



City of Chicago



SO2016-4798

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-E at 1354-1408 S Wabash Ave - App No. 18872
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the DX-7 Downtown Mixed Use District symbols and indications as shown on Map No. 4-E in the area bounded by:

a line 614.50 feet north of and parallel to West 15th Street; South Wabash Avenue; a line 439.50 feet north of and parallel to West 15th Street; a line 145.45 feet west of and parallel to South Wabash Avenue,

to the designation of a Residential Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part thereof and to no others.

SECTION 2: This ordinance shall take effect upon its passage and due publication.

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number ____, ("Planned Development") consists of approximately 25,453.75 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Landmark Wabash LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, 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.

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

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan / Ground Floor Plan; Site Plan / Setbacks; Landscape Plan; a Green Roof Plan; Parking Plans; Building Elevations (North, South, East and West) and Building Section Plan prepared by Lucien LaGrange Studio and dated October 20, 2016, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with

Applicant	Landmark Wabash LLC
Address	1354-1408 S Wabash Ave
Introduced	June 22, 2016
Plan Commission	October 20, 2016

the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the 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 allowed in the area delineated herein as a Residential Business Planned Development: multi-unit (3+ units) residential, financial services (excluding payday/title secured loan stores and pawn shops), office, general retail sales, eating and drinking establishments, liquor sales as an accessory use, accessory parking, co-located wireless communication facilities, related 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 25,453.75 square feet and a base FAR of 7.00.

The Applicant acknowledges that the project has received a bonus FAR of 2.30, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 9.30. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B & 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 this case, the Applicant will contribute the Local Impact portion of the bonus payment for general sidewalk improvements within a 1-mile radius of the project site (the "Project") The Project is located within one mile of the Planned Development site,

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as required by Sec. 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

Also, the Department of Planning and Development has directed the Applicant to contribute the Citywide Adopt-a-Landmark portion of the bonus payment to Quinn Chapel African Methodist Episcopal Church (the "Landmark Owner") for designated repairs to the Quinn Chapel (the "Landmark Project"). The Landmark Project is located in a qualified investment area, as that term is defined in Chapter 16-14 of the Municipal Code, and satisfies the requirements of such chapter with respect to authorized uses of the Neighborhoods Opportunity Fund and Sec. 17-4-1006-C with respect to authorized uses of the Citywide Adopt-a-Landmark Fund. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The Landmark Owner shall enter into an agreement with the City and the Commission on Chicago Landmarks regarding the manner in which the funds will be used. The agreement must be in a form approved by the Corporation Counsel.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. Pursuant to Section 17-4-1003-C, prior to the issuance of the first building permit for any building or buildings within the Planned Development, the Neighborhood Opportunity Fund floor area bonus payment, as further described in Section 16-14-010, shall be paid in full; provided, however, if the Planned Development is constructed in phases, the bonus payment shall be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. 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.

Applicant	Landmark Wabash LLC
Address	1354-1408 S Wabash Ave
Introduced	June 22, 2016
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13. 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. 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 proposed Planned Development shall be in compliance with the Sustainable Development Policy, obtain Green Globe certification and provide green roof of at least 50% of Net Roof Area containing an actual square footage of 3,202.
16. The Applicant acknowledges and agrees that the rezoning of the Property from DX-7 to this Planned Development (PD), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (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 (Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; 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 Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable 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 296 units. As a result, the Applicant's affordable housing obligation is 30 affordable units (10% of 296 rounded up), 8 of which are Required Units (25% of 30, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 30 affordable units in the rental building to be constructed in the Rental Building to be constructed in this Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit B. The Applicant agrees that the affordable 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 housing units in the PD, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the

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requirements and number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

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

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BULK REGULATION AND DATA TABLE

	1408 S. WABASH
GROSS SITE AREA (SITE AREA+AREA IN R.O.W)	34,195.25 SF
AREA IN PUBLIC RIGHT OF WAY	8,741.49 SF
NET SITE AREA	25,453.75 SF
MAXIMUM FLOOR AREA RATIO (FAR)	9.3
FAR AREA	236,720 SF
MAXIMUM NUMBER OF RESIDENTIAL UNITS	296
MLA: Dwelling Unit	100 sf per unit
MLA: Efficiency Unit	63 sf per unit (40% Maximum Efficiency Units)
NUMBER OF OFF STREET PARKING SPACES PROVIDED	80
MINIMUM NUMBER OF BICYCLE SPACES	178
NUMBER OF OF STREET LOADING DOCKS	1
MINIMUM BUILDING SETBACKS	AS PER SITE PLAN
MAXIMUM BUILDING HEIGHT	296'-0"
GREEN FEATURES	GREEN ROOF & BUILDING CERTIFICATION

APPLICANT: LANDMARK WABASH, LLC
 ADDRESS: 1354-1408 S. WABASH AVE.
 INTRODUCED: JUNE 22, 2016
 CPC DATE: October 22, 2016

2015 Affordable Housing Profile Form (AHP)

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

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

Date: October 20, 2016

DEVELOPMENT INFORMATION

Development Name: 1408 S. Wabash

Development Address: 1354-1408 S. Wabash

Zoning Application Number, if applicable: 18872

Ward: 3rd

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

Type of City Involvement
check all that apply

☐

City Land

☒

Planned Development (PD)

☐

Financial Assistance

☐

Transit Served Location (TSL) project

☐

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

☒

ARO Web Form completed and attached - or submitted online on

☒

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

☒

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

☐

If ARO units proposed are off-site, required attachments are included (see next page)

☐

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name Landmark Wabash LLC

Developer Contact Al Gluck

Developer Address 8114 Lawndale, Skokie IL 60076

Email y.gluck@americanlandmark.com

Developer Phone 847-568-0808

Attorney Name John J. George

Attorney Phone 312-565-8439

TIMING

Estimated date marketing will begin 4th Quarter of 2016

Estimated date of building permit* 2nd Quarter of 2017

Estimated date ARO units will be complete 4th Quarter of 2018

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

Developer/Project Manager

Date

10-14-16

10/5/16

ARO Web Form

Development Information**Address****Printed Date: 10/04/2016**

Address Number From :1354 Address Number To: 1408 Street Direction: S
Street :Wabash Postal Code: 60605

Development Name, if applicable

14th and Wabash

Information

Ward :3 ARO Zone: Downtown

Details

Type of city involvement :DP
Total Number of units in development: 296
Type of development: Rent
Is this a Transit Served Location Project : N

Requirements

Required affordable units :30 Required *On-site aff. Units: 7

How do you intend to meet your required obligation

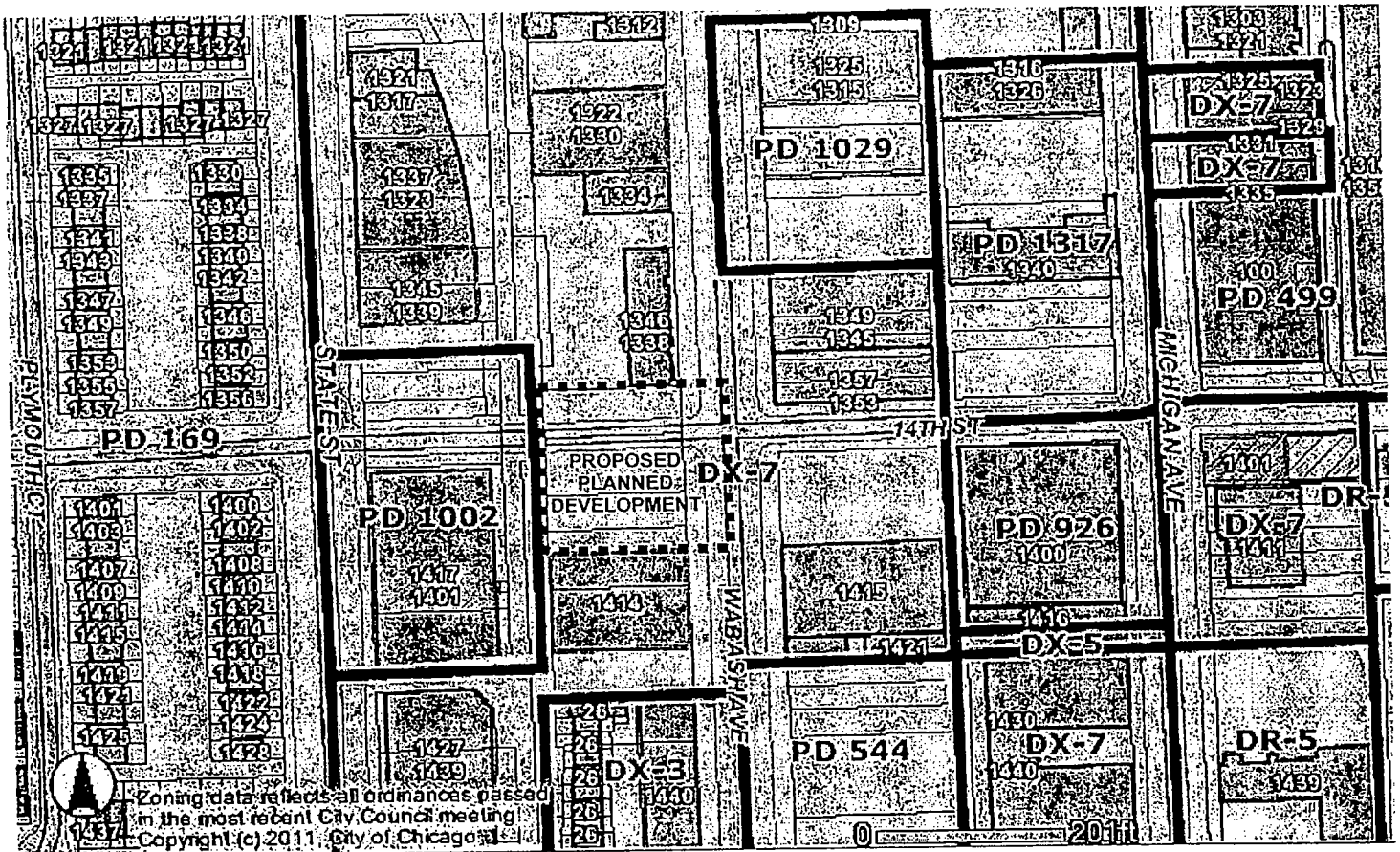
On-Site: 30 Off-Site: 0

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

Total Units Committed: 30 Remaining In-Lieu Fee Owed: 0

Summary: 1408 S Wabash

	market rate			affordable				
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	number ok?	square footage ok?
studio	105	39%	400	12	40%	369	yes	92%
one-bed	97	36%	593	11	37%	524	yes	88%
two-bed	64	24%	885	7	23%	860	yes	97%



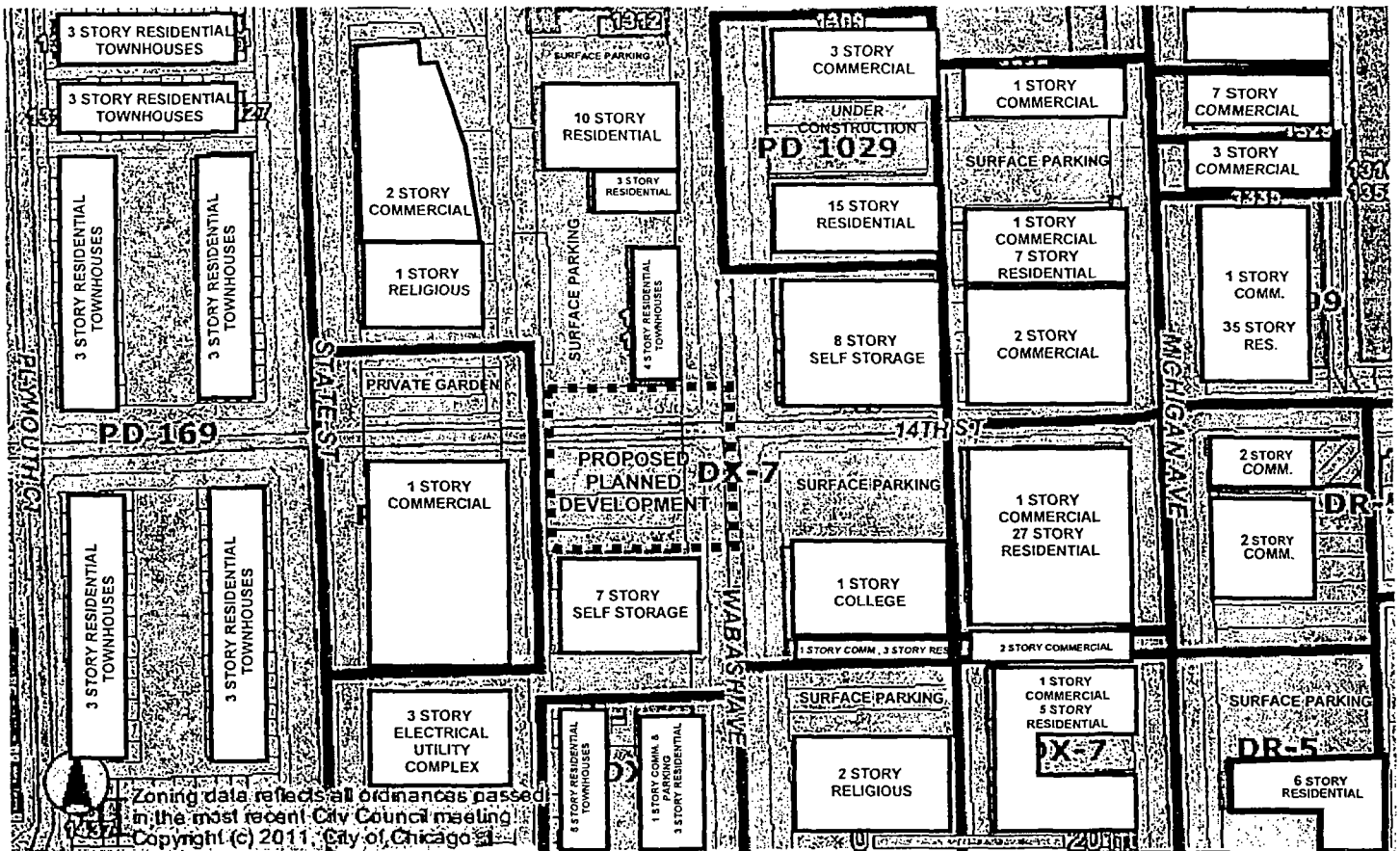
EXISTING ZONING MAP

APPLICANT: LANDMARK WABASH, LLC
 ADDRESS: 1354-1408 S. WABASH AVE.
 INTRODUCED: JUNE 22, 2016
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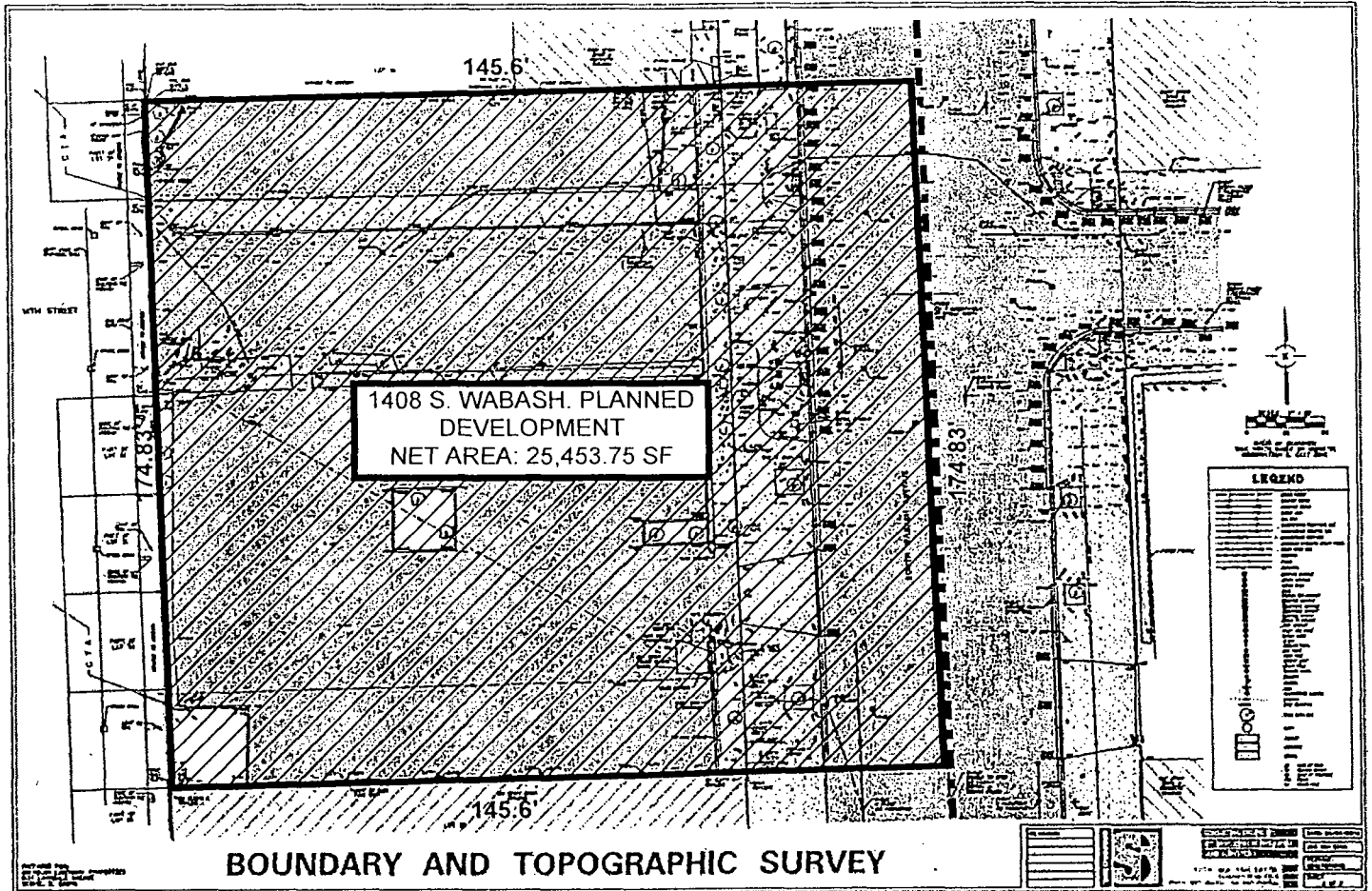


EXISTING LAND USE MAP

APPLICANT: LANDMARK WABASH, LLC
 ADDRESS: 1354-1408 S. WABASH AVE.
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1408 S. WABASH. PLANNED
DEVELOPMENT

NET AREA: 25,453.75 SF
AREA IN R.O.W.: 8,741.49 SF

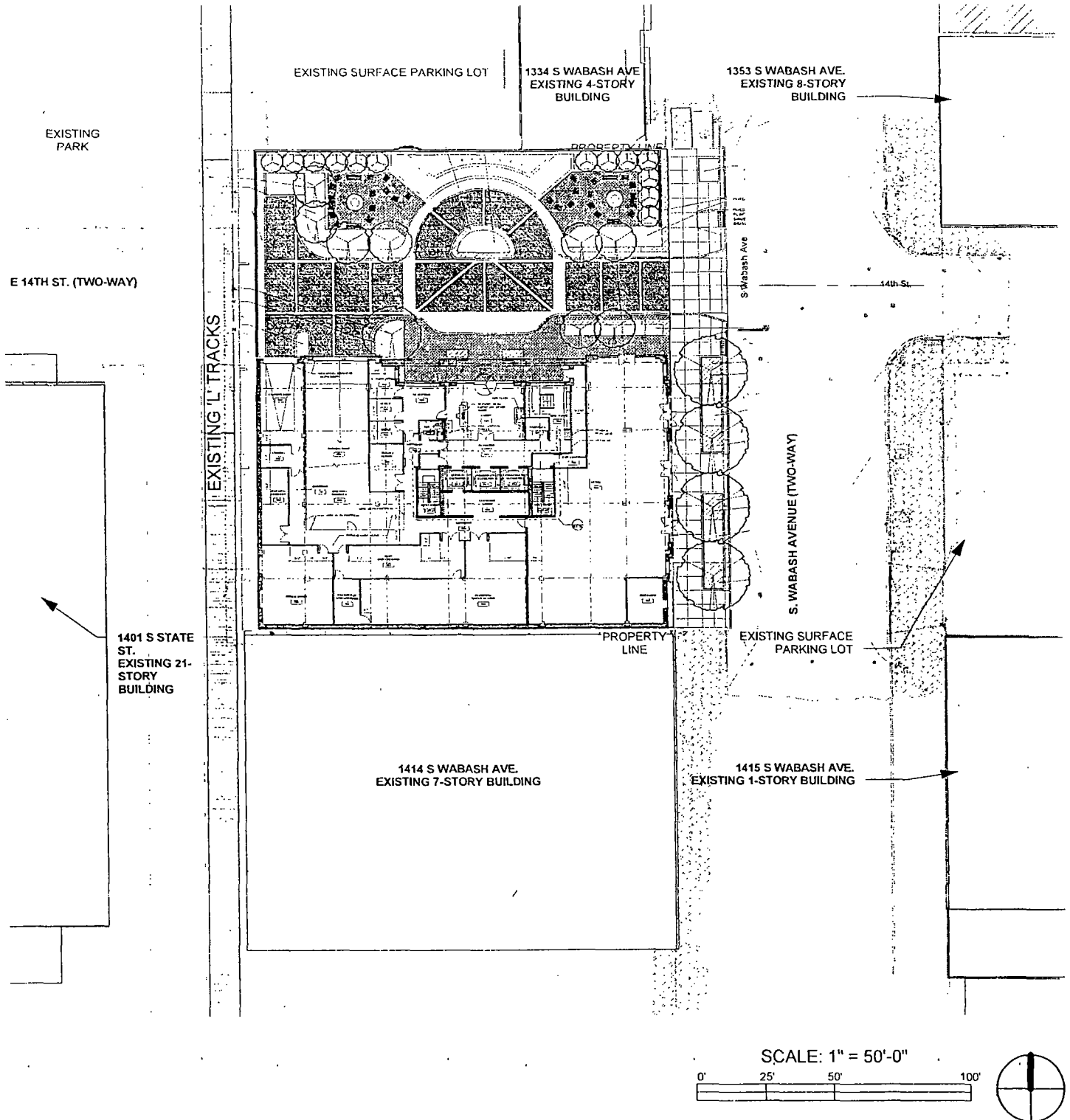
GROSS AREA: 34,195.25 SF

PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE

APPLICANT: LANDMARK WABASH, LLC
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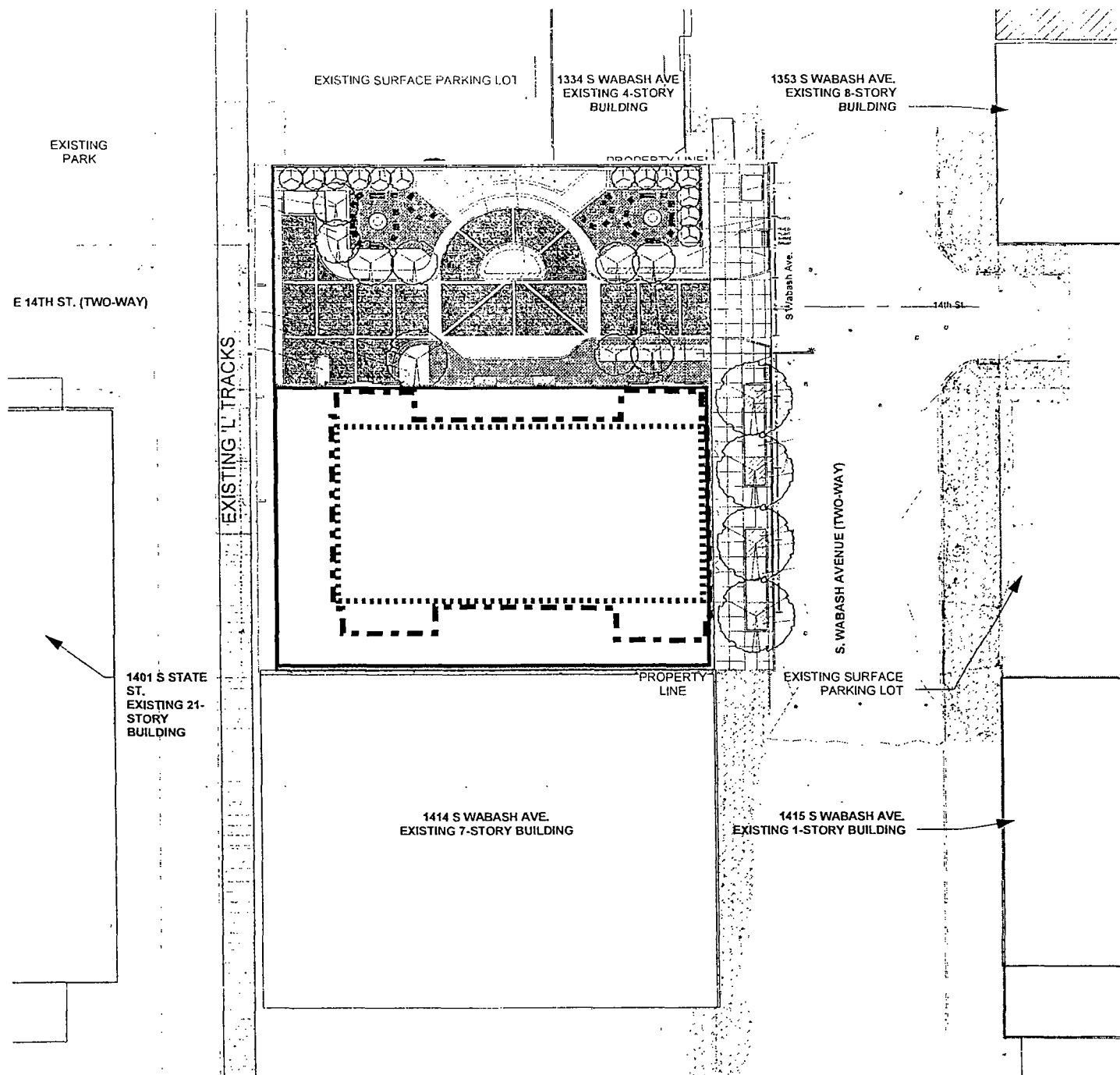


SITE PLAN / GROUND FLOOR PLAN

APPLICANT: LANDMARK WABASH, LLC
 ADDRESS: 1354-1408 S. WABASH AVE.
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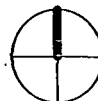


SETBACKS - FLOORS 1-3
 NORTH: 75'-0"
 SOUTH: 0'-0"
 EAST: 0'-0"
 WEST: 0'-0"

SETBACKS - FLOORS 4-23
 NORTH: 75'-0"
 SOUTH: 12'-0"
 EAST: 0'-0"
 WEST: 15'-0"

SETBACKS - FLOORS 24+
 NORTH: 85'-0"
 SOUTH: 22'-0"
 EAST: 0'-0"
 WEST: 15'-0"

SCALE: 1" = 50'-0"
 0' 25' 50' 100'

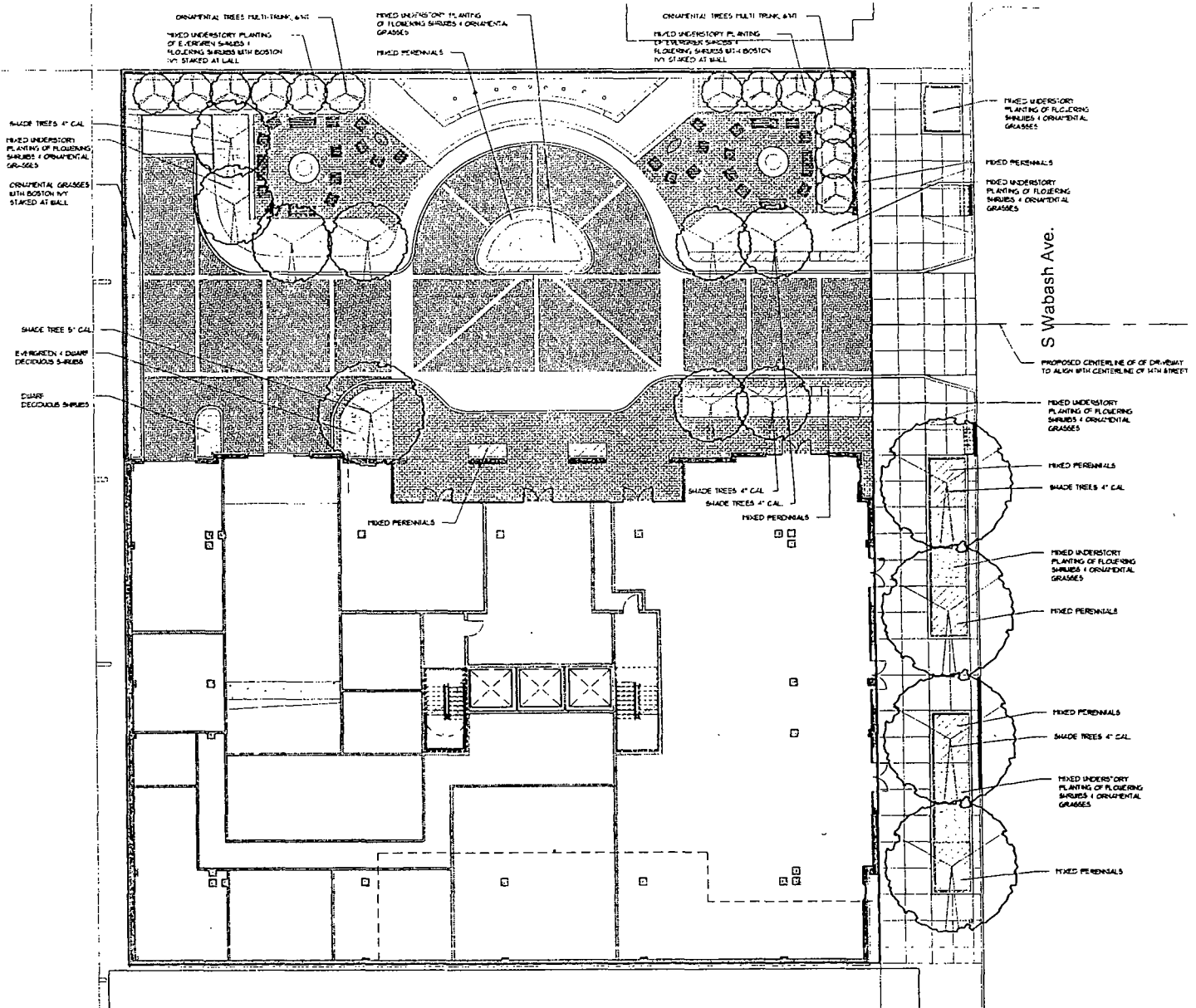


SITE PLAN / SETBACKS

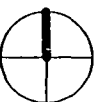
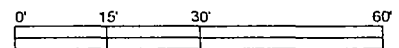
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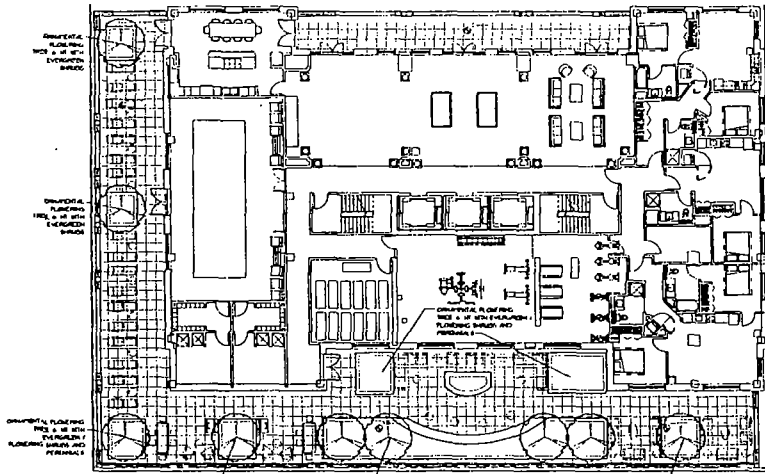
SCALE: 1" = 30'-0"



LANDSCAPE PLAN

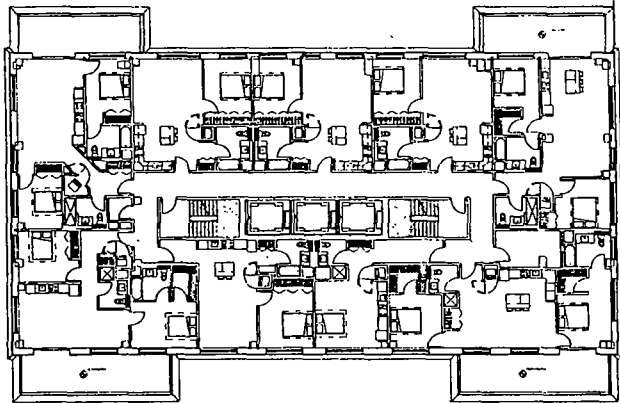
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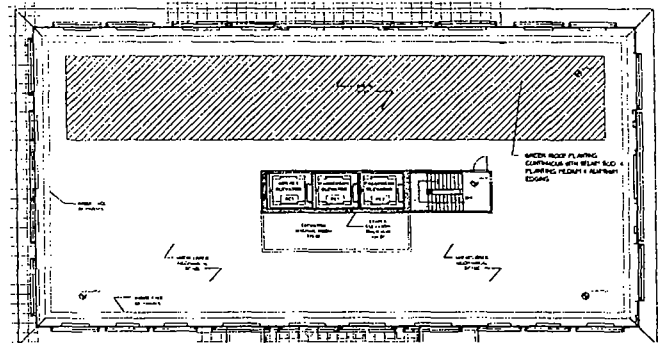
1 GREEN ROOF LANDSCAPE PLAN # 4TH FLOOR
SCALE 1"=10'

FLOOR 4
GROSS ROOF AREA THIS LEVEL: 393 SF
NET ROOF AREA THIS LEVEL: 340 SF
TOTAL GREEN ROOF AREA THIS LEVEL: 641 SF



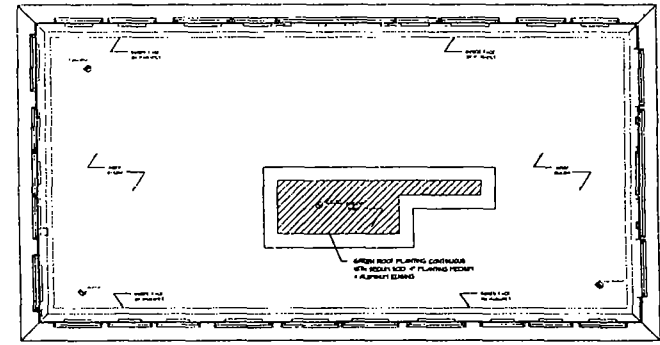
2 GREEN ROOF LANDSCAPE PLAN # 24TH FLOOR
SCALE 1"=10'

FLOOR 24 (NO GREENROOF)
GROSS ROOF AREA THIS LEVEL: 9 SF
NET ROOF AREA THIS LEVEL: 43 SF
TOTAL GREEN ROOF AREA THIS LEVEL: 9 SF



3 GREEN ROOF LANDSCAPE PLAN # EL. 277'-2"
SCALE 1"=10'

ROOF @ 277'-2"
GROSS ROOF AREA THIS LEVEL: 6533 SF
NET ROOF AREA THIS LEVEL: 2,150 SF
TOTAL GREEN ROOF AREA THIS LEVEL: 7,158 SF



4 GREEN ROOF LANDSCAPE PLAN # EL. 286'-2"
SCALE 1"=10'

ROOF @ 286'-2"
GROSS ROOF AREA THIS LEVEL: 731 SF
NET ROOF AREA THIS LEVEL: 387 SF
TOTAL GREEN ROOF AREA THIS LEVEL: 363 SF

TOTAL CALCULATIONS

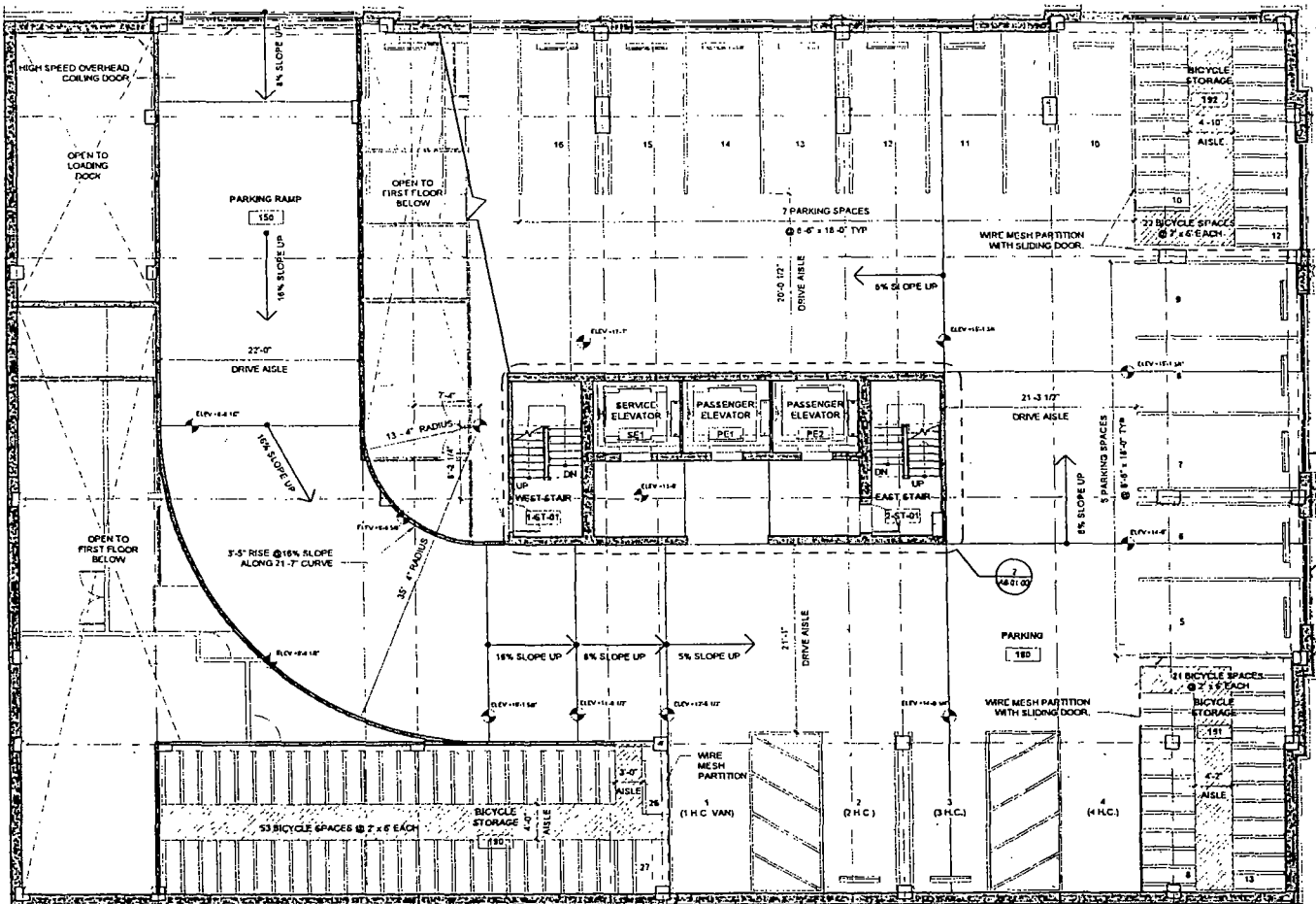
TOTAL GROSS ROOF AREA: 12,576 SF
TOTAL NET ROOF AREA: 6,373 SF
TOTAL REQ'D GREEN ROOF: 3,186.5 SF (=50% OF NET)
TOTAL PROVIDED GREEN ROOF: 3,202 SF (>50%)

GREEN ROOF PLAN

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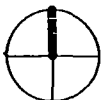
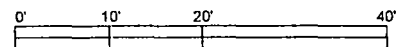
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BICYCLE PARKING: 178 TOTAL SPACES
96 SPACES @ THIS LEVEL

CAR PARKING: 80 TOTAL SPACES
16 SPACES @ THIS LEVEL

SCALE: 1" = 20'-0"

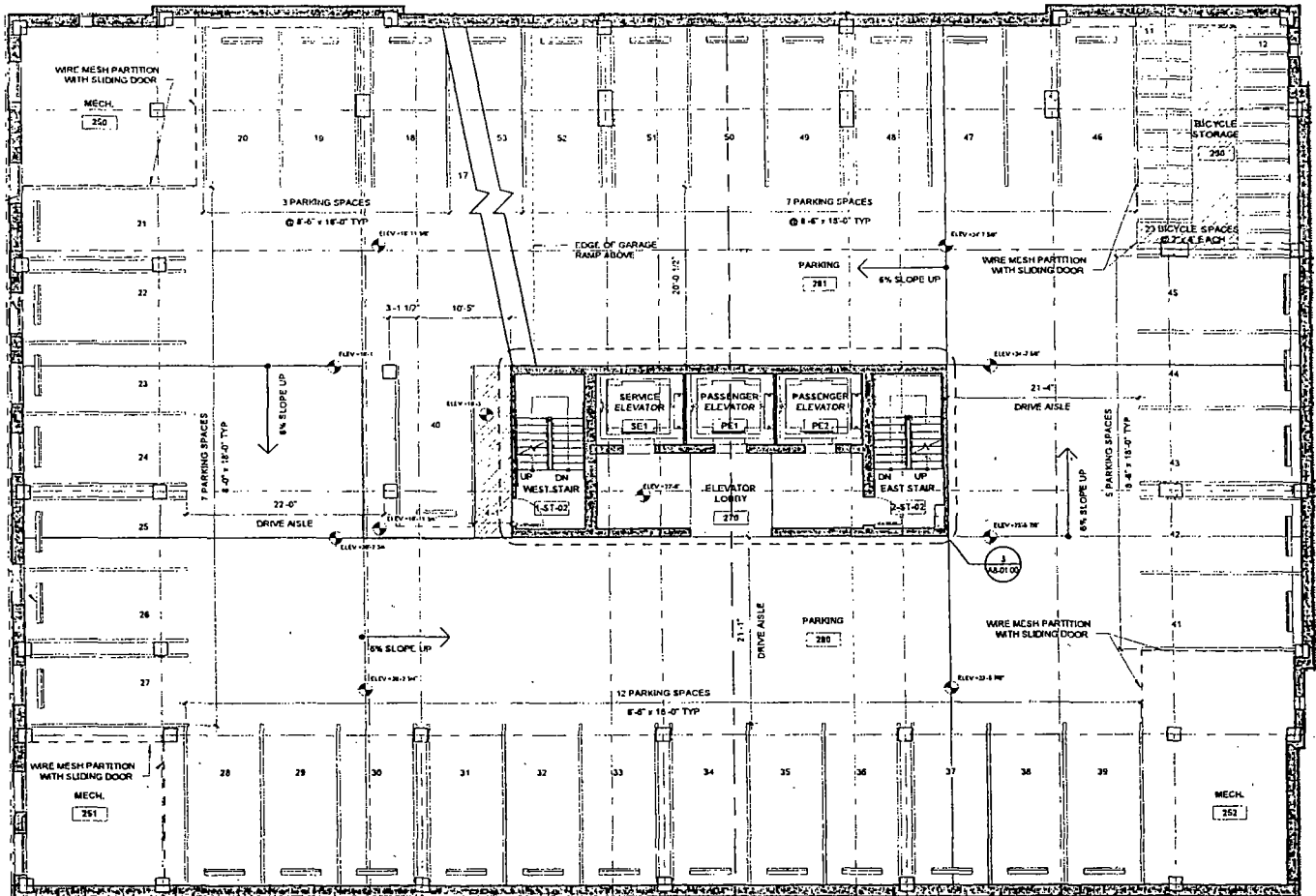


FLOOR 1A - PARKING PLAN

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BICYCLE PARKING: 178 TOTAL SPACES
23 SPACES @ THIS LEVEL

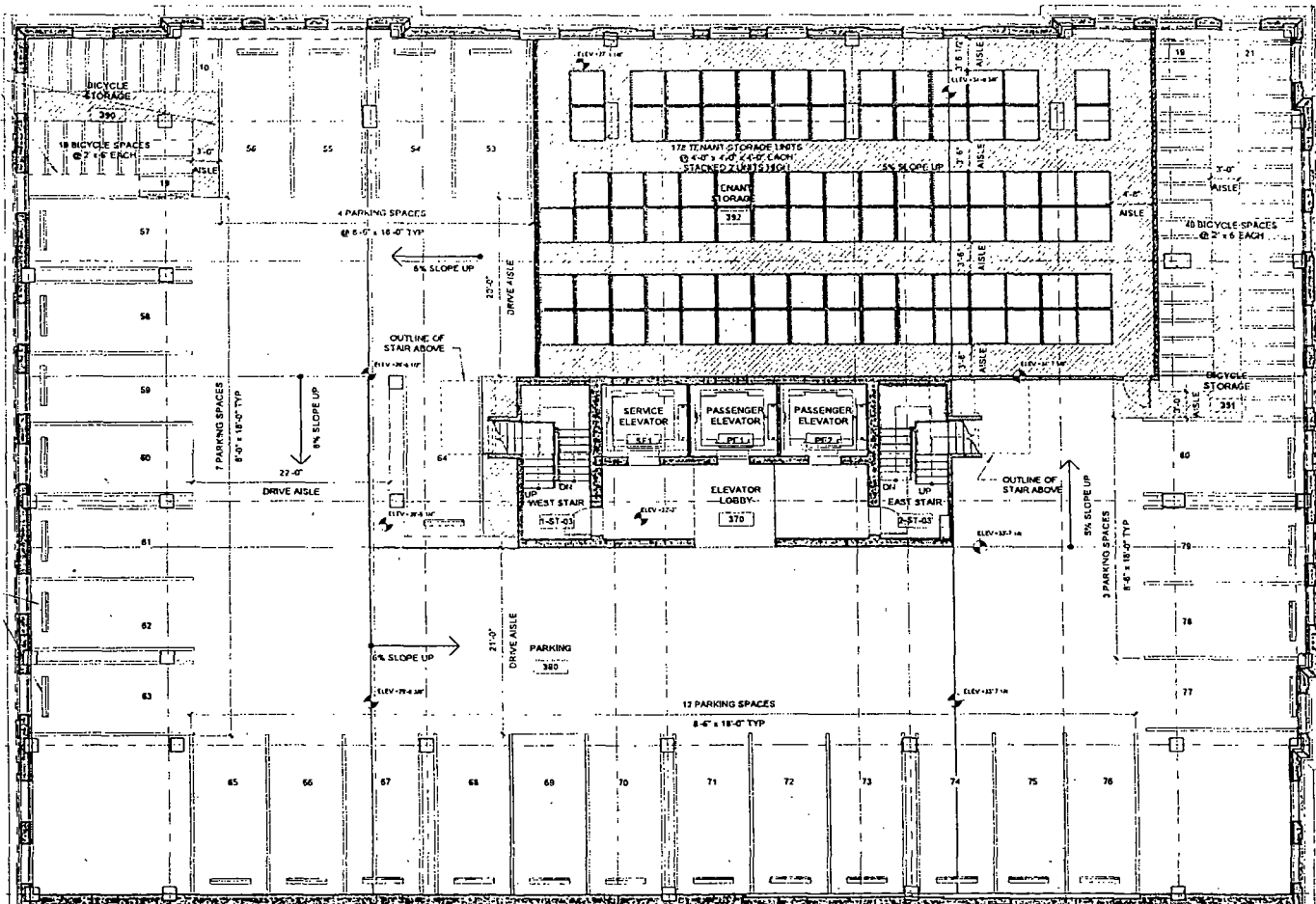
CAR PARKING: 80 TOTAL SPACES
36 SPACES @ THIS LEVEL

FLOOR 2 - PARKING PLAN

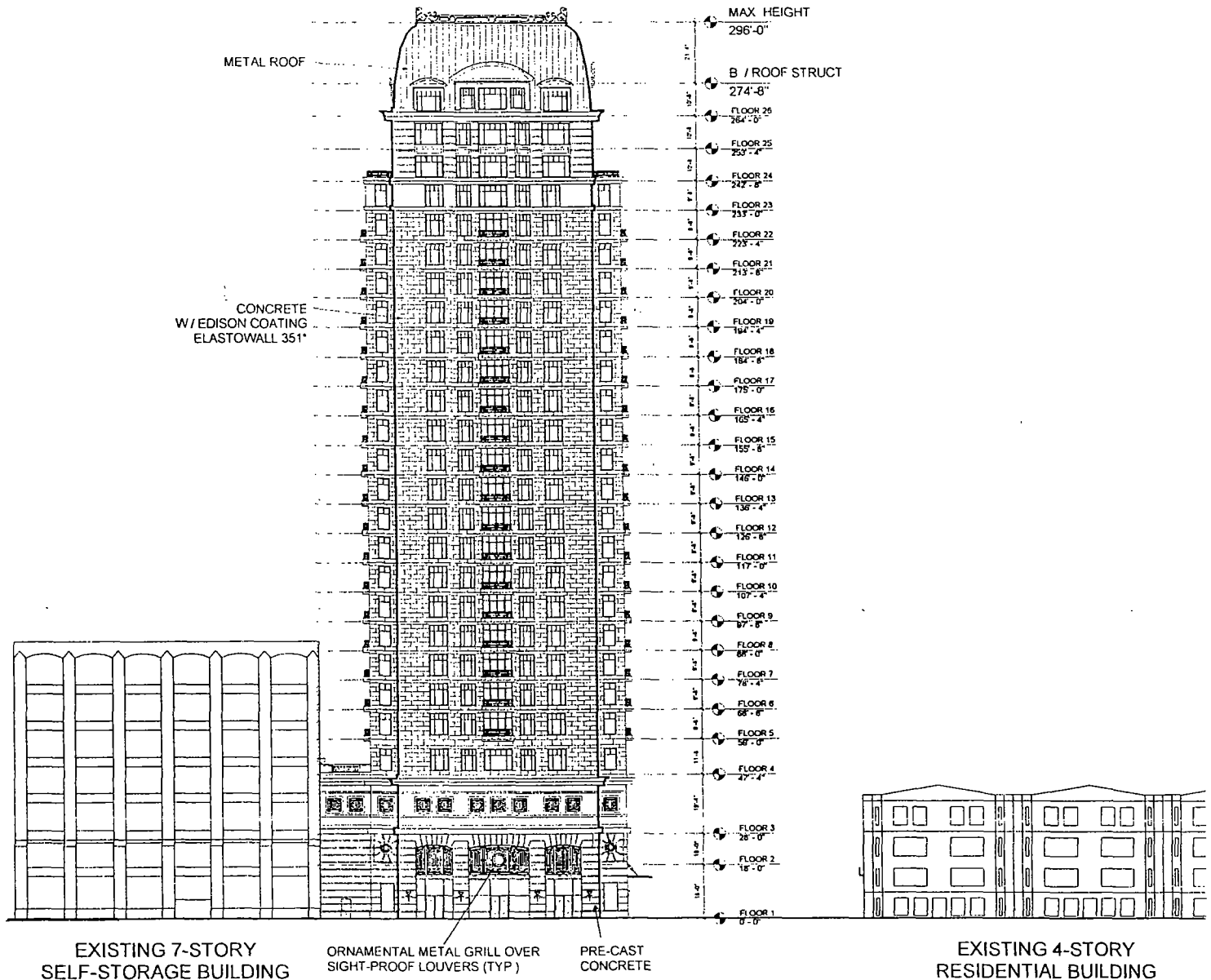
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NOTES

*THIRD PARTY COATING INSPECTOR TO INSPECT

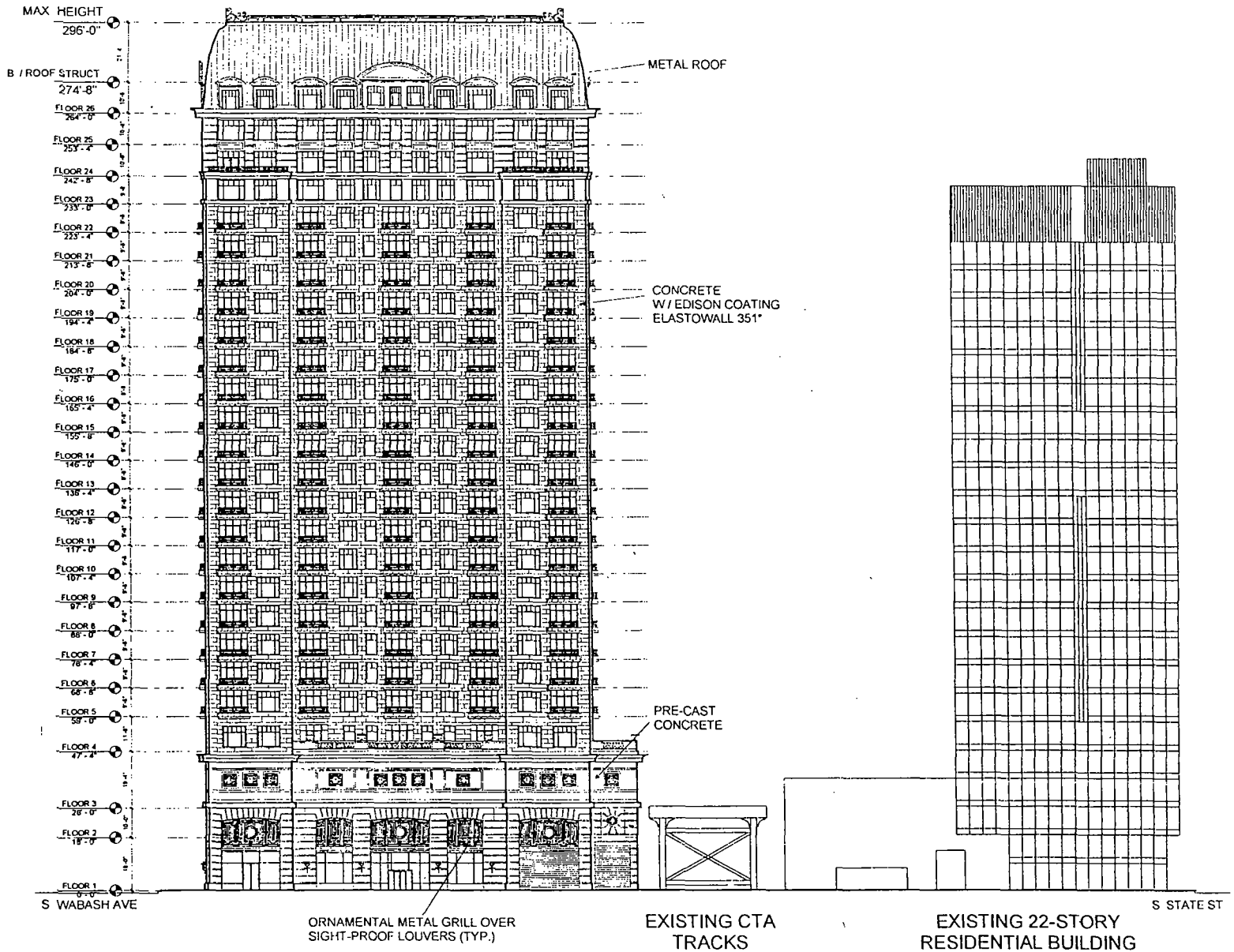
EAST ELEVATION-SOUTH WABASH AVENUE

APPLICANT: LANDMARK WABASH, LLC
ADDRESS: 1354-1408 S. WABASH AVE.
INTRODUCED: JUNE 22, 2016
CPC DATE: OCTOBER 20, 2016

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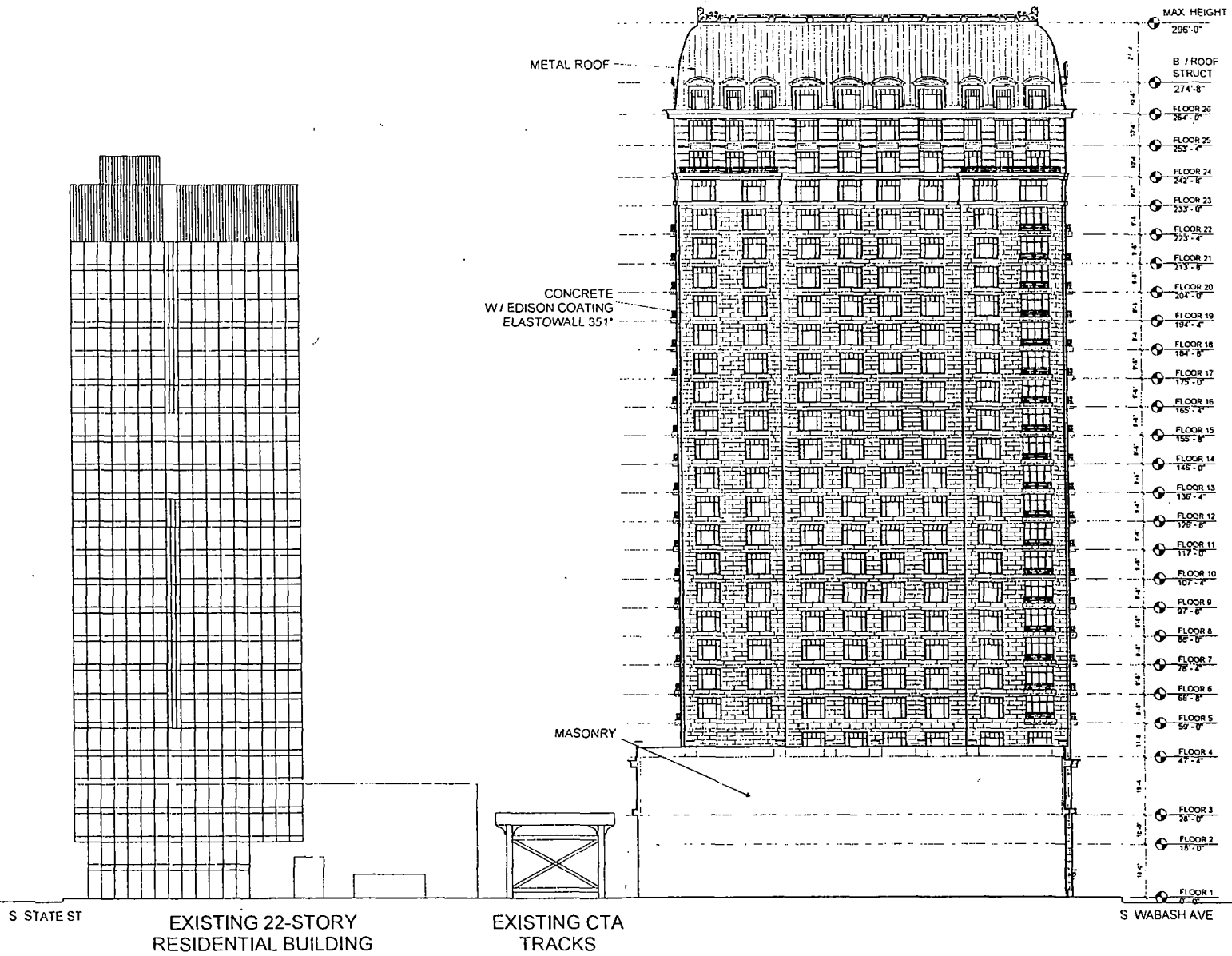
FINAL FOR PUBLICATION



APPLICANT: LANDMARK WABASH, LLC
ADDRESS: 1354-1408 S. WABASH AVE.
INTRODUCED: JUNE 22, 2016
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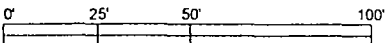
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NOTES

*-THIRD PARTY COATING INSPECTOR
TO INSPECT

SCALE: 1" = 50'-0"

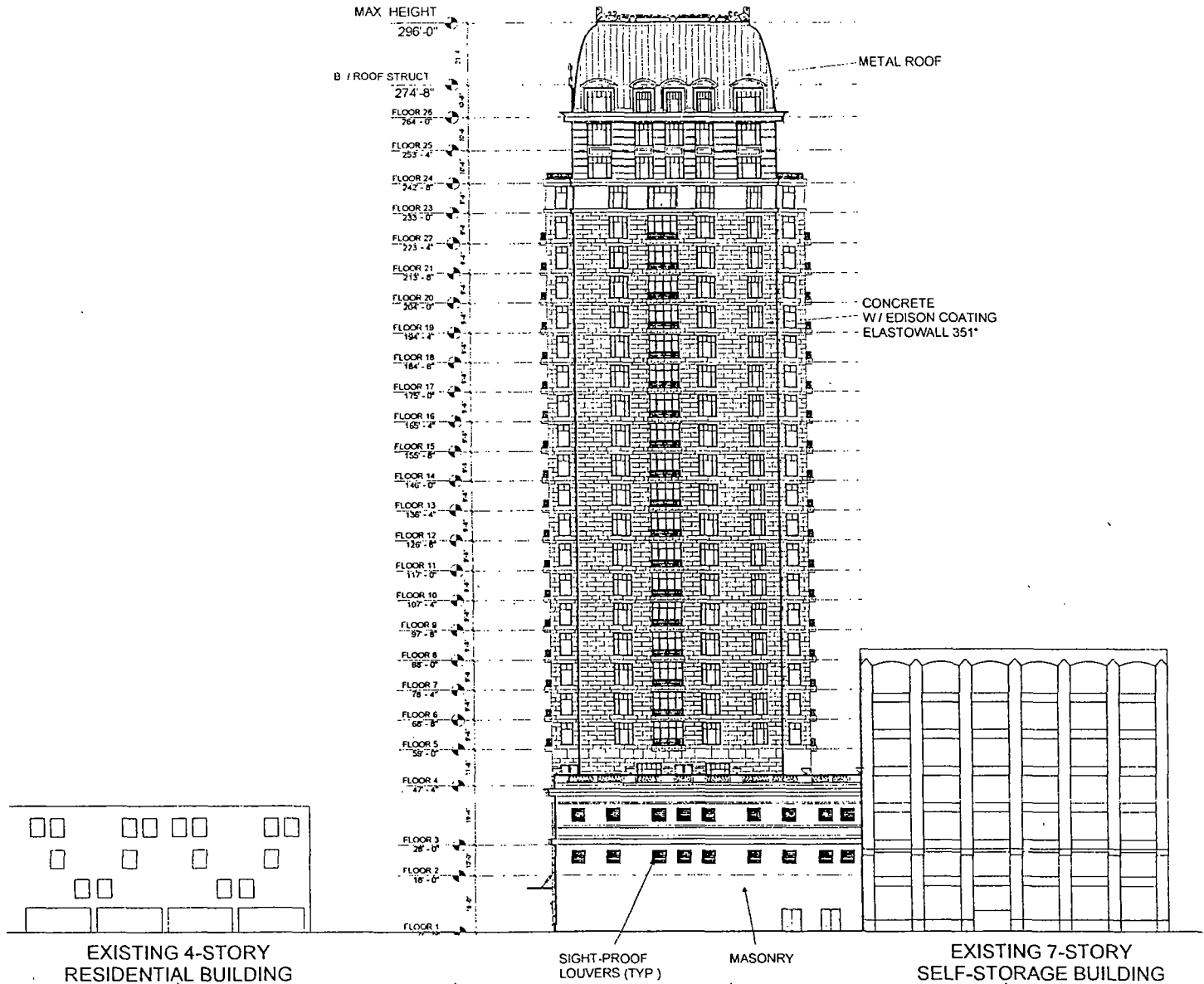


SOUTH ELEVATION

APPLICANT: LANDMARK WABASH, LLC
ADDRESS: 1354-1408 S. WABASH AVE.
INTRODUCED: JUNE 22, 2016
CPC DATE: OCTOBER 20, 2016

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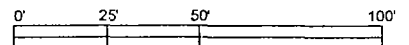
FINAL FOR PUBLIC/TO



NOTES

*-THIRD PARTY COATING INSPECTOR
TO INSPECT

SCALE: 1" = 50'-0"

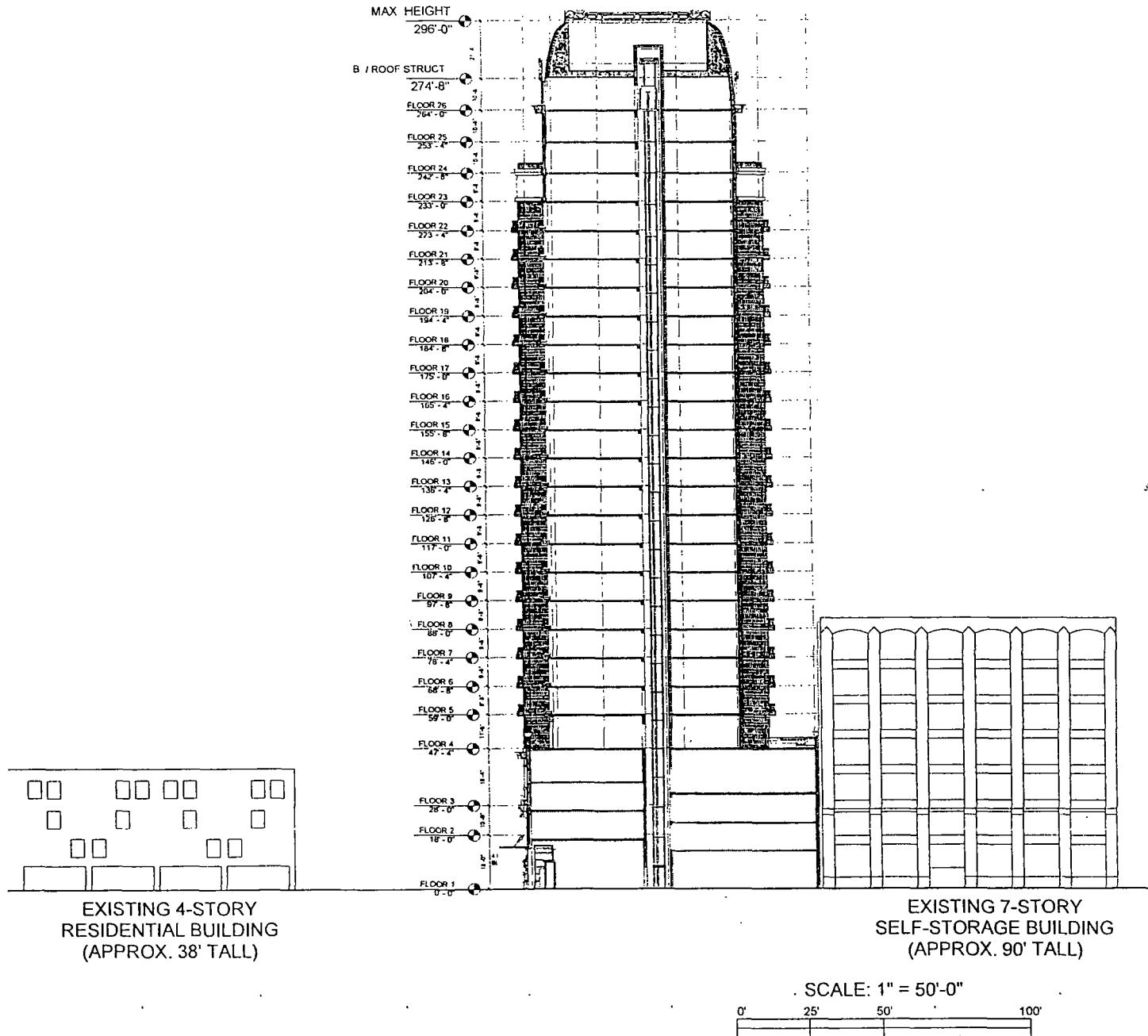


WEST ELEVATION

APPLICANT: LANDMARK WABASH, LLC
ADDRESS: 1354-1408 S. WABASH AVE.
INTRODUCED: JUNE 22, 2016
CPC DATE: OCTOBER 20, 2016

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BUILDING SECTION

APPLICANT: LANDMARK WABASH, LLC
 ADDRESS: 1354-1408 S. WABASH AVE.
 INTRODUCED: JUNE 22, 2016
 CPC DATE: OCTOBER 20, 2016

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18872
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

FROM: 

David L. Reifman
Secretary
Chicago Plan Commission

DATE: October 21, 2016

RE: Proposed Planned Development for property generally located at 1354-1408 South Wabash Avenue.

On October 20, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Landmark Wabash, LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)