

PD 1018

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 21, 2014

Richard F. Klawiter
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Residential-Business Planned Development No. 1018, 625 West Division Street

Dear Mr. Klawiter:


Please be advised that your request for a minor change to Residential-Business Planned Development No. 1018 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 ("PD 1018"). A minor change to PD 1018 was previously approved on December 23, 2013 for design modifications and a parking reduction.

You are now requesting, on behalf of the property owner, 625 West Division LLC, the following modifications to the proposed 240 unit residential building: the relocation of the transformers along the rear of the building, the reallocation of the 50% green roof elements, the reconfiguration of a portion of the interior ground floor, material changes to portions of the 1st and 2nd floor, and the addition of a second driveway along Elm St. In regards to the material changes, the precast concrete on the 1st and 2nd floors will be replaced with masonry and the solid masonry along the east elevation parking garage will be replaced with metal screening. The new curb cut along Elm St. was approved by the Department of Transportation. The following revised drawings, prepared by GREC Architects, shall be inserted into the main file: Site Plan, Ground Floor Plan, Typical Tower Plan, Roof Plan, North, South, East, and West Elevations. All of the revised drawings are dated October 1, 2014, except for the East Elevation which was revised on November 20, 2014.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1018, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

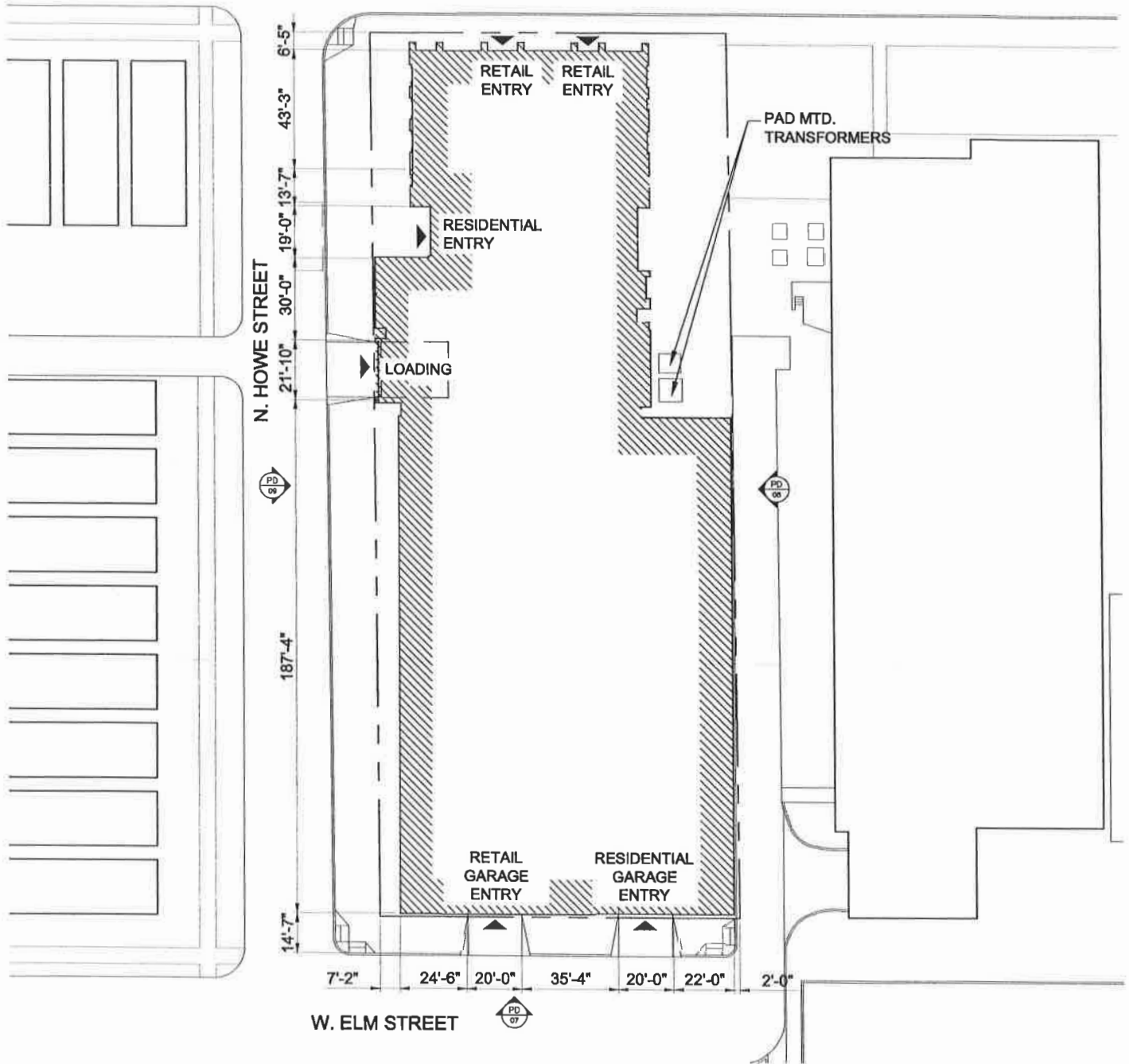


Patricia A. Scudjero
Zoning Administrator

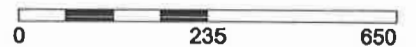
PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file

W. DIVISION STREET

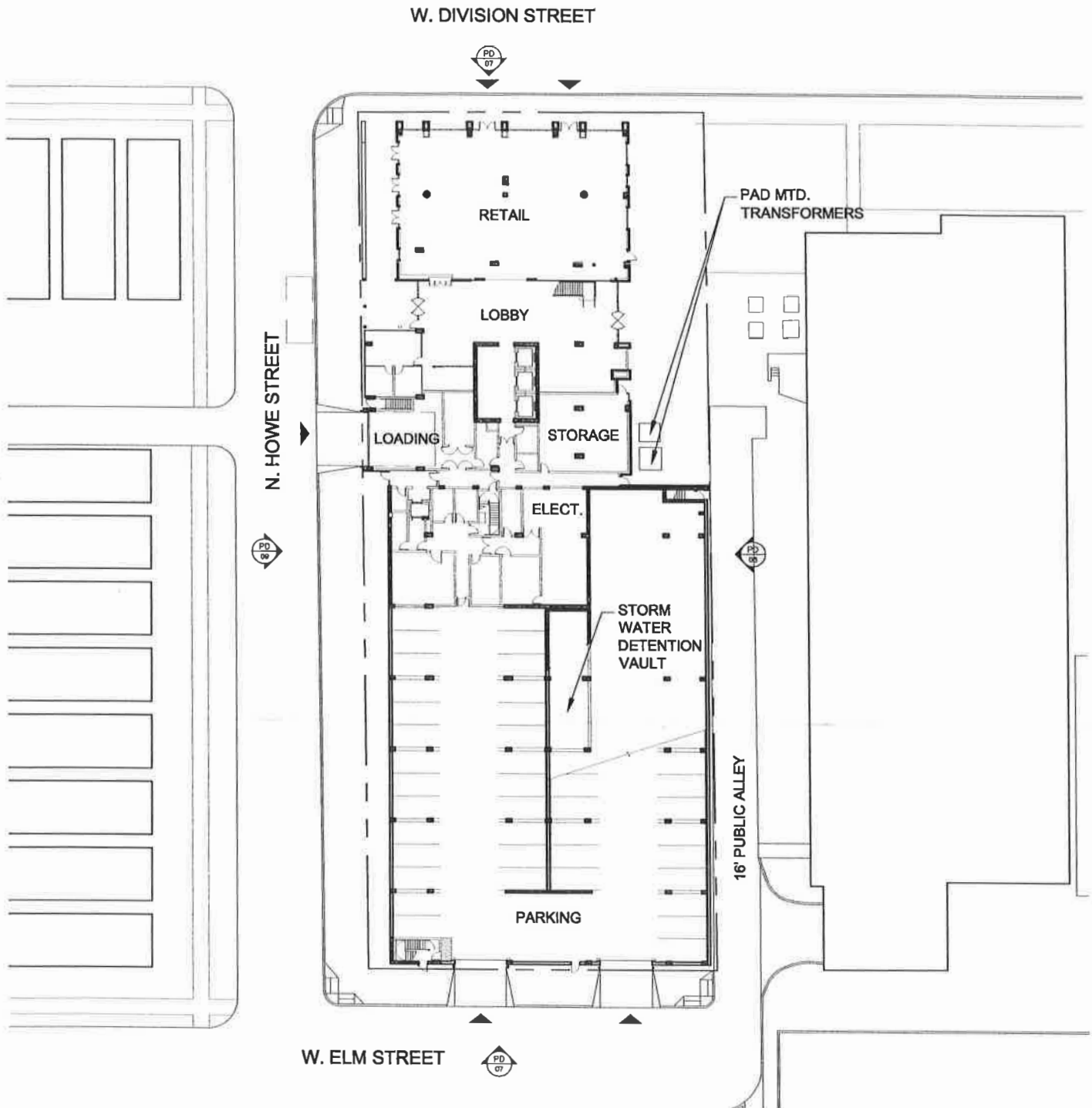


SITE PLAN



RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
 ADDRESS: 625 WEST DIVISION STREET
 CHICAGO, IL 60610
 DATE: 10.01.2014

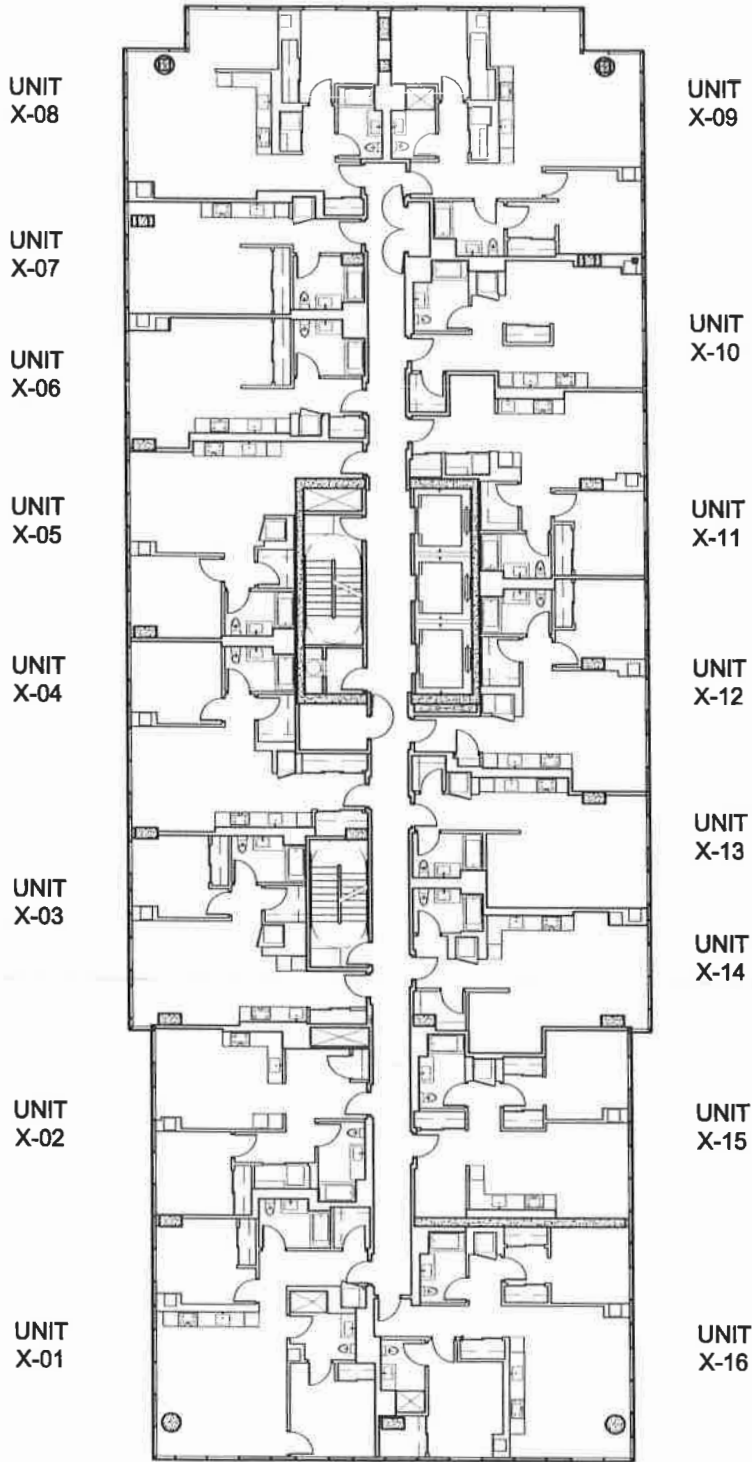


GROUND FLOOR PLAN

▲ ENTRY



RBPD 1018
 APPLICANT: 625 WEST DIVISION, LLC
 ADDRESS: 625 WEST DIVISION STREET
 CHICAGO, IL 60610
 DATE: 10.01.2014



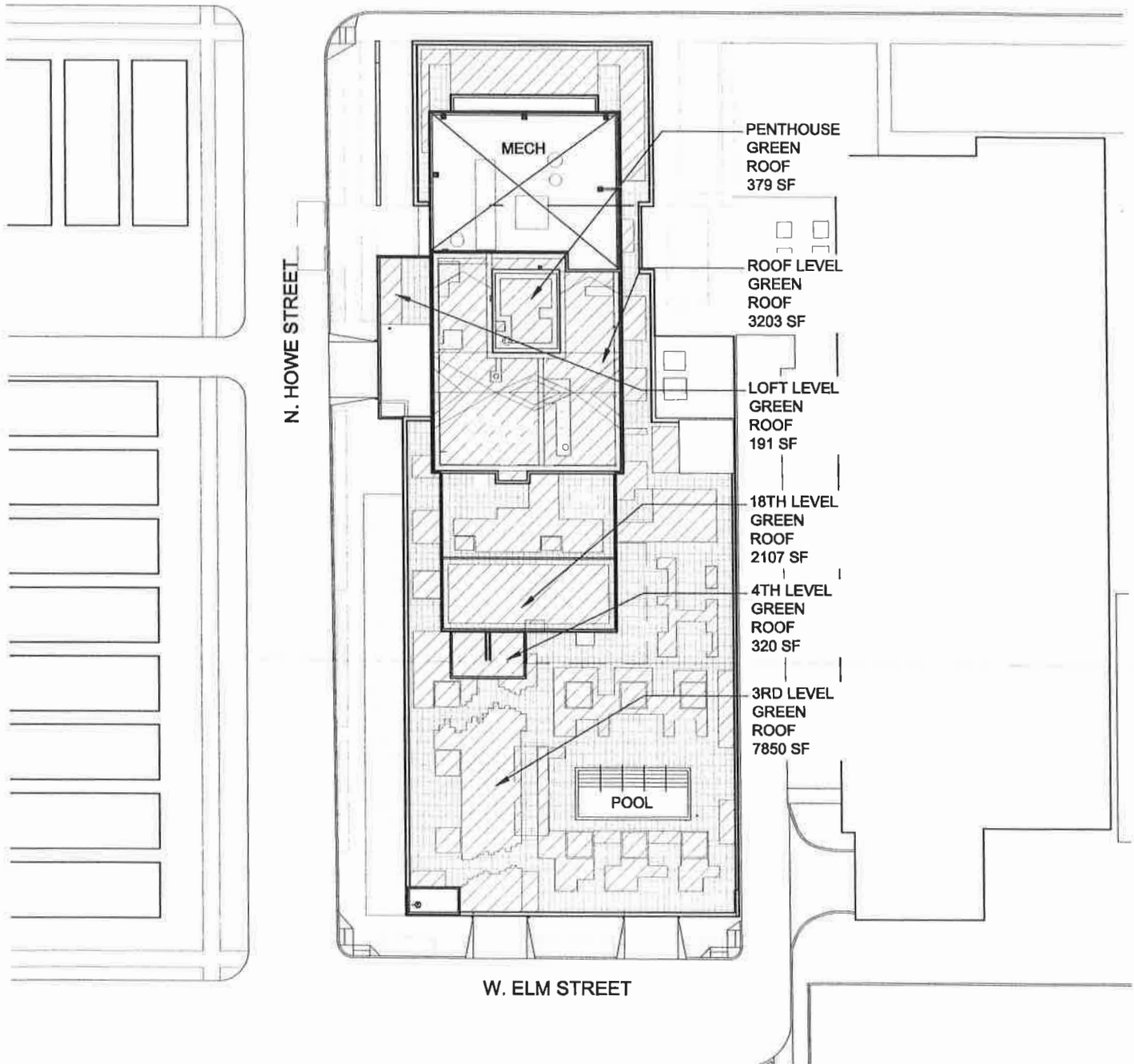
TYPICAL TOWER PLAN



RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
 ADDRESS: 625 WEST DIVISION STREET
 CHICAGO, IL 60610
 DATE: 10.01.2014

W. DIVISION STREET



N. HOWE STREET

W. ELM STREET

PENTHOUSE
GREEN
ROOF
379 SF

ROOF LEVEL
GREEN
ROOF
3203 SF

LOFT LEVEL
GREEN
ROOF
191 SF

18TH LEVEL
GREEN
ROOF
2107 SF

4TH LEVEL
GREEN
ROOF
320 SF

3RD LEVEL
GREEN
ROOF
7850 SF

POOL

MECH

KEY

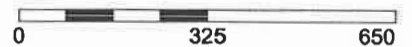
ROOF AREA
NET TOTAL (USABLE ROOF): 27,984 SF
NET GREEN: 14,050 SF
50% GREEN ROOF

LEGEND

 GREEN AREAS



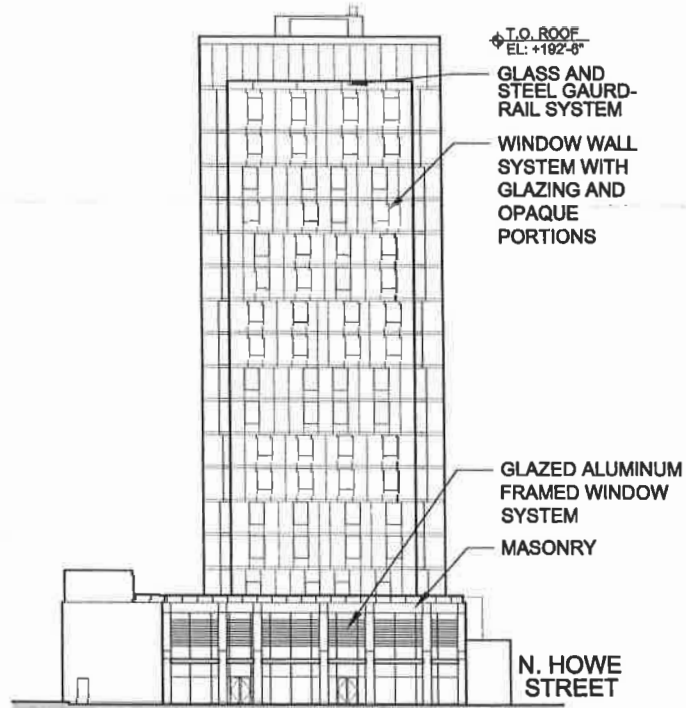
ROOF PLAN



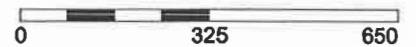
RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 10.01.2014

PD 1018 MAX. HT.
EL: +280'-0"



NORTH ELEVATION



RBPD 1018

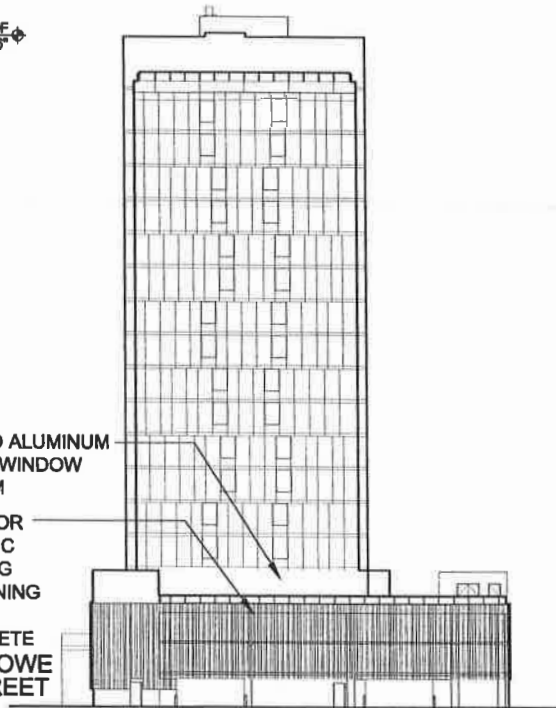
APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 10.01.2014

PD 1018 MAX. HT. ↕
EL: +280'-0" ↕

T.O. ROOF ↕
EL: +192'-6" ↕

GLAZED ALUMINUM
FRAME WINDOW
SYSTEM

METAL OR
CERAMIC
PARKING
SCREENING
OVER
CONCRETE
N. HOWE
STREET



SOUTH ELEVATION



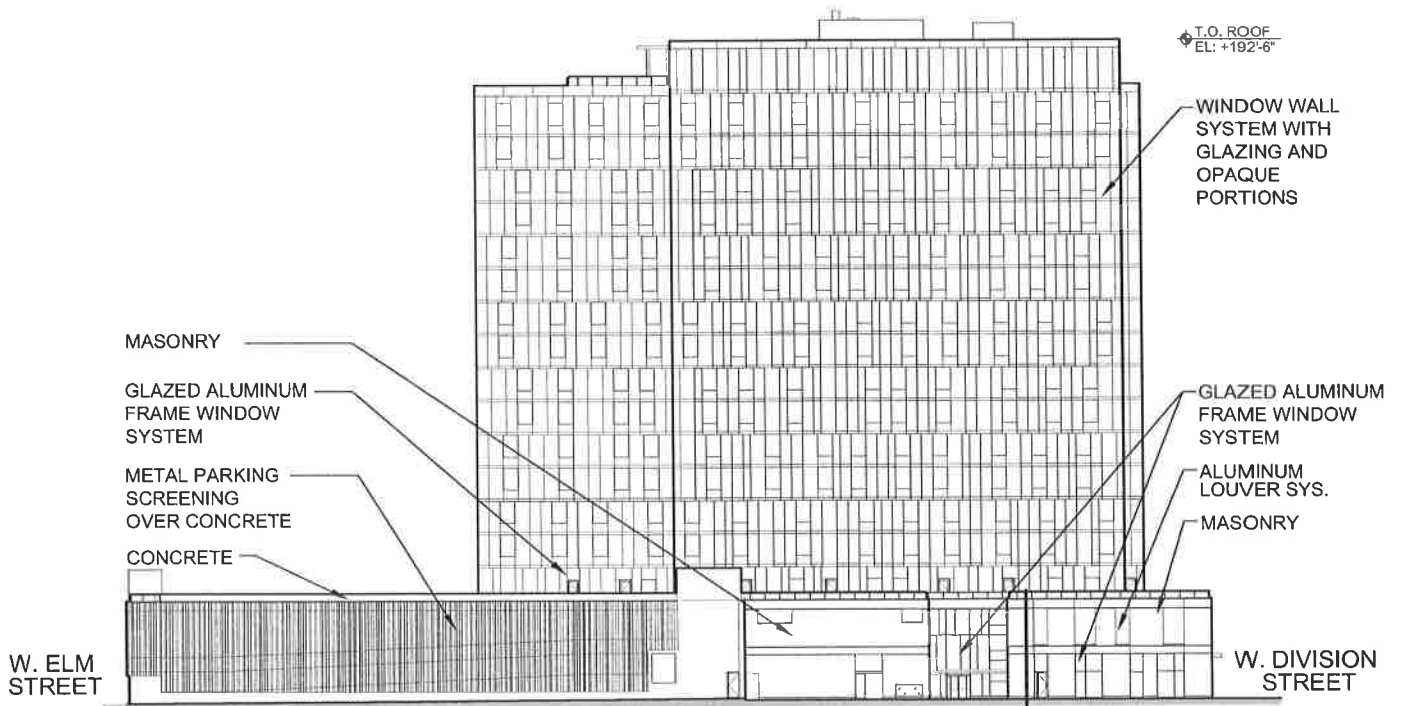
RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 10.01.2014

G|R|E|C ARCHITECTS

PD 1018 MAX. HT.
EL: +280'-0"

T.O. ROOF
EL: +192'-6"



EAST ELEVATION



RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 11.20.2014

PD 1018 MAX. HT.
EL: +280'-0"

METAL PANEL
ROOFTOP SCREEN

T.O. ROOF
EL: +182'-6"

LOUVER
SYSTEM

WINDOW
WALL SYSTEM
WITH GLAZING
AND OPAQUE
PORTIONS

GLAZED ALUMINUM
FRAME WINDOW
SYSTEM

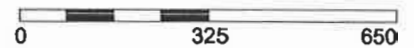
MASONRY

GLAZED ALUMINUM
FRAME WINDOW
SYSTEM

METAL OR CERAMIC
PARKING SCREENING
OVER CONCRETE

W. DIVISION
STREET

WEST ELEVATION



RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 10.01.2014

G|R|E|C ARCHITECTS



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

December 23, 2013

Richard F. Klawiter
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Administrative Relief request for Residential-Business Planned Development No. 1018, 625 West Division Street

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1018 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development ("PD 1018").

You are requesting, on behalf of the new property owner, 625 West Division, LLC, design modifications to the proposed residential building, a reduction in the minimum number of required parking spaces from 240 to 155, and acknowledgement of the continuing validity of the Planned Development notwithstanding the sunset provision of Statement No. 14.

PD 1018 was passed by City Council on June 28, 2006, to allow a proposed 240-unit condominium building with a height of 280 feet, a maximum FAR of 6.6 and a minimum of 240 parking spaces. The new owner acquired the property in March 2013 and is proposing a 240-unit rental building with a building height of approximately 192 feet, a FAR of approximately 5.6, and 155 parking spaces. Of the total number of 155 parking spaces, 24 will be allocated to approximately 8,000 square feet of retail use in the building. The Department of Transportation approved the revised Site Plan and you are currently working with the City to vacate an alley on site and acquire a strip of City-owned land just east of the proposed building. Please be advised that we cannot approve permits until an alley vacation ordinance has been introduced to City Council.


The following drawings, prepared by GREC Architects and dated November 1, 2013, shall be inserted into the main file: Site Plan, Ground Floor Plan, Typical Tower Plan, Roof Plan, North, South, East and West Elevations.

With regard to your request, the Department of Housing and Economic Development has determined that allowing these modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. In regards to the parking reduction, it should be noted that the change from condominiums to apartments, including 32% studios/convertible units and 50% one-bedroom units, combined with nearby public transportation, warrants less demand for residential parking in the nearby downtown area.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1018, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

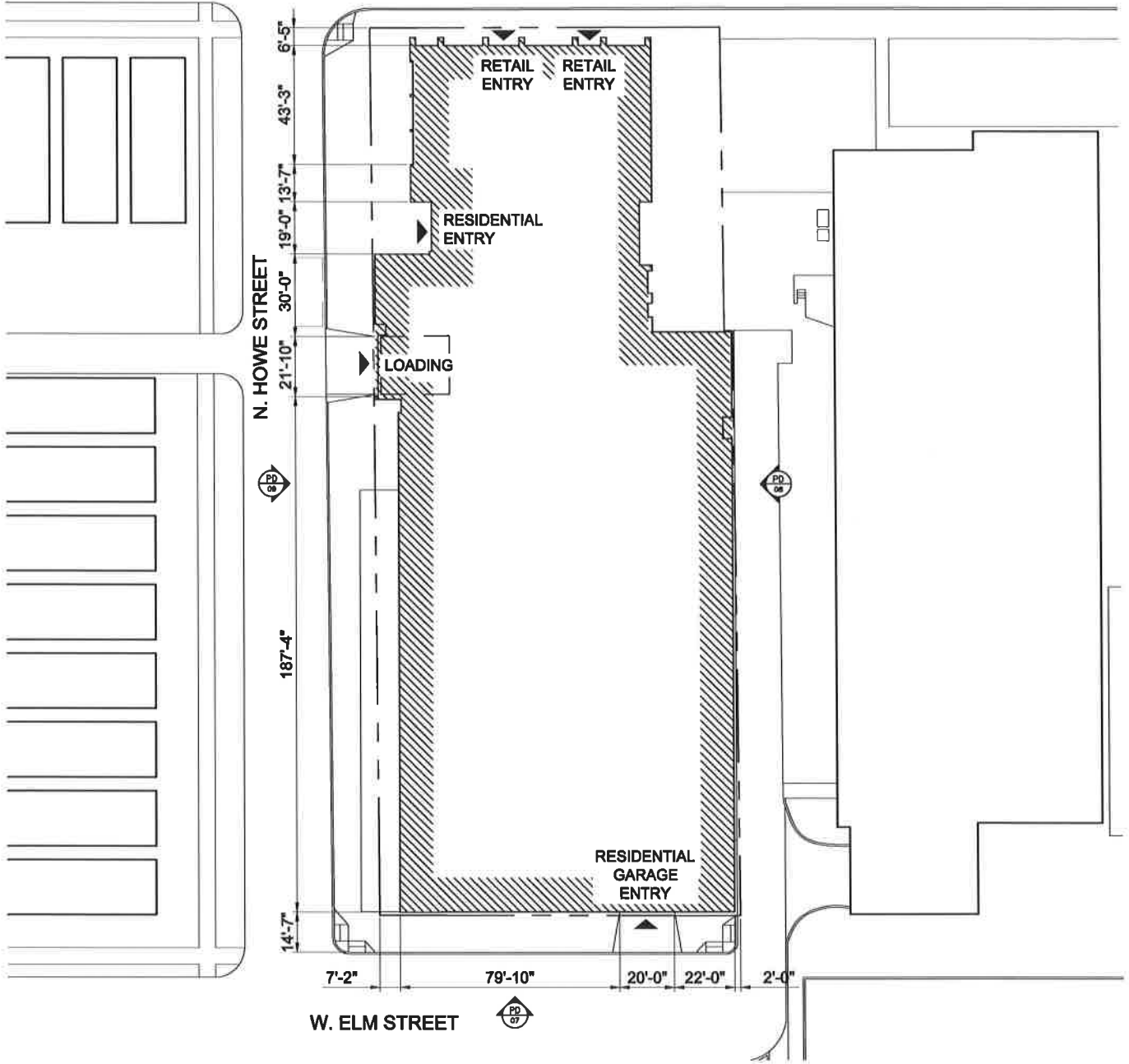


Patricia A. Scudiero
Zoning Administrator

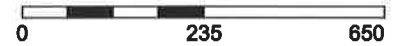
PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file

W. DIVISION STREET



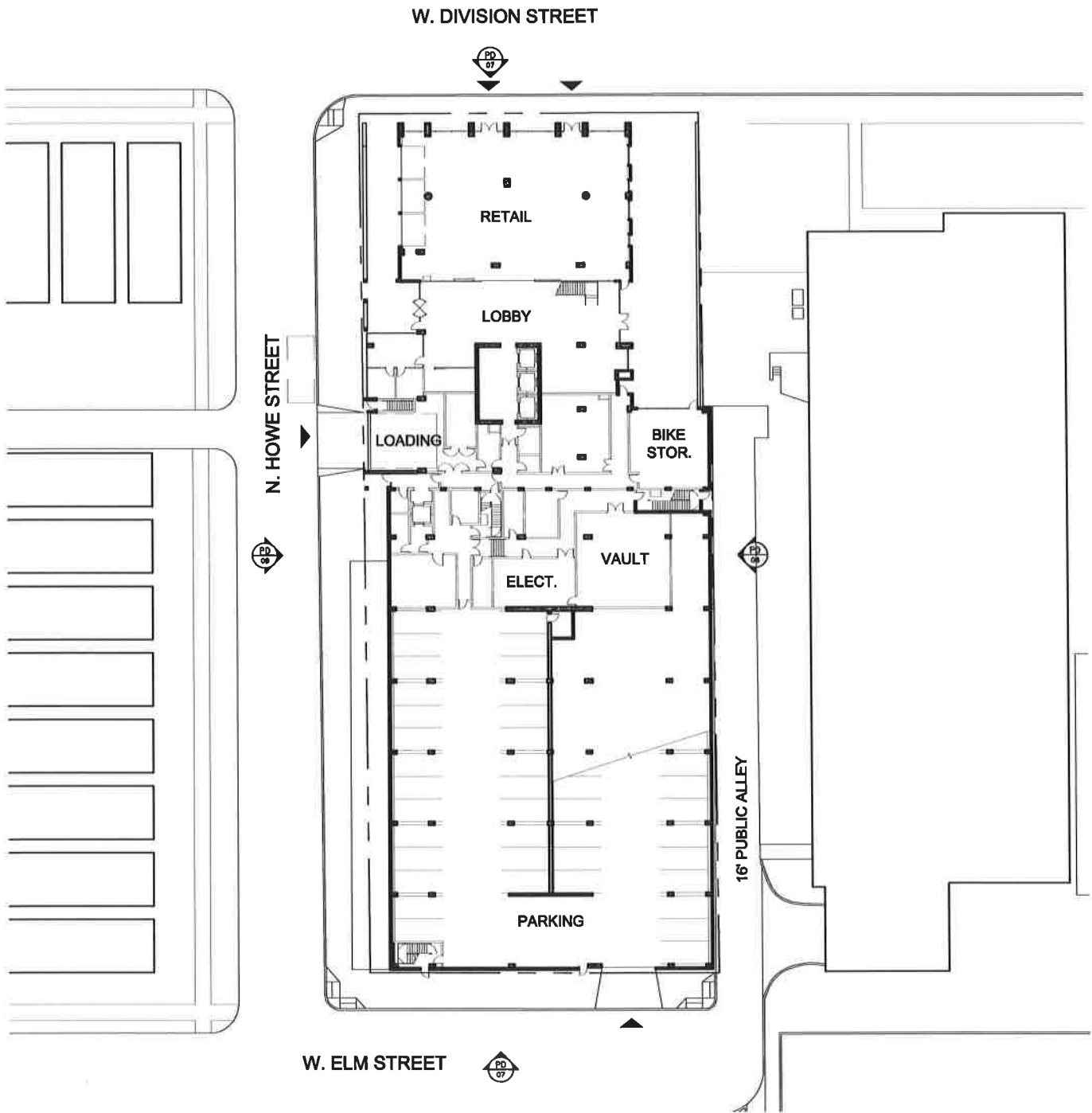
SITE PLAN



RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
 ADDRESS: 625 WEST DIVISION STREET
 CHICAGO, IL 60610
 DATE: 11.01.2013

G|R|E|C ARCHITECTS



GROUND FLOOR PLAN

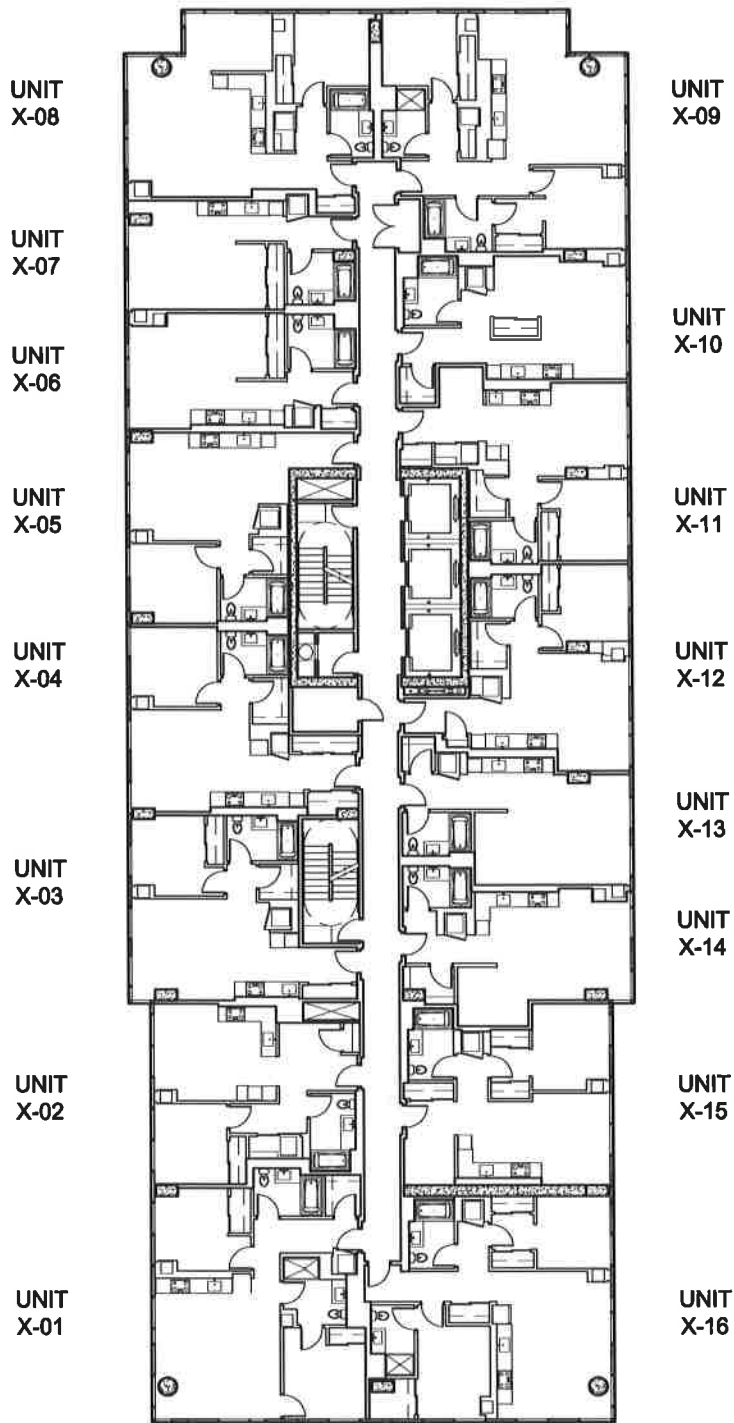
▲ ENTRY



RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
 ADDRESS: 625 WEST DIVISION STREET
 CHICAGO, IL 60610
 DATE: 11.01.2013

G|R|E|C ARCHITECTS



TYPICAL TOWER PLAN



RBPD 1018

APPLICANT:
ADDRESS:

625 WEST DIVISION, LLC
625 WEST DIVISION STREET
CHICAGO, IL 60610

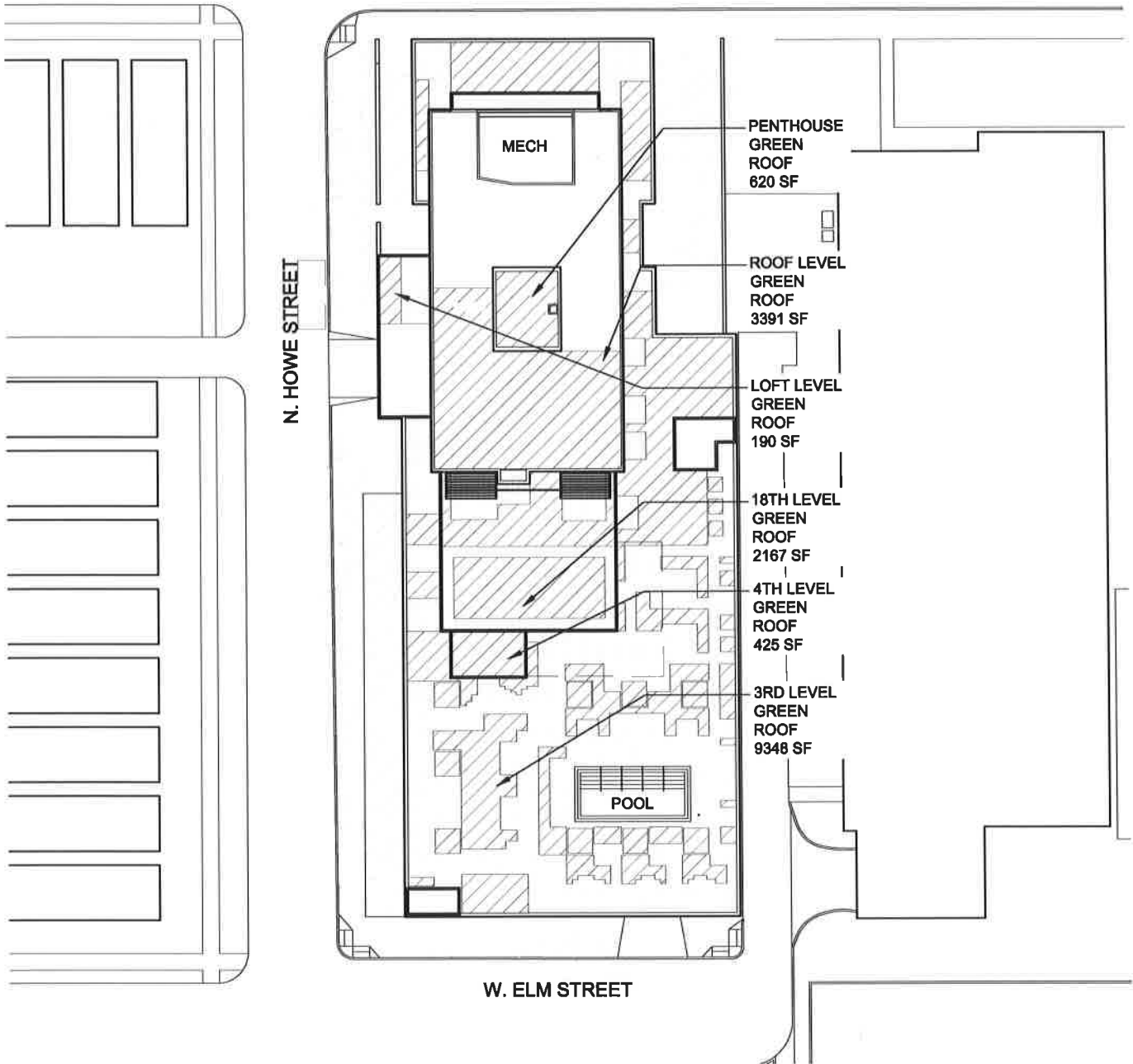
DATE:

11.01.2013

G|R|E|C ARCHITECTS



W. DIVISION STREET



KEY
 ROOF AREA
 NET TOTAL (USABLE ROOF): 32,282 SF
 NET GREEN: 16,141 SF
 50% GREEN ROOF

LEGEND
 GREEN AREAS



ROOF PLAN

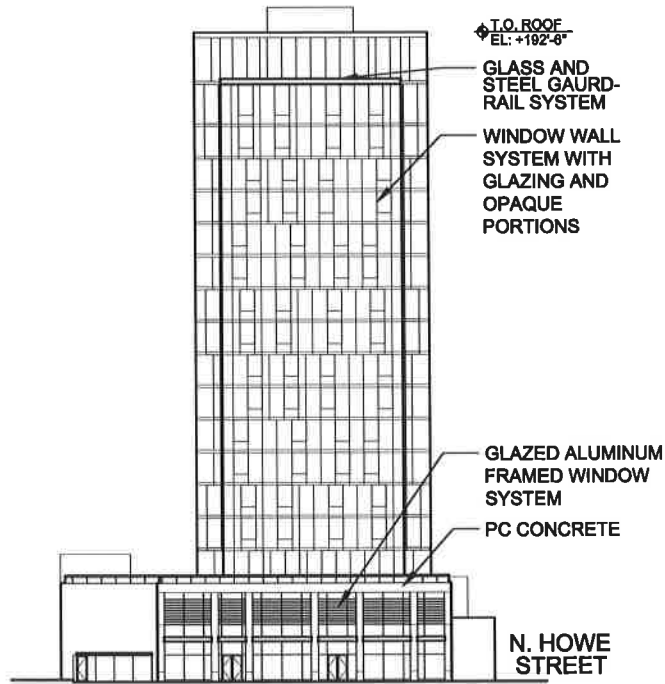


RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
 ADDRESS: 625 WEST DIVISION STREET
 CHICAGO, IL 60610
 DATE: 11.01.2013

G|R|E|C ARCHITECTS

◆ PD 1018 MAX. HT.
EL: +280'-0"



NORTH ELEVATION



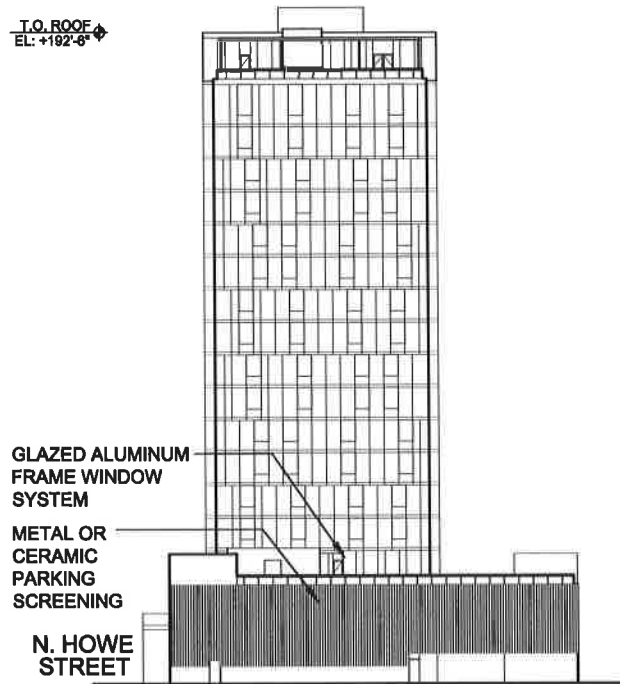
RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 11.01.2013

GR|E|C ARCHITECTS

PD 1018 MAX. HT. ↕
EL: +280'-0" ↕

T.O. ROOF ↕
EL: +192'-6" ↕



SOUTH ELEVATION



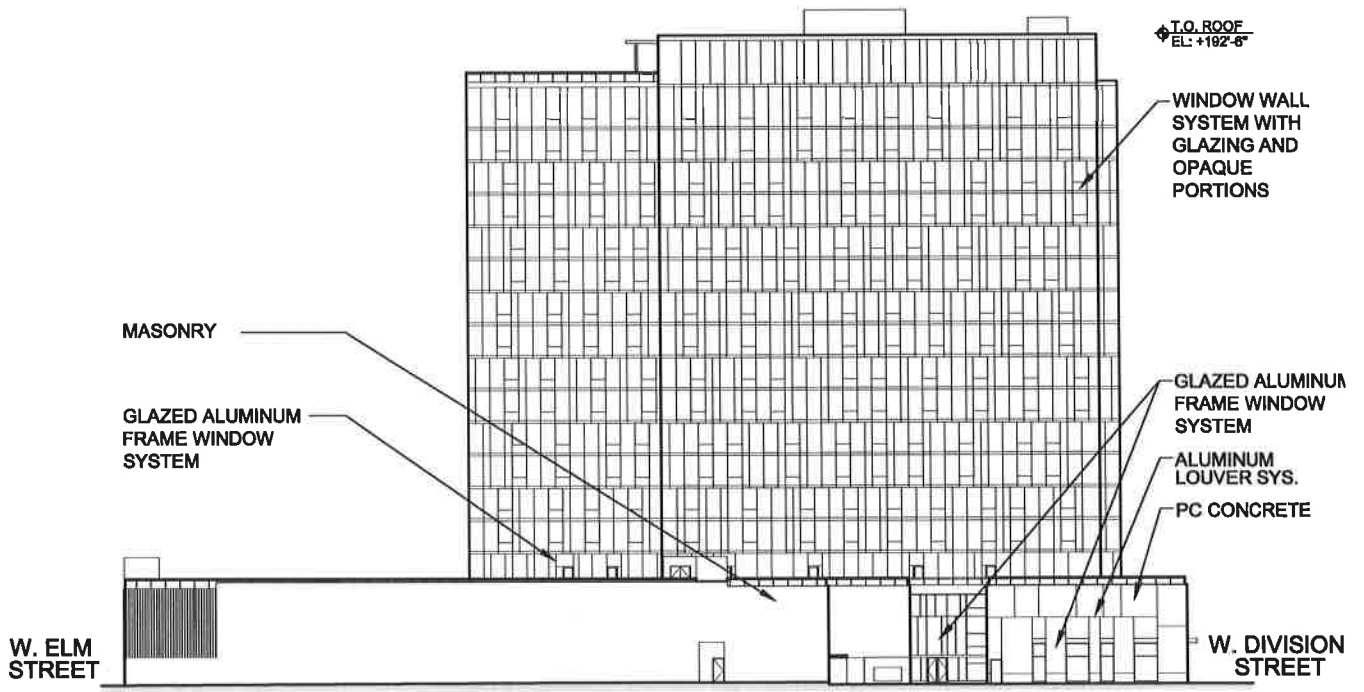
RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 11.01.2013

G|R|E|C ARCHITECTS



PD 1018 MAX. HT.
EL: +280'-0"



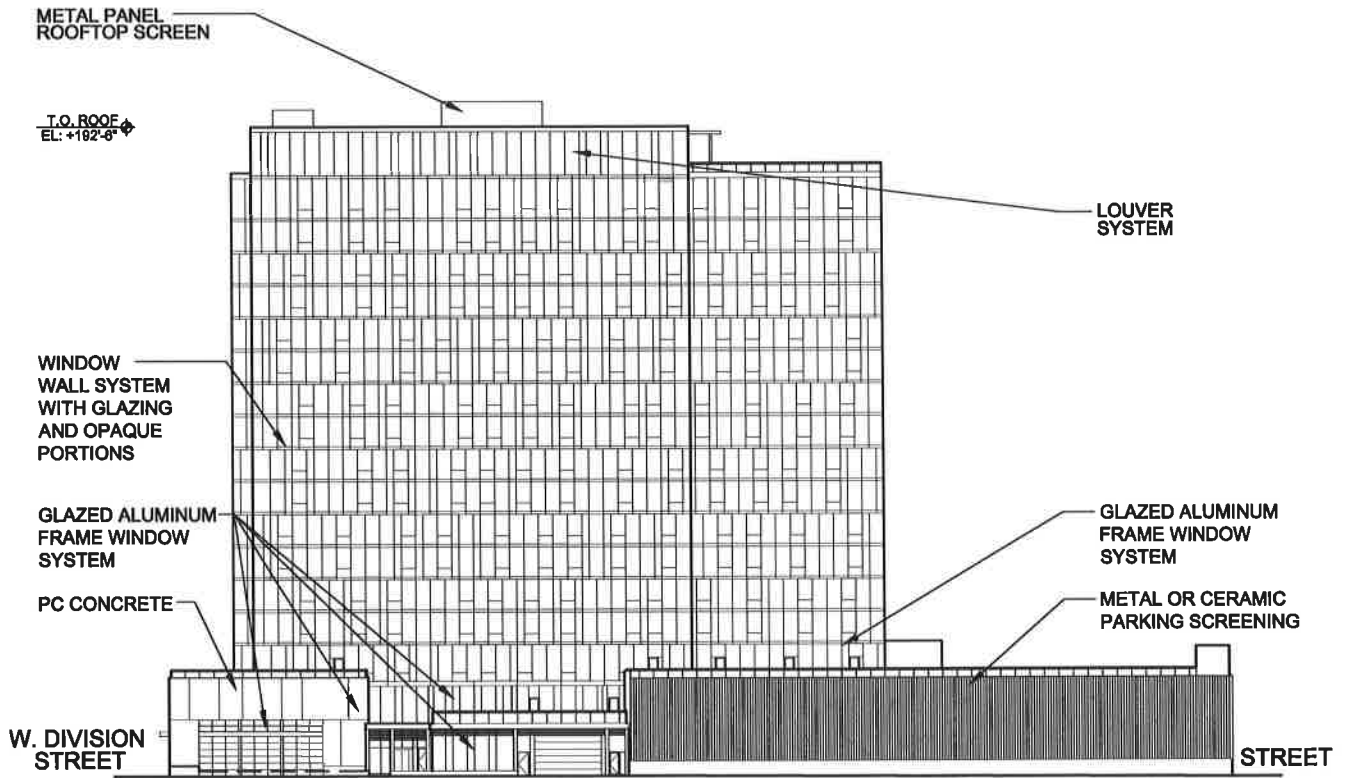
EAST ELEVATION



RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 11.01.2013

PD 1018 MAX. HT. \blacklozenge
EL: +280'-0"



WEST ELEVATION



RBPD 1018

APPLICANT: 625 WEST DIVISION, LLC
ADDRESS: 625 WEST DIVISION STREET
CHICAGO, IL 60610
DATE: 11.01.2013



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

September 4, 2012

John Breugelmans
Manager
625 W. Division Condominiums LP
10 Hidden Brook Drive
North Barrington, IL 60010

Re: REVISED One-year sunset extension for Planned Development No. 1018, 625 W. Division St.

Dear Mr. Breugelmans:

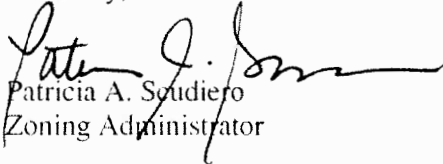
In response to your recent request, on July 11, 2012, we issued a one-year sunset extension to Mara S. Georges, on behalf of MB Financial, for Residential Business Planned Development No. 1018 ("PD"). The property at 625 W. Division Street (the "Property") is located within this PD. Our response was based on a request letter from Ms. Georges in which she wrote that her firm represents MB Financial which was the new owner due to foreclosure of the Property.

However, you have since then notified us that 625 W. Division Condominiums LP ("625") is the current owner of the Property. 625 bought the Property in August 2006 and it was financed by Broadway Bank. Broadway Bank closed and its assets and loans were taken over by MB Financial. You state that MB Financial is trying to foreclose on the Property, however, 625 is still the owner of the Property. Therefore, the one year extension should have been granted to 625 W. Division Condominiums LP, rather than to MB Financial.

The PD was adopted by the Chicago City Council on June 28, 2006. Statement No. 14 of the PD contains the sunset provisions which requires commencement of substantial construction within six years of the effective date of the ordinance. You are requesting, on behalf of the current owner of the Property, 625 W. Division Condominiums LP, a one-year extension of the sunset provisions.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1018, I hereby approve a one-year sunset extension from June 28, 2012 to June 28, 2013.

Sincerely,


Patricia A. Soudiero
Zoning Administrator

PAS:HG:tm

C: Mara S. Georges, Mike Mirra, Erik Glass, Main file



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 11, 2012

Ms. Mara S. Georges
Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, IL 60661-3693

Re: One-year sunset extension for Planned Development No. 1018, 625 W. Division St.

Dear Ms. Georges:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Business Planned Development No. 1018 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 14 of the Planned Development.

Residential Business Planned Development No. 1018 was adopted by the Chicago City Council on June 28, 2006. Statement No. 14 of the Planned Development contains the sunset provisions, which requires commencement of substantial construction within six years of the effective date of the ordinance. You are requesting, on behalf of your client and the new owner of the property, MB Financial, a one-year extension of the sunset provisions.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1018, I hereby approve a one-year sunset extension from June 28, 2012 to June 28, 2013.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
C: Mike Marmo, Erik Glass, Main file

6/28/2006

REPORTS OF COMMITTEES

15360
79865

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

Yeas -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugh, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, M. Smith, Moore, Stone -- 49.

Nays -- None.

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

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 2-J.
(Application Number 15531)

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 2-J in the area bounded by:

West Harrison Street; a line 123.25 feet east of and parallel to South Spaulding Avenue; the public alley next south of and parallel to West Harrison Street; and South Spaulding Avenue,

to those of a C2-2 Motor Vehicle-Related Commercial District.

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

Reclassification Of Area Shown On Map Number 3-F.

(As Amended)
(Application Number 15360)

LBPD 1018

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 C1-2 Neighborhood Commercial District and M1-2 Limited Manufacturing/Business

Park District symbols and indications as shown on Map Number 3-F in area bounded by:

West Division Street; a line 131 feet east of and parallel to North Howe Street; West Elm Street; and North Howe Street,

to those of an RM6.5 Residential Multi-Unit 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 RM6.5 Residential Multi-Unit District symbols and indications established in Section 1 above 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 1018.

Plan Of Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1018 consists of approximately forty-two thousand three hundred fifteen (42,315) square feet (zero and ninety-seven hundredths (0.97) acres) and is owned or controlled by Chicago Title Land Trust Company, as Trustee under Trust Agreement 1098799.
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 or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations dated January 6, 2006 prepared by Lucien LaGrange Architects. Full size sets of the Site Plan, the 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-Business Planned Development": all uses permitted in the RM6.5 Residential Multi-Unit District, commercial, retail, office, 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 Standards 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 Plan, 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 Statement 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. In the event of a conflict between the planned development and the Chicago Building Code, the Building Code shall control.
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, construct and maintain 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.
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 permits shall be granted by the Department of Construction and Permits until the Director of M.O.P.D., has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction 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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing RM6.5 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Building Elevations; Typical Tower Floor Plans; and Vicinity Map referred to in these Plan of Development Statements printed on pages 79870 through 79881 of this *Journal*.]

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

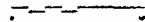
Bulk Regulations And Data Table.

Maximum Floor Area Ratio:	6.60
Net Site Area:	42,315 square feet
Area in Public Right-of-Way:	23,434 square feet
Gross Site Area:	65,749 square feet
Setbacks from Property Line:	In accordance with the site plan
Maximum Percentage of Site Coverage:	In accordance with the site plan
Maximum Number of Dwelling Units:	240
Minimum Number of Parking Spaces:	1 per unit = 240
Maximum Number of Parking Spaces:	None
Minimum Number of Loading Berths:	2 at 10 feet wide by 25 feet in length by 14 feet in height
Maximum Building Height:	In accordance with the building elevations

Existing Zoning Map.



SITE ZONED C-1-2
M-1-2



Existing Zoning Map

APPLICANT: RIVINGTON ENTERPRISES, LLC

ADDRESS: 647-671 N. DIVISION ST.
7105-1225 N. JACOB ST.
610-626 W. BLM ST.

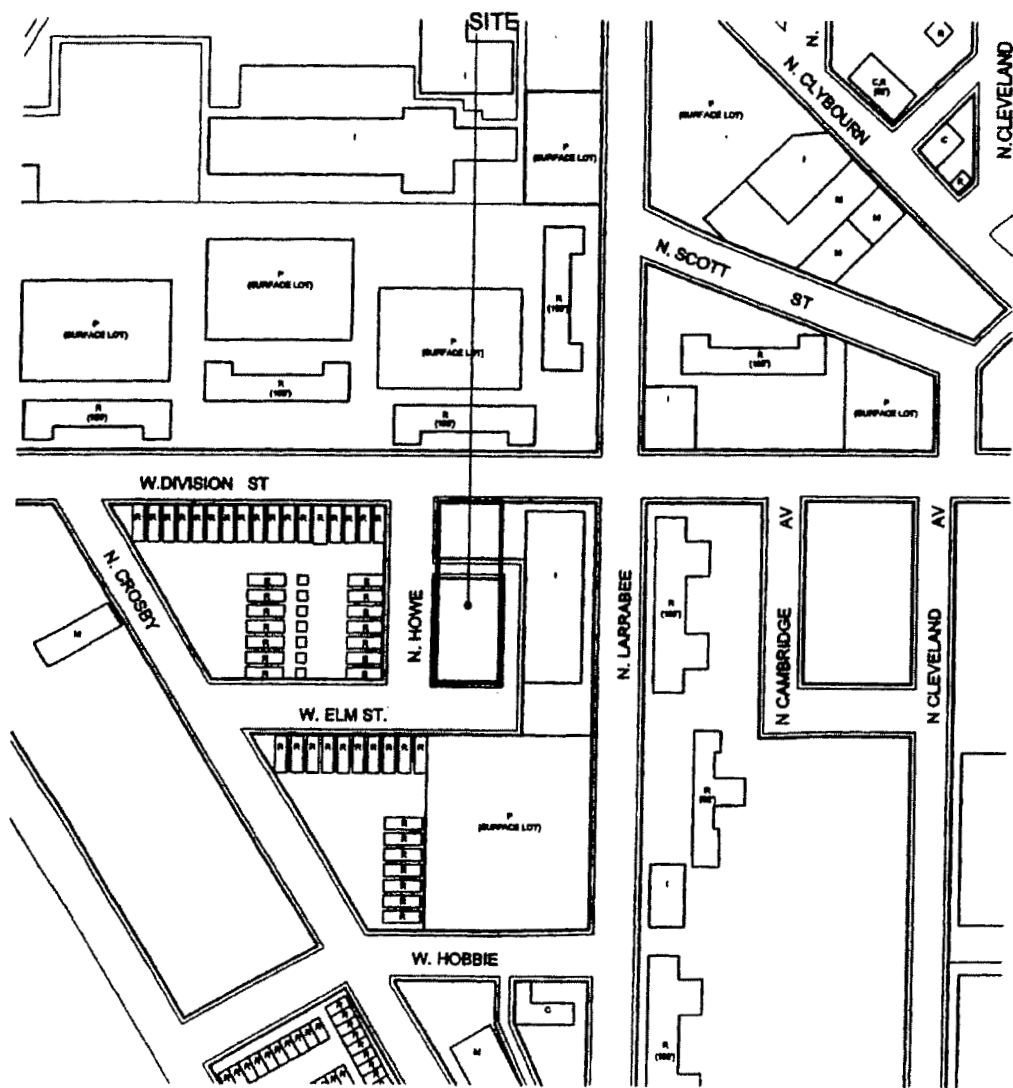
DATE: JANUARY 6, 2006

PD 01 _ EXISTING ZONING MAP

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ARCHITECTS

845 North Michigan Avenue Chicago IL, 60611

Existing Land-Use Map.

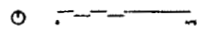


R = RESIDENTIAL I = INSTITUTIONAL C = COMMERCIAL P = PARKING D = OFFICE H = HOTEL M = MANUFACTURING
 (C) = APPROXIMATE HEIGHT OF BUILDING

NOTES:

- 1) ALL BUILDINGS WITHOUT HEIGHT DESIGNATION ARE LESS THAN 50' IN HEIGHT
 - 2) BUILDING HEIGHTS MEASURE TO THE PRIMARY ROOF.
- HEIGHTS DO NOT INCLUDE ELEVATOR MACHINE ROOMS AND MECHANICAL ENCLOSURES

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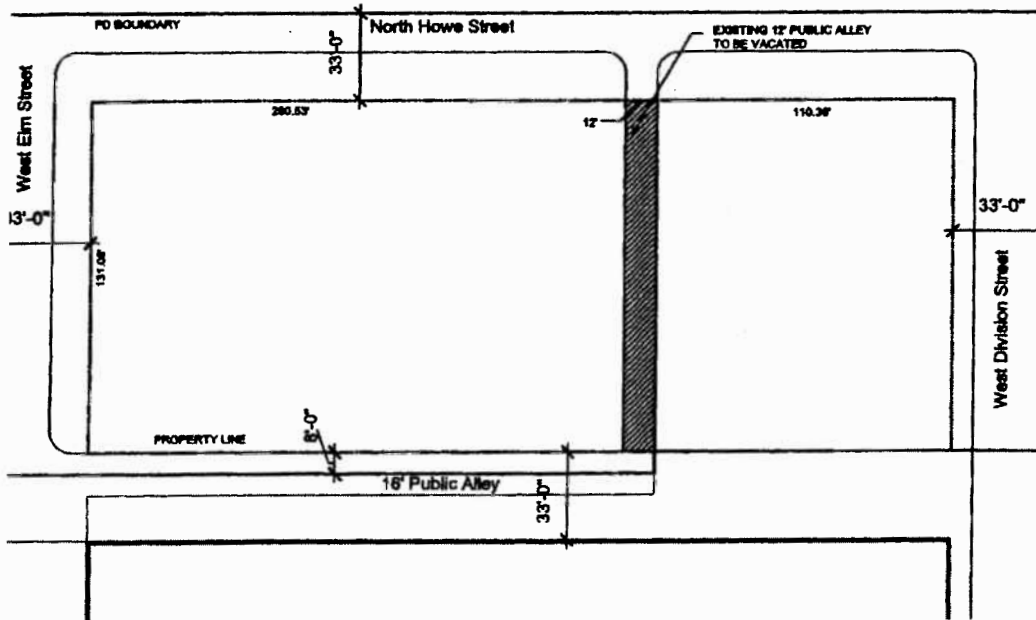
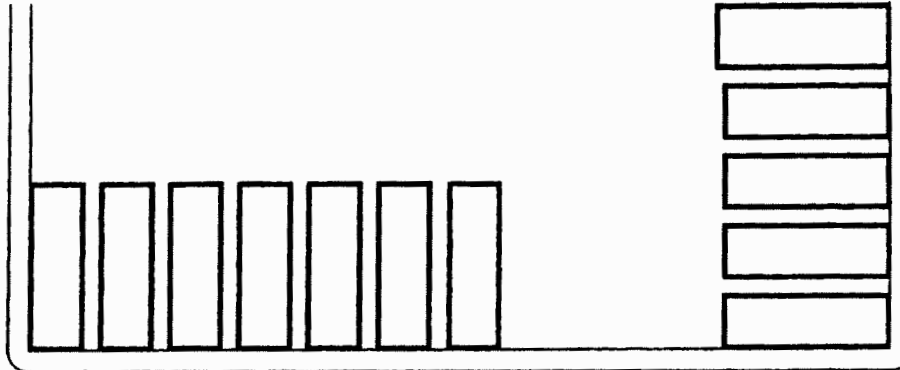


Existing Land Use Map

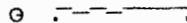
APPLICANT: EDWARDS ENTERPRISES LLC
 ADDRESS: 617-627 W. DIVISION ST
 1145-1155 N. HOWE ST.
 614-626 W. ELM ST.
 DATE: JANUARY 6, 2006

PD 02_ EXISTING LAND USE MAP

Planned Development Boundary, Property Line
And Right-of-Way Adjustment Map.



R.O.W. LINE _____
 PROPERTY LINE _____
 PD BOUNDARY _____



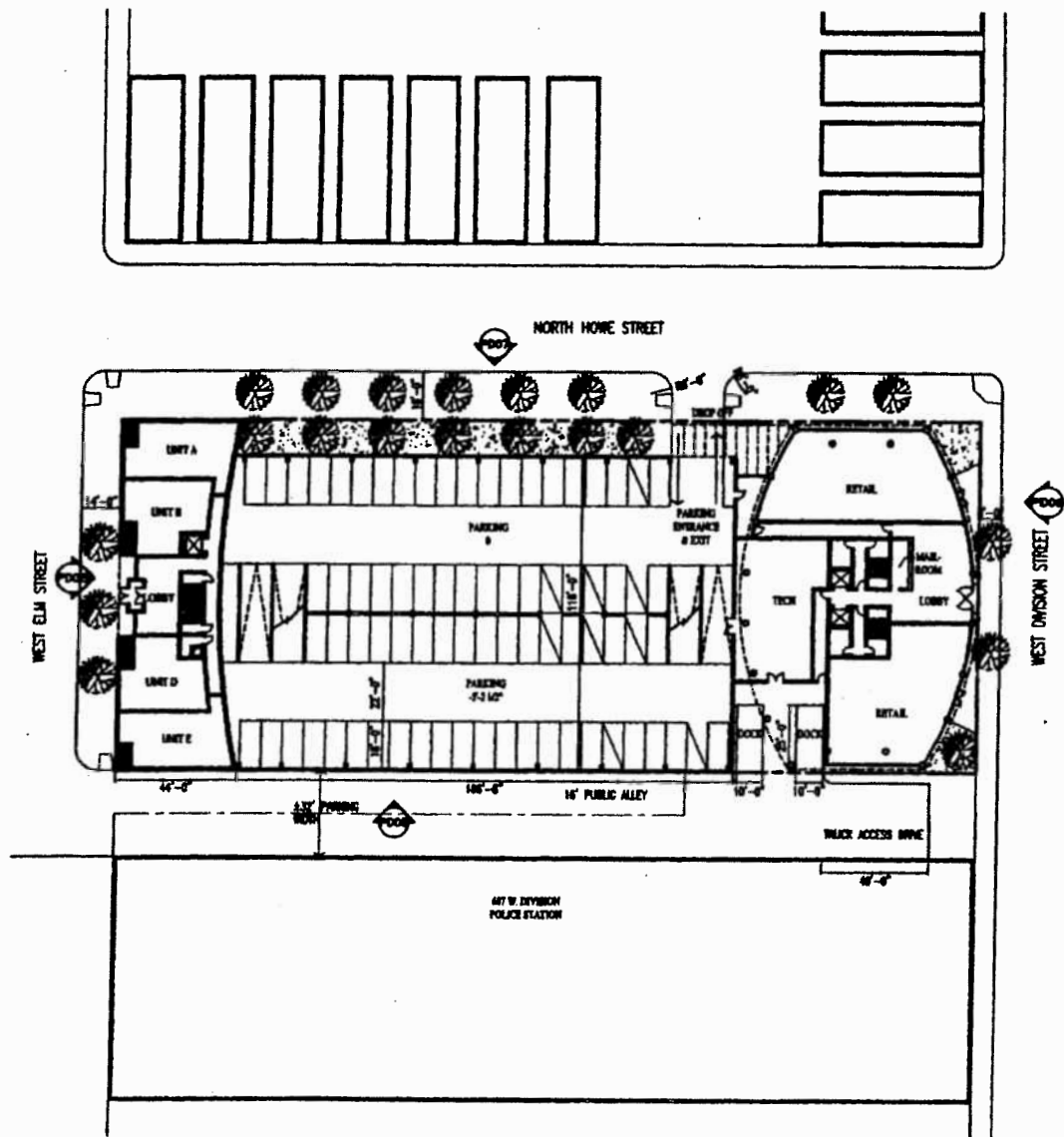
Planned Development Boundary

APPLICANT: WINDDALE ENTERPRISES, LLC
 ADDRESS: 417-427 W. DUNBROOK ST.
 1145-1175 N. HOWE ST.
 444-626 W. 181st ST.

DATE: JANUARY 6, 2006

PD 03 _ PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE
 AND RIGHT OF WAY ADJUSTMENT MAP

Site Plan.



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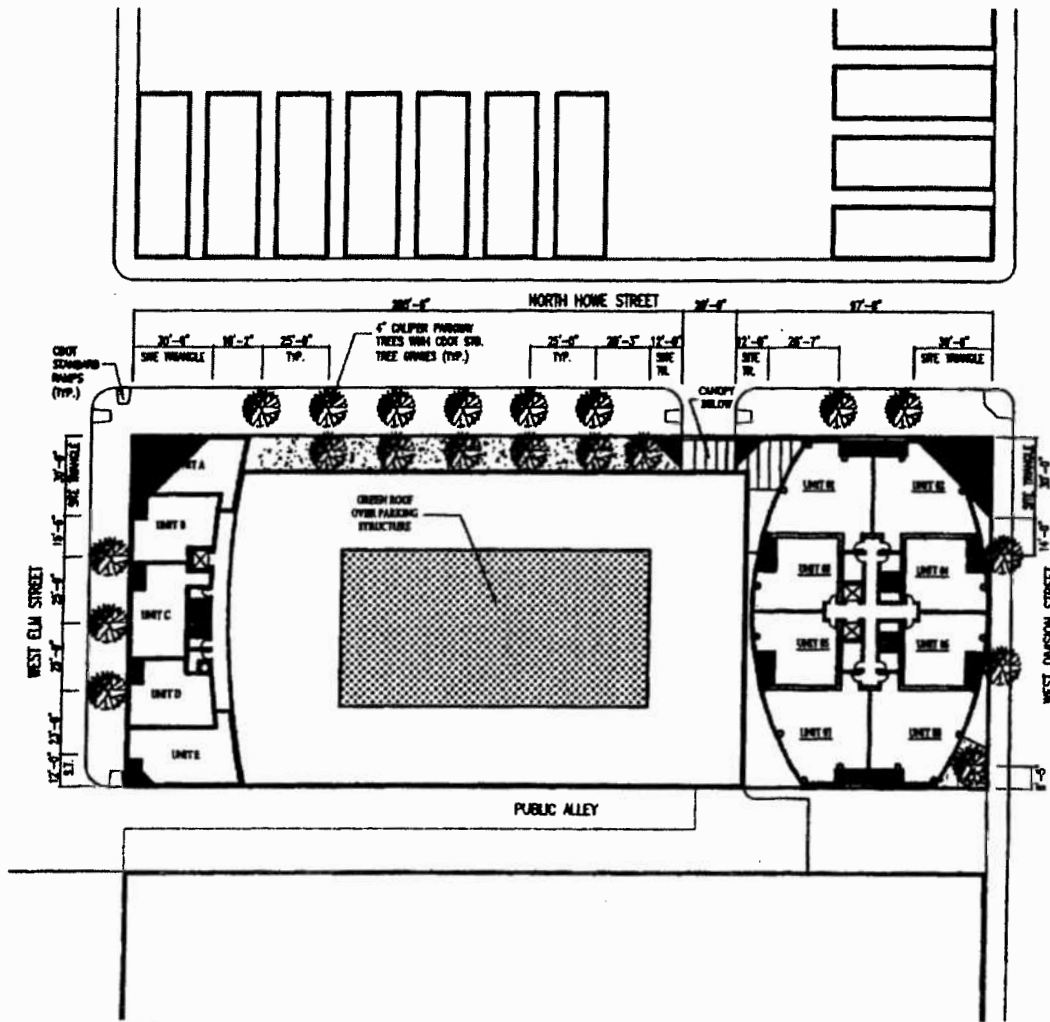
APPLICANT: INNOVADALE ENTERPRISES, LLC

ADDRESS: 417-427 W. DIVISION ST.
1148-1178 N. HOWE ST.
614-424 W. ELM ST.

DATE: JANUARY 4, 2006

PD 04 _ SITE PLAN

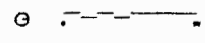
Landscape Plan.



- PARKWAY PLANTERS & STREET LEVEL PLANTING
- TREES IN PARKWAY PLANTERS
- GREEN ROOFS
- GENERAL LANDSCAPING

NOTE: ALL PLANT MATERIALS, PLANTING REQUIREMENTS & GROWING MEDIUM SPECIFICATIONS ARE PER CITY OF CHICAGO LANDSCAPE ORDINANCE

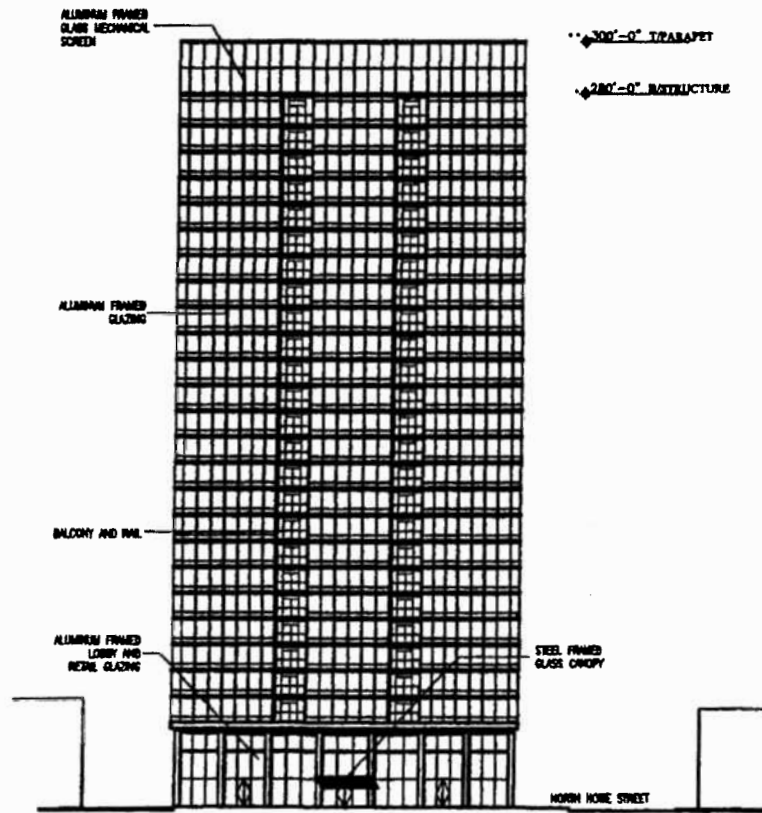
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ARCHITECTS
404 North Michigan Avenue Chicago IL, 60611



APPLICANT: KANZISALE ENTERPRISES, LLC
ADDRESS: 677-627 W. DIVISION ST.
1148-1178 N. HOWE ST.
814-628 W. ELM ST.
DATE: JANUARY 4, 2006

PD 05_LANDSCAPE PLAN

North Elevation.



* BUILDING HEIGHT AS MEASURED PER CHICAGO ZONING ORDINANCE
 ** ABSOLUTE HEIGHT



North Elevation

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809 North Michigan Avenue Chicago, IL 60611

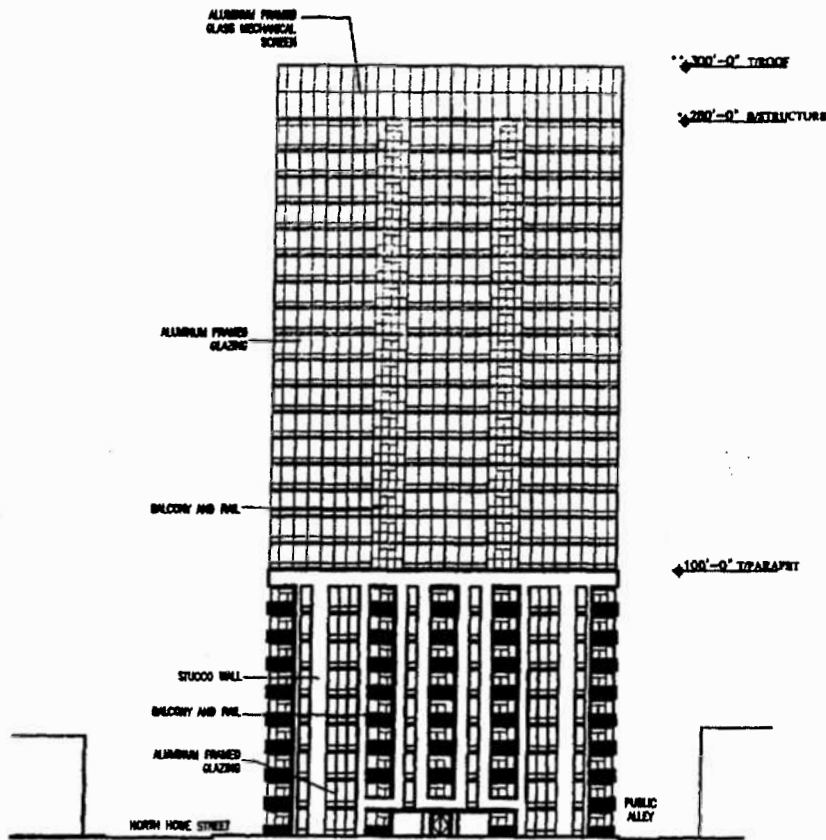
APPLICANT: KIMBERDALE ENTERPRISES, LLC

ADDRESSES: 617-627 W. DIVISION ST.
 1148-1158 N. HOWE ST.
 614-626 W. BLAIR ST.

DATE: JANUARY 6, 2006

PD 06 _ NORTH ELEVATION

South Elevation.



* BUILDING HEIGHT AS MEASURED PER CHICAGO ZONING ORDINANCE
 ** ABSOLUTE HEIGHT

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South Elevation

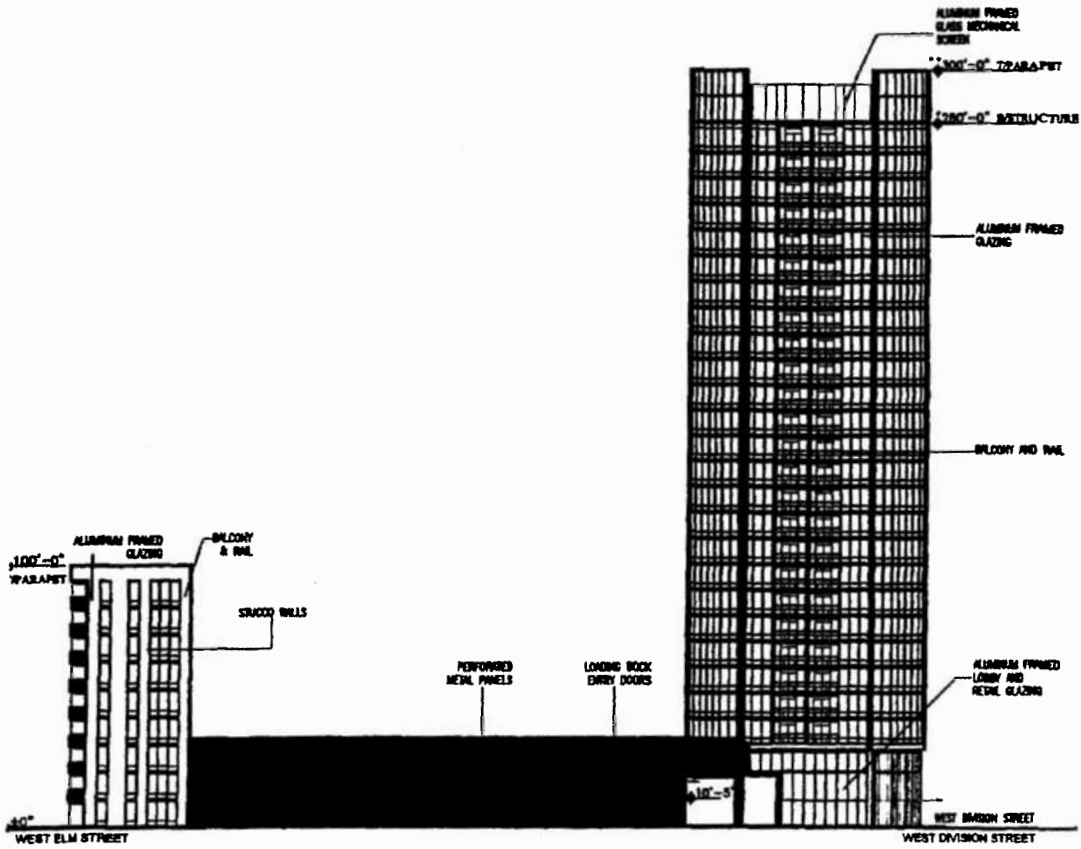
APPLICANT: BIRKDALE ENTERPRISES, LLC

ADDRESS: 477-427 W. DIVISION ST.
 159-129 N. HOWE ST.
 814-426 W. BLM ST.

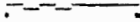
DATE: JANUARY 4, 2006

PD 08 _ SOUTH ELEVATION

East Elevation.



* BUILDING HEIGHT AS MEASURED PER CHICAGO ZONING ORDINANCE
 ** ABSOLUTE HEIGHT

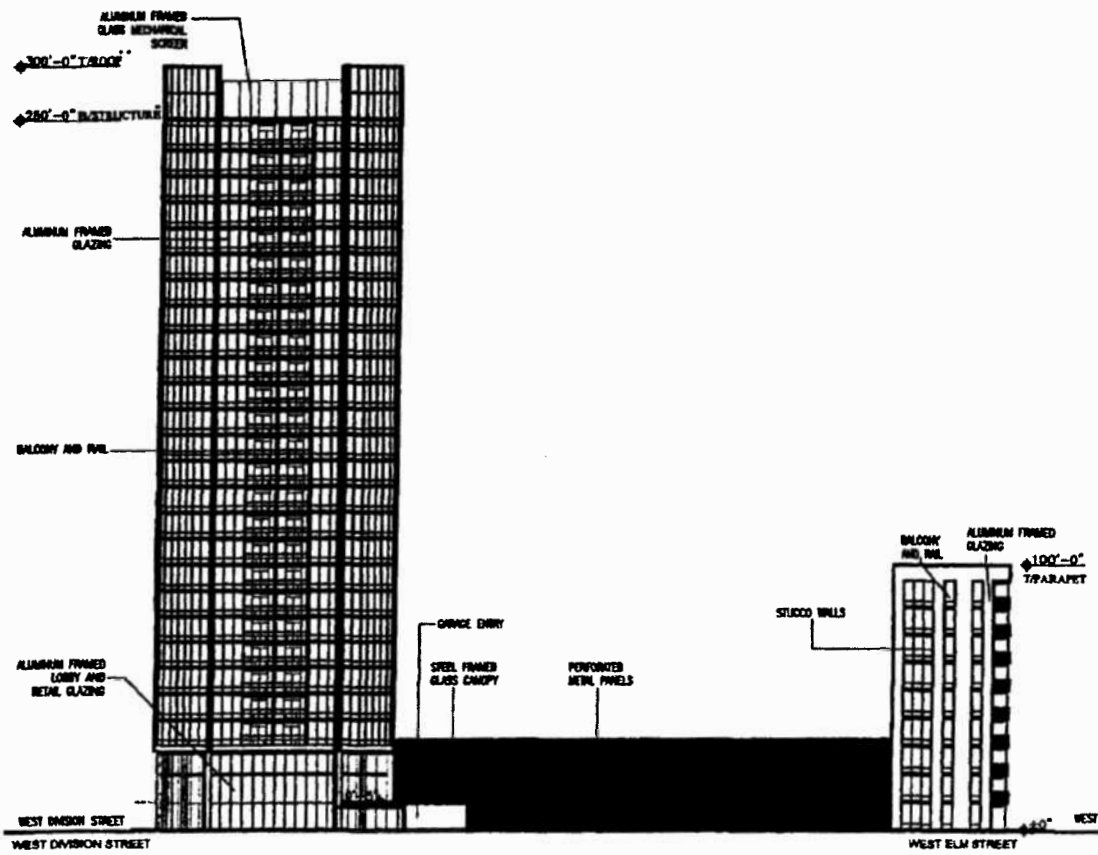


See Elevation

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 845 North Michigan Avenue Chicago IL, 60611

APPLICANT: ISHOBOMILE ENTERPRISES, LLC
 ADDRESS: 617-623 W. DIVISION ST.
 1749-1755 N. HOWE ST.
 864-626 W. ELM ST.
 DATE: JANUARY 6, 2006
 PD 09 _ EAST ELEVATION

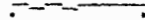
West Elevation.



* BUILDING HEIGHT AS MEASURED PER CHICAGO ZONING ORDINANCE
 ** ABSOLUTE HEIGHT

LUCIEN LAGRANGE
 ARCHITECTS

400 North Michigan Avenue Chicago, IL, 60611



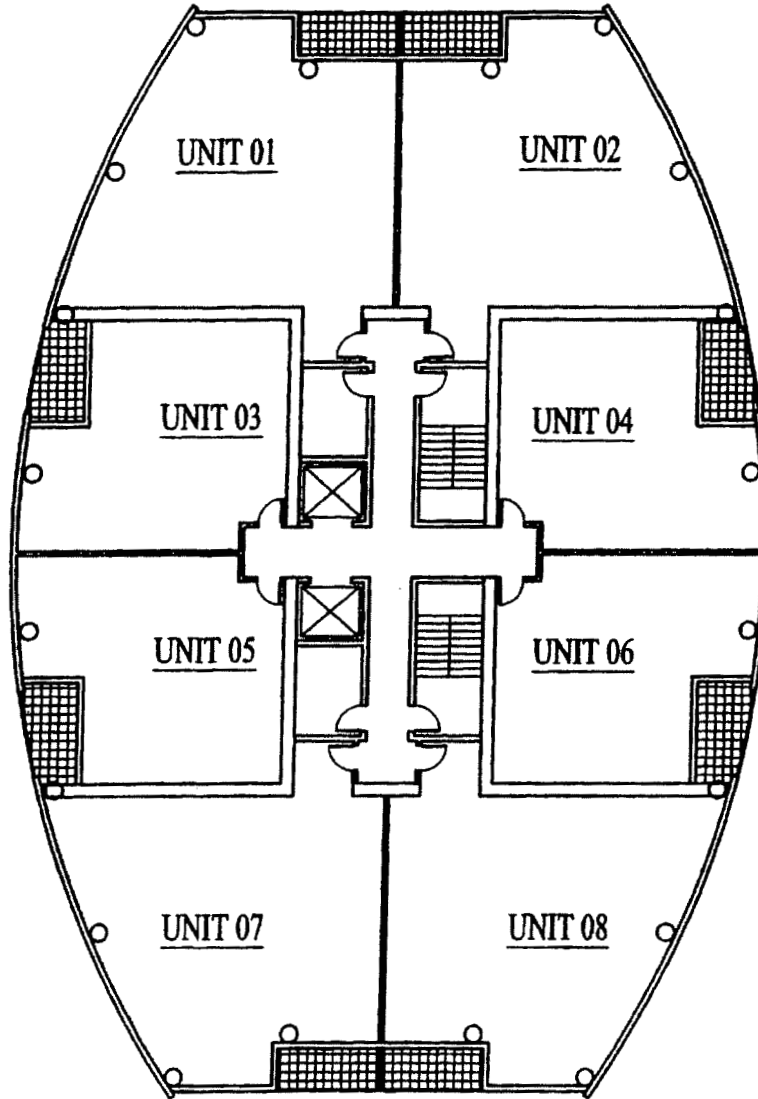
West Elevation

APPLICANT: KINGSDALE ENTERPRISES, LLC
 ADDRESS: 617-629 N. DIVISION ST.
 1748-1776 N. HOWE ST.
 644-626 W. BLM ST.

DATE: JANUARY 6, 2006

PD 07 _ WEST ELEVATION

Typical Tower Floor Plan.



G

Typical Tower Floor Plan

APPLICANT: KENOSHA ENTERPRISE, L.L.C.

ADDRESS: 617-627 W. DYERSON ST.
1145-1173 N. HOWIE ST.
624-426 W. BLAN ST.

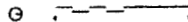
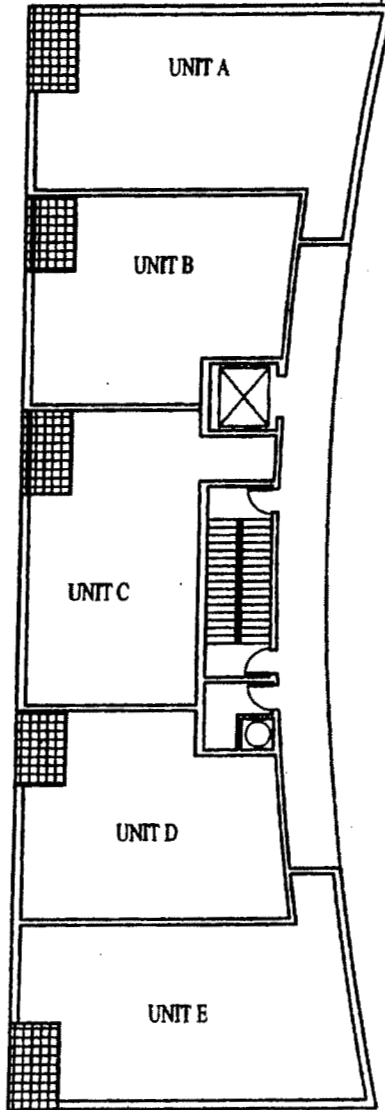
DATE: JANUARY 6, 2006

PD 11_TYPICAL TOWER FLOOR PLAN

LUCIEN LAGRANGE
ARCHITECTS

801 North Michigan Avenue Chicago, IL, 60611

Typical Floor Plan.



Typical Floor Plan

APPLICANT: BINGSDALE ENTERPRISES, LLC

ADDRESS: 617-627 W. DIVISION ST.
1145-1179 N. HOWE ST.
614-428 W. BUSH ST.

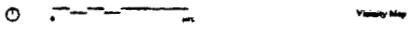
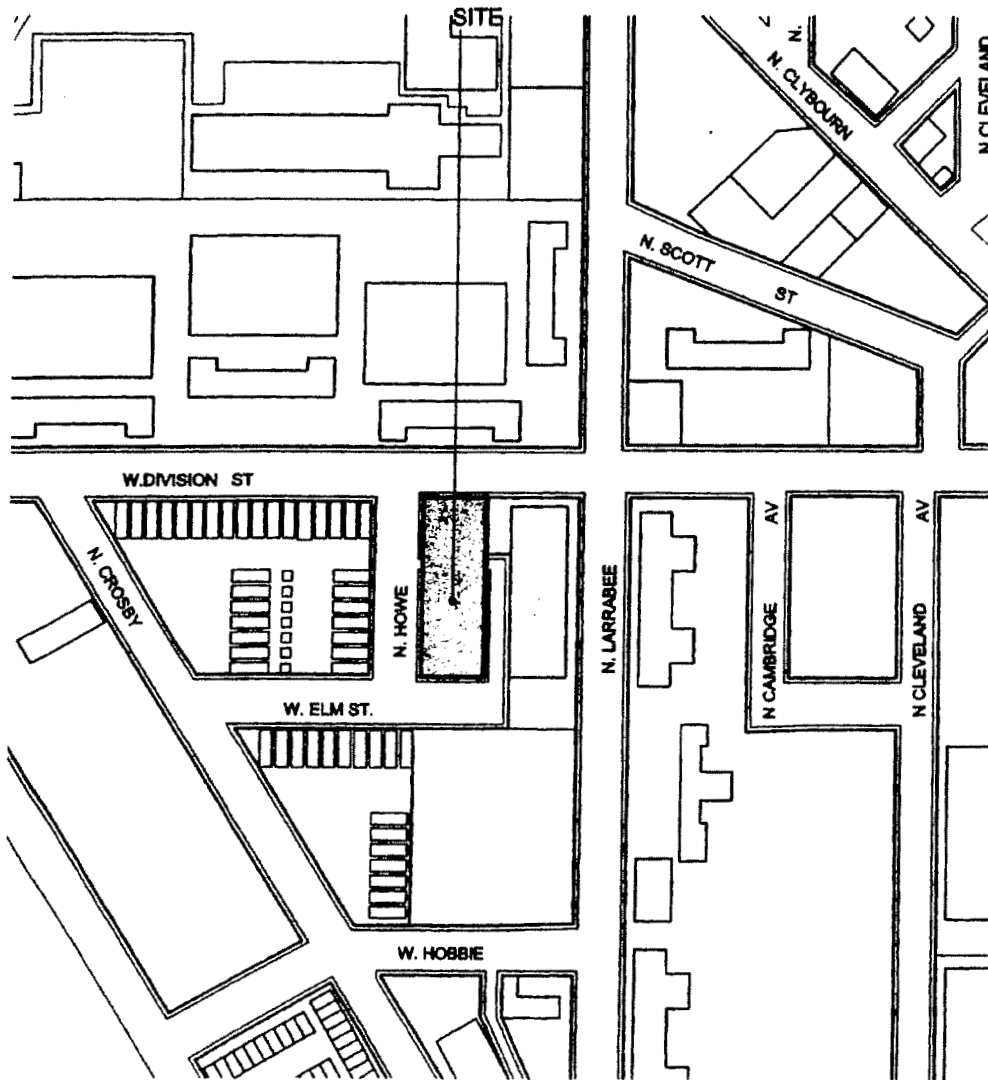
DATE: JANUARY 6, 2006

PD 12 - TYPICAL FLOOR PLAN

LUCIEN LAGRANGE
ARCHITECTS

663 North Michigan Avenue Chicago IL, 60611

Vicinity Map.



LUCIEN LAGRANGE
 ARCHITECTS

Gay North Midland Avenue Chicago IL, USA

Vicinity Map
 APPLICANT: EDWARDS ENTERPRISES, LLC
 ADDRESS: 617-627 W. DIVISION ST
 1145-1075 N. HOWE ST.
 644-426 W. ELM ST.
 DATE: JANUARY 6, 2006
 PD 10_VICINITY MAP