

PD 1548

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 9, 2024

Carol Stubblefield
Neal and Leroy LLC
20 S. Clark Street, Suite 2050
Chicago, Illinois 60603

**Re: Minor Change Request for Planned Development No.1548
Northwestern Memorial Bronzeville Outpatient Center**

Dear Ms. Stubblefield,

Please be advised that your request for a minor change to Residential-Business Planned Development No.1548 ("PD1548") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Northwestern Memorial, the purchaser of the property at 4800-4848 S. Cottage Grove Avenue located within Business Planned Development #1548 ("PD #1548"), is requesting a minor change. The minor change request includes the following items:

1. Overall building height (as defined by the Chicago Zoning Ordinance) has been reduced from 102'-0" to 75'-10" due to the elimination of the enclosed mechanical penthouse located at the roof.
 - a. Overall building height (as defined by the Chicago Building Code) has been reduced from 79'-10" to 78'-10" due to right-sizing floor-to-floor heights due to further coordination with the contracting team.
2. As mentioned in Item #1, the enclosed mechanical penthouse has been eliminated; the rooftop screening will remain. Any proposed rooftop features will be required to be compliant with section 17-17-0311 pertaining to such features.
3. The basement has been eliminated. Therefore, all program elements previously allocated to the basement have been relocated to other locations throughout the building. The most consequential revision has been the relocation of the Com-Ed vault from the basement to Level 1.
4. The parking garage entry has been relocated approximately 35'-0" further south to accommodate the relocated Com-Ed Vault. Furthermore, the entry has been revised to be (2) overhead doors in lieu of (1) due to access and security coordination.

5. A portion perforated metal panel was revised to be steel bar grating (which has a greater openness factor) along the west/alley elevation at Level 1 in order to meet the requirements of a naturally ventilated parking garage as defined by the Chicago Building Code.
 - a. Furthermore, a decorative masonry vehicular crash barrier was added along the west/alley elevation at Level 1 due to security/safety concerns.
6. A portion of the perforated metal panel was revised to be painted architectural metal louver (which has a greater openness factor) along the east/Cottage Grove elevation at Level 1 in order to meet the requirements of a naturally ventilated parking garage as defined by the Chicago Building Code.
7. A painted architectural metal louver was added to the east/Cottage Grove elevation in order to provide the required ventilation in and out of the relocated Com-Ed vault.
8. The layout of spaces at Level 1 required the quantity and location of glazing/windows along the east/Cottage Grove elevation to be revised to (3) bays of glazing/windows (in lieu of [4]). Furthermore, an egress door has been added to (1) of those bays of glazing windows.
9. (4) egress doors have been added to the west/alley elevation due to further design development/coordination
10. The quantity and location of windows at Level 1 and Level 2 along the west/alley elevation have been revised to (9) windows (in lieu of [12]) due to further design development/coordination.
11. (1) overhead door is being provided at the Loading Dock (in lieu of [2]) due to further design development/coordination.
12. (1) egress door has been added to the pedestrian entry due to further design development/coordination.
13. A 11'-4" (wide) by 12'-0" (height) decorative metal gate has been added to the north/48th St. elevation (adjacent to the loading dock, at the NW corner of the building) due the relocation of Peoples Gas service entry during further development/coordination.

The City of Chicago Department of Planning and Development (DPD) has determined that allowing the proposed changes will not create an adverse impact on the Planned Development or surrounding neighborhood and is consistent with 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#1548, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

The following ten (10) exhibits, dated December 18, 2023, prepared by Neal & Leroy LLC, will be incorporated and made part of PD #1548:

- Proposed Landscape/Site Plan
- Proposed Building Elevations
 - East Elevation



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

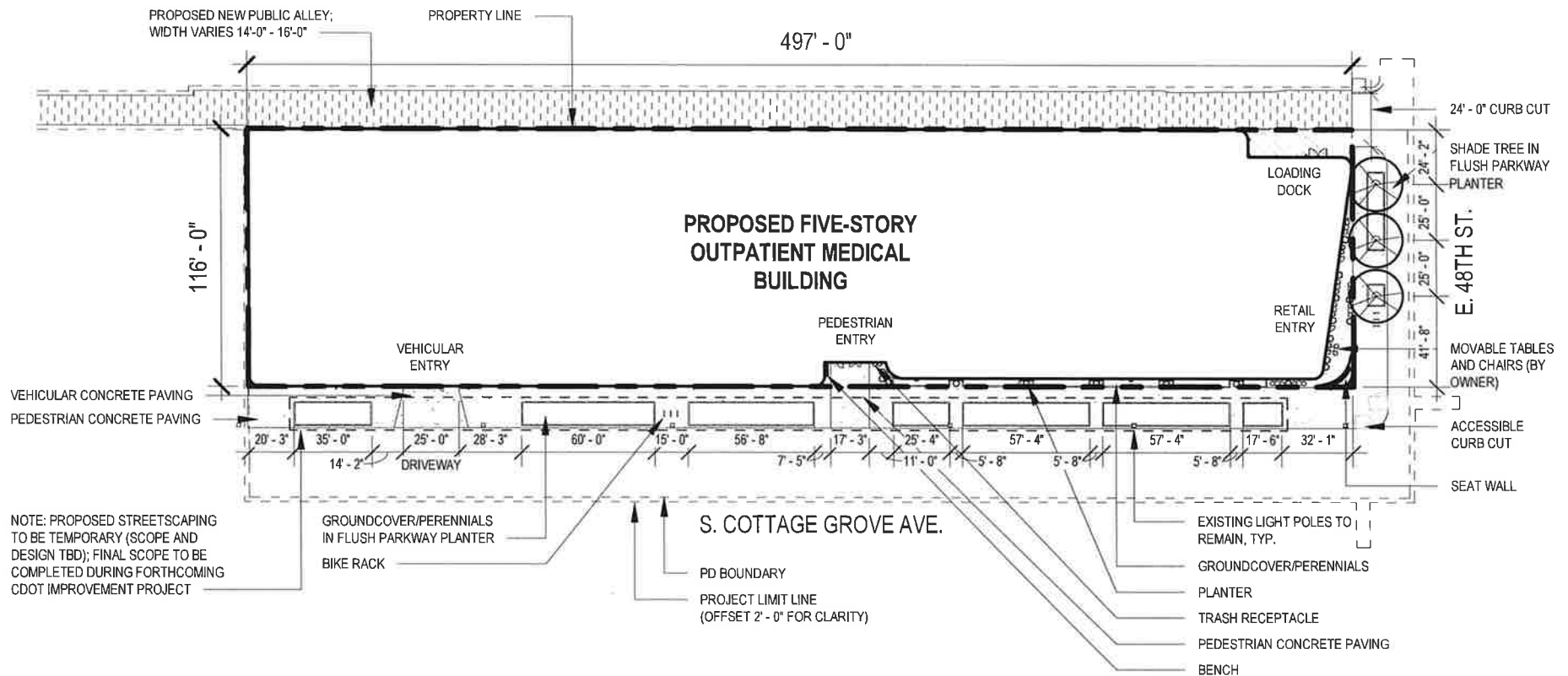
- North elevation
- West Elevation
- South Elevation
- Proposed Floor Plans
 - Level 1
 - Level 2
 - Level 3
 - Level 4
 - Level 5

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,

Noah Szafraniec
Assistant Commissioner
Planned Developments and Plan Commission

cc: London Walther, Mike Marmo, John Law, Teresa Mc Laughlin, Janice Hill. Main File

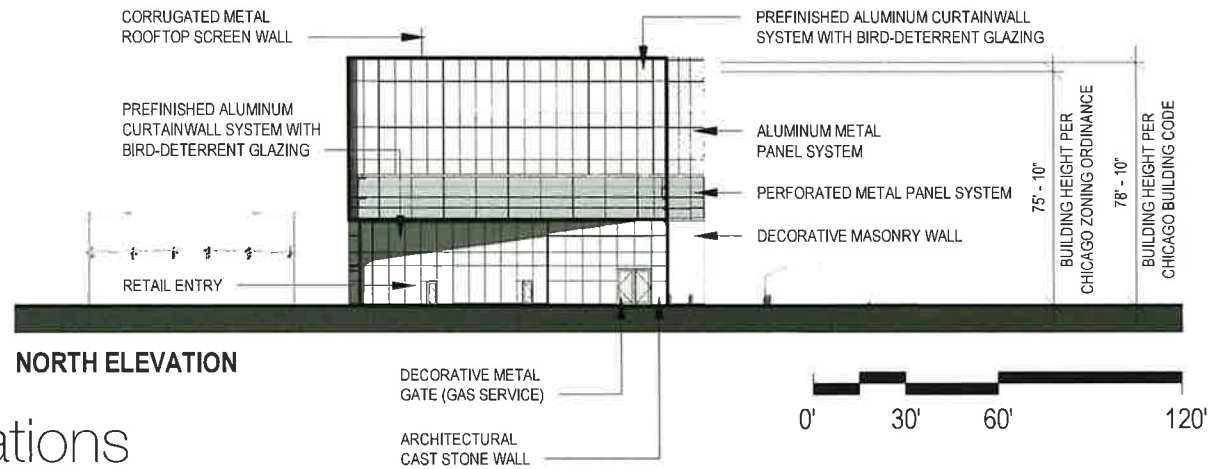
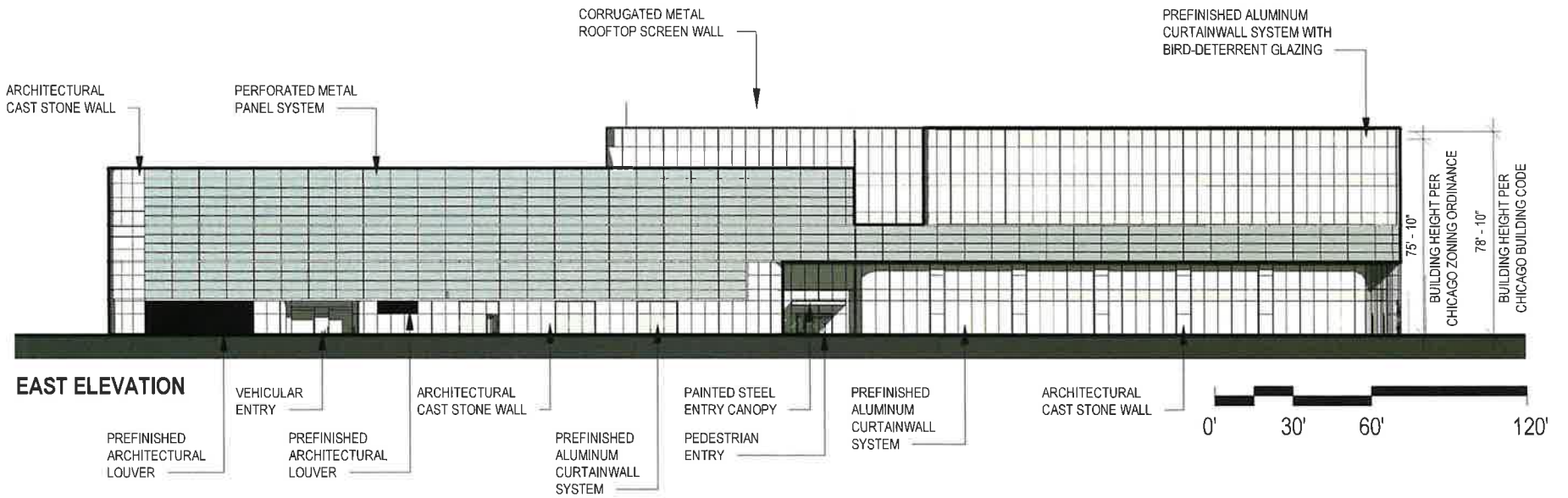


Proposed Landscape/Site Plan



Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 Introduced: July 20, 2022 (REVISED December 15, 2023)





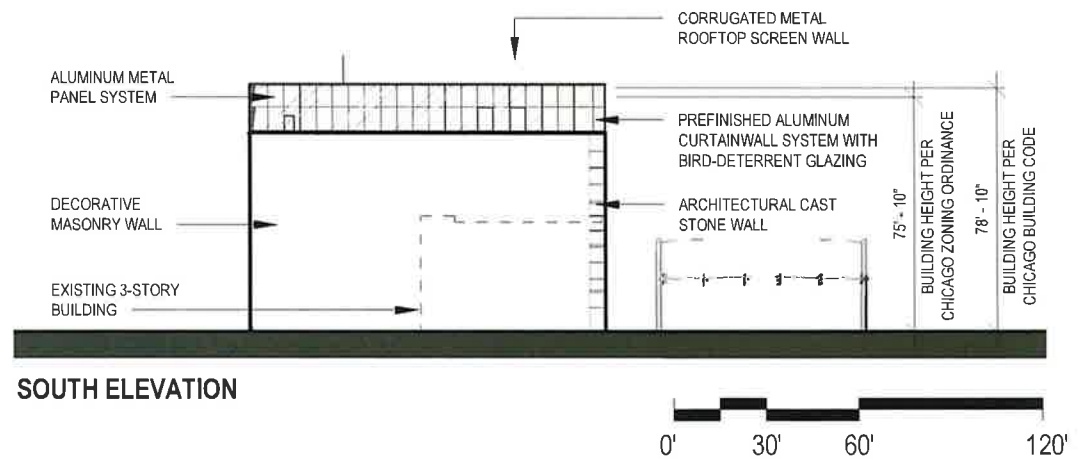
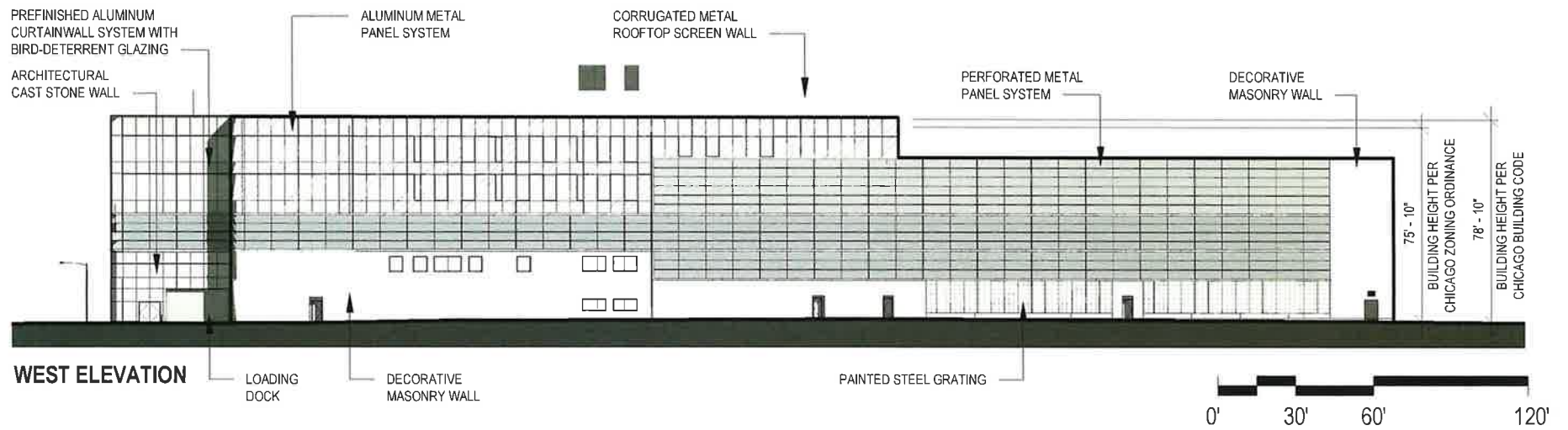
Proposed Building Elevations

Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 Introduced: July 20, 2022 (REVISED December 15, 2023)



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LJC



Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 Introduced: July 20, 2022 (REVISED December 15, 2023)



BROOK

LJC



Proposed Floor Plan - Level 1

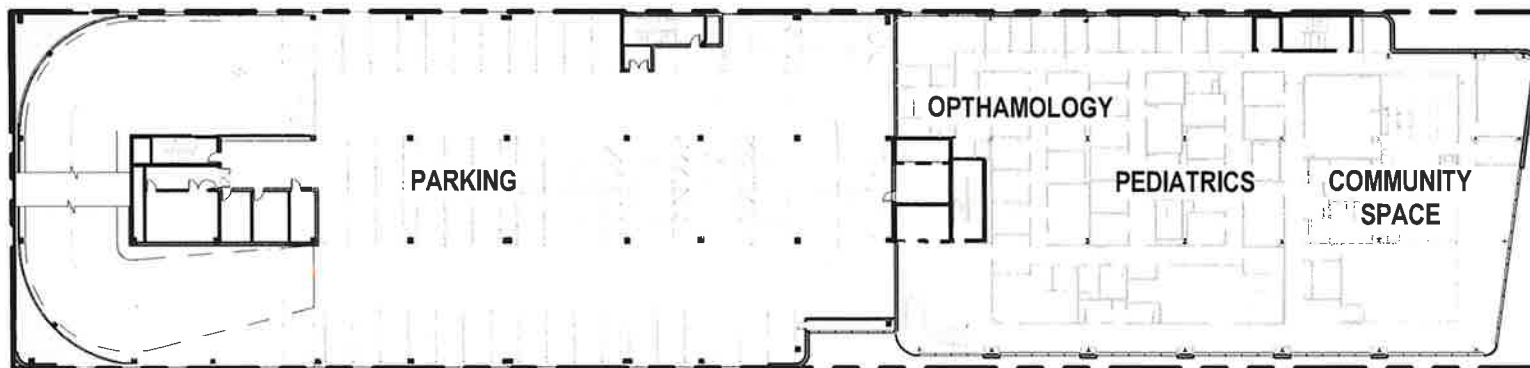


Applicant: Northwestern Memorial Healthcare
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
Introduced: July 20, 2022 (REVISED December 15, 2023)



BROOK





Proposed Floor Plan - Level 2



Applicant: Northwestern Memorial Healthcare
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
Introduced: July 20, 2022 (REVISED December 15, 2023)



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Proposed Floor Plan - Level 3

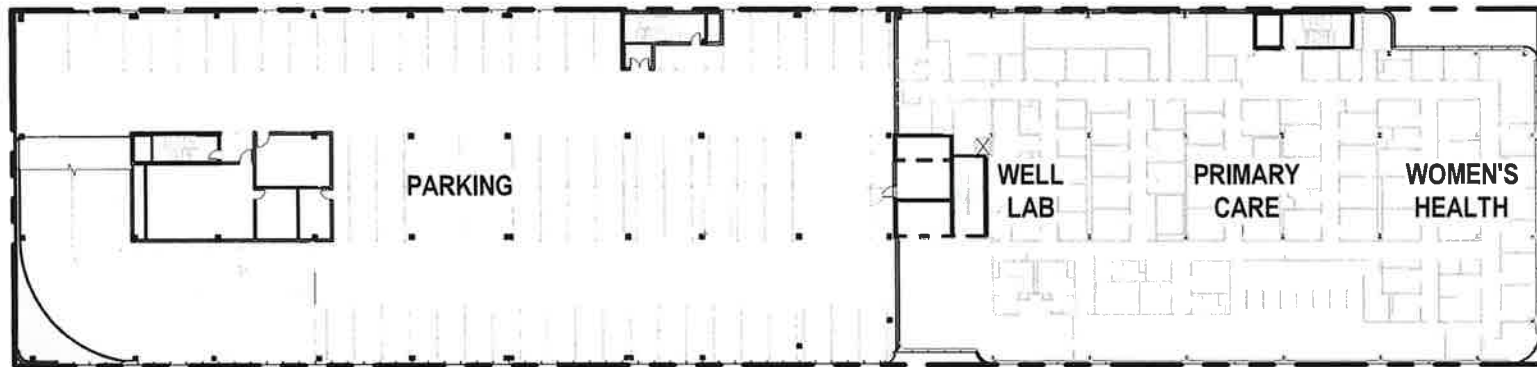


Applicant: Northwestern Memorial Healthcare
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
Introduced: July 20, 2022 (REVISED December 15, 2023)



BROOK





Proposed Floor Plan - Level 4

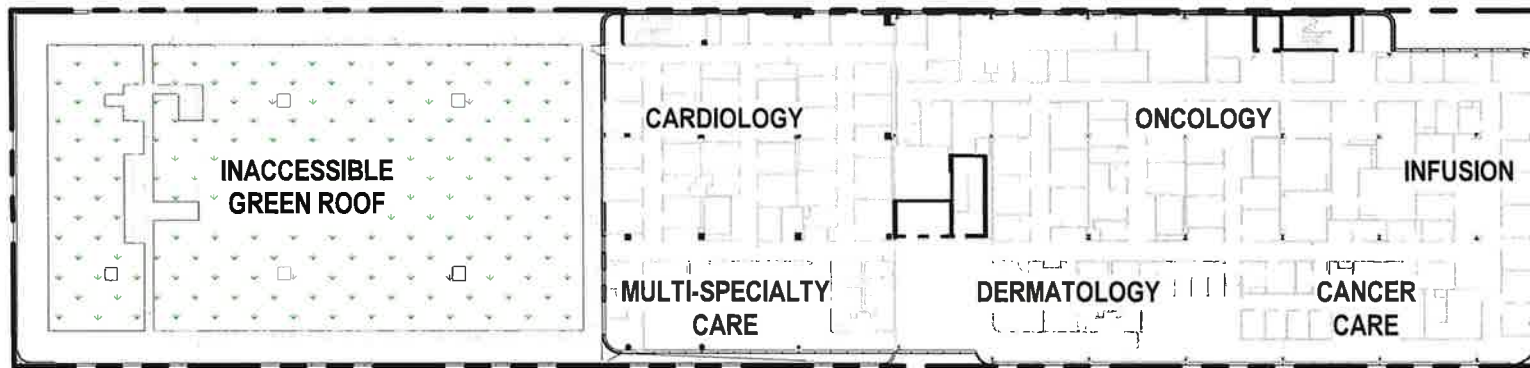


Applicant: Northwestern Memorial Healthcare
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
Introduced: July 20, 2022 (REVISED December 15, 2023)



BROOK

LJC¹



Proposed Floor Plan - Level 5



Applicant: Northwestern Memorial Healthcare
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
Introduced: July 20, 2022 (REVISED December 15, 2023)



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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 30, 2023

Carol Stubblefield
Neal and Leroy LLC
20 S. Clark Street, Suite 2050
Chicago, Illinois 60603

Re: **Minor Change Request for Planned Development No. 1548
Northwestern Memorial Bronzeville Outpatient Center**

Dear Ms. Stubblefield,

Please be advised that your request for a minor change to Residential-Business Planned Development No.1548 ("PD1548") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.12 of the Planned Development.

Northwestern Memorial, the purchaser of the property at 4800-4848 S. Cottage Grove Avenue located within Business Planned Development #1548 ("PD #1548"), is requesting a minor change to allow the use of a decorative masonry material typically referred to as "Trendstone" as shown on the material sample page (the use of standard CMU is prohibited) on a portion of the southern and western facade instead of the originally proposed stone wall material.

The City of Chicago Department of Planning and Development (DPD) has determined that allowing the proposed change will not create an adverse impact on the Planned Development or surrounding neighborhood and is consistent with 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#1548, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

The following two (2) exhibits, dated October 18, 2023, prepared by Neal & Leroy LLC, will be incorporated, and made part of PD #1548:

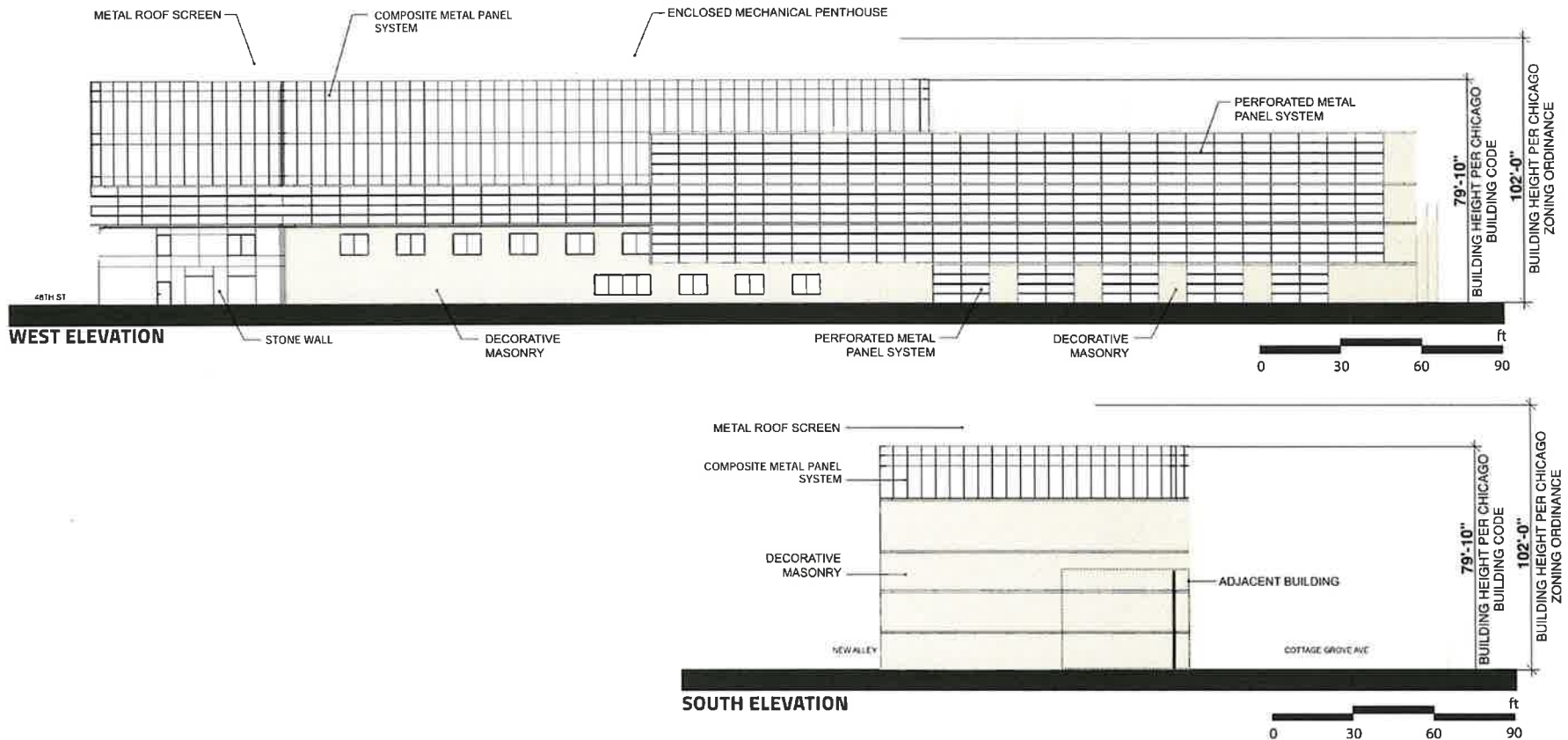
- West Elevation and South Elevation
- Exterior Material Sheets

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,

Noah Szafraniec
Assistant Commissioner
Planned Developments and Plan Commission

cc: London Walther, Mike Marmo, John Law, Teresa Mc Laughlin, Janice Hill. Main File



Proposed Building Elevations

Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
CPC DATE: 09.15.2022
REVISED: 09.29.2023

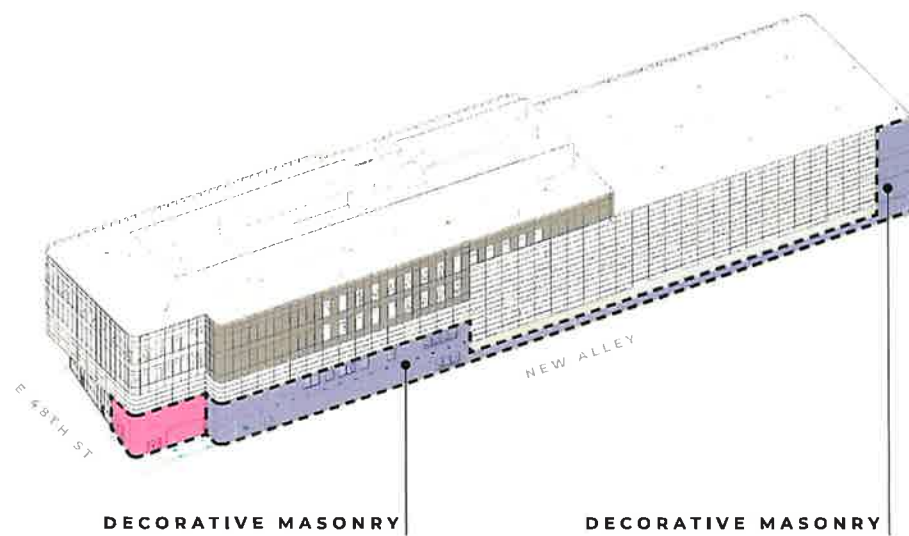
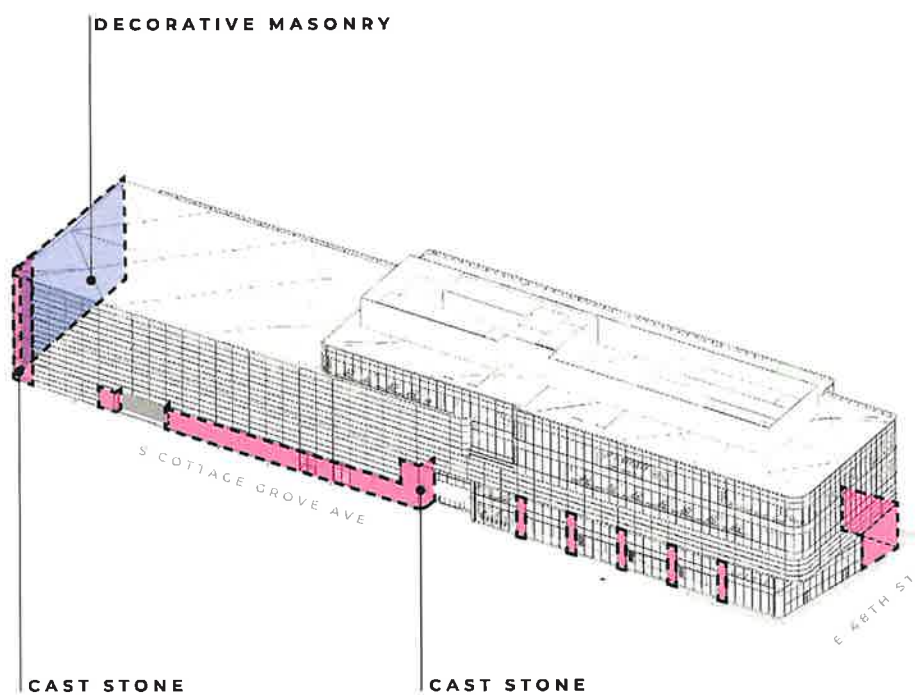


BROOK



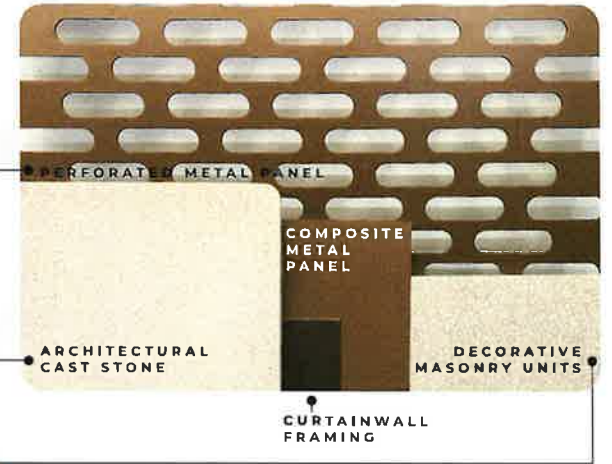
DESIGN

Building Materials



DESIGN

Decorative Masonry



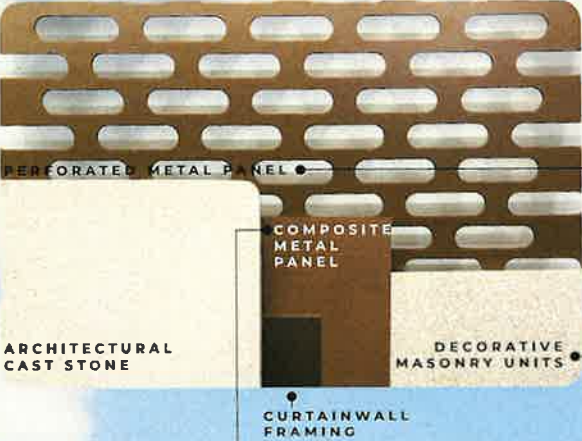
DESIGN

Decorative Masonry



DESIGN

Decorative Masonry



SAMPLES

Exterior Material

PERFORATED METAL PANEL

COMPOSITE
METAL
PANEL

TRENDSTONE
GROUND FACE FINISH
MIDWEST WHITE

ARCHITECTURAL CAST STONE

CURTAINWALL
FRAMING

M Northwestern
Medicine

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Reclassification Of Area Shown On Map No. 146-B.

(As Amended)

(Application No. 21084)

BPD 1548

(Common Address: 747 -- 757 E. 48th St. And 4800 -- 4848 S. Cottage Grove Ave.)

[SO2022-2057]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 146-B in the area bounded by:

East 48th Street; South Cottage Grove Avenue; a line 497.04 feet south of East 48th Street; and a line 116 feet west of South Cottage Grove Avenue,

to those of a C2-5 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 146-B in the area bounded by:

East 48th Street; South Cottage Grove Avenue; a line 497.04 feet south of East 48th Street; and a line 116 feet west of South Cottage Grove Avenue,

to those of Business Planned Development [1548], which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

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

Business Planned Development No. 1548.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 1548 (the "Planned Development" or "P.D.") consists of a net site area of approximately 57,660 square feet of property, as depicted on the attached Property and Planned Development Boundary Map (the "Property"). The Applicant is Northwestern Memorial HealthCare, an Illinois nonprofit corporation (the "Applicant" or "Northwestern"). The Property is owned in part by the City of Chicago and in part by Northwestern.

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 "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 these sixteen (16) Statements and the following exhibits prepared by Lamar Johnson Collaborative (collectively, the "Plans"):
 - (a) Bulk Regulations Table;
 - (b) Existing Zoning Map;
 - (c) Existing Land-Use Map;
 - (d) Property and Planned Development Boundary Map;
 - (e) Site and Landscape Plan; and
 - (f) Building Elevations.

Full-sized copies of the 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 shall be allowed in this Planned Development: office, medical service, ambulatory, educational, research, accessory parking and non-accessory parking; financial services; personal services; retail sales (general); eating and drinking establishments, medium venues, indoor special events, and accessory and incidental uses. Excluding hair salons, payday/title secured loan stores and pawn stores.

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 57,660 square feet and a base FAR of 5.0.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by DPD. 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 DPD. 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, conditions and exhibits of the Planned Development may be modified, administratively, by the Commissioner of the DPD upon the application for such a modification by Applicant or legal titleholder of the Property and after a determination by the Commissioner of the DPD that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development. Any such modification of the requirements of the Planned Development by the Commissioner of the DPD shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
16. Any and all of the Applicant's development rights as contained in this Planned Development shall fully vest and shall be enforceable upon the Applicant's commencement of any portion of the proposed improvements that are contemplated herein. Should this Planned Development ordinance lapse pursuant to the terms of Section 17-13-0612, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to a C2-5 Motor Vehicle-Related Commercial District.

[Existing Land-Use Map; Proposed Property Boundary/Planned Development Boundary Map; Existing Zoning Map; Proposed Landscape/Site Plan; Proposed North, South, East and West Building Elevations; and Proposed Levels 1, 2, 3, 4 and 5 Floor Plans referred to in these Plan of Development Statements printed on pages 52457 through 52456 of this *Journal*.]

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

Business Planned Development No. 1548

Bulk Regulations And Data Table.

Site Area:

Gross Site Area:	87,898 square feet
Public Right-of-Way:	30,238 square feet
Net Site Area:	57,660 square feet

Floor Area Ratio and Buildable Area:

Floor Area Ratio:	5.0
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Maximum Off-Street Parking Spaces:	237
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Minimum Off-Street Loading Spaces:	1
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Maximum Building Height:	102 feet
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Minimum Setbacks:

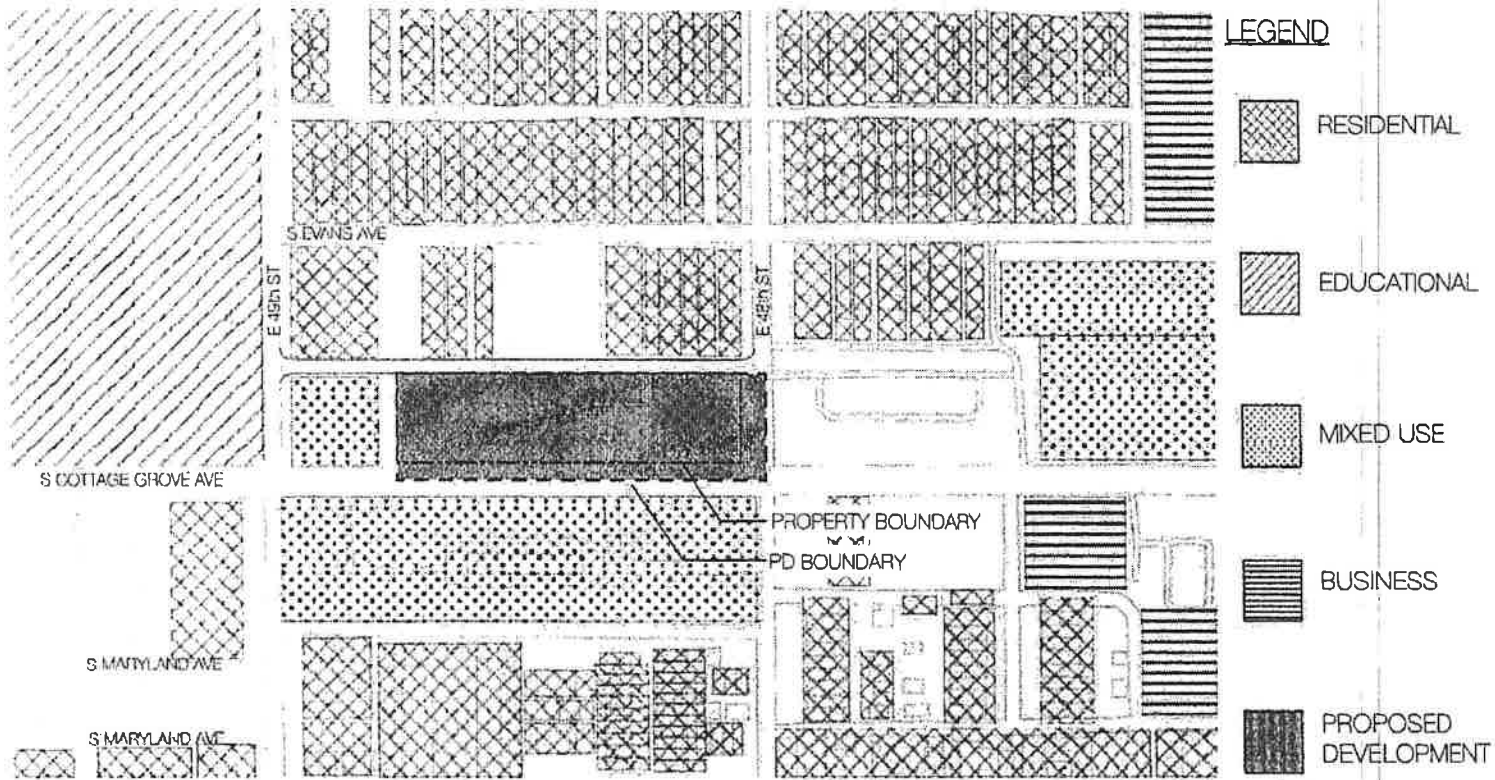
North (East 48 th Street):	0 feet by 0 inches
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South:	0 feet by 0 inches
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East (South Cottage Grove Avenue):	0 feet by 0 inches
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West:	0 feet by 0 inches
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Final for Publication



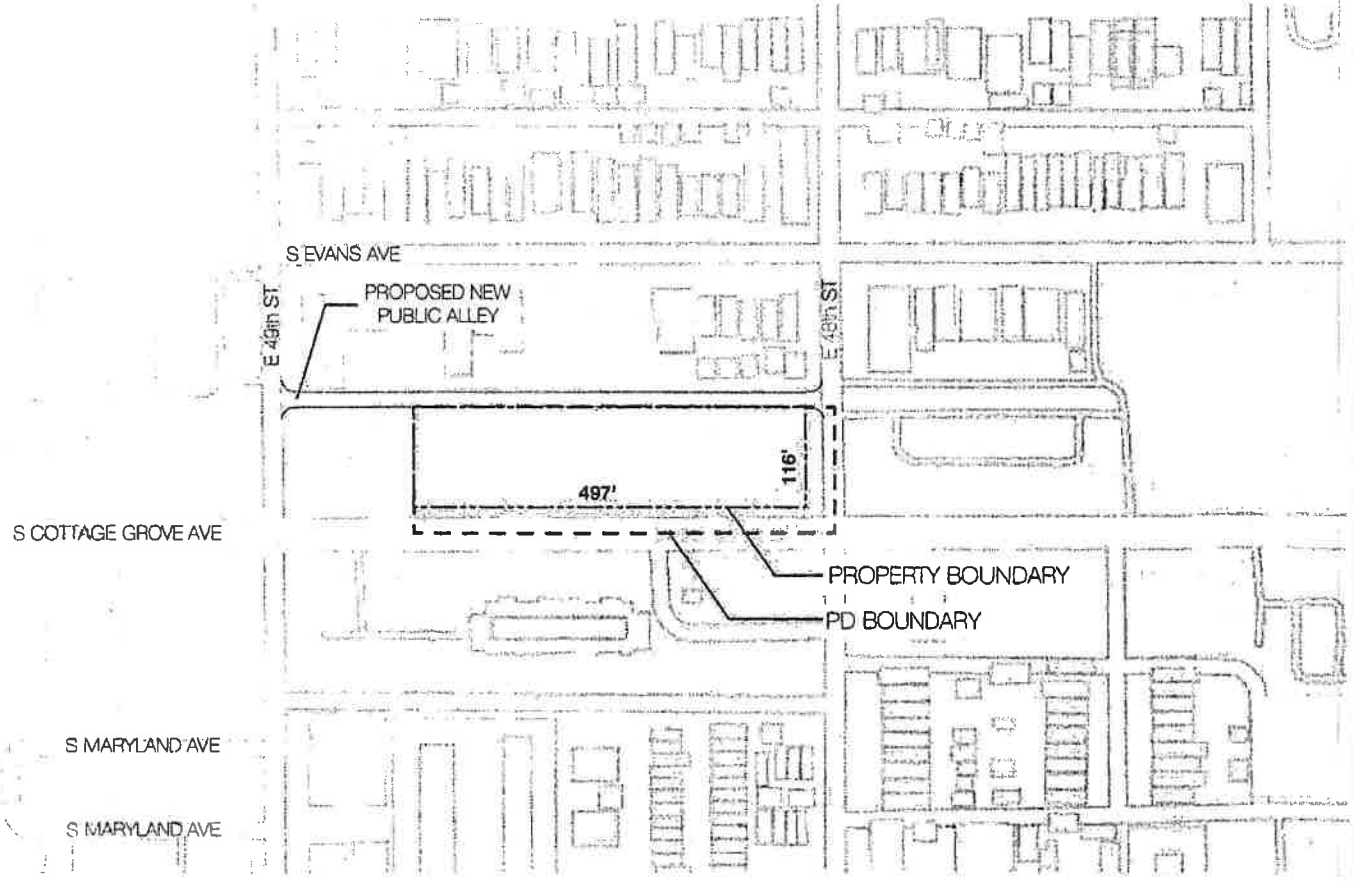
Existing Land Use Map



Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 CPC DATE: 09.15.2022



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Proposed Property Boundary / PD Boundary Map



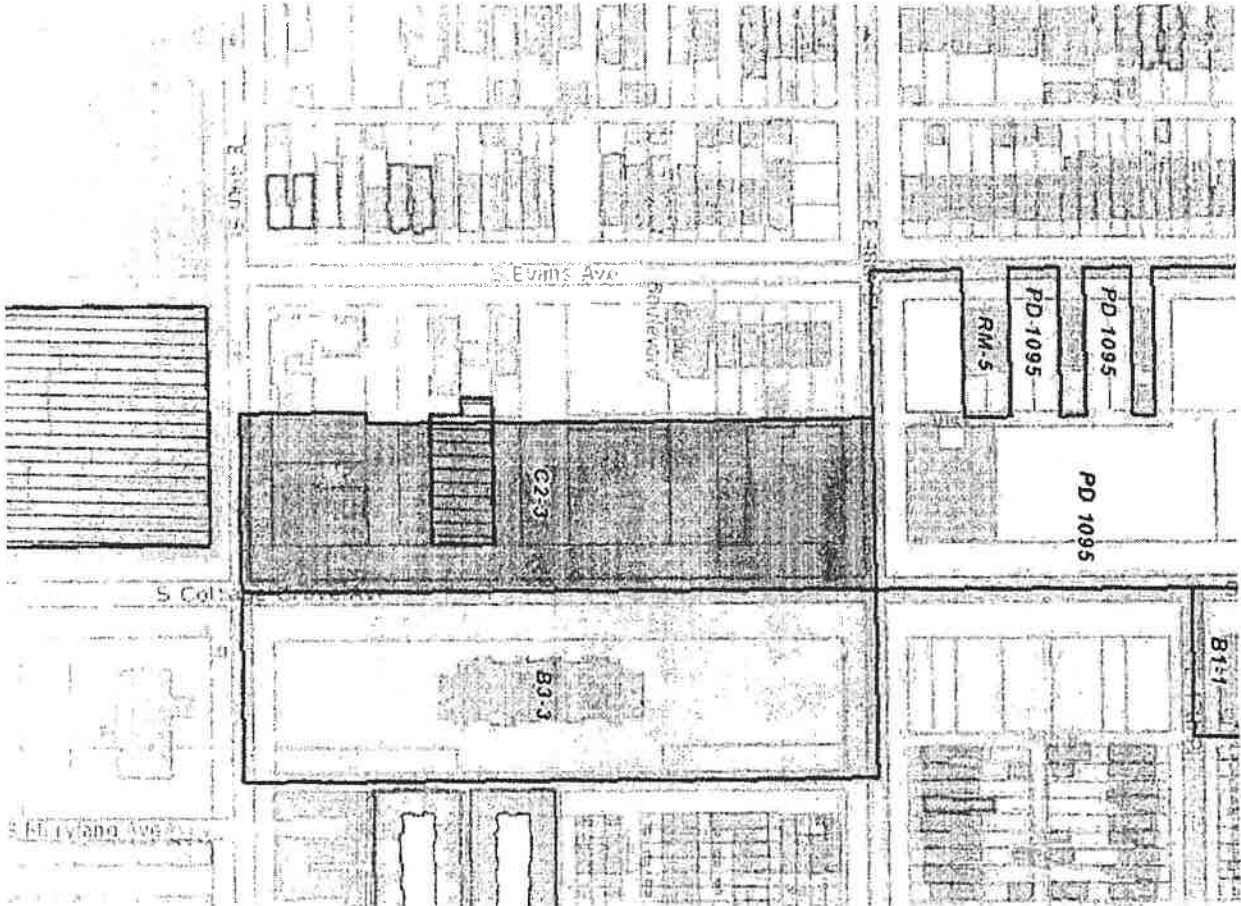
Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 CPC DATE: 09.15.2022



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Existing Zoning Map

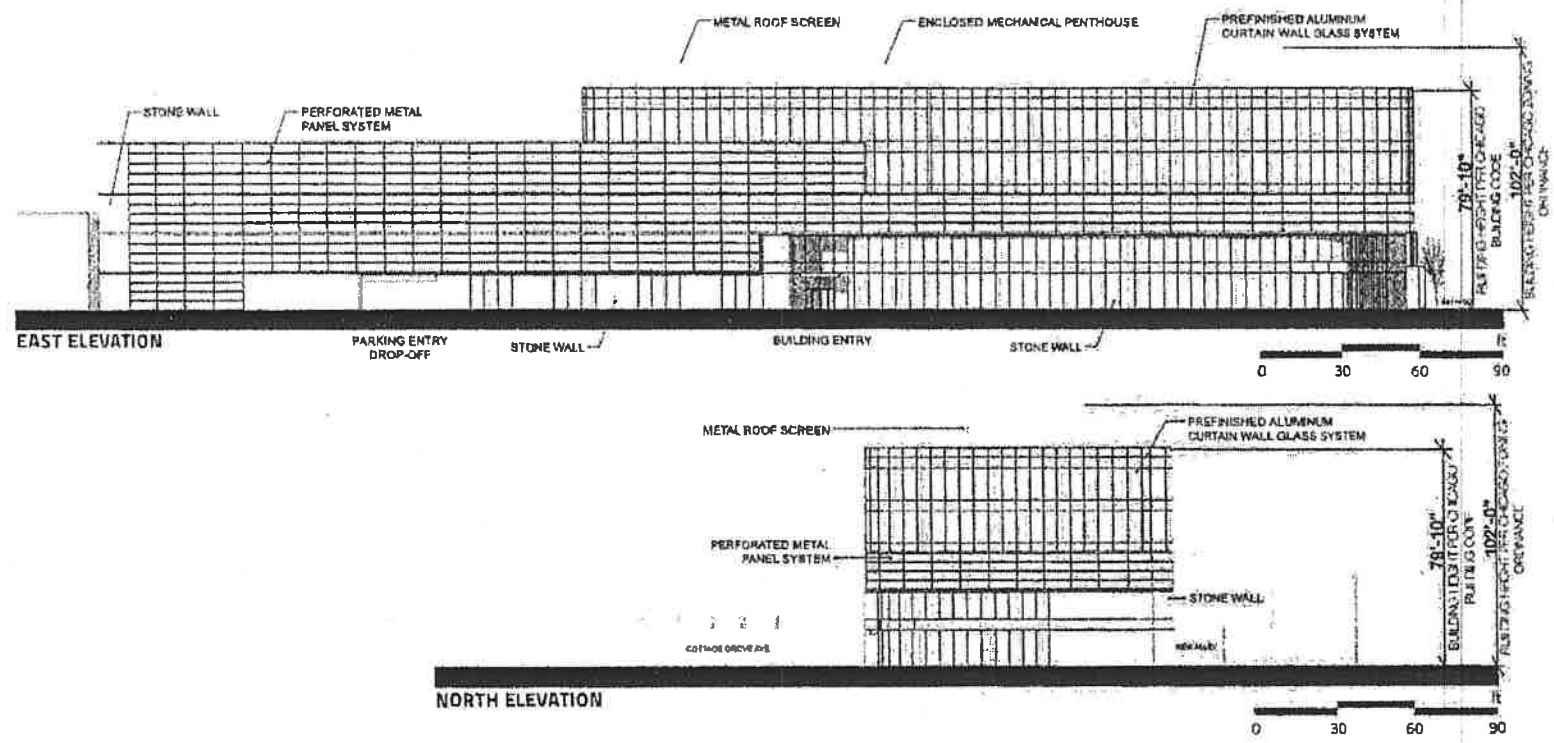
Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 CPC DATE: 09,15,2022



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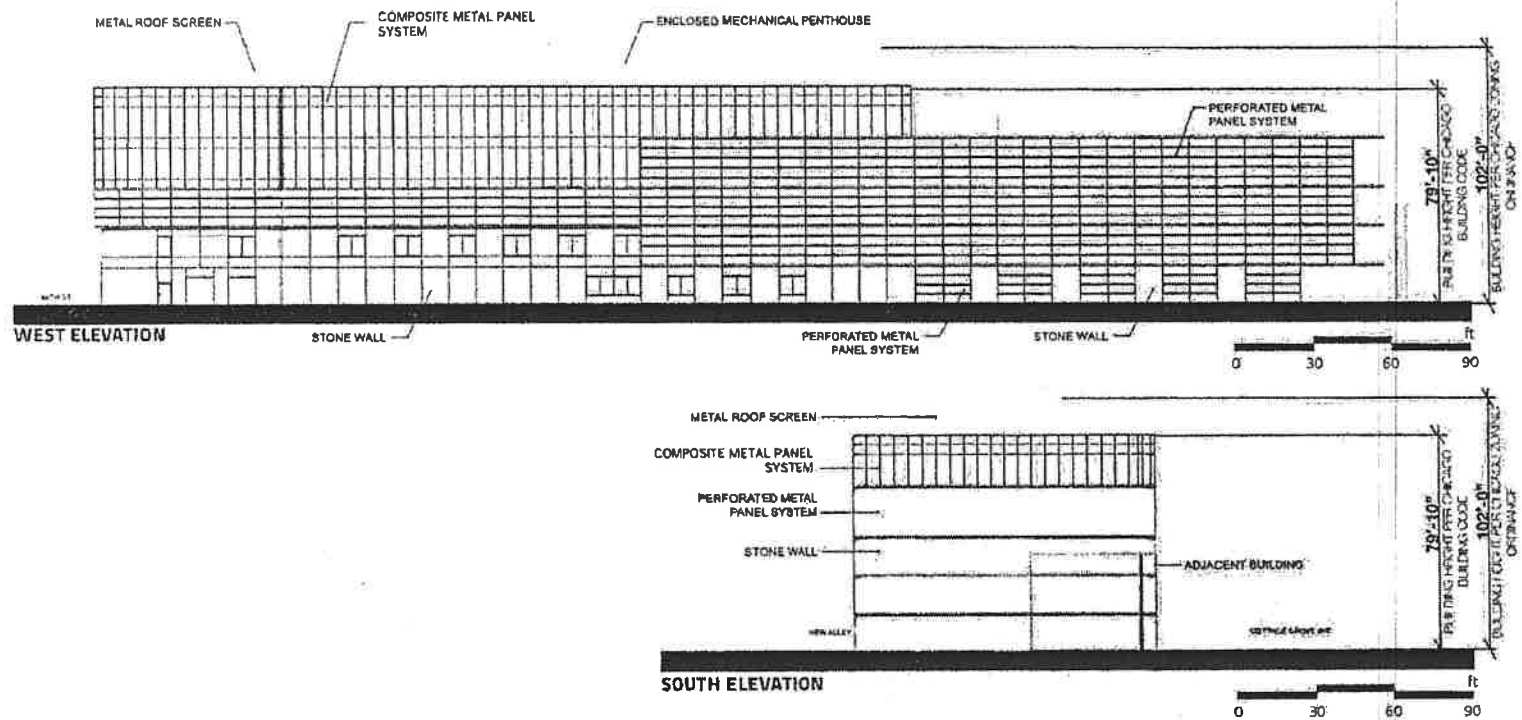


Proposed Building Elevations

Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 CPC DATE: 09.15.2022



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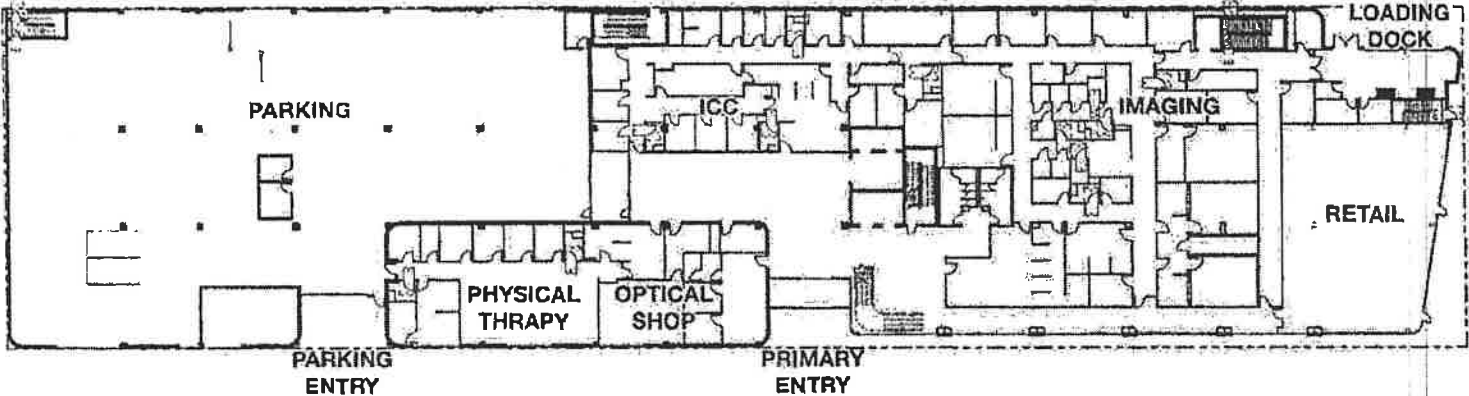
Proposed Building Elevations

Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 CPC DATE: 09.15.2022



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Proposed Floor Plan - Level 1



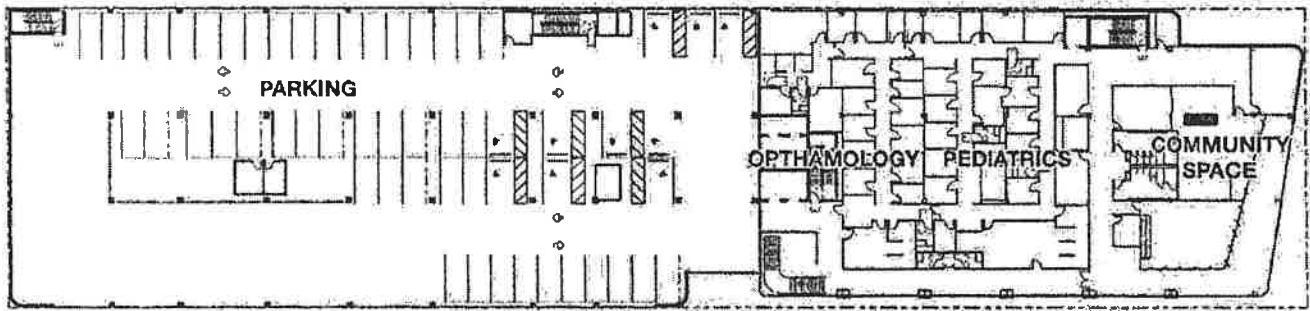
Applicant: Northwestern Memorial Healthcare
 Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
 CPC DATE: 09.15.2022



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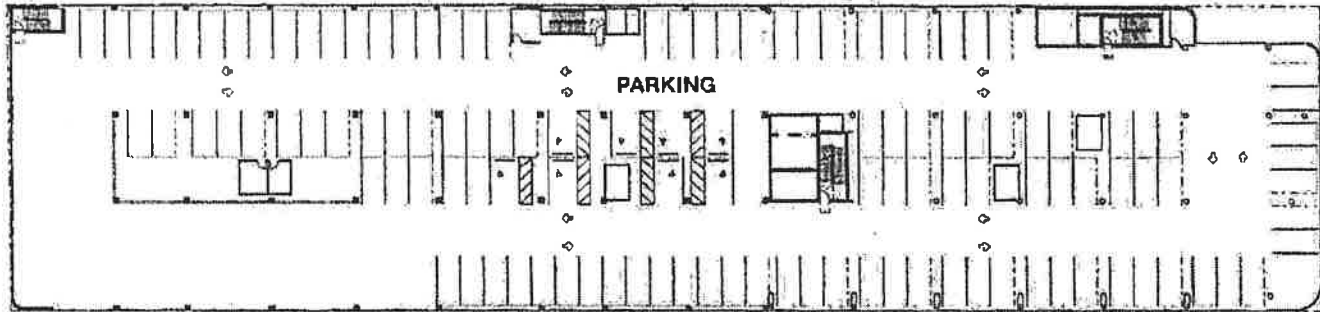
Proposed Floor Plan - Level 2

Applicant: Northwestern Memorial Healthcare
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
CPC DATE: 09.15.2022

 **Northwestern**
Medicine | **BROOK** | **LJC**



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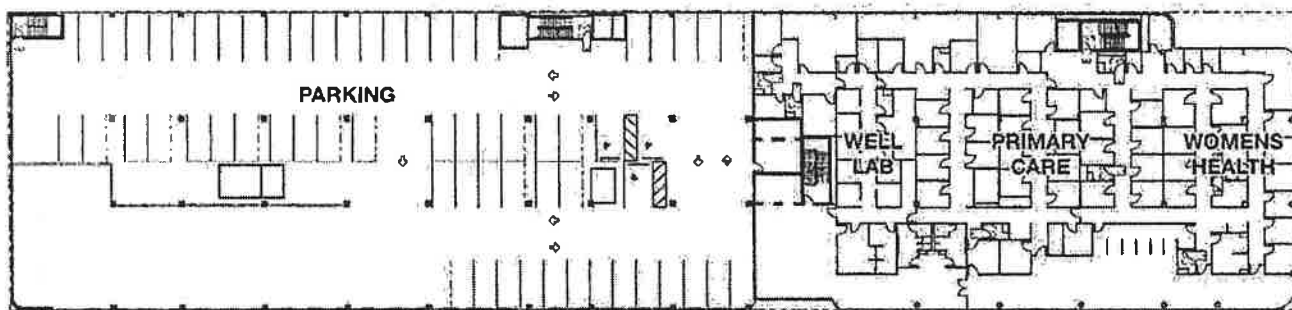
Proposed Floor Plan - Level 3



Applicant: Northwestern Memorial Healthcare
Address: 747 - 757 E 48th Street and 4800 - 4848 S Cottage Grove Avenue
CPC DATE: 09.15.2022

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Proposed Floor Plan - Level 4



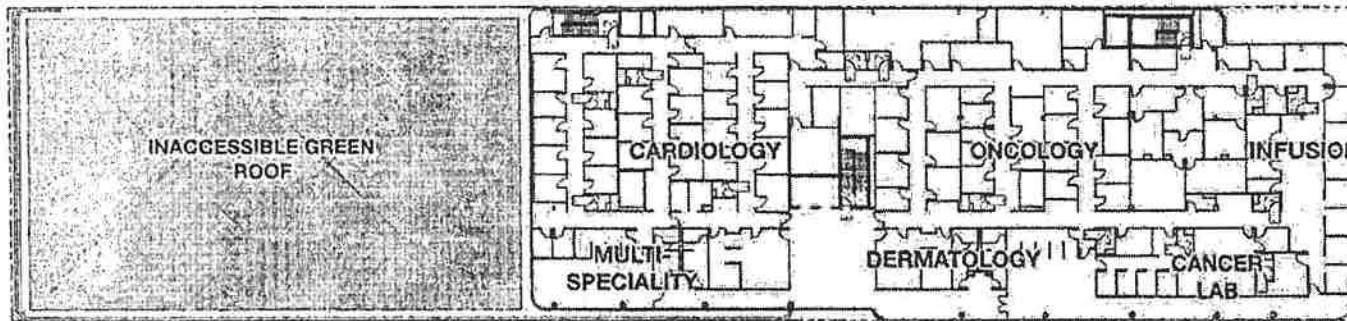
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Proposed Floor Plan - Level 5



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