

PD 988

Table of Contents

03/16/2016 PD Amendment	2
Ordinance	2
Statements	2
Bulk Table	5
Exhibits	6
01/22/2013 Zoning Letter	9
04/03/2006 Minor Change	10
Bulk Table	12
10/06/2005 PD Adoption	13
Ordinance	13
Statements	14
Bulk Table	18
Exhibits	19

*Reclassification Of Area Shown On Map No. 4-E.
(As Amended)
(Application No. A-8184)
(Common Address: 2039 S. Prairie Ave.)*

RBPID988,AA

[SO2015-8062]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Residential-Business Planned Development Number 988 District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 123.40 feet north of and parallel to East 21st Street; South Calumet Avenue; East 21st Street; and South Prairie Avenue,

to the designation of Residential-Business Planned Development Number 988, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto 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. 988, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a residential-business planned development consists of approximately forty-three thousand nine hundred fifty-nine (43,959) square feet (one and one-hundredth (1.01) acres) and is owned or controlled by the applicant, Alderman Pat Dowell on behalf of the Metropolitan Pier and Exposition Authority (MPEA).
2. 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 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. 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 or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

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

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Subarea Map Plan and Property Line Map; and a Site/Landscape Plan dated February 18, 2016 prepared by Site Design Group Ltd. and Gensler Design. Full size sets of the Site/Landscape Plans are 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 thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning ordinance, this planned development ordinance shall control.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development":

Subarea 1:

Open Space, Park and related and accessory uses.

Subarea 2:

All uses permitted in the DR-7 Downtown Residential District, including, but not limited to, residential, commercial uses on lower floors, parking and related uses.

6. On-premises 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. Off-premises signs are prohibited within the boundary of the planned development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 43,959 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. 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. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Planning and Development.
14. 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 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. Unless substantial construction has commenced within Subarea 1 for the open space project within six (6) years of this amended planned development, this planned development expires pursuant to the foregoing provision, the zoning of the Property shall revert to Planned Development Number 988, last amended October 6, 2005. Should this planned development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property. Such reversion shall not render any building existing at the time to be nonconforming.

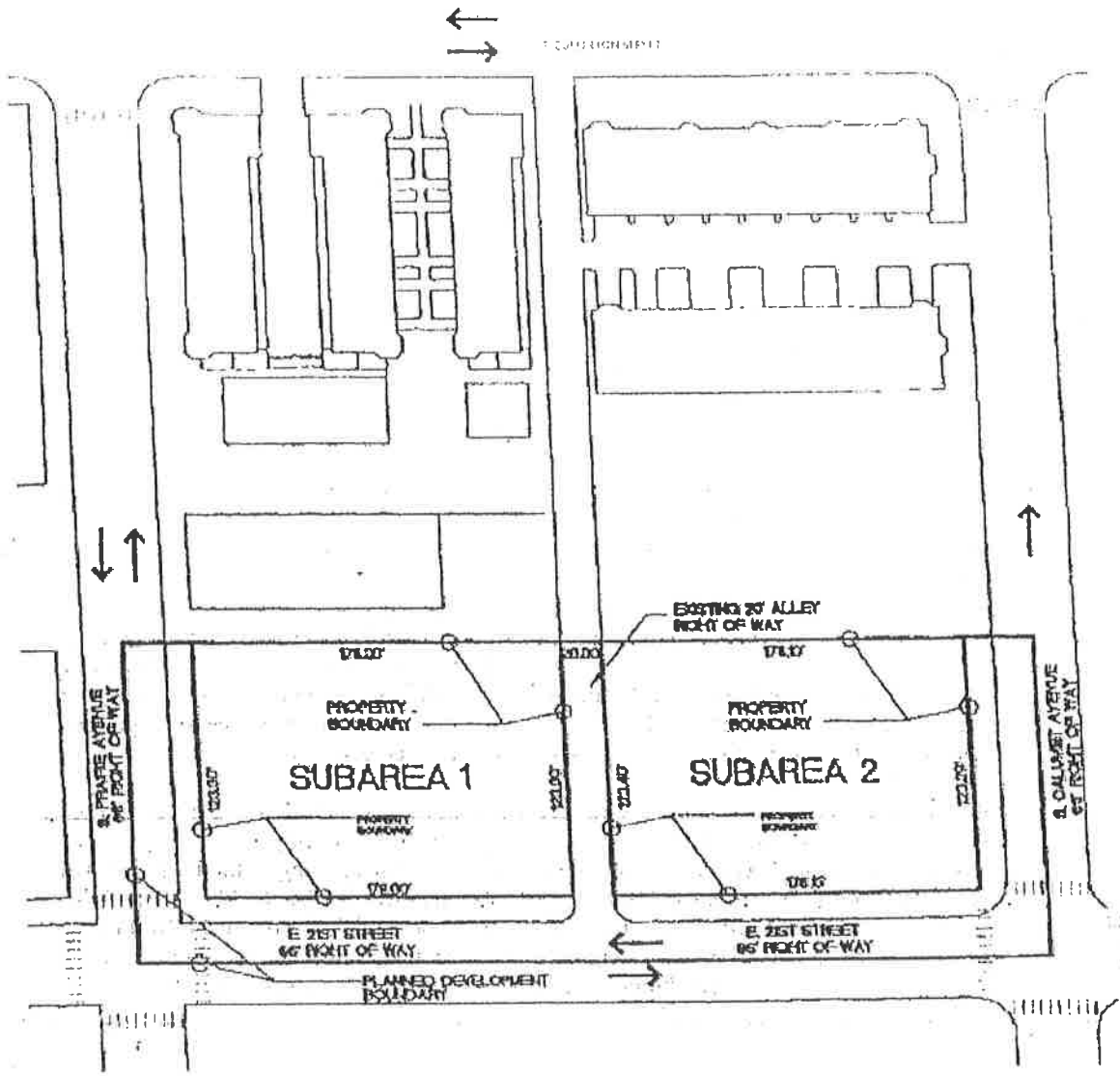
[Boundary Exhibit; Subarea Map; and Landscape Plan referred to in these Plan of Development Statements printed on pages 20918 through 20920 of this *Journal*.]

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

The Bulk Regulations And Data Table.

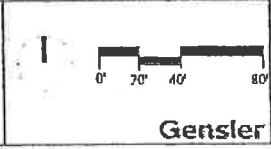
	Subarea 1	Subarea 2
Site Area:	21,984 square feet	21,979 square feet
Floor Area Ratio Area:	0.5	5.52
Dwelling Units:	0	119
Proposed Parking:	0	84
Area of Green Roof:	0	3,960 square feet
Maximum Permitted Building Height:	NA	Existing building to remain

FINAL FOR PUBLICATION

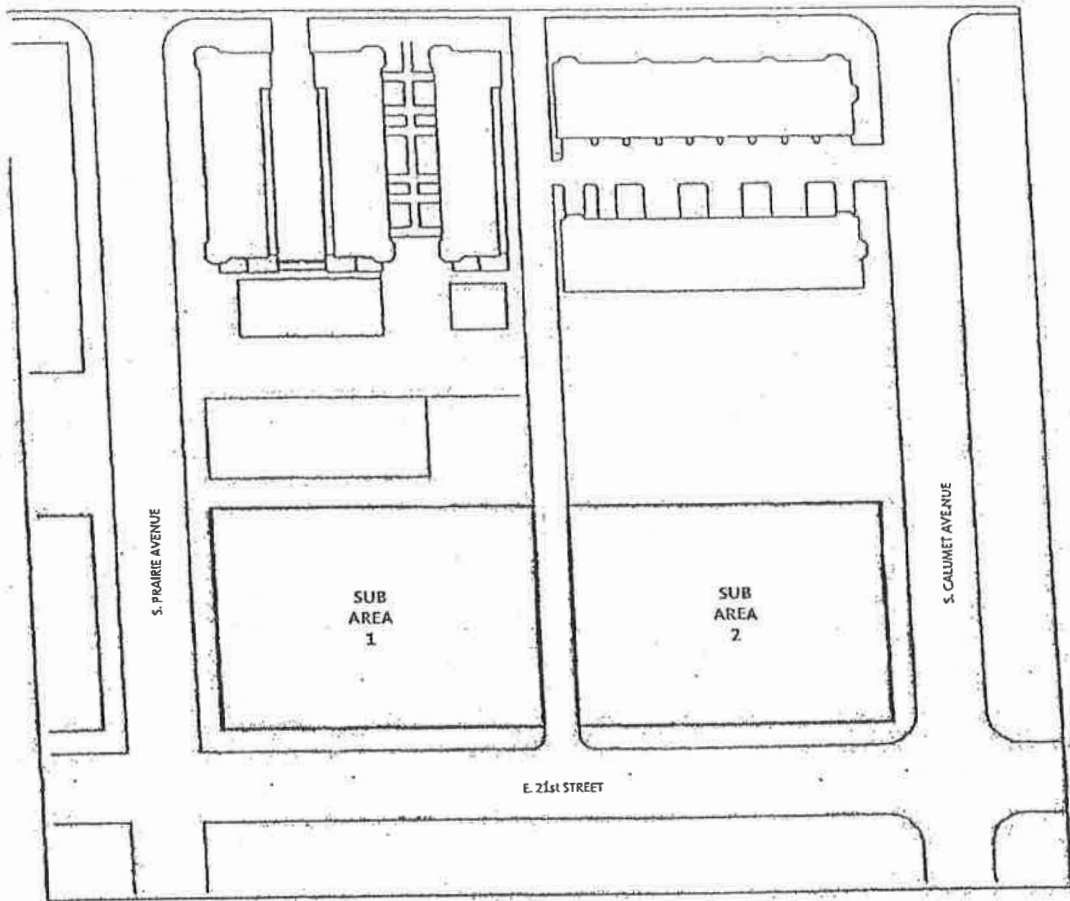



Applicant: Alderman Pat Dowell, 3rd Ward
 Address: 2033 S. Prairie Avenue
 Date Filed: September 24, 2015
 Plan Commission: February 18, 2016
 PD 988, Sub Area 1

PLANNED
 DEVELOPMENT
 BOUNDARY
 EXHIBIT

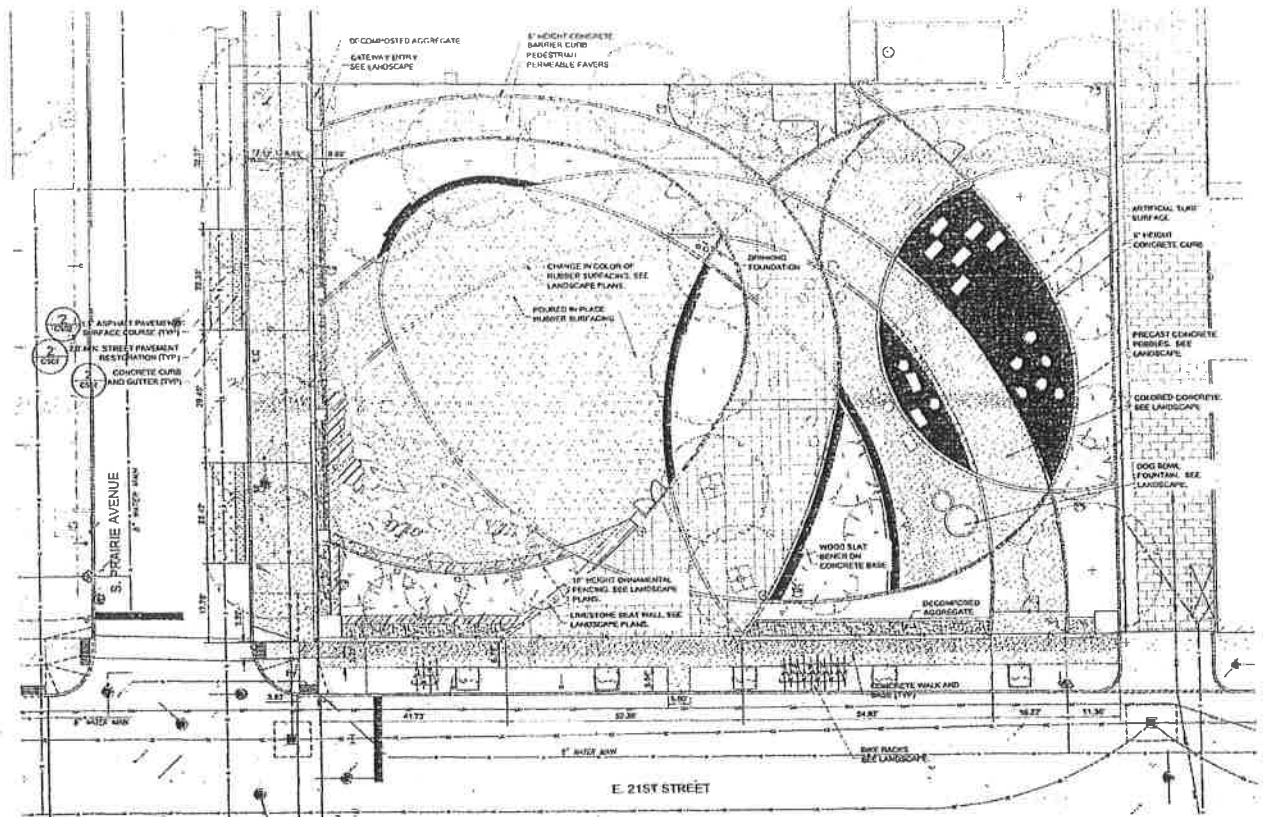


FINAL FOR PUBLICATION



<p>Applicant: Alderman Pat Dowell, 3rd Ward Address: 2033 S. Prairie Avenue Date Filed: September 24, 2015 Plan Commission: February 18, 2016 PD 988, Sub Area 1</p>	<p>PD Sub-Area Map</p>	<p> (Not To Scale) Gensler</p>
--	------------------------	--

FINAL FOR PUBLICATION



LEGEND AND ABBREVIATIONS:

- PL — PROPERTY LINE
- [Pattern] CONCRETE WALK AND BASE
- [Pattern] ARTIFICIAL TURF SURFACE
- [Pattern] RUBBER SURFACING
- [Pattern] REDISTRIAN PERMEABLE PAVERS
- [Pattern] DECOMPOSED GRANITE
- [Pattern] STREET PAVEMENT AND BASE
- [Pattern] ASPHALT SURFACE COURSE
- [Pattern] FENCE SEE LANDSCAPE DRAWINGS FOR DETAILS
- [Pattern] FLUSH CONCRETE CURB
- [Pattern] 8" HEIGHT CONCRETE CURB
- [Pattern] CONCRETE CURB AND GUTTER
- CCD CHICAGO CITY DATUM
- XX/XX-XXX DETAIL NUMBER SHEET NUMBER

Applicant: Alderman Pat Dowell, 3rd Ward
 Address: 2033 S. Prairie Avenue
 Date Filed: September 24, 2015
 Plan Commission: February 18, 2016
 PD 988, Sub Area 1

Landscape Plan



Genster



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

January 22, 2013

Jennifer Steinhorn
Goldberg Kohn Ltd.
55 East Monroe Street, Suite 3300
Chicago, IL 60603-5792

**Re: Advisory Opinion for Residential Business Planned Development No. 988, as amended
2039 S. Prairie Avenue**

Dear Ms. Steinhorn:

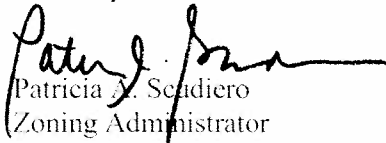
In response to your recent request, please be advised that the property located at 2039 S. Prairie Ave. is zoned Residential Business Planned Development No. 988 (PD 988), as amended. On April 3, 2006, an administrative relief was granted to allow several minor changes to PD 988. On April 11, 2006, a Part II was issued by the Department of Planning and Development for the construction of a 25-story residential condominium building at 2039 S. Prairie Ave. On April 12, 2006, a Part II was issued for the rehabilitation and conversion of a 9-story industrial building into a residential condominium building at 320 E. 21st St., also within PD 988. The proposed building to be located at 2039 S. Prairie Ave. was never constructed. The existing building at 320 E. 21st St. was rehabilitated and completed. Therefore, substantial construction commenced within six years following adoption of PD 988 on October 6, 2005.

In regards to your question about using the property at 2039 S. Prairie Ave. for parking, please be advised that pursuant to Statement No. 5 of PD 988, parking is a permitted use.

Pursuant to Statement No. 14 of the PD, the applicant agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of \$576,947.00 for an increase in the floor area ratio. The City has not received this required cash payment and will not issue any permits for construction within the PD until receipt of such payment.

Finally, we are not aware of any pending application for rezoning of the property. If you have any further questions or require additional information, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm
C: Vicki Lozano, 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>

April 3, 2006

Mr. John J. George
Attorney at Law
Two First National Plaza
Suite 400
20 S. Clark Street
Chicago, IL 60603-1903

Re: **Administrative Relief request for Residential-Business Planned Development No. 988 (Chess Lofts, E. 21st Street and S. Prairie Avenue)**

Dear Mr. George:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 988 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.11 of the Planned Development.

Specifically, you requested the following changes:

Eliminate the division of the property into Subareas 1 and 2 with respect to the Bulk Regulations and Data Table

The division of the property into two (2) subareas inadvertently prevents the utilization of the approved bulk data totals for the construction of the approved improvements in the Planned Development. The "Total" column (already existing within the approved bulk regulations) will govern the development. The attached total Bulk Regulations and Data Table is substituted in place of the previously approved (and subdivided) Table for purposes of clarity.

Reference the existing eight (8)-story plus proposed mezzanine level Chess Lofts building as nine (9)-story on building plans and permit applications.

The existing building is an 8-story building. The addition of an intermediate parking level (*identified as the "mezzanine level" in the report to the Plan Commission*) between the existing 1st and 2nd floors cannot be referred to as a mezzanine, per the Chicago Building Code. Therefore, on building plans and permit applications it shall be referred to as nine (9)-story rather than eight (8)-story plus mezzanine as indicated in the report to the Plan Commission. The building's total height will not be altered from that which is already approved. This request is consistent with the project description in the approved Planned Development planning department report of September 15, 2005 regarding the creation of 84 indoor parking spaces.

Minor revisions to the building elevations.

West Elevation: Delete (1) window; relocate (4) windows to align with above windows; change from all fixed windows to fixed and operable windows.

East Elevation: Delete one glass block window at fire pump room; change metal and glass doors to fire pump room to metal only; change from all fixed windows to fixed and operable windows; change 28 doors to windows, relocate several doors.



South Elevation: Change from all fixed windows to fixed and operable windows; change location of "Chess Lofts" sign to atop canopy; add opaque panels in lieu of glass windows (14).

North Elevations: Change from all fixed windows to fixed and operable windows; change terrace balcony balustrade from masonry to wrought iron fence; relocate several doors; add stair tower enclosure (1 story) per code exiting requirement.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 988, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 988.

Sincerely,



Lori T. Healey
Commissioner

LTH:MRD:tm
cc: Mike Marmo, DPD files

Residential-Business Planned Development No. 988

Bulk Regulations and Data Table

Site Area:	43,959.47 sq. ft. (1.01 acres)
Total Floor Area Ratio:	6.875 FAR
Maximum Number of Dwelling Units:	265 units
Minimum Number of Accessory Parking Spaces:	269 spaces
Maximum Building Height:	Per approved building elevations

14993

58600

JOURNAL--CITY COUNCIL--CHICAGO

10/6/2005

15107, 15049, 14909, 14961 and 14962 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the substitute ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 15007, 14957, 14952, 15100, 15102, 15107, 15049, 14909, 14961 and 14962 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Flores, Haithcock, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 45.

Nays -- None.

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

Alderman Burke invoked 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 Number 4-E.

(As Amended)

(Application Number 14993) *RBPD 988*

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

DS-5 Downtown Service District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 123.40 feet north of and parallel to East 21st Street; South Calumet Avenue; East 21st Street; and the alley next west of and parallel to South Calumet Avenue,

to those of a DR-7 Downtown Residential 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 DX-5 Downtown Mixed-Use District and DR-7 Downtown Residential District symbols and indications established in the area bounded by:

a line 123.40 feet north of and parallel to East 21st Street; South Calumet Avenue; East 21st Street; and South Prairie Avenue,

to the designation of a Residential-Business Planned Development which is hereby established in the area described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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 referred to in this ordinance read as follows:

Residential-Business Planned Development Number 988

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development consists of approximately forty-three thousand nine hundred fifty-nine (43,959) square feet (one and one hundredth (1.01) acres) and is owned or controlled by the applicant, Prairie Station Development, 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 or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, 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 titleholder 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, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any 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. An agreement among property owners, the board of directors of any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations dated September 15, 2005 prepared by Warman Development and Design. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": all uses permitted in the DR-7 Downtown Residential District, including, but not limited to, residential, commercial uses on lower floors, parking and related uses.
6. 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 shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Ingress and egress shall be subject to the review and approval of the 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 Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. 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.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development ordinance 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 after 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 in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 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 which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain the building located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The applicant agrees to install a minimum of twenty-five percent (25%) (four thousand eight hundred twenty (4,820) square feet of the net roof area as a vegetative green roof upon the building to be constructed within Subarea 1.

The applicant agrees to install a minimum of twenty-five percent (25%) (four thousand five hundred thirty-seven (4,537) square feet of the net roof

area as a vegetative green roof upon the building to be renovated within Subarea 2.

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 building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.
14. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance"), the applicant has asked for an increase in the floor area ratio of the property. The applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D, the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of Five Hundred Seventy-six Thousand Nine Hundred Forty-seven and no/100 Dollars (\$576,947.00). Prior to the issuance of permits, the applicant will enter into an Affordable Housing Agreement with the Chicago Department of Housing or provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all of the applicable sections of the Affordable Housing Provision of the Zoning Ordinance which sections are hereby incorporated into this planned development. The Affordable Housing Agreement required by Section 17-4-1004-E9 is also incorporated into this planned development.
15. Unless substantial construction of the improvements has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the property shall automatically revert to the pre-existing DX-5 Downtown Mixed-Use District and DS-5 Downtown Service District classifications.

[Existing Zoning Map referred to in these Plan of Development Statements unavailable at time of printing.]

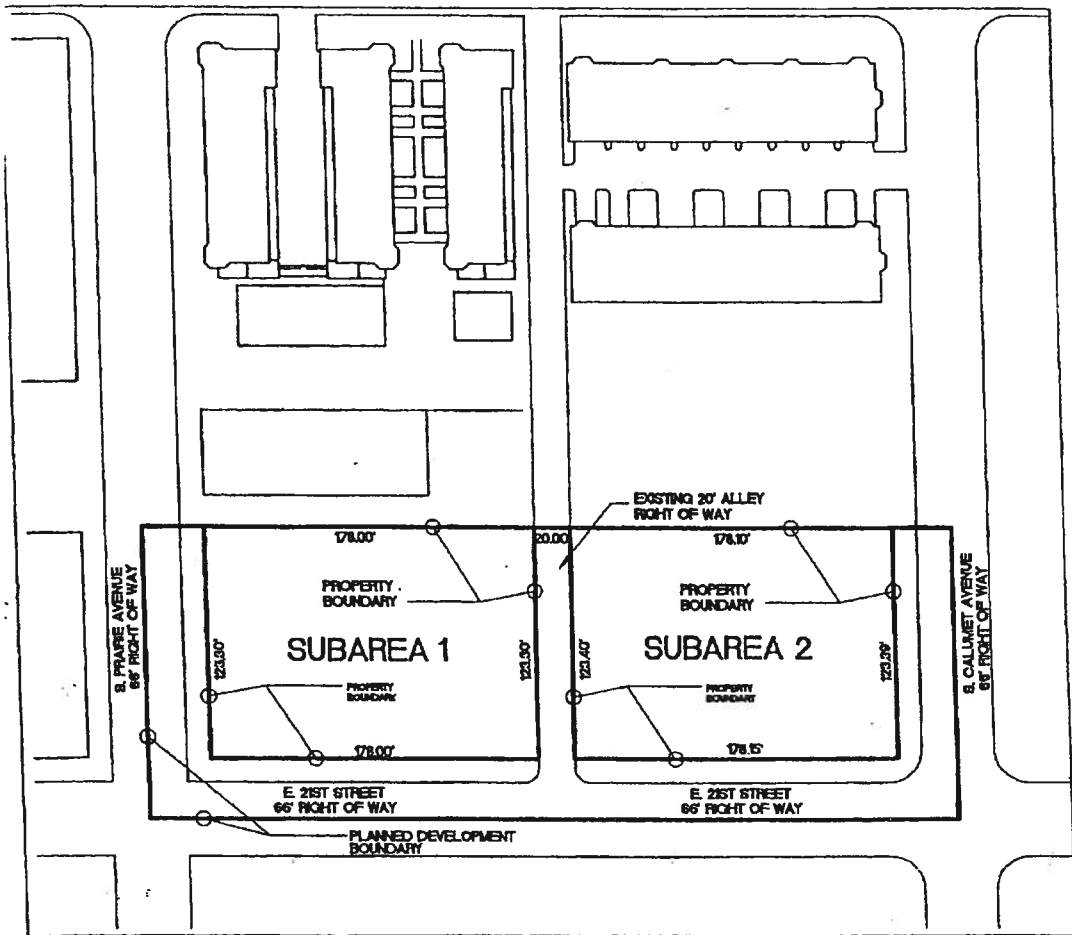
[Planned Development Boundary Map and Property Lines; Aerial Photo; Context Plan; Subareas 1 and 2 Maps; Site Plans/Boundary Maps; Building Drawings; Elevations; Floor Plans; Roof Plans; and Landscape Plans referred to in these Plan of Development Statements printed on pages 58606 through 58636 of this *Journal*.]

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

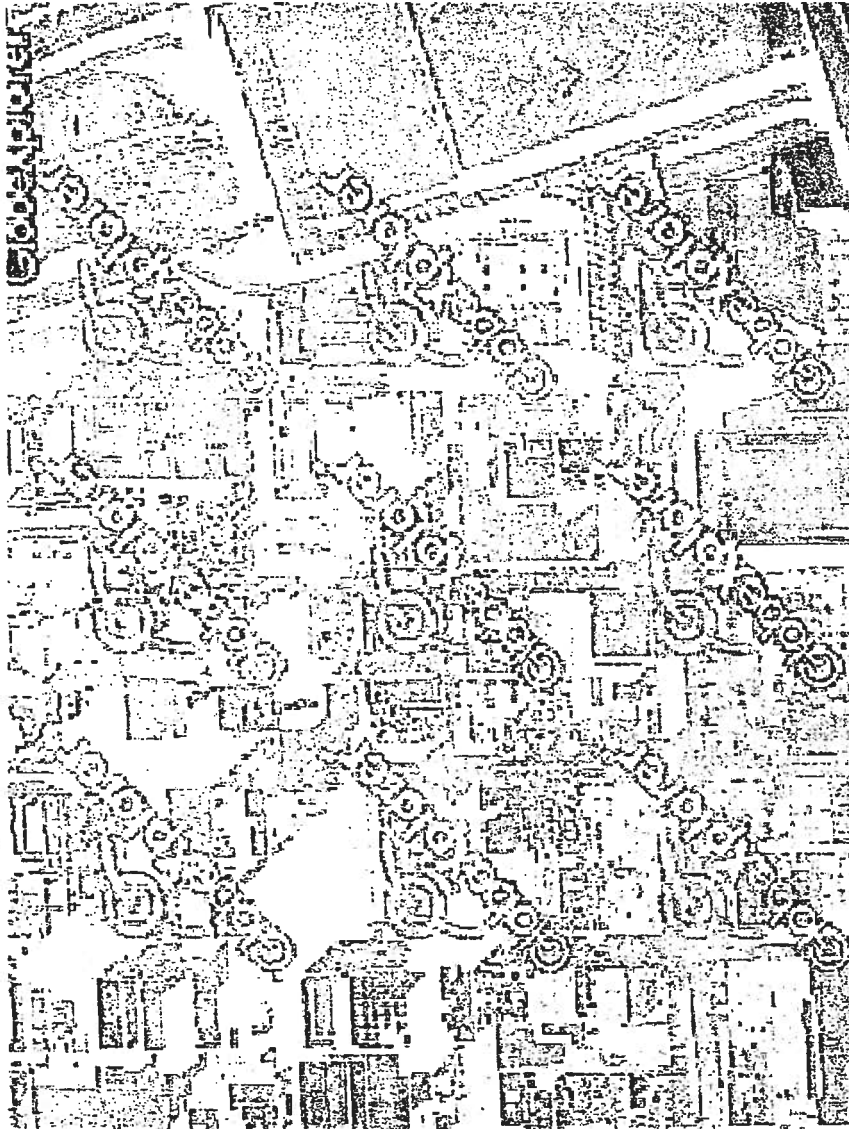
Bulk Regulations And Data Table.

	Subarea 1	Subarea 2	Total
Site Area:	21,984 square feet	21,979 square feet	43,963 square feet
Existing Zoning:	DX-5	DX-7	
Floor Area Ratio:	R.P.D.	R.P.D.	6.875
Floor Area Ratio Area:	181,173 square feet	121,070 square feet	302,243 square feet
Dwelling Units:	146	119	265
Proposed Zoning:	DX-5	DX-7	
Proposed Parking:	185	84	269
Area of Green Roof:	4,820 square feet	3,960 square feet	8,780 square feet
Maximum Permitted Building Height:	Per Approved Building Elevations	Per Approved Building Elevations	

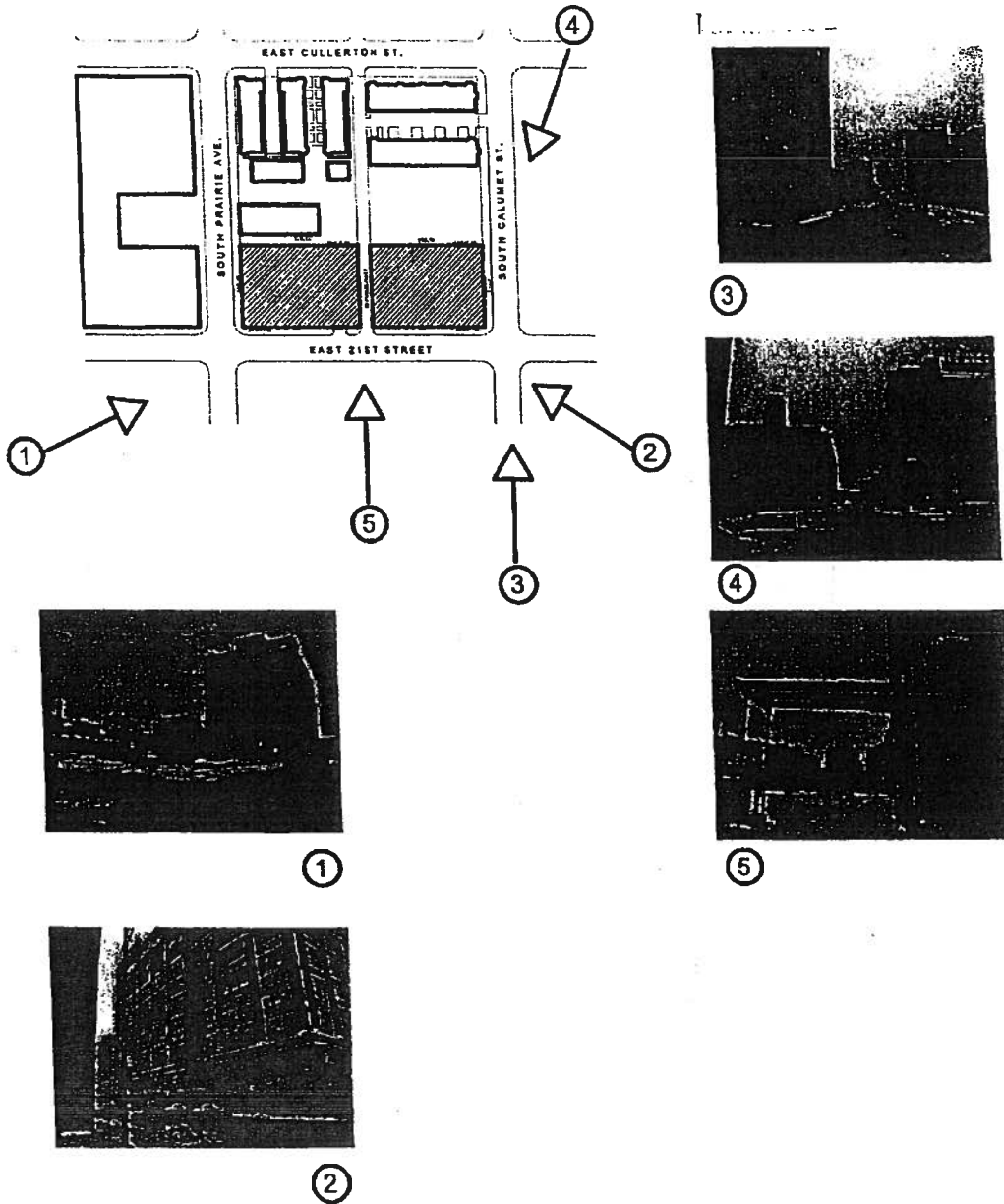
Planned Development Boundary Map
And Property Lines.



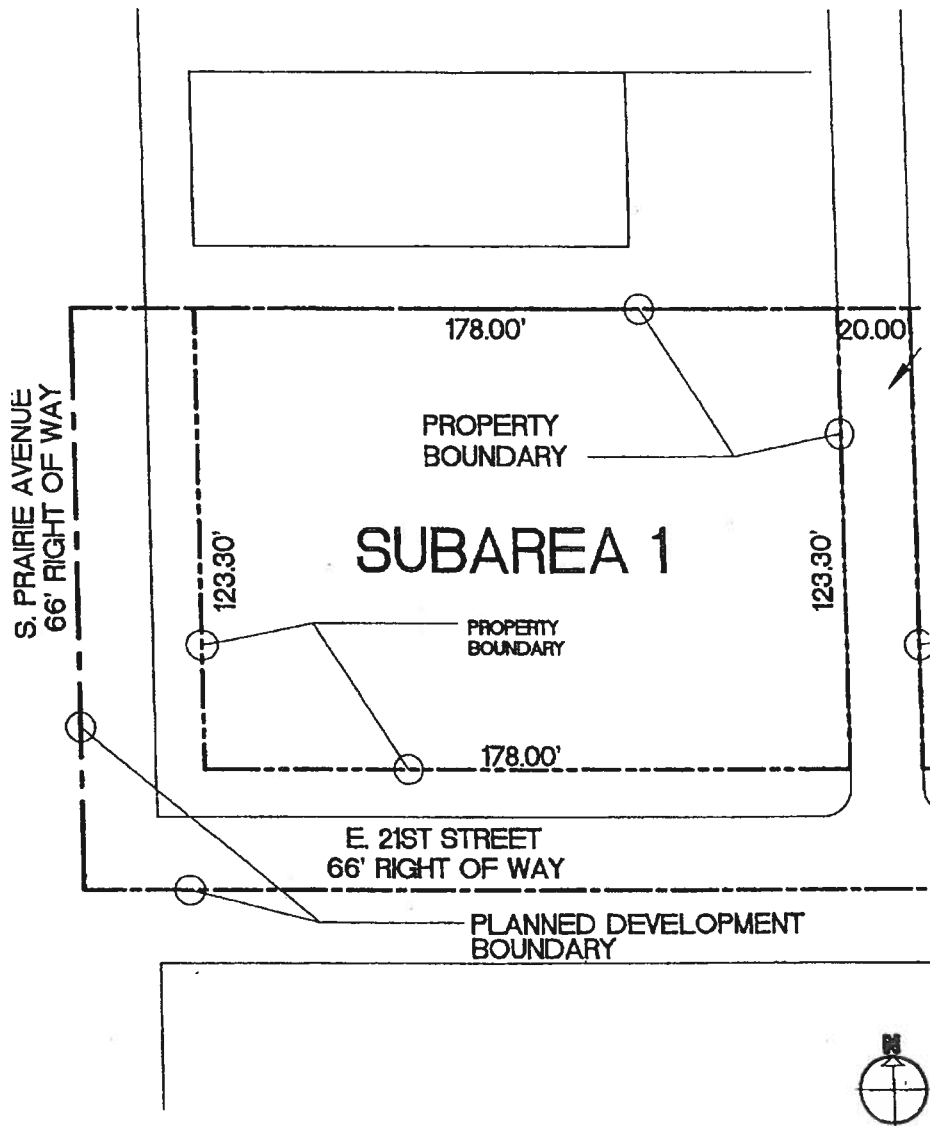
Aerial Photo.



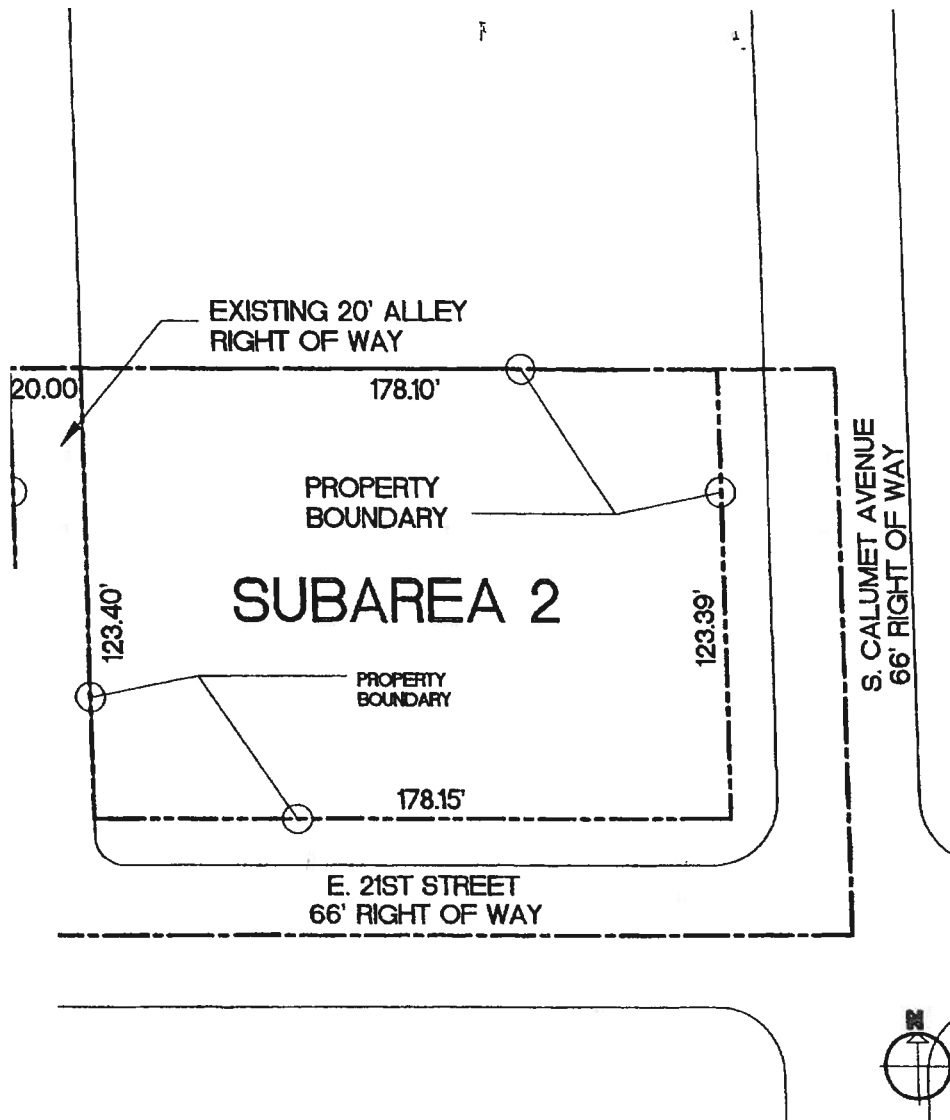
Context Plan.



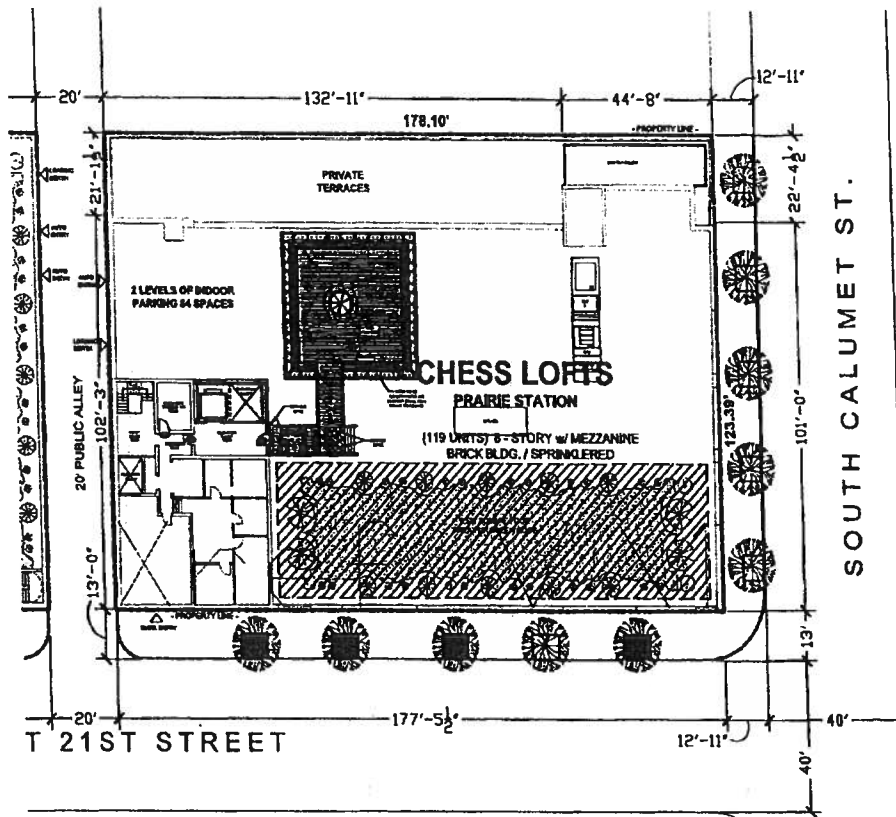
Subarea 1 Map.
(Aristocrat At Prairie Station)



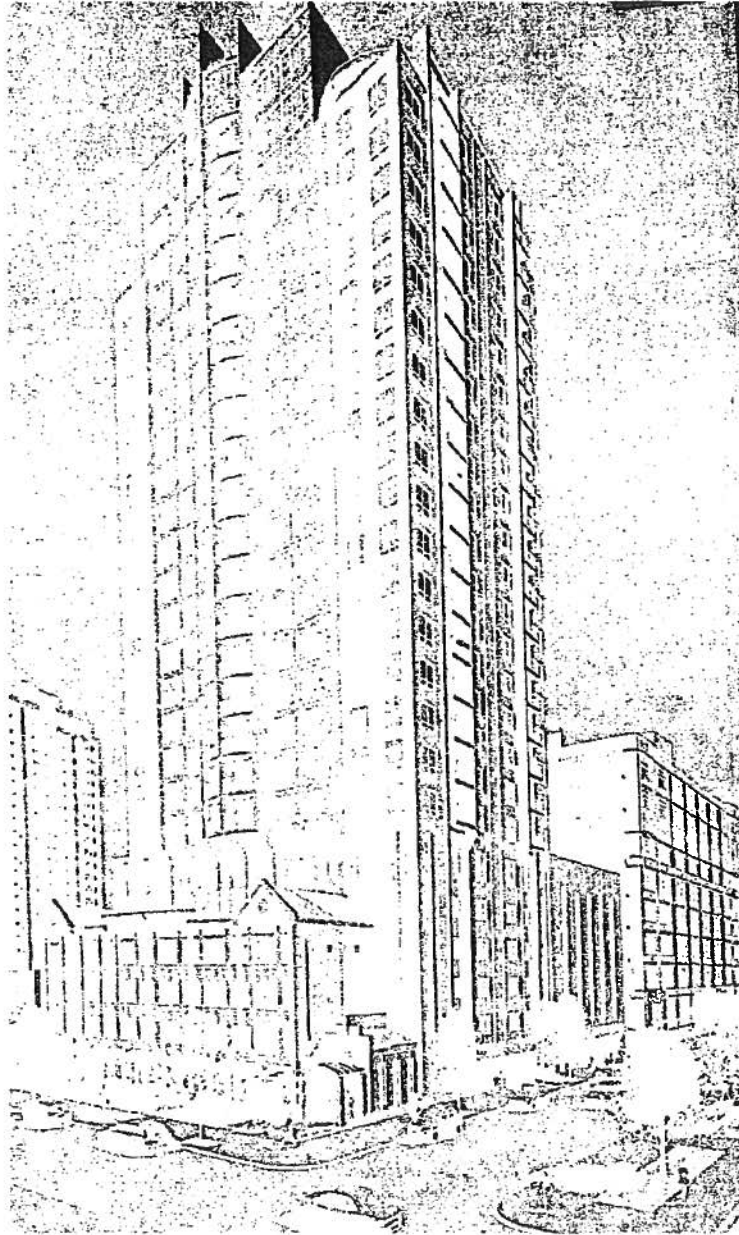
Subarea 2 Map.
(Chess Lofts At Prairie Station)



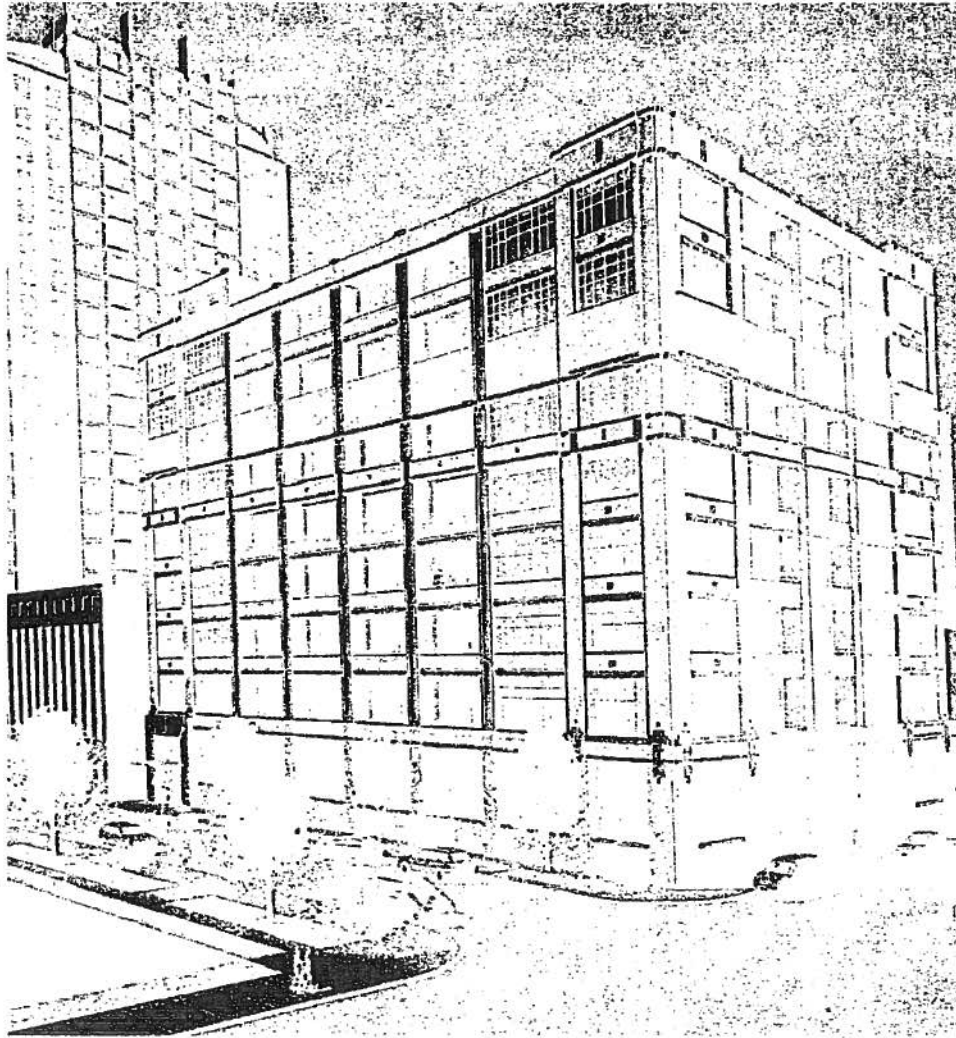
Site Plan/Boundary Map.
(Chess Lofts At Prairie Station)



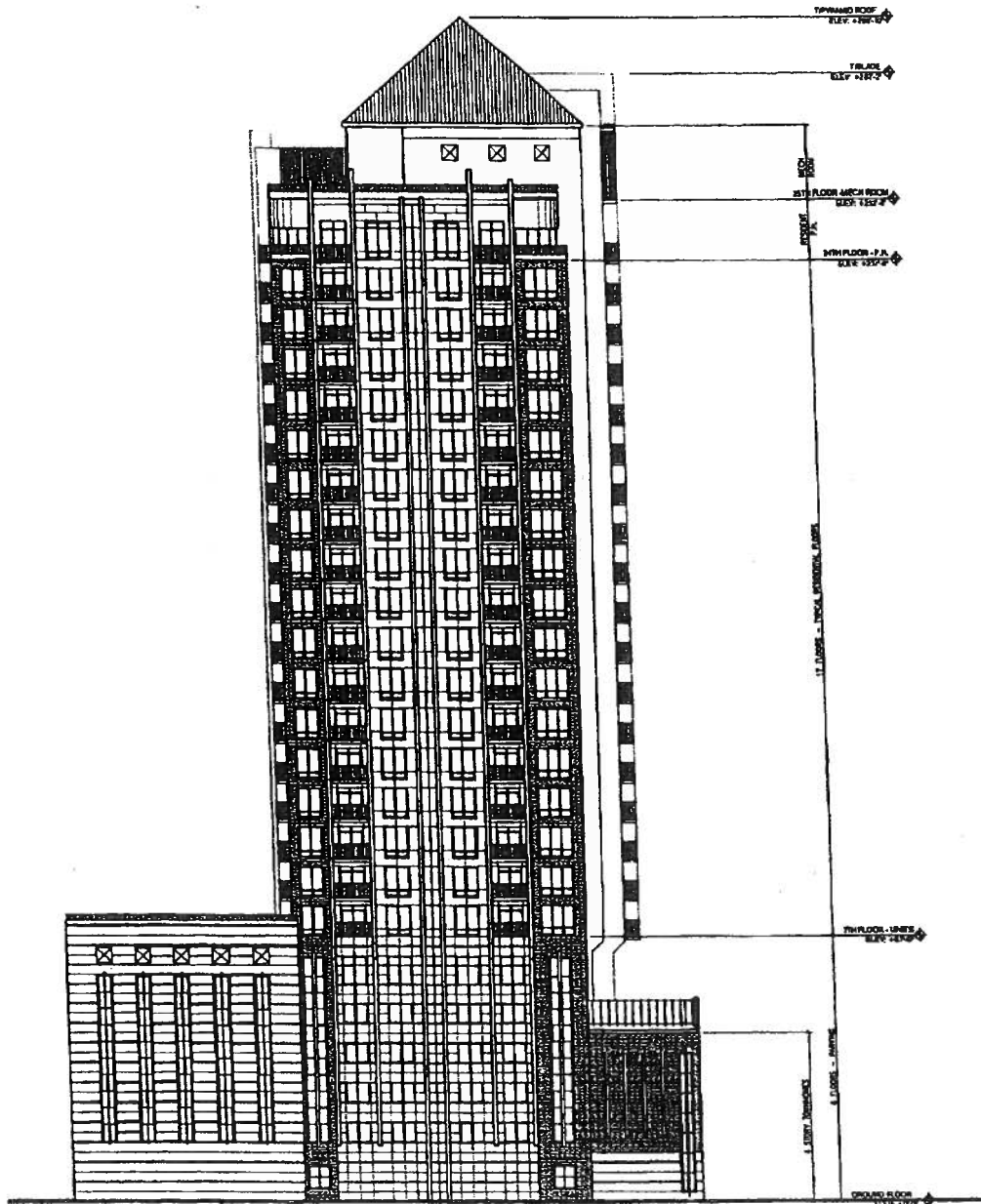
Building Drawing.
(Aristocrat At Prairie Station)



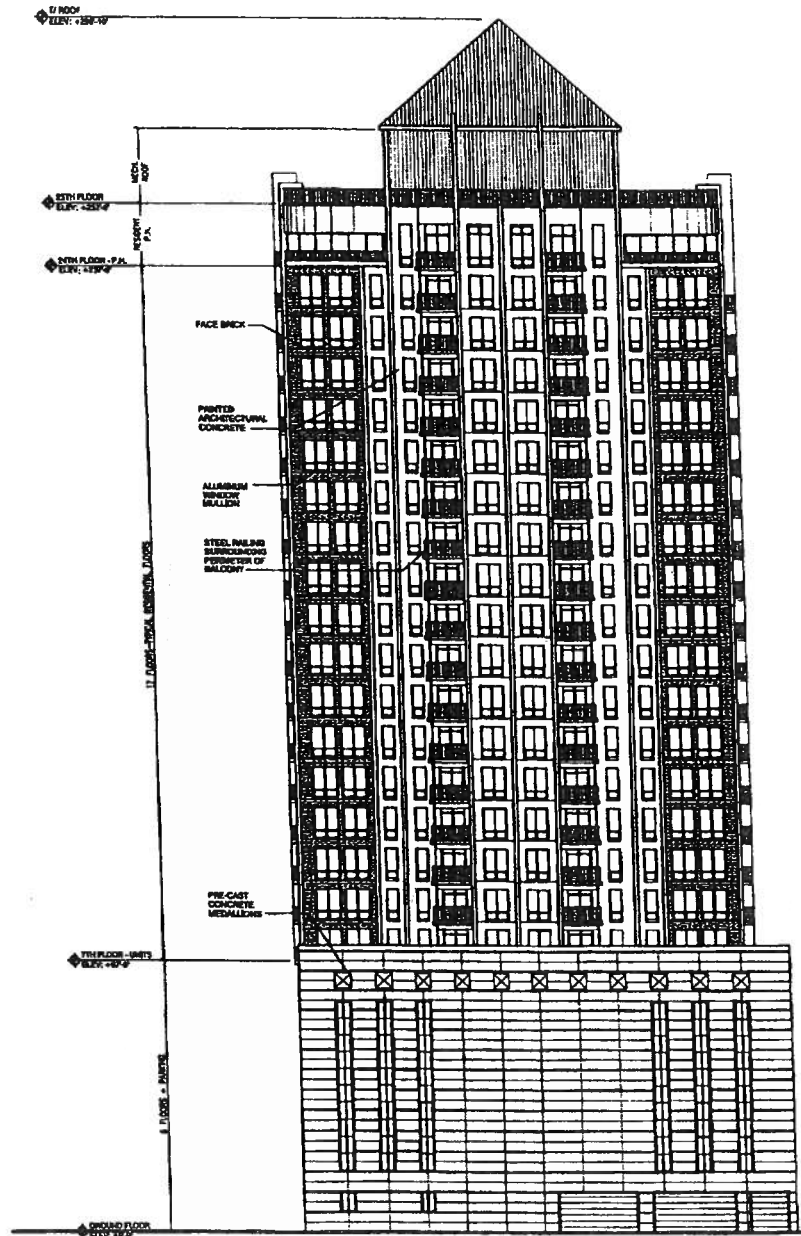
Building Drawing.
(Chess Lofts At Prairie Station)



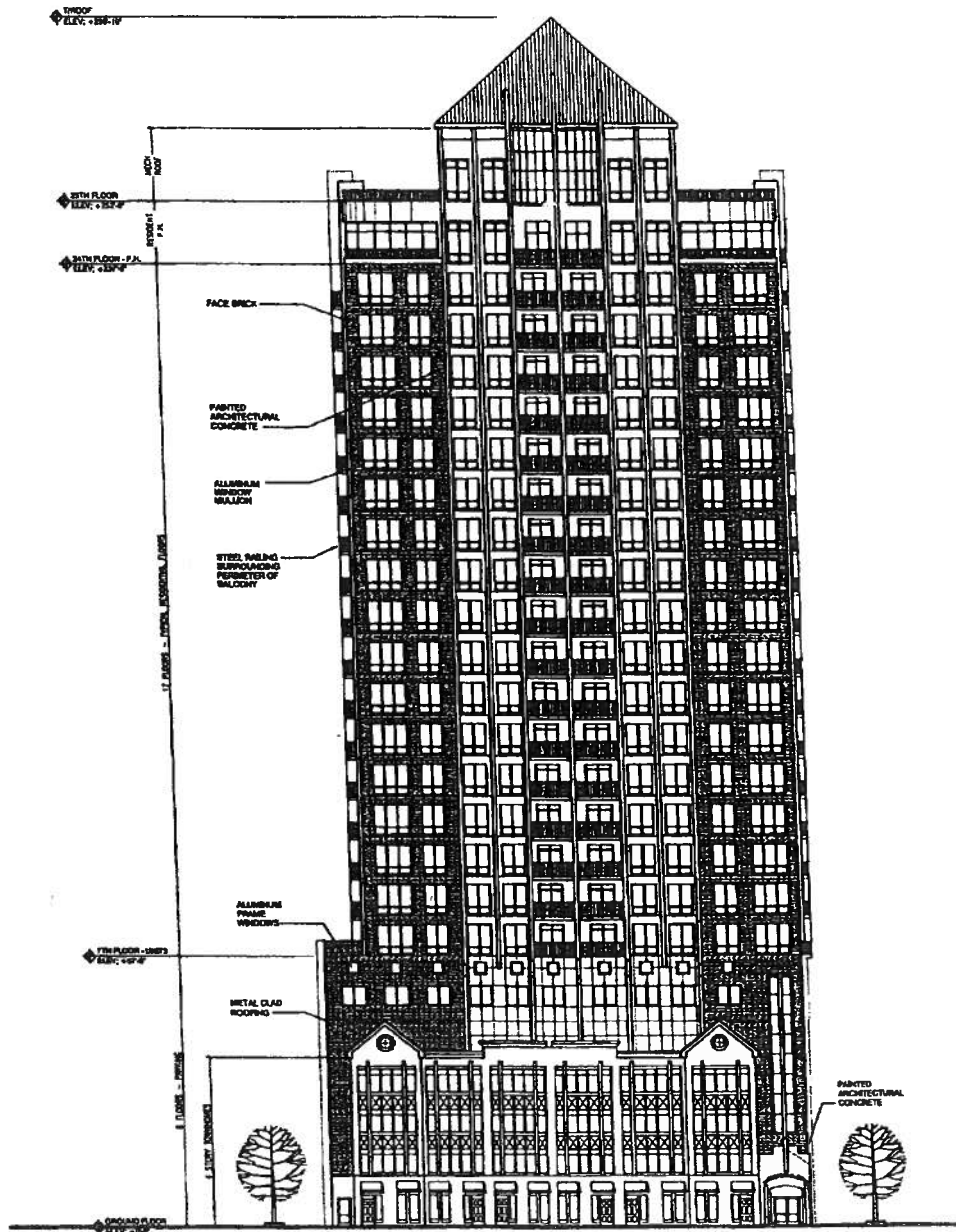
Building Elevations.
(Aristocrat At Prairie Station -- North Elevation)



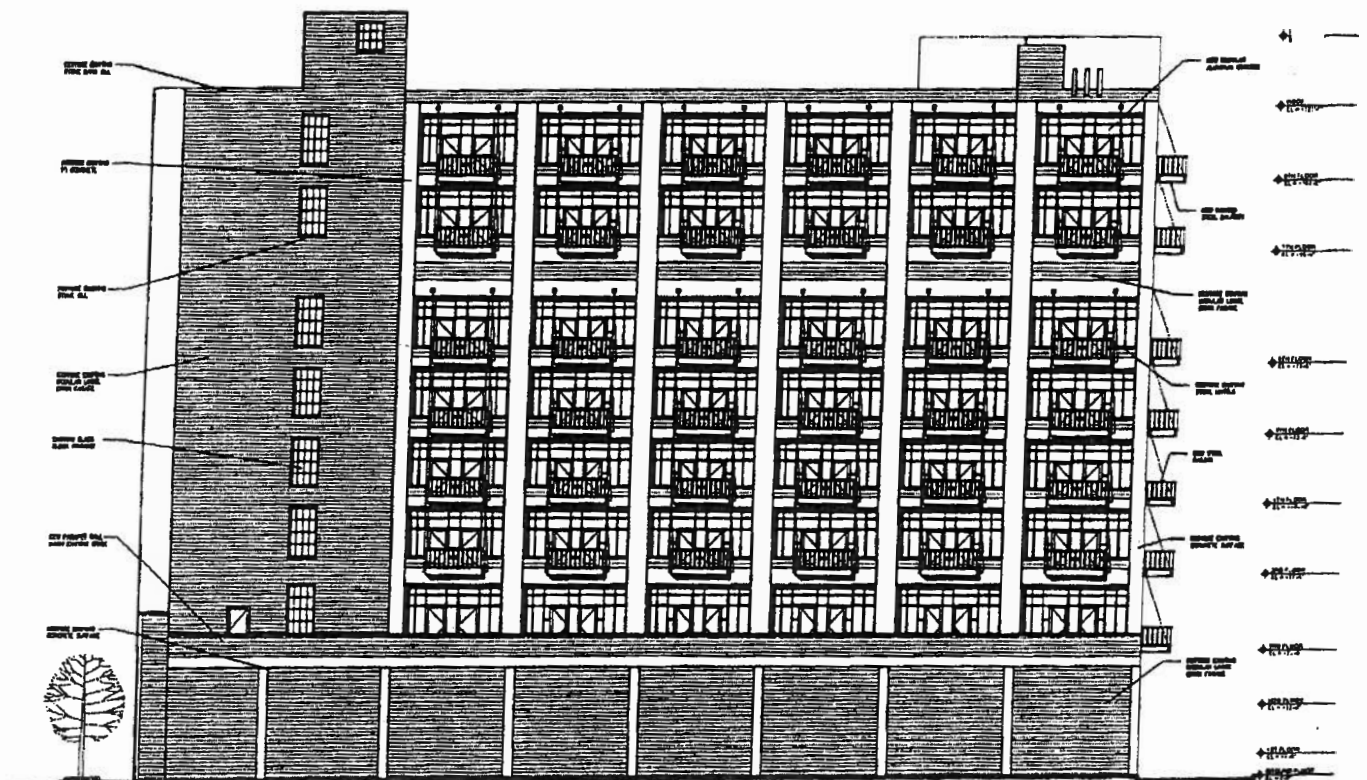
Building Elevations.
(Aristocrat At Prairie Station -- East Elevation)



Building Elevations.
(Aristocrat At Prairie Station -- West Elevation)



Building Elevation.
(Chess Lofts At Prairie Station -- North Elevation)

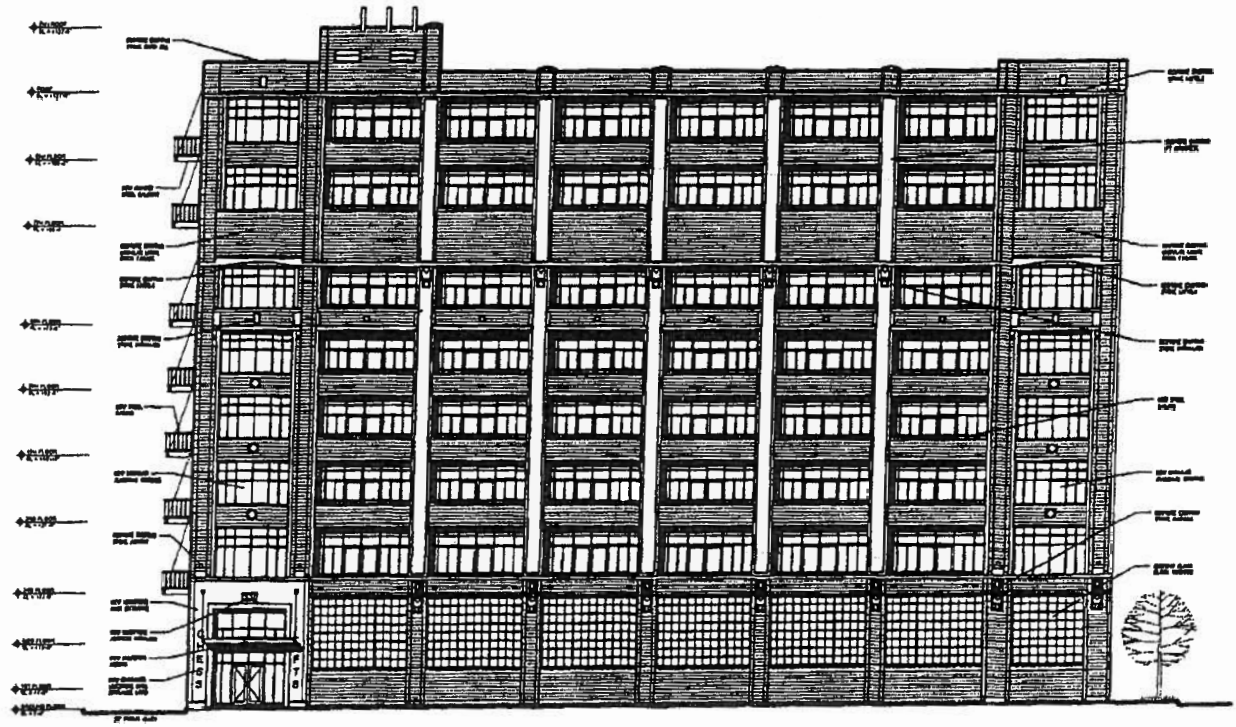


10/6/2005

REPORTS OF COMMITTEES

58621

Building Elevations.
(Chess Lofts At Prairie Station -- South Elevation)

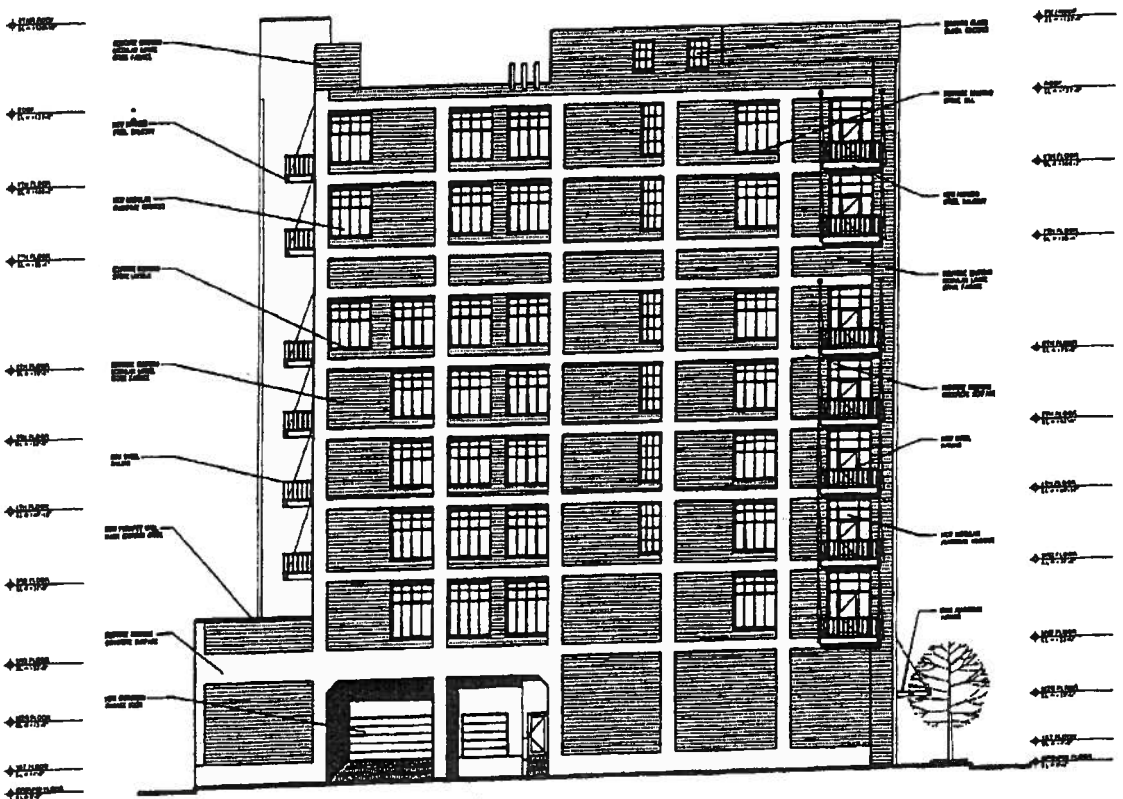


10/6/2005

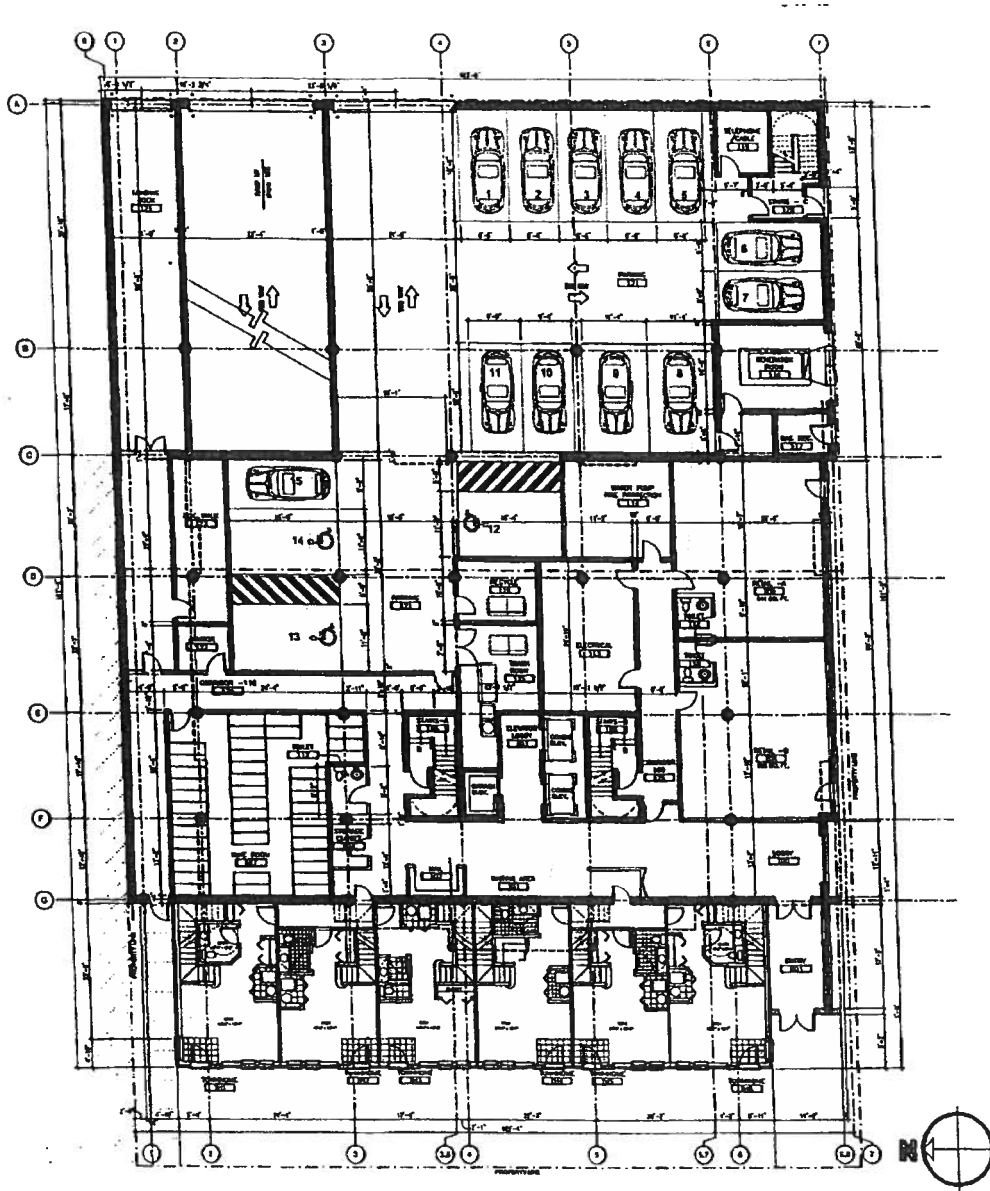
REPORTS OF COMMITTEES

58623

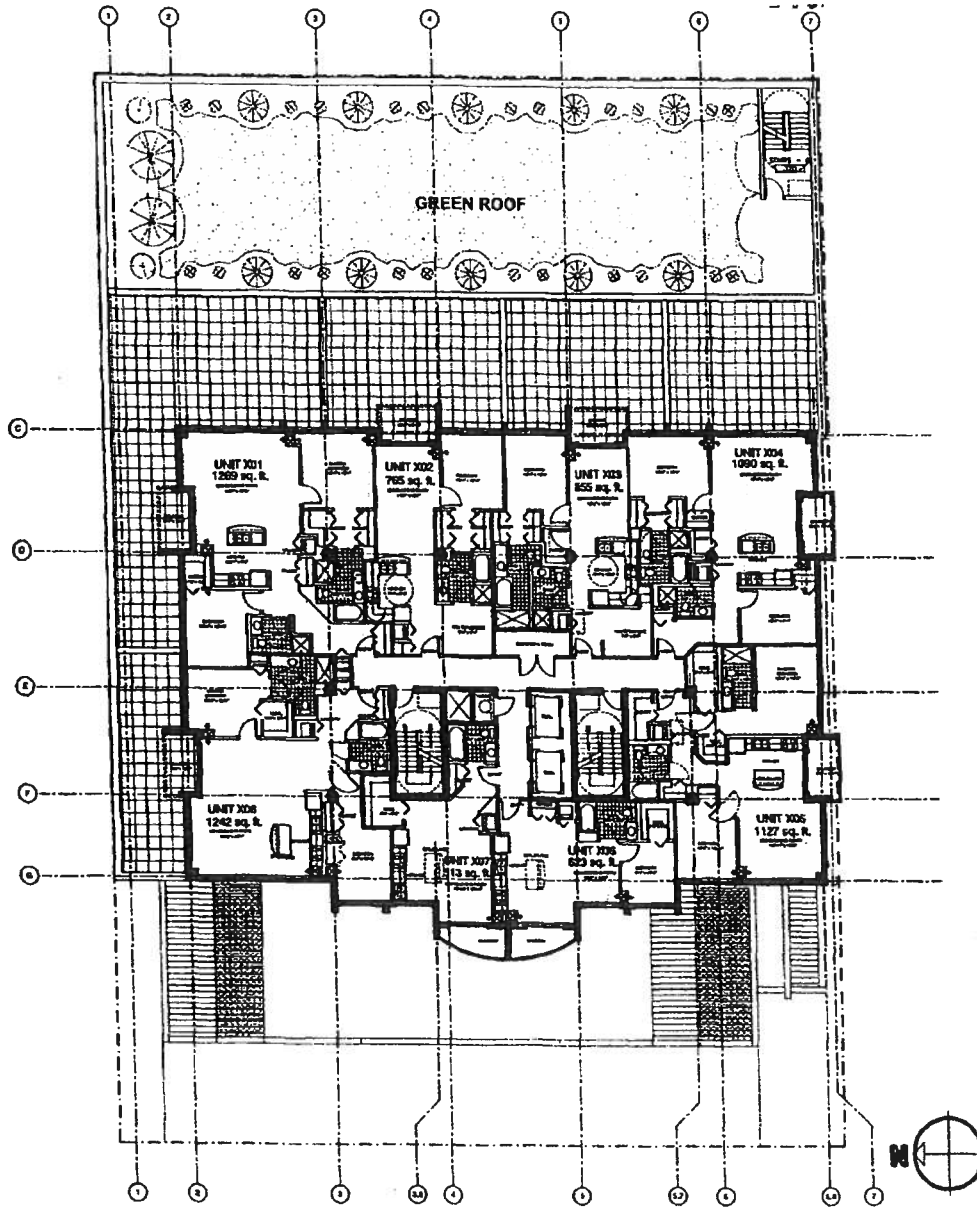
Building Elevations.
(Chess Lofts At Prairie Station -- West Elevation)



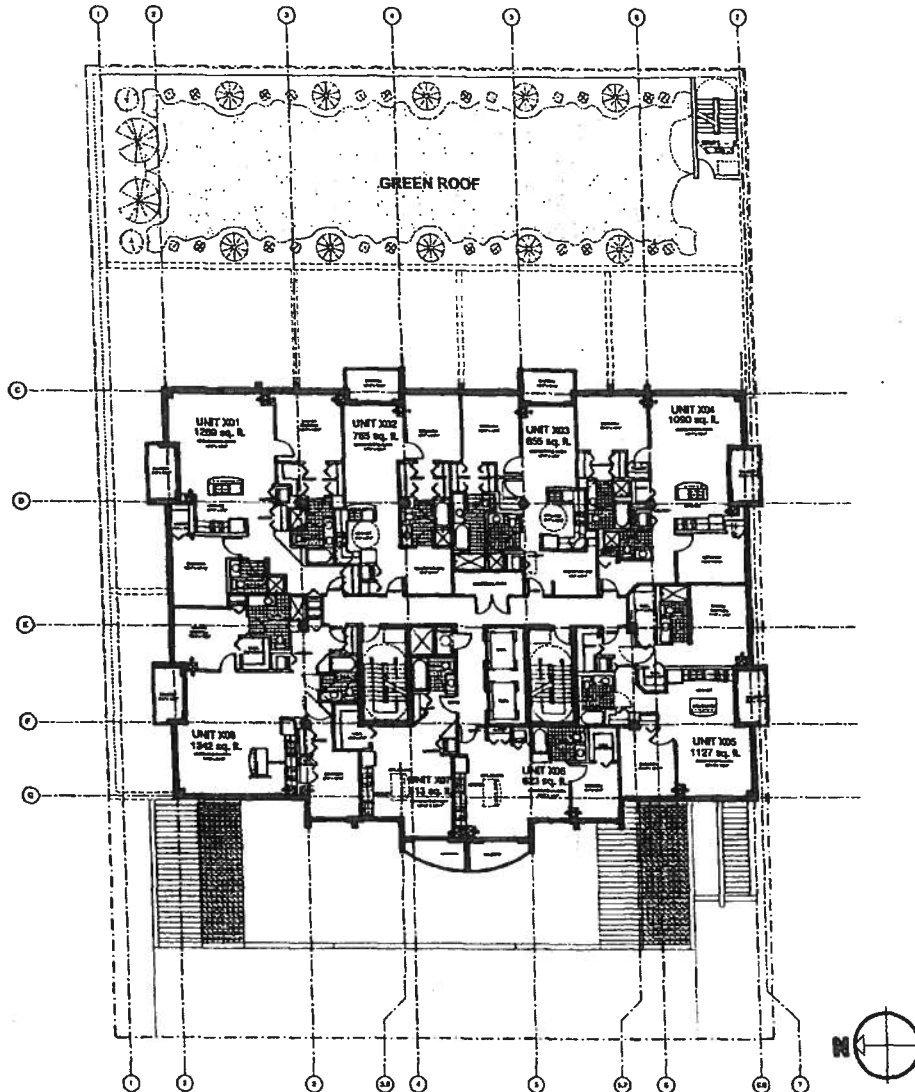
Floor Plans.
(Aristocrat At Prairie Station -- Ground Floor)



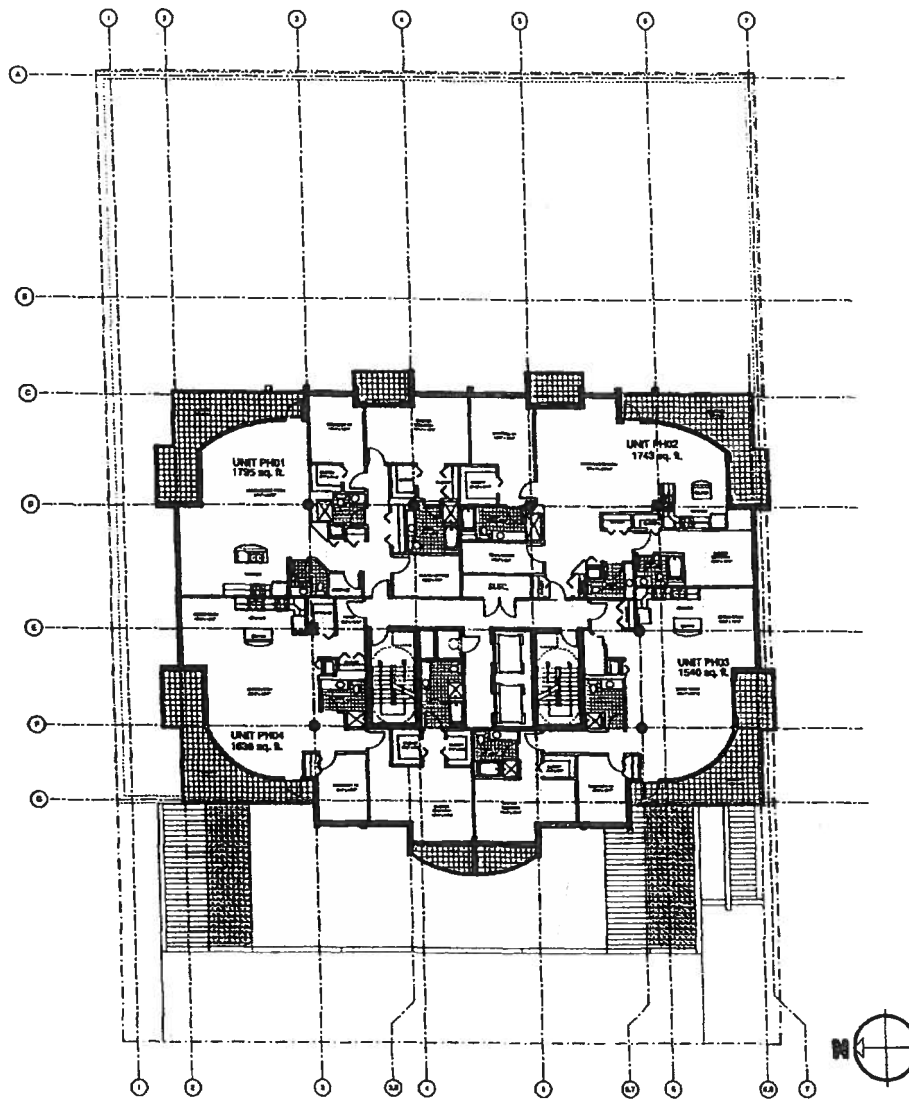
Floor Plans.
(Aristocrat At Prairie Station -- 7th Floor)



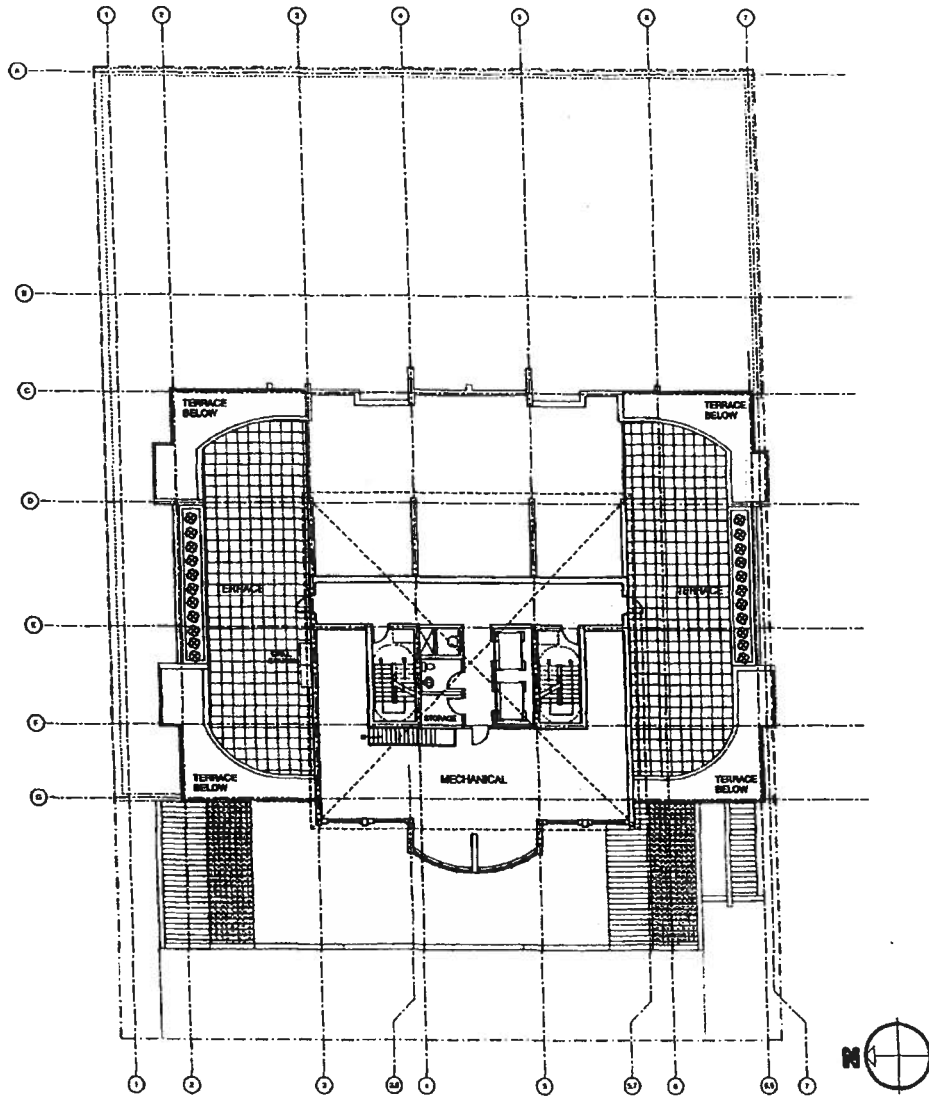
Floor Plans.
(Aristocrat At Prairie Station -- Typical Floor (8th -- 23rd))



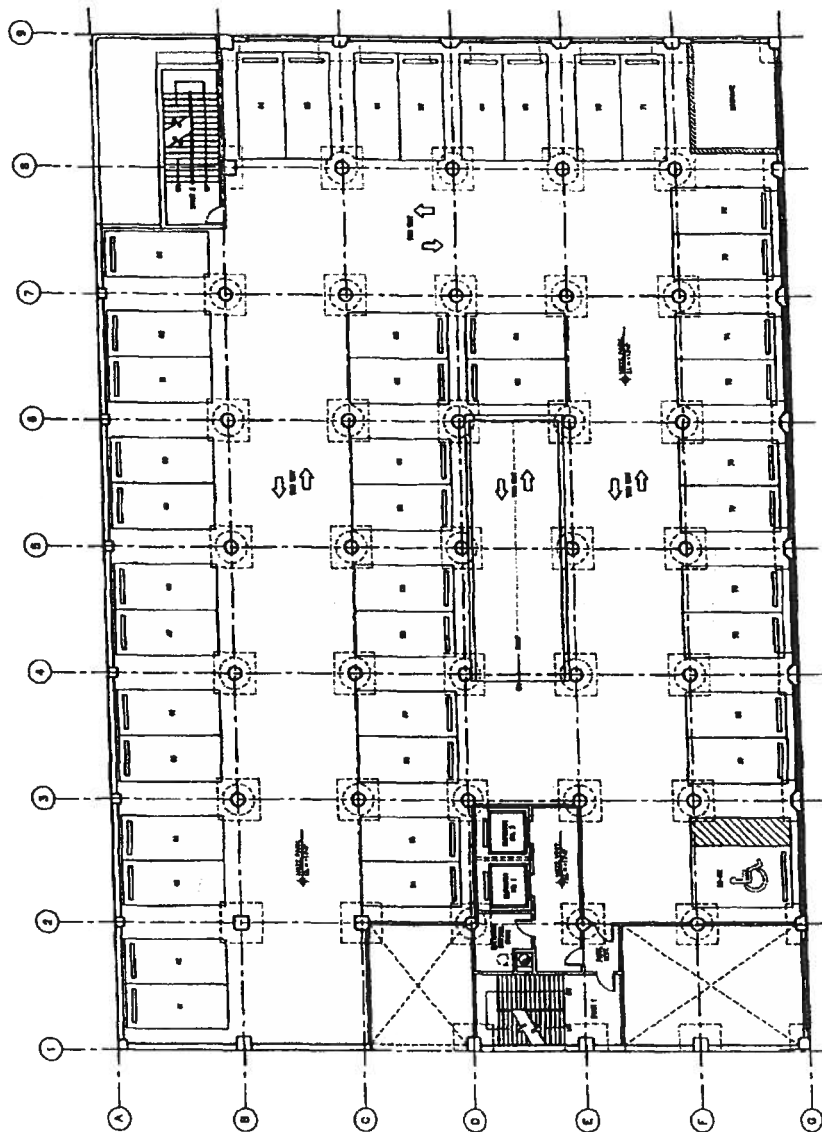
Floor Plans.
(Aristocrat At Prairie Station -- 24th Penthouse Floor)



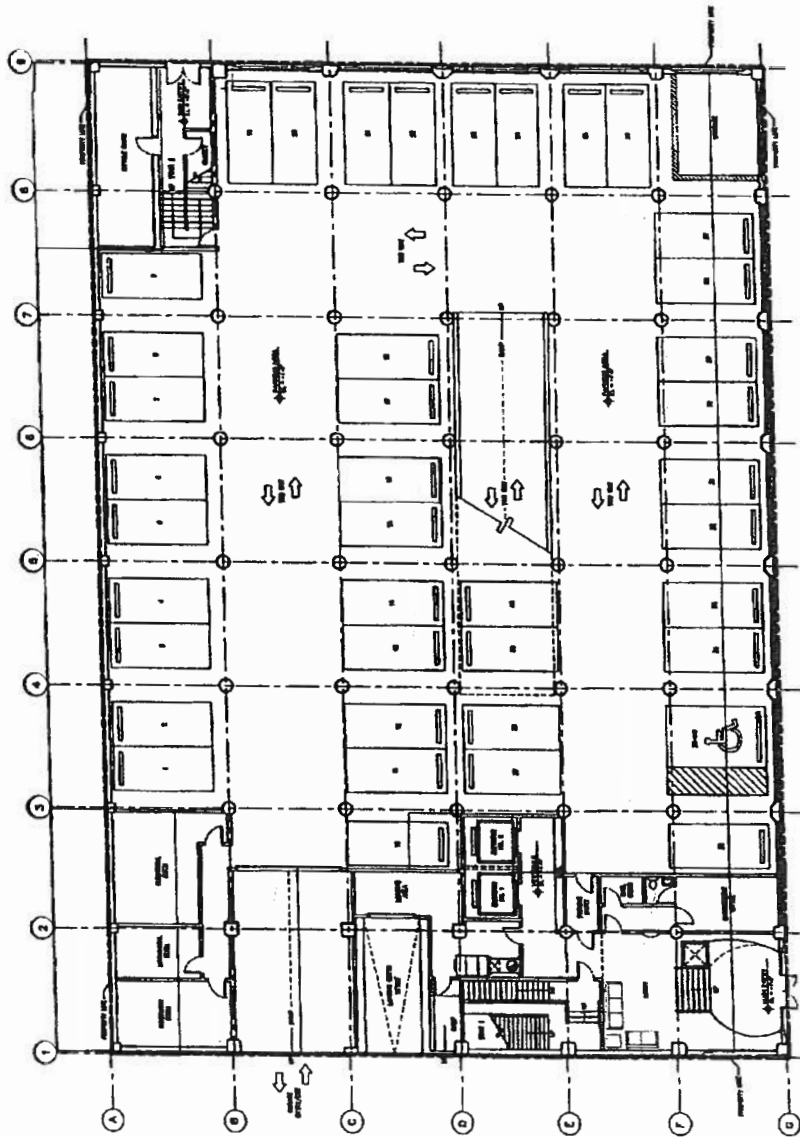
Floor Plans.
(Aristocrat At Prairie Station -- 25th Floor)



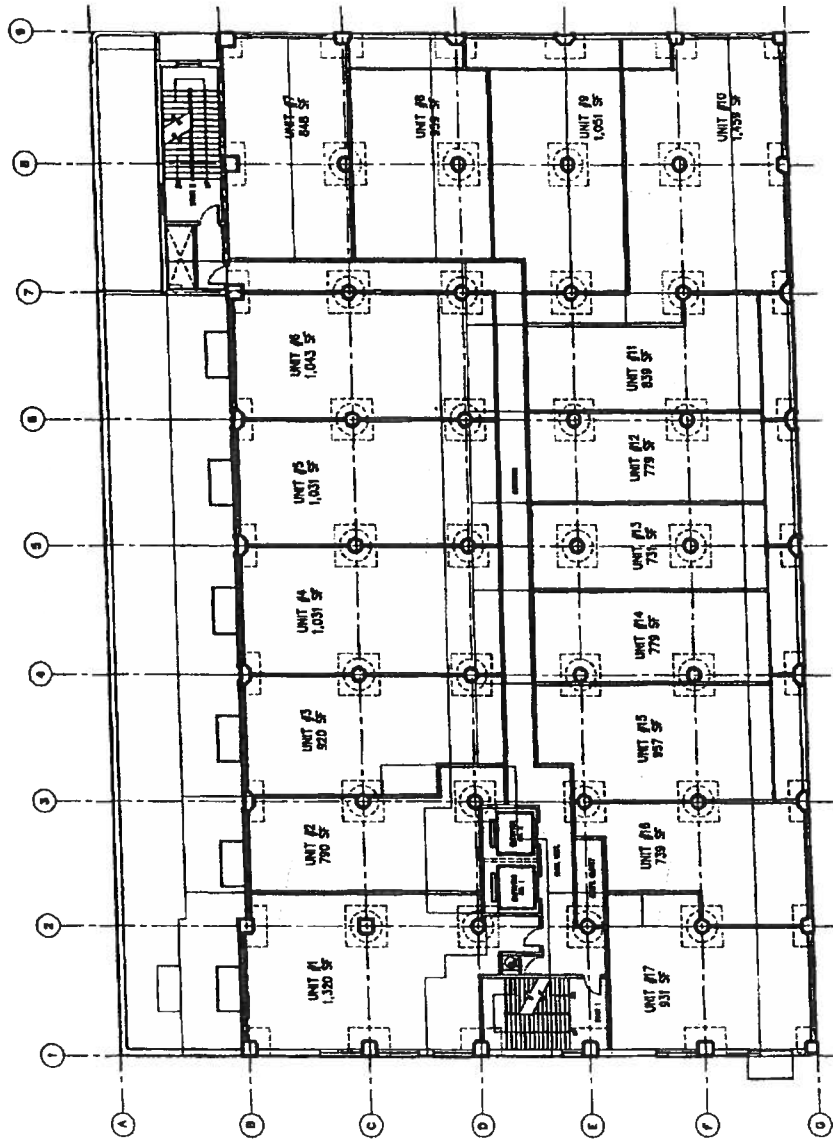
Floor Plans.
(Chess Lofts At Prairie Station -- Mezzanine Floor)



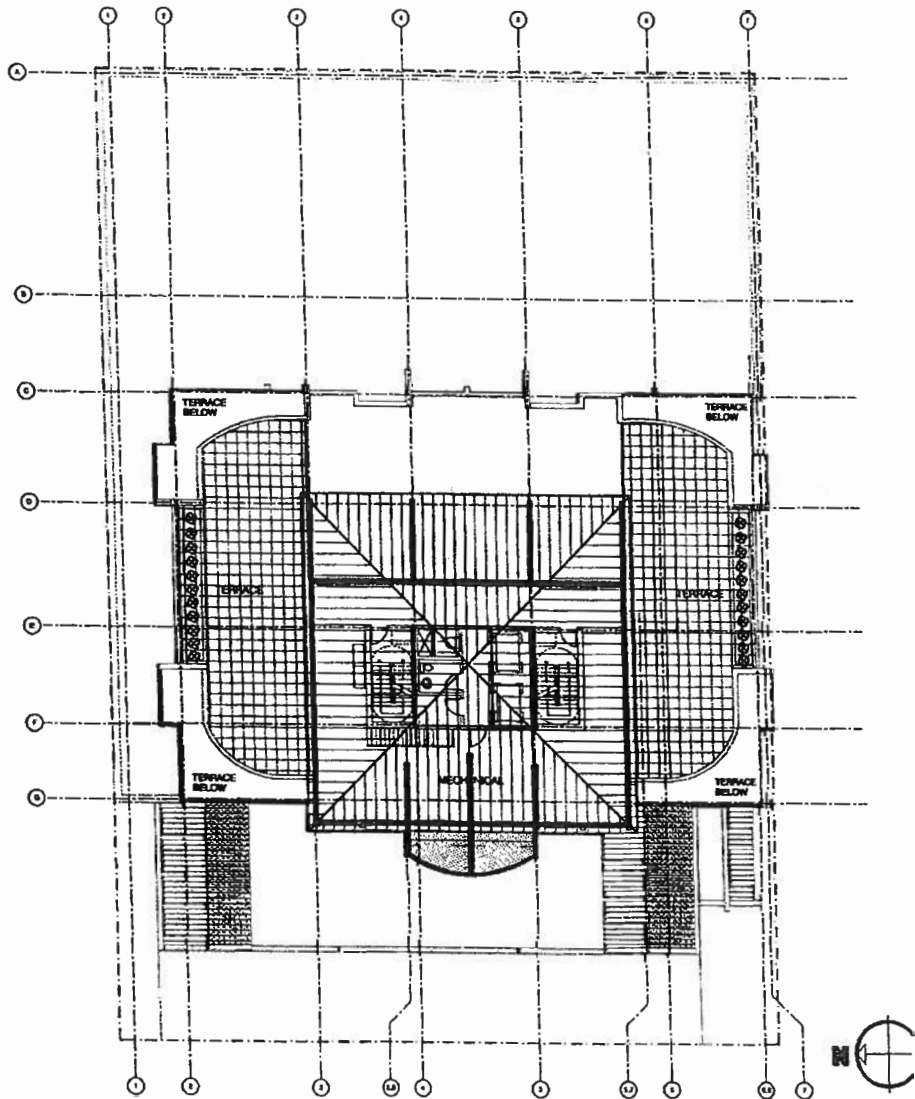
Floor Plans.
(Chess Lofts At Prairie Station -- First Floor)



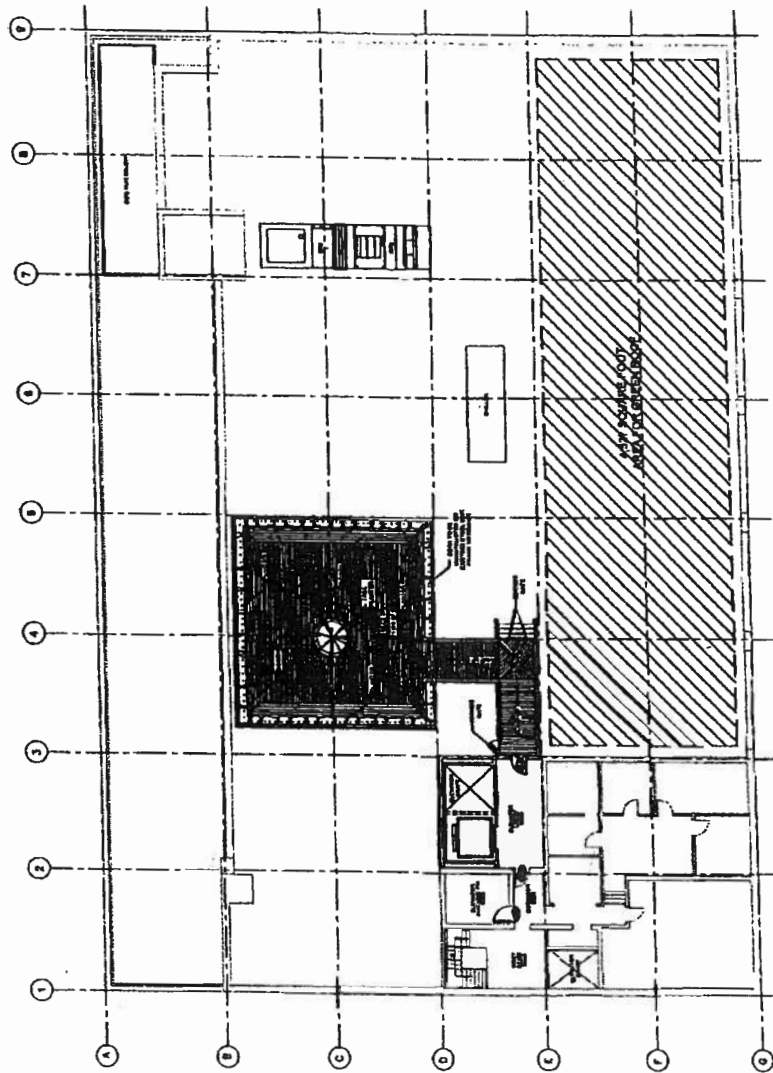
Floor Plans.
(Chess Lofts At Prairie Station -- Typical Floor (2nd -- 8th))



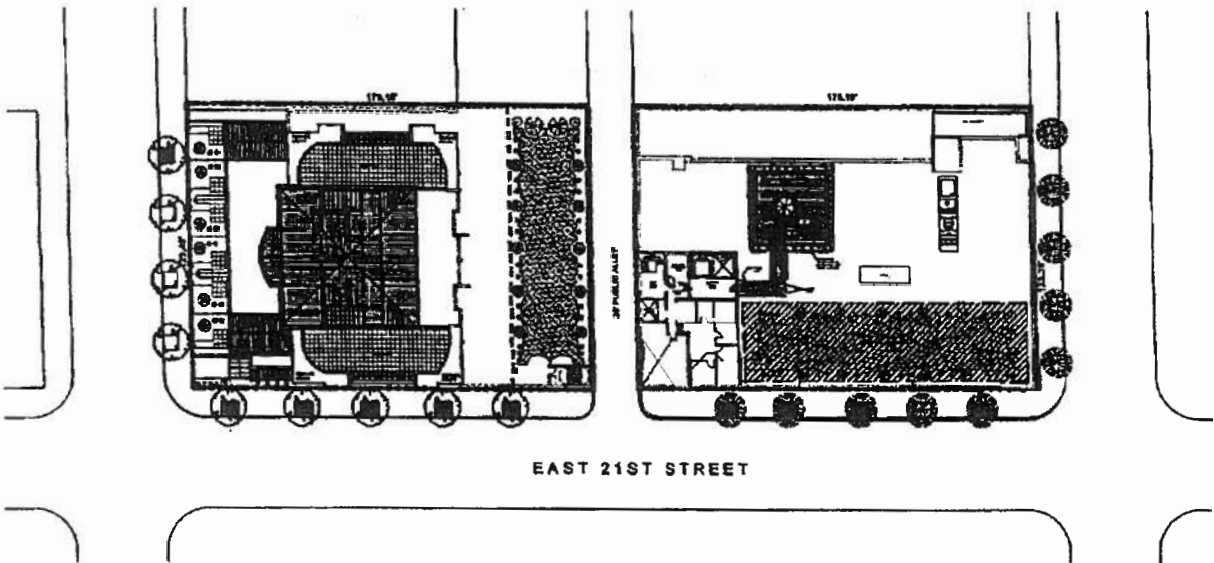
Roof Plan.
(Aristocrat At Prairie Station)



Roof Plan.
(Chess Lofts At Prairie Station)



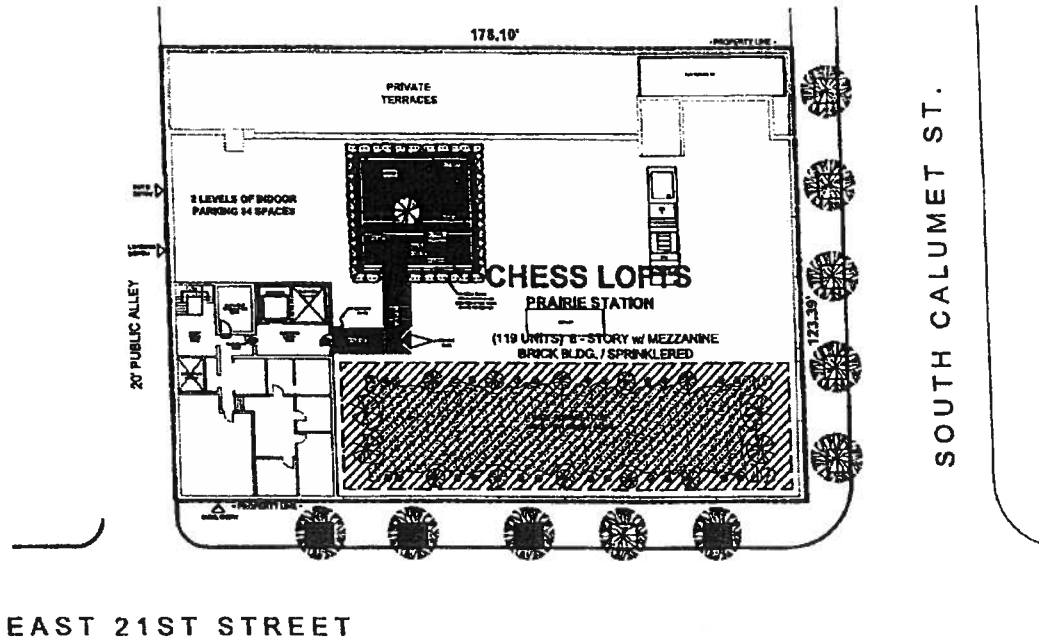
Landscape Plan.
(Overall)



EAST 21ST STREET

PLANTING SCHEDULE		
TYPE	COMMON NAME	SIZE
	REGAL ELMS	4" CAL.
	DOGWOODS	3" CAL.
	CRANBERRY COTONEASTER	40"
	BURNING BUSHES	30"
	MANHATTAN BLUE JUNIPER	24"
	EXISTING TREE	...

Landscape Plan.
(Chess Lofts At Prairie Station)

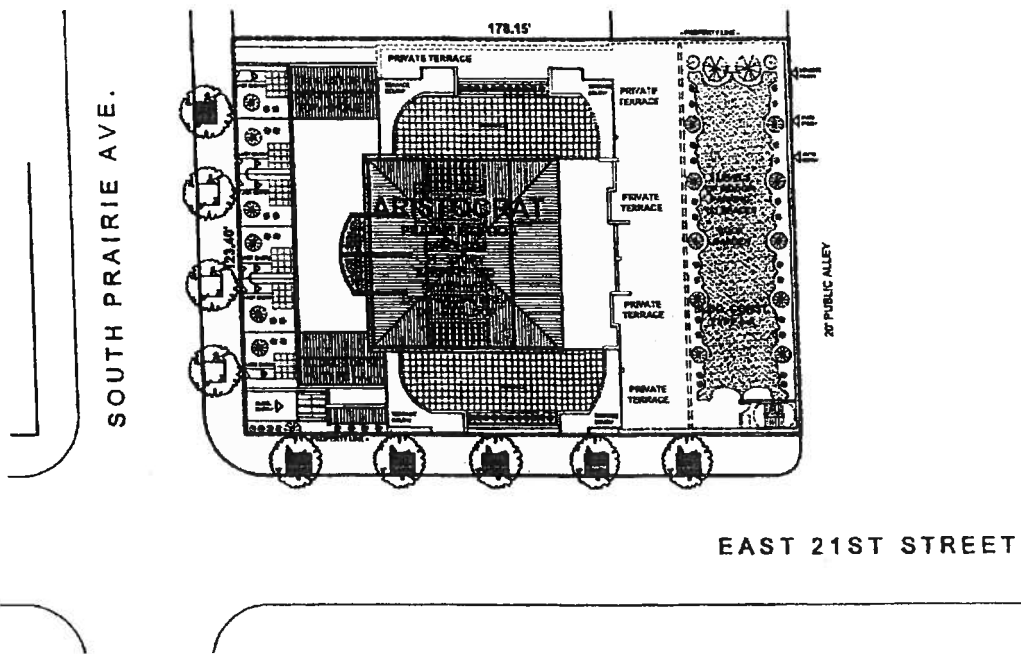


PRAIRIE & 21ST RESIDENTIAL DEVELOPMENT	
DESCRIPTION	GREEN AREA
GROUND LEVEL	*
8th FLOOR TERRACE GREEN ROOF	3,980 SF
TOTAL	3,980 SF

* GROUND LEVEL STREET TREES ADDED

PLANTING SCHEDULE		
TYPE	COMMON NAME	SIZE
	REDAL ELM	4" CAL.
	DOGWOOD	2" CAL.
	CRANBERRY COTONEASTER	40"
	BURNING BUSHES	30"
	MANHATTAN BLUE JUNIPER	24"
	EXISTING TREE	...

Landscape Plan.
(Aristocrat At Prairie Station)



PRAIRIE & 21ST RESIDENTIAL DEVELOPMENT	
DESCRIPTION	GREEN AREA
GROUND LEVEL *	2,436 SF
5th FLOOR TERRACE GREEN ROOF	4,820 SF
TOTAL	7,256 SF

* GROUND LEVEL INCLUDES TOWNHOME YARDS AND LANDSCAPING AT PROPERTY LINE SETBACKS - STREET TREES ADDED

PLANTING SCHEDULE		
TYPE	COMMON NAME	SIZE
	REGAL ELMS	4" CAL
	DOGWOODS	3" CAL
	CRANBERRY COTONEASTER	40"
	BURNING BUSHES	30"
	MANHATTAN BLUE JUNIPER	24"
	EXISTING TREE	---