

PD 1318

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 11, 2019

Katriina S. McGuire
Thompson Coburn LLP
55 E. Monroe St.
37th Floor
Chicago, IL 60603

Re: Minor change request for PD 1318, 2109-2135 S. Wabash Ave.

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1318 ("PD 1318") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1318.

Your client and the owner of all of the property within PD 1318, 2111 South Wabash Owner, LLC, is seeking a minor change to allow for design changes to the proposed residential high-rise and also to construct the residential tower and hotel in two phases, rather than all at once. Phase 1 will consist of the residential podium and tower and Phase two will include the hotel. Your client anticipates beginning construction of Phase 2 by Feb., 2021. If construction of Phase 2 does not begin by April 1, 2021, then that parcel shall be landscaped as shown on the attached Phase 1 Landscape Plan. Your client is responsible for maintaining the landscaped area until construction of Phase 2 begins.

The addition of a phased development will result in a payment of the FAR bonus prorated at the time of the first building permit for Phase 1, with the remainder of the FAR bonus to be made prior to the approval of the first building permit for Phase 2. Phase 1 will consist of approximately 268,500 SF of the approved 338,720 SF of floor area and will include dwelling units, parking, and retail space. The following drawings, dated February 8, 2019, are attached: Site Plan/Landscape Plan, Planting Details, Green Roof Plan, North, South, East and West Elevations, NE Section Looking East, Section Through Garage East Wall, and Phase 1 Landscape Plan. CDOT, Fire and MOPD have approved the revised Site Plan.

With regard to your request, the Department of Planning and Development has determined that allowing the design and phased development changes 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 PD 1318, 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,

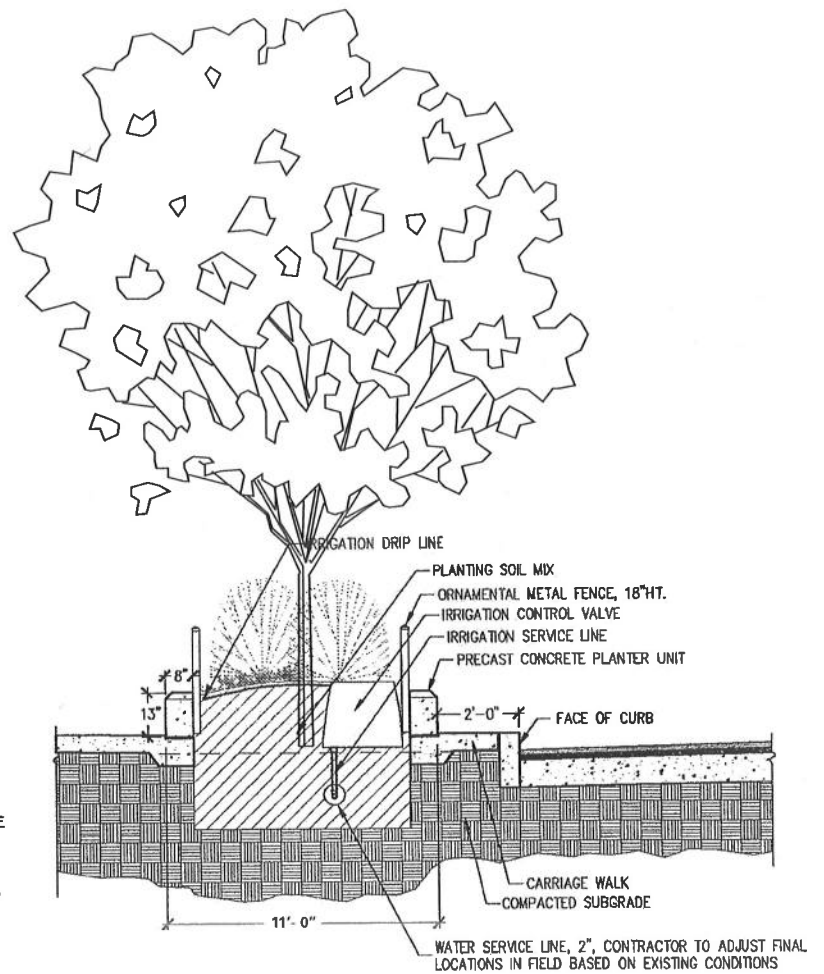
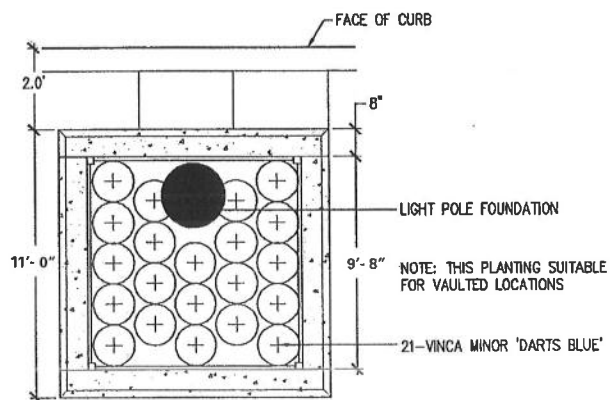
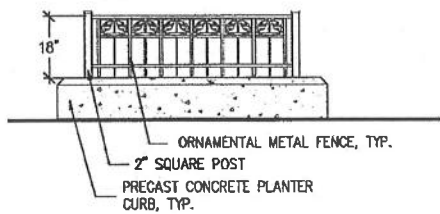


Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Fernando Espinoza, Ron Daye, Gerardo Garcia, Main file

PLANTER STYLE 'A'

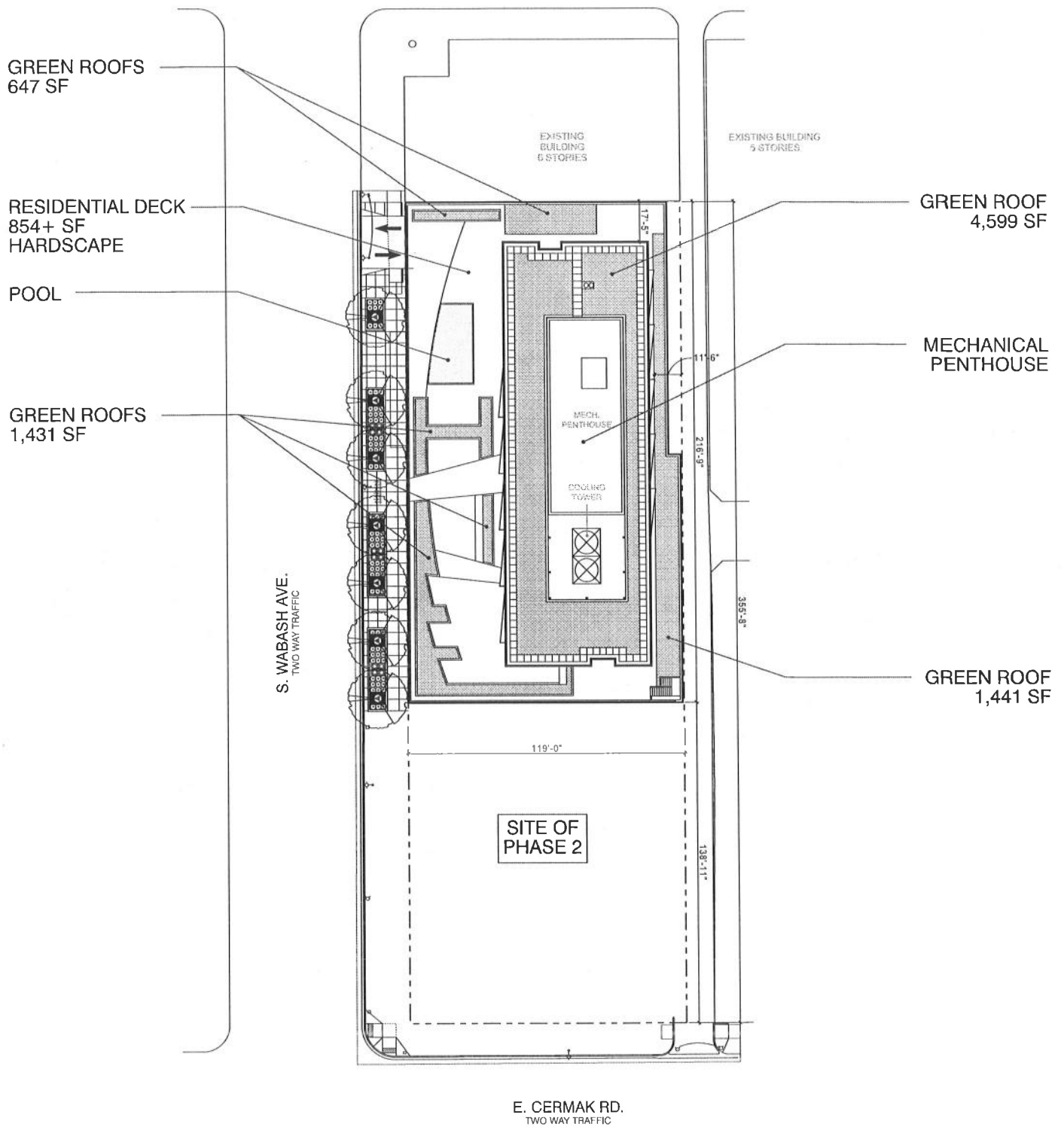


TYPICAL NEW RAISED PLANTERS

PLANTING DETAILS

Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue
Date: February 8, 2019 (Minor Change)
Introduced: September 24, 2015
Plan Commission: March 17, 2016





CALCULATIONS FOR GREEN ROOF:

Gross Roof Area (PHASE 1) = 25,016 sf

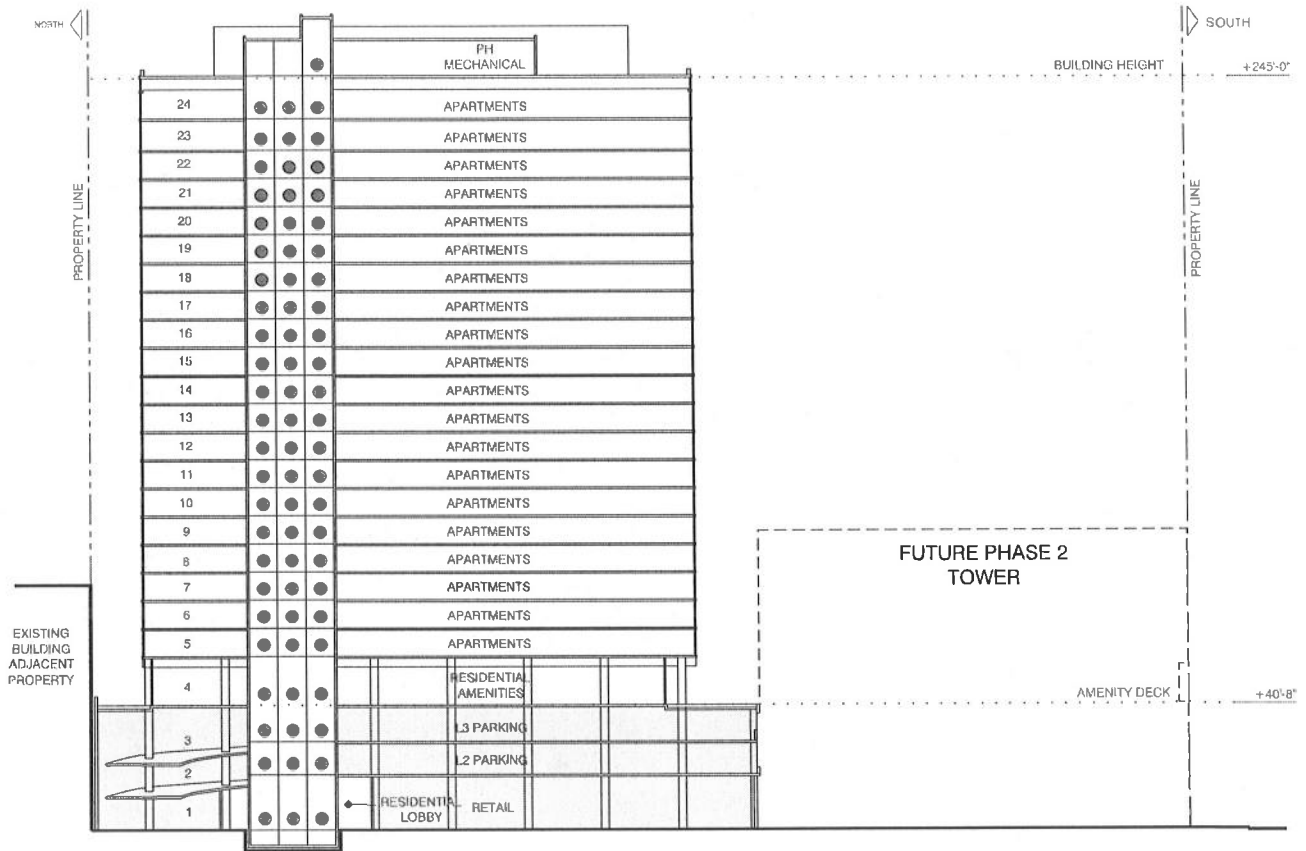
Net Roof Area (PHASE 1) = 17,088 sf

Total Green Roof Area (PHASE 1) = 8,972 sf (52.50% of Net Area)

GREEN ROOF PLAN

Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue
Date: February 8, 2019 (Minor Change)
Introduced: September 24, 2015
Plan Commission: March 17, 2016





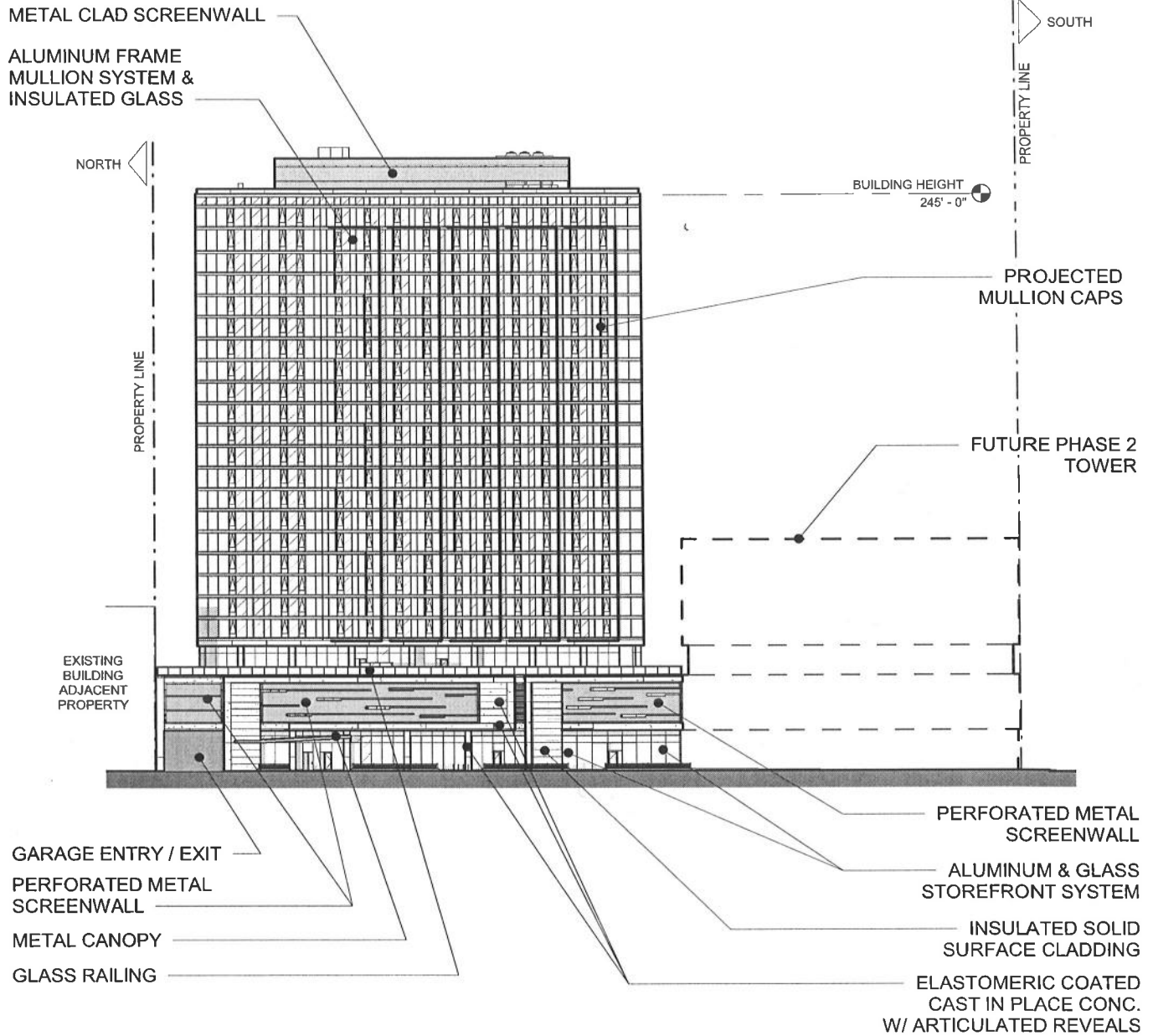
3 RESIDENTIAL PASS. AND SERVICE ELEVATORS

NS SECTION LOOKING EAST



Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue
Date: February 8, 2019 (Minor Change)
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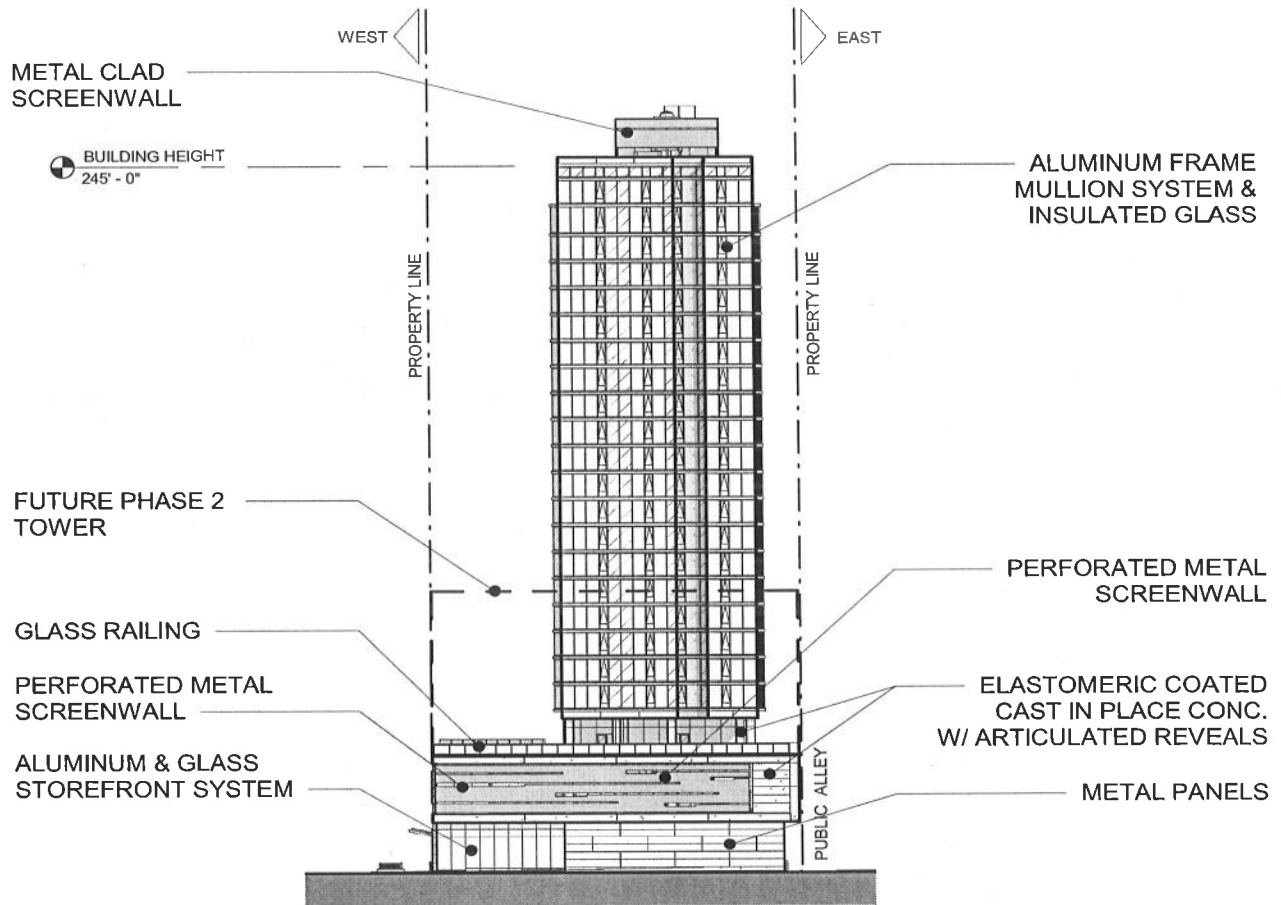


WEST ELEVATION



Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue
Date: February 8, 2019 (Minor Change)
Introduced: September 24, 2015
Plan Commission: March 17, 2016



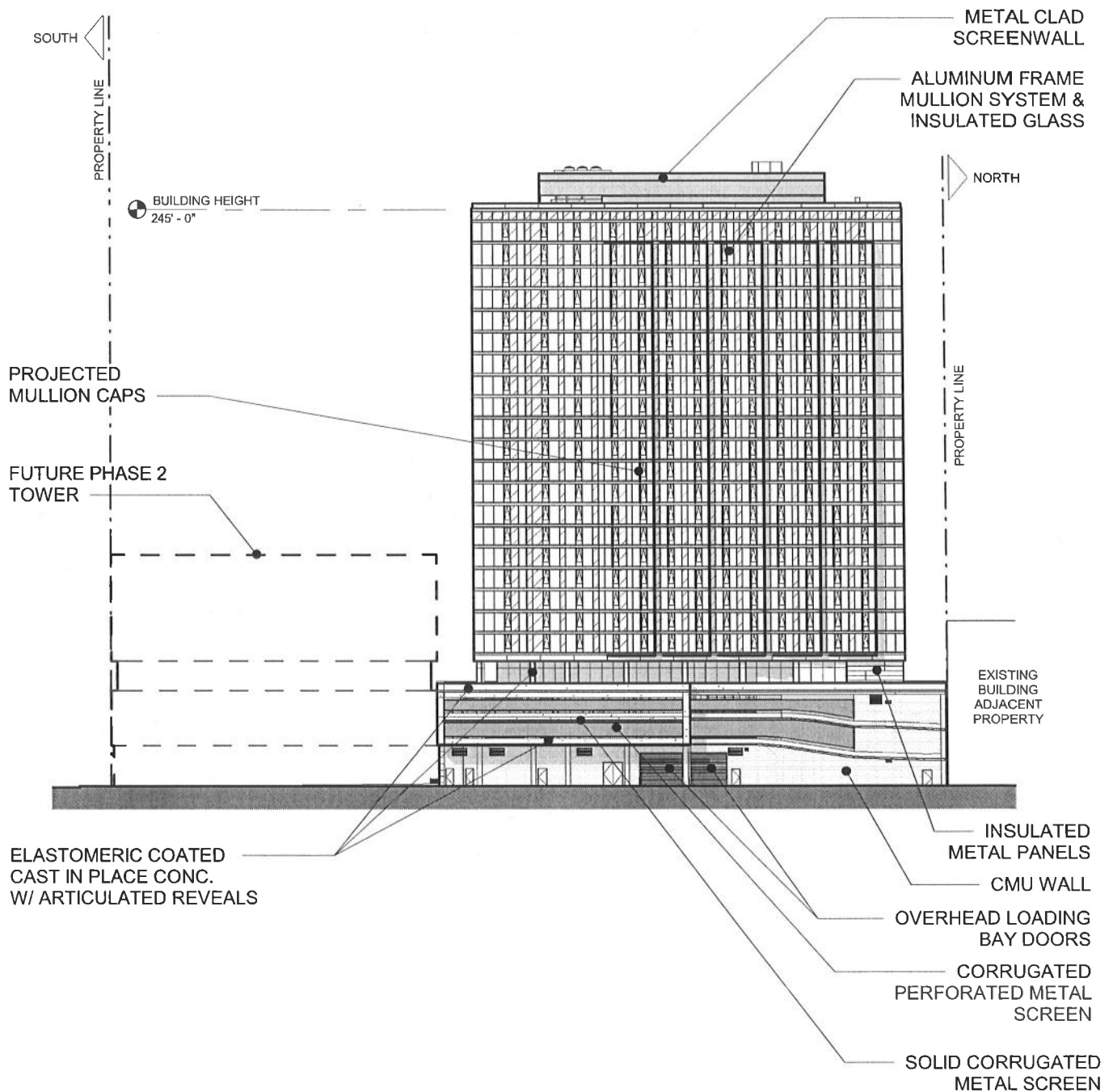


SOUTH ELEVATION



Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue
Date: February 8, 2019 (Minor Change)
Introduced: September 24, 2015
Plan Commission: March 17, 2016



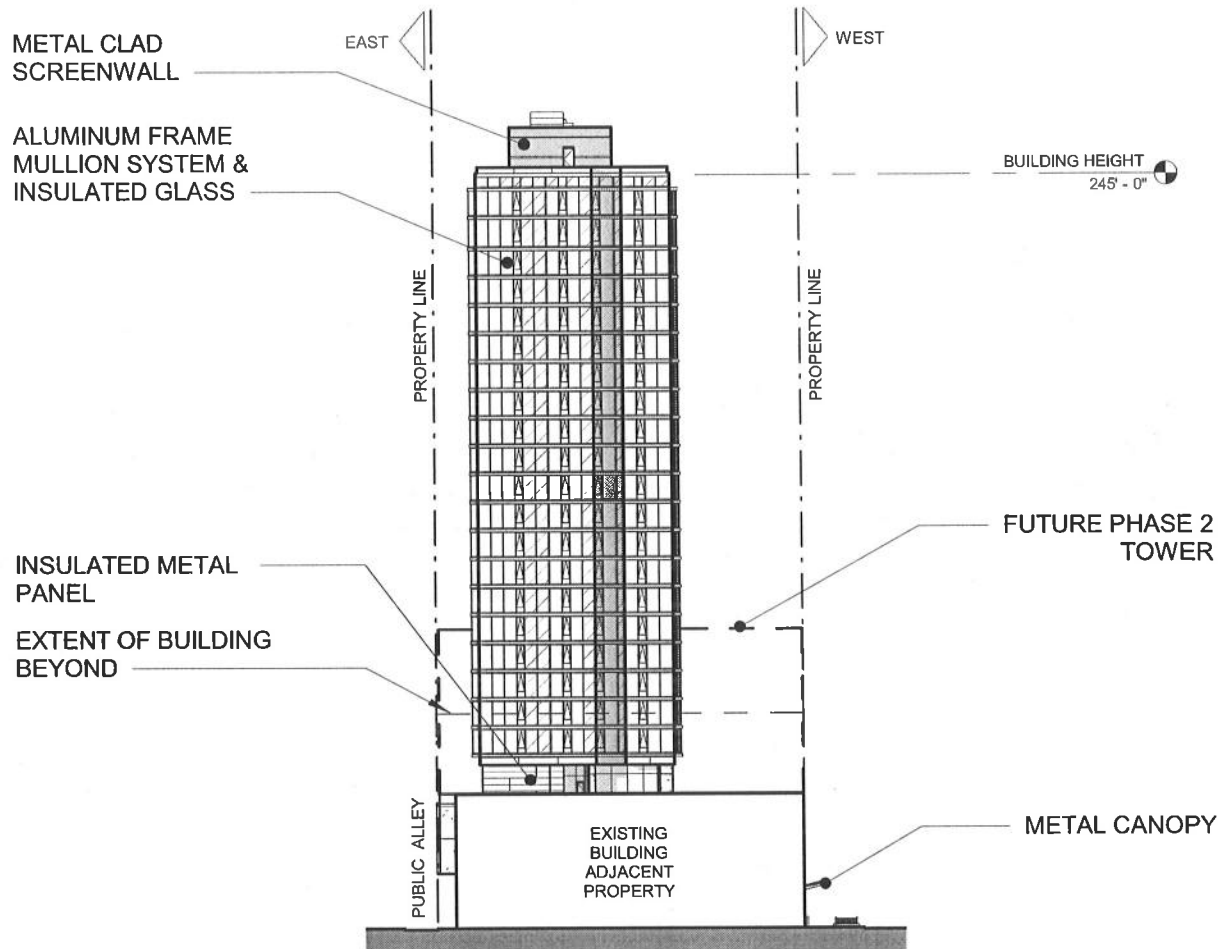


EAST ELEVATION



Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue
Date: February 8, 2019 (Minor Change)
Introduced: September 24, 2015
Plan Commission: March 17, 2016



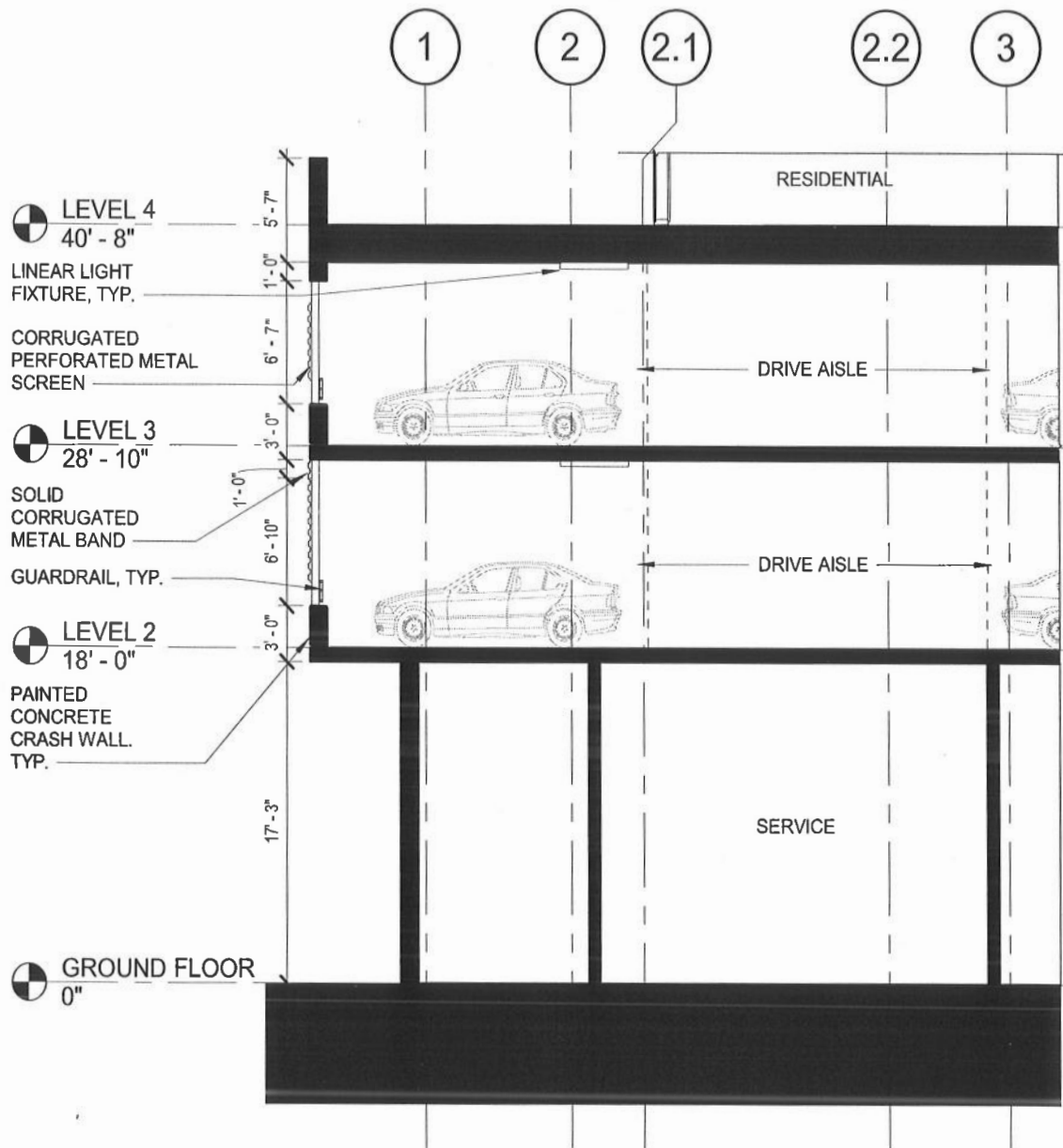


NORTH ELEVATION



Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue
Date: February 8, 2019 (Minor Change)
Introduced: September 24, 2015
Plan Commission: March 17, 2016

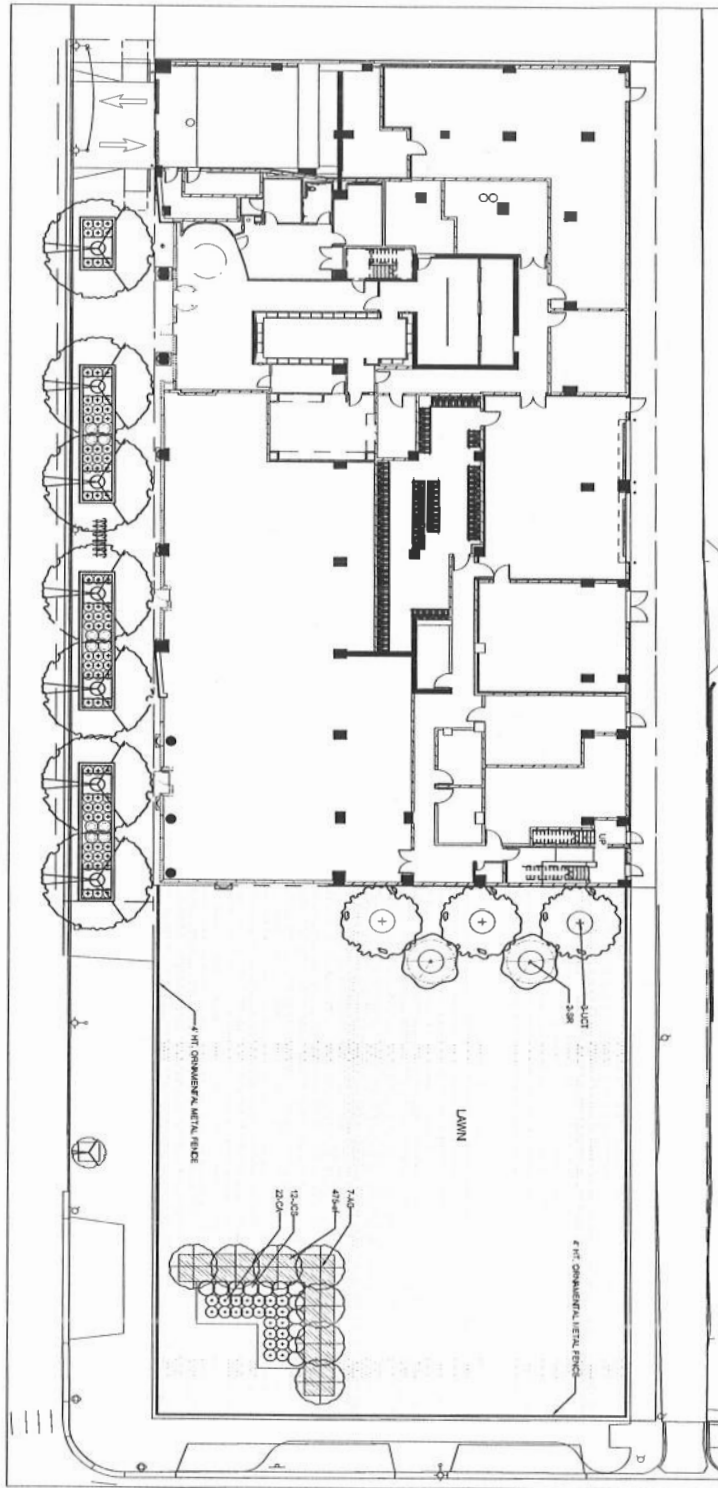




SECTION THROUGH GARAGE EAST WALL

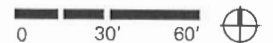
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- PLANT LIST:**
Shade Tree:
 UCT = Triumph Elm
Ornamental Trees:
 AC = Shadblow Serviceberry
 SR = Ivory Silk Lilac Tree
Evergreen Shrub:
 JCG = Seagreen Juniper
Deciduous Shrub:
 CA = Summersweet
Ground Cover:
 ef = Purple Leaf Winter Creeper

PHASE 1 LANDSCAPE PLAN



Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue
Date: February 8, 2019 (Minor Change)
Introduced: September 24, 2015
Plan Commission: March 17, 2016



Reclassification Of Area Shown On Map No. 4-E.
(As Amended)
(Application No. 18522)
(Common Address: 2109 -- 2135 S. Wabash Ave.)

R B P D 1318

[SO2015-6414]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-3 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 355.80 feet north of and parallel to East Cermak Road; the north/south public alley east of and parallel to South Wabash Avenue; East Cermak Road; and South Wabash Avenue,

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 355.80 feet north of and parallel to East Cermak Road; the north/south public alley east of and parallel to South Wabash Avenue; East Cermak Road; and South Wabash Avenue,

to those of a Residential-Business Planned Development and a corresponding use district is hereby established in the area above described.

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. 1318.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1318 ("Planned Development") consists of approximately 42,340 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, DK Acquisitions LLC.

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.

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 seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan/Landscape Plan; Planting Details; a Green Roof Plan; a NS Section Looking East; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz and dated March 17, 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 allowed in the area delineated herein as a Residential Business Planned Development: multi-family residential dwelling units; hotel; retail; entertainment; commercial; parking and accessory 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.
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 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 42,340 square feet and a base FAR of 5.0. The improvements to be constructed on the Property will utilize the following FAR bonuses:

Description	FAR
Base FAR:	5.00
Adopt-a-Landmark:	1.00
Affordable Housing:	1.00
Transit Infrastructure:	<u>1.00</u>
Total FAR:	8.00

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 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.
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, conserves energy and maximizes the preservation of natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development. The applicant shall provide a green roof consisting of a minimum of 50 percent of the net roof area, or approximately 15,912 square feet and achieve building certification.
15. The applicant acknowledges and agrees that the rezoning of the Property from DX-3 and DX-5 to DX-5 for this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). 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). The applicant further acknowledges and agrees that the project is subject to the former Section 17-4-1004-D of the Zoning Code, which also requires on-site affordable housing or payment of a fee in lieu of providing affordable housing for rezonings in DC, DX and DR districts that increase the base floor area ratio. If a planned development is subject to the requirements of both sections (2-45-110 and the former 17-4-1004-D), the applicant may elect to satisfy the AHO requirements by complying with the affordable housing floor area bonus provided for in Section 17-4-1004. Applicant has elected to comply with Section 17-4-1004. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as

Exhibit A ("Bonus Worksheet"). In accordance with the formulas set forth in the former Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must provide either a minimum of 10,585 square feet of floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager prior to issuance of the first building permit, or make a cash payment in lieu of providing affordable housing in the amount of \$745,184 ("Cash Payment"). Based on the foregoing, the applicant has proposed to provide ten (10) affordable on-site. Insofar as the square footage of such units is less than 10,585 square feet, applicant commits to make a cash payment for the remaining bonus FAR per the formula set forth in the 2007 Affordable Housing Profile Form (the "Profile Form") attached hereto as Exhibit B. Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the applicant must make the required Cash Payment and/or execute and record 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 Eligible Building and will constitute a lien against the Eligible Building. The applicant must comply with the applicable affordable housing standards and requirements set forth in the former Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in the former Section 17-4-1003-E, the Commissioner of the Department of Planning and Development 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. If this Planned Development does not receive City Council approval by July 13, 2016, the project will be subject to Section 2-45-115 of the Municipal Code (the "2015 ARO"). In such event, the applicant shall meet with the Department of Planning and Development to determine the application of the 2015 ARO to the project, and the 2015 ARO requirements will replace and supersede the affordability requirements set forth in this section.

16. Pursuant to the Adopt-a-Landmark Bonus provisions of Section 17-4-1022 of the Zoning Ordinance, the applicant, DK Acquisitions LLC, has requested an increase in the floor area of the Property in exchange for the contribution of funds to benefit and support the preservation of Quinn Chapel at 2401 South Wabash Avenue ("Quinn Chapel") and the Second Presbyterian Church of Chicago at 1936 South Michigan Avenue ("Second Presbyterian") through substantial exterior renovation work. Quinn Chapel and Second Presbyterian are each referred to herein individually as a "Landmark Building" and collectively as the "Landmark Buildings". On March 3, 2016, the Commission on Chicago Landmarks (the "Commission") adopted a recommendation to the City Council to approve the renovation projects under the Adopt-a-Landmark Bonus program, and approved a Project Scope of Work and Budget for each Landmark Building, providing for the expenditure of a total of Seven Hundred Forty-five Thousand One Hundred Eighty-four and no/100 Dollars (\$745,184.00) (the "Bonus Funds") on both Landmark Buildings, which corresponds to a floor area bonus of 1.0 over the net site area of

42,340 square feet. The Applicant shall deposit the Bonus Funds in escrow with an independent third party financial institution or title company prior to the issuance of any approvals pursuant to Section 17-13-0610 of the Chicago Municipal Code ("Part II"). Pursuant to Section 17-4-1022 of the Zoning Ordinance, the Commissioner of the Department of Planning and Development (the "Commissioner"), acting on behalf of the City and the Commission, is authorized and directed to enter into one or more agreements with the owners of the Landmark Buildings regarding the manner in which the Bonus Funds will be used. The agreements shall be in a form approved by the Corporation Counsel and shall be executed and submitted to the Department of Planning and Development prior to the issuance of any Part II Approvals. The Commissioner may approve minor modifications to the Project Scope of Work and Budget for each Landmark Building in accordance with the Commission's March 3, 2016 approval of the renovation projects.

17. 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 DX-5.

[2007 Affordable Housing Profile Form (Exhibit B) referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan/Landscape Plan; Planting Details; Green Roof Plan; NS Section Looking East; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 23253 through 23265 of this *Journal*.]

Bulk Regulations and Data Table and Bonus Worksheet (Exhibit A) referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1318.

Bulk Regulations And Data Table.

Gross Site Area:

72,765 square feet

Net Site Area:	42,340 square feet
Area in the Public Right-of-Way:	30,425 square feet
Base FAR:	5.0
Adopt-a-Landmark:	1.0
Affordable Housing:	1.0
Transit Infrastructure:	1.0
Total FAR:	8.0
Total FAR Area including Bonus:	338,720 square feet
Maximum Number of Dwelling Units:	275
Maximum Number of Hotel Keys:	144
Minimum Automobile Parking:	130 cars
Minimum Bicycle Parking:	65 bicycles
Minimum Number of Off-Street Loading Berths:	
Residential:	2 (10 feet x 25 feet)
Non-residential:	1 (10 feet x 50 feet) and 1 (10 feet x 25 feet)
Maximum Building Height:	245 feet, 0 inches
Minimum Building Setbacks:	0 feet, 0 inches

FINAL FOR PUBLICATION



CITY OF CHICAGO
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUREAU OF ZONING AND LAND USE
 APPLICATION FOR ZONING BONUS REVIEW

WORKSHEET: FAR BONUS CALCULATION

Property Address: 2109-2135 South Wabash Zoning District: DX-5

ON-SITE BONUSES						
Amenity	Amenity area (in sq. ft.)	Lot area (in sq. ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) * C * D	
Affordable Housing - On-Site	42,340	42,340	1.0	(5)	20%	1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			-
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			-
Through-Block Connection (Outdoor)			1			-
Sidewalk Widening			2			-
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)			0.3			1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			-
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D
Total FAR Bonus On-Site Improvements						

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OFF-SITE BONUSES

Calculation of Financial Contribution

Formula: Cash contribution for 1 sq.ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sqft. of buildable floor area (In \$): See City Survey of Land Cost	Base FAR	Financial Contribution
Formula:	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements	42,340	0.8	22	5	745,184
Pedway Improvements		0.8			
Adopt-A-Landmark	42,340	0.8	22	5	745,184
Affordable Housing	42,340	0.8	22	5	745,184
Education		0.8			
Totals					\$2,235,552

Comparison to FAR Bonus Cap

Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	42,340	42,340	5	1.0	20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark	42,340	42,340	5	1.0	20% of H
Affordable Housing	42,340	42,340	5	1.0	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

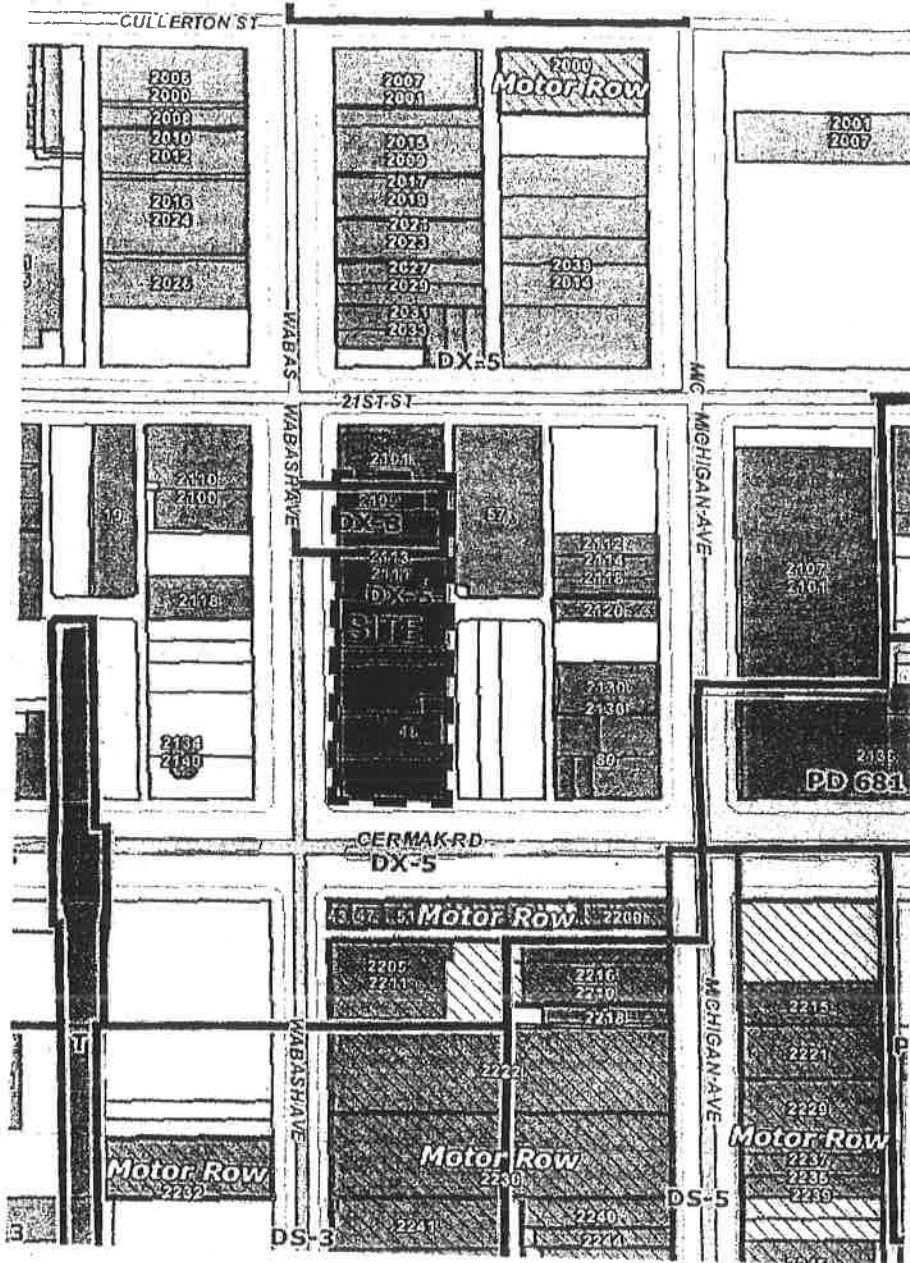
If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

Summary

Base FAR	5.0
FAR Bonus for On-Site Improvements	1.0
FAR Bonus for Off-Site Improvements	2.0
Total FAR	8.0
Total Financial Contribution	\$2,235,552
Maximum Floor Area with Base FAR	211,701
Floor Area with FAR Bonus On-Site Improvements	
Floor Area with FAR Bonus Off-Site Improvements	127,020
Total Maximum Floor Area	338,721

Signature of Applicant _____ Date _____ Received by (Dept. of Planning & Dev.) _____ Date _____
Rev. May 2014

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EXISTING ZONING MAP

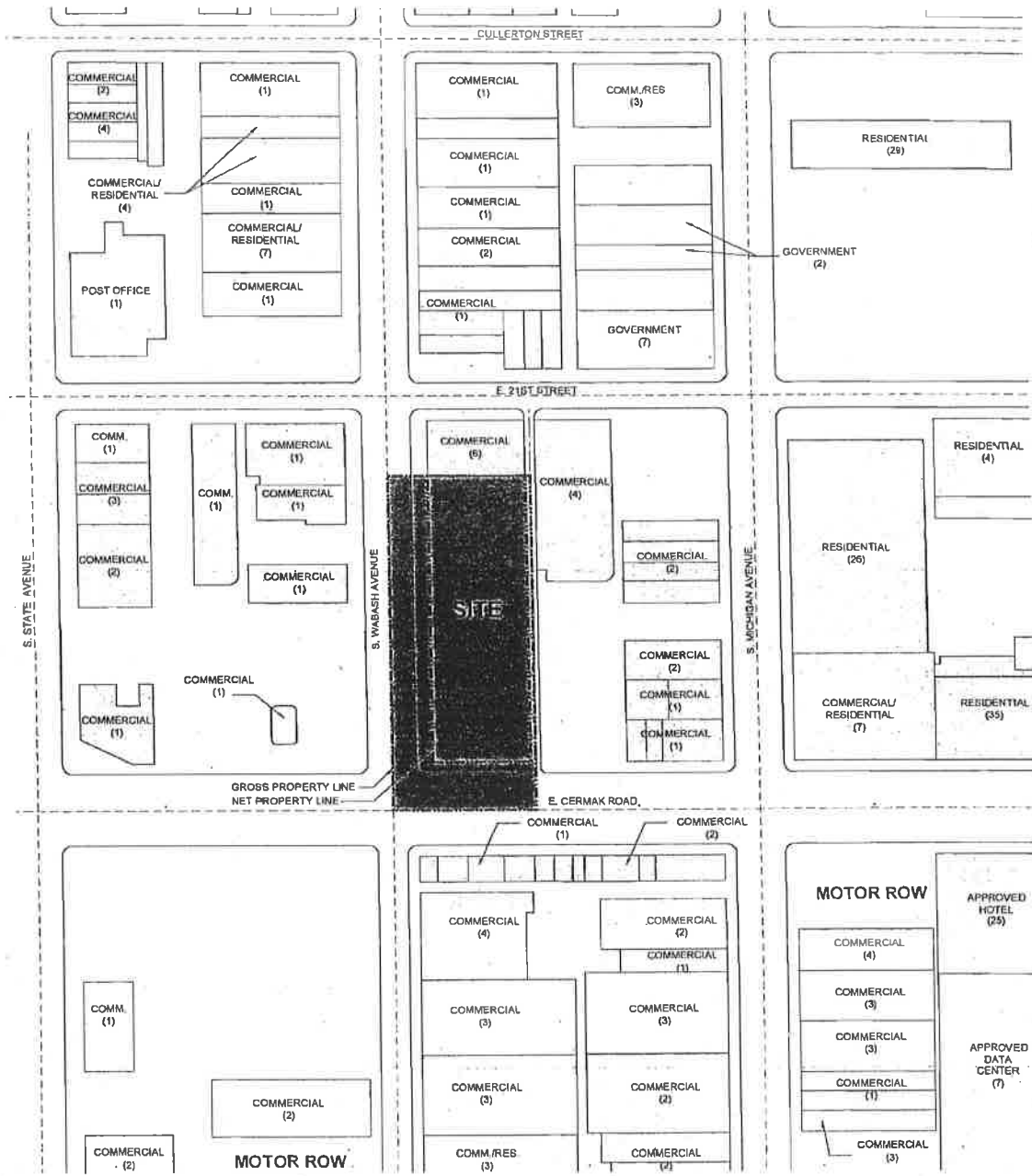


Applicant: DK Acquisitions LLC
 Address: 2109-35 South Wabash Avenue

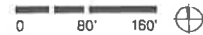
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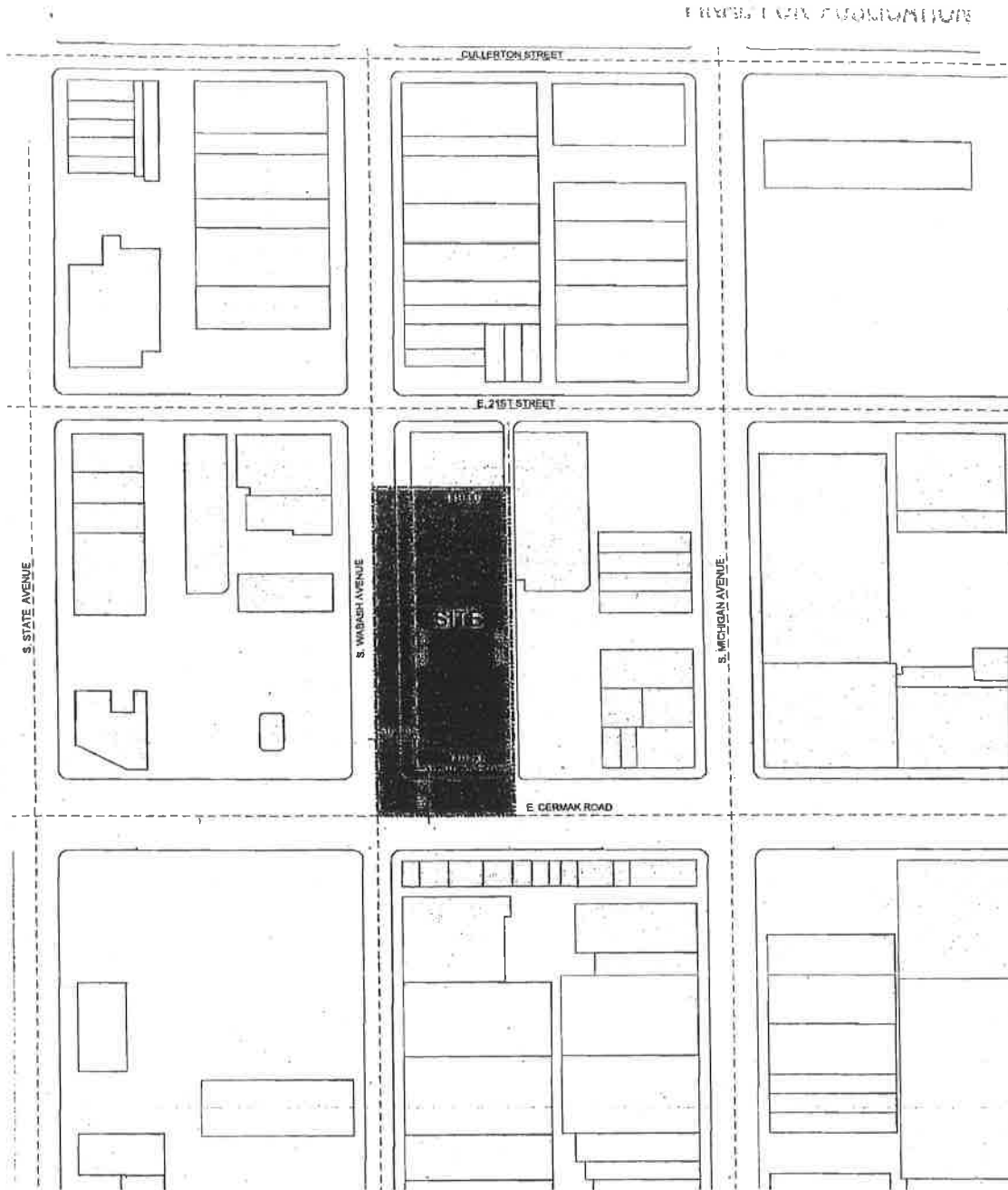
EXISTING LAND USE MAP



Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue

Introduced: September 24, 2015
Plan Commission: March 17, 2016

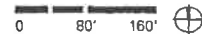




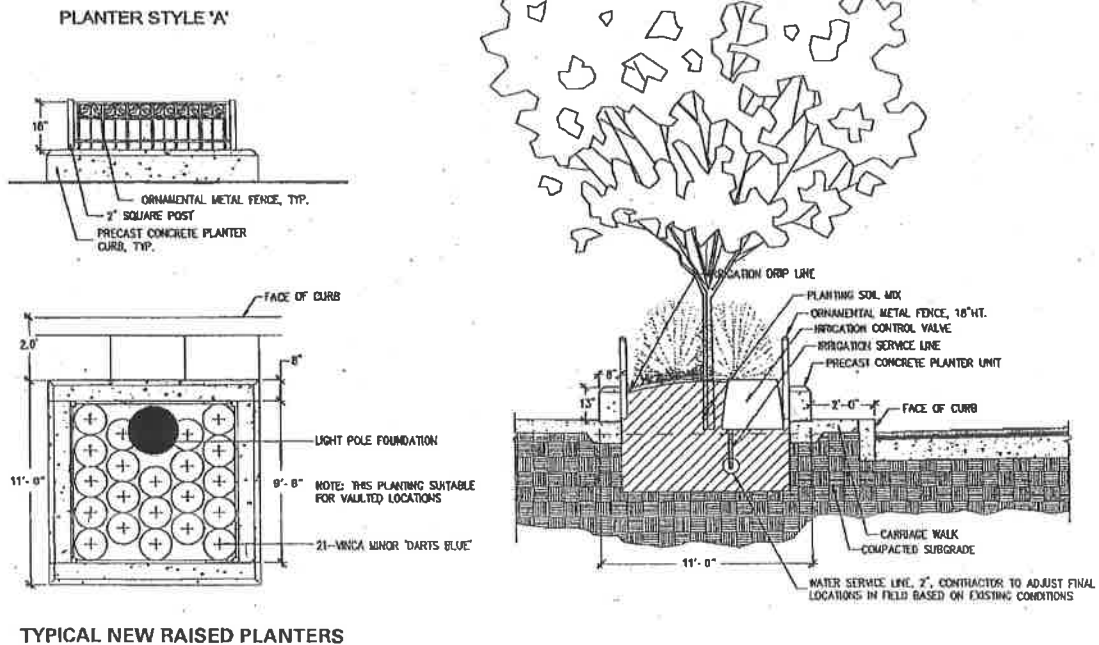
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE

Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue

Introduced: September 24, 2015
Plan Commission: March 17, 2016



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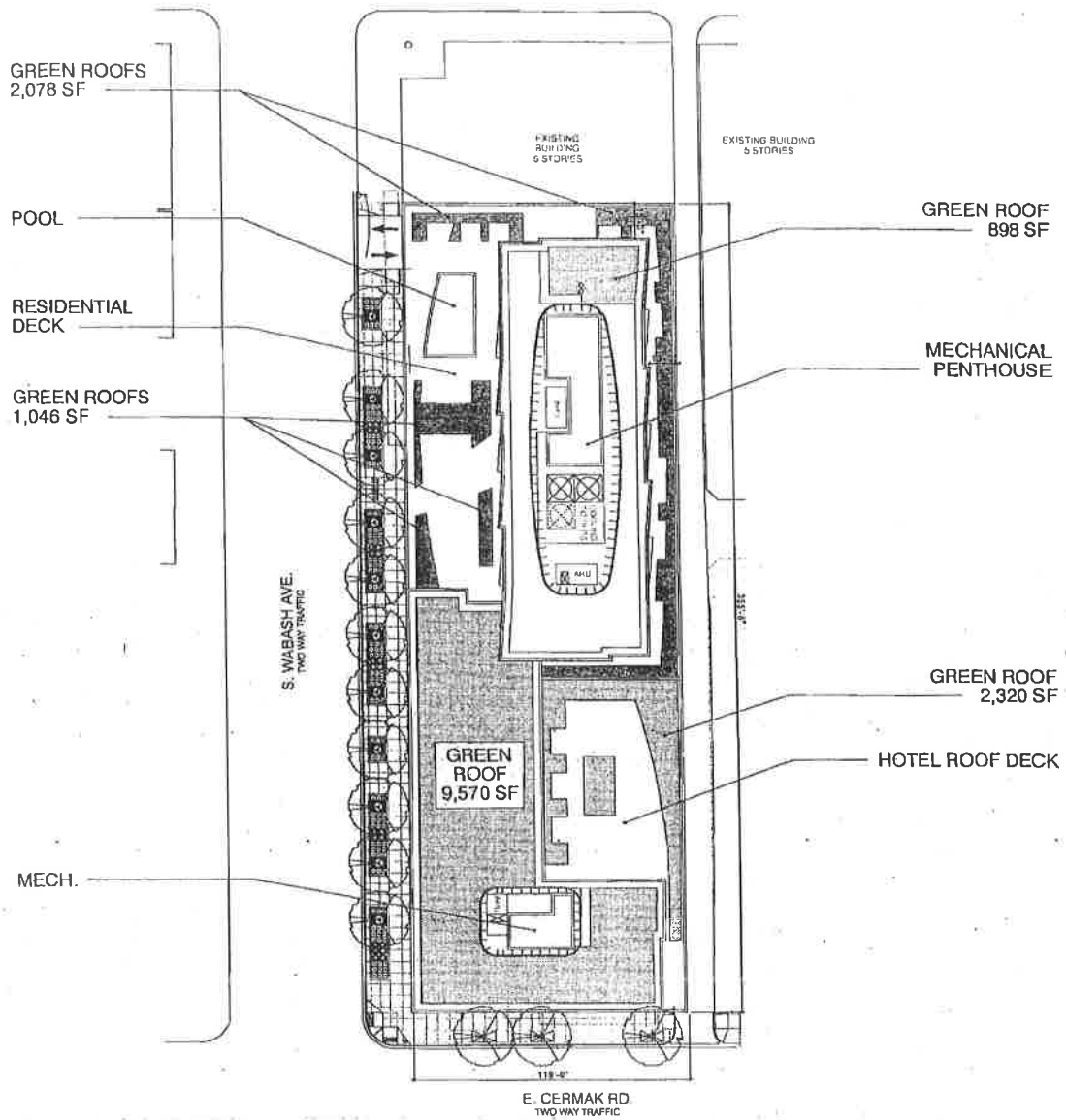
PLANTING DETAILS

Applicant: DK Acquisitions LLC
Address: 2109-35 South Wabash Avenue

Introduced: September 24, 2015
Plan Commission: March 17, 2016



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CALCULATIONS FOR GREEN ROOF:

Gross Roof Area = 42,340 sf

Net Roof Area = 31,486 sf

Total Green Roof Area = 15,912 sf (50.54% of Net Area)

GREEN ROOF PLAN

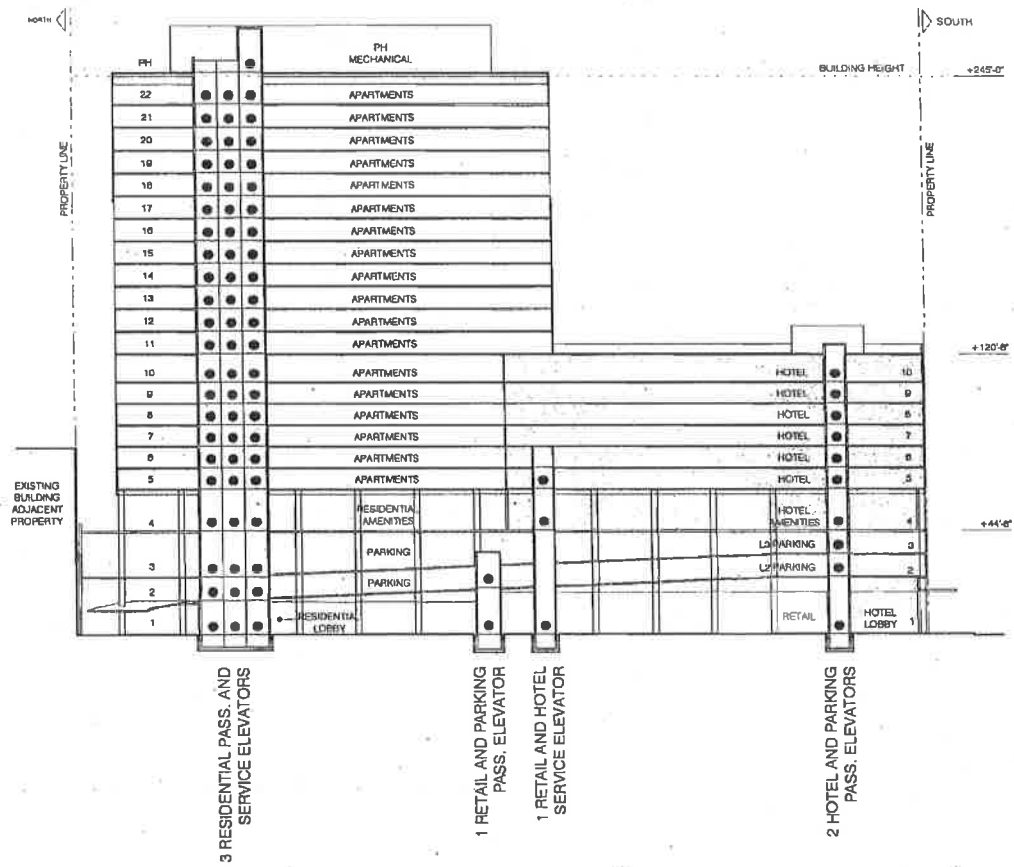
Applicant: DK Acquisitions LLC
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NS SECTION LOOKING EAST

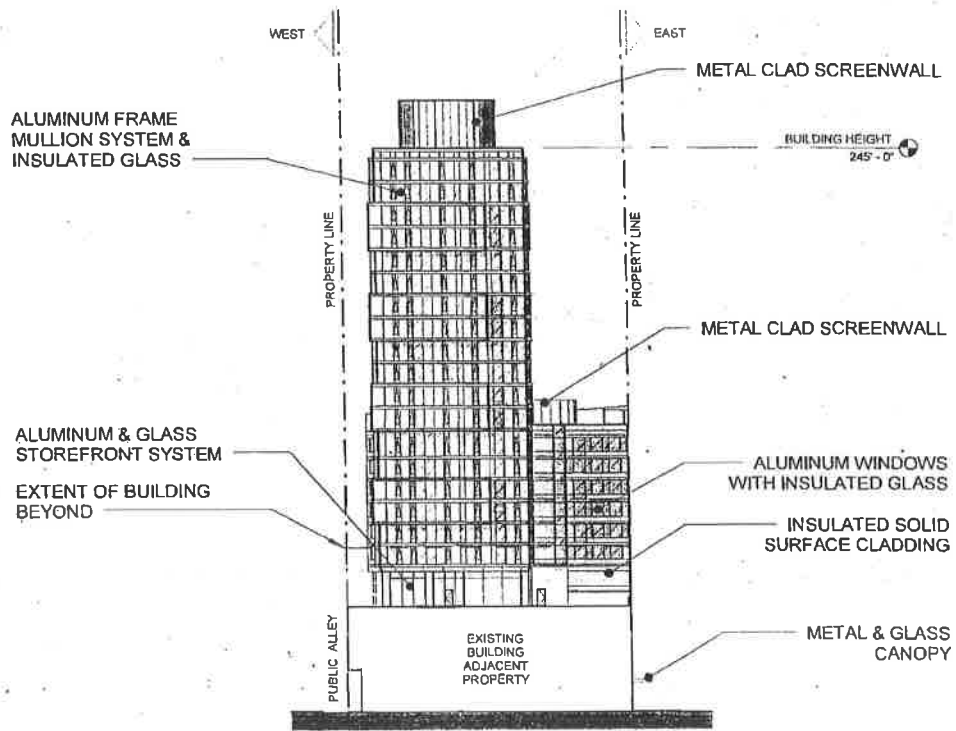


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NORTH ELEVATION

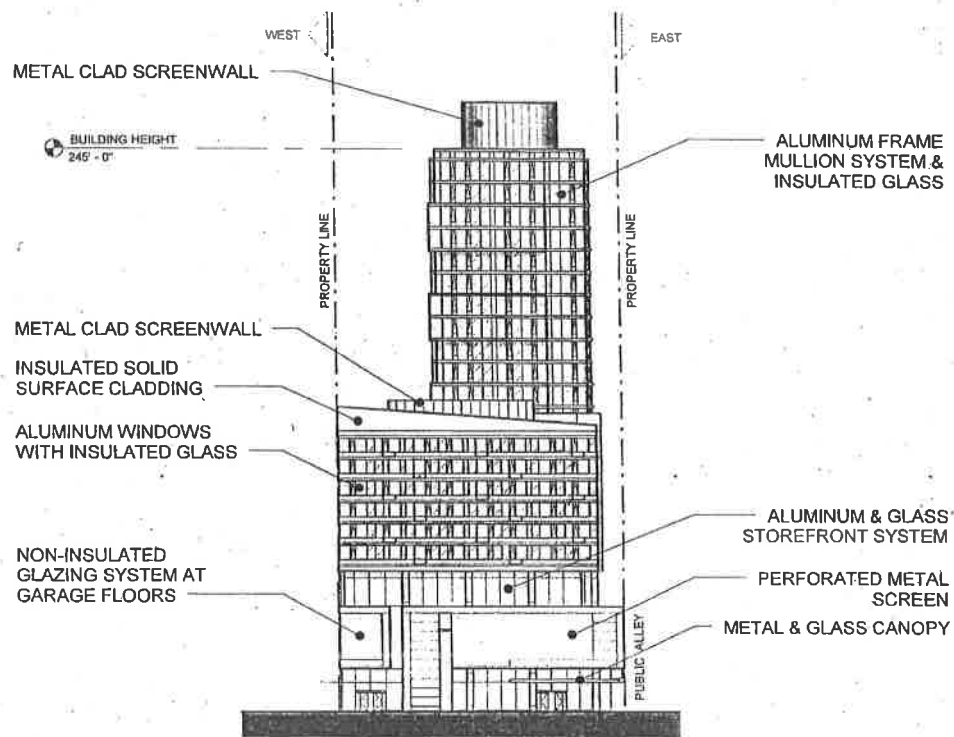


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SOUTH ELEVATION

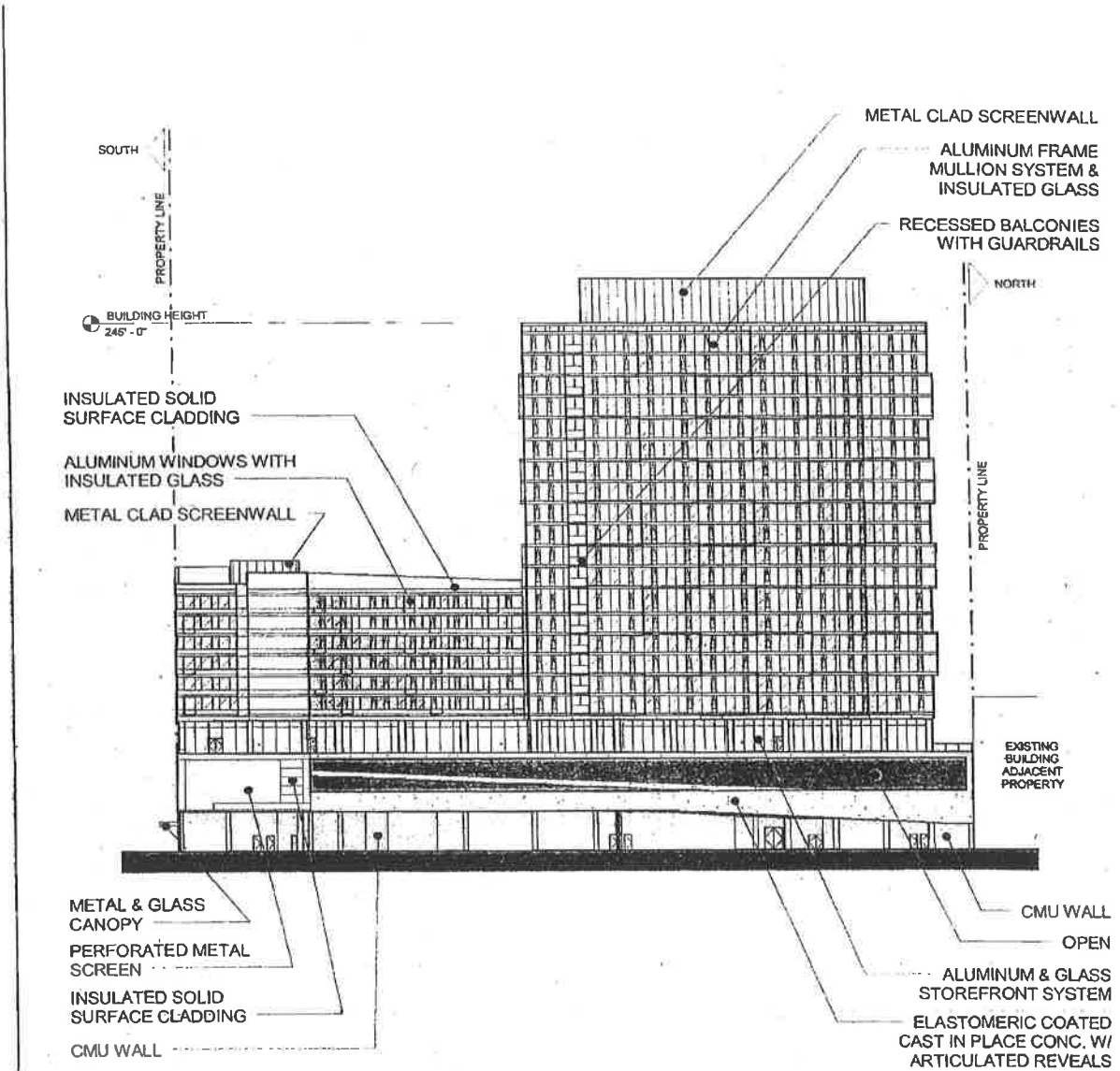


Applicant: DK Acquisitions LLC
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FRONT ELEVATION



EAST ELEVATION

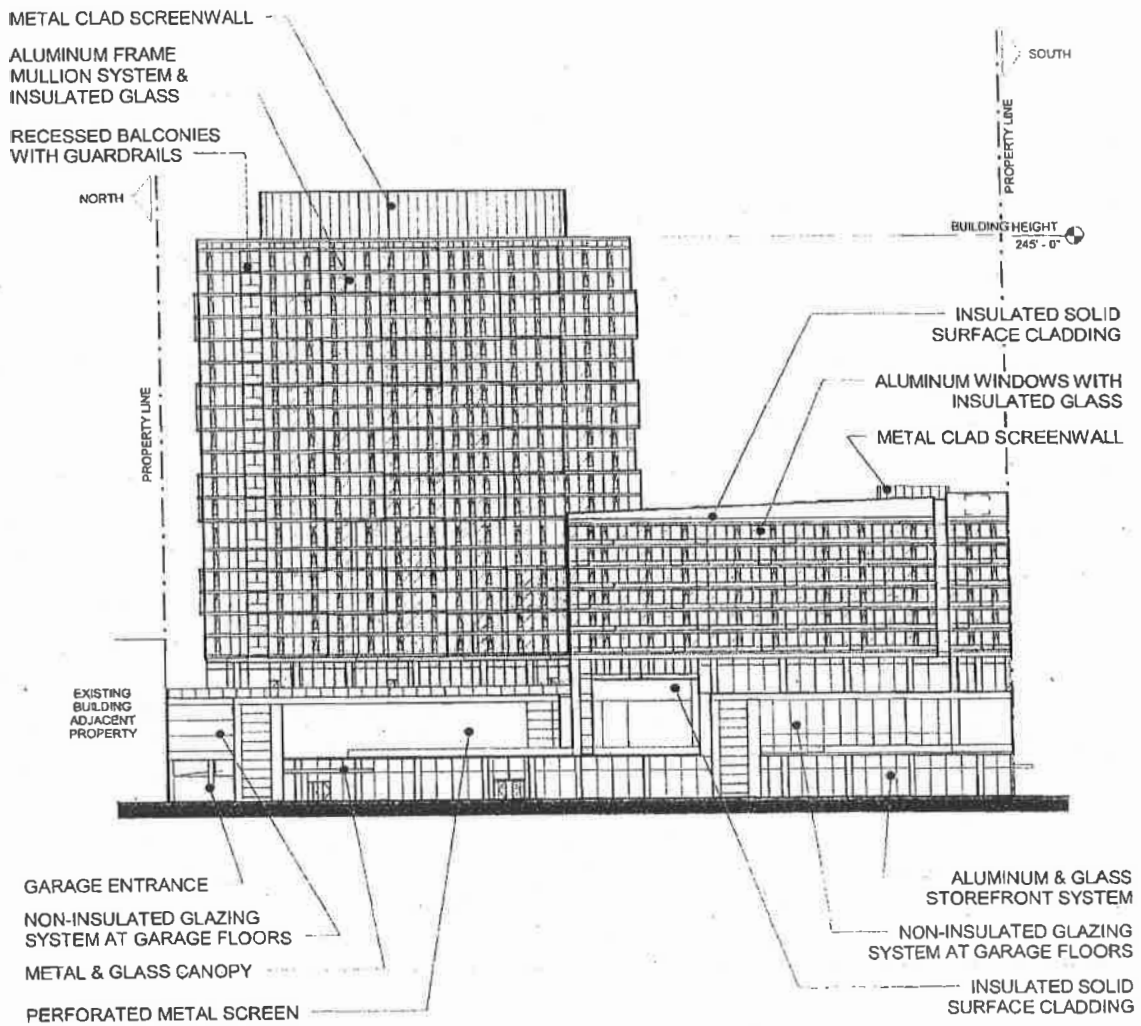


Applicant: DK Acquisitions LLC
 Address: 2109-35 South Wabash Avenue

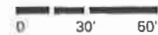
Introduced: September 24, 2015
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WEST ELEVATION



Applicant: DK Acquisitions LLC
 Address: 2109-35 South Wabash Avenue

Introduced: September 24, 2015
 Plan Commission: March 17, 2016

