



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 25, 2016

Mr. John J. George  
Schuyler, Roche, Crisham, P.C.  
Two Prudential Plaza  
180 N. Stetson Avenue, Suite 3700  
Chicago, IL 60601

Re: **Revised Site Plan Approval within PD #113**

**Proposal:** The construction of a 17-story, 223'-6" tall, 45 dwelling unit residential building.

**Location:** 403 North Wabash Avenue

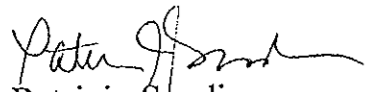
Dear Mr. George:

We have reviewed the follow plans: Overall Site Plan DPD-01R, Lower Site Plan DPD-02R, Upper Wabash Level Site Plan DPD-03R\_2, Level 1 (Plaza Level) Plan DPD-04R, Roof Plan DPD-05R, North and East Elevations DPD-06R, South and West Elevations DPD-07R, and Site Coverage Diagrams DPD-09R as prepared by bKL Architects, LLC, and dated January 22, 2016. These drawings propose the construction of a new 223' -6" tall, 17-story, 45 dwelling unit residential building to be located on the southwest corner of the subject site. The building is to be constructed on top of the existing parking structure within PD #113. The proposed residential building will be primarily clad in metal and glass as indicated on the elevation drawings. The proposed building would add approximately 153,000 square feet of gross floor area to the planned development. The proposal would be compliant with site coverage requirements included in the plan development as indicated on the site coverage plan provided. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 113

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Accordingly, this site plan submittal within Residential Business Planned Development, as prepared by bKL Architects, LLC, and dated 02/25/2016, is hereby approved as conforming to the Plan of Development as passed by the Chicago City Council and published in the City Council Journal of Proceedings on February 5, 2014.

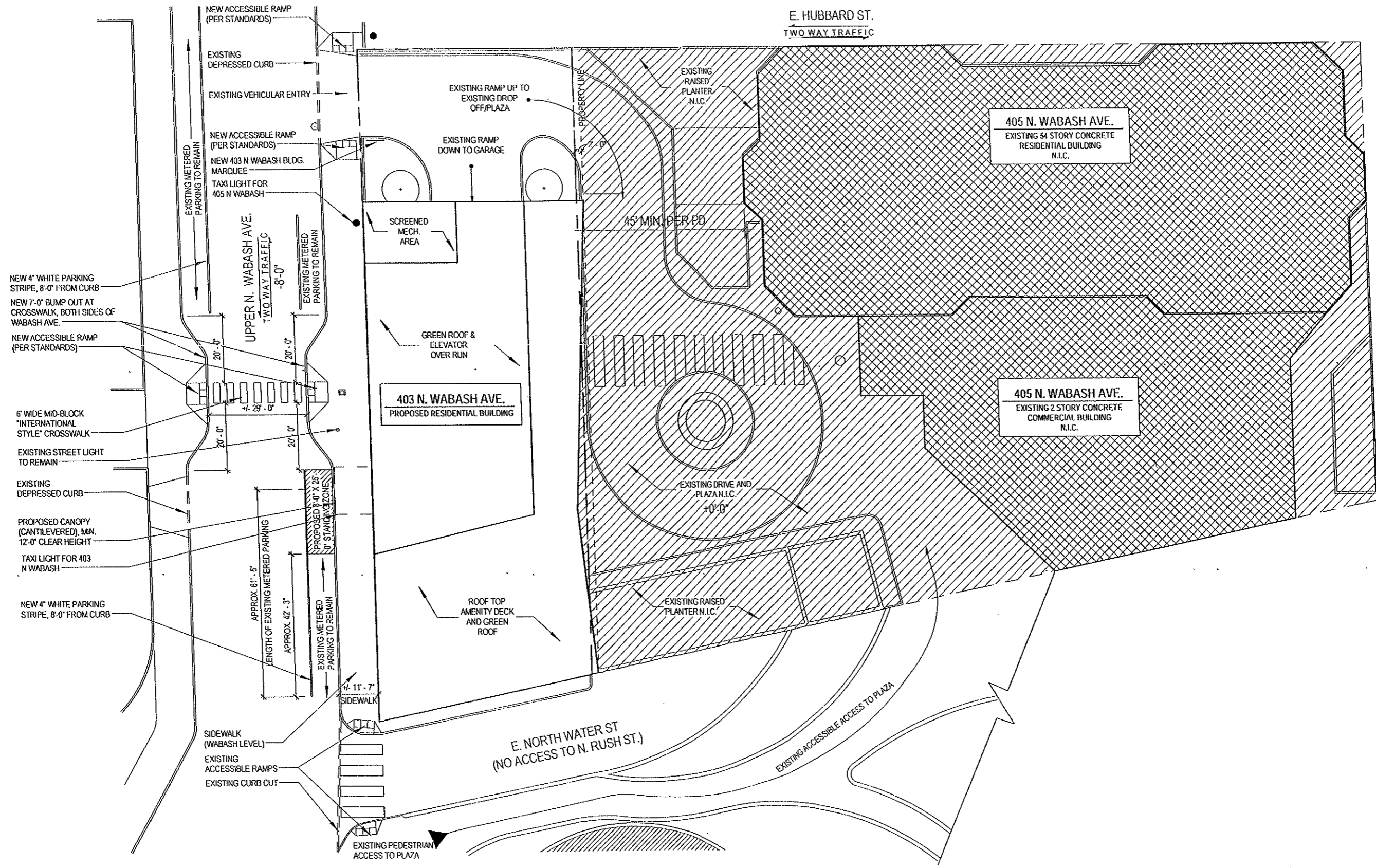
If you have any questions or need further clarification on these comments please contact Noah Szafraniec at (312) 744-5798 or at [noah.szafraniec@cityofchicago.org](mailto:noah.szafraniec@cityofchicago.org).

Sincerely,

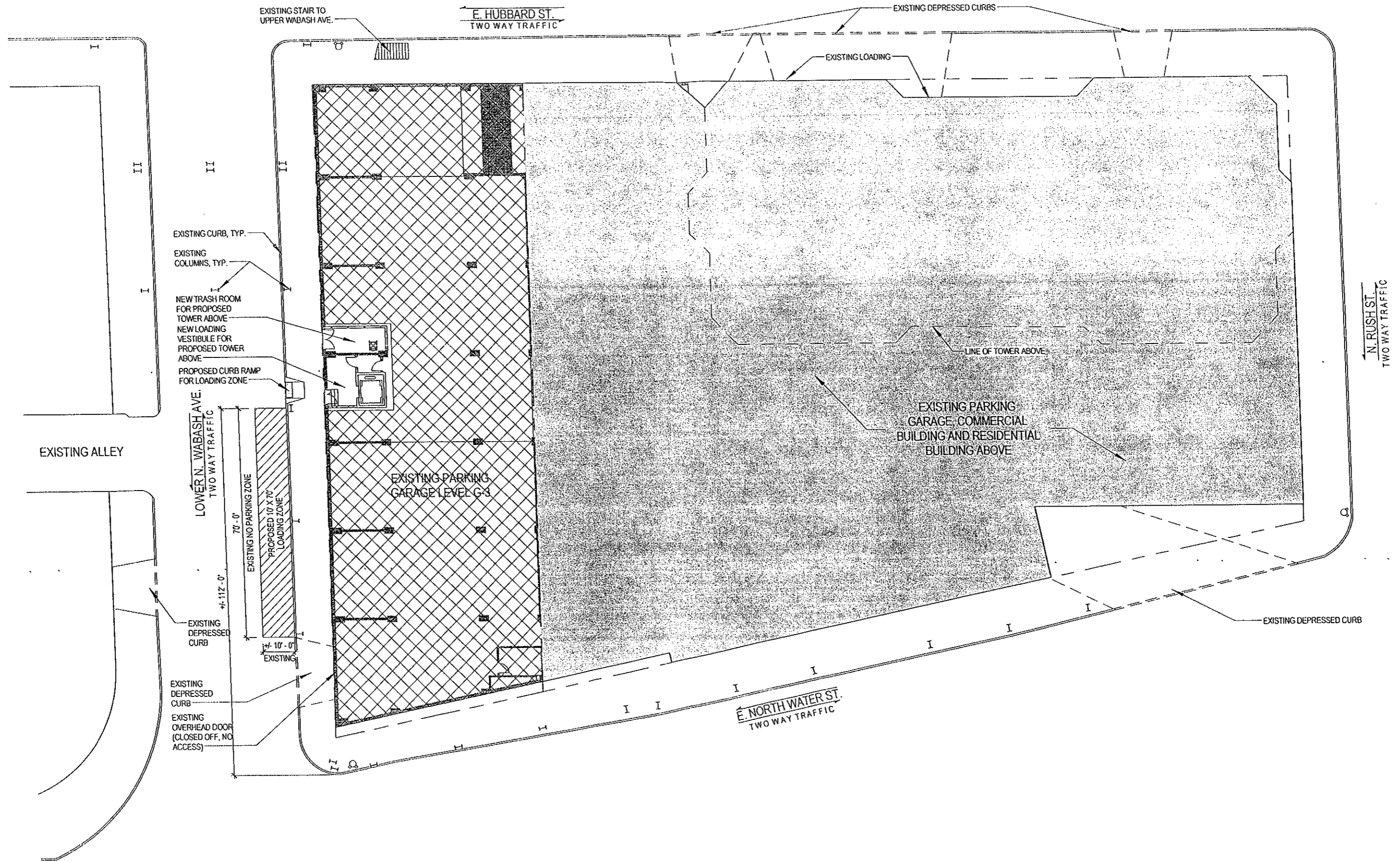


Patricia Scudiero  
Zoning Administrator  
Department of Planning and Development

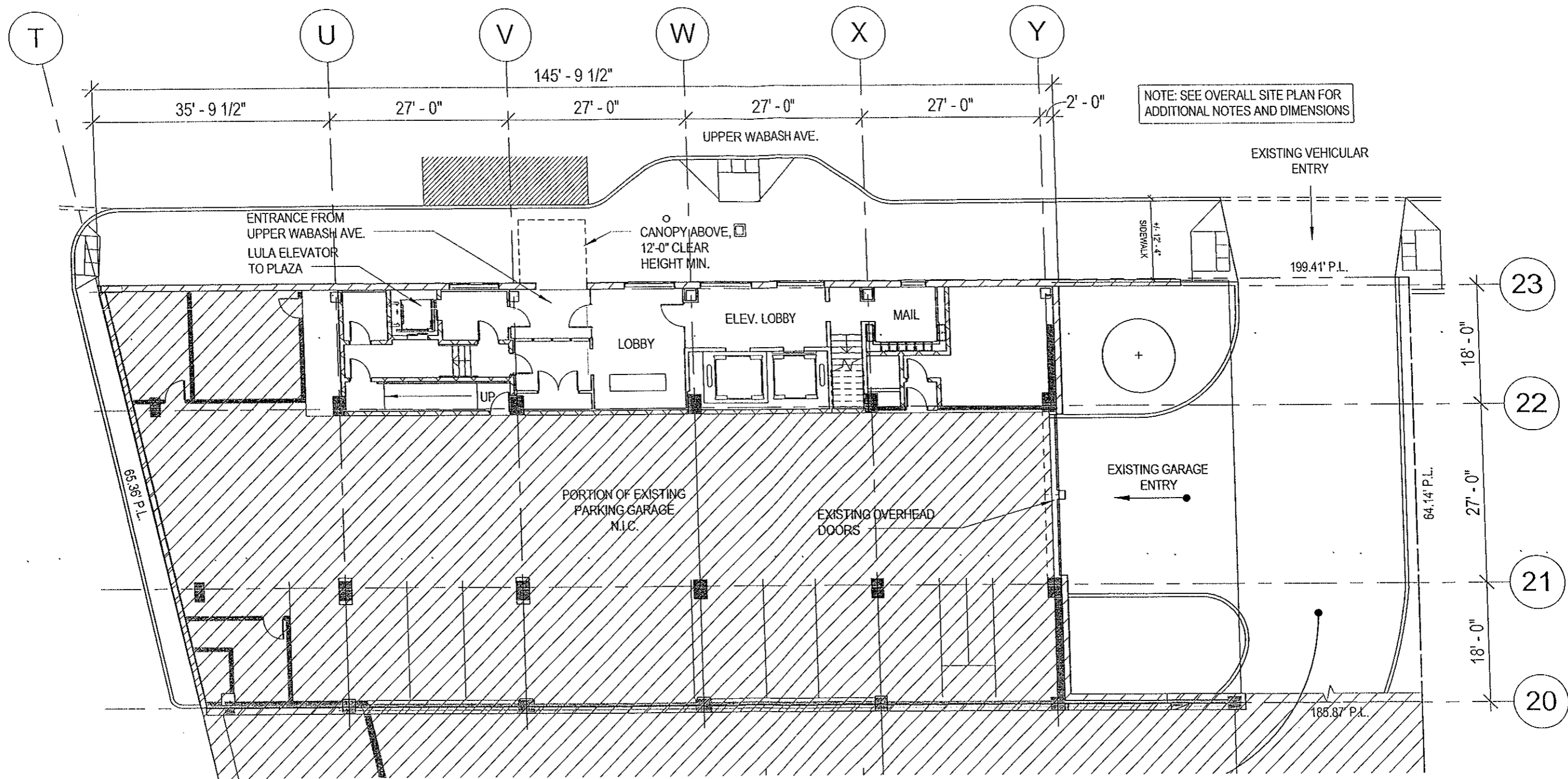
Cc: Hon. Brendan Reilly, 42<sup>nd</sup> Ward  
Brad McBride, bKL Architects  
Noah Szafraniec



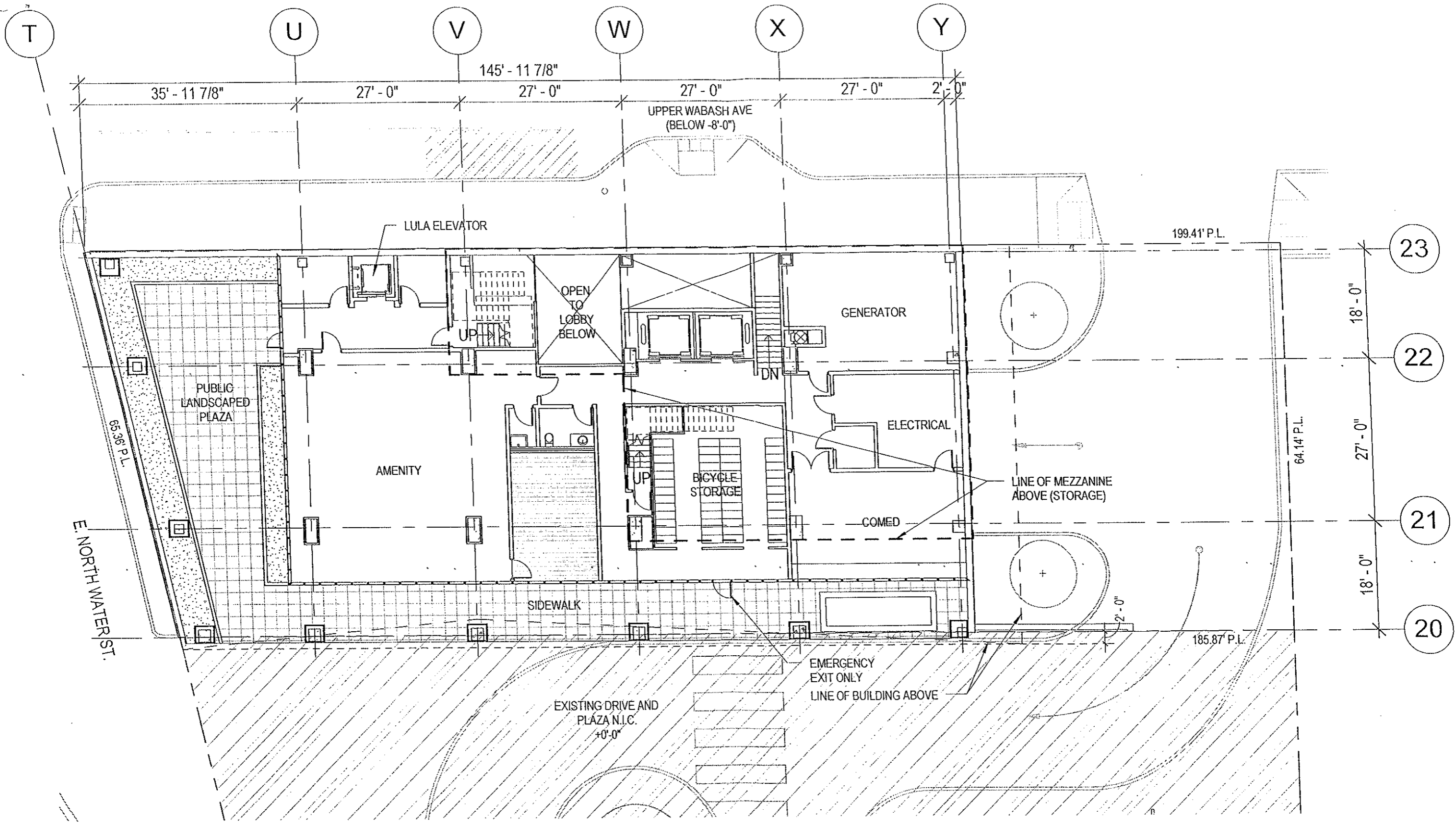
OVERALL SITE PLAN



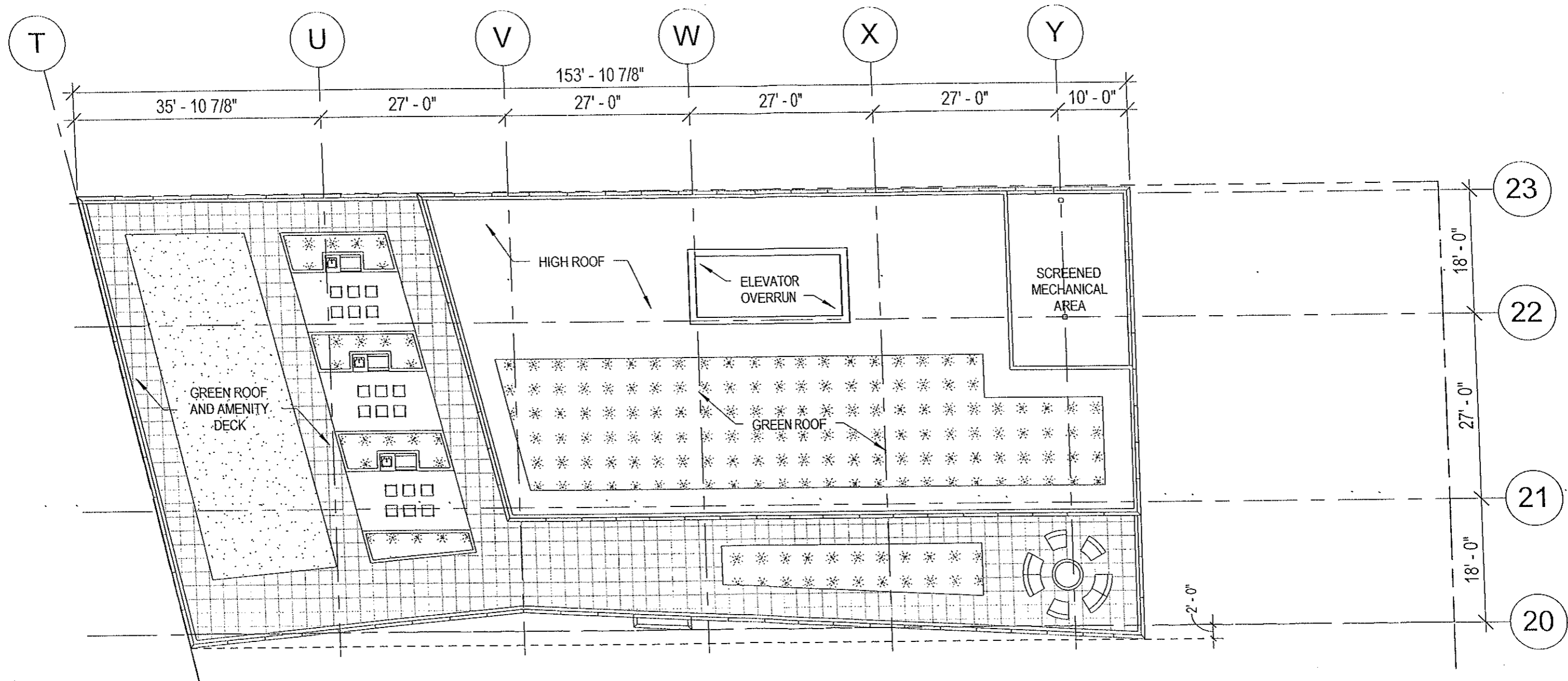
LOWER SITE PLAN



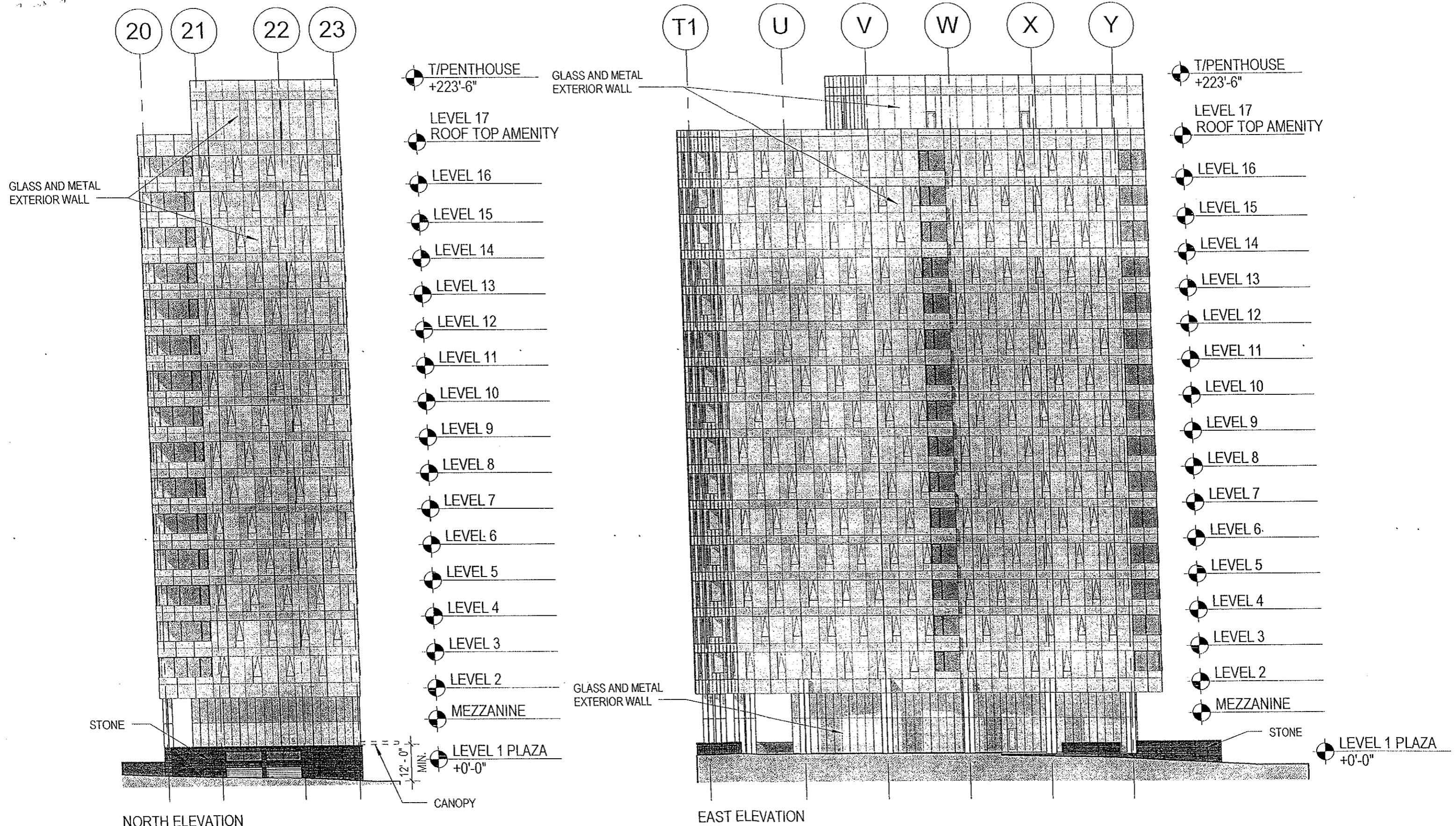
⊕ UPPER WABASH LEVEL PLAN



⊕ LEVEL 1 (PLAZA LEVEL) PLAN



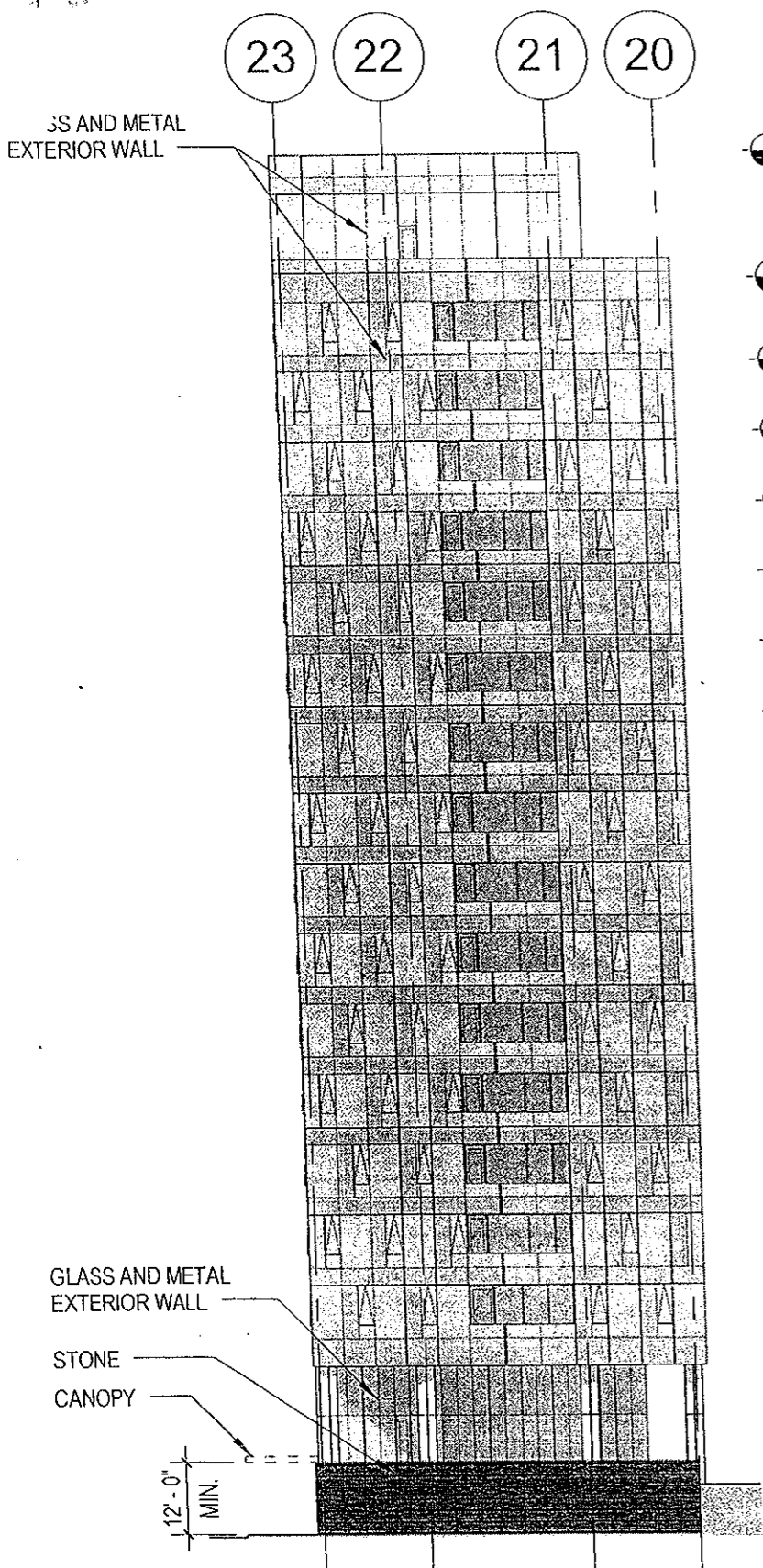
NOTE: GREEN ROOF TO COVER NOT LESS THAN 50% OF THE NET ROOF AREA



NORTH ELEVATION

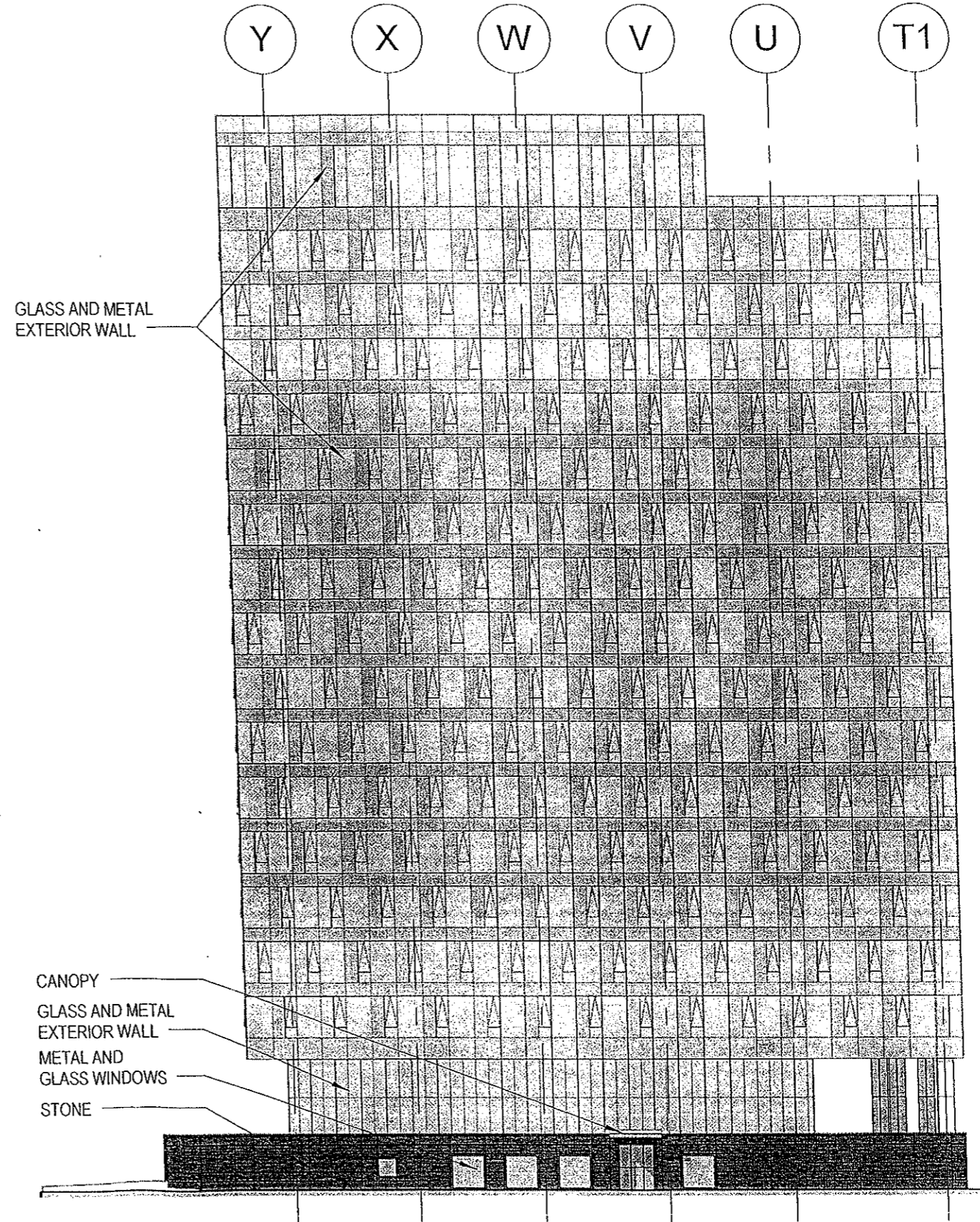
EAST ELEVATION

NORTH & EAST ELEVATIONS



- T/PENTHOUSE +223'-6"
- LEVEL 17 ROOF TOP AMENITY
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- MEZZANINE
- LEVEL 1 PLAZA +0'-0"

SOUTH ELEVATION

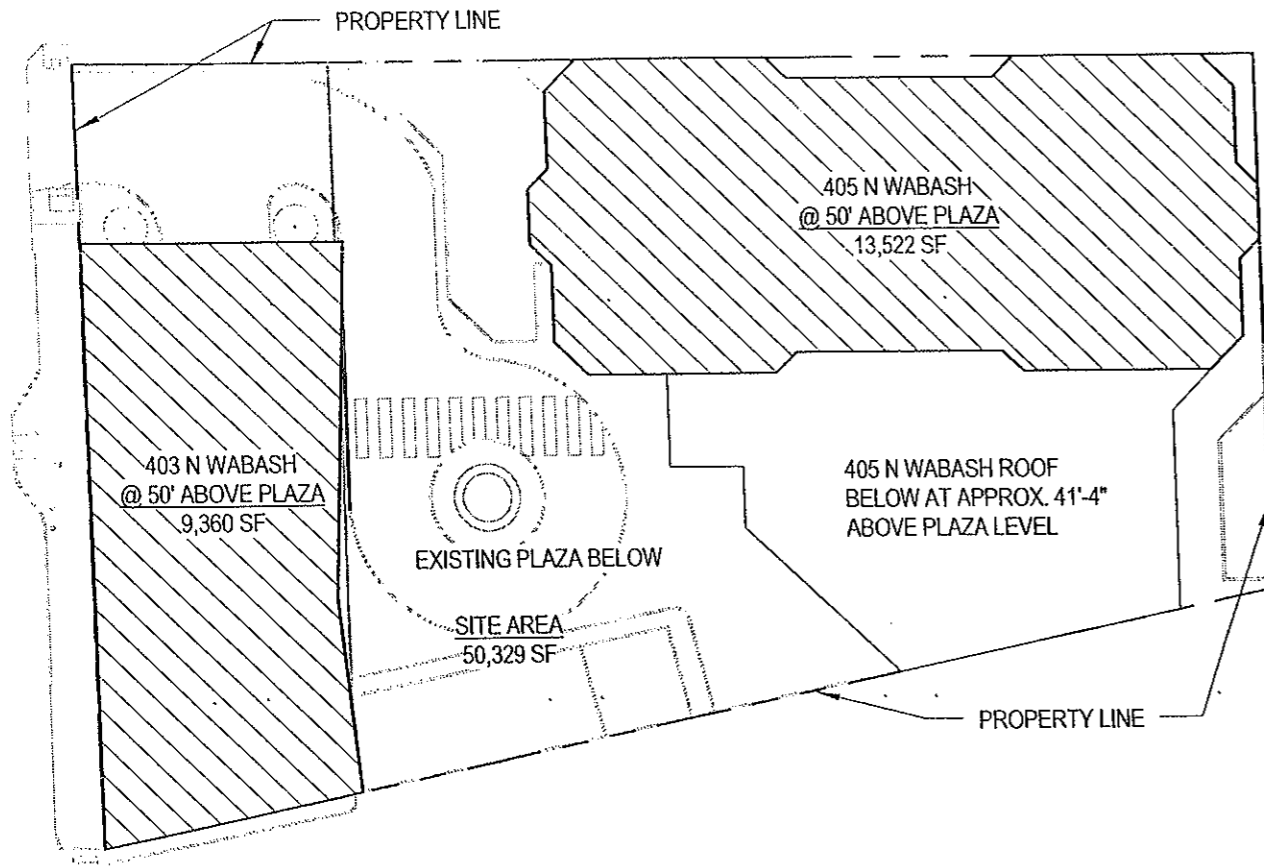


- T/PENTHOUSE +223'-6"
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- LEVEL 16
- LEVEL 15
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- LEVEL 12
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- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- MEZZANINE
- LEVEL 1 PLAZA +0'-0"

WEST ELEVATION

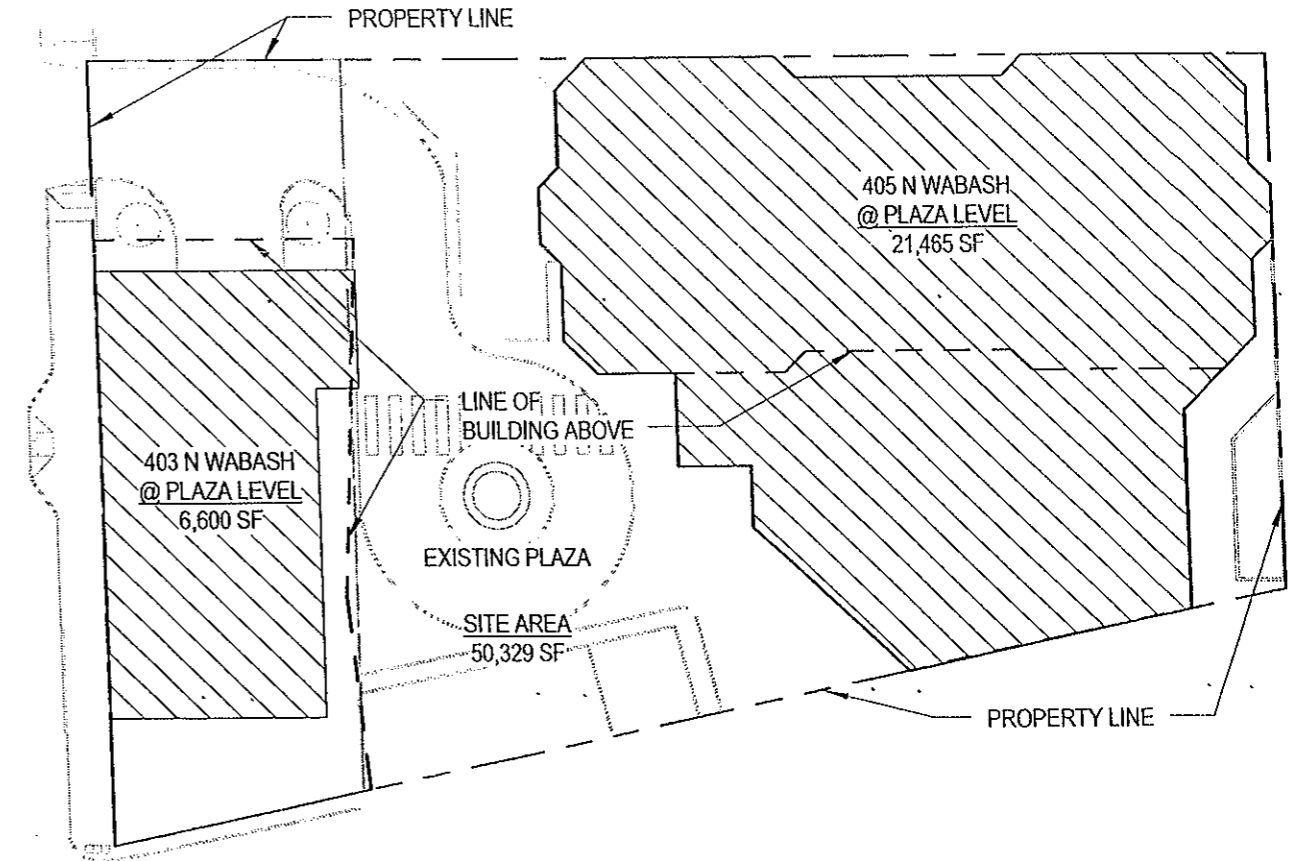
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- LEVEL 3
- LEVEL 2
- MEZZANINE
- LEVEL 1 PLAZA +0'-0"

SOUTH & WEST ELEVATIONS



SITE COVERAGE DIAGRAM AT 50' ABOVE PLAZA LEVEL

EXISTING 405 N WABASH: 13,522 SF  
 PROPOSED 403 N WABASH: 9,360 SF  
 TOTAL SITE COVERAGE: 22,882 SF  
 TOTAL SITE AREA: 50,329 SF  
 SITE COVERAGE PERCENTAGE: 45.5%



SITE COVERAGE DIAGRAM AT PLAZA LEVEL

EXISTING 405 N WABASH: 21,465 SF  
 PROPOSED 403 N WABASH: 6,600 SF  
 TOTAL SITE COVERAGE: 28,065 SF  
 TOTAL SITE AREA: 50,329 SF  
 SITE COVERAGE PERCENTAGE: 55.8%



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 11, 2017

Stuart Kantoff  
Wabash Condominium LLC  
1101 W. Monroe Street  
Suite 200  
Chicago, IL 60607

**Re: Advisory Opinion for Planned Development No. 113, 403 N. Wabash Avenue  
Varied maximum floor area ratio and allowable business space**

Dear Mr. Kantoff:

This letter is in response to your recent request regarding the varied maximum floor area ratio allowed within Planned Development No. 113, as amended. Table One of the Bulk Table identifies a maximum floor area ratio ("FAR") of 20.0 and a maximum of 800 dwelling units allowed. However, both are noted to reference Table Two, copied below, which allows alternatives if more than 612 dwelling units are proposed.

**Table Two: Development Alternatives If More Than 612 Dwelling Units Are Proposed  
(See Note Below if Number of Dwelling Units Differs from Number of Dwelling Units  
Shown in Table Two)**

Number of Dwelling Units	Max. Allowable Business Space	Max. Floor Area Ratio
612	350,000 sq. ft.	20.0
706	190,000 sq. ft.	18.8
800	30,000 sq. ft.	17.6

Note: The controls stated in Table Two shall be varied in direct proportion to identify maximum allowable business space and maximum allowable FAR overall for any number of dwelling units in the range between 612 and 800.

Wabash Condominium LLC has applied for a building permit at 403 N. Wabash Ave. which will result in a total of 752 dwelling units within PD 113. The attached table identifies the varied maximum FAR, maximum allowable business space and resulting maximum area for a total of between 706 and 800 dwelling units. As shown, the maximum FAR for 752 dwelling units is 18.213 and a maximum of 111,702 square feet of business space is allowed. According to your request, there is currently 27,140 square feet of business space within PD 113, all of which is located at 405 N. Wabash Ave.

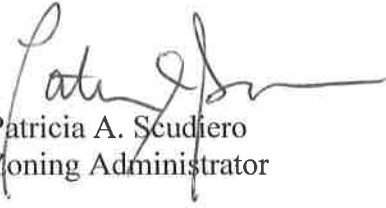
## PD 113 Development Alternatives

Total No. of Units	Maximum Allowable FAR	Maximum Area (Max. allowable FAR x 50,329 site area)	Max. Allowable Business Space
706	18.800	946,185.20	190,000.00
707	18.787	945,542.70	188,297.87
708	18.774	944,900.20	186,595.74
709	18.762	944,257.71	184,893.62
710	18.749	943,615.21	183,191.49
711	18.736	942,972.71	181,489.36
712	18.723	942,330.21	179,787.23
713	18.711	941,687.71	178,085.11
714	18.698	941,045.22	176,382.98
715	18.685	940,402.72	174,680.85
716	18.672	939,760.22	172,978.72
717	18.660	939,117.72	171,276.60
718	18.647	938,475.23	169,574.47
719	18.634	937,825.82	167,872.34
720	18.621	937,183.32	166,170.21
721	18.608	936,540.82	164,468.09
722	18.596	935,898.33	162,765.96
723	18.583	935,255.83	161,063.83
724	18.570	934,613.33	159,361.70
725	18.557	933,970.83	157,659.57
726	18.545	933,328.33	155,957.45
727	18.532	932,685.84	154,255.32
728	18.519	932,043.34	152,553.19
729	18.506	931,400.84	150,851.06
730	18.493	930,758.34	149,148.94
731	18.481	930,115.84	147,446.81
732	18.468	929,473.35	145,744.68
733	18.455	928,830.85	144,042.55
734	18.442	928,188.35	142,340.43
735	18.430	927,545.85	140,638.30
736	18.417	926,903.36	138,936.17
737	18.404	926,260.86	137,234.04
738	18.391	925,618.36	135,531.91
739	18.379	924,975.86	133,829.79
740	18.366	924,333.36	132,127.66
741	18.353	923,690.87	130,425.53
742	18.340	923,048.37	128,723.40
743	18.328	922,405.87	127,021.28
744	18.315	921,763.37	125,319.15
745	18.302	921,120.87	123,617.02
746	18.289	920,478.38	121,914.89
747	18.276	919,835.88	120,212.77
748	18.264	919,193.38	118,510.64
749	18.251	918,550.88	116,808.51
750	18.238	917,908.39	115,106.38
751	18.225	917,265.89	113,404.26
752	18.213	916,623.39	111,702.13

753	18.200	915,980.89	110,000.00
754	18.187	915,338.39	108,297.87
755	18.174	914,695.90	106,595.74
756	18.162	914,053.40	104,893.62
757	18.149	913,410.90	103,191.49
758	18.136	912,768.40	101,489.36
759	18.123	912,125.90	99,787.23
760	18.111	911,483.41	98,085.11
761	18.098	910,840.91	96,382.98
762	18.085	910,198.41	94,680.85
763	18.072	909,555.91	92,978.72
764	18.059	908,913.41	91,276.60
765	18.047	908,270.92	89,574.47
766	18.034	907,628.42	87,872.34
767	18.021	906,985.92	86,170.21
768	18.008	906,343.42	84,468.09
769	17.996	905,700.93	82,765.96
770	17.983	905,058.43	81,063.83
771	17.970	904,415.93	79,361.70
772	17.957	903,773.43	77,659.57
773	17.945	903,130.93	75,957.45
774	17.932	902,488.44	74,255.32
775	17.919	901,845.94	72,553.19
776	17.906	901,203.44	70,851.06
777	17.893	900,560.94	69,148.94
778	17.881	899,918.44	67,446.81
779	17.868	899,275.95	65,744.68
780	17.855	898,633.45	64,042.55
781	17.842	897,990.95	62,340.43
782	17.830	897,348.45	60,638.30
783	17.817	896,705.96	58,936.17
784	17.804	896,063.46	57,234.04
785	17.791	895,420.96	55,531.91
786	17.779	894,778.46	53,829.79
787	17.766	894,135.96	52,127.66
788	17.753	893,493.47	50,425.53
789	17.740	892,850.97	48,723.40
790	17.728	892,208.47	47,021.28
791	17.715	891,565.97	45,319.15
792	17.702	890,923.47	43,617.02
793	17.689	890,280.98	41,914.89
794	17.676	889,638.48	40,212.77
795	17.664	888,995.98	38,510.64
796	17.651	888,353.48	36,808.51
797	17.638	887,710.99	35,106.38
798	17.625	887,068.49	33,404.26
799	17.613	886,425.99	31,702.13
800	17.600	885,783.49	30,000.00

If you have any questions or need additional information, please contact Teresa McLaughlin of my staff at (312) 744-3509 or Mike Marmo at (312) 744-9238.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:tm

C: Vicki Ortega, Mike Marmo, Noah Szafraniec, Main file

A-7942

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-E.*  
(As Amended)  
(Application No. A-7942)  
(Common Address: 403 -- 405 N. Wabash Ave.)

R B P D 113, 99

[SO2013-6536]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Business Planned Development Number 113 symbols and indications as shown on Map Number 1-E in an area bounded by:

East Hubbard Street; North Rush Street; East North Water Street; and North Wabash Avenue,

to the designation of Residential-Business Planned Development Number 113, as amended, with the elimination of hotel as a permitted use in the district hereby established in the area above described.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development No. 113.*

*Plan Of Development Statements.*

1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is controlled by Rush-Hubbard, Inc., 401 North Wabash Avenue, Chicago, Illinois. Rush-Hubbard, Inc. intends to enter into a joint venture agreement with James P. McHugh and Daniel E. Levin for development of the area. Notices should be directed to Daniel E. Levin, 332 South Michigan Avenue, Chicago, Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.

3. The applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustments of rights-of-way shall require separate submittal on behalf of the applicant or its successors, assignees or grantees.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": elevator apartment structure; related health and recreational uses, including swimming pool; limited retail and service type business uses; professional and business uses; and required parking. Hotel and motel uses shall not be permitted.
6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restriction of each building and any appurtenances attached thereto shall be subject to:
  - a. Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
  - b. Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. For the purposes of the planned development, the plaza level covering the entire site is established at a maximum height of 40.00 CCD. There shall be no parking provided above the plaza level and the entire plaza must be completed in Stage I.
10. The planned development will follow a two stage program:

Stage I shall include the full plaza level over the entire site, including parking and related uses below; residential use of 612 D.U.'s maximum and its related uses; and commercial space of 30,000 square feet.

Stage II may include additional dwelling units beyond the 612 in Stage I within the following restrictions:

- a. Total dwelling units in Stage II are not to exceed 200, or a total of 812 D.U.'s for the total net site area.
  - b. Every D.U. beyond the first 612 shall count as minimum 1,600 square feet of FAR without regard to actual size. Stage II may also include business, commercial and related uses to a maximum of 320,000 square feet, or a mixture of residential and commercial uses provided that the overall FAR for the total net site area be in accordance with the above. Stage II may commence upon a determination by the Commissioner of Development and Planning that the first stage is in substantial compliance with the ordinance.
11. The development of the area delineated herein as "Residential-Business Planned Development" shall be restricted to a maximum total net site coverage of 75 percent at plaza level, and 50 percent at and above a plane 50 feet above plaza level.
  12. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
  13. The plan of development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

Recommended amendments to the proposed planned development ordinance for the property at 401 North Wabash Avenue submitted by Rush-Hubbard, Inc.

The proposed planned development should be amended as hereinafter described:

Statement 9: Delete the language contained in brackets below:

9. For the purposes of the planned development, the plaza level covering the entire site is established at a maximum height of 40.00 CCD. There shall be no parking provided above the plaza level. [and the entire plaza must be completed in Stage I.]

Statement 10: Delete the entire statement and replace with:

10. The planned development shall consist of one or more buildings, above a common plaza, subject to the following provisions:
  - a. A finished plaza, suitably paved and landscaped, with completed edges at all property lines, and the construction of all required parking and any other spaces to be included below the plaza level, shall be completed concurrently with the first building developed under this plan of development. No occupancy certificate shall be issued for any part of the development until this condition is met.
  - b. The completed development shall include not more than two distinct building masses rising more than 50 feet above the plaza level.
  - c. The maximum permitted business space shall be a function of the number of dwelling units provided on the site as calculated according to the provisions of Table Two in the "Planned Development Use and Bulk Regulations and Data", but in no instance shall business uses exceed a maximum of 350,000 gross square feet of development.
  - d. Residential uses shall be limited to a maximum of 800 dwelling units including any efficiency units. The Floor Area Ratio shall be reduced according to the provisions of Table Two in the "Planned Development Use and Bulk Regulations and Data", but in no instance shall the actual FAR exceed 20.0.
  - e. Total development shall be limited by and to an effective FAR of 20.0 as calculated according to the provisions of Table Two in the "Planned Development Use and Bulk Regulations and Data", but in no case shall the actual FAR exceed 20.0.

Planned Development Use and Bulk Regulations and Data. Amend the table to correspond to the foregoing statements by substituting an entire table, as attached.

[Zoning and Preferential Streets Map; Planned Development Boundary Map;  
Proposed Generalized Land Use Plan; and Residential-Business  
Planned Development referred to in these Plan of  
Development Statements printed on pages  
74795 through 74798 of this *Journal*.]

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

*Residential-Business Planned Development.*

*Planned Development Use And Bulk Regulations And Data.*

Table One:

Net Site Area (Sq. Ft.)	Net Site Area (Acres)	General Description Of Land Use	Max. FAR	Max. No. Of D.U.	Max. % Coverage	Min. No. Of Parking Spaces
50,329	1.15	Elevator apartment structure; related health and recreational uses, including swimming pool; limited retail and service type business uses; professional and business office; and required parking.	20 (Note: See Table Two)	800 (Note: See Table Two)	75% at Plaza Level (See Note Below)	336

Gross Site Area = Net Site Area (50,329 square feet) + area of public rights-of-way (34,843 square feet) = 85,172 square feet or 1.95 acres.

Table Two: Development Alternatives If More Than 612 Dwelling Units Are Proposed (See Note Below if Number of Dwelling Units Differs from Number of Dwelling Units Shown in Table Two)

Number Of Dwelling Units	Maximum Allowable Business Space	Maximum Floor Area Ratio
612	350,000 sq. ft.	20.0
706	190,000 sq. ft.	18.8
800	30,000 sq. ft.	17.6

Note: The controls stated in Table Two shall be varied in direct proportion to identify maximum allowable business space and maximum allowable FAR overall for any number of dwelling units in the range between 612 and 800.

Maximum number of dwelling units for the total net site area, including efficiency units:

800 D.U.

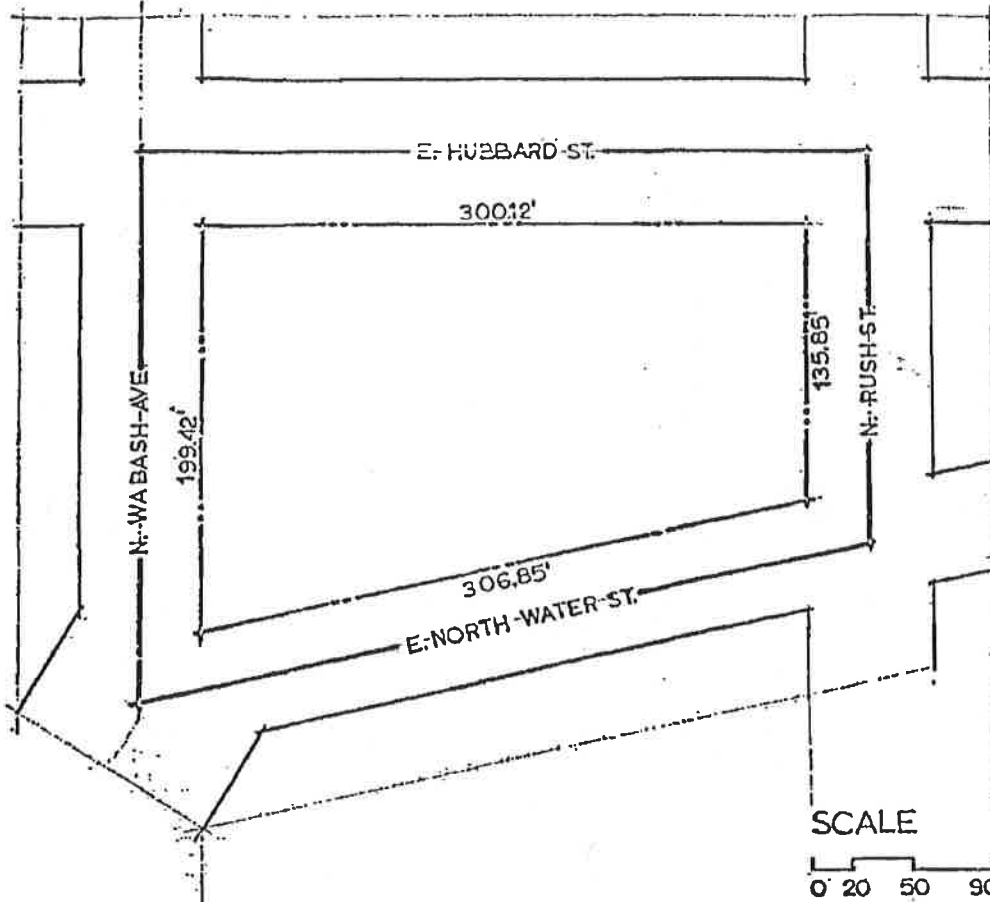
Maximum allowable percent of efficiency units:	40%
Maximum allowable percent of site coverage at grade level at Hubbard Street:	100%
Maximum allowable percent of site coverage at plaza level:	75%
Maximum allowable percent of site coverage at and above a plan 50 feet above plaza level:	50%
Maximum allowable business or commercial space:	350,000 square feet
Minimum required number of off-street loading berths:	4 berths
Minimum required number of off-street parking space:	336 spaces
Elevation at or above which parking shall not be permitted:	+ 40 feet CCD
Minimum required perimeter setbacks on all streets:	0 feet
Minimum allowable distance between tower faces:	45 feet

The plaza must be completed in conjunction with completion of first structure.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reason, subject to the approval of the Department of Development and Planning.



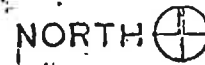
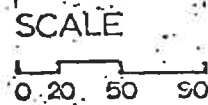
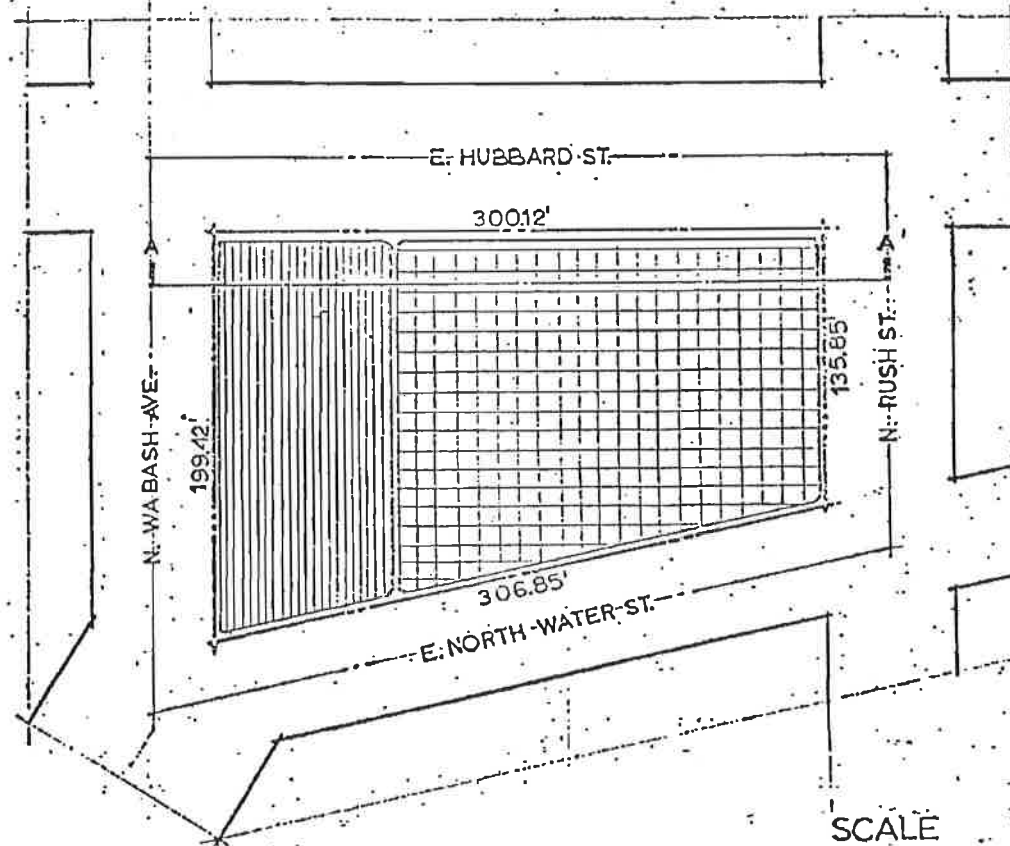
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
PLANNED DEVELOPMENT BOUNDARY MAP



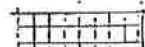
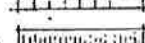
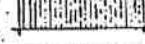



LEGEND	
	PLANNED DEVELOPMENT BOUNDARY LINE
	PROPERTY LINE

APPLICANT: Rush-Hubbard, Inc.  
DATE: April 16, 1974

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
PROPOSED GENERALIZED LAND USE PLAN



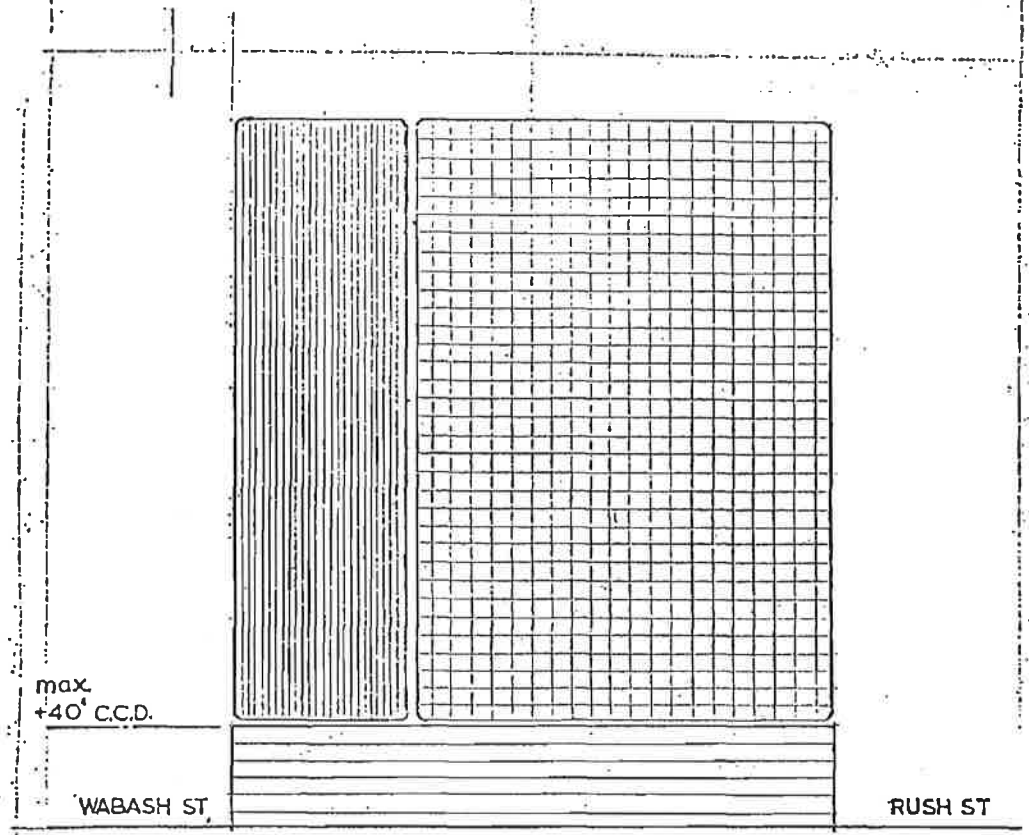
LEGEND

-  RESIDENTIAL - COMMERCIAL & RELATED USES (INCLUDING PARKING)
-  BUSINESS - (OR RESIDENTIAL) & RELATED USES (INCLUDING PARKING)
- 
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APPLICANT: Rush-Hubbard, Inc.

DATE: April 16, 1974

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT



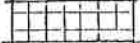



max.  
+40' C.C.D.

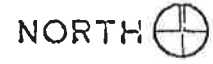
WABASH ST

RUSH ST

SECTION A-A

LEGEND

-  RESIDENTIAL - COMMERCIAL & RELATED USES.
-  BUSINESS (OR RESIDENTIAL) & RELATED USES
-  PARKING & RELATED USES
- 



APPLICANT: Rush-Hubbard, Inc.

DATE: April 16, 1974



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

May 8, 2013

Mara S. Georges  
Daley and Georges, Ltd.  
20 South Clark Street  
Suite 400  
Chicago, IL 60603-1835

**Re: Revised Site Plan Approval within Planned Development No. 113**  
**Proposal:** Construction of an 18-story hotel with 238 rooms  
**Location:** 403 North Wabash Avenue

Dear Ms. Georges:

On September 26, 2012, site plan approval was granted for the above-referenced project. A Site Plan dated September 5, 2012, which incorrectly noted "Existing Garage Entry" to the southeast of the proposed hotel, was included with the original approval.

On the attached, revised Site Plan, dated March 27, 2013, the notation along E. North Water Street has been changed to read "Vehicular Ramp Access to North Rush Street (Below)". Additionally, the revised Site Plan contains minor adjustments which were approved by CDOT on February 13, 2013. There are no proposed changes to the North, West, South and East Elevations which were also included in the site plan approval granted September 26, 2012.

Upon review of the material submitted, the Department of Housing and Economic Development has determined that this revised Site Plan is consistent with and satisfies the requirements of the Plan of Development. Accordingly, this Site Plan submittal within Residential- Business Planned Development No. 113 is hereby approved as conforming to the Plan of Development passed by the City of Chicago on August 21, 1974.

Sincerely,

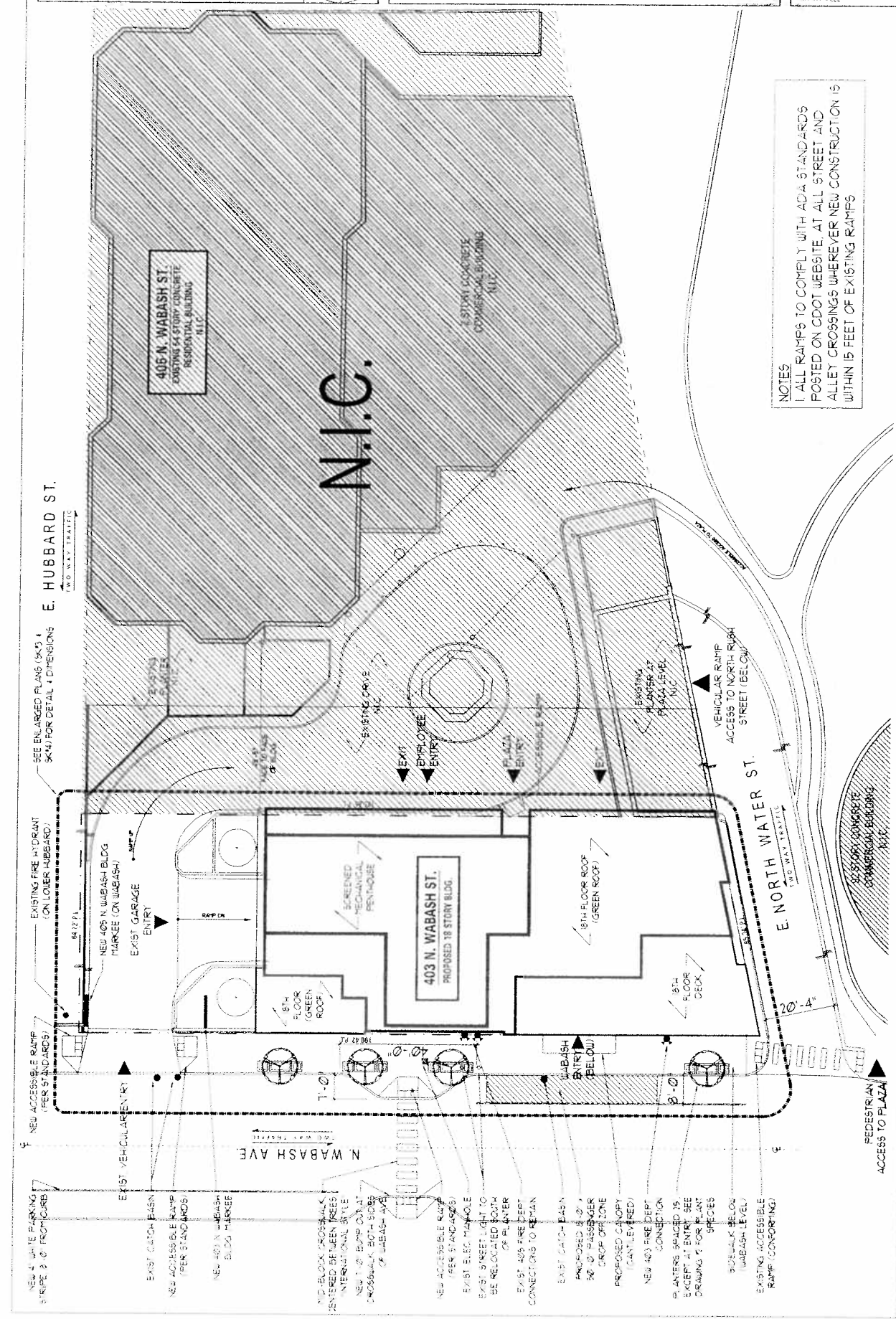
  
Patricia A. Scudiero  
Zoning Administrator

PAS: HG: tm  
C: Heather Gleason, Mike Marmo, Main file

SK#	DRAWING	SCALE	DATE	03-27-13
0.1	PROPOSED SITE PLAN	1" = 25'-0"		

harshorne - plunkard  
 architects  
 112 N. WABASH ST.  
 CHICAGO, IL 60602  
 TEL: 312.424.4300  
 FAX: 312.424.4301  
 WWW.HARSHORNE-PLUNKARD.COM

403 N. WABASH AVE.  
 CHICAGO, IL  
 403 N Wabash, L.L.C.



NOTES  
 1 ALL RAMPS TO COMPLY WITH ADA STANDARDS  
 2 POSTED ON CDOT WEBSITE AT ALL STREET AND ALLEY CROSSINGS WHEREVER NEW CONSTRUCTION IS WITHIN 15 FEET OF EXISTING RAMPS

E. HUBBARD ST.  
 (NO WAY TRAFFIC)

SEE ENLARGED PLANS (SK# 1 SK#4) FOR DETAIL DIMENSIONS

EXISTING FIRE HYDRANT (ON LOWER HUBBARD)

NEW ACCESSIBLE RAMP (PER STANDARDS)

NEW 403 N. WABASH BLDG MARKER

N.I.C.

403 N. WABASH ST.  
 EXISTING 54 STORY CONCRETE RESIDENTIAL BUILDING (N.I.C.)

403 N. WABASH ST.  
 PROPOSED 18 STORY BLDG.

E NORTH WATER ST.  
 (NO WAY TRAFFIC)

EXISTING 54 STORY CONCRETE COMMERCIAL BUILDING (N.I.C.)

NEW 403 N. WABASH BLDG MARKER

EXIST. 8TH FLOOR (GREEN ROOF)

NEW 18TH FLOOR ROOF (GREEN ROOF)

EXIST. 8TH FLOOR DECK

VEHICULAR RAMP ACCESS TO NORTH RUSH STREET (BELOW)

REDESTRAN ACCESS TO PLAZA

EXIST. 8TH FLOOR (GREEN ROOF)

NEW 18TH FLOOR ROOF (GREEN ROOF)

EXIST. 8TH FLOOR DECK

VEHICULAR RAMP ACCESS TO NORTH RUSH STREET (BELOW)

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VEHICULAR RAMP ACCESS TO NORTH RUSH STREET (BELOW)

REDESTRAN ACCESS TO PLAZA



**City of Chicago**  
**Richard M. Daley, Mayor**

**Department of Planning  
 and Development**

Denise M. Casalino, P.E.  
 Commissioner

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>

October 19, 2005

Mr. Robert Levinson  
 RSL Building Corporation  
 c/o Hartshorne + Plunkard, Ltd.  
 232 North Carpenter Street  
 Chicago, IL 60607

Re: **Site Plan Approval for Residential-Business Planned Development No. 113**  
**Proposal:** The construction of a new, seventeen (17) story, sixty-four (64) unit  
 condominium building with existing below grade parking  
**Location:** 403 North Wabash Avenue, within existing RBPDP No. 113

Dear Mr. Levinson:

We have reviewed the Site Plan, Landscape Plan, and Building Elevations dated October 12, 2005 prepared by Hartshorne + Plunkard Architecture submitted by Tim Holleran for the construction of a seventeen (17) story residential high-rise condominium building containing sixty-four (64) dwelling units and existing underground parking for 336 cars which services this new building as well as the existing 405 North Wabash Avenue, located to the immediate west. These plans are submitted in accordance with Statement No. 13 of Residential-Business Planned Development No. 113.

The following drawing sheet numbers were reviewed and will be added to the main File within The Department of Planning and Development in anticipation of Part II:

- SK#1 Plaza Site Plan
- SK#1A Landscape Plan
- SK#2 Garage Plan G-1
- SK#3 First Floor Plan
- SK#5 Southeast & West Elevations
- SK#6 North & East Elevations

Upon review of the material submitted, the Department of Planning and Development has determined that these plans are consistent with and satisfy the requirements of the Plan of Development. Any minor change to the above-mentioned plans must be submitted for approval by the Commissioner of the Department of Planning and Development. Accordingly, this Site Plan submittal for Residential-Business Planned Development No. 113 is hereby approved as conforming to the Plan of Development passed by the Chicago City Council on August 21, 1974.

Sincerely,

*Denise M. Casalino*  
 Denise M. Casalino, P.E.  
 Commissioner

*KN*

KNC:PAS:mrd  
 cc: Kathy Caisely, DPD Files



BY ALDERMAN COHEN (46TH WARD):

Frank Cuneo Memorial Hospital, No. 750 W. Montrose Avenue—(2) mechanical ventilation, fuel burning and refuse burning inspections.

BY ALDERMAN WIGODA (FOR ALDERMAN HEDLUND, 48TH WARD):

The Admiral (Old Peoples Home), No. 909 W. Foster Avenue—(2) environmental control fees.

*Cancellation of Existing Water Rates and for Exemption from Future Rates:*

BY ALDERMAN LAURINO (39TH WARD):

Telshe Yeshiva (Chicago Branch), No. 3535 W. Foster Avenue, premises located at No. 5437 N. St. Louis Avenue.

*Refunds of Fees:*

BY ALDERMAN MARZULLO (25TH WARD):

Ray Heat and Power Company (Board of Education, Washington Irving Elementary School, No. 2140 W. Lexington Street), No. 1122 W. Jackson Boulevard—installation permit.

BY ALDERMAN NATARUS (42ND WARD):

Anti Cruelty Society, No. 157 W. Grand Avenue—building permit.

*Waiver of Fee:*

BY ALDERMAN PUCINSKI (41ST WARD):

St. Paul Evangelical Lutheran Church, No. 5650 N. Canfield Avenue, Park Ridge, Illinois—for cut off water services to be rendered.

## UNFINISHED BUSINESS.

### Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of July 10, 1974, recommending that the City Council pass nine proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations and *each* of the nine proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Roti, Barnett, Kenner, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Washington, Cross, Filippini, Keane, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Wigoda, Stone—41.

*Nays*—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

#### *Reclassification of Area Shown on Map No. 1-E.*

*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 B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Hubbard Street, N. Rush Street, E. North Water Street, N. Wabash Avenue,

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

[Plan of Development printed on pages 8763 to 8771 of this Journal]

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

#### *Reclassification of Area Shown on Map No. 3-H.*

*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 Residential Planned Development, R4 General Residence District and B4-2 Restricted Service District symbols and indications as shown on Map No. 3-H in the area bounded by

W. LeMoyne Street; N. Oakley Boulevard; W. Hirsch Street; the alley next east of and parallel to N. Western Avenue; a line 225 feet north of W. Hirsch Street; N. Western Avenue; a line 446.8 feet north of W. Hirsch Street; and the alley next east of and parallel to N. Western Avenue,

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

[Plan of Development printed on pages 8772 to 8776 of this Journal]

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

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #113PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" (except for the public areas) is controlled by Rush-Hubbard, Inc., 401 North Wabash Avenue, Chicago, Illinois. Rush-Hubbard, Inc. intends to enter into a joint venture agreement with James P. McHugh and Daniel E. Levin for development of the area. Notices should be directed to Daniel E. Levin, 332 South Michigan Avenue, Chicago, Illinois
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": elevator apartment structure; related health and recreational uses, including swimming pool; limited retail and service type business uses; hotel or motel, professional and business uses; and required parking.

APPLICANT: Rush-Hubbard, Inc.

DATE: April 16, 1974

6. Business and business identification signs may be permitted within the area delineated herein as "Residential-Business Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. The height restriction of each building and any appurtenances attached thereto shall be subject to:
- (a) Height limitations as certified on form FAA-117 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and,
  - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.
9. For the purposes of the Planned Development, the plaza level covering the entire site is established at a maximum height of 40.00 C.C.D. There shall be no parking provided above the plaza level and the entire plaza must be completed in Stage I.
10. The Planned Development will follow a two stage program:
- Stage I shall include the full plaza level over the entire site, including parking and related uses below; residential use of 612 D.U.'s maximum and its related uses; and commercial space of 30,000 sq.ft.

Stage II may include additional dwelling units beyond the 612 in

Stage I within the following restrictions:

- (a) Total dwelling units in Stage II are not to exceed 200, or a total of 812 D.U.'s for the total net site area.
- (b) Every D.U. beyond the first 612 shall count as minimum 1600 sq. ft. of F.A.R. without regard to actual size. Stage II may also include business, commercial and related uses to a maximum of 320,000 sq. ft., or a mixture of residential and commercial uses provided that the overall F.A.R. for the total net site area shall be in accordance with the above.

Stage II may commence upon a determination by the Commissioner of Development and Planning that the first stage is in substantial compliance with the ordinance.

- (c) The maximum number of hotel or motel units which may be constructed on Stage II shall not exceed 500. Each hotel or motel unit shall count as a minimum of 500 sq. ft. of F.A.R. without regard to actual size.

11. The development of the area delineated herein as "Residential-Business Planned Development" shall be restricted to a maximum total net site coverage of 75% at plaza level, and 50% at and above a plane 50 feet above plaza level.

12. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Residential-Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.

13. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Development and Planning.

Recommended amendments to the proposed Planned Development Ordinance for the property at 401 North Wabash Avenue submitted by Rush-Hubbard, Inc.

The proposed Planned Development should be amended as herein-after described:

Statement 9: Delete the language contained in brackets below:

9. For the purposes of the Planned Development, the plaza level covering the entire site is established at a maximum height of 40.00 C.C.D. There shall be no parking provided above the plaza level. [and the entire plaza must be completed in Stage I.]

Statement 10: Delete the entire statement and replace with:

10. The Planned Development shall consist of one or more buildings, above a common plaza, subject to the following provisions:

(a) A finished plaza, suitably paved and landscaped, with completed edges at all property lines, and the construction of all required parking and any other spaces to be included below the plaza level, shall be completed concurrently with the first building developed under this plan of development. No occupancy certificate shall be issued for any part of the development until this condition is met.

(b) The completed development shall include not more than two distinct building masses rising more than (50) fifty feet above the plaza level.

(c) The maximum permitted business space shall be a function of the number of dwelling units provided on the site as calculated according to the provisions of Table Two in the "Planned Development Use and Bulk Regulations and Data," but in no instance shall business uses, including hotel or motel uses, exceed a maximum of 350,000 gross square feet of development.

(d) Residential uses shall be limited to a maximum of 800 dwelling units including any efficiency units. The Floor Area Ratio shall be reduced according to the provisions of Table Two in the "Planned Development Use and Bulk Regulations and Data", but in no instance shall the actual F.A.R. exceed 20.0.

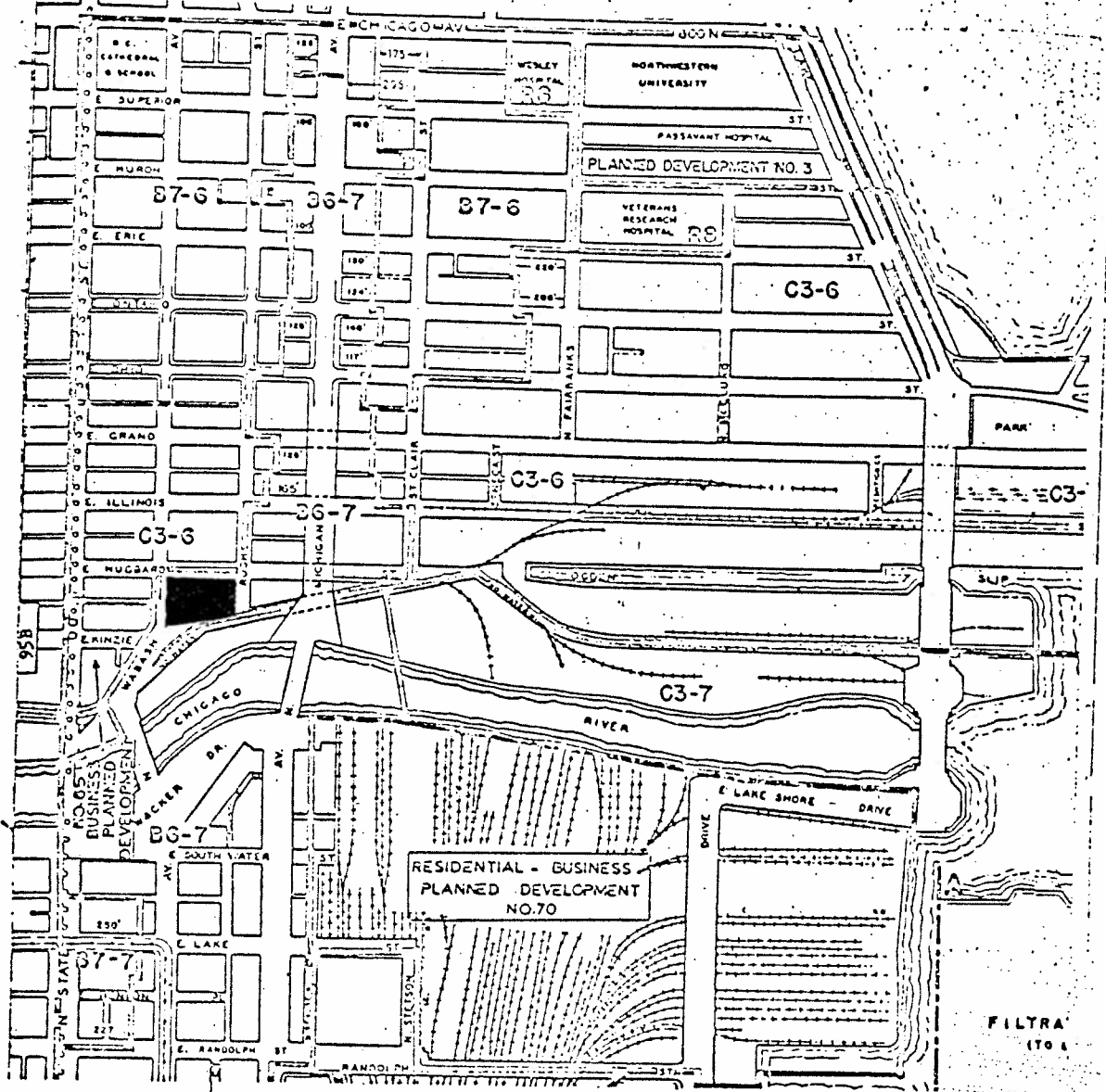
(e) Total development shall be limited by and to an effective F.A.R. of 20.0 as calculated according to the provisions of Table Two in the "Planned Development Use and Bulk Regulations and Data," but in no case shall the actual F.A.R. exceed 20.0.

Statement 5. Delete the phrase "hotel or motel," from the existing statement and add the following sentence to the statement:



Hotel or motel uses may be permitted as business uses, subject to the review and approval of the Commissioner of Development and Planning.

Planned Development Use and Bulk Regulations and Data. Amend the table to correspond to the foregoing statements by substituting an entire table, as attached:

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT ZONING & PREFERENTIAL STREETS MAP



## LEGEND

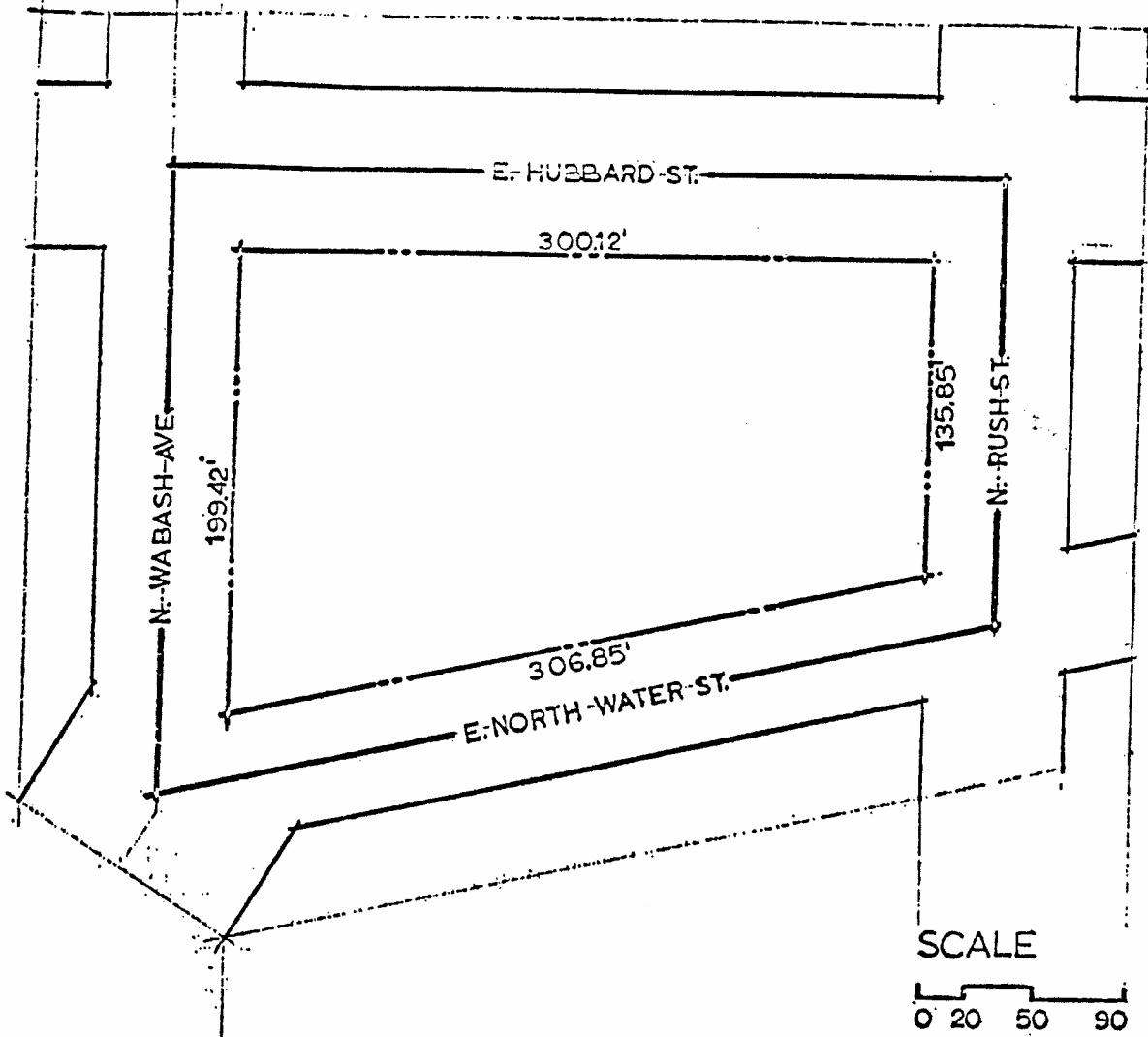
-  PROPOSED PLANNED DEVELOPMENT AREA
-  PREFERENTIAL STREETS



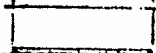



APPLICANT: Rush-Hubbard, Inc.

DATE: April 16, 1974

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT PLANNED DEVELOPMENT BOUNDARY MAP



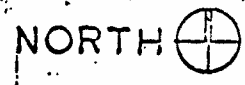
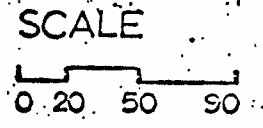
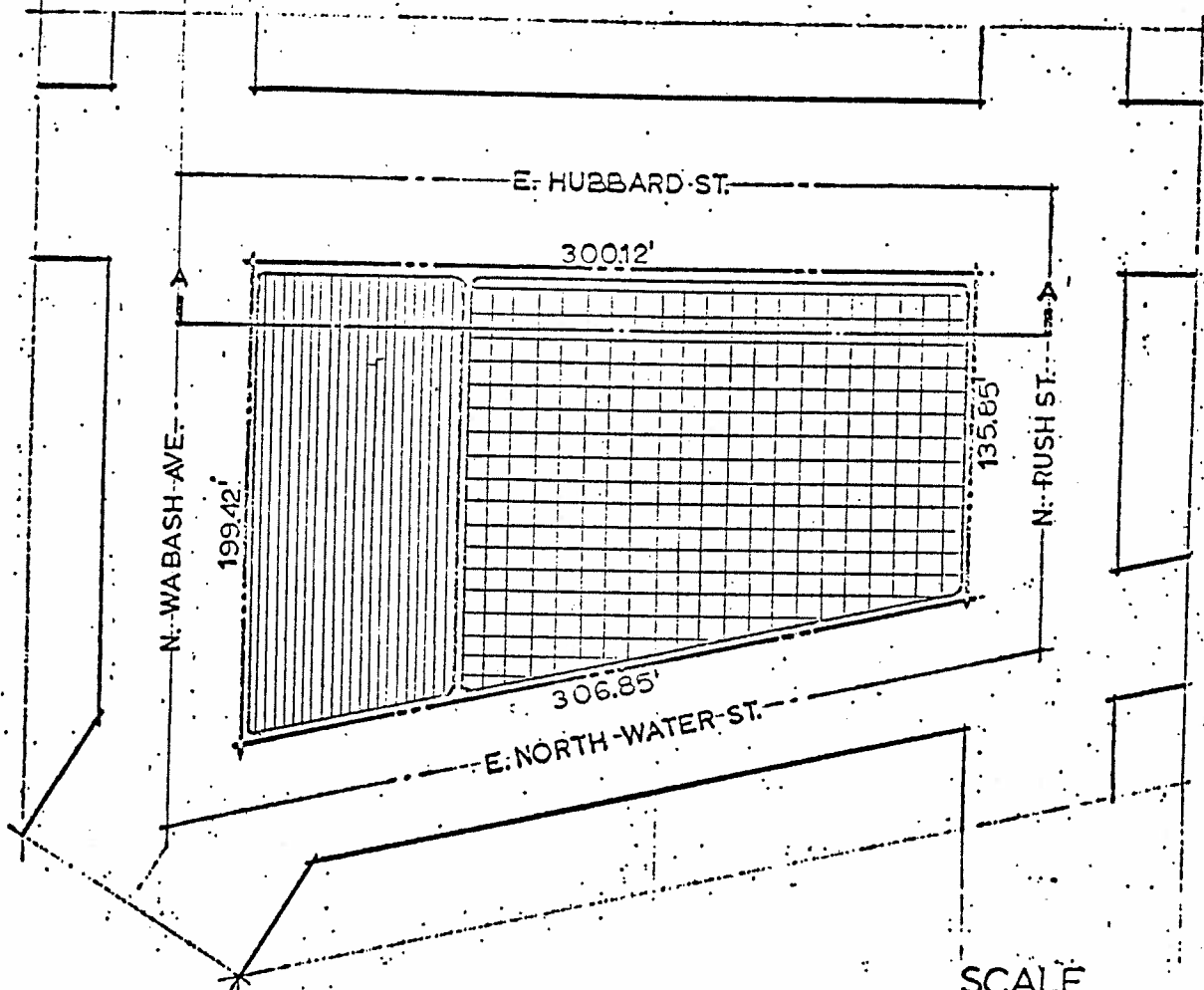
### LEGEND

-  PLANNED DEVELOPMENT BOUNDARY LINE
-  PROPERTY LINE
- 
- 

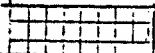


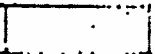
APPLICANT: Rush-Hubbard, Inc.  
 DATE: April 16, 1974

# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

## PROPOSED GENERALIZED LAND USE PLAN



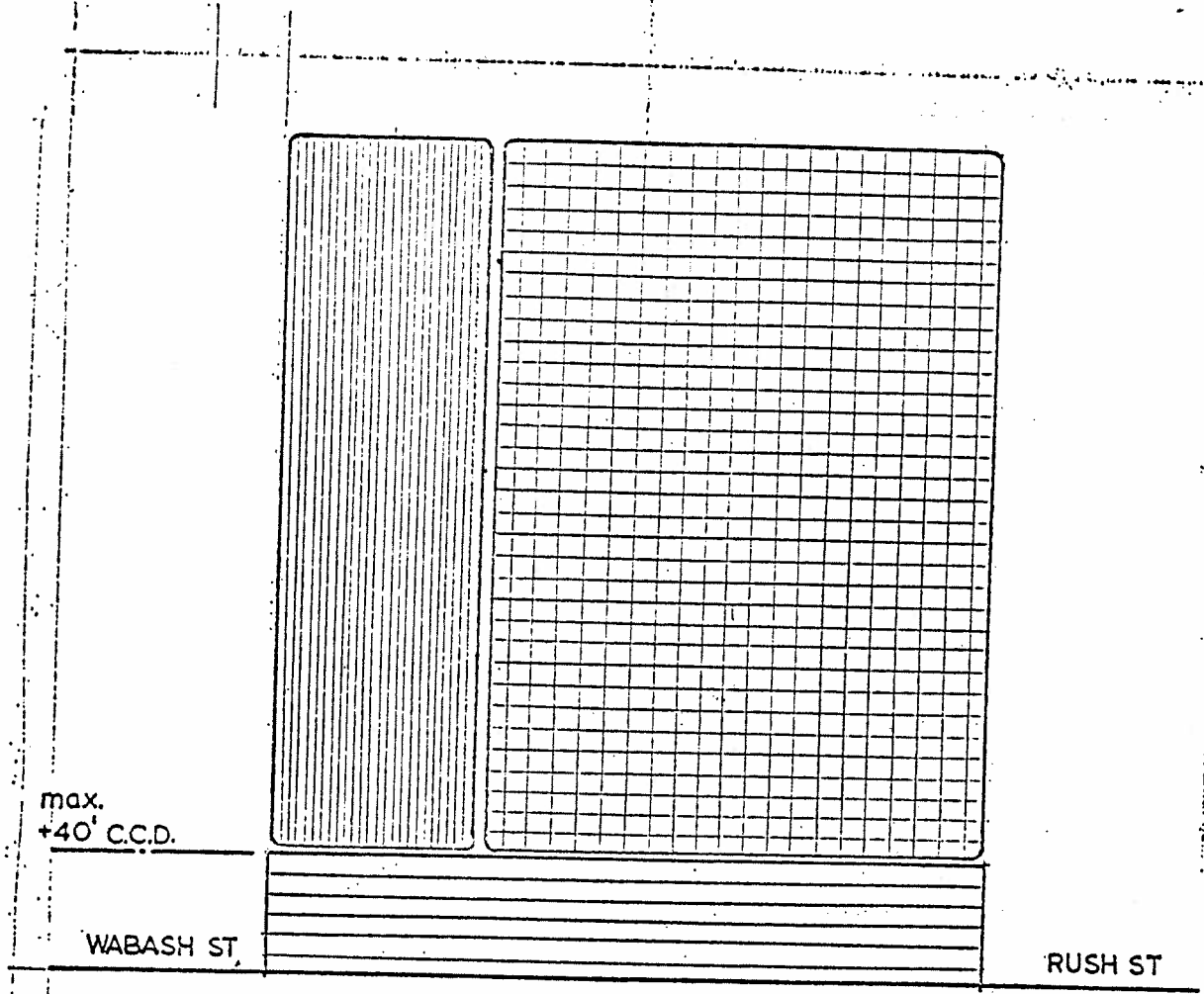
### LEGEND

-  RESIDENTIAL - COMMERCIAL & RELATED USES (INCLUDING PARKING)
-  BUSINESS -(OR RESIDENTIAL) & RELATED USES (INCLUDING PARKING)
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APPLICANT: Rush-Hubbard, Inc.

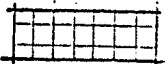

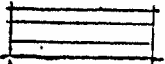
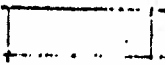
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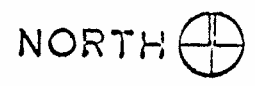
# RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT



## SECTION A-A

### LEGEND

-  RESIDENTIAL - COMMERCIAL & RELATED USES
-  BUSINESS (OR RESIDENTIAL) & RELATED USES
-  PARKING & RELATED USES
- 



APPLICANT: Rush-Hubbard, Inc.  
 DATE: April 16, 1974

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
 PLANNED DEVELOPMENT USE AND DULC REGULATIONS AND DATA

TABLE ONE

Net Site Area Square Feet	Acres	General Description of Land Use	Max. F.A.R.	Max. No. of D.U.	Max. % Coverage	Min. No. of Parking Spaces
50,329	1.15	Elevator apartment structure; related health and recreational uses, including swimming pool; limited retail and service type business uses; professional and business office; and required parking.	20 (Note: see Table Two)	800 (Note: See Table Two)	75% at Plaza Level (See Note Below)	336

Gross Site Area = Net Site Area (50,329 sq. ft.) + area of public rights-of-way (34,843 sq. ft.) = 85,172 sq. ft. or 1.95 acres.

TABLE TWO: DEVELOPMENT ALTERNATIVES IF MORE THAN 612 DWELLING UNITS ARE PROPOSED (See Note Below if Number of Dwelling Units Differs from Number of Dwelling Units Shown in Table Two)

Number of Dwelling units	Maximum Allowable Business Space	Maximum Floor Area Ratio
612	350,000 sq. ft.	20.0
706	190,000 sq. ft.	18.8
800	30,000 sq. ft.	17.6

NOTE: The controls stated in Table Two shall be varied in direct proportion to identify maximum allowable business space and maximum allowable F.A.R. overall for any number of dwelling units in the range between 612 and 800.

Maximum number of dwelling units for the total net site area, including efficiency units: 800 d.u.

Maximum allowable percent of efficiency units: 40%

Maximum allowable percent of site coverage at grade level at Hubbard Street: 100%

Maximum allowable percent of site coverage at plaza level: 75%

Maximum allowable percent of site coverage at and above a plane 50 feet above plaza level: 50%

Maximum allowable business or commercial space: 350,000 sq. ft.

Minimum required number of off-street loading berths: 4 berths

Minimum required number of off-street parking spaces: 336 spaces

Elevation at or above which parking shall not be permitted: +40 ft. C.C.D.

Minimum required perimeter setbacks on all streets: 0 feet

Minimum allowable distance between tower faces: 45 feet

The plaza must be completed in conjunction with completion of the first structure.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Hotel or motel uses may be permitted as business uses, subject to the review and approval of the Commissioner of Development and Planning.

APPLICANT: RUSH-HUBBARD, INC.

DATE: April 16, 1974