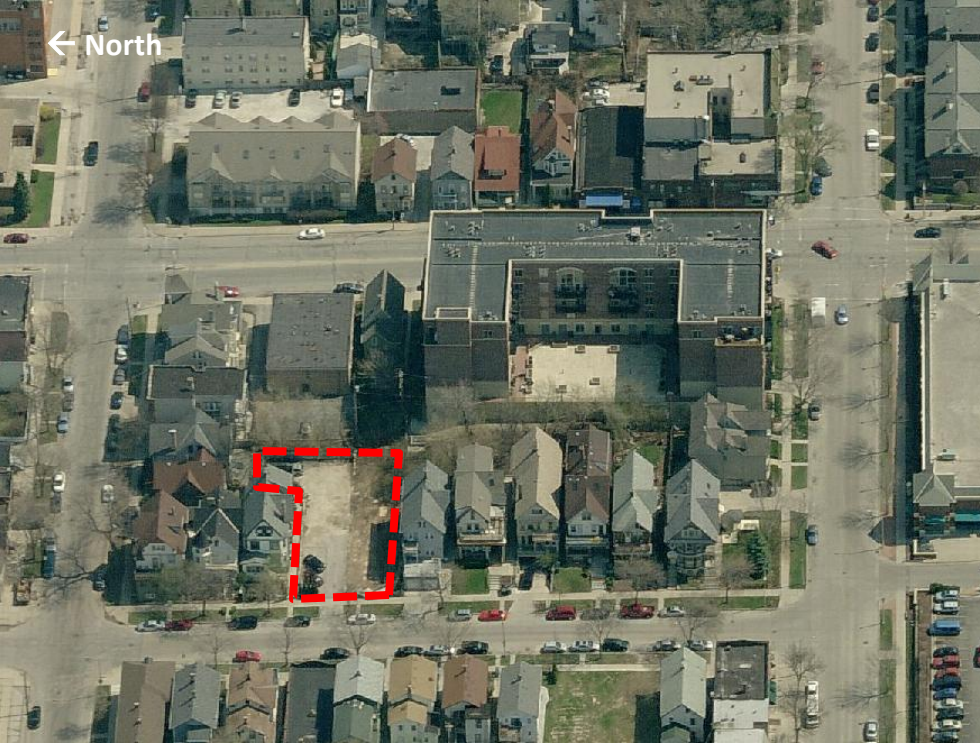


1530 North Jackson Street

File No. 110583. A substitute ordinance relating to a change in zoning from Two-Family Residential to a Detailed Planned Development known as Jackson Apartments, for residential development, on land located on the east side of North Jackson Street, south of East Pleasant Street, in the 3rd Aldermanic District. This file will allow for the construction of 14 residential units on the site.



1530 North Jackson Street

Jackson Apartments DPD *Site Photos*



1530 North Jackson Street

Jackson Apartments DPD *Context Photos*



JACKSON STREET: WEST SIDE ACROSS FROM SITE



JACKSON STREET: EAST SIDE ADJACENT TO 1530



1530 North Jackson Street

Jackson Apartments DPD

Original DPD Proposal - 2007



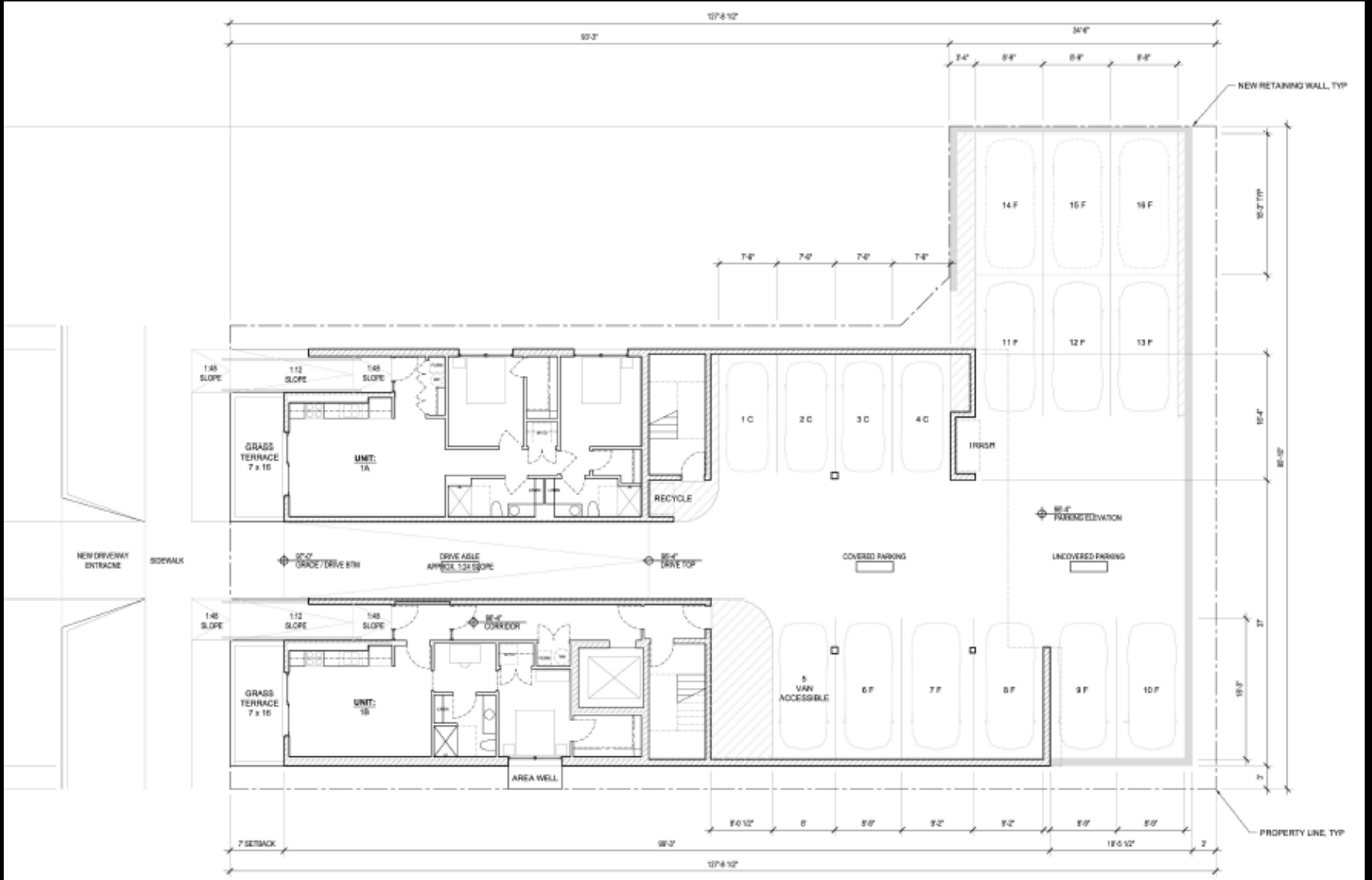
Zoning Change: Council Approval:
RT4 to DPD 9/27/07

DPD to RT4 05/04/10

RT4 to DPD In Process

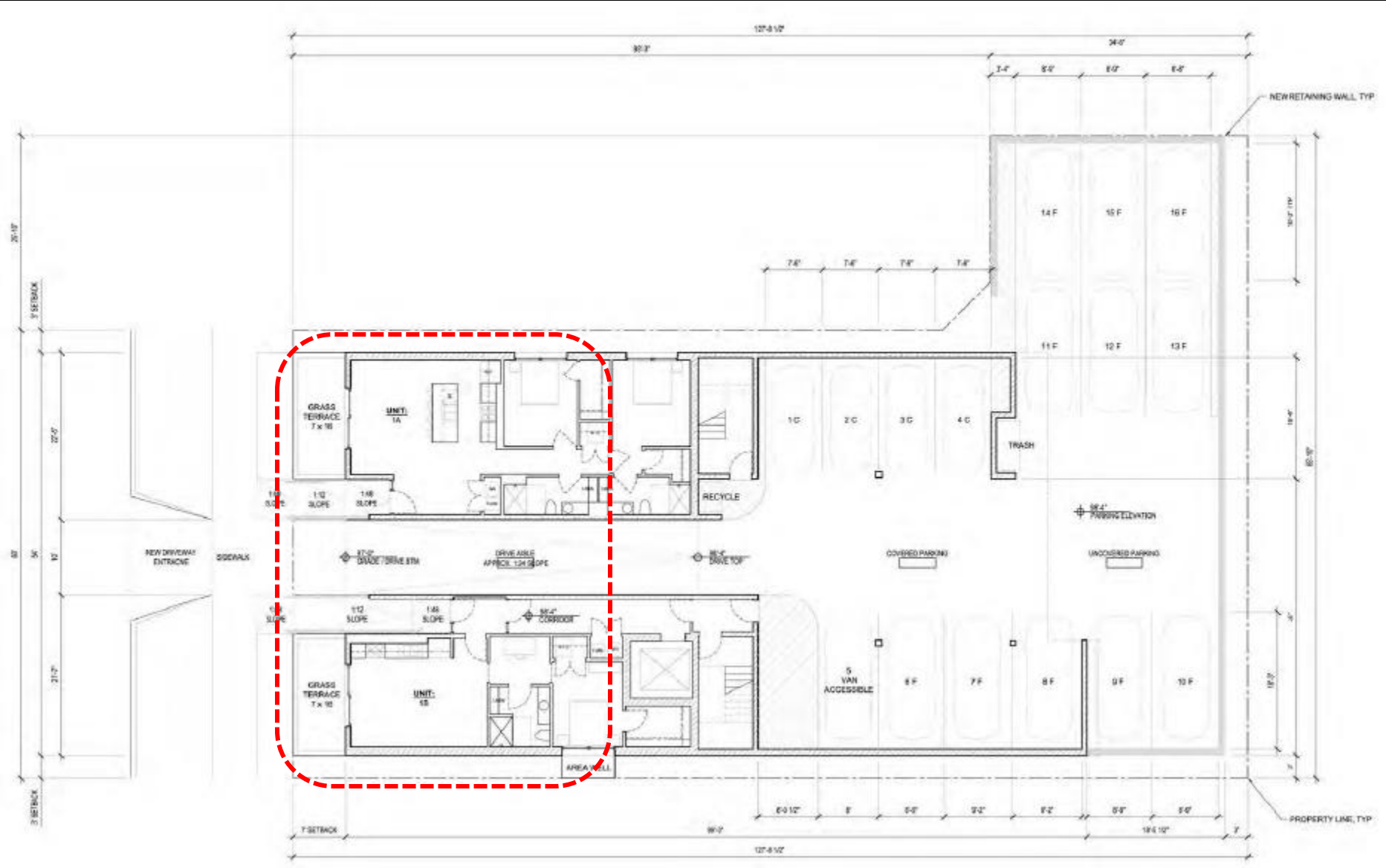
1530 North Jackson Street

Jackson Apartments DPD Proposed Site Plan



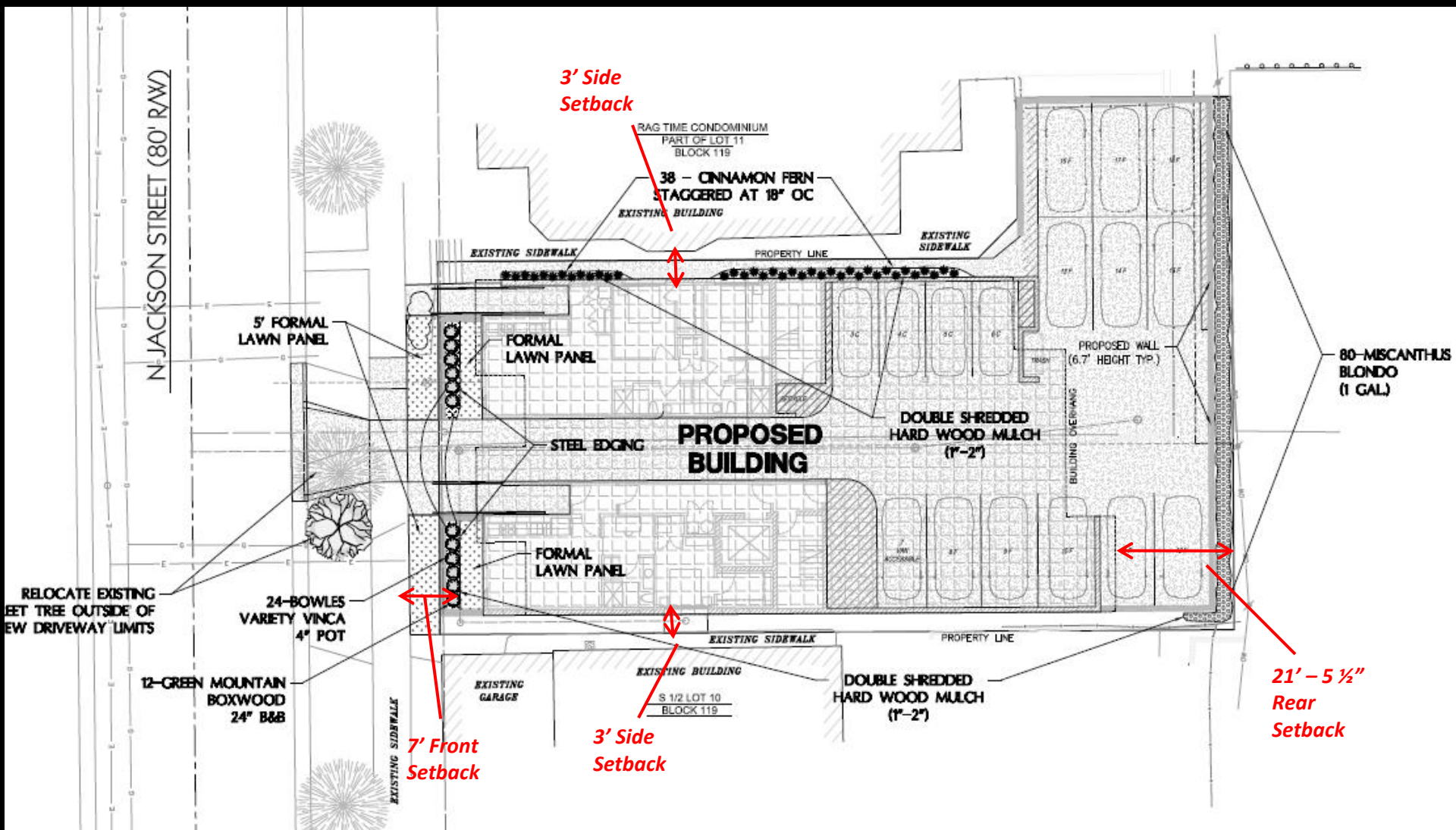
1530 North Jackson Street

Jackson Apartments DPD Proposed Alternate Site Plan



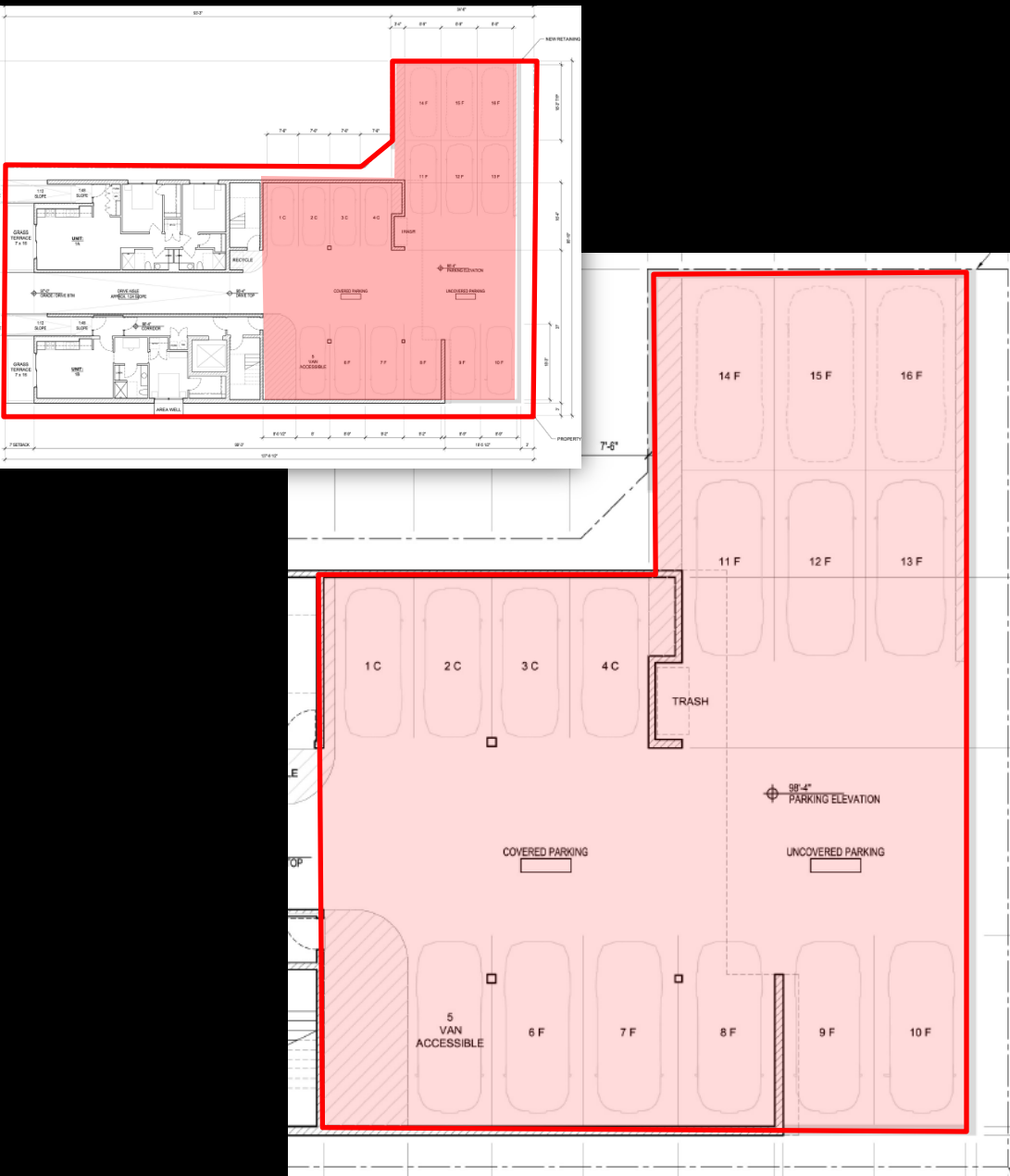
1530 North Jackson Street

Jackson Apartments DPD Proposed Landscape Plan



1530 North Jackson Street

Jackson Apartments DPD Parking



Zoning code requirements:

- Based on the ratio of 2 parking spaces to 3 residential units, code requires 10 off-street parking spaces for 14 units.
- After bonus for location w/in 1,000 feet of a bus route and credit for 2 on-street spaces immediately adjacent to the site, a total of 6 off-street parking spaces is required.

1530 N. Jackson proposal:

- Total of 16 off-street parking spaces will be provided, 4 of which will be used by the 2-unit condominium to the north.
- 12 off-street parking spaces will be available for the residents of the site. 3 of these parking spaces will be stacked.

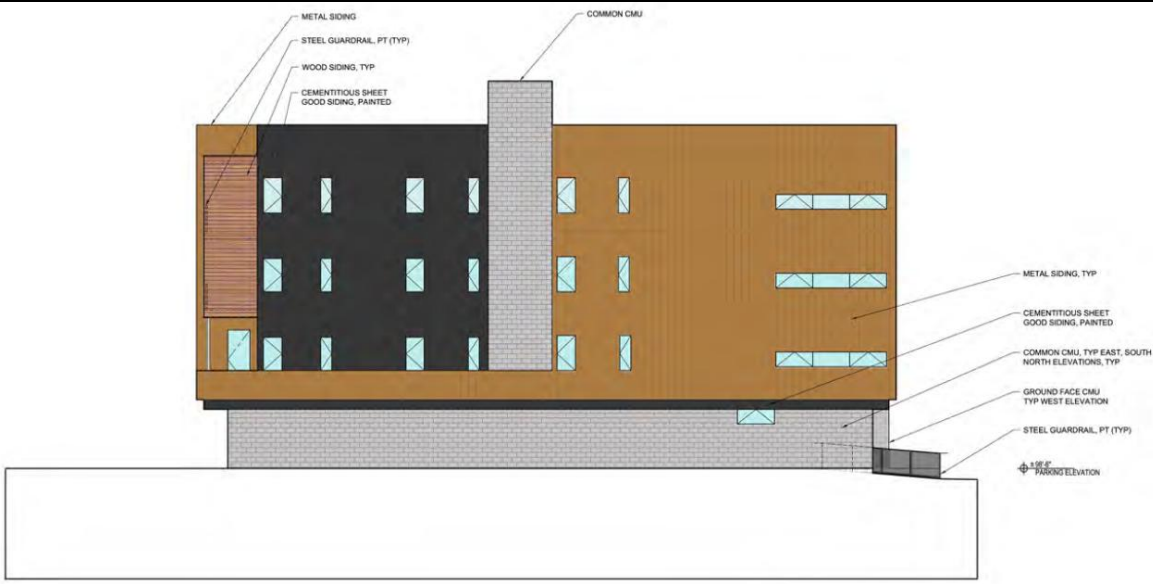
1530 North Jackson Street

Jackson Apartments DPD Front and Rear Elevations

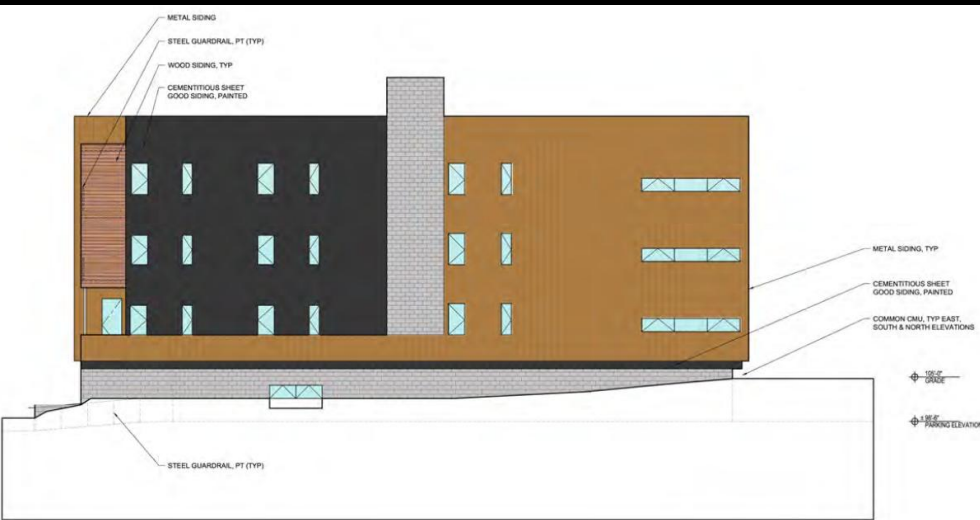


1530 North Jackson Street

Jackson Apartments DPD Side Elevations



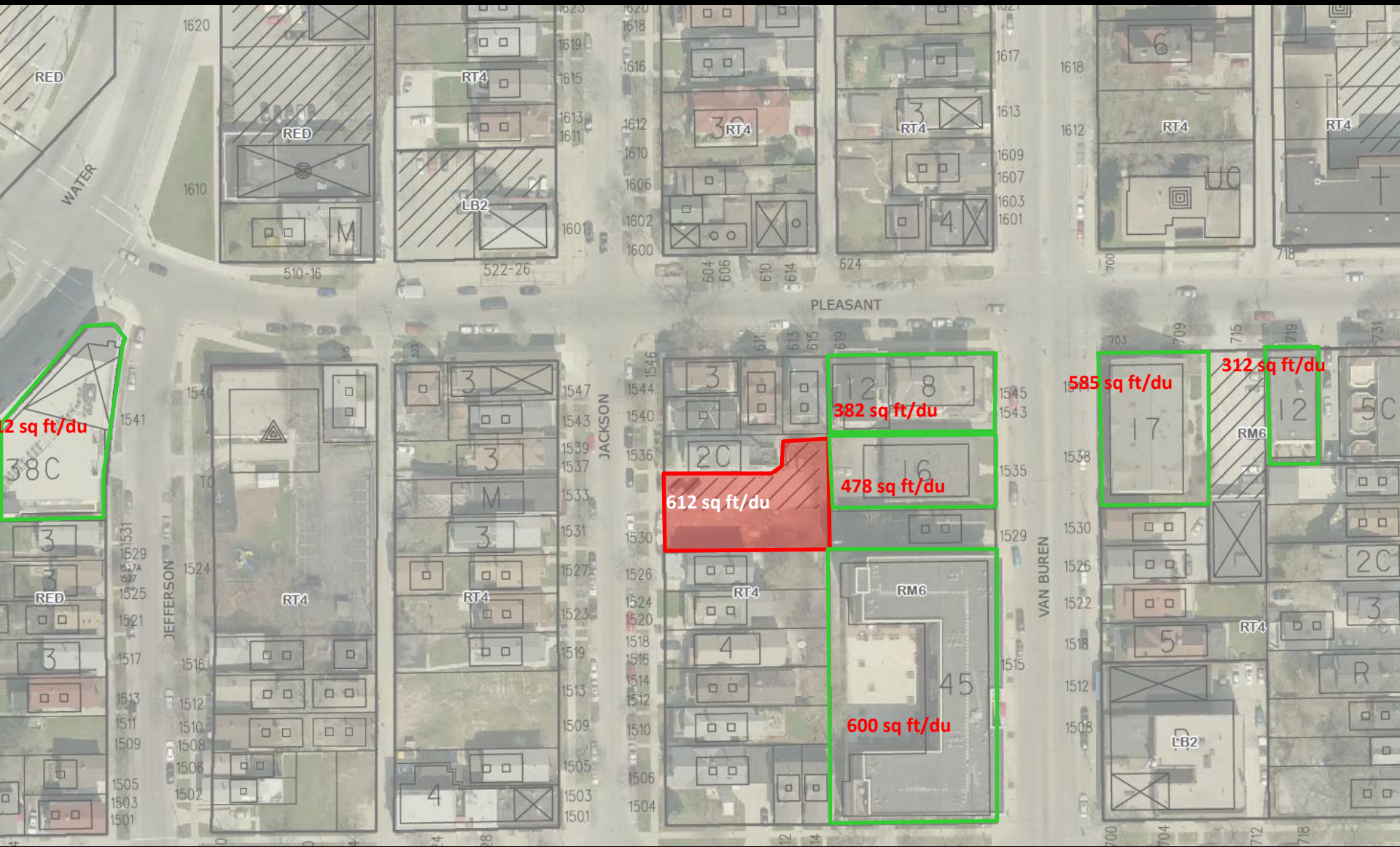
NORTH ELEVATION



SOUTH ELEVATION

1530 North Jackson Street

Jackson Apartments DPD Density Analysis



1530 North Jackson Street

Jackson Apartments DPD Conceptual Renderings



- METAL PANEL
- WOOD SIDING
- CEMENTITIOUS SHEET GOOD, PAINTED
- STEEL GUARDRAIL, PAINTED
(typical all terrace locations & Western entries)
- WOOD SIDING @ TERRACE UNDERSIDE
(typical all wood terraces)
- COMMON CMU
- GROUND FACE CMU
(typical on Western & street side exposure)
- GROUND FACE CMU RETAINING WALL
(typical on Western & street side exposure)
- CONCRETE RAMR, TYPICAL

JACKSON STREET PERSPECTIVE: 14 UNIT BUILDING

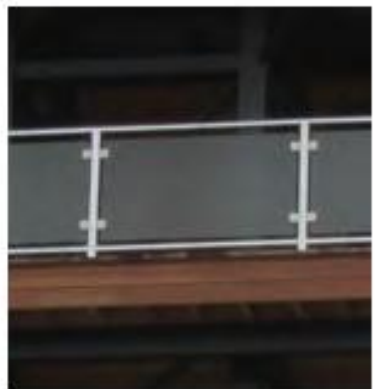
1530 North Jackson Street

Jackson Apartments DPD *Conceptual Renderings*



1530 North Jackson Street

Jackson Apartments DPD *Elevation Details*



GUARDRAILS (ALTERNATE)



GUARDRAILS



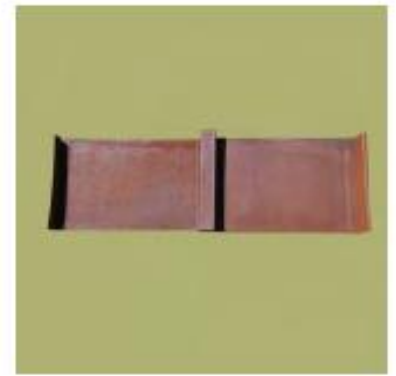
WOOD SIDING



CONCRETE BLOCK



CEMENTITIOUS PANEL, PAINTED



ALT METAL SIDING (STANDING SEAM)



CORNER CONDITION @ METAL SIDING



METAL SIDING