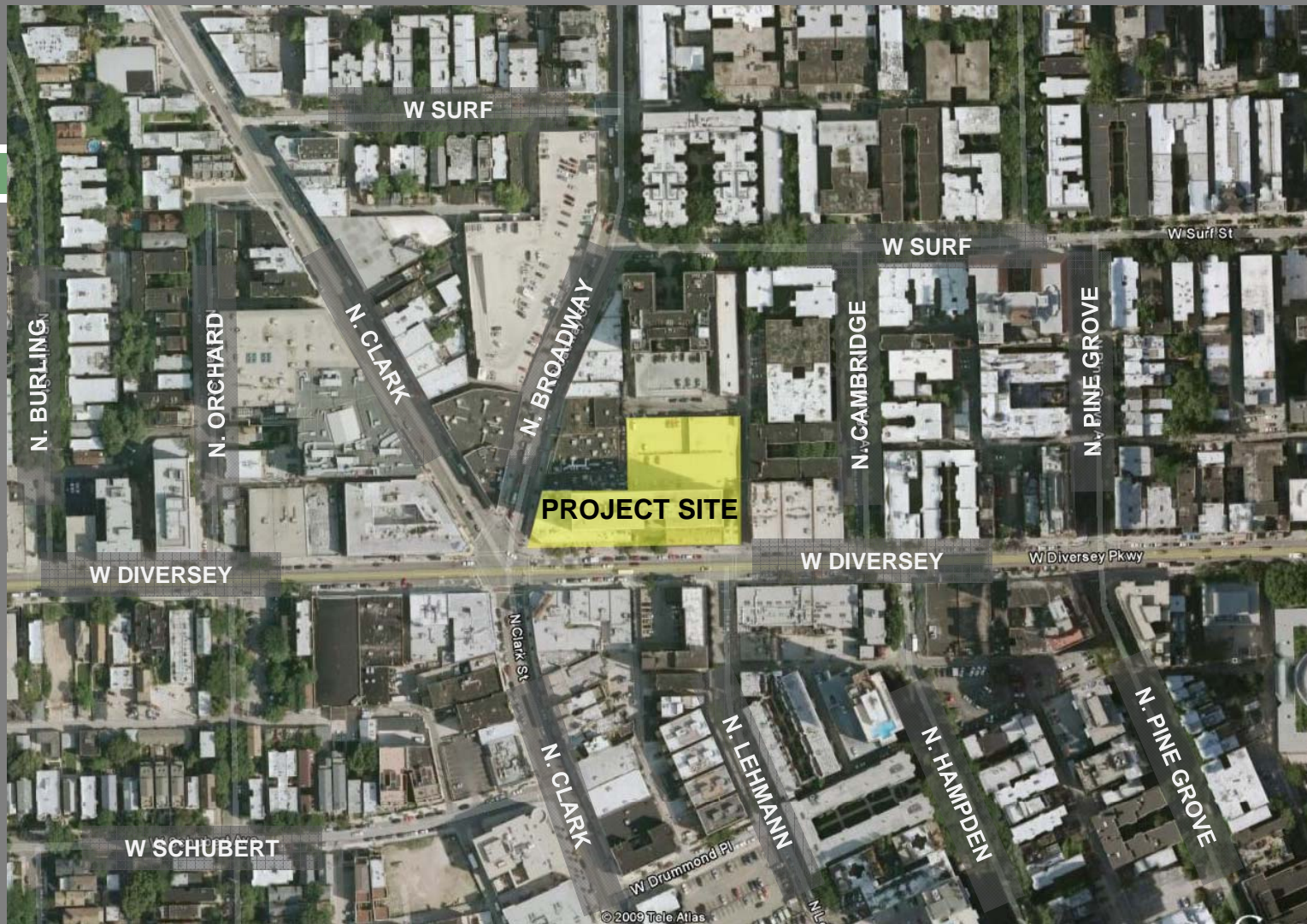


***554 – 628 W. DIVERSEY PARKWAY***  
***2801 – 2807 N. BROADWAY***  

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**CHICAGO, IL**

**PLAN COMMISSION PRESENTATION**



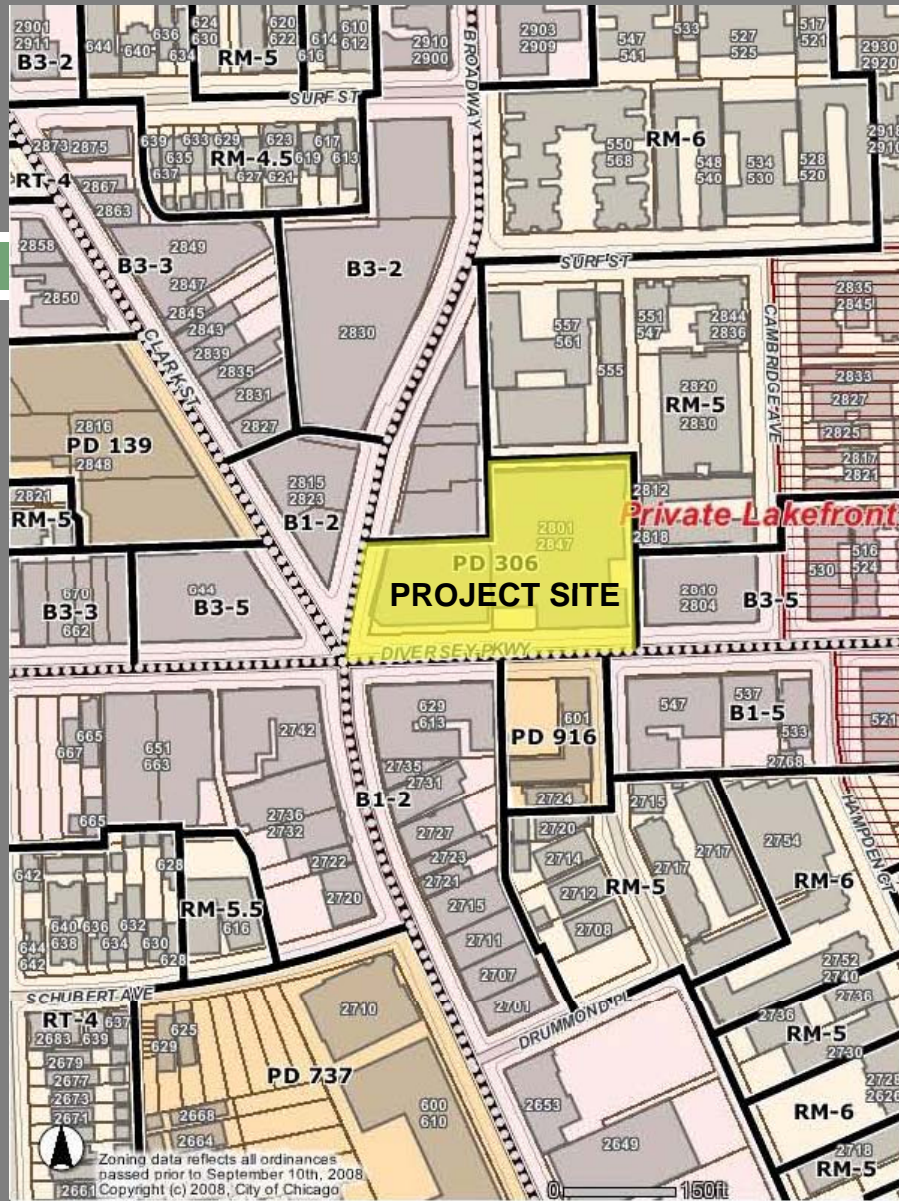
Existing Site — Context Aerial



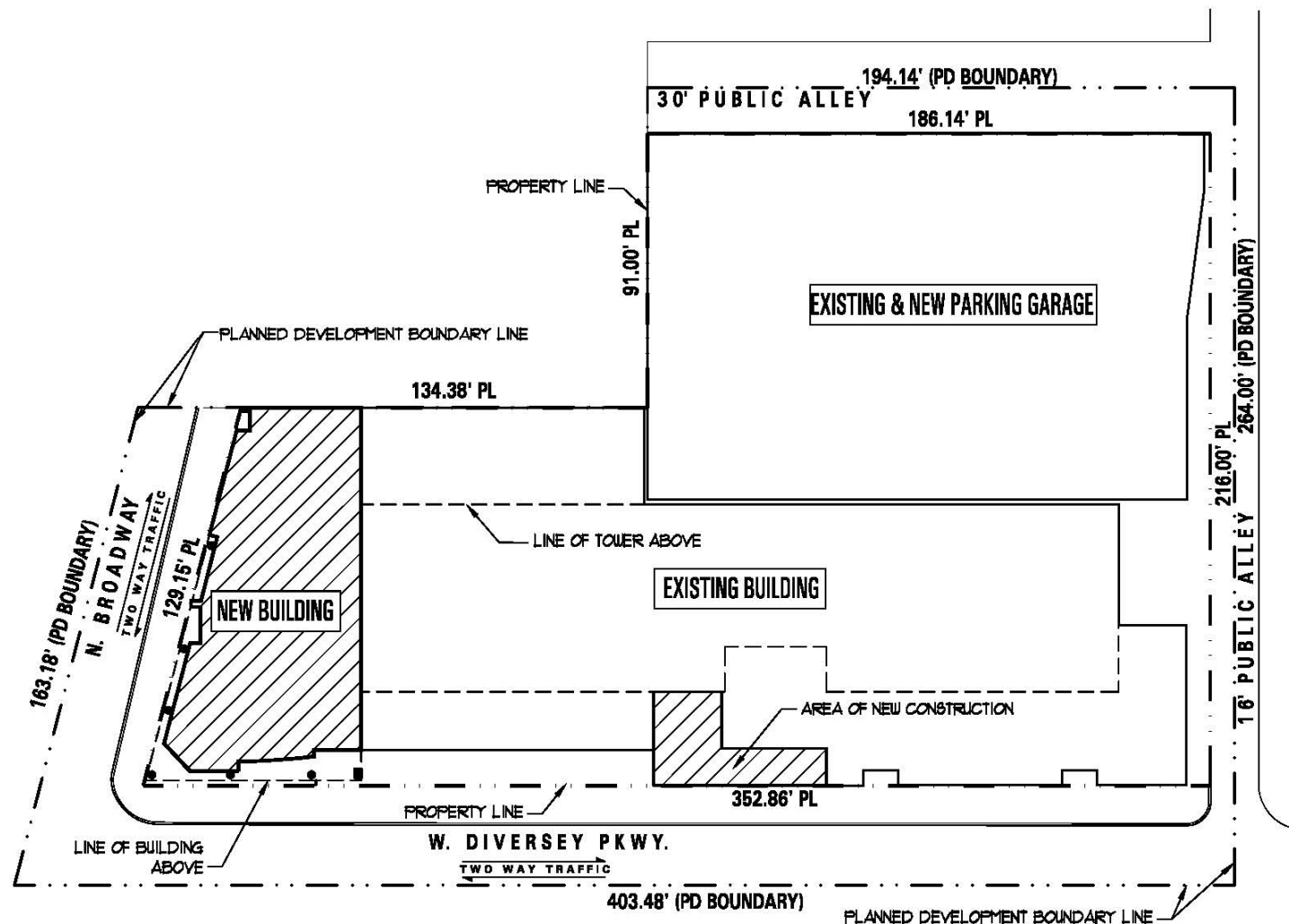


Context Aerial – NE view of existing





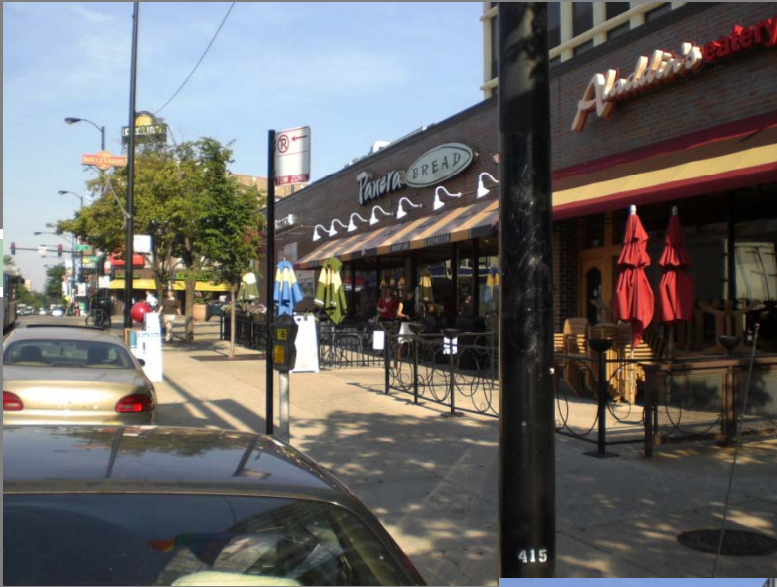
Zoning Map



1 PLANNED DEVELOPMENT PROPERTY LINE AND BOUNDARY MAP  
NTS



## Boundary Map



**DIVERSY SIDEWALK  
LOOKING WEST.**



**LOOKING NORTH FROM  
ACROSS DIVERSY**



**LOOKING NORTHWEST ON DIVERSY**

Existing Context Photos

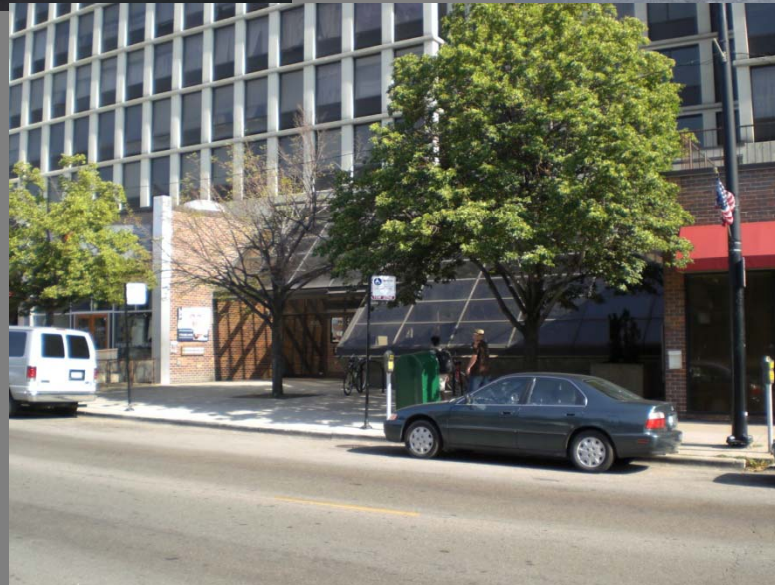




**LOOKING SOUTH FROM  
ALLEY EAST OF SITE**

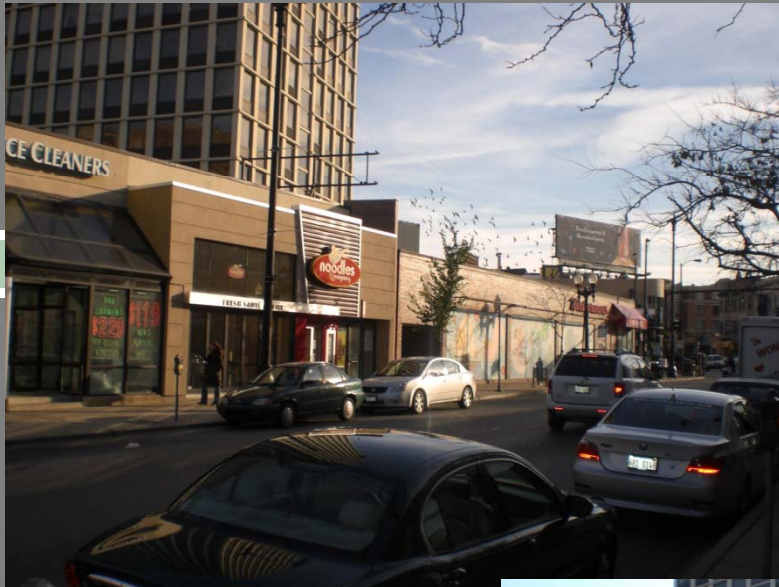


**LOOKING SOUTHWEST  
FROM ALLEY NORTH OF  
SITE**



**RESIDENTIAL ENTRANCE ON DIVERSEY**

## Existing Context Photos



**LOOKING SOUTH FROM  
ACROSS BROADWAY**



**LOOKING SOUTH DOWN  
BROADWAY TOWARD  
SITE**

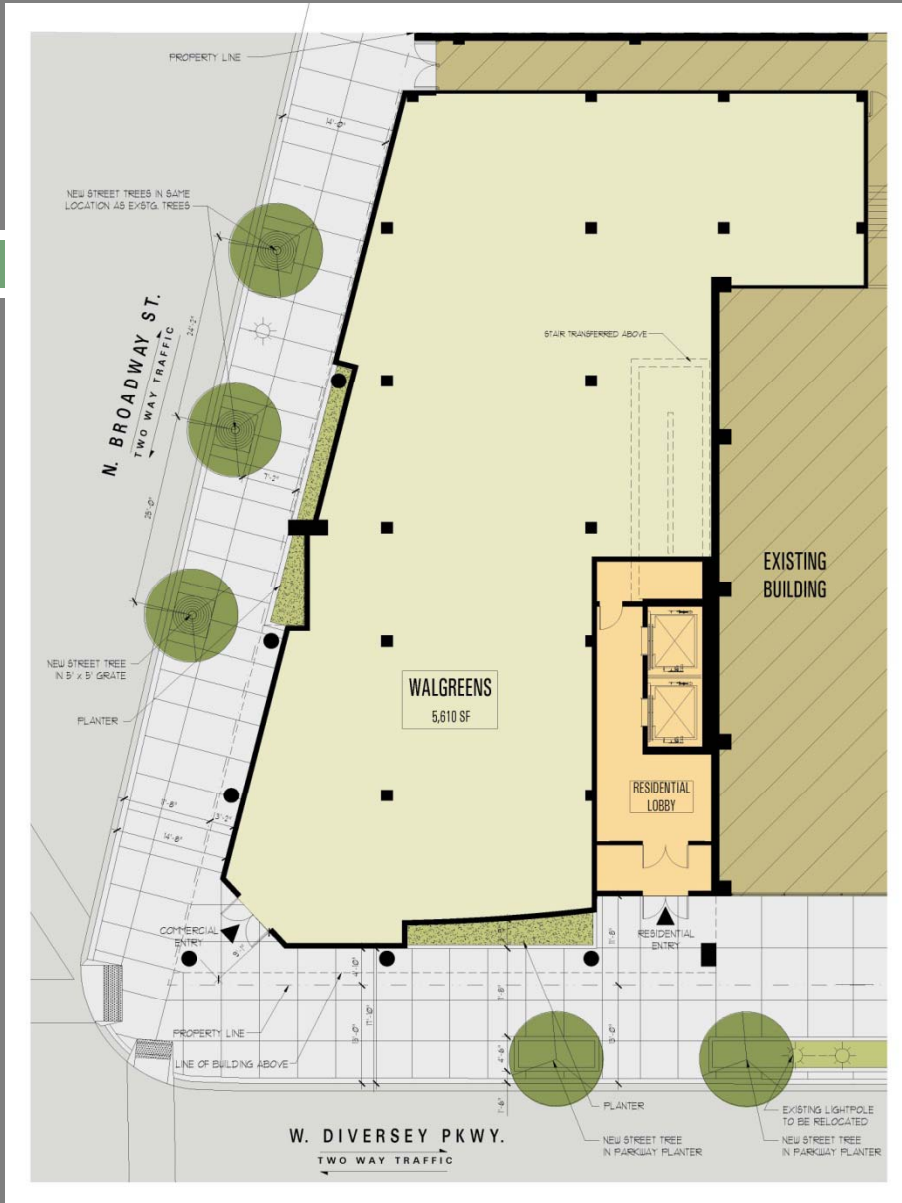


**LOOKING NORTHEAST ON DIVERSEY**

## Existing Context Photos

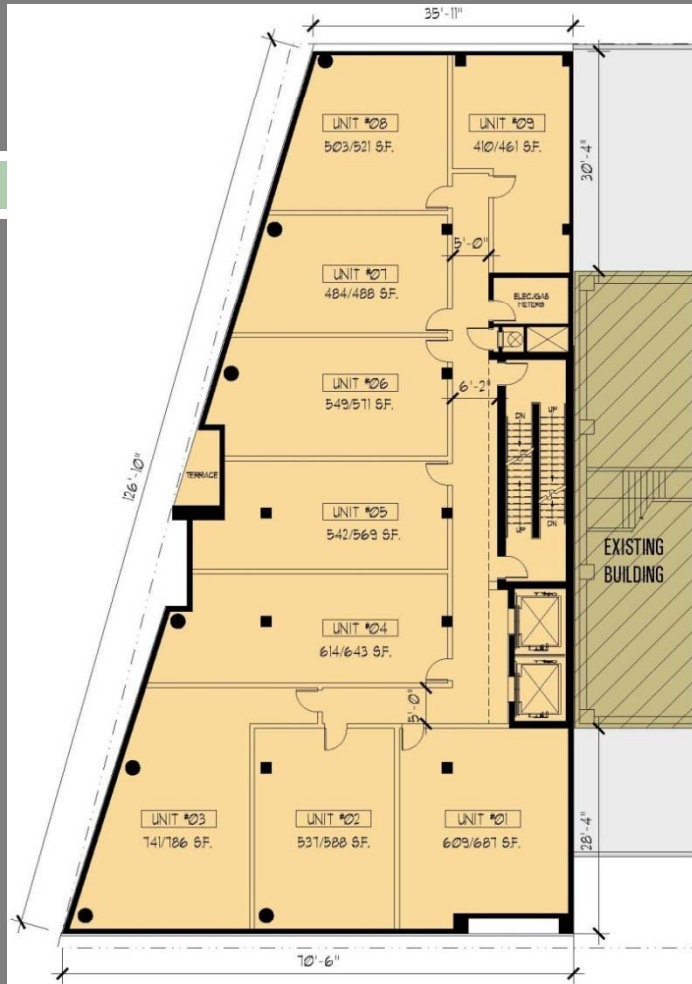






Corner Site Plan





TOTAL OPEN ROOF S.F. CALCULATIONS	
<b>NEW BLDG:</b>	
8TH FLOOR TERRACE	2,382 S.F.
UPPER ROOF ROOF	2,757 S.F.
<b>TOTAL OPEN ROOF</b>	<b>5,139 S.F.</b>
TOTAL GREEN ROOF S.F. CALCULATIONS	
<b>NEW BLDG:</b>	
8TH FLOOR TERRACE (ACTIVE)	2,219 S.F.
UPPER ROOF (INACTIVE)	1,557 S.F.
<b>TOTAL GREEN ROOF</b>	<b>3,776 S.F.</b>
<b>50% + 1,207 = 2,569 + 1,207 = 3,776 (73%)</b>	

1,207 S.F. IS THE AMOUNT OF ADDITIONAL S.F. REQUESTED OF THE DEPARTMENT OF PLANNING AND LAND USE PLANNING TO MAKE UP FOR NO SETBACK AT THE UPPER FLOORS ALONG THE NORTHERN PROPERTY LINE.

## Upper Floor Plan & Green Roof Plan



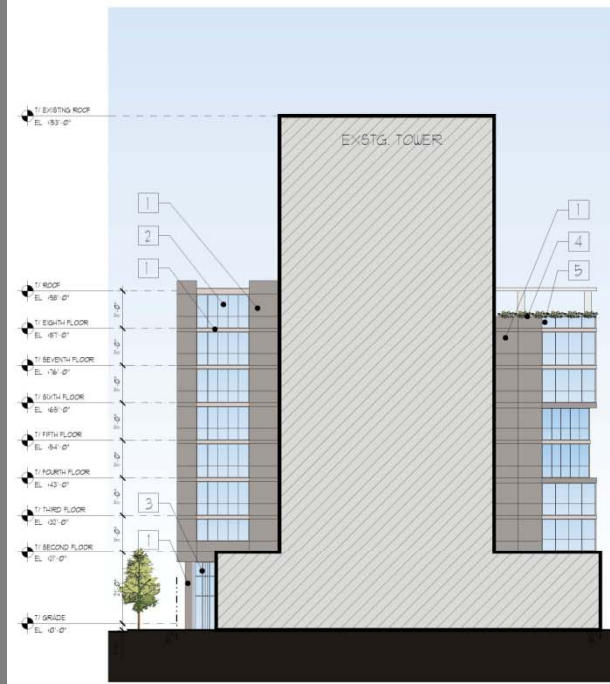




## Elevations — West (Broadway)

#### MATERIAL KEY

1. CONCRETE
2. RESIDENTIAL WINDOW
3. STOREFRONT WINDOW
4. GREEN ROOF
5. GLASS/METAL RAILING
6. EXISTING STOREFRONT
7. EXISTING RES. WINDOWS
8. EXISTING CONCRETE
9. EXISTING BRICK



Elevations — East & South





Perspective Rendering



Perspective Rendering





Perspective Rendering

***554 – 628 W. DIVERSEY PARKWAY***  
***2801 – 2807 N. BROADWAY***  

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**CHICAGO, IL**

**PLAN COMMISSION PRESENTATION**