



# City of Chicago



SO2017-5519

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/26/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 12-J at 3507 W 51st St - App No. 19326
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

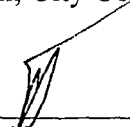


19326  
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David Reffman  
Commissioner  
Department of Planning and Development

Date: October 19, 2017

Re: Proposed Amendment to Manufacturing Planned Development #545 (generally located at 3507 W. 51<sup>st</sup> Street)

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On October 19, 2017, the Chicago Plan Commission recommended approval of a proposed amendment to Manufacturing Planned Development #545 submitted by the Applicant, Conor Commercial Real Estate, LLC. The project involves the amendment of Manufacturing Planned Development #545 to construct a 37'-tall, one-story, multi-tenant warehouse/distribution facility. A copy of the proposed ordinance is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-744-5651.

Cc: Main file

ORDINANCE

*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 the Manufacturing Planned Development Number 545 District symbols and indications as shown on Map Number 12-J in the area bounded by:

The centerline of West 51st Street; the centerline of South St. Louis Avenue; a line 1238 feet north of and parallel to the north line of West 55th Street; a line from a point 1238 feet north of the north line of West 55th Street and 355.25 feet west of the west line of South St. Louis Avenue to a point 1135.79 north of the north line of West 55th Street and 424 west of the west line of South St. Louis Avenue, said line running along a curved line having an arc length of 123.59 feet to the southwest with a radius of 435.42 feet; a line from a point 1135.79 feet north of the north line of West 55th Street and 424 feet west of the west line of South St. Louis Avenue to a point 1067.68 north of the north line of West 55th Street and 485.60 feet west of the west line of South St. Louis Avenue; a line from a point 1067.68 feet north of the north line of West 55th Street and 485.60 feet west of the west line of South St. Louis Avenue to a point 893.63 north of the north line of West 55th Street and 585.23 west of the west line of South St. Louis Avenue, said line running along a curved line having an arc length of 204.07 feet to the southwest with a radius of 467.79 feet; and a line 585.58 feet west of the west line of South St. Louis Avenue,

to those of Manufacturing Planned Development Number 545 District, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Address of Property: 3507 W. 51<sup>st</sup> St., Chicago, IL 60632

*Manufacturing Planned Development Number 545, As Amended.  
Planned Development Statements.*

1. The area delineated herein as Manufacturing Planned Development Number 545, as amended (“Planned Development”) consists of a gross site area consisting of approximately 843,860 square feet (approximately 19.37 acres) which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is controlled by the Applicant, Conor Commercial Real Estate, LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders 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 title holder 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, assignees 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; a Boundary and Property Line Map; a Site Plan; Landscape Plan; Landscape Calculations; and Building Elevations (North, South, East and West) and Contextual Rendering submitted herein (“Plans”). Full-sized copies of the Site Plan 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

Applicant	Conor Commercial Real Estate, LLC
Address	3507 W 51st St , Chicago, IL
Introduced	July 26, 2017
Plan Commission	October 19, 2017

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 shall be permitted in the area delineated herein as Manufacturing Planned Development #545, as amended: warehousing, wholesaling and freight movement; storage, whether open or enclosed, of lumber and other construction and building materials; wholesale establishments which may include incidental retail sales; off-street parking and off-street loading; rail sidings and related uses; railroad terminals, switching and classification yards; accessory parking; and earth station antenna exceeding eight (8) feet and diameter.
6. Business signs, including a pylon or monument sign at the north entrance to the Property shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. On-Premise 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. No sign shall exceed thirty (30) feet in height. Off-Premise 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 maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations 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 Table has been determined using a Net Site Area of 843,860 square feet (approximately 19.37 acres).
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 17-13-800. 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

Applicant	Conor Commercial Real Estate, LLC
Address.	3507 W 51st St , Chicago, IL
Introduced.	July 26, 2017
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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 title holders 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, 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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.	Conor Commercial Real Estate, LLC
Address	3507 W 51st St , Chicago, IL
Introduced	July 26, 2017
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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. Subject to approval and final determination by the Department of Transportation, the Applicant shall fund the installation of a traffic signal with countdown pedestrian signals and high-visibility crosswalks on all four legs at the intersection of 51st Street and Lawndale Avenue. Signalization of this intersection, pursuant to final determination by CDOT at the time of Part II submittal, per section 17-13-0610 and Statement 3 shall be in operation concurrent with the initial occupancy of any use on this property.
17. 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 Planned Development 545, as amended on July 9, 2008.

Applicant	Conor Commercial Real Estate, I.L.C
Address	3507 W 51st St, Chicago, IL
Introduced.	July 26, 2017
Plan Commission	October 19, 2017

*Manufacturing Planned Development Number 545, As Amended.**Bulk Regulations And Data Table.*

1. Net Site Area:	843,860 (19.37 acres)
2. Maximum Floor Area Ratio for Total Net Site Area:	0.41
3. Maximum Number of Dwelling Units:	None permitted
4. Minimum Number of Off-Street Parking Spaces:	229 auto, including 7 HC space 71 Trailer Stalls
5. Number of Off-Street Loading Berths:	55 Dock-High 4 Grade Level
6. Minimum Width of Landscaped Buffer Adjacent to Public Ways:	In substantial accordance with the Site and Landscape Plan.
7. Maximum Percentage of Site Coverage:	In substantial accordance with the Perimeter Landscape Plan
8. Minimum Required Building Setbacks:	In substantial accordance with the Site and Landscape Plan
9. Maximum Permitted Building Height:	In substantial accordance with the Typical Warehouse Building Elevations



Manufacturing Planned Development Number 545, as Amended

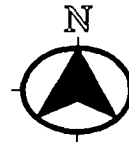
Landscape Calculations

Total Parking Lot Area: 70,680 s.f.

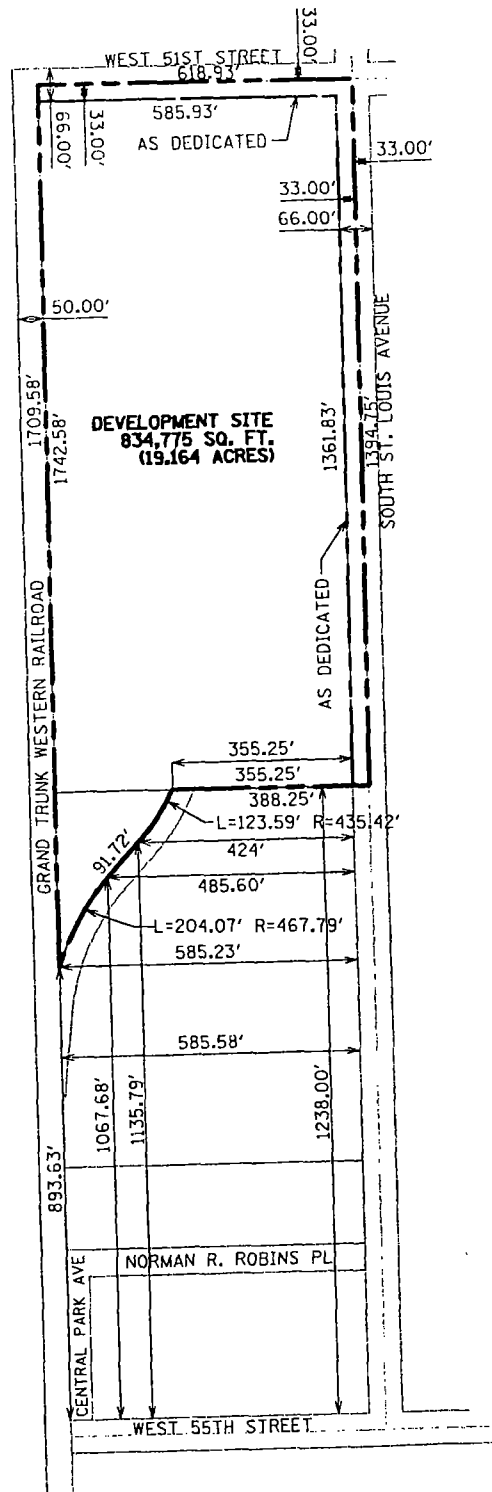
Required Landscape Area: 10%, or 7,068 s.f.

Landscape Area Provided: 24%, or 18,867 s.f.





SCALE: 1" = 350'



## PD BOUNDARY AND PROPERTY LINE MAP

APPLICANT: CONOR COMMERCIAL REAL ESTATE  
ON BEHALF OF THE CITY OF CHICAGO

ADDRESS:  
INTRODUCTION DATE: JULY 19, 2017



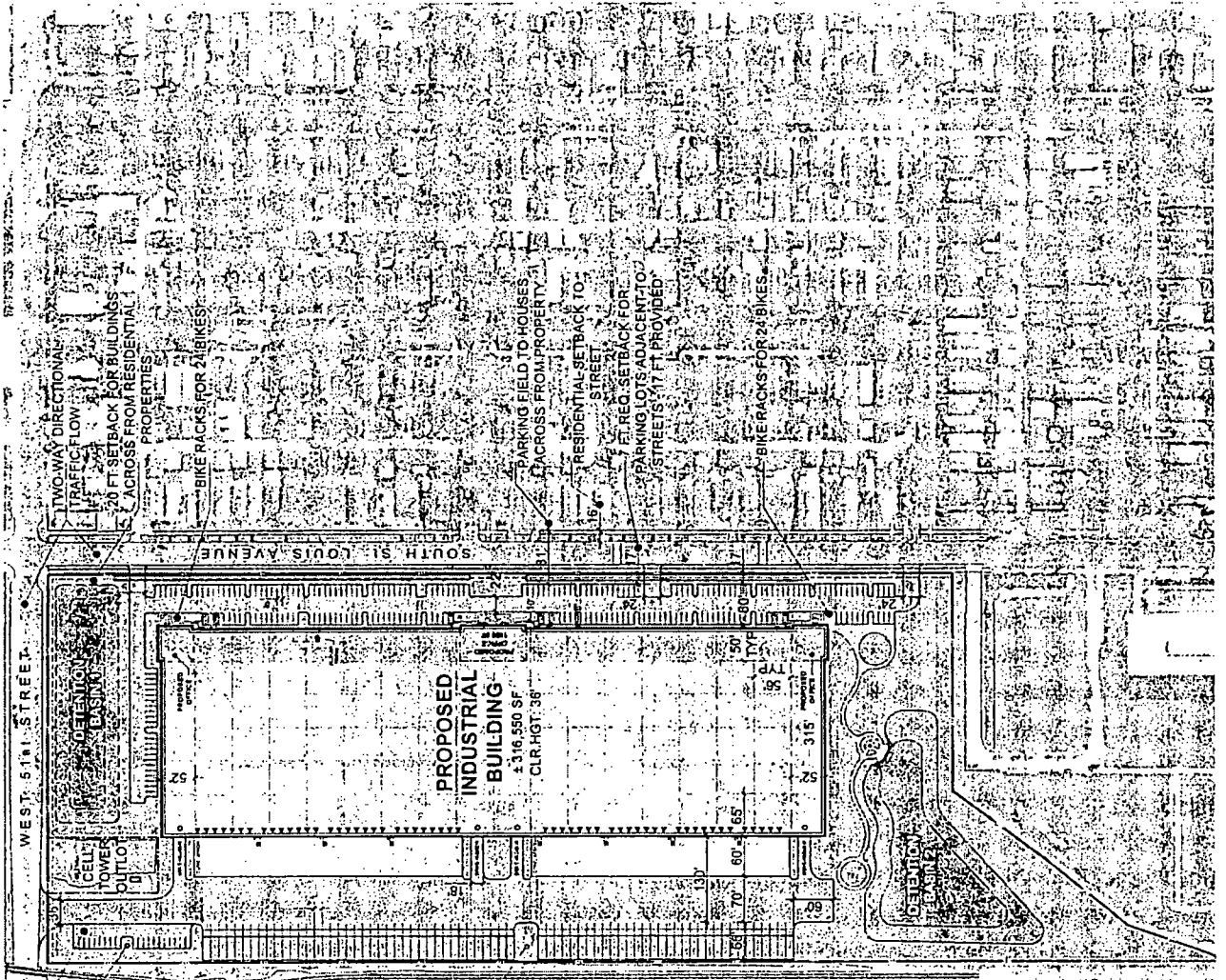
CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700  
Rosemont, Illinois 60018  
Phone (847) 696-4060 Fax (847) 696-4065

PROJECT DATA		DEVELOPMENT STANDARDS	
SITE AREA	19,37 AC	ZONING	PD 540
GROSS	843,869 SF	PREVIOUS ZONE	M-1
DEFENTION 1	28,773 SF	MAX HEIGHT	UNLIMITED
DEFENTION 2	38,054 SF	MAX F.A.R	1.70
SUB-APPEL	15,529 SF	BUILDING SETBACKS	
NET	17,524 AC	SPCAT	6 FT
	15,829 SF	SEDL	6 FT
BUILDING FOOTPRINT	25,829 SF	REAR	0 FT
BUILDING USE	306,003 SF	TRANSITION	25 FT
WAREHOUSE	11,545 SF	LANDSCAPE SETBACKS	
OFFICE	38%	FRONT	2 FT
COVERAGE	42%	LANDSCAPE REC	15%
NET		OFF STREET PARKING	8 X 18
PARKING PROVIDED	279 S CILLS @ 72/1000 SF	LANDSCAPE	5' 6" ARC
		DRIVEABLE	25 FT
		OVERHANG	2 FT
		TRUCK LOADS	20 STALLS
		TRUCK DOORS	
		DOCK HIGH DOORS	55
		GRADE LEVEL DOORS	4

NOTES

1. All construction shall conform to the applicable City Ordinance and Subchapter 12.00, Chapter 122, Illinois State Building Code, 2003 Edition, as amended.
2. All construction shall conform to the applicable City Ordinance and Subchapter 12.00, Chapter 122, Illinois State Building Code, 2003 Edition, as amended.
3. All construction shall conform to the applicable City Ordinance and Subchapter 12.00, Chapter 122, Illinois State Building Code, 2003 Edition, as amended.
4. All construction shall conform to the applicable City Ordinance and Subchapter 12.00, Chapter 122, Illinois State Building Code, 2003 Edition, as amended.



scheme 19\*

Consultant: SHEPARD

Site and St. Louis  
Chicago, IL 60604

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**CONOR**  
CONSULTANTS

WARE MALCOMB

51st Street & St. Louis  
CHICAGO, ILLINOIS

Conor Commercial  
Real Estate, Inc.



LANDSCAPE  
PLAN

PROJECT NO. APR '09  
L1417 8991A  
DATE: 08/27/09  
PLANNED BY: IRG  
DRAWN BY: JLM  
CHECKED BY: JLM  
SHEET: L-1

REVISIONS

Table with 2 columns: No., Description. Contains revision notes for the landscape plan.

GENERAL NOTES: 1. This plan is to be used in conjunction with the site plan... 2. All plantings shall be installed within the specified time frame...

PLANT LIST: Table listing plant species and quantities. Includes items like 1-10, 1-11, 1-12, etc.

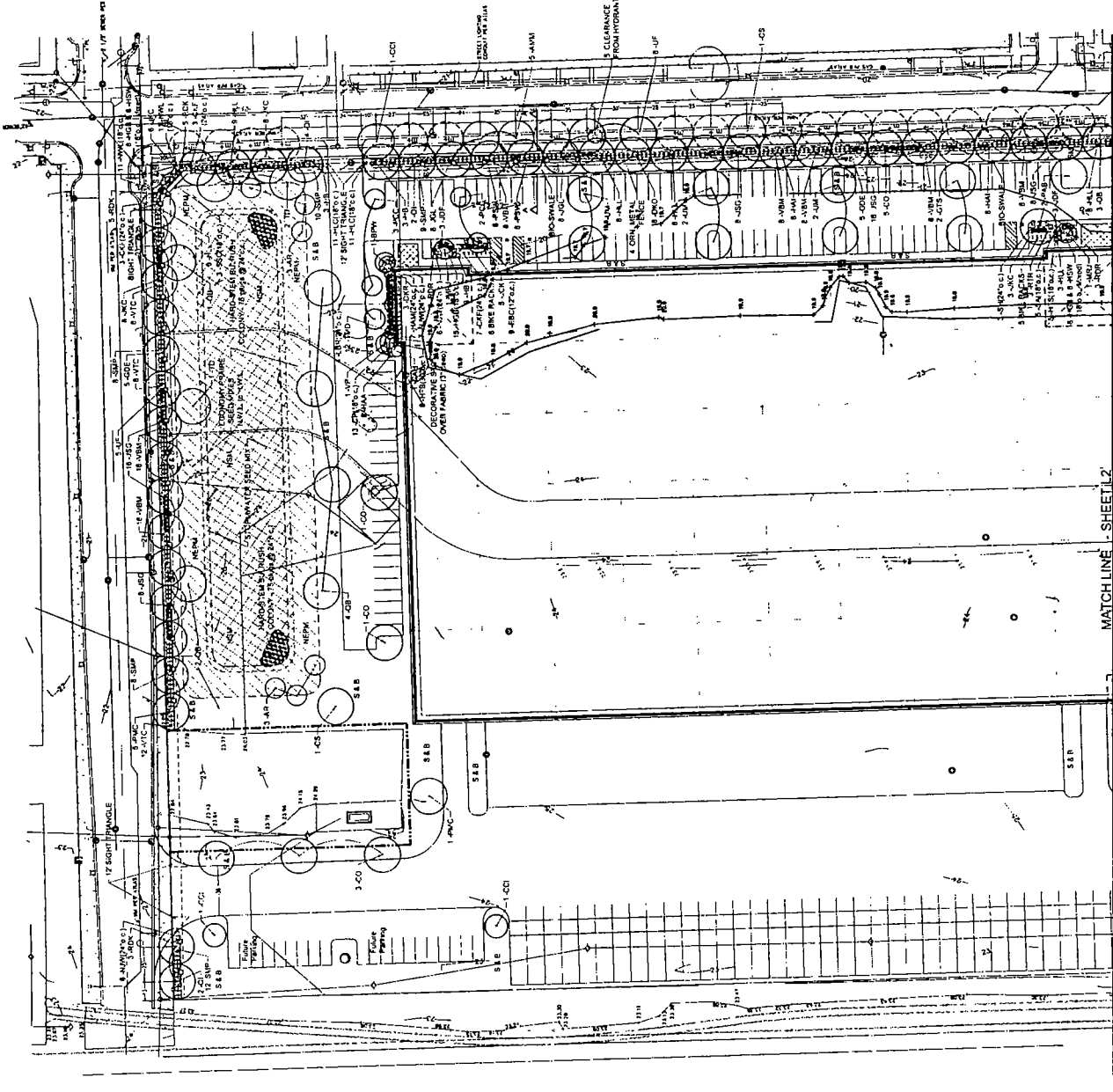
LEGEND: Table defining symbols used in the plan, such as 1-10, 1-11, 1-12, etc.

EXPLANATIONS: Table providing details for specific plantings or features.

EXPLANATIONS (continued): Further details for plantings and features.

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EXPLANATIONS (continued): Further details for plantings and features.



CALCULATION: Internal Planting Lot Landscaping Area  
Total Planting Lot Area = 79,029 sq ft  
Planting Area = 10,000 sq ft (12.7%)  
Landscaping Area Provided = 9,029 sq ft (11.4%)

- S.B.R. BULBOUS SEED MIX & STRAW BLANKET
- N.W.M. NATIVE MEADOW SEED MIX & STRAW BLANKET
- H.E.M. HOUSING SEED MIX & STRAW BLANKET
- S.P.M. SEED MIX & STRAW BLANKET
- S.W. SWALE SEED MIX & STRAW BLANKET
- SEE SHEET L2 FOR SPEC DETAILS



Signature and title of the landscape architect.



SEED MIX	PERCENTAGE	PLANTING RATE
<b>ECONOMY PRAIRIE SEED MIX</b>		
51.3% EQUINOXIAL GRASS	12.0%	1500
14.3% PACIFIC BLUEGRASS	3.0%	300
14.3% COMMON YONQUIL	3.0%	300
10.3% MULTIFLORA DOGWOOD	2.0%	200
5.3% WILD TURTLE CREEPER	1.0%	100
5.3% BROWN TOP	1.0%	100
<b>NO MOW/ESQUE SEED MIX</b>		
33.3% EQUINOXIAL GRASS	8.0%	800
16.7% PACIFIC BLUEGRASS	2.0%	200
16.7% COMMON YONQUIL	2.0%	200
12.0% MULTIFLORA DOGWOOD	2.0%	200
8.0% WILD TURTLE CREEPER	1.0%	100
8.0% BROWN TOP	1.0%	100

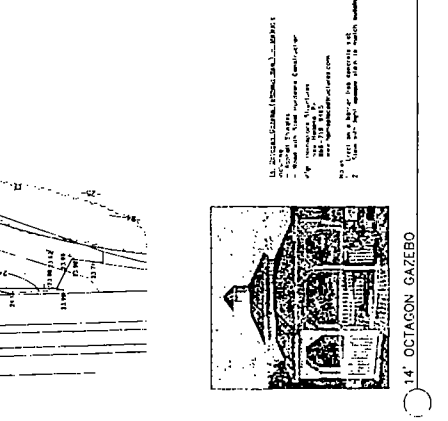
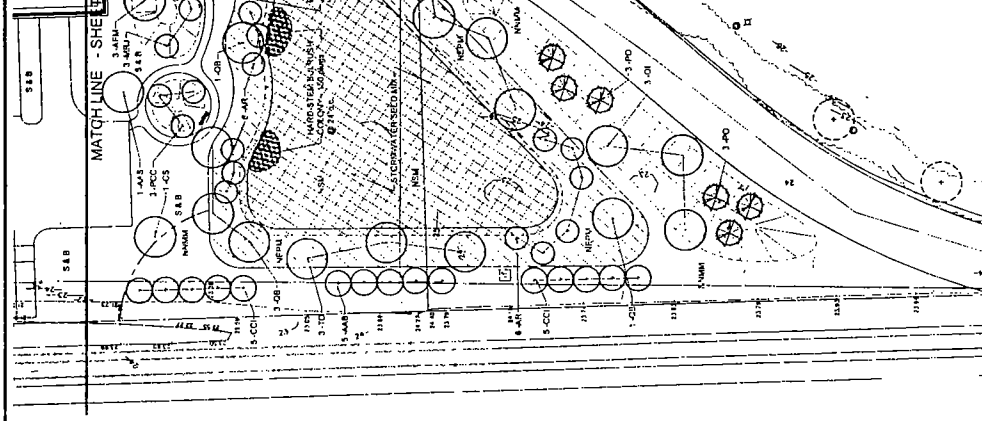
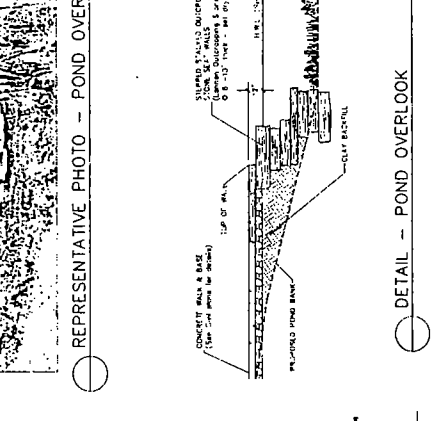
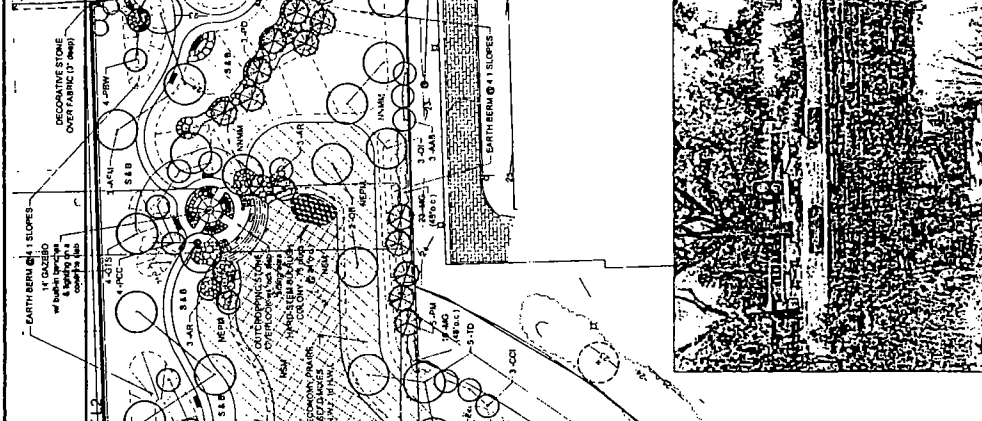
PLANT	TYPE	SIZE	PLANTING RATE
<b>5. LANDSCAPE BUFFER</b>	Tree	12" x 12"	1200
<b>6. LANDSCAPE BUFFER</b>	Shrub	18" x 18"	1500
<b>7. LANDSCAPE BUFFER</b>	Groundcover	12" x 12"	2400
<b>8. LANDSCAPE BUFFER</b>	Perennial	12" x 12"	2400

PLANT	TYPE	SIZE	PLANTING RATE
<b>9. LANDSCAPE BUFFER</b>	Tree	12" x 12"	1200
<b>10. LANDSCAPE BUFFER</b>	Shrub	18" x 18"	1500
<b>11. LANDSCAPE BUFFER</b>	Groundcover	12" x 12"	2400
<b>12. LANDSCAPE BUFFER</b>	Perennial	12" x 12"	2400

PLANT	TYPE	SIZE	PLANTING RATE
<b>13. LANDSCAPE BUFFER</b>	Tree	12" x 12"	1200
<b>14. LANDSCAPE BUFFER</b>	Shrub	18" x 18"	1500
<b>15. LANDSCAPE BUFFER</b>	Groundcover	12" x 12"	2400
<b>16. LANDSCAPE BUFFER</b>	Perennial	12" x 12"	2400

**NOTES:**

1. All plants shall be planted in accordance with the Chicago Department of Public Works (CDPW) Manual of Standards and Specifications for Planting.
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10. All plants shall be planted in accordance with the Chicago Department of Public Works (CDPW) Manual of Standards and Specifications for Planting.



FOR PUBLICATION

51st Street &  
St. Louis  
CHICAGO PLACES

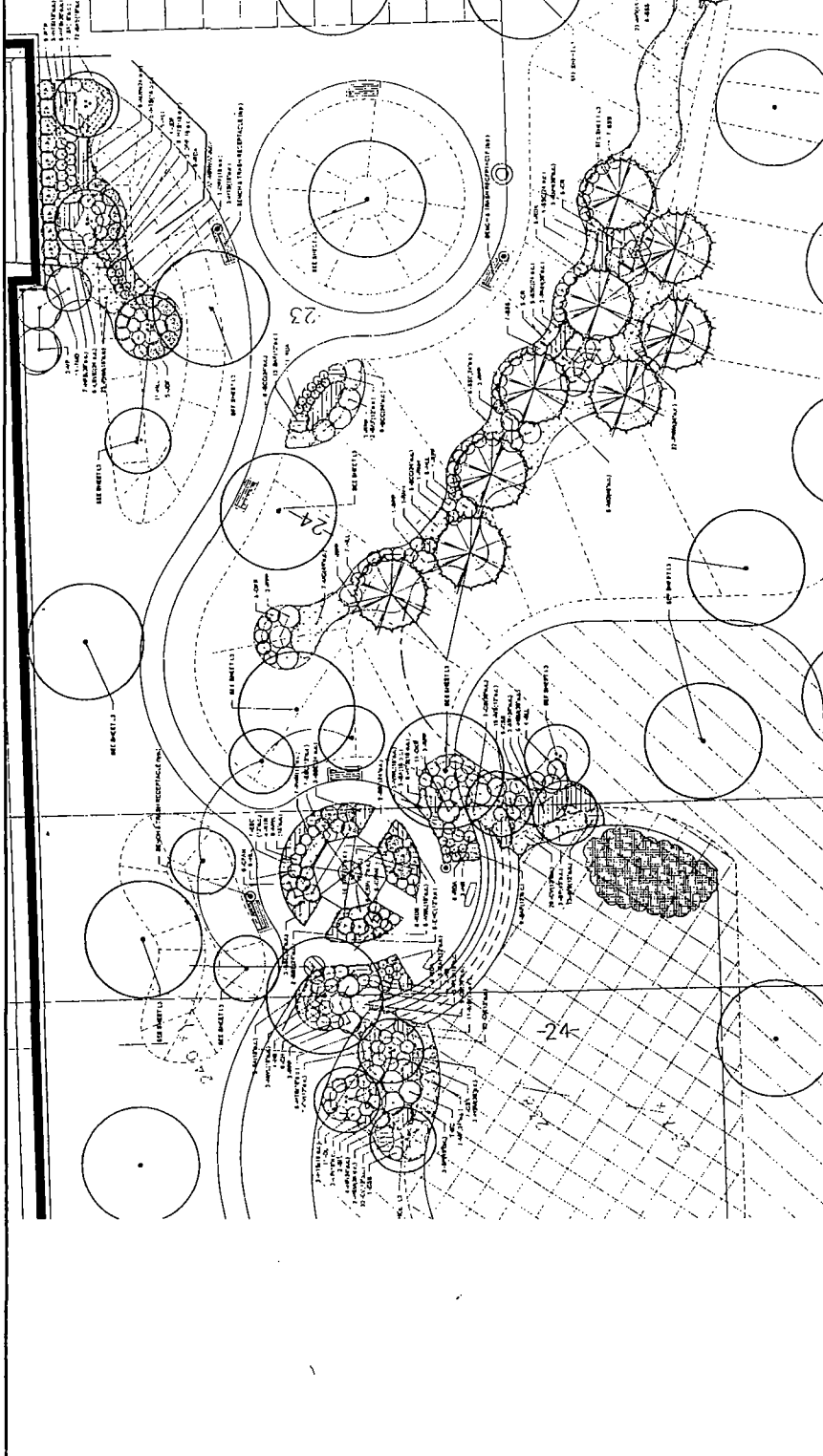
Conor Commercial  
Real Estate, Inc.

**IRG** ILLUSTRATED REVISIONS GROUP  
Landscape Architecture  
311 North Dearborn Street  
Chicago, IL 60610  
www.irglandscape.com

LANDSCAPE PLAN	
PROJECT NO.	23840
DRAWN BY	J. D. SULLIVAN
PLANNED BY	IRG
CHECKED BY	J. D. SULLIVAN
SHEET	L-4

REVISIONS

NO. DESCRIPTION



**"No Mow" Maintenance Program**

The contractor shall maintain the site in accordance with the following specifications:

- The contractor shall mow the lawn to a height of 3.5 inches or less at least once per month during the growing season.
- The contractor shall remove all clippings and debris from the lawn.
- The contractor shall water the lawn as needed to maintain its health.
- The contractor shall apply fertilizers as recommended by the manufacturer.
- The contractor shall inspect the lawn for weeds and pests and take appropriate action.
- The contractor shall maintain the site in a neat and tidy condition at all times.

The contractor shall also maintain the site in accordance with the following specifications:

- The contractor shall maintain the site in accordance with the "No Mow" Maintenance Program.
- The contractor shall maintain the site in accordance with the specifications for tree care, shrub care, and plant care.
- The contractor shall maintain the site in accordance with the specifications for site cleanup and debris removal.
- The contractor shall maintain the site in accordance with the specifications for site safety and security.
- The contractor shall maintain the site in accordance with the specifications for site access and egress.
- The contractor shall maintain the site in accordance with the specifications for site appearance and aesthetics.

The contractor shall also maintain the site in accordance with the following specifications:

- The contractor shall maintain the site in accordance with the specifications for site irrigation and drainage.
- The contractor shall maintain the site in accordance with the specifications for site lighting and signage.
- The contractor shall maintain the site in accordance with the specifications for site furniture and amenities.
- The contractor shall maintain the site in accordance with the specifications for site accessibility and inclusivity.
- The contractor shall maintain the site in accordance with the specifications for site sustainability and environmental stewardship.
- The contractor shall maintain the site in accordance with the specifications for site community engagement and outreach.

The contractor shall also maintain the site in accordance with the following specifications:

- The contractor shall maintain the site in accordance with the specifications for site data collection and monitoring.
- The contractor shall maintain the site in accordance with the specifications for site reporting and documentation.
- The contractor shall maintain the site in accordance with the specifications for site evaluation and improvement.
- The contractor shall maintain the site in accordance with the specifications for site closure and handover.



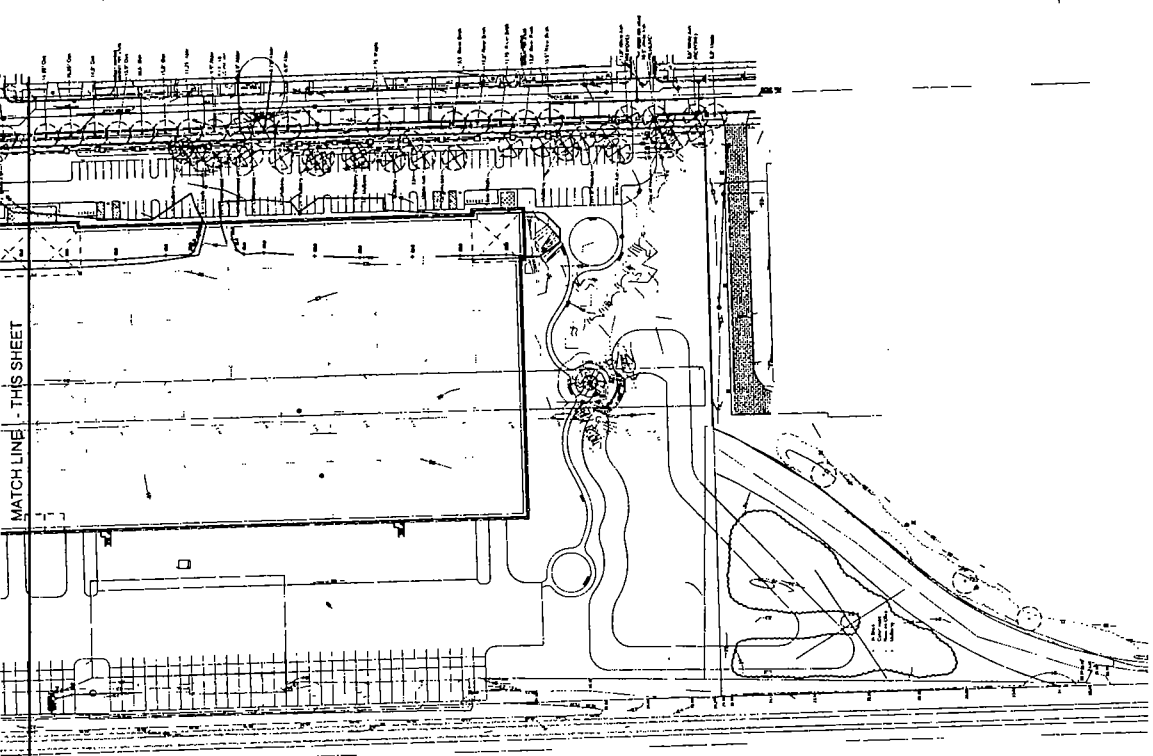
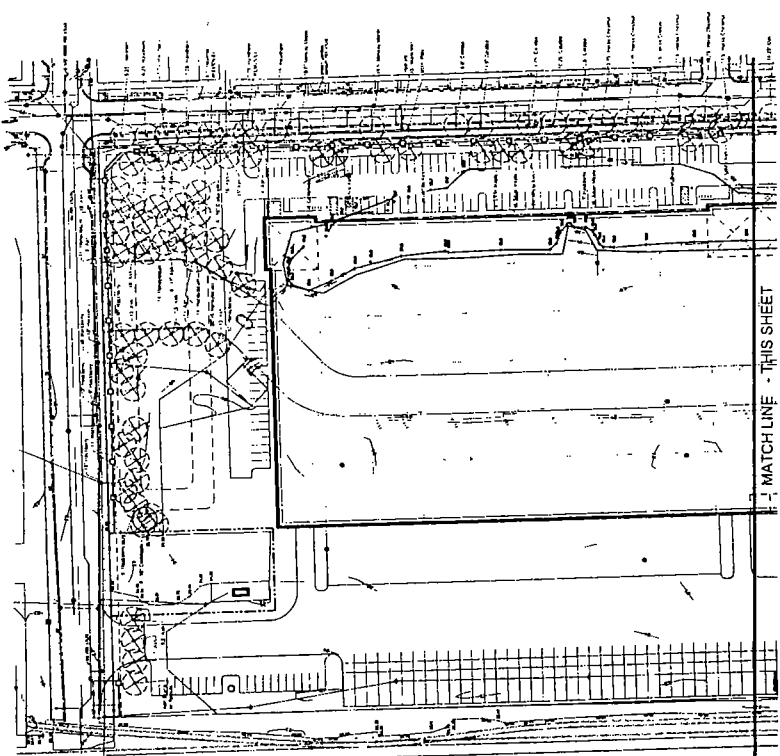
Table with 2 columns: REVISIONS and Description of changes.

51st Street & St Louis CHICAGO, ILLINOIS

Conor Commercial Real Estate, Inc.

IRG logo and contact information for the engineering firm.

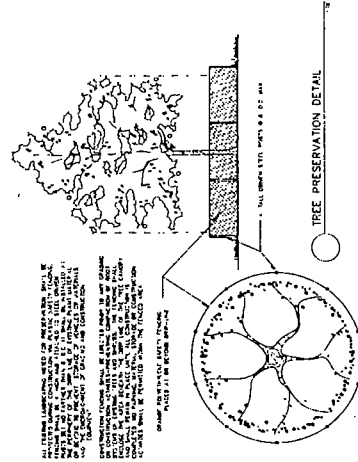
PRELIMINARY PRESERVATION & REMOVAL PLAN SHEET TP-1



MATCH LINE - THIS SHEET

MATCH LINE - THIS SHEET

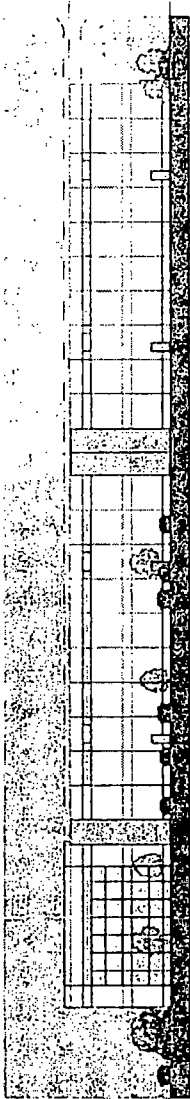
Professional Engineer seal for Joseph J. Kelly and a scale bar.



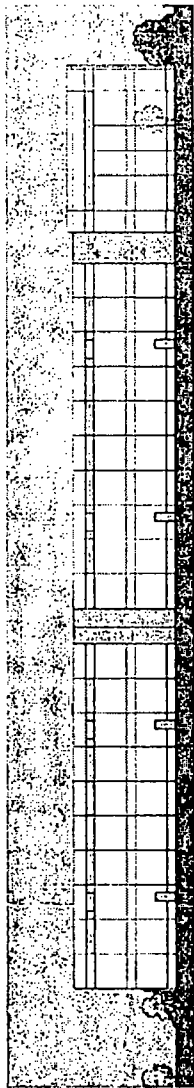
ALL TREES SURROUNDING THE PROJECT AREA... (Detailed text regarding tree preservation and removal requirements)

NOT FOR PUBLICATION

T.O.P. - 42'-0"  
T.O.P. - 40'-0"  
CLR - 37'-0"  
F.F.E. - 0'-0"



Exterior Elevation\_North

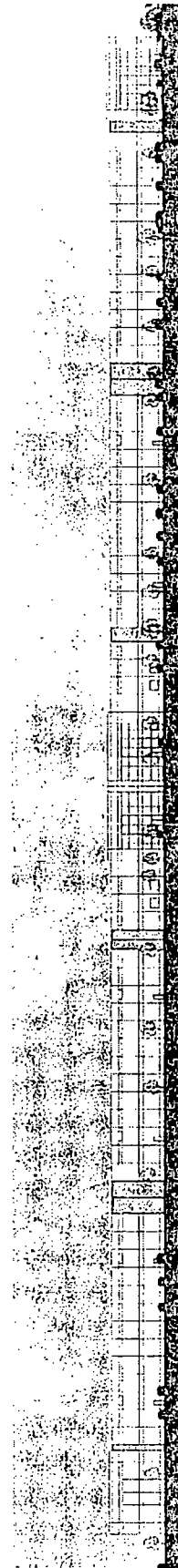


Exterior Elevation\_South



Exterior Elevation\_West

\* The vertical distance from grade to the highest point of the underside of the top floor's ceiling joist on a building with a flat roof



Exterior Elevation\_East

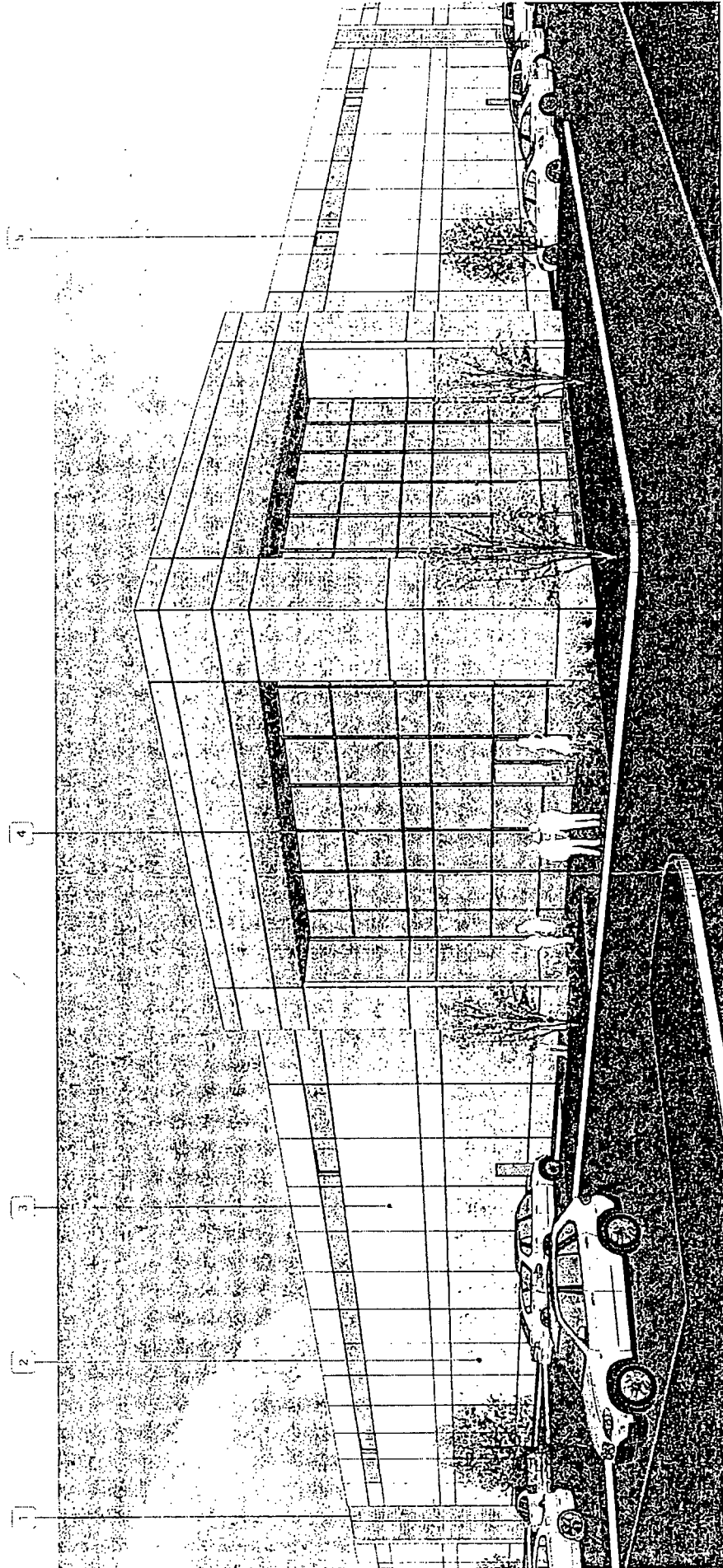
SCHEME 2  
Conceptual Exterior Elevations

West 51st Street & St. Louis Industrial  
CIRCULAR, IL



WARE, MIAI.COM.B

16 11 2017 4



KEY NOTES

- 1. PRECAST CONCRETE PANEL WITH FORMLINER PAINT#1
- 2. PRECAST CONCRETE PANEL PAINT#2
- 3. PRECAST CONCRETE PANEL PAINT#3
- 4. CURTAIN WALL WITH HIGH PERFORMANCE LOW E GLAZING SYSTEM

CLERESTORY WINDOW AT WAREHOUSE AREA

SCHEME 2

Conceptual Perspective

West 51st Street & St. Louis Industrial  
Chicago, IL

WARE, MAI, COMB

2006.05.09  
EG 11.20.17



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