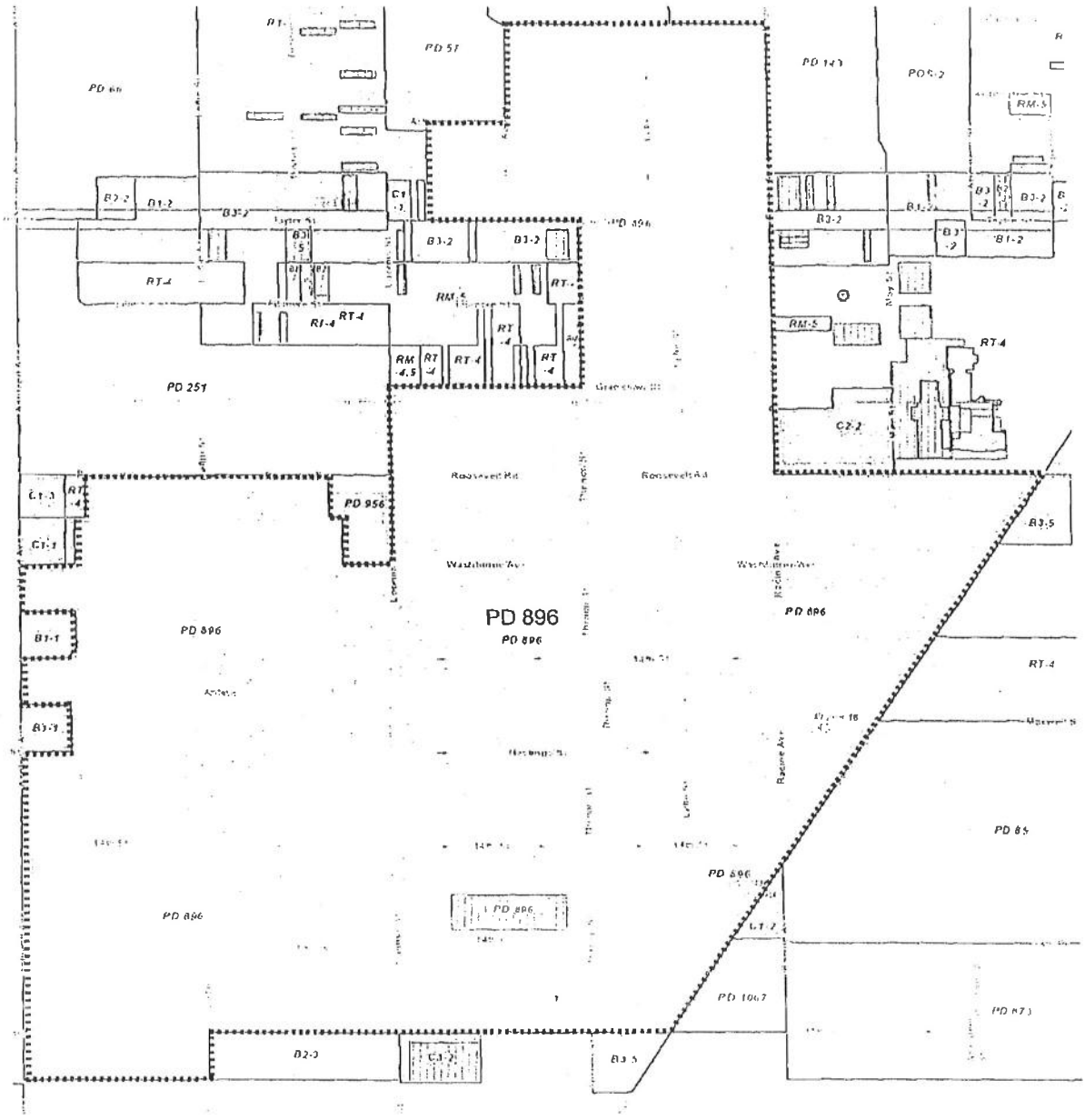
Use List	*A-6*	*B*	*C*	*D*	*E*	*I*
Signs, as regulated by Section 8.9						
Single room occupancy buildings or units						
Special uses (other than "drive-through" type uses as provided herein)						
Sporting goods stores	✓	✓	✓	✓	✓	✓
Stationery stores	✓	✓	✓	✓	✓	✓
Strip centers, consistent with the use and bulk regulations and site plan approval process of this Planned Development			✓			✓
Tailor shops	✓	✓	✓	✓	✓	✓
Taxidermists			✓	✓		✓
Temporary buildings for construction purposes, for a period not to exceed the duration of such construction	✓	✓	✓	✓	✓	✓
Theaters	✓		✓	✓	✓	✓
Ticket agencies	✓	✓	✓	✓	✓	✓
Tire facilities, Class I, Class II, as regulated by Chapters 4-229 and 4-5-010 of the Municipal Code			✓			
Tobacco shops			✓	✓		✓
Toy shops	✓	✓	✓	✓	✓	✓
Travel bureaus and transportation ticket offices	✓	✓	✓	✓	✓	✓
Video and audio tapes, compact discs, and records, which include the sales and rental of new and used merchandise	✓	✓	✓	✓	✓	✓
Typewriter and adding machine sales and service		✓	✓	✓		✓
Upholstering shops, employing not more than two persons in addition to one owner or manager			✓	✓		✓
Undertaking establishment, funeral parlors			✓			✓
Wearing apparel shops	✓	✓	✓	✓	✓	✓
Wholesale establishments, with storage of merchandise limited to samples only			✓	✓		✓
Wireless communications facilities, provided they comply with the setback requirements set forth in section 5.11-1(F)						
Accessory uses	✓	✓	✓	✓	✓	✓

Exhibit 1-A

Applicant: Taylor Street LA LLC
Address: 1328-1350 West Taylor Street
Introduced: July 26, 2017
Plan Commission: August 17, 2017

FINAL FOR PUBLICATION

EXISTING ZONING BOUNDARY MAP



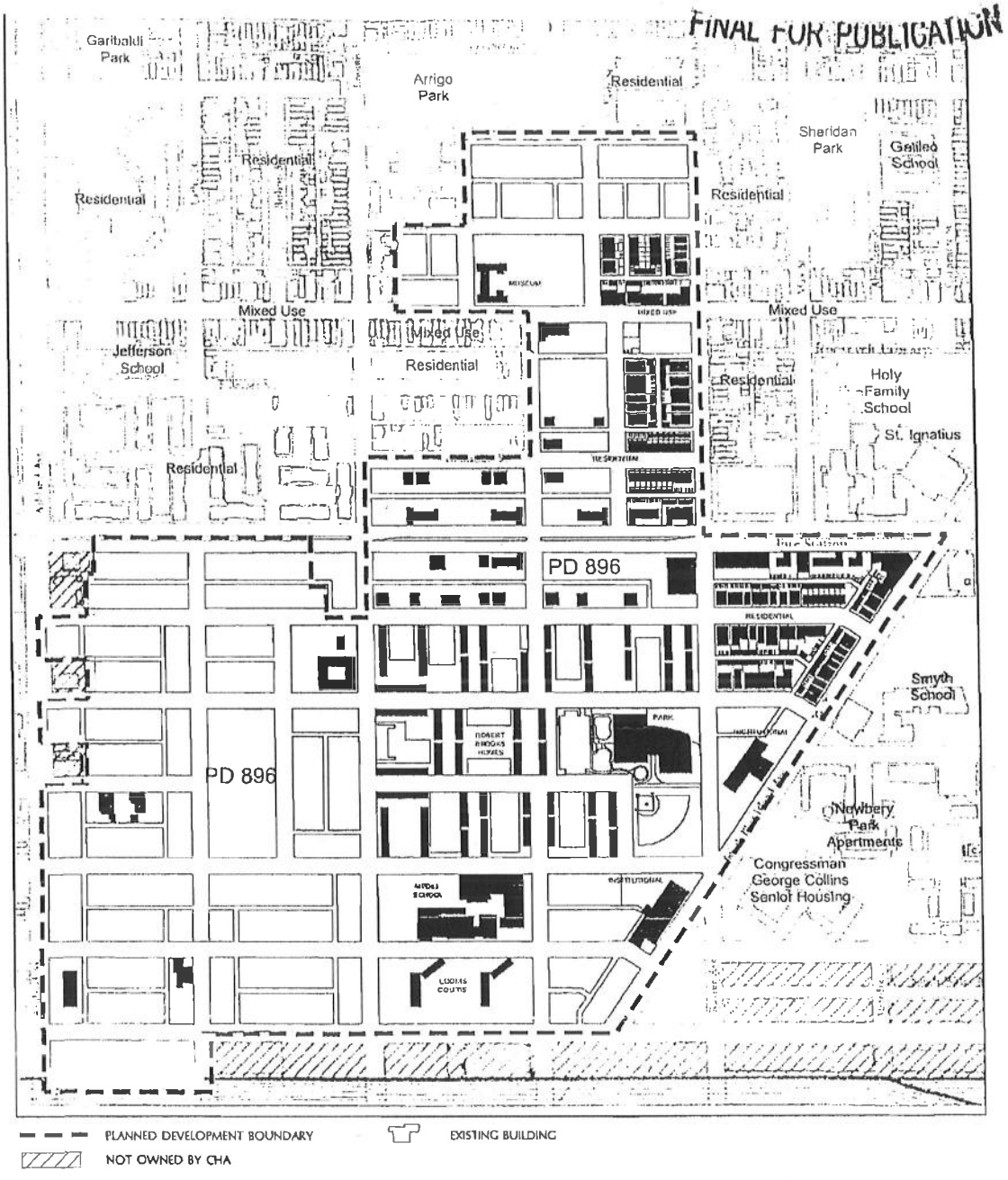
PLANNED DEVELOPMENT BOUNDARY

N

ROOSEVELT SQUARE

EXHIBIT 2

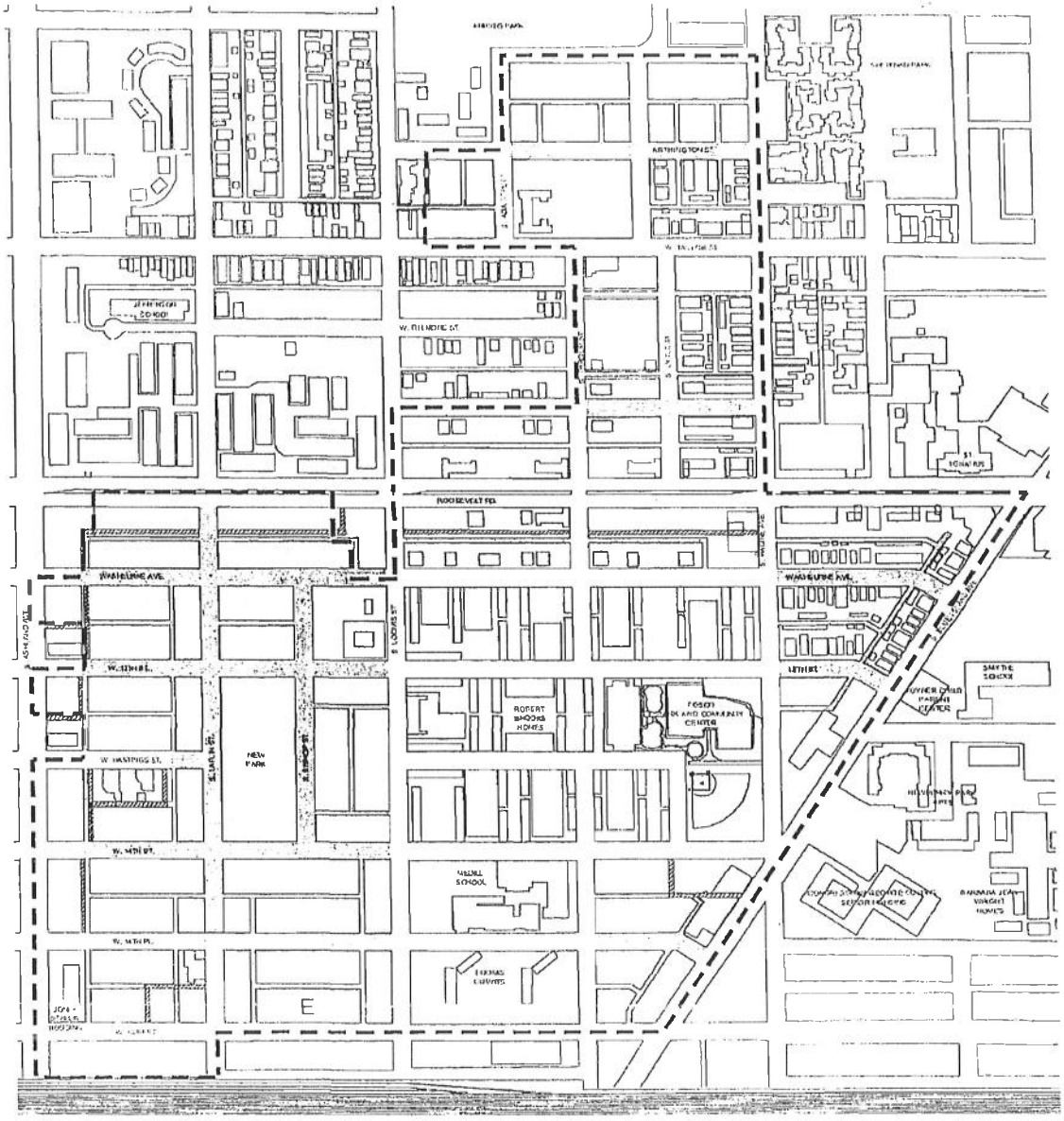
APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017



APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 3

RIGHT OF WAY ADJUSTMENTS MAP FINAL FOR PUBLICATION



ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 4

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP



ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 5

SUB-AREA MAP

FINAL FOR PUBLICATION



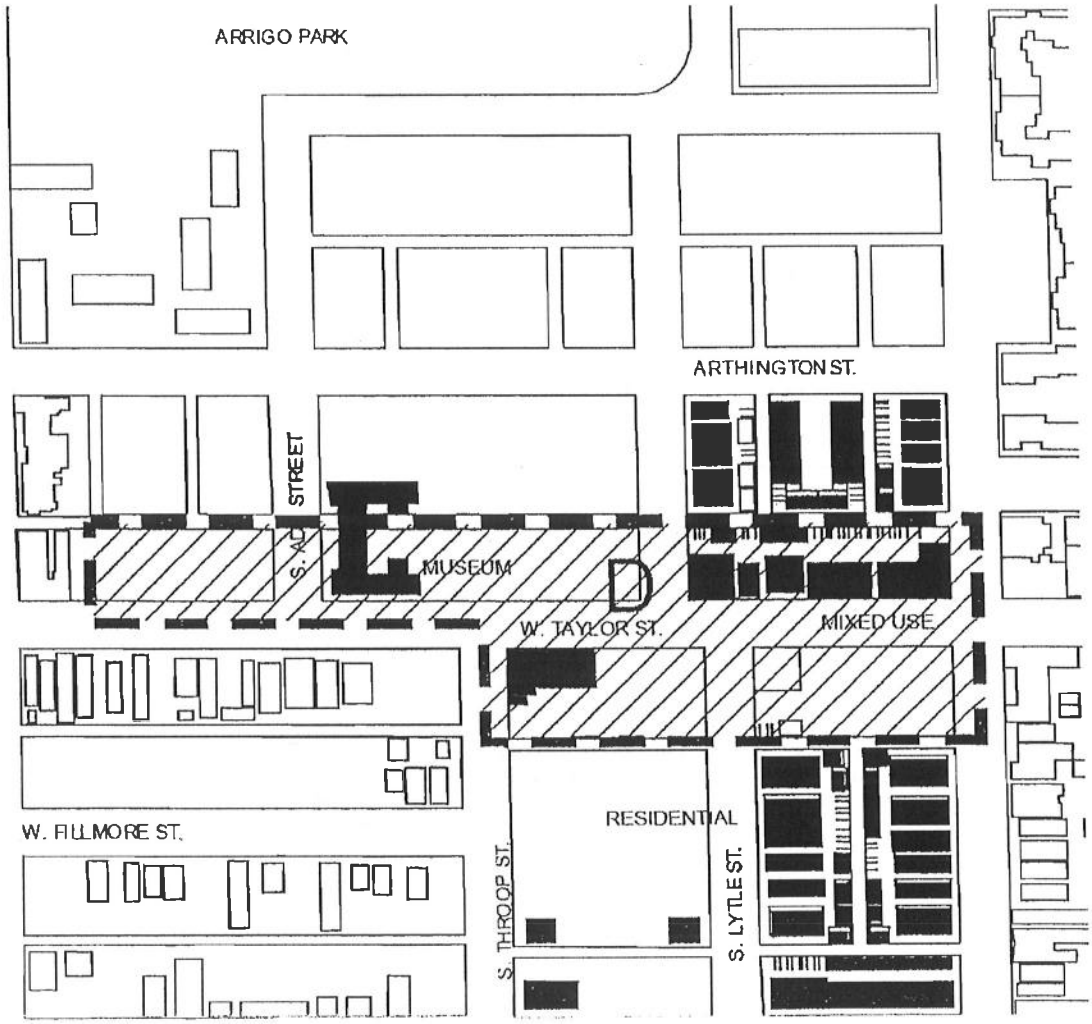
ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 6

FINAL FOR PUBLICATION

SUBAREA D EXISTING LAND-USE MAP



ROOSEVELT SQUARE

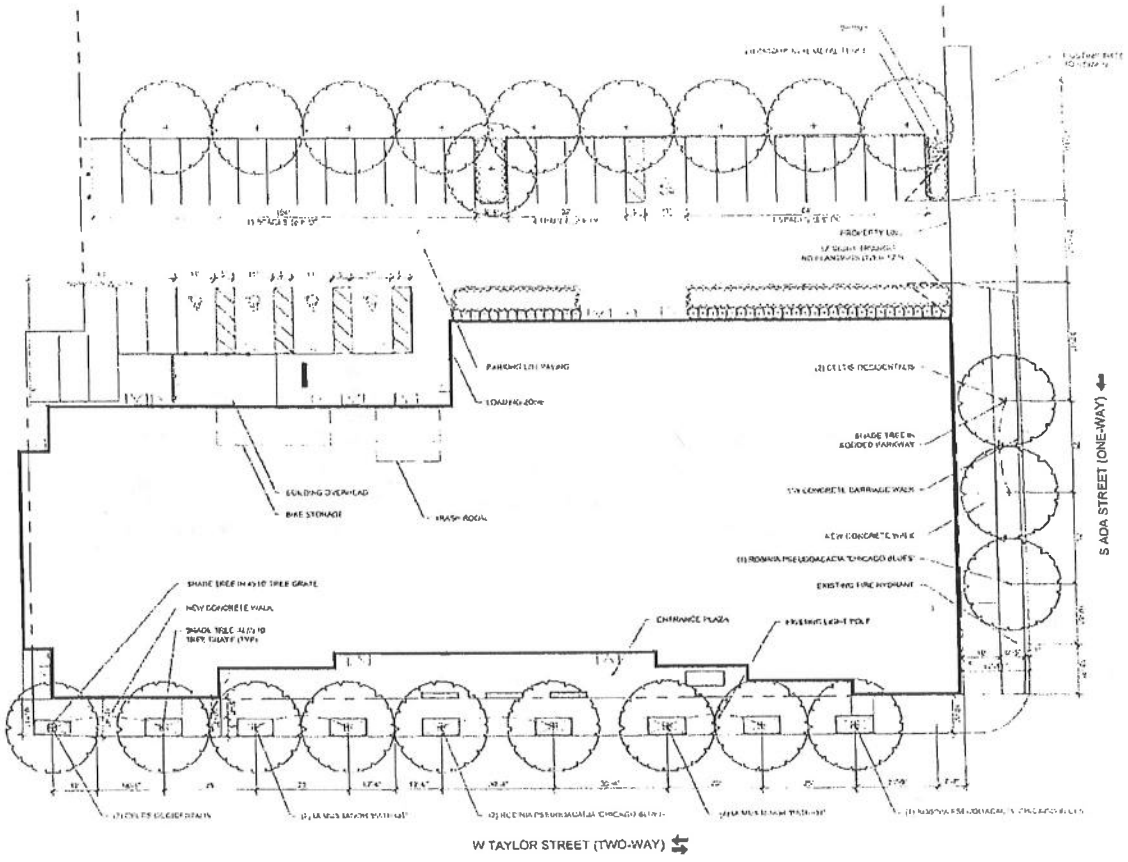
SCALE 1"= NTS

APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 12B

SITE / LANDSCAPE PLAN

FINAL FOR PUBLICATION



PARKING LOT VEHICULAR USE AREA CALCULATIONS

35 SPACE PARKING LOT W/5 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA:	14,000 S.F.
REQUIRED INTERNAL LANDSCAPED AREA:	7.5% x 14,000 = 1,050 S.F.
ACTUAL LANDSCAPED AREA:	1,255 S.F.
REQUIRED INTERNAL TREE PLANTING:	1,050/125 = 8
ACTUAL TREE PLANTING:	10

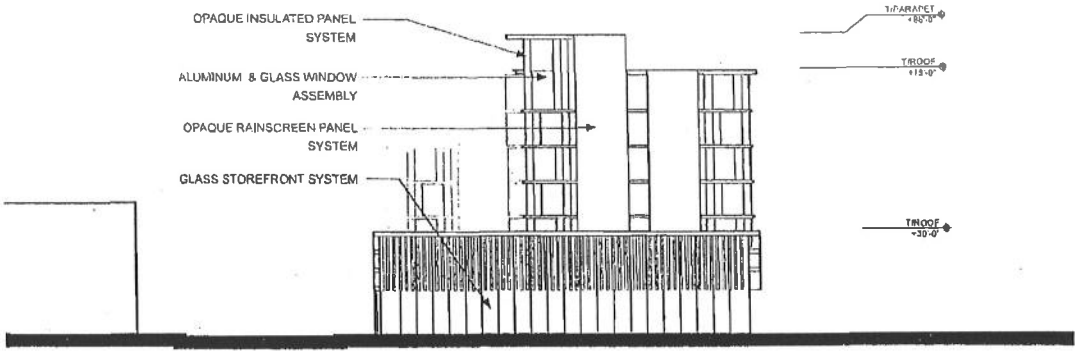
ROOSEVELT SQUARE

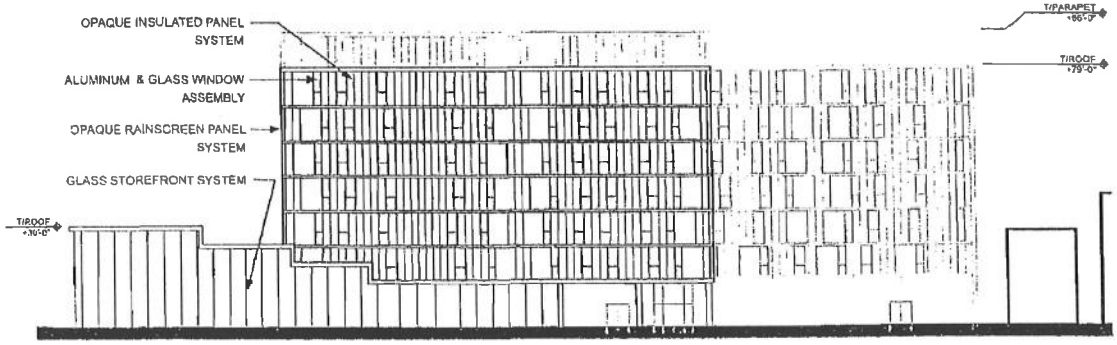
APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 12C

NORTH & EAST ELEVATIONS

FINAL FOR PUBLICATION





ROOSEVELT SQUARE

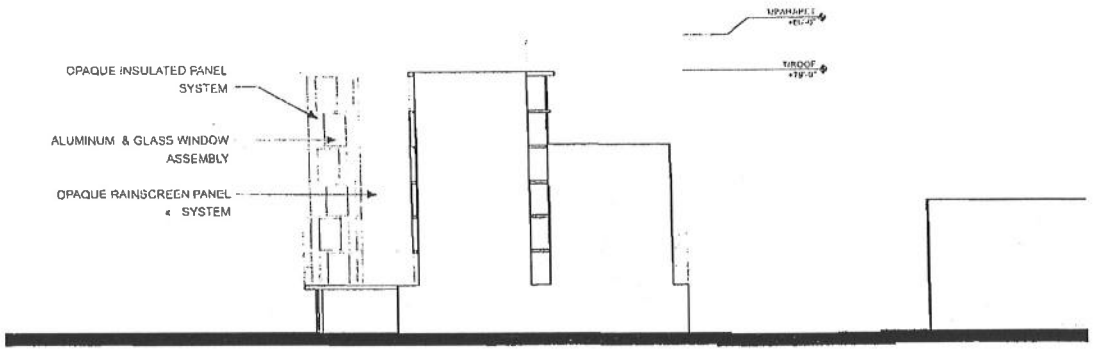
SCALE 1" = NTS

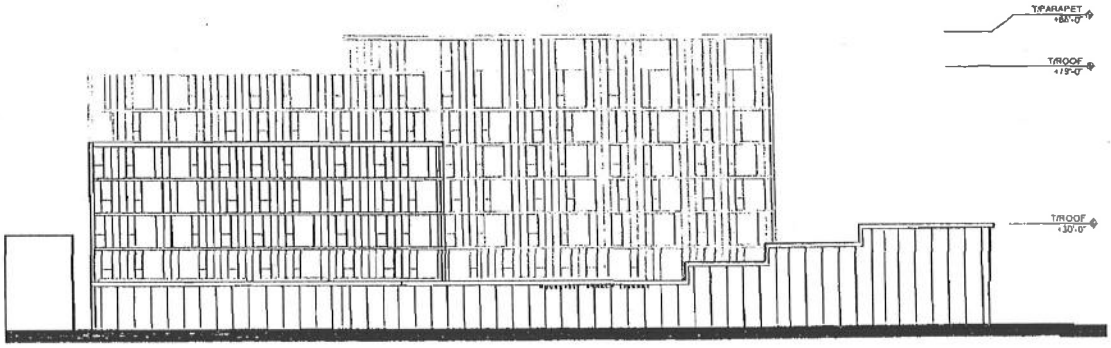
APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 12D

SOUTH & WEST ELEVATIONS

FINAL FOR PUBLICATION





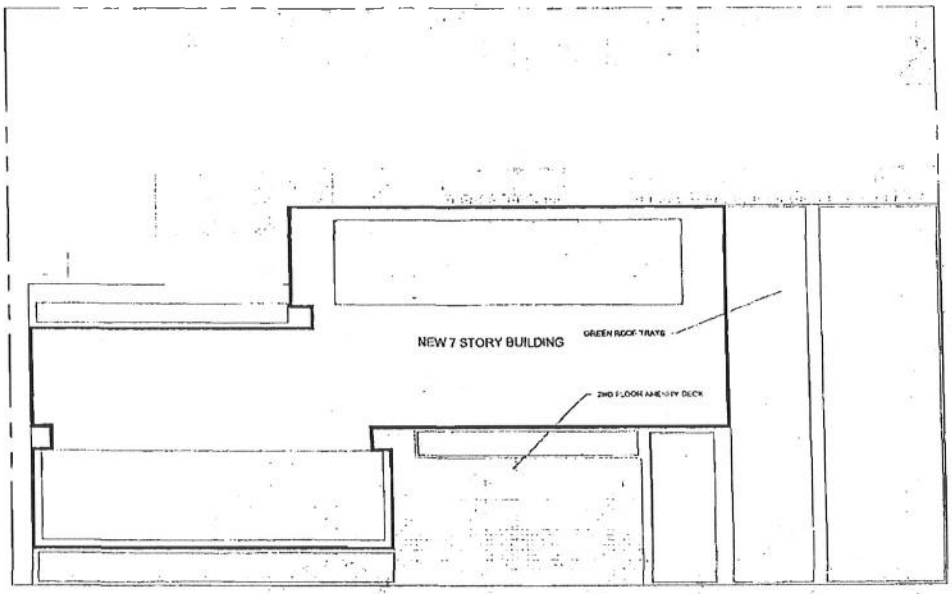
ROOSEVELT SQUARE SCALE 1" = NTS

APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 12E

GREEN ROOF PLAN

FINAL FOR PUBLICATION



OCCUPIABLE ROOF AREA

GREEN ROOF AREA

NET ROOF AREA	22,302 SF
GREEN ROOF AREA	11,151 SF
GREEN ROOF COVERAGE	50 %

ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 12F

LANDSCAPE PLANT LIST

FINAL FOR PUBLICATION

PRELIMINARY PLANT PALETTE				
ROW TREES				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Celtis occidentalis	Common Hackberry	3" cal.	B&B	matching heads
Gymnocladus dioicus	Kentucky Coffee Tree	3" cal.	B&B	matching heads
Gelditsia triacanthos 'Shademaster'	Shademaster Thornless Honeylocust	3" cal.	B&B	matching heads
Quercus bicolor	Swamp White Oak	3" cal.	B&B	matching heads
Robinia pseudoacacia 'Chicago Blues'	Chicago Blues Black Locust	3" cal	B&B	matching heads
Tilia americana 'American Sentry'	American Sentry Linden	3" cal.	B&B	matching heads
Ulmus minor 'Patriot'	Patriot Elm	3" cal.	B&B	matching heads
INTERNAL TREES				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'H	B&B	multi-stem
Acer miyabei 'Morton'	State Street Miyabei Maple	3" cal.	B&B	matching heads
Cercis canadensis	Eastern Redbud	6'H	B&B	per plan
Celtis occidentalis	Common Hackberry	3" cal.	B&B	matching heads
Gymnocladus dioicus	Kentucky Coffee Tree	3" cal.	B&B	matching heads
Malus 'Prairifire'	Prairifire Crabapple	6'H	B&B	per plan
Robinia pseudoacacia 'Chicago Blues'	Chicago Blues Black Locust	3" cal.	B&B	matching heads
SHRUBS				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Cornus sericea 'Flaviramea'	Yellowtwig Redosier Dogwood	3'H	B&B	per plan
Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Bloodtwig Dogwood	#5	pot	per plan
Hydrangea quercifolia	Oakleaf Hydrangea	#5	pot	per plan
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#2	pot	per plan
PERENNIALS / GRASSES / GROUNDCOVERS				
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Achillea millefolium 'Paprika'	Paprika Yarrow	#1	pot	36" o.c.
Amsonia hubrichtii	Narrow Leaf Blue Star Amsonia	#1	pot	24" o.c.
Carex pensylvanica	Pennsylvania Sedge	#1	pot	12" o.c.
Dicentra spectabilis	Bleeding Heart	#1	pot	12" o.c.
Miscanthus sinensis 'Gracillimus'	Eulalia Grass	#1	pot	36" o.c.
Nepeta faassenii 'Walker's Low'	Walker's Low Faassen's Catmint	#1	pot	24" o.c.
Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#1	pot	24" o.c.
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	pot	12" o.c.

NOTE:
THE PRELIMINARY PLANT LIST MAY BE REVISED AS THE PROJECT DEVELOPS. NOT ALL PLANTS MAY BE USED AND ADDITIONAL PLANTS MAY BE ADDED AS THE DESIGN DEVELOPS.

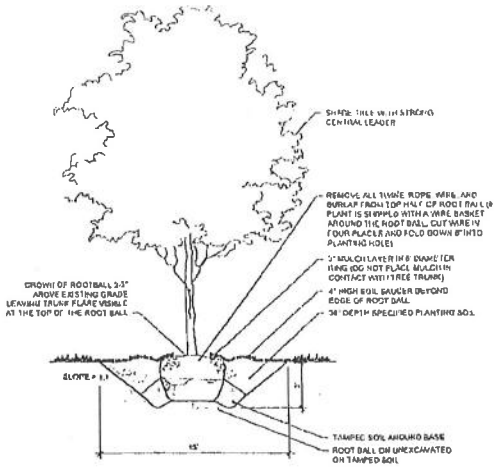
ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

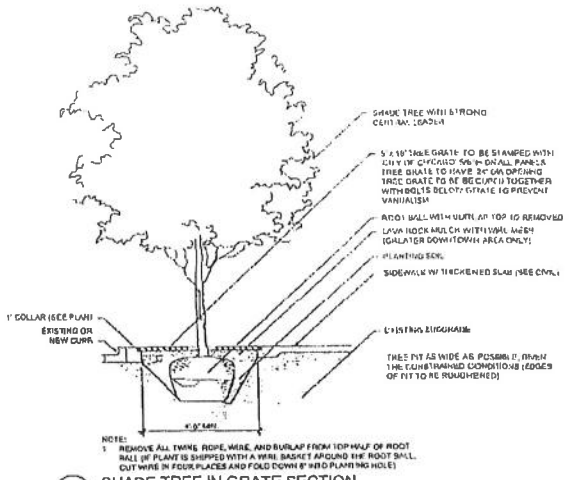
EXHIBIT 12G

LANDSCAPE DETAILS

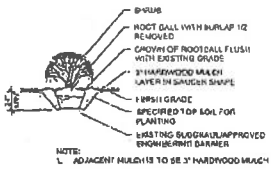
FINAL FOR PUBLICATION



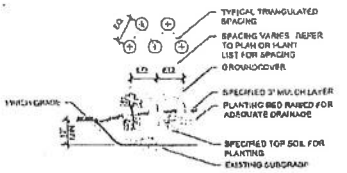
1 SHADE TREE PLANTING SECTION
NOT TO SCALE



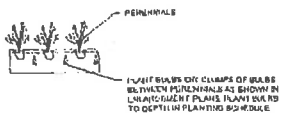
2 SHADE TREE IN GRATE SECTION
NOT TO SCALE



3 SHRUB PLANTING SECTION
NOT TO SCALE



4 PERENNIAL PLANTING SECTION
NOT TO SCALE



5 BULB INSTALLATION DETAIL
NOT TO SCALE

ROOSEVELT SQUARE

APPLICANT: Taylor Street LA LLC
ADDRESS: 1328-1350 West Taylor Street
Chicago, Illinois
INTRODUCED: July 26, 2017
PLAN COMMISSION: August 17, 2017

EXHIBIT 12H

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

August 30, 2016

Pastor Nathan Carter
Immanuel Baptist Church
1443 W. Roosevelt Road
PO Box 08327
Chicago, Illinois 60608

Re: 1443 W. Roosevelt Road

Dear Pastor Carter:

In response to your recent request, please be advised that the subject property is zoned Planned Development Number 896. Off-street parking for a church shall be provided in accordance with Planned Development 896 and Section 17-10-0207-I of the Chicago Zoning Ordinance, at a ratio of one space for every eight seats in the assembly areas.

Sincerely,

Patrick Murphey
Assistant Commissioner
Bureau of Zoning and Land Use

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

July 6, 2015

Angel Zamudio
833 W. 47th Place
Chicago, IL 60609

Re: Administrative Relief request for Planned Development No. 896, Sub-Area C, Proposed driveways at 1335 and 1355-57 S. Ashland Avenue

Dear Mr. Zamudio:

Please be advised that your request for a minor change to Planned Development No. 896 ("PD 896"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 896.

You own the property at 1335 and 1355-57 S. Ashland Avenue and are seeking administrative relief to allow for new driveways at both sites. The parking lot at 1335 S. Ashland Ave. has a driveway along Ashland Ave. and you are seeking to add a new driveway along Hastings St. as shown on the attached exhibit. You also own the vacant lot at 1355-57 S. Ashland Ave. and are proposing to add a new driveway along Ashland Ave. as shown on the attached exhibit. Both driveways were approved by the Department of Transportation on June 19, 2015.

With regard to your request, the Department of Planning and Development has determined that allowing the two new driveways will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Mike Marmo, Erik Glass, Main file

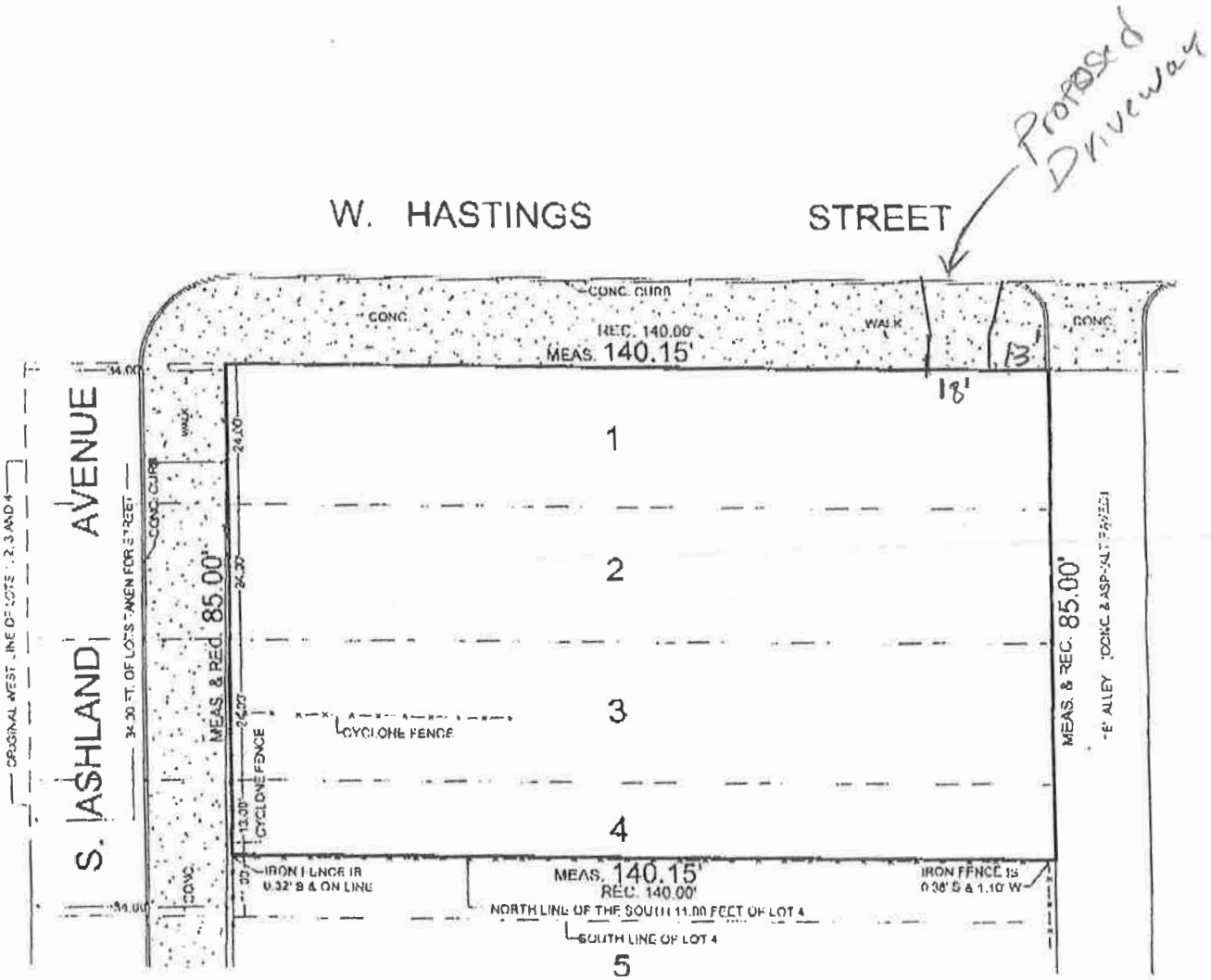
CONSTRUCTION AND LAND SURVEYORS
8033 CHURCHILL, NILES, IL 60714
TEL.: (847) 581 - 0040 FAX : (847) 581 - 0041

PLAT OF SURVEY

OF

LOTS 1, 2 AND 3 (EXCEPT THE WEST 34 FEET OF SAID LOTS) AND LOT 4 (EXCEPT THE SOUTH 11 FEET AND EXCEPT THE WEST 34 FEET OF SAID LOT) IN THE SUBDIVISION OF LOTS 68 TO 83, INCLUSIVE IN BLOCK 5 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1335 S. ASHLAND AVENUE, CHICAGO, ILLINOIS



CHECK (√) IN BOX MEANS THAT SURVEY HAS BEEN PREPARED IN CONNECTION WITH A REAL ESTATE MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION

ORDERED BY:

DATE : FEBRUARY 6, 2002

SCALE : 1" = 20'

ORDER No.: 2002 - 7625

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY BASE AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2280

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2280

Feb-20-02 07:16
P.04

EXACTA
Illinois Surveyors, Inc.



PROPERTY ADDRESS: 1355-57 S ASHLAND AVENUE CHICAGO, ILLINOIS 60608

SURVEY NUMBER: 1411.1083

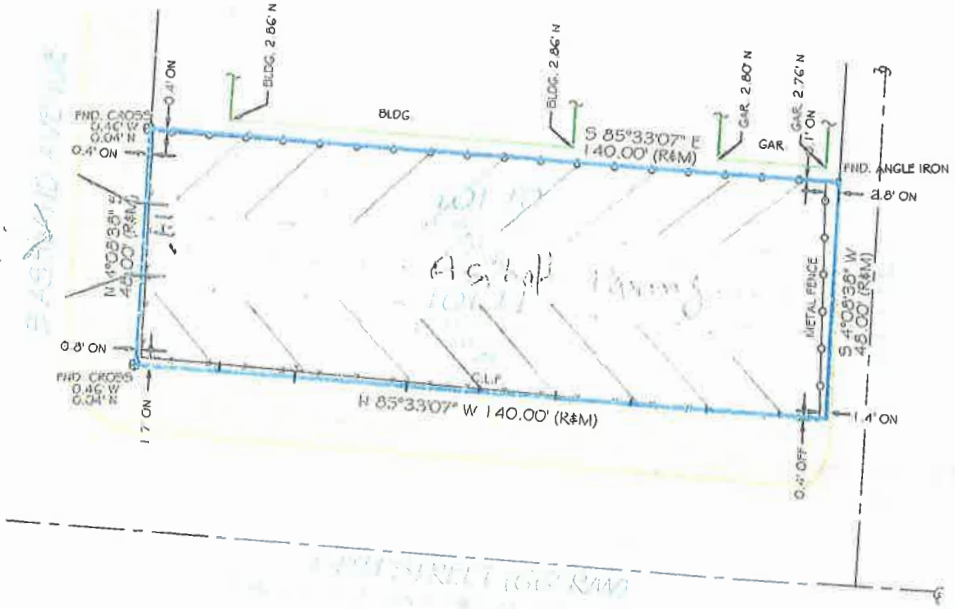
FIELD WORK DATE: 11/17/2014 REVISION DATE(S): (REV 0 11/17/2014)

1411.1083

BOUNDARY SURVEY

COOK COUNTY

LOTS 10 AND 11 (EXCEPT THE WEST 34 FEET OF EACH OF SAID LOTS) IN BLOCK 5 IN WEBB'S A RESUBDIVISION OF LOTS 68 TO 83 IN BLOCK 5 OF SAMPSON AND GREEN'S SUBDIVISION OF BLOCK 2, 3, 4,5, 6, 11, 12, 13 AND 14 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, (EXCEPT 5 ACRES IN THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT) IN SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF NOVEMBER, 2014 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LB# 5763

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

N

Williams
6/19/15
1345 S Ashland

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 11/17/2014

BUYER: Angel Zumudio

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

October 25, 2013

Lynn M. Kiley
SOS Children's Villages Illinois
216 W. Jackson Blvd.
Suite 925
Chicago, IL 60606

Re: **Revised Site Plan Approval within Planned Development No. 896**
Proposal: Construction of seven, three –story residential duplex buildings containing a total of 14 dwelling units.
Location: 1228-1230, 1238-1240, 1250-1252, 1300-1302, 1320-1322, 1336-1338, and 1348-50 West Washburne Avenue

Dear Ms. Kiley:

On March 1, 2007, site plan approval was granted for Phase II of Roosevelt Square. Phase II originally consisted of 447 residential dwelling units. However, as a result of the economic downturn, only 178 CHA and affordable housing dwelling units have been constructed. The SOS Children's Villages Illinois at Roosevelt Square will be constructed on several lots located on W. Washburne Avenue, which were previously intended for the construction of five, six flats and six townhouse units for a total of 36 dwelling units. The SOS Children's Villages Illinois at Roosevelt Square will consist of seven duplex buildings for a total of 14 units.

Upon review of the material submitted, the Department of Housing and Economic Development has determined that this revised Site Plan is consistent with and satisfies the requirements of the Plan of Development. Accordingly, this Site Plan submittal within Residential Business Planned Development No. 896, as amended, is hereby approved as conforming to the Plan of Development passed by the City of Chicago on September 5, 2007.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Mike Marmo, Will Tippens, Main file

A-7077

Reclassification Of Area Shown On Map Number 2-G.
(Application Number 16288)

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-G in the area bounded by:

the public alley next north of and parallel to West Lexington Street; a line 409.19 feet west of and parallel to South Loomis Street; West Lexington Street; and a line 433.26 feet west of and parallel to South Loomis Street,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Numbers 2-G And 4-G.
(As Amended)
(Application Number A-7077)

RBPD 896, aa

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 current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:

West 15th Street; South Loomis Street; the alley next south of West 15th Street; and South Laflin Street,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Number 4-G in the area bounded by:

a line 132.14 feet north of West 15th Street; South Loomis Street; West 15th Street; South Laflin Street; a line 132 feet south of West 15th Street; South Ashland Avenue; West 15th Street; and a line 133 feet east of South Ashland Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the current B2-3 Neighborhood Mixed-Use District and Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next north of West Hastings Street; South Ashland Avenue; West 13th Street; the alley next east of South Ashland Avenue; the alley next north of West 13th Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

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

Residential-Business Planned Development Number 896, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number 896, as amended (the "Planned Development")

consists of approximately seven million one hundred seventy-two thousand two hundred twenty-six (7,172,226) square feet (one hundred sixty-four and sixty-five hundredths (164.65) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is controlled by the City of Chicago (the "Applicant").

2. The Applicant, or the Chicago Housing Authority, LR ABLA L.L.C. (the "Master Developer") or their successors, assignees or grantees (collectively, "Affiliates") shall obtain all necessary official reviews, approvals or permits. 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 Affiliates and approval by the City Council of the City of Chicago (the "City Council").

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, the Affiliates, their successors, assignees or grantees and all other individuals or entities owning property within the Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and their successors, assignees or grantees. Furthermore, pursuant to the requirements of Section 17-8-0400 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), or, to the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.

4. This plan of development consists of these eighteen (18) statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference: a Permitted Uses Table; a Bulk Regulations and Data Table; an Existing Zoning Boundary Map; an Existing Land-Use Map; a Right-of-Way Adjustments Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Phase I Site Plan prepared by DeStefano + Partners dated November 20, 2003; a Phase I Landscape Plan and Street Character Guidelines prepared by Wolff Clements and Associates, Ltd. dated November 20, 2003; and Building Elevations prepared by DeStefano + Partners et al. dated November 20, 2003. A full

size set of the Phase I Site Plan, the Phase I Landscape Plan and the Building Elevations is 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 Property within the Planned Development is divided into fourteen (14) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, those uses indicated on the attached Permitted Uses Table shall be permitted in this Planned Development. The uses permitted in Subareas A-1 -- A-5, F, G and H are based on the uses permitted in the R4 General Residence District. The uses permitted in Subareas A-6, B, C, D, E and I are based on the uses permitted in the B4-2 Restricted Service District. In the event that the Chicago Zoning Ordinance is amended to change the permitted uses in either of these districts, any new use not otherwise included in the attached Permitted Uses Table proposed for the Property shall be subject to the review and approval of the Department of Planning and Development and shall only be permitted if such use is consistent with the character of the area in which it is proposed.

Additional Permitted Use Regulations:

(a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.

(b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the Applicant or the Affiliates undertake redevelopment thereof as provided herein.

(c) Residential uses may be permitted below the second (2nd) floor in all subareas.

(d) All retail shall have a minimum floor to floor height of twelve (12) feet.

(e) Any permitted business use allowed in Subarea A-6 shall be located on the ground floor of a residential building and the total amount of business space within the subarea shall not exceed two thousand (2,000) square feet. No drive-through uses shall be permitted in Subarea A-6.

(f) Stand-alone business uses shall only be permitted within Subarea B at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working Group and compliance with paragraph 12 herein and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet. Drive-through uses, other than restaurants, shall be permitted in Subarea B, subject to the review and approval of the Department of Planning and Development.

(g) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings and the total amount of business space in anyone location shall not exceed six thousand (6,000) square feet unless located within a parking structure, or stand-alone retail location which may only occur once within Subarea D. No drive-through uses shall be permitted in Subarea D.

(h) Permitted business uses shall only be allowed in Subarea E at the southwest corner of West 15th Street and South Loomis Street and at the southeast corner of West 15th Street and South Ashland Avenue and provided further that all permitted business uses shall be located on the ground floor of a residential building and the total amount of business space in any one location shall not exceed three thousand (3,000) square feet. No drive-through uses shall be permitted in Subarea E.

(i) Permitted museum uses may exceed six thousand (6,000) square feet.

(j) Drive-through uses shall be permitted in Subarea C and Subarea I, subject to the review and approval of the Department of Planning and Development.

(k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.

6. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted,

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

7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.

10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such calculations shall exclude (a) all floor area dedicated to mechanical equipment and storage areas in excess of five thousand (5,000) square feet in any single building, and (b) any floor area associated with parking and loading areas.

11. For purposes of this Planned Development, in addition to the encroachments permitted by the Chicago Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.

12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the improvements in any phase of development subsequent to Phase I, a site plan, landscape plan and building elevations (collectively, the "Subsequent Phase Site Plan Approval Submittals") shall be submitted to the Department of Planning and Development for approval. Approval of the Subsequent Phase Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development, including the Street Character Guidelines attached hereto. Subsequent Phase Improvements that contain modifications which would otherwise be considered minor changes to the Planned Development shall be deemed to be in substantial conformance therewith. No Site Plan Approval shall be required in connection with the development of the Phase I improvements pursuant to this Planned Development. If the Subsequent Phase Site Plan Approval Submittals for any phase of development subsequent to Phase I substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. Following approval thereof by the Department of Planning and Development, said Subsequent Phase Site Plan Approval Submittals, and each of them, shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of the Subsequent Phase Site Plan Approval Submittals by the Department of Planning and Development for improvements in any phase of development subsequent to Phase I, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. In the event of any inconsistency between Subsequent Phase Site Plan Approval Submittals and the terms of this Planned Development in effect at the time of approval of such Subsequent Phase Site Plan Approval Submittals or of the changes or modifications thereto, the terms of this Planned Development shall govern.

Subsequent Phase Site Plan Approval Submittals shall, at minimum, provide the following information:

(a) a site plan (including footprints of the proposed improvements);

(b) a landscape plan, including species and size of landscape material;

(c) location and depiction of all parking spaces and loading berths, including relevant dimensions;

(d) location and depiction of all drives, roadways and vehicular routes;

(e) statistical information applicable to the particular phase of development depicted, including:

(1) floor area and floor area ratio;

(2) uses to be established;

(3) building heights; and

(4) building setbacks;

(f) building elevations; and

(g) compliance with the Street Character Guidelines.

Subsequent Phase Site Plan Approval Submittals shall include such other information as may be necessary to illustrate substantial conformance with the applicable provisions of this Planned Development.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant, the Affiliates or their successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this planned development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include, but are not limited to, a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase in the maximum percent of land covered.

14. The Applicant, the Affiliates, and their successors, assignees or grantees acknowledge 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 commercially reasonable efforts to design, construct and maintain all new 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.").

15. The Applicant, the Affiliates and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and

maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

16. 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 promote these objectives, the Applicant agrees to review with the Department of Planning and Development to determine if any features, materials or resources would be cost-effective to include as a part of the design, construction, and maintenance of the buildings and improvements on the Property. Cost-effectiveness shall be in the sole discretion of the Applicant. Provided funding is available as indicated below, this review process shall specifically include the use of computer modeling programs recommended by the Department of Planning and Development. The types of features, materials and resources that will be analyzed and considered during this process are enumerated on Exhibit 12. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. All features, materials or resources shall be evaluated in the context of the Home Energy Rating System. To the extent that design, construction and maintenance of any of these features materials or resources requires supplemental funding from the City or other funding sources, design, construction or maintenance shall be subject to the receipt of such funding.

17. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

(a) Open Space: Open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Single-Family Detached	500 square feet	150 square feet	--

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Single-Family Attached (townhouses)	200 square feet	150 square feet	--
Low-Rise Apartments Condominiums Flats (up to 4-stories)	Up to 50% of total open space required in column 3 may be in balconies or roofdecks	50 square feet	8 units or less -- 150 square feet More than 8 units -- 100 square feet
Mid-Rise Apartments Condominiums (5 to 8 stories)	Up to 50% of total open space required in column 3 may be in balconies or roofdeck	50 square feet	100 square feet
Loft Conversions	Up to 50% of total open space required in column 3 may be in balconies or individual unit roofdecks	50 square feet	100 square feet (may be provided in roof garden)

(b) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.

(c) Residential Building Design. Other than the Phase I Improvements, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.

(1) Facades. Front facades, including end walls which front public streets or open spaces, be of brick, have windows and be ornamented with artificial stone or concrete. They shall be varied in material, roofline and window style. The front facade

brick should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the facade brick shall return four (4) feet past the face of the adjacent facade. Side walls and rear, walls should be masonry (brick or C.M.U.), vinyl clad or split-face block. E.I.F.S. synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building lighting. All front facades or side facades facing a public street will contain items that create architectural rhythm such as bay windows, and brick moldings; and building projections such as cornice lines and pilasters; television reception dishes shall not be permitted thereon. Affordable housing units shall be constructed of equal quality materials, detailing and decoration so they are indistinguishable from market rate units.

(2) Dwelling Types. A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks.

(3) Private Garages. Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.

(4) Orientation Of Buildings. Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.

(5) Retail Corner Sites. Retail corner site setbacks over five (5) feet are to be avoided.

(d) Fencing, Walls And Gates. Fencing separating the private yards from the street or common open space should be no less than

seventy percent (70%) transparent and no more than five (5) feet in height.

18. a) Unless substantial construction of the Phase I Improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to those zoning district classifications in existence immediately prior to the adoption of the ordinance establishing this Planned Development.

b) Subsequent Periods. Unless substantial construction has commenced and been diligently pursued after the initial six (6) year period on a minimum of four hundred (400) dwelling units (cumulative) within eight (8) years of the effective date hereof, six hundred (600) dwelling units (cumulative) within ten (10) years of the effective date hereof and eight hundred (800) dwelling units (cumulative) within twelve (12) years of the effective date hereof (the "Subsequent Periods"), the Department may decide to review arid recommend modification of the provisions of this Planned Development in whole or in part. The Department's determination that the Planned Development ordinance must be reviewed shall be reflected in an application filed by the City for a Planned Development amendment, with the City being deemed the Applicant and providing such notice as may be required by law. Not less than thirty (30) days before filing any such application for amendment to the Planned Development, the Department shall provide the Applicant with a copy of the draft application for amendment.

[Exhibit 1 -- Bulk Regulations and Data Table; Exhibit 1A -- Permitted Uses Table; Exhibit 2 -- Existing Zoning Map; Exhibit 3 -- Existing Land-Use Map; Exhibit 4 -- Right-of-Way Adjustments Map; Exhibit 5 -- Planned Development Boundary and Property Line Map; Exhibit 6 -- Subarea Map; Exhibits 7 through 7E -- Site Plans; Exhibits 8 through 8H -- Landscape Plans; Exhibit 9 -- Street Elevations; Exhibits 10A through 10W -- Building Elevations; and Exhibits 11A through 11E -- Street Character Diagrams referred to in these Plan of Development Statements printed on pages 7448 through 7507 of this *Journal*.]

Exhibit 12 referred to in these Plan of Development Statements reads as follows:

Exhibit 12

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;

install (by City) permeable alleys; and

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 double glazed windows;

install Energy Star appliances;

install ninety percent (90%) efficient furnaces;

install energy 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;

advance caulking for airtight drywall approach;

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

install carpeting by tacking rather than using glue.

Indoor Environmental Quality:

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

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

Sustainable Features:

use carpet made from recycled materials;

use engineered composite lumber;

use recycled light-gauge interior steel framing, if possible;

use blown-in cellulose insulations;

use cement board siding on exterior;

use fly-ash concrete for foundations, if structurally possible;

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); and

green roofs.

Material And Resources:

resource efficient design, including panelization of walls.

Exhibit 1.

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

	Sub-area A1	Sub-area A2	Sub-area A3	Sub-area A4	Sub-area A5	Sub-area A6	Sub-area B
Gross Site Area (Square Feet)	-	-	-	-	-	-	-
Net Site Area (Square Feet)	356,357	288,610	294,465	164,587	1,244,231	9,375	440,591
Gross Site Acreage	-	-	-	-	-	-	-
Net Site Acreage	8.2	6.6	6.8	3.8	29.0	.1	10.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval
Maximum Floor Area Ratio	1.3	1.2	1.1	1.1	1.1	1.2	1.7
Maximum Building Height[a b c]	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50%@ 35' 50%@ 45'	50%@ 35' 50% @ 45'	50%@ 35' 50%@ 45'	35'	68%@45' 32%@60'
Minimum Setbacks	Front: 10' Side: [d] Rear: 30'[e]	Front: 10' Side: [d] Rear: 30'[e]	Front: 10' Side: [d] Rear: 30'[e]	Front: 10' Side: [d] Rear: 30'[e]	Front: 10' Side: [d] Rear: 30'[e]	Front: 10' Side: [d] Rear: 30'[e]	Front: 2' Side: 2' Rear: 0'
Planned Number of Dwelling Units	241	208	176	93	867	6	441
Maximum Number of Dwelling Units	253	218	184	107	910	6	510
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10' x 25' loading berth 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 s.f. = two 10' x 50' loading berths						
Minimum Number of Parking Spaces	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19' minimum						

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans

a. Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

b. Sub-areas A1 through A5: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 45 feet in height.

c. Sub-area B: no more than 32% of the total street frontage within the sub-area shall be constructed with buildings that exceed 45 feet in height and no building shall exceed 60 feet in height.

d. Peripheral Setbacks: Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley; however, on reverse corner lots in Subareas A1-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

e. Sub-areas A1 through A6: Minimum rear yard set back for townhouses shall be 2'0". The minimum separation between townhouses where the front or rear wall of one row of townhouses faces the front or rear wall of another row of townhouses shall be 22 feet.

Exhibit 1.

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

	Sub-area C	Sub-area D	Sub-area E	Sub-area F	Sub-area G	Sub-area H	Sub-area I	Total
Gross Site Area (Square Feet)	-	-	-	-	-	-	-	7,172,226
Net Site Area (Square Feet)	102,572	169,208	158,736	1,186,462	33,744	158,729	35,087	4,642,754
Gross Site Acreage	-	-	-	-	-	-	-	164.65
Net Site Acreage	2.4	3.9	3.64	27.2	0.8	3.6	0.8	106.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per Existing	Per Existing	Per Existing	Per site plan approval	-
Maximum Floor Area Ratio	1.4	2.0	3.0	0.7	2.9	0.7	0.9	1.23[h]
Maximum Building Height[a,f]	45'	50% @ 35' 50% @ 45'	55' north of 15th St. 80' south of 15th St.	Per Existing	Per Existing	Per Existing	35'	-
Minimum Setbacks	Front: 0' Side: 0' Rear: 8'	Front: 0' Side: 0' Rear: 8'	Front: 10' Side: 0' Rear: 0'	Per Existing	Per Existing	Per Existing	Front: 0' Side: [d] Rear: 0'	-
Planned Number of Dwelling Units	67	82	260	330	116	126	0	3013[g]
Maximum Number of Dwelling Units	71	98	312	330	116	126	27	3013[g]
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10' x 25' loading berth 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 s.f. = two 10' x 50' loading berths							
Minimum Number of Parking Spaces	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19' minimum							

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans

a. Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

d. Peripheral Setbacks: Except for townhouses, there will be no less than 5'0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley; however, on reverse corner lots in Subareas A1-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

f. Sub-area D: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 45 feet in height.

g. The total number of units consists of 2,441 new units in Subareas A-E and I and 572 existing units in Subareas F, G and H. In no event shall the total number of new units on the Property exceed 2,441.

APPLICANT: City of Chicago
ADDRESS: Roosevelt & Racine
DATE: July 26, 2007

ADDRESS: Roosevelt & Racine
DATE: July 26, 2007

Exhibit 1A.

Permitted Uses Table.
(Page 1 of 6)

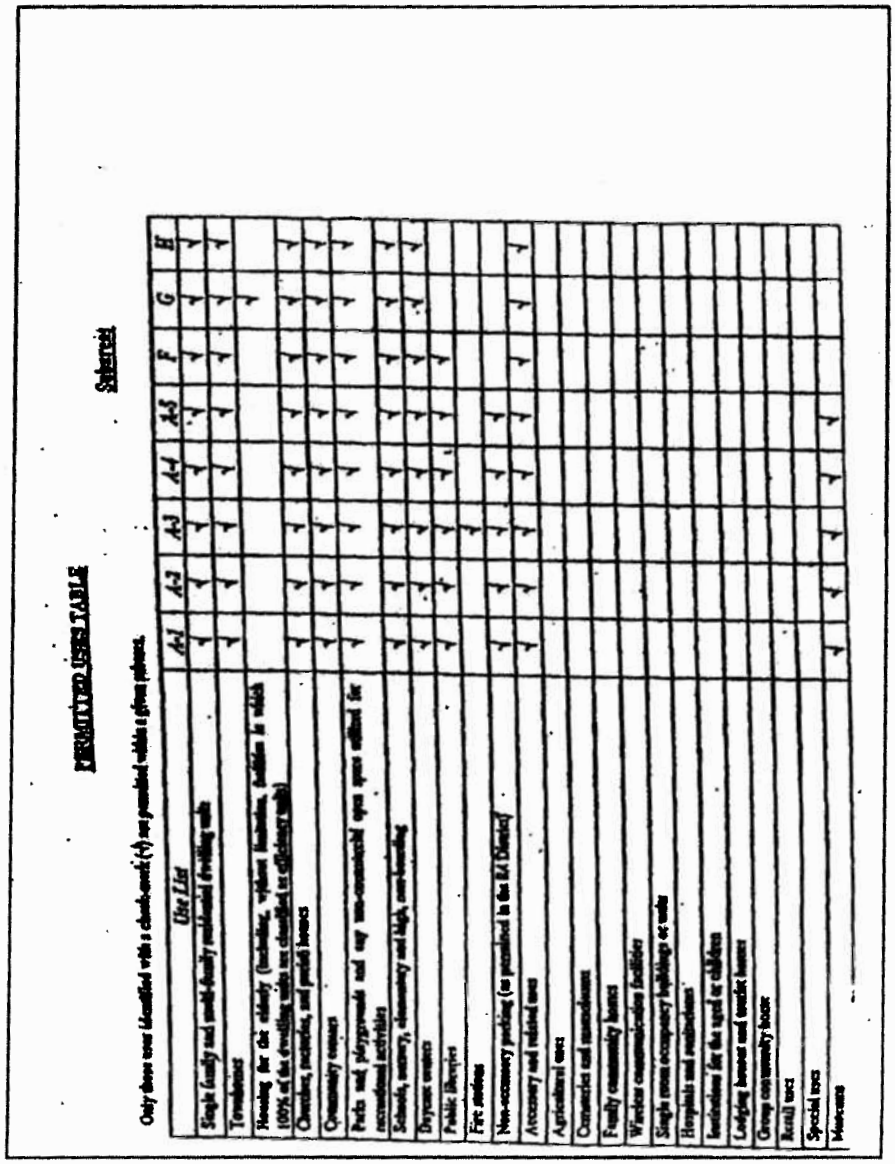


Exhibit 1A.

Permitted Uses Table.
(Page 2 of 6)

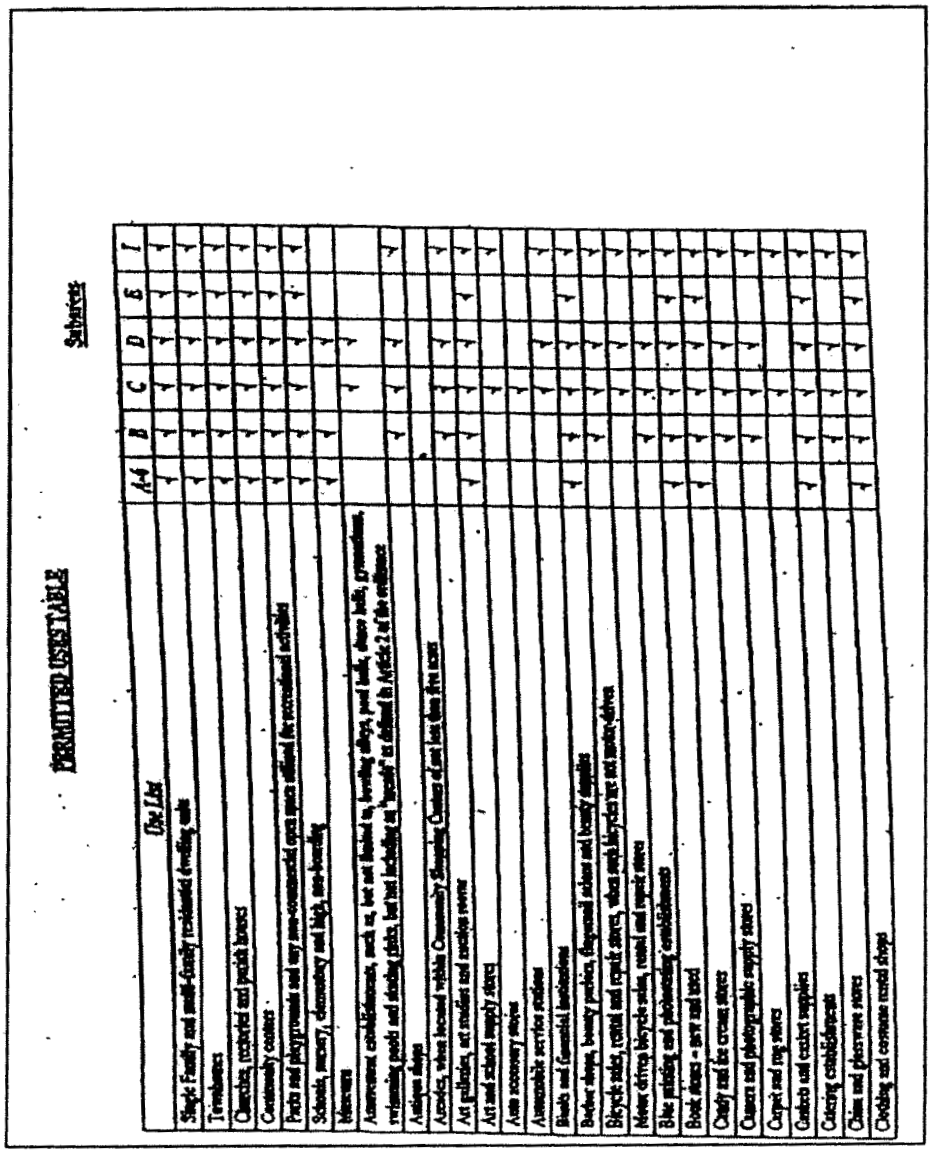


Exhibit 1A.

Permitted Uses Table.
(Page 3 of 6)

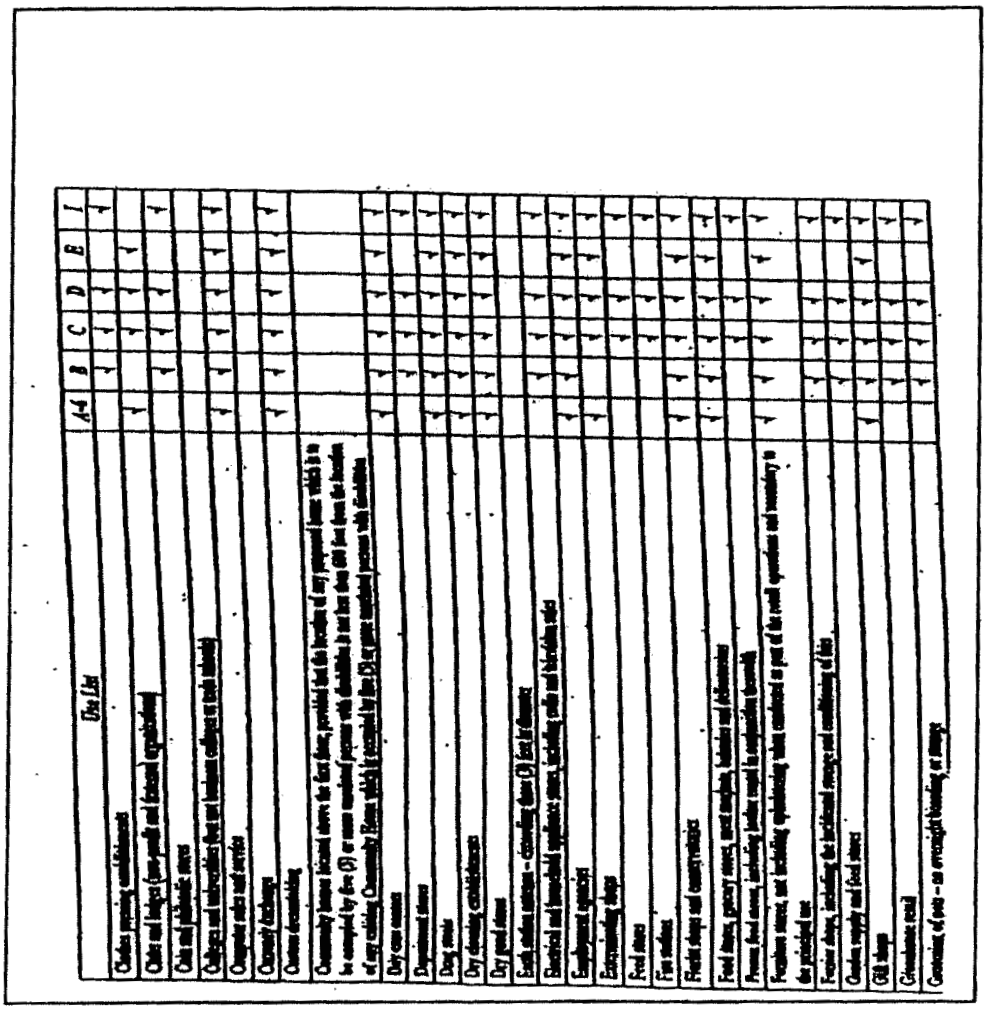


Exhibit 1A.

Permitted Uses Table.
(Page 4 of 6)

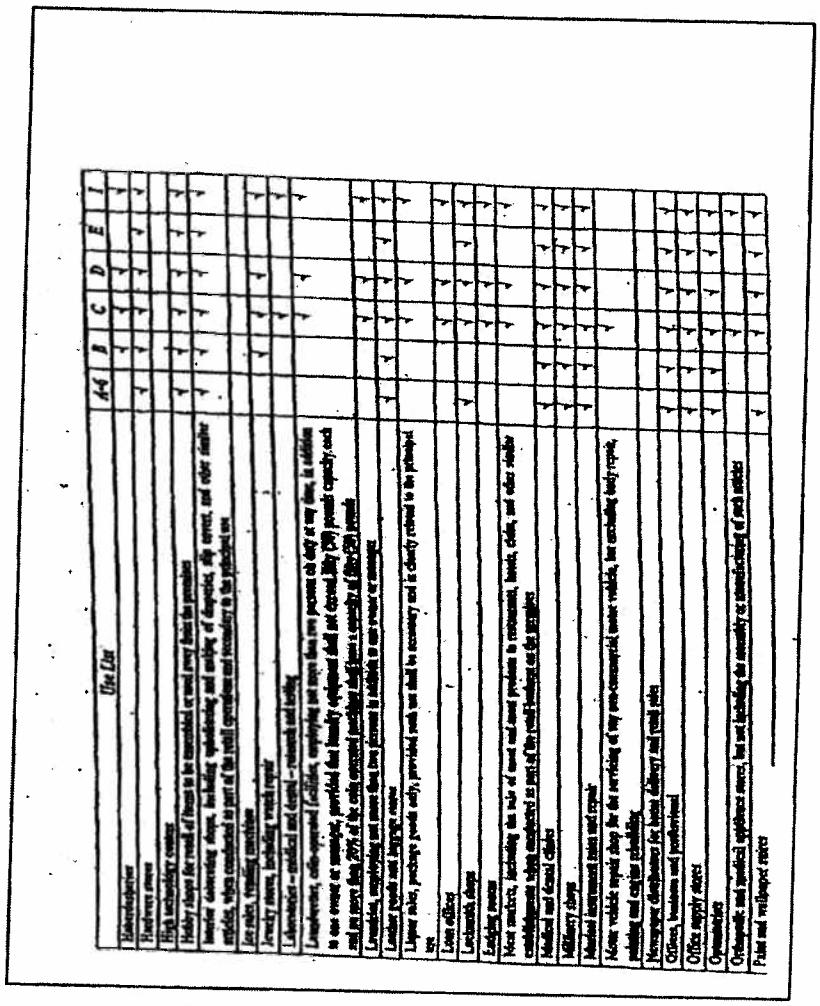


Exhibit 1A.

Permitted Uses Table.
(Page 5 of 6)

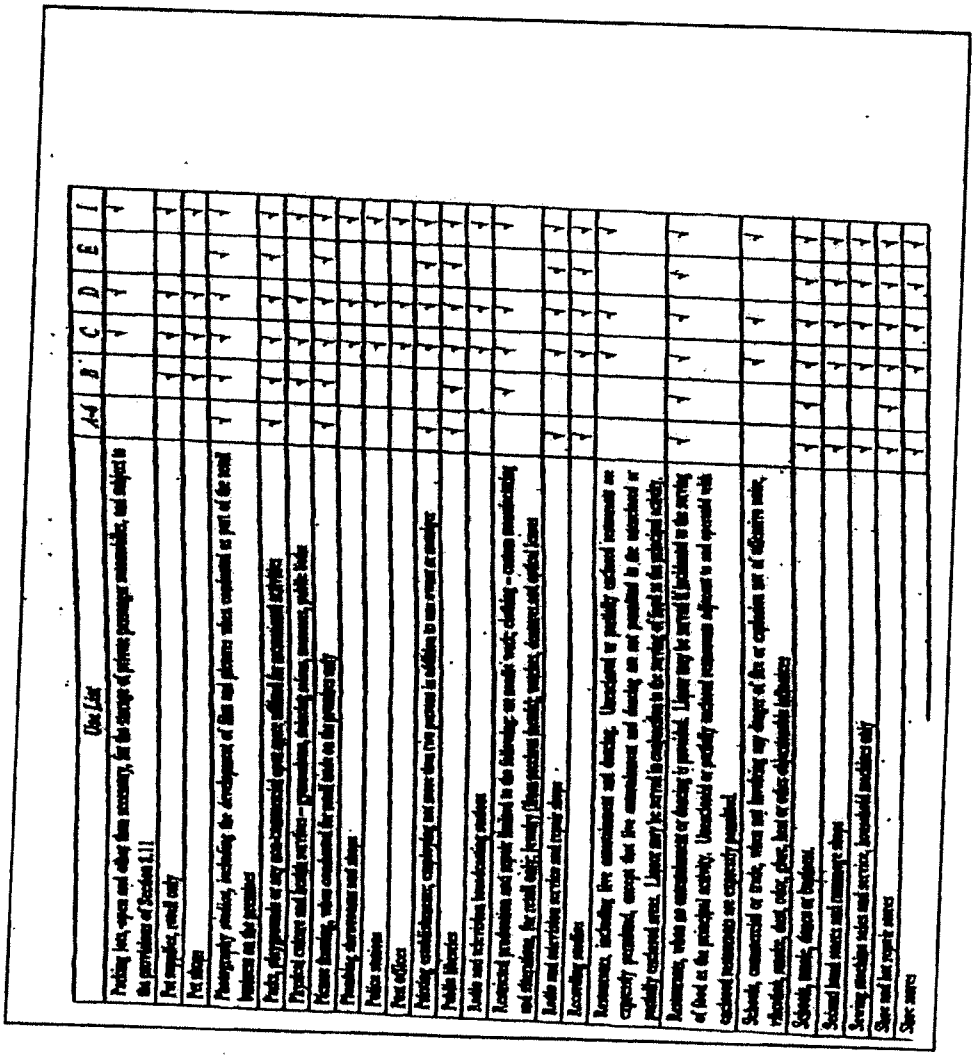
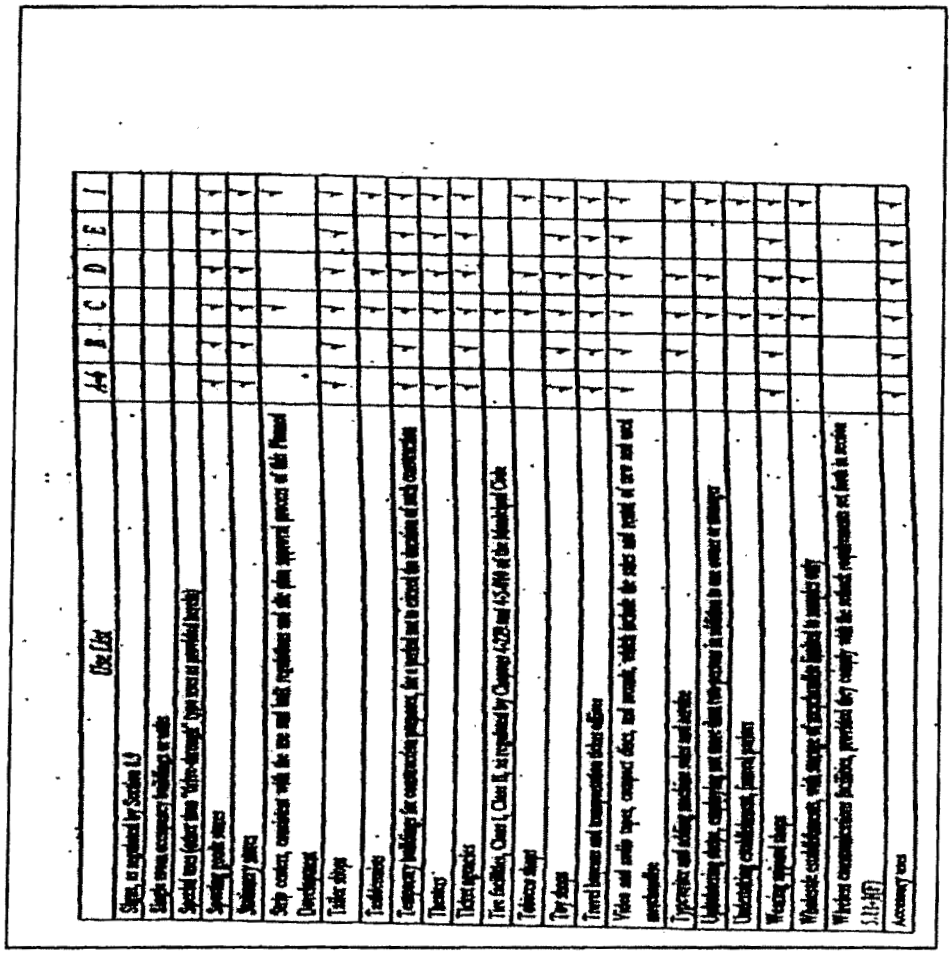


Exhibit 1A.

Permitted Uses Table.
(Page 6 of 6)



Use List	H	B	C	D	E	I
Others, as regulated by Section 4.5						
Single-room occupancy buildings, as within						
Specialty uses (defined then "Others exempt" Open spaces as provided herein)						
Sporting goods stores	✓	✓	✓	✓	✓	✓
Stationery stores	✓	✓	✓	✓	✓	✓
Strip centers, consistent with the use and bulk regulations and site plan approval process of the Planned Development			✓			
Tailor shops	✓	✓	✓	✓	✓	✓
Tombstones			✓	✓	✓	✓
Temporary buildings for construction purposes, for a period not to exceed the duration of such construction	✓	✓	✓	✓	✓	✓
Theaters	✓	✓	✓	✓	✓	✓
Ticket agencies	✓	✓	✓	✓	✓	✓
Tire facilities, Class I, Class II, as regulated by Chapters 4.52 and 4.53 of the Municipal Code						
Tobacco shops			✓	✓	✓	✓
Toy shops	✓	✓	✓	✓	✓	✓
Travel bureaus and transportation ticket offices	✓	✓	✓	✓	✓	✓
Video and audio tapes, compact discs, and records, which include the sales and rental of new and used merchandise	✓	✓	✓	✓	✓	✓
Typewriter and adding machine sales and service			✓	✓	✓	✓
Upholstering shops, employing not more than two persons in addition to one owner or manager			✓	✓	✓	✓
Upholstering establishment, general				✓	✓	✓
Wearing apparel shops	✓	✓	✓	✓	✓	✓
Wholesale establishment, with storage of noncombustible goods in completed form			✓	✓	✓	✓
Wireless communications facilities, permitted duly comply with the related requirements set forth in section 5.31(AH)						
Accessory uses	✓	✓	✓	✓	✓	✓

Exhibit 2.

Existing Zoning Map.

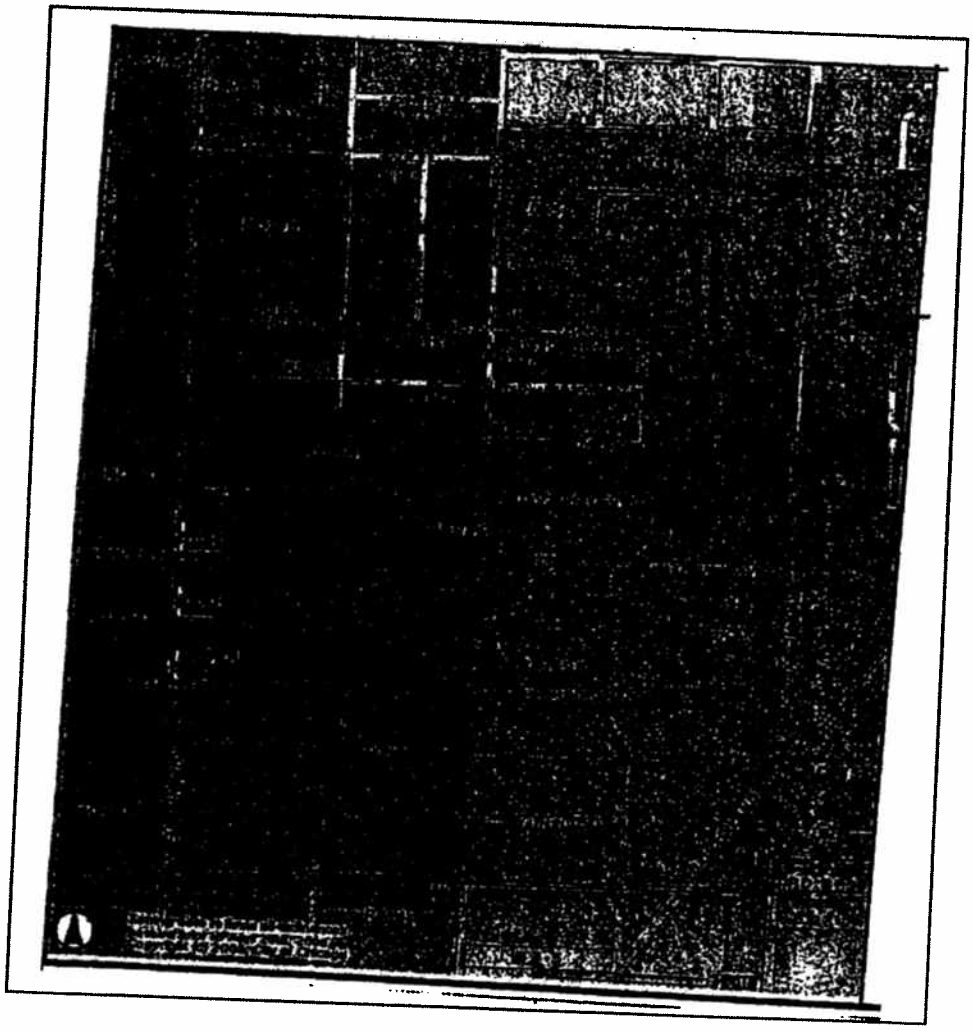


Exhibit 3.

Existing Land-Use Map.

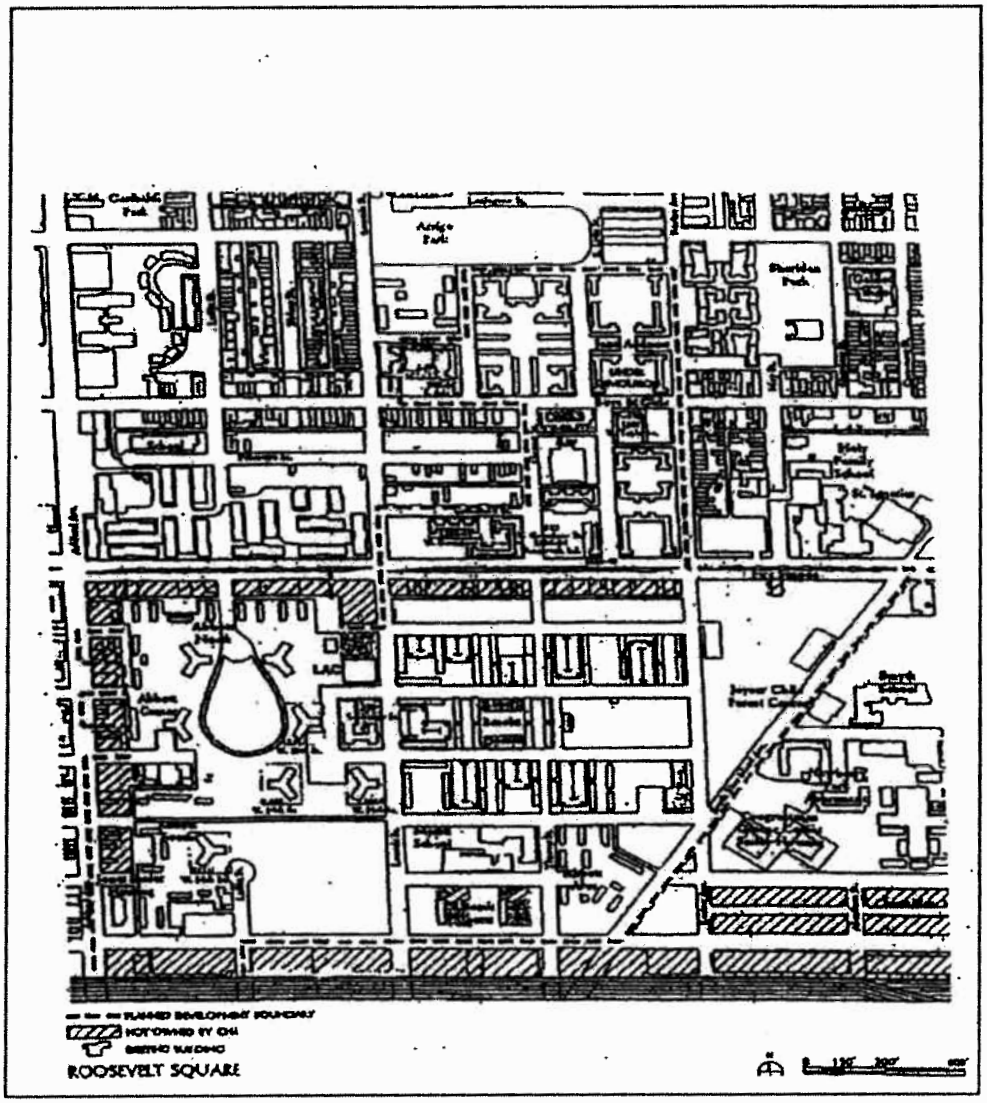


Exhibit 4.

Right-Of-Way Adjustments Map.

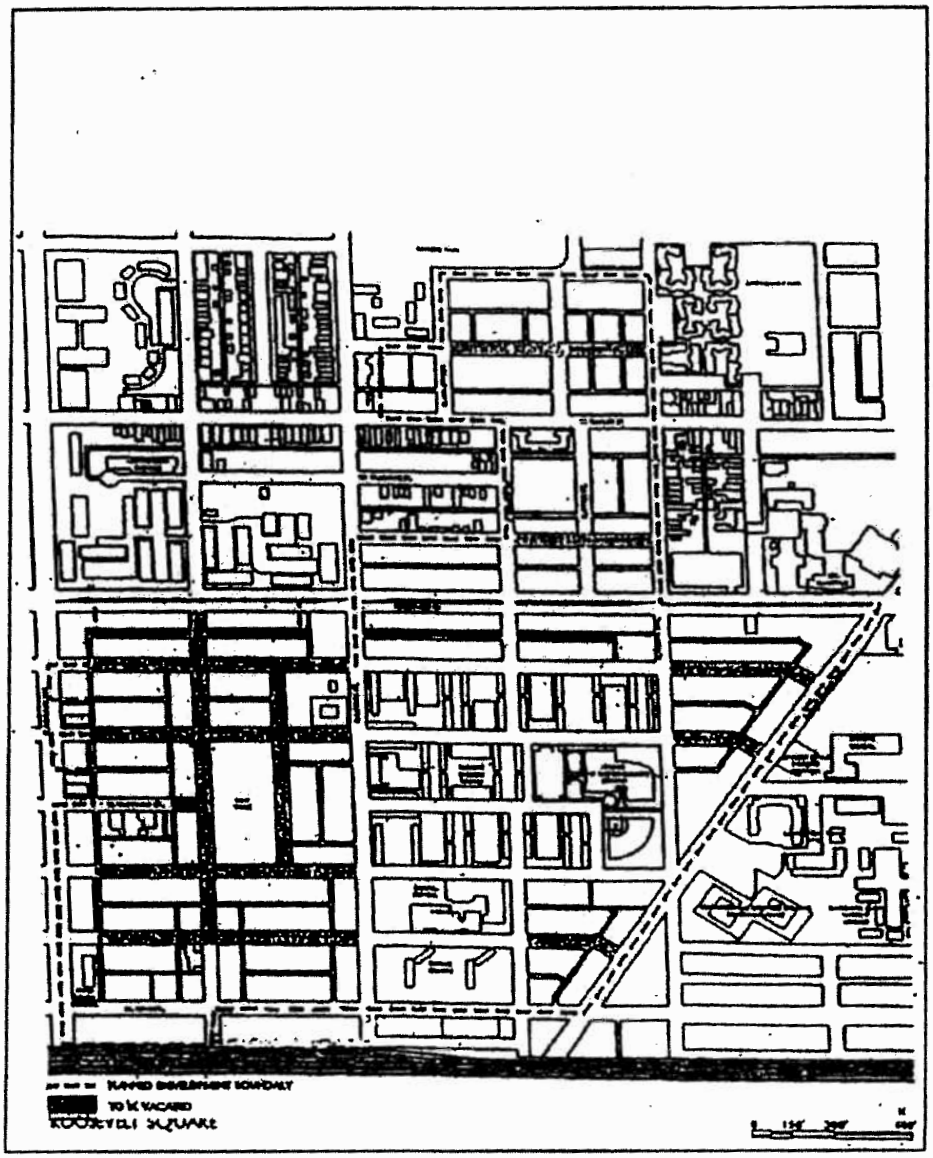


Exhibit 5.

Planned Development Boundary
And Property Line Map.

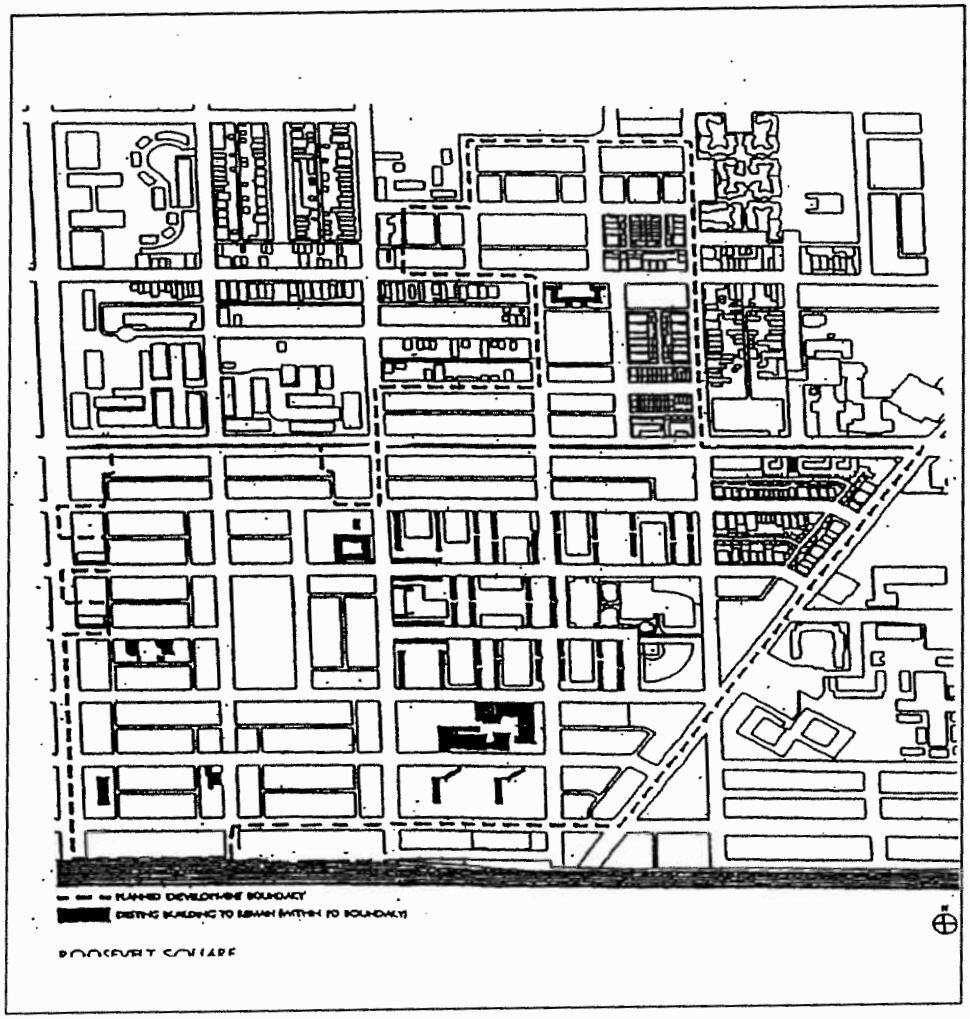


Exhibit 6.

Subarea Map.

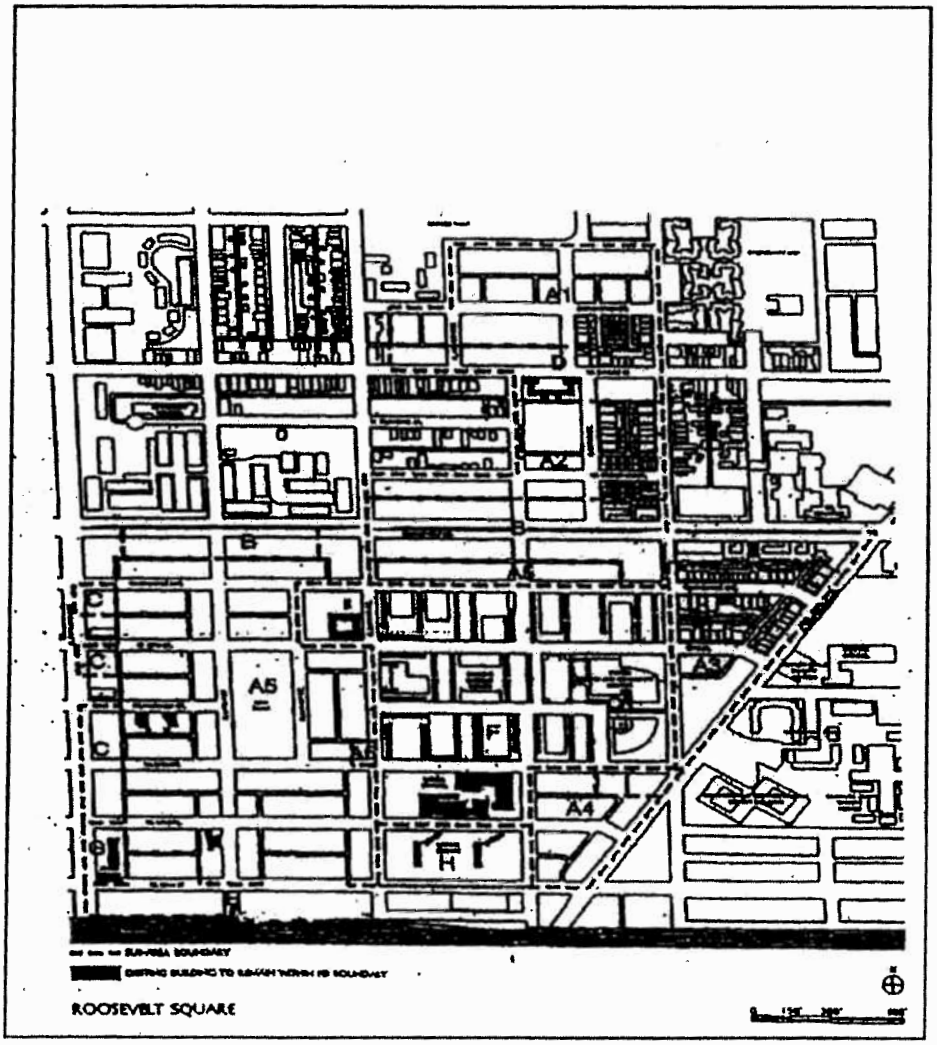


Exhibit 7.

Phase 1 -- Site Plan.

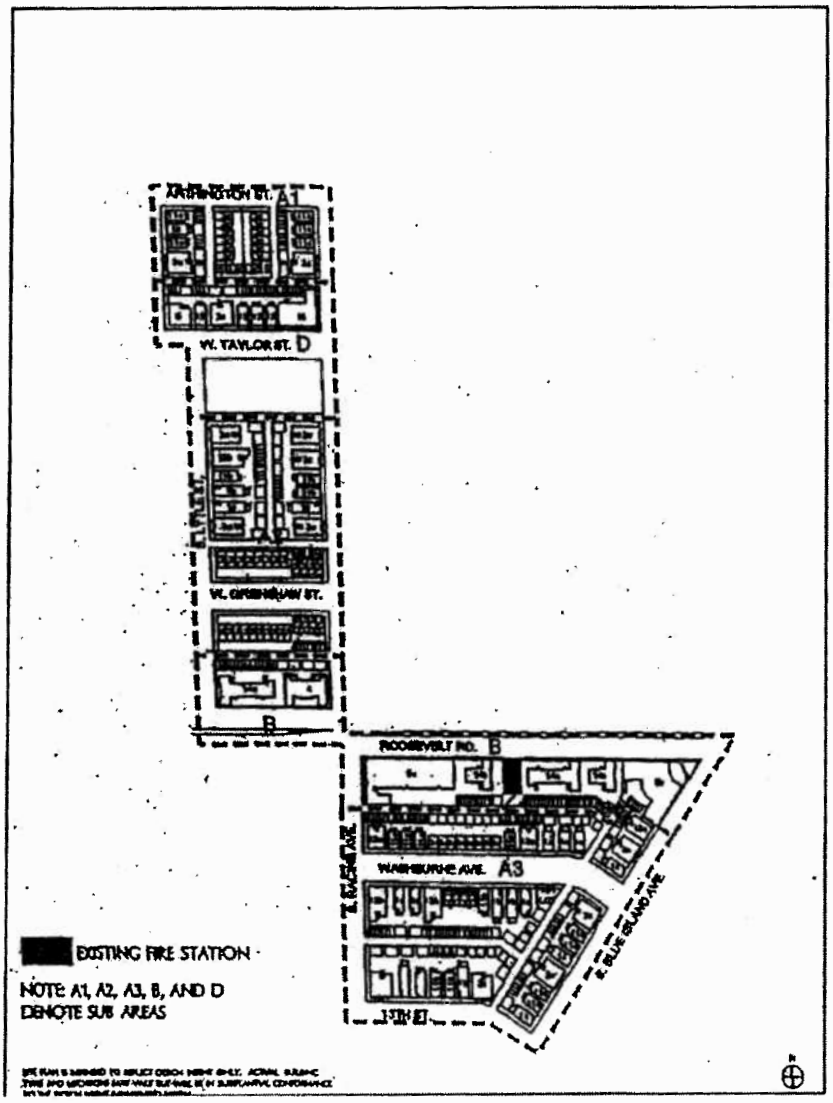


Exhibit 7A.

Phase 1 -- Site Plan -- Block JA5.

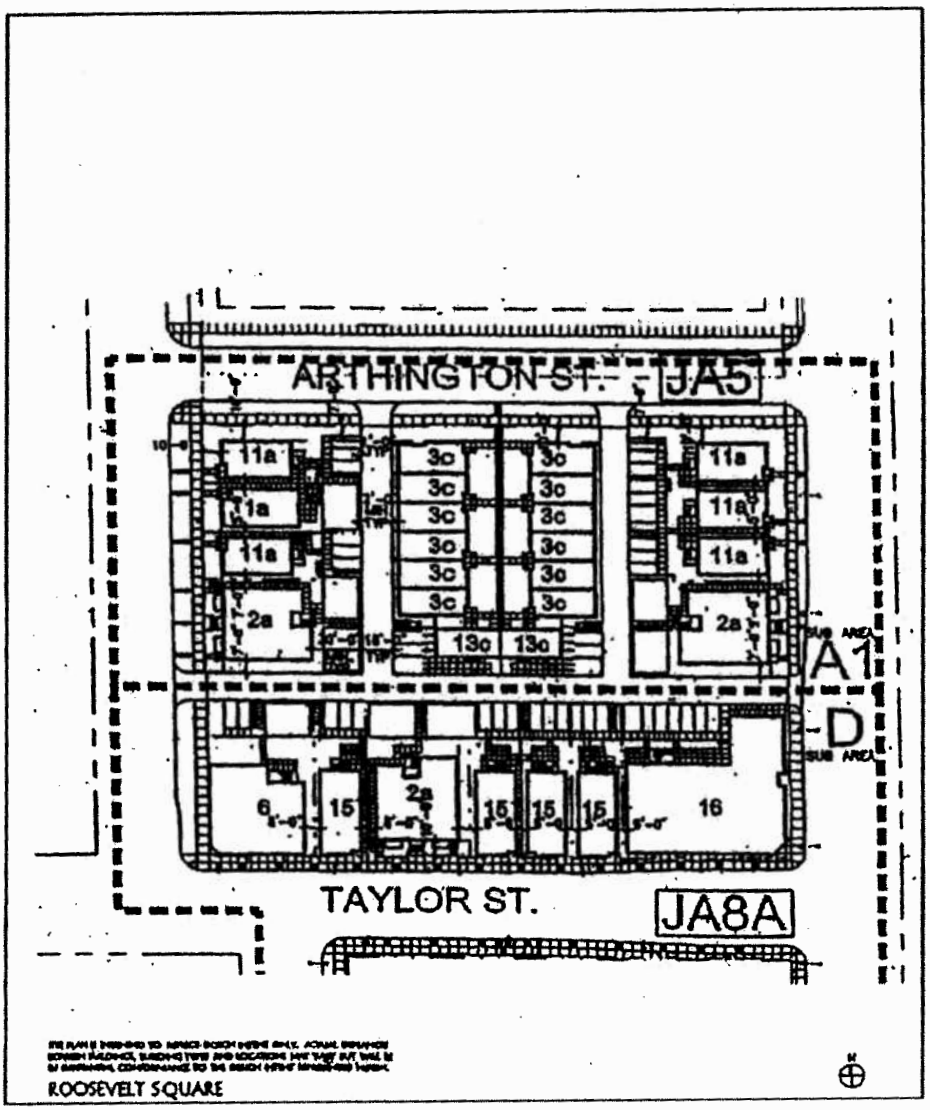


Exhibit 7B.

Phase 1 -- Site Plan -- Block JA8A (Partial).

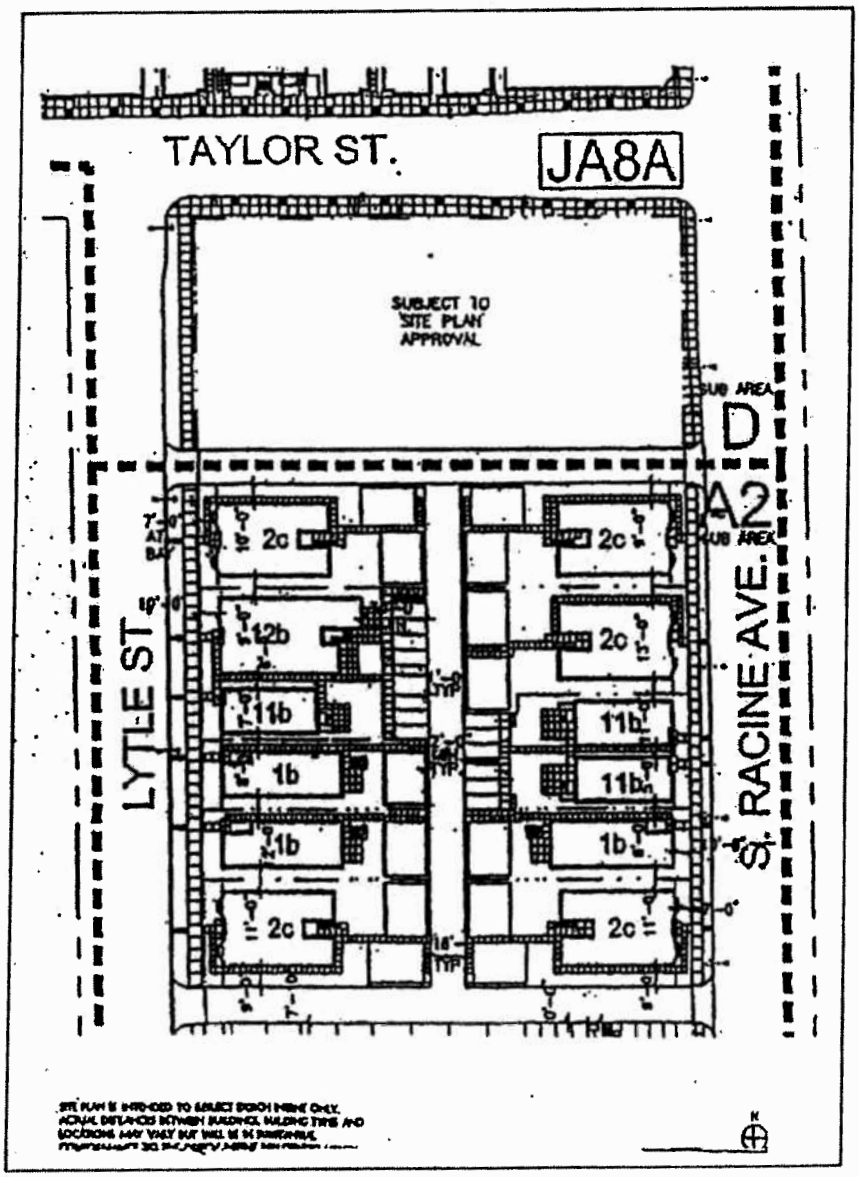


Exhibit 7C.

Phase 1 -- Site Plan -- Block JA7A (Partial)
And Block JA7B.

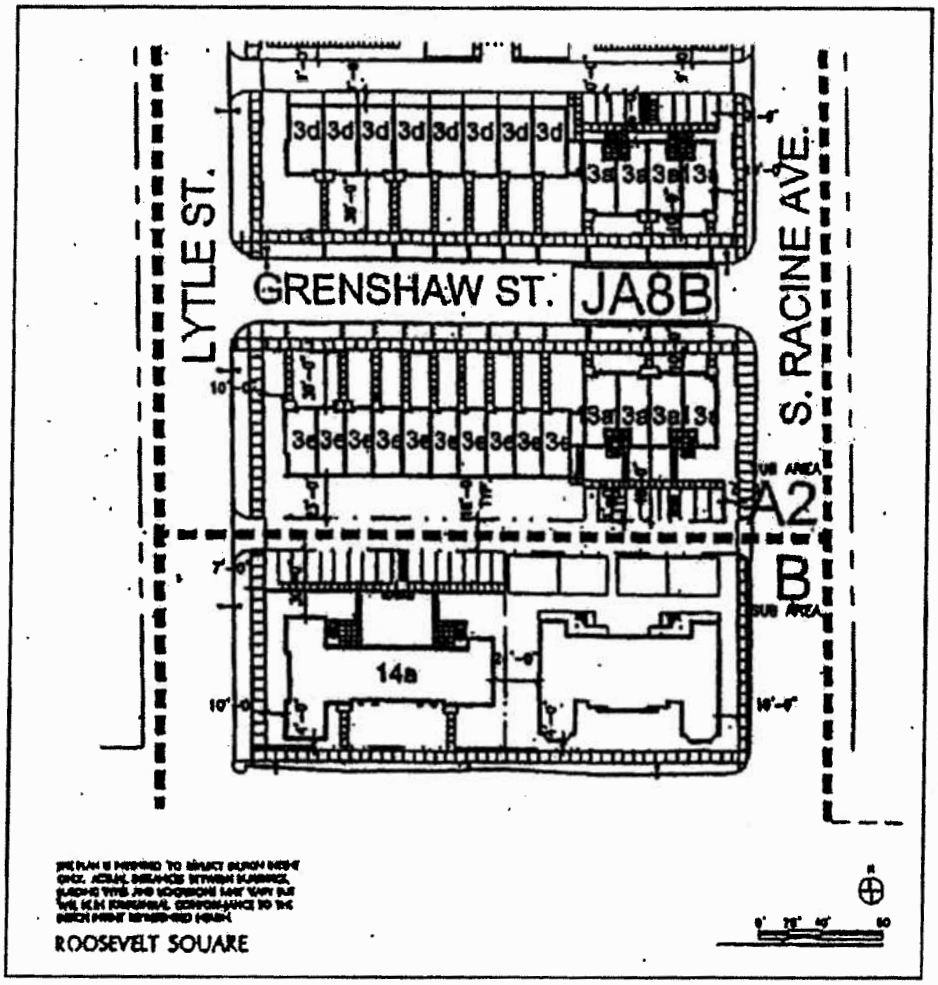


Exhibit 7D.

Phase 1 -- Site Plan -- Block BE34.

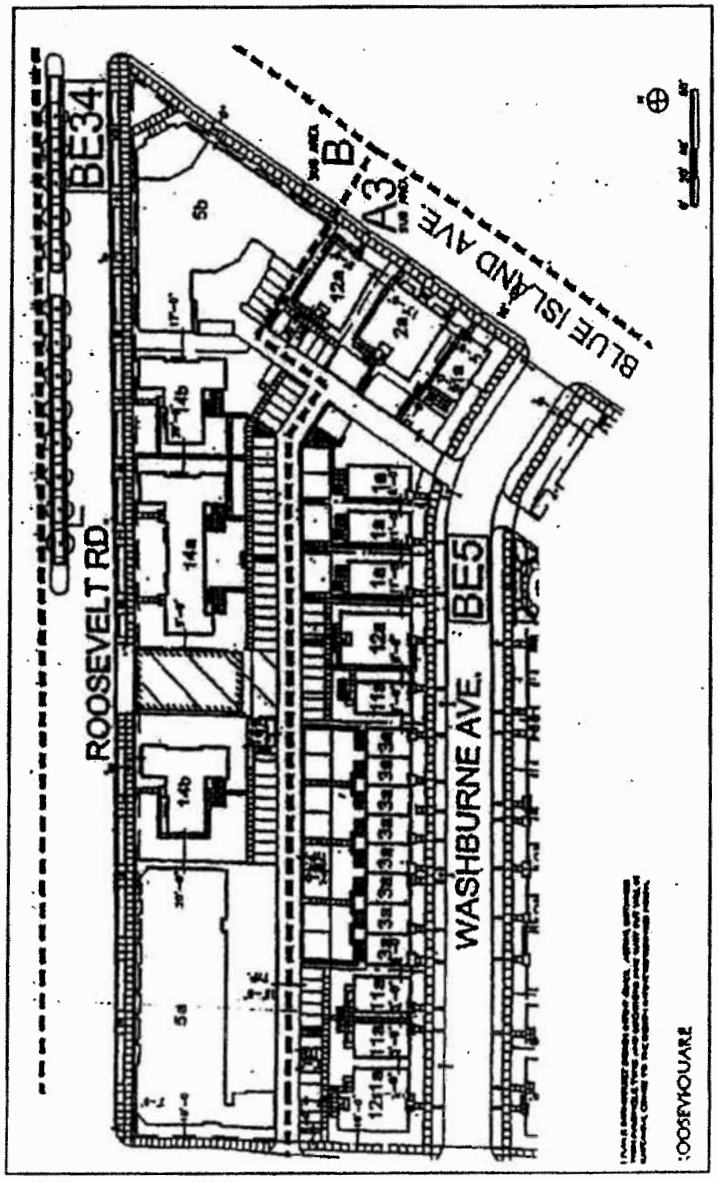


Exhibit 7E.

Phase 1 -- Site Plan -- Block BE5.

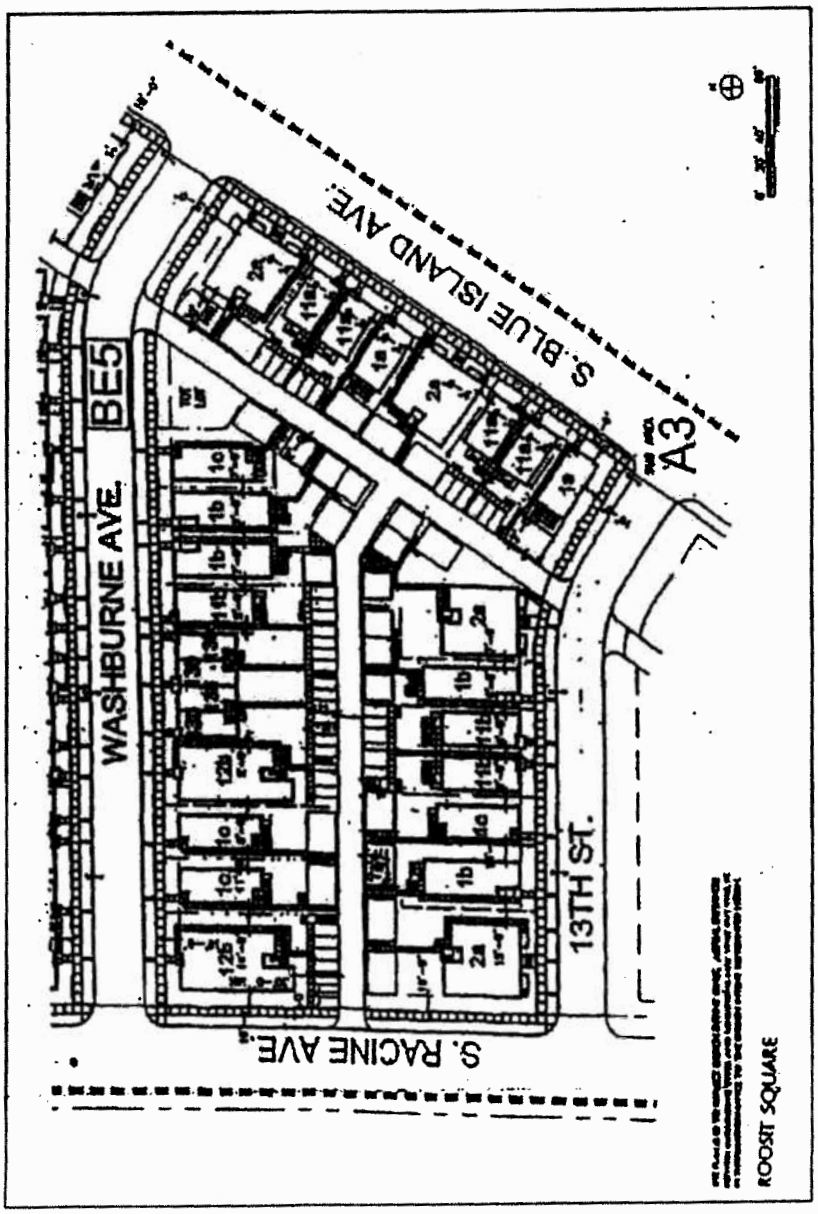


Exhibit 8.

Landscape Plan -- Key Plan.

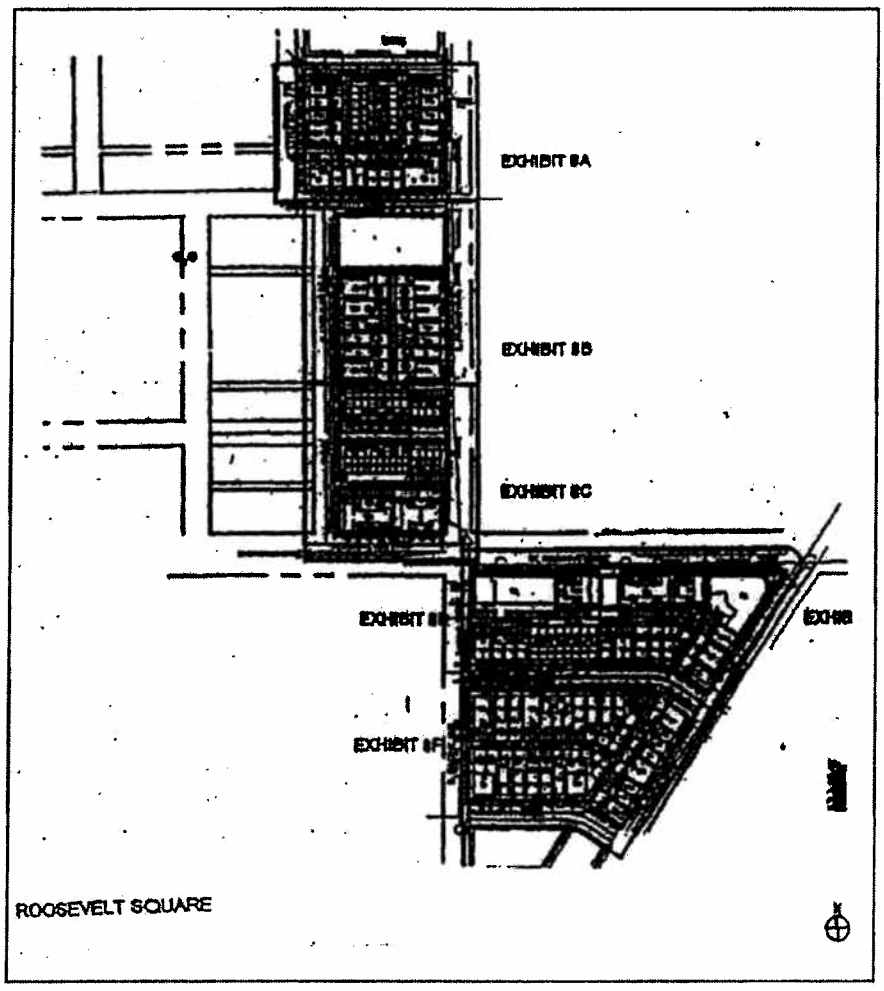


Exhibit 8A.

Landscape Plan.

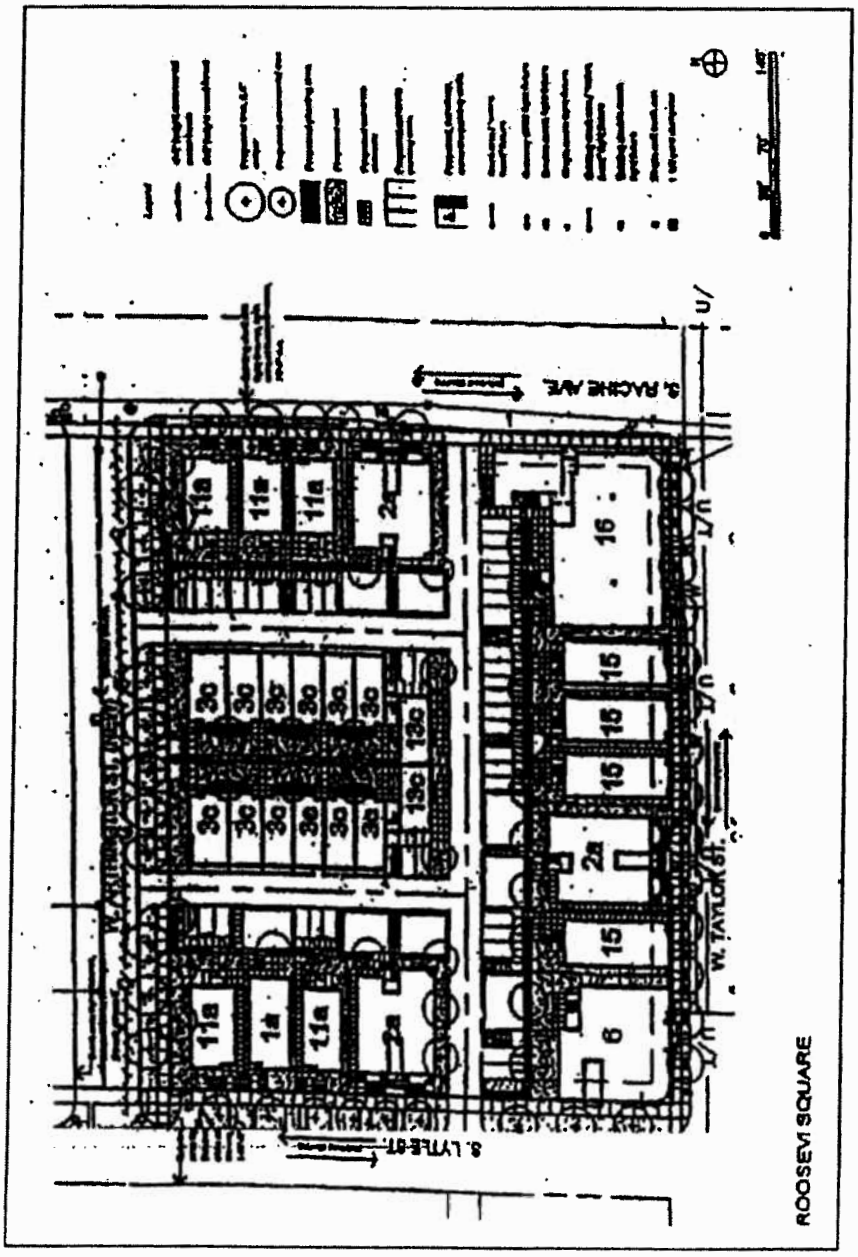


Exhibit 8B.

Landscape Plan.

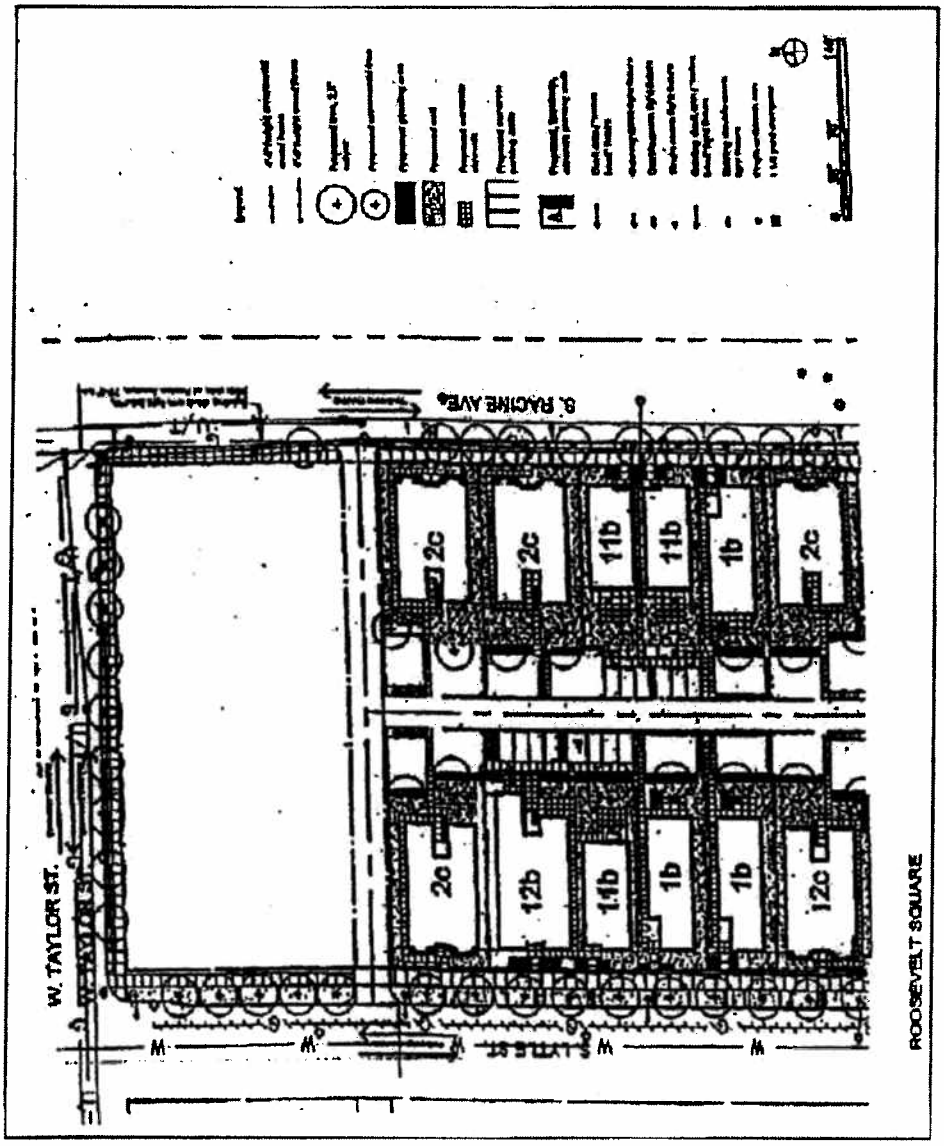


Exhibit 8C.

Landscape Plan.

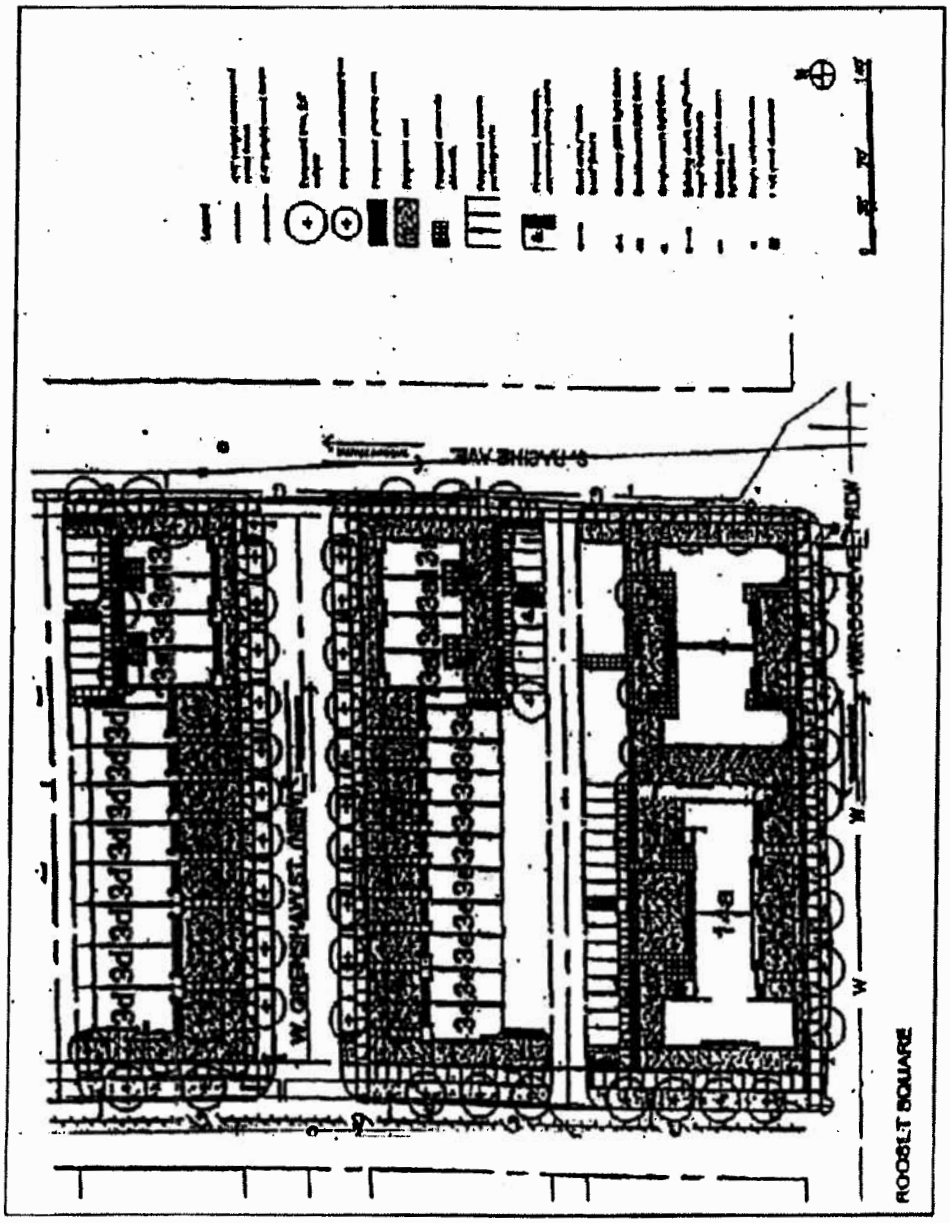


Exhibit 8D.

Landscape Plan.

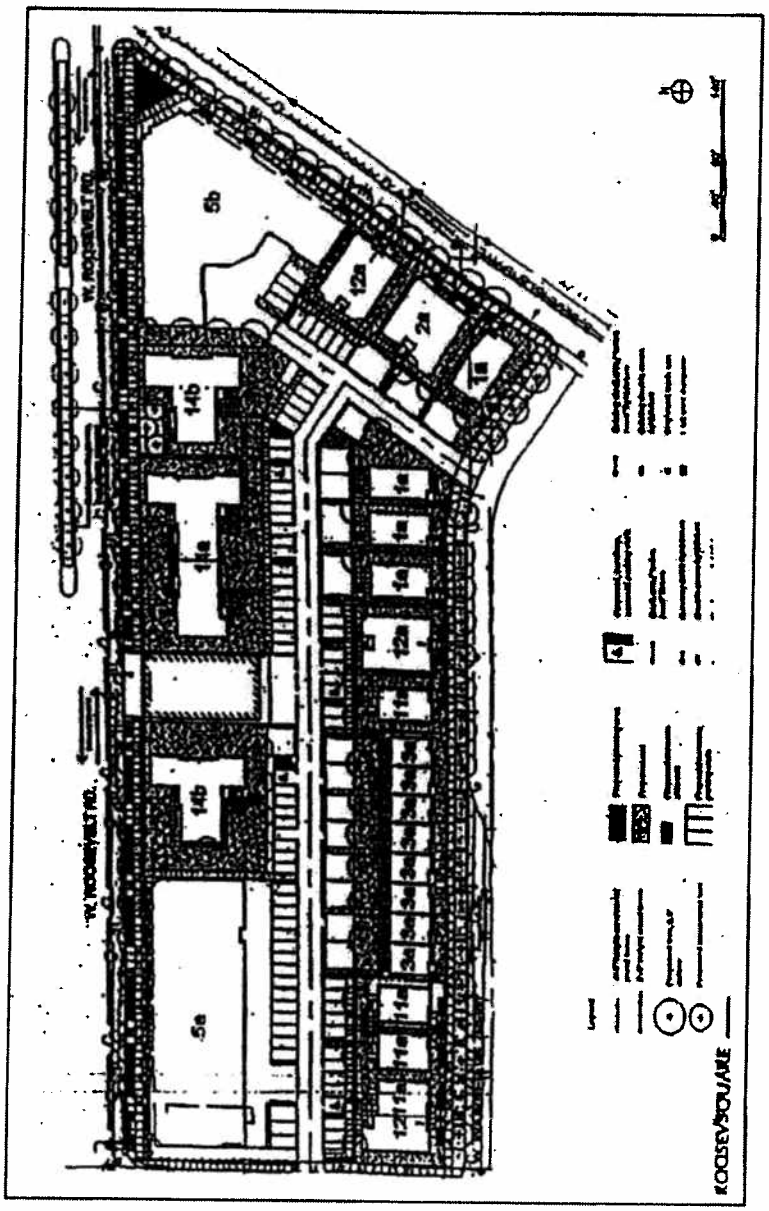


Exhibit 8E.

Landscape Plan.

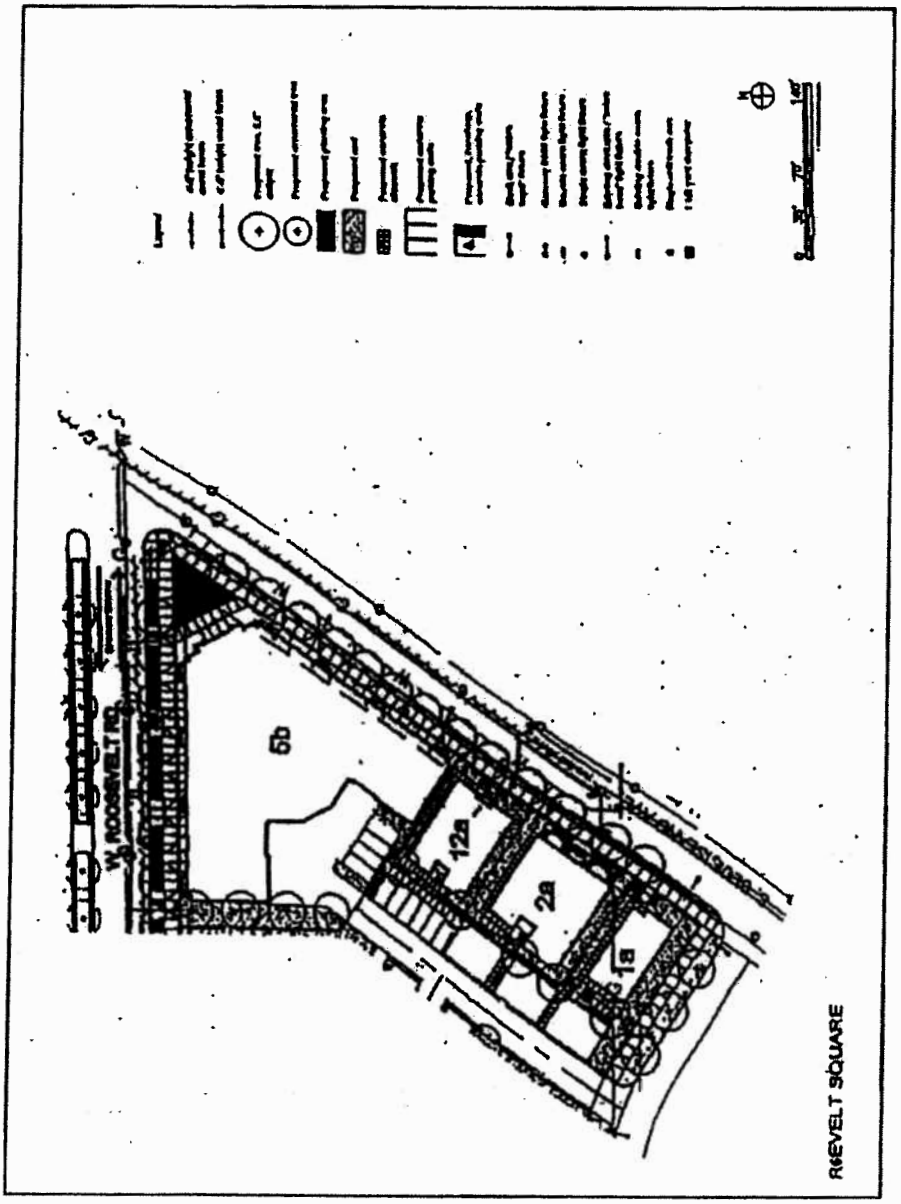


Exhibit 8F.

Landscape Plan.

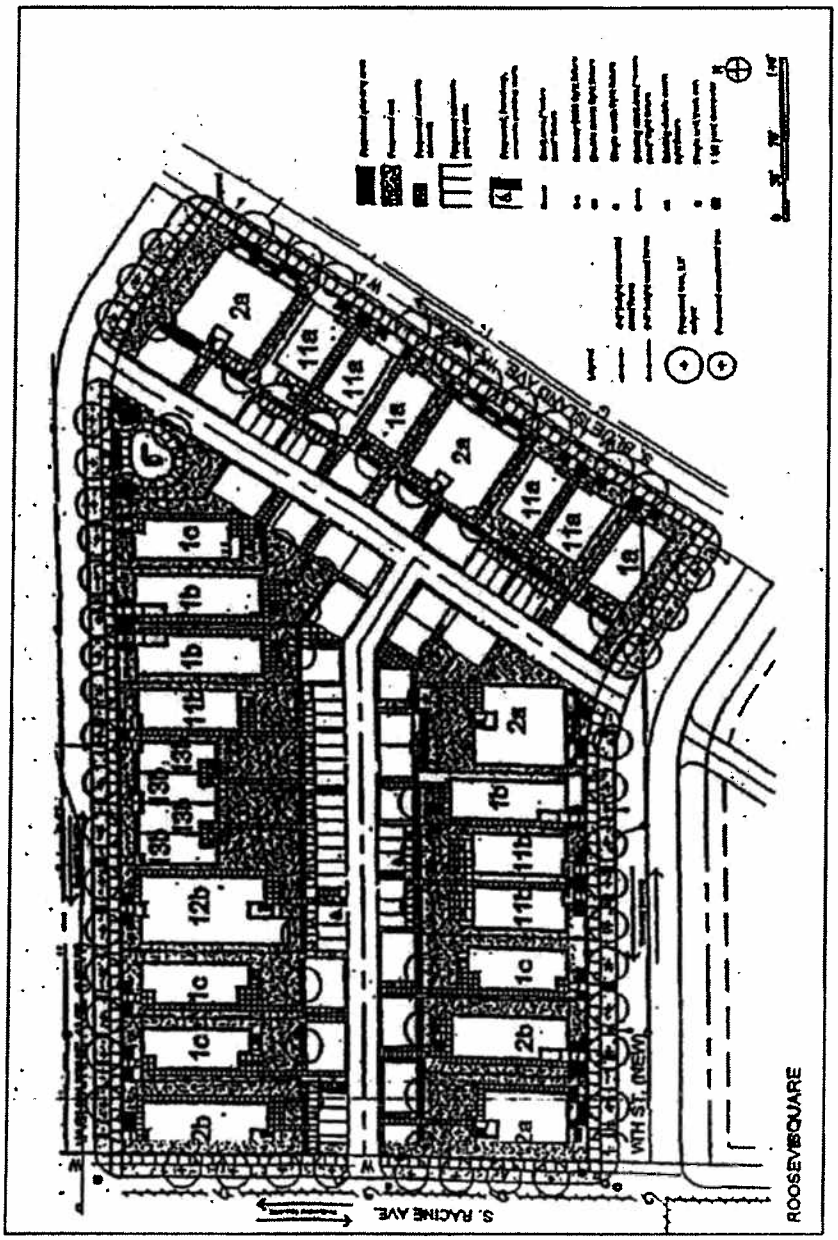


Exhibit 8G.

Landscape Plan -- Ornamental Fence Elevations.

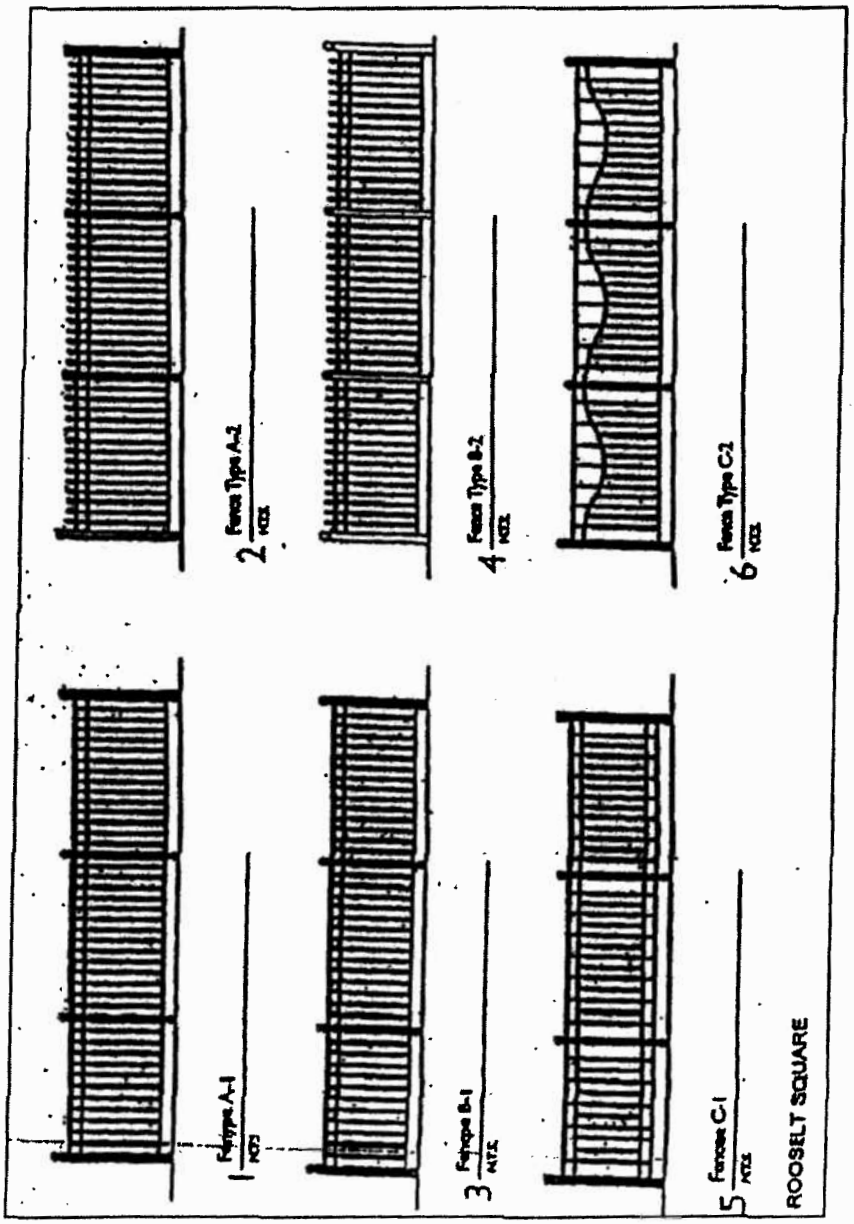


Exhibit 8H.

Landscape Plan -- Trash Enclosure Details.

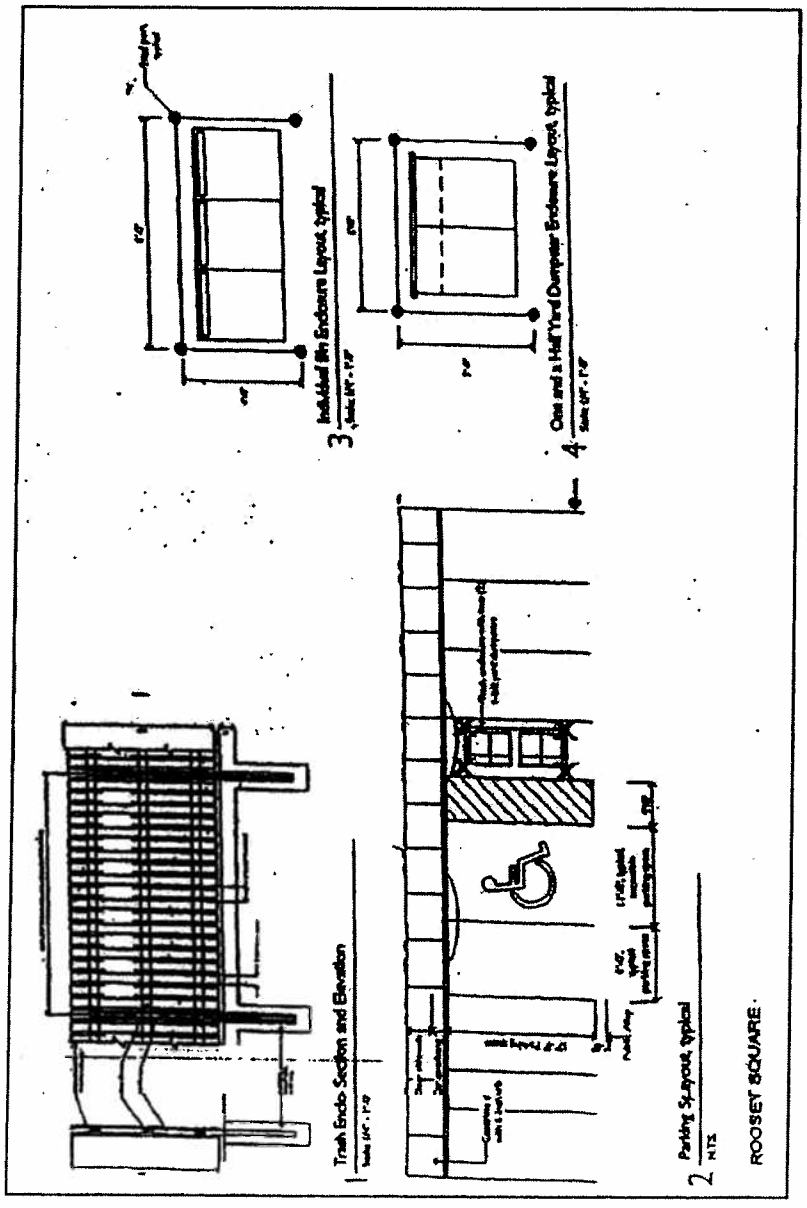


Exhibit 9.

Phase 1 -- Illustrative Street Elevations.

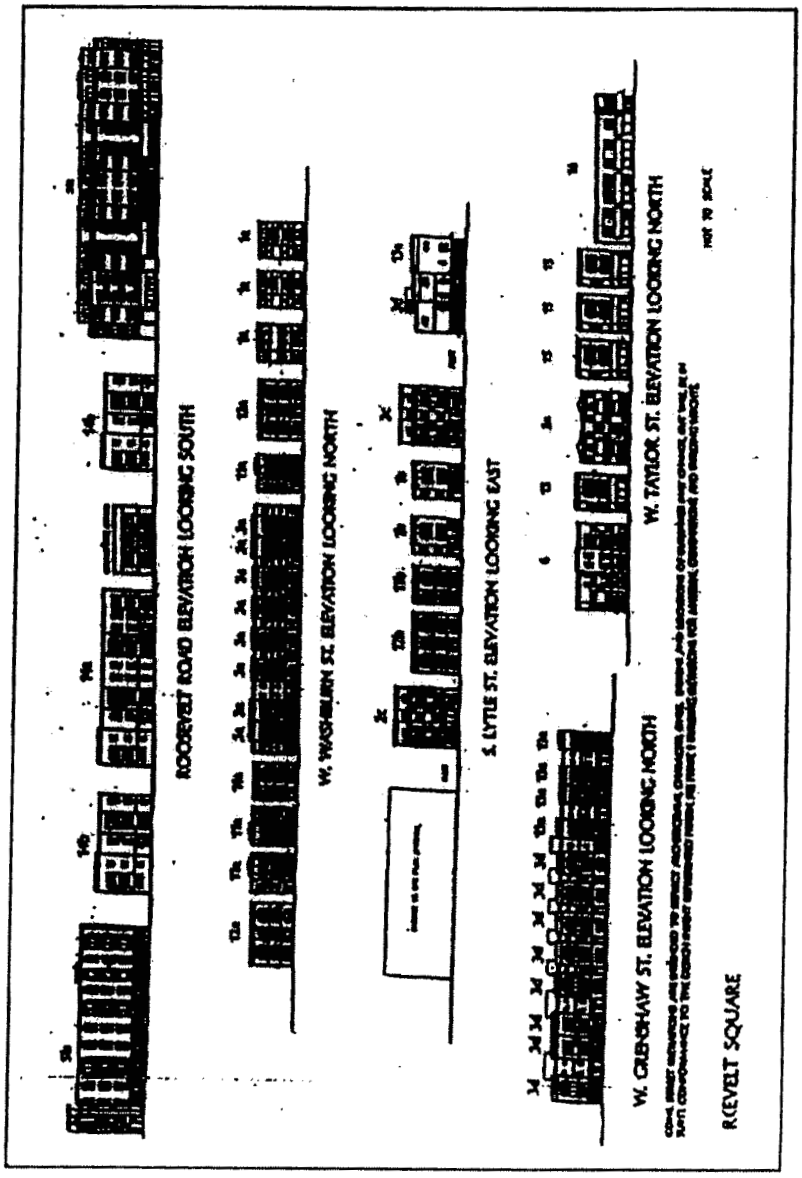


Exhibit 10A.

Phase 1 -- Illustrative Three Flat Building Elevation -- 1A.

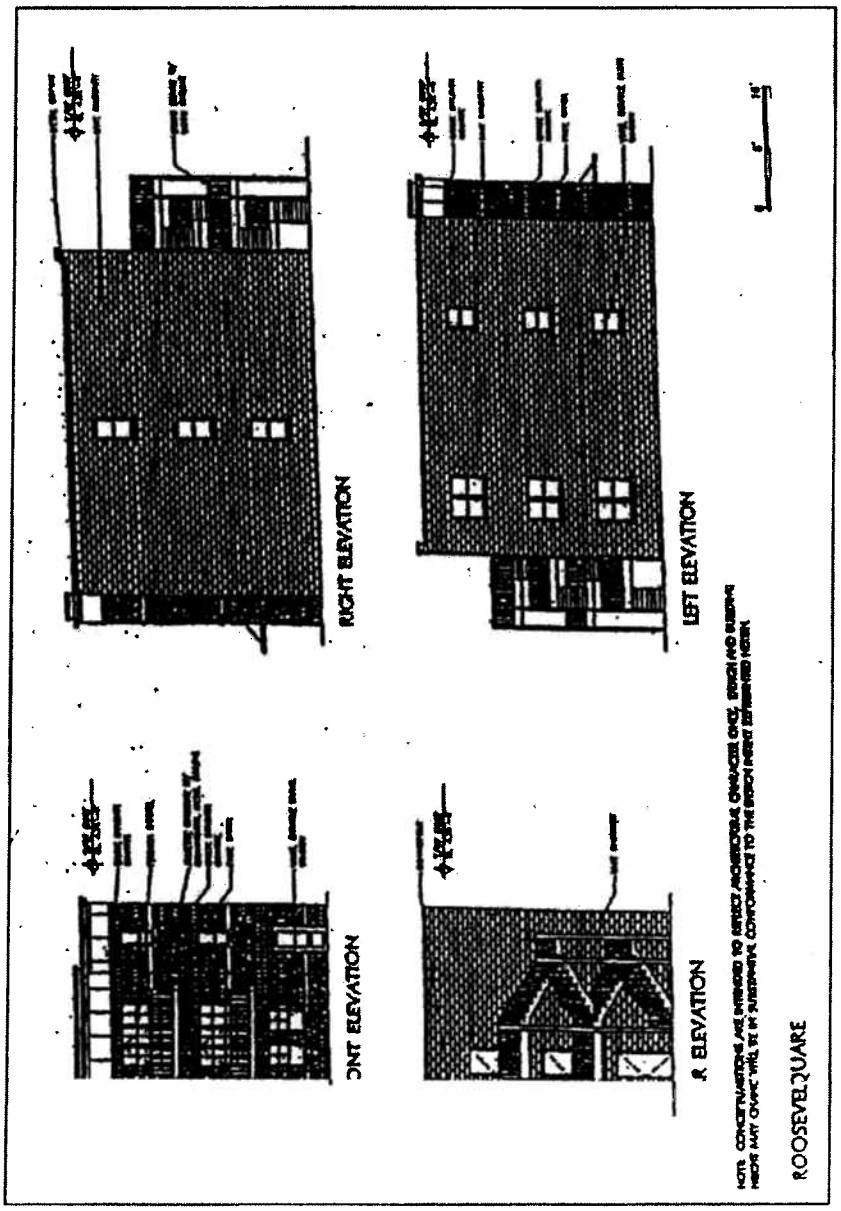


Exhibit 10B.

Phase 1 -- Illustrative Three Flat Building Elevation -- 1B.

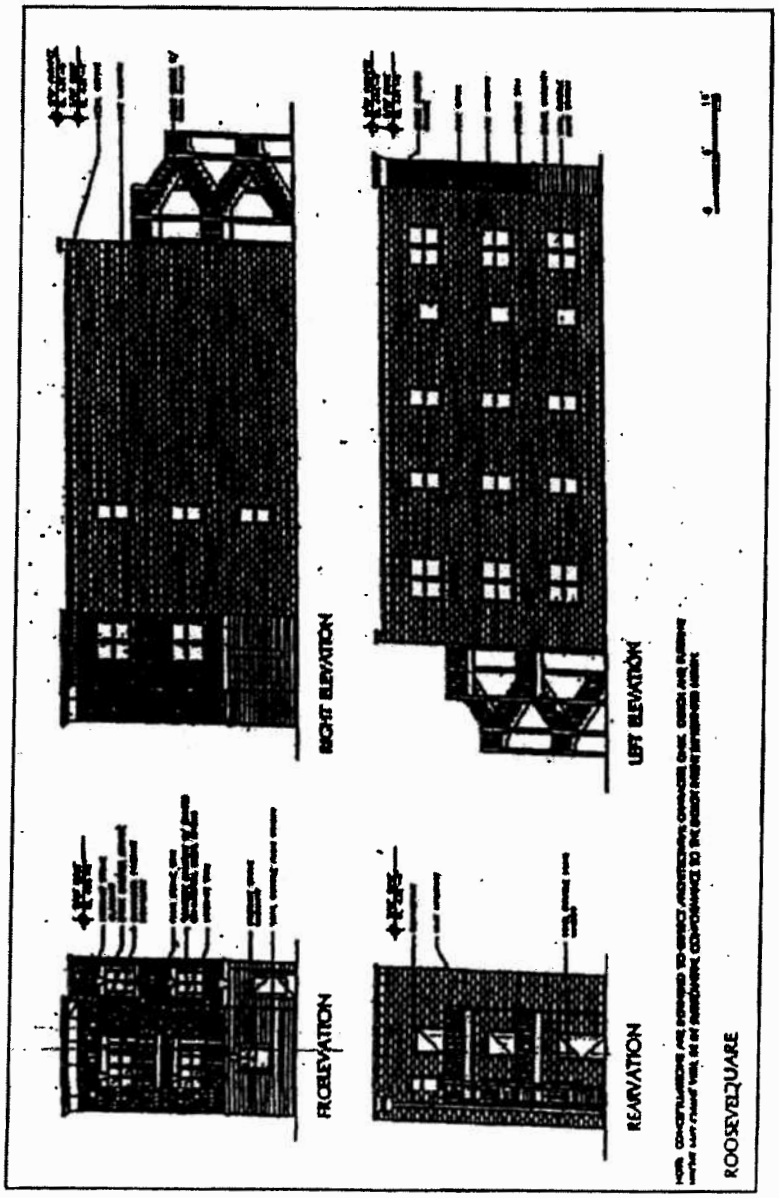


Exhibit 10C.

Phase 1 -- Illustrative Three Flat
Building Elevation -- 1C.

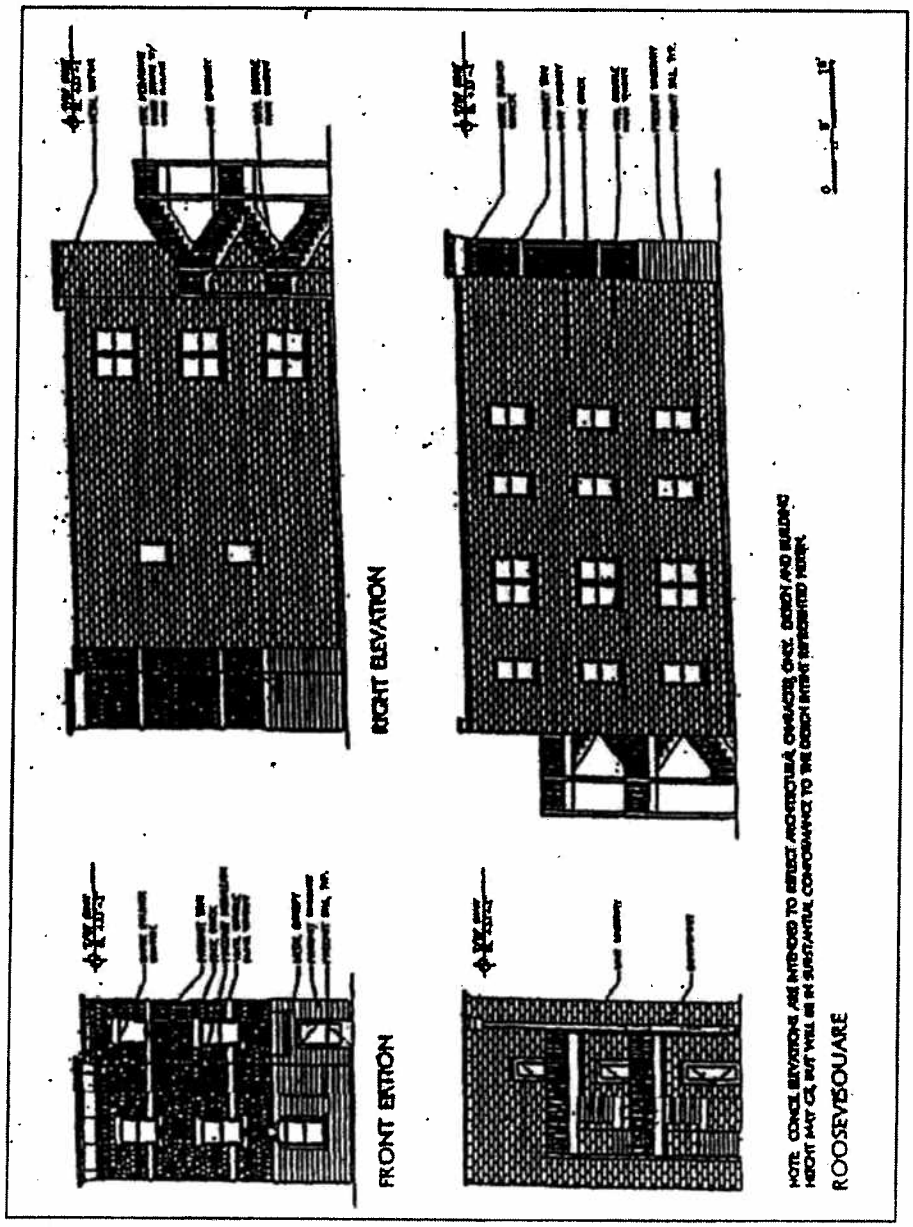


Exhibit 10D.

Phase 1 -- Illustrative Six Flat
Building Elevation -- 2A.

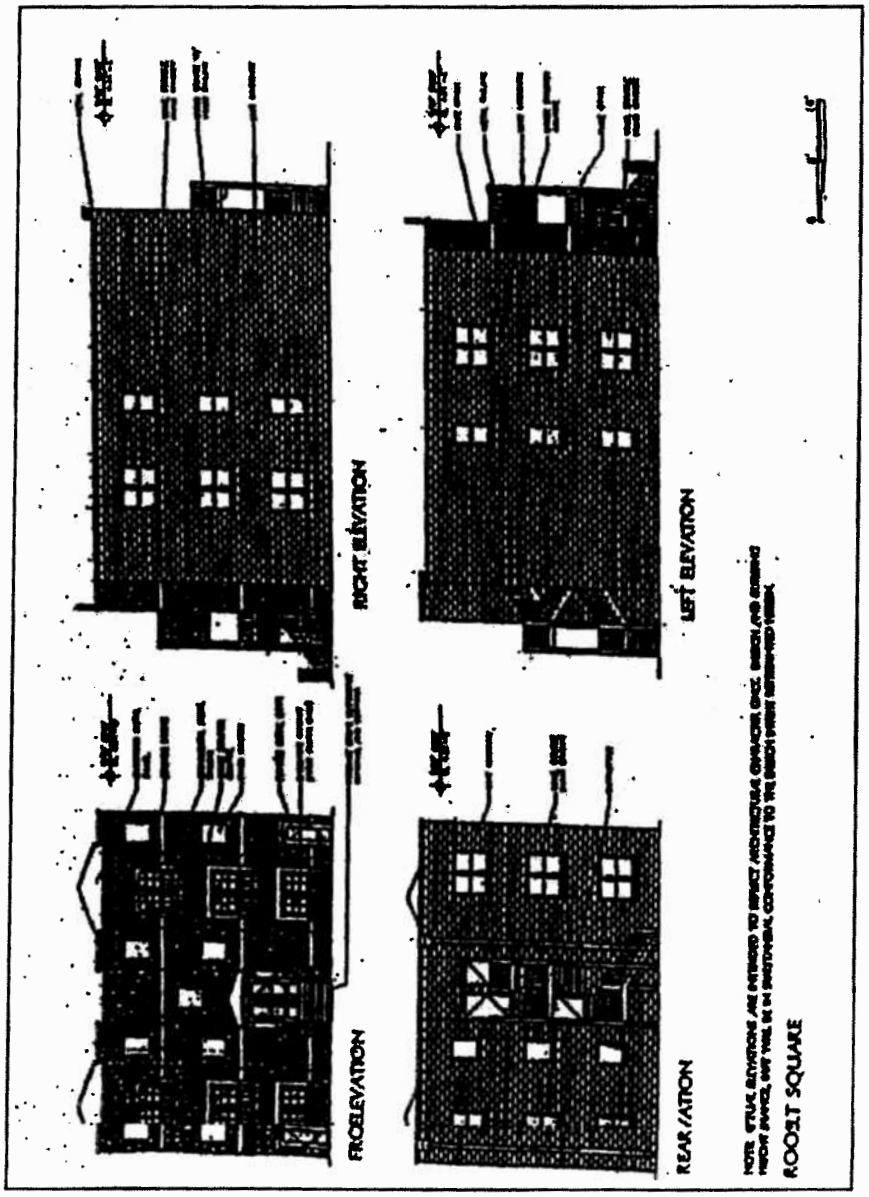


Exhibit 10E.

Phase 1 -- Illustrative Six Flat Building Elevation -- 2C.

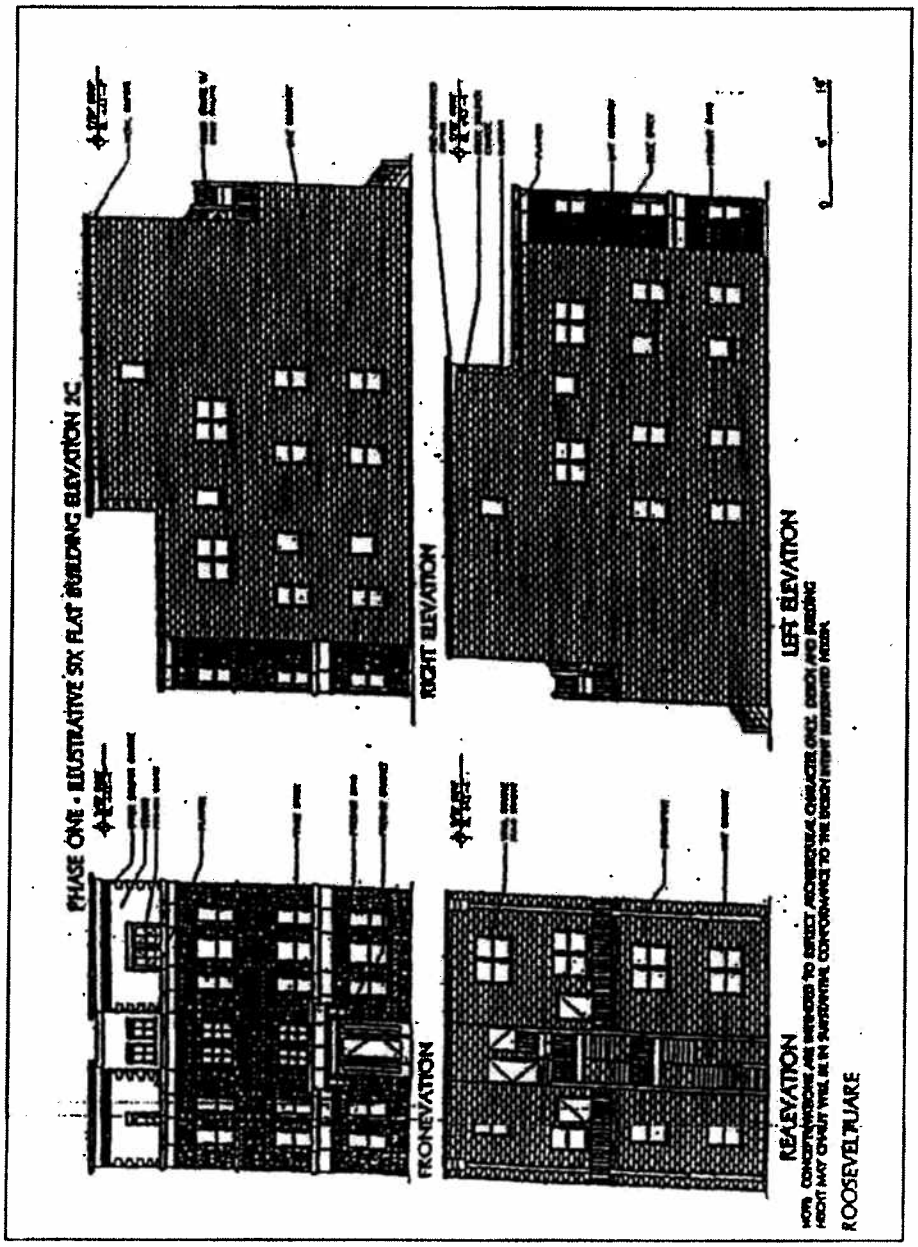


Exhibit 10F.

Phase 1 -- Illustrative Washburne Avenue Townhome Elevations -- 3A.

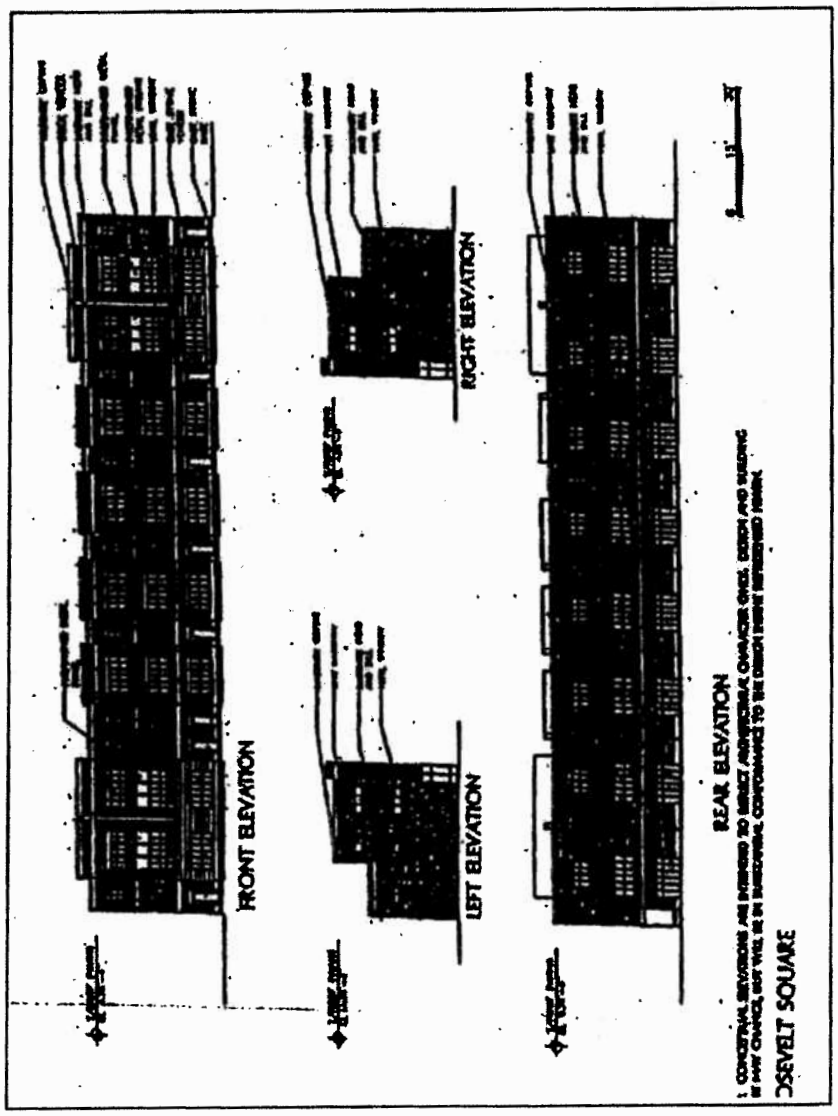


Exhibit 10G.

Phase 1 -- Illustrative Grenshaw Street Townhome Elevations -- 3D And 13A.

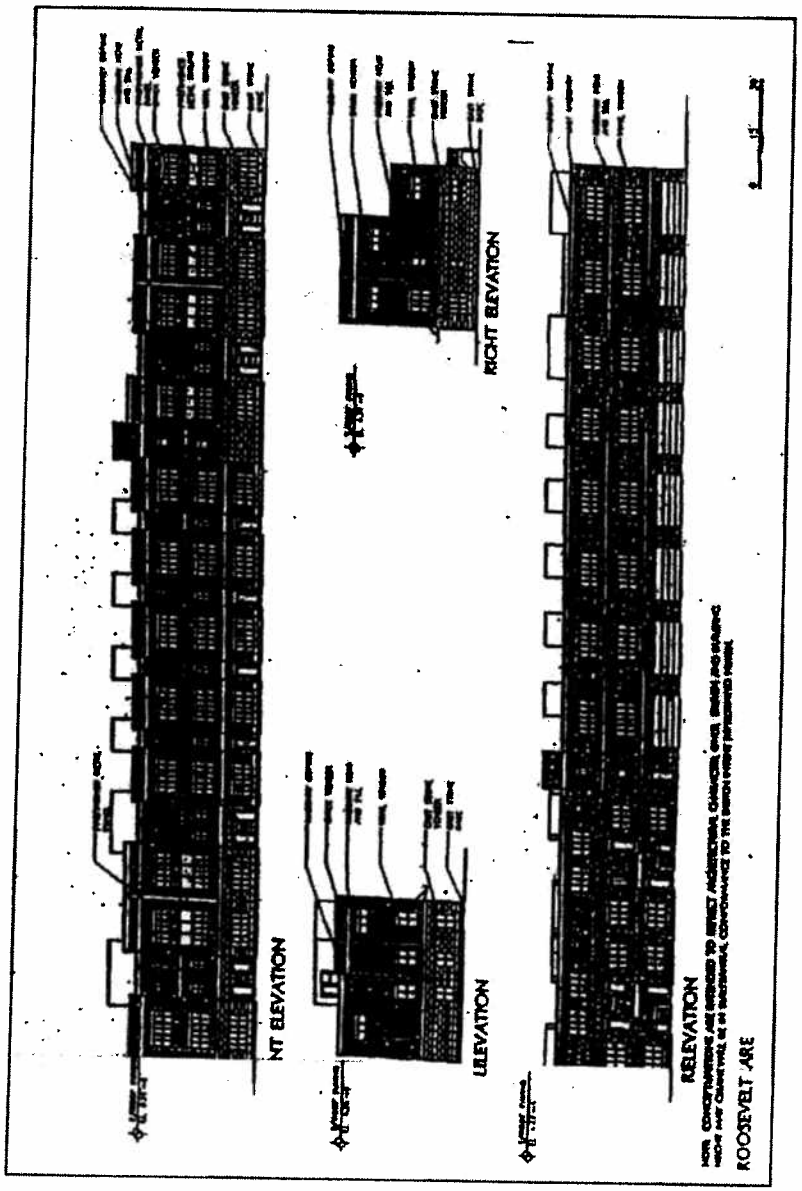


Exhibit 10H.

Phase 1 -- Illustrative Arthington Street Townhome Building Elevations -- 3C And 13C.

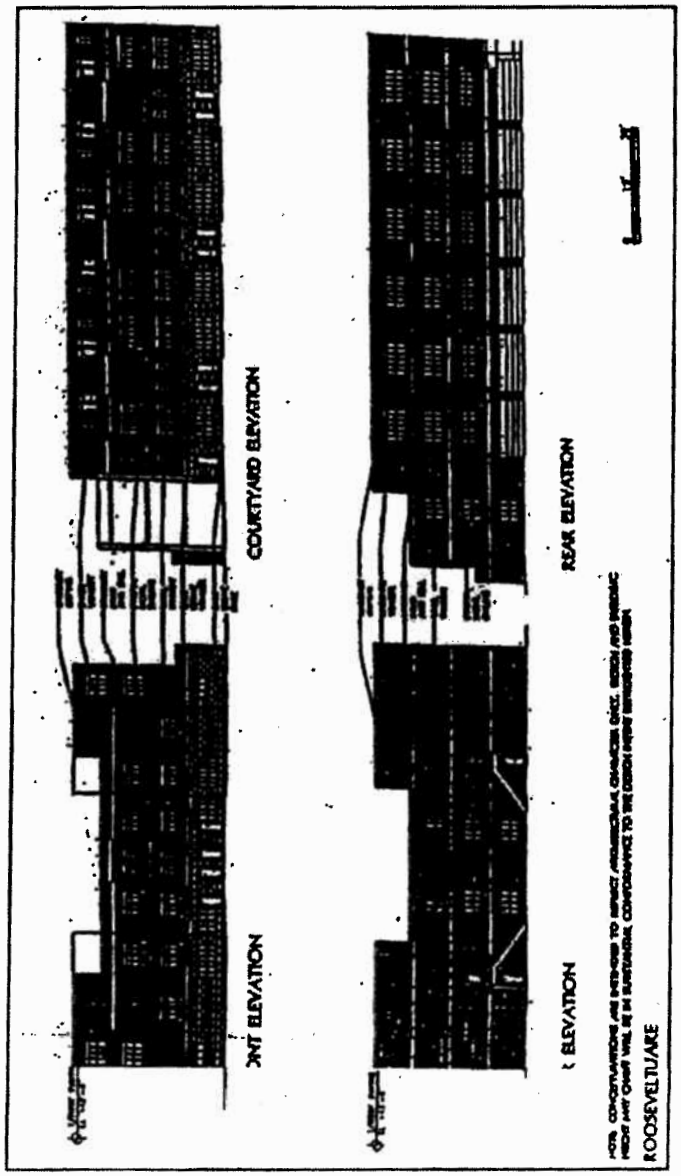


Exhibit 10I.

Phase 1 -- Illustrative Courtyard Elevation -- 4.

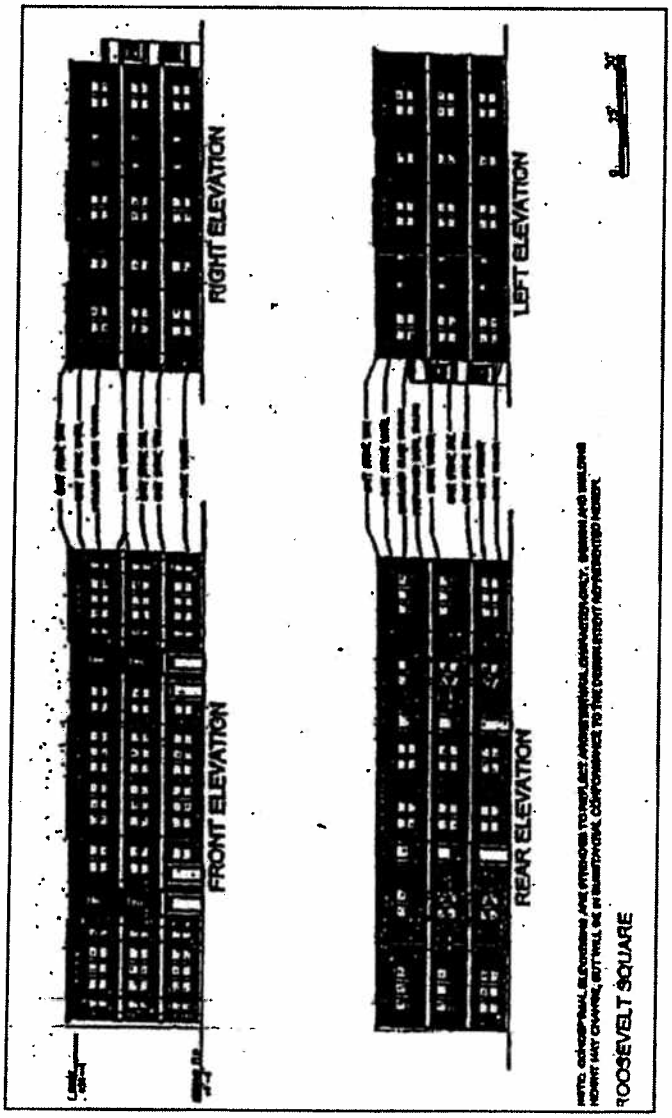


Exhibit 10J.

Phase 1 -- Roosevelt Homeownership Corridor
Building Illustrative Elevation -- 5A.
(Page 1 of 4)

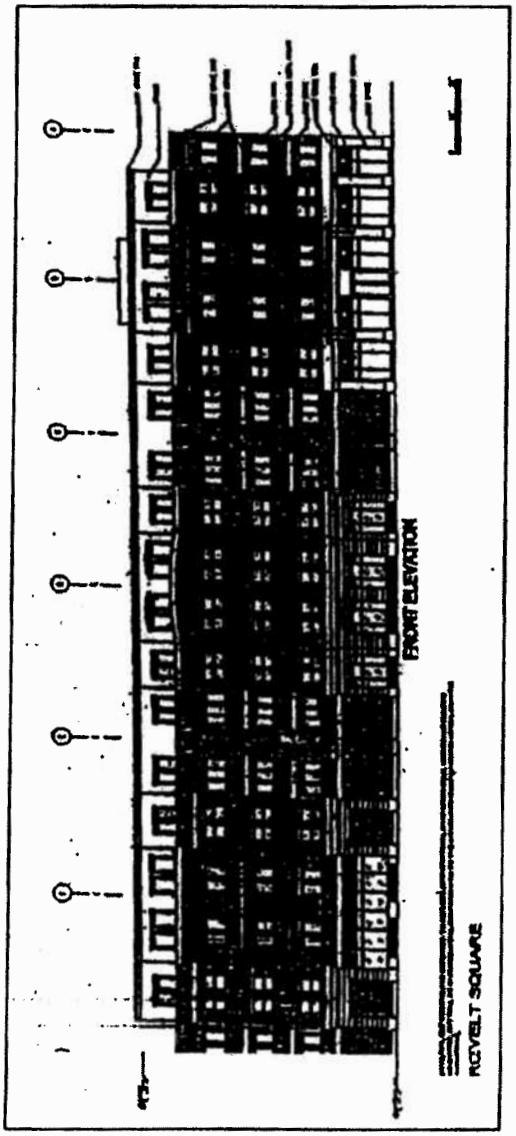


Exhibit 10J.

Phase 1 -- Roosevelt Homeownership Corridor
Building Illustrative Elevation -- 5A.
(Page 2 of 4)

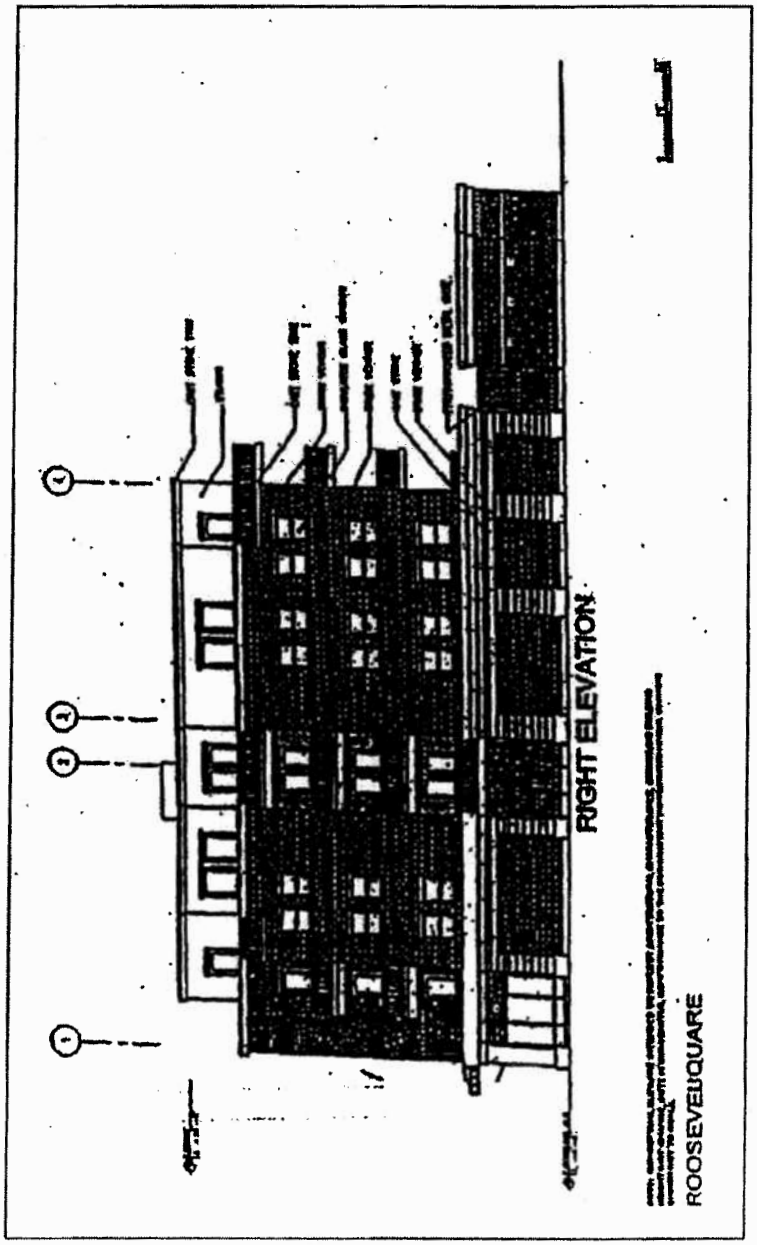


Exhibit 10J.

Phase 1 -- Roosevelt Homeownership Corridor
Building Illustrative Elevation -- 5A.
(Page 3 of 4)

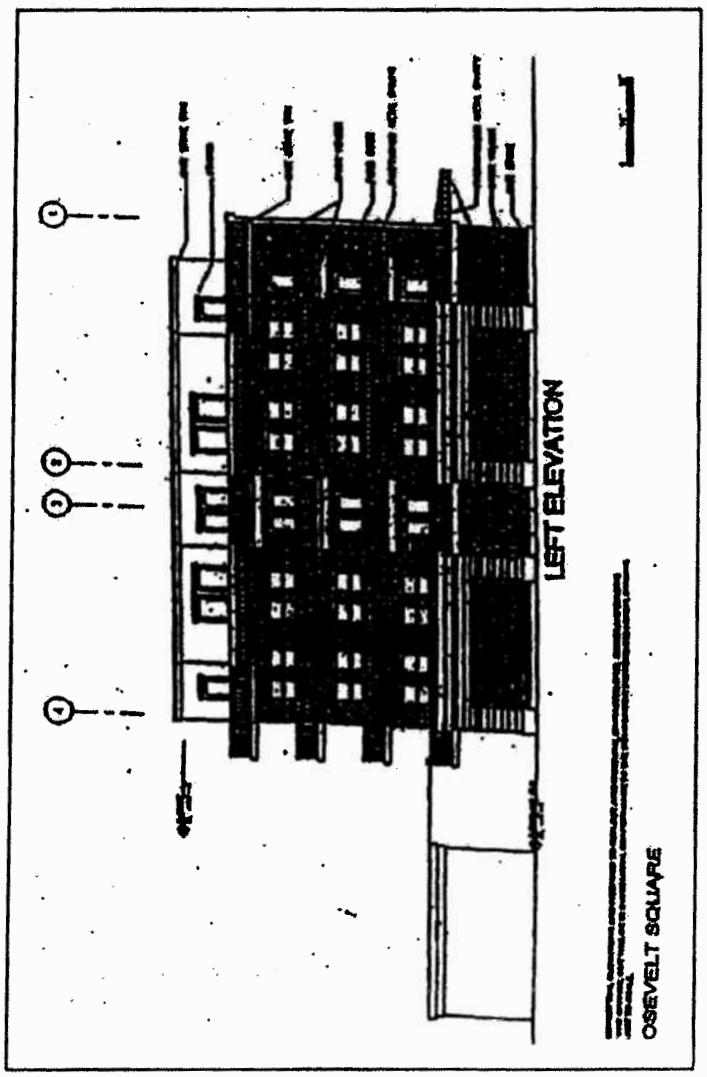


Exhibit 10J.

Phase 1 -- Roosevelt Homeownership Corridor
Building Illustrative Elevation -- 5A.
(Page 4 of 4)

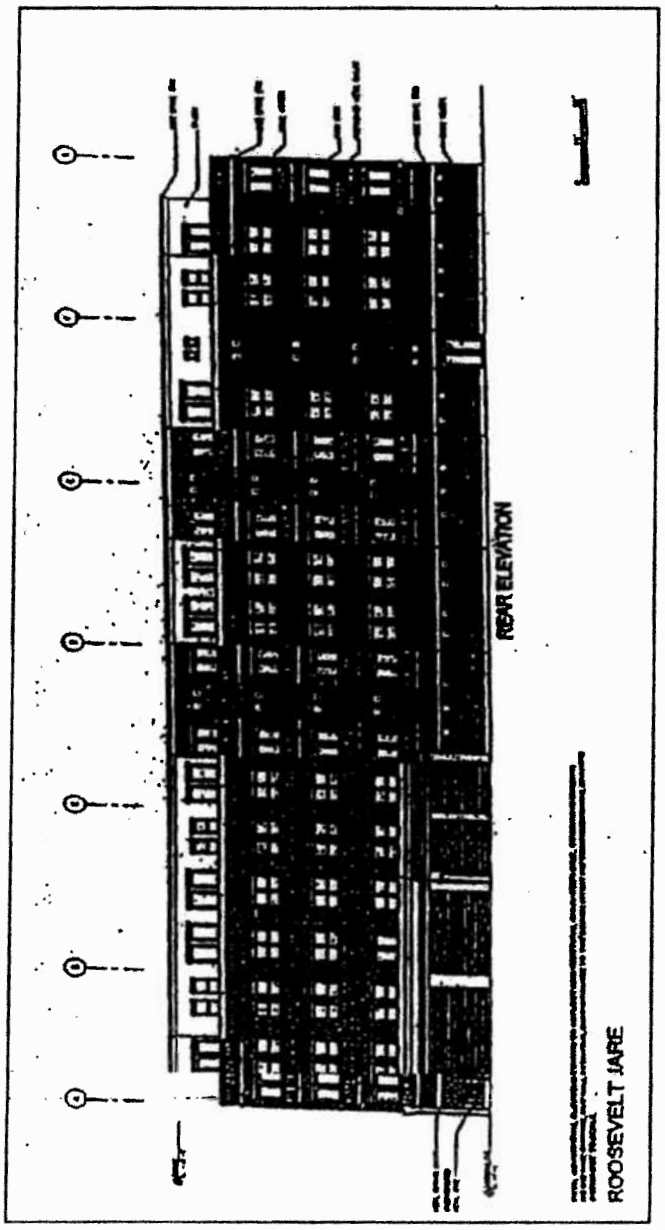


Exhibit 10K.

Phase 1 -- Illustrative Roosevelt/Blue Island Elevations -- 5B.

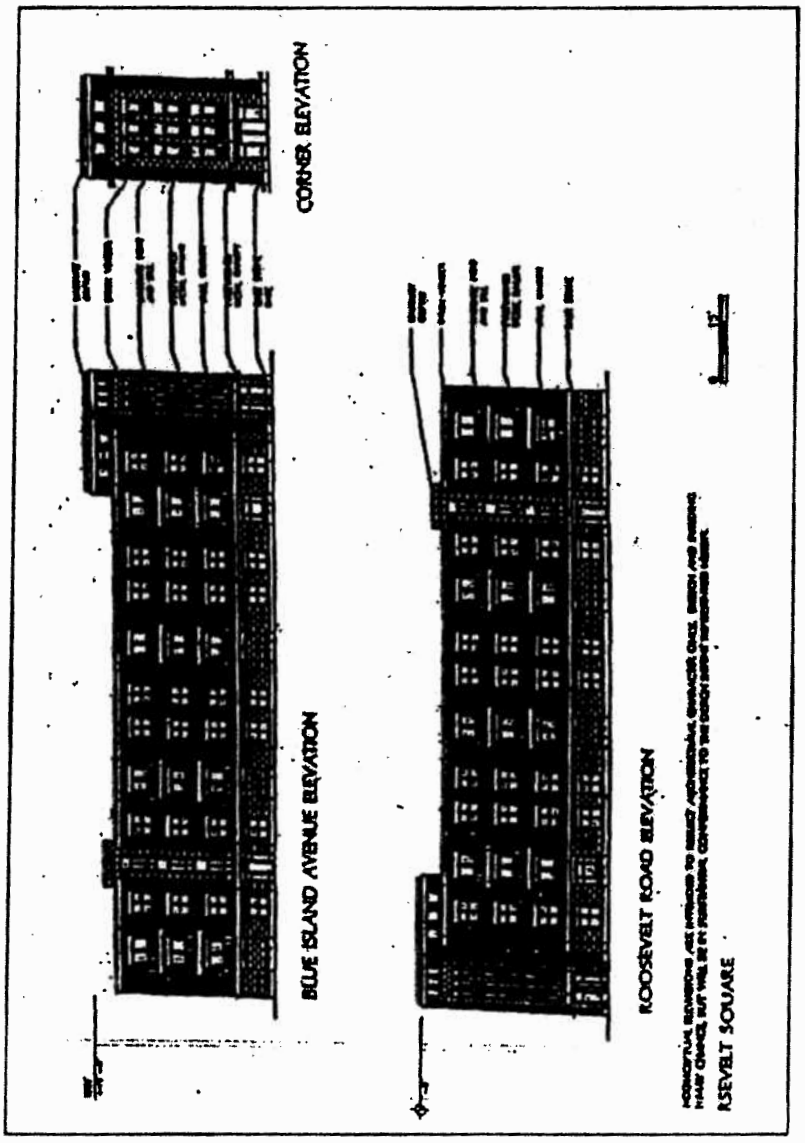


Exhibit 10L.

Phase 1 -- Illustrative Retail/Three Unit Building Elevation -- 6.

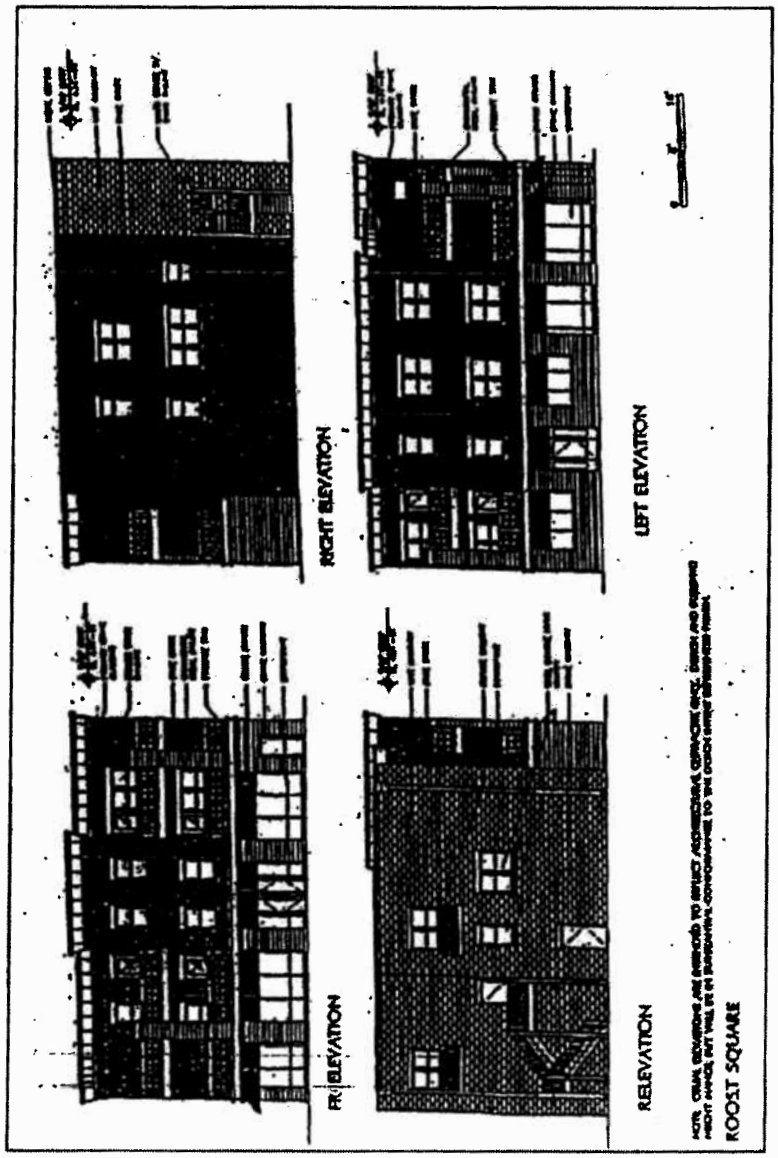


Exhibit 10M.

Phase 1 -- Illustrative Three Flat Elevations -- 11A.

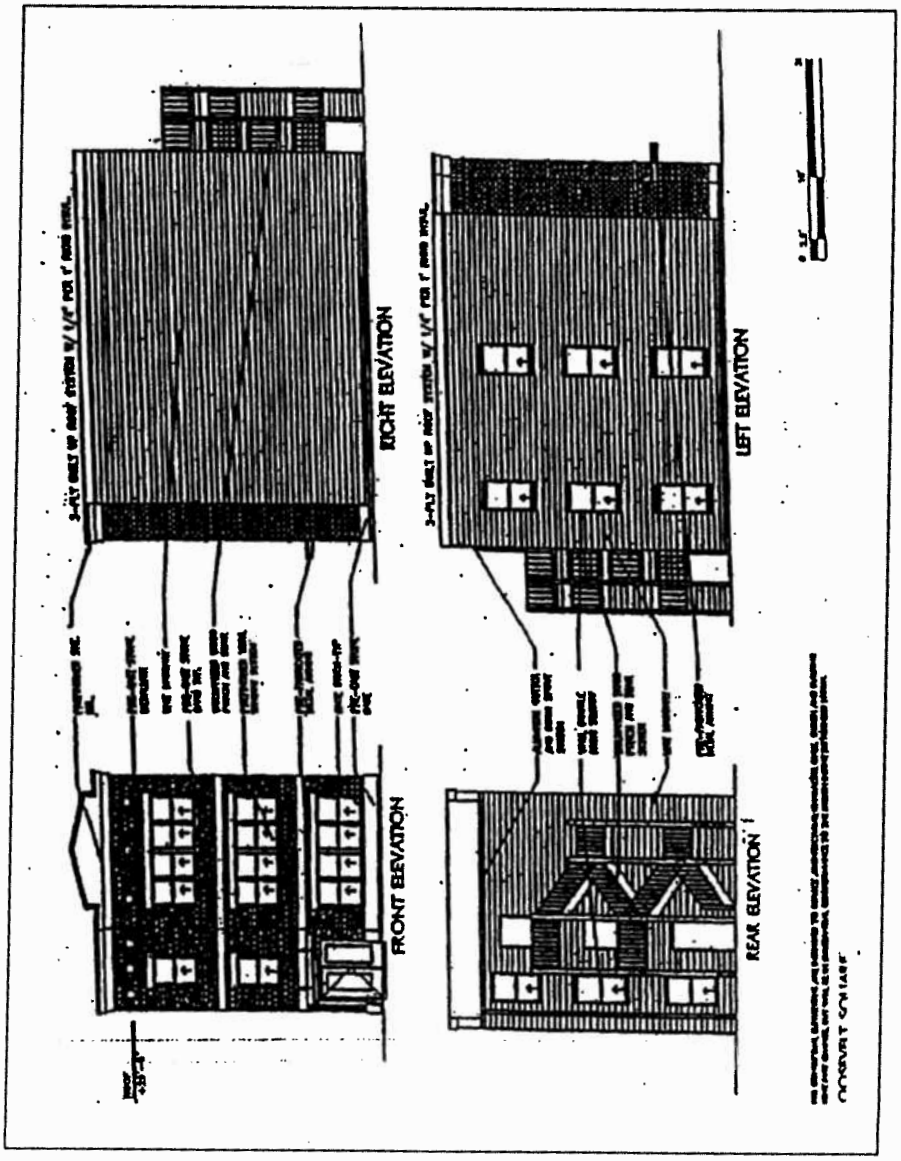


Exhibit 10N.

Phase 1 -- Illustrative Three Flat Elevations -- 11B.

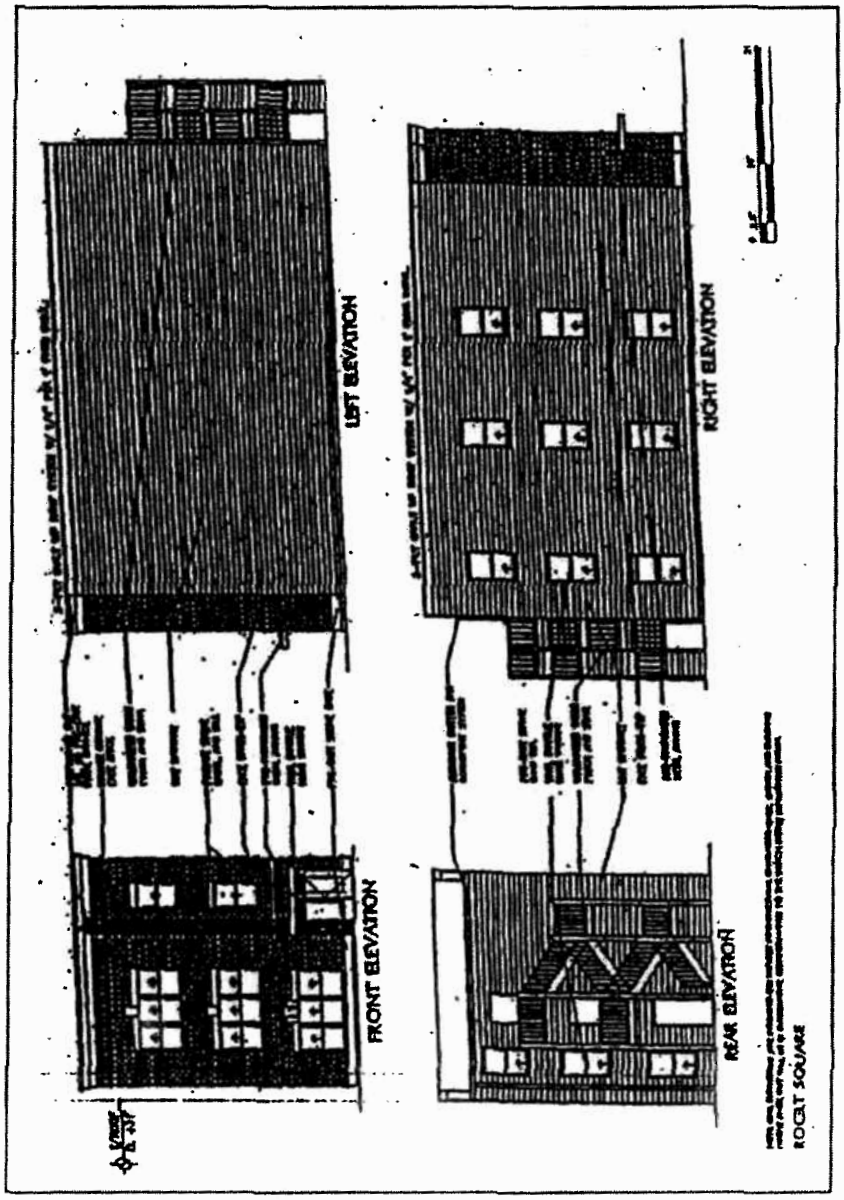


Exhibit 10O.

Phase 1 -- Illustrative Three Flat Elevations -- 11C.

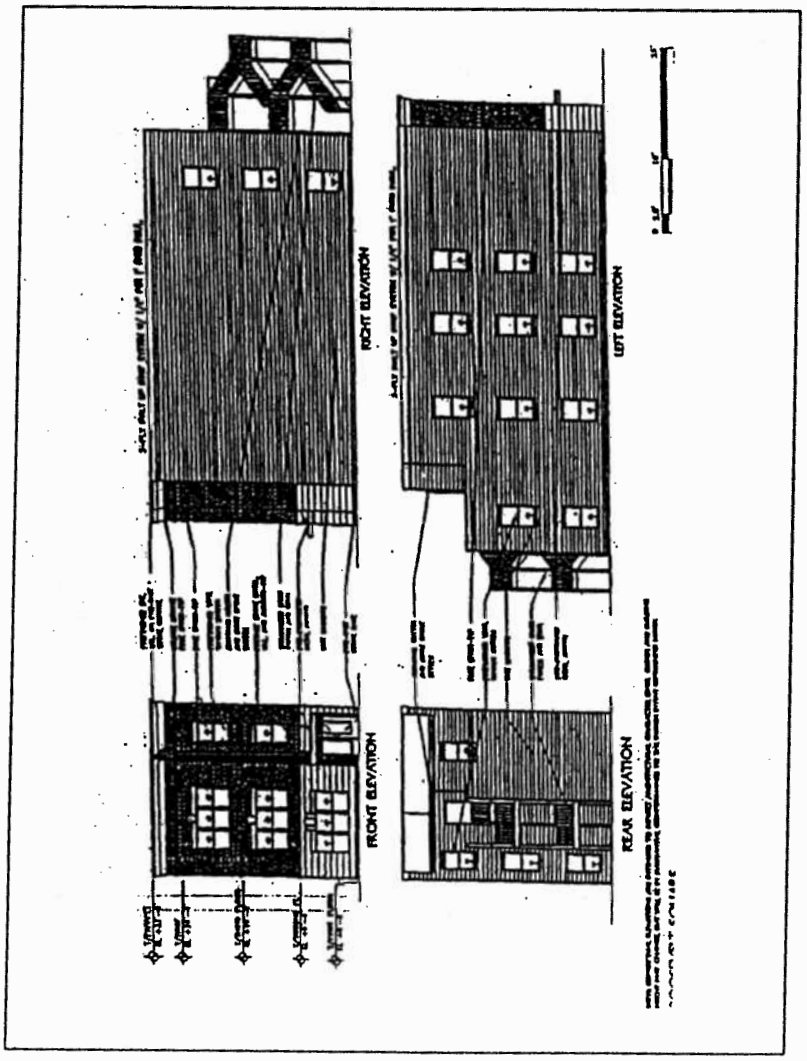


Exhibit 10P.

Phase 1 -- Illustrative Six Flat Elevations -- 12A.

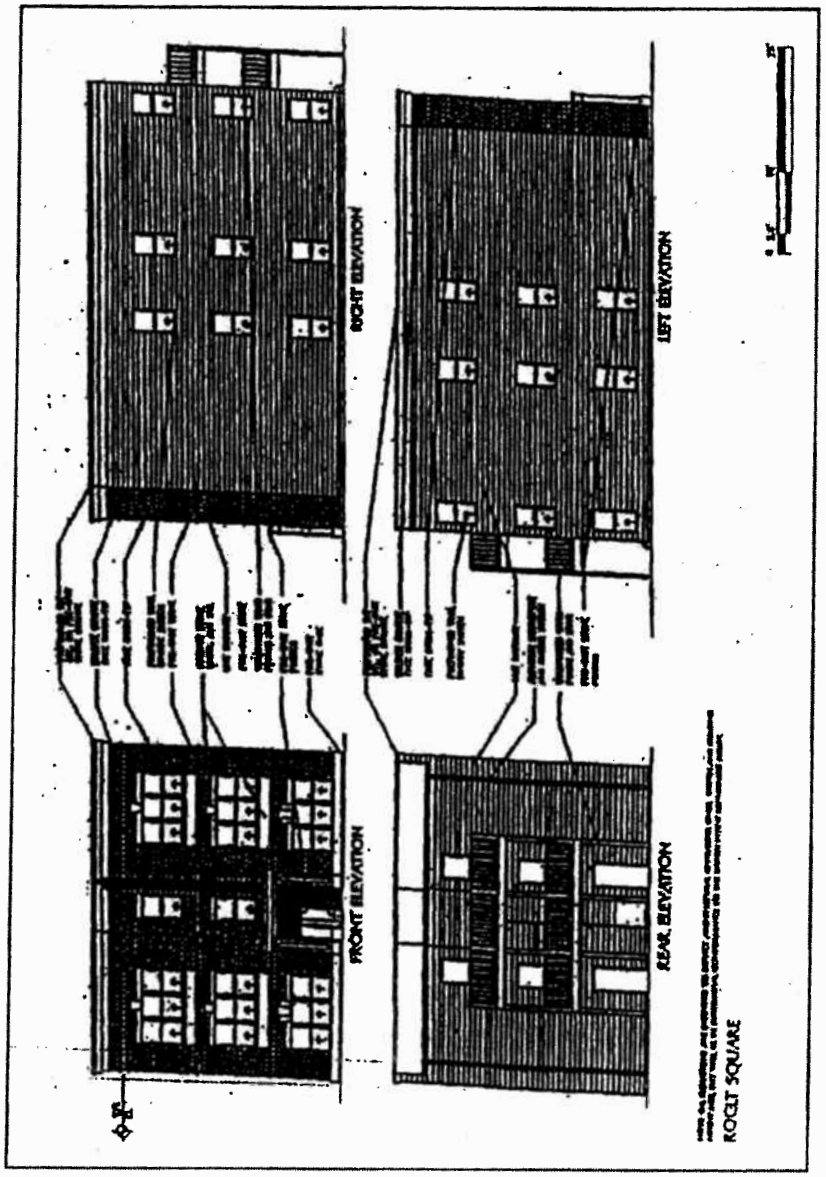


Exhibit 10Q.

Phase 1 -- Illustrative Six Flat Elevations -- 12B.

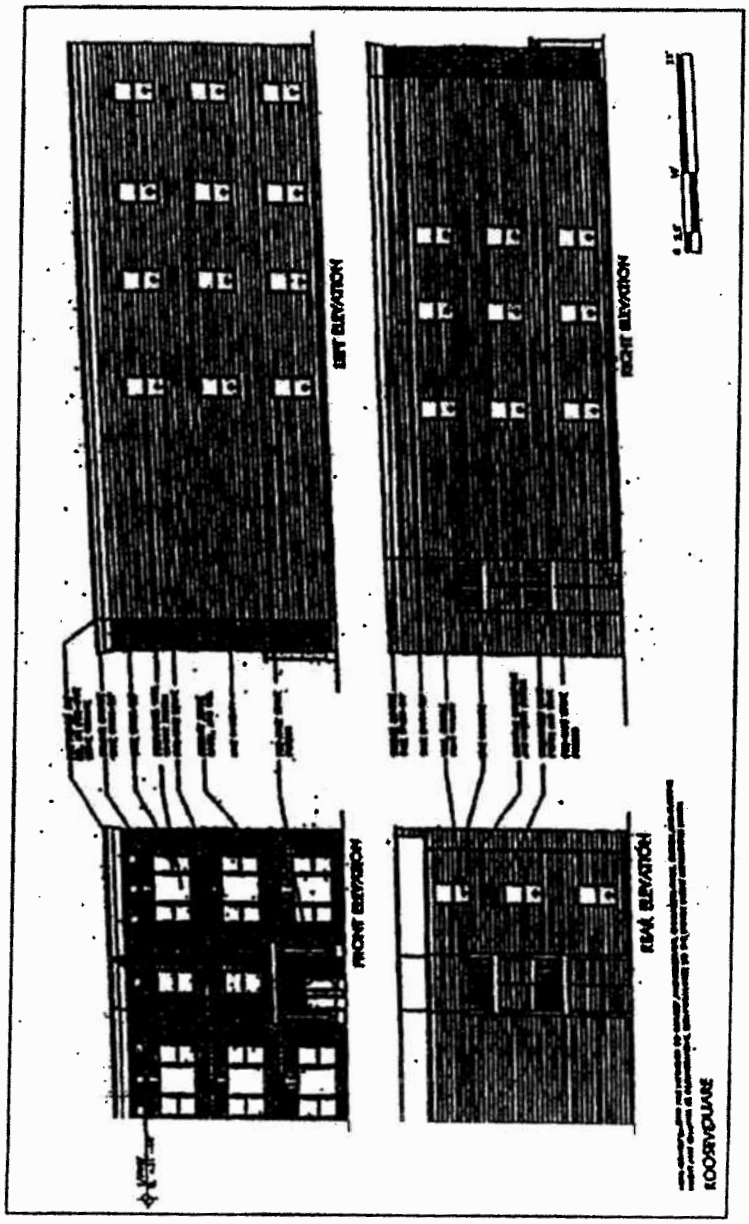


Exhibit 10R.

Phase 1 -- Illustrative Grenshaw Street Townhome Elevations -- 3E And 13A.

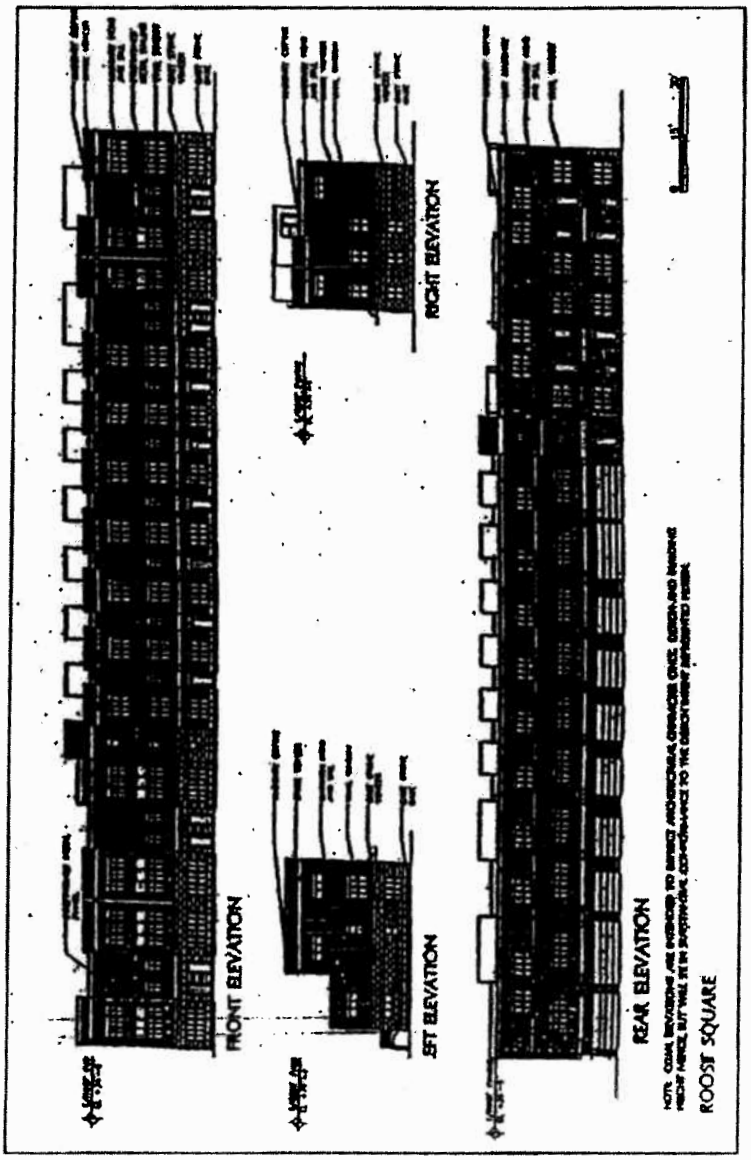


Exhibit 10S.

Phase 1 -- Illustrative Washburne Avenue Townhome Elevations -- 13B.

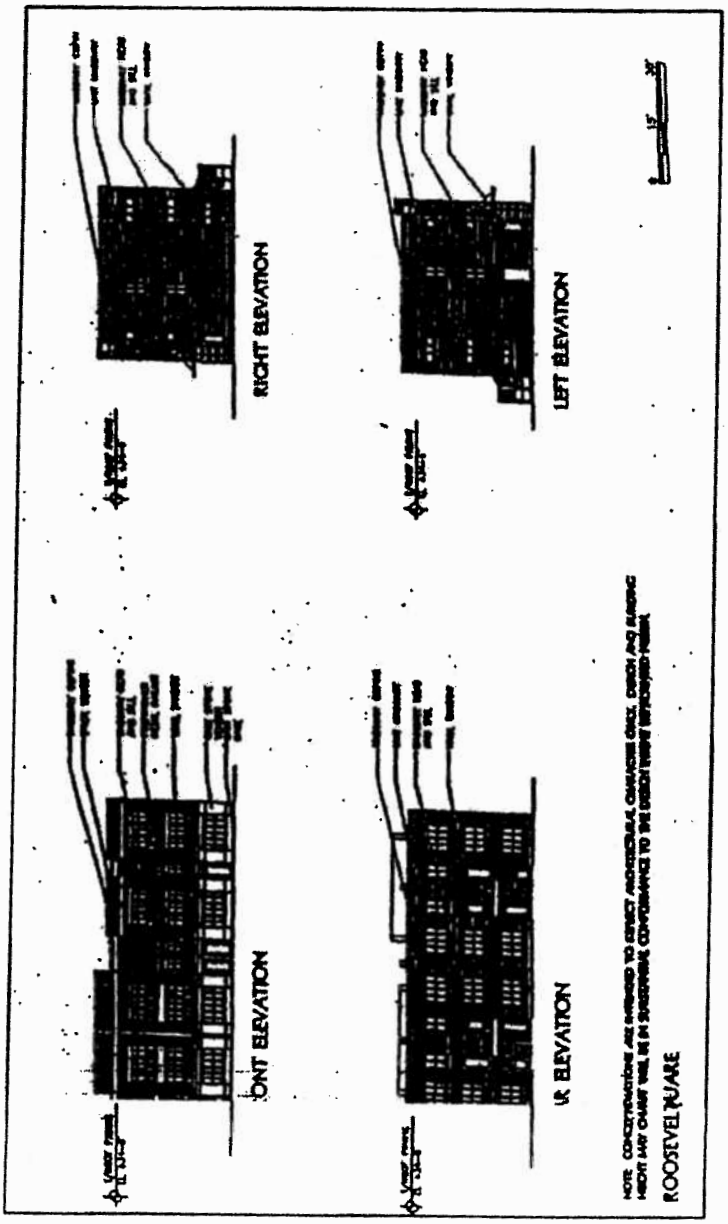


Exhibit 10T.

Phase 1 -- Illustrative Roosevelt Courtyard Building Elevations -- 14A.

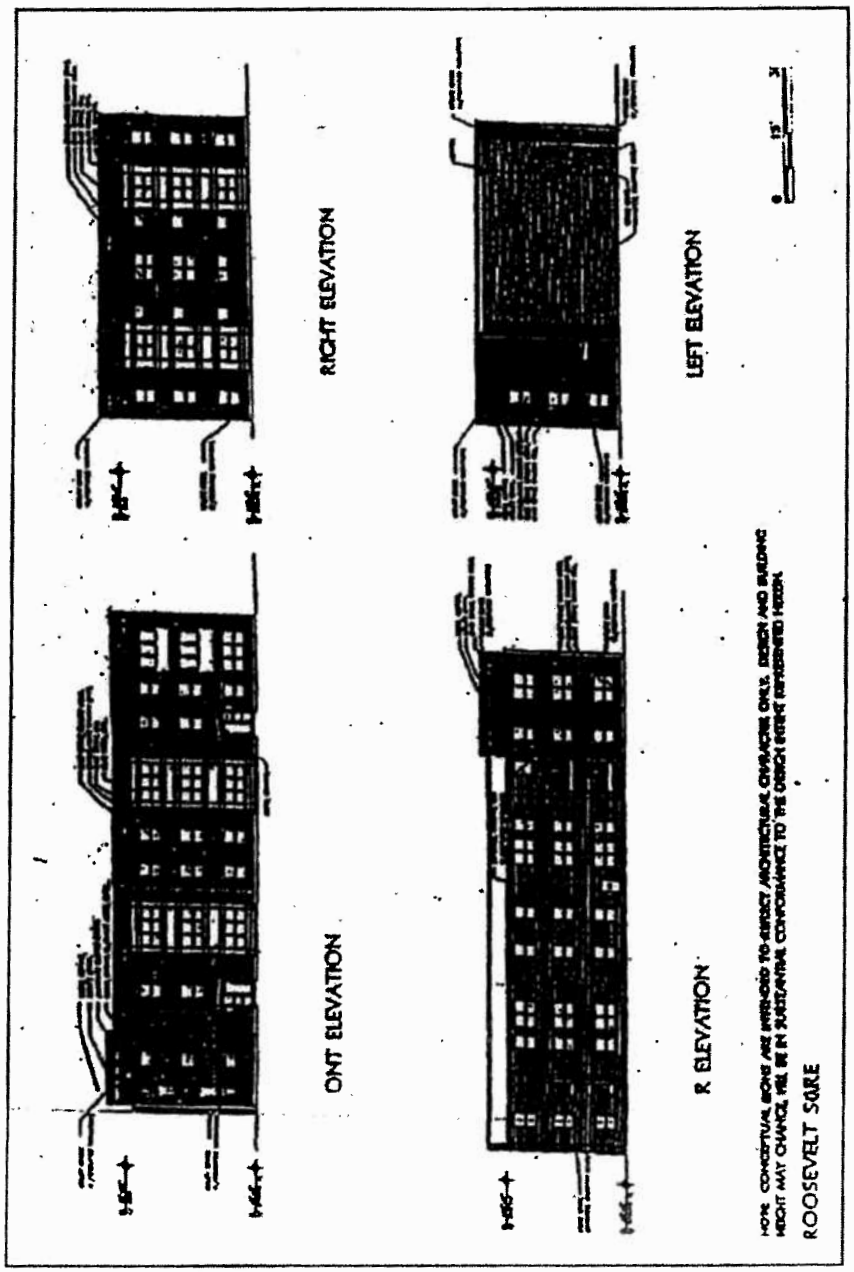


Exhibit 10U.

Phase 1 -- Illustrative Roosevelt Courtyard Building Elevations -- 14B.

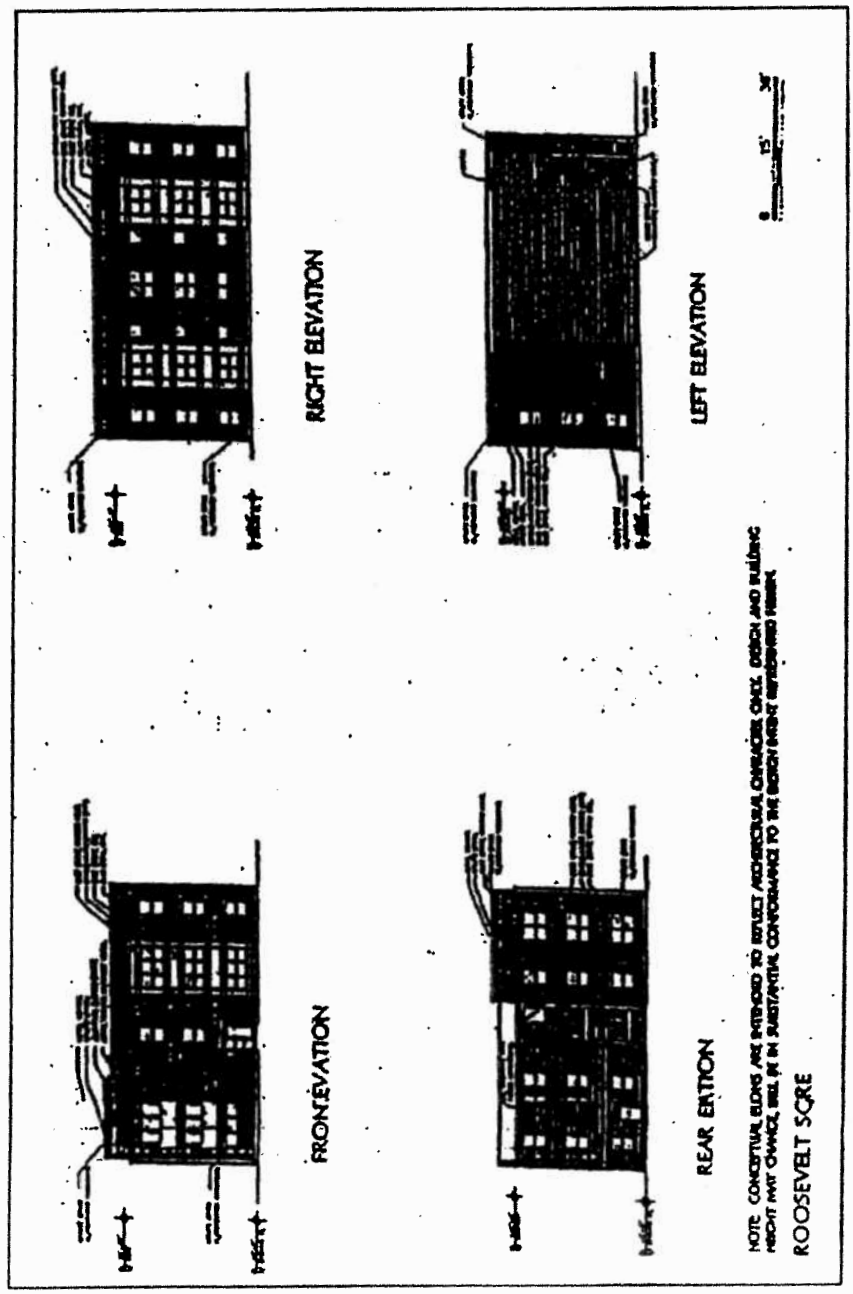


Exhibit 10V.

Phase 1 -- Illustrative Three Flat Elevations -- 15.

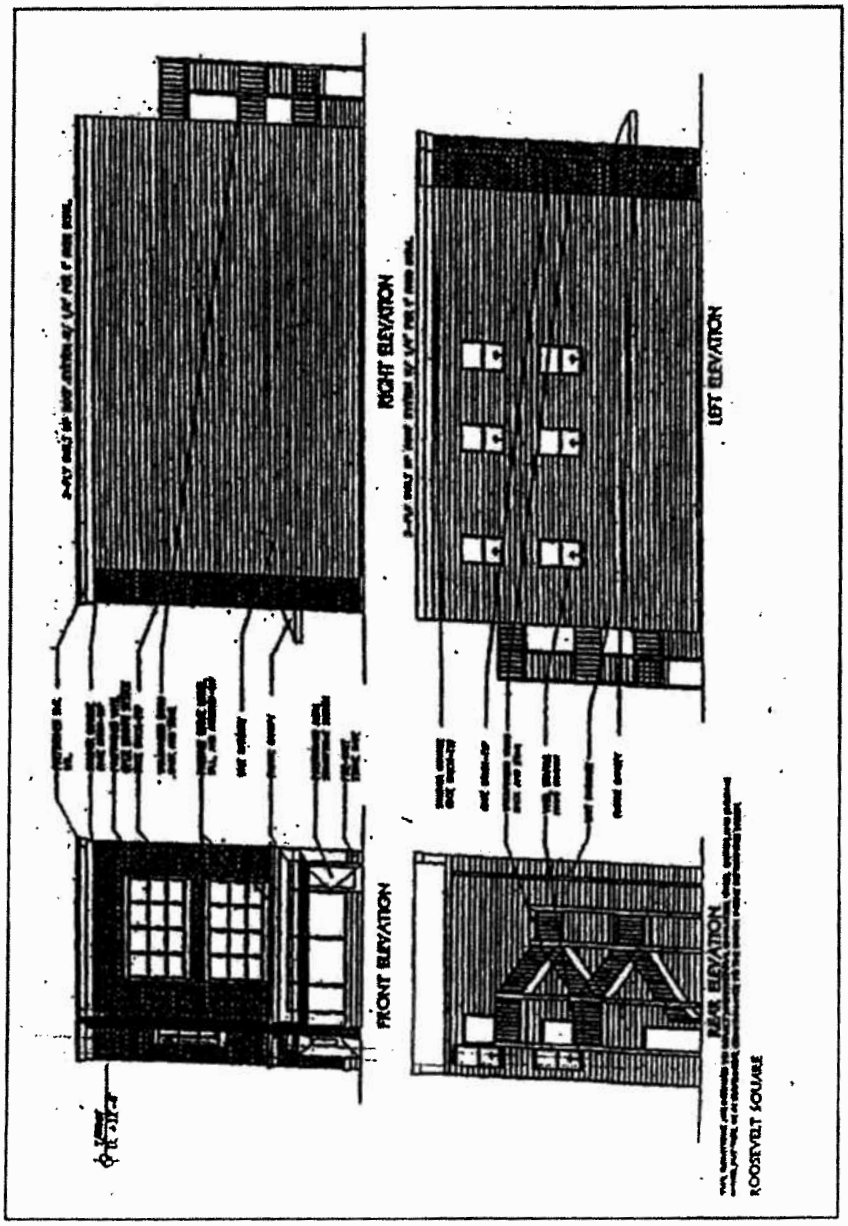


Exhibit 10W.

Phase 1 -- Illustrative Taylor Mixed-Use Building Elevations -- 16.

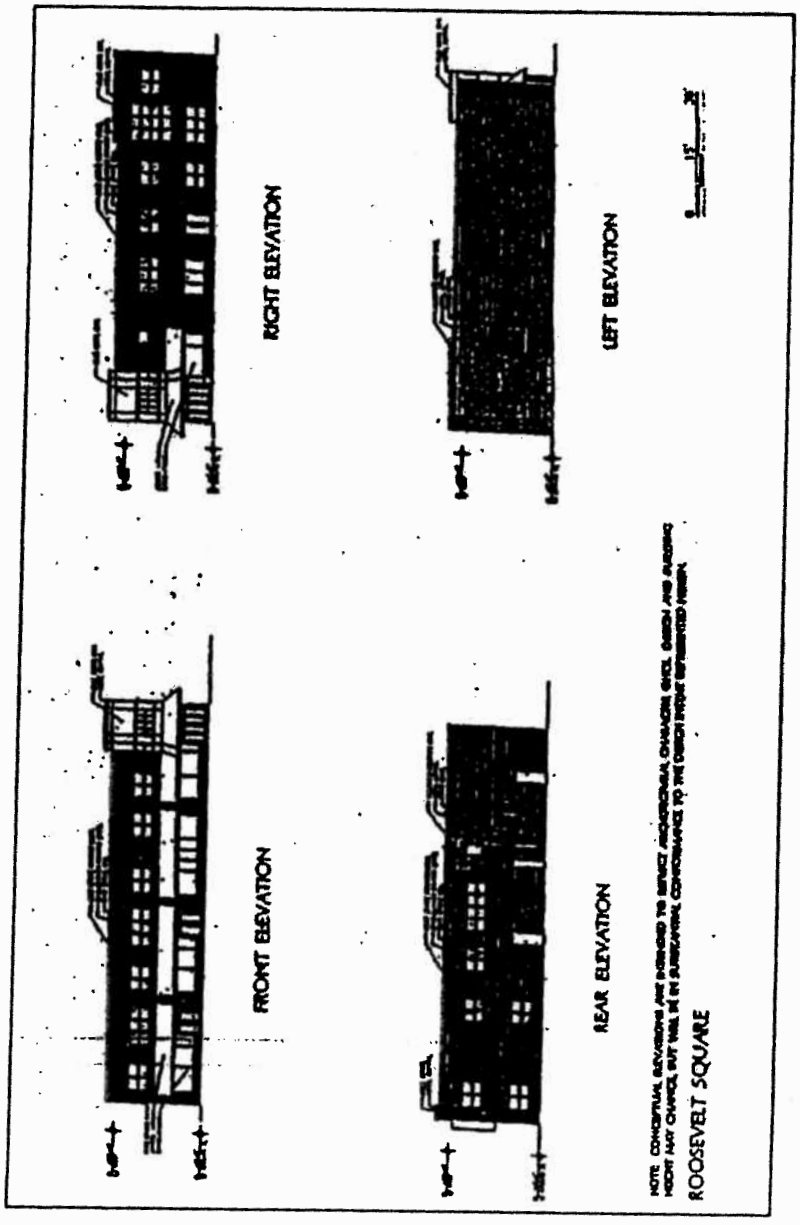


Exhibit 11A.

Street Character Diagram -- Subarea A.

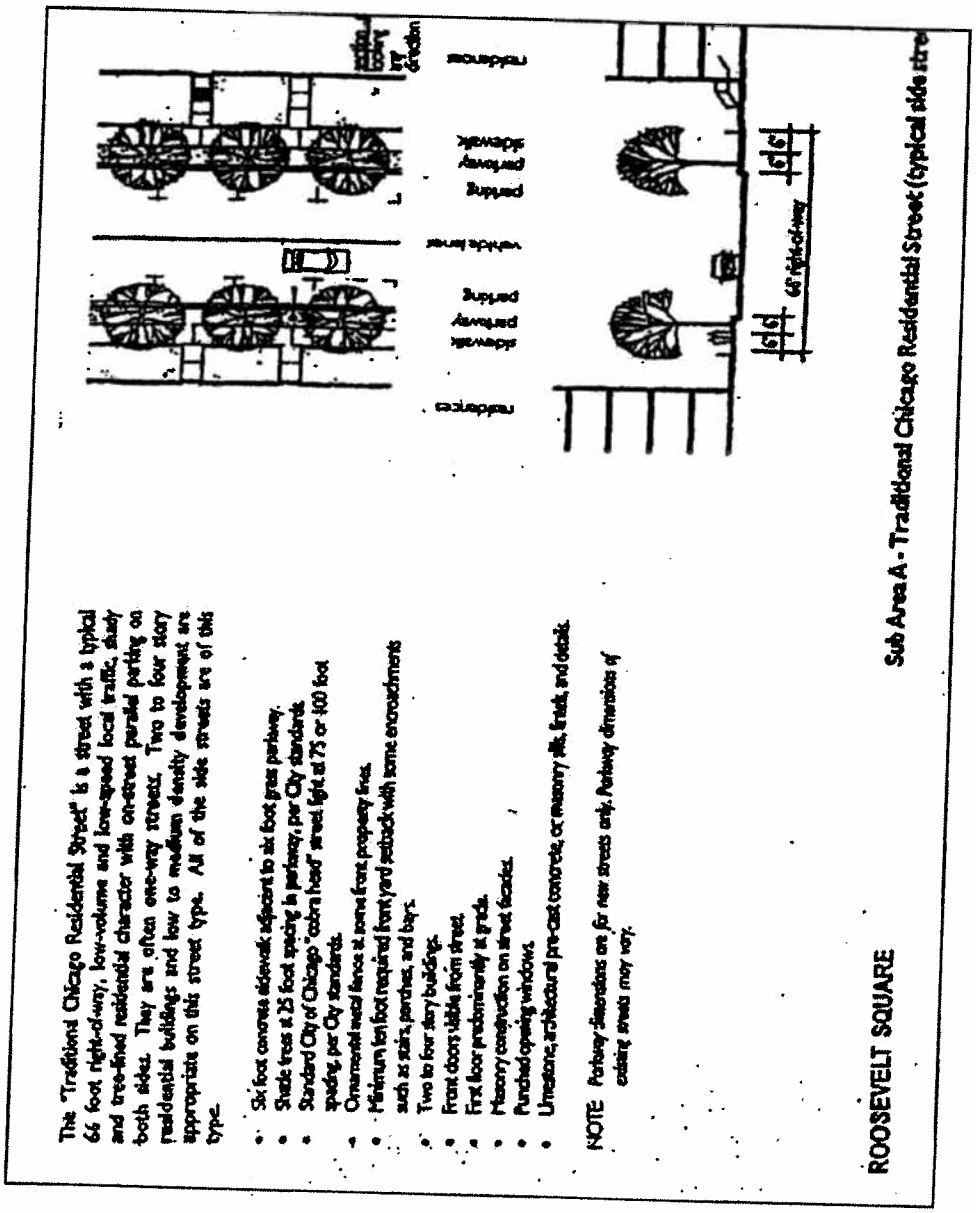
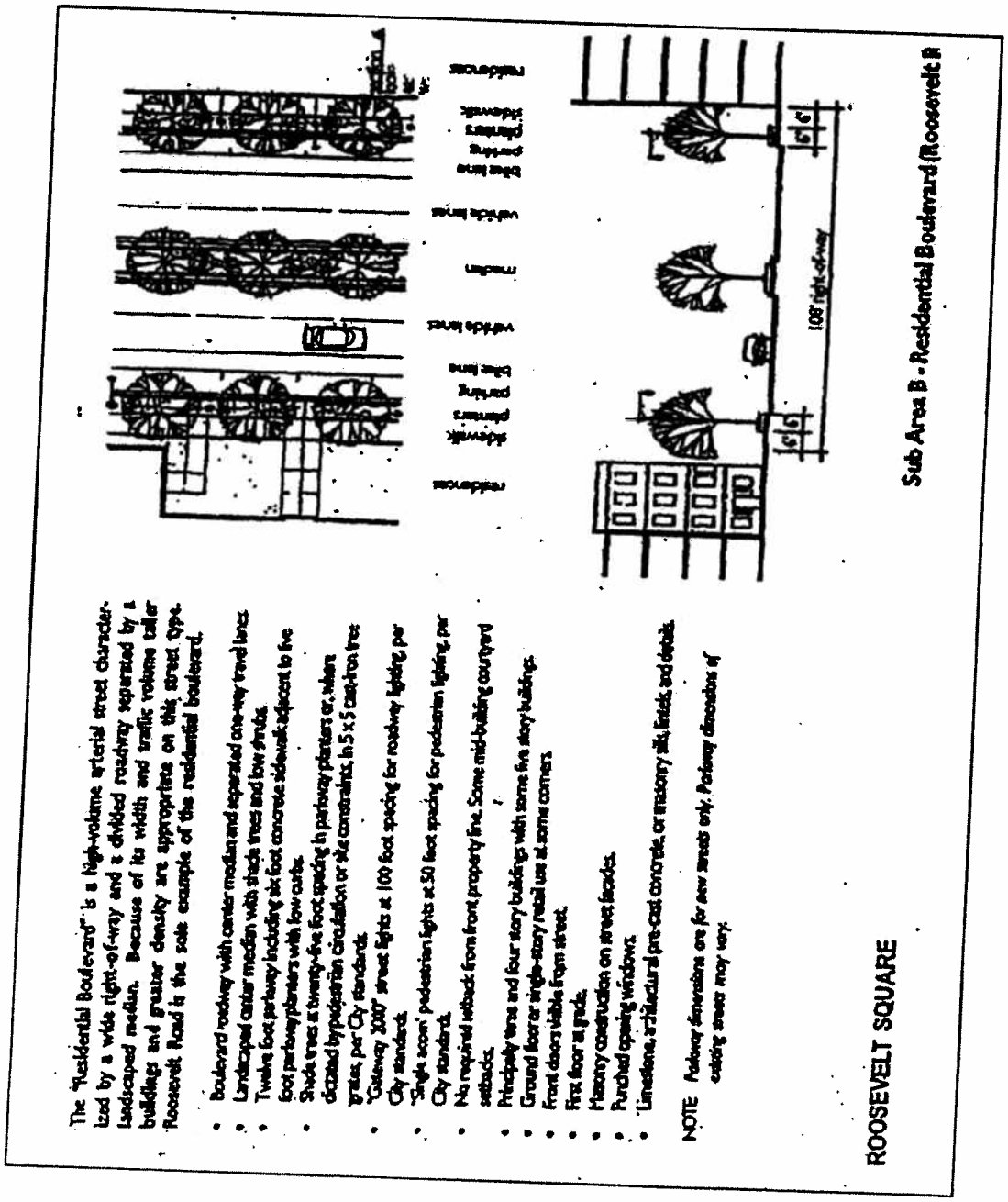


Exhibit 11B.

Street Character Diagram. -- Subarea B.



The "Residential Boulevard" is a high-volume arterial street characterized by a wide right-of-way and a divided roadway separated by a landscaped median. Because of its width and traffic volume taller buildings and greater density are appropriate on this street type. Roosevelt Road is the sole example of the residential boulevard.

- Boulevard roadway with center median and separated one-way travel lanes.
- Landscaped center median with shade trees and low shrubs.
- Twelve foot parkway including six foot concrete sidewalk adjacent to five foot parkway planters with low curbs.
- Shade trees at twenty-five foot spacing in parkway planters or, where dictated by pedestrian circulation or site constraints, in 5'x 5' cast-iron tree grates, per City standards.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standard.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standard.
- No required setback from front property line. Some mid-building courtyard setbacks.
- Principally two and four story buildings with some five story buildings.
- Ground floor or single-story retail use at some corners.
- Front doors visible from street.
- First floor at grade.
- Masonry construction on street facades.
- Punched opening windows.
- Limestone, architectural pre-cast concrete, or masonry sills, lintels, and details.

NOTE Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.

Exhibit 11C.

Street Character Diagram -- Subarea C.

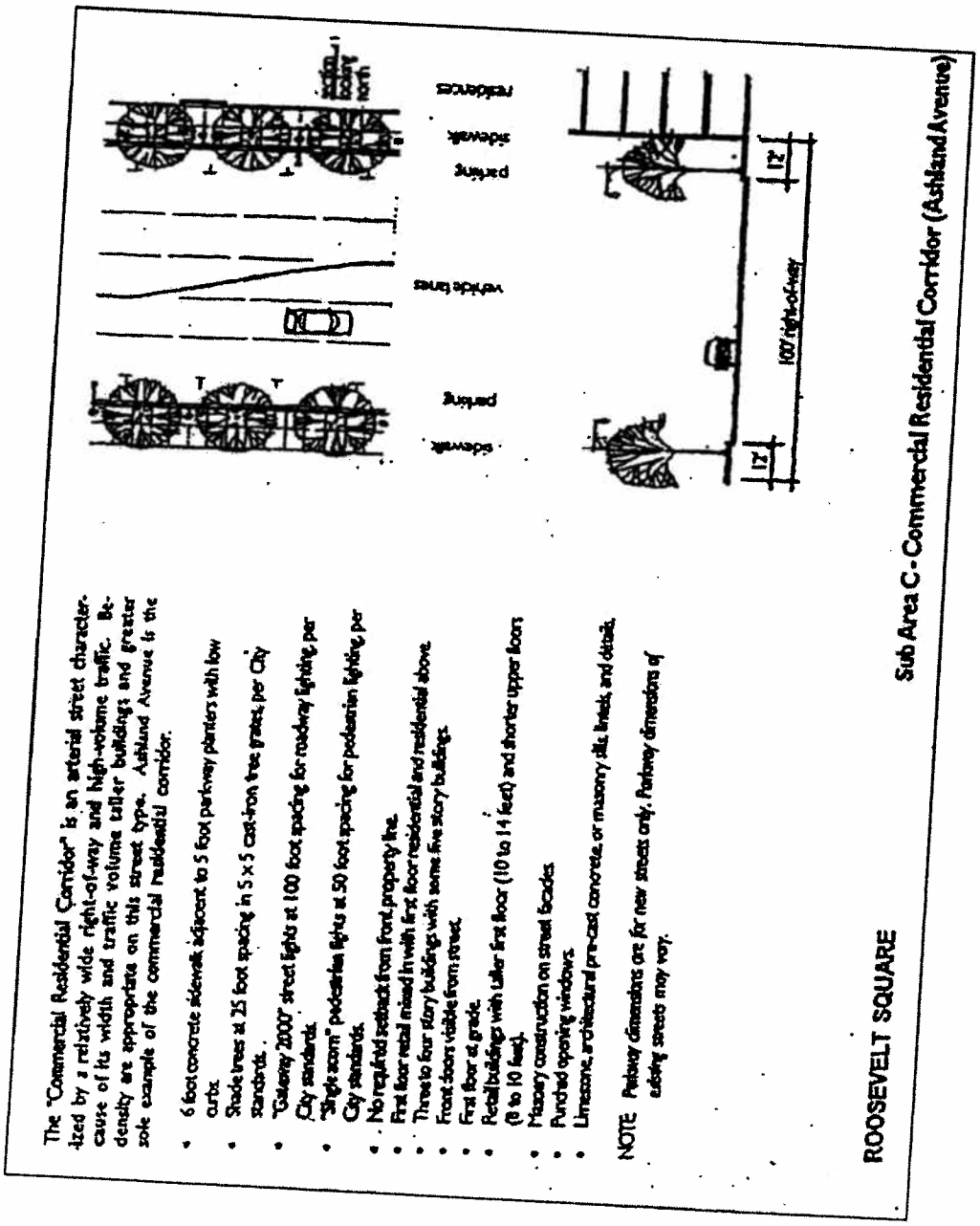


Exhibit 11D.

Street Character Diagram -- Subarea D.

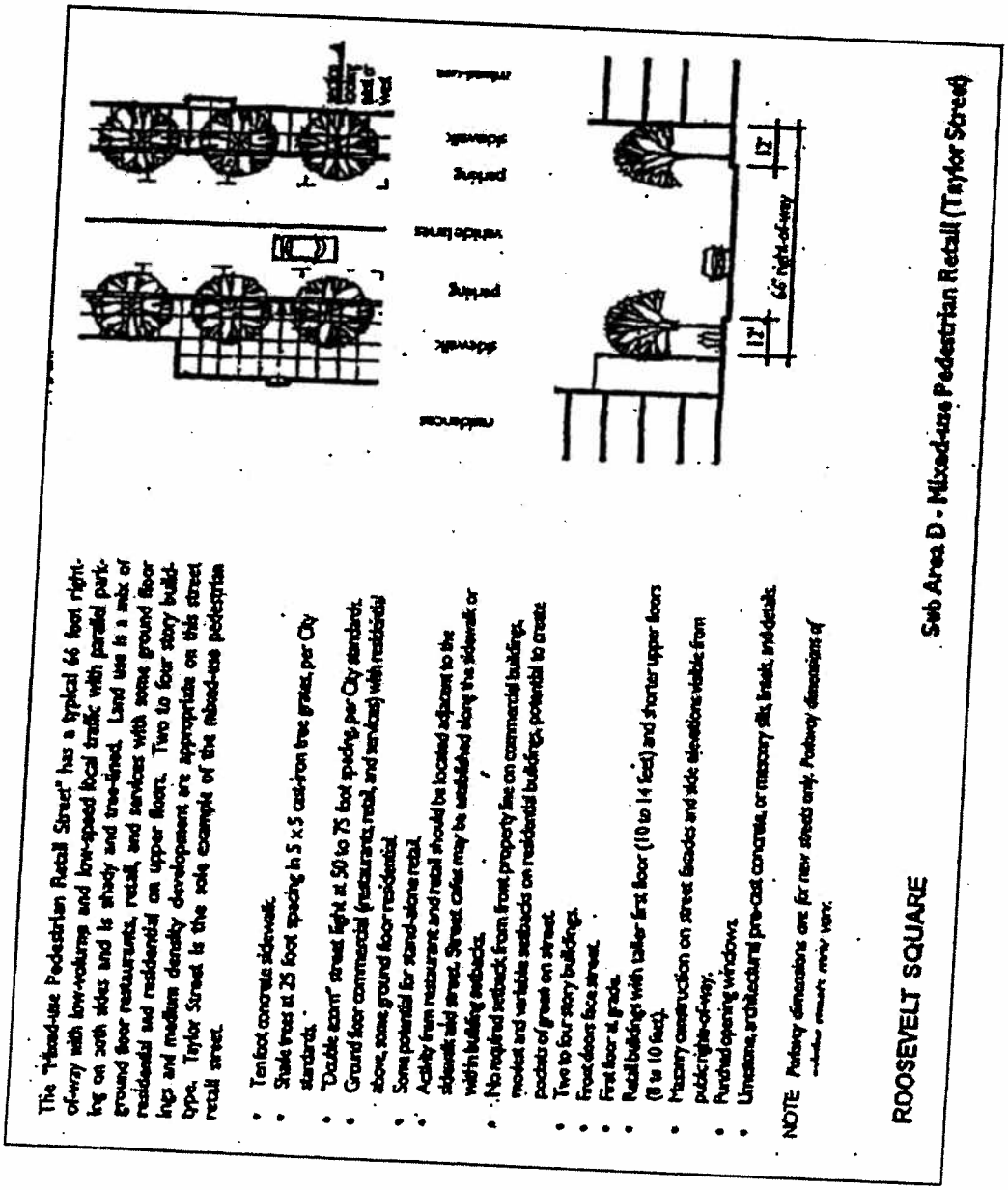
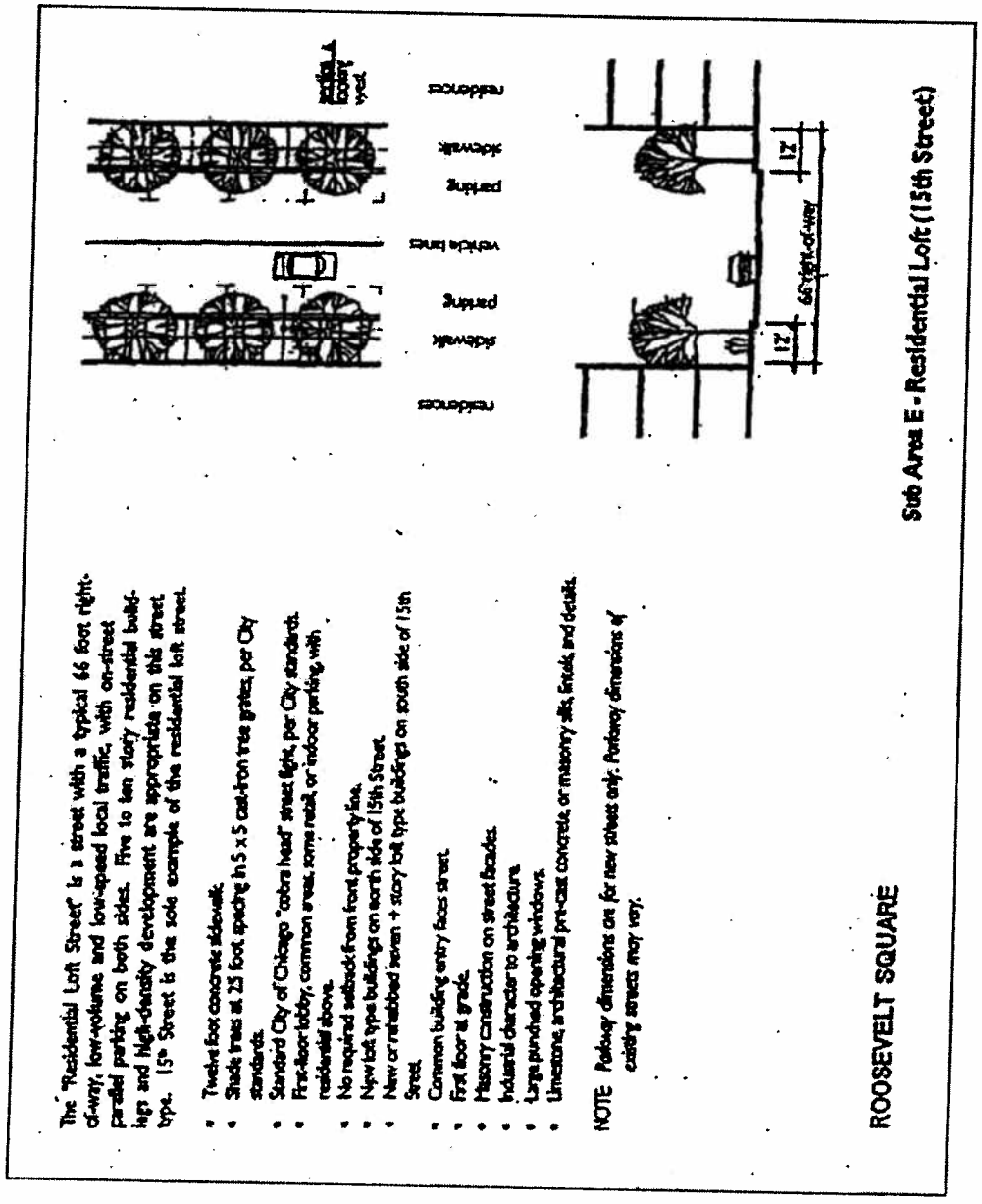


Exhibit 11E.

Street Character Diagram -- Subarea E.



City of Chicago
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero
Zoning Administrator

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)
http://www.cityofchicago.org

February 10, 2009

Mr. Lee Winter
Gershman Brown Crowley Inc.
1200 Shermer Road
Suite 202
Northbrook, IL 60062

Re: Administrative Relief request for Residential Business Planned Development No. 896, Roosevelt Square, Sub Area B, Proposed CVS at the Southwest corner of Roosevelt Road and Racine Avenue

Dear Mr. Winter:

Please be advised that your request for a minor change to Residential Business Planned Development No. 896 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

You are requesting to construct a 14,020 square foot CVS Pharmacy store in lieu of the 13,300 square foot building that was granted a Site Plan Approval by the Department of Planning and Development on June 11, 2008. This will result in the southwest corner of the building increasing by eight lineal feet. There will be no change to the number of parking spaces or the landscaping. A revised Site Plan, prepared by V3 Companies and dated January 27, 2009, and revised Exterior Elevations, prepared by Archideas and dated January 26, 2009, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing a slight square footage increase for a previously approved CVS Pharmacy will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Patricia A. Scudiero
Commissioner

PAS:HG.tm
c: Mike Marmo, Pat Haynes, Erik Glass, Benet Haller, DPD files

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City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
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Chicago, Illinois 60602
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312 744-2578 (TTY)
http://www.cityofchicago.org

June 11, 2008

Mr. Lee Winter
Gershman Brown Crowley, Inc
1200 Shermer Road Suite #202
Northbrook, IL 69962

Re: **Site Plan Approval for Residential-Business Planned Development 896 - portion of Subarea B - parcel at Southwest corner of Roosevelt and Racine**

Proposal: The construction of a 13,300 square foot CVS pharmacy with 46 on site parking spaces (2 ADA) within Sub Area B of PD 896

Location: Southwest corner of Racine Avenue and Roosevelt Road

Dear Mr. Winter:

We have reviewed the Site Plan (prepared by Stewart-Nosky Architects and dated 3/18/08), Landscape Plans (prepared by Daniel Weinbach and Partners and dated 7/13/07), and Building Elevations (prepared by Archideas and dated 6/4/2008) submitted by you for the construction of a 13,300 sq. ft. CVS pharmacy building with 46 on-site parking spaces (2 of which are ADA) with a two lane drive thru on the south side of the building. These plans are submitted in accordance with Statement No. 12 of Residential-Business Planned Development No. 896, as amended.

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development.

Accordingly, this Site Plan submittal for Residential-Business Planned Development 896 Sub Area B is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on September 5th, 2007. This approval concerns the 1.05 acre parcel at the southwest corner of Racine and Roosevelt and no other parcels within Sub Area B of Planned Development #896, as amended.

Sincerely,

Arnold L. Randall,
Commissioner

Originated by: Benet Haller
cc: Mary Bonorne, Mike Marmo

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Department of Planning and Development

Arnold L. Randall
Commissioner

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http://www.cityofchicago.org

November 7, 2007

Mr. Kevin Farrell
LR ABLA LLC
350 West Hubbard Street
Suite 301
Chicago, Illinois 60610

Re: Administrative Relief request for Residential Business Planned Development No. 896, Roosevelt Square, Sub-areas A2, A5 and B, Phase Two, Front Yard Setbacks

Dear Mr. Farrell:

Please be advised that your request for a minor change to Residential Business Planned Development No. 896 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

You are requesting to reduce the front yard setbacks on several rental buildings due to a surveyor error. After the foundations were poured, it was determined that several buildings are located slightly within the required front yard setbacks. Specifically, you are requesting the following reductions:

- In Sub-area A2, 1256 W. Grenshaw St. will have a front yard setback of 9.3 feet, rather than 10 feet.
- In Sub-area A5, 1306, 1314, 1332, 1342, and 1354 W. Washburne Ave. will have front yard setbacks of 8.6 feet, rather than 10 feet.
- In Sub-area B, 1236, 1302, and 1344 W. Roosevelt Road will have front yard setbacks of 0.7 feet, rather than 2 feet.

The proposed reductions are shown on revised Site Plans labeled Sub Area A2, Sheets 1 and 2, Sub Area A5, and Sub Area B, Sheets 1 and 2, prepared by ARC Design Resources Inc.

With regard to your request, the Department of Planning and Development has determined that these front yard reductions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold Randall

Arnold L. Randall
Commissioner

ALR:MRD:tm
cc: Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD files

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
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(312) 744-2578 (TTY)
http://www.cityofchicago.org

May 17, 2007

Mr. James Gallagher
Public Building Commission
Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602

Re: Site Plan Approval for Residential Business Planned Development No. 896, Roosevelt Square, Sub-area A3
Proposal: The construction of a new Engine Company 18 fire station.
Location: 1360 S. Blue Island

Dear Mr. Gallagher:

We have reviewed the plans and elevations for the construction of a new fire station for Engine Company 18. These drawings are submitted in accordance with Statement No. 12 of Residential Business Planned Development No. 896.

The following drawings, prepared by Guajardo Rec Architects, and dated January 29, 2007, were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- A-010 Site Plan
- A-200 Floor Plans
- A-101 Roof Plan
- A-200 Building Elevations
- L-101 Landscape Plan (March 22, 2007)
- L-102 Landscape Plan (March 22, 2007)

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 896 is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 14, 2004.

Sincerely,

Kathleen Nelson
1st Deputy Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD Files

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Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey
Commissioner

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Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

http://www.cityofchicago.org

March 1, 2007

Mr. Kevin Farrell
LR ABLA LLC
350 West Hubbard Street
Suite 301
Chicago, Illinois 60610

Re: Administrative Relief request for Residential Business Planned Development No. 896, Roosevelt Square, Sub-areas A2 and D, Phase Two

Dear Mr. Farrell:

Please be advised that your request for a minor change to Residential Business Planned Development No. 896 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

Specifically, you are requesting a boundary relocation between Sub-areas A2 and D within Phase Two of Roosevelt Square. The original PD document located the sub-area boundary along an existing alley adjacent to Riis School. On the proposed site plan, this line bisects a proposed townhouse building that faces south on the park. Since Sub-area D is defined as the "Pedestrian Retail" street character, you are proposing to relocate the boundary approximately 42 feet to the north in order for the townhouses to be located entirely within Sub-area A2.

The proposed shift of 11,178 square feet of site area from Sub-area D to Sub-area A2 is shown on the revised Bulk Regulations and Data Table dated February 22, 2007 and the revised Phase 2 Sub Area A2 Site Plan prepared by De Stefano + Partners and dated February 9, 2007.

With regard to your request, the Department of Planning and Development has determined that this boundary change does not create an adverse impact on the Planned Development or surrounding neighborhood, does not result in an increase in the bulk or density, does not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 896, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD files

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MAIN FILE

City of Chicago
Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)

http://www.cityofchicago.org

March 1, 2007

Mr. Kevin Farrell
LR ABLA LLC
350 West Hubbard Street
Suite 301
Chicago, Illinois 60610

Re: Site Plan Approval for Residential Business Planned Development No. 896, Roosevelt Square, Sub-areas A2 and D
Proposal: The construction of 447 residential units and at least 480 parking spaces (Phase Two).
Location: West Roosevelt Road and South Throop Street

Dear Mr. Farrell:

We have reviewed the plans and elevations for the construction of Roosevelt Square's Phase Two. These drawings are submitted in accordance with Statement No. 12 of Residential Business Planned Development No. 896.

Roosevelt Square's Phase Two consists of 447 residential dwelling units. Two of the residential buildings have ground floor retail space. At least 480 parking spaces are planned for resident use which exceeds the required one space per residential unit. Ultimately, Roosevelt Square will include 2,441 residential units of market rate and affordable housing. Construction of the 417 units in Phase One is complete.

As in Phase One, all of the site planning strategies of Phase Two conform to the Street Character Guidelines. Building sizes and uses identified in each Sub-area are consistent with the PD documents. In addition, these plans have been reviewed by the Chicago Park District since a proposed public park (located on the Riis School parcel between Lytle and Throop Streets) will be owned and maintained by the Park District upon completion.

The following drawings, prepared by De Stefano + Partners, and dated February 9, 2007, were reviewed and will be added to the main file within The Department of Planning and Development in anticipation of Part II:

- DPD-A0 Phase 2 Master Site Plan
- L101-A2 Sub Area A2 Landscape Plan
- L102 Sub Area A2 Plant List and Details
- 2A-L1.1 Landscape and Site Plan
- 3A-L1 Landscape and Site Plan
- 3D-L1 Landscape and Site Plan
- 3E-L1.2 Landscape and Site Plan
- 3E-L1.1 Landscape and Site Plan
- 3F-L1 Landscape and Site Plan

NEIGHBORHOODS Alive!
BUILDING CHICAGO TOGETHER

CHICAGO WORKS TOGETHER

- 12A-L1.1 Landscape and Site Plan
- 12A-L1.2 Landscape and Site Plan
- 12D-L1.1 Landscape and Site Plan
- 12D-L1.2 Landscape and Site Plan
- 13E-L1 Landscape and Site Plan
- 13F-L1 Landscape and Site Plan
- 13H-L1 Landscape and Site Plan
- 13J-L1 Landscape and Site Plan
- PD11-A3 Phase 2 Sub Area A3 Site Plan
- PD11-A3 Phase 2 Sub Area A3 Site Plan
- 2A-L1.1 Landscape and Site Plan
- 2A-L1.2 Landscape and Site Plan
- PDII-A5 Phase 2 Sub Area A5 Site Plan
- L101-A5 Sub Area A5 Landscape Plan
- 2A-L1 Landscape and Site Plan
- 3A-L1 Landscape and Site Plan
- 2A-L1.1 Landscape and Site Plan
- 12A-L1.1 Landscape and Site Plan
- 12A-L1.2 Landscape and Site Plan
- 12A-L1.3 Landscape and Site Plan
- 12D-L1.1 Landscape and Site Plan
- 12D-L1.2 Landscape and Site Plan
- 12D-L1.3 Landscape and Site Plan
- 13G-L1 Landscape and Site Plan
- PDII-B.1 Phase 2 Sub Area B Site Plan
- PDII-B.2 Phase 2 Sub Area B Site Plan
- L101-B Sub Area B Landscape Plan
- 2A-L1 Landscape and Site Plan
- 4-L1.1 Landscape and Site Plan
- 4-L1.2 Landscape and Site Plan
- 4-L1.3 Landscape and Site Plan
- 4-L1.4 Landscape and Site Plan
- 5A-L1.1 Landscape and Site Plan
- 5A-L1.2 Landscape and Site Plan
- 12A-L1 Landscape and Site Plan
- 12E-L1 Landscape and Site Plan
- 14C-L1.1 Landscape and Site Plan
- 14C-L1.2 Landscape and Site Plan
- 14C-L1.3 Landscape and Site Plan
- 14C-L1.4 Landscape and Site Plan
- 14C-L1.5 Landscape and Site Plan
- PDII-D Phase 2 Sub Area D Site Plan
- L101-D Sub Area D Landscape Plan
- 16B-L1 Landscape and Site Plan
- 2A-A300 Building Elevations
- 2B-A300 Building Elevations
- 3A-A301 Elevations

- 3A-A302 Elevations
- 3D-A301 Elevations
- 3D-A302 Elevations
- 3E-A301 Elevations
- 3E-A302 Elevations
- 3F-A301 Elevations
- 3F-A302 Elevations
- 3F-A303 Elevations
- 4-A3001 Elevations
- 4-A3002 Elevations
- 5A-A301 Building Elevations
- 5A-A302 Building Elevations
- 8A-A301 Exterior Elevations
- 12A-A301 Building Elevations
- 12D-A301 Building Elevations
- 12E-A301 Building Elevations
- 13E-A301 Elevations
- 13E-A302 Elevations
- 13F-A301 Elevations
- 13F-A302 Elevations
- 13G-A301 Elevations
- 13G-A302 Elevations
- 13H-A301 Elevations
- 13J-A301 Elevations
- 14C-A301 Building Elevations
- 14C-A302 Building Elevations
- 16B-A301 Building Elevations
- 16B-A302 Building Elevations

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Residential Business Planned Development No. 896 is hereby approved as conforming to the Plan of Development as amended and passed by the Chicago City Council on January 14, 2004.

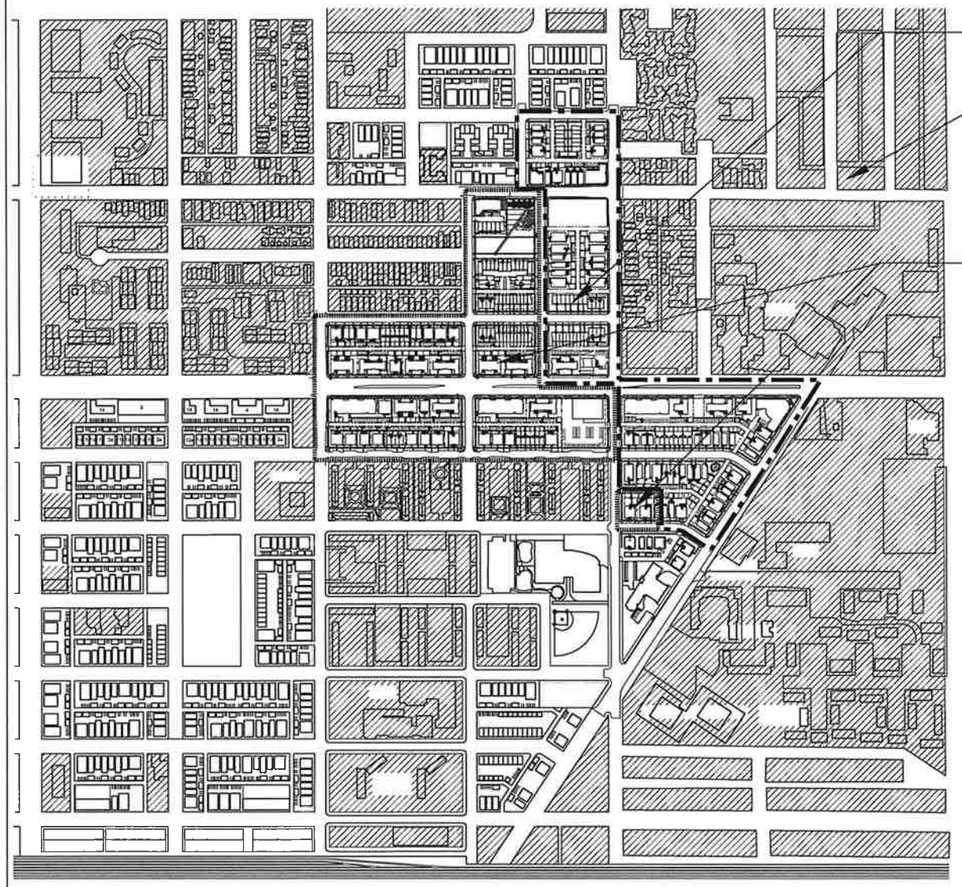
Sincerely,

Lori T. Healey

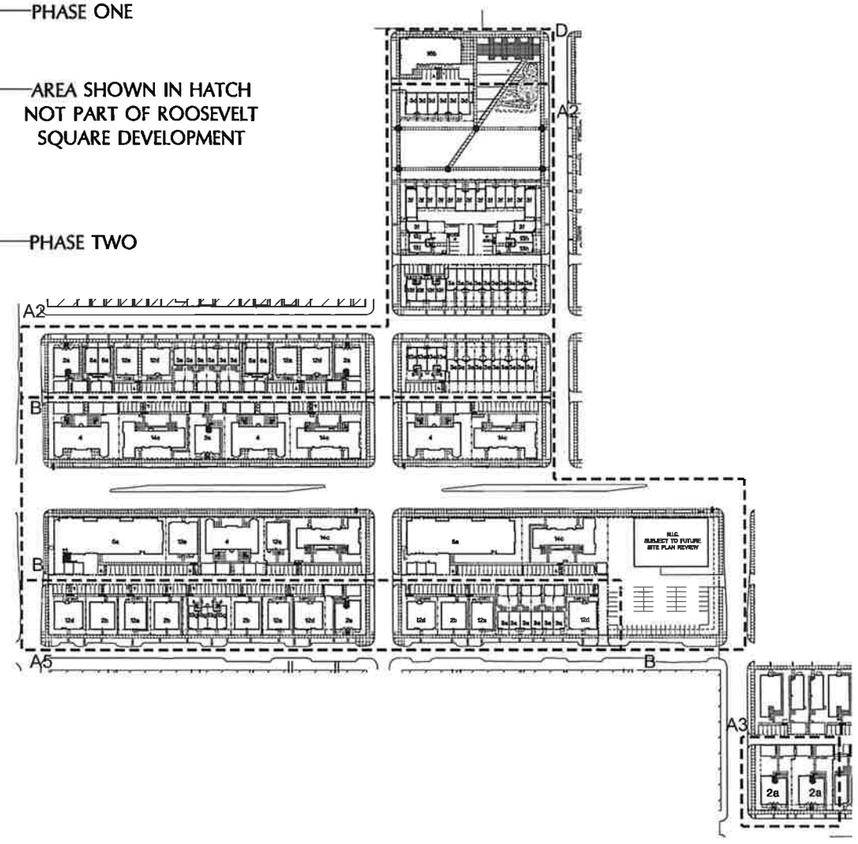
Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Kathleen Nelson, Mary Bonome, Mike Marmo, Pat Haynes, DPD Files

MAIN FILE



MASTER SITE PLAN - PHASE ONE AND PHASE TWO



SITE PLAN - PHASE TWO

8	REISSUED FOR SITE PLAN APPROVAL	02-09-07
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	05-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

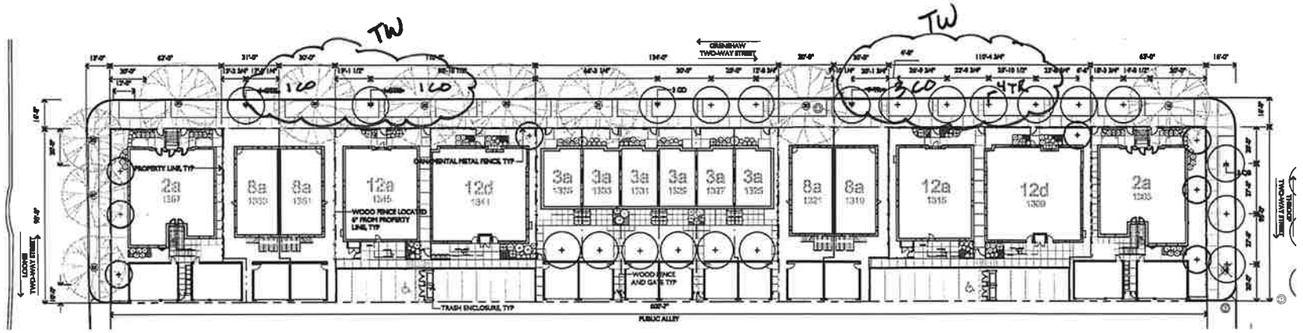
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

PHASE 2 MASTER SITE PLAN

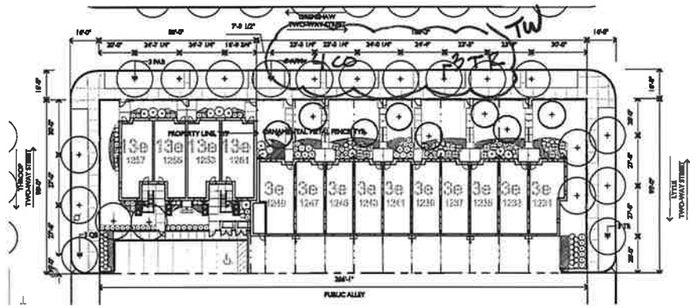
DPD-A0

FILE NAME:

© 2005 De Stefano + Partners



1 SUB AREA A2 LANDSCAPE PLAN-SOUTH OF GRENSHAW
SCALE: 1"=30'-0"



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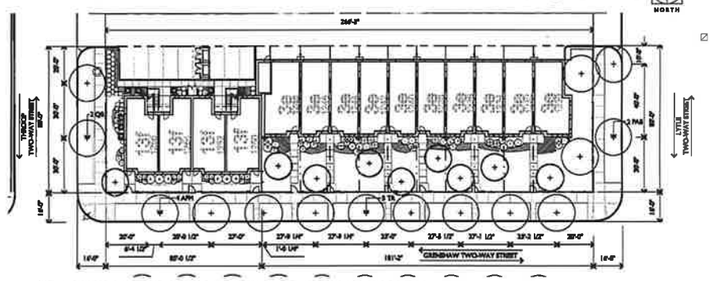
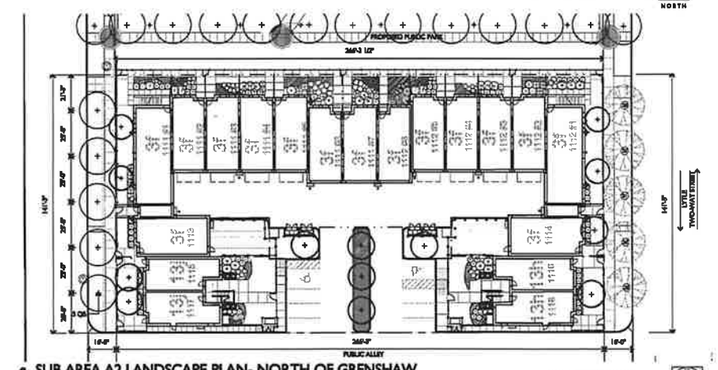
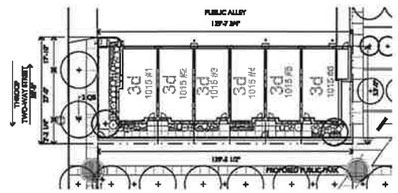
SCALE: 1"=30'-0"



3 SUB AREA A2 LANDSCAPE PLAN- NORTH OF GRENSHAW
SCALE: 1"=30'-0"



4 SUB AREA A2 LANDSCAPE PLAN- NORTH OF GRENSHAW
SCALE: 1"=30'-0"



5 SUB AREA A2 LANDSCAPE PLAN-NORTH OF GRENSHAW
SCALE: 1"=30'-0"

KEYPLAN



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE

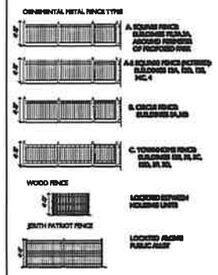
307 NORTH MICHIGAN AVENUE
SUITE 603
CHICAGO, ILLINOIS 60601
312.663.2494 T
312.663.2497 F
WOLFFLANDSCAPE.COM

GENERAL NOTES

LEGEND

- RAIN GARDEN
- ORNAMENTAL PLANTING
- LAWN
- PROPOSED TREE
- WOOD FENCE
- 4' HIGH JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- MAILBOX
- RECYCLING CENTER
- TRASH ENCLOSURE

FENCE TYPE AND LOCATION



ISSUE	DESCRIPTION	DATE
8		
7		
6		
5	RE-ISSUE FOR SITE PLAN APPROVAL	02-09-07
4	ISSUE FOR SITE PLAN APPROVAL	01-30-07
3	ISSUE FOR PART 2 REVIEW	12-15-06
2	ISSUE FOR PART 2 REVIEW	06-08-06
1	ISSUE FOR REVIEW	12-02-05

LICENSURE SEAL

ROOSEVELT SQUARE PHASE TWO

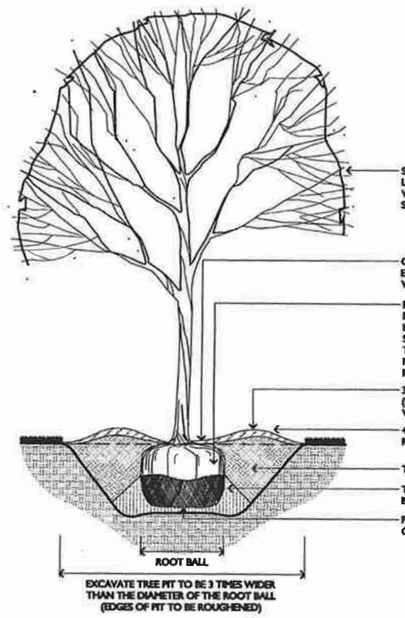
ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

DRAWN BY:	KN
REVIEWED BY:	TW
DATE:	06-08-06
SCALE:	AS NOTED
PROJECT NUMBER:	05063

SUB AREA A2 LANDSCAPE PLAN

L101-A2

© 2005 WOLFF LANDSCAPE ARCHITECTURE, INC



1 DECIDUOUS TREE INSTALLATION DETAIL
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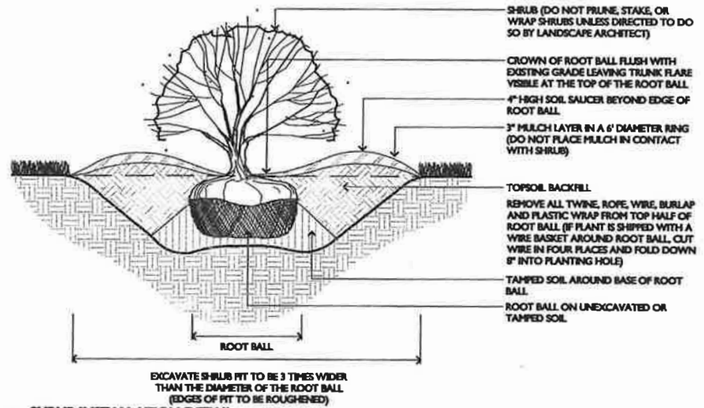

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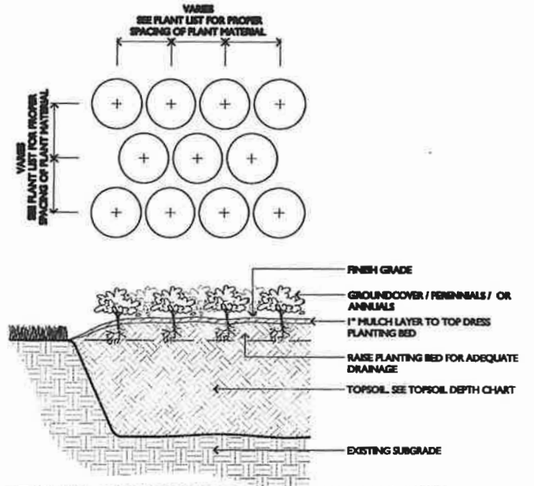


3 PERENNIAL, VINE AND GROUNDCOVER INSTALLATION DETAIL
SCALE: 1/8"=1'-0"

PARKWAY PLANT PALETTE

NOTE: THE PLANT LIST IS PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

TW

	CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
SHADE TREE	PAB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	5	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	15	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	~~GTS~~	~~GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'~~	~~SKYLINE HONEYLOCUST~~	~~2~~	~~4"~~	~~-~~	~~-~~	~~B&B~~	~~SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY~~
	TR	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	18	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	ARM	ACER X FREEMANII 'MARMO'	MARMO MAPLE	14	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	~~7~~ 9	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY

TOPSOIL CHART

LANDSCAPE AREAS	DEPTH IN INCHES
LAWN AREAS (SOD)	6
LAWN AREAS (SEED)	N/A
PLANTING BEDS - GRASSES, PERENNIALS, AND GROUNDCOVERS	18
PLANTING BEDS - LARGE, MEDIUM, AND SMALL SHRUBS	24
RAISED PLANTERS	N/A
SHADE AND ORNAMENTAL TREES	SEE TREE INSTALLATION DETAIL

4 SOIL DEPTH CHART
N.T.S.

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE

307 NORTH MICHIGAN AVENUE
SUITE 601
CHICAGO, ILLINOIS 60601
312.443.5454 T
312.443.5457 F
WOLFFLANDSCAPE.COM

GENERAL NOTES

LEGEND

8		
7		
6		
5		
4		
3	ISSUE FOR PART 3 REVIEW	12-15-06
2	ISSUE FOR PART 2 REVIEW	06-08-06
1	ISSUE FOR REVIEW	12-02-05
ISSUE	DESCRIPTION	DATE

LICENSURE SEAL

ROOSEVELT SQUARE PHASE TWO

ROOSEVELT SQUARE 2 LIMITED PARTNERSHIP

DRAWN BY:	KN
REVIEWED BY:	TW
DATE:	06-08-06
SCALE:	AS NOTED
PROJECT NUMBER:	05063

SUB AREA A2 PLANT LIST AND DETAILS

L102

EXISTING TREE KEY

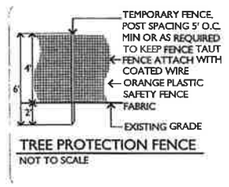
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
25	25"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
26	16"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
27	16"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
28	18"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION


TREE NO. 25


TREE NO. 26

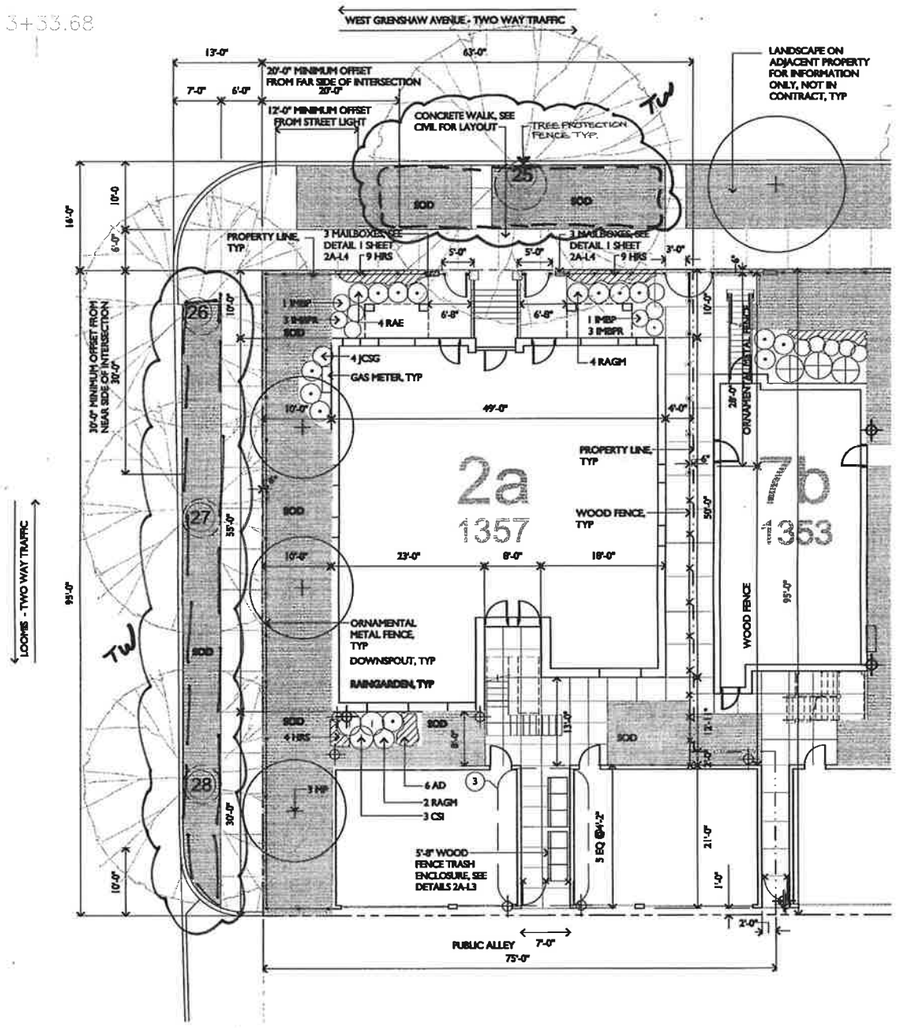

TREE NO. 27


TREE NO. 28

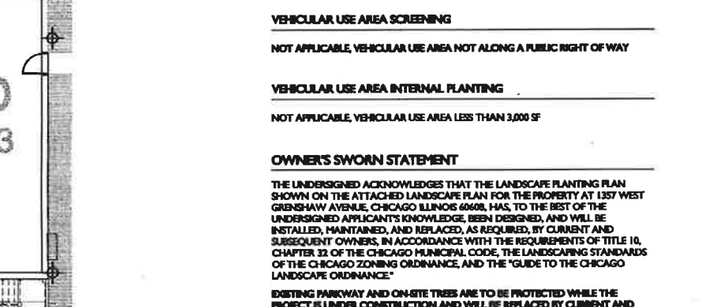


TREE PROTECTION FENCE
NOT TO SCALE

3+33.68



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST GRENSHAW AVENUE

LENGTH (LINEAR FEET)	63'- 0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES ARE PROVIDED DUE TO EXISTING TREE SPACING.

LOOMIS STREET

LENGTH (LINEAR FEET)	95'- 0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	3
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES ARE PROVIDED DUE TO EXISTING TREE SPACING.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1357 WEST GRENSHAW AVENUE, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1357 WEST GRENSHAW AVENUE, CHICAGO ILLINOIS 60608 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2008

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

No.	Description	Date
2	ISSUE FOR PART 2 REVIEW	12-15-06
2	ISSUE FOR PART 2 REVIEW	06-08-06
1	ISSUE FOR BID	04-03-06

ROOSEVELT SQUARE
PHASE 2
1357 WEST GRENSHAW
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

BROOK ARCHITECTURE INC.
ARCHITECTURE, INTERIORS — PLANNING — CONSULTING
320 So. Plymouth Court, Suite 1202, Chicago, IL 60604
Tel 312.663.1000 Fax 312.663.1001

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEERS

HMB ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM
CIVIL ENGINEER

WOLFF CLEMENTS AND ASSOCIATES, LTD.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN	06-08-06
BL	
TW	
05063	2A-L1.1

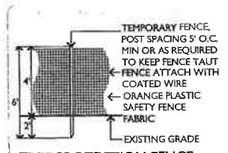
© 2006 WOLFF LANDSCAPE ARCHITECTURE

EXISTING TREE KEY

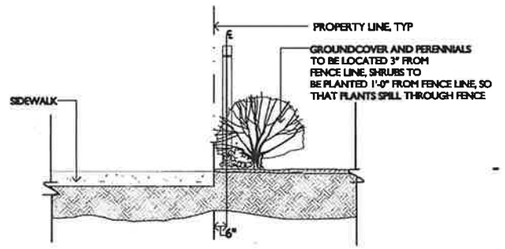
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
21	19"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



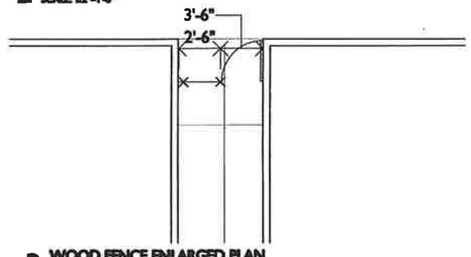
TREE NO. 21



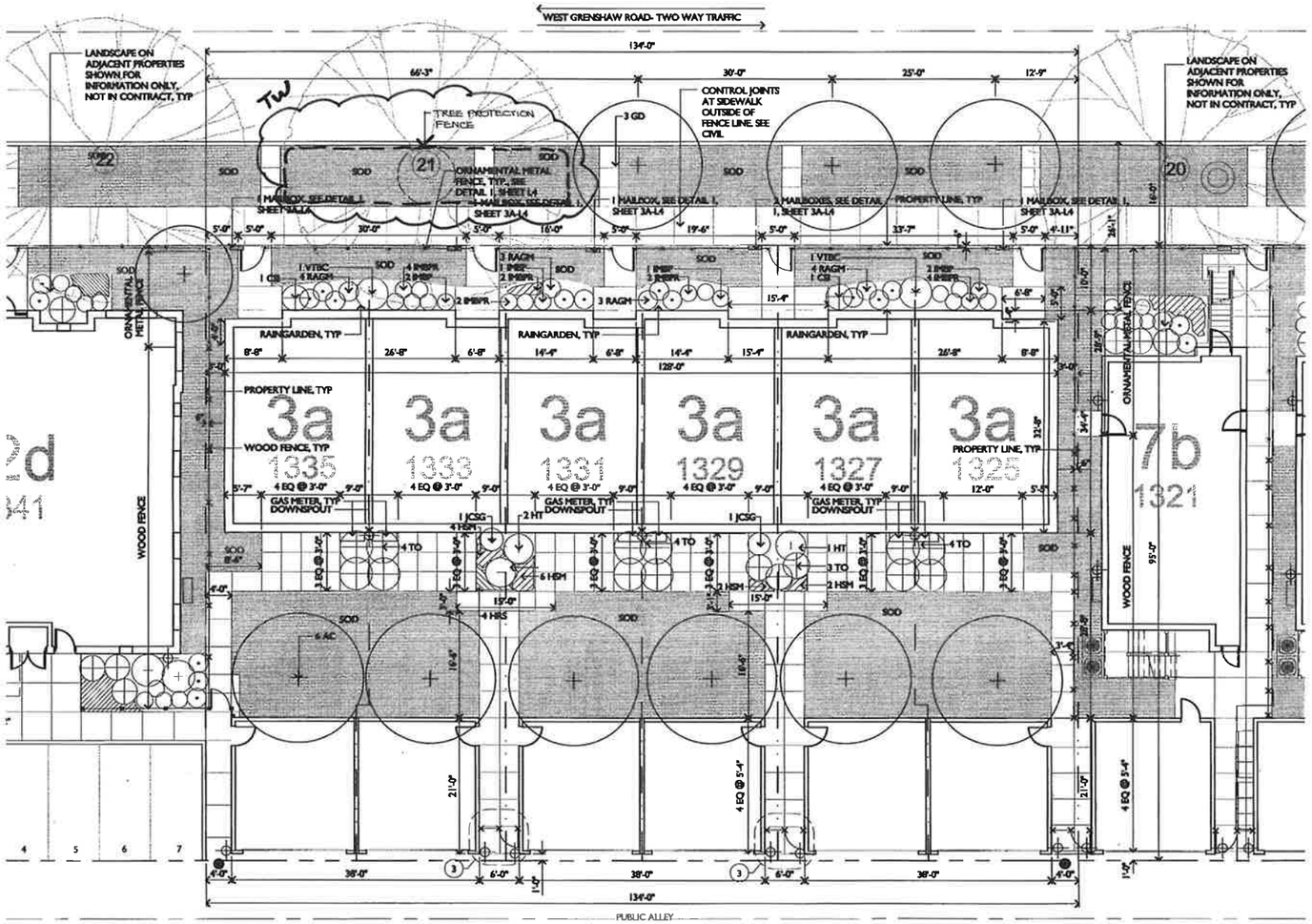
TREE PROTECTION FENCE
NOT TO SCALE



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 WOOD FENCE ENLARGED PLAN
SCALE: 1/2"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WASHBURNE STREET	
LENGTH (LINEAR FEET)	134'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	3 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THE NUMBER CANNTO BE PROVIDED DUE TO EXISTING TREE SPACING.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1325/1327/1329/1331/1333/1335 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE. THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1325/1327/1329/1331/1333/1335 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANTS KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF 157-000190

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

3	ISSUE FOR PART 2 REVIEW	12-15-06
2	ISSUE FOR PART 2 REVIEW	06-08-06
1	ISSUE FOR BID	05-12-06

ROOSEVELT SQUARE
PHASE 2
1325/1327/1329/1331/1333/1335 WEST GRENSHAW
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DESTEFANO PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 06-08-06
JR
TW

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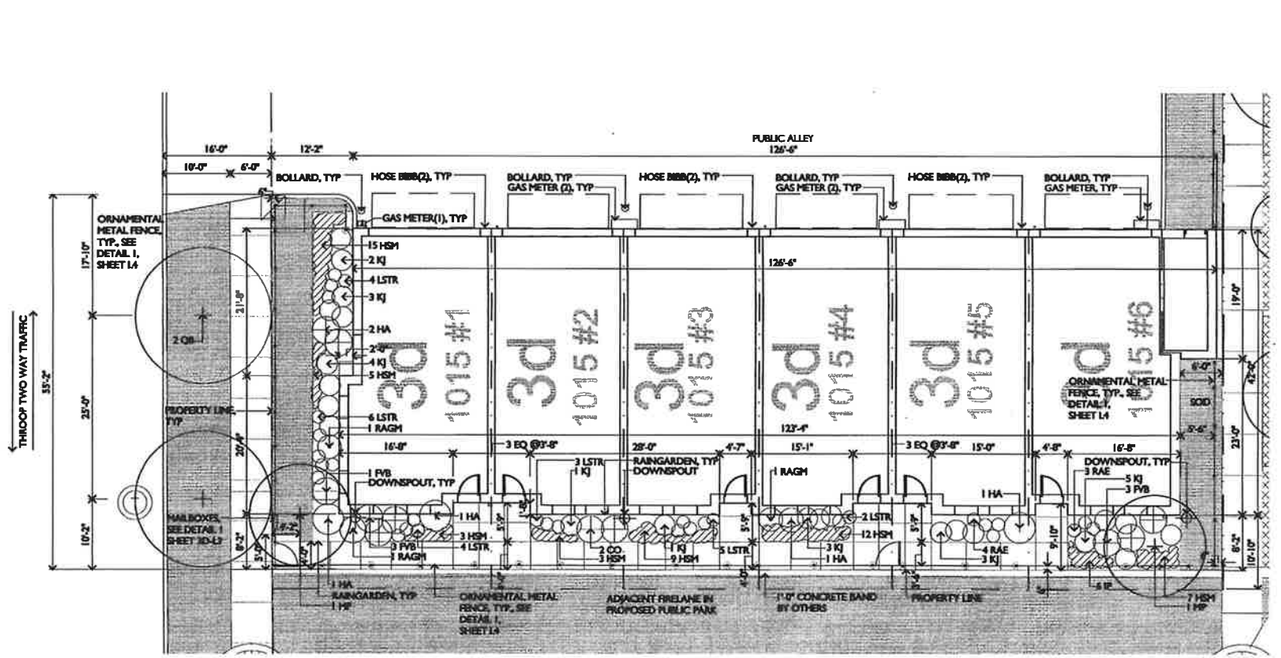
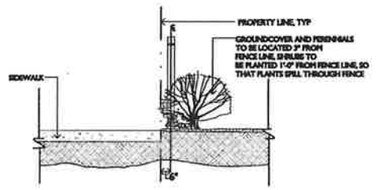


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 FENCE/SIDEWALK CROSS SECTION
SCALE: 3/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

THROOP STREET

LENGTH (LINEAR FEET)	55'-2"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1015 #1-#6 THROOP STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

2	ISSUE FOR PART 2 REVIEW	10-15-08
1	ISSUE FOR PART 2 REVIEW	06-23-06

ROOSEVELT SQUARE
PHASE 2
1015 #1, #2, #3, #4, #5, #6 THROOP STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DESTEFANO PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 06-23-06
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TW

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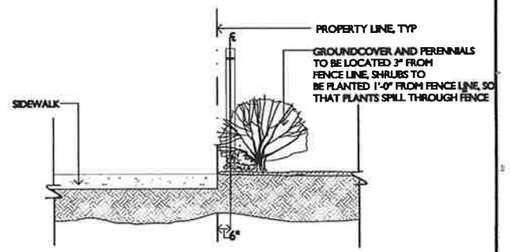
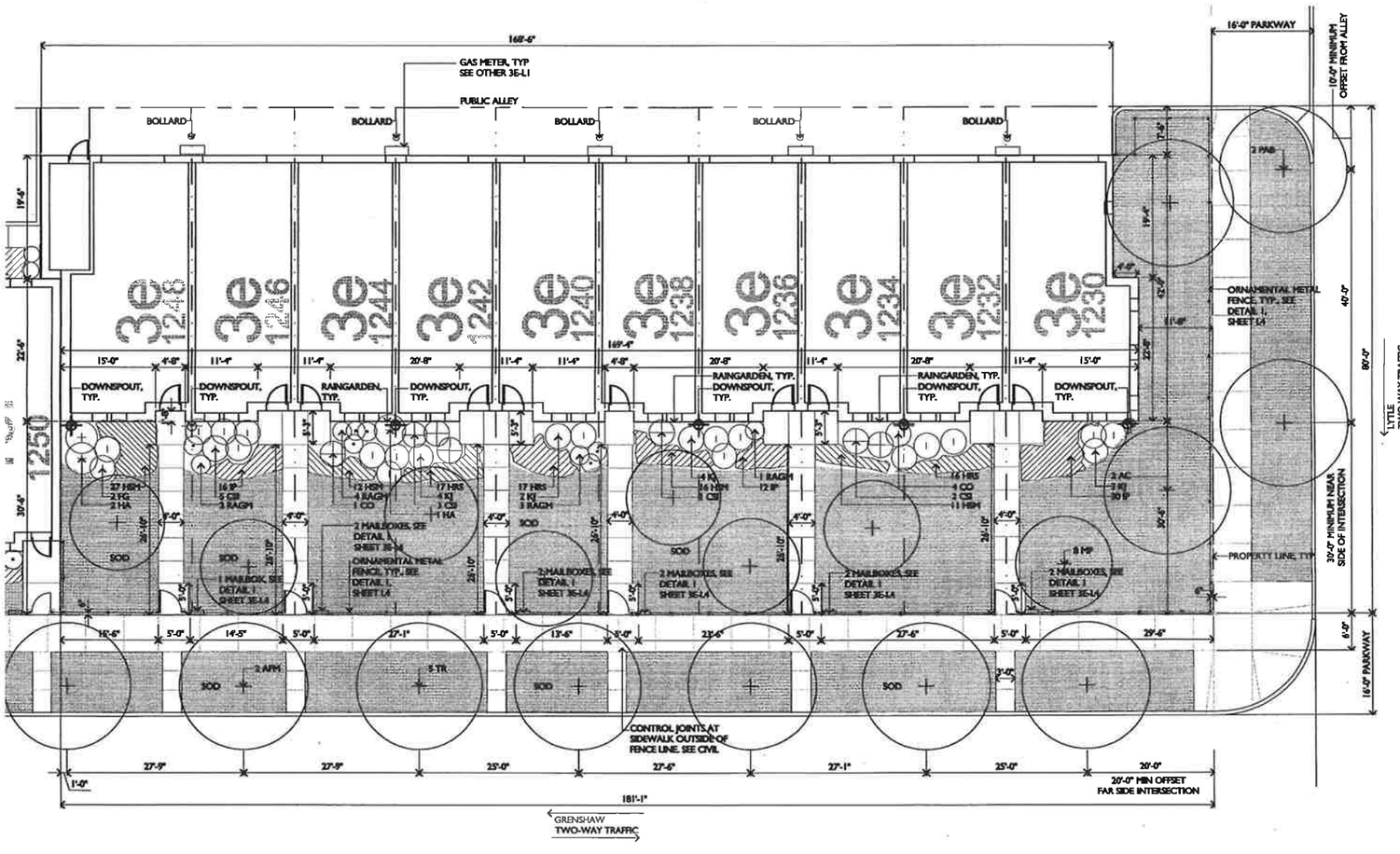


2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

GRENSHAW

LENGTH (LINEAR FEET)	181'-1"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	7
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	7 ADDITIONAL TREES ARE PROVIDED.

LYTLE STREET

LENGTH (LINEAR FEET)	69'-8"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1230/1232/1234/1236/1238/1240/1242/1244/1246/1248 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

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LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

3	ISSUE FOR PART 2 REVIEW	12-15-06
2	ISSUE FOR PART 2 REVIEW	04-25-06
1	ISSUE FOR BID	04-03-06

ROOSEVELT SQUARE PHASE 2
1230/1232/1234/1236/1238/1240/1242/1244/1246/1248 WEST GRENSHAW CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DESTEFANO PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 04-25-06
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LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

GRENSHAW

LENGTH (LINEAR FEET)	180'-2"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	7
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	7 TREES ARE PROVIDED.

LYTLE STREET

LENGTH (LINEAR FEET)	93'-8"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 TREES ARE PROVIDED.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1231/1233/1235/1237/1239/1241/1243/1245/1247/1249 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".

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BY (OWNER)

DATE

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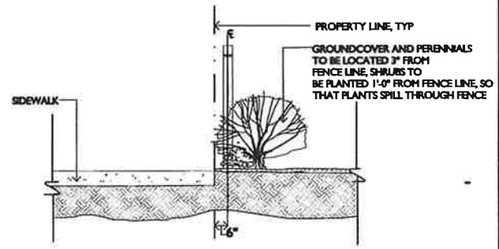
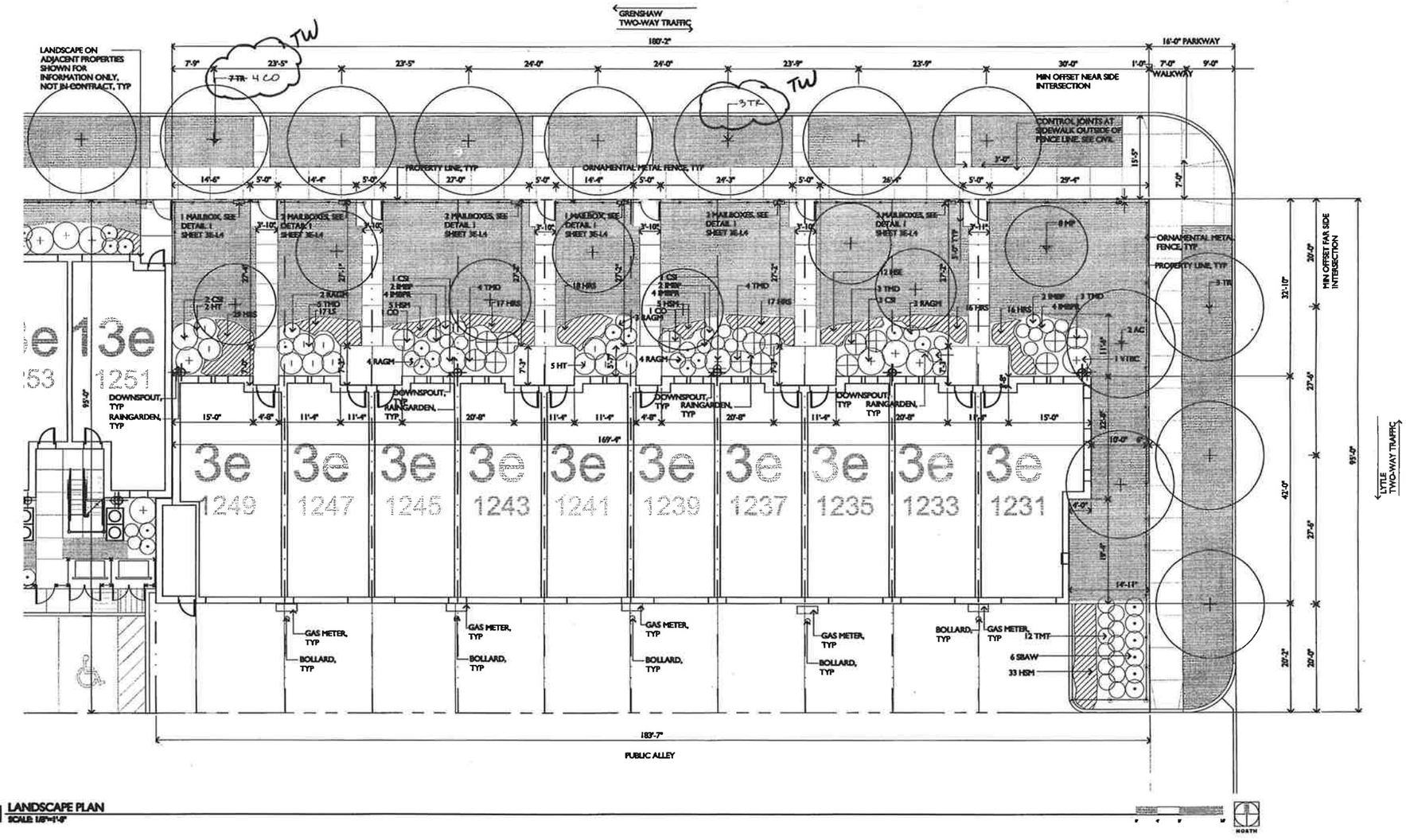
TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2·12·07

DATE



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

2	ISSUE FOR PART 2 REVIEW	12-15-06
1	ISSUE FOR PART 2 REVIEW	06-08-06

ROOSEVELT SQUARE PHASE 2
1231/1233/1235/1237/1239/1241/1243/1245/1247/1249 WEST GRENSHAW
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DESTEFANO PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

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EXISTING TREE KEY

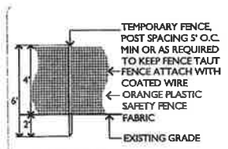
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
30	9"	HACKBERRY	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
31	10"	HACKBERRY	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
32	9"	HACKBERRY	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
33	8"	HACKBERRY	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION


TREE NO. 30


TREE NO. 31


TREE NO. 32


TREE NO. 33



TREE PROTECTION FENCE
NOT TO SCALE

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

THROOP STREET
LENGTH (LINEAR FEET) 102'-9"
NUMBER OF TREES REQUIRED (1 PER 25 LF) 4
NUMBER OF EXISTING TREES TO REMAIN 0
NUMBER OF ADDITIONAL TREES PROVIDED 4

LYTLE STREET
LENGTH (LINEAR FEET) 102'-9"
NUMBER OF TREES REQUIRED (1 PER 25 LF) 4
NUMBER OF EXISTING TREES TO REMAIN 4
NUMBER OF ADDITIONAL TREES PROVIDED 0

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1111/1112/1113/1114 WEST THROOP STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

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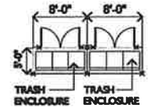
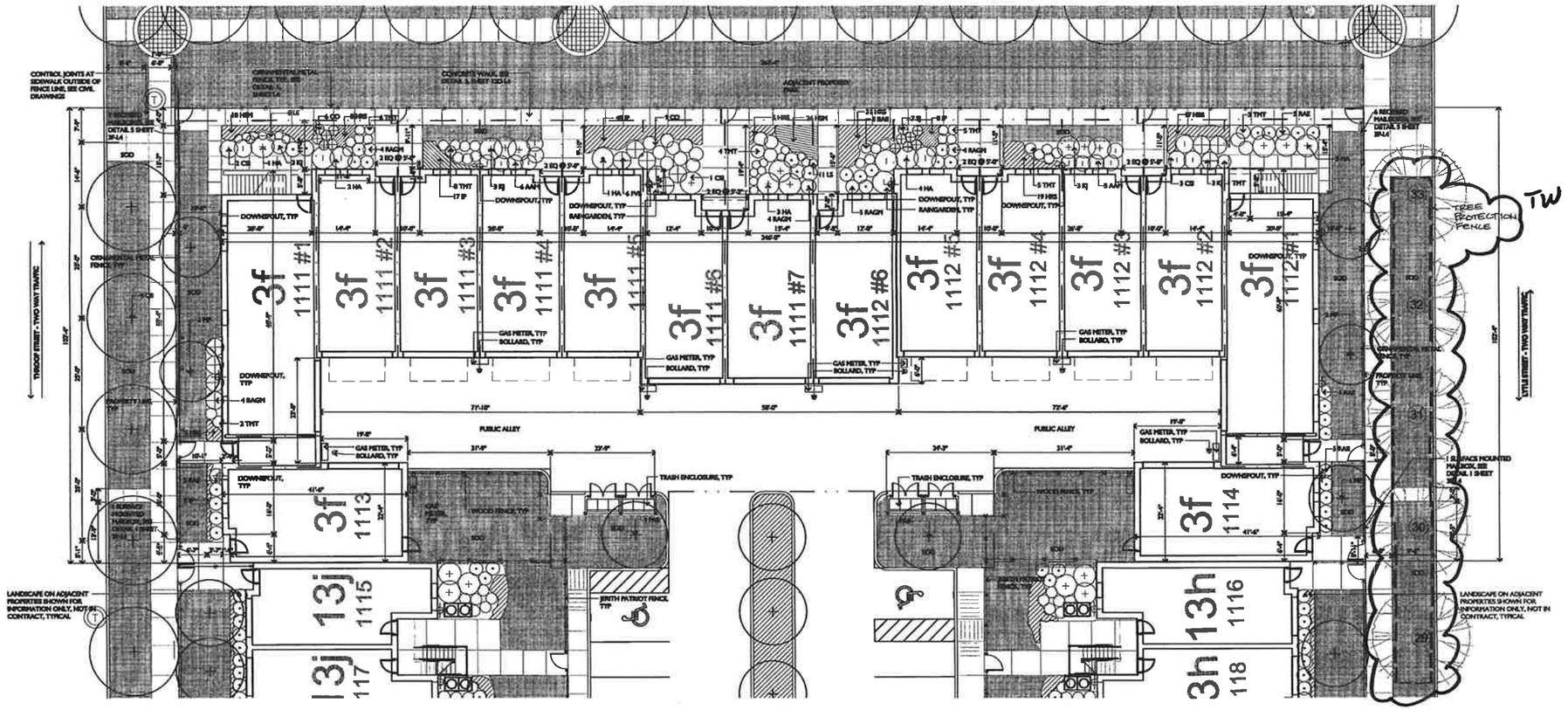
2·12·07
DATE



2 ENLARGED WOOD TRASH ENCLOSURE DETAIL
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/32"=1'-0"

LEGEND
- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- SMITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

2	ISSUE FOR PART 2 REVIEW	12-15-06
1	ISSUE FOR PART 2 REVIEW	06-08-06

ROOSEVELT SQUARE
PHASE 2
1111/1112/1113/1114 THROOP STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

[redacted]

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

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CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 06-08-06
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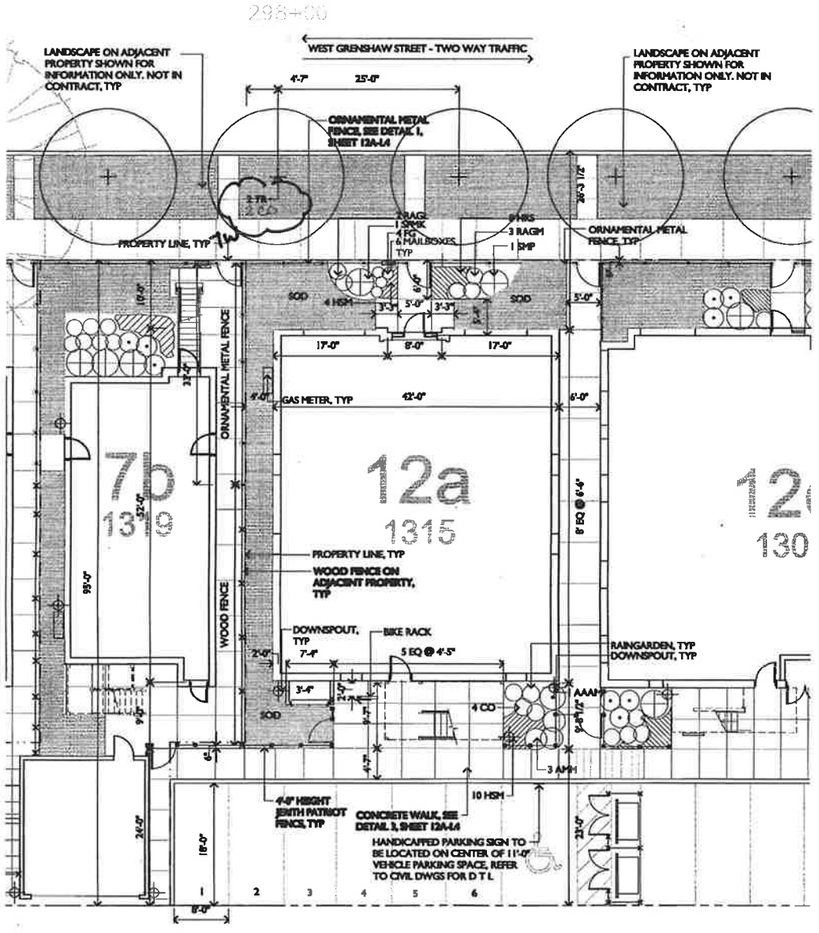
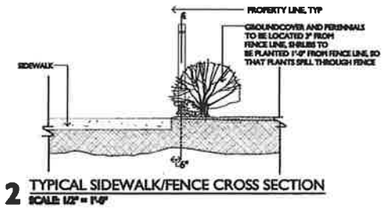


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

NORTH



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2" = 1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST GRENSHAW STREET

LENGTH (LINEAR FEET)	59'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1315 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1315 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2008.

TED WOLFF 157-000190 REGISTERED LANDSCAPE ARCHITECT

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

4	ISSUE FOR PART 2 REVIEW	12-15-06
3	ISSUE FOR PART 2 REVIEW	06-08-06
2	ISSUED FOR 900' CD	11-11-05
1	ISSUED FOR DESIGN DEV.	10-04-05

ROOSEVELT SQUARE
PHASE 11
1315 W. GRENSHAW
CHICAGO, IL. 60608

BUILDING TYPE 12A

ROOSEVELT SQUARE I
LIMITED PARTNERSHIP

smith & smith ASSOCIATES INC
Architects
Planners
Construction Managers
Developers
1021 N. Orleans, Chicago IL 60610
T 312.266.6300
F 312.266.6400
www.SmithAndSmithInc.com

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEERS

H.M.S. ENGINEERS
M.E.P.F.P. ENGINEERS

DESTEFANO KEATING PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

MCCLIER CORPORATION
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTS

Drawing Title:
LANDSCAPE AND SITE PLAN

Drawn: KN	Date: 06-08-06
Checked: EL	Drawing Number:
Approved: TW	12A-L1.1
Job Number: 05063	

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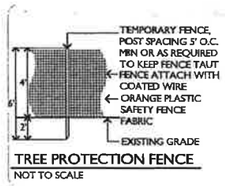
EXISTING TREE KEY

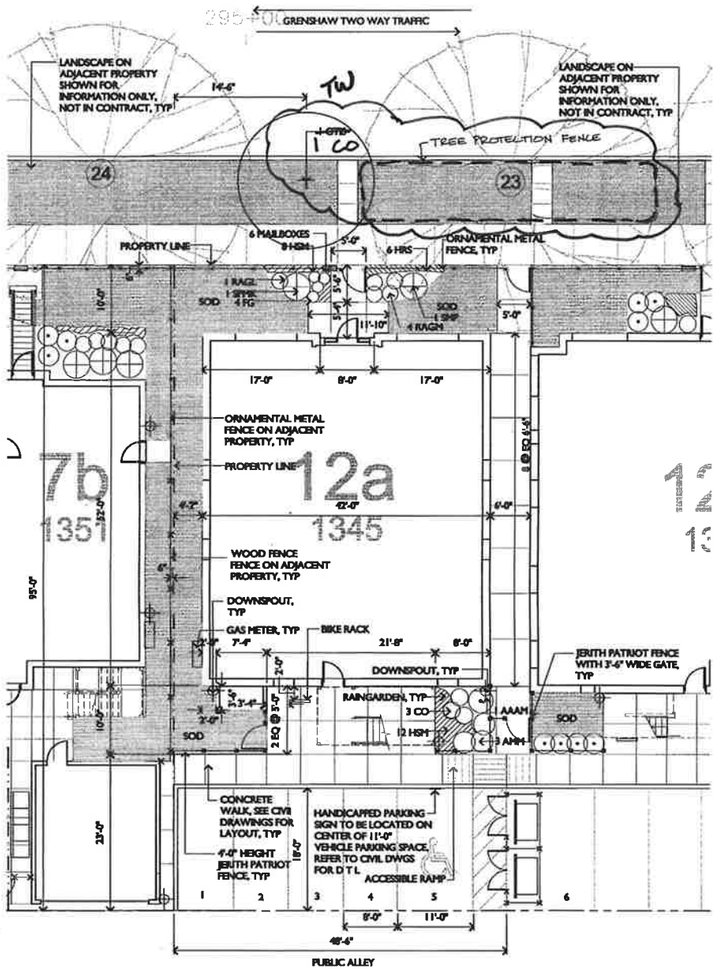
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
23	22"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



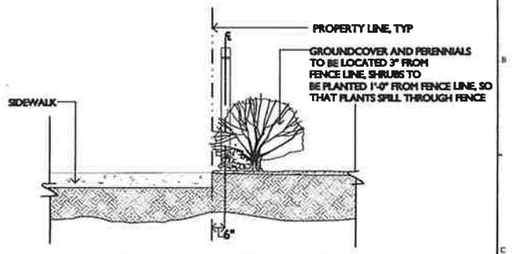
TREE NO. 23



TREE PROTECTION FENCE
NOT TO SCALE



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

GRENSHAW

LENGTH (LINEAR FEET)	49'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	1

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1345 WESTGRENSHAW ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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BY (OWNER)

DATE

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TED WOLFF 157-000190

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

4	ISSUED FOR PART 2 REVIEW	10-05-06
3	ISSUED FOR PART 2 REVIEW	06-08-06
2	ISSUED FOR 90% CD	11-11-05
1	ISSUED FOR DESIGN DEV.	10-04-05

ROOSEVELT SQUARE
PHASE 11
1345 WEST GRENSHAW
CHICAGO, ILLINOIS

BUILDING TYPE 12A

ROOSEVELT SQUARE I
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MASTER PLANNER / ARCHITECT

MCCLIER CORPORATION
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC
LANDSCAPE ARCHITECTS

Drawing Title:

LANDSCAPE AND SITE PLAN

Drawn:	Date:
KN	05-12-06
Checked By:	Drawing Number:
BL	
Approved:	
TW	12A–L1.2
Job Number:	
05063	

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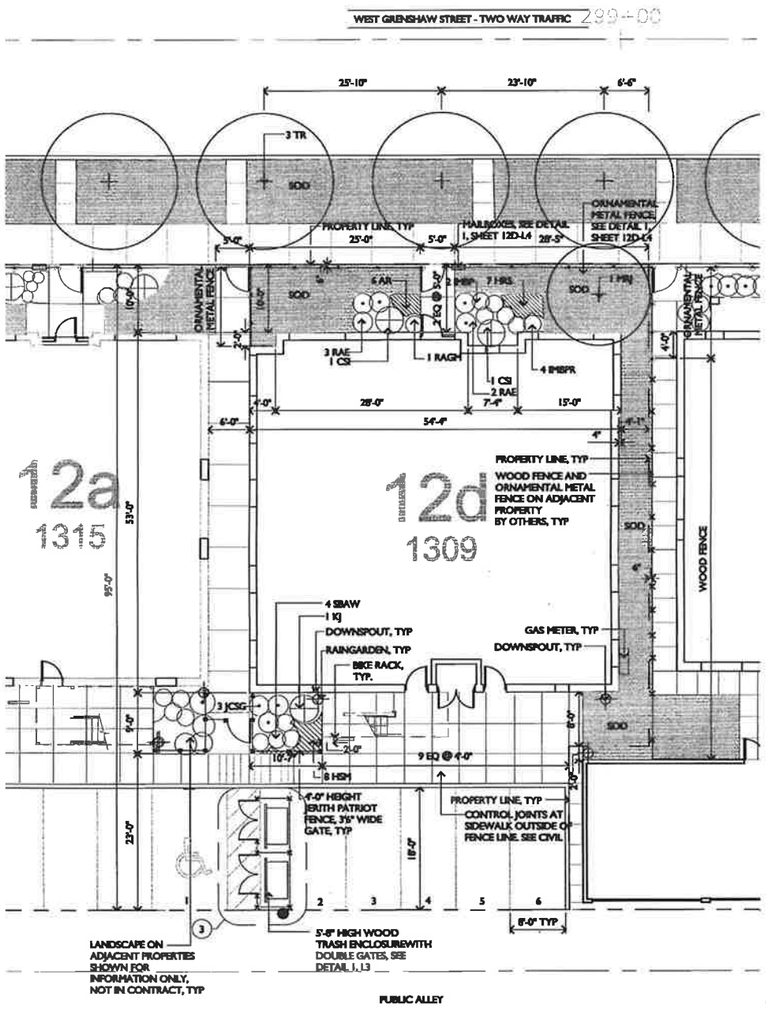
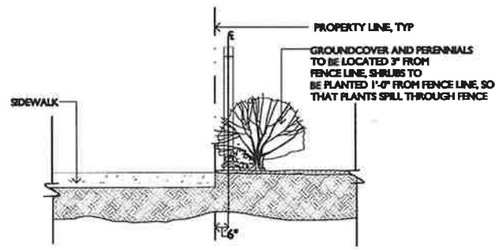
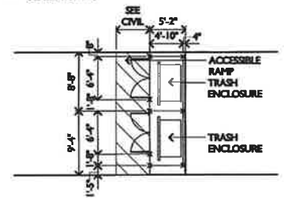


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/8"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST GRENSHAW STREET

LENGTH (LINEAR FEET)	58'-5"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 2,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1309 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000199 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

15		
14		
13		
12		
11		
10		
9		
8	ISSUE FOR PART 2 REVIEW	12-15-06
7	ISSUE FOR PERMIT	07-10-02
6	ISSUE FOR BID-REPORT BLDG	06-29-02
5	ISSUE FOR PART 2 REVIEW	04-30-02
4	100% CD-PERMIT	02/01/06
3	100% CD-REVIEW	12/19/05
2	90% CD	11/28/05
1	100% DD	11/04/05

ROOSEVELT SQUARE PHASE 2 BUILDING 12D

1309 W. GRENSHAW STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2 LIMITED PARTNERSHIP

URBANWorks
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

05-12-06

12D–L1.1

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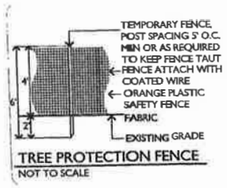
EXISTING TREE KEY

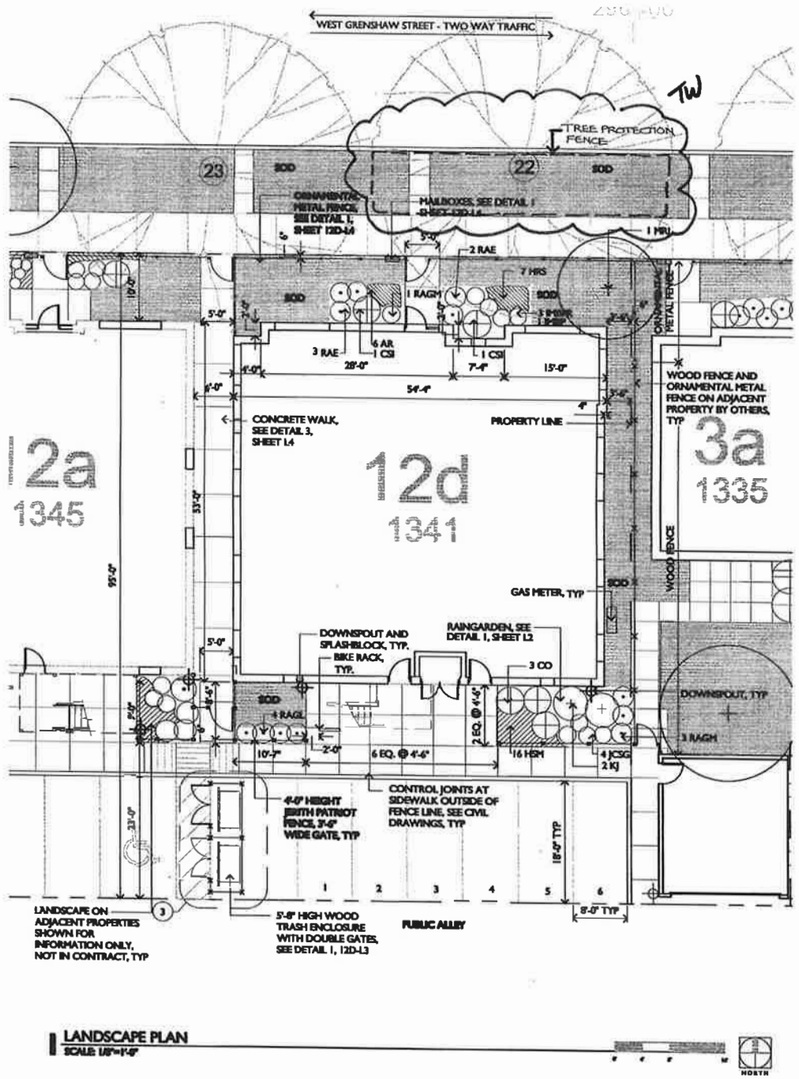
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
22	22"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



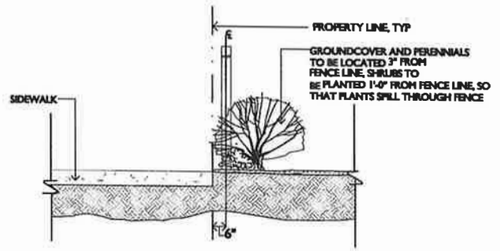
TREE NO. 22



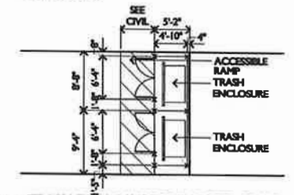
TREE PROTECTION FENCE
NOT TO SCALE



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST GRENSHAW STREET

LENGTH (LINEAR FEET)	57'-10"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES ARE PROVIDED DUE TO EXISTING TREE SPACING.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

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TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
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WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

KH 06/12/06
DL
TW

05063

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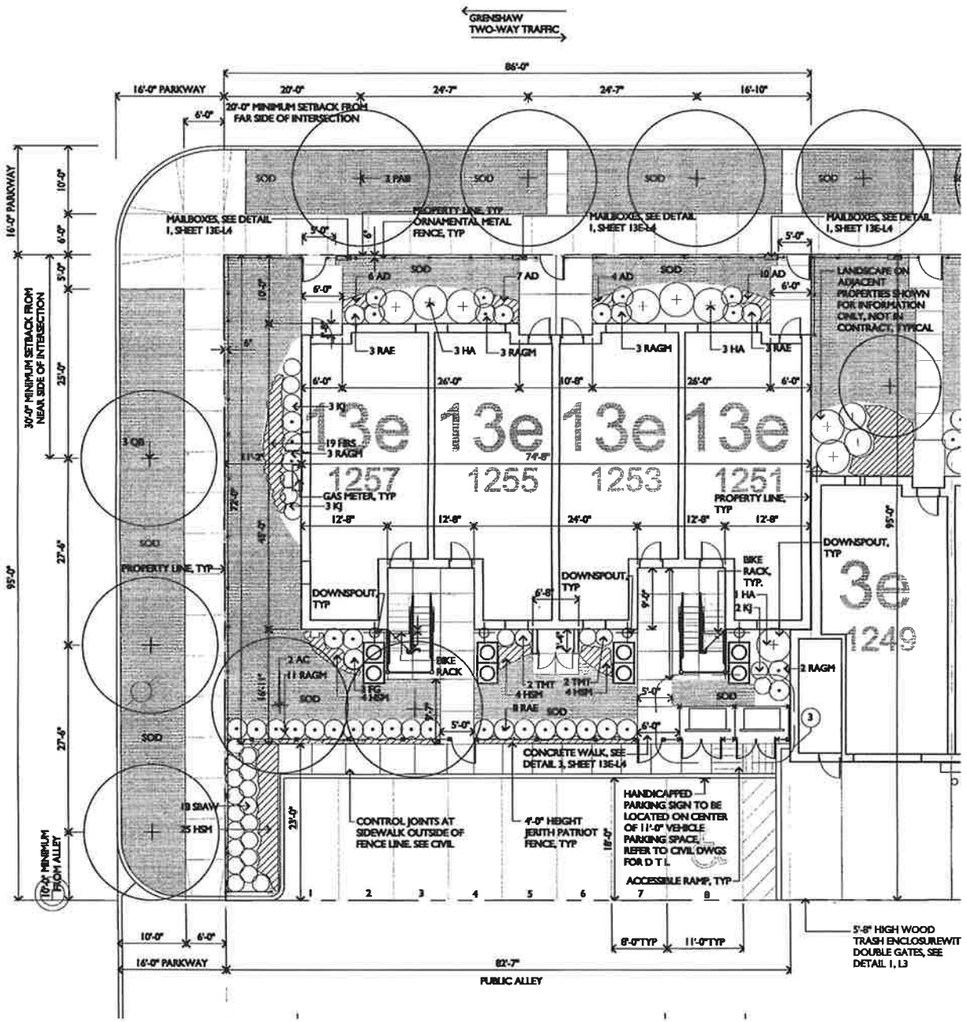
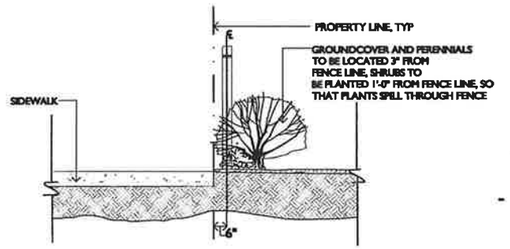
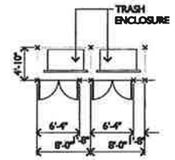


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

THROOP STREET

LENGTH (LINEAR FEET)	95'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM DRIVEWAY SETBACK REQUIREMENTS.

GRENSHAW STREET

LENGTH (LINEAR FEET)	86'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 TREES ARE PROVIDED

VEHICULAR USE AREA SCREENING

THROOP STREET	18'-0"
LENGTH (LINEAR FEET)	1
NUMBER OF TREES REQUIRED (1 PER 25 LF)	0
NUMBER OF EXISTING TREES TO REMAIN	0 TREES PROVIDED DUE TO PROXIMITY TO EXISTING SHADE TREES
NUMBER OF ADDITIONAL TREES PROVIDED	

THROOP AVENUE IS SCREENED BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1251/1253/1255/1257 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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2-12-07

DATE

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LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

2	ISSUE FOR PART 2 REVIEW	12-15-06
1	ISSUE FOR PART 2 REVIEW	06-08-06

ROOSEVELT SQUARE PHASE 2

1251/1253/1255/1257 WEST GRENSHAW STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

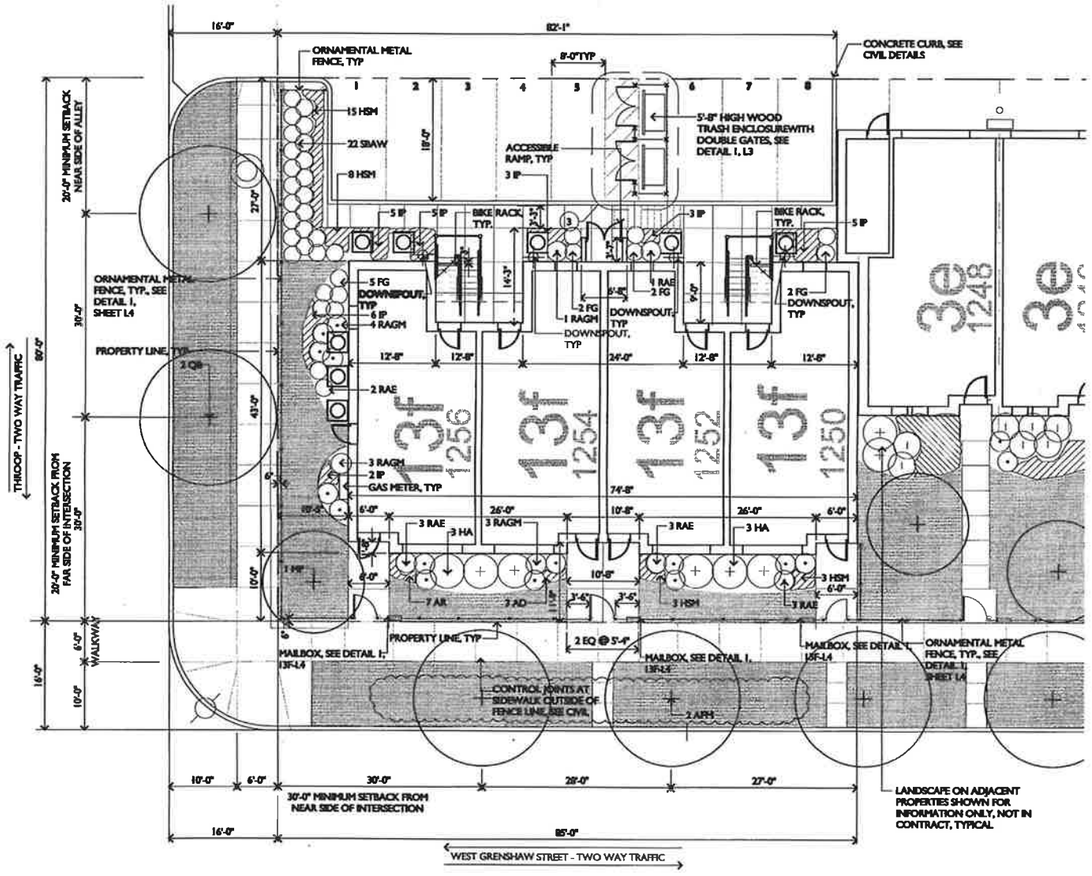
KN 06-08-06

BL

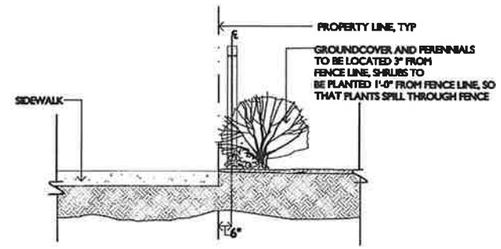
TV

13E-L1

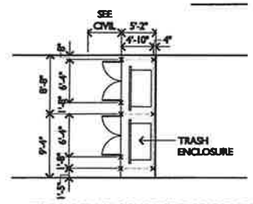
05063



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN, TYPICAL
SCALE: 1/2"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST GRENSHAW

LENGTH (LINEAR FEET)	85'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS AMOUNT CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS.

THROOP STREET

LENGTH (LINEAR FEET)	85'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS AMOUNT CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS.

VEHICULAR USE AREA SCREENING

LENGTH (LINEAR FEET)	18'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	1
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	0 ADDITIONAL TREES ARE PROVIDED DUE TO PROXIMITY TO EXISTING SHADE TREES.

THROOP AVENUE IS SCREENED BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1259/1252/1254/1256 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1259/1252/1254/1256 WEST GRENSHAW STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

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LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JENITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

2	ISSUE FOR PART 2 REVIEW	12-15-06
1	ISSUE FOR BID	05-12-06

ROOSEVELT SQUARE
PHASE 2
1259/1252/1254/1256 WEST GRENSHAW
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DESTEFANO PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 05-12-06
BL
FW

13F-L1

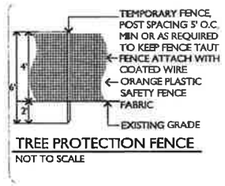
05063

EXISTING TREE KEY

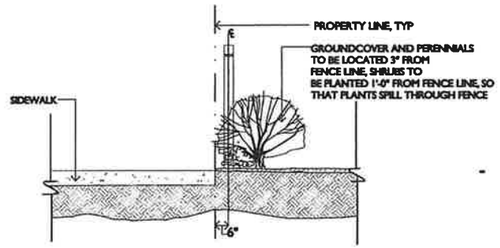
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
29	9"	HACKBERRY	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



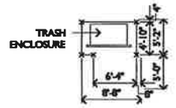
TREE NO. 29



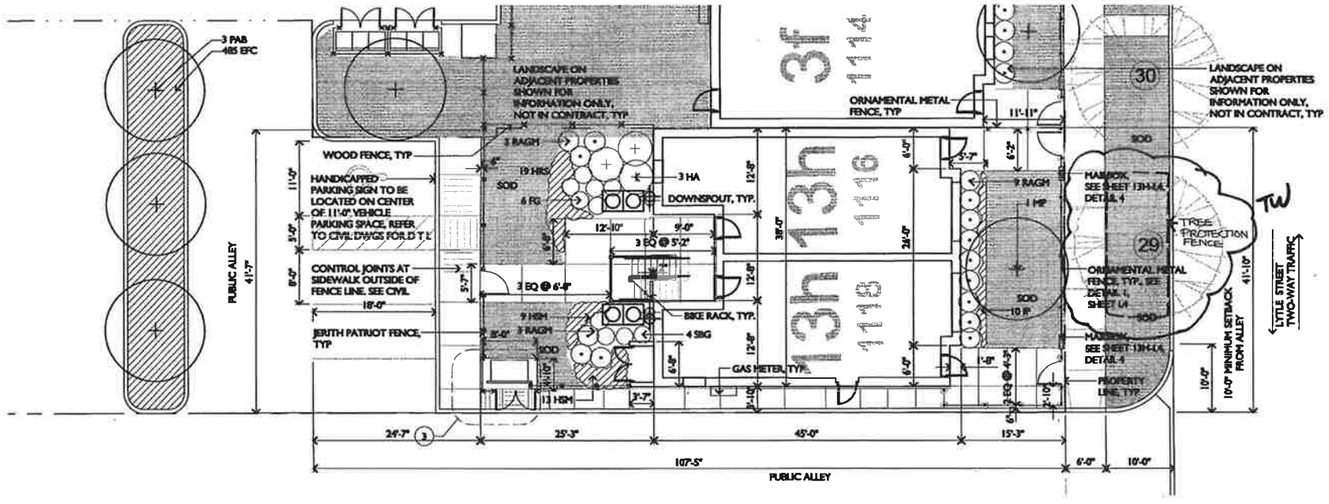
TREE PROTECTION FENCE
NOT TO SCALE



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

LYTLE STREET	
LENGTH (LINEAR FEET)	41'-10"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	1 TREE IS PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS AND AN EXISTING TREE.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1116 AND 1118 LYTHE STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1116 AND 1118 LYTHE STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JBIITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

2	ISSUE FOR PART 2 REVIEW	12-12-06
1	ISSUE FOR BID	04-03-06

ROOSEVELT SQUARE
PHASE 2
1116 AND 1118 WEST LYTLE STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DE STEFANO PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

XN 04-25-06
RL
IV

13H-LI

05063

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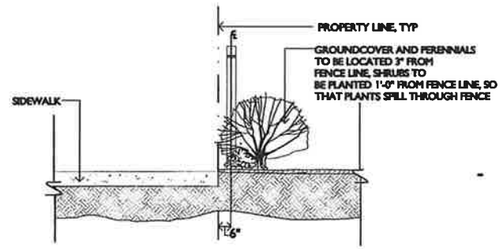
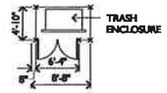


2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/4"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

LYTLE STREET

LENGTH (LINEAR FEET)	41'-10"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	1 TREE IS PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1115 AND 1117 SOUTH THROOP STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

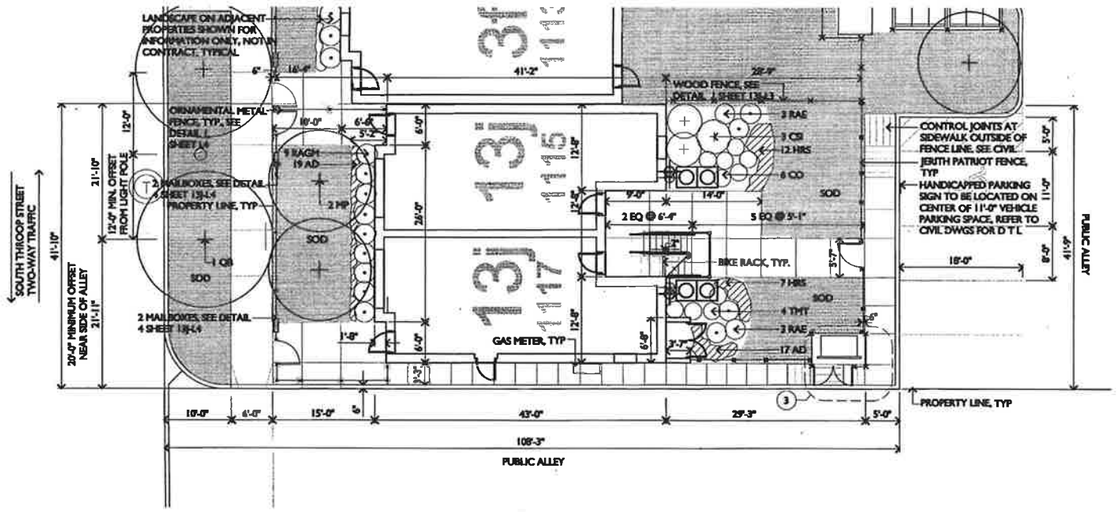
LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 115 AND 1117 SOUTH THROOP STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000199 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

NORTH

© 2006 De Stefano + Partners

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

2	ISSUE FOR PART 2 REVIEW	10-13-06
1	ISSUE FOR BID/PERMIT	04-20-06

ROOSEVELT SQUARE
PHASE 2
1115 + 1117 THROOP STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER
HMS ENGINEERING
M.E.P.F.P. ENGINEER
DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT
PRISM ENGINEERING INC.
CIVIL ENGINEER
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

XN 04-20-06
BL
TV

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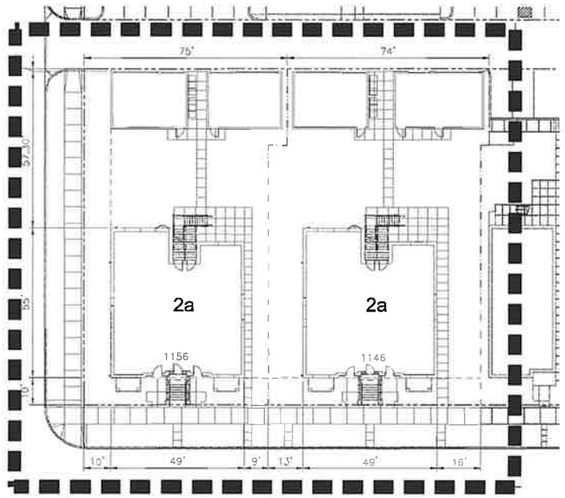

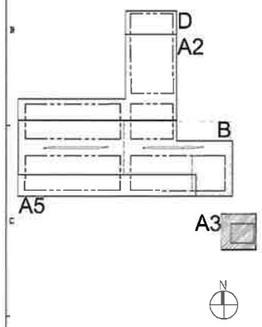

No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	08-28-06
4	ISSUED FOR PART 2-REVIEW	08-08-06
3	ISSUED FOR PART 2-REVIEW	04-28-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD – PHASE 2 – SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DE STEFANO | PARTNERS

DeStefano and Partners, Ltd. Architecture
445 East Illinois Street Planning
Chicago, Illinois 60611 Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

PHASE 2
SUB AREA A3
SITE PLAN

PDII-A3

FILE NAME:

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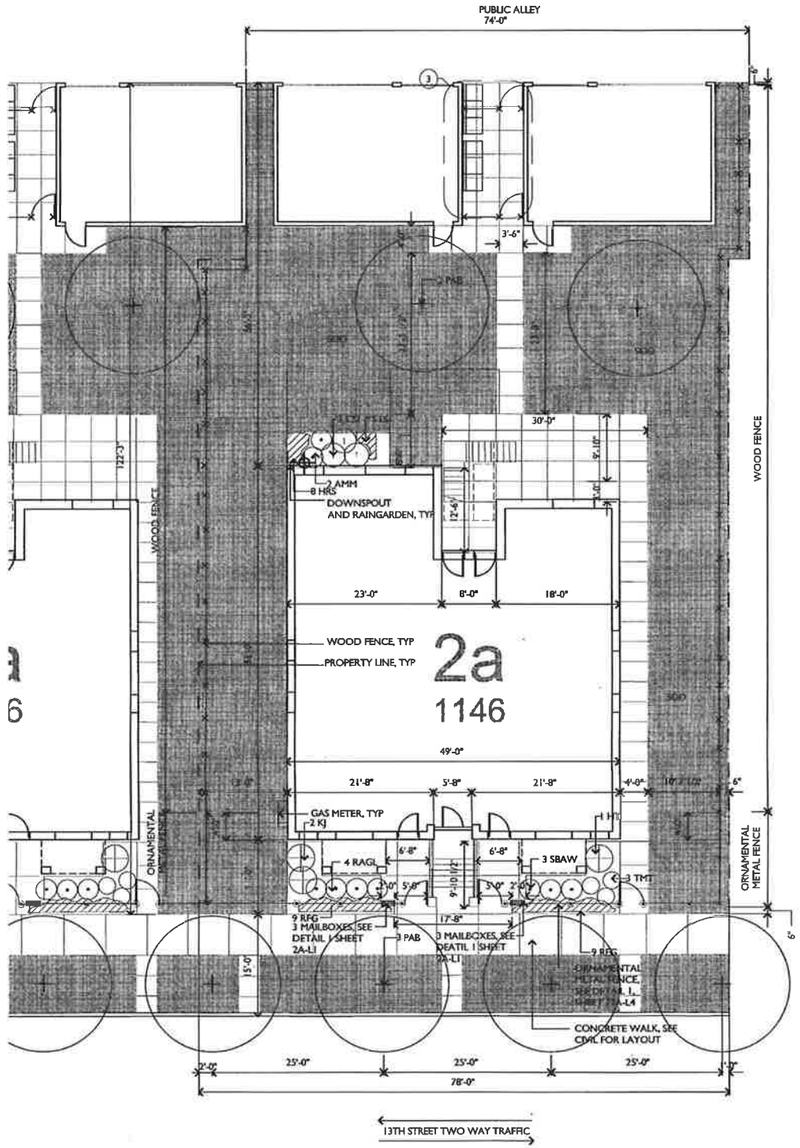
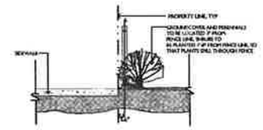
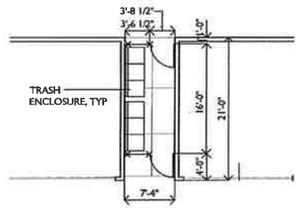


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 FENCE/SIDEWALK CROSS SECTION
SCALE: 1/4"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

13TH STREET

LENGTH (LINEAR FEET)	69'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	0

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1146 13TH STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY JUNE 15, 2007.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1146 13TH STREET, CHICAGO ILLINOIS 60608 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2.12.07
DATE

General Notes

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

No.	Description	Date
1	ISSUE FOR PART 2 REVIEW	06-23-06

ROOSEVELT SQUARE
PHASE 2
1146 13TH STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

BROOK ARCHITECTURE INC.
ARCHITECTURE PLANNING CONSULTING

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM
CIVIL ENGINEER

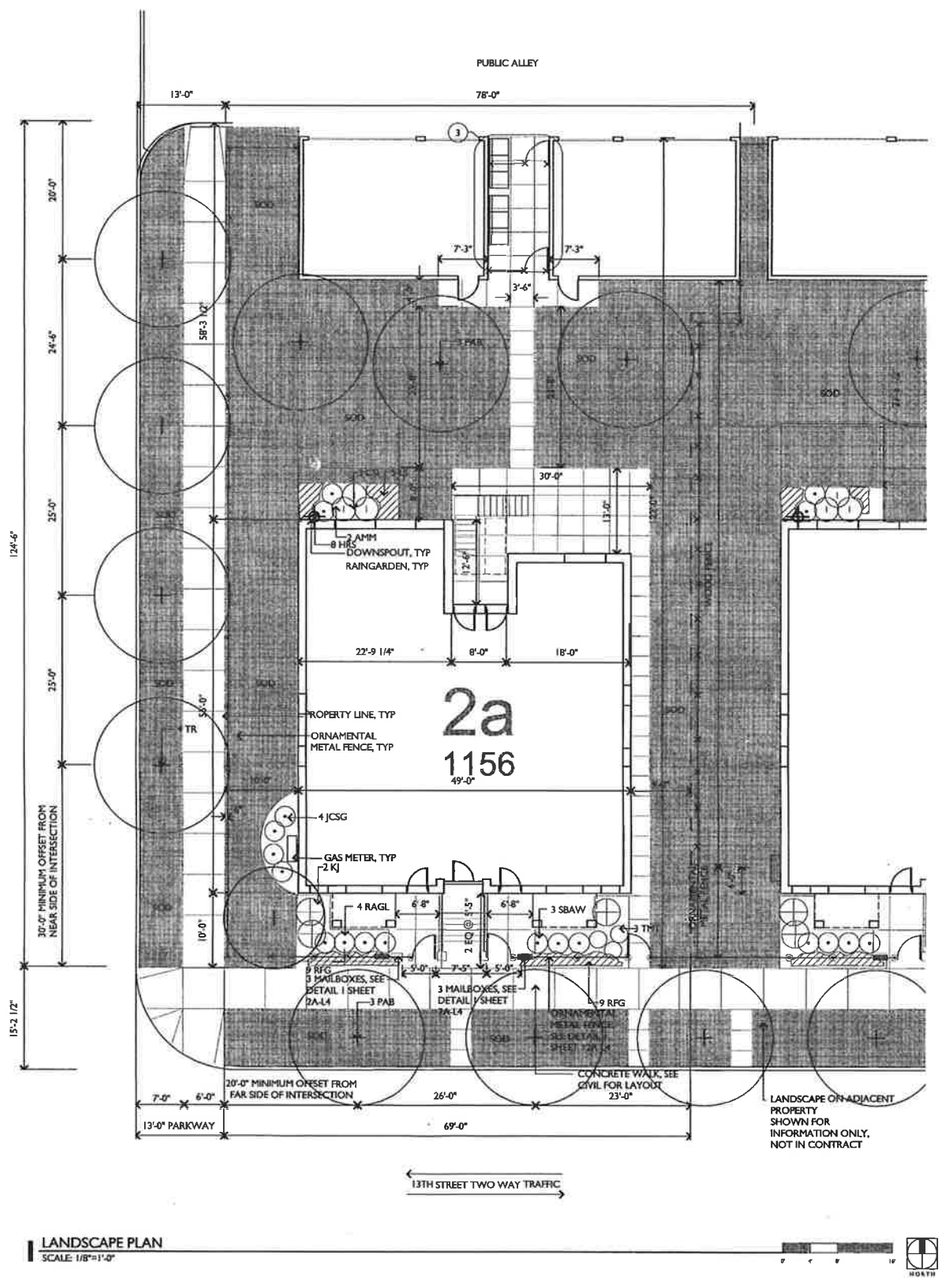
WOLFF LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECT

Drawing Title

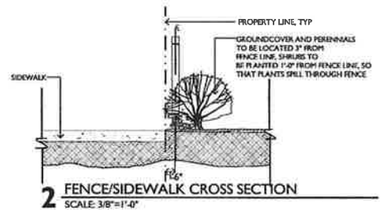
LANDSCAPE AND SITE PLAN

Drawn	Date
KN	06-23-06
Checked By	Drawing Number
BL	2A-L1.1
Approved	
TW	
Job Number	
05063	

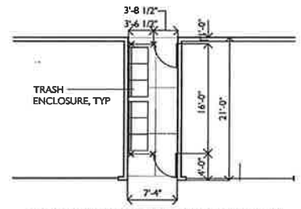
© 2005 WOLFF LANDSCAPE ARCHITECTURE



1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 FENCE/SIDEWALK CROSS SECTION
SCALE: 3/8"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

13TH STREET

LENGTH (LINEAR FEET)	78'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	0

RACINE

LENGTH (LINEAR FEET)	124'-6"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	4 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1156 13TH STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY JUNE 15, 2007.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1156 13TH STREET, CHICAGO ILLINOIS 60608 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2.12.07
DATE

General Notes

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

No.	Description	Date
1	ISSUE FOR PART 2 REVIEW	06-23-06

ROOSEVELT SQUARE
PHASE 2
1156 13TH STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

BROOK ARCHITECTURE INC.
ARCHITECTURAL DESIGN PLANNING CONSULTING
320 So. Polk, Suite 1305
Chicago, IL 60605
Tel:(312)356.9300/Fax:(312)

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECT

Drawing Title

LANDSCAPE AND SITE PLAN

Drawn	Date
KN	06-23-06
Checked By	Drawing Number
BL	
Approved	
TW	2A-L1.2
Job Number	
05063	

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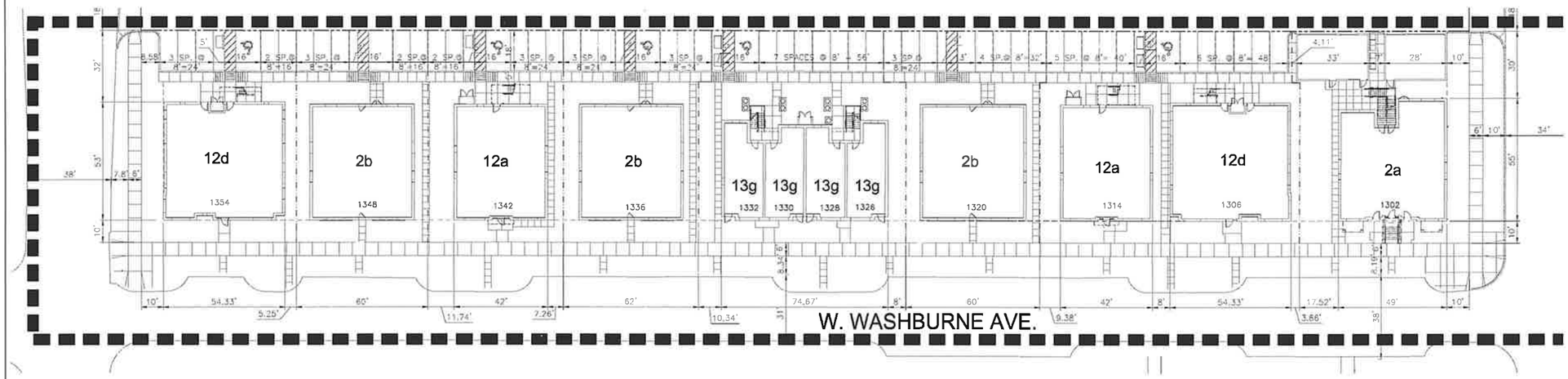
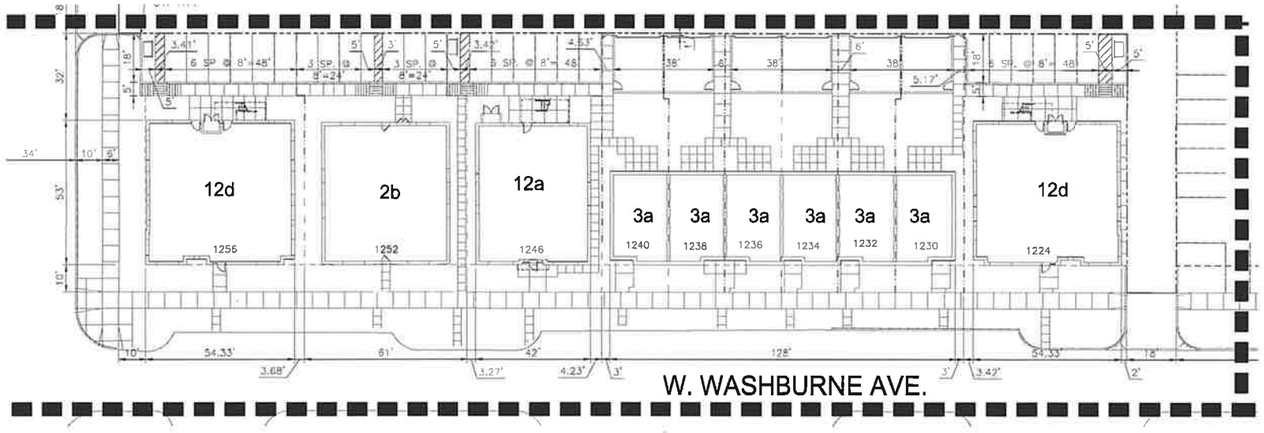
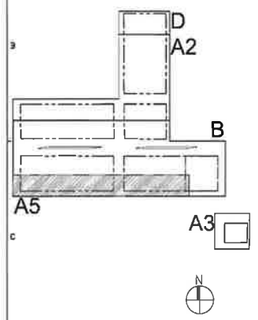
A5



A5





No.	Description	Date
8	REISSUED FOR SITE PLAN APPROVAL	02-05-07
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-15-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-05-06

ROOSEVELT SQUARE PHASE 2

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS

De Stefano and Partners, Ltd.
443 East Illinois Street
Chicago, Illinois 60611

Architecture
Planning
Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

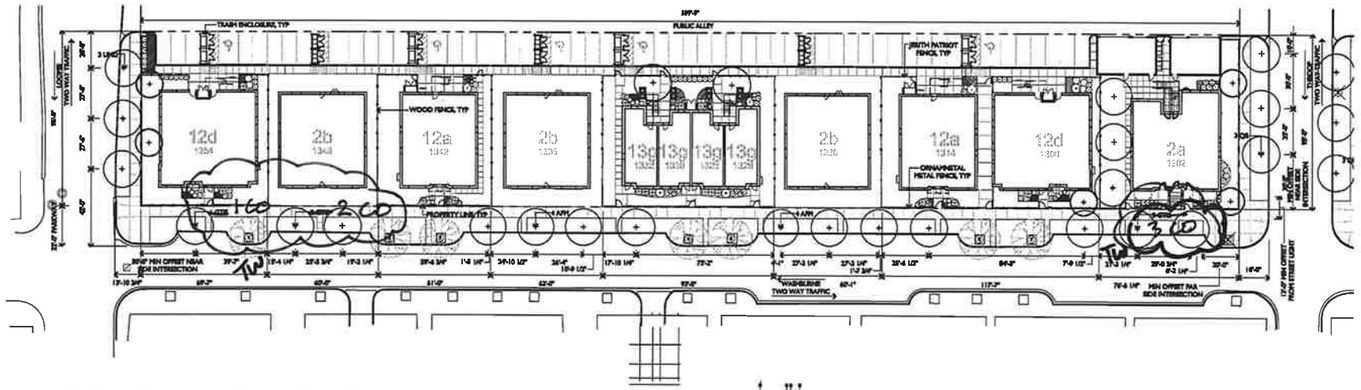
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

PHASE 2
SUB AREA A5
SITE PLAN

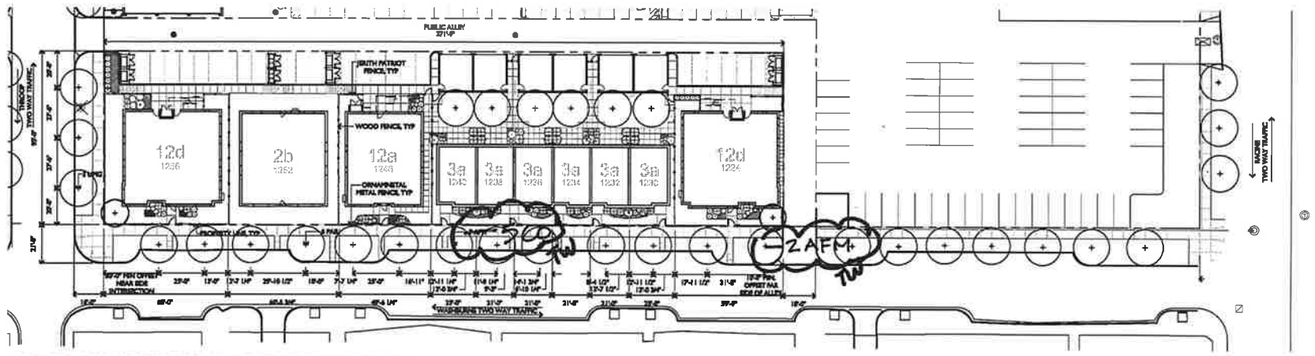
PDII-A5

© 2005 De Stefano + Partners

FILE NAME:



SUB AREA A5 LANDSCAPE PLAN - NORTH OF WASHBURNE AVE
SCALE: 1"=30'-0"



2 SUB AREA A5 LANDSCAPE PLAN- NORTH OF WASHBURNE AVE
SCALE: 1"=30'-0"

KEYPLAN



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE

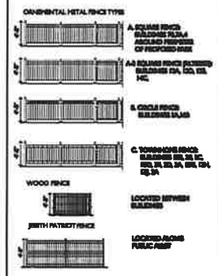
307 NORTH MICHIGAN AVENUE
SUITE 601
CHICAGO, ILLINOIS 60601
312.663.3494 T
312.663.3497 F
WOLFFLANDSCAPE.COM

GENERAL NOTES

LEGEND

- RAIN GARDEN
- ORNAMENTAL PLANTING
- LAWN
- PROPOSED TREE
- WOOD FENCE
- 4' HIGH JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- MAILBOX
- RECYCLING CENTER
- TRASH ENCLOSURE

FENCE TYPE AND LOCATION



ISSUE	DESCRIPTION	DATE
8		
7		
6		
5	RE-ISSUE FOR SITE PLAN APPROVAL	02-09-07
4	ISSUE FOR SITE PLAN APPROVAL	01-30-07
3	ISSUE FOR PART 2 REVIEW	12-15-06
2	ISSUE FOR PART 2 REVIEW	05-23-06
1	ISSUE FOR REVIEW	12-02-05

LICENSURE SEAL

ROOSEVELT SQUARE PHASE TWO

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

DRAWN BY:	KN
REVIEWED BY:	TW
DATE:	05-23-06
SCALE:	AS NOTED
PROJECT NUMBER:	05063

SUB AREA A5 LANDSCAPE PLAN

L101-A5

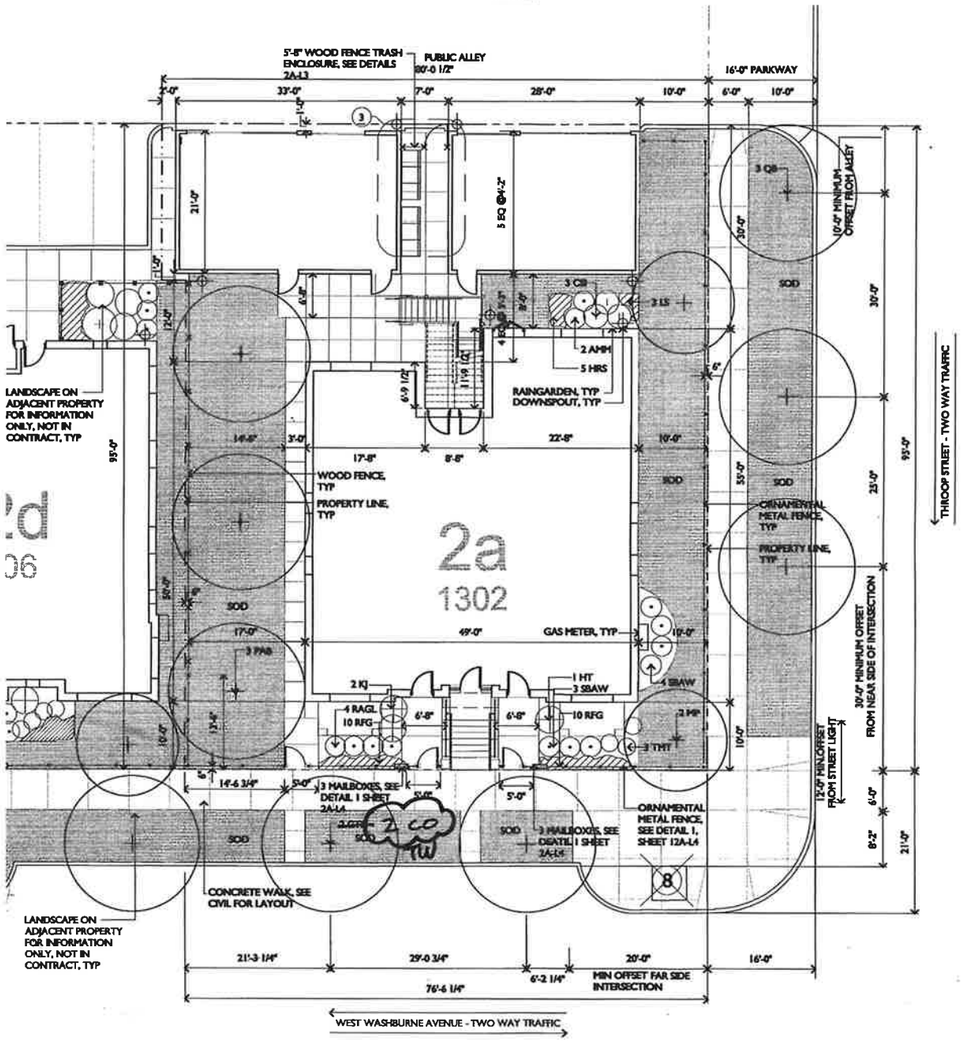
© 2006 WOLFF LANDSCAPE ARCHITECTURE, INC.

EXISTING TREE KEY

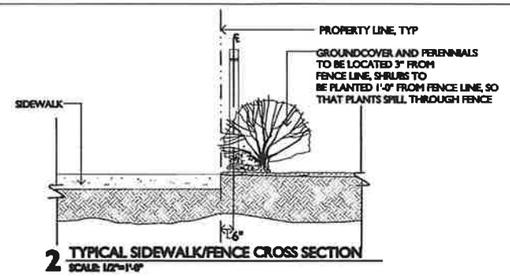
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
8	9"	ASH	FAIR	TO BE REMOVED



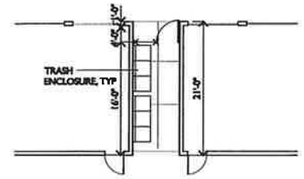
TREE NO. 8



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST WASHBURNE AVENUE

LENGTH (LINEAR FEET)	76'- 6 1/4"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS

THROOP STREET

LENGTH (LINEAR FEET)	95'- 0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1302 WEST WASHBURNE AVENUE, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

© 2006 WOLFF LANDSCAPE ARCHITECTURE

General Notes

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

No.	Description	Date
2	ISSUE FOR PART 2 REVIEW	12-15-06
1	ISSUE FOR BID	05-12-06

ROOSEVELT SQUARE
PHASE 2
1302 WEST WASHBURNE
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

BROOK ARCHITECTURE INC.
ARCHITECTURE, DESIGN, PLANNING, CONSULTING
200 N. Green, Suite 1002
Chicago, IL 60607
Tel:(312) 226-7040, Fax:226-7044

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLUMBER / ARCHITECT

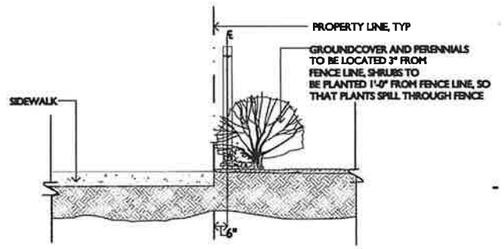
PRISM
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC
LANDSCAPE ARCHITECT

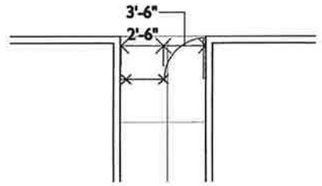
Drawing Title

LANDSCAPE AND SITE PLAN

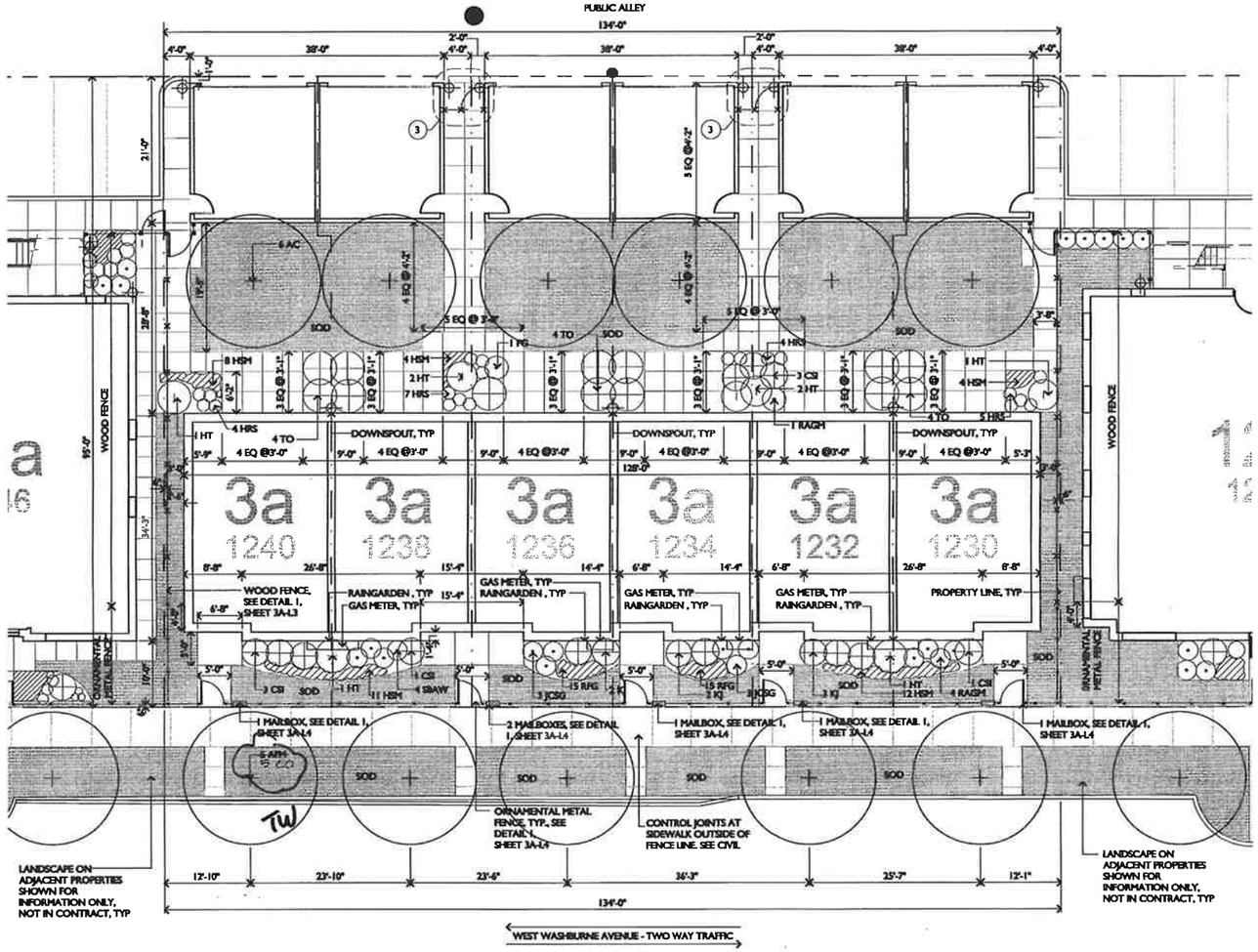
Drawn	Date
KH	05-12-06
Checked By:	Drawing Number
EL TW	2A-L1
05063	



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 WOOD FENCE ENLARGED PLAN
SCALE: 1/2"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WASHBURNE STREET

LENGTH (LINEAR FEET)	134'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	5 TREES ARE PROVIDED

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1230/1232/1234/1236/1238/1240 WEST WASHBURNE STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1230/1232/1234/1236/1238/1240 WASHBURNE STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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TED WOLFF 157-000190

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

2	ISSUE FOR PART 2 REVIEW	12-05-06
1	ISSUE FOR BID	04-03-06

ROOSEVELT SQUARE PHASE 2
1230/1232/1234/1236/1238/1240 WEST WASHBURNE
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DESTEFANO PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 05-12-06
BL
TW
05063

3A-L1

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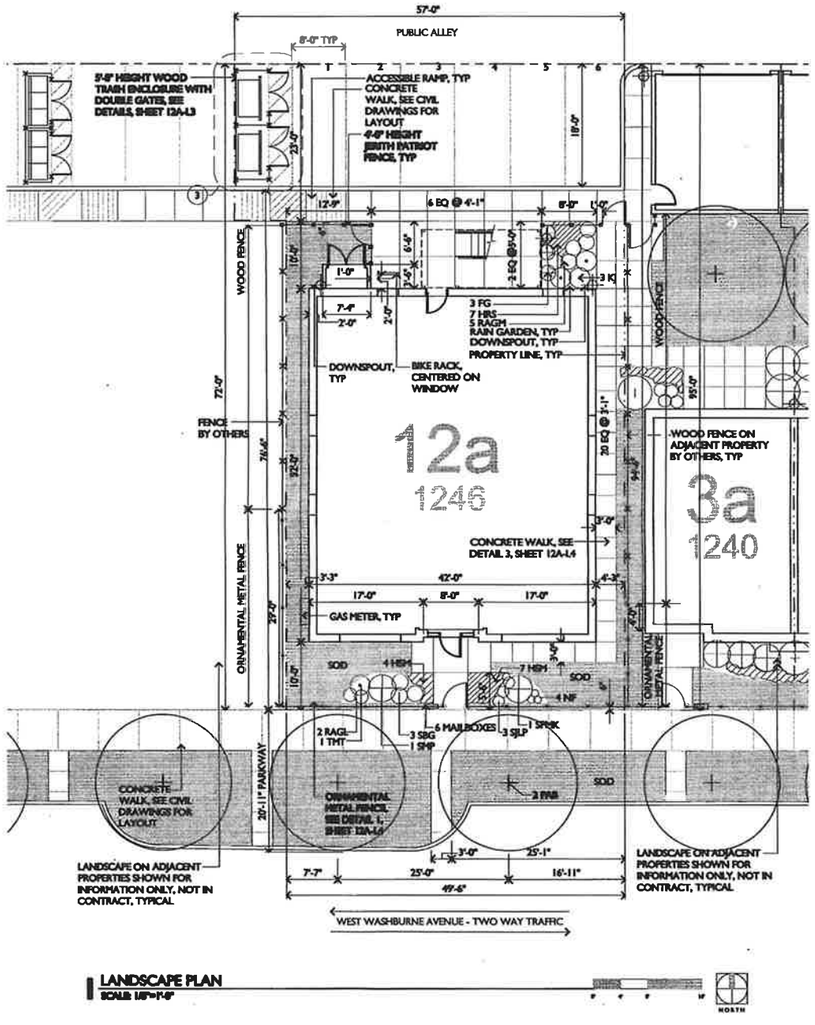
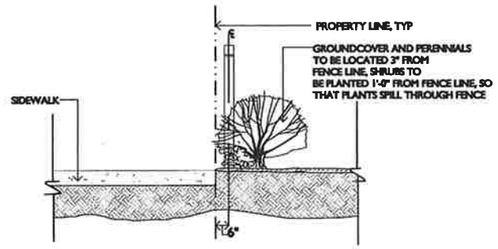
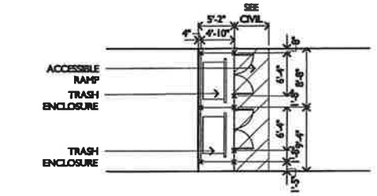


1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL FENCE/SIDEWALK DETAIL
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST WASHBURNE AVENUE

LENGTH (LINEAR FEET)	49'-6"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1246 WEST WASHBURNE AVENUE, CHICAGO ILLINOIS 60608 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000109 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE INC.

2-12-07
DATE

© WOLFF LANDSCAPE ARCHITECTURE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

12		
11		
10		
9		
8		
7	ISSUED FOR PART 2 REVIEW	12.13.06
6	ISSUE FOR PART 2 REVIEW	05-23-06
5	ISSUED 100% PERMIT DOC (LA.	02-08-06
4	ISSUED FOR 100% CONS. DOC. (LA.	12-09-05
3	ISSUED FOR 100% CONS. DOC.	11-30-05
2	ISSUED FOR 90% CONS. DOC.	11-16-05
1	ISSUED FOR DESIGN REV.	10-04-05

ROOSEVELT SQUARE
PHASE 2
1246 WEST WASHBURNE
CHICAGO, IL

BUILDING TYPE 12A

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEERS

H.M.S. ENGINEERS
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

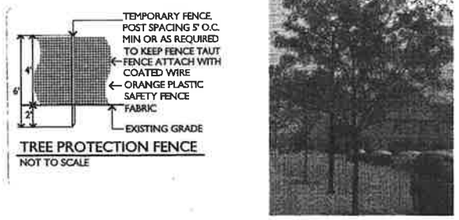
Drawing Title:
LANDSCAPE AND SITE PLAN

Drawn By:	Date:
KN	05-23-06
Checked By:	Drawing Number:
TW	12A-L1.1
Project No:	
0605	

FILE NAME:

EXISTING TREE KEY

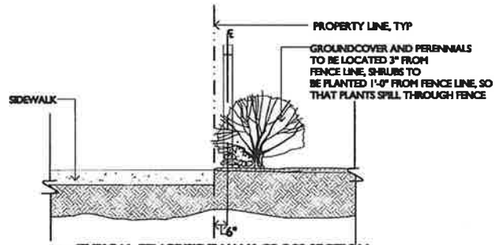
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
6	5.25"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



TREE NO. 6

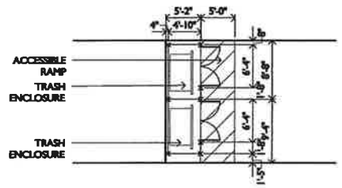
TREE PROTECTION FENCE

NOT TO SCALE



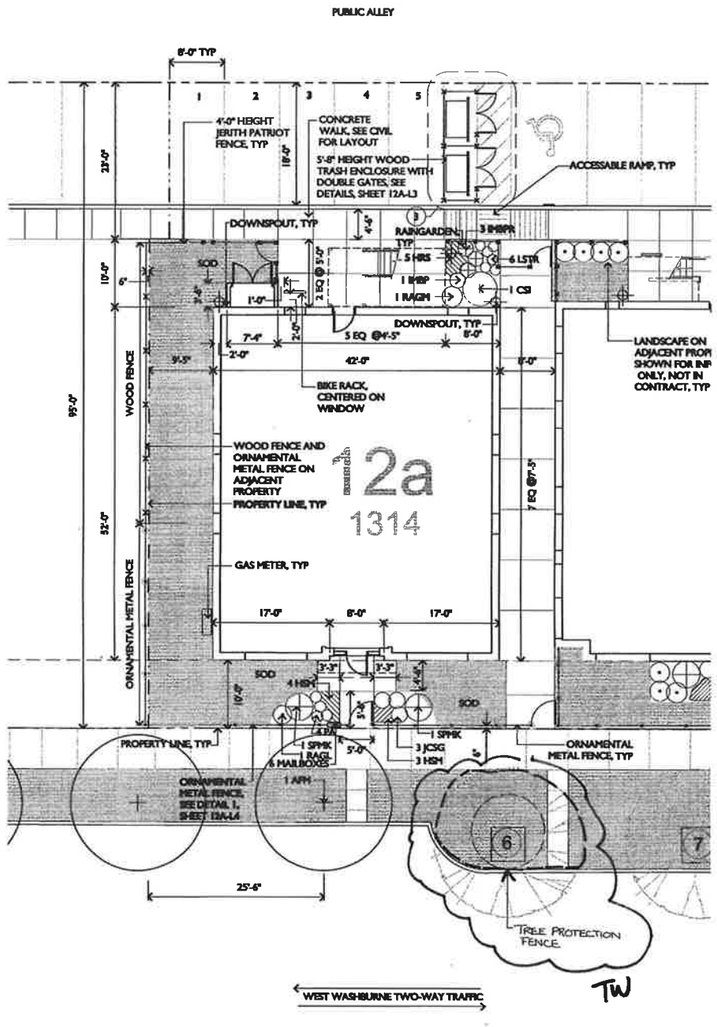
2 TYPICAL FENCE/SIDEWALK CROSS SECTION

SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN

SCALE: 1/8"=1'-0"



LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST WASHBURNE AVENUE

LENGTH (LINEAR FEET)	418'-6"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	1

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1314 WEST WASHBURNE AVENUE, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1314 WEST WASHBURNE AVENUE, CHICAGO ILLINOIS 60608 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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TED WOLFF 157-000190 REGISTERED LANDSCAPE ARCHITECT

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

4	ISSUE FOR PART 2 REVIEW	12-12-07
3	ISSUE FOR PART 2 REVIEW	08-23-07
2	ISSUED FOR 90% CD	11-11-06
1	ISSUED FOR DESIGN DEV.	10-04-06

ROOSEVELT SQUARE PHASE 2

1314 W. WASHBURNE
CHICAGO, IL. 60608

BUILDING TYPE 12A

ROOSEVELT SQUARE I LIMITED PARTNERSHIP

smith & smith ASSOCIATES, INC.
Architects
Planners
Construction Managers
Developers
1201 N. Orleans, Chicago IL 60610
T 312.266.6555
F 312.266.6488
www.SmithandSmithInc.com

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEERS

H.M.S. ENGINEERS
M.E.P.F.P. ENGINEERS

DESTEFANO KEATING PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

MCCLIER CORPORATION
CIVIL ENGINEERS

WOLFF CLEMENTS AND ASSOCIATES, LTD.
LANDSCAPE ARCHITECTS

Drawing Title:

LANDSCAPE AND SITE PLAN

Drawn: KH
Date: 08-23-06
Checked By: RL
Drawing Number: 2A-L1.2
Job Number: 0606
Approved: TW

© SMITH AND SMITH ASSOC., INC.

EXISTING TREE KEY

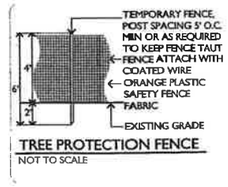
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
2	5.25"	ASH	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
3	4.75"	ASH	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



TREE NO. 2

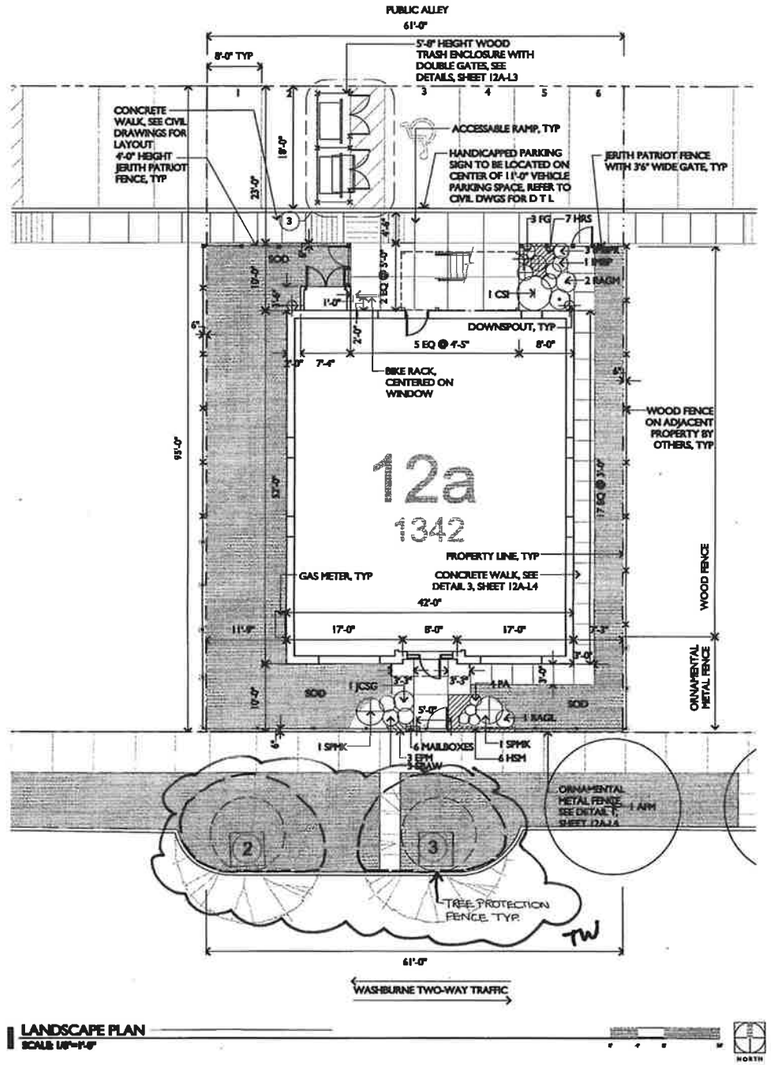


TREE NO. 3



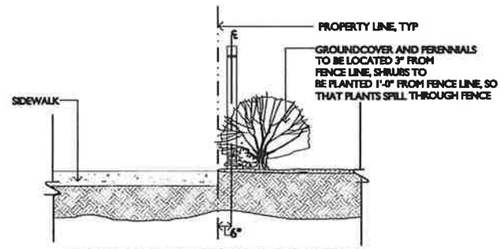
TREE PROTECTION FENCE

NOT TO SCALE



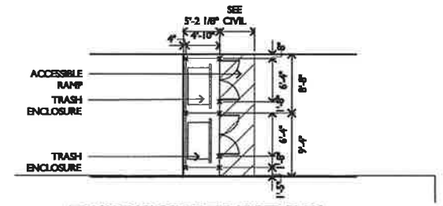
LANDSCAPE PLAN

SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION

SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN

SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST WASHBURNE AVENUE

LENGTH (LINEAR FEET)	52'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	2
NUMBER OF ADDITIONAL TREES PROVIDED	0

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1342 WEST WASHBURNE AVENUE, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2009.

TED WOLFF 157-000190 REGISTERED LANDSCAPE ARCHITECT

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

12		
11		
10		
9		
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6		
5	ISSUE FOR PART 2 REVIEW	10-15-08
4	ISSUE FOR BID-REPRINT BLDG	09-12-08
3	ISSUE FOR PART 2 REVIEW	04-15-08
2	ISSUED FOR PUD EDITS	11-11-05
1	ISSUED FOR DESIGN DEV.	10-24-05

ROOSEVELT SQUARE PHASE 11

1342 W. WASHBURNE
CHICAGO, IL. 60608

BUILDING TYPE 12A

ROOSEVELT SQUARE I LIMITED PARTNERSHIP

smith & smith ASSOCIATES, INC.
Architects
Planners
Construction Managers
Developers
1111 N. Orleans, Chicago IL 60610
T 312.266.6300
F 312.266.6400
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DESTEFANO KEATING PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

MCCLIER CORPORATION
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTS

Drawing Title

LANDSCAPE AND SITE PLAN

Drawn	Date
KN	05-12-08
Checked By	Drawing Number
BL	12A-L1.3
Approved	
TW	
Job Number	
05053	

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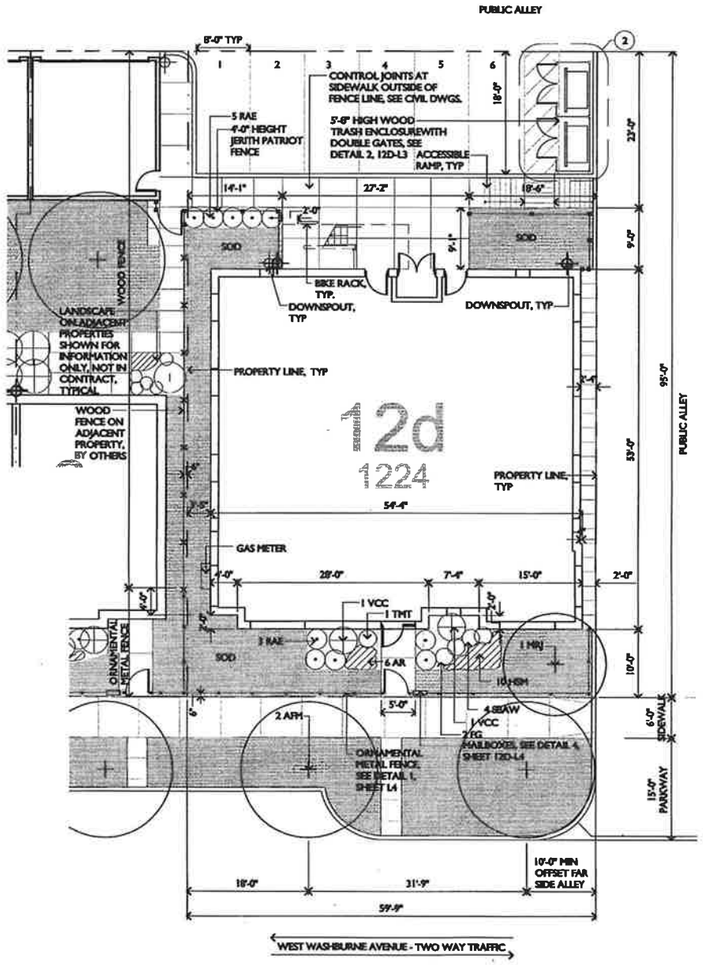
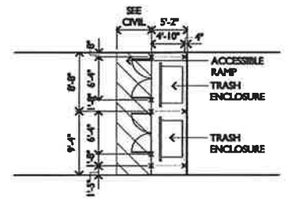


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST WASHBURNE STREET

LENGTH (LINEAR FEET)	59'-9"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2 ADDITIONAL TREES ARE PROVIDED.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1224WEST WASHBURNE STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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TED WOLFF 157-000190

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

15		
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12		
11		
10		
9		
8	ISSUE FOR PART 2 REVIEW	12/15/06
7	ISSUE FOR PART 2 REVIEW	04/18/06
6	ISSUE FOR PERMIT	03/15/06
5	ISSUE FOR BID	02/15/06
4	100% CD-PERMIT	02/01/06
3	100% CD-REVIEW	12/19/05
2	90% CD	11/28/05
1	100% DD	11/04/05

URBAN Works
UrbanWorks Ltd.
213 W Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
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PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

KH 04-18-06

BL

TB

05063

12D-L1.1

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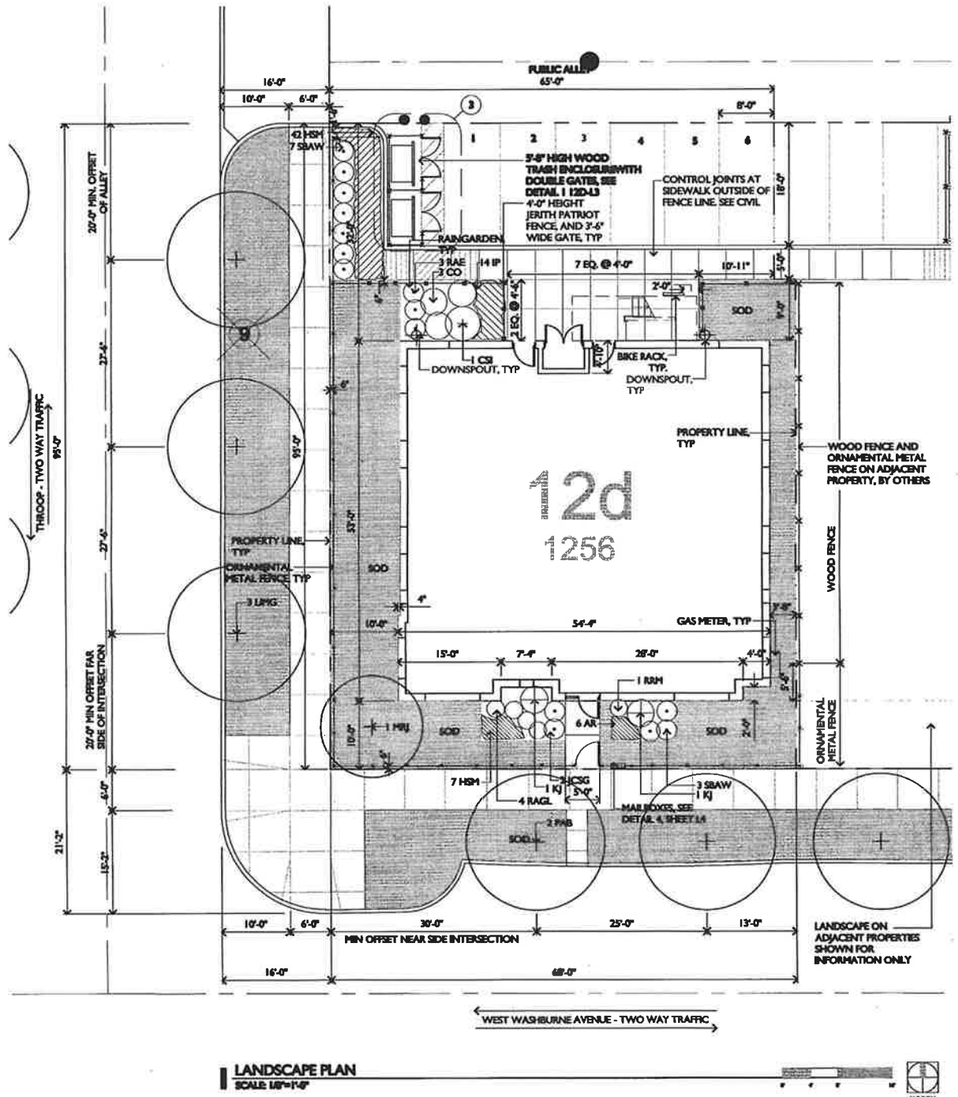
EXISTING TREE KEY

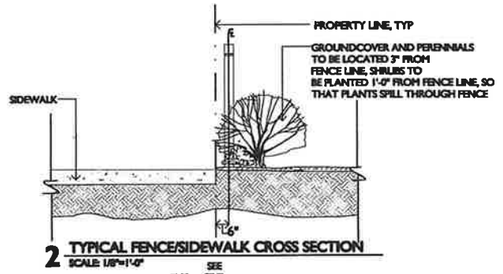
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
9	22"	LOCUST	GOOD	TO BE REMOVED



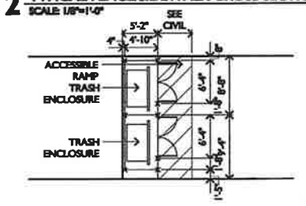
TREE NO. 9



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/8"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST WASHBURNE AVE

LENGTH (LINEAR FEET)	68'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS.

THROOP

LENGTH (LINEAR FEET)	99'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS.

VEHICULAR USE AREA SCREENING

LENGTH (LINEAR FEET)	68'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	1
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	0 ADDITIONAL TREES ARE PROVIDED DUE TO PROXIMITY TO EXISTING SHADE TREES.

THROOP AVENUE IS SCREENED BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1256 WEST WASHBURNE AVENUE, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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BY (OWNER)

DATE

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WOLFF 157-000190 LANDSCAPE ARCHITECT

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE

2-12-07
DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
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7	ISSUE FOR PART 2 REVIEW	12/11/06
6	ISSUE FOR PERMIT	07/2006
5	ISSUE FOR PART 2 REVIEW	06/2006
4	100% CD-PERMIT	02/01/06
3	100% CD-REVIEW	12/19/05
2	80% CD	11/29/05
1	100% DD	11/04/05

ROOSEVELT SQUARE PHASE 2 BUILDING 12D

1256 W. WASHBURNE STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2 LIMITED PARTNERSHIP

URBAN Works
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

XX 05-12-06

DL

TR 12D-L1.2

05063

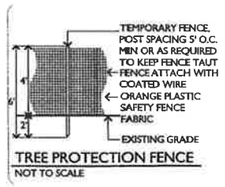
© 2006 URBANWorks, Ltd.

EXISTING TREE KEY

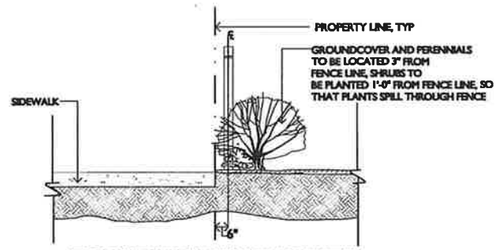
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
7	4.75"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



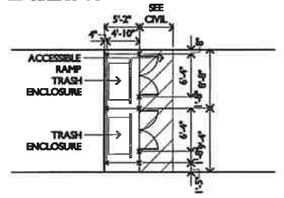
TREE NO. 7



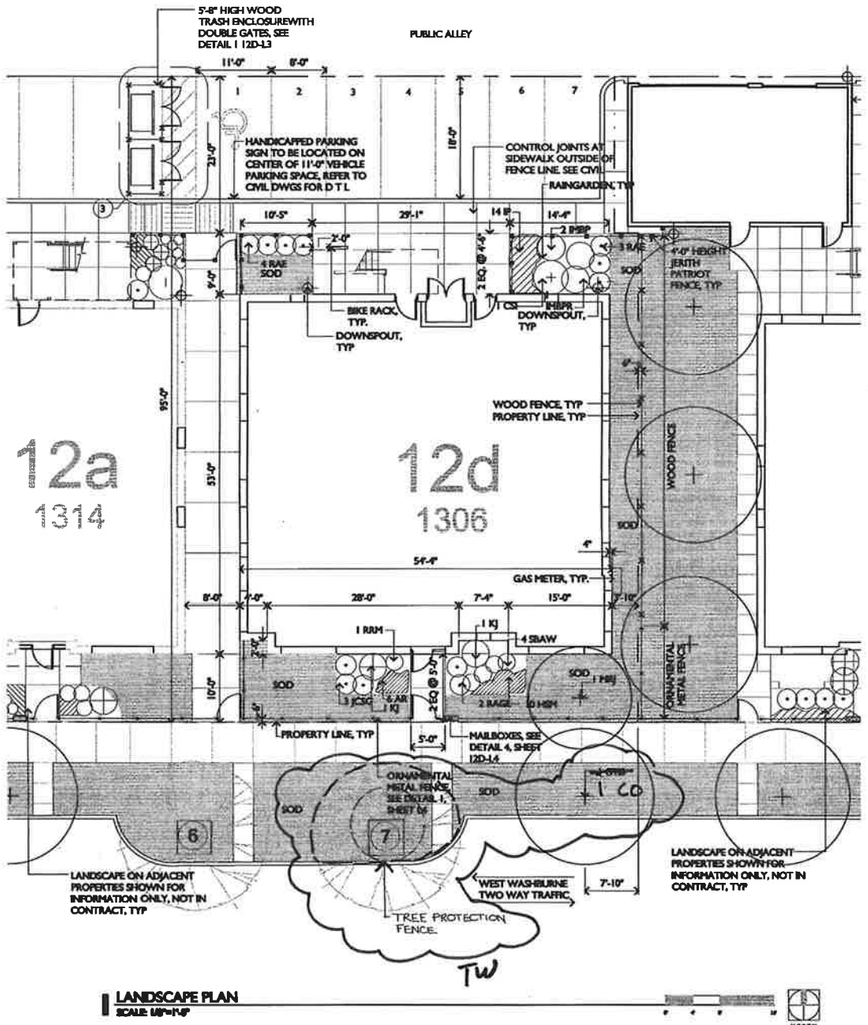
TREE PROTECTION FENCE
NOT TO SCALE



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/8"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST WASHBURNE STREET	
LENGTH (LINEAR FEET)	62'-8 1/2"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	1 ADDITIONAL TREE IS PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREE SPACING.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1306 WEST WASHBURNE STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1306 WEST WASHBURNE STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2008.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE INC.

2-12-07
DATE

© 2006 URBANWorks, Ltd.

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

15		
14		
13		
12		
11		
10		
9		
8		
7	ISSUE FOR PART 2 REVIEW	12/15/06
6	ISSUE FOR PERMIT	02/01/06
5	ISSUE FOR PART 2 REVIEW	02/20/06
4	100% CD-PERMIT	02/01/06
3	100% CD-REVIEW	12/19/05
2	90% CD	11/28/05
1	100% DD	11/04/05

ROOSEVELT SQUARE PHASE 2 BUILDING 12D

1306 W. WASHBURNE STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2 LIMITED PARTNERSHIP

URBAN Works
UrbanWorks Ltd
313 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
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PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

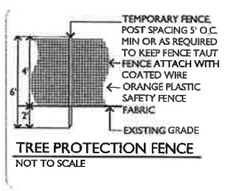
LANDSCAPE AND SITE PLAN

KN 05-12-06
BL
TW
05063

12D--L1.3

EXISTING TREE KEY

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
4	5"	ASH	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
5	5.25"	ASH	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



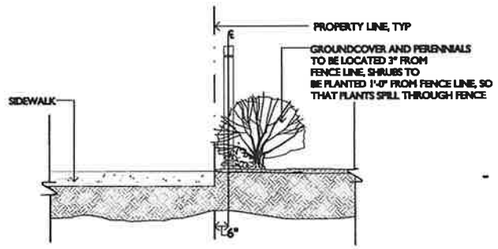
TREE PROTECTION FENCE
NOT TO SCALE



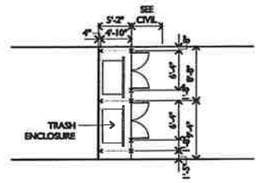
TREE NO. 4



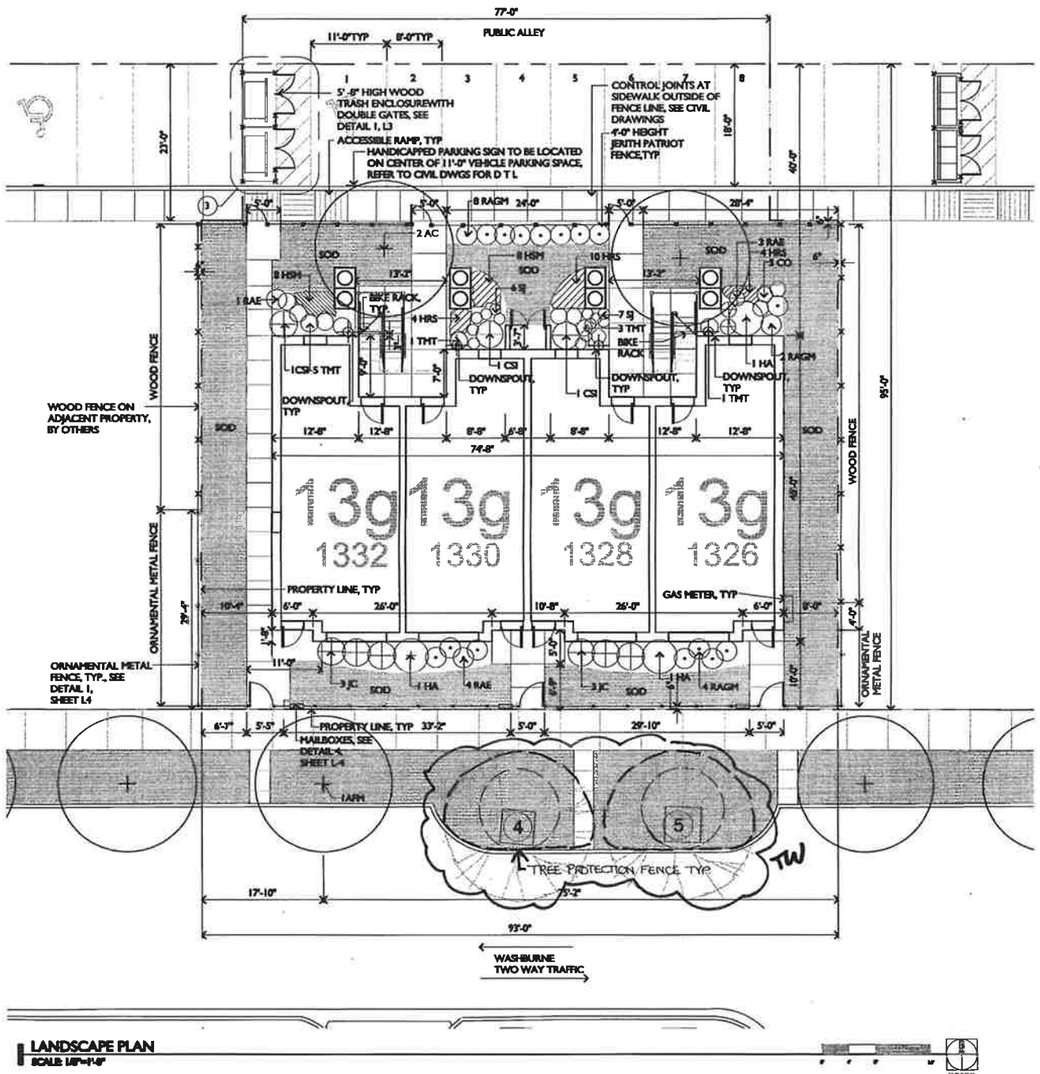
TREE NO. 5



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"



1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WASHBURNE STREET

LENGTH (LINEAR FEET)	81'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	2
NUMBER OF ADDITIONAL TREES PROVIDED	1

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR UIE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1326/1328/1330/1332 WEST WASHBURNE STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

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I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2008.

TED WOLFF 157-000190 LICENSED LANDSCAPE ARCHITECT

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JENITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

2	ISSUE FOR PART 2 REVIEW	12-15-08
1	ISSUE FOR BID/PERMIT	04-03-06

ROOSEVELT SQUARE PHASE 2
1326/1328/1330/1332 WEST WASHBURNE CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DESTEFANO PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

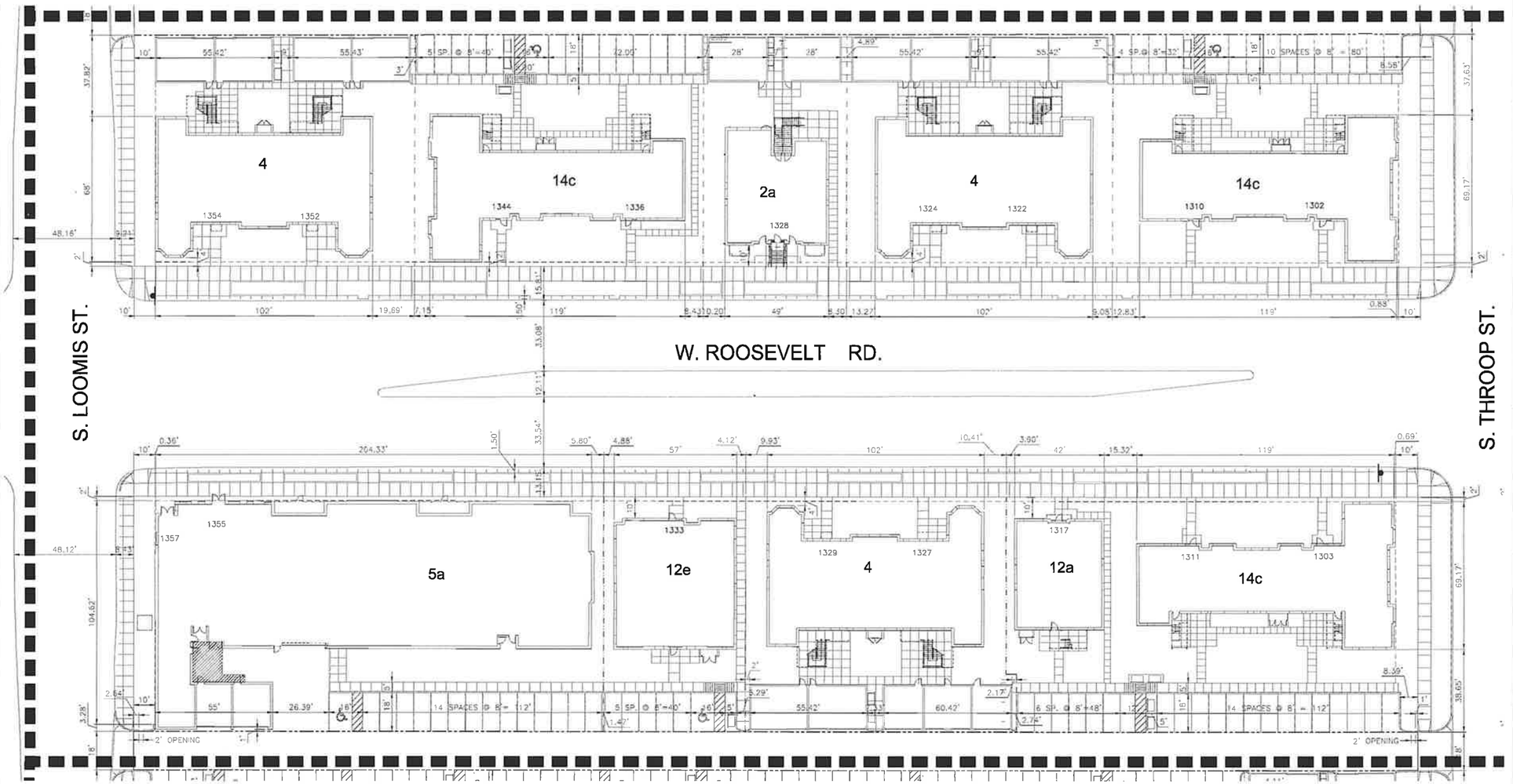
KN 04-03-06
BL
TW

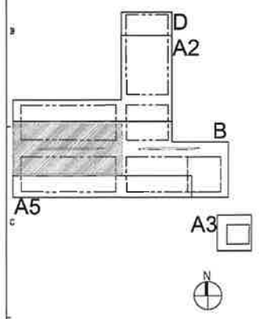
13G-L1

05063

© 2005 DeStefano + Partners

B





No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-28-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD – PHASE 2 – SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS

DeStefano and Partners, Ltd. 445 East Illinois Street Chicago, Illinois 60611 — Architecture, Planning, Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

PHASE 2
SUB AREA B
SITE PLAN

PDII-B.1

FILE NAME:

© 2006 De Stefano + Partners

B

S. LYTLE ST.

S. THROOP ST.

W. ROOSEVELT RD.

S. RACINE AVE.

4

14c

1252

1250

1244

1236

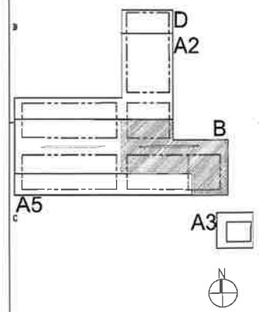
1255

5a

15 SPACES @ 8' = 120'

2' OPENING 3'R TYP.

N.I.C.
SUBJECT TO FUTURE
SITE PLAN REVIEW



No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DE STEFANO + PARTNERS

DeStefano and Partners, Ltd.
445 East Illinois Street
Chicago, Illinois 60611

Architecture
Planning
Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

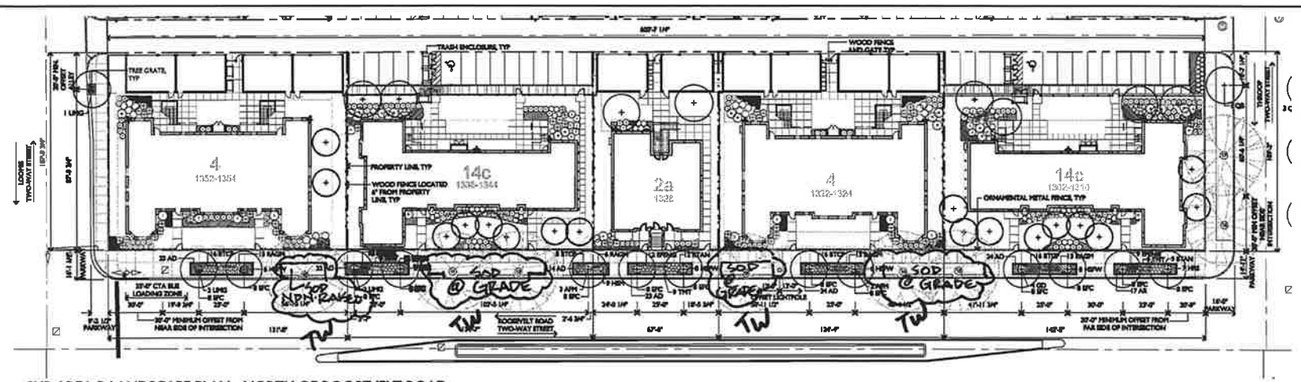
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

PHASE 2
SUB AREA B
SITE PLAN

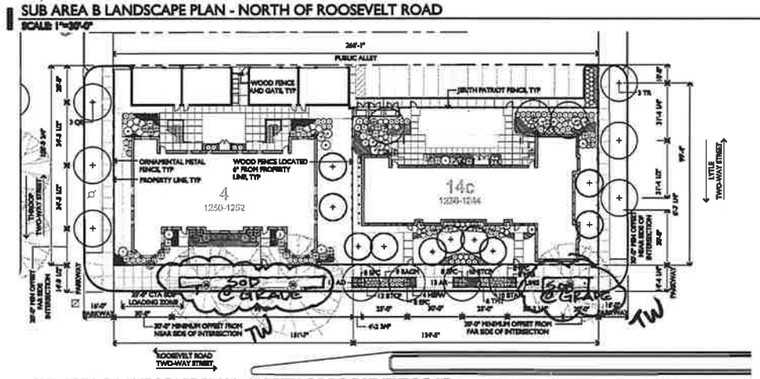
PDII-B.2

FILE NAME:

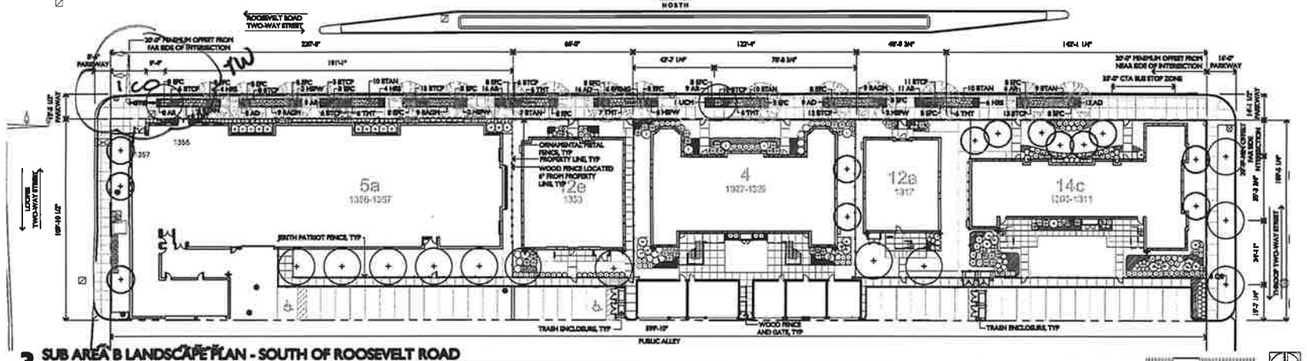
© 2005 De Stefano + Partners



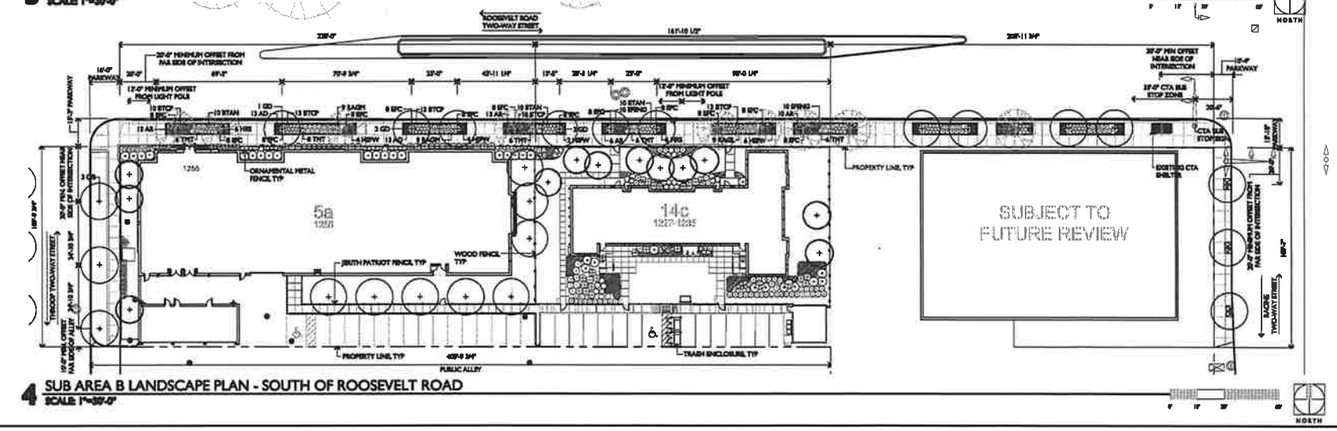
SUB AREA B LANDSCAPE PLAN - NORTH OF ROOSEVELT ROAD
SCALE: 1"=30'-0"



2 SUB AREA B LANDSCAPE PLAN - NORTH OF ROOSEVELT ROAD
SCALE: 1"=30'-0"

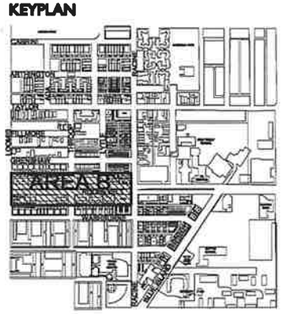


3 SUB AREA B LANDSCAPE PLAN - SOUTH OF ROOSEVELT ROAD
SCALE: 1"=30'-0"



4 SUB AREA B LANDSCAPE PLAN - SOUTH OF ROOSEVELT ROAD
SCALE: 1"=30'-0"

KEYPLAN



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE

307 NORTH MICHIGAN AVENUE
SUITE 601
CHICAGO, ILLINOIS 60601
312.663.3494 T
312.663.3497 F
WOLFFLANDSCAPE.COM

GENERAL NOTES

LEGEND

- RAIN GARDEN
- ORNAMENTAL PLANTING
- LAWN
- PROPOSED TREE
- WOOD FENCE
- 4' HIGH JEWITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- MAILBOX
- RECYCLING CENTER
- TRASH ENCLOSURE

FENCE TYPE AND LOCATION

ORNAMENTAL METAL FENCE TYPE

- A. SQUARE FENCE
- A1 SQUARE FENCE
- B. CIRCLE FENCE
- C. TOWNHOME FENCE

WOOD FENCE — LOCATED BETWEEN HOUSING UNITS

JEWITH PATRIOT FENCE — LOCATED ALONG PUBLIC ALLEY

8		
7		
6		
5		
4	ISSUE FOR SITE PLAN APPROVAL	1-30-07
3	ISSUE FOR PART 2 REVIEW	12-15-06
2	ISSUE FOR PART 2 REVIEW	06-23-06
1	ISSUE FOR REVIEW	12-02-05
ISSUE	DESCRIPTION	DATE

LICENSURE SEAL

ROOSEVELT SQUARE PHASE TWO

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

DRAWN BY:	KN
REVIEWED BY:	TW
DATE:	04-19-06
SCALE:	AS NOTED
PROJECT NUMBER:	05063

SUB AREA B LANDSCAPE PLAN

L101-B

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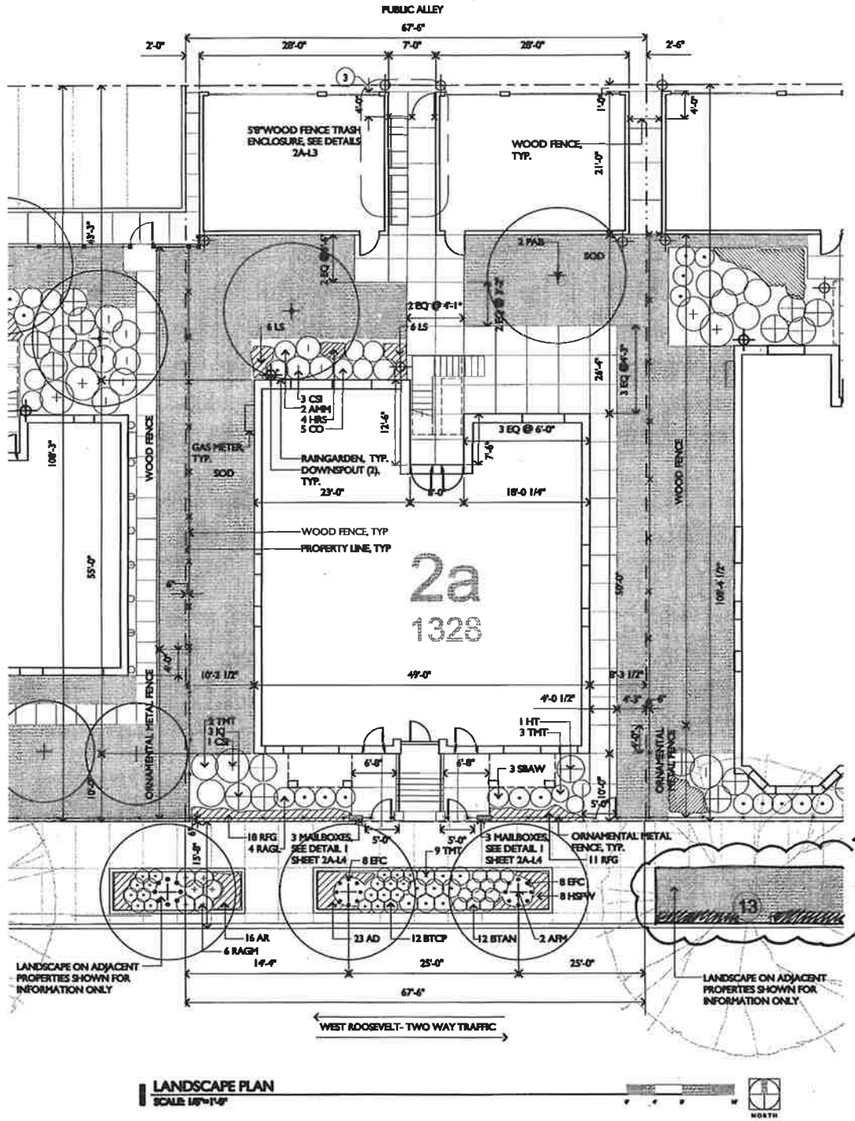
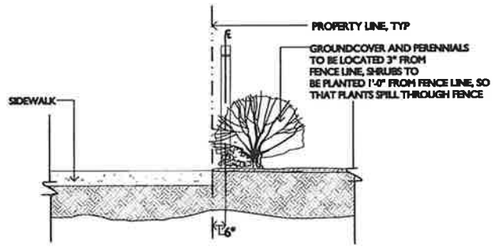
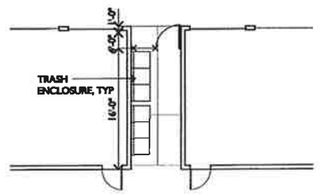


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST ROOSEVELT	
LENGTH (LINEAR FEET)	67'-6"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3, ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM TREE SPACING.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

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TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

© 2008 WOLFF LANDSCAPE ARCHITECTURE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

4	ISSUE FOR PART 2 REVIEW	10-10-08
3	ISSUE FOR RE-REPORT BLDG	08-12-08
2	ISSUE FOR PART 2 REVIEW	04-18-08
1	ISSUE FOR BID	04-11-08

ROOSEVELT SQUARE
PHASE 2
1328 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

BROOK ARCHITECTURE INC.
ARCHITECTURE, INTERIOR PLANNING CONSULTING
222 So. Main, Suite 1222
Chicago, IL 60606
Tel: (312) 236-3040 Fax: 6041

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMB ENGINEERING
M.E.P.F.P. ENGINEER

DIESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM
CIVIL ENGINEER

WOLFF CLEMENTS AND ASSOCIATES, LTD.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 05-12-08
RL
TW
05085

2A-L1

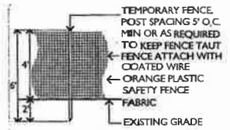
EXISTING TREE KEY

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
46	3"	ACCOLADE ELM	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
47	3"	ACCOLADE ELM	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
48	3"	ACCOLADE ELM	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

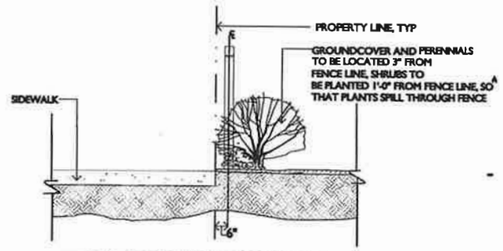

TREE NO. 46


TREE NO. 47

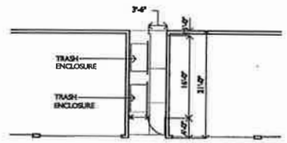

TREE NO. 48



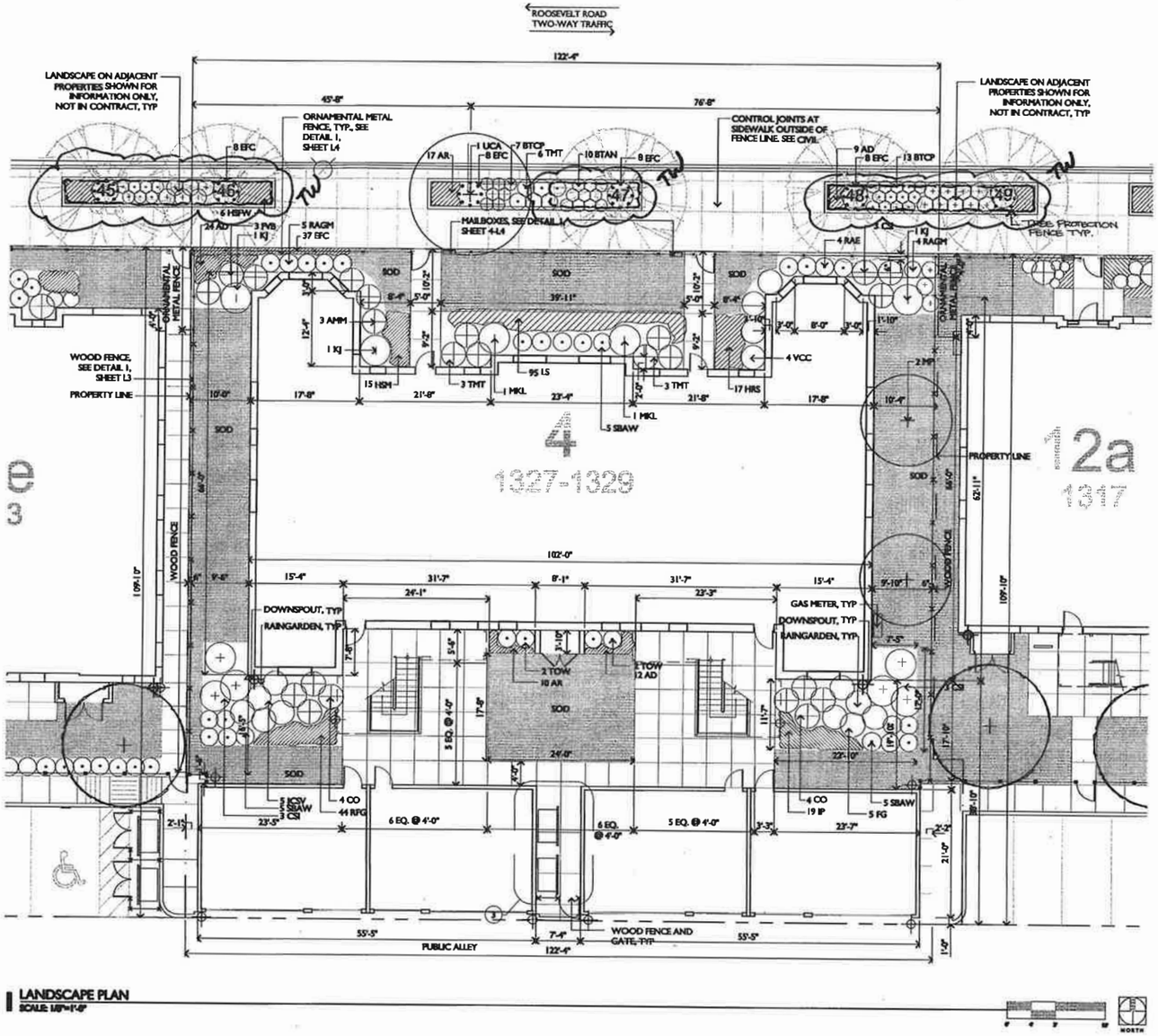
TREE PROTECTION FENCE
NOT TO SCALE



2 TYPICAL SIDEWALK/ FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

ROOSEVELT ROAD

LENGTH (LINEAR FEET)	122'-4"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	3
NUMBER OF ADDITIONAL TREES PROVIDED	1 TREE IS PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE ADDED DUE TO EXISTING TREE SPACING.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1327/1329 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1327/1329 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000198 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

© 2006 WOLFF LANDSCAPE ARCHITECTURE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

9	ISSUE FOR PART 2 REVIEW	12-15-06
8	ISSUE FOR PART 2 REVIEW	04-19-06
7	ISSUE FOR BID	06-12-06
6	100% CONSTRUCTION DOCUMENTS	02-24-06
5	80% CONSTRUCTION DOCUMENTS	02-13-06
4	50% CONSTRUCTION DOCUMENTS	01-25-06
3	100% DESIGN DEVELOPMENT REVIEW	01-12-06
2	DESIGN DEVELOPMENT REVIEW	12-27-05
1	ISSUED FOR SCHEMATIC DESIGN	05-23-04

ROOSEVELT SQUARE
PHASE II

BUILDING 4
1327/1329 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LLC

ARCHITECTURE • ENGINEERING • PLANNING • URBAN DESIGN
ECONOMIC DEVELOPMENT • CONSTRUCTION MANAGEMENT

MACONDO corp.

21 West Illinois Street, Suite 2302 Chicago, Illinois 60610
Telephone: (312) 644-2606 Facsimile: (312) 644-0556

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESPEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

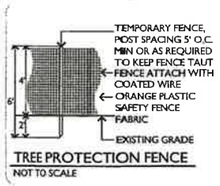
KN	04-19-06
BL	
TV	
DGN	

00063

4-L1.1

EXISTING TREE KEY

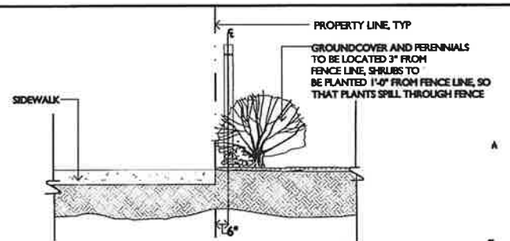
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
35	30"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
36	20"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



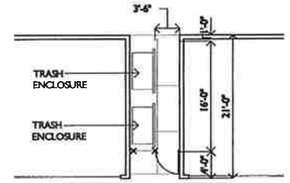
TREE PROTECTION FENCE
NOT TO SCALE


TREE NO. 35

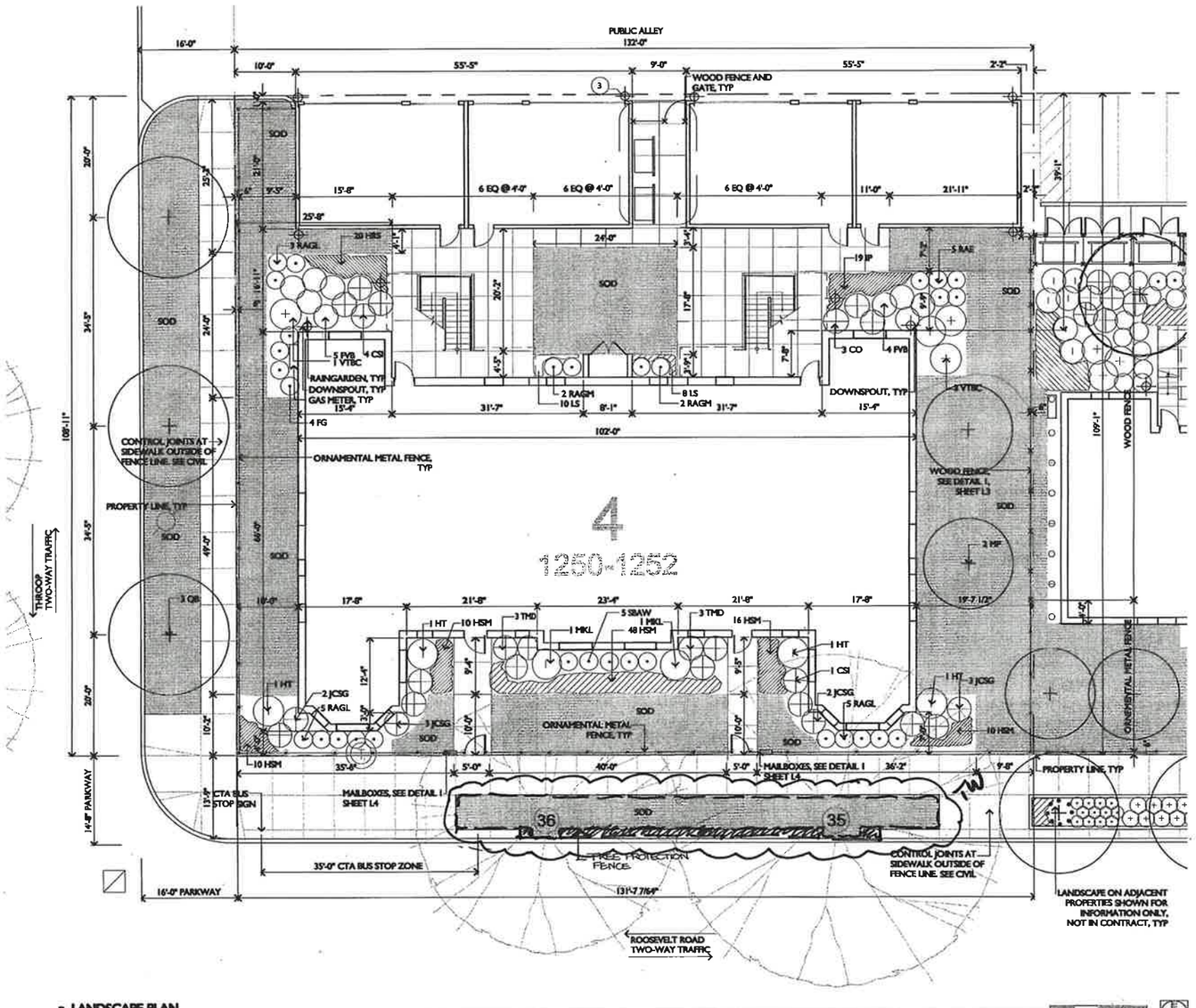

TREE NO. 36



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TYPICAL TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

ROOSEVELT ROAD

LENGTH (LINEAR FEET)	131'-7"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	2
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES ARE PROVIDED DUE TO EXISTING TREE SPACING AND MINIMUM INTERSECTION OFFSET AND BUS STOP ZONE.

THROOP AVE	
LENGTH (LINEAR FEET)	108'-11"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1250/1252 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1250/1252 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF 157-000190

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

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4	50% CONSTRUCTION DOCUMENTS	01-25-06
3	100% DESIGN DEVELOPMENT REVIEW	01-12-06
2	DESIGN DEVELOPMENT REVIEW	12-27-05
1	ISSUED FOR SCHEMATIC DESIGN	05-23-04

ROOSEVELT SQUARE
PHASE II

BUILDING 4
1250/1252 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LLC

ARCHITECTURE + ENGINEERING + PLANNING + URBAN DESIGN
ECONOMIC DEVELOPMENT + CONSTRUCTION MANAGEMENT

MACONDO corp.

25 West Illinois Street, Suite 2000 Chicago, Illinois 60610
Telephone: (312) 644-8000 Facsimile: (312) 644-9184

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 04-19-06
BL
TW

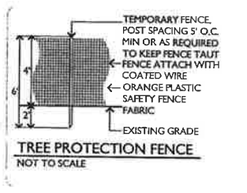
4-L1.2

050603

© 2006 WOLFF LANDSCAPE ARCHITECTURE

EXISTING TREE KEY

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
13	22"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
14	22"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

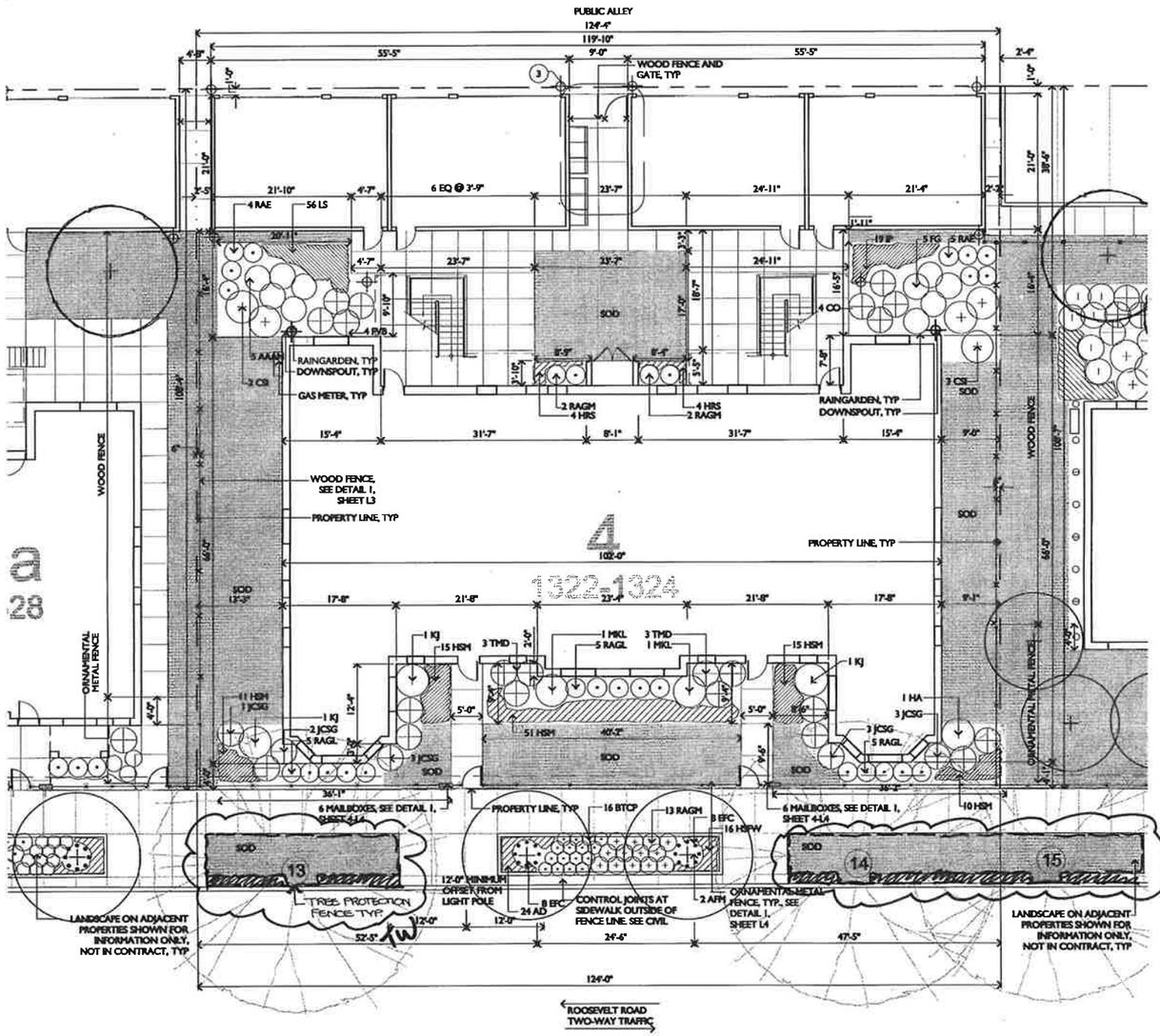


TREE NO. 13

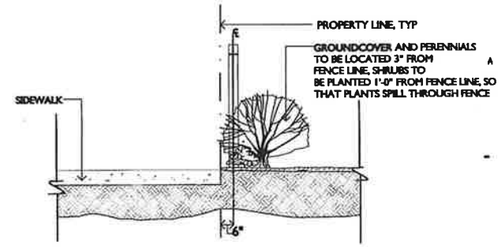


TREE NO. 14

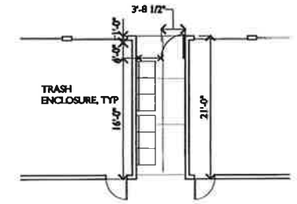
TREE PROTECTION FENCE
NOT TO SCALE



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/2"=1'-0"



3 TYPICAL TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

ROOSEVELT ROAD

LENGTH (LINEAR FEET)	124'-4"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	2
NUMBER OF ADDITIONAL TREES PROVIDED	2 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE ADDED DUE TO EXISTING TREE SPACING.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,080 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1322/1324 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

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I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157.000170 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE

2-12-07
DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

8	ISSUE FOR PART 2 REVIEW	10-18-06
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6	100% CONSTRUCTION DOCUMENTS	02-24-06
5	90% CONSTRUCTION DOCUMENTS	02-13-06
4	50% CONSTRUCTION DOCUMENTS	01-25-06
3	100% DESIGN DEVELOPMENT REVIEW	01-12-06
2	DESIGN DEVELOPMENT REVIEW	12-27-05
1	ISSUED FOR SCHEMATIC DESIGN	05-23-04

ROOSEVELT SQUARE PHASE II

BUILDING 4

1322/1324 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LLC

ARCHITECTURE + ENGINEERING + PLANNING + URBAN DESIGN
ECONOMIC DEVELOPMENT + CONSTRUCTION MANAGEMENT

MACONDO corp.

311 West Monroe Street, Suite 2000 Chicago, Illinois 60610
Telephone (312) 544-5500 Facsimile (312) 544-5505

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 04-19-06
BL
TW

4-L1.3

05053

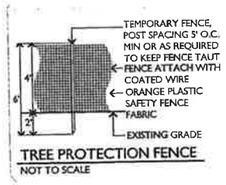
© 2006 WOLFF LANDSCAPE ARCHITECTURE

EXISTING TREE KEY

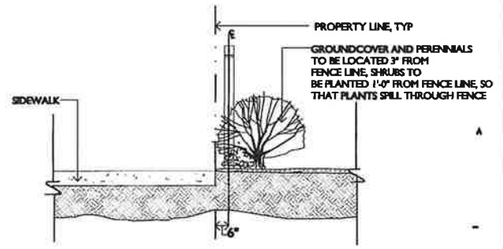
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
10	23"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



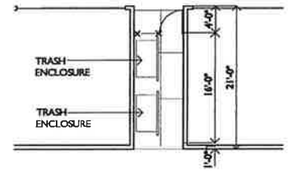
TREE NO. 10



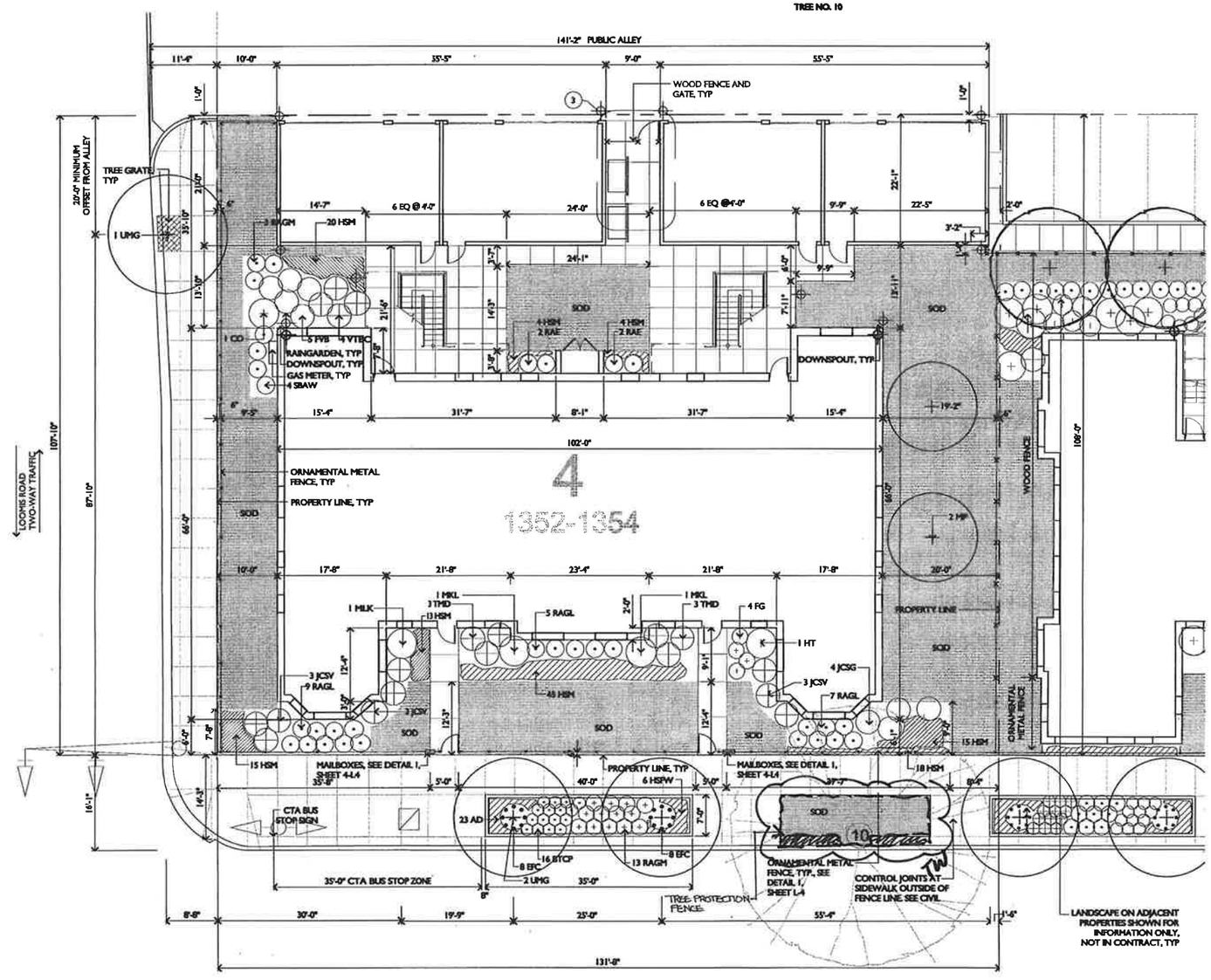
TREE PROTECTION FENCE
NOT TO SCALE



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

ROOSEVELT ROAD

LENGTH (LINEAR FEET)	131'-8"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	2 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREE SPACING AND BUS STOP ZONE.

LOOMIS ROAD

LENGTH (LINEAR FEET)	123'-11"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	1 ADDITIONAL TREE IS PROVIDED. ADDITIONAL TREES CANNNOT BE PROVIDED DUE TO PARKWAY WIDTH.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1352/1354 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1352/1354 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF
157-000190

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

© 2006 WOLFF LANDSCAPE ARCHITECTURE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JENITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

9	ISSUE FOR PART 2 REVIEW	12-15-06
8	ISSUE FOR BID-REPEAT BLDG	05-12-06
7	ISSUE FOR BID	05-12-06
6	100% CONSTRUCTION DOCUMENTS	02-24-06
5	80% CONSTRUCTION DOCUMENTS	02-13-06
4	60% CONSTRUCTION DOCUMENTS	01-25-06
3	100% DESIGN DEVELOPMENT REVIEW	01-13-06
2	DESIGN DEVELOPMENT REVIEW	12-27-05
1	ISSUED FOR SCHEMATIC DESIGN	05-22-04

ROOSEVELT SQUARE
PHASE II

BUILDING 4
1352/1354 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LLC

ARCHITECTURE · ENGINEERING · PLANNING · URBAN DESIGN
ECONOMIC DEVELOPMENT · CONSTRUCTION MANAGEMENT

MACONDO corp.

211 West Wacker Street, Suite 2000 Chicago, Illinois 60606
Telephone: (312) 644-5600 Facsimile: (312) 644-6328

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

LANDSCAPE AND SITE PLAN

KN 05-12-06
BL
TW
60863

4-L1.4

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

SOUTH THROOP STREET

LENGTH (LINEAR FEET)	109'-9 3/4"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM DRIVEWAY SETBACK REQUIREMENTS.

WEST ROOSEVELT ROAD

LENGTH (LINEAR FEET)	228'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	9
NUMBER OF EXISTING TREES TO REMAIN	4
NUMBER OF ADDITIONAL TREES PROVIDED	3 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE ADDED DUE TO EXISTING TREE SPACING AND INTERSECTION OFFSET.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, PARKING AREA IS NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1255 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

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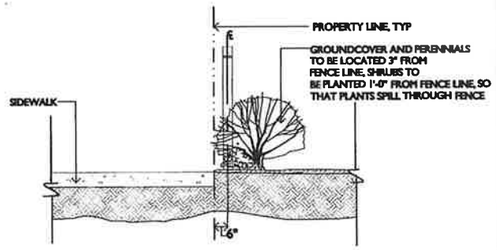
I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2009.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

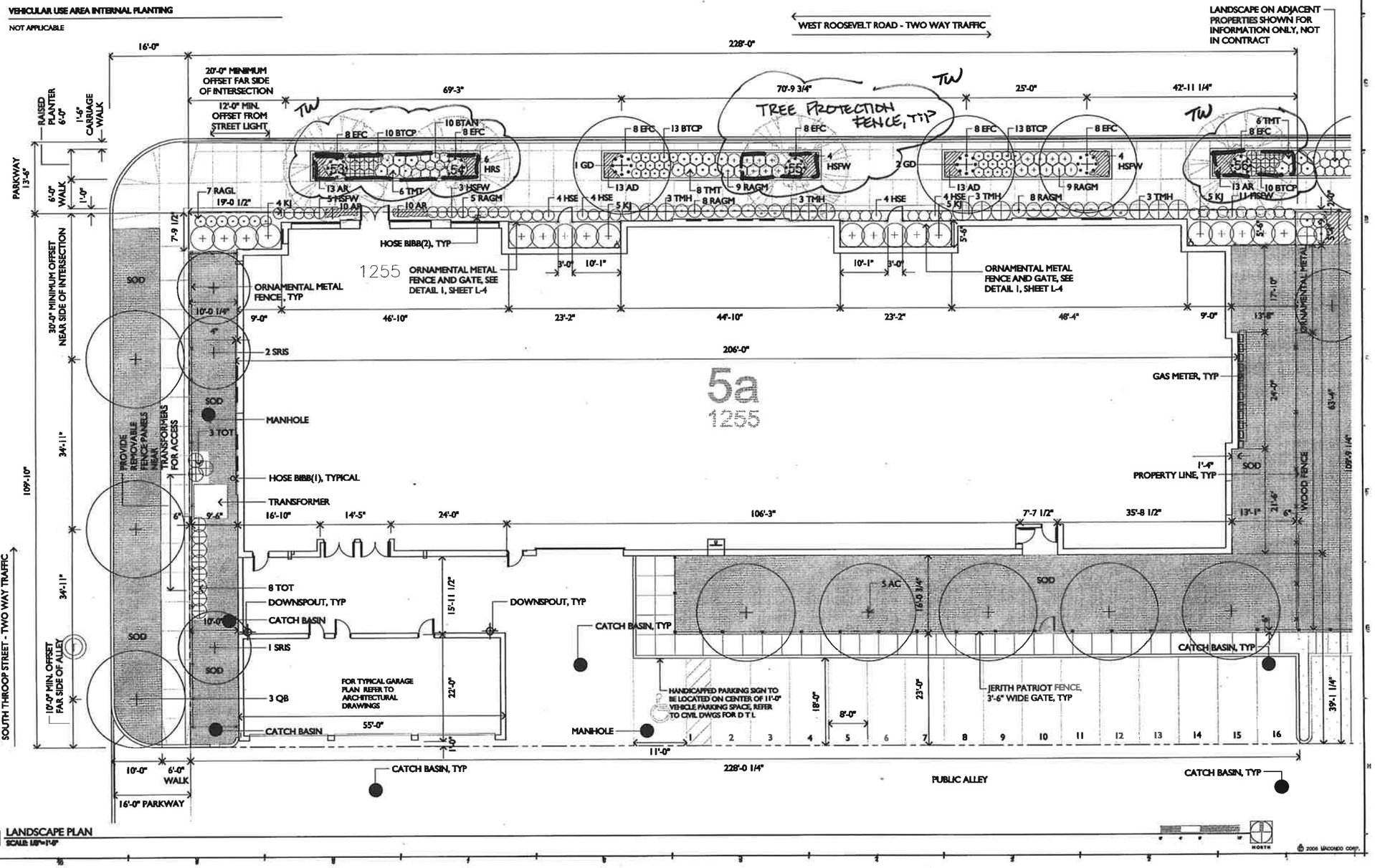
DATE

NOTE:

EXISTING TREE PICTURES AND TABLE ON SHEET L-2



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

4	ISSUE FOR PART 2 REVIEW	12-15-08
3	ISSUE FOR DUC REVIEW	07-07-08
2	ISSUE FOR BID	04-03-08
1	ISSUED FOR 102%CD	01-22-08

ROOSEVELT SQUARE
PHASE 2
BUILDING 5A
1255 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS
RS HOMES II LLC

ARCHITECTURE - ENGINEERING - PLANNING - URBAN DESIGN
ECONOMIC DEVELOPMENT - CONSTRUCTION MANAGEMENT

MACONDO corp.

21 West Illinois Street, Suite 2000 Chicago, Illinois 60610
Telephone: (312) 644-5600 Facsimile: (312) 644-0356

SAMARTANO AND COMPANY
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M.E.P.F.P. ENGINEERS

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PRISM ENGINEERING, INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

5A-L1.1

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

LOOMIS STREET

LENGTH (LINEAR FEET)	109'-9 3/4"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES ARE PROVIDED DUE TO PARKWAY WIDTH LESS THAN 9'-0"

WEST ROOSEVELT ROAD

LENGTH (LINEAR FEET)	220'-6"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	9
NUMBER OF EXISTING TREES TO REMAIN	7
NUMBER OF ADDITIONAL TREES PROVIDED	1 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREE SPACING AND INTERSECTION OFFSET.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, PARKING AREA IS NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1355/1356/1357 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 16, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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BY (OWNER)

DATE

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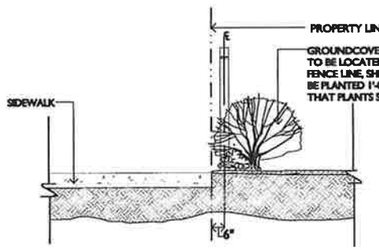
TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

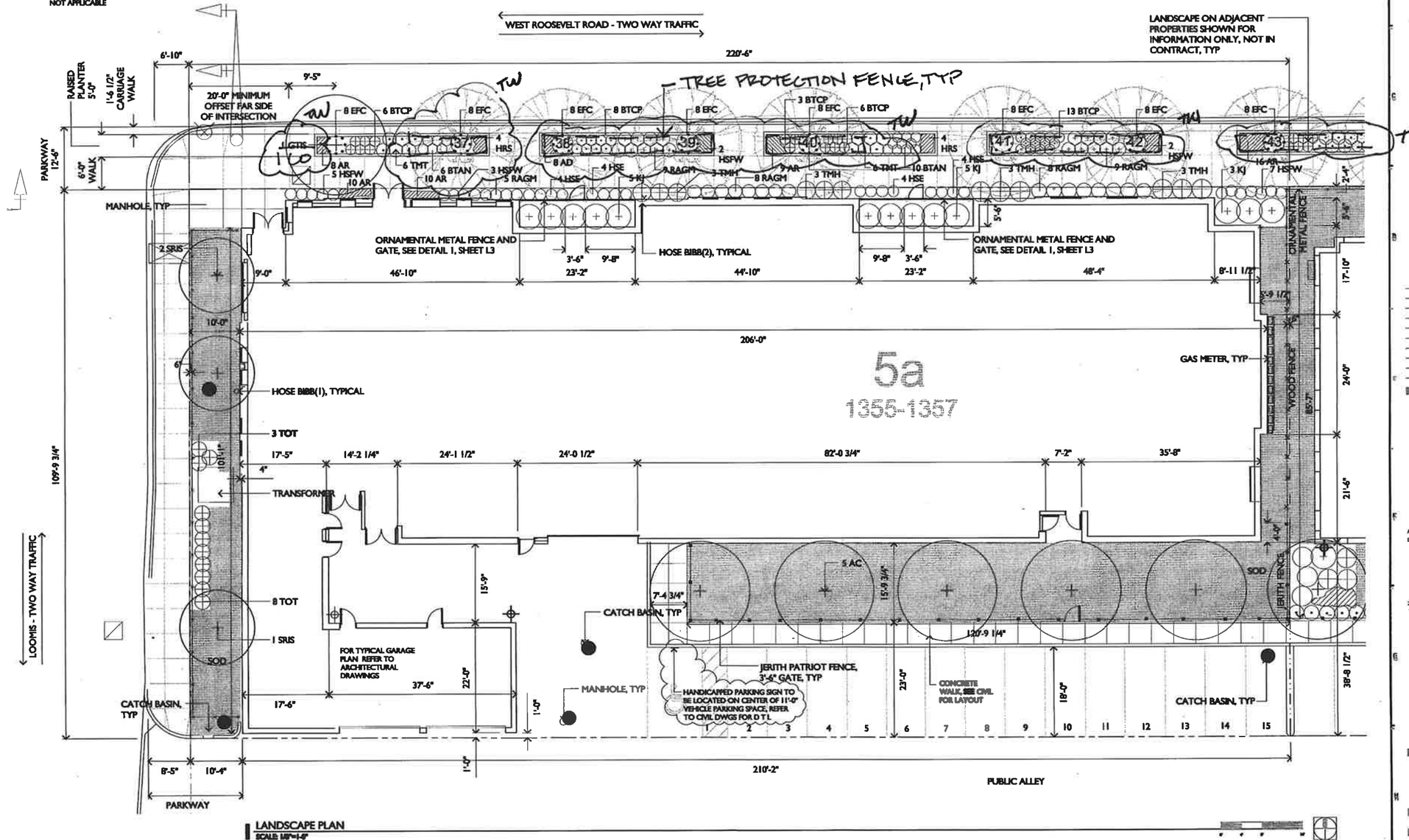
DATE

NOTE:

EXISTING TREE PICTURES AND TABLE ON SHEET L-2



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

5a
1355-1357

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

5	ISSUE FOR PART 2 REVIEW	12-15-06
4	ISSUED FOR CUC REVIEW	07-07-06
3	ISSUED FOR BID	05-12-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR 100% CD	01-26-06

ROOSEVELT SQUARE
PHASE 2
BUILDING 5A

1355-1357 WEST ROOSEVELT ROAD
CHICAGO, IL

RS HOMES II LLC

ARCHITECTURE • ENGINEERING • PLANNING • URBAN DESIGN
ECONOMIC DEVELOPMENT • CONSTRUCTION MANAGEMENT

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OESTEFANO PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING, INC.
CIVIL ENGINEERS

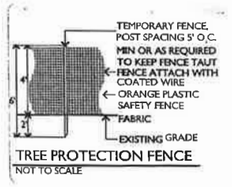
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

RDN	06-22-06
BL	
TW	
00053	

5A-L1.2

© 2006 WOLFF LANDSCAPE



TREE PROTECTION FENCE
NOT TO SCALE

EXISTING TREE KEY

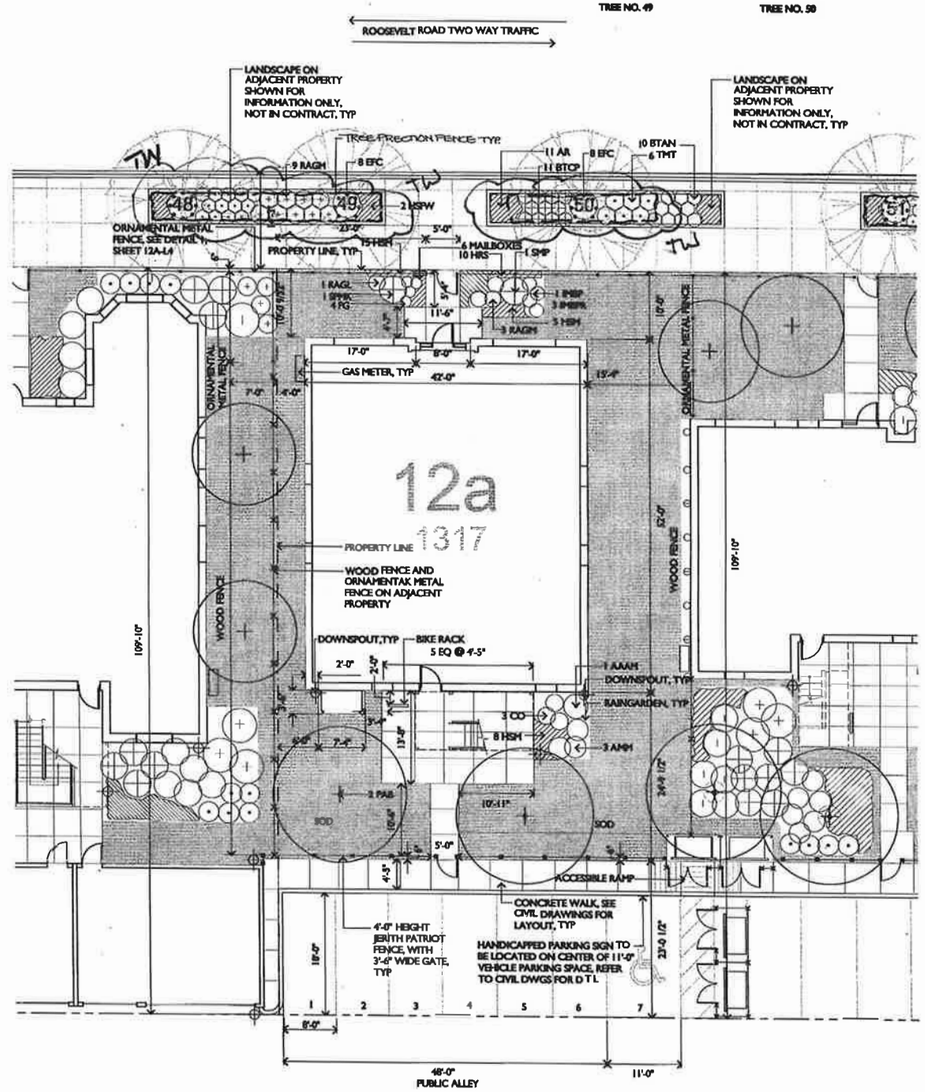
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
49	3"	KENTUCKY COFFEETREE	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
50	3"	KENTUCKY COFFEETREE	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



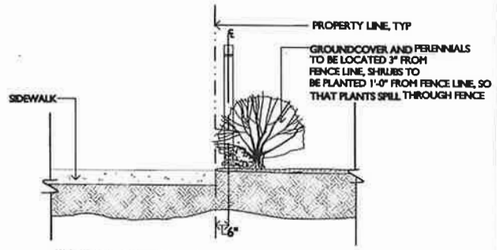
TREE NO. 49



TREE NO. 50



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

GRENSHAW

LENGTH (LINEAR FEET)	48'-6"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	2
NUMBER OF EXISTING TREES TO REMAIN	2
NUMBER OF ADDITIONAL TREES PROVIDED	0

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ALONG A PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1317 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1317 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608 HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000198 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2008.

TED WOLFF
157-000198

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- MAILBOX

4	ISSUED FOR PART 2 REVIEW	12-19-08
3	ISSUED FOR PART 2 REVIEW	06-09-06
2	ISSUED FOR 90% CD	11-11-05
1	ISSUED FOR DESIGN DEV.	10-24-05

ROOSEVELT SQUARE PHASE 11
1317 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

BUILDING TYPE 12A

ROOSEVELT SQUARE I LIMITED PARTNERSHIP

smith & smith ASSOCIATES, INC.
Architects
Planners
Construction Managers
Developers
1801 N. Osborn, Chicago IL 60610
T 312.266.0300
F 312.266.6488
www.SmithAndSmithInc.com

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEERS

I.L.M.S. ENGINEERS
M.E.P.F.P. ENGINEERS

DESTEFANO KEATING PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

MCCLIER CORPORATION
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

Drawing Title

LANDSCAPE AND SITE PLAN

Drawn By	Date
KN	05-12-06
Checked By	Drawing Number
BL	
Approved	12A-L1
TV	
Job Number	
05063	

© SMITH AND SMITH ASSOC., INC.

EXISTING TREE KEY

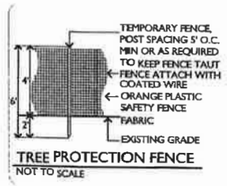
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
44	3"	BLACK LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
45	3"	BLACK LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



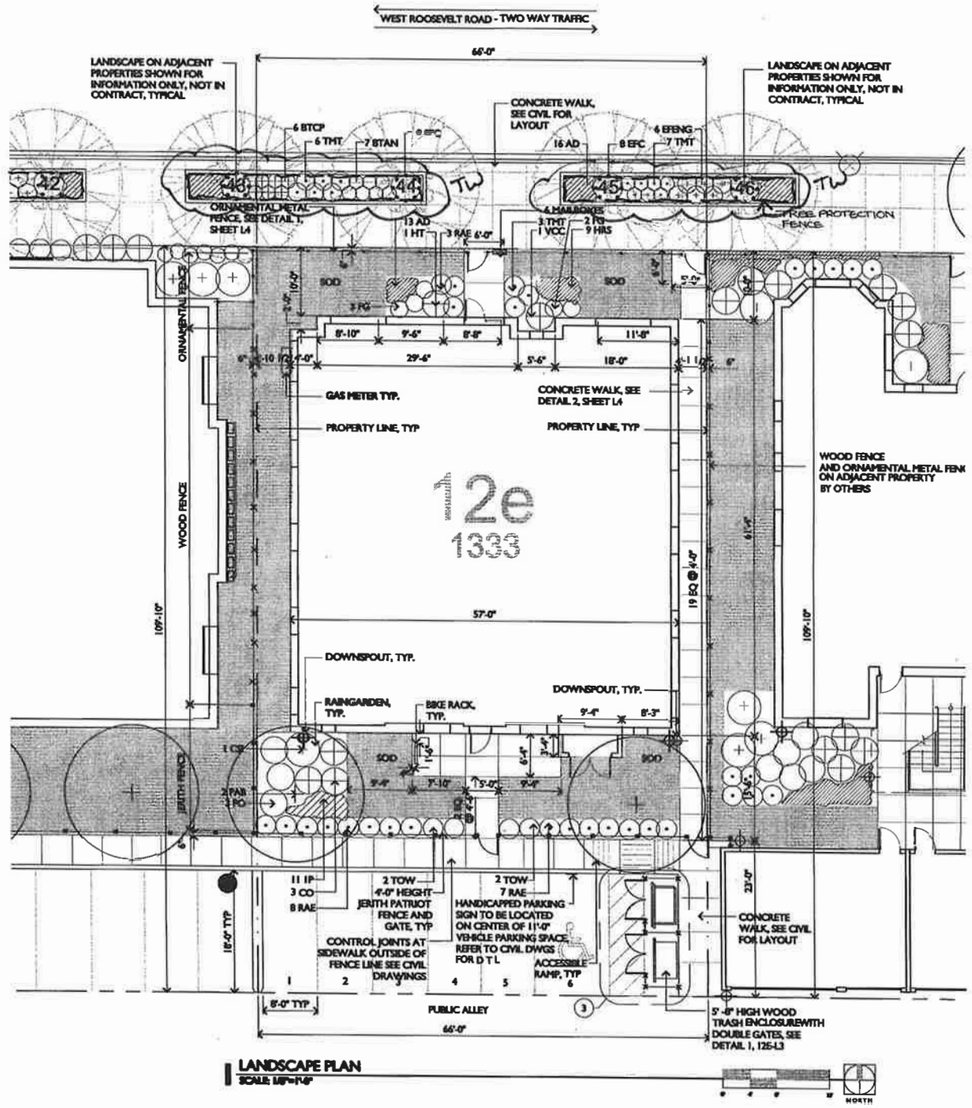
TREE NO. 44



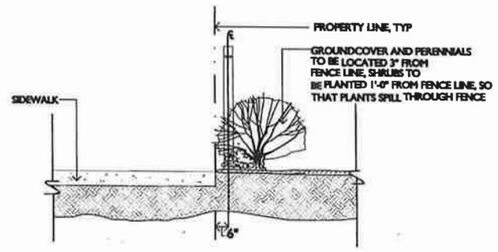
TREE NO. 45



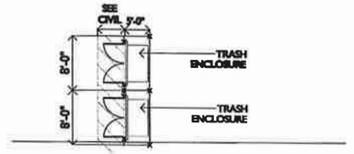
TREE PROTECTION FENCE
NOT TO SCALE



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TYPICAL TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST ROOSEVELT ROAD

LENGTH (LINEAR FEET)	66'-5"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	3
NUMBER OF ADDITIONAL TREES PROVIDED	0 ADDITIONAL TREES ARE PROVIDED DUE TO EXISTING TREE SPACING.

VEHICULAR USE AREA SCREENING

NOT APPLICABLE, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT APPLICABLE, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

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TED WOLFF 157-000190

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

15		
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7	ISSUE FOR PART 2 REVIEW	12/15/06
6	ISSUE FOR BID/PERMIT	09/12/06
5	ISSUE FOR BID	09/7/06
4	100% CD/REVIEW	08/01/06
3	100% CD	01/7/06
2	90% CD	11/28/05
1	100% DD	11/04/05

ROOSEVELT SQUARE
PHASE 2
BUILDING 12E
1333 ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBAN Works
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

KN 04-19-06

BL

TW

05063

12E-L1

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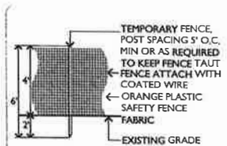
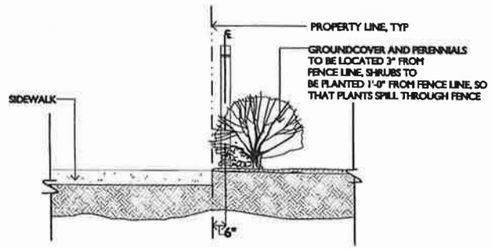
EXISTING TREE KEY

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
57	3"	KENTUCKY COFFEETREE	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
58	3"	BLACK LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
59	3"	BLACK LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

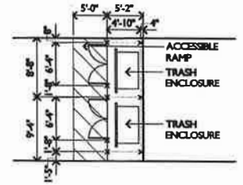

TREE NO. 57 TREE NO. 58 TREE NO. 59



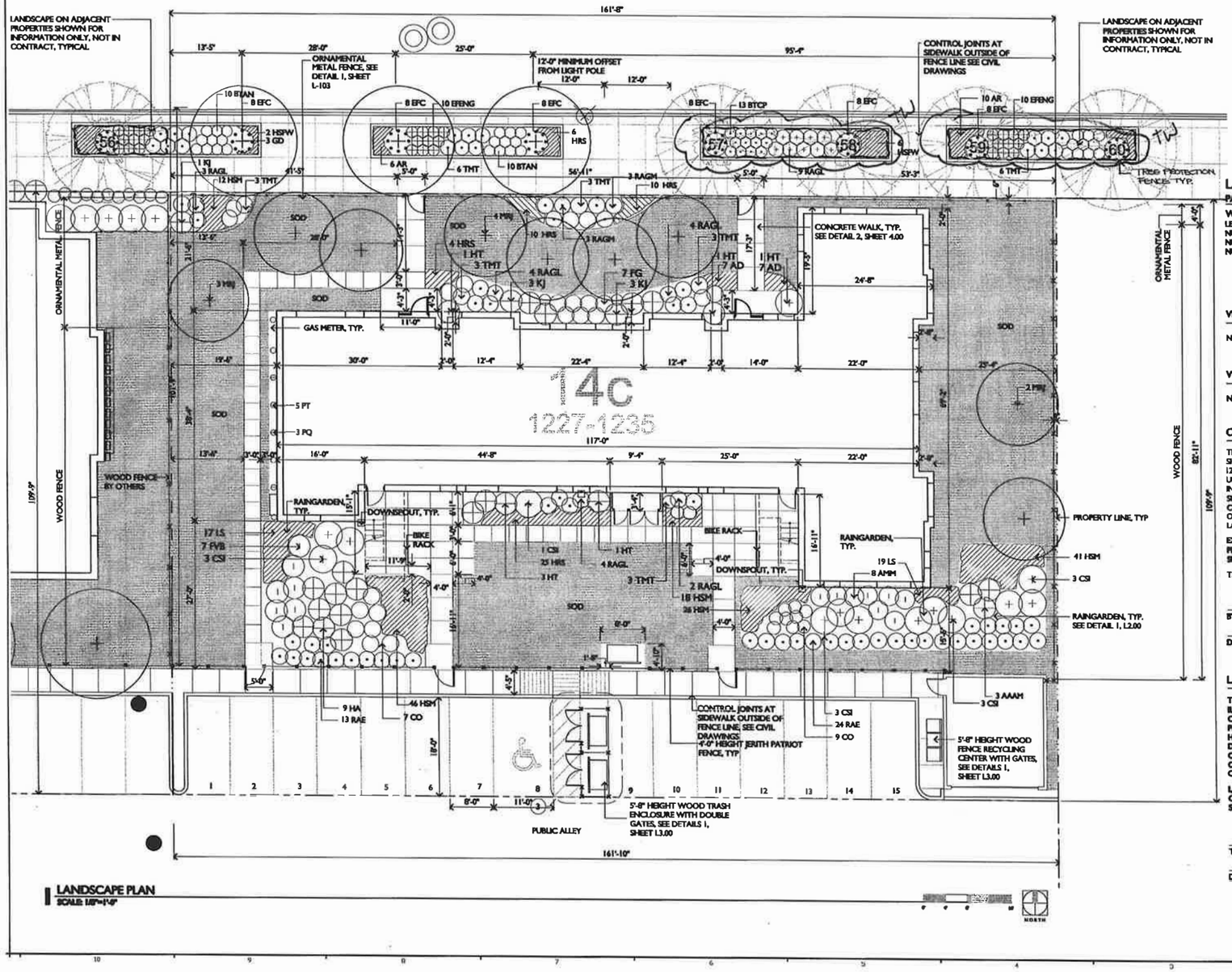
TREE PROTECTION FENCE
NOT TO SCALE



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST ROOSEVELT ROAD

LENGTH (LINEAR FEET)	161'-8"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	8
NUMBER OF EXISTING TREES TO REMAIN	3
NUMBER OF ADDITIONAL TREES PROVIDED	3 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE ADDED DUE TO EXISTING TREE SPACING AND UTILITY OFFSETS.

VEHICULAR USE AREA SCREENING

NOT REQUIRED, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT REQUIRED, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1227 AND 1235 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1227 AND 1235 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE, INC.

2-12-07
DATE

LEGEND
- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

15		
14		
13		
12		
11		
10		
9		
8		
7	ISSUE FOR PART 2 REVIEW	12-12-07
6	ISSUE FOR PERMIT	07-12-07
5	ISSUE FOR RED. PERMIT SUBS	05-12-07
4	ISSUE FOR BID	05/12/06
3	100% CD	04/18/06
2	90% CD	11/29/05
1	100% DD	10/17/05

ROOSEVELT SQUARE
PHASE 2
BUILDING 14C
1227/1235 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBAN Works
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON & ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P./F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

KN	05-12-06
BL	
TW	
06063	

14C-L1.1

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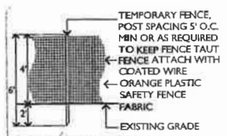
EXISTING TREE KEY

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
34	28"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

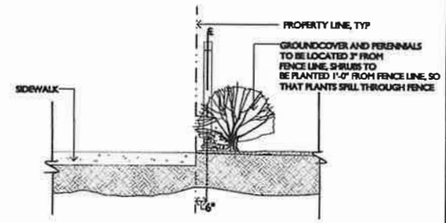


TREE NO. 34



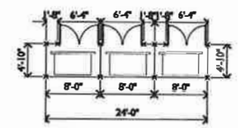
TREE PROTECTION FENCE

NOT TO SCALE



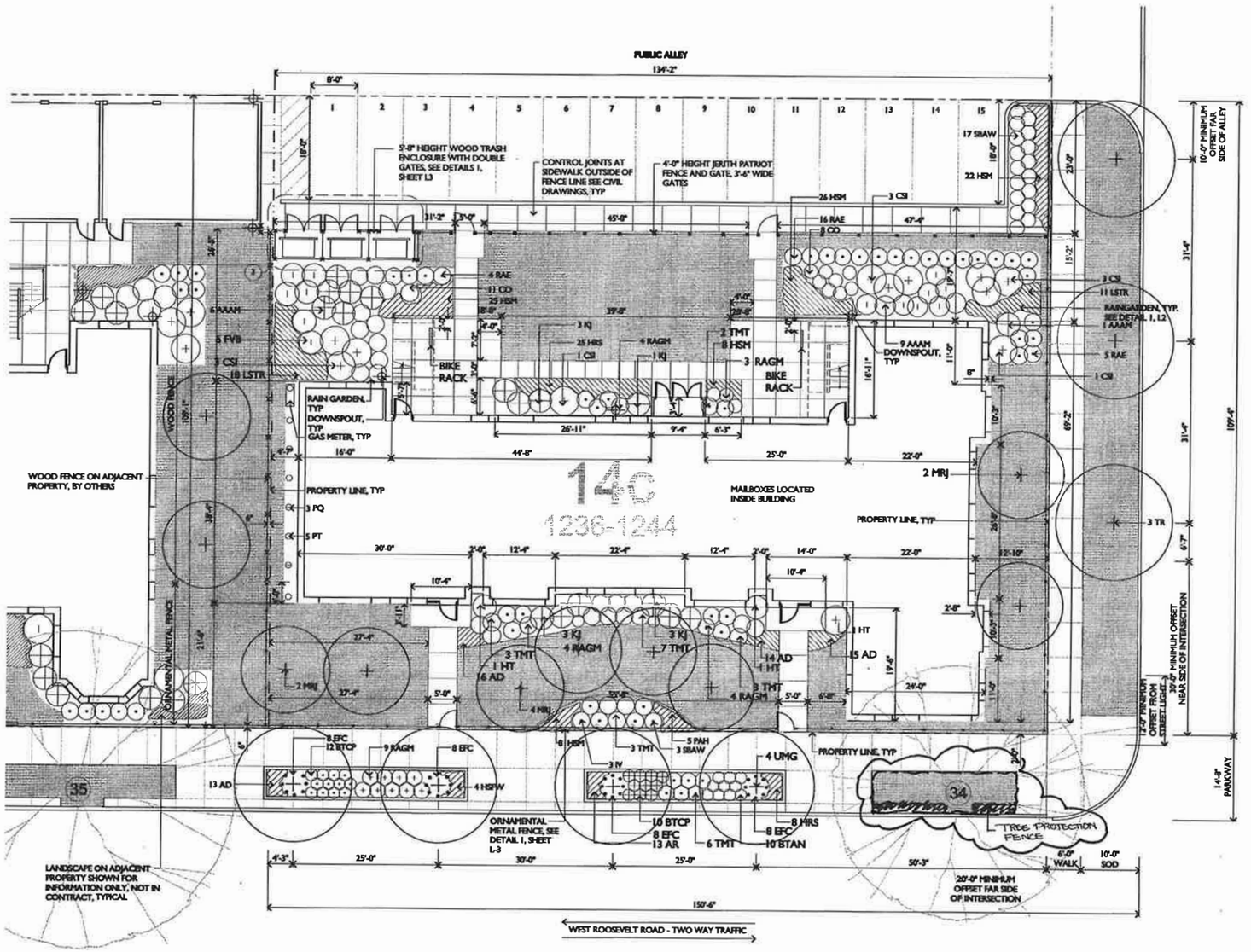
2 TYPICAL FENCE/SIDEWALK CROSS SECTION

SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN

SCALE: 1/8"=1'-0"



LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST ROOSEVELT ROAD

LENGTH (LINEAR FEET)	150'-6"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	6
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	4 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO INTERSECTION OFFSETS, EXISTING TREE, AND CONFLICTS WITH EXISTING STREET LIGHTS.

SOUTH LYTLE STREET

LENGTH (LINEAR FEET)	109'-4"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 ADDITIONAL TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO INTERSECTION AND ALLEY OFFSETS.

VEHICULAR USE AREA SCREENING

LYTLE STREET

LENGTH (LINEAR FEET)	18'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	1
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES PROVIDED DUE TO PROXIMITY TO EXISTING SHADE TREES

LYTLE AVENUE IS SCREENED BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

VEHICULAR USE AREA INTERNAL PLANTING

NOT REQUIRED, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1236 AND 1244 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1236 AND 1344 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000198 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2008.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE

2-12-07

DATE

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LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

15		
14		
13		
12		
11		
10		
9		
8		
7	ISSUE FOR PART 2 REVIEW	12-10-07
6	ISSUE FOR PERMIT	07-10-07
5	ISSUE FOR PART 2 REVIEW	06-13-07
4	ISSUE FOR BID	05/12/06
3	100% CD	04/18/06
2	90% CD	11/28/05
1	100% DD	10/17/05

ROOSEVELT SQUARE
PHASE 2
BUILDING 14C

1236/1244 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBANWorks
URBANWorks Ltd.
213 W. Institute Place
Suite 718
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

IMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

KN 06-12-06

DR

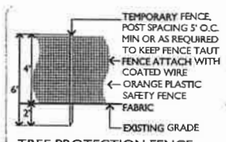
PM

14C–L1.2

05093

EXISTING TREE KEY

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
15	21"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
16	24"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
17	23"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

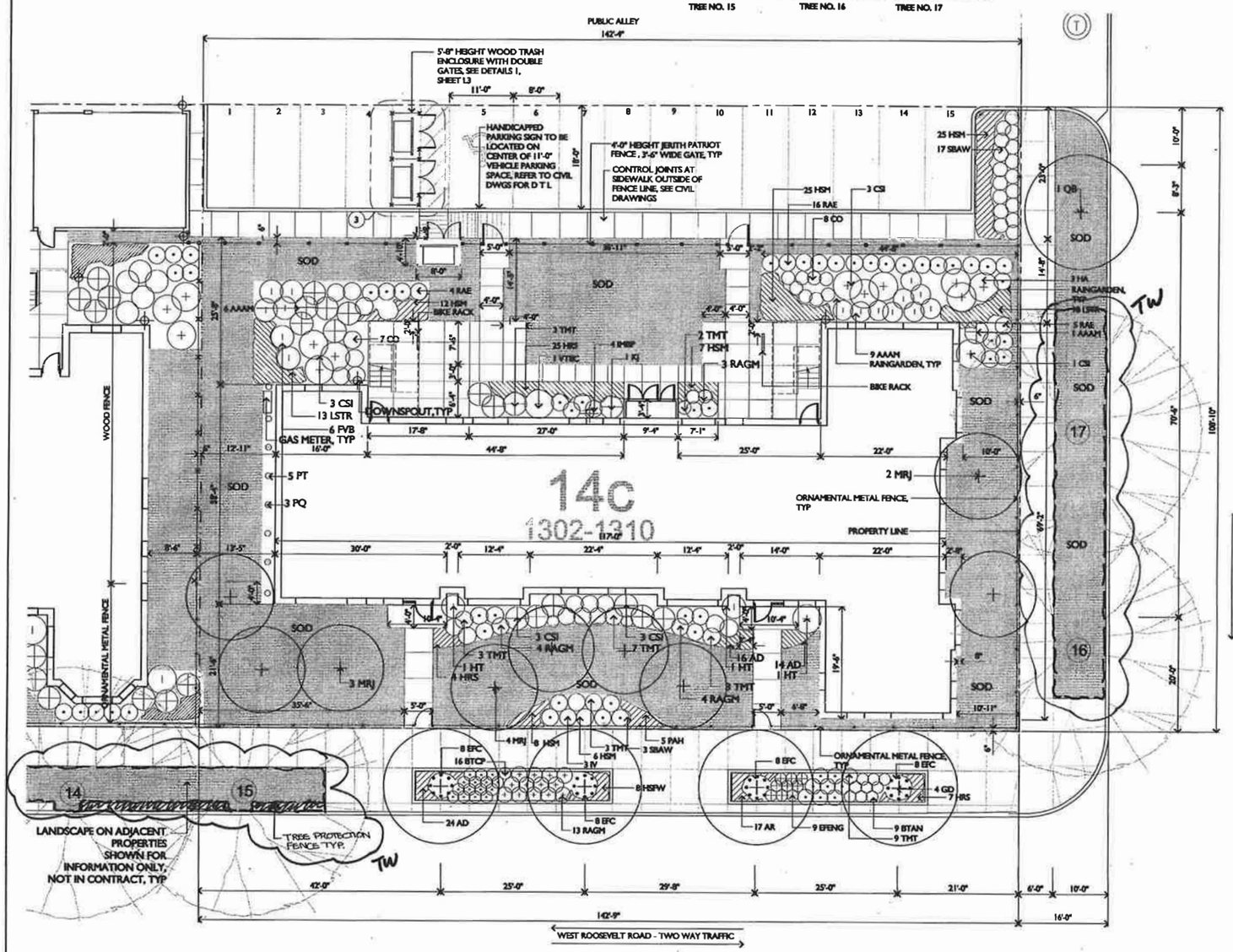


TREE PROTECTION FENCE
NOT TO SCALE

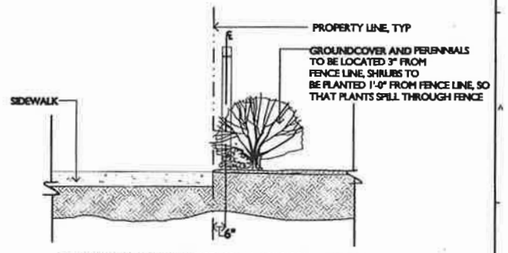

TREE NO. 15


TREE NO. 16


TREE NO. 17



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST ROOSEVELT ROAD

LENGTH (LINEAR FEET)	142'-9"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	1
NUMBER OF ADDITIONAL TREES PROVIDED	4 ADDITIONAL TREES ARE PROVIDED

THROOP

LENGTH (LINEAR FEET)	169'-10"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	3
NUMBER OF ADDITIONAL TREES PROVIDED	1 ADDITIONAL TREE IS PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO EXISTING TREE SPACING.

VEHICULAR USE AREA SCREENING

THROOP STREET	
LENGTH (LINEAR FEET)	18'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	0
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES PROVIDED DUE TO PROXIMITY TO EXISTING SHADE TREES

THROOP STREET IS SCREENED BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

VEHICULAR USE AREA INTERNAL PLANTING

NOT REQUIRED, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1302 AND 1310 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S), IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1302 AND 1310 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT NO. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE INC.

2-12-07
DATE

WOLFF 157-000190

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LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

15		
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8		
7	ISSUE FOR PART 2 REVIEW	12-15-06
6	ISSUE FOR PERMIT	07-10-06
5	ISSUE FOR PART 2 REVIEW	04-18-06
4	ISSUE FOR BID	05/12/06
3	100% CD	01/10/06
2	90% CD	11/28/05
1	100% DD	10/17/05

ROOSEVELT SQUARE
PHASE 2
BUILDING 14C

1302/1310 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBANWorks
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

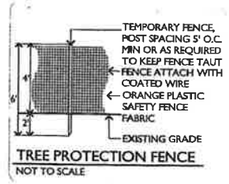
KN 05.12.06
GL
TW

14C-L1.3

05063

EXISTING TREE KEY

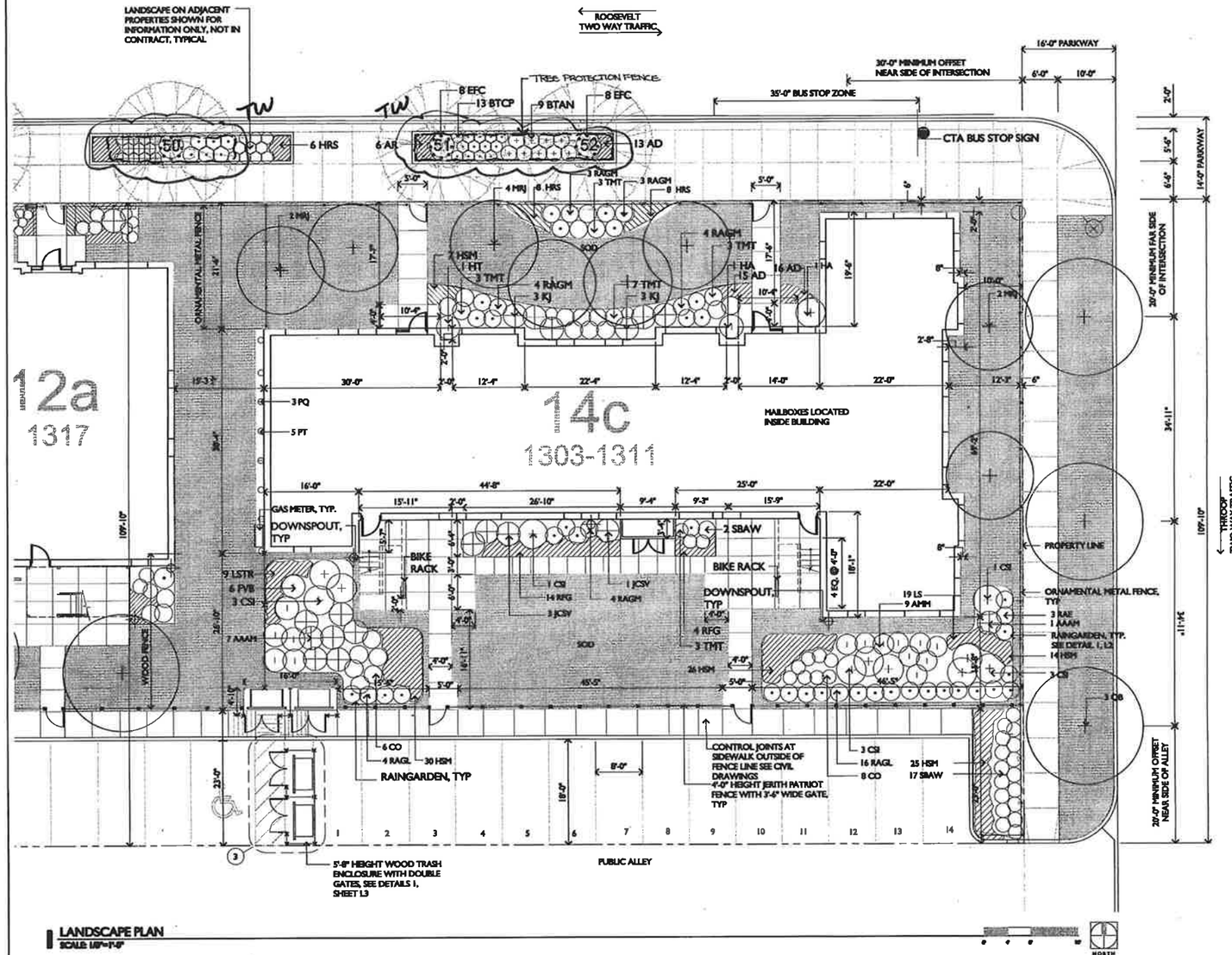
NUMBER	SIZE	SPECIES	CONDITION	REMARKS
51	3"	KENTUCKY COFFEETREE	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
52	3"	KENTUCKY COFFEETREE	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION



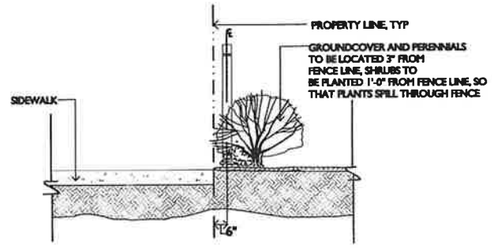
TREE PROTECTION FENCE
NOT TO SCALE


TREE NO. 51

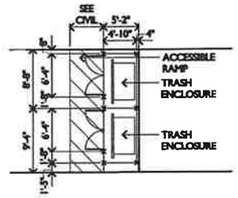

TREE NO. 52



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



2 TYPICAL FENCE/SIDEWALK CROSS SECTION
SCALE: 1/2"=1'-0"



3 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST ROOSEVELT ROAD

LENGTH (LINEAR FEET)	140'-11"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	6
NUMBER OF EXISTING TREES TO REMAIN	2
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES ARE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS OF BUS STOP AND EXISTING TREE SPACING

THROOP STREET

LENGTH (LINEAR FEET)	109'-10"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	3 TREES ARE PROVIDED. ADDITIONAL TREES CANNOT BE PROVIDED DUE TO MINIMUM INTERSECTION OFFSETS

VEHICULAR USE AREA SCREENING

THROOP STREET

LENGTH (LINEAR FEET)	18'-0"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	1
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	0 TREES PROVIDED DUE TO PROXIMITY TO EXISTING SHADE TREES

THROOP IS SCREENED BY A CONTINUOUS HEDGE OF DECIDUOUS SHRUBS

VEHICULAR USE AREA INTERNAL PLANTING

NOT REQUIRED, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1303 AND 1311 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1303 AND 1311 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000498 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE : AUGUST 31, 2007.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE

2-12-07
DATE

© 2005 URBANWorks, Ltd.

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

15		
14		
13		
12		
11		
10		
9		
8		
7	ISSUE FOR PART 2 REVIEW	12-15-06
6	ISSUE FOR PERMIT	07-10-06
5	ISSUE FOR PART 2 REVIEW	06-19-06
4	ISSUE FOR BID	05/12/06
3	100% CD	01/18/06
2	90% CD	11/28/05
1	100% DD	10/17/05

ROOSEVELT SQUARE
PHASE 2
BUILDING 14C
1303/1311 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBANWorks
URBANWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

KN 05-12-06
BL
TW

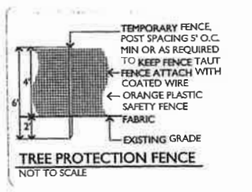
05063

14C–L1.4

12a
1317
14c
1303-1311

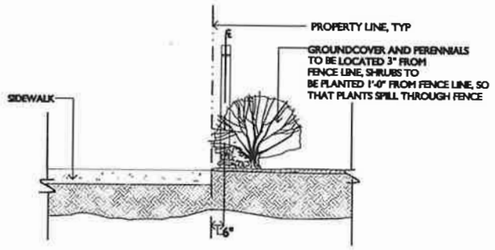
EXISTING TREE KEY

NUMBER	SIZE	SPECIES	CONDITION	REMARKS
11	21"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
12	25"	LOCUST	GOOD	TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

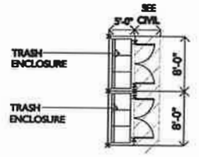

TREE NO. 11


TREE NO. 12

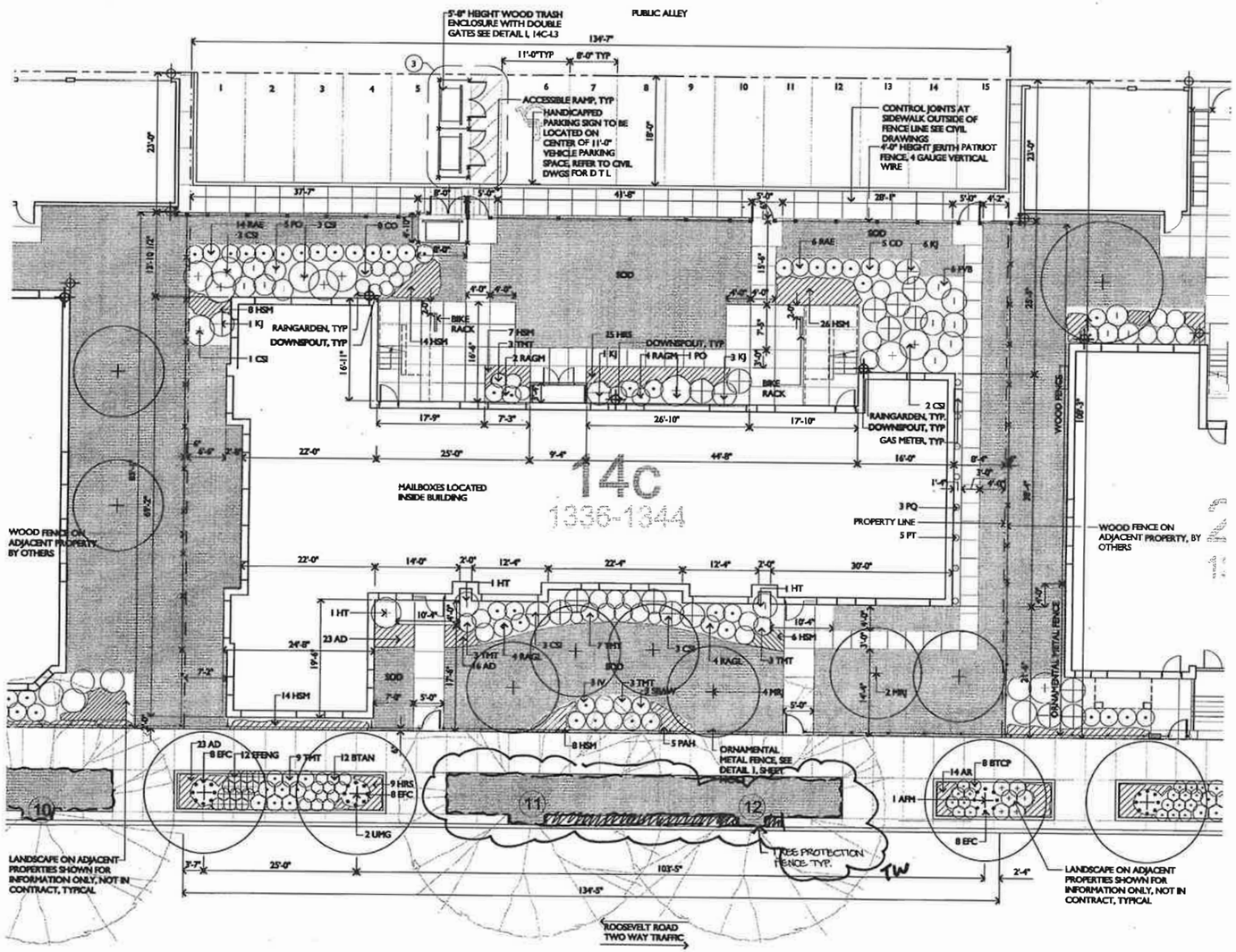
TREE PROTECTION FENCE
NOT TO SCALE



2 TYPICAL SIDEWALK/FENCE CROSS SECTION
SCALE: 1/2"=1'-0"



3 TYPICAL TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

WEST ROOSEVELT ROAD

LENGTH (LINEAR FEET)	134'-5"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	2
NUMBER OF ADDITIONAL TREES PROVIDED	3

VEHICULAR USE AREA SCREENING

NOT REQUIRED, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT REQUIRED, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1336 AND 1344 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

EXISTING PARKWAY AND ON-SITE TREES ARE TO BE PROTECTED WHILE THE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER(S) IF DAMAGED.

THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1336 AND 1344 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2009.

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE

2·12·07

DATE

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

7	ISSUE FOR PART 2 REVIEW	12-05-08
6	ISSUE FOR PERMIT	07/10/08
5	ISSUE FOR BID/PERMIT	05/12/08
4	ISSUE FOR BID	03/10/08
3	100% CD / REVIEW	02/01/08
2	60% CD	11/28/07
1	100% DD	10/12/07

ROOSEVELT SQUARE PHASE 2 BUILDING 14C
1336-1344 WEST ROOSEVELT ROAD CHICAGO, IL

ROOSEVELT SQUARE 2 LIMITED PARTNERSHIP

URBAN Works
Urban Works Ltd.
719 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

LANDSCAPE AND SITE PLAN

KM 04-03-06

RK

TW

05063

14C–L1.5

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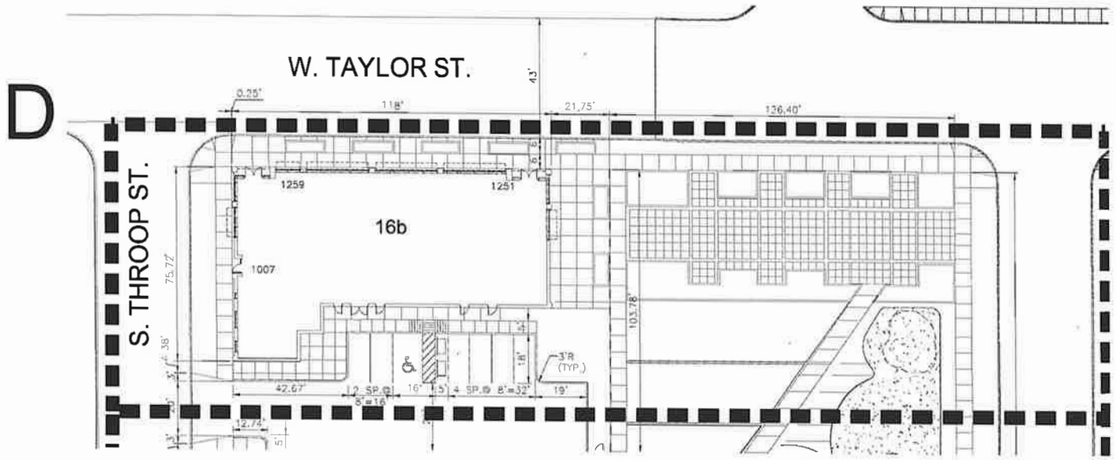
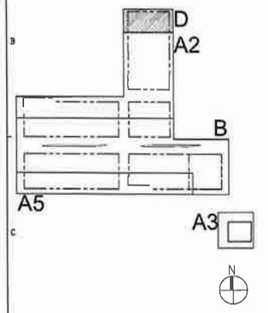




No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	08-25-06
4	ISSUED FOR PART 2-REVIEW	06-06-06
3	ISSUED FOR PART 2-REVIEW	04-25-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPS - PHASE 2 - SITE PLAN APPROVAL	02-09-05

ROOSEVELT SQUARE PHASE 2

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M/E/P/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

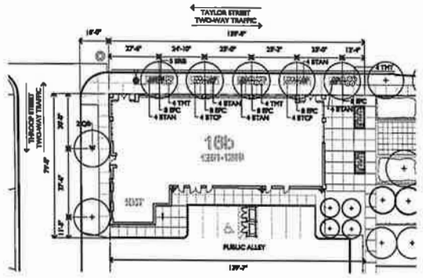
PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

PHASE 2
SUB AREA D
SITE PLAN

PDII-D

© 2005 De Stefano + Partners



SUB AREA D LANDSCAPE PLAN - SOUTH OF TAYLOR STREET
SCALE: 1"=30'-0"

NORTH

KEYPLAN



PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

WOLFF LANDSCAPE ARCHITECTURE

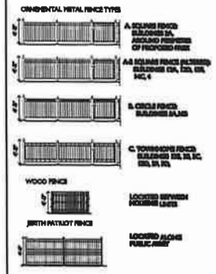
207 NORTH MICHIGAN AVENUE
SUITE 601
CHICAGO, ILLINOIS 60601
312.663.3494 T
312.663.3497 F
WOLFFLANDSCAPE.COM

GENERAL NOTES

LEGEND

- RAIN GARDEN
- ORNAMENTAL PLANTING
- LAWN
- PROPOSED TREE
- WOOD FENCE
- 4' HIGH JERITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- MAILBOX
- RECYCLING CENTER
- TRASH ENCLOSURE

FENCE TYPE AND LOCATION



ISSUE	DESCRIPTION	DATE
8		
7		
6		
5		
4	ISSUE FOR SITE PLAN APPROVAL	1-30-07
3	ISSUE FOR PART 2 REVIEW	12-15-06
2	ISSUE FOR PART 2 REVIEW	06-23-06
1	ISSUE FOR REVIEW	12-02-05

LICENSURE SEAL

ROOSEVELT SQUARE PHASE TWO

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

DRAWN BY:	KN
REVIEWED BY:	TW
DATE:	04-19-06
SCALE:	AS NOTED
PROJECT NUMBER:	05063

SUB AREA D LANDSCAPE PLAN

L101-D

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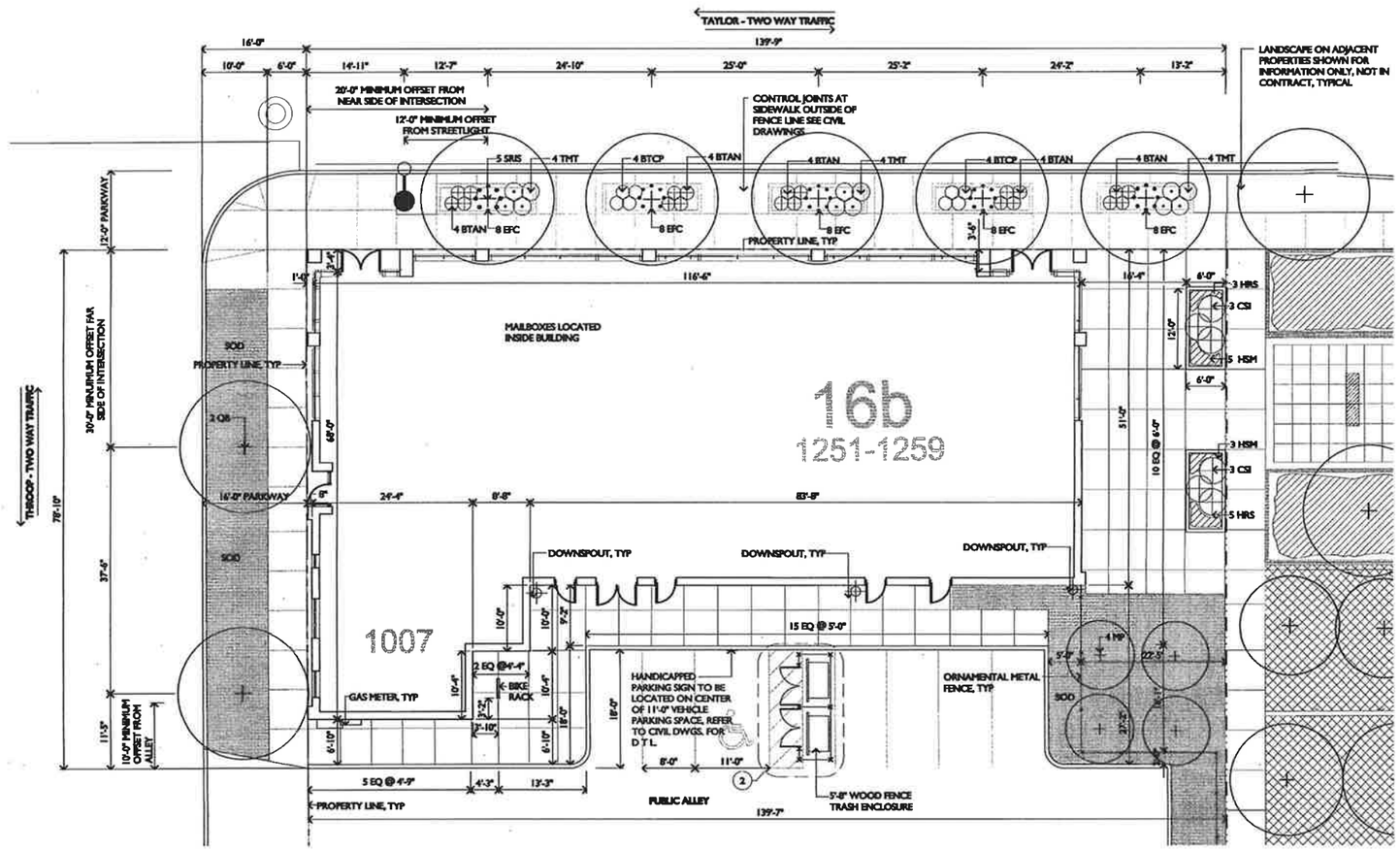
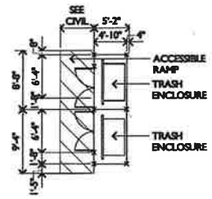


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

NOTE:

CUC REVIEW AND WATER DEPARTMENT REQUIREMENTS FOR THE EXISTING WATERMAIN RUNNING ALONG THE SOUTH PARKWAY OF TAYLOR STREET REQUIRE TREES TO NOT BE TALLER THAN 15' MATURE HEIGHT AND ROOTBALL TO BE LESS THAN 2'-6" DEEP, THEREFORE IVORY SILK TREE LILAC WAS USED RATHER THAN A SHADE TREE SPECIES.



2 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/8"=1'-0"

LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

TAYLOR	
LENGTH (LINEAR FEET)	139'-9"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	6
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	5 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS
THROOP	
LENGTH (LINEAR FEET)	78'-7"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	3
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES PROVIDED	2 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO MINIMUM SETBACK REQUIREMENTS

VEHICULAR USE AREA SCREENING

NOT REQUIRED, VEHICULAR USE AREA NOT ADJACENT TO PUBLIC RIGHT OF WAY

VEHICULAR USE AREA INTERNAL PLANTING

NOT REQUIRED, VEHICULAR USE AREA LESS THAN 3,000 SF

OWNER'S SWORN STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1251 AND 1259 WEST TAYLOR STREET, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED, AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED, BY CURRENT AND SUBSEQUENT OWNERS, IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

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THE PLANTS WILL BE INSTALLED BY DECEMBER 15, 2008.

BY (OWNER)

DATE

LANDSCAPE ARCHITECT'S SWORN STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 1251 AND 1259 WEST ROOSEVELT ROAD, CHICAGO ILLINOIS 60608, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

I, TED WOLFF, REGISTERED LANDSCAPE ARCHITECT No. 157-000190 IN THE STATE OF ILLINOIS, CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION. LICENSE EXPIRATION DATE: AUGUST 31, 2009.

TED WOLFF
157-000190

TED WOLFF, PRINCIPAL, WOLFF LANDSCAPE ARCHITECTURE INC

2-12-07

DATE

General Notes

LEGEND

- PROPOSED SHADE TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GROUNDCOVERS
- WOOD FENCE
- JENITH PATRIOT FENCE
- ORNAMENTAL METAL FENCE
- PROPERTY LINE
- ALUMINUM MAILBOX

No.	Description	Date
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4	ISSUE FOR PART 2 REVIEW	12-20-07
3	ISSUE FOR PERMIT	09-26-07
2	100% CDs	04/27/07
1	90% CDs	03/29/07

ROOSEVELT SQUARE
PHASE 2
BUILDING 16B
1251-1259 WEST TAYLOR
AND 1007 SOUTH THROOP
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2 LIMITED PARTNERSHIP

URBAN Works
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

Submission Title

LANDSCAPE AND SITE PLAN

Drawn	Date
TN	05-16-06
Checked By	Drawing Number
EB	
Approved	
TW	16B-L1
File Number	
05063	

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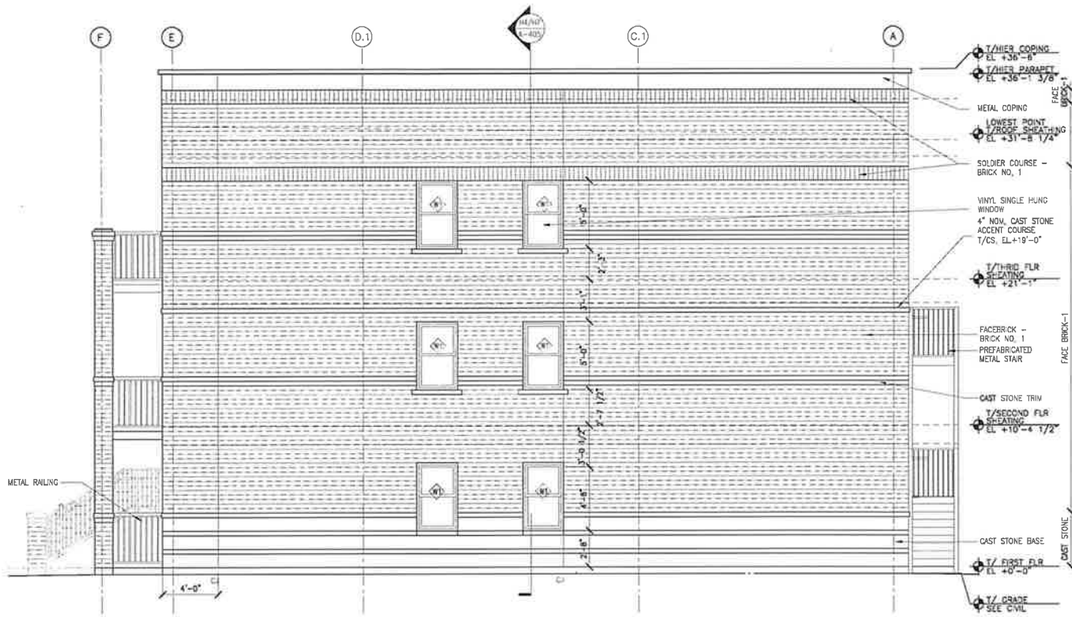
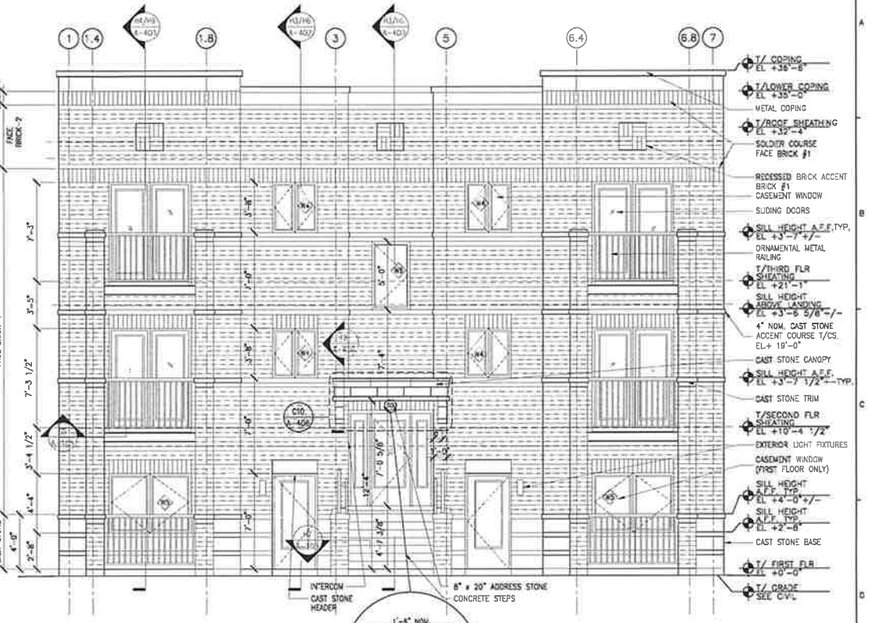
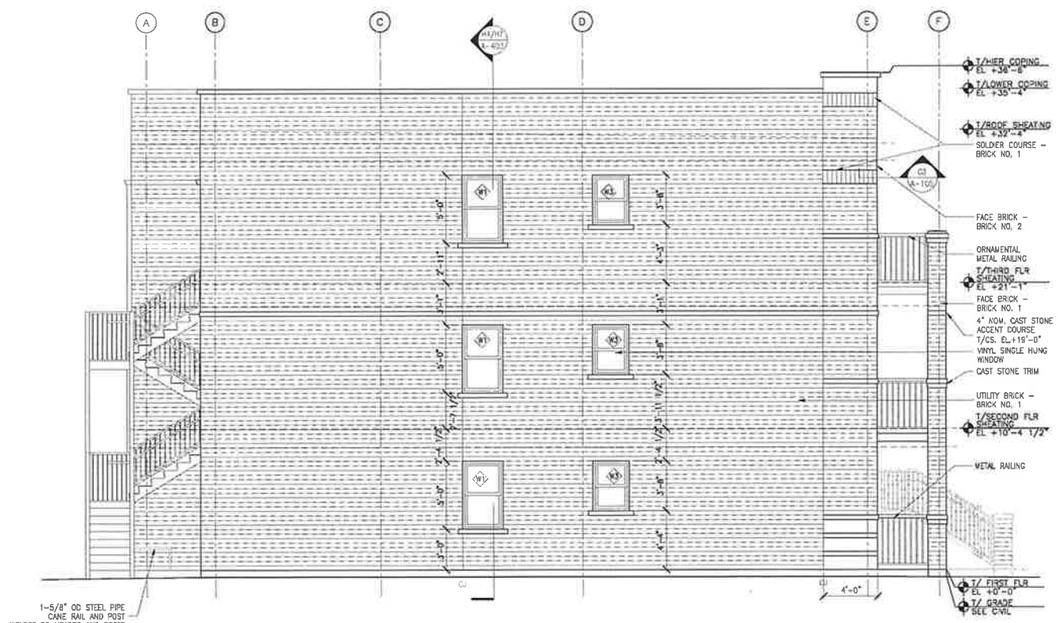


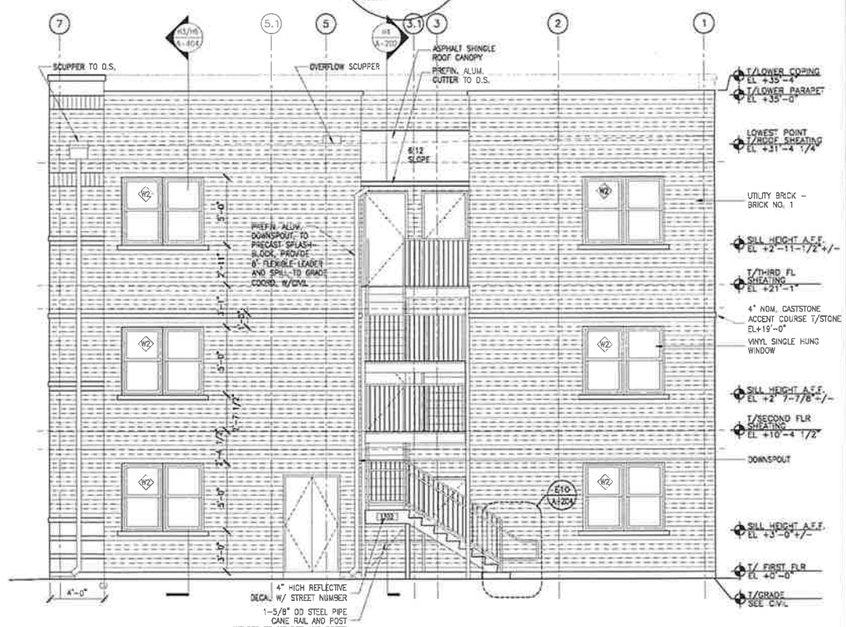
D9 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



D4 WEST ELEVATION
SCALE: 1/4"=1'-0"



H9 NORTH ELEVATION
SCALE: 1/4"=1'-0"



H4 EAST ELEVATION
SCALE: 1/4"=1'-0"

NOTE
DOORS, SIDELIGHTS, GLAZED PANELS TO HAVE SAFETY GLAZING

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General Notes

1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
-SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES, SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
-SEE SHEET G-003 FOR ACCESSIBLE / ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS OF MISCELLANEOUS ARCHITECTURAL PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.
-SEE SECTIONS, AND DETAILS KEYED TO THE ELEVATIONS; LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
-SEE SHEET A003 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

2. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
-COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
-RECESSED AND SURFACE MOUNTED PLUMBING, MECHANICAL AND ELECTRICAL ELEMENTS SUCH AS HOSE BIBBS, LAUNDRY VENTS, METERS, LIGHT FIXTURES, UTILITY SERVICE ENTRANCE BOXES, ETC. SHALL BE LOCATED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. SEE ENGINEERING DRAWINGS FOR QUANTITIES AND TYPES OF FIXTURES AND ELEMENTS.

3. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT.

COLOR SCHEDULE

BRICK NO 1: MESABA VELOUR
MORTAR COLOR FOR BRICK NO 1: 30A LIGHT BROWN
SEALANT COLOR FOR BRICK NO 1: REDWOOD TAN
STEEL LINTEL: SPICED WINE 528-7

BRICK NO 2: MESABA VELOUR
MORTAR COLOR: 30A LIGHT BROWN
SEALANT COLOR: REDWOOD TAN
LINTEL: SPICED WINE 528-7

CAST STONE: WHITE SMOOTH
MORTAR COLOR: PLAIN CEMENT
SEALANT COLOR:
LINTEL: SILVER DOLLAR 521-4

SIMULATED STONE: WHITE SMOOTH
MORTAR COLOR: PLAIN CEMENT
SEALANT COLOR:

REAR/SCREEN DOOR & JAMB COLOR: DUSTY TRAIL
FRONT EXTERIOR DOOR COLOR: T.S.D.
CLADDING/JAMB ENTRY DOOR: FRONT LINE BRONZE

BALCONY RAILING COLOR: OSWEGO TEA 520-8
METAL STAIRS & LANDING: OSWEGO TEA 520-8

DOWNSPOUT & GUTTER COLOR: ALMOND
PREFINISHED COPING/FLASHING/FASCIA: ALMOND

CONCRETE PAVER COLOR: N/A

No.	Description	Date
2	ISSUED FOR SITE PLAN APPROVAL	01-30-07
1	ISSUE FOR PART 2 REVIEW	05-15-06

ROOSEVELT SQUARE
PHASE II

BUILDING 2A

ROOSEVELT SQUARE II LLC

BROOK ARCHITECTURE INC.
ARCHITECTURE DESIGN PLANNING CONSULTING
130 So. Wells, Suite 1220
Chicago, IL 60606
Tele:312.204.1340/Fax:1041

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING, INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

Drawn	Date
TL	- -
Checked By	**Drawing Number**
JW	
Approved	2A-A300
RWD	
Job Number	
0308	

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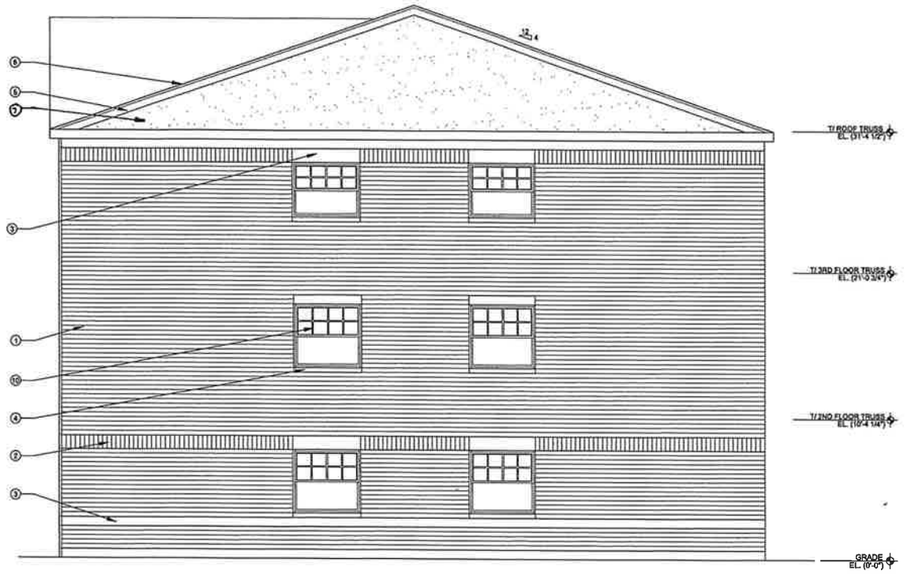
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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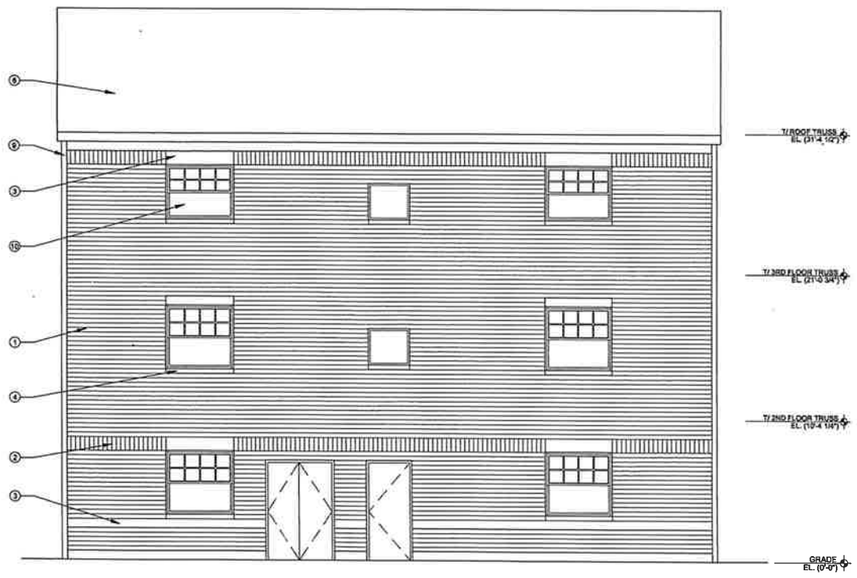
SCALE: 1/4" = 1'-0"



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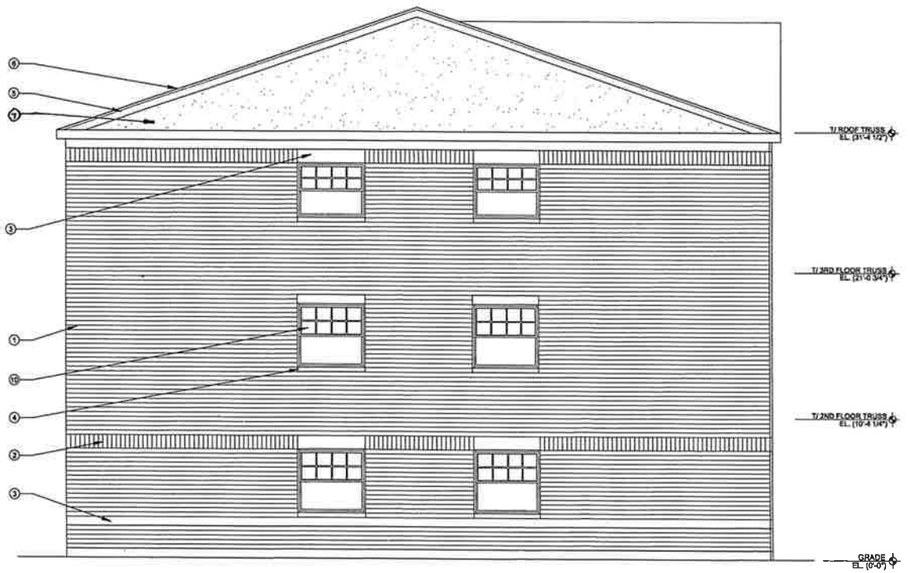
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1. UTILITY FACE BRICK
2. BRICK SOLDIER COURSE
3. CAST STONE
4. CAST STONE SILL
5. CONCRETE BOARD TRIM
6. ASPHALT SHINGLES
7. STUCCO
8. LOUVER
9. PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT
10. SINGLE HUNG WINDOW W/ EXTERIOR APPLIED MUNTINS
11. EXTERIOR LIGHT FIXTURE
12. BRICK STACK BOND ALTERNATE COLORS

General Notes

No.	Description	Date
1	SITE PLAN APPROVAL	02-09-07

ROOSEVELT SQUARE
PHASE II

BUILDING 2B

ROOSEVELT SQUARE II LLC

SULLIVAN GOULETTE & WILSON
ARCHITECTS
750 N. FRANKLIN STREET SUITE 203
CHICAGO, ILLINOIS 60610
P: 312.988.7412
F: 312.988.7409
www.sullivango.com
PROFESSIONAL DESIGN FIRM
License Number: 184-001606
Expiration Date: April 30, 2007

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING, INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

Drawn Date

Checked By Drawing Number

Approved

Job Number

2B-A300

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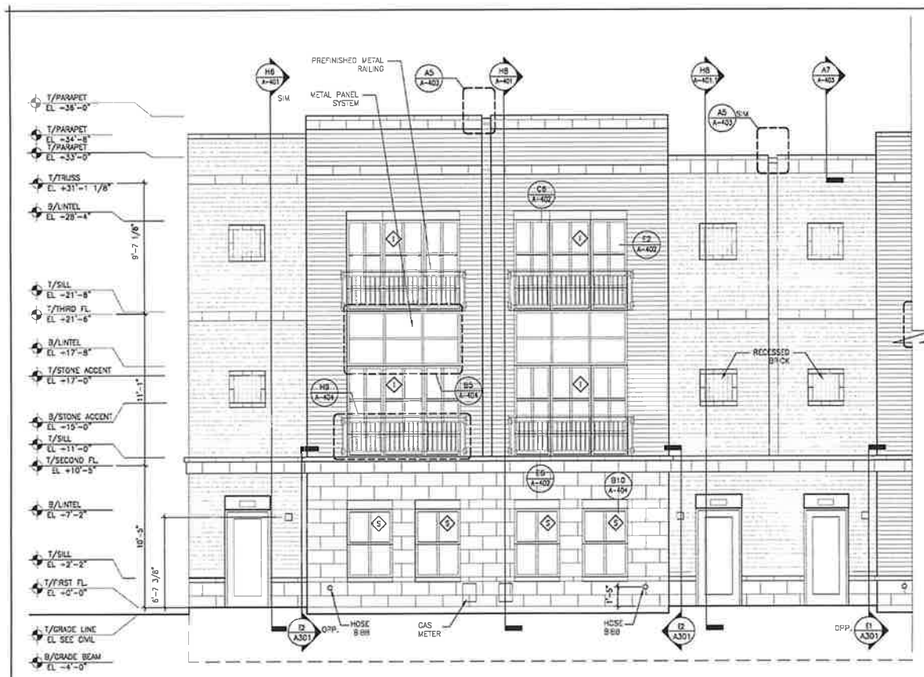
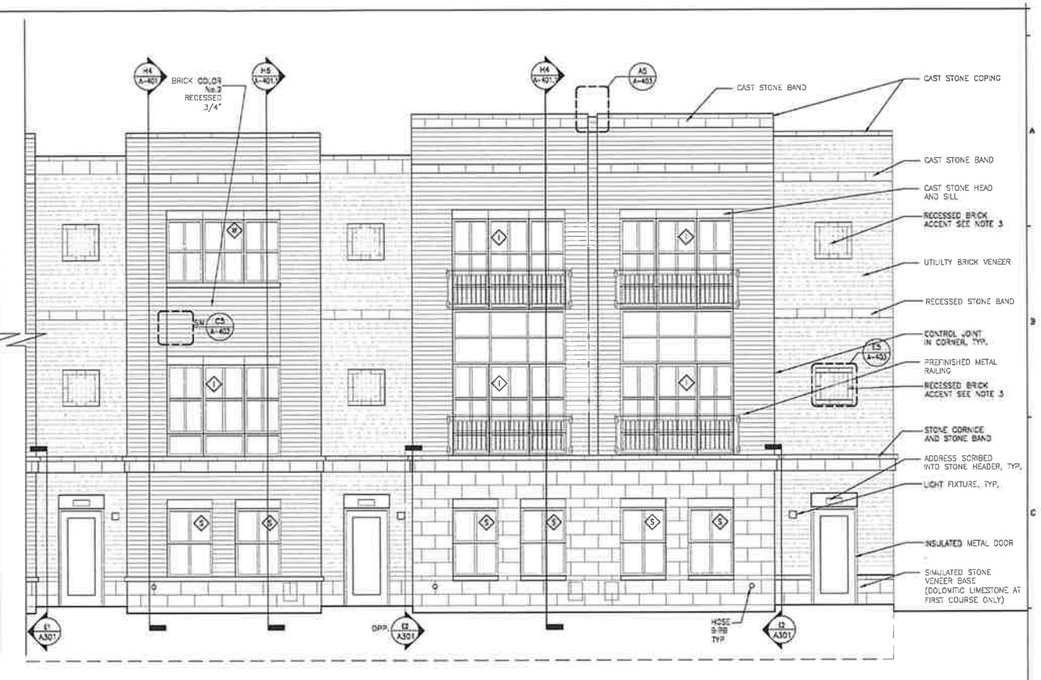


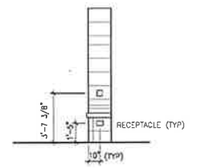
D10 PARTIAL FRONT ELEVATION

SCALE: 1/4"=1'-0"



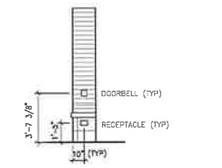
D5 PARTIAL FRONT ELEVATION

SCALE: 1/4"=1'-0"



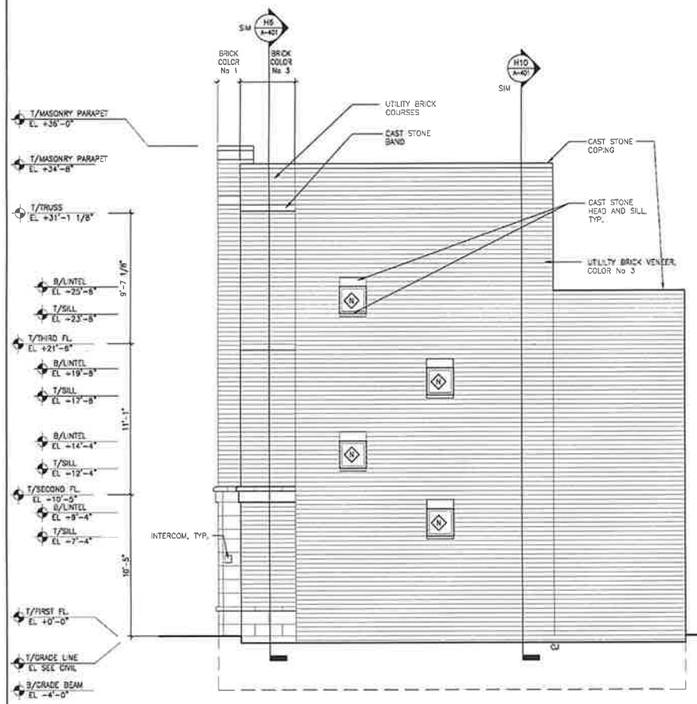
E2 PARTIAL ELEVATION AT TYPICAL ENTRY RECESS

SCALE: 1/4"=1'-0"



E1 PARTIAL ELEVATION AT TYPICAL ENTRY RECESS

SCALE: 1/4"=1'-0"



H10 EAST ELEVATION
WEST ELEVATION (OPP.HAND)

SCALE: 1/4"=1'-0"



H7 FRONT ELEVATION

SCALE: 1/4"=1'-0"

REFERENCES

1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES, SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 FOR ACCESSIBLE / ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS OF MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.
4. SEE SECTIONS, AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

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1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0", SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
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ELEVATION NOTES:

1. SEE A402, A404, AND A503 FOR WINDOW AND DOOR HEAD, JAMB, AND SILL DETAILS
2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR.
4. SEE SHEET S02 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

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3. ALL OPERABLE WINDOWS SHALL BE LOCKABLE AND PROVIDED WITH OPENING LIMITER FOR A MINIMUM 4 INCHES AND A MAXIMUM 6 INCHES OPENING.
5. DOORWAYS FROM DWELLING UNITS TO THE EXTERIOR SHALL BE PROVIDED WITH A SCREEN DOOR IN ADDITION TO THE PRIMARY DOOR.

No.	Description	Date
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4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD – PHASE 2 – SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2 BUILDING 3A

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS

DeStefano and Partners Ltd. 710 South Wells Street Chicago, Illinois 60607

Architecture: Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

Drawn: Author:

Checked by: Scale: 1/4"=1'-0"

Project No: **3A-A301**

Job Number: 2524

FILE NAME:

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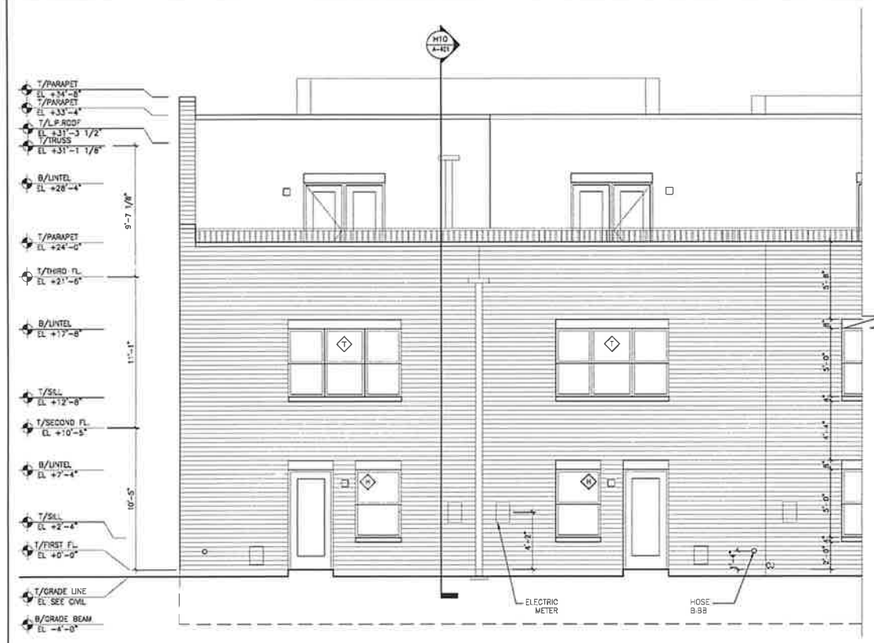
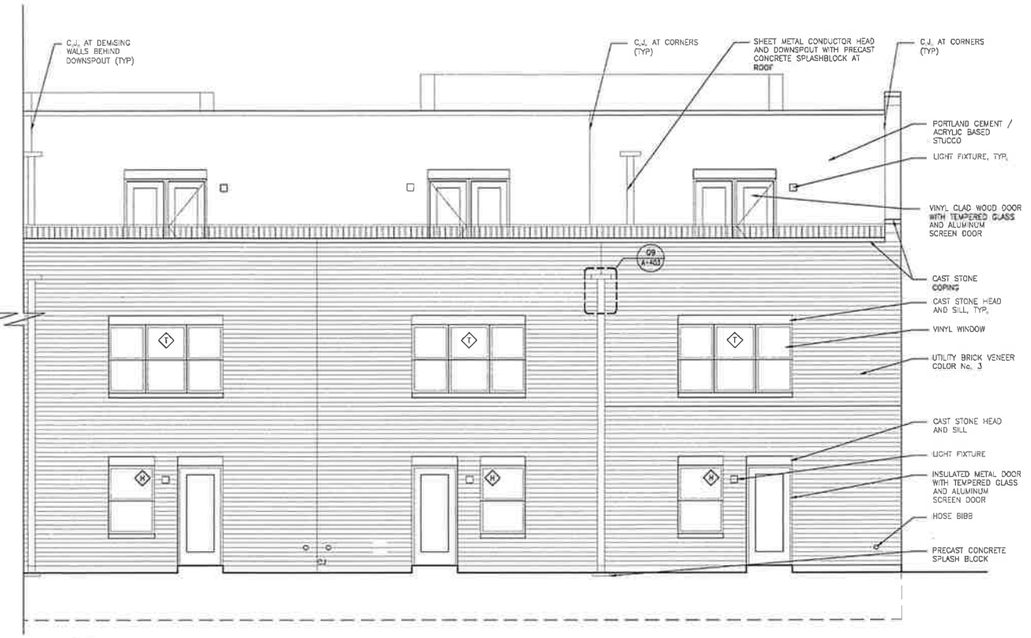


D10 PARTIAL REAR ELEVATION

SCALE: 1/4"=1'-0"



D5 PARTIAL REAR ELEVATION

SCALE: 1/4"=1'-0"



H7 REAR ELEVATION

SCALE: 1/8"=1'-0"

BUILDING 0'-0" = +15.90 CCD
FOR CCD COORDINATION SEE SPECIFIC BUILDING LOCATIONS ON THE SITE PAVING AND GRADING PLAN

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Contents: Plans

REFERENCES
1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES, SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
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4. SEE SECTIONS, AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
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ELEVATION NOTES
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2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR.
4. SEE SHEET 502 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS
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4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD – PHASE 2 – SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2
BUILDING 3A

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DE STEFANO + PARTNERS
Architecture
Planning
Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

Document Title

ELEVATIONS

Drawn By | Checked By

Submission Date | Submission Number

Project No.

3A-A302

Drawing Number

2524

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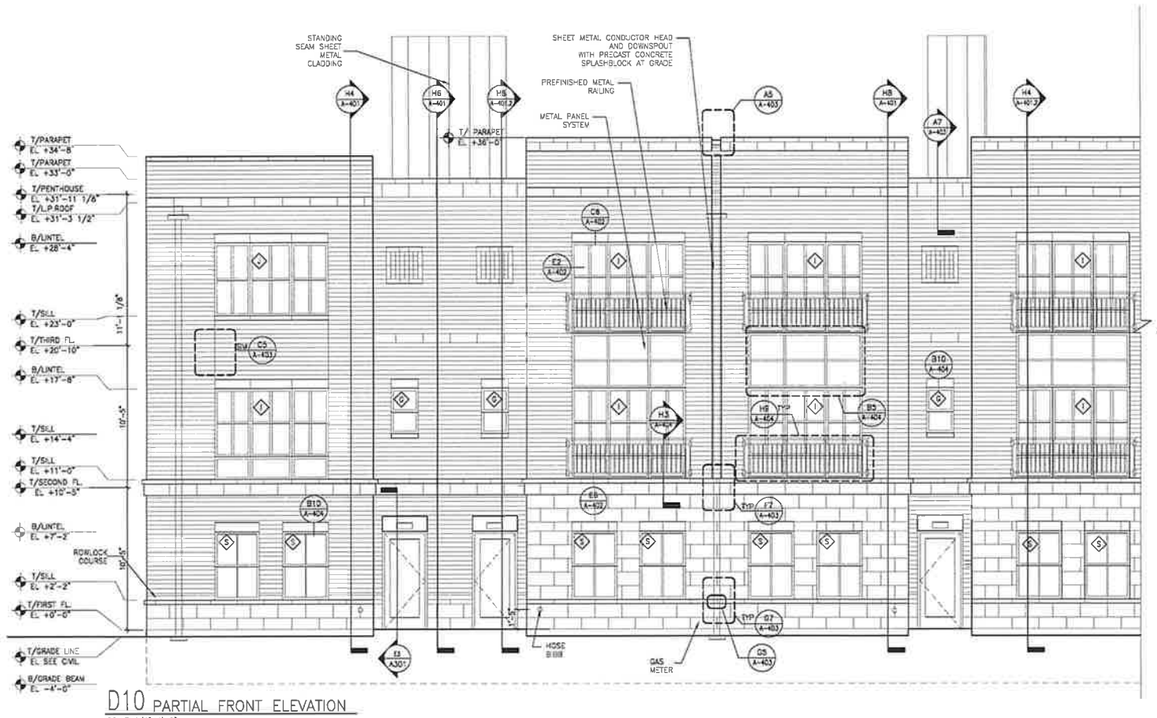
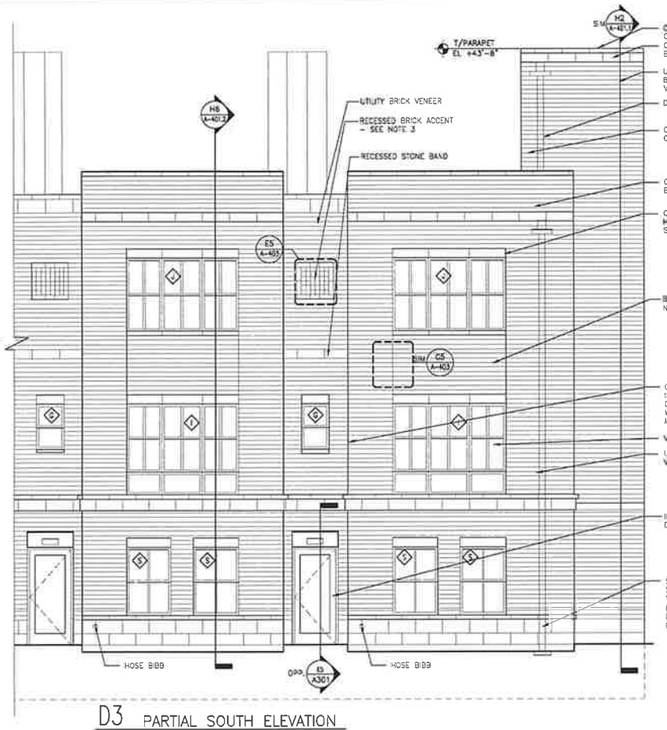


D10 PARTIAL FRONT ELEVATION

SCALE: 1/4"=1'-0"



D3 PARTIAL SOUTH ELEVATION

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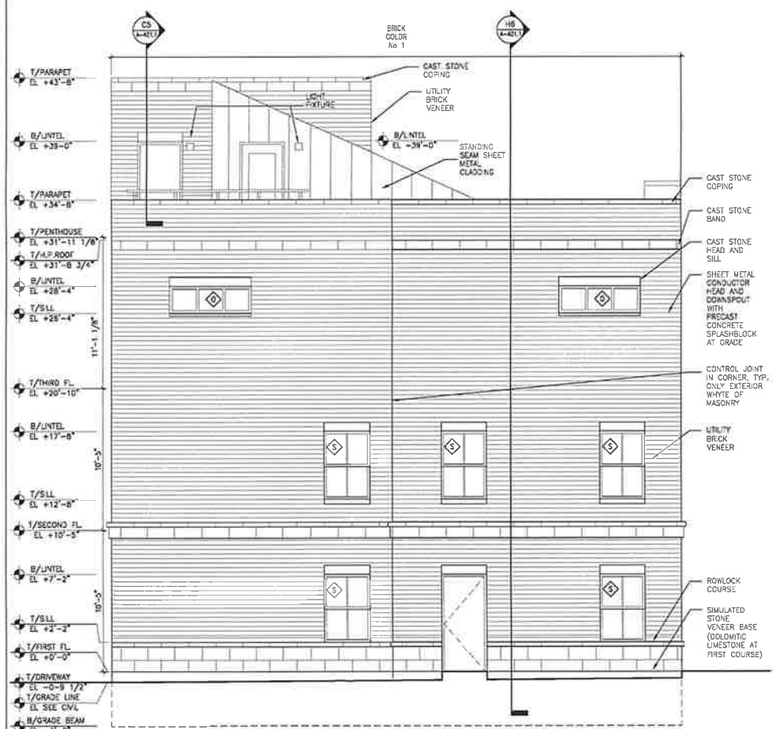
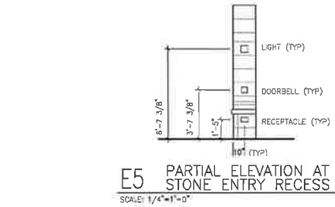


H10 WEST ELEVATION

SCALE: 1/4"=1'-0"



E5 PARTIAL ELEVATION AT STONE ENTRY RECESS

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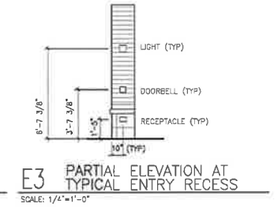
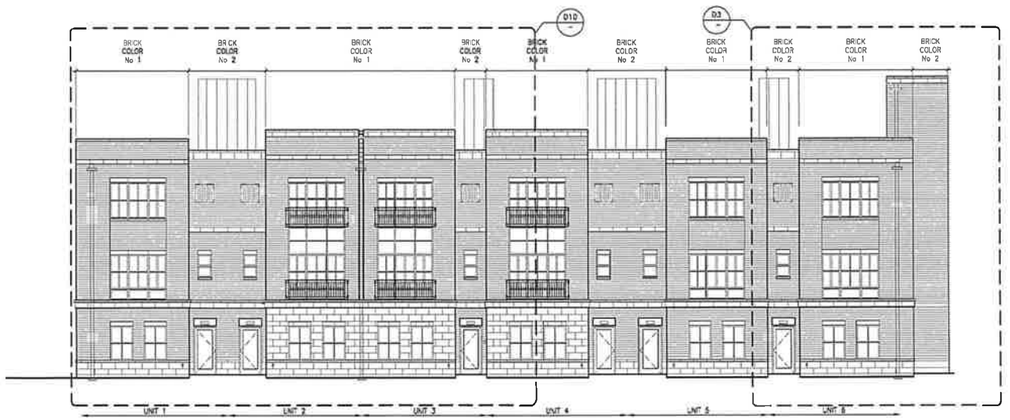


E3 PARTIAL ELEVATION AT TYPICAL ENTRY RECESS

SCALE: 1/4"=1'-0"



H7 FRONT ELEVATION

SCALE: 1/8"=1'-0"

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Contents Here

REFERENCES

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1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2
BUILDING 3D

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS
De Stefano and Partners, Ltd. 445 East Illinois Street Chicago, Illinois 60611
Architecture Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

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PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

Document Title

ELEVATIONS

Drawn By | Checked By

Checked By | Approved By

Project No.

Drawing No. **3D-A301**

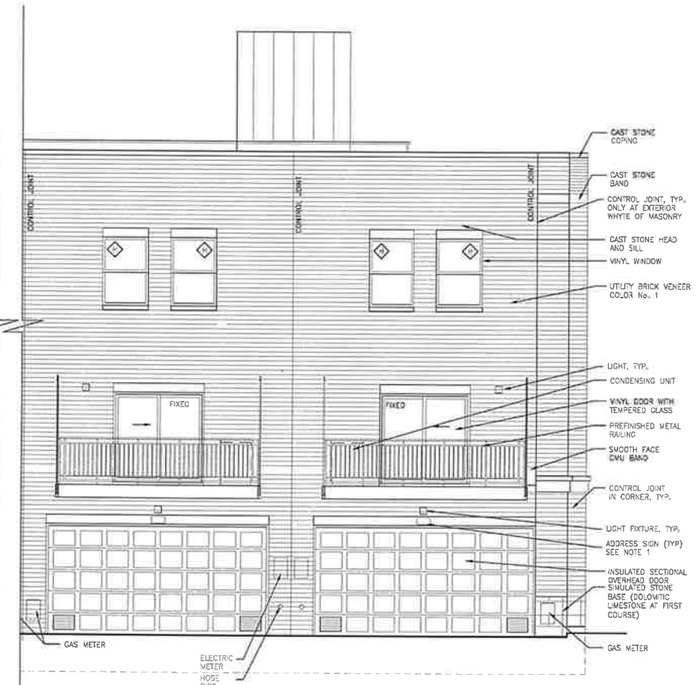
2681

FILE NAME:



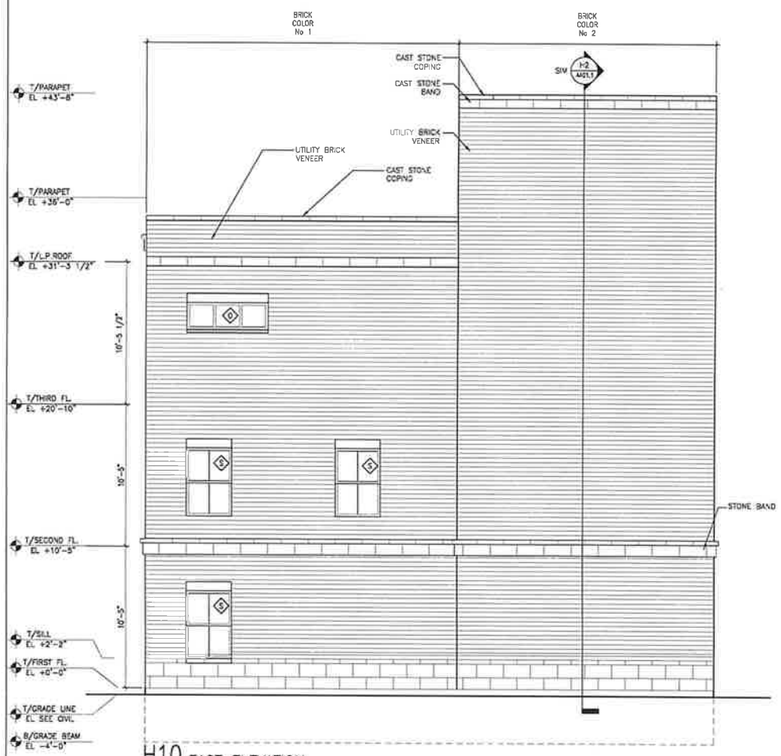
D10 PARTIAL REAR ELEVATION

SCALE: 1/4"=1'-0"



D3 PARTIAL NORTH ELEVATION

SCALE: 1/4"=1'-0"



H10 EAST ELEVATION

SCALE: 1/8"=1'-0"



H7 REAR ELEVATION

SCALE: 1/8"=1'-0"

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5. DOORWAYS FROM DWELLING UNITS TO THE EXTERIOR SHALL BE PROVIDED WITH A SCREEN DOOR IN ADDITION TO THE PRIMARY DOOR.

No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-06-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2
BUILDING 3D

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DE STEFANO | PARTNERS
De Stefano and Partners, Ltd. 743 South Wabash Street Chicago, Illinois 60605
Architecture Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

3D-A302

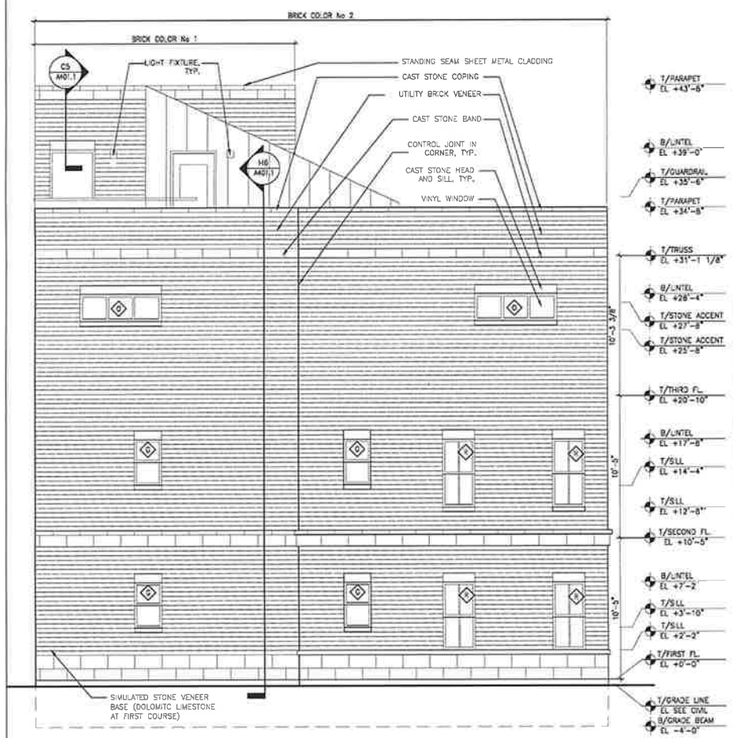
2661

FILE NAME:



D10 FRONT ELEVATION
SCALE: 1/4"=1'-0"

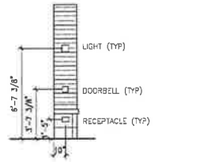
D3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



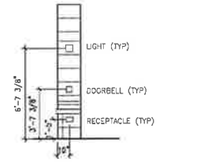
H10 EAST ELEVATION
SCALE: 1/4"=1'-0"



H8 FRONT ELEVATION
SCALE: 1/8"=1'-0"



E3 PATIAL ELEVATION AT TYPICAL ENTRY RECESS
SCALE: 1/4"=1'-0"



E1 PATIAL ELEVATION AT STONE ENTRY RECESS
SCALE: 1/4"=1'-0"

REFERENCES
1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES. SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 FOR ACCESSIBLE / ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS OF MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.
4. SEE SECTIONS AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

LAYOUT
1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
2. COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
3. RECESSED AND SURFACE MOUNTED PLUMBING, MECHANICAL AND ELECTRICAL ELEMENTS SUCH AS HOSE BIBBS, LAUNDRY VENTS, METERS, LIGHT FIXTURES, UTILITY SERVICE ENTRANCE BOXES, ETC. SHALL BE LOCATED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. SEE ENGINEERING DRAWINGS FOR QUANTITIES AND TYPES OF FIXTURES AND ELEMENTS.

ELEVATION NOTES:
1. SEE A402, A404, AND A503 FOR WINDOW AND DOOR HEAD, JAMB, AND SILL DETAILS
2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR.
4. SEE SHEET 502 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT. NUMBER HEIGHT NO LESS THAN 4"

PERMIT NOTES
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4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR BPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2 BUILDING 3E

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS
DeStefano and Partners, Ltd. 43 East Illinois Street Chicago, Illinois 60611
Architecture Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M&E/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

Drawing Title
ELEVATIONS

Approved: GM
Drawn by: Checked by:
Project no: 2661
Date Issued:
3E-A301

FILE NAME:

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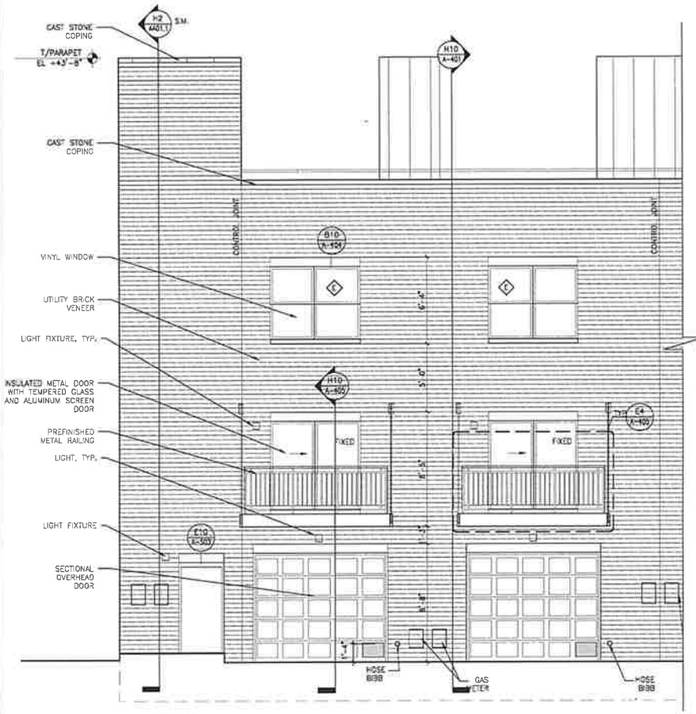
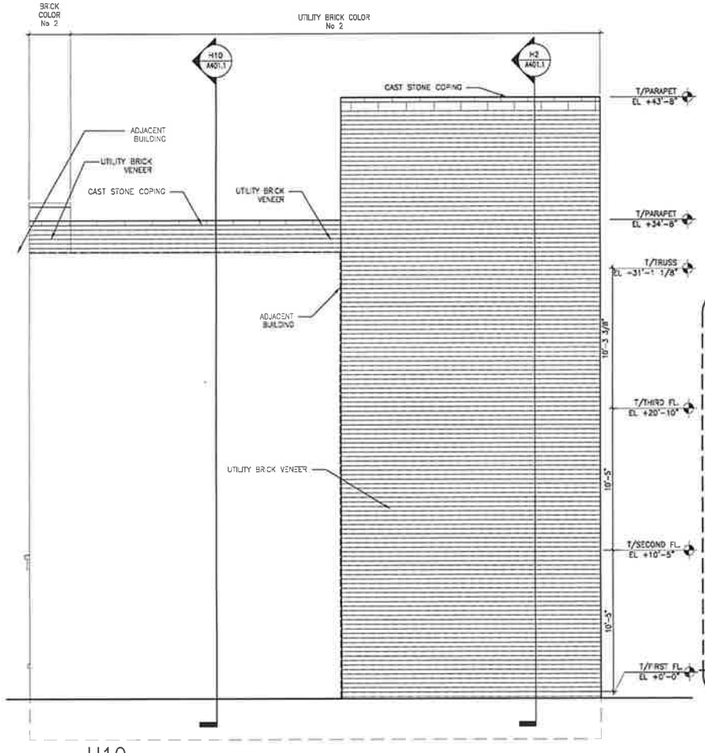


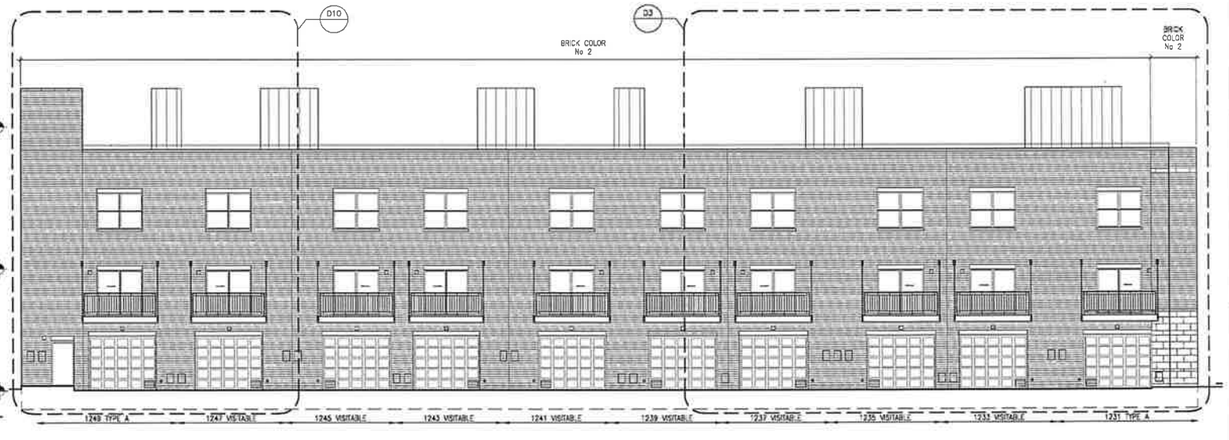
D10 REAR ELEVATION
SCALE: 1/4"=1'-0"



D3 REAR ELEVATION
SCALE: 1/4"=1'-0"



H10 WEST ELEVATION
SCALE: 1/4"=1'-0"



H8 REAR ELEVATION
SCALE: 1/8"=1'-0"

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REFERENCES

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LAYOUT

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ELEVATION NOTES:

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2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR.
4. SEE SHEET 502 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS

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5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-28-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2
BUILDING 3E

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DE STEFANO + PARTNERS
De Stefano and Partners, Ltd.
443 East Illinois Street
Chicago, Illinois 60611
Architecture
Planning
Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

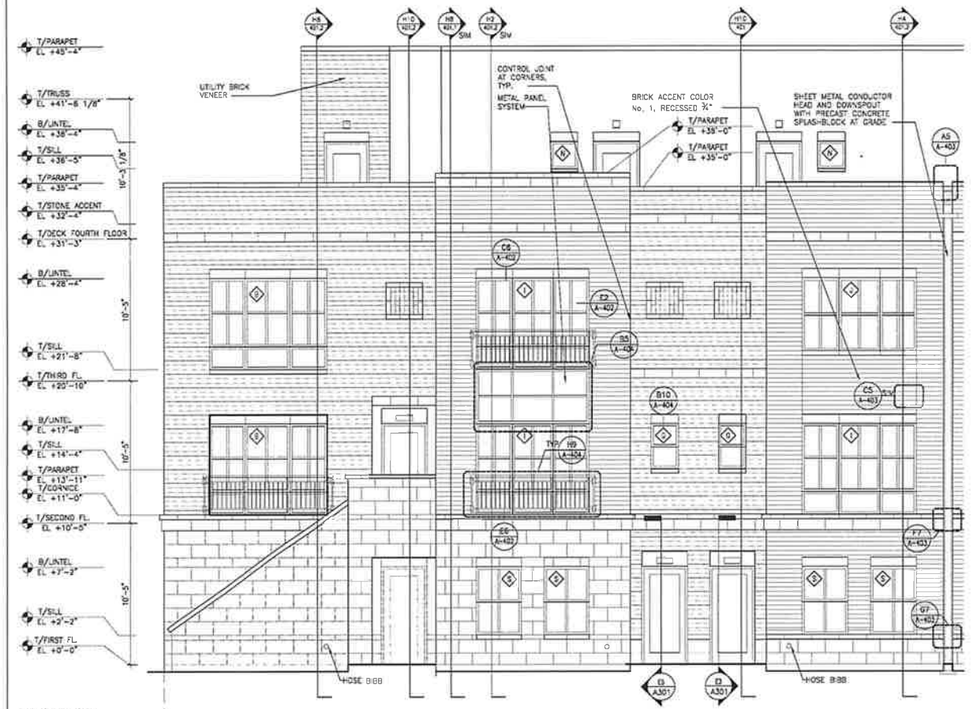
ELEVATIONS

GM

3E-A302

2651

FILE NAME: ABLA2\DWGSETS\FOR SALE\3E\3E-A301_302



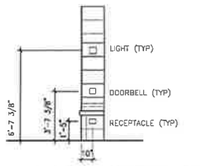
D10 PARTIAL FRONT ELEVATION

SCALE: 1/4"=1'-0"



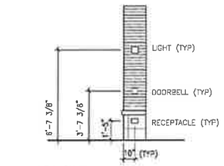
D5 PARTIAL FRONT ELEVATION

SCALE: 1/4"=1'-0"



E5 PARTIAL ELEVATION AT TYPICAL ENTRY RECESS

SCALE: 1/4"=1'-0"



E3 PARTIAL ELEVATION AT TYPICAL ENTRY RECESS

SCALE: 1/4"=1'-0"



H9 FRONT ELEVATION

SCALE: 1/8"=1'-0"

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10 9 8 7 6 5 4 3 2 1

REFERENCES

1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES. SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 FOR ACCESSIBLE / ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS OF MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.
4. SEE SECTIONS, AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

LAYOUT

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2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR.
4. SEE S-EET 502 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS

1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT. NUMBER HEIGHT NO LESS THAN 4"

PERMIT NOTES

1. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH ADJACENT TO ANY DOOR WHEREIN THE SILL IS LESS THAN 24 INCHES ABOVE THE FLOOR SHALL BE TEMPERED.
2. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH A SCREEN FOR THE OPERABLE SASH(ES).
3. ALL OPERABLE WINDOWS SHALL BE LOCKABLE AND PROVIDED WITH OPENING LIMITER FOR A MINIMUM 4 INCHES AND A MAXIMUM 5 INCHES OPENING.
5. DOORWAYS FROM DWELLING UNITS TO THE EXTERIOR SHALL BE PROVIDED WITH A SCREEN DOOR IN ADDITION TO THE PRIMARY DOOR.
4. THIRD AND FOURTH FLOOR HABITABLE ROOMS SHALL HAVE A MINIMUM OF 1 OPERABLE WINDOW SASH WITH A MAXIMUM SILL HEIGHT OF 44 INCHES AND A MINIMUM CLEAR OPENING OF 5 SQUARE FEET WITH EITHER A MINIMUM 24 INCHES CLEAR HORIZONTAL DIMENSION OR A MINIMUM 35 INCHES CLEAR VERTICAL DIMENSION.

No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2
BUILDING 3F

1111/1113 S. THROOP ST.,
1112/1114 S. LYTLE ST.,
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO | PARTNERS

De Stefano and Partners, Ltd. Architecture
Chicago, Illinois 60611 Planning
Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

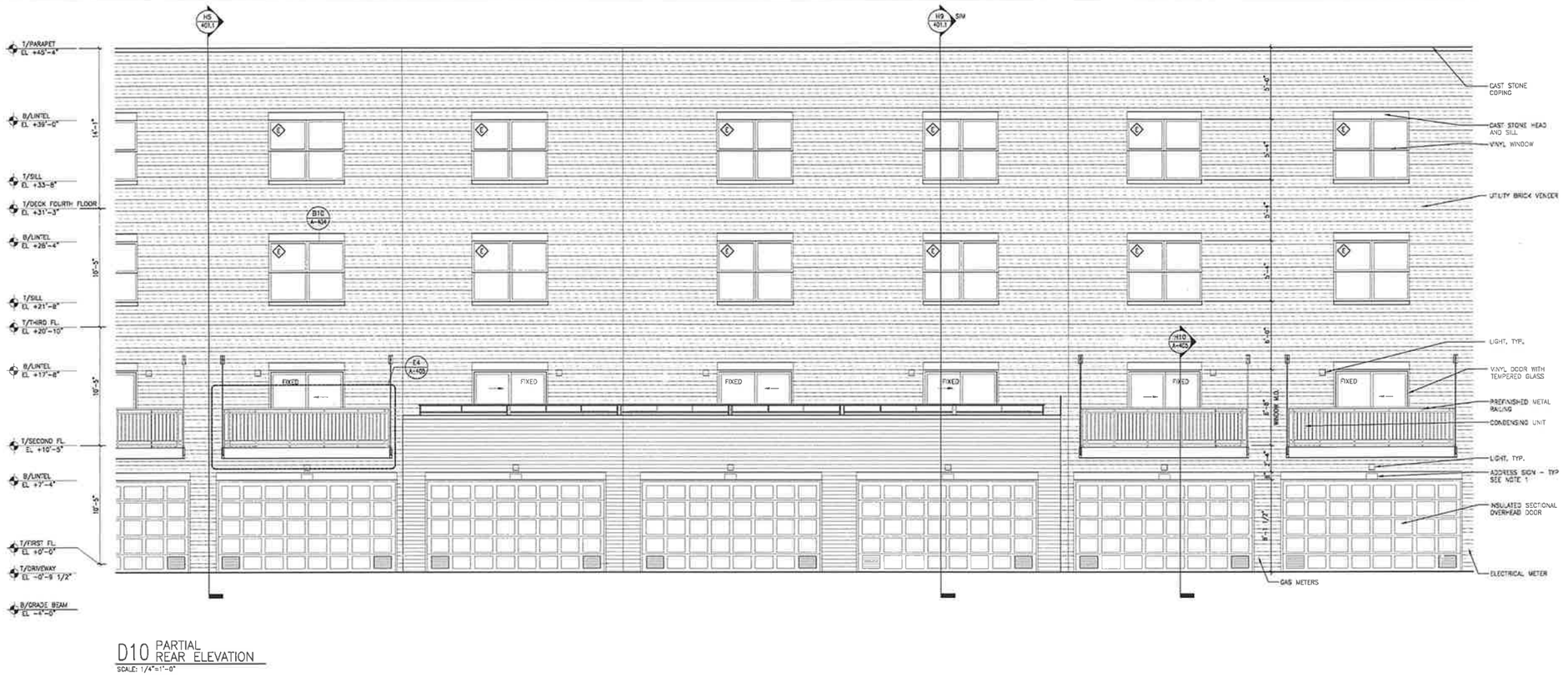
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

3F-A301

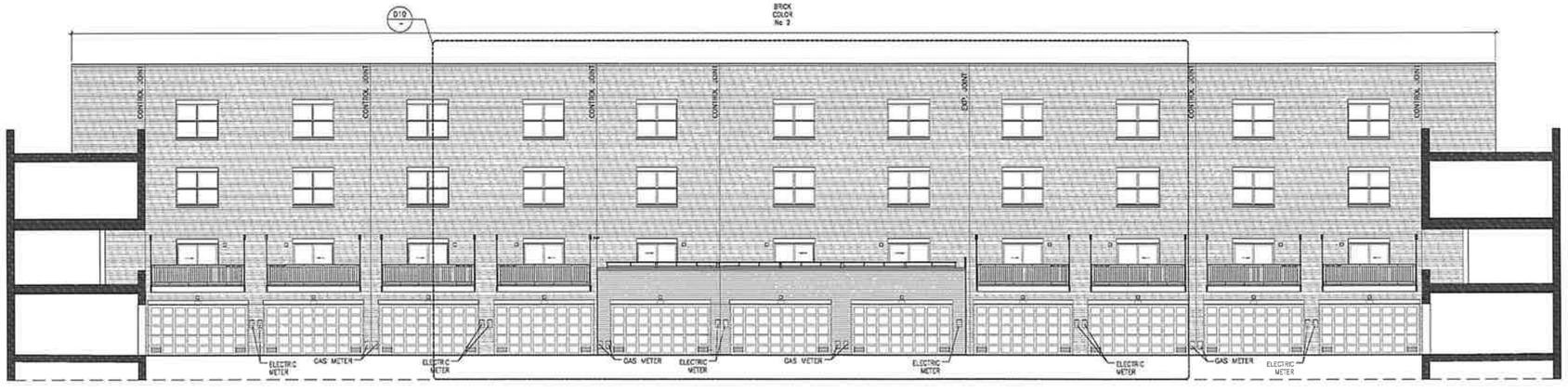
2651

FILE NAME:



D10 PARTIAL REAR ELEVATION

SCALE: 1/4"=1'-0"



H10 REAR ELEVATION

SCALE: 1/8"=1'-0"

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10 9 8 7 6 5 4 3 2 1

REFERENCES

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LAYOUT

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2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2
BUILDING 3F

1111/1113 S. THROOP ST.
1112/1114 S. LYTLE ST.
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS

DAVID MASON AND ASSOCIATES
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CIVIL ENGINEER

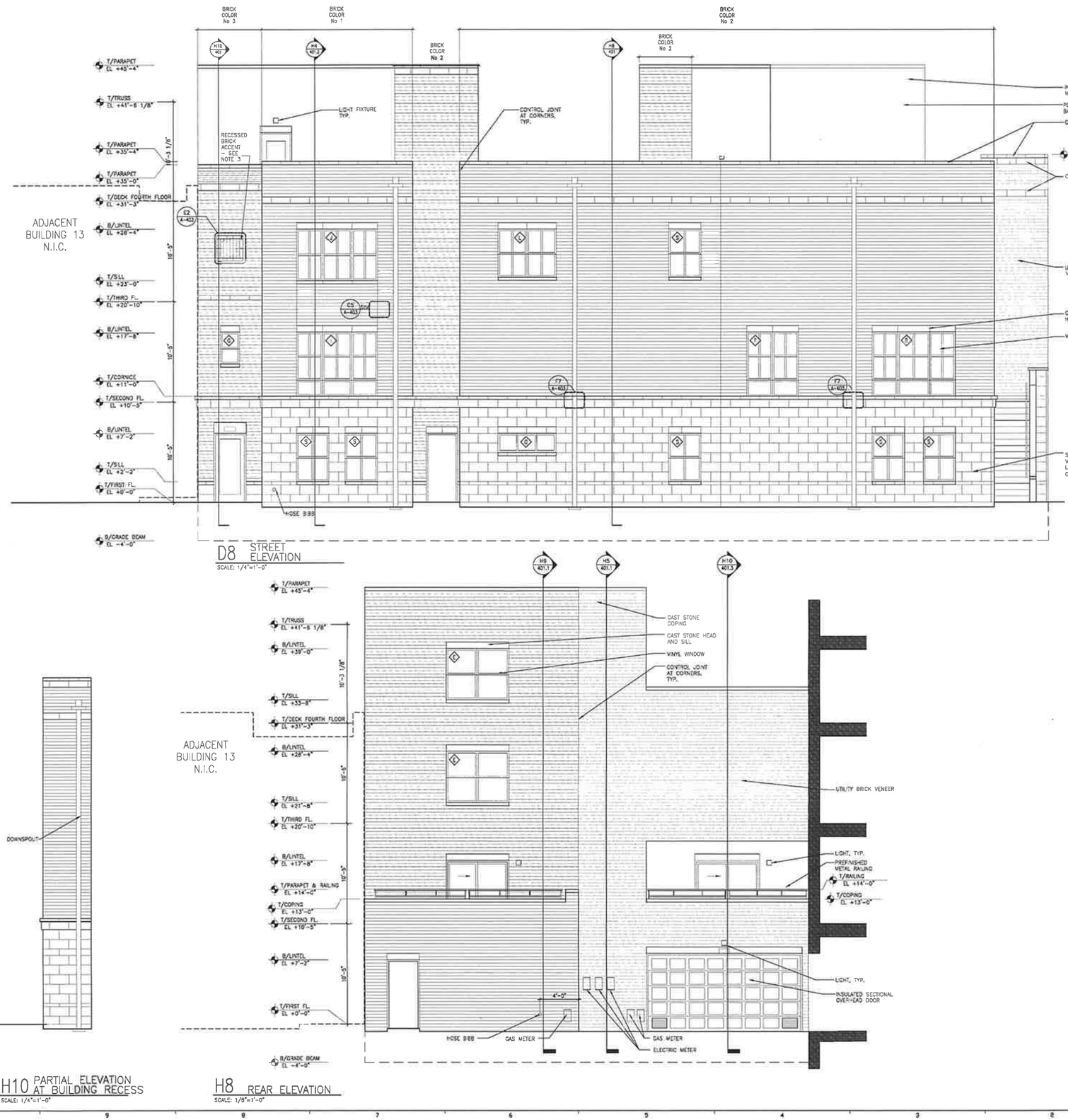
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

3F-A302

2661

FILE NAME:



D8 STREET ELEVATION
SCALE: 1/4"=1'-0"

H10 PARTIAL ELEVATION AT BUILDING RECESS
SCALE: 1/4"=1'-0"

H8 REAR ELEVATION
SCALE: 1/8"=1'-0"

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1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
2. COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
3. RECESSED AND SURFACE MOUNTED PLUMBING, MECHANICAL AND ELECTRICAL ELEMENTS SUCH AS HOSE BIBBS, LAUNDRY VENTS, METERS, LIGHT FIXTURES, UTILITY SERVICE ENTRANCE BOXES, ETC. SHALL BE LOCATED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. SEE ENGINEERING DRAWINGS FOR QUANTITIES AND TYPES OF FIXTURES AND ELEMENTS.

ELEVATION NOTES:
1. SEE A402, A404, AND A503 FOR WINDOW AND DOOR HEAD, JAMB, AND SILL DETAILS
2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR.
4. SEE SHEET 502 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT. NUMBER HEIGHT NO LESS THAN 4"

PERMIT NOTES
1. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH ADJACENT TO ANY DOOR WHEREIN THE SILL IS LESS THAN 24 INCHES ABOVE THE FLOOR SHALL BE TEMPERED.
2. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH A SCREEN FOR THE OPERABLE SASH(ES).
3. ALL OPERABLE WINDOWS SHALL BE LOCKABLE AND PROVIDED WITH OPENING LIMITER FOR A MINIMUM 4 INCHES AND A MAXIMUM 6 INCHES OPENING.
5. DOORWAYS FROM DWELLING UNITS TO THE EXTERIOR SHALL BE PROVIDED WITH A SCREEN DOOR IN ADDITION TO THE PRIMARY DOOR.
4. THIRD AND FOURTH FLOOR HABITABLE ROOMS SHALL HAVE A MINIMUM OF 1 OPERABLE WINDOW SASH WITH A MAXIMUM SILL HEIGHT OF 44 INCHES AND A MINIMUM CLEAR OPENING OF 5 SQUARE FEET WITH EITHER A MINIMUM 24 INCHES CLEAR HORIZONTAL DIMENSION OR A MINIMUM 36 INCHES CLEAR VERTICAL DIMENSION.

No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-25-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2
BUILDING 3F

1111/1113 S. THROOP ST.
1112/1114 S. LYTLE ST.
CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS
DeStefano and Partners, Ltd
445 East Illinois Street
Chicago, Illinois 60611
Architecture
Planning
Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC
LANDSCAPE ARCHITECT

ELEVATIONS

3F-A303

2651

FILE NAME:

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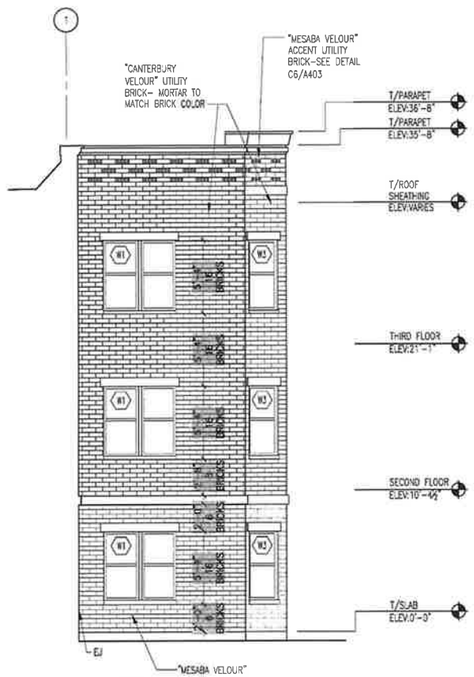
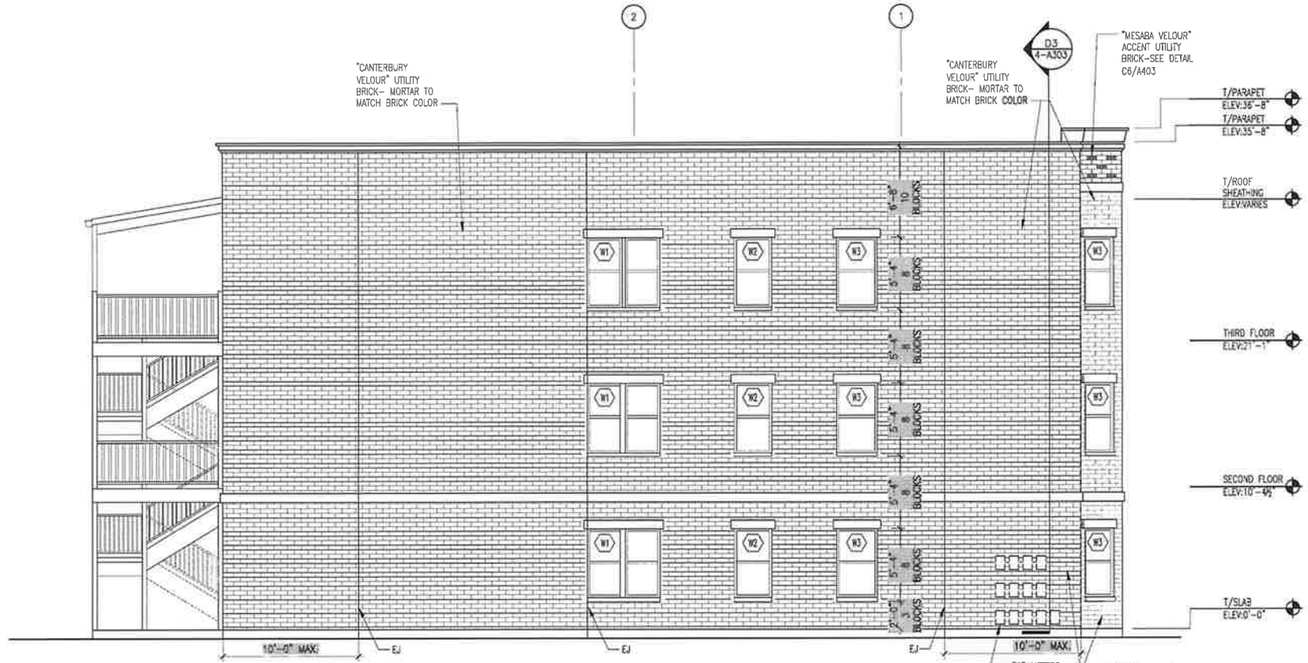
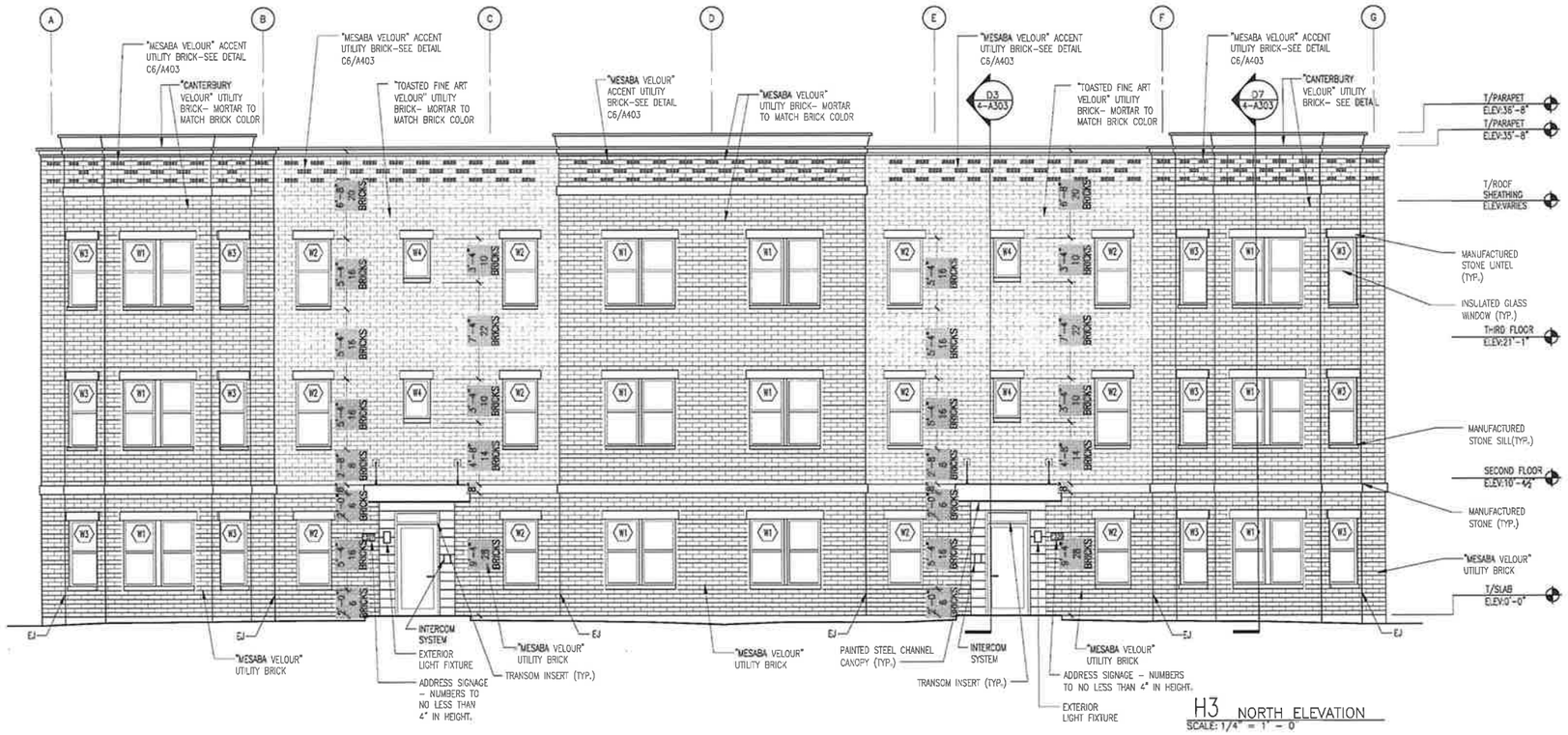


D9 PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"



D3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



H3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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General Notes

No.	Description	Date
1	ISSUE FOR SITE PLAN APPROVAL	01-30-2007

ROOSEVELT SQUARE
PHASE II
BUILDING 4

CHICAGO, ILLINOIS

ROOSEVELT SQUARE II LLC

ARCHITECTURE • ENGINEERING • PLANNING • URBAN DESIGN
ECONOMIC DEVELOPMENT • CONSTRUCTION MANAGEMENT

MACONDO corp.

21 West Illinois Street, Suite 2000 Chicago, Illinois 60610
Telephone: (312) 644-5500 Facsimile: (312) 644-0356

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

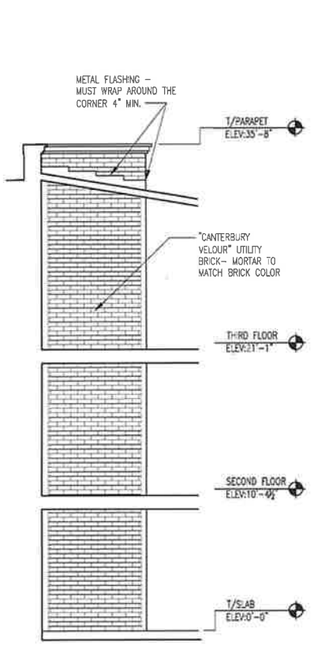
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

Drawing Title

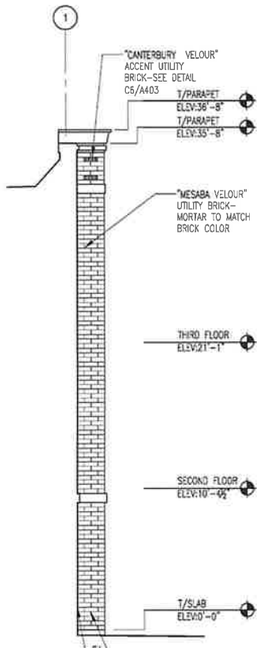
ELEVATIONS

Drawn	Date
MAC	05-18-06
Checked By	Drawing Number
MK	
Approved	
HK	4-A301
Job Number	
2524	

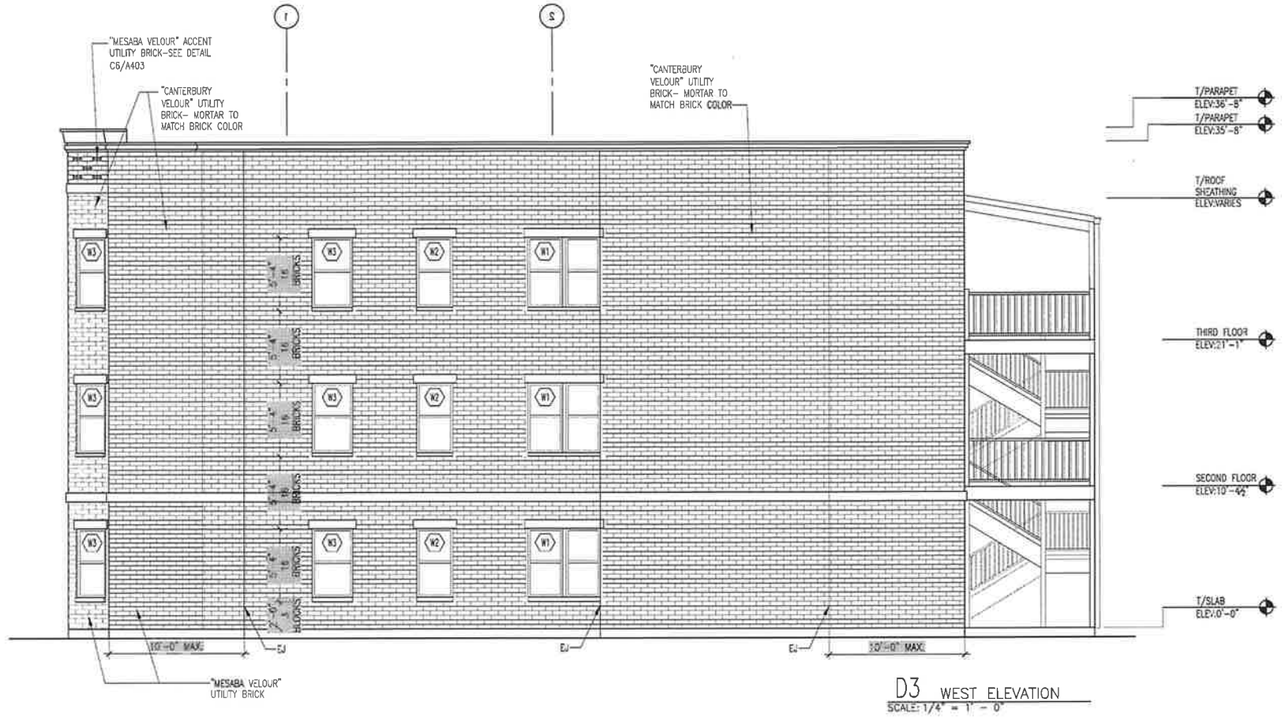
FILE NAME: 2524_Ablo\Drawings\2524_4-A301



D10 PARTIAL ELEVATION
SCALE: 1/4" = 1' - 0"



D8 PARTIAL ELEVATION
SCALE: 1/4" = 1' - 0"



D3 WEST ELEVATION
SCALE: 1/4" = 1' - 0"



H3 SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

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General Notes

No.	Description	Date
1	ISSUE FOR SITE PLAN APPROVAL	01-30-2007

ROOSEVELT SQUARE
PHASE II
BUILDING 4

CHICAGO, ILLINOIS
ROOSEVELT SQUARE II LLC

ARCHITECTURE - ENGINEERING - PLANNING - URBAN DESIGN
ECONOMIC DEVELOPMENT - CONSTRUCTION MANAGEMENT

MACONDO corp.

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DAVID MASON AND ASSOCIATES
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CIVIL ENGINEER

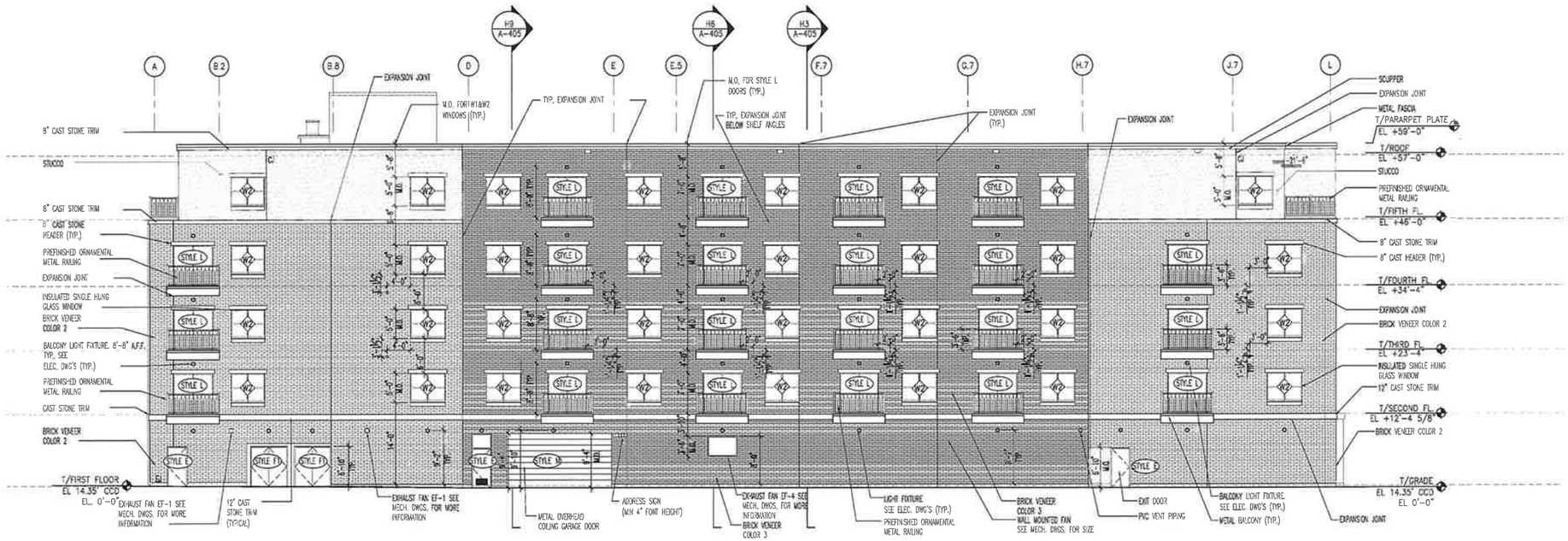
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

Drawing Title

ELEVATIONS

Drawn	Date
MAC	05-18-06
Checked By	Drawing Number
MK	
Approved	**4-A302**
HK	
Job Number	
2524	

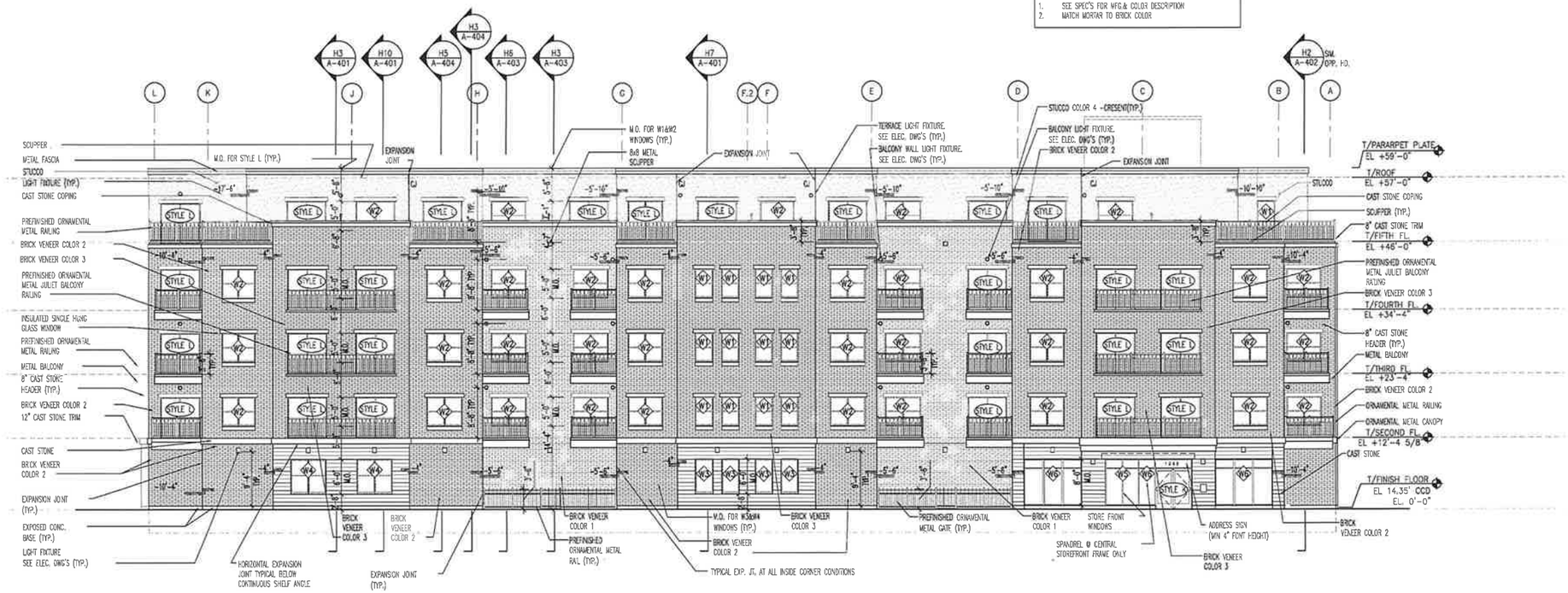
FILE NAME: 2524_Abls\Drawings\2524_4-A301



D5 SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

NOTE:
COLOR 1=MESABA VELOUR(DARK)
COLOR 2=TOASTED FINE ART VELOUR(LIGHT)
COLOR 3=CANTEBURY VELOUR(MEDIUM)
COLOR 4=CRESSNT(EFIS)

1. SEE SPEC'S FOR MFG.& COLOR DESCRIPTION
2. MATCH MORTAR TO BRICK COLOR



H5 NORTH ELEVATION
SCALE: 1/8" = 1' - 0"

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General Notes

1. SEE SHEET A-503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW COLORS, AND DOOR FRAME DETAILS.

2. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.

3. STUCCO COLOR TO MATCH STONE

4. ALL OPERABLE WINDOWS WITHIN 20 FEET OF THE GROUND LEVEL OR 10 FEET OF AN ADJECENT ROOF TO HAVE OPEN LIMITER.

No.	Description	Date
1	ISSUE FOR SITE PLAN APPROVAL	01-30-2007

ROOSEVELT SQUARE PHASE 2

BUILDING 5A-THROOP

1255 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

RS HOMES II LLC

ARCHITECTURE • ENGINEERING • PLANNING • URBAN DESIGN
ECONOMIC DEVELOPMENT • CONSTRUCTION MANAGEMENT

MACONDO corp.

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SAMARTANO AND COMPANY
STRUCTURAL ENGINEERS

W-T ENGINEERING, LLC.
M.E.P.P.P. ENGINEERS

DESTEFANO PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING, INC.
CIVIL ENGINEERS

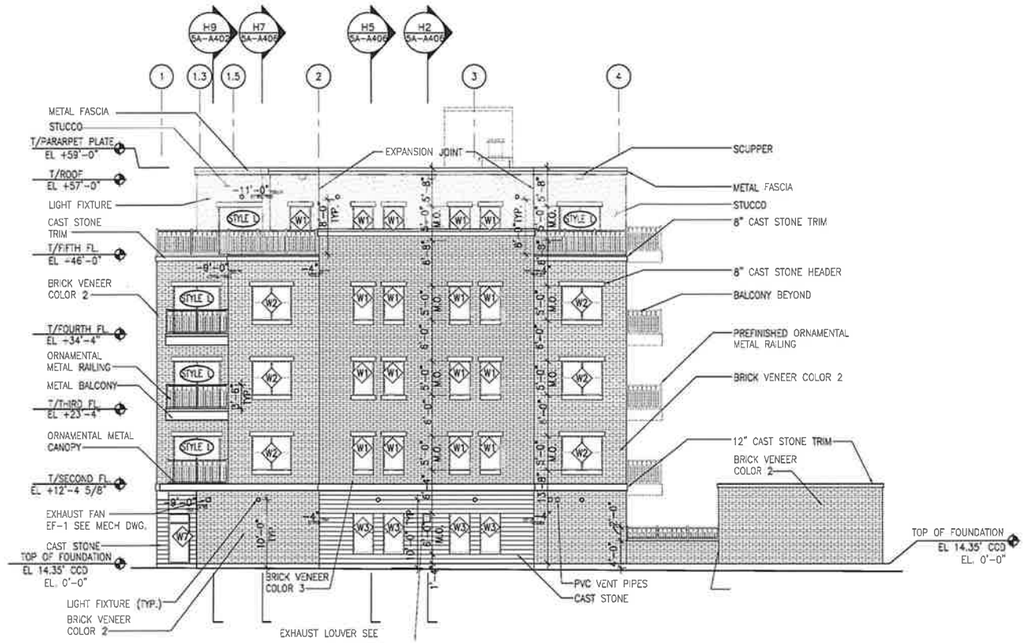
WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

Drawing Title

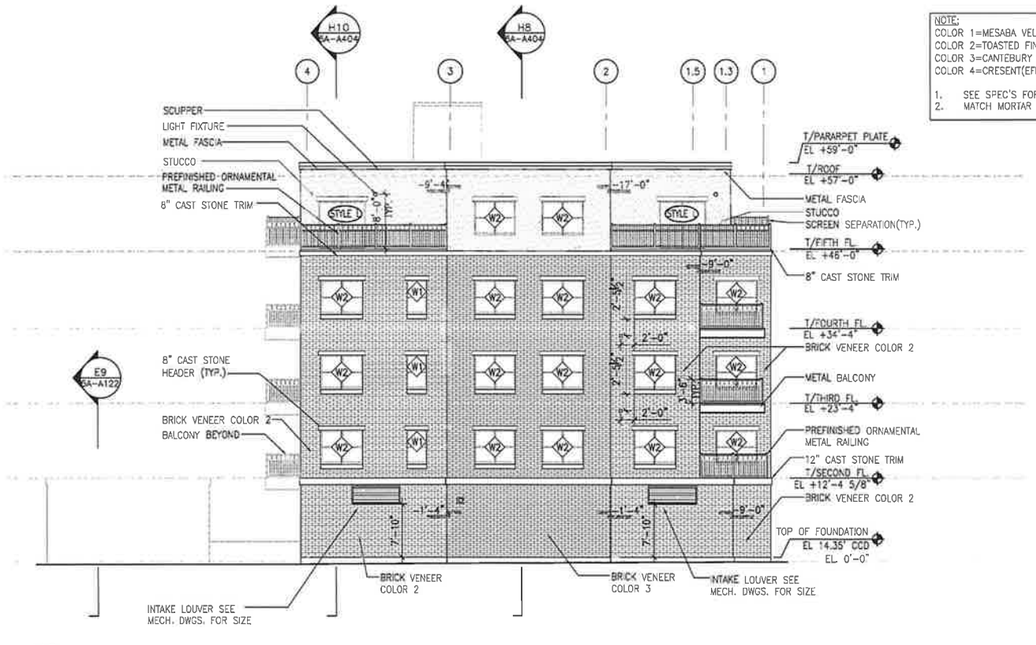
BUILDING ELEVATIONS

Drawn	Date
MAC	04-19-2006
Checked By	Drawing Number
MA	
Approved	
HK	5A-A301
Job Number	
2513	

FILE NAME: 5A-A301



D6 WEST ELEVATION
SCALE: 1/8" = 1' - 0"



NOTE:
COLOR 1=MESABA VELOUR(DARK)
COLOR 2=TOASTED FINE ART VELOUR(LIGHT)
COLOR 3=CANTERBURY VELOUR(MEDIUM)
COLOR 4=CRESENT(EFIS)

1. SEE SPEC'S FOR MFG.& COLOR DESCRIPTION
2. MATCH MORTAR TO BRICK COLOR

H6 EAST ELEVATION
SCALE: 1/8" = 1' - 0"

General Notes

1. SEE SHEET A-503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW COLORS, AND DOOR FRAME DETAILS.

2. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.

3. STUCCO COLOR TO MATCH STONE

4. ALL OPERABLE WINDOWS WITHIN 20 FEET OF THE GROUND LEVEL OR 10 FEET OF AN ADJECENT ROOF TO HAVE OPEN LIMITER.E

No.	Description	Date
1	ISSUE FOR SITE PLAN APPROVAL	01-30-2007

ROOSEVELT SQUARE PHASE 2

BUILDING 5A-THROOP

1255 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS

RS HOMES II LLC

ARCHITECTURE + ENGINEERING + PLANNING + URBAN DESIGN
ECONOMIC DEVELOPMENT + CONSTRUCTION MANAGEMENT

MACONDO corp.

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STRUCTURAL ENGINEERS

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M.E.P.F.P. ENGINEERS

DESTEFANO PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING, INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

Drawn	Date
MAC	04-19-2006
Checked By	Drawing Number
MA	
Approved	
HK	5A-A302
Job Number	
2513	

FILE NAME: 5A-A302

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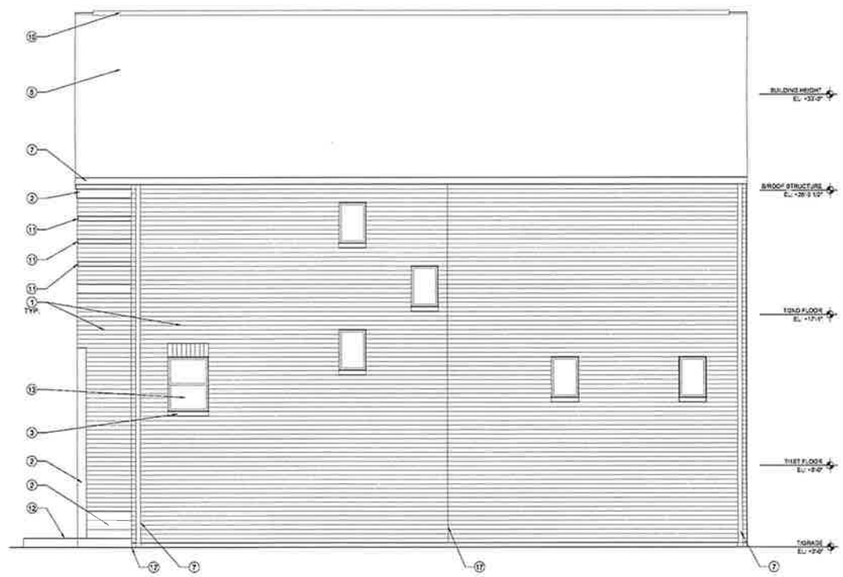
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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General Notes

MATERIALS LEGEND

1. UTILITY FACE BRICK
2. CAST STONE
3. CAST STONE SILL
4. CONCRETE BOARD TRIM
5. ASPHALT SHINGLES
6. PRE-FINISHED LOUVER
7. PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT
8. INSULATED VINYL FIXED WINDOW
9. EXTERIOR LIGHT FIXTURE
10. RIDGE VENT
11. RECESSED BRICK COURSE
12. CONCRETE STOOP
13. INSULATED VINYL SINGLE-HUNG WINDOW
14. INSULATED VINYL ENTRY DOOR
15. INSULATED VINYL SLIDE DOOR
16. CRICKET
17. MASONRY JOINT
18. WOOD DECK & STAIR

No.	Description	Date
1	SITE PLAN APPROVAL	02-09-07

ROOSEVELT SQUARE
PHASE II

BUILDING 8A

ROOSEVELT SQUARE II LLC

SULLIVAN GOULETTE & WILSON
ARCHITECTS
750 N FRANKLIN STREET SUITE 203
CHICAGO, ILLINOIS 60610
P: 312.988.7412
F: 312.988.7409
www.sullivangoulette.com
PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2007

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
MEP/FP ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

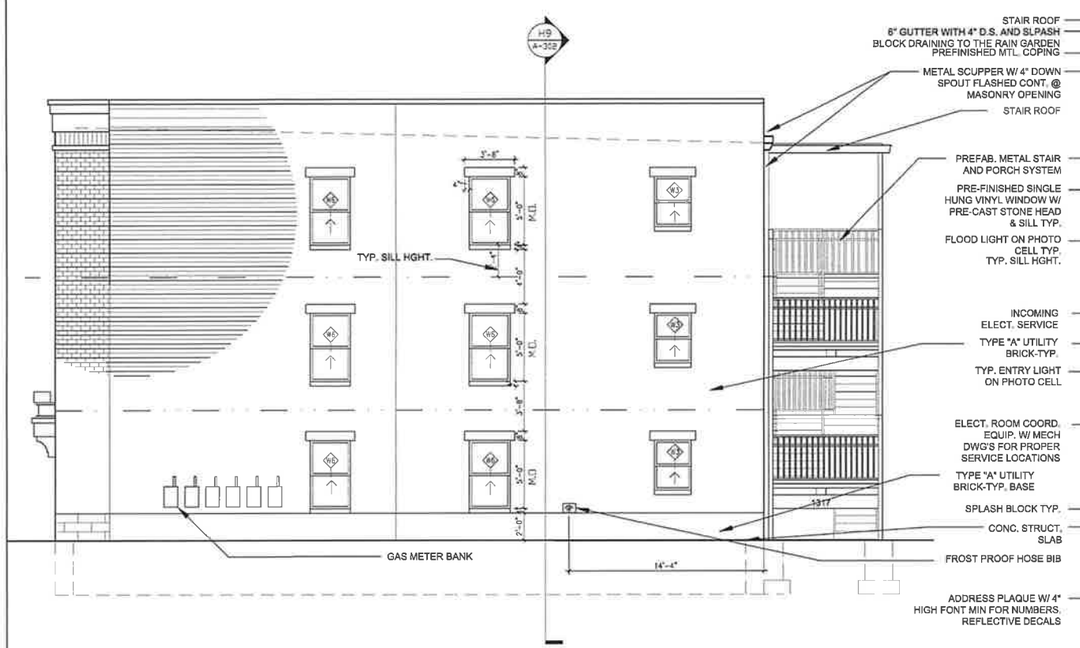
PRISM ENGINEERING, INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECTS

Drawing Title

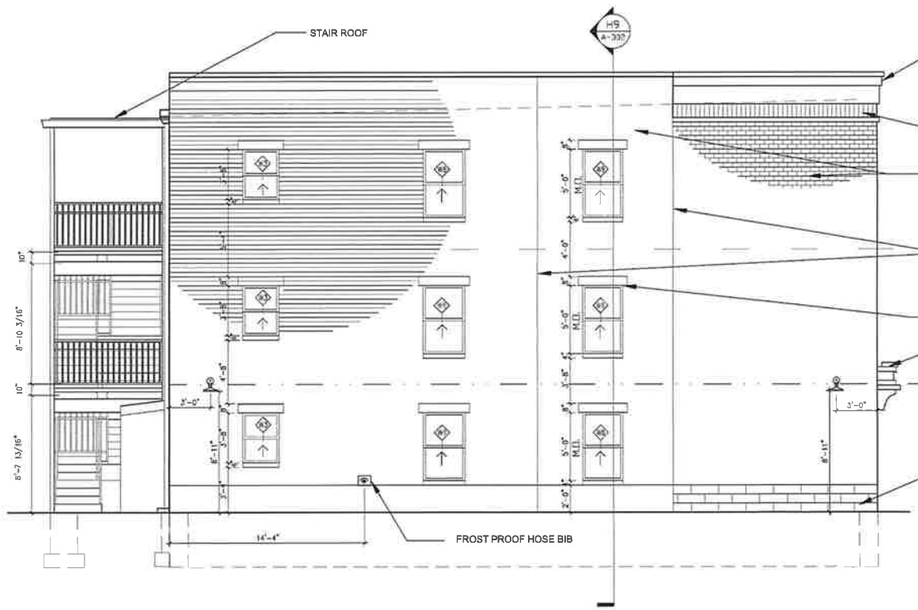
EXTERIOR ELEVATIONS

Drawn	Date
TJ, MB	
Checked By	**Driveway Number**
XX	
Approved	
XX	**8A-A301**
Job Number	



D9 REAR ELEVATION

SCALE: 1/4"=1'-0"



H9 FRONT ELEVATION

SCALE: 1/4"=1'-0"

STAIR ROOF

6" GUTTER WITH 4" D.S. AND SLPASH BLOCK DRAINING TO THE RAIN GARDEN

PREFINISHED MTL. COPING

METAL SCUPPER W/ 4" DOWN SPOUT FLASHED CONT. @ MASONRY OPENING

STAIR ROOF

PREFAB. METAL STAIR AND PORCH SYSTEM

PRE-FINISHED SINGLE HUNG VINYL WINDOW W/ PRE-CAST STONE HEAD & SILL TYP.

FLOOD LIGHT ON PHOTO CELL TYP. TYP. SILL HGHT.

INCOMING ELECT. SERVICE

TYPE "A" UTILITY BRICK-TYP.

TYP. ENTRY LIGHT ON PHOTO CELL

ELECT. ROOM COORD. EQUIP. W/ MECH DWG'S FOR PROPER SERVICE LOCATIONS

TYPE "A" UTILITY BRICK-TYP. BASE

SPLASH BLOCK TYP.

CONC. STRUCT. SLAB

FROST PROOF HOSE BIB

ADDRESS PLAQUE W/ 4" HIGH FONT MIN FOR NUMBERS. REFLECTIVE DECALS

SOLDIER COURSE UTILITY BRICK-TYP.

TYPE "A" UTILITY BRICK-TYP.

1/2" CJ TYP.

PRE-FINISHED SINGLE HUNG VINYL WINDOW W/ PRE-CAST STONE HEAD & SILL TYP.

PITCH BEYOND PRE-CAST STONE CANOPY

RAISED BRICK SAILOR COURSE TYP.

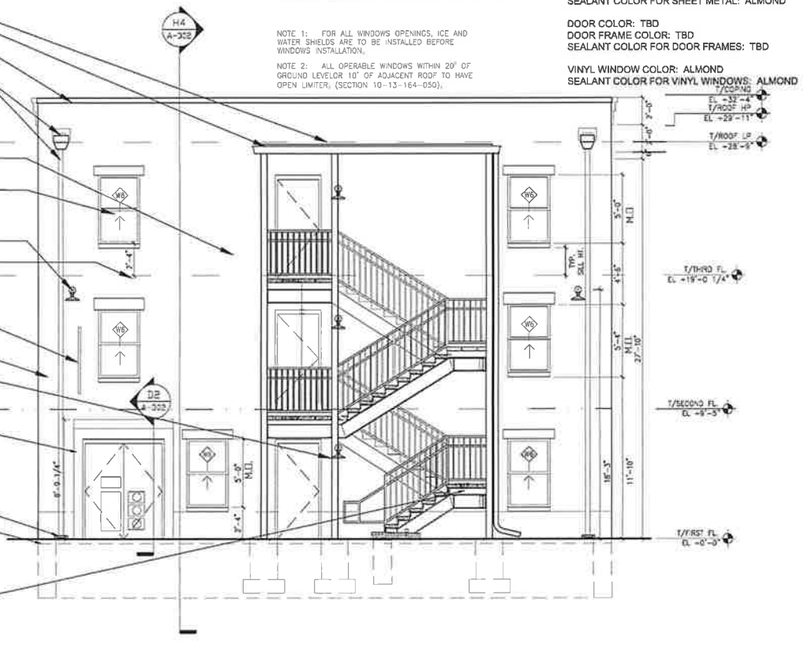
PRE-CAST ACCENT STONE TYP.

24" PRE-CAST STONE BASE TYP.

8"x 16" STONE ADDRESS PLAQUE TYP. MIN. 4" HIGH FONT

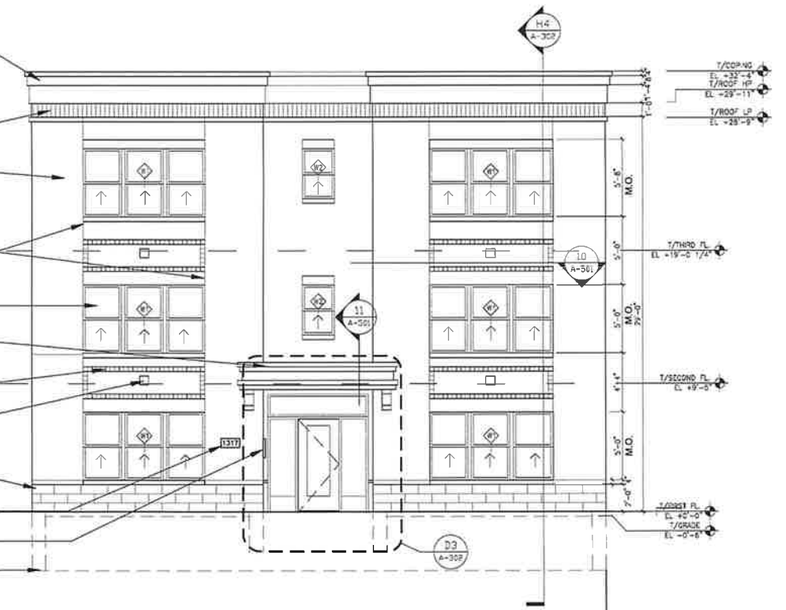
16 7/8" H X 4" W INTERCOM RECESSED

CONC. STRUCT. SLAB



D3 LEFT ELEVATION

SCALE: 1/4"=1'-0"



H3 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

GENERAL NOTES (CONTINUED)

COLOR SCHEDULE

BRICK: TOASTED FINE ART
MORTAR COLOR FOR BRICK NO 1: TBD
SEALANT COLOR FOR BRICK NO 1: TBD

CONCRETE MASONRY "A": SAND BEIGE
MORTAR COLOR FOR CONCRETE MASONRY "A": TBD
SEALANT COLOR FOR CONCRETE MASONRY "A": TBD

NOTE 1: FOR ALL WINDOWS OPENINGS, ICE AND WATER SHIELDS ARE TO BE INSTALLED BEFORE WINDOWS INSTALLATION.

NOTE 2: ALL OPERABLE WINDOWS WITHIN 20' OF GROUND LEVELOR 10' OF ADJACENT ROOF TO HAVE OPEN LIMITER. (SECTION 10-13-164-050).

CAST STONE: TBD
MORTAR COLOR FOR CAST STONE: TBD
SEALANT COLOR FOR CAST STONE: TBD

SIMULATED STONE: TBD
MORTAR COLOR FOR SIMULATED STONE: TBD
SEALANT COLOR FOR SIMULATED STONE: TBD

ORNAMENTAL METAL COLOR: BLACK

SHEET METAL COLOR: ALMOND
SEALANT COLOR FOR SHEET METAL: ALMOND

DOOR COLOR: TBD
DOOR FRAME COLOR: TBD
SEALANT COLOR FOR DOOR FRAMES: TBD

VINYL WINDOW COLOR: ALMOND
SEALANT COLOR FOR VINYL WINDOWS: ALMOND

General Notes

REFERENCES
1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES. SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 AND G-004 FOR ACCESSIBLE / ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS OF MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.
4. SEE SECTIONS, AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

LAYOUT
1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
2. COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
3. RECESSED AND SURFACE MOUNTED PLUMBING, MECHANICAL AND ELECTRICAL ELEMENTS SUCH AS HOSE BIBBS, LAUNDRY VENTS, METERS, LIGHT FIXTURES, UTILITY SERVICE ENTRANCE BOXES, ETC. SHALL BE LOCATED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. SEE ENGINEERING DRAWINGS FOR QUANTITIES AND TYPES OF FIXTURES AND ELEMENTS.
4. CONTROL JOINTS NOT TO EXCEED 25'-0"

FURNISHINGS AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT.

(CONTINUED ON SHEET)

No.	Description	Date
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2	ISSUED FOR SITE PLAN APPROVAL	01-30-07
1	ISSUED FOR PART II REVIEW	05-23-06

ROOSEVELT SQUARE
PHASE 2

CHICAGO, IL. 60607

BUILDING TYPE 12A

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

smith & smith ASSOCIATES, INC.
Architects
Planners
Construction Managers
Developers
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www.SmithandSmithInc.com

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STRUCTURAL ENGINEERS

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MASTER PLANNER / ARCHITECT

PRISM ENGINEERING
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

Drawn	Date
BH	12/10/2003
Checked By	Drawing Number
BH	
Approved	12A-A301
ES	
Job Number	
040503	

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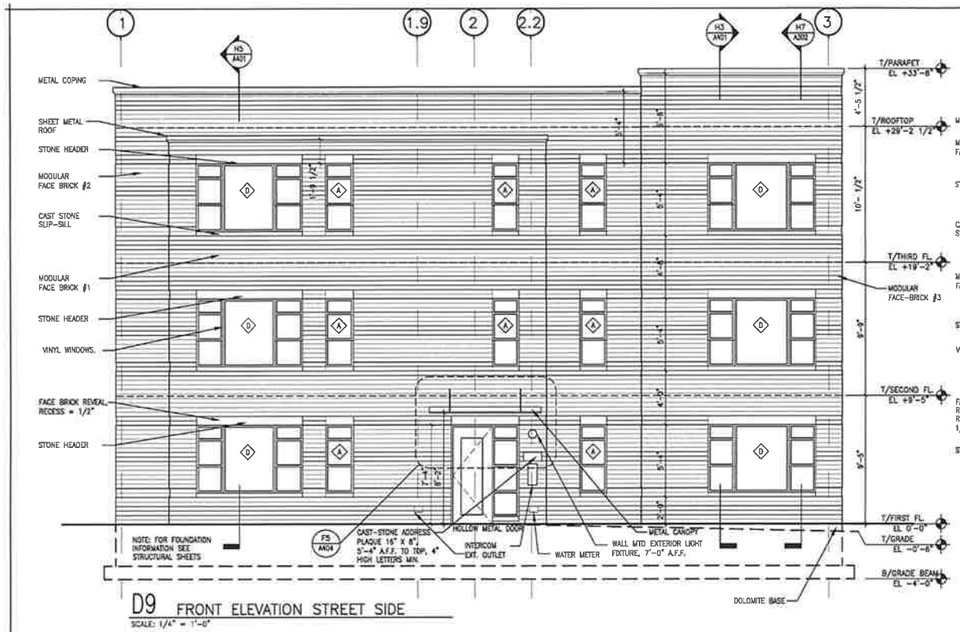
FIEBLENABAEABLA



D9 FRONT ELEVATION STREET SIDE

SCALE: 1/4" = 1'-0"



D5 SIDE ELEVATION – STREET

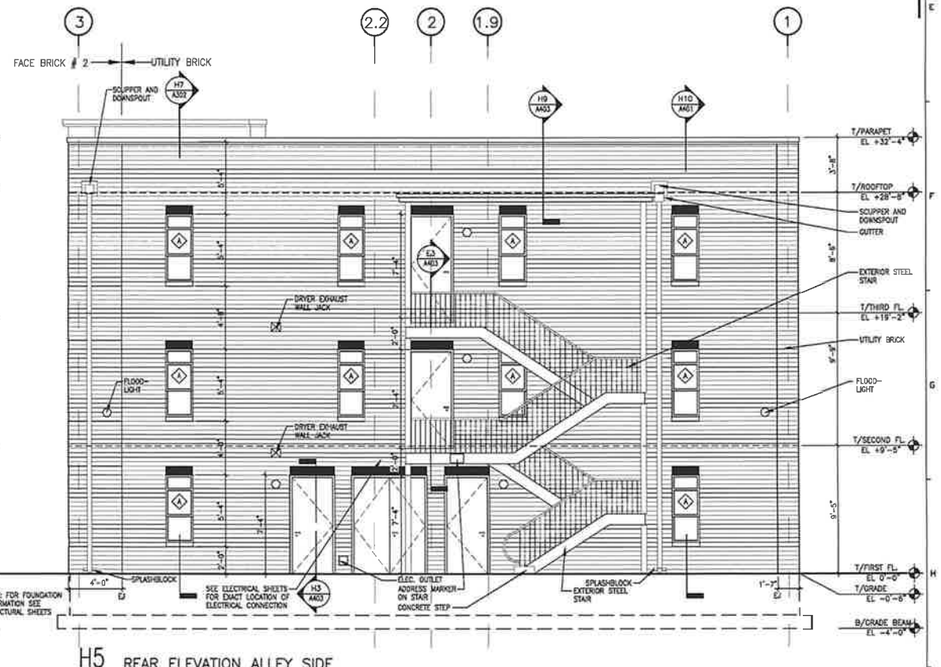
SCALE: 1/4" = 1'-0"

FOR CCD COORDINATION
SEE SPECIFIC BUILDING
LOCATIONS ON THE SITE
PAVING AND GRADING PLAN



H9 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



H5 REAR ELEVATION ALLEY SIDE

SCALE: 1/4" = 1'-0"

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General Notes

REFERENCES:
1. SEE SHEET G-001 FOR TYPICAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES. SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 FOR ACCESSIBLE/ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS FO MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS.
4. SEE SECTIONS AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A-503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.
6. SEE SHEET A-101 FOR ADDITIONAL LOCATIONS OF EXPANSION JOINTS IN BRICK-FA; ADE.
7. FOR LOCATION OF EXPANSION JOINTS SEE SHEET A101.

LAYOUT:
1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUN REFERENCES.
2. COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
3. RECESSED AND SURFACE MOUNTED PLUMBING, MECHANICAL, AND ELECTRICAL ELEMENTS SUCH AS HOSE BIBBS, LAUNDRY VENTS, METERS, LIGHT FIXTURES, UTILITY SERVICE ENTRANCE BOXES, ETC. SHALL BE LOCATED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. SEE ENGINEERING DRAWINGS FOR QUANTITIES AND TYPES OF FIXTURES AND ELEMENTS.
4. ALL WALL MOUNTED LIGHT FIXTURES TO BE MOUNTED AT 7'-0" A.F.F.

FURNISHING AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT.

No.	Description	Date
15		
14		
13		
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3		
2		
1	ISSUED FOR SITE PLAN APPROVAL	01/30/07

ROOSEVELT SQUARE
PHASE 2
BUILDING 12D
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBANWorks
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M E P S P ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

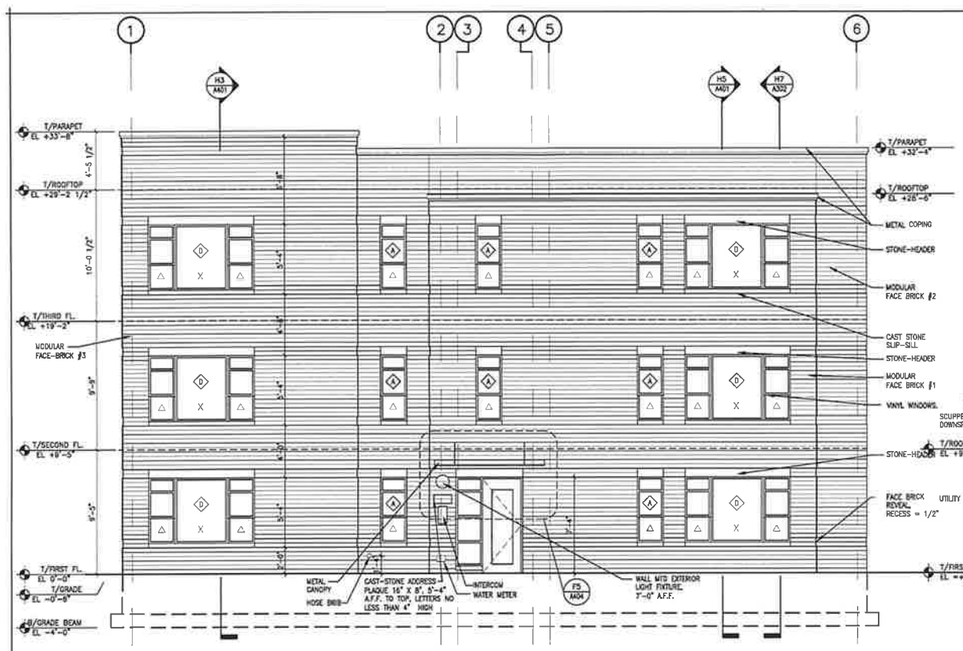
WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

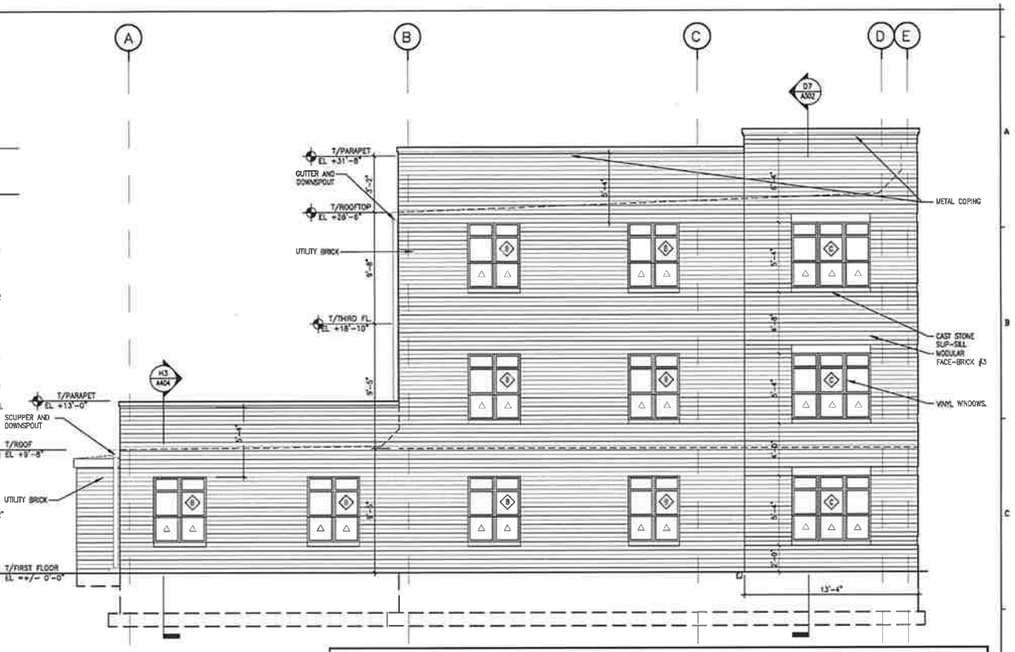
Drawn	Date
UT	05-23-06
Checked By	Drawing Number
GHM	
Approved	12D-A301
PSN	
Job Number	
P0517	

FILE NAME: 12D-A301.dwg



D9 FRONT ELEVATION STREET SIDE

SCALE: 1/4" = 1'-0"

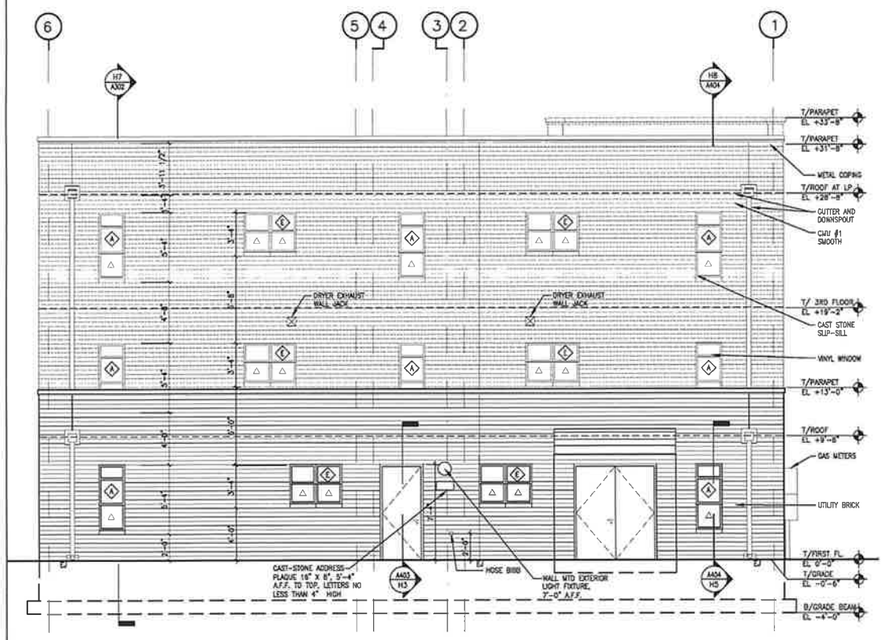


D5 EAST ELEVATION

SCALE: 1/4" = 1'-0"

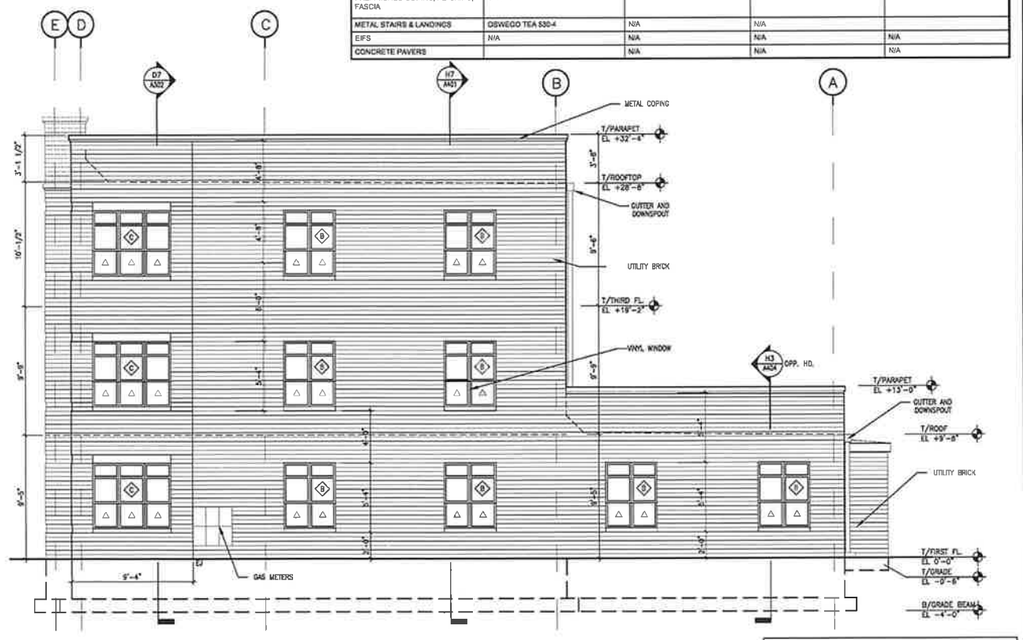
EXTERIOR COLOR SCHEDULE

ITEM	COLOR / MANUFACTURER	MORTAR COLOR (MANUFACTURER)	SEALANT COLOR (SONNEBORN)	STEEL LINTEL COLOR (PITTSBURGH PAINTS)
BRICK NO.1 (UTILITY BRICK)	CANTERBURY VELOUR / SIOUX CITY	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR
BRICK NO.2 (UTILITY BRICK)	BORDEAUX BURGUNDY / SIOUX CITY	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR
BRICK NO.3 (UTILITY BRICK)	WELSFORD IRONSPOT / SIOUX CITY	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR
UTILITY BRICK	TO MATCH MAIN BRICK COLOR	TO MATCH BRICK	TO MATCH BRICK	TO MATCH BRICK
CAST/SIVULATED STONE	WHITE SMOOTH /	PLAIN CEMENT	TO MATCH STONE COLOR	SILVER DOLLAR
REAR/SCREEN DOOR & JAMB	TO MATCH CMU	N/A	TO MATCH CMU	TO MATCH CMU
FRONT EXTERIOR DOOR	T B D	N/A	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR
CLADDING/JAMB @ ENTRY DOOR	TO MATCH ENTRY DOOR	N/A		
METAL CANOPY	TO MATCH BRICK COLOR #1	N/A	TO MATCH BRICK COLOR	N/A
BALCONY RAILINGS	N/A	N/A	N/A	N/A
DOWNSPOUTS AND GUTTERS	MUSKET GRAY	N/A	N/A	N/A
PREFINISHED COPING, FLASHING, FASCIA	SILVER			
METAL STAIRS & LANDINGS	OSWEGO TEA 530-4	N/A	N/A	
EIFS	N/A	N/A	N/A	N/A
CONCRETE PAVERS		N/A	N/A	N/A



H9 REAR ELEVATION ALLEY SIDE

SCALE: 1/4" = 1'-0"



H5 WEST ELEVATION

SCALE: 1/4" = 1'-0"

FOR CCD COORDINATION SEE SPECIFIC BUILDING LOCATIONS ON THE SITE PAVING AND GRADING PLAN

© 2005 URBANworks, Ltd.

General Notes

REFERENCES:
1. SEE SHEET G-001 FOR TYPICAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES. SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 FOR ACCESSIBLE/ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS FO MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS.
4. SEE SECTIONS AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A-503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.
6. SEE SHEET A-101 FOR ADDITIONAL LOCATIONS OF EXPANSION JOINTS IN BRICK-FACADE.

LAYOUT:
1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
2. COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
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4. ALL WALL MOUNTED LIGHT FIXTURES TO BE MOUNTED AT 7'-0" A.F.F.

FURNISHING AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT.

No.	Description	Date
15		
14		
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1	ISSUE FOR SITE PLAN APPROVAL	01/20/07

ROOSEVELT SQUARE
PHASE 2
BUILDING 12E
1333 W. ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBANWorks
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

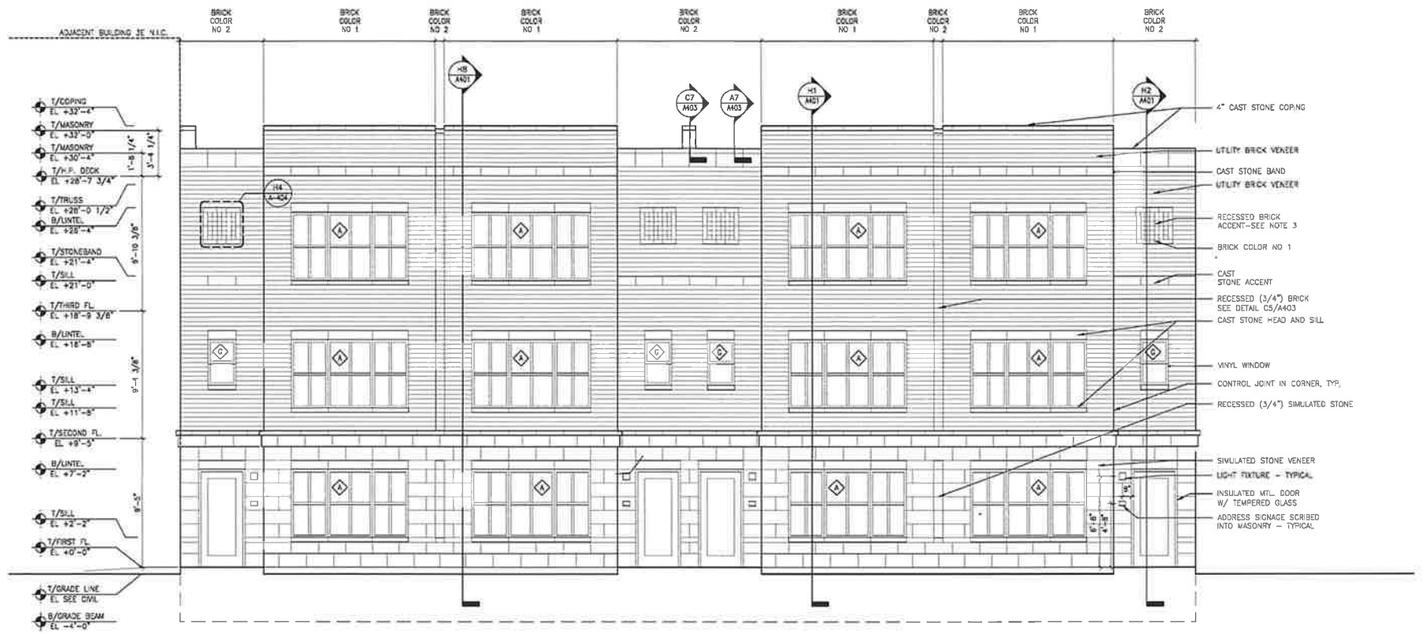
WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

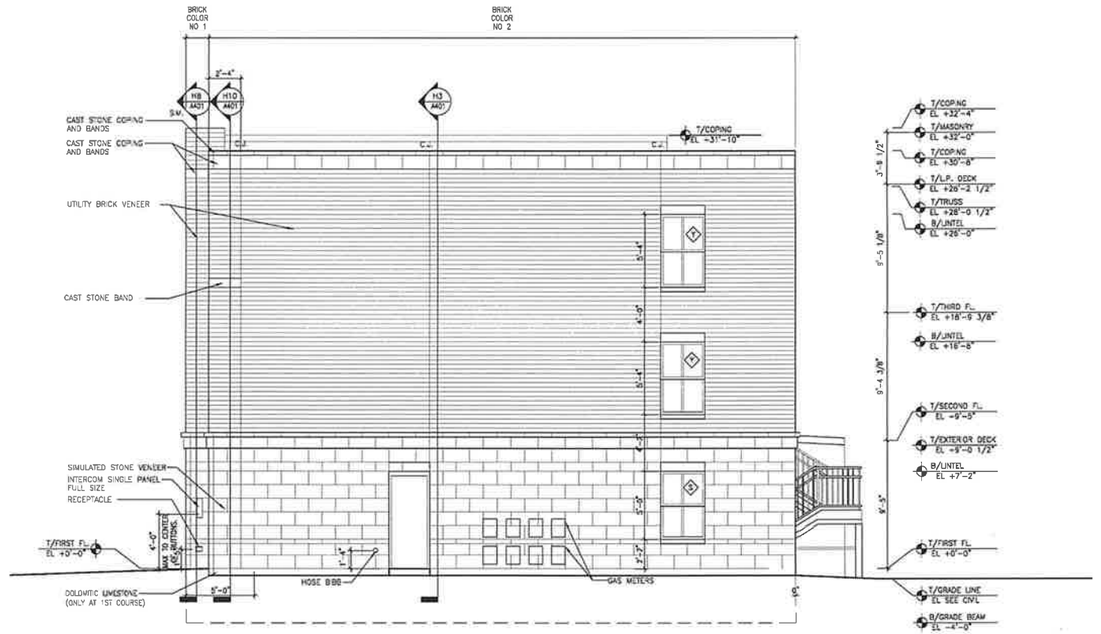
Drawn	Date
UT	04-19-06
Checked By	Drawing Number
GRM	
Approved	
PSN	12E-A301
Job Number	
P0517	

FILE NAME: 12E-A301.dwg



D6 FRONT ELEVATION

SCALE: 1/4"=1'-0"



H5 WEST ELEVATION

SCALE: 1/4"=1'-0"

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REFERENCES

1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES. SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 FOR ACCESSIBLE / ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS OF MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.
4. SEE SECTIONS, AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

LAYOUT

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ELEVATION NOTES:

1. SEE A402, A404, AND A503 FOR WINDOW AND DOOR HEAD, JAMB, AND SILL DETAILS
2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR.
4. SEE SHEET 502 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS

1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT. NUMBER HEIGHT NO LESS THAN 4"

PERMIT NOTES

1. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH ADJACENT TO ANY DOOR WHEREIN THE SILL IS LESS THAN 24 INCHES ABOVE THE FLOOR SHALL BE TEMPERED.
2. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH A SCREEN FOR THE OPERABLE SASH(ES).
3. ALL OPERABLE WINDOWS SHALL BE LOCKABLE AND PROVIDED WITH OPENING LIMITER FOR A MINIMUM 4 INCHES AND A MAXIMUM 6 INCHES OPENING.
5. DOORWAYS FROM DWELLING UNITS TO THE EXTERIOR SHALL BE PROVIDED WITH A SCREEN DOOR IN ADDITION TO THE PRIMARY DOOR.
4. THIRD AND FOURTH FLOOR HABITABLE ROOMS SHALL HAVE A MINIMUM OF 1 OPERABLE WINDOW SASH WITH A MAXIMUM SILL HEIGHT OF 44 INCHES AND A MINIMUM CLEAR OPENING OF 6 SQUARE FEET WITH EITHER A MINIMUM 24 INCHES CLEAR HORIZONTAL DIMENSION OR A MINIMUM 36 INCHES CLEAR VERTICAL DIMENSION.

No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-25-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-25-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

BUILDING 13E

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO | PARTNERS

De Stefano and Partners, Ltd. 445 East Illinois Street Chicago, Illinois 60611

Architecture Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

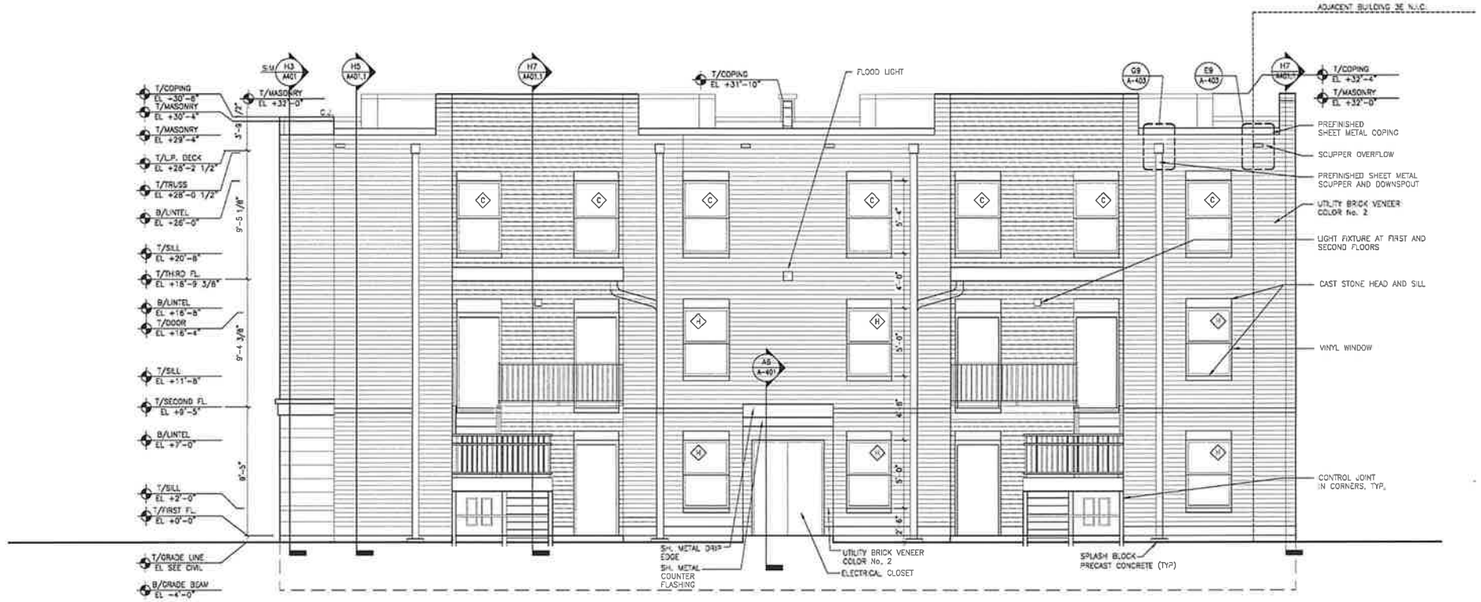
GR

TB

13E-A301

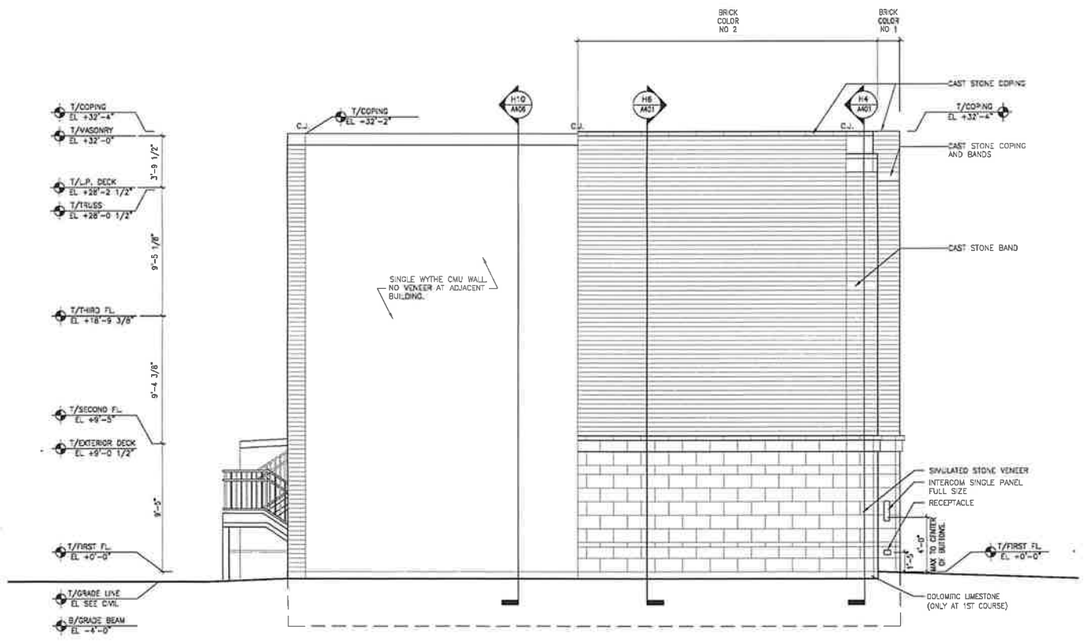
2552

FILE NAME:



D6 REAR ELEVATION

SCALE: 1/4"=1'-0"



H5 EAST ELEVATION

SCALE: 1/4"=1'-0"

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Construction Notes

REFERENCES
1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES, SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
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5. SEE SHEET A503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

LAYOUT
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ELEVATION NOTES:
1. SEE A402, A404, AND A503 FOR WINDOW AND DOOR HEAD, JAMB, AND SILL DETAILS
2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR
4. SEE SHEET 502 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT. NUMBER HEIGHT NO LESS THAN 4".

PERMIT NOTES
1. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH ADJACENT TO ANY DOOR WHEREIN THE SILL IS LESS THAN 24 INCHES ABOVE THE FLOOR SHALL BE TEMPERED.
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No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD – PHASE 2 – SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

BUILDING 13E

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO | PARTNERS

De Stefano and Partners, Ltd. Architecture
Chicago, Illinois 60611 Planning
Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

Drawing Title

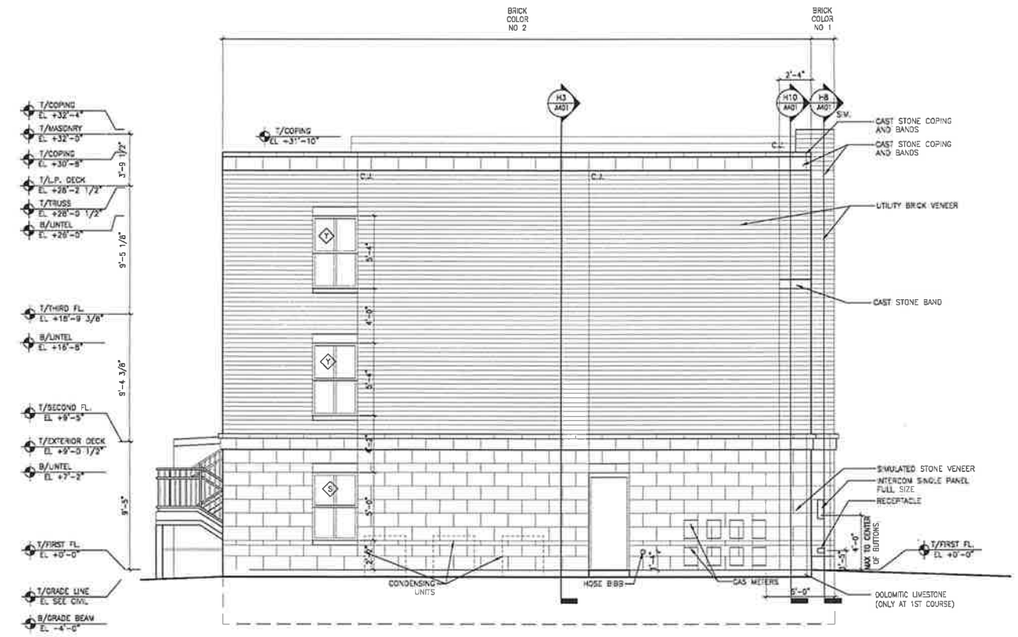
ELEVATIONS

Drawn By: GR
Reviewed By: TB
Project No.: 2662
Drawing No.: **13E-A302**
FILE NAME:



D6 FRONT ELEVATION

SCALE: 1/4"=1'-0"



H5 WEST ELEVATION

SCALE: 1/4"=1'-0"

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Continued from Previous

REFERENCES

1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
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ELEVATION NOTES:

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2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR
4. SEE SHEET S02 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS

1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT. NUMBER HEIGHT NO LESS THAN 4"

PERMIT NOTES

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No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

BUILDING 13F

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO | PARTNERS
DeStefano and Partners, Ltd. 443 East Illinois Street Chicago, Illinois 60611
Architecture Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

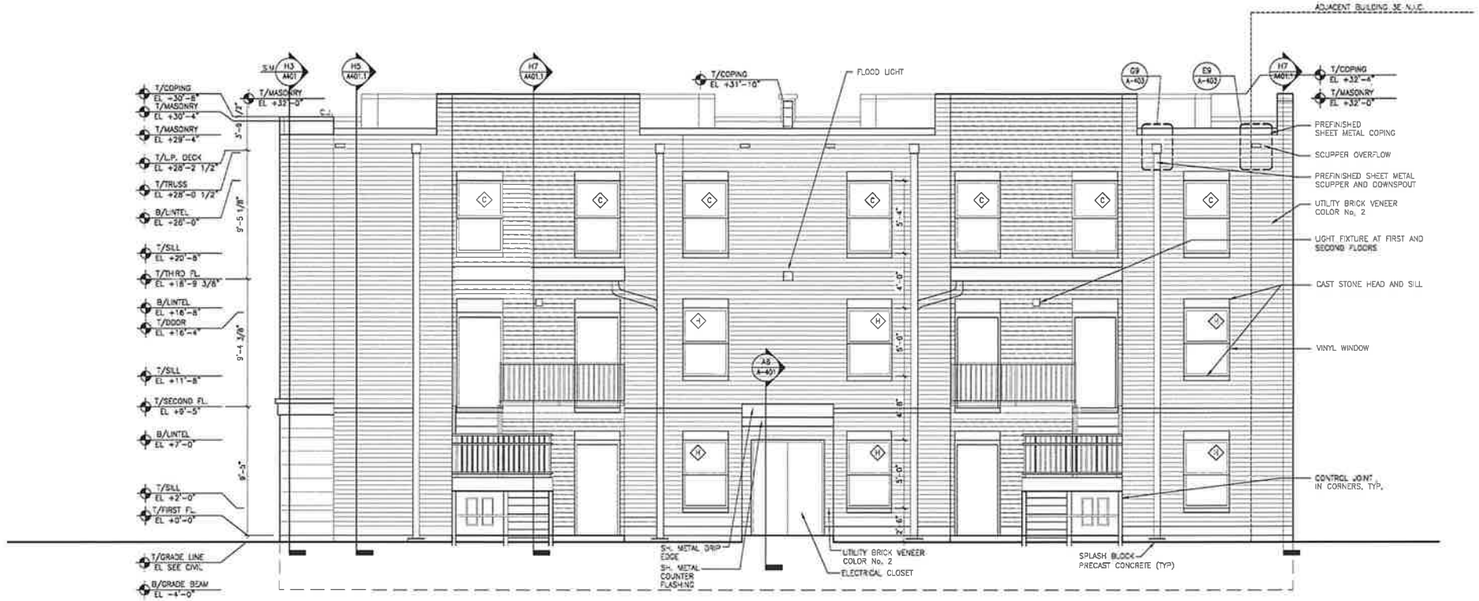
Drawn By: GR

Checked By:

Project No: 2662

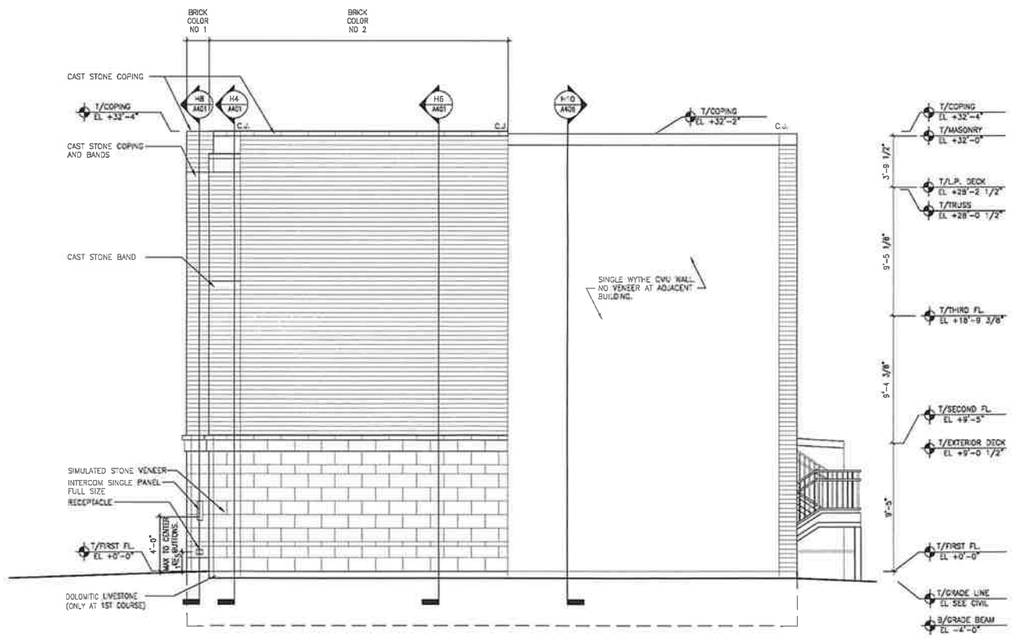
Sheet No: **13F-A301**

FILE NAME:



D6 REAR ELEVATION

SCALE: 1/4"=1'-0"



H5 EAST ELEVATION

SCALE: 1/4"=1'-0"

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REFERENCES

1. SEE SHEET G-001 FOR TYPICAL GENERAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES. SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE U. FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 FOR ACCESSIBLE / ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS OF MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.
4. SEE SECTIONS, AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

LAYOUT

1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0". SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
2. COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
3. RECESSED AND SURFACE MOUNTED PLUMBING, MECHANICAL AND ELECTRICAL ELEMENTS SUCH AS HOSE BIBBS, LAUNDRY VENTS, METERS, LIGHT FIXTURES, UTILITY SERVICE ENTRANCE BOXES, ETC. SHALL BE LOCATED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. SEE ENGINEERING DRAWINGS FOR QUANTITIES AND TYPES OF FIXTURES AND ELEMENTS.

ELEVATION NOTES:

1. SEE A402, A404 AND A503 FOR WINDOW AND DOOR HEAD, JAMB, AND SILL DETAILS
2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR
4. SEE SHEET S02 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS

1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT. NUMBER HEIGHT NO LESS THAN 4"

PERMIT NOTES

1. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH ADJACENT TO ANY DOOR WHEREIN THE SILL IS LESS THAN 24 INCHES ABOVE THE FLOOR SHALL BE TEMPERED.
2. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH A SCREEN FOR THE OPERABLE SASH(ES).
3. ALL OPERABLE WINDOWS SHALL BE LOCKABLE AND PROVIDED WITH OPENING LIMITER FOR A MINIMUM 4 INCHES AND A MAXIMUM 6 INCHES OPENING.
5. DOORWAYS FROM DWELLING UNITS TO THE EXTERIOR SHALL BE PROVIDED WITH A SCREEN DOOR IN ADDITION TO THE PRIMARY DOOR.
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No.	Description	Date
7	ISSUED FOR SITE PLAN APPROVAL	01-30-07
6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	06-26-06
4	ISSUED FOR PART 2-REVIEW	06-08-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

BUILDING 13F

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS
DeStefano and Partners, Ltd. 445 East Illinois Street Chicago, Illinois 60611
Architecture Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEPFP ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

Drawn: GR

Project No: 2662

Sheet Number: **13F-A302**

FILE NAME:



D6 FRONT ELEVATION

SCALE: 1/4"=1'-0"

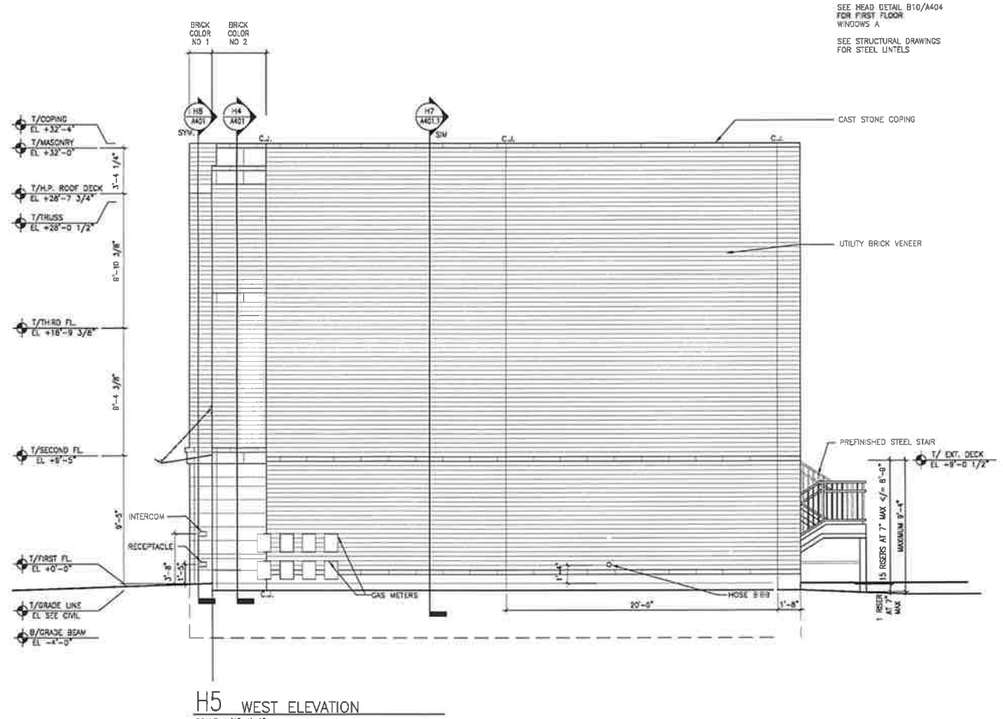
NOTE:
SEE E6/A402 AND E2/A403 FOR TYPICAL WINDOW SILL AND JAMB DETAILS

SEE HEAD DETAIL WITH LOOSE LINTEL B8/A404 FOR WINDOWS G AND SINGLE LEAF DOORS

SEE HEAD DETAIL C6/A402 FOR SECOND AND THIRD FLOOR WINDOWS A

SEE HEAD DETAIL B10/A404 FOR FIRST FLOOR WINDOWS A

SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS



H5 WEST ELEVATION

SCALE: 1/4"=1'-0"

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3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

BUILDING 13G

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO | PARTNERS

DeStefano and Partners, Ltd.
Architecture
Planning
Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
M.E.P.F.P. ENGINEER

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

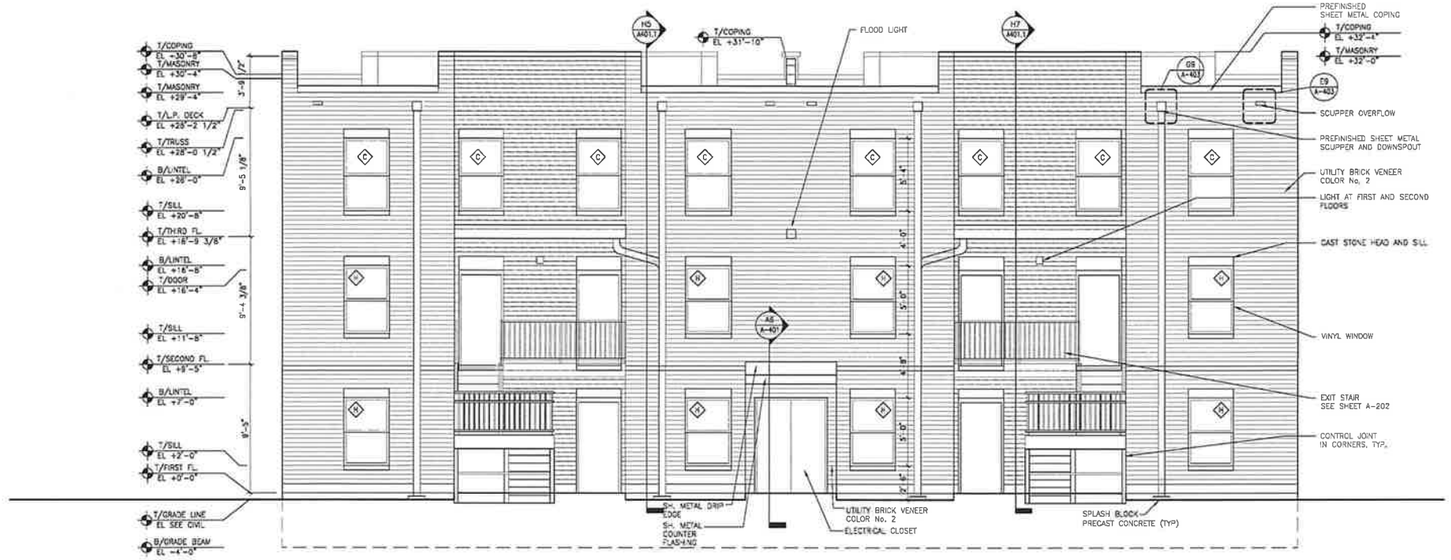
ELEVATIONS

GR

13G-A301

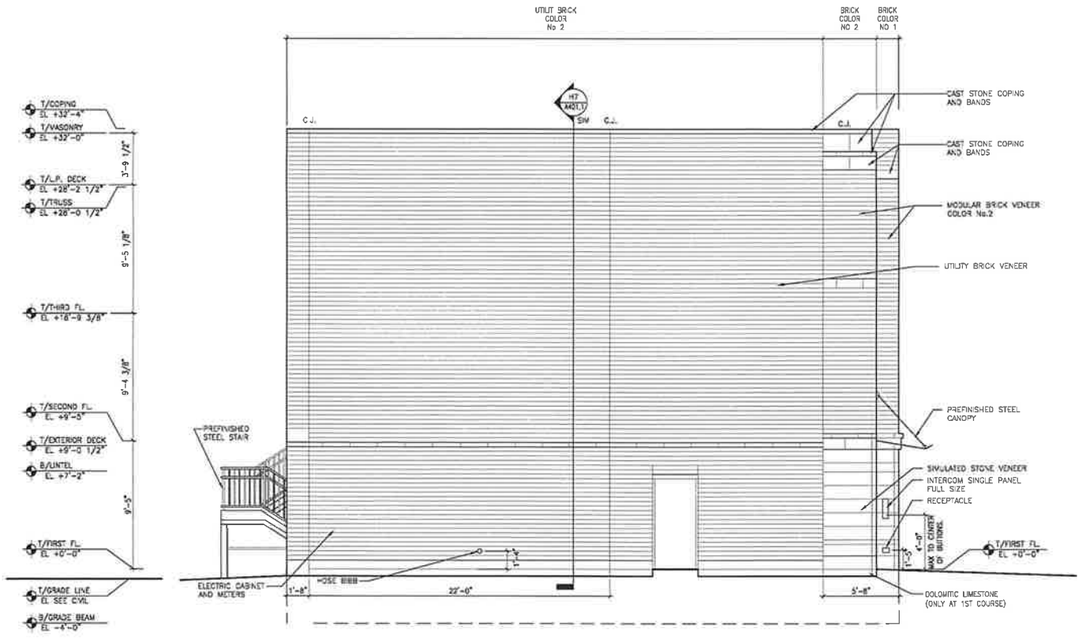
2662

FILE NAME:



D6 REAR ELEVATION

SCALE: 1/4"=1'-0"



H5 EAST ELEVATION

SCALE: 1/4"=1'-0"

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5. SEE SHEET A503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.

LAYOUT
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2. SEE STRUCTURAL DRAWINGS FOR STEEL LINTELS
3. RECESSED BRICK ACCENT COLOR TO MATCH FIELD COLOR
4. SEE SHEET S02 FOR ADDITIONAL INFORMATION ON EXTERIOR FINISHES.

FURNISHINGS AND MATERIALS
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4	ISSUED FOR PART 2-REVIEW	06-06-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD – PHASE 2 – SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE
PHASE 2

BUILDING 13G

ROOSEVELT SQUARE II
LIMITED PARTNERSHIP

DE STEFANO | PARTNERS
DeStefano and Partners, Ltd. 642 East Illinois Street Chicago, Illinois 60611
Architecture Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
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CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

GR

13G-A302

2562

FILE NAME:

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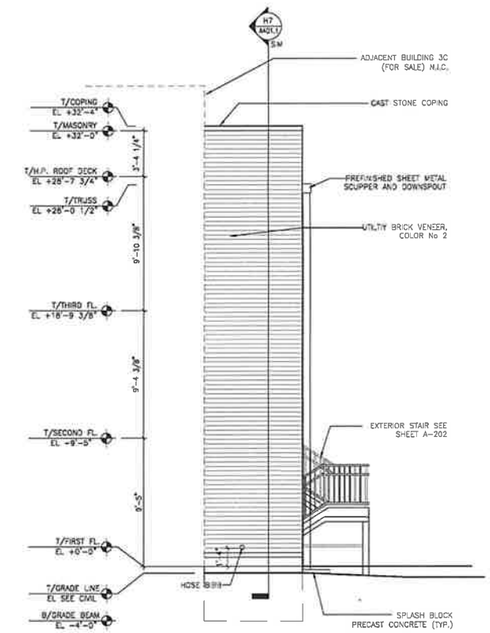
D10 REAR ELEVATION

SCALE: 1/4"=1'-0"



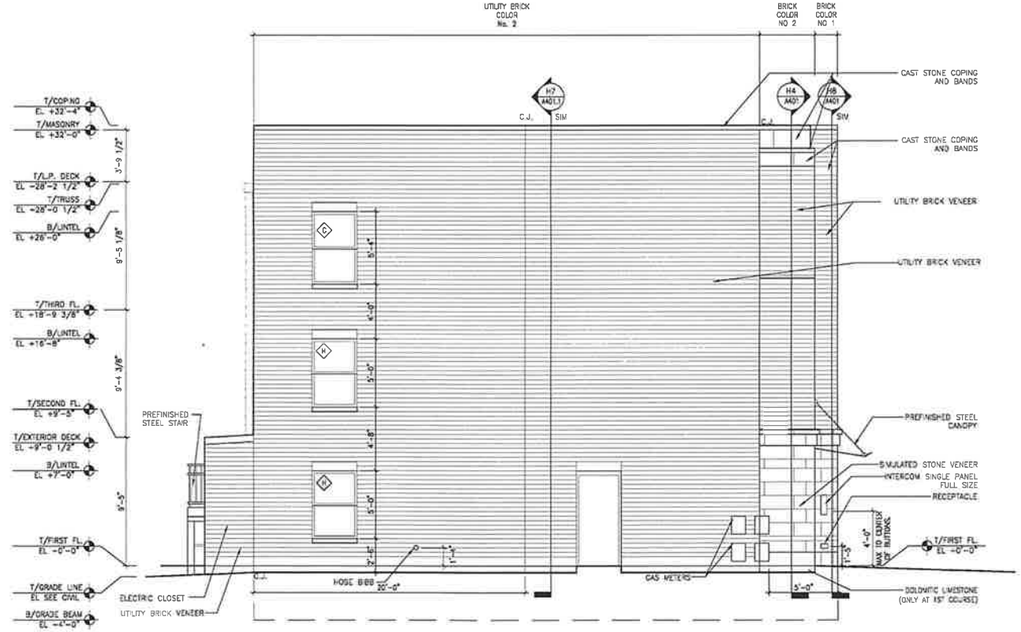
D5 FRONT ELEVATION

SCALE: 1/4"=1'-0"



H5 NORTH ELEVATION

SCALE: 1/4"=1'-0"



H5 SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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REFERENCES

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SIGNAGE AND MATERIALS

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6	ISSUED FOR PART 2-REVIEW	12-15-06
5	ISSUED FOR PART 2-REVIEW	08-26-06
4	ISSUED FOR PART 2-REVIEW	08-08-06
3	ISSUED FOR PART 2-REVIEW	04-28-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

BUILDING 13H

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS
De Stefano and Partners, Ltd. 444 East Illinois Street Chicago, Illinois 60611
Architecture Planning Interior Design

DAVID MASON AND ASSOCIATES
STRUCTURAL ENGINEER

HMS ENGINEERING
MEP/FP ENGINEER

DESTEFANO AND PARTNERS, LTD.
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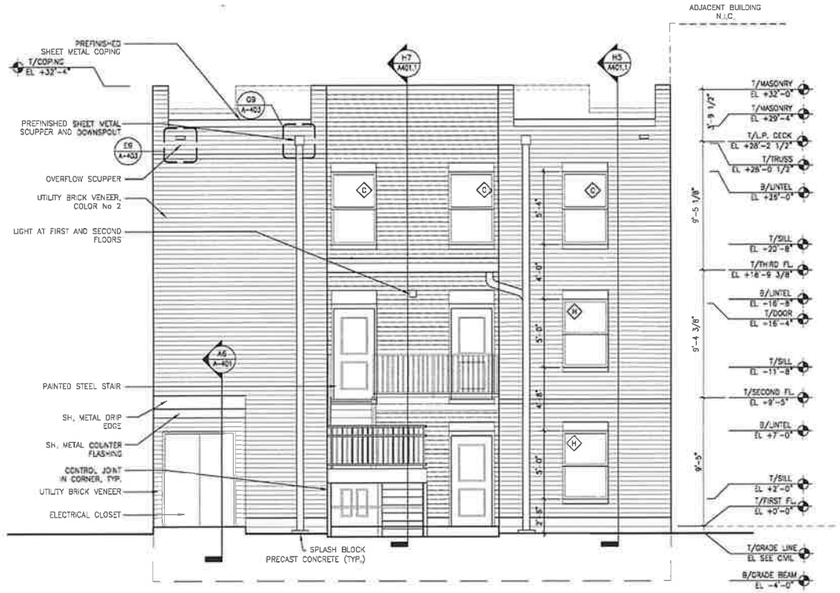
PRISM ENGINEERING INC.
CIVIL ENGINEER

WOLFF LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT

ELEVATIONS

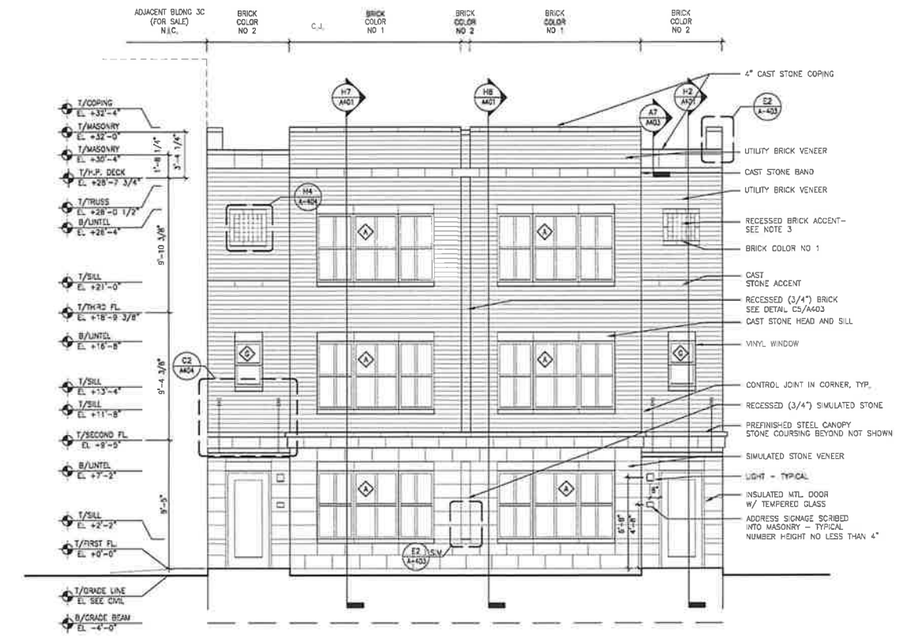
Drawn: GM
Checked by: TB
Date:
Job Number: 2660
FILE NAME:

13H-A301



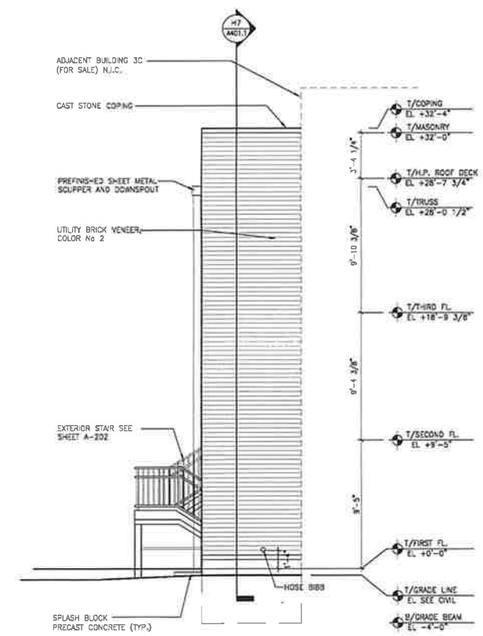
D10 REAR ELEVATION

SCALE: 1/4"=1'-0"



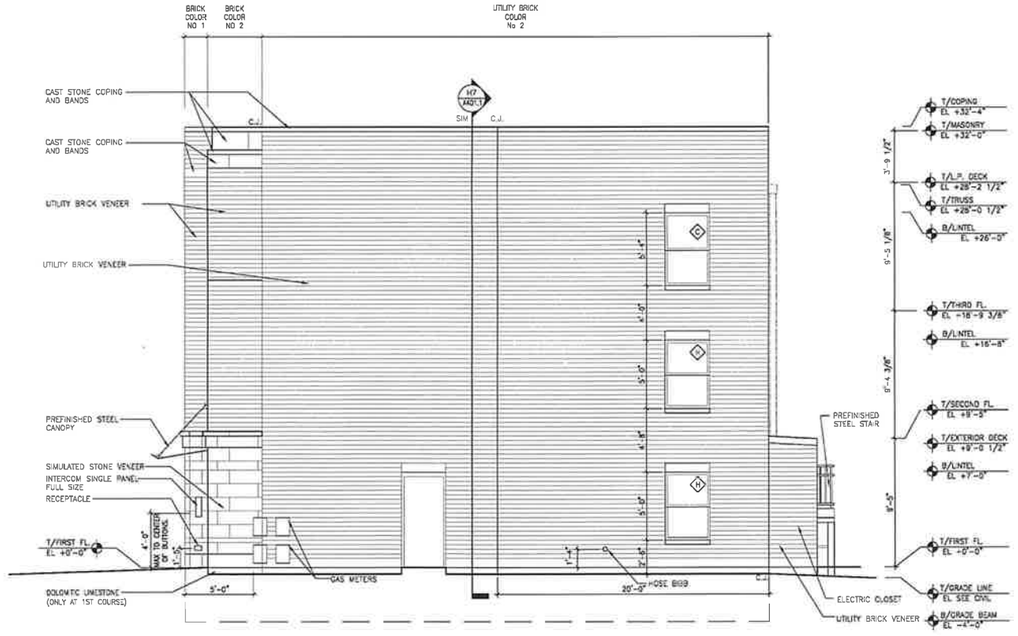
D5 FRONT ELEVATION

SCALE: 1/4"=1'-0"



H10 NORTH ELEVATION

SCALE: 1/4"=1'-0"



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4	ISSUED FOR PART 2-REVIEW	06-06-06
3	ISSUED FOR PART 2-REVIEW	04-26-06
2	ISSUED FOR PART 2 REVIEW	04-19-06
1	ISSUED FOR DPD - PHASE 2 - SITE PLAN APPROVAL	02-09-06

ROOSEVELT SQUARE PHASE 2

BUILDING 13J

ROOSEVELT SQUARE II LIMITED PARTNERSHIP

DE STEFANO + PARTNERS

DeStefano and Partners, Ltd. — Architecture, Planning, Urban Design
111 East Wacker Drive, Chicago, Illinois 60601

DAVID MASON AND ASSOCIATES
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LANDSCAPE ARCHITECT

ELEVATIONS

GM

TB

13J-A301

2660

FILE NAME:



D9 FRONT ELEVATION STREET SIDE

SCALE: 1/4" = 1'-0"



H9 REAR ELEVATION ALLEY SIDE

SCALE: 1/4" = 1'-0"

FOR CCD COORDINATION SEE SPECIFIC BUILDING LOCATIONS ON THE SITE PAVING AND GRADING PLAN

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General Notes

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6. SEE SHEET A-101 FOR ADDITIONAL LOCATIONS OF EXPANSION JOINTS IN BRICK-FACADE.

LAYOUT:
1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0", SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
2. COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
3. RECESSED AND SURFACE MOUNTED PLUMBING, MECHANICAL, AND ELECTRICAL ELEMENTS SUCH AS HOSE BIBBS, LAUNDRY VENTS, METERS, LIGHT FIXTURES, UTILITY SERVICE ENTRANCE BOXES, ETC. SHALL BE LOCATED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. SEE ENGINEERING DRAWINGS FOR QUANTITIES AND TYPES OF FIXTURES AND ELEMENTS.
4. ALL WALL MOUNTED LIGHT FIXTURES TO BE MOUNTED AT 7'-0" A.F.F.

FURNISHING AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL.

FOR EXTERIOR FINISHES AND MATERIALS SEE MATRIX ON SHEET A302.

No.	Description	Date
18		
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1	ISSUE FOR SITE PLAN APPROVAL	01/30/07

ROOSEVELT SQUARE
PHASE 2
BUILDING 14C

ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBANWorks
URBANWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M.E.P.F.P. ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

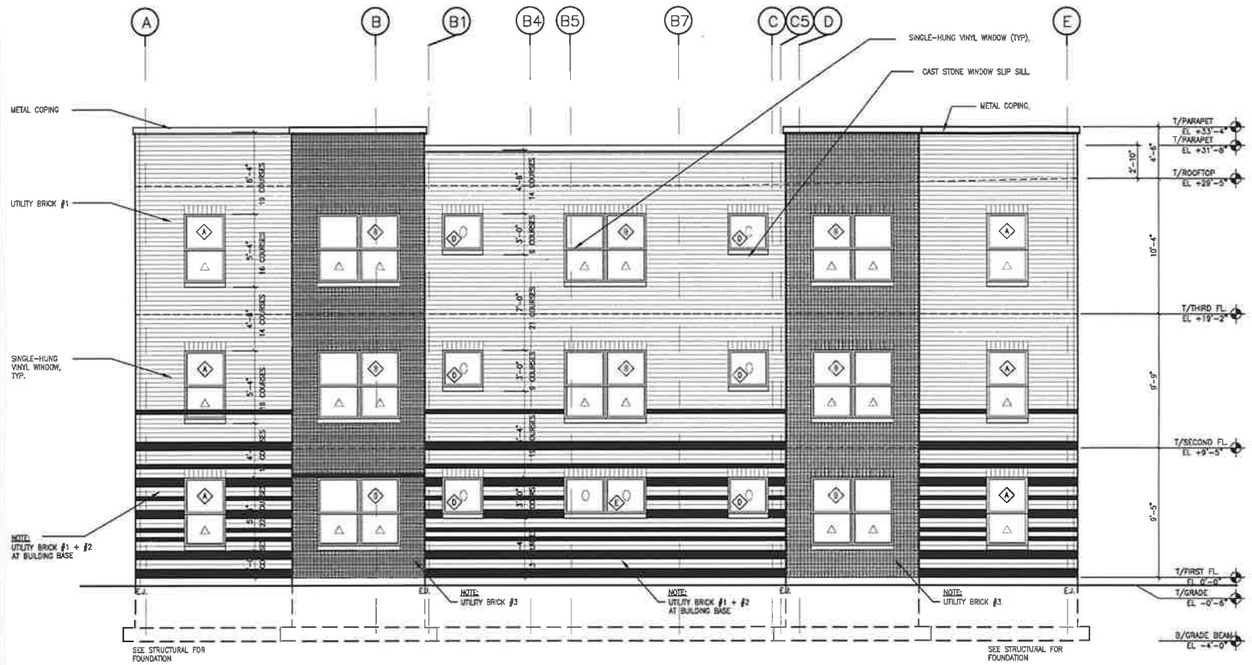
WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

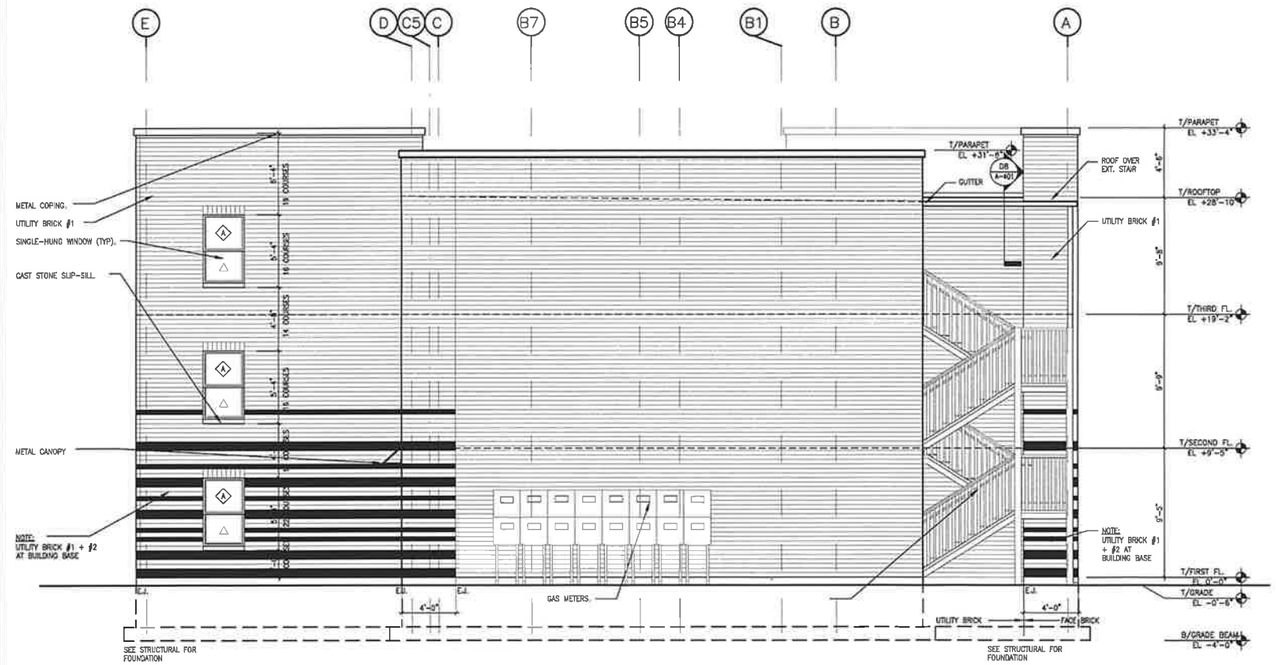
Drawn	Date
UT	04-19-06
Checked By	**Drawing Number**
DHM	
Approved	
PSN	14C-A301
Job Number	
P0517	

FILE NAME: 14C-A301.dwg



D9 SIDE ELEVATION

SCALE: 1/4" = 1'-0"



H9 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR COLOR SCHEDULE

ITEM	COLOR / MANUFACTURER	MORTAR COLOR (MANUFACTURER)	SEALANT COLOR (SONNEBORN)	STEEL LINTEL COLOR (PITTSBURGH PAINTS)
BRICK NO.1	TOASTED FINE ART - VELOUR	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR	TO MATCH BRICK CO.,OR
BRICK NO.2	TOASTED FINE ART - SMOOTH	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR	TO MATCH BRICK CO.,OR
BRICK NO.3	BLACK HILLS VELOUR	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR	TO MATCH BRICK COLOR
CONCRETE MASONRY	N/A	N/A	N/A	N/A
CAST/SIMULATED STONE	WHITE SMOOTH /	PLAIN CEMENT	TO MATCH STONE COLOR	SILVER DOLLAR
REAR/SCREEN DOOR & JAMB	DUSTY TRAIL 414-4	N/A	TO MATCH CMU	TO MATCH CMU
FRONT EXTERIOR DOOR	T.B.D.	N/A	TO MATCH BRICK COLOR	TO MATCH BRICK CO.,OR
CLADDING/JAMB @ ENTRY DOOR	TO MATCH ENTRY DOOR	N/A		
METAL CANOPY	TO MATCH ENTRY DOOR	N/A	TO MATCH BRICK COLOR	N/A
BALCONY RAILINGS	TO MATCH ENTRY DOOR	N/A	N/A	N/A
DOWNSPOUTS AND GUTTERS	ALMOND	N/A	N/A	N/A
PREFINISHED COPING, FLASHING, FASCIA	TO MATCH BRICK			
METAL STAIRS & LANDINGS	OSWEGO TEA 630-4	N/A	N/A	
EIFS	N/A	N/A	N/A	N/A
CONCRETE PAVERS		N/A	N/A	N/A

General Notes

REFERENCES:
1. SEE SHEET G-001 FOR TYPICAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES. SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS.
3. SEE SHEET G-003 FOR ACCESSIBLE/ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS FO MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS.
4. SEE SECTIONS AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A-503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.
6. SEE SHEET A-101 FOR ADDITIONAL LOCATIONS OF EXPANSION JOINTS IN BRICK-FACADE.

LAYOUT:
1. TOP OF SLAB ELEVATION AT FIRST FLOOR IS 0'-0", SEE CIVIL ENGINEERING DRAWINGS FOR CITY OF CHICAGO DATUM REFERENCES.
2. COORDINATE LOCATIONS OF ROOF DRAINS AND OVERFLOW SCUPPERS WITH ROOF PLAN AND CIVIL AND PLUMBING DRAWINGS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO START OF UNDERGROUND PLUMBING.
3. RECESSED AND SURFACE MOUNTED PLUMBING, MECHANICAL AND ELECTRICAL ELEMENTS SUCH AS HOSE BIBBS, LAUNDRY VENTS, METERS, LIGHT FIXTURES, UTILITY SERVICE ENTRANCE BOXES, ETC. SHALL BE LOCATED IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS. SEE ENGINEERING DRAWINGS FOR QUANTITIES AND TYPES OF FIXTURES AND ELEMENTS.
4. ALL WALL MOUNTED LIGHT FIXTURES TO BE MOUNTED AT 7'-0" A.F.F.

FURNISHING AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL.

No.	Description	Date
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1	ISSUE FOR SITE PLAN APPROVAL	01/30/07

ROOSEVELT SQUARE
PHASE 2
BUILDING 14C

ROOSEVELT ROAD
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBAN Works
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
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MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

Drawn	Date
ST	04-19-06
Checked By	Drawing Number
RHM	
Approved	
PSN	14C-A302
Job Number	
P0517	

FOR CCD COORDINATION
SEE SPECIFIC BUILDING
LOCATIONS ON THE SITE
PAVING AND GRADING PLAN

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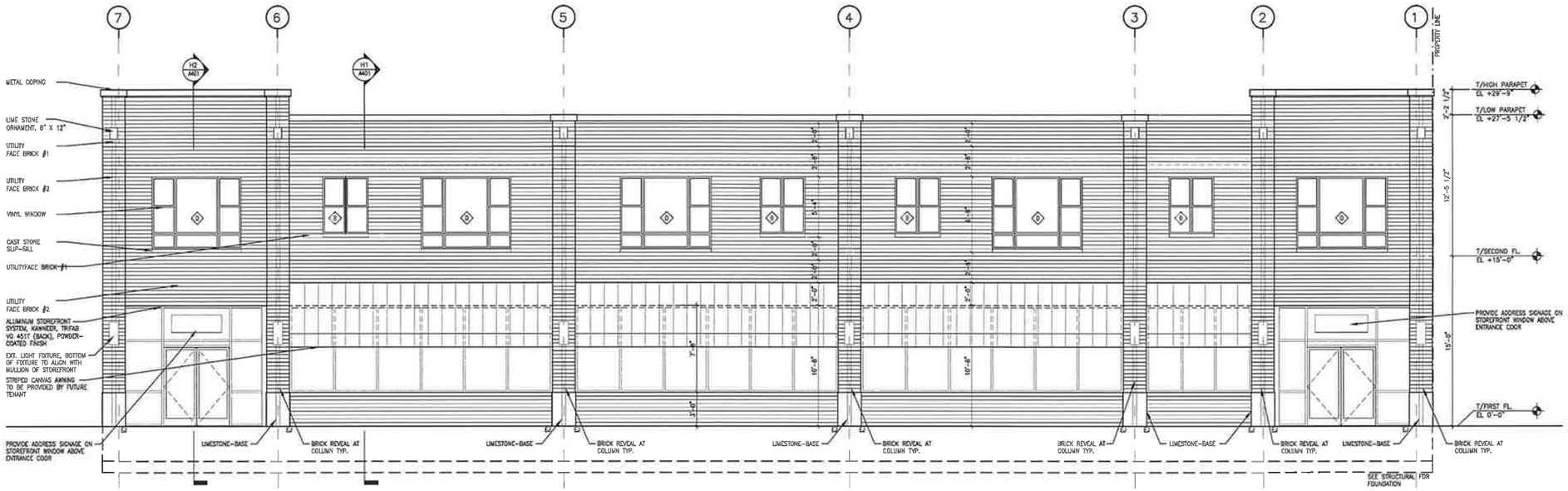
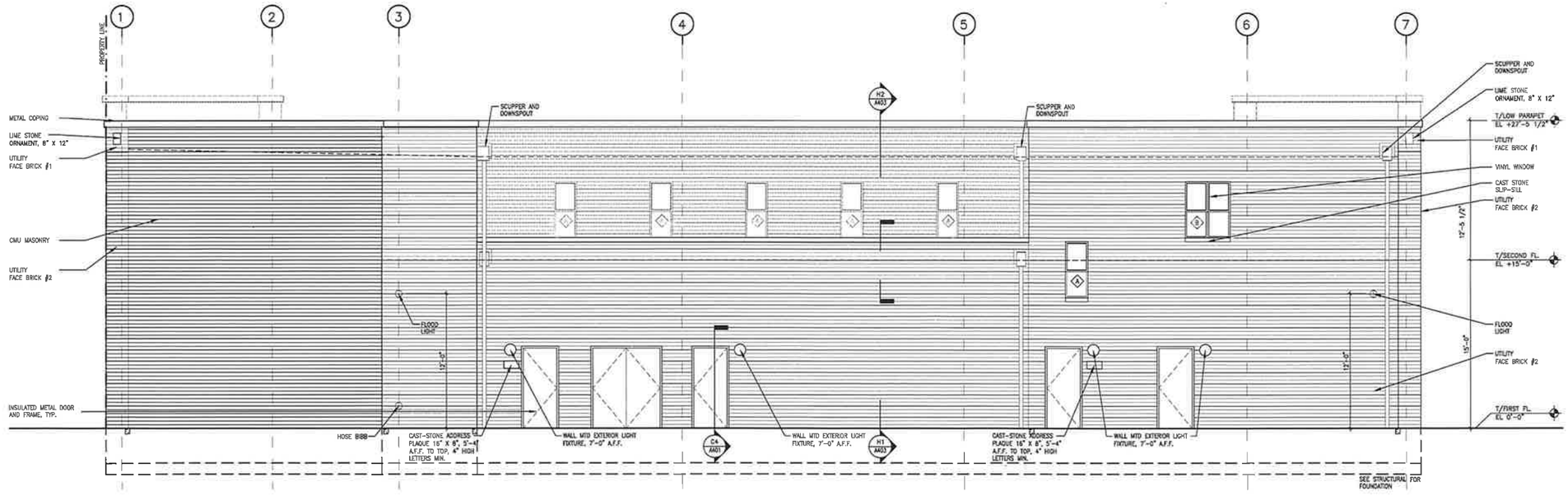
FILE NAME: 14C-A302.dwg



D9 FRONT ELEVATION STREET SIDE

SCALE: 1/4" = 1'-0"



H9 REAR ELEVATION ALLEY SIDE

SCALE: 1/4" = 1'-0"

BUILDING 0'-0"=14.15' CCD

FOR CCD COORDINATION SEE SPECIFIC BUILDING LOCATIONS ON THE SITE PAVING AND GRADING PLAN

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General Notes

REFERENCES:
1. SEE SHEET G-001 FOR TYPICAL NOTES IN ADDITION TO THOSE BELOW.
2. SEE SHEET G-002 FOR BUILDING CODE MATRIX. FOR REQUIRED FIRE RESISTANCE RATINGS OF CONSTRUCTION ASSEMBLIES, SEE FLOOR PLANS AND BUILDING SECTIONS FOR APPLICABLE UL FIRE RESISTANCE RATED ASSEMBLY NUMBERS SEE SHEET G003.
3. SEE SHEET G-004 FOR ACCESSIBLE/ADAPTABLE MOUNTING HEIGHTS AND PLAN LOCATIONS FO MISCELLANEOUS ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS.
4. SEE SECTIONS AND DETAILS KEYED TO THE ELEVATIONS. LARGER SCALE DRAWINGS TAKE PRECEDENT OVER SMALLER SCALE DRAWINGS.
5. SEE SHEET A-503 FOR DOOR AND FRAME SCHEDULE, DOOR AND WINDOW TYPES, AND DOOR FRAME DETAILS.
6. SEE SHEET A-101 FOR ADDITIONAL LOCATIONS OF EXPANSION JOINTS IN BRICK-FACADE.

LAYOUT:
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4. ALL WALL MOUNTED LIGHT FIXTURES TO BE MOUNTED AT 7'-0" A.F.F.

FURNISHING AND MATERIALS
1. PROVIDE STREET ADDRESS SIGNAGE AS SPECIFIED IN THE PROJECT MANUAL. SEE SHEET G-003 FOR MOUNTING HEIGHT.

No.	Description	Date
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1	ISSUE FOR SITE PLAN APPROVAL	01/30/07

ROOSEVELT SQUARE
PHASE 2
BUILDING 16B
1251, 1259 W. TAYLOR STREET,
1007 S. THROOP STREET
CHICAGO, ILLINOIS

ROOSEVELT SQUARE 2
LIMITED PARTNERSHIP

URBANWorks
UrbanWorks Ltd.
213 W. Institute Place
Suite 710
Chicago, Illinois 60610

DAVID MASON + ASSOCIATES
STRUCTURAL ENGINEERS

HMS ENGINEERING
M E P F P ENGINEERS

DESTEFANO AND PARTNERS, LTD.
MASTER PLANNER / ARCHITECT

PRISM ENGINEERING INC.
CIVIL ENGINEERS

WOLFF LANDSCAPE ARCHITECTURE INC.
LANDSCAPE ARCHITECTS

Drawing Title

BUILDING ELEVATIONS

Drawn	Date
UT	06-28-06
Checked By	**Drawing Number**
GHd	
Approved	
PSH	16B-A301
Job Number	
P0517	

FILE NAME: 16B-A301.dwg

H2006

APPROVAL OF JOURNAL OF PROCEEDINGS.

JOURNAL (December 17, 2003)

The City Clerk submitted the printed official *Journal of the Proceedings of the City Council of the City of Chicago, Illinois* for the regular meeting held on Wednesday, December 17, 2003, at 10:00 A.M., signed by him as such City Clerk.

Alderman Burke moved to *Approve* said printed official *Journal* and to dispense with the reading thereof. The question being put, the motion *Prevailed.*

UNFINISHED BUSINESS.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO (CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION OF AREAS SHOWN ON MAP NUMBERS 2-G AND 4-G.
(As Amended)
(Application Number A-5356) RBPD 896

On motion of Alderman Burke, the City Council took up for consideration the report of the Committee on Zoning, deferred and published in the *Journal of the Proceedings of the City Council of the City of Chicago* of December 17, 2003, page 16436, recommending that the City Council pass a proposed substitute ordinance printed on pages 16437 through 16512, which amends Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by reclassifying the areas shown on Map Numbers 2-G and 4-G.

On motion of Alderman Banks, the said proposed substitute ordinance was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colón, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Shiller, Schulter, M. Smith, Stone -- 44.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Banks invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that while he had no personal or financial interest in the ordinance, he had a familial relationship with the applicant's attorney.

The following is said ordinance as passed:

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 current Residential Planned Development Number 4, as amended, B2-1 Restricted Retail District, C1-2 Restricted Commercial District and M2-2 General Manufacturing District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Loomis Street; a line 124 feet next south of West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next north of West Hastings Street; South Ashland Avenue; West 13th Street; the alley next east of South Ashland Avenue; the alley next north of West 13th Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the current R4 General Residence District symbols and indications as shown on Map Numbers 2-G and 4-G in the areas bounded by:

a line 100 feet next north of West Taylor Street; South Racine Avenue; a line 125 feet next south of West Taylor Street; South Throop Street; West Taylor Street; and a line 100 feet next east of South Loomis Street;

a line 110 feet north of West Roosevelt Road; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; a line 191 feet next southwesterly as measured from the southwest corner of West Roosevelt Road and South Blue Island Avenue and perpendicular to South Blue Island Avenue; a line 67 feet next northeasterly and parallel to South Blue Island Avenue; a line 185 feet next southwesterly as measured from the southwest corner of West Roosevelt Road and South Blue Island Avenue and perpendicular to South Blue Island Avenue; a line 44 feet next northeasterly and parallel to South Blue Island Avenue; a line 52 feet next southwesterly as measured from the southwest corner of West Roosevelt Road and South Blue Island Avenue and perpendicular to South Blue Island Avenue; a line 109 feet next south of West Roosevelt Road; South Racine Avenue; West Washburne Avenue; a line 175 feet next west of South Racine Avenue; a line 110 feet next south of West Roosevelt Road; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; and South Loomis Street;

West 14th Street; South Blue Island Avenue; the alley next south of West 14th Street; and the alley next east of South Throop Street;

South Ashland Avenue; West 15th Street; South Loomis Street; and a line 124 feet next south of West 15th Street; South Laflin Street; and a line 132 feet next south of West 15th Street;

West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next south of West Washburne Avenue; and South Ashland Avenue;

West 13th Street; the alley next east of South Ashland Avenue; the alley next south of West 13th Street; and South Ashland Avenue;

West Hastings Street; a line 132 feet next east of South Ashland Avenue; West 14th Place; and South Ashland Avenue;

a line 125 feet next north of West 14th Street; South Loomis Street; West 14th Street, if extended west of South Loomis Street; and a line 75 feet next west of South Loomis Street,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area described above.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the current R4 General Residence District and the B4-2 Restricted Service District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Loomis Street; a line 124 feet next south of West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next north of West Hastings Street; South Ashland Avenue; West 13th Street; the alley next east of South Ashland Avenue; the alley next north of West 13th Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

to those of Residential-Business Planned Development Number ____, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 4. This ordinance shall be in force and effect immediately upon passage.

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

Residential-Business Planned Development Number 896.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 896 (the "Planned Development") consists of approximately seven million two hundred forty-six thousand eight hundred sixty-seven (7,246,867) square feet (one hundred sixty-six and thirty-seven hundredths (166.37) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is controlled by the City of Chicago (the "Applicant").

2. The Applicant, or the Chicago Housing Authority, LR ABLA L.L.C. ("the Master Developer") or their successors, assignees or grantees (collectively, "Affiliates") shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, the Affiliates, and their successors, assignees or grantees and all other individuals or entities owning property within the Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and their successors, assignees or grantees. 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 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, any other modification or change thereto (administrative, legislative or otherwise), or, to the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.

4. This plan of development consists of these eighteen (18) statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference: a Permitted Uses Table; a Bulk Regulations and Data Table; an Existing Zoning Boundary Map; an Existing Land-Use Map; a Right-of-Way Adjustments Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Phase I Site Plan prepared by DeStefano + Partners dated November 20, 2003; a Phase I Landscape Plan and Street Character Guidelines prepared by Wolff Clements and Associates, Ltd. dated November 20, 2003; and Building Elevations prepared by DeStefano + Partners et al. dated November 20, 2003. A full-size set of the Phase I Site Plan, the Phase I Landscape Plan and the Building Elevations is 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 Property within the Planned Development is divided into fourteen (14) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, those uses indicated on the attached Permitted Uses Table shall be permitted in this Planned Development. The uses permitted in Subareas A-1 -- A-5, F, G and H are based on the uses permitted in the R4 General Residence District. The uses permitted in Subareas A-6, B, C, D, E and I are based on the uses permitted in the B4-2 Restricted Service District. In the event that the Chicago Zoning Ordinance is amended to change the permitted uses in either of these districts, any new use not otherwise included in the attached Permitted Uses Table proposed for the Property shall be subject to the review and approval of the Department of Planning and Development and shall only be permitted if such use is consistent with the character of the area in which it is proposed.

   Additional Permitted Use Regulations:

   (a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.

Avenue and provided further that all permitted business uses shall be located on the ground floor of a residential building and the total amount of business space in any one location shall not exceed three thousand (3,000) square feet. No drive-through uses shall be permitted in Subarea E.

(i) Permitted museum uses may exceed six thousand (6,000) square feet.

(j) Drive-through uses shall be permitted in Subarea C and Subarea I, subject to the review and approval of the Department of Planning and Development.

(k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.

6. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.

7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.

9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.

10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such calculations shall exclude (a) all floor area dedicated to mechanical equipment and storage areas in excess of five thousand (5,000) square feet in any single building, and (b) any floor area associated with parking and loading areas.

11. For purposes of this Planned Development, in addition to the encroachments permitted by the Chicago Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.

12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the improvements in any phase of development subsequent to Phase I, a site plan, landscape plan and building elevations (collectively, the "Subsequent Phase Site Plan Approval Submittals") shall be submitted to the Department of Planning and Development for approval. Approval of the Subsequent Phase Improvements is intended to assure that the specific components thereof substantially conform with this Planned Development, including the Street Character Guidelines attached hereto. Subsequent Phase Improvements that contain modifications which would otherwise be considered minor changes to the Planned Development shall be deemed to be in substantial conformance therewith. No Site Plan Approval shall be required in connection with the development of the Phase I improvements pursuant to this Planned Development. If the Subsequent Phase Site Plan Approval Submittals for any phase of development subsequent to Phase I substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within

thirty (30) days from submission thereof. Following approval thereof by the Department of Planning and Development, said Subsequent Phase Site Plan Approval Submittals, and each of them, shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of the Subsequent Phase Site Plan Approval Submittals by the Department of Planning and Development for improvements in any phase of development subsequent to Phase I, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. In the event of any inconsistency between Subsequent Phase Site Plan Approval Submittals and the terms of this Planned Development in effect at the time of approval of such Subsequent Phase Site Plan Approval Submittals or of the changes or modifications thereto, the terms of this Planned Development shall govern.

Subsequent Phase Site Plan Approval Submittals shall, at minimum, provide the following information:

(a) a site plan (including footprints of the proposed improvements);

(b) a landscape plan, including species and size of landscape material;

(c) location and depiction of all parking spaces and loading berths, including relevant dimensions;

(d) location and depiction of all drives, roadways and vehicular routes;

(e) statistical information applicable to the particular phase of development depicted, including:

(1) floor area and floor area ratio;

(2) uses to be established;

(3) building heights; and

(4) building setbacks;

(f) building elevations; and

(g) compliance with the Street Character Guidelines.

Subsequent Phase Site Plan Approval Submittals shall include such other information as may be necessary to illustrate substantial conformance with the applicable provisions of this Planned Development.

13. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant, the Affiliates or their successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this planned development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include, but are not limited to, a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase in the maximum percent of land covered.

14. The Applicant, the Affiliates, and their successors, assignees or grantees acknowledge 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 commercially reasonable efforts to design, construct and maintain all new 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.").

15. The Applicant, the Affiliates and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.

16. 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 promote these objectives, the Applicant agrees to review with the Department of Planning and Development to determine if any features, materials or resources would be cost-effective to include as a part of the design, construction and maintenance of the buildings and improvements on the Property. Cost-effectiveness shall be in the sole discretion of the Applicant. Provided funding is available as indicated below, this review process shall specifically include the use of computer modeling programs recommended by the Department of Planning and Development. The types of features, materials and resources that will be analyzed and considered during this process are enumerated on Exhibit 12. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. All features, materials or resources shall be evaluated in the context of the Home Energy Rating System. To the extent that design, construction and maintenance of any of these features, materials or resources requires supplemental funding from the City or other funding sources, design, construction or maintenance shall be subject to the receipt of such funding.

17. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

(a) Open Space: Open space shall be provided within the Planned Development in accordance with the following requirements:

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Single-Family Detached	500 square feet	150 square feet	--
Single-Family Attached (townhouses)	200 square feet	150 square feet	--

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
Low-Rise Apartments Condominiums Flats (up to 4 stories)	Up to 50% of total open space required in column 3 may be in balconies or roofdecks	50 square feet	8 units or less -- 150 square feet More than 8 units -- 100 square feet
Mid-Rise Apartments Condominiums (5 to 8 stories)	Up to 50% of total open space required in column 3 may be in balconies or roofdecks	50 square feet	100 square feet
Loft Conversions	Up to 50% of total open space required in column 3 may be in balconies or individual unit roofdecks	50 square feet	100 square feet (may be provided in roof garden)

(b) Landscaping: The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.

(c) Residential Building Design: Other than the Phase I improvements, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.

(1) Facades: Front facades, including end walls which front public streets or open spaces, be of brick, have windows

and be ornamented with artificial stone or concrete. They shall be varied in material, roofline and window style. The front facade brick should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the facade brick shall return four (4) feet past the face of the adjacent facade. Side walls and rear walls should be masonry (brick or C.M.U.), vinyl clad or split-face block. E.I.F.S. synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building lighting. All front facades or side facades facing a public street will contain items that create architectural rhythm such as bay windows, and brick moldings; and building projections such as cornice lines and pilasters; television reception dishes shall not be permitted thereon. Affordable housing units shall be constructed of equal quality materials, detailing and decoration so they are indistinguishable from market rate units.

(2) Dwelling Types: A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks.

(3) Private Garages: Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences. If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.

(4) Orientation Of Buildings: Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public

street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.

(5) Retail Corner Sites: Retail corner site setbacks over five (5) feet are to be avoided.

(d) Fencing, Walls and Gates: Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than five (5) feet in height.

18. (a) Unless substantial construction of the Phase I improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to those zoning district classifications in existence immediately prior to the adoption of the ordinance establishing this Planned Development.

(b) Subsequent Periods. Unless substantial construction has commenced and been diligently pursued after the initial six (6) year period on a minimum of four hundred (400) dwelling units (cumulative) within eight (8) years of the effective date hereof, six hundred (600) dwelling units (cumulative) within ten (10) years of the effective date hereof and eight hundred (800) dwelling units (cumulative) within twelve (12) years of the effective date hereof (the "Subsequent Periods"), the Department may decide to review and recommend modification of the provisions of this Planned Development in whole or in part. The Department's determination that the Planned Development ordinance must be reviewed shall be reflected in an application filed by the City for a Planned Development amendment, with the City being deemed the applicant and providing such notice as may be required by law. Not less than thirty (30) days before

filing any such application for amendment to the Planned Development, the Department shall provide the Applicant with a copy of the draft application for amendment.

[Exhibit 1, Bulk Regulations and Data Table; Exhibit 1A, Permitted Uses Table; Exhibit 2, Existing Zoning Boundary Map; Exhibit 3, Existing Land-Use Map; Exhibit 4, Right-of-Way Adjustments Map; Exhibit 5, Planned Development Boundary and Property Line Map; Exhibit 6, Subarea Map; Exhibits 7A -- 7E, Site Plans; Exhibits 8A -- 8H, Landscape Plans; Exhibit 9, Street Elevation; Exhibits 10A -- 10W, Building Elevations; and Exhibits 11A -- 11E, Street Character Diagrams referred to in these Plan of Development Statements printed on pages 17909 through 17968 of this *Journal.*]

Exhibit 12 referred to in these Plan of Development Statements reads as follows:

Exhibit 12.

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;

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 double glazed windows;

install Energy Star appliances;

install ninety percent (90%) efficient furnaces;

install energy 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; and

install carpeting by tacking rather than using glue.

Indoor Environmental Quality:

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

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

Sustainable Features:

use carpet made from recycled materials;

use engineered composite lumber;

use recycled light-gauge interior steel framing, if possible;

use blown-in cellulose insulation;

use cement board siding on exterior;

use fly-ash concrete for foundations, if structurally possible;

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); and

green roofs.

Materials And Resources:

resource efficient design, including panelization of walls.

Exhibit 1.

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

	Sub-area A1	Sub-area A2	Sub-area A3	Sub-area A4	Sub-area A5	Sub-area A6	Sub-area B
Gross Site Area (Square feet)	-	-	-	-	-	-	-
Net Site Area (Square feet)	356,357	288,610	294,465	164,587	1,244,231	9,375	440,591
Gross Site Acreage	-	-	-	-	-	-	-
Net Site Acreage	8.2	6.6	6.8	3.8	29.0	.1	10.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval
Maximum Floor Area Ratio	1.3	1.2	1.1	1.1	1.1	1.2	1.7
Maximum Building Height [a b c]	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	35'	68% @ 45' 32% @ 60'
Minimum Setbacks	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 10' Side: [d] Rear: 30' [e]	Front: 2' Side: 2' Rear: 0'
Planned Number of Dwelling Units	241	208	176	93	867	6	441
Maximum Number of Dwelling Units	253	218	184	107	910	6	510
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10'x 25' loading berth 10,000 to 25,000 s.f. = two 10' x 25' loading berths 25,000 to 40,000 s.f. = two 10' x 50' loading berths						
Minimum Number of Parking Spaces	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19" minimum.						

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans.

[a] Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

[b] Sub-areas A1 through A5: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 45 feet in height.

[c] Sub-area B: no more than 32% of the total street frontage within the sub-area shall be constructed with buildings that exceed 45 feet in height and no building shall exceed 60 feet in height.

[d] Peripheral Setbacks: Except for townhouses, there will be no less than 5'-0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley; however, on reverse corner lots in Subareas A1-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

[e] Sub-areas A1through A6: Minimum rear yard set back for townhouses shall be 2'-0". The minimum separation between townhouses where the front or rear wall of one row of townhouses faces the front or rear wall of another row of townhouses shall be 22 feet.

Exhibit 1.

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

	Sub-area C	Sub-area D	Sub-area E	Sub-area F	Sub-area G	Sub-area H	Sub-area I	Total
Gross Site Area (Square feet)	-	-	-	-	-	-	-	7,246,867
Net Site Area (Square feet)	102,572	169,208	233,377	1,186,462	33,744	158,729	35,087	4,717,395
Gross Site Acreage	-	-	-	-	-	-	-	167.37
Net Site Acreage	2.4	3.9	5.4	27.2	0.8	3.6	0.8	109.1
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per Existing	Per Existing	Per Existing	Per site plan approval	-
Maximum Floor Area Ratio	1.4	2.0	2.3	0.7	2.9	0.7	0.9	1.2
Maximum Building Height [e] [f]	45'	50% @ 35' 50% @ 45'	55' north of 15th St. 80' South of 15th St.	Per Existing	Per Existing	Per Existing	35'	-
Minimum Setbacks	Front: 0' Side: 0' Rear: 8'	Front: 0' Side: 0' Rear: 8'	Front: 10' Side: 0' Rear: 0'	Per Existing	Per Existing	Per Existing	Front: 0' Side: [d] Rear: 0'	-
Planned Number of Dwelling Units	67	82	260	330	116	126	0	3013[g]
Maximum Number of Dwelling Units	71	98	312	330	116	126	27	3013[g]
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10'x 25' loading berth 10,000 to 25,000 s.f. = two 10' x 25' loading berths 25,000 to 40,000 s.f. = two 10' x 50' loading berths							
Minimum Number of Parking Spaces	Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size: All spaces shall be 8' x 19" minimum.							

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans.

[e] Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

[d] Peripheral Setbacks: Except for townhouses, there will be no less than 5'-0" between buildings. At parcels abutting a street or alley, other than on reverse corner lots in Subareas A1-5, no side setback is required at the street or alley; however, on reverse corner lots in Subareas A1-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street.

[f] Sub-area D: no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 45 feet in height.

[g] The total number of units consists of 2,441 new units in Subareas A-E and I and 572 existing units in Subareas F, G and H. In no event shall the total number of new units on the Property exceed 2,441.

Exhibit 1A.

Permitted Uses Table.
(Page 1 of 6)

PERMITTED USES TABLE

Subareas

Only those uses identified with a check-mark (√) are permitted within a given subarea.

Use List	*A-1*	*A-2*	*A-3*	*A-4*	*A-5*	*F*	*G*	*H*
Single family and multi-family residential dwelling units	√	√	√	√	√	√	√	√
Townhomes	√	√	√	√	√	√	√	√
Housing for the elderly (including, without limitation, facilities in which 100% of the dwelling units are classified as efficiency units)							√	
Churches, rectories, and parish houses	√	√	√	√	√	√	√	√
Community centers	√	√	√	√	√	√	√	√
Parks and playgrounds and any non-commercial open space utilized for recreational activities	√	√	√	√	√	√	√	√
Schools, nursery, elementary and high, non-boarding	√	√	√	√	√	√	√	√
Daycare centers	√	√	√	√	√	√	√	√
Public libraries	√	√	√	√	√	√		
Fire stations			√					
Non-accessory parking (as permitted in the R4 District)	√	√	√	√	√			
Accessory and related uses	√	√	√	√	√	√	√	√
Agricultural uses								
Cemeteries and mausoleums								
Family community homes								
Wireless communication facilities								
Single room occupancy buildings or units								
Hospitals and sanitariums								
Institutions for the aged or children								
Lodging houses and tourist homes								
Group community home								
Retail uses								
Special uses								
Museums	√	√	√	√	√			

Exhibit 1A.

Permitted Uses Table.
(Page 2 of 6)

PERMITTED USES TABLE

Subareas

Use List	*A-6*	*B*	*C*	*D*	*E*	*I*
Single Family and multi-family residential dwelling units	√	√	√	√	√	√
Townhomes	√	√	√	√	√	√
Churches, rectories and parish houses	√	√	√	√	√	√
Community centers	√	√	√	√	√	√
Parks and playgrounds and any non-commercial open space utilized for recreational activities	√	√	√	√	√	√
Schools, nursery, elementary and high, non-boarding	√	√	√	√	√	√
Museums	√	√		√		
Amusement establishments, such as, but not limited to, bowling alleys, pool halls, dance halls, gymnasiums, swimming pools and skating rinks, but not including an "arcade" as defined in Article 2 of the ordinance			√	√		
Antique shops		√	√	√		√
Arcades, when located within Community Shopping Centers of not less than five acres						
Art galleries, art studios and auction rooms		√	√	√		√
Art and school supply stores	√	√	√	√	√	√
Auto accessory stores			√			√
Automobile service stations			√			
Banks and financial institutions			√	√		√
Barber shops, beauty parlors, fingernail salons and beauty supplies	√	√	√	√	√	√
Bicycle sales, rental and repair stores, when such bicycles are not motor-driven		√	√	√		√
Motor driven bicycle sales, rental and repair stores			√	√		√
Blue printing and photostating establishments		√	√	√		√
Book stores – new and used	√	√	√	√	√	√
Candy and ice cream stores	√	√	√	√	√	√
Camera and photographic supply stores		√	√	√		√
Carpet and rug stores		√	√	√		√
Caskets and casket supplies			√			√
Catering establishments	√	√	√	√	√	√
China and glassware stores		√	√	√		√
Clothing and costume rental shops	√	√	√	√	√	√

Exhibit 1A.

Permitted Uses Table.
(Page 3 of 6)

Use List	*A-6*	*B*	*C*	*D*	*E*	*I*
Clothes pressing establishments		√	√	√		√
Clubs and lodges (non-profit and fraternal organizations)	√		√	√	√	
Coin and philatelic stores		√	√	√		√
Colleges and universities (but not business colleges or trade schools)						
Computer sales and service	√	√	√	√	√	√
Currency exchange						
Custom dressmaking	√	√	√	√	√	√
Community homes located above the first floor, provided that the location of any proposed home which is to be occupied by five (5) or more unrelated persons with disabilities is not less than 600 feet from the location of any existing Community Home which is occupied by five (5) or more unrelated persons with disabilities						
Day care centers	√	√	√	√	√	√
Department stores		√	√	√		√
Drug stores	√	√	√	√	√	√
Dry cleaning establishments	√	√	√	√	√	√
Dry good stores	√	√	√	√	√	√
Earth station antenna – exceeding three (3) feet in diameter						
Electrical and household appliance stores, including radio and television sales		√	√	√		√
Employment agencies	√	√	√	√	√	√
Exterminating shops	√		√	√	√	√
Feed stores			√	√		√
Fire stations			√	√		√
Florist shops and conservatories	√	√	√	√	√	√
Food stores, grocery stores, meat markets, bakeries and delicatessens	√	√	√	√	√	√
Frozen food stores, including locker rental in conjunction therewith			√	√		√
Furniture stores, not including upholstering when conducted as part of the retail operations and secondary to the principal use	√	√	√	√	√	√
Furrier shops, including the incidental storage and conditioning of furs		√	√	√		√
Garden supply and feed stores		√	√	√		√
Gift shops	√	√	√	√	√	√
Greenhouse retail		√	√	√		√
Grooming of pets – no overnight boarding or storage		√	√	√		√

Exhibit 1A.

Permitted Uses Table.
(Page 4 of 6)

Use List	*A-6*	*B*	*C*	*D*	*E*	*I*
Haberdasheries		√	√	√		√
Hardware stores	√	√	√	√	√	√
High technology centers						
Hobby shops for retail of items to be assembled or used away from the premises	√	√	√	√	√	√
Interior decorating shops, including upholstering and making of draperies, slip covers, and other similar articles, when conducted as part of the retail operations and secondary to the principal use	√	√	√	√	√	√
Ice sales, vending machines						
Jewelry stores, including watch repair		√	√	√		√
Laboratories – medical and dental – research and testing			√			√
Launderettes, coin-operated facilities, employing not more than two persons on duty at any time, in addition to one owner or manager, provided that laundry equipment shall not exceed fifty (50) pounds capacity each and no more than 20% of the coin operated machines shall have a capacity of fifty (50) pounds			√	√		√
Laundries, employing not more than two persons in addition to one owner or manager			√	√		√
Leather goods and luggage stores	√	√	√	√	√	√
Liquor sales, package goods only, provided such use shall be accessory and is clearly related to the principal use			√	√		√
Loan offices			√	√		√
Locksmith shops	√		√	√	√	√
Lodging rooms			√	√		√
Meat markets, including the sale of meat and meat products to restaurants, hotels, clubs, and other similar establishments when conducted as part of the retail business on the premises			√	√		√
Medical and dental clinics	√	√	√	√	√	√
Millinery shops	√	√	√	√	√	√
Musical instrument sales and repair	√	√	√	√	√	√
Motor vehicle repair shop for the servicing of any non-commercial motor vehicle, but excluding body repair, painting and engine rebuilding			√			
Newspaper distributors for home delivery and retail sales						
Offices, business and professional	√	√	√	√	√	√
Office supply stores	√	√	√	√	√	√
Optometrists	√	√	√	√	√	√
Orthopedic and medical appliance stores, but not including the assembly or manufacturing of such articles			√			√
Paint and wallpaper stores	√		√	√	√	√

Exhibit 1A.

Permitted Uses Table.
(Page 5 of 6)

Use List	*A-6*	*B*	*C*	*D*	*E*	*I*
Parking lots, open and other than accessory, for the storage of private passenger automobiles, and subject to the provisions of Section 8.11			√	√		√
Pet supplies, retail only		√	√	√		√
Pet shops		√	√	√		√
Photography studios, including the development of film and pictures when conducted as part of the retail business on the premises	√	√	√	√	√	√
Parks, playgrounds or any non-commercial open space utilized for recreational activities	√	√	√	√	√	√
Physical culture and health services – gymnasiums, reducing salons, masseurs, public baths		√	√	√		√
Picture framing, when conducted for retail trade on the premises only	√	√	√	√	√	√
Plumbing showrooms and shops			√	√		√
Police stations			√	√		√
Post offices			√	√		√
Printing establishments; employing not more than two persons in addition to one owner or manager	√		√	√	√	√
Public libraries	√	√	√	√	√	√
Radio and television broadcasting stations			√	√		√
Restricted production and repair limited to the following: art needle work; clothing – custom manufacturing and alterations, for retail only; jewelry (from precious metals); watches, dentures and optical lenses		√	√	√		√
Radio and television service and repair shops	√		√	√	√	√
Recording studios	√		√	√	√	√
Restaurants, including live entertainment and dancing. Unenclosed or partially enclosed restaurants are expressly permitted, except that live entertainment and dancing are not permitted in the unenclosed or partially enclosed areas. Liquor may be served in conjunction to the serving of food as the principal activity.			√	√		√
Restaurants, when no entertainment or dancing is provided. Liquor may be served if incidental to the serving of food as the principal activity. Unenclosed or partially enclosed restaurants adjacent to and operated with enclosed restaurants are expressly permitted.	√	√	√	√	√	√
Schools, commercial or trade, when not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences			√	√		√
Schools, music, dance or business.	√	√	√	√	√	√
Second hand stores and rummage shops	√		√	√	√	√
Sewing machine sales and service, household machines only	√		√	√	√	√
Shoe and hat repair stores	√	√	√	√	√	√
Shoe stores	√		√	√	√	√

Exhibit 1A.

Permitted Uses Table.
(Page 6 of 6)

Use List	A-6	B	C	D	E	I
Signs, as regulated by Section 8.9						
Single room occupancy buildings or units						
Special uses (other than "drive-through" type uses as provided herein)						
Sporting goods stores	√	√	√	√	√	√
Stationery stores	√	√	√	√	√	√
Strip centers, consistent with the use and bulk regulations and site plan approval process of this Planned Development			√			√
Tailor shops	√	√	√	√	√	√
Taxidermists			√	√		√
Temporary buildings for construction purposes, for a period not to exceed the duration of such construction	√	√	√	√	√	√
Theaters	√		√	√	√	√
Ticket agencies	√	√	√	√	√	√
Tire facilities, Class I, Class II, as regulated by Chapters 4-229 and 4-5-010 of the Municipal Code			√			
Tobacco shops			√	√		√
Toy shops	√	√	√	√	√	√
Travel bureaus and transportation ticket offices	√	√	√	√	√	√
Video and audio tapes, compact discs, and records, which include the sales and rental of new and used merchandise	√	√	√	√	√	√
Typewriter and adding machine sales and service		√	√	√		√
Upholstering shops, employing not more than two persons in addition to one owner or manager			√			√
Undertaking establishment, funeral parlors			√			√
Wearing apparel shops	√	√	√	√	√	√
Wholesale establishments, with storage of merchandise limited to samples only			√	√		√
Wireless communications facilities, provided they comply with the setback requirements set forth in section 5.11-1(F)						
Accessory uses	√	√	√	√	√	√

Exhibit 2.

Existing Zoning Map.

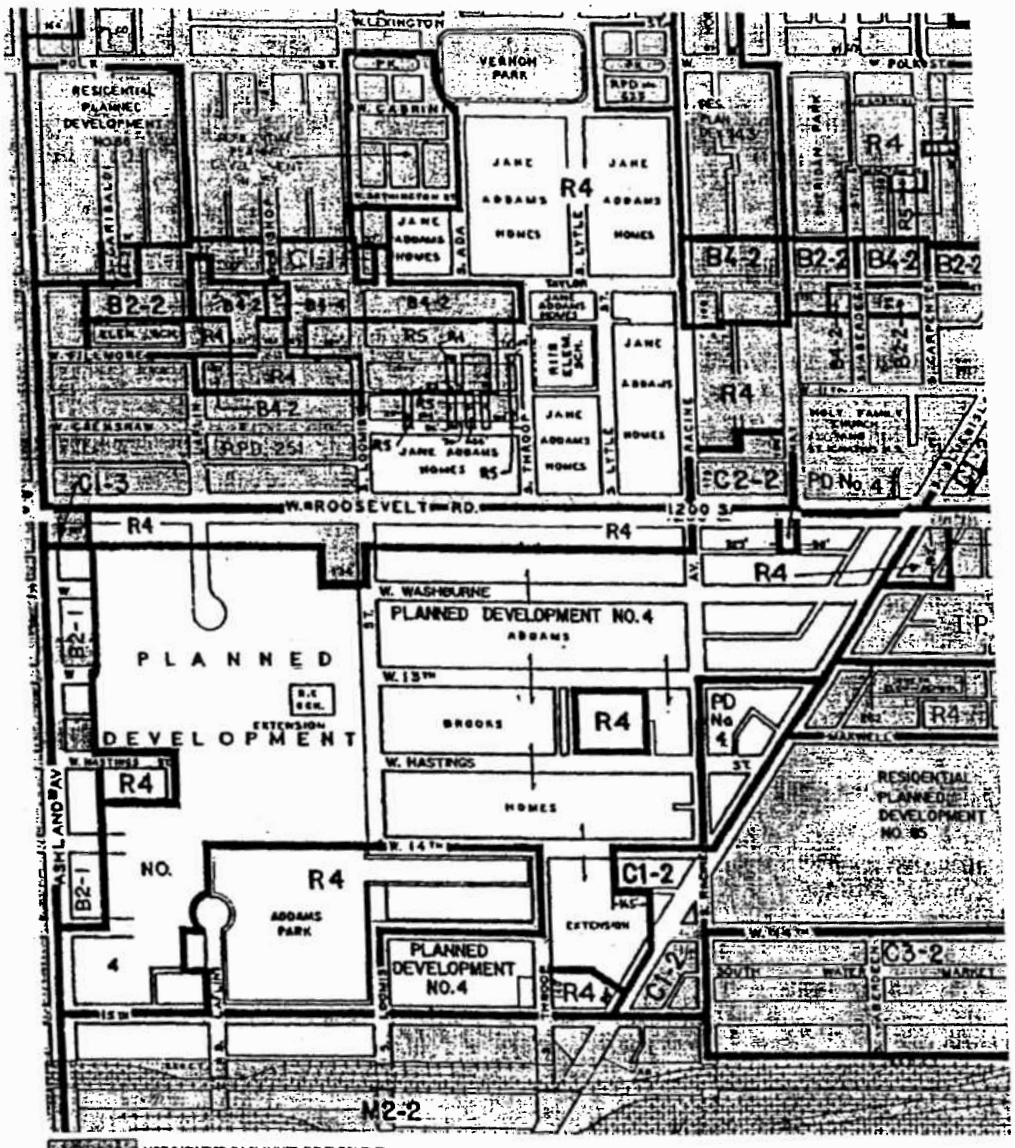


Exhibit 3.

Existing Land-Use Map.

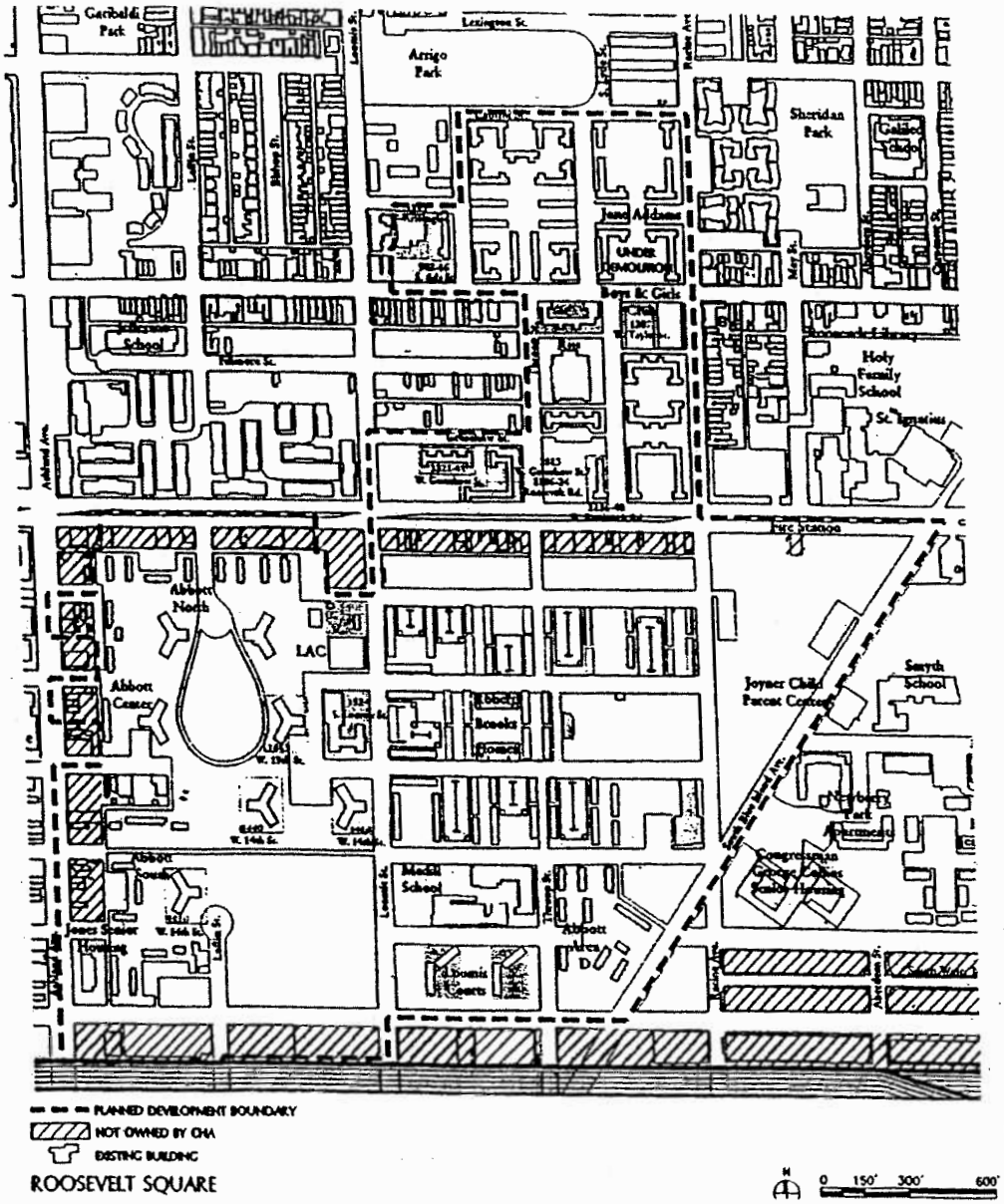


Exhibit 4.

Right-Of-Way Adjustments Map.

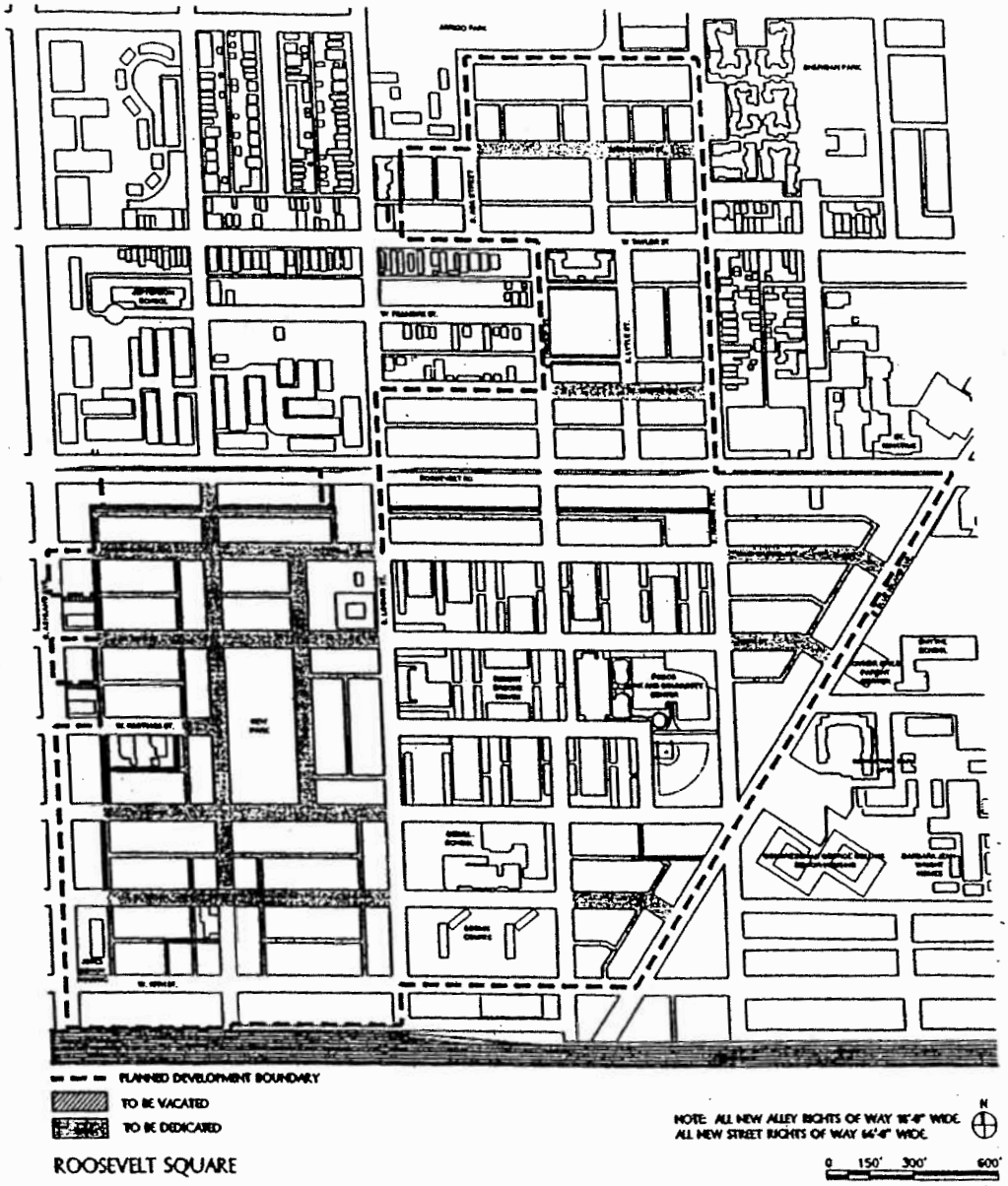


Exhibit 5.

Planned Development Boundary
And Property Line Map.

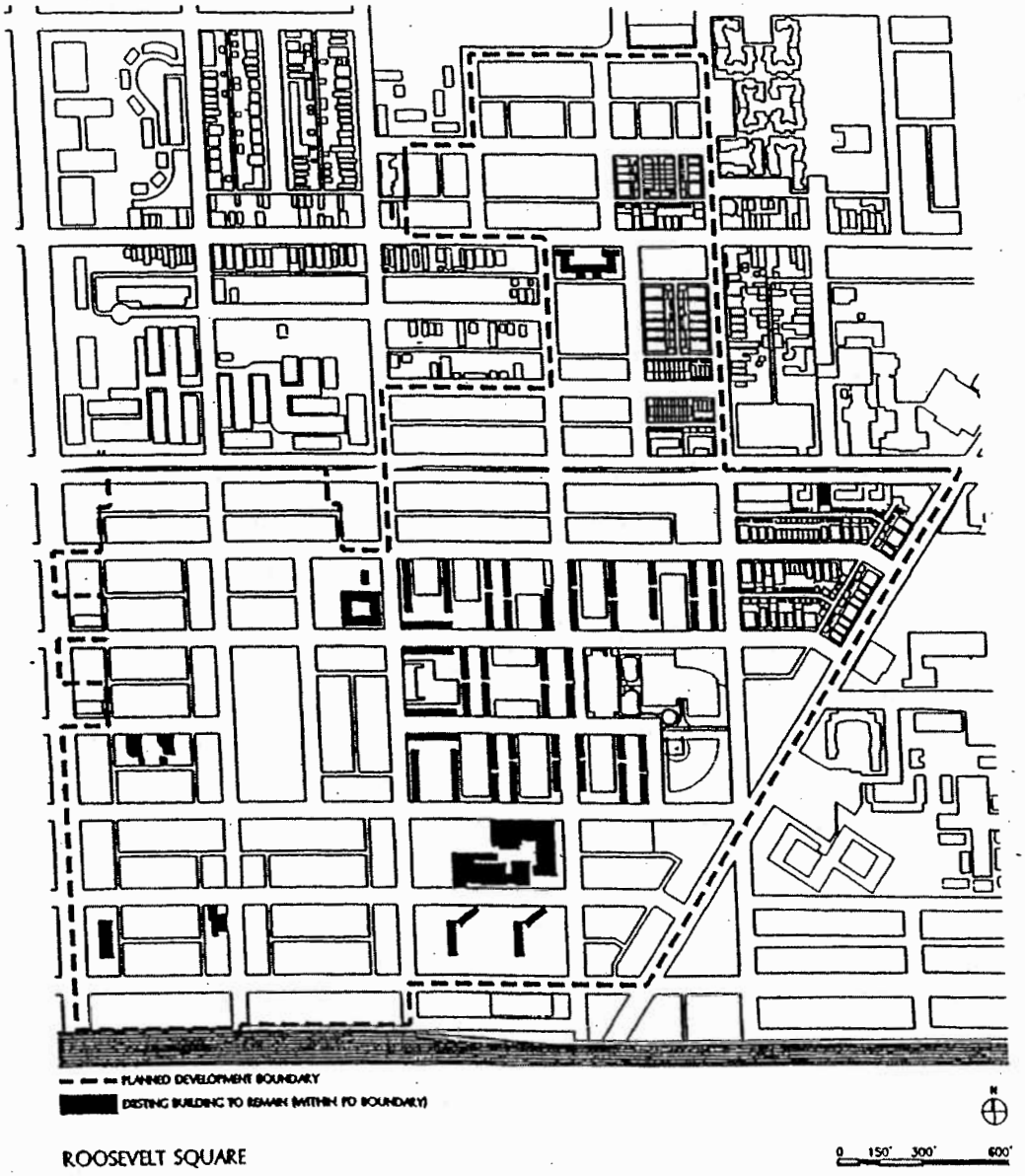


Exhibit 6.

Subarea Map.

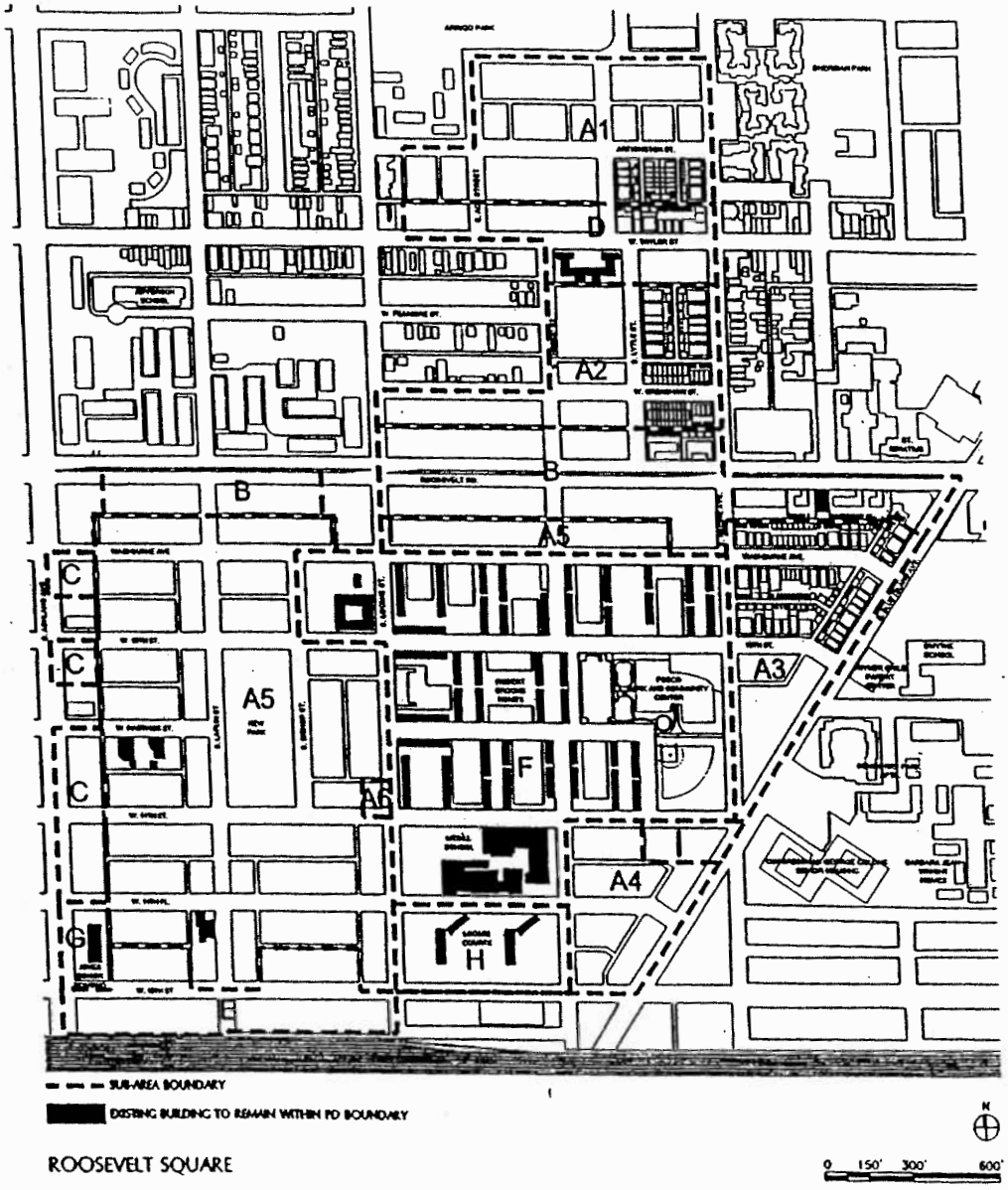


Exhibit 7.

Phase 1 -- Site Plan.

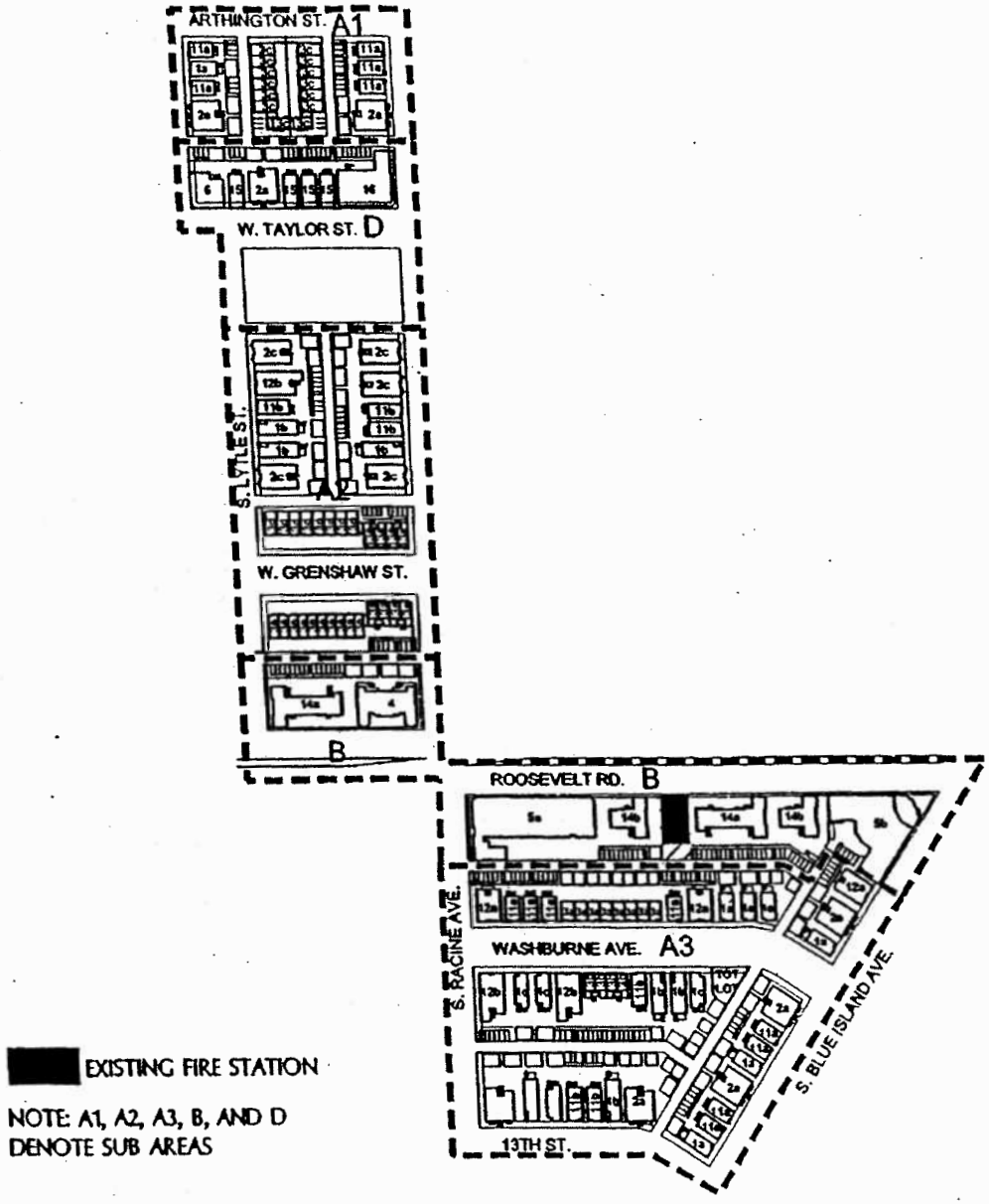
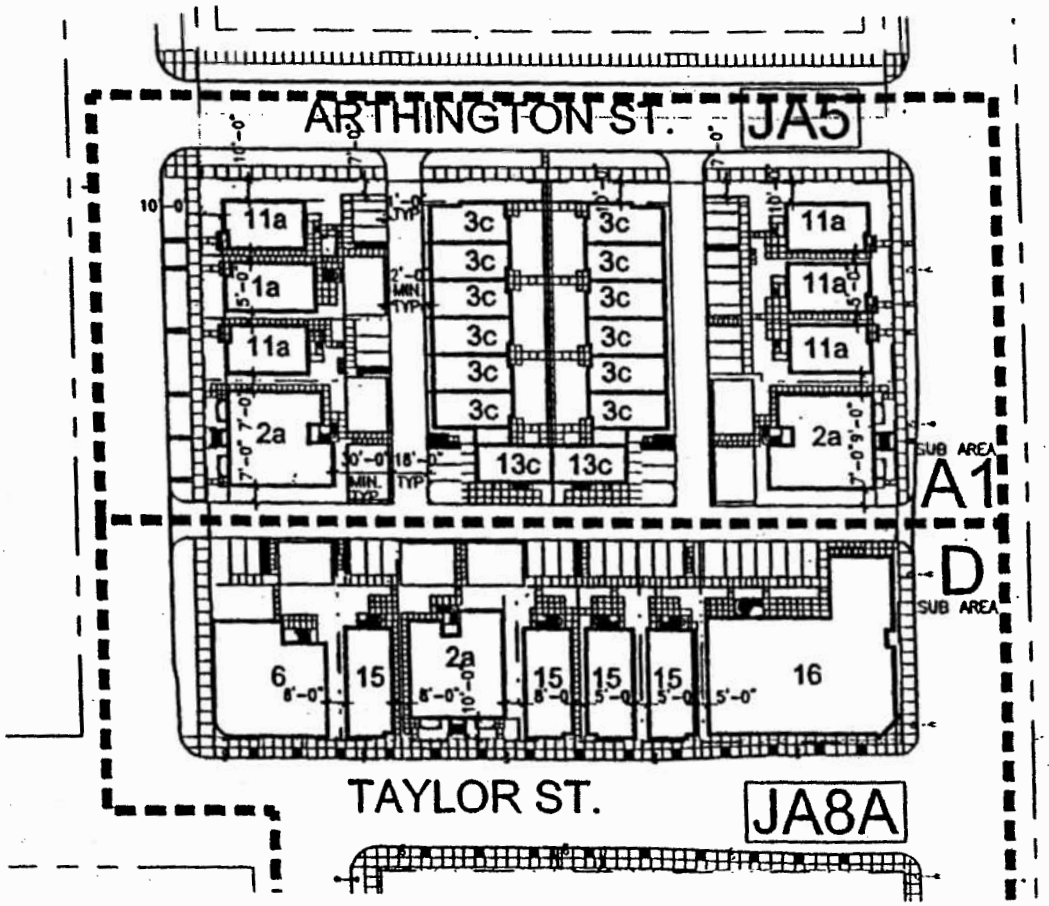


Exhibit 7A.

Phase 1 -- Site Plan -- Block JA5.



SITE PLAN IS INTENDED TO REFLECT DESIGN INTENT ONLY. ACTUAL DISTANCES BETWEEN BUILDINGS, BUILDING TYPES AND LOCATIONS MAY VARY BUT WILL BE IN SUBSTANTIAL CONFORMANCE TO THE DESIGN INTENT REPRESENTED HEREIN.

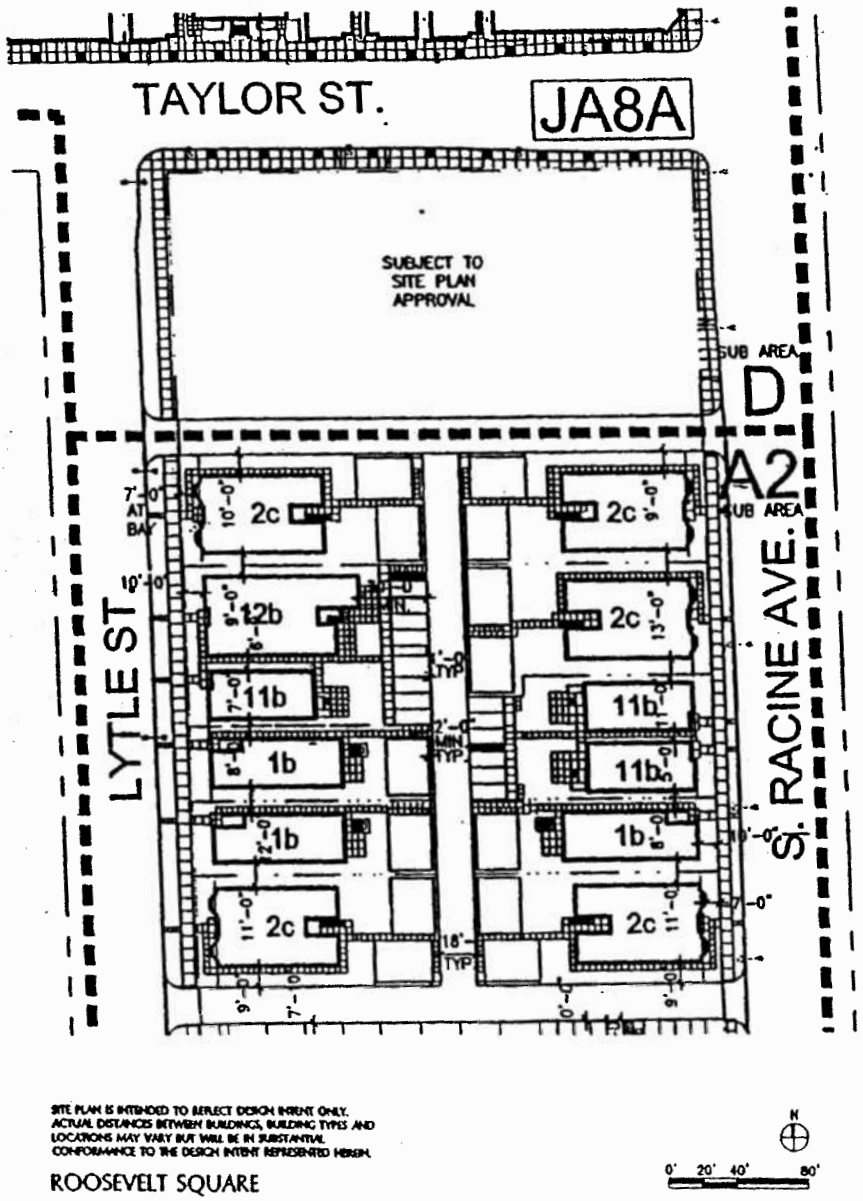
ROOSEVELT SQUARE

N

0' 20' 40' 80'

Exhibit 7B.

Phase 1 -- Site Plan -- Block JA8A (Partial).



SITE PLAN IS INTENDED TO REFLECT DESIGN INTENT ONLY. ACTUAL DISTANCES BETWEEN BUILDINGS, BUILDING TYPES AND LOCATIONS MAY VARY BUT WILL BE IN SUBSTANTIAL CONFORMANCE TO THE DESIGN INTENT REPRESENTED HEREIN.

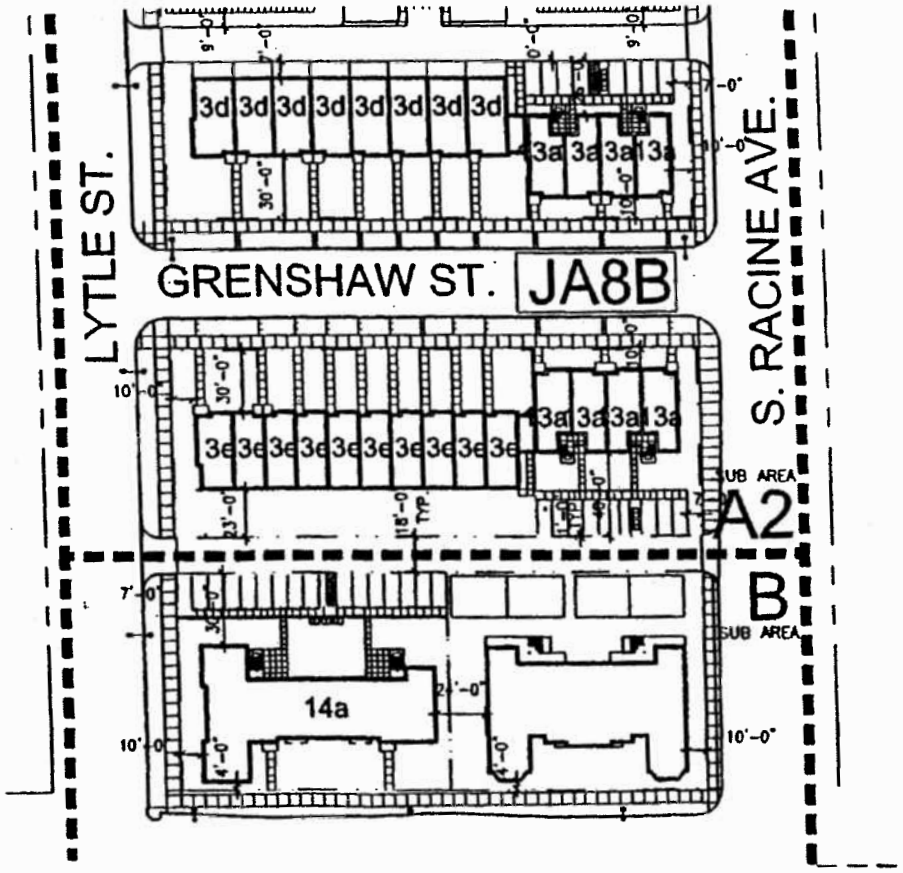
ROOSEVELT SQUARE

N

0' 20' 40' 80'

Exhibit 7C.

Phase 1 -- Site Plan -- Block JA7A
(Partial) And Block JA7B.



SITE PLAN IS INTENDED TO REFLECT DESIGN INTENT ONLY. ACTUAL DISTANCES BETWEEN BUILDINGS, BUILDING TYPES AND LOCATIONS MAY VARY BUT WILL BE IN SUBSTANTIAL CONFORMANCE TO THE DESIGN INTENT REPRESENTED HEREIN.

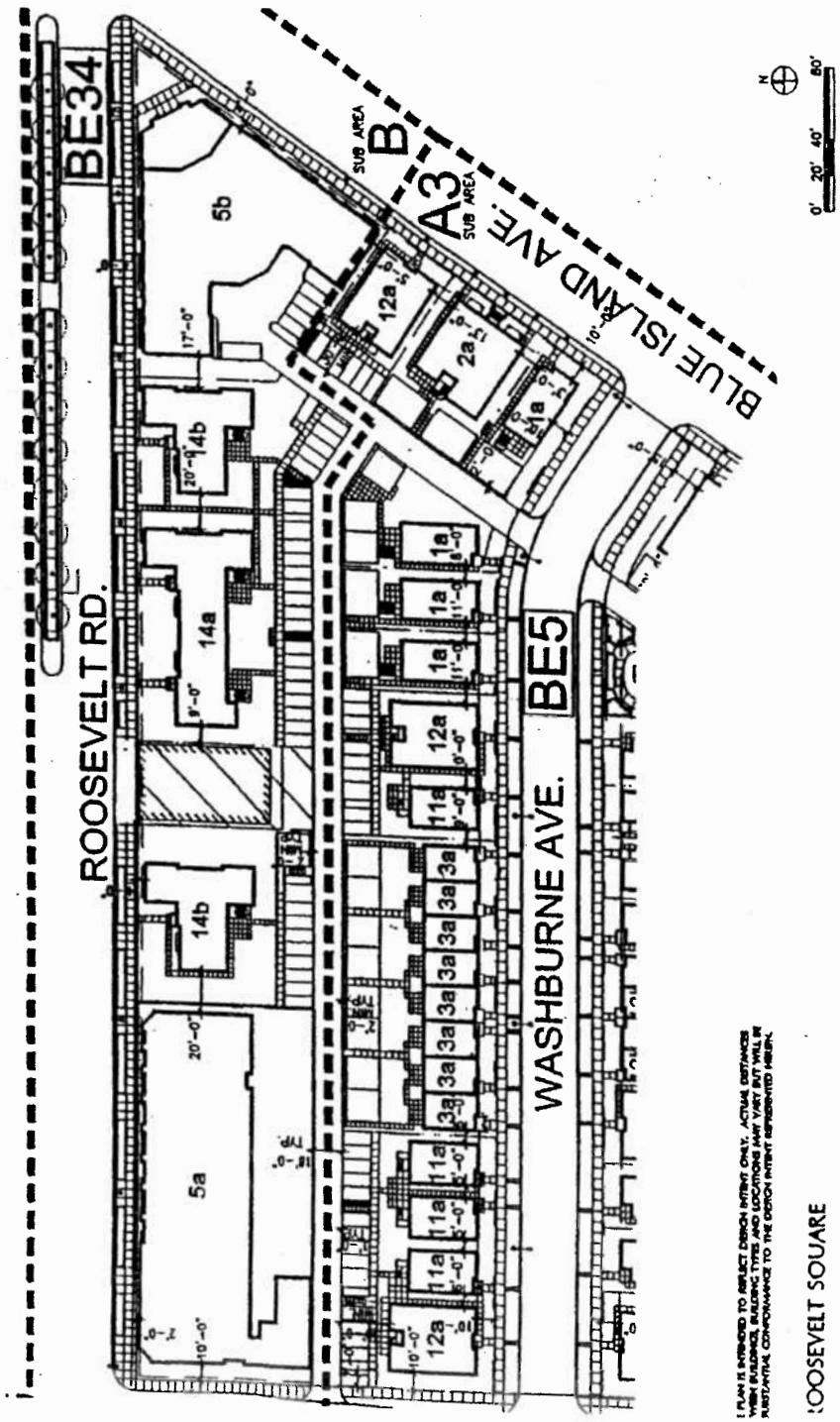
ROOSEVELT SQUARE

N

0' 20' 40' 80

Exhibit 7D.

Phase 1 -- Site Plan -- Block BE34.



ROOSEVELT SQUARE

Exhibit 7E.

Phase 1 -- Site Plan -- Block BE5.

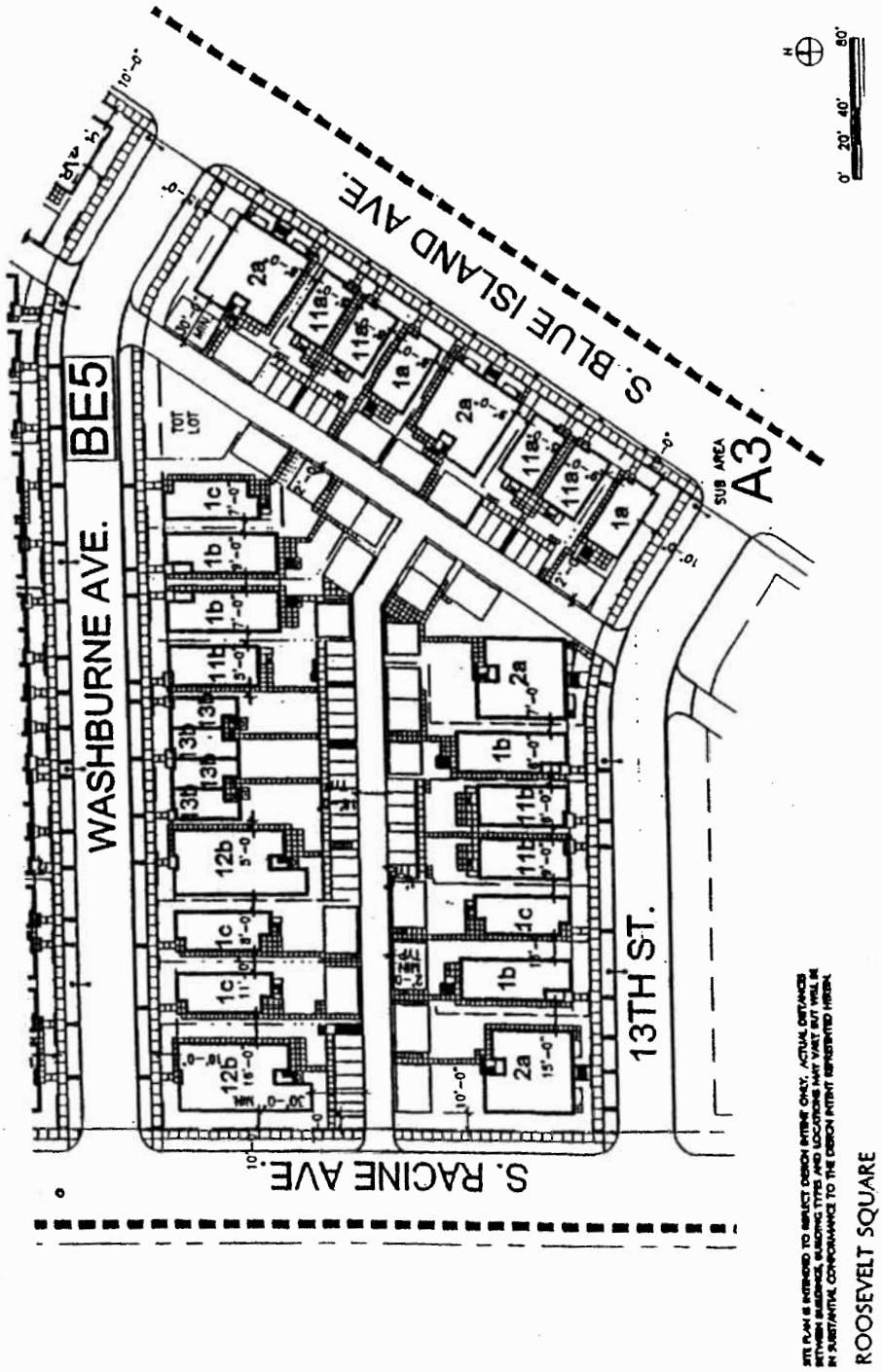


Exhibit 8.

Landscape Plan -- Key Plan.

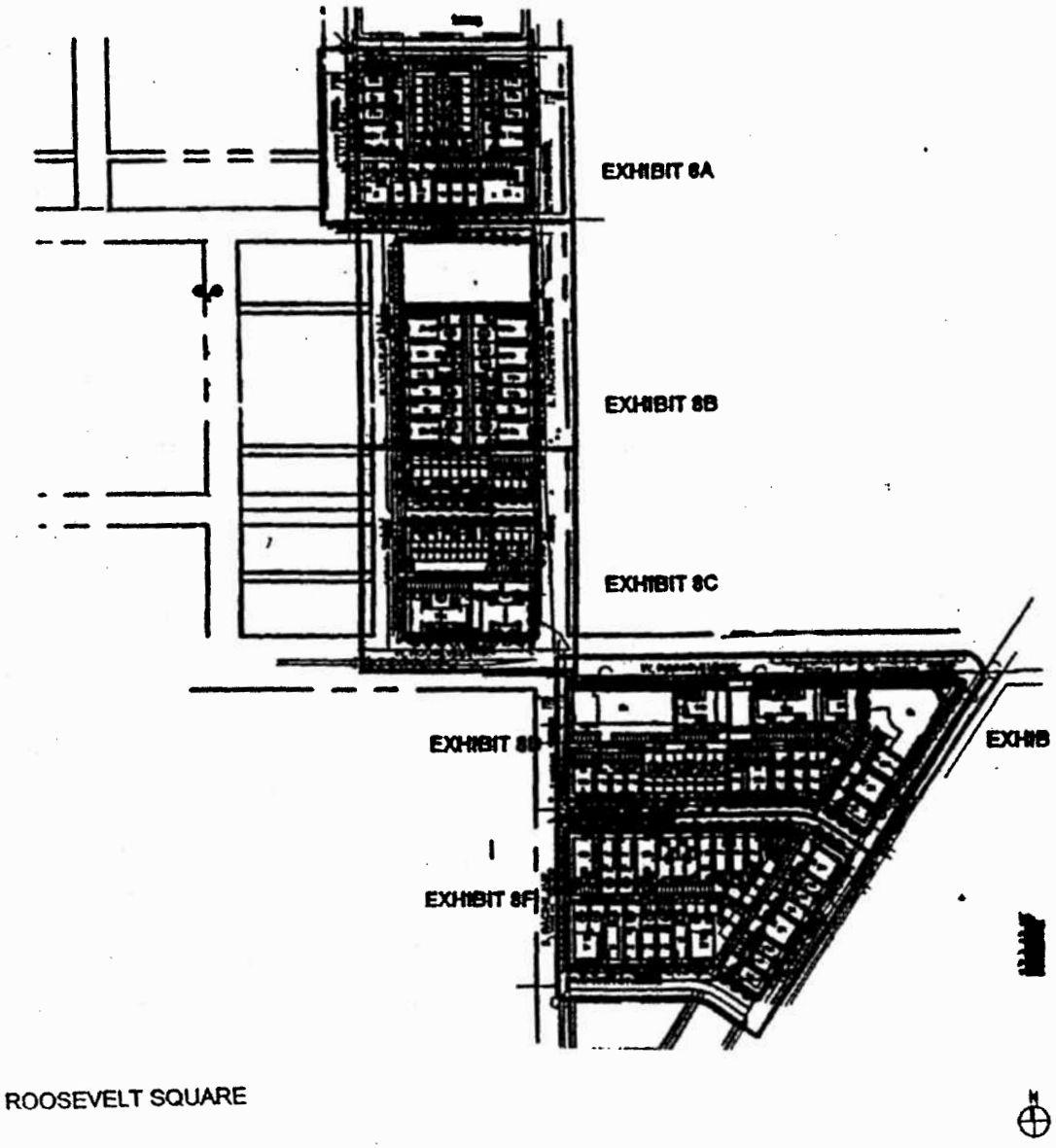
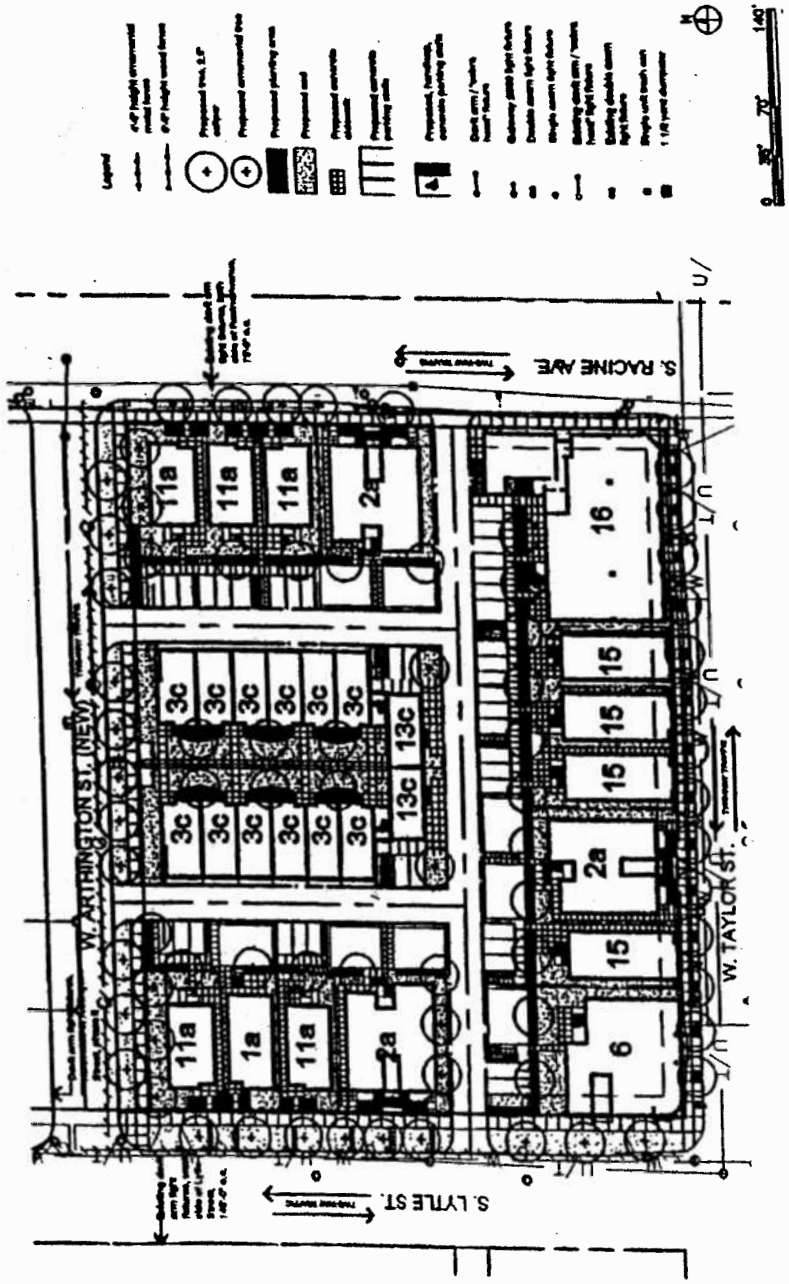


Exhibit 8A.

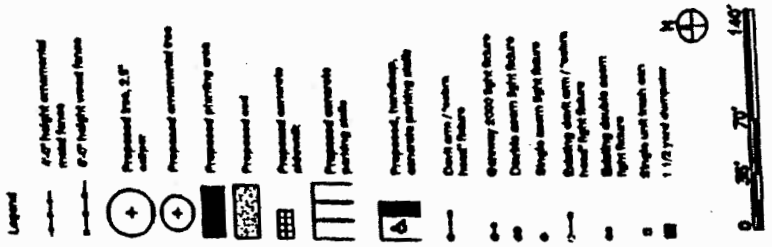
Landscape Plan.



ROOSEVELT SQUARE

Exhibit 8B.

Landscape Plan.



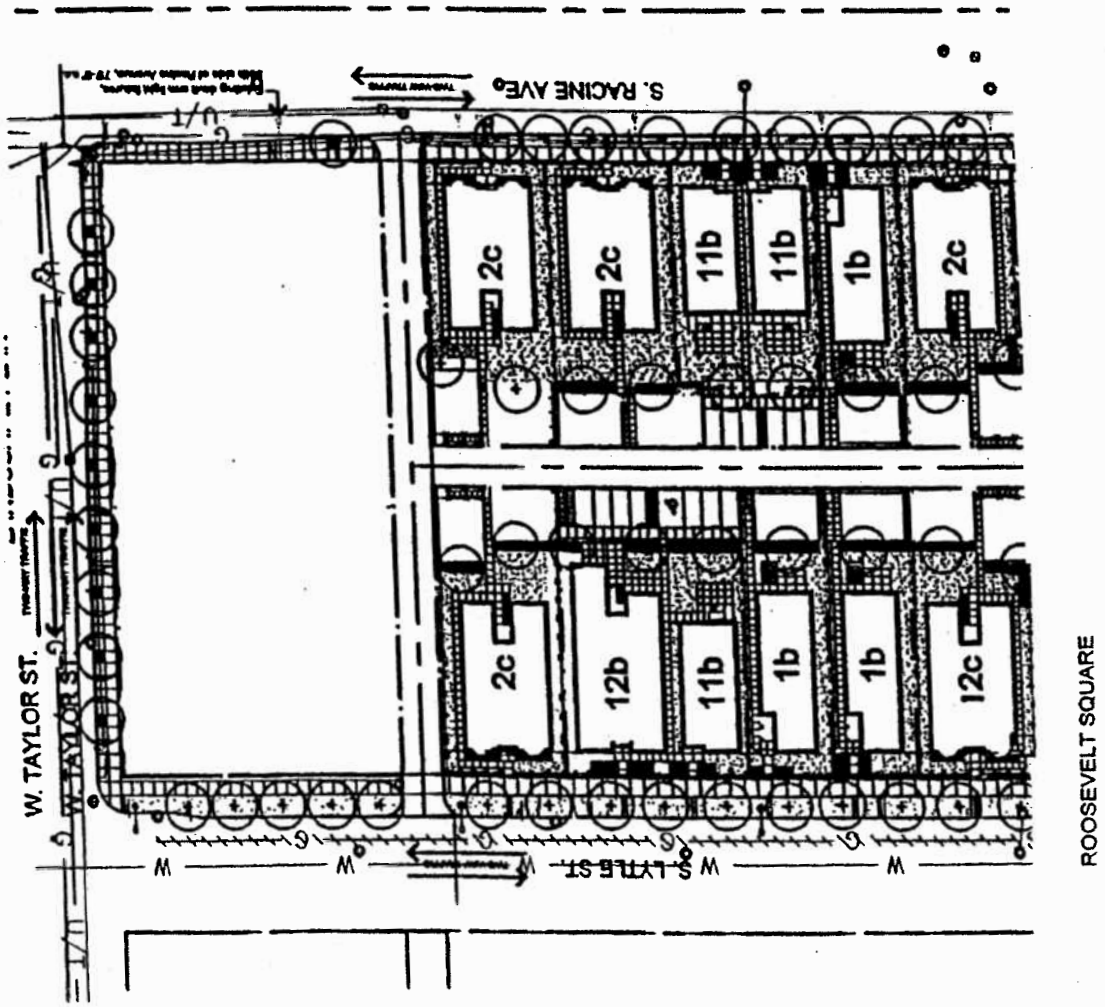


Exhibit 8C.

Landscape Plan.

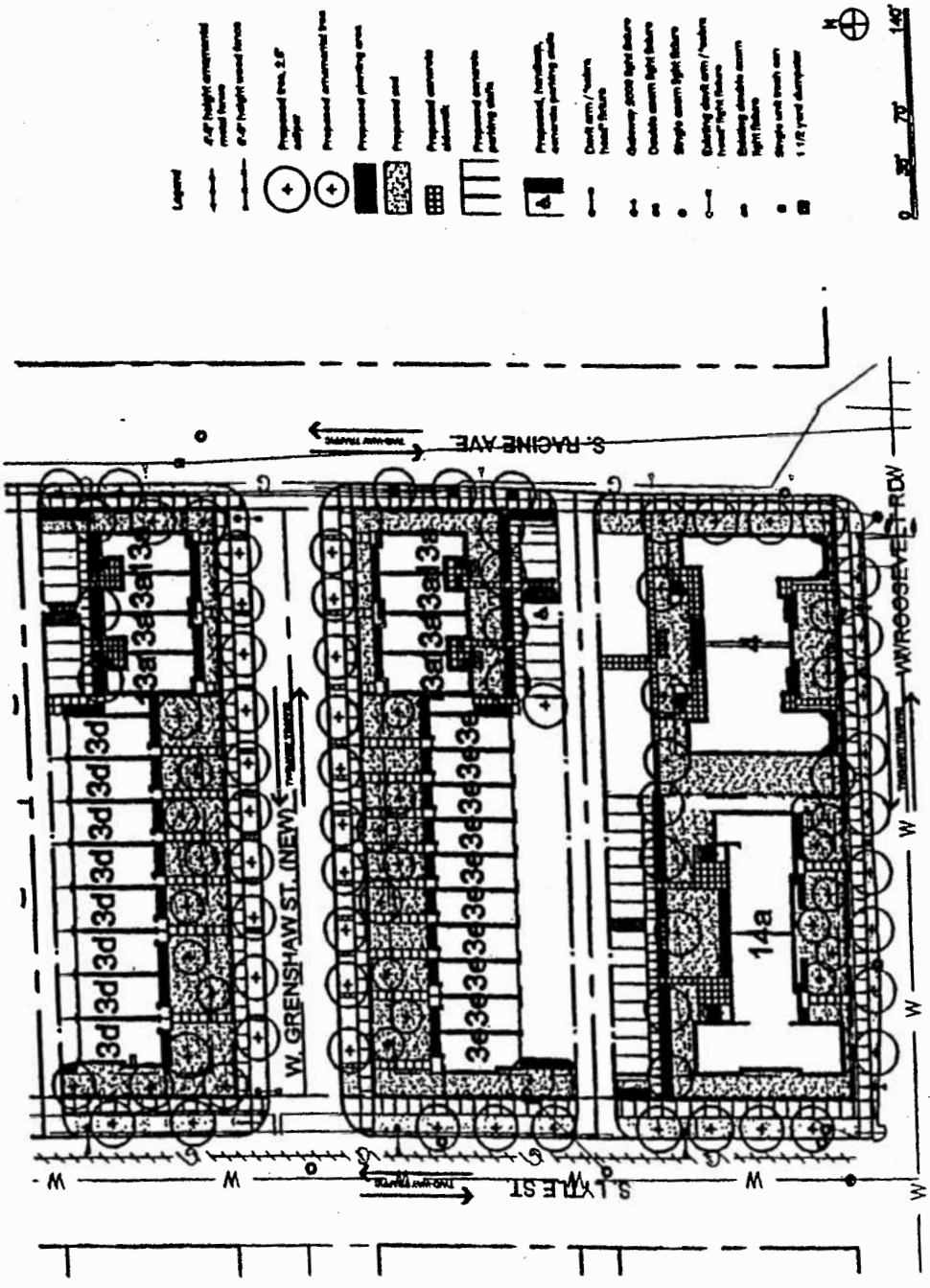


Exhibit 8D.

Landscape Plan.

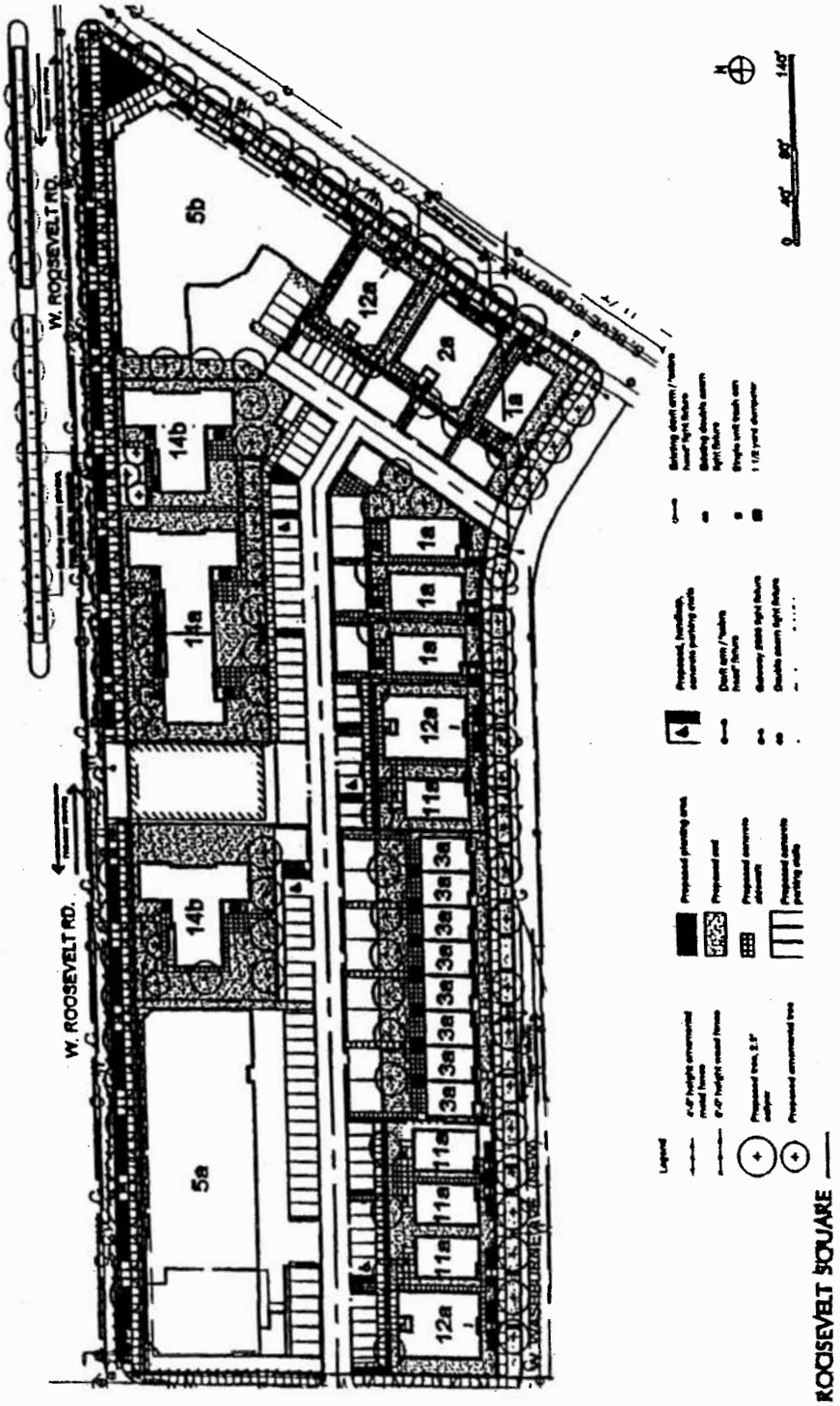
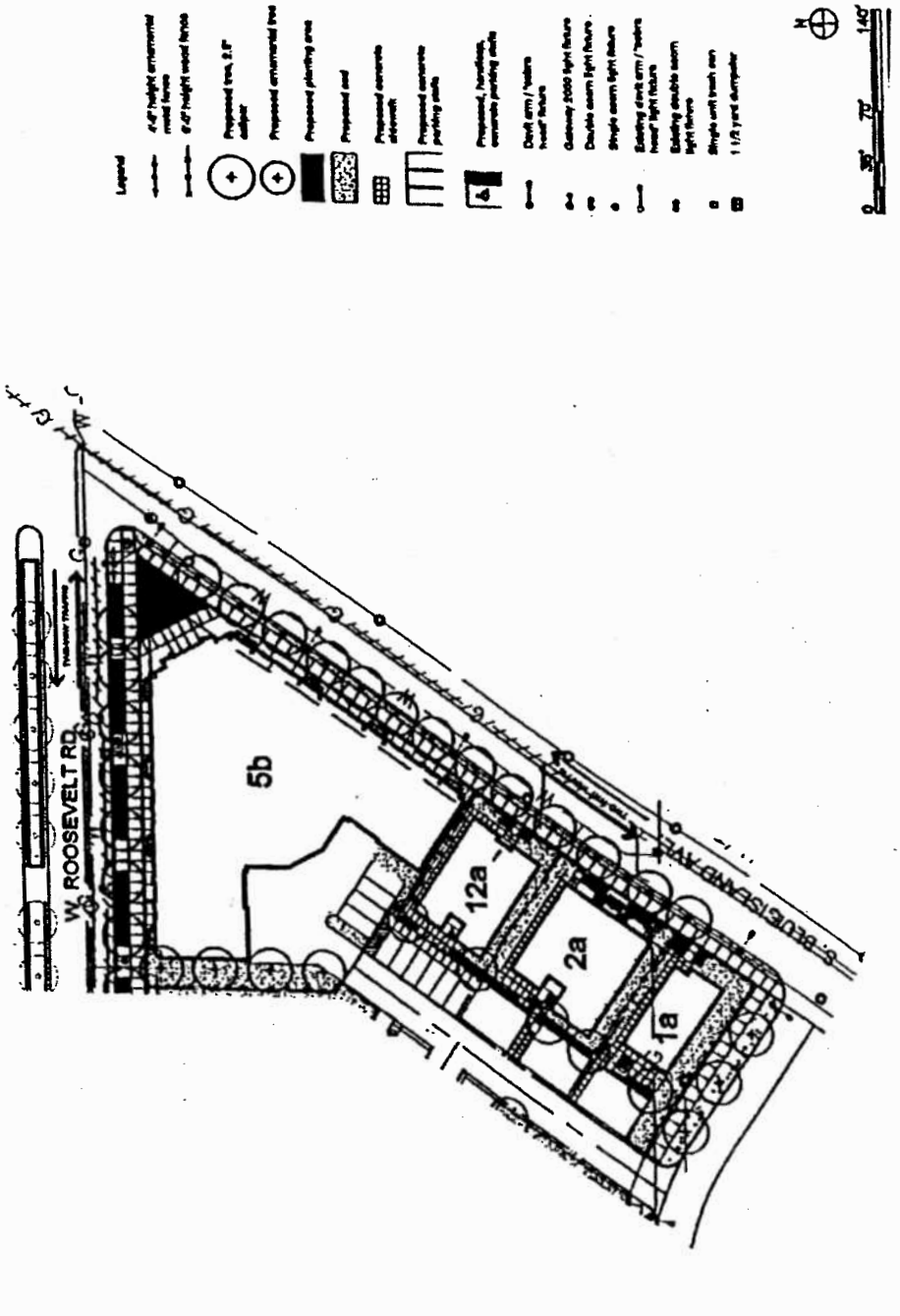


Exhibit 8E.

Landscape Plan.



ROOSEVELT SQUARE

Exhibit 8F.

Landscape Plan.

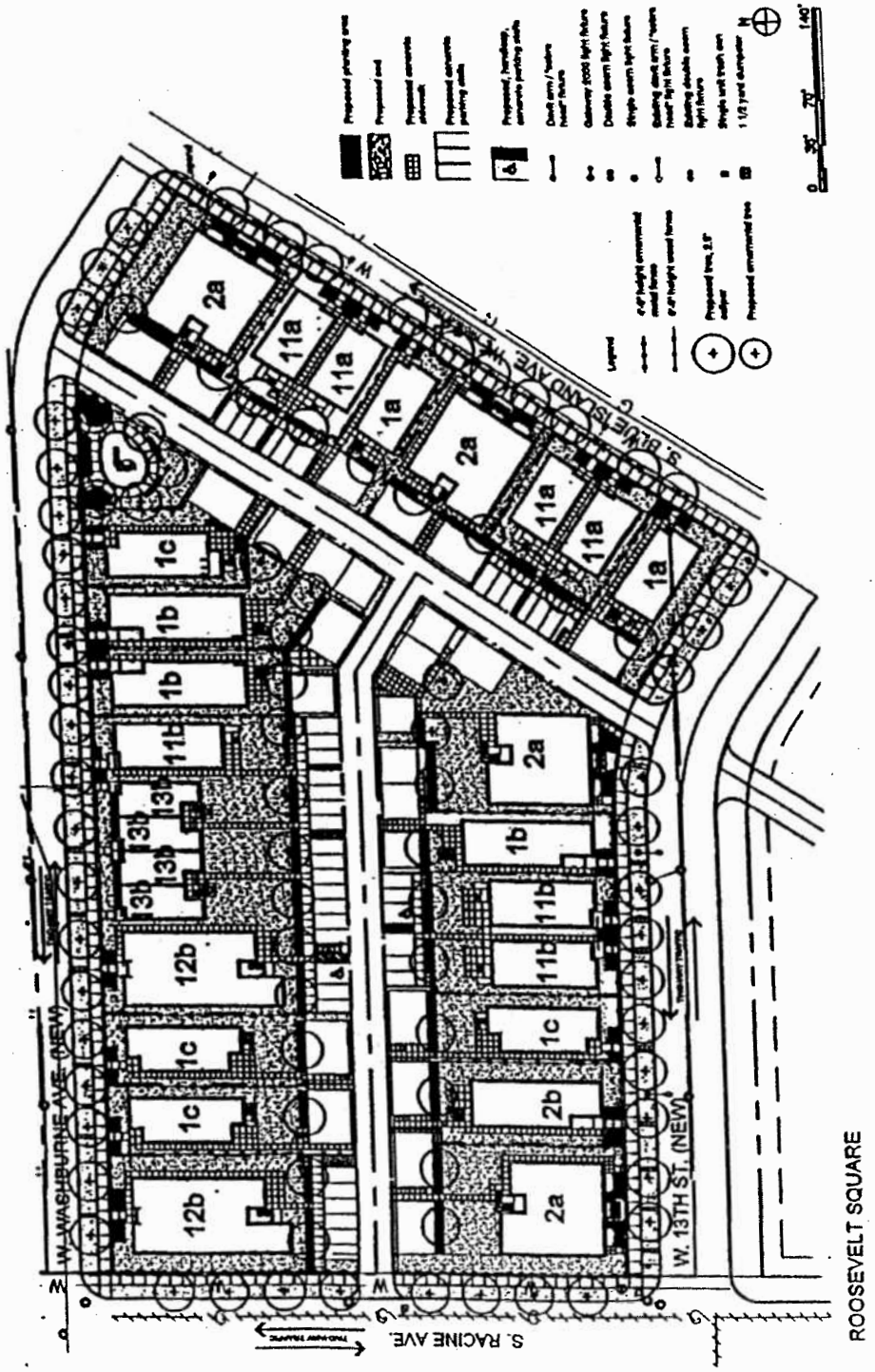


Exhibit 8G.

Landscape Plan -- Ornamental Fence Elevations.

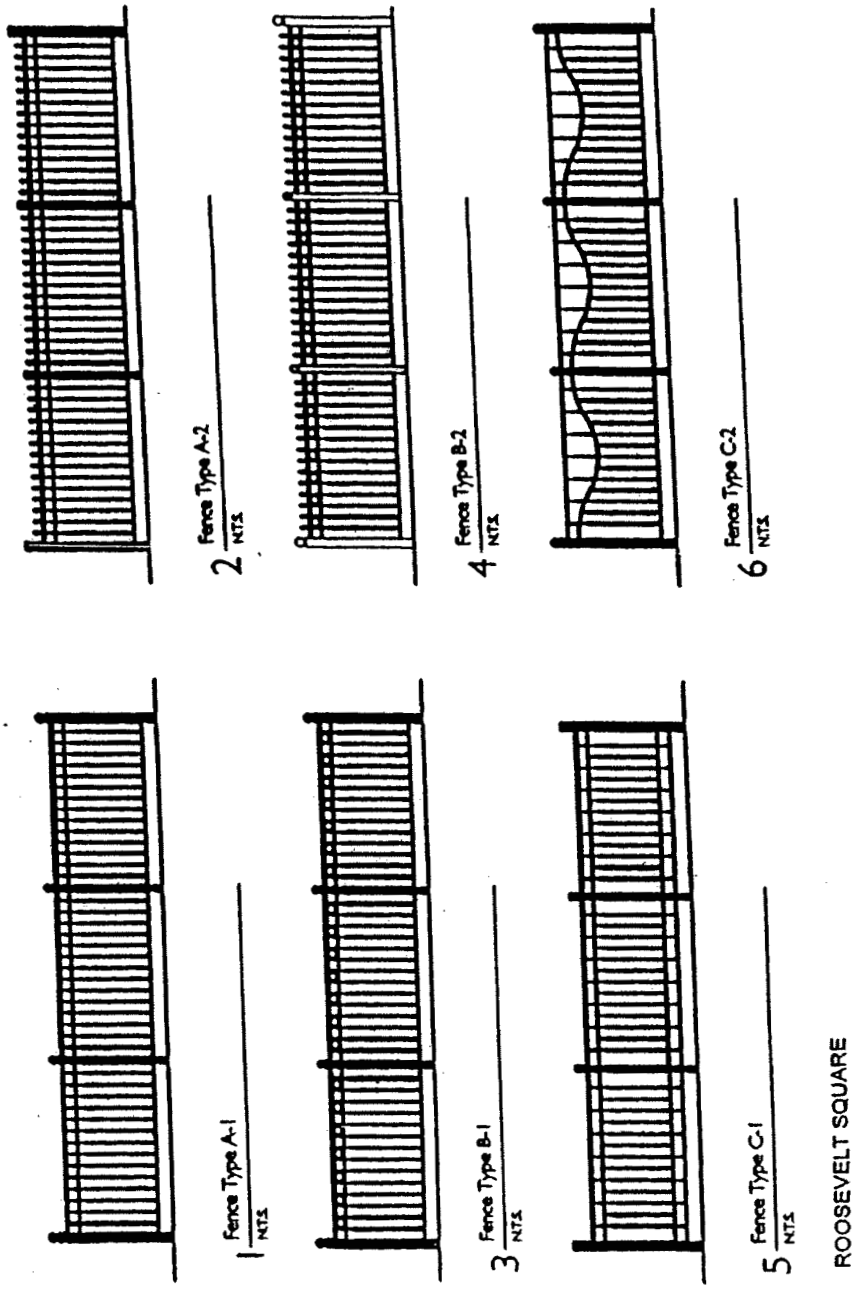


Exhibit 8H.

Landscape Plan -- Trash Enclosure Details.

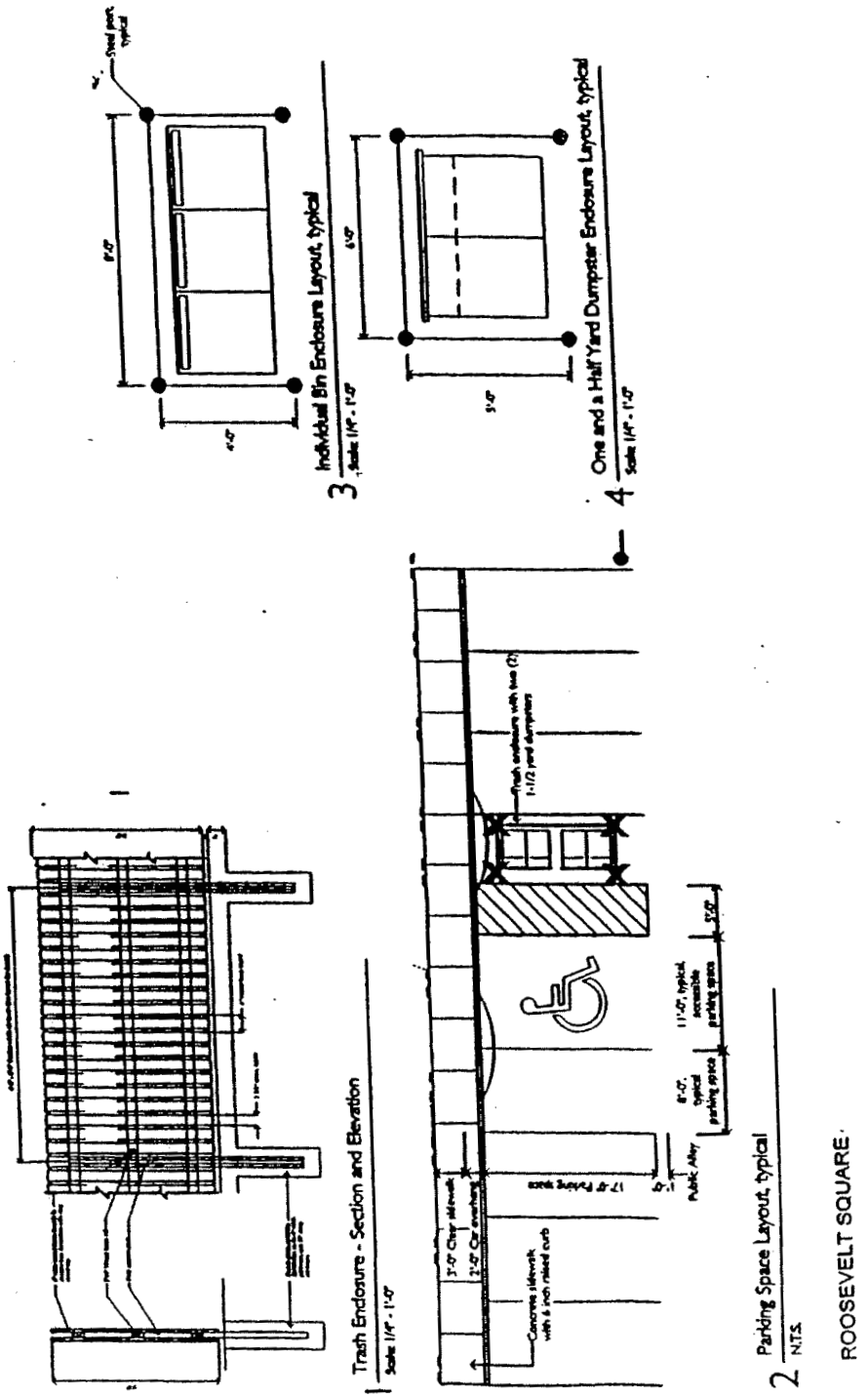


Exhibit 9.

Phase 1 -- Illustrative Street Elevations.

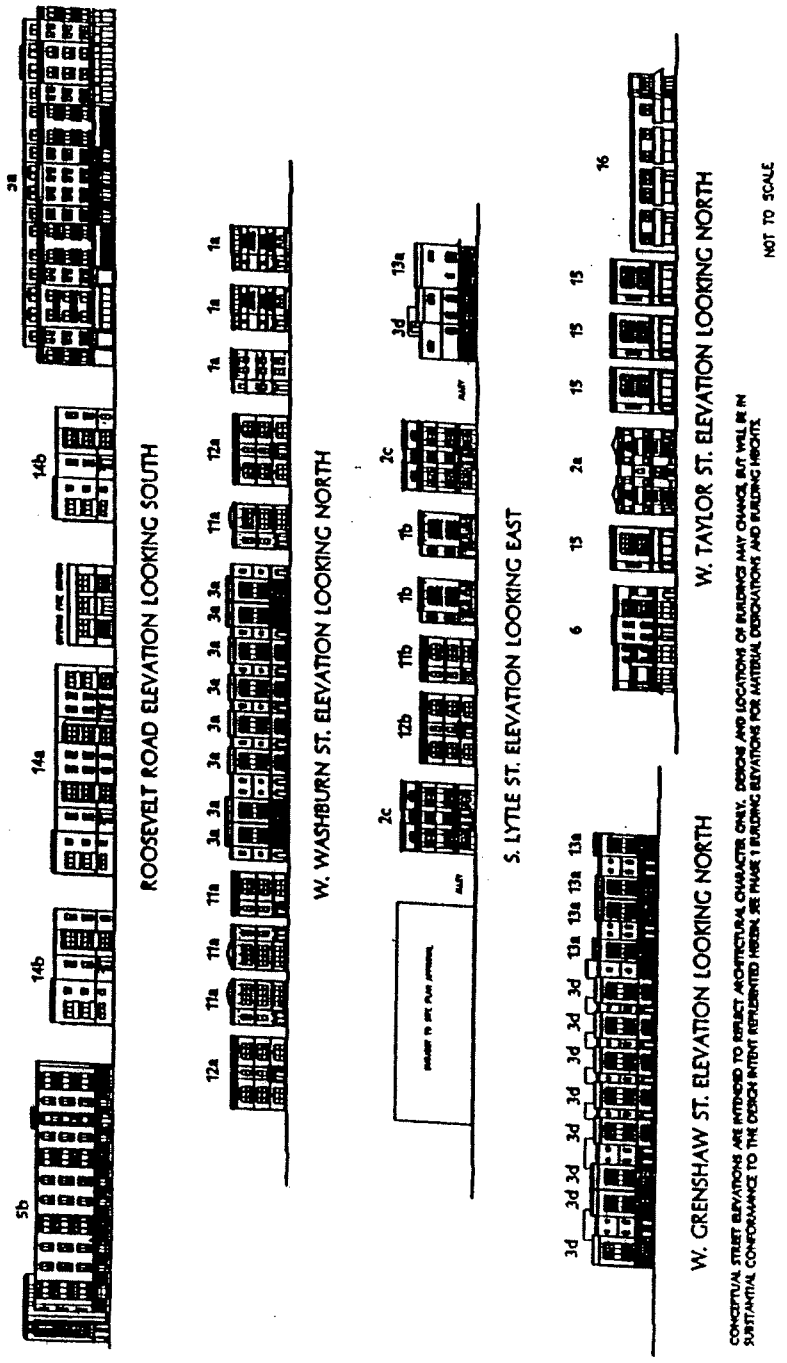


Exhibit 10A.

Phase 1 -- Illustrative Three Flat
Building Elevation -- 1A.

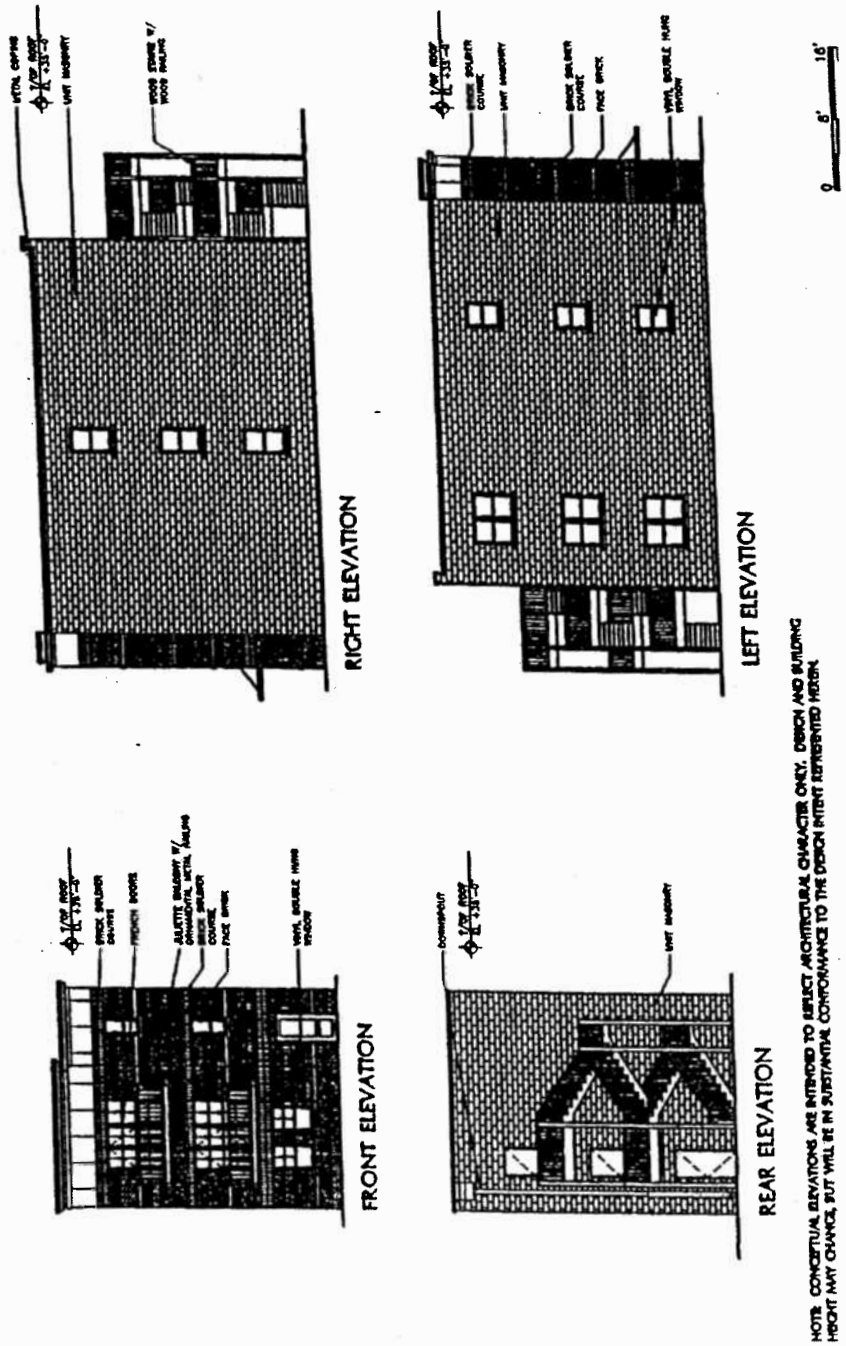


Exhibit 10B.

Phase 1 -- Illustrative Three Flat
Building Elevation -- 1B.

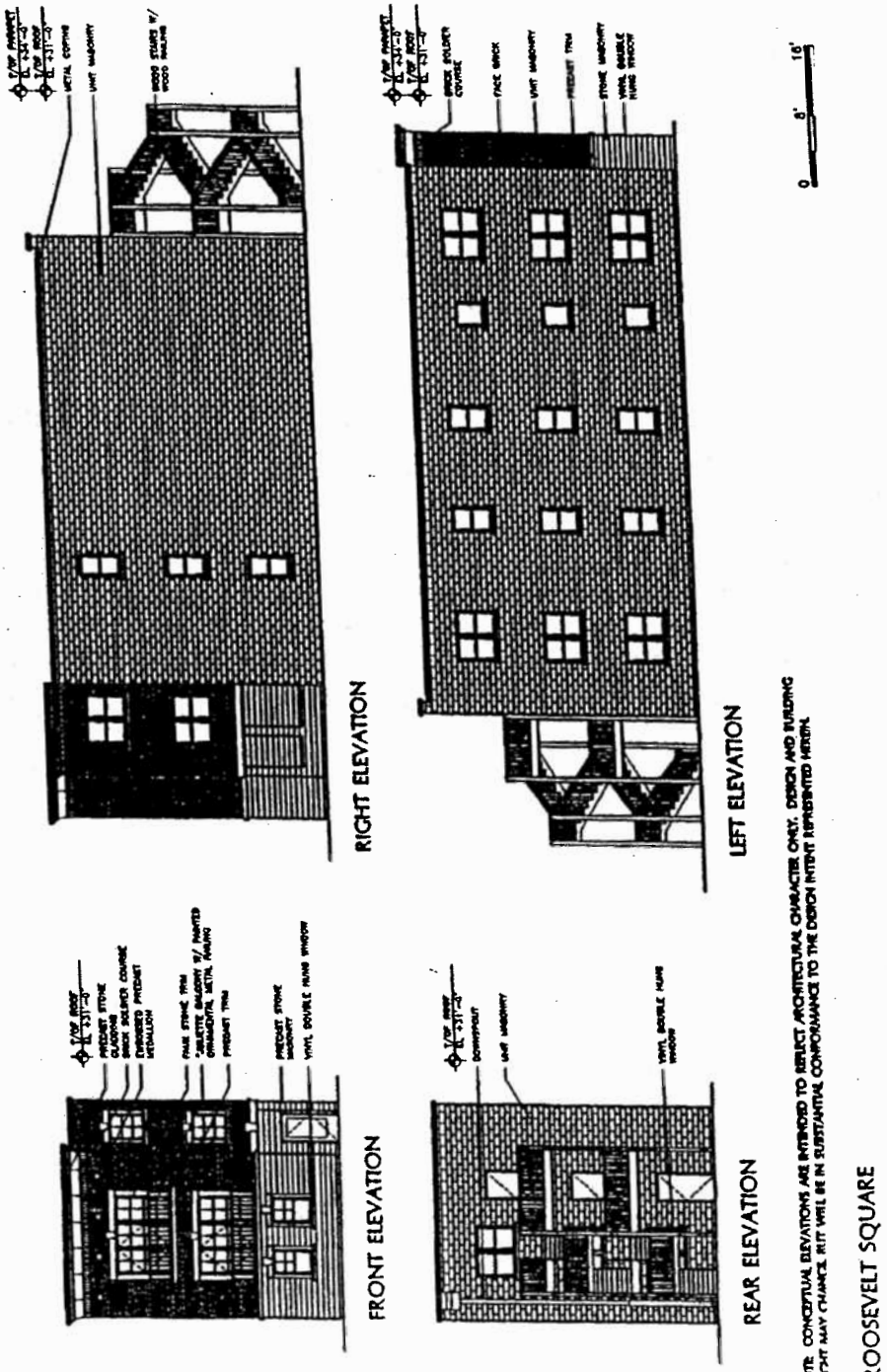


Exhibit 10C.

Phase 1 -- Illustrative Three Flat
Building Elevation -- 1C.

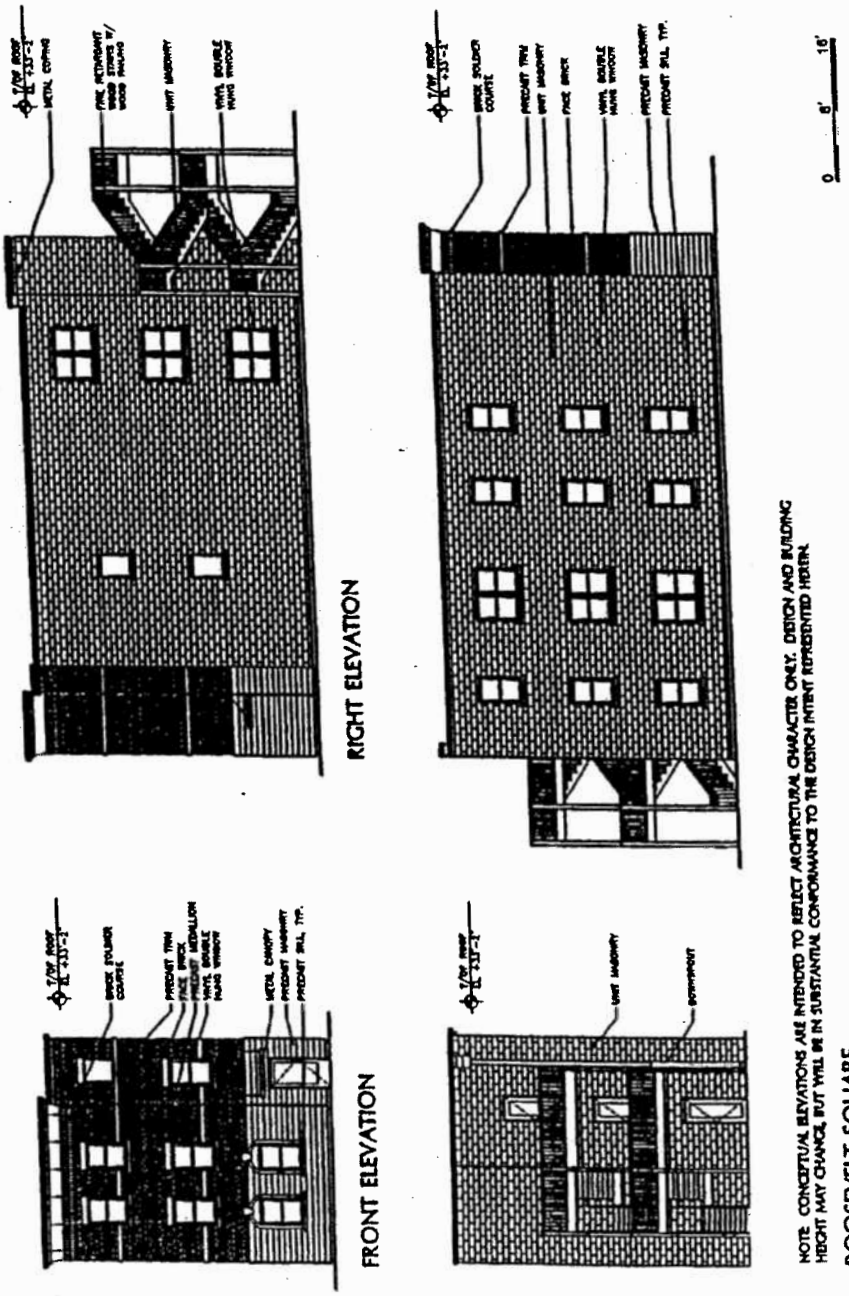


Exhibit 10D.

Phase 1 -- Illustrative Six Flat
Building Elevation -- 2A.

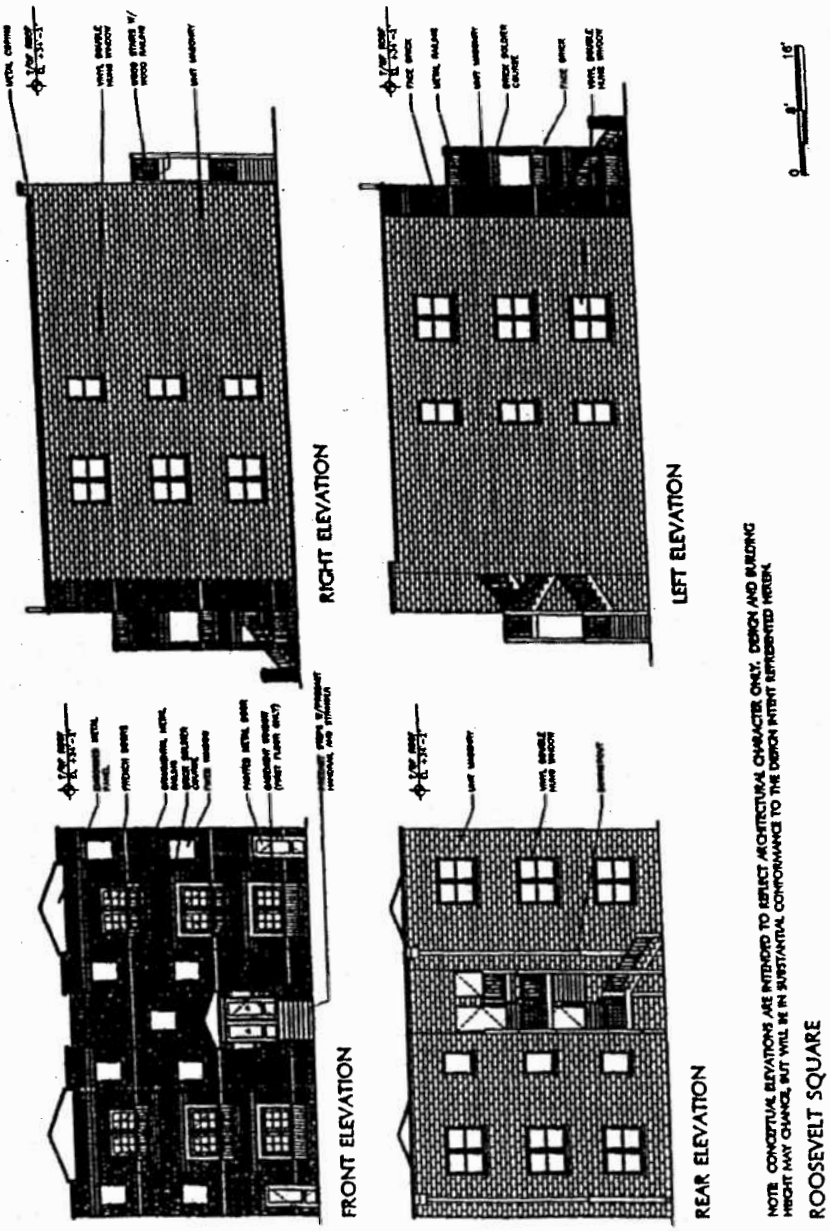


Exhibit 10E.

Phase 1 -- Illustrative Six Flat
Building Elevation -- 2C.

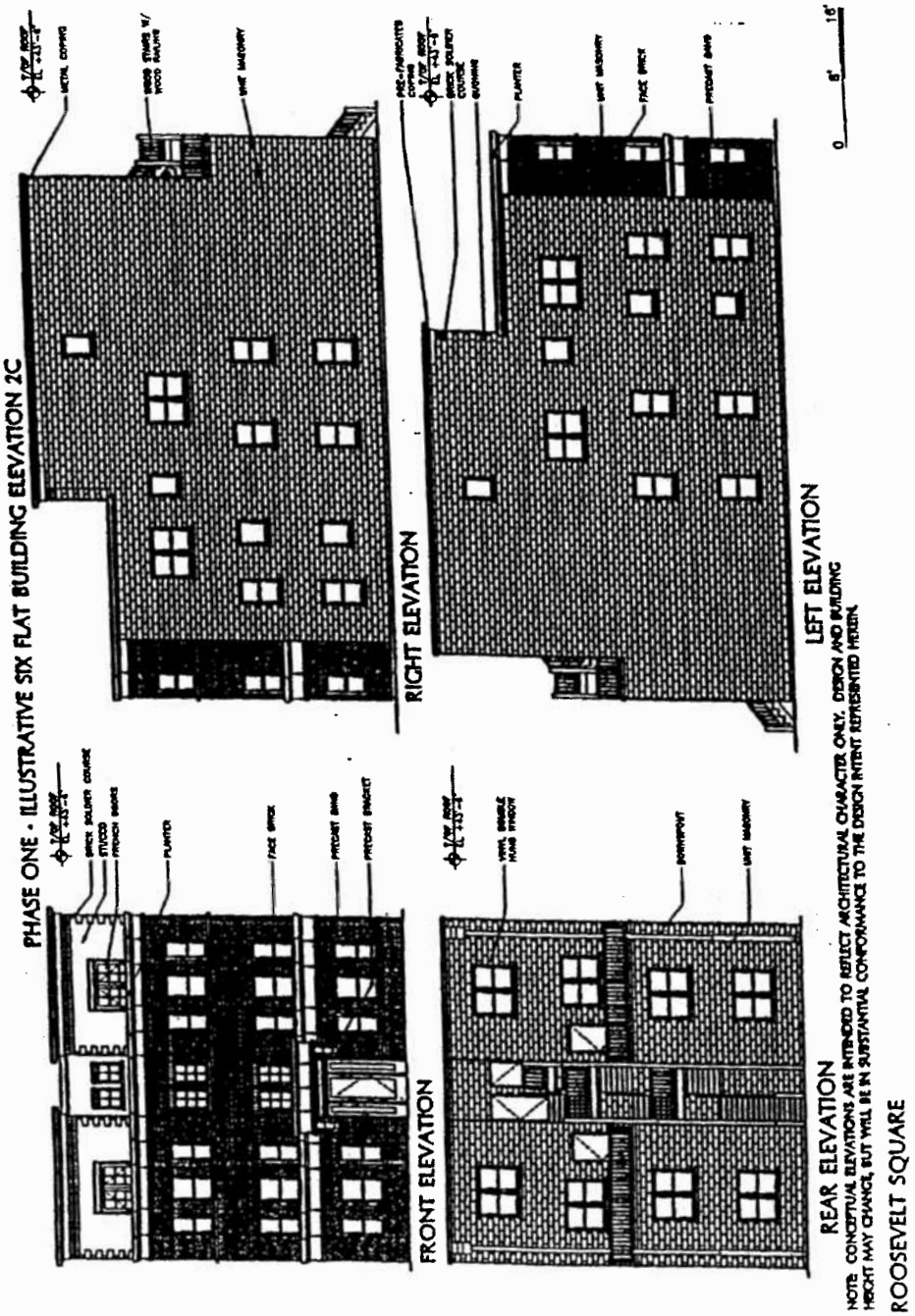


Exhibit 10F.

Phase 1 -- Illustrative Washburne Avenue
Townhome Elevations -- 3A.

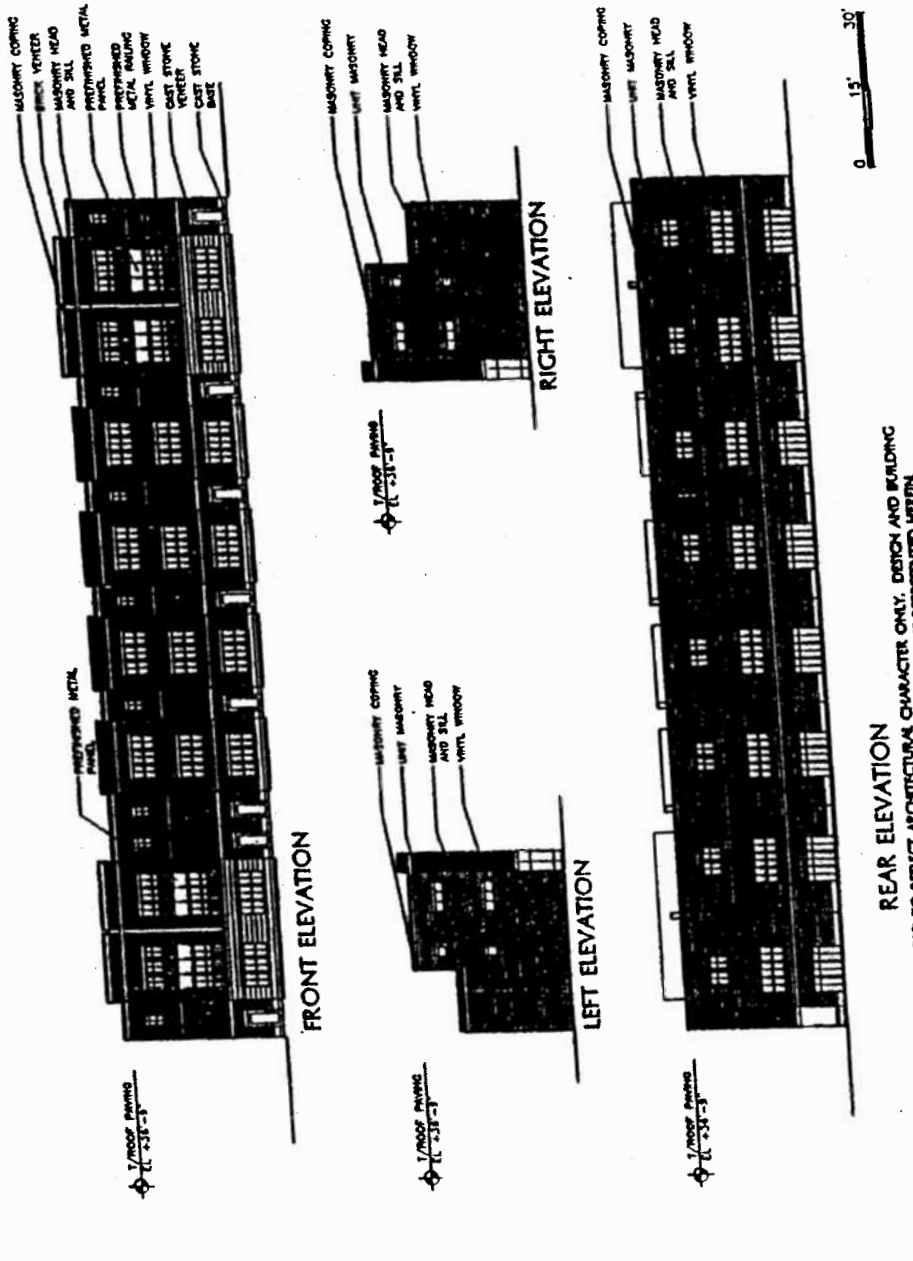


Exhibit 10G.

Phase 1 -- Illustrative Grenshaw Street Townhome Elevations -- 3D And 13A.

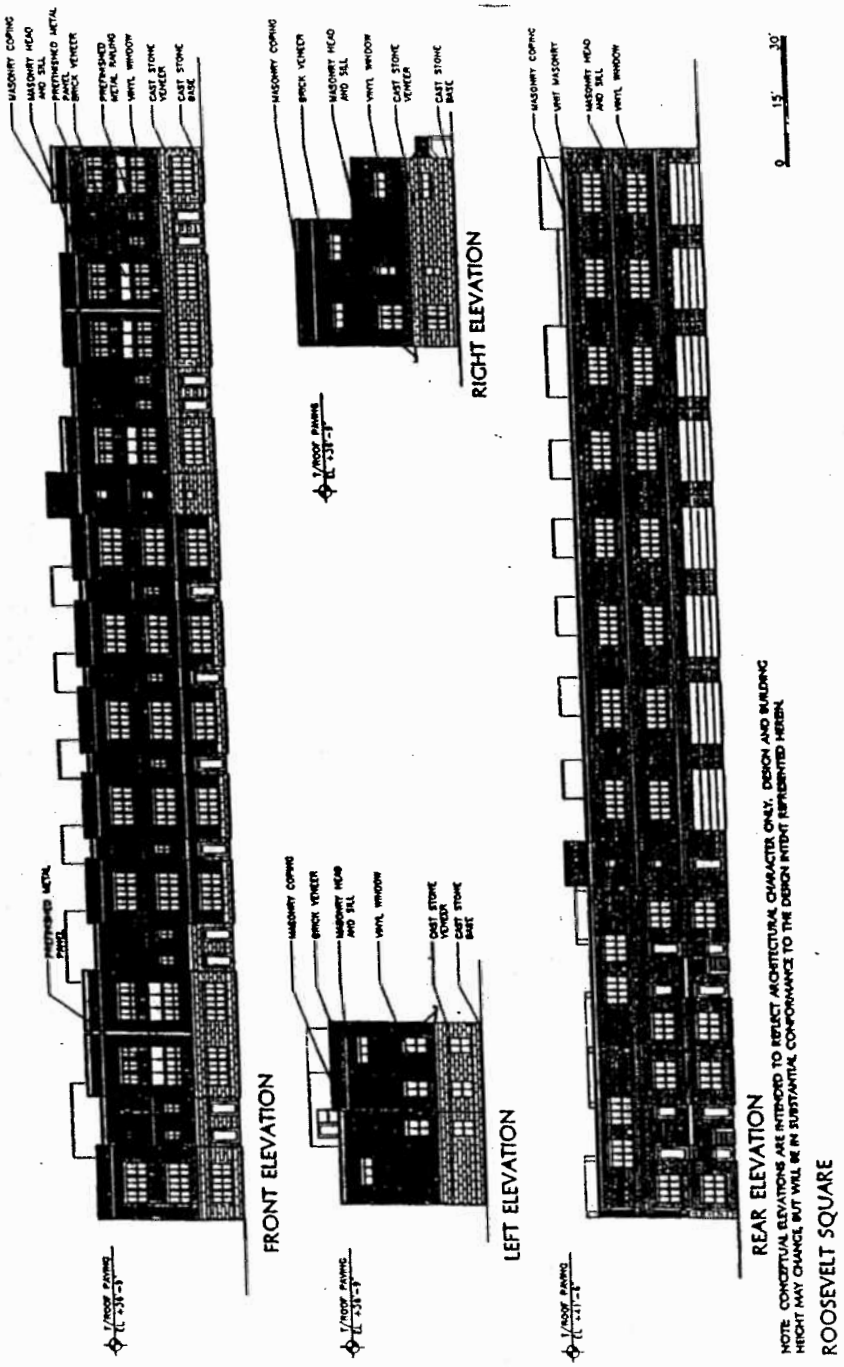


Exhibit 10H.

Phase 1 -- Illustrative Arthington Street Townhome Building Elevations -- 3C And 13C.

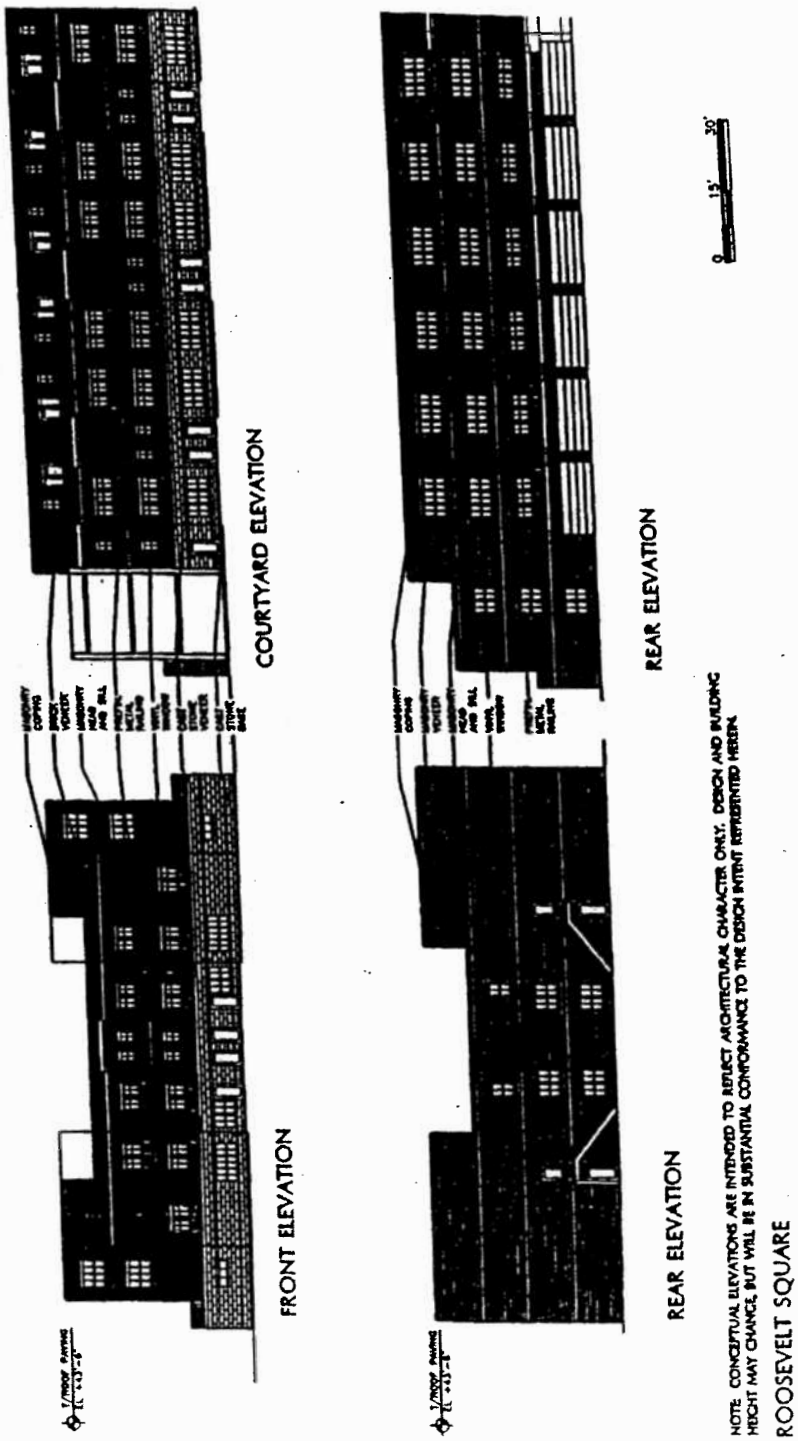


Exhibit 10I.

Phase 1 -- Illustrative Courtyard Elevation -- 4.

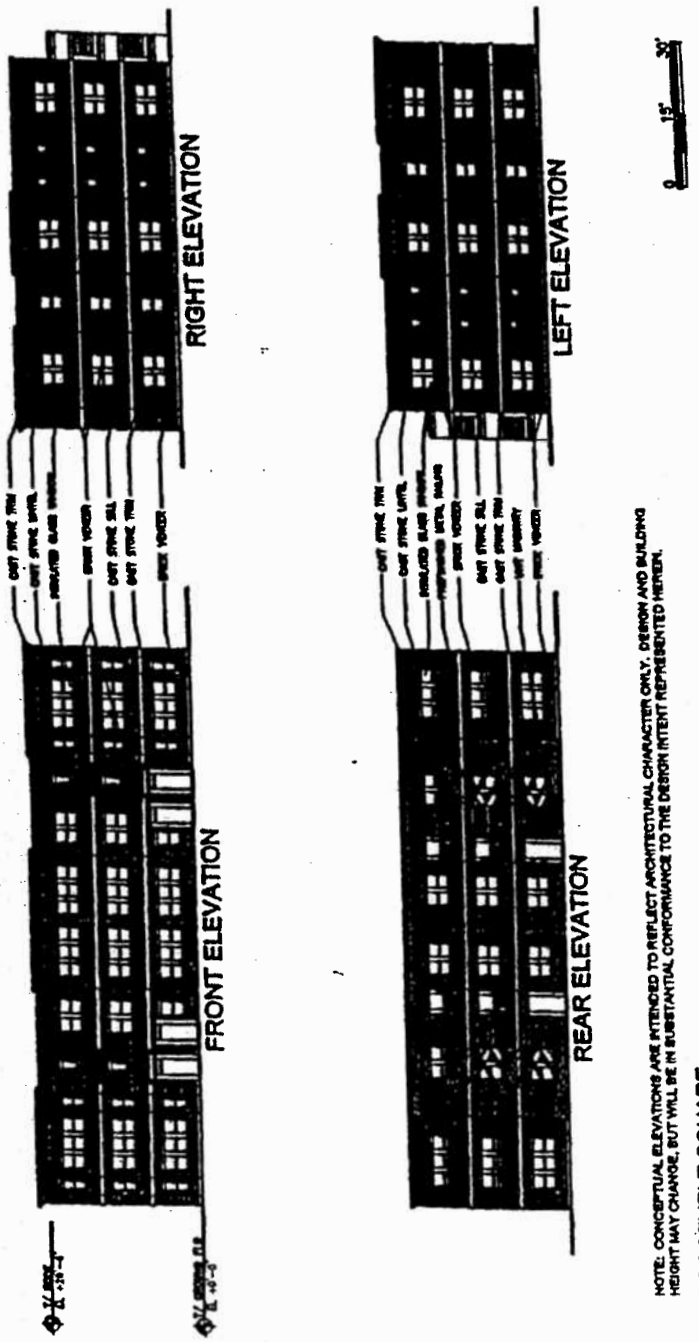


Exhibit 10J.

Phase 1 -- Roosevelt Homeownership Corridor
Building Illustrative Elevation -- 5A.
(Page 1 of 4)

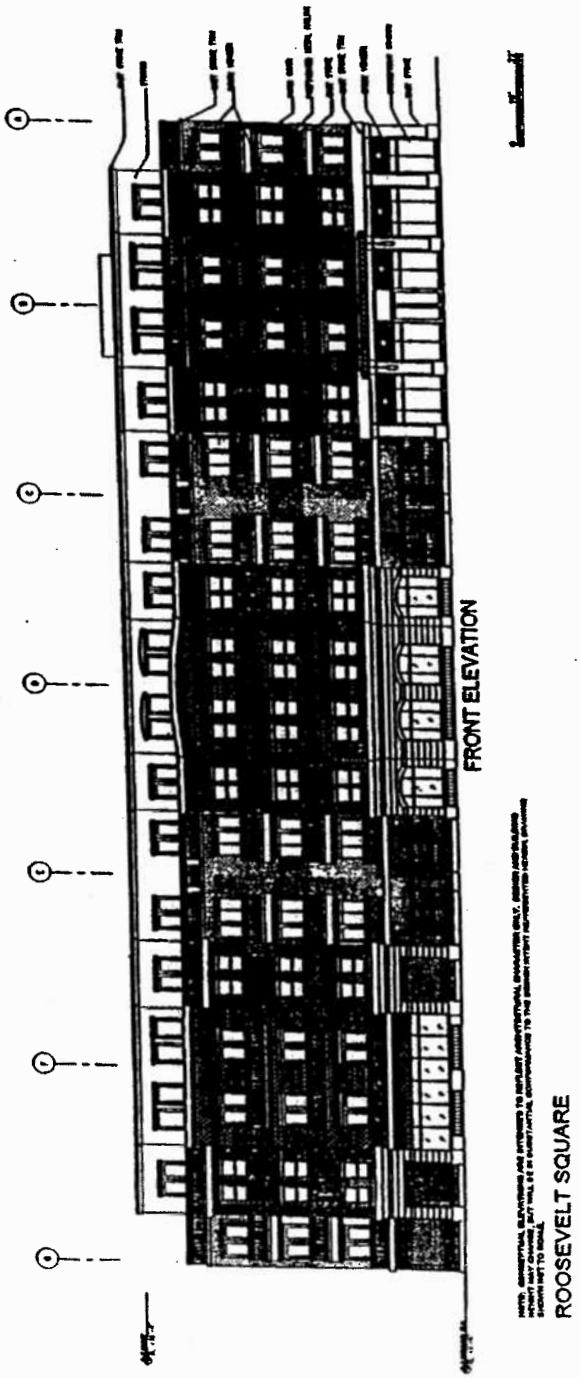


Exhibit 10J.

Phase 1 -- Roosevelt Homeownership Corridor
Building Illustrative Elevation -- 5A.
(Page 2 of 4)

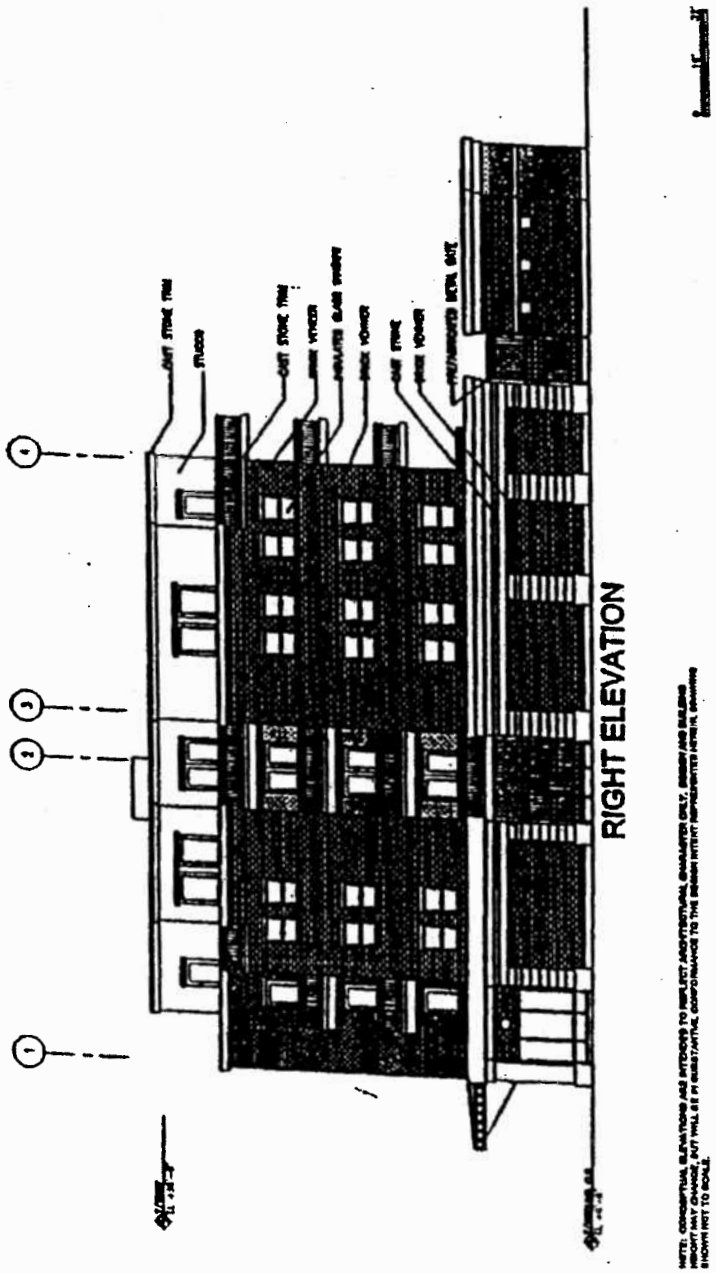


Exhibit 10J.

Phase 1 -- Roosevelt Homeownership Corridor
Building Illustrative Elevation -- 5A.
(Page 3 of 4)

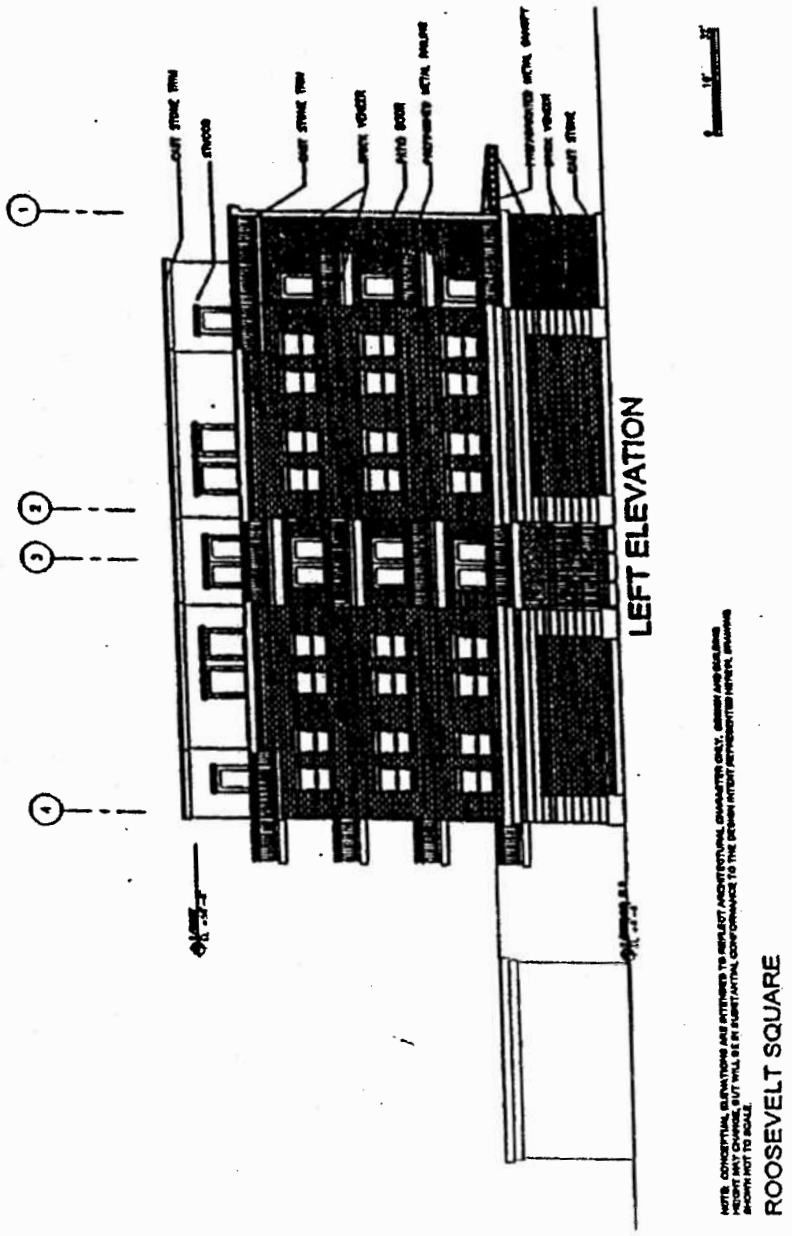
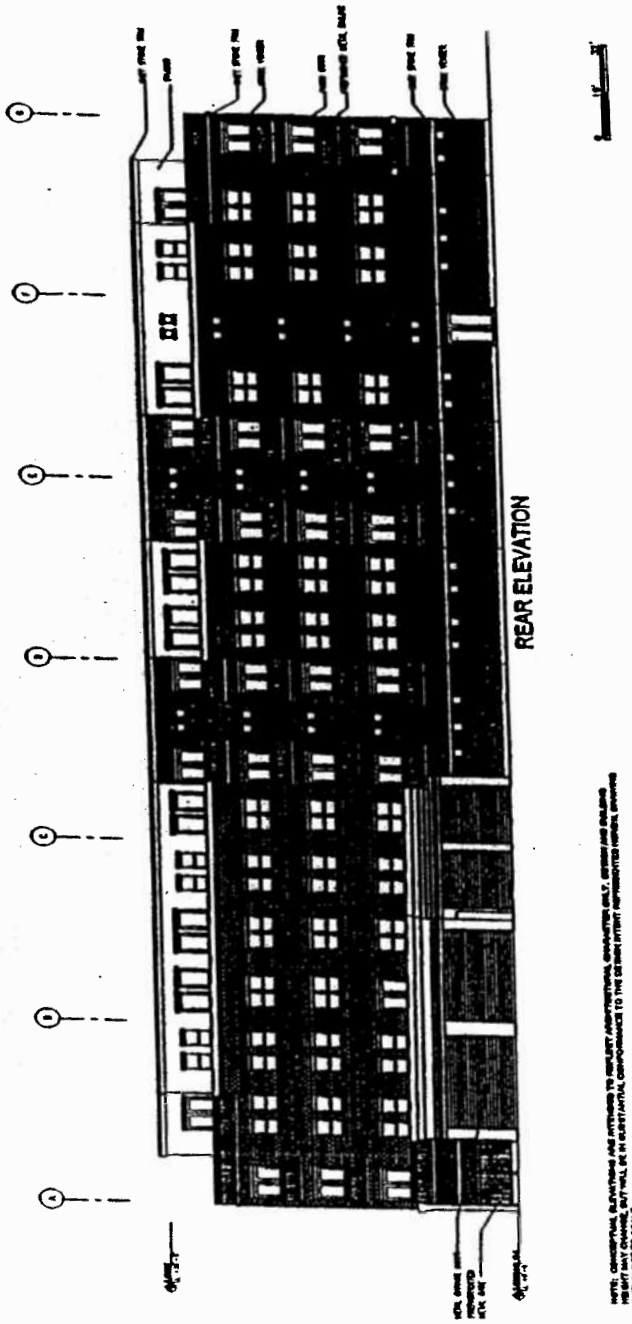


Exhibit 10J.

Phase 1 -- Roosevelt Homeownership Corridor
Building Illustrative Elevation -- 5A.
(Page 4 of 4)



ROOSEVELT SQUARE

Exhibit 10K.

Phase 1 -- Illustrative Roosevelt/Blue Island Elevations -- 5B.

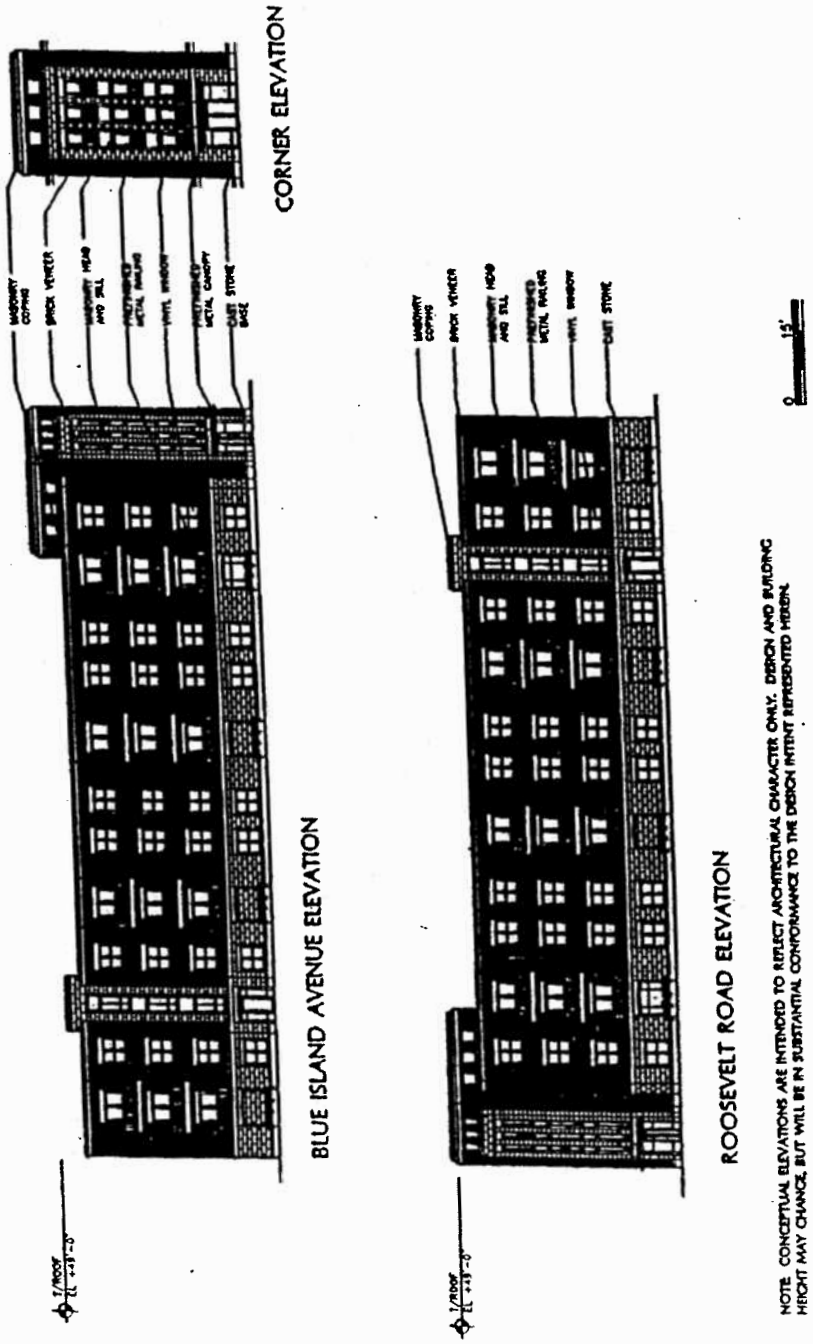


Exhibit 10L.

Phase 1 -- Illustrative Retail/Three Unit Building Elevation -- 6.

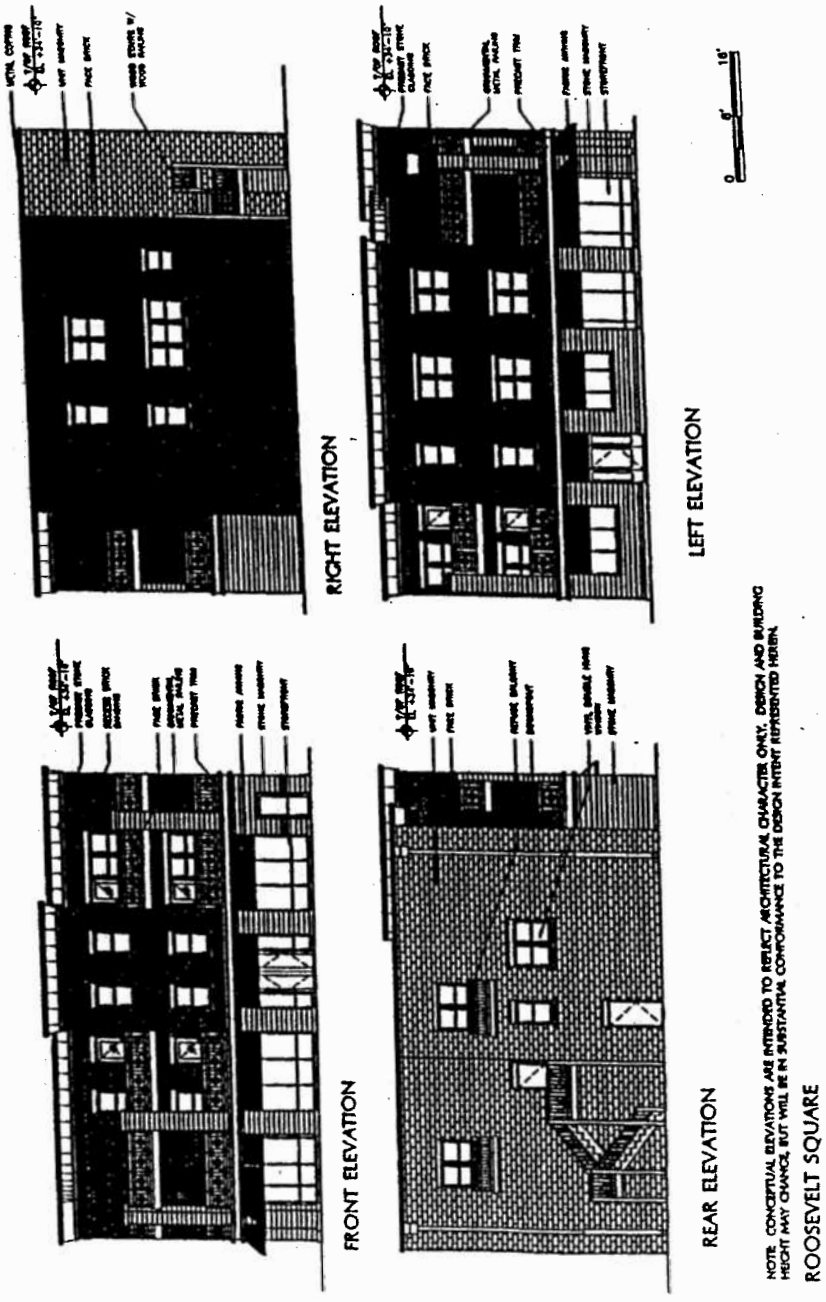


Exhibit 10M.

Phase 1 -- Illustrative Three Flat Elevations -- 11A.

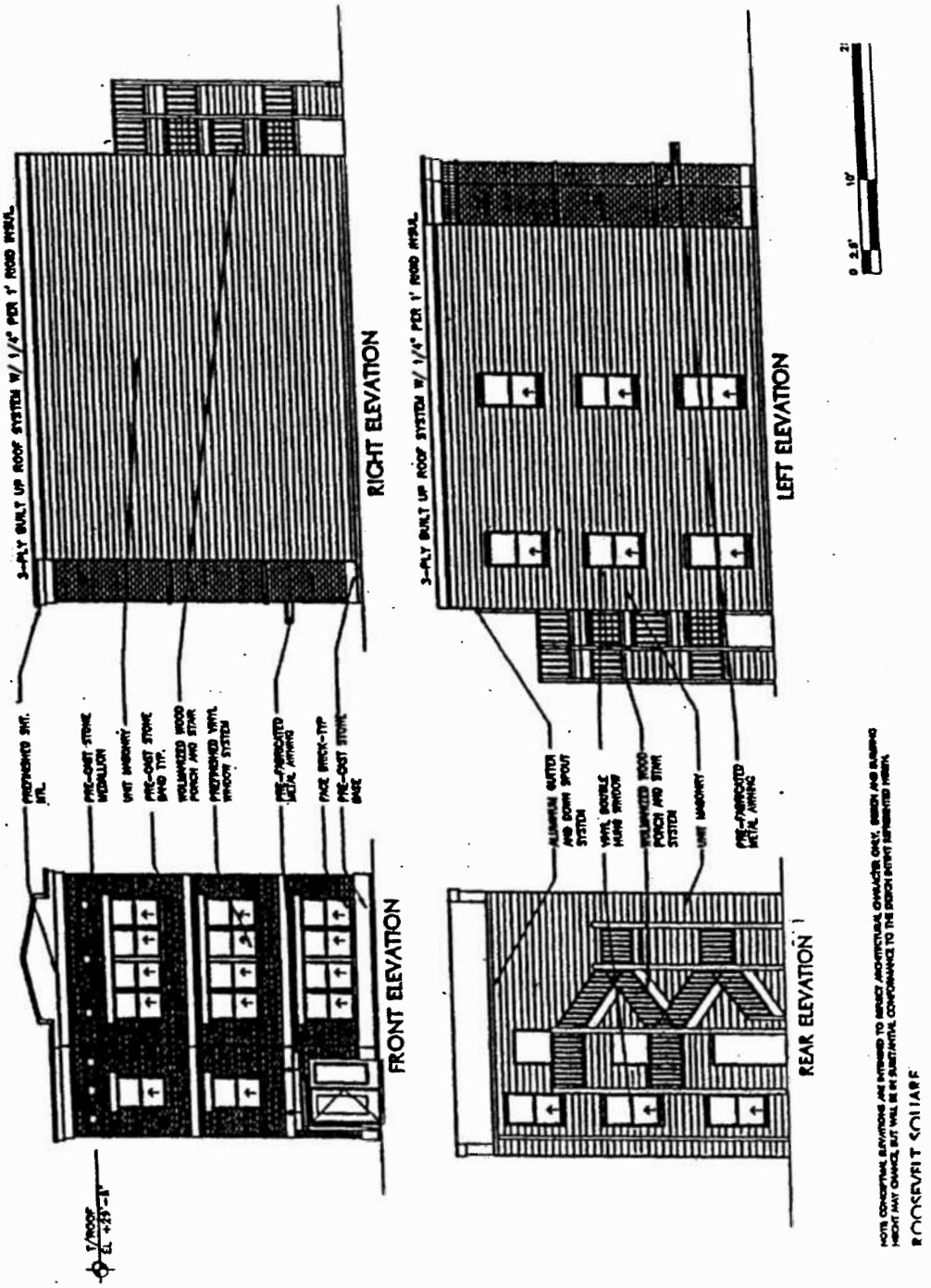


Exhibit 10N.

Phase 1 -- Illustrative Three Flat Elevations -- 11B.

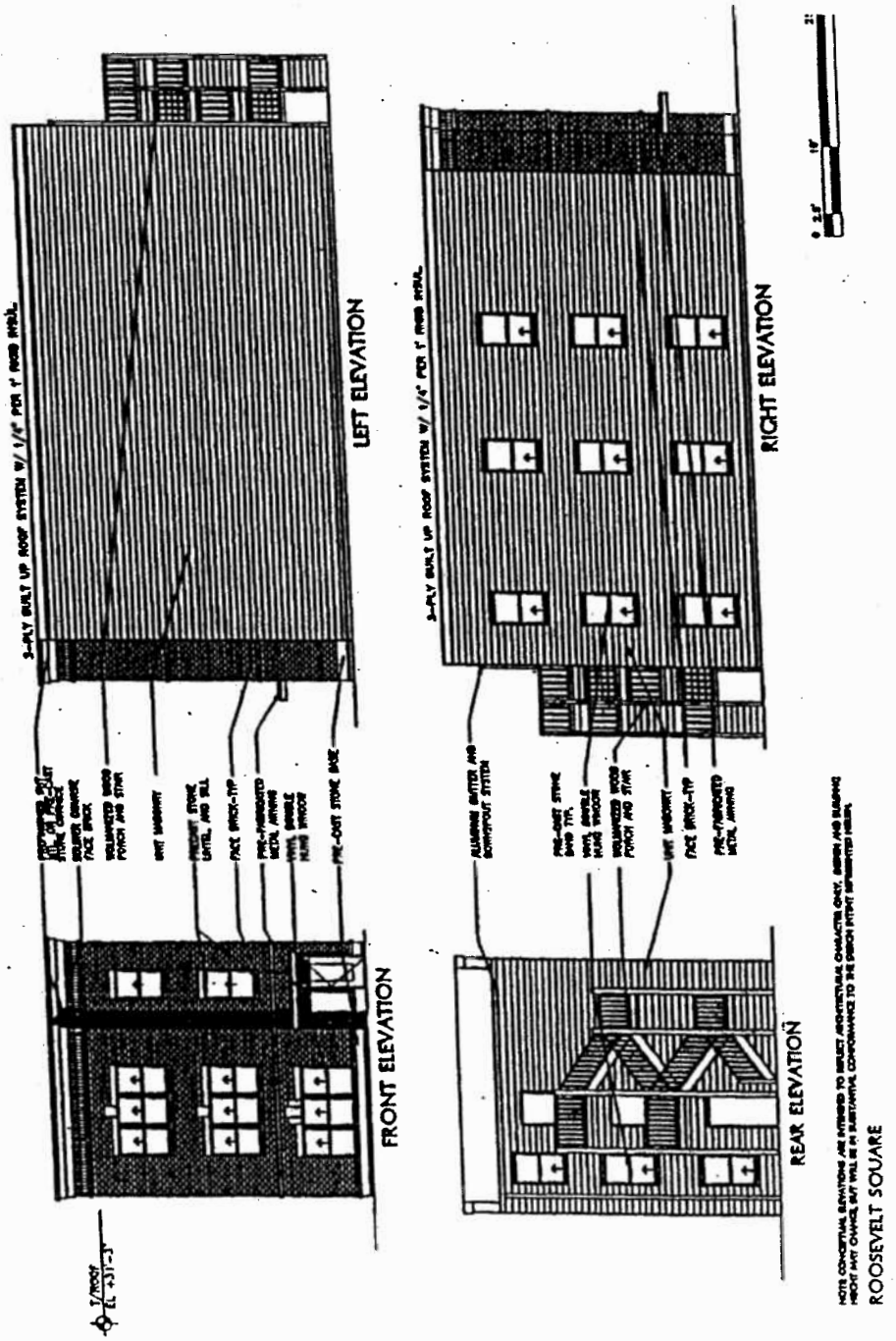


Exhibit 10O.

Phase 1 -- Illustrative Three Flat Elevations -- 11C.

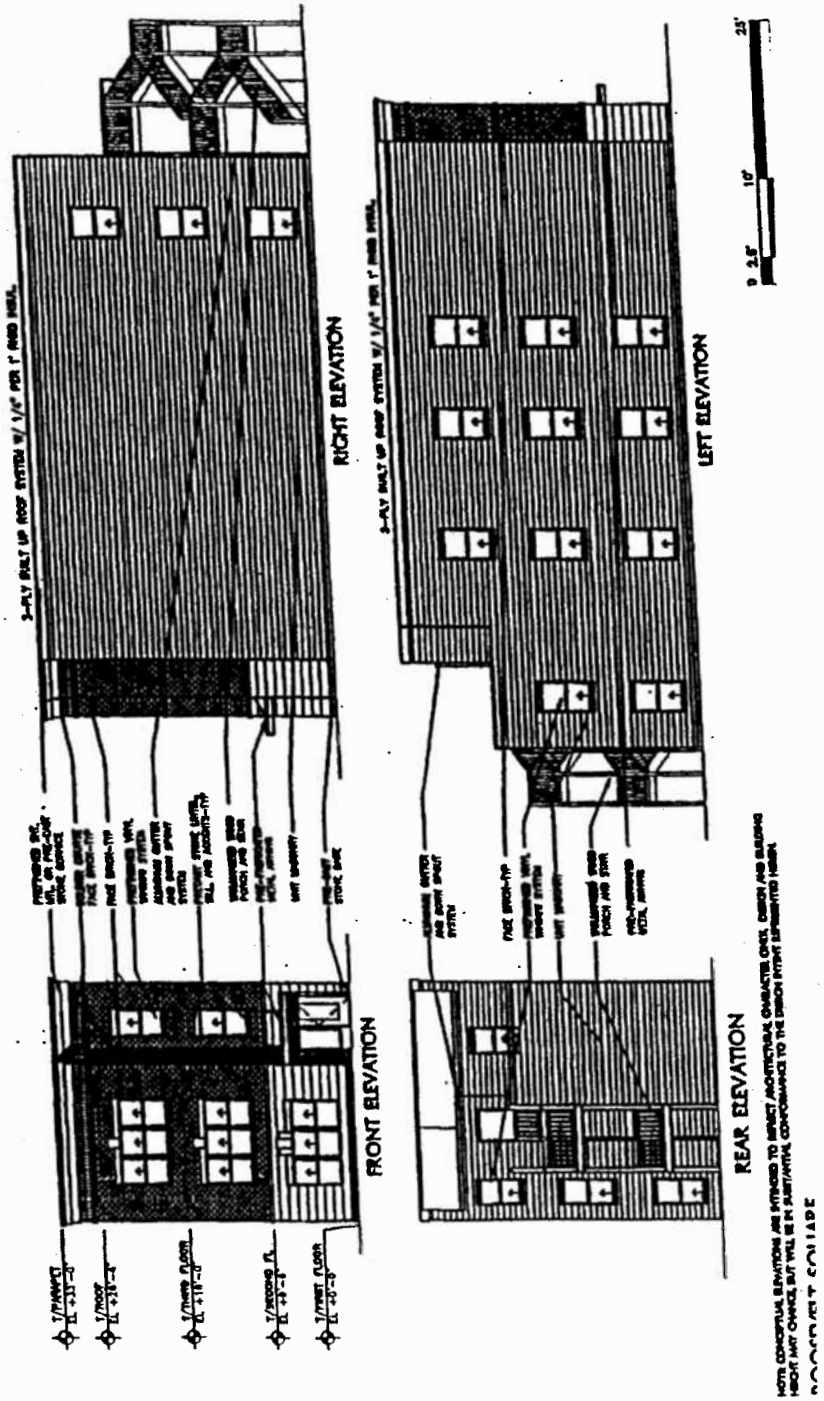


Exhibit 10P.

Phase 1 -- Illustrative Six Flat Elevations -- 12A.

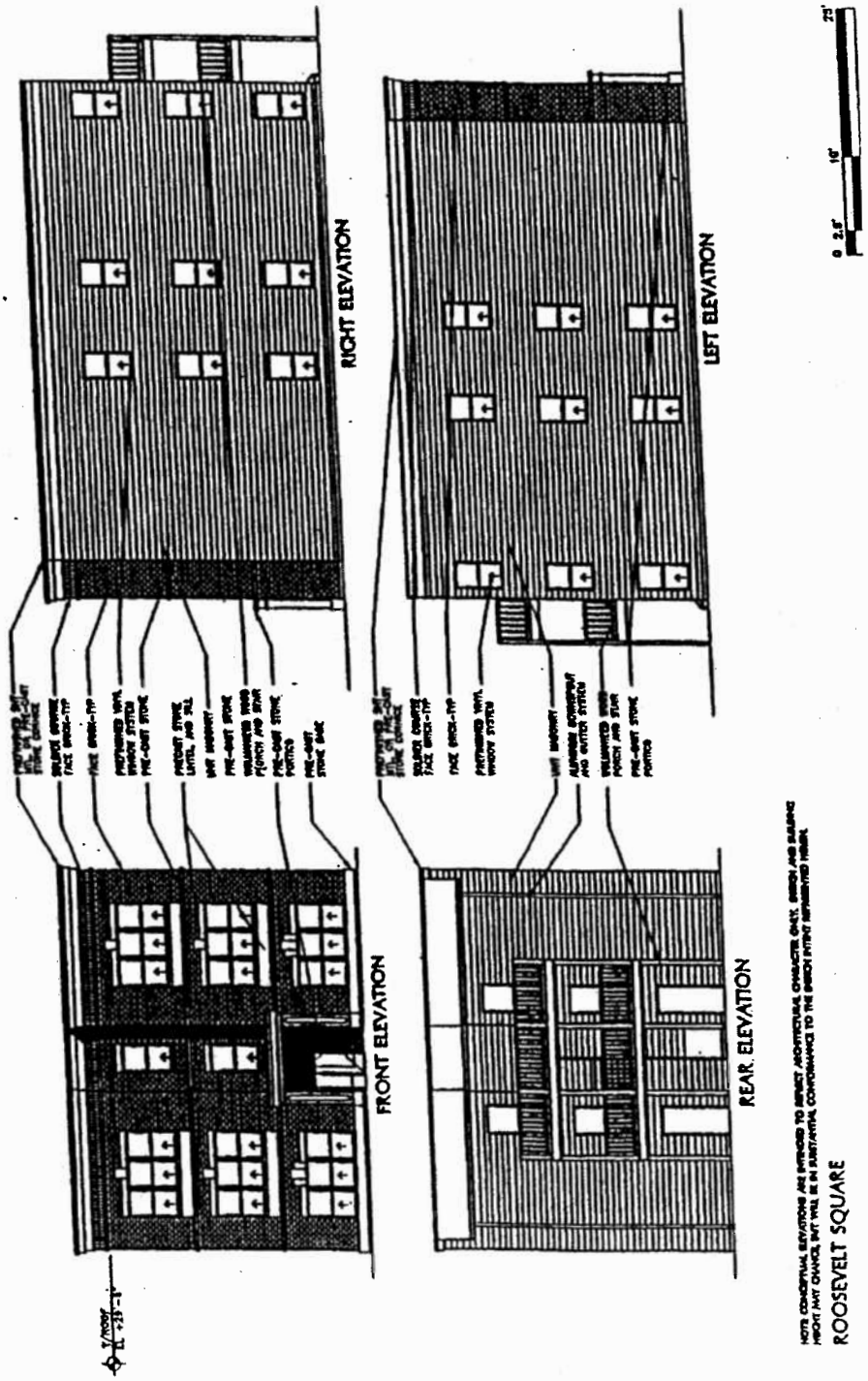


Exhibit 10Q.

Phase 1 -- Illustrative Six Flat Elevations -- 12B.

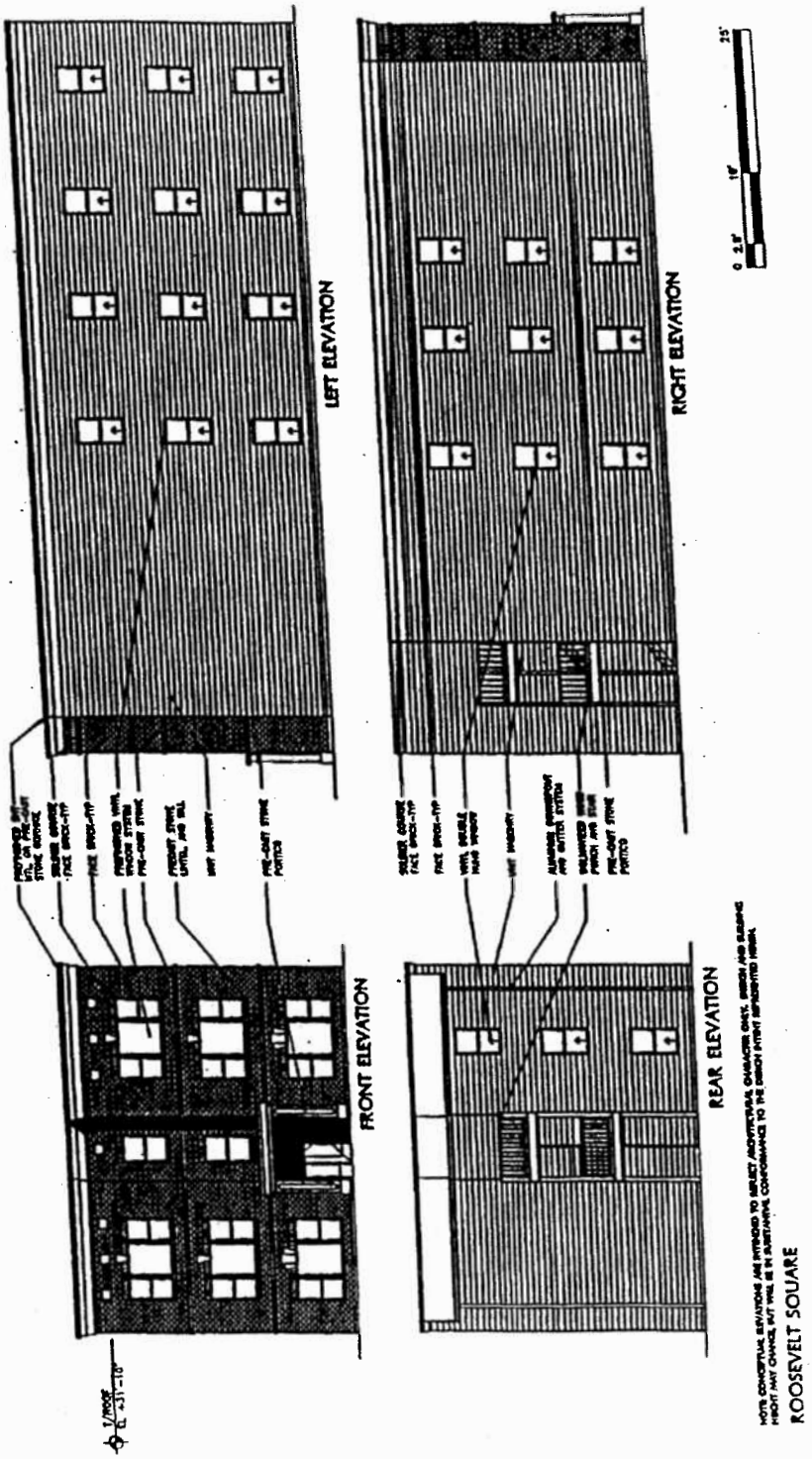


Exhibit 10R.

Phase 1 -- Illustrative Grenshaw Street Townhome Elevations -- 3E And 13A.

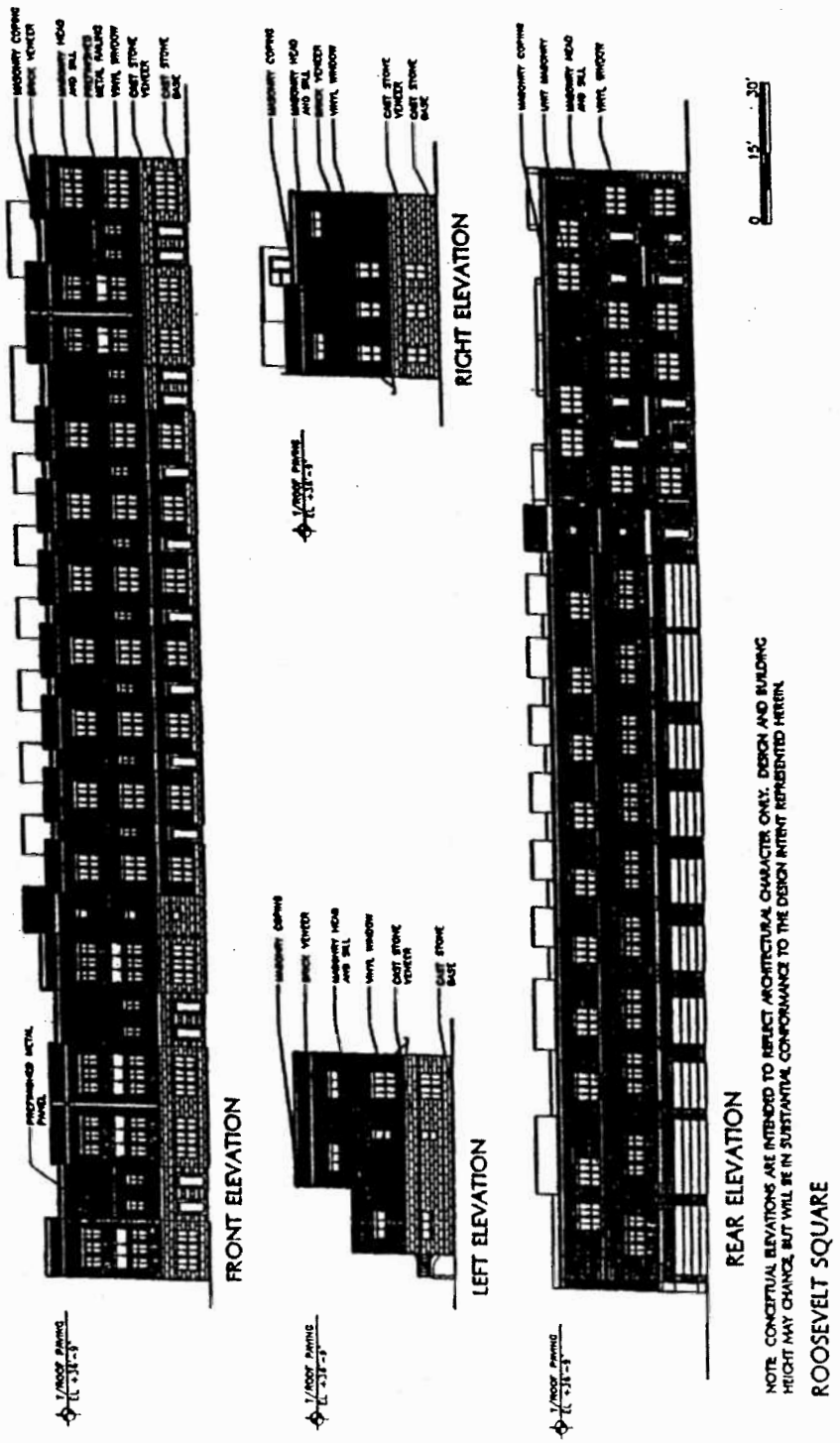
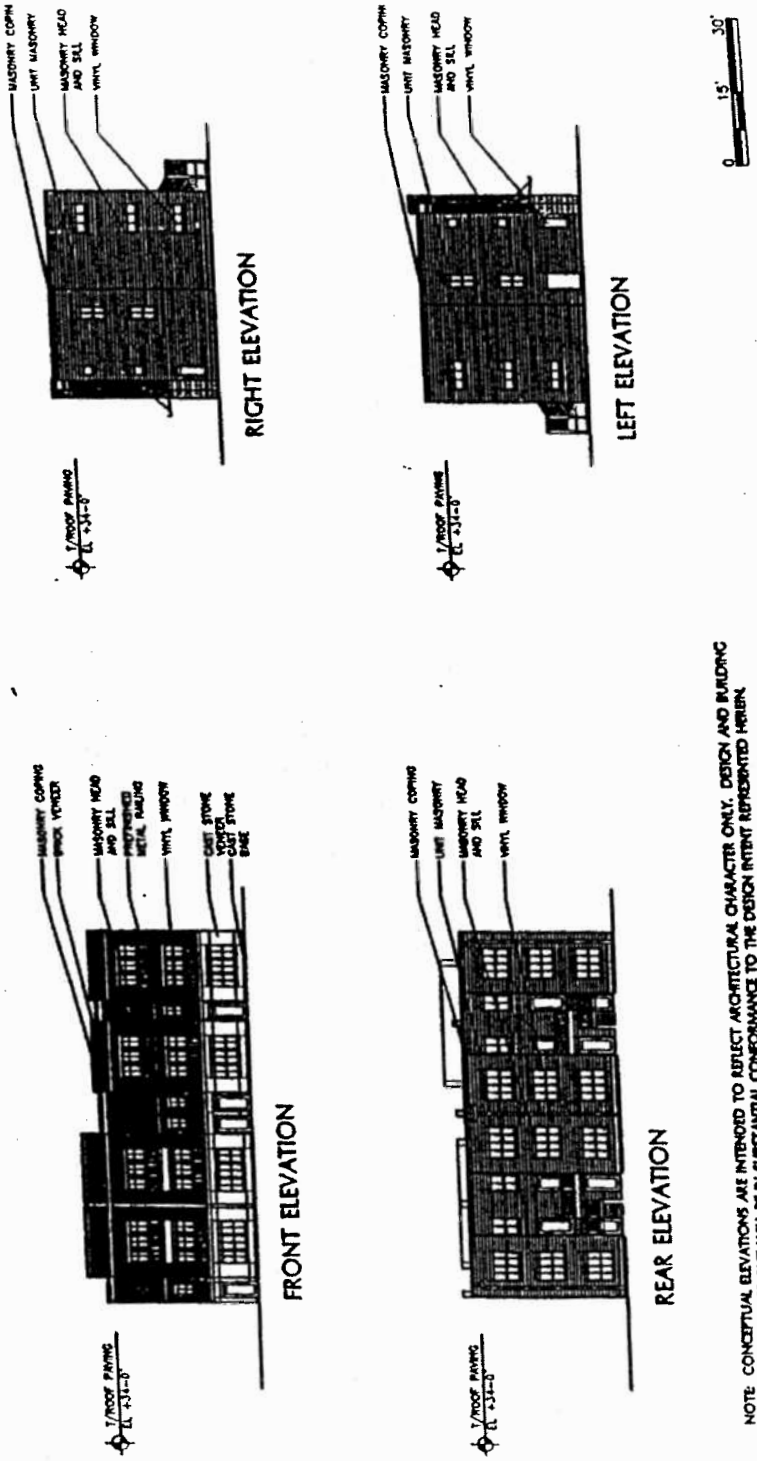


Exhibit 10S.

Phase 1 -- Illustrative Washburne Avenue Townhome Elevations -- 13B.



NOTE: CONCEPTUAL ELEVATIONS ARE INTENDED TO REFLECT ARCHITECTURAL CHARACTER ONLY. DESIGN AND BUILDING HEIGHT MAY CHANGE, BUT WILL BE IN SUBSTANTIAL CONFORMANCE TO THE DESIGN INTENT REPRESENTED HEREIN.

ROOSEVELT SQUARE

Exhibit 10T.

Phase 1 -- Illustrative Roosevelt Courtyard Building Elevations -- 14A.

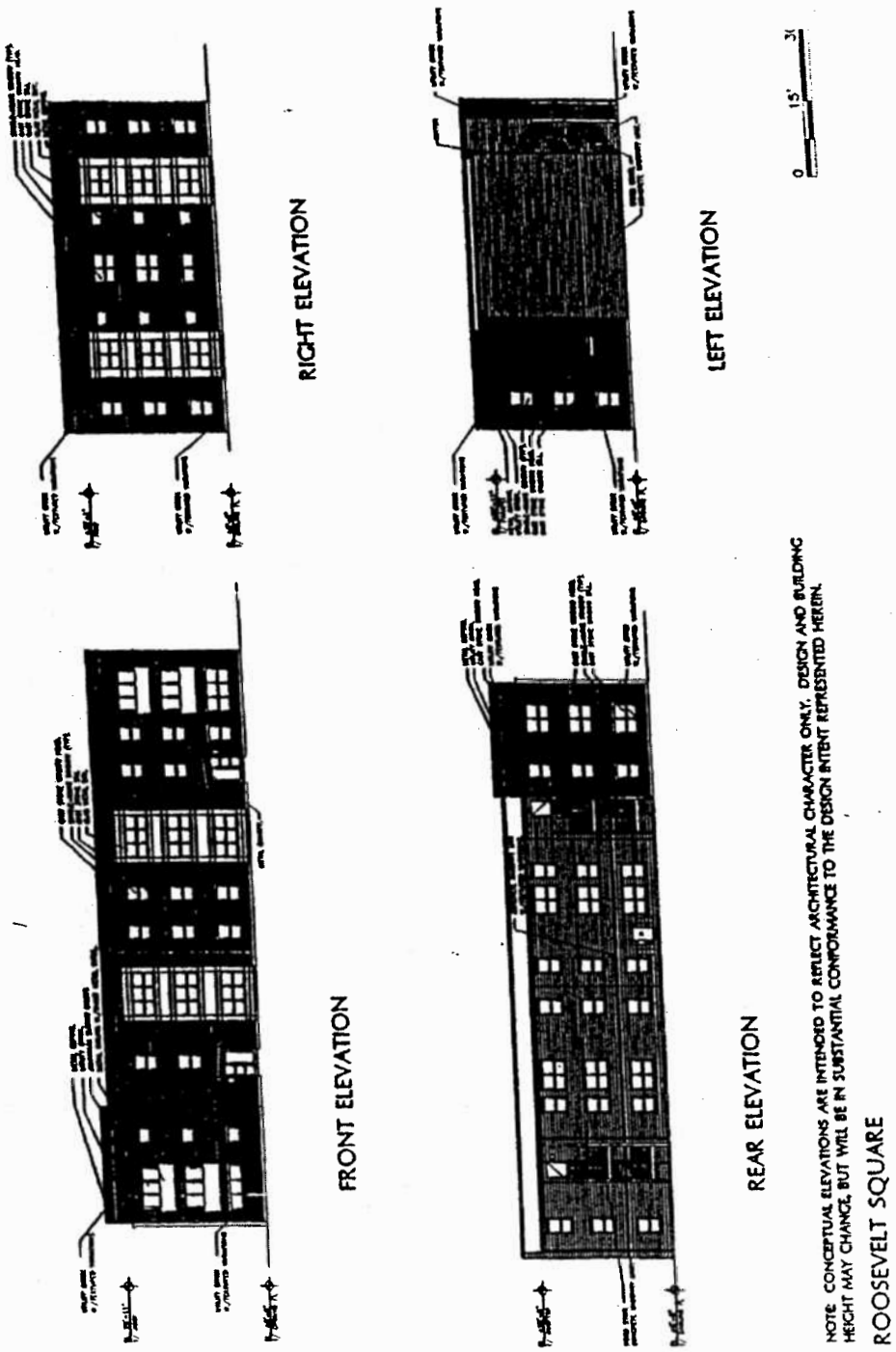


Exhibit 10U.

Phase 1 -- Illustrative Roosevelt Courtyard Building Elevations -- 14B.

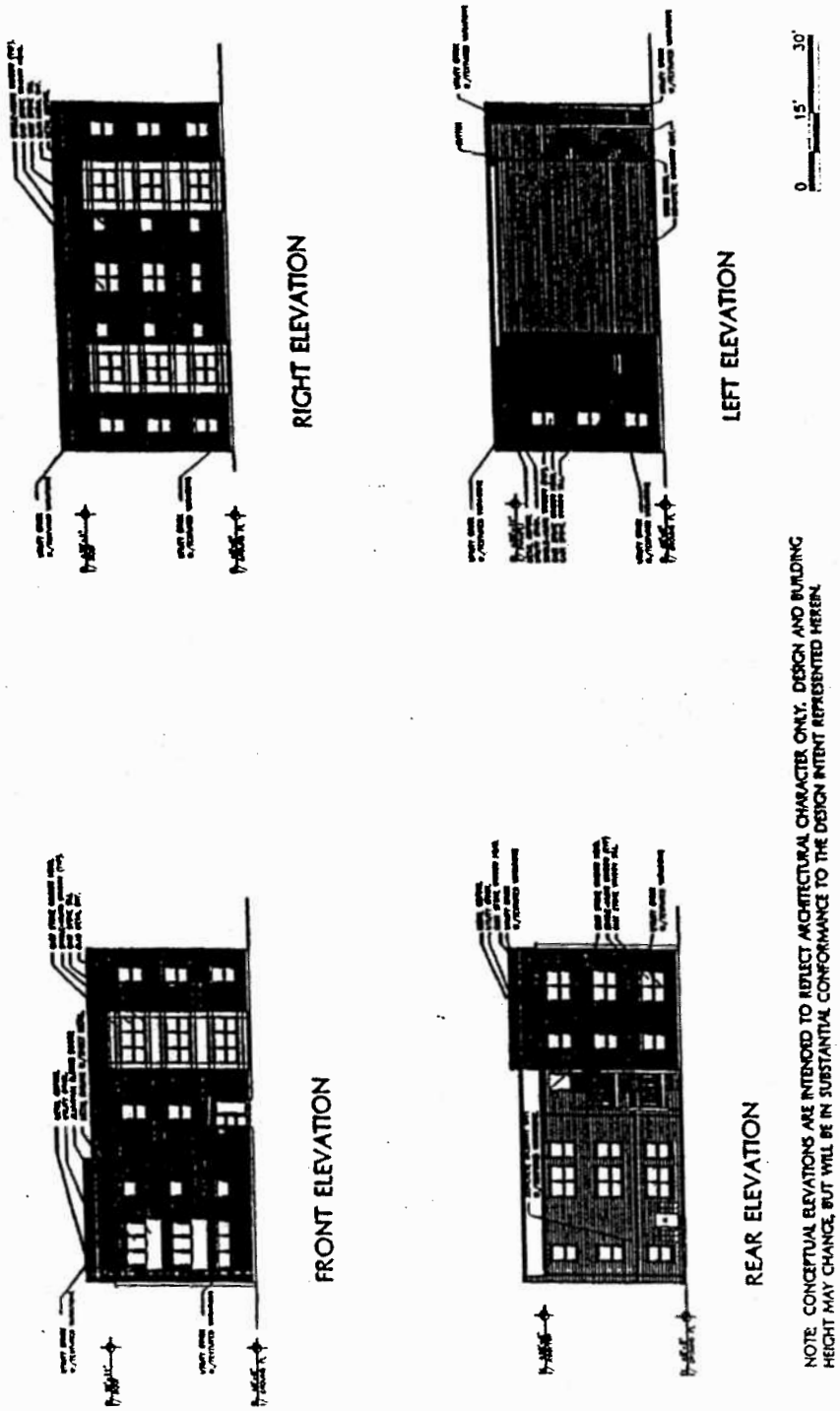


Exhibit 10V.

Phase 1 -- Illustrative Three Flat Elevations -- 15.

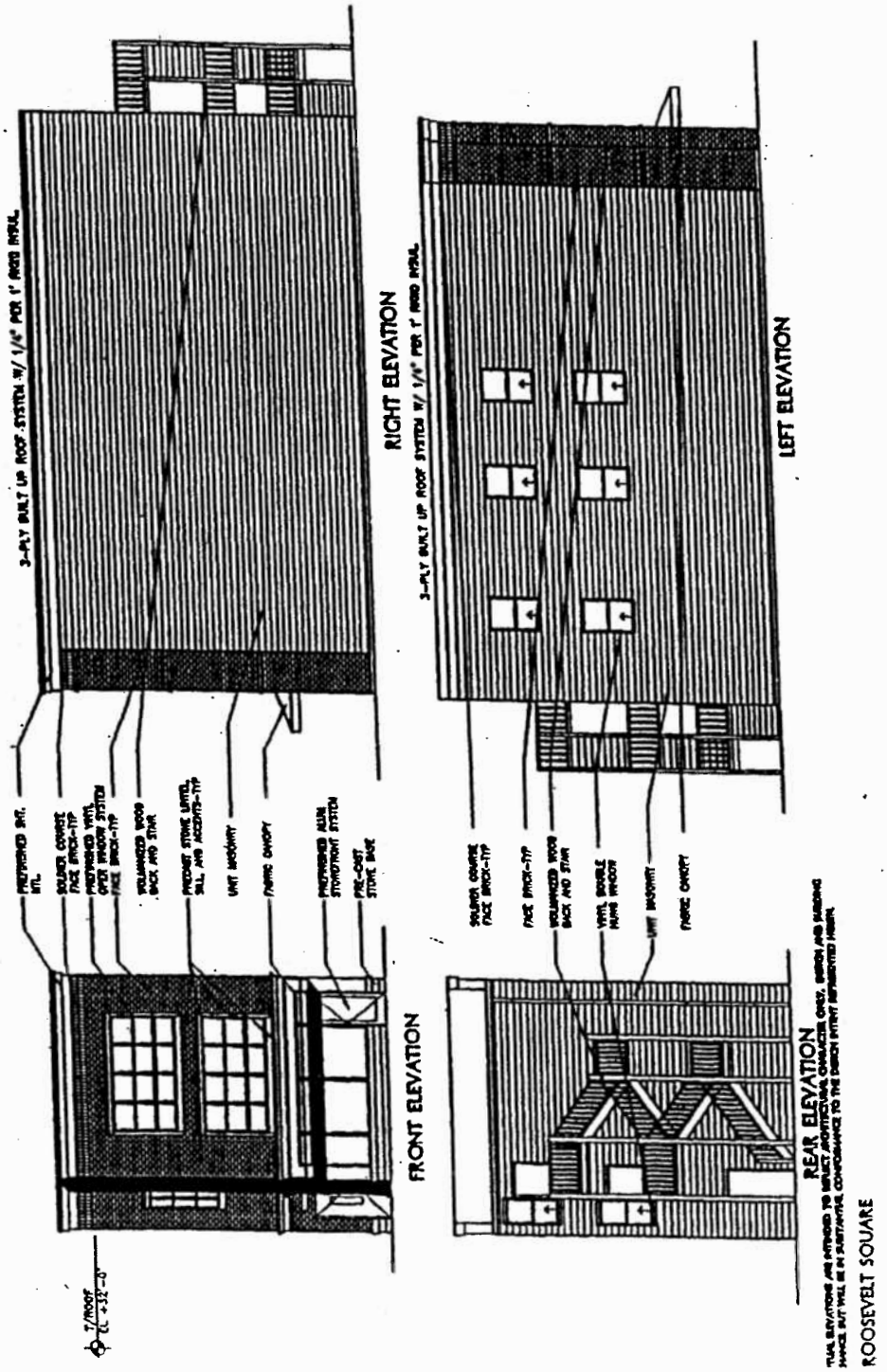


Exhibit 10W.

Phase 1 -- Illustrative Taylor Mixed-Use Building Elevations -- 16.

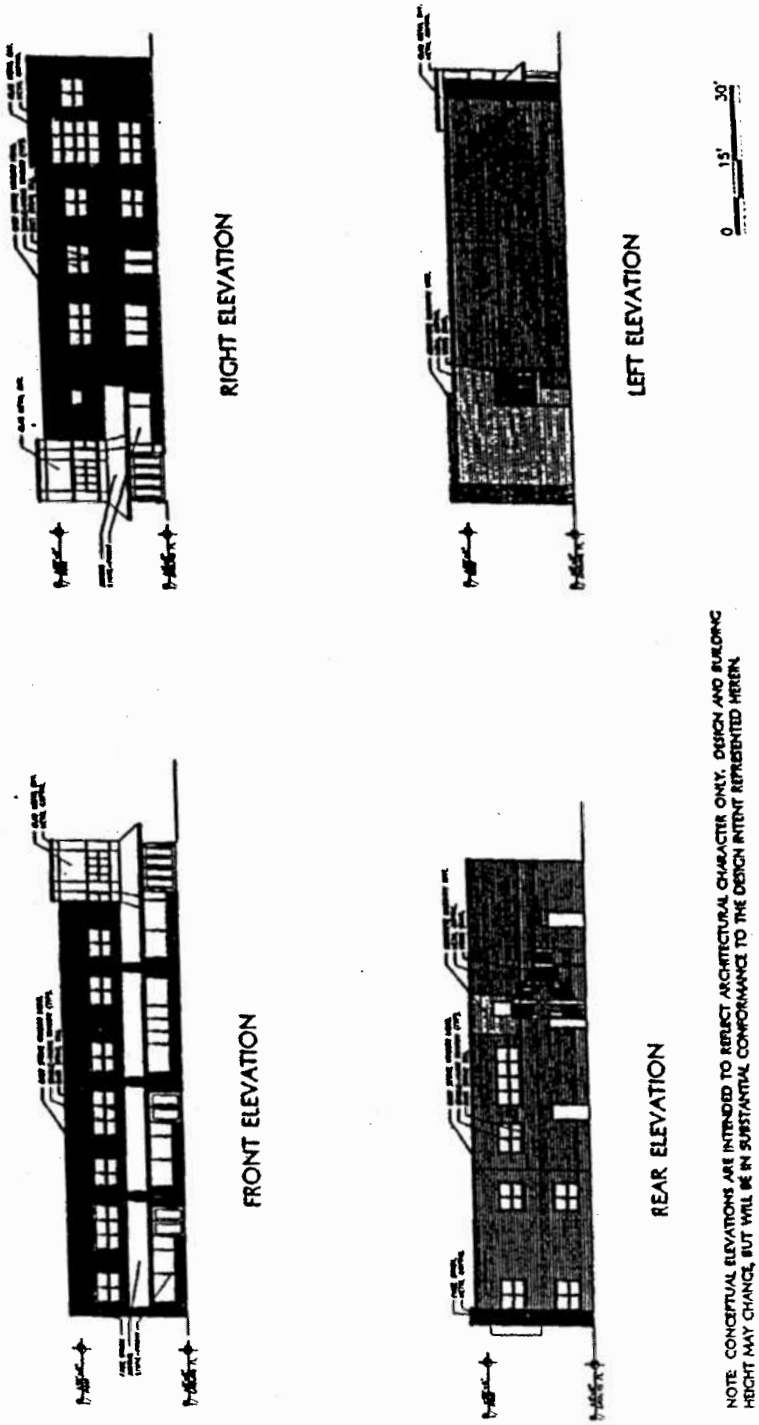


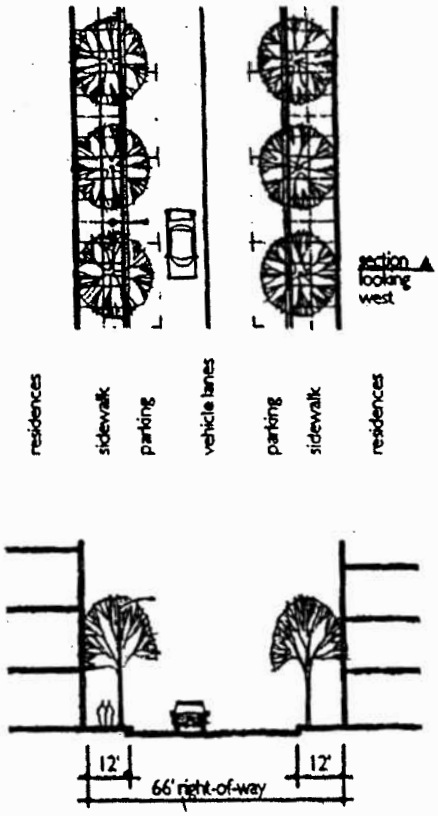
Exhibit 11E.

Street Character Diagram.

The "Residential Loft Street" is a street with a typical 66 foot right-of-way, low-volume and low-speed local traffic, with on-street parallel parking on both sides. Five to ten story residential buildings and high-density development are appropriate on this street type. 15th Street is the sole example of the residential loft street.

- Twelve foot concrete sidewalk.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- Standard City of Chicago "cobra head" street light, per City standards.
- First-floor lobby, common areas, some retail, or indoor parking, with residential above.
- No required setback from front property line.
- New loft type buildings on north side of 15th Street.
- New or rehabbed seven + story loft type buildings on south side of 15th Street.
- Common building entry faces street.
- First floor at grade.
- Masonry construction on street facades.
- Industrial character to architecture.
- Large punched opening windows.
- Limestone, architectural pre-cast concrete, or masonry sills, lintels, and details.

NOTE *Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.*



ROOSEVELT SQUARE

Sub Area E - Residential Loft (15th Street)

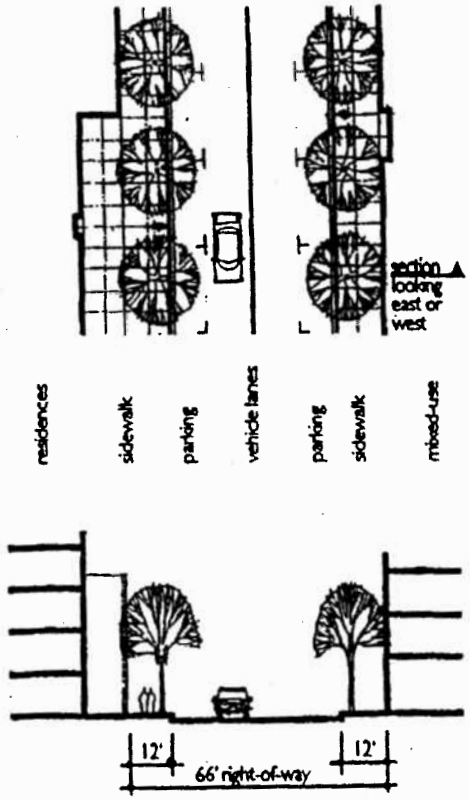
Exhibit 11D.

Street Character Diagram.

The "Mixed-use Pedestrian Retail Street" has a typical 66 foot right-of-way with low-volume and low-speed local traffic with parallel parking on both sides and is shady and tree-lined. Land use is a mix of ground floor restaurants, retail, and services with some ground floor residential and residential on upper floors. Two to four story buildings and medium density development are appropriate on this street type. Taylor Street is the sole example of the mixed-use pedestrian retail street.

- Ten foot concrete sidewalk.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- "Double acorn" street light at 50 to 75 foot spacing, per City standards.
- Ground floor commercial (restaurants, retail, and services) with residential above, some ground floor residential.
- Some potential for stand-alone retail.
- Activity from restaurant and retail should be located adjacent to the sidewalk and street. Street cafes may be established along the sidewalk or within building setbacks.
- No required setback from front property line on commercial buildings, modest and variable setbacks on residential buildings, potential to create pockets of green on street.
- Two to four story buildings.
- Front doors face street.
- First floor at grade.
- Retail buildings with taller first floor (10 to 14 feet) and shorter upper floors (8 to 10 feet).
- Masonry construction on street facades and side elevations visible from public rights-of-way.
- Punched opening windows.
- Limestone, architectural pre-cast concrete, or masonry sills, lintels, and details.

NOTE: *Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.*



ROOSEVELT SQUARE **Sub Area D - Mixed-use Pedestrian Retail (Taylor Street)**

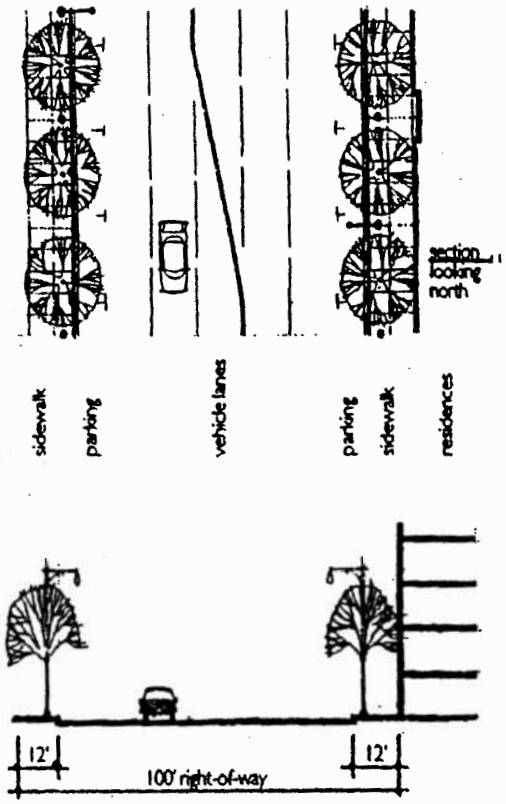
Exhibit 11C.

Street Character Diagram.

The "Commercial Residential Corridor" is an arterial street characterized by a relatively wide right-of-way and high-volume traffic. Because of its width and traffic volume taller buildings and greater density are appropriate on this street type. Ashland Avenue is the sole example of the commercial residential corridor.

- 6 foot concrete sidewalk adjacent to 5 foot parkway planters with low curbs.
- Shade trees at 25 foot spacing in 5 x 5 cast-iron tree grates, per City standards.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standards.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standards.
- No required setback from front property line.
- First floor retail mixed in with first floor residential and residential above.
- Three to four story buildings with some five story buildings.
- Front doors visible from street.
- First floor at grade.
- Retail buildings with taller first floor (10 to 14 feet) and shorter upper floors (8 to 10 feet).
- Masonry construction on street facades.
- Punched opening windows.
- Limestone, architectural pre-cast concrete, or masonry sills, lintels, and details.

NOTE: *Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.*



ROOSEVELT SQUARE

Sub Area C - Commercial Residential Corridor (Ashland Avenue)

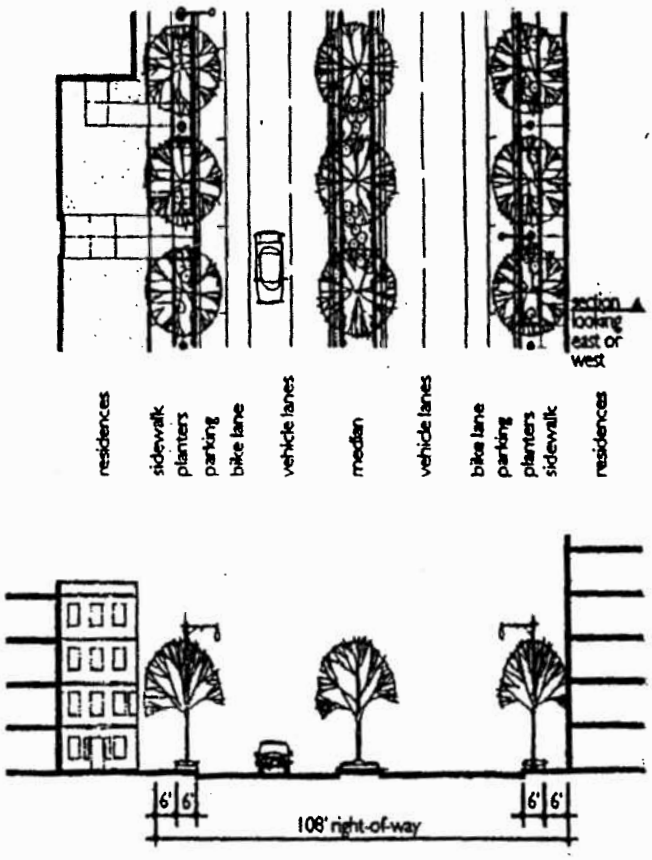
Exhibit 11B.

Street Character Diagram.

The "Residential Boulevard" is a high-volume arterial street characterized by a wide right-of-way and a divided roadway separated by a landscaped median. Because of its width and traffic volume taller buildings and greater density are appropriate on this street type. Roosevelt Road is the sole example of the residential boulevard.

- Boulevard roadway with center median and separated one-way travel lanes.
- Landscaped center median with shade trees and low shrubs.
- Twelve foot parkway including six foot concrete sidewalk adjacent to five foot parkway planters with low curbs.
- Shade trees at twenty-five foot spacing in parkway planters or, where dictated by pedestrian circulation or site constraints, in 5 x 5 cast-iron tree grates, per City standards.
- "Gateway 2000" street lights at 100 foot spacing for roadway lighting, per City standards.
- "Single acorn" pedestrian lights at 50 foot spacing for pedestrian lighting, per City standards.
- No required setback from front property line. Some mid-building courtyard setbacks.
- Principally three and four story buildings with some five story buildings.
- Ground floor or single-story retail use at some corners.
- Front doors visible from street.
- First floor at grade.
- Masonry construction on street facades.
- Punched opening windows.
- Limestone, architectural pre-cast concrete, or masonry sills, lintels, and details.

NOTE: *Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.*



ROOSEVELT SQUARE

Sub Area B - Residential Boulevard (Roosevelt Road)

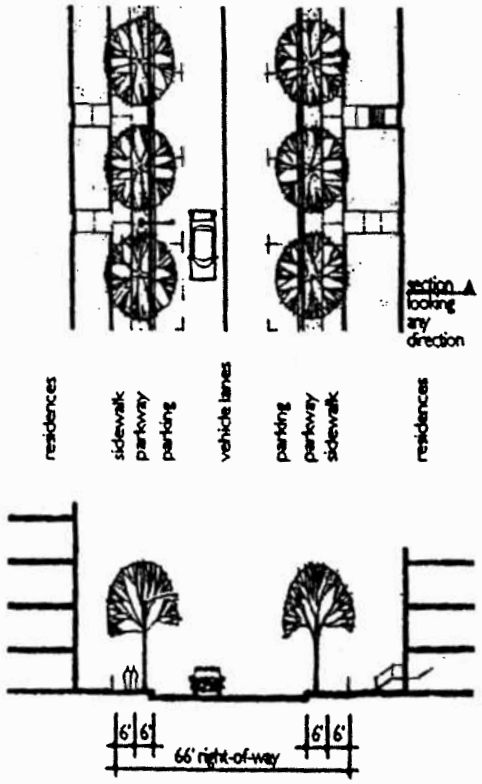
Exhibit 11A.

Street Character Diagram.

The "Traditional Chicago Residential Street" is a street with a typical 66 foot right-of-way, low-volume and low-speed local traffic, shady and tree-lined residential character with on-street parallel parking on both sides. They are often one-way streets. Two to four story residential buildings and low to medium density development are appropriate on this street type. All of the side streets are of this type.

- Six foot concrete sidewalk adjacent to six foot grass parkway.
- Shade trees at 25 foot spacing in parkway, per City standards.
- Standard City of Chicago "cobra head" street light at 75 or 100 foot spacing, per City standards.
- Ornamental metal fence at some front property lines.
- Minimum ten foot required front yard setback with some encroachments such as stairs, porches, and bays.
- Two to four story buildings.
- Front doors visible from street.
- First floor predominantly at grade.
- Masonry construction on street facades.
- Punched opening windows.
- Limestone, architectural pre-cast concrete, or masonry sills, lintels, and details.

NOTE: *Parkway dimensions are for new streets only. Parkway dimensions of existing streets may vary.*



ROOSEVELT SQUARE

Sub Area A - Traditional Chicago Residential Street (typical side street)