

# PD 918

**Table of Contents**

**02/08/2006 PD Amendment** ..... **2**

    Ordinance ..... 2

    Statements ..... 3

    Bulk Table ..... 7

    Exhibits ..... 8

**07/21/2004** ..... **19**

    Ordinance ..... 19

    Statements ..... 20

    Bulk Table ..... 23

    Exhibits ..... 24

*Reclassification Of Area Shown On Map Number 7-J.  
(Application Number 15320)*

*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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-J in the area bounded by:

the alley next northeast of West George Street; North Ridgeway Avenue; West George Street; and a line west of and parallel to North Ridgeway Avenue, commencing at a point 83.34 feet west of the intersection of North Ridgeway Avenue and West George Street,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby establish in the area above described.

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

*Reclassification Of Area Shown On Map Number 8-F.  
(Application Number 15234) RPD 918, 99*

*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 Residential Planned Development Number 918 District symbols and indications as shown on Map Number 8-F in the area bounded by:

a point 441.72 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue; a line from a point 442.78 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue, to a point 415.93 feet north of West 37<sup>th</sup> Street and 263.01 feet east of South Normal Avenue; a line 415.93 feet north of and parallel to West 37<sup>th</sup> Street; a line 302.93 feet east of and parallel to South

Normal Avenue; West 37<sup>th</sup> Street; a line 134 feet east of and parallel to South Normal Avenue; and a line from a point 134 feet east of South Normal Avenue and 401.45 feet north of West 37<sup>th</sup> Street, to a point 442.78 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue to be connected by a northeasterly line along the arc of a convex line having a radius of 239.51 feet and running for a distance of 96.40 feet to the point of beginning,

to the designation of Residential Planned Development Number 918, as amended.

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

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

*Residential Planned Development Number 918, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential Planned Development ("Planned Development") consists of approximately forty-five thousand four hundred eleven (45,411) square feet (approximately one and four-tenths (1.04) acres) of property located in the area more specifically set forth on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map ("Property"). The Property is under the unified control of the Applicant, RCR/DC, LLC.
2. All applicable official reviews, approvals or permits that are required in connection with the Planned Development shall be obtained or authorized to be obtained by the Applicant, its successors and assigns and, if different from the Applicant, the legal titleholders of all of the Property. Any dedication or vacation of streets, alleys or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal

titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents.

Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein.

Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness), and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. The Plan of Development consists of these thirteen (13) Statements; a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Zoning Map; a Site Plan, a Site Plan-North; a Site Plan-South; a Landscape Plan; and Exterior Elevations-Plans 1 -- 5 prepared by Morgante Wilson Architects, Ltd. dated December 15, 2005. Full-size copies of the Site Plan, Landscape Plan and Exterior Elevations will be on file with the Department of Planning and Development.

The Planned Development conforms to the intent and purpose of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, and all requirements thereof, and satisfies the established standards and guidelines for approval as a planned development set forth in Section 17-8-0900 of the Chicago Zoning Ordinance.

5. The following uses are permitted within the area delineated herein as Residential Planned Development Number 918, as amended: twenty-one single-family homes, attached and detached, with garages.
6. Identification signs and temporary signs such as construction and marketing signs, are permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Ingress and egress including emergency vehicle access and service drives shall be subject to the review and approval of the Chicago Department of Transportation and the Department of Planning and Development. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any street or alley constructed by the Applicant and intended to be dedicated to the City of Chicago must be designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Chicago Department of Transportation in effect at the time of construction. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. The maximum height of each of the buildings shall be in substantial conformance with the elevations set forth in the exhibits of the Planned Development and shall be subject to any height limitations of the Federal Aviation Administration.
9. The improvements on the Property including landscaping and ingress and egress, shall be designed, constructed and maintained in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and the Exterior Elevations attached to and made a part of this Planned Development.
10. The terms, conditions and exhibits of the Planned Development may be modified administratively by the Commissioner of the Department of

Planning and Development upon written application by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by the Planned development and the purposes underlying the provisions thereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning ordinance.

11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use its best and reasonable efforts to design, construct and maintain all new buildings located within the Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. If City financial assistance is received in connection with development within this Planned Development, then relevant City policy in effect at the time such assistance is sought regarding vegetated ("green") roofs and other environmental requirements shall apply.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that 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. A minimum of four (4) single-family homes shall be designed and constructed as "visitable" as defined by the Mayor's Office for People with Disabilities.
13. Unless substantial construction of the single-family homes contemplated by this Planned Development has commenced within six (6) years following adoption of the Planned Development, and unless completion thereof is diligently pursued thereafter, the Planned Development shall expire and the zoning of the Property shall revert to the pre-existing classification of RS3 Residential Single-Unit District.

[Planned Development Boundary, Property Line and Right-of-Way  
Adjustment Map; Existing Zoning Map; Overall Site Plan;  
Site Plan Details; Landscape Plan; and Exterior  
Elevations referred to in these Plan of  
Development Statements printed  
on pages 70448 through  
70458 of this *Journal*.]

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

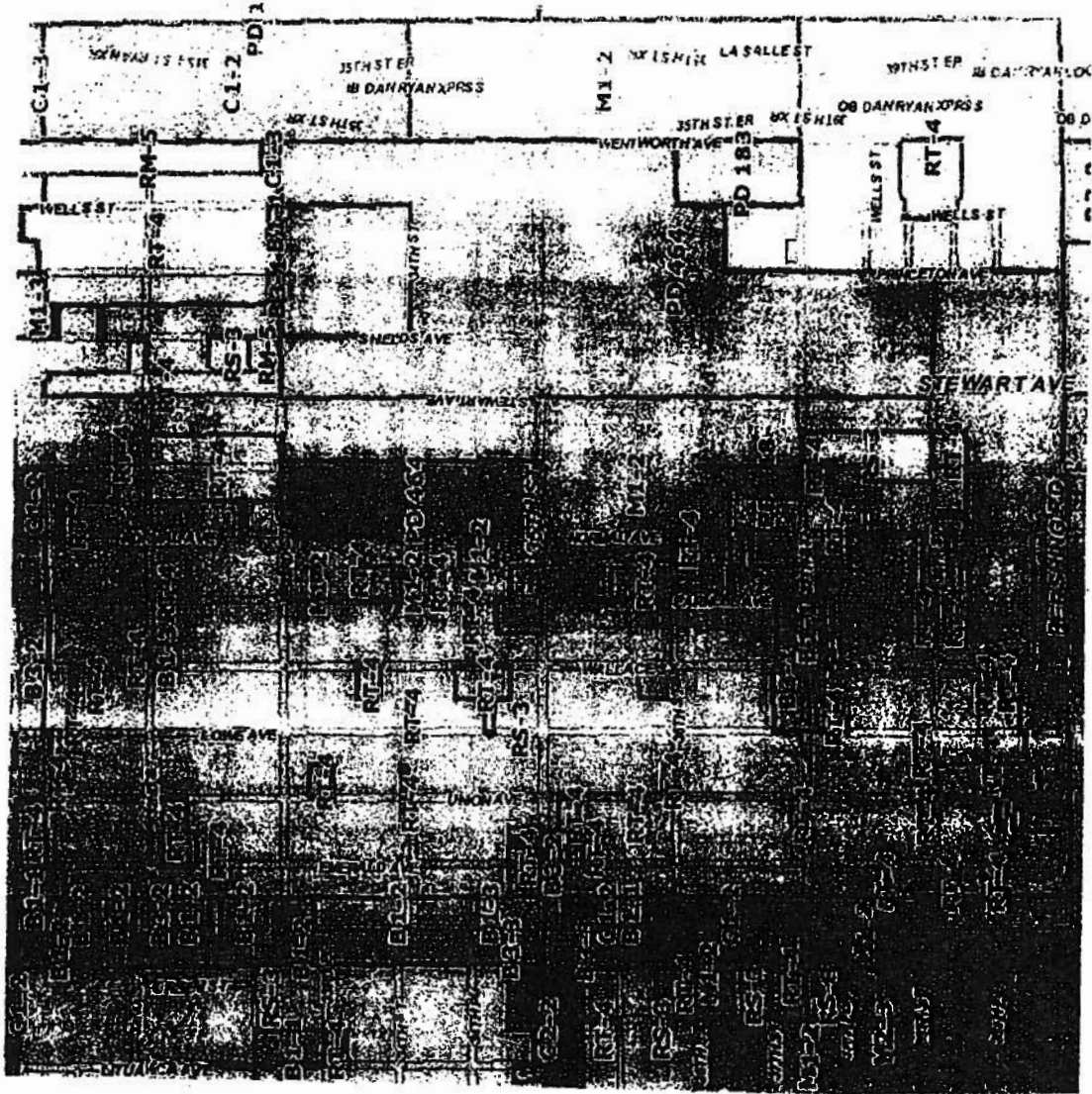
*Residential Planned Development Number 918, As Amended.*

*Bulk Regulations And Data Table.*

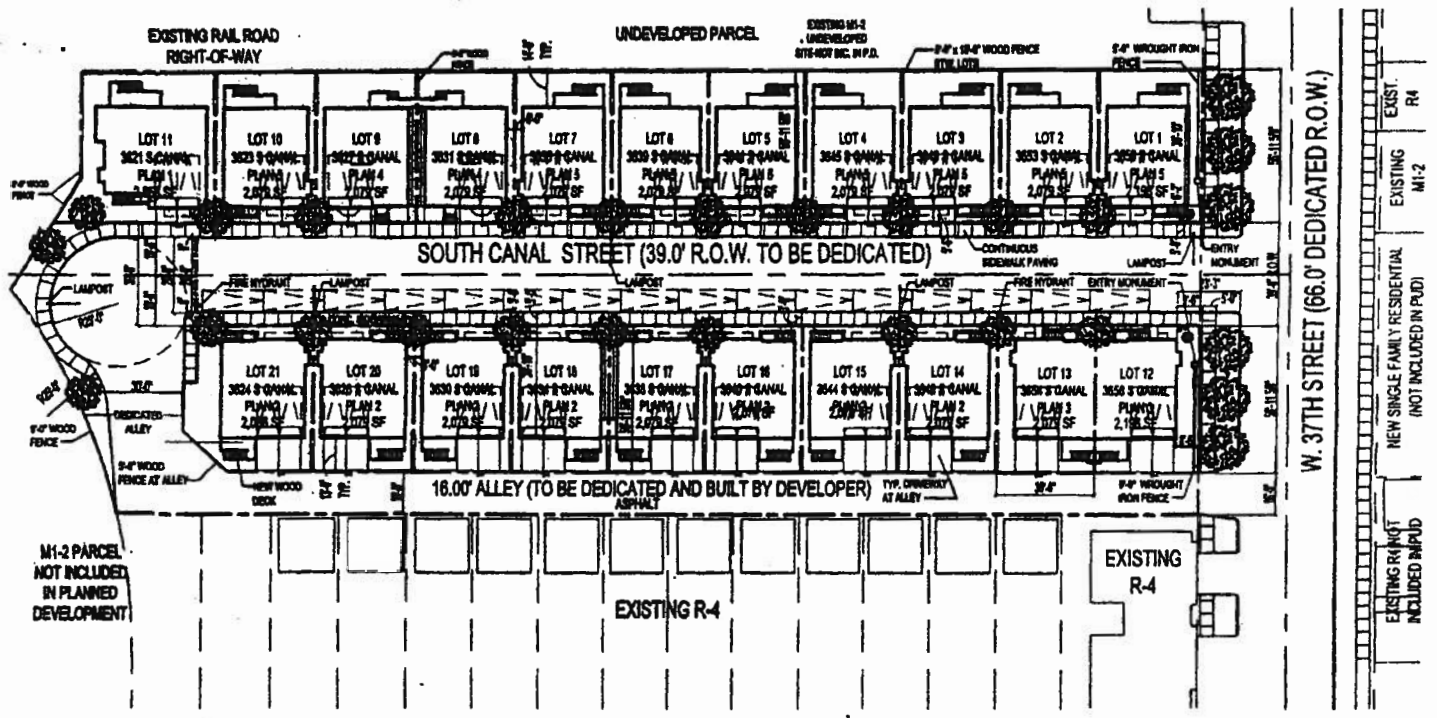
|   |  |
|---|--|
| Net Site Area:                                    | 45,411 square feet   |
| Area in Public Way:                               | 5,575 square feet  |
| Area to be Dedicated for Public Street and Alley: | 25,537 square feet   |
| Gross Site Area:                                  | 76,523 square feet   |
| Permitted Uses:                                   | Twenty-one single-family homes attached and detached, with garages |
| Maximum Number of Dwelling Units:                 | 21   |
| Minimum Number of Off-Street Parking Spaces:      | 42   |
| Maximum Floor Area Ratio:                         | 1.2  |
| Minimum Building Setbacks:                        | In accordance with Site Plan                                       |
| Maximum Building Height:                          | In accordance with Exterior Elevations                             |



Existing Zoning Map.



Overall Site Plan.

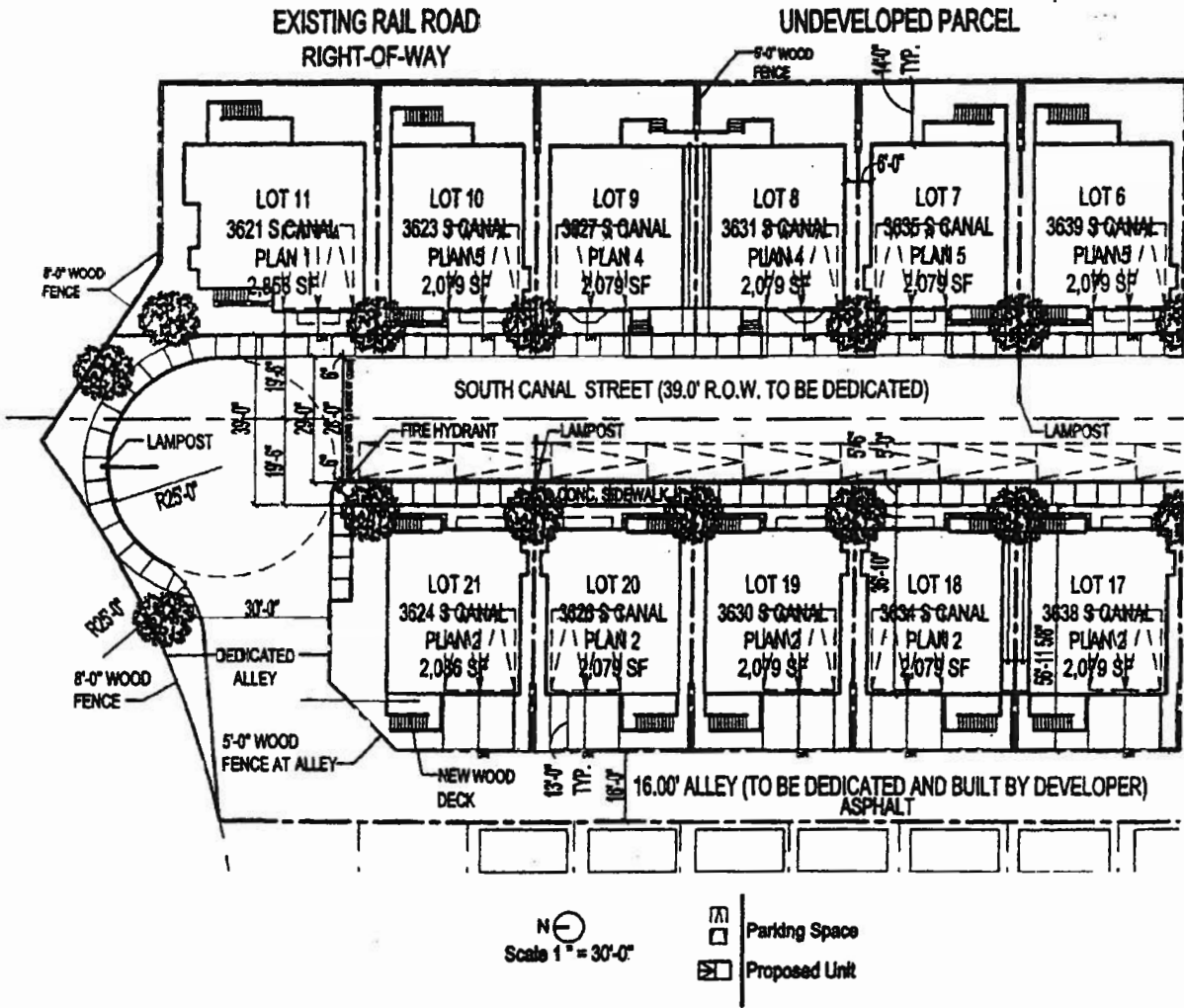


2/8/2006

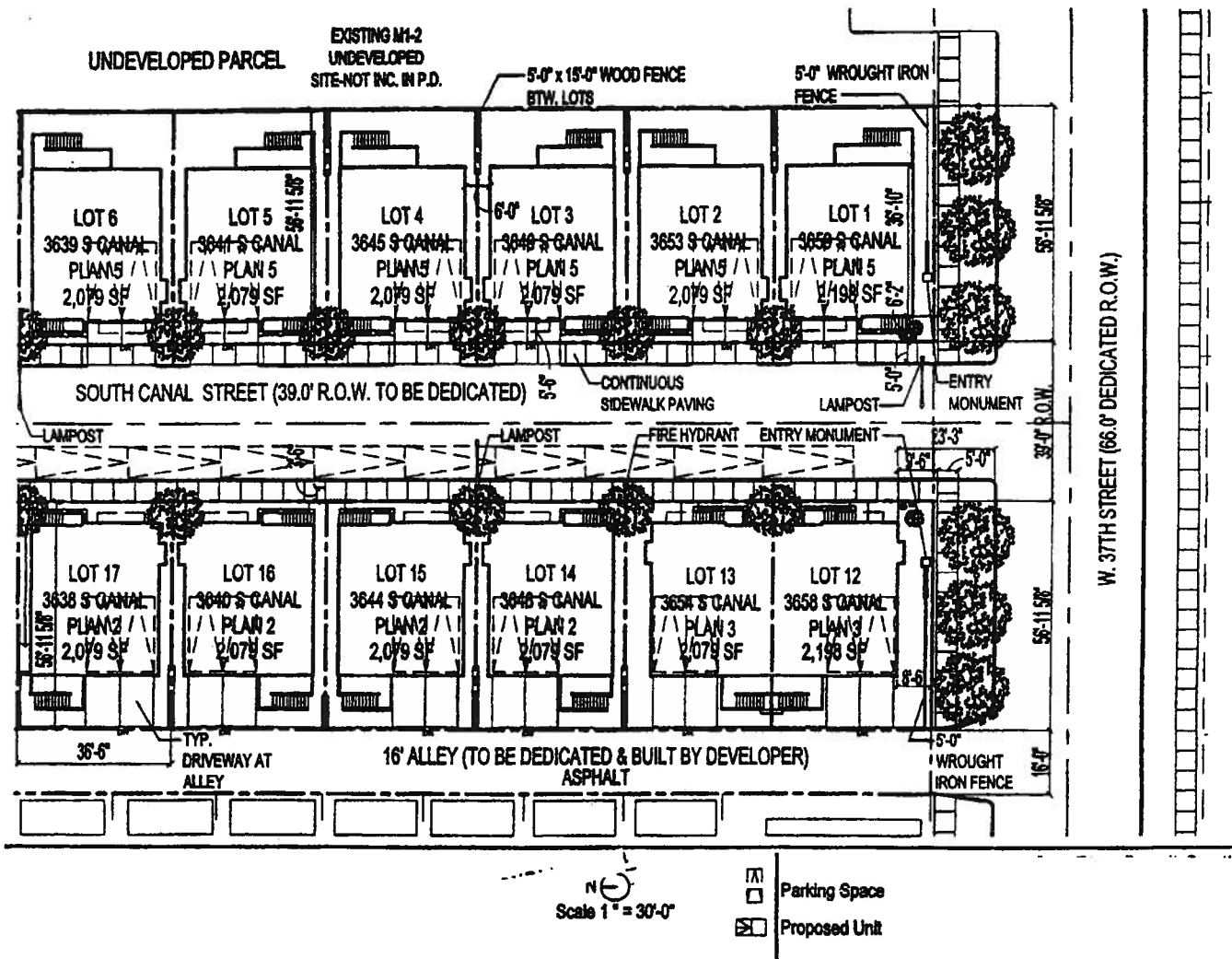
REPORTS OF COMMITTEES

70451

Site Plan Detail -- North.



Site Plan Detail -- South.

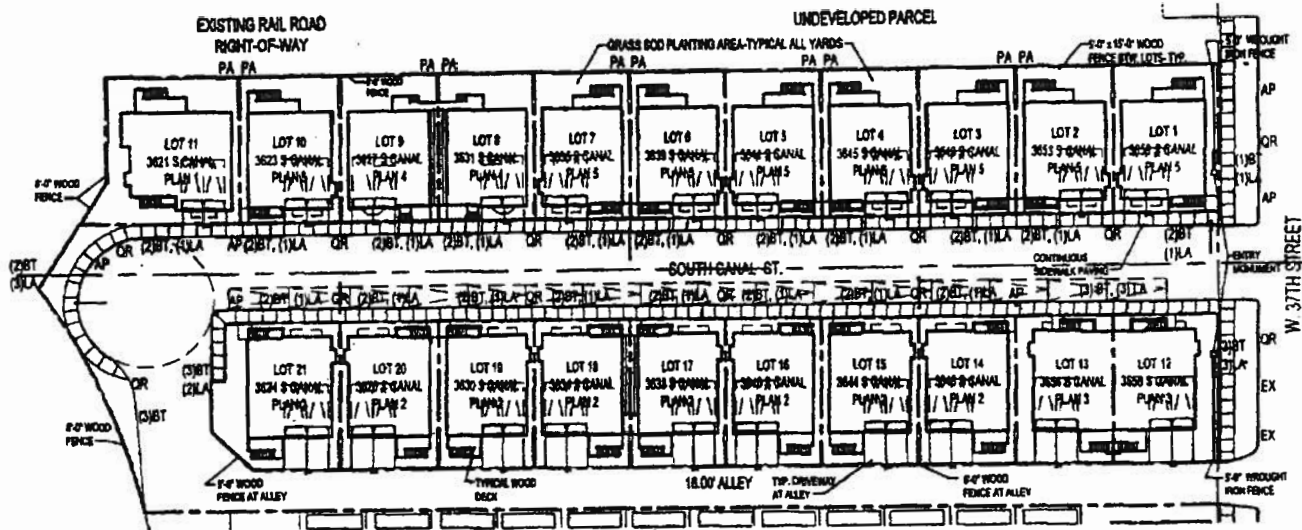


2/8/2006

REPORTS OF COMMITTEES

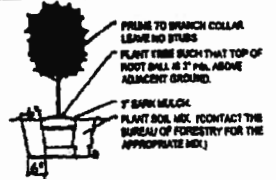
70453

Landscape Plan.



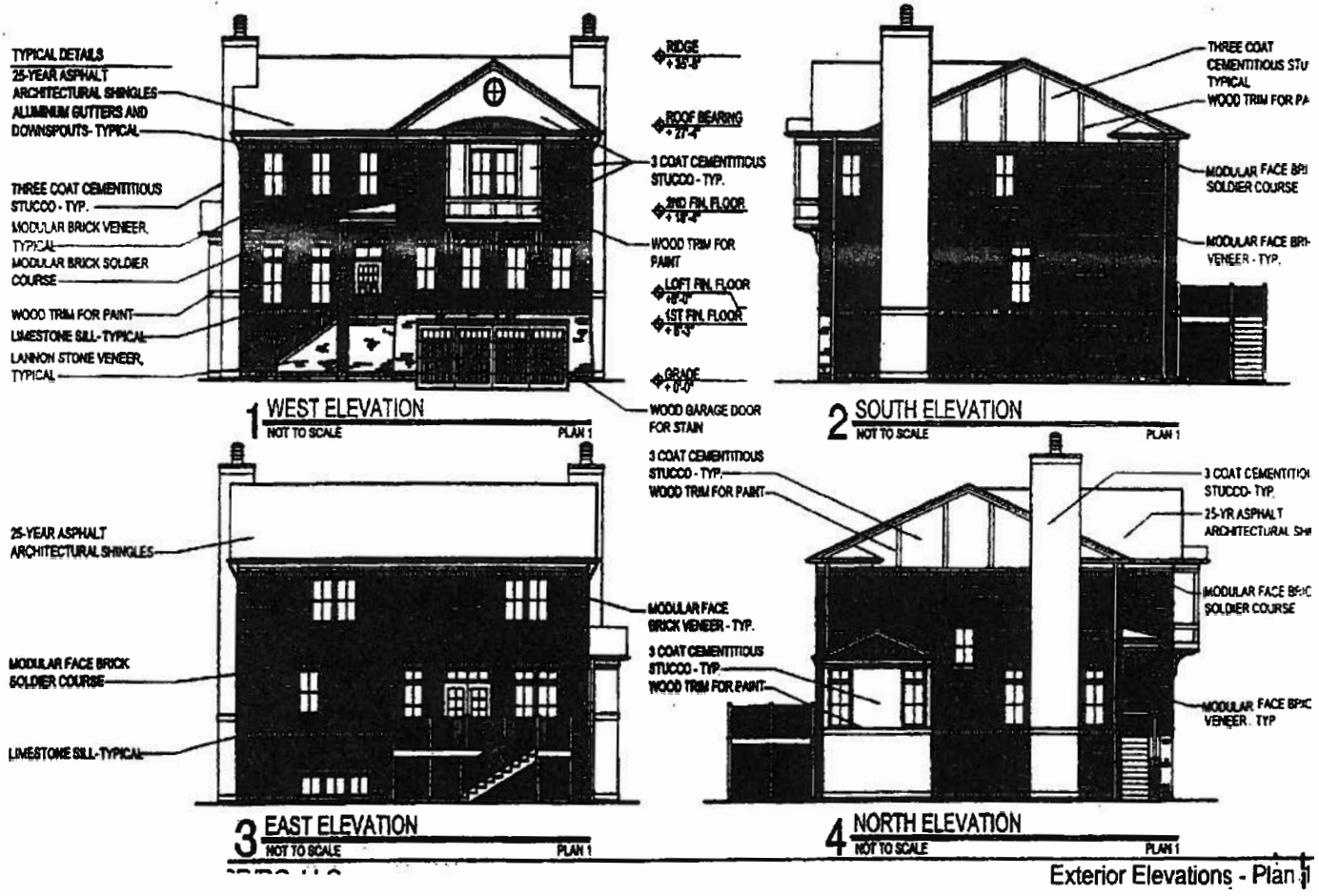
NEW TREE AND SHRUB PLANTING LEGEND

| SYMBOL | BOTANICAL NAME      | COMMON NAME              | QUANTITY |
|--------|---------------------|--------------------------|----------|
| OR     | QUERCUS RUBICON     | 2 1/2" CAL. RED OAK      | 16       |
| AP     | ACER PLATANOIDES    | 2 1/2" CAL. NORWAY MAPLE | 05       |
| PA     | PINUS STROBUS       | 2 1/2" WHITE PINE        | 11       |
| LA     | LUCIDUS ACUTIFOLIUS | PINK COTONEASTER         | 28       |
| BT     | BERBERIS THUNBERGII | JAPANESE BARBERRY        | 52       |



N  
Scale 1" = 50'-0"

Exterior Elevations -- Plan 1.



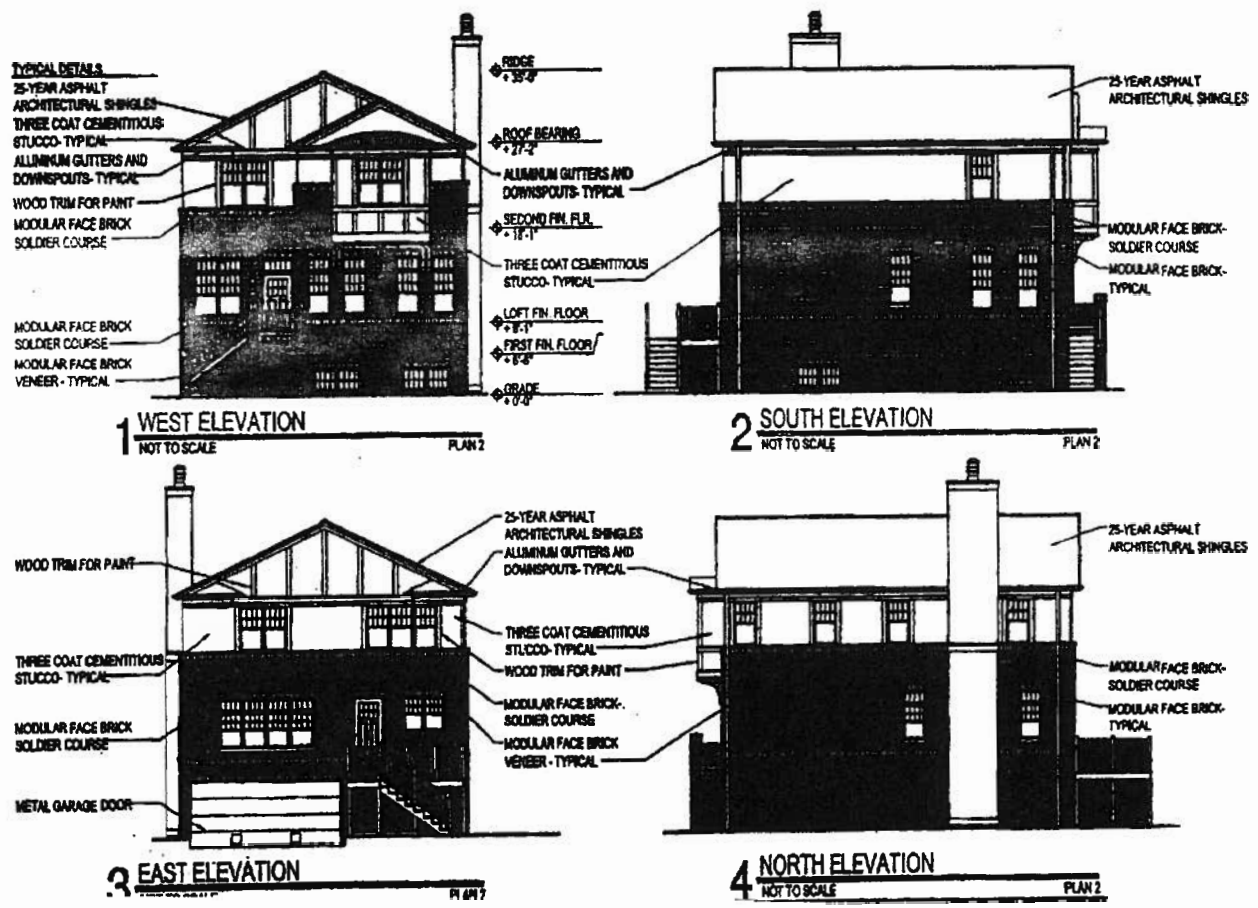
Exterior Elevations - Plan 1

2/8/2006

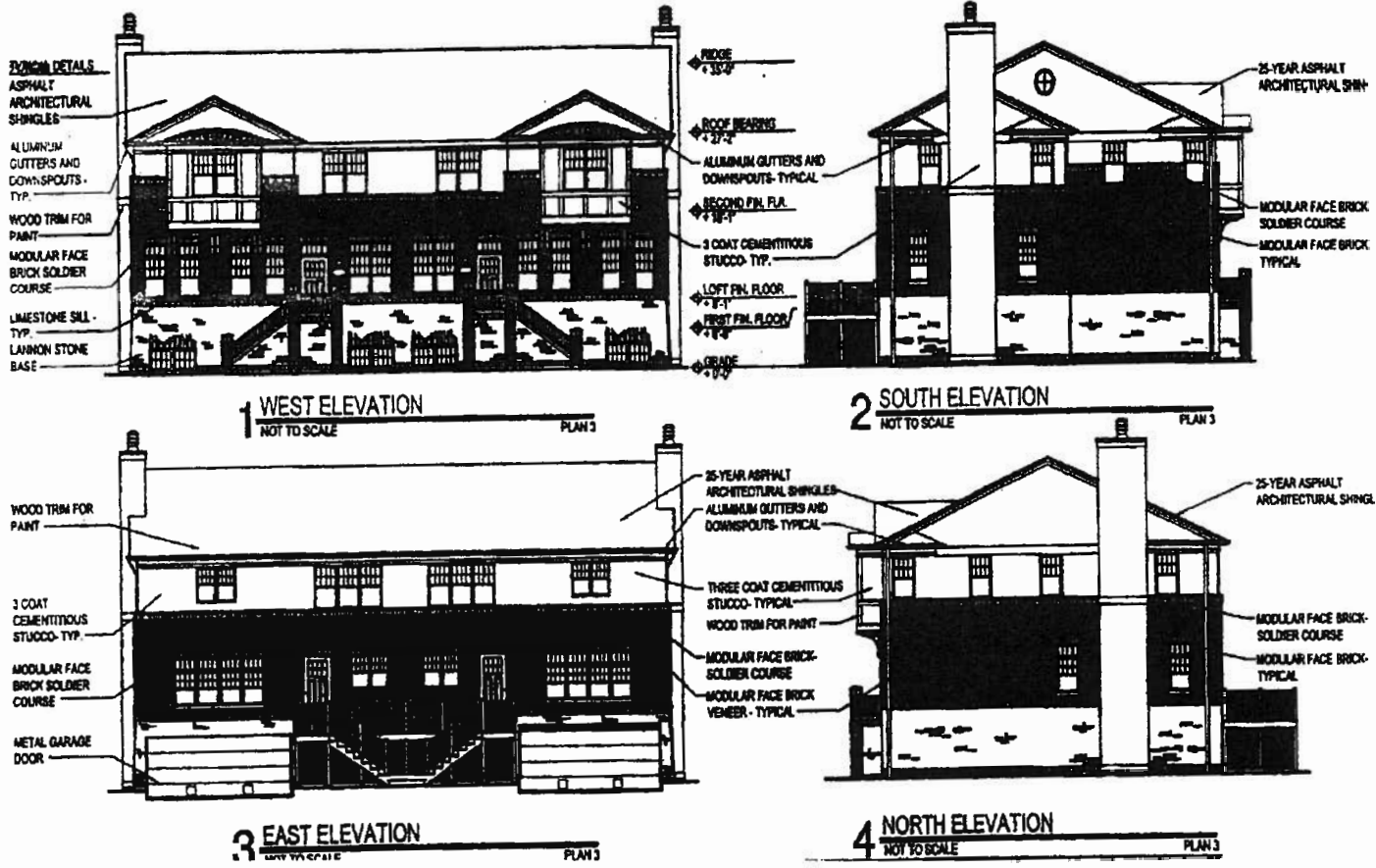
REPORTS OF COMMITTEES

70455

Exterior Elevations -- Plan 2.



Exterior Elevations -- Plan 3.

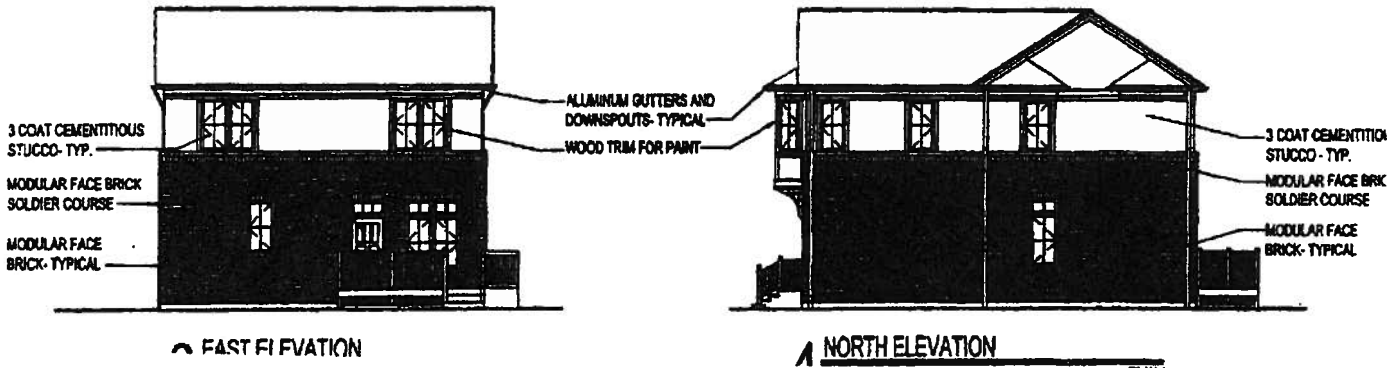
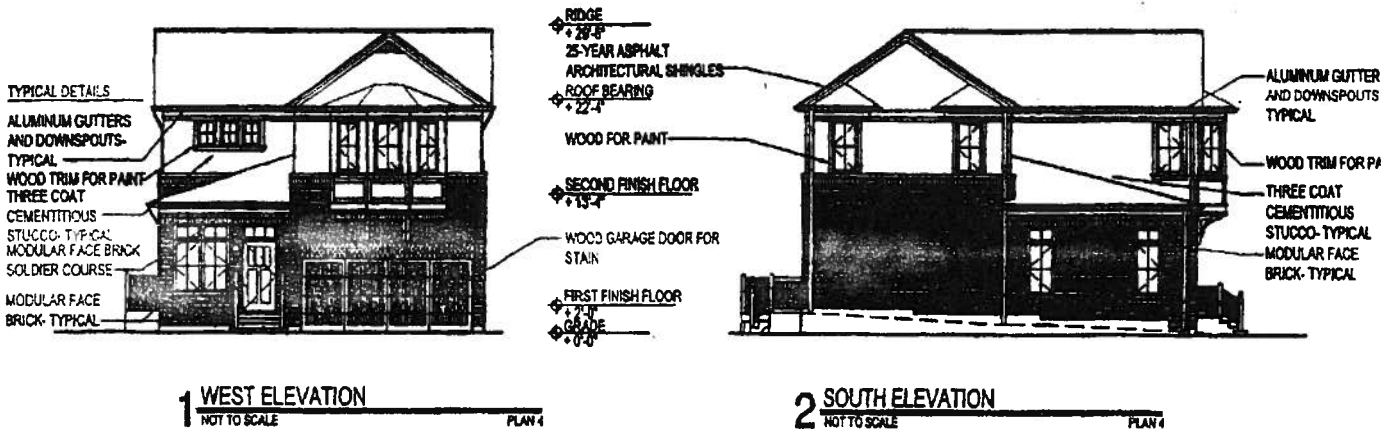


2/8/2006

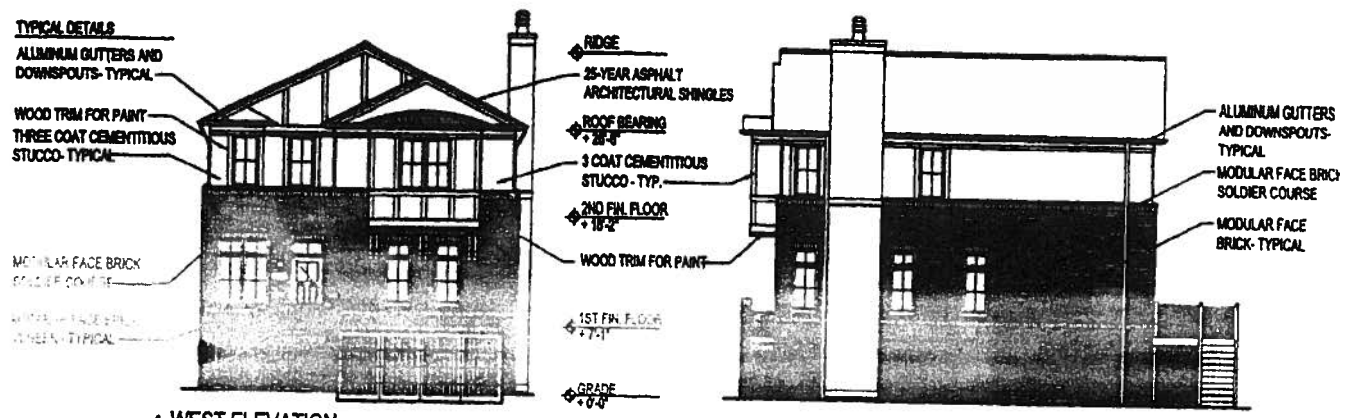
REPORTS OF COMMITTEES

70457

Exterior Elevations -- Plan 4.

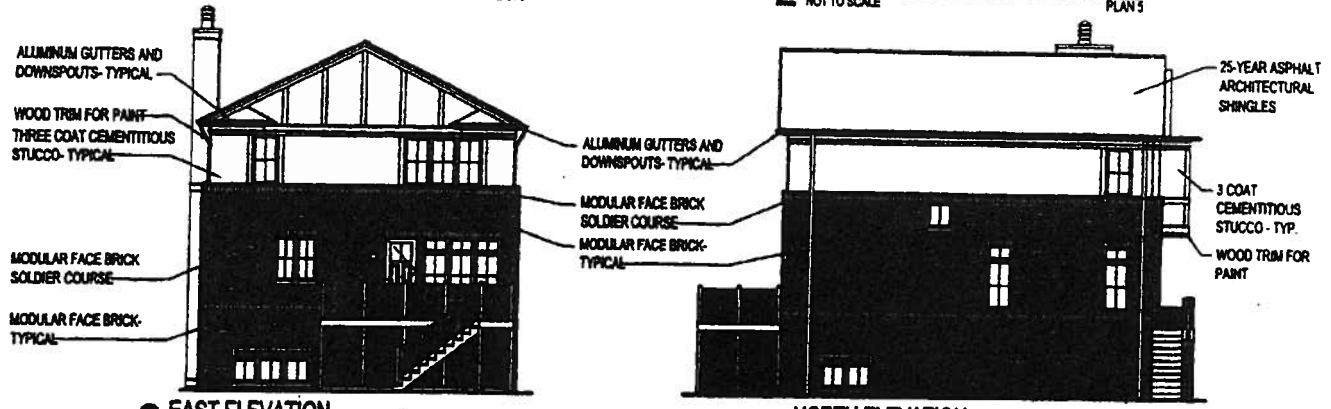


Exterior Elevations -- Plan 5.



**1 WEST ELEVATION**  
NOT TO SCALE PLAN 5

**2 SOUTH ELEVATION**  
NOT TO SCALE PLAN 5



**3 EAST ELEVATION**  
NOT TO SCALE PLAN 5

**4 NORTH ELEVATION**  
NOT TO SCALE PLAN 5

*Reclassification Of Area Shown On Map Number 8-F.*

(As Amended)

(Application Number 14006)

RPD 918

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 and R4 General Residence District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 8-F in the area bounded by:

a point 441.72 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue; a line from a point 442.78 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue to a point 4 15.93 feet north of West 37<sup>th</sup> Street and 263.01 feet east of South Normal Avenue; a line 415.93 feet north of and parallel to West 37<sup>th</sup> Street; a line 302.93 feet east of and parallel to South Normal Avenue; West 37<sup>th</sup> Street; a line 134 feet east of and parallel to South Normal Avenue; and a line from a point 134 feet east of South Normal Avenue and 401.45 feet north of West 37<sup>th</sup> Street to a point 442.78 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue to be connected by a northeasterly line along the arc of a convex line having a radius of 239.51 feet and running for a distance of 96.40 feet to (the point of beginning),

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map Number 8-F in the area bounded by:

a point 441.72 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue; a line from a point 442.78 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue to a point 4 15.93 feet north of West 37<sup>th</sup> Street and 263.01 feet east of South Normal Avenue; a line 415.93 feet north of and parallel to West 37<sup>th</sup> Street; a line 302.93 feet east of and parallel to South Normal Avenue; West 37<sup>th</sup> Street; a line 134 feet east of and parallel to South Normal Avenue; and a line from a point 134 feet east of South Normal Avenue and 401.45 feet north of West 37<sup>th</sup> Street to a point 442.78 feet north of West 37<sup>th</sup> Street and 220 feet east of South Normal Avenue to be connected by a northeasterly line along the arc of a convex line having a radius of 239.51 feet and running for a distance of 96.40 feet to (the point of beginning),

to those of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

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

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

*Residential Planned Development Number 918.*

*Plan Of Development Statements,*

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately forty-five thousand four hundred eleven (45,411) square feet (one and four hundredths (1.04) acres) of property which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is owned or controlled by the applicant, RCRDC, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification

or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This plan of development consists of fourteen (14) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Land-Use Map; an Overall Site Plan; a Site Plan Detail --North; a Site Plan Detail -- South; a Landscape Plan; and Building Elevations -- Plans 1 -- 5 prepared by Morgante Wilson Architects submitted herewith. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development: twenty-one (2 1) Single-Family Residential Homes.
6. Identification signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of 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 Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

9. In addition to the maximum height of the improvements and any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to limitations approved by the Federal Aviation Administration.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and the Building Elevations. In addition, parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. The requirements of the Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development a contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design and construct all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.1 1-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement. A minimum of four (4) of the homes in this Planned Development shall be designed and constructed so as to be "visitable" as defined by the Mayor's Office for People with Disabilities.

14. Unless substantial construction of improvements contemplated by this Planned Development amendment has commenced within five (5) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, and the zoning of the Property shall automatically revert to the following: R-3 General Residence District.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Overall Site Plan; Site Plan Details; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 28953 through 28965 of this Journal.]

Bulk Regulation and Data Table referred to in this Plan of Development Statements reads as follows:

*Residential Planned Development.*

*Bulk Regulations And Data Table.*

|  |  |
|--|--|
| Net Site Area:                                       | 45,411 square feet (1.04 acres)        |
| Area in Public Way:                                  | 5,575 square feet (0.13 acres)         |
| Area to be Dedicated for<br>Public Street and Alley: | 25,537 square feet (0.59 acres)        |
| Gross Site Area:                                     | 76,523 square feet (1.76 acres)        |
| Maximum Number of Dwelling<br>Units:                 | 21                                     |
| Maximum Floor Area Ratio                             | 0.94                                   |
| Minimum Number of Off-Street<br>Parking Spaces:      | 4 2                                    |
| Minimum Required Building<br>Setbacks:               | In accordance with Site Plan           |
| Maximum Building Height:                             | In accordance with Building Elevations |



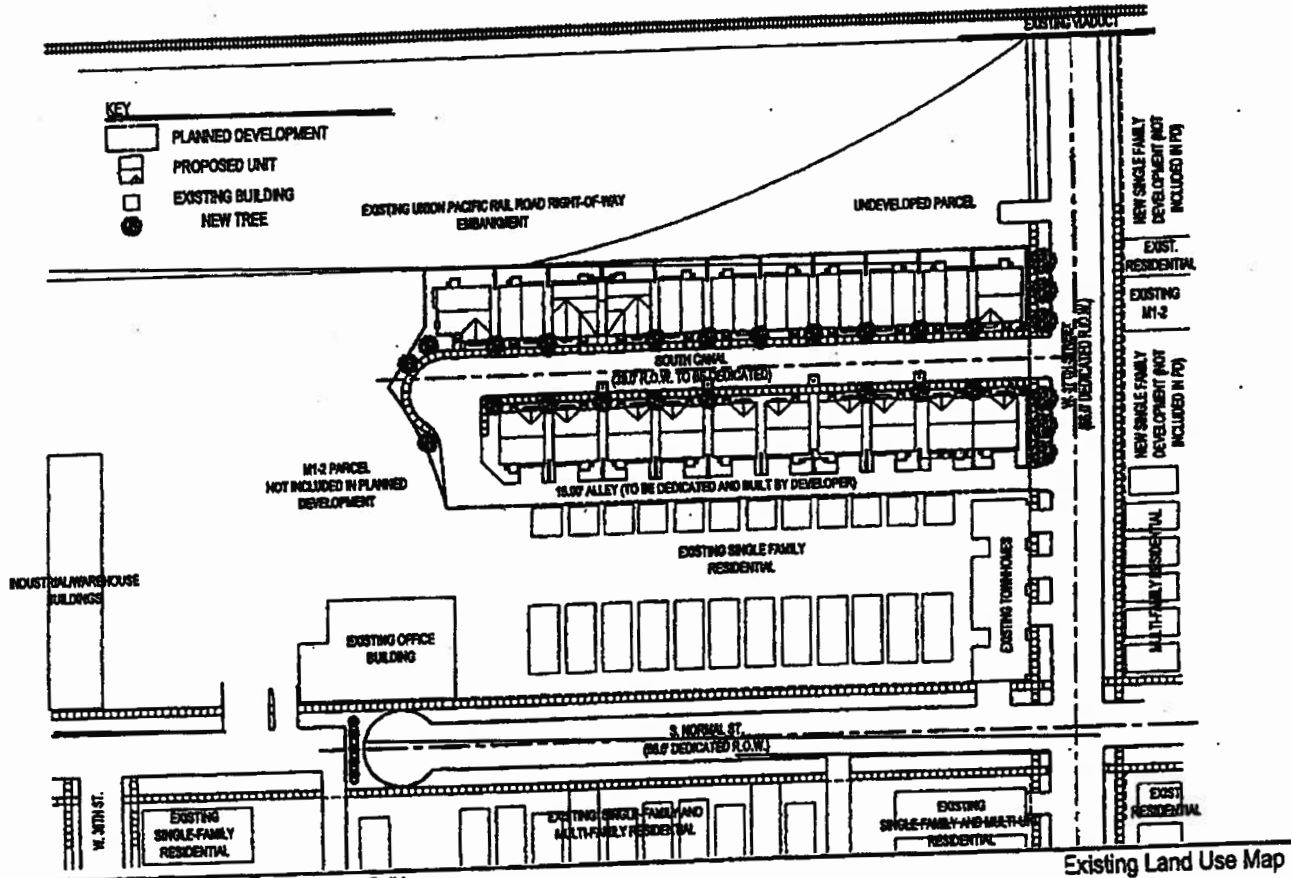


7/21/2004

REPORTS OF COMMITTEES

28955

Existing Land-Use Map.

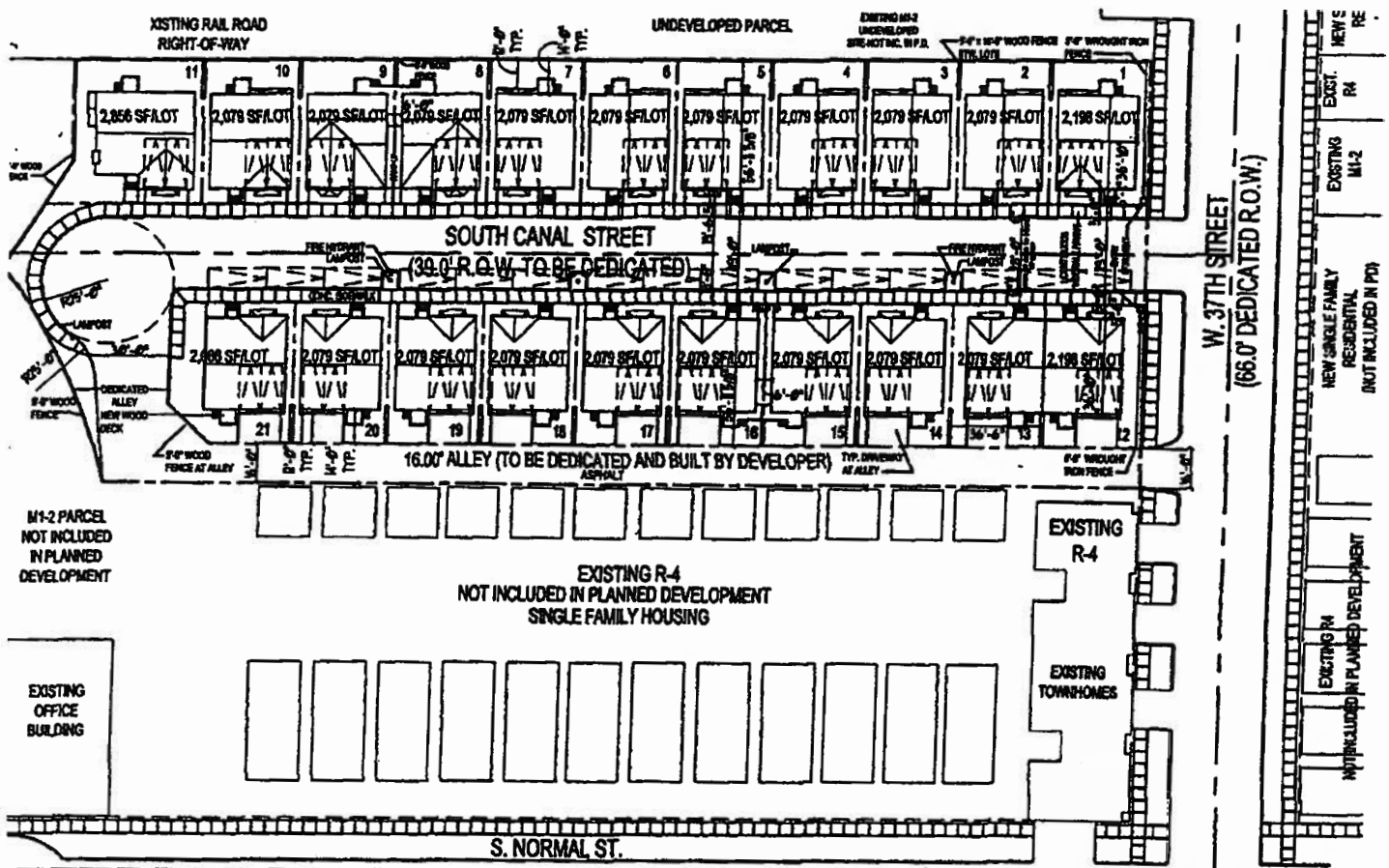


Applicant: RCR/DC Group & Ranquist Home Builders  
 Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

N  
 N.T.S.

Existing Land Use Map

Overall Site Plan.



Applicant: RCR|DC Group & Ranquist Home Builders  
 Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

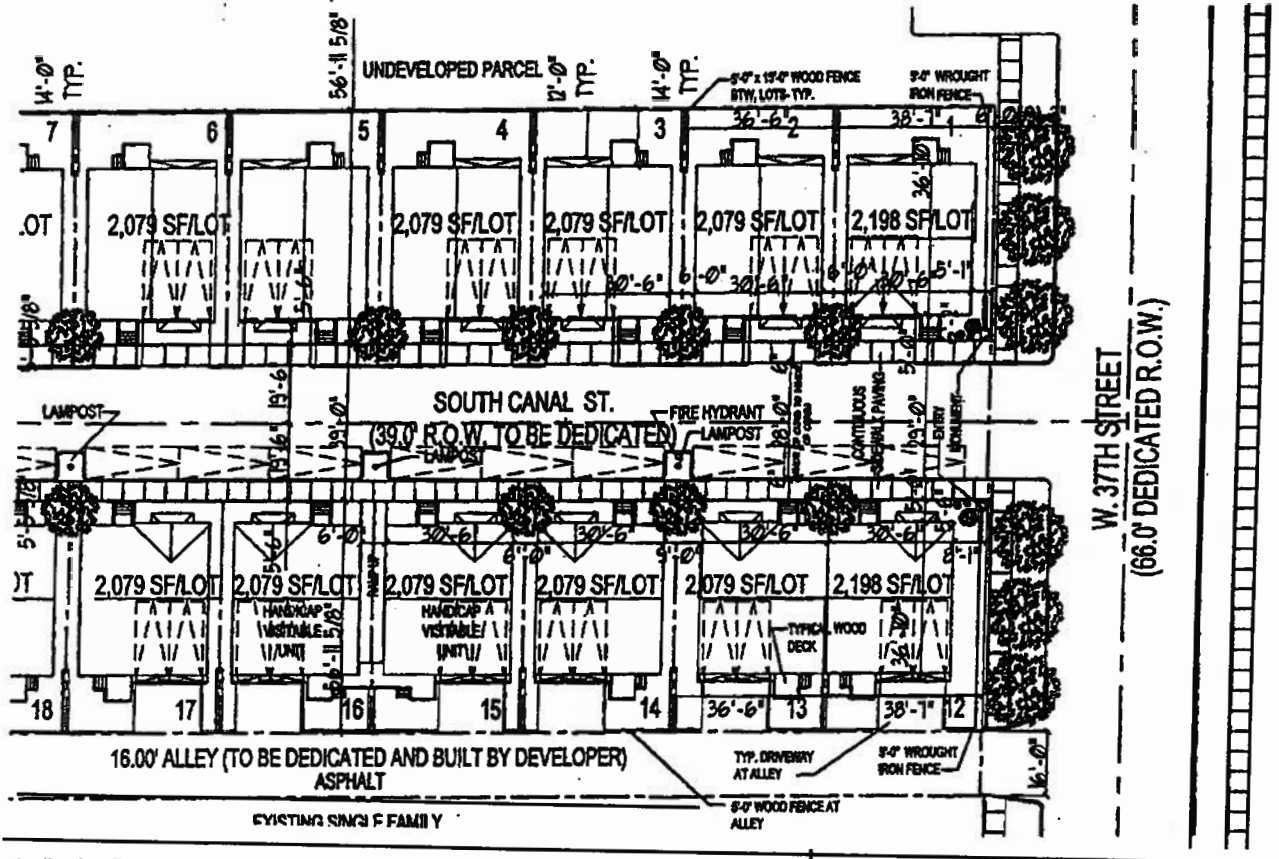
N  
 Scale 1" = 50'-0"

- Parking Space
- Proposed Unit

Overall Site Plan



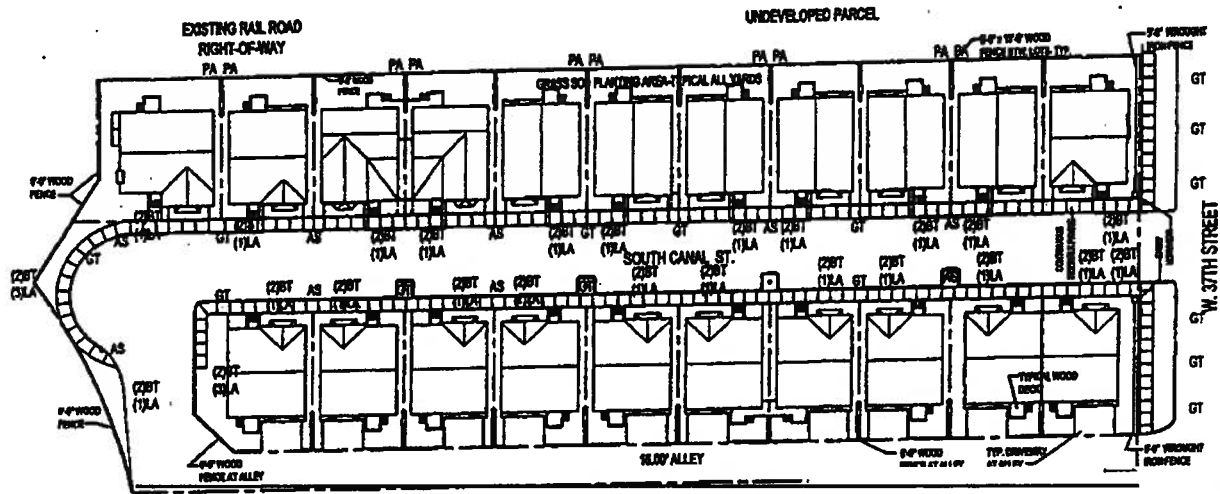
Site Plan Detail -- South.



Applicant: RCR/DC Group & Manquist Home Builders  
 Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

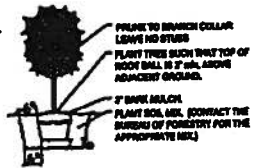
N  
 Scale 1" = 30'-0"

□ Parking Space  
 ▨ Proposed Unit



**NEW TREE AND SHRUB PLANTING LEGEND**

|    |                        |                                  |
|----|------------------------|----------------------------------|
| GT | GLEDTISIA TRIANGULARIS | 2 1/2" CAL. HONEY LOCUST         |
| AS | ACER SACCHARUM         | 2 1/2" CAL. COLUMNAR SUGAR MAPLE |
| PA | PRUNUS STROBUS         | 2 1/2" WHITE PINE                |
| LA | LUCIDUS ACUTIFOLIUS    | PERN. COTONEASTER                |
| ST | BERBERIS THUNBERGII    | JAPANESE BARBERRY                |

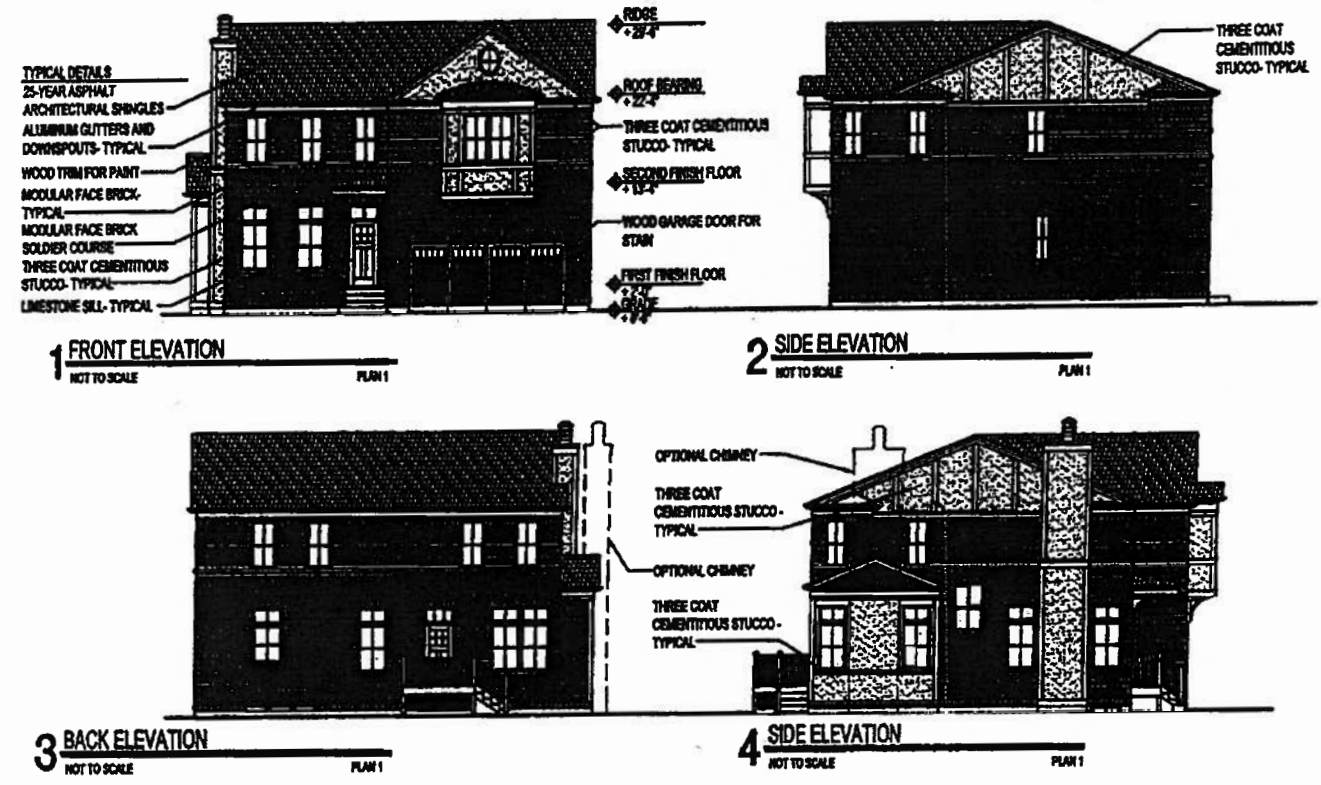


Applicant: RUPAC Group (various other names)  
 Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

N  
 Scale 1" = 50'-0"

Landscape Plan.

Building Elevations -- Plan 1.



Applicant: RCR|DC Group & Ranquist Home Builders  
 Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

Building Elevations - Plan 1

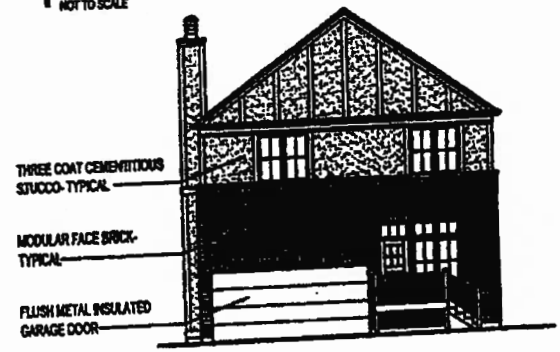
7/21/2004

REPORTS OF COMMITTEES

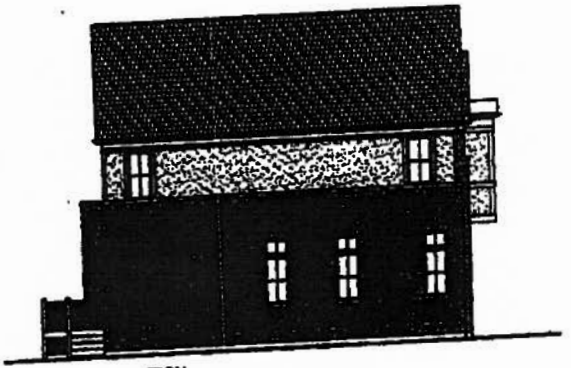
2896 1



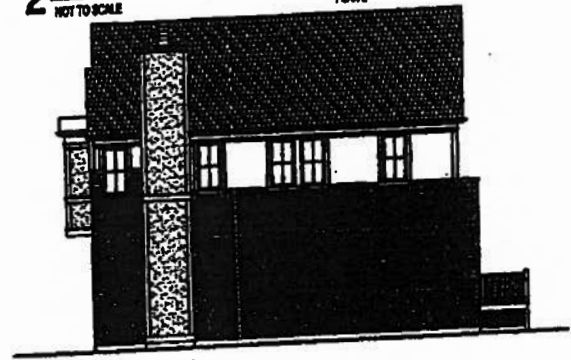
1 FRONT ELEVATION  
NOT TO SCALE  
PLAN 2



3 BACK ELEVATION  
NOT TO SCALE  
PLAN 2



2 SIDE ELEVATION  
NOT TO SCALE  
PLAN 2



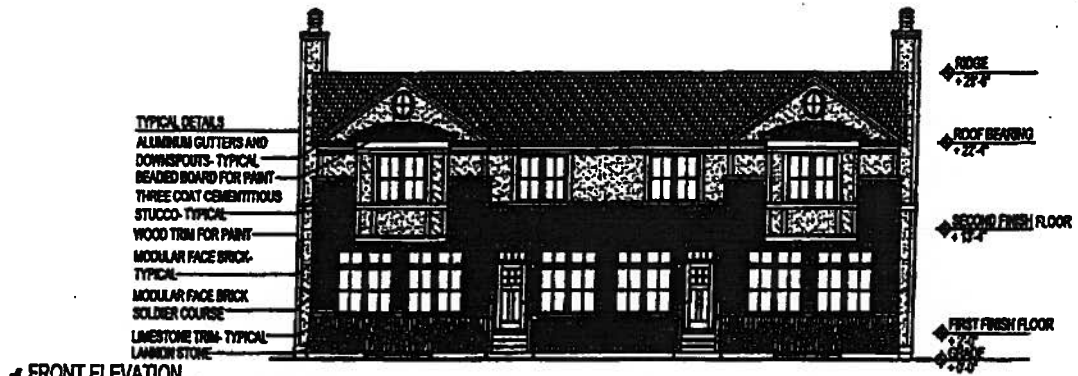
4 SIDE ELEVATION  
NOT TO SCALE  
PLAN 2

Building Elevations - Plan 2

Applicant: RCR/DC Group & Ranquist Home Builders  
 Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

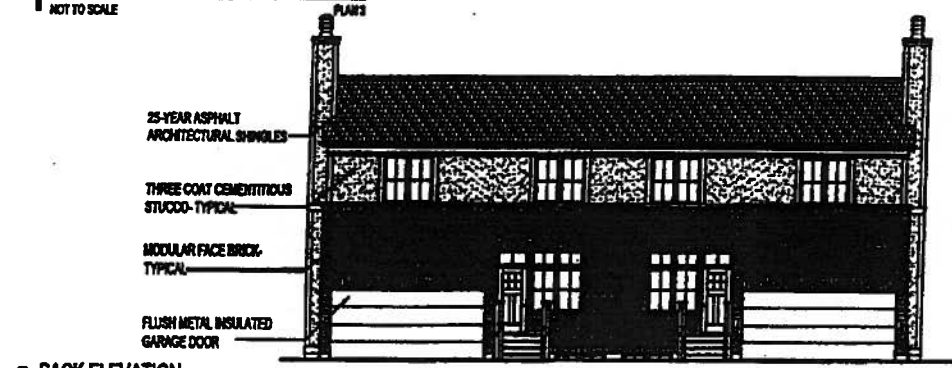
Building Elevations -- Plan 2.

Building Elevations -- Plan 3.  
(Page 1 of 2)



1 FRONT ELEVATION

NOT TO SCALE



2 BACK ELEVATION

NOT TO SCALE

Applicant: RCR|DC Group & Ranquist Home Builders  
 Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

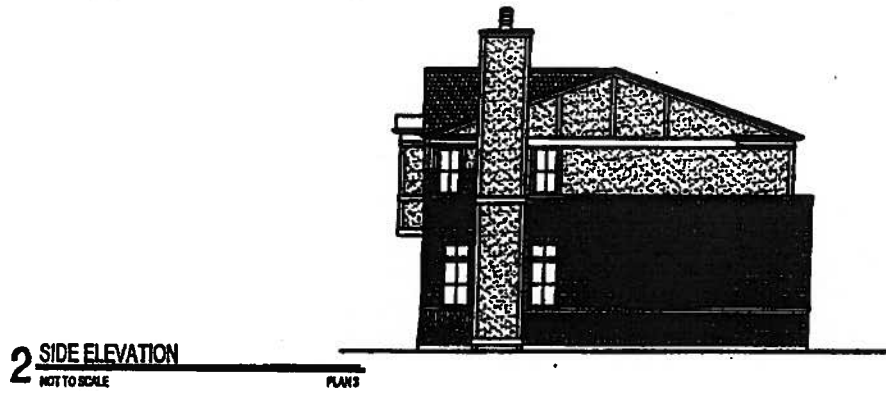
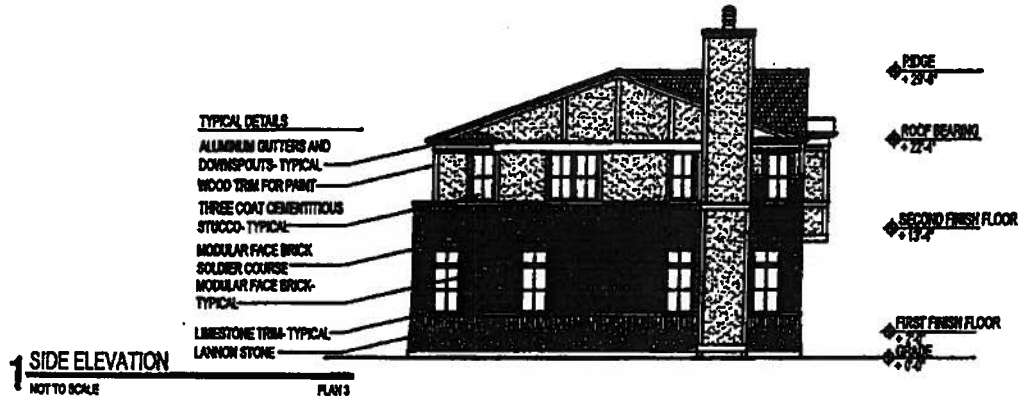
Building Elevations - Plan 3

7/21/2004

REPORTS OF COMMITTEES

28963

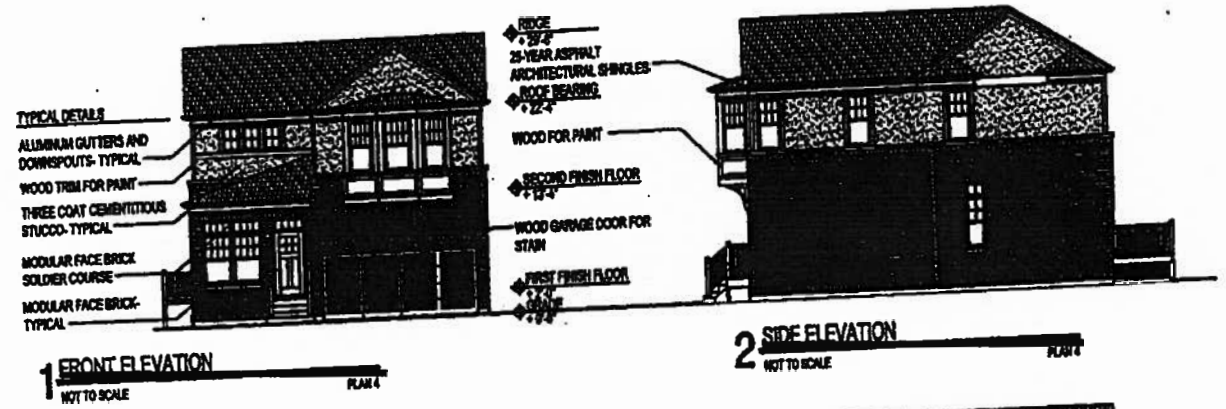
Building Elevations -- Plan 3.  
(Page 2 of 2)



Applicant: RCR|DC Group &  
 Address: 430 W. 37th St  
 Architect: Morgante-Wilson  
 Date: June 4, 2003  
 Revised: June 10, 2004

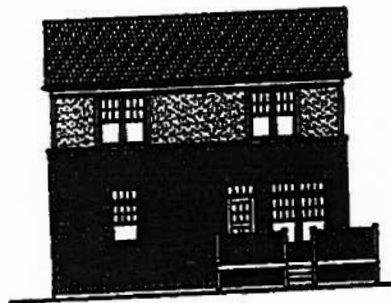
Elevations - Plan 3

Building Elevations -- Plan 4.

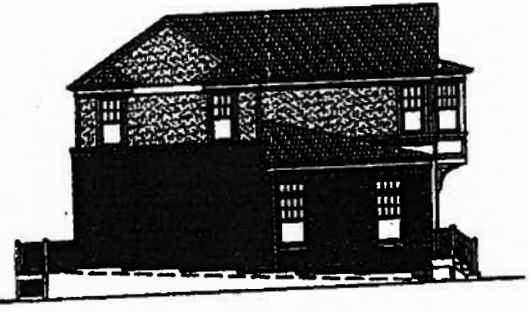


1 FRONT ELEVATION  
NOT TO SCALE PLAN 4

2 SIDE ELEVATION  
NOT TO SCALE PLAN 4



3 BACK ELEVATION  
NOT TO SCALE PLAN 4



4 SIDE ELEVATION  
NOT TO SCALE PLAN 4

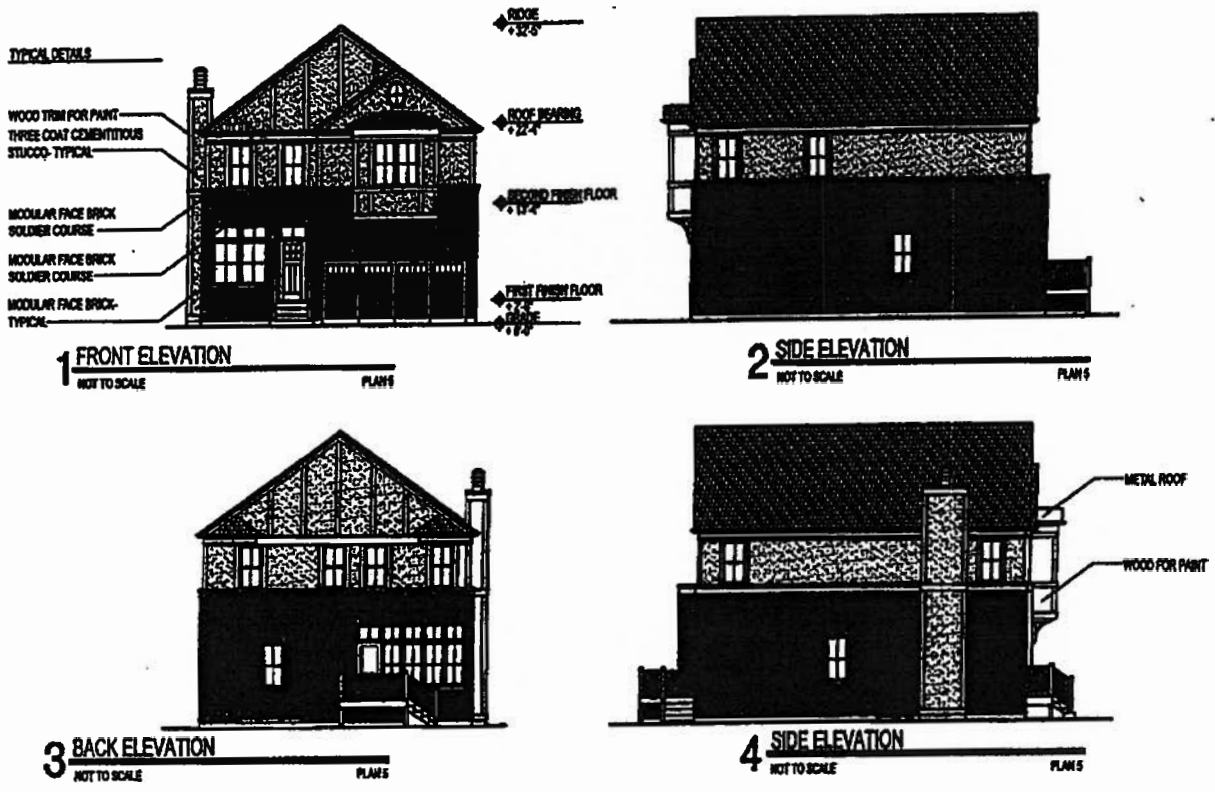
Building Elevations- Plan 4

Applicant: RCR|DC Group & Ranquist Home Builders  
 Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

7/21/2004

REPORTS OF COMMITTEES

Building Elevations -- Plan 5.



Address: 430 W. 37th Street  
 Architect: Morgante-Wilson Architects, Ltd.  
 Date: June 4, 2003  
 Revised: June 10, 2004

28965