



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2021-2055, Version: 1

FINAL FOR PUBLICATION

■ S U B S T I T U T E ■ O R D I N A N C E ■

RE 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 14th Street; South Wabash Avenue; a line 100 feet south of and parallel to vacated East 14th 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

1 11578.000003 4836-6636^134 2

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1353, AS AMENDED

PLANNED DEVELOPMENT STATEMENTS FINAL FOR

PUBLICATION

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 (2nd Floor, 3rd Floor, 4th Floor, and 4th Floor Mezz.); 5th Floor Terrace Level Plan; Typical Floor Plan - Levels 6 - 29; 31st Floor Plan - Amenity; Building Elevations (North, South, East and West); Green Roof Plans; North Facade Axon - Building Entrance; Facade Axon -- Projected Bay Window; Facade Axon -Recessed Bay Window; Northeast Corner Axon - Amenity Level; East Facade Axon -Parking and Apartments; South Facade Axon - Parking and Apartments; West Facade Axon - Parking and Apartments; Typical Curtain Window Wall System - Details; Facade Detail - Recessed Bay Window; Facade Detail -- Projected Bay Window; Facade 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 11 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 (he 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 5187,939 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 foregoing, 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 PLANNEI BULK REGULAT

GROSS SITE AREA:

AREA in the Public R-O-W:

NET SITE AREA

MAXIMUM PERMITTED FAR:

MAXIMUM NUMBER OF DWELLING UNITS:

MINIMUM NUMBER OF OFF STREET PARKING SPACES:

MINIMUM NUMBER OF OFF STREET LOADING BERTHS:

MINIMUM NUMBER OF BICYCLE PARKING SPACES:

SETBACKS FROM THE PROPERTY LINE:

MAXIMUM SITE COVERAGE: MAXIMUM BUILDING HEIGHT:
DEVELOPMENT NO. 1353, AS AMENDED DNS AND DATA TABLE

34,209 sf

8,751 sf

25,458 sf

11.15

299

105

1 10' x 25' 180

In accordance with the site plan. In accordance with the site plan. 305 feet (per Zoning Ordinance)

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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

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60502 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 name⁹

Type of City Involvement City Land Planned Development (PD)
check all that apply Financial Assistance Transit Served Location (TSL) project
 [7J Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received [7] ARO Web Form completed and attached - or submitted online on

ARO 'Affordable Unit Details and Square Footage' worksheet completed and attached (Excel) [7J If ARO units proposed, Dimensioned

Floor Plans with affordable units highlighted are attached (pdf) Q If ARO units proposed are off-site, required attachments are included

(see next page) D If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf) DEVELOPER INFORMATION

Developer Name 1400 S. Wabash Development Corporation
Developer Address 225 W. Ohio Street, 6th Floor, Chicago, IL 60654 Developer Address ³

Emailcmk@cmkdev.com <<mailto:Emailcmk@cmkdev.com>> Developer Phone 312-376-2020 -

Attorney Name AndrewScott 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)

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Developer or the agent Date
(^g^g^P July 20, 2021
Justin Root or Denise Roman, DOH Date

affordable; requirements ordinance

Last updated January 11, 2019

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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 PUBLICATION

Affordable units :30 *On-site affordable 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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Applicant-Address' Introduction Date: Plan Commission Date:

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1352-1408 South Wabash Ave. Chicago, IL 60605 May 26, 2021 August 26, 2021

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3 STORY COMMERCIAL
1 STORY COMMERCIAL

2 STORY COMMERCIAL
10 STORY RESIDENTIAL

3 STORY RESIDENTIAL

28 STORY RESIDENTIAL
1 STORY COMMERCIAL
46 STORY RESIDENTIAL

1 STORY RELIGIOUS

4 ST. RES. BLDG

15 STORY RESIDENTIAL
1 STORY COMMERCIAL
7 STORY RESIDENTIAL

SURFACE PARKING

8 STORY
SELF STORAGE

2 STORY COMMERCIAL

SURFACE PARKING

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SITE

1 STORY COMMERCIAL
20 STORY RESIDENTIAL

7 STORY
SELF STORAGE
1 STORY COMMERCIAL
14 STORY RESIDENTIAL

1 STORY COMMERCIAL 10 STORY RESIDENTIAL
1 STORY COMMERCIAL
27 STORY RESIDENTIAL

3 STORY ELECTRICAL UTILITY COMPLEX

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1 STORY COMMERCIAL 3 STORY RESIDENTIAL

SURFACE PARKING

2 STORY RELIGIOUS

1 STORY COMMERCIAL 3 STORY RESIDENTIAL

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Applicant: Address: Introduction Date: Plan Commission Date:

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Existing Land Use Map

NTS

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145.6' (R)

NET AREA 25,458 SF

145.6' (R)

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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Applicant: 1400 Land Holdings, LLC
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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"

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Site Plan and Setbacks

Scale: NTS

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EXISTING SURFACE PAVING 1-01

Property Line 145 60'(R)

IV-" «-iv/ ' '...' .-: :

/ / EXISTING 4 STORY BRICK " 1" & CONCRETE BUILDING J-...". 1334-1346 S WABASH AVE \ \

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Applicant:

Address: Introduction Date: Plan Commission Date:

1400 Land Holdings, LLC

1352-1408 South Wabash Ave. Chicago, IL 60605 May 26, 2021 August 26, 2021

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Applicant: 1400 Land Holdings, LLC

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20' 19" "18,'

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BICYCLE PARKING 180 TOTAL SPACES

180 SPACES @ THIS LEVEL

CAR PARKING: 105 TOTAL SPACES

27 SPACES @ THIS LEVEL

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BICYCLE PARKING. 180 TOTAL SPACES

0 SPACES @ THIS LEVEL

CAR PARKING- 105 TOTAL SPACES

30 SPACES @ THIS LEVEL

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Applicant: 1400 Land Holdings, LLC
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3rd Floor - Parking Plan

Scale: 1" = 20'

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BICYCLE PARKING: 180 TOTAL SPACES
0 SPACES @ THIS LEVEL
CAR PARKING: 105 TOTAL SPACES
30 SPACES @ THIS LEVEL

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Applicant: 1400 Land Holdings, LLC
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4th Floor- Parking Plan

Scale-1" = 20'

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Applicant:	1400 Land Holdings, Ilc	4th Floor Mezz. - Parking Plan		
Address:	1352-1408 South Wabash Ave. Chicago, IL 60605	Scale 1" =20'		
Introduction Date:	May 26, 2021			
Plan	Commission	Date.	August	26,2021
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5th Floor - Terrace Level
Scale: 1" =20'

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134'-9"

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Unit Mix

Unit Types	Avg. Unit Sqft	Quantity	% of Total
Convertible- 1 bath	598	120	40.13%
1 Bed-1 bath 1 E682 bath + Den 2 Be		26	8.70%
3 Bed- 3 bath	868	50	16.72%
	1,008	98	32.78%
	1,623	5	1.67%
Total	801	299	100.00%

No 13th Floor V i

•NOTE: N
f l

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'

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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

31 st Floor Plan - Amenity

Scale: 1" =20'

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Metal Panel _ Frame Feature

- Spandrel Glass Tint 2 -
- Spandrel Glass Tint 1 -*
- Glass Wind Screen -
- Recessed Window Bay -
- Vision Glass Tint 2 -
- Vision Glass Tint 1 -

Glass Slab Edge Cover -Metal Slab Edge Cover -Recessed Window Bay -

Projected Window Bay -Vision Glass Tint 2 -

Vision Glass Tint 1 -Metal Panel -Glass Slab Edge Cover -Metal Slab Edge Cover -

- Vision Glass Tint 2 -
- Recessed Window Bay -
- Vision Glass Tint 1 -

- Glass Railing -
- Metal Air Screen -
- Composite Panels Supported _ by Curtain Wall System
- Accent Metal Fins -
- Spandrel Glass Tint 1 -

Metal Canopy at Residential Entrance
Glass and Aluminum Storefront"
S WABASH AVE

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_ Bottom.o'. g» + _316'-0"
.Upper Hoof Gross Height

" 31~st Floor Building Height" V-^293'-2" ^er Zoning Code

--30th Flqor_ ^ +78f-8"

u 27th Floor

- +253'-2"^M-.26111 Floor
- +243'-8"- .25th Floor
- +234'-2" ...24th Floor > +224'-8" -.23rd_Floor
- +215'-2"^m - .22nd Floor
- +205'-8"^m -.21 St Floor " +196'-2" .20th Floor " +T8*6'-8"- -.19th Floor
- +177'-2" ...18th Floor
- +T67'-8" .s17th Floor TM +158'-2"

- .15th Floor ^{7m}+139'-2"^m -.14th Floor*
- +129'-8"^m -.12th Floor ^{***}+120'-2"^m -.11th Floor
- +110'-8" -.10th Floor
- +101' ■T -.9th_Floor
- +91'-8"-
- .8th Floor -O +821.2"
- .7th Floor
- +72'-8"
- .ptn rior " +63'-2"^m
- .5th Floor " " +51'-8"

r,4th Floor Mezz

(fSth Fidaft⁷..0"

sJ^jd Float. +22'-61i -.2nd Floor

E8)S.tiN£i.CTA.T8AeKS 'NOTE: No 13th Floor

Applicant: Address:

Introduction Date: Plan Commission Date:

1400 Land Holdings, LLC

1352-1408 South Wabash Ave. Chicago, IL 60605 May 26, 2021 August 26, 2021

North Elevation

Scale: NTS

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Metal Panel _ Frame Feature

Spandrel Glass Tint 2 -Spandrel Glass Tint 1 -Glass Wind Screen -Recessed Window Bay -Vision Glass Tint 2 -Vision Glass Tint 1 -Glass Slab Edge Cover ■

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h,+316^0;:_ ..
- Gross Height

.V 29H Floor
^P.7h Floor

' Building Height Per Zoning Code

Metal Panel -Vision Glass Tint 2 -Projected Window Bay -Metal Slab Edge Cover -Glass Slab Edge Cover -Vision Glass Tint 1 -Recessed Window Bay -Vision Glass Tint 2 -

Vision Glass Tint 1 -Glass Slab Edge Cover -Metal Slab Edge Cover -Metal Panel -Recessed Window Bay -

Vision Glass Tint 2 -Projected Window Bay -

Vision Glass Tint 1 -

EXISTING CTA TRACKS

Painted Concrete -Masonry -

^ql 7th Floor q^16lh Floor

4th Floor*

3 ^+129--8"
n ^12th Floor =TM+120-2"
a^Hth FJ _ >+it6'-i

S WABASH AVE.

*NOTE: No 13th Floor

Applicant

Address: Introduction Date: Plan Commission Date:

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South Elevation

Scale.

NTS

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] Glass and Aluminum
Storefront

^ -Upper Ri b^IZW- iO'

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■ 3le* F.oal

■' Gross Height

Building Height Per Zoning Code

30th Floor n sLr²⁹h Flo a*V2aH f_o_

↳ ^rJiV Floor

?6th Floor #2A3-8

_jV26th_Floor = *^234-2'

> ^Lr.23rd Floor

rW^2'is-2'

o» ^- 2151 Floor

aJL 70th Floor bp^{***}166_8' OJ ^Sih Floor

^-.177--2-

to

o> ^12th Floor rW120'-2'

ca^nth Flo to ^iO'-8" on ^UviQih Floor

oqL^iSth Floor cd ^VJSih FJoor crL 14th Floor

EN^{***}ioi'-2-

^r-Sth Floor

j^+eZ'-a-
q^-. 7th Floor ^S2'-8"

io #^r:1th i Attffo

^eth Floor '_ >+63'-2'1--"

.4th Floor Mozz

VU-3rd Floor

2m

"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
East Elevation

Scale:

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spuomw ""**""Gross Height 3**31 1-10"
Building Height Per Zoning Code

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•NOTE: No 13th Floor

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West Elevation

Scale

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1,30/ sq ft

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

N I

Applicant: 1400 Land Holdings, LLC
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Green Roof Plans

Scale:

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Accent Metal Fins

Composite Panels Supported by Curtain Wall System

Metal Air Screen -6" Recess 6" Projection

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Vision Glass Tint 2
Recessed Window Bay

Metal Slab Edge Cover

Metal Panel

Metal Slab Edge Cover

Projected Window Bay

Apartment Units Vision Glass Tint 1 Vision Glass Tint 2
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 Projected Window Bay

Seals. 1 12.94, 1 12.63 NTS

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Vision Glass Tint 2

Applicant:

Address: Introduction Date: Plan Commission Date:

1400 Land Holdings, LLC

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Facade Axon - Typical Recessed Window Bay

Scale- 1-1294, 1:12.63 NTS

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Metal Panel Frame Feature

Glass Wind Screen

Rooftop Vegetation

Metal Slab Edge Cover
Apartment Units
Metal Panel

Metal Slab Edge Cover

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Vision Glass Tint 1 Vision Glass Tint 2 Projected Window Bay

Vision Glass Tint 2

Applicant-Address: Introduction Date-Plan Commission Date

1400 Land Holdings, LLC

1352-1408 South Wabash Ave. Chicago, IL 60605 May 26, 2021 August 26, 2021
Northeast Corner Axon - Amenity Level

Seals. 1 12 94, 1-12 63 NTS

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Vision Glass Tint 1

Metal Panel

Metal Slab Edge Cover

Apartment Units Vision Glass Tint 1 Spandrel Glass Tint 1 Parking 12"Recess

Recessed Window Bay Spandrel Glass Tint 1 Spandrel Glass Tint 2

Recessed Glass and Aluminum Storefront

Spandrel Glass Tint 1

Spandrel Glass Tint 2

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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:S.6S, 1:5.51,1:14.75, 1:10.37, 1:12.94, 1:12.63

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Line of the Existing 7 Story Brick Building, 1414 S Wabash Ave

Apartment Units Projected Window Bay Vision Glass Tint 2 Vision Glass Tint 1 Metal Panel

Apartment Units Vegetation Private Terrace Painted Concrete

Masonry (Obscured from View by the Neighboring Building)

Parking

Vision Glass Tint 2

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Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
Introduction Date- May 26, 2021
Plan Commission Date- August 26, 2021
South Facade Axon - Parking and Apartments

Scale 1:12.94, 1:12.63

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Vision Glass Tint 2

Applicant:	1400 Land Holdings, llc	West Facade Axon - Parking and Apartments
Address-	1352-1408 South Wabash Ave Chicago, IL60605	Scale. 1 1294,1.1263
Introduction Date:	May 26, 2021	
Plan	commission	Date- August 26, 2021
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Typical Curtain Window Wall System @ Apartment Units @ Garage Levels (East and North)

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■ 2"
Metal Slab _ Edge Cover
-V-10* 1'-0"

Metal Panel

Butt Joint Glass in " Curtain Wall System

-V. r

Glass Slab Edge Cover
V ■ I.
-: r

1'-0"
Metal Slab
Edge Cover
X V-10'
2"

Metal Slab Edge Covers " and Vertical Panels

1'-0" A 2^0"

VARIES'

Section B-B

Applicant.

Address: Introduction Date: Plan Commission Date'

1400 Land Holdings, LLC

1352-1408 South Wabash Ave. Chicago, IL 60605 May 26, 2021

August 26, 2021 '

Facade Detail - Recessed Window Bay

Scale NTS

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ft

Section A-A
j Metal Slab Edge Covers and Vertical Panels

2^0", 1 '-6"
IV

VARIES'

Section B-B

Applicant' Address:

Introduction Date' Plan Commission Date:

1400 Land Holdings, LLC

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Facade Detail - Projected Window Bay

Scale: NTS

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-2"

> _ Metal Slab ; Edge Cover

1'-10'

Metal Panel -

Glass Slab
Edge Cover

Butt Joint
Glass in
Curtain Wall System

-2"

Metal Slab Edge Cover

-1'-10' 2"



Metal Slab Edge Covers " and Vertical Panels

2"-\ 2-0"

1,2'-0" Section B-B

Applicant: 1400 Land Holdings, llc

Facade Detail - Typical @ Apartments and Garage

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Introduction Date: May 26,2021

Plan Commission
Pappageorge Haymes Partners

Date: August

Scale:NTS
26,

2021

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Design Examples

Caps

Fill With Concrete
Note: All Fence and Gate Components to DO Knotwood (Knotwood com) or Equal
2"K 2" Aluminum Post w/ Wood Grain Finish (Color TBD) w/Weep Holes @
Aluminum Slats w/ Wood Grain Finish (Color TBD) 6" - 4" and 1 5" No Gaps Between Slats
Remove Back of Units (versa-Lok Re Wining Wall System or Equal
Refer to Landscape for More Information on Soil Mounding
p-r-r, Aluminum post w/ Wood Grain Finish (Color TBD) w/Woon Holer. -fl Base

Site Perimeter Fence and Retaining Wall - Details

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Introduction Date: May 26, 2021
Plan Commission Date: August 26, 2021
Perimeter Fence and Retaining Wall Details

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