



City of Chicago



SO2016-6342

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-H at 1628 W Division St - App No. 18947T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

beginning at the alley next southwest of and parallel to North Milwaukee Avenue; the alley next west of North Ashland Avenue and perpendicular to North Milwaukee Avenue; the alley next north of and parallel to West Division Street; a line 123 feet west of and parallel to North Ashland Avenue; West Division Street; a line 273.44 feet west of and parallel to North Ashland Avenue; a line 108 feet north of and parallel to West Division Street; the alley second west of and parallel to North Ashland Avenue and the centerline of said alley if extended northwest; a line 390 feet southwest of and parallel to North Paulina Street; a line 306.5 feet southwest of and parallel to North Milwaukee Avenue; and a line 318 feet southeast of and parallel to North Paulina Street running northwest to the point of beginning,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications within the area herein above described to the designation of Residential-Business Planned Development No. _____, 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 1628 West Division Street

FINAL FOR PUBLICATION

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. _____, ("Planned Development") consists of *forty-eight thousand five hundred and seventy square feet (48,570 SF)* or *one point eleven hundredths acres (1.11)* of property ("Property"), which is depicted on the attached Planned Development Boundary and Property Line Map and which is owned and/or controlled by the Applicant - 1200 Ashland 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.
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:

Applicant: 1200 Ashland LLC
Address: 1628 West Division Street
Introduced: September 14, 2016
Plan Commission: March 15, 2018

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be 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 *seventeen* (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) - prepared by Wallin Gomez Architects Ltd. and dated March 15, 2018, and an Affordable Housing Profile Form – all of which are submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as the Residential-Business Planned Development: dwelling units (above the 1st Floor), commercial, retail, office, personal service – and accessory uses, as well as accessory and non-accessory off-street parking and loading.
6. 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

Applicant: 1200 Ashland LLC
 Address: 1628 West Division Street
 Introduced: September 14, 2016
 Plan Commission: March 15, 2018

Department of Planning and Development. Off-Premise 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 *forty-eight thousand five hundred and seventy square feet (48,570 SF)* and a maximum base FAR of 4.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. 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, 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.

Applicant: 1200 Ashland LLC
Address: 1628 West Division Street
Introduced: September 14, 2016
Plan Commission: March 15, 2018

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 and agrees that the rezoning of the Property from B3-2 to B3-5, and then to this Residential-Business Planned Development, for construction of the Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Milwaukee Corridor Pilot Area, pursuant to Section 2-45-119 of the Municipal Code (the "Milwaukee Corridor ARO Pilot Area Ordinance" or the "Pilot") and as a result, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10% to 15% - if units are located on-site, or, with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner"), from 10% to 20% - if the units are located in an off-site location within the Pilot. The Planned Development has a total of 154 housing units, including 33 existing units and 121 new units. The existing units will not be further "developed" within the meaning of the ARO (i.e., undergo substantial rehabilitation or conversion to condominiums), and, therefore, the ARO requirements apply only to the 121 new units in the Planned Development. The Applicant has agreed to satisfy its affordable housing obligation by providing all required affordable units on-site (15% of 121, rounded down = 18), as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the Pilot, the Applicant is required to lease the affordable units to households earning up to 80% of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), at prices affordable to households earning up to 60% AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, including by "developing" (i.e., substantially rehabilitating or converting to condos) the existing 33 units, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form, to the Department of Planning and Development ("DPD"), for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be

Applicant: 1200 Ashland LLC
 Address: 1628 West Division Street
 Introduced: September 14, 2016
 Plan Commission: March 15, 2018

recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property.

The Commissioner may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the Applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the Applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 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'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.
17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning

Applicant: 1200 Ashland LLC
 Address: 1628 West Division Street
 Introduced: September 14, 2016
 Plan Commission: March 15, 2018

and Development shall initiate a Zoning Map Amendment to rezone the property to a B3-5 Community Shopping District.

Applicant: 1200 Ashland LLC
Address: 1628 West Division Street
Introduced: September 14, 2016
Plan Commission: March 15, 2018

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

BULK REGULATIONS AND DATA TABLE

Gross Site Area:	58,867 square feet (1.36 acres)
Area of Public R.O.W.	10,927 square feet (0.25 acres)
Net Site Area:	48,570 square feet (1.11 acres)
Permitted Floor Area Ratio:	4.0
Maximum Number of Dwelling Units:	154 residential dwelling units
Number of Off-Street Parking Spaces:	141 total parking spaces
Minimum Number of Bicycle Parking Spaces:	124 bicycle spaces
Minimum Off-Street Loading Spaces:	1 loading space
Setbacks from Property Line:	In substantial compliance with the attached Site Plan
Maximum Building Height:	180' - 0"

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 3/7/2018

DEVELOPMENT INFORMATION

Development Name: Vision 2

Development Address: 1628 W Division St, Chicago, IL 60622

Zoning Application Number, if applicable: 18947

Ward: 1st

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

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)

☒ 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 RDM Development

Developer Contact Jim Panella

Developer Address 1200 N Ashland Ave, Chicago, IL

Email jpanella@rdmhomes.com

Developer Phone 773-529-3200

Attorney Name Sara Barnes

Attorney Phone 312-782-1983

TIMING

Estimated date marketing will begin 6/1/2019

Estimated date of building permit* 1/1/2019

Estimated date ARO units will be complete 3/1/2020

*note that the in-lieu fee and recorded covenant 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)

Kara Breems, DPD

Date

3-8-18

Developer/Project Manager

Date

3/7/18

Applicant Contact Information

Name: Jim Panella

Email: jpanella@rdmhomes.com

Development Information

Address

Submitted Date: 03/07/2018

Number From: 1624

Number To: 1628

Direction: W

Street name: Division St

Postal Code: 60622

Development Name

Vision 2

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 1

ARO Zone: Higher Income

Pilot Area: Milwaukee Corridor

Details

ARO trigger: Zoning change

Total units: 121

Development type: Rent

Requirements

Onsite Units: 18 Off-Site units: 24

How do you intend to meet your ARO Unit obligations?

On-Site: 18

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 18

Project Name **Vision 2**
 Zoning Application number, if applicable **18947**
 Address **1624 W Division**
 Is this a For Sale or Rental Project? **Rental**
 Anticipated average per rent/price? **\$3.95**

Total Units in Project	121
Total ARO units (must be 15% of Total Units if on-site or 20% of Total units if off-site**)	18

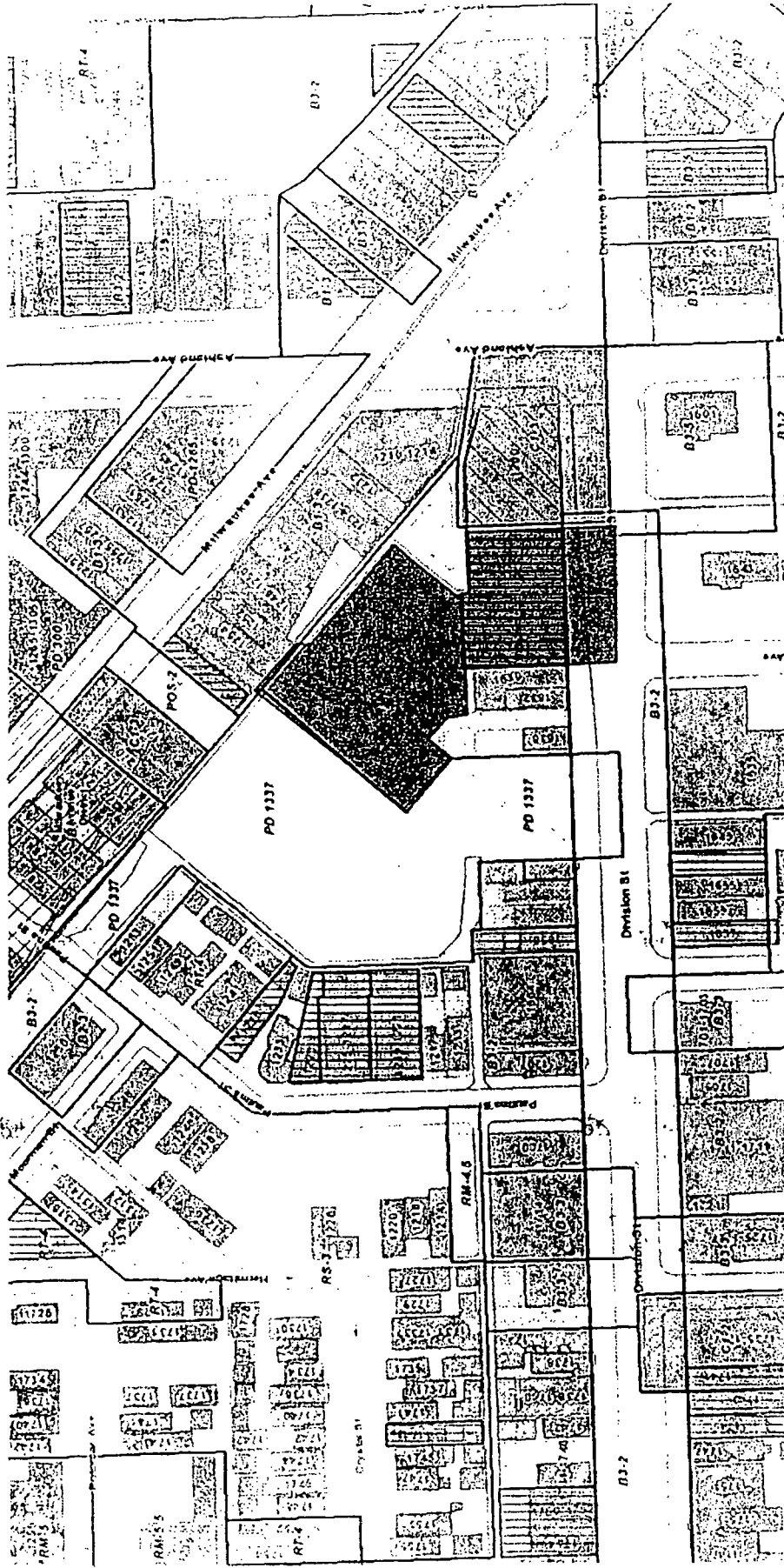
Summary					
unit type	market rate		ARO		affordable v market square footage
	how many?	% of total	avg. square footage	% of total	
studio	24	23%	409	28%	95%
one-bed	47	46%	684	44%	97%
two-bed	23	22%	924	22%	101%
three-bed	9	9%	1,266	6%	100%

	Market Rate Units		Affordable Units	
	Yes	No	Yes	No
Parking	Yes		Yes	
Laundry	Yes		Yes	
Appliances				
Refrigerator		TBD		Comparable to Market
age/EnergyStar/make/model/color				
Dishwasher		TBD		Comparable to Market
age/EnergyStar/make/model/color				
Stove/Oven		TBD		Comparable to Market
age/EnergyStar/make/model/color				
Microwave		TBD		Comparable to Market
age/EnergyStar/make/model/color				
Bathroom(s)				
how many?				
Half bath? Full bath?				
Kitchen countertops				
material		Granite		Granite
Flooring		TBD		TBD
material				
HVAC	Yes		Yes	
Other				

FOR PUBLICATION

PLAN FOR DIVISION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT



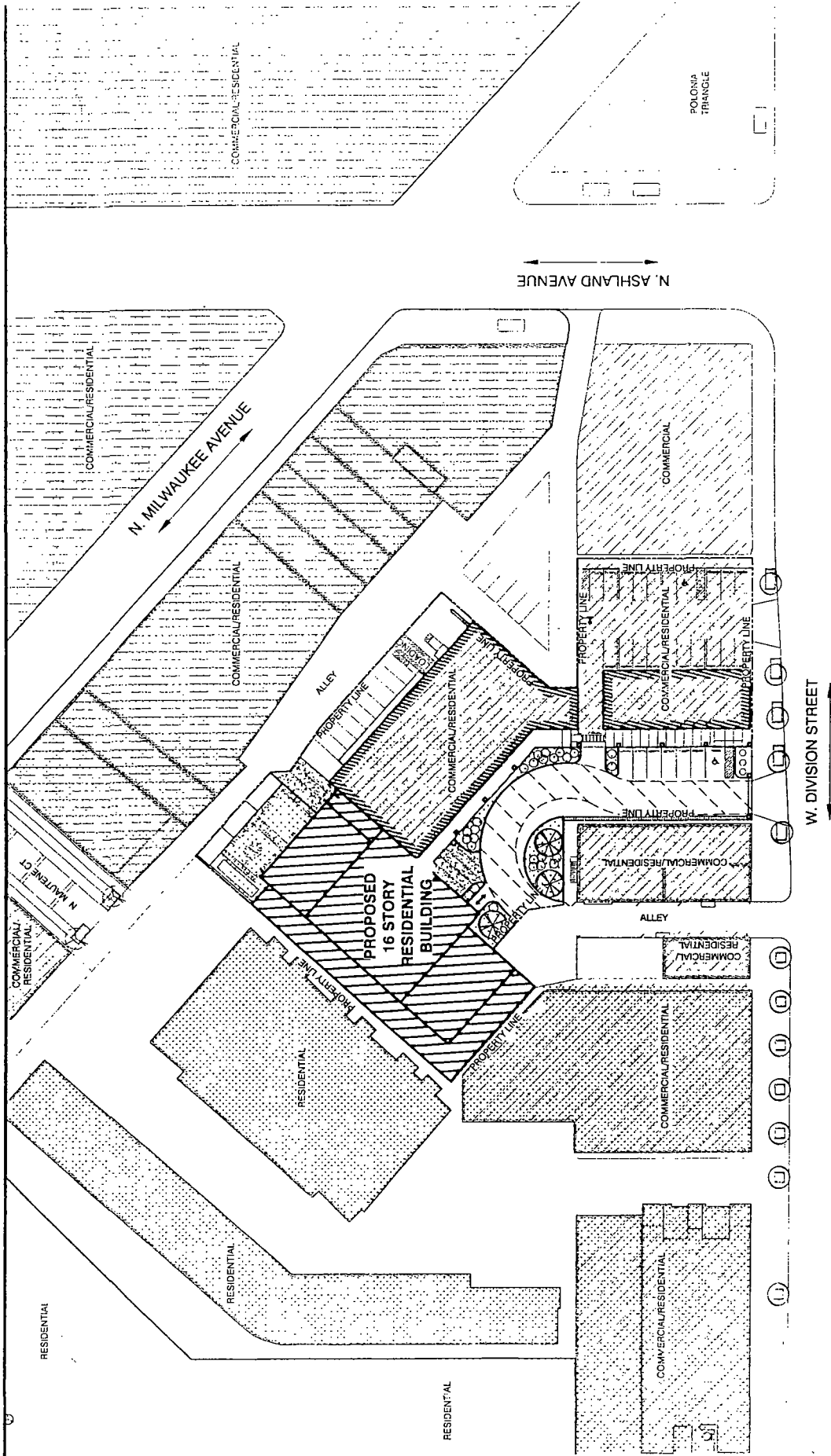
VISION II
AG/CAIT 3-14

DIVISION STREET
CHICAGO, IL 60622

Wallin • Gomez
APPLICANT: 1220 ASHLAND LLC
ADDRESS: 1220 WEST DIVISION ST
APPROVED: SEPTEMBER 14, 2016
PLAN COMMISSION: MARCH 15, 2016
P 312-427-4223 & F 312-427-4817

FINAL FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 10 - LAND USE MAP



Wallin - Gomez APPLICANT: 1200 ASHLAND, LLC
 ADDRESS: 1628 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2016
 PLAN COMMISSION: MARCH 15, 2018
 711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1027
 P: 312-427-4702 • F: 312-427-6611



01

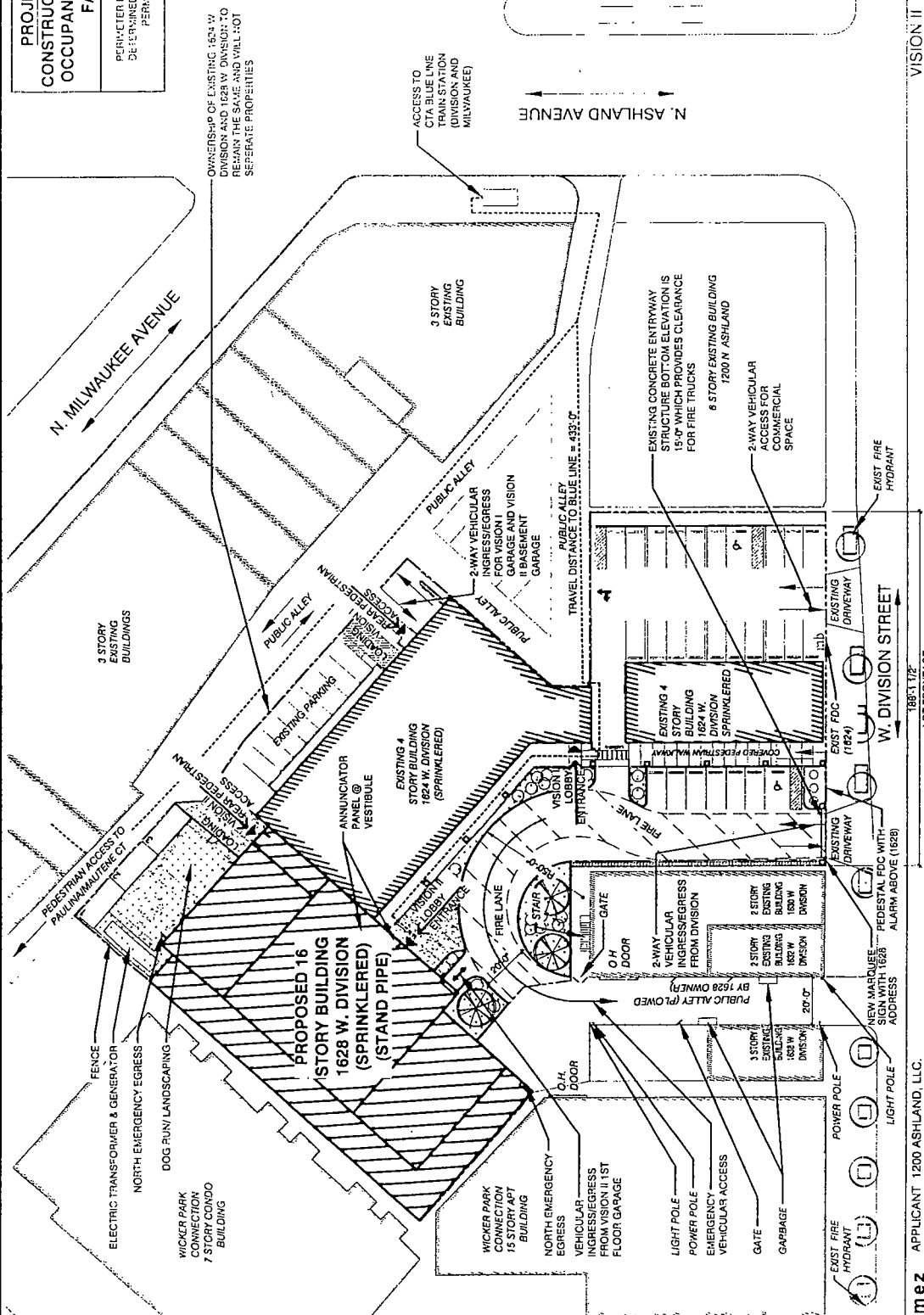
LAND USE MAP

SCALE: 1" = 50'

VISION II LAND USE
 PLOT DATE: 3/8/18
 MAP
 DIVISION STREET
 CHICAGO, IL 60622
 10

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 08 - SITE PLAN

PROJECT DATA
CONSTRUCTION TYPE: 1B
OCCUPANCY: A-2, MULTI
FAMILY



Wallin • Gomez
WALLIN • GOMEZ LLC
1711 South Dearborn Street, Suite 606
Chicago, Illinois 60605 1627
P 312 427-4702 ■ F 312-427-6611

188'-1 1/2'-
LOT FRONTAGE
PRELIMINARY SITE PLAN

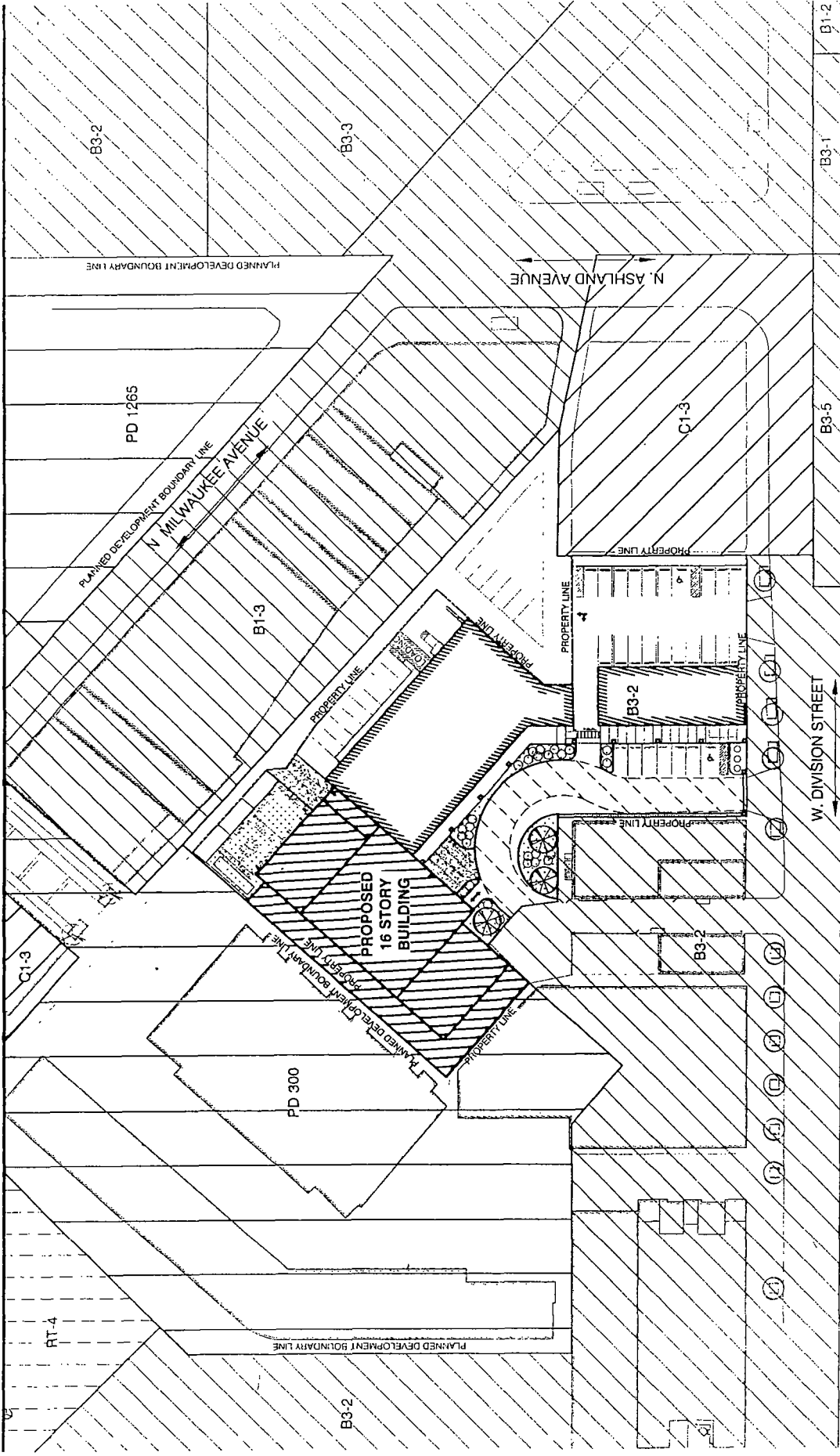
VISION II SITE PLAN

DIVISION STREET
CHICAGO, IL 60622

SCALE: 1" = 40'

FINAL FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 09 - BOUNDARY LINE MAP



Wallin - Gomez
APPLICANT: 1200 ASHLAND, LLC
ADDRESS: 1628 WEST DIVISION ST
INTRODUCED SEPTEMBER 14, 2016
PLAN COMMISSION MARCH 15, 2018



01

BOUNDARY LINE MAP

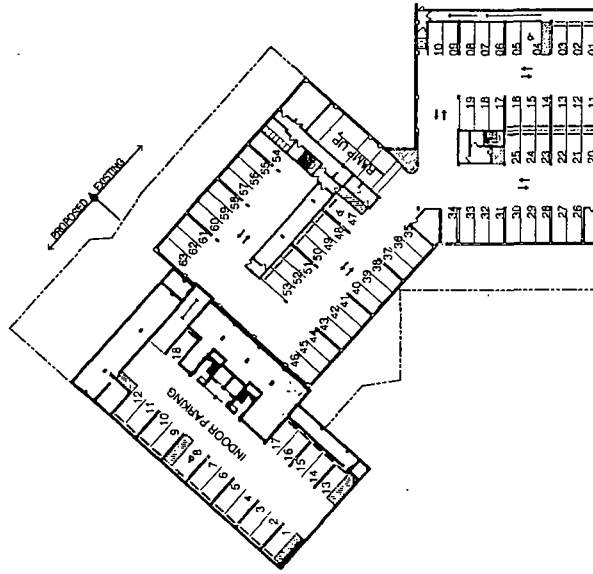
SCALE 1" = 50'

VISION II
PLOT DATE 3/8/18
DIVISION STREET
CHICAGO, IL 60622

09

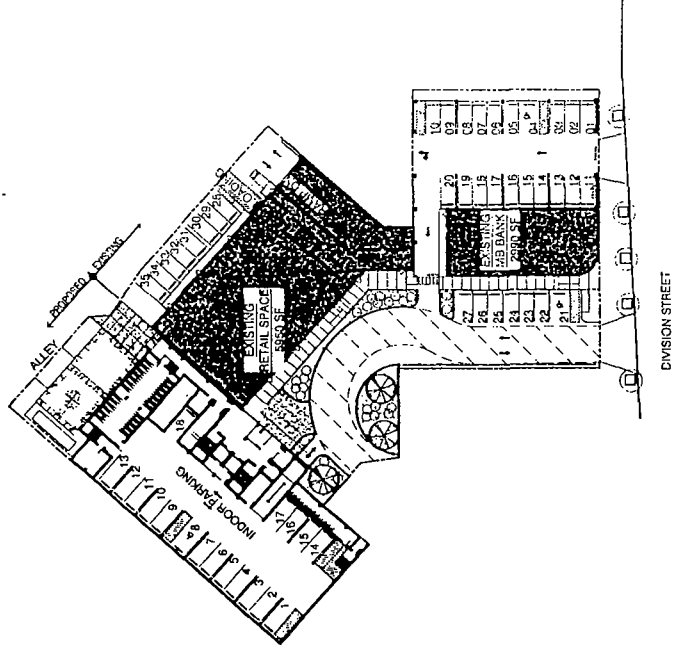
RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 12 - PARKING PLANS

63 EXISTING PARKING SPOTS - NO CHANGE
18 PROPOSED PARKING SPOTS
 81 COMBINED PARKING SPOTS
 (ALL RESIDENTIAL)



01 BASEMENT PARKING PLAN
 SCALE 1" = 60'

48 EXISTING PARKING SPOTS - (REDUCTION OF 13 FOR LANDSCAPE)
18 PROPOSED PARKING SPOTS
 53 TOTAL PARKING SPOTS
 (27 COMMERCIAL)
 (26 RESIDENTIAL)



02 FIRST FLOOR PARKING PLAN
 SCALE 1" = 50'

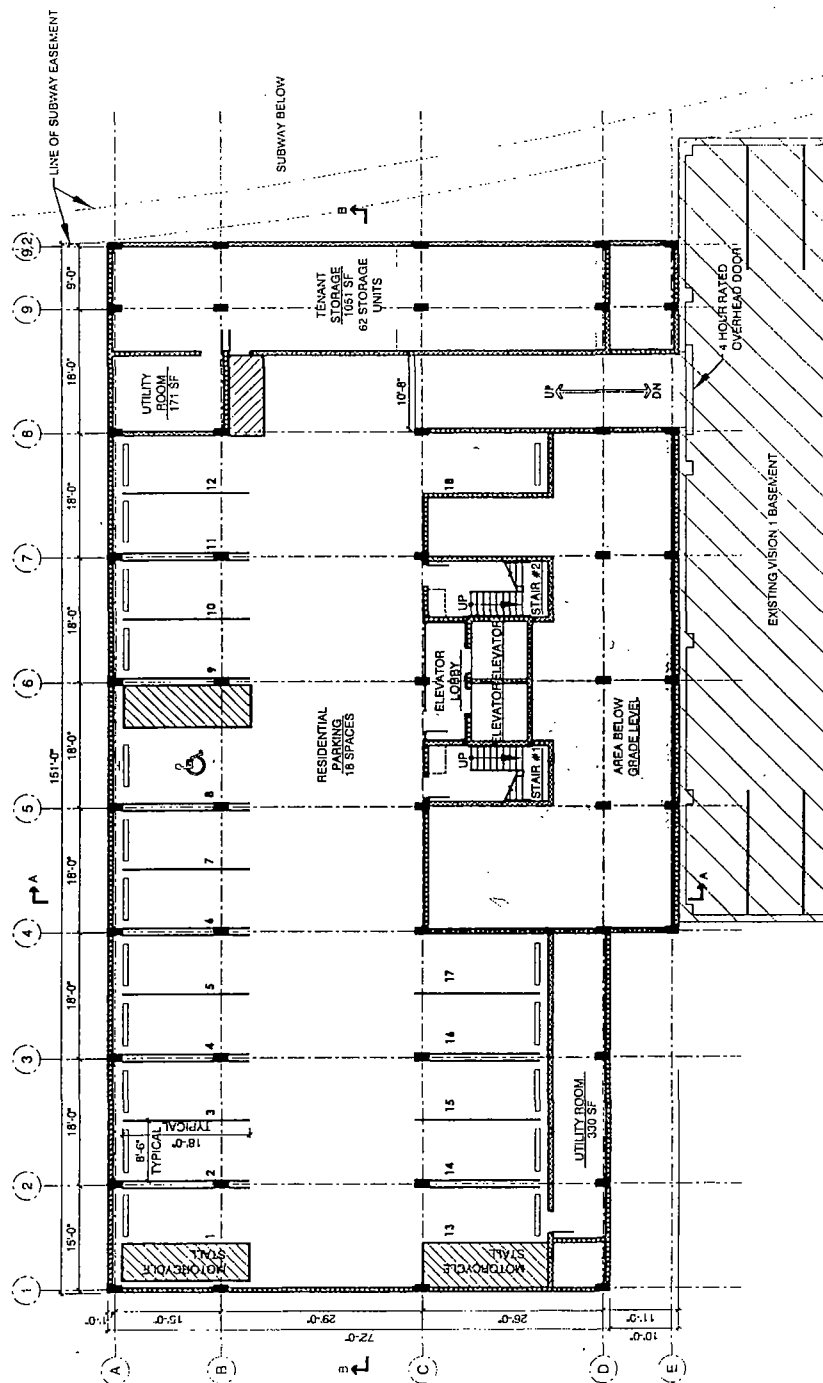
Wallin • Gomez
 APPLICANT: 1200 ASH-LAND, LLC.
 ADDRESS: 1628 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2016
 PLAN COMMISSION: MARCH 15, 2018
 Chicago, IL 60605-1827
 P 312 427 4702 F 312 427 6511

PARKING QUANTITIES
 TOTAL EXISTING: 111
 TOTAL PROPOSED: 134
 INCREASE: 23

PARKING BREAK-DOWN
 TOTAL COMMERCIAL: 27
 TOTAL RESIDENTIAL: 107
 TOTAL PROPOSED: 134

VISION II
 PLOT DATE 3/8/18
 DIVISION STREET
 CHICAGO, IL 60622
PARKING PLANS
12

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 13 - BASEMENT FLOOR PLAN



Wallin • Gomez
ARCHITECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605 • 827
P 312-427 4702 • F 312-427 6611

APPLICANT, 1200 ASHLAND, LLC.
ADDRESS 1628 WEST DIVISION ST
INTRODUCED SEPTEMBER 14, 201
PLAN COMMISSION. MARCH 15, 20

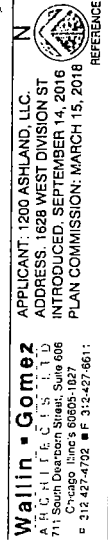


BASEMENT
9,864 SF

BASEMENT FLOOR PLAN

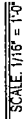
SCALE: 1/16" = 1'-0"

VISION II
FLOOR DATE 3/10/18
DIVISION STREET
CHICAGO, IL 60622
13



01 2ND FLOOR PLAN 8,900 SF

VISION II
PLOT DATE 3/31/72
DIVISION STREET
CHICAGO, IL 60622
2ND FLOOR
PLAN
15


$$\underline{\underline{16^{\circ} = 1^{\circ}0^{\circ}}}$$

3RD - 9TH
FLOOR PLAN
16

THE



APPLICANT: 1200 ASHLAND, LLC.
ADDRESS: 1628 WEST DIVISION ST
INTRODUCED: SEPTEMBER 14, 201
PLAN COMMISSION: MARCH 15, 20



10

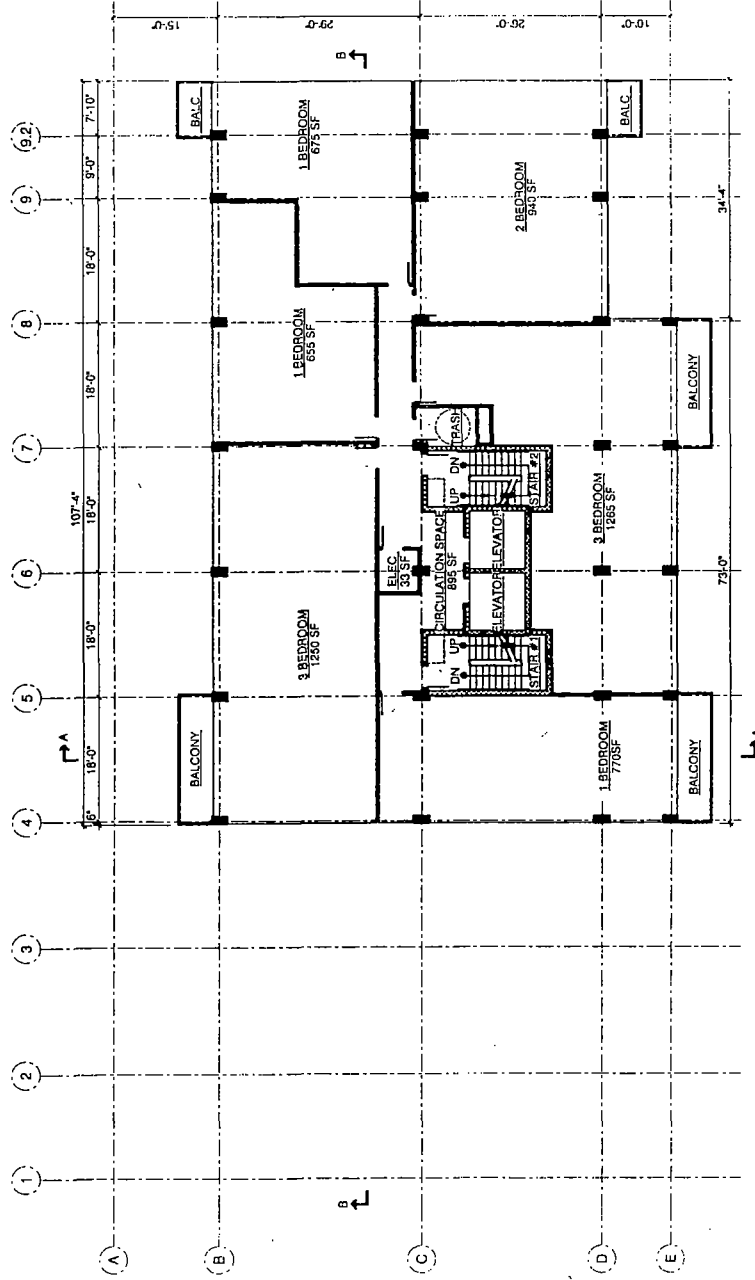
10TH FLOOR PLAN AND DECK LEVEL
6,848 SF

VISION II
PLOT DATE 7/18/83
DIVISION STREET
CHICAGO, IL 60622

10TH FLOOR
PLAN
17

FINAL FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 18 - 11TH FLOOR PLAN



VISION II

11TH FLOOR

PLAN

PLOT DATE

3/15/18

DIVISION STREET

CHICAGO, IL 60622

18

Wailin • Gomez

APPLICANT: 1200 ASHLAND, LLC

ADDRESS: 1628 WEST DIVISION ST

INTRODUCED SEPTEMBER 14, 2016

PLAN COMMISSION, MARCH 15, 2018

Chicago, Illinois 60605-1827

P 312-427-4722 F 312-427-5611

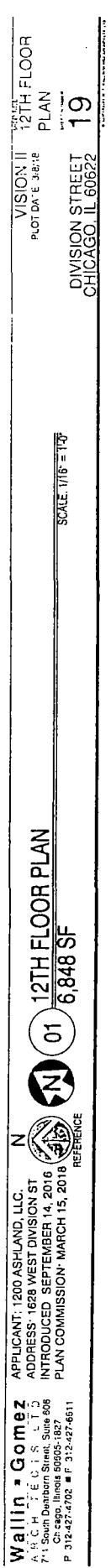
01

11TH FLOOR PLAN

6,848 SF

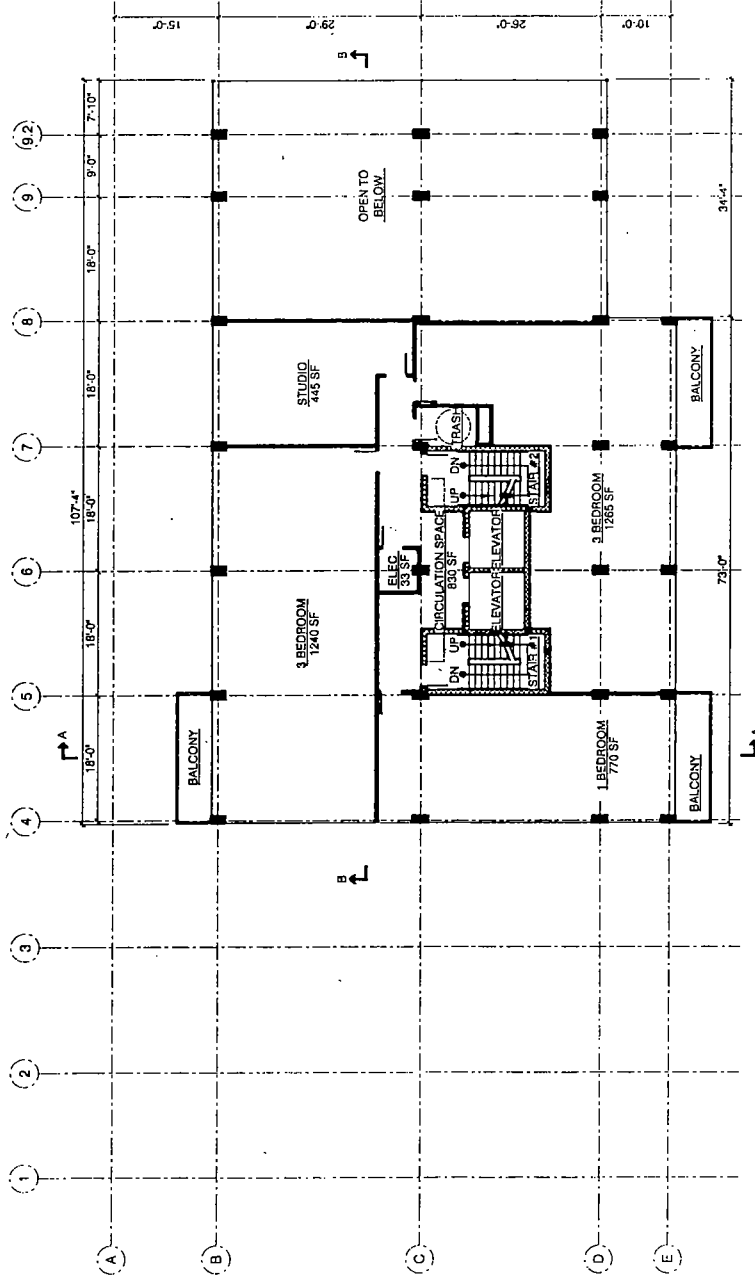
SCALE: 1/16" = 1'-0"

FOR REPLY ONLY



Wallin • Gomez
ARCH TECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605-1827
P 312-427-4702 ■ F 312-427-6611

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 20 - 13TH FLOOR PLAN



Wallin + Gomez
 ARCHITECTS LTD
 711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1827
 P 312 427-4722 F 312 427-6511

APPLICANT: 1200 ASHLAND, LLC.
 ADDRESS: 1628 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2016
 PLAN COMMISSION: MARCH 15, 2018

01 13TH FLOOR PLAN
4,890 SF

VISION II
 PLOT DATE: 3/6/18
 DIVISION STREET
 CHICAGO, IL 60622

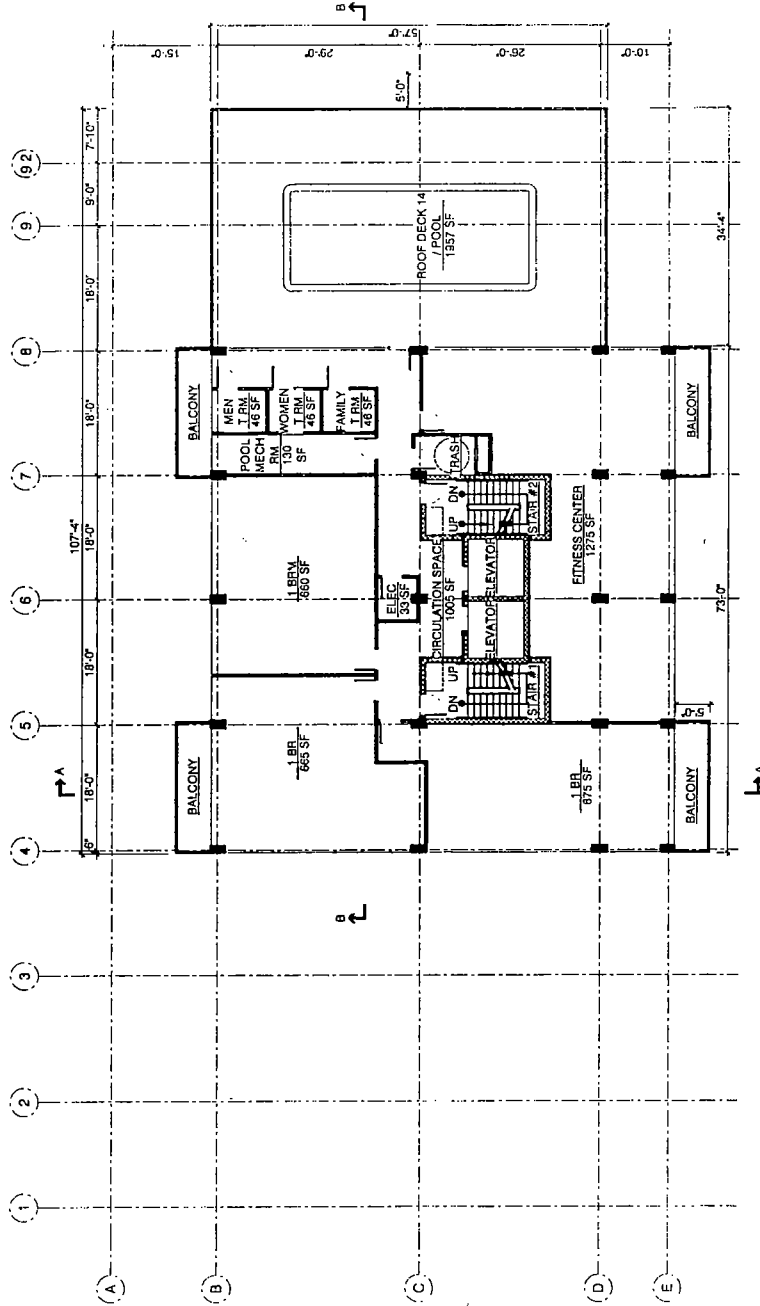
SCALE: 1/16" = 1'-0"



REFERENCE

13TH FLOOR
 PLAN
 20

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 21 - 14TH FLOOR PLAN



Wallin • Gomez
 ARCHITECTS, LLC
 711 South Dearborn Street, Suite 808
 Chicago, Illinois 60605-1827
 P 312-427-4702 ■ F 312-427-6611

APPLICANT: 1200 ASHLAND, LLC
 ADDRESS: 1628 WEST DIVISION ST
 INTRODUCED: SEPTEMBER 14, 2016
 PLAN COMMISSION: MARCH 15, 2018

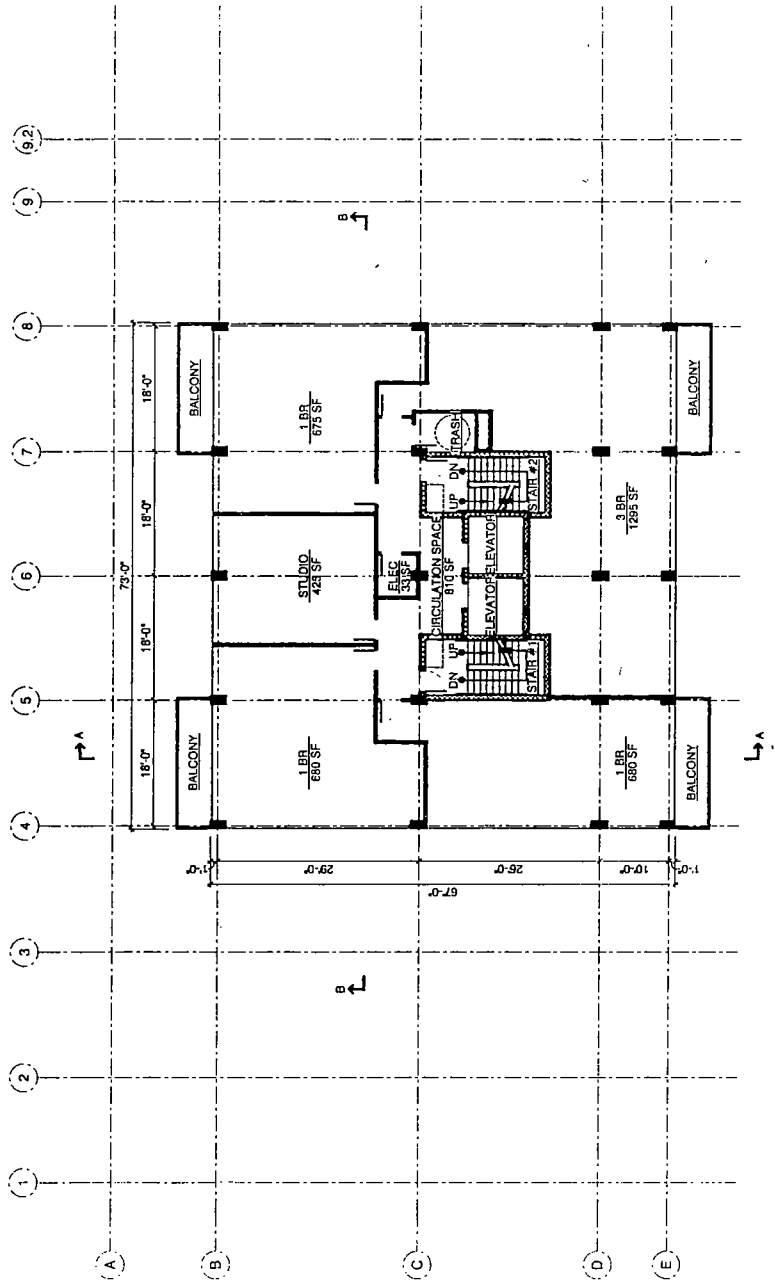
VISION II
 FLOT DATE 3/8/18
 DIVISION STREET
 CHICAGO, IL 60622

14TH FLOOR
 PLAN
 21

SCALE 1/16" = 1'-0"

NOT FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 22 - 15TH-16TH FLOOR PLAN



Wallin + Gomez
ARCHITECTS LTD
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605
P 312-427-4722 F 312-427-6611

APPLICANT: 1200 ASHLAND, LLC.
ADDRESS: 1628 WEST DIVISION ST
INTRODUCED: SEPTEMBER 14, 2016
PLAN COMMISSION: MARCH 15, 2018

VISION II
PLOT DATE: 3/9/18
DIVISION STREET
CHICAGO, IL 60622

15TH-16TH FLOOR PLAN

01 4,890 SF

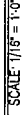
SCALE: 1/16" = 1'-0"

REFERENCE

15TH-16TH FLOOR PLAN

22

NOTIFICATION

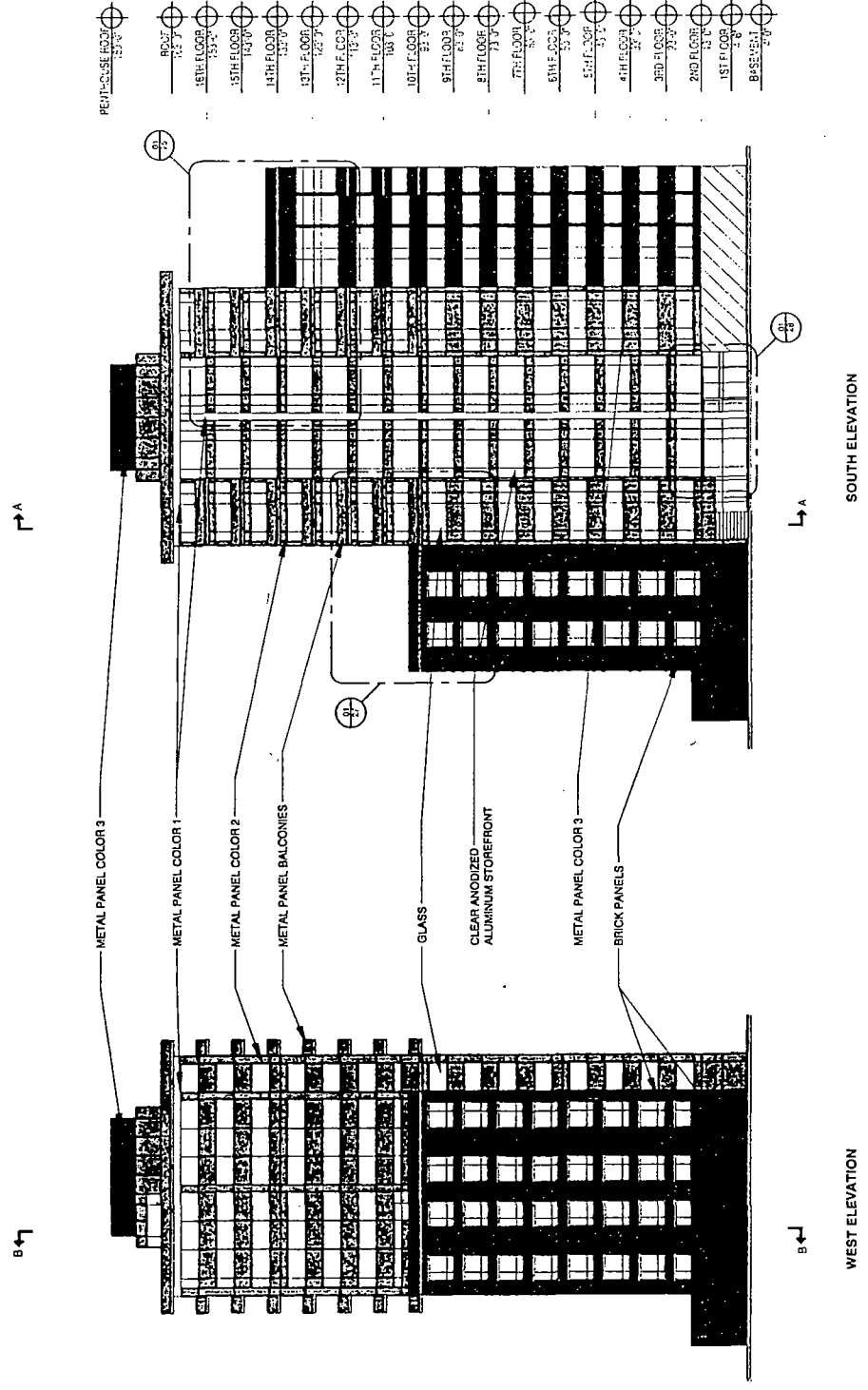


ROOF PLAN

DIVISION STREET
CHICAGO, IL 60622

NOT FOR PUBLICATION

RESIDENTIAL/BUSINESS PLANNED DEVELOPMENT NO. 24 - ELEVATIONS



Wallin • Gomez
ARCHITECTS, L.L.C.
711 South Dearborn Street, Suite 606
Chicago, Illinois 60605-1827
P 312-427-4702 F 312-427-6511

APPLICANT: 1200 ASHLAND, LLC.
ADDRESS 1628 WEST DIVISION ST
INTRODUCED SEPTEMBER 14, 2016
PLAN COMMISSION: MARCH 15, 2018

VISION II
PLOT DATE 2/21/18

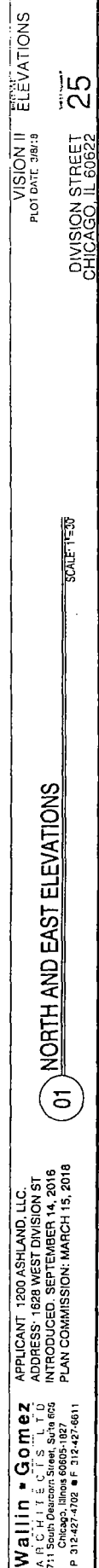
01 SOUTH AND WEST ELEVATIONS

SCALE 1"=30'

VISION II
PLOT DATE 2/21/18

24
DIVISION STREET
CHICAGO, IL 60622

NOTED



DIVISION STREET
CHICAGO, IL 60622

SCALE: 1"=30'

Wallin & Gomez
ARCHITECTS LTD.
17171 South Decatur Street, Suite 605
Chicago, Illinois 60655-1827
P 312-427-4702 • F 312-427-6611