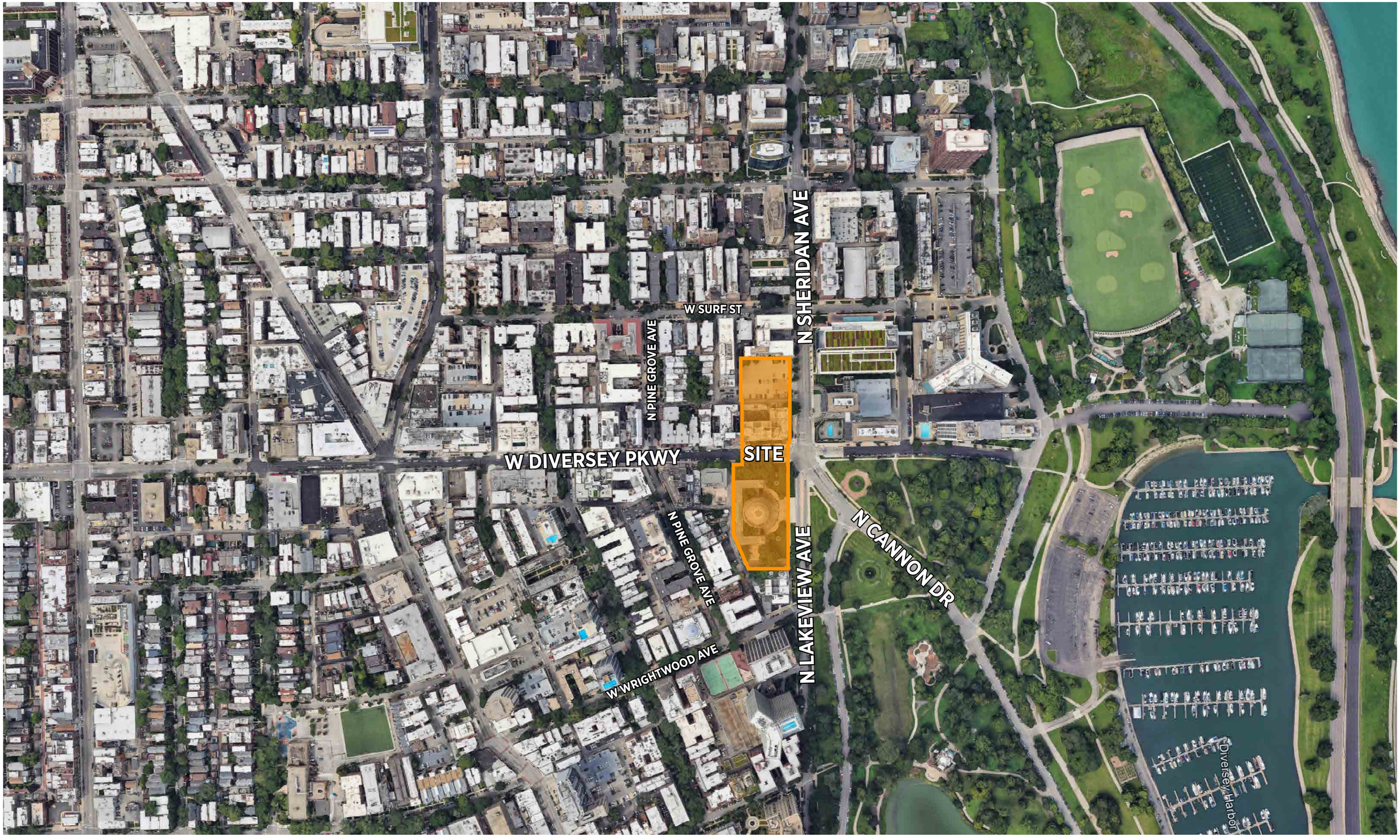


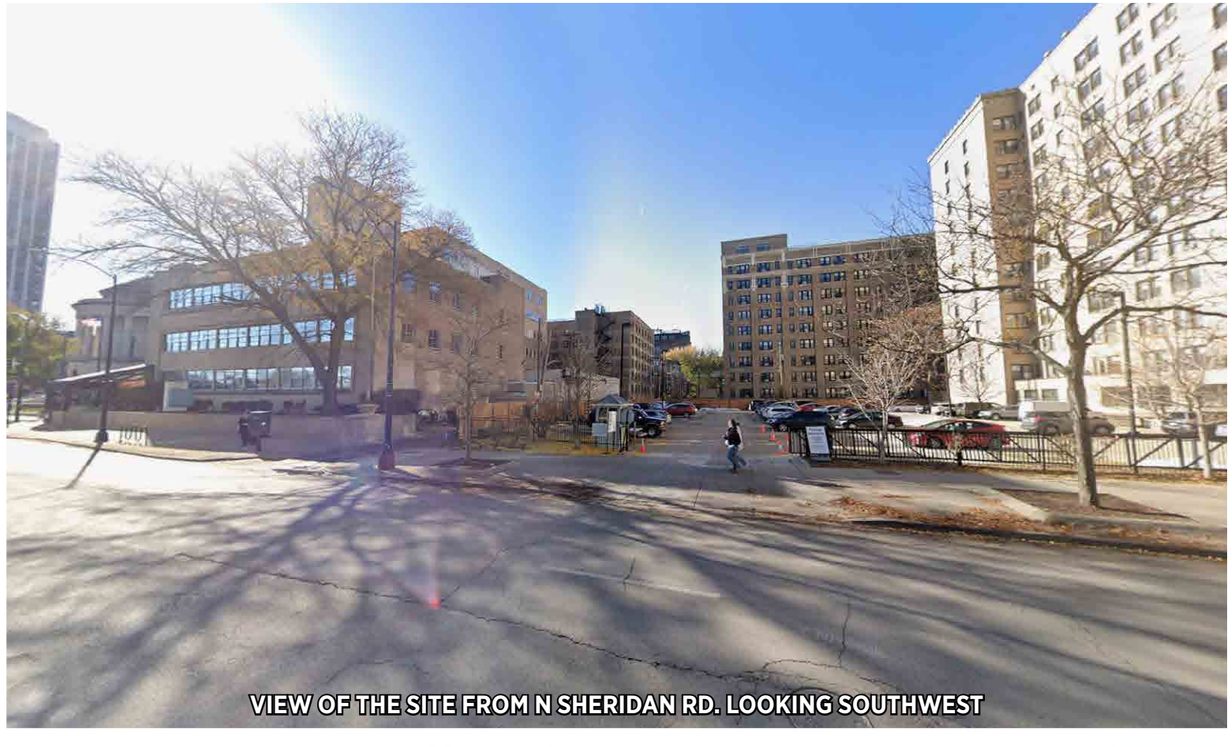
2800 N SHERIDAN

ANTUNOVICH ASSOCIATES • ARCHITECTURE, PLANNING, INTERIOR DESIGN • **CONTINUUM** • DEVELOPER

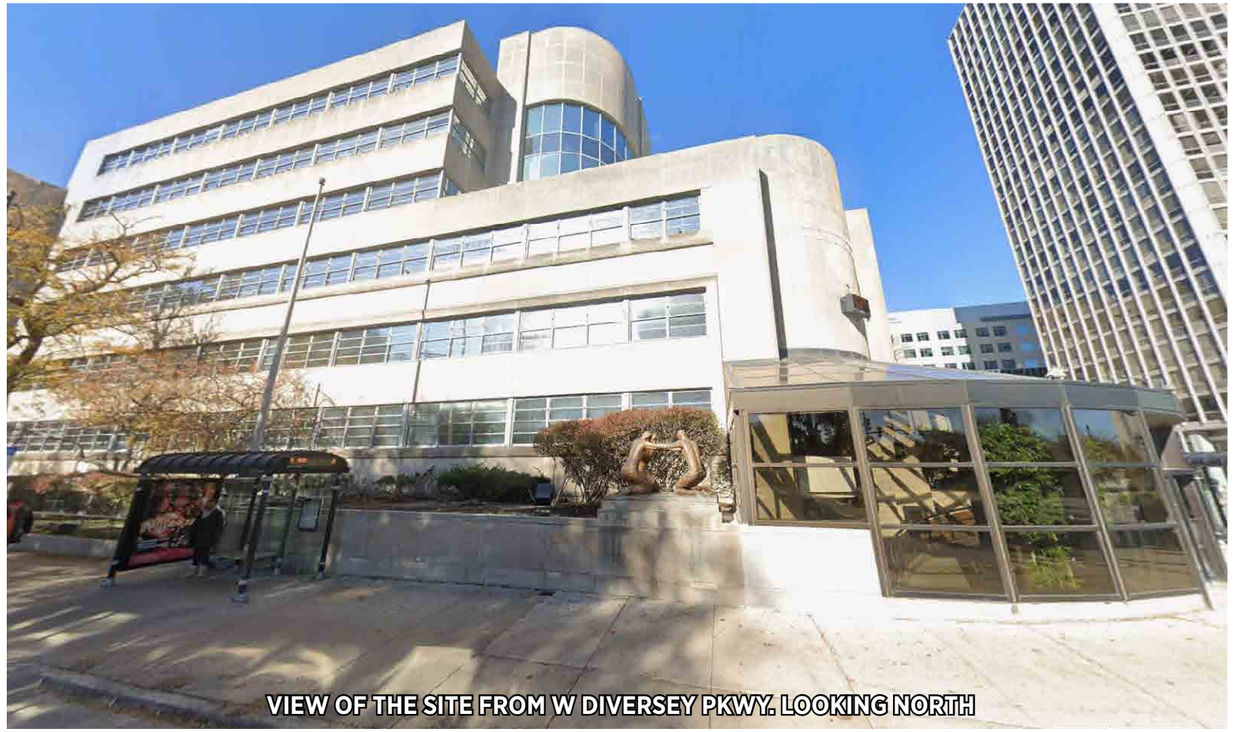

W SURF ST
N SHERIDAN AVE
N PINE GROVE AVE
W DIVERSEY PKWY
SITE
N PINE GROVE AVE
N LAKEVIEW AVE
N CANNON DR
W WRIGHTWOOD AVE
Diversey Harbor



VIEW OF THE SITE FROM N SHERIDAN RD. LOOKING WEST



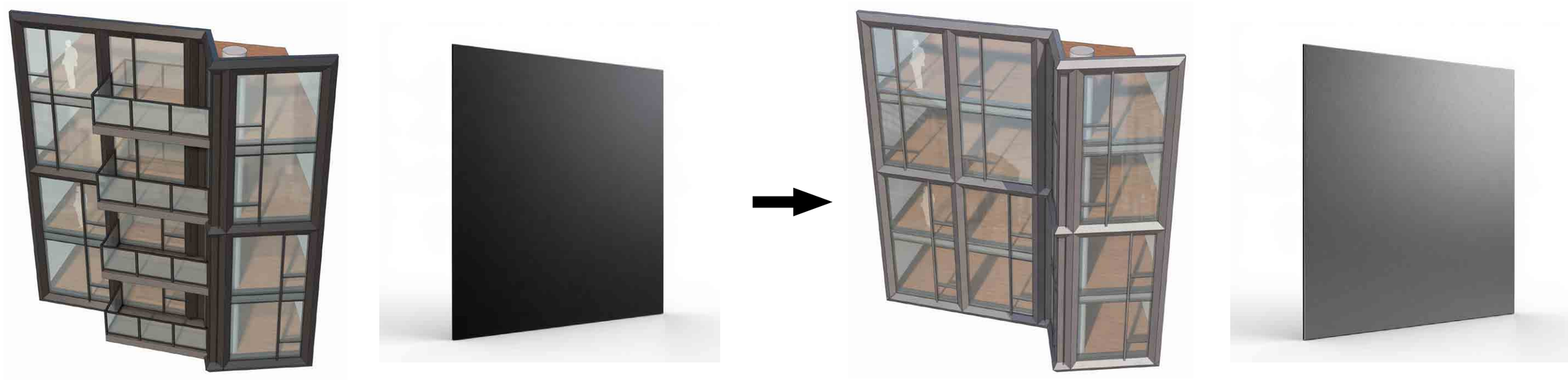
VIEW OF THE SITE FROM N SHERIDAN RD. LOOKING SOUTHWEST



VIEW OF THE SITE FROM W DIVERSEY PKWY. LOOKING NORTH



VIEW OF THE SITE FROM W DIVERSEY PKWY. LOOKING NORTHEAST





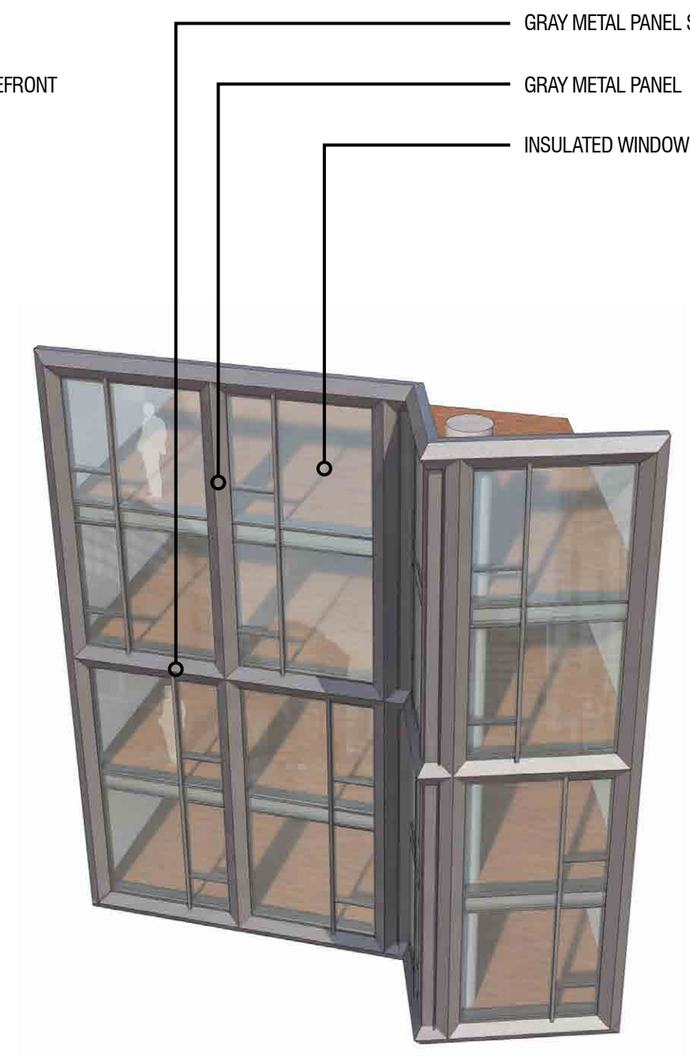
PREVIOUS PROPOSAL



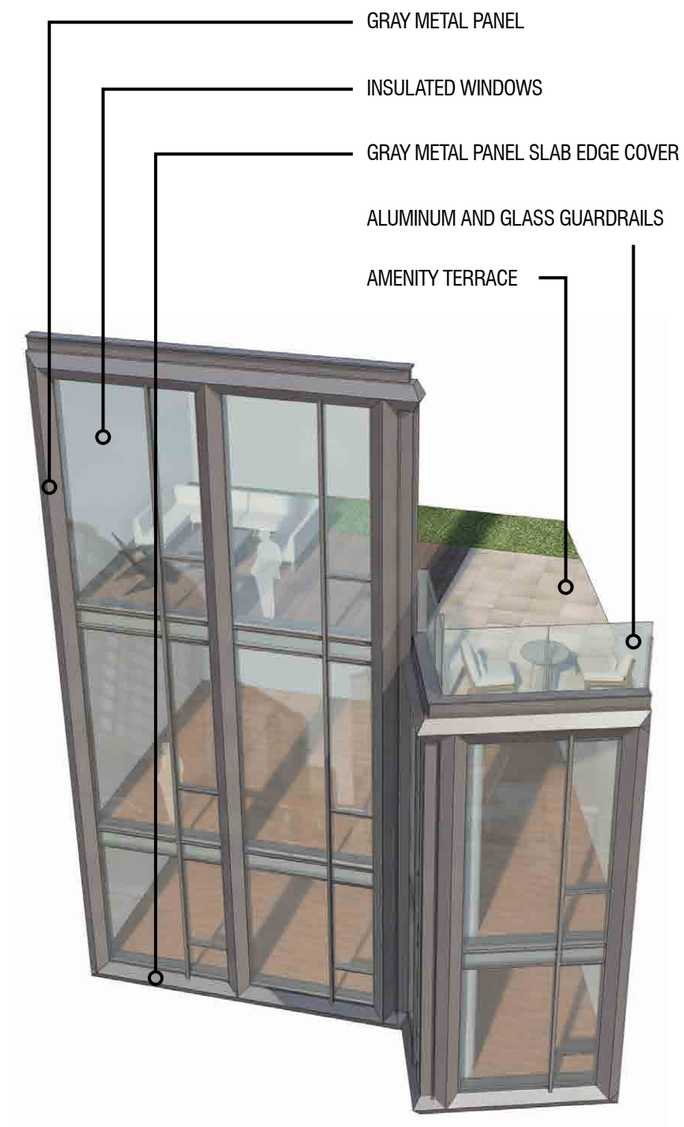
CURRENT PROPOSAL



TYPICAL FACADE BASE



TYPICAL FACADE MIDDLE



TYPICAL FACADE TOP



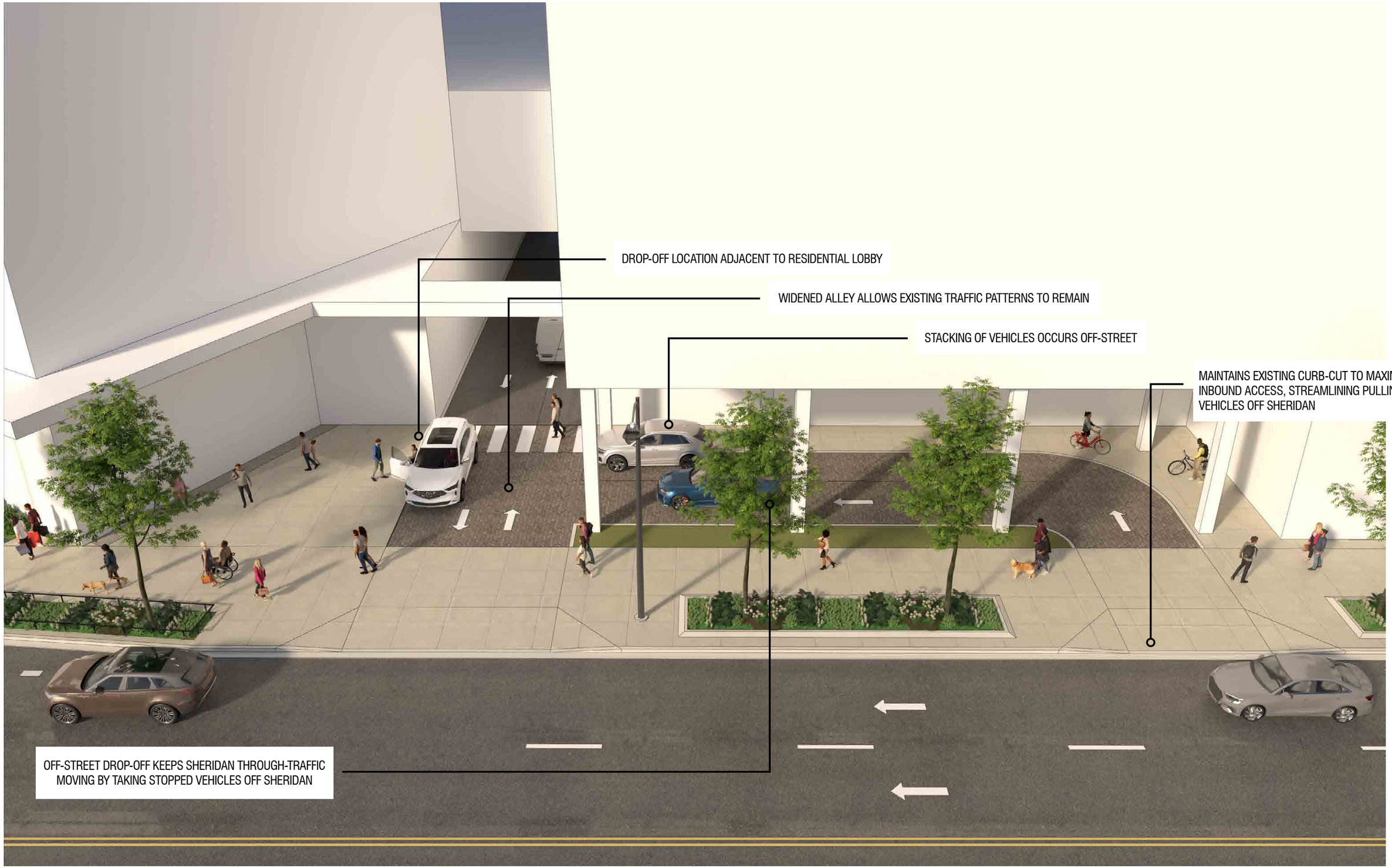


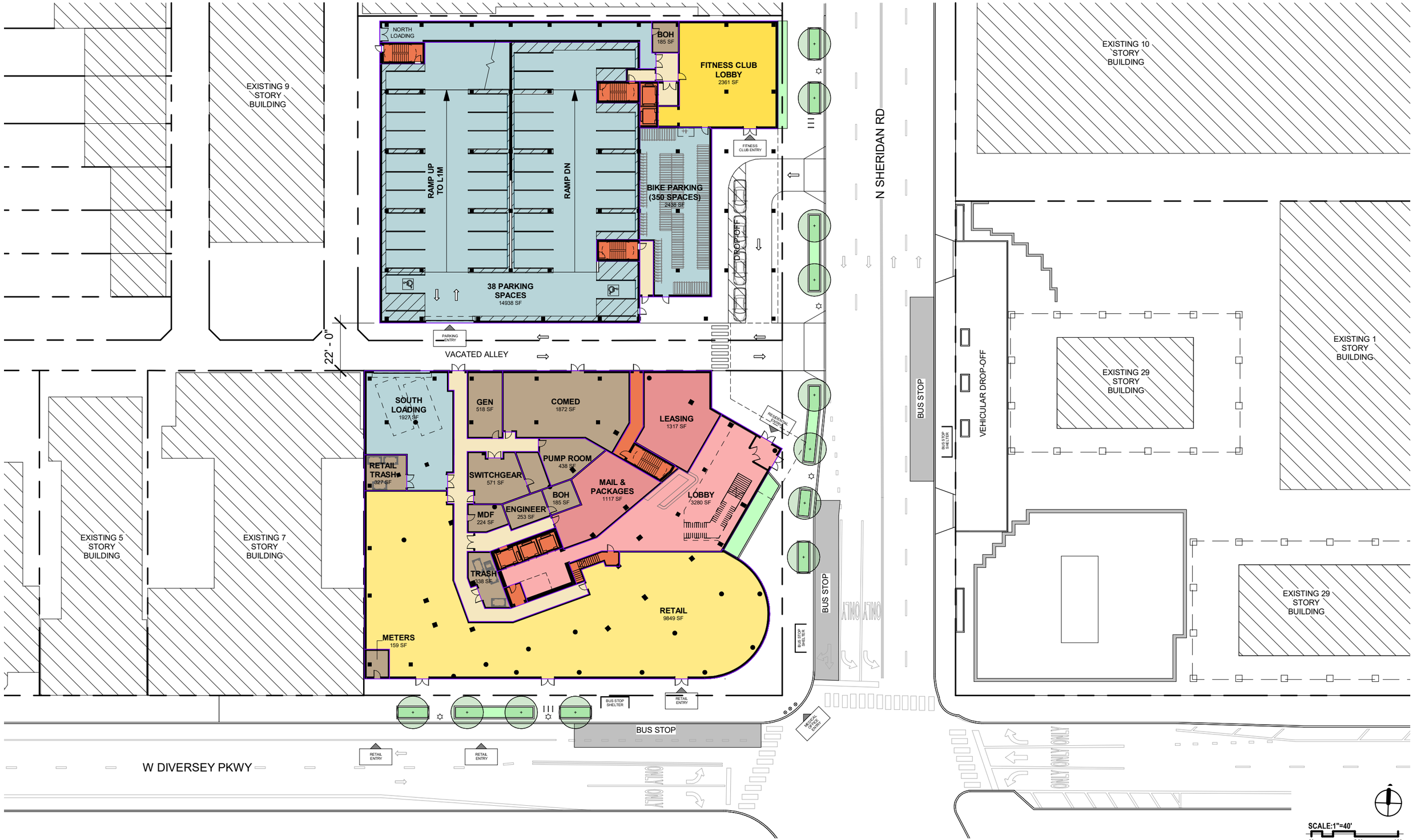

CAFE
RESTAURANT


CAFE


2800


FITNESS


DROP-OFF LOCATION ADJACENT TO RESIDENTIAL LOBBY
WIDENED ALLEY ALLOWS EXISTING TRAFFIC PATTERNS TO REMAIN
STACKING OF VEHICLES OCCURS OFF-STREET
MAINTAINS EXISTING CURB-CUT TO MAXIMIZE INBOUND ACCESS, STREAMLINING PULLING VEHICLES OFF SHERIDAN
OFF-STREET DROP-OFF KEEPS SHERIDAN THROUGH-TRAFFIC MOVING BY TAKING STOPPED VEHICLES OFF SHERIDAN



2800 N SHERIDAN

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SITE PLAN

CHICAGO, ILLINOIS • OCTOBER 12, 2026

PEDESTRIAN

VEHICULAR

LOADING / SERVICES

NORTH LOADING

BOH
185 SF

FITNESS CLUB LOBBY
2361 SF

FITNESS CLUB ENTRY

EXISTING 9 STORY BUILDING

RAMP UP TO L1M

RAMP DN

BIKE PARKING (350 SPACES)
2438 SF

38 PARKING SPACES
14938 SF

OFF-STREET DROP-OFF

N SHERIDAN RD

EXISTING 10 STORY BUILDING

22' - 0"

VACATED ALLEY

SOUTH LOADING
1927 SF

GEN
518 SF

COMED
1872 SF

LEASING
1317 SF

RETAIL TRASH
327 SF

PUMP ROOM
438 SF

SWITCHGEAR
571 SF

MAIL & PACKAGES
1117 SF

LOBBY
3280 SF

BOH
185 SF

ENGINEER
253 SF

MDF
224 SF

TRASH
338 SF

RETAIL
9849 SF

METERS
159 SF

BUS STOP

VEHICULAR DROP-OFF

EXISTING 29 STORY BUILDING

EXISTING 1 STORY BUILDING

EXISTING 5 STORY BUILDING

EXISTING 7 STORY BUILDING

CTA BUS
134, 143, 151, 156 STOP

CTA BUS
BUS STOP 76

W DIVERSEY PKWY

ONE WAY

SCALE:1"=40'
0' 20' 40'

2800 N SHERIDAN

ANTUNOVICH ASSOCIATES • ARCHITECTURE, PLANNING, INTERIOR DESIGN • CONTINUUM • DEVELOPER

PEDESTRIAN, VEHICULAR AND LOADING PLAN

CHICAGO, ILLINOIS • OCTOBER 12, 2026



LEVEL 2

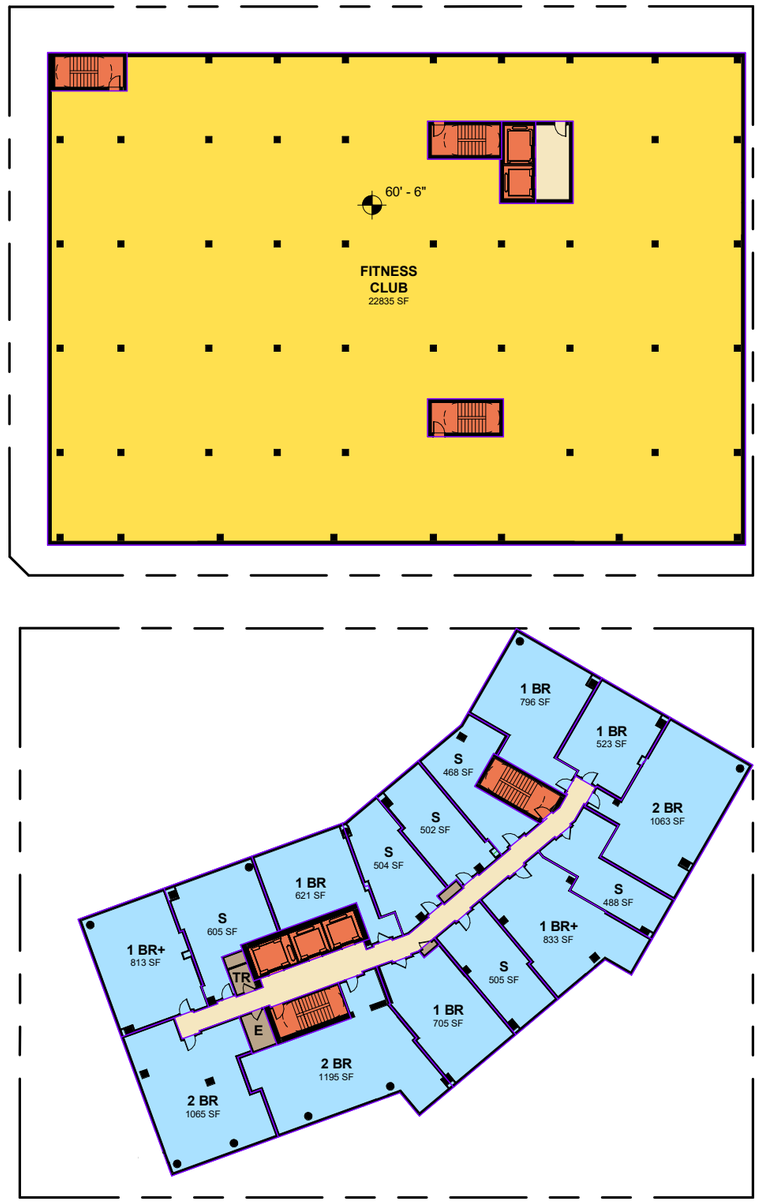


LEVEL 2.5 MEZZANINE

SCALE:1"=40'
0' 20' 40'

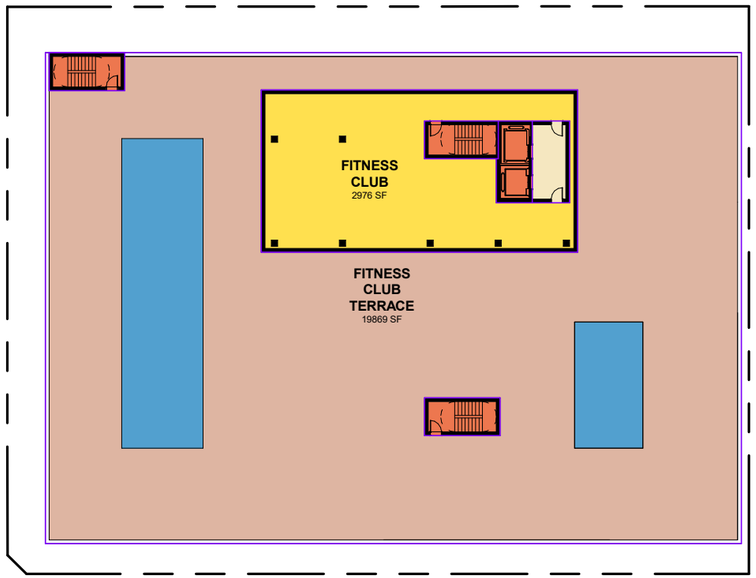


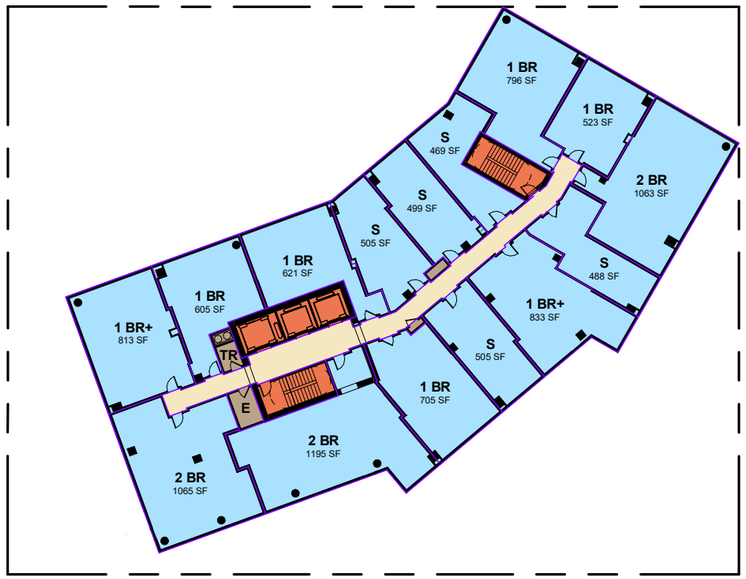
LEVEL 3



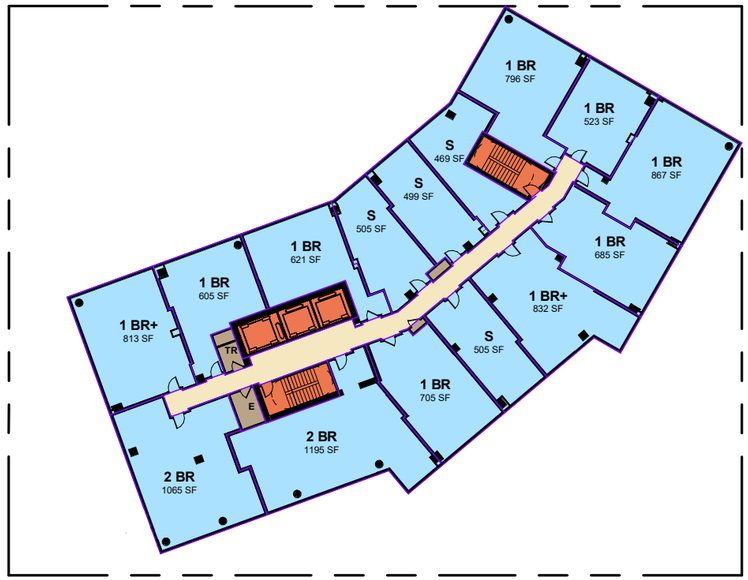
LEVEL 5

SCALE:1"=40'
0' 20' 40'



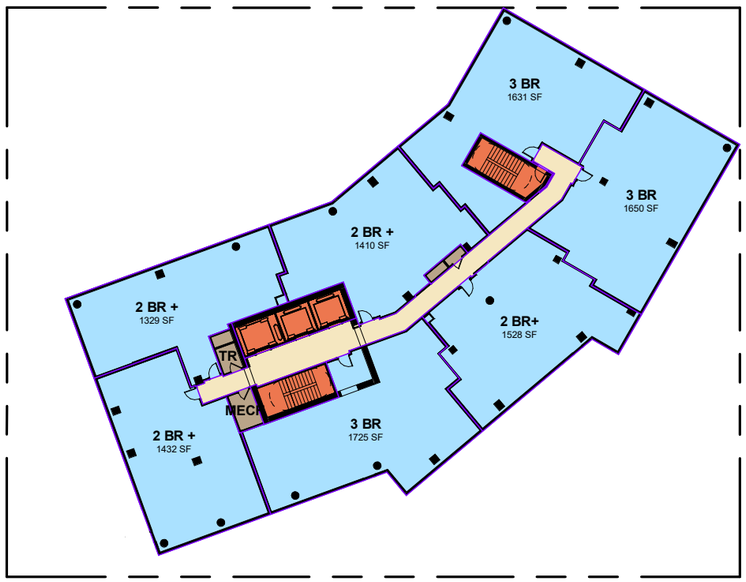


LEVEL 6

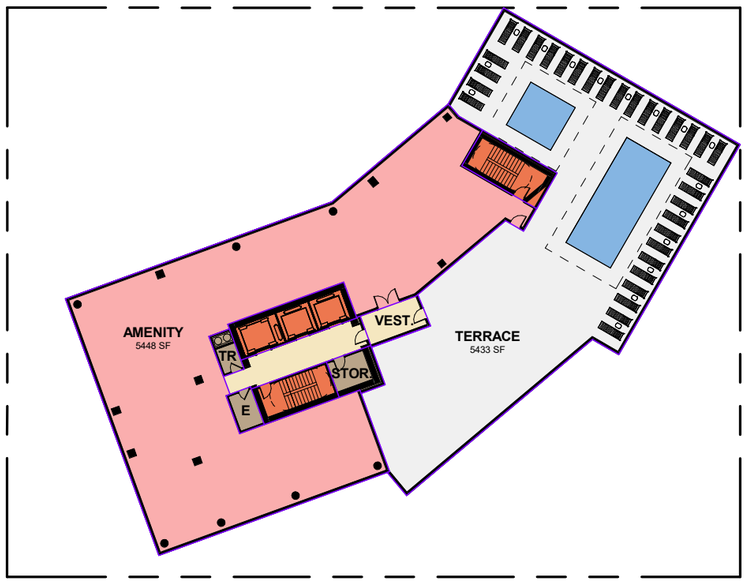


TYPICAL RESIDENTIAL LEVEL

SCALE:1"=40'
0' 20' 40'



PENTHOUSE RESIDENTIAL LEVEL



LEVEL 28

SCALE:1"=40'
0' 20' 40'



BUILDING HEIGHT IS TO THE TOP OF EACH BUILDING, OBTAINED FROM GOOGLE EARTH



DEVELOPMENT METRICS:

- **SITE AREA:** 137,563 SF
  SUBAREA A: 61,061 SF
  SUBAREA B: 76,502 SF
- **BUILDING HEIGHT:** 28-STORIES
  330’-0”
- **RESIDENTIAL UNITS:** 345 UNITS
- **COMMERCIAL SPACE:**
  - **RETAIL:** ~10,000 SF
  - **FITNESS CLUB:** ~50,000 SF
- **PARKING:** 275 SPACES
- **BICYCLE PARKING:** 345 SPACES

2800 N SHERIDAN
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COMMUNITY BENEFITS:

69 AFFORDABLE UNITS: PROVIDES HOUSING FOR HOUSEHOLDS EARNING APPROXIMATELY $50,000–$70,000 ANNUALLY, HELPING WORKERS LIVE CLOSER TO JOBS.

FULL-SERVICE FITNESS FACILITY: COMMUNITY AMENITY SERVING RESIDENTS AND NEIGHBORS WHILE SUPPORTING THE LOCAL ECONOMY.

DIVERSEY / SHERIDAN STREETSCAPE & CIRCULATION:

- OFF-SHERIDAN LOADING, DROP-OFF & PICK-UP
- ON-SITE STACKING FOR UP TO 6 VEHICLES
- NEW 20’ SIDEWALKS IMPROVE CIRCULATION ON DIVERSEY AND SHERIDAN
- EXISTING DIVERSEY CURB CUT REMOVED AND REPLACED WITH RETAIL
- EXISTING ALLEY WILL BE WIDENED FROM 14’ TO 22’ TO ACCOMODATE TWO WAY TRAFFIC

ELKS MEMORIAL: PROJECT FUNDING WILL SUPPORT PRESERVATION AND LONG-TERM MAINTENANCE OF THE HISTORIC MEMORIAL

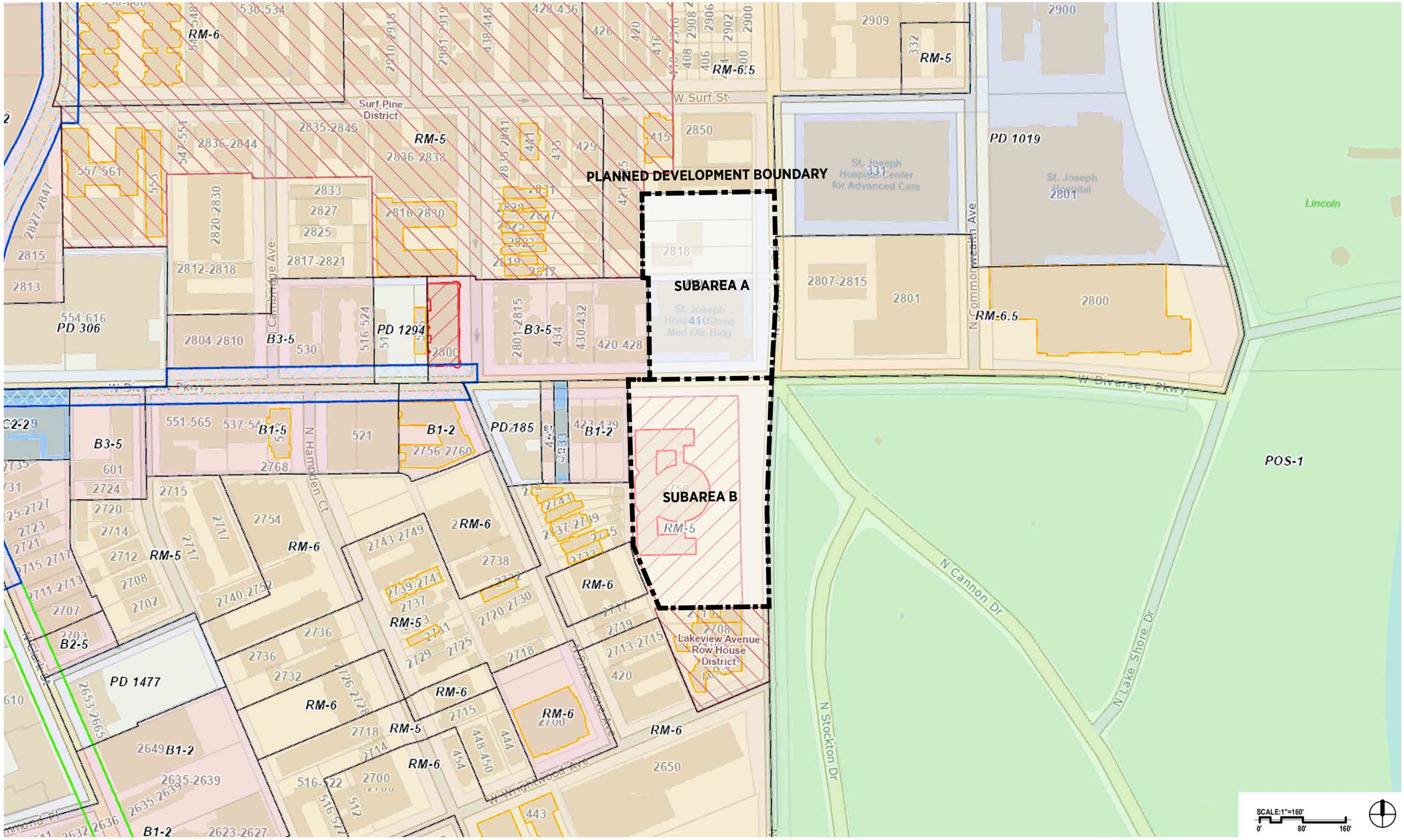
STATUE PRESERVATION: BOTH STATUES WILL BE PRESERVED AND RELOCATED TO PUBLICLY ACCESSIBLE OUTDOOR LOCATIONS

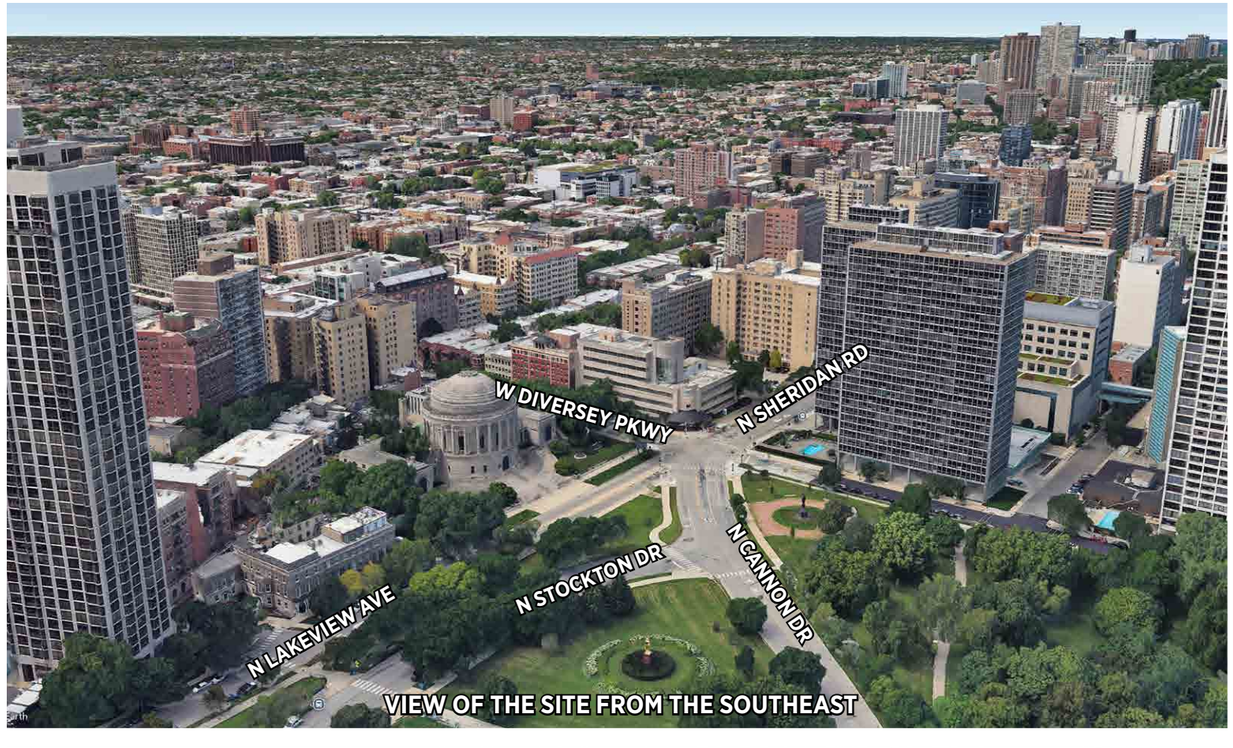
SUPPORT FOR LOCAL RETAIL: 345 NEW HOUSEHOLDS WILL STRENGTHEN DIVERSEY BUSINESSES AND NEIGHBORHOOD SERVICES

GREEN ROOFS & OPEN SPACES: LANDSCAPED GREEN ROOFS REPLACE SURFACE PARKING LOT VIEWS

SUSTAINABILITY: ENERGY-EFFICIENT BUILDING SYSTEMS, GREEN ROOFS, AND ENVIRONMENTALLY RESPONSIBLE SITE DESIGN.

APPENDIX

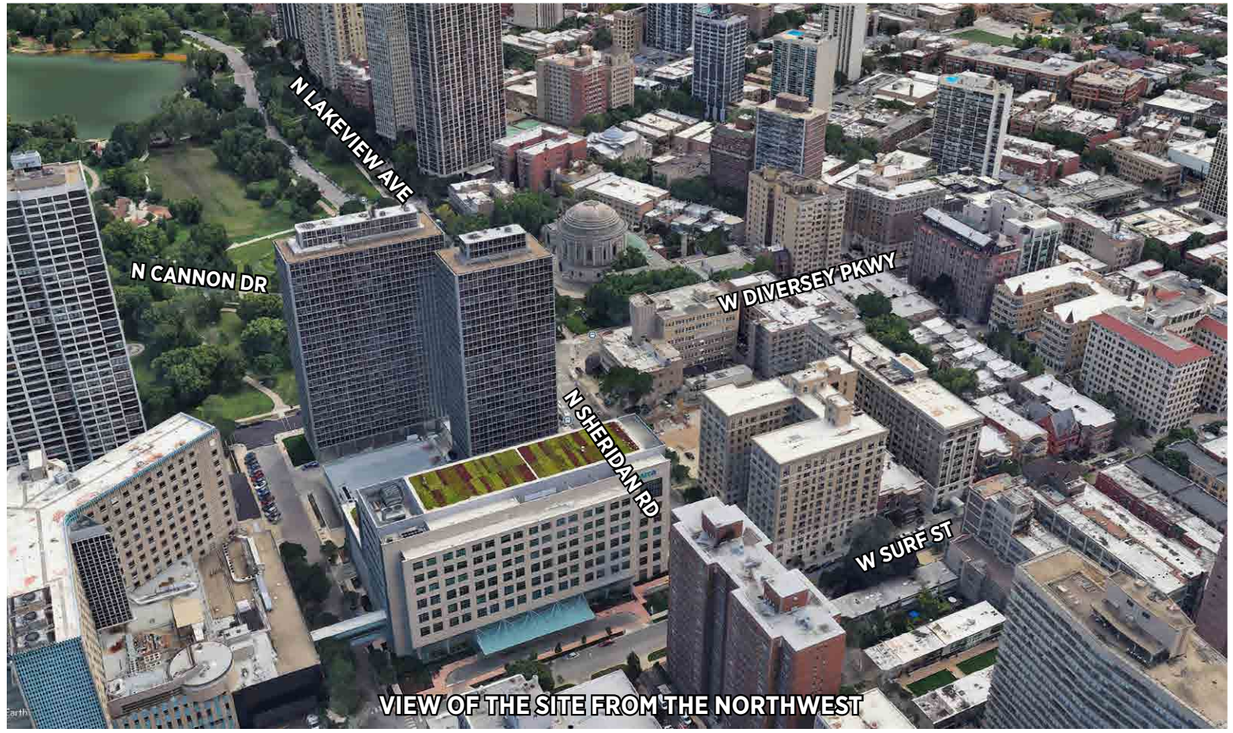

PLANNED DEVELOPMENT BOUNDARY
SUBAREA A
SUBAREA B
RM-6
RM-5
RM-6.5
PD 306
PD 1294
PD 185
PD 1477
PD 1019
B3-5
B1-5
B1-2
B2-5
POS-1
Surf-Pine District
Lakeview Avenue Row House District
St. Joseph Hospital Center for Advanced Care
St. Joseph Hospital
Lincoln
W Surf St
W Diversey Pkwy
W Wrightwood Ave
N Cambridge Ave
N Hampden Ct
N Commonwealth Ave
N Cannon Dr
N Lake Shore Dr
N Stockton Dr
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0'
80'
160'



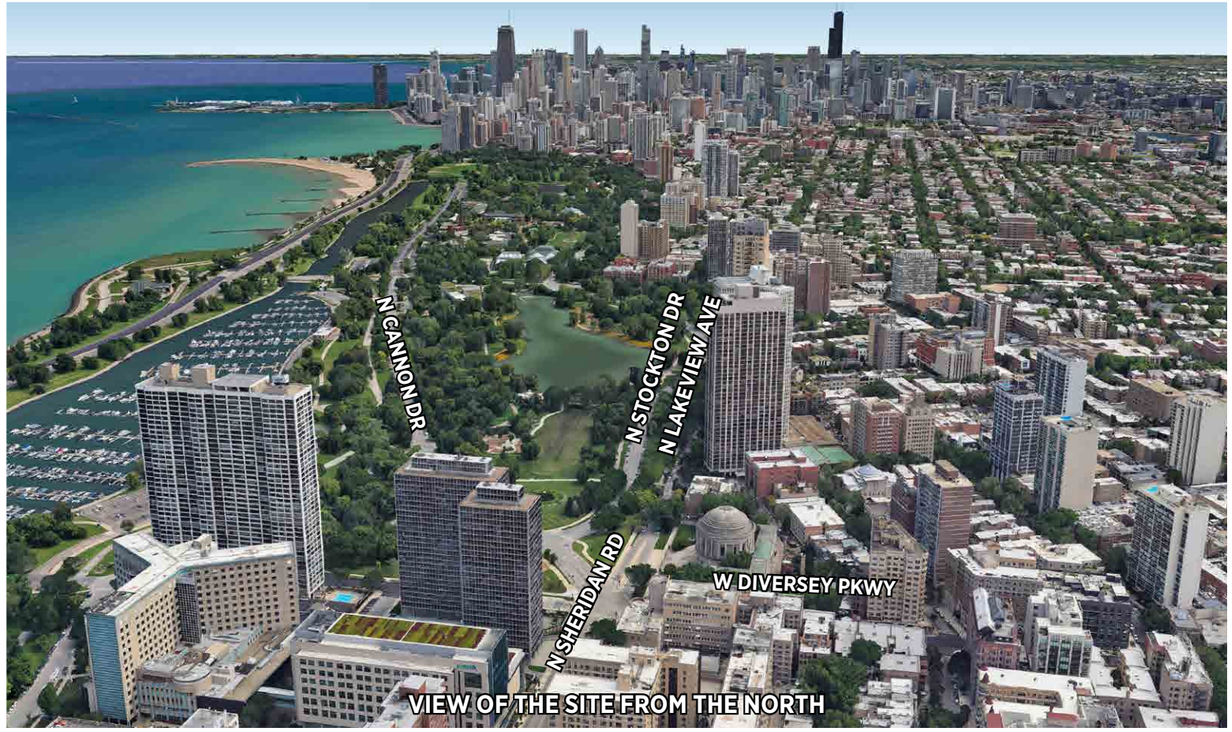
VIEW OF THE SITE FROM THE SOUTHEAST



VIEW OF THE SITE FROM THE WEST



VIEW OF THE SITE FROM THE NORTHWEST



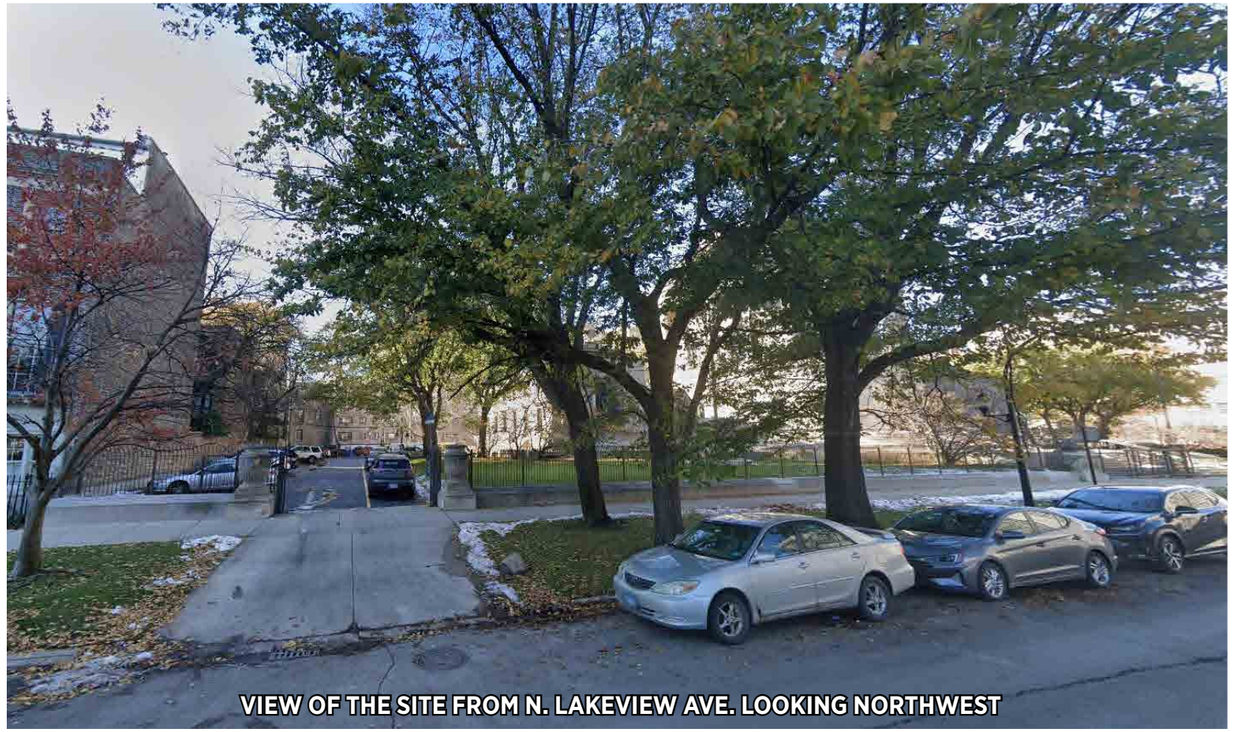
VIEW OF THE SITE FROM THE NORTH



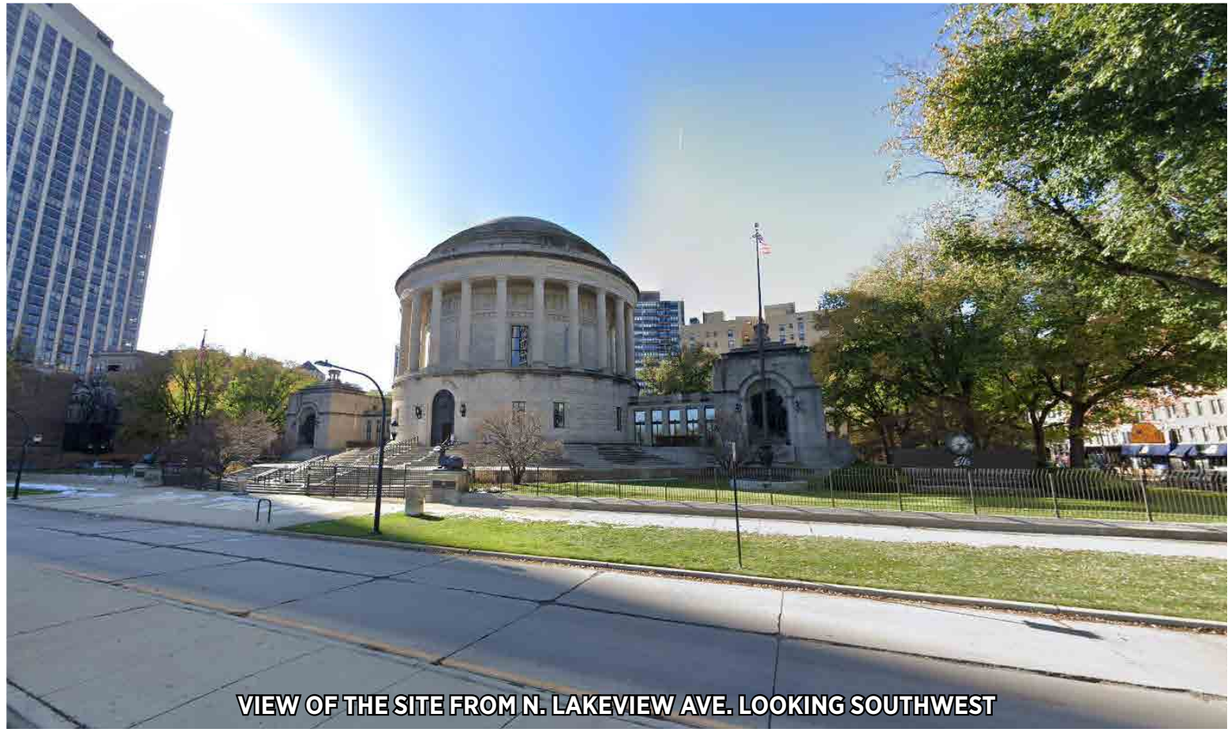
VIEW OF THE SITE FROM W DIVERSEY PKWY. LOOKING SOUTHEAST



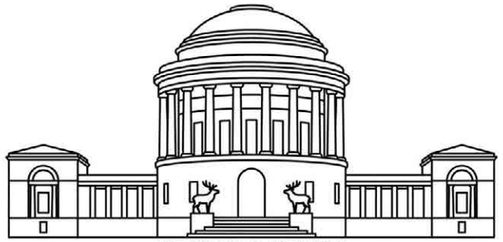
VIEW OF THE SITE FROM W DIVERSEY PKWY. LOOKING SOUTHWEST



VIEW OF THE SITE FROM N. LAKEVIEW AVE. LOOKING NORTHWEST

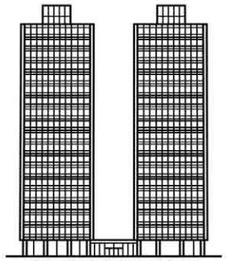


VIEW OF THE SITE FROM N. LAKEVIEW AVE. LOOKING SOUTHWEST



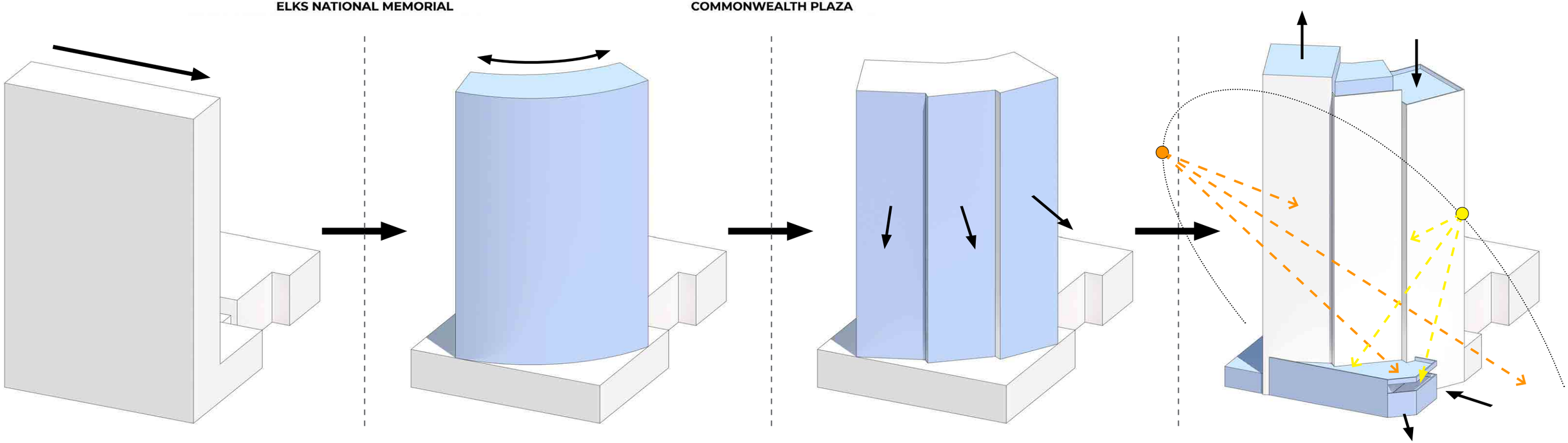
2750 N LAKEVIEW AVE, CHICAGO, IL

ELKS NATIONAL MEMORIAL



330 & 340 W DIVERSEY, CHICAGO, IL

COMMONWEALTH PLAZA



1. BAR TOWER

A linear massing that utilizes site development rights

2. CURVED TOWER

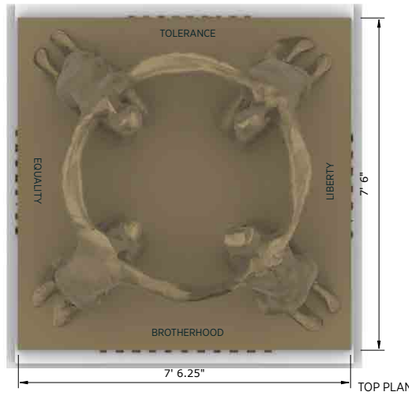
Inspired by the elegant curves of the Elks National Memorial, the building arcs open toward the park to soften its presence and respond to adjacent context

3. FACETED TOWER

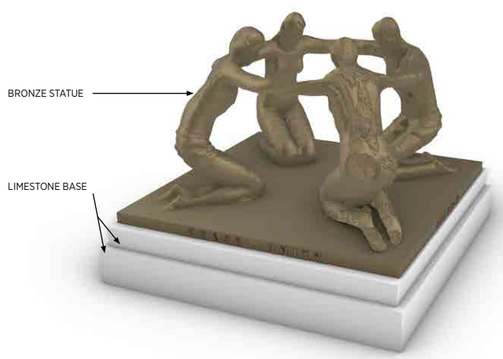
Drawing from the international style of Ludwig Mies van der Rohe, as exemplified by Commonwealth Plaza, the massing is segmented into vertical facets, breaking down the overall scale of the building

4. SCULPTED TOWER

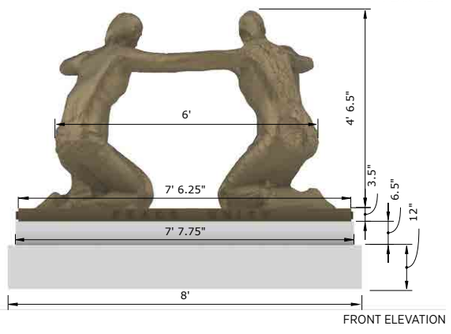
The form is carved to further introduce variation, expand pedestrian space at street level, and maximize outdoor amenity areas



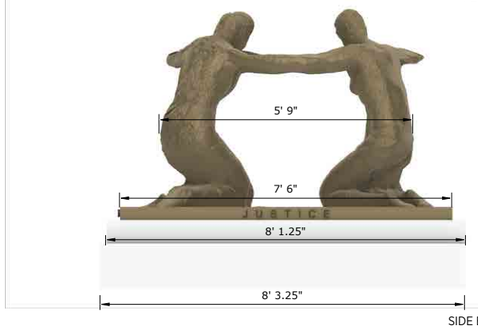
TOP PLAN VIEW



PERSPECTIVE



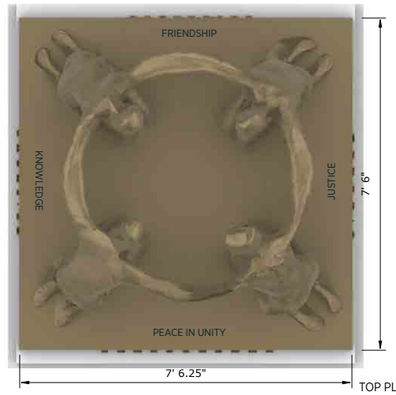
FRONT ELEVATION



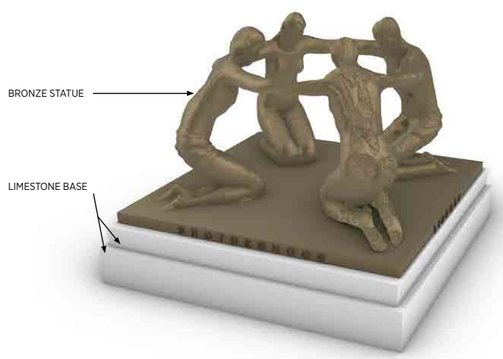
SIDE ELEVATION

2800 N SHERIDAN
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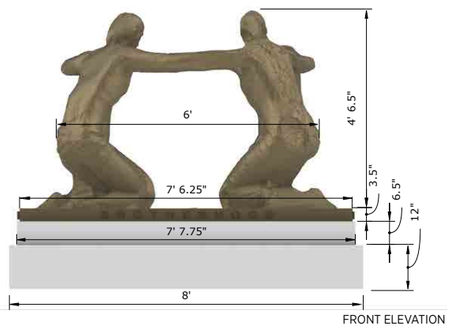
STATUE A 1
CHICAGO, ILLINOIS • APRIL 1, 2026



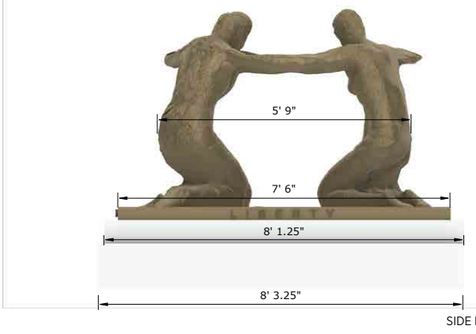
TOP PLAN VIEW



PERSPECTIVE



FRONT ELEVATION



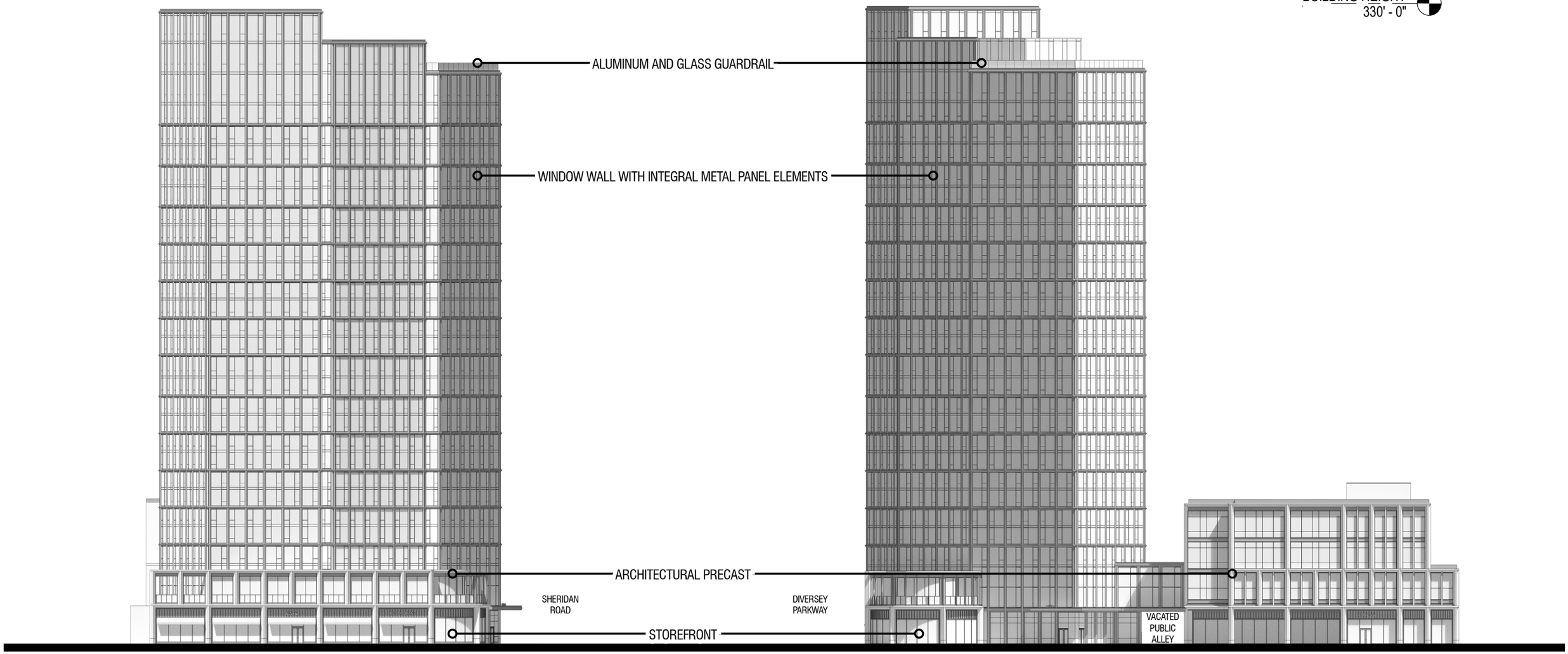
SIDE ELEVATION

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STATUE B 2
CHICAGO, ILLINOIS • APRIL 1, 2026


UFCW LOCAL 1546
BROTHERHOOD

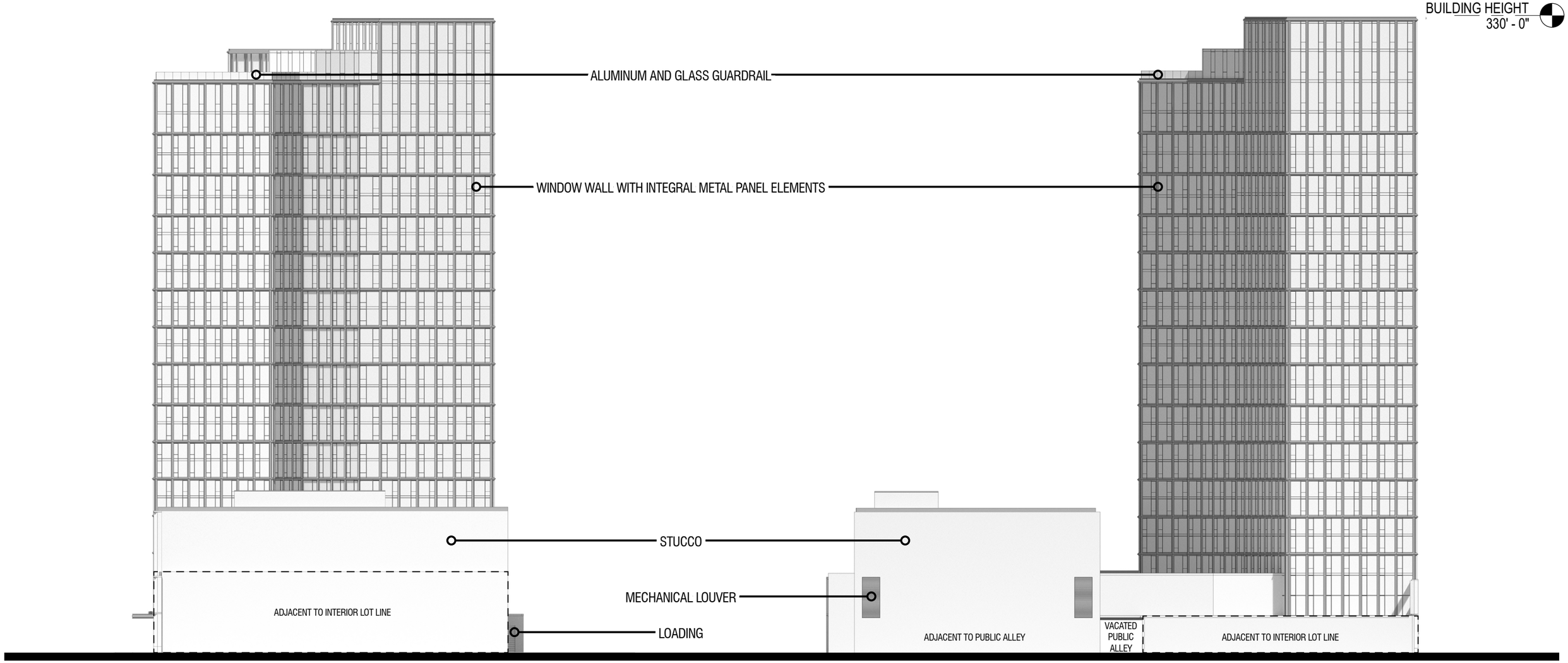




SOUTH ELEVATION

EAST ELEVATION

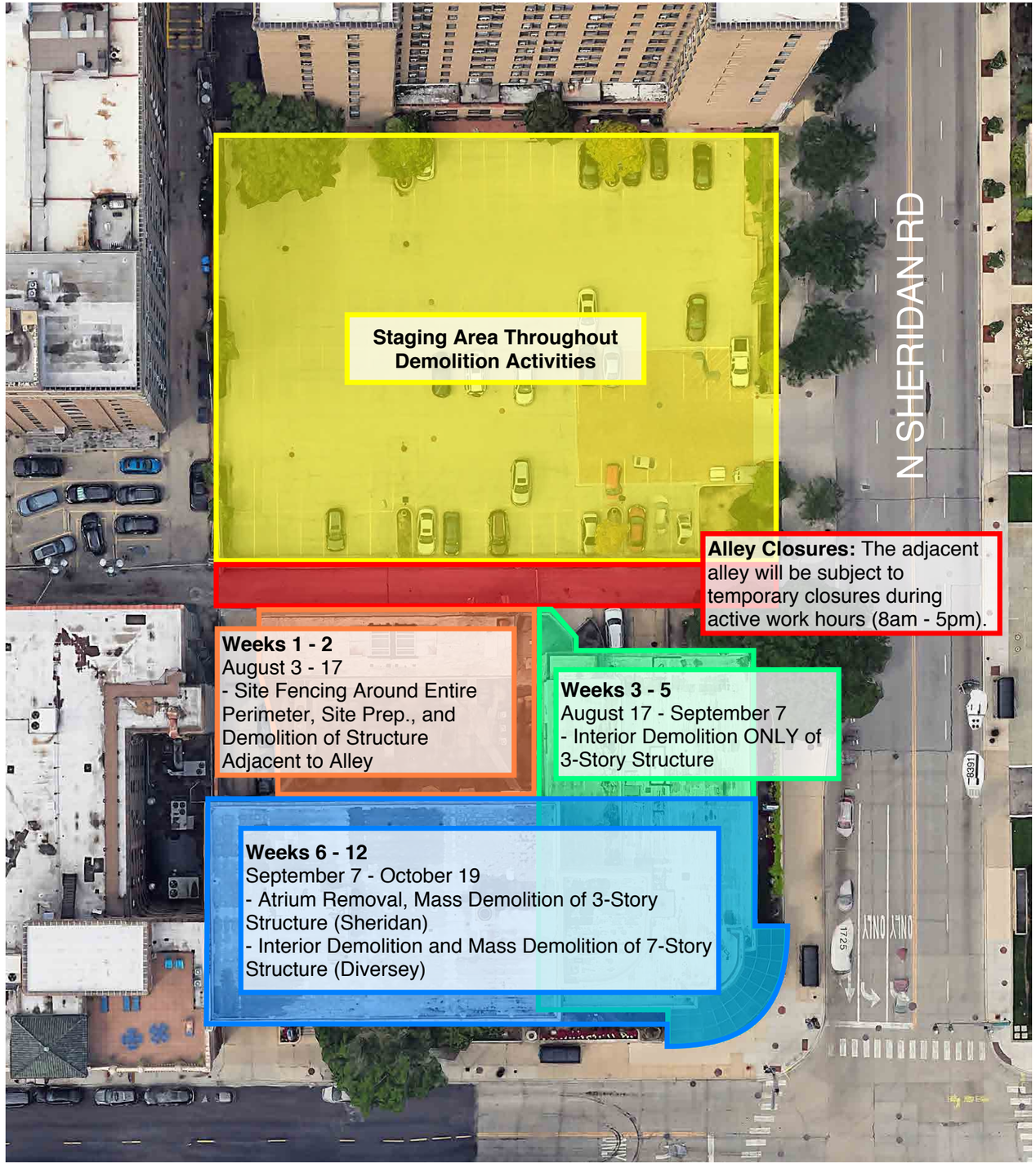
SCALE:1"=50'
0' 25' 50'



NORTH ELEVATION

WEST ELEVATION

SCALE:1"=50'
0' 25' 50'

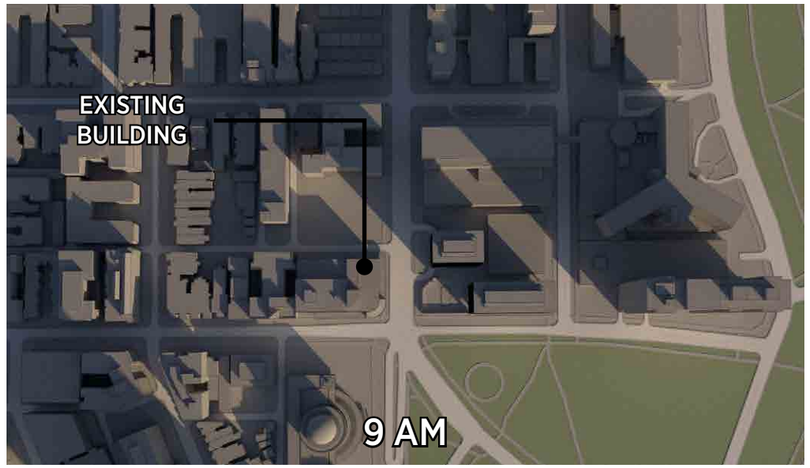


DEMOLITION & SITE SAFETY

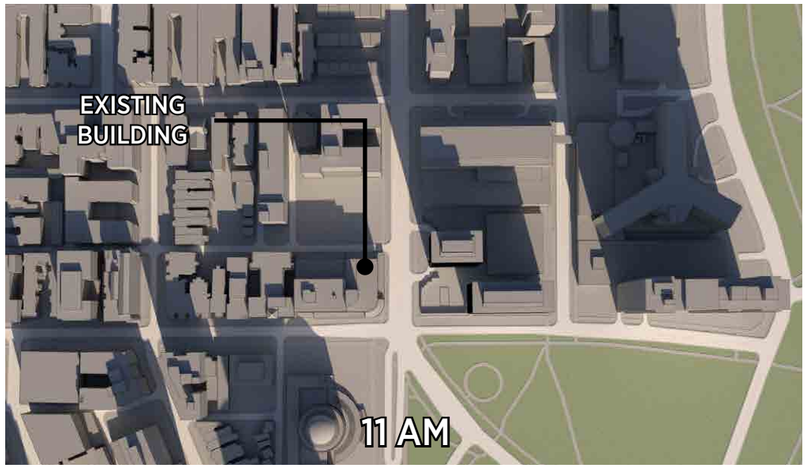
(REQUIRED BY THE CITY OF CHICAGO)

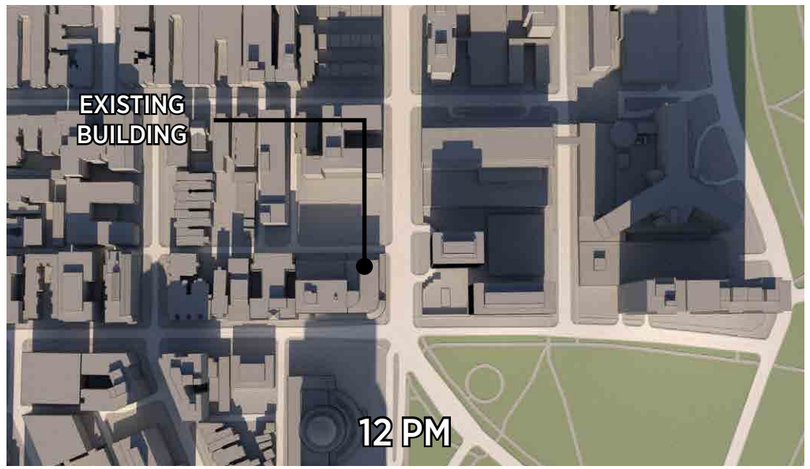
- ESTIMATED DEMOLITION DURATION: 12 WEEKS
- LICENSED DEMOLITION CONTRACTOR AND CITY DEMOLITION PERMITS REQUIRED
- ASBESTOS ABATEMENT COMPLETED PRIOR TO DEMOLITION
- PRE-DEMOLITION RODENT INSPECTION AND ABATEMENT, IF REQUIRED
- CONTINUOUS DUST SUPPRESSION DURING DEMOLITION (WATER SPRAY / WETTING)
- DUST-TIGHT DEBRIS HANDLING AND COVERED TRUCKS LEAVING THE SITE
- DAILY CLEANING OF ADJACENT STREETS AND SIDEWALKS
- CONSTRUCTION FENCING
- UTILITY DISCONNECTION AND SITE SECURED PRIOR TO DEMOLITION
- COMPLIANCE WITH ALL CITY OF CHICAGO ENVIRONMENTAL AND SAFETY REGULATIONS

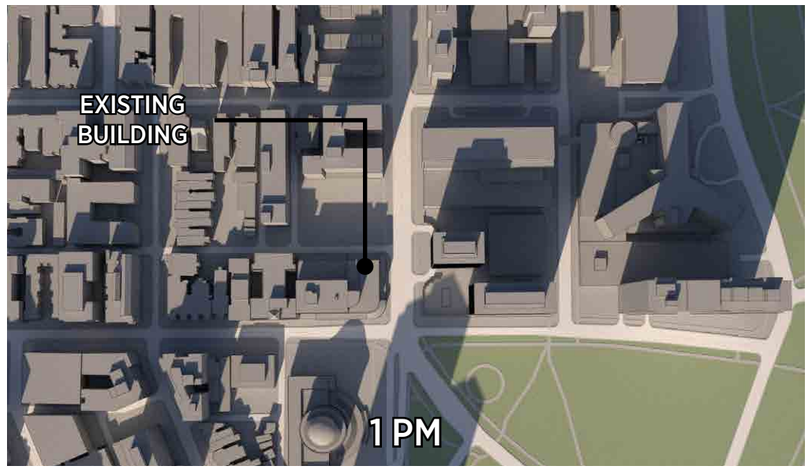
EXISTING BUILDING
SHADOW STUDY


EXISTING
BUILDING
9 AM

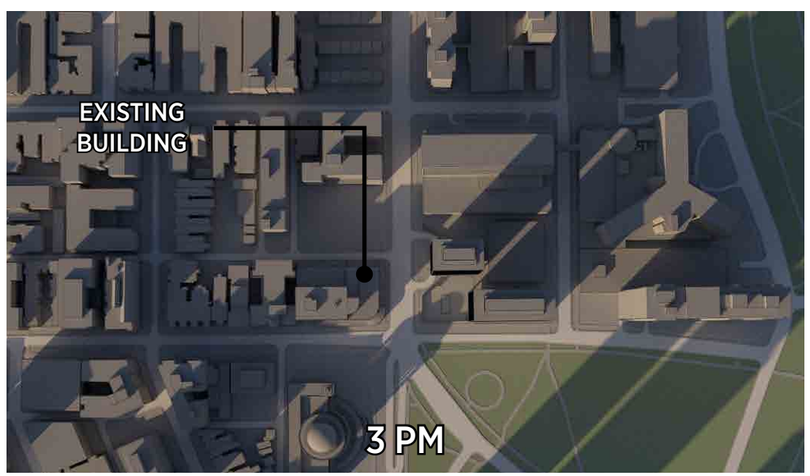

EXISTING
BUILDING
10 AM

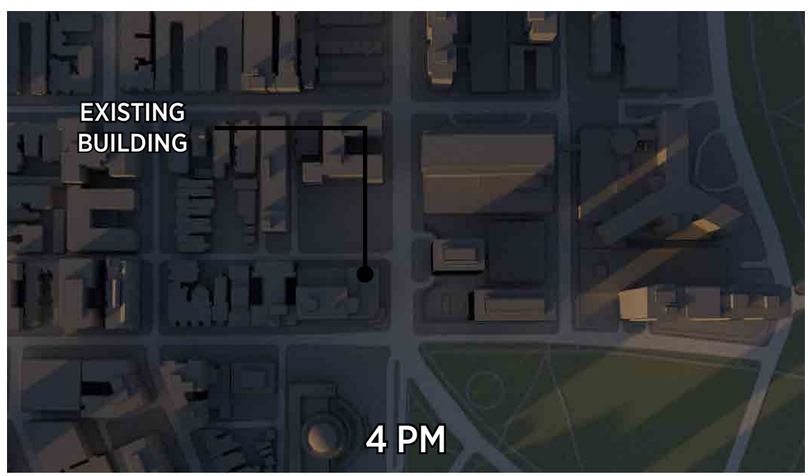

EXISTING
BUILDING
11 AM

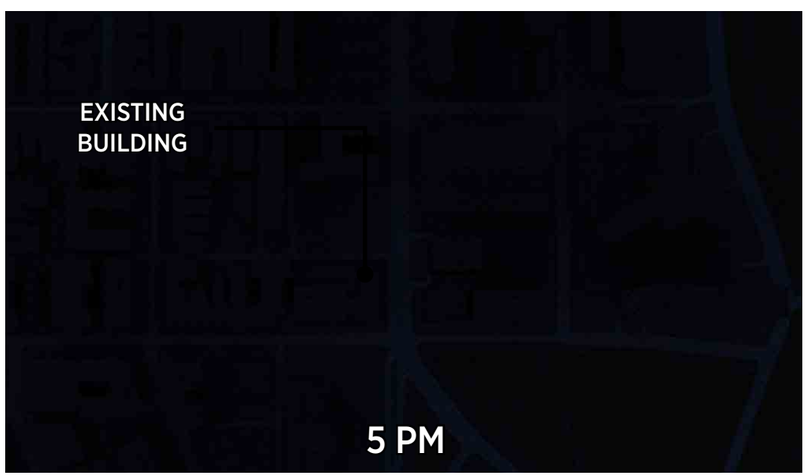

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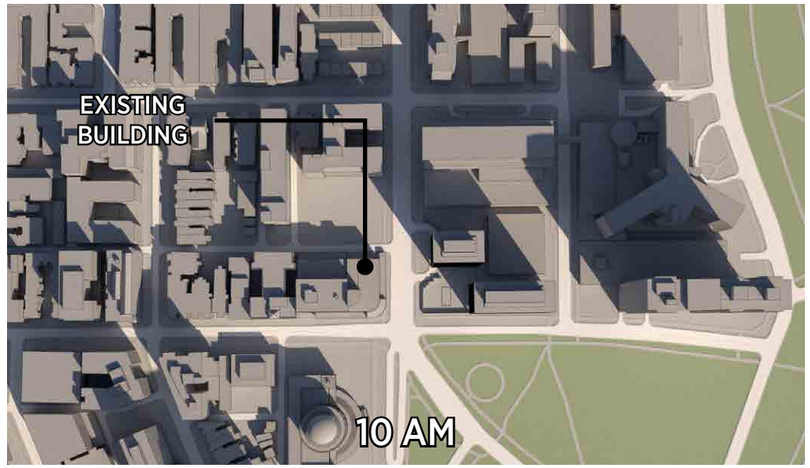

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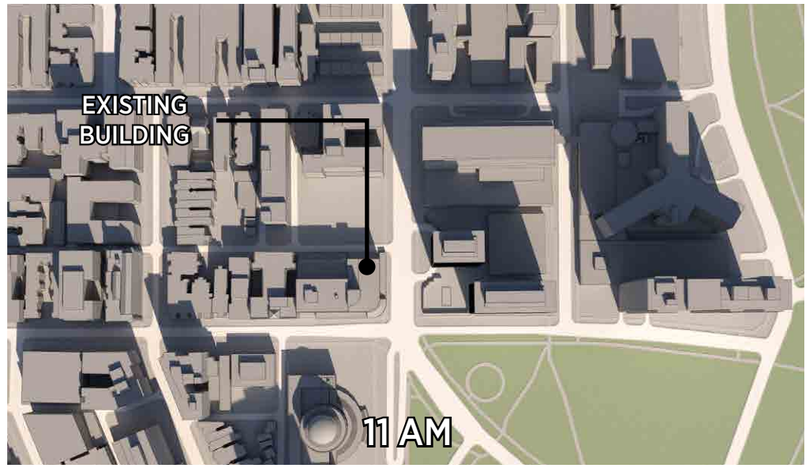

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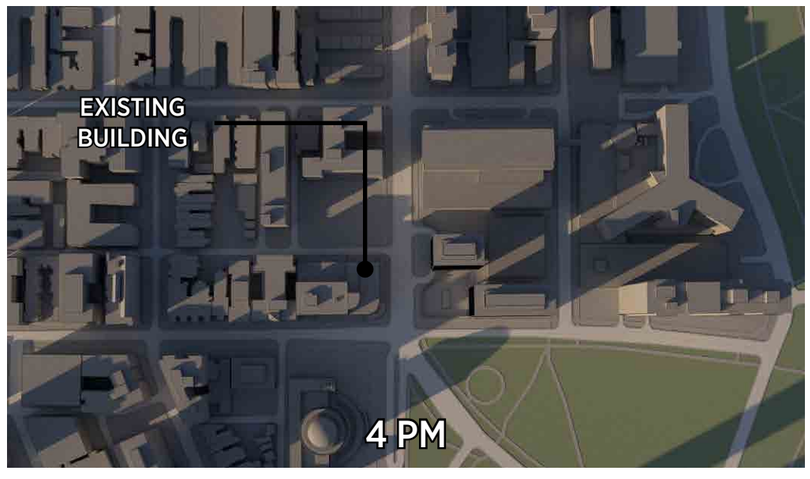

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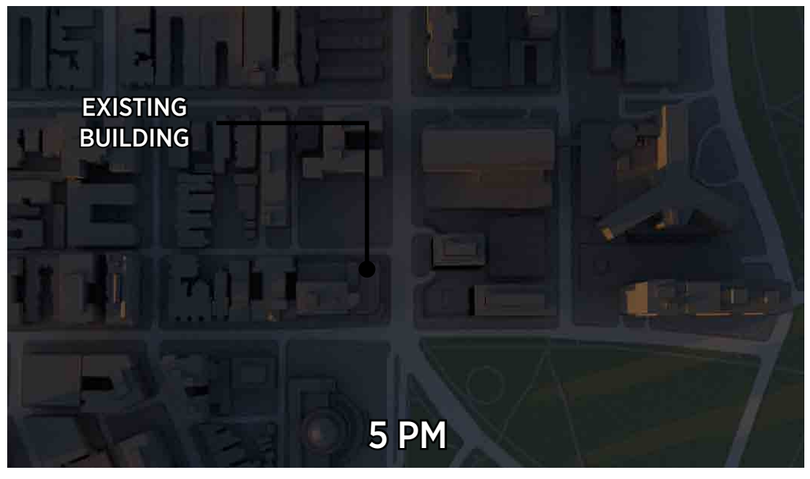

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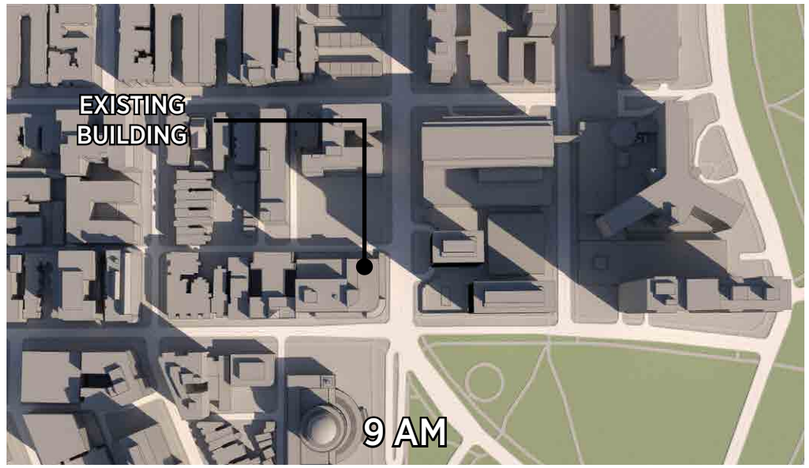

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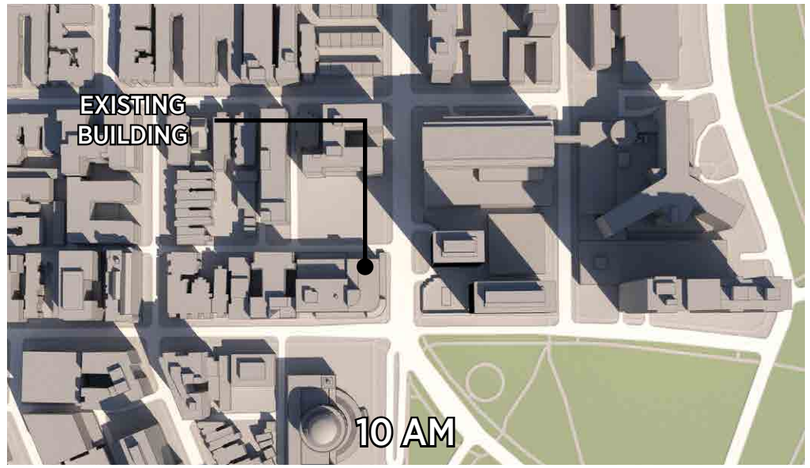

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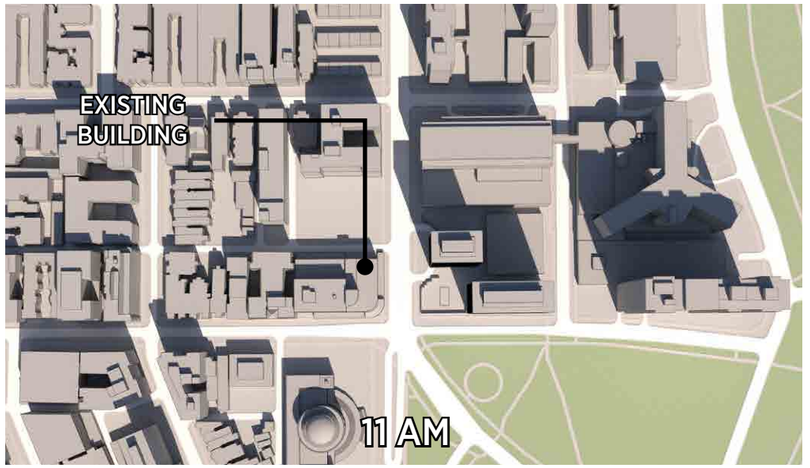

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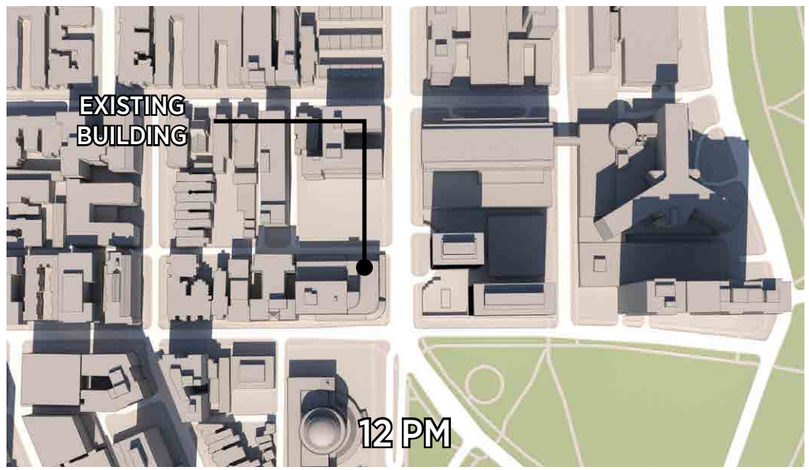

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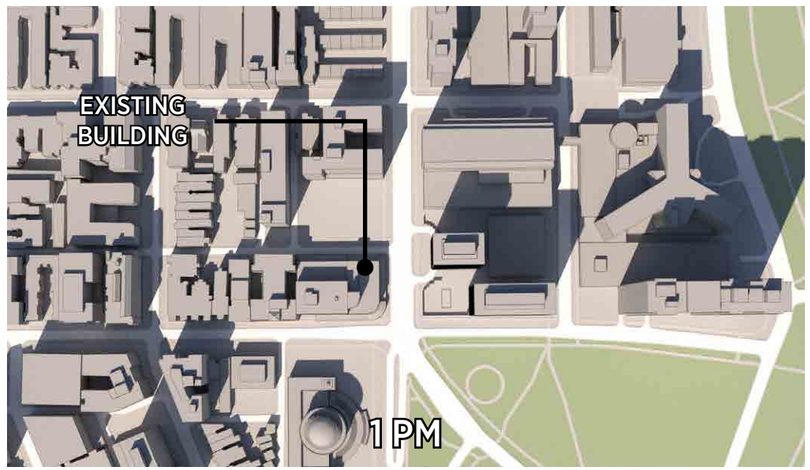

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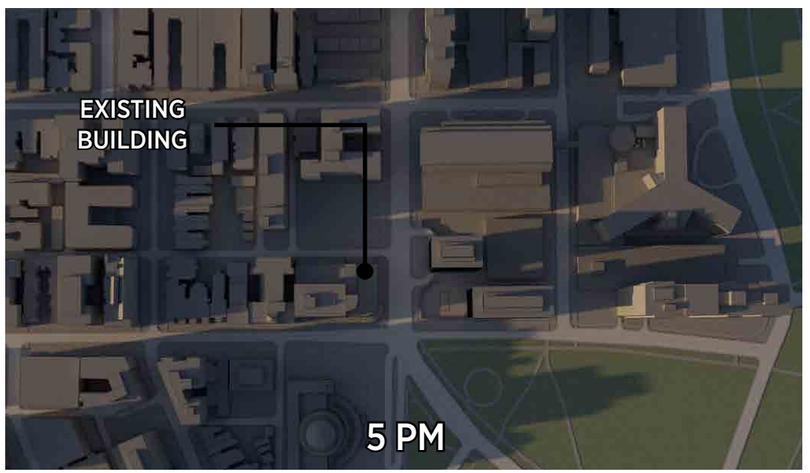

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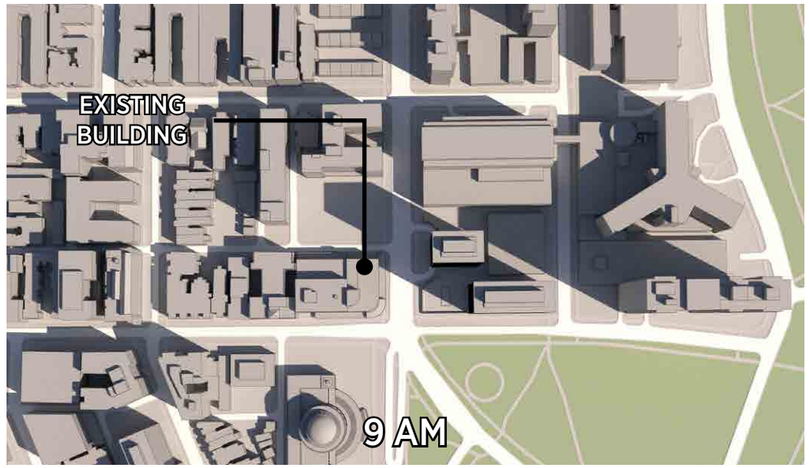

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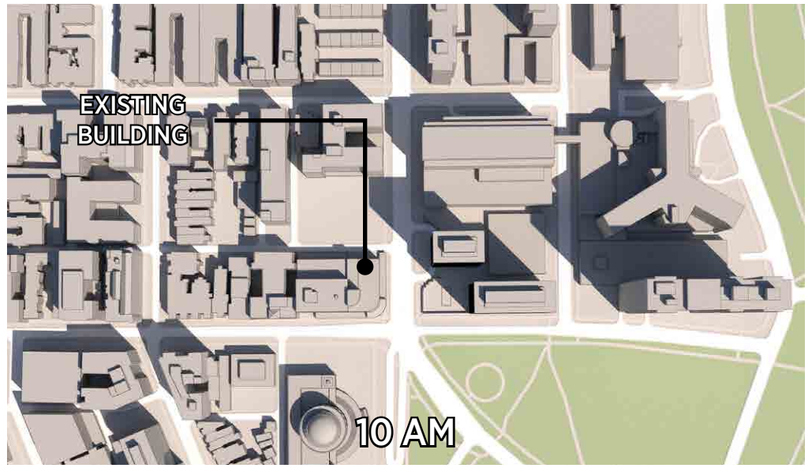

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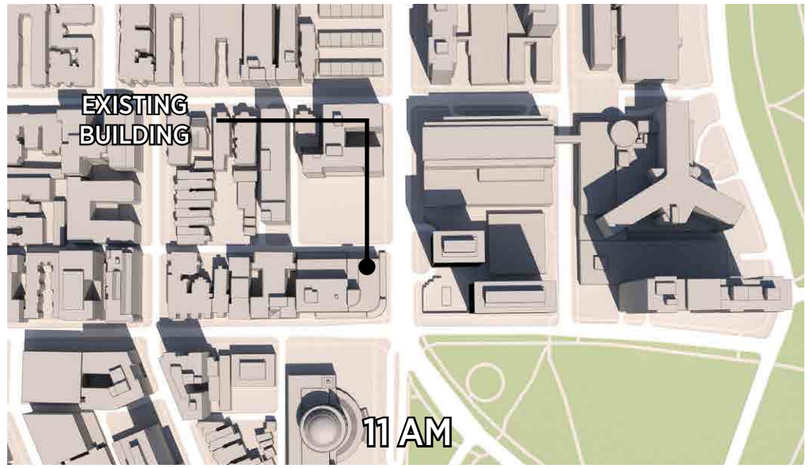

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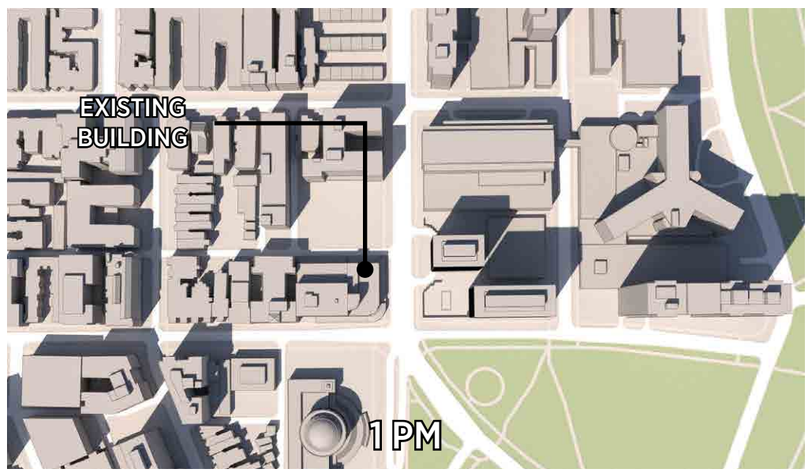

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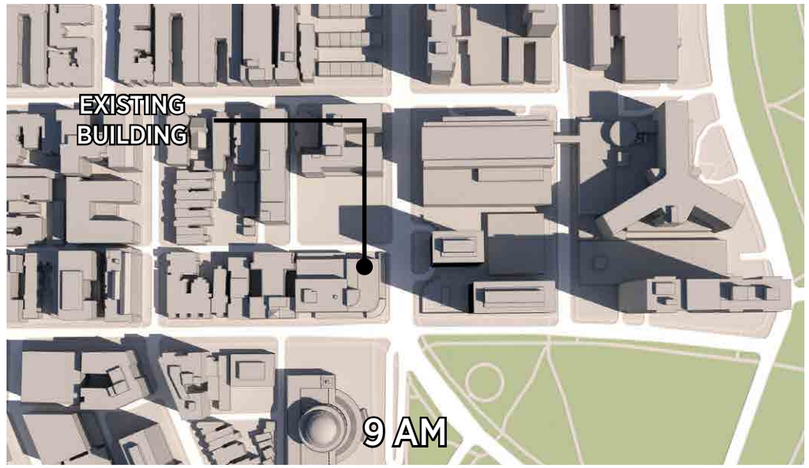

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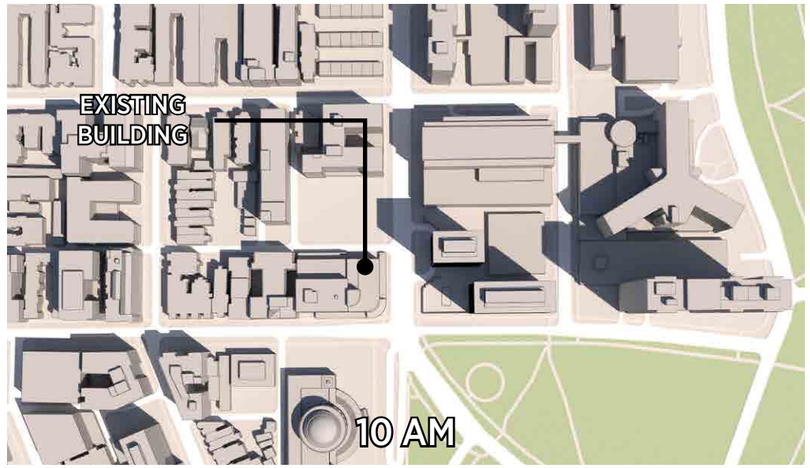

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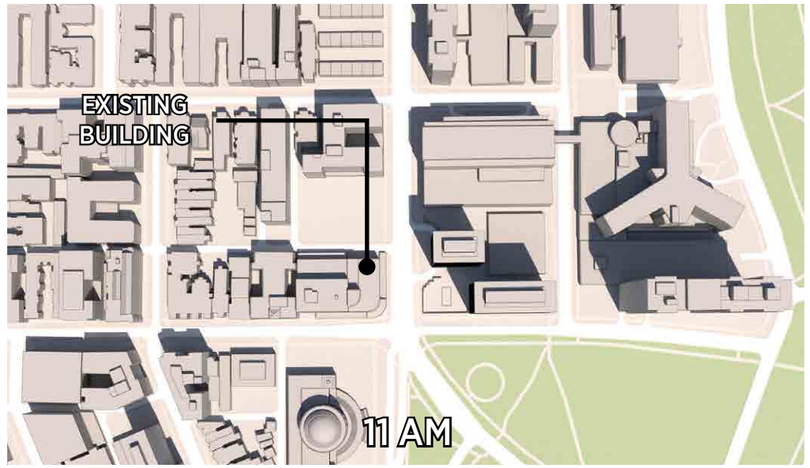

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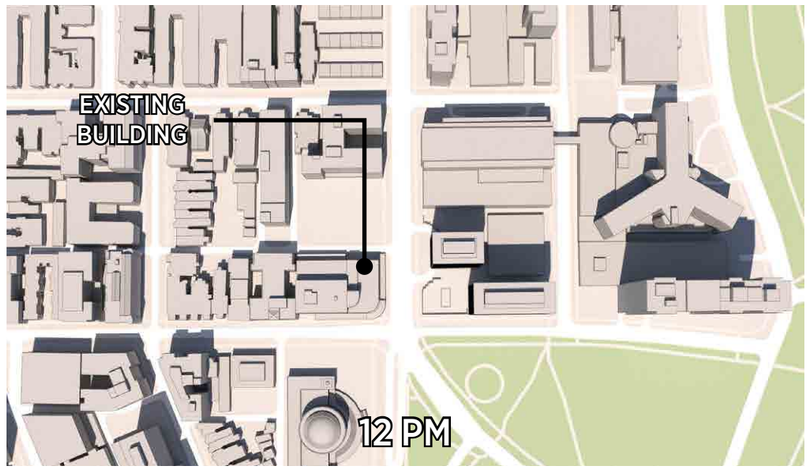

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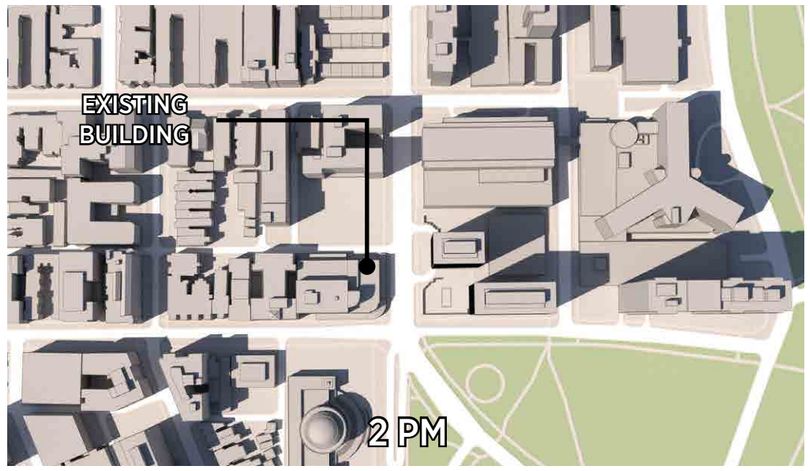

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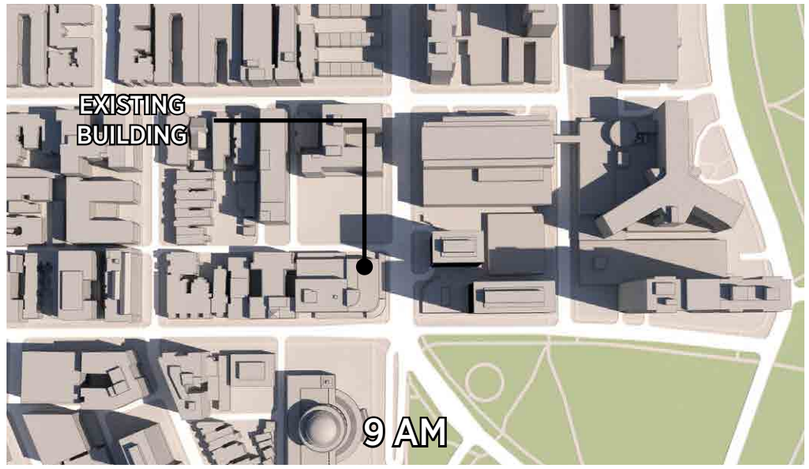

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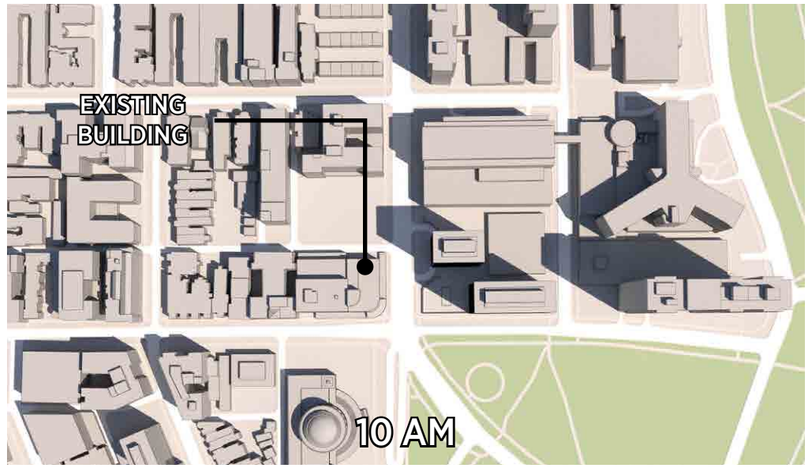

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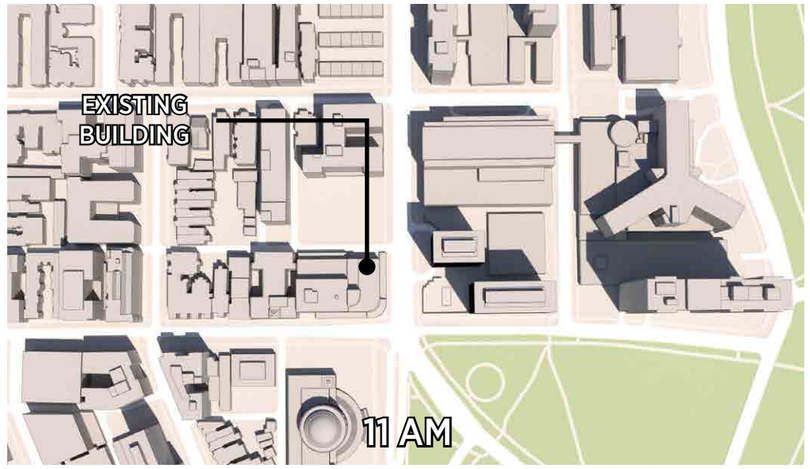

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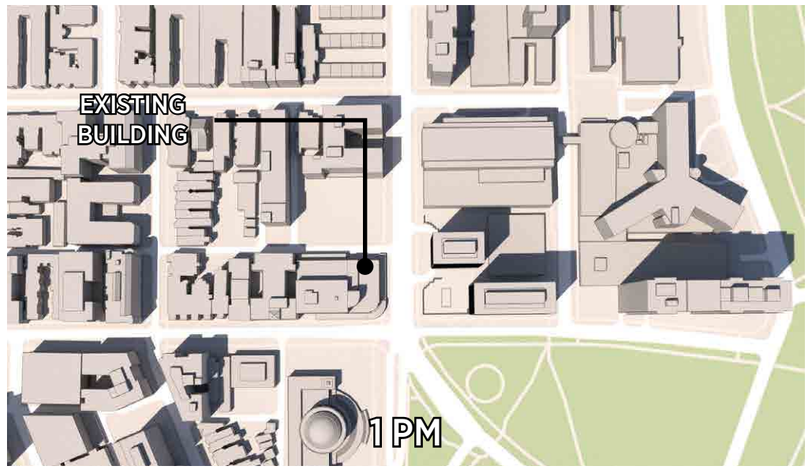

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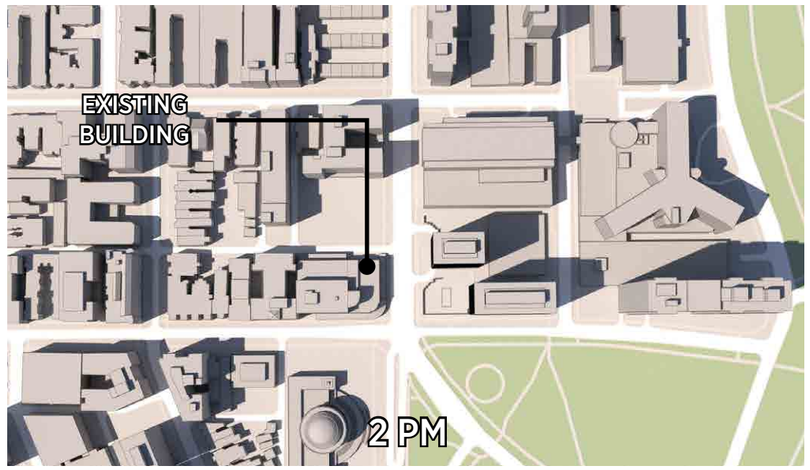

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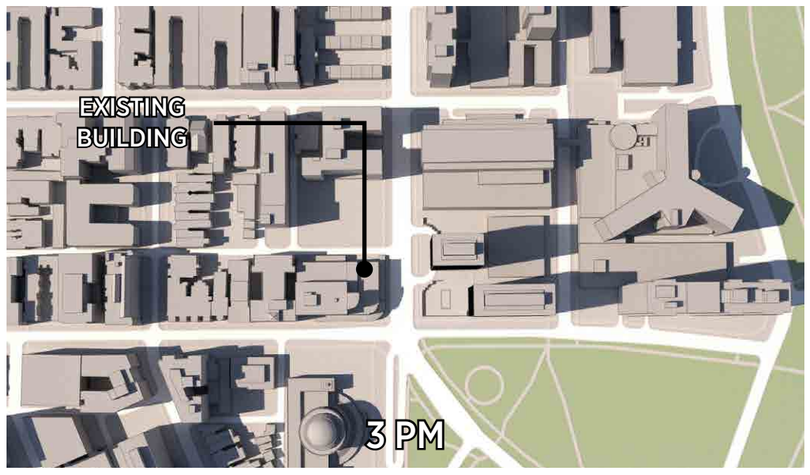

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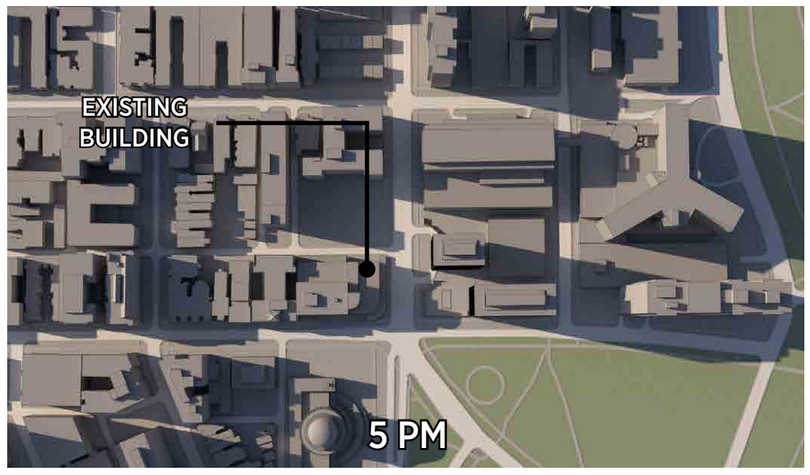

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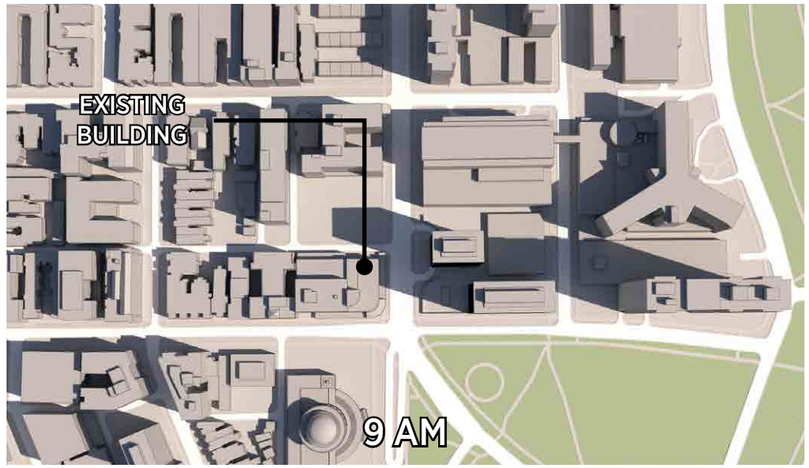

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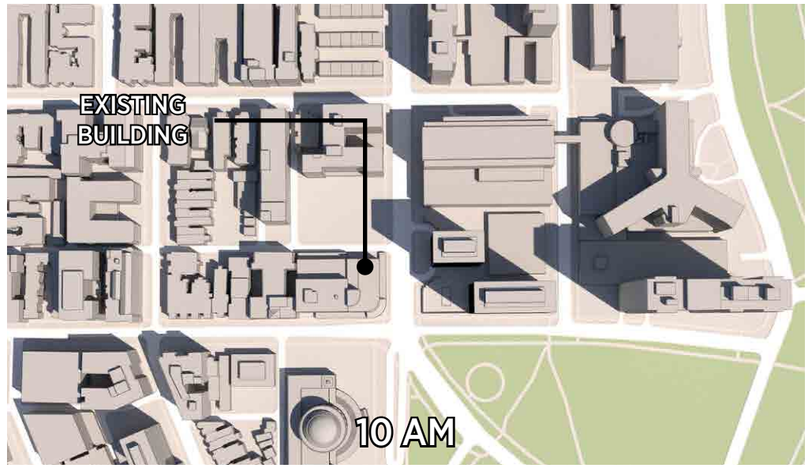

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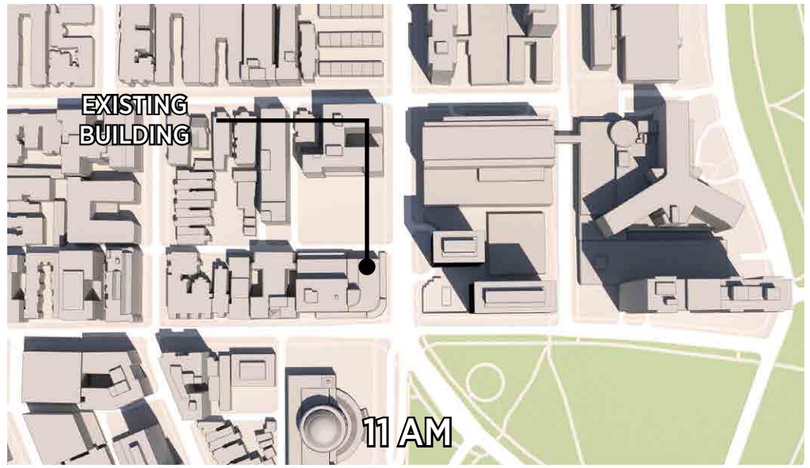

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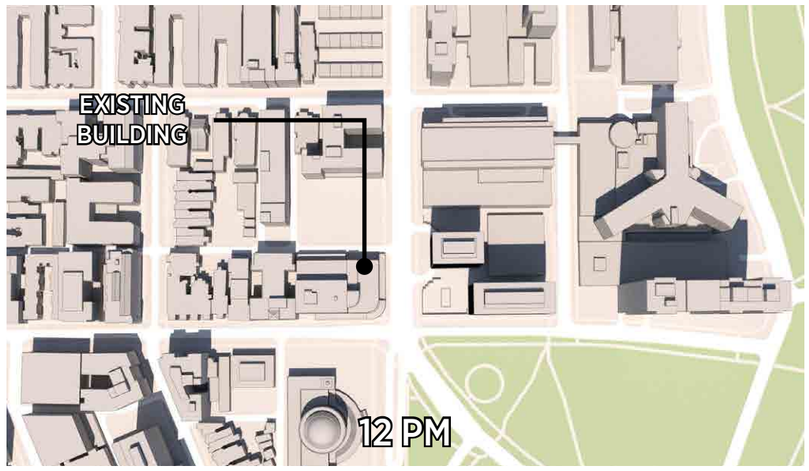

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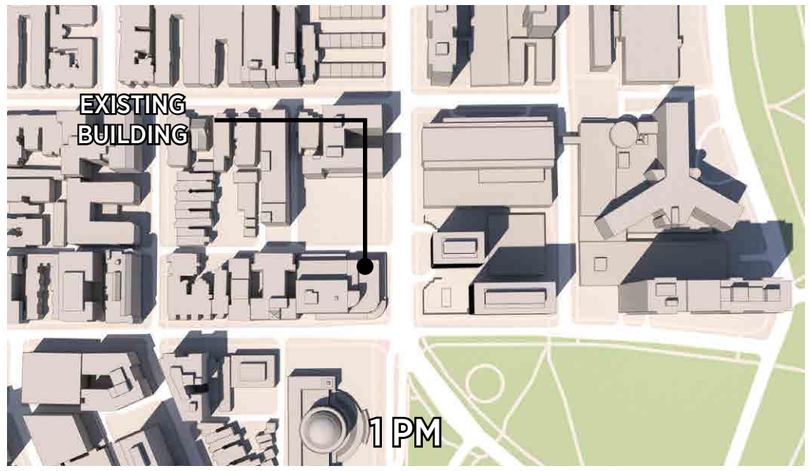

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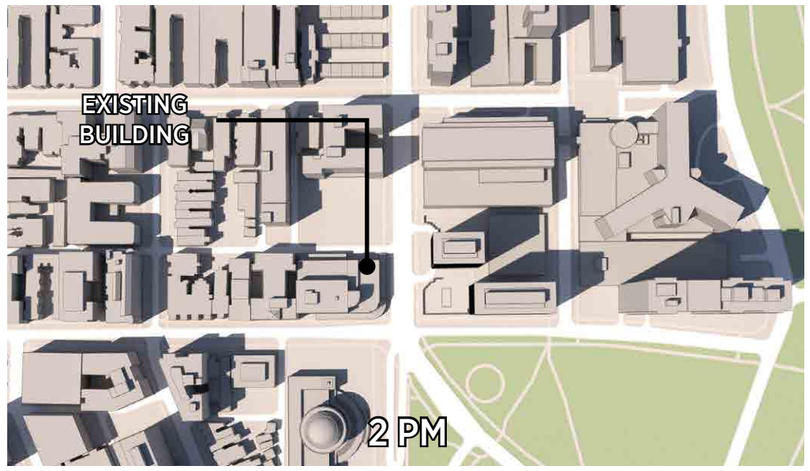

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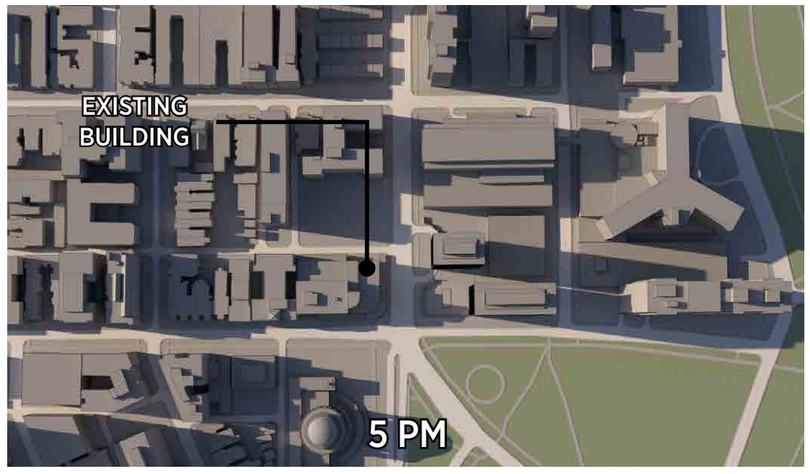

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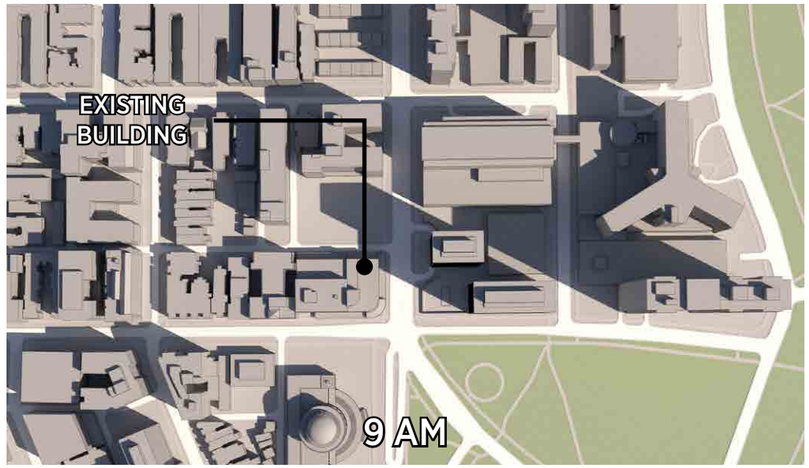

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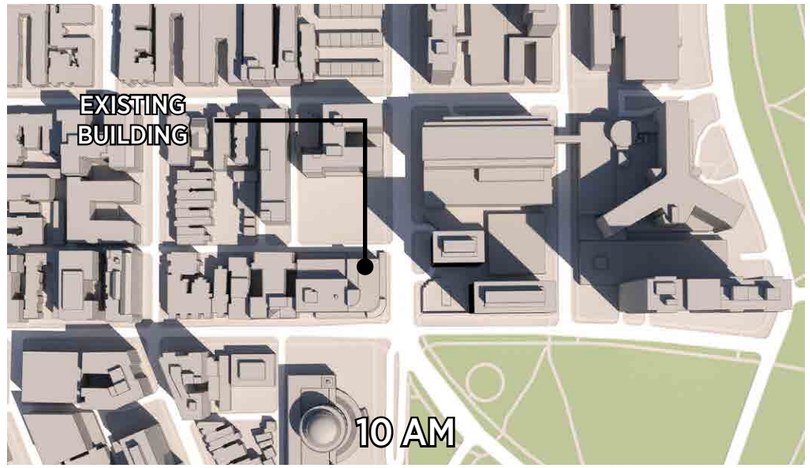

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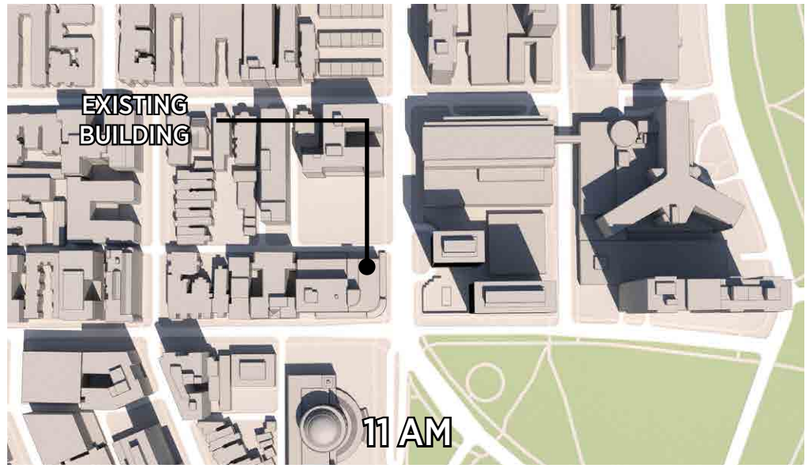

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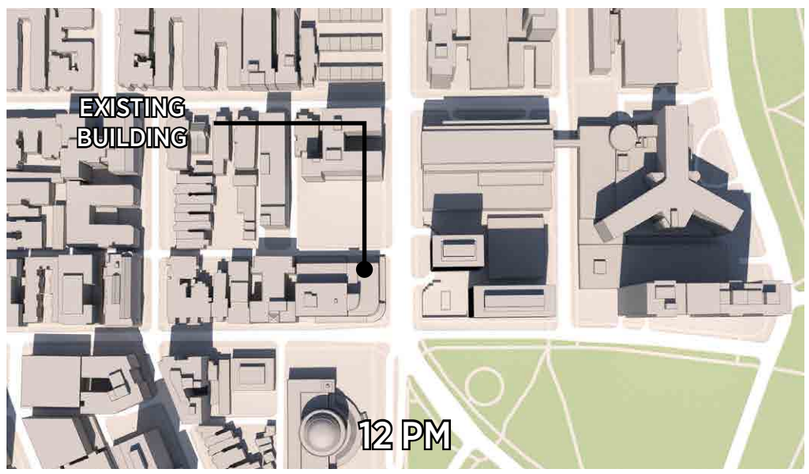

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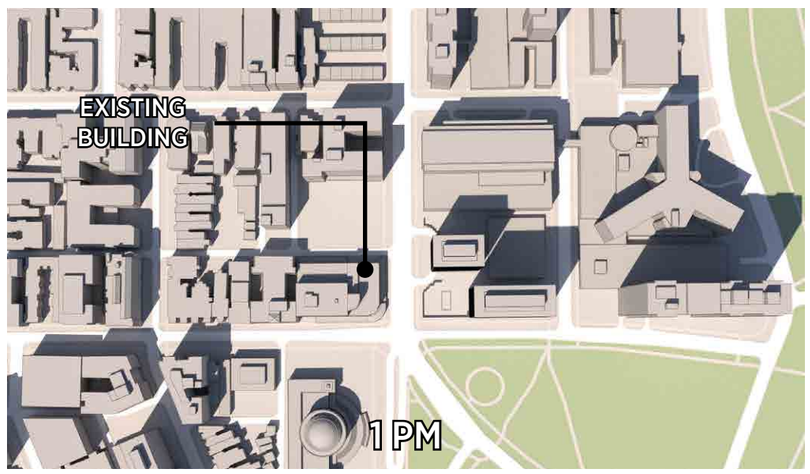

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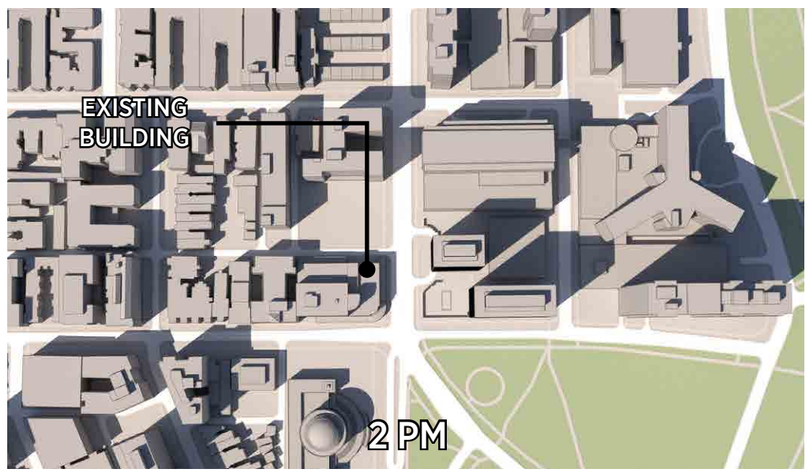

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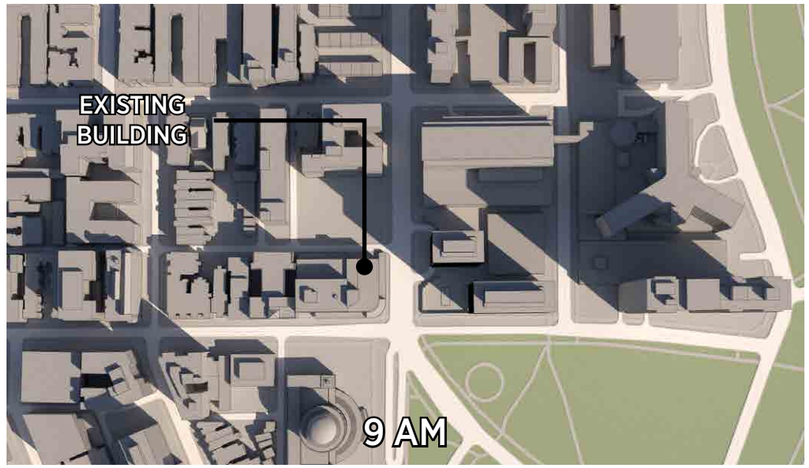

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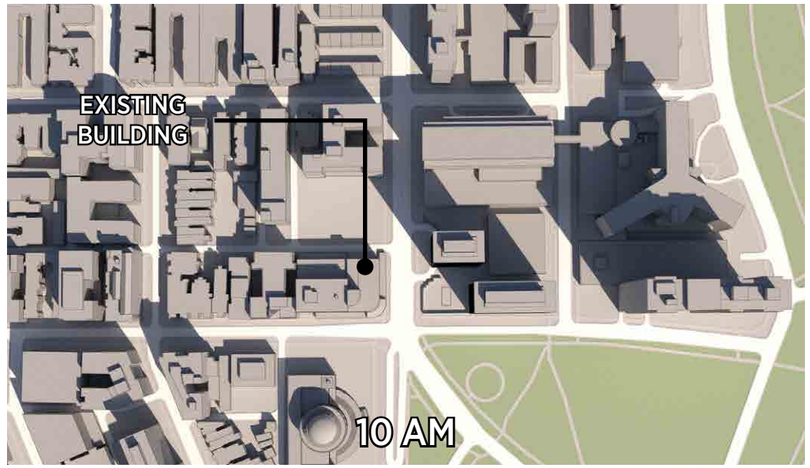

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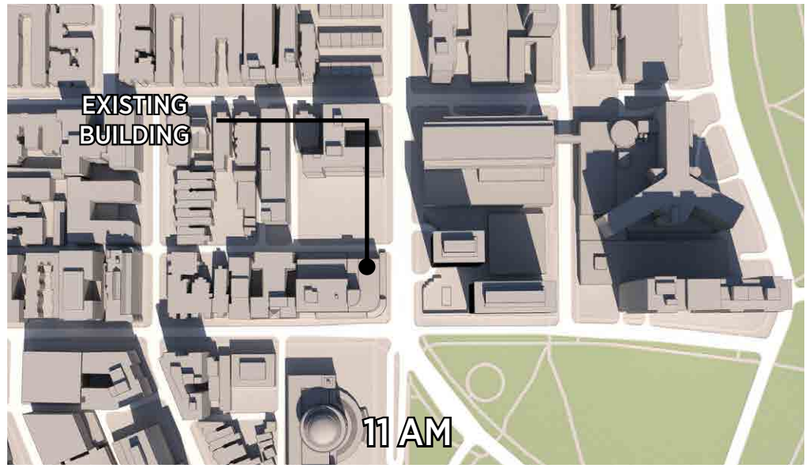

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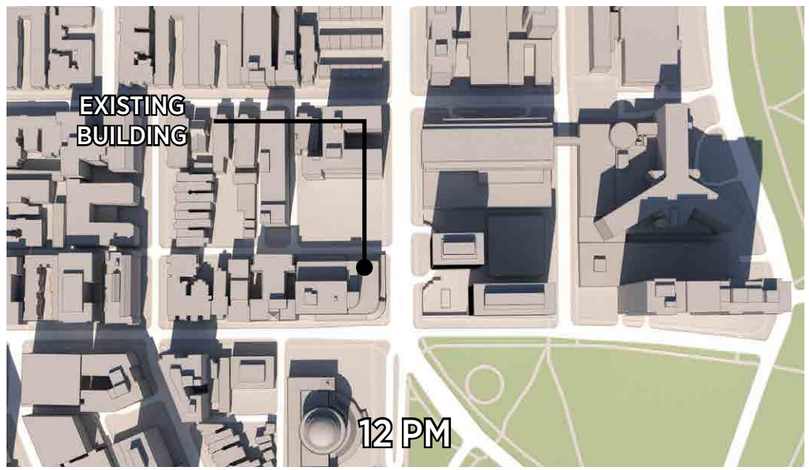

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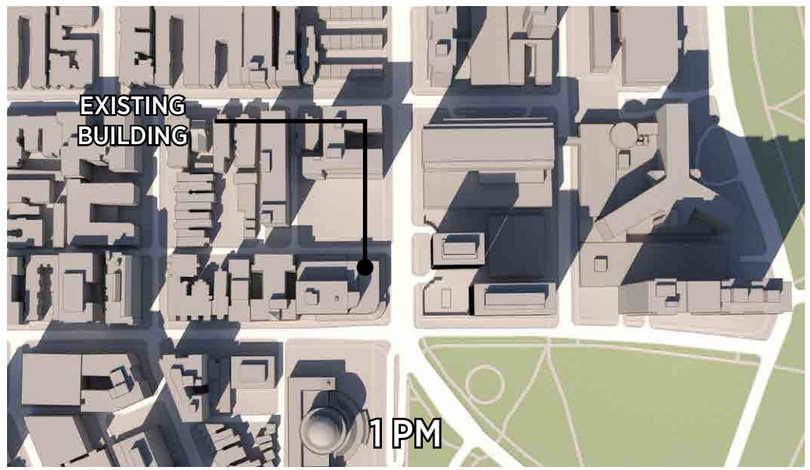

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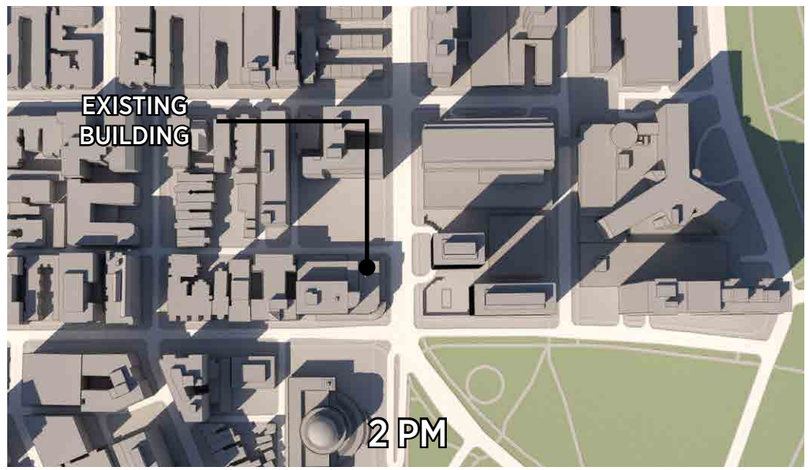

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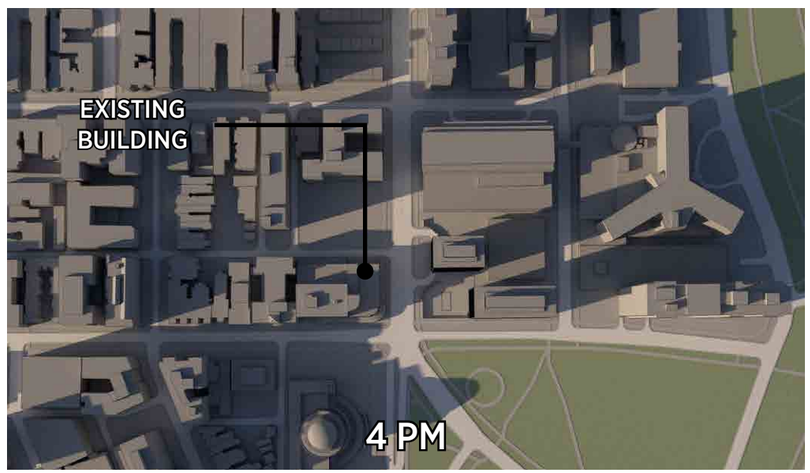

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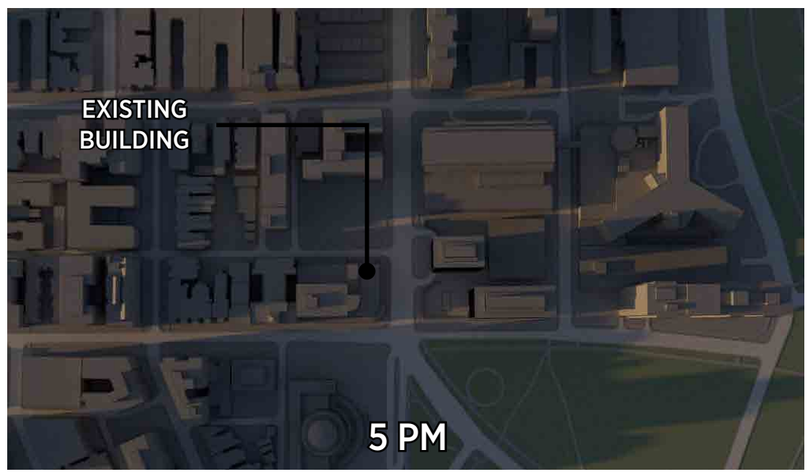

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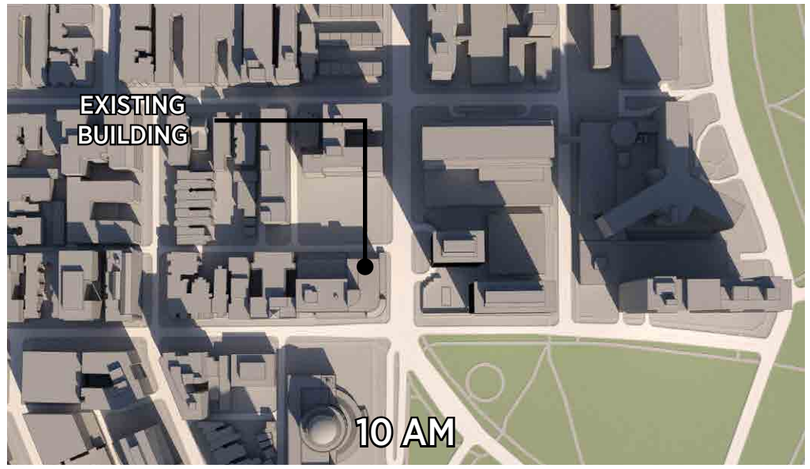

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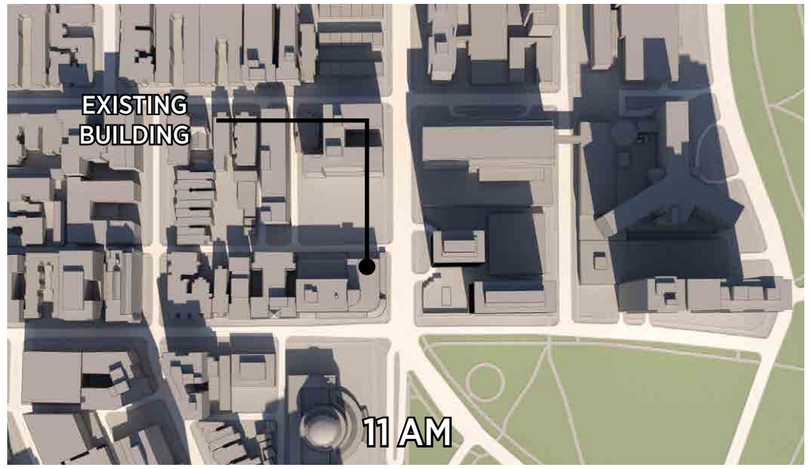

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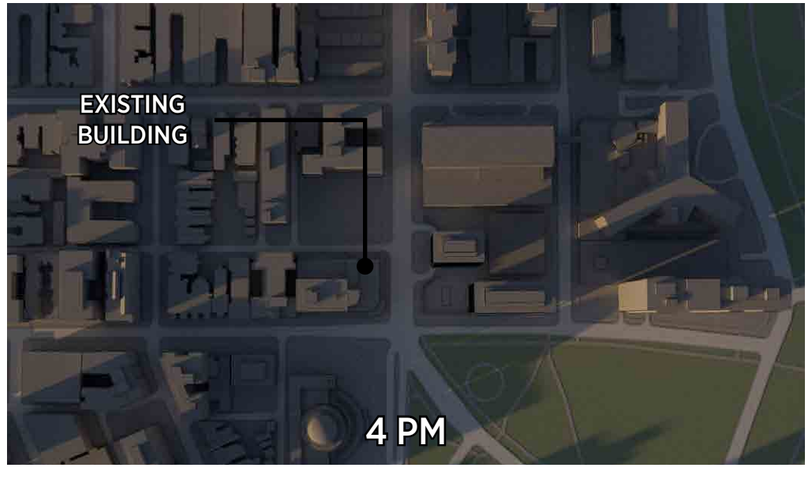

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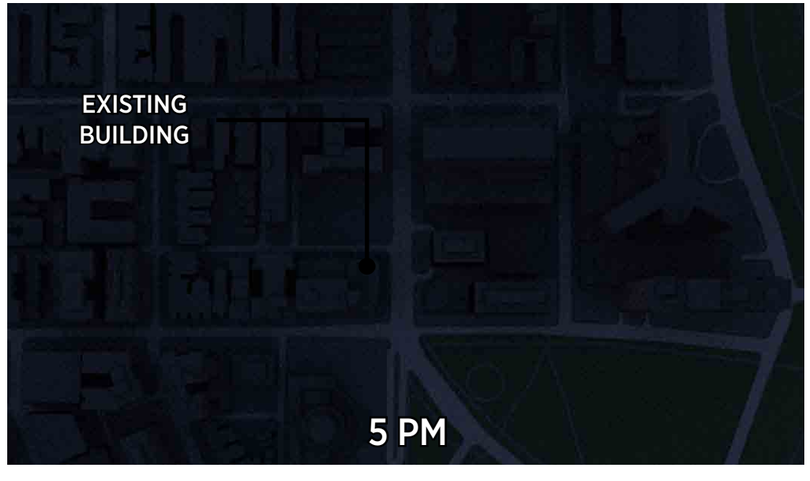

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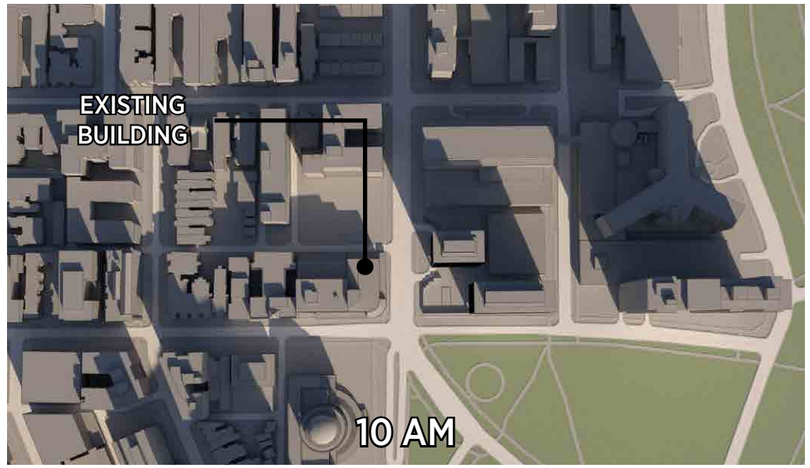

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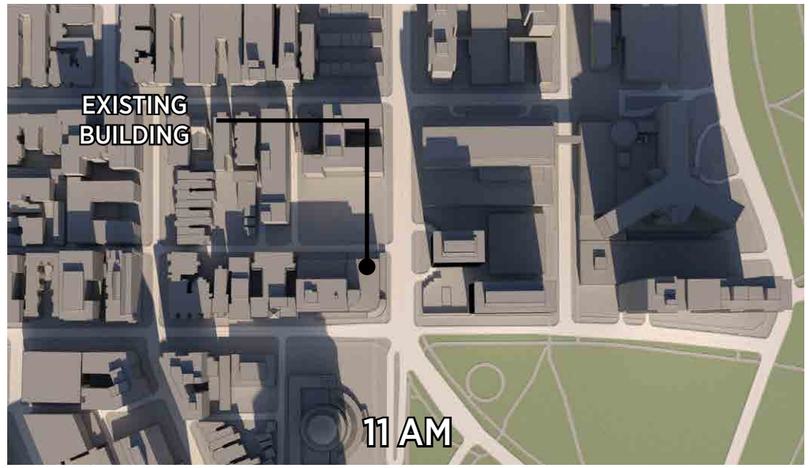

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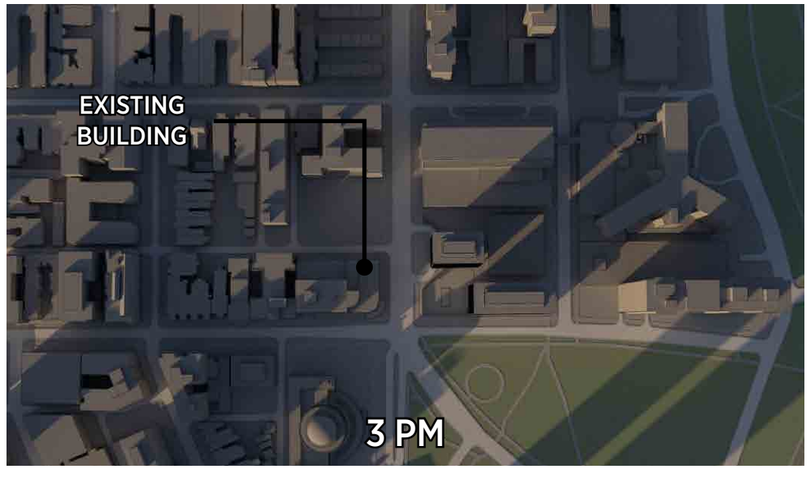

EXISTING
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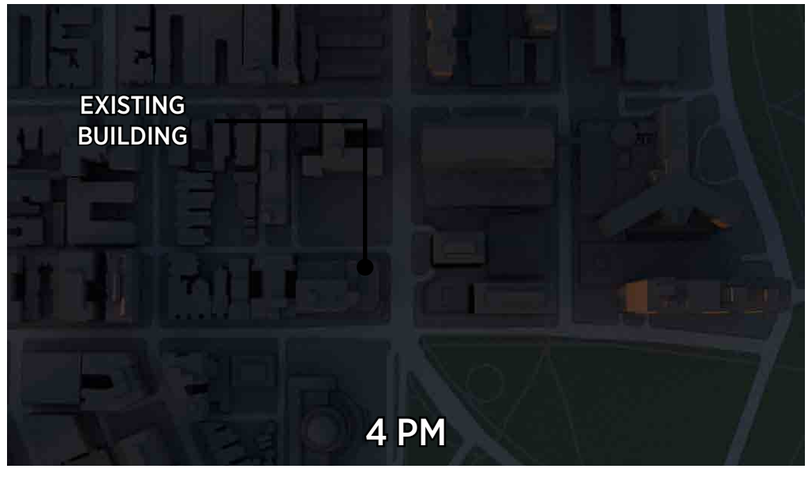

EXISTING
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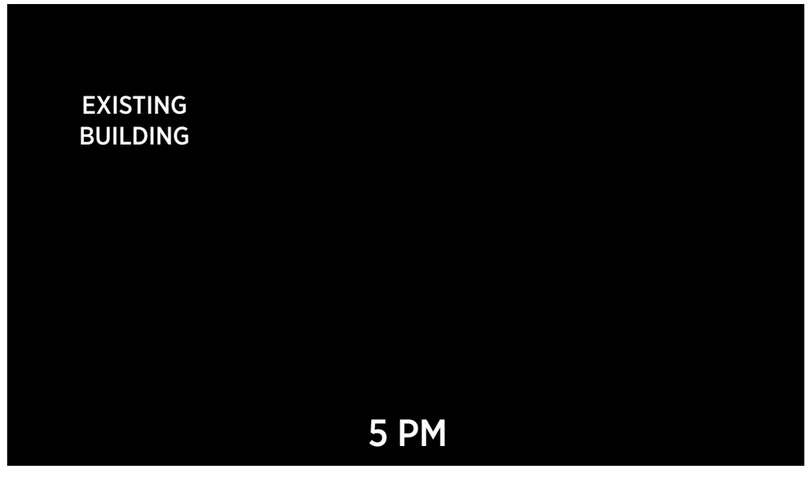

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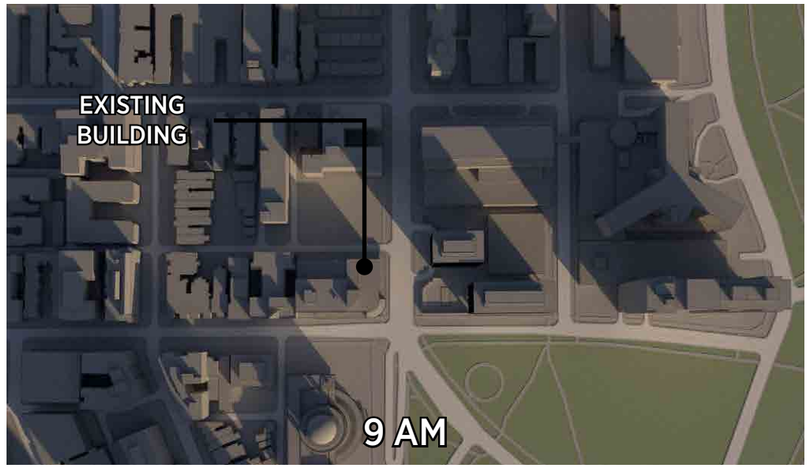

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EXISTING
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EXISTING
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EXISTING
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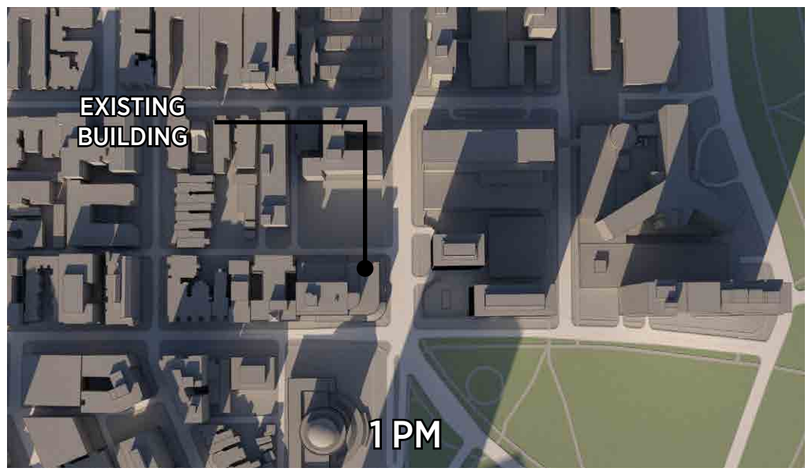

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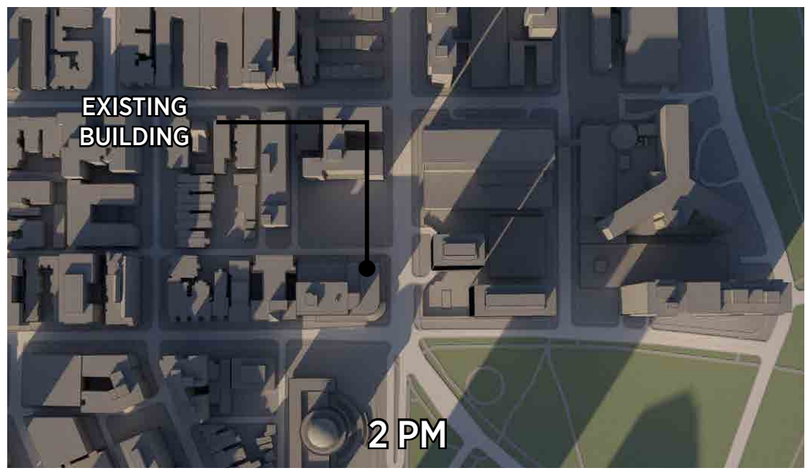

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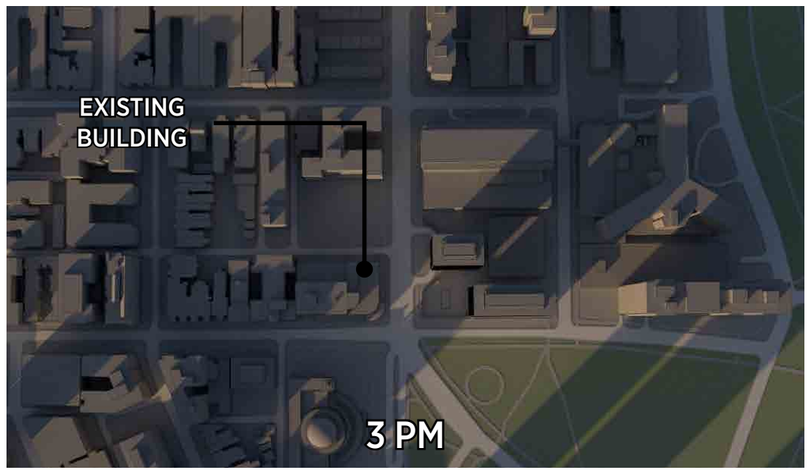

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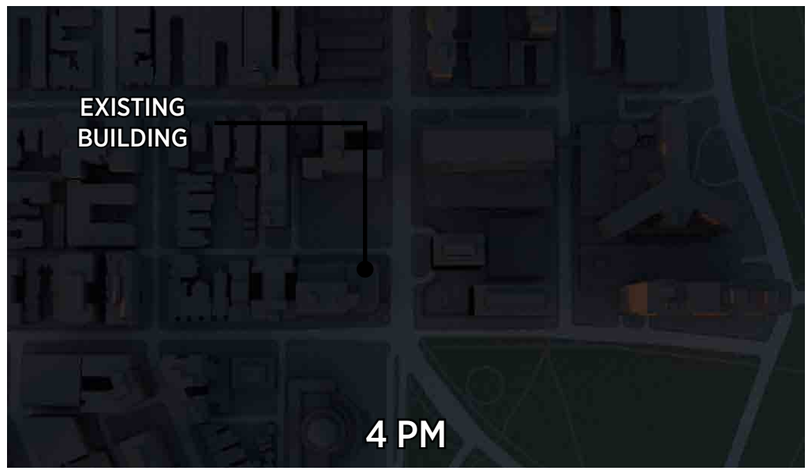

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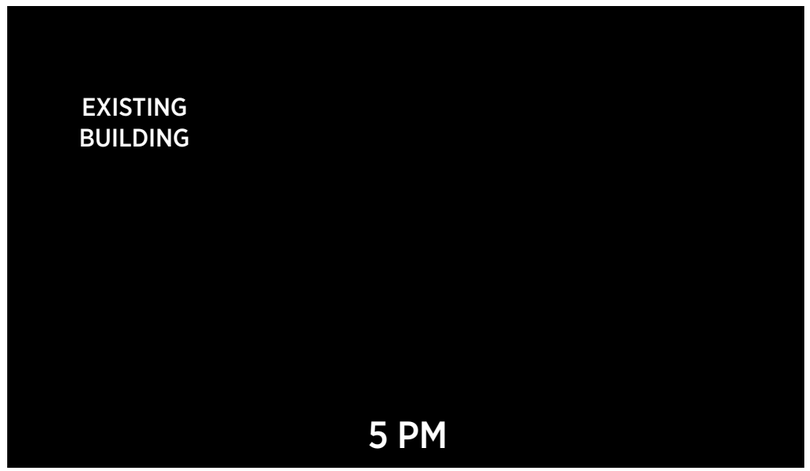

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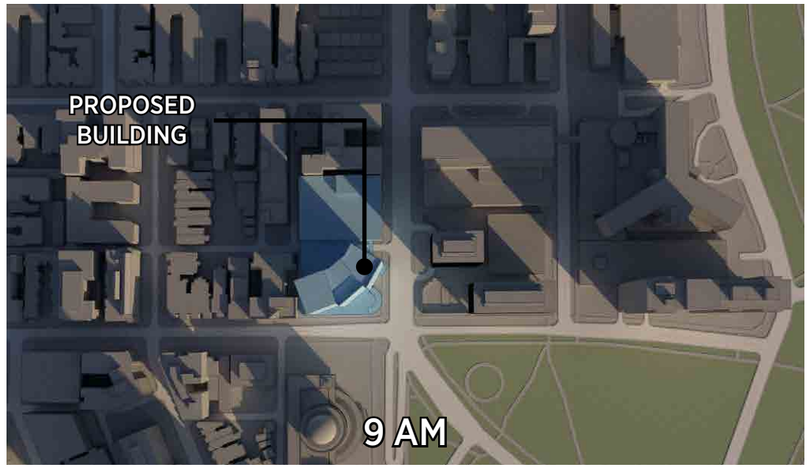

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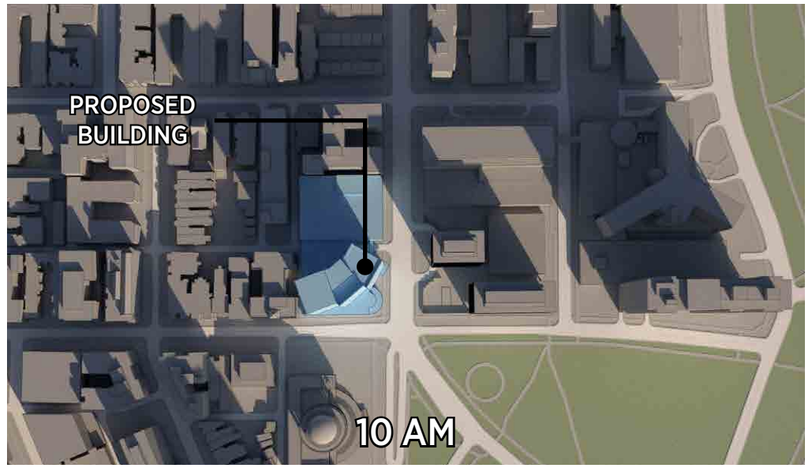

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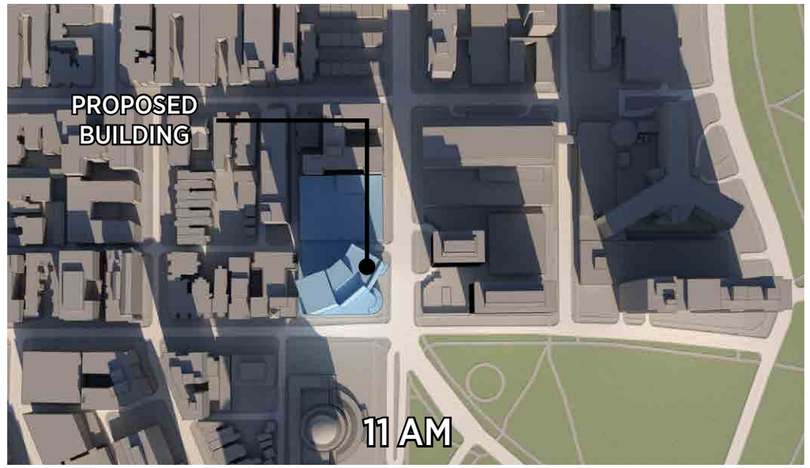

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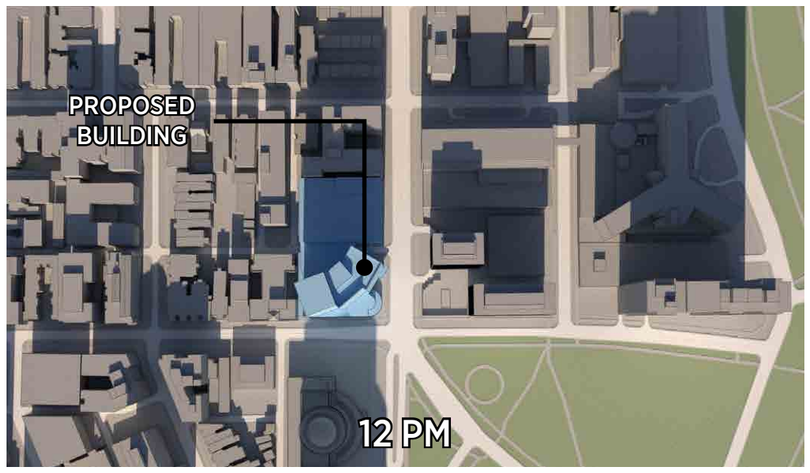

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PROPOSED BUILDING
SHADOW STUDY

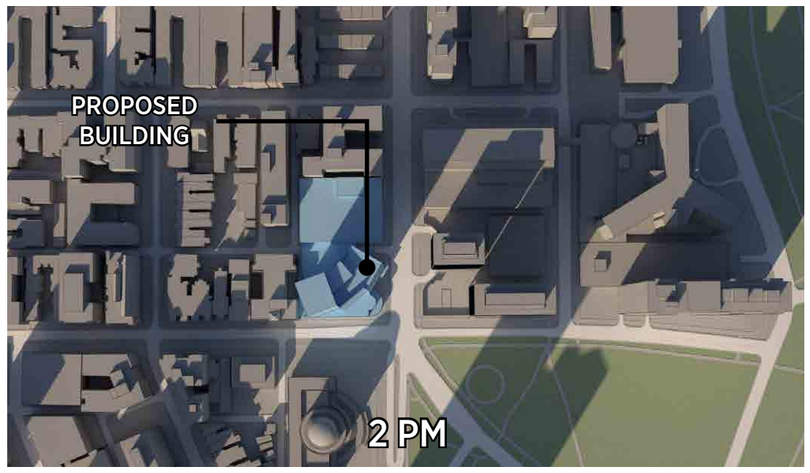

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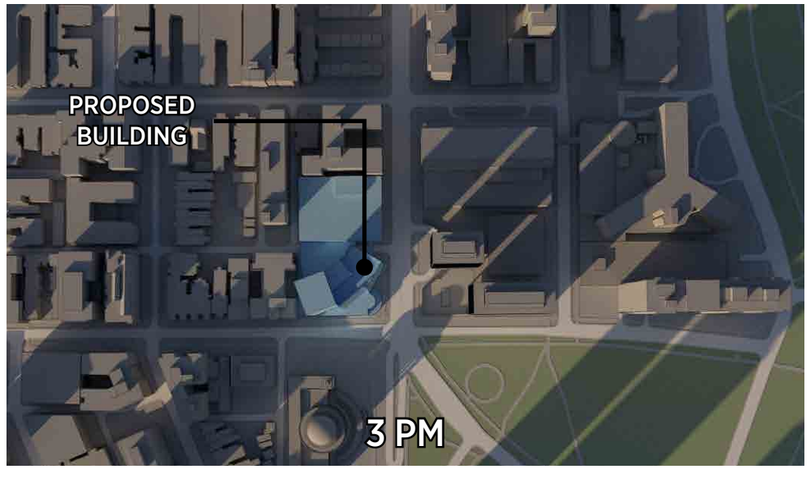

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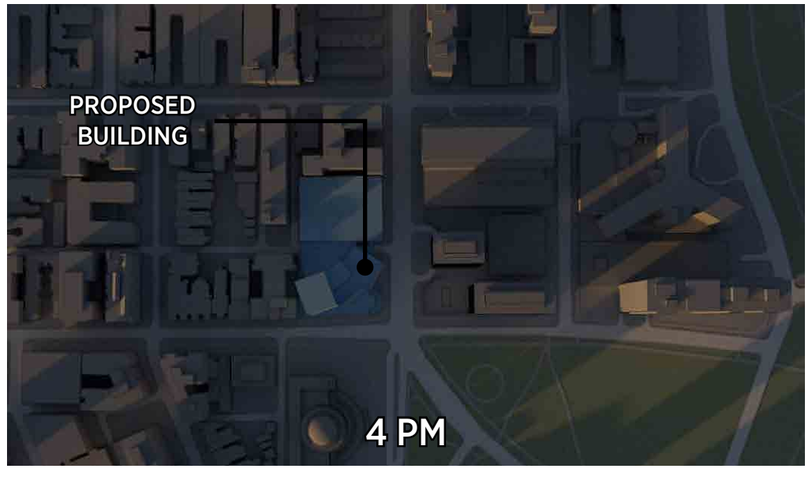

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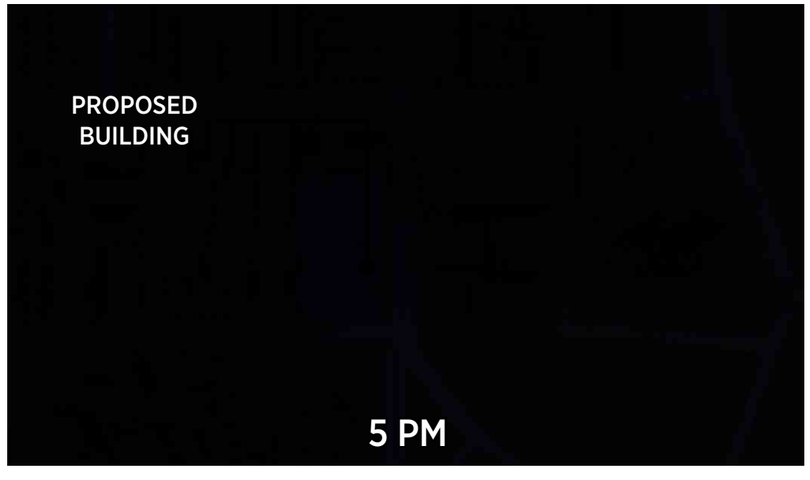

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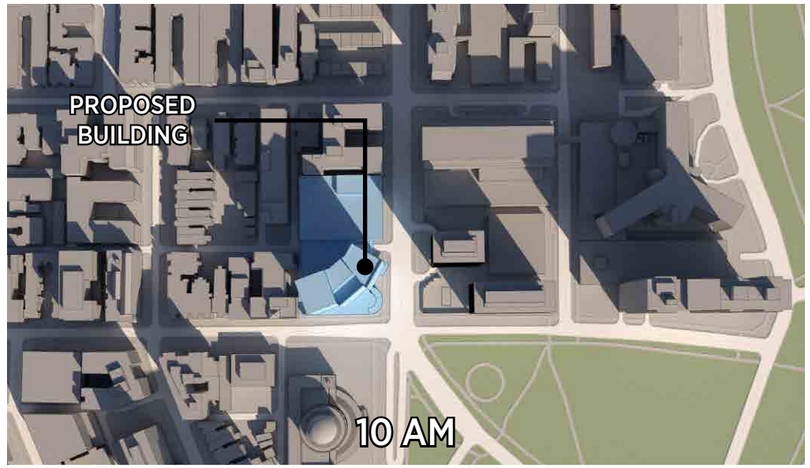

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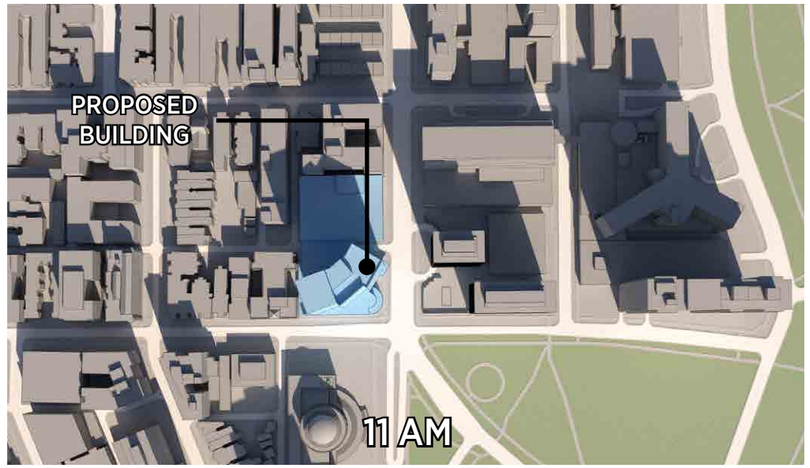

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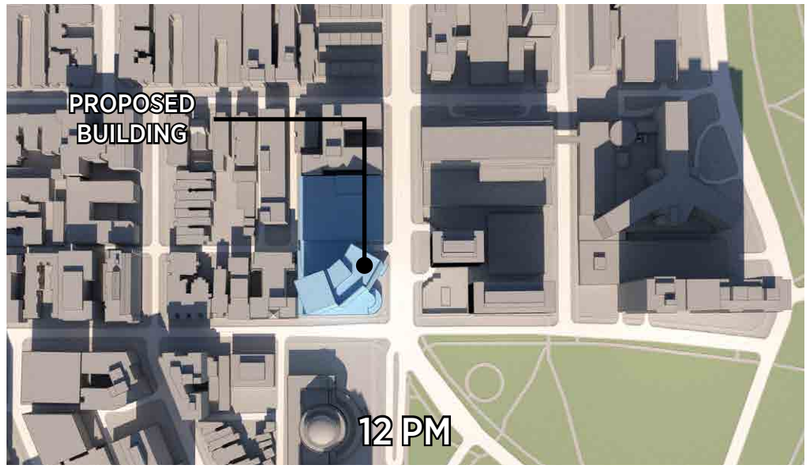

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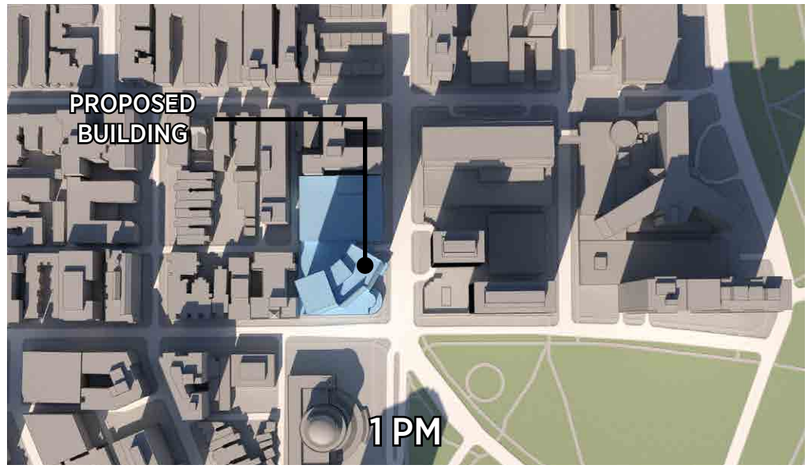

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PROPOSED
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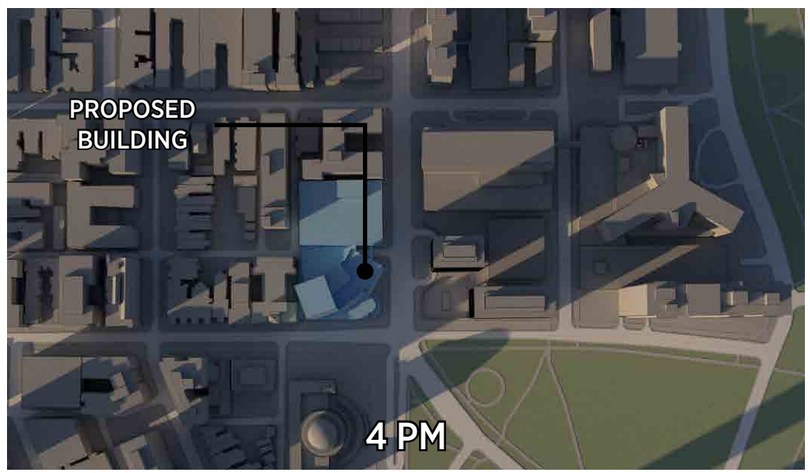

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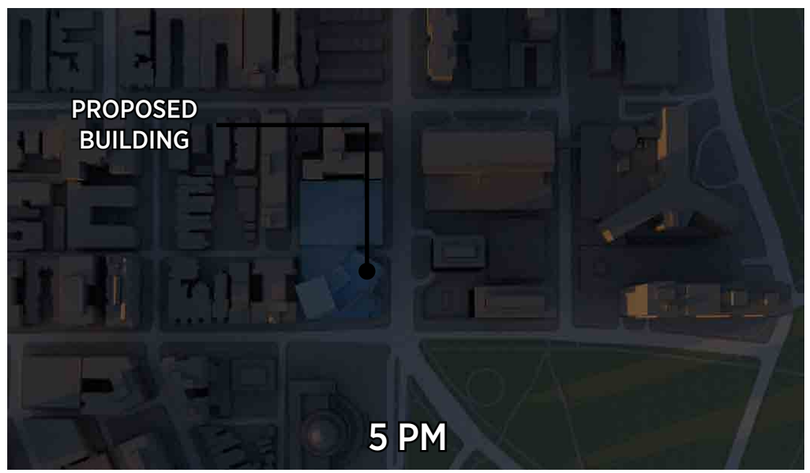

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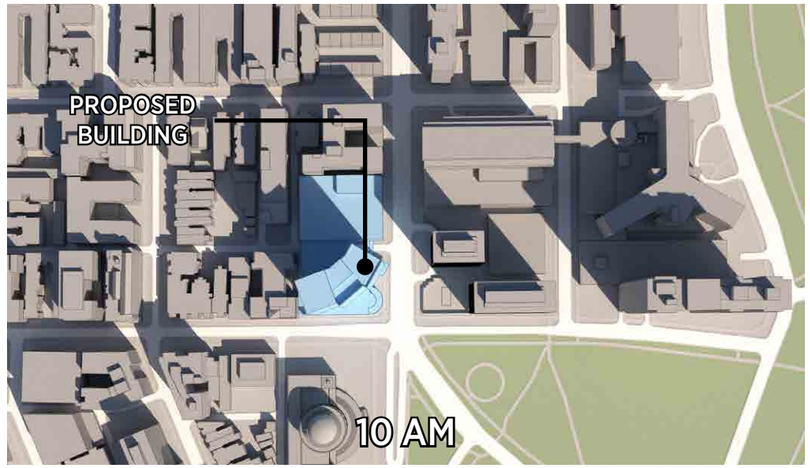

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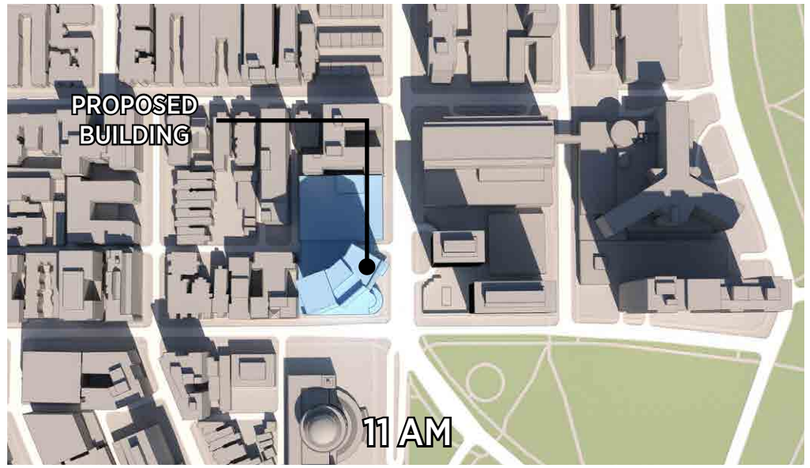

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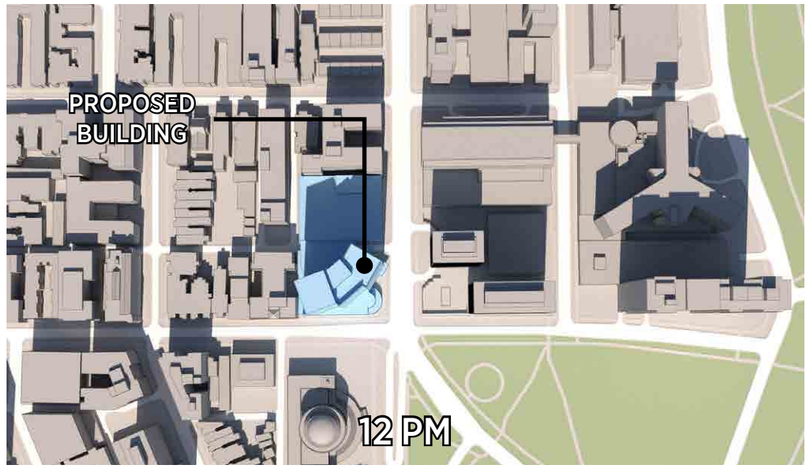

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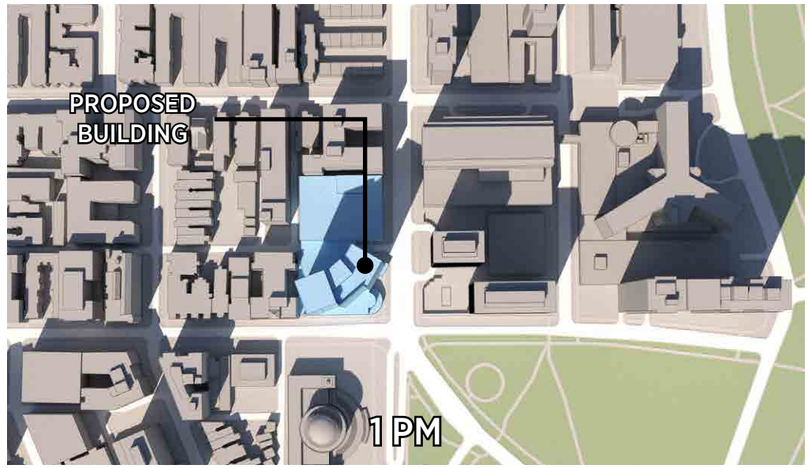

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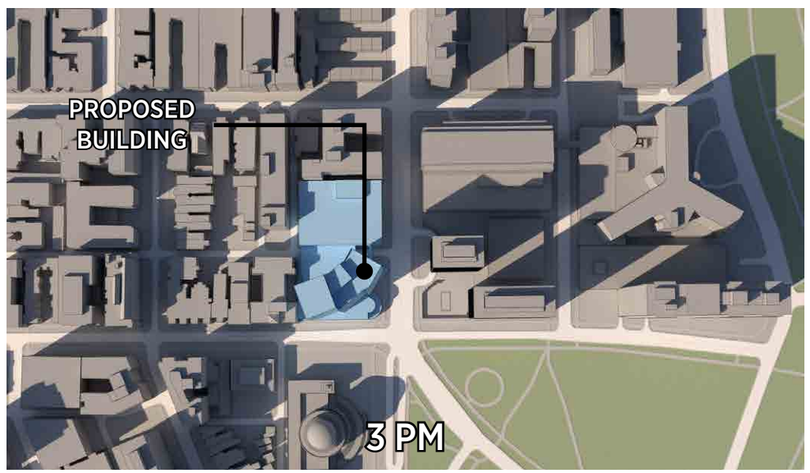

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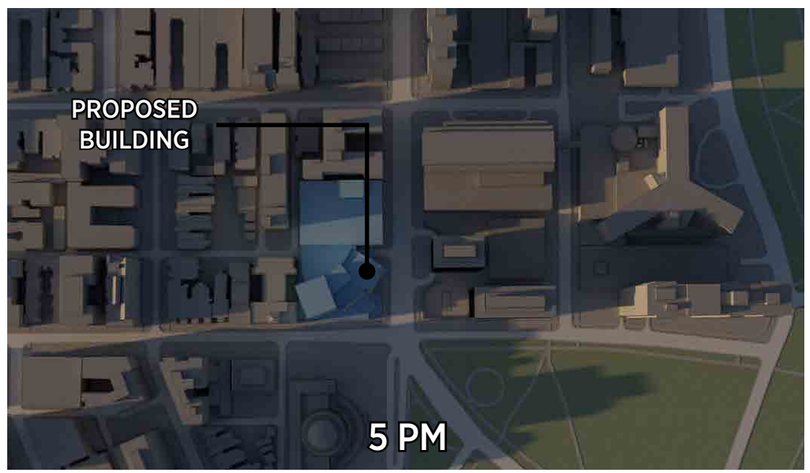

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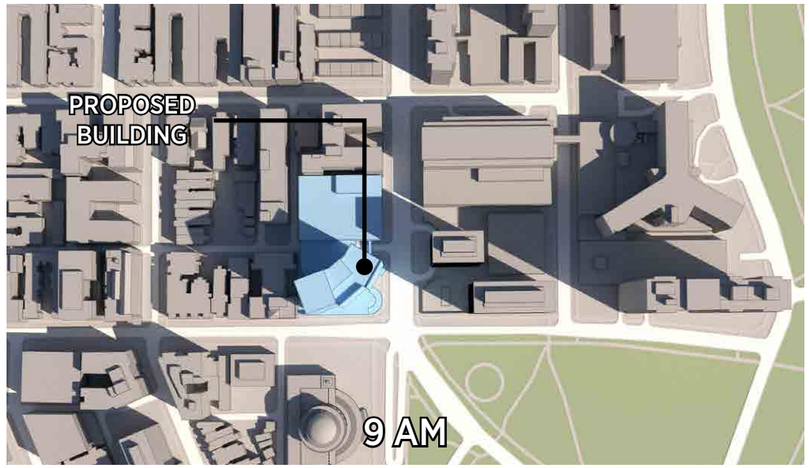

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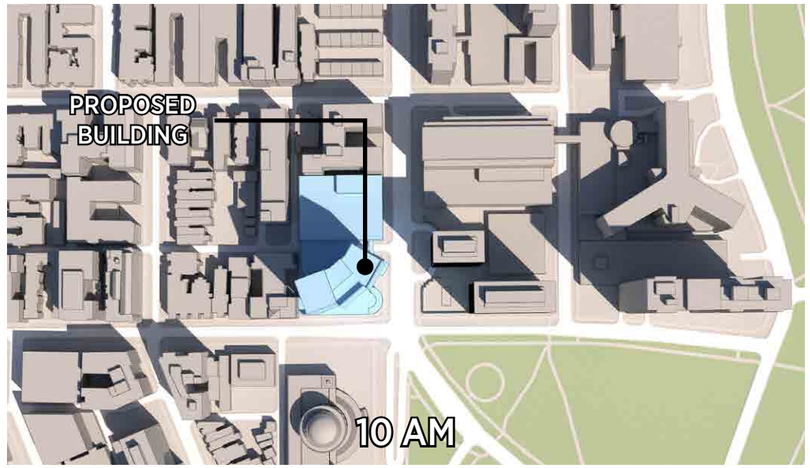

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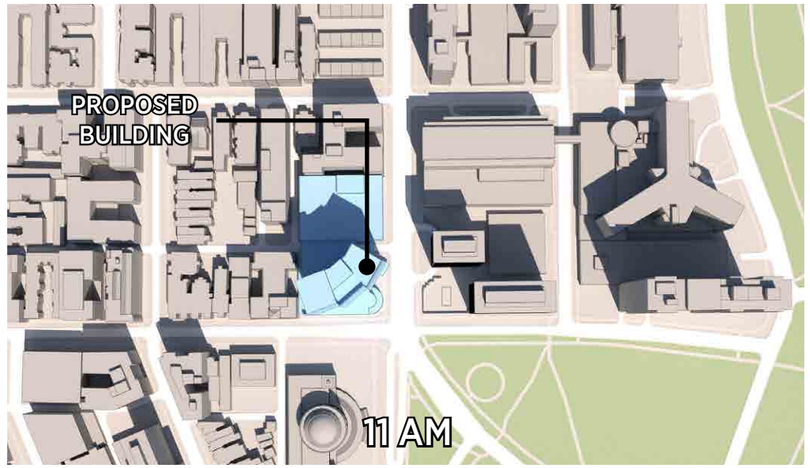

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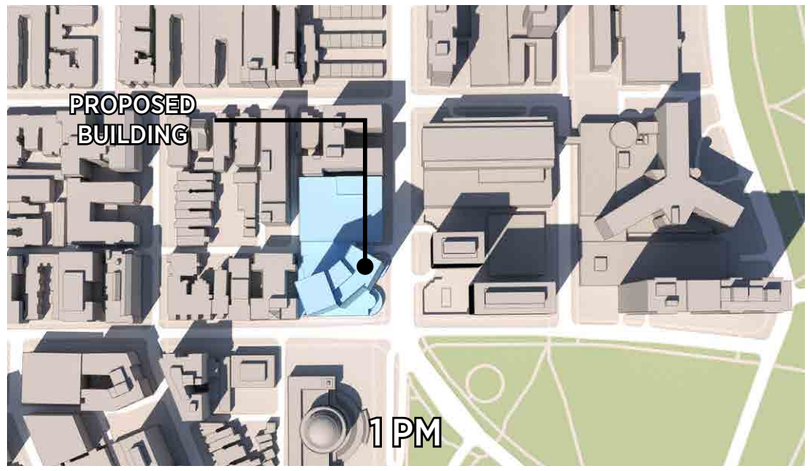

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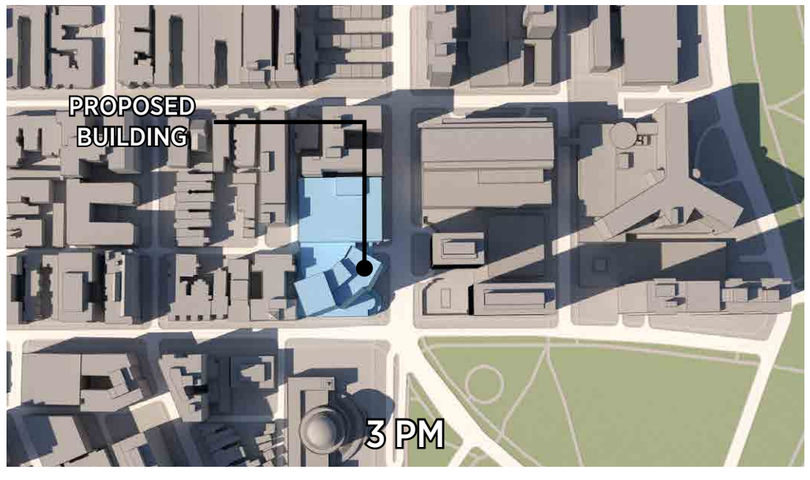

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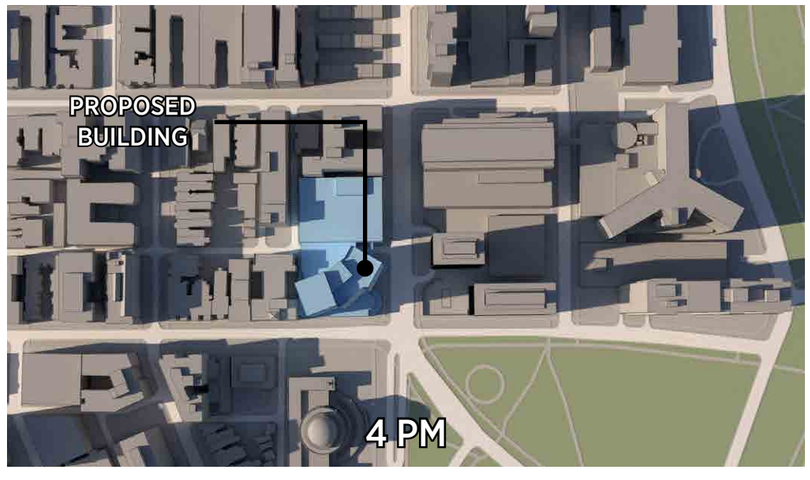

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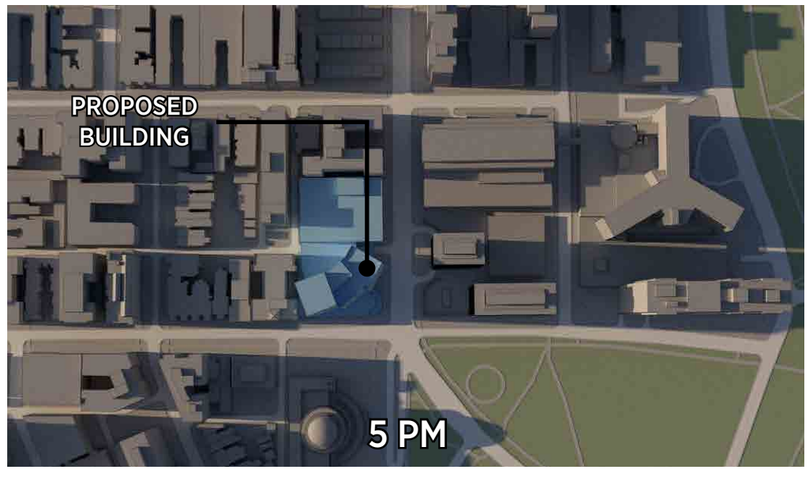

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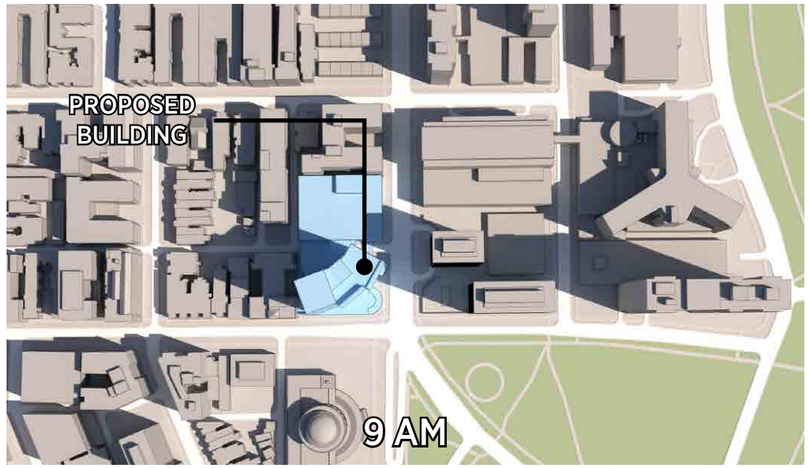

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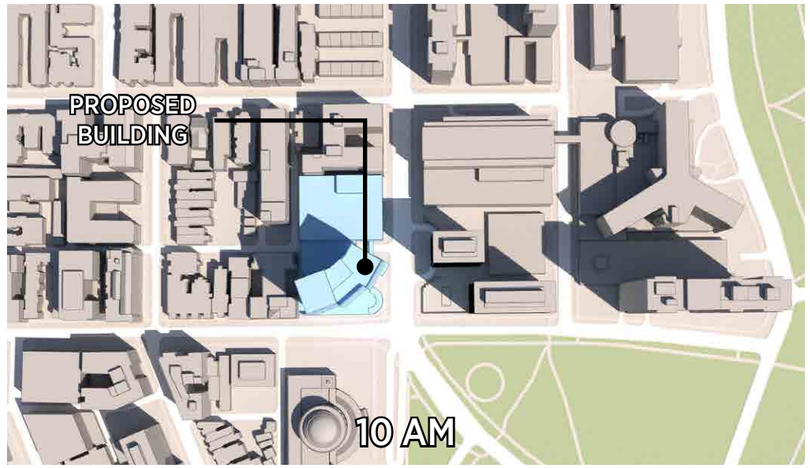

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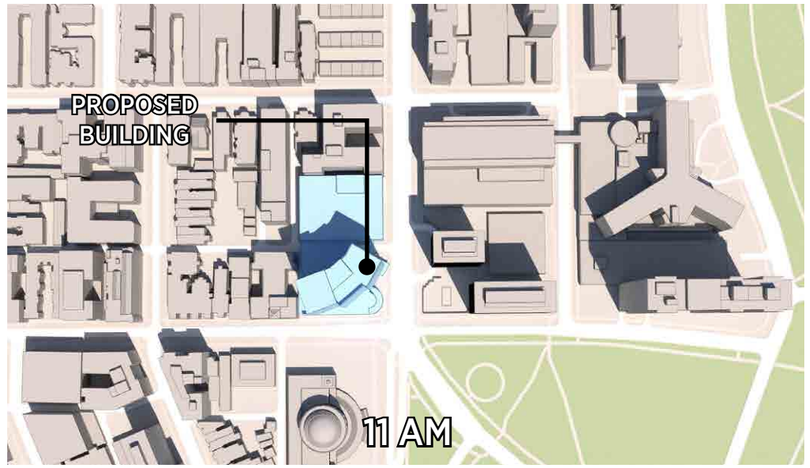

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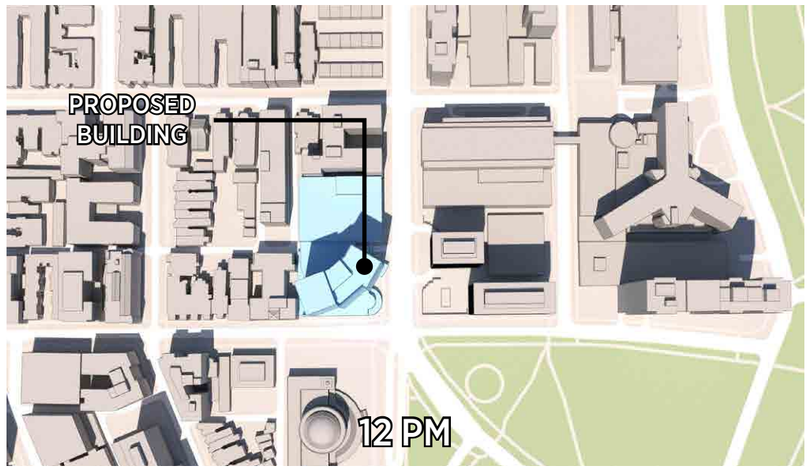

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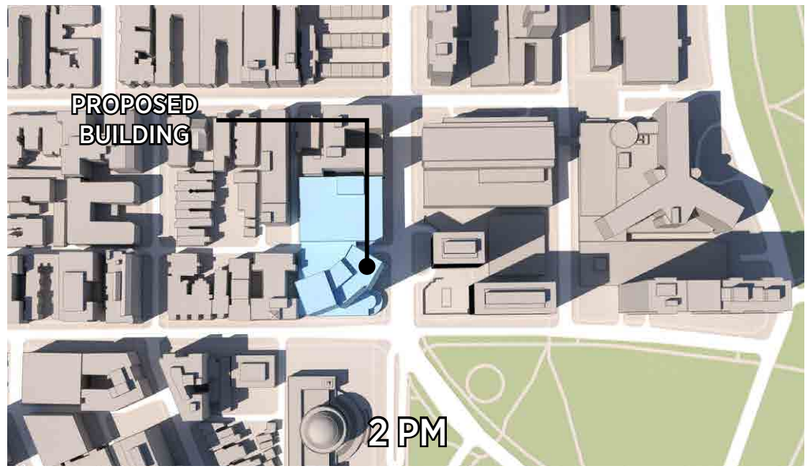

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PROPOSED
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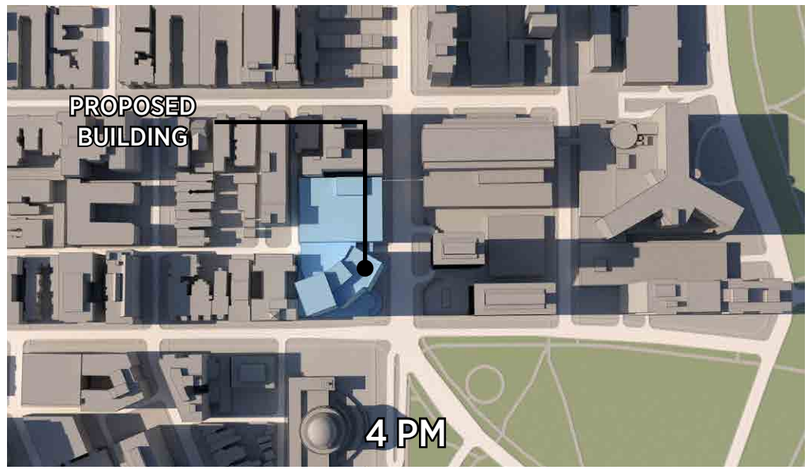

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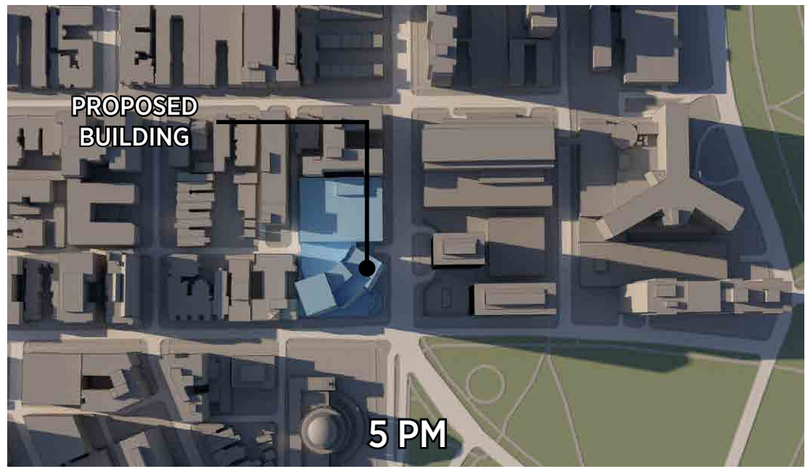

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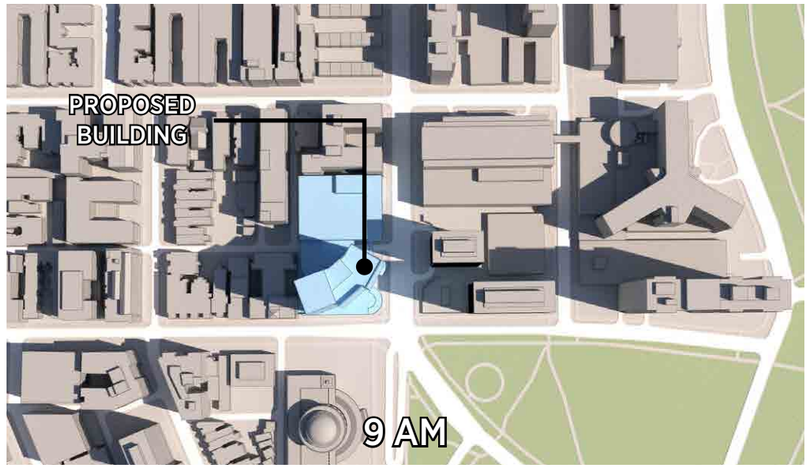

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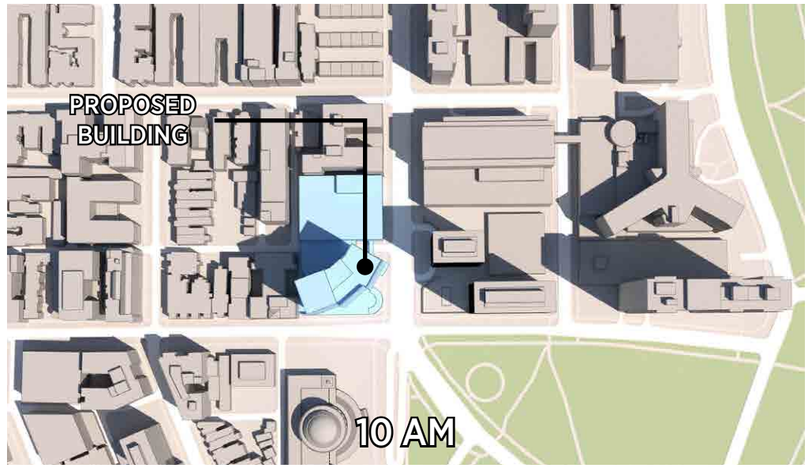

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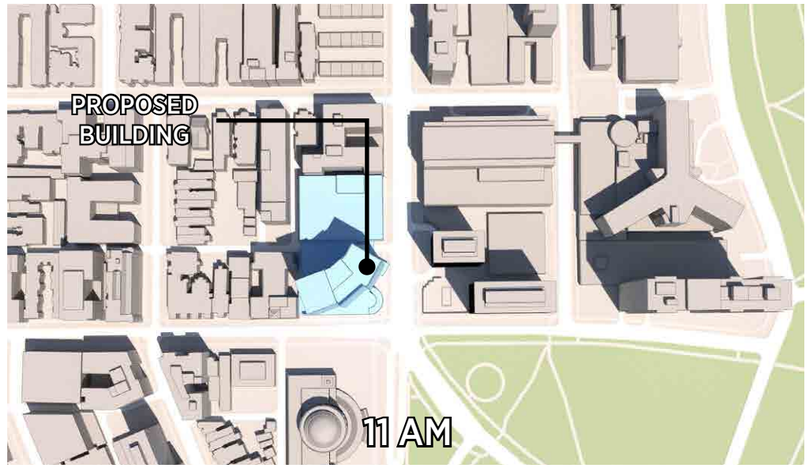

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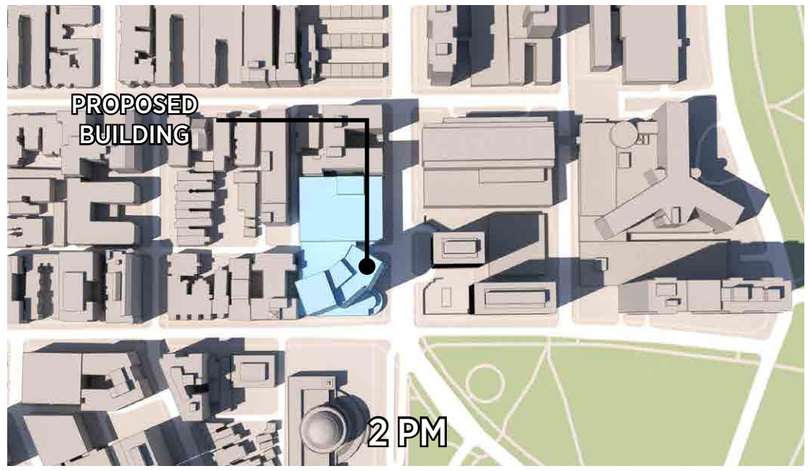

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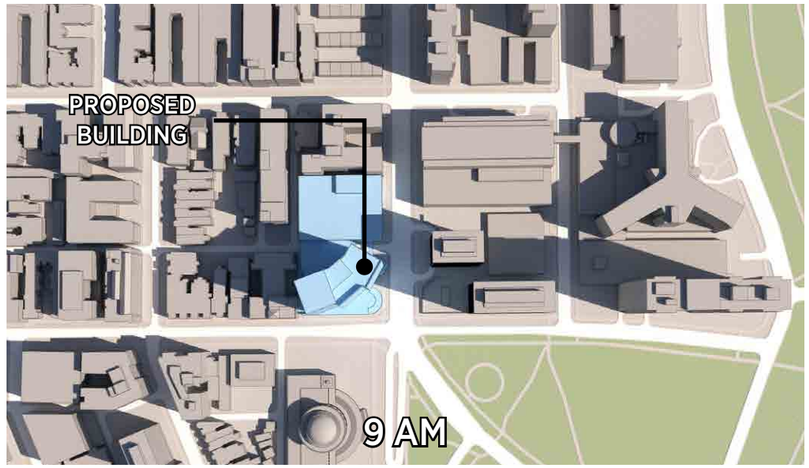

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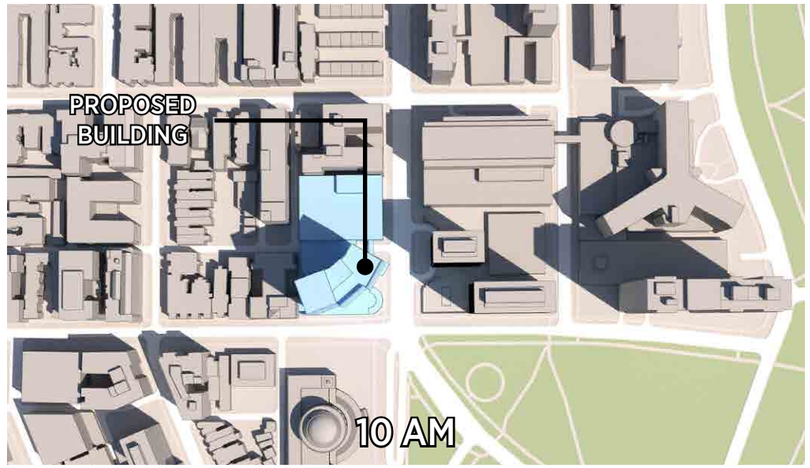

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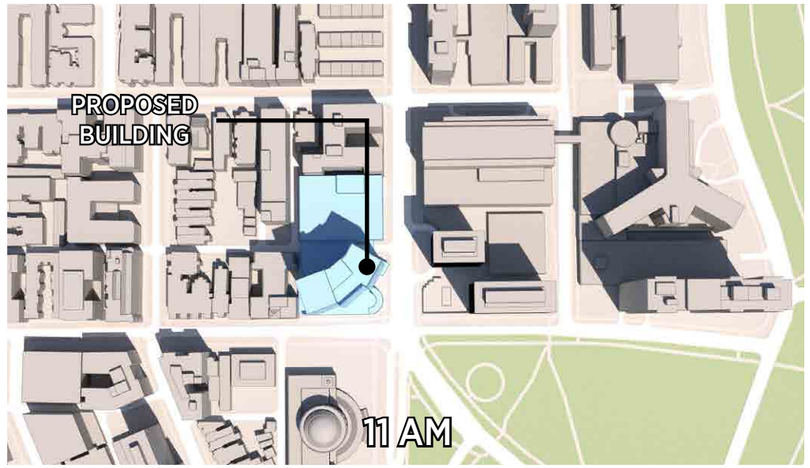

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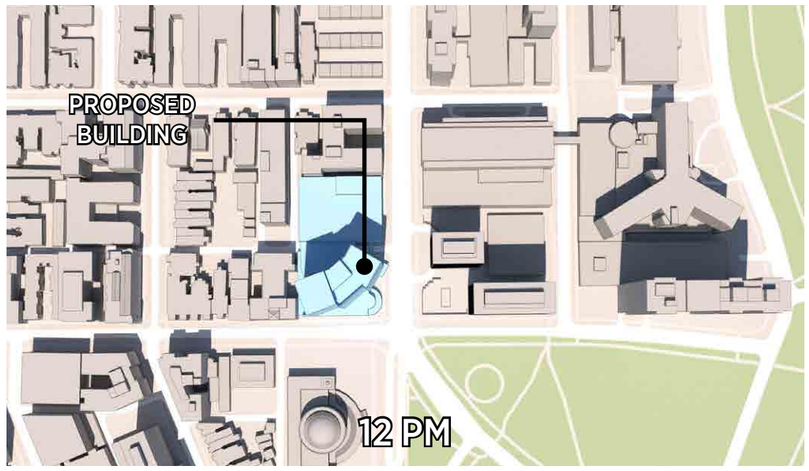

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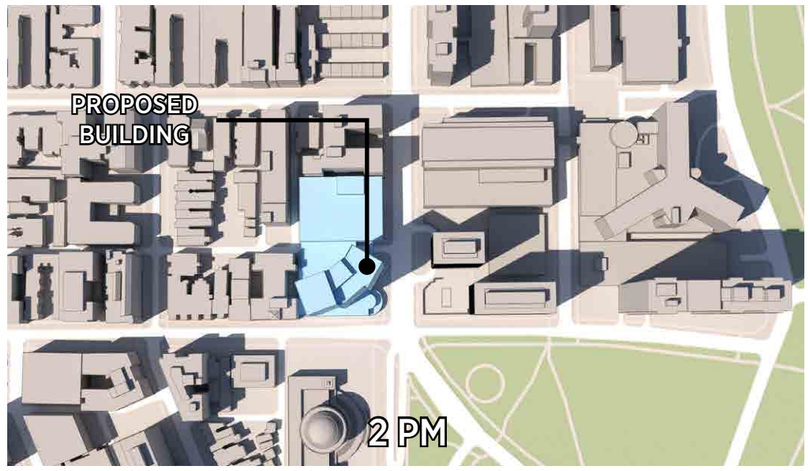

PROPOSED
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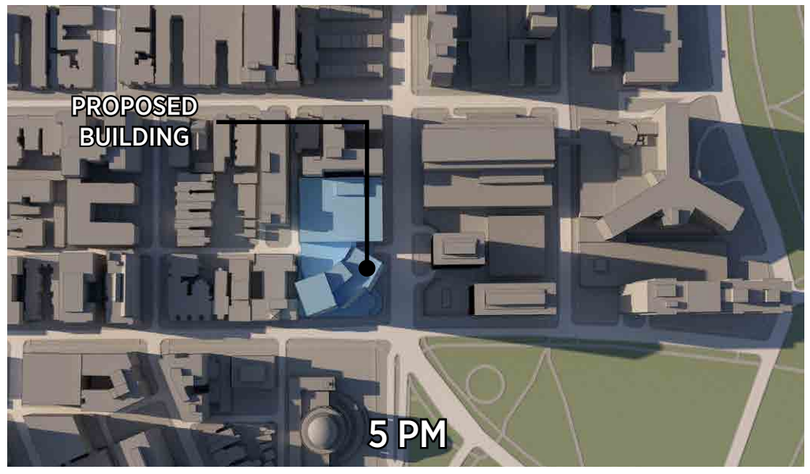

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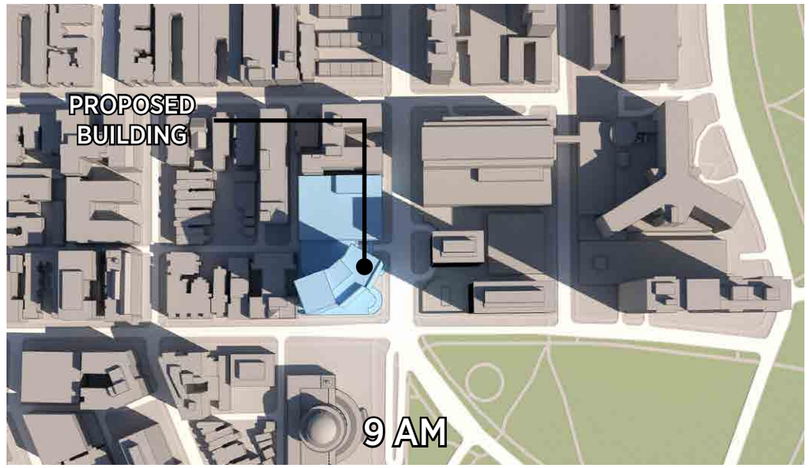

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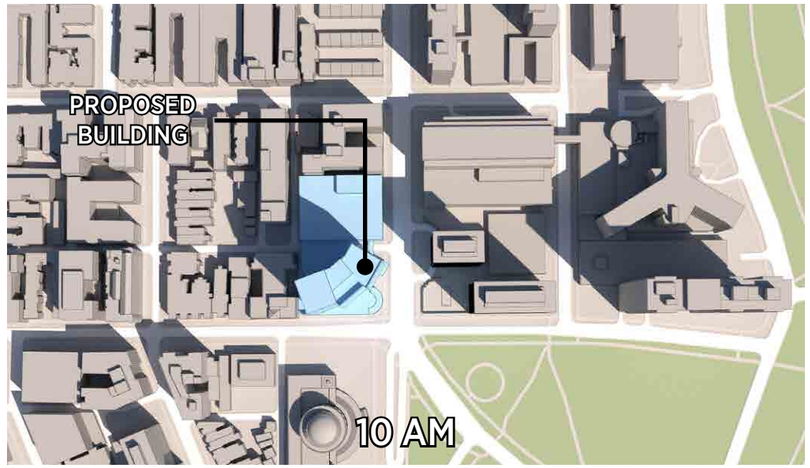

PROPOSED
BUILDING
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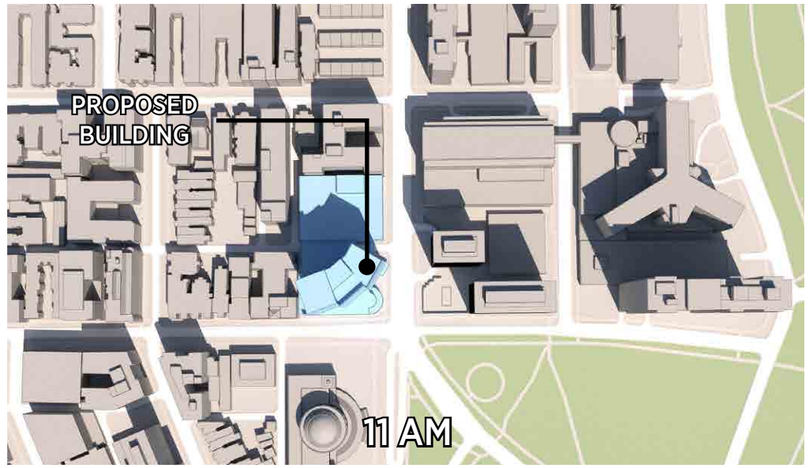

PROPOSED
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PROPOSED
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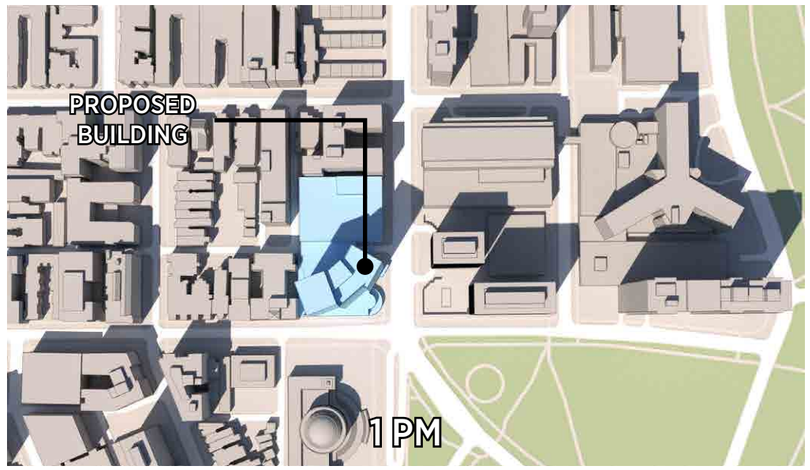

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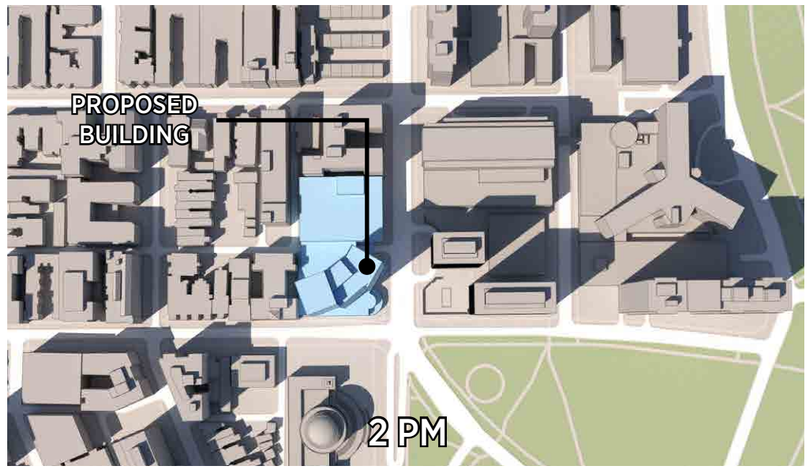

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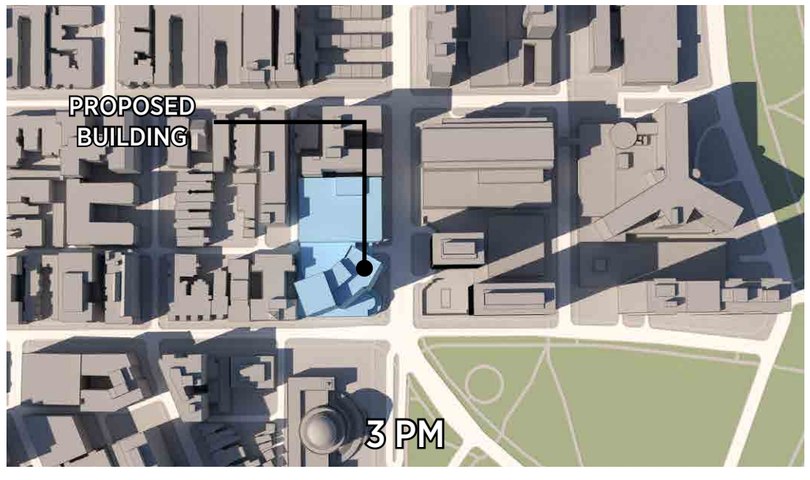

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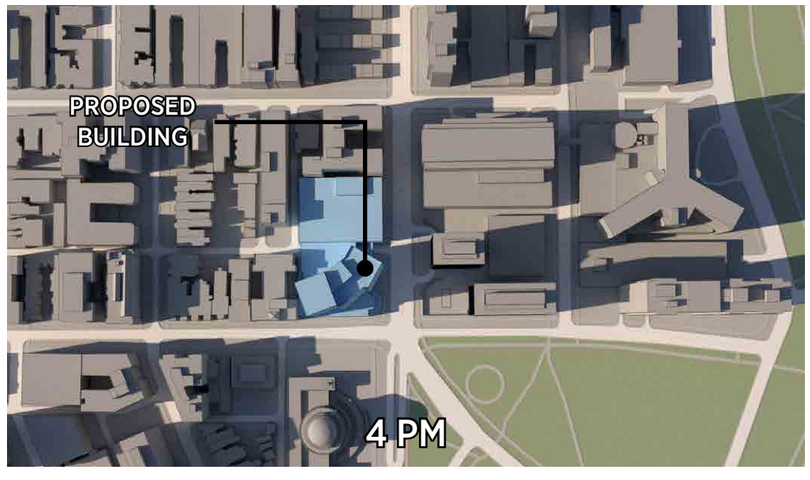

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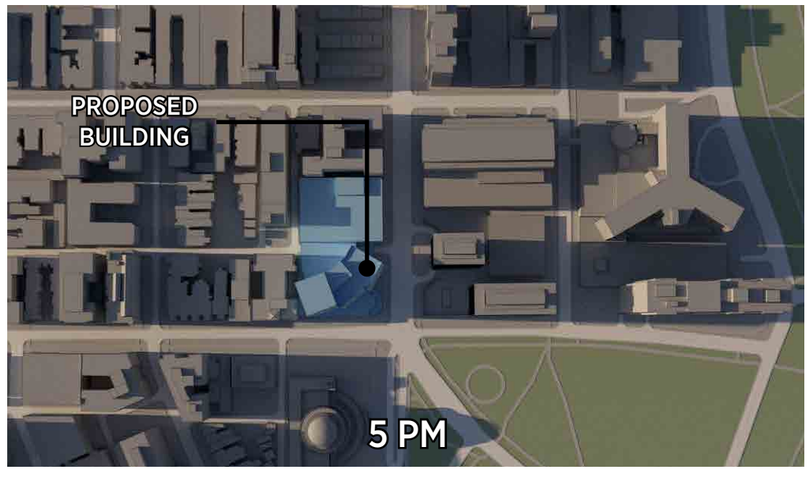

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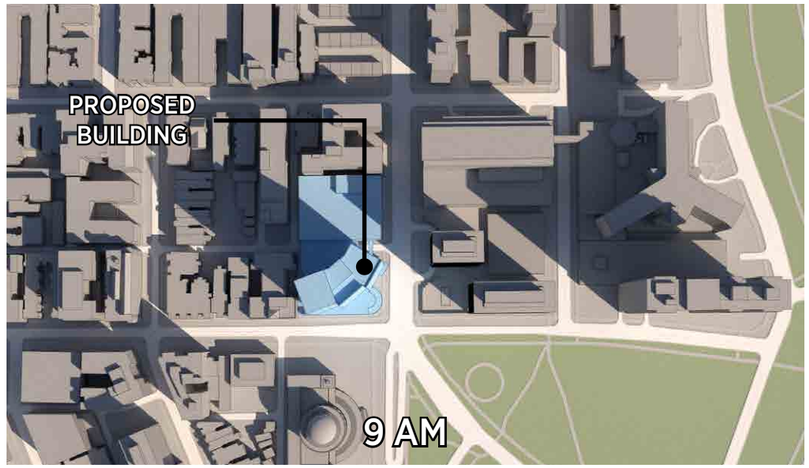

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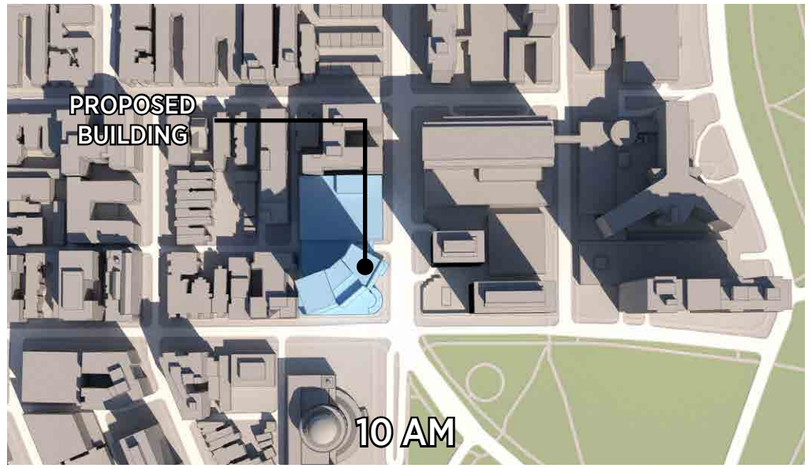

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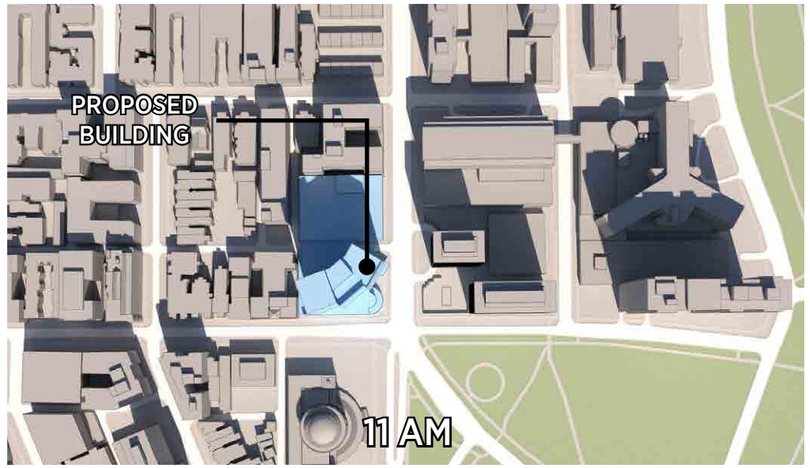

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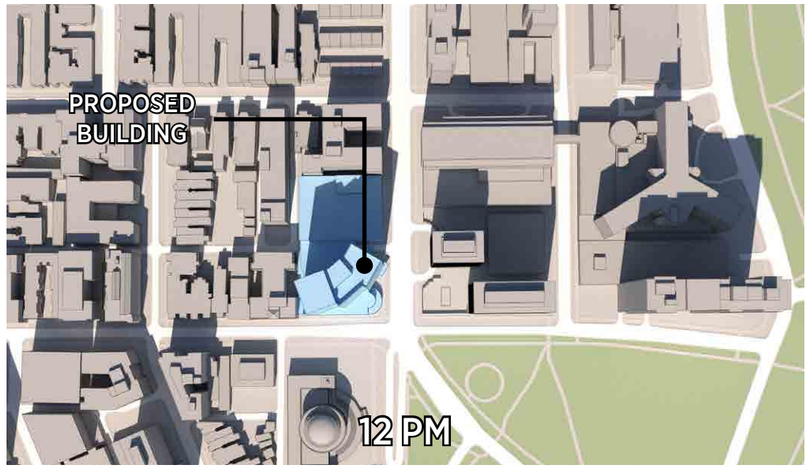

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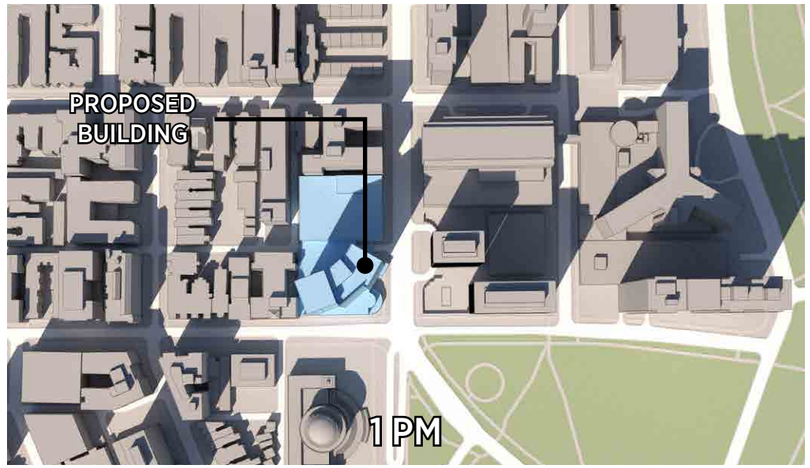

PROPOSED
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PROPOSED
BUILDING
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PROPOSED
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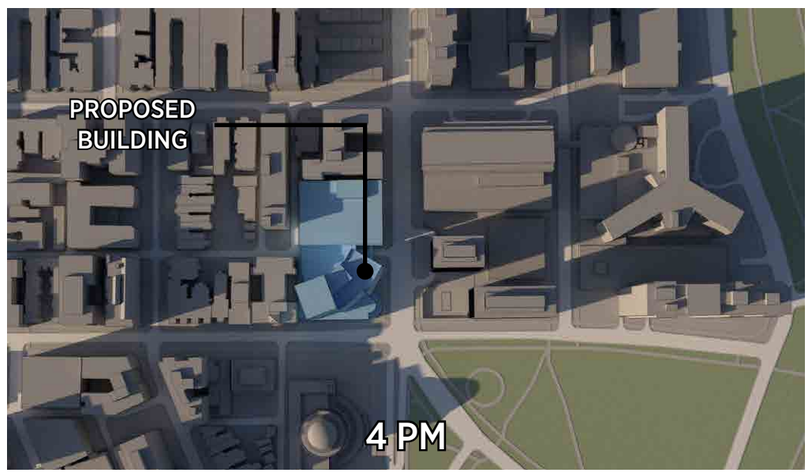

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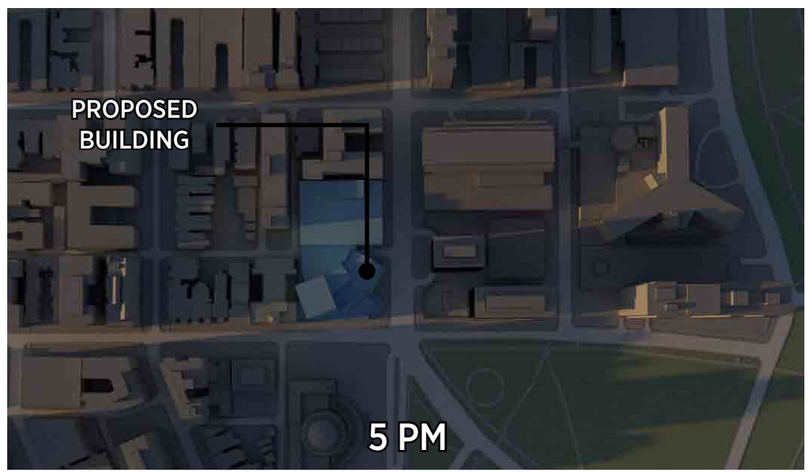

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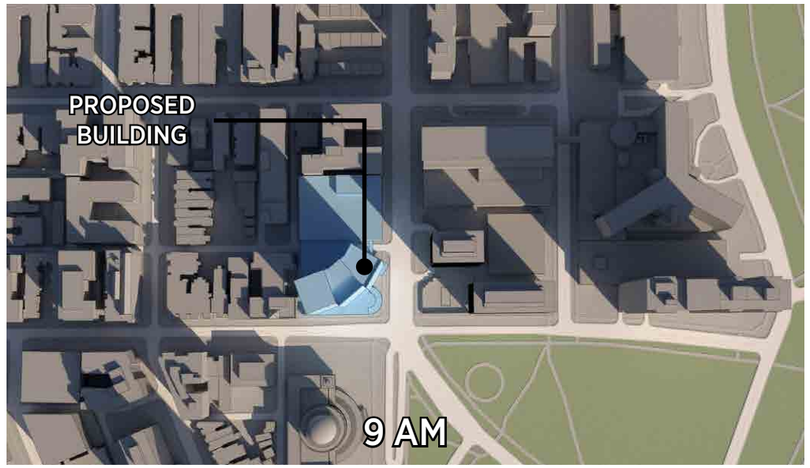

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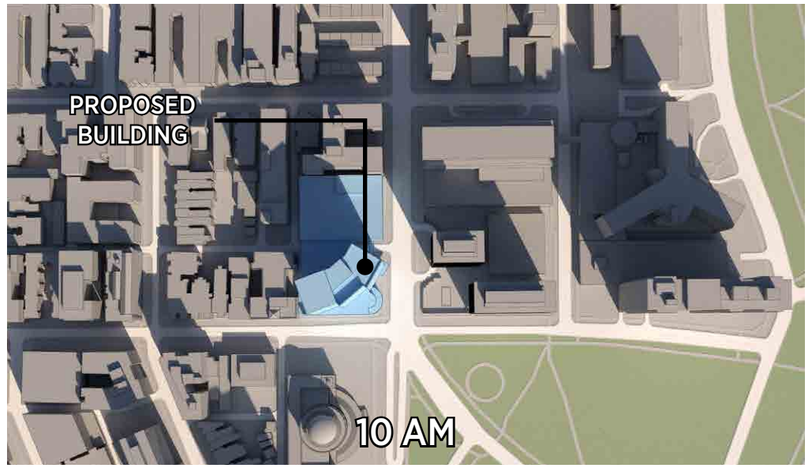

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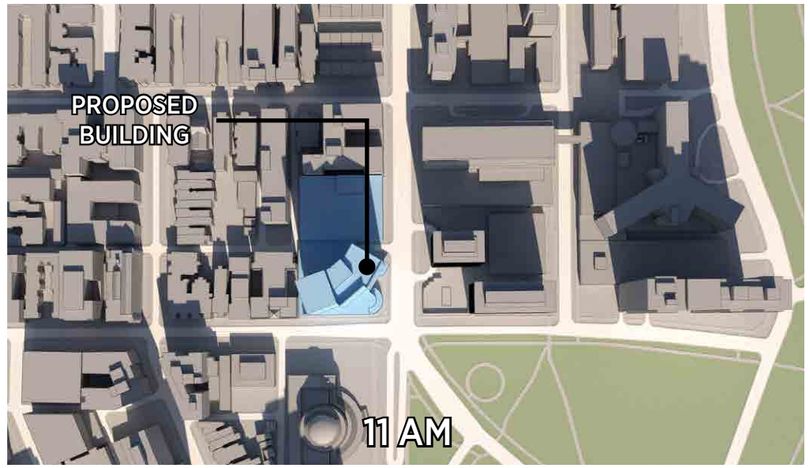

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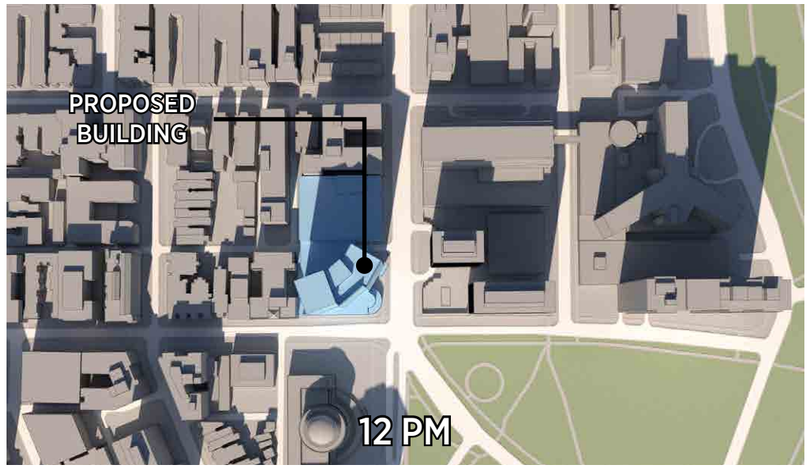

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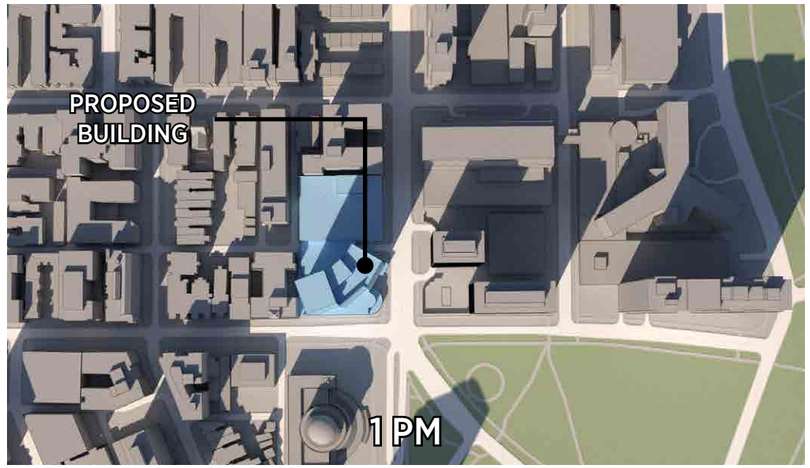

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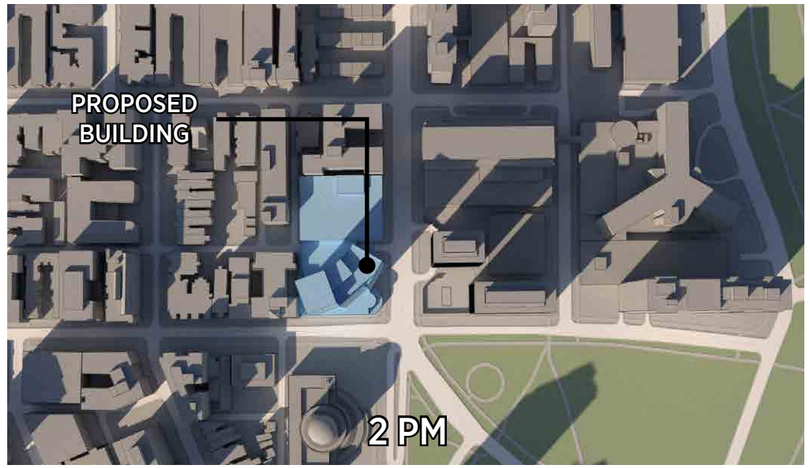

PROPOSED
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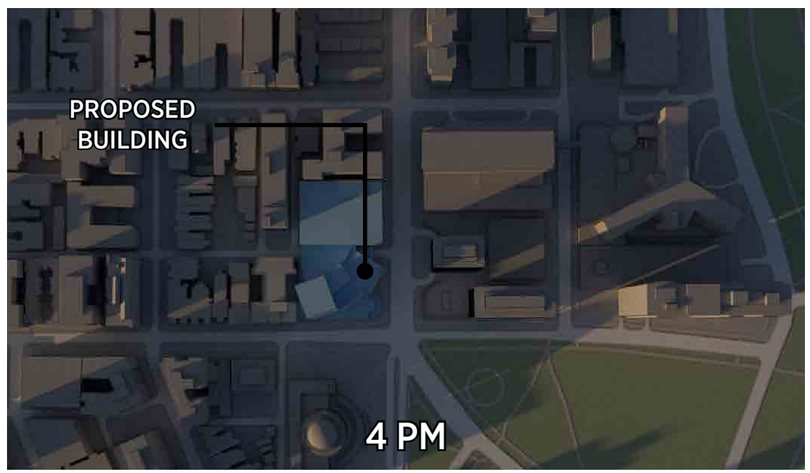

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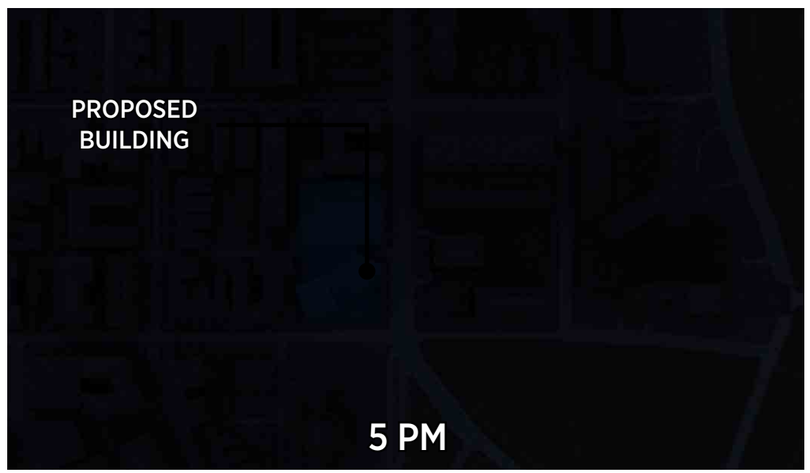

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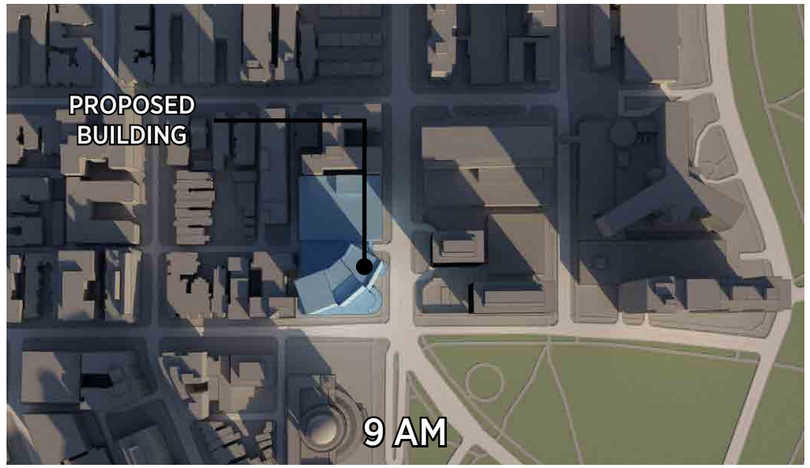

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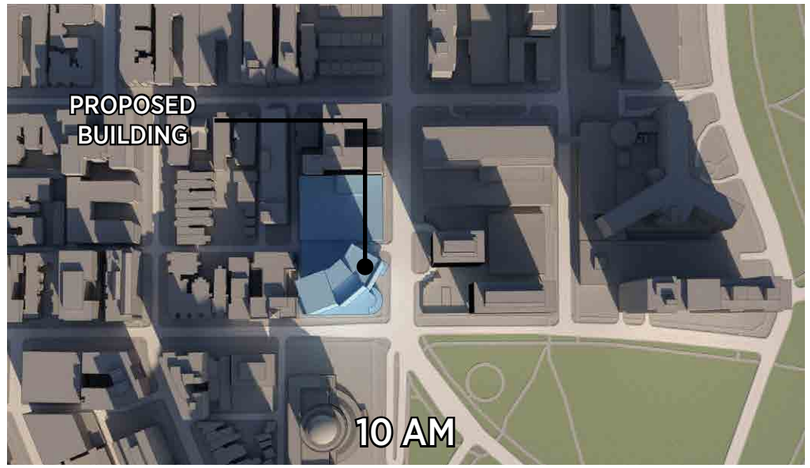

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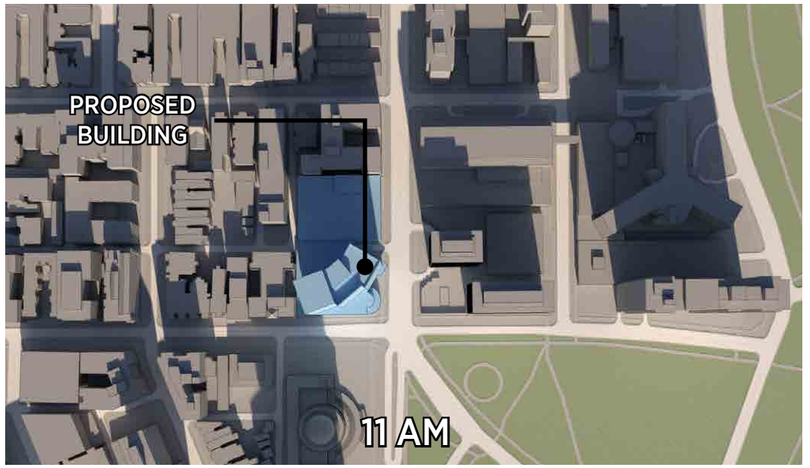

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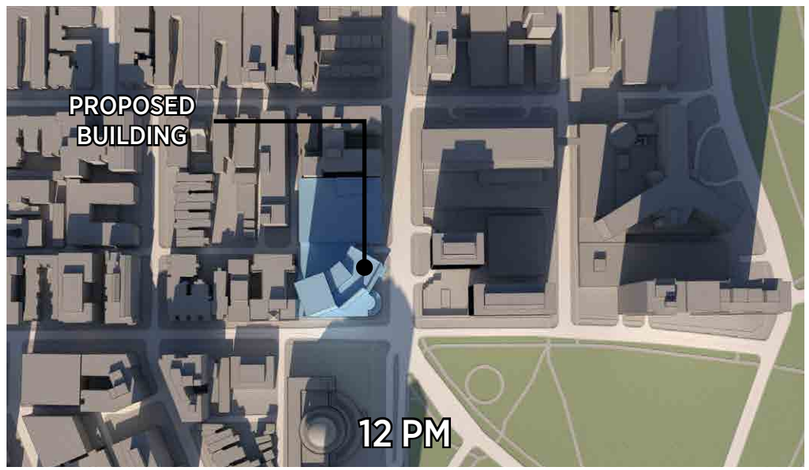

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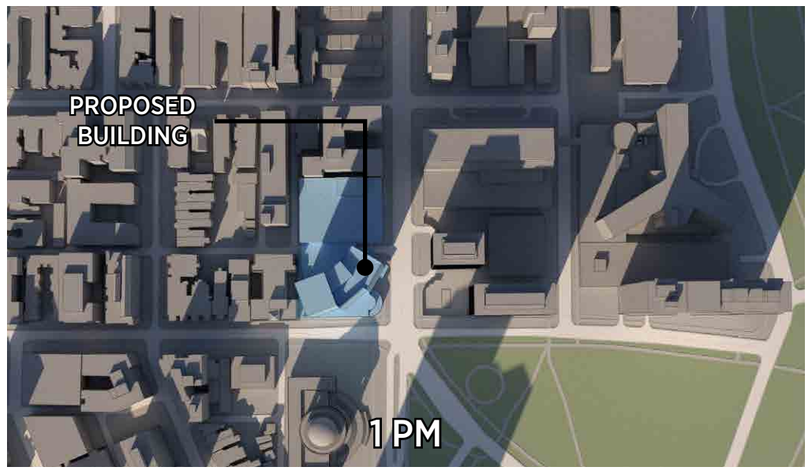

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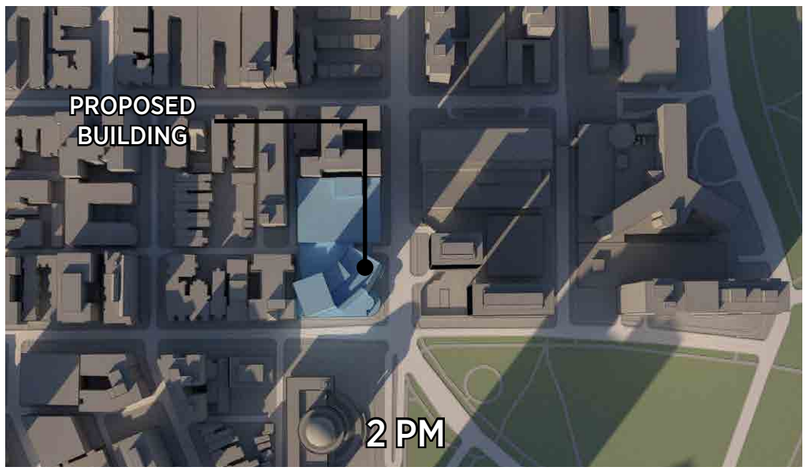

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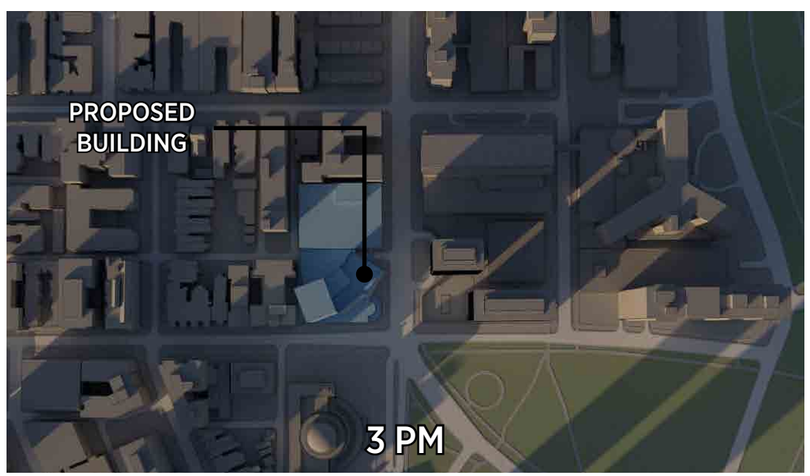

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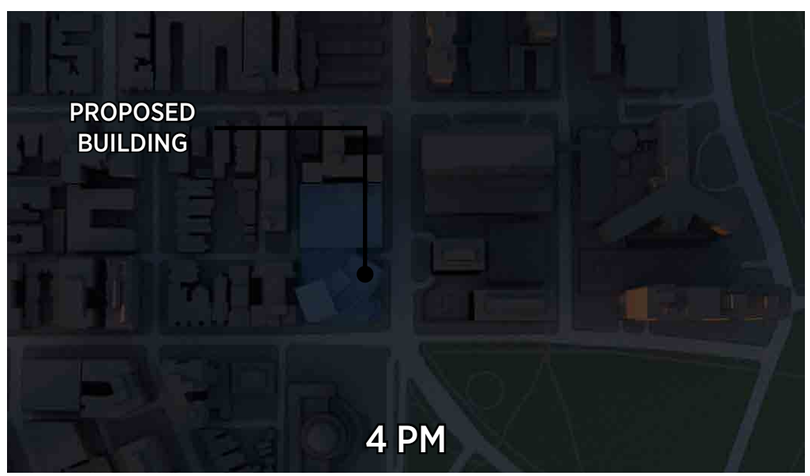

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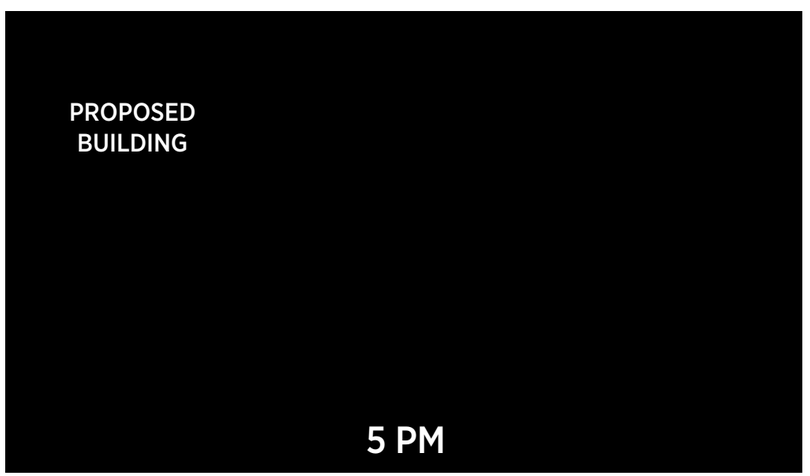

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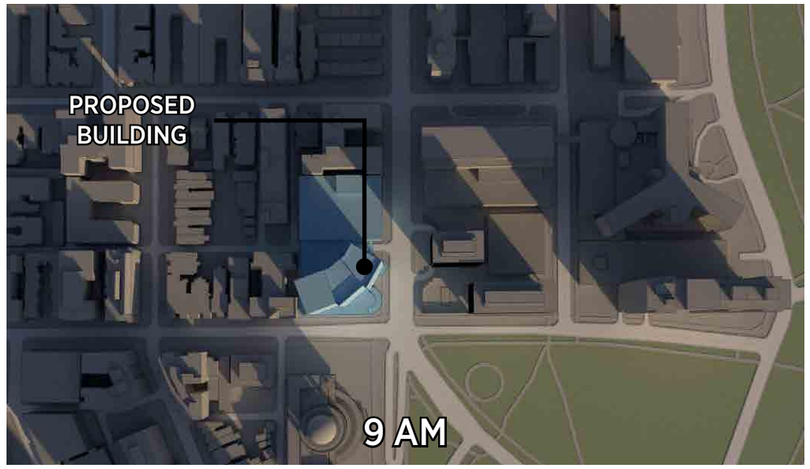

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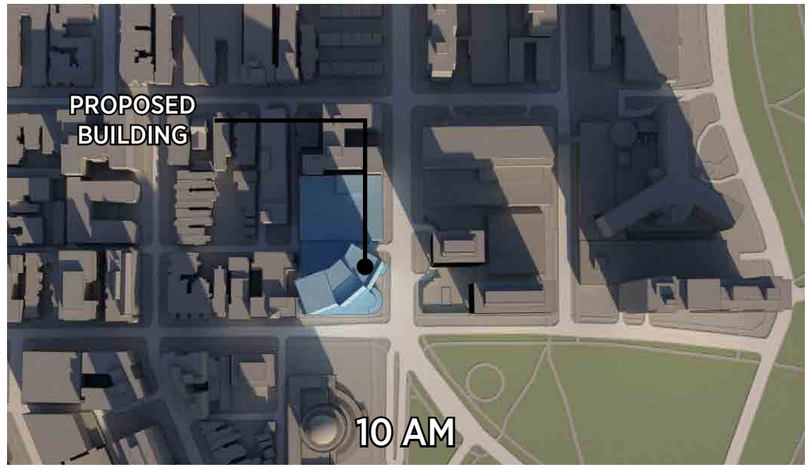

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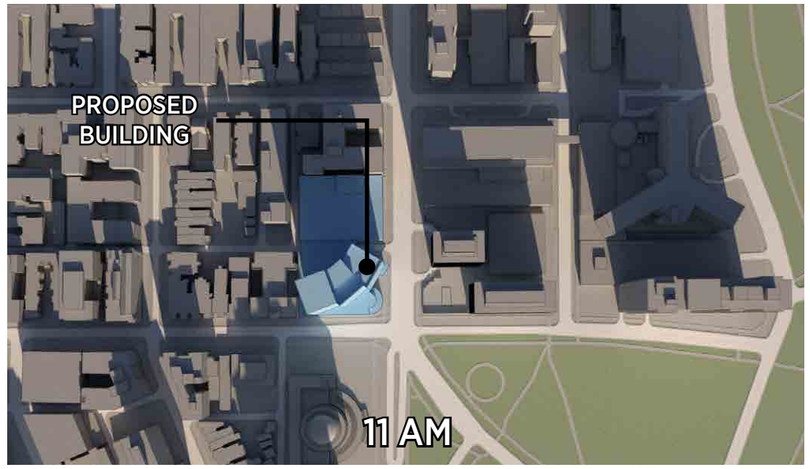

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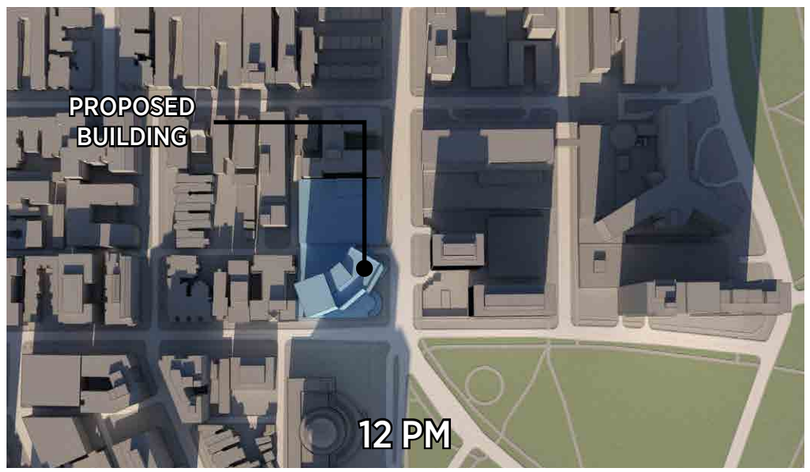

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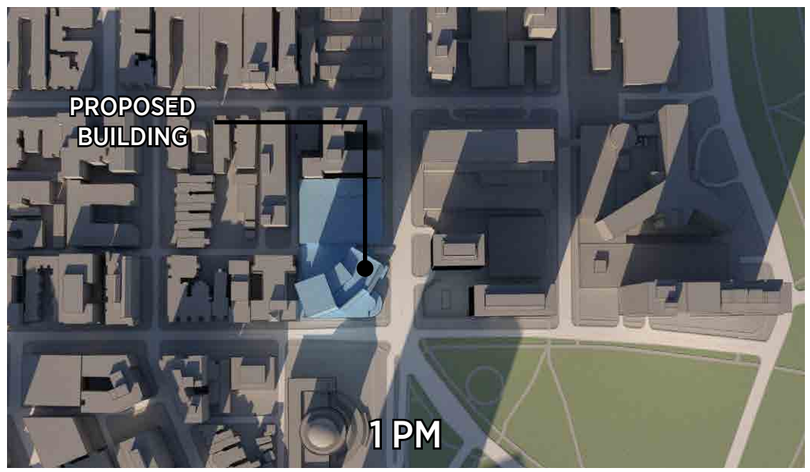

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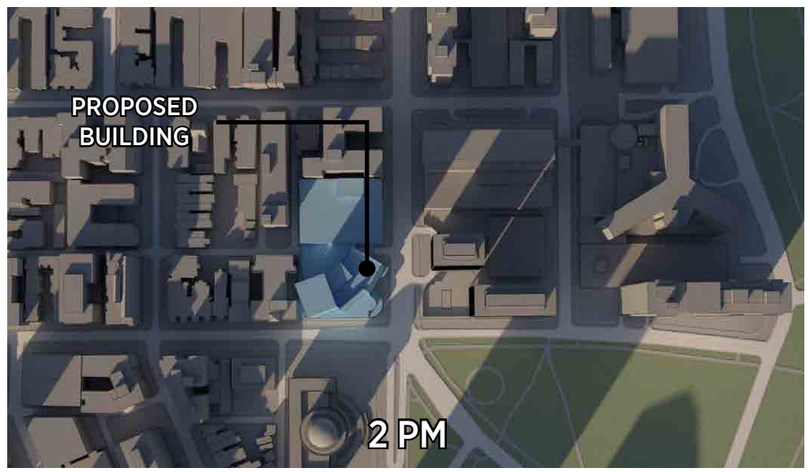

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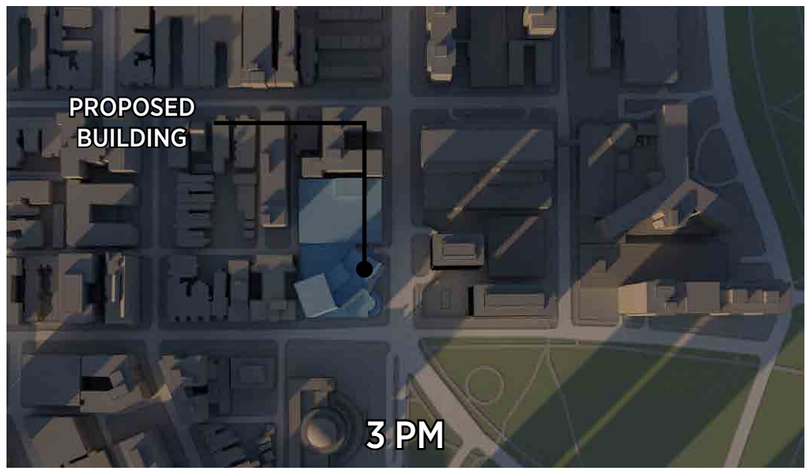

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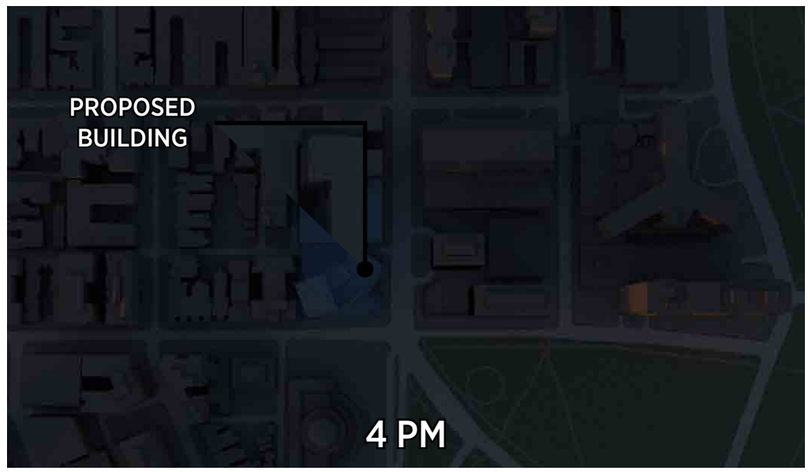

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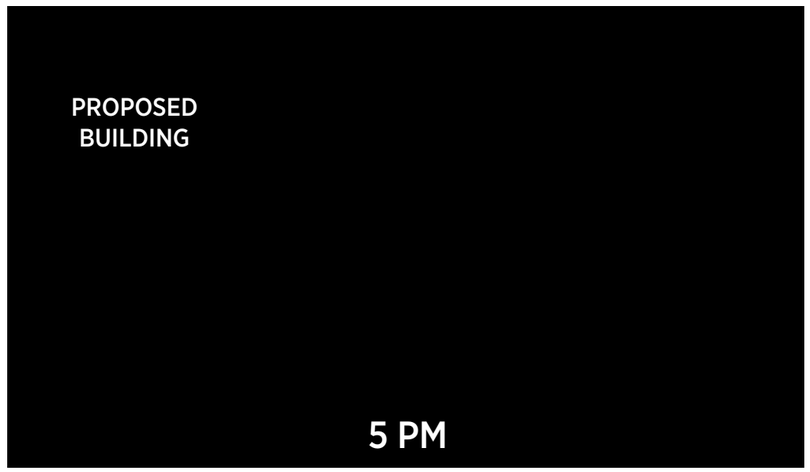

PROPOSED
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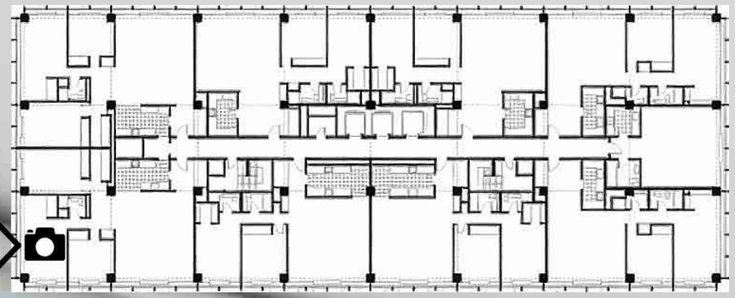
VIEW STUDY



CLICK ON LINK TO VIEW PANORAMIC IMAGE

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330 & 340 W DIVERSEY - VIEW FROM POOL AREA

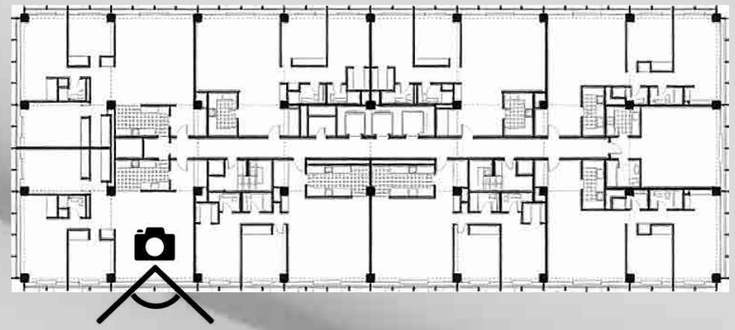




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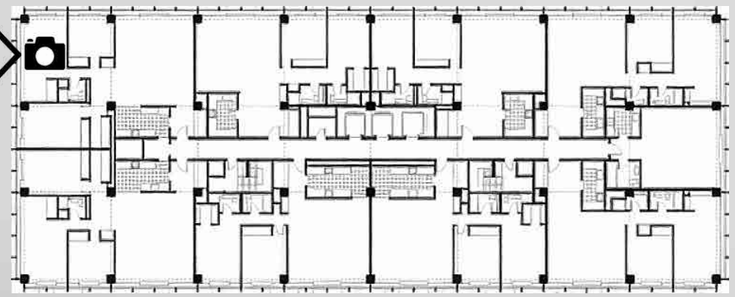
330 W DIVERSEY - 28TH FLOOR - SW UNIT (BEDROOM)



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330 W DIVERSEY - 28TH FLOOR - SW UNIT (LIVING SPACE)

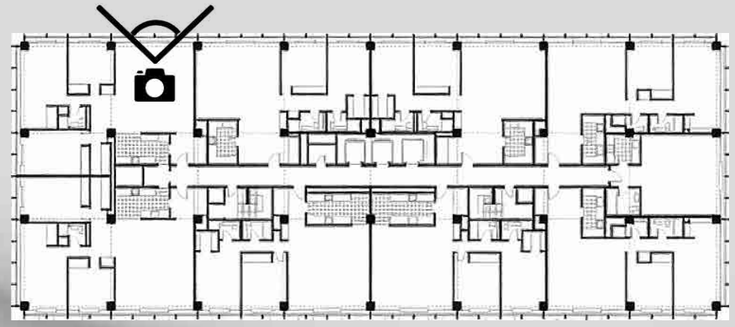




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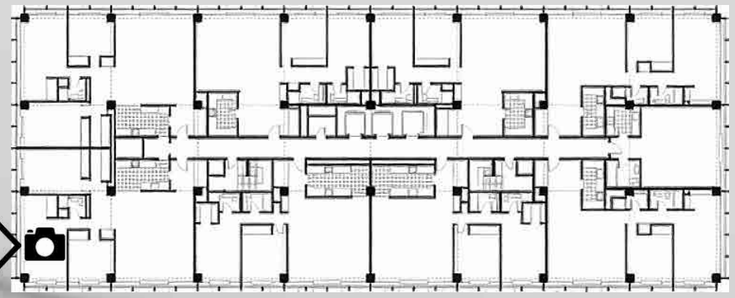
330 W DIVERSEY - 28TH FLOOR - NW UNIT (BEDROOM)



CLICK ON LINK TO VIEW PANORAMIC IMAGE

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330 W DIVERSEY - 28TH FLOOR - NW UNIT (LIVING SPACE)

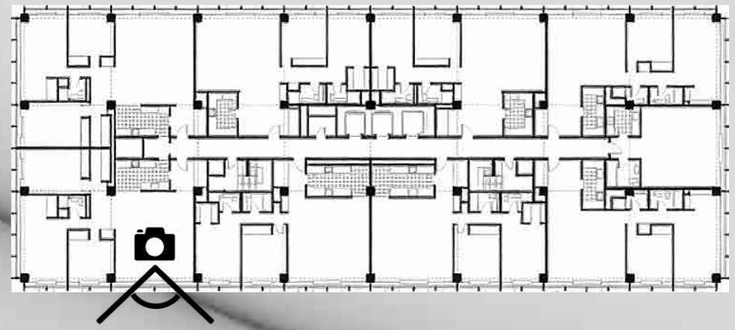




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330 W DIVERSEY - 14TH FLOOR - SW UNIT (BEDROOM)

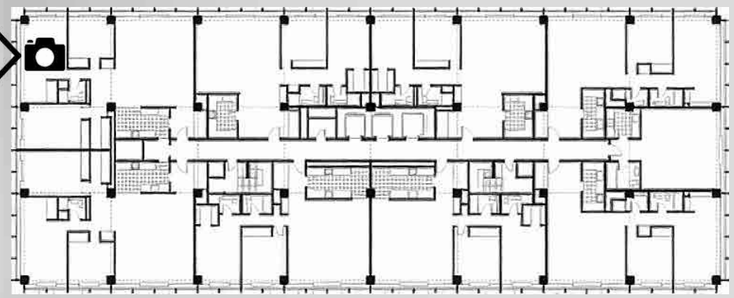




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330 W DIVERSEY - 14TH FLOOR - SW UNIT (LIVING SPACE)

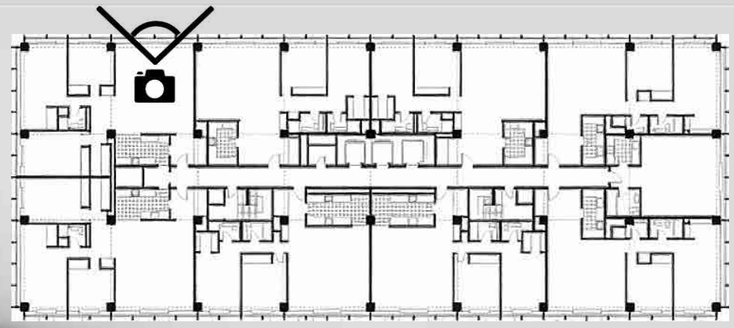




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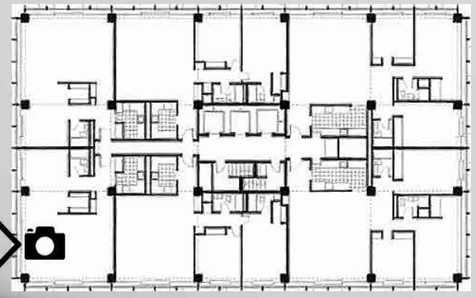
330 W DIVERSEY - 14TH FLOOR - NW UNIT (BEDROOM)



CLICK ON LINK TO VIEW PANORAMIC IMAGE

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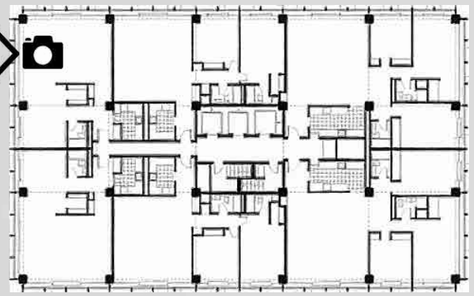
330 W DIVERSEY - 14TH FLOOR - NW UNIT (LIVING SPACE)



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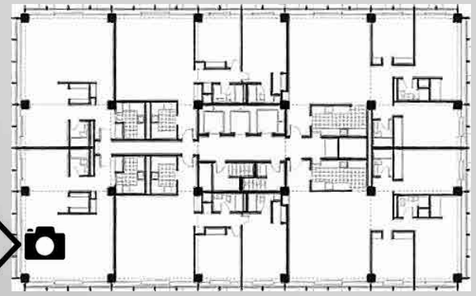
340 W DIVERSEY - 28TH FLOOR - SW UNIT (LIVING SPACE)



CLICK ON LINK TO VIEW PANORAMIC IMAGE

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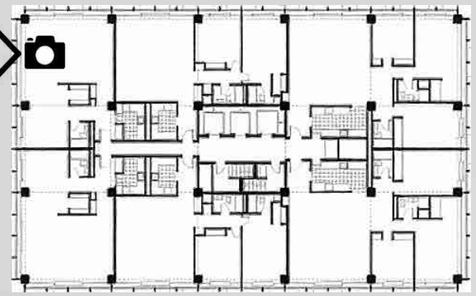
340 W DIVERSEY - 28TH FLOOR - NW UNIT (LIVING SPACE)



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340 W DIVERSEY - 14TH FLOOR - SW UNIT (LIVING SPACE)

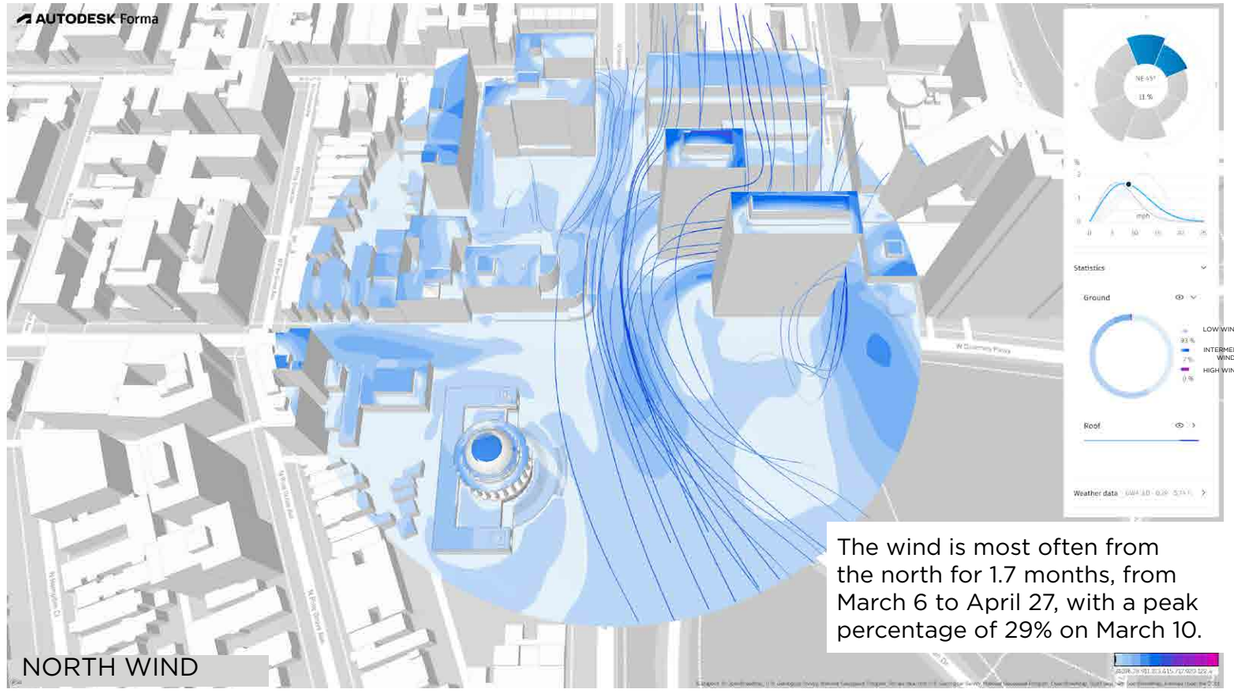


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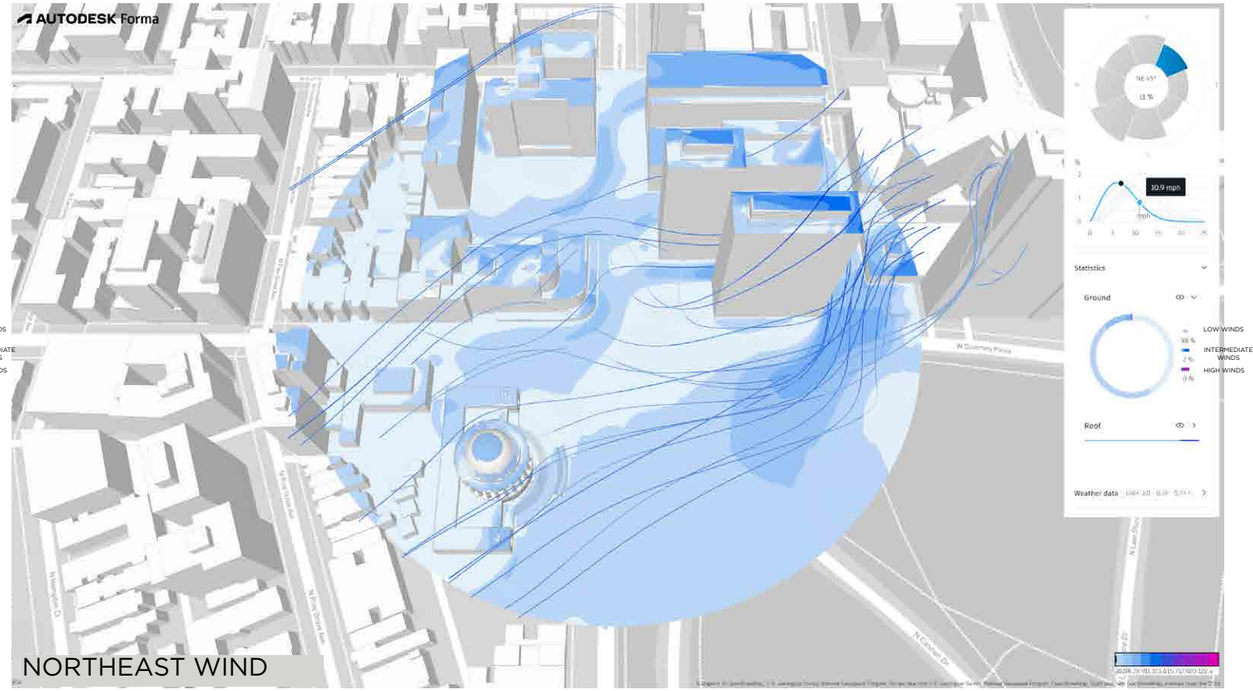
340 W DIVERSEY - 14TH FLOOR - NW UNIT (LIVING SPACE)

WIND STUDY

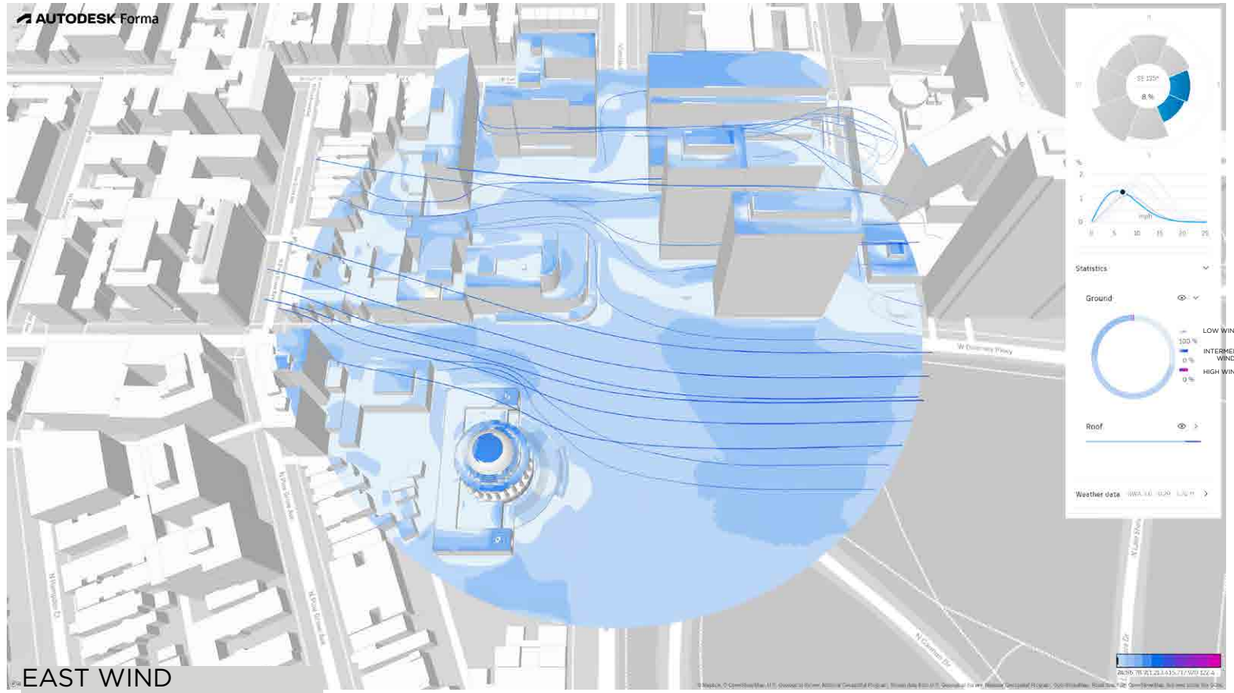


NORTH WIND

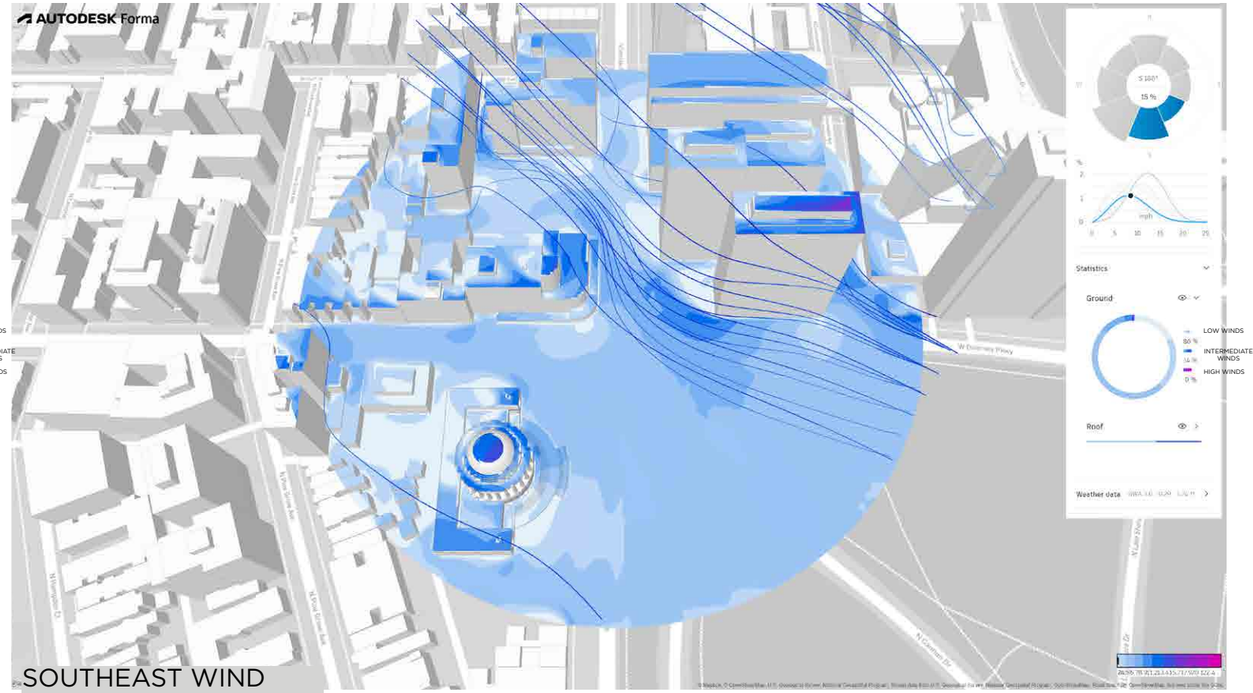
The wind is most often from the north for 1.7 months, from March 6 to April 27, with a peak percentage of 29% on March 10.



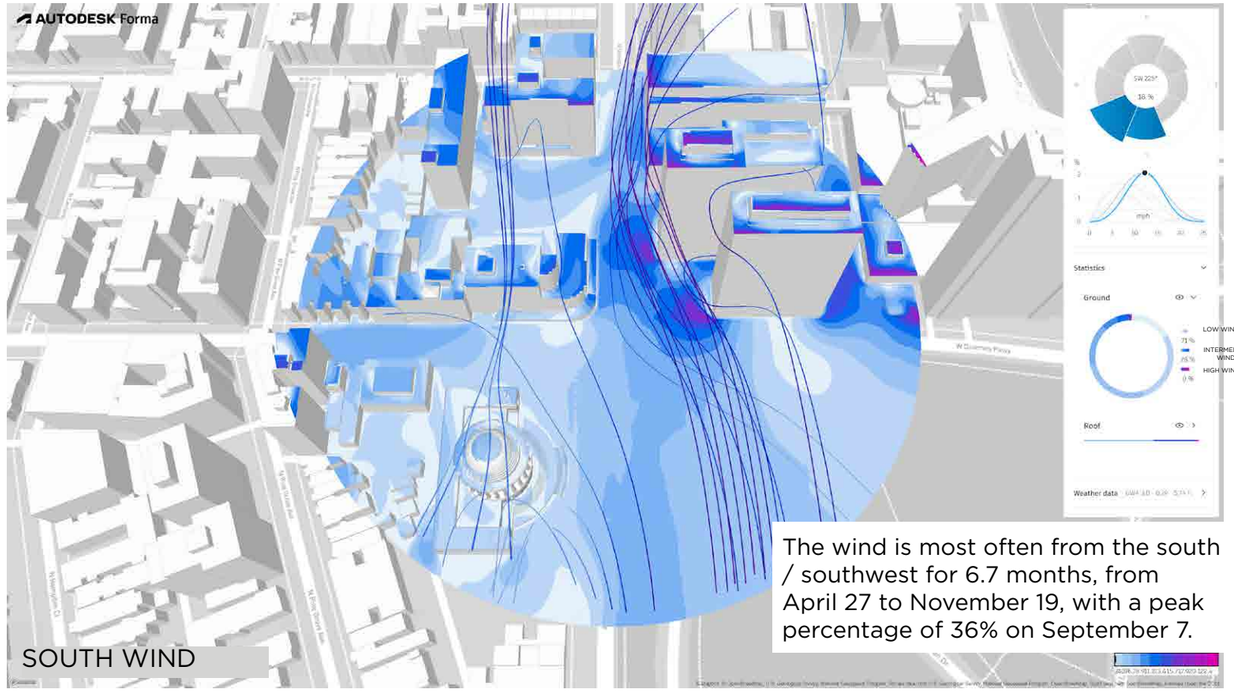
NORTHEAST WIND



EAST WIND

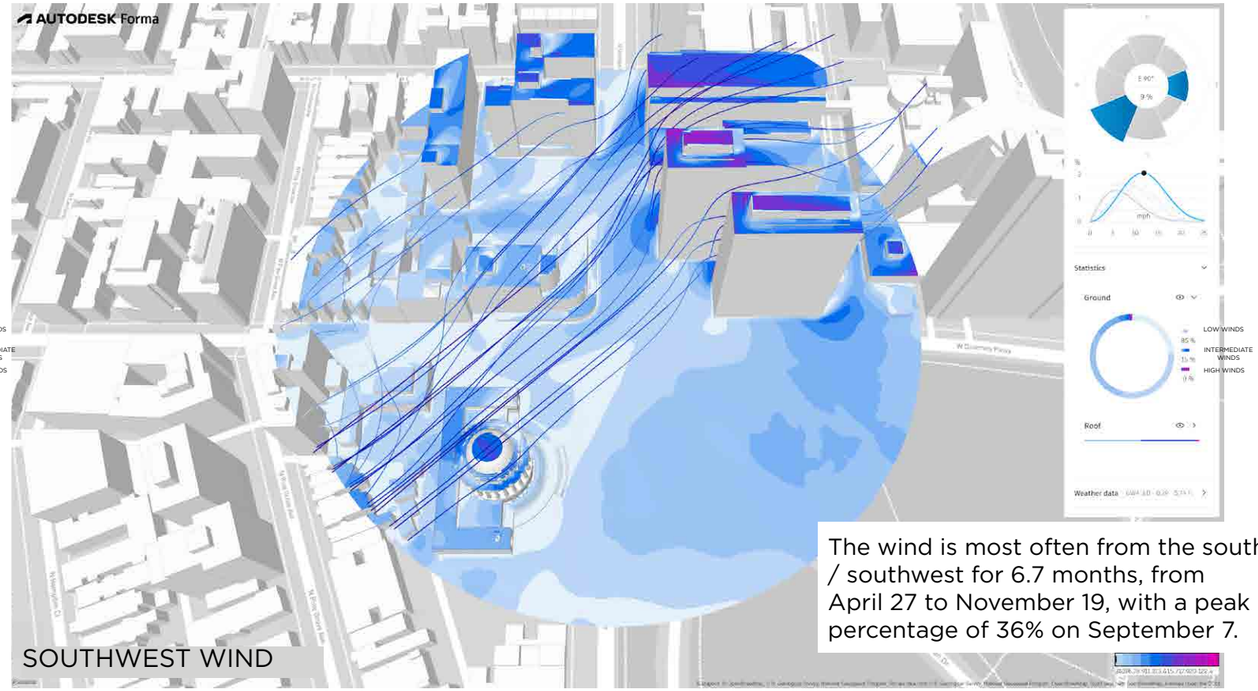


SOUTHEAST WIND



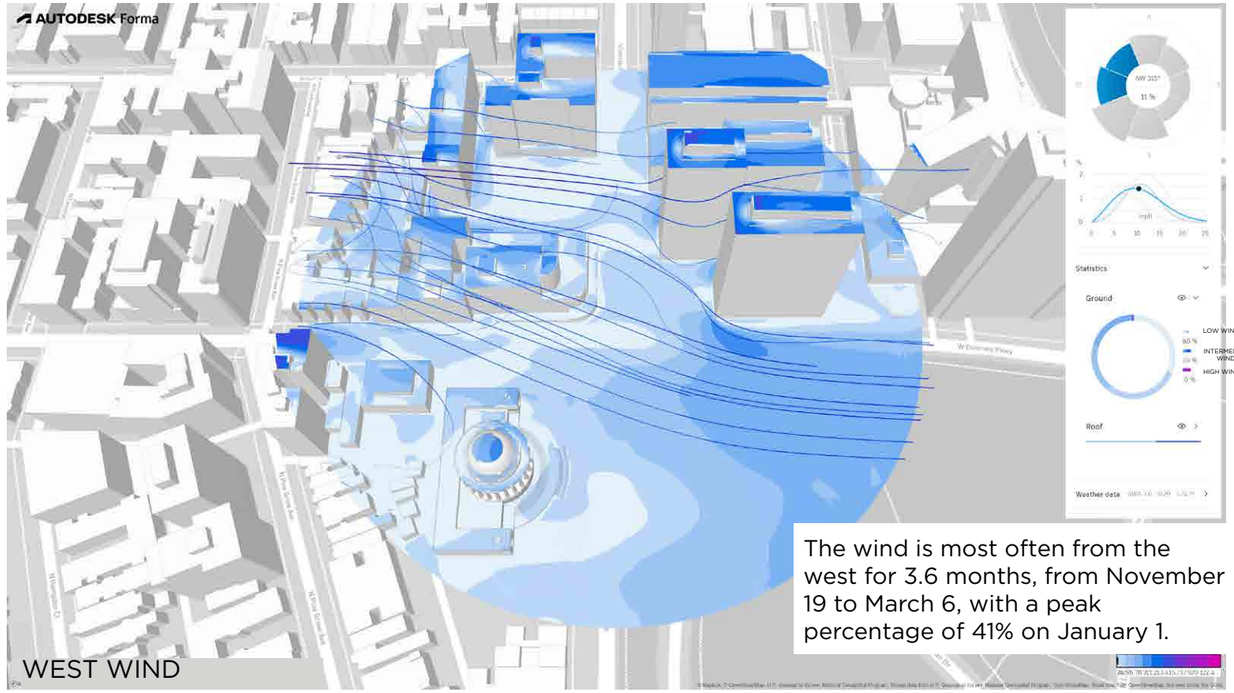
SOUTH WIND

The wind is most often from the south / southwest for 6.7 months, from April 27 to November 19, with a peak percentage of 36% on September 7.



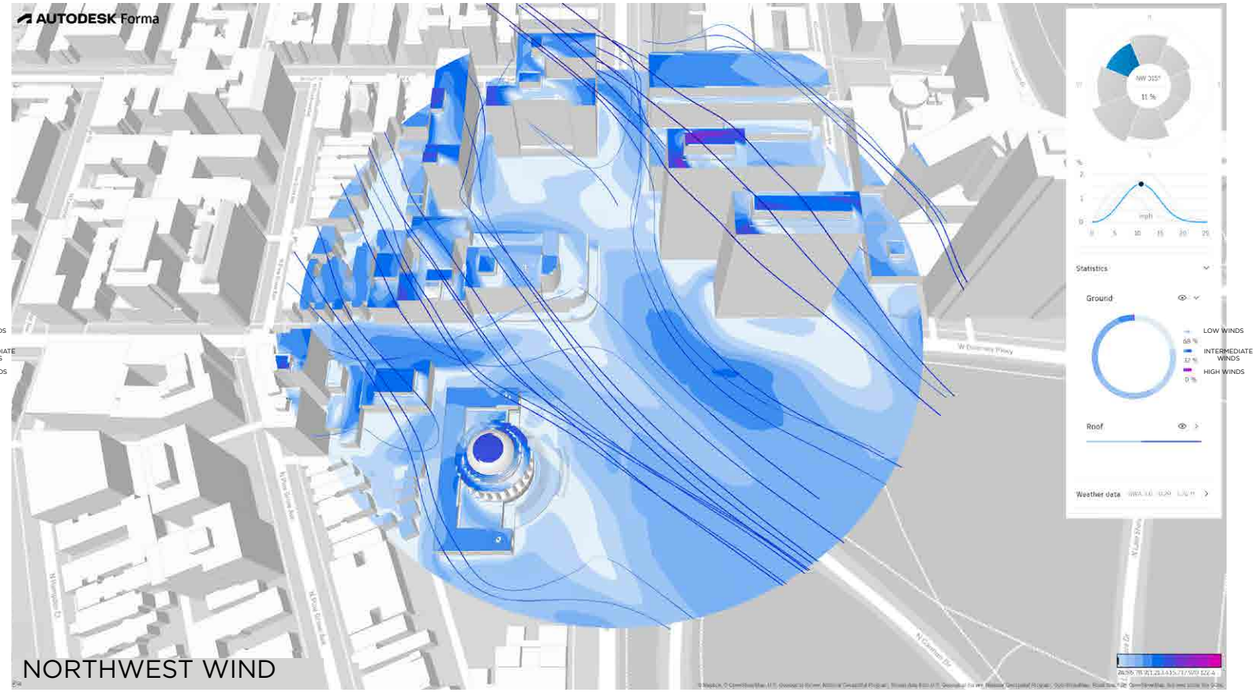
SOUTHWEST WIND

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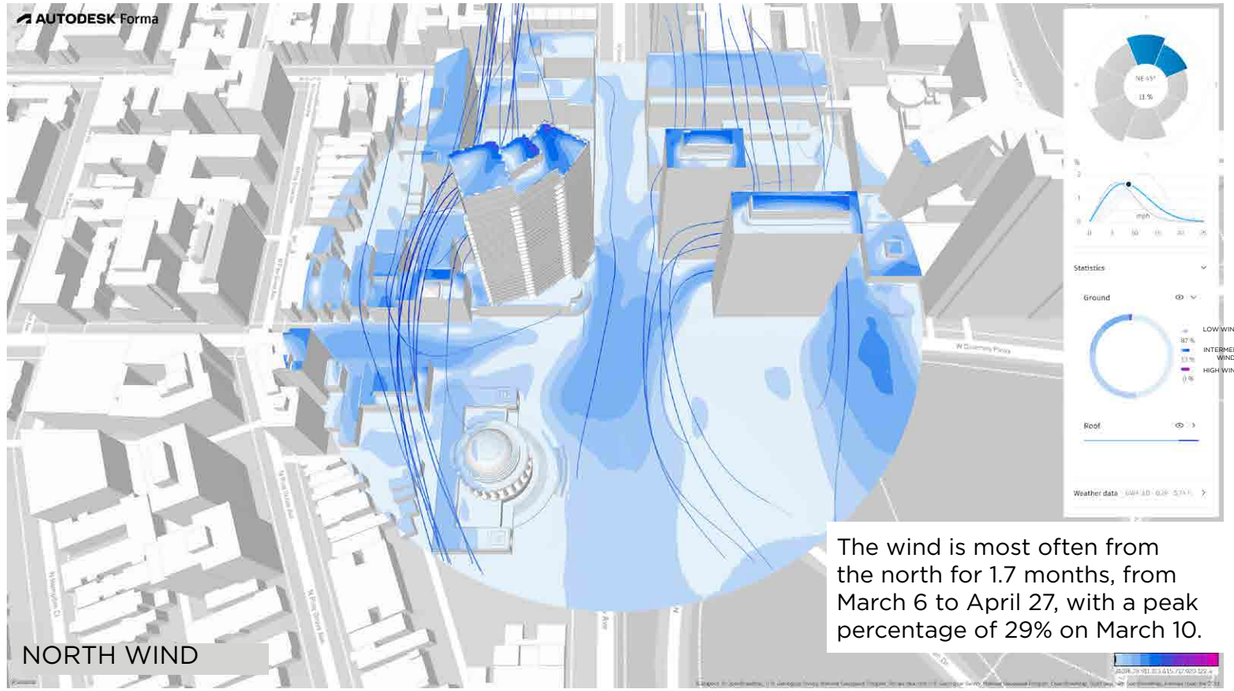


WEST WIND

The wind is most often from the west for 3.6 months, from November 19 to March 6, with a peak percentage of 41% on January 1.

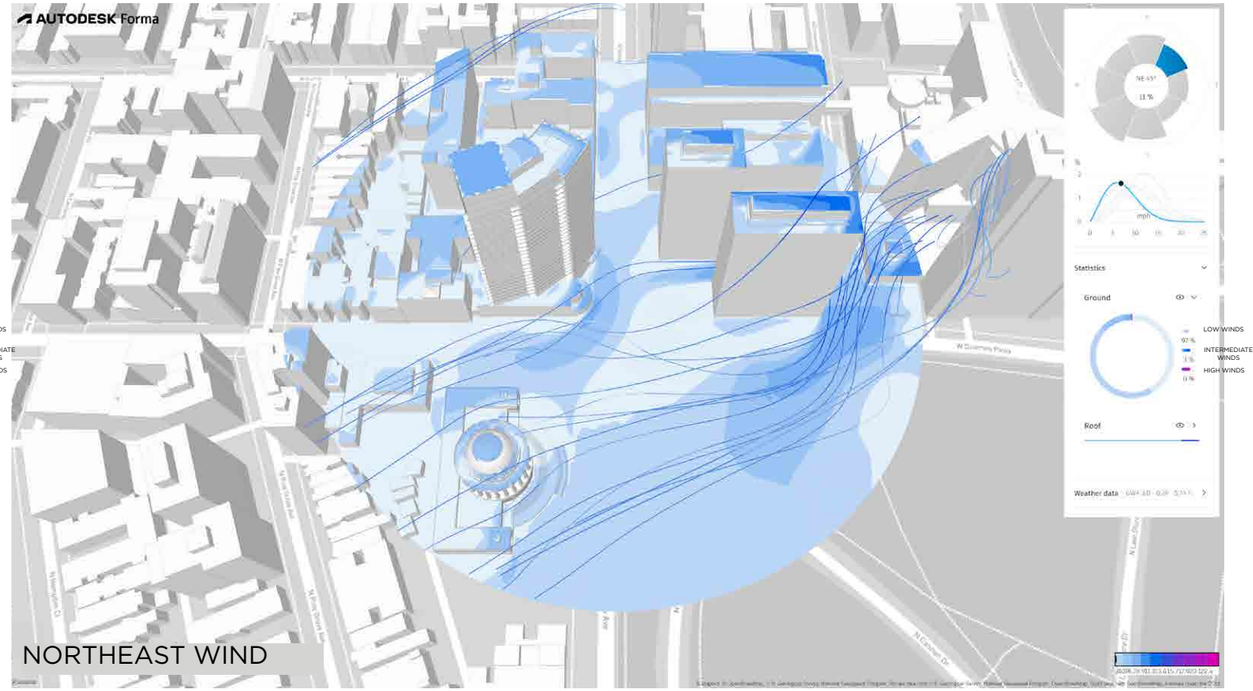


NORTHWEST WIND

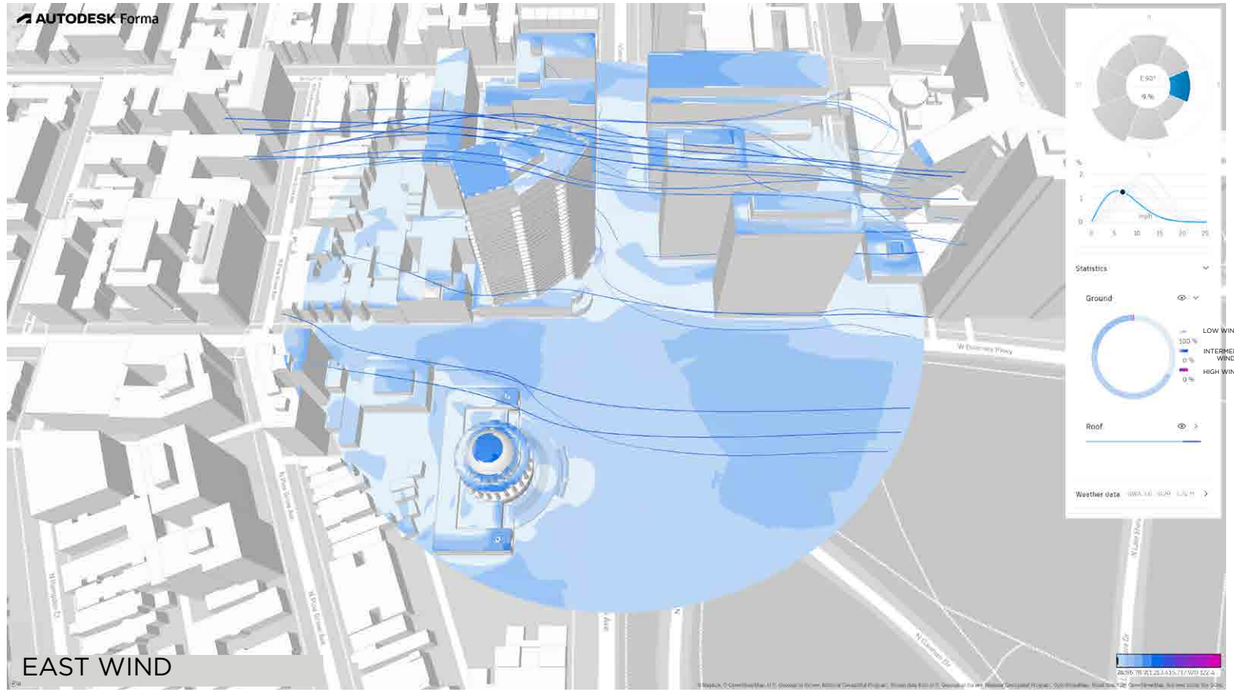


NORTH WIND

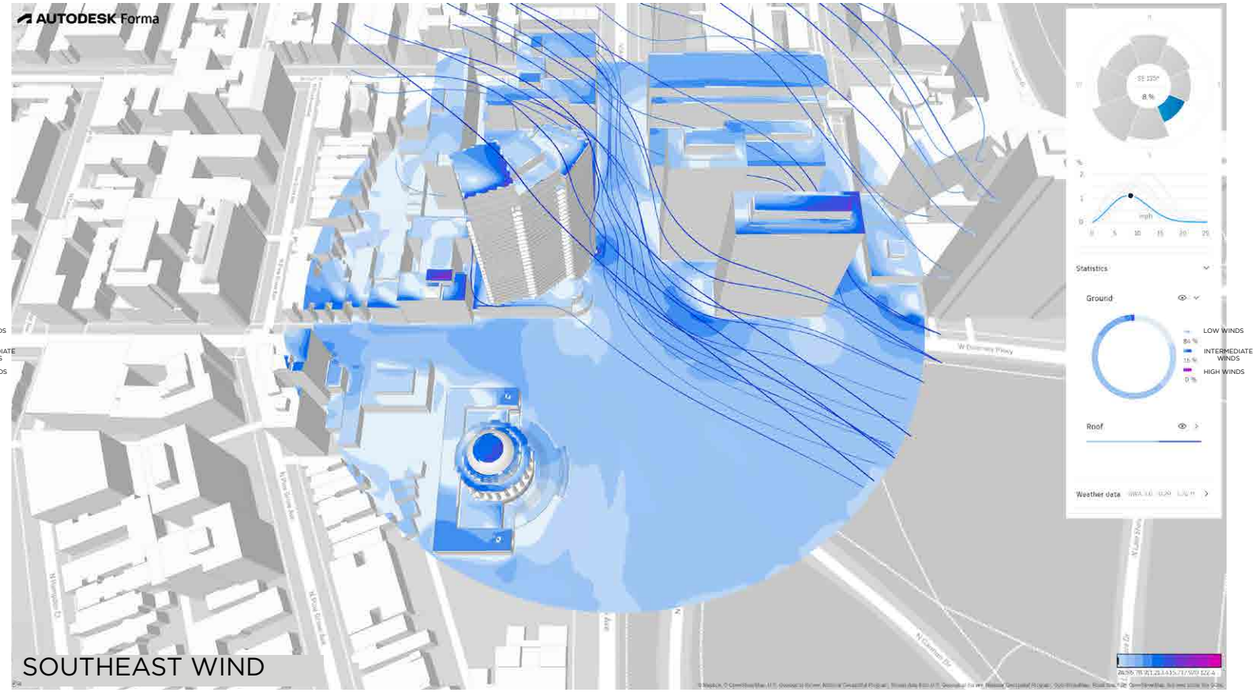
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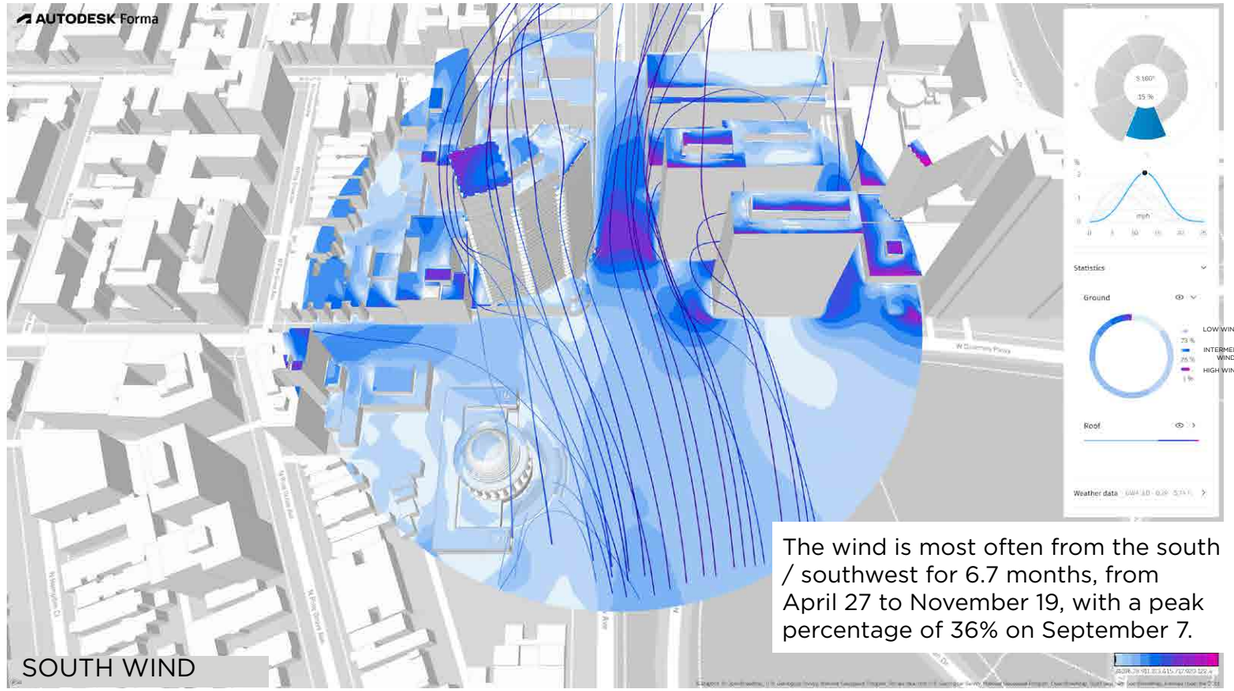
NORTHEAST WIND



EAST WIND

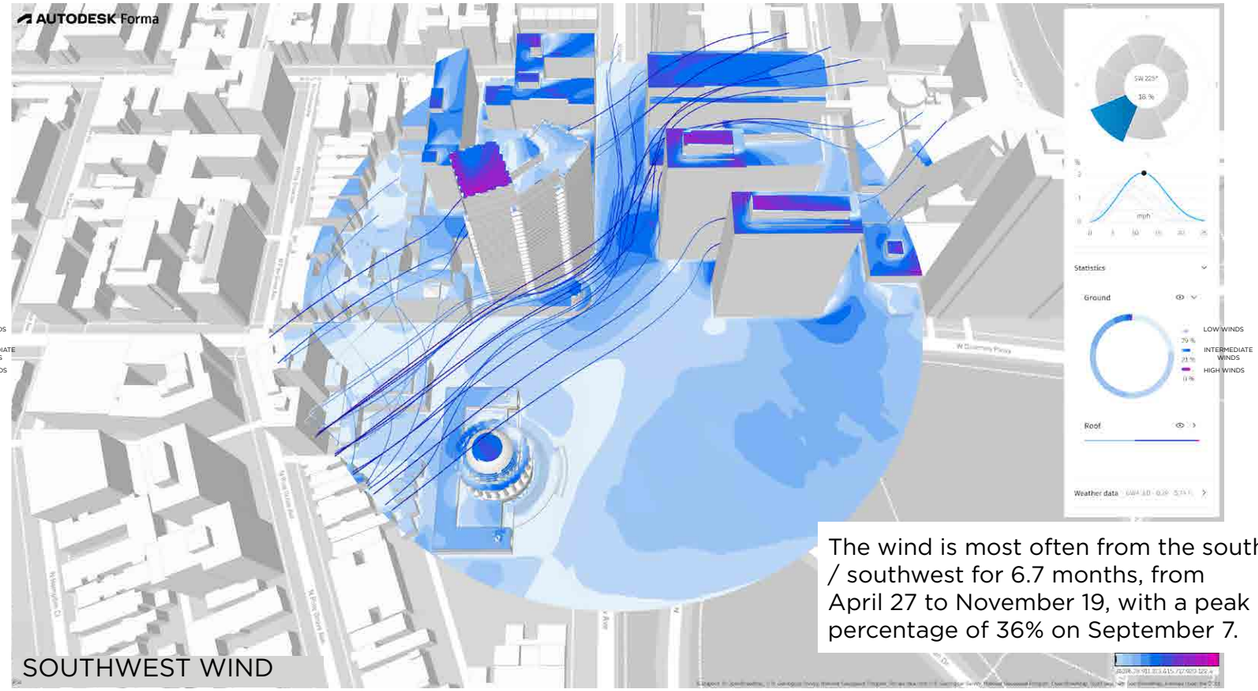


SOUTHEAST WIND



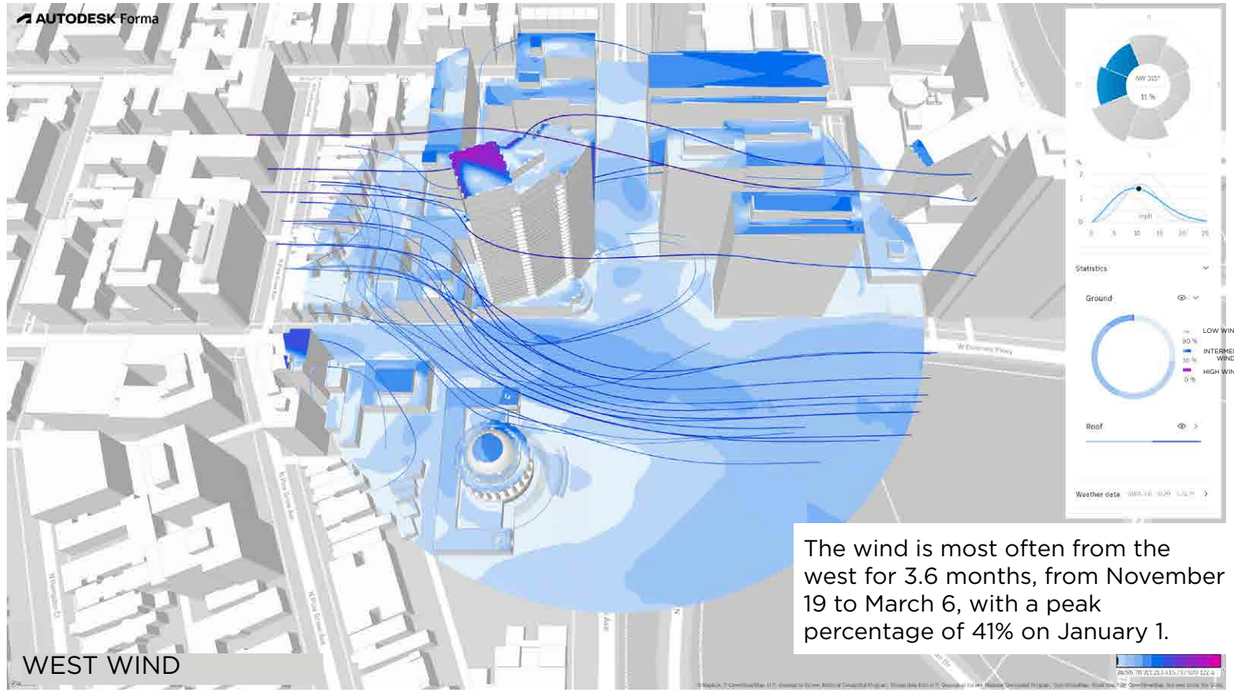
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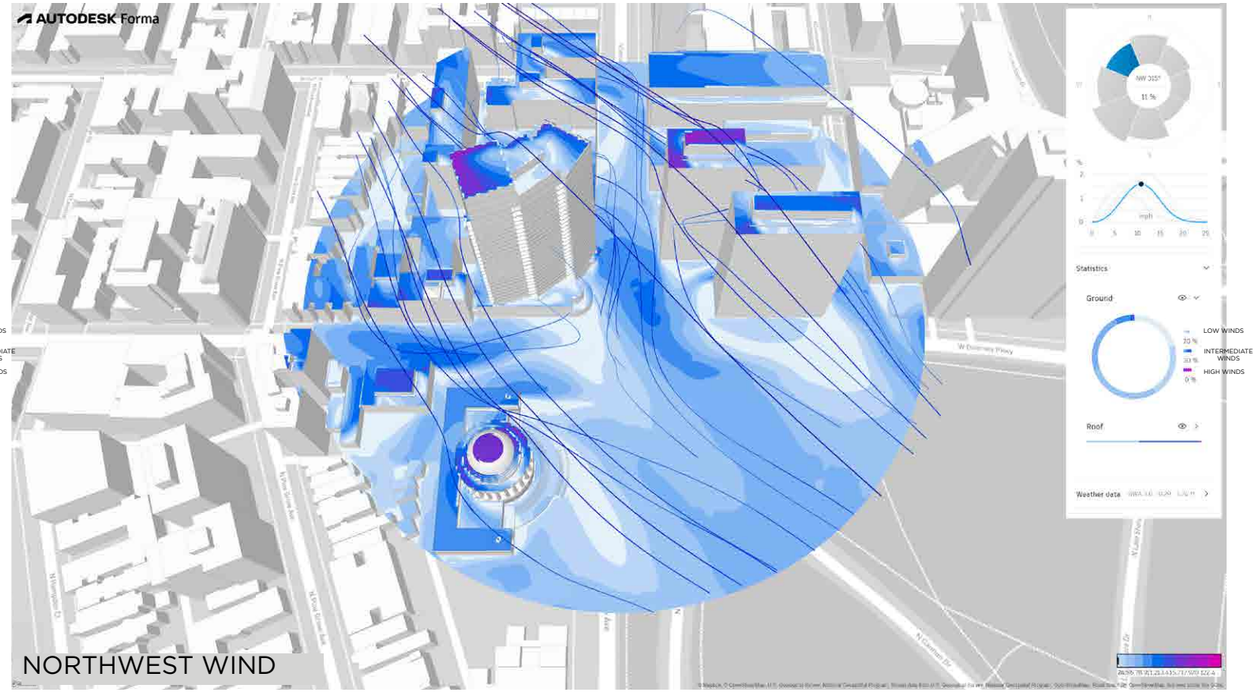
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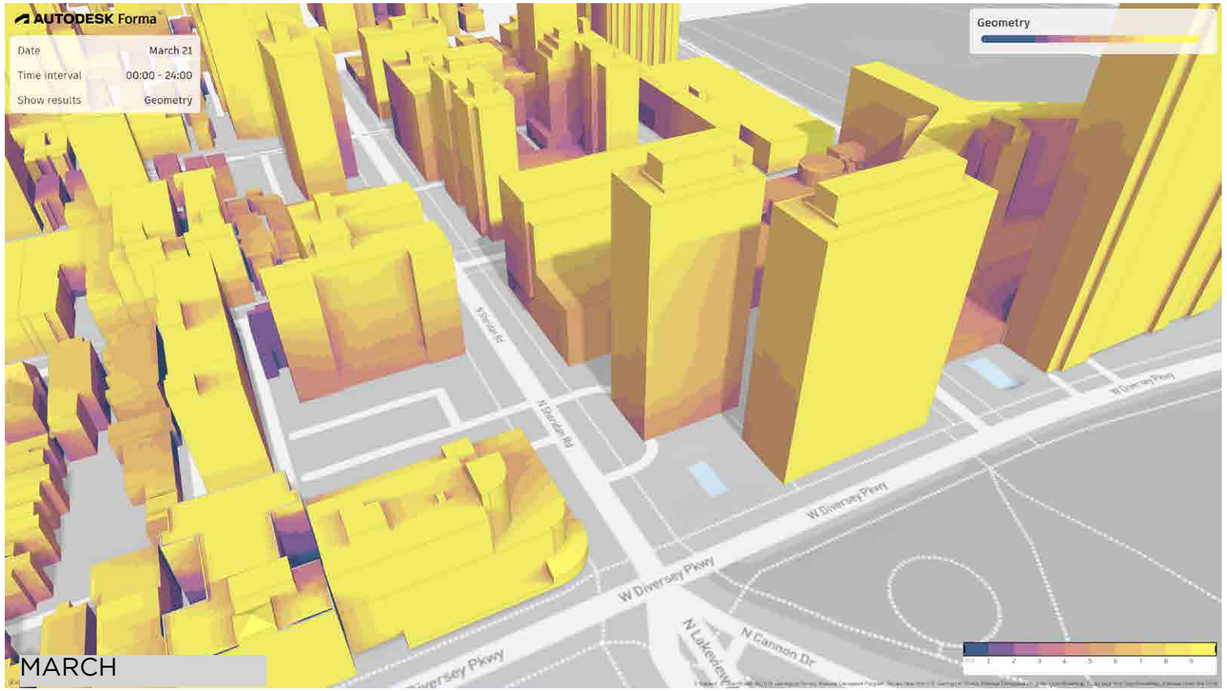
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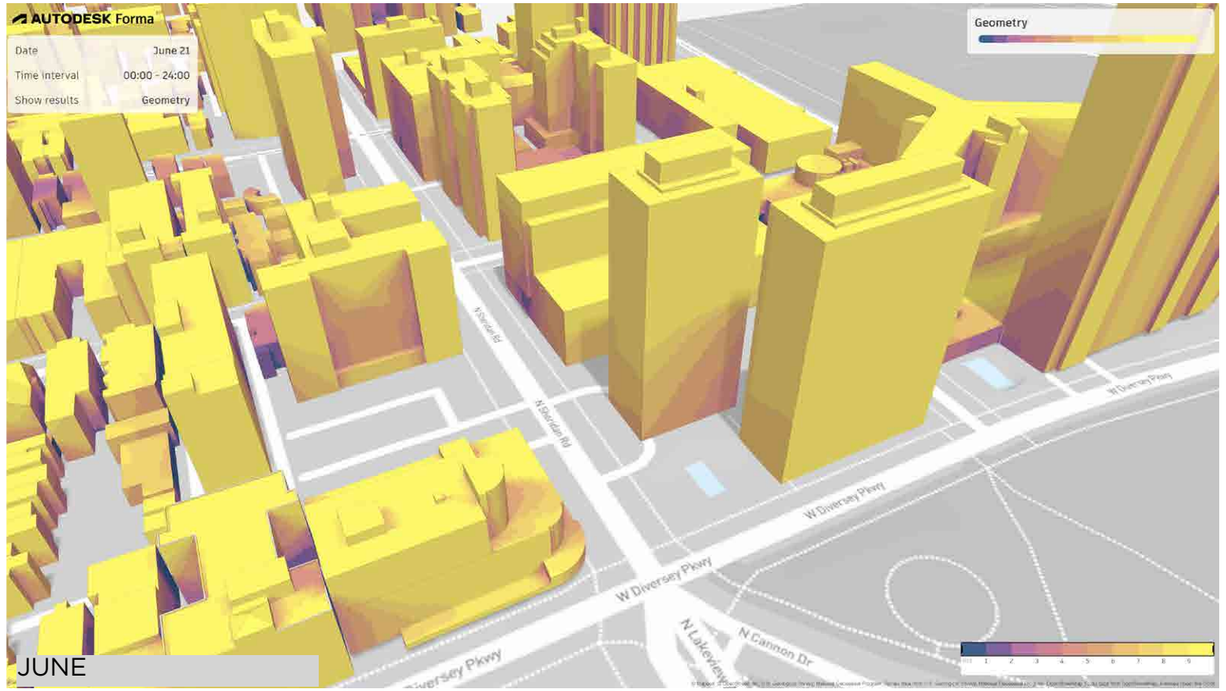


NORTHWEST WIND

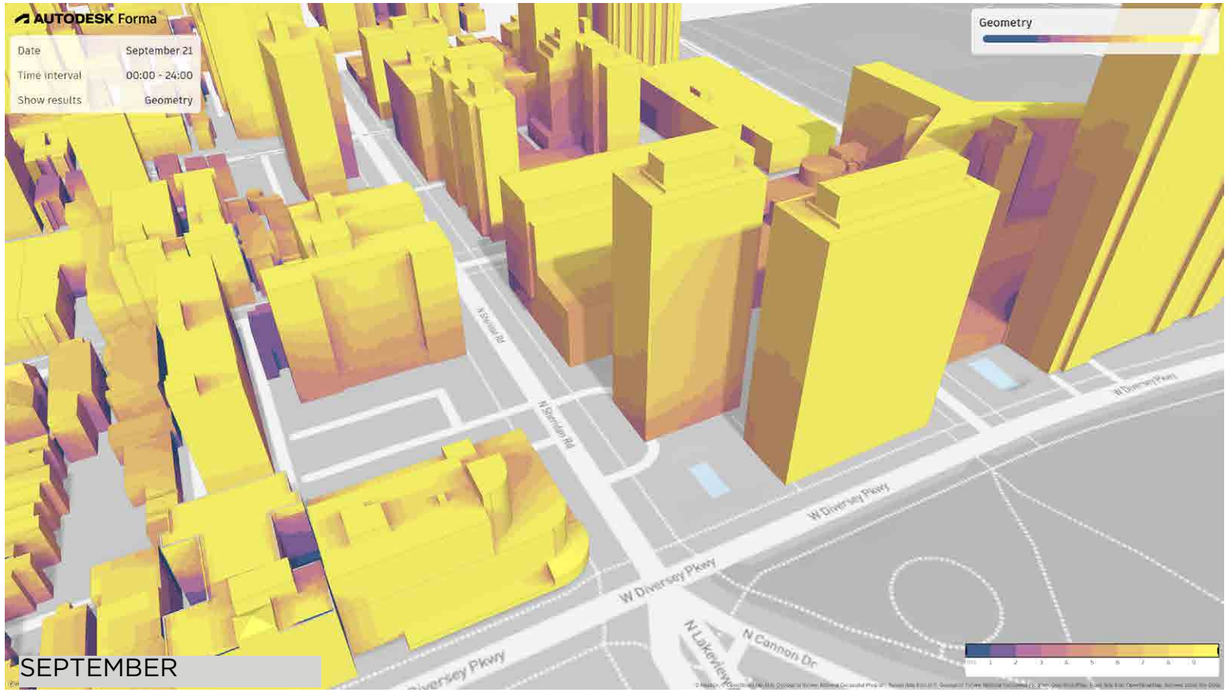
SUN HOURS STUDY



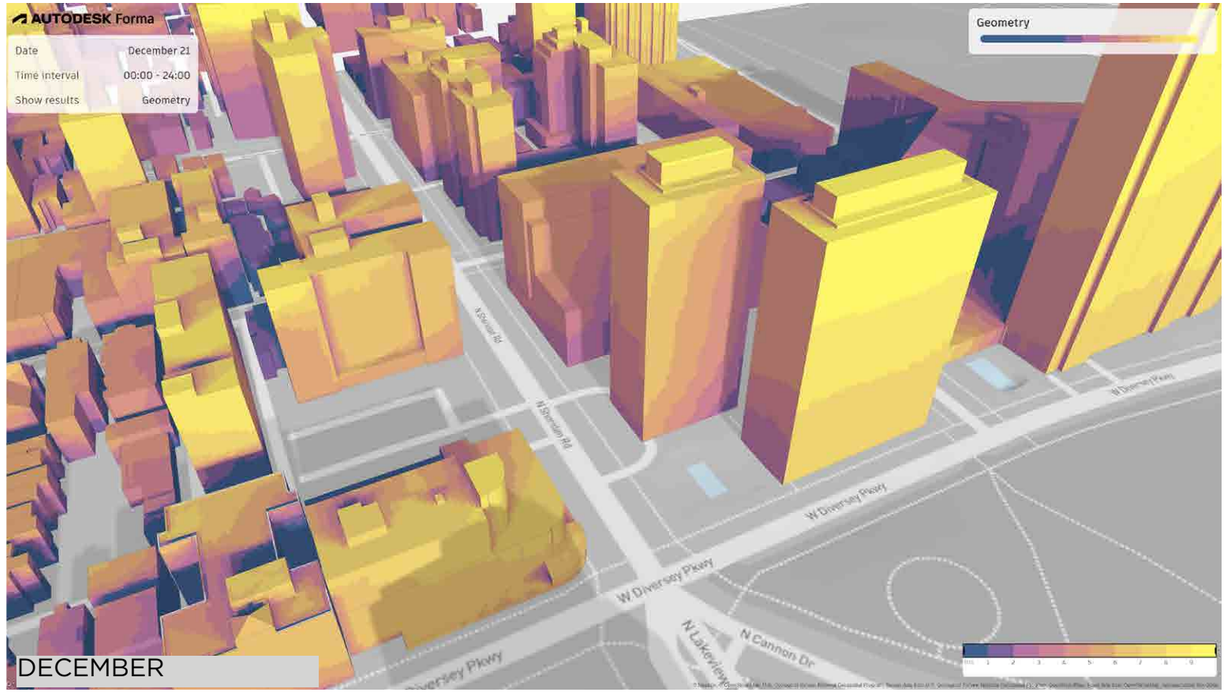
MARCH



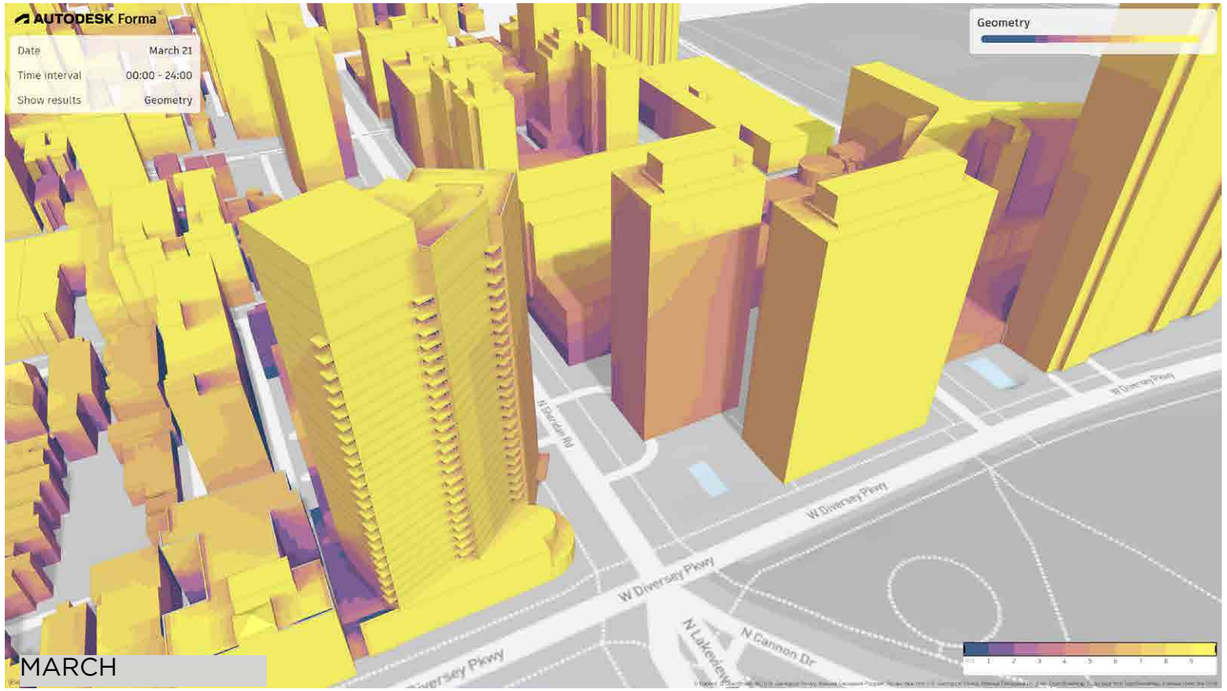
JUNE



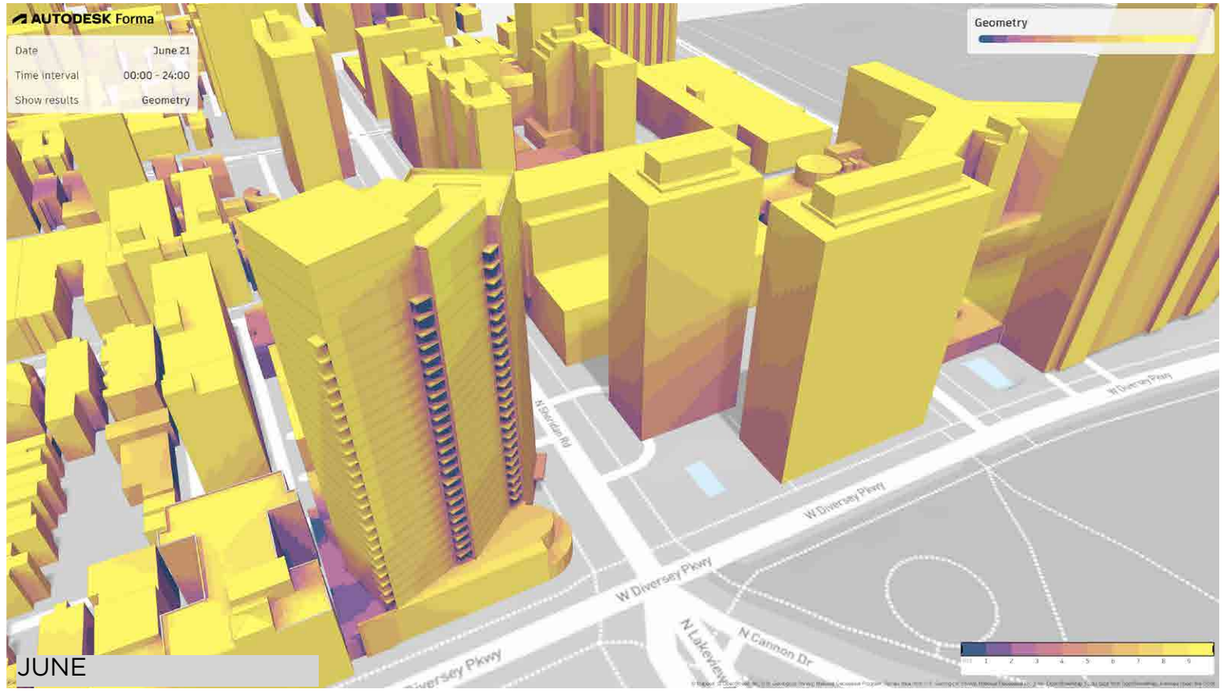
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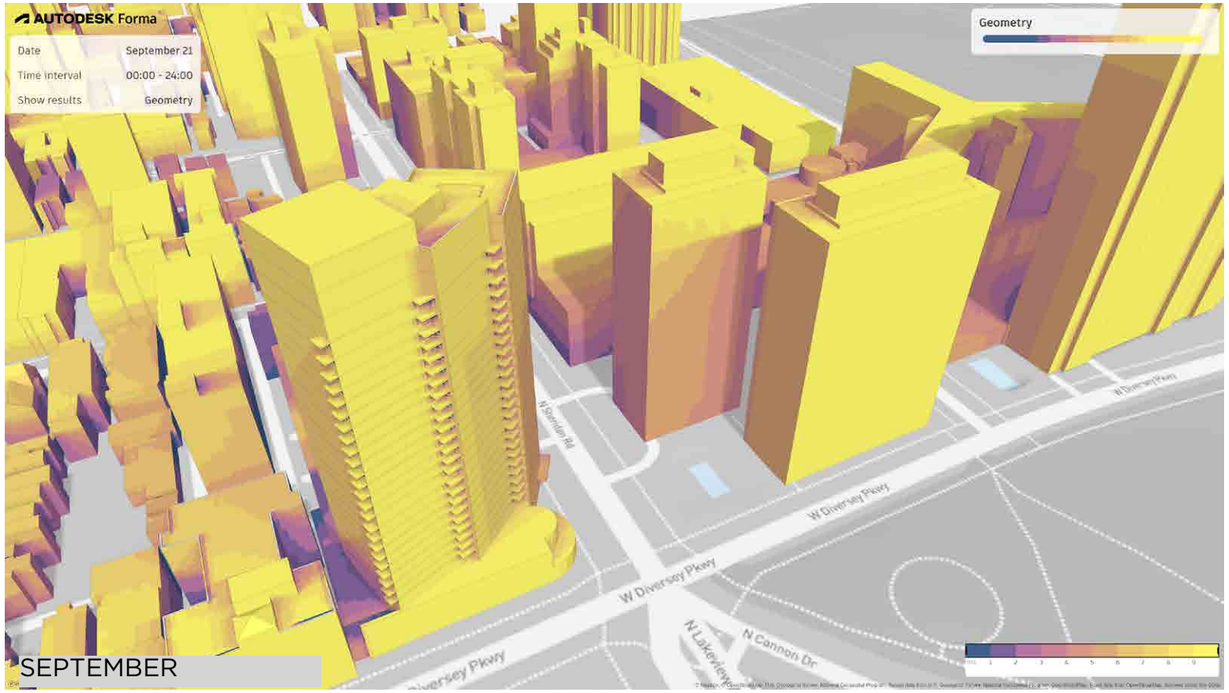
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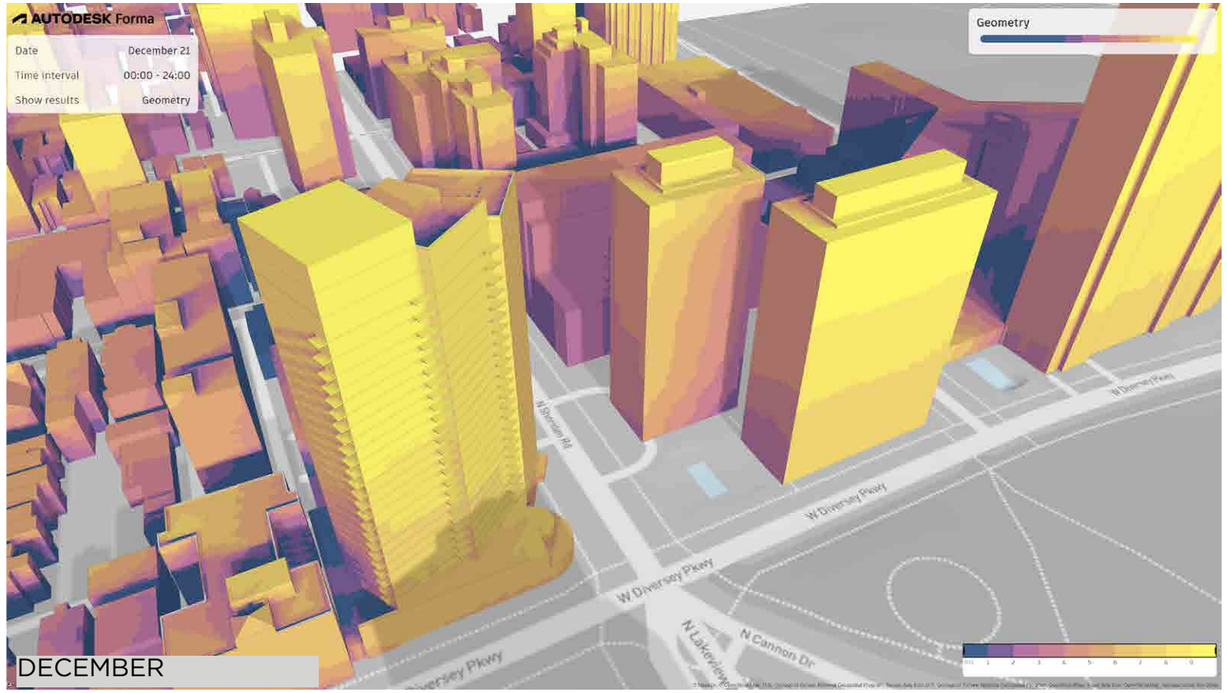
MARCH



JUNE



SEPTEMBER



DECEMBER