

PD 1431

Table of Contents

12/03/2019 Minor Change	2
Bulk Table	3
Exhibits	4
12/12/2018 PD Adoption	10
Ordinance	10
Statements	11
Bulk Table	17
Exhibits	18



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 3, 2019

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

Re: Minor change request for PD No. 1431, Sub area A, 1115-1143 W. Van Buren St.

Dear Ms. McGuire:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1431, ("PD 1431") 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 1431.

Your client and the owner of all of the property within Sub area A of PD 1431, 1125 Van Buren LLC, is seeking a minor change to allow for design changes to the proposed residential high-rise building at 1115-1143 W. Van Buren St. As shown on the attached, revised Bulk Regulations and Data Table, the building height has been reduced from 258 feet to 220 feet. Adjustments were made to the ground floor layout and rooftop amenity level, as shown on the attached, revised Site Plan/Ground Floor Plan and Landscape Plan. As a result of reducing the building's height, the tower floor plate expanded. Adjustments were also made to the exterior architectural details and banding, bringing the intermediate glass floor from level 11 to level 3, and balconies were relocated, as shown on the attached, revised North, South, East and West Elevations

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications 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 1431, 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, Noah Szafraniec, Main file

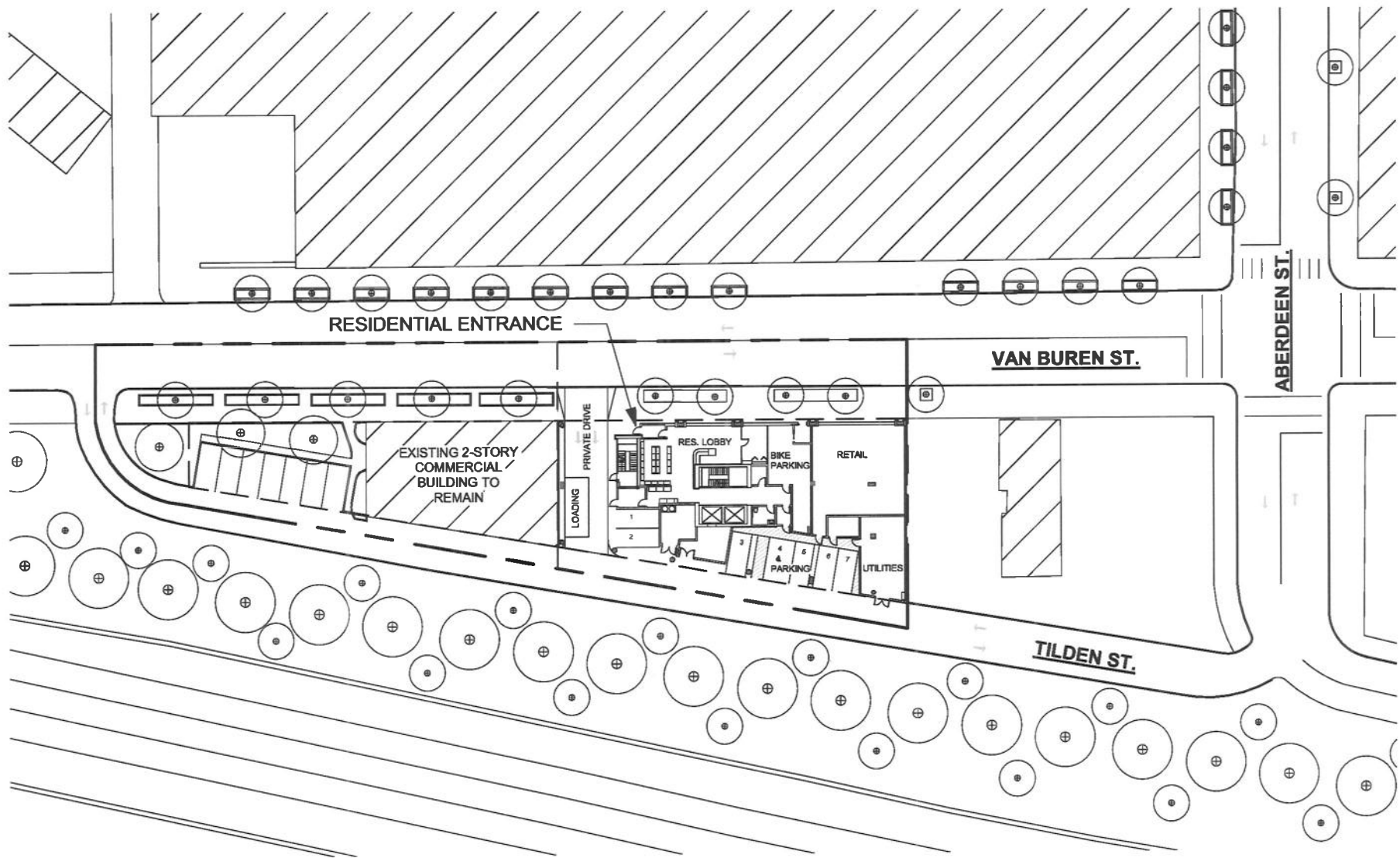
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1431

BULK REGULATIONS AND DATA TABLE

	<u>SUB AREA A:</u>	<u>SUB AREA B:</u>	<u>TOTAL:</u>
GROSS SITE AREA:	15,687 sf	14,814 sf	30,501 sf
AREA IN R-O-W:	6,168 sf	8,673 sf	14,841 sf
NET SITE AREA:	9,519 sf	6,141 sf	15,660 sf
MAXIMUM OVERALL FAR:	18.11	1.25	11.50
BASE FAR:			7.0
NOF BONUS FAR:			4.5
MAXIMUM DWELLING UNITS:	200	0	200
MINIMUM ACCESSORY PARKING SPACES:	7	7	14
MINIMUM BICYCLE PARKING:	200	0	200
OFF STREET LOADING BERTHS:	1	0	1
BUILDING HEIGHT:	220'-0" 230'-0" (to top of the mechanicals)	33'-0"	

Applicant: Tandem Partners, LLC
 Address: 1115-1143 West Van Buren Street
 Introduced: June 27, 2018
 Plan Commission: November 15, 2018

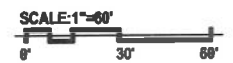
REV. 11/2019

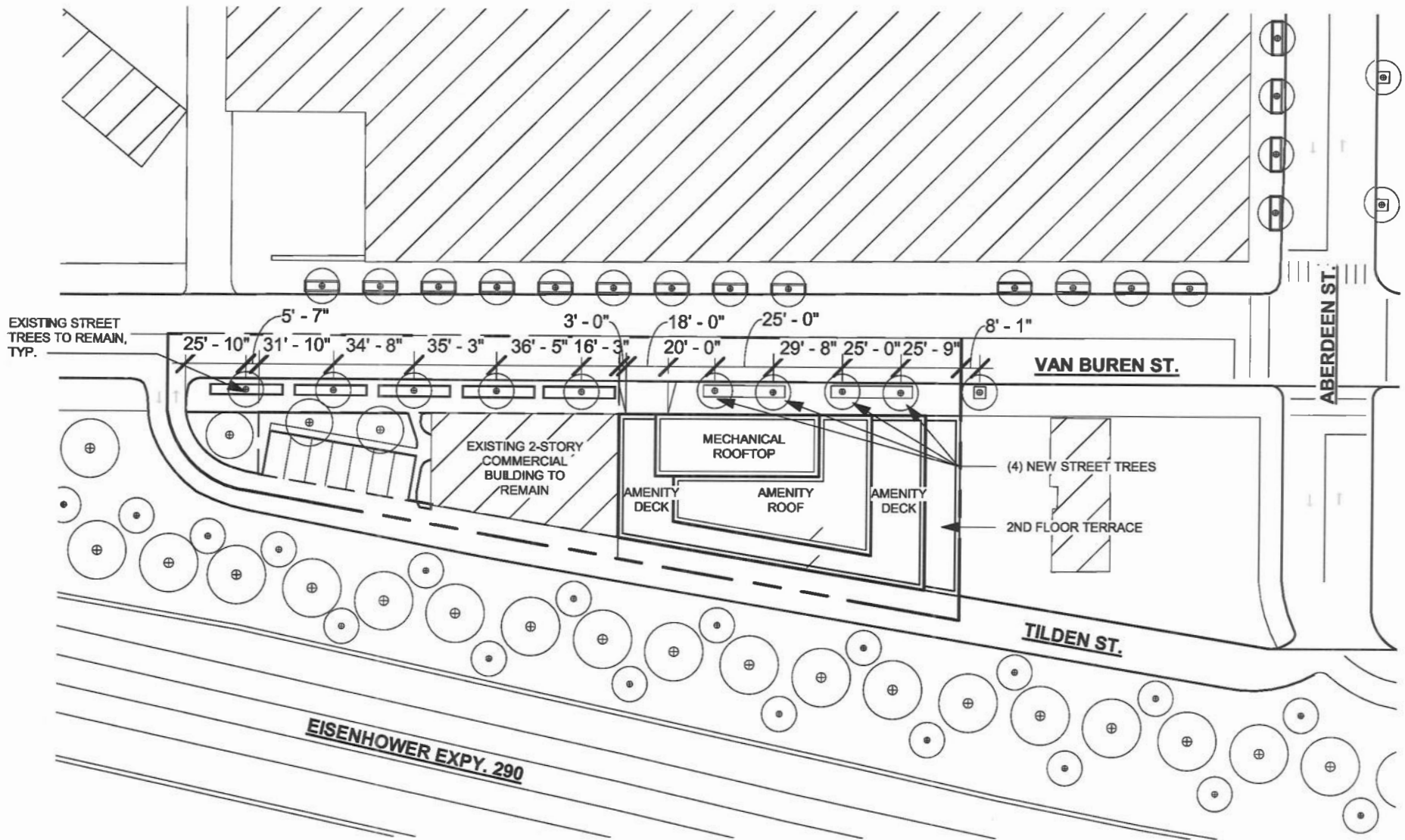


PLANNED DEVELOPMENT EXHIBITS

APPLICANT: Tandem Partners, LLC
 ADDRESS: 1115 - 1143 West Van Buren Street
 INTRODUCTION DATE: June 27, 2018
 CPC DATE: NOVEMBER 15, 2018

SITE PLAN/GROUND FLOOR PLAN

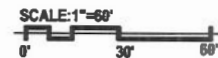


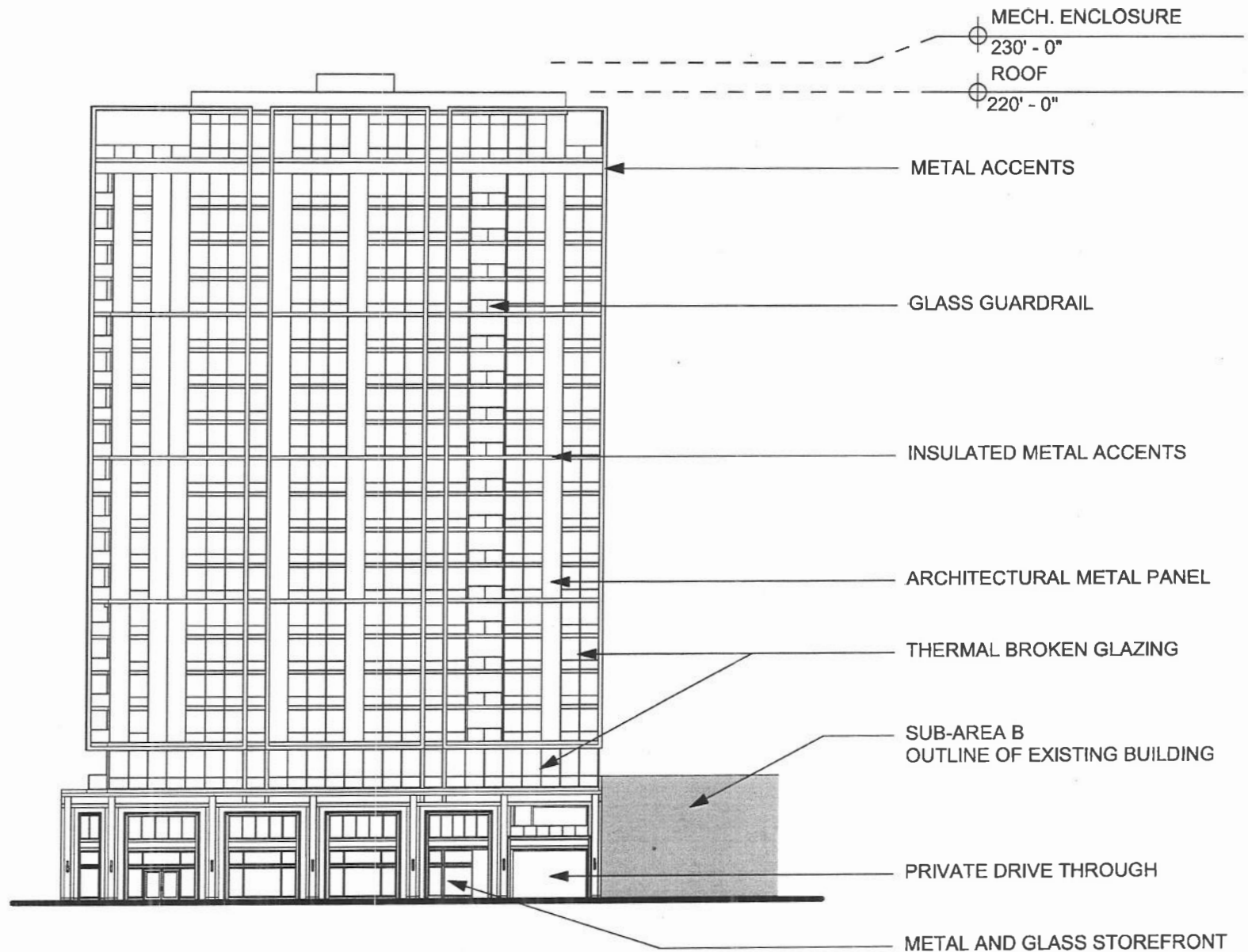


PLANNED DEVELOPMENT EXHIBITS

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LANDSCAPE PLAN



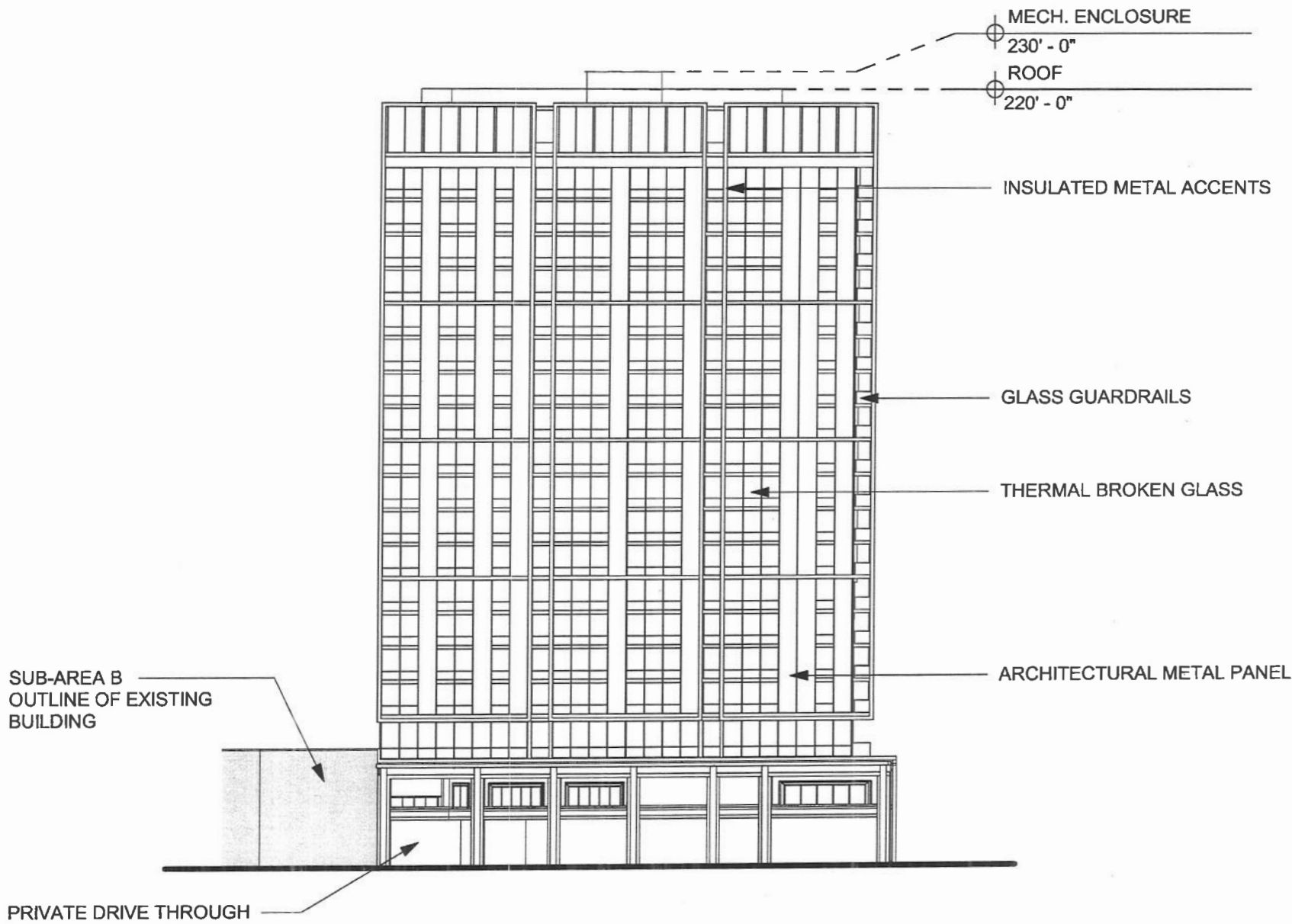


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NORTH ELEVATION



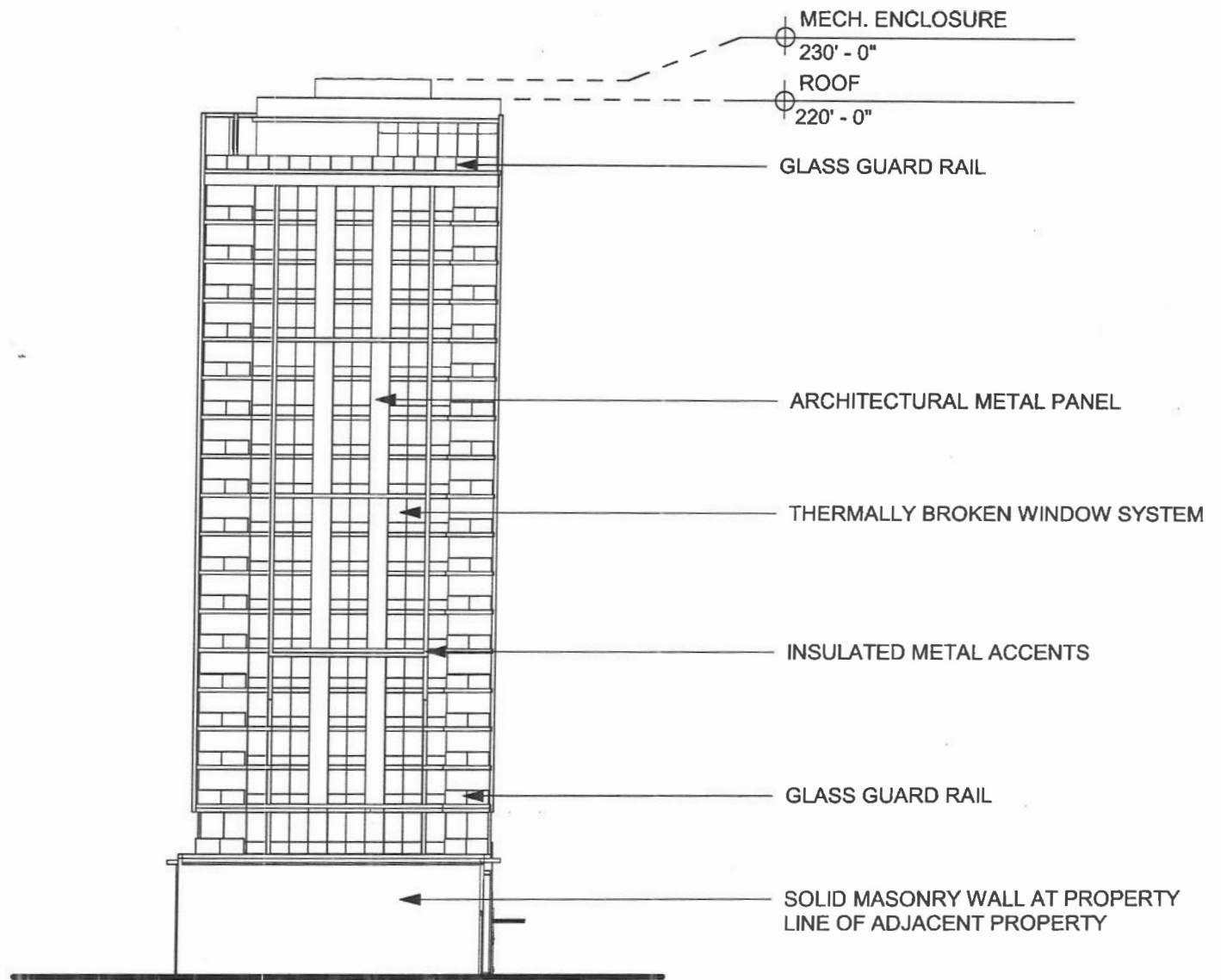


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SOUTH ELEVATION

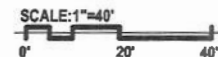


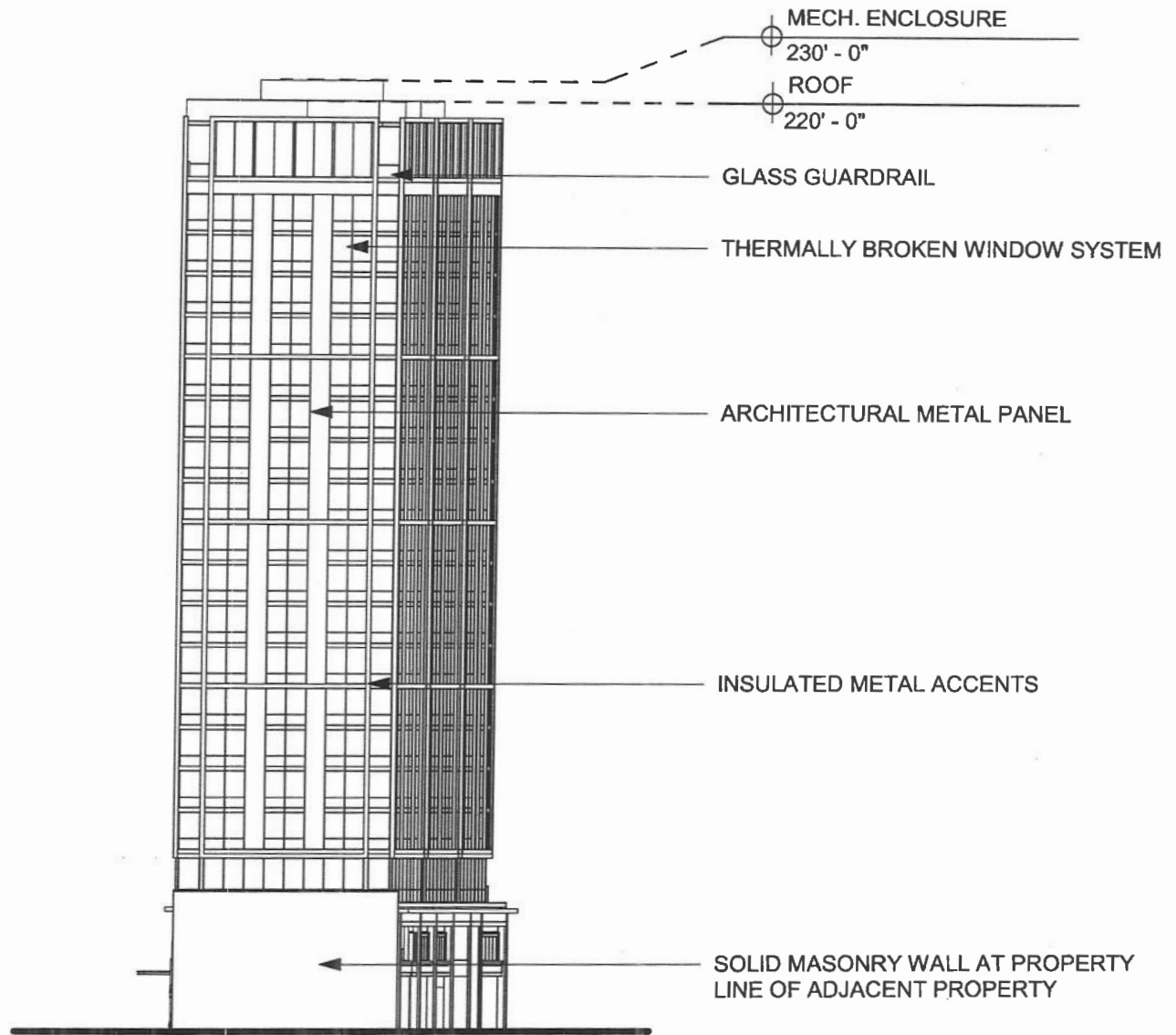


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EAST ELEVATION

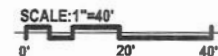




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 ADDRESS: 1115 - 1143 West Van Buren Street
 INTRODUCTION DATE: June 27, 2018
 CPC DATE: NOVEMBER 15, 2018

WEST ELEVATION



19695

12/12/2018

REPORTS OF COMMITTEES

93287

Alderman Burke abstained from voting pursuant to Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

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. 2-G.
(As Amended)
(Application No. 19695)
(Common Address: 1115 -- 1143 W. Van Buren St.)

RBPD 431

[SO2018-4967]

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 DS-3 Downtown Service District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Van Buren Street; a line 135.0 feet west of and parallel to South Aberdeen Street; South Tilden Street; and a line 435.0 feet west of and parallel to South Aberdeen Street,

to those of a DX-7 Downtown Mixed-Use District.

SECTION 2. Changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Van Buren Street; a line 135.0 feet west of and parallel to South Aberdeen Street; South Tilden Street; and a line 435.0 feet west of and parallel to South Aberdeen 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 set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

Residential-Business Planned Development No. 1431.

Planned Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1431 ("Planned Development") consists of approximately 15,660 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, Tandem Partners 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.
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 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development and Property Line Map, Property Line and Subarea Map; Site Plan/Ground Floor Plan; Landscape Plan; and Building Elevations (North, South, East and West) prepared by Antunovich Associates dated November 15, 2018, 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 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. In each of the following subareas, the following uses shall be permitted in this Planned Development (P.D.):

Subarea A:

multi-unit residential dwelling units, office, eating and drinking establishments (excluding drive through facilities) with liquor sales (as accessory use), artist work or sales space, dry cleaning drop-off or pickup (no on-premises plant), medical service, children's play center, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), vacation rental, food and

beverage retail sales, personal service, general retail sales, accessory uses, and accessory parking.

Subarea B:

office, eating and drinking establishments (excluding drive through facilities) with liquor sales as accessory use, artist work or sales space, dry cleaning drop-off or pickup (no on-premises plant), medical service, children's play center, financial services (excluding pawn shops, pay day loan stores, and drive through facilities), vacation rental, food and beverage retail sales, personal service, general retail sales, 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 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 15,660 square feet and a base FAR of 7.0. The Applicant acknowledges that the project has received a bonus FAR of 4.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 11.5. 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.
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 and agrees that the rezoning of the Property from DS-3 to DX-7, and then to this Planned Development (P.D.), 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 (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 downtown district, within the meaning of the ARO, and the project has a total of 200 units. As a result, the Applicant's affordable housing obligation is 20 affordable units (10 percent of 200), 5 of which are Required Units (25 percent of 200, rounded down). Applicant has agreed to satisfy its remaining affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$179,857 per unit (Cash Payment) and/or providing 15 affordable units in the rental building to be constructed in the P.D. and/or 15 affordable units in an off-site building and/or enter into an agreement with CHA to provide affordable units in the P.D., as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable 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., or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements and 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/or 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.

16. 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.

17. 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-7 Downtown Mixed-Use District.

[Affordable Housing Profile Form referred to in these Planned Development Statements unavailable at time of printing.]

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

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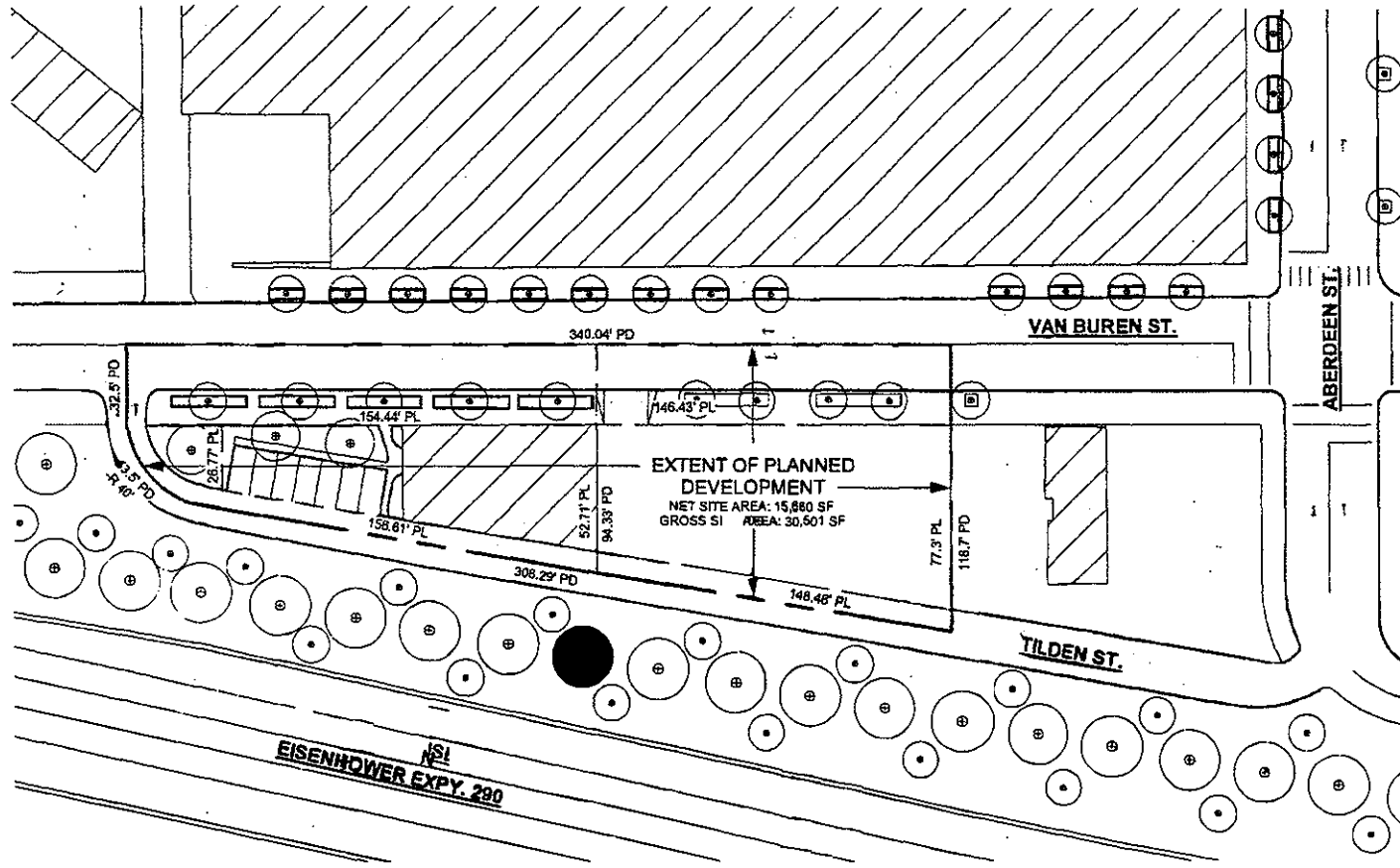
[Planned Development and Property Line Map; Property Line and Subarea Map; Existing Land-Use Map; Existing Zoning Map; Site Plan/Ground Floor Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Planned Development Statements printed on pages 93295 through 93304 of this Journal.]

Bulk Regulations and Data Table referred to in these Planned Development Statements read as follows:

Residential-Business Planned Development No. 1431.

Bulk Regulations And Data Table.

	Subarea A	Subarea B	TOTAL
Gross Site Area:	15,687 square feet	14,814 square feet	30,501 square feet
Area in Right-of-Way:	6,168 square feet	8,673 square feet	14,841 square feet
Net Site Area:	9,519 square feet	6,141 square feet	15,660 square feet
Maximum Overall FAR:	18.11	1.25	11.50
Base FAR:			7.0
NOF Bonus FAR:			4.5
Maximum Dwelling Units:	200	0	200
Minimum Accessory Parking Spaces:	7	7	14
Minimum Bicycle Parking:	200	0	200
Off-Street Loading Berths:	1	0	1
Building Height:	258 feet, 0 inches	33 feet, 0 inches	
	265 feet, 0 inches (to top of the mechanicals)		

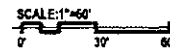


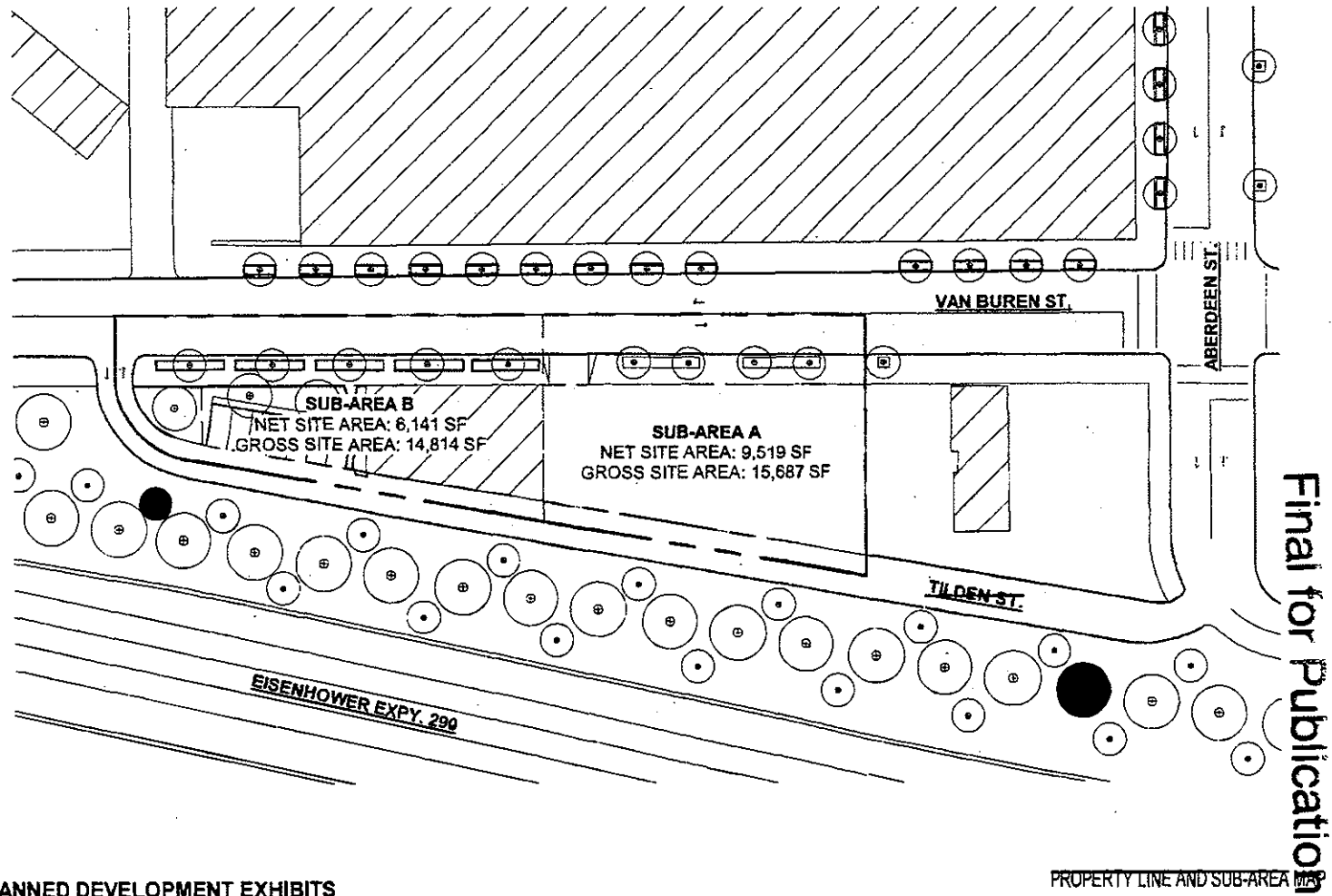
Final for Publication

PLANNED DEVELOPMENT EXHIBITS

APPLICANT: Tandem Partners, LLC
ADDRESS: 1115 - 1143 West Van Buren Street
INTRODUCTION DATE: June 27, 2018

PLANNED DEVELOPMENT AND PROPERTY LINE MAP





Final for Publication

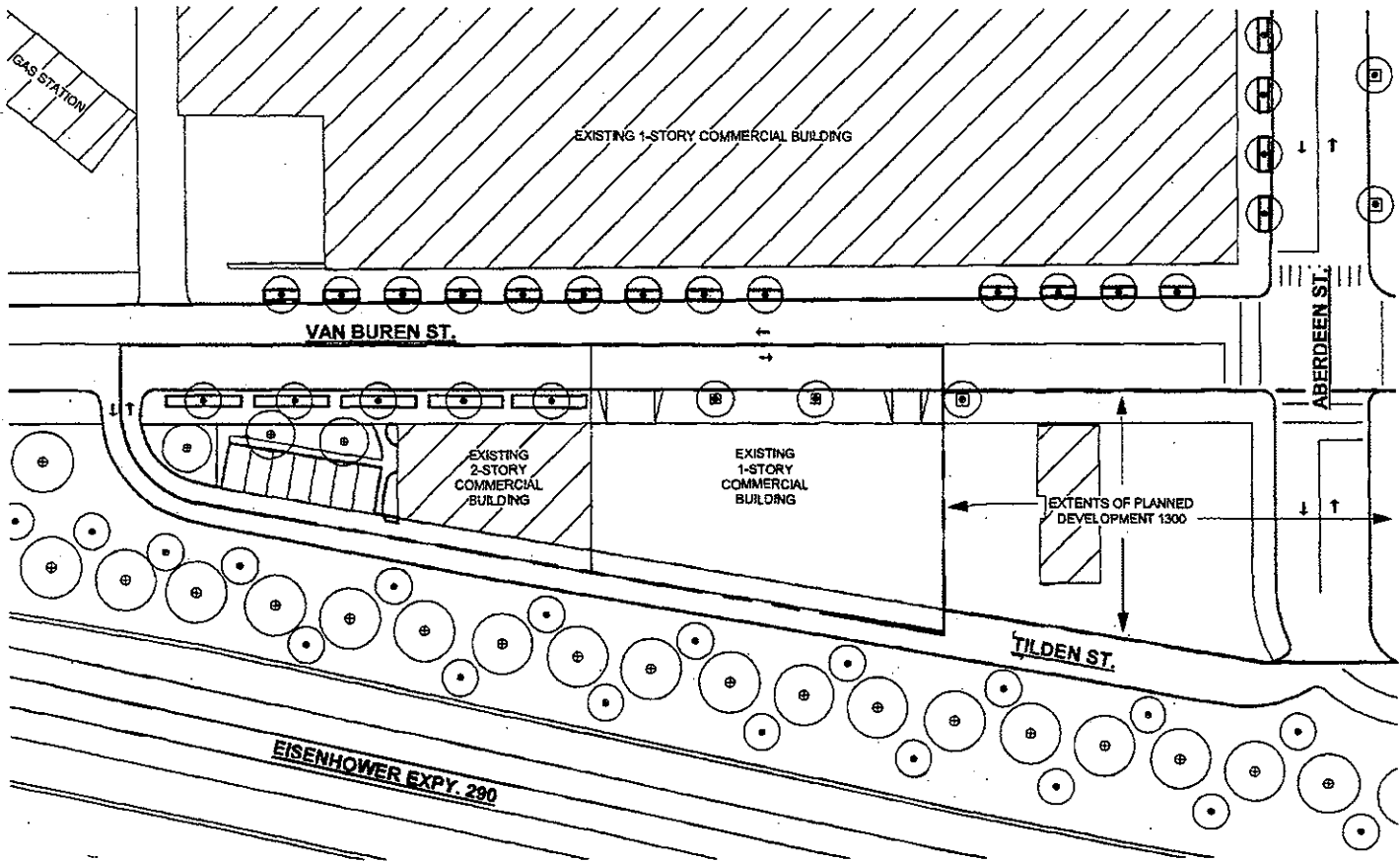
PROPERTY LINE AND SUB-AREA

SCALE: NOT TO SCALE



PLANNED DEVELOPMENT EXHIBITS

APPLICANT: Tandem Partners, LLC
 ADDRESS: 1115 - 1143 West Van Buren Street
 PRODUCTION DATE: June 27, 2018
 REVISION DATE: NOVEMBER 15, 2018

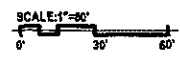


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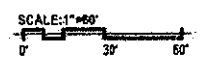
EXISTING LAND USE PLAN



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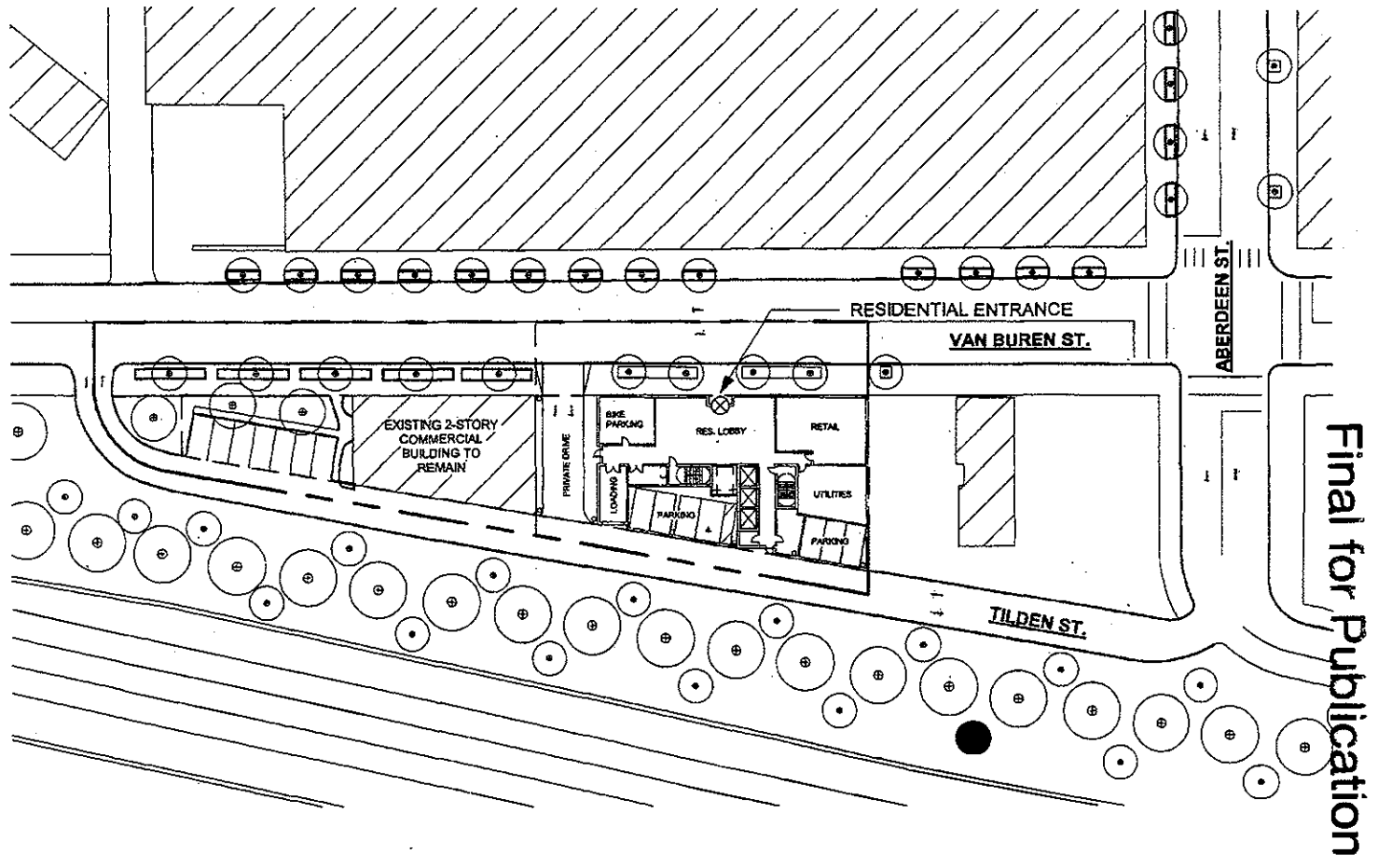


EXISTING ZONING MAP



PLANNED DEVELOPMENT EXHIBITS

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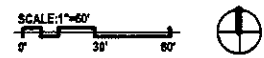


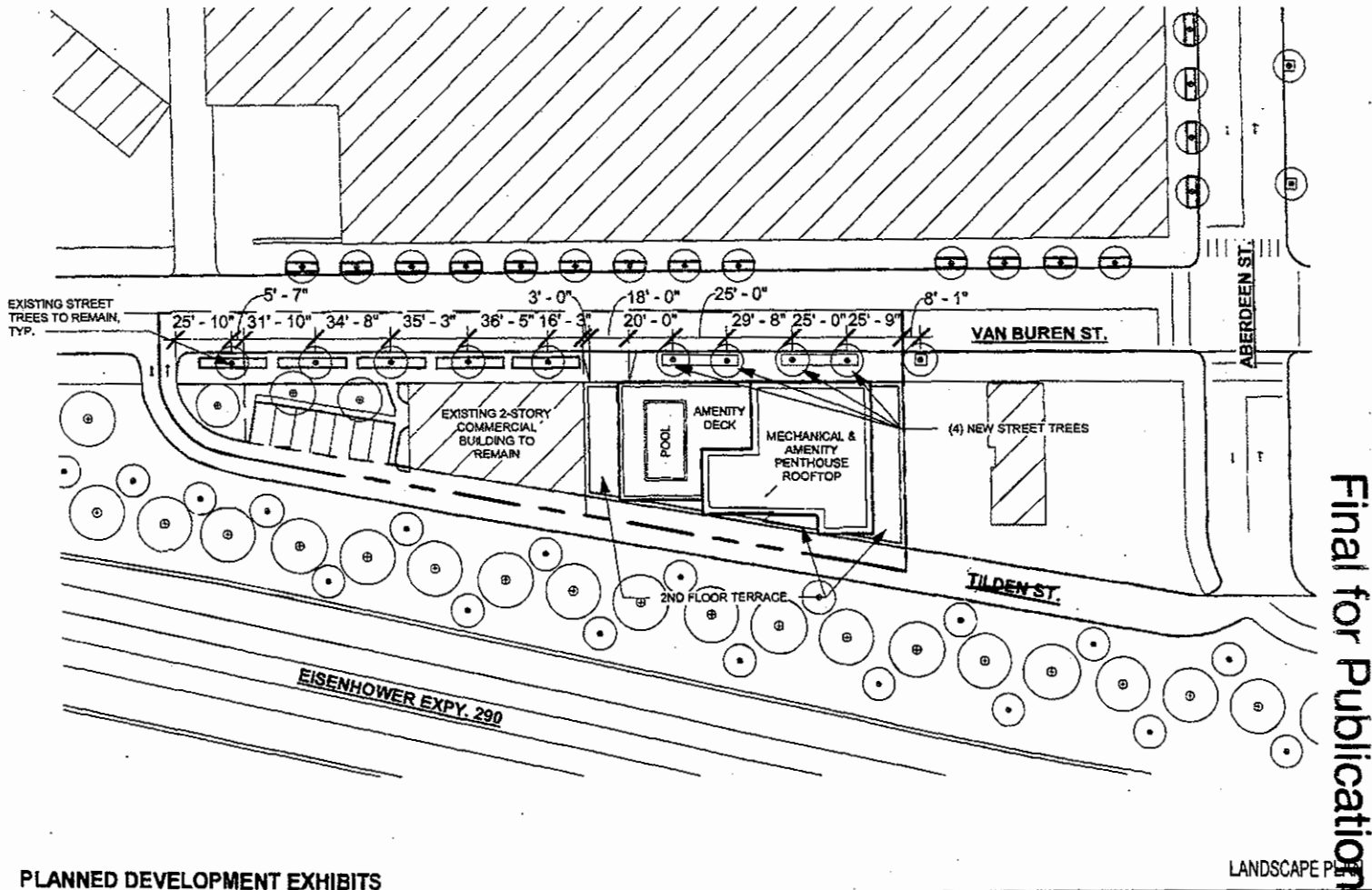
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SITE PLAN/GROUND FLOOR PLAN

PLANNED DEVELOPMENT EXHIBITS

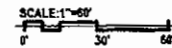
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PLANNED DEVELOPMENT EXHIBITS

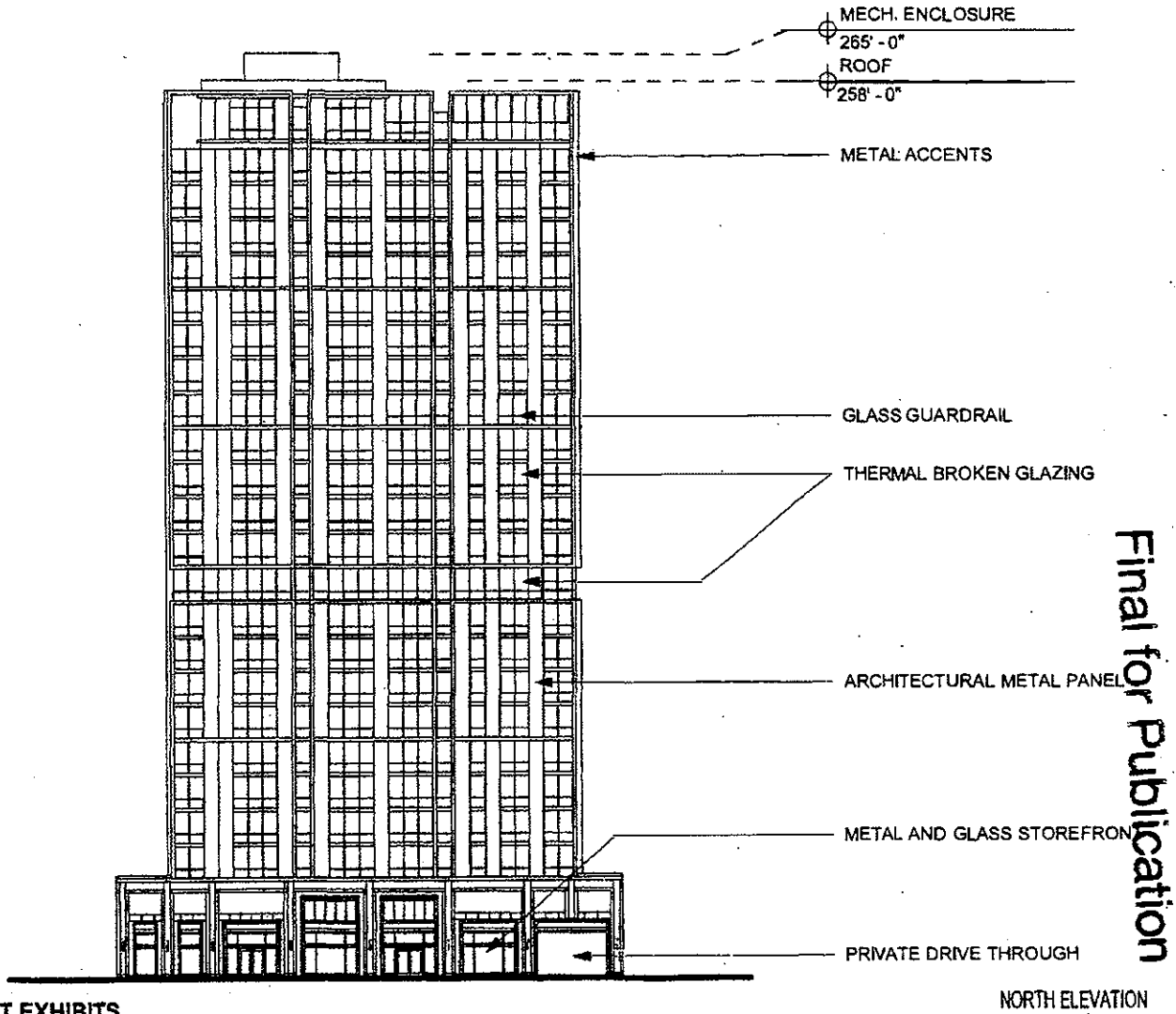
APPLICANT: Tandem Partners, LLC
ADDRESS: 1115 - 1143 West Van Buren Street
INTRODUCTION DATE: June 27, 2018
CDD DATE: NOVEMBER 15, 2018



12/12/2018

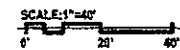
REPORTS OF COMMITTEES

93301

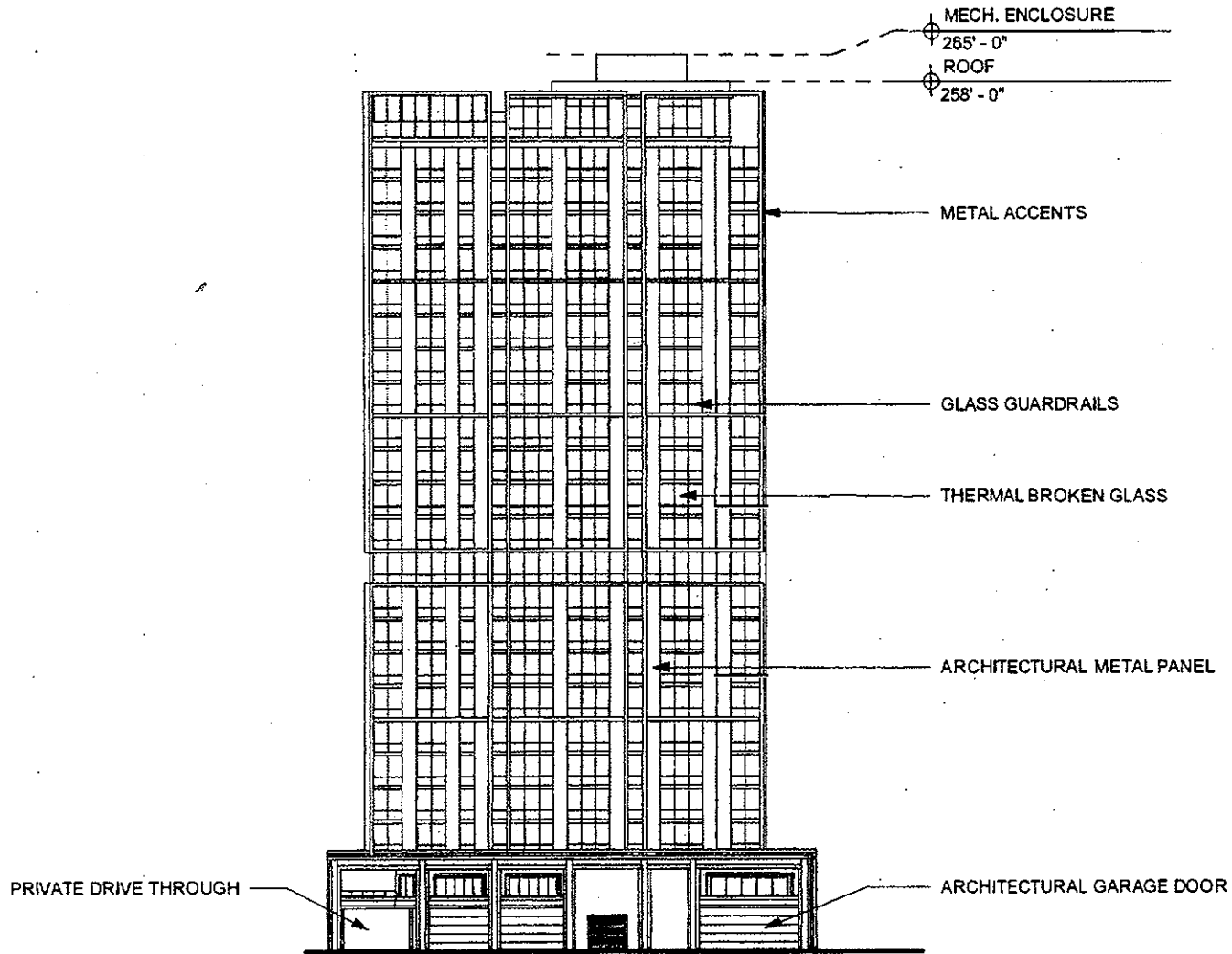


PLANNED DEVELOPMENT EXHIBITS

APPLICANT: Tandem Partners, LLC
ADDRESS: 1115 - 1143 West Van Buren Street
INTRODUCTION DATE: June 27, 2018
CDD DATE: NOVEMBER 26, 2018



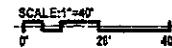
Final for Publication

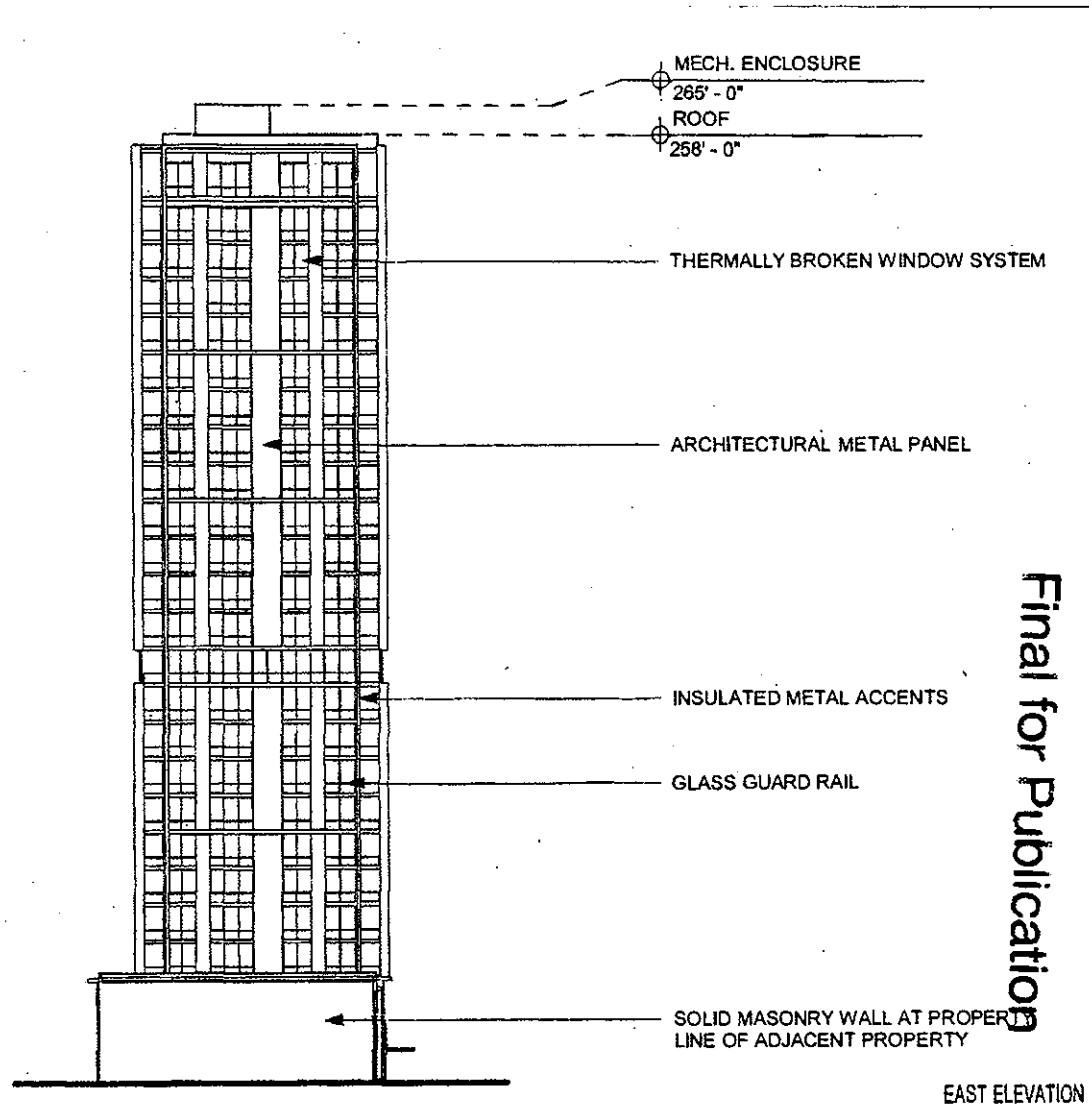


SOUTH ELEVATION

PLANNED DEVELOPMENT EXHIBITS

APPLICANT: Tandem Partners, LLC
 ADDRESS: 1115 - 1143 West Van Buren Street
 INTRODUCTION DATE: June 27, 2018
 CRC DATE: NOVEMBER 15, 2018



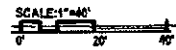


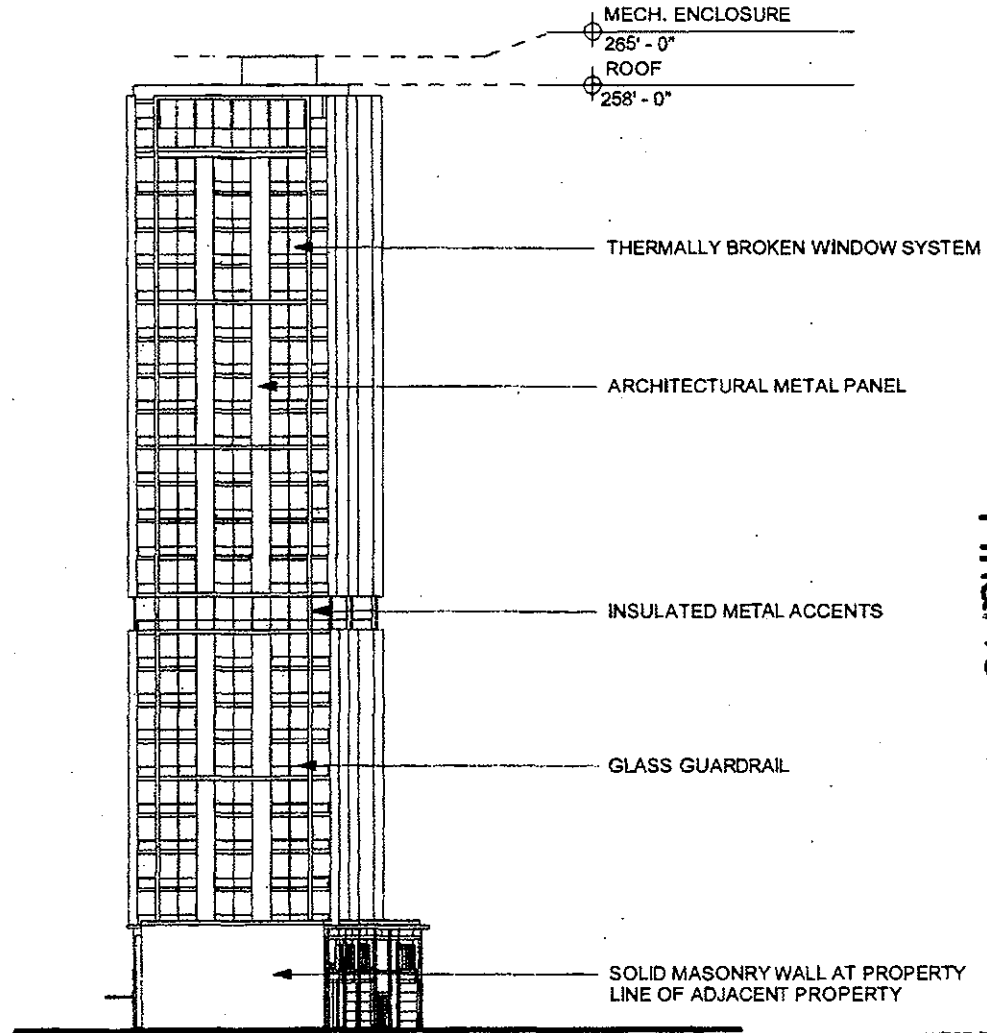
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EAST ELEVATION

PLANNED DEVELOPMENT EXHIBITS

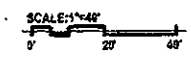
APPLICANT: Tandem Partners, LLC
 ADDRESS: 1115 - 1143 West Van Buren Street
 INTRODUCTION DATE: June 27, 2018
 CPC DATE: NOVEMBER 15, 2018





Final for Publication

WEST ELEVATION



PLANNED DEVELOPMENT EXHIBITS

APPLICANT: Tandem Partners, LLC
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