

PD 1540

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 20, 2026

Lincoln Stannard
Co-Executive Director
LUCHA
1116 N. Kedzie Ave.
Chicago IL 60651

Re: PD 1540, Subarea B, Encuentro Square Phase II, 1800 block of N. Hamlin Ave.

Dear Mr. Stannard:

In response to your recent request, please be advised the subject property is currently zoned Planned Development Number 1540 ("PD 1540") and located within Subarea B.

On behalf of the Encuentro Square Phase II development team, you are seeking confirmation that their proposed project is permitted under the Planned Development. They are proposing to construct a seven-story, 79-foot-tall building containing a maximum of 98 affordable dwelling units. (The building is identified as Building 3 Phase 2 on the attached Site Plan). A parking lot will be located across N. Hamlin Ave. which is proposed to contain 61 parking spaces. Nineteen additional parking spaces are proposed along N. Hamlin Ave.

Subarea B of the Planned Development permits multi-unit residential use and a maximum of 98 dwelling units. The current zoning for this project is appropriate and will permit the proposed project. As the preliminary drawings are finalized, the project may require a modification or amendment to the planned development, pursuant to Section 17-13-0611 or Section 17-13-0602 of the Zoning Ordinance. Pursuant to Statement No. 11 of PD 1540, prior to building permit approval, the project will require site plan approval by our department and site plan review by the Chicago Plan Commission. The project must comply with PD 1540 and the Zoning Ordinance, and all permits must be obtained prior to the start of any construction.

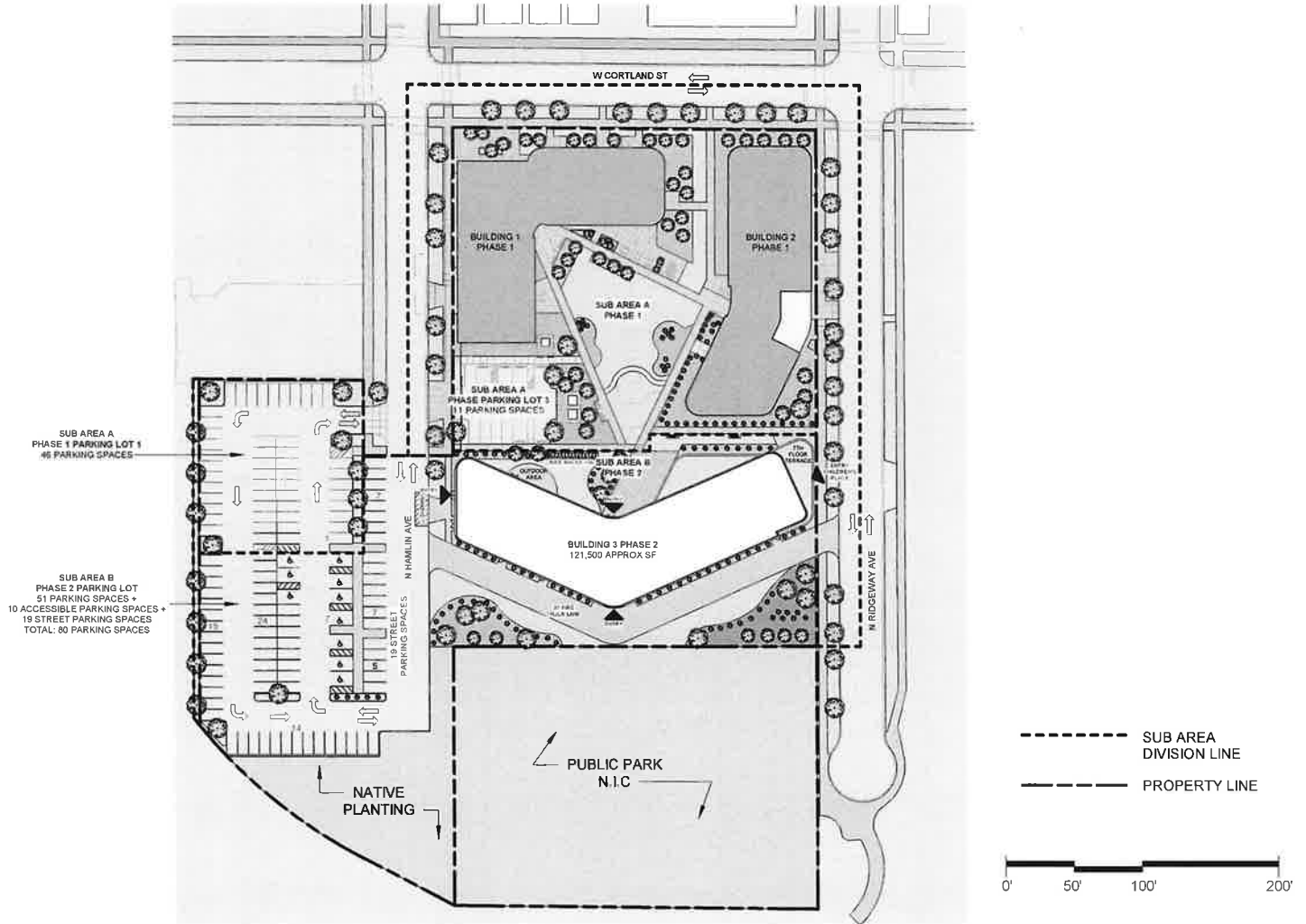
Sincerely,

Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo

ENCUENTRO SQUARE PHASE 2 SITE PLAN



SITE PLAN

SCALE: 1" = 80'



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 2, 2024

Steve Friedland
Applegate & Thorne-Thomsen
425 S. Financial Pl., Suite 1900
Chicago, IL 60707

Re: Minor change to PD 1540, Subarea A, Proposed fence at Encuentro Square

Dear Mr. Friedland:

Please be advised that your request for a minor change to Planned Development No. 1540 ("PD 1540"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1540.

Subarea A of PD 1540 provides for the development of two buildings. Building 1, at 3759 W. Cortland St., will contain 32 affordable family residential units and Building 2, at 1844 N. Ridgeway Ave., will contain 57 affordable family residential units. The approved landscape plan for Subarea A included a 5' high fence. On behalf of Encuentro Square I, LP and Encuentro Square II, LP, you are seeking a minor change to increase the height of the fence from 5'-0" to 6'-10" since the fence is now only available in this height. This particular style of fence was chosen because it offers an open grid that permits site lines through the fence which the applicant believes will provide better screening and security for residents. The following exhibits are attached: Revised Landscape Plan, Fence Details, Fence Rendering.

The Department of Planning and Development has determined that allowing an increase in the height of the fence 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.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1540, 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 Szafraniec
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Stephen Nutt, Main file

1. TOTAL VEHICLE USE AREA = 13,375 SQ FT
 2. REQUIRED ON-SITE LANDSCAPE IMPROVEMENTS = 13,375 SQ FT
 3. ACTUAL LANDSCAPE AREA = 15,250 SQ FT
 4. EXCESS LANDSCAPE AREA = 1,875 SQ FT

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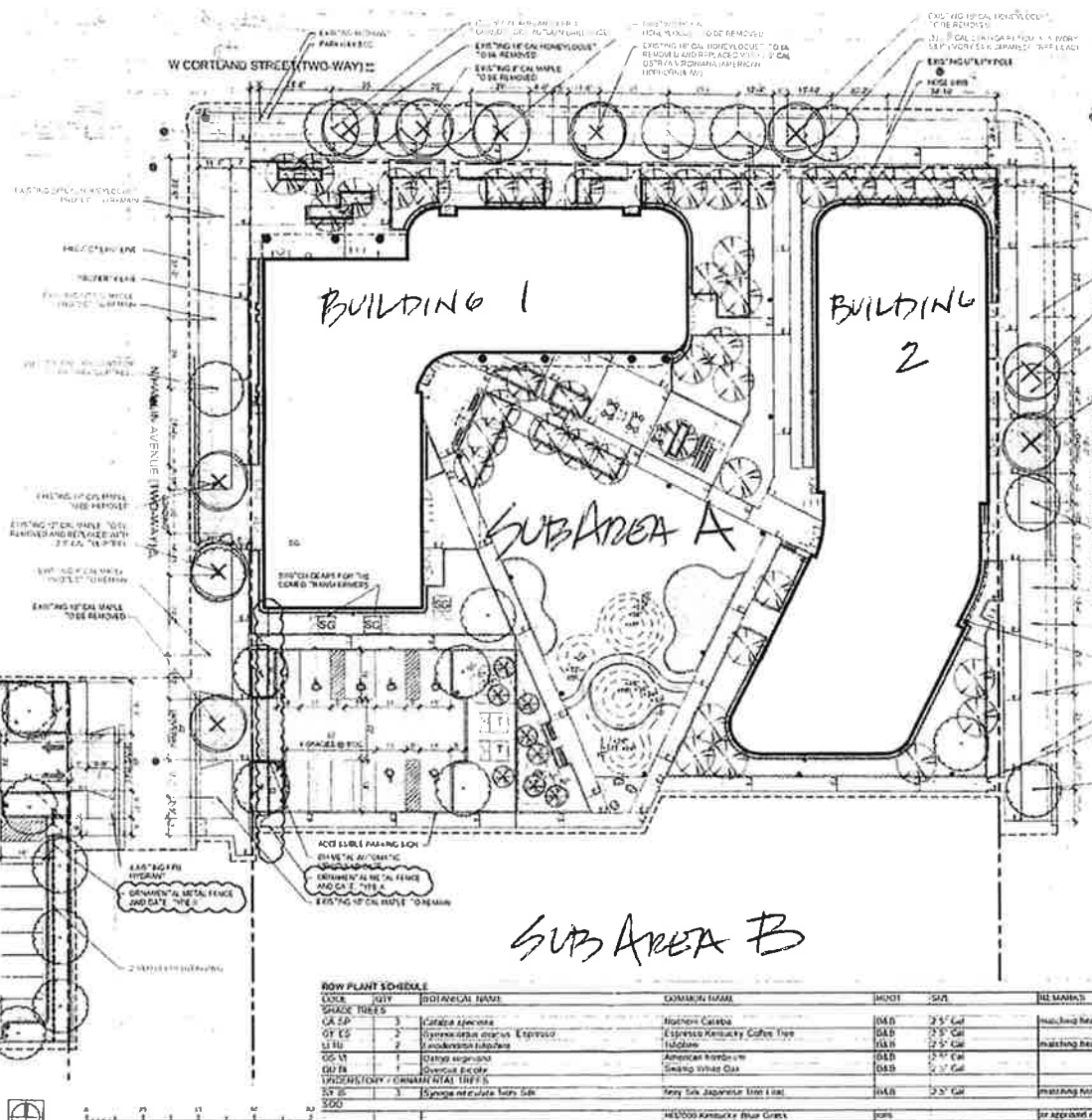
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LEGEND

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- 2. 4" x 4" x 8" S.P.F. FENCE
- 3. 6" x 6" x 8" S.P.F. FENCE
- 4. 8" x 8" x 8" S.P.F. FENCE
- 5. 10" x 10" x 8" S.P.F. FENCE
- 6. 12" x 12" x 8" S.P.F. FENCE
- 7. 14" x 14" x 8" S.P.F. FENCE
- 8. 16" x 16" x 8" S.P.F. FENCE
- 9. 18" x 18" x 8" S.P.F. FENCE
- 10. 20" x 20" x 8" S.P.F. FENCE
- 11. 22" x 22" x 8" S.P.F. FENCE
- 12. 24" x 24" x 8" S.P.F. FENCE
- 13. 26" x 26" x 8" S.P.F. FENCE
- 14. 28" x 28" x 8" S.P.F. FENCE
- 15. 30" x 30" x 8" S.P.F. FENCE
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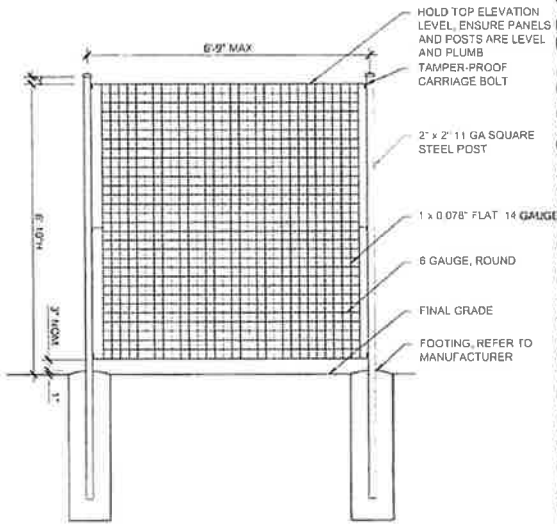
DATE	REV	DESCRIPTION	BY	CHKD	DATE	REVISION
01/26/2022	1	ISSUED FOR PERMIT	JL	ML	01/26/2022	
01/26/2022	2	REVISED PER PERMIT COMMENTS	JL	ML	01/26/2022	
01/26/2022	3	REVISED PER PERMIT COMMENTS	JL	ML	01/26/2022	
01/26/2022	4	REVISED PER PERMIT COMMENTS	JL	ML	01/26/2022	
01/26/2022	5	REVISED PER PERMIT COMMENTS	JL	ML	01/26/2022	
01/26/2022	6	REVISED PER PERMIT COMMENTS	JL	ML	01/26/2022	
01/26/2022	7	REVISED PER PERMIT COMMENTS	JL	ML	01/26/2022	
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01/26/2022	9	REVISED PER PERMIT COMMENTS	JL	ML	01/26/2022	
01/26/2022	10	REVISED PER PERMIT COMMENTS	JL	ML	01/26/2022	

1. PROPOSED LANDSCAPE PLAN
 1" = 40'-0"

APPLICANT: ENCuentRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1801-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1800-1856 NORTH RIDGEWAY
 IN PRODUCE: JANUARY 26 2022
 MINOR CHANGE APPLICATION: MAY 9, 2024

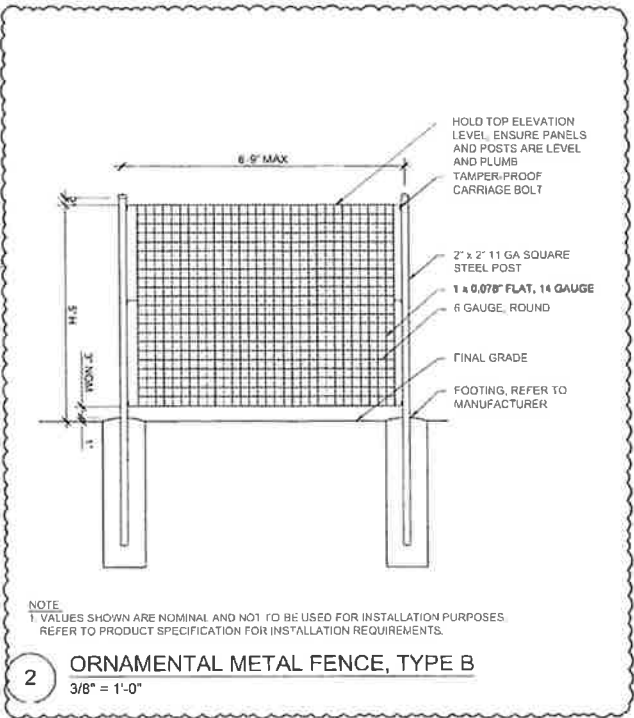


LANDSCAPE PLAN



NOTE
 1. VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES
 REFER TO PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS

1 **ORNAMENTAL METAL FENCE, TYPE A**
 3/8" = 1'-0"



NOTE
 1. VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES
 REFER TO PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS

2 **ORNAMENTAL METAL FENCE, TYPE B**
 3/8" = 1'-0"

APPLICANT: ENCOUNTER SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1801-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1800-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MAY 9, 2024



FENCE DETAILS



VIEW OF FENCE FROM N HAMLIN AVE.



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 22, 2023

Steven Friedland
Applegate & Thorne-Thomsen, P.C.
425 S. Financial Place, Suite 1900
Chicago, IL 60605

Re: Minor change for PD No. 1540 - Sub-Area A

Dear Mr. Friedland:

Please be advised that your request for a minor change to Subarea A of Planned Development No. 1540 ("PD 1540"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 11 of the PD.

Your client and the sole owner of PD 1540, Encuentro Square I, LP and Encuentro Square II, LP are seeking a minor change for modifications to the landscape plan and elevations. There is no reduction in the required amount of landscaping or parking spaces proposed. The elevation modifications are a result of further building design and refinement. The following modifications to the landscape plan and the elevations are proposed:

- Alteration to the landscape plan in the courtyard between Buildings 1 and 2, which include: a 40% reduction of perennial planting and replacement with no mow fescue, removal of grill station and fencing, reduction of site furnishing quantity, removal of community garden and shed, 50% reduction of log stump steppers, and removal of five-foot opaque fencing.
- Removal and replacement of two trees along the parkway for new and proposed utilities.
- Alteration of exterior façade materials from modular metal panels to an aluminum composite material (ACM) on Building 1.
- Alteration to the design of Building 2's art feature on its north elevation to be comprised of a series of orange ACM panels that run diagonally from the east façade through the north façade to the west.
- Adjustments to window size and locations on all elevations at Buildings 1 and 2 to meet light and ventilation requirements, accommodate stairwell landings, and to better fit with the interior conditions of the floor plans.

- Removal and replacement of Building 2's modular metal gradient-color panels on its east elevation with ACM panels comprised of a single, accent color.
- Reduction in storefront window system along Building 1's west elevation.
- Replacement of Building 2's pink window boxes to a bronze finish.
- Removal of a cantilevered canopy along the front entrance, or north façade, to Building 1. An accent band is maintained at the exterior soffit above the entrance in the same color as the canopy.
- 1-foot height reduction for Buildings 1 and 2.
- Removal of resident access to the 6th floor terrace on Building 2 as an amenity space.

The following revised drawings, dated March 10, 2023, are attached:

- Planned Development Boundary & Property Line Map
- Right of Way Adjustment Map
- Site Plan
- Sub-Area Map
- Landscape Plan
- Building Elevations – Building 1 (North, South, East, and West)
- Building Elevations – Building 2 (North, South, West, Southwest, East, and Southeast)

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 1540, 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,



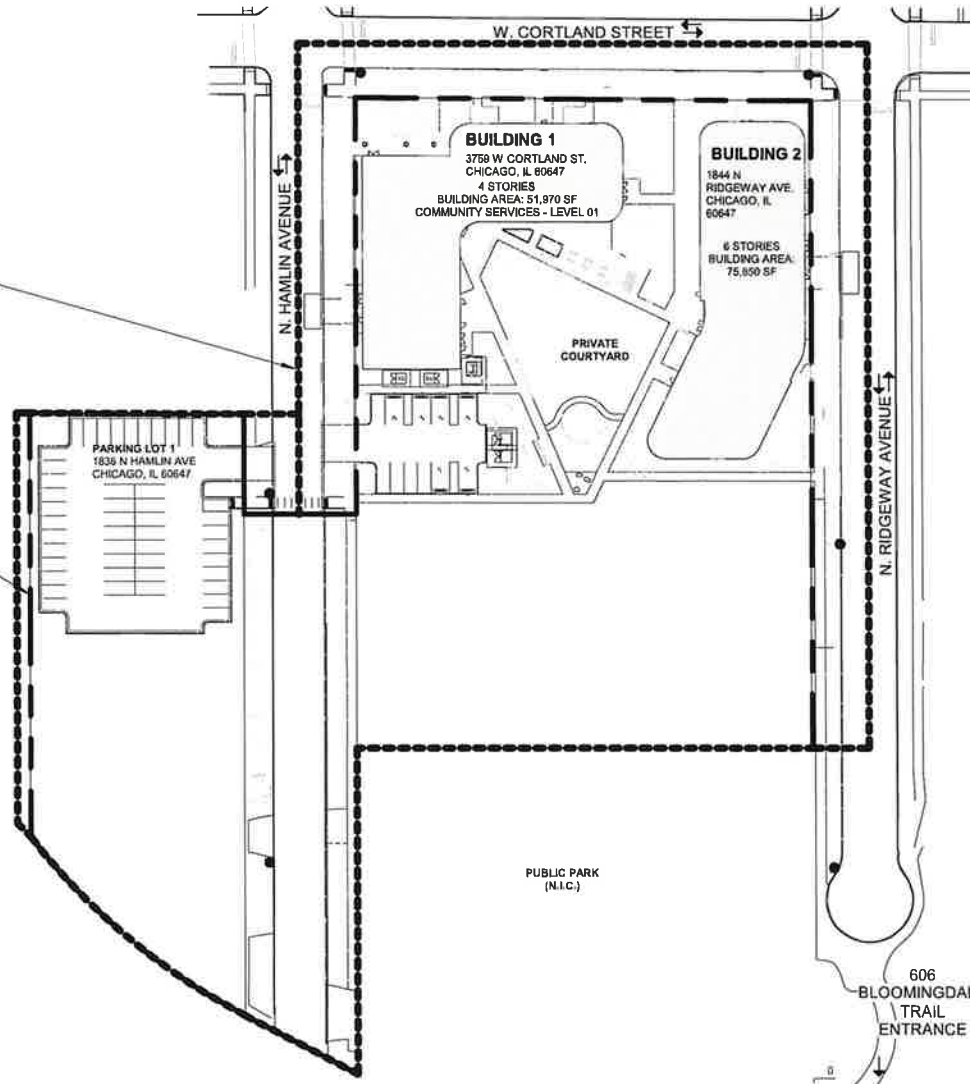
Noah Szafraniec
Assistant Commissioner - Planned Developments and Plan Commission

SYMBOLS LEGEND

- EXISTING FIRE HYDRANT
- SITE PROPERTY LINE
- DEVELOPMENT BOUNDARY: GROSS AREA

DEVELOPMENT BOUNDARY
GROSS AREA = 196,492 SF

SITE PROPERTY LINE
SITE AREA = 160,983 SF

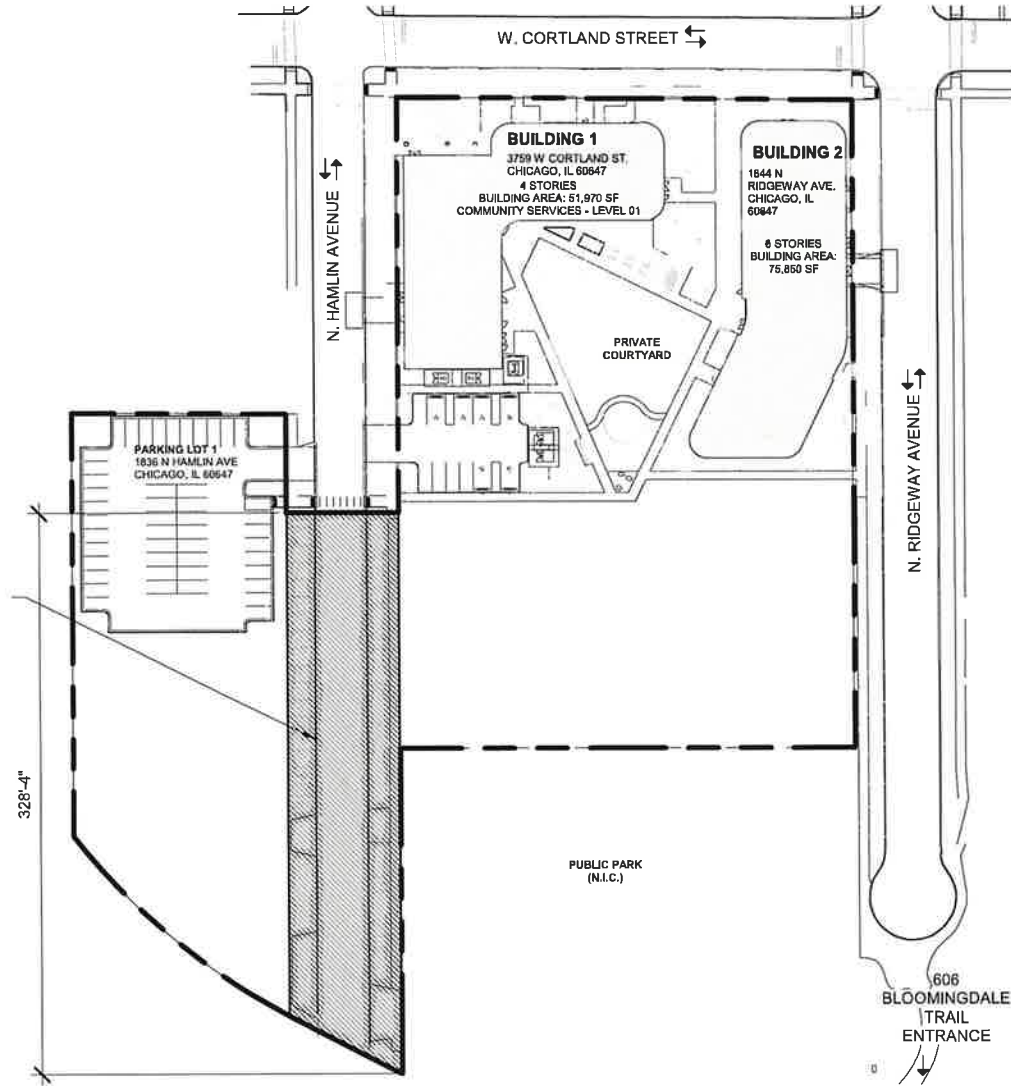


APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023





P.D. BOUNDARY & PROPERTY LINE MAP

**HATCHED AREA INDICATES
EXISTING STREET TO BE
VACATED FOR THE
DEVELOPMENT OF SUB
AREA B**



SYMBOLS LEGEND

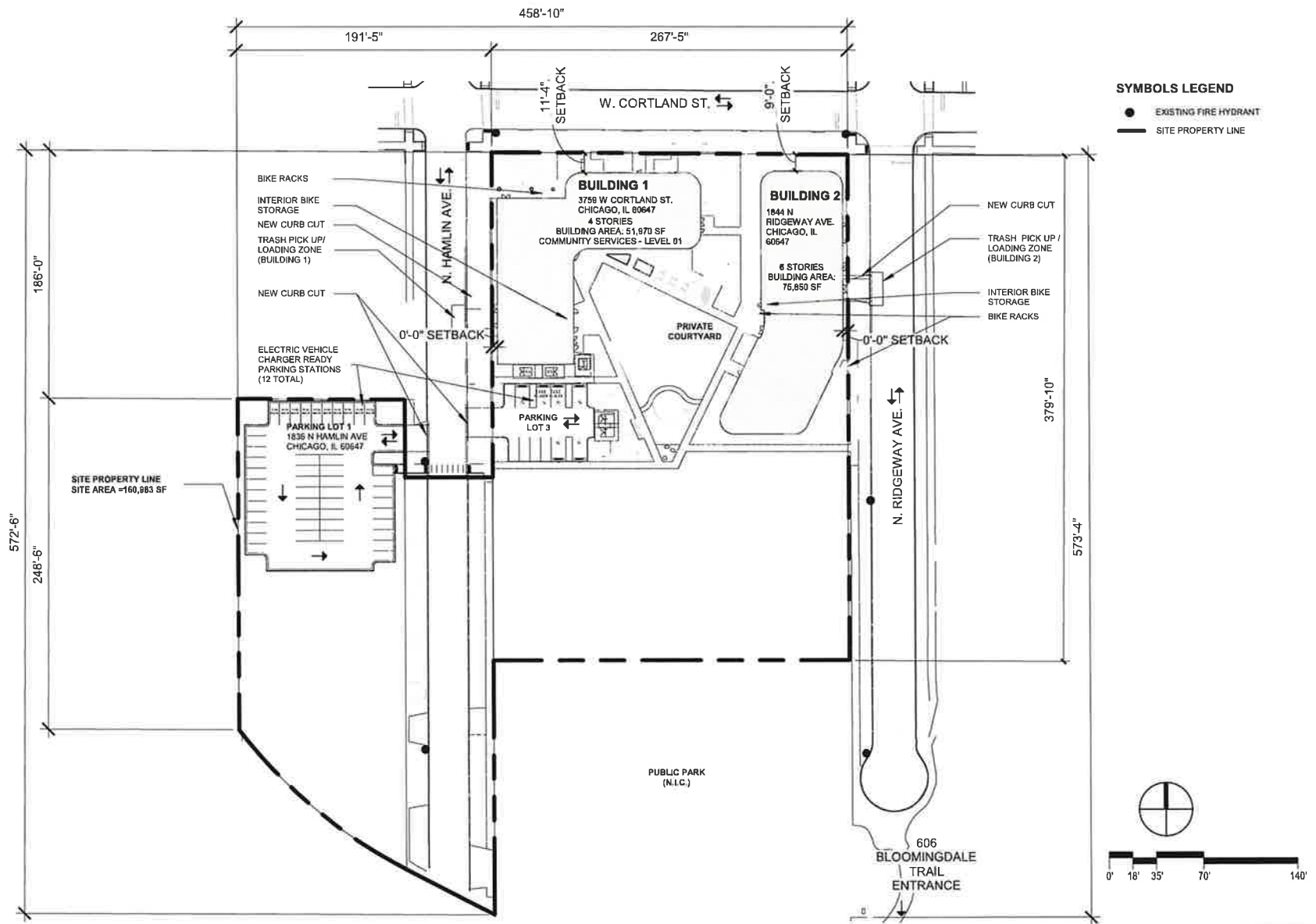
-  SITE PROPERTY LINE
-  RIGHT-OF-WAY TO BE VACATED BY CITY OF CHICAGO



APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
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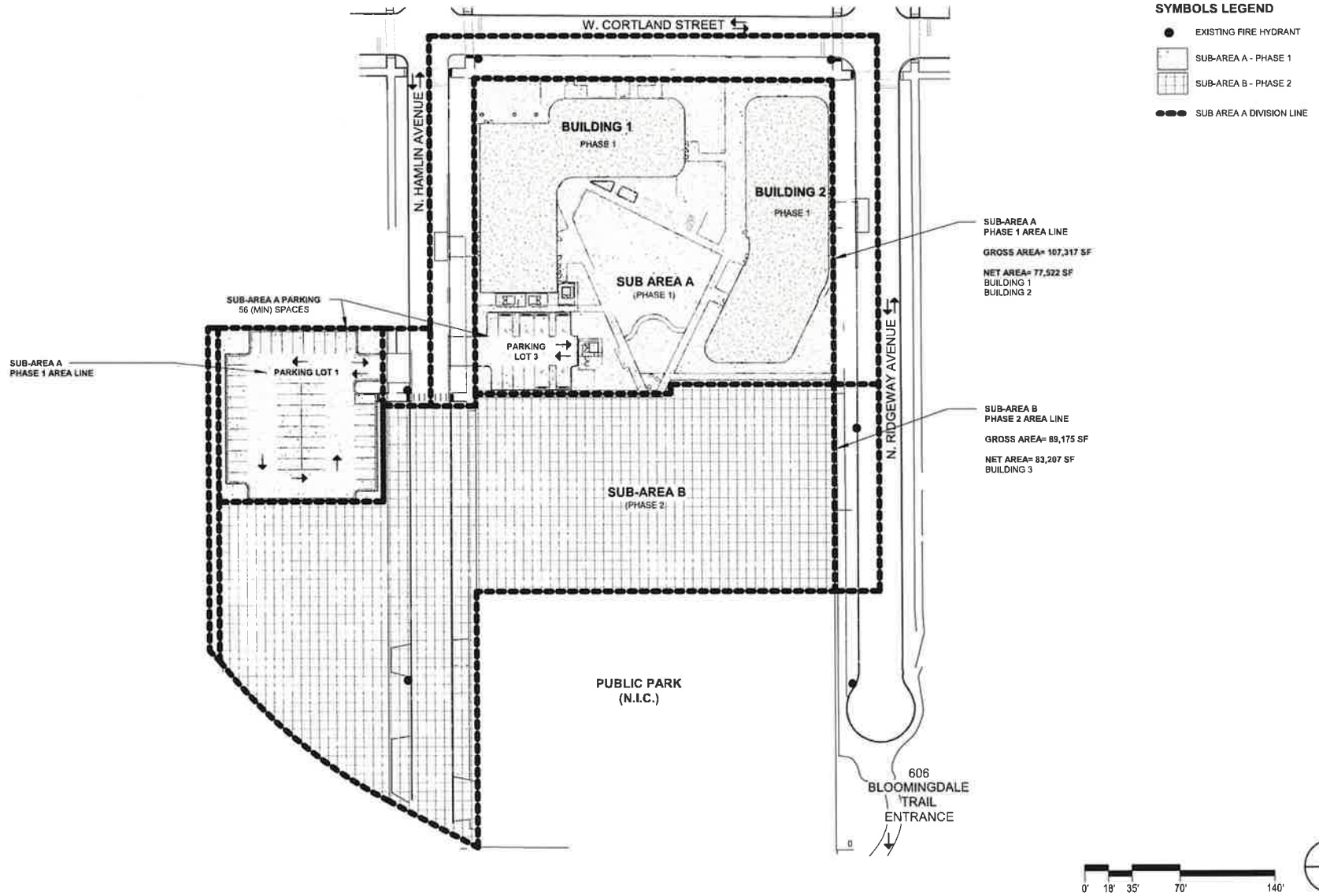
**RIGHT OF WAY
ADJUSTMENT MAP**



APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
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SITE PLAN



APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
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CANOPY
ARCHITECTURE • DESIGN

EVERGREEN
Real Estate Group

LUCHA
COMMUNITY DEVELOPMENT

site

SUB-AREA MAP

WEST PARKING LOT VEHICULAR USE AREA CALCULATIONS
 48 SPACE PARKING LOT
 TOTAL VEHICULAR USE AREA 12,379 SF
 REQUIRED INTERNAL LANDSCAPED AREA 7.5% = 13,219 + 996 SF
 ACTUAL LANDSCAPED AREA 1,972 SF

REQUIRED INTERNAL TREE PLANTING 966/120 = 8
 ACTUAL TREE PLANTING 8

EAST PARKING LOT VEHICULAR USE AREA CALCULATIONS
 11 SPACE PARKING LOT INCLUDING 9 ACCESSIBLE SPACES
 TOTAL VEHICULAR USE AREA 2,858 SF
 REQUIRED INTERNAL LANDSCAPED AREA 7.5% = 2,858 + 193 SF
 ACTUAL LANDSCAPED AREA 1,972 SF

REQUIRED INTERNAL TREE PLANTING 193/125 = 2
 ACTUAL TREE PLANTING 2

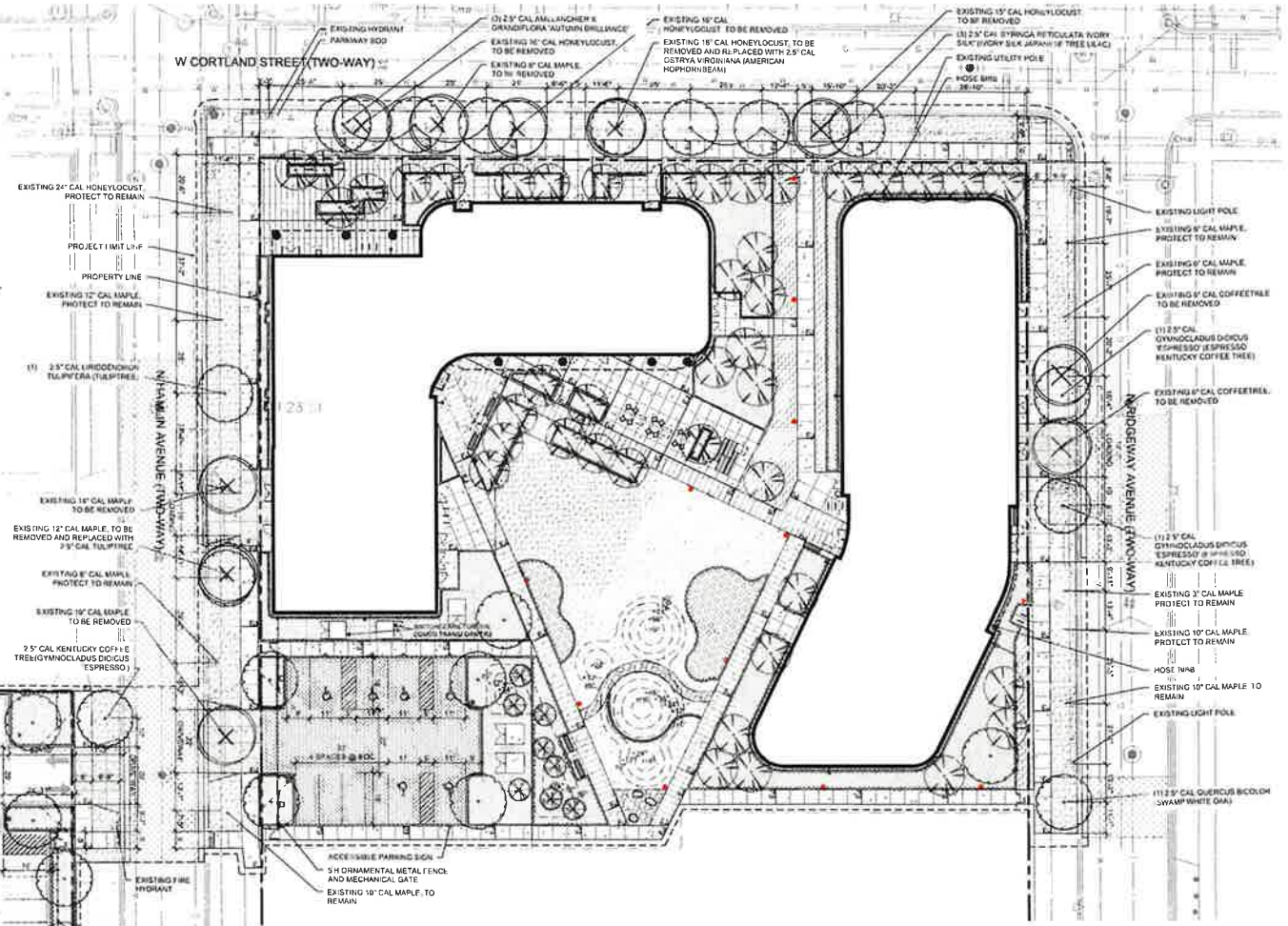
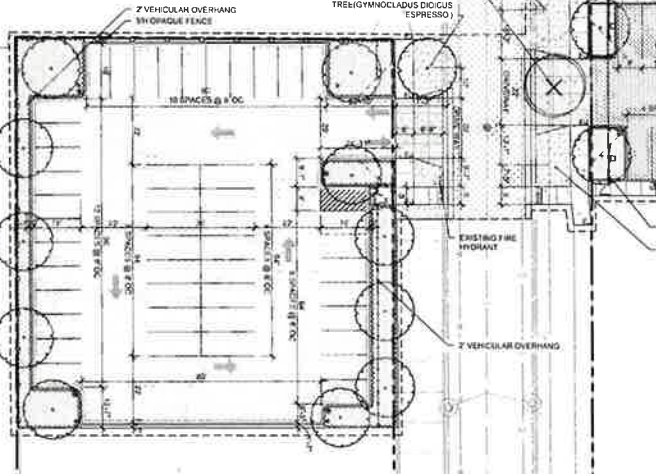
CHICAGO SUSTAINABLE DEVELOPMENT POLICY
 4.1 WORKING LANDSCAPE
 TO ACHIEVE 3 POINTS THE 48-GRAND LANDSCAPED AREAS MUST MEET TWO OF THE FOLLOWING THREE CRITERIA FOR A MINIMUM OF 5 YEARS:
 1. 50% OF THE SPECIES MUST BE NATIVE (STRAIGHT SPECIES OR CULTIVARS)
 2. THE LANDSCAPE PLAN MUST PROVIDE AT LEAST 3 OF THE FOLLOWING PLANT STRUCTURE TYPES: TREES, SHRUBS, FORBS, OR GRAMINOIDS (EXCLUDING TURF GRASS)
 3. 40% OF THE LANDSCAPED AREA MUST BE DEDICATED TO THE PRODUCTION OF FOOD FOR LANDSCAPED AREAS LARGER THAN 500 SQUARE FEET.

NOTE TO REVIEWER
 CSDF CREDIT 4.1 WORKING LANDSCAPES IS EARNED BECAUSE THE PROJECT PROVIDES:
 1. 50% OF THE SPECIES MUST BE NATIVE (STRAIGHT SPECIES OR CULTIVARS) AND
 2. THE LANDSCAPE PLAN PROVIDES AT LEAST 3 OF THE FOLLOWING PLANT STRUCTURE TYPES: TREES, SHRUBS, FORBS, OR GRAMINOIDS (EXCLUDING TURF GRASS).

4.3 TREE PLANTING
 THE AVERAGE SPAN OF A PARKWAY IN CHICAGO IS 10 TO 15 FEET. PROVIDING MORE SOIL VOLUME WILL EXTEND THE LIFE AND THE CANOPY OF A TREE. TO EARN 5 POINTS PROJECTS MUST PROVIDE A MINIMUM OF 500 CUBIC FEET OF SOIL VOLUME PER TREE, WITH A MINIMUM DEPTH OF 2.5 FEET. WHEN PLANTED TOGETHER, TREES CAN SHARE SOIL VOLUMES AND OVERLAP UP TO 33% WITH EACH TREE HAVING A MINIMUM SOIL VOLUME OF 300 CUBIC FEET.

NOTE TO REVIEWER
 CSDF CREDIT 4.3 TREE PLANTING IS EARNED BECAUSE THE PROJECT PROVIDES A MINIMUM OF 500 CUBIC FEET OF SOIL VOLUME PER TREE, WITH A MINIMUM DEPTH OF 2.5 FEET OR WHEN PLANTED TOGETHER, TREES CAN SHARE SOIL VOLUMES AND OVERLAP UP TO 33% WITH EACH TREE HAVING A MINIMUM SOIL VOLUME OF 300 CUBIC FEET.

NOTES
 ALL REQUIRED LANDSCAPING WITH PUBLIC RIGHT-OF-WAY TO BE REPLACED IF NEEDED, FOR MINIMUM OF 10% (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS



LEGEND

- PROJECT LIMIT LINE (SPT SET 2 FOR CLARITY)
- PEDESTRIAN CONCRETE PAVING, TYPE 1
- PEDESTRIAN CONCRETE PAVING, TYPE 2
- VEHICULAR CONCRETE PAVING
- VEHICULAR PERMEABLE PAVING
- ENGINEERED WOOD FIBER
- METAL EDGING
- EJ EXPANSION JOINT
- CONTR. JOINT
- 6" x 6" RASSED CONCRETE CURB
- 3" ORNAMENTAL METAL FENCE AND GATE
- 3" METAL AUTOMATIC VEHICULAR GATE
- BIKE RACK
- RAISED PLANTER
- RAISED PLANTER WITH SEATING
- TRASH RECEPTACLE
- TABLE SET TYPE 1
- TABLE SET TYPE 2
- BENCH
- LOG STUMP STEPPERS
- PEDESTRIAN LIGHT POLE REFER TO ELECTRICAL
- LIGHTING BOLLARD REFER TO ELECTRICAL
- PARKING LOT LIGHT REFER TO ELECTRICAL
- ACCESSIBLE PARKING SIGNAGE
- HOSE BIB
- EXISTING TREES TO REMAIN AND BE PROTECTED
- EXISTING TREE TO BE REMOVED
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- PERENNIALS/GROUNDCOVER/BULBS
- SOB
- NO NEW HESCLA

ROW PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES						
CA SP	3	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5' Cal	matching heads
QY ES	3	<i>Gymnocladia dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	B&B	2.5' Cal	
LY TJ	2	<i>Linderothia tulipifera</i>	Tuliptree	B&B	2.5' Cal	matching heads
OS VI	1	<i>Ostrya virginiana</i>	American Hornbeam	B&B	2.5' Cal	
OU BI	1	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5' Cal	
UNDERSTORY / ORNAMENTAL TREES						
SY IS	3	<i>Syringa reticulata</i> 'Hory Silk'	Hory Silk Japanese Tree Lilac	B&B	2.5' Cal	matching heads
SCD			HO2000 Kentucky Blue Grass	lots		or approved equal

1 PROPOSED LANDSCAPE PLAN
 1" = 40'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023



LANDSCAPE PLAN



1 EXTERIOR ELEVATION - NORTH
1" = 10'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023

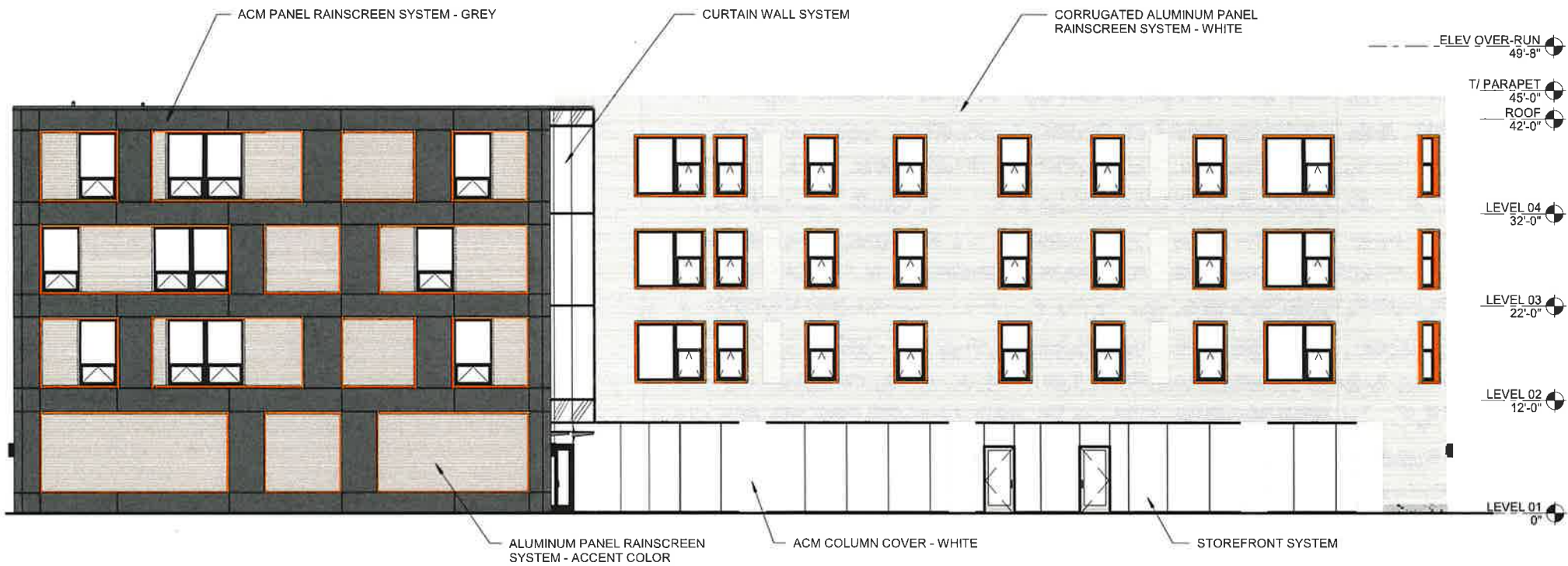
CANOPY
ARCHITECTURE + DESIGN

EVERGREEN
Real Estate Group

LUCHA
COMMUNITY DEVELOPMENT & EQUITY

site

ELEVATIONS - BUILDING 1



1 EXTERIOR ELEVATION - SOUTH
 1" = 10'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023



ELEVATIONS - BUILDING 1



1 EXTERIOR ELEVATION - EAST
1" = 10'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023



ELEVATIONS - BUILDING 1



APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
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ARCHITECTURE - DESIGN

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ELEVATIONS - BUILDING 1

CORRUGATED ALUMINUM PANEL
RAINSCREEN SYSTEM - WHITE

ACM PANEL RAINSCREEN
SYSTEM - ACCENT COLORS



1 EXTERIOR ELEVATION - NORTH
1" = 10'-0"

APPLICANT: ENCuentro SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023

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FOR THE PEOPLE OF ILLINOIS

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**ELEVATIONS -
BUILDING 2**

CORRUGATED ALUMINUM PANEL
RAINSCREEN SYSTEM - WHITE



1 EXTERIOR ELEVATION - SOUTH
1" = 10'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023

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**ELEVATIONS -
BUILDING 2**

ACM PANEL
RAINSCREEN SYSTEM -
ACCENT COLORS

CORRUGATED ALUMINUM PANEL
RAINSCREEN SYSTEM - WHITE

- ELEV. OVER-RUN 67'-0"
- T/ PARAPET 64'-0"
- ROOF 62'-0"
- LEVEL 06 52'-0"
- LEVEL 05 42'-0"
- LEVEL 04 32'-0"
- LEVEL 03 22'-0"
- LEVEL 02 12'-0"
- LEVEL 01 0"



CURTAIN WALL SYSTEM

1 EXTERIOR ELEVATION - WEST
1" = 10'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023

CANOPY
ARCHITECTURE - DESIGN

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**ELEVATIONS -
BUILDING 2**



1 EXTERIOR ELEVATION - SOUTH-WEST
1" = 10'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023

CANOPY
ARCHITECTURE + DESIGN

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site

ELEVATIONS -
BUILDING 2



1 EXTERIOR ELEVATION - EAST
1" = 10'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
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ELEVATIONS - BUILDING 2

CORRUGATED ALUMINUM PANEL
RAINSCREEN SYSTEM - WHITE

STOREFRONT SYSTEM



1

EXTERIOR ELEVATION - SOUTHEAST

1" = 10'-0"

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
 INTRODUCED: JANUARY 26, 2022
 MINOR CHANGE APPLICATION: MARCH 10, 2023

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ELEVATIONS -
BUILDING 2

*Reclassification Of Area Shown On Map No. 5-I.
(Application No. 20986)
(Common Address: 2536 W. North Ave.)*

[O2022-851]

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 B3-1 Community Shopping District symbols and indications as shown on Map Number 5-I in the area bounded by:

the alley next north of and parallel to West North Avenue; a line 19.81 feet west of and parallel to North Maplewood Avenue; a line 60.43 feet north of and parallel to West North Avenue; a line 22.85 feet west of and parallel to North Maplewood Avenue; West North Avenue; and a line 49.45 feet west of and parallel to North Maplewood Avenue,

to those of a B3-2 Community Shopping District.

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

*Reclassification Of Area Shown On Map No. 5-J. RPD 1540
(As Amended)
(Application No. 20912)*

(Common Address: 1800 -- 1840 N. Hamlin Ave., 1821 -- 1857 N. Hamlin Ave.,
3735 -- 3759 W. Cortland St. And 1820 -- 1856 N. Ridgeway Ave.)

[SO2022-279]

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 M1-1 Limited Manufacturing/Business Park District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 5-J in the area bounded by:

West Cortland Street; North Ridgeway Avenue; a line 379.72 feet south of and parallel to the south line of West Cortland Street; a line 267.25 feet west of and parallel to the west line of North Ridgeway Avenue, which line is also the east line of North Hamlin Avenue; The Chicago, Milwaukee, St. Paul and Pacific Railroad; the public alley next west of North Hamlin Avenue; a line 248.50 feet north of the intersection of

the north line of The Chicago, Milwaukee, St. Paul and Pacific Railroad and the east line of the public alley next west of North Hamlin Avenue, which line is perpendicular to such public alley; and North Hamlin Avenue,

to those of an RM6 Residential Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM6 Residential Multi-Unit District symbols and indications as shown on Map Number 5-J in the area bounded by:

West Cortland Street; North Ridgeway Avenue; a line 379.72 feet south of and parallel to the south line of West Cortland Street; a line 267.25 feet west of and parallel to the west line of North Ridgeway Avenue, which line is also the east line of North Hamlin Avenue; The Chicago, Milwaukee, St. Paul and Pacific Railroad; the public alley next west of North Hamlin Avenue; a line 248.50 feet north of the intersection of the north line of The Chicago, Milwaukee, St. Paul and Pacific Railroad and the east line of the public alley next west of North Hamlin Avenue, which line is perpendicular to such public alley; and North Hamlin Avenue,

to those of a Planned Development, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto 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 read as follows:

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1540 ("Planned Development") consists of approximately 140,338 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicants, Encuentro Square I L.P., an Illinois limited partnership and Encuentro Square II L.P., an Illinois limited partnership and owned by the City of Chicago.
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 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; Site Plan; Subarea Map; Landscape Plan -- Subarea A; Elevations -- Building 1 (North), Elevations -- Building 1 (South), Elevations -- Building 1 (East), Elevations -- Building 1 (West), Elevations -- Building 2 (North and South), Elevations -- Building 2 (West), Elevations -- Building 2 (South/West), Elevations -- Building 2 (East), Elevations -- Building 2 (South/East) prepared by Canopy and dated April 21, 2022, 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:
 - Subarea A: residential dwelling units; residential support services; parks and recreation; community center; accessory parking and accessory uses.
 - Subarea B: residential dwelling units; residential support services; parks and recreation; community center; accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. 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 160,729 square feet and a base FAR of 1.8.

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. Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance) in Subarea B, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subarea for review and approval by the Department of Planning and Development (DPD). Provided that the Site Plan Submittal required hereunder is in general conformance with the Planned Development and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (P.D.) and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement (to be determined). In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;

- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the P.D.

12. 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.
13. 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.
14. 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.
15. 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.
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 (i) 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.

17. The Applicant acknowledges and agrees that the rezoning of the Property from M1-1 Limited Manufacturing/Business Park District and M1-2 Limited Manufacturing/Business Park District to an RM6 Residential Multi-Unit District, and then to this Planned Development ("P.D.") Number 1540 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a "community preservation area" within the meaning of the ARO and permits the construction of 187 dwelling units. The Applicant intends to construct a 187-unit development.

Developers of rental projects in community preservation areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the depth of affordability provided, as described in Subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through (a) the establishment of on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of additional on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under Subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a community preservation area within a one-mile

radius of the triggering project. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in Subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 37.4 affordable units (20 percent of 187), and half of those affordable units are Required Units. Pursuant to Subsection (T) of the ARO, the Applicant must provide an additional unit to satisfy the fractional obligation of 0.5 or greater. The Applicant has agreed to satisfy its affordable housing obligation by providing not less than 38 affordable units in the rental building in the P.D., as set forth in the Affordable Housing Profile (AHP) attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third must be affordable to households at or below 50 percent of the AMI, of which one-sixth must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to the Plan Commission on such change. 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 execute and record an Inclusionary Housing Agreement (IHA), in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against all subareas of the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits or other financial assistance from the City, and the affordability requirements for such financing (the "Financing Requirements") exceed the ARO requirements, then the Financing Requirements shall govern the Applicant's obligation to provide affordable housing in such subsidized portions of the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any

conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

- 18. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to an RM6 Residential Multi-Unit District.

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

[Existing Zoning Map; Boundary and Property Line Map; Rights-of-Way Adjustment Map; Site Plan; Subarea Map; Landscape Plans; Buildings 1 and 2 Elevations; and Sustainability Matrix referred to in these Plan of Development Statements printed on pages 46506 through 46522 of this *Journal*.]

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

Residential Planned Development No. 1540.

Bulk Regulations And Data Table.

Gross Site Area:	196,492 square feet (4.51 acres)
Area Remaining in Public Right-of-Way:	35,763 square feet (.82 acre)
Net Site Area:	160,729 square feet (3.68 acres)

Subarea A:

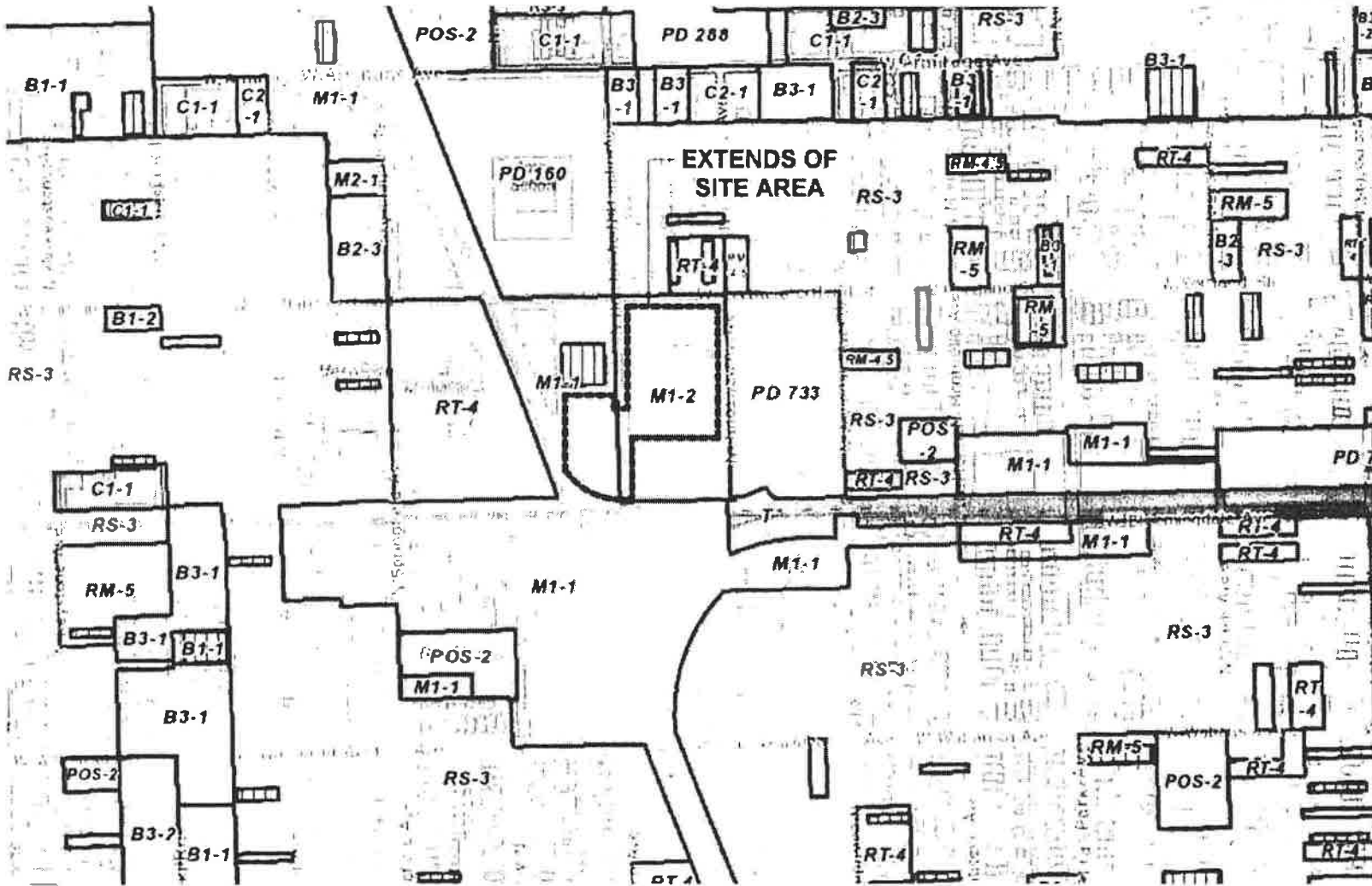
Gross Site Area:	107,317 square feet
Net Site Area:	77,522 square feet

Subarea B:

Gross Site Area:	89,175 square feet
Net Site Area:	83,207 square feet

Maximum Number of Dwelling Units:	187 Dwelling Units
Maximum Number of Dwelling Units in Subarea A:	89 Dwelling Units
Maximum Number of Dwelling Units in Subarea B:	98 Dwelling Units
Maximum Floor Area Ratio for all Subareas:	1.8
Maximum Floor Area Ratio in Subareas A:	1.8
Maximum Floor Area Ratio in Subareas B:	1.8
Minimum Number of Off-Street Total Parking Spaces:	
Minimum Number of Off-Street Parking Spaces in Subarea A:	56 Parking Spaces
Minimum Number of Off-Street Parking Spaces in Subarea B:	The lesser of 79 spaces or the number of parking spaces required pursuant to the Chicago Zoning Ordinance
Loading Spaces:	2 (10 feet by 25 feet) -- In Subarea A (on Hamilin Avenue and Ridgeway Avenue)
	1 (10 feet by 25 feet) -- in Subarea B
Minimum Required Setbacks:	
Subarea A:	As per the Site Plan
Subarea B:	0 feet north line
	0 feet west line
	0 feet east line
	0 feet south line
Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance:	85 feet

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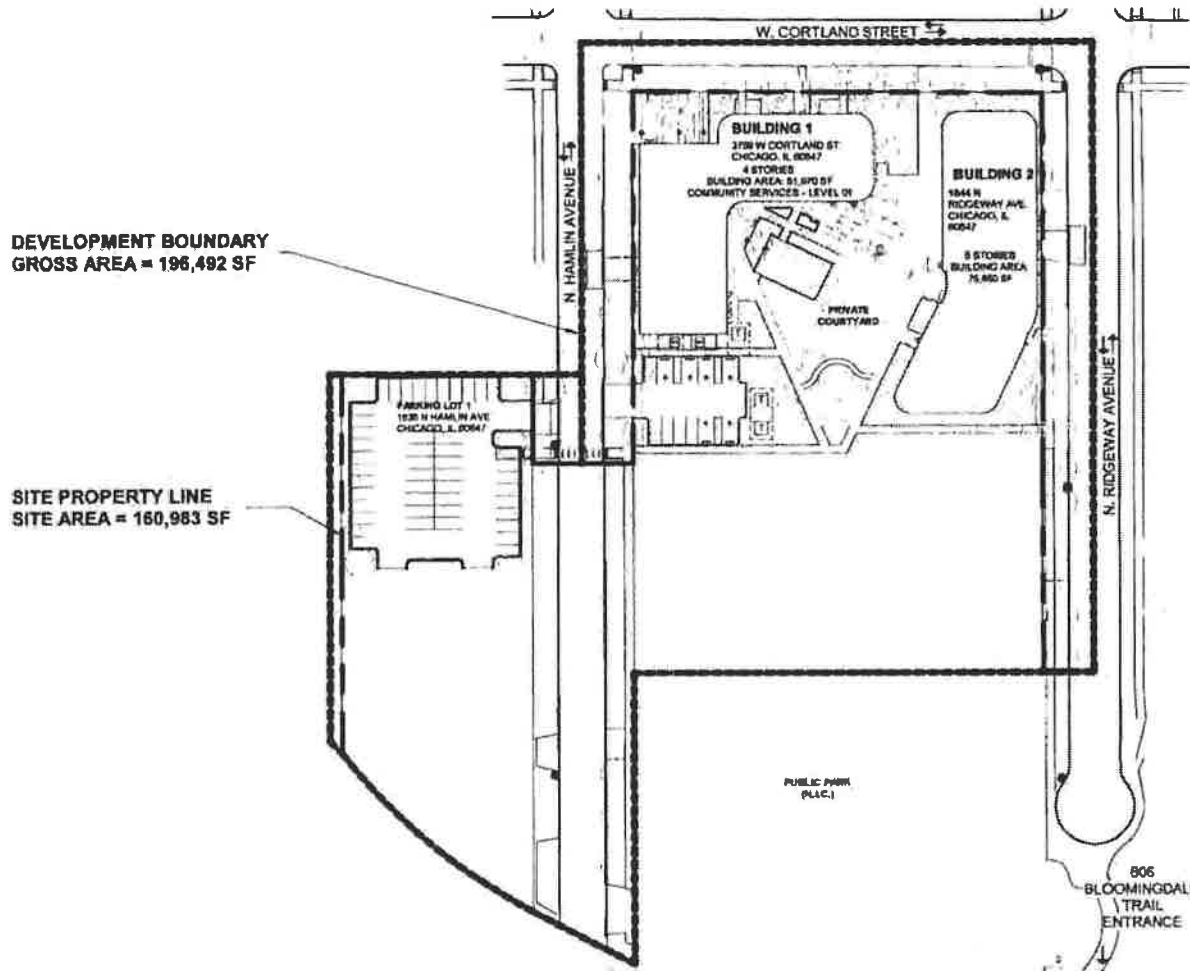
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 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
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 PLAN COMMISSION: APRIL 21, 2022



EXISTING ZONING MAP

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- SYMBOLS LEGEND**
- EXISTING FIRE HYDRANT
 - SITE PROPERTY LINE
 - DEVELOPMENT BOUNDARY, GROSS AREA



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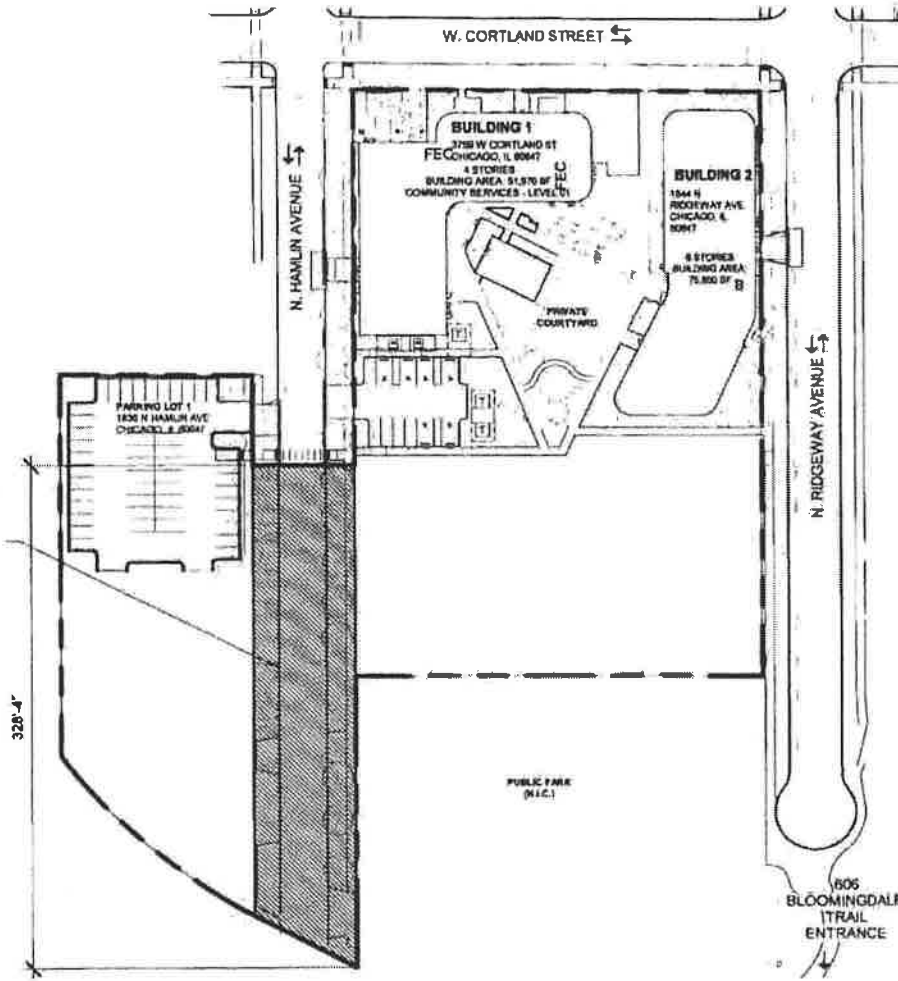
P.D. BOUNDARY & PROPERTY LINE MAP

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SYMBOLS LEGEND

- SITE PROPERTY LINE
- ▨ RIGHT OF-WAY TO BE VACATED BY CITY OF CHICAGO

HATCHED AREA INDICATES EXISTING STREET TO BE VACATED FOR THE DEVELOPMENT OF SUB AREA B



APPLICANT: ENCuentro Square I Limited Partnership, An Illinois Limited Partnership
 ADDRESS: 1800-1840 North Hamlin, 1821-1857 North Hamlin, 3735-3759 West Cortland and 1820-1856 North Ridgeway
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 PLAN COMMISSION: APRIL 21, 2022

CANOPY

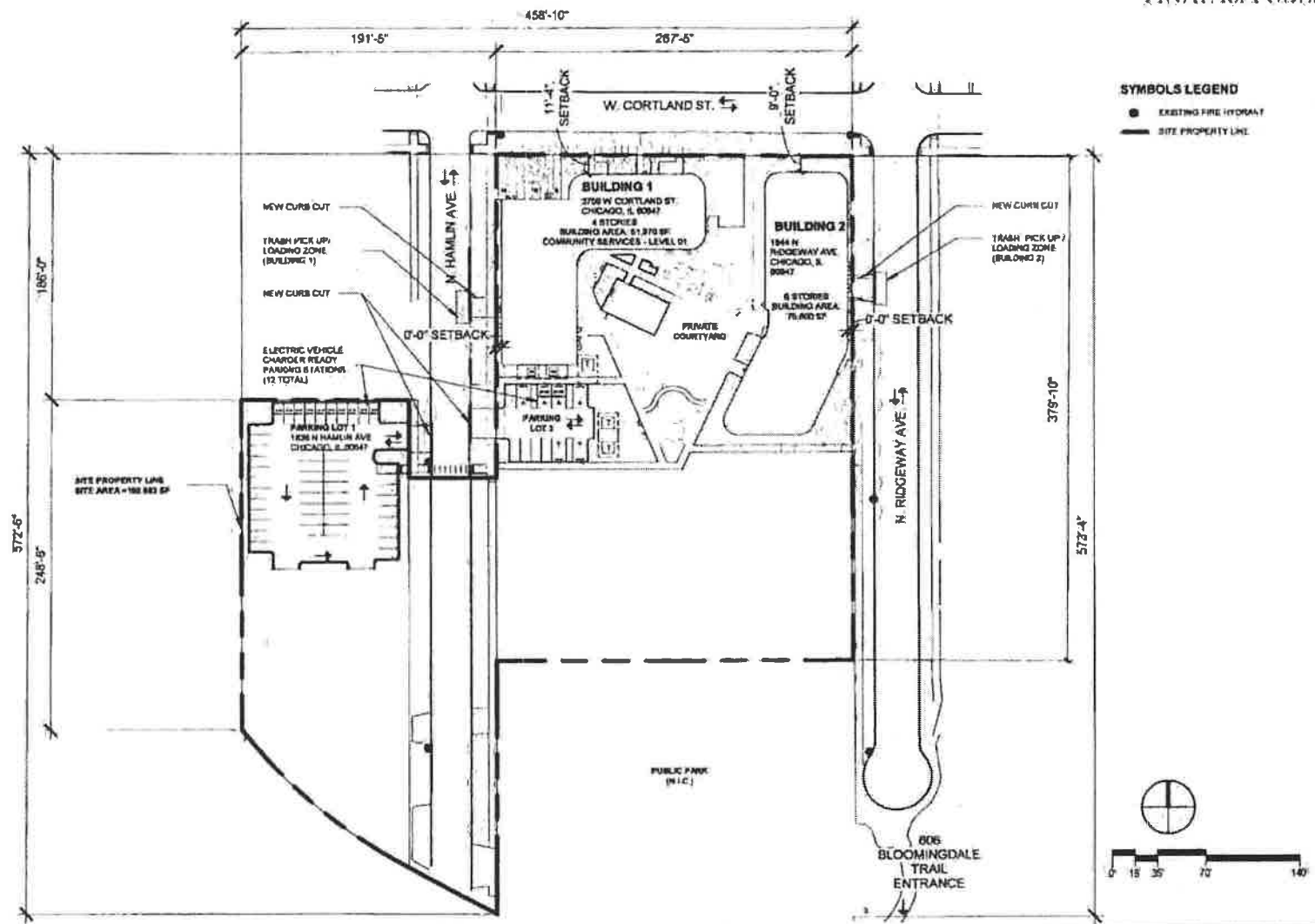
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RIGHT OF WAY ADJUSTMENT MAP

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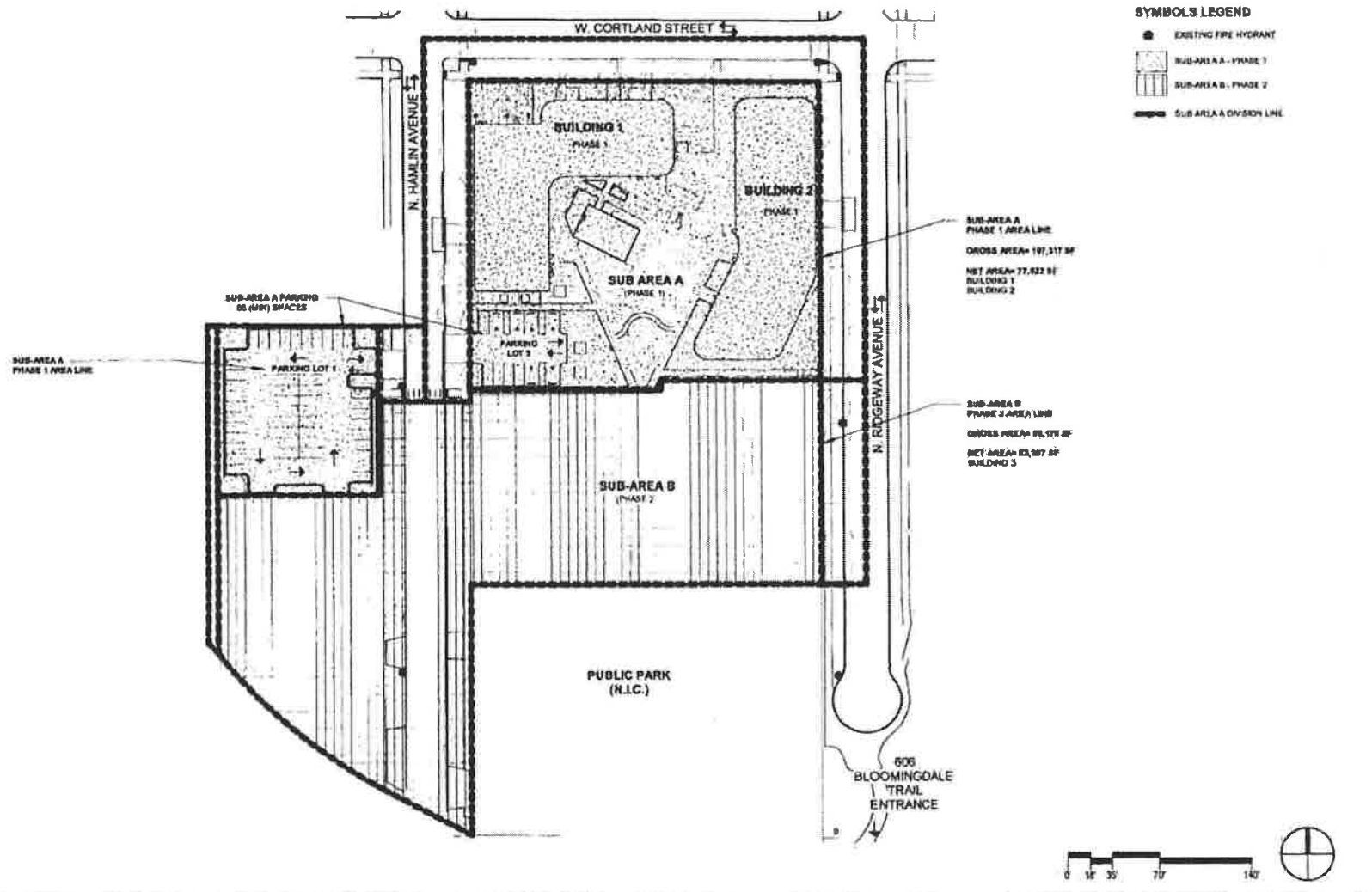


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 ADDRESS: 1800-1940 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
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SITE PLAN

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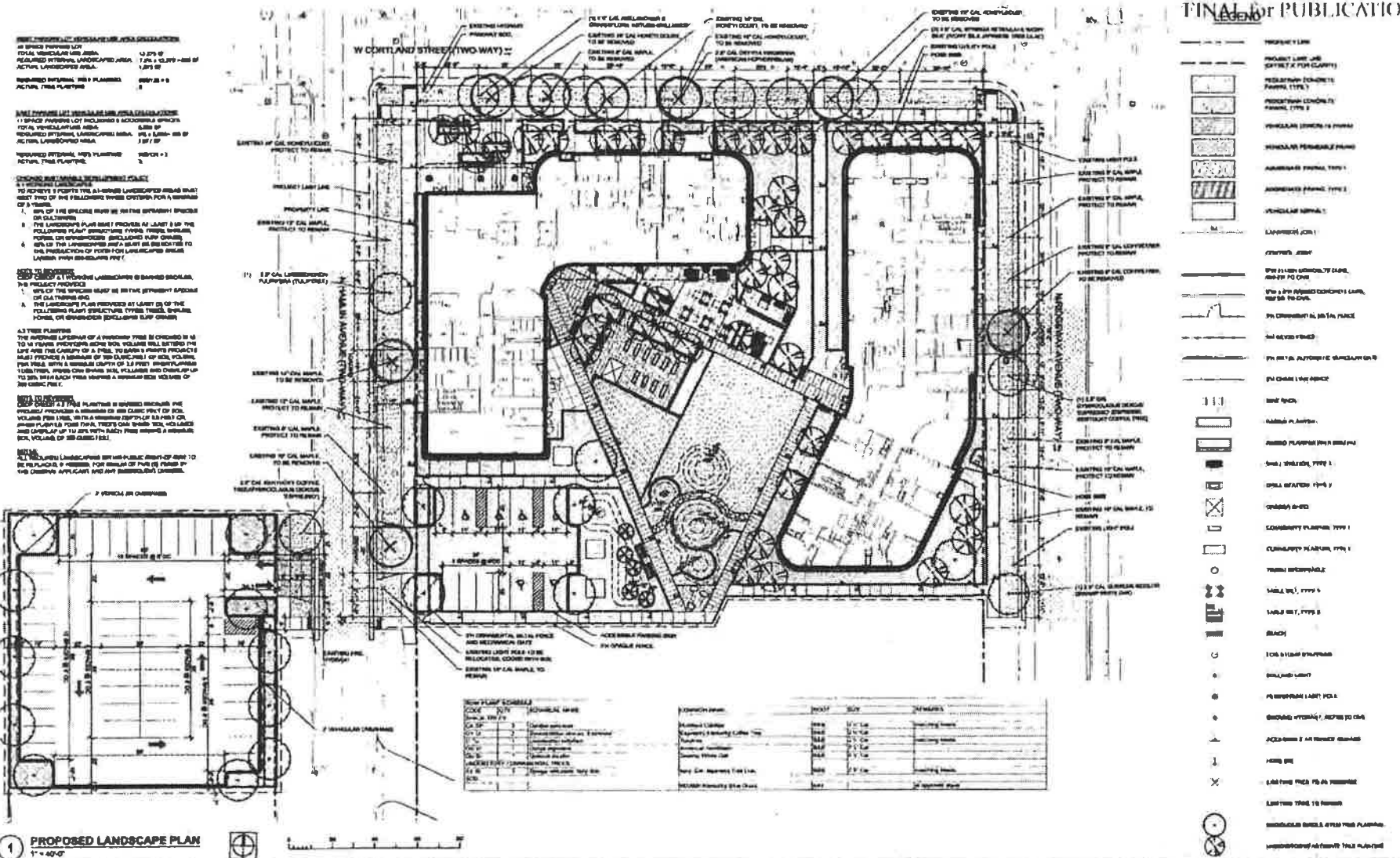


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SUB-AREA MAP

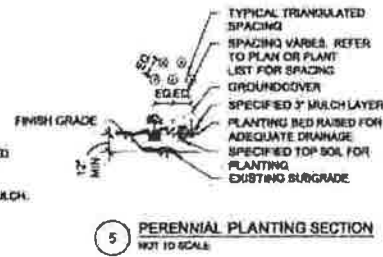
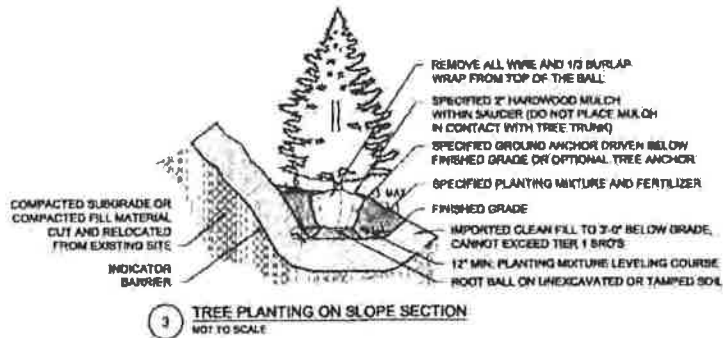
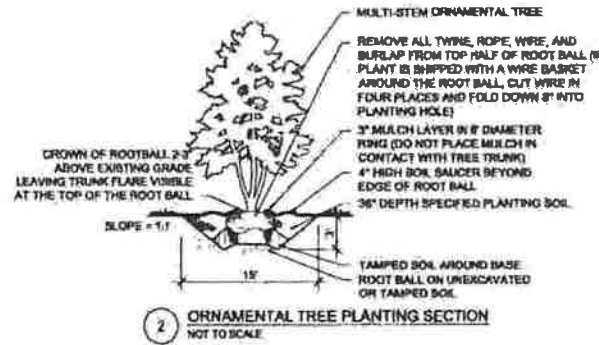
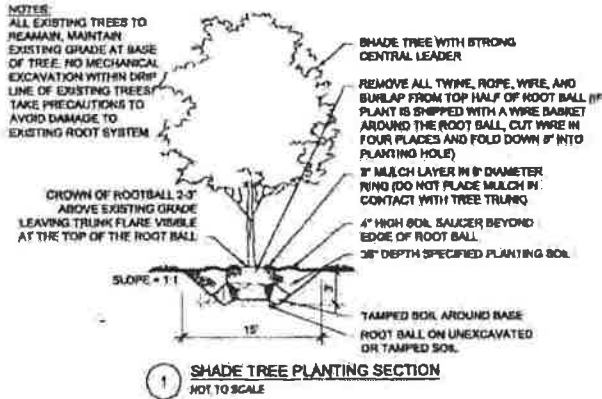
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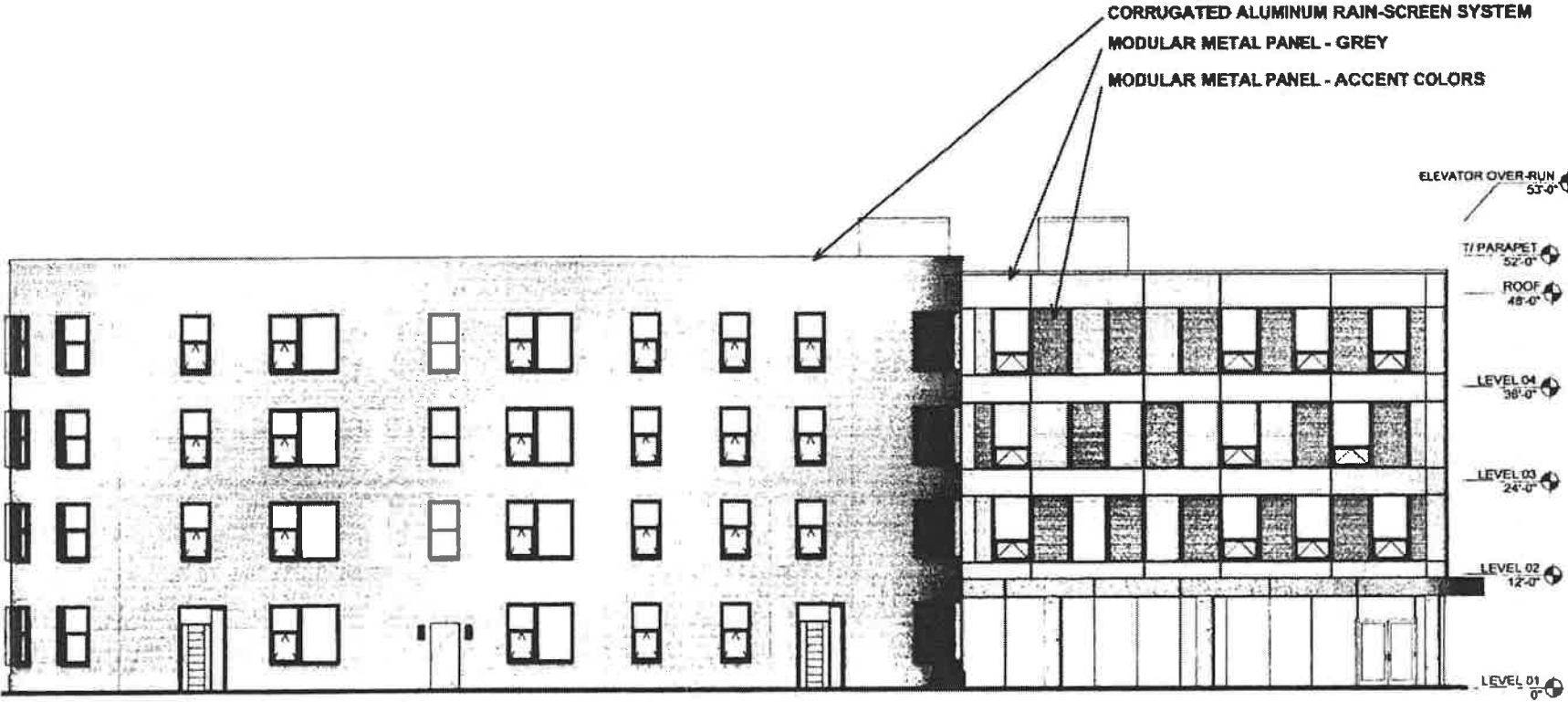
LANDSCAPE PLAN



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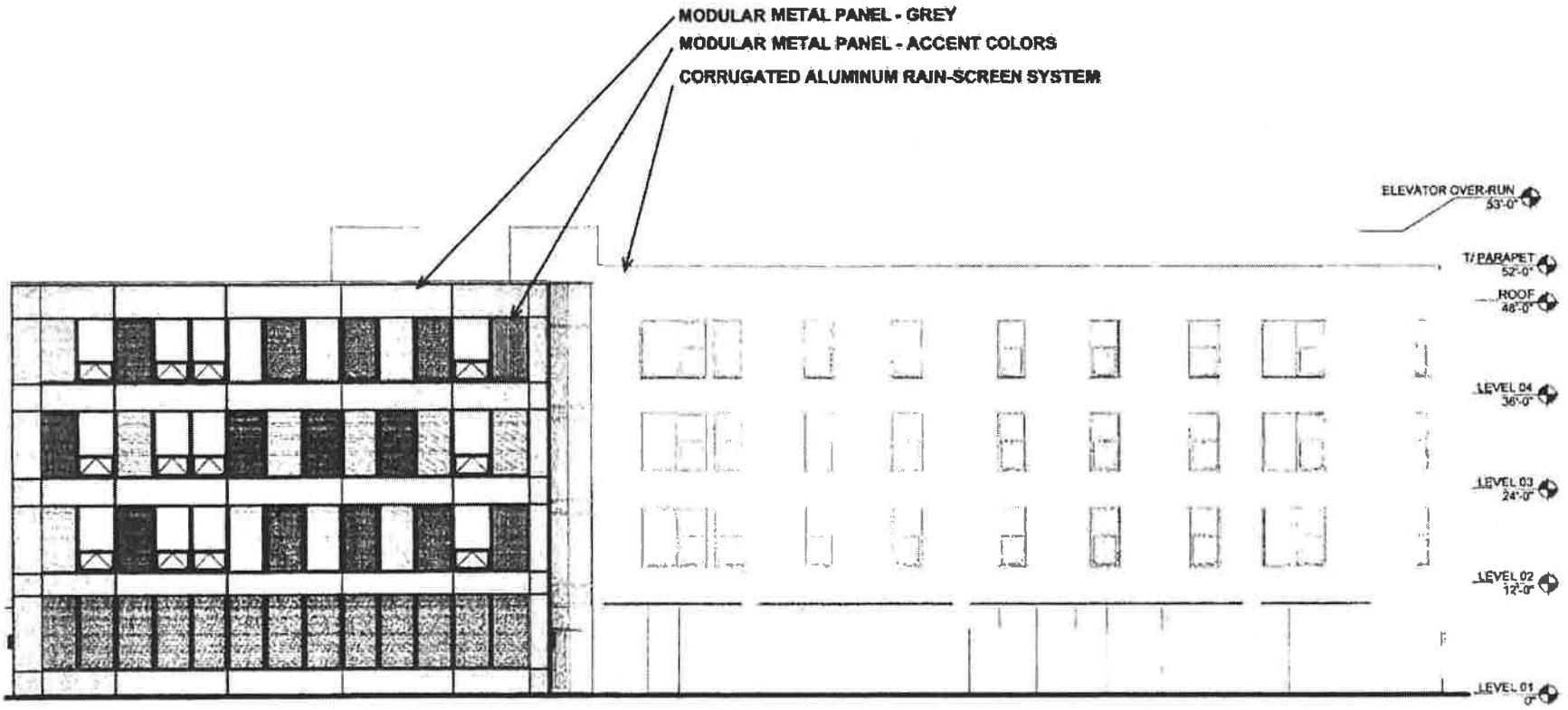
NORTH ELEVATION

APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
 ADDRESS: 1800-1840 NORTH HAMLIN, 1821-1857 NORTH HAMLIN, 3735-3759 WEST CORTLAND AND 1820-1856 NORTH RIDGEWAY
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ELEVATIONS - BUILDING 1

46513

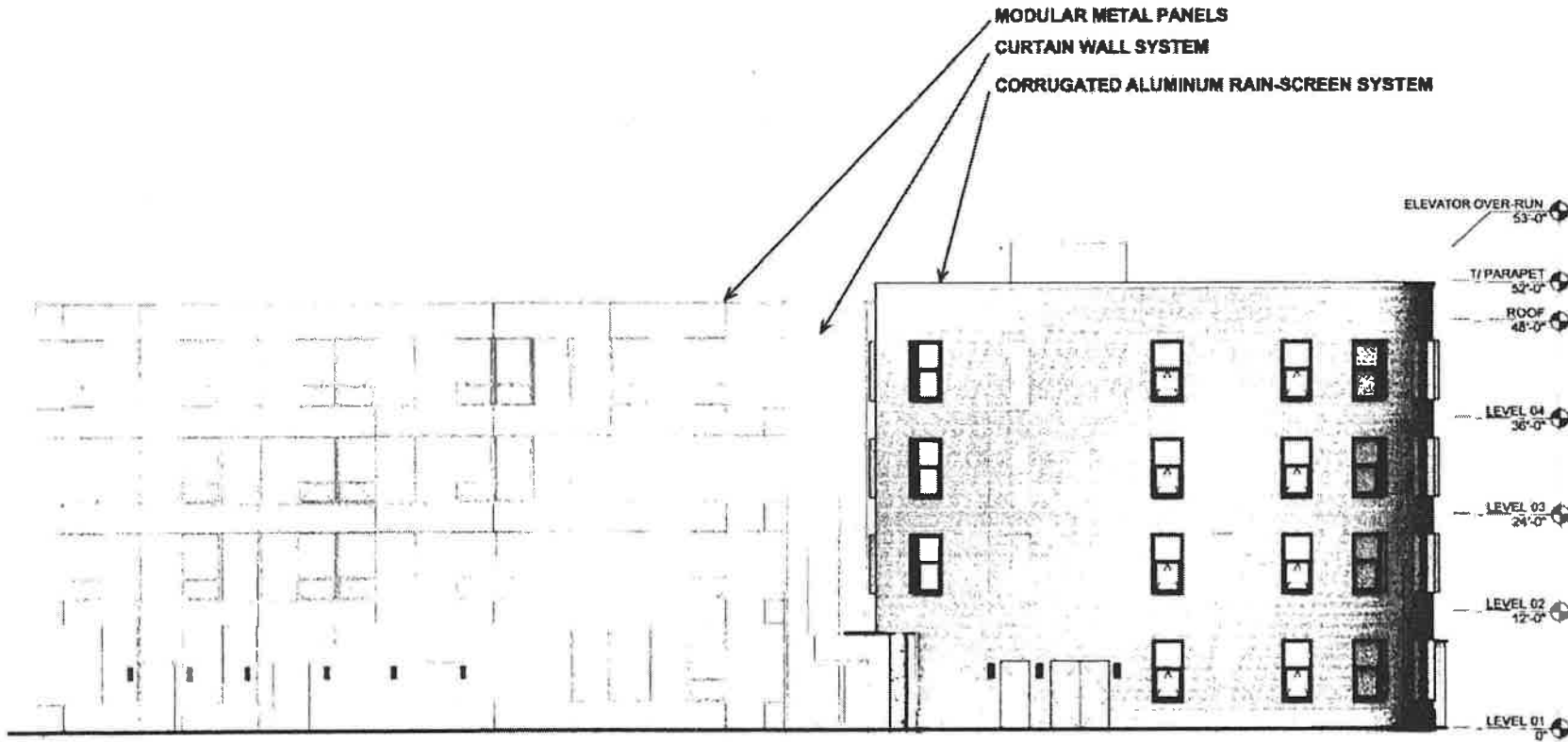


SOUTH ELEVATION

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EAST ELEVATION

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CANOPY

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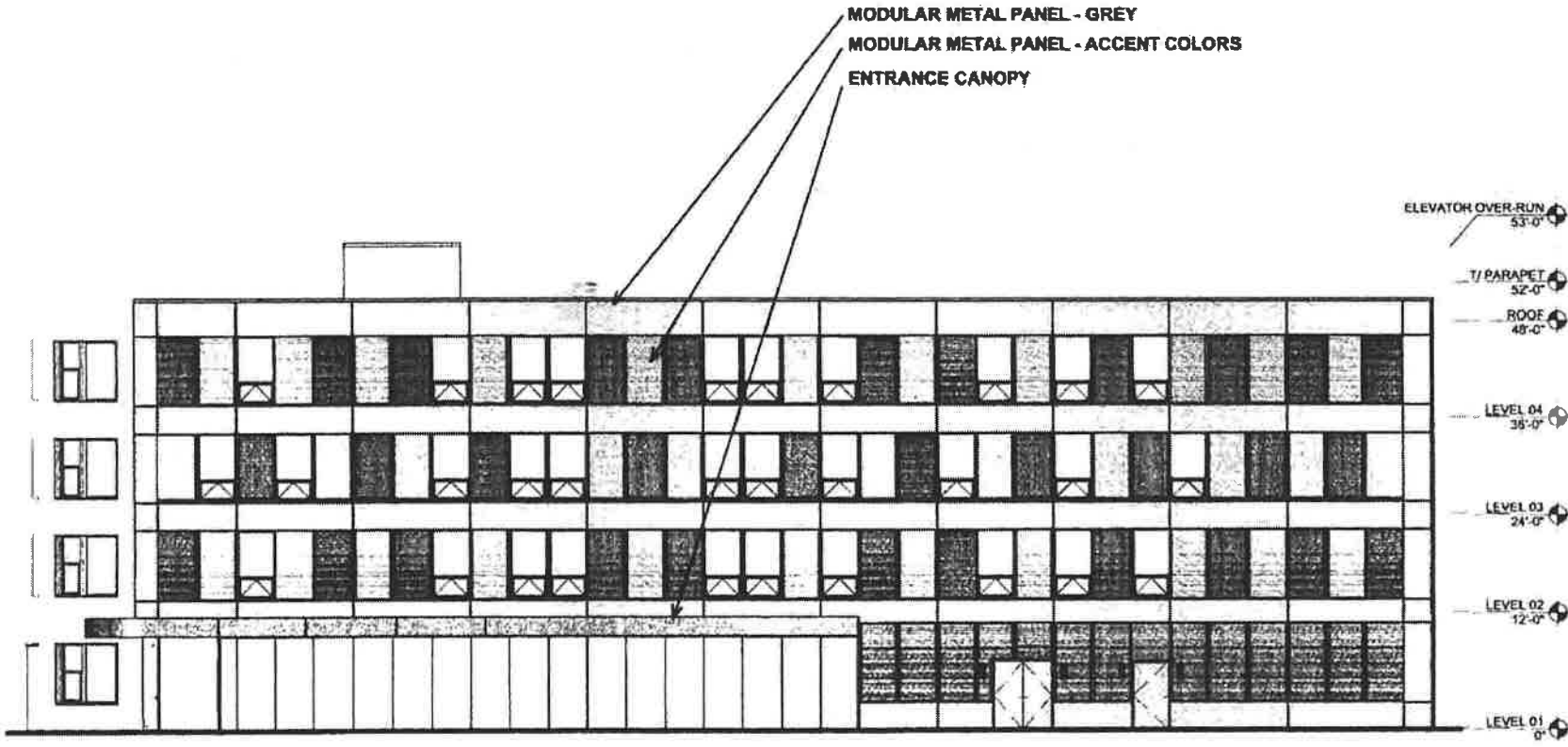
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**ELEVATIONS -
BUILDING 1**

46515

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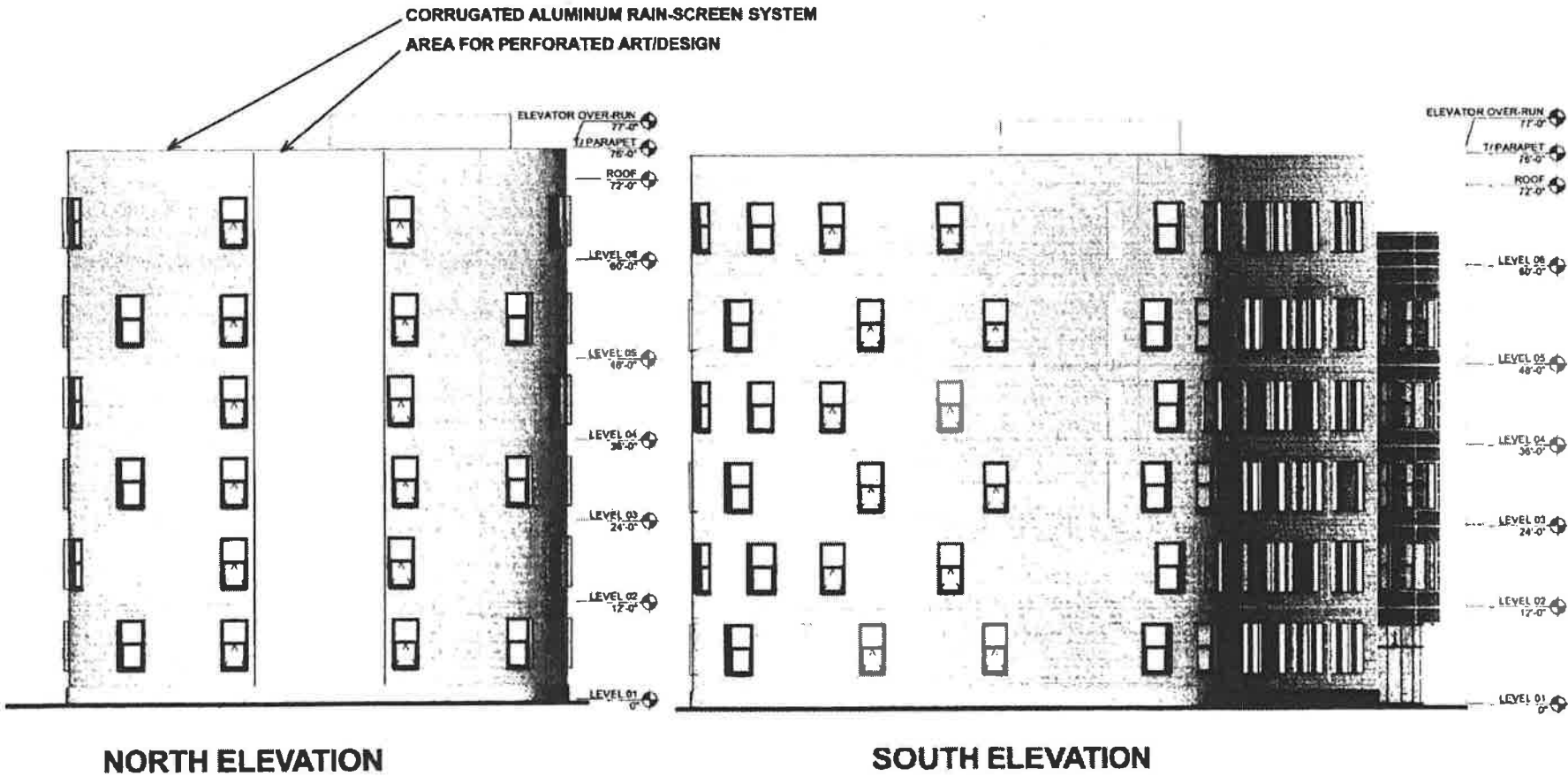


WEST ELEVATION

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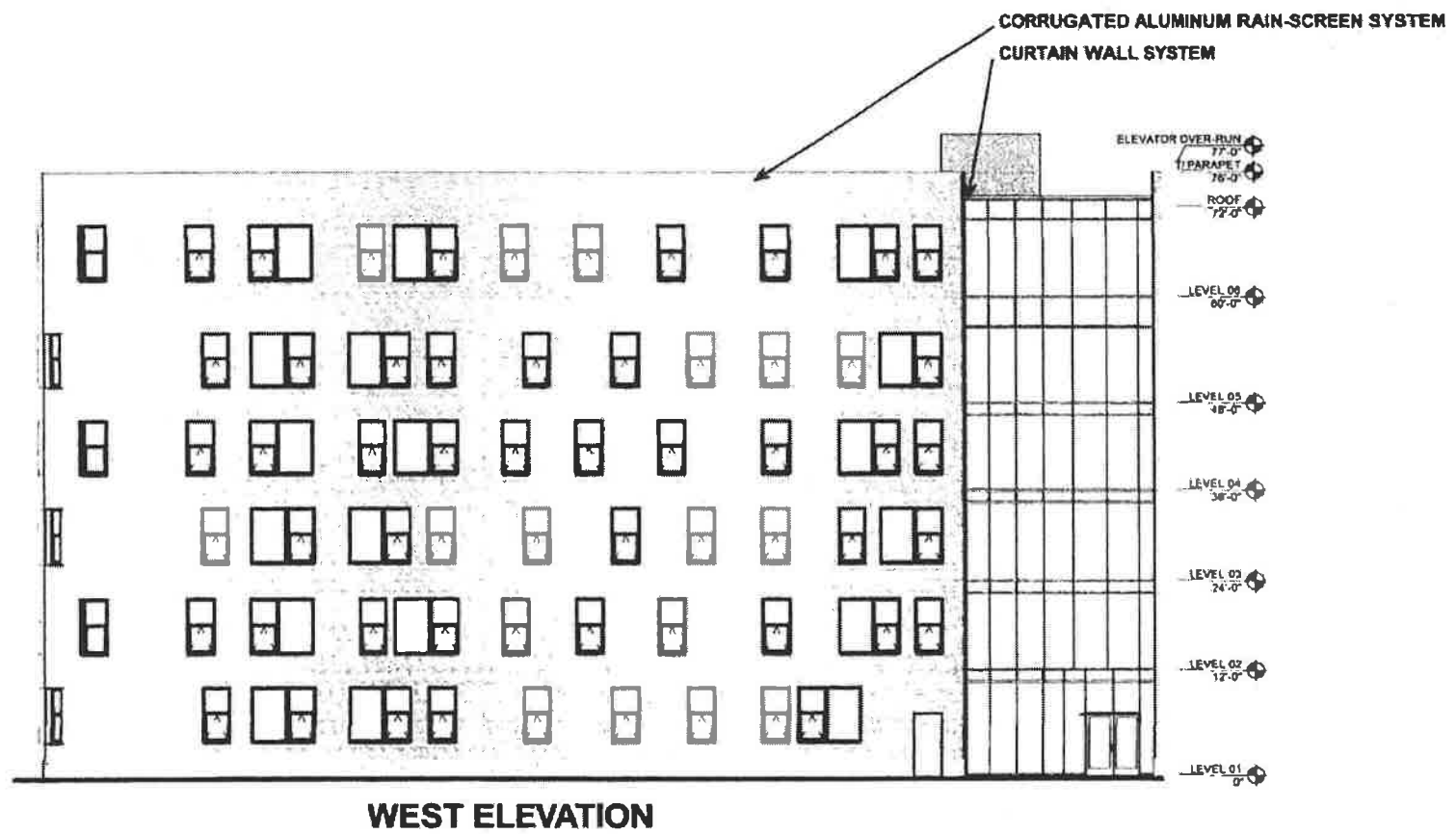


ELEVATIONS -
 BUILDING 1



NORTH ELEVATION

SOUTH ELEVATION



APPLICANT: ENCUESTRO SQUARE I LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
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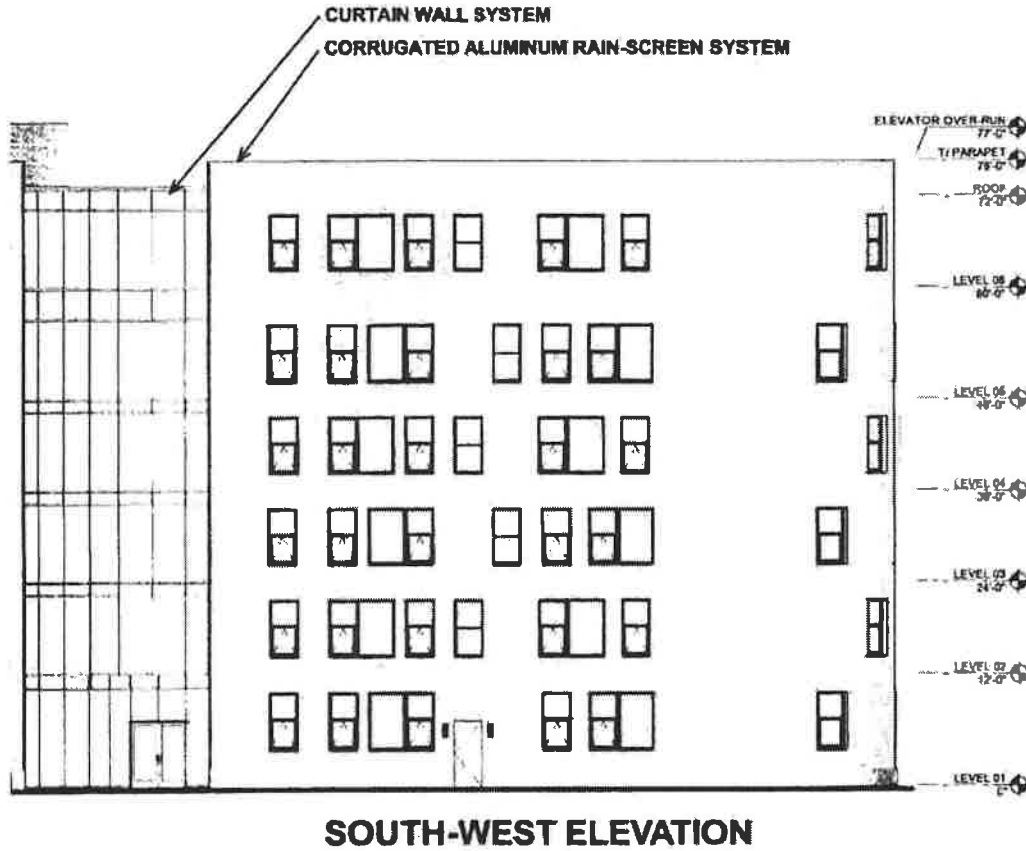


ELEVATIONS - BUILDING 2

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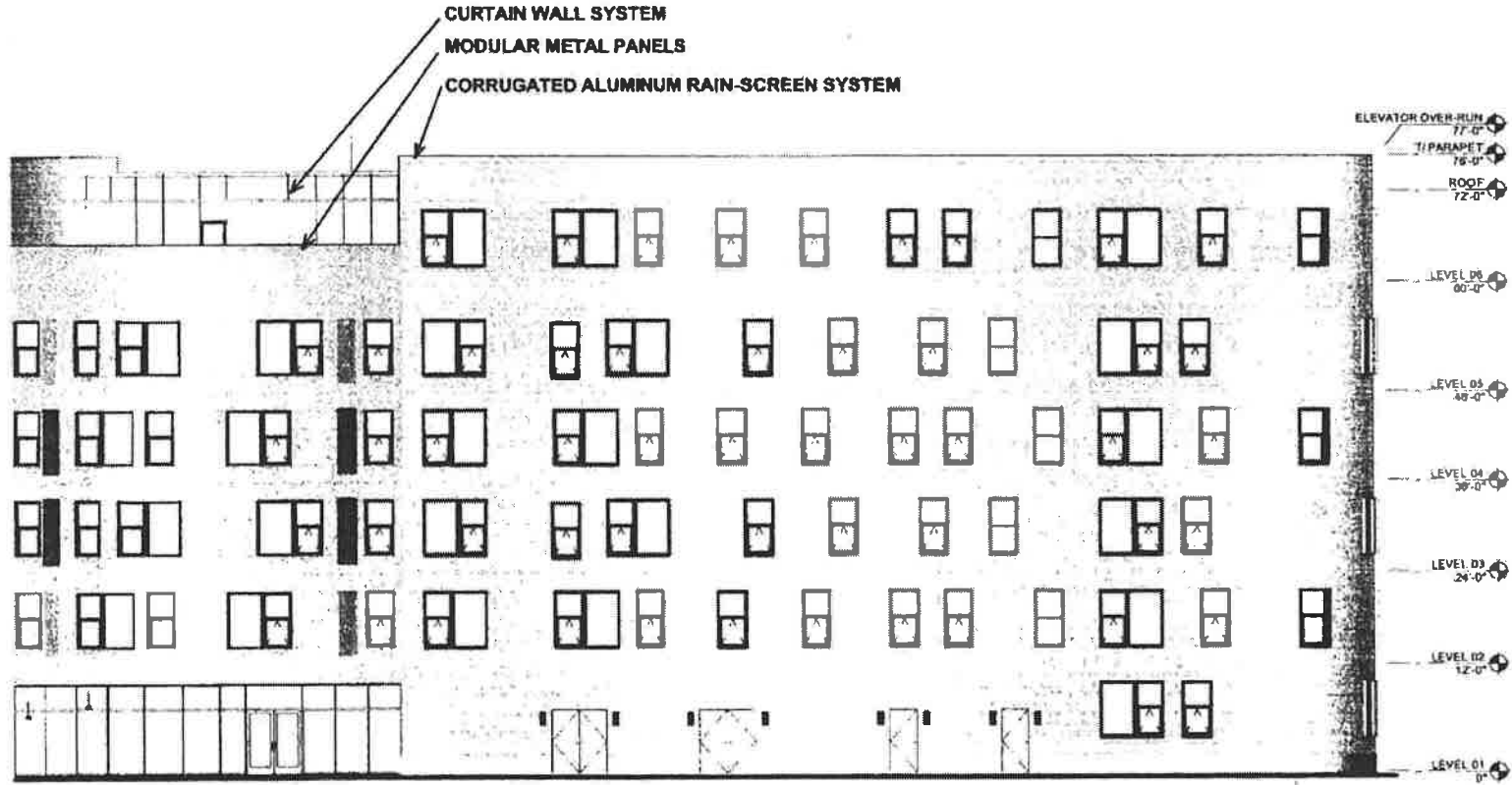
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ELEVATIONS - BUILDING 2

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EAST ELEVATION

ELEVATIONS -
BUILDING 2

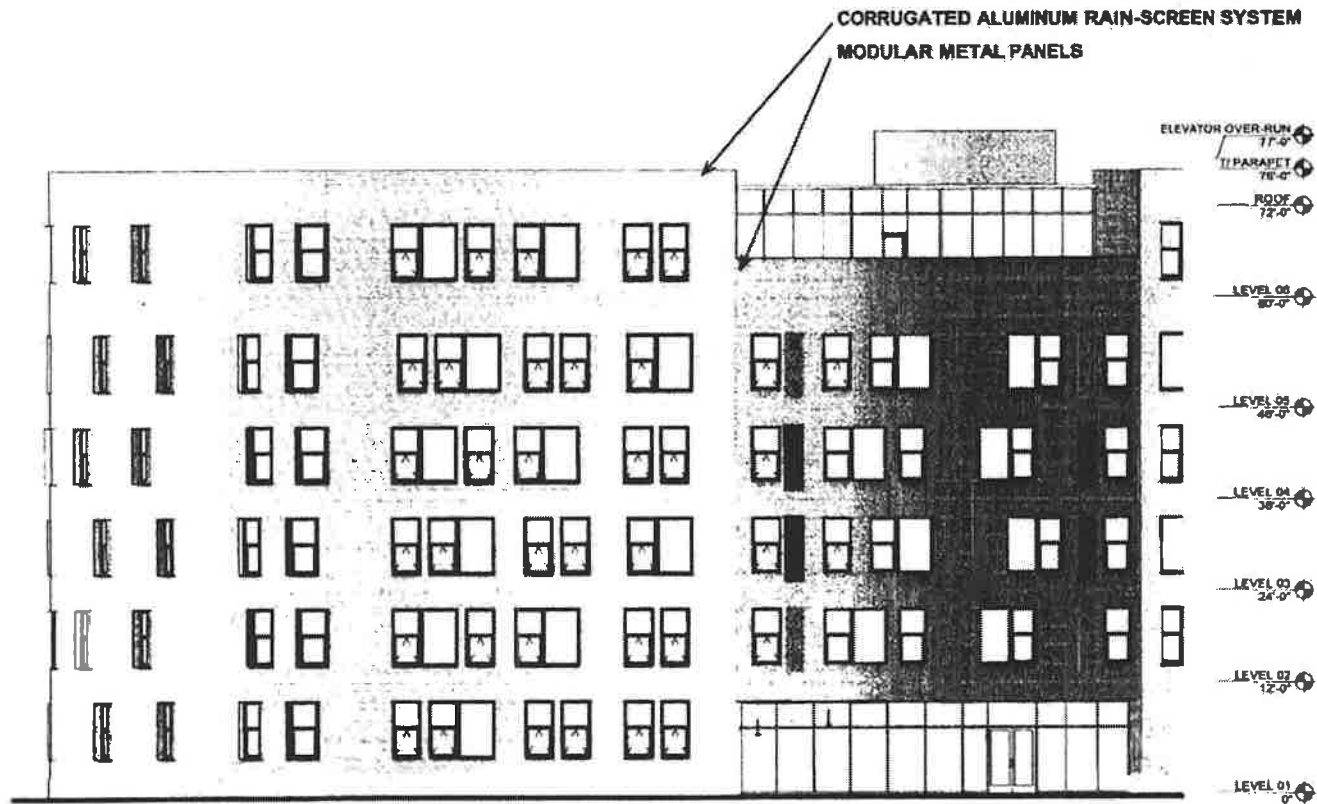
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SOUTH-EAST ELEVATION

46521

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ELEVATIONS + BUILDING 2

