

# PD 1418

## Table of Contents

<b>09/16/2019 Minor Change</b> .....	<b>2</b>
Exhibits .....	3
<b>05/09/2019 Minor Change</b> .....	<b>5</b>
Exhibits .....	7
<b>07/25/2018 PD Adoption</b> .....	<b>19</b>
Ordinance .....	19
Statements .....	20
Bulk Table .....	24
Exhibits .....	25



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 16, 2019

Richard Klawiter  
DLA Piper LLP  
444 W. Lake St., Suite 900  
Chicago, IL 60606-0089

**Re: Minor change request for PD 1418, 310-328 N. Sangamon St., Glass pattern**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 1418, ("PD 1418") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1418.

Your client and the owner of all of the property within PD 1418, 320 N. Sangamon, L.L.C., is seeking a minor change to allow for a pattern change on the corner fritted glass of the proposed office building at 320 N. Sangamon St. On May 9, 2019, a minor change for design revisions was granted which included a vertical lined fritted glass pattern along the southeast corner of the building. As shown on the attached exhibits, the pattern of the fritted glass has been changed to a dot pattern.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed glass pattern change 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 1418, 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, Cindy Roubik, Main file

ORIGINAL RENDERING



CURRENT DESIGN RENDERING



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COMPARISON

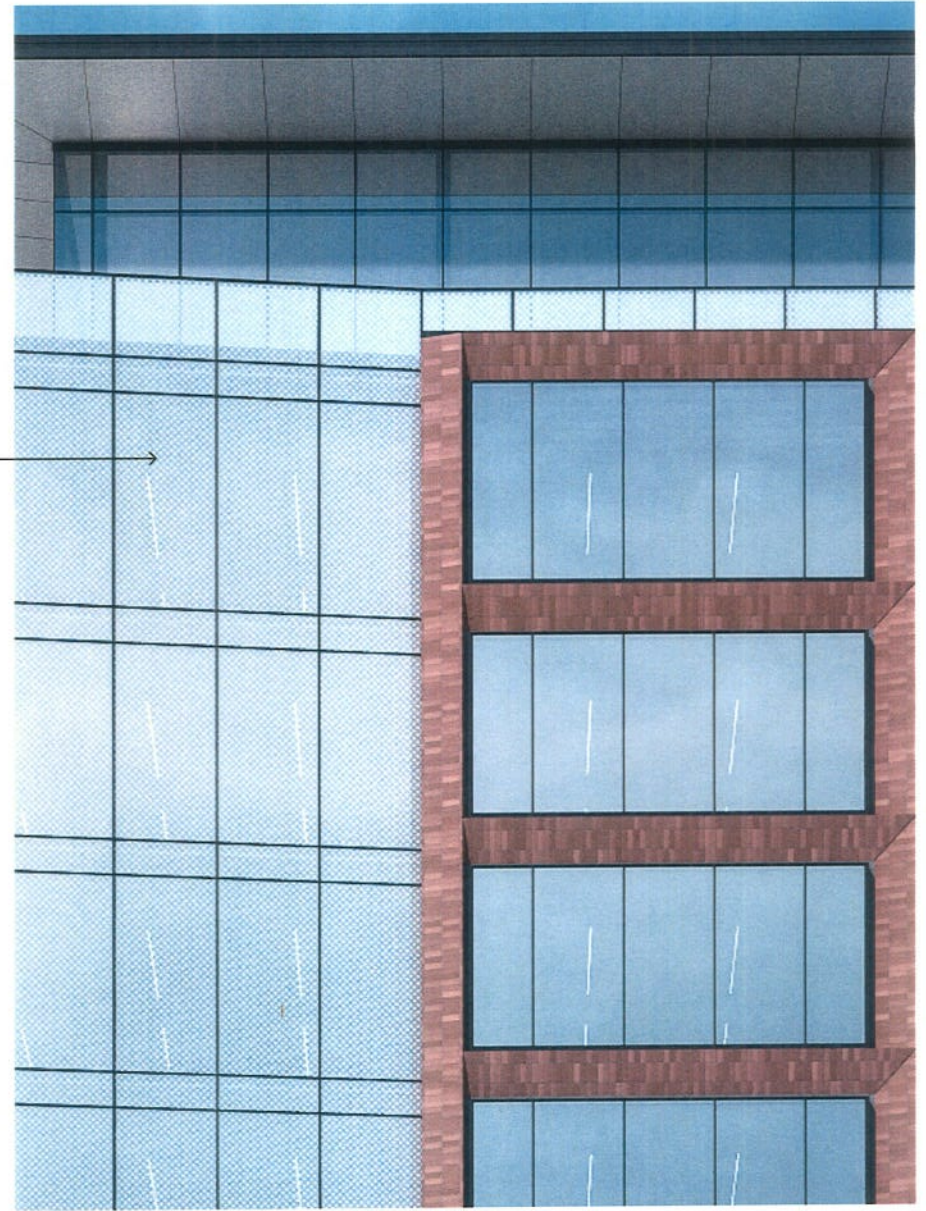
320 N. SANGAMON 2019-07-16

PROPOSED FRITTED PATTERN



FRITTED GLASS SAMPLE  
CUSTOM PATTERN

PROPOSED  
CUSTOM FRITTED PATTERN GLASS



CLOSE UP VIEW

320 N. SANGAMON 2019-08-13



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 9, 2019

Richard Klawiter  
DLA Piper LLP  
444 W. Lake St.  
Suite 900  
Chicago, IL 60606-0089

**Re: Minor change request for PD 1418, 310-328 N. Sangamon St.**

Dear Mr. Klawiter:

Please be advised that your request for a minor change to Business Planned Development No. 1418, ("PD 1418") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1418.

Your client and the owner of all of the property within PD 1418, 320 N. Sangamon, OWNER, LLC, is seeking a minor change to allow for design revisions to the proposed office building at 320 N. Sangamon St. Your client recently purchased the property and their design changes include:

- An increase in the maximum building height from 170'-0" to 180'-6" (12-stories to 13-stories). The most southern portion of the building has been reduced from 8-stories to 5-stories and is topped with a 4 foot high masonry coping.
- The fritted glass corner element included in the approved design has been maintained and extends slightly above the East Elevation brick wall.
- A change in the color of the brick from black to brown, as shown on the attached color samples.
- A change in the building structural bays from 30'-0" to 25'-4" with one window opening per bay. The typical bay is asymmetrically chamfered in order to create more depth and the windows are pushed, articulating the metal edge of the frame. Similar to the approved design, the 13<sup>th</sup> floor windows along the South Elevation are recessed 2'-0" within the masonry opening.
- The building amenities have been relocated to the mechanical penthouse floor. The penthouse/façade at this level is set back from the building mass.
- The sunshades on the South Elevation and the roof PV panels have been eliminated.
- The lobby and lay-by lane have shifted further north, and the loading dock and parking garage entrance and exit have been flipped, thereby creating better access, as agreed upon and approved by CDOT.

The following revised drawings are attached: Existing Land Use Map, Planned Development Boundary and Property Line Map, Site/Landscape Plan, North Elevation, South Elevation, East Elevation, West Elevation, Enlarged Elevation and Section (1<sup>st</sup> and 2<sup>nd</sup> Floors), Enlarged Elevation and Section (Typical Bay), Enlarged Elevation and Section (12<sup>th</sup> and 13<sup>th</sup> Floor), Enlarges Typical Glass Corner Bay, Brick Material Color Samples, and Window Mullion/Parking Screen Metal Color.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed design revisions 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 1418, 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,



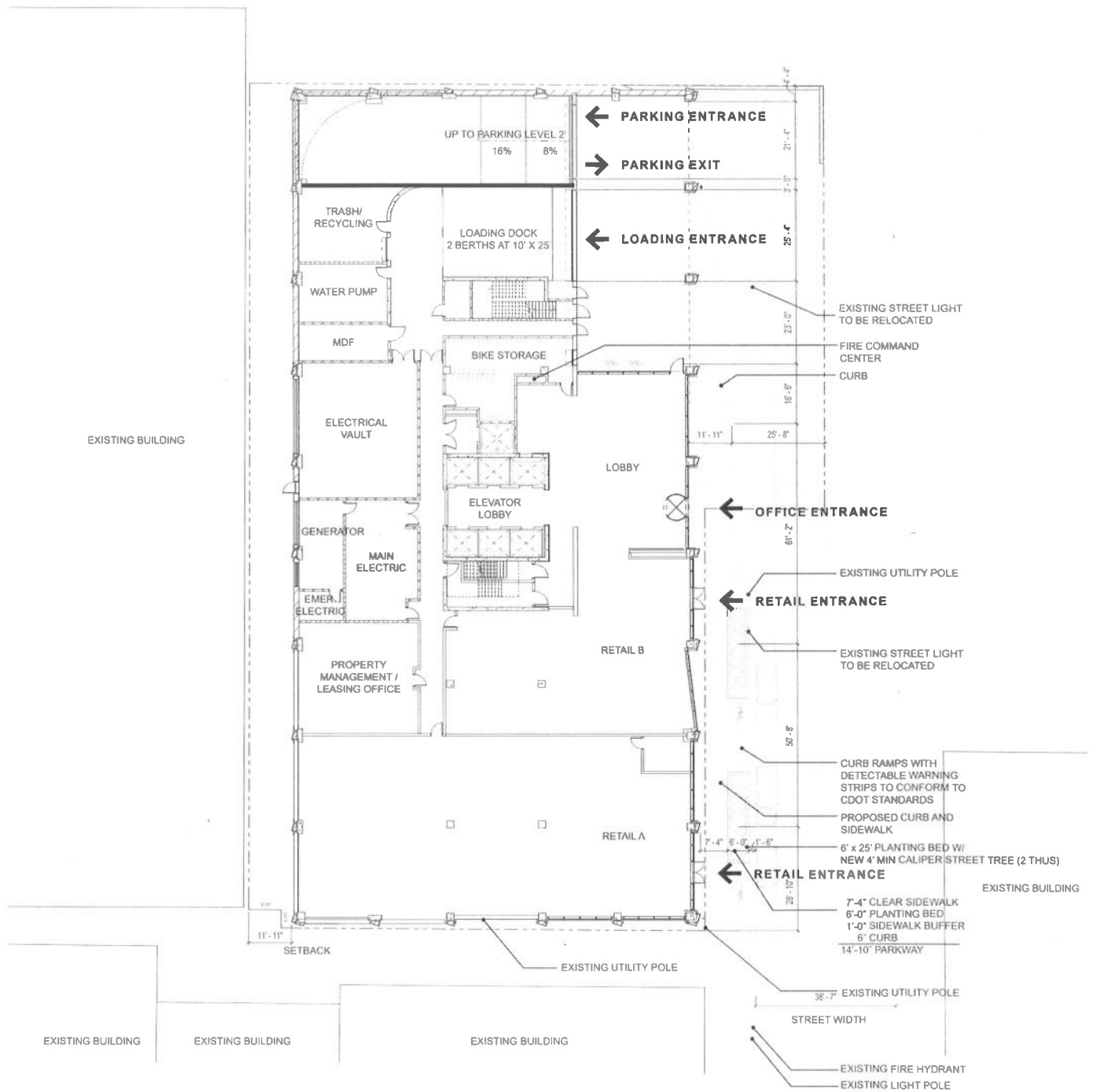
Patrick Murphey  
Zoning Administrator

PM:tm

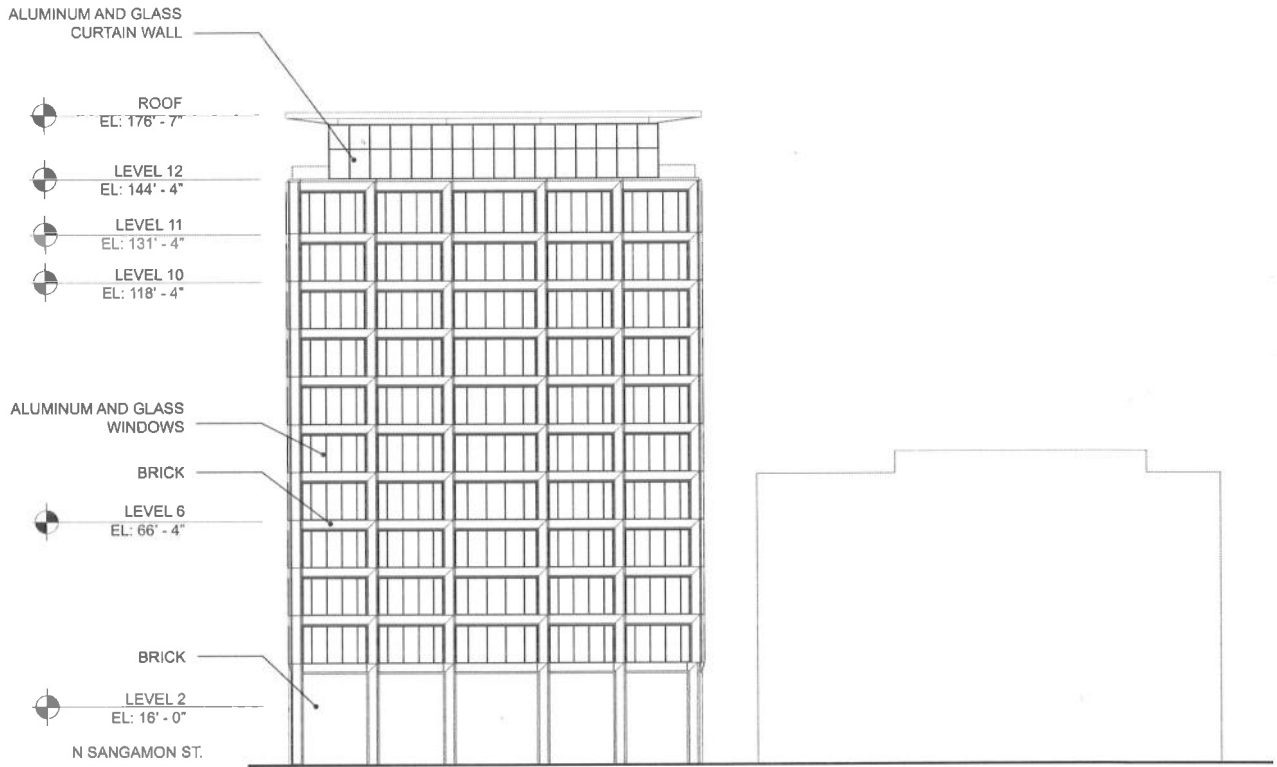
C: Mike Marmo, Erik Glass, Cindy Roubik, Ron Daye, Bill Higgins, Main file



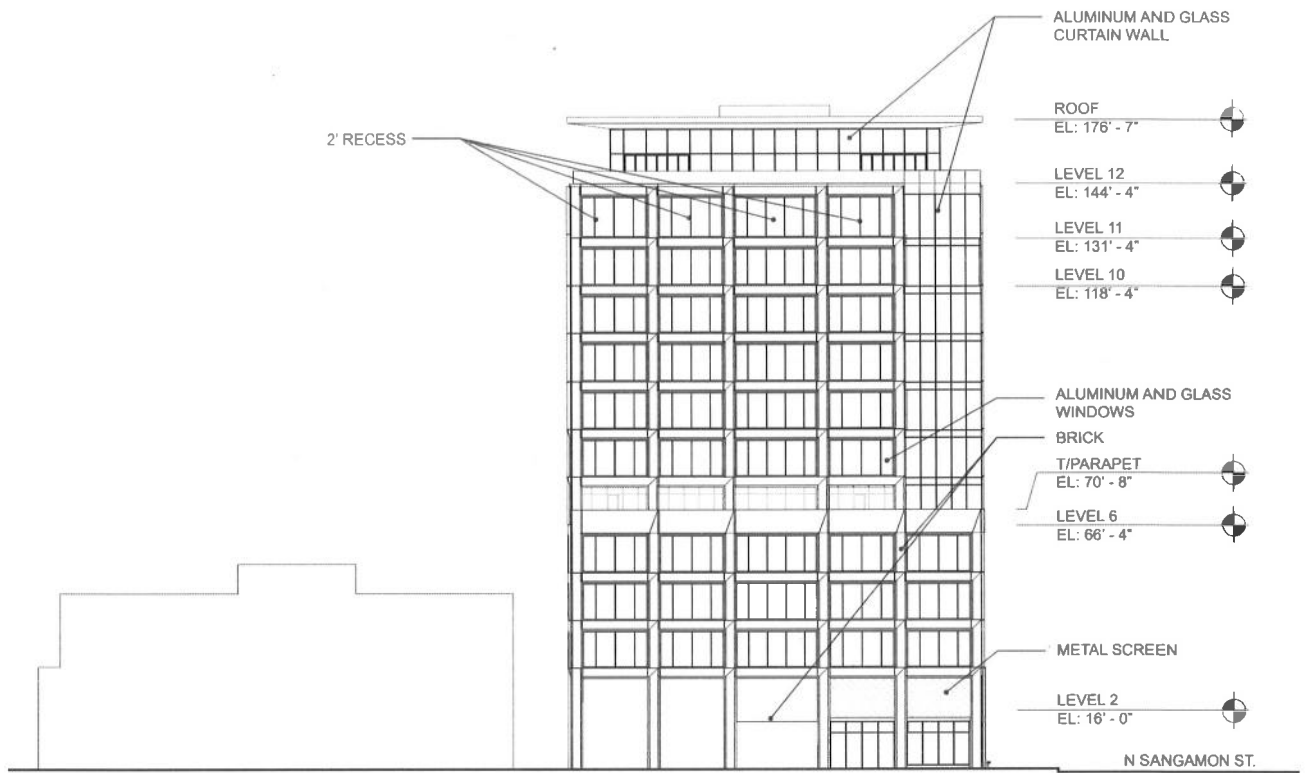




**SITE / LANDSCAPE PLAN**



**NORTH ELEVATION**



**SOUTH ELEVATION**

ALUMINUM AND GLASS  
CURTAIN WALL

ROOF  
EL: 176' - 7"

LEVEL 12  
EL: 144' - 4"

LEVEL 11  
EL: 131' - 4"

LEVEL 10  
EL: 118' - 4"

ALUMINUM AND GLASS  
CURTAIN WALL

ALUMINUM AND GLASS  
WINDOWS

BRICK

T/PARAPET  
EL: 70' - 8"

LEVEL 6  
EL: 66' - 4"

METAL SCREEN

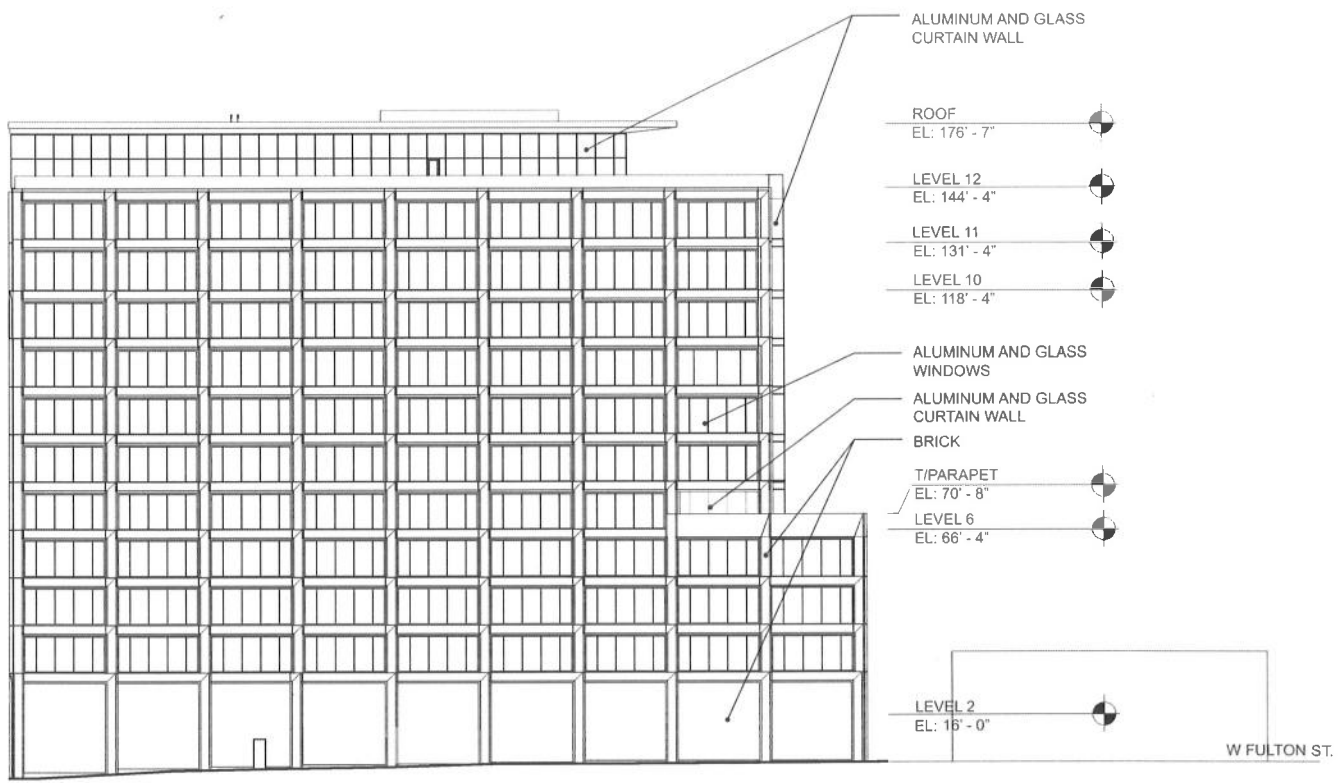
GARAGE DOOR

LEVEL 2  
EL: 16' - 0"

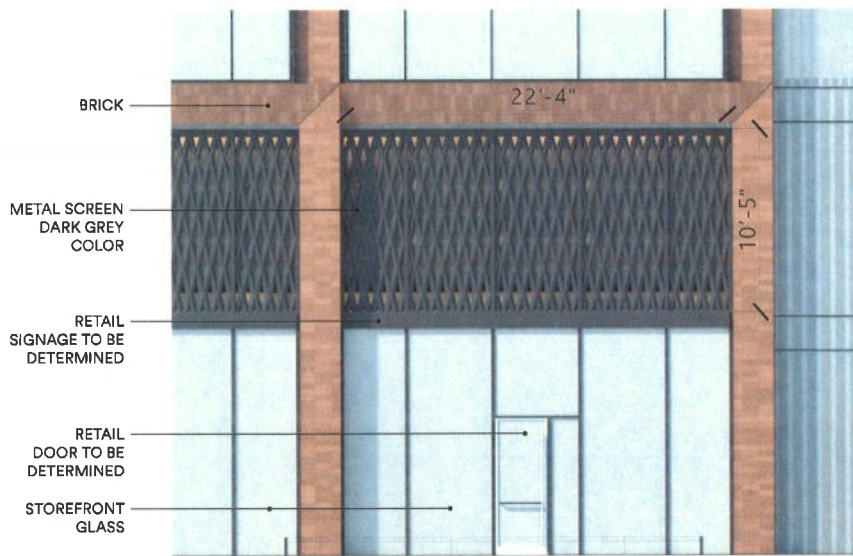
W FULTON ST.



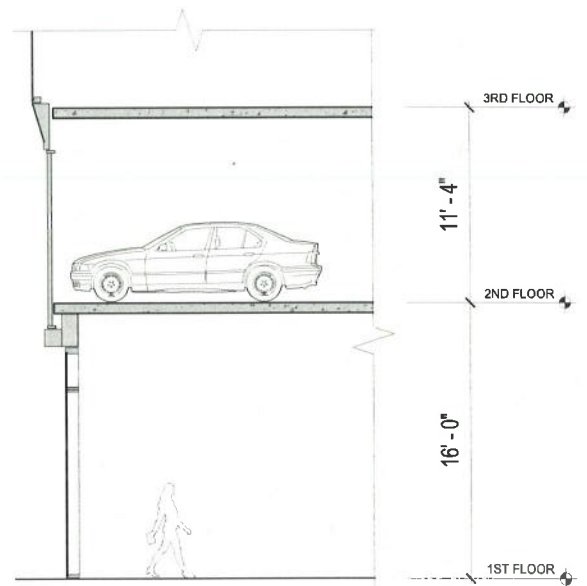
**EAST ELEVATION**



WEST ELEVATION

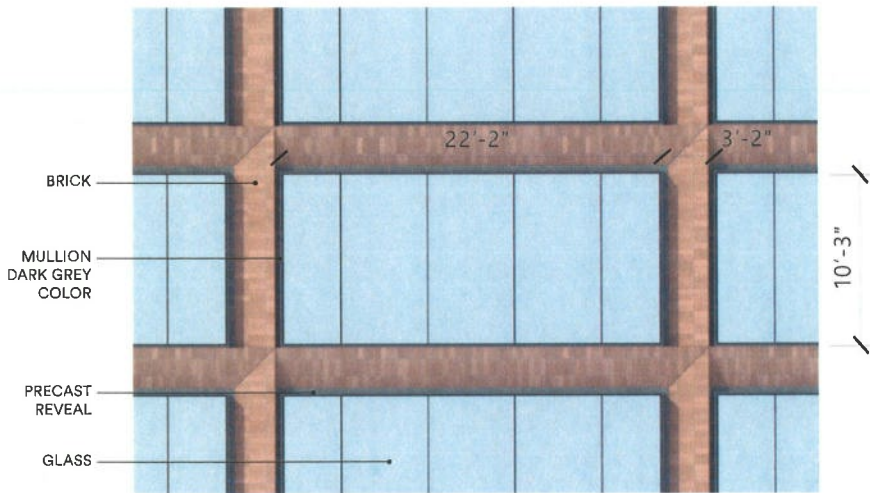


EAST ELEVATION

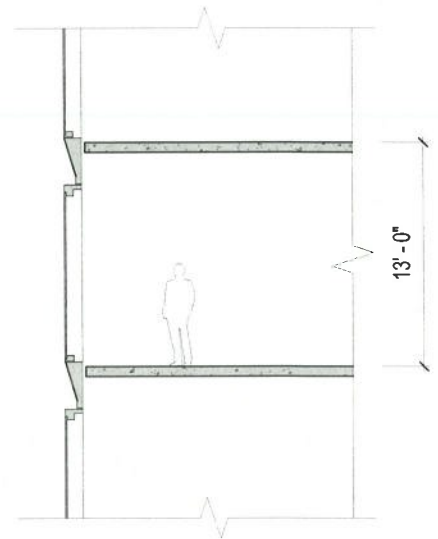


SECTION

ENLARGED ELEVATION AND SECTION  
(1ST AND 2ND FLOORS)

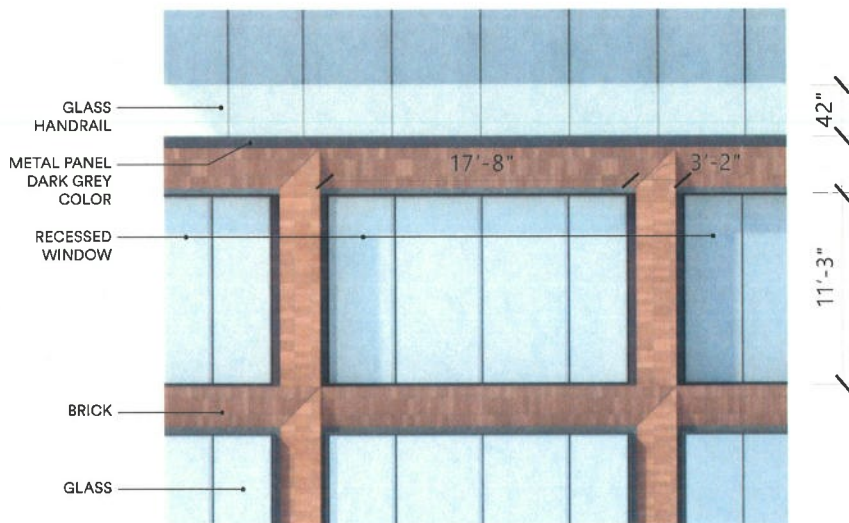


EAST / WEST ELEVATION

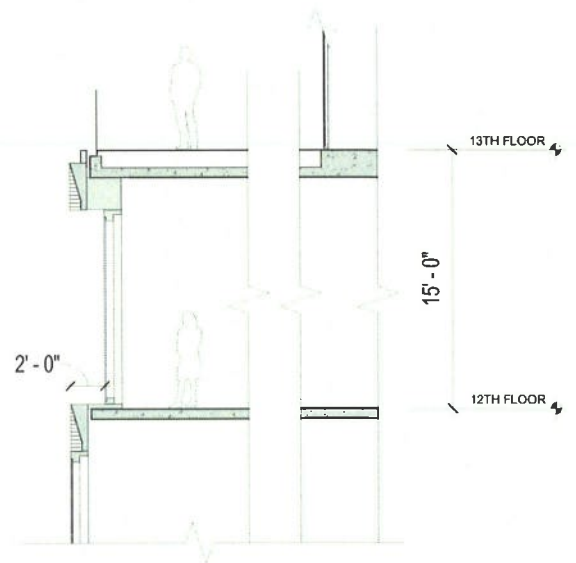


SECTION

ENLARGED ELEVATION AND SECTION  
(TYPICAL BAY)

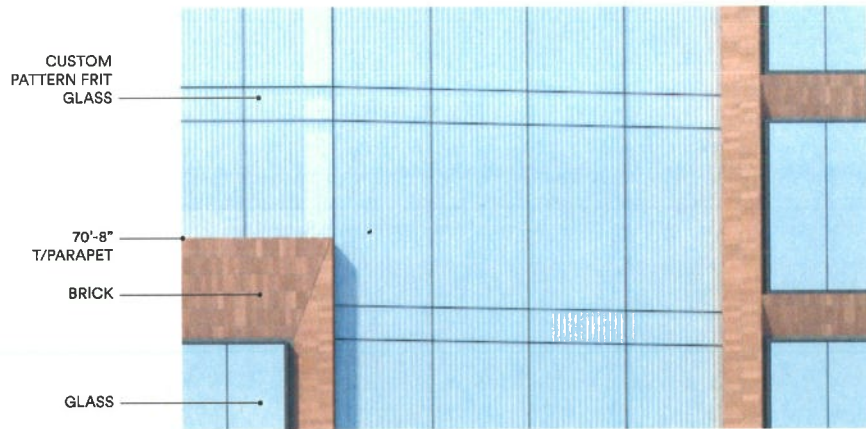


SOUTH ELEVATION



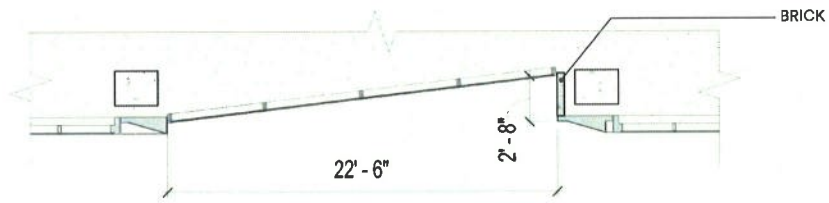
SECTION

ENLARGED ELEVATION AND SECTION  
(12TH AND 13TH FLOOR)



22'-6" 3'-0"

EAST ELEVATION

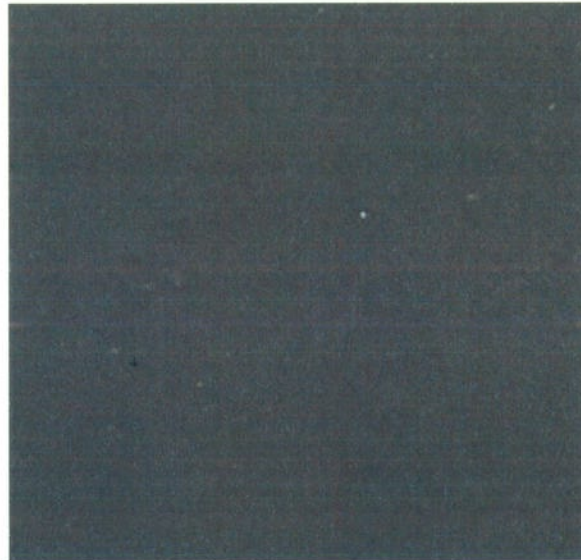


PLAN DETAIL

ENLARGED TYPICAL GLASS CORNER BAY



BRICK MATERIAL COLOR  
(MIX OF THESE SAMPLE COLORS)



WINDOW MULLION / PARKING SCREEN METAL COLOR  
(DARK GREY)

19477

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-G.* BPD 1418  
(As Amended)  
(Application No. 19477)  
(Common Address: 310 -- 328 N. Sangamon St./  
933 -- 943 W. Carroll Ave.)

[SO2017-8997]

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

the centerline of vacated North Sangamon Street; a line 117.25 feet south of and parallel to the centerline of vacated West Carroll Avenue; North Sangamon Street; a line 234.46 feet south of and parallel to vacated West Carroll Avenue; a line 116.94 feet west of and parallel to North Sangamon Street; a line 229.07 feet south of and parallel to vacated West Carroll Avenue; a line 125.94 feet west of and parallel to North Sangamon Street; and the centerline of vacated West Carroll 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 1-G in the area bounded by:

the centerline of vacated North Sangamon Street; a line 117.25 feet south of and parallel to the centerline of vacated West Carroll Avenue; North Sangamon Street; a line 234.46 feet south of and parallel to vacated West Carroll Avenue; a line 116.94 feet west of and parallel to North Sangamon Street; a line 229.07 feet south of and parallel to vacated West Carroll Avenue; a line 125.94 feet west of and parallel to North Sangamon Street; and the centerline of vacated West Carroll Avenue,

to those of a 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:

Business Planned Development No. 1418.

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1418 ("Planned Development") consists of approximately 33,296 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Mark Goodman & Associates, Inc. is the "Applicant" for this Planned Development with 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.
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 Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter

- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; an existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations (North, South, East and West) prepared by Solomon Cordwell Buenz and dated July 19, 2018, submitted herein. 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: office; business support services; urban farm (rooftop operation); communication service establishments; eating and drinking establishments (all, including taverns); financial services; medical service; personal service; general retail sales; co-located wireless communication facilities and incidental and accessory uses and accessory parking. Further, as a result of input received through the community process and in order to gain community support for the project, the Applicant has voluntarily agreed to consult with the local alderman's office prior to entering into any initial lease or other disposition of the ground floor commercial space to an end user to confirm such user is consistent with community expectations for said space.
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 Chicago 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 purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table, has been determined using a net site area of 33,296 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 3.1., pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 8.1. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B3 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.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, 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, including Section 17-13-0800. 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 13-32-085, 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, 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. 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

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

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. This Planned Development shall be governed by Section 17-13-0612. 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 Downtown Mixed-Use District.

[Existing Land-Use Map; Boundary and Property Line Map; Existing Zoning Map; Site/Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 82972 through 82979 of this *Journal*.]

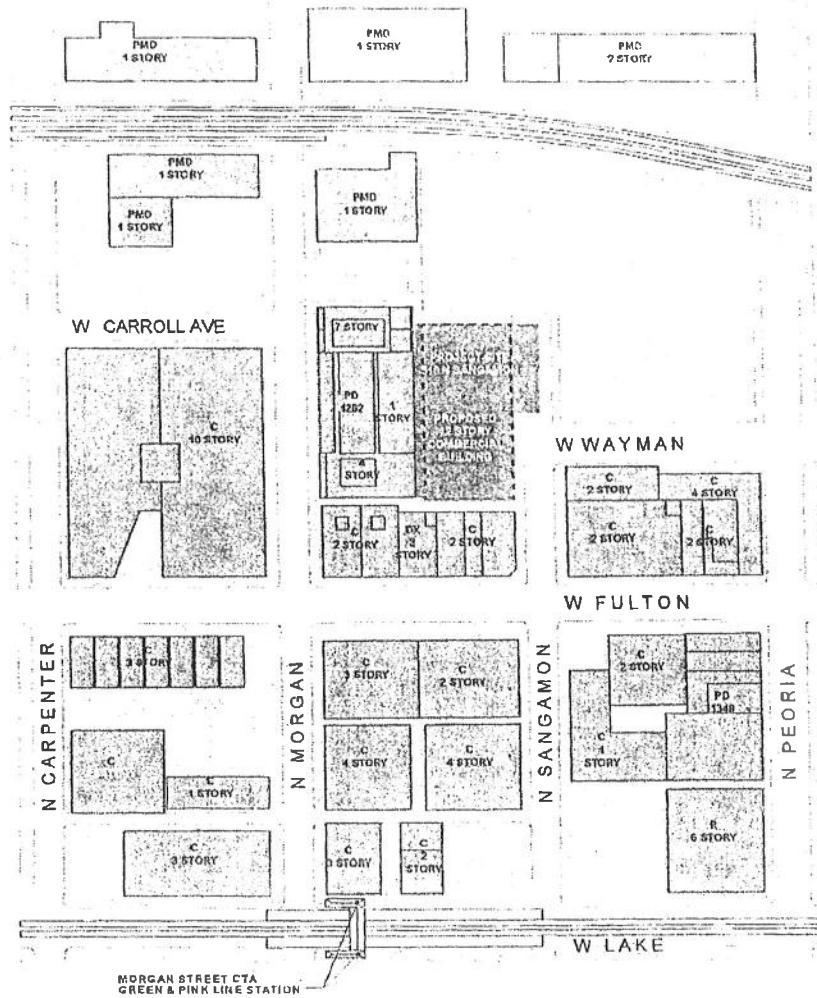
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Business Planned Development No. 1418.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	37,164
Area of Public Rights-of-Way (square feet):	3,868
Net Site Area (square feet):	33,296
Maximum Floor Area Ratio:	8.1
Minimum Off-Street Parking Spaces:	47
Minimum Off-Street Loading Spaces:	2 (10 feet by 25 feet)
Maximum Building Height:	170 feet
Minimum Setbacks:	In compliance with plans

FINAL FOR PUBLICATION

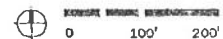


EXISTING LAND USE MAP

Applicant: MARK GOODMAN & ASSOCIATES, INC.  
 Address: 310-328 North Sangamon / 933-943 West Carroll, Chicago, Illinois  
 Introduced: December 13, 2017  
 Plan Commission: July 19, 2018

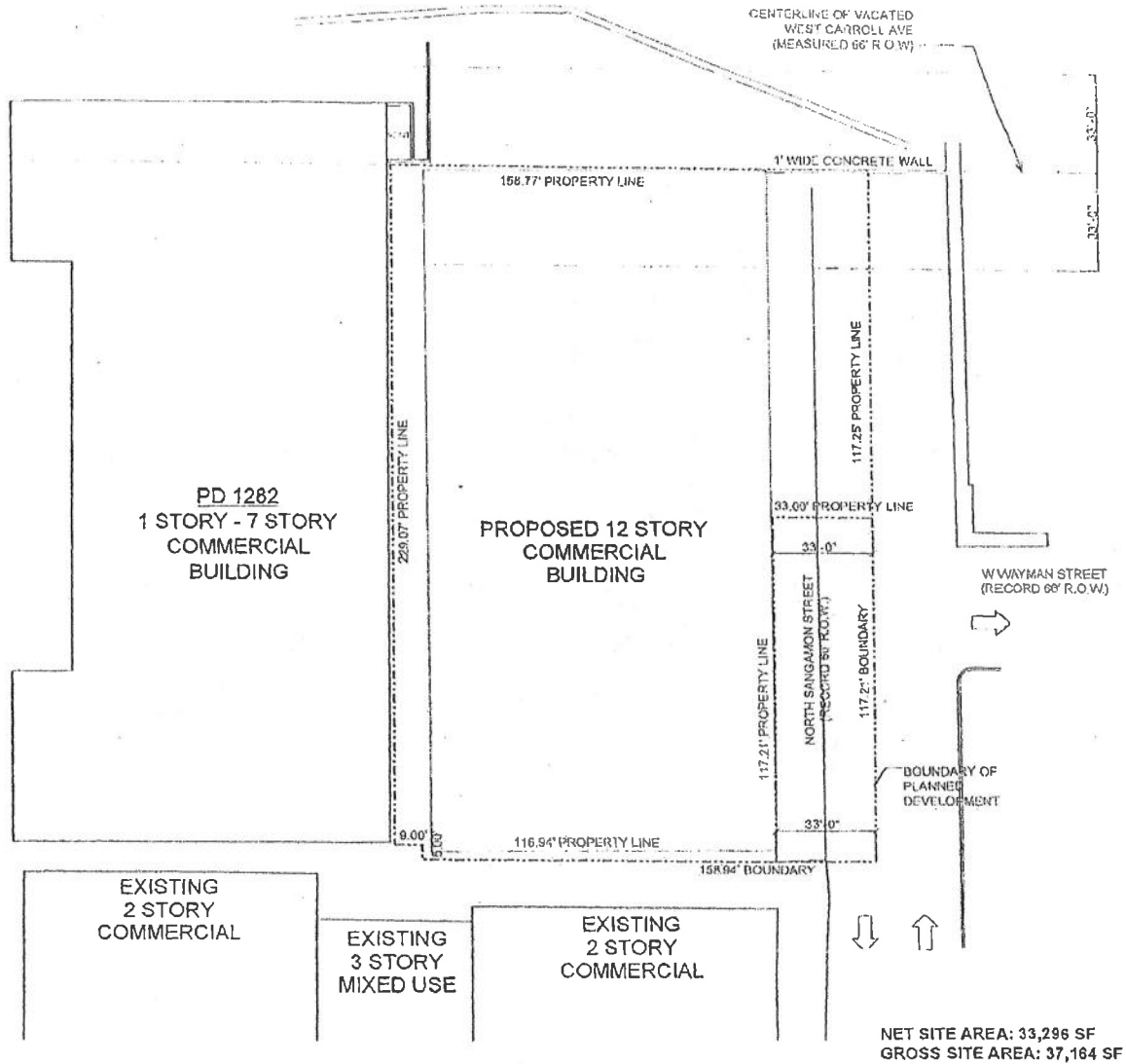


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310 N SANGAMON | CHICAGO  
 7-19-2018

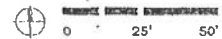
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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

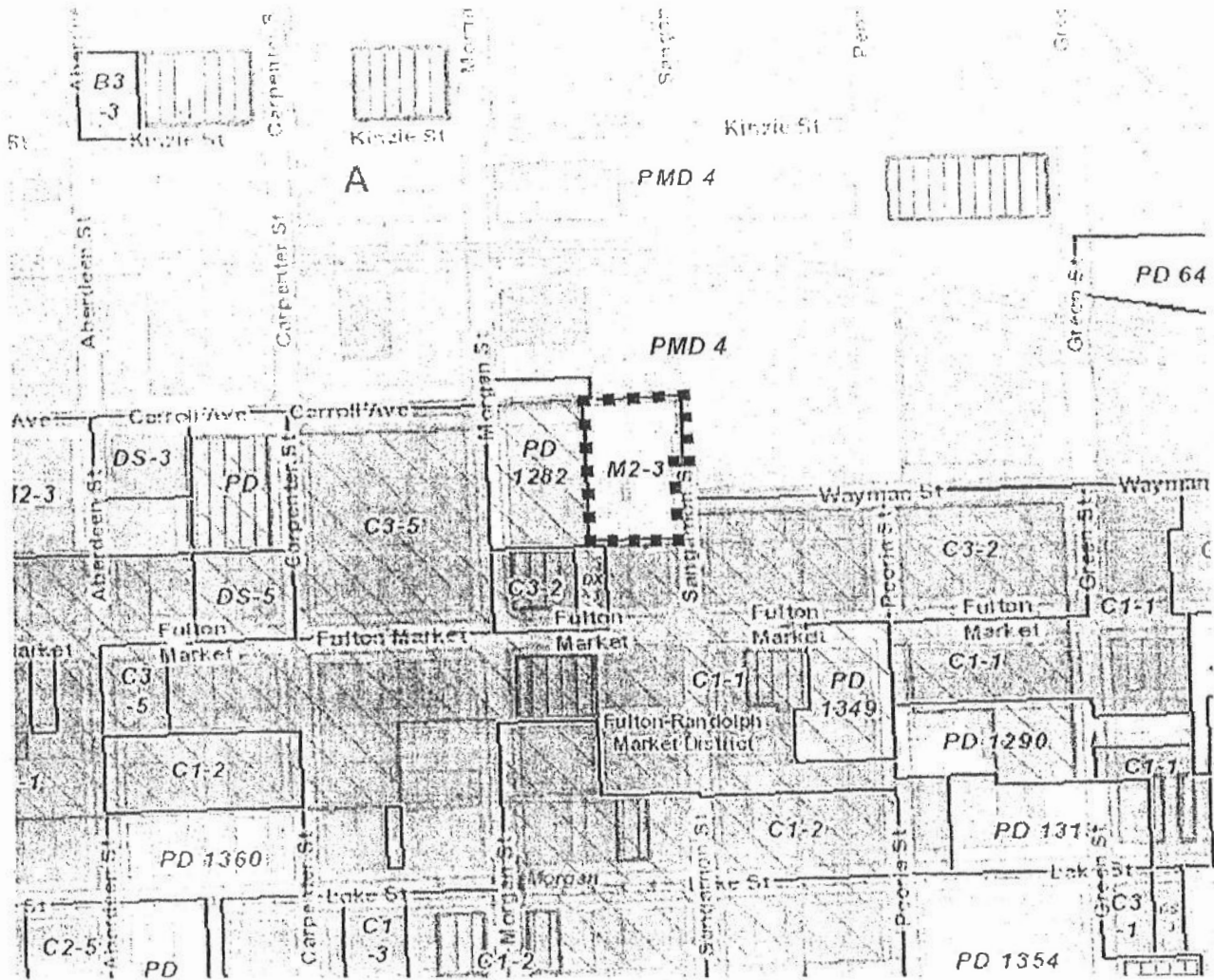
Applicant: MARK GOODMAN & ASSOCIATES, INC.  
 Address: 310-328 North Sangamon / 933-943 West Carroll, Chicago, Illinois  
 Introduced: December 13, 2017  
 Plan Commission: July 19, 2018

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310 N SANGAMON | CHICAGO  
 7-19-2018

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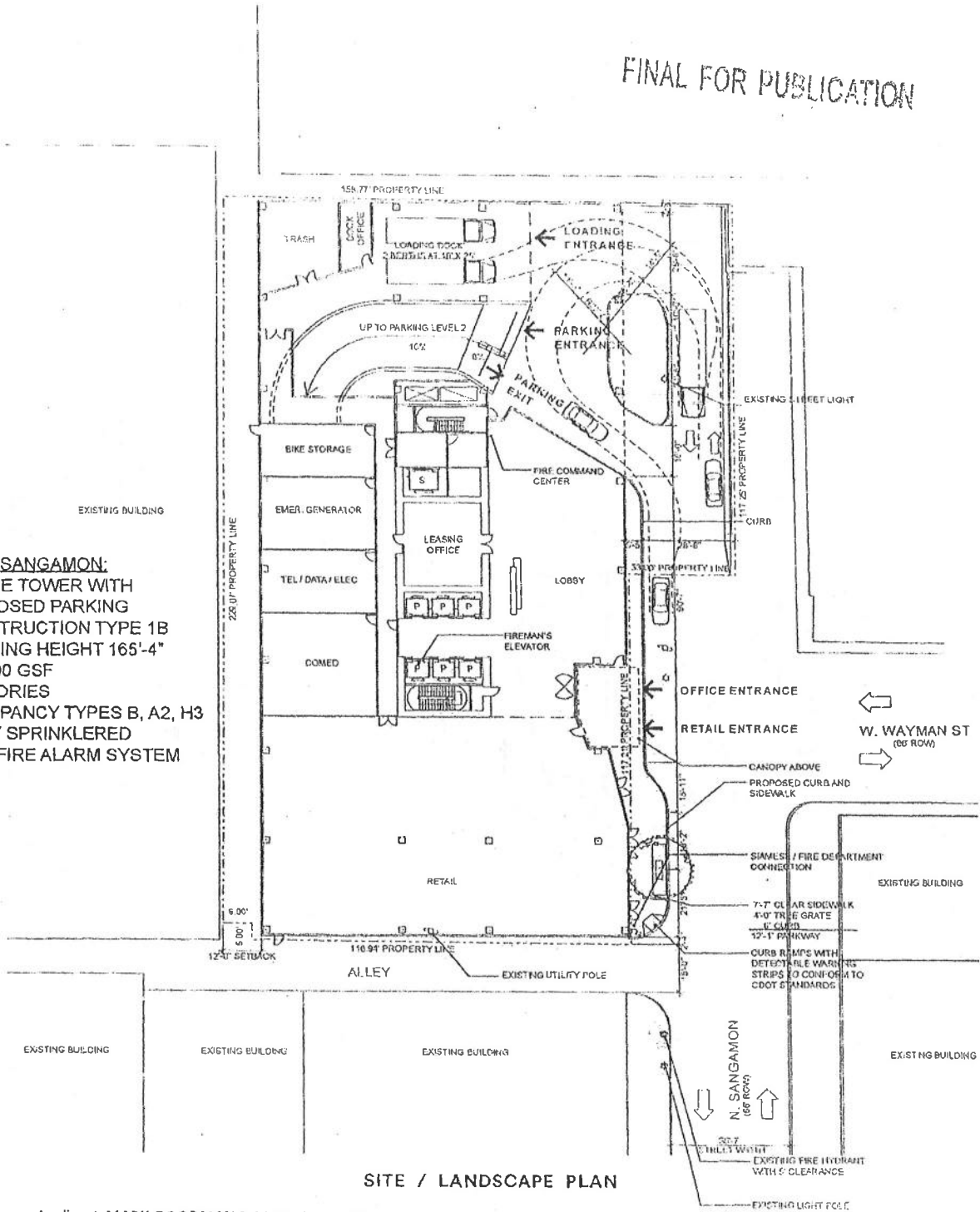


EXISTING ZONING MAP

Applicant: MARK GOODMAN & ASSOCIATES, INC.  
 Address: 310-328 North Sangamon / 933-943 West Carroll, Chicago, Illinois  
 Introduced: December 13, 2017  
 Plan Commission: July 19, 2018

FINAL FOR PUBLICATION

**310 N SANGAMON:**  
 OFFICE TOWER WITH  
 ENCLOSED PARKING  
 CONSTRUCTION TYPE 1B  
 BUILDING HEIGHT 165'-4"  
 290,500 GSF  
 12 STORIES  
 OCCUPANCY TYPES B, A2, H3  
 FULLY SPRINKLERED  
 FULL FIRE ALARM SYSTEM

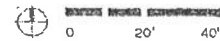


SITE / LANDSCAPE PLAN

Applicant: MARK GOODMAN & ASSOCIATES, INC.  
 Address: 310-328 North Sangamon / 933-943 West Carroll, Chicago, Illinois  
 Introduced: December 13, 2017  
 Plan Commission: July 19, 2018

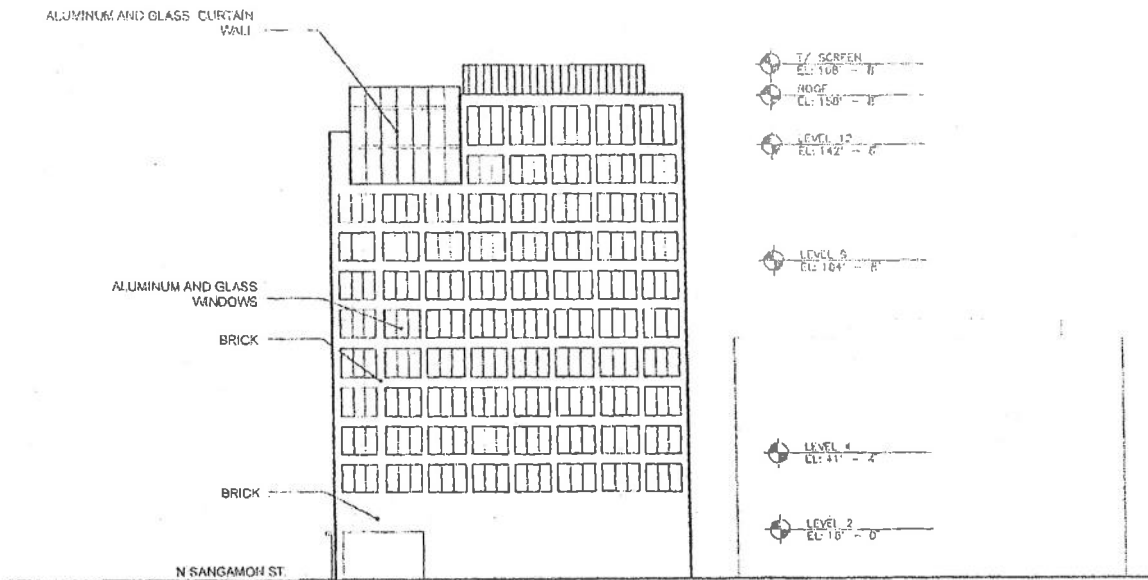


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310 N SANGAMON | CHICAGO  
 7-19-2018

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NORTH ELEVATION

Applicant: MARK GOODMAN & ASSOCIATES, INC.  
 Address: 310-328 North Sangamon / 933-943 West Carroll, Chicago, Illinois  
 Introduced: December 13, 2017  
 Plan Commission: July 19, 2018

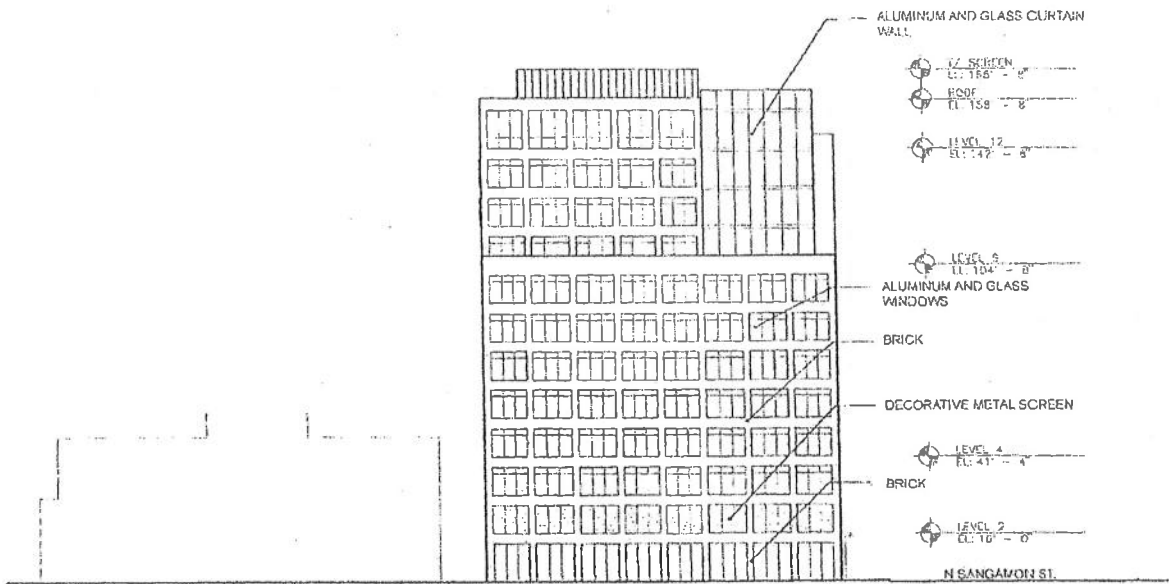


© 2017 COLOMON CORDWELL BUENZ

0 26' 50'

310 N SANGAMON | CHICAGO  
 7-19-2018

FINAL FOR PUBLICATION



SOUTH ELEVATION

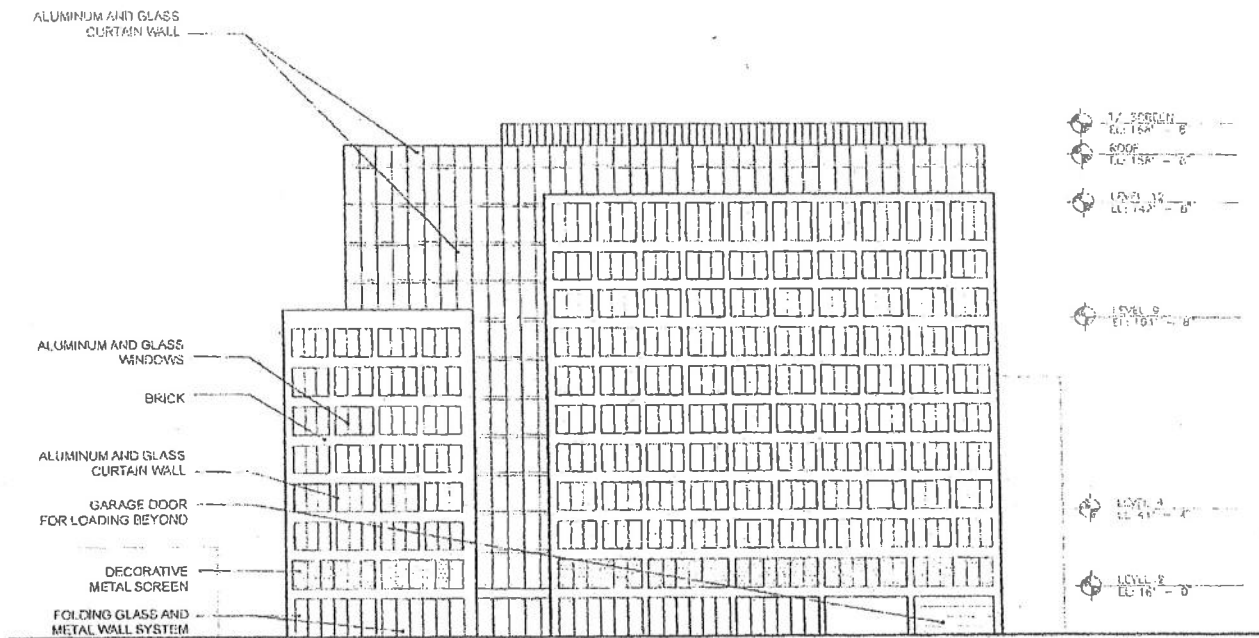
Applicant: MARK GOODMAN & ASSOCIATES, INC.  
 Address: 310-328 North Sangamon / 933-943 West Carroll, Chicago, Illinois  
 Introduced: December 13, 2017  
 Plan Commission: July 19, 2018

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GRAPHIC SCALE (HORIZONTAL)  
 0 25' 50'

310 N SANGAMON | CHICAGO  
 7-19-2018

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EAST ELEVATION

Applicant: MARK GOODMAN & ASSOCIATES, INC.  
 Address: 310-328 North Sangamon / 933-943 West Carroll, Chicago, Illinois  
 Introduced: December 13, 2017  
 Plan Commission: July 19, 2018

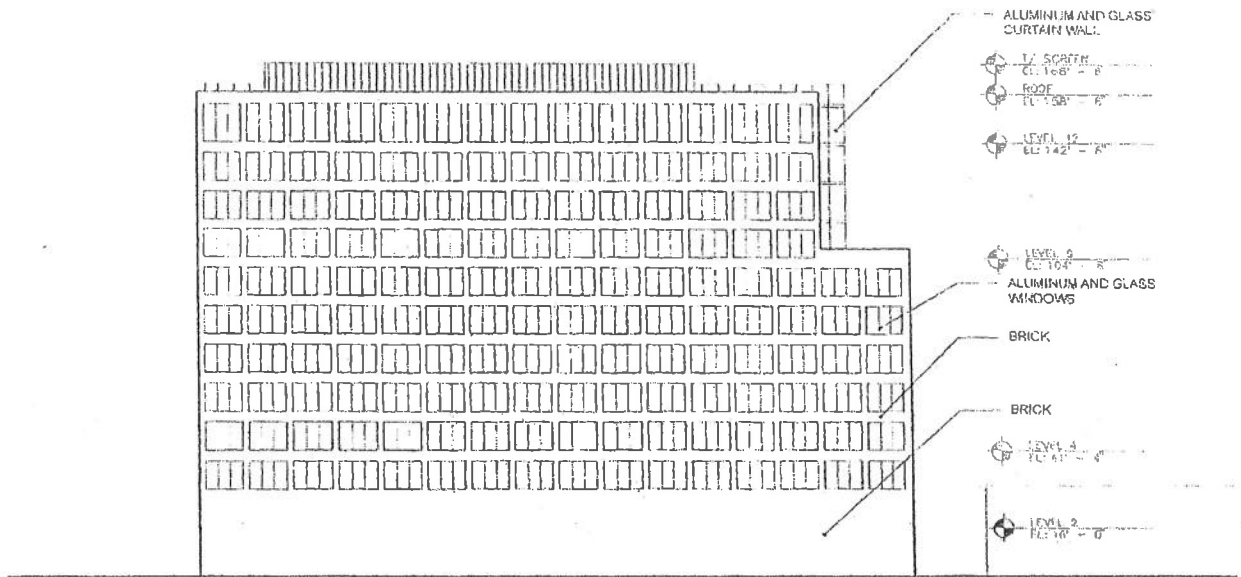


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GRAPHIC SCALE  
 0 25' 50'

310 N SANGAMON | CHICAGO  
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WEST ELEVATION

Applicant: MARK GOODMAN & ASSOCIATES, INC.  
 Address: 310-328 North Sangamon / 933-943 West Carroll, Chicago, Illinois  
 Introduced: December 13, 2017  
 Plan Commission: July 19, 2018



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GRAPHIC SCALE  
 0 25' 50'

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