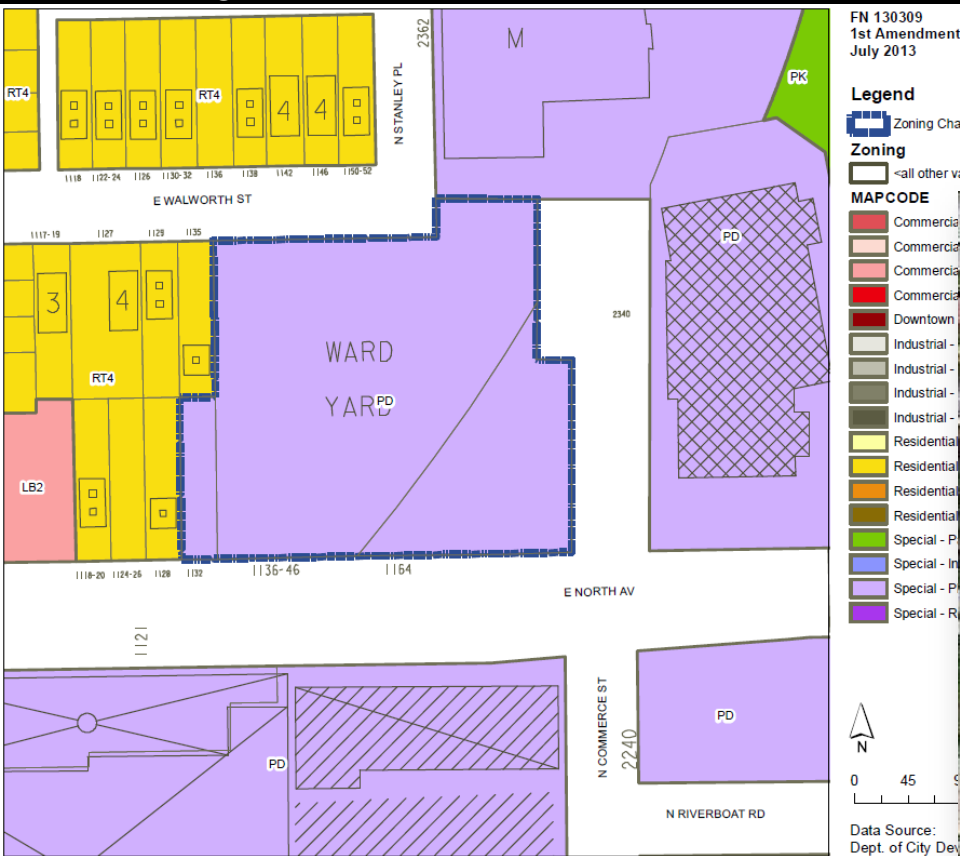
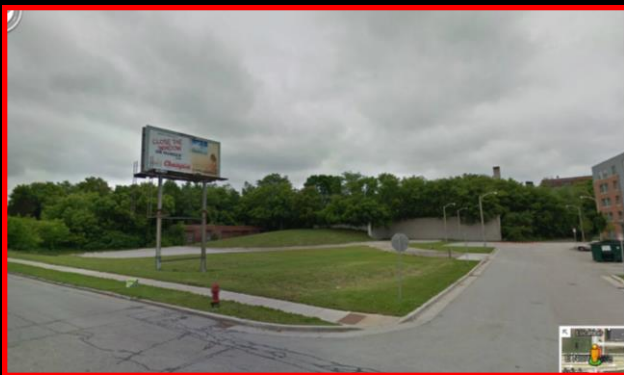


File No. 130309. An ordinance relating to the First Amendment to the Detailed Planned Development known as ReadCo, for building design changes, on land located on the north side of East North Avenue and east of North Humboldt Avenue, in the **3rd Aldermanic District**. This zoning change was requested by HD Development LLC, and would permit revisions to the building design and removal of the digital billboard sign



## Context Photos



View of the site



West of the site



North of the site

East of the site





[illegible]

Ex. vegetation & fence in public right-of-way, restoration to be coord. w/ City (By Owner)

Ex. vegetation: ecological restoration zone, to be coordinated w/ local residents (By Owner)

Adj. properties, typ.

Small ornamental tree screen @ end of wall

Sloped area, seed w/ low mow mix, see notes

Ex. fence to remain

Evergreen screen @ adj. property

Adj. residential properties, typ.

Sodded turf

Entrance plantings

Ex. vegetation: ecological restoration zone, to be coordinated w/ local residents (By Owner)

Ex. wall to remain, typ.

Stone mault w/ vines @ wall

New retaining wall, see Site dwg.

Spinal stairs, see Arch dwg.

Parking entrance, see Arch dwg.

Wet-tolerant shrubs for interest, where space allows

18" stone mault, strip @ bldg. perimeter, typ.

West facade: Larger shrubs @ unit divisions, mass medium-height shrubs between, turf strip along sidewalk

East facade: Groupings of larger shrubs to buffer foundation wall, interplanted with shorter material

Accessible walkway, see Site dwg.

Turf (natural or synthetic) perimeter

Recess ball court 7'x10', aggregate surface w/ 12" elevated sidewalks & underdrains, coord. w. CIP slope

Retaining wall, CIP concrete to match others, heights vary, see CIP dwgs, typ.

Row of upright ornamental grasses

Upright shade trees in right-of-way (by City), typ.

North entry: Perennials @ walkway for interest, adjacent ornamental tree underplanted with evergreens & groundcover

Landscape @ main entry: Mix of shrubs & perennials @ stairs, hedge w/ perennials @ patio area, all selected for blend of bloom time & texture

South facade: Rhythm of upright evergreens @ unit divisions, arcing bands of smaller deciduous shrubs between, street fronted by alternating groups of grasses & small flowering shrubs

Transformer, screened per WE Energies requirements

Ex. wall to remain, typ.

Street trees (by City, typ.)

Asphalt roadway

Commerce Street

Ex. parking to remain

Flowering ornamentals

Turf

Elevated plaza, stairs & entry, see Arch plans

Ornamental grass ribbon @ elevated plaza

North Avenue

NORTH AVENUE



[illegible]

Architectural elevation drawing of a building facade. The drawing shows a multi-story building with a central section featuring a large glass curtain wall and two side wings. The facade is divided into several levels, each marked with a number in a box. The levels and their elevations are listed on the right side of the drawing:

- LOWER ROOF EL. +152' - 0"
- LEVEL 4 EL. +144' - 0"
- LEVEL 3 EL. +133' - 0"
- LEVEL 2 EL. +122' - 0"
- LEVEL 1 EL. +100' - 0"
- LOWER LEVEL EL. +90' - 0"
- RETAIL LEVEL EL. +87' - 0"

The drawing also includes various callouts and dimensions, such as "02", "04", "05", "06", "07", "08", "09", "10", and "01", which likely refer to specific architectural details or materials. The building is shown in a perspective view, with a ground plane and a sky area.

## East Elevation

Elevations



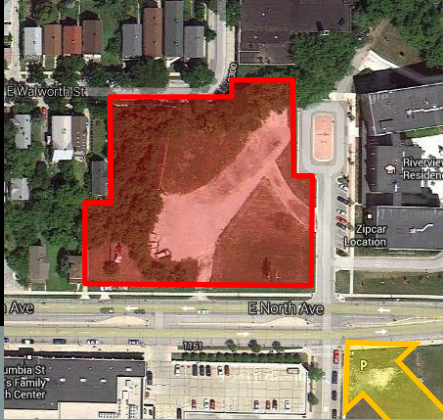
North Elevation



West Elevation



Rendering





Previously Approved

