

PD 1608

Table of Contents

09/25/2025 PD Adoption **2**
 Ordinance 2
 Statements 2
 Bulk Table 7
 Exhibits 8

Reclassification Of Area Shown On Map No. 16-D.
(As Amended)
(Application No. 22704)
(Common Address: 6402 -- 6420 S. Stony Island Ave.)

BPD 1608

[SO2025-0016078]

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 B3-5 Community Shopping District symbols and indications as shown on Map 16-D in the area bounded by:

East 64th Street; South Stony Island Avenue; a line approximately 238.31 feet south of and parallel to East 64th Street; a line approximately 190 feet west of and parallel to South Stony Island Avenue; a line approximately 138.31 feet south of and parallel to East 64th Street; a line approximately 165 feet west of and parallel to South Stony Island Avenue; a line approximately 88.31 feet south of and parallel to East 64th Street; and a line approximately 100.17 feet west of and parallel to South Stony Island Avenue,

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

SECTION 2. 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:

Business Planned Development No. 1608.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1608 (the "Planned Development" or "P.D.") consists of approximately 36,087 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Applicant, Aquinnah Investment Trust.
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, 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 Chicago Department of Transportation ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the CDOT'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 CDOT'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 CDOT 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 CDOT'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 CDOT'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 CDOT.

In addition, Applicant commits to funding either one new Divvy bike station with no fewer than 15 docks or expanding a nearby existing Divvy bike station to add sufficient docks to yield a total number of 15 docks at a cost not to exceed \$50,000 in either case.

4. This plan of development consists of these 16 Statements and the following exhibits submitted herein: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Plan; a Site Plan; Street Elevations (East and North); a Landscape Plan and Plant Schedule and Planting Details; Floor Plans; Building Elevations (East, South, West and North); and a Loading and Traffic Plan, all prepared by Stantec Architecture and dated August 21, 2025. 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 thereof, 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 Business Planned Development: hotel/motel, lodging (including bed and breakfast, vacation rental and shared housing), artist live/work space (above the ground floor), group living (including assisted living (elderly custodial care)), community home, domestic violence residence, colleges and universities, cultural exhibits and libraries, day care, parks and recreation (including, without limitation, community garden), postal service, public safety services, minor utilities and services, artist work or sales space, building maintenance services, business equipment sales and service, business support services (including employment agencies), urban farms (indoor), communication service establishment, construction sales and service (building material sales), eating and drinking establishments (limited and general restaurant and outdoor patio (if located at grade level)), entertainment and spectator sports (indoor special event including incidental liquor sales, small and medium venues, banquet or meeting halls), financial services (excluding payday loan and pawn shops), food and beverage retail sales (including liquor sales as accessory use), medical service, office, non-accessory parking, personal service (hair salon, nail salon, barbershop), repair or laundry service (consumer), retail sales, sports and recreation (participant), (indoor/outdoor and children's play center), and additional uses established by the zoning ordinance after the date of establishment of this planned development that are consistent with the character of the development, as determined and approved by the zoning administrator in accordance with Statement 12.
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 DPD. Off-premises signs are prohibited within the boundary of the Planned Development. Notwithstanding any provision of the Zoning Ordinance, the existing projecting single-sided on-premises sign shown on the Signage Details exhibit may be

maintained or reestablished provided that such sign's total area does not exceed 698 square feet. The balance of signs on the property shall conform to the total sign area limitations applicable to the Property under the Zoning Ordinance, excluding from such total sign area calculations the area of the sign referenced above in this Statement 6.

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 maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes 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 36,087 square feet and a base FAR of 5.
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 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 of the Zoning Ordinance. 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 13-32-125 of the Municipal Code, or any other provision of that code.
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. 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, a 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the B3-5 Community Shopping District.

[Existing Zoning Map; Existing Land-Use Map; Site Plan; Street Elevation (East) South Stony Island Avenue; Street Elevation (North) East 64th Street); Detailed Landscape Plans; Plant Schedule and Planting Details; Parking Floor Plans; Ground Floor Plan; Amenity Floor Plan; Upper Amenity Floor Plan; Upper and Lower Hotel Floor Plans; Lower Roof and Penthouse Floor Plan; North, South, East and West Building Elevations; Loading and Traffic Plan; and Zoning Map -- Lakefront Protection Ordinance referred to in these Plan of Development Statements printed on pages 32454 through 32471 of this *Journal*.]

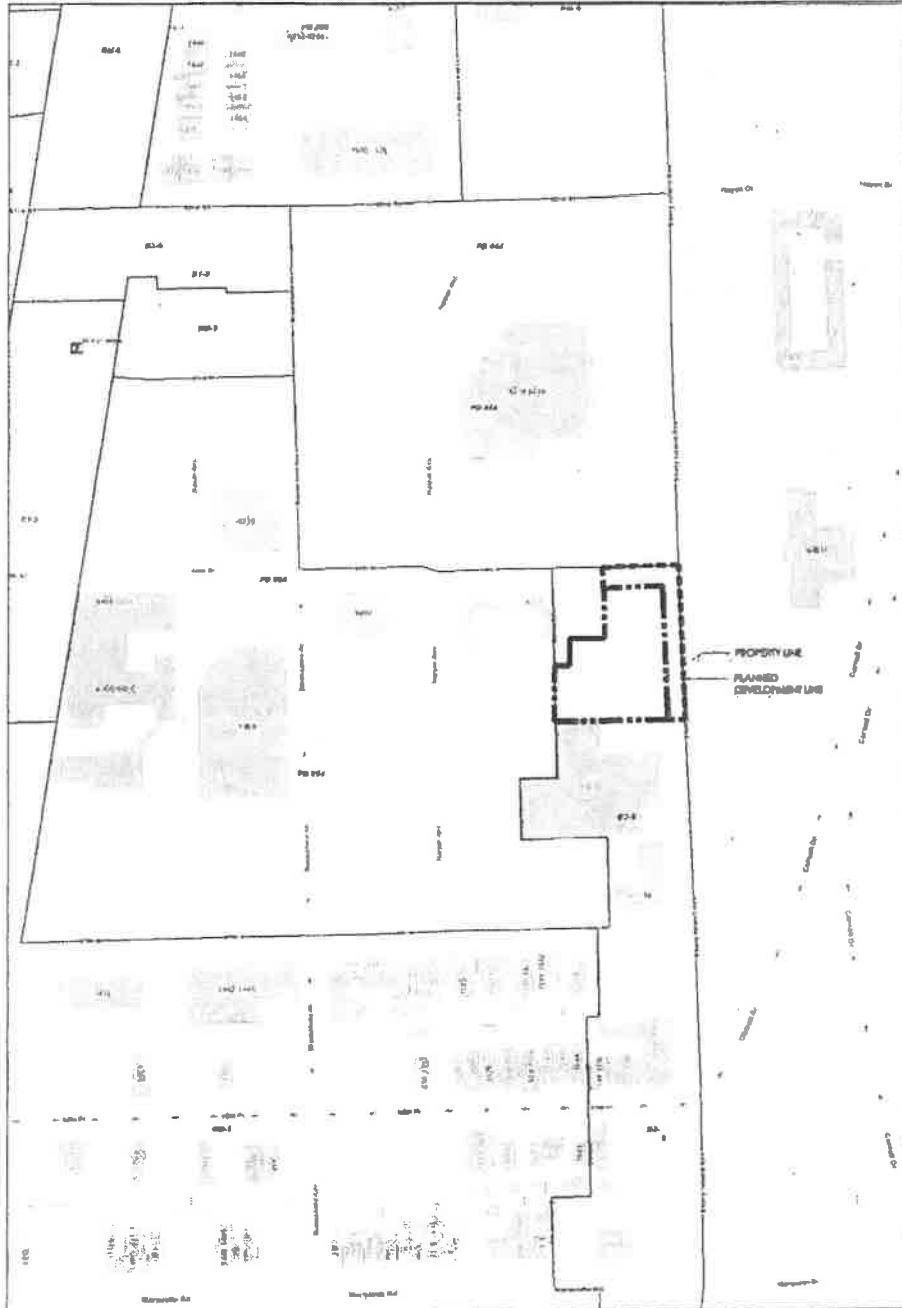
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Business Planned Development No. 1608

Bulk Regulations And Data Table.

Gross Site Area (square feet):	49,106 square feet
Area of Public Rights-of-Way (square feet):	13,019 square feet
Net Site Area (square feet):	36,087 square feet
Open Space (square feet):	Not applicable
Maximum Floor Area Ratio:	5.0
Maximum Number of Hotel Rooms:	250
Minimum Parking Spaces:	118 (5 accessible)
Minimum Bicycle Parking:	12
Minimum Loading Berths:	1 (10 feet by 50 feet by 15 feet)
Maximum Building Height:	303 feet, 8 inches
Minimum Setbacks:	As shown on plans
Front Setback:	0 feet, 0 inches
Side Setback(s):	0 feet, 0 inches
Rear Setback:	16 feet, 5 inches

Final For Publication



PLAN KEY

--- PLANNED DEVELOPMENT BOUNDARY

--- PROPERTY LINE

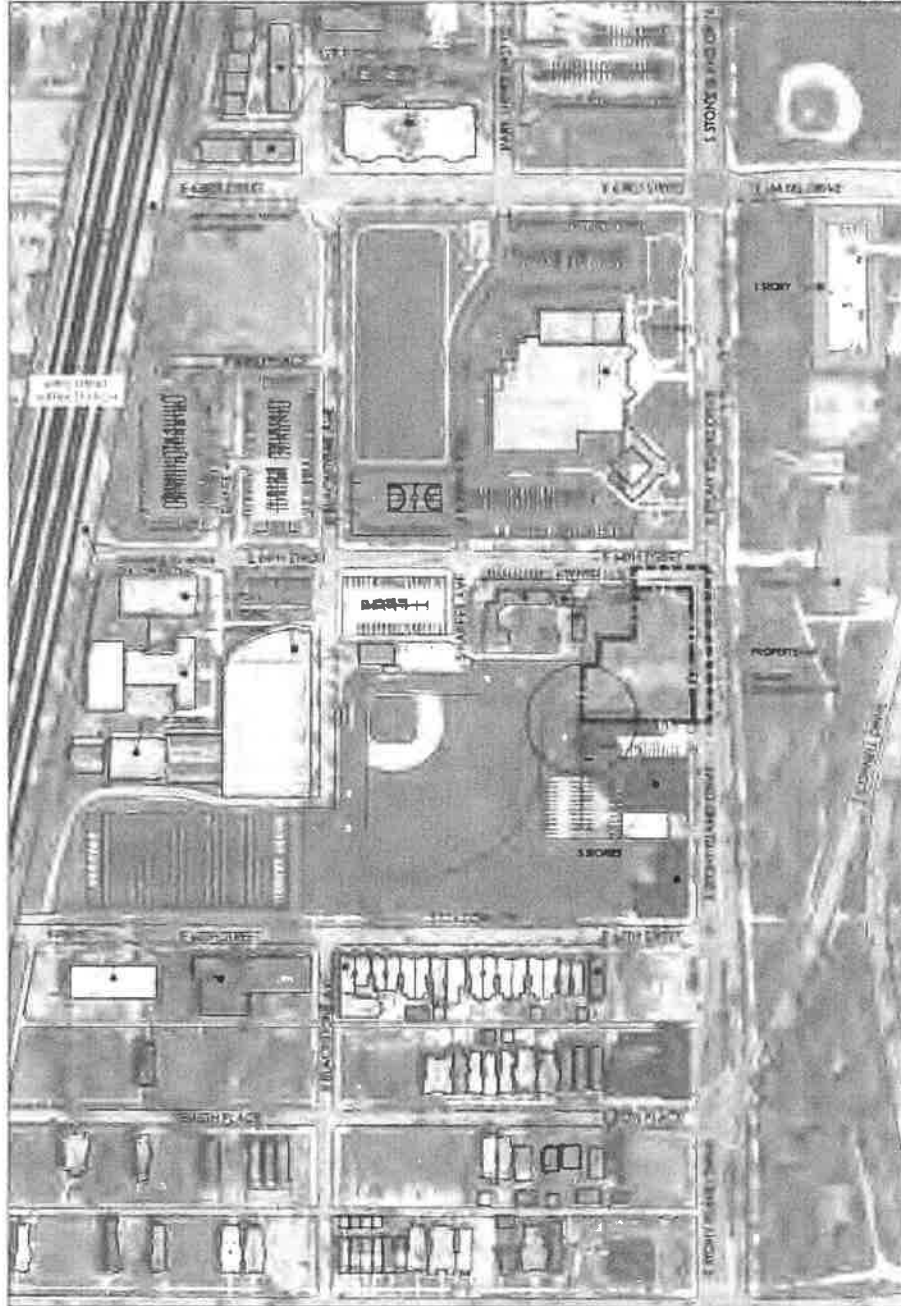
EXISTING ZONING MAP



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



PLAN KEY

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

RESIDENTIAL

PARKS AND OPEN SPACE

BUSINESS

EXISTING PLANNED DEVELOPMENT

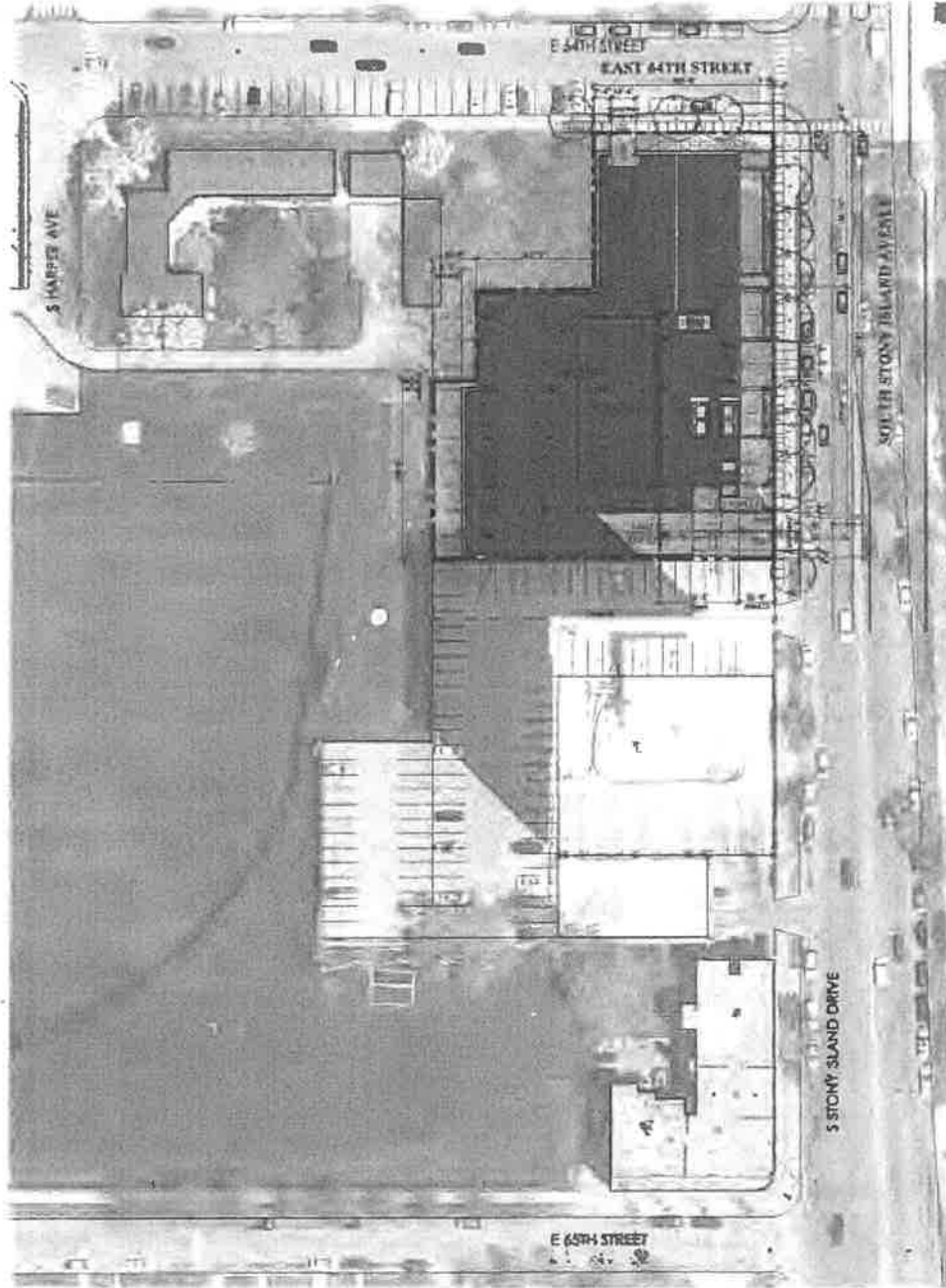
EXISTING LAND USE PLAN



APPLICANT: AQUINNAH INVESTMENT TRUST
 ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
 INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



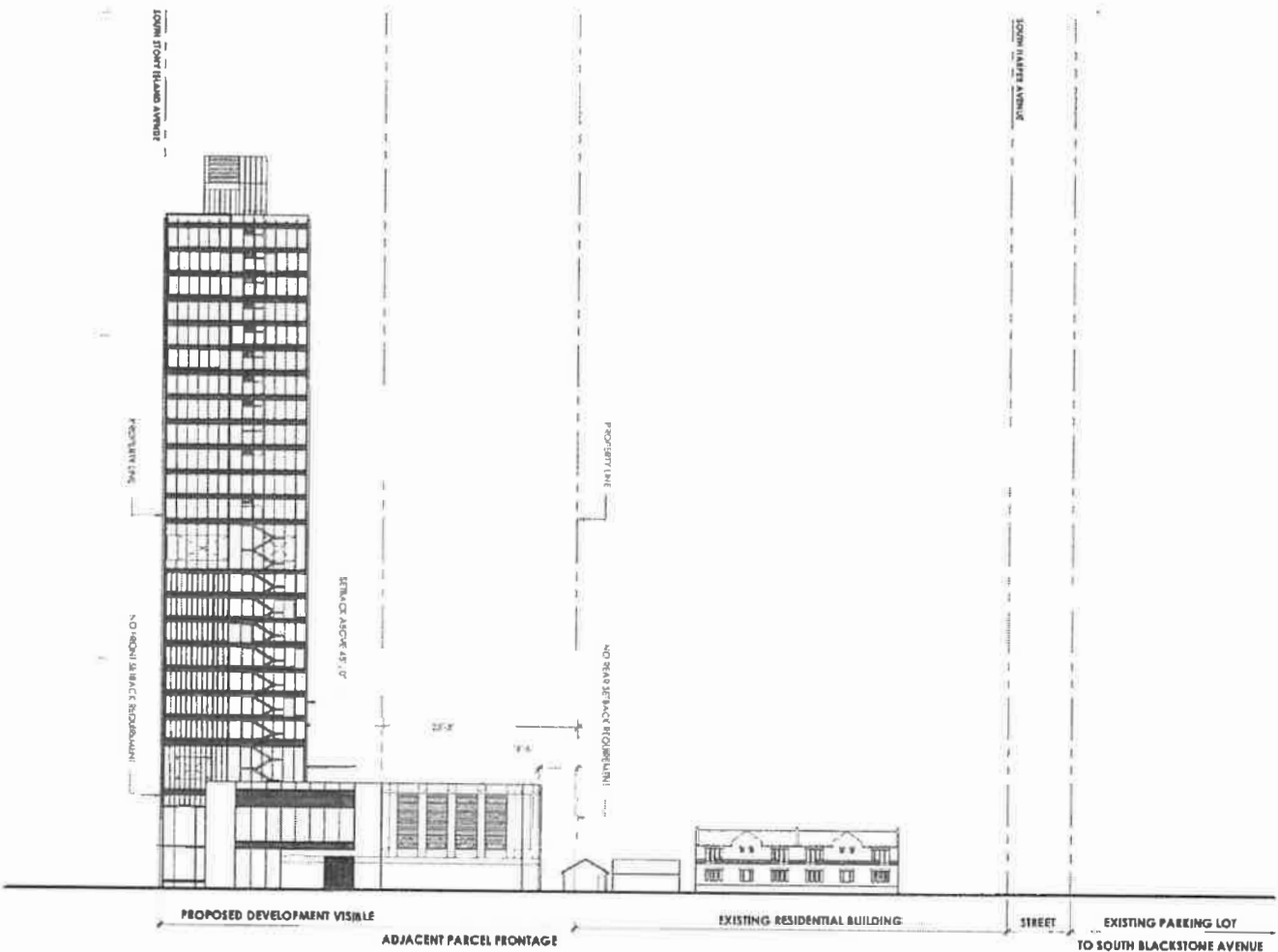
SITE PLAN



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

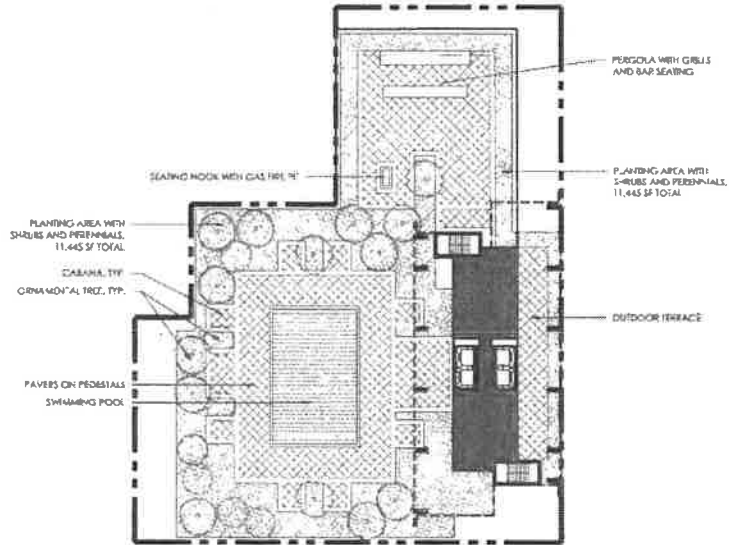
Final For Publication



STREET ELEVATION (NORTH) - EAST 64TH STREET

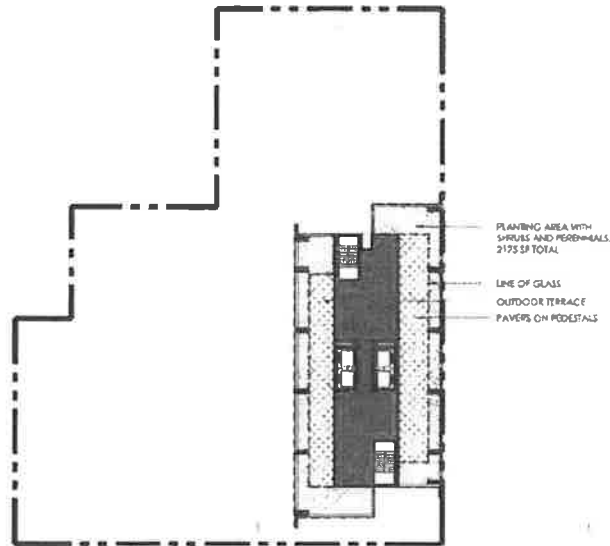
APPLICANT: AQUINNAH INVESTMENT TRUST
 ADDRESS: 8402 - 8420 SOUTH STONY ISLAND AVENUE
 INTRODUCTION DATE: MARCH 12, 2025
 PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



AMENITY FLOOR PLAN

LEVEL 01
ELEVATION +45'-0"
2,640 GROSS SQUARE FEET



UPPER AMENITY FLOOR PLAN

LEVEL 20
ELEVATION +224'-0"
2,640 GROSS SQUARE FEET

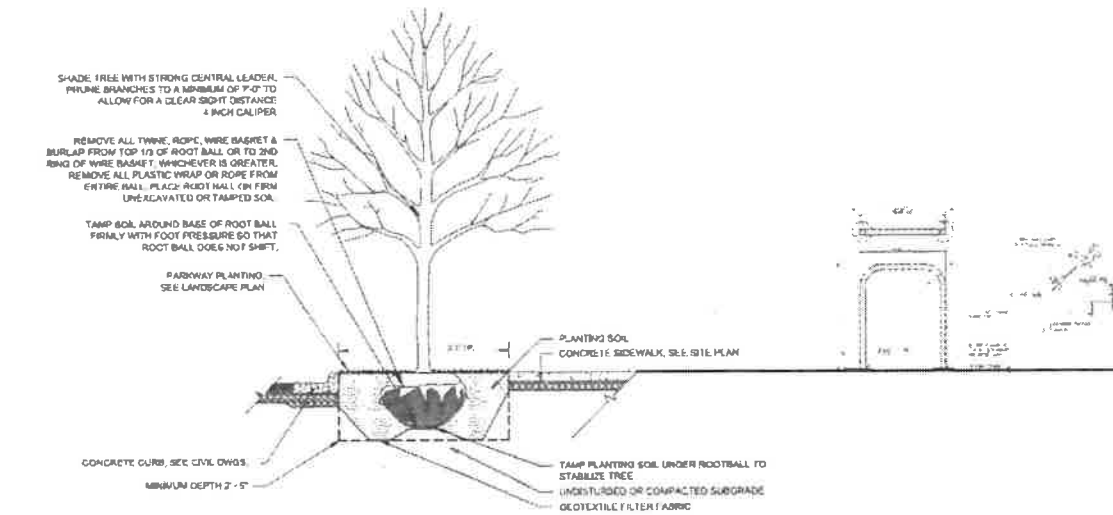
DETAILED LANDSCAPE PLANS



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



1 TREE PLANTING DETAIL

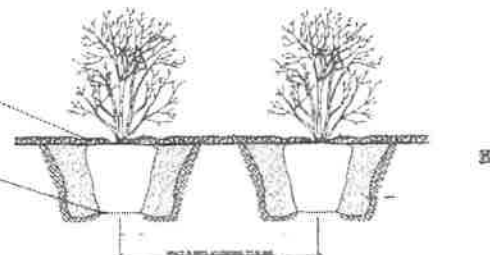
3 BIKE RACK DETAIL

NOTES

• SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS. DO NOT HEAVILY PRUNE AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES RETAINING NATURAL FORM.

MULCH AS SPECIFIED. DO NOT PLACE MULCH IN CONTACT WITH THE PLANT. MAINTAIN WEED FREE FOR THE DURATION OF THE WARRANTY PERIOD. PLACE MULCH WITHIN 48 HOURS OF SECOND WATERING.

DIG HOLE 2x ROOT BALL DIA. SCARIFY SOILS AND BOTTOM OF HOLE BEFORE PLACING SHRUB IN THE PLANTING HOLE. BACKFILL WITH MODIFIED PLANTING SOIL. WATER THOROUGHLY WITHIN 2 HOURS.



2 SHRUB AND PERENNIAL PLANTING DETAIL

PLANT SCHEDULE

STREET TREES	BOTANICAL NAME	COMMON NAME	CONT
	01 - GINKGO BILOBA	GINKGO (BAH 'E' ONLY)	8&B
	02 - TAXODIUM DISTICHUM	BALD CYPRESS	8&B
	03 - QUERCUS LAEVIS F. IMBRICATA	CHESAPEAKE PINE	8&B
	04 - ROBURA ALBA X ROBUR	CHARRISON SPITE OAK	8&B
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	CONT
	BETULA NIGRA	WEVER BIRCH	8&B
	CORNUS MAS	DOGWOOD	8&B
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	BILUXIS GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	5 GAL.
	CORNUS SERICEA	DOGWOOD	5 GAL.
	HYDRANGEA MACROPHYLLA	HYDRANGEA	5 GAL.
	PHYSCOCARPUS OPULIFOLIUS	MINIBARK	5 GAL.
	RIBUS AROMATICUM 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.
	RIBES ALPINUM	ALPINE CURRANT	5 GAL.
	TAXUS X MEDIA	YEW	5 GAL.
	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5 GAL.

PLANT SCHEDULE

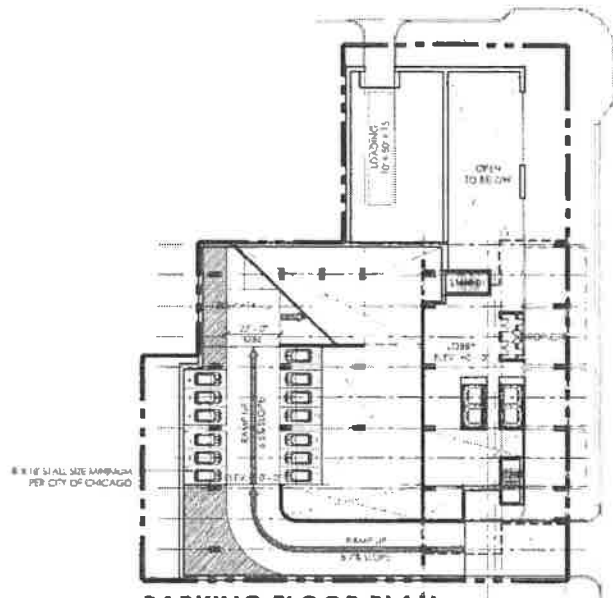
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	CONT
	AESCHINA NARRISCHTII	NARISCHTII LEAF BELL STAR	1 GAL.
	CAREX PENSYLVANICA	COMMON OAK SEDGE	1 GAL.
	COROPHIS	THORNS	1 GAL.
	ECHINACEA	PURPLE CONEFLOWER	1 GAL.
	HOSTA	HOSTA	1 GAL.
	LYRORHIZA SIBICARIA	LYRORHIZA	1 GAL.
	MISCANTHUS SINENSIS	MAIDEN GRASS	1 GAL.
	PENNISTEMUM ALONEUROIDES	DWARF FOUNTAIN GRASS	1 GAL.
	RUMEX CRISPA FLORIDA	BLACK EYED SUSAN	1 GAL.
	SALVIA NEMEROSA	SALVIA	1 GAL.
	SYNCHONAZIA HETEROPHYLLA	FRAGRANT DROPSIED	1 GAL.

PLANT SCHEDULE AND PLANTING DETAILS

APPLICANT: AQUINNAH INVESTMENT TRUST
 ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
 INTRODUCTION DATE: MARCH 12, 2025

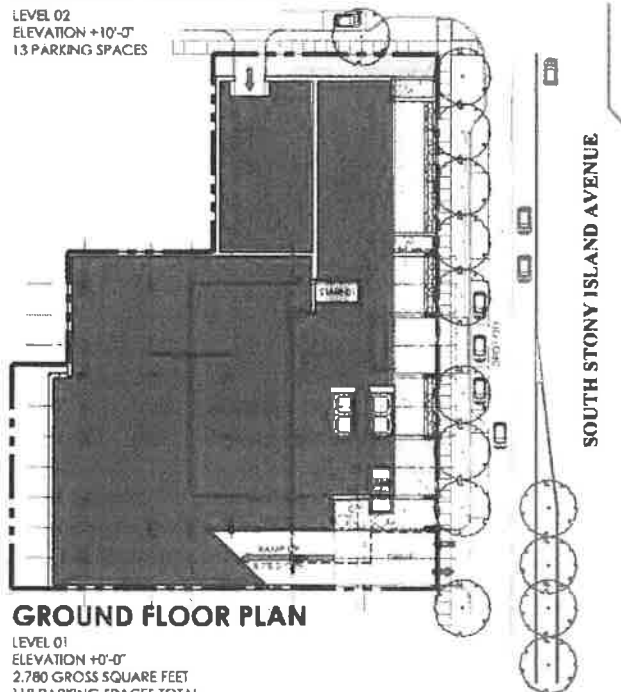
PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



PARKING FLOOR PLAN

LEVEL 02
ELEVATION +10'-0"
13 PARKING SPACES



GROUND FLOOR PLAN

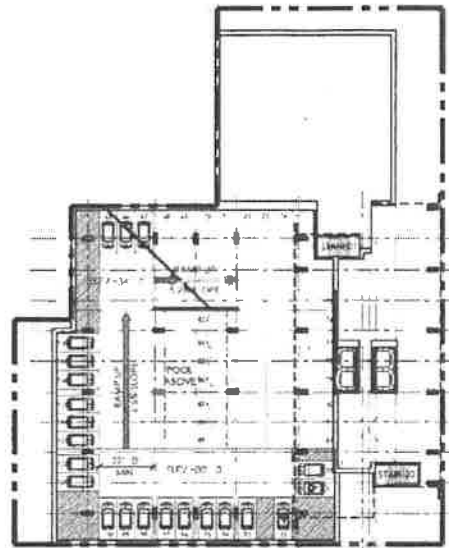
LEVEL 01
ELEVATION +0'-0"
2,780 GROSS SQUARE FEET
118 PARKING SPACES TOTAL
(5 ACCESSIBLE SPACES)

BUILDING PLANS

APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6407 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

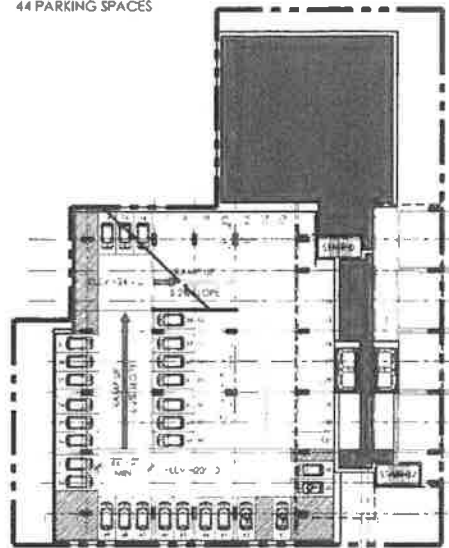
PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



PARKING FLOOR PLAN

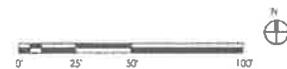
LEVEL 04 LOWER
ELEVATION +30'-0"
44 PARKING SPACES



PARKING FLOOR PLAN

LEVEL 03
ELEVATION +20'-0"
51 PARKING SPACES

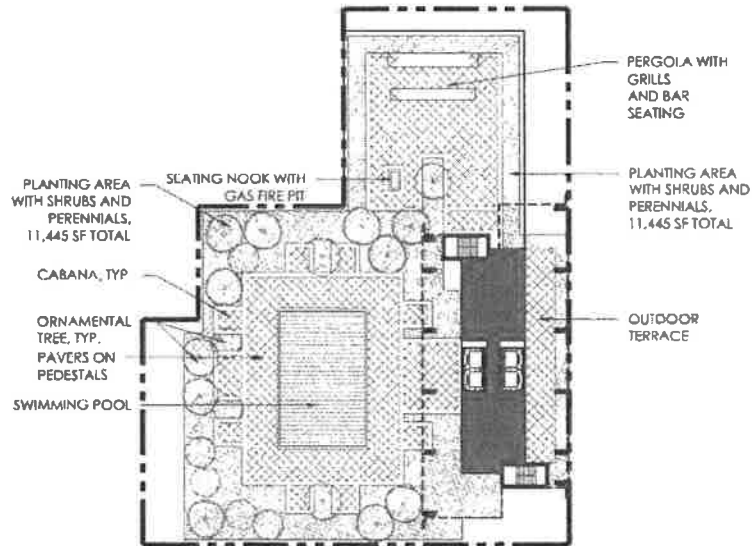
BUILDING PLANS



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

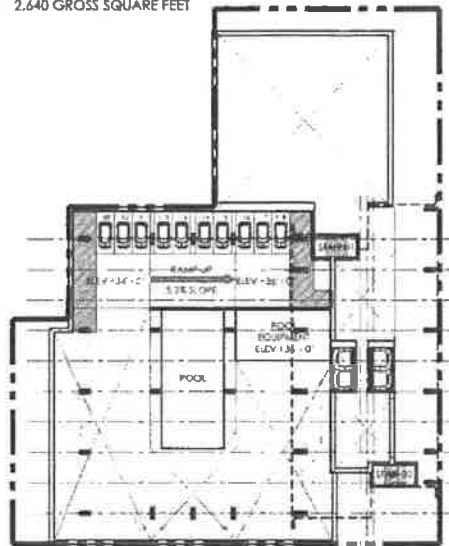
PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



AMENITY FLOOR PLAN

LEVEL 05
ELEVATION +45'-0"
2,640 GROSS SQUARE FEET



PARKING FLOOR PLAN

LEVEL 04 UPPER
ELEVATION +36'-0"
10 PARKING SPACES

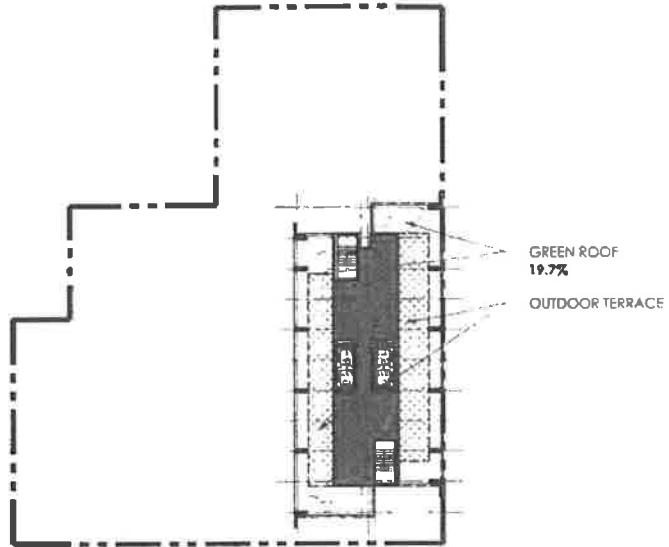
BUILDING PLANS



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

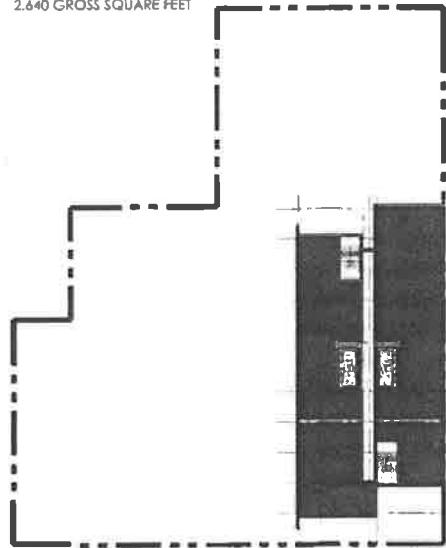
PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



UPPER AMENITY FLOOR PLAN

LEVEL 13
ELEVATION +146'-0"
2,840 GROSS SQUARE FEET



LOWER HOTEL FLOOR PLAN

LEVELS 06-19 (14 FLOORS)
ELEVATION +67'-8" - 135'-8"
7,065 GROSS SQUARE FEET PER FLOOR

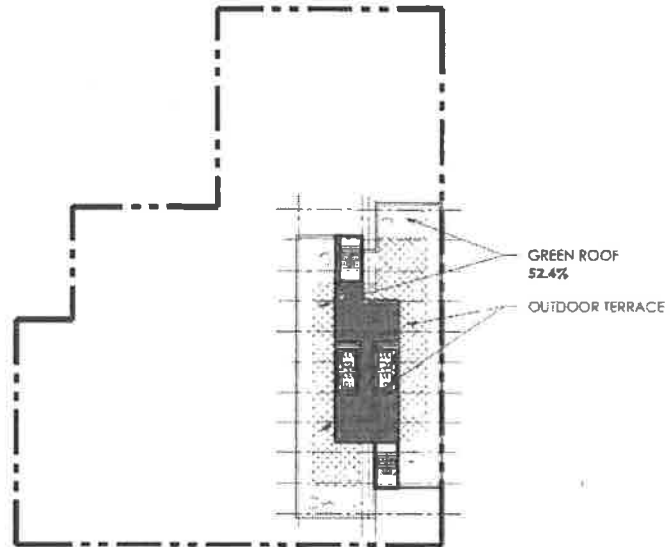
BUILDING PLANS



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

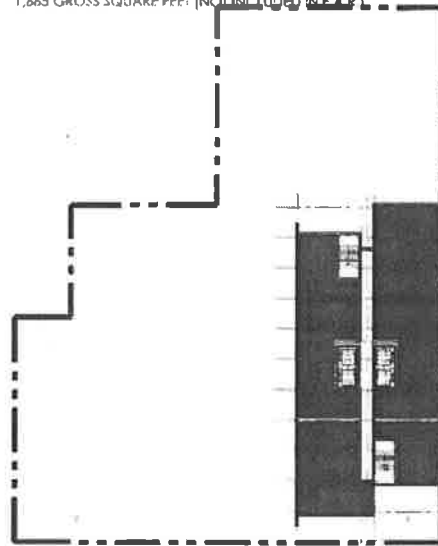
PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



LOWER ROOF & PENTHOUSE PLAN

LEVEL 28
ELEVATION 305'-8"
1,665 GROSS SQUARE FEET (NOT INCLUDED IN E.A.P.L.)



UPPER HOTEL FLOOR PLAN

LEVELS 14 - 26 (13 FLOORS)
ELEVATION +169'-8" - 294'-4"
7,065 GROSS SQUARE FEET PER FLOOR

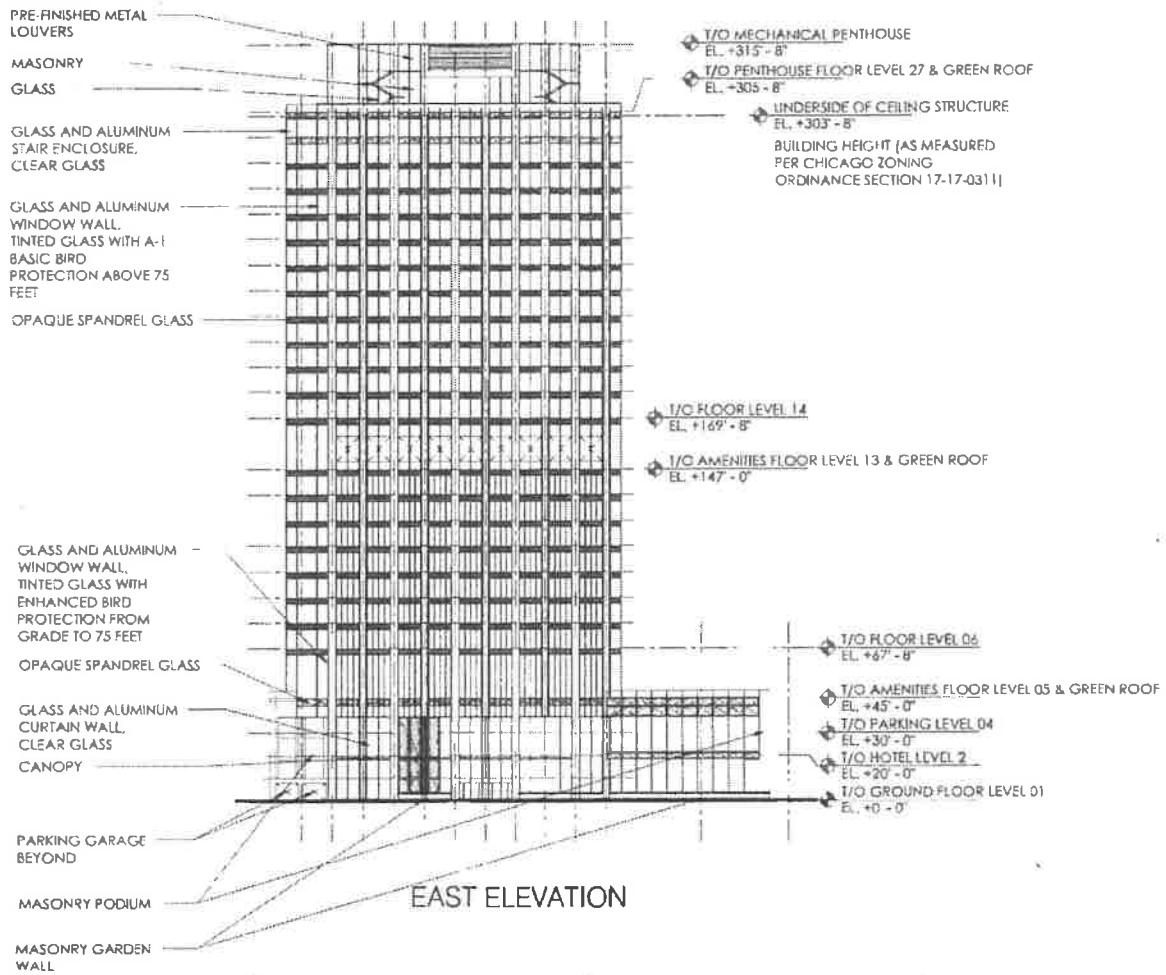
BUILDING PLANS



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



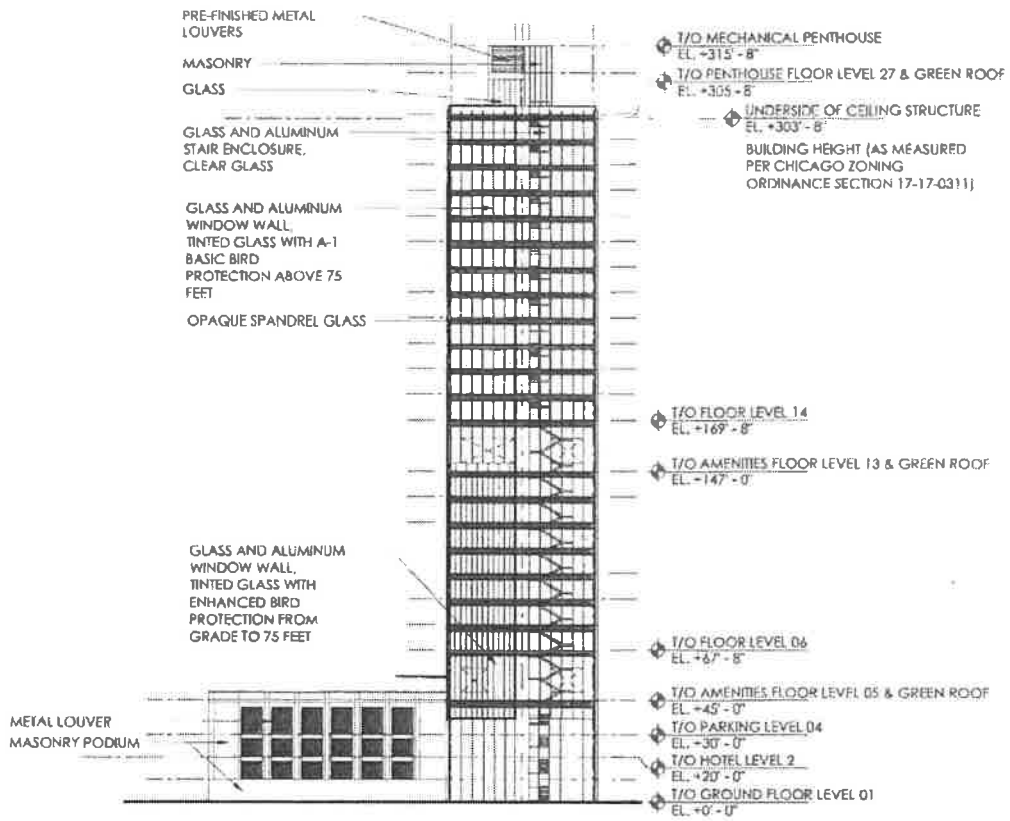
BUILDING ELEVATIONS



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



SOUTH ELEVATION

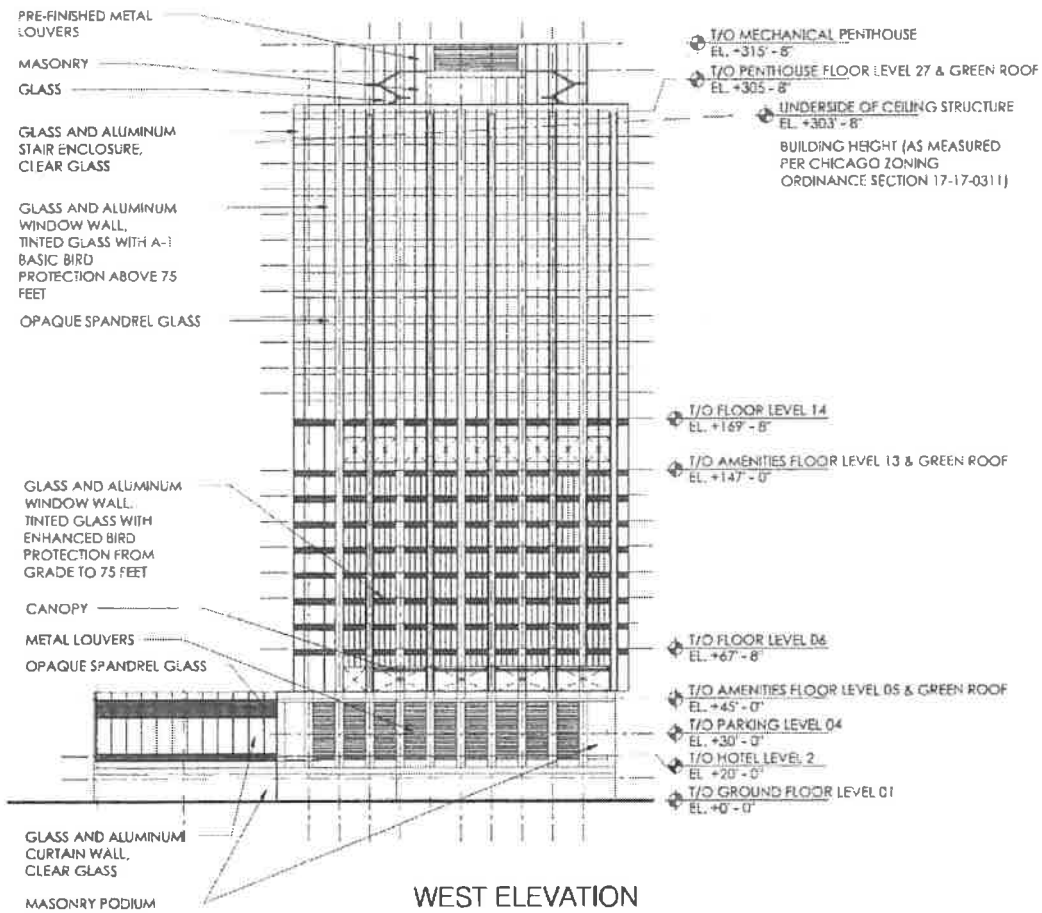
BUILDING ELEVATIONS



APPLICANT: AQUINNAH INVESTMENT TRUST
 ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
 INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



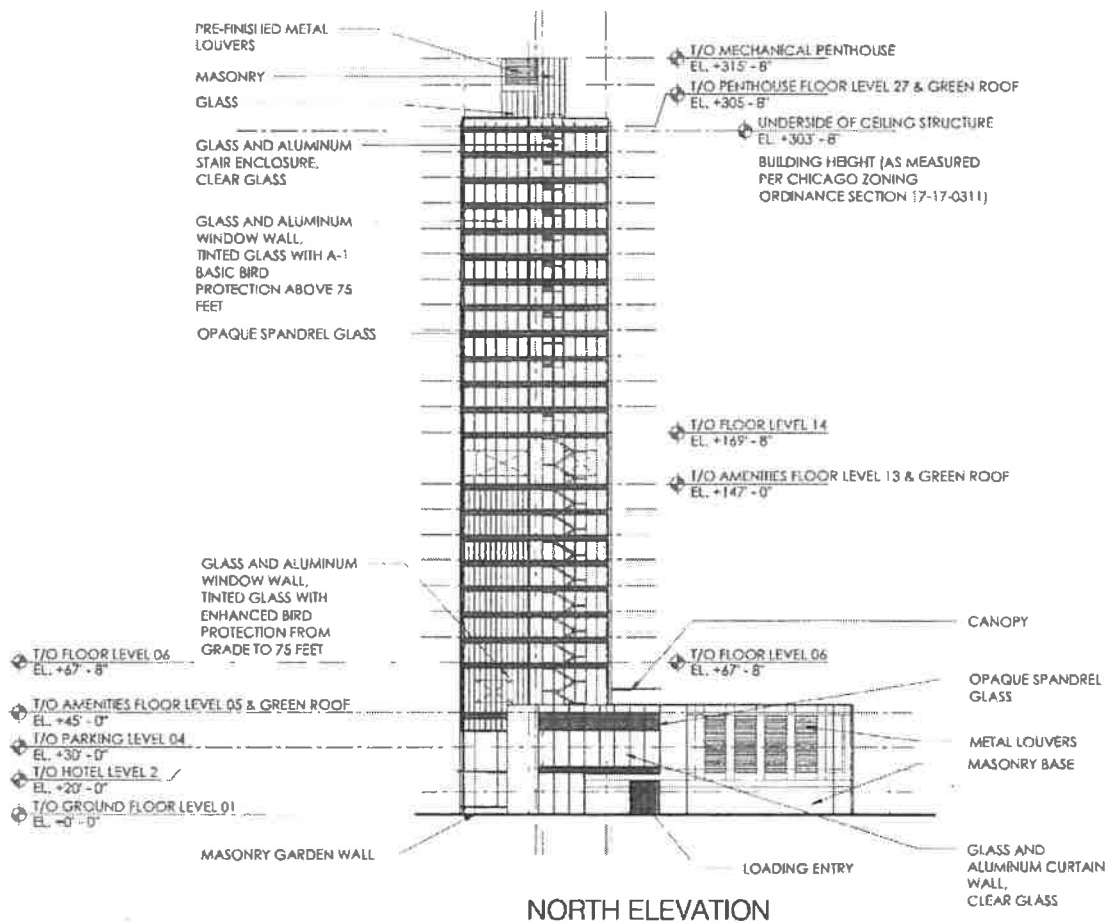
BUILDING ELEVATIONS



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



NORTH ELEVATION

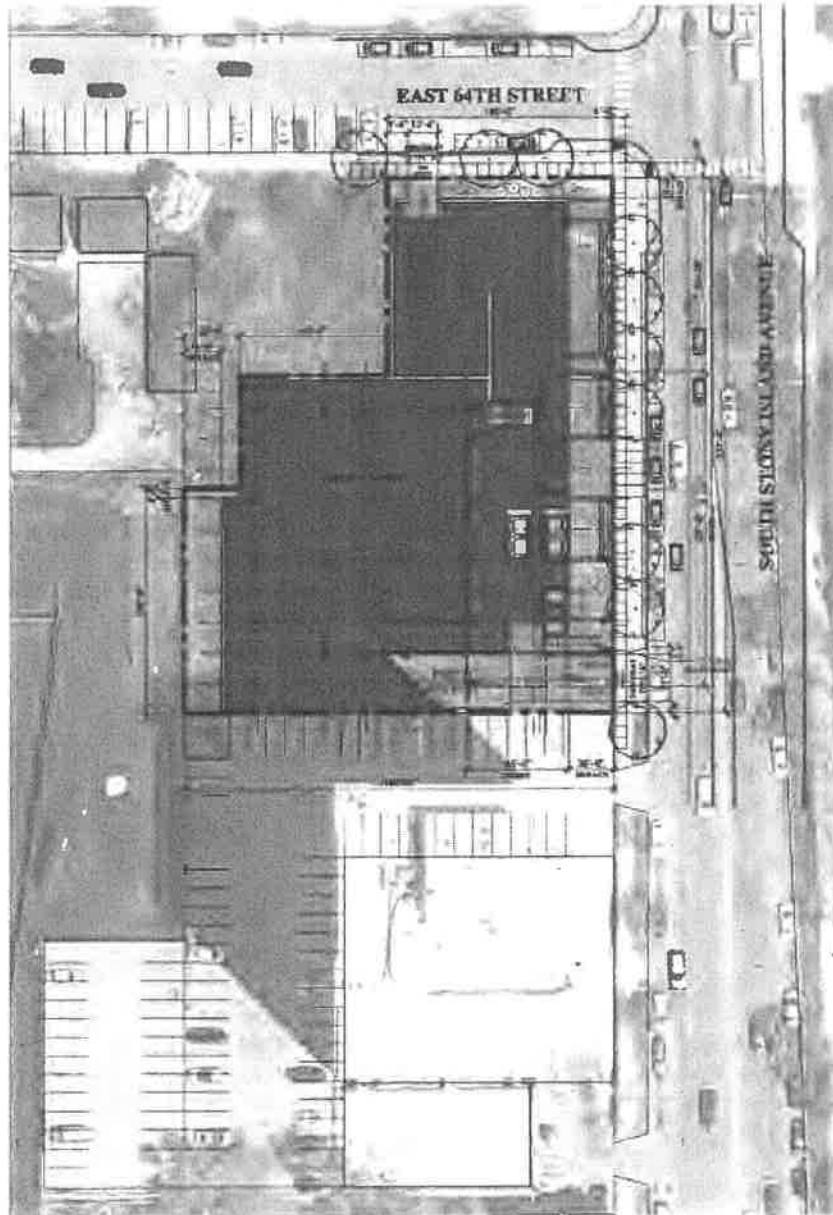
BUILDING ELEVATIONS



APPLICANT: AQUINNAH INVESTMENT TRUST
 ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
 INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



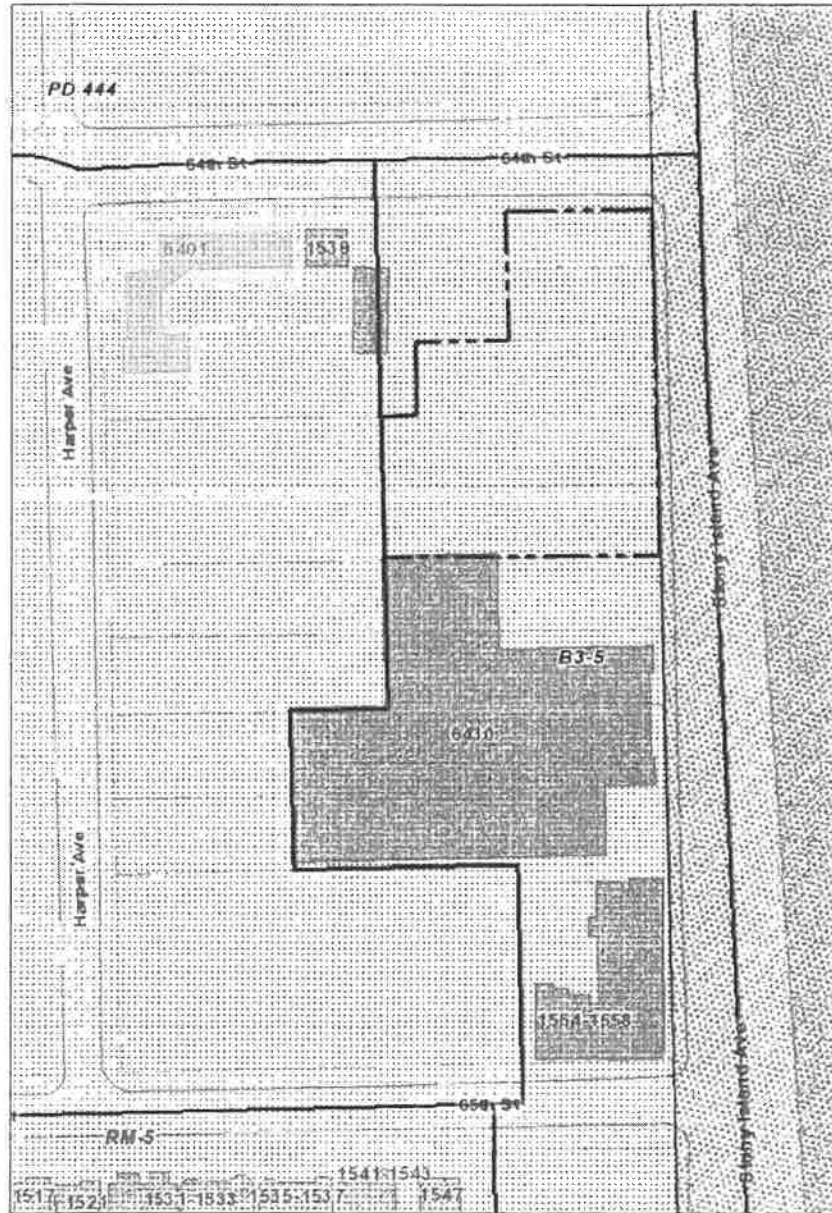
LOADING AND TRAFFIC PLAN



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025

Final For Publication



PLAN KEY

--- PLANNED DEVELOPMENT BOUNDARY

[Stippled Box] LAKEFRONT PROTECTION DISTRICT - PRIVATE USE ZONE

[Dotted Box] LAKEFRONT PROTECTION DISTRICT - PUBLIC USE ZONE

ZONING MAP - LAKEFRONT PROTECTION ORDINANCE



APPLICANT: AQUINNAH INVESTMENT TRUST
ADDRESS: 6402 - 6420 SOUTH STONY ISLAND AVENUE
INTRODUCTION DATE: MARCH 12, 2025

PLAN COMMISSION: AUGUST 21, 2025