



Office of the City Clerk



SO2011-8873

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	11/2/2011
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17361
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Residential-Business Planned Development No. 1095 symbols and indications as shown on Map 12-E in the area bounded by:

East 47th Street; South Cottage Grove Avenue; East 48th Street; South Evans Avenue; a line approximately 60.36 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 110.36 feet north of and parallel to East 48th Street; South Evans Avenue; a line approximately 160.42 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 185.30 feet north of and parallel to East 48th Street; South Evans Avenue; a line approximately 235.30 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 336.51 feet south of and parallel to East 47th Street; and South Evans Avenue;

to those of a C1-5 Neighborhood Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C1-5 Neighborhood Commercial District symbols and indications as shown on Map 12-E in the area bounded by:

East 47th Street; South Cottage Grove Avenue; East 48th Street; South Evans Avenue; a line approximately 60.36 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 110.36 feet north of and parallel to East 48th Street; South Evans Avenue; a line approximately 160.42 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 185.30 feet north of and parallel to East 48th Street; South Evans Avenue; a line approximately 235.30 feet north of and parallel to East 48th Street; the public alley next east of and parallel to South Evans Avenue; a line approximately 336.51 feet south of and parallel to East 47th Street; and South Evans Avenue;

to those of Residential-Business Planned Development No. 1095, as amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the 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.

Common address:

733 East 47th Street

737 East 47th Street

4717 South Evans Avenue

4719 South Evans Avenue

4721 South Evans Avenue

4723 South Evans Avenue

4725 South Evans Avenue

4727 South Evans Avenue

4729 South Evans Avenue

4731 South Evans Avenue

4733 South Evans Avenue

4737 South Evans Avenue

4739 South Evans Avenue

4743 South Evans Avenue

4745 South Evans Avenue

732 East 48th Street

4700 South Cottage Grove Avenue

4720 South Cottage Grove Avenue

4724 South Cottage Grove Avenue

4730 South Cottage Grove Avenue

4732 South Cottage Grove Avenue

4740 South Cottage Grove Avenue

4746 South Cottage Grove Avenue

4752 South Cottage Grove Avenue

4710 South Cottage Grove Avenue

4714 South Cottage Grove Avenue

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 1095, AS AMENDED

PLAN OF DEVELOPMENT BULK REGULATIONS AND DATA TABLE

Gross Site Area:	208,362 square feet (4.78 acres)*
Area of Public Rights-of-Way	75,448 square feet (1.73 acres)
Net Site Area:	132,914 square feet (3.05 acres)**
Sub Area A:	113,704 square feet (2.61 acres)
Sub Area B:	19,210 square feet (0.44 acres)
Maximum Floor Area Ratio:	3.92
Sub Area A:	4.24
Sub Area B:	2.0
Maximum Number of Allowed Dwelling Units:	93 units
Sub Area A:	72 units
Sub Area B:	21 units
Maximum Retail Commercial Square Footage:	
Sub Area A:	65,000 square feet
Sub Area B:	0

* (Includes two thousand one hundred seventeen (2,117) square feet proposed “to be dedicated” and which is included within the “Public Right-of-Way”).

** (Includes six thousand nine hundred twenty-four (6,924) square feet of alley areas proposed “to be vacated” which is included within the “Net Site Area”).

APPLICANT:	MAHOGANY CHICAGO 47, LLC
ADDRESS:	4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
DATE FILED:	NOVEMBER 2, 2011
PLAN COMMISSION:	JULY 19, 2012

Minimum Number of Off-Street Parking Spaces to be provided: 171

Sub Area A: 152

Sub Area B: 19

Minimum Number of Bicycle Parking Spaces: As required by Section 17-10-0300 of the Chicago Zoning Ordinance for Sub Area A.

Minimum Number of Off-Street Loading Berths:

Sub Area A: 3 berths (10' x 25')

Sub Area B: 0

Maximum Building Heights:

Sub Area A: 80'

Sub Area B: 45'

Minimum Setback From Property Line:

Sub Areas A and B: In substantial conformance with attached Site Plan.

APPLICANT: MAHOGANY CHICAGO 47, LLC
ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
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PLAN COMMISSION: JULY 19, 2012

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1095, AS AMENDED**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated as Residential-Business Planned Development Number 1095 consists of approximately 132,914 net square feet (+/- 3.05 acres) of property (the "Property"), which is owned and/or controlled by Mahogany Chicago 47, LLC (the "Applicant") and the City of Chicago, and which is depicted on the attached Planned Development Boundary and Property Line Map. The property is divided into two (2) sub areas as shown on the attached Sub Area Map.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, 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, its successors, assignees or grantees and approved 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 lessees and their respective successors and assigns. All rights hereunder to the Applicant shall inure to the benefit of its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessees and their respective successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single-designated control for purposes of this statement shall mean 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 lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given sub area need only be made or authorized by the owners and/or any ground lessees of such sub area provided there is no adverse effect on the other sub area; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or 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 with respect to the portion of the Property so transferred.

APPLICANT:	MAHOGANY CHICAGO 47, LLC
ADDRESS:	4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
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4. The following uses shall be permitted in the Planned Development as follows:
 - Sub Area A: Multi-unit residential (located on and above the ground floor), other business/retail uses as permitted in the C1-5 Neighborhood Commercial District, including but not limited to offices, restaurants (both limited and general), accessory uses, accessory parking and loading and temporary buildings for sales and construction purposes.
 - Sub Area B: Multi-unit residential units (located on and above the ground floor), accessory uses and accessory parking and loading.
5. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; and the following documents prepared by Pappageorge Haymes Partners and last revised July 19, 2012 (collectively, the "Plans"): an Existing Zoning Map; an Existing Land Use Map; a Right-of-Way Adjustment Map; a Plan of Development Boundary, Property Line and Sub Area Map; a Site Plan; Elevations (North, South, East and West); Floor Plans (First Retail, Second Parking and Typical Residential); a Green Roof Plan; a Landscape Plan; and, a Chicago Builds Green form. Full-sized copies of the Plans are on file with the Department of Housing and Economic Development (the "Department"). 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.
6. On-Premise 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. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. The improvements authorized by this Planned Development shall be designed, constructed and maintained in substantial conformance with the Plans, and in accordance with the partway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
8. Any service drive or any other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Chicago Department of Transportation ("CDOT") in effect at the time of review. There shall be no parking or storage of garbage receptacles within such service drives or within fire lanes. Any change to off-street

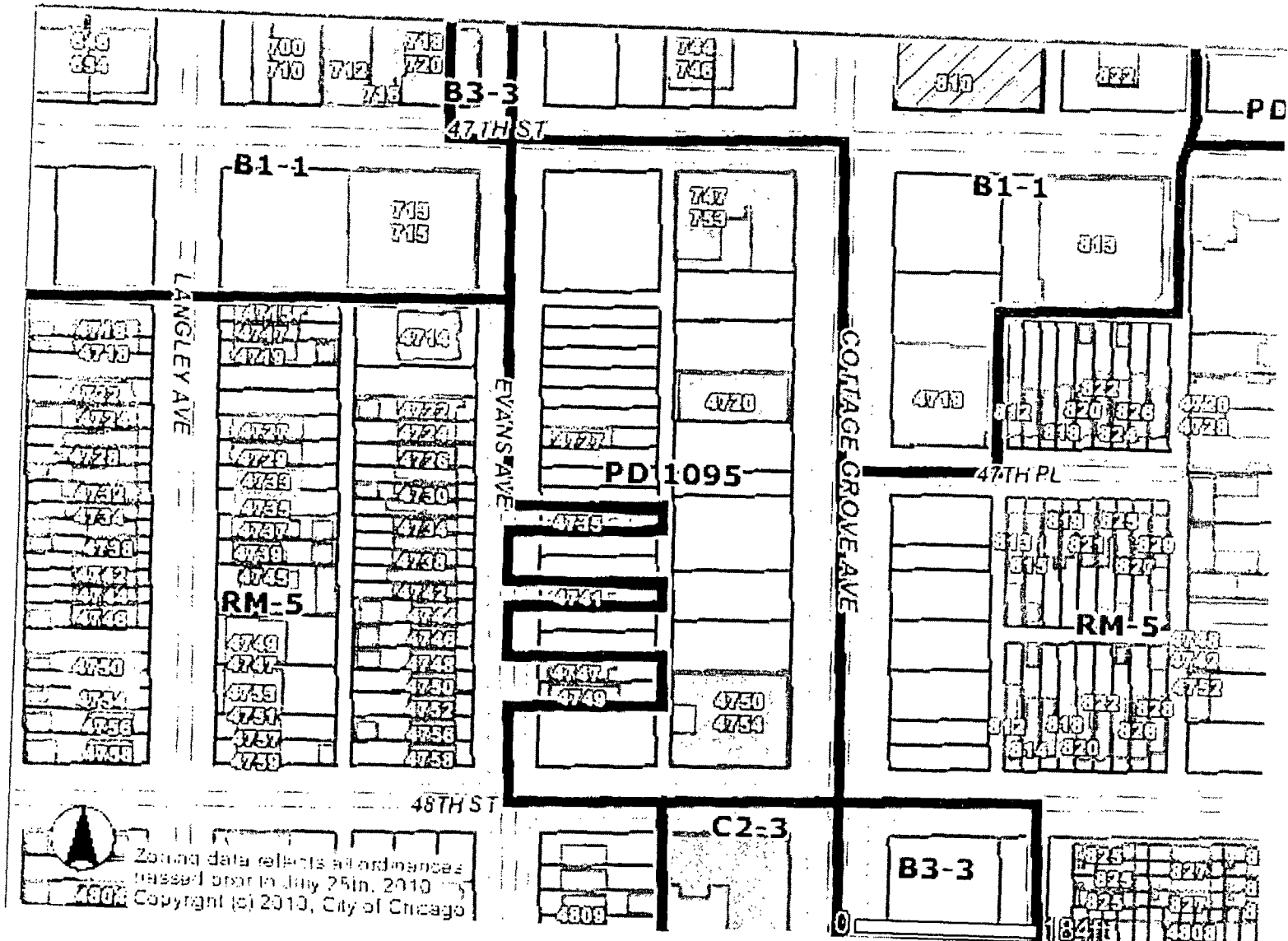
APPLICANT:	MAHOGANY CHICAGO 47, LLC
ADDRESS:	4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
DATE FILED:	NOVEMBER 2, 2011
PLAN COMMISSION:	JULY 19, 2012

parking ingress and egress as depicted in the Plans shall be subject to the review and approval of CDOT and the Department. All work proposed in the public way must be designed and constructed in accordance with the CDOT "Construction Standards for Work in the Public Way" and in compliance with the Municipal Code of the City of Chicago. Closure of all or any part of any public street or alley during construction or demolition shall be subject to the review and approval of CDOT.

9. Height restrictions of any building or any appurtenance thereto, in addition to the Bulk Regulations and Data Table, shall be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of FAR calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
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 title holders and any ground lessors.
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. This project will have a green roof system covering approximately 26,623 square feet (75% of the roof net site area in Sub Area A) with Energy Star roof coverage for the multi-unit residential buildings in Sub Area B. The mixed-use building in Sub Area A will be Energy Star rated and the multi-unit residential buildings in Sub Area B will be Chicago Green Homes Two-Star rated, exceeding the guidelines of the Sustainable Policy of the Department of Housing and Economic 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 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.
14. Unless substantial construction of the improvements in Sub Area A has commenced within six (6) years following adoption of this Planned Development, and unless completion of such improvements is pursued thereafter, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the Property shall automatically convert to the classification of the C1-5 Neighborhood Commercial District. Said six (6) years may be extended for up to one (1) additional year if, before expiration, the Commissioner determines that a good cause for such an extension is shown.

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ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
DATE FILED: NOVEMBER 2, 2011
PLAN COMMISSION: JULY 19, 2012

Existing Zoning Map



APPLICANT:
 ADDRESS:
 DATE FILED:
 PLAN COMMISSION:

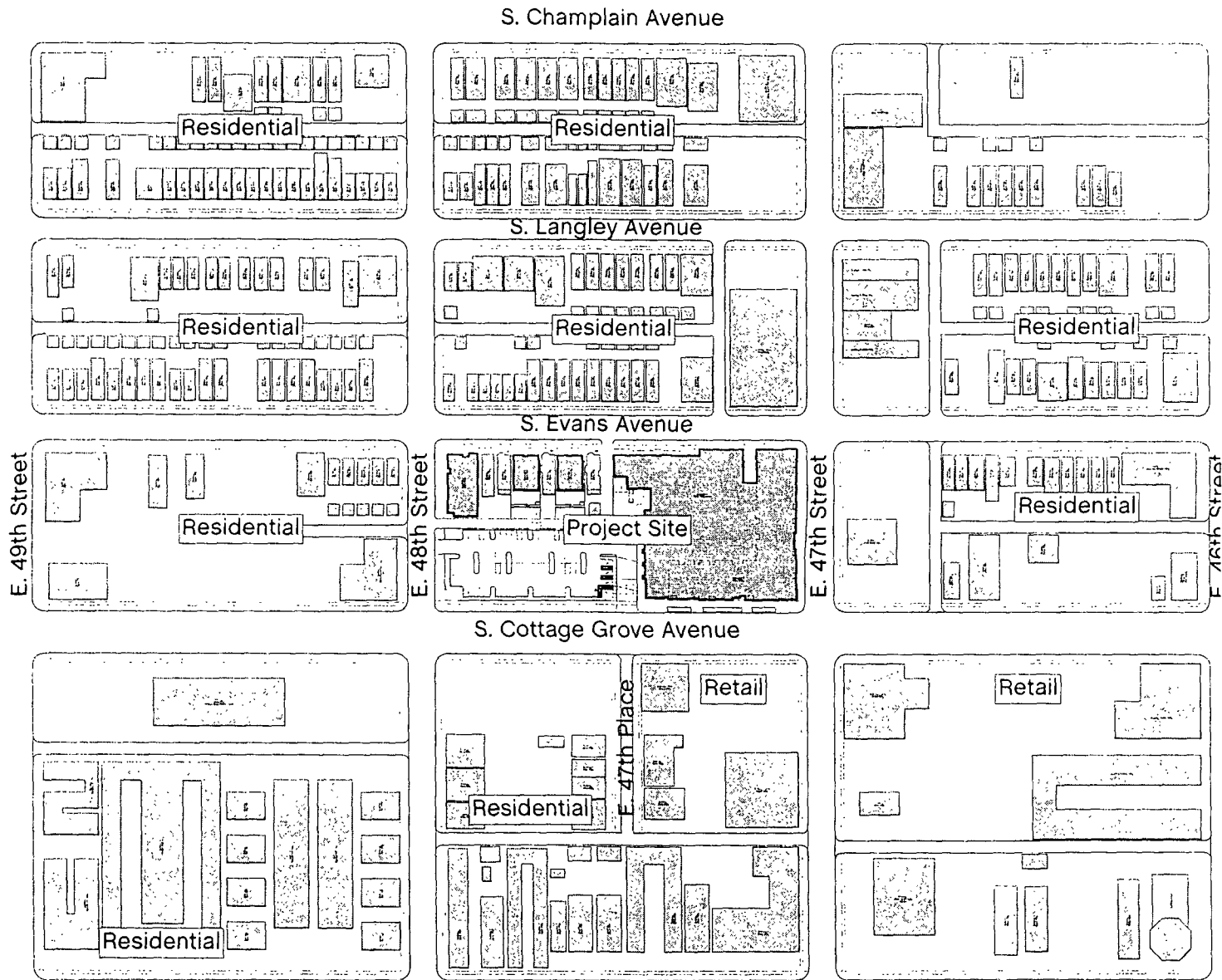
MAHOGANY CHICAGO 47, LLC
 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 NOVEMBER 2, 2011
 JULY 19, 2012

CANAL FOR PLYMOUTH

Lots 47 Phase I
 Limited Partnership
 Mahogany Chicago 47, LLC
 developer

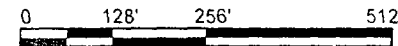


Existing Land Use Map



APPLICANT:
 ADDRESS:
 DATE FILED:
 PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 NOVEMBER 2, 2011
 JULY 19, 2012



FINAL FOR PERMITS

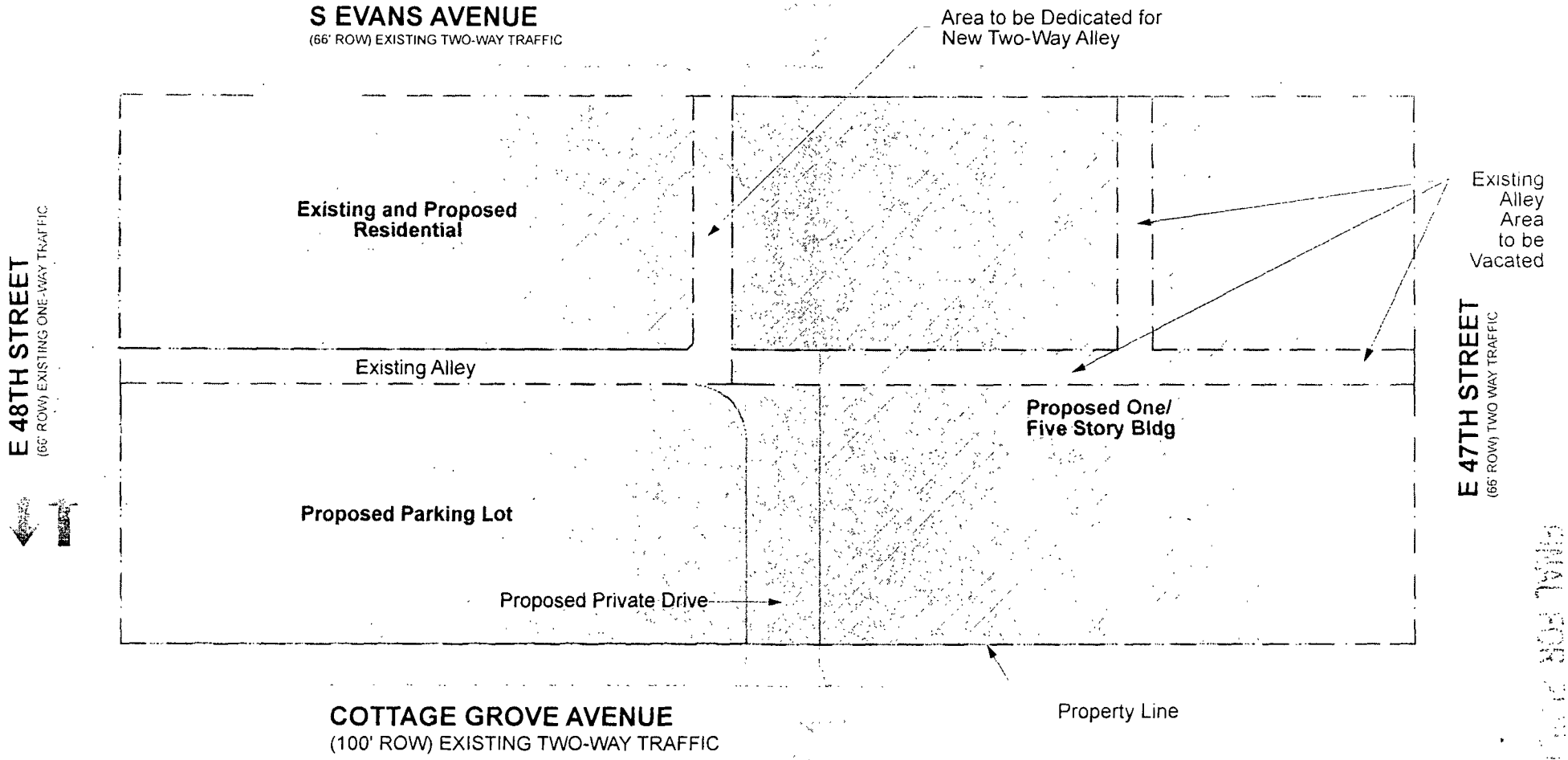


City of Chicago
 Planning Department
 47 E. Chicago
 Chicago, IL 60604



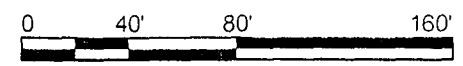
puttingoutpartners.com
 www.puttingoutpartners.com

Right of Way Adjustment Map



APPLICANT:
ADDRESS:
DATE FILED:
PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
NOVEMBER 2, 2011
JULY 19, 2012

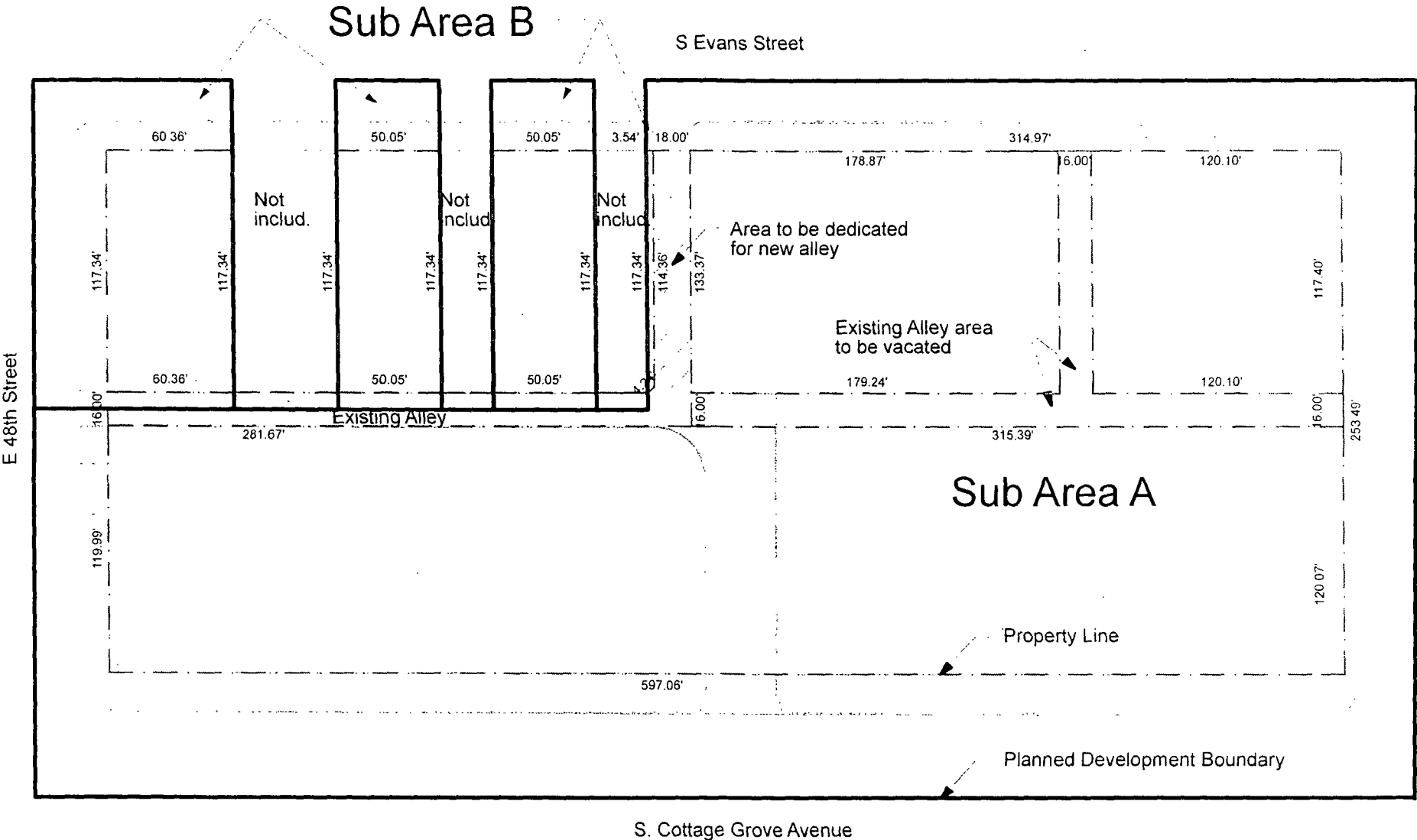


4700 S Cottage Grove Avenue
Suite 100
Chicago, IL 60607
Mahogany Chicago 47, LLC
Developer



Professional Engineer
State of Illinois
No. 0519270

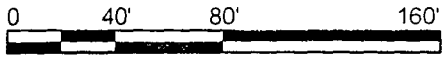
PD Boundary Map



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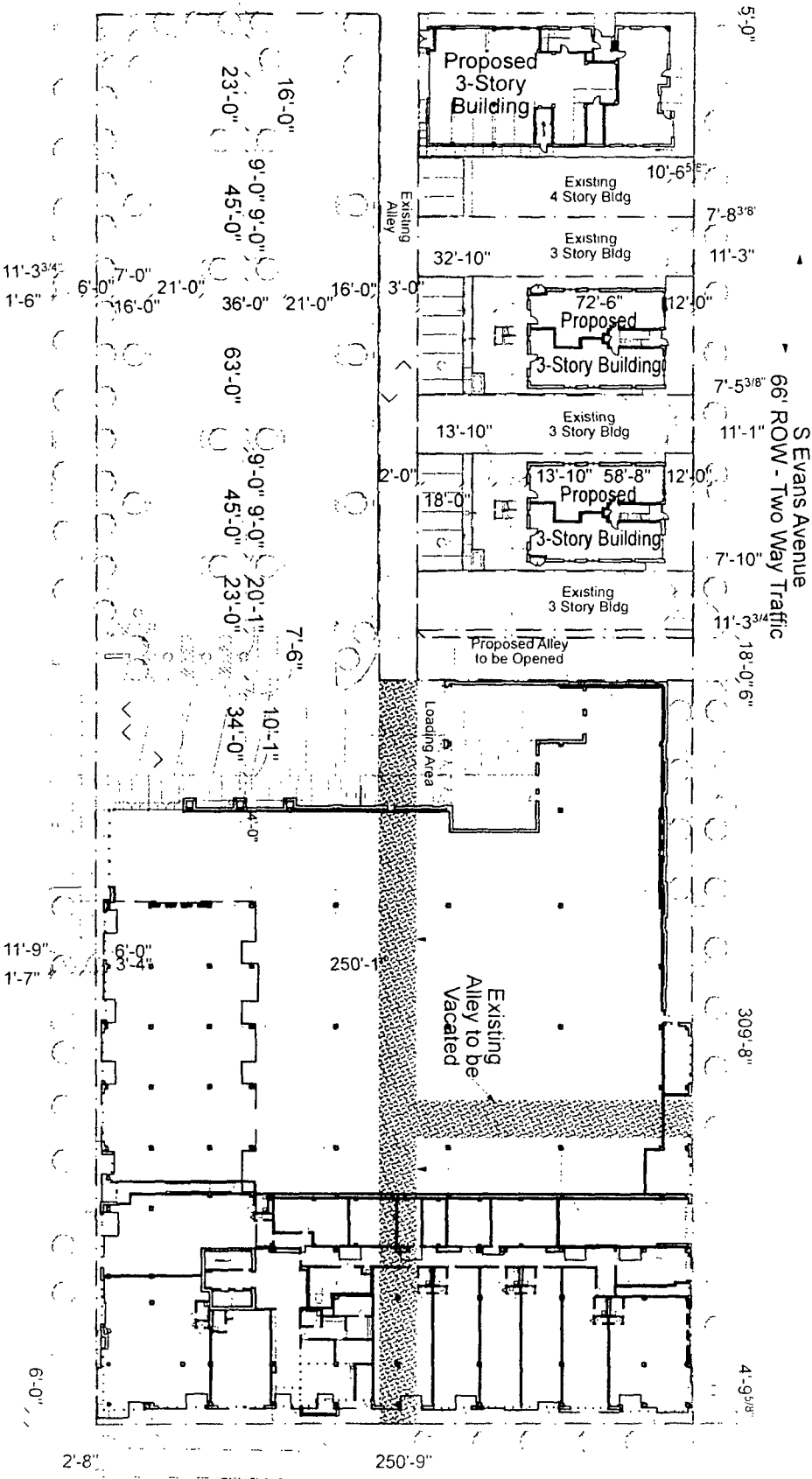


10th Floor, 101
 United Plaza, 101
 Mahogany Chicago 47, LLC
 Chicago, IL 60604

page 9 of 9 mahogany partners
 www.mahoganychicago.com

E 48th Street
66' ROW - Two Way Traffic

9'-9" 24'-0" 19'-0" 16'-0" 3'-8" 103'-0" 10'-8"

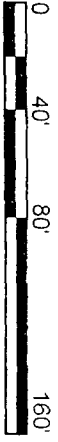


Site Plan

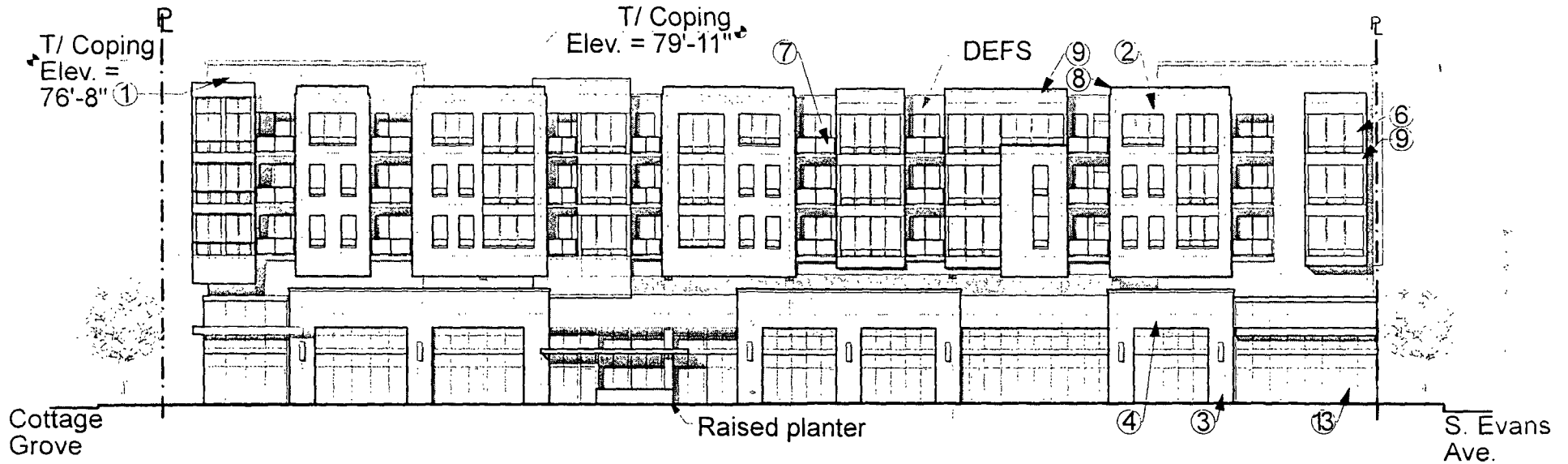
E 47th Street
66' ROW - Two Way Traffic

APPLICANT:
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PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
NOVEMBER 2, 2011
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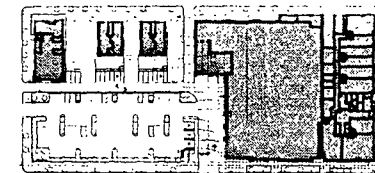
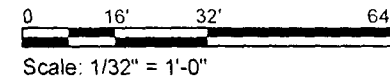


North Elevation-47th St.



Legend:

- | | |
|---|--|
| ① Brick color 1 | ⑩ Decorative light fixture |
| ② Brick color 2 | ⑪ Prefinished Alum. col. wraps |
| ③ Cast stone 1 | ⑫ Cast stone plant |
| ④ Cast stone 2 | ⑬ Aluminum storefront |
| ⑤ Metal canopy | ⑭ 4'-0" High metal fence |
| ⑥ Alum. windows | ⑮ Anchor retail sign |
| ⑦ Perforated Alum. panel balcony railings | ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted |
| ⑧ Prefinished Alum. coping | ⑰ Brick base and metal frame project identity & retail tenant sign |
| ⑨ Prefinished Alum. panel | ⑱ Anchor tenant sign |

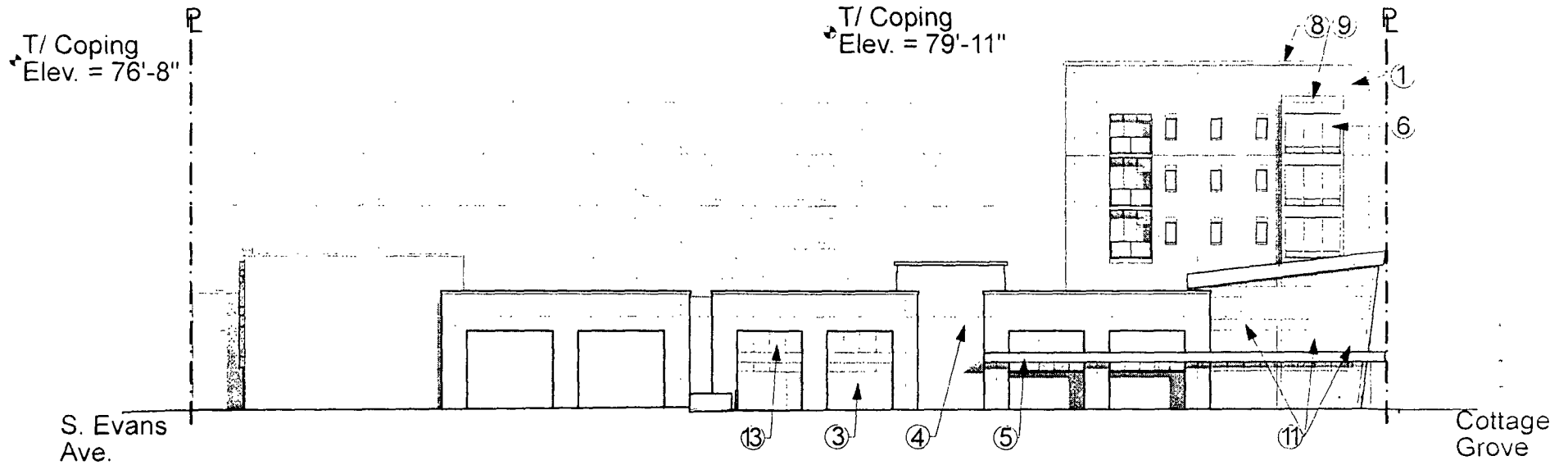


FINAL FOR PERMITS

APPLICANT: MAHOGANY CHICAGO 47, LLC
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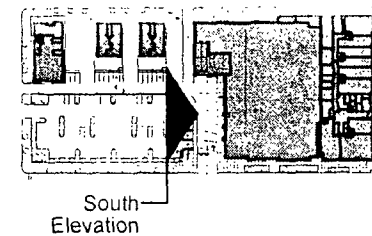
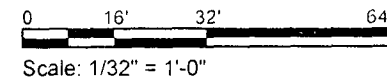
PREPARED BY: [Logo]
 ARCHITECTS PARTNERS
 www.architectspartners.com

South Elevation-48th St.



Legend:

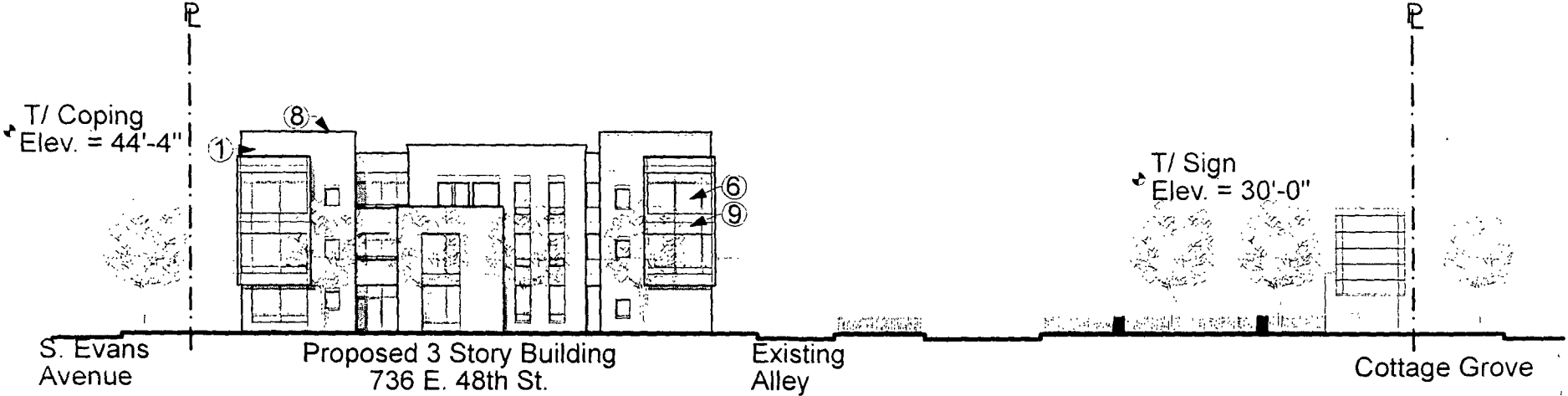
- | | |
|---|--|
| ① Brick color 1 | ⑩ Decorative light fixture |
| ② Brick color 2 | ⑪ Prefinished Alum. col. wraps |
| ③ Cast stone 1 | ⑫ Cast stone plant |
| ④ Cast stone 2 | ⑬ Aluminum storefront |
| ⑤ Metal canopy | ⑭ 4'-0" High metal fence |
| ⑥ Alum. windows | ⑮ Anchor retail sign |
| ⑦ Perforated Alum. panel balcony railings | ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted |
| ⑧ Prefinished Alum. coping | ⑰ Brick base and metal frame project identity & retail tenant sign |
| ⑨ Prefinished Alum. panel | ⑱ Anchor tenant sign |



APPROVED FOR PERMITS

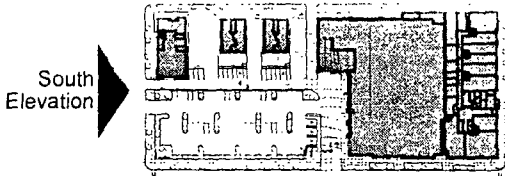
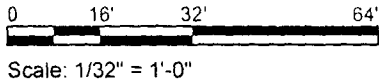
APPLICANT: MAHOGANY CHICAGO 47, LLC
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South Elevation--48th St.



Legend:

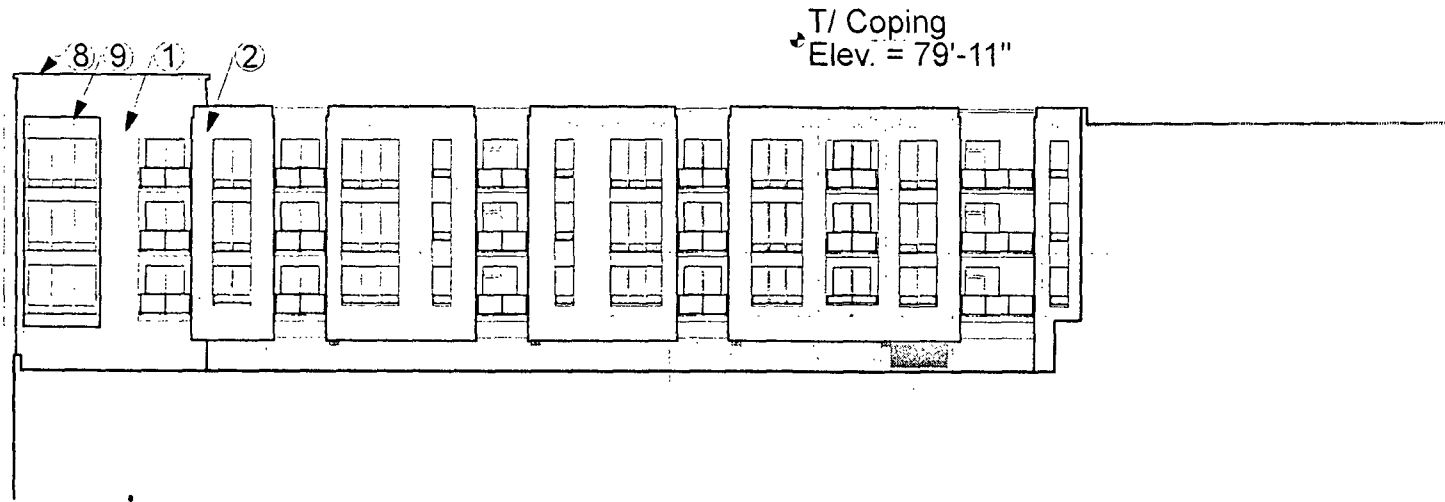
- ① Brick color 1
- ② Brick color 2
- ③ Cast stone 1
- ④ Cast stone 2
- ⑤ Metal canopy
- ⑥ Alum. windows
- ⑦ Perforated Alum. panel balcony railings
- ⑧ Prefinished Alum. coping
- ⑨ Prefinished Alum. panel
- ⑩ Decorative light fixture
- ⑪ Prefinished Alum. col. wraps
- ⑫ Cast stone plant
- ⑬ Aluminum storefront
- ⑭ 4'-0" High metal fence
- ⑮ Anchor retail sign
- ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted
- ⑰ Brick base and metal frame project identity & retail tenant sign
- ⑱ Anchor tenant sign



FINAL FOR PERMITS

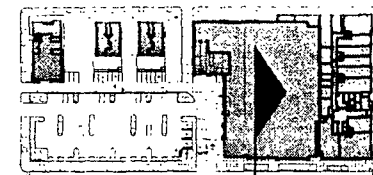
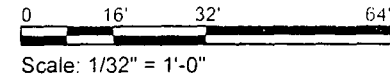
APPLICANT: MAHOGANY CHICAGO 47, LLC
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 DATE FILED: NOVEMBER 2, 2011
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South Elevation--Internal



Legend:

- | | |
|---|--|
| ① Brick color 1 | ⑩ Decorative light fixture |
| ② Brick color 2 | ⑪ Prefinished Alum. col. wraps |
| ③ Cast stone 1 | ⑫ Cast stone plant |
| ④ Cast stone 2 | ⑬ Aluminum storefront |
| ⑤ Metal canopy | ⑭ 4'-0" High metal fence |
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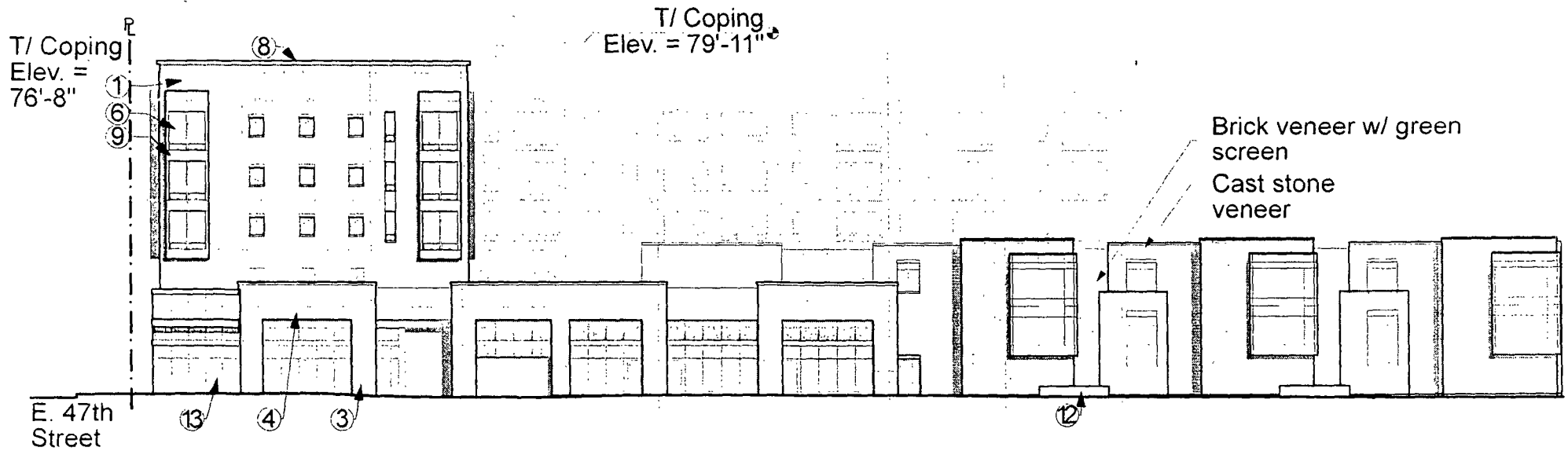
South Elevation Internal

FINAL FOR APPROVAL

APPLICANT: MAHOGANY CHICAGO 47, LLC
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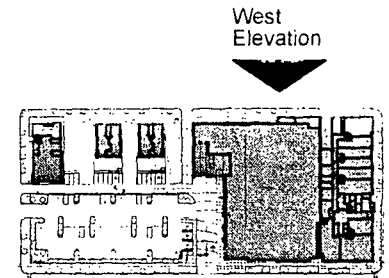
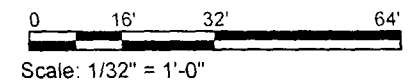


West Elevation-Evans Ave.



Legend:

- | | |
|---|--|
| ① Brick color 1 | ⑩ Decorative light fixture |
| ② Brick color 2 | ⑪ Prefinished Alum. col. wraps |
| ③ Cast stone 1 | ⑫ Cast stone plant |
| ④ Cast stone 2 | ⑬ Aluminum storefront |
| ⑤ Metal canopy | ⑭ 4'-0" High metal fence |
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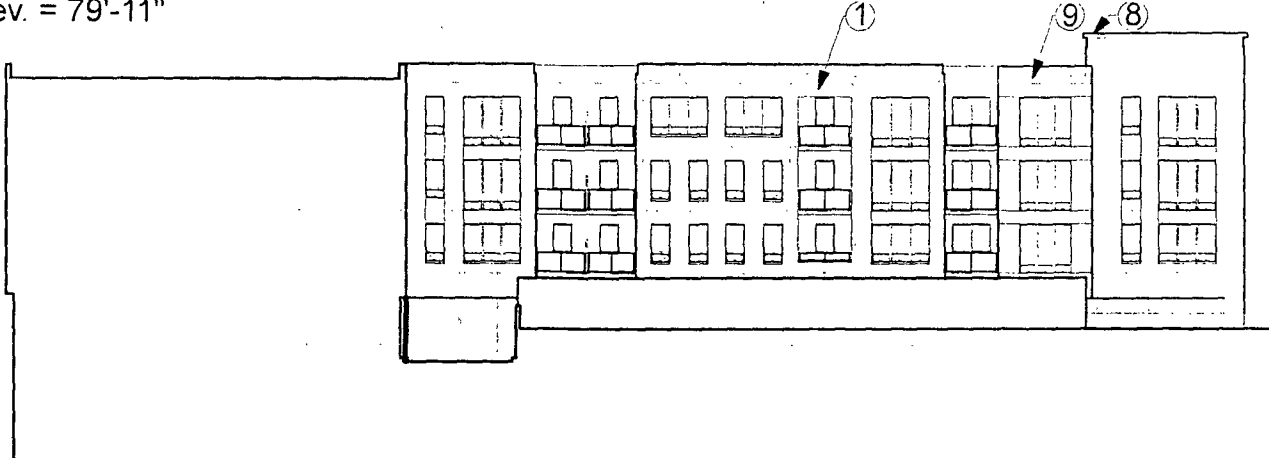


FINAL FOR PERMITS

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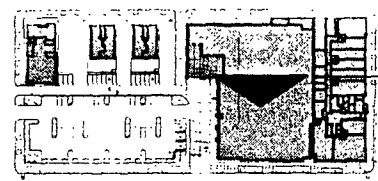
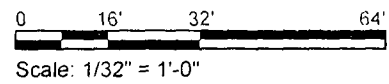
West Elevation--Internal

T/ Coping
Elev. = 79'-11"



Legend:

- ① Brick color 1
- ② Brick color 2
- ③ Cast stone 1
- ④ Cast stone 2
- ⑤ Metal canopy
- ⑥ Alum. windows
- ⑦ Perforated Alum. panel balcony railings
- ⑧ Prefinished Alum. coping
- ⑨ Prefinished Alum. panel
- ⑩ Decorative light fixture
- ⑪ Prefinished Alum. col. wraps
- ⑫ Cast stone plant
- ⑬ Aluminum storefront
- ⑭ 4'-0" High metal fence
- ⑮ Anchor retail sign
- ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted
- ⑰ Brick base and metal frame project identity & retail tenant sign
- ⑱ Anchor tenant sign

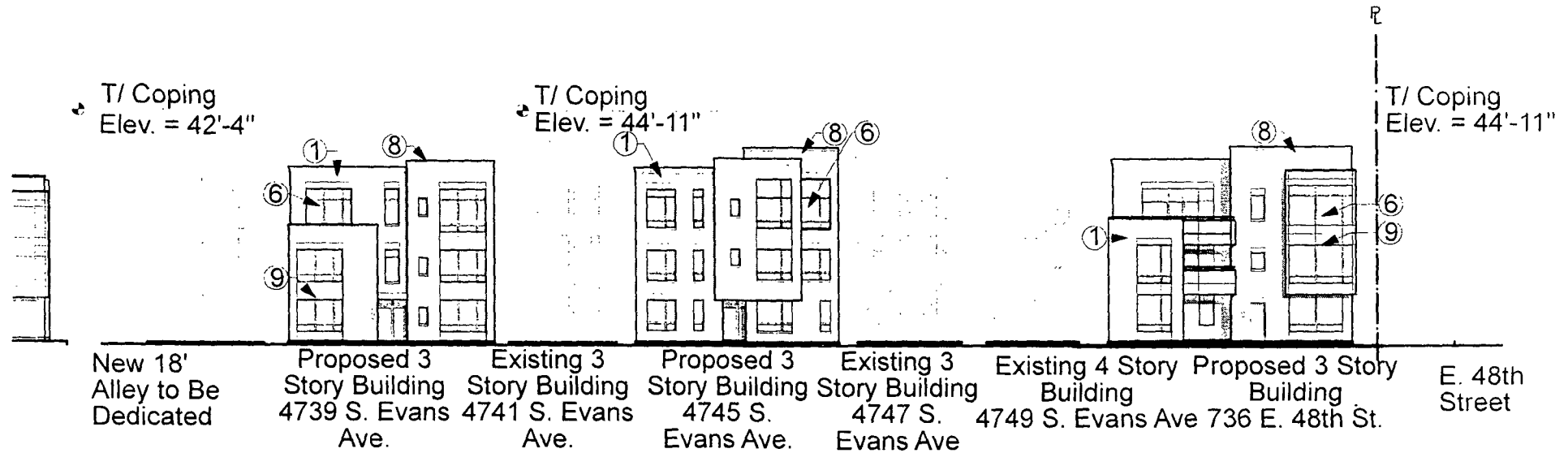


West Elevation Internal

FINAL FOR PERMITTING

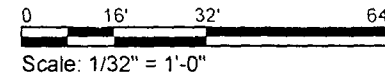
APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 DATE FILED: NOVEMBER 2, 2011
 PLAN COMMISSION: JULY 19, 2012

West Elevation--Evans Ave.

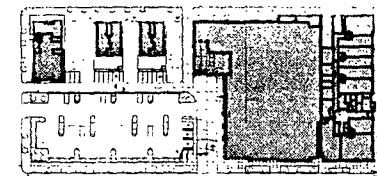


Legend:

- | | |
|---|--|
| ① Brick color 1 | ⑩ Decorative light fixture |
| ② Brick color 2 | ⑪ Prefinished Alum. col. wraps |
| ③ Cast stone 1 | ⑫ Cast stone plant |
| ④ Cast stone 2 | ⑬ Aluminum storefront |
| ⑤ Metal canopy | ⑭ 4'-0" High metal fence |
| ⑥ Alum. windows | ⑮ Anchor retail sign |
| ⑦ Perforated Alum. panel balcony railings | ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted |
| ⑧ Prefinished Alum. coping | ⑰ Brick base and metal frame project identity & retail tenant sign |
| ⑨ Prefinished Alum. panel | ⑱ Anchor tenant sign |



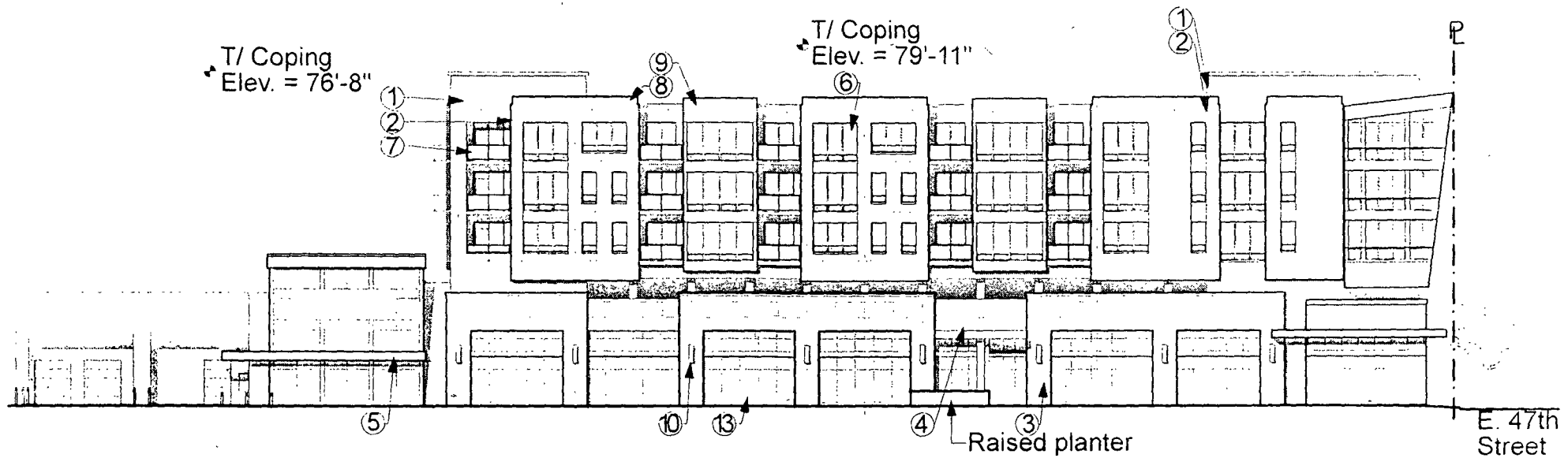
West Elevation



FINAL FOR PERMITS

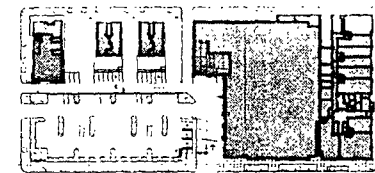
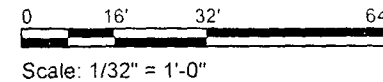
APPLICANT: MAHOGANY CHICAGO 47, LLC
 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
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East Elevation-Cottage Grove Ave.



Legend:

- | | |
|---|--|
| ① Brick color 1 | ⑩ Decorative light fixture |
| ② Brick color 2 | ⑪ Prefinished Alum. col. wraps |
| ③ Cast stone 1 | ⑫ Cast stone plant |
| ④ Cast stone 2 | ⑬ Aluminum storefront |
| ⑤ Metal canopy | ⑭ 4'-0" High metal fence |
| ⑥ Alum. windows | ⑮ Anchor retail sign |
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| ⑧ Prefinished Alum. coping | ⑰ Brick base and metal frame project identity & retail tenant sign |
| ⑨ Prefinished Alum. panel | ⑱ Anchor tenant sign |



East Elevation

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 ADDRESS: 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 DATE FILED: NOVEMBER 2, 2011
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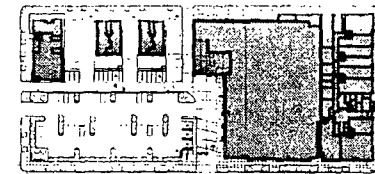
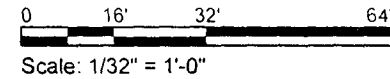
FINAL FOR PERMITS

East Elevation--Cottage Grove Ave.



Legend:

- | | |
|---|--|
| ① Brick color 1 | ⑩ Decorative light fixture |
| ② Brick color 2 | ⑪ Prefinished Alum. col. wraps |
| ③ Cast stone 1 | ⑫ Cast stone plant |
| ④ Cast stone 2 | ⑬ Aluminum storefront |
| ⑤ Metal canopy | ⑭ 4'-0" High metal fence |
| ⑥ Alum. windows | ⑮ Anchor retail sign |
| ⑦ Perforated Alum. panel balcony railings | ⑯ 13'-0" x 3'-0" Sign area - letters to be pin mounted |
| ⑧ Prefinished Alum. coping | ⑰ Brick base and metal frame project identity & retail tenant sign |
| ⑨ Prefinished Alum. panel | ⑱ Anchor tenant sign |



▲
East
Elevation

FINAL FOR PERMITS

APPLICANT: MAHOGANY CHICAGO 47, LLC
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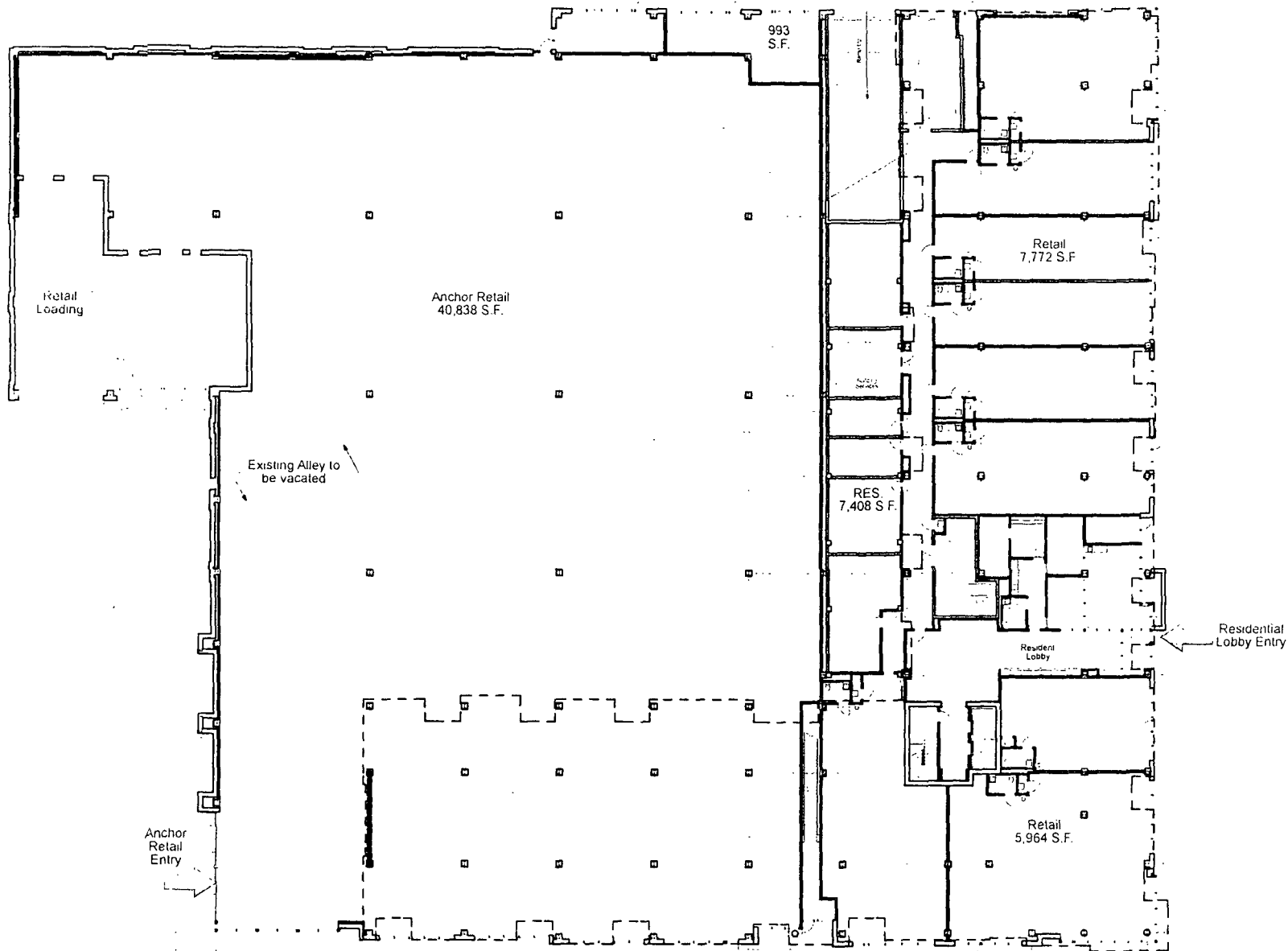
4700 Cottage Grove Ave.
 Chicago, IL 60632
 Mahogany Chicago 47, LLC
 Developer



Mahogany Chicago 47, LLC
 4700 Cottage Grove Ave.
 Chicago, IL 60632

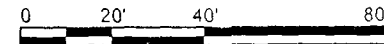
7/19/12
 11:00 AM

First Floor Plan



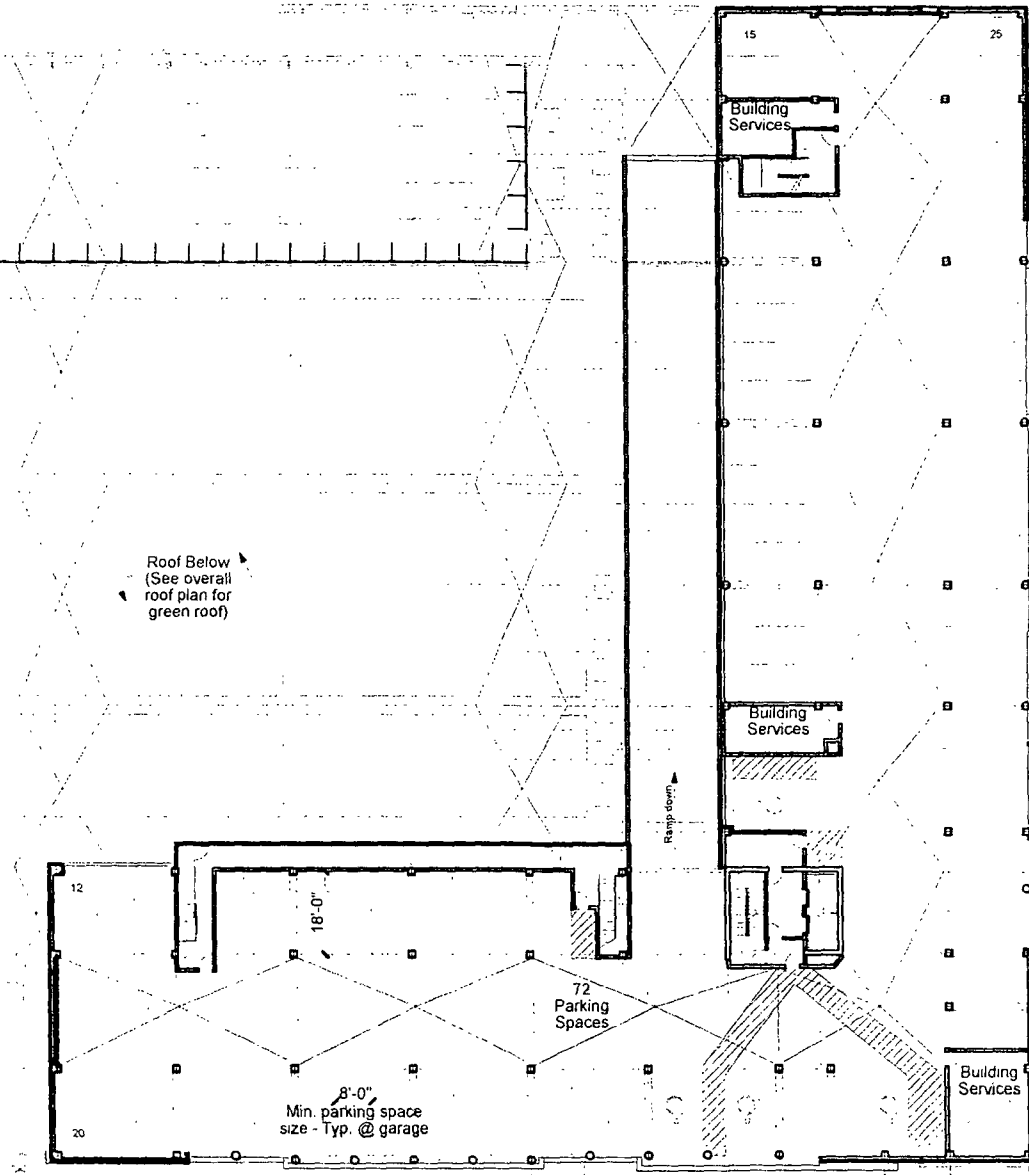
APPLICANT:
ADDRESS:
DATE FILED:
PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
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JULY 19, 2012



PLAN FOR PRELIMINARY

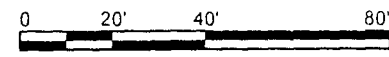
Second Floor Plan



FINAL FOR PUBLICATION

APPLICANT:
 ADDRESS:
 DATE FILED:
 PLAN COMMISSION:

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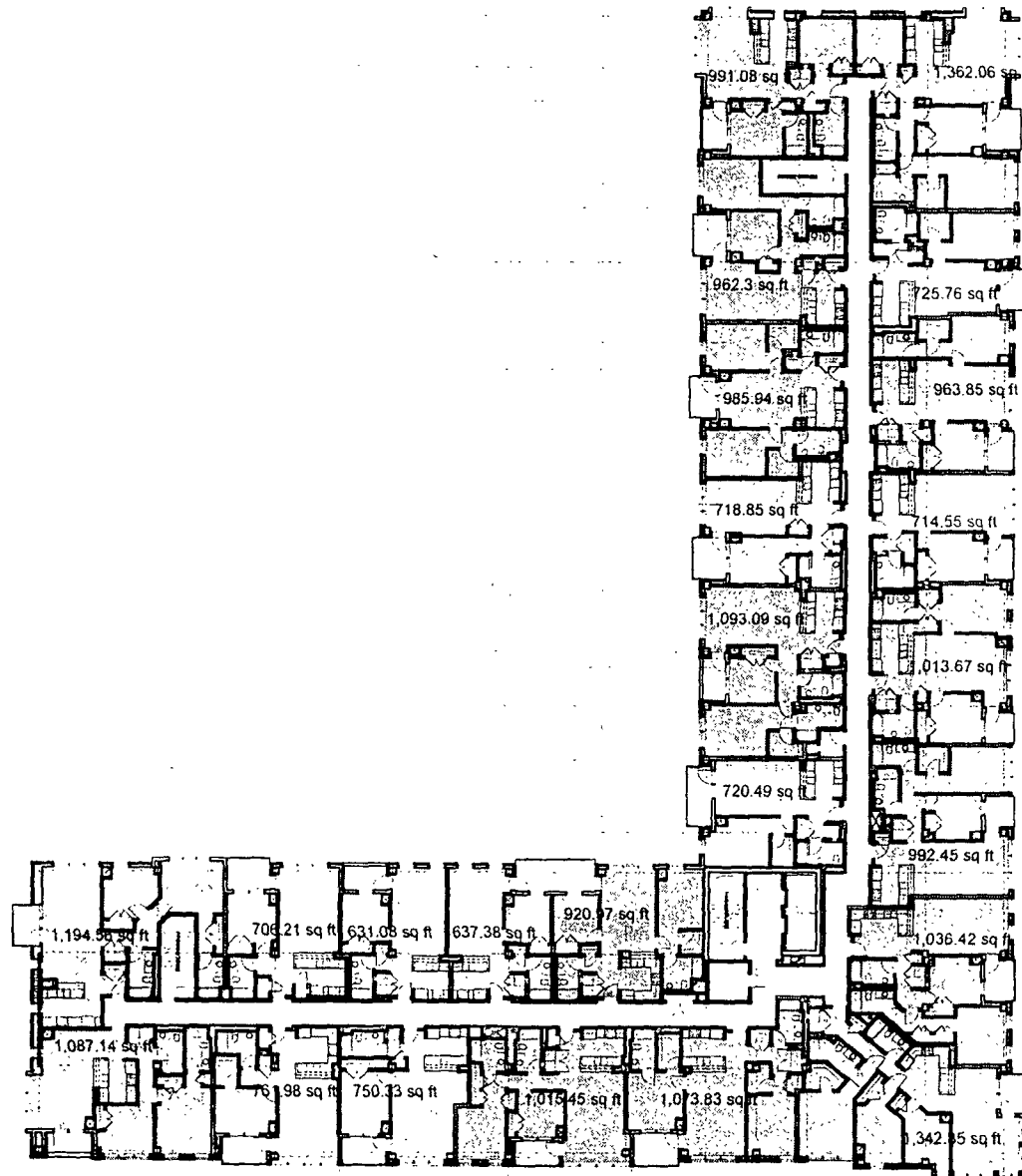


ARCHITECT:
 CONSULTING ARCHITECTS
 1100 N. LAUREL STREET, SUITE 100
 CHICAGO, IL 60610
 TEL: 312.467.1000
 WWW.AJGARCHITECTS.COM



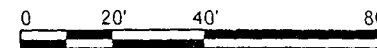
ARCHITECTURE PARTNERS
 WWW.ARCHITECTUREPARTNERS.COM

Typical Floor 3-5



APPLICANT:
ADDRESS:
DATE FILED:
PLAN COMMISSION:

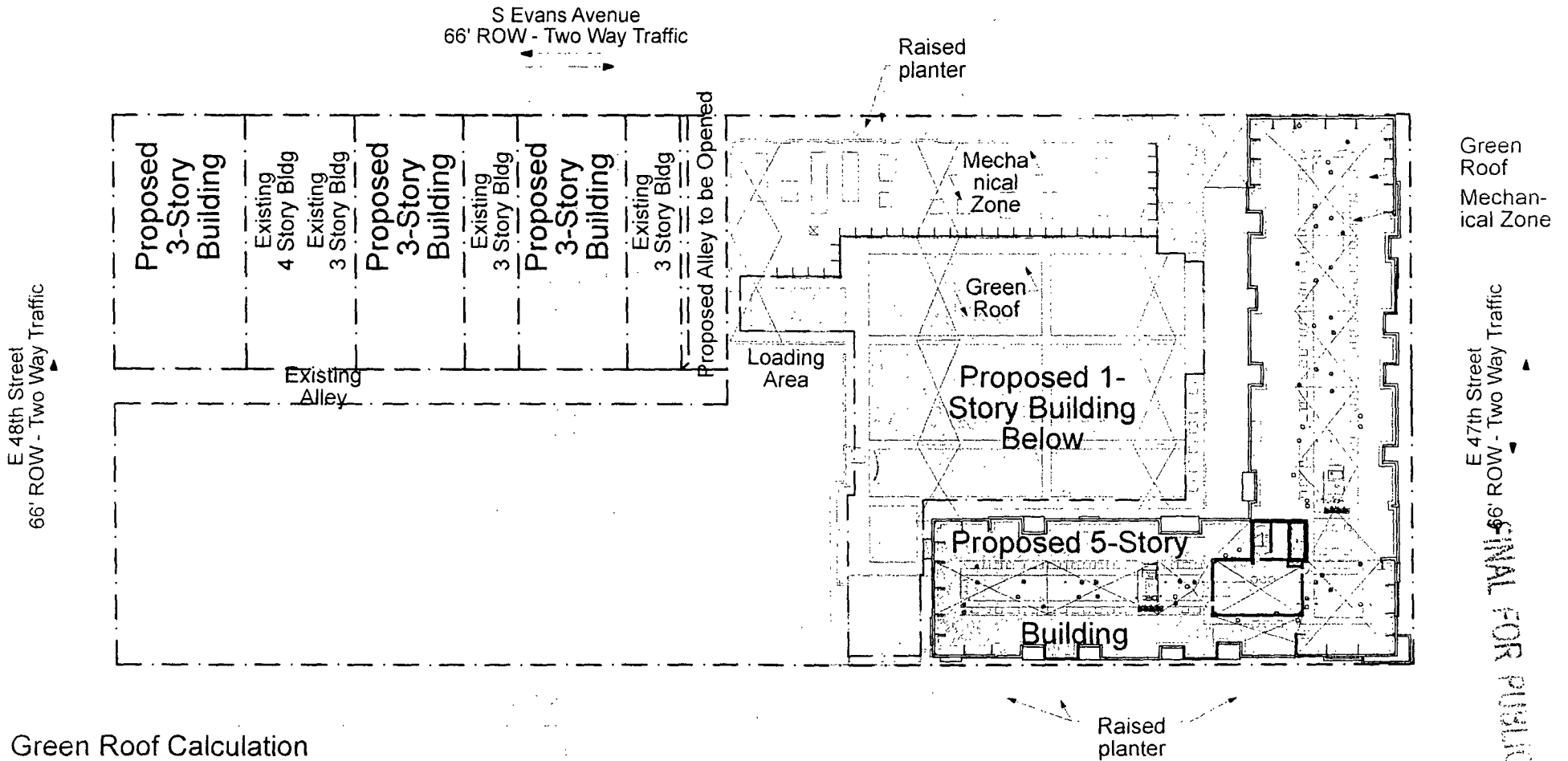
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MAHOGANY CHICAGO 47, LLC

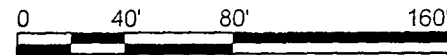
Green Roof Plan



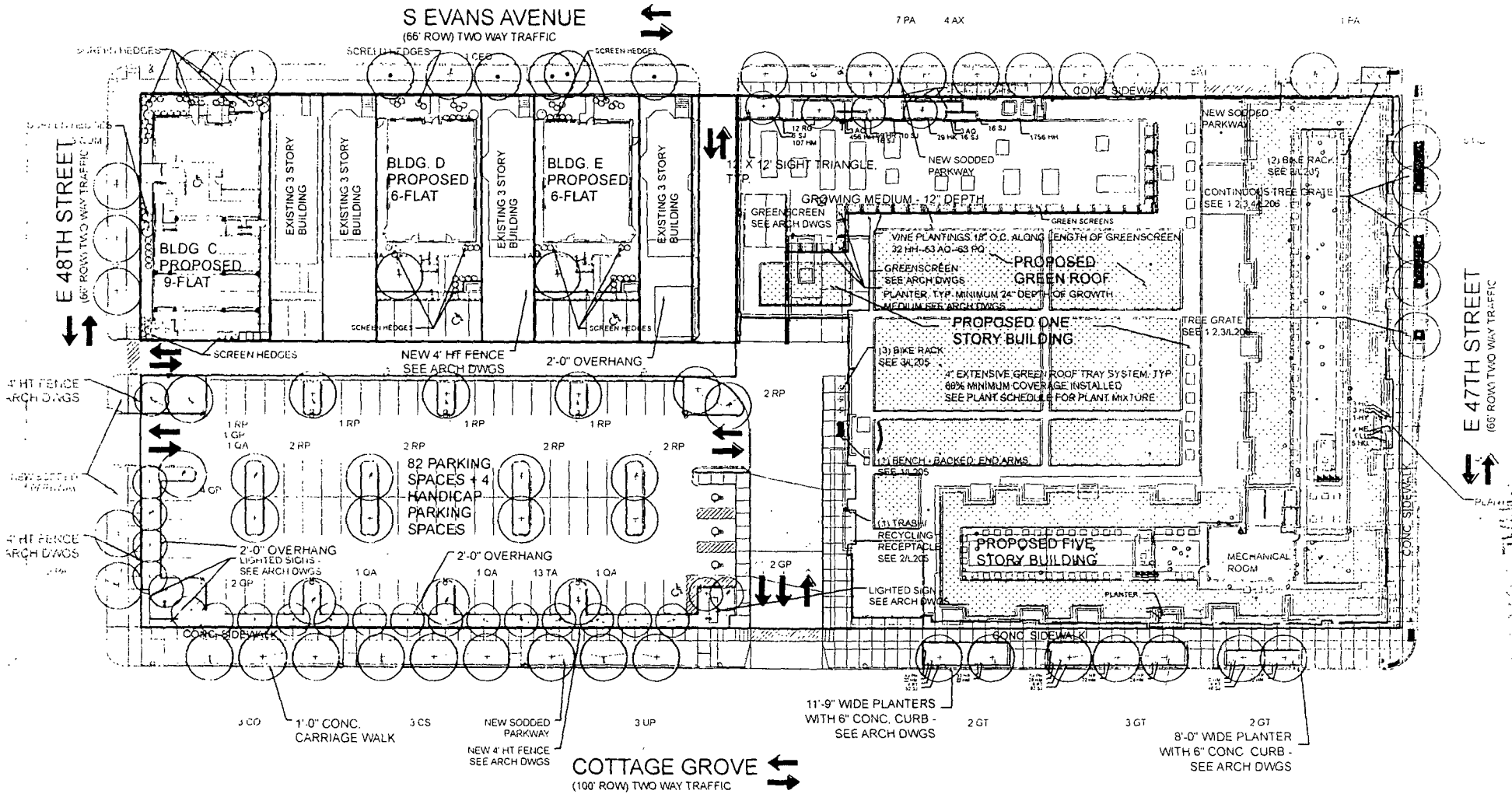
Green Roof Calculation

Gross Roof Area = 64,082 S.F.
 Net Roof Area = 37,217 S.F.
 Green Roof Area = 26,623 S.F. (71.53%)

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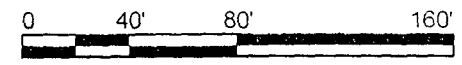


Landscape Plan



APPLICANT:
 ADDRESS:
 DATE FILED:
 PLAN COMMISSION:

MAHOGANY CHICAGO 47, LLC
 4700 BLOCK OF SOUTH COTTAGE GROVE AVENUE
 NOVEMBER 2, 2011
 JULY 19, 2012



PREPARED BY: [Logo]
 1111 N. LA SALLE ST. CHICAGO, IL 60610
 TEL: 312.467.1000
 WWW.MAHOGANYCHICAGO.COM

Project Name:

** Street Number (if the address only includes one street number, please fill only the cell "From"):*

Project Location:

From*	To*	Direction:	Street Name:	Select Street Type:
4700	4800	S	Cottage Grove	Ave

Ward No: Community Area No:

Check applicable:

Project Type: Planned Development Redevelopment Agreement Zoning Change

PD No: RDA No: From: To:

Public project Landmark

Total land area in sq.ft.: Total building(s) footprint in sq.ft.: Total vehicular use area in sq.ft.:

Project Size:

208,362	73,716	34,465
---------	--------	--------

Enter First Name Last Name

DPD Project Manager:

Select project category:

BG/GR Matrix:

Check applicable:

Financial Incentives: TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Check applicable:

Density Bonus: Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Proposed Net Zoning
 Site or Green
 and Building Green
 Matrix To be Provided by
 the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	2,455	2,672
Interior Landscape Area	Square footage:	3,447	3,477
No. of Interior Trees		28	23
No. of Parkway Trees		44	44

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	1200	2180
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	<input type="text" value="0"/>	0
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip		<input type="checkbox"/>	
Bioswale		<input type="checkbox"/>	
Detention pond		<input type="checkbox"/>	
Native landscaping	Square footage:	<input type="text" value="1,867"/>	1,867
Rain-water collection cistern/barrel	Gallons:	<input type="text" value="0"/>	0
Total impervious area reduction	Square footage:	<input type="text" value="26,623"/>	26,623

Other sustainable surface treatments:

Green roof	Square footage:	26,623	26,623
Energy Star roof	Square footage:	0	64,082
High-albedo pavement	Square footage:	<input type="text" value="24,277"/>	24,277

Transportation:

No. of accessory parking spaces	<input type="text" value="0"/>	0
Total no. of parking spaces (Accessory + Non- Acc.)		171
No. of parking spaces dedicated to car sharing services (E.g., I-Go, Zip-Car)	<input type="text" value="0"/>	0
No. of bicycle parking	82	91
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>

Building Certification:

Energy Star building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input checked="" type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input checked="" type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

- Exceeds Chicago Energy Conservation Code by 50%.
- High SEER rating on mechanical units.
- High Insulation values in 6" stud cavities.
- Individually controlled mechanical units for retail and residential units.
- Direct vent 92% furnaces.
- Hard-ducted return air in all residential rooms.
- Multi-stage condensing units.
- Zoned heating and cooling.
- Insulated water supply lines.
- Energy Recovery Ventilators.
- Fluorescent fixturing.
- Occupancy lighting sensors.
- Tankless water heating at retail units.

Other sustainable strategies and/or Project Notes:

- Project location with corner bus stops in north/south and east/west directions.
- All landscape plantings are either native or adaptive.
- Maximize green space in parkways.
- Use of "green screens" for interior screening on mechanical units.
- Additional Bike parking.
- Cut-off exterior lighting fixtures.
- Covered residential parking.
- Water conserving toilets, faucets and showers.
- Bottomless storm trap installed for storm water management.
- Construction waste recycling program.
- Dual residential recycling waste with dual hopper at base of refuse chute.
- Increased daylighting in residential units.
- Radon mitigation system.
- Formaldehyde-free insulation and finishes throughout.
- Building automation system.
- On-site management.