

PD 1029

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 25, 2018

Paul W. Shadle
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606-0089

Re: Administrative Relief request for Residential Business Planned Development No. 1029, Transfer of floor area and parking reduction for 1333 S. Wabash Ave.

Dear Mr. Shadle:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1029 ("PD 1029"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1029.

You are requesting on behalf of the owner of Subarea A, THC 1333 S. Wabash LLC, administrative relief to transfer 2,000 square feet ("SF") of floor area from Subarea C to Subarea A and secondly, to reduce the minimum number of parking spaces within Subarea A from 213 to 201 spaces. The transfer of 2,000 SF from Subarea C to Subarea A will result in the floor area ratio ("FAR") of Subarea A being increased from 9.755 to 9.816 and a corresponding decrease in the FAR of Subarea C from 3.729 to 3.684. The overall FAR of the PD remains 7.0. A revised Bulk Regulations and Data Table is attached.


Your client is proposing to redesign the lobby of the apartment building at 1333 S. Wabash Ave., including converting 12 automobile parking spaces into 162 enclosed bicycle parking spaces and adding a dog wash and play area. The proposed modifications are shown on the attached Partial First Floor Existing and Proposed Plans.

Finally, also attached is a signed affidavit from the architectural firm of Brininstool + Lynch, certifying that Subarea C contains 127,797 SF of existing floor area. The Subarea C property at 1322 and 1332 S. Wabash Ave. predates PD 1029 and we have no Part II records for either building. Brininstool + Lynch submitted building permits for the Sub area A and B properties in 2014. Based on a net site area of 44,745 SF and a resulting FAR of 3.684, Sub area C will now be allowed 164,840.58 SF. After subtracting both the existing 127,797 SF and 2,000 SF for the transfer, Subarea C will have 35,043.58 of existing floor area remaining. The owner of the Subarea C property, the Filmworks Lofts Condominium Association, has provided their consent to this request.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed transfer of floor area and parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. According to your request letter, the operation of 1333 S. Wabash Ave. has resulted in demand for fewer automobile parking spaces and more bicycle spaces. Also, the building is located approximately 1.5 blocks from the Roosevelt Road Red Line CTA station.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1029, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:PM:tm

C: Mike Marmo
Erik Glass
Janice Hill
David Brininstool
Filmworks Lofts Condominium Assoc.
Main file

**PD NO. 1029, AS AMENDED
REVISED BULK REGULATIONS AND DATA TABLE**

Gross Site Area

Subarea A:	42,306 square feet
Subarea B:	16,794 square feet
Subarea C:	55,799 square feet
Total:	114,899 square feet

Area in the Public Right-of-Way

Subarea A:	9,580 square feet
Subarea B:	3,785 square feet
Subarea C:	11,054 square feet
Total:	24,419 square feet

Net Site Area

Subarea A:	32,726 square feet
Subarea B:	13,009 square feet
Subarea C:	44,745 square feet
Total:	90,480 square feet

Maximum Permitted FAR

Overall PD:	7.0
Subarea A:	9.816
Subarea B:	11.319
Subarea C:	3.684

Maximum Number of Dwelling Units

Subarea A:	307
Subarea B:	144
Subarea C:	85

Minimum Number of Off-Street Parking Spaces

Subarea A:	201
Subarea B:	78
Subarea C:	100

Minimum Number of Off-Street Loading Berths

Subarea A:	2 - 10' x 25'
Subarea B:	1 - 10' x 25'
Subarea C:	1 (existing)

Setbacks from the Property Line

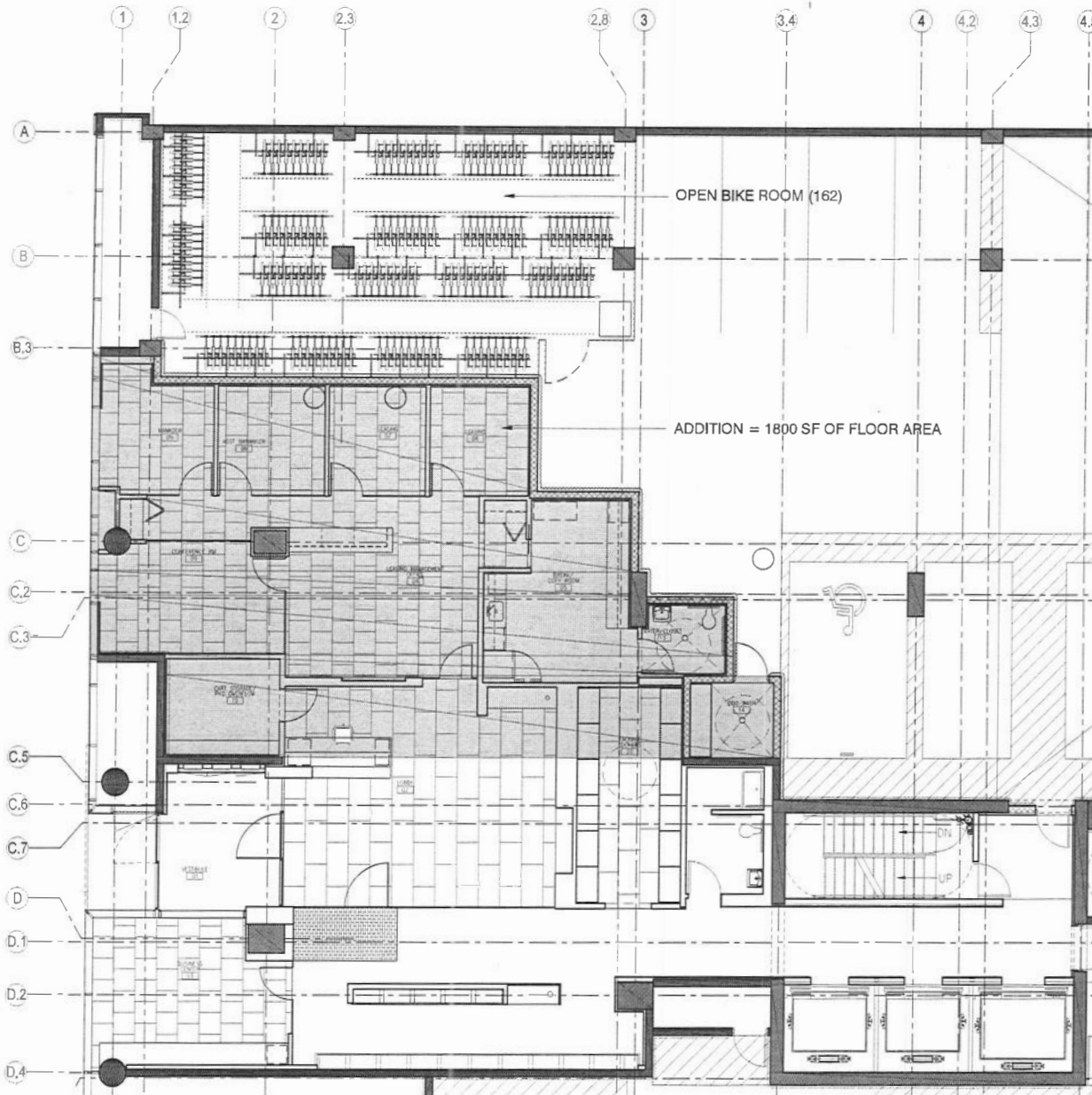
Subarea A:	In accordance with the site plan
Subarea B:	In accordance with the site plan
Subarea C:	In accordance with the site plan

Maximum Site Coverage

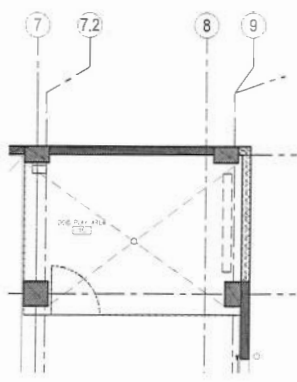
Subarea A:	100 percent
Subarea B:	100 percent
Subarea C:	In accordance with the site plan

Maximum Building Height

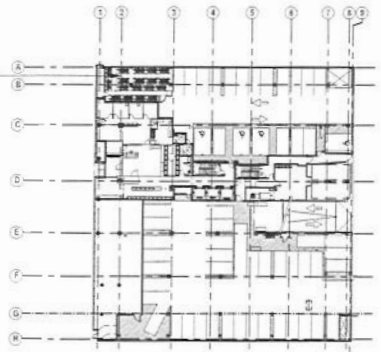
Subarea A:	290 feet
Subarea B:	170 feet
Subarea C:	150 feet



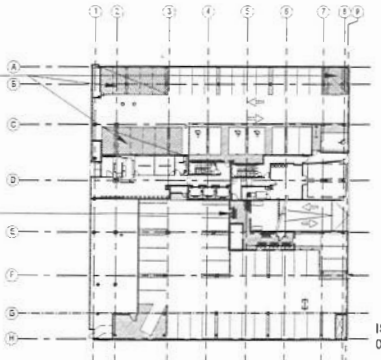
03 PARTIAL FIRST FLOOR PROPOSED PLAN
SCALE 1/4" = 1'-0"



ADDITIONAL BIKE RACKS (162)



02 FIRST FLOOR PROPOSED PLAN
SCALE 1/32" = 1'-0"



01 FIRST FLOOR EXISTING PLAN
SCALE 1/32" = 1'-0"

PARKING TO BE REMOVED (12)

EXISTING BIKE RACKS (54)

BRININSTOOL + LYNCH

Brininstool + Lynch, Ltd.
312.640.0005
1144 West Washington Blvd.
Chicago, Illinois 60607

ISSUE FOR OWNER REVIEW
05 MARCH 2018

ONE TRIPLE THREE
1333 S. WABASH, LLC

1333 S. WABASH AVENUE
CHICAGO, IL

FLOOR PLAN 17015

SUMMARY

ADDITION = 1800 SF OF FLOOR AREA

EXISTING PARKING (213)

EXISTING BIKE (54)

REMOVED PARKING (12)

ADDITIONAL BIKE (162)

TOTAL PROPOSED PARKING (193)

TOTAL PROPOSED BIKE (216)

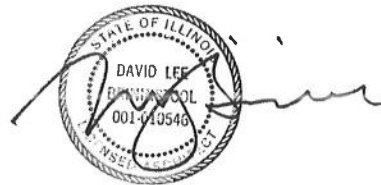
AFFIDAVIT

The undersigned, David Brininstool, a licensed architect with the firm of Brininstool + Lynch, hereby certifies as follows in connection with Residential Planned Development Number 1029 (the "PD"):

1. As of the date hereof, the existing building in Subarea A of the PD located at 1333 South Wabash contains 319,242 square feet of floor area.
2. As of the date hereof, the existing building in Subarea B of the PD located at 1345 South Wabash contains 147,249 square feet of existing floor area.
3. As of the date hereof, the existing buildings in Subarea C of the PD located at 1322 South Wabash and 1332 South Wabash together contain a total of 127,797 square feet of existing floor area.

	Gross	Parking/Non F.A.R.	F.A.R.
Floor 1	17,010 SF	7,435 SF	9,575 SF
Floor 2	17,010 SF	7,435 SF	9,575 SF
Floor 3	17,010 SF	--	17,010 SF
Floor 4 - 10	13,091 X 7 = 91,637 SF	--	91,637 SF
TOTAL			127,797 SF

4. As of the date hereof, 39,057 square feet of unbuilt and permitted floor area remains available within Subarea C.
5. After the contemplated transfer of 2,000 square feet of floor area from Subarea C to Subarea A, approximately 37,077 square feet of unbuilt and permitted floor area will remain in Subarea C.



By: _____

Name: David Brininstool

Date: April 18, 2018



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 6, 2014

Andrew P. Scott
Dykema Gossett PLLC
10 S. Wacker Drive
Suite 2300
Chicago, IL 60606

Re: Administrative Relief request for Residential Business Planned Development No. 1029, as Amended, Subareas A and B

Dear Mr. Scott:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1029 ("PD 1029"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Numbers 12 and 13 of PD 1029.

You are requesting on behalf of 1345 S. Wabash Development Corporation (the "1345 Developer") a minor change to the affordable housing requirements. The 1345 Developer is the ground lessee and developer of the property commonly known as 1345 S. Wabash Avenue, within Subarea B of PD 1029. 1333 S. Wabash Development Corporation (the "1333 Developer") is the ground lessee and developer of the property commonly known as 1333 S. Wabash Avenue, within Subarea A of PD 1029. The ground lessors, ground lessees and developers of these properties are under common ownership and control. Pursuant to Statement No. 13 of PD 1029, 11 affordable units (six, two-bedroom and five, one-bedroom units) were to be provided within Subarea B, or a cash payment to the Affordable Housing Opportunity Fund in lieu. No affordable units are required for any other subarea.

Specifically, you are seeking a minor change to:

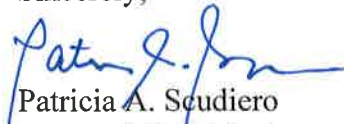
- (1) Reduce the number of two bedroom units from six to five, and increase the one bedroom units from five to six;
- (2) Allow the 1345 Developer to shift the obligation to provide the two-bedroom units in Subarea B to the 1333 Developer within Subarea A. As a result of this two bedroom unit reallocation from Subarea B to A, a portion of the affordable housing encumbrance will shift from the 1345 Developer to the 1333 Developer.

With regard to your first request, the Department of Planning and Development has determined that we cannot allow a reduction in two bedroom units. It is our understanding that your client is not providing the affordable two-bedroom units, but rather opting to pay the in lieu of fee for these units. Therefore, the proposed two bedroom unit reduction would result in a reduction in their payment to the City. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1029, I hereby deny your request to reduce the number of two bedroom units from six to five, and increase the one bedroom units from five to six.

In regards to your second request, to allow the 1345 Developer to transfer the two-bedroom units in Subarea B to the 1333 Developer within Subarea A, and as a result, a portion of the affordable housing encumbrance will shift from the 1345 Developer to the 1333 Developer, the transfer of units or payment in lieu of fee for these units will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1029, I hereby approve your second request only, and no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void. If you have any affordable housing questions, please contact Marcia Baxter at (312) 744-0696.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Marcia Baxter, Kara Breems, Main file

Reclassification Of Area Shown On Map No. 4-E.
 (As Amended)
 (Application No. 17700)
 (Common Address: 1333 W. Wabash Ave., 1345 S. Wabash Ave.
 And 1328 S. Wabash Ave.)

RBPD 1029, 99

[SO2013-1596]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-7 Downtown Mixed-Use District and Residential-Business Planned Development Number 1029 symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 237 feet south of the south line of East 13th Street; a line 180.32 feet east of the east line of South Wabash Avenue; a line 69.69 feet north of the north line of East 14th Street; a line 56.85 feet east of the east line of South Wabash Avenue; a line 69.57 feet north of the north line of East 14th Street; South Wabash Avenue; a line 173 feet north of the north line of East 14th Street; a line 52 feet west of the west line of South Wabash Avenue; a line 25 feet north of the north line of East 14th Street; a line 145.87 feet west of the west line of South Wabash Avenue; a line 50 feet north of the north line of East 14th Street; a line 135.87 feet west of the west line of South Wabash Avenue; a line 189.89 feet north of the north line of East 14th Street; a line 145.96 feet west of the west line of South Wabash Avenue; a line 394.07 feet north of the north line of East 14th Street; and South Wabash Avenue.

to those of Residential-Business Planned Development Number 1029, as amended.

SECTION 2. This ordinance takes effect after its passage and due publication.

Planned Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1029, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1029, as amended (the "Planned Development") consists of a net site area of approximately 90,480 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The portion of the Property commonly known as 1333 South Wabash Avenue is owned by the applicant. The portion of the Property commonly known as 1345 South Wabash Avenue is owned

by 1345 South Wabash THC, LLC. The portion of the Property commonly known as 1328 South Wabash Avenue is administered by and through The Filmworks Lofts Condominium Association on behalf of the condominium unit owners (the "Association"). Applicant makes this application with the consent of 1345 South Wabash THC, LLC and the Association.

2. The requirements, obligations and conditions contained within this Planned Development pertaining to an individual subarea shall be binding upon the titleholder of such subarea, its successors and assigns. All rights granted hereunder pertaining to an individual subarea shall inure to the benefit of the titleholder of such subarea, its successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property, subject however to the following exceptions and conditions: (a) any changes or modifications to this Planned Development applicable to or in a given subarea need only be made or authorized by the owners and/or any ground lessees of such subarea provided there is no adverse effect (i.e., a diminution of development rights) on other subareas; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.
3. All applicable official reviews, approvals or permits are required to be obtained by the owner of the Property, 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 Property owner, its successors, assign or grantees, seeking such action.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, as defined below.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic 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 19 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; Site Plan (Subarea A); a Site Plan (Subarea B); a Site Plan (Subarea C); a Landscape Plan (Subarea A); a Landscape Plan (Subarea B); a Green Roof Plan (Subarea A); a Green Roof Plan (Subarea B); Building Elevations (North, South, East and West) (Subarea A); Building Elevations (North, South, East and West) (Subarea B); and Building Elevations (North, South, East and West) (Subarea C). Full-sized copies of the Site Plan (Subarea A); a Site Plan (Subarea B); a Site Plan (Subarea C); a Landscape Plan (Subarea A); a Landscape Plan (Subarea B); a Green Roof Plan (Subarea A); a Green Roof Plan (Subarea B); Building Elevations (North, South, East and West) (Subarea A); Building Elevations (North, South, East and West) (Subarea B); Building Elevations (North, South, East and West) (Subarea C) (collectively, the "Plans"), all dated September 19, 2013, are on file with the Department of Housing and Economic 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 permitted in the areas delineated as Subarea A, Subarea B and Subarea C of Residential-Business Planned Development Number 1029, as amended: multi-unit residential, all permitted uses in the DX Zoning District under the Public and Civic Use category, all permitted uses in the DX Zoning District under the Commercial Use category, accessory parking, accessory uses, apiaries, and co-located wireless communication facilities.
6. On-Premises 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 Housing and Economic Development. Off-Premises 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 90,480 square feet.
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 Housing and Economic 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. 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 of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. Subject to the provisions of statement Number 2 of this Planned Development, 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 titleholders and any ground lessors.
13. The applicant acknowledges and agrees that the rezoning of the Property from DX-7 Downtown Mixed-Use District to Residential-Business Planned Development Number 1029, as amended, for construction of a residential project triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance in Subarea A and Subarea B must: (i) develop affordable housing units as part of the residential housing project in Subarea B; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as (Sub)Exhibit A, the applicant has agreed to provide 11 affordable units in Subarea B at 100 percent AMI affordable housing units in the

Residential Project for households earning up to 100 percent AMI of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units") or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required Affordable Unit ("Cash Payment"). At the time of each Part II Review for the Residential Project, applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing and Economic Development for review and approval. If the applicant subsequently reduces the number of dwelling units in the residential project, the Department of Housing and Economic Development may adjust the requirements of this Statement 13 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending this Planned Development. Prior to the issuance of any building permits for the residential housing project within Subarea B, including, without limitation, excavation or foundation permits, the applicant must either make the required cash payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2), with respect to such subarea. 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 Residential Project in Subarea B and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. If the applicant initially sells a housing unit required to be affordable at a price that renders the housing unit not affordable, or to a household that does not meet the eligibility criteria, the applicant shall make a Cash Payment for each such affordable housing unit in accordance with Section 2-45-110(i)(2)(i) and the Affordable Housing Agreement. The Commissioner of Housing and Economic Development may enforce remedies for breach of the 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 ordinance.

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 new buildings and improvements on the Property constructed after the date hereof 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. In furtherance of this policy, improvements within Subarea A and Subarea B shall include the following sustainable features: (A) 50 percent Green Roof and (B) LEED certified.

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. DHED may approve a credit for such on-site facilities and open space at any time prior to Part II Approval for a particular subarea provided that such facilities and/or open space meet the criteria for such credit.

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 Housing and Economic Development, pursuant to Section 16-18-110.

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 Housing and Economic 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 Housing and Economic Development prior to the issuance of any Part II Approval.

17. The applicant acknowledges that the Planned Development includes a building commonly known as Filmworks Lofts and identified on the National Register of Historic Places as the Coca Cola Building as potentially significant in the Chicago Historic Resources Survey. Pursuant to the Zoning Ordinance, Section 17-8-0911 and Section 13-32-230 of the Municipal Code, the applicant acknowledges that planned developments should give priority to the adaptive reuse of historic buildings which have been designated as a "Chicago Landmark" or color-coded red or orange in the Chicago Historic Resources Survey. It shall be the responsibility of the owners of Subarea C to retain and preserve the character-defining features of the building, which include the Wabash Avenue Street facade. In general, the original features and materials of the street facade should be retained and preserved as much as reasonably possible, while any changes should be compatible with the building's historic character. Such work to the character-defining features shall be subject to the review and approval of the Department of Housing and Economic Development as a part of the Part II Review.
18. In order to develop the proposed improvements in Subarea A and Subarea B, the applicant has contracted to acquire unused FAR and square footage (for minimum lot area purposes) from Subarea C (the "Development Rights"). Because the applicant has not acquired the Development Rights at the time of the approval of this Planned Development, each subarea will have an initial FAR of 7.0. At the time the applicant acquires certain portions of the Development Rights to construct the improvements on

Subarea A, the maximum permitted FAR for Subarea A shall, without amendment to this Planned Development, increase by 90,160 square feet (or 2.755 using the net site area of Subarea A), the maximum number of permitted dwelling units for Subarea A shall increase by 81 dwelling units, the maximum permitted FAR for Subarea C shall decrease by 90,160 square feet (or 2.015 using the net site area of Subarea C) and the maximum number of dwelling units for Subarea C shall decrease by 81 dwelling units, all as set forth in the Bulk Regulations and Data Table. Prior to Part II Approval, applicant shall deliver to the Department an executed and recorded Agreement of Covenants and Restrictions ("Covenant A") which shall set forth the amount of Development Rights acquired for the benefit of Subarea A. Delivery of Covenant A shall cause corresponding increases and decreases in FAR and permitted dwelling units in Subarea A and Subarea C. At the time the applicant acquires certain portions of the Development Rights to construct the improvements on Subarea B, the maximum permitted FAR for Subarea B shall, without amendment to this Planned Development, increase by up to 56,186 square feet (or 4.319 using the net site area of Subarea B), the maximum number of permitted dwelling units for Subarea B shall increase by 54 dwelling units, the maximum permitted FAR for Subarea C shall decrease 56,186 square feet (or 1.256 using the net site area of Subarea C) and the maximum number of dwelling units for Subarea C shall decrease by 54 dwelling units all as set forth in the Bulk Regulations and Data Table. Prior to Part II Approval, applicant shall deliver to the Department an executed and recorded Agreement of Covenants and Restrictions ("Covenant B") which shall set forth the amount of Development Rights acquired for the benefit of Subarea B. Delivery of Covenant B shall cause a corresponding increase and decrease in FAR and maximum permitted dwelling units Subarea B and Subarea C. The City of Chicago is not party to Covenant A or B and is not responsible for enforcing anything in said covenants other than the above provisions governing the transfer of floor area and dwelling units.

19. 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to DX-7 Downtown Mixed-Use District.

[Exhibit "A" -- Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan (Subarea A); North, South, East and West Elevations (Subarea A); Site Plan (Subarea B); North, South, East and West Elevations (Subarea B); Site Plan (Subarea C); North, South, East and West Elevations (Subarea C) referred to in these Plan of Development Statements printed on pages 62781 through 62796 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential-Business Planned Development No. 1029, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:

Subarea A:	42,306 square feet
Subarea B:	16,794 square feet
Subarea C:	55,799 square feet
Total:	114,899 square feet

Area in the Public Right-of-Way:

Subarea A:	9,580 square feet
Subarea B:	3,785 square feet
Subarea C:	11,054 square feet
Total:	24,419 square feet

Subarea A:	32,726 square feet
Subarea B:	13,009 square feet
Subarea C:	44,745 square feet
Total:	90,480

Maximum Permitted Far⁽¹⁾:

Subarea A:	7.0 + 2.755 = 9.755 (increased only upon execution of Covenant A and delivery to the Department)
Subarea B:	7.0 + 4.319 = 11.319 (increased only upon execution of Covenant B and delivery to the Department)
Subarea C:	7.0 decreased by 2.015 upon execution of Covenant A and delivery to the Department; decreased by an additional 1.256 upon execution of Covenant B and delivery to the Department

Maximum Number of Dwelling Units:

Subarea A:	307
Subarea B:	144
Subarea C:	85

Minimum Number Of Off-Street Parking Spaces:

Subarea A:	213
Subarea B:	78
Subarea C:	100

(1) Maximum FAR for each subarea is calculated using the net site area of such subarea. The total blended FAR for the Planned Development shall not exceed 7.0 unless bonuses are secured via an amendment and City Council approval. Covenants A + B are private agreements between the applicant, owners of Subareas A + B and the owner(s) of Subarea C.

Minimum Number of Off-Street
Loading Berths:

Subarea A:	2 10 by 25
Subarea B:	1 10 by 25
Subarea C:	1 (existing)

Setbacks from the Property Line:

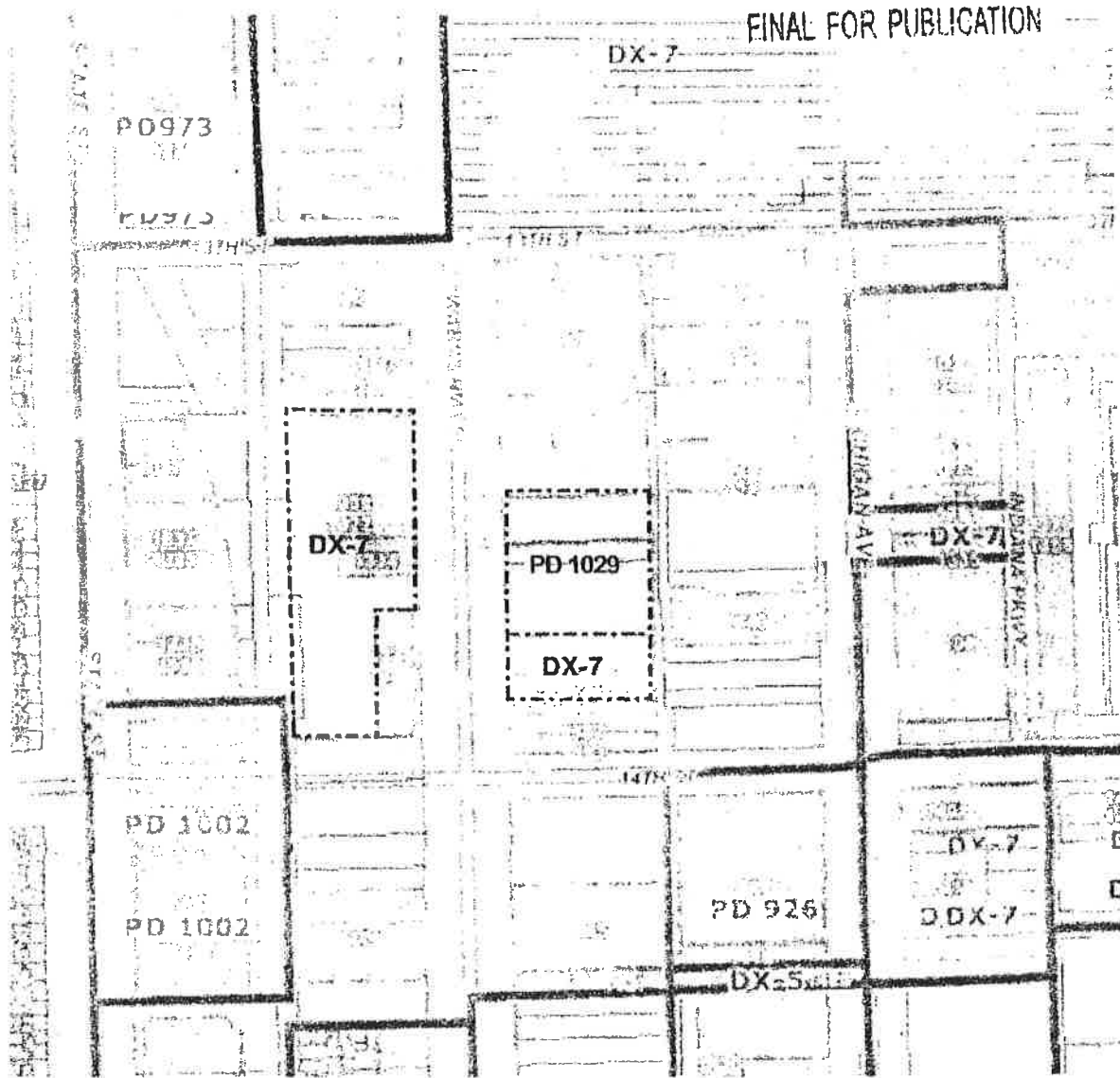
Subarea A:	In accordance with the site plan
Subarea B:	In accordance with the site plan
Subarea C:	In accordance with the site plan

Maximum Site Coverage:

Subarea A:	100 percent
Subarea B:	100 percent
Subarea C:	In accordance with the site plan

Maximum Building Height:

Subarea A:	290 feet
Subarea B:	170 feet
Subarea C:	150 feet



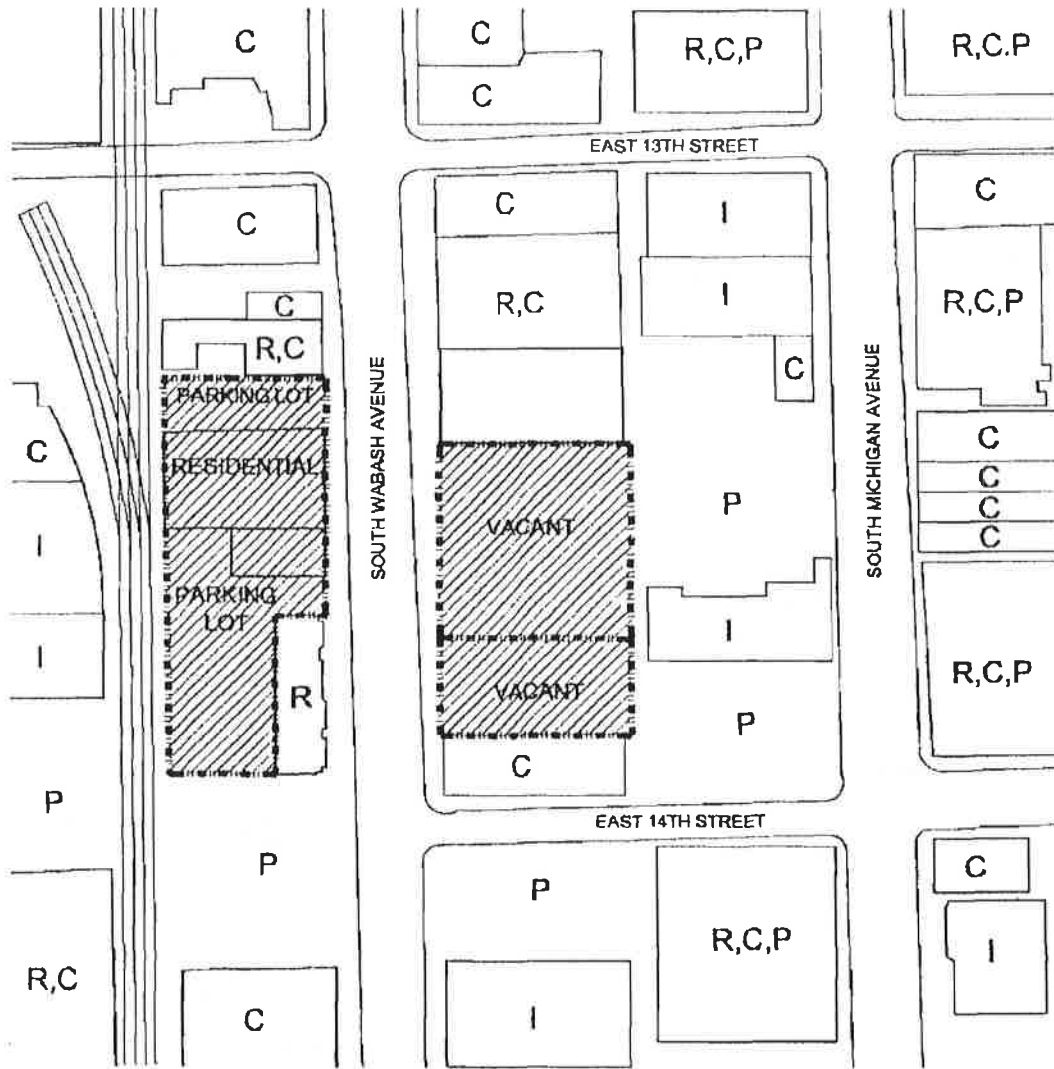
----- PROPERTY LINE



EXISTING ZONING MAP
NTS

Applicant: 1333 S. Wabash LLC
 Address: 1328, 1333, 1345 S. Wabash Ave.
 Introduced: March 13, 2013
 Plan Commission: September 19, 2013

**BRINNSTOOL
 + LYNCH**
 ARCHITECTURE
 DESIGN

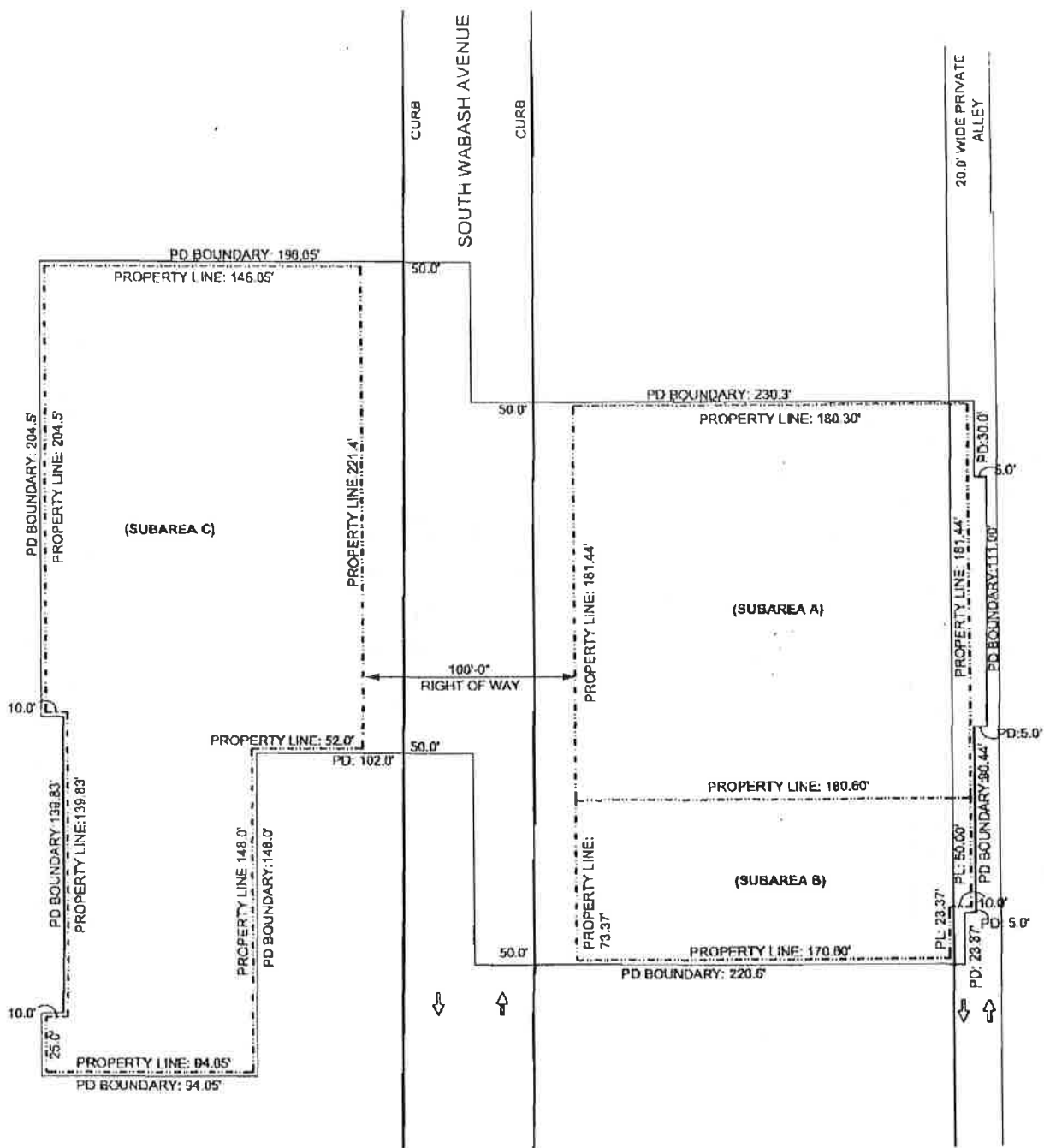


- KEY
- R RESIDENTIAL
- I INSTITUTIONAL
- C COMMERCIAL
- P PARKING
- O OFFICE
- H HOTEL
- PROPERTY LINE

EXISTING LAND USE MAP
NTS

Applicant: 1333 S. Wabash LLC
 Address: 1328, 1333, 1345 S. Wabash Ave.
 Introduced: March 13, 2013
 Plan Commission: September 19, 2013

BRININSTOOL
+ LYNCH
 ARCHITECTURE
 DESIGN

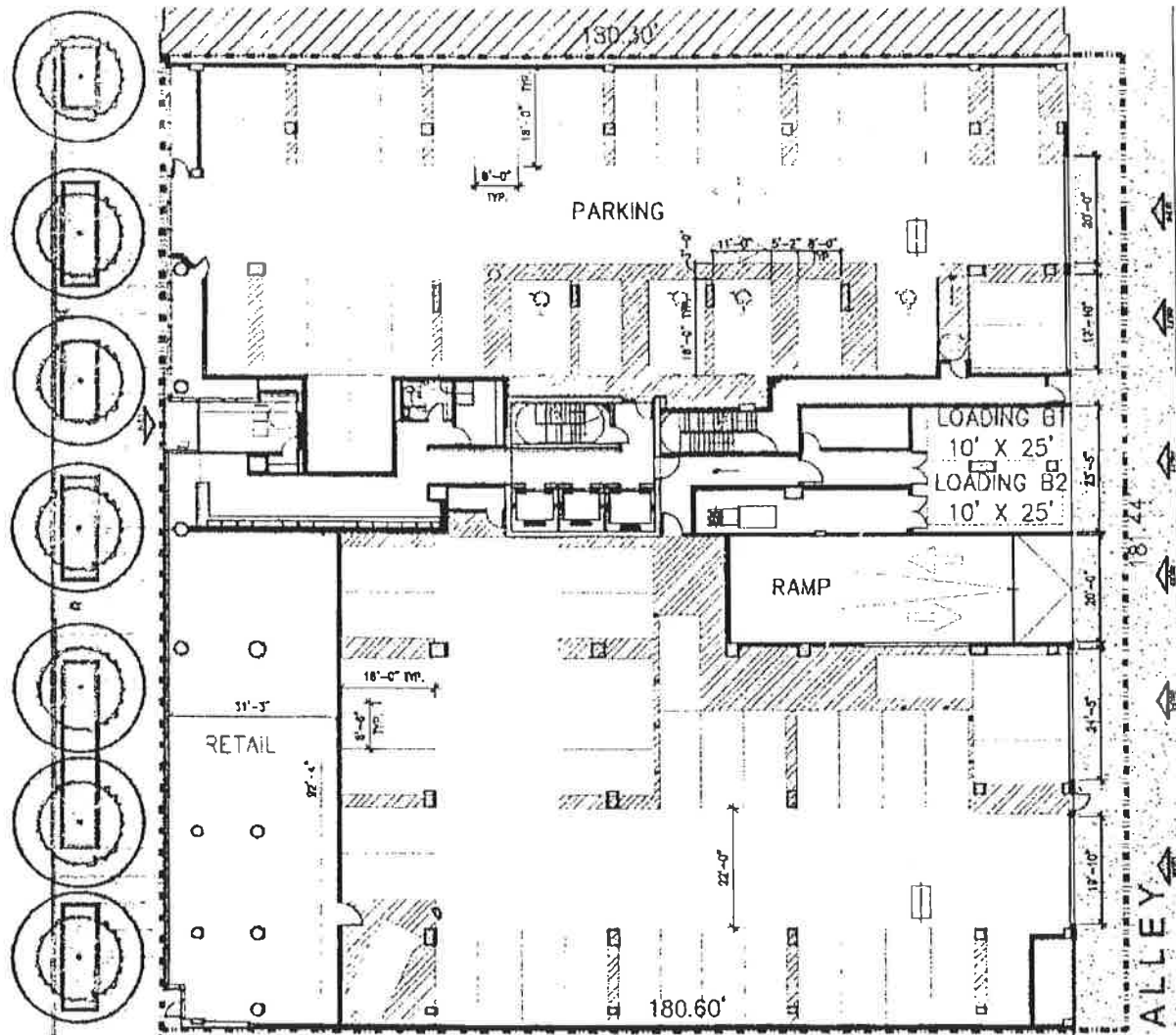


- - - - - PROPERTY LINE
 _____ PD BOUNDARY

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant: 1333 S. Wabash LLC
 Address: 1328, 1333, 1345 S. Wabash Ave.
 Introduced: March 13, 2013
 Plan Commission: September 19, 2013

**BRINSTOOL
 + LYNCH**
 ARCHITECTURE
 DESIGN

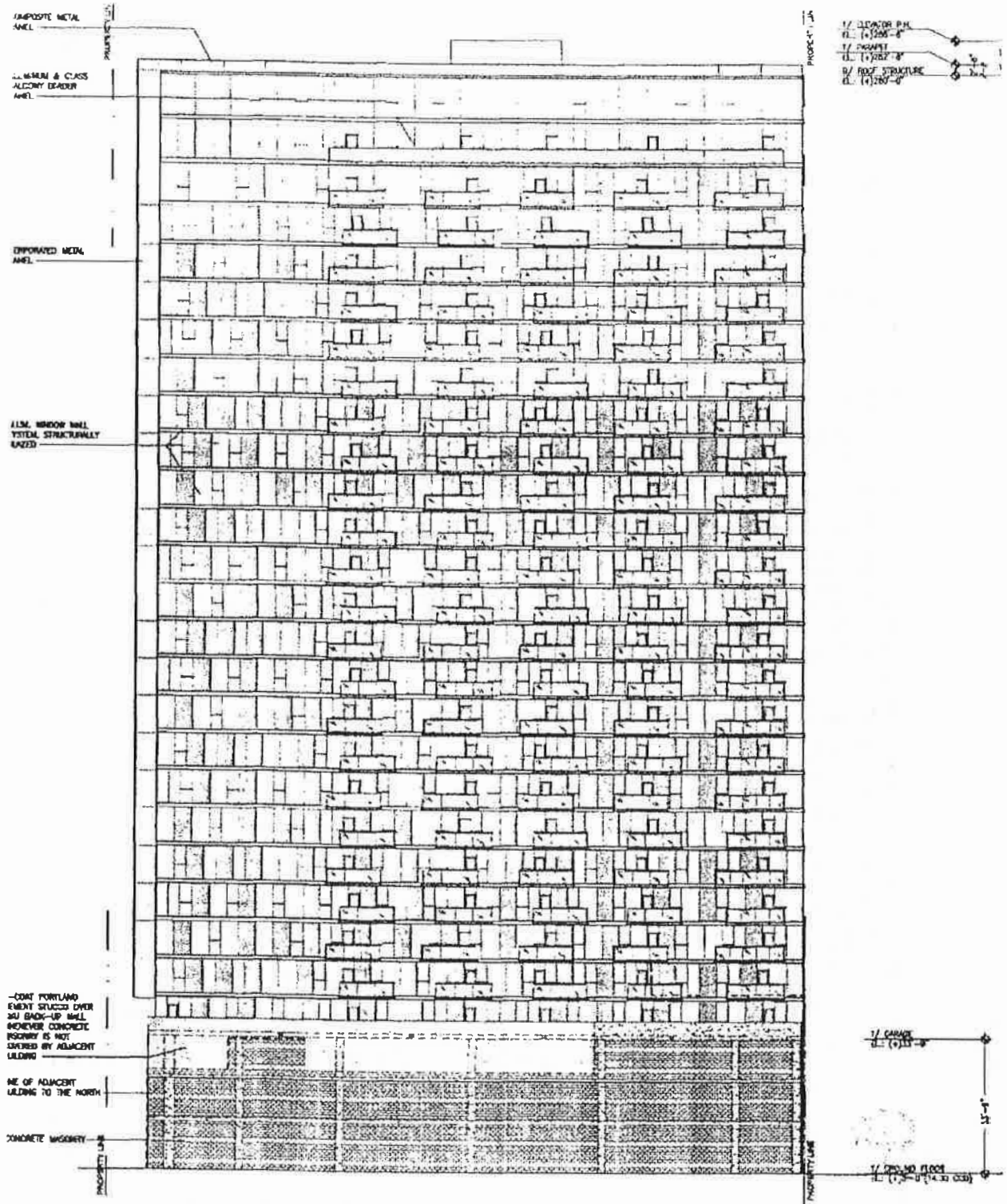


SITE PLAN (SUBAREA A)

1/32"=1'-0"

Applicant: 1333 S. Wabash LLC
Address: 1328, 1333, 1345 S. Wabash Ave.
Introduced: March 13, 2013
Plan Commission: September 19, 2013

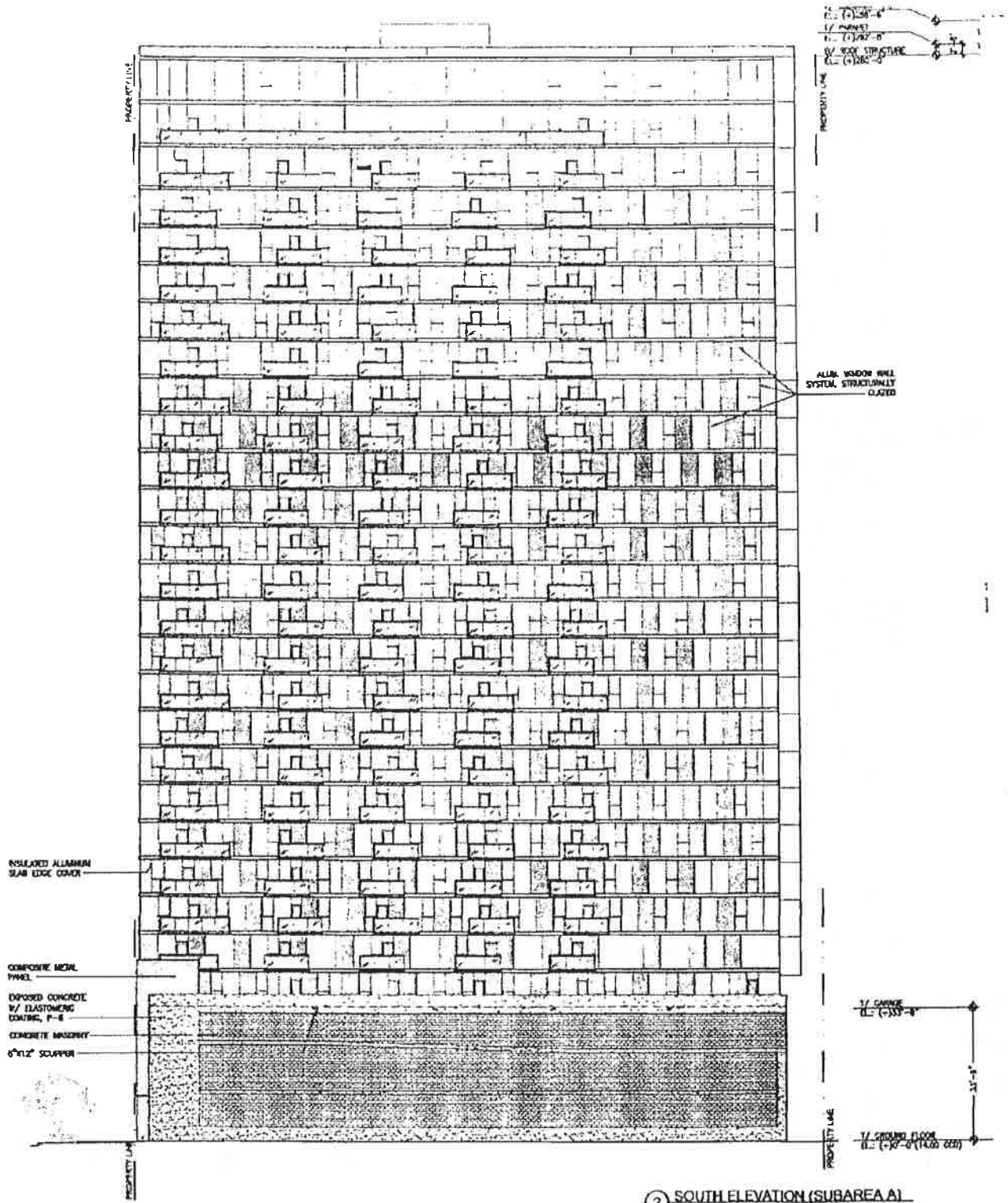
**BRININSTOOL
+ LYNCH**
ARCHITECTURE
DESIGN



Applicant: 1333 S. Wabash LLC
 Address: 1328, 1333, 1345 S. Wabash Ave
 Introduced: March 13, 2013
 Plan Commission: September 19, 2013

2 NORTH ELEVATION (SUBAREA A)

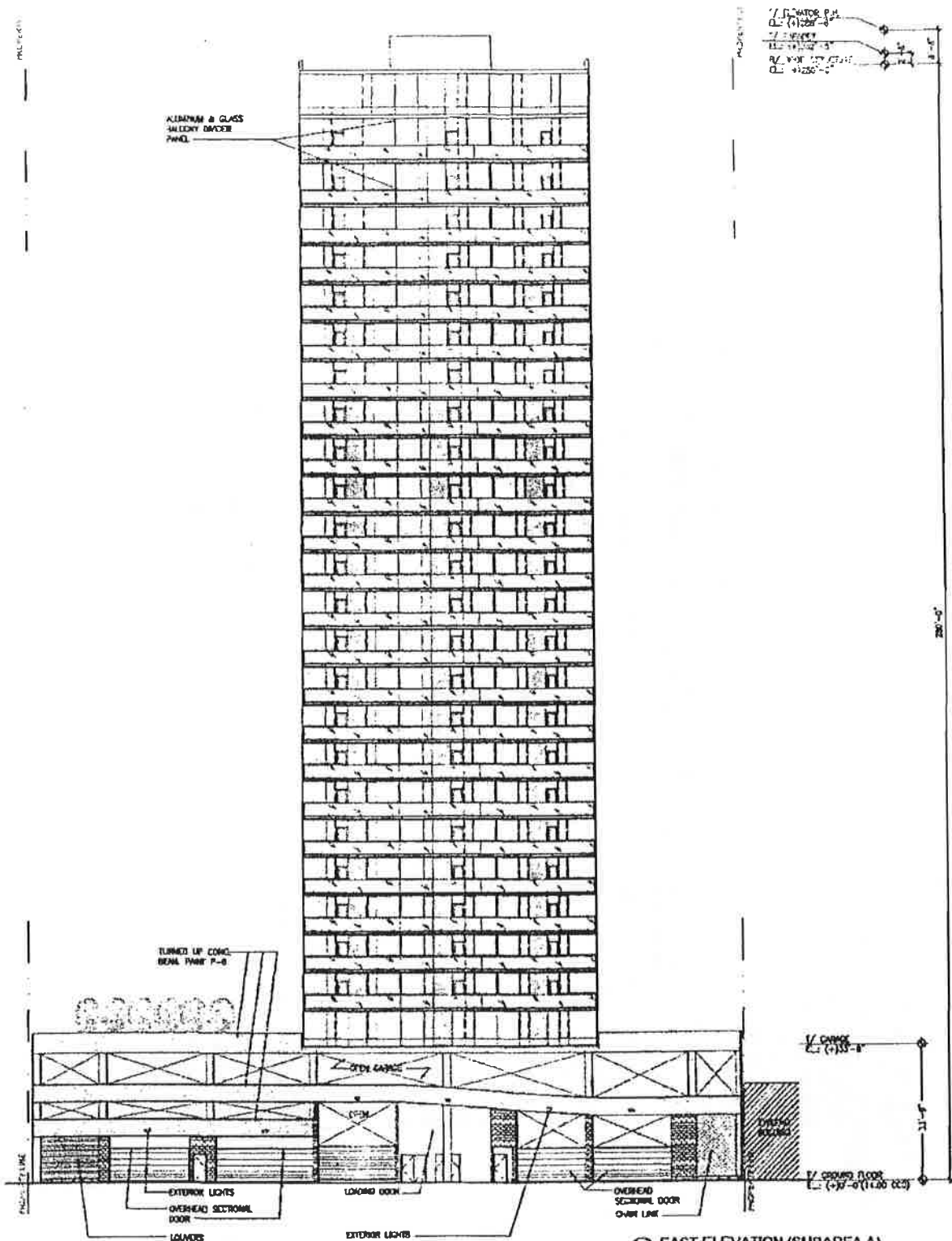
BRININSTOOL
 + LYNCH
 ARCHITECTURE
 DESIGN



2 SOUTH ELEVATION (SUBAREA A)

Applicant: 1333 S. Wabash LLC
 Address: 1328, 1333, 1345 S. Wabash Ave.
 Introduced: March 13, 2013
 Plan Commission: September 19, 2013

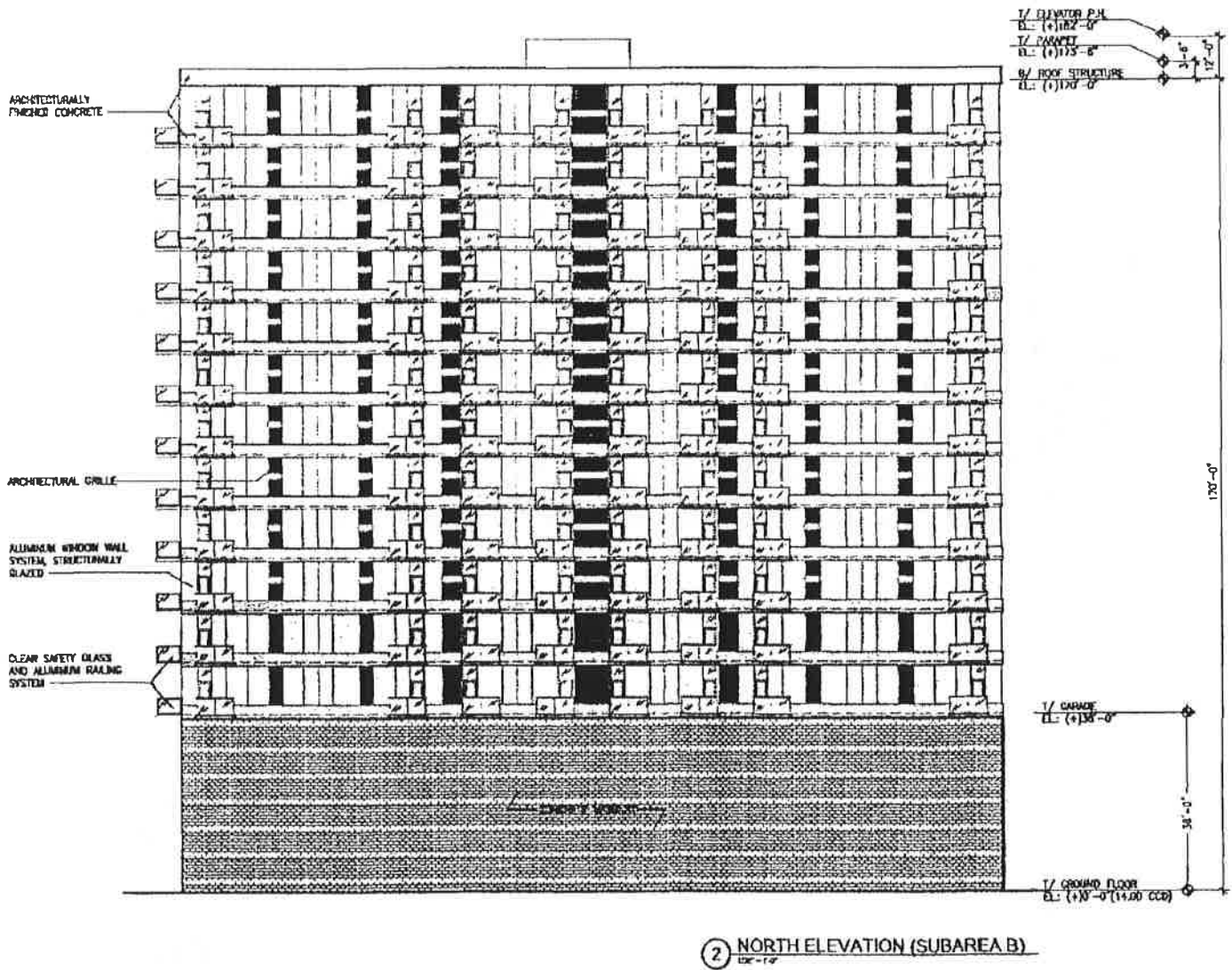
**BRINNSTOOL
 + LYNCH**
 ARCHITECTURE
 DESIGN



1 EAST ELEVATION (SUBAREA A)

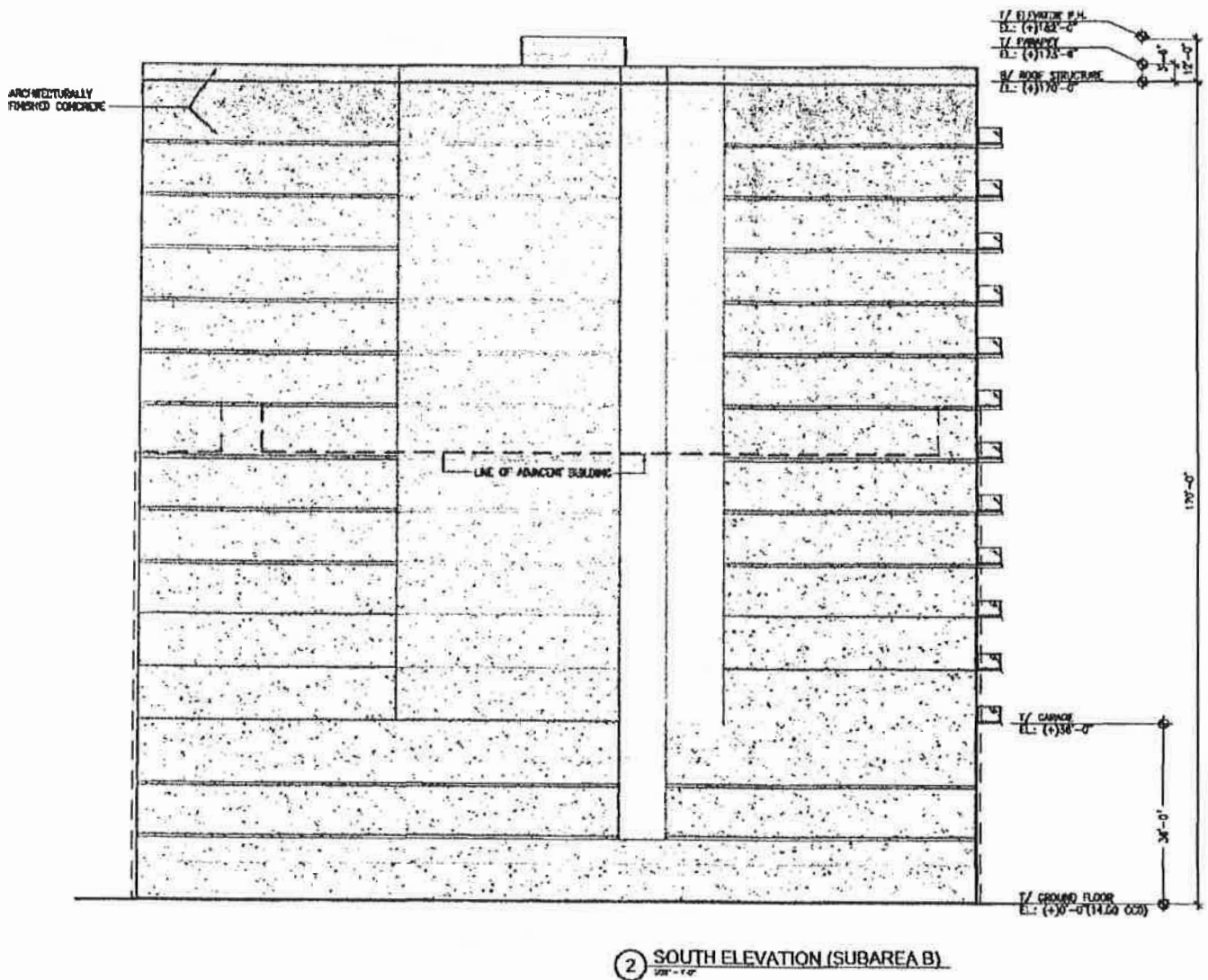
Applicant: 1333 S. Wabash LLC
 Address: 1328, 1333, 1345 S. Wabash Ave.
 Introduced: March 13, 2013
 Plan Commission: September 19, 2013

**BRININSTOOL
 + LYNCH**
 ARCHITECTURE
 DESIGN



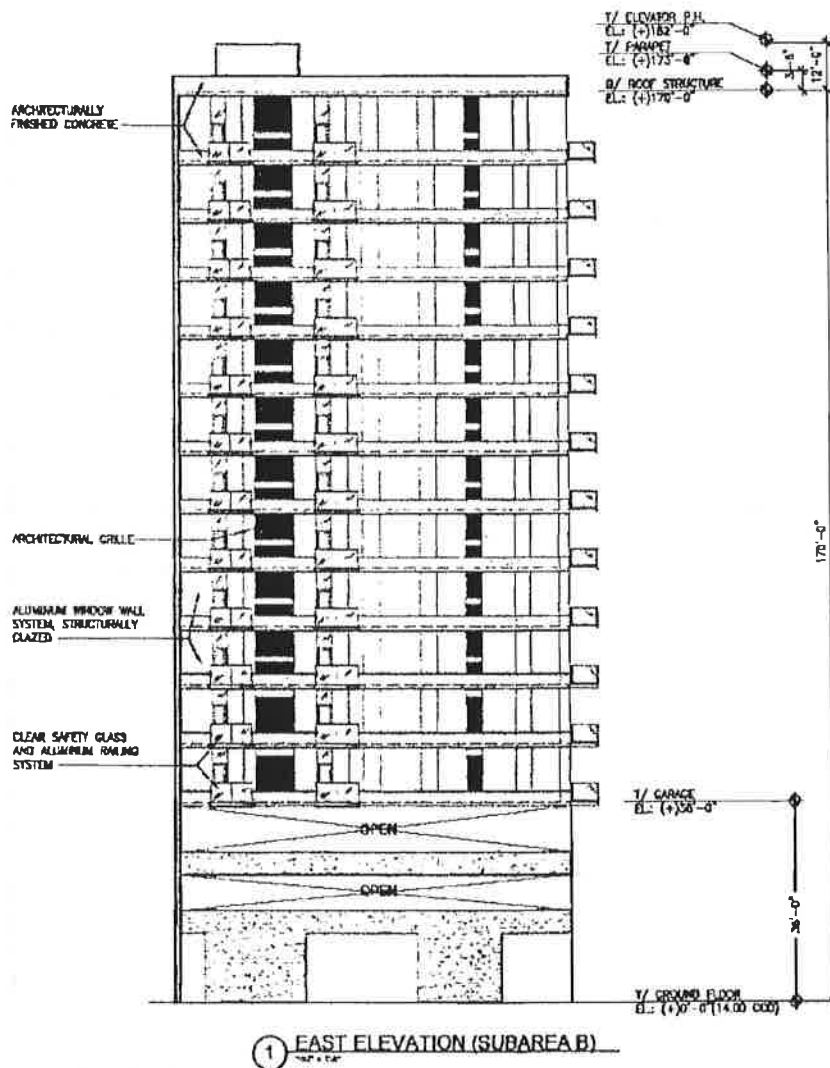
Applicant: 1333 S. Wabash LLC
 Address: 1328, 1333, 1345 S. Wabash Ave.
 Introduced: March 13, 2013
 Plan Commission: September 19, 2013

**BRINNSTOOL
 + LYNCH**
 ARCHITECTURE
 DESIGN



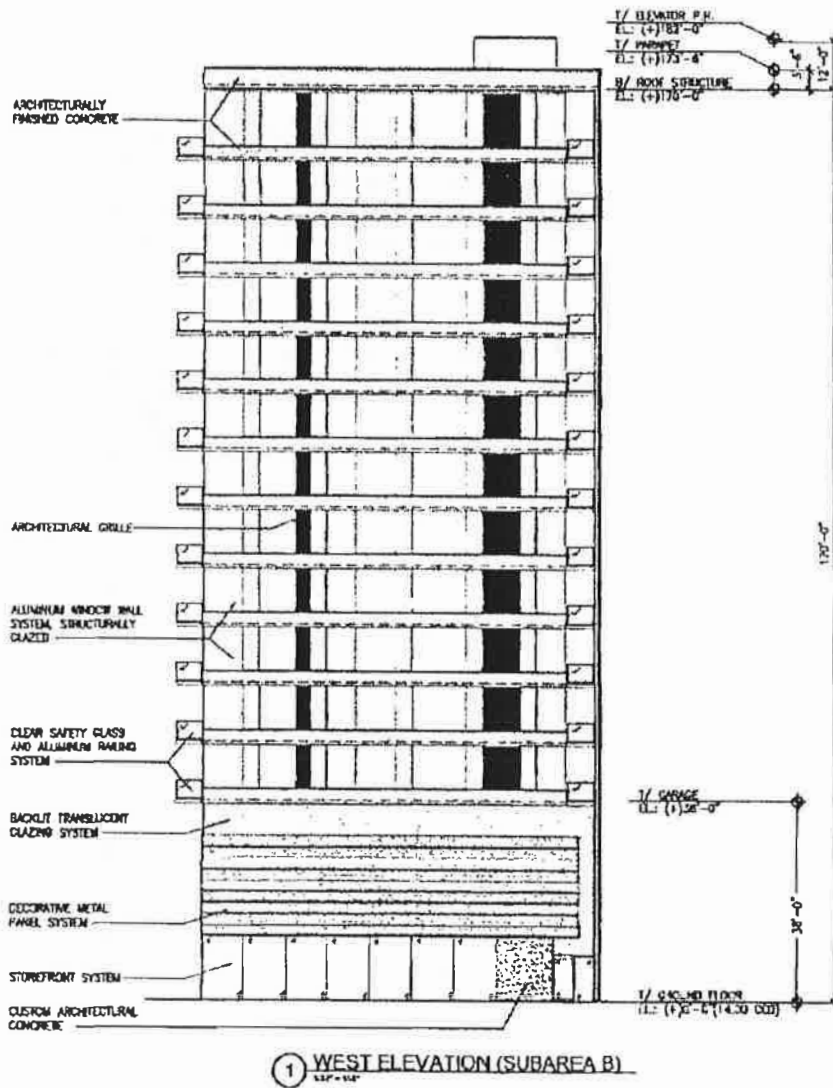
Applicant: 1333 S. Wabash LLC
Address: 1328, 1333, 1345 S. Wabash Ave.
Introduced: March 13, 2013
Plan Commission: September 19, 2013

**BRINNSTOOL
+ LYNCH**
ARCHITECTURE
DESIGN



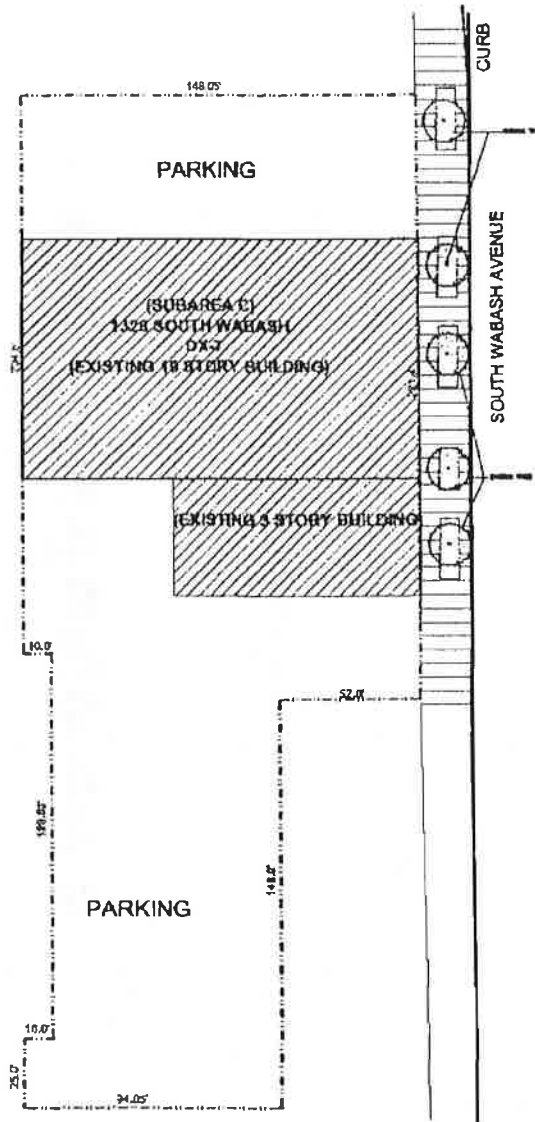
Applicant: 1333 S. Wabash LLC
Address: 1328, 1333, 1345 S. Wabash Ave.
Introduced: March 13, 2013
Plan Commission: September 19, 2013

**BRINNSTOOL
+ LYNCH**
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DESIGN



Applicant: 1333 S. Wabash LLC
Address: 1328, 1333, 1345 S. Wabash Ave.
Introduced: March 13, 2013
Plan Commission: September 19, 2013

**BRININSTOOL
+ LYNCH**
ARCHITECTURE
DESIGN

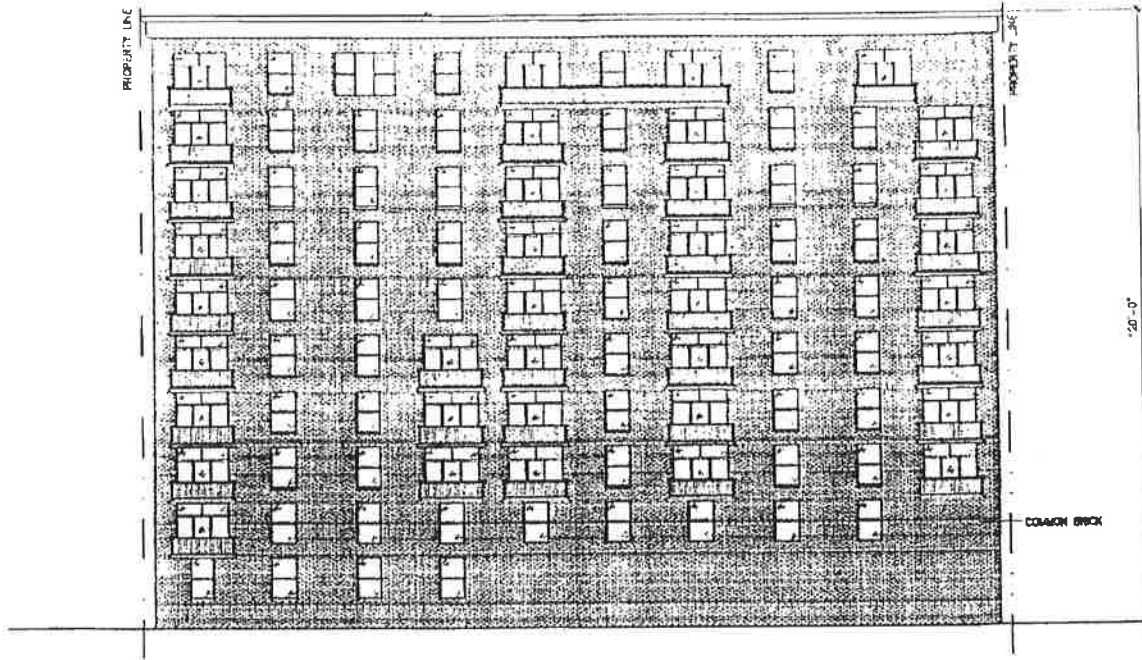


SITE PLAN (SUBAREA C)

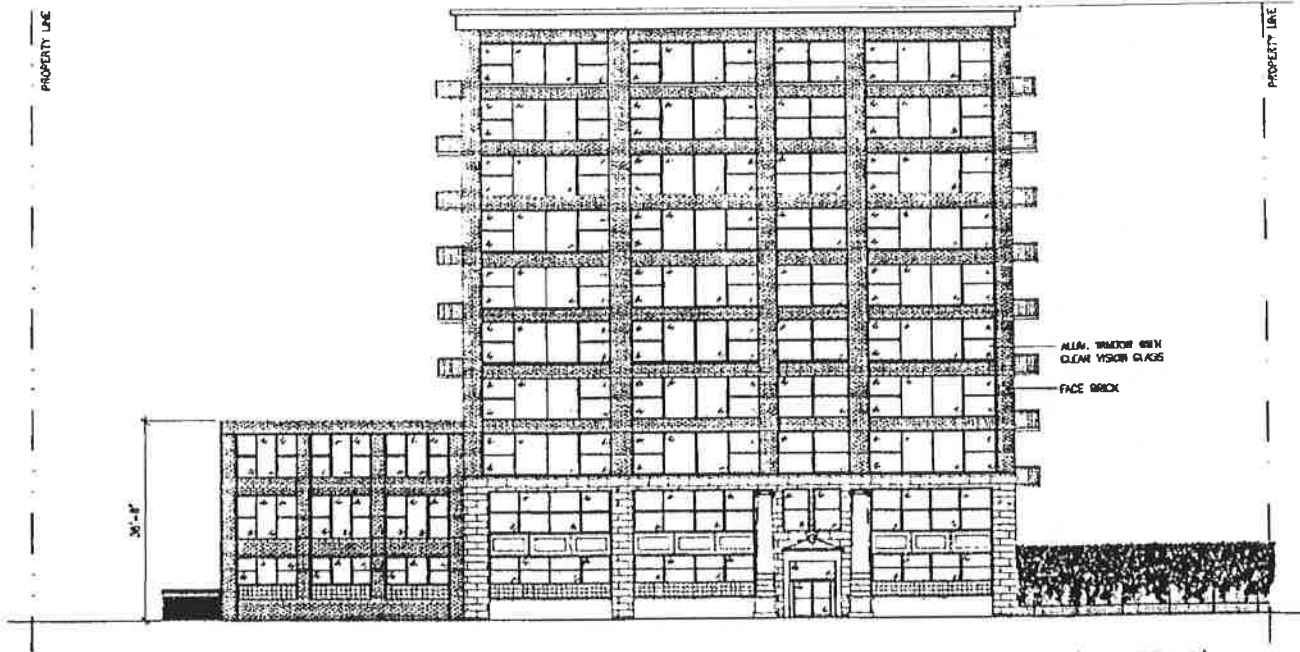
1/64"=1'-0"

Applicant: 1333 S. Wabash LLC
Address: 1328, 1333, 1345 S. Wabash Ave.
Introduced: March 13, 2013
Plan Commission: September 19, 2013

BRININSTOOL
+ **LYNCH**
ARCHITECTURE
DESIGN



② NORTH ELEVATION (SUBAREA C)
1/2" = 1'-0"



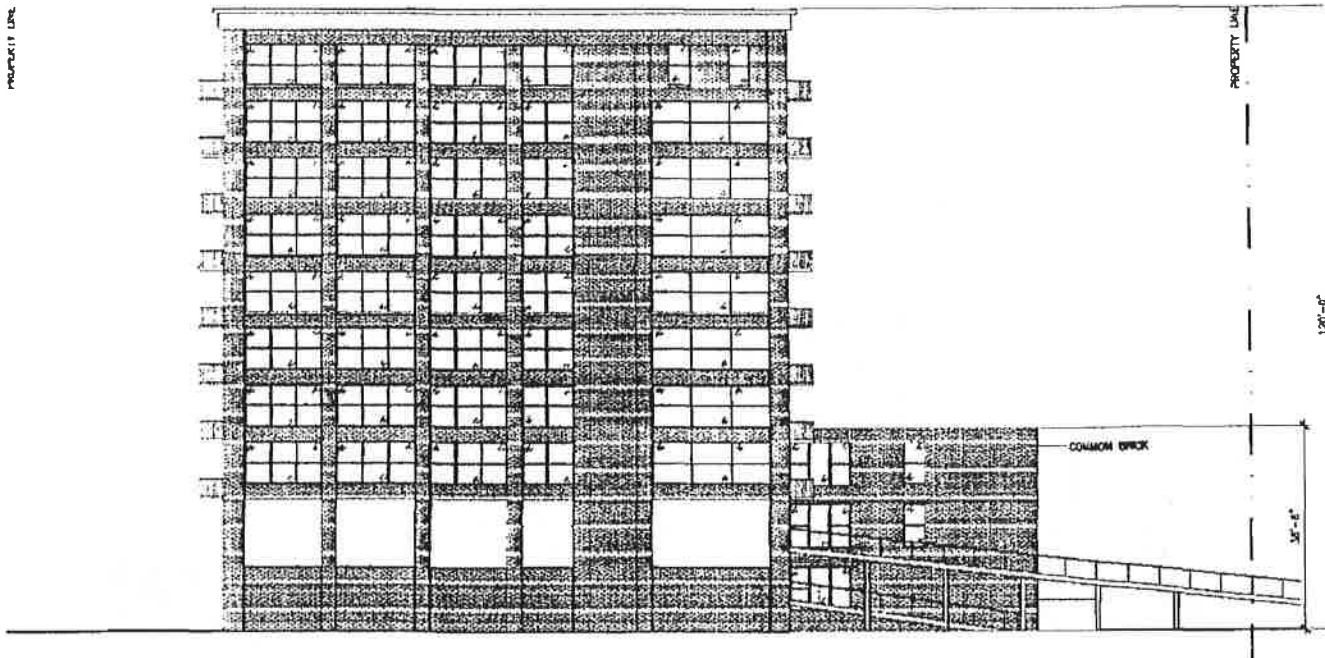
① EAST ELEVATION (SUBAREA C)
1/2" = 1'-0"

Applicant: 1333 S. Wabash LLC
Address: 1328, 1333, 1345 S. Wabash Ave.
Introduced: March 13, 2013
Plan Commission: September 19, 2013

**BRINNSTOOL
+ LYNCH**
ARCHITECTURE
DESIGN



② SOUTH ELEVATION (SUBAREA C)
1/2" = 1'-0"



① WEST ELEVATION (SUBAREA C)
1/2" = 1'-0"

Applicant: 1333 S. Wabash LLC
Address: 1328, 1333, 1345 S. Wabash Ave.
Introduced: March 13, 2013
Plan Commission: September 19, 2013

**BRININSTOOL
+ LYNCH**
ARCHITECTURE
DESIGN



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

September 7, 2012

Mr. Jesse W. Dodson
DLA Piper LLP
203 North LaSalle Street
Suite 1900
Chicago, IL 60601-1293

Re: Residential Business Planned Development No. 1029, 1327-1333 South Wabash Avenue

Dear Mr. Dodson:

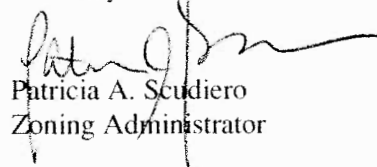
Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Business Planned Development No. 1029 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0612 of the Chicago Zoning Ordinance and Statement No. 16 of the Planned Development ("PD").

Residential Business Planned Development No. 1029 was passed by the City Council on September 13, 2006, and Statement No. 16 states that unless substantial construction of the project has commenced within six (6) years following adoption of the Planned Development, then it shall expire and the zoning of the property shall revert to the DX-7 Downtown Mixed-Use District.

Your firm represents 1333 S. Wabash, LLC ("Owner"), the owner of all the property within the PD. A previous developer, the Piedmont Group, received foundation permits and commenced construction in 2007 including excavation and deep pile work. However, due to the financial crisis, they could not complete the project. According to your letter, the current Owner is in a position to continue construction of the project this fall, subject to modifications that will be detailed in a subsequent minor change request.

The foundation work which was commenced in 2007 does not constitute substantial construction, therefore, please be advised that pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1029, I hereby approve a one-year sunset extension from September 13, 2012 to September 13, 2013.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm
c: Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

June 13, 2007

Ms. Caroline A. Nash
Schain, Burney, Ross & Citron, Ltd.
220 North LaSalle Street
Suite 1910
Chicago, IL 60601-1102

Re: **Administrative Relief Request for Residential Business Planned
Development No. 1029, 1327 S. Wabash Avenue**

Dear Ms. Nash:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1029 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.14 of the Planned Development.

Specifically, you are requesting to:

- Change the material on the east elevation of the base of the building from poured in place concrete to concrete block with a "Portland" stucco finish.
- Change the north and south elevations of the base of the building where it will be blocked by neighboring buildings to painted CMU.
- Eliminate the stone returns on the north and south elevations where it will be blocked by the neighboring buildings. These changes are shown on revised North, South, East and West Elevation drawings prepared by Brininstool + Lynch, Ltd. Architects and dated May 29, 2007.

With regard to your request, the Department of Planning and Development has reviewed the request and has determined that these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1029, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Kathleen Nelson
First Deputy Commissioner

KCN:MRD:tm

cc: Kathleen Nelson, Terri Haymaker, Mike Marmo, Patrick Haynes, DPD files



9/13/2006

REPORTS OF COMMITTEES

15577
85025

*Reclassification Of Area Shown On Map Number 4-E.
(As Amended)
(Application Number 15577)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 4-E in the area bounded by:

South Wabash Avenue; a line 237 feet south of and parallel to East 13th Street running east for a distance of 180.30 feet; a line 180.30 feet east of and parallel to South Wabash Avenue running south for a distance of 181.44 feet; and a line 144.10 feet north of and parallel to East 14th Street running for a distance of 180.46 feet,

to those of a Residential-Business Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the City Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols to those of a Residential-Planned Development and a corresponding use is hereby established.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development. 1029

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development ("Planned Development") consists of a net site area of approximately thirty-two thousand seven hundred twenty-six (32,726) square feet of real property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and is

owned or controlled by the applicant, Wabash Street, L.L.C. ("Applicant"), for purposes of this Residential-Business Planned Development.

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-ways or consolidation or resubdivision of parcels, shall require separate submittal on behalf of the Applicant or its successors, assigns, or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-13-0600 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the Property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. No amendment may be sought without the written approval by the homeowners association unless the right to do so has been retained by Applicant and its successors in title documents. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligation therein.

4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; a Site and Landscape Plan; and Building Elevations, all dated July 20, 2006, prepared by Brininstool + Lynch Architects, which are all incorporated herein. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on

file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted within the areas delineated herein: multi-unit residential; accessory parking; retail and commercial uses as permitted within the DX-7 District (excluding hotel and office uses); accessory uses; and related uses.
6. Identification and business signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. 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.
7. Off-street parking and loading facilities shall be in compliance with the Site Plan and this Planned Development, and not subject to the further review and approval of the Department of Transportation and Planning and Development.
8. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be in conformance with this Planned Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago in effect at the time any permits for such work are granted.
9. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.

11. The Applicant shall dismantle, salvage and store the terra-cotta entry arch and surrounds on the front facade of the existing one (1) story building on the site. Prior to the issuance of a Part II approval, the Applicant shall submit evidence to the Department of Planning and Development that the Applicant complied with the 1327 South Wabash demolition permit, specifically the permit's plan for dismantling, salvaging and storing the terra-cotta arch. The Applicant shall store the arch components for up to two (2) years and make the arch components available at no charge to a recipient chosen by, and at the direction of, the Commissioner of the Department of Planning and Development. If no recipient is chosen by the end of the two (2) year storage period, the Applicant may dispose of the arch components in a manner of the Applicant's choosing. The Commissioner of the Department of Planning and Development at his or her sole discretion may release the Applicant from the requirements of this Statement 11 through written notice to the Applicant.
12. Improvements of the property, including on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits shall be designed, installed and maintained in substantial conformance with the Site, Landscape Plan and the Bulk Regulations and Data Table attached hereto and made a part hereof. Landscaping shall be installed and maintained at all times in accordance with the Site Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables and maximizes universal access throughout the Property. Therefore, at the time when building permits are sought, the plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") 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 terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of

the improvements contemplated in this Planned Development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner, which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this Planned Development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating. Copies of these standards may be obtained from the Department of Planning and Development. The building will include six thousand three hundred seventy-five (6,375) square feet (twenty-five percent (25%) of total net roof area) vegetative green roof as shown on the Planned Development Boundary and Roof Plan.
16. Unless substantial construction of the project has commenced within the Planned Development within six (6) years of the passage of the amended Planned Development, the zoning of that property shall revert to the DX-7 Downtown Mixed-Use District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Landscape Plan referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Roof Plan; Site Plan/Ground Floor Plan; Floor Plans; Building Elevations; and Aerial Map referred to in these Plan of Development Statements printed on pages 85031 through 85042 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

85030

JOURNAL--CITY COUNCIL--CHICAGO

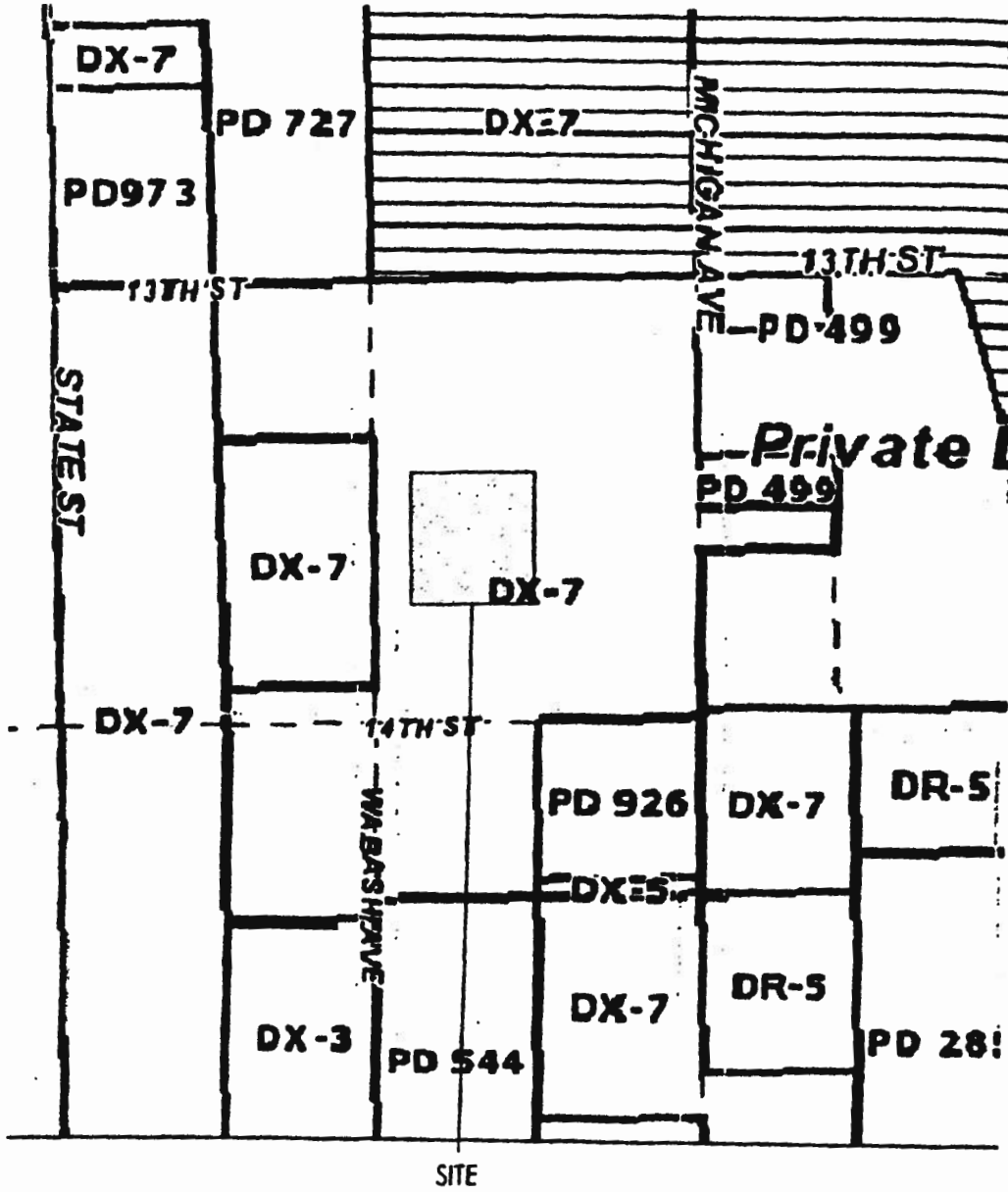
9/13/2006

15577

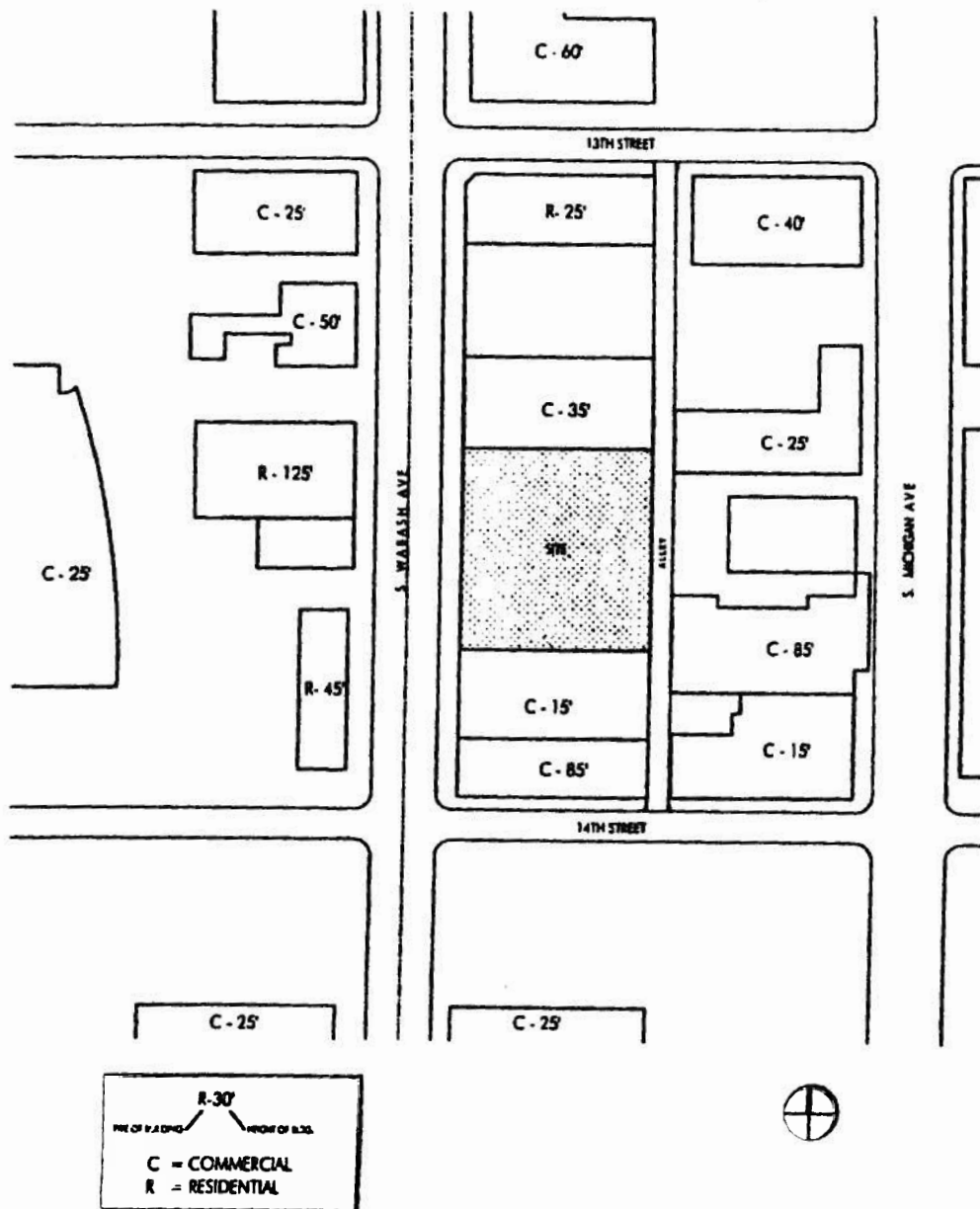
*Residential Planned Development Bulk
Regulations And Data Table.*

Gross Site Area:	41,798 square feet
Net Site Area:	32,726 square feet (.7513 acres)
Maximum Floor Area Ratio:	8.75
Base Floor Area Ratio:	7.0
Bonus Floor Area Ratio:	1.75
Maximum Number of Residential Units:	265 dwelling units
Maximum Site Coverage:	100.00%
Minimum Number of Accessory Parking Spaces:	260
Maximum Number of Accessory Parking Space:	292
Minimum Number of Bicycle Parking Spaces:	146
Minimum Number of Loading Docks:	3
Maximum Building Height:	270 feet

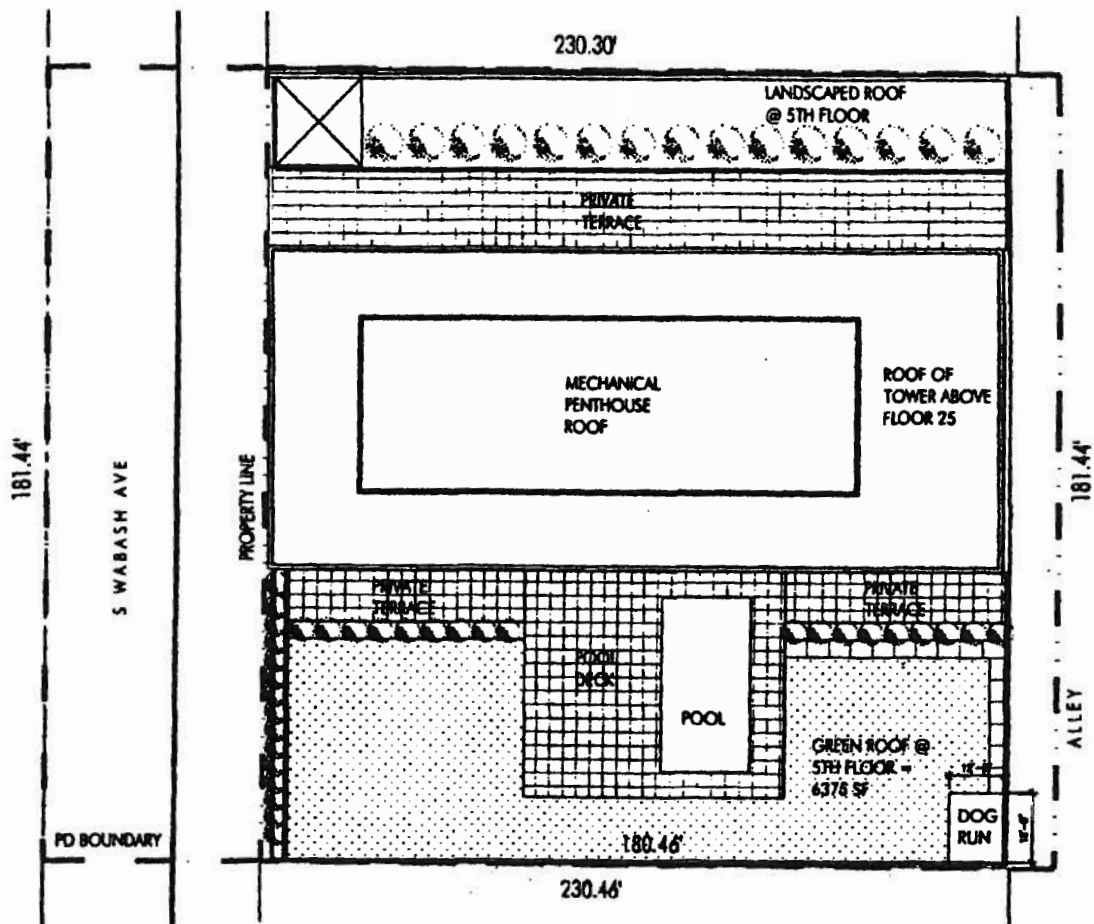
Existing Zoning Map.



Existing Land-Use Map.



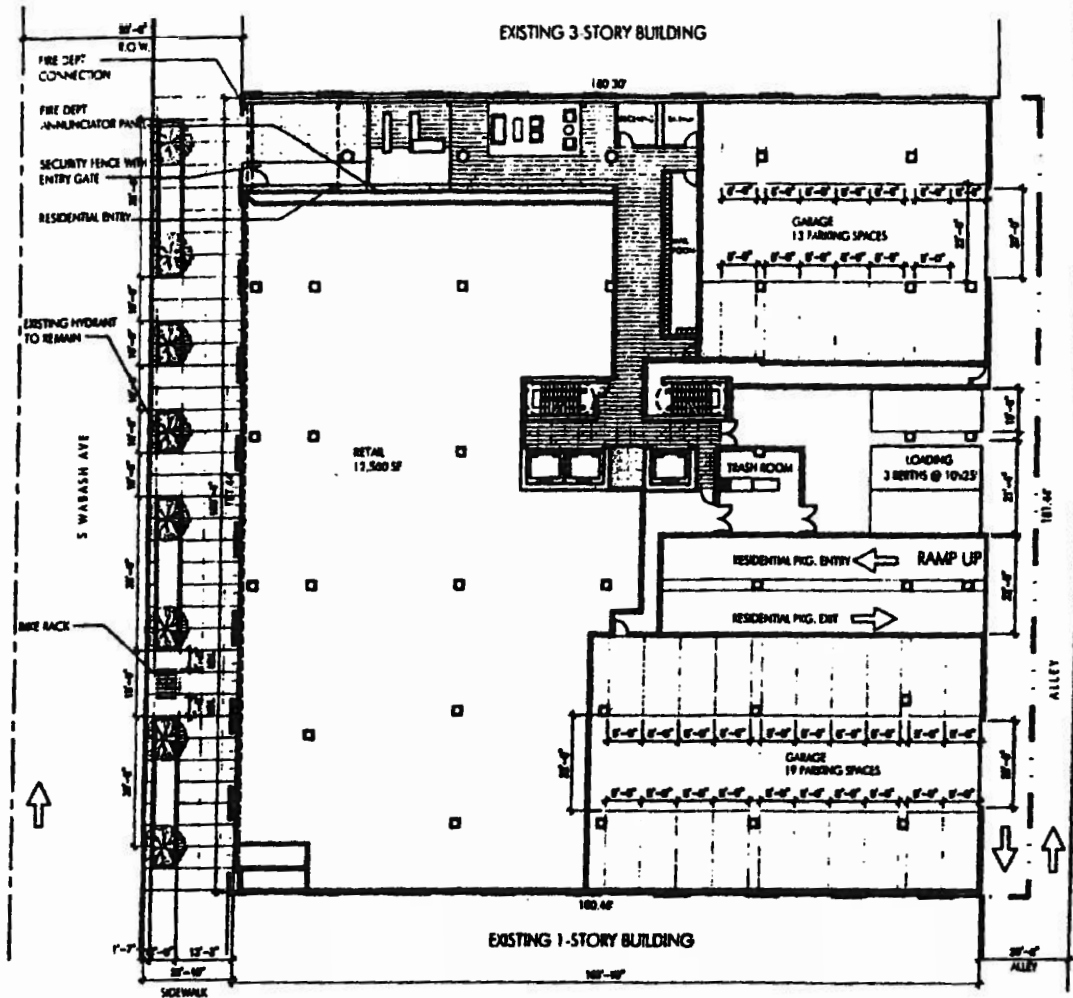
Planned Development Boundary,
Property Line And Roof Plan.



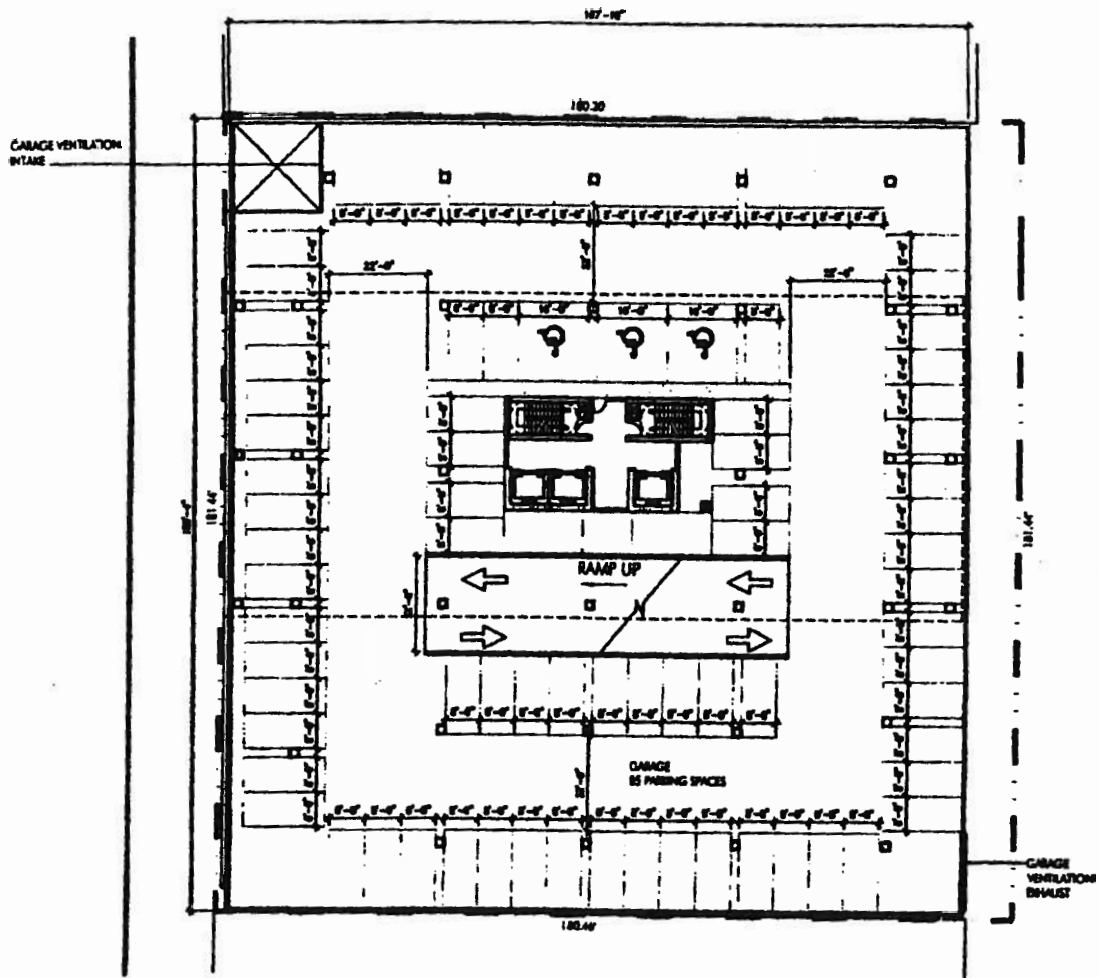
TOTAL GROSS ROOF AREA: 29,950 SF
 TOTAL NET ROOF AREA: 25,500 SF GROSS AREA LESS THE MECHANICAL PENTHOUSE AND EQUIPMENT - 4,450 SF
 GREEN ROOF AREA: 6,375 SF 25% OF NET ROOF AREA



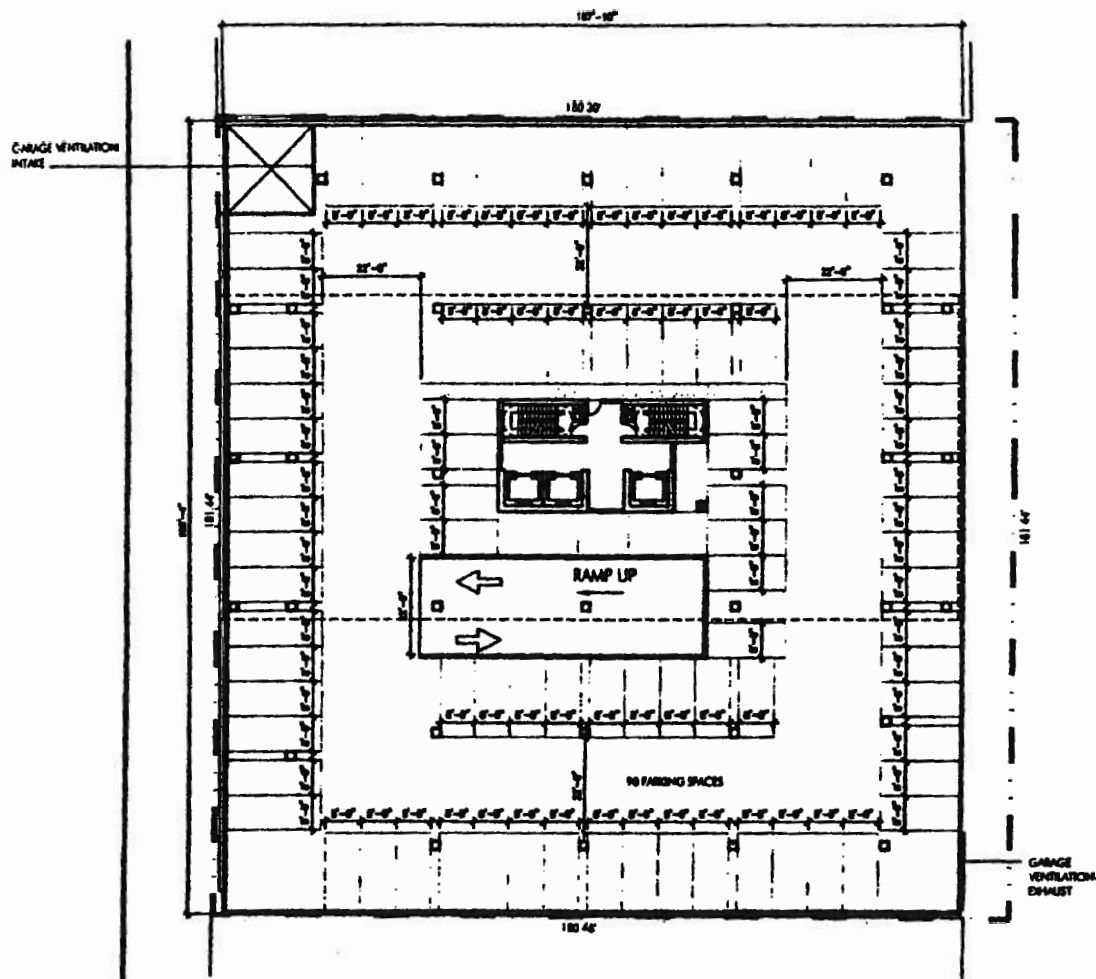
Site Plan/Ground Floor Plan.



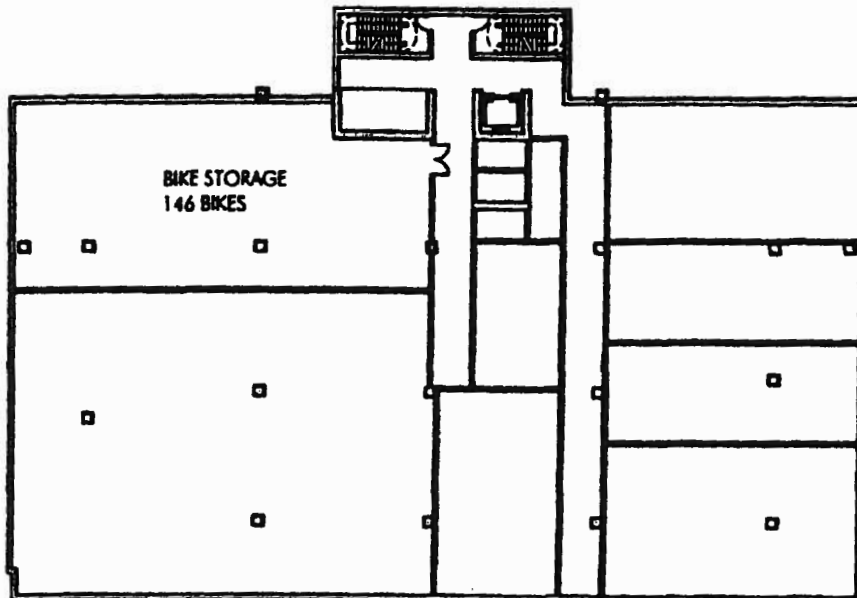
Second And Third Floor Plan.



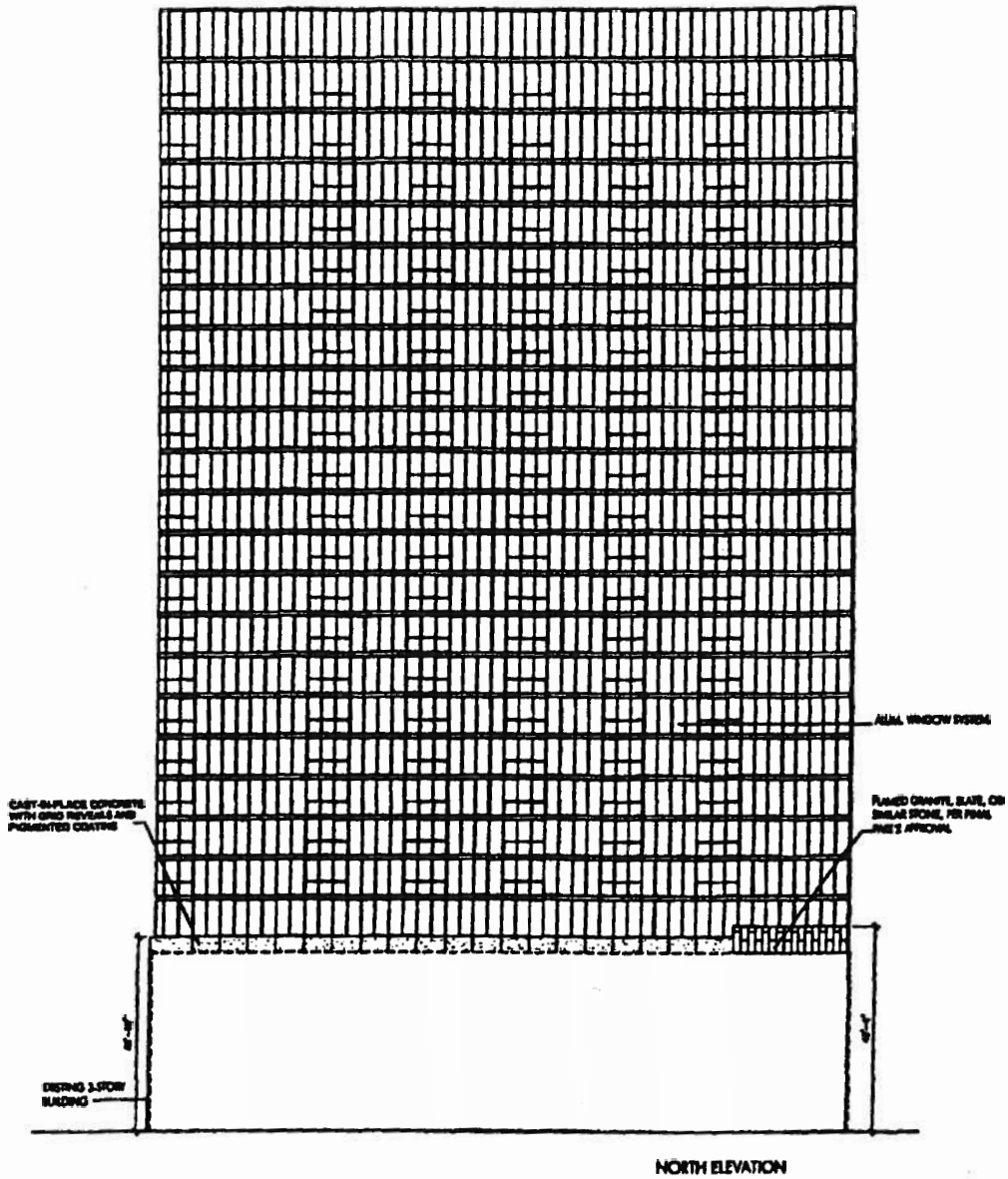
Fourth Floor Plan.



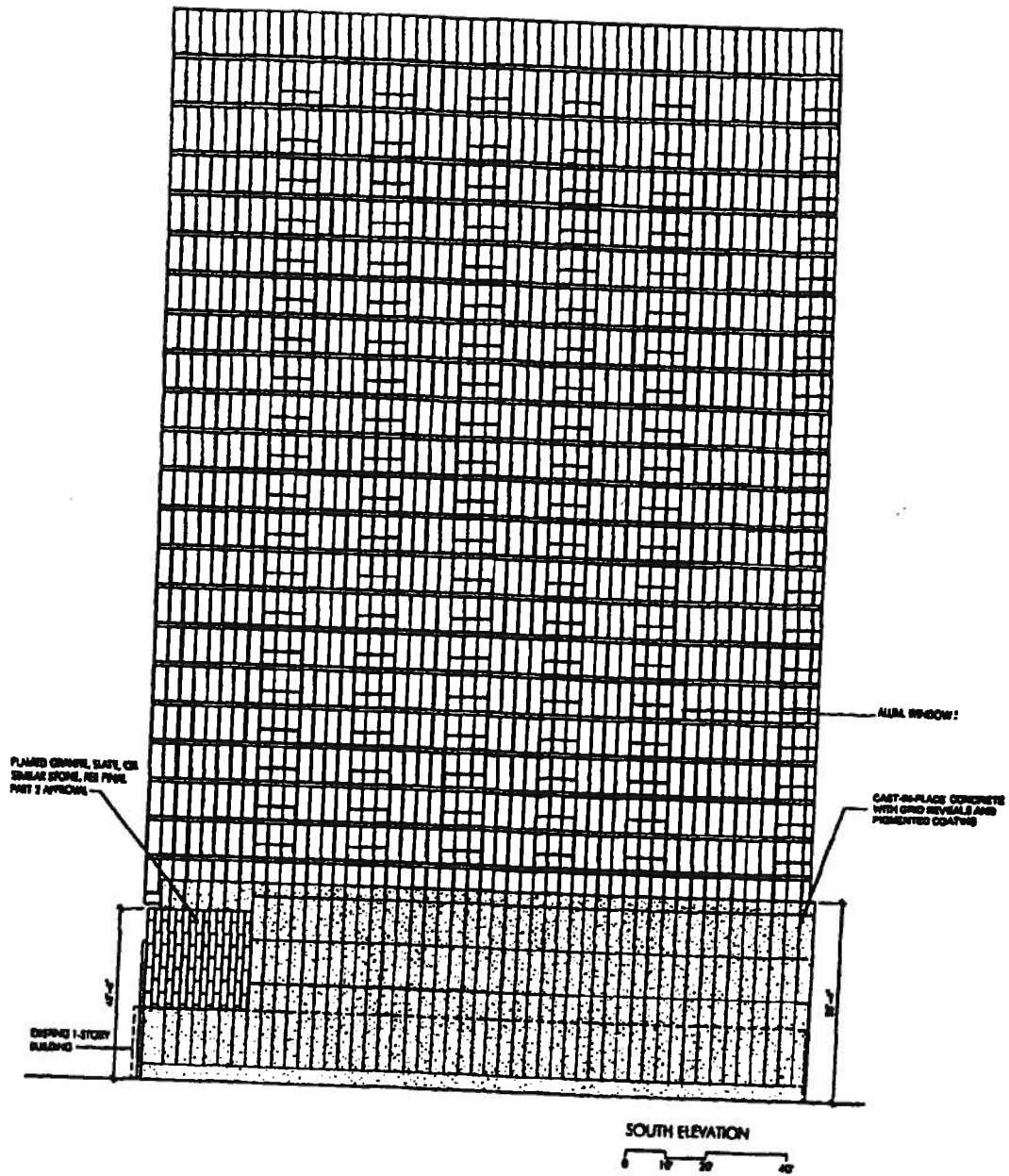
Basement Floor Plan.



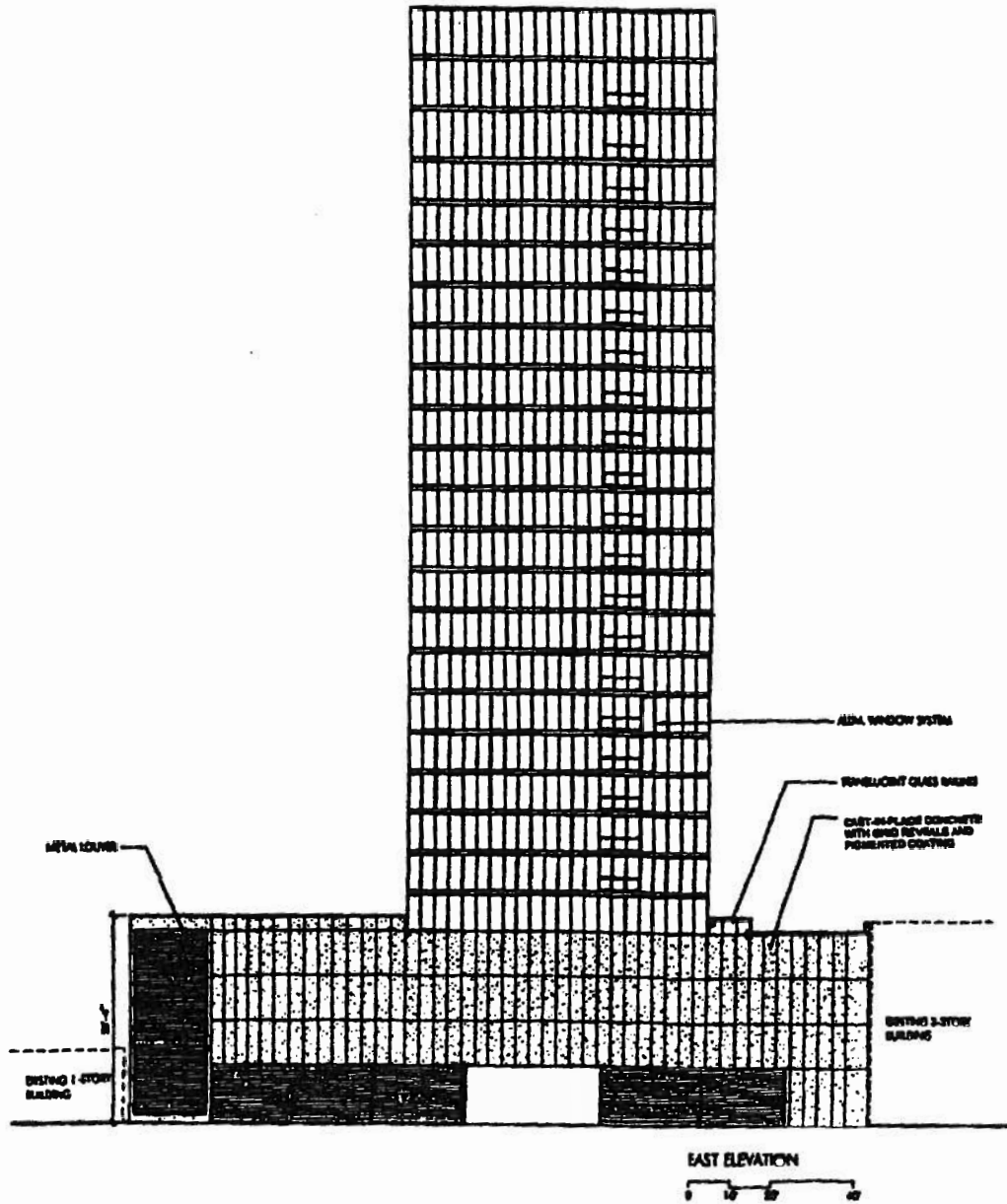
North Elevation.



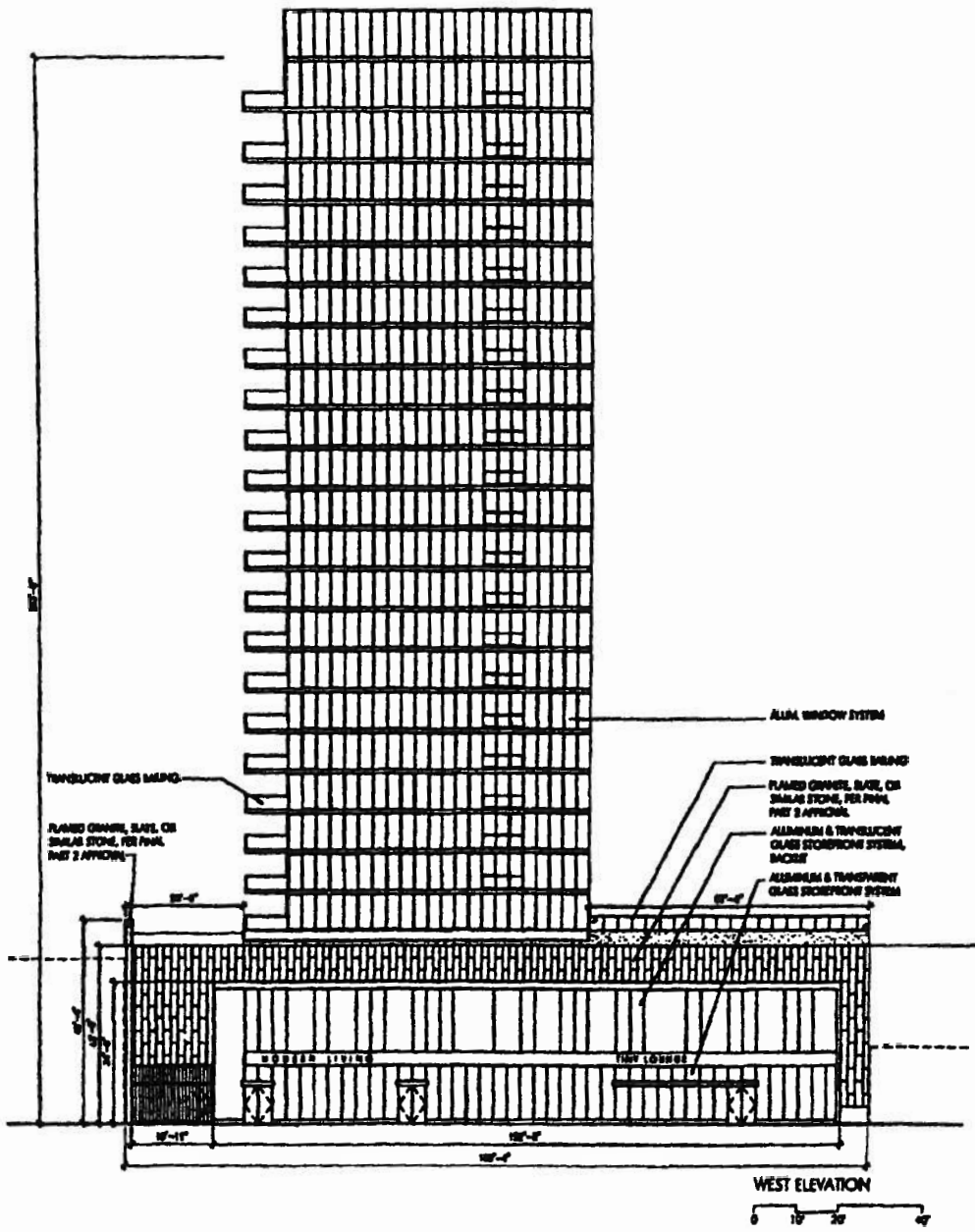
South Elevation.



East Elevation.



West Elevation.



Aerial Map.

