

PD 1353

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Reclassification Of Area Shown On Map No. 4-E.

(As Amended)

(Application No. 20723)

(Common Address: 1338 -- 1408 S. Wabash Ave.)

RBPD1353,99

[SO2021-2055]

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 Residential-Business Planned Development Number 1353 District symbols and indications as shown on Map Number 4-E in the area bounded by:

a line 25 feet north of and parallel to vacated East 14th Street; South Wabash Avenue;
a line 100 feet south of and parallel to vacated East 14th Street; and a line 145.60 feet west of and parallel to South Wabash Avenue,

to Residential-Business Planned Development Number 1353, as amended.

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

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

Residential-Business Planned Development No. 1353, As Amended.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1353, as amended (the "Planned Development"), consists of a net site area of approximately 25,458 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property commonly known as 1352 to 1408 South Wabash Avenue is owned by 1400 Land Holdings LLC (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for

amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant, or its successors, assigns or grantees, which require such reviews, approvals or permits. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant, its successors, assign or grantees.

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

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

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

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

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the

Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

The Applicant shall install a new traffic signal at the intersection of South Wabash Avenue and East 14th Street prior to receiving a Certificate of Occupancy.

4. This plan of development consists of 18 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan/Setback Plan; a Landscape Plan; First Floor Plan -- Lobby; Parking Plans (2nd Floor, 3rd Floor, 4th Floor, and 4th Floor Mezzanine); 5th Floor Terrace Level Plan; Typical Floor Plan -- Levels 6 -- 29; 31st Floor Plan -- Amenity; Building Elevations (North, South, East and West); Green Roof Plans; North Facade Axon -- Building Entrance; Facade Axon -- Projected Bay Window; Facade Axon -- Recessed Bay Window; Northeast Corner Axon -- Amenity Level; East Facade Axon -- Parking and Apartments; South Facade Axon -- Parking and Apartments; West Facade Axon -- Parking and Apartments; Typical Curtain Window Wall System -- Details; Facade Detail -- Recessed Bay Window; Facade Detail -- Projected Bay Window; Facade Detail -- Typical at Apartments and Garage; Material Diagrams; and Perimeter Fence and Retaining Wall Details, all dated August 26, 2021. This Plan of Development also consists of an Affordable Housing Profile, attached hereto and dated June 24, 2021. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the areas delineated as Residential-Business Planned Development Number 1353, as amended: multi-unit residential located above the ground floor, financial services (excluding payday/title secured loan stores and pawn shops), office, repair or laundry service, medical service, personal service, general retail sales, eating and drinking establishments, liquor sales as an accessory use, accessory parking, co-located wireless communication facilities, and accessory uses.
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 Planning and 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 25,458 square feet and a base FAR of 7.0.

The Applicant acknowledges that the project has received a bonus FAR of 4.15 pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the entire Planned Development is 11.15. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on charges in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department Planning and Development. Any interim reviews associated with site plan review or Part II reviews are conditional until final Part 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, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal

access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from Residential-Business Planned Development Number 1353 to this Residential-Business Planned Development Number 1353, as amended, for construction of a residential project triggers the requirements of Section 2-44-080 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units, or with the approval of the Commissioner of the Department of Housing ("DOH"), subject to the transition provisions of Section 2-44-040(c), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units ("Cash Payment"); or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site or off-site ("Required Units"). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district within the meaning of the ARO, and the project has a total of 299 units. As a result, the Applicant's affordable housing obligation is 30 ARO Units (10 percent of 299, rounded up), 8 of which are Required Units (25 percent of 30, rounded up). The Applicant has agreed to satisfy its affordable housing obligation by (a) providing the 8 Required Units on-site in the proposed residential development and (b) making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$187,939 per ARO unit, \$4,134,658 in total, as adjusted in accordance with Section 2-44-080 in lieu of the development of the remaining 22 ARO units, as set forth in the Affordable Housing Profile (AHP) attached hereto as Exhibit 1. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces or increases the number of dwelling units in the Planned Development, or elects to build a for-sale project instead, the Applicant shall update and resubmit the AHP to DOH for review and approval, and DOH may adjust the requirements and number of required ARO Units without amending this Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash

Payment and execute and record an Affordable Housing Agreement ("AHA") in accordance with Section 2-44-080(L). The Cash Payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in the consumer price index in accordance with Section 2-44-080. The terms of the AHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the AHA will be recorded against the Property, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement Number 15, including any breach of any AHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. The Applicant acknowledges that it is in the public interest to ensure that adequate open space and recreational facilities are provided to serve new residential developments. As stated in the Open Space Impact Fee Ordinance Section 16-18-080 of the Municipal Code of Chicago, in the case of larger developments which are processed as Planned Developments, developers are encouraged to provide open space and recreational facilities on-site to serve new residents instead of paying open space impact fees.

All open spaces developed for use by the public must be in compliance with the Open Space Impact Fee Administrative Regulations and Procedures promulgated by the Commissioner of the Department of Planning and Development, pursuant to Section 16-18-110.

Any open space to be dedicated to the Chicago Park District must meet Chicago Park District standards and, where applicable, the park must be designed and constructed to Chicago Park District standards. Any conveyance of open space to the Chicago Park District, measuring two or more acres, shall be approved by the Chicago Park District. A Board issued resolution must be provided to the Department of Planning and Development prior to the issuance of any Part II approval. Any conveyance of open space to the Chicago Park District, measuring less than two acres, shall be formalized in a contract that shall be provided to the Department of Planning and Development prior to the issuance of any Part II approval.

17. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to the Department of Planning and Development, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured

against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to the Department of Planning and Development (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide the Department of Planning and Development with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, the Department of Planning and Development may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. The Department of Planning and Development will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

18. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan and Setbacks; Landscape Plan; 1st Floor Plan -- Lobby; 2nd, 3rd, 4th and 4th Floor Mezzanine -- Parking Plan; 5th Floor -- Terrace Level; Typical Plan Levels 6 through 29; 31st Floor Plan -- Amenity; North, South, East and West Building Elevations; Green Roof Plans; North Facade Axon -- Building Entrance; Facade Axon -- Typical Projected Window Bay, Typical Recessed Window Bay; Northeast Corner Axon -- Amenity Level; South, East and West Facade Axon -- Parking and Apartments; Typical Curtain Window Wall Systems -- Details; Facade Detail -- Recessed Window Bay, Projected Window Bay and Typical @ Apartments and Garage; Material Diagrams; Perimeter Fence and Retaining Wall Details; and Typical Floor -- Units Layout referred to in these Plan of Development Statements printed on pages 36360 through 36391 of this *Journal*.]

9/14/2021

REPORTS OF COMMITTEES

20723
36355

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1353, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	34,209 square feet
Area in the Public Right-of-Way:	8,751 square feet
Net Site Area:	25,458 square feet
Maximum Permitted FAR:	11.15
Maximum Number of Dwelling Units:	299
Minimum Number of Off-Street Parking Spaces:	105
Minimum Number of Off-Street Loading Berths:	1 (10 feet by 25 feet)
Minimum Number of Bicycle Parking Spaces:	180
Setbacks from the Property Line:	In accordance with the Site Plan
Maximum Site Coverage:	In accordance with the Site Plan
Maximum Building Height:	305 feet (per Zoning Ordinance)

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ARO Affordable Housing Profile Form (AHP)

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

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

Date: 06/24/2021

DEVELOPMENT INFORMATION

Development Name: 1400 S. Wabash

Development Address: 1352 to 1408 S. Wabash

Zoning Application Number, if applicable: 1353

Ward: 3

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

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

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

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name 1408 S. Wabash Development Corporation

Developer Contact Colin Kihnke

Developer Address 225 W. Ohio Street, 6th Floor, Chicago, IL 60654

Email cmk@cmkdev.com

Developer Phone 312-376-2020

Attorney Name Andrew Scott

Attorney Phone 312-627-8325

TIMING

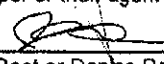
Estimated date marketing will begin 4/1/22

Estimated date of building permit* 10/1/21

Estimated date ARO units will be complete 10/1/22

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

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

_____	7/20/21
Developer or their agent	Date
	July 20, 2021
Justin Root or Denise Roman, DOH	Date



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated January 11, 2019



ARO Web Form

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Name: Colin Kihnke

Email: cmk@cmkdev.com

Development Information

Are you rezoning to downtown?: No

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

Address**Submitted Date: 06/24/2021**

Number From :1352 Number To: 1408 Direction: S

Street Number:Wabash Postal Code: 60605

Development Name

1400 S. Wabash

Information

Ward :3

ARO Zone: Downtown

Details

ARO trigger :Zoning change

Total units: 299

Development type: Rent

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

Submitted date: 06/24/2021

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<p>Requirements</p> <p>Affordable units :30 *On-site aff. Units: 8</p> <p>How do you intend to meet your required obligation</p> <p>On-Site: 8 Off-Site: 0</p> <p>On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0</p> <p>Total Units: 8 In-Lieu Fee Owed: 4,134,658</p>

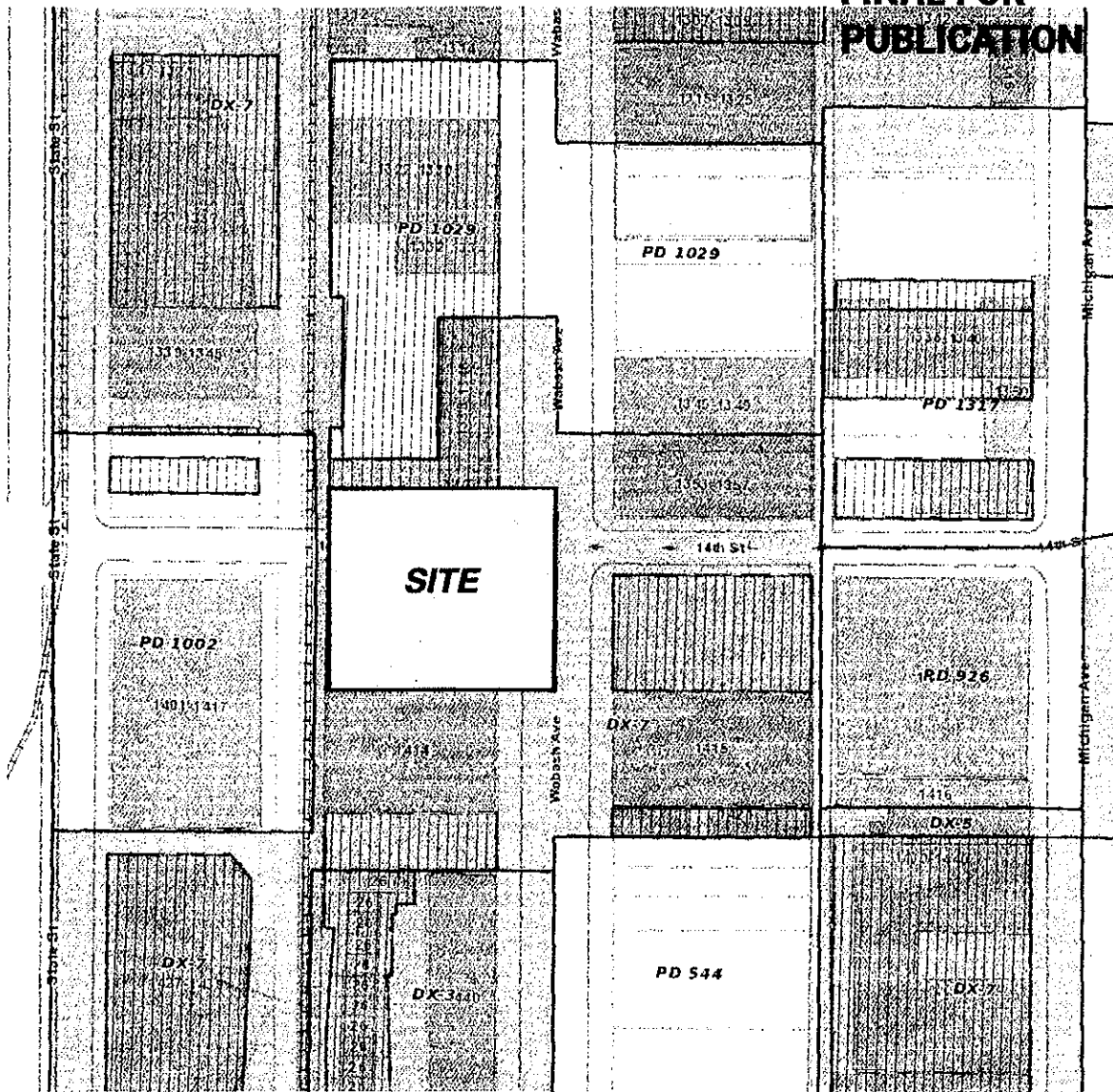
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	Market Rate Units	Affordable Units	Summary					affordable v. market square footage*	
			market rate			ARO			
			unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage
Parking	Yes	Yes							
Laundry	Yes	Yes							
Appliances									
Refrigerator <i>age/EnergyStar/make/model/color</i>	Frigidaire S/S	Frigidaire S/S (same model as market)	studio	117	40%	505	3	38%	535
Dishwasher	Frigidaire S/S	Frigidaire S/S (same model as market)	one-bed	74	25%	807	2	25%	683
age/EnergyStar/make/model/color	Frigidaire S/S	Frigidaire S/S (same model as market)	two-bed	95	33%	1,013	3	38%	923
Stove/Oven	Frigidaire S/S	Frigidaire S/S (same model as market)	three-bed	5	2%	1,436	0	#VALUE!	#DIV/0!
age/EnergyStar/make/model/color	Frigidaire S/S	Frigidaire S/S (same model as market)	four-bed	0	0%	#DIV/0!	0	#VALUE!	#DIV/0!
Microwave	Frigidaire S/S	Frigidaire S/S (same model as market)							
age/EnergyStar/make/model/color	Frigidaire S/S	Frigidaire S/S (same model as market)							
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	Studios = 1 full bathroom, 1BD = 1 full bathroom, 2BD = 2 full bathrooms	Studios = 1 full bathroom, 1BD = 1 full bathroom, 2BD = 2 full bathrooms							
Kitchen countertops <i>material</i>	Quartz	Quartz							
Flooring <i>material</i>	Luxury Vinyl Tile	Luxury Vinyl Tile							
HVAC	Central system with in-unit fan coil	Central System with in-unit fan coil							
Other									

Project Name	1400 S Wabash
Zoning Application number, if applicable	1353
Address	1400 S Wabash, Chicago IL 60605
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	

Total Units in Project	299
Total Affordable units	8

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Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

Existing Zoning Map

Scale: NTS

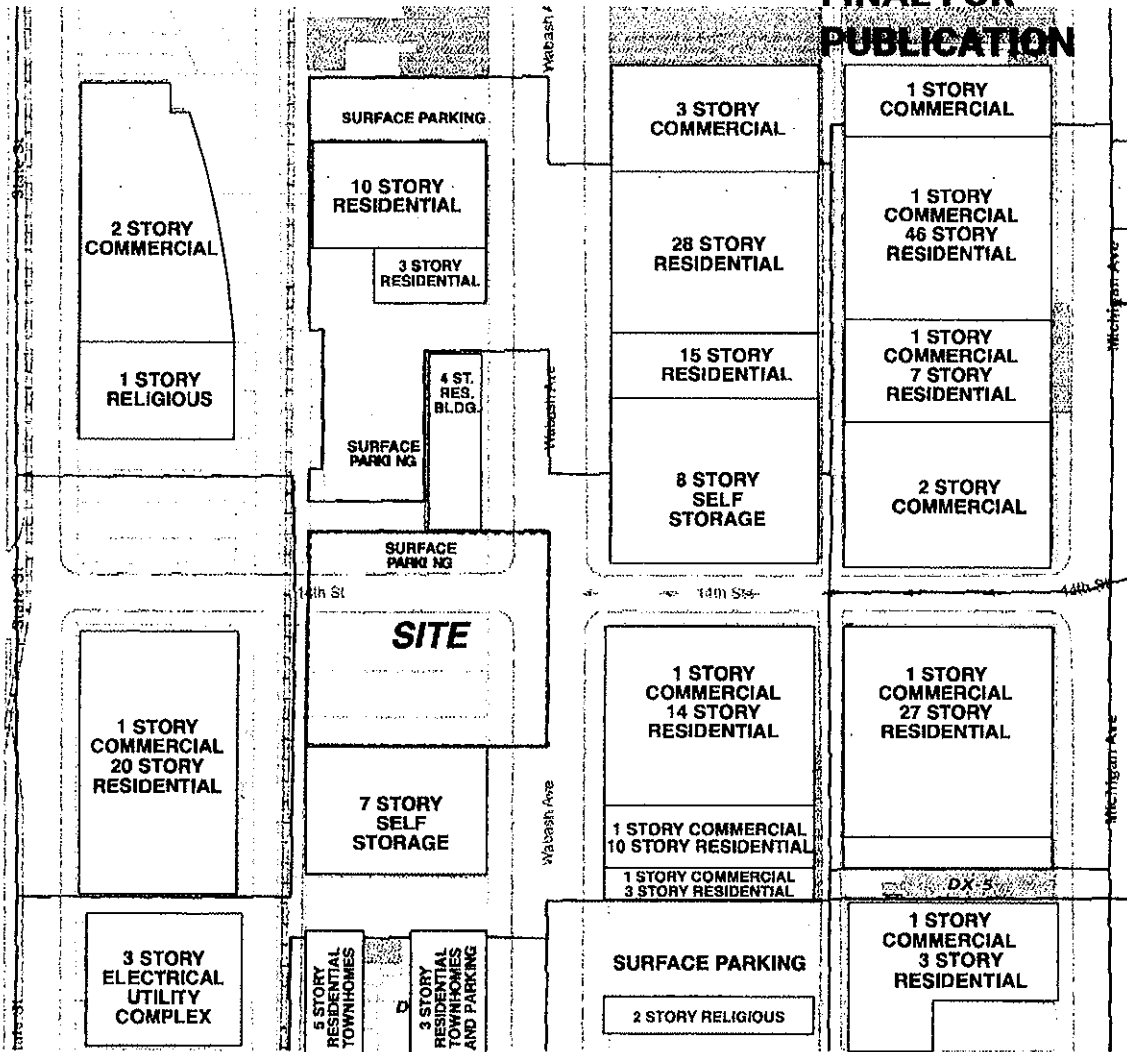
Pappageorge Haymes Partners

9/14/2021

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36361

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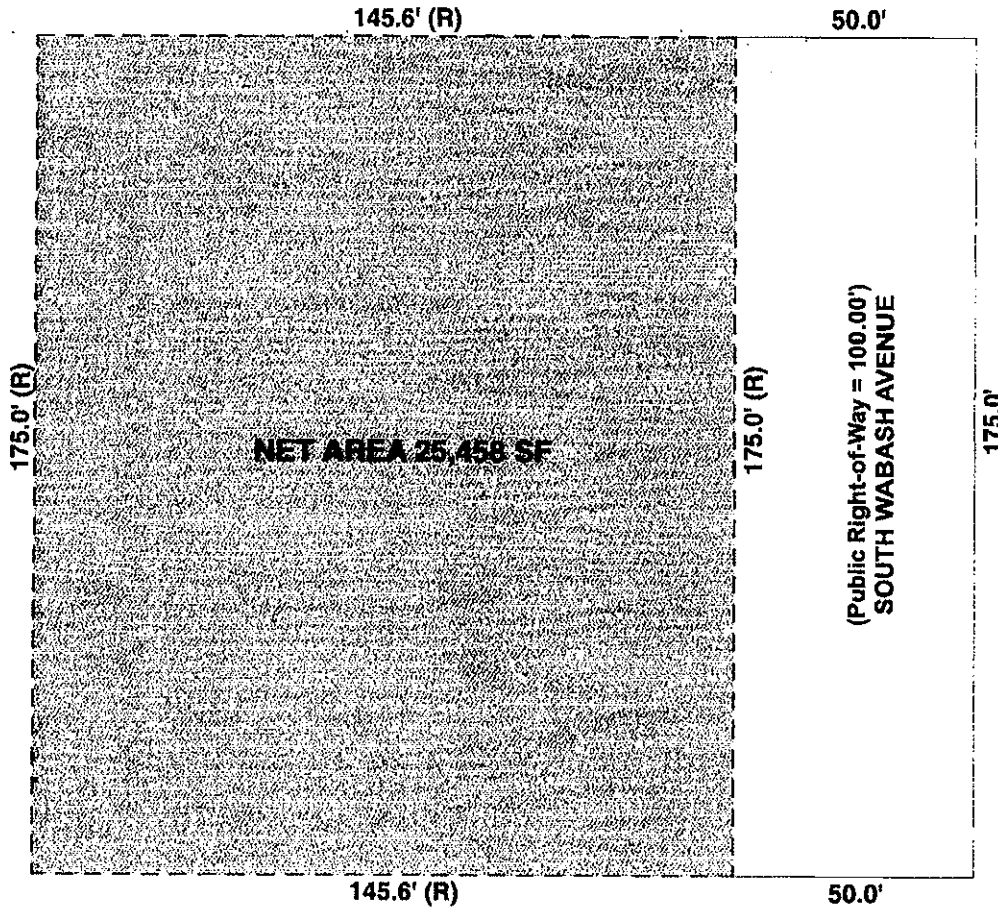
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 28, 2021

Existing Land Use Map

NTS

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NET AREA: 25,458.00 SF
 AREA IN R.O.W.: 8,751.00 SF
 GROSS AREA: 34,209.00 SF



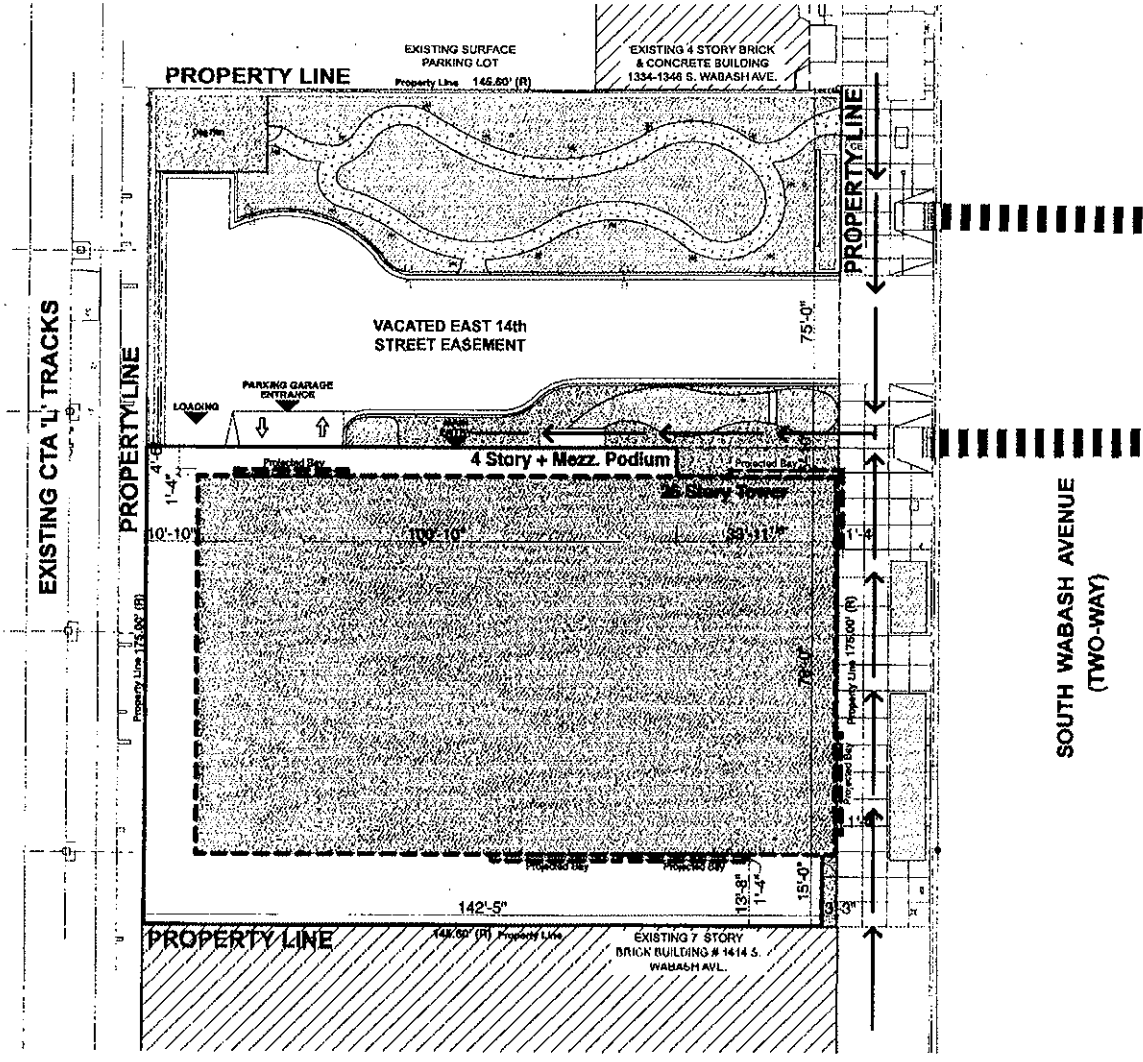
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

Planned Development Boundry & Property Line

Scale: NTS

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SETBACKS - FLOORS 1-4	SETBACKS - FLOORS 5+
NORTH: 75'-0"	NORTH: 80'-0"
SOUTH: 0'-0"	SOUTH: 15'-0"
EAST: 0'-0"	EAST: 0'-0"
WEST: 0'-0"	WEST: 10'-10"

PEDESTRIAN ROUTE



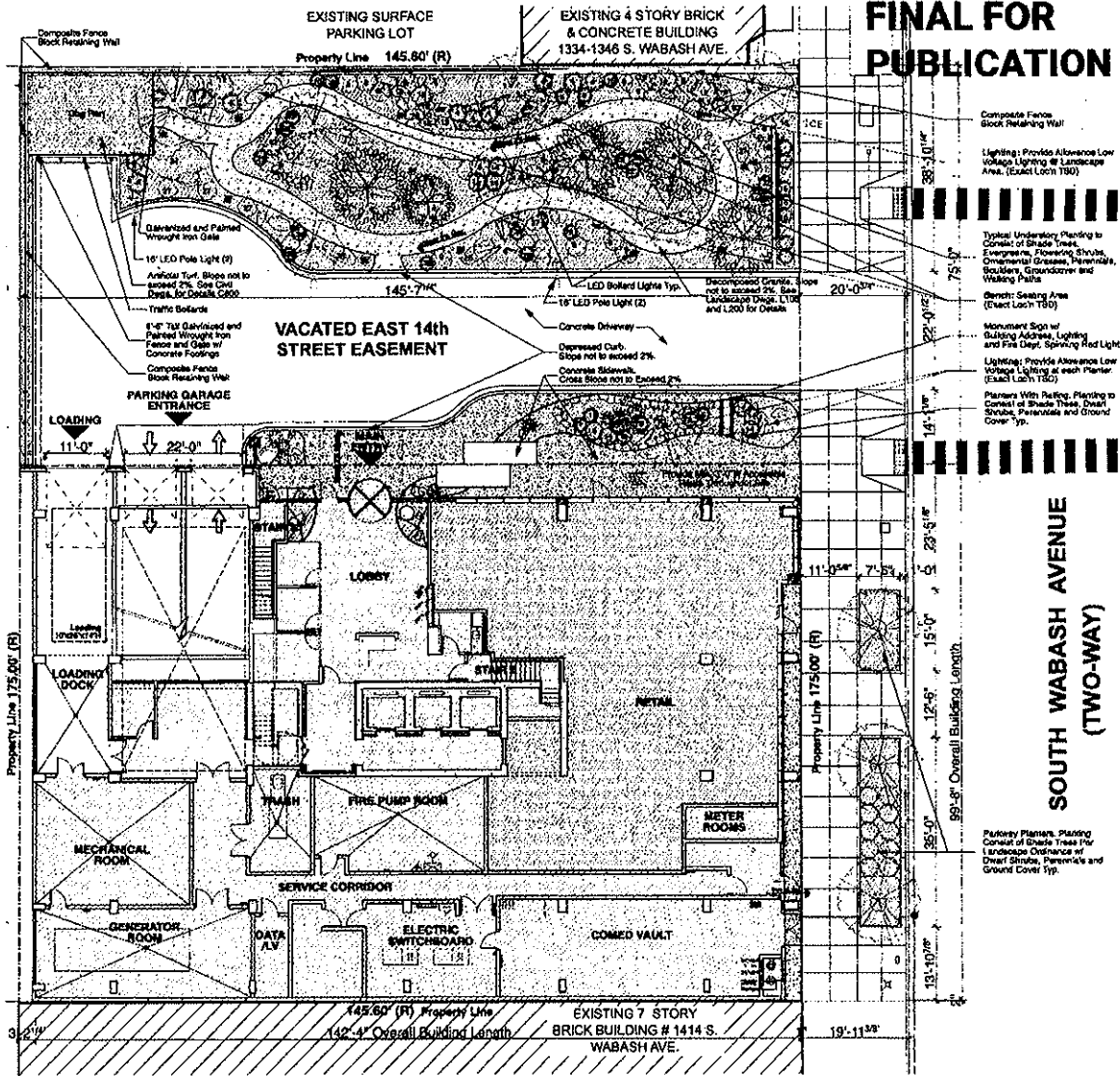
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

Site Plan and Setbacks

Scale: NTS

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PLANT SCHEDULE GROUND FLOOR

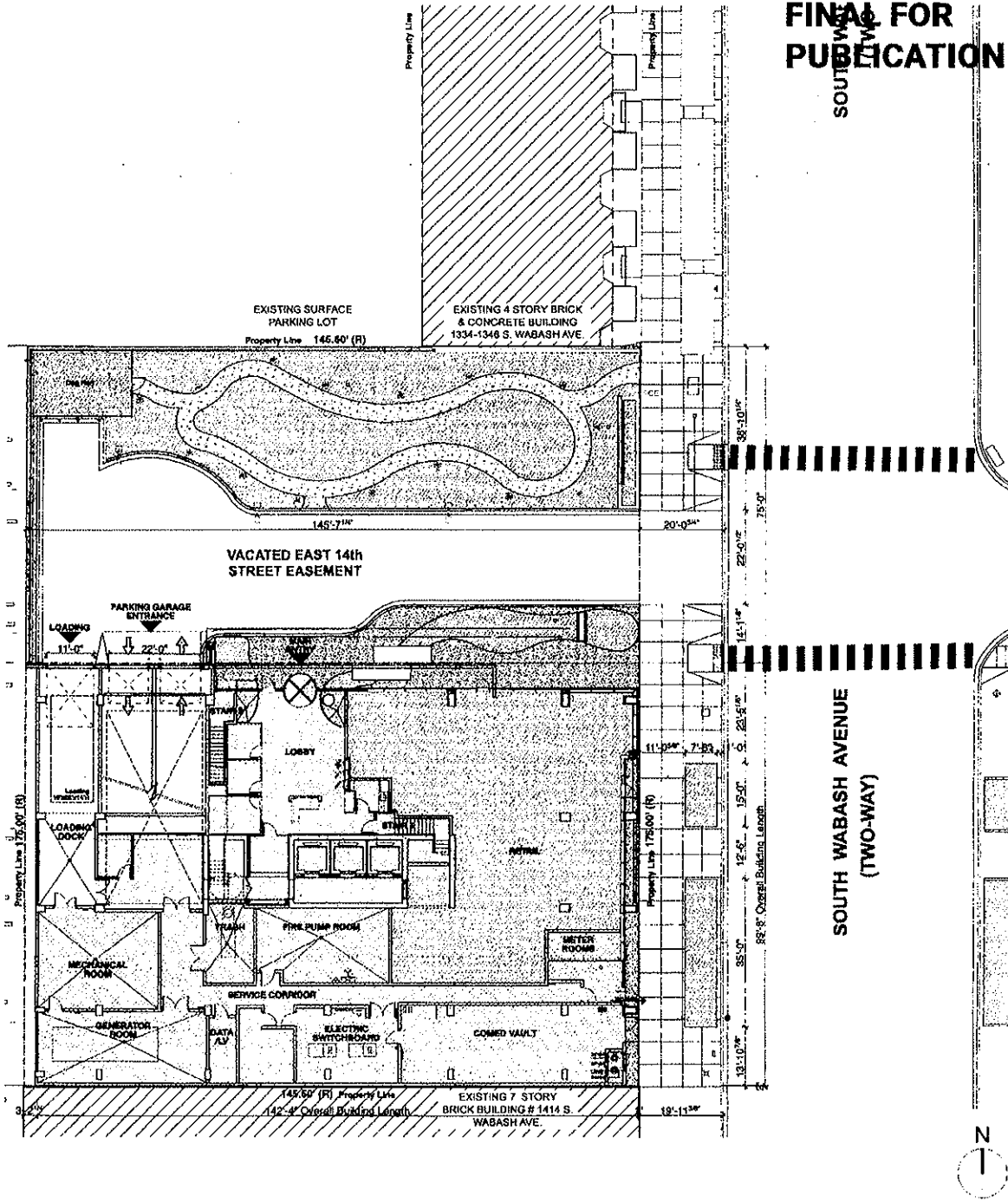
NO.	SYMBOL	SCIENTIFIC / COMMON NAME	HEIGHT	SIZE	REMARKS
1	EMERY TREES	EMERYA / COMMON NAME	10' - 12'	2" CAL.	
2	LYONCHOLA TREES	LYONCHOLA / COMMON NAME	8' - 10'	6" HI.	
3	SMALL OVERHANG TREES	SMALL OVERHANG TREES	8' - 10'	6" HI.	
4	ACE BUD	ACE BUD	8' - 10'	6" CLUMP	
5	BET LAD	BET LAD	8' - 10'	6" CLUMP	
6	CER CHA	CER CHA	8' - 10'	6" CLUMP	
7	OSR OLD	OSR OLD	8' - 10'	6" CLUMP	
8	DECIDUOUS SHRUBS	DECIDUOUS SHRUBS	8' - 10'	30" HI.	
9	IRIS DOO	IRIS DOO	8' - 10'	30" HI.	
10	IRIS CAN	IRIS CAN	8' - 10'	24" HI.	
11	IRIS DOO	IRIS DOO	8' - 10'	30" HI.	
12	IRIS TIG	IRIS TIG	8' - 10'	30" HI.	
13	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
14	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
15	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
16	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
17	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
18	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
19	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
20	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
21	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
22	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
23	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
24	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
25	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
26	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
27	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
28	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
29	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	
30	IRIS SRC	IRIS SRC	8' - 10'	30" HI.	

Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
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Landscape Plan
 Scale: NTS
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SOUTH WABASH



**SOUTH WABASH AVENUE
(TWO-WAY)**



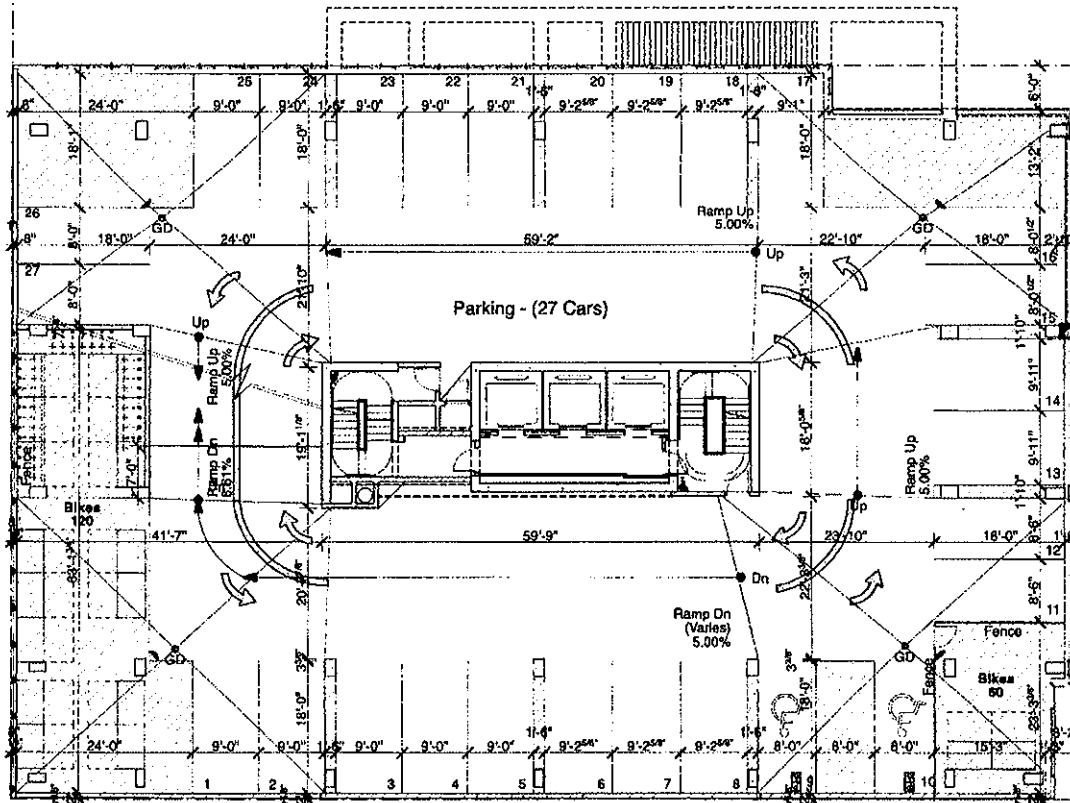
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

1st Floor Plan - Lobby

Scale: 1" = 30'

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BICYCLE PARKING: 180 TOTAL SPACES
 180 SPACES @ THIS LEVEL

CAR PARKING: 105 TOTAL SPACES
 27 SPACES @ THIS LEVEL



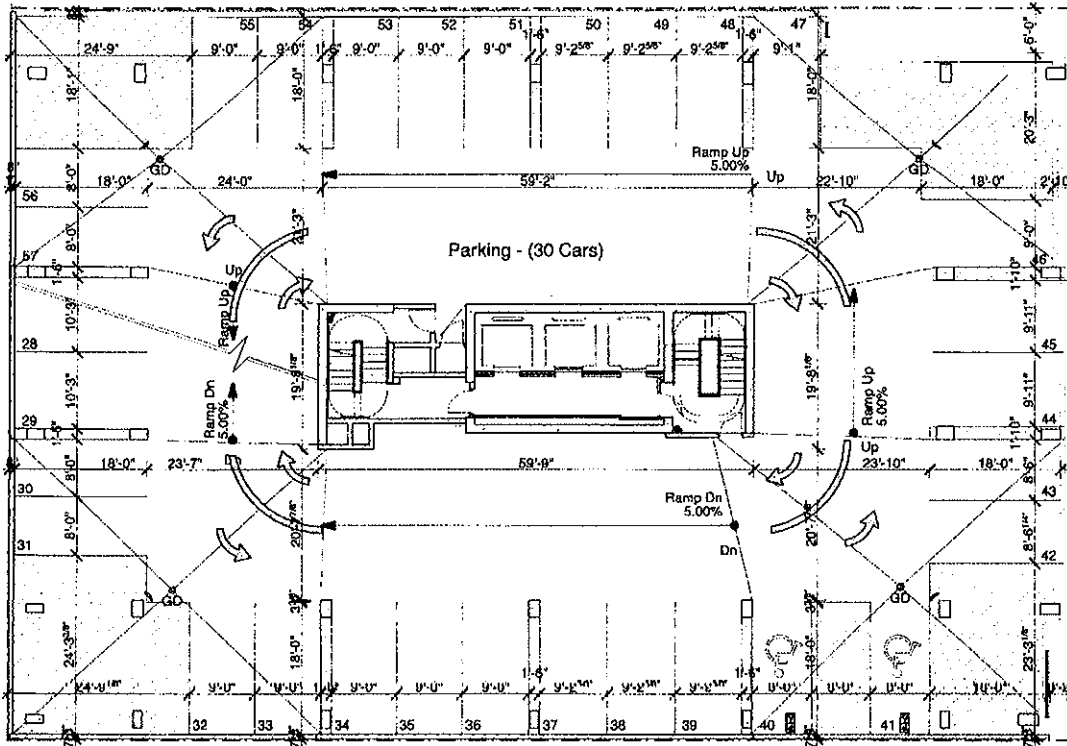
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

2nd Floor - Parking Plan

Scale: 1" = 20'

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BICYCLE PARKING: 180 TOTAL SPACES
 0 SPACES @ THIS LEVEL

CAR PARKING: 105 TOTAL SPACES
 30 SPACES @ THIS LEVEL



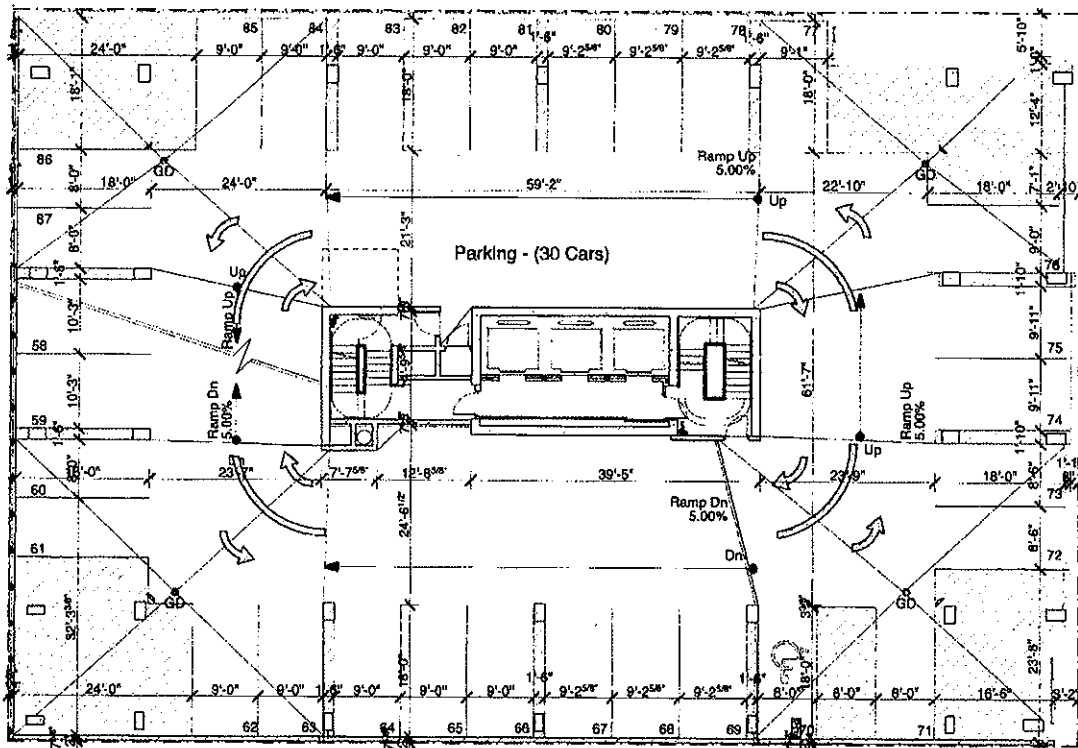
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

3rd Floor - Parking Plan

Scale: 1" = 20'

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BICYCLE PARKING: 180 TOTAL SPACES
 0 SPACES @ THIS LEVEL

CAR PARKING: 105 TOTAL SPACES
 30 SPACES @ THIS LEVEL



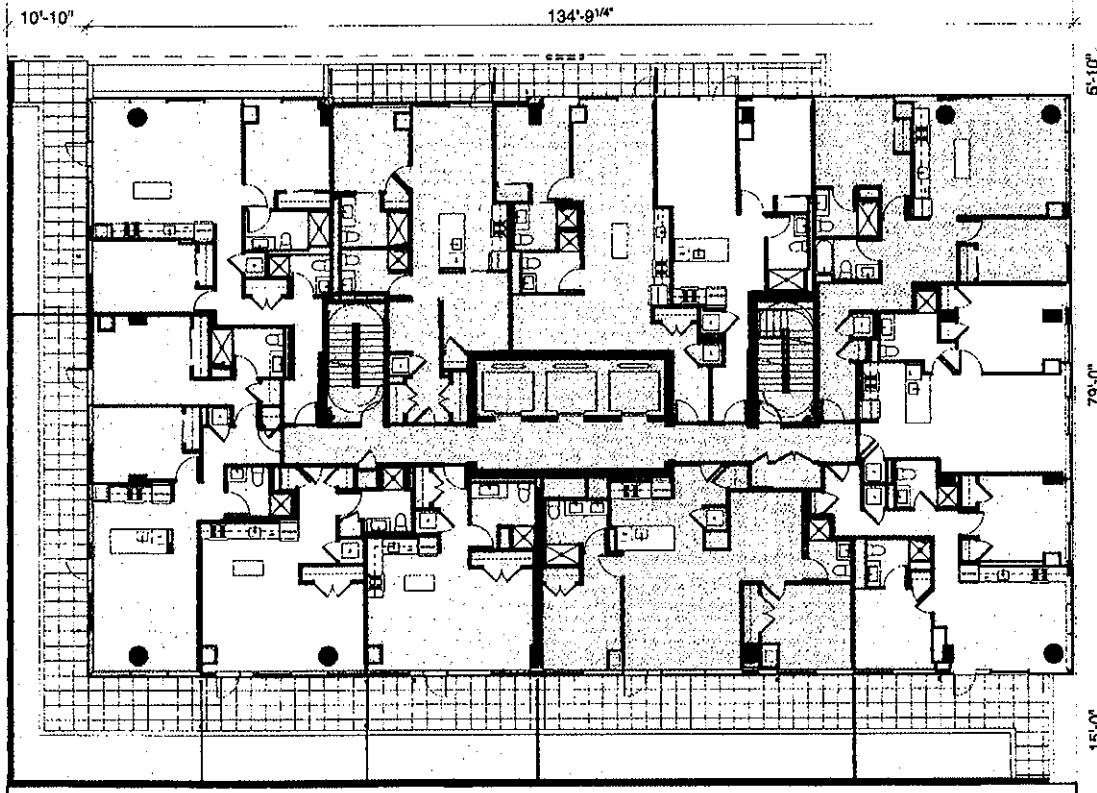
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

4th Floor- Parking Plan

Scale: 1" = 20'

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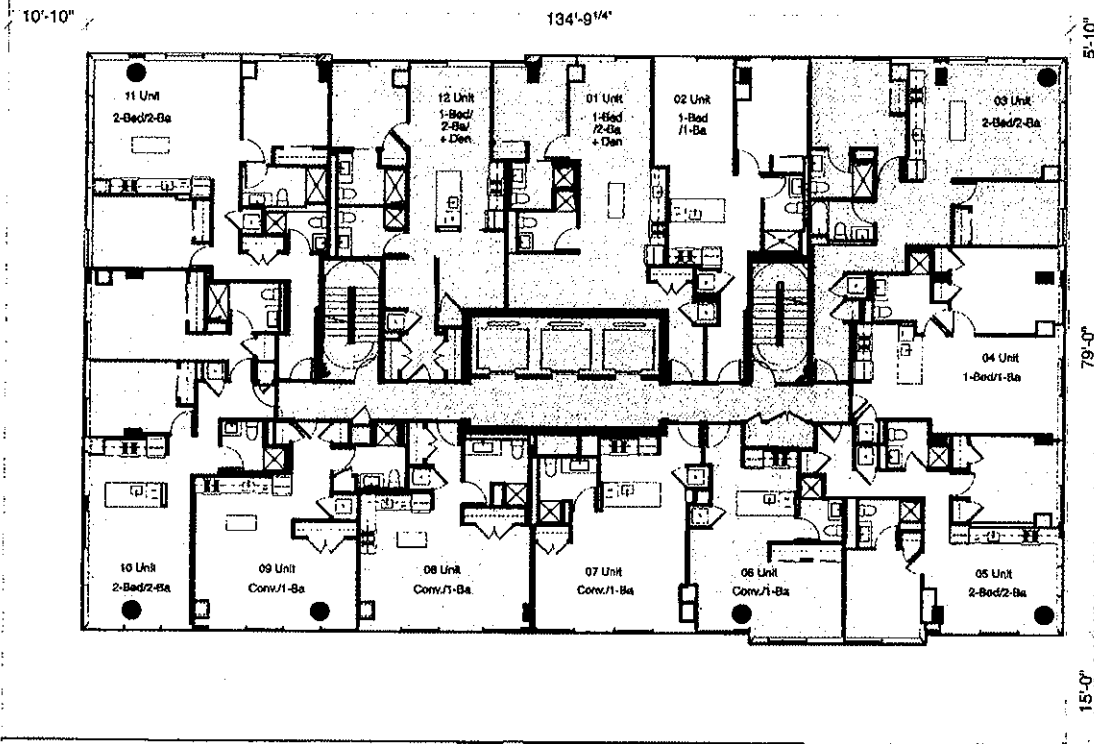
Applicant: 1400 Land Holdings, LLC
Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
Introduction Date: May 26, 2021
Plan Commission Date: August 26, 2021

5th Floor - Terrace Level

Scale: 1" = 20'

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Unit Mix			
Unit Types	Avg. Unit Sqft	Quantity	% of Total
Convertible- 1 bath	598	120	40.13%
1 Bed- 1 bath	682	26	8.70%
1 Bed- 2 bath + Den	868	50	16.72%
2 Bed- 2 bath	1,008	98	32.73%
3 Bed- 3 bath	1,623	5	1.67%
Total	801	299	100.00%

***NOTE:**
No 13th Floor



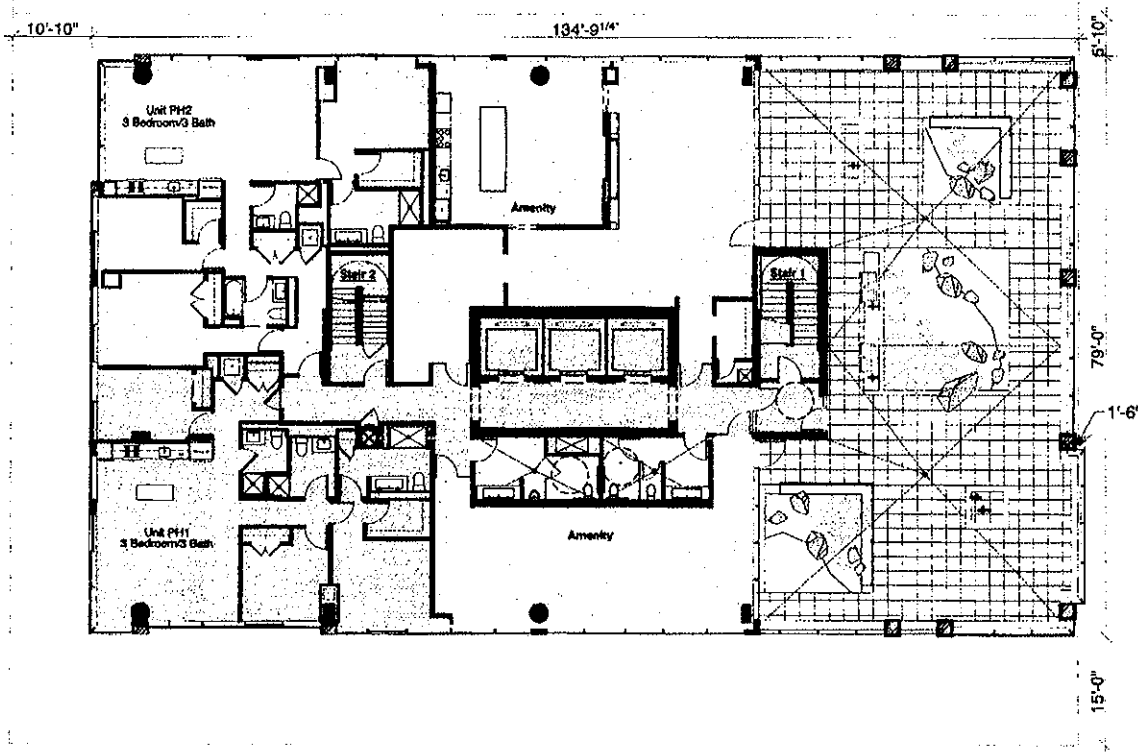
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

Typical Floor Plan - Levels 6-29*

Scale: 1" = 20'

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PUBLICATION**



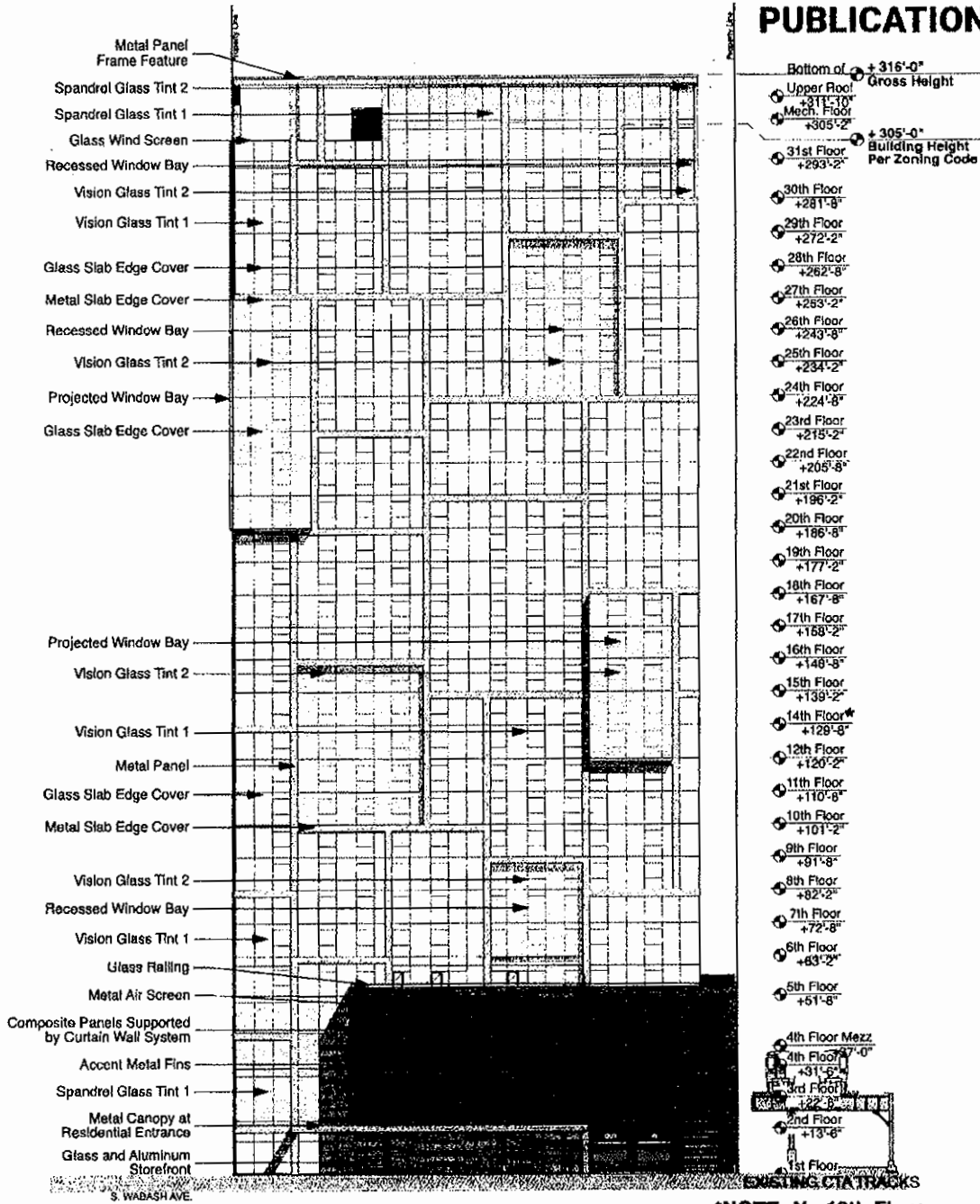
Applicant: 1400 Land Holdings, LLC
Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
Introduction Date: May 26, 2021
Plan Commission Date: August 26, 2021

31st Floor Plan - Amenity

Scale: 1" = 20'

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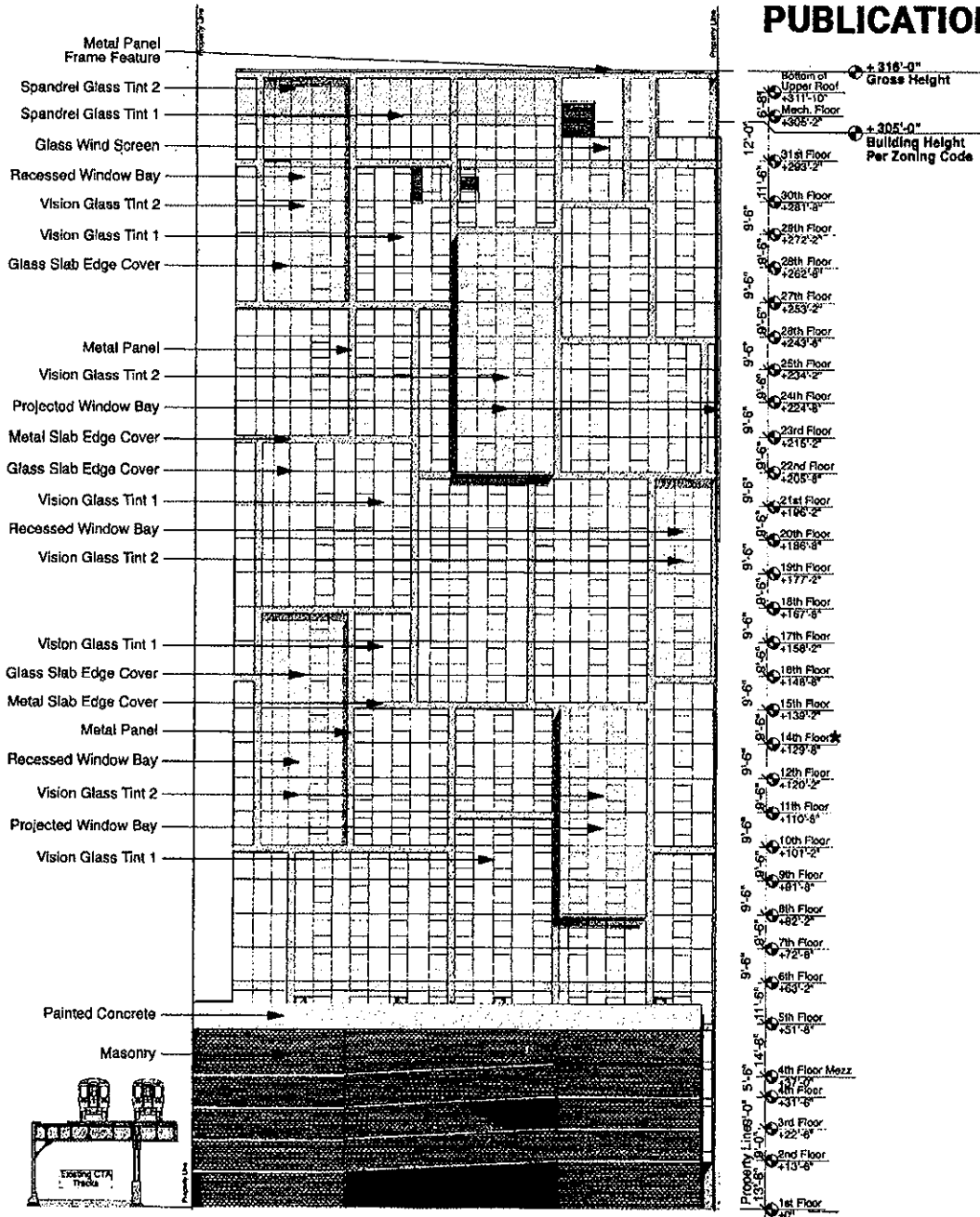
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

North Elevation

Scale: NTS

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EXISTING CTA TRACKS

*NOTE: No 13th Floor

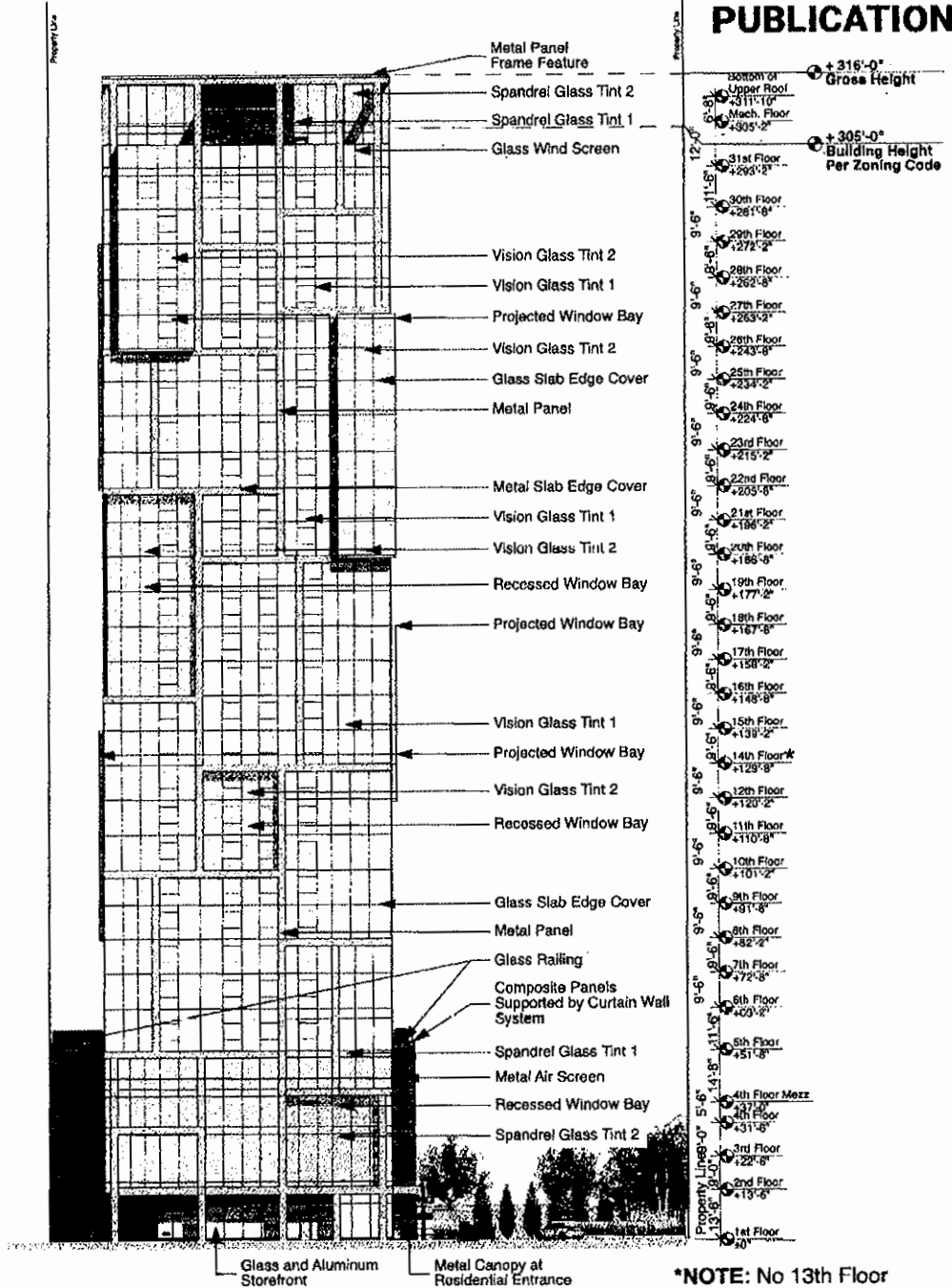
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

South Elevation

Scale: NTS

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***NOTE: No 13th Floor**

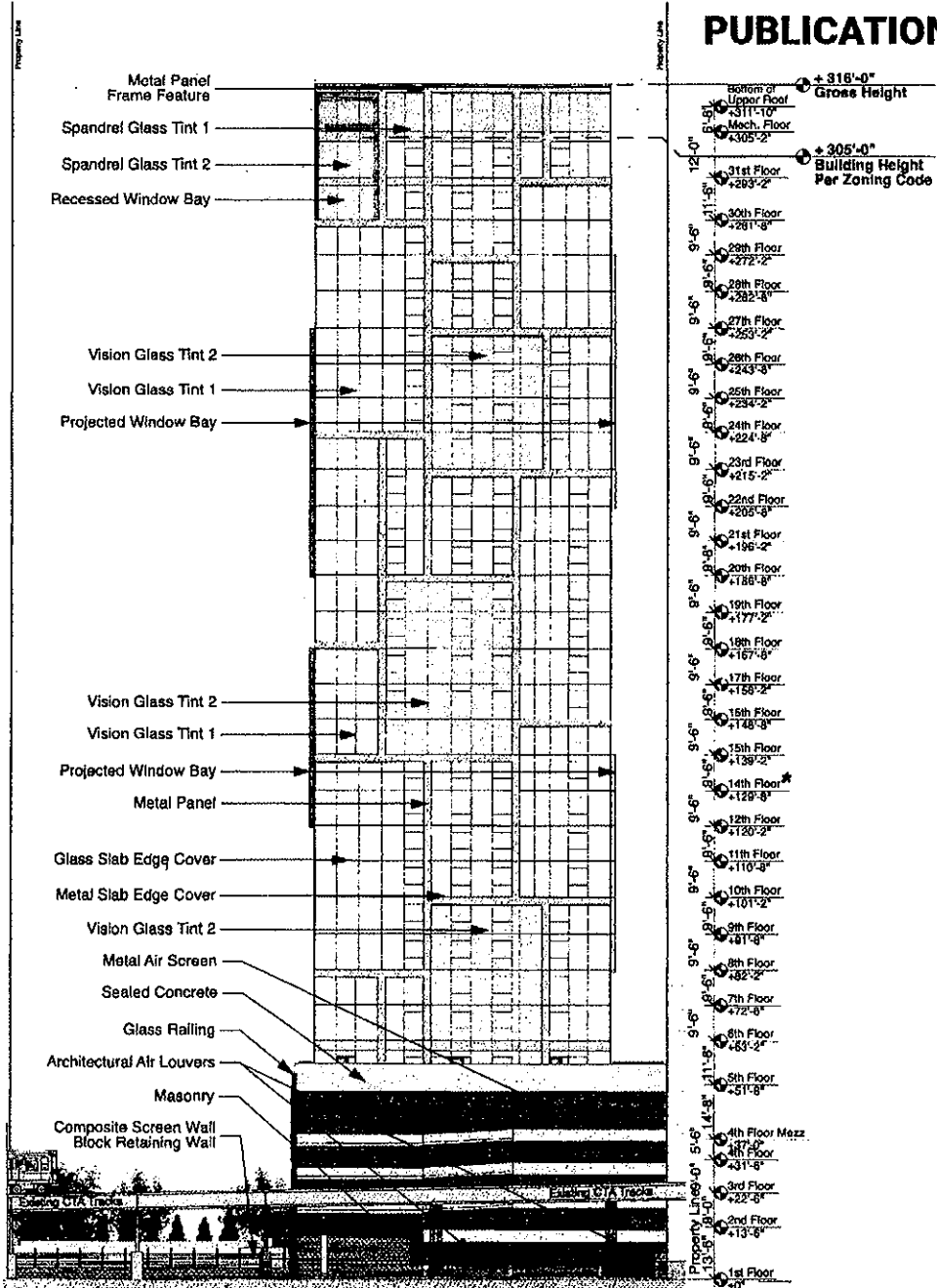
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

East Elevation

Scale:
NTS

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***NOTE: No 13th Floor**

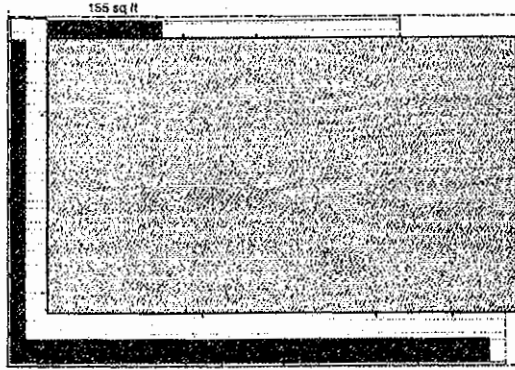
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

West Elevation

Scale: NTS

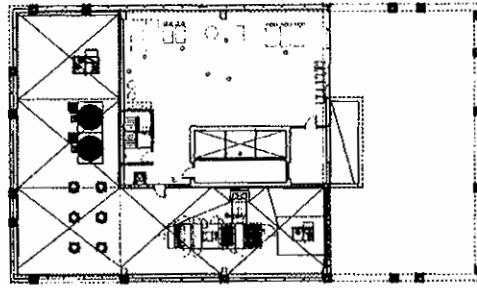
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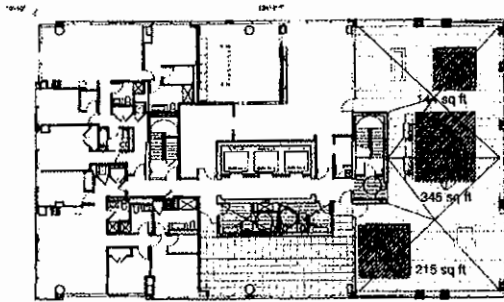
Green Roof/Landscape Area - 5th Floor

Gross Roof Area: 3,662 sqft
 Net Roof Area: 2,576 sqft
 Green Roof Area: 1,462 sqft



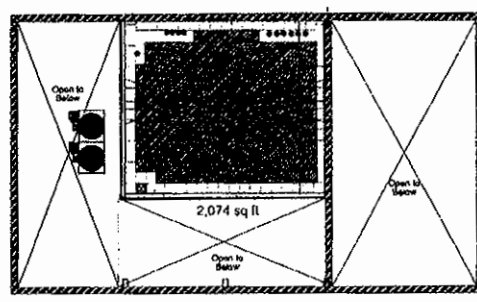
Green Roof/Landscape Area - Mechanical/Low Roof

Gross Roof Area: 4,052 sqft
 Net Roof Area: 0 sqft
 Green Roof Area: 0 sqft



Green Roof/Landscape Area - 31st Floor

Gross Roof Area: 2,990 sqft
 Net Roof Area: 2,526 sqft
 Green Roof Area: 704 sqft



Green Roof/Landscape Area - Upper Roof

Gross Roof Area: 3,091 sqft
 Net Roof Area: 2,252 sqft
 Green Roof Area: 2,074 sqft

TOTAL CALCULATIONS

TOTAL GROSS ROOF AREA: 13,795 sqft
TOTAL NET ROOF AREA: 7,354 sqft
TOTAL PROVIDED GREEN ROOF (>50% of NET): 4,240 sqft



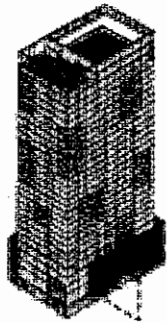
Applicant: 1400 Land Holdings, LLC
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Green Roof Plans

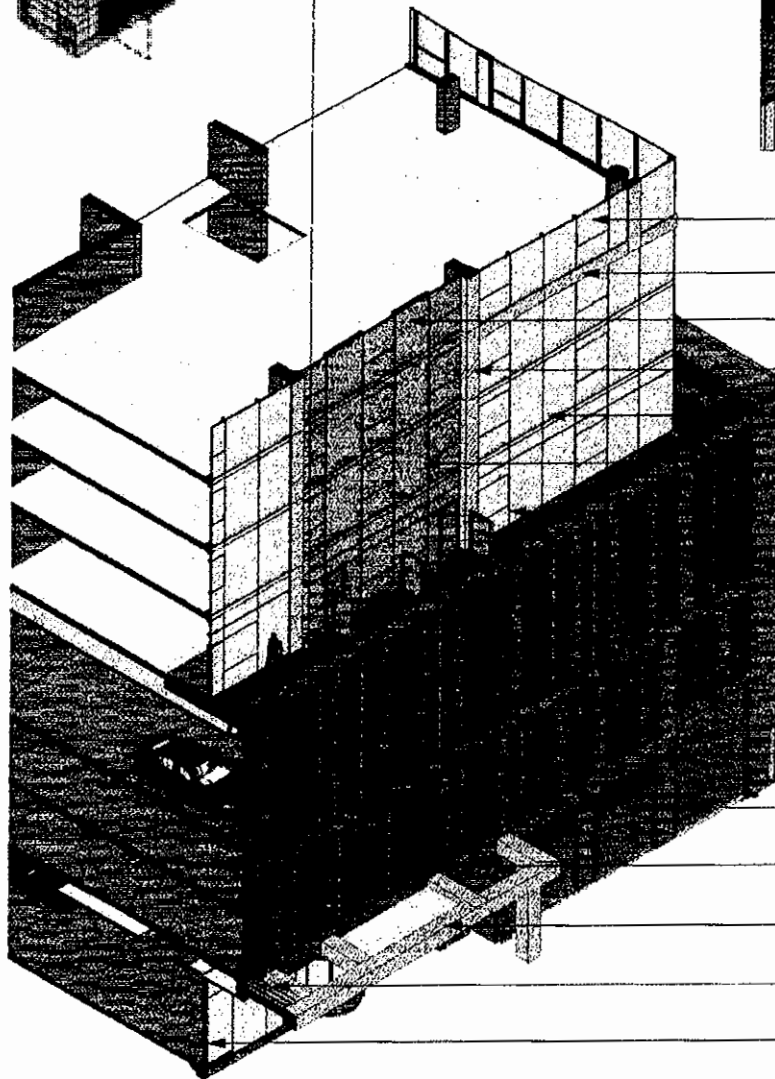
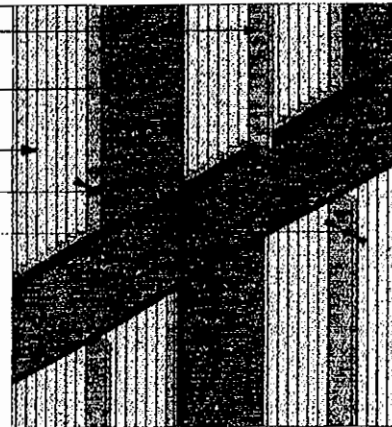
Scale:
N/T/S

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- Accent Metal Fins
- Composite Panels Supported by Curtain Wall System
- Metal Air Screen
- 6" Recess
- 6" Projection



- Vision Glass Window Wall System
- Metal Slab Edge Cover
- Recessed Window Bay
- Metal Panel
- Glass Tint 1
- Glass Tint 2
- Apartment Units
- Glass Railing
- Metal Air Screen
- Composite Panels Supported by Curtain Wall System
- Accent Metal Fins
- Metal Coiling Garage Doors
- Parking
- Metal Canopy at Residential Entrance
- Accent Metal Fins
- Glass and Aluminum Storefront

Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

North Facade Axon - Bldg. Entrance

Scale:
NTS

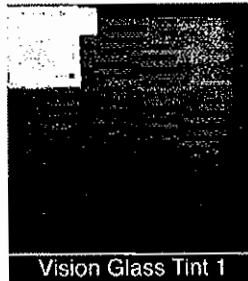
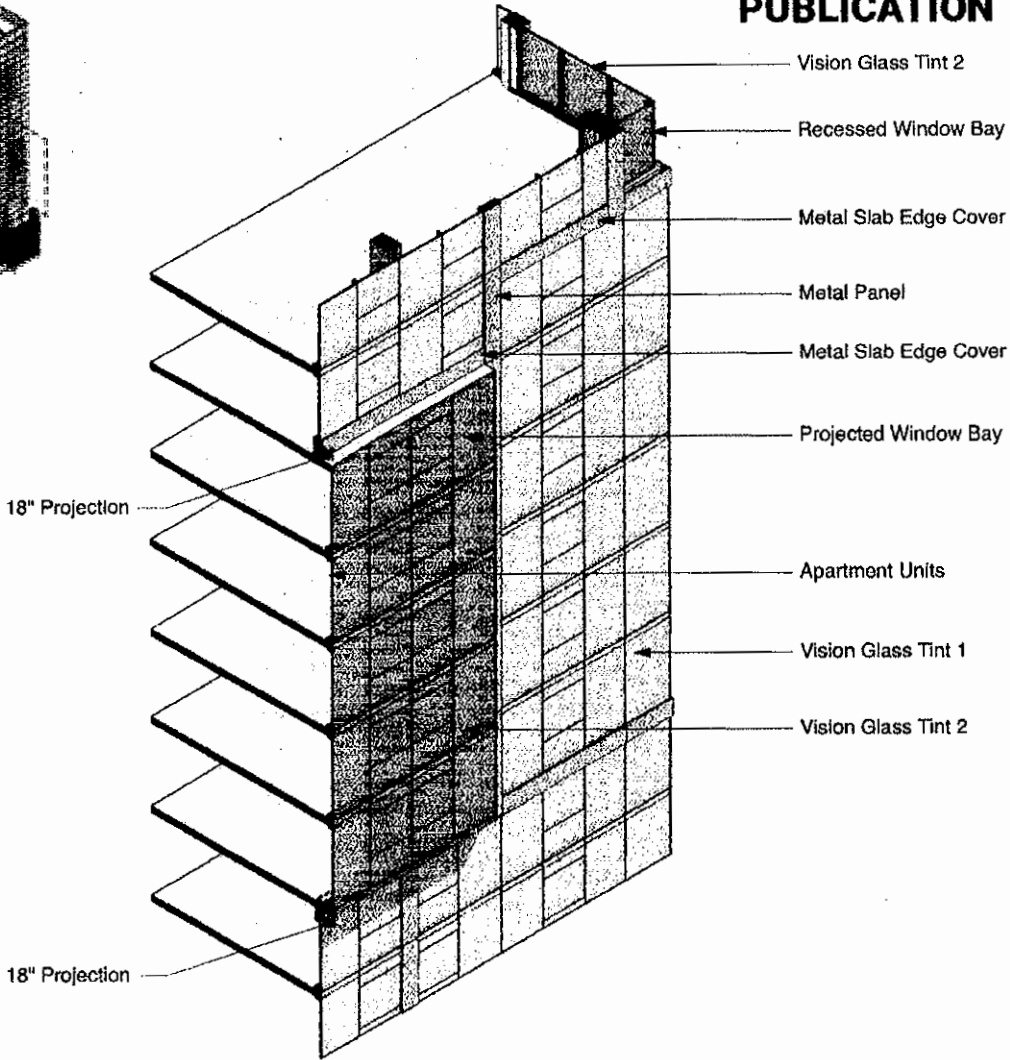
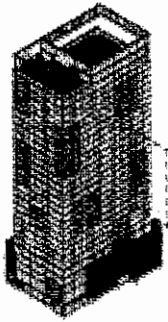
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9/14/2021

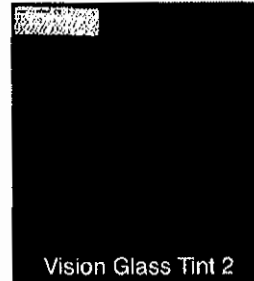
REPORTS OF COMMITTEES

36379

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Vision Glass Tint 1



Vision Glass Tint 2

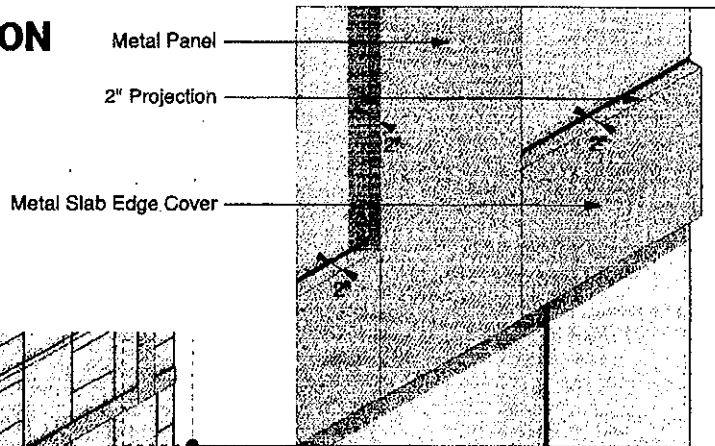
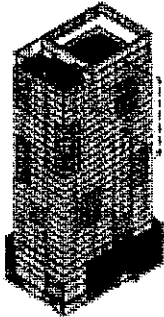
Facade Axon - Typical Projected Window Bay

Scale: 1:12.94, 1:12.63
NTS

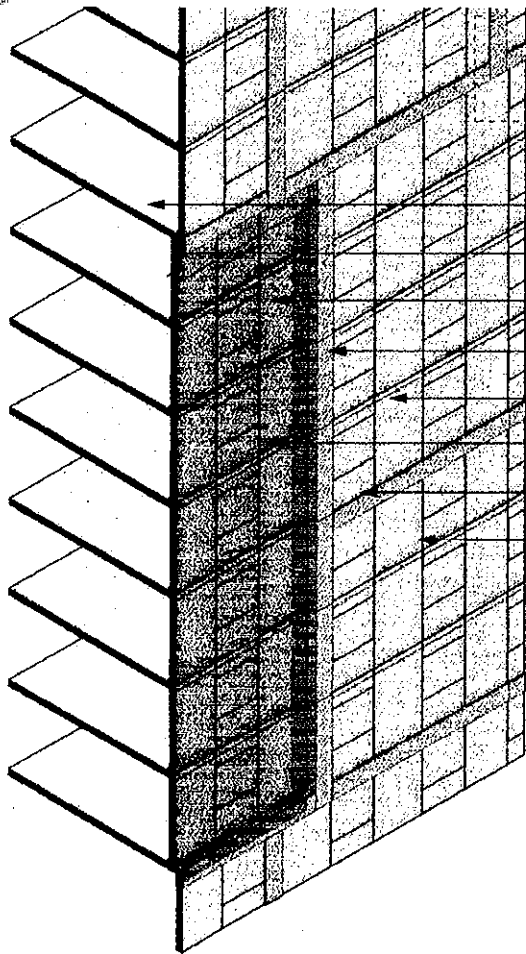
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
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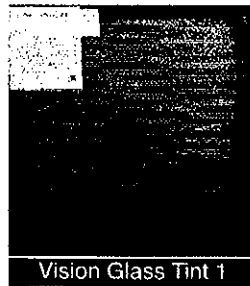
FINAL FOR PUBLICATION



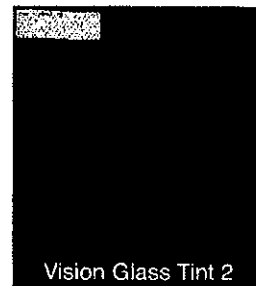
Typical Slab Edge and Metal Panel Detail



- Apartment Units
- 12" Recess
- Recessed Window Bay
- Metal Panel
- Vision Glass Tint 1
- Vision Glass Tint 2
- Metal Slab Edge Cover
- Glass Slab Edge Cover



Vision Glass Tint 1



Vision Glass Tint 2

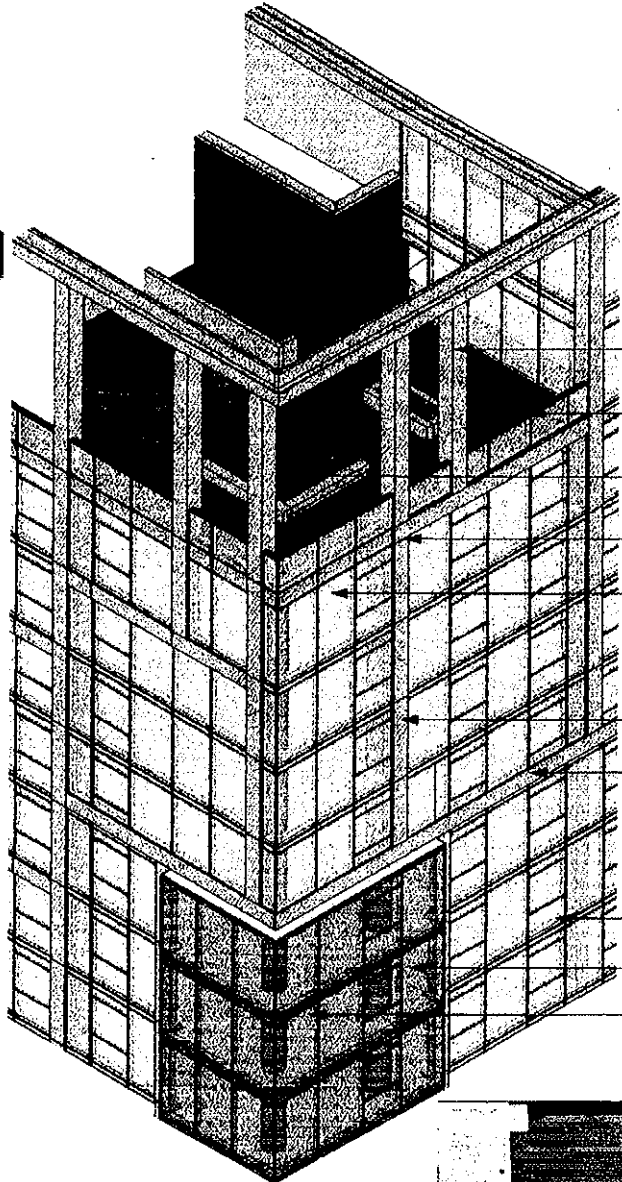
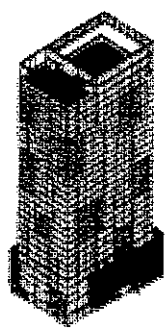
Facade Axon - Typical Recessed Window Bay

Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

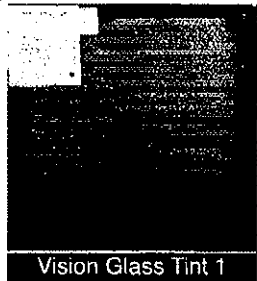
Scale: 1:12.94, 1:12.63
NTS

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- Metal Panel Frame Feature
- Glass Wind Screen
- Rooftop Vegetation
- Metal Slab Edge Cover
- Apartment Units
- Metal Panel
- Metal Slab Edge Cover
- Vision Glass Tint 1
- Vision Glass Tint 2
- Projected Window Bay



Vision Glass Tint 1



Vision Glass Tint 2

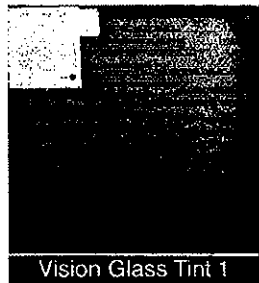
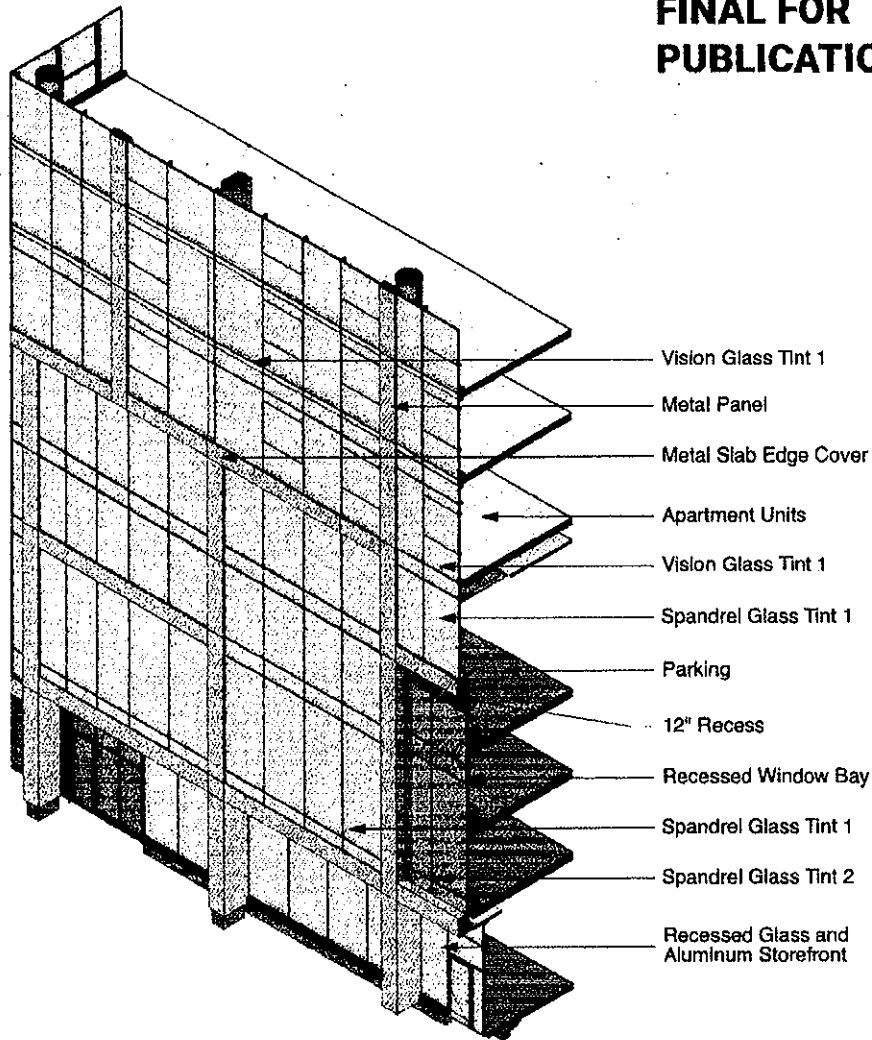
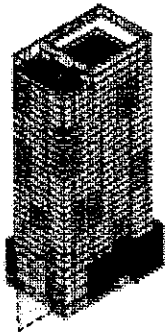
Applicant: 1400 Land Holdings, LLC
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Northeast Corner Axon - Amenity Level

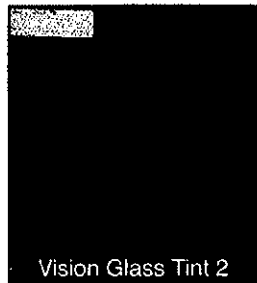
Scale: 1:12.94, 1:12.63
NTS

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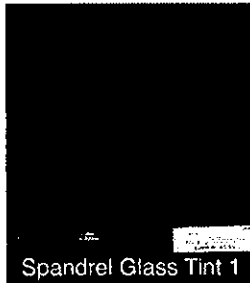
FINAL FOR PUBLICATION



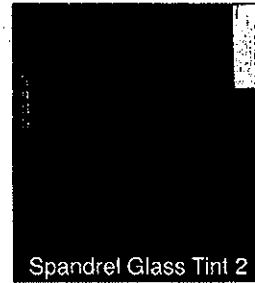
Vision Glass Tint 1



Vision Glass Tint 2



Spandrel Glass Tint 1



Spandrel Glass Tint 2

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 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
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 Plan Commission Date: August 26, 2021

East Facade Axon - Parking and Apartments

Scale: 1:8.44, 1:4.53, 1:5.65, 1:5.51, 1:14.75, 1:10.37, 1:12.94, 1:12.63
NTS

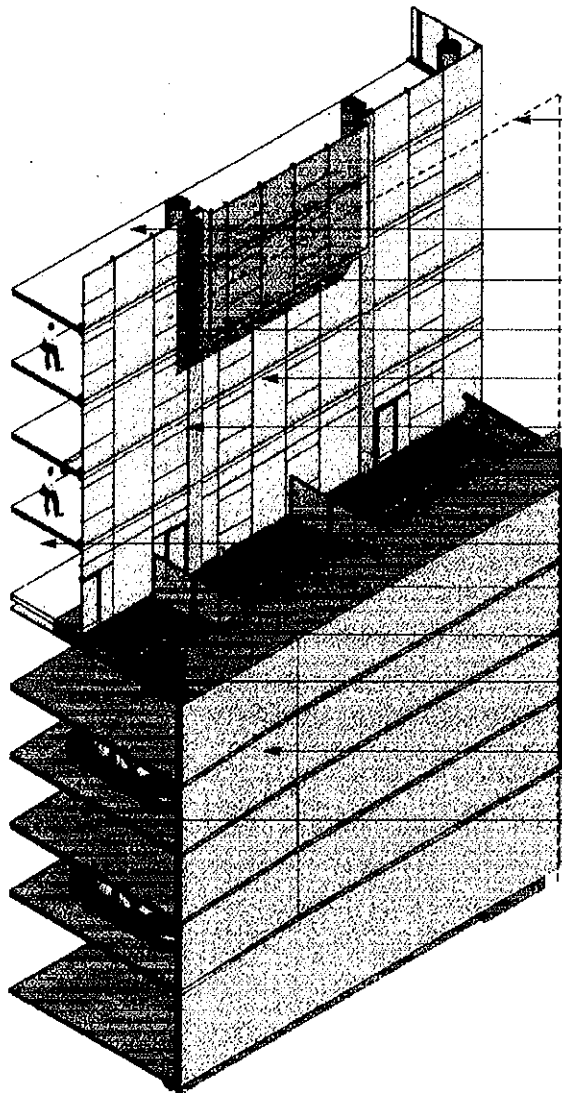
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REPORTS OF COMMITTEES

36383

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

Apartment Units

Projected Window Bay

Vision Glass Tint 2

Vision Glass Tint 1

Metal Panel

Apartment Units

Vegetation

Private Terrace

Painted Concrete

Masonry (Obscured from
View by the Neighboring
Building)

Parking



Vision Glass Tint 1



Vision Glass Tint 2

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South Facade Axon - Parking and Apartments

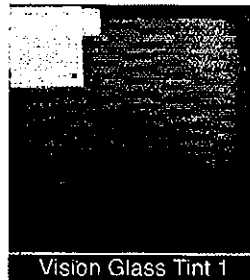
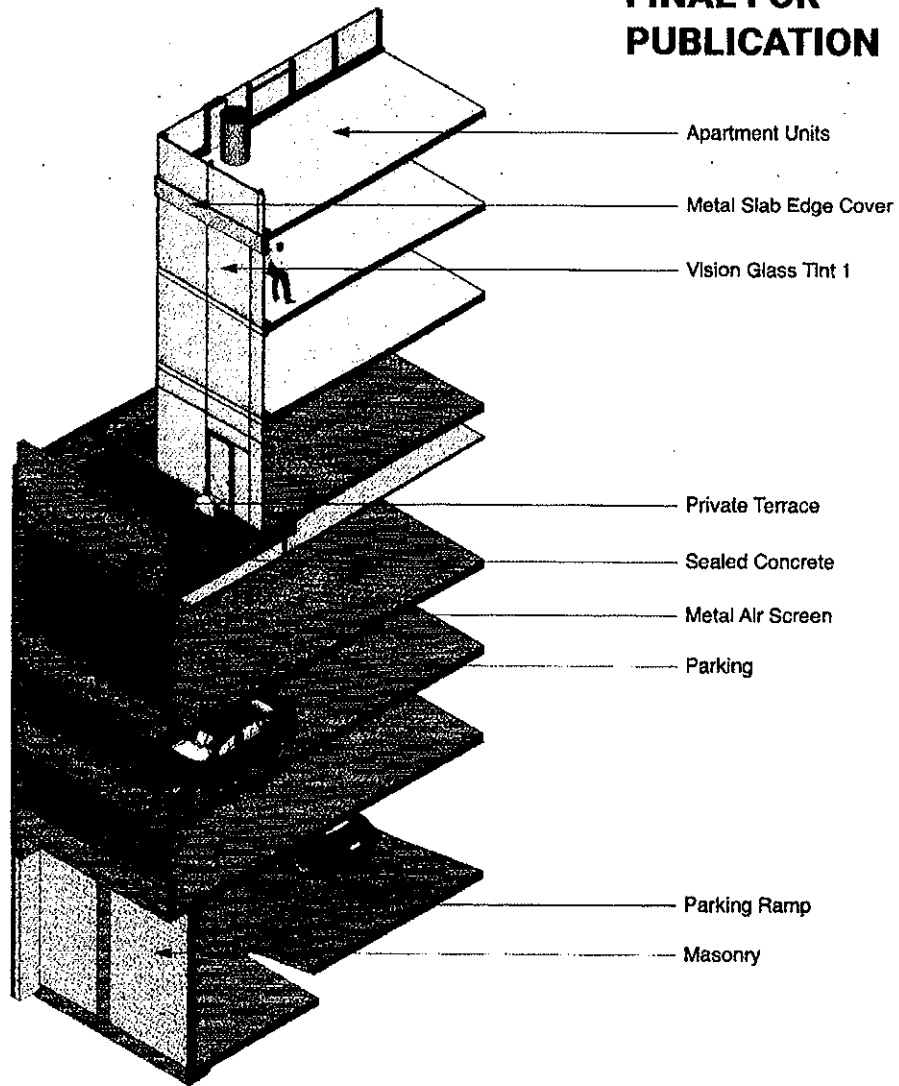
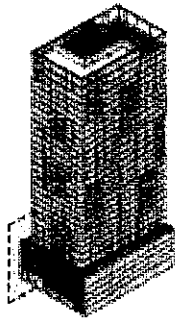
Scale: 1:12.94, 1:12.63
NTS

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Vision Glass Tint 1



Vision Glass Tint 2

Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

West Facade Axon - Parking and Apartments

Scale: 1:12.84, 1:12.63

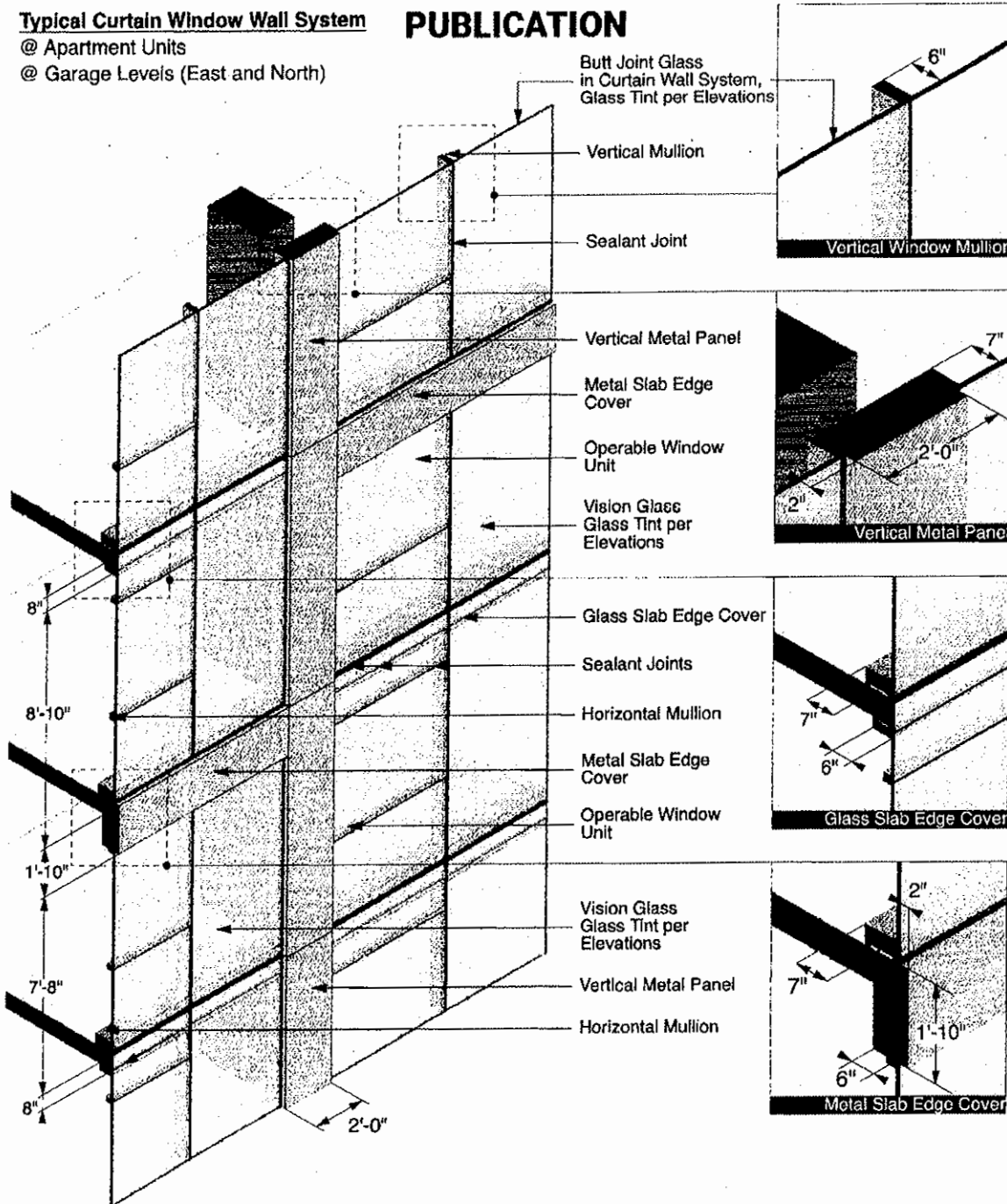
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9/14/2021

REPORTS OF COMMITTEES
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36385

Typical Curtain Window Wall System
@ Apartment Units
@ Garage Levels (East and North)



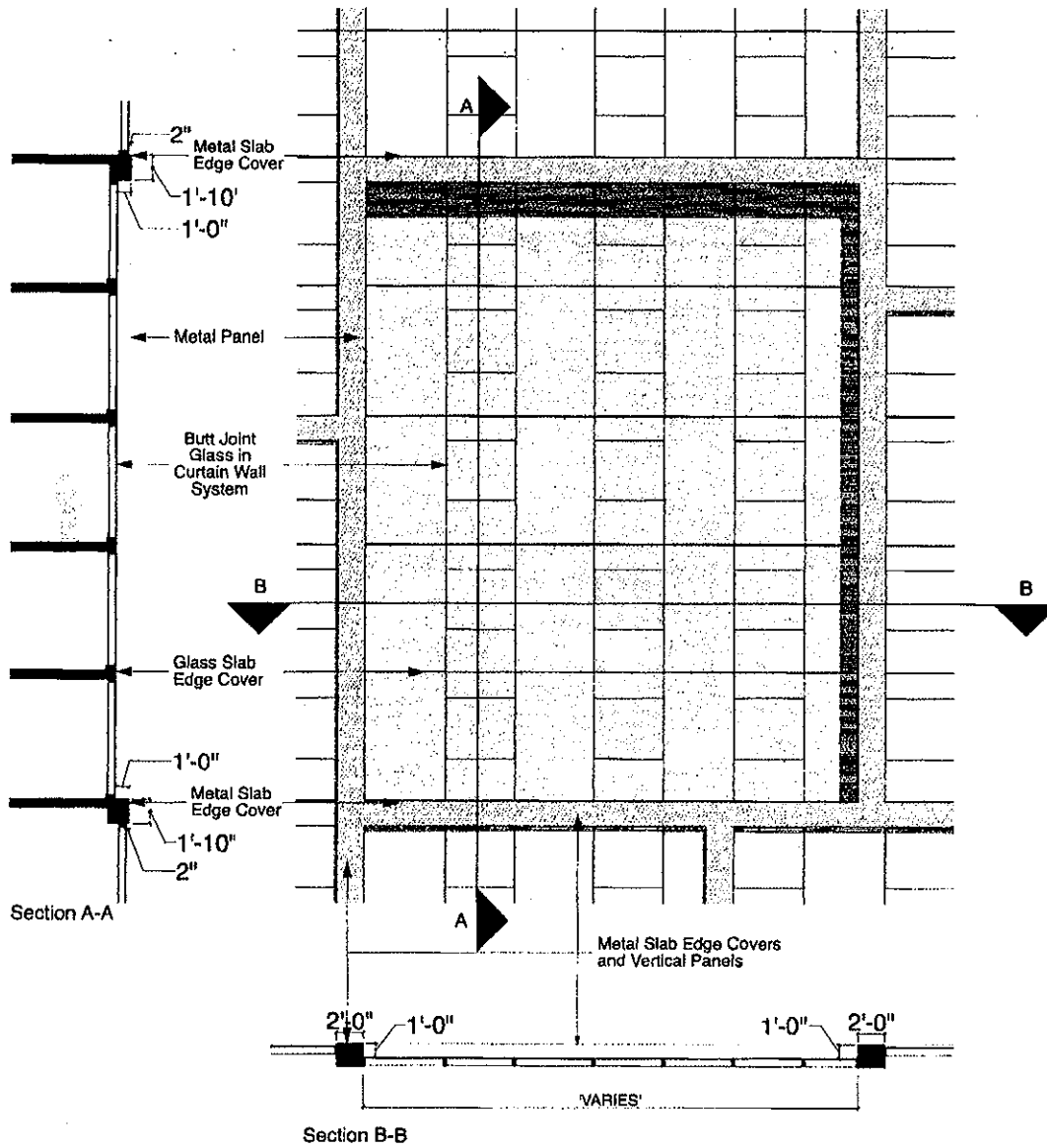
Applicant: 1400 Land Holdings, LLC
Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
Introduction Date: May 26, 2021
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Typical Curtain Window Wall System - Details

NTS

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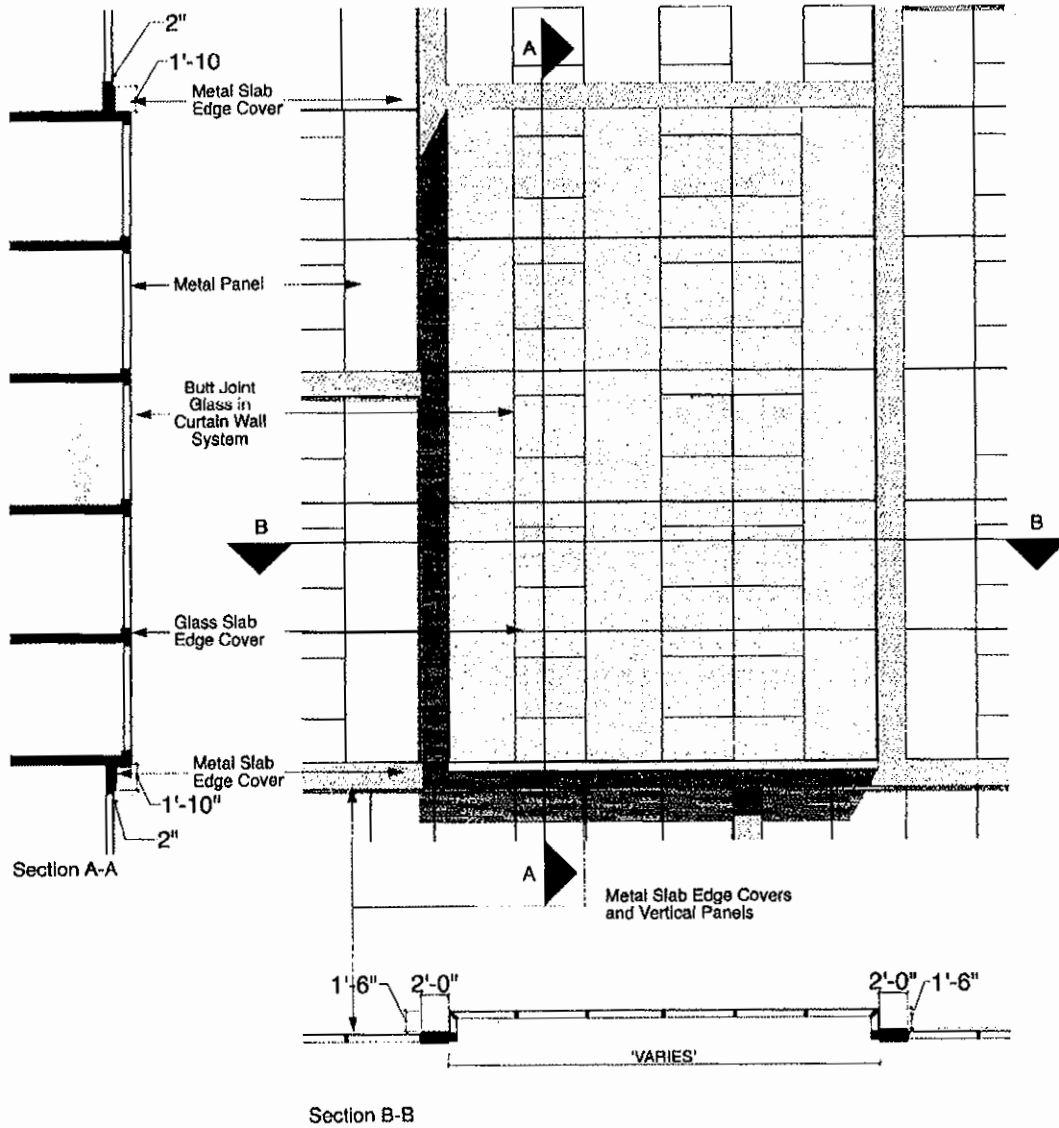
Applicant: 1400 Land Holdings, LLC
Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
Introduction Date: May 26, 2021
Plan Commission Date: August 26, 2021

Facade Detail - Recessed Window Bay

Scale: NTS

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PUBLICATION**



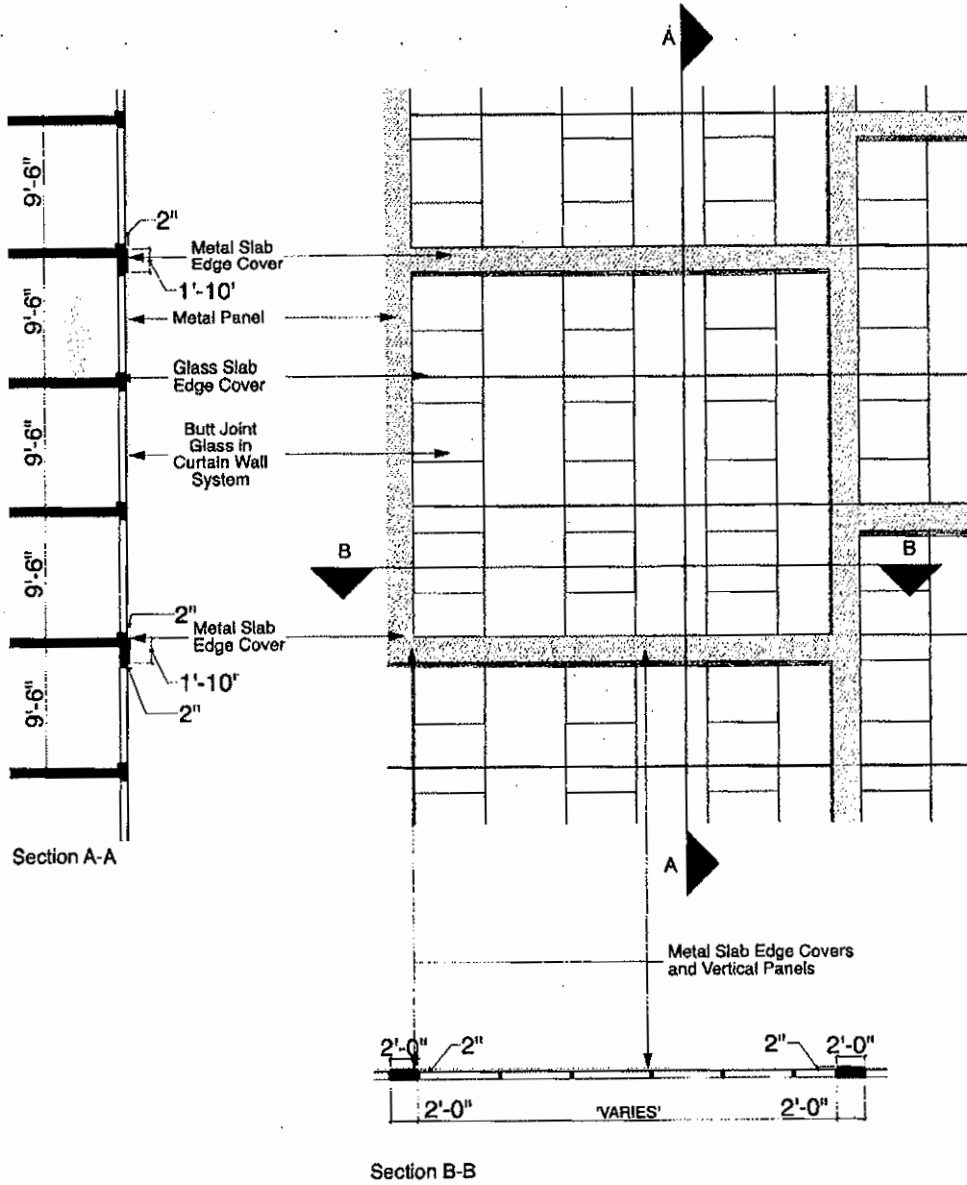
Applicant: 1400 Land Holdings, LLC
Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
Introduction Date: May 26, 2021
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Facade Detail - Projected Window Bay

Scale: NTS

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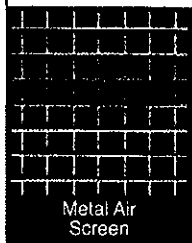
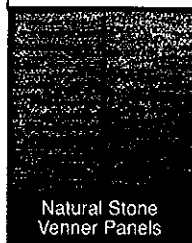
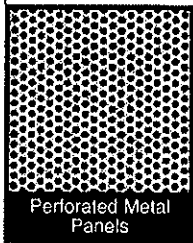
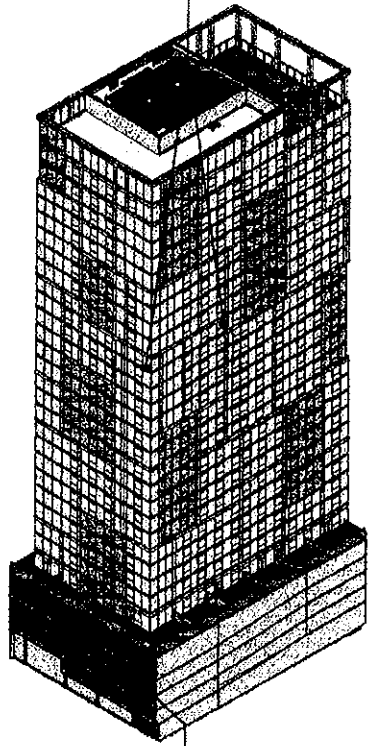
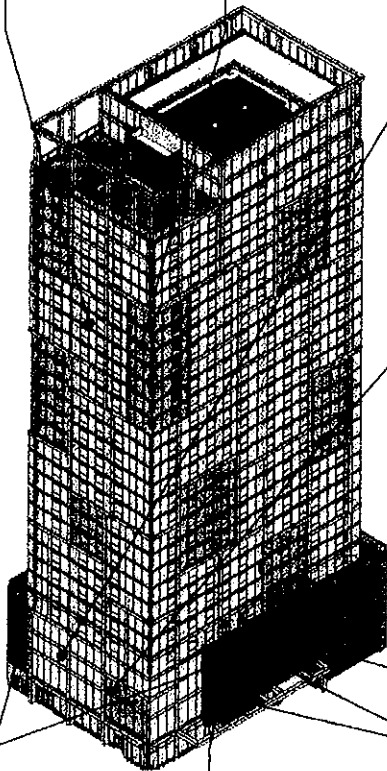
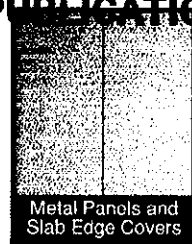
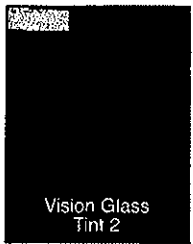
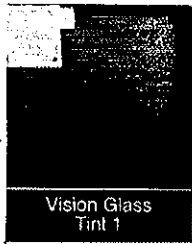
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
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Facade Detail - Typical @ Apartments and Garage

Scale: NTS

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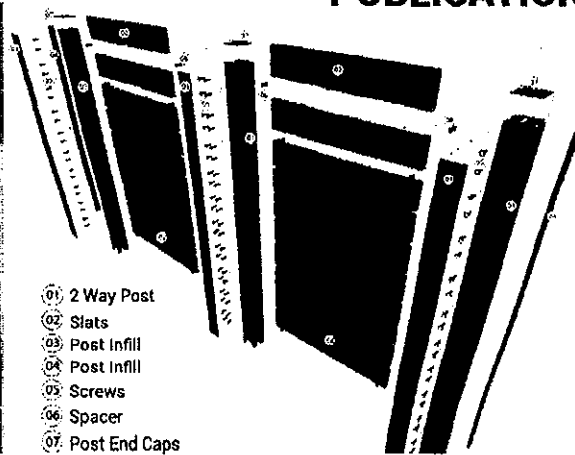
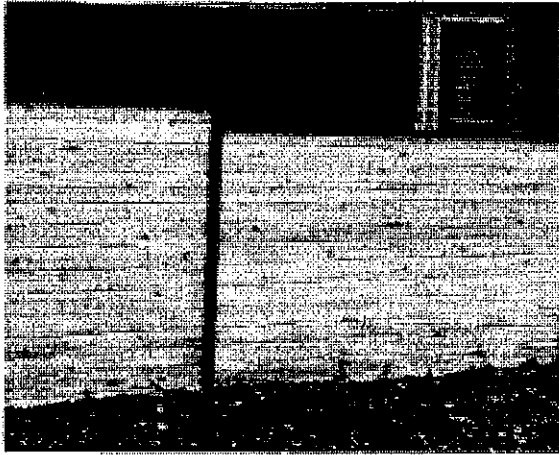
Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
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Material Diagrams

NTS

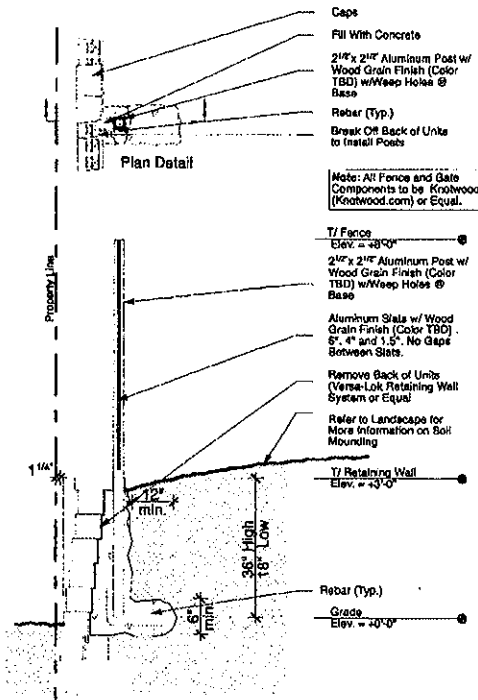
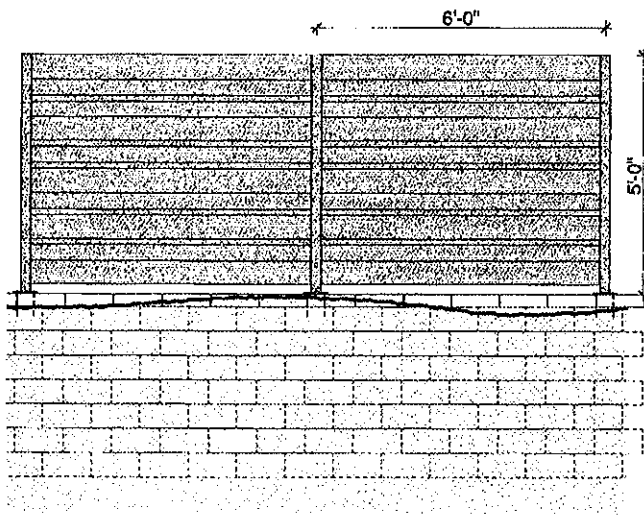
Pappageorge Haymes Partners

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- 01. 2 Way Post
- 02. Slats
- 03. Post Infill
- 04. Post Infill
- 05. Screws
- 06. Spacer
- 07. Post End Caps

Design Examples



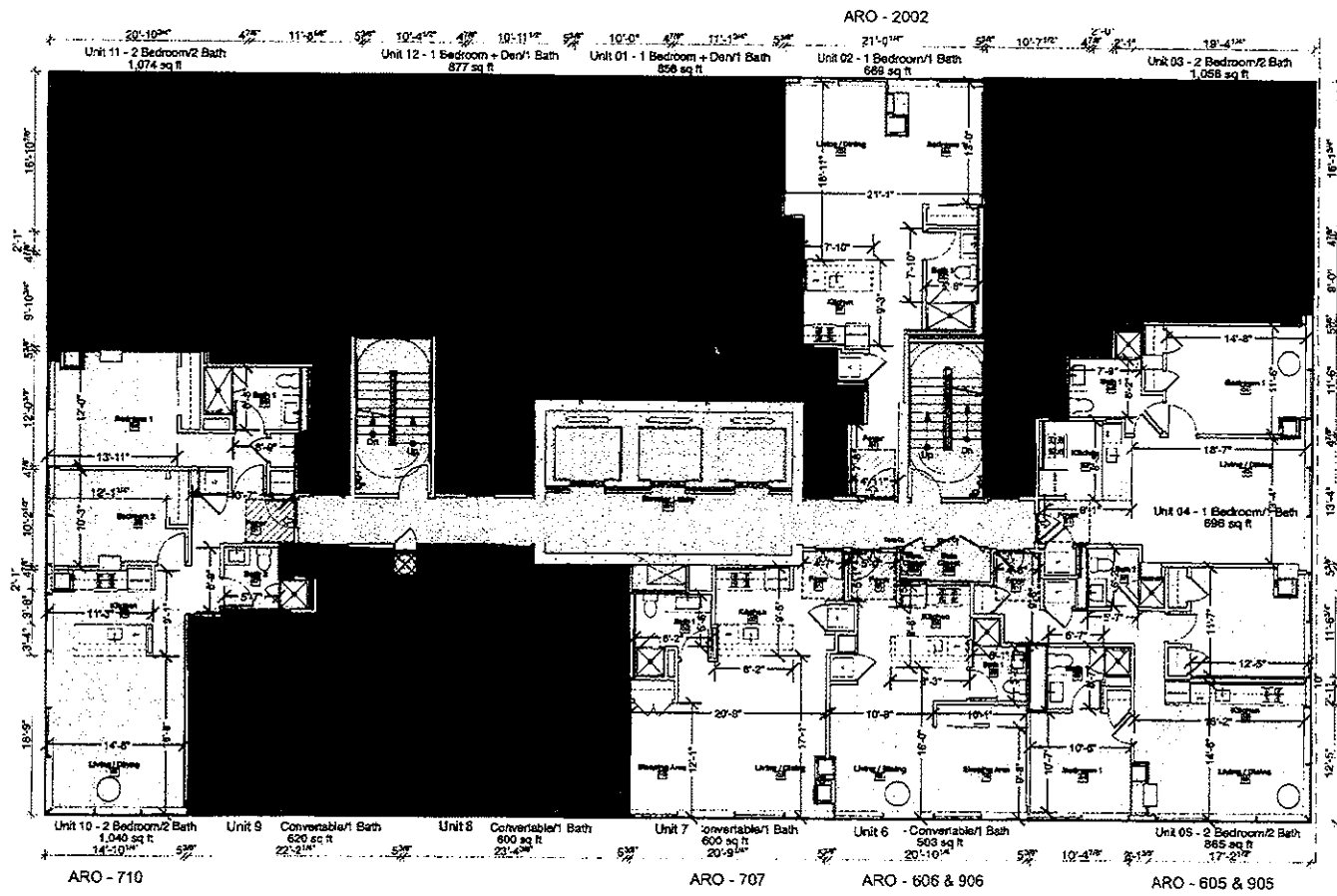
Site Perimeter Fence and Retaining Wall - Details

Applicant: 1400 Land Holdings, LLC
 Address: 1352-1408 South Wabash Ave. Chicago, IL 60605
 Introduction Date: May 26, 2021
 Plan Commission Date: August 26, 2021

Perimeter Fence and Retaining Wall Details

NTS

Pappageorge Haymes Partners



1400 S. Wabash
1400 South Wabash
Chicago, IL

9/14/2021

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REPORTS OF COMMITTEES

ARO - 1904

Typical Floor - Units Layout

Scale: 1" = 10'



CHK Computer
09/09/2021



Peppergorge Haynes Partners
www.peppergorgehaynes.com

0/1/21
#192664

36391



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 1, 2021

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

Re: 1400 S. Wabash - PD No. 1353

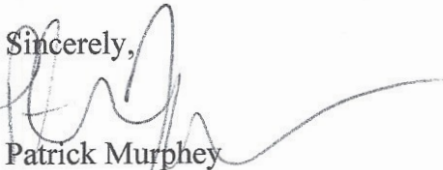
Dear Mr. Scott:

Please be advised that the Department of Planning and Development is in receipt of and currently reviewing a building permit application for the address 1400 S. Wabash within Planned Development No. 1353. The proposed scope of that permit is foundation and superstructure to the underside of the 4th floor.

Concurrently your client scheduled an intake with the department to seek an amendment to Planned Development No. 1353. As part of this proposed amendment the developer is seeking approval to increase the net site area of the planned development, increase the height of the proposed building and add additional units to the proposed building.

With regard to this situation, the Department of Planning and Development would like to state that we have taken no formal position on the proposed amendment and as such your client is choosing to proceed with permits at their own risk and will be fully responsible for any costs or changes required to such permits associated with any future revisions or changes to the planned development.

Sincerely,


Patrick Murphey
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

*Reclassification Of Area Shown On Map No. 3-J.
(Application No. 18991)
(Common Address: 3247 W. Crystal St.)*

[O2016-7315]

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 RS3 Residential Single-Unit (Detached Housing) District as shown on Map Number 3-J in the area bounded by:

West Crystal Street; a line 125.83 feet east of North Spaulding Avenue; the alley south of and parallel to West Crystal Street; and a line 150.83 feet east of Spaulding Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 4-E.
(As Amended)
(Application No. 18872)
(Common Address: 1354 -- 1408 S. Wabash Ave.)*

RBPD 1353

[SO2016-4798]

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

SECTION 1. That Title 17 of the Municipal Code of Chicago, 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:

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

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

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

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

Planned Development Statements.

1. The area delineated herein as Residential Business Planned Development Number 1353 ("Planned Development") consists of approximately 25,453.75 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Landmark Wabash LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

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

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

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

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan/Ground Floor Plan; Site Plan/Setbacks; Landscape Plan; a Green Roof Plan; Parking Plans; Building Elevations (North, South, East and West) and Building Section Plan prepared by Lucien LaGrange Studio and dated October 20, 2016, submitted-herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with The Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are allowed in the area delineated herein as a Residential Business Planned Development: multi-unit (3+ units) residential, financial services (excluding payday/title secured loan stores and pawn shops), office, general retail sales, eating and drinking establishments, liquor sales as an accessory use, accessory parking, co-located wireless communication facilities, related facilities and accessory uses.
6. On-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 Planning and 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 25,453.75 square feet and a base FAR of 7.00.

The applicant acknowledges that the project has received a bonus FAR of 2.30, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 9.30. In exchange for the bonus FAR, the applicant is required to make a corresponding payment, pursuant to Sections 17.4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the

first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In this case, the applicant will contribute the Local Impact portion of the bonus payment for general sidewalk improvements within a one-mile radius of the project site (the "Project") The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

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

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. Pursuant to Section 17-4-1003-C, prior to the issuance of the first building permit for any building or buildings within the Planned Development, the Neighborhood Opportunity Fund floor area bonus payment, as further described in Section 16-14-010, shall be paid in full; provided, however, if the Planned Development is constructed in phases, the bonus payment shall be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The proposed Planned Development shall be in compliance with the Sustainable Development Policy, obtain Green Globe certification and provide green roof of at least 50 percent of Net Roof Area containing an actual square footage of 3,202.
16. The applicant acknowledges and agrees that the rezoning of the Property from DX-7 to this Planned Development (P.D.), triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher

income area or downtown district. The Property is located in a downtown district, within the meaning of the ARO, and the project has a total of 296 units. As a result, the applicant's affordable housing obligation is 30 affordable units (10 percent of 296 rounded up), 8 of which are Required Units (25 percent of 30, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 30 affordable units in the rental building to be constructed in the Rental Building to be constructed in this Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit B. The applicant agrees that the affordable units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the applicant subsequently reduces (or increases) the number of housing units in the P.D., or elects to build a for-sale project instead, the applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements and number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 17, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

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

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line; Site Plan/
Ground Floor Plan; Site Plan/Setbacks; Landscape Plan; Green Roof Plan;
Floor 1A, 2, and 3 Parking Plans; North, South, East and West Building
Elevations and Building Section referred to in these Plan of
Development Statements printed on pages 40619
through 46036 of this *Journal*.]

Bulk Regulation and Data Table and 2015 Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

Bulk Regulation And Data Table.

1408 South Wabash Avenue

Gross Site Area (Site Area + Area in R.O.W):	34,195.25 square feet
Area in Public Right-of-way:	8,741.49 square feet
Net Site Area:	25,453.75 square feet
Maximum Floor Area Ratio (FAR):	9.3
FAR Area:	236,720 square feet
Maximum Number of Residential Units:	296
MLA: Dwelling Unit:	100 square feet per unit
MLA: Efficiency Unit:	63 square feet per unit (40 percent maximum efficiency units)
Number of Off-Street Parking Spaces Provided:	80
Minimum Number of Bicycle Spaces:	178
Number of Off-Street Loading Docks:	1
Minimum Building Setbacks:	As per Site Plan
Maximum Building Height:	296 feet, 0 inches
Green Features:	Green Roof and Building Certification

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2015 Affordable Housing Profile Form (AHP)

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

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

Date: October 20, 2016

DEVELOPMENT INFORMATION

Development Name: 1408 S. Wabash
 Development Address: 1354-1408 S. Wabash
 Zoning Application Number, if applicable: 18872
 Ward: 3rd
 If you are working with a Planner at the City, what is his/her name? Sean Glowacz

Type of City Involvement
check all that apply

- City Land
- Financial Assistance
- Zoning increase
- Planned Development (PD)
- Transit Served Location (TSL) project

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

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name: Landmark Wabash LLC
 Developer Contact: Al Gluck
 Developer Address: 8114 Lawndale, Skokie IL 60076
 Email: y.gluck@americanlandmark.com
 Attorney Name: John J. George
 Developer Phone: 847-568-0808
 Attorney Phone: 312-565-8439

TIMING

Estimated date marketing will begin: 4th Quarter of 2016
 Estimated date of building permit*: 2nd Quarter of 2017
 Estimated date ARO units will be complete: 4th Quarter of 2018

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

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

Kara Breems, DPD

Date

10-14-16

Developer/Project Manager

Date

10/5/16

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ARO Web Form

Development Information**Address**

Printed Date: 10/04/2016

Address Number From :1354 Address Number To: 1408 Street Direction: S
Street :Wabash Postal Code: 60605**Development Name, If applicable**

14th and Wabash

Information

Ward :3 ARO Zone: Downtown

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

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

How do you intend to meet your required obligation

On-Site: 30 Off-Site: 0

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

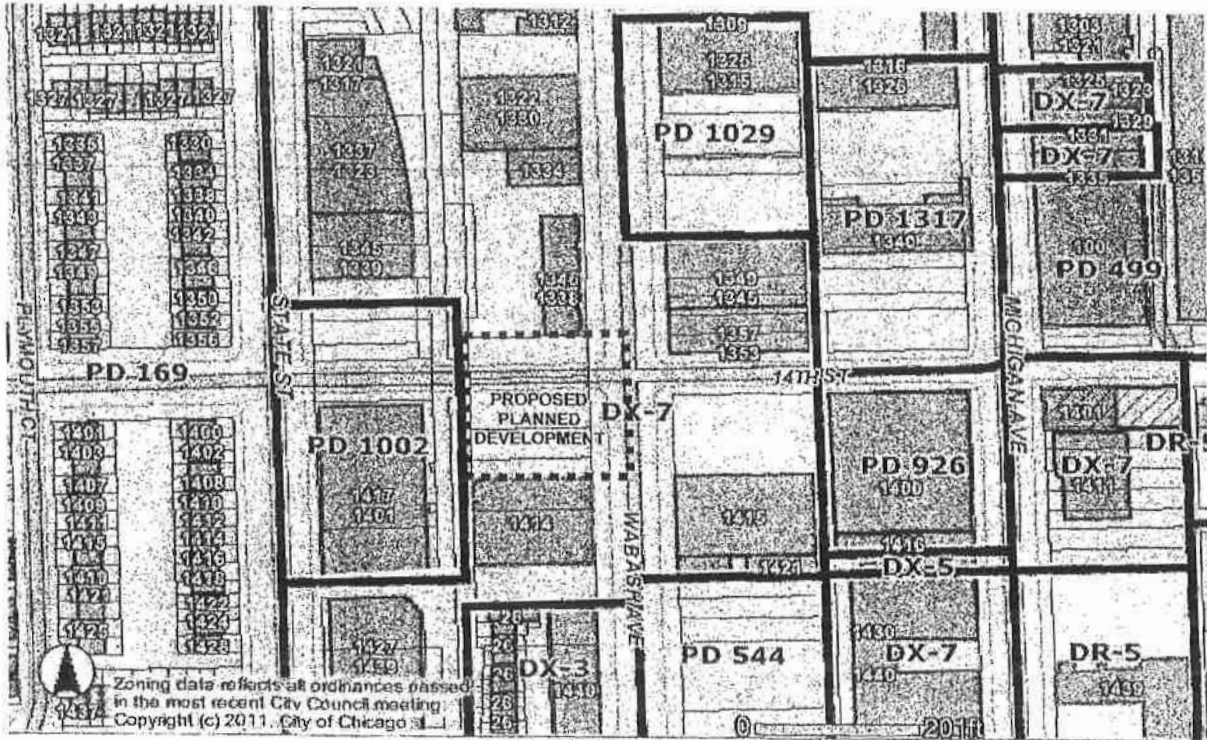
Total Units Committed: 30 Remaining In-Lieu Fee Owed: 0

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Summary: 1408 S Wabash

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

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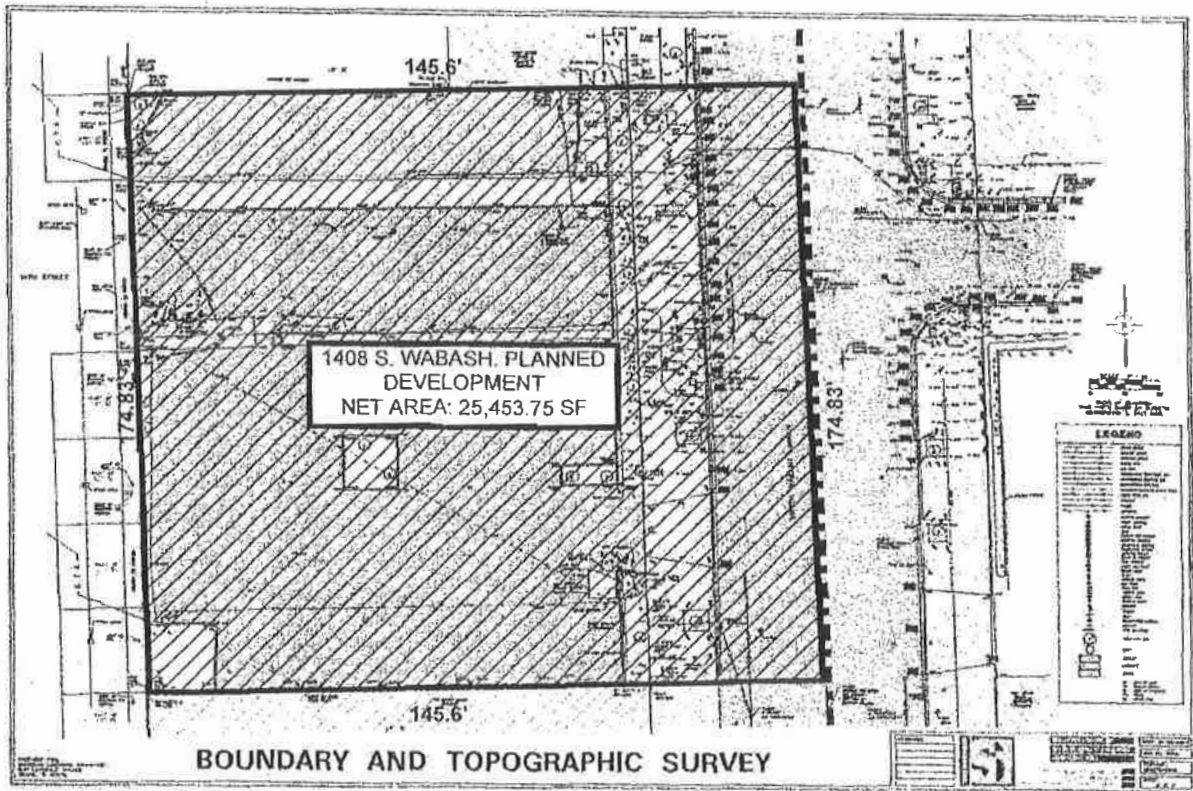


EXISTING ZONING MAP

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

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1408 S. WABASH. PLANNED DEVELOPMENT

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

GROSS AREA: 34,195.25 SF

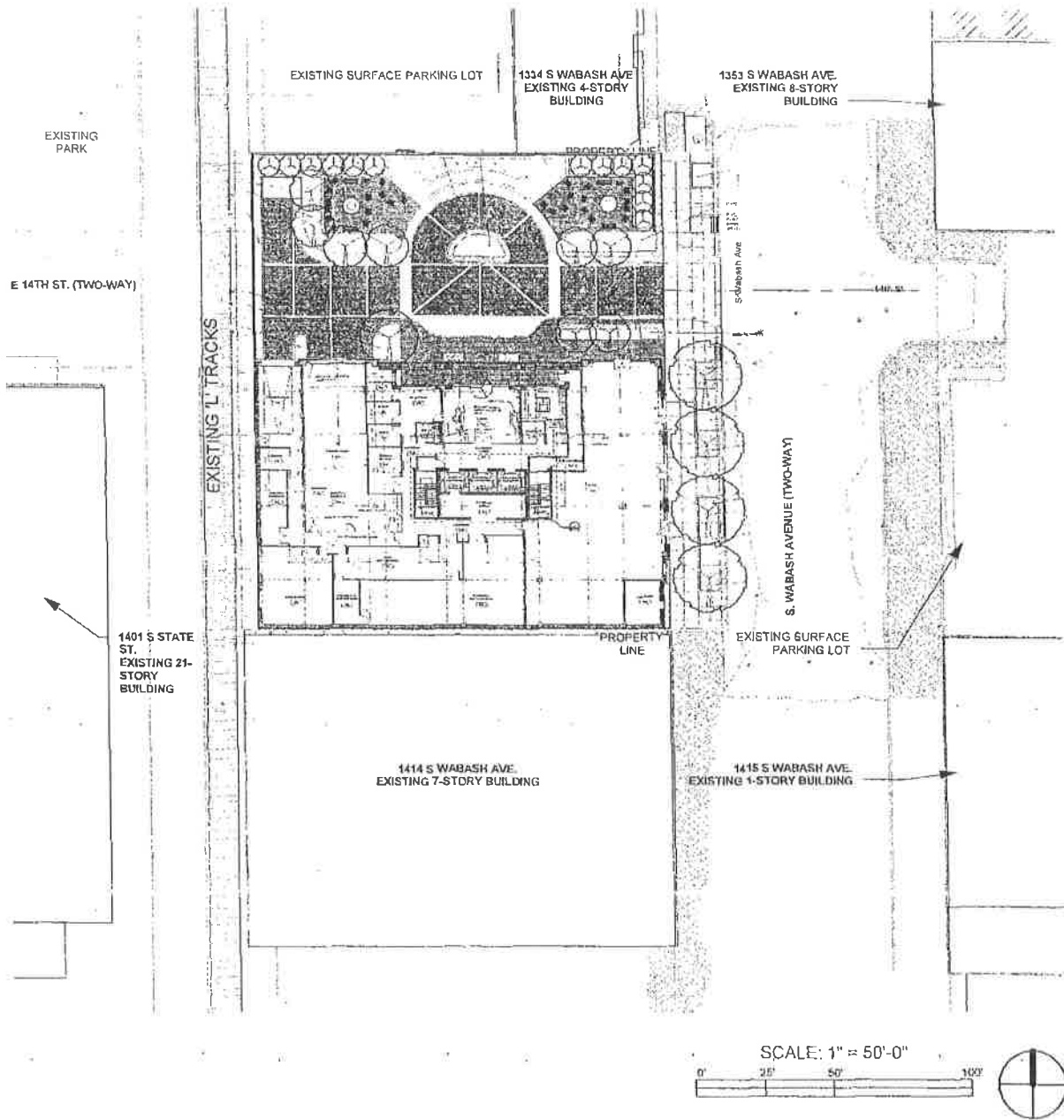
PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE

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

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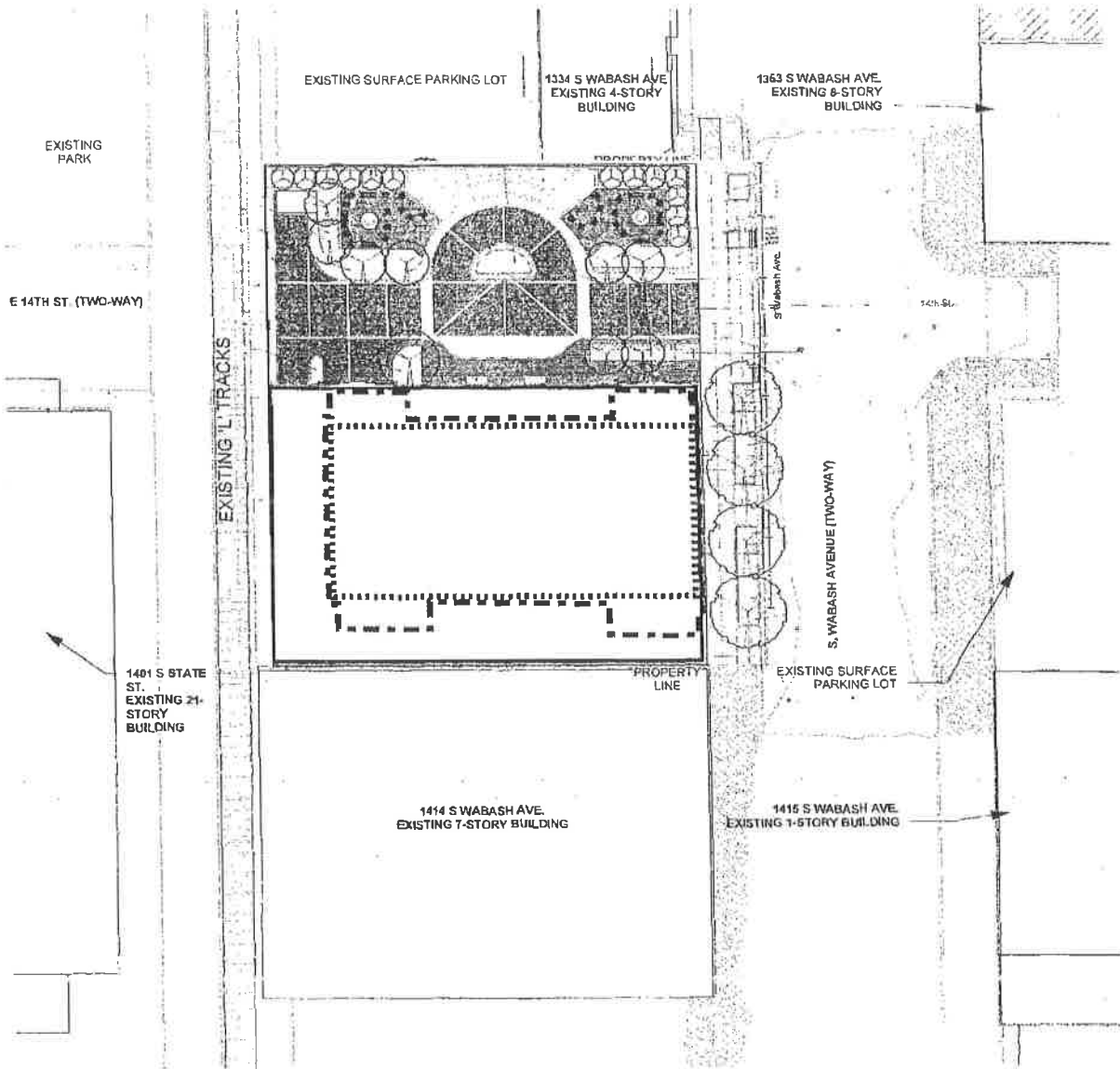


SITE PLAN / GROUND FLOOR PLAN

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

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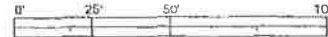


SETBACKS - FLOORS 1-3
 NORTH: 75'-0"
 SOUTH: 0'-0"
 EAST: 0'-0"
 WEST: 0'-0"

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

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

SCALE: 1" = 50'-0"

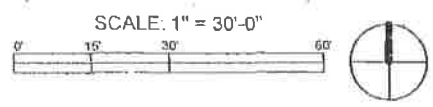
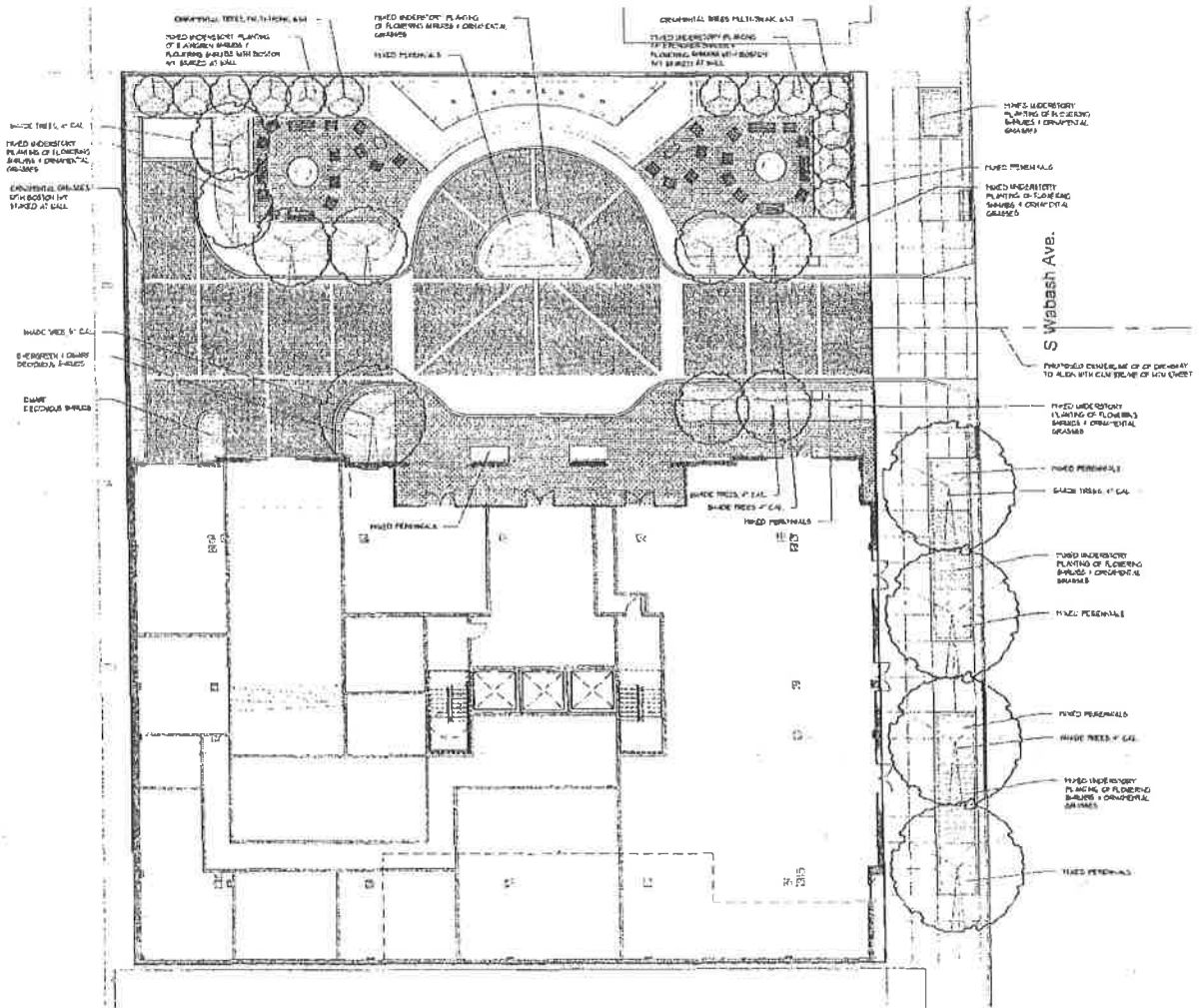


SITE PLAN / SETBACKS

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

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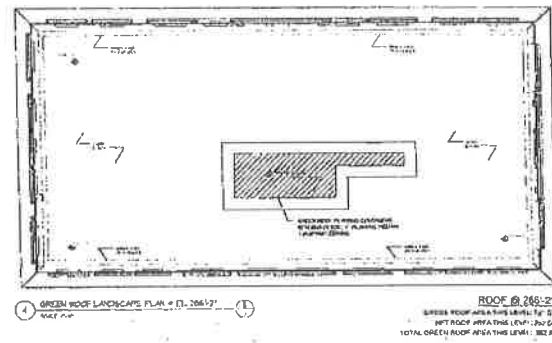
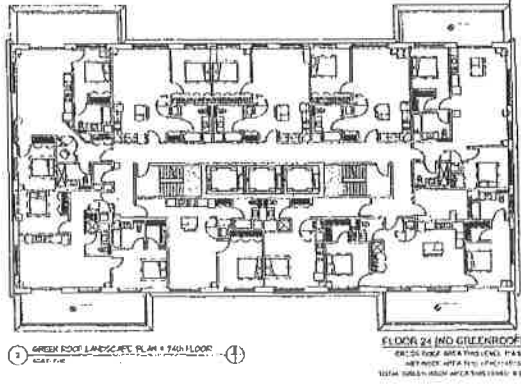
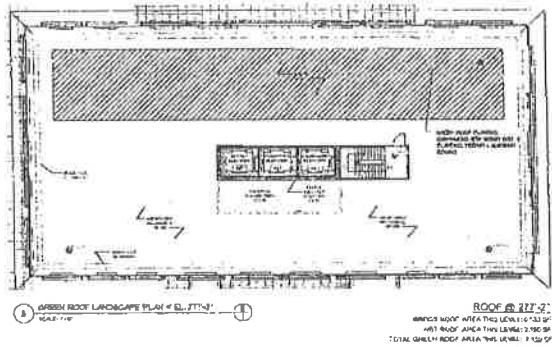
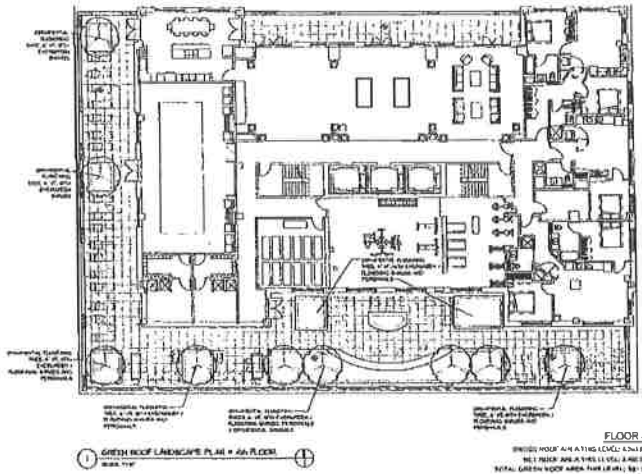


LANDSCAPE PLAN

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

DANIEL WEINBACH & PARTNERS
 LANDSCAPE ARCHITECTS
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FINAL FOR PUBLIC REVIEW



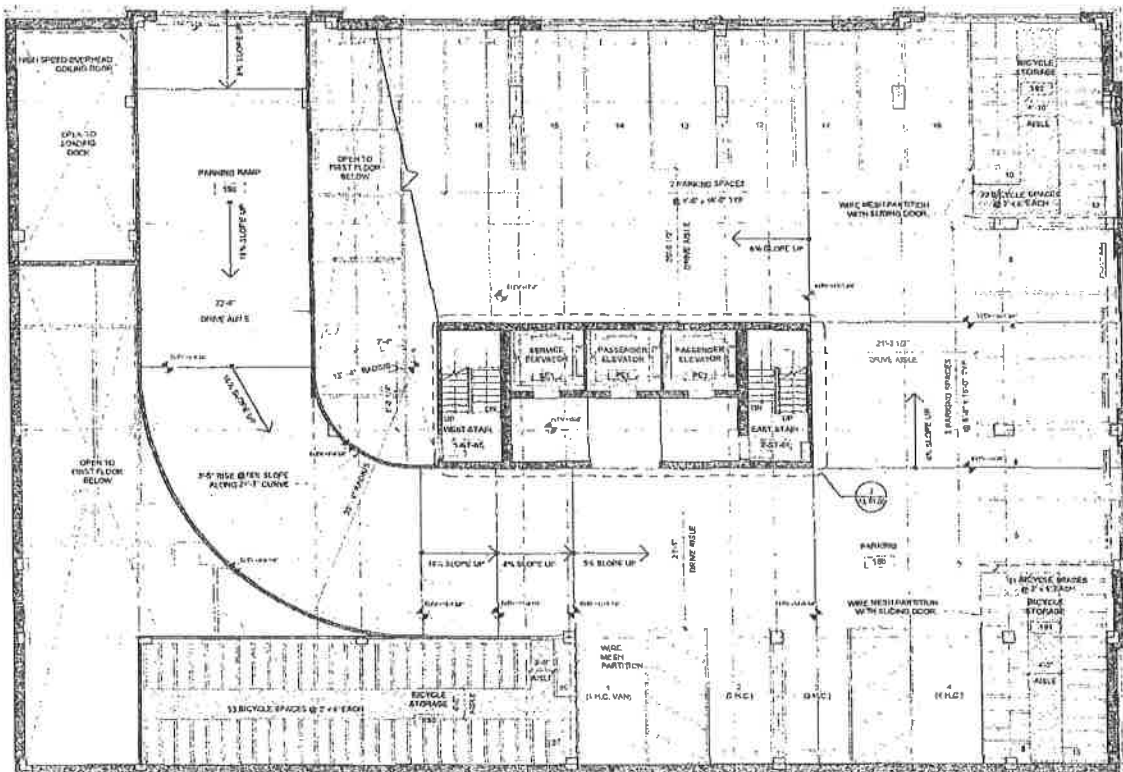
TOTAL CALCULATIONS
 TOTAL GROSS ROOF AREA: 12,576 SF
 TOTAL NET ROOF AREA: 6,373 SF
 TOTAL REQ'D GREEN ROOF: 3,186.5 SF (=50% OF NET)
 TOTAL PROVIDED GREEN ROOF: 3,202 SF (>50%)

GREEN ROOF PLAN

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

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BICYCLE PARKING: 178 TOTAL SPACES
96 SPACES @ THIS LEVEL

CAR PARKING: 80 TOTAL SPACES
16 SPACES @ THIS LEVEL

SCALE: 1" = 20'-0"

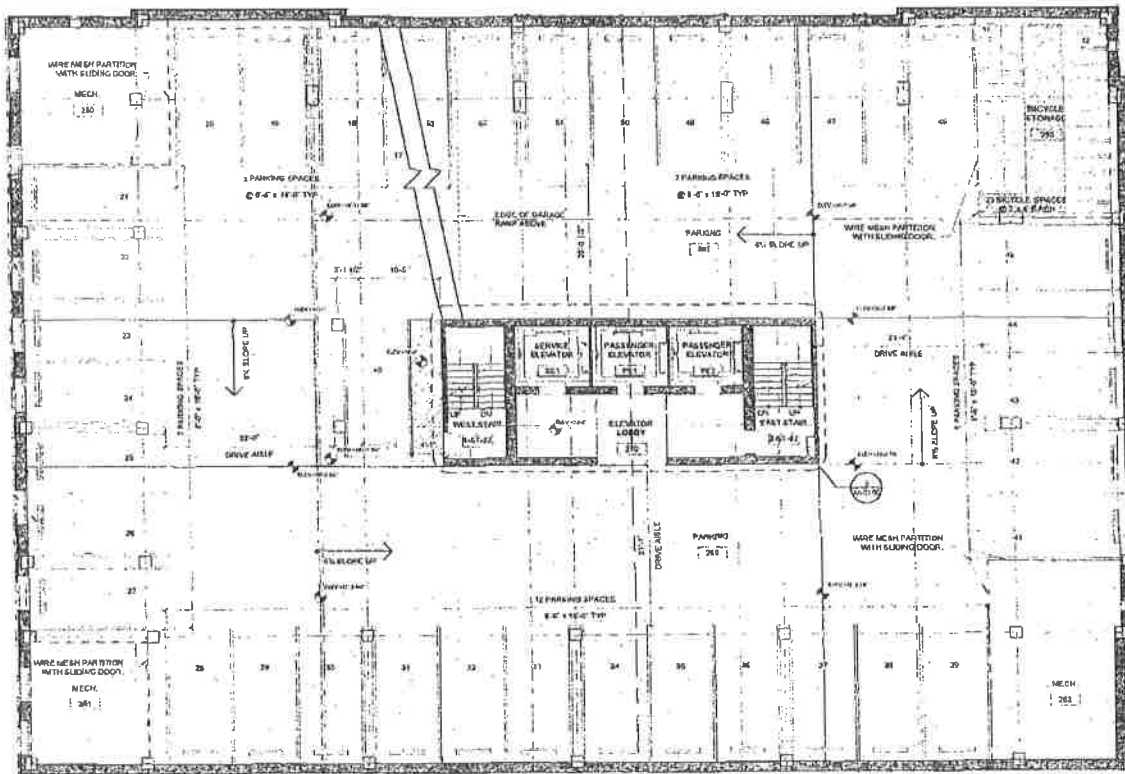


FLOOR 1A - PARKING PLAN

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

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SCALE: 1" = 20'-0"



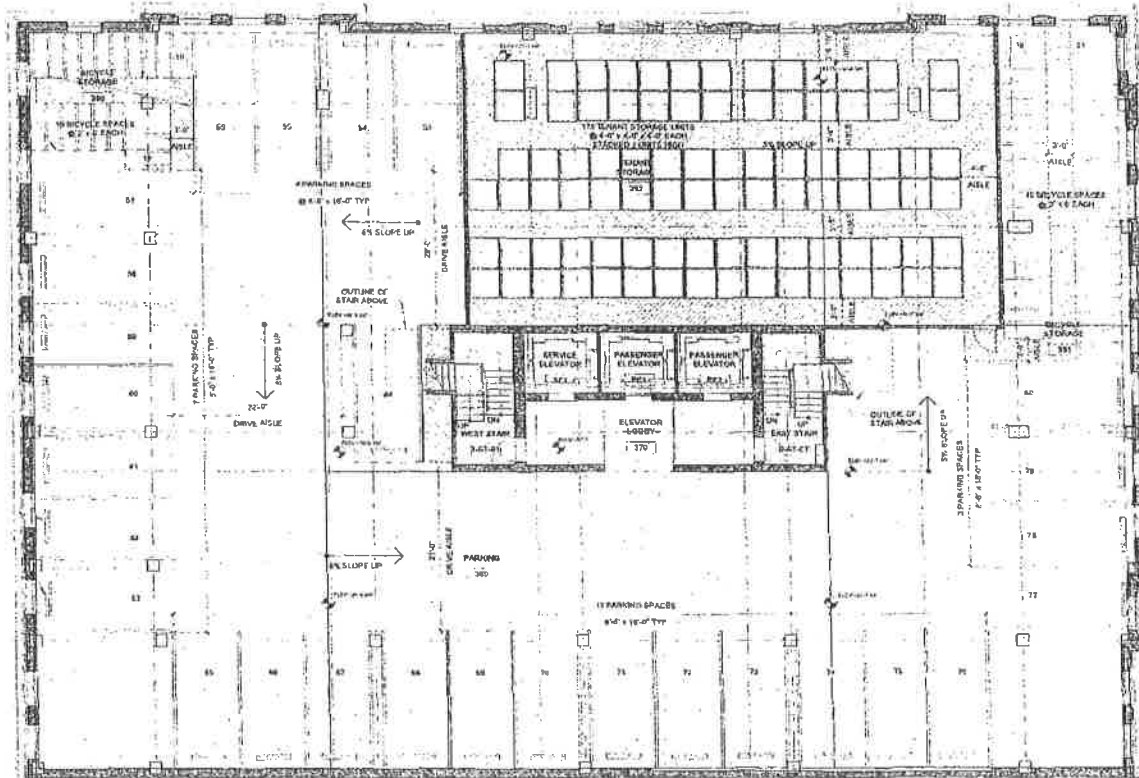
BICYCLE PARKING: 178 TOTAL SPACES
23 SPACES @ THIS LEVEL

CAR PARKING: 80 TOTAL SPACES
36 SPACES @ THIS LEVEL

FLOOR 2 - PARKING PLAN

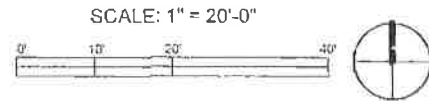
APPLICANT: LANDMARK WABASH, LLC
 ADDRESS: 1354-1408 S. WABASH AVE.
 INTRODUCED: JUNE 22, 2016
 CPC DATE: OCTOBER 20, 2016

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**BICYCLE PARKING: 178 TOTAL SPACES
59 SPACES @ THIS LEVEL**

**CAR PARKING: 80 TOTAL SPACES
28 SPACES @ THIS LEVEL**

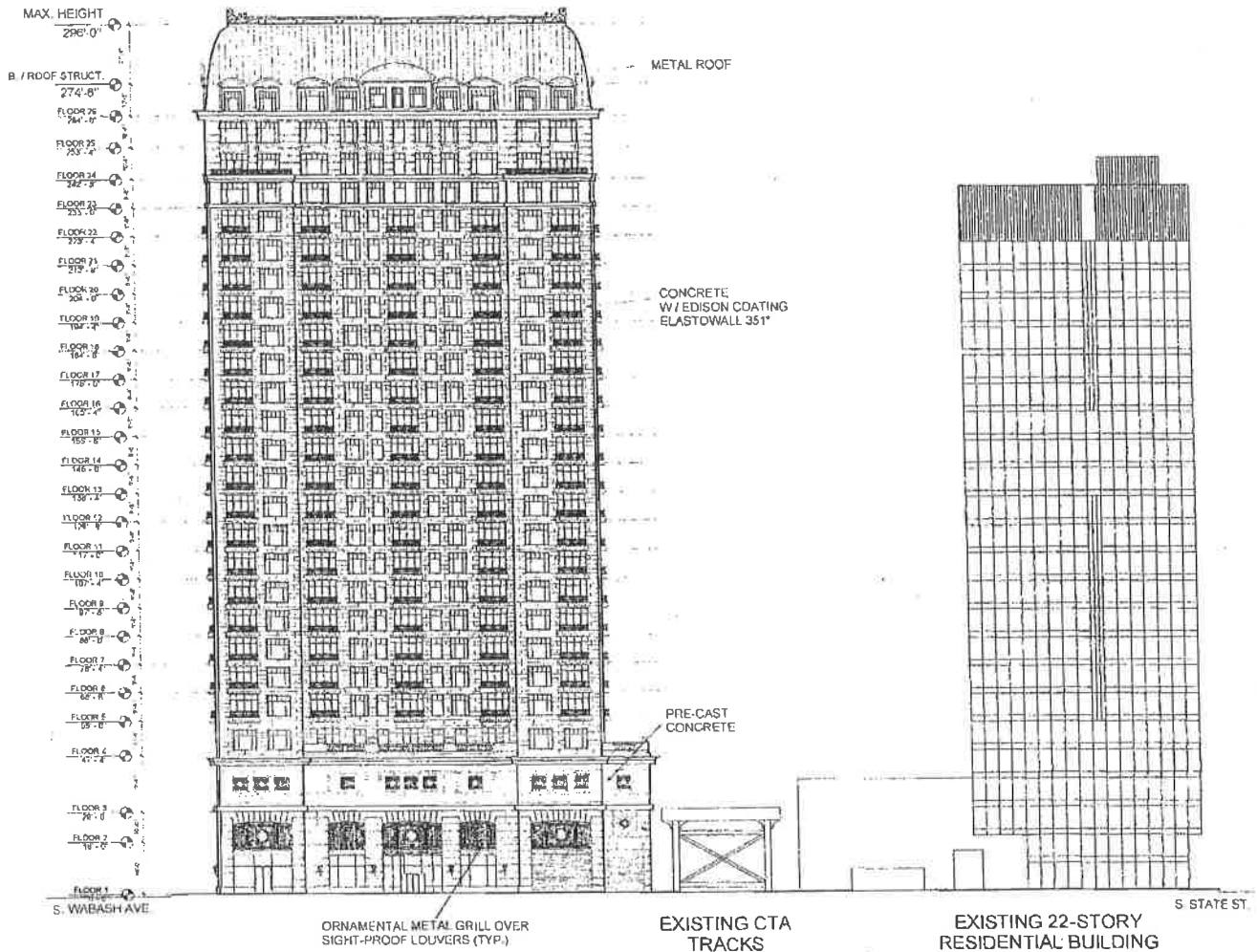


FLOOR 3 - PARKING PLAN

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

*THIRD PARTY COATING INSPECTOR TO INSPECT

SCALE: 1" = 50'-0"



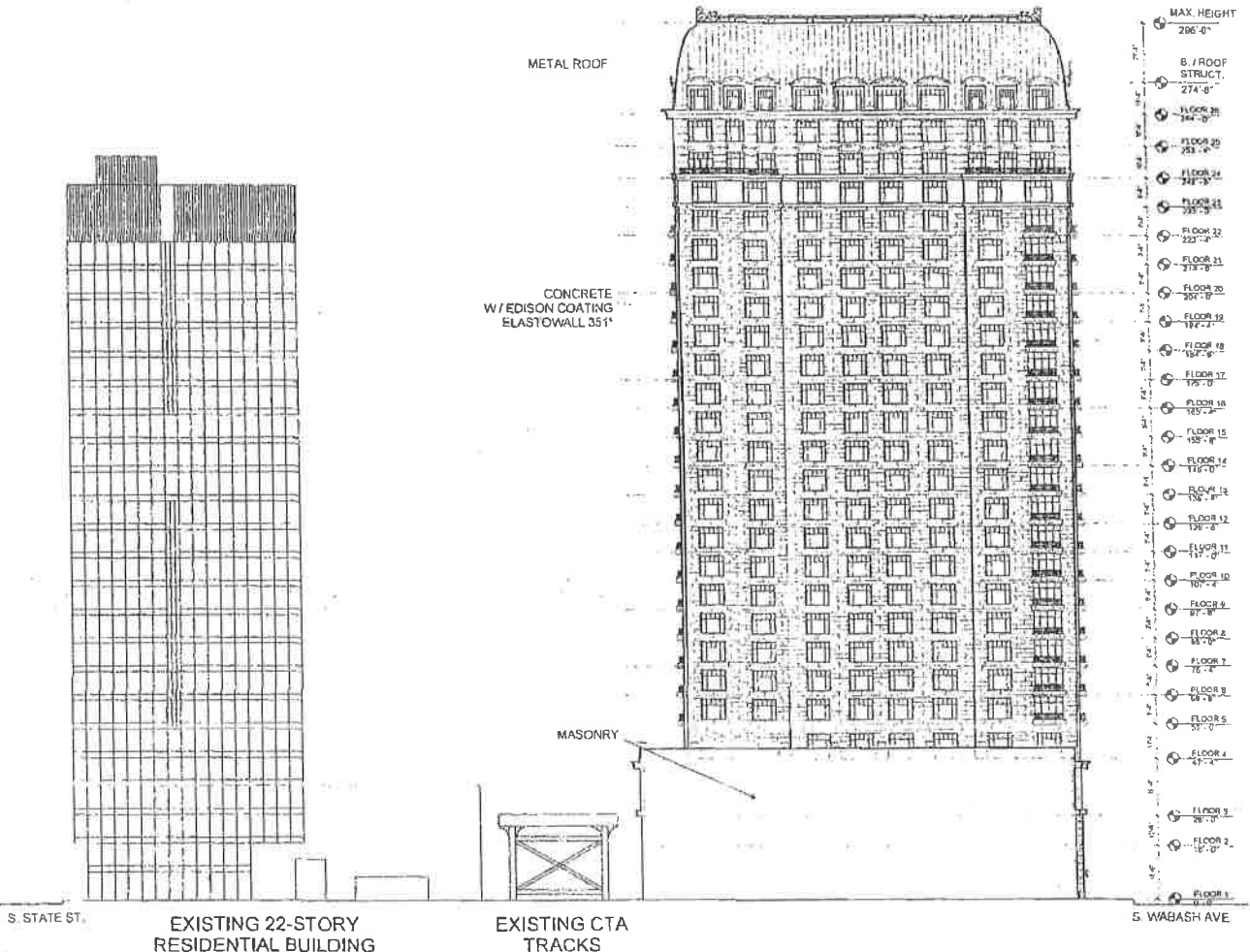
NORTH ELEVATION

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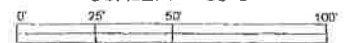


MAX. HEIGHT	286'-0"
B. / ROOF STRUCT.	274'-8"
FLOOR 26	264'-0"
FLOOR 20	253'-0"
FLOOR 24	241'-3"
FLOOR 43	235'-3"
FLOOR 32	227'-2"
FLOOR 31	218'-3"
FLOOR 20	204'-0"
FLOOR 19	194'-2"
FLOOR 18	184'-6"
FLOOR 17	175'-0"
FLOOR 16	165'-2"
FLOOR 15	155'-6"
FLOOR 14	146'-0"
FLOOR 13	136'-0"
FLOOR 11	117'-0"
FLOOR 10	107'-2"
FLOOR 9	97'-8"
FLOOR 8	87'-6"
FLOOR 7	76'-2"
FLOOR 6	64'-3"
FLOOR 5	53'-0"
FLOOR 4	42'-2"
FLOOR 3	30'-0"
FLOOR 2	18'-0"
FLOOR 1	0'-0"

NOTES

*-THIRD PARTY COATING INSPECTOR TO INSPECT

SCALE: 1" = 50'-0"

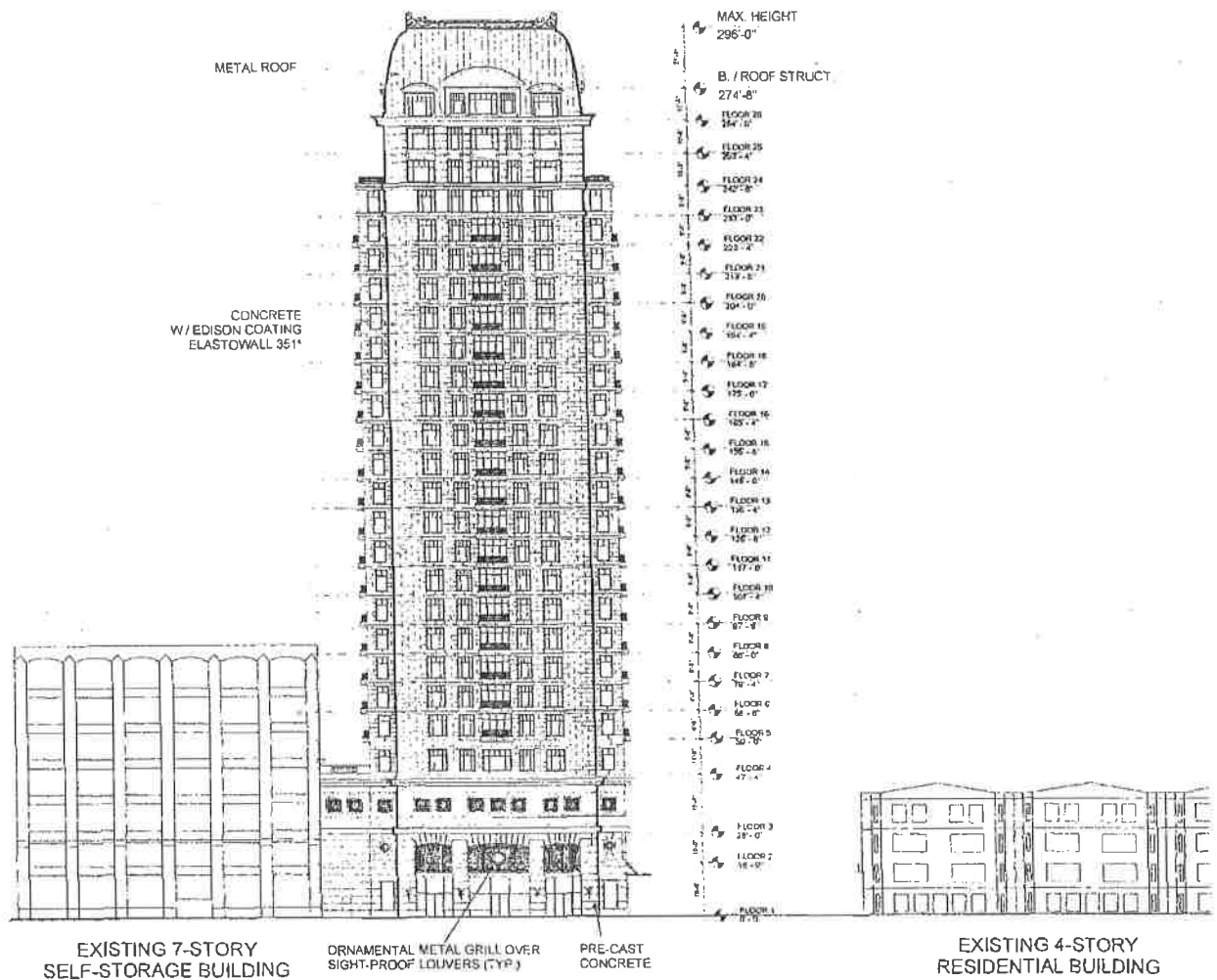


SOUTH ELEVATION

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

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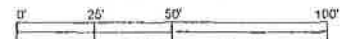
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NOTES

*-THIRD PARTY COATING INSPECTOR TO INSPECT

SCALE: 1" = 50'-0"



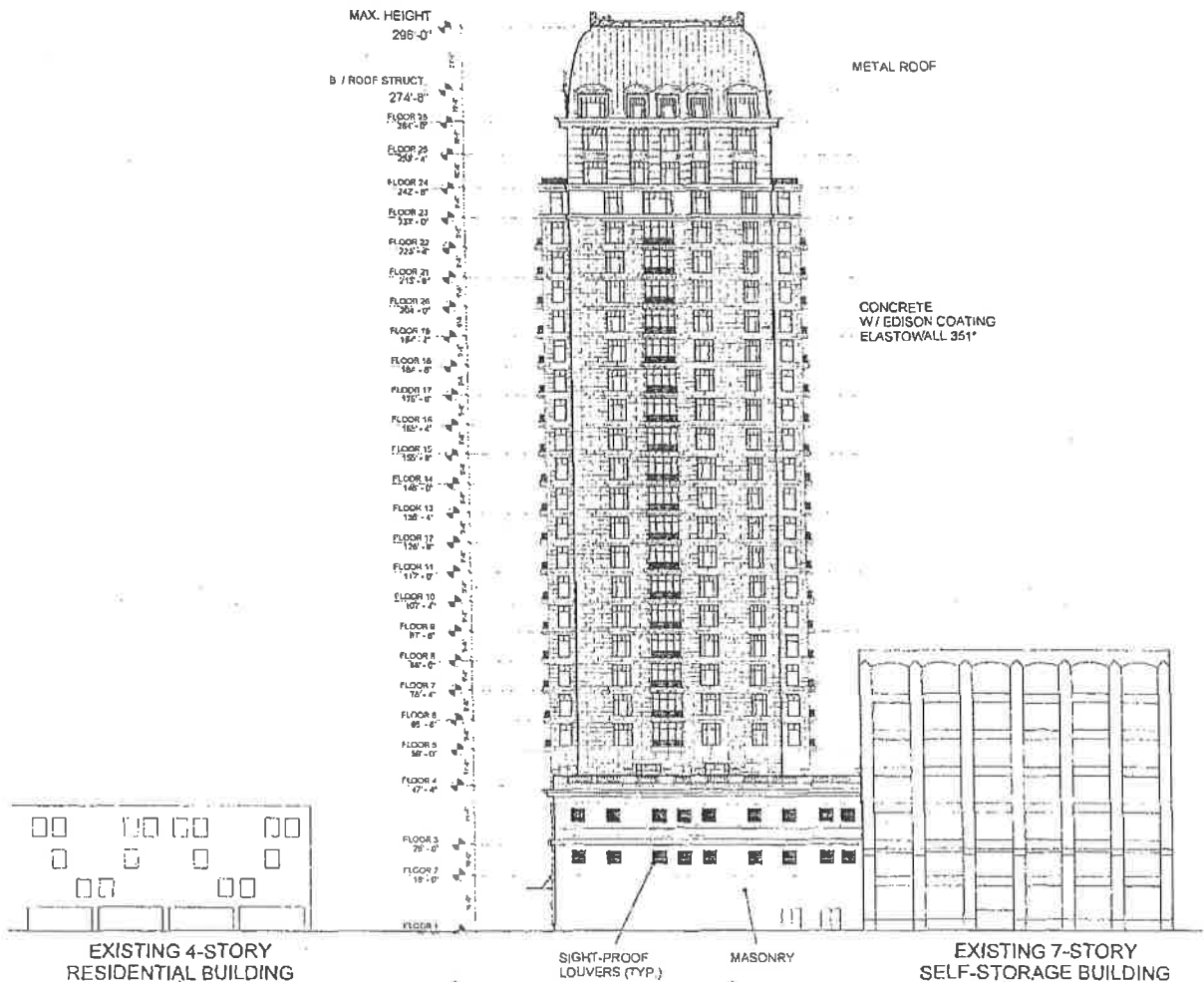
EAST ELEVATION-SOUTH WABASH AVENUE

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

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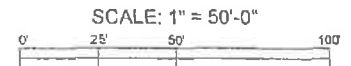
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NOTES

*-THIRD PARTY COATING INSPECTOR TO INSPECT



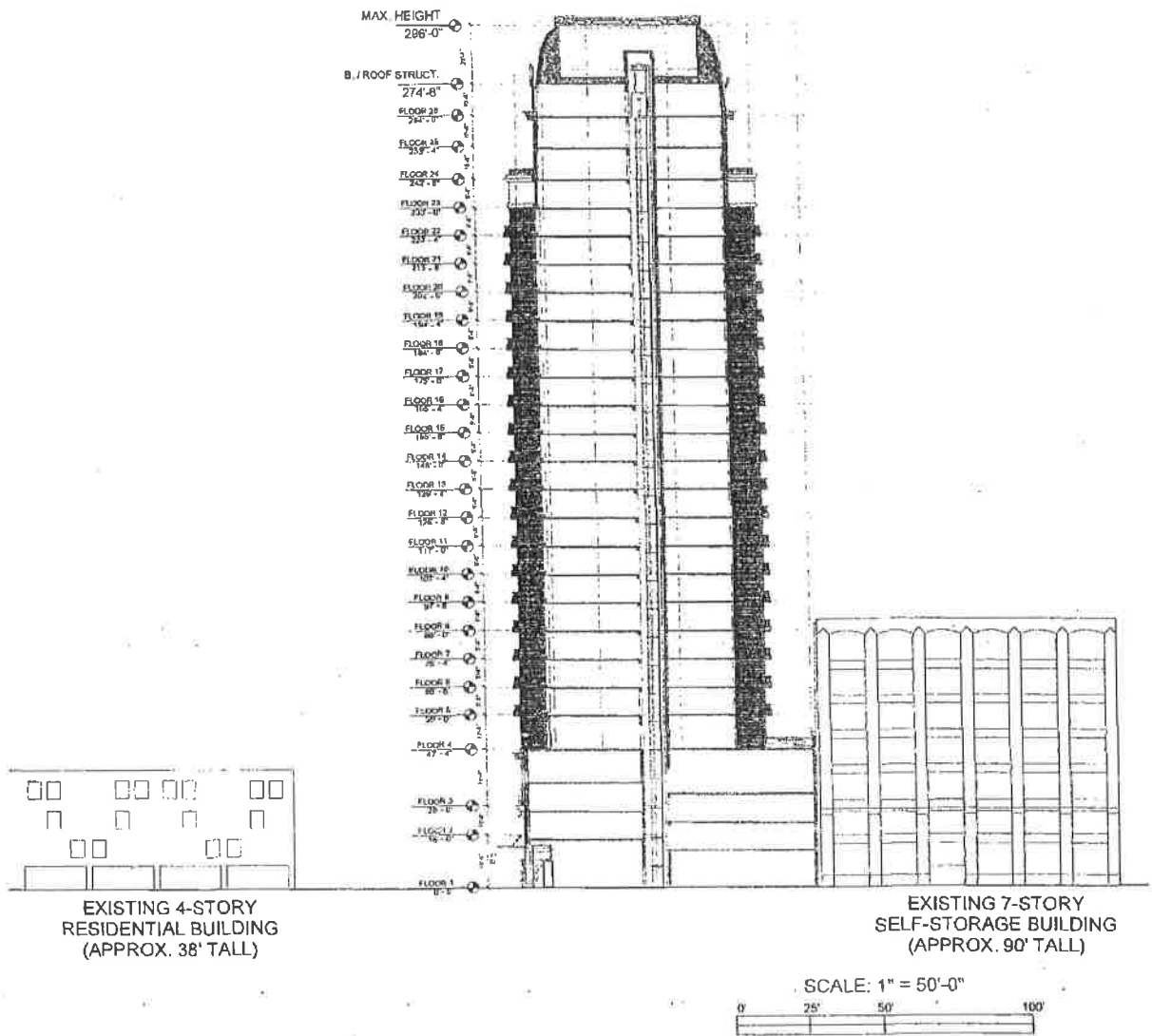
WEST ELEVATION

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

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BUILDING SECTION

APPLICANT: LANDMARK WABASH, LLC
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