

PD 1314

Table of Contents

03/16/2016 PD Adoption	2
Ordinance	2
Statements	2
Bulk Table	7
ARO	10
Exhibits	12

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. 3-F.
(As Amended)
(Application No. 18514)
(Common Address: 1010 -- 1028 N. Dearborn St.)

RBPD1314

[SO2015-6404]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the RM5 Residential Multi-Unit District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 300.5 feet north of and parallel to West Oak Street; North Dearborn Street; the alley next north of and parallel to West Oak Street; and the alley next west of and parallel to North Dearborn Street,

to those of an RM6.5 Residential Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the RM6.5 Residential Multi-Unit District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 300.5 feet north of and parallel to West Oak Street; North Dearborn Street; the alley next north of and parallel to West Oak Street; and the alley next west of and parallel to North Dearborn Street,

to those 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 attached Plan of Development.

SECTION 3. This ordinance shall take effect upon its passage and due publication:

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1314.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1314 ("Planned Development") consists of approximately 29,869 net square feet (0.69 acre) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the

applicant, Lexington Dearborn LLC (Subarea A), The Ruth Page Foundation (Subarea A, Subarea B), and the Palette and Chisel Academy of Fine Arts (Subarea C).

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, assign or grantees.

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 16 Statements and:

Bulk Regulations and Data Table

Existing Zoning Map

Existing Land-Use Map

Planned Development and Property Line Map

Subarea Map

Site Plan

Site Plan (Subarea A)

Landscape/Green Roof Plan (Subarea A)

Building Elevations -- East Elevation

Building Elevation -- (Subarea A) South Elevation

Building Elevations -- West Elevation

Building Elevation -- (Subarea A) North Elevation

all prepared by Pappageorge Haymes Partners and dated February 18, 2016.

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:

Subarea A:

Residential -- multi-unit (3+ units)

Parking -- accessory (including accessory parking for Subarea B)

Wireless communication facilities -- co-located

Accessory uses (as defined in §17-17-0206 of the Chicago Zoning Ordinance)

Subarea B:

Cultural exhibits and libraries

School

Artist work or sales space

Entertainment (limited to small and medium cultural and performing arts venues)

Parking, accessory

Personal service (limited to dance studios and related exercise and performing arts)

Sports and recreation, participant (limited to dance related events)

Accessory uses (as defined in §17-17-0206 of the Chicago Zoning Ordinance), including but not limited to accessory office and accessory retail sales

Subarea C:

Cultural exhibits and libraries

School

Artist work or sales space

Parking, accessory

Personal service (limited to art studios and arts related instruction)

Accessory uses (as defined in §17-17-0206 of the Chicago Zoning Ordinance), including but not limited to accessory office and accessory retail sales

All off-street parking spaces within the Planned Development shall be designated as accessory parking.

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 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 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 29,869 square feet.

The Planned Development's underlying FAR for purposes of possible future development is 8.25, pursuant to §17-2-0304-C. Unused FAR/buildable floor area (28,961.23 square feet) shall be retained in and subject to the control of Subarea C.

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. 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 shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Department of Streets and Sanitation and the Department of Fleet and Facility Management, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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.
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 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. 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. Aspects of the proposed Planned Development that bring it into compliance with the Sustainable Development Policy include the following:

Subarea A building(s) shall obtain LEED, Energy Star, Chicago Green Homes, or Green Globes certification and will include a green roof for at least 50 percent of the net roof area. Notwithstanding the foregoing (and notwithstanding the Bulk Table), the applicant may obtain LEED Silver certification in lieu of providing a green roof.
15. The applicant acknowledges and agrees that the rezoning of the Property from RM5 Residential Multi-Unit District to RM6.5 Residential Multi-Unit District and then to Residential-Business Planned Development 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 Exhibit A, 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 15 (i.e., number of Affordable Units and/or 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 either make the required Cash Payment; or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to the pre-existing RM6.5 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development and Property Line Map; Subarea Map; Site Plans; Landscape/Green Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 20988 through 21000 of this *Journal*.]

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

Residential-Business Planned Development No. 314

Bulk Regulations And Data Table.

Gross Site Area:	41,147 square feet (0.94 acre)
Area in Adjoining Right-of-Way:	11,278 square feet (0.26 acre)

Net Site Area (by Subarea):

Subarea A (Residential site):	11,281 square feet (0.26 acre)
Subarea B (Ruth Page site):	9,483 square feet (0.22 acre)
Subarea C (Palette and Chisel site):	9,105 square feet (0.21 acre)
Total Net Site Area:	29,869 square feet (0.69 acre)

Maximum Floor Area Ratio (FAR)
(by Subarea):

Subarea A:	15.79
Subarea B:	3.19
Subarea C:	4.20

Maximum Floor Area Ratio (FAR)
(Planned Development):

8.25

Maximum Number of Dwelling Units
(by Subarea):

Subarea A:	50
Subarea B:	0
Subarea C:	0

Maximum Number of Units
(entire Planned Development):

50

Minimum Number of Off-Street Parking
Spaces (by Subarea):

Subarea A:	72 spaces (includes 22 spaces for the use Subarea B)
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Subarea B: 0 spaces

Subarea C: 0 spaces

Minimum Number of Loading Berths
(by Subarea):

Subarea A: 1 berth(s) (10 feet by 25 feet)

Subarea B: 0 berth(s)

Subarea C: 0 berth(s)

Minimum Setbacks from Property Lines
(by Subarea):

Subarea A: Per attached site plans

Subarea B: Per attached site plans

Subarea C: Per attached site plans

Maximum Building Height:

Subarea A: 351 feet

Subarea B: 56 feet (existing)

Subarea C: 50 feet (existing)

Green Roof (by Subarea):

Subarea A: 50 percent of net roof area

Subarea B: 0 percent of net roof area

Subarea C: 0 percent of net roof area

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2007 ARO Affordable Housing Profile (For Sale)

Submit this form to the Department of Planning & Development for projects that are subject to the 2007 ARO. Projects submitted after October 13, 2015 will be subject to the 2015 ARO. More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6476

Date: 10/9/15

SECTION 1: DEVELOPMENT INFORMATION

Development Name: TBD
Development Address: 1010 - 1020 N. DEARBORN
Ward: 20th

If you are working with a Planner at the City, what is his/her name? DANIEL KLAIBER
Type of City involvement: Land write-down
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, PD, or City Land purchase

SECTION 2: DEVELOPER INFORMATION

Developer Name: LEXINGTON DEARBORN LLC
Contact Person: KENNETH BARNES
Address: 1721 N. MARCEY ST. #200 CHICAGO, IL 60614
Email address: KBARNES@LEXINGTONCHICAGO.COM
Telephone Number: 773-829-4789

SECTION 3: DEVELOPMENT INFORMATION - All projects (even paying fee-in-lieu) must complete

How many affordable units are required?
If this is an ARO project:

50 x 10% = 5 (note that we always round up)
Total units total affordable units required
*20% if TIF assistance is provided

If this is a Density Bonus project: NOT APPLICABLE

_____ X 25% = _____
Bonus Square Footage* Amount of affordable square 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/hed for zoning info).

Is parking included in the price of: market rate unit? Yes
affordable unit? Yes
Is parking optional? Yes No

If parking is not included in the unit price, what is the price to purchase parking?

Estimated date for the commencement of marketing

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Estimated date for completion of construction of the affordable units:

Building Type: (condo, townhouse, etc): _____

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

Unit Configuration	Square feet/ Unit	Number of affordable Units Proposed	Number of Market-rate units proposed	Total #	Project- ed Assess- ments	Proposed Affordable Price	Proposed Level of Affordability (80, 90, or 100% AMI)	Expected Market Price*	Land Trust? (admin use only)
Ex: 1-bdrm; 2 bath	800	2	6	8	160	TBD By DPD Staff	100% AMI	\$220,000	
Building Total					N/A	N/A	N/A	N/A	

*You must include an appraisal or CMA justifying projected market price for each unit type.

SECTION 4: PAYMENT IN LIEU OF UNITS

When do you expect to make the payment -in-lieu? July 2016
 (typically corresponds with payment/issuance of building permits) Month/Year

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

$$\frac{50}{\text{Number of total units in development}} \times 10\% = \frac{5}{\text{(round up to nearest whole number)}} \times \$100,000 = \$500,000 \text{ Amount owed}$$

For Density Bonus projects, use the following formula to calculate payment owed: NOT APPLICABLE

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

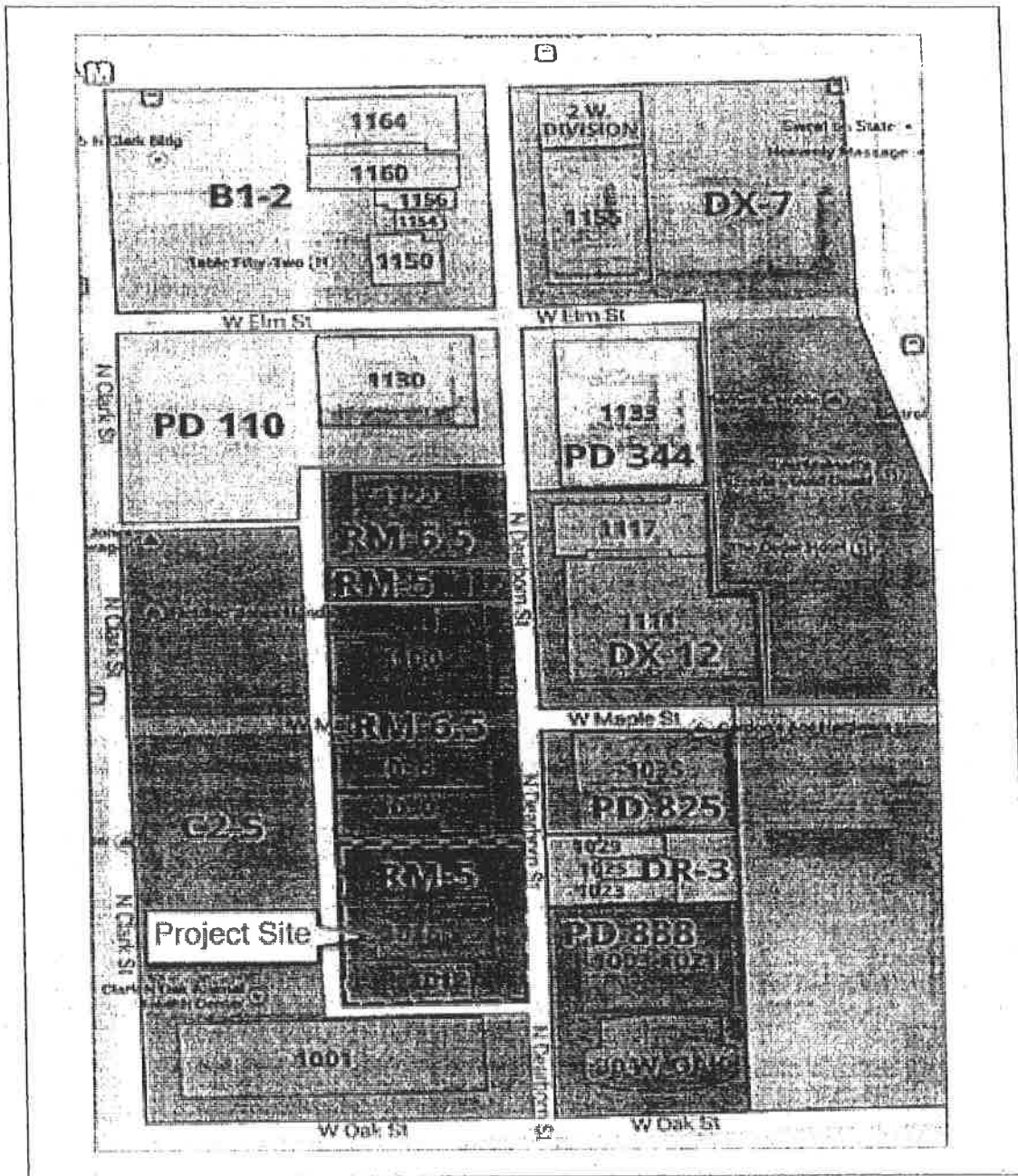
Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north;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

[Signature] 1-6-2016
 Kara Breems Date
 Department of Planning & Development
[Signature] 10/9/15
 Developer/Project Manager Date
 LEXINGTON DEARBORN LLC, BY KENNETH BARNES, MEMBER

* If project does not receive Council approval by 7/13/16, the 2015 ARO will apply.
 2 of 2

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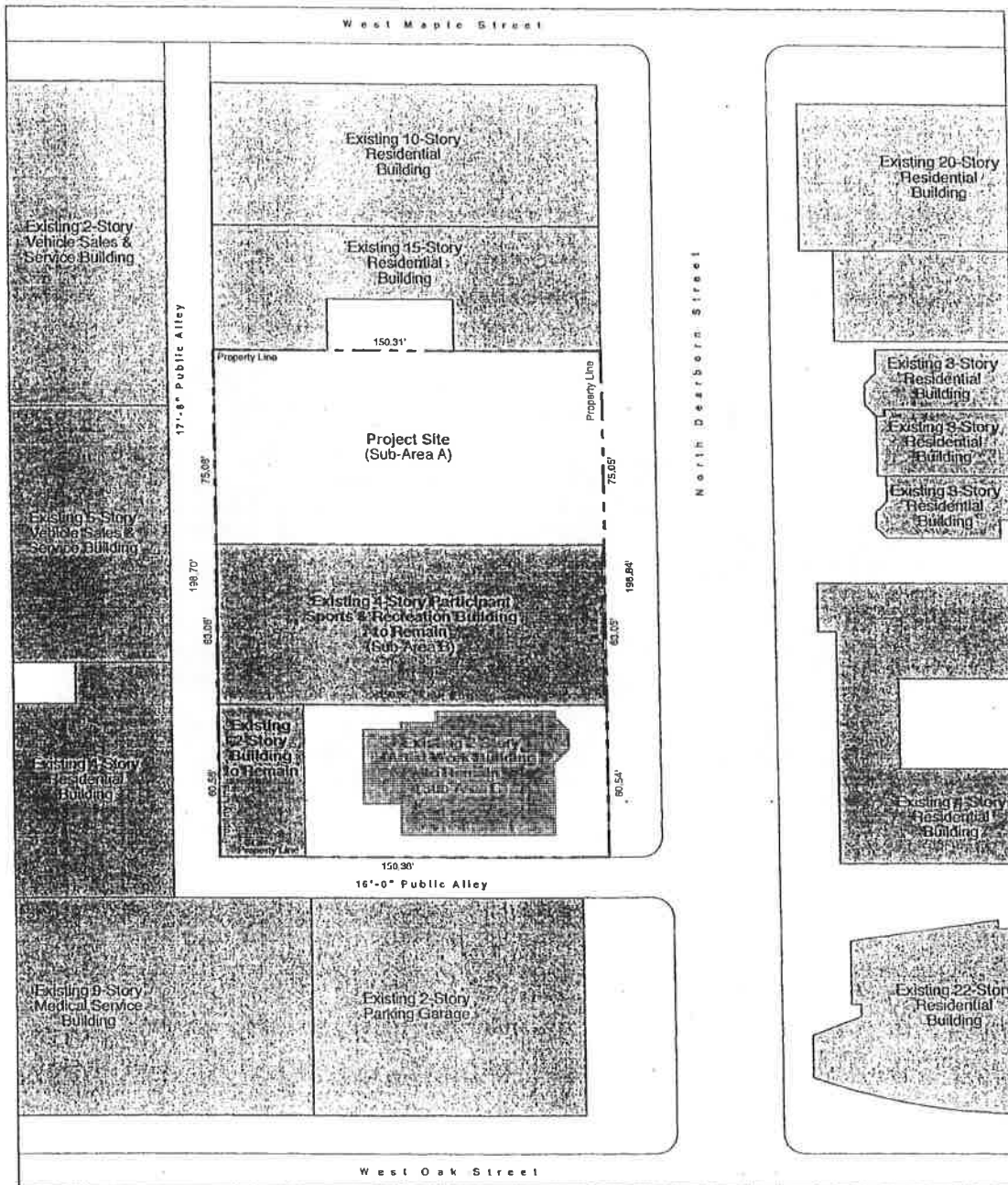
PAPPAGEORGE HAYMES
 Pappageorge Haymes Partners
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 O: 312.337.3344 F: 204.8688

Applicant: Lexington Dearborn LLC
 Address: 1010 to 1028 N Dearborn St.
 Chicago, IL 60610
 Introduction Date: September 24th, 2015
 Plan Commission Date: February 16, 2016

Existing Zoning Map
 Scale: NTS



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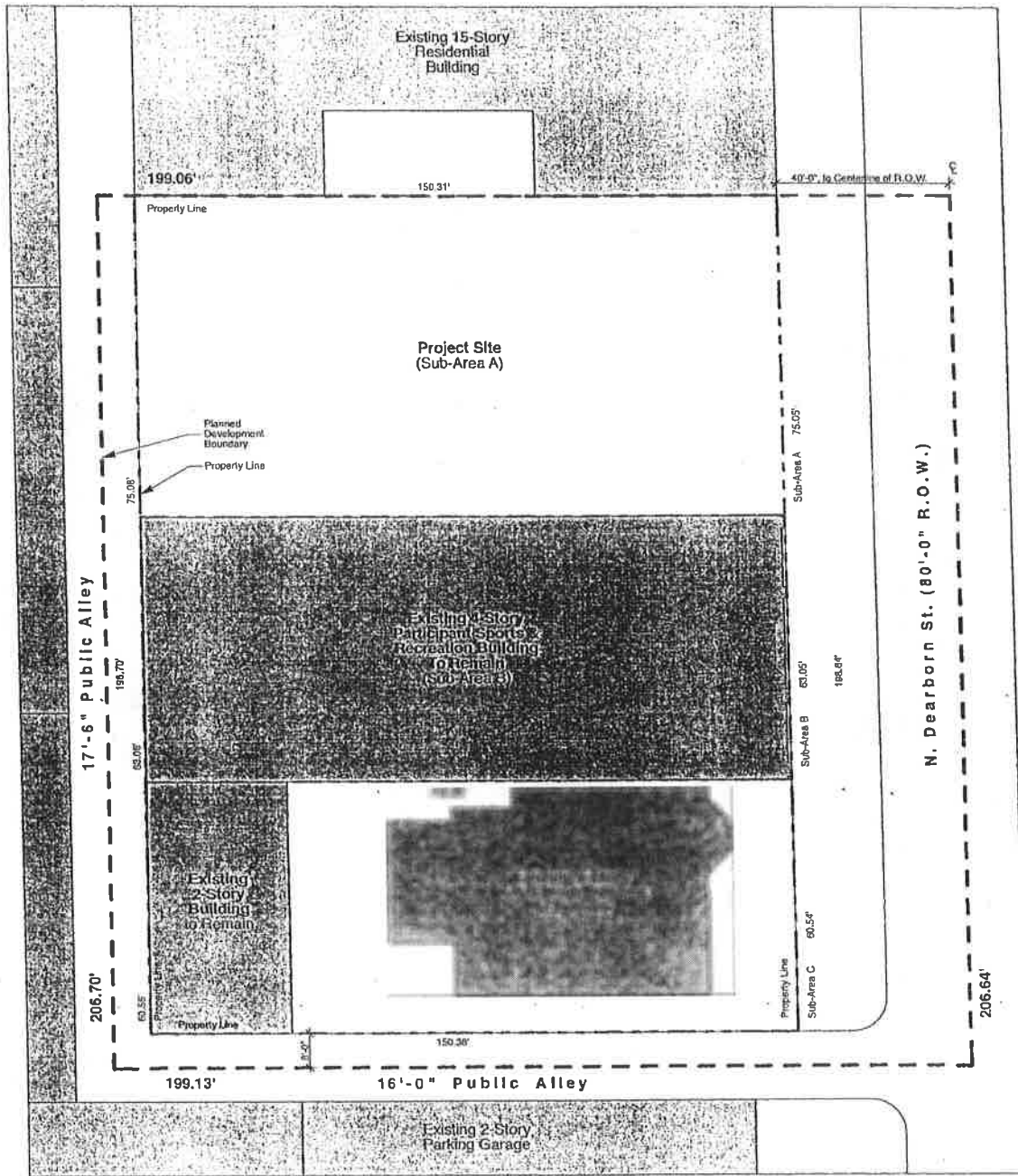
**PAPPAGEORSE
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Applicant: Lexington Dearborn LLC
Address: 1010 to 1028 N Dearborn St.
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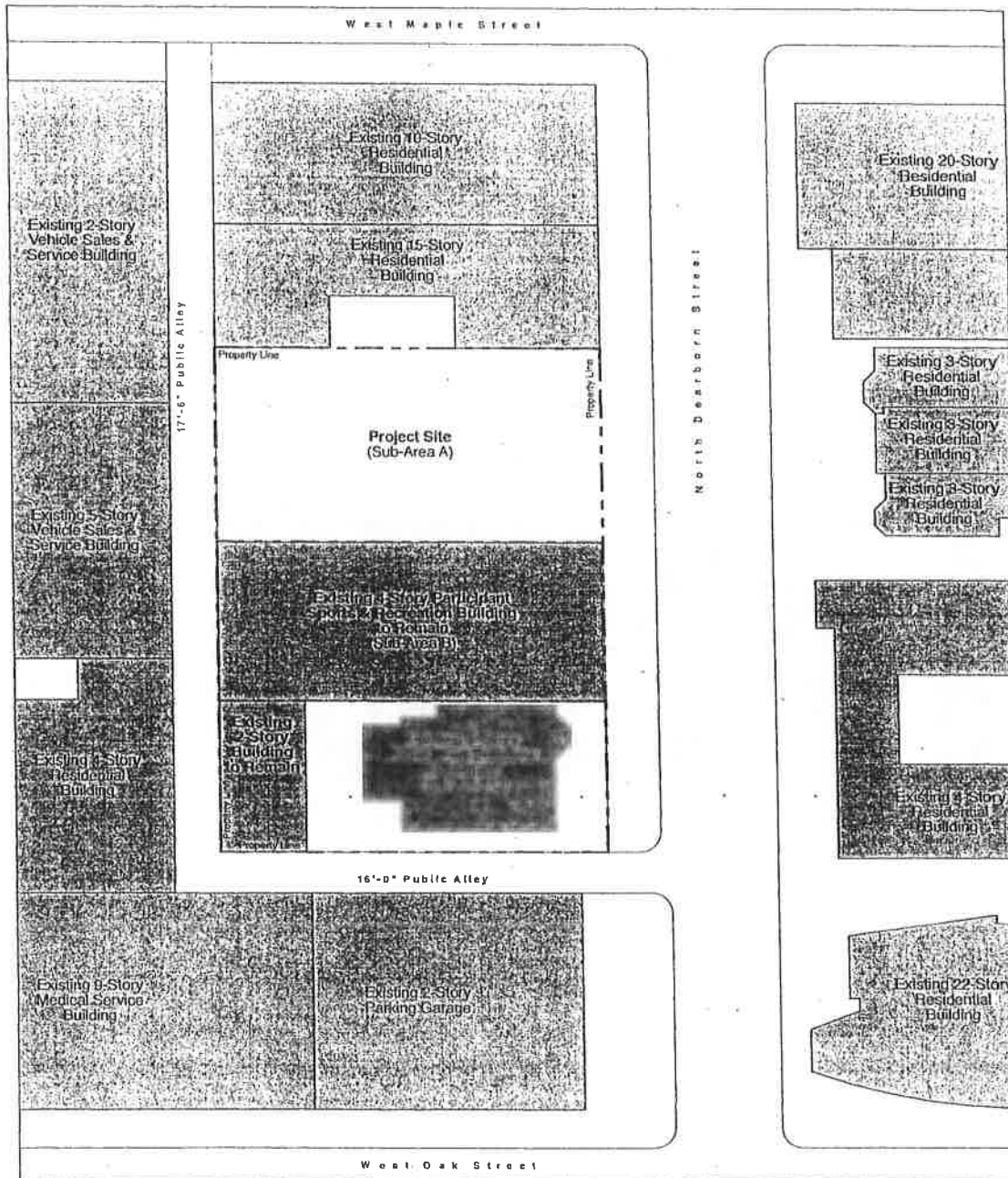
Existing Land Use Map
Scale: 1" = 50'





<p>PAPPAGEORGE HAYMES</p> <p>840 N. LaSalle, Suite 400 Chicago, IL 60654 O: 312.337.3344 F: 204.6988</p>	<p>Pappageorge Haymes Partners</p>	<p>Applicant: Lexington Dearborn LLC</p>	<p>Planned Development & Property Line Map</p> <p>Scale: 1" = 30'</p> 
	<p>Address: 1010 In 1028 N Dearborn St. Chicago, IL 60610</p> <p>Introduction Date: September 24th, 2015</p> <p>Plan Commission Date: February 18, 2016</p>		

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Applicant: Lexington Dearborn LLC

Address: 1010 to 1028 N Dearborn St.
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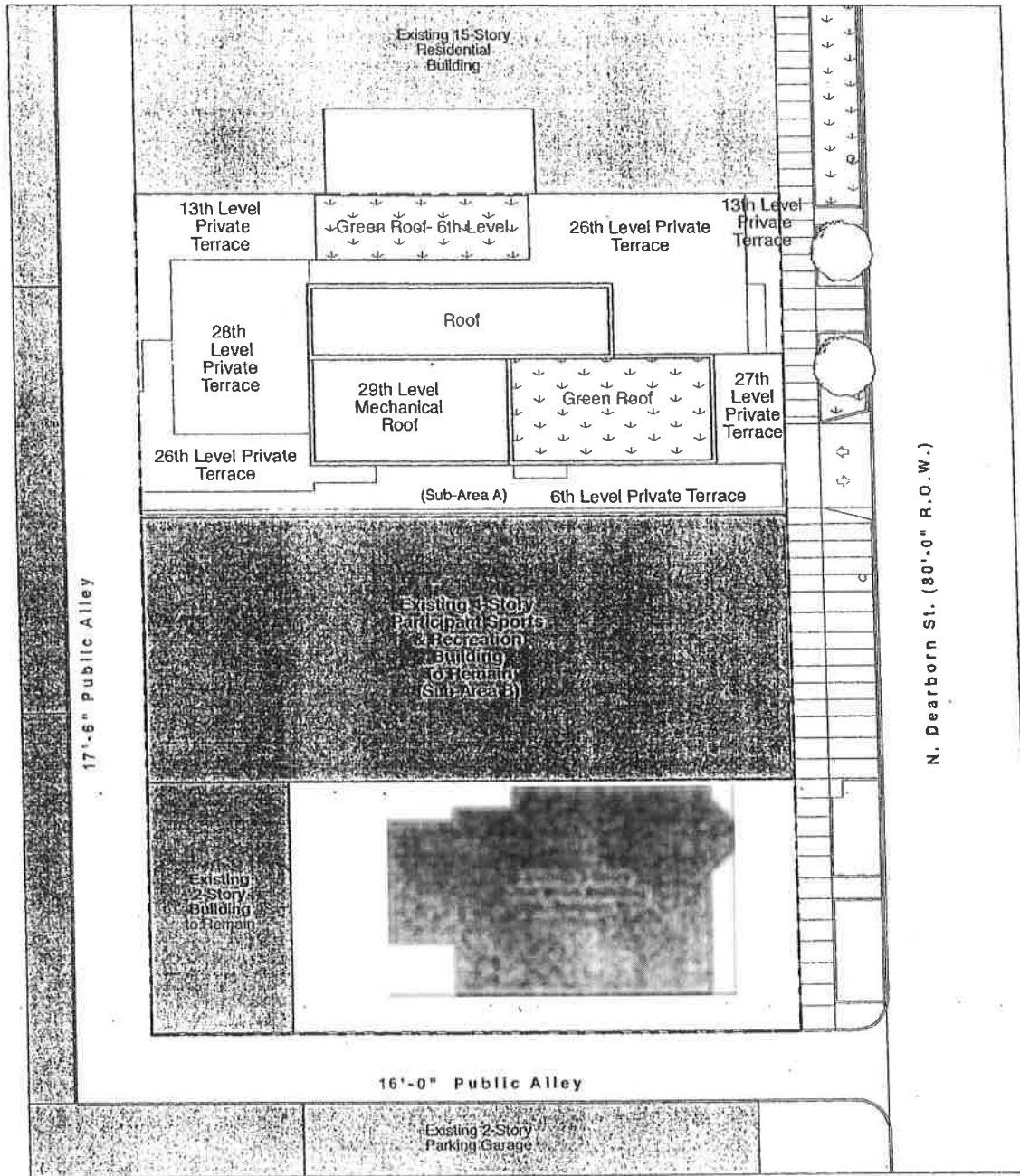
Introduction Date: September 24th, 2015

Plan Commission Date: February 18, 2016

Sub Area Map

Scale: 1" = 50'





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Applicant: Lexington Dearborn LLC
 Address: 1010 to 1028 N Dearborn St.
 Chicago, IL 60610
 Introduction Date: September 24th, 2015
 Plan Commission Date: February 16, 2016

Site Plan
 Scale: 1" = 30'



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 01/16 P14 02/16

Applicant:

Lexington Dearborn LLC

Address:

1010 to 1028 N Dearborn St.
Chicago, IL 60610

Plan Commission Date:

September 24th, 2016

Introduction Date:

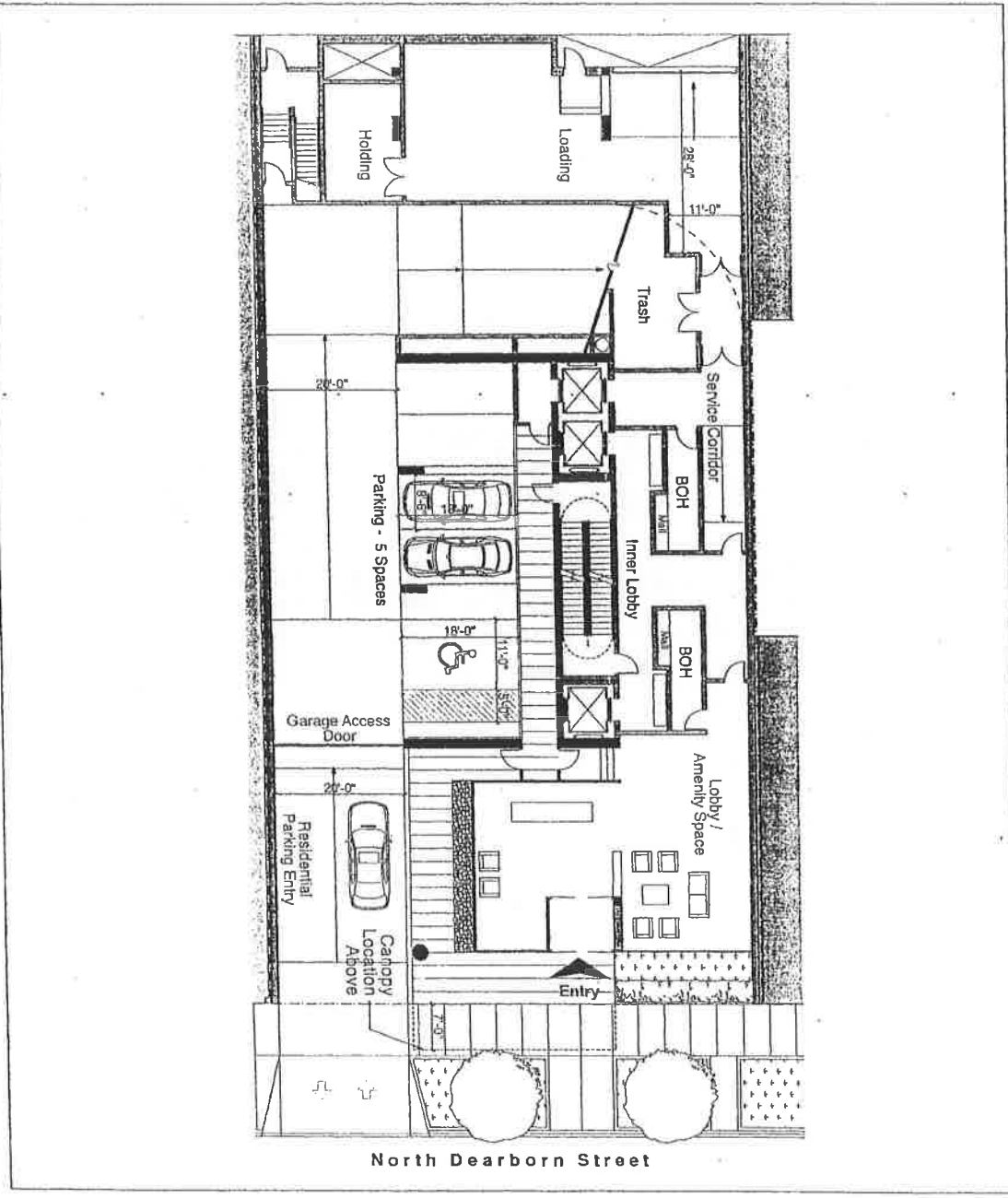
February 16, 2016

Site Plan - Sub Area A

Scale: 1" = 20'

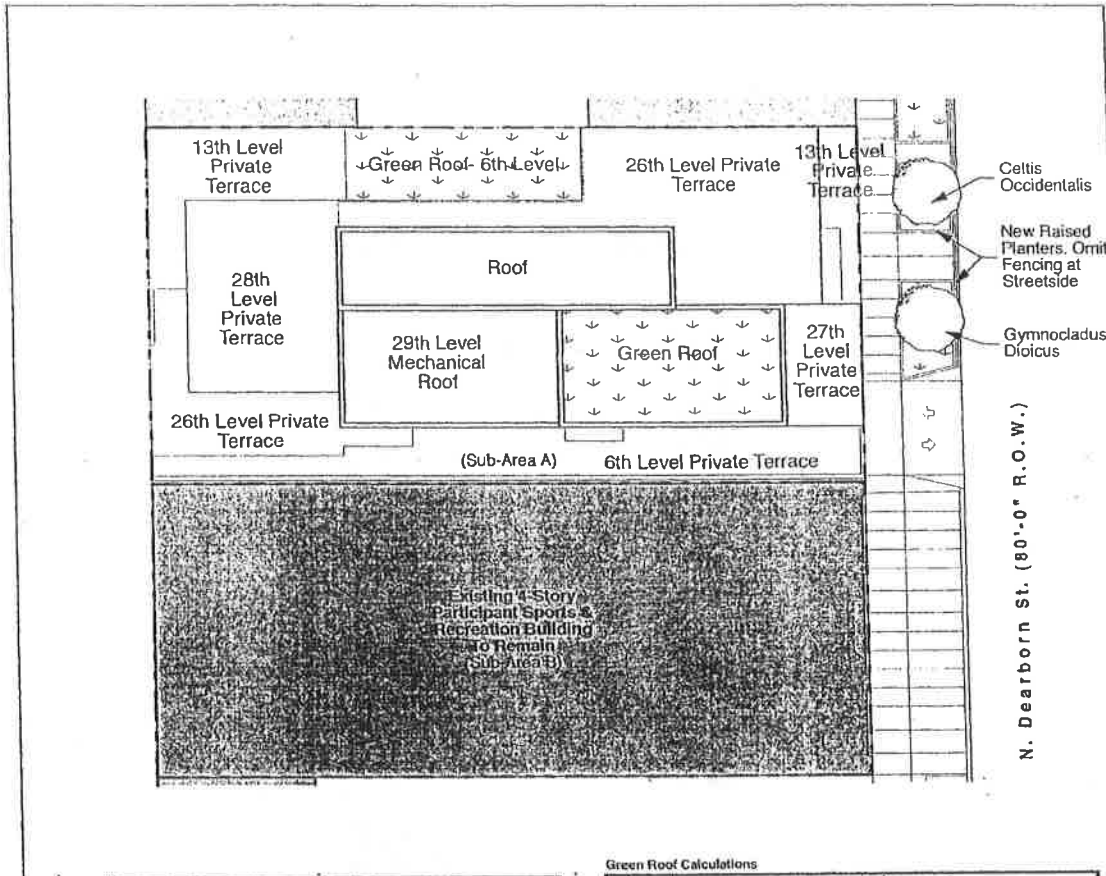


DATE: 02/16/16
DRAWN BY: JMM
CHECKED BY: JMM



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Plant List		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Deciduous and Evergreen Shrubs</i>		
<i>Juniperus Chinensis 'Kilgays Compact'</i>	Kilgays Juniper	24" Sp.
<i>Juniperus Sabina 'Buffalo'</i>	Buffalo Juniper	24" Sp.
<i>Buxus Macrophylla 'Vereana Wintergreen'</i>	Wintergreen Boxwood	18" H. Sp.
<i>Euonymus Alatus 'Compactus'</i>	Compact Burning Bush	6" Hl.
<i>Euonymus 'Vegetus'</i>	Bigleaf Wintercreeper	5 Gal.
<i>Yucca X Media 'Oneriformis'</i>	Dense Yucca	2' H. Sp.
<i>Wibauxium Derantum 'Blue Muffin'</i>	Blue Muffin Viburnum	30" H. Sp.
<i>Perennials and Groundcover</i>		
<i>Calamagrostis Acutiflora 'Karl Foerster'</i>	Feather Reed Grass	1 Gal.
<i>Nepeta X Faassenii 'Walkers Low'</i>	Walker's Low Catmint	1 Gal.
<i>Trudbeckia Fugida 'Goldsturm'</i>	Black-eyed Susan	1 Gal.
<i>Hosta 'Frances'</i>	Frances Hosta	1 Gal.
<i>Eucotyles Fortunei 'Coloratus'</i>	Purpleleaf Wintercreeper	3" Pot.
<i>Geranium Sanguineum 'Max Frei'</i>	Max Frei Bloody Cranebill	1 Gal.
<i>Salvia X Superba 'Blue Hill'</i>	Blue Hill Salvia	1 Gal.
<i>Viola Minor</i>	Fritwinkle	3" Pot.
<i>Deciduous Shrub and Ornamental Trees</i>		
<i>Celtis Occidentalis</i>	Common Hackberry	4" Cal.
<i>Gymnocladus Dioicus</i>	Kentucky Coffee	4" Cal.

Green Roof Calculations

Floor	Gross Roof Area (sf)	Net Roof Area (sf)	Proposed Green Roof Area	Remarks
Typ. 1-5	0	0	0	
6	2,913	2,916	907	
Typ. 7-12	0	0	0	
13	1,634	0	0	
Typ. 14-25	0	0	0	
26	2,266	0	0	
27	399	0	0	
28	1,258	0	0	
29	1,510	0	0	
30	1,094	1,094	1,094	
Roof	2,324	0	0	
Total	14,416	4,010	2,091	
Green Roof Area Requirement:		2,095		Based upon 50% of Net Roof Area for Market Rate Residential > 4 Units

Notes: Net Area excludes areas dedicated to Private Roof Decks, Mechanical Equipment, and Service Walkways/Clearances.

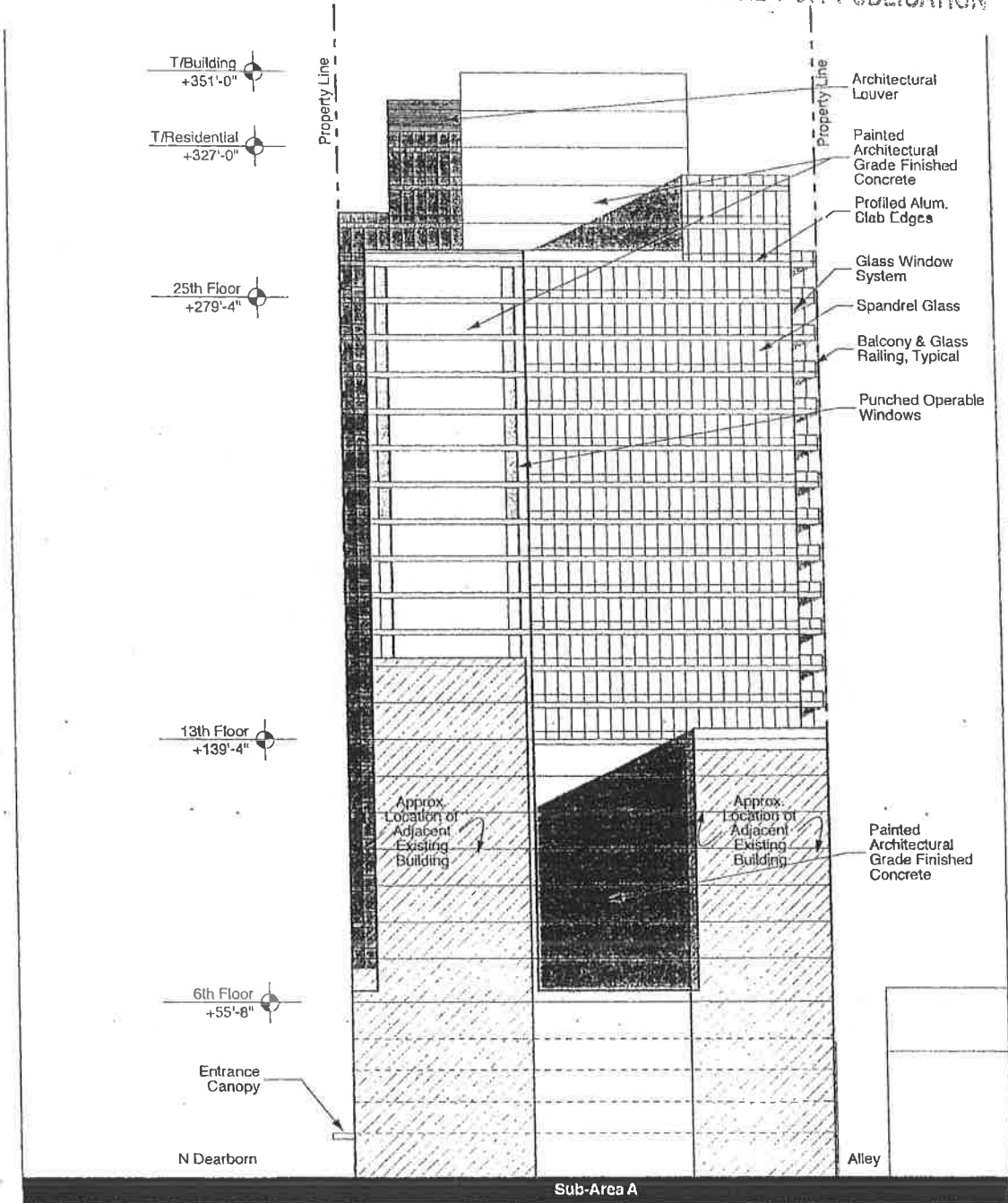
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Applicant: **Lexington Dearborn LLC**
 Address: 1010 to 1028 N Dearborn St.
 Chicago, IL 60610
 Introduction Date: **September 24th, 2015**
 Plan Commission Date: **February 18, 2016**

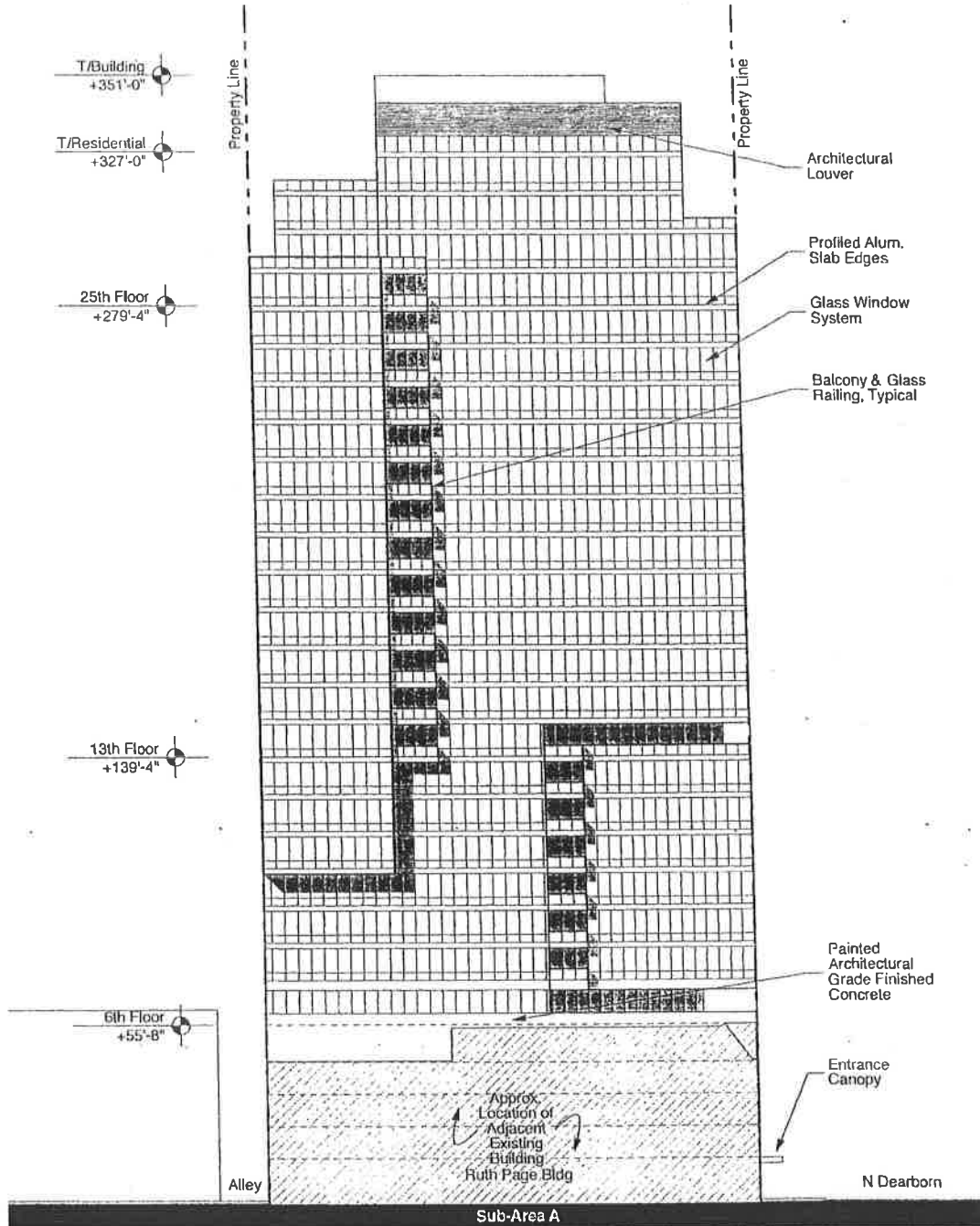
Landscape / Green Roof Plan
 Scale: 1" = 30'



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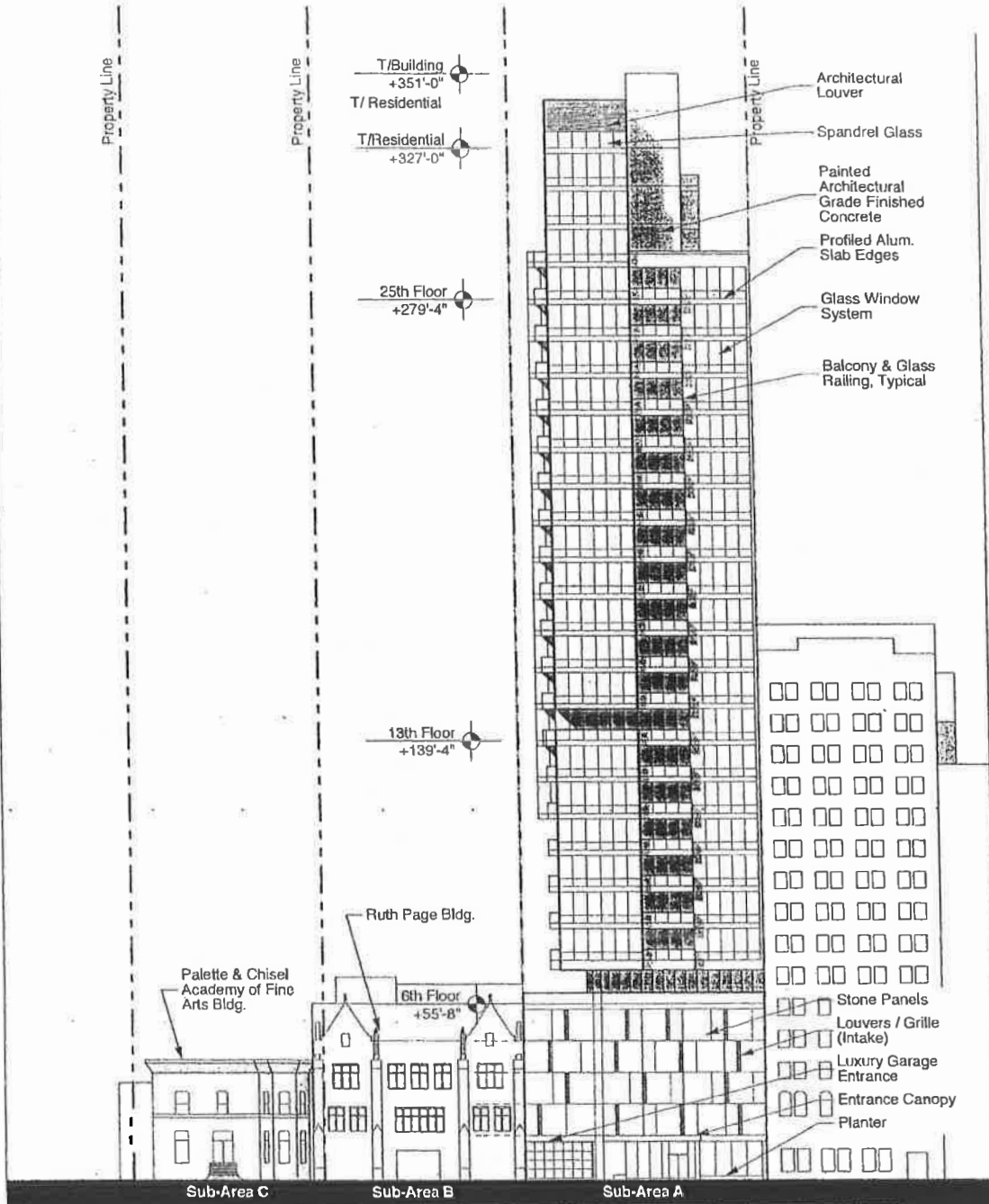


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	<p>Introduction Date: September 24th, 2015</p> <p>Plan Commission Date: February 18, 2016</p>	<p>Scale: 1" = 40'</p>	<p>DATE: 03.16.2016</p>	



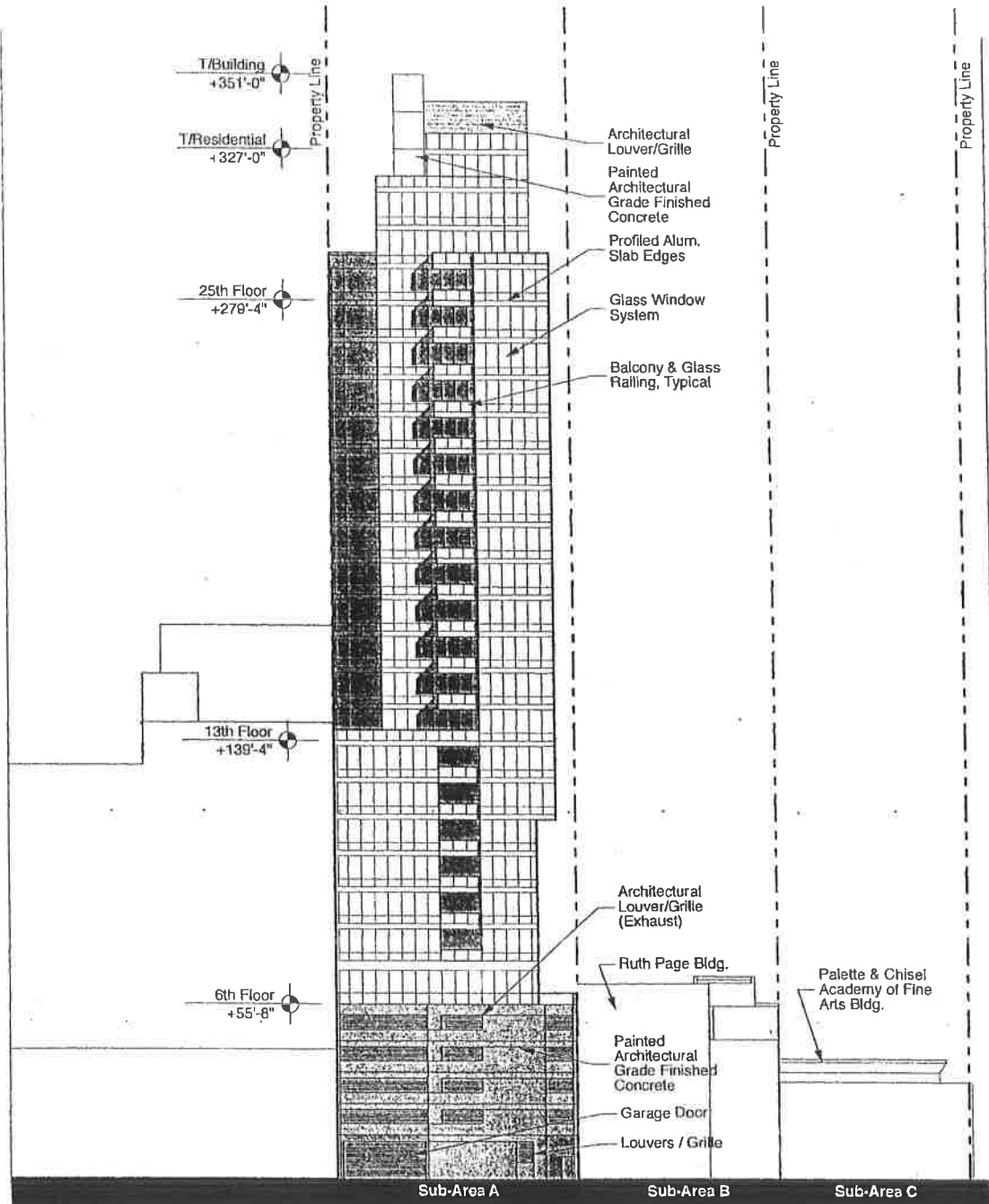
PAPPAGEORGE HAYMES 640 N. LaSalle, Suite 400 Chicago, IL 60654 O: 312.337.3344 F: 204.8888	Applicant: Lexington Dearborn LLC Address: 1010 to 1028 N Dearborn St. Chicago, IL 60610 Introduction Date: September 24th, 2015 Plan Commission Date: February 18, 2016	South Elevation Scale: 1" = 40'
	Applicant: Pappageorge Haymes Partners Address: 640 N. LaSalle, Suite 400 Chicago, IL 60654 O: 312.337.3344 F: 204.8888	Sub-Area A Alley N Dearborn

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<p>PAPPAGEORGE HAYMOS PARTNERS</p> <p>640 N. LaSalle, Suite 400 Chicago, IL 60654 O: 312.337.3344 F: 204.8998</p>	<p>Pappageorge Haymos Partners</p>	<p>Applicant: Lexington Dearborn LLC</p> <p>Address: 1010 to 1028 N Dearborn St. Chicago, IL 60610</p> <p>Introduction Date: September 24th, 2015</p> <p>Plan Commission Date: February 16, 2016</p>	<p>East Elevation</p> <p>Scale: 1" = 40'</p>
	<p>APPROVED FOR PUBLICATION</p>		

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	<p>Address: 1010 to 1028 N Dearborn St. Chicago, IL 60610</p> <p>Introduction Date: September 24th, 2015</p> <p>Plan Commission Date: February 18, 2016</p>	<p>Ruth Page Bldg.</p> <p>Palette & Chisel Academy of Fine Arts Bldg.</p> <p>Scale: 1" = 40'</p>	