

# PD 1313

## Table of Contents

<b>10/05/2016 Minor Change</b> .....	<b>2</b>
Exhibits .....	3
<b>03/16/2016 PD Adoption</b> .....	<b>6</b>
Ordinance .....	6
Statements .....	7
Bulk Table .....	11
ARO .....	12
Exhibits .....	14



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 5, 2016

Mark Sutherland  
ODG WPA, LLC  
1517 W. Haddon  
Chicago, IL 60642

**Re: Administrative Relief request for Planned Development No. 1313, 710 W. Grand Ave.**

Dear Mr. Sutherland:

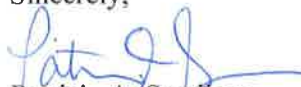
Please be advised that your request for a minor change to Residential Business Planned Development No. 1313 ("PD 1313"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1313.

ODG WPA LLC is seeking administrative relief to allow for a substitution in exterior building materials for 710 W. Grand Ave. The building base was to be clad in Cordova Stone and the building tower was to be clad with a terracotta rain screen. You are now proposing a masonry unit by MaxBric, in the color Breckenridge for the base and an Oko skin rain screen by Rieder for the tower cladding, as shown on the attached Exterior Elevations (A2.1, A2.2, and A2.3). According to your request letter, the proposed materials were selected because they are of an equal quality to the PD materials but are available in better colors that more closely match the renderings shared with the City and community.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed material substitutions 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.

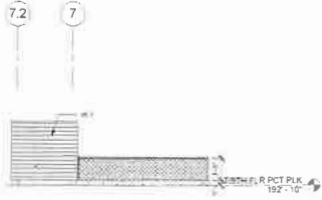
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1313, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this 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,

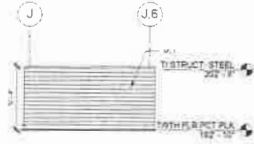
  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Fernando Espinoza, Main file

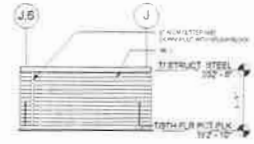




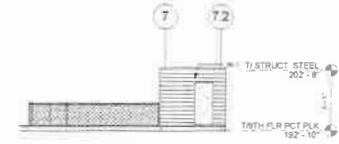
5 Penthouse West Elevation - Part 1  
1/8" = 1'-0"



7 Penthouse West Elevation - Part 2  
1/8" = 1'-0"



6 Penthouse East Elevation - Part 2  
1/8" = 1'-0"



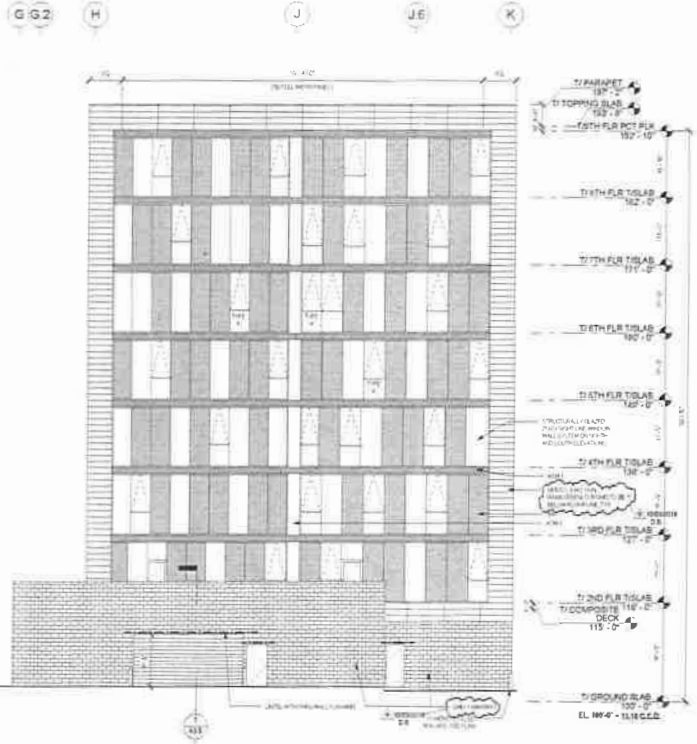
5 Penthouse East Elevation - Part 3  
1/8" = 1'-0"

**BRININSTOOL  
+ LYNCH**

Brininstool + Lynch, L.L.C.  
312 840 0500  
1144 West Washington Blvd  
Chicago, Illinois 60607



100' - 0" = 13.10' C.C.D.



9 NORTHWEST ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION - PART 1  
1/8" = 1'-0"



710 W GRAND AVE  
ODG WPA LLC  
15008

710 W Grand Ave  
CHICAGO, IL 60654

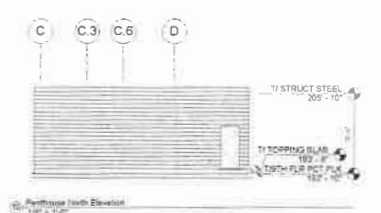
EXTERIOR  
ELEVATIONS

**BRININSTOOL  
+ LYNCH**

Brininstool + Lynch, LM  
312.646.2522  
1144 West Washington Blvd  
Chicago, Illinois 60607



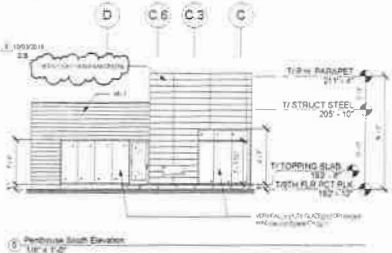
100' - 0" = 13.10" C.C.D.



1. North Elevation  
1/8" = 1'-0"



2. West Elevation - Part 2  
1/8" = 1'-0"



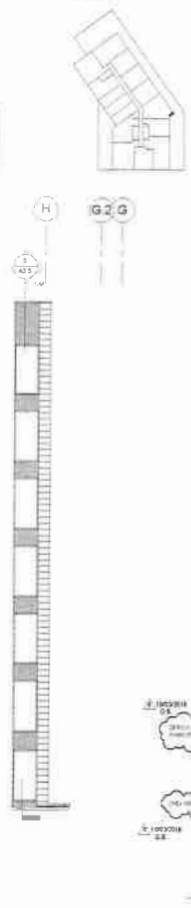
3. South Elevation  
1/8" = 1'-0"



4. East Elevation - Part 1  
1/8" = 1'-0"



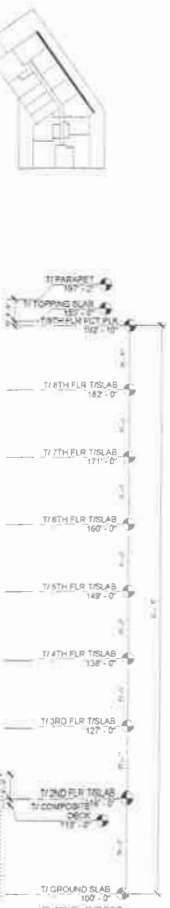
1. EAST ELEVATION - PART 1  
1/8" = 1'-0"



2. EAST ELEVATION - PART 2  
1/8" = 1'-0"



3. EAST ELEVATION - PART 3  
1/8" = 1'-0"



4. EAST ELEVATION - PART 4  
1/8" = 1'-0"



710 W GRAND AVE  
ODG WPA LLC  
15008  
710 W Grand Ave.  
CHICAGO, IL 60654  
EXTERIOR  
ELEVATIONS

3/16/2016

REPORTS OF COMMITTEES

20867

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 No. 1-E.*  
(Application No. A-8198)  
(Common Address: 55 E. Washington St.)

[O2016-811]

*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 DX-16 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-E in the area bounded by:

East Washington Street; North Garland Court; a line 120 feet south of and parallel to East Washington Street; and North Wabash Avenue,

to those of a DR-10 Downtown Residential Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 1-F.*  
(As Amended)  
(Application No. 18501)  
(Common Address: 708 -- 712 W. Grand Ave.)

RBPD 1313

[SO2015-6392]

*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 M2-3 Light Industry District symbols and indications as shown on Map Number 1-F in the area bounded by:

beginning at a point 278.41 feet north of West Grand Avenue and the east right-of-way line of the alley next west of and parallel to North Union Avenue; a line from a point 278.41 feet north of West Grand Avenue and the east right-of-way line of the alley next west of and parallel to North Union Avenue to a point 60 feet north of West Grand Avenue and 57.64 feet west of North Union Avenue; a line 60 feet north of and parallel to West Grand Avenue; a line 68 feet west of and parallel to North Union Avenue; West Grand Avenue; a line 181 feet west of and parallel to North Union Avenue; a line 60 feet north of and parallel to West Grand Avenue; and the alley next west of and parallel to North Union Avenue (TOB),

to those of a C1-5 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. Further, Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the C1-5 Neighborhood Commercial District symbols and indications as shown on Map Number 1-F in the area bounded by:

beginning at a point 278.41 feet north of West Grand Avenue and the east right-of-way line of the alley next west of and parallel to North Union Avenue; a line from a point 278.41 feet north of West Grand Avenue and the east right-of-way line of the alley next west of and parallel to North Union Avenue to a point 60 feet north of West Grand Avenue and 57.64 feet west of North Union Avenue; a line 60 feet north of and parallel to West Grand Avenue; a line 68 feet west of and parallel to North Union Avenue; West Grand Avenue; a line 181 feet west of and parallel to North Union Avenue; a line 60 feet north of and parallel to West Grand Avenue; and the alley next west of and parallel to North Union Avenue (TOB),

to those of the designation of Residential-Business Planned Development Number \_\_\_\_\_, which is hereby established in the area described above 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 No. 1313.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1313 ("Planned Development") consists of approximately 23,854 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Wicker Park Apartments, Inc.
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, and approval by the City Council.

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 sixteen (16) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape and Green Roof Plan; Building Elevations (Northeast/North, South/Southeast, and West) prepared by Brininstool + Lynch and dated February 18, 2016 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations 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 are permitted in the area delineated herein as a Residential Business Planned Development: multi-unit residential dwelling units located above the ground floor only, ground floor retail, accessory parking, accessory 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 and Data 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 23,854 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. The improvements on the Property, including the on-site exterior landscaping, as well as the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed, and maintained in substantial conformance with the Site Plan and the Landscape Plan. In addition, parkway trees shall be planted and maintained in accordance with the Parkway Tree Planting provisions of the Chicago Zoning Ordinance and 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 applicant acknowledges and agrees that the rezoning of the Property from M2-3 Light Industry District to a C1-5 Neighborhood Commercial District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as an exhibit, the applicant has agreed to make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, applicant may update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. If the applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement Number 11 (amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the applicant must make the required Cash Payment.

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 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.
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. 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. All development shall be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The proposed building shall provide a vegetated ("green") roof, totaling a minimum of 50 percent of the net roof area (approximately 11,822 square feet) and obtain LEED certification.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property C1-5 Neighborhood Commercial District.

[Aerial Map; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape and Green Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 20873 through 20884 of this *Journal*.]

Bulk Regulations and Data Table and 2007 Affordable Housing Profile Form (Rental) referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 1313.**Plan Of Development.**Bulk Regulations And Data Table.*

Gross Site Area:	30,711 square feet
Area Remaining in Public Right-of-Way:	6,715 square feet
Net Site Area:	23,854 square feet
Maximum Floor Area Ratio:	4.25
Maximum Number of Dwelling Units:	105
Minimum Number of Off-Street Accessory Parking Spaces:	45
Minimum Loading Spaces:	1 (10 feet by 25 feet)
Number of Bicycle Spaces:	108
Maximum Building Height:	104 feet, 10 inches
Minimum Setbacks:	Per approved Site Plan

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## 2007 Affordable Housing Profile Form (Rental)

Submit this form to the Department of Planning & Development (DPD) for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 – or that do not receive City Council approval by July 13, 2016 – will be subject to the 2015 ARO. More Information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, DPD, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org) Telephone: (312) 744-6476

Date: 11/23/2015

### SECTION 1: DEVELOPMENT INFORMATION

Development Name: 710 Grand  
 Development Address: 708-712 W. Grand Ave.  
 Ward: 27th

If you are working with a Planner at the City, what is his/her name? Fernando Espinoza

Type of City involvement:  
 (check all that apply)

- City Land
- Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction?  If yes, please provide copy of the TIF Eligible Expenses
- Zoning increase and/or PD

### SECTION 2: DEVELOPER INFORMATION

Developer Name: Wicker Park Apartments, Inc.  
 Developer Contact (Project Coordinator): Mark Sutherland  
 Developer Address: 1517 W. Haddon Ave. Chgo. 60642  
 Email address: [MarkSutherland68@gmail.com](mailto:MarkSutherland68@gmail.com)  
 Telephone Number: 3122188078

### SECTION 3: DEVELOPMENT INFORMATION

#### a) Affordable units required

For ARO projects:  $\frac{105}{\text{Total units}} \times 10\% = 11$  (always round up)  
 total affordable units required

\*20% if TIF assistance is provided

For Density Bonus projects: \_\_\_\_\_ X 25% = \_\_\_\_\_  
 Bonus Square Footage\* Affordable sq. footage required

\*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

#### b) building details

In addition to water, which of the following utilities will be included in the rent (circle applicable):

Cooking gas     electric     gas heat     electric heat     other (describe on back)

Is parking included in the rent for the: affordable units?  yes  no    market-rate units?  yes  no  
 If parking is not included, what is the monthly cost per space? \_\_\_\_\_

Estimated date for the commencement of marketing:

Estimated date for completion of construction of the affordable units:

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For each unit configuration, fill out a separate row, as applicable (see example)

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
<i>Example</i>	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Market Rate Units						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>
						N/A	N/A	<input type="checkbox"/>

\*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

**SECTION 4: PAYMENT IN LIEU OF UNITS**

When do you expect to make the payment -in-lieu?

May 2016

(typically corresponds with issuance of building permits)

Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{105}{\text{Number of total units in development}} \times 10\% = \frac{11}{\text{(round up to nearest whole number)}} \times \$100,000 = \frac{1,100,000}{\text{Amount owed}}$$

For Density Bonus projects, use the following formula to calculate payment owed:

$$\text{Bonus Floor Area (sq ft)} \times 80\% \times \$ \text{median price per base FAR foot} = \$ \text{Amount owed}$$

(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north, Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Developer & DPD)

Kara Breems, DPD

Date

11/30/15\*

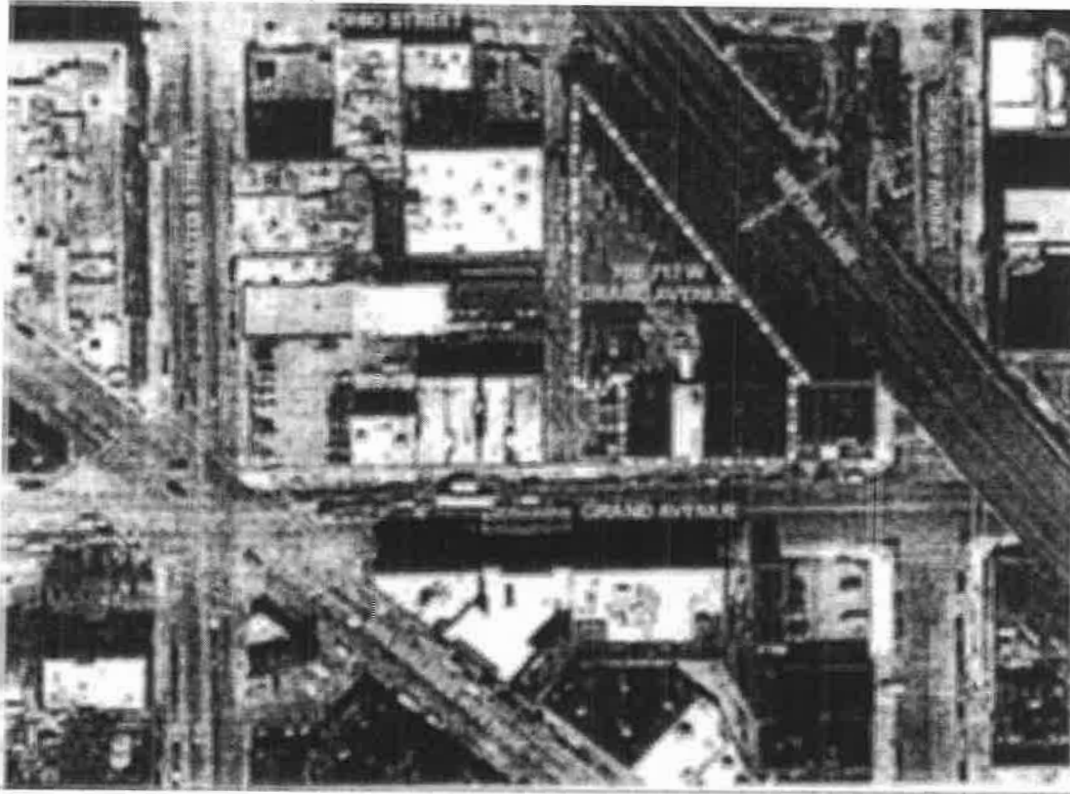
Developer/Project Manager

Date

11/23/15

\* If project applies as a TSL, on-site unit requirements may apply. Project must receive council approval by 7.13.16 or on-site requirement applies.

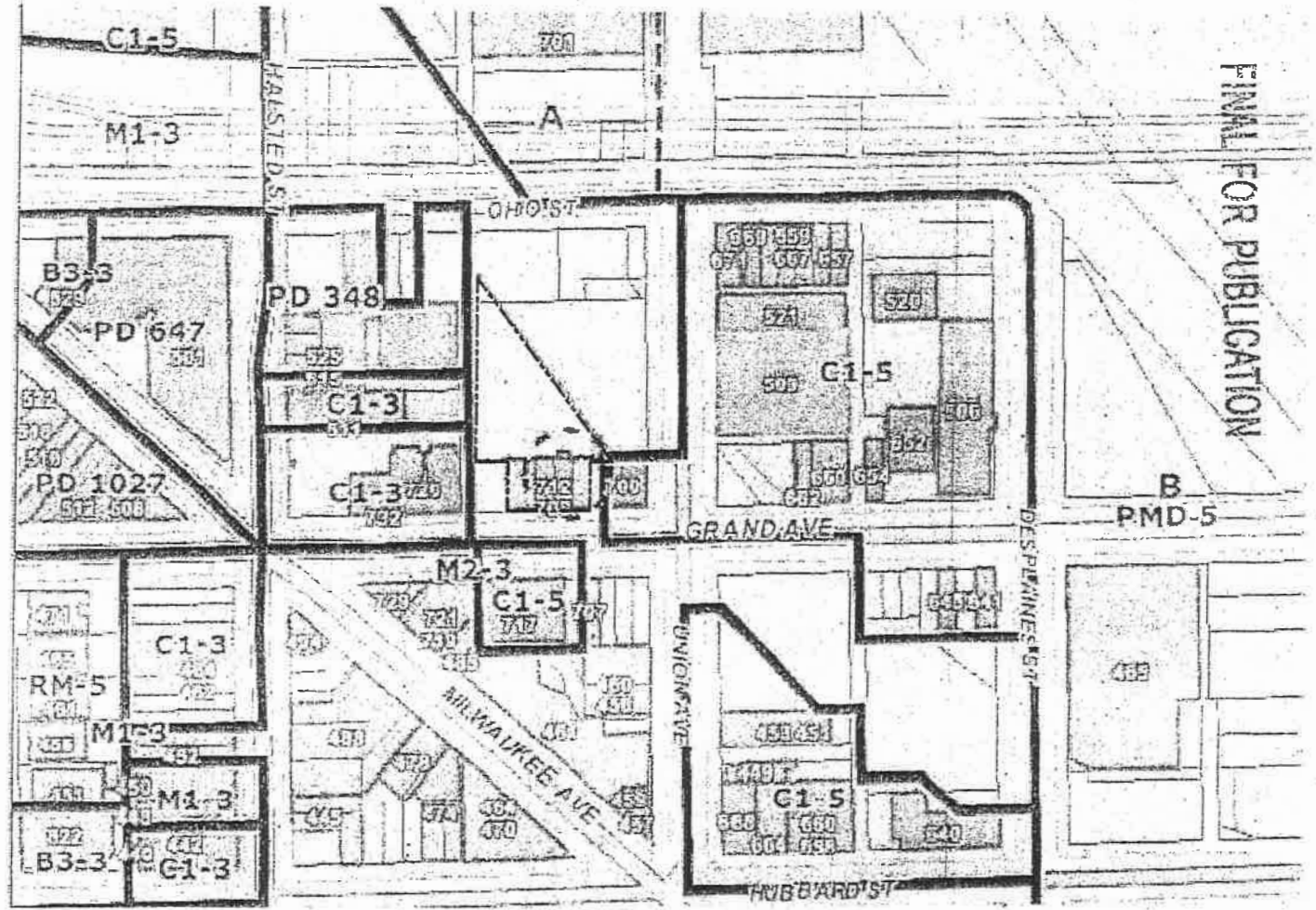
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Legend  
----- Property Line

Applicant: Wicker Park Apartments, Inc.  
Address: 708-712 West Grand Avenue  
Chicago, IL 60654  
Introduced: September 24, 2015  
Plan Commission: February 18, 2016

  
AERIAL MAP  
Scale: NTS  
**BRININSTOOL  
+ LYNCH**  
© Brininstool + Lynch, Ltd.

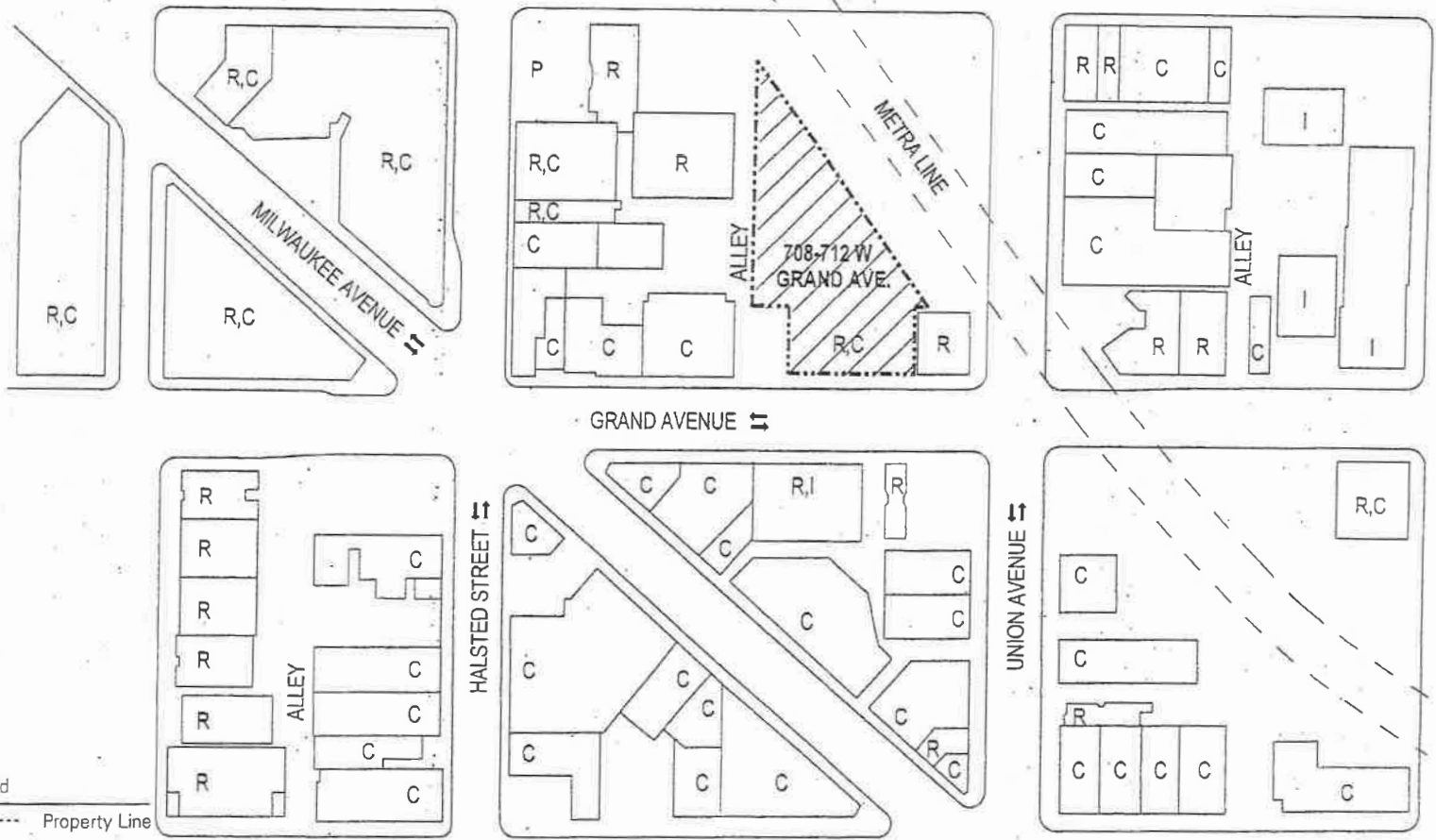


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Legend  
 ----- Property Line

Applicant: Wicker Park Apartments, Inc.  
 Address: 708-712 West Grand Avenue  
 Chicago, IL 60654  
 Introduced: September 24, 2015  
 Plan Commission: February 18, 2016

EXISTING ZONING MAP  
 Scale: NTS  
**BRININSTOOL + LYNCH**  
 © Brininstool + Lynch, Ltd.

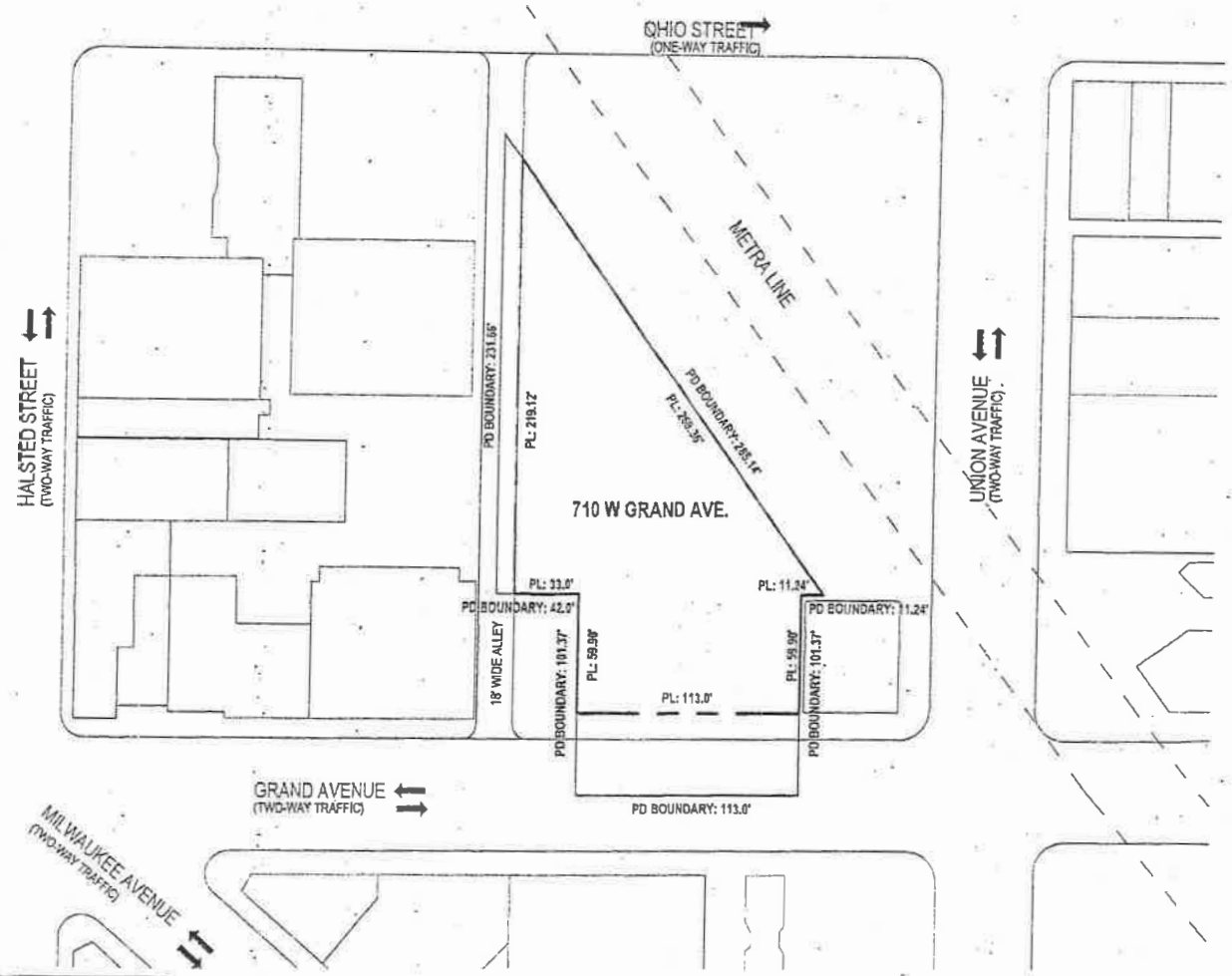


- Legend
- Property Line
  - R Residential
  - C Commercial
  - P Parking
  - I Institutional

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Applicant: Wicker Park Apartments, Inc.  
 Address: 708-712 West Grand Avenue  
 Chicago, IL 60654  
 Introduced: September 24, 2015  
 Plan Commission: February 18, 2016

EXISTING LAND USE MAP  
 Scale: NTS  
**BRININSTOOL**  
**+ LYNCH**  
 © Brininstool + Lynch, Ltd.



Legend

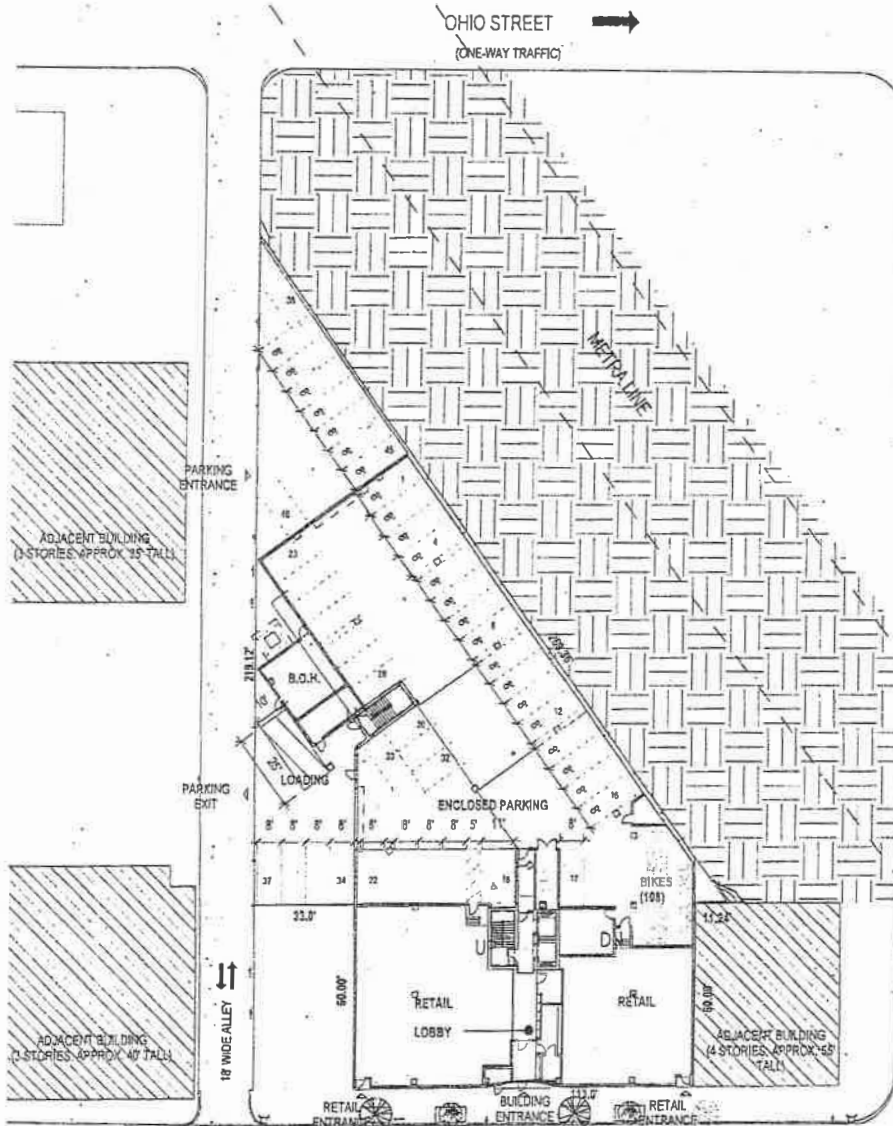
- Property Line
- - - - - PD Boundary Line

Applicant: Wicker Park Apartments, Inc.  
 Address: 708-712 West Grand Avenue  
 Chicago, IL 60654  
 Introduced: September 24, 2015  
 Plan Commission: February 18, 2016

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PLANNED DEVELOPMENT BOUNDARY  
 AND PROPERTY LINE  
 Scale: 1" = 60'  
**BRINSTOOL  
 + LYNCH**  
 © Brininstool + Lynch, Ltd.

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FAR ZONING REQUIREMENT	
FAR	4.25
SITE AREA	23,854 SF
<b>TOTAL SF</b>	<b>101,379.5 SF</b>

FAR SQUARE FOOTAGE	
B.O.H.	965 SF
RETAIL	6,592 SF
<b>TOTAL</b>	<b>7,557 SF</b>

UNION AVENUE  
(TWO-WAY TRAFFIC)

SITE PLAN  
Scale: 1" = 50'-0"

**BRININSTOOL  
+ LYNCH**  
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Applicant: Wicker Park Apartments, Inc.  
Address: 708-712 West Grand Avenue  
Chicago, IL 60654  
Introduced: September 24, 2015  
Plan Commission: February 18, 2016

GRAND AVENUE  
(TWO-WAY TRAFFIC)

LANDSCAPE PLAN:

GYMNOCLADUS DIOICUS

CATALPA SPECIOSA

EXISTING TREE TO REMAIN

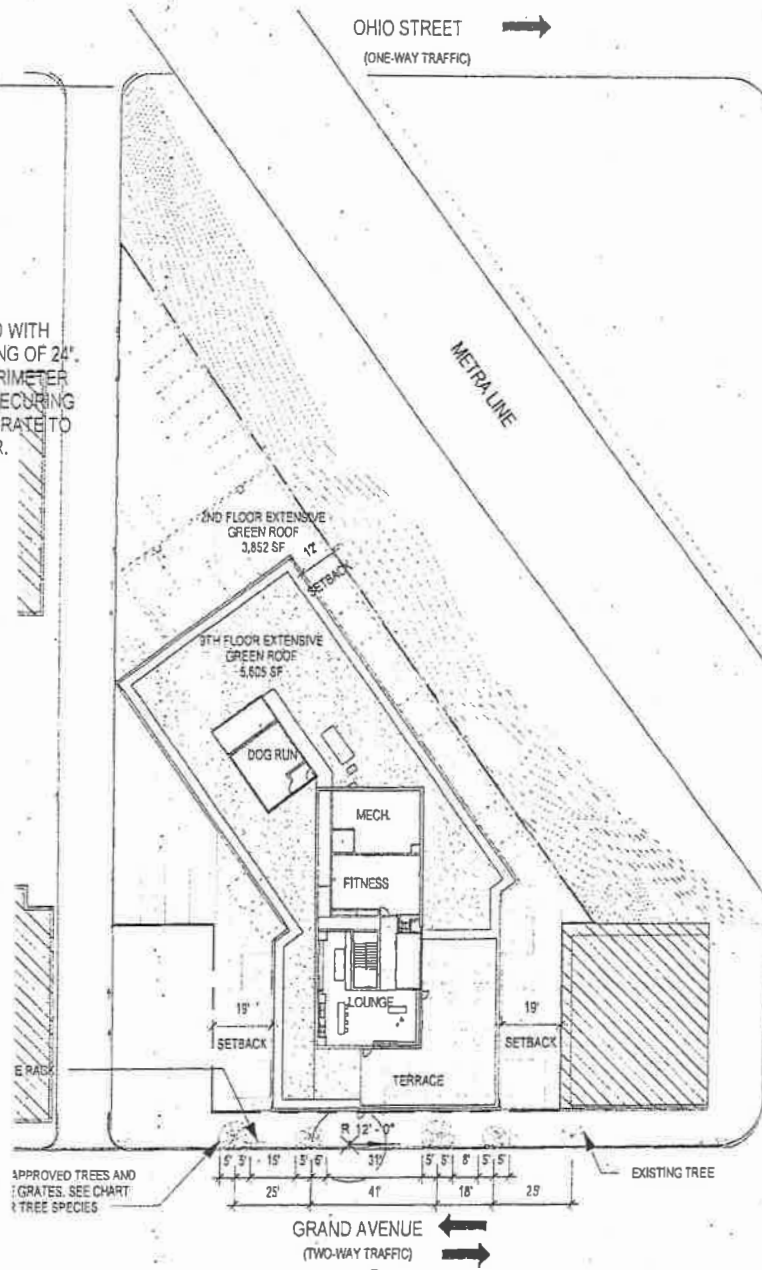
PROPOSED NEW TREE SPECIES:

GYMNOCLADUS DIOICUS

CATALPA SPECIOSA

NOTE: TREE GRATES MUST BE STAMPED WITH THE "CITY OF CHICAGO" WITH AN OPENING OF 24" 5/8" BLOCK LETTERING AROUND THE PERIMETER OF EACH GRATE PANEL WILL SUFFICE. SECURING BOLTS MUST BE USED BENEATH EACH GRATE TO CONNECT EACH GRATE HALF TOGETHER.

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FAR ZONING REQUIREMENT

FAR	4.25
SITE AREA	23,854 SF
<b>TOTAL SF</b>	<b>101,379.5 SF</b>

FAR SQUARE FOOTAGE

AMENITY	2,921 SF
NORTH STAIR	190 SF
<b>TOTAL</b>	<b>3,111 SF</b>

FAR TOTAL SF USED

GROUND FLOOR	7,557 SF
TYP RESIDENTIAL *7	89,635 SF
9TH FLOOR AMENITY	3,111 SF
<b>TOTAL USED</b>	<b>100,303 SF</b>

**TOTAL FAR REMAINING 1,076 SF**

Applicant: Wicker Park Apartments, Inc.  
Address: 708-712 West Grand Avenue  
Chicago, IL 60654

Introduced: September 24, 2015  
Plan Commission: February 18, 2016

APPROVED TREES AND GRATES. SEE CHART & TREE SPECIES

GRAND AVENUE

(TWO-WAY TRAFFIC)

7

LANDSCAPE AND GREEN ROOF

Scale: 1" = 50'-0"

TOTAL GREEN ROOF: 11,822 SF

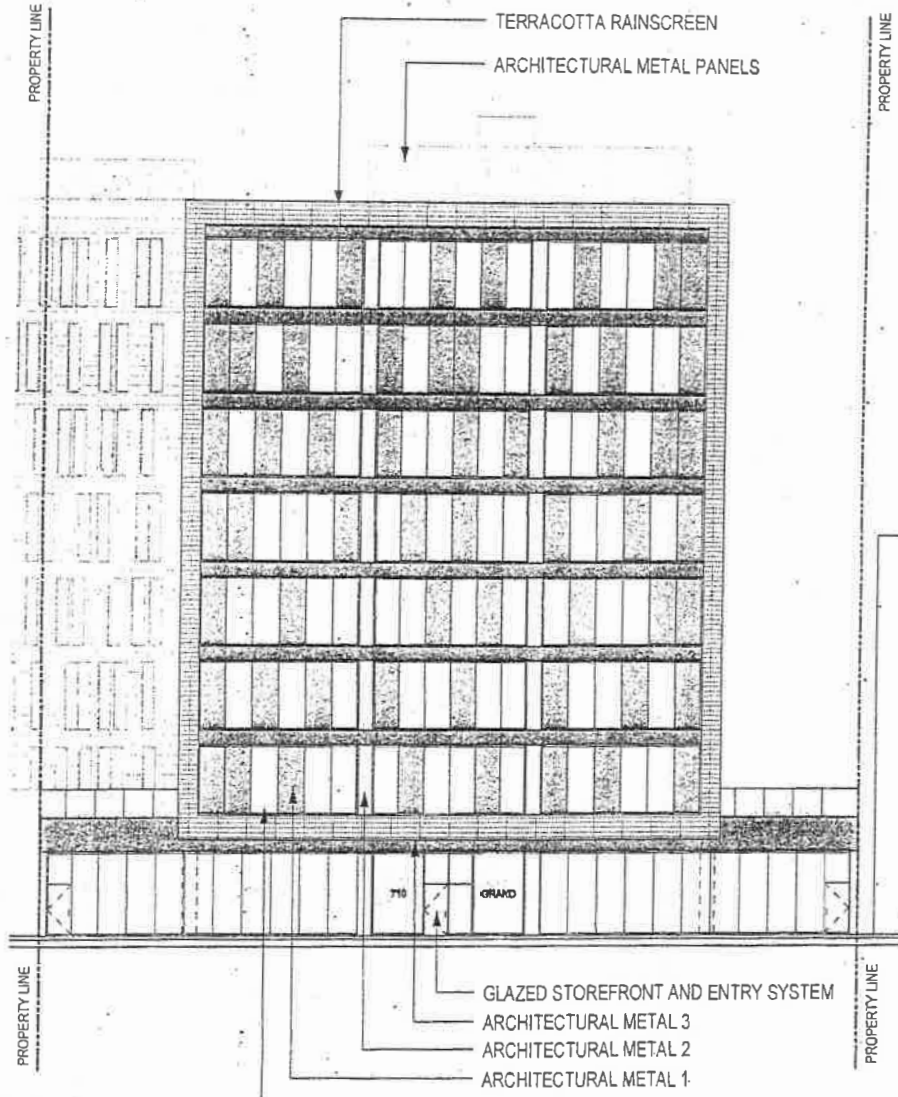
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**+ LYNCH**

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3/16/2016



B/ STRUCTURE	104'-10"
T/ 9TH FLOOR	93'-7"
T/ 8TH FLOOR	82'-6"
T/ 7TH FLOOR	71'-5"
T/ 6TH FLOOR	60'-4"
T/ 5TH FLOOR	49'-3"
T/ 4TH FLOOR	38'-2"
T/ 3RD FLOOR	27'-1"
T/ 2ND FLOOR	16'-0"
T/ GROUND	0'-0"

SOUTH-ELEVATION  
Scale: NTS

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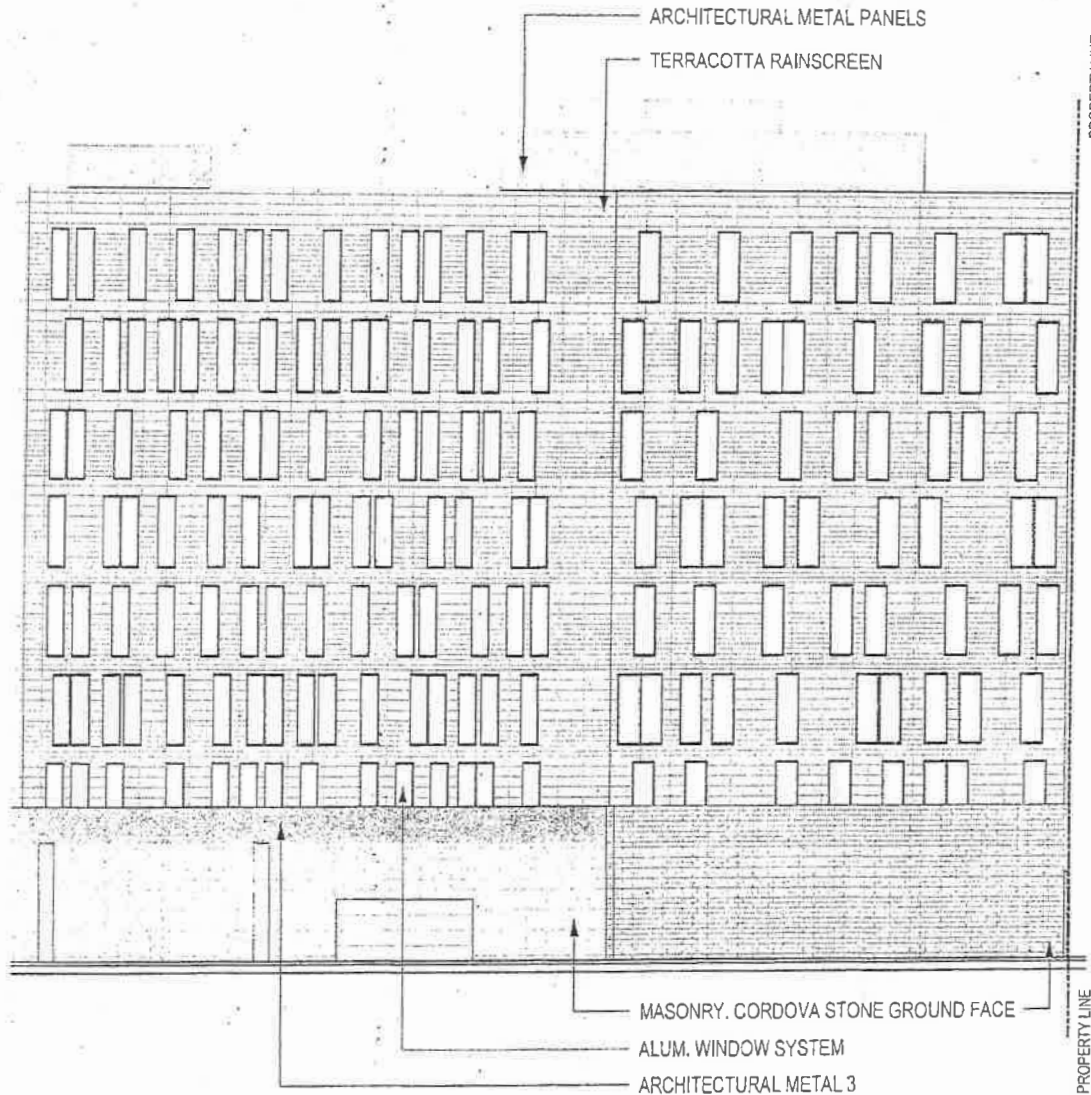
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3/16/2016

REPORTS OF COMMITTEES

20881

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B/ STRUCTURE	104'-10"	
T/ 9TH FLOOR	93'-7"	11'-3"
T/ 8TH FLOOR	82'-6"	11'-11"
T/ 7TH FLOOR	71'-5"	11'-11"
T/ 6TH FLOOR	60'-4"	11'-11"
T/ 5TH FLOOR	49'-3"	11'-11"
T/ 4TH FLOOR	38'-2"	11'-11"
T/ 3RD FLOOR	27'-1"	11'-11"
T/ 2ND FLOOR	16'-0"	11'-11"
T/ GROUND	0'-0"	16'-0"

104'-10"

WEST-ELEVATION  
Scale: NTS

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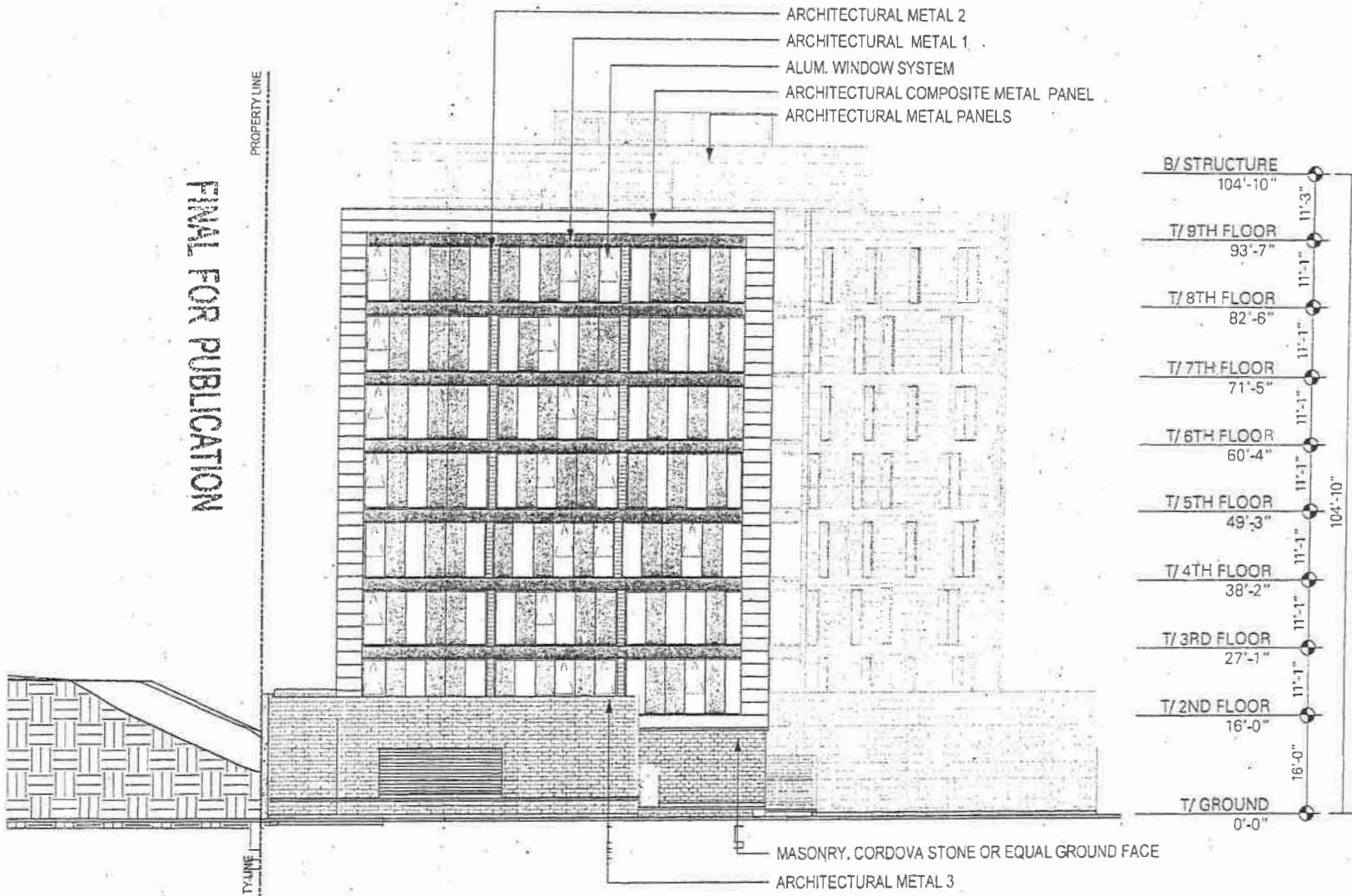
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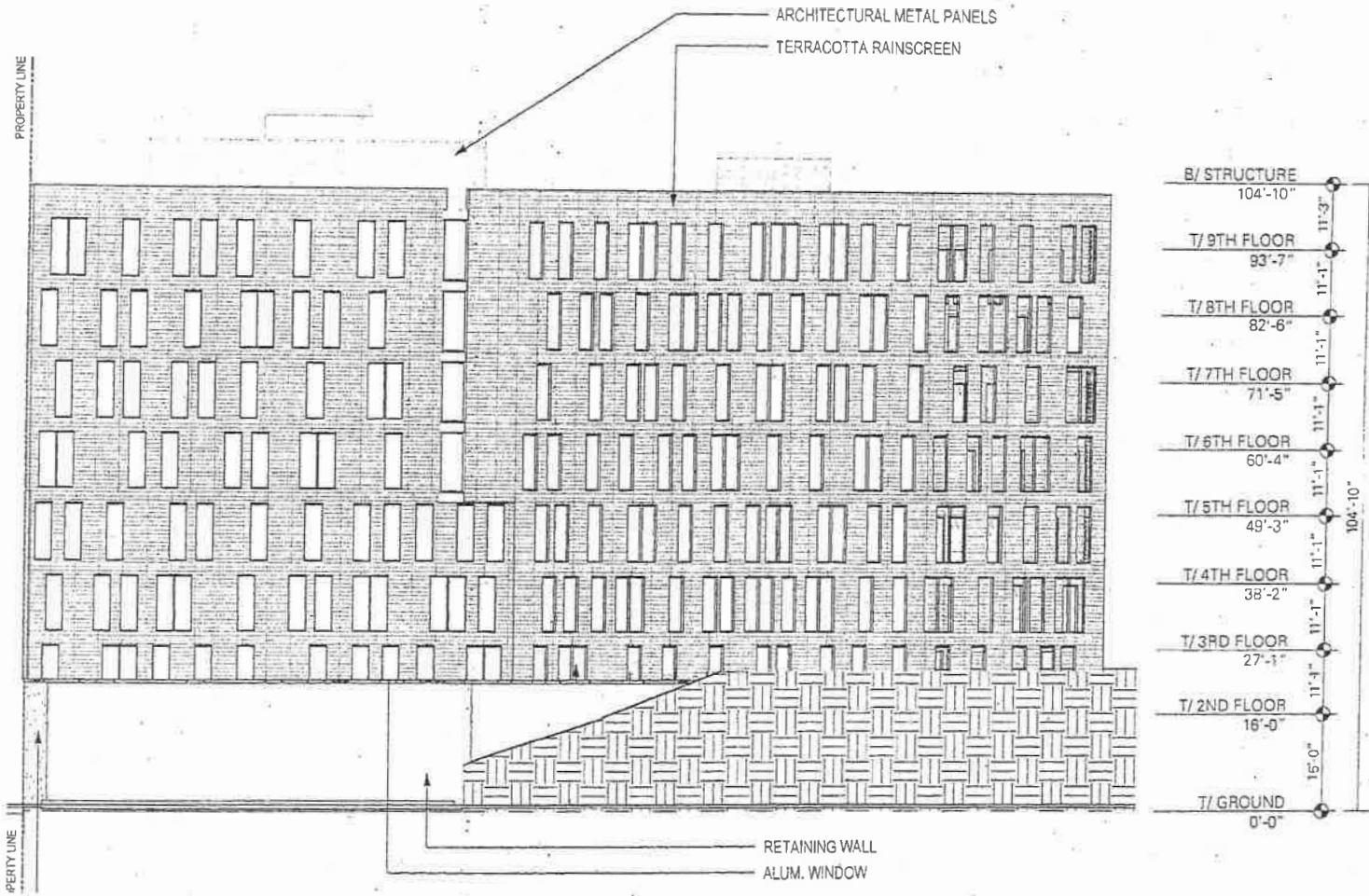
20883



NORTHWEST-ELEVATION  
Scale: NTS

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EAST-ELEVATION  
Scale: NTS

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