



# City of Chicago



SO2020-6237

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/16/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 2-E at 523-545 S Wabash Ave/63-69 Ida B. Wells Dr/50-66 E Harrison St - App No. 20572
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# FINAL FOR PUBLICATION

## 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 the current DX-12 Downtown Mixed-Use District symbols and indications as shown on Map No. 2-E in the area bounded by:

East Ida B. Wells Drive; the alley next east of South Wabash Avenue; East Harrison Street; South Wabash Avenue; a line 240 feet north of and parallel to East Harrison Street; and a line 101.02 feet east of and parallel to South Wabash Avenue

to those of a Residential Business Planned Development, which is hereby established in the area described above.

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

Property Address: 523-45 S. Wabash Ave. /63-69 E. Ida B. Wells Dr. /50-66 E. Harrison St.

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## RESIDENTIAL BUSINESS PLANNED DEVELOPMENT # PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 51,841.50 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, Eterra Plus, 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 titleholder 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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

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

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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.

4. This Plan of Development consists of seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Ground Floor Plan; a Parking Garage Plan; and Building Elevations. 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 area delineated herein as a Residential Business Planned Development: Dwelling Units located above the ground floor; Hotel, Animal Sales and Grooming (no kennels or stables); Artist Work or Sales Space; Business Equipment Sales and Service; Business Support Services (except as more specifically regulated); Eating and Drinking Establishments (all, including at-grade and above-grade outdoor patio and incidental liquor sales); Financial Services (excluding payday loan stores, pawn shops and drive-thru facilities); Food and Beverage Retail Sales (including incidental liquor sales); Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer (including dry-cleaning drop-off/pick-up, no plant on premises); Retail Sales; Co-located Wireless Communications Facilities; accessory parking 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 Applicant acknowledges that the project has received a bonus FAR of 4.0, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 16.0. 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

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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.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a project to be identified by the Alderman of the 42<sup>nd</sup> Ward (the "Project"). The Project will be located within one mile of the Planned Development site, 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.

9. The Applicant acknowledges and agrees that the rezoning of the Property from DX-12 to this Planned Development ("PD"), triggers the requirements of Section 2-44-080 of the Municipal Code (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 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 777 units. As a result, the Applicant's affordable housing obligation is 78 ARO units (10% of 777, rounded up), 20 of which are Required Units (25% of 78, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 78 ARO Units in the rental building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. 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 housing units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the requirements and number

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of required ARO Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(1.). 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 Planned Development, 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 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. 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.

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, or any other provision of the Municipal Code of Chicago.

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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the

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time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612 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 DX-12.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT, NUMBER \_\_\_\_  
PLAN OF DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE

<u>GROSS SITE AREA:</u>	75,725.00 square feet
<u>NET SITE AREA:</u>	51,841.00 square feet
<u>AREA REMAINING IN THE PUBLIC WAY:</u>	23,884.00 square feet
<u>MAXIMUM FAR:</u>	16.0
<u>SETBACKS FROM PROPERTY LINE:</u>	Per the attached site plan
<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	777
<u>MAXIMUM HOTEL KEY COUNT:</u>	405
<u>MINIMUM NUMBER OF ACCESSORY OFF-STREET PARKING:</u>	151
<u>MINIMUM NUMBER OF OFF-STREET LOADING:</u>	7
<u>MAXIMUM BUILDING HEIGHT:</u>	420 feet
<u>BICYCLE PARKING:</u>	770

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## ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.gov/ARO](http://www.cityofchicago.gov/ARO). Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [denise.roman@cityofchicago.org](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

### Date:

### DEVELOPMENT INFORMATION

Development Name: 525 S Wabash

Development Address: 525 S. Wabash

Zoning Application Number, if applicable: 20572

Ward: 42

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

### 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: eTerra Plus, LLC

Developer Contact: Kristoper Plencher

Developer Address: 2 Northfield Plaza, Suite 310 Northfield, IL 60093

Email: [kris@eterraplus.com](mailto:kris@eterraplus.com)

Developer Phone: 630-267-5596

Attorney Name: Michael Ergur - Acosta Ergur LLC

Attorney Phone: 312-327-3350

### TIMING

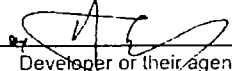
Estimated date marketing will begin

Estimated date of building permit\*

Estimated date ARO units will be complete

\*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

07-26-2021

Date

08/05/2021

Date

\_\_\_\_\_  
ARO Project Manager, DOH



AFFORDABLE REQUIREMENTS ORDINANCE

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ARO Web Form

### Applicant Contact Information

Name: Michael Ezgur

Email: michael@acostaezgur.com

### Development Information

Are you rezoning to downtown?. No

Is your project subject to the ARO Pilots? 2015 ARO REQUIREMENTS APPLY

### Address

Submitted Date: 01/06/2021

Number From :523 Number To :545 Direction: S

Street Number:Wabash Postal Code: 60605

### Development Name

525 S Wabash

### Information

Ward :42

ARO Zone: Downtown

### Details

ARO trigger :Downtown Planned Development

Total units: 777

Development type: Rent

TSL Project : TSL-or FAR doesn't exceed 3.5

Submitted date: 01/06/2021

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### Requirements

Affordable units :78 \*On-site aff. Units. 19

How do you intend to meet your required obligation

On-Site: 78 Off-Site 0

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

Total Units: 78 In-Lieu Fee Owed: 0

This is a preliminary approved AHP, which will be revised when further project details are determined, including the floor plans.

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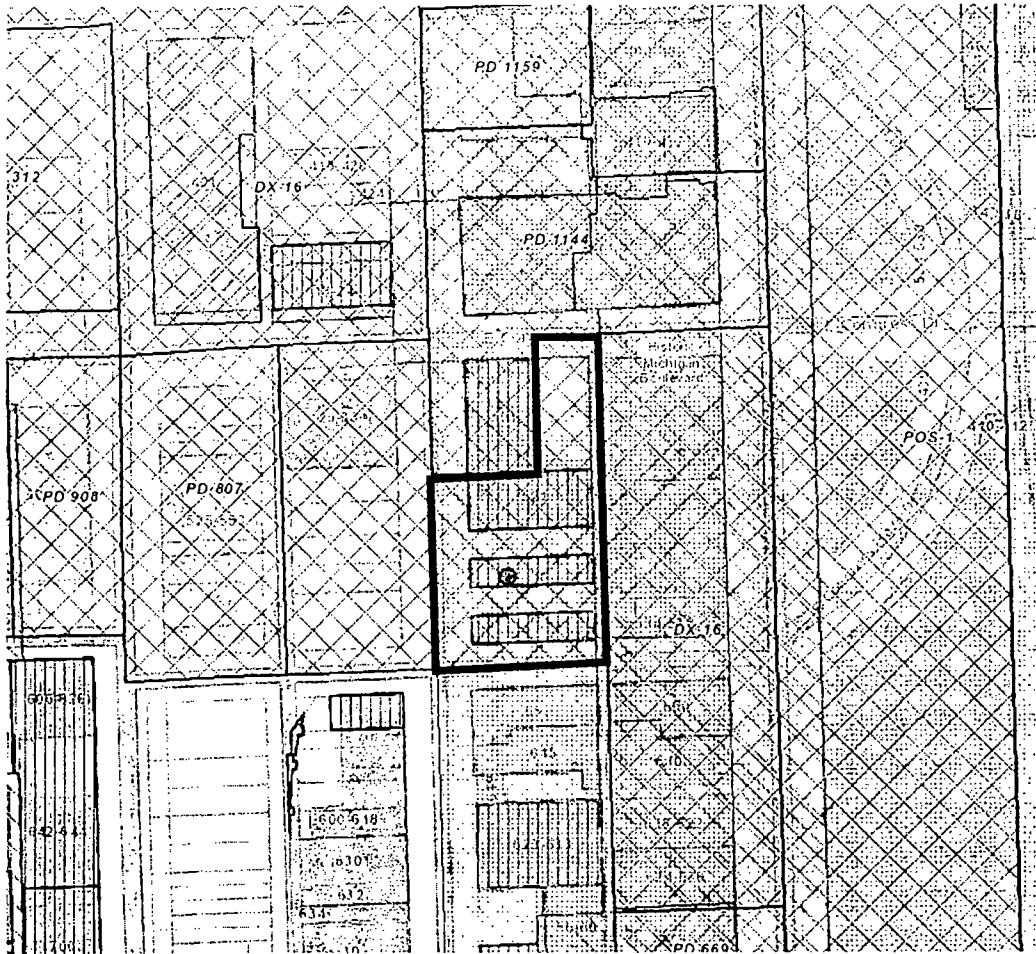
All projects with proposed ARD units must complete this tab

	Market Rate Units		Affordable Units		Summary							
	In Unit	151 spaces provided in building	In Unit	151 spaces provided in building	unit type	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage	affordable v market square footage*
Parking												
Laundry												
Appliances												
Refrigerator	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	studio	348	50%	460	39	50%	460	100%
Dishwasher	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	one-bed	238	34%	772	26	33%	776	101%
Stove/Oven	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	two-bed	56	8%	997	6	8%	957	96%
Microwave	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	three-bed	59	8%	1,198	7	9%	1,211	101%
Bathroom(s)	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	Yes/Manufacturer TBD	four-bed	0	0%	ARD/01	0	0%	ARD/01	ARD/01
how many?	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit	Yes, Minimum 1 per unit								
Half bath? Full bath?	TBD	TBD	TBD	TBD								
Kitchen countertops material	TBD	TBD	TBD	TBD								
Flooring material	TBD	TBD	TBD	TBD								
HVAC	TBD	TBD	TBD	TBD								
Other												

Zoning Application number, if applicable: 525 South Wabash  
 Project Name: 525 South Wabash  
 Address: 50-66 East Harrison's Street, 523-545 South Wabash  
 Rental  
 Is this a For Sale or Rental Project?  
 Anticipated average price/rent/price?

Total Units in Project: 777  
 Total Affordable units: 78

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- |   |  |   |   |
|---|--|---|---|
| <ul style="list-style-type: none"> <li>CTA Station </li> <li>Non-Accession </li> <li>Accession </li> <li>METRA Station </li> <li>Chicago Public Schools </li> <li>TIPs </li> <li>Industrial Corridors </li> <li>Wards </li> </ul> | <ul style="list-style-type: none"> <li>Community Area </li> <li>City Parcels </li> <li>Planned Developments </li> <li>Lakefront Zoning                             <ul style="list-style-type: none"> <li>Private </li> <li>Public </li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>Pedestrian Street                             <ul style="list-style-type: none"> <li>Pedestrian </li> <li>Plat </li> <li>Sq. Corner </li> </ul> </li> <li>Chicago Landmarks </li> <li>Chicago Landmark Districts </li> <li>Chicago Historic Resources Survey                             <ul style="list-style-type: none"> <li>Orange </li> <li>Red </li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>National Register                             <ul style="list-style-type: none"> <li>NEP - Property </li> <li>NEP - District </li> <li>NEL - Property </li> <li>NEL - District </li> </ul> </li> <li>Special Districts </li> </ul> |
|---|--|---|---|



SCALE  
1" = 160'-0"

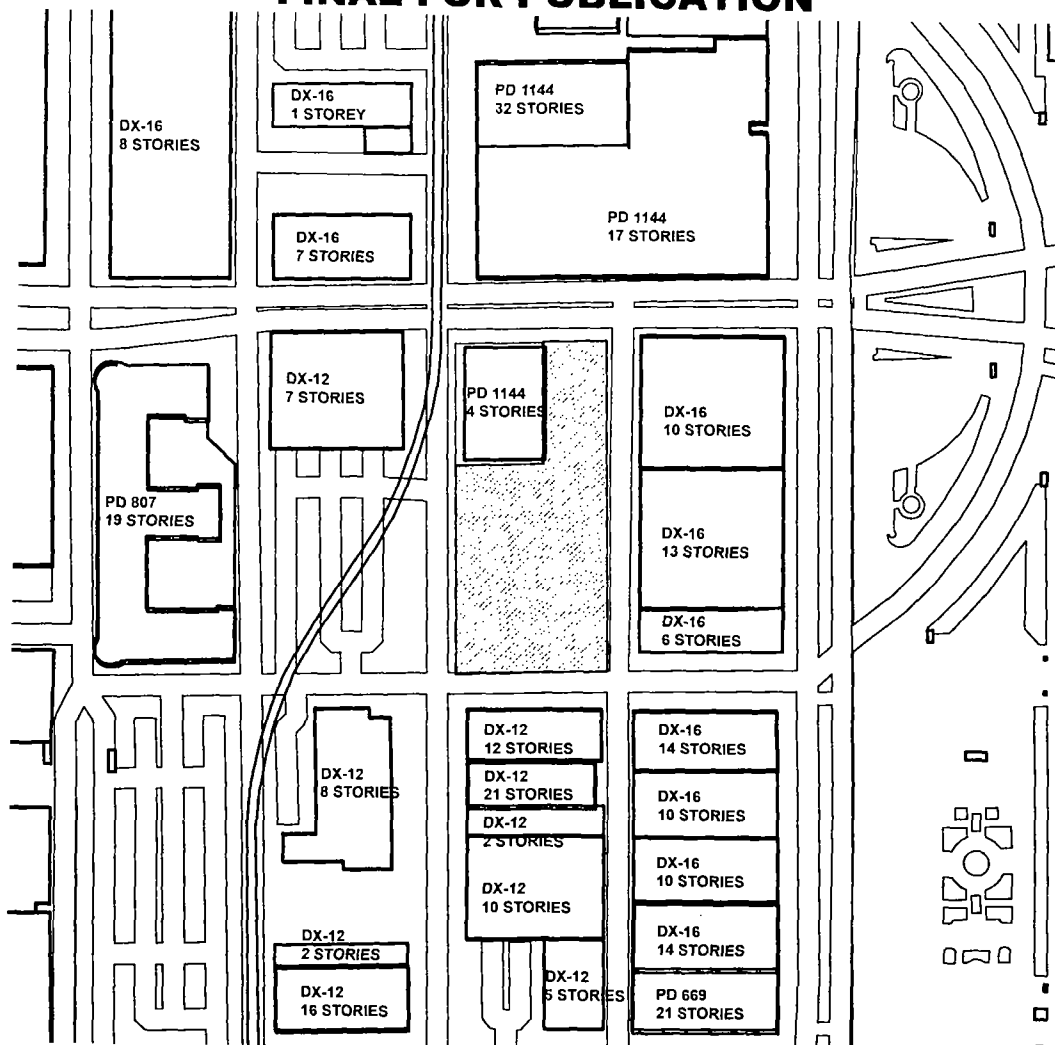
## EXISTING ZONE MAP

**BKV**  
GROUP

APPLICANT  
ADDRESS  
  
INTRODUCTION  
PLAN COMMISSION

ETERRA PLUS, LLC  
523-45 S WABASH AVE./63-69  
E IDA B. WELLS DR./50-66 E HARRISON ST  
DECEMBER 16, 2020  
AUGUST 26, 2021

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SCALE  
1" = 160'-0"



## EXISTING LAND USE MAP

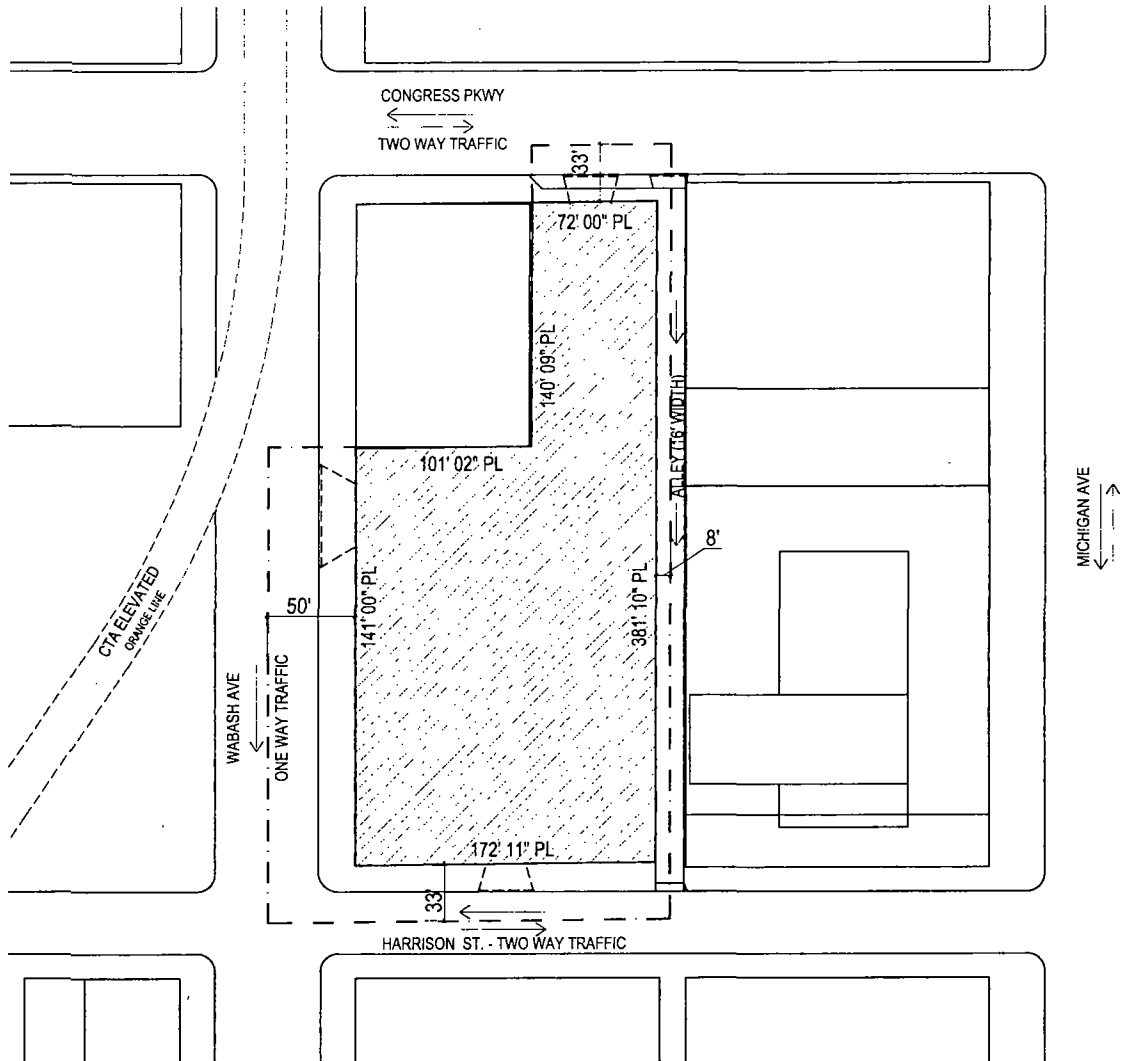
**BKV**  
GROUP

APPLICANT  
ADDRESS:

ETERRA PLUS, LLC  
523-45 S. WABASH AVE /63-69  
E. IDA B. WELLS DR /50-66 E HARRISON ST  
DECEMBER 16, 2020  
AUGUST 26, 2021

INTRODUCTION:  
PLAN COMMISSION.

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SCALE  
1" = 80'-0"



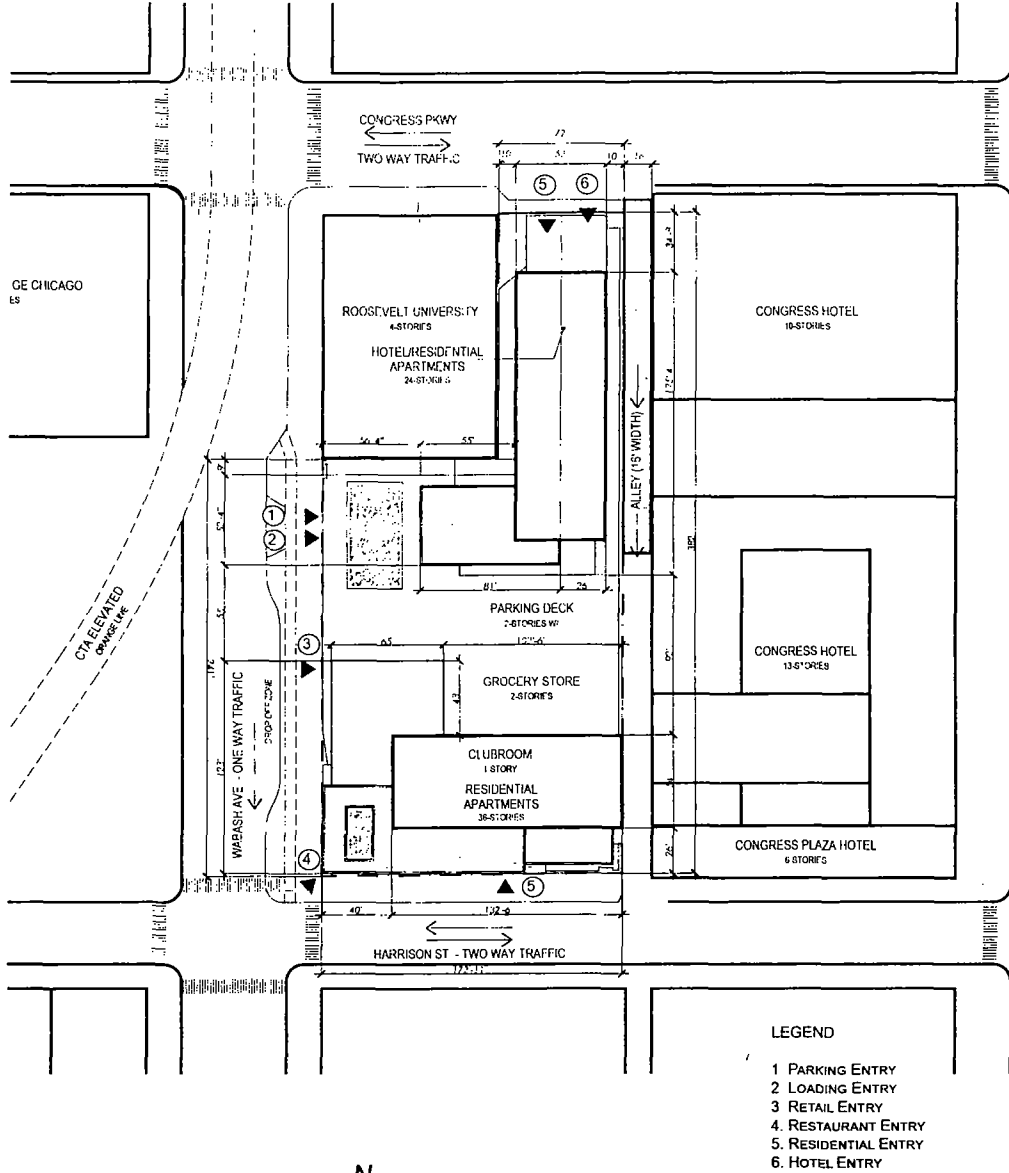
## SUBAREA MAP - PLANNED DEVELOPMENT BOUNDARY

**BKV**  
GROUP

APPLICANT:  
ADDRESS:  
  
INTRODUCTION.  
PLAN COMMISSION

ETERRA PLUS, LLC  
523-45 S WABASH AVE./63-69  
E IDA B. WELLS DR /50-66 E. HARRISON ST  
DECEMBER 16, 2020  
AUGUST 26, 2021

# FINAL FOR PUBLICATION



SCALE  
1" = 80'-0"

**BKV**  
GROUP

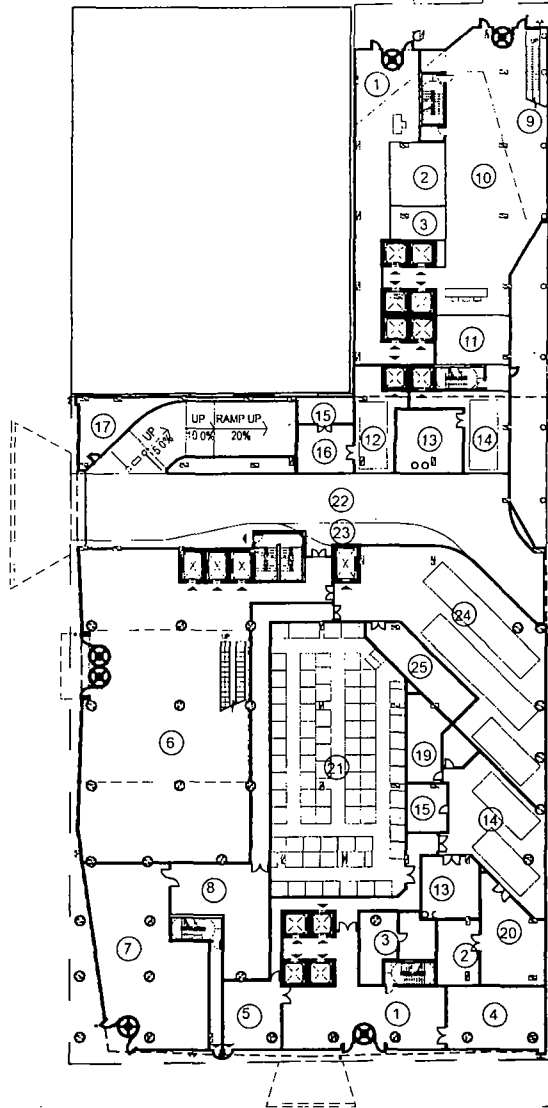
APPLICANT:  
ADDRESS:  
  
INTRODUCTION.  
PLAN COMMISSION:

ETERRA PLUS, LLC  
523-45 S WABASH AVE /63-69  
E. IDA B WELLS DR./50-66 E HARRISON ST  
DECEMBER 16, 2020  
AUGUST 26, 2021

## OVERALL SITE PLAN



# FINAL FOR PUBLICATION



## LEGEND

### RESIDENTIAL AMENITIES

- 1 RESIDENTIAL APARTMENT LOBBY
- 2 MAILROOM
- 3 PACKAGE ROOM
- 4 LEASING OFFICE
- 5 BIKE CAFE

### RETAIL

- 6 RETAIL
- 7 RESTAURANT
- 8 KITCHEN

### HOTEL AMENITIES

- 9 MONUMENTAL STAIRCASE
- 10 HOTEL LOBBY
- 11 OFFICES
- 12 HOTEL LOADING

### SERVICES

- 13 TRASH ROOM
- 14 LOADING DOCK
- 15 MDF
- 16 MAIN ELECTRICAL ROOM
- 17 FIRE PUMP ROOM
- 18 GENERATOR ROOM
- 19 BOILER
- 20 METER ROOM
- 21 INDOOR RESIDENT BIKE PARKING
- 22 SERVICE DRIVE
- 23 VEHICULAR DROP-OFF/PICK-UP

### RETAIL SERVICES

- 24 GROCERY LOADING DOCKS
- 25 GROCERY TRASH ROOM

SCALE  
1" = 50'-0"



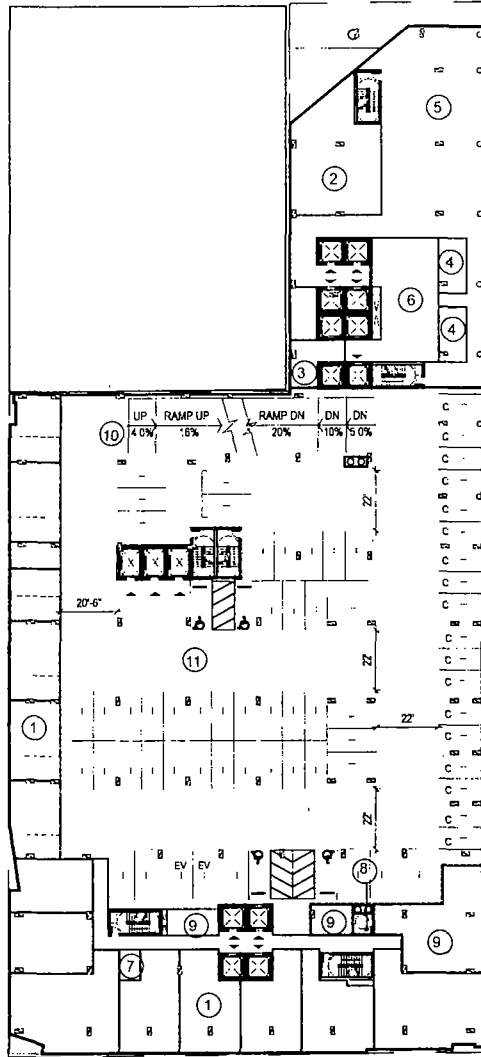
## GROUND FLOOR PLAN

**BKV**  
GROUP

APPLICANT:  
ADDRESS:  
  
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523-45 S. WABASH AVE./63-69  
E. IDA B WELLS DR./50-66 E. HARRISON ST.  
DECEMBER 16, 2020  
AUGUST 26, 2021

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## LEGEND

### RESIDENTIAL

- 1 RESIDENTIAL UNITS

### HOTEL AMENITIES

- 2 HOTEL FITNESS
- 3 STORAGE
- 4 RESTROOMS
- 5 BREAKFAST CAFE
- 6 KITCHEN

### SERVICES

- 7 ELECTRICAL ROOM
- 8 TRASH ROOM
- 9 STORAGE

### GARAGE

- 10 PARKING GARAGE
- 11 RAMP

SCALE  
1" = 50'-0"



## L3 - PARKING GARAGE PLAN

**BKV**  
GROUP

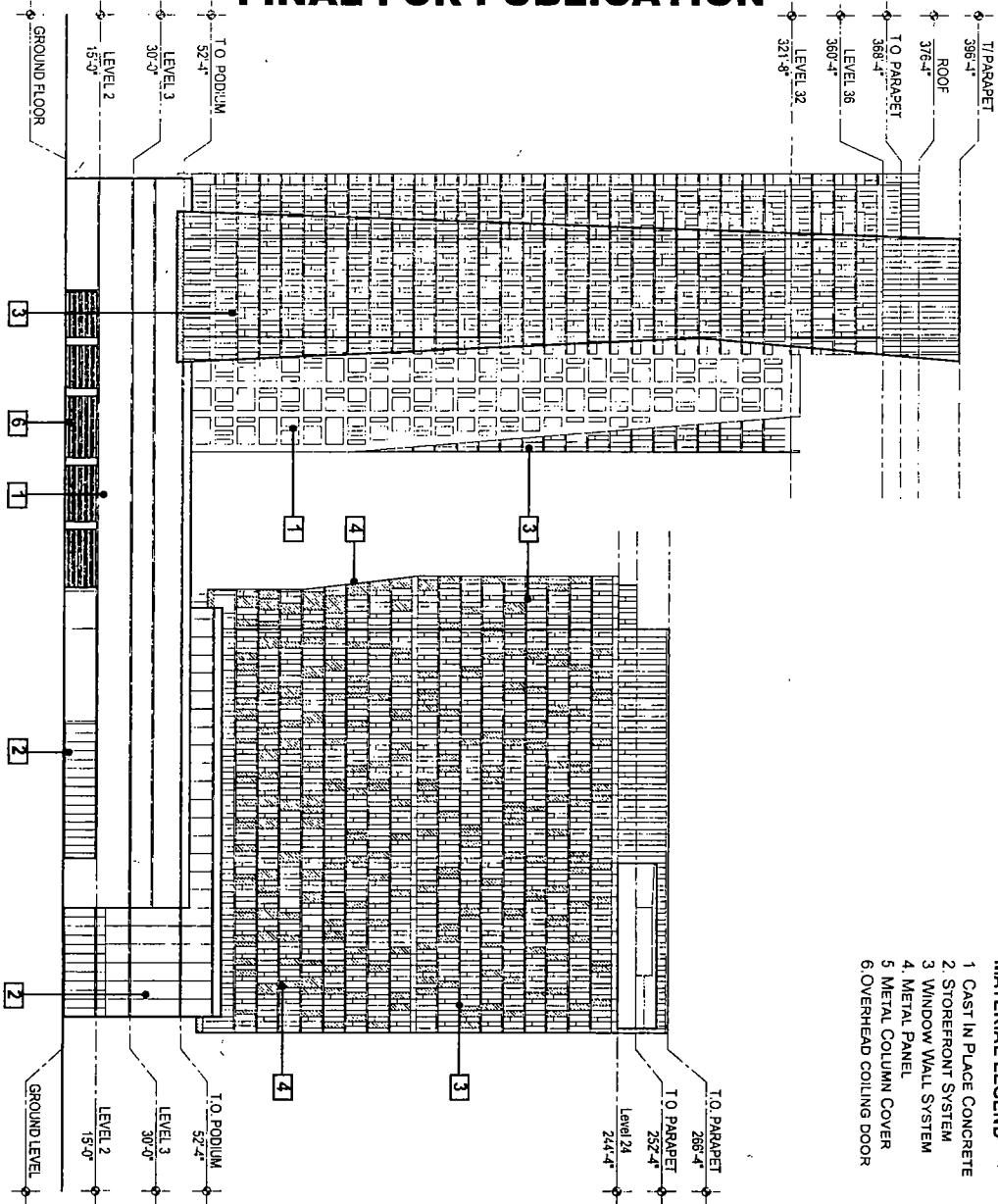
APPLICANT:  
ADDRESS:

ETERRA PLUS, LLC  
523-45 S WABASH AVE./63-69  
E IDA B. WELLS DR./50-66 E. HARRISON ST.

INTRODUCTION:  
PLAN COMMISSION:

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## MATERIAL LEGEND

- 1 CAST IN PLACE CONCRETE
- 2 STOREFRONT SYSTEM
- 3 WINDOW WALL SYSTEM
- 4 METAL PANEL
- 5 METAL COLUMN COVER
- 6 OVERHEAD COILING DOOR

SCALE  
1" = 60'-0"

## EAST ELEVATION

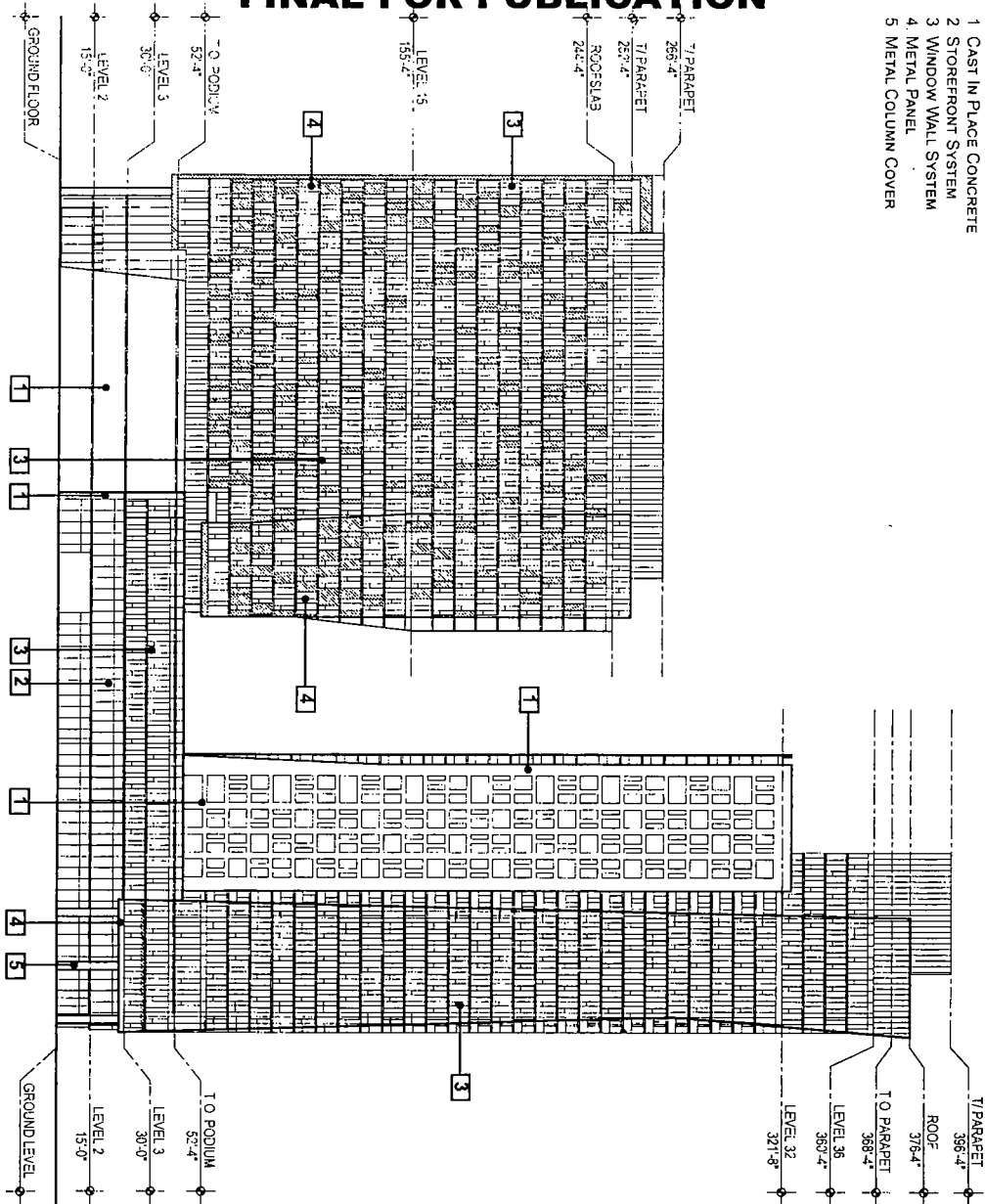
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- MATERIAL LEGEND**
- 1 CAST IN PLACE CONCRETE
  - 2 STOREFRONT SYSTEM
  - 3 WINDOW WALL SYSTEM
  - 4 METAL PANEL
  - 5 METAL COLUMN COVER



SCALE  
1" = 60'-0"

**WEST ELEVATION**

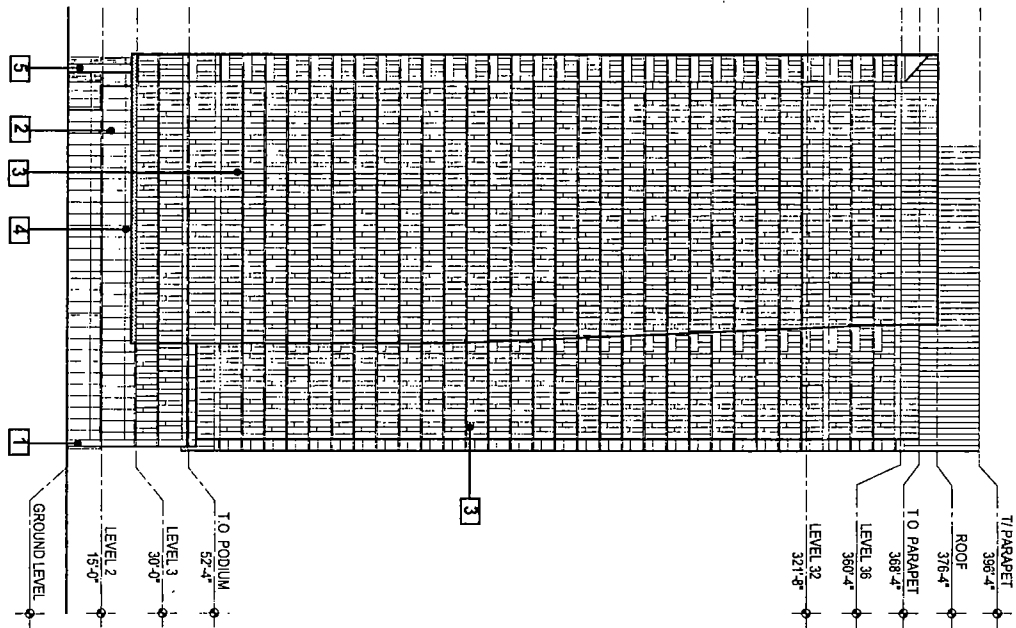
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  - 3 WINDOW WALL SYSTEM
  - 4 METAL PANEL
  - 5 METAL COLUMN COVER



SCALE  
1" = 60'-0"

## SOUTH ELEVATION

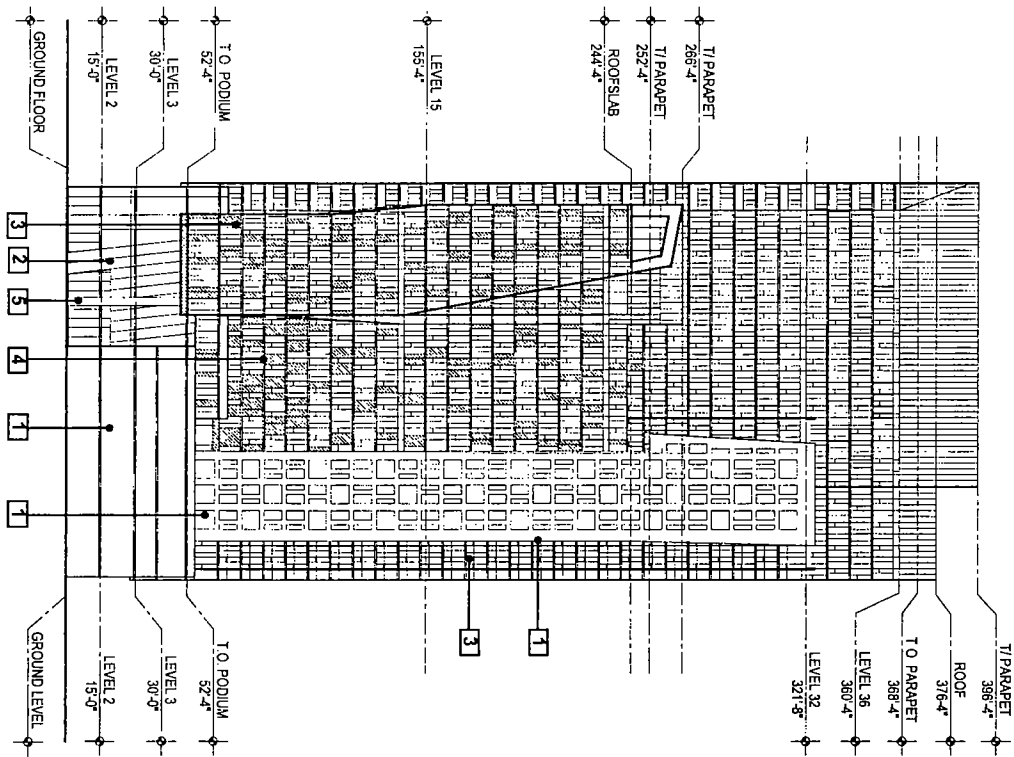
**BKV**  
GROUP

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- MATERIAL LEGEND**
- 1 CAST IN PLACE CONCRETE
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  - 3 WINDOW WALL SYSTEM
  - 4 METAL PANEL
  - 5 METAL COLUMN COVER



SCALE  
1" = 60'-0"

**NORTH ELEVATION**



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