

PD 1545

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09/21/2022 PD Adoption **2**

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Reclassification Of Area Shown On Map No. 10-K.

(Application No. A-8750)

(Common Address: 4401 -- 4431 S. Knox Ave.)

[O2022-1096]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 10-K in the area bounded by:

West 44th Street; the right-of-way of The Belt Railroad; a line 342.65 feet south of and parallel to West 44th Street; and South Knox Avenue,

to those of an RS2 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 11-F.

(As Amended)

(Application No. 20753)

(Common Address: 4030 N. Marine Dr./640 W. Irving Park Rd.)

RPD 1545

[SO2021-2638]

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 11-F in the area bounded by:

a line 232.69 feet north of West Irving Park Road; a line 312.96 feet west of North Marine Drive, as measured along the south line of West Bittersweet Place; West Bittersweet Place; North Marine Drive; West Irving Park Road; and a line 467.54 feet west of North Marine Drive, as measured along the north line of West Irving Park Road,

to those of an RM6 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current RM6 Residential Multi-Unit District symbols and indications as shown on Map Number 11-F in the area bounded by:

a line 232.69 feet north of West Irving Park Road; a line 312.96 feet west of North Marine Drive, as measured along the west line of North Marine Drive at its intersection with the south line of West Bittersweet Place; West Bittersweet Place; North Marine Drive; West Irving Park Road; and a line 467.54 feet west of North Marine Drive, as measured along the west line of North Marine Drive at its intersection with the north line of West Irving Park Road,

to those of a Residential Planned Development, which is hereby established in the area described above.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

Residential Planned Development Statements.

1. The area delineated herein as Residential Planned Development Number 1545 ("Planned Development"), consists of approximately 143,536.76 square feet of property which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map ("Property") and is owned or controlled by the Applicant, KGiles LLC, Inc.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the 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.

All exterior pedestrian connections, as indicated on the Right-of-Way Adjustment Map, if any, throughout the site will remain open to the public and accessible during the typical Chicago Park District hours of operation, which are currently from 6:00 A.M. to 11:00 P.M. daily.

The Department of Transportation reserves the right to remove the standing zone depicted on the approved site plan, if necessary, to implement changes pursuant to future streetscape design changes for the area.

4. This plan of development consists of sixteen (16) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Site/Landscape Plan; and Subarea B Building Elevations submitted herein. No significant modifications of the exterior of the Subarea A Building is anticipated as the building is a Chicago landmark. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements 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 Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Planned Development:
 - Subarea A:

Residential units; accessory and non-accessory parking and accessory uses.
 - Subarea B:

Residential units; elderly housing, assisted living and accessory and non-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 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 Applicant acknowledges and agrees that the rezoning of the Property from an RT4 Residential Two-Flat, Townhouse and Multi-Unit District, to an RM6 Residential Multi-Unit District, and then to this Residential Planned Development ("P.D.") Number 1545 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 245 dwelling units in Subarea A and 100 dwelling units in Subarea B. The Applicant intends to rehabilitate an existing building to contain 245 rental units within Subarea A and a senior building with 100 rental senior independent living dwelling units in Subarea B (collectively the "Project").

Developers of rental projects in community preservation areas must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average 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 additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of 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 downtown district, inclusionary housing area, or community preservation area. 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 69 affordable units (20 percent of 345), with the ARO units being calculated by subarea based on the number of total dwelling units within each subarea, and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 69 affordable units in the rental buildings in the P.D., as set forth in the Affordable Housing Profile Form (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 (or 23) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 4 of the 23 units) 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 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 each subarea 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 8, 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.

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.

9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by 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 of the Zoning Ordinance, 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. For improvements within the Planned Development, the Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable

Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the improvements 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 improvements 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 improvements 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. 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 an RM6 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Subarea Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations; and Existing and Proposed Exterior Elevations referred to in these Plan of Development Statements printed on pages 52335 through 52350 of this *Journal*.]

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

Residential Planned Development.

Bulk Regulations And Data Table.

Net Site Area:	143,536.76 square feet
Subarea A:	100,158.65 square feet
Subarea B:	43,378.11 square feet
Area remaining in this public right-of-way:	35,746.77 square feet
Subarea A:	33,676.77 square feet
Subarea B:	2,070.00 square feet
Gross Site Area:	179,283.53 square feet
Subarea A:	133,835.42 square feet
Subarea B:	45,448.11 square feet
Maximum Floor Area Ratio:	3.03
Subarea A:	1.58
Subarea B:	6.38

Maximum Number Of Dwelling Units:

Subarea A:	245
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Subarea B:	192
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Maximum Building Height:

Subarea A:	55.00 feet (existing)
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Subarea B:	250.00 feet (main roof)
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**Minimum Number Of Accessory
Off-Street Parking:**

Subarea A:	17
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Subarea B:	56
------------	----

Maximum Number Of Non-Accessory Parking:

Subarea A:	5
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Subarea B:	40
------------	----

Minimum Number Of Off-Street Loading Berths:

Subarea A:	1
------------	---

Subarea B:	1
------------	---

Minimum Number Of Bicycle Parking Spaces:

Subarea A:	145
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Subarea B:	89
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Minimum Setbacks From Property Line:

In accordance with the
Site Plan

Final for Publication

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2

ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the ARO or Pilsen/Little Village Pilot Ordinances. More information is online at www.cityofchicago.gov/ARO. Submit the completed form to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602.
E-mail: ARO@cityofchicago.org

Date: 6-29-22

DEVELOPMENT INFORMATION

Development Name: Immaculata Redevelopment

Development Address: 4030 N. Marine Drive

Zoning Application Number, if applicable: 20753

Ward: 46th

If you are working with a Planner at the City, what is his/her name? Cynthia Roubik

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

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*)

TBD 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 KGiles LLC, Inc.

Developer Contact Keith Giles

Developer Address 1030 W. Chicago Ave., 3rd FL, Chicago, IL 60642

Email rolando@acostaezgur.com

Developer Phone

Attorney Name Rolando R. Acosta

Attorney Phone 312-636-6937

TIMING

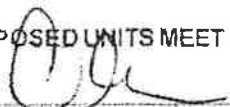
Estimated date marketing will begin Spring 2024

Estimated date of building permit* January 2023


Estimated date ARO units will be complete Spring /Summer 2024

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)


Developer or their agent

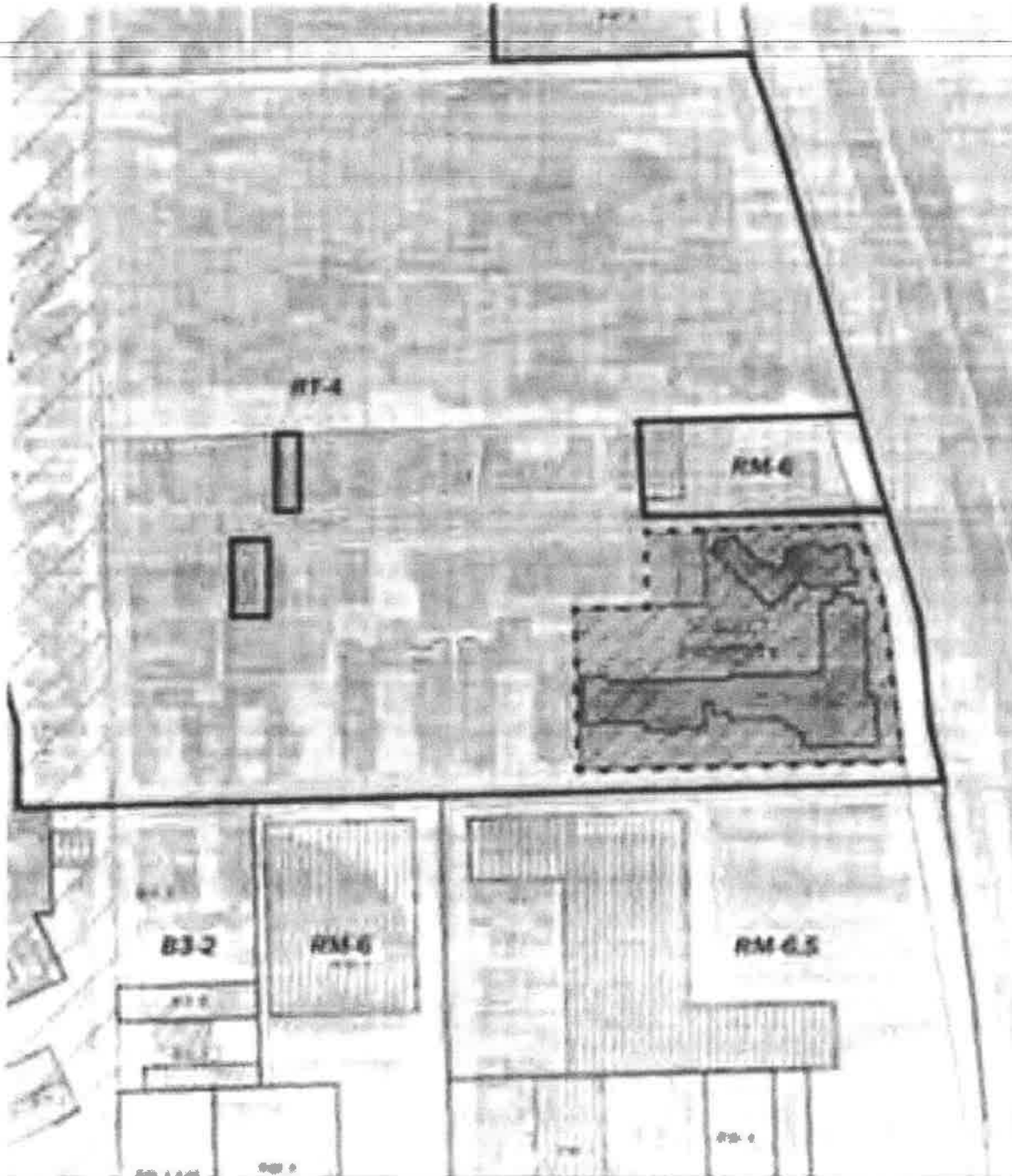
7.1.22
Date


ARO Project Manager, DOH

06/30/2022
Date

Date

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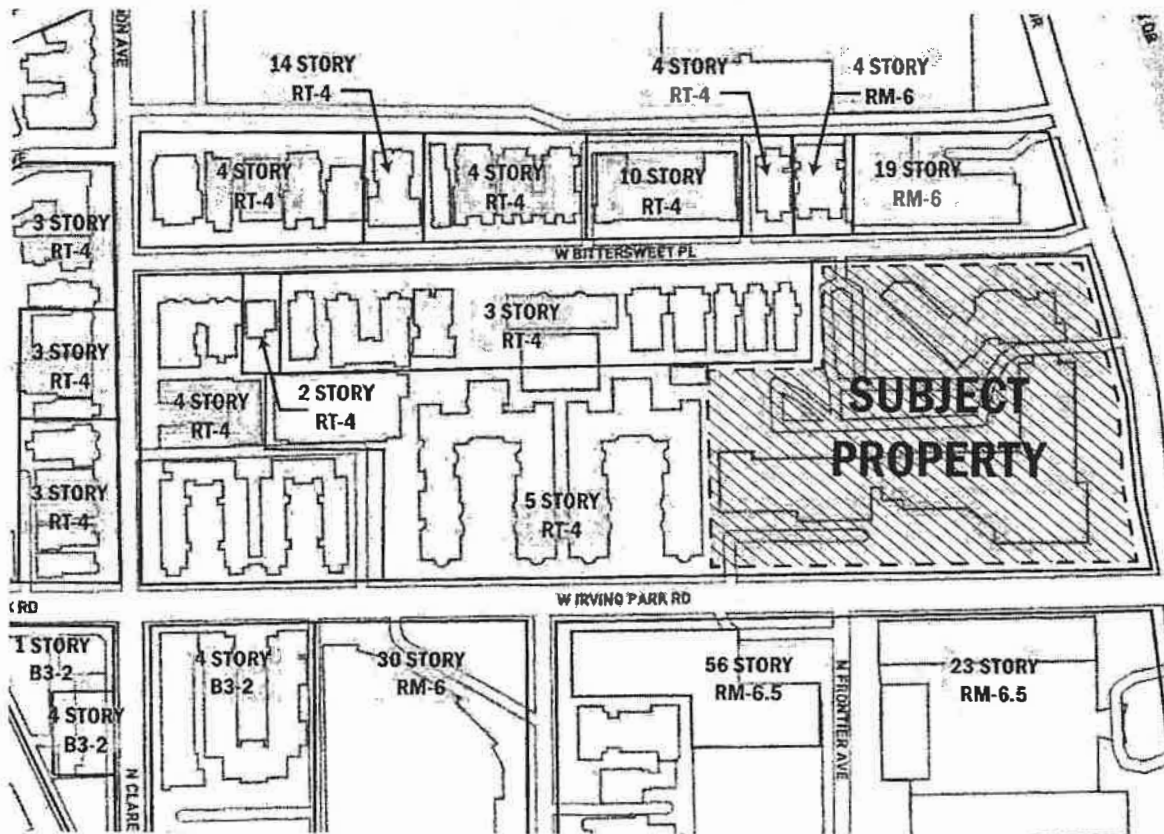
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EXISTING ZONING MAP

PERKINS EASTMAN

Applicant: KGiles LLC, Inc.
Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
Intro Date: July 23, 2021
Plan Commission Date: July 21, 2022

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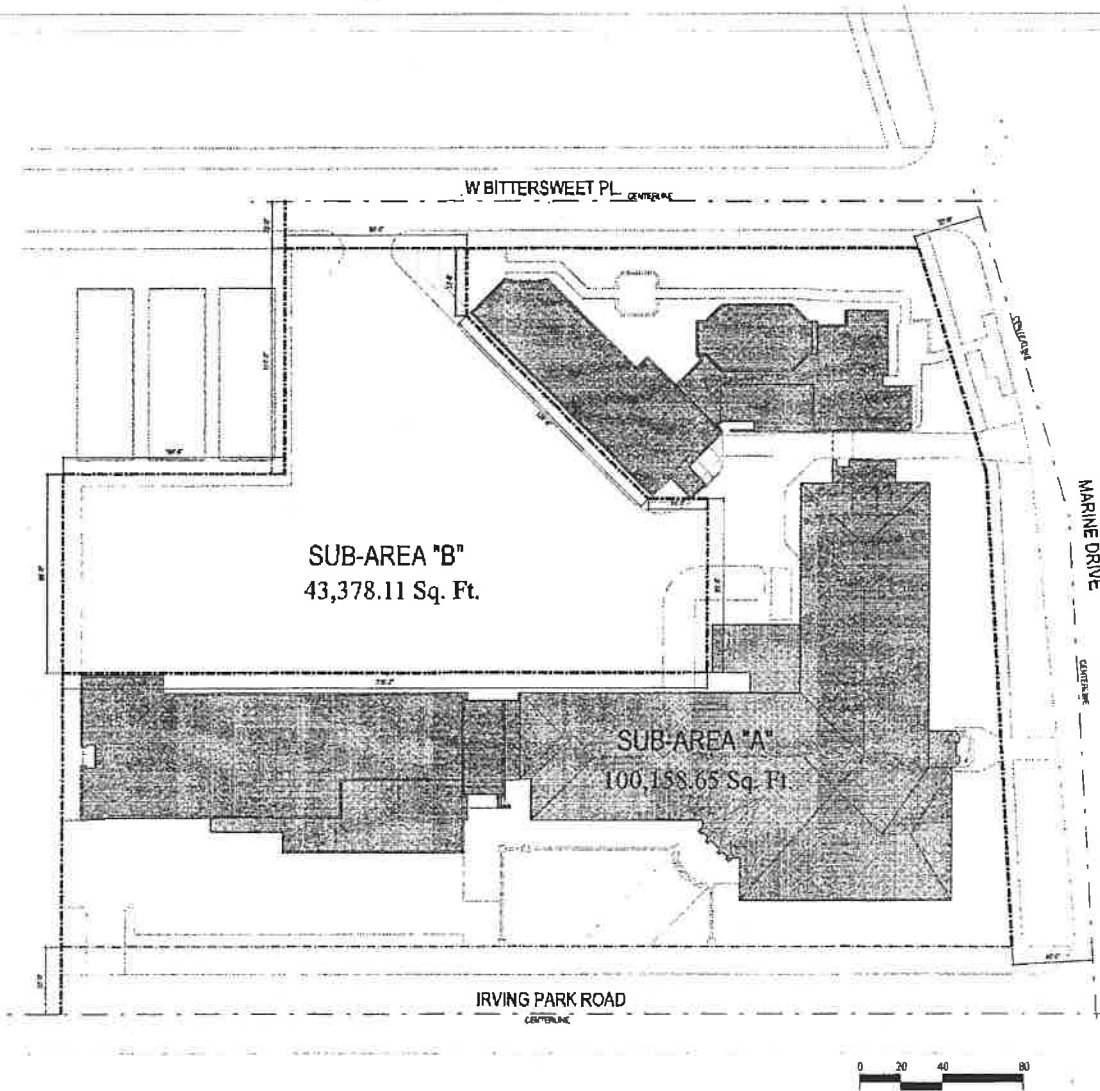
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EXISTING LAND USE MAP

PERKINS EASTMAN

Applicant: KGiles LLC, Inc.
 Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
 Intro Date: July 23, 2021
 Plan Commission Date: July 21, 2022

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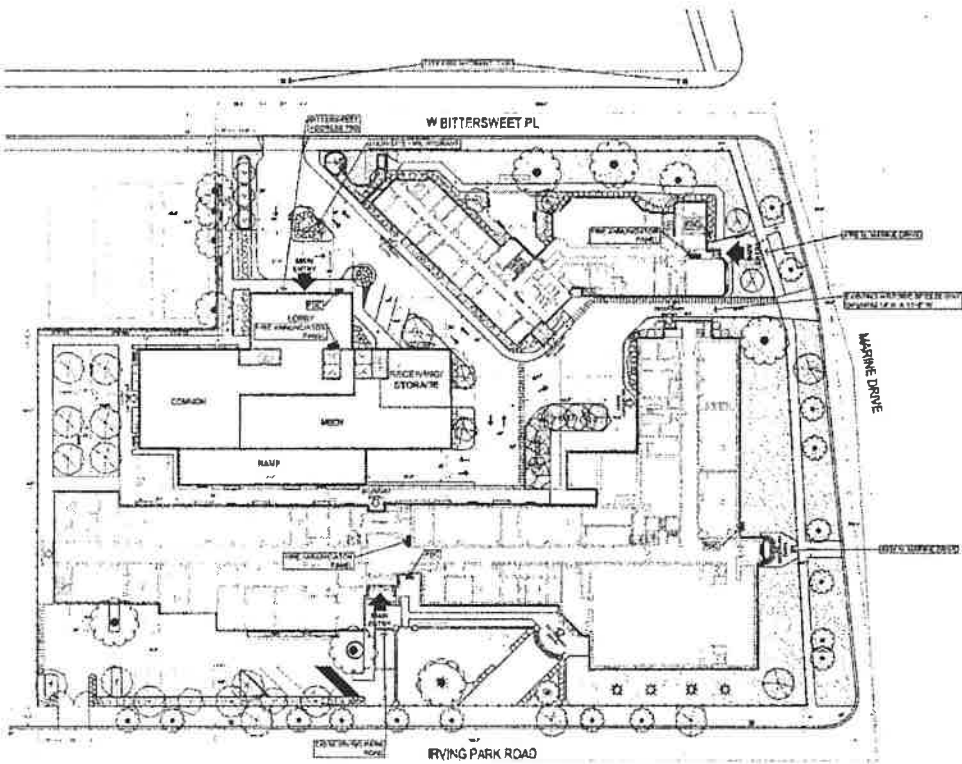
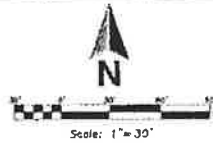


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PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE. & SUB-AREA MAP

PERKINS EASTMAN

Applicant: KGiles LLC, Inc.
Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
Intro Date: July 23, 2021
Plan Commission Date: July 21, 2022



- LEGEND:**
- MAIN ENTRY
 - SECONDARY ENTRY
 - CITY FIRE HYDRANT
 - ON-SITE FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION (FDC)
 - AMALGAMATOR PANEL
 - FENCE / GATE (UNLOCKED)

Applicant: KGiles LLC, Inc.
 Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
 Intro Date: July 23, 2021
 Plan Commission Date: July 21, 2022



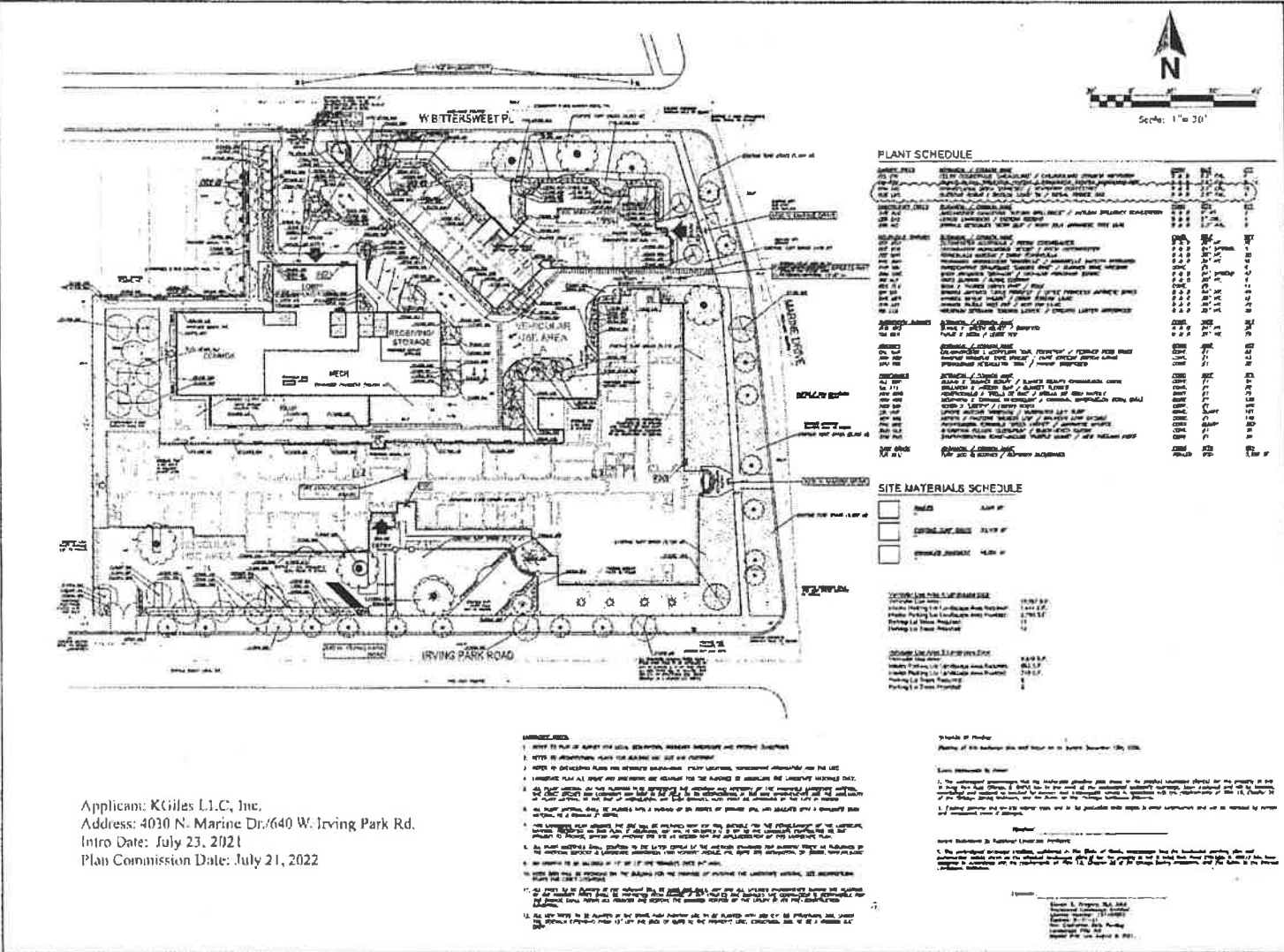
**IMMACULATA
 REDEVELOPMENT PROJECT**
 640 W. IRVING PARK ROAD
 CHICAGO, ILLINOIS

No.	Code	Description
1	101	10' x 10' fire hydrant
2	102	10' x 10' fire hydrant
3	103	10' x 10' fire hydrant
4	104	10' x 10' fire hydrant
5	105	10' x 10' fire hydrant
6	106	10' x 10' fire hydrant
7	107	10' x 10' fire hydrant
8	108	10' x 10' fire hydrant
9	109	10' x 10' fire hydrant
10	110	10' x 10' fire hydrant
11	111	10' x 10' fire hydrant
12	112	10' x 10' fire hydrant
13	113	10' x 10' fire hydrant
14	114	10' x 10' fire hydrant
15	115	10' x 10' fire hydrant
16	116	10' x 10' fire hydrant
17	117	10' x 10' fire hydrant
18	118	10' x 10' fire hydrant
19	119	10' x 10' fire hydrant
20	120	10' x 10' fire hydrant

SITE PLAN

Sheet No. **S100**

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Applicant: KGiles L.L.C, Inc.
 Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
 Intro Date: July 23, 2021
 Plan Commission Date: July 21, 2022

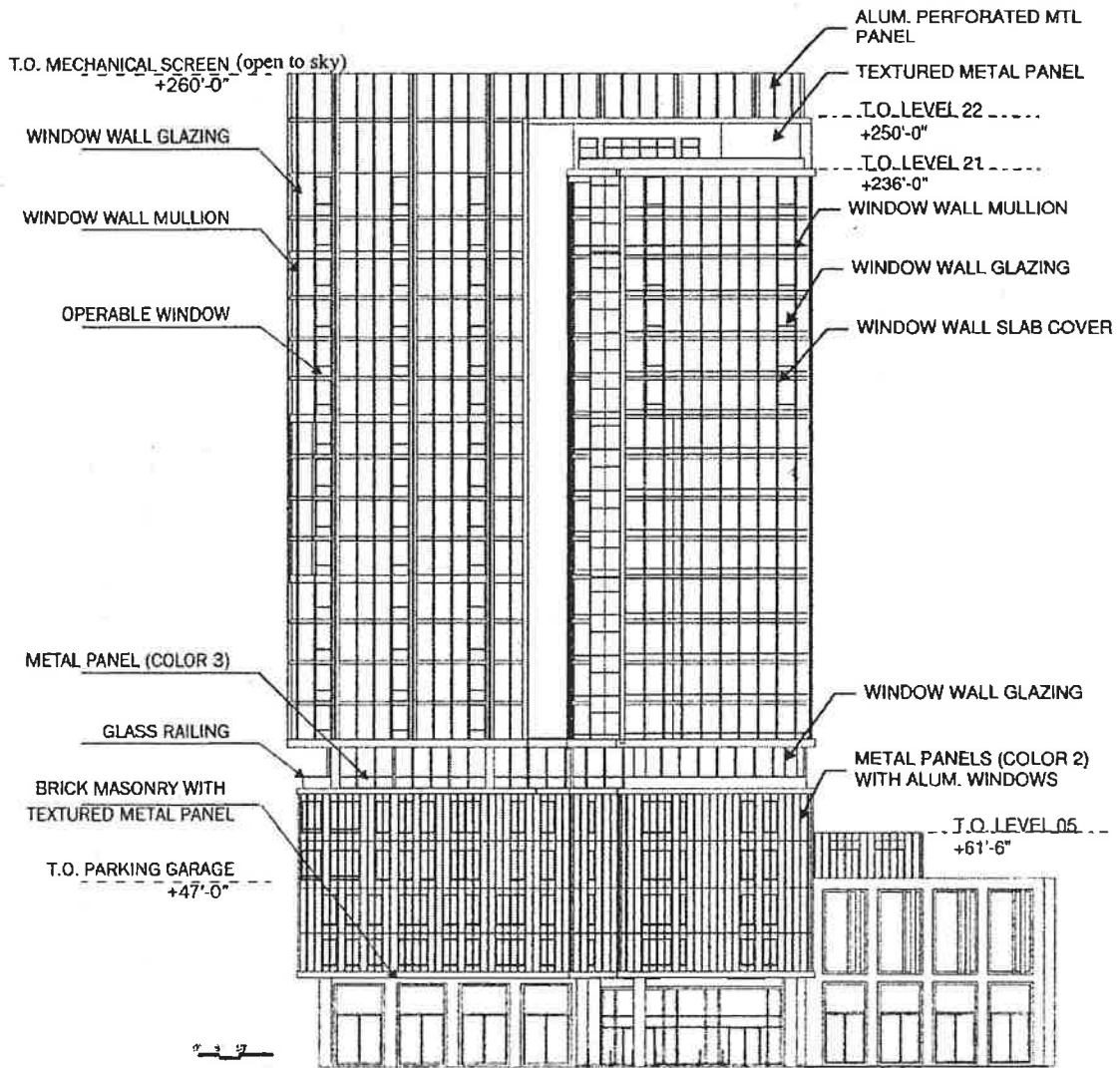
IMMACULATA REDEVELOPMENT PROJECT
 640 W IRVING PARK ROAD
 CHICAGO, ILLINOIS

LANDSCAPE PLAN

L100

Final for Publication

Final for Publication



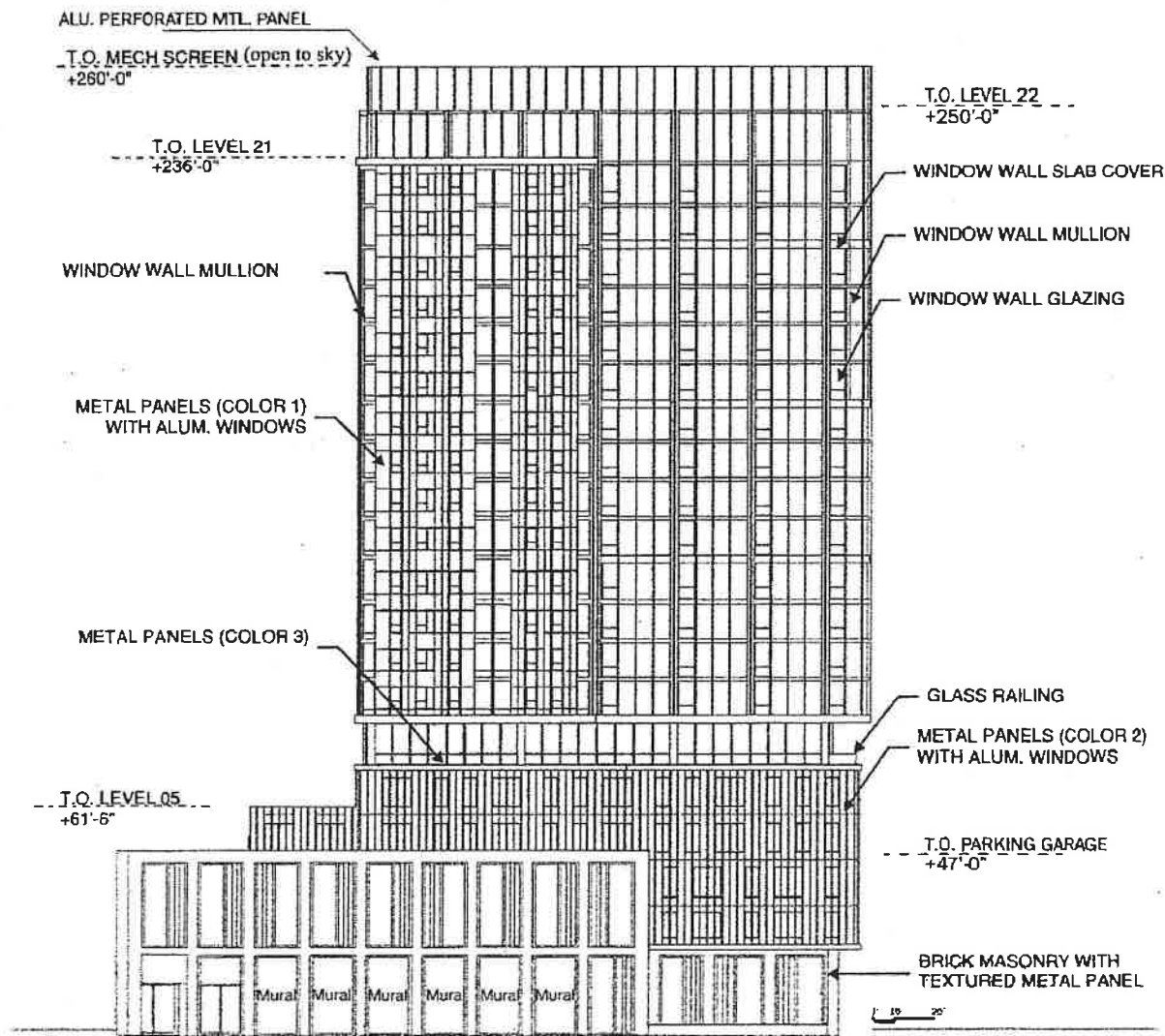
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NORTH ELEVATION

PERKINS EASTMAN

Applicant: KGiles LLC, Inc.
Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
Intro Date: July 23, 2021
Plan Commission Date: July 21, 2022

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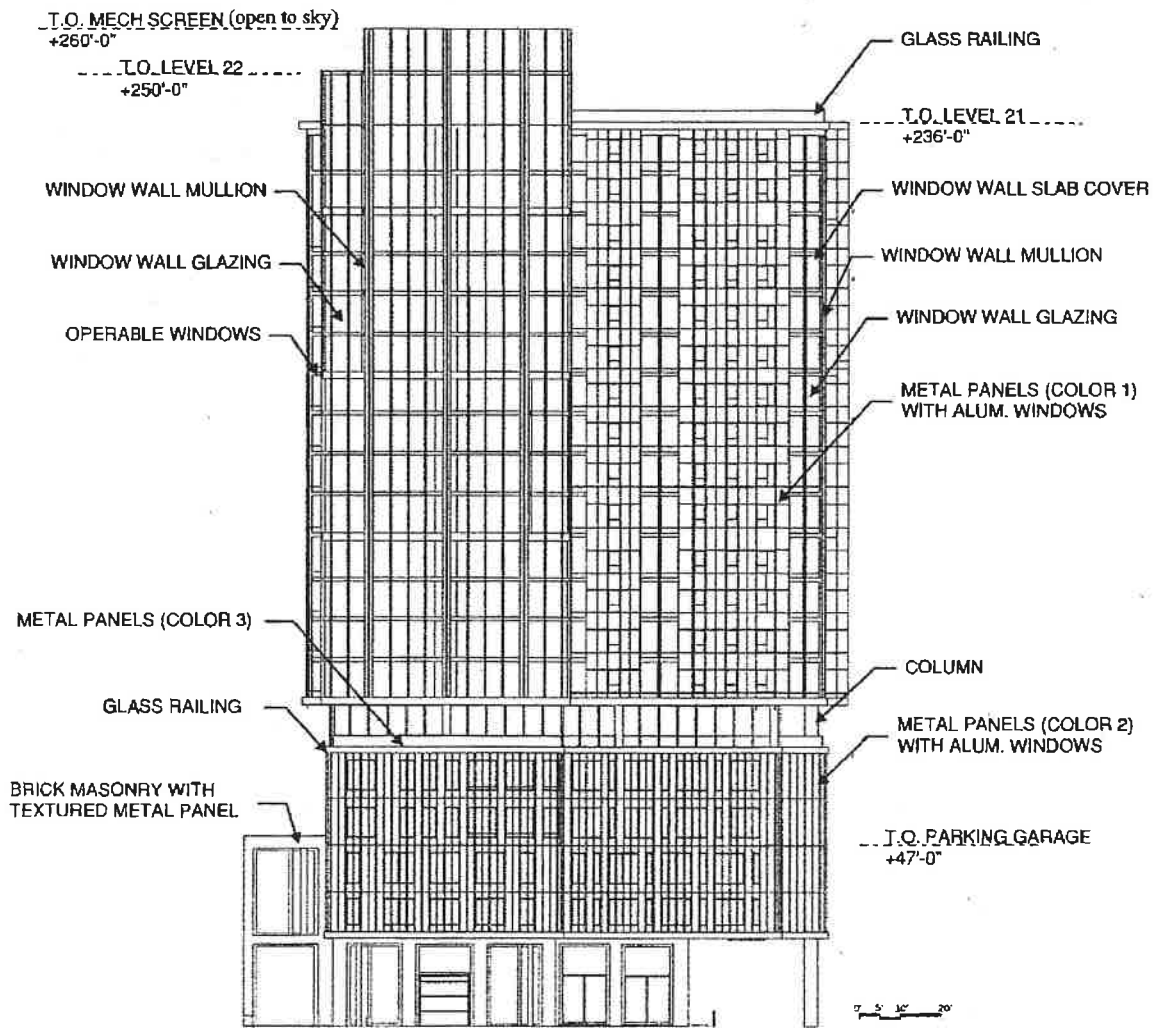
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SOUTH ELEVATION

PERKINS EASTMAN

Applicant: KGiles LLC, Inc.
 Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
 Intro Date: July 23, 2021
 Plan Commission Date: July 21, 2022

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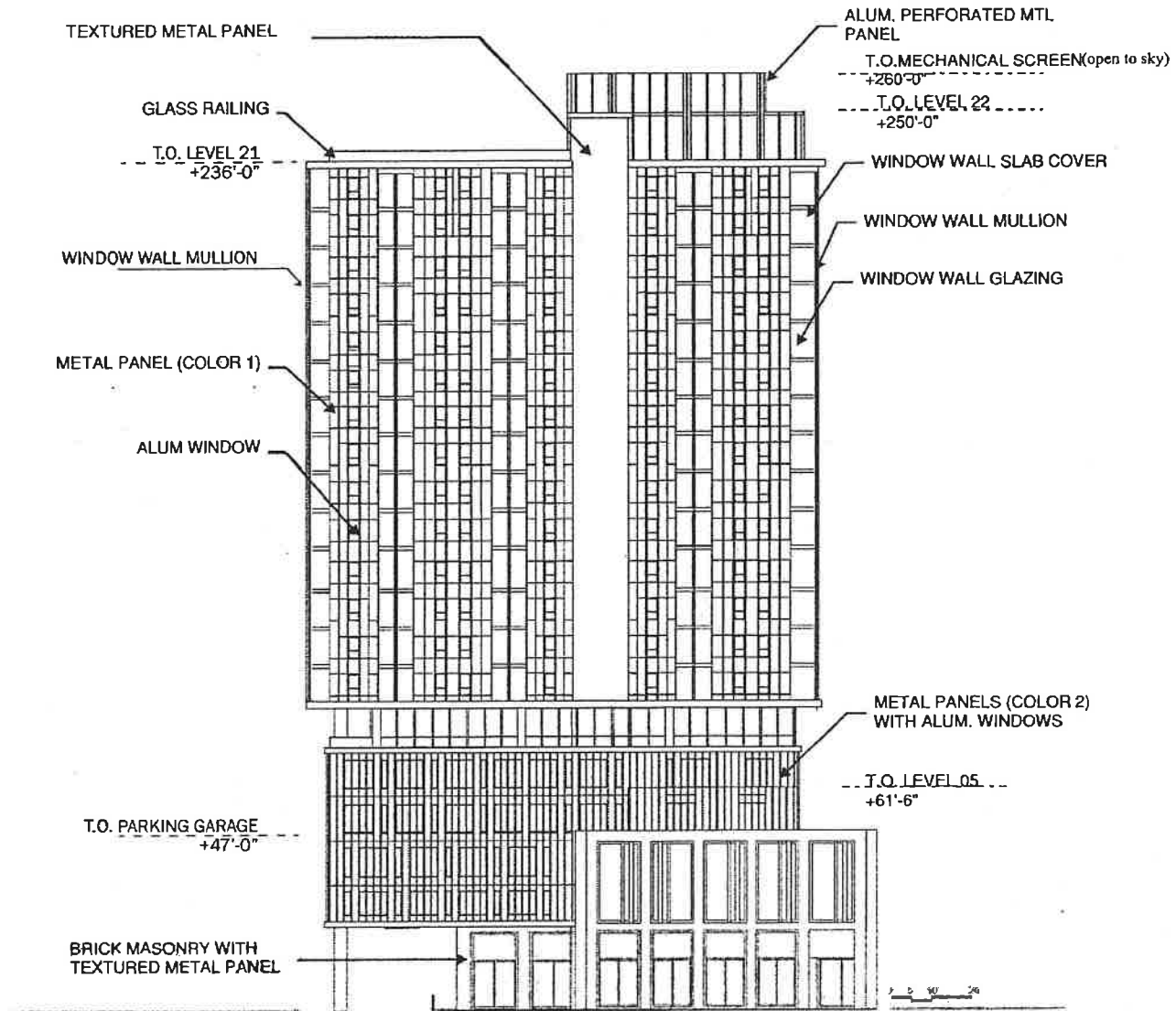
EAST ELEVATION

PERKINS EASTMAN

Applicant: KGiles LLC, Inc.
 Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
 Intro Date: July 23, 2021
 Plan Commission Date: July 21, 2022

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Scale: NTS

WEST ELEVATION

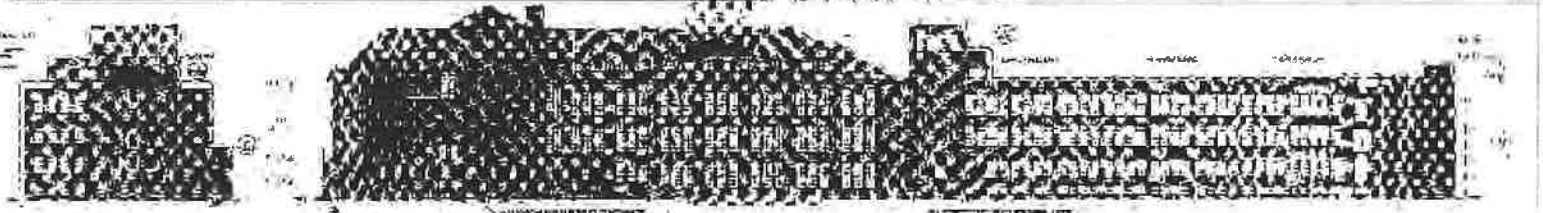
PERKINS EASTMAN

Applicant: KGiles LLC, Inc.
 Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
 Intro Date: July 23, 2021
 Plan Commission Date: July 21, 2022

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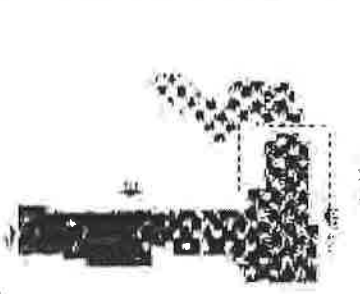
Architectural elevation drawing with technical annotations and a scale bar.



Architectural elevation drawing with technical annotations and a scale bar.



Architectural elevation drawing with technical annotations and a scale bar.



NOTES: A list of technical notes and specifications related to the architectural drawings.

Approved: Kelleys LLC, Inc.
Address: 39711 N. Marine (770)417-9900, Chicago, Ill. 60641
Issue Date: July 23, 2021
Plan's Expiration Date: July 21, 2024

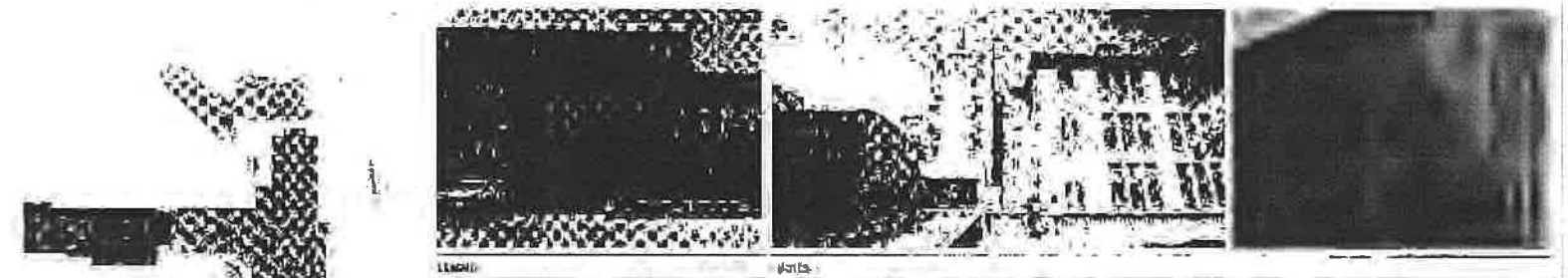
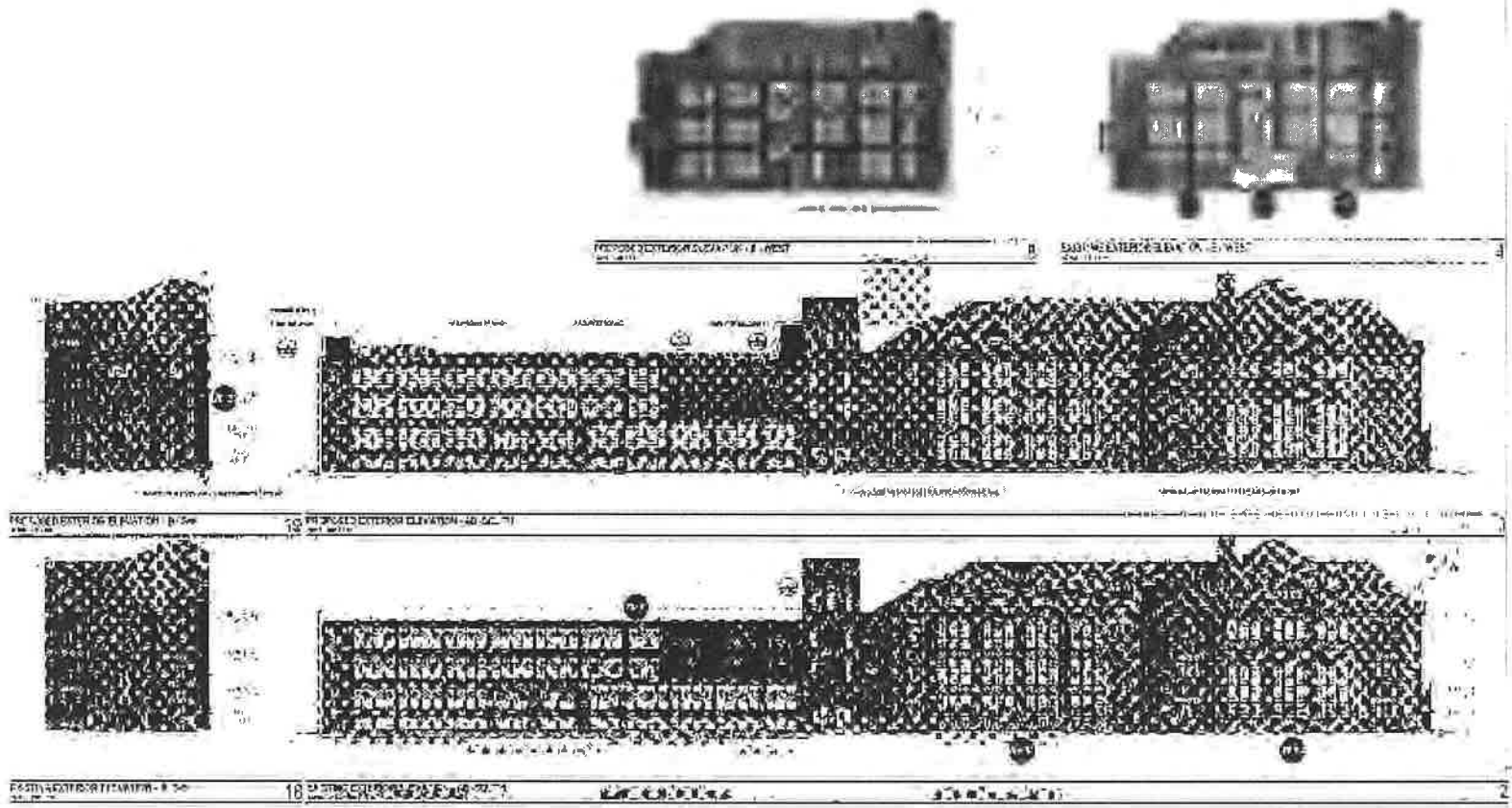
8/21/2022

REPORTS OF COMMITTEES

52346

Kelleys, LLC
LEVEL
Architectural Firm

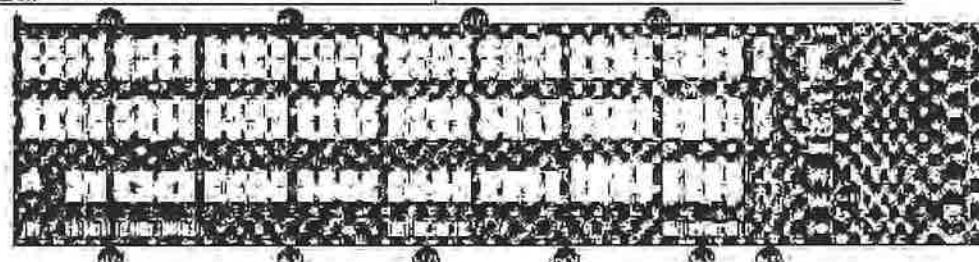
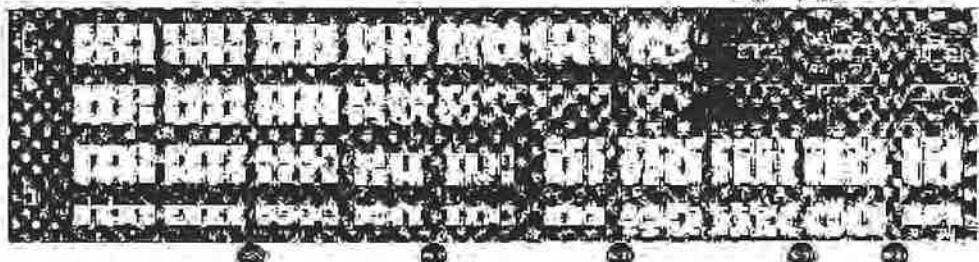
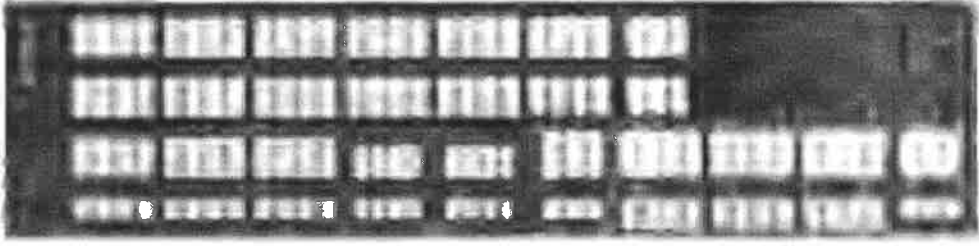
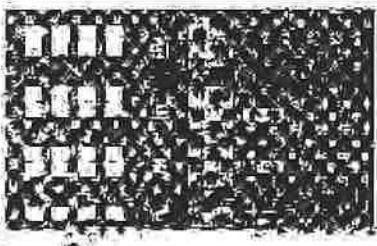
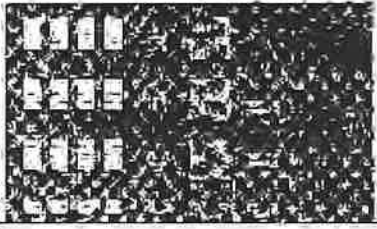
Vertical text on the right side of the page, possibly a page number or reference code.



Applicant: RGiles LLC, Inc.
 Address: 4630 N. Marine Dr / 690 W. Irving Park Rd.
 Tels: Date: July 23, 2021
 Plan Commission Date: July 21, 2022

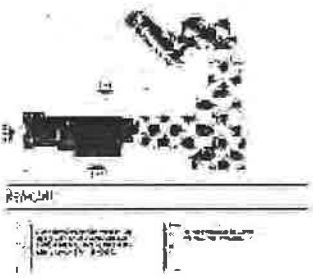
RGiles, LLC
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- 1. All work shall be completed by the date specified in the contract.
- 2. All work shall be completed in accordance with the contract documents.
- 3. All work shall be completed in accordance with the contract documents.
- 4. All work shall be completed in accordance with the contract documents.

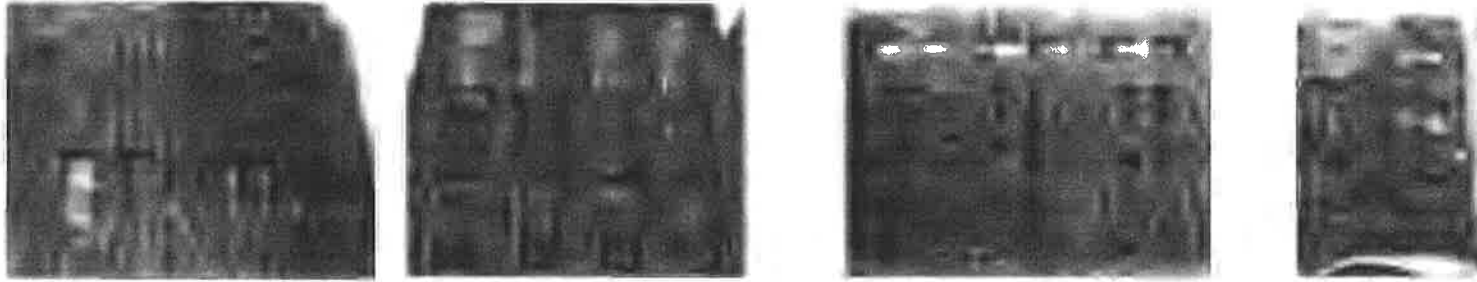
1. All work shall be completed by the date specified in the contract.



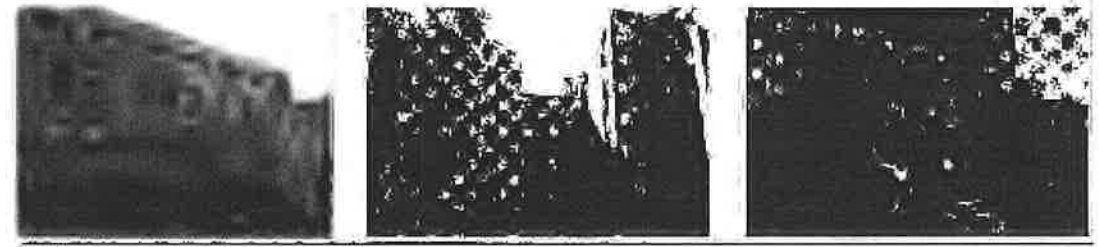
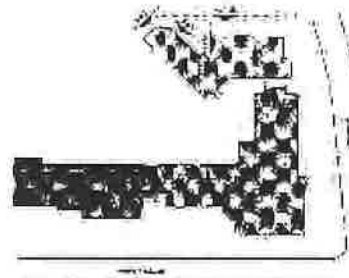
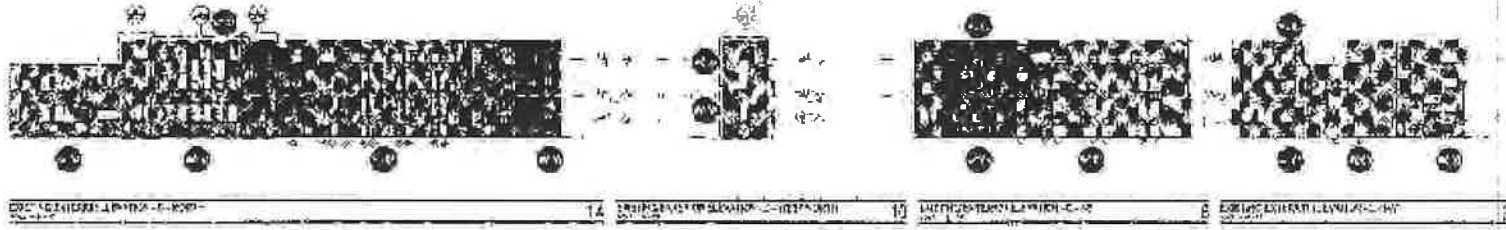
Applicant: K&Ciles LLC, Inc.
 Address: 4070 St. Marine Dr 640 W. Irving Park Rd.
 Firm Date: July 23, 2021
 Plan Completion Date: July 27, 2022

K&Ciles LLC
LEVEL
 For the purpose of this document, the level is defined as the level of the finished floor.

1. All work shall be completed by the date specified in the contract.



Kobles, LLC
LEVEL
1000 N. Dearborn Street
Chicago, IL 60610
312.467.1234

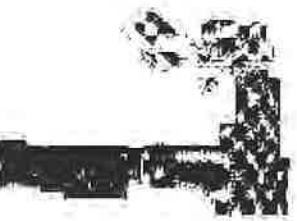
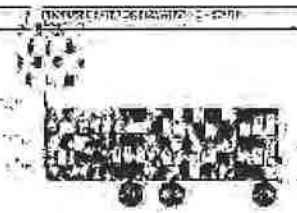
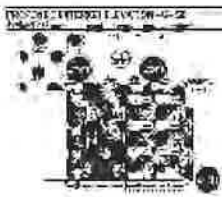
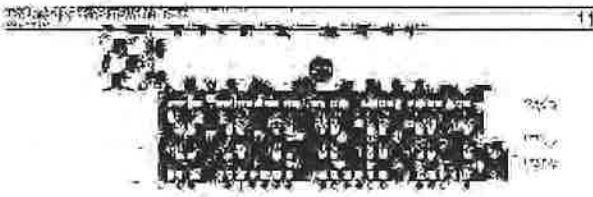


LOCATION	VIEW
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99. EXTERIOR WALL SECTION	100. EXTERIOR WALL SECTION

Applicant: Kobles LLC, Inc.
Address: 4040 N. Marine Dr/640 W. Irving Park Rd.
Intro Date: July 21, 2021
Plan Commission Date: July 21, 2022

AX 204

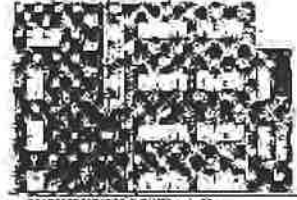
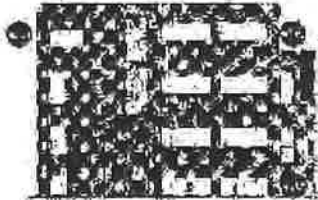
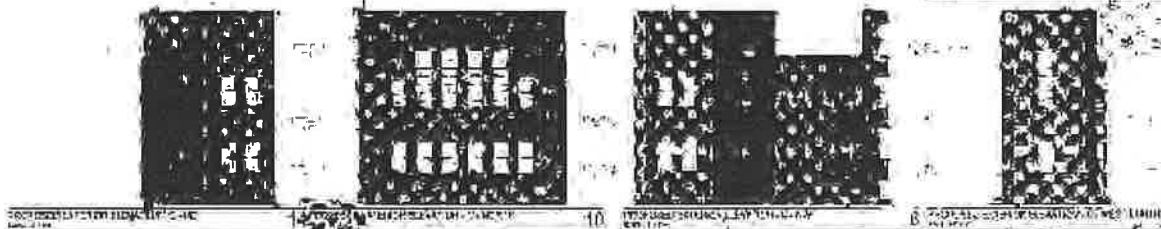
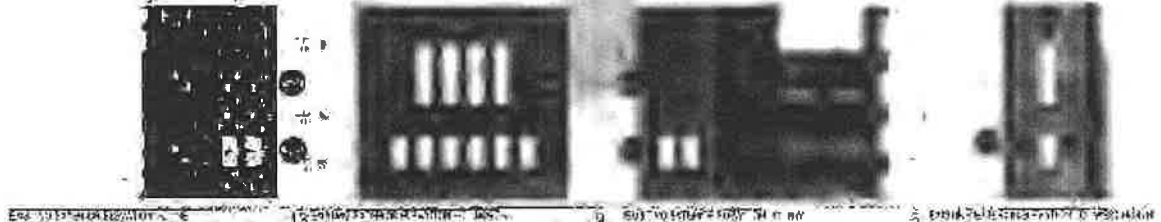
Kelley, LLC
The Firm
LEVEL
CONSTRUCTION MANAGEMENT
INCORPORATED



Applicant: KGiles III Co. Inc.
Address: 4030 N. Marine Dr/640 W. Irving Park Rd.
Intro Date: July 21, 2021
Plan Commission Date: July 21, 2022

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AX 205
283



KGiles, LLC
LEVEL
ARCHITECTURE

Applicant: KGiles LLC, Inc.
Address: 4030 N. Marine Dr./640 W. Irving Park Rd.
Intro Date: July 23, 2021
Plan Commission Date: July 21, 2022

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