



# City of Chicago



SO2021-2055

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/26/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-E at 1338-1408 S Wabash Ave - App No. 20723
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR  
PUBLICATION**

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, is hereby amended by changing all of the Residential-Business Planned Development No. 1353 District symbols and indications as shown on Map No. 4-E in the area bounded by

A line 25 feet north of and parallel to vacated East 14<sup>th</sup> Street;  
South Wabash Avenue; a line 100 feet south of and parallel to  
vacated East 14<sup>th</sup> Street; and a line 145.60 feet west of and parallel  
to South Wabash Avenue

to Residential-Business Planned Development No. 1353, as amended.

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

Addresses: 1352 to 1408 South Wabash Avenue

PLANNED DEVELOPMENT STATEMENTS

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1. The area delineated herein as Residential-Business Planned Development Number 1353, as amended (the "Planned Development") consists of a net site area of approximately 25,458 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property commonly known as 1352 to 1408 South Wabash Avenue is owned by 1400 Land Holdings, LLC (the "Applicant").
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, assigns or grantees, which require such reviews, approvals or permits. 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, its successors, assign 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:

- Full width of streets
- Full width of alleys
- Curb and gutter

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- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement 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.

The Applicant shall install a new traffic signal at the intersection of South Wabash Avenue and East 14th Street prior to receiving a Certificate of Occupancy.

4. This Plan of Development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary & Property Line Map; a Site Plan/Setback Plan; a Landscape Plan; First Floor Plan – Lobby; Parking Plans (2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor, 4<sup>th</sup> Floor, and 4<sup>th</sup> Floor Mezz.); 5<sup>th</sup> Floor Terrace Level Plan; Typical Floor Plan – Levels 6 – 29; 31<sup>st</sup> Floor Plan – Amenity; Building Elevations (North, South, East and West); Green Roof Plans; North Façade Axon – Building Entrance; Façade Axon – Projected Bay Window; Façade Axon – Recessed Bay Window; Northeast Corner Axon – Amenity Level; East Façade Axon – Parking and Apartments; South Façade Axon – Parking and Apartments; West Façade Axon – Parking and Apartments; Typical Curtain Window Wall System – Details; Façade Detail – Recessed Bay Window; Façade Detail – Projected Bay Window; Façade Detail – Typical at Apartments and Garage; Material Diagrams; and Perimeter Fence and Retaining Wall Details, all dated August 26, 2021. This Plan of Development also consists of an Affordable Housing Profile, attached hereto and dated June 24, 2021. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the areas delineated as Residential-Business Planned Development No. 1353, as amended: Multi-unit residential located above the ground floor, financial services (excluding payday/title secured loan stores and pawn shops), office, repair or laundry service, medical service, personal service, general retail sales,

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eating and drinking establishments, liquor sales as an accessory use, accessory parking, co-located wireless communication facilities, and accessory uses.

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 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 Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 25,458 square feet and a base FAR of 7.0.

The applicant acknowledges that the project has received a bonus FAR of 4.15 pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the entire Planned Development is 11.15. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

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10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department 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 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Business Planned Development No. 1353 to this Residential-Business Planned Development No. 1353, as amended, for construction of a residential project triggers the requirements of Section 2-44-080 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH"), subject to the transition provisions of Section 2-44-040(c), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units ("Cash Payment"); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the ARO Units on-site or off-site ("Required Units"). If the

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developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district within the meaning of the ARO, and the project has a total of 299 units. As a result, the Applicant's affordable housing obligation is 30 ARO Units (10% of 299, rounded up), 8 of which are Required Units (25% of 30, rounded up). The Applicant has agreed to satisfy its affordable housing obligation by (a) providing the 8 Required Units on-site in the proposed residential development and (b) making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$187,939 per ARO unit, \$4,134,658 in total, as adjusted in accordance with Section 2-44-080 in lieu of the development of the remaining 22 ARO units, as set forth in the Affordable Housing Profile (AHP) attached hereto as Exhibit 1. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces or increases the number of dwelling units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the AHP to DOH for review and approval, and DOH may adjust the requirements and number of required ARO Units without amending this 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 make the required Cash Payment and execute and record an Affordable Housing Agreement ("AHA") in accordance with Section 2-44-080(L). The Cash Payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. The terms of the AHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the AHA will be recorded against the Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement No. 15, including any breach of any AHA, 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 in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as Planned Developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees.

All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of the Department of Planning and Development, pursuant to Section 16-18-110.

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Any open space to be dedicated to the Chicago Park District must meet Chicago Park District standards and, where applicable, the park must be designed and constructed to Chicago Park District standards. Any conveyance of open space to the Chicago Park District, measuring two or more acres, shall be approved by the Chicago Park District. A Board issued resolution must be provided to the Department of Planning and Development prior to the issuance of any Part II approval. Any conveyance of open space to the Chicago Park District, measuring less than two acres, shall be formalized in a contract that shall be provided to the Department of Planning and Development prior to the issuance of any Part II approval.

17. 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 Department of Planning and Development, 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 (i) 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 Department of Planning and Development (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 Department of Planning and Development 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, Department of Planning and Development 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. Department of Planning and Development will report the data it collects regarding projected and actual employment of M/WBEs and city residents in

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planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to DX-7 Downtown Mixed-Use District.

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1353, AS AMENDED  
BULK REGULATIONS AND DATA TABLE**

<u>GROSS SITE AREA:</u>	34,209 sf
<u>AREA in the Public R-O-W:</u>	8,751 sf
<u>NET SITE AREA</u>	25,458 sf
<u>MAXIMUM PERMITTED FAR:</u>	11.15
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	299
<u>MINIMUM NUMBER OF OFF STREET PARKING SPACES:</u>	105
<u>MINIMUM NUMBER OF OFF STREET LOADING BERTHS:</u>	1 10' x 25'
<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES:</u>	180
<u>SETBACKS FROM THE PROPERTY LINE:</u>	In accordance with the site plan.
<u>MAXIMUM SITE COVERAGE:</u>	In accordance with the site plan.
<u>MAXIMUM BUILDING HEIGHT:</u>	305 feet (per Zoning Ordinance)

Applicant 1400 Land Holdings, LLC  
Address 1338 to 1408 South Wabash Avenue  
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**ARO 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](http://www.cityofchicago.org/ARO)  
This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602 E-mail: [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org)

Date: 06/24/2021

**DEVELOPMENT INFORMATION**

Development Name 1400 S. Wabash  
Development Address: 1352 to 1408 S. Wabash  
Zoning Application Number, if applicable 1353 Ward 3  
If you are working with a Planner at the City, what is his/her name?

- Type of City Involvement *check all that apply*
- City Land
  - Financial Assistance
  - Zoning increase
  - Planned Development (PD)
  - Transit Served Location (TSL) project

**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**

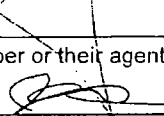
Developer Name 1408 S. Wabash Development Corporation  
Developer Contact Colin Kihnke  
Developer Address 225 W. Ohio Street, 6th Floor, Chicago, IL 60654  
Email [cmk@cmkdev.com](mailto:cmk@cmkdev.com) Developer Phone 312-376-2020  
Attorney Name Andrew Scott Attorney Phone 312-627-8325

**TIMING**

Estimated date marketing will begin 4/1/22  
Estimated date of building permit\* 10/1/21  
Estimated date ARO units will be complete 10/1/22

\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)

Developer or their agent	Date
	7/20/21
Justin Root or Denise Roman, DOH	July 20, 2021
	Date



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated January 11, 2019



AFFORDABLE HOUSING REQUIREMENTS PROGRAM

ARO Web Form

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**Applicant Contact Information**

Name: Colin Kihnke  
Email: cmk@cmkdev.com

**Development Information**

Are you rezoning to downtown?: No  
Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

**Address**

**Submitted Date: 06/24/2021**

Number From :1352    Number To: 1408    Direction: S  
Street Number:Wabash                      Postal Code. 60605

**Development Name**

1400 S. Wabash

**Information**

Ward :3                      ARO Zone: Downtown

**Details**

ARO trigger :Zoning change  
Total units: 299  
Development type: Rent  
TSL Project : TSL-or FAR doesn't exceed 3.5  
Submitted date: 06/24/2021

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**Requirements**

Affordable units :30 \*On-site aff Units: 8

How do you intend to meet your required obligation

On-Site: 8 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units: 8 In-Lieu Fee Owed: 4,134,658

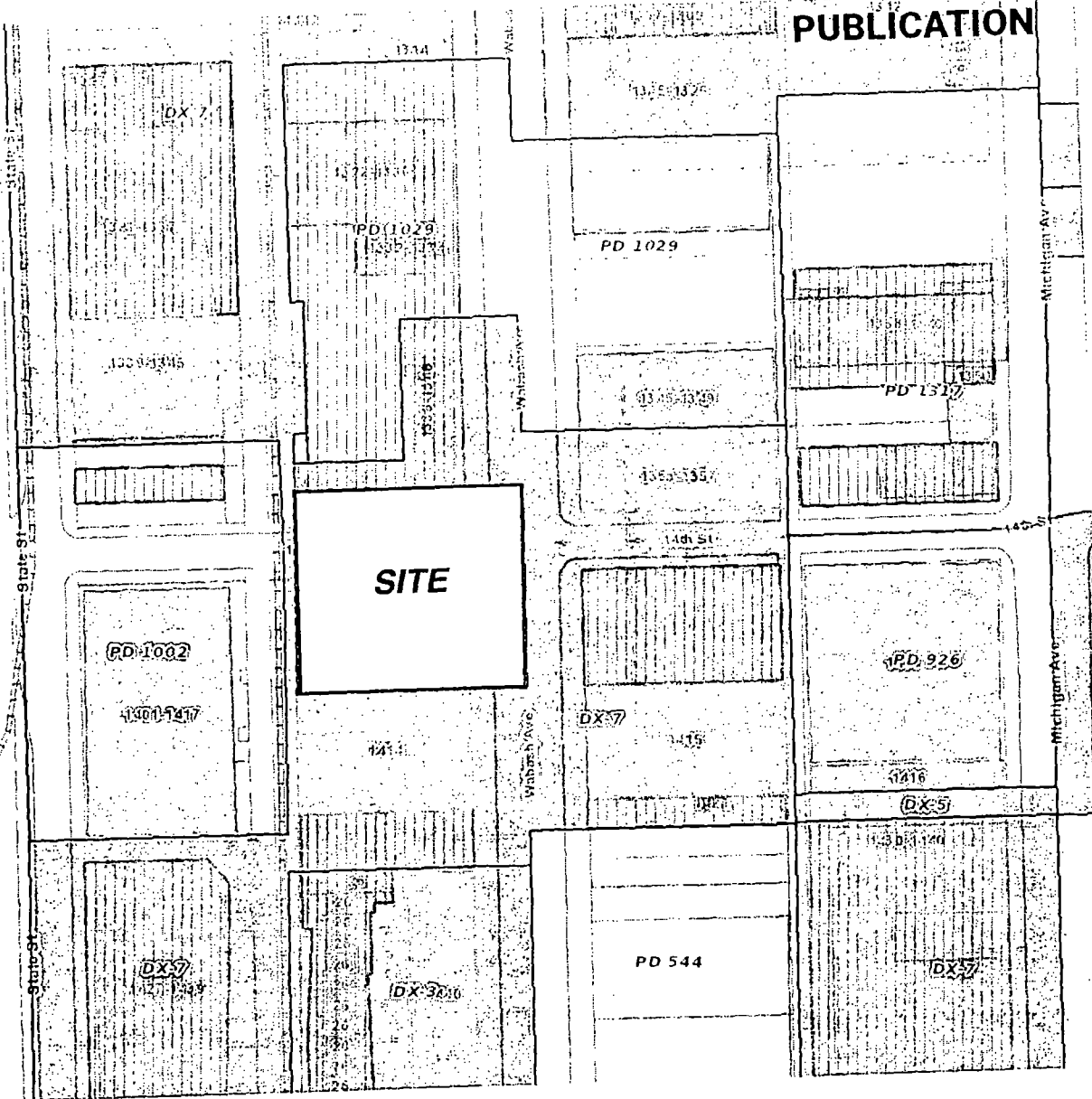
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		Market Rate Units		Affordable Units		Summary								
		Yes	No	Yes	No	unit type	how many?	market rate % of total	avg. square footage	how many?*	% of total	ARO	avg square footage	affordable v market square footage*
Parking		Yes		Yes										
Laundry		Yes		Yes										
Appliances:														
Refrigerator														
Dishwasher														
Stove/Oven														
Microwave														
Bathroom(s)														
How many?														
Half bath? Full bath?														
Kitchen countertops														
Flooring material														
HVAC														
Other														

Project Name: 1400 S. Wabash  
 Zoning Application number, if applicable: 1353  
 Address: 1400 S. Wabash, Chicago IL 60605  
 is this a For Sale or Rental Project? Rental  
 Anticipated average psf rent/price? \*

Total Units in Project	299
Total Affordable units	8

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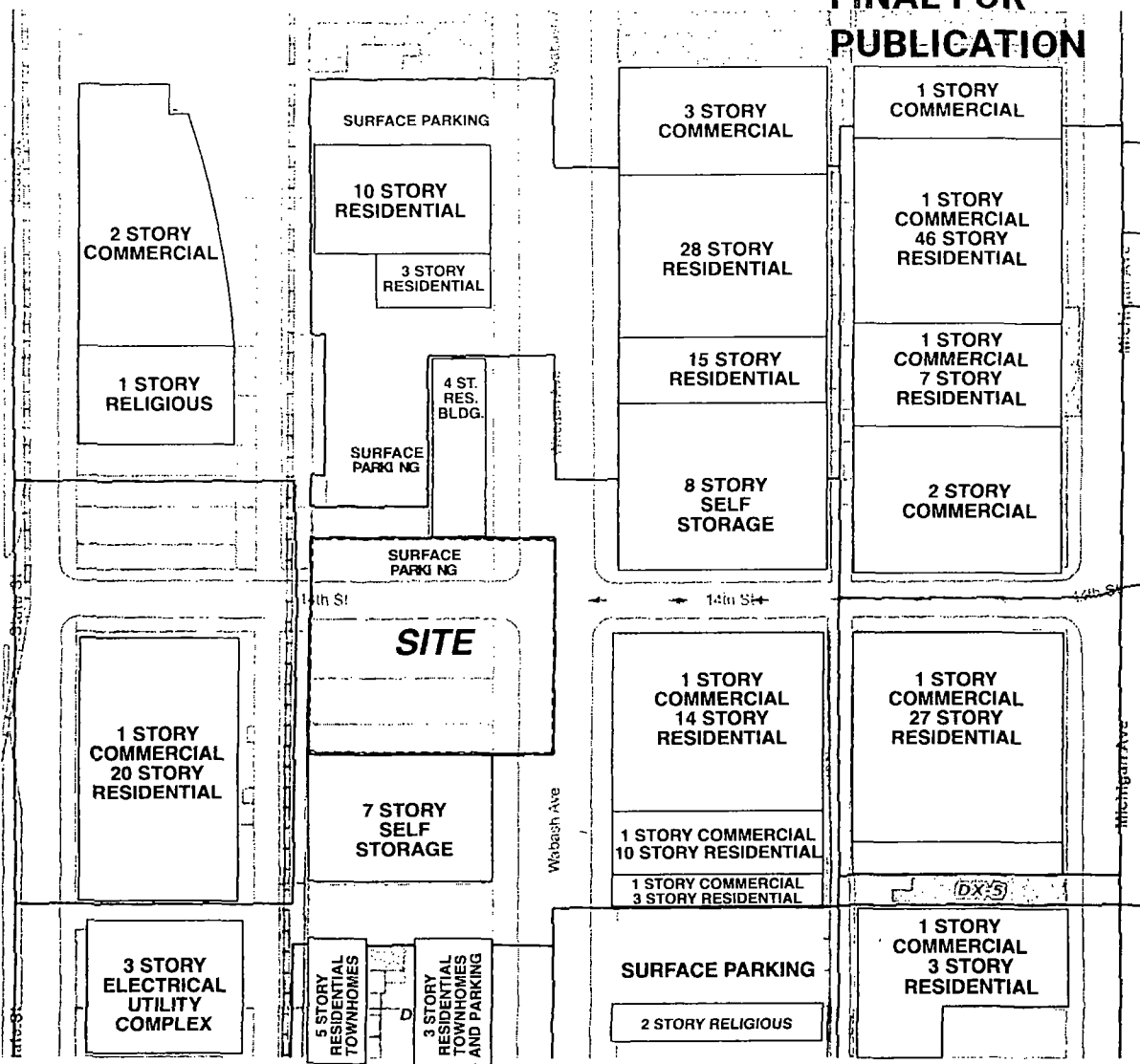
Existing Zoning Map

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Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
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Plan Commission Date: August 26, 2021

Scale:  
NTS

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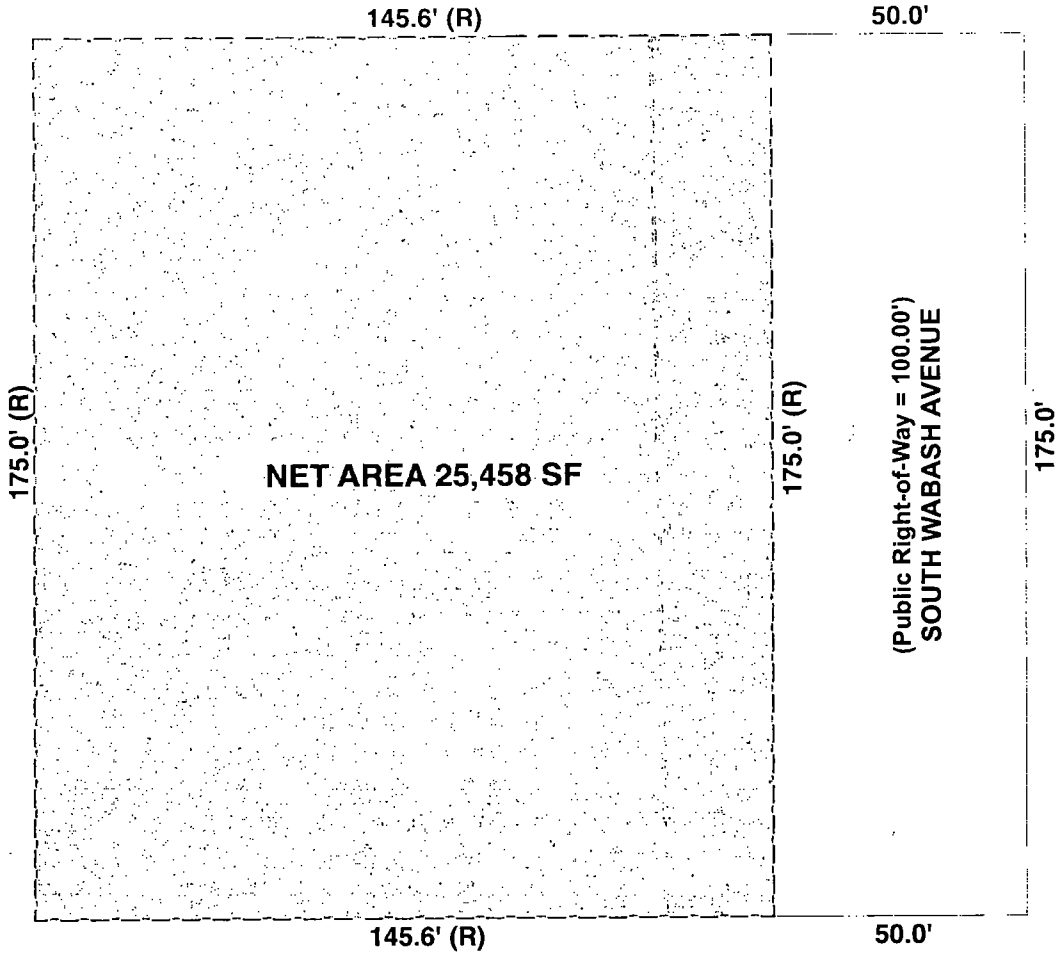
Existing Land Use Map

NTS

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NET AREA: 25,458.00 SF  
AREA IN R.O.W.: 8,751.00 SF  
GROSS AREA: 34,209.00 SF



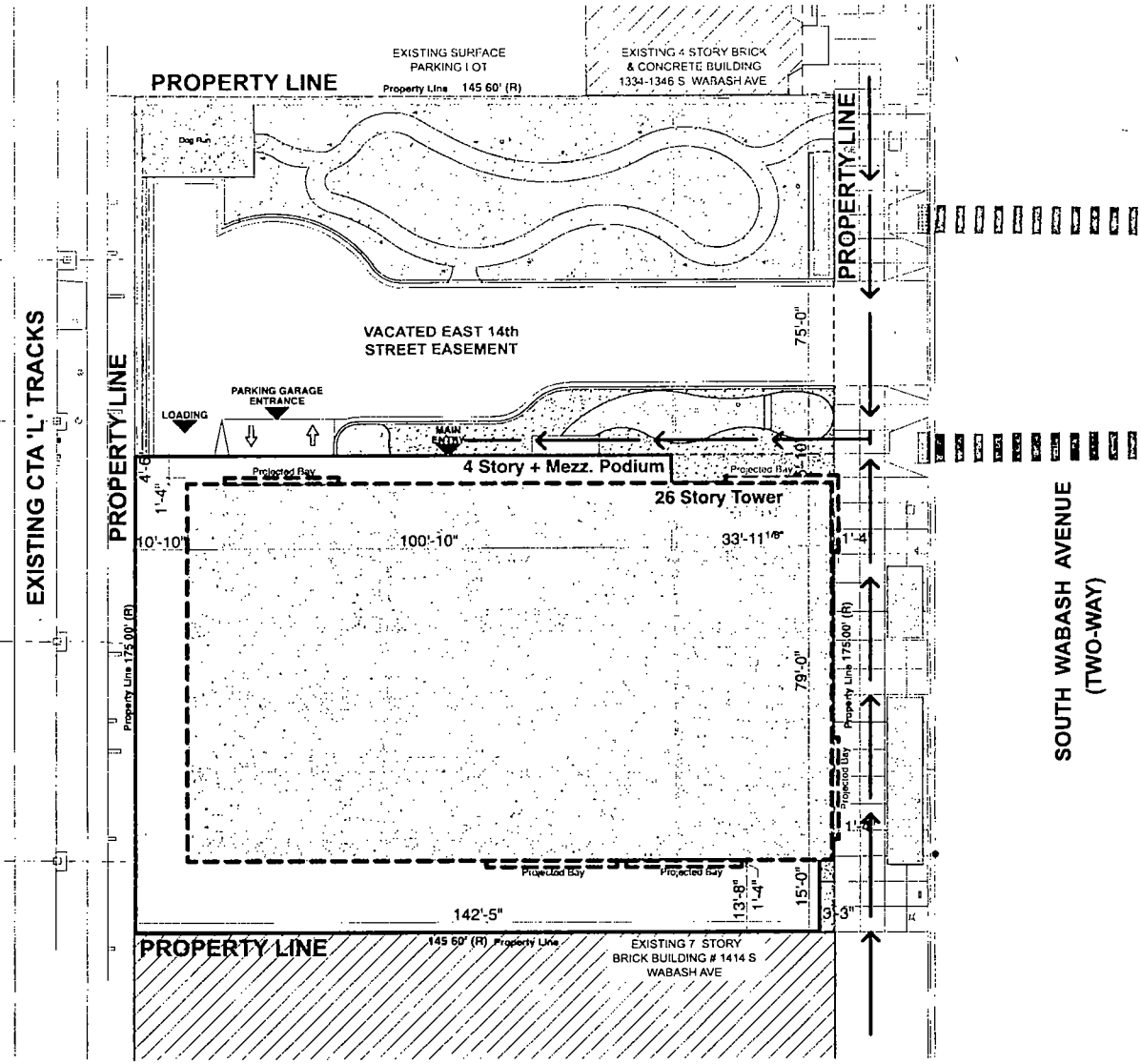
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Planned Development Boundry & Property Line

Scale NTS

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**SETBACKS - FLOORS 1-4**

NORTH: 75'-0"  
 SOUTH: 0'-0"  
 EAST: 0'-0"  
 WEST: 0'-0"

**SETBACKS - FLOORS 5+**

NORTH: 80'-0"  
 SOUTH: 15'-0"  
 EAST: 0'-0"  
 WEST: 10'-10"

PEDESTRIAN ROUTE



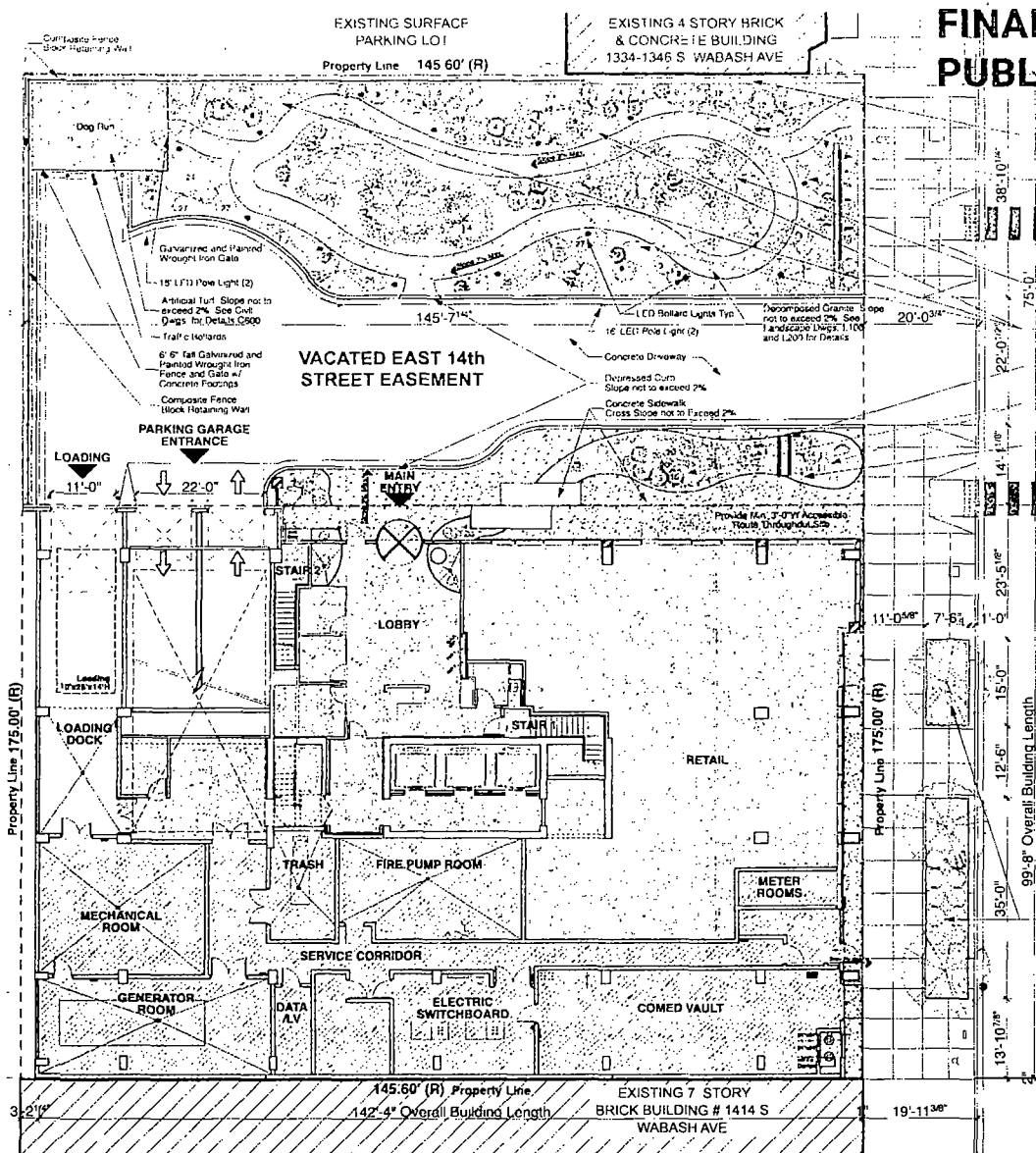
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Site Plan and Setbacks

Scale: NTS

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- Decorative Fence Block Retaining Wall
- Lighting Provide Allowance for Voltage Lighting in Landscape Area (Exact Loc'n TBD)
- Typical Understory Planting to Contrast of Shade Trees, Evergreens, Flowering Shrubs, Ornamental Grasses, Perennials, Bulbs, Groundcover and Walking Plants
- Bench Seating Area (Exact Loc'n TBD)
- Monument Sign w/ Building Address, Lighting and Fire Dept. Warning Red Light
- Lighting Provide Allowance for Voltage Lighting at each Floor (Exact Loc'n TBD)
- Planters With Hanging Planting to Contrast of Shade Trees, Dwarf Shrubs, Perennials and Ground Cover Typ
- Planter Planters Planting Contrast of Shade Trees Per Landscape Ordinance w/ Dwarf Shrubs, Perennials and Ground Cover Typ

**SOUTH WABASH AVENUE (TWO-WAY)**

### PLANT SCHEDULE GROUND FLOOR

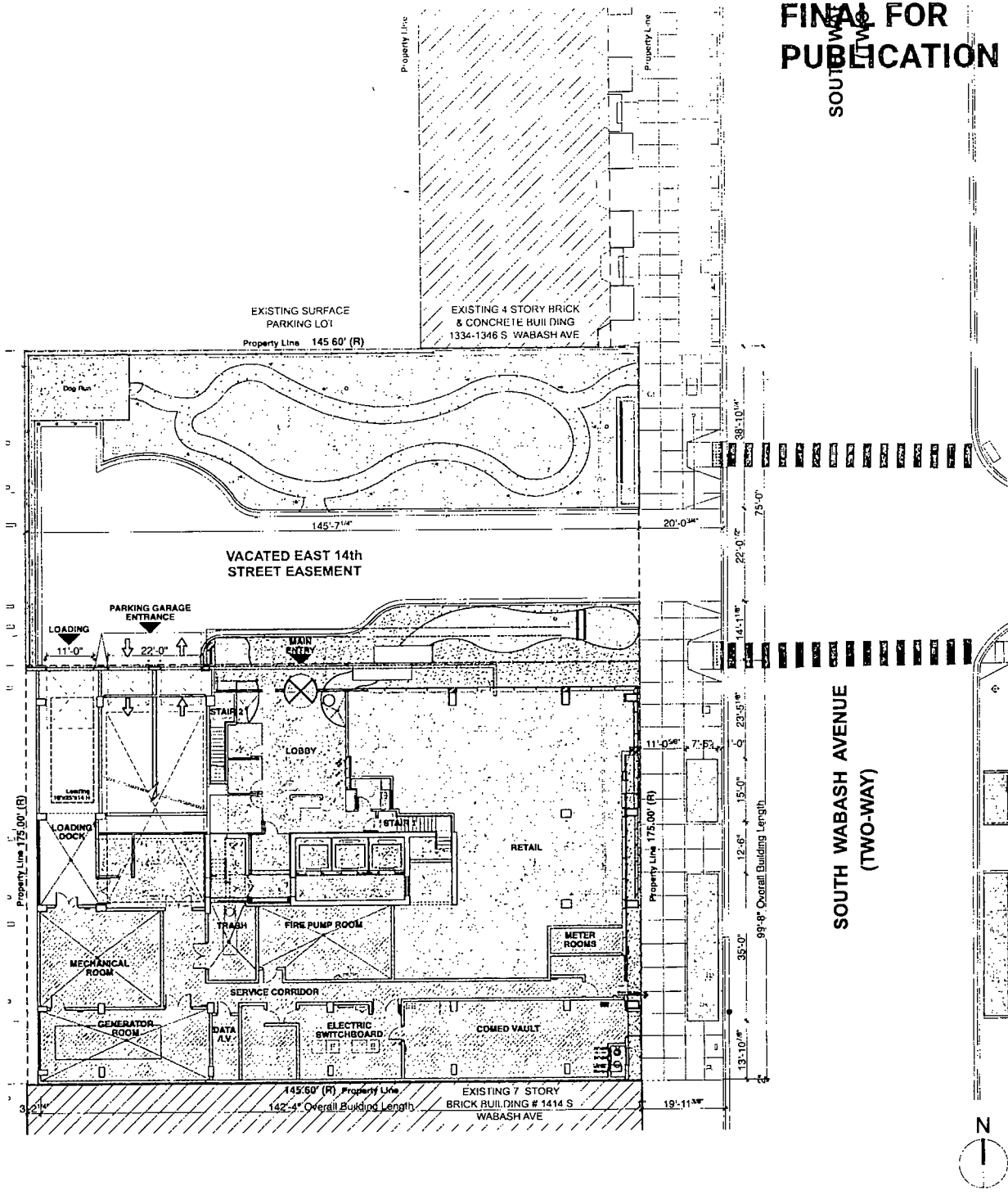
GROUP	COMMON NAME	SYMBOL	SIZE	QUANTITY	COMMON NAME	SYMBOL	SIZE	QUANTITY
1	DOGWOOD	DOG	4" CAL.	14	DOGWOOD	DOG	4" CAL.	14
2	DOGWOOD	DOG	6" CAL.	15	DOGWOOD	DOG	6" CAL.	15
3	DOGWOOD	DOG	8" CAL.	16	DOGWOOD	DOG	8" CAL.	16
4	DOGWOOD	DOG	10" CAL.	17	DOGWOOD	DOG	10" CAL.	17
5	DOGWOOD	DOG	12" CAL.	18	DOGWOOD	DOG	12" CAL.	18
6	DOGWOOD	DOG	14" CAL.	19	DOGWOOD	DOG	14" CAL.	19
7	DOGWOOD	DOG	16" CAL.	20	DOGWOOD	DOG	16" CAL.	20
8	DOGWOOD	DOG	18" CAL.	21	DOGWOOD	DOG	18" CAL.	21
9	DOGWOOD	DOG	20" CAL.	22	DOGWOOD	DOG	20" CAL.	22
10	DOGWOOD	DOG	22" CAL.	23	DOGWOOD	DOG	22" CAL.	23
11	DOGWOOD	DOG	24" CAL.	24	DOGWOOD	DOG	24" CAL.	24
12	DOGWOOD	DOG	26" CAL.	25	DOGWOOD	DOG	26" CAL.	25
13	DOGWOOD	DOG	28" CAL.	26	DOGWOOD	DOG	28" CAL.	26



Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Landscape Plan  
 Scale: NTS  
**Pappageorge Haymes Partners**

SOUTH WABASH



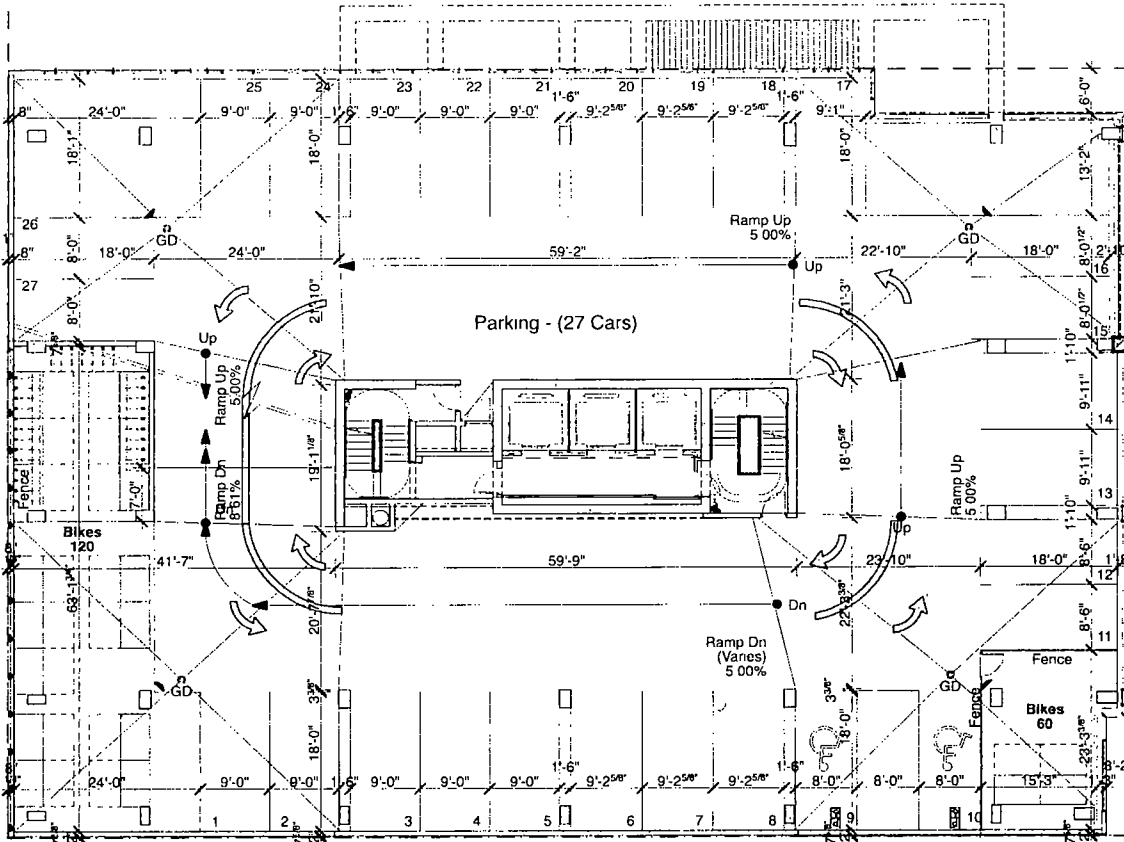
1st Floor Plan - Lobby

Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Scale. 1" = 30'

**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



BICYCLE PARKING 180 TOTAL SPACES  
180 SPACES @ THIS LEVEL

CAR PARKING: 105 TOTAL SPACES  
27 SPACES @ THIS LEVEL



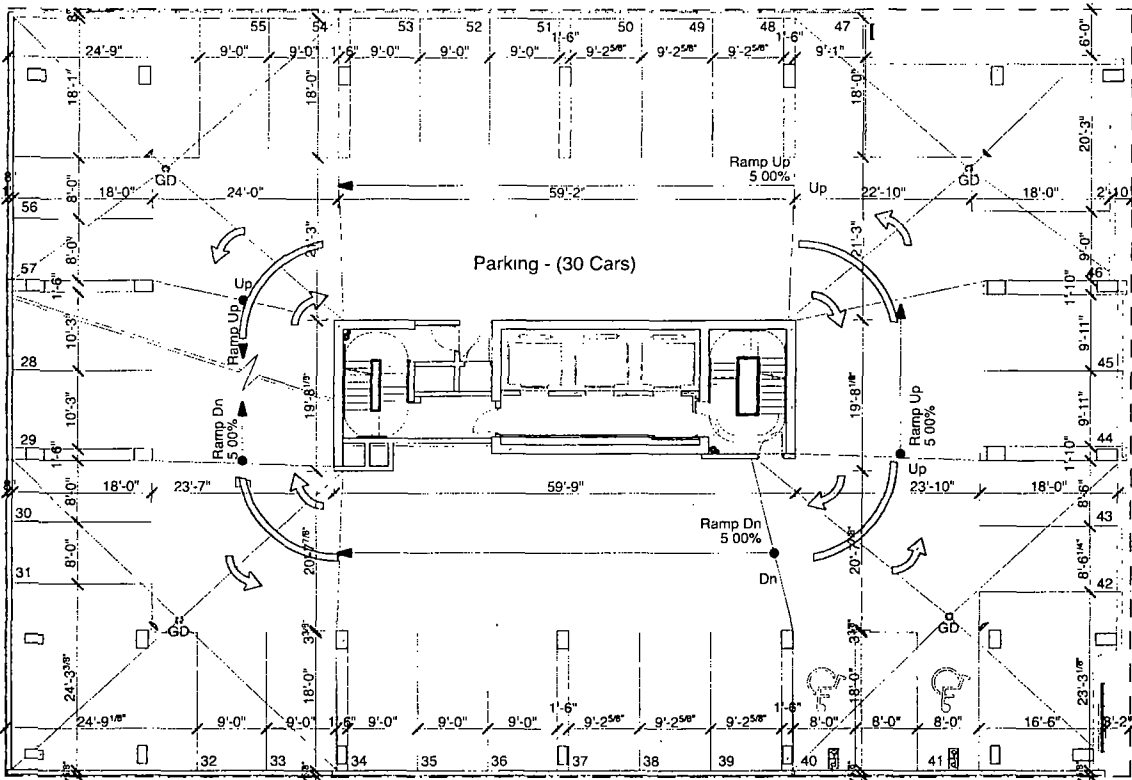
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

## 2nd Floor - Parking Plan

Scale 1" = 20'

**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



BICYCLE PARKING: 180 TOTAL SPACES  
0 SPACES @ THIS LEVEL

CAR PARKING: 105 TOTAL SPACES  
30 SPACES @ THIS LEVEL



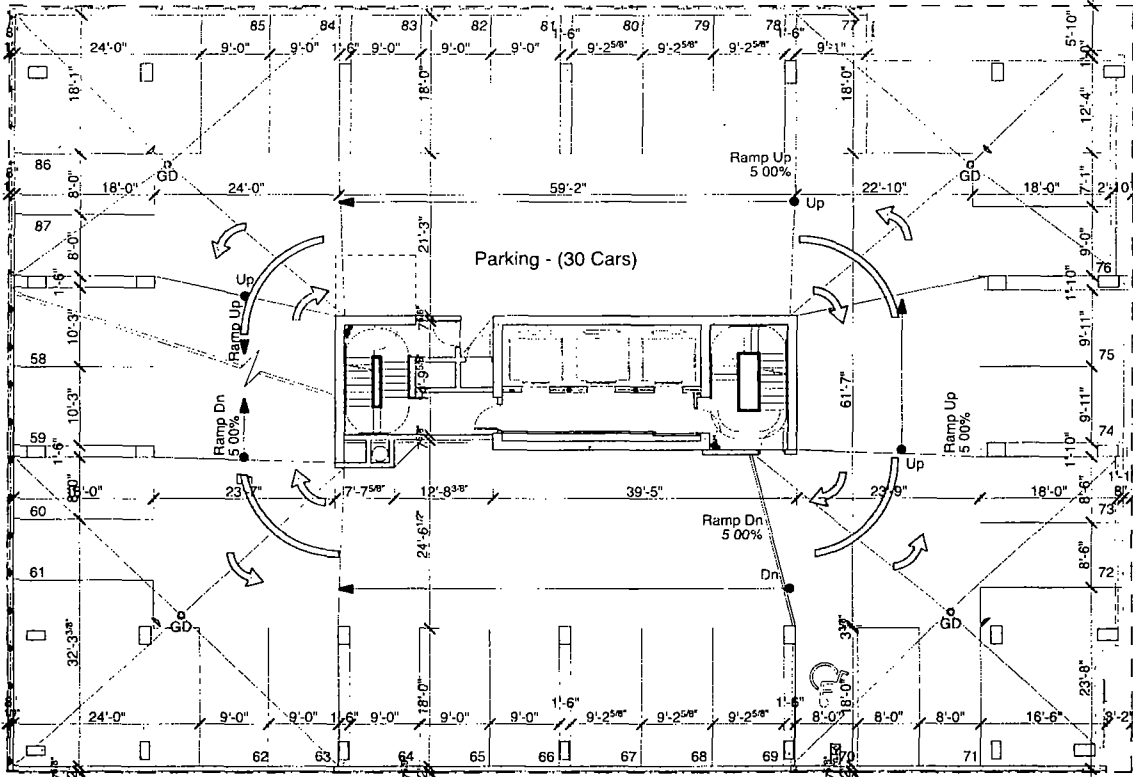
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

## 3rd Floor - Parking Plan

Scale: 1" = 20'

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# FINAL FOR PUBLICATION



BICYCLE PARKING: 180 TOTAL SPACES  
0 SPACES @ THIS LEVEL

CAR PARKING: 105 TOTAL SPACES  
30 SPACES @ THIS LEVEL



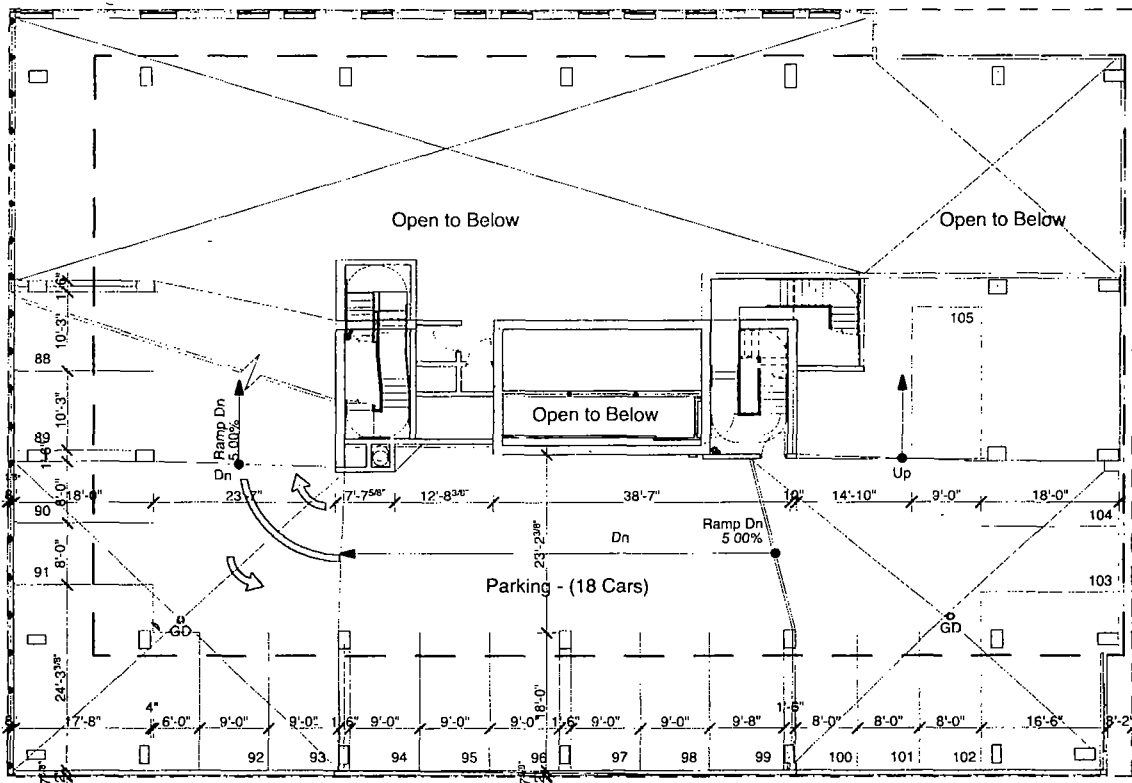
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

## 4th Floor- Parking Plan

Scale: 1" = 20'

**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

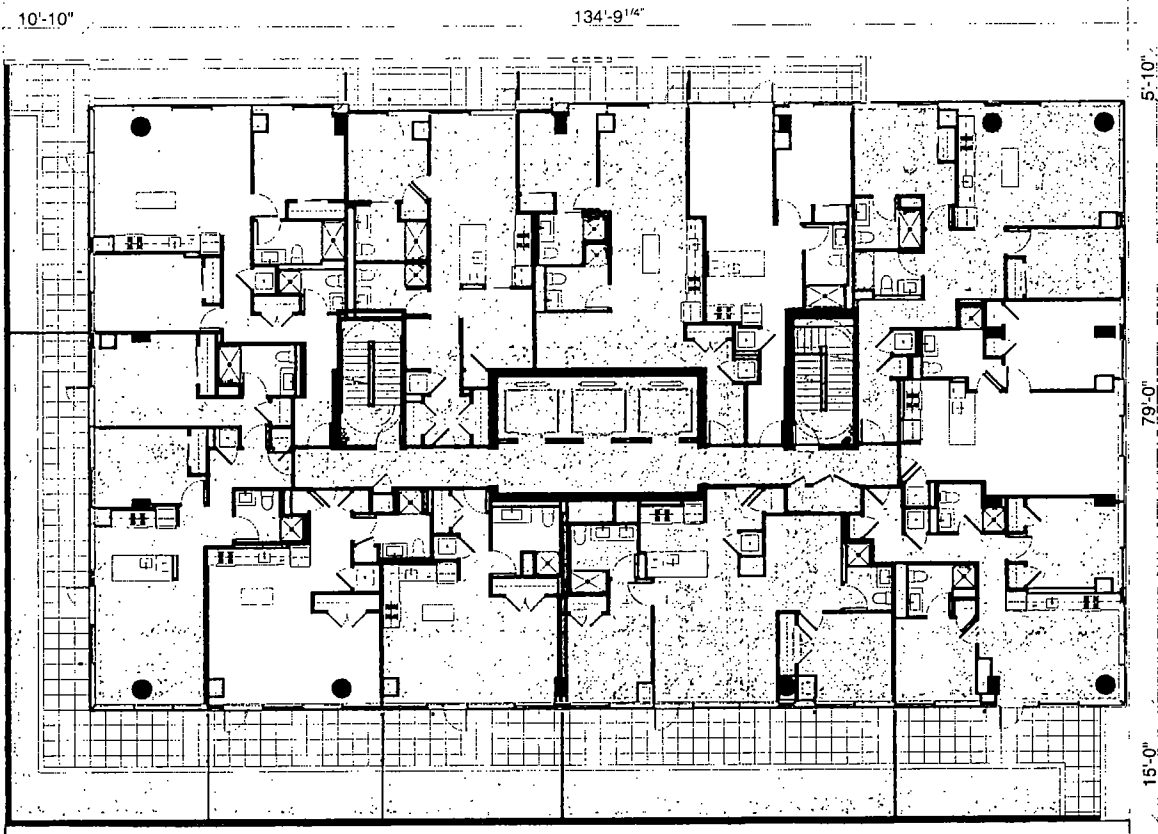
## 4th Floor Mezz. - Parking Plan

Scale 1" = 20'

**Pappageorge Haymes Partners**



# FINAL FOR PUBLICATION



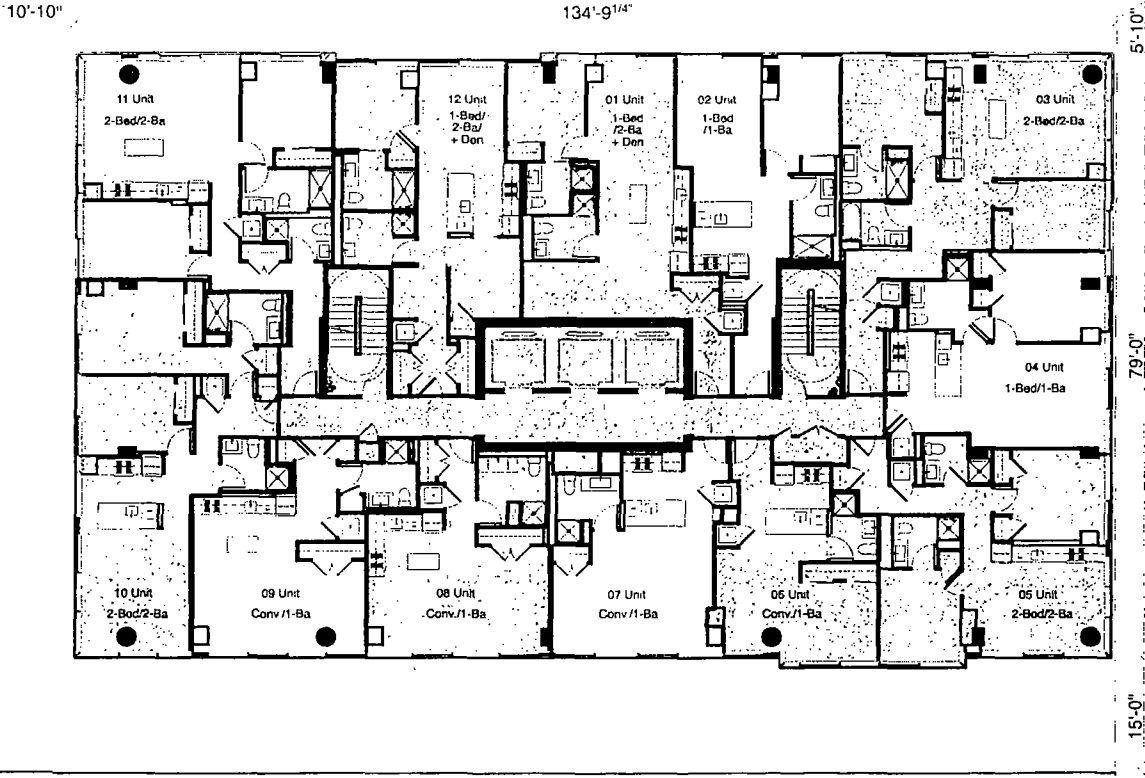
Applicant: 1400 Land Holdings, LLC  
Address: 1352-1408 South Wabash Ave Chicago, IL 60605  
Introduction Date: May 26, 2021  
Plan Commission Date: August 26, 2021

5th Floor - Terrace Level

Scale: 1" = 20'

**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



Unit Mix			
Unit Types	Avg. Unit Sqft	Quantity	% of Total
Convertible- 1 bath	598	120	40.13%
1 Bed- 1 bath	682	26	8.70%
1 Bed- 2 bath + Den	868	50	16.72%
2 Bed- 2 bath	1,008	98	32.78%
3 Bed- 3 bath	1,623	5	1.67%
<b>Total</b>	<b>801</b>	<b>299</b>	<b>100.00%</b>

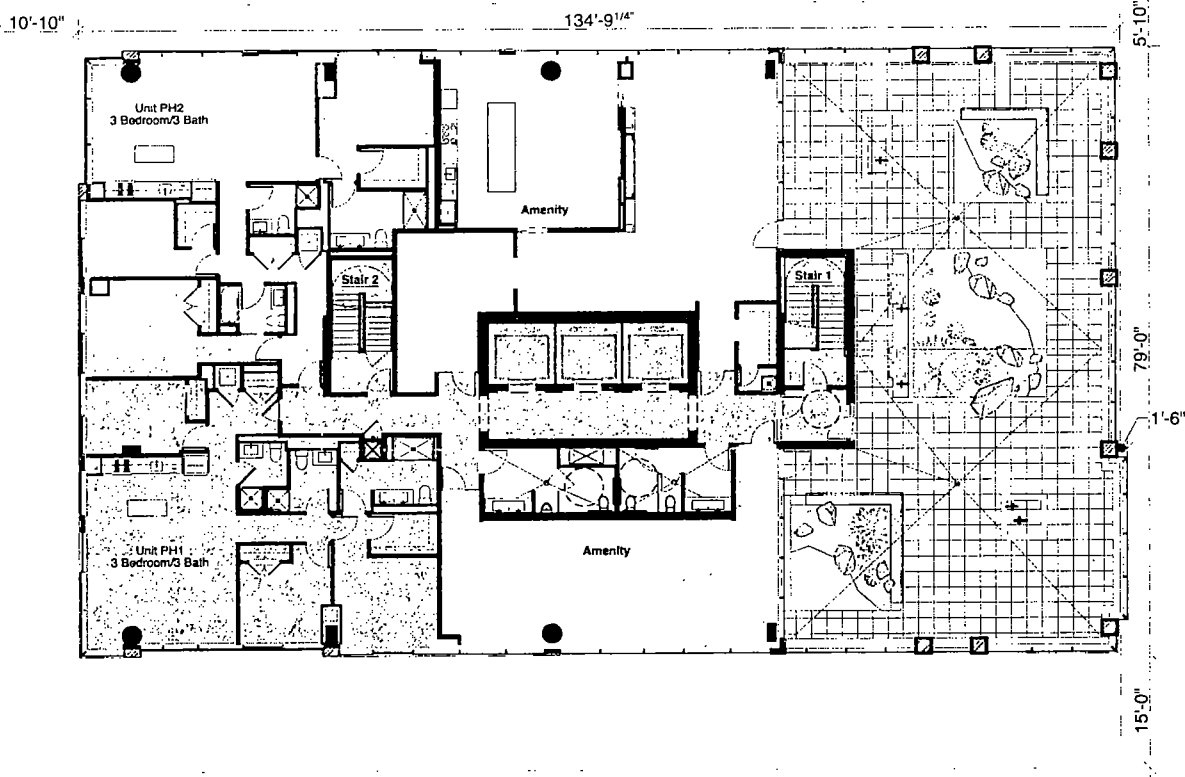
**\*NOTE:**  
No 13th Floor



Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Typical Floor Plan - Levels 6-29\*  
 Scale: 1" = 20'  
**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



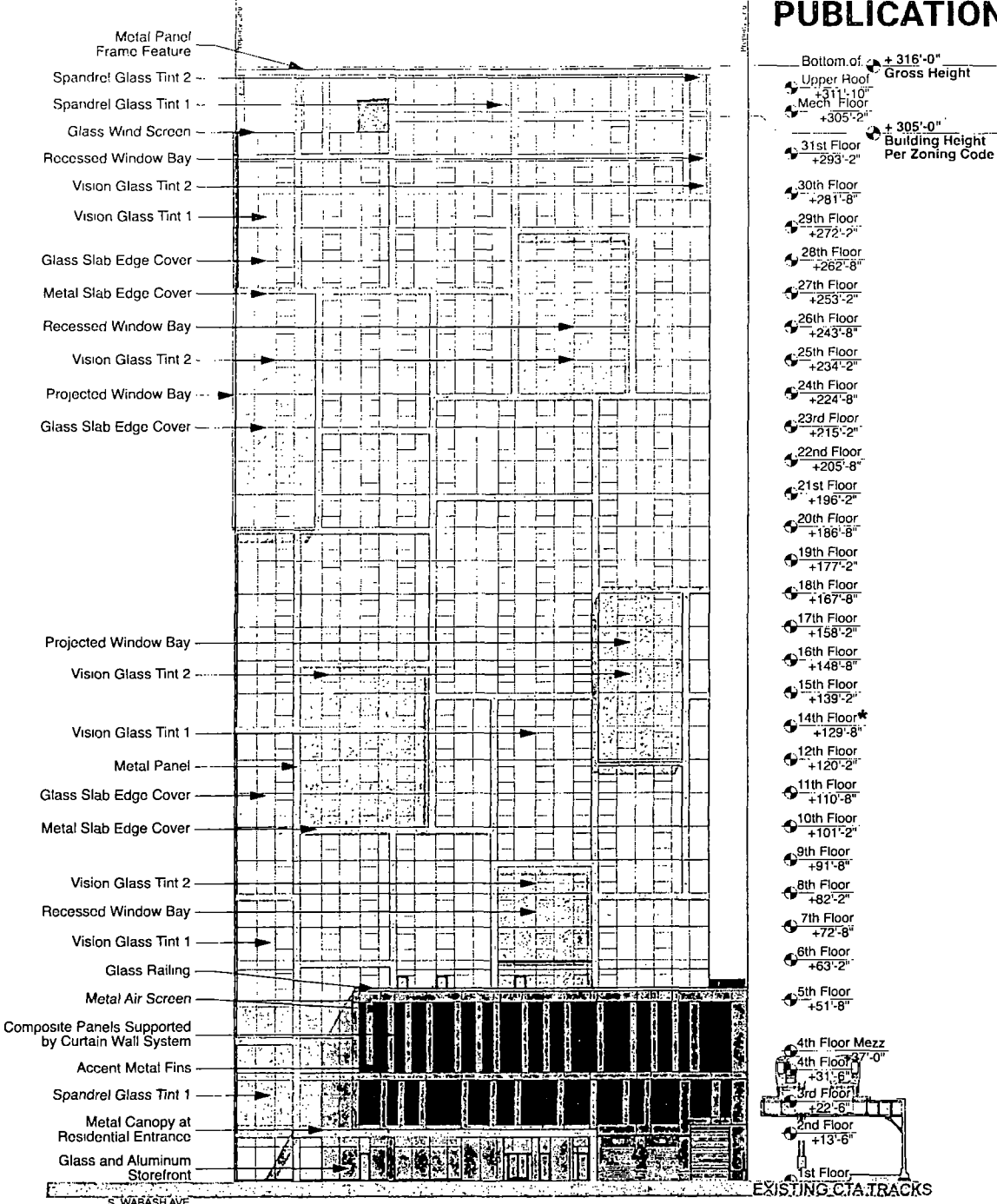
Applicant: 1400 Land Holdings, LLC  
Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
Introduction Date: May 26, 2021  
Plan Commission Date: August 26, 2021

31st Floor Plan - Amenity

Scale: 1" = 20'

**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



**\*NOTE: No 13th Floor**

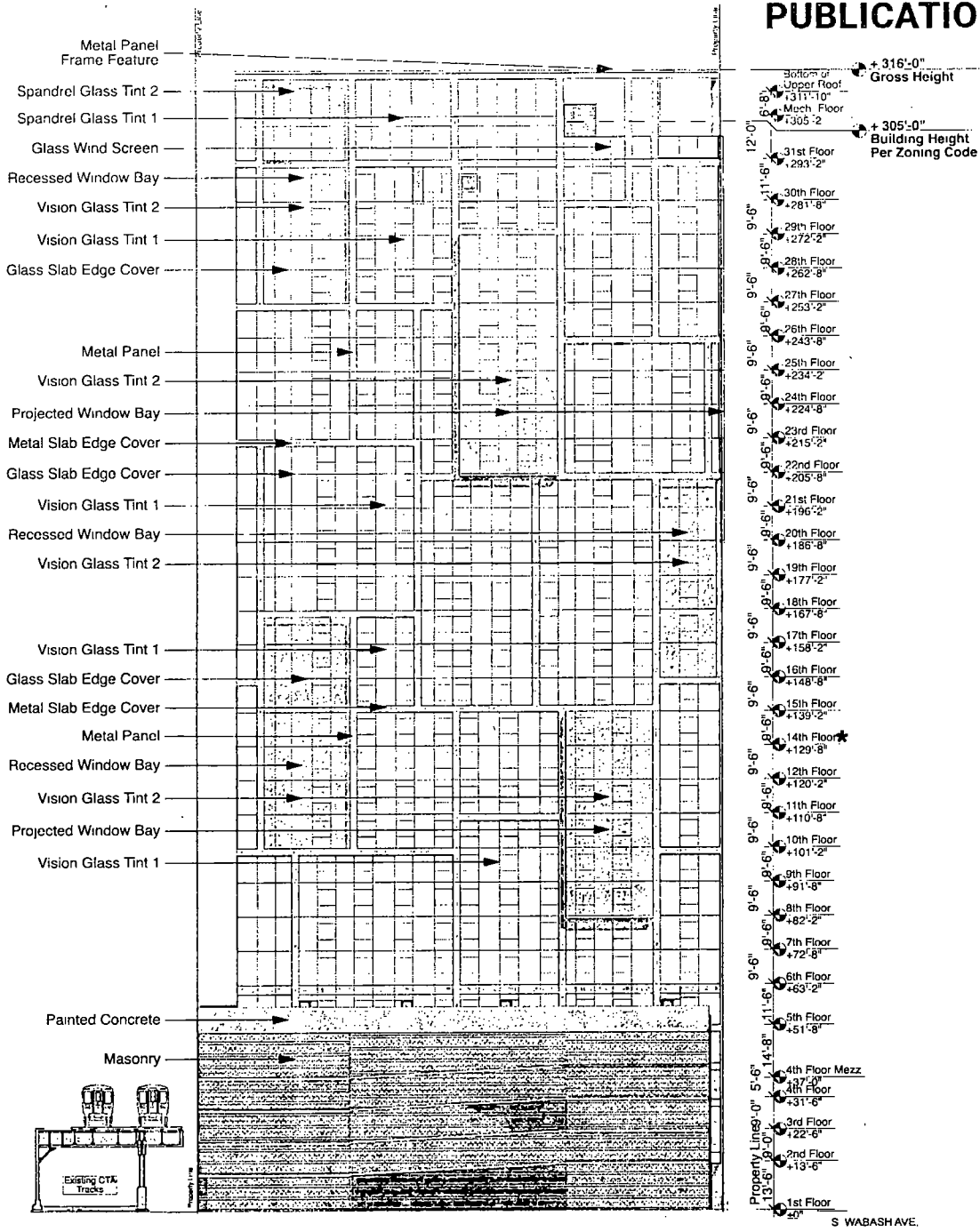
North Elevation

Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Scale: NTS

**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



**\*NOTE: No 13th Floor**

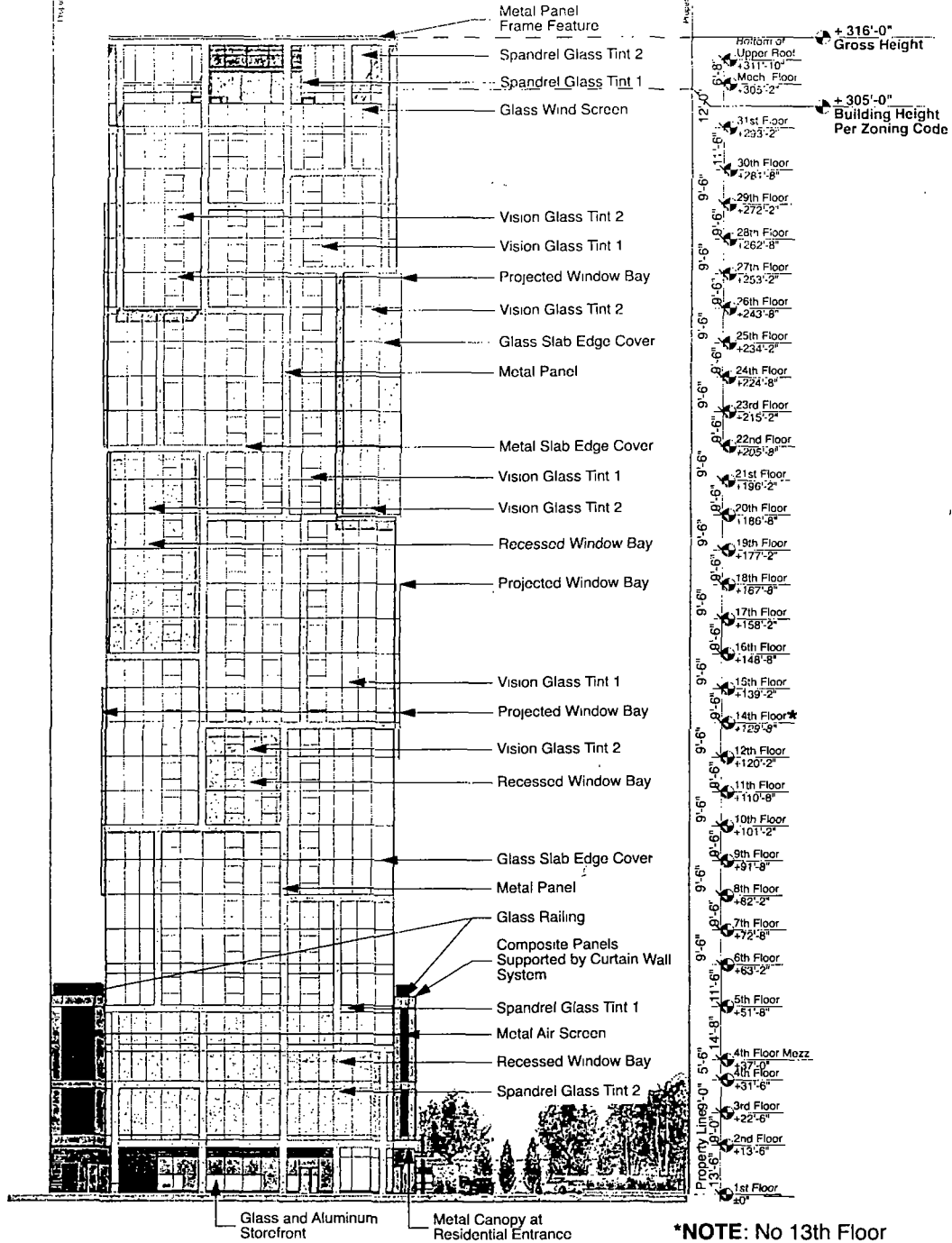
South Elevation

Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Scale: NTS

**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



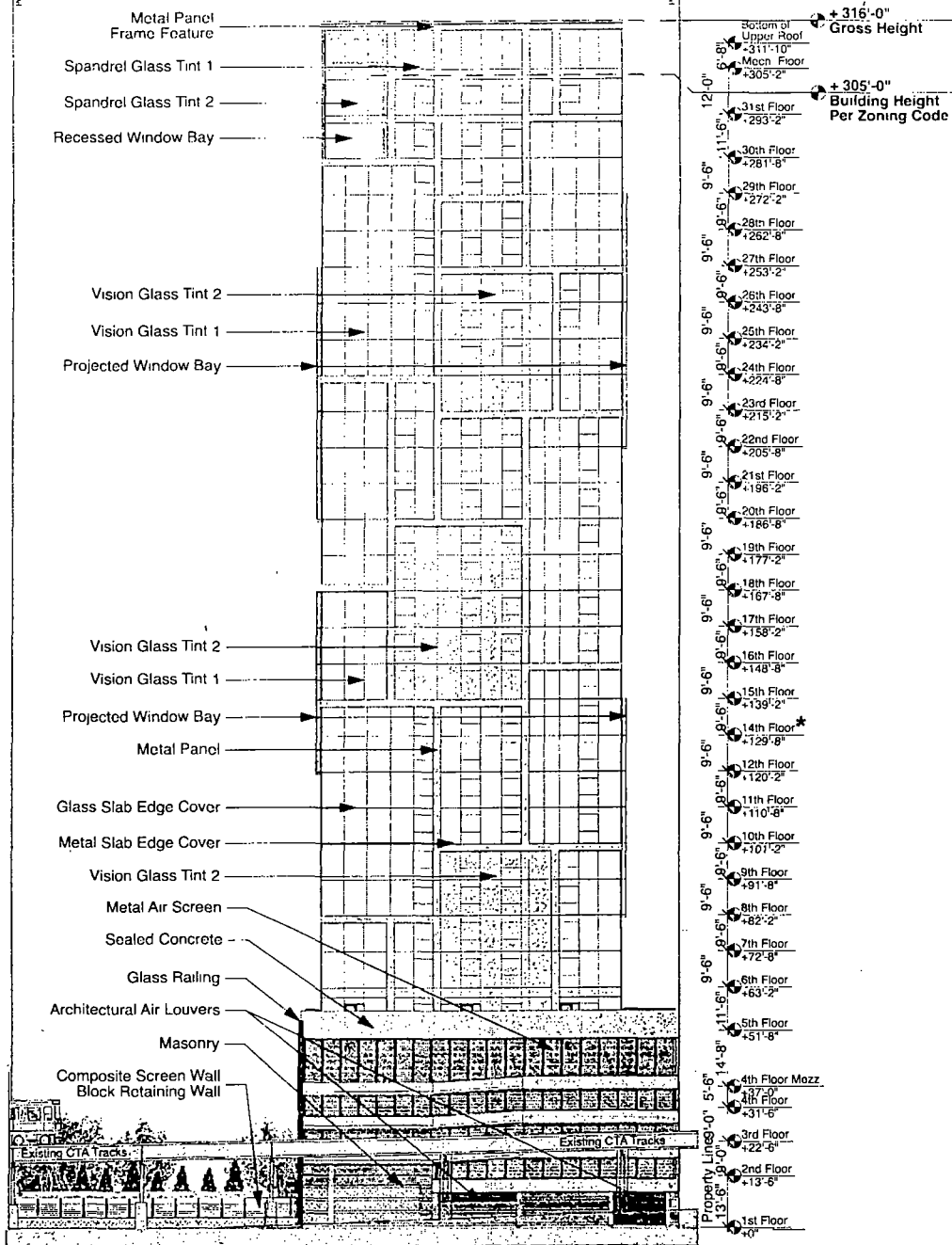
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

East Elevation

Scale:  
NTS

Pappageorge Haymes Partners

# FINAL FOR PUBLICATION



**\*NOTE: No 13th Floor**

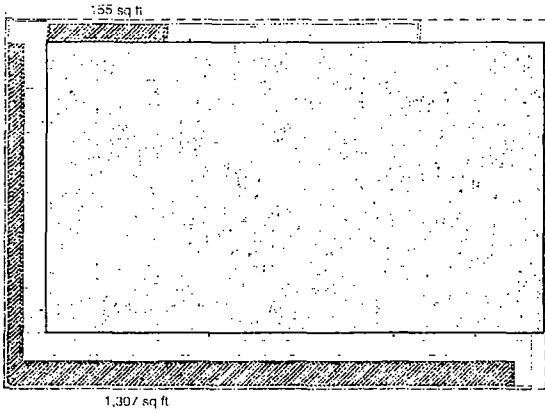
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

West Elevation

Scale  
 NTS

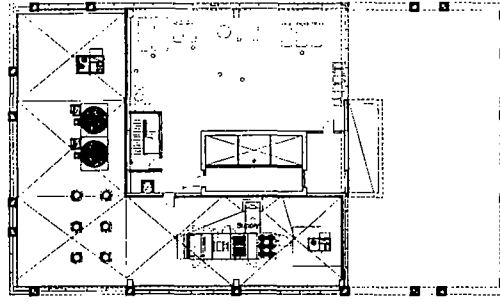
**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



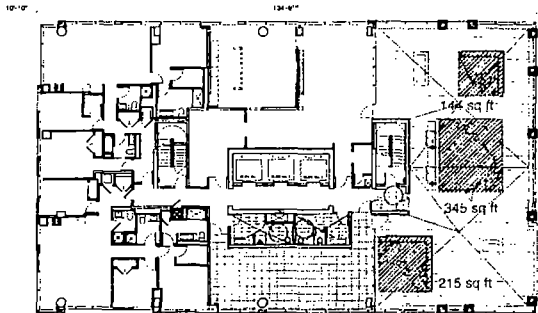
Green Roof/Landscape Area - 5th Floor

Gross Roof Area: 3,662 sqft  
 Net Roof Area: 2,576 sqft  
 Green Roof Area: 1,462 sqft



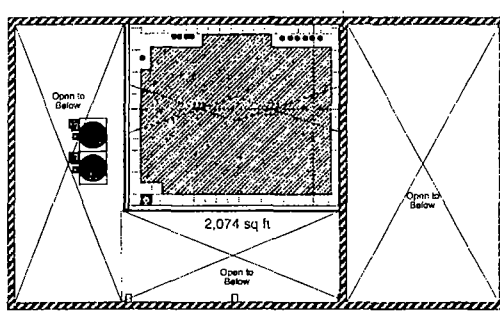
Green Roof/Landscape Area - Mechanical/Low Roof

Gross Roof Area: 4,052 sqft  
 Net Roof Area: 0 sqft  
 Green Roof Area: 0 sqft



Green Roof/Landscape Area - 31st Floor

Gross Roof Area: 2,990 sqft  
 Net Roof Area: 2,526 sqft  
 Green Roof Area: 704 sqft



Green Roof/Landscape Area - Upper Roof

Gross Roof Area: 3,091 sqft  
 Net Roof Area: 2,252 sqft  
 Green Roof Area: 2,074 sqft

## TOTAL CALCULATIONS

TOTAL GROSS ROOF AREA: 13,795 sqft  
 TOTAL NET ROOF AREA: 7,354 sqft  
 TOTAL PROVIDED GREEN ROOF (>50% of NET): 4,240 sqft



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 Introduction Date: May 26, 2021  
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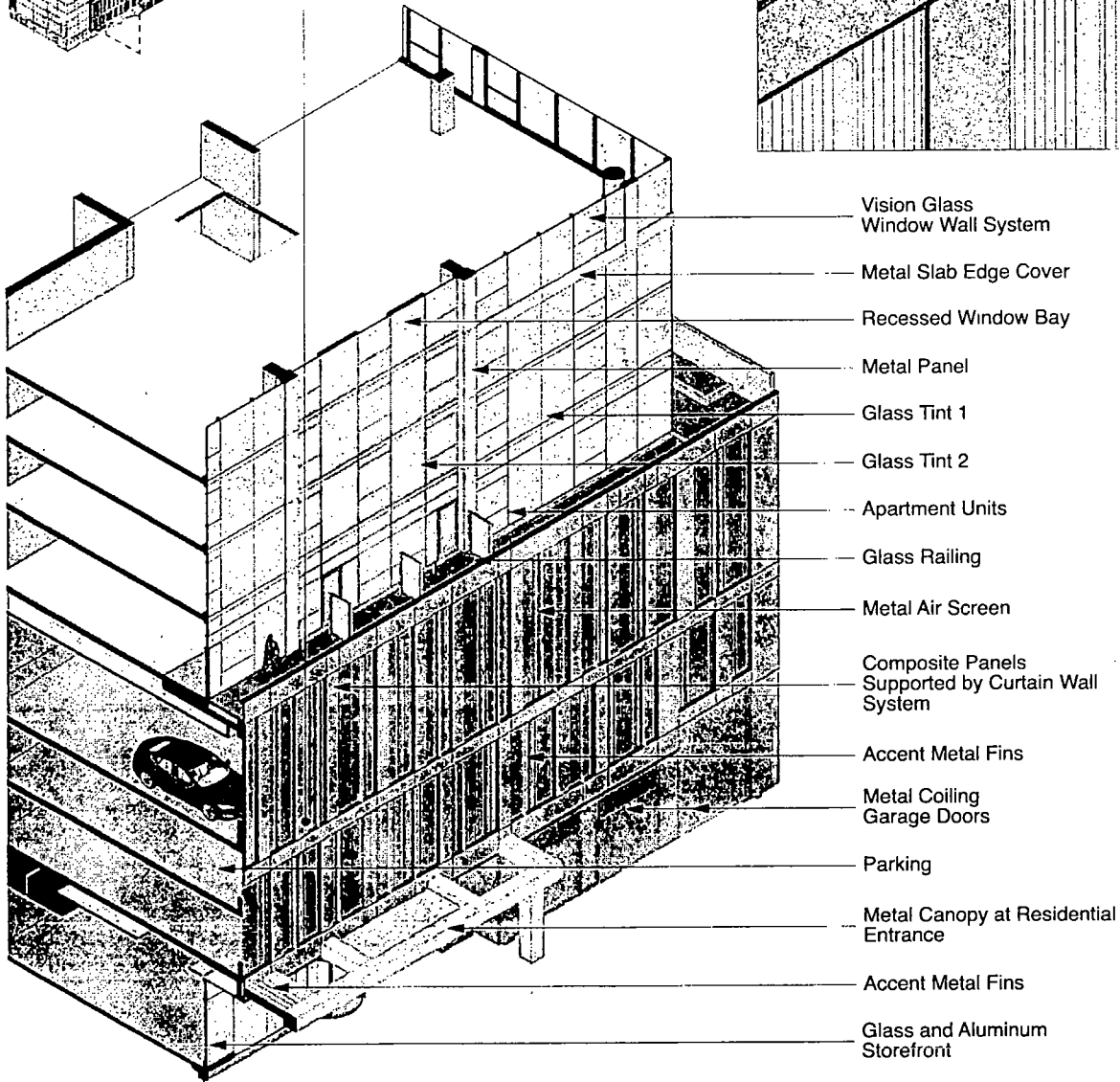
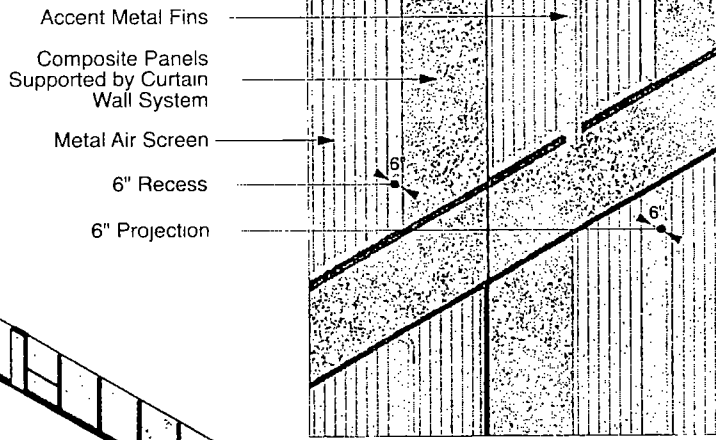
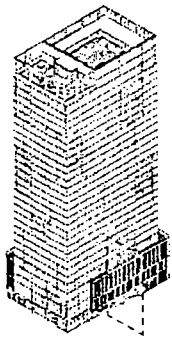
Green Roof Plans

Scale:  
 NTS

**Pappageorge Haymes Partners**



# FINAL FOR PUBLICATION



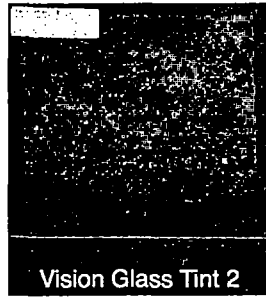
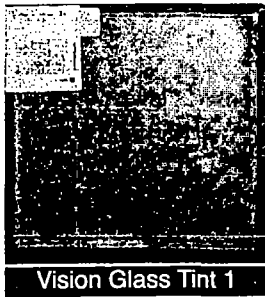
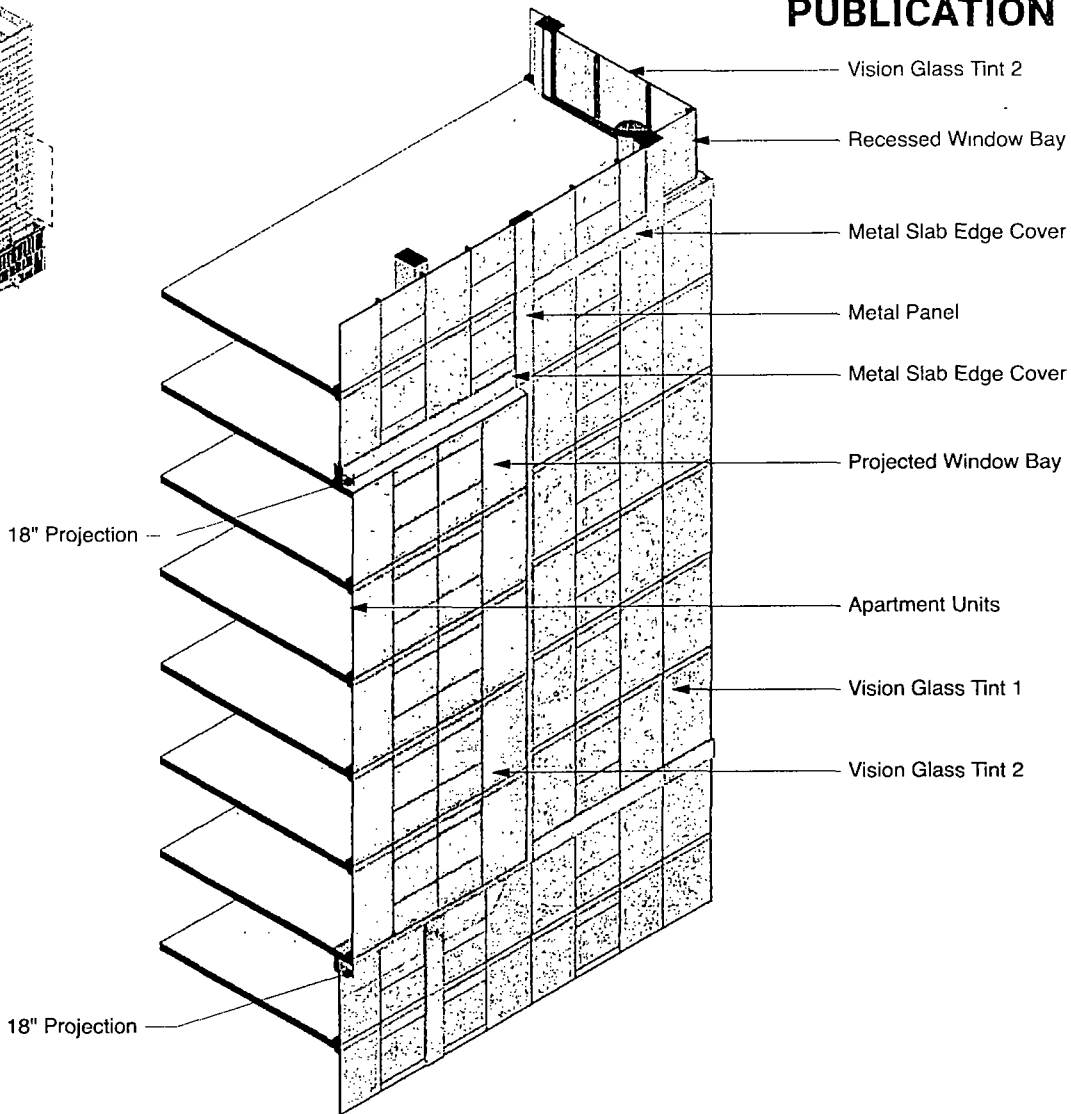
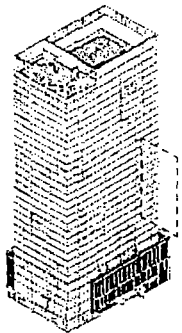
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

North Facade Axon - Bldg. Entrance

Scale:  
 NTS

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# FINAL FOR PUBLICATION



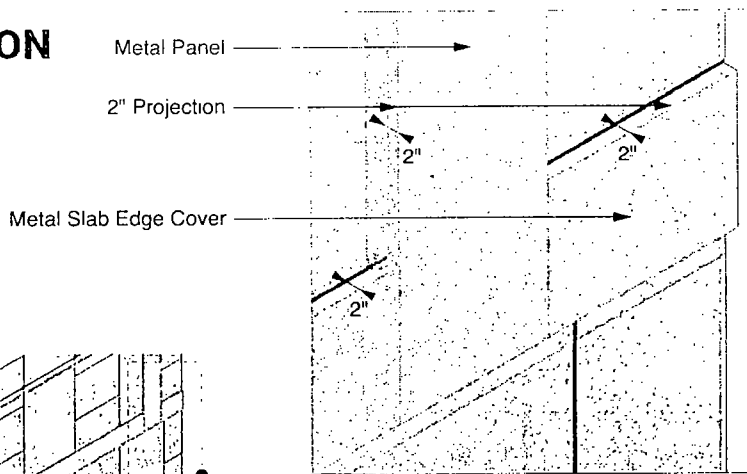
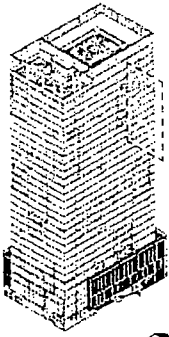
Facade Axon - Typical Projected Window Bay

Scale: 1/12.94, 1/12.63  
NTS

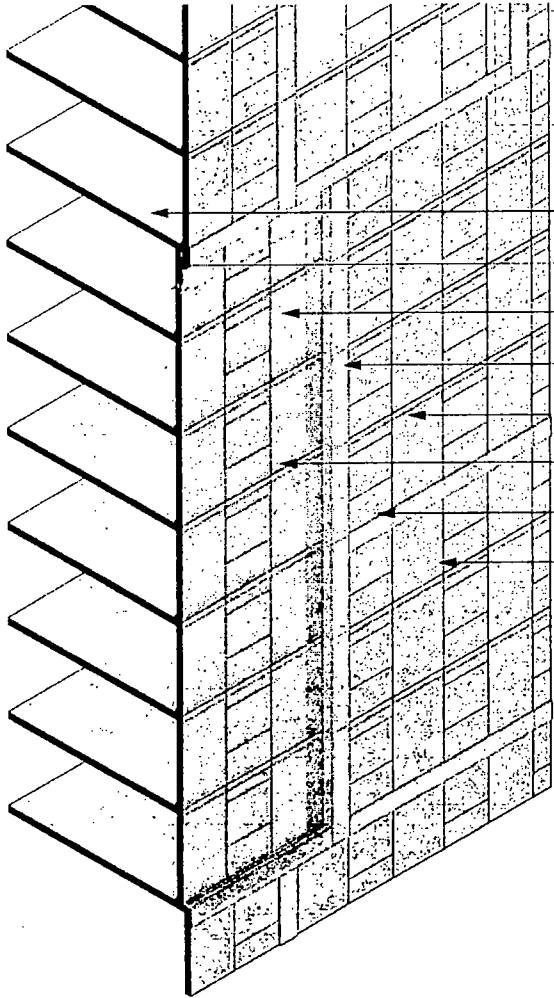
Applicant: 1400 Land Holdings, LLC  
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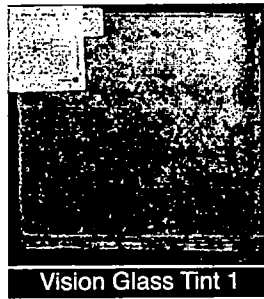
# FINAL FOR PUBLICATION



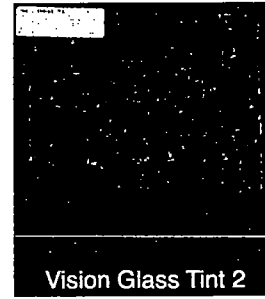
Typical Slab Edge and Metal Panel Detail



- Apartment Units
- 12" Recess
- Recessed Window Bay
- Metal Panel
- Vision Glass Tint 1
- Vision Glass Tint 2
- Metal Slab Edge Cover
- Glass Slab Edge Cover



Vision Glass Tint 1



Vision Glass Tint 2

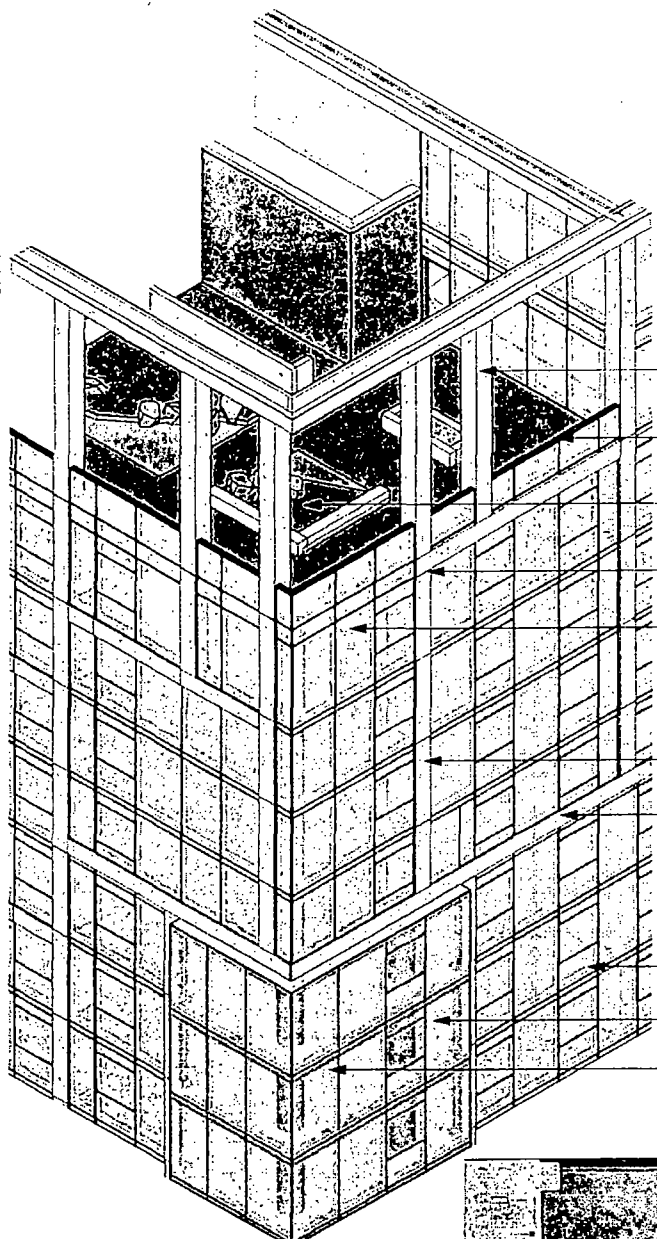
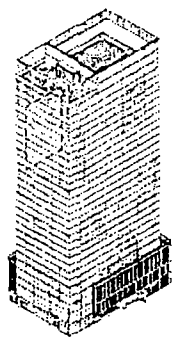
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

## Facade Axon - Typical Recessed Window Bay

Scale: 1:12.94, 1:12.63  
 NTS

**Pappageorge Haymes Partners**

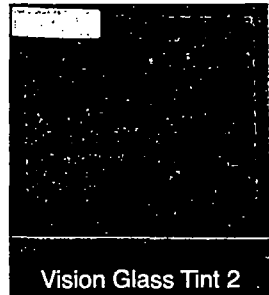
# FINAL FOR PUBLICATION



- Metal Panel Frame Feature
- Glass Wind Screen
- Rooftop Vegetation
- Metal Slab Edge Cover
- Apartment Units
- Metal Panel
- Metal Slab Edge Cover
- Vision Glass Tint 1
- Vision Glass Tint 2
- Projected Window Bay



Vision Glass Tint 1



Vision Glass Tint 2

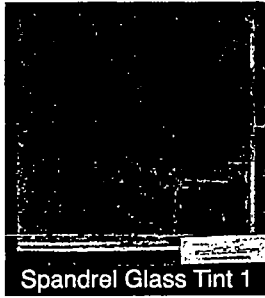
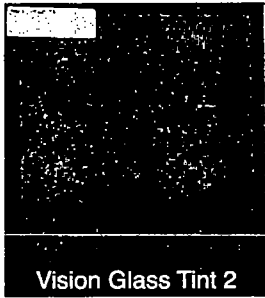
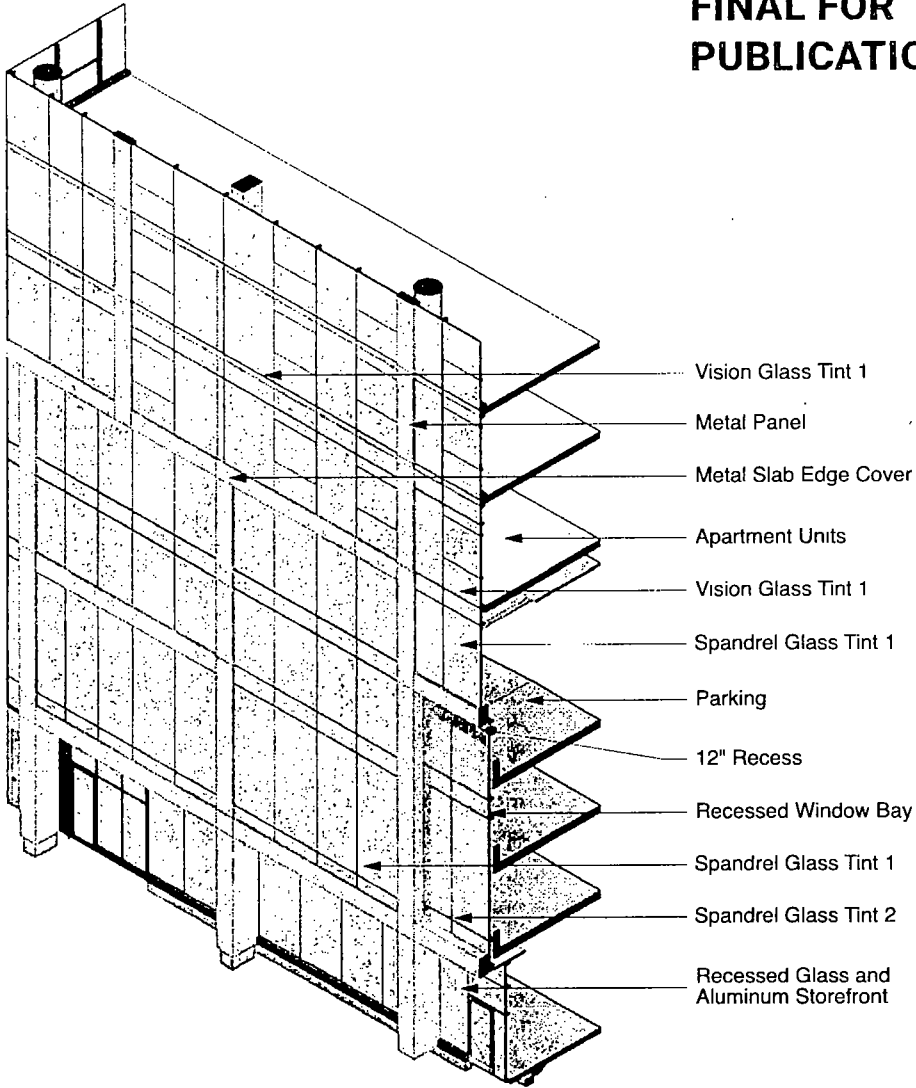
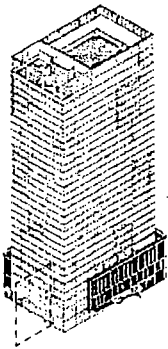
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Northeast Corner Axon - Amenity Level

Scale: 1/12 94, 1/12 63  
 NTS

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**FINAL FOR PUBLICATION**



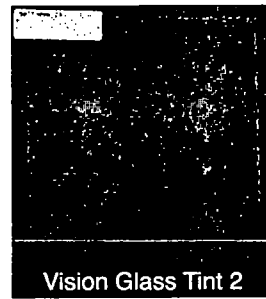
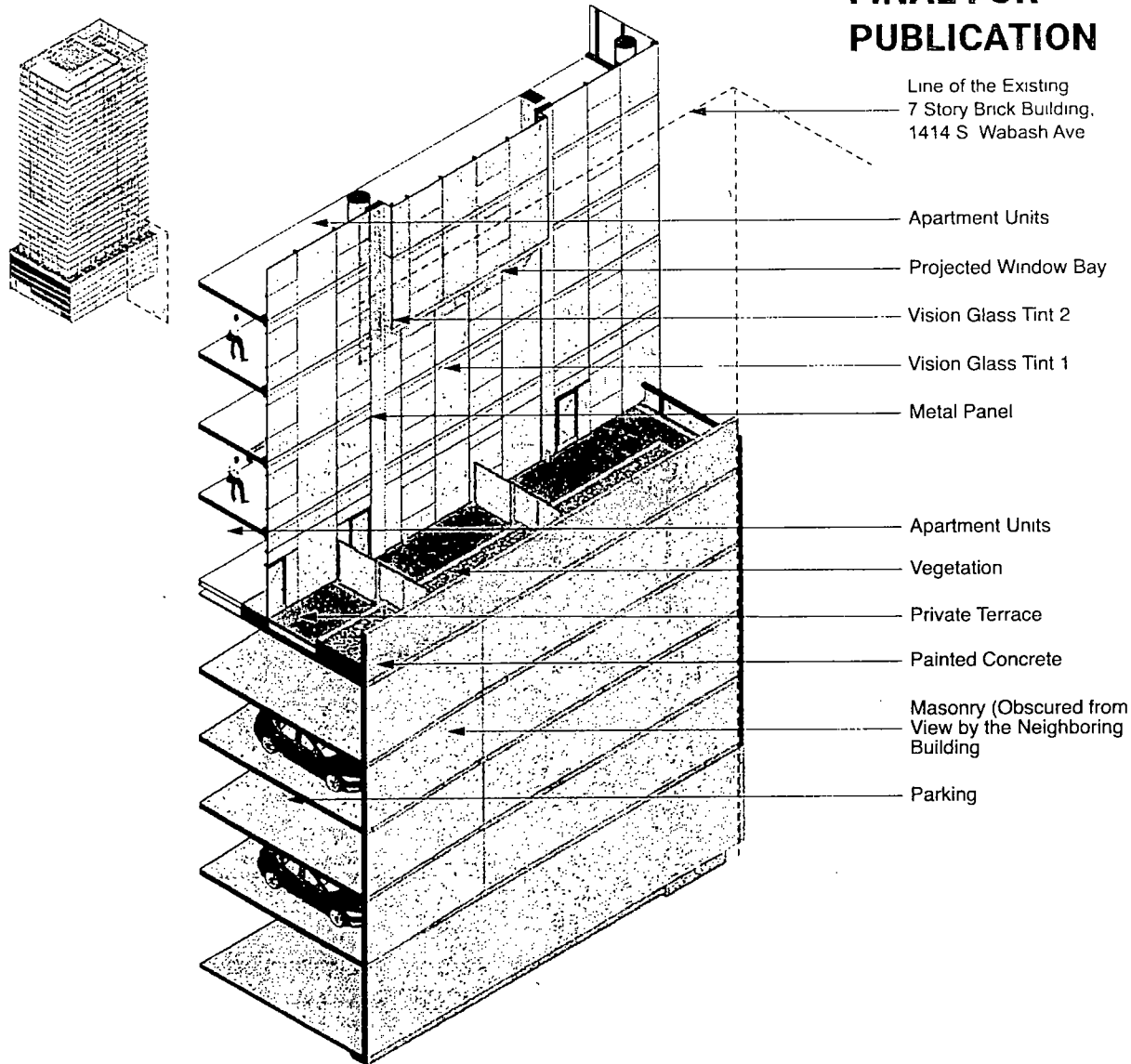
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

**East Facade Axon - Parking and Apartments**

Scale: 1:6 44, 1:4 53, 1.5.65, 1:5.51, 1:14.75, 1:10.37, 1:12 94, 1:12 63  
 NTS

**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION



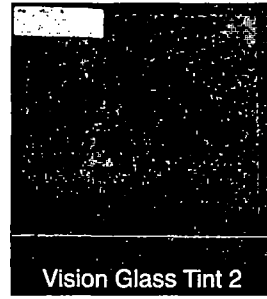
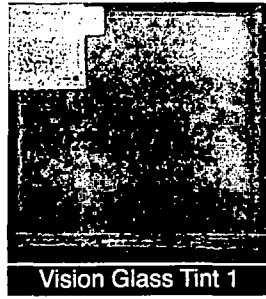
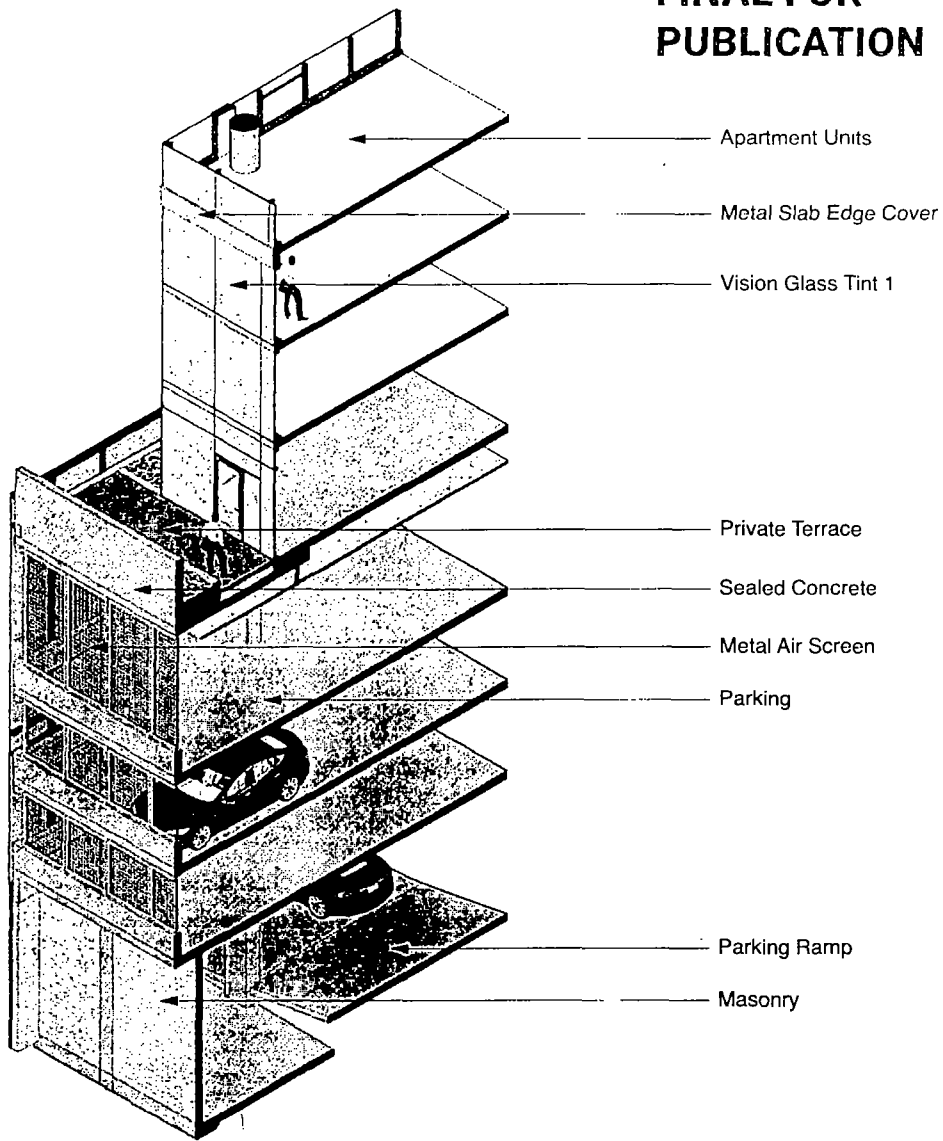
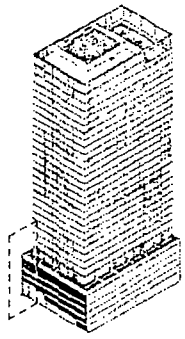
South Facade Axon - Parking and Apartments

Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Scale 1:12.94, 1:12.63  
 NTS

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West Facade Axon - Parking and Apartments

Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Scale: 1/12" = 1'-0", 1/12" = 6'-0"

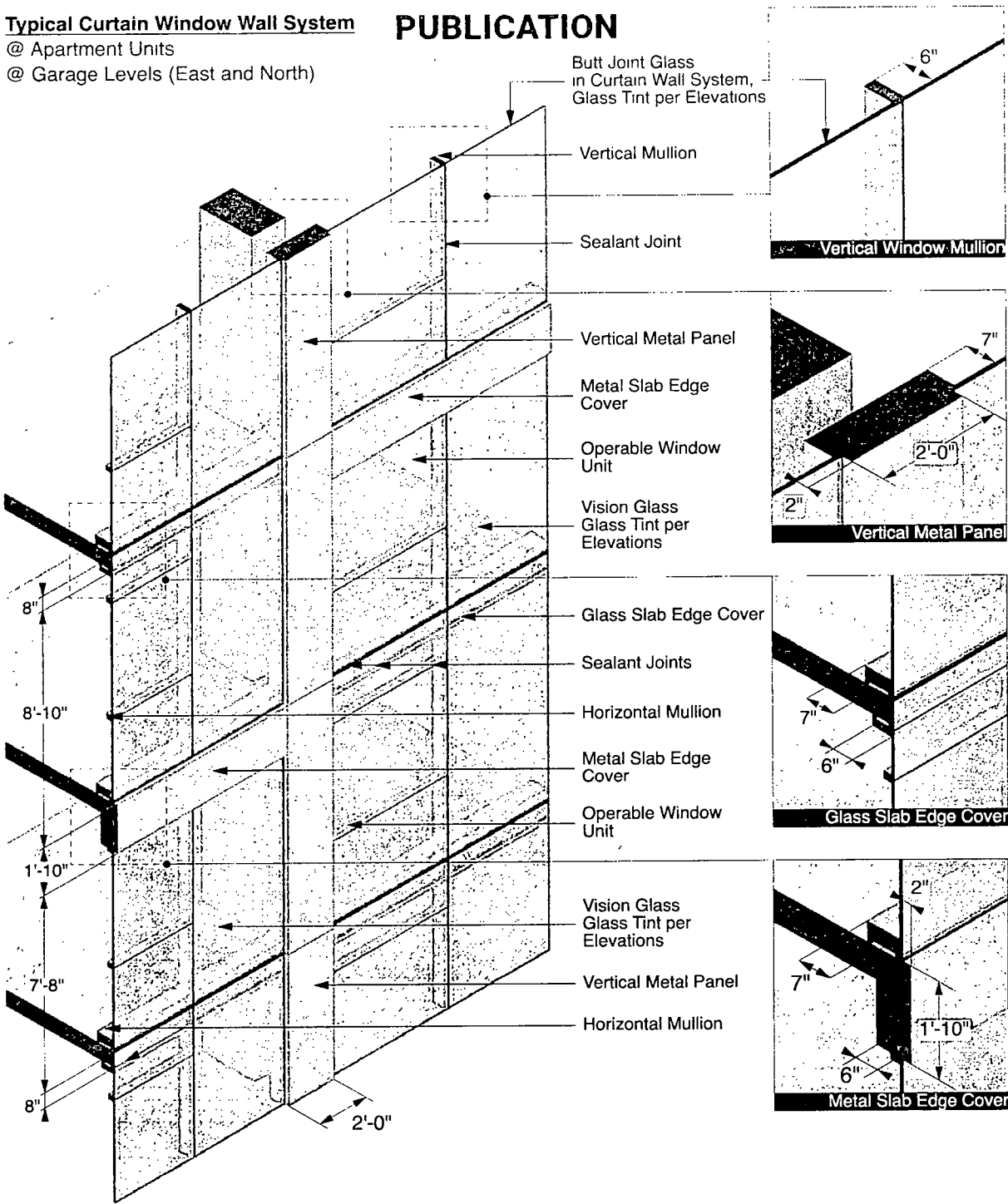
**Pappageorge Haymes Partners**

# FINAL FOR PUBLICATION

## Typical Curtain Window Wall System

@ Apartment Units

@ Garage Levels (East and North)



Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

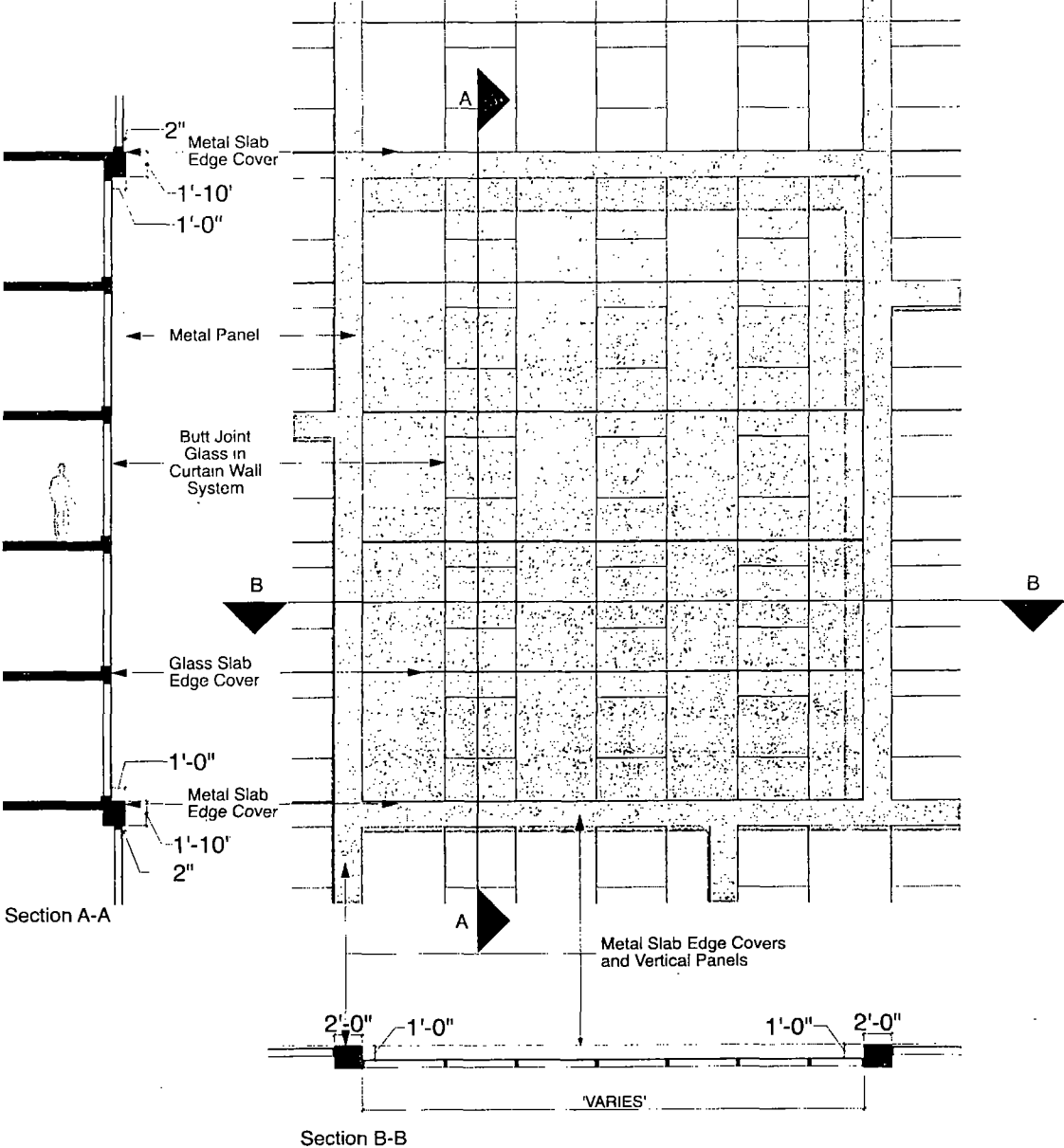
Typical Curtain Window Wall System - Details

NTS

Pappageorge Haymes Partners



# FINAL FOR PUBLICATION



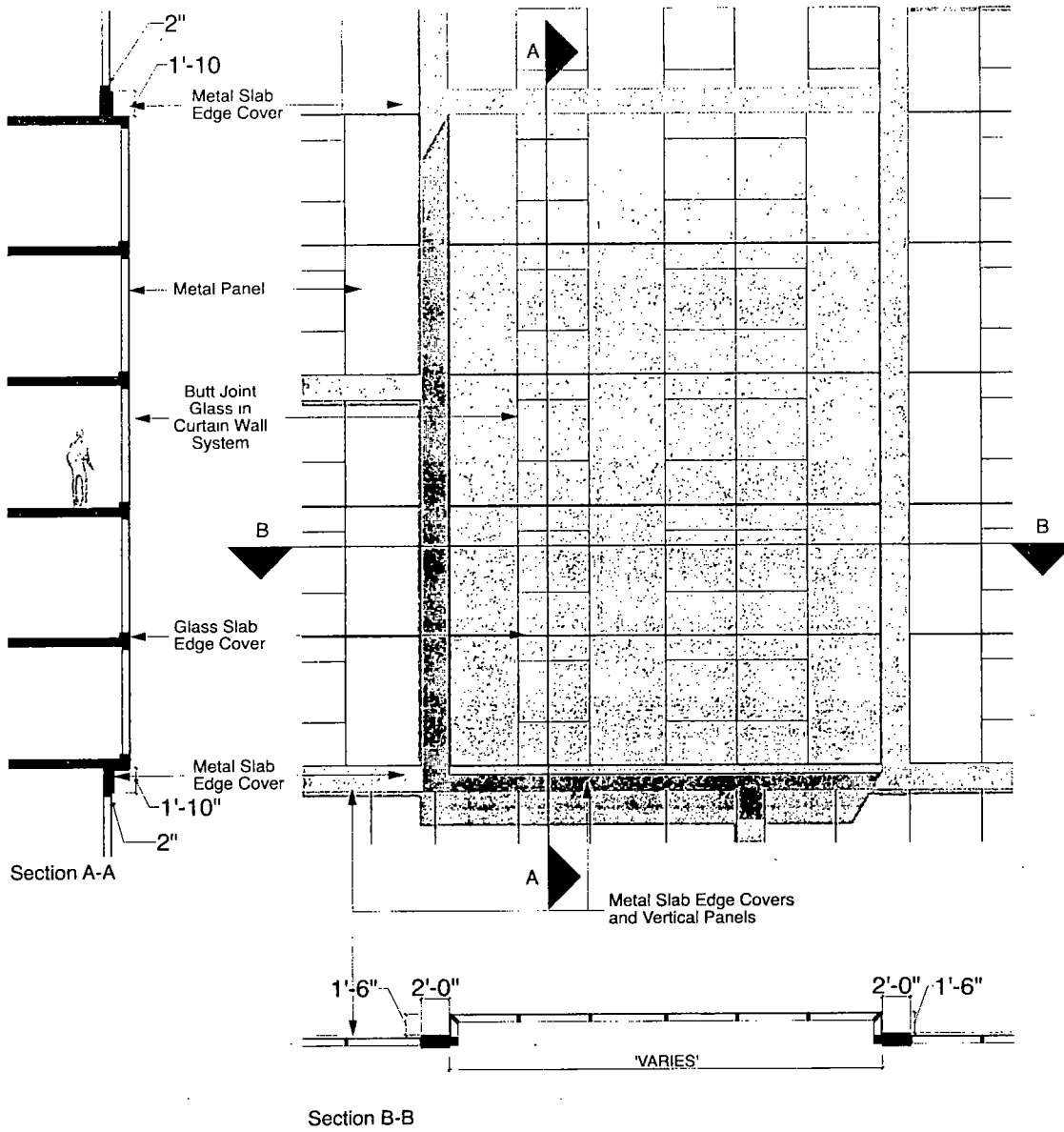
Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Facade Detail - Recessed Window Bay

Scale NTS

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# FINAL FOR PUBLICATION

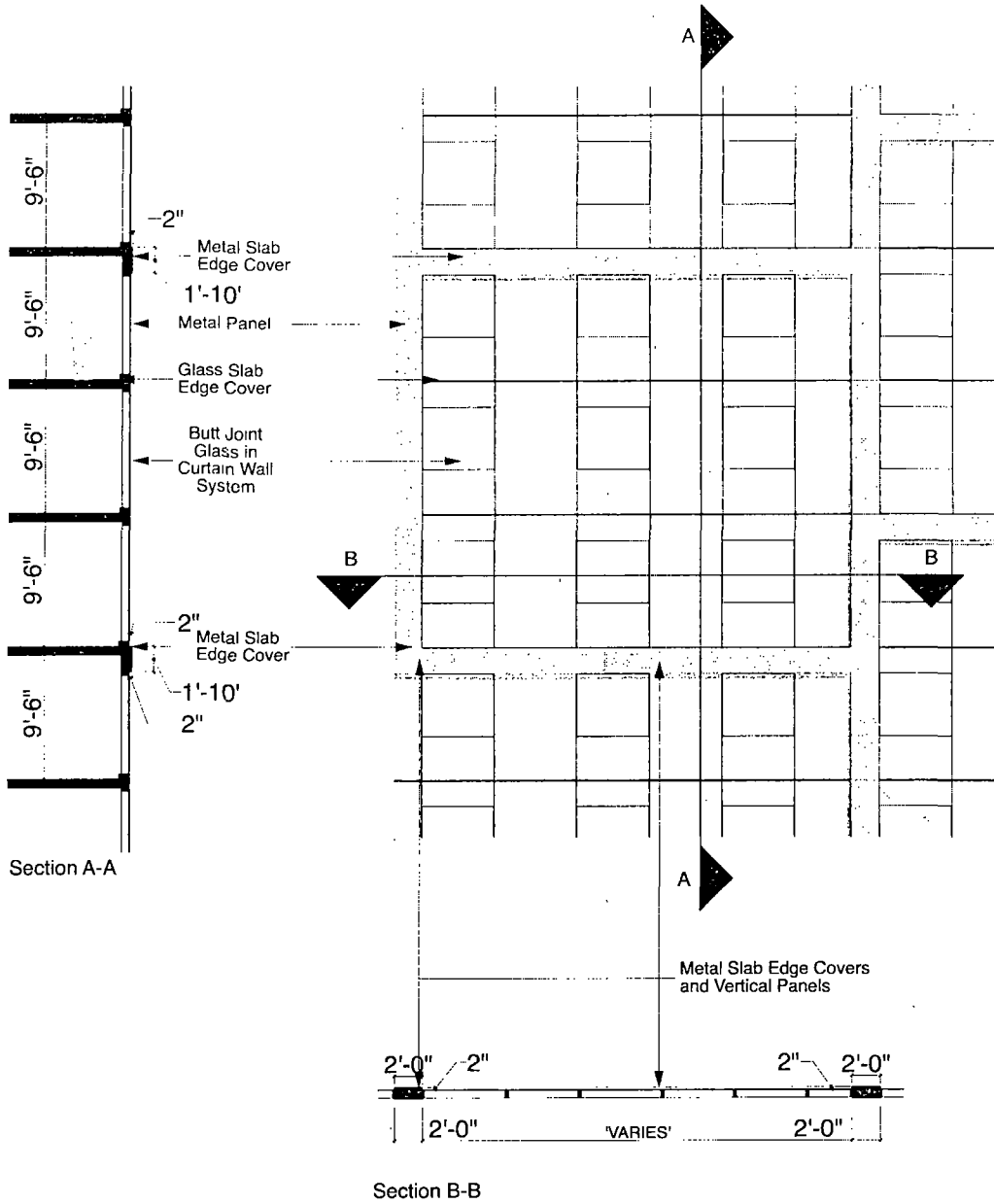


Applicant: 1400 Land Holdings, LLC  
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Introduction Date: May 26, 2021  
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Facade Detail - Projected Window Bay

Scale: NTS

**Pappageorge Haymes Partners**

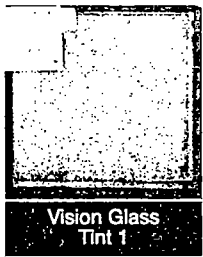


Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

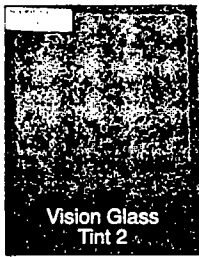
**Facade Detail - Typical @ Apartments and Garage**

Scale: NTS

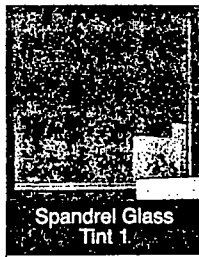
**Pappageorge Haymes Partners**



Vision Glass  
Tint 1



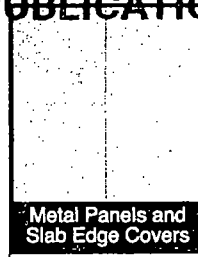
Vision Glass  
Tint 2



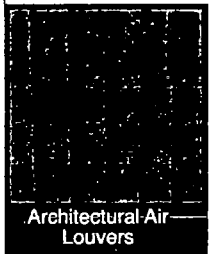
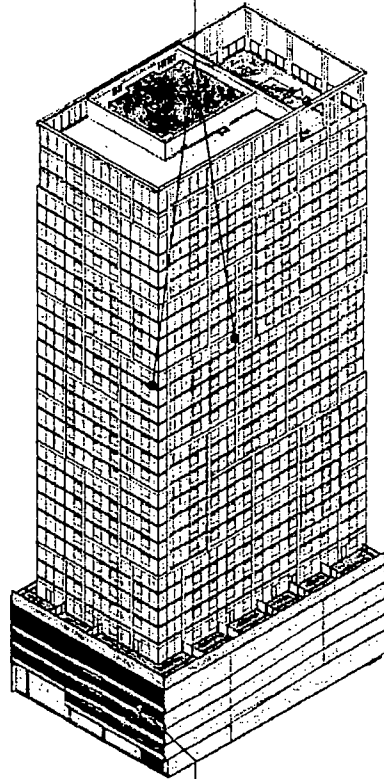
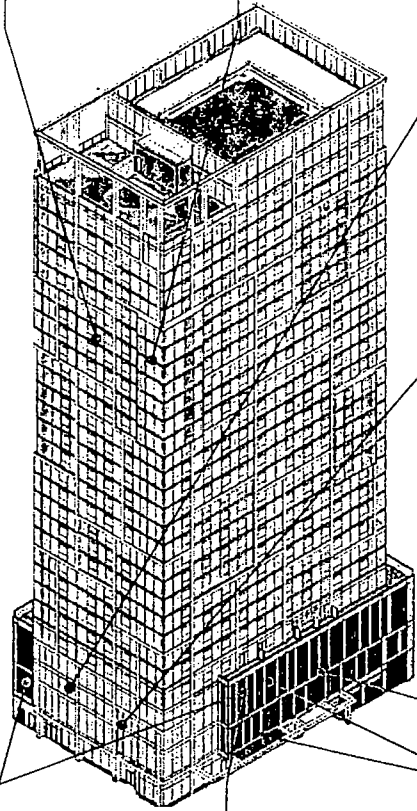
Spandrel Glass  
Tint 1



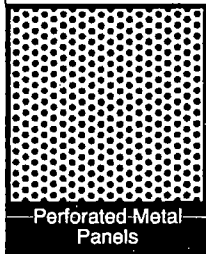
Spandrel Glass  
Tint 2



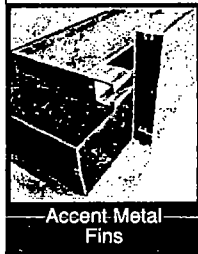
Metal Panels and  
Slab Edge Covers



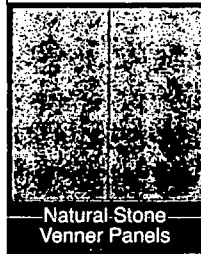
Architectural Air  
Louvers



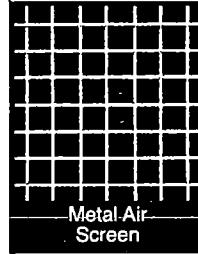
Perforated Metal  
Panels



Accent Metal  
Fins



Natural Stone  
Vanner Panels



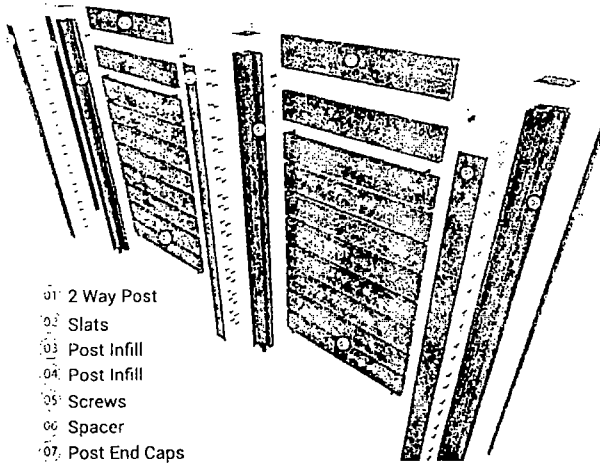
Metal Air  
Screen

Applicant: 1400 Land Holdings, LLC  
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605  
 Introduction Date: May 26, 2021  
 Plan Commission Date: August 26, 2021

Material Diagrams

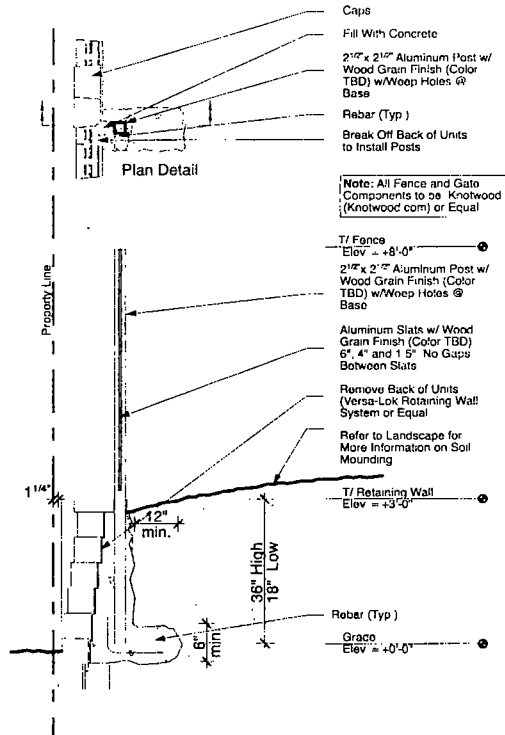
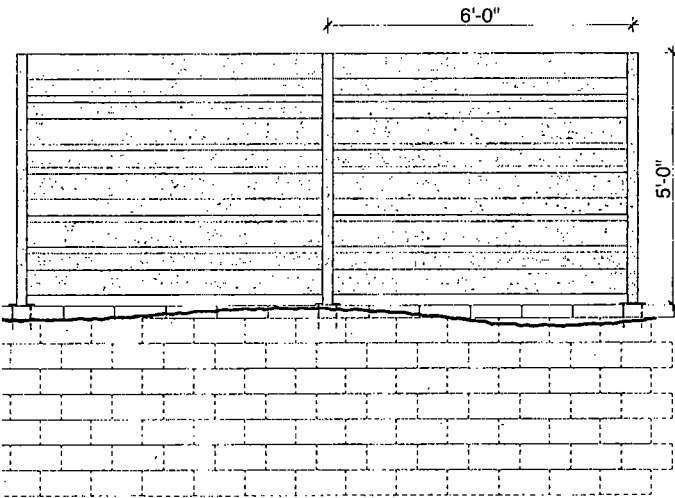
NTS

**Pappageorge Haymes Partners**



- 01 2 Way Post
- 02 Slats
- 03 Post Infill
- 04 Post Infill
- 05 Screws
- 06 Spacer
- 07 Post End Caps

**Design Examples**



**Site Perimeter Fence and Retaining Wall - Details**

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**Perimeter Fence and Retaining Wall Details**

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# FINAL FOR PUBLICATION

ARO - 1994

Typical Floor - Units Layout

Scale: 1" = 10'

CMR Compliance



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1/23/04  
#1994A

