



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 2, 2022

Steven M. Elrod
Elrod Friedman LLP
325 N. LaSalle St., Suite 450
Chicago, IL 60654

Re: Minor Change for Residential-Business Planned Development No. 1441 – 1628 W. Division

Dear Mr. Elrod:

Please be advised that your request for a minor change for the property generally located at 1628 W. Division St. in Residential-Business Planned Development No. 1441 ("PD #1441") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-8-0900 and 17-13-0600 of the Chicago Zoning Ordinance and Statement No. 12 of PD #1441.

Your client and the owner of all the property within PD No. 1441, 1628 Division LLC and 1600 Division LLC – both of which are owned and controlled by Robert Mosky, is seeking a minor change for the following purposes:

- Design changes to the building massing, height, elevations, and floor plans as indicated in the attached plan exhibits, dated July 15, 2022. These revisions include the following:
 - A reduction in the height of the building from 16-stories (180') to 13-stories (140'-6")
 - A reduction in the overall floor area from 116,705 square feet to 100,650 square feet
 - Minor adjustments to the building massing that would eliminate the upper-level building step-backs and the 10th floor roof deck and replace an enclosed mechanical penthouse area on top of the building with an open-air, vegetated roof area with mechanical equipment screening;
 - Westward shift of the south parking garage entrance door by approximately 26 feet;
 - Reconfiguration of the floor plans to allow for the changes in building massing and provide more efficient use of space in residential units;
 - Elimination of exterior balconies from upper floors;
- Reduction in bicycle parking spaces from 124 to 93 spaces;
- Reduction of three parking spaces from 134 to 131 (Note that the PD Bulk Regulations and Data contained a scrivener's error with respect to the number of required off-street parking spaces in the PD. The figure indicated should be 134, and not 141);
- Amended Bulk Regulations Table to reflect the above changes.

PD 1441
Minor Change
September 2, 2022
Page 2

in the Chicago Zoning Ordinance. Regarding your request, DPD has determined that allowing these modifications will not create an adverse impact on the PD #1441 or the 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. Attached are the following exhibits: site plan, landscape plan, combined parking plan, floor plans, a roof plan, building elevations and a revised bulk table.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD #1441, 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,



Noah Szafranec
Assistant Commissioner, Plan Commission
Department of Planning and Development

Cc: Brian Hacker, Patrick Murphey, PD Main File

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1441, AS AMENDED

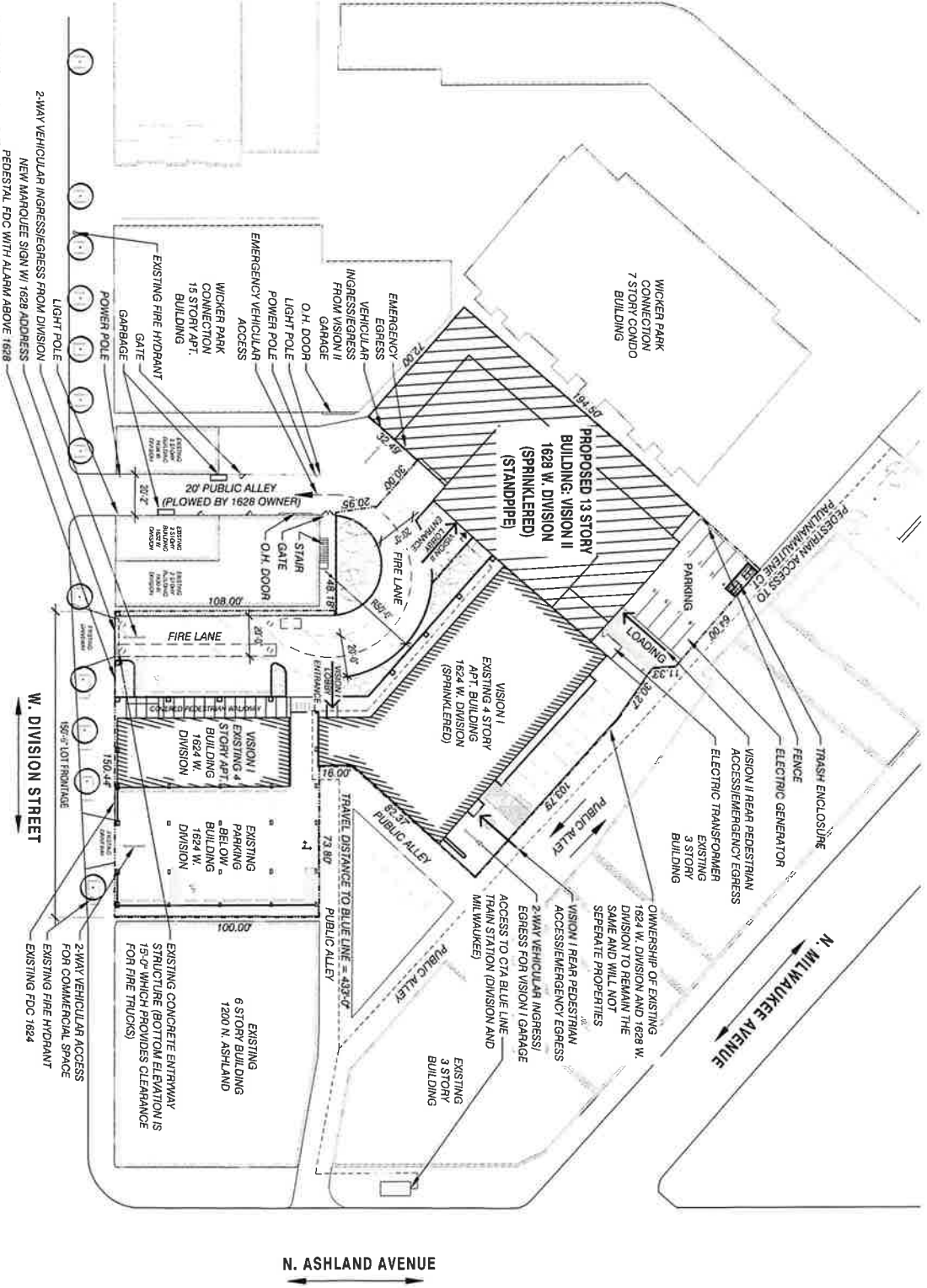
BULK REGULATIONS AND DATA TABLE

Gross Site Area	58,867 square feet (1.36 acres)
Area of Public R.O.W.	10,927 square feet (0.25 acres)
Net Site Area	48,570 square feet (1.11 acres)
Permitted Floor Area Ratio	4.0
Maximum Number of Dwelling Units	154 residential dwelling units
Number of Off-Street Parking Spaces	131 total parking spaces
Minimum Number of Bicycle Parking Spaces	93 bicycle spaces
Minimum Off-Street Loading Spaces	1 loading space
Setbacks from Property Line	In substantial compliance with the attached Site Plan
Maximum Building Height	140' – 6"

Applicant: 1628 Division LLC
Address: 1628 West Division Street

{00127354.2}

1628 W. Division
Chicago, IL



2-WAY VEHICULAR INGRESS/EGRESS FROM DIVISION
NEW MARQUEE SIGN W/ 1628 ADDRESS
PEDESTAL FDC WITH ALARM ABOVE 1628

POWER POLE
LIGHT POLE

EMERGENCY VEHICULAR
ACCESS

EXISTING FIRE HYDRANT
GARBAGE GATE

EXISTING LAMP
EXISTING ALARM
EXISTING FDC

EXISTING LAMP
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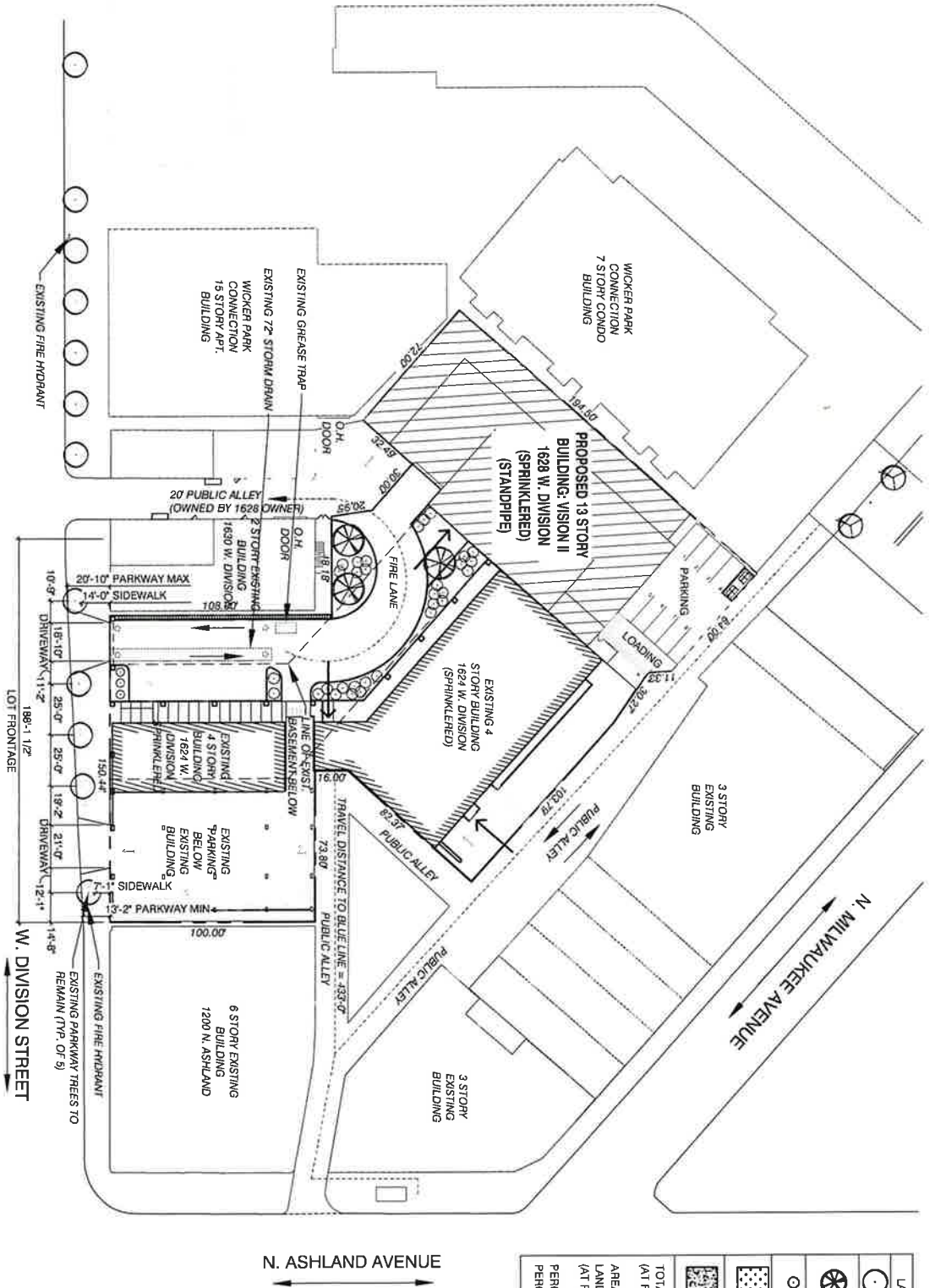
EXISTING LAMP
EXISTING ALARM
EXISTING FDC

EXISTING LAMP
EXISTING ALARM
EXISTING FDC

1" = 50'-0"

Site Plan
07.15.2022



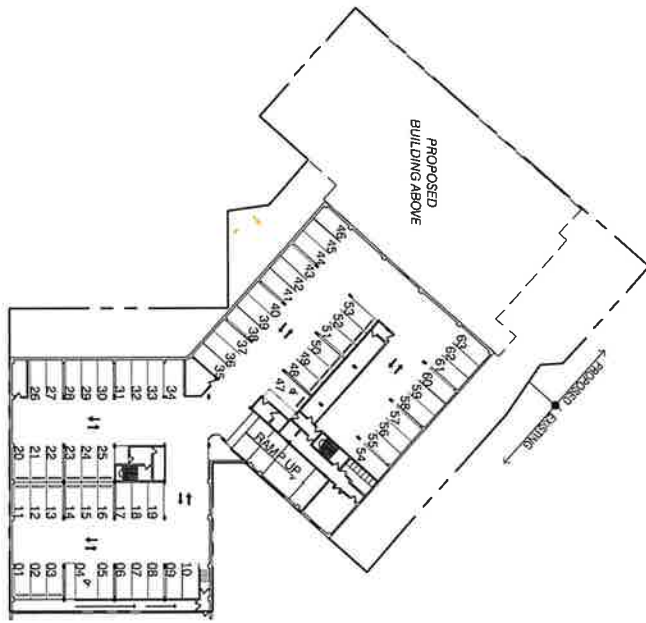


LANDSCAPE LEGEND	QTY
EXISTING TREE	
NEW TREE (IVORY SILK JAPANESE TREE LILAC)	3
NEW SHRUB (MINTBERBERRY)	25
NEW SOD (STOUT WOOD REEF)	2000 SF
NEW CONCRETE	
TOTAL SITE AREA (A1) PARKING:	9786 SF
AREA OF NEW LANDSCAPING (A1) PARKING:	2000 SF
PERCENT REQUIRED:	7.5% MIN / 20.4%

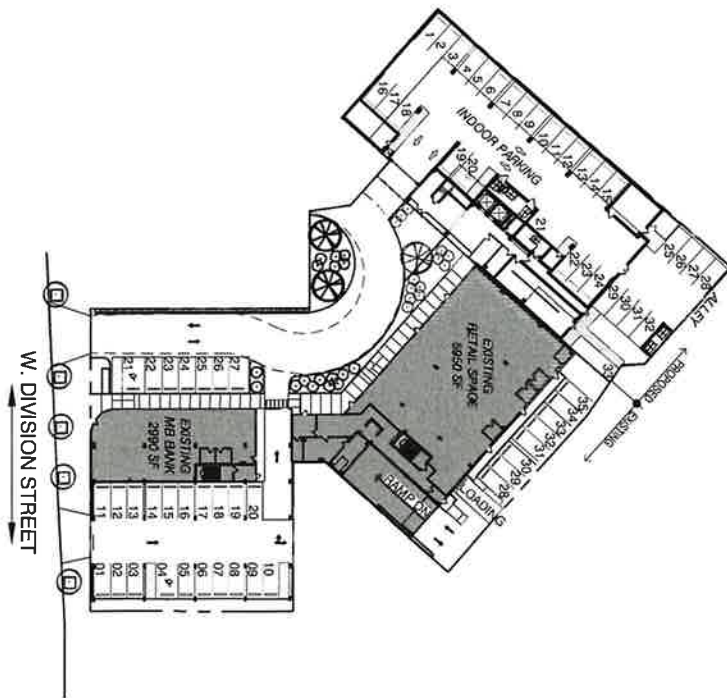
63 EXISTING PARKING SPOTS - NO CHANGE
 0 PROPOSED PARKING SPOTS
 63 COMBINED PARKING SPOTS
 (ALL RESIDENTIAL)

PARKING QUANTITIES
 TOTAL EXISTING: 111
 TOTAL PROPOSED: 131
 INCREASE: 20

48 EXISTING PARKING SPOTS - REDUCTION OF 13 FOR LANDSCAPE
 33 ORIGINALLY PROPOSED PARKING SPOTS
 89 COMBINED PARKING SPOTS
 (27 COMMERCIAL / 62 RESIDENTIAL)



1 BASEMENT COMBINED PARKING PLAN

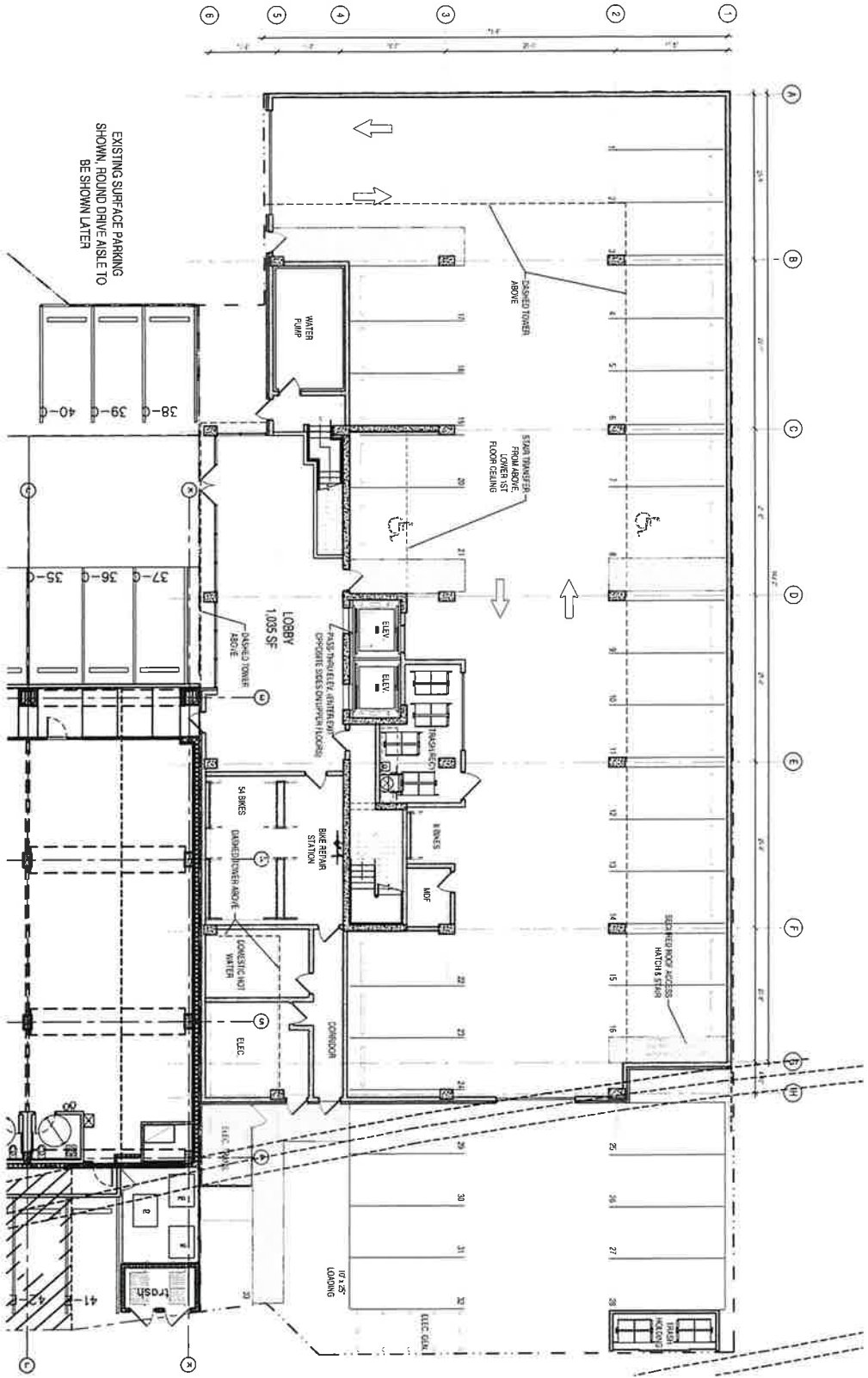


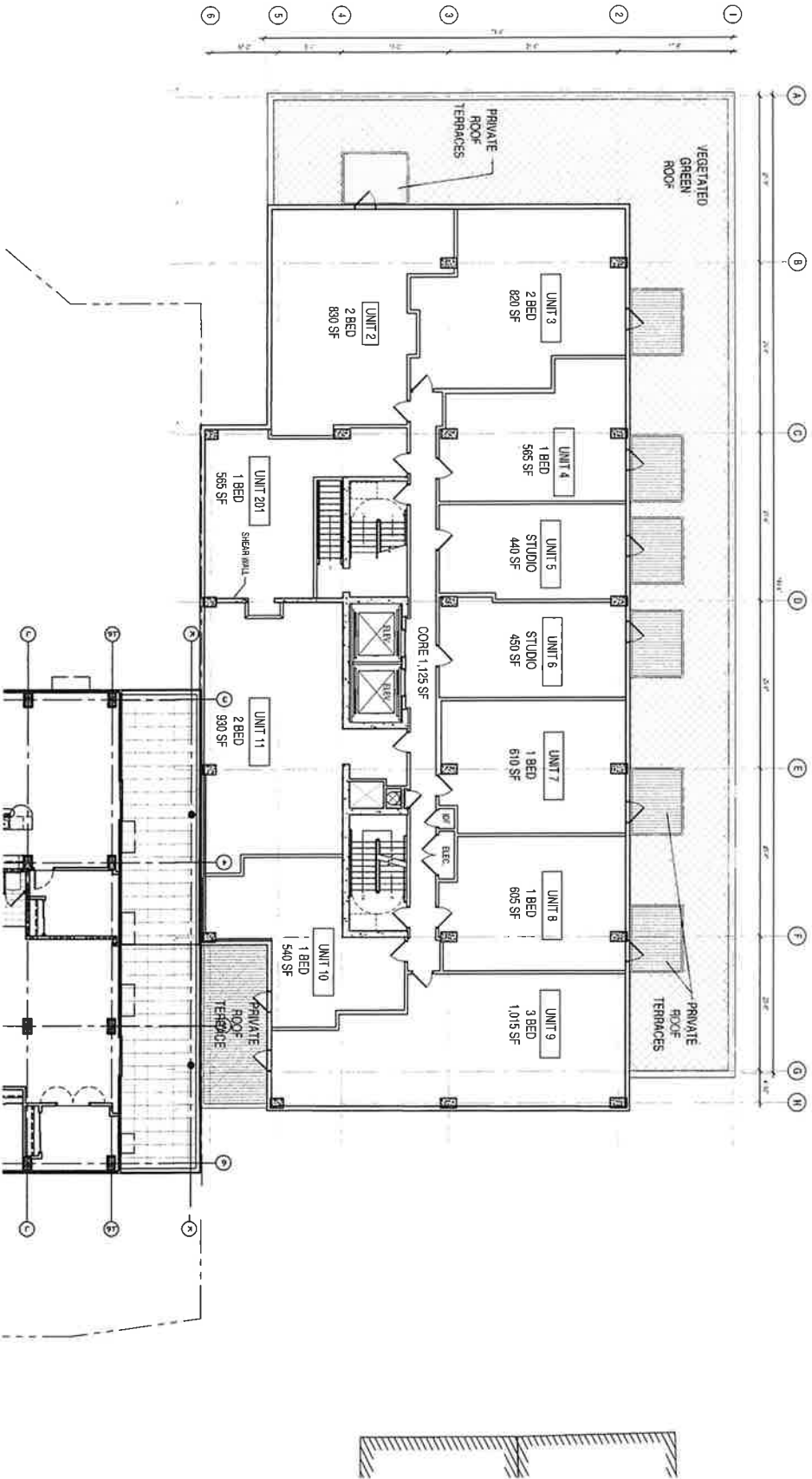
2 FIRST FLOOR COMBINED PARKING PLAN

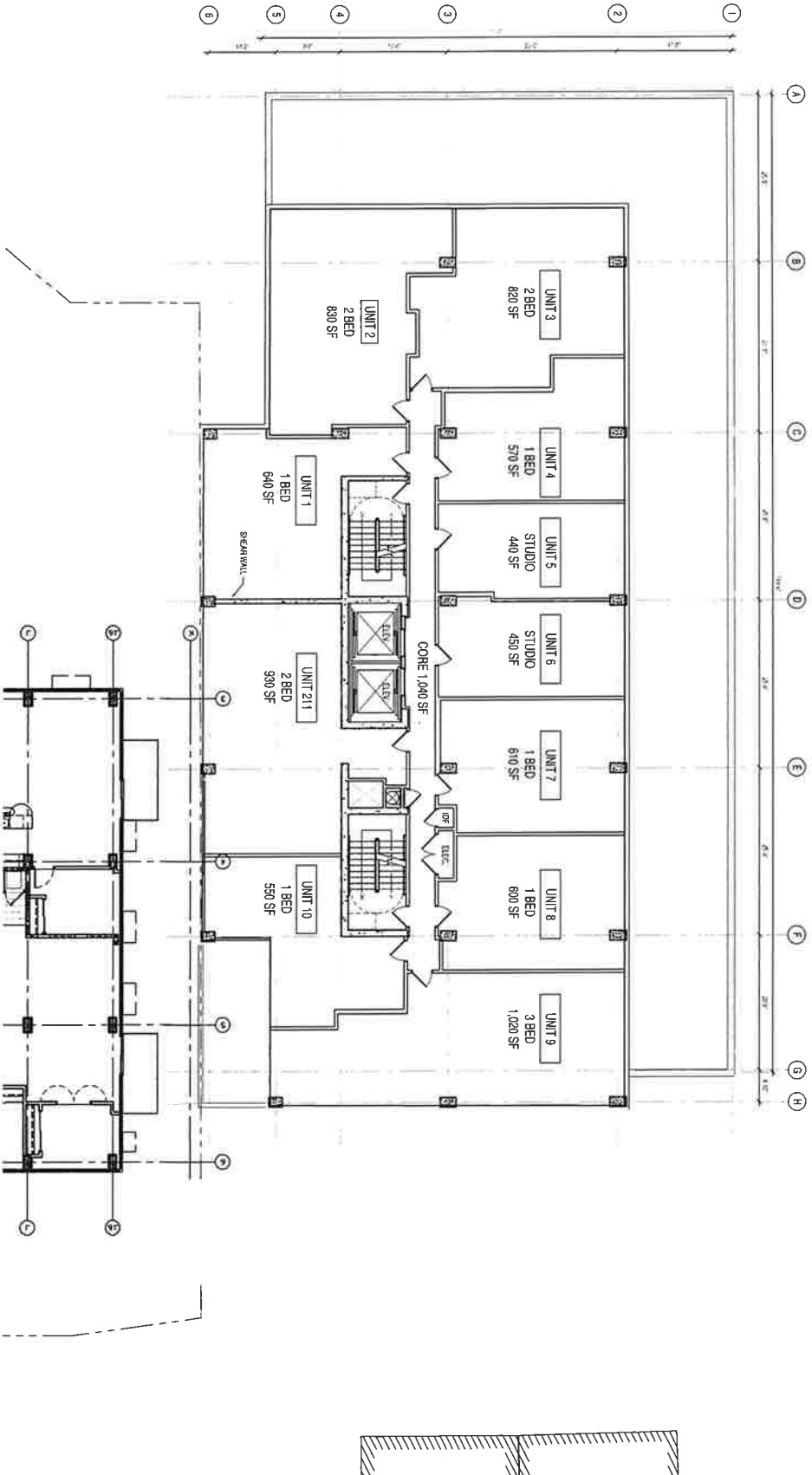


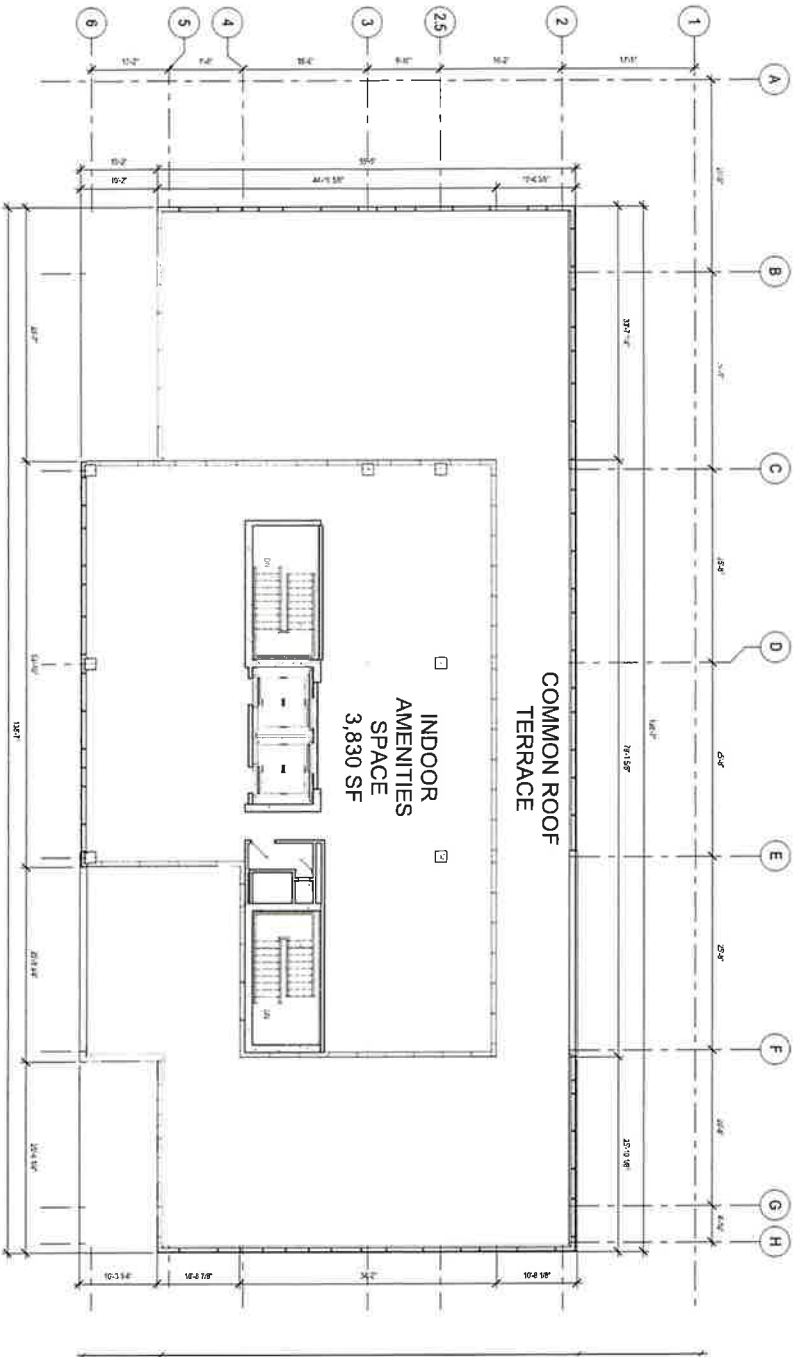
1628 W. Division
 Chicago, IL

Combined Parking Plans
 1" = 60'-0"
 07.15.2022





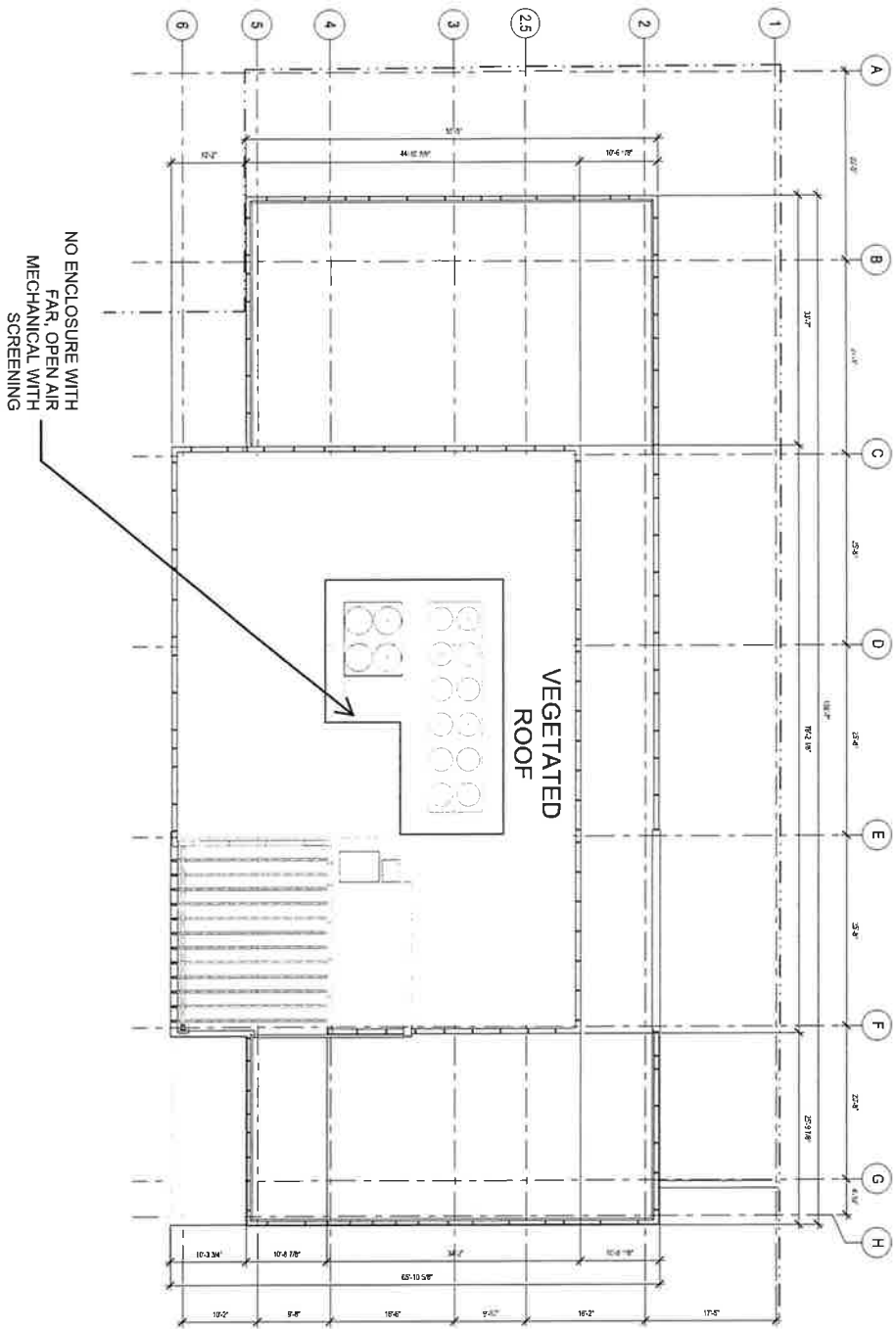




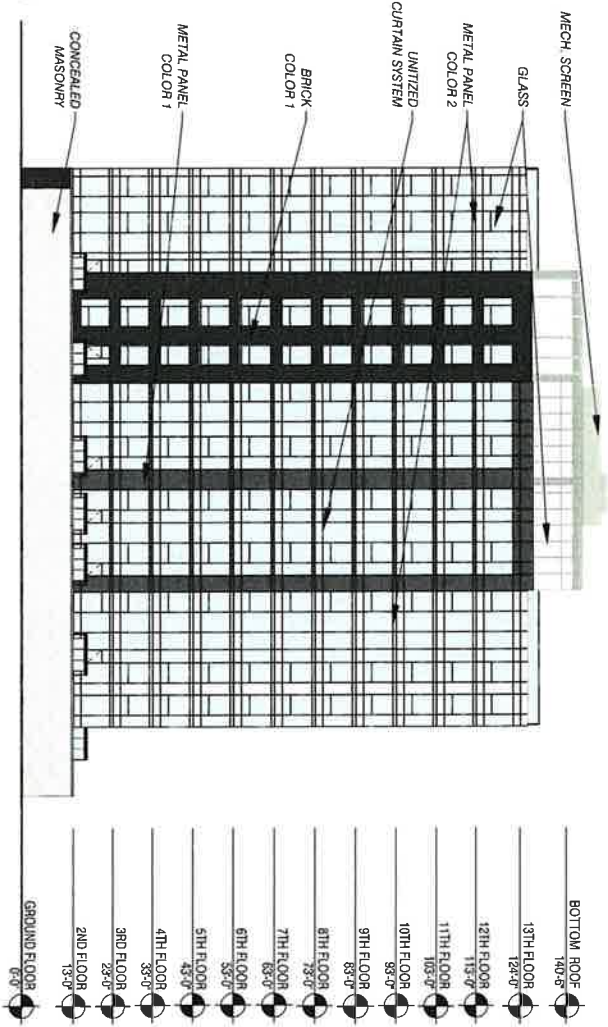
1628 W. Division
Chicago, IL

13th Floor Plan
1/16" = 1'-0" 07.15.2022

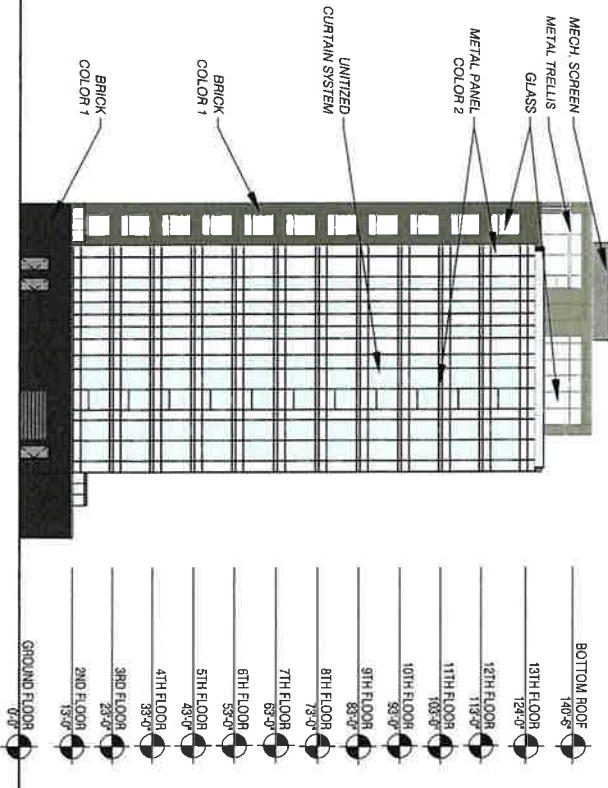




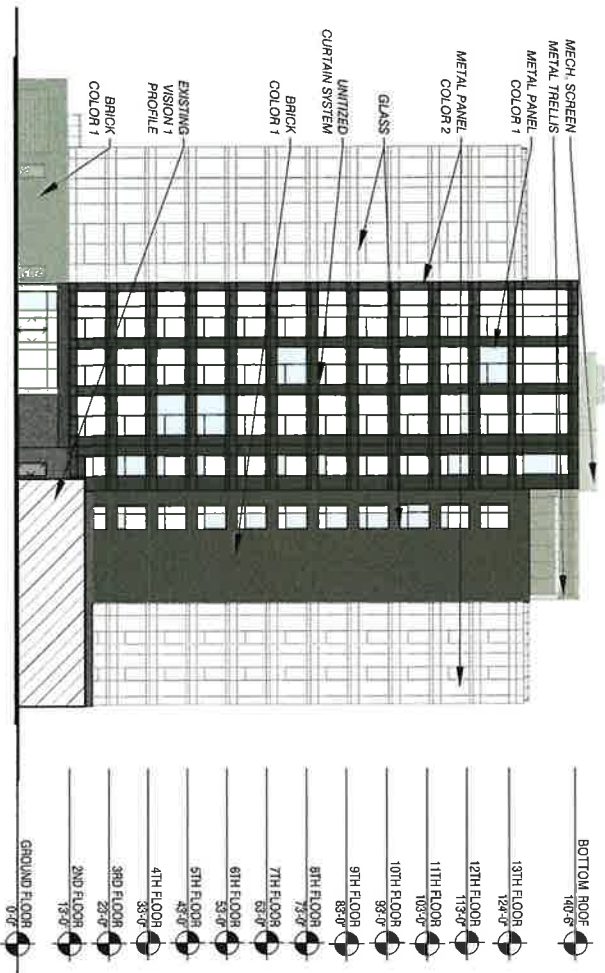
1 NORTH ELEVATION



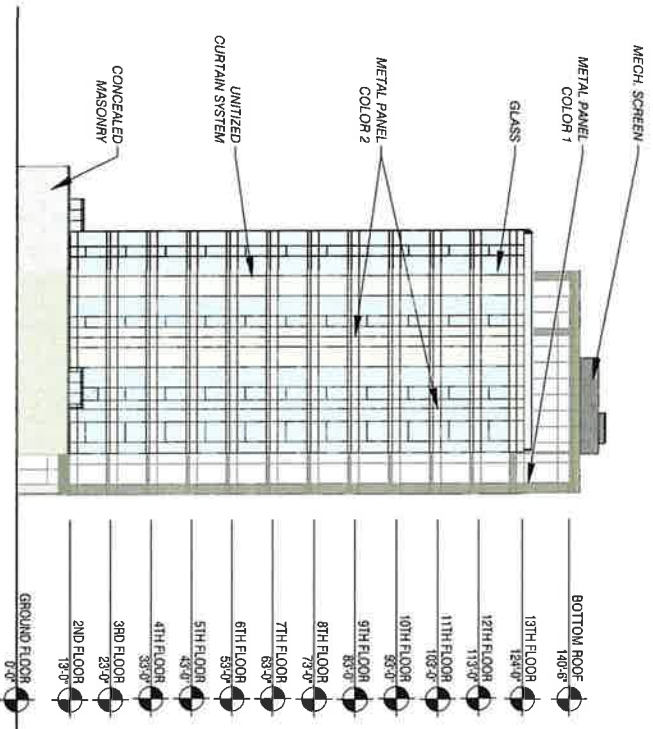
1 EAST ELEVATION



1 SOUTH ELEVATION



1 WEST ELEVATION





July 12, 2021

Steven M. Elrod
Elrod Freidman LLP
325 N. LaSalle Street
Suite 450
Chicago, IL 60654

**Re: Minor Change to PD No. 1441
1628 W. Division St.**

Dear Mr. Elrod:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1441 ("PD 1441") 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 1441.

1628 Division LLC is seeking modifications to the proposed 16-story residential building to be located at 1628 W. Division Street. All the property within the PD is owned and controlled by Robert Mosky, who also owns 1628 Division LLC. As a result of marketing conditions, ongoing consultation with the community, and advanced building and design, the following changes are proposed:

- A reduction in overall building height from 16-stories (180') to 13-stories (144'-8").
- A reduction in overall floor area from 116,705 SF to 100,247 SF.
- Minor adjustments to the building massing including the elimination of the upper-level building setbacks at the 10th and 14th floors to allow for a shorter building and more efficient building floor plate. As a result of eliminating the 10th floor setback, the proposed 10th floor roof deck has also been eliminated.
- The relocation of the shared tenant amenities from the 14th to the 13th floor.
- A reduction of required parking from 134 to 131 spaces. (The approved Bulk Table contained a scrivener's error of 141 parking spaces, rather than 134 spaces).
- The elimination of exterior balconies from the upper floors.
- The shared 2nd floor terraces will become private outdoor space for the 2nd floor units.
- A revision to vehicular ingress/egress to accommodate a dual lane entrance to the parking structure, instead of a single lane, to improve safety and traffic flow.

The following, revised exhibits are attached:

Bulk and Data Regulations Table
Site Plan
Boundary Line Plan
Land Use Map
Landscape Plan
Combined Parking Plans

1st Floor Plan
2nd Floor Plan
3rd-12th Floor Plan
13th Floor Plan w/Pool Deck
Mechanical Penthouse Floor Plan
Elevations (2)

Regarding 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

Minor change
PD No. 1441
July 12, 2021
Page 2

development, and therefore, would constitute a minor change. The Department of Transportation, the Fire Prevention Bureau, the Stormwater Bureau, and the Mayor's Office for People with Disabilities have also approved the site plan.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1441, 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 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,

A handwritten signature in black ink, appearing to read 'SAC', with a long horizontal line extending to the right.

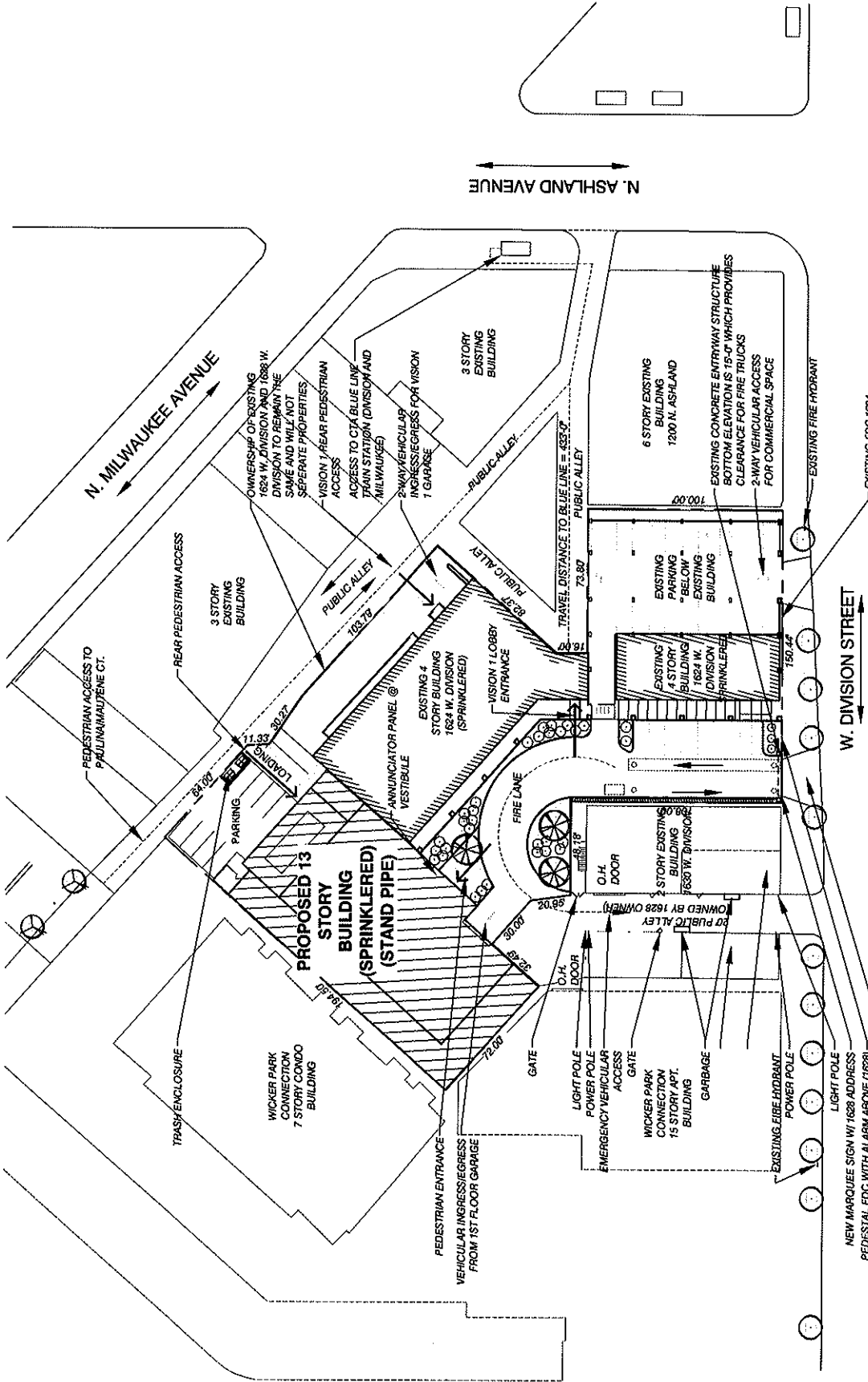
Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Liz Butler, Mike Marmo, Erik Glass, Mike Parella, Noah Szafraniec, Main file

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1441
BULK REGULATIONS AND DATA TABLE
REV. 7/21

Gross Site Area:	58,867 square feet (1.36 acres)
Area of Public R.O.W.	10,927 square feet (0.25 acres)
Net Site Area:	48,570 square feet (1.11 acres)
Permitted Floor Area Ratio:	4.0
Maximum Number of Dwelling Units:	154 residential dwelling units
Number of Off-Street Parking Spaces:	131 total parking spaces
Minimum Number of Bicycle Parking Spaces:	124 bicycle spaces
Minimum Off-Street Loading Spaces:	1 loading space
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	144' – 8"

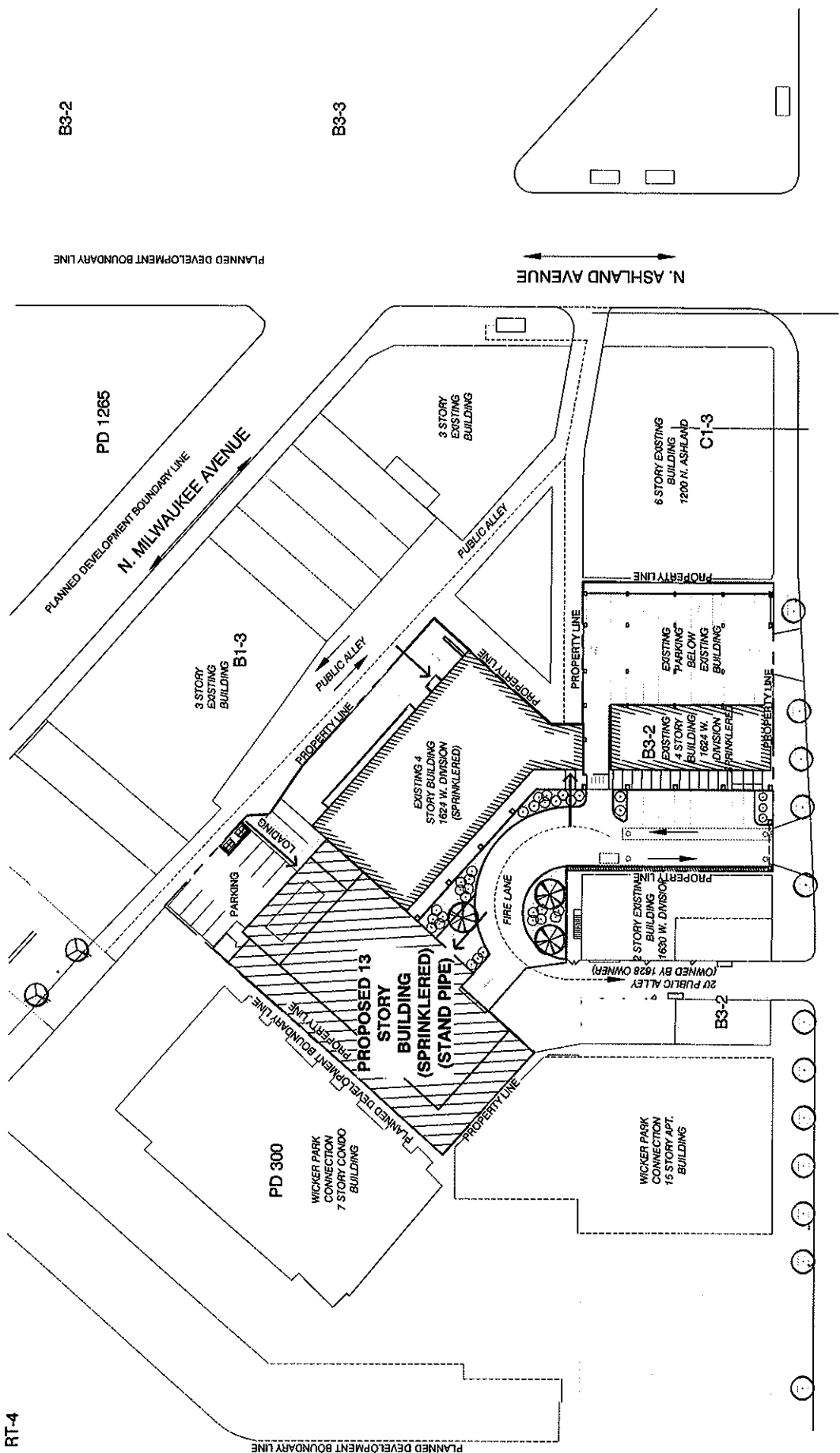


**KENNEDY
MAN**

1628 W. Division
Chicago, IL

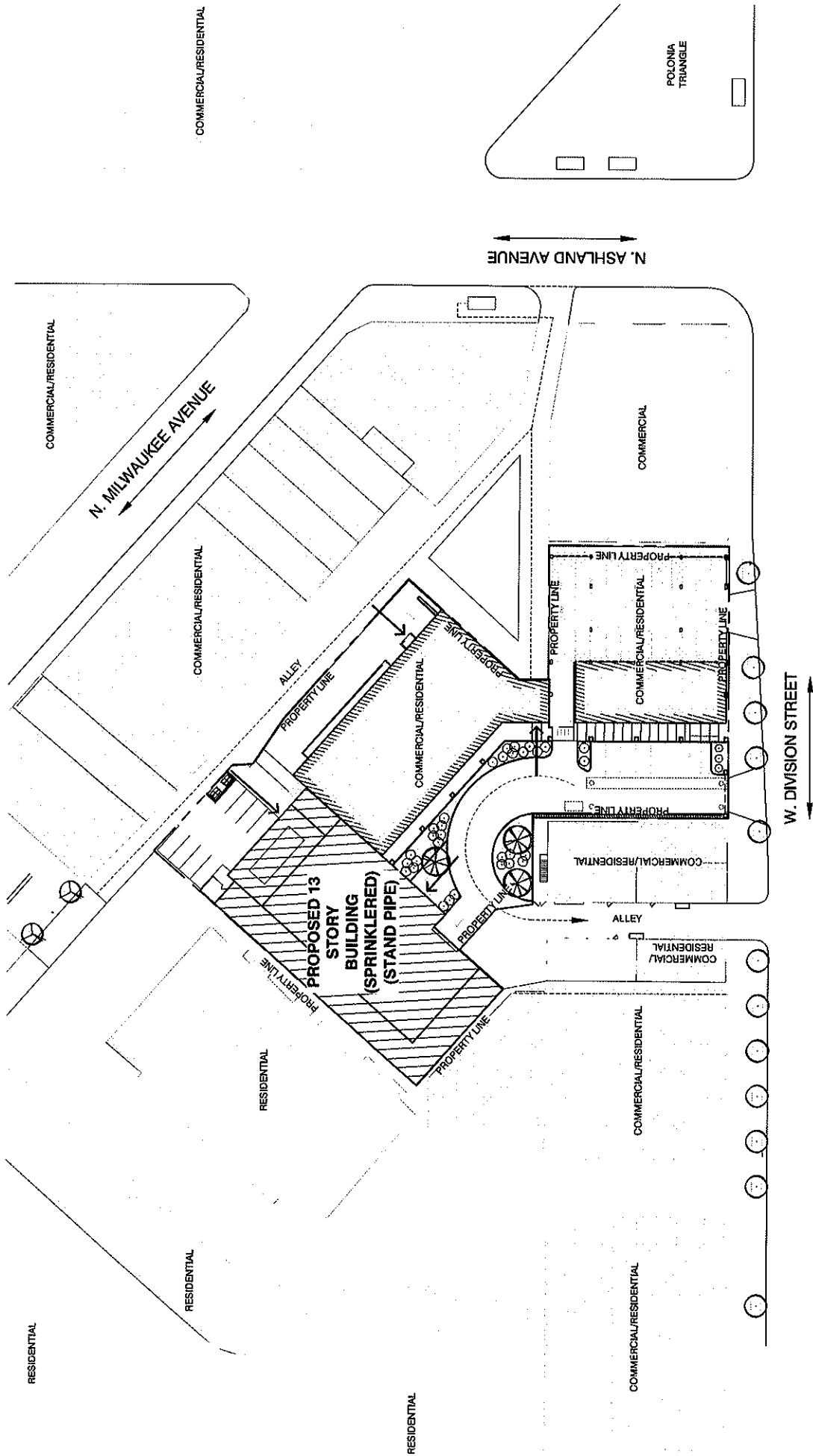
Site Plan
05.11.2021

1" = 50'-0"



1628 W. Division
Chicago, IL

Boundary Line Map
1" = 50'-0"
05.11.2021



N. ASHLAND AVENUE

N. MILWAUKEE AVENUE

W. DIVISION STREET

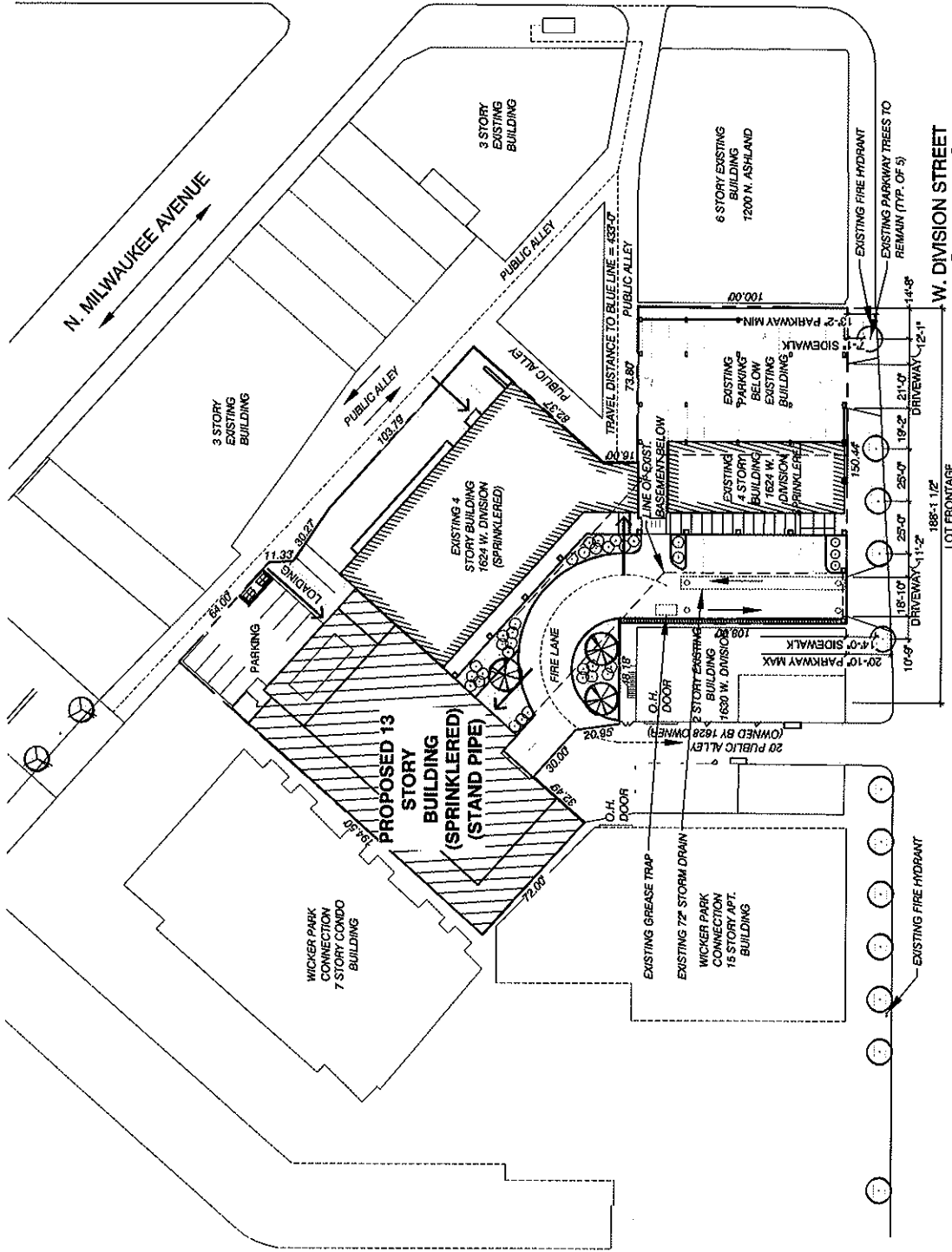
PROPOSED 13 STORY BUILDING (SPRINKLERED) (STAND PIPE)

1628 W. Division
Chicago, IL

Land Use Map
1" = 50'-0"
05.11.2021



LANDSCAPE LEGEND	QTY.
NEW TREE (IVORY SILK JAPANESE TREE LILAC)	3
NEW SHRUB (WINTERBERRY)	25
NEW SOD (STOUT WOOD REED)	2000 SF
NEW CONCRETE	
TOTAL SITE AREA (AT PARKING):	9786 SF
AREA OF NEW LANDSCAPING (AT PARKING):	2000 SF
PERCENT REQUIRED:	7.5% MIN. 20.4%
PERCENT PROVIDED:	



N. ASHLAND AVENUE

LandscAPE Plan
05.11.2021

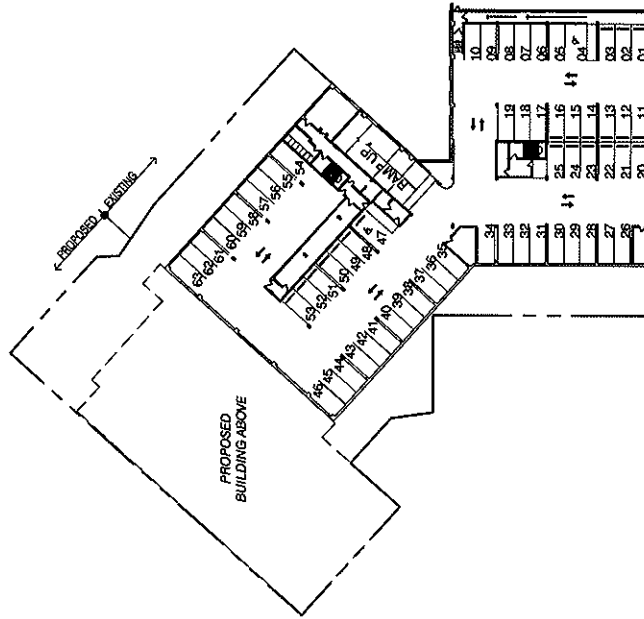
1628 W. Division
Chicago, IL



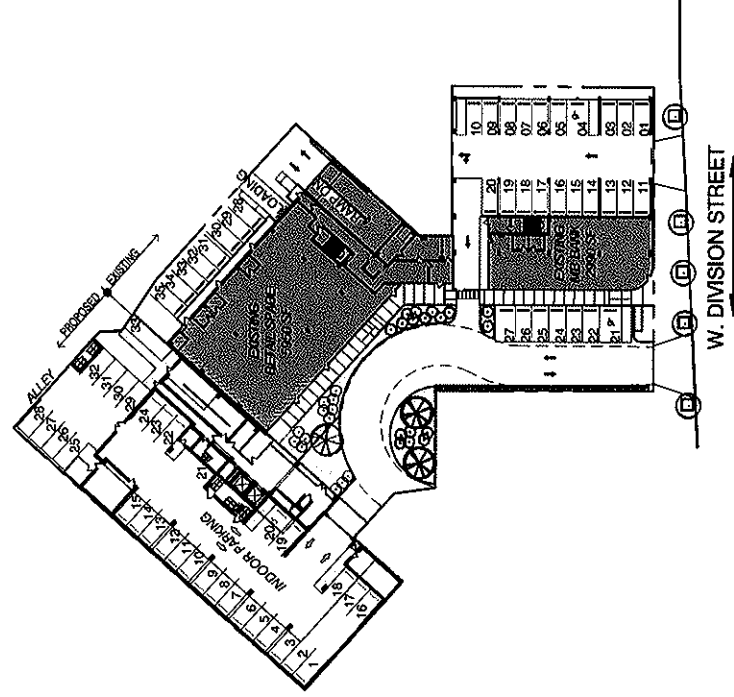
63 EXISTING PARKING SPOTS - NO CHANGE
 0 PROPOSED PARKING SPOTS
 63 COMBINED PARKING SPOTS
 (ALL RESIDENTIAL)

PARKING QUANTITIES
 TOTAL EXISTING: 111
 TOTAL PROPOSED: 137
 INCREASE: 26

48 EXISTING PARKING SPOTS - (REDUCTION OF 13 FOR LANDSCAPE)
 33 ORIGINALLY PROPOSED PARKING SPOTS
 68 COMBINED PARKING SPOTS
 (27 COMMERCIAL)
 (59 RESIDENTIAL)



① BASEMENT COMBINED PARKING PLAN



② FIRST FLOOR COMBINED PARKING PLAN



1628 W. Division

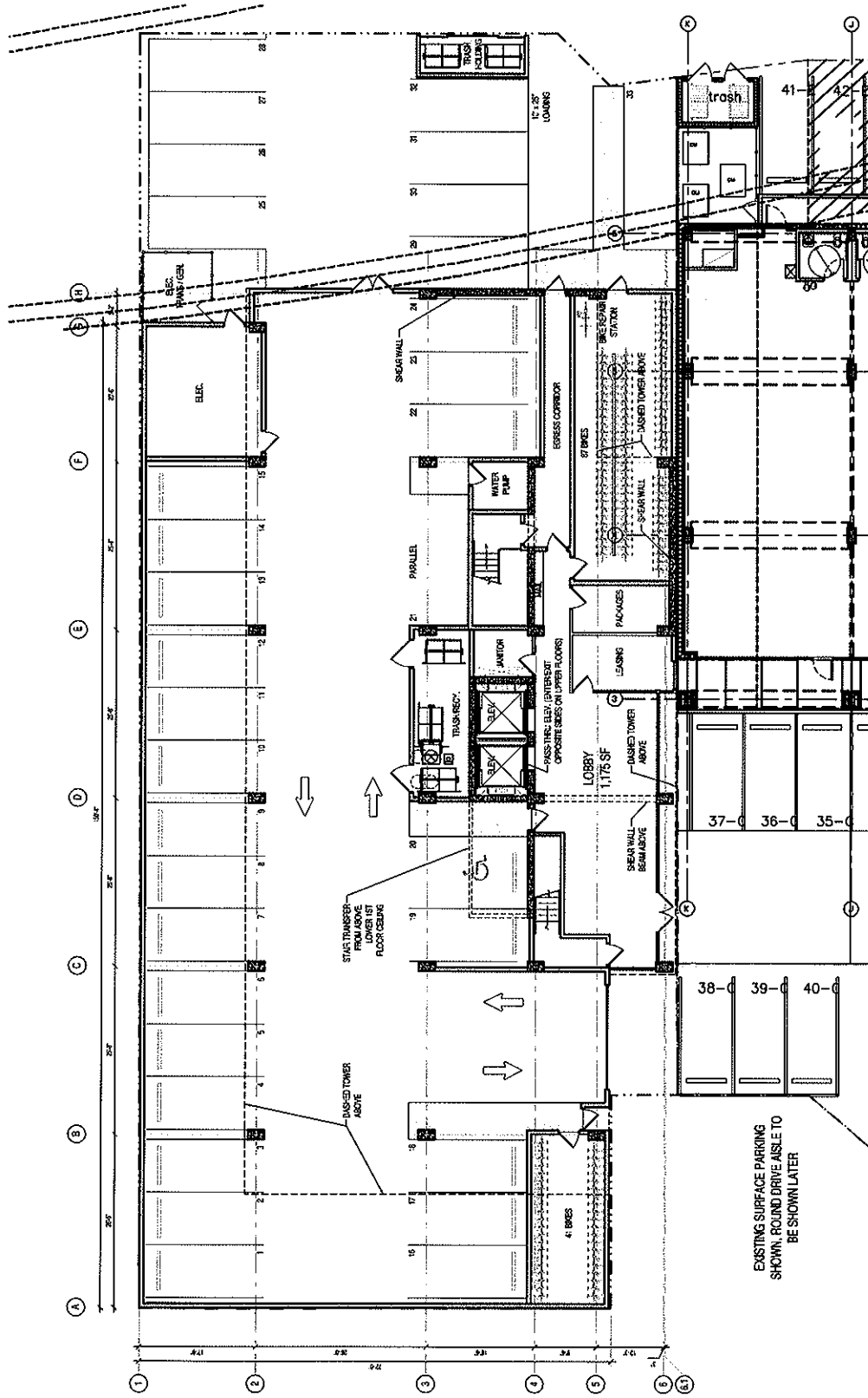
Chicago, IL

Combined Parking Plans

1" = 60'-0"

05.11.2021





1st Floor Plan

1/16" = 1'-0" 05.11.2021

1628 W. Division
Chicago, IL



EXISTING SURFACE PARKING
SHOWN, ROUND DRIVE AISLE TO
BE SHOWN LATER

STAIR TRANSFER
FROM ABOVE
LOWER 1ST
FLOOR CEILING

EXISTING BLY. INTERMIT
OPPOSITE SIDES ON UPPER FLOORS

WATER
PUMP

TRASH ROOM

12' x 25' LOADING

trash

BRISTOL STATION

PACKAGES

LEASING

DASHED TOWER
ABOVE

SHEAR WALL
ES/MS/AS/SE

38-C 39-C 40-C

37-C 36-C 35-C

38 39 40

41 42

38 39 40

37-C 36-C 35-C

38 39 40

41 42

38 39 40

37-C 36-C 35-C

38 39 40

41 42

38 39 40

37-C 36-C 35-C

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41 42

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41 42

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37-C 36-C 35-C

38 39 40

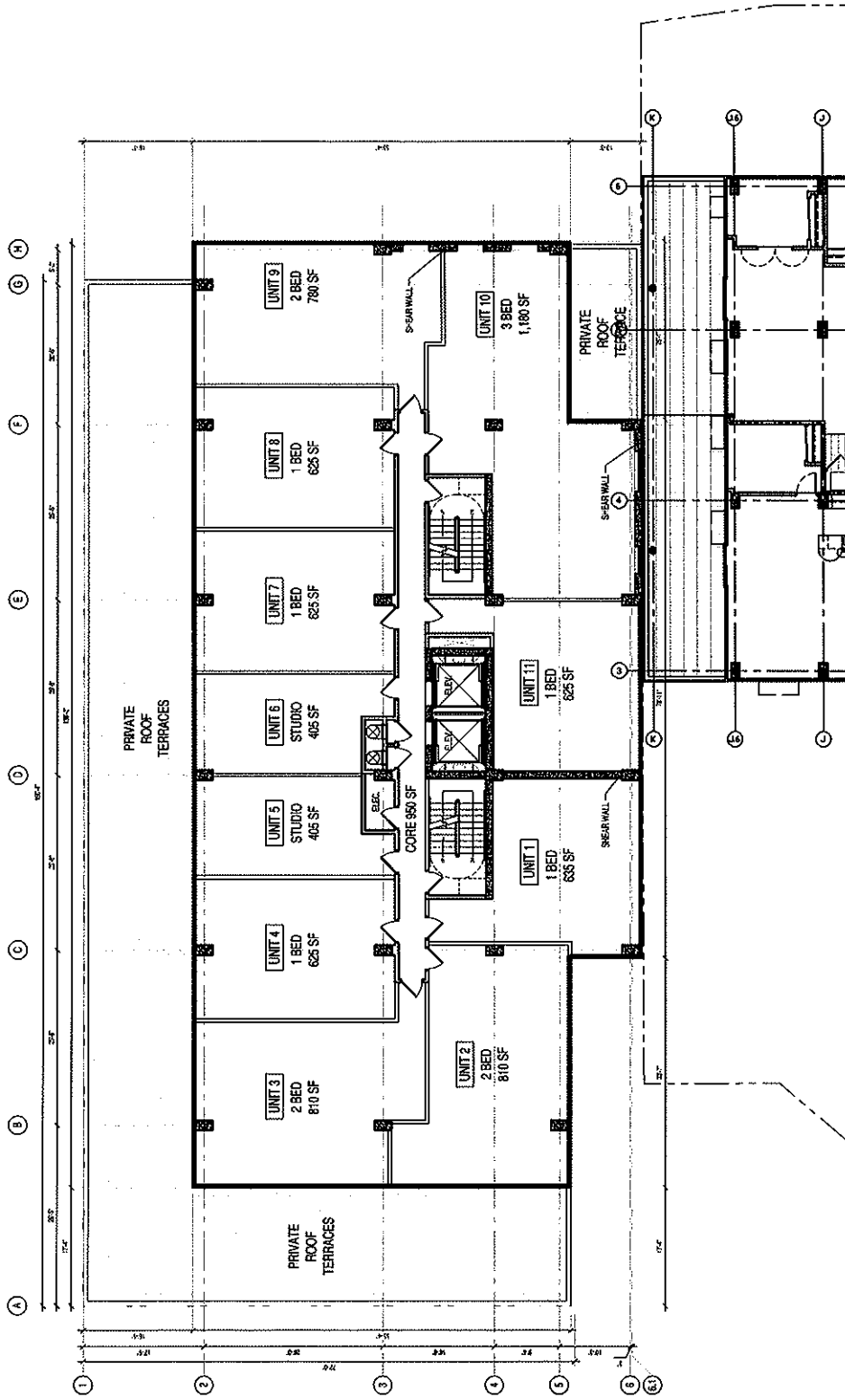
41 42

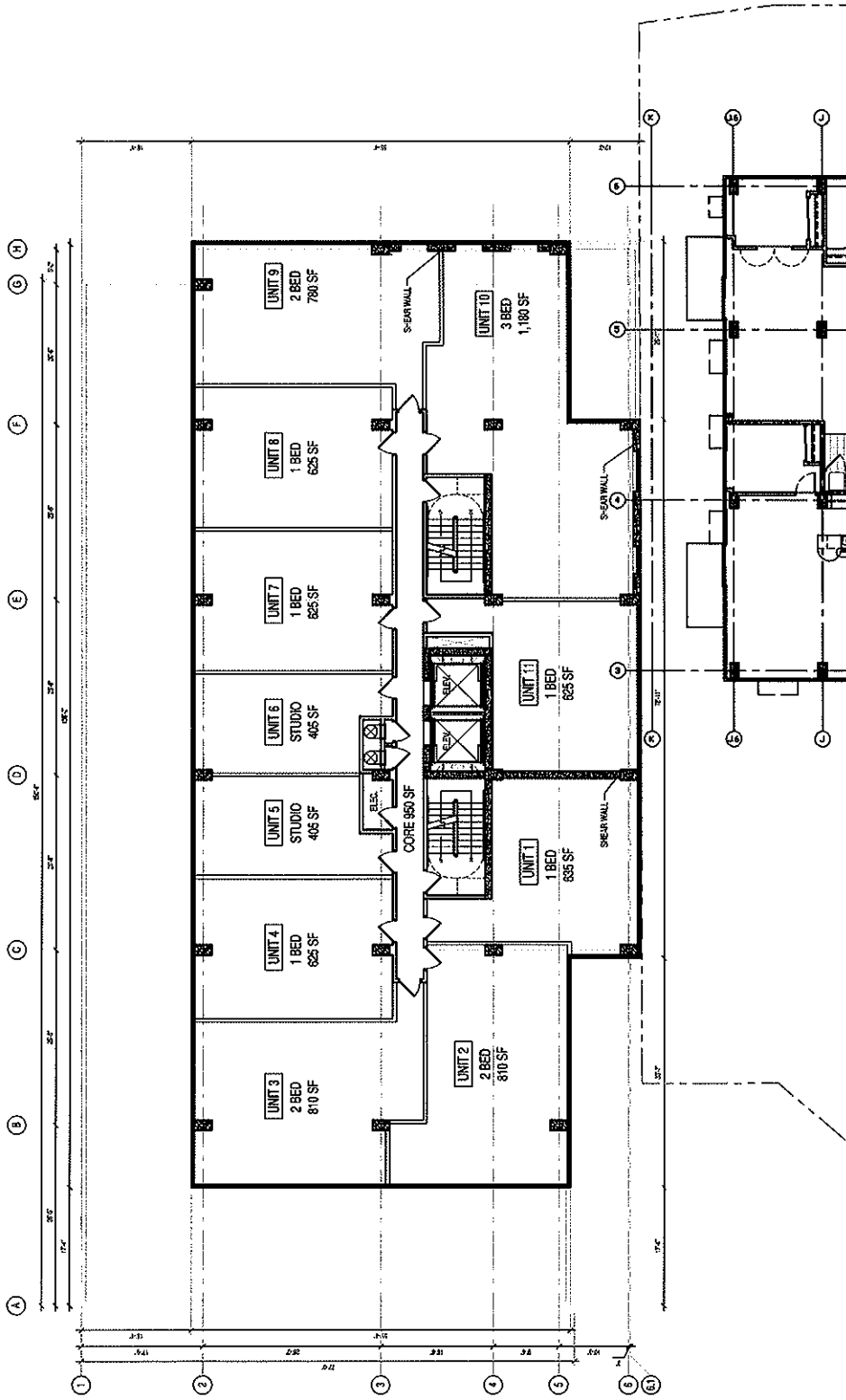
38 39 40

37-C 36-C 35-C

38 39 40

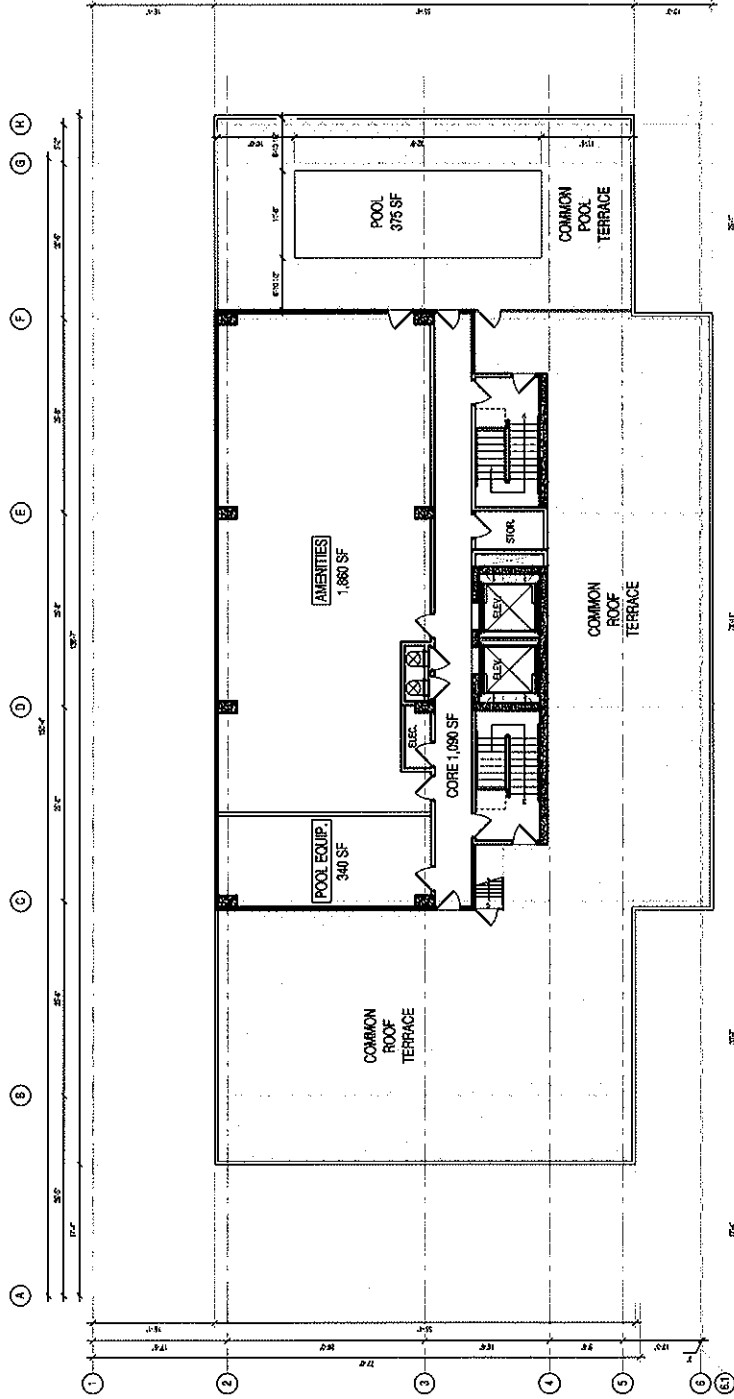
41 42





1628 W. Division
Chicago, IL

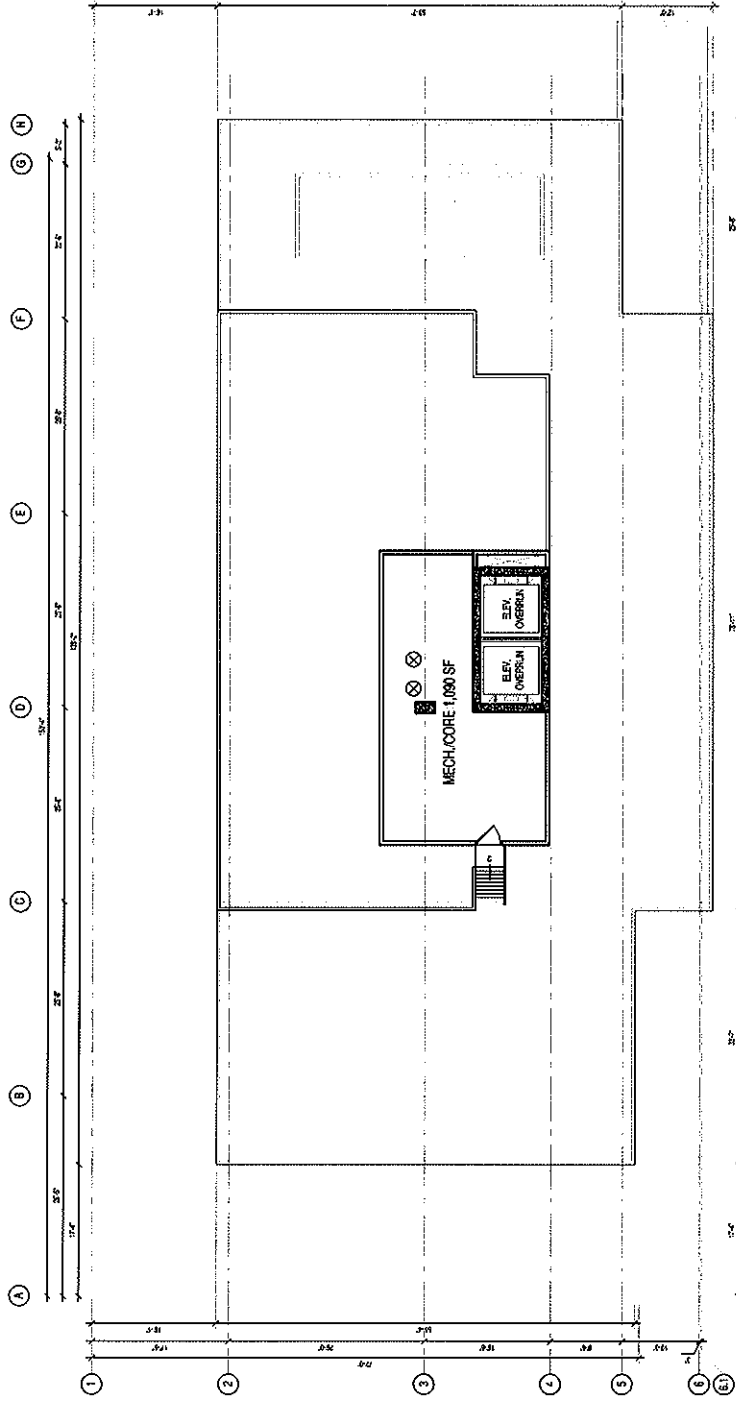
3rd - 12th Floor Plan
1/16" = 1'-0" 05.11.2021

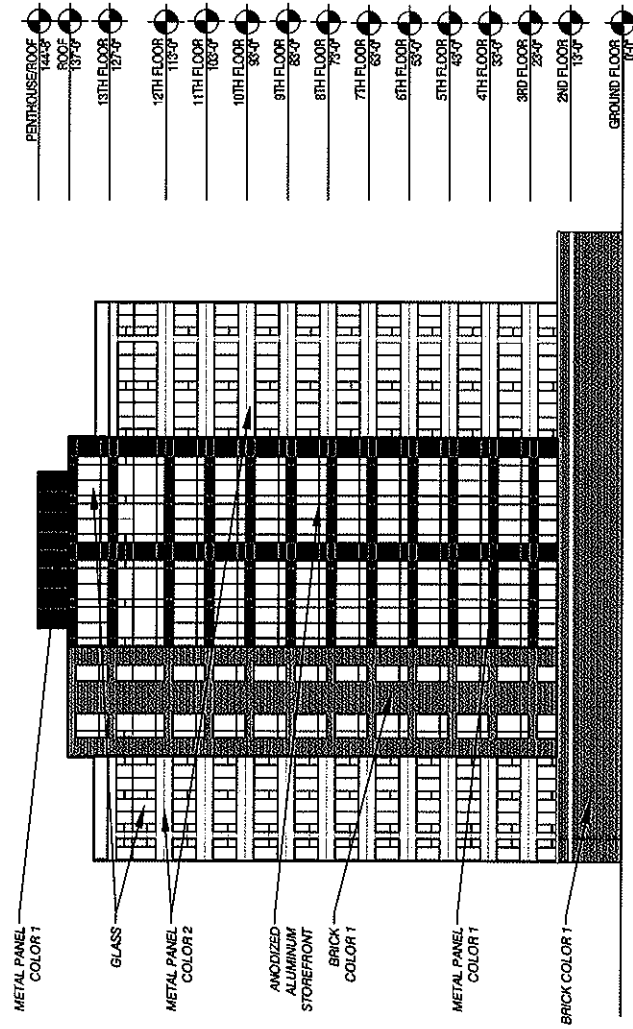


1628 W. Division
Chicago, IL

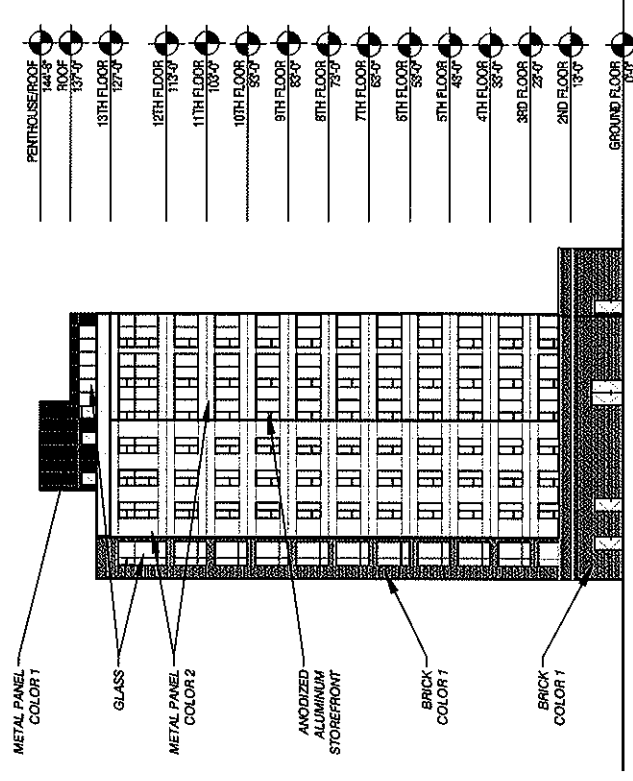
13th Floor Plan w/ Pool Deck

1/16" = 1'-0" 05.11.2021





1 NORTH ELEVATION



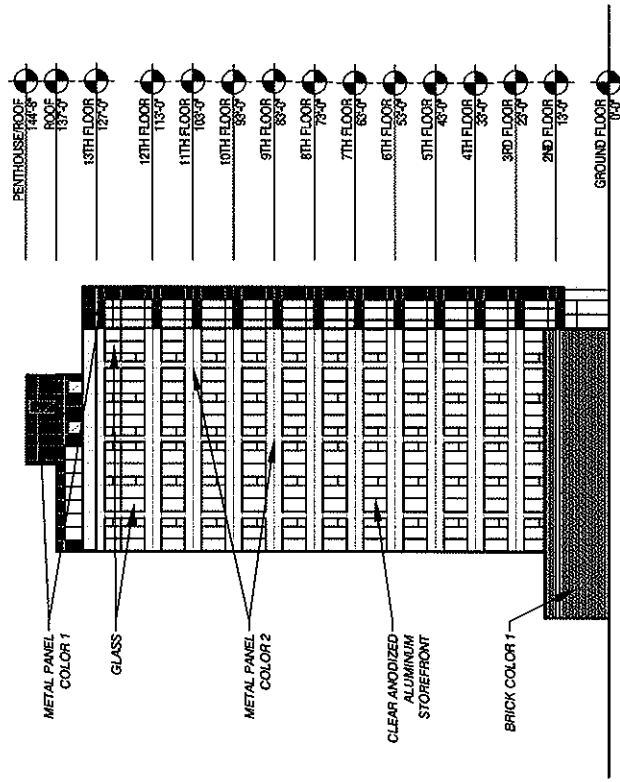
1 EAST ELEVATION



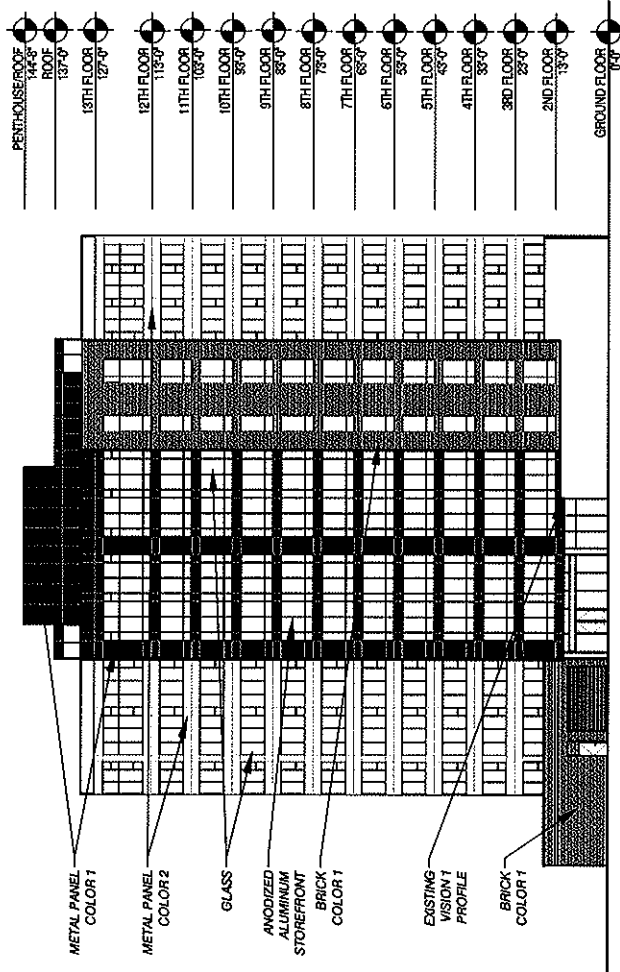
1628 W. Division
Chicago, IL

Elevations
05.11.2021

1" = 30'-0"



1 WEST ELEVATION



1 SOUTH ELEVATION

Elevations
1" = 30'-0"
05.11.2021

1628 W. Division
Chicago, IL



18947

100914

JOURNAL--CITY COUNCIL--CHICAGO

4/10/2019

The following is said ordinance as passed:

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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 7-J in the area bounded by:

a line 191 feet north of and perpendicular to North Milwaukee Avenue; the public alley next east of and parallel to North Gresham Avenue; a line 166 feet north of and perpendicular to North Milwaukee Avenue; and North Gresham Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF AREA SHOWN ON MAP NO. 3-H.

(As Amended)
(Application No. 18947)
(Common Address: 1628 W. Division St.)

RBPD 1441

[SO2016-6342]

(Committee Meeting Held April 12, 2018)

The Committee on Zoning, Landmarks and Building Standards submitted the following report:

CHICAGO, April 10, 2019.

To the President and Members of the City Council:

Presenting a report for your Committee on Zoning, Landmarks and Building Standards which held a meeting on April 12, 2018, the following item was passed by a majority of the members present:

Page 1 contains a map amendment for 1628 West Division Street.

I hereby move for passage of the proposed substitute ordinance transmitted herewith.

Respectfully submitted,

(Signed) JAMES CAPPLEMAN,
Vice-Chairman.

On motion of Alderman Cappleman, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Brookins, Muñoz, Tabares, Scott, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Ramirez-Rosa, Villegas, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 46.

Nays -- None.

Alderman Beale moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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, be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 3-H in the area bounded by:

beginning at the alley next southwest of and parallel to North Milwaukee Avenue; the alley next west of North Ashland Avenue and perpendicular to North Milwaukee Avenue; the alley next north of and parallel to West Division Street; a line 123 feet west of and parallel to North Ashland Avenue; West Division Street; a line 273.44 feet west of and parallel to North Ashland Avenue; a line 108 feet north of and parallel to West Division Street; the alley second west of and parallel to North Ashland Avenue and the centerline of said alley if extended northwest; a line 390 feet southwest of and parallel to North Paulina Street; a line 306.5 feet southwest of and parallel to North Milwaukee Avenue; and a line 318 feet southeast of and parallel to North Paulina Street running northwest to the point of beginning,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications within the area herein above described to the designation of Residential-Business Planned Development Number 1441, 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.

Residential-Business Planned Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1441.

Plan Of Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1441 ("Planned Development") consists of forty-eight thousand five hundred and seventy square feet (48,570 square feet) or one point eleven hundredth acres (1.11) of property ("Property"), which is depicted on the attached Planned Development Boundary and Property Line Map and which is owned and/or controlled by the Applicant -- 1200 Ashland 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 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 seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) -- prepared by Wallin Gomez Architects Ltd. and dated March 15, 2018, and an Affordable Housing Profile Form -- all of which are 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. The following uses are permitted in the area delineated herein as the Residential-Business Planned Development: dwelling units (above the 1st Floor), commercial, retail, office, personal service -- and accessory uses, as well as accessory and non-accessory off-street parking and loading.
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 forty-eight thousand five hundred and seventy square feet (48,570 square feet) and a maximum base FAR of 4.0.
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 B3-2 to B3-5, and then to this Residential-Business Planned Development, for construction of the Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Milwaukee Corridor Pilot Area, pursuant to Section 2-45-119 of the Municipal Code (the "Milwaukee Corridor ARO Pilot Area Ordinance" or the "Pilot") and as a result, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 15 percent -- if units are located on-site, or, with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner"), from 10 percent to 20 percent -- if the units are located in an off-site location within the Pilot. The Planned Development has a total of 154 housing units, including 33 existing units and 121 new units. The existing units will not be further "developed" within the meaning of the ARO (i.e., undergo substantial rehabilitation or conversion to condominiums), and, therefore, the ARO requirements apply only to the 121 new units in the Planned Development. The Applicant has agreed to satisfy its affordable housing obligation by providing all required affordable units on-site (15 percent of 121, rounded down = 18), as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the Pilot, the Applicant is required to lease the affordable units to households earning up to 80 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), at prices affordable to households earning up to 60 percent AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, including by "developing" (i.e., substantially rehabilitating or converting to condos) the existing 33 units, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form, to the Department of Planning and Development ("DPD"), for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance, of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must 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 Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner 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 Planned Development.

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 foregoing, 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.

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

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 a B3-5 Community Shopping District.

[Existing Zoning Map; Preliminary Site Plan; Boundary Line Map; Land-Use Map; Landscape Plan; Parking Plans; Basement, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th and 10th Floor Plans and Deck Level Plan; 11th, 12th and 13th Floor Plans; 14th Floor Plan and Pool Deck Plans; 15th and 16th Floor Plans; Roof Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 100925 through 100943 of this *Journal*.]

Bulk Regulations and Data Table, 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. 1441.

Bulk Regulations And Data Table.

Gross Site Area:	58,867 square feet (1.36 acres)
Area of Public Rights-of-Way:	10,927 square feet (0.25 acre)
Net Site Area:	48,570 square feet (1.11 acres)
Permitted Floor Area Ratio:	4.0
Maximum Number of Dwelling Units:	154 residential dwelling units
Number of Off-Street Parking Spaces:	141 total parking spaces
Minimum Number of Bicycle Parking Spaces:	124 bicycle spaces
Minimum Off-Street Loading Spaces:	1 loading space
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	180 feet, 0 inches

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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: 3/7/2018

DEVELOPMENT INFORMATION

Development Name: Vision 2
 Development Address: 1628 W Division St, Chicago, IL 60622
 Zoning Application Number, if applicable: 18947 Ward: 1st
 If you are working with a Planner at the City, what is his/her name? Noah Szafranlec

Type of City Involvement City Land Planned Development (PD)
check all that apply Financial Assistance Transit Served Location (TSL) project
 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
- 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 RDM Development
 Developer Contact Jim Panella
 Developer Address 1200 N Ashland Ave, Chicago, IL
 Email jpanella@rdmhomes.com Developer Phone 773-529-3200
 Attorney Name Sara Barnes Attorney Phone 312-782-1983

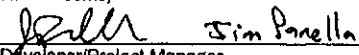
TIMING

Estimated date marketing will begin 8/1/2019
 Estimated date of building permit* 1/1/2019
 Estimated date ARO units will be complete 3/1/2020

*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 Date 3-8-18


 Jim Panella Date 3/7/18



ARO Web Form

FOR PUBLICATION

Applicant Contact Information
 Name: Jim Panella
 Email: jpanella@rdmhomes.com

Development Information

Address **Submitted Date: 03/07/2018**

Number From: 1624 Number To: 1628 Direction: W
 Street name: Division St Postal Code: 60622

Development Name
 Vision 2

Are you rezoning to downtown?: No
 Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 1 ARO Zone: Higher Income Pilot Area: Milwaukee Corridor

Details
 ARO trigger: Zoning change
 Total units: 121
 Development type: Rent

Requirements

Onsite Units: 18 Off-Site units: 24

How do you intend to meet your ARO Unit obligations?

On-Site: 18 Off-Site: 0
 On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0
 Total Units: 18

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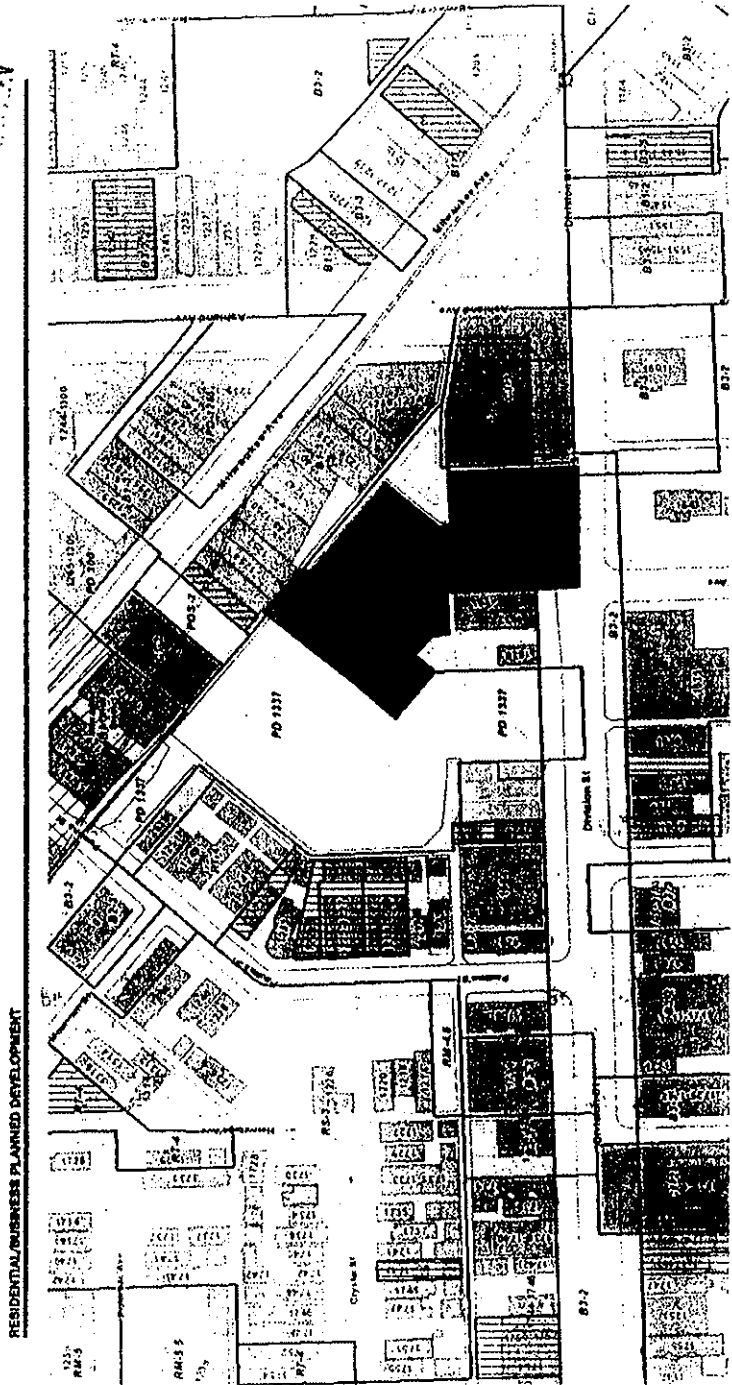
unit type	market rate		AAD		affordable v. market square footage*
	how many?	% of total	low many?	% of total	
studio	34	23%	409	28%	400 98%
one-bed	47	46%	684	46%	664 97%
two-bed	23	23%	324	23%	313 101%
three-bed	5	9%	1,265	8%	1,265 100%

Project Name: 1908m-2
 Zoning Application number, if applicable: 38917
 Address: 1024 W. Division
 Is this a For Sale or Rental Project? Rental
 Anticipated average per rent/price? \$3.15'

Total Units in Project	221
Total AEO units (must be 15% of total units)	18
Total units if on-site or 20% of total units if off-site**	18

Market Rate Units:	Yes	No
Parking		
Laundry		
Appliances		
Refrigerator		
Gas/Electric/Steam/Trunk/Trunk/Trunk		
Dishwasher		
Gas/Electric/Steam/Trunk/Trunk/Trunk		
Stove/Oven		
Gas/Electric/Steam/Trunk/Trunk/Trunk		
Microwave		
Gas/Electric/Steam/Trunk/Trunk/Trunk		
Bathroom(s)		
How many?		
Half bath? Full bath?		
Kitchen, separate tops		
Central		
Flooring		
Insulated		
HAAC		
Other		

NOT FOR CONSTRUCTION



RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT

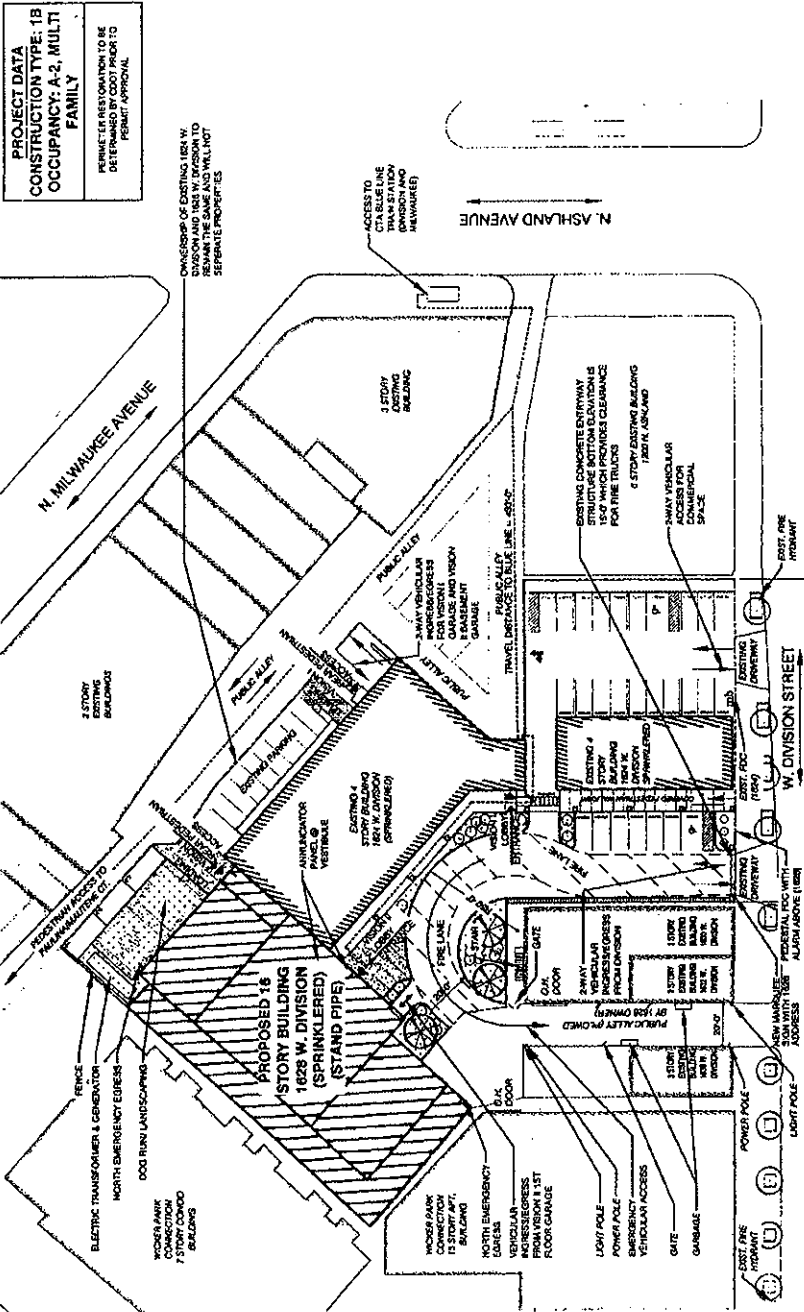
VISION II
PLANNED DEVELOPMENT

DIVISION STREET
CHICAGO, IL 60622

WALLIN + GOMEZ ARCHITECTS, INC. AND LLC
 ADDRESS: 140 WEST JACKSON ST.
 CHICAGO, ILLINOIS 60604
 PHONE: (312) 427-7777
 PLAN COMMUNITY: MARCH 18, 2014

FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 08 - SITE PLAN



PROJECT DATA
CONSTRUCTION TYPE: 1B
OCCUPANCY: A-2, MULTI-FAMILY
 PERMITS RESTORATION TO BE DETERMINED BY COOP PRIOR TO PERMIT APPROVAL

OWNERSHIP OF EXISTING 1825 W. DIVISION AND 1825 W. DIVISION TO BE DETERMINED BY COOP PRIOR TO PERMIT APPROVAL

VISION II SITE PLAN
 PLAT DATE: 3/8/15

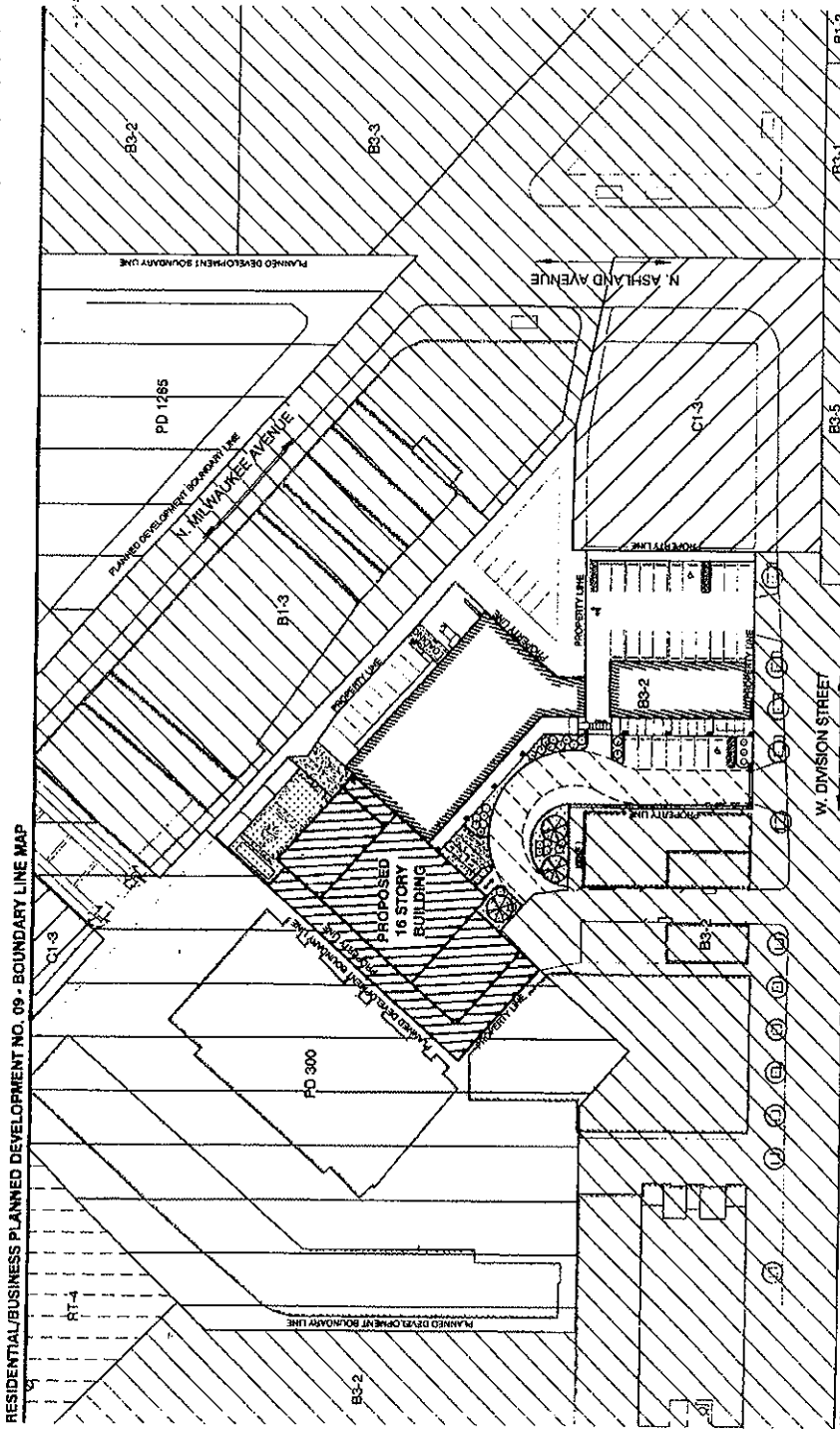
PRELIMINARY SITE PLAN
 SCALE: 1" = 20'

W 01

Wallin + Gomez
 APPLICANT: 1200 ASHLAND, LLC
 ADDRESS: 1025 WEST DIVISION ST
 CHICAGO, ILLINOIS 60604
 PLAN COMMISSION: MARCH 15, 2019
 P: 312-427-4702 F: 312-427-8811

DIVISION STREET 08
 CHICAGO, IL 60652

QUAL FOR PUBLICATION



RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 09 - BOUNDARY LINE MAP

WAITITI & GOMEZ ARCHITECTS, INC.
 APPLICANT: 100 ASHLAND, LLC
 ADDRESS: 100 ASHLAND, LLC
 INTRODUCED: SEPTEMBER 14, 2016
 PLAN COMMISSION: MARCH 15, 2018
 Drawing: 100927-002-1027
 P: 312-627-9728 F: 312-627-9811

VISION II BOUNDARY LINE MAP
 P.L.C. DATE: 2018

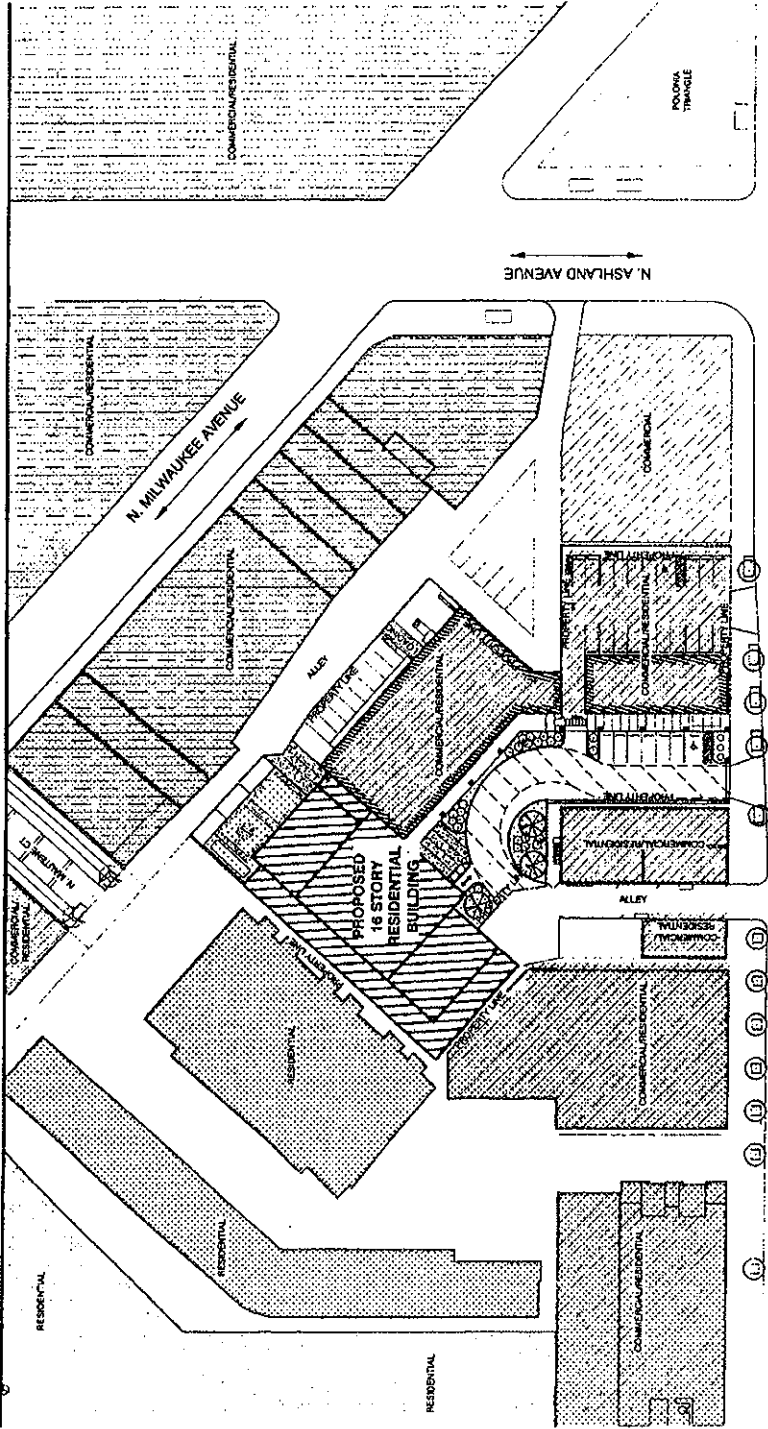
DIVISION STREET CHICAGO, IL 60652 09

SOULET P 37

01 BOUNDARY LINE MAP

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RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 10 - LAND USE MAP



Wajlin + Gomez
 APPLICANT: 1200 ASHLAND, LLC
 711 S. LITTLEFIELD ST. 3RD FLOOR
 CHICAGO, ILLINOIS 60607-1027
 P: 312-427-4702 F: 312-427-4811

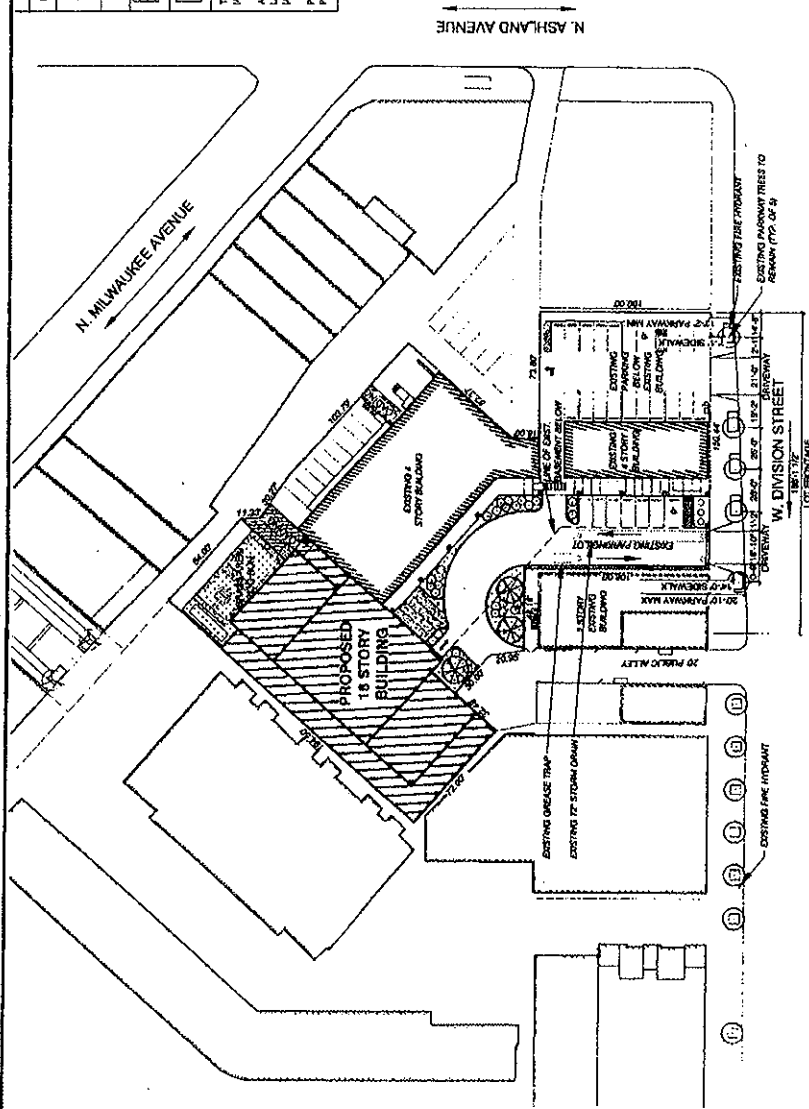
VISION II LAND USE MAP
 PLOT DATE: 3/8/18
 DIVISION STREET 10
 CHICAGO, IL 60622

01 LAND USE MAP
 SCALE: 1"=25'

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RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 11 - LANDSCAPE PLAN

LANDSCAPE LOCATION	QTY.
EXISTING TREE	
NEW TREE (JAPANESE TREE (L&A))	3
NEW SHRUB (WINTERBERRY)	75
NEW 200' STOUT WOOD RECY	2000 SF
NEW CONCRETE	
TOTAL SITE AREA AT PARCELS	9765 SF
AREA OF NEW PLANTINGS AT PARCELS	2000 SF
PERCENT REQUIRED: 7.5% MIN.	20.4%
PERCENT PROVIDED:	



Waltin + Gomez
 APPLICANT: 1200 ASHLAND, LLC.
 ADDRESS: 1628 WEST DIVISION ST
 711 South Dearborn Street, Suite 606
 P: 312-437-4122 # F: 312-427-9811

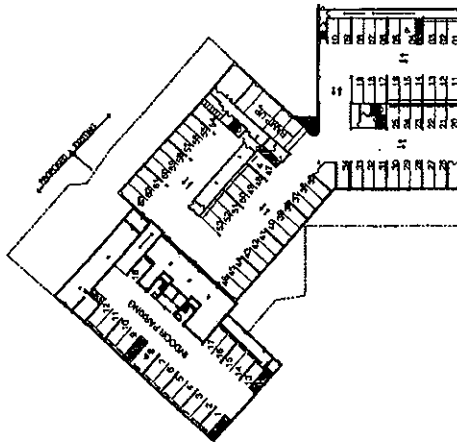
VISION II LANDSCAPE PLAN
 #01 DATE: 3/15/18
 DIVISION STREET CHICAGO, IL 60622
 SCALE: 1" = 3'

LANDSCAPE PLAN
 #01
 SCALE: 1" = 3'

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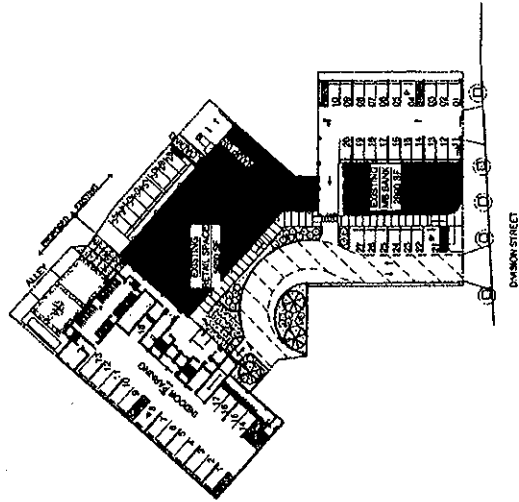
RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 12 - PARKING PLANS

63 EXISTING PARKING SPOTS - NO CHANGE
 18 PROPOSED PARKING SPOTS
 81 COMBINED PARKING SPOTS
 (ALL RESIDENTIAL)



01 BASEMENT PARKING PLAN
 SCALE: 1"=8'

48 EXISTING PARKING SPOTS - REDUCTION OF 13 FOR LANDSCAPE
 18 PROPOSED PARKING SPOTS
 35 EXISTING PARKING SPOTS
 127 COMBINED PARKING SPOTS
 (28 COMMERCIAL / 99 RESIDENTIAL)



02 FIRST FLOOR PARKING PLAN
 SCALE: 1"=8'

Waltin & Gomez
 A P.C. & T. E.P.C.S. L.L.C.
 711 South Dearborn Street, Suite 406
 P: 312-427-6700 # F: 312-427-6811

APPLICANT: 1200 ASHLAND, LLC
 ADDRESS: 1628 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2018
 PLAN COMMISSION: MARCH 15, 2019

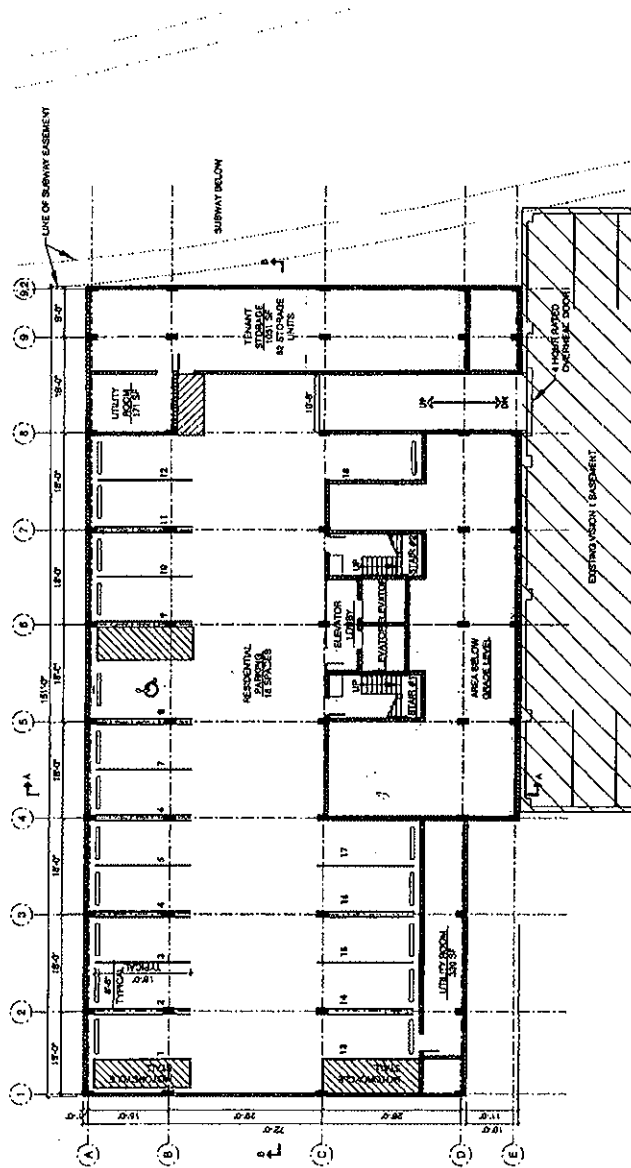
PARKING QUANTITIES
 TOTAL EXISTING: 111
 TOTAL PROPOSED: 134
 INCREASE: 23

PARKING BREAKDOWN
 TOTAL COMMERCIAL: 32
 TOTAL RESIDENTIAL: 102
 TOTAL PROPOSED: 134

VISION II PARKING PLANS
 PUT DATE: 3/8/19
 DIVISION STREET
 CHICAGO, IL 60662
 12

FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 13 - BASEMENT FLOOR PLAN



Wailin • Gomez
 ARCHITECTS, L.L.C.
 771 N. LAUREL STREET
 CHICAGO, ILL. 60610-3147
 P: 312-427-4702 F: 312-427-4811

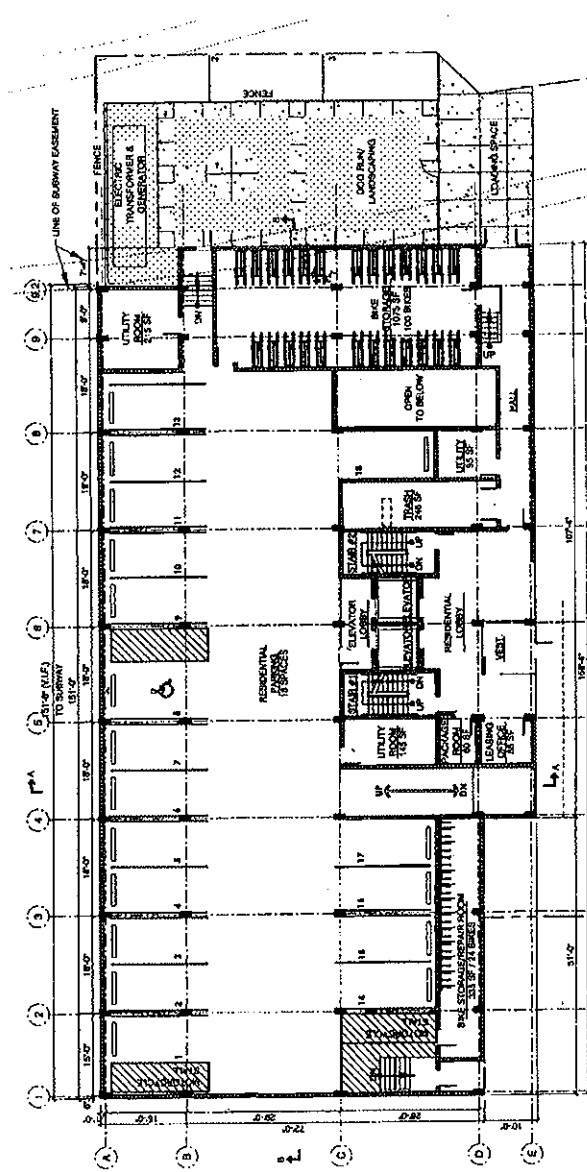
APPLICANT: 1200 ASHLAND, LLC.
 ADDRESS: 1608 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2016
 PLAN COMMISSION: MARCH 15, 2018

VISION # BASEMENT
 PLAN DATE: 04/18
 FLOOR PLAN
 DIVISION STREET
 CHICAGO, IL 60622

SCALE: 1/8" = 1'-0"
 01 BASEMENT FLOOR PLAN
 9,964 SF
 13

FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 14 - FIRST FLOOR PLAN



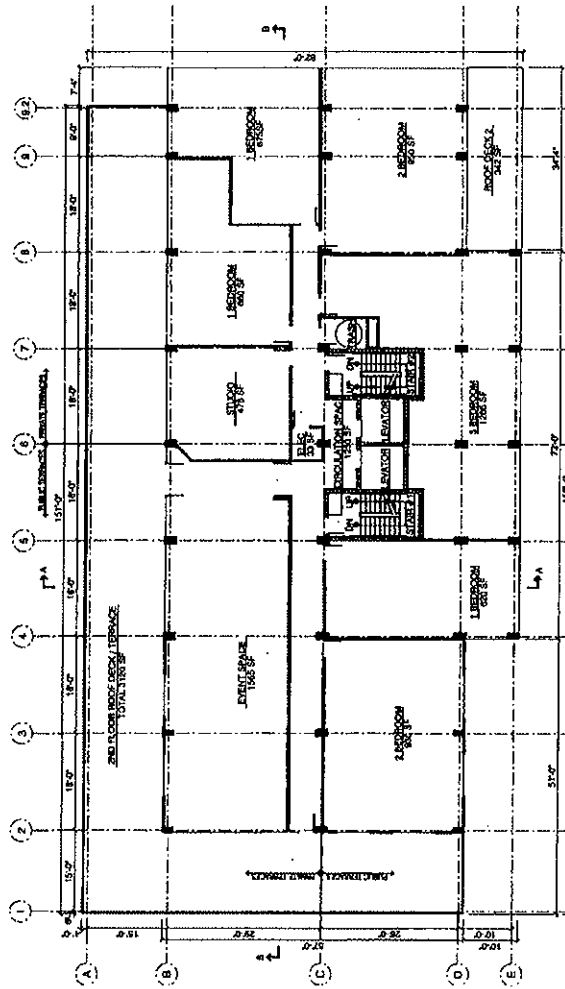
Watlin • Gomez
 ARCHITECTS, L.L.C.
 711 South Dearborn Street, Suite 602
 P: 312-427-4702 • F: 312-427-4631

APPLICANT: 1200 ASHLAND, LLC
 ADDRESS: 1829 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2018
 PLAN COMMISSION: MARCH 15, 2019

VISION II FIRST FLOOR PLAN
 PART ONE OF ONE
 DIVISION STREET CHICAGO, IL 60622
 SCALE: 1/8" = 1'-0"
 01 FIRST FLOOR PLAN 12,000 SF
 14

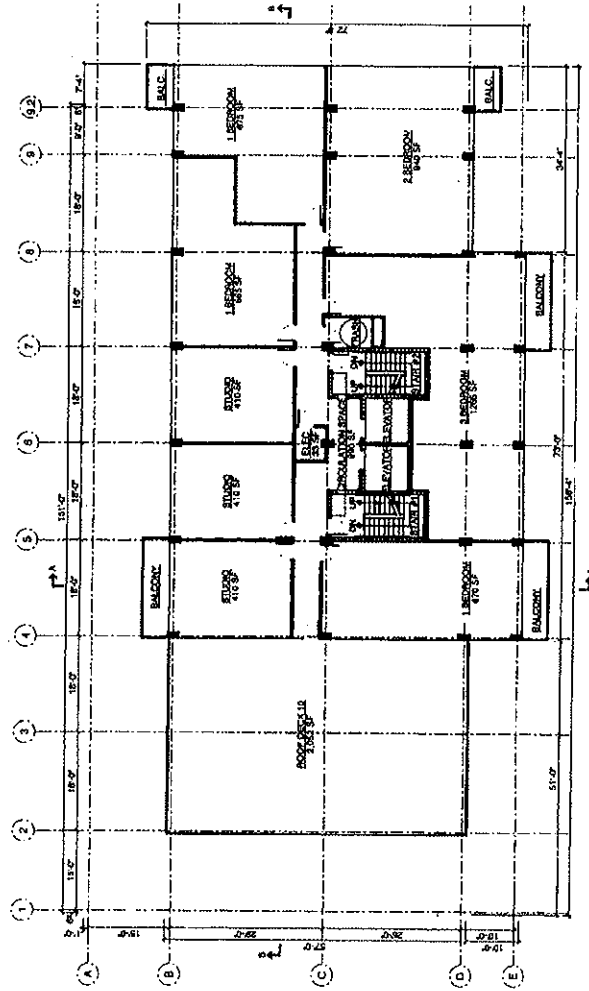
FINAL FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 15 - 2ND FLOOR PLAN



Wajlin - Gomez APPLICANT: 1200 ASHLAND, LLC. VISION II 2ND FLOOR
 ARCHITECTS, L.L.C. ADDRESS: 1628 WEST DIVISION ST. PLAN
 CHICAGO, ILLINOIS 60622
 P: 312-497-4102 #F: 312-497-9811
 DATE: SEPTEMBER 14, 2018
 PLAN COMMISSION: MARCH 15, 2019
 CHICAGO, ILLINOIS 60622
 DIVISION STREET T5
 CHICAGO, ILLINOIS 60622
 01 2ND FLOOR PLAN 8,900 SF
 SHEET 115-199

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 17 - 10TH FLOOR PLAN



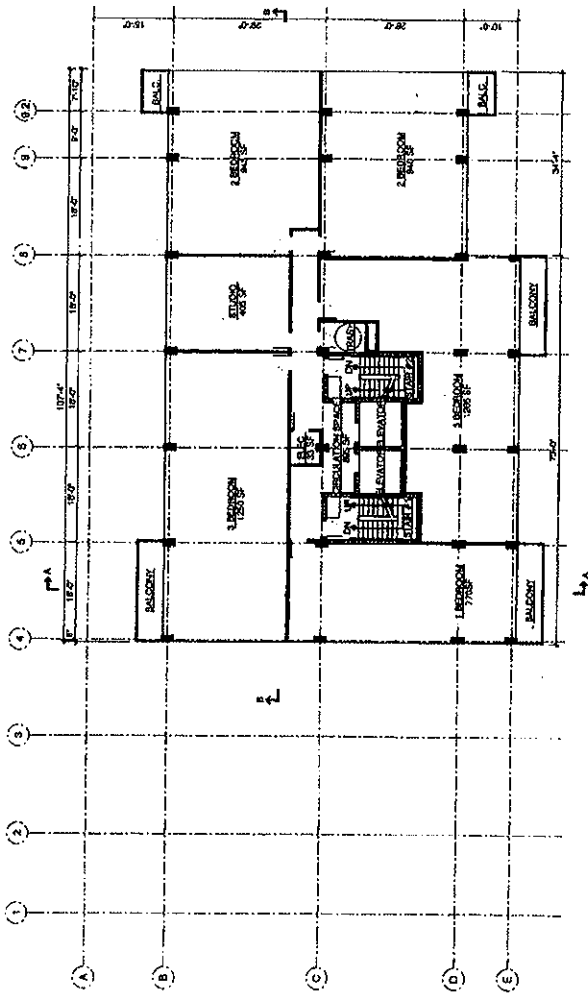
Applicant: 120 Ashland, LLC.
 Address: 122 West Division St
 Introduced: September 14, 2016
 Plan Commission: March 15, 2018
 P-312-27-028 #F 311-27-011

Vision II 10TH FLOOR PLAN
 PLAN 17
 DIVISION STREET CHICAGO, IL 60652

SOLE TRUSTEE
 01 10TH FLOOR PLAN AND DECK LEVEL
 6,848 SF

NOT FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 19 - 12TH FLOOR PLAN



Wain Gomez
 ARCHITECTS, LTD.
 1100 N. LA SALLE ST.
 CHICAGO, ILL. 60610
 PH: 312-527-1200 FAX: 312-527-4811

APPLICANT: 1800 ASHLAND, LLC.
 ADDRESS: 1808 WEST DIVISION ST.
 CHICAGO, ILL. 60640
 PLAN COMMISSION: MARCH 16, 2016

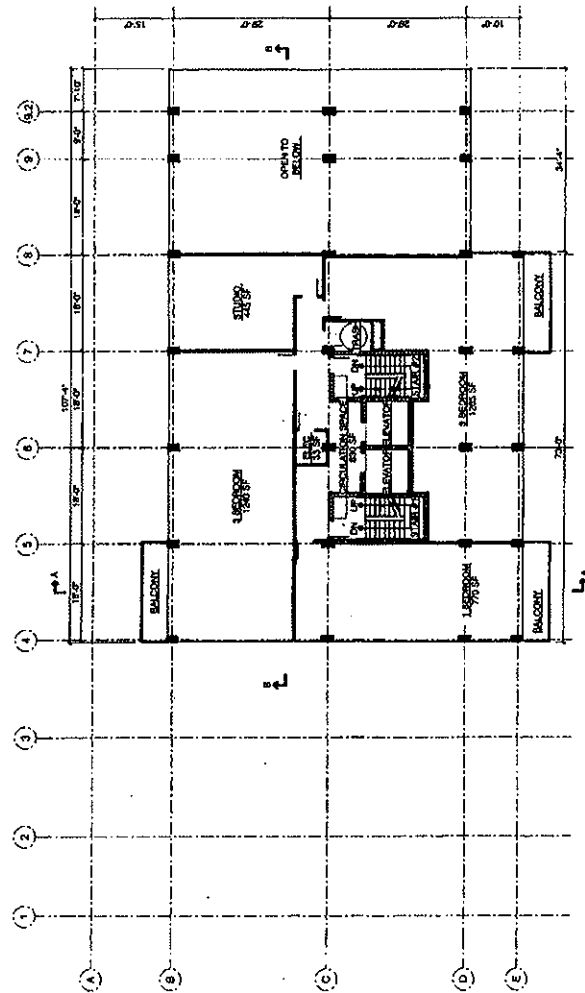
N
 01
 12TH FLOOR PLAN
 6,848 SF
 8/23/2016

VISION II 12TH FLOOR
 PLAT DATE: 03/15
 PLAN
 DIVISION STREET
 CHICAGO, IL 60652
 19

SCALE: 1/8" = 1'-0"

FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 20 - 13TH FLOOR PLAN



Wallin & Gomez ARCHITECTS, L.L.C.
 ARCHITECTS L.L.C.
 110 WEST DIVISION ST.
 CHICAGO, ILLINOIS 60604-1877
 P: 312-427-4702 F: 312-427-4611

PREPARED BY: WALLIN & GOMEZ ARCHITECTS, L.L.C.
 DATE: MARCH 15, 2018
 PLAN COMMISSION: MARCH 15, 2018

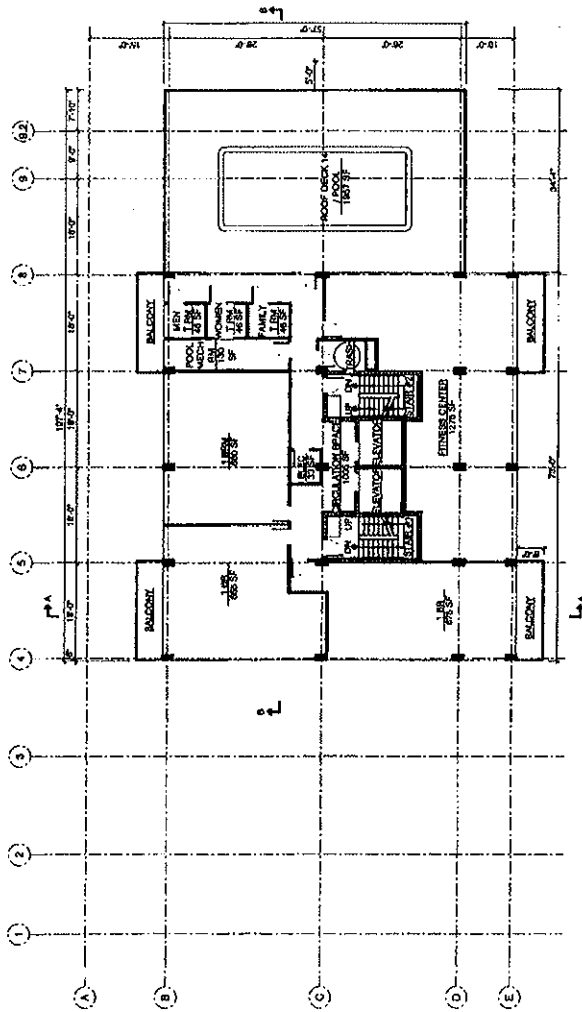
01 13TH FLOOR PLAN
 4,890 SF

VISION II 13TH FLOOR
 PLAN
 DATE: 3/2019
 DIVISION STREET
 CHICAGO, IL 60622

SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 21 - 14TH FLOOR PLAN



Walter A. Gomez
 ARCHITECT
 211 South Dearborn Street, Suite 600
 P. 312.407.7128, F. 312.407.0411

APPLICANT: 1202 ASK AND, LLC
 ADDRESS: 1520 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2016
 PLAN COMMISSION: MARCH 15, 2018

REFERENCE:

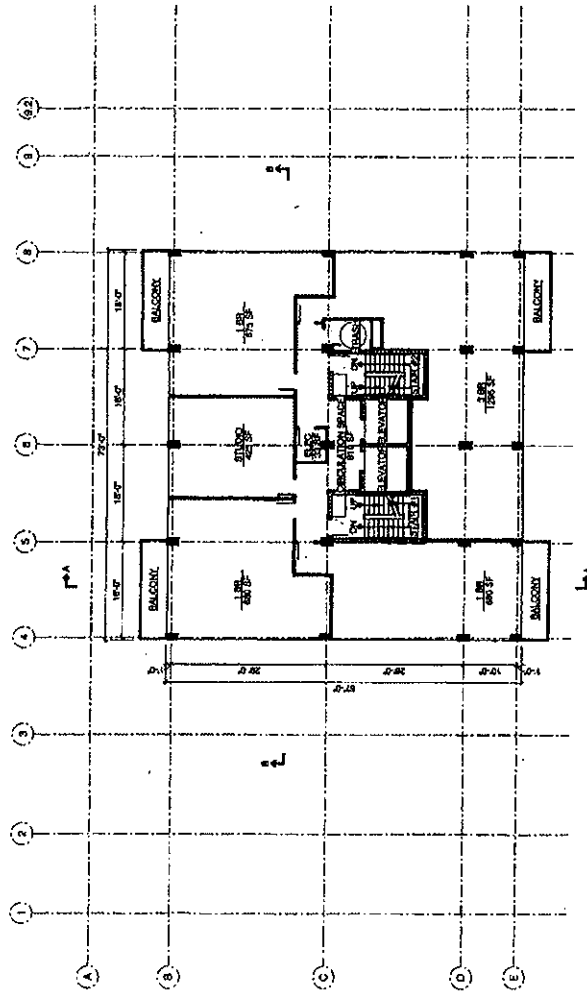
N
 01
 14TH FLOOR PLAN AND POOL DECK
 4,850 SF

SOCIETY 775 - 775

VISION II 14TH FLOOR
 PROFESSIONAL PLAN
 DIVISION STREET 21
 CHICAGO, IL 60662

FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 22 - 15TH-16TH FLOOR PLAN



Wallin + Gomez
 ARCHITECTS, L.L.C.
 711 Chicago Avenue
 Chicago, Illinois 60605-1827
 P: 312-427-4702 F: 312-427-0613

APPLICANT: 1200 ASHLAND, L.L.C.
 ADDRESS: 1628 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2018
 PLAN COMMISSIONER: MARCH 15, 2019

VISION II
 PLOT DATE: 2018
 15TH-16TH FLOOR PLAN

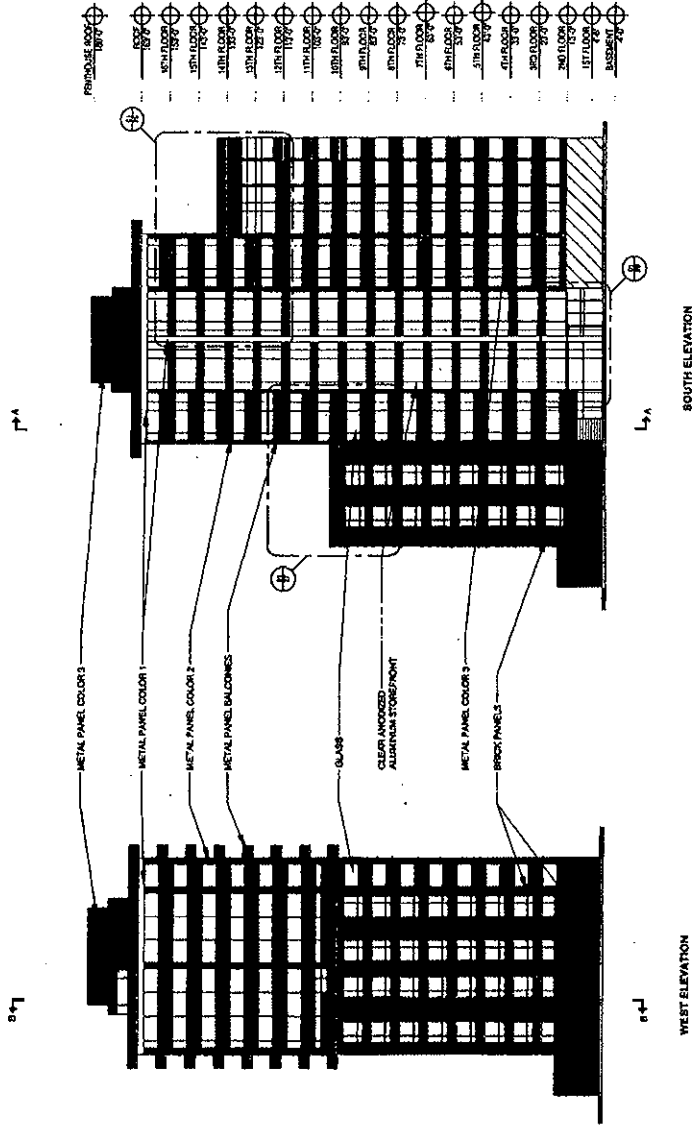
DIVISION STREET
 CHICAGO, ILLINOIS
 SHEET NO. **22**

SCALE: 1/8" = 1'-0"
 01 15TH-16TH FLOOR PLAN
 4,890 SF

NORTH
 REFERENCE

FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 24 - ELEVATIONS



Westin - Gomez
 ARCHITECTS
 711 South Dearborn Street, Suite 100
 Chicago, Illinois 60605-1827
 P: 312-467-7102 • F: 312-427-6611

APPLICANT: 1884 ISLAND, LLC
 ADDRESS: 1884 ISLAND, CHICAGO, IL 60610
 INTRODUCED: SEPTEMBER 14, 2018
 PLAN COMMISSION: MARCH 15, 2019

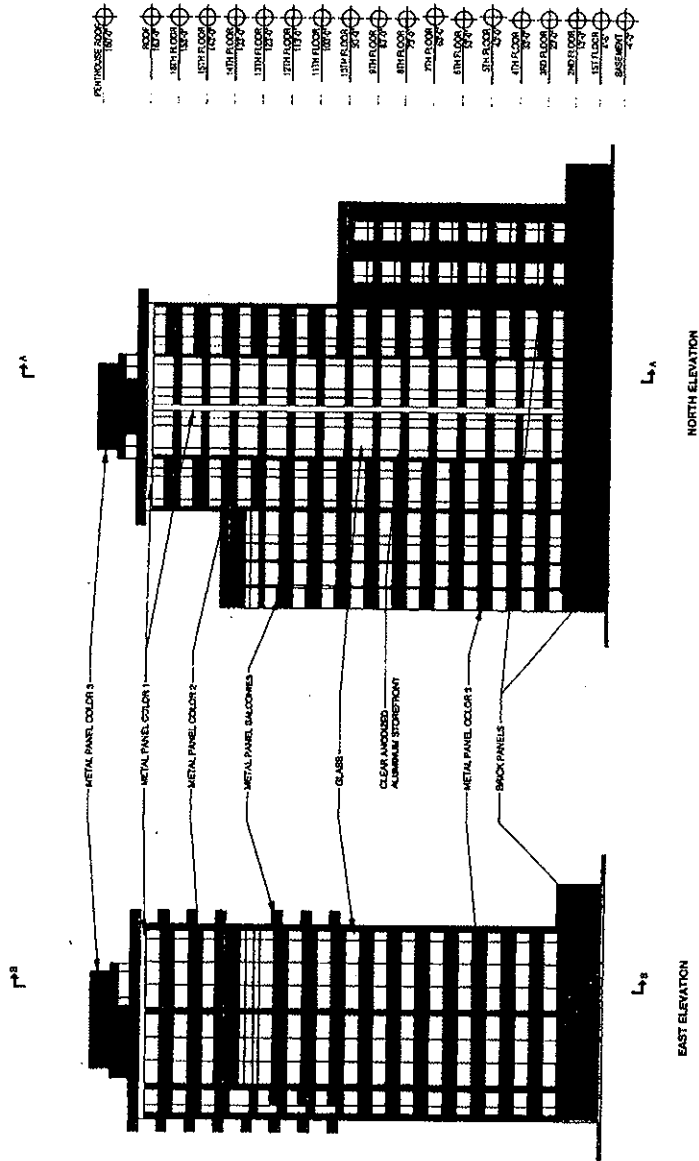
01 SOUTH AND WEST ELEVATIONS

SCALE: 1/8" = 1'-0"

VISION II ELEVATIONS
 PLOT DATE: 3/14/19
 DIVISION STREET 24
 CHICAGO, IL 60622

FOR PUBLICATION

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. 25 - ELEVATIONS



WALLIN & GOMEZ ARCHITECTS, LLC
 713 South Dearborn, Suite 500, Chicago, Illinois 60605-1827
 P: 312-427-4702 F: 312-427-4811

01 NORTH AND EAST ELEVATIONS
 SCALE: 1/8" = 1'-0"

VISION II ELEVATIONS
 PLOT DATE: 3/14/18
 DIVISION STREET 25
 CHICAGO, IL 60622