

PD 1385

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*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)*

RBPD 1385,09

(Application Number: 22064)

(Common Address: 935 -- 939 W. Washington Blvd./11 -- 19 N. Morgan St./
942 -- 946 W. Madison St./26 -- 32 N. Sangamon St.)

[SO2023-45]

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 Residential-Business Planned Development Number 1385 District symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North Sangamon Street; a line 215.33 feet south of and parallel to West Washington Boulevard; a line 125 feet west of and parallel to North Sangamon Street; a line 315.33 feet south of and parallel to West Washington Boulevard; a line 107.5 feet west of and parallel to North Sangamon Street; West Madison Street; a line 75 feet east of and parallel to North Morgan Street; a line 100 feet north of and parallel to West Madison Street; North Morgan Street; a line 165.33 feet south of and parallel to West Washington Boulevard; and a line 125 feet west of and parallel to North Sangamon Street,

to those of the Residential-Business Planned Development Number 1385, as amended.

SECTION 2. 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.1385, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1385, as amended ("Planned Development" or "P.D."), consists of approximately 52,813 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Haymarket Apartments Joint Venture, L.P. is the Applicant for this Planned Development, pursuant to authorization from the Property owner.

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 Chicago Department of Transportation ("CDOT") 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Chicago Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This plan of development consists of these 18 Statements; a Bulk Regulations and Data Table, and the following exhibits and plans prepared by bKL Architects and dated February 16, 2023 (collectively, the "Plans"): an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Building Elevations (North, South, East and West); and Axonometric Views (Typical Base, Building and Building Top). 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 thereof, 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 shall be permitted in this Planned Development: multi-family dwelling units located above the ground floor; the following uses located on the ground floor; artist work or sales space; repair and laundry service; eating and drinking

establishments; food and beverage retail sales (provided any sale of liquor shall be accessory only); business support services (except day labor employment agencies); financial services (except drive-through facilities, payday/title secured loan stores and pawn shops); general retail sales; offices; personal services (including, without limitation, yoga and fitness studios); children's play center; co-located wireless communication facilities; non-accessory parking (underground and, for above-grade parking, up to 45 percent pursuant to Section 17-10-0503); medical service; accessory uses and 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 DPD. 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 Property 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 overall FAR identified in the Bulk Regulations Table has been determined using a net site area of 52,813 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 DPD. 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 DPD. 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 Commissioner of the Public Health, under Section 11-4-765, or any other provision of the Municipal Code of Chicago.
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 or assigns and, if different than the Applicant, the legal titleholders and any ground lessees of the Property.
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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated, for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional

* Editor's Note: Numbering sequence error; (i) missing in original document.

information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the DX-3 District to the DX-5 District then to this Residential-Business Planned Development Number 1385 triggered the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 358 units. As a result, the Applicant's affordable housing obligation is 36 affordable units (10 percent of 358, rounded up), 9 of which are Required Units (25 percent of 36). The Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit (Cash Payment) and providing 9 affordable units in the rental building to be constructed in the P.D., as set forth in the Affordable Housing Profile Form attached hereto as Exhibit _____. The Applicant agrees that the affordable rental/for sale units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 P.D., or the applicable portion thereof, and will

constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any 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 P.D.

17. The Applicant acknowledges that the project has received a bonus FAR of 1.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a STEM Lab located at Skinner West Elementary School (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to the Residential-Business Planned Development Number 1385, approved on October 11, 2017.

[Existing Zoning Map; General Land-Use Map; Boundary and Property Line Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations; Typical Base Axonometric View; Typical Building Axonometric View; and Building Top Axonometric View referred to in these Plan of Development Statements printed on pages 61357 through 61370 of this *Journal*.]

Bulk Regulations and Data Table and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1385, As Amended

Bulk Regulations And Data Table.

Gross Site Area (square feet):	73,471
Area of Public Rights-of-Way (square feet):	20,658
Net Site Area (square feet):	52,813
Maximum Floor Area Ratio:	6.5
Maximum Number of Dwelling Units:	358
Minimum Off-Street Parking Spaces:	186
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	184 feet, 0 inches
Minimum Setbacks:	In substantial conformance with the plans
Minimum Bicycle Parking Spaces:	69

ARO Web Form.

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Development Information	
Address	Printed Date: 05/30/2017
Address Number From :935 Address Number To: N/A Street Direction: W	
Street :Washington Street Postal Code: 60607	
Development Name, if applicable	
Union West	
Information	
Ward :25	ARO Zone: DOWNTOWN
Details	
Type of city involvement :ZP	
Total Number of units in development: 356	
Type of development: Rent	
Is this a Transit Served Location Project : N	

Requirements	
Required affordable units :36	Required *On-site aff. Units: 9
How do you intend to meet your required obligation	
On-Site: 9	Off-Site: 0
On-Site to CHA or Authorized agency: 0	Off-Site to CHA or Authorized agency: 0
Total Units Committed: 9 Remaining In-Lieu Fee Owed: 4,725,000	

Summary: Union West/935 W Washington

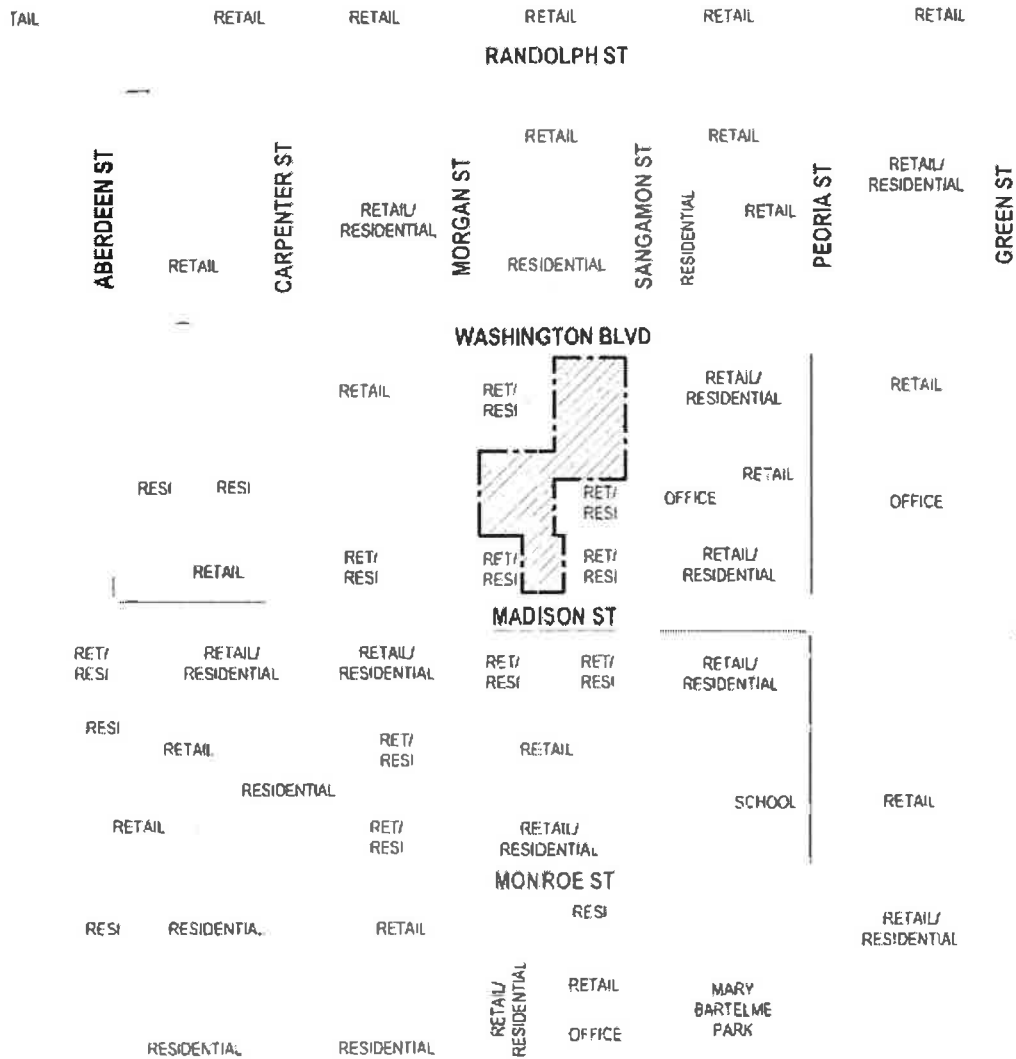
	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	108	31%	534	3	33%	502
one-bed	187	54%	730	4	44%	658
two-bed	38	11%	1,098	1	11%	1,005
three-bed	15	4%	1,316	1	11%	1,247

All projects with proposed ARD units must complete this tab

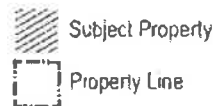
	Market Rate Units	Affordable Units
Parking	Not included in rent	Not included in rent - but affordable tenants be eligible to lease those spaces at the same rate as market rate tenants
Laundry	in-unit	In-unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New/TBD	New/TBD
Dishwasher <i>age/EnergyStar/make/model/color</i>	New/TBD	New/TBD
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New/TBD	New/TBD
Microwave <i>age/EnergyStar/make/model/color</i>	New/TBD	New/TBD
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Varies	Same as market rate
Kitchen countertops <i>material</i>	TBD	TBD
Flooring <i>material</i>	Vinyl Plank	Vinyl Plank
HVAC	Central	Central
Other		

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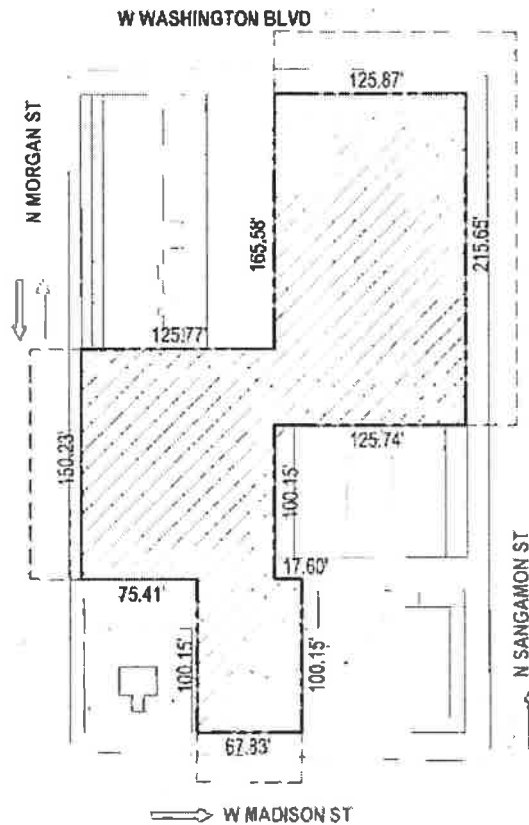
GENERAL LAND-USE MAP
Scale: N.T.S.



APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
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Net Site Area: 52,813 sq ft
 Area in Public Right of Way: 20,658 sq ft
 Gross Site Area: 73,471 sq ft

PLANNED DEVELOPMENT BOUNDARY
 AND PROPERTY LINE MAP
 Scale: N.T.S.

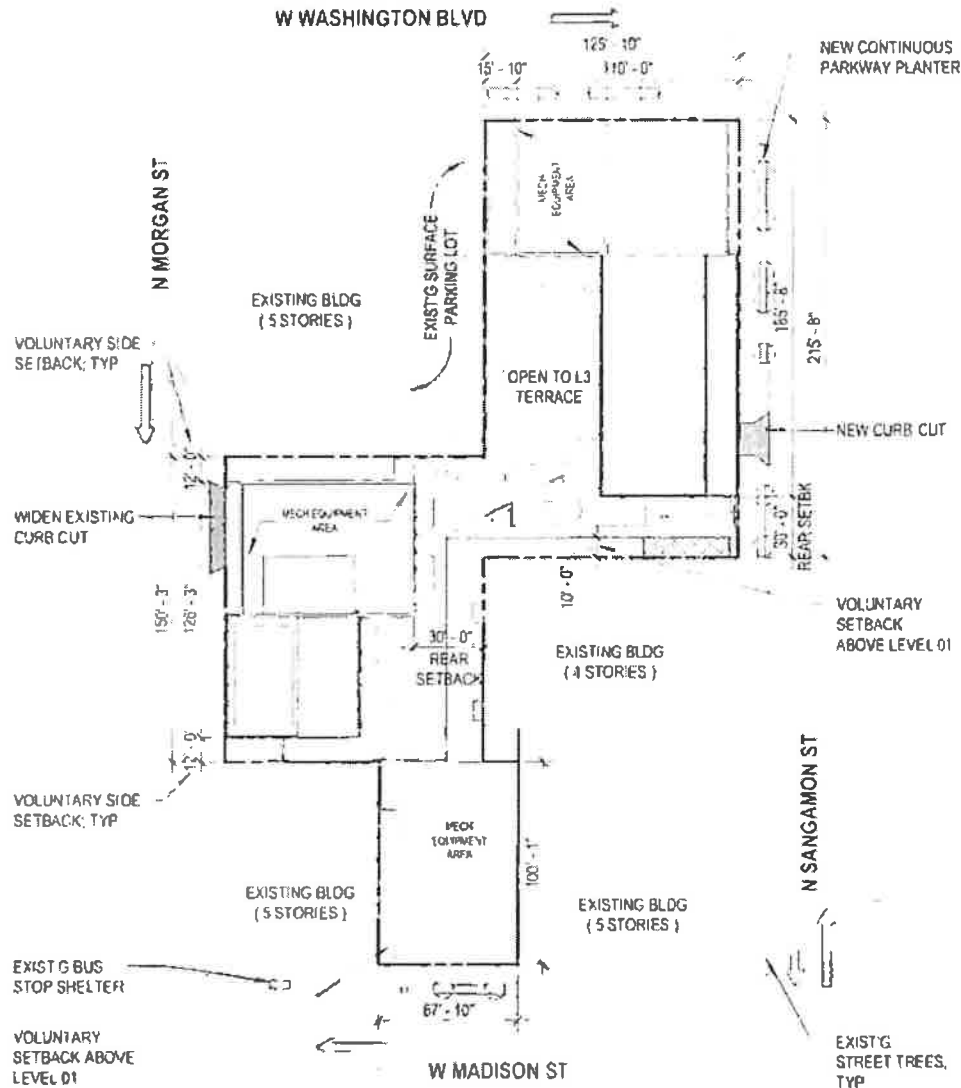


-  Subject Property
-  Property Line
-  Planned Development Boundary

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SITE PLAN
Scale N.T.S.



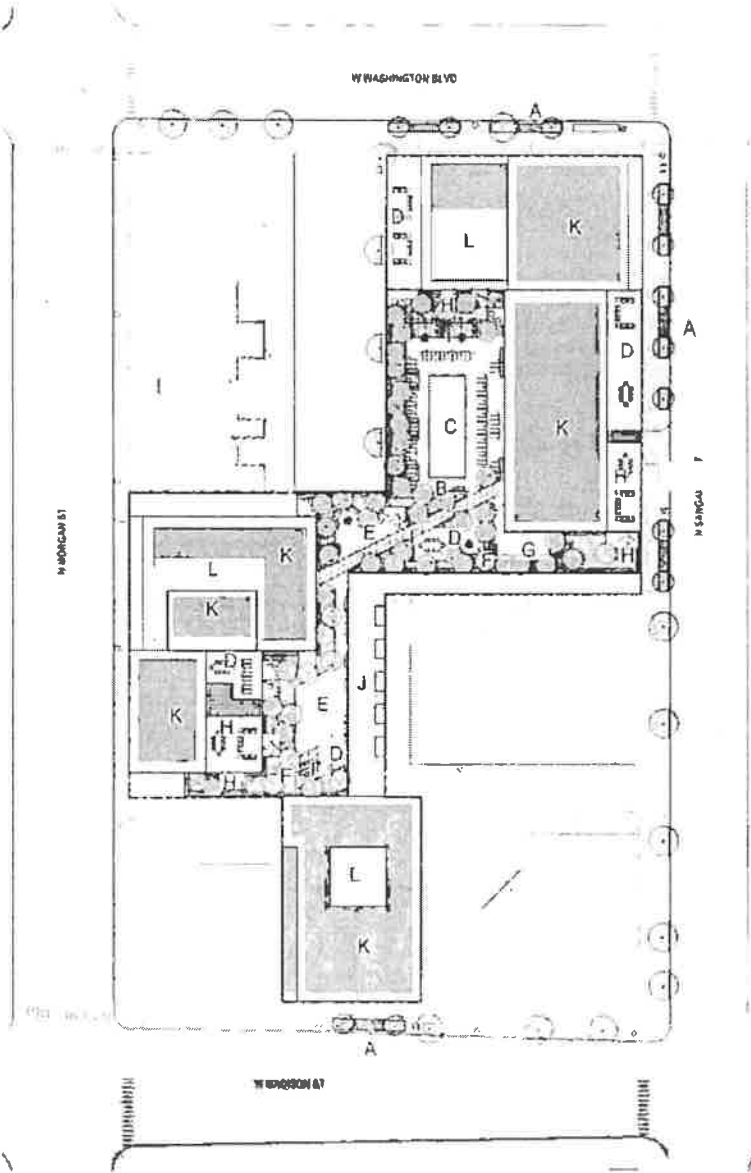
PROPOSED PARKWAY TREES
(SEE STREECAPE DWGS)

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ARCHITECT

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LANDSCAPE PLAN
Scale: N.T.S.



LEGEND

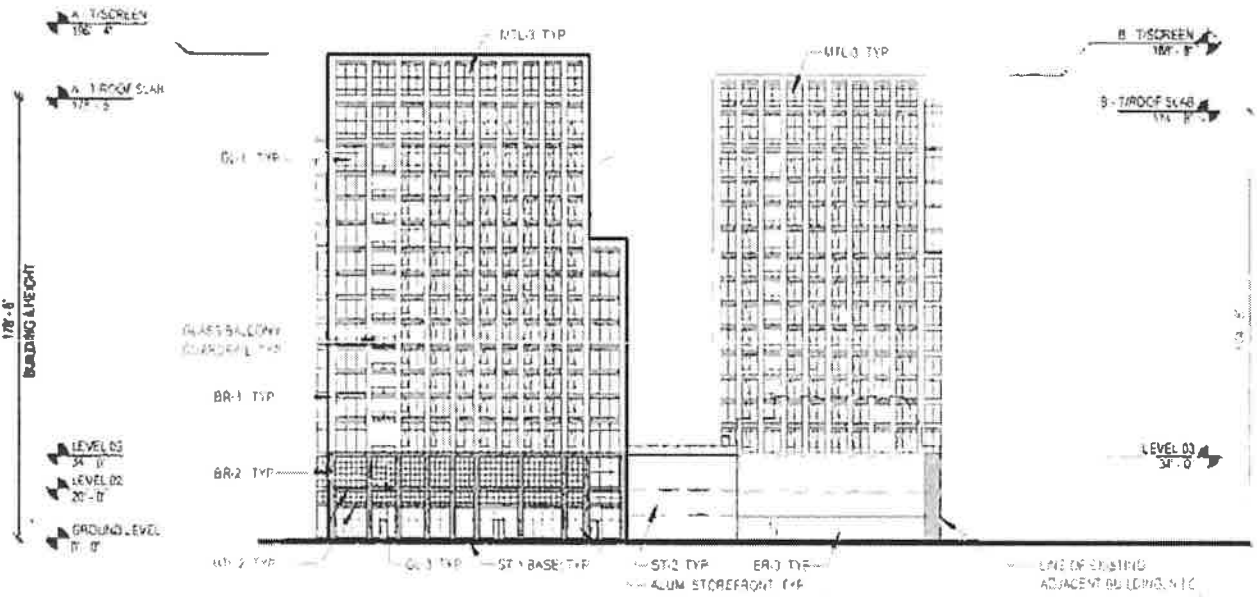
- A Street trees in continuous planters with perennials
- B Level 03 Amenity Deck
- C Pool
- D Lounge & dining terraces
- E Amenity lawn
- F Naturalistic planting multi-stem trees, shrubs & groundcover
- G Fenced dog run
- H Private patio
- I Covered walkway and pergola
- J Lattice screen with vines
- K Sedum planting
- L Mechanical equipment

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MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PTD LHM BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- ML-1 SLAB EDGE COVER
- ML-2 METAL PANEL
- ML-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE
- ST-2 DIRECT APPLIED STUCCO WITH MESH FINISH

NOTE: EXISTING BUILDING OUTLINES ARE APPROXIMATE AND BASED ON GOOGLE EARTH

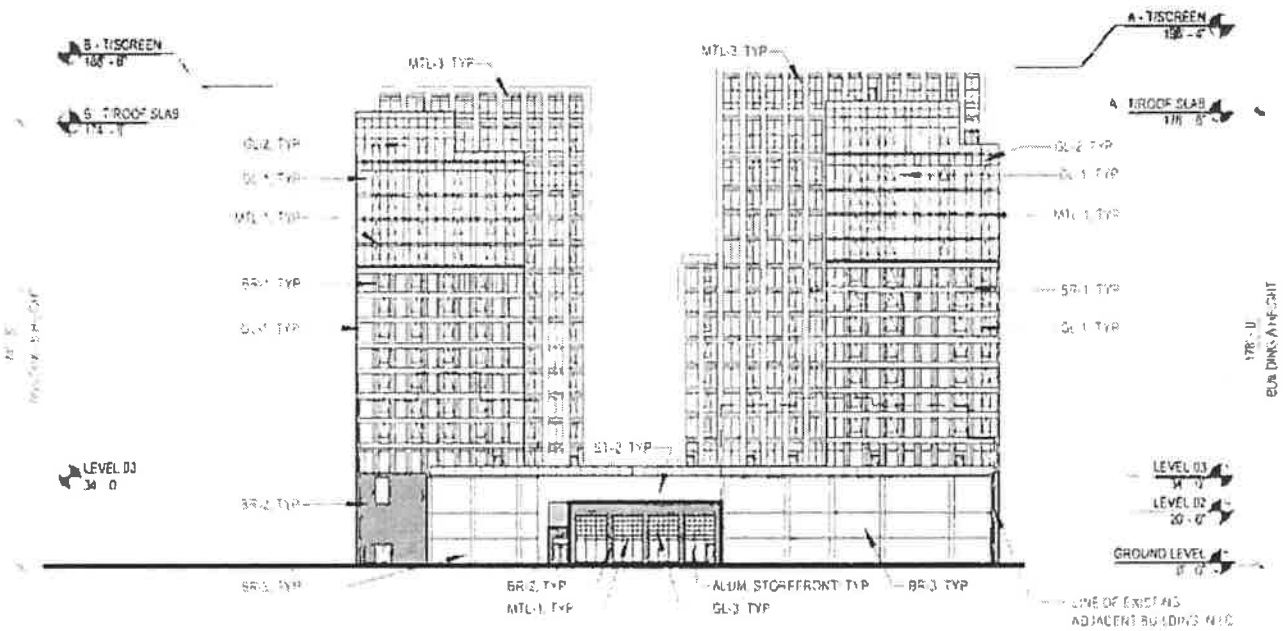
NORTH BUILDING ELEVATION
Scale 1" = 60'-0"



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MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PEBBLE BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 GLASS EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- SI-1 PRECAST STONE BASE
- SI-2 DIRECT APPLIED STUCCO w/ SMOOTH FINISH

NOTE: EXISTING BUILDING OUTLINES ARE APPROXIMATE AND BASED ON GOOGLE EARTH

SOUTH BUILDING ELEVATION

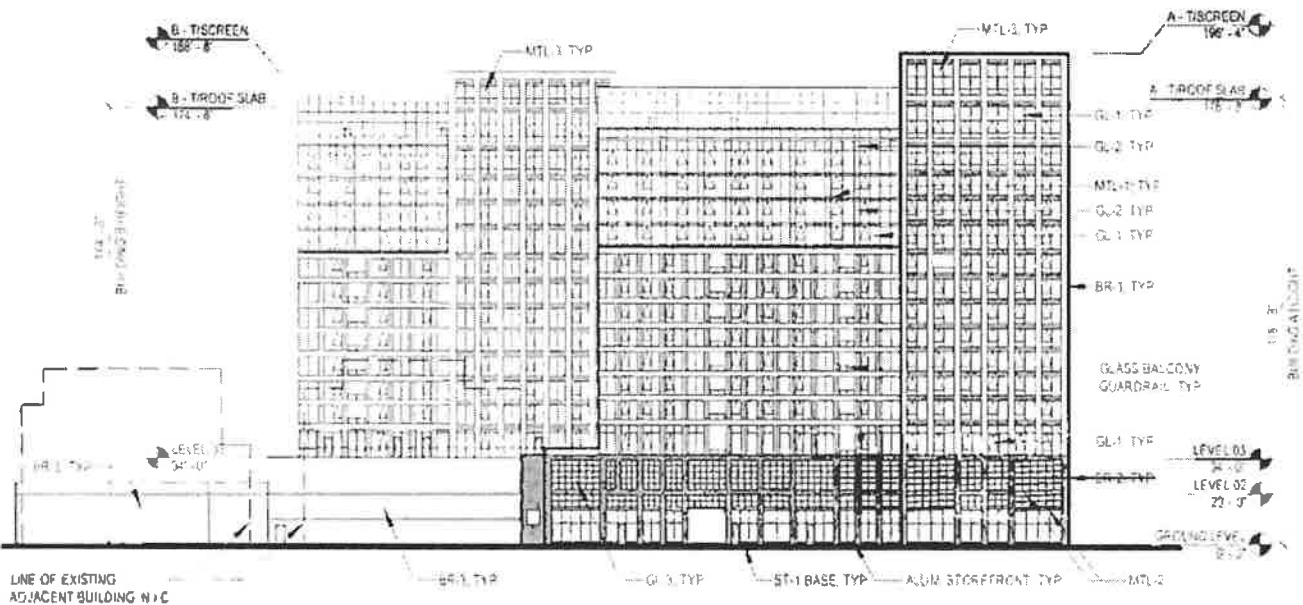
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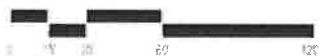
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- BR-1 TOWER BRICK
- BR-2 FOGGY BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE
- ST-2 DIRECT APPLIED STUCCO w/ SMOOTH FINISH

NOTE: EXISTING BUILDING OUTLINES ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

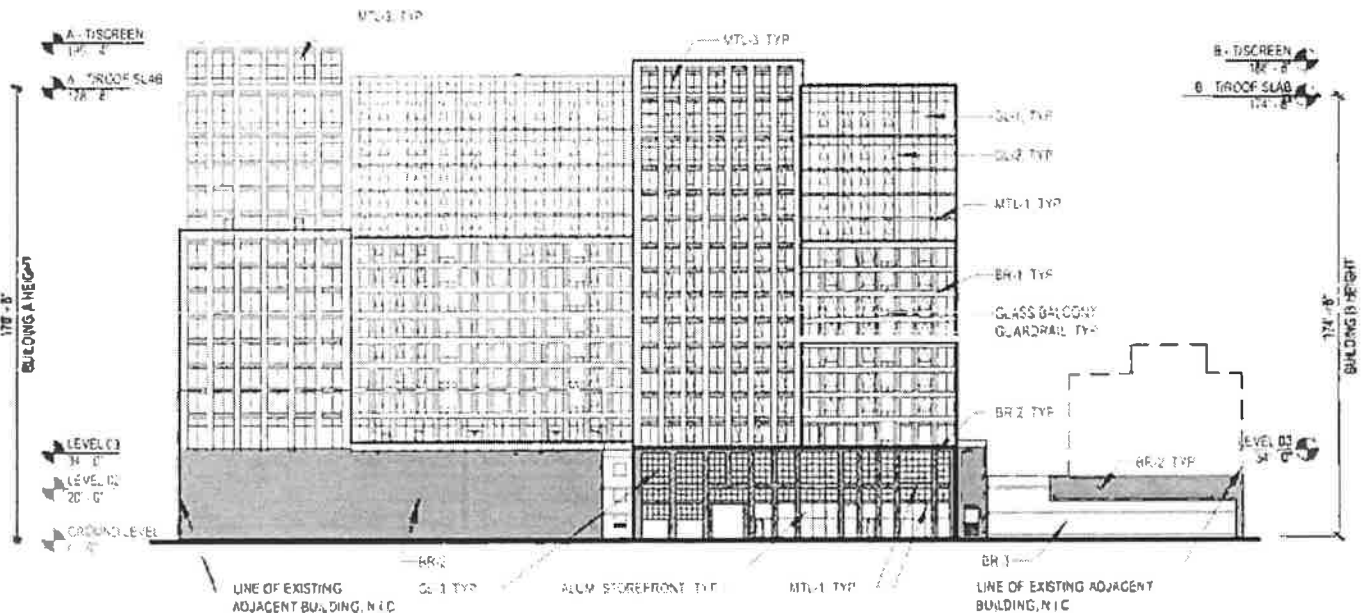
EAST BUILDING ELEVATION

Scale: 1" = 60'-0"



APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
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MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 POLY-M BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE
- ST-2 DIRECT APPLIED STUCCO
- S-1 SMOOTH FINISH

NOTE: EXISTING BUILDING OUTLINES ARE APPROXIMATE AND BASED ON GOOGLE EARTH

WEST BUILDING ELEVATION

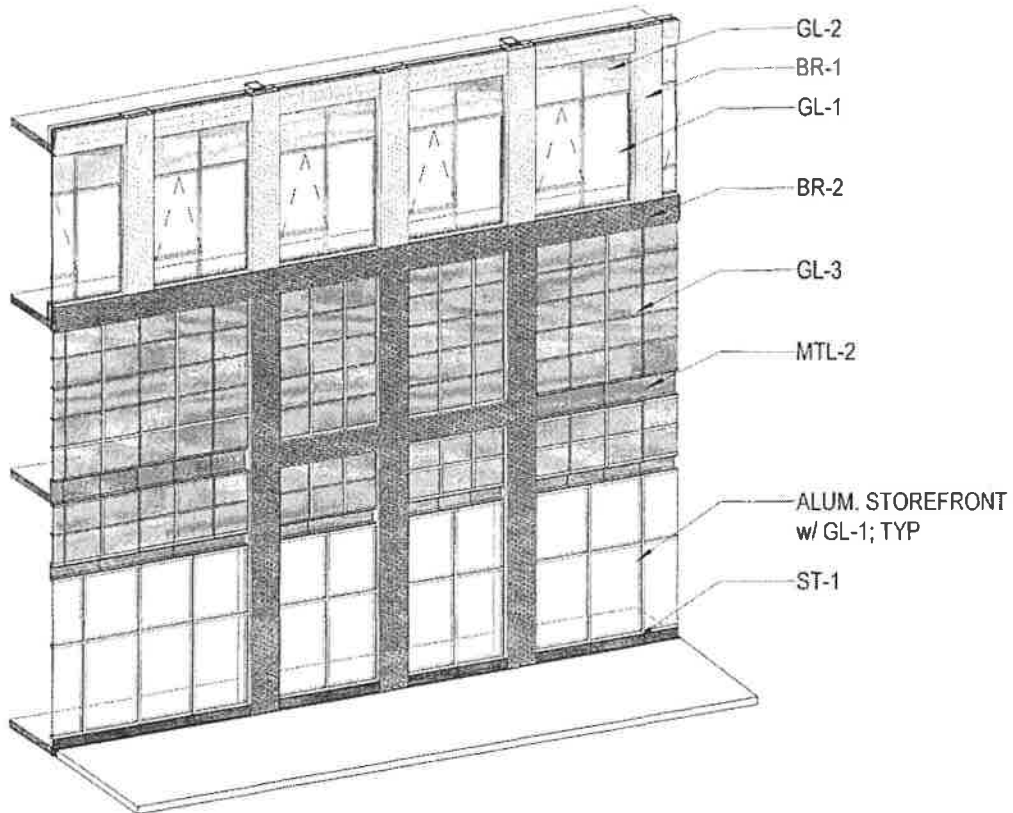
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TYPICAL BASE AXONOMETRIC VIEW

MATERIAL LEGEND

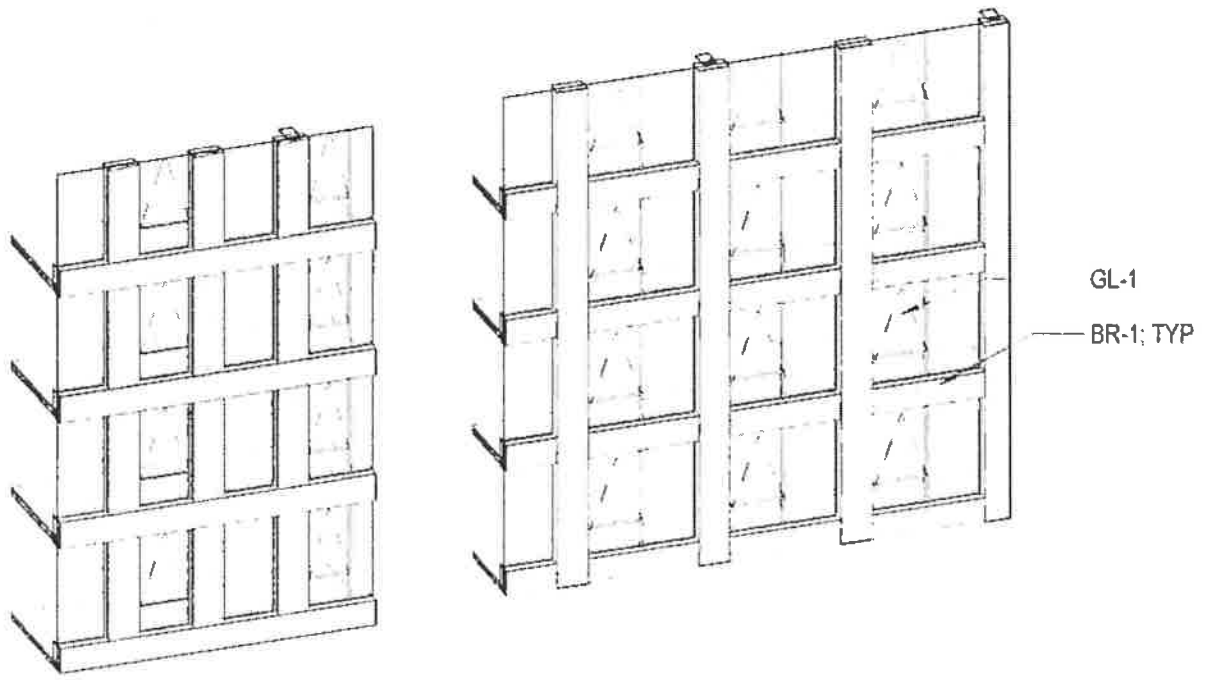
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- BR-2 PODIUM BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE

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FACADE B

FACADE A

TYPICAL BUILDING AXONOMETRIC VIEW

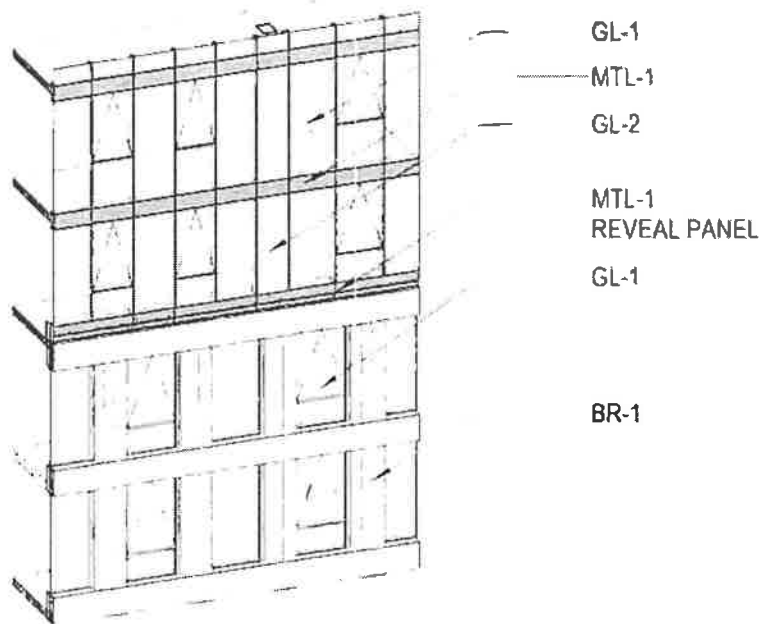
MATERIAL LEGEND

- SR-1 TOWER BRICK
- SR-2 PODIUM BRICK
- BR-0 PAINTED CMU
- GL-1 WINDOW GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MT-1 SLAB EDGE COVER
- MT-2 METAL PANEL
- MT-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE

APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
 ADDRESS: 935-939 WEST WASHINGTON / 1-19 NORTH MORGAN /
 942-946 WEST MADISON / 26-32 NORTH SANGAMON, CHICAGO, ILLINOIS
 DATE OF INTRODUCTION: JANUARY 18, 2023
 PLAN COMMISSION: FEBRUARY 16, 2023



Final for Publication



BUILDING TOP AXONOMETRIC VIEW

MATERIAL LEGEND

- BR 1: KOWLE BRICK
- BR 2: PODIUM BRICK
- BR 3: PAINTED CMU
- GL 1: VISION GLASS
- GL 2: SPANDREL GLASS
- GL 3: SPANDREL GLASS
- MTL 1: SLAB EDGE COVER
- MTL 2: METAL PANEL
- MTL 3: PERFORATED METAL SCREEN
- ST 1: PRECAST STONE BASE

APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
 ADDRESS: 935-939 WEST WASHINGTON / 11-19 NORTH MORGAN /
 942-946 WEST MADISON / 26-32 NORTH SANGAMON, CHICAGO, ILLINOIS
 DATE OF INTRODUCTION: JANUARY 18, 2023
 PLAN COMMISSION: FEBRUARY 16, 2023



19148

57622

JOURNAL--CITY COUNCIL--CHICAGO

10/11/2017

*Reclassification Of Area Shown On Map No. 1-G.
(Application No. 19341)
(Common Address: 838 -- 840 W. Grand Ave.)*

[O2017-6214]

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 RM5 Residential Multi-Unit District symbols as shown on Map Number 1-G in the area bounded by:

a line 40 feet north of and parallel to West Grand Avenue; a line 58.30 feet west of and parallel to North Green Street; West Grand Avenue; and a line 116.60 feet west of and parallel to North Green Street,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and due publication.

*Reclassification Of Area Shown On Map No. 1-G.
(As Amended)
(Application No. 19148)*

RBPD 1385

*(Common Address: 933 -- 943 W. Washington Blvd./11 -- 25 N. Morgan St./
942 -- 948 W. Madison St./22 -- 42 N. Sangamon St.)*

[SO2017-2162]

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 symbols and indications as shown on Map Number 1-G in the area bounded by:

West Washington Boulevard; North Sangamon Street; a line 215.33 feet south of and parallel to West Washington Boulevard; a line 125 feet west of and parallel to North Sangamon Street; a line 315.33 feet south of and parallel to West Washington Boulevard; a line 107.5 feet west of and parallel to North Sangamon Street; West Madison Street; a line 75 feet east of and parallel to North Morgan Street; a line 100 feet north of and parallel to West Madison Street; North Morgan Street; a line 165.33 feet south of and parallel to West Washington Boulevard; and a line 125 feet west of and parallel to North Sangamon Street,

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 1-G in the area bounded by:

West Washington Boulevard; North Sangamon Street; a line 215.33 feet south of and parallel to West Washington Boulevard; a line 125 feet west of and parallel to North Sangamon Street; a line 315.33 feet south of and parallel to West Washington Boulevard; a line 107.5 feet west of and parallel to North Sangamon Street; West Madison Street; a line 75 feet east of and parallel to North Morgan Street; a line 100 feet north of and parallel to West Madison Street; North Morgan Street; a line 165.33 feet south of and parallel to West Washington Boulevard; and a line 125 feet west of and parallel to North Sangamon Street,

to those of a Residential-Business Planned Development which is hereby established in the area above 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 No. 1385

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1385 ("Planned Development" or "PD") consists of approximately 52,813 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). Haymarket Apartments Joint Venture L.P. is the Applicant for this Planned Development, pursuant to authorization from the Property owner.
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 Chicago Department of Transportation ("CDOT") 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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Chicago Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This Plan of Development consists of these 18 Statements, a Bulk Regulations and Data Table and the following exhibits and plans prepared by bKL Architects and dated September 20, 2017 (collectively, the "Plans"): an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Building Elevations (North, South, East and West); and Axonometric Views (Typical Base, Building and Building Top). 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 thereof, 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 shall be permitted in this Planned Development: multi-family dwelling units located above the ground floor; the following uses located on the ground floor: artist work or sales space; repair and laundry service; eating and drinking establishments; food and beverage retail sales (provided any sale of liquor shall be accessory only); business support services (except day labor employment agencies); financial services (except drive-through facilities, payday/title secured loan stores and pawn shops); general retail sales; offices; personal services (including, without limitation, yoga and fitness studios); children's play center; co-located wireless communication facilities; non-accessory parking (underground and, for above-grade parking, up to 45 percent pursuant to Section 17-10-0503); accessory uses and 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 DPD. 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 Property 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 overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 52,813 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 DPD. 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 DPD. 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 13-32-085 of the Municipal Code, or any other applicable 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 or assigns and, if different than the Applicant, the legal titleholders and any ground lessees of the Property.
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. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated, for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the city to maximize opportunities for Minority and Women-Owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the

planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the Applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the DX-3 District to the DX-5 District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a

* Editor's note: Numbering discrepancy in original document.

two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 358 units. As a result, the Applicant's affordable housing obligation is 36 affordable units (10 percent of 358, rounded up), 9 of which are Required Units (25 percent of 36). The Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit (Cash Payment) and providing 9 affordable units in the rental building to be constructed in the PD, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental/for sale units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(L). 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 PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any 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 PD.

17. The Applicant acknowledges that the project has received a bonus FAR of 1.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a STEM Lab located at Skinner West Elementary School

(the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

- 18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the DX-5 Downtown Mixed-Use District.

[Existing Zoning Map; General Land-Use Map; Planned Development Boundary and Property Line Map; Site and Landscape Plans; North, South, East and West Building Elevations; and Typical Base, Typical Building and Building Top Axonometric Views referred to in these Plan of Development Statements printed on pages 57632 through 57643 of this Journal.]

Bulk Regulations and Data Table, Exhibit "A" (2015 Affordable Housing Profile Form (AHP)) and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1385.

Bulk Regulations And Data Table.

Gross Site Area (square feet):	73,471
Area of Public Rights-of-Way (square feet):	20,658
Net Site Area (square feet):	52,813
Maximum Floor Area Ratio:	6.5
Maximum Number of Dwelling Units:	358
Minimum Off-Street Parking Spaces:	186
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	184 feet, 0 inches
Minimum Setbacks:	In substantial conformance with the plans
Minimum Bicycle Parking Spaces:	69

Exhibit "A".

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

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

Date: 5/30/17

DEVELOPMENT INFORMATION

Development Name: Union West
 Development Address: 935 West Washington Street, Chicago, IL 60607
 Zoning Application Number, if applicable: Ward: 25
 If you are working with a Planner at the City, what is his/her name? Dan Klaiber

Type of City Involvement
check all that apply

<input type="checkbox"/> City Land	<input checked="" type="checkbox"/> Planned Development (PD)
<input type="checkbox"/> Financial Assistance	<input type="checkbox"/> Transit Served Location (TSL) project
<input checked="" type="checkbox"/> Zoning Increase	

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on 5/26/17
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name Haymarket Apartments Joint Venture, LP
 Developer Contact Andrew Cretal
 Developer Address 7900 Westpark Drive, Suite T605, Mc
 Email ajc@zomusa.com Developer Phone 703-677-9717
 Attorney Name Rich Klawiter, DLA Piper Attorney Phone 312-368-7243

TIMING

Estimated date marketing will begin August, 2019
 Estimated date of building permit* February, 2018
 Estimated date ARO units will be complete November 2019

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


 Kara Breems, DPD

 Developer/Project Manager

6-5-17
 Date
6/5/17
 Date

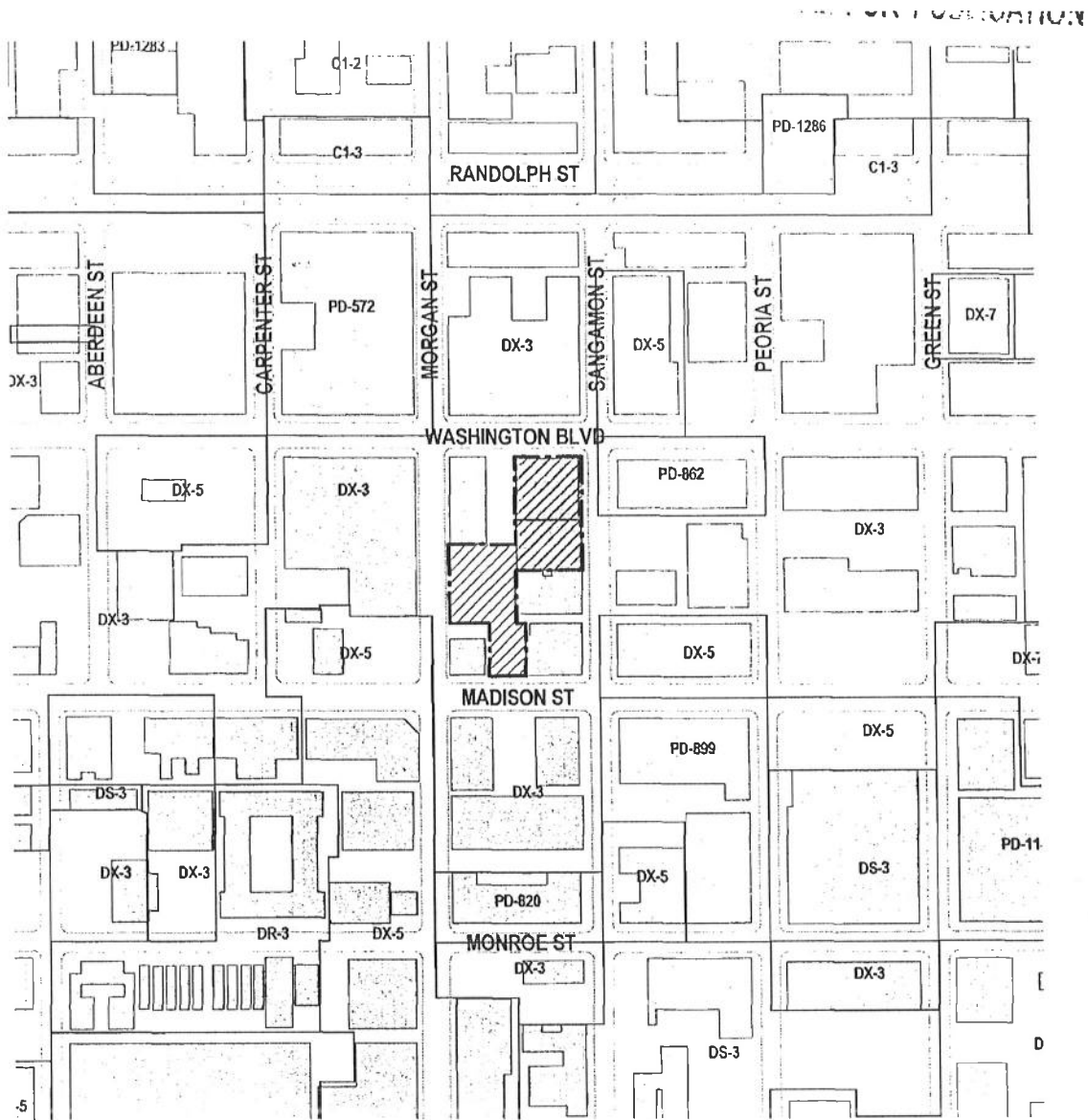
NOT FOR PUBLICATION

Summary: Union West/935 W Washington

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	108	31%	534	3	33%	502
one-bed	187	54%	730	4	44%	658
two-bed	38	11%	1,098	1	11%	1,005
three-bed	15	4%	1,316	1	11%	1,247



All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Not included in rent	Not included in rent - but affordable tenants be eligible to lease those spaces at the same rate as market rate tenants
Laundry	In-unit	In-unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New/TBD	New/TBD
Dishwasher <i>age/EnergyStar/make/model/color</i>	New/TBD	New/TBD
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New/TBD	New/TBD
Microwave <i>age/EnergyStar/make/model/color</i>	New/TBD	New/TBD
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Varies	Same as market rate
Kitchen countertops <i>material</i>	TBD	TBD
Flooring <i>material</i>	Vinyl Plank	Vinyl Plank
HVAC	Central	Central
Other		



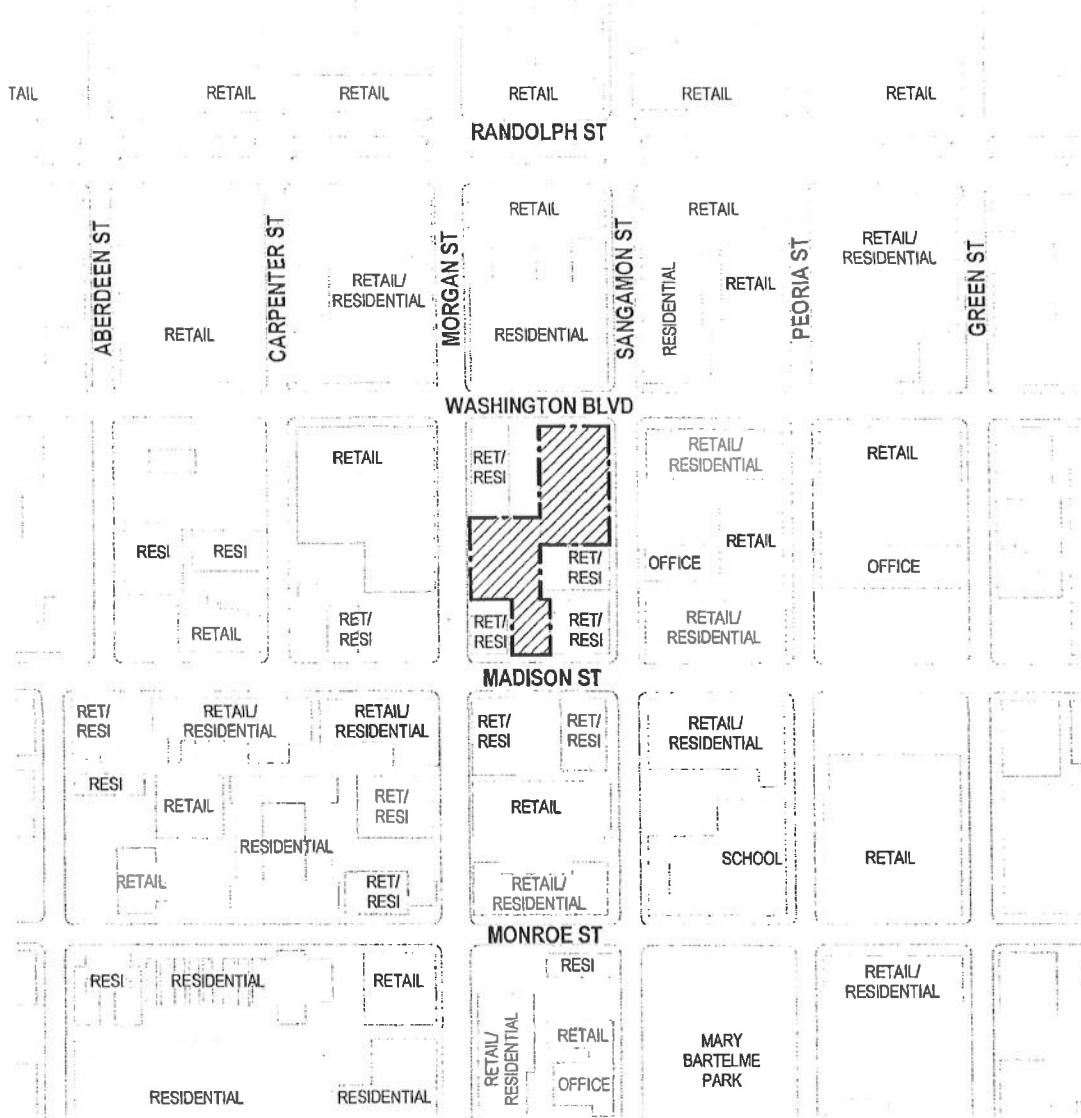
EXISTING ZONING MAP
 Scale: N.T.S.



 Subject Property
 Property Line



APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
 ADDRESS: 933-943 WEST WASHINGTON / 11-25 NORTH MORGAN /
 942-948 WEST MADISON / 22-42 NORTH SANGAMON, CHICAGO, ILLINOIS
 DATE OF INTRODUCTION: MARCH 29, 2017
 PLAN COMMISSION: SEPTEMBER 20, 2017



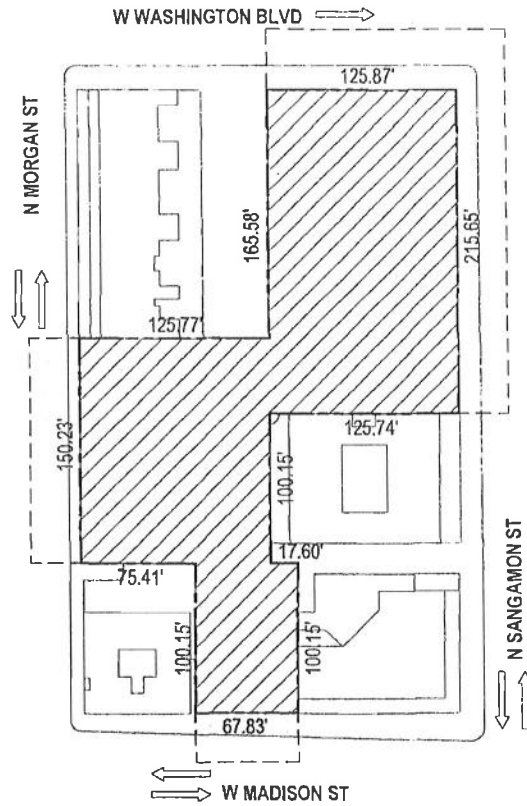


GENERAL LAND-USE MAP
 Scale: N.T.S.



 Subject Property
 Property Line



APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
ADDRESS: 933-943 WEST WASHINGTON / 11-25 NORTH MORGAN /
 942-948 WEST MADISON / 22-42 NORTH SANGAMON, CHICAGO, ILLINOIS
DATE OF INTRODUCTION: MARCH 29, 2017
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Net Site Area: 52,813 sq ft
 Area in Public Right of Way: 20,658 sq ft
 Gross Site Area: 73,471 sq ft

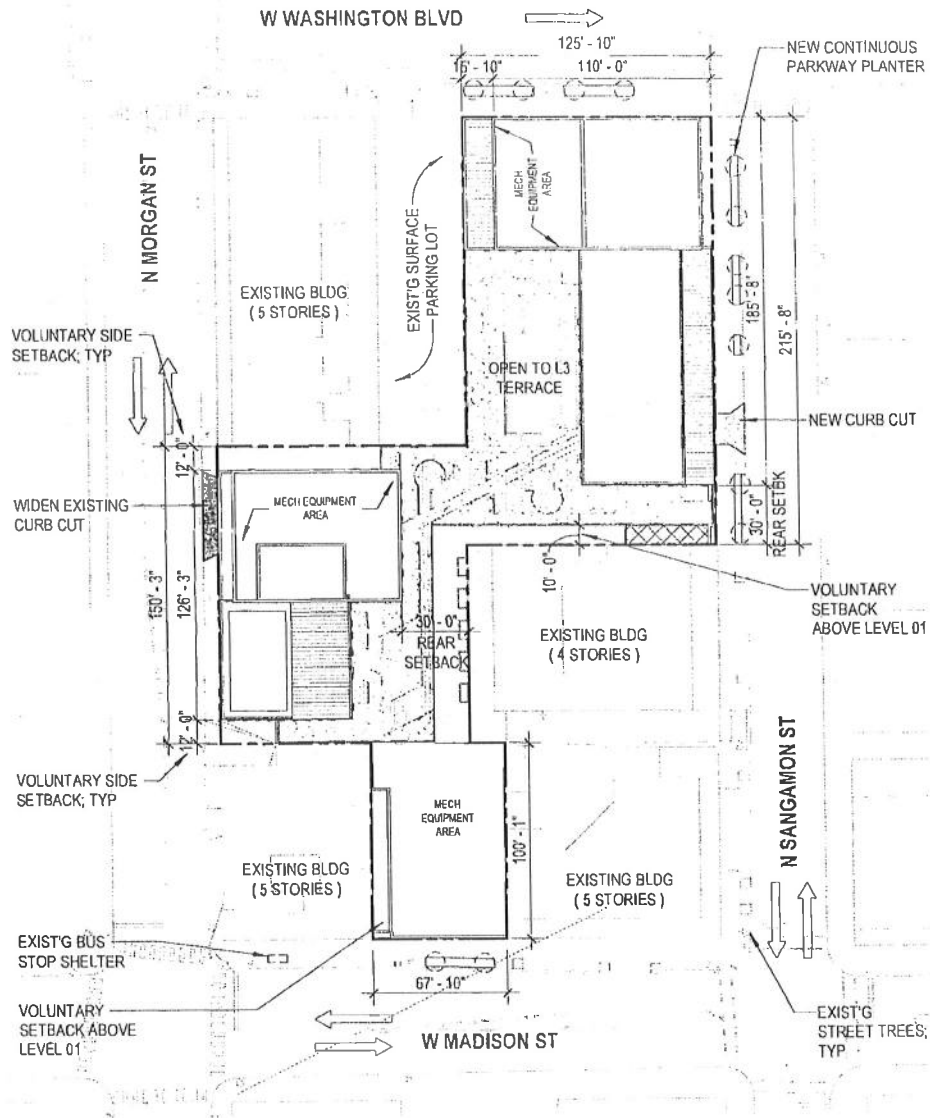
PLANNED DEVELOPMENT BOUNDARY
 AND PROPERTY LINE MAP
 Scale: N.T.S.



-  Subject Property
-  Property Line
-  Planned Development Boundary


APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
ADDRESS: 933-943 WEST WASHINGTON / 11-25 NORTH MORGAN /
 942-948 WEST MADISON / 22-42 NORTH SANGAMON, CHICAGO, ILLINOIS
DATE OF INTRODUCTION: MARCH 29, 2017
PLAN COMMISSION: SEPTEMBER 20, 2017

DRAWING FOR PUBLICATION



SITE PLAN
Scale: N.T.S.



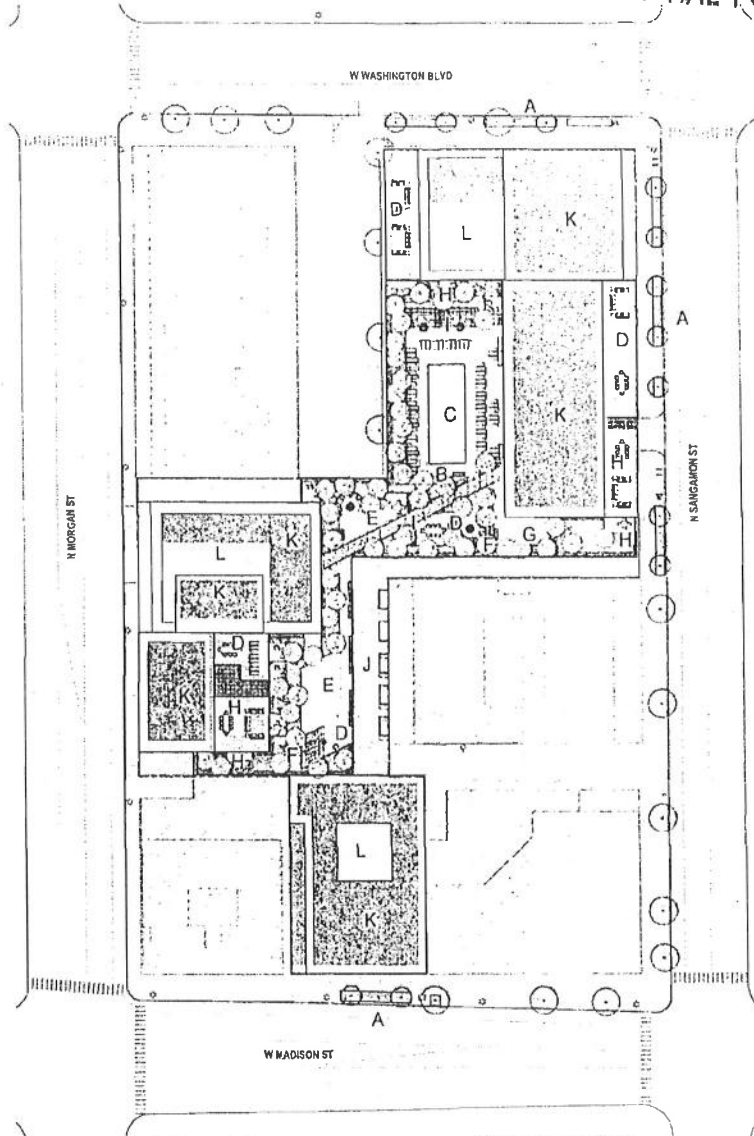
 PROPOSED PARKWAY TREES
(SEE STREESCAPE DWGS)

APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
ADDRESS: 933-943 WEST WASHINGTON / 11-25 NORTH MORGAN /
942-948 WEST MADISON / 22-42 NORTH SANGAMON, CHICAGO, ILLINOIS
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LANDSCAPE PLAN
Scale: N.T.S.



LEGEND

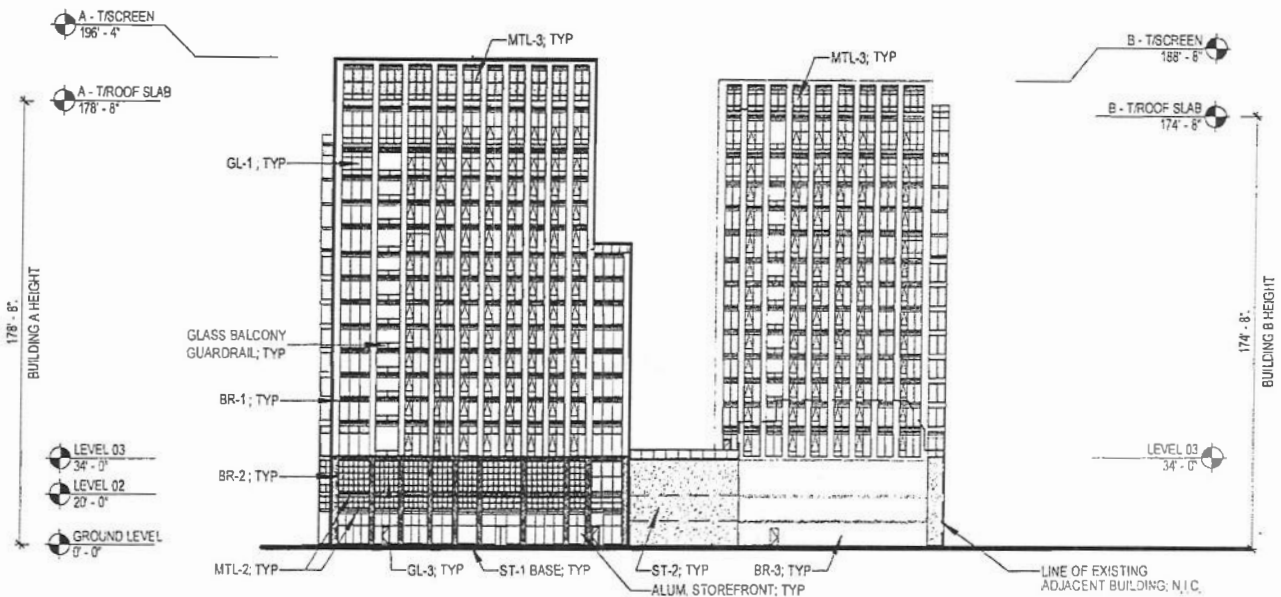
- A Street trees in continuous planters with perennials
- B Level 03 Amenity Deck
- C Pool
- D Lounge & dining terraces
- E Amenity lawn
- F Naturalistic planting: multi-stem trees, shrubs & groundcover
- G Fenced dog run
- H Private patio
- I Covered walkway and pergola
- J Lattice screen with vines
- K Sedum planting
- L Mechanical equipment

APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
 ADDRESS: 933-943 WEST WASHINGTON / 11-25 NORTH MORGAN /
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NOT FOR PUBLICATION



NOTE: EXISTING BUILDING OUTLINES ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

NORTH BUILDING ELEVATION

Scale: 1" = 60'-0"



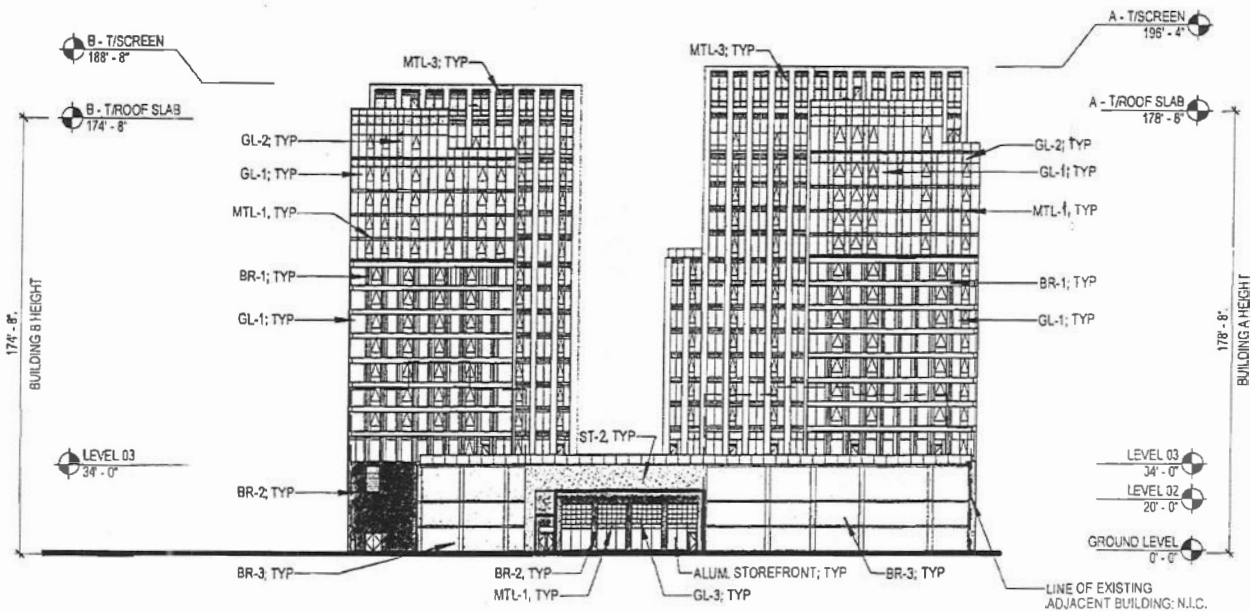
MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PODIUM BRICK
- BR-3 PAINTED CMU
- CL-1 VISION GLASS
- CL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE
- ST-2 DIRECT APPLIED STUCCO w/ SMOOTH FINISH

APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
 ADDRESS: 933-943 WEST WASHINGTON / 11-25 NORTH MORGAN /
 942-948 WEST MADISON / 22-42 NORTH SANGAMON, CHICAGO, ILLINOIS
 DATE OF INTRODUCTION: MARCH 29, 2017
 PLAN COMMISSION: SEPTEMBER 20, 2017



FINAL FOR PUBLICATION



NOTE: EXISTING BUILDING OUTLINES ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

SOUTH BUILDING ELEVATION

Scale: 1" = 60'-0"

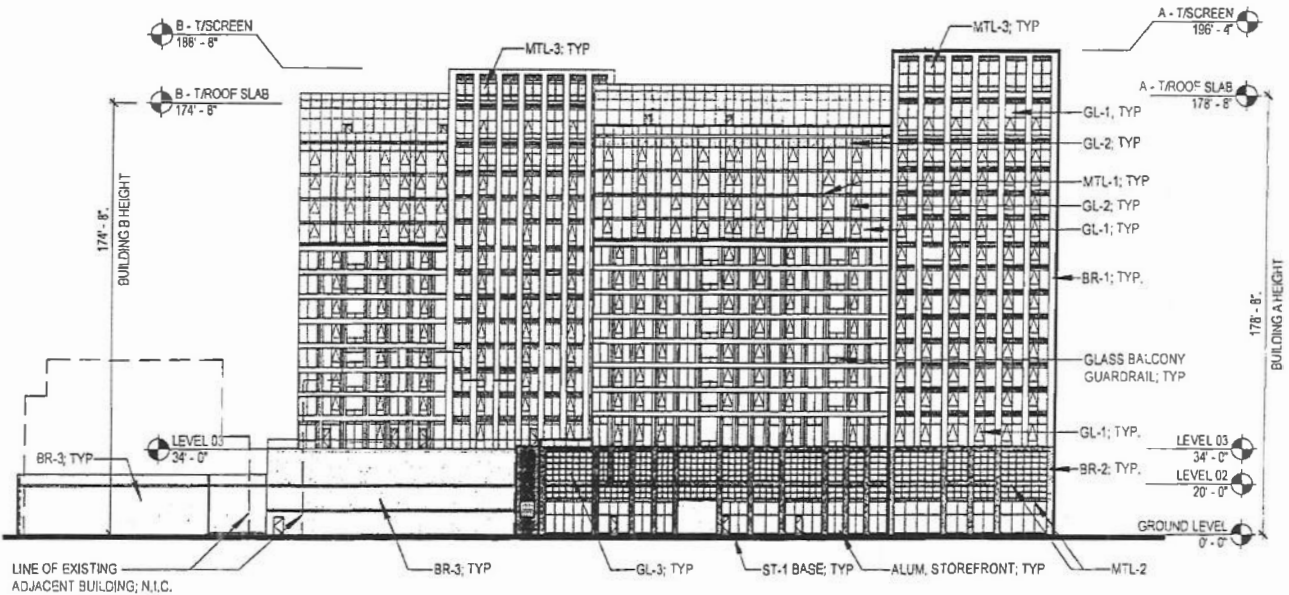


MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PODIUM BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE
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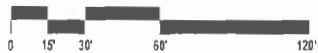
MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PODIUM BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE
- ST-2 DIRECT APPLIED STUCCO w/ SMOOTH FINISH

NOTE: EXISTING BUILDING OUTLINES ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

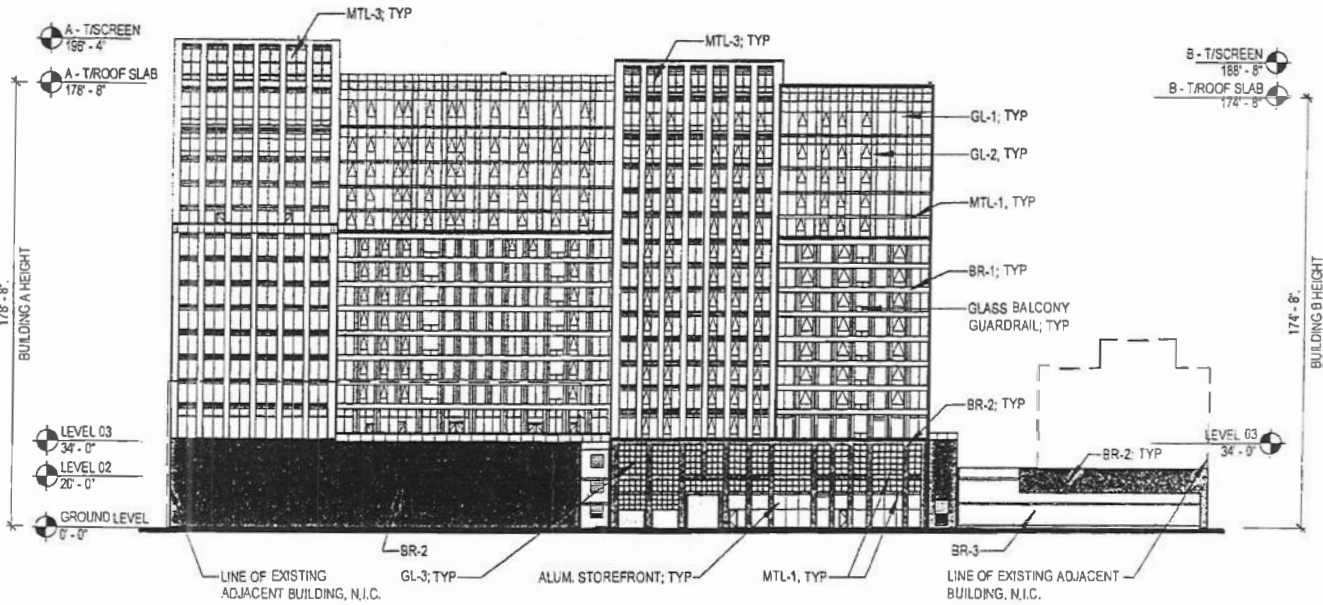
EAST BUILDING ELEVATION

Scale: 1" = 60'-0"



APPLICANT: HAYMARKET APARTMENTS JOINT VENTURE, LP
 ADDRESS: 933-943 WEST WASHINGTON / 11-25 NORTH MORGAN /
 942-948 WEST MADISON / 22-42 NORTH SANGAMON, CHICAGO, ILLINOIS
 DATE OF INTRODUCTION: MARCH 29, 2017
 PLAN COMMISSION: SEPTEMBER 20, 2017

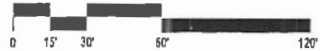
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NOTE: EXISTING BUILDING OUTLINES ARE APPROXIMATE AND BASED ON GOOGLE EARTH.

WEST BUILDING ELEVATION

Scale: 1" = 60'-0"



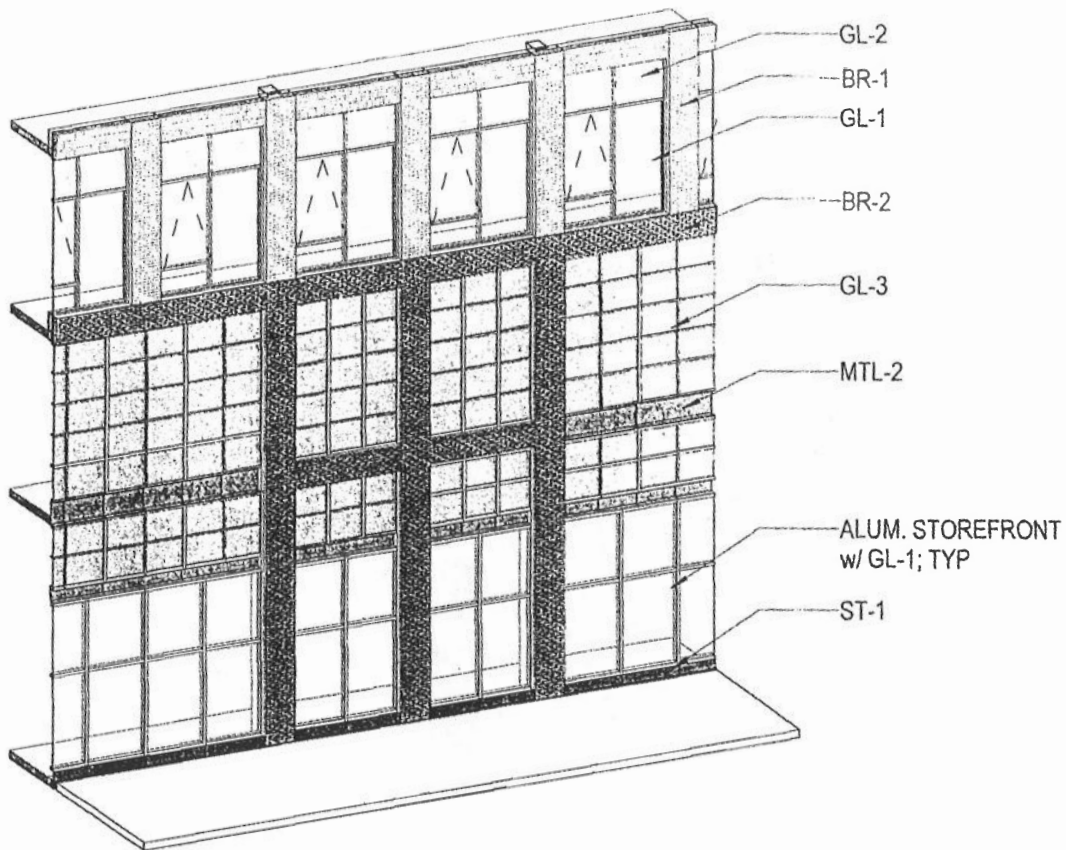
MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PODIUM BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE
- ST-2 DIRECT APPLIED STUCCO w/ SMOOTH FINISH

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TYPICAL BASE AXONOMETRIC VIEW

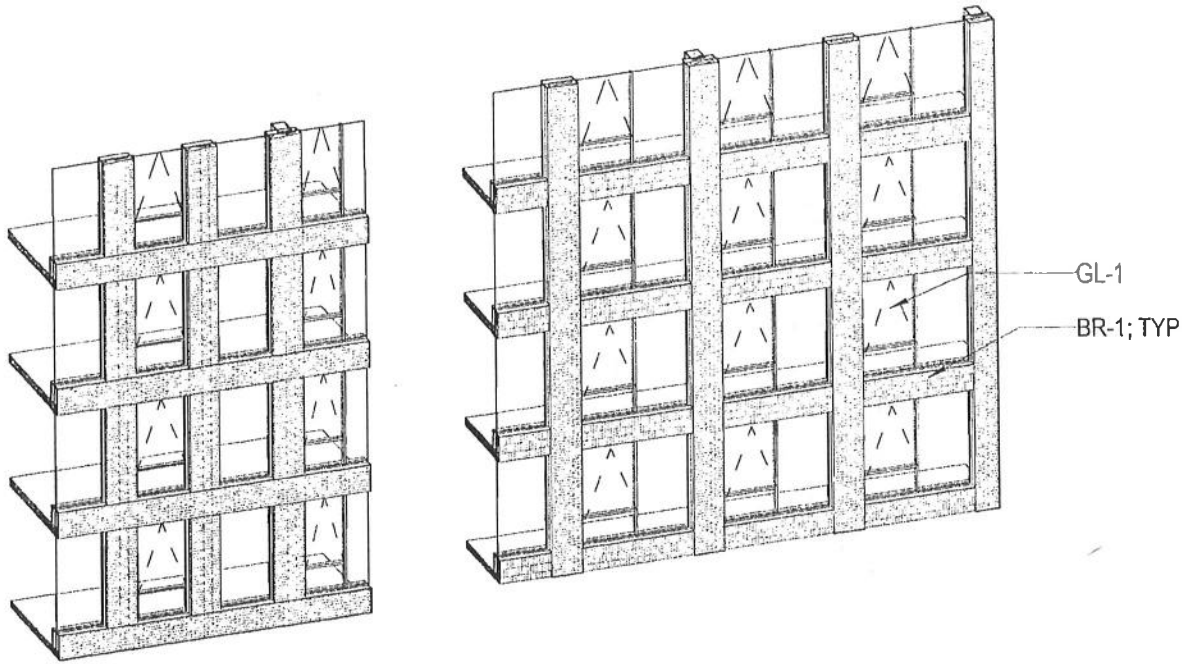
MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PODIUM BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE

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FACADE B

FACADE A

TYPICAL BUILDING AXONOMETRIC VIEW

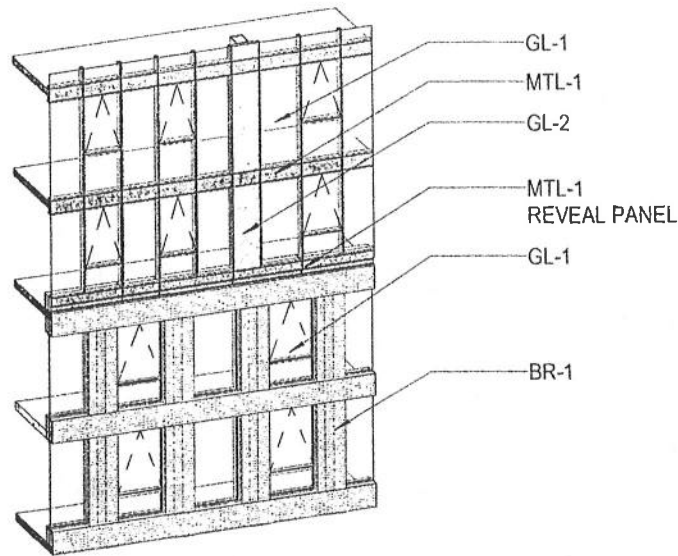
MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PODIUM BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE

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BUILDING TOP AXONOMETRIC VIEW

MATERIAL LEGEND

- BR-1 TOWER BRICK
- BR-2 PODIUM BRICK
- BR-3 PAINTED CMU
- GL-1 VISION GLASS
- GL-2 SPANDREL GLASS
- GL-3 SPANDREL GLASS
- MTL-1 SLAB EDGE COVER
- MTL-2 METAL PANEL
- MTL-3 PERFORATED METAL SCREEN
- ST-1 PRECAST STONE BASE

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