



CHICAGO PLAN COMMISSION

Department of Planning and Development.

Amendment to Residential-Business

Planned Development No.1353

1400 S. Wabash Ave.

1400 S. Wabash Ave. Chicago, IL 60605 (3rd Ward)

1400 Land Holdings, LLC

08/19/2021

Near South Side Community Area Snap Shot

General Population Characteristics, 2015-2019

	Near South Side	City of Chicago	CMAP Region
Total Population	24,729	2,709,534	8,483,267
Total Households	14,482	1,066,829	3,123,330
Average Household Size	1.7	2.5	2.7
Percent Population Change, 2010-19	15.6	0.5	0.6
Percent Population Change, 2000-19	160.1	-6.4	4.1

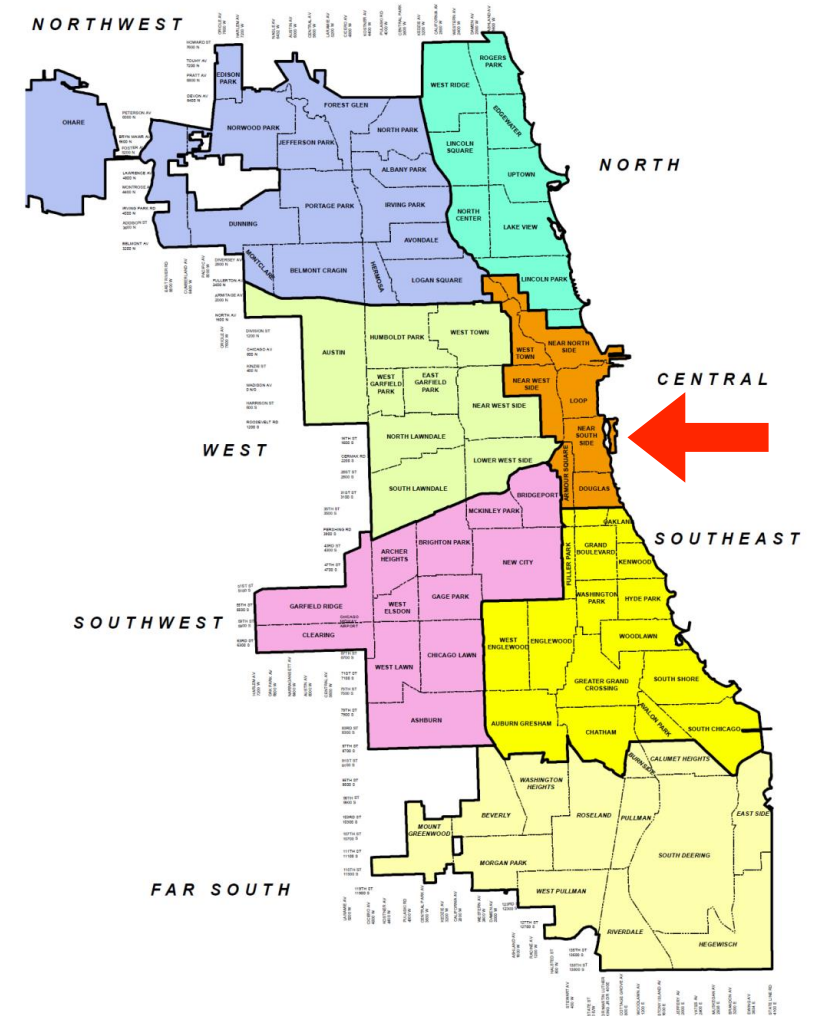
Source: 2000 and 2010 Census, 2015-2019 American Community Survey five-year estimates.

Race and Ethnicity, 2015-2019

	Near South Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	13,171	53.3	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	1,377	5.6	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	5,896	23.8	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	3,470	14.0	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	815	3.3	59,510	2.2	182,620	2.2

Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population



Near South Side Community Area Cultural/Historic Context

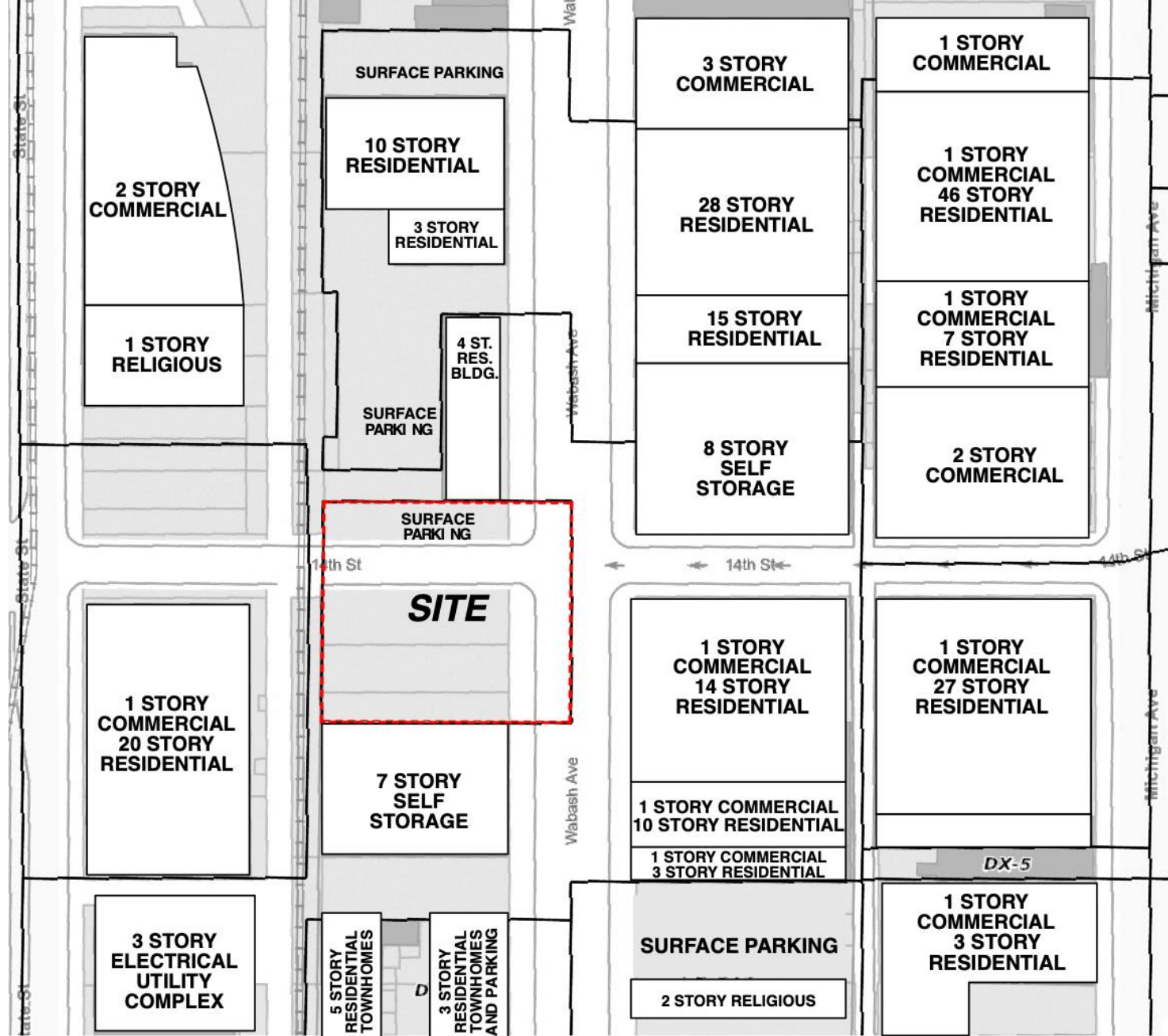
- Area first populated by settlers working on the Illinois & Michigan Canal and the burgeoning lumber industry near the South Branch of the Chicago River in the early/mid-1800s.
- New railroads in the late 19th century/early 20th century brought industry, warehousing and manufacturing to the area south of the growing downtown.
- The late 20th century saw conversion of these 100-year old industrial buildings to lofts/residential uses and the development of sites with new, high-rise residential buildings.



SITE CONTEXT AERIAL - View Looking Southeast



SITE CONTEXT AERIAL - View Looking Northwest



LAND USE CONTEXT PLAN

- 1. 1001 S. State - Bldg. Height: 450'
- 2. 1336 S. Wabash - Bldg. Height: 304'
- 3. 1000 S. Michigan - Bldg. Height: 809'
- 4. 1130 S. Michigan - Bldg. Height: 480' *
- 5. 1160 S. Michigan - Bldg. Height: 499'
- 6. 1212 S. Michigan - Bldg. Height: 322' *
- 7. 1200 S. Indiana - Bldg. Height: 896'
- 8. 1250 S. Michigan - Bldg. Height: 314' *

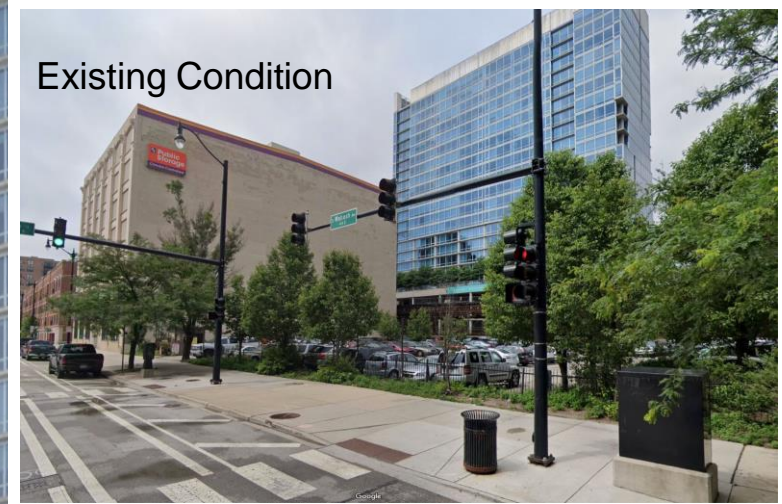
- 9. 1255 S. Michigan - Bldg. Height: 425' *
- 10. 1201 S. Prairie - Bldg. Height: 650'
- 11. 1211 S. Prairie - Bldg. Height: 720'
- 12. 1320 S. Michigan - Bldg. Height: 513'
- 13. 1235 S. Prairie - Bldg. Height: 375'
- 14. 1400 S. Wabash - Proposed Bldg. Height: 305'**

- 15. 100 E. 14th - Bldg. Height: 350'
- 16. 1400 S. Michigan - Bldg. Height: 340'
- 17. 1454 S. Michigan - Bldg. Height: 295'
- 18. 1720 S. Michigan - Bldg. Height: 375'
- 19. 1333 S. Wabash - Bldg. Height: 290'
- 20. 1401 S. State - Bldg. Height: 269'

* Building height based on data from CTBUH

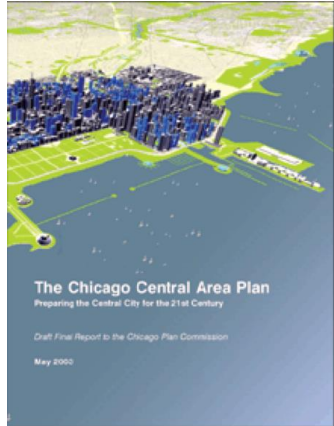


AERIAL VIEW FROM SOUTHWEST DIRECTION



**Pedestrian Context
Wabash Looking Southwest**

Planning Context

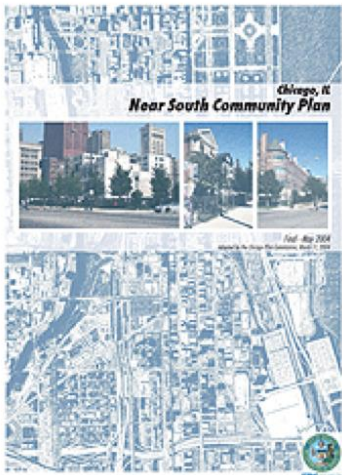


CENTRAL AREA ACTION PLAN, AUGUST 20, 2009 BY THE DEPARTMENT OF ZONING AND LAND USE PLANNING (Adopted by Chicago Plan Commission)

- Builds on 2003 Central Area Plan
- Maintain Chicago's Role as the Region's Economic Engine
- Support Dense Residential Growth to Enhance Urban Vibrancy and Utilize Urban Infrastructure

NEAR SOUTH COMMUNITY PLAN, MAY 2004 BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT (Adopted by Chicago Plan Commission)

- Promote Development of a Vibrant and Diverse Urban Community
- Ensure Pedestrian Friendly Neighborhood Environment
- Strive for Compatible Mix of Old and New Buildings



Project Timeline and Community Outreach

- Plan Development Amendment Filled: May 26, 2021
- Community Presentation: August 2, 2021
- Few Questions and General Support Given 2016 Approval of Similar Development

PREVIOUS



- The previously approved design for a new high-rise embodied a Neo-Classical, French inspired aesthetic with a precast architectural panels and punched window openings.
- The proposed design of the tower has evolved to a more modern aesthetic.
- The updated envelope of the tower utilizes floor to ceiling window wall system, with an accent pattern which subdivides glass facade into smaller fields.
- The base of the building has been revised to engage the podium and ground plane.
- The facade has been further developed to provide texture by utilizing projected slab edge covers and vertical metal panels.
- The current design introduces contrasting window bays that undulate in and out of the main plane of the building to reinforce the design pattern and provide texture to the facade.
- The building canopy has been extended toward Wabash to signal the location of the main entrance and usher visitors.

CURRENT



EXISTING SURFACE
PARKING LOT
Property Line 145.60' (R)
EXISTING 4 STORY BRICK
& CONCRETE BUILDING
1334-1346 S. WABASH AVE.

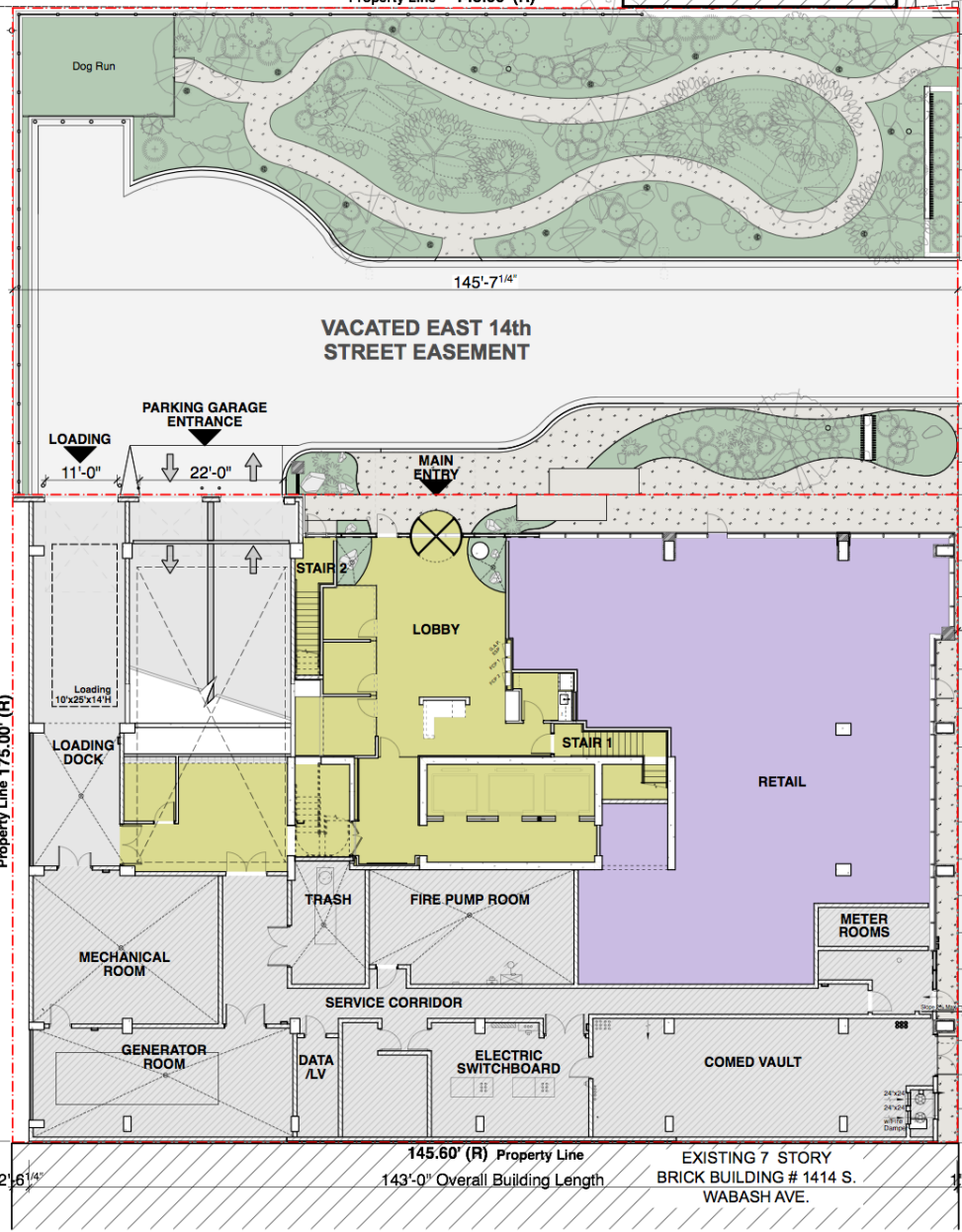
EXISTING
8 STORY BRICK
BUILDING
1353 S. WABASH AVE.

EAST 14th STREET
(TWO-WAY)

EXISTING
15 STORY CONCRETE
BUILDING
51 E. 14TH ST.

SOUTH WABASH AVENUE
(TWO-WAY)

EXISTING CTA 'L' TRACKS



VACATED EAST 14th
STREET EASEMENT

LOADING
11'-0"

PARKING GARAGE
ENTRANCE
22'-0"

MAIN
ENTRY

STAIR 2

LOBBY

RETAIL

STAIR 1

LOADING
DOCK
10'x25'x14'H

MECHANICAL
ROOM

GENERATOR
ROOM

SERVICE CORRIDOR

TRASH

FIRE PUMP ROOM

METER
ROOMS

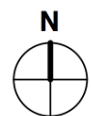
DATA /LV

ELECTRIC
SWITCHBOARD

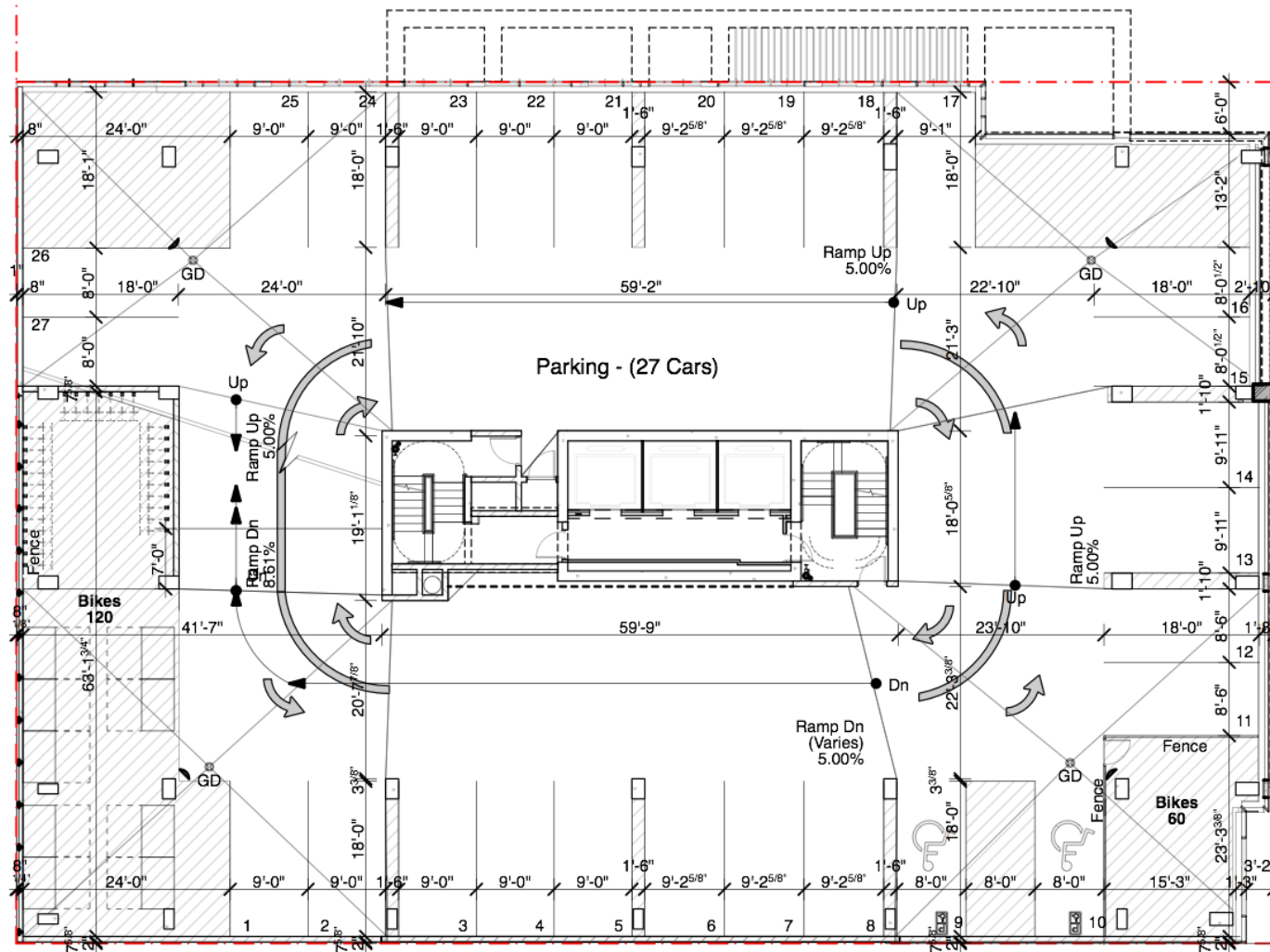
COMED VAULT

145.60' (R) Property Line
143'-0" Overall Building Length

EXISTING 7 STORY
BRICK BUILDING # 1414 S.
WABASH AVE.

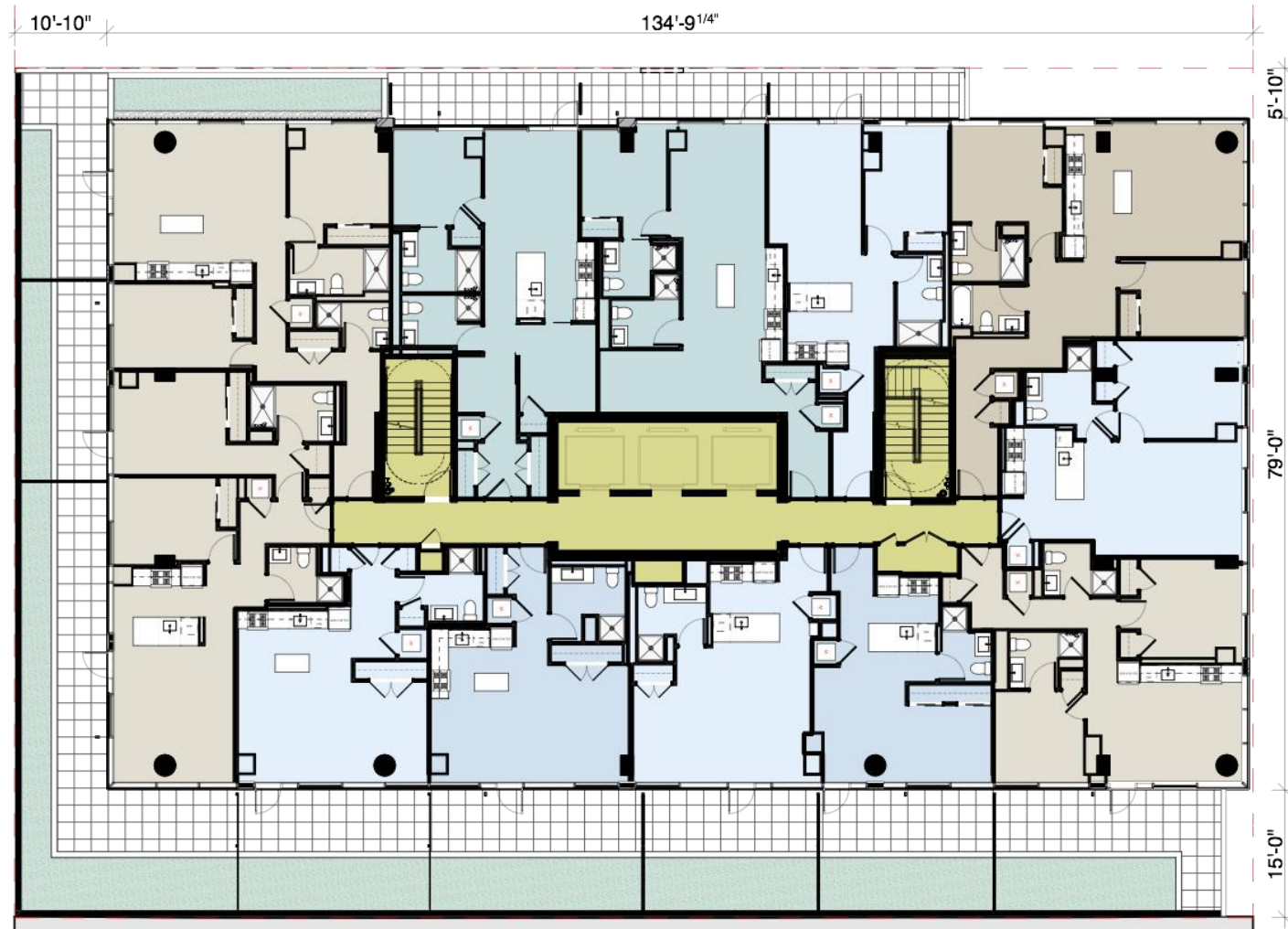


SITE + GROUND FLOOR PLAN

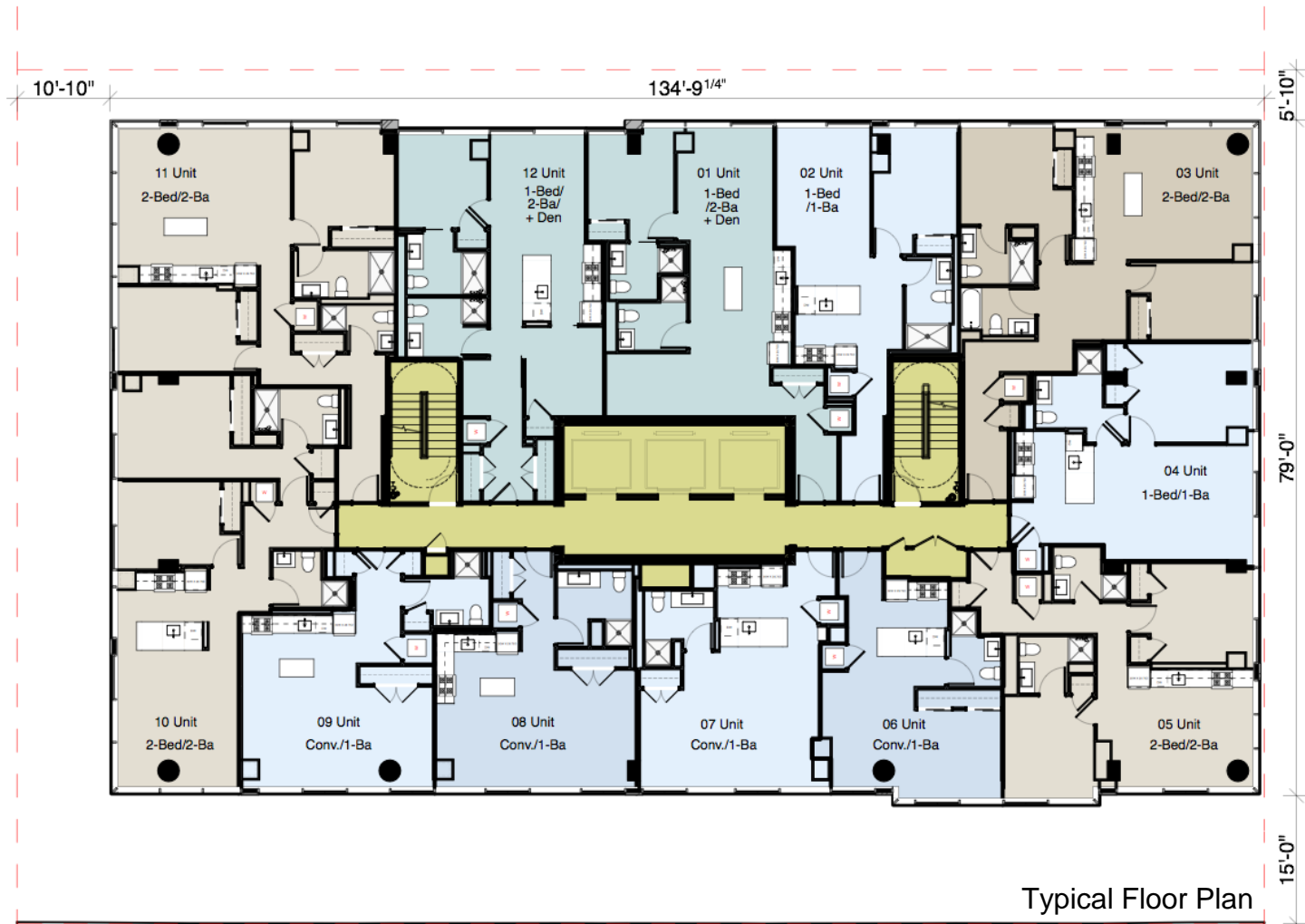


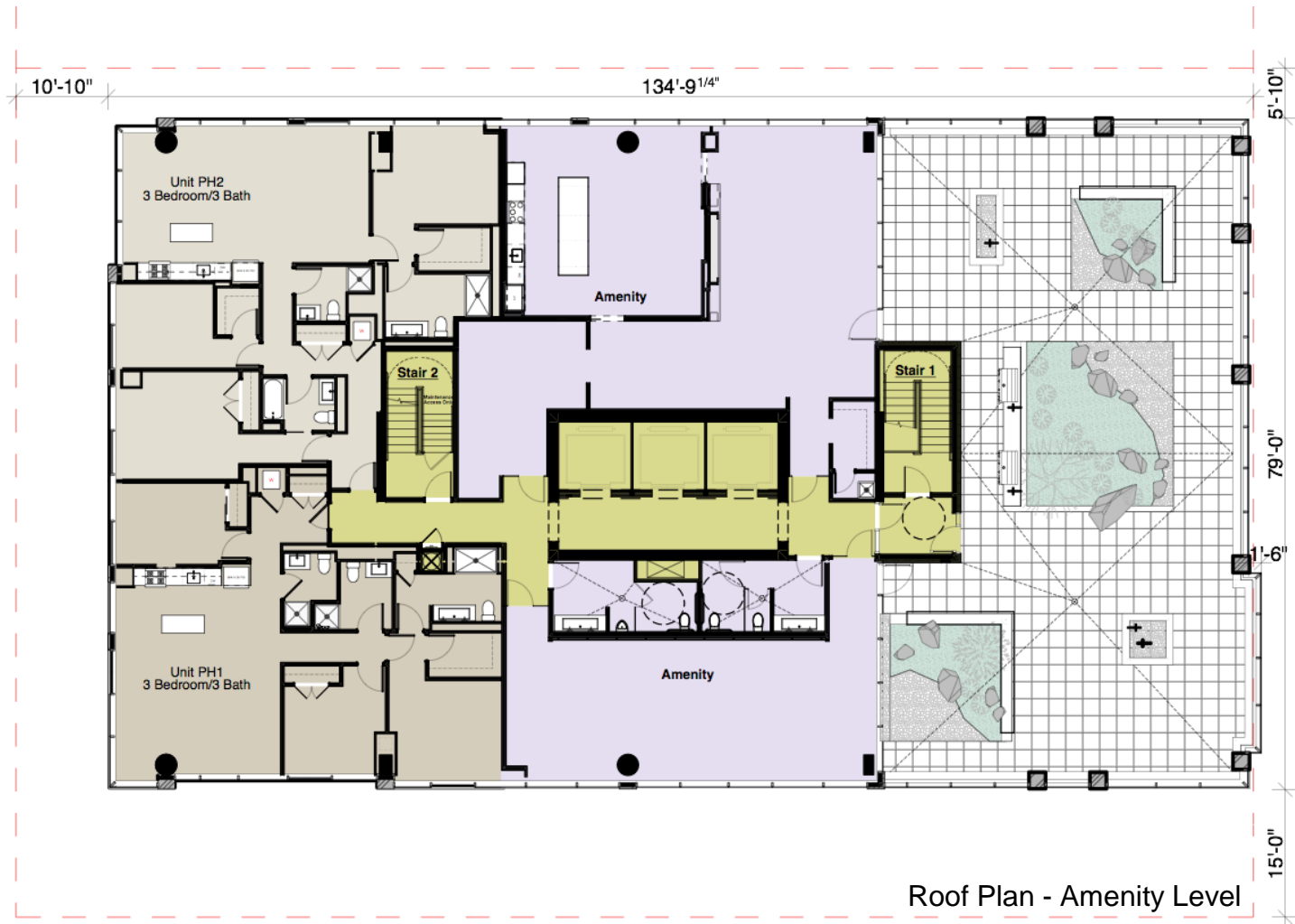
Bicycle Parking: 180 Spaces
 Car Parking: 105 Spaces

Typical Garage Level

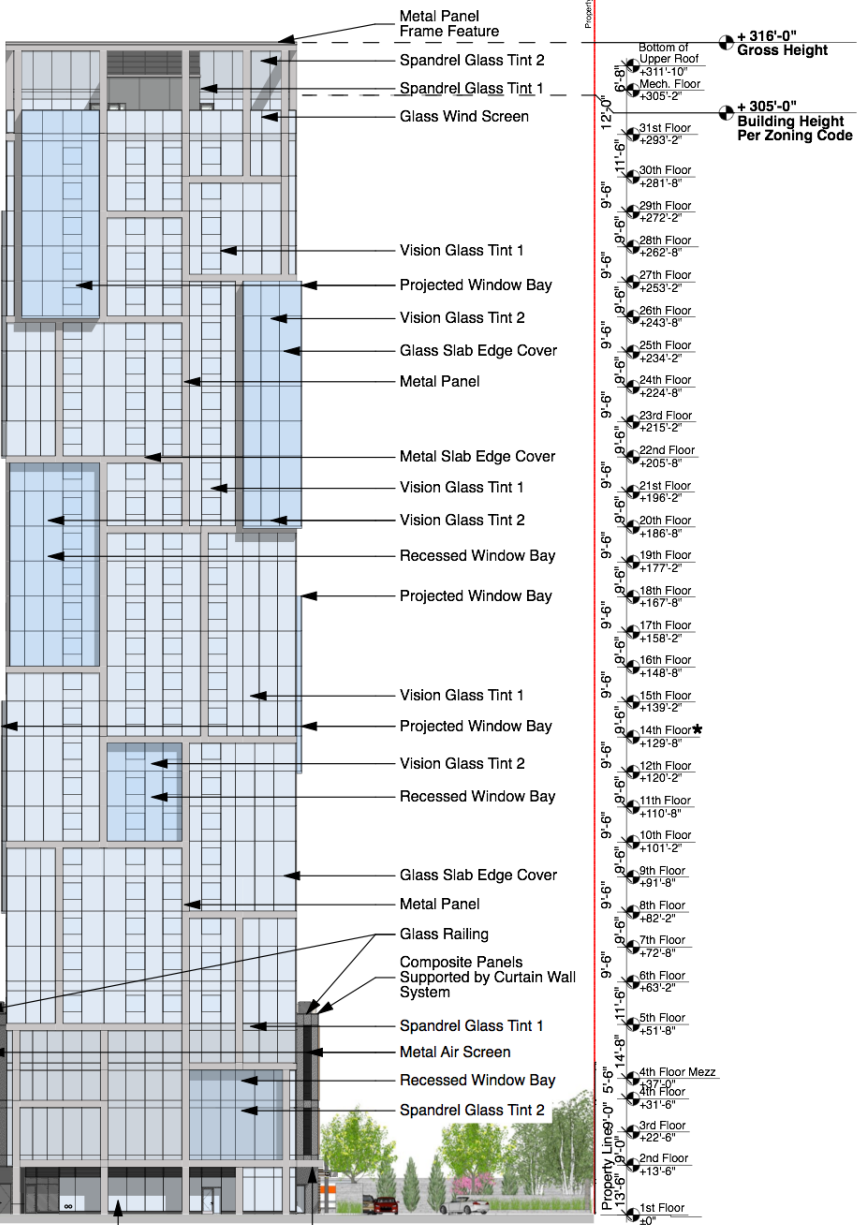


5th Floor Plan





Property Line



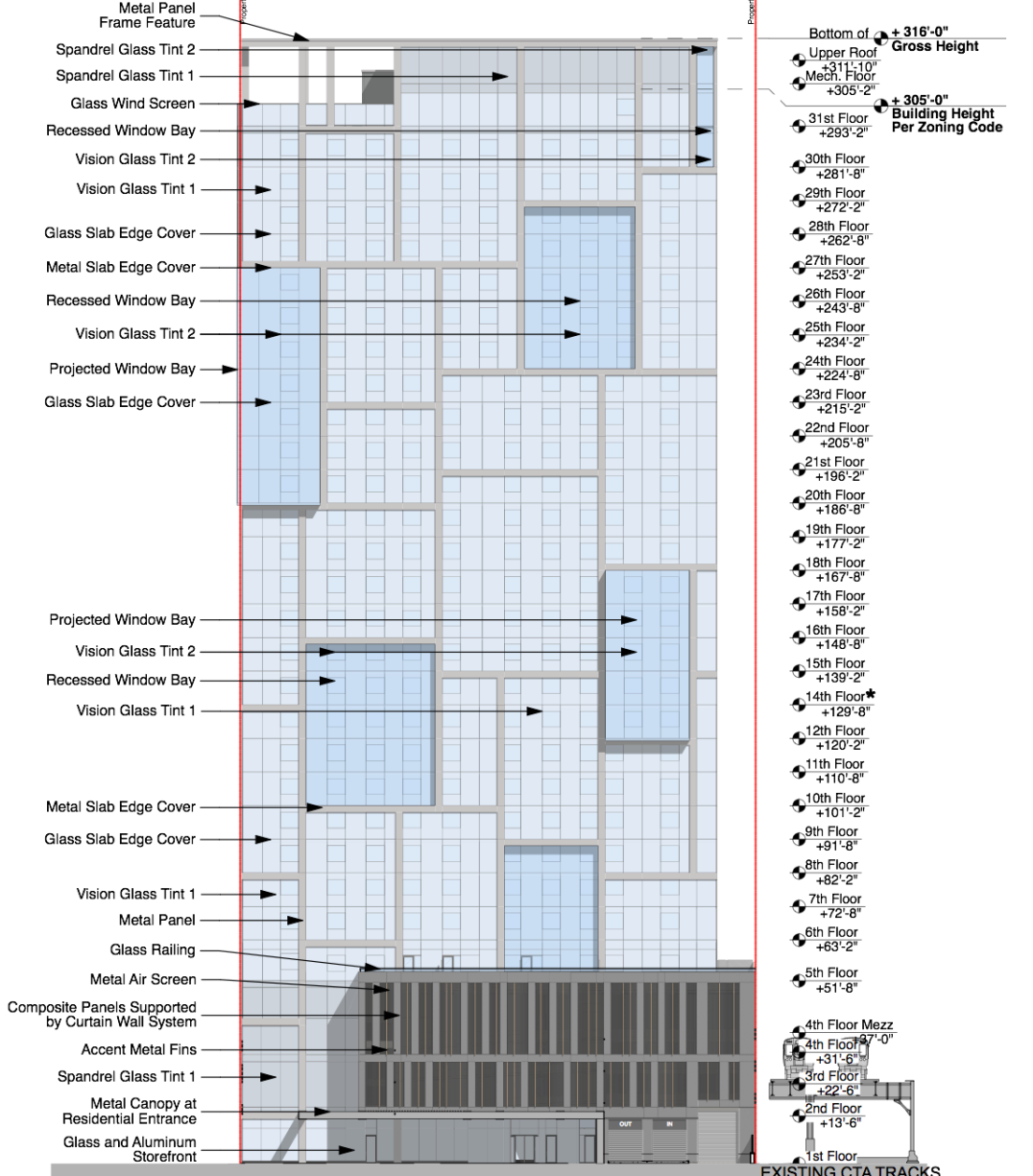
East Elevation

Glass and Aluminum Storefront

Metal Canopy at Residential Entrance

*NOTE: No 13th Floor

Property Line



North Elevation

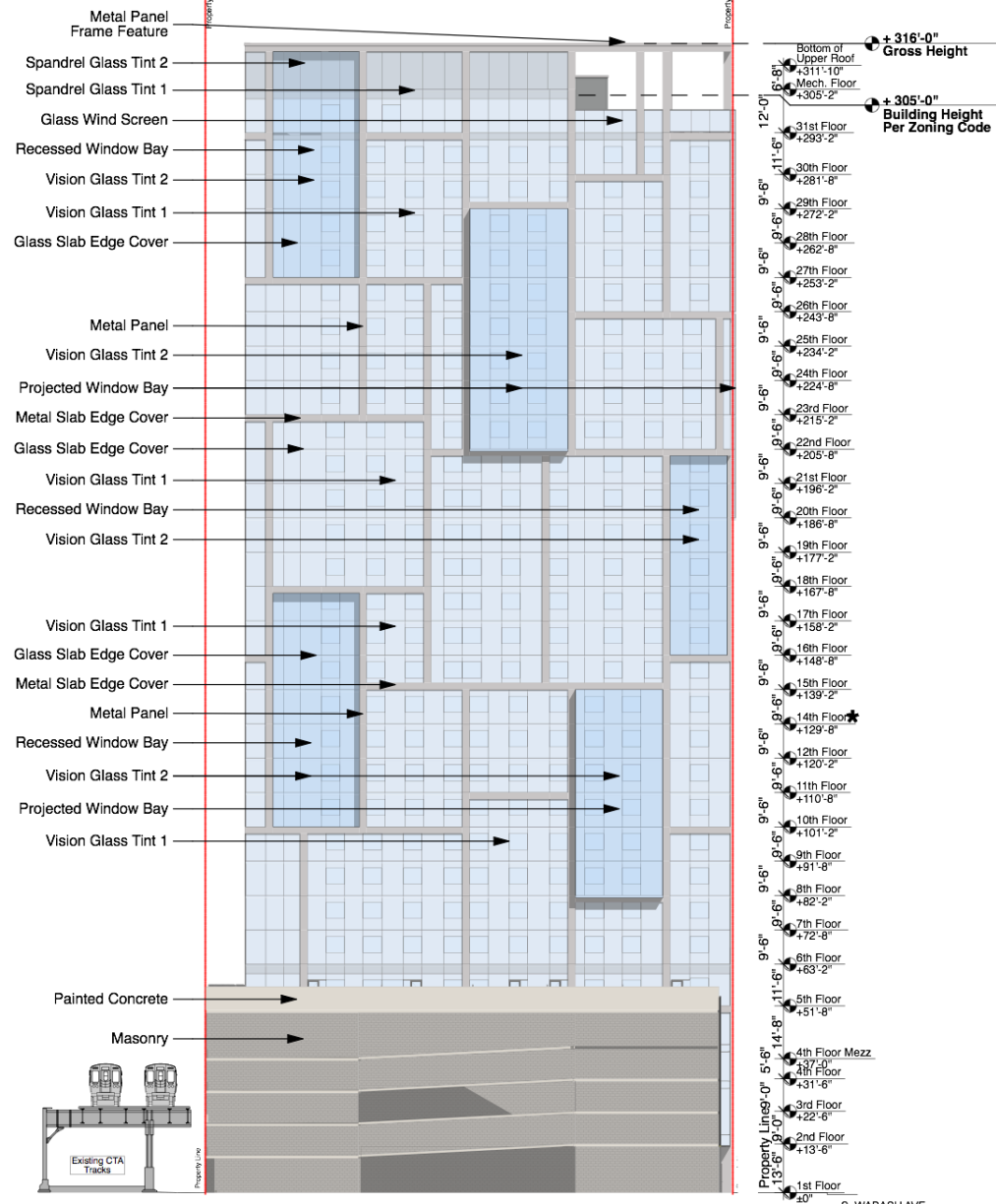
*NOTE: No 13th Floor

S. WABASH AVE.

EXISTING CTA TRACKS

Property Line

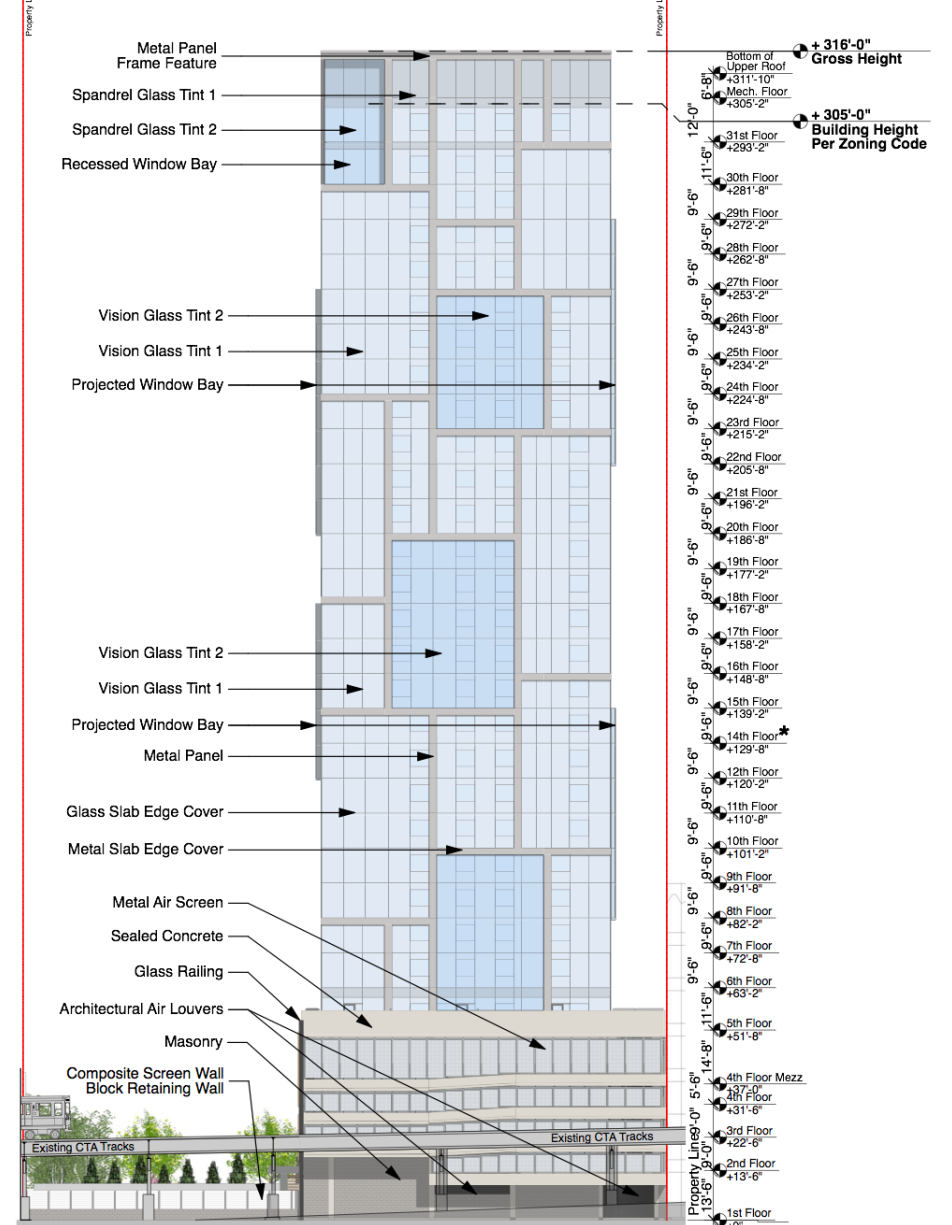
BUILDING ELEVATIONS



EXISTING CTA TRACKS

South Elevation

***NOTE: No 13th Floor**

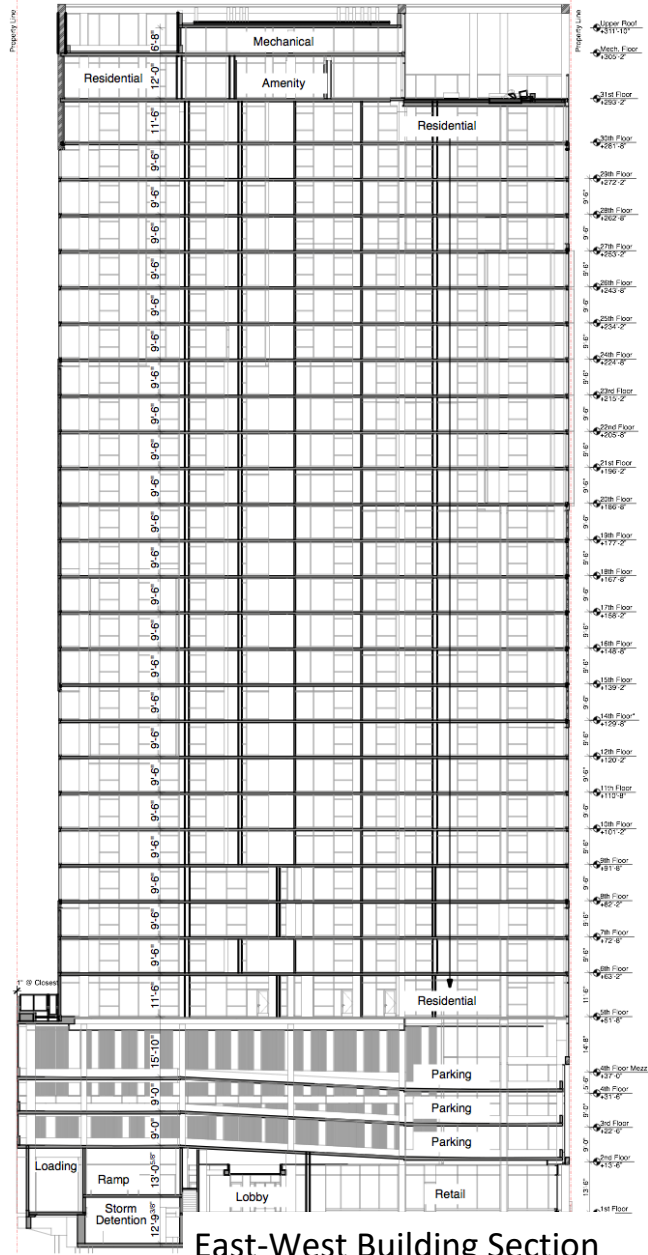


EXISTING CTA TRACKS

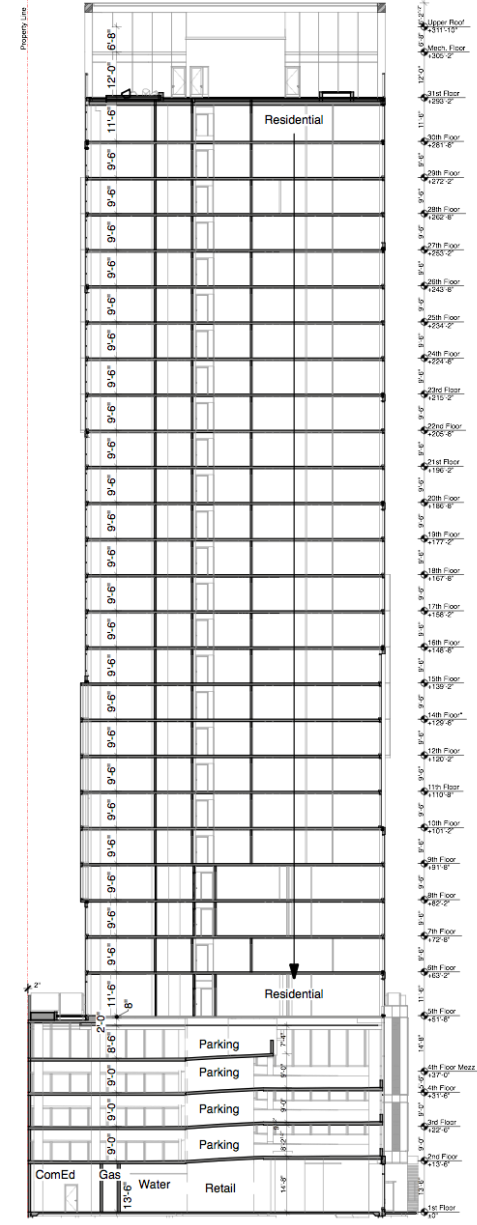
West Elevation

***NOTE: No 13th Floor**

BUILDING ELEVATIONS

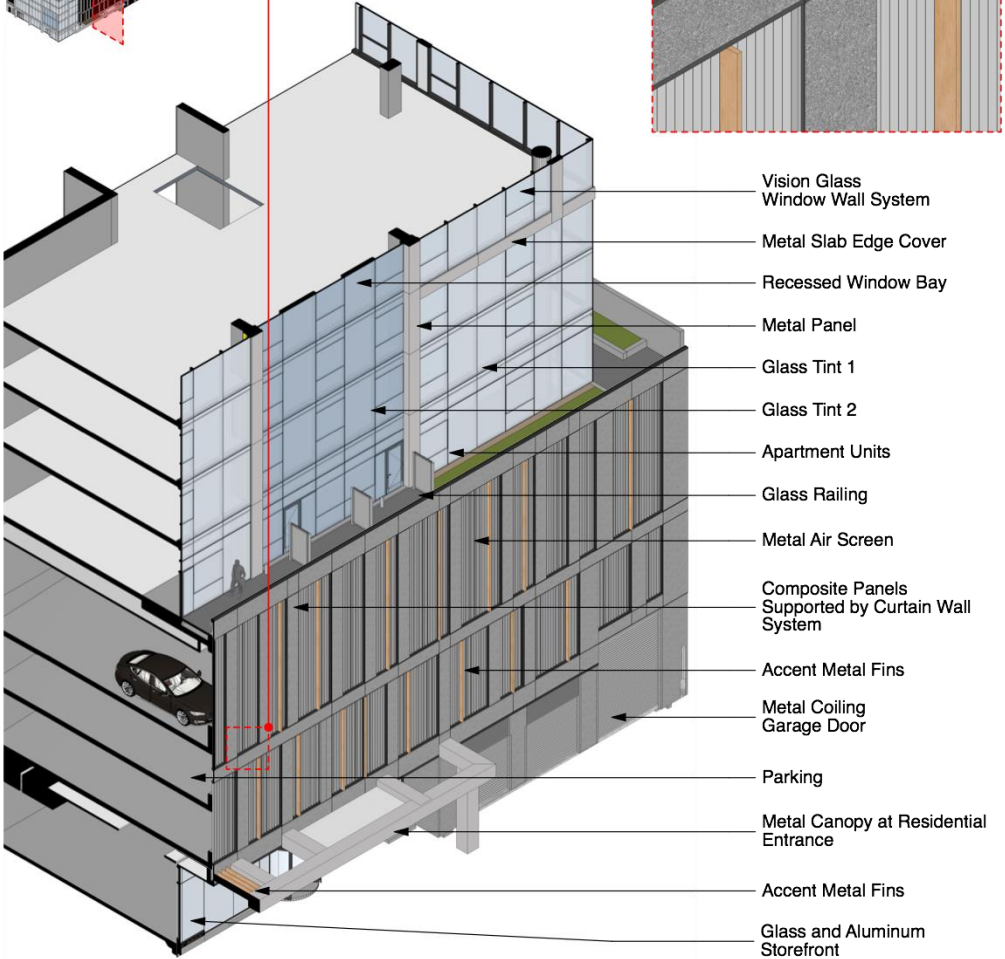
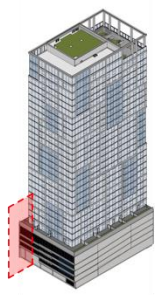
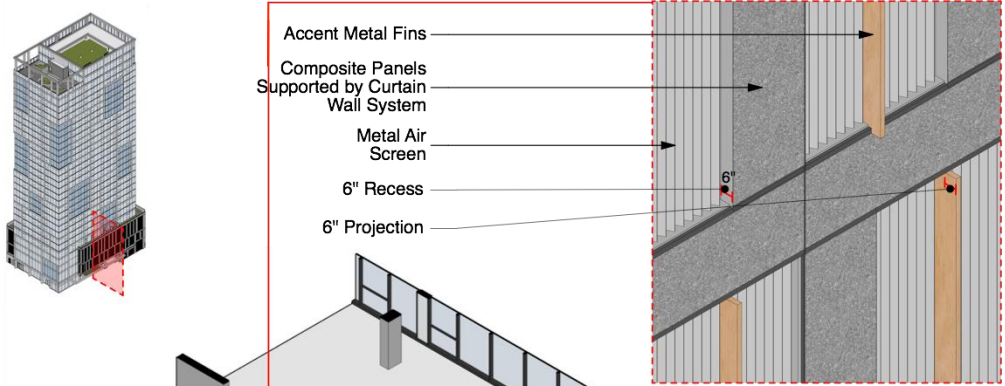


East-West Building Section

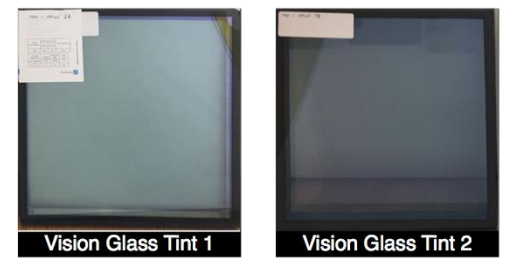
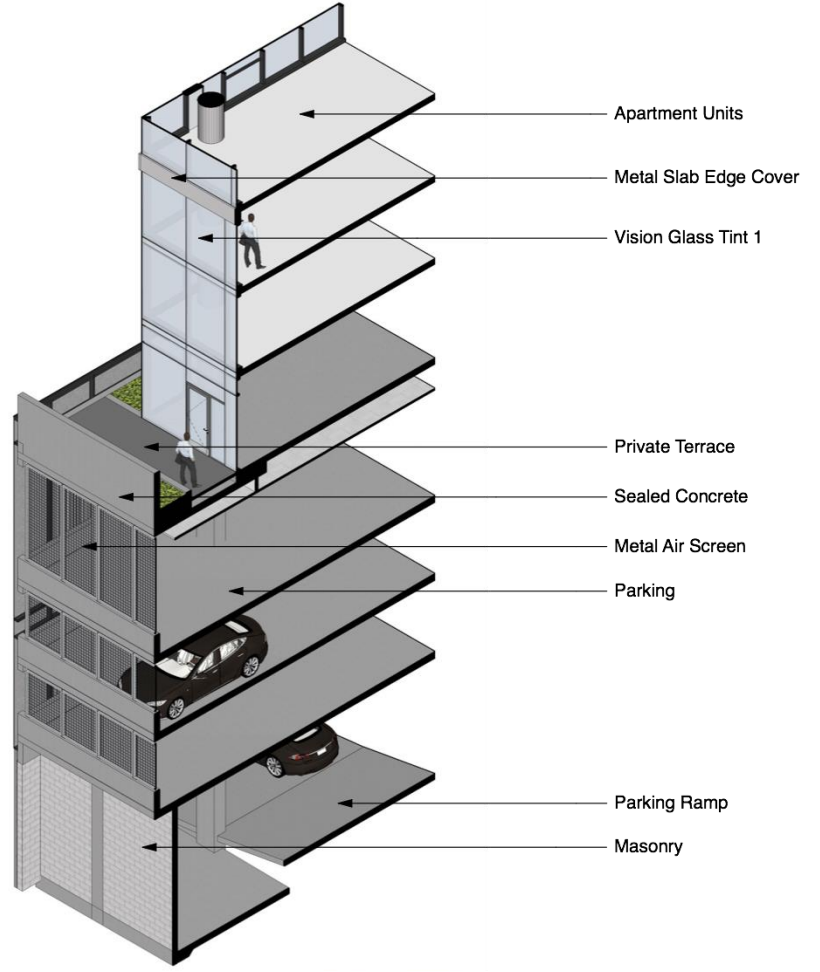


North-South Building Section

BUILDING SECTIONS

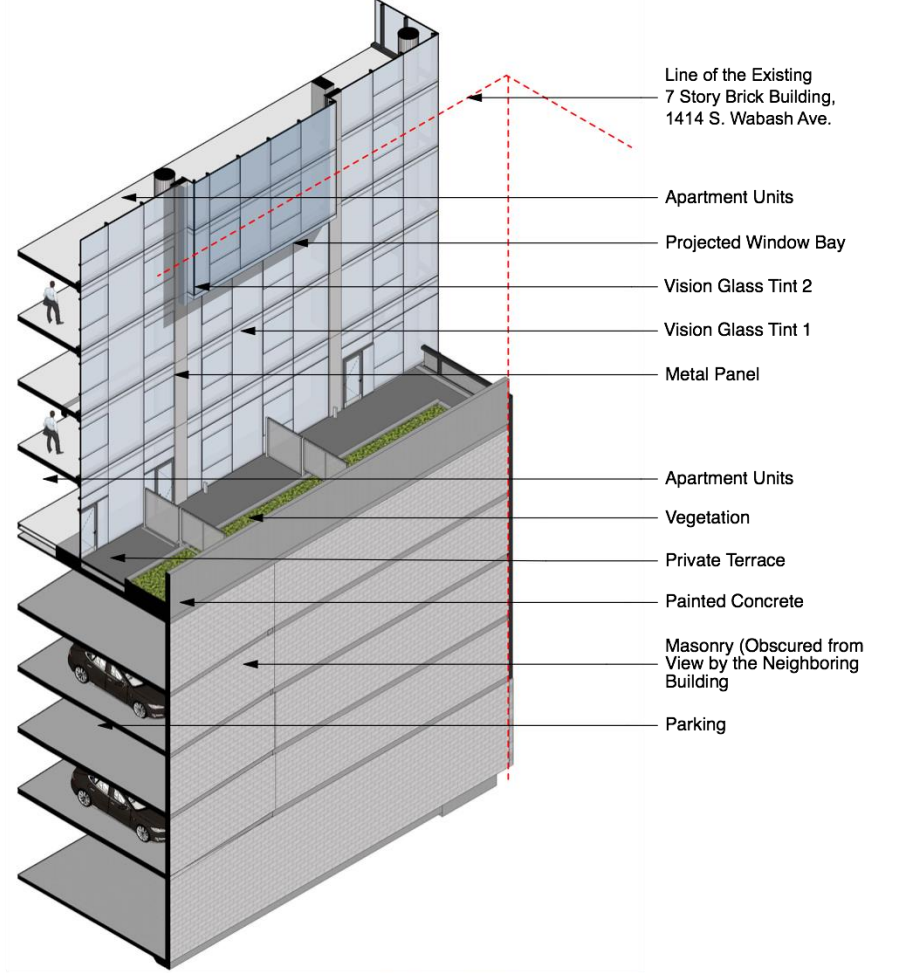
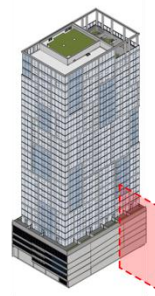
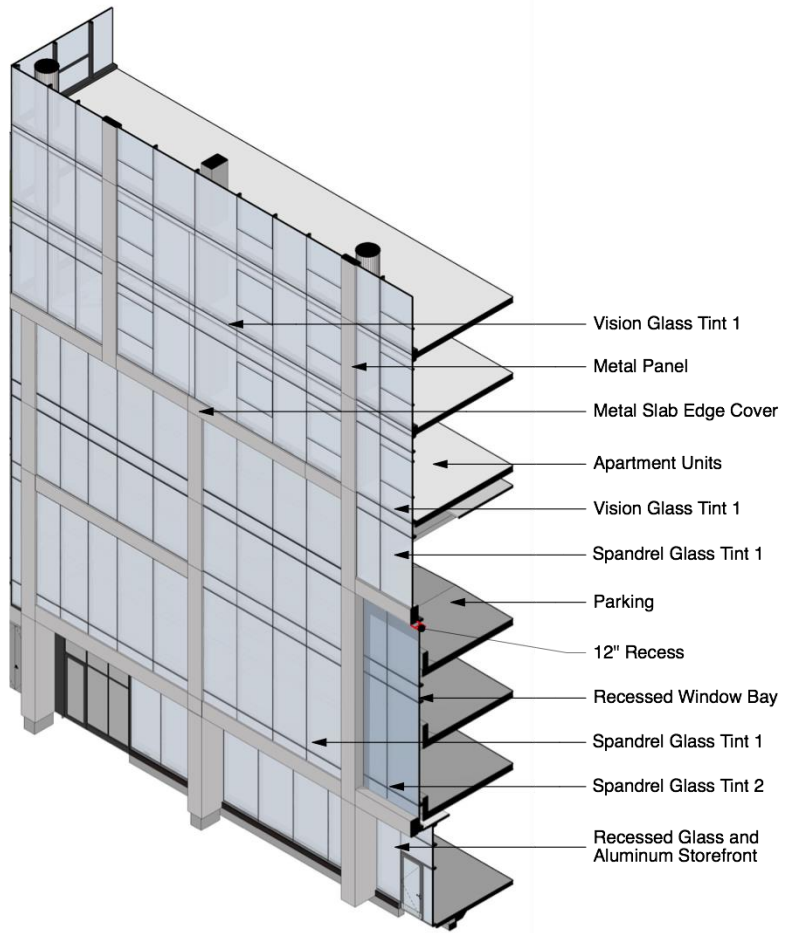


North Facade Section - Garage Screening at Building Entrance



West Facade Section - Garage Screening

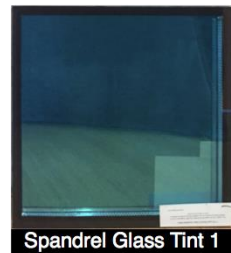
FAÇADE SECTIONS



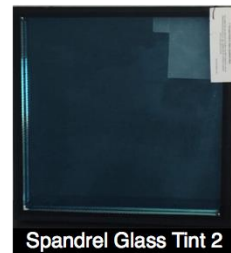
Vision Glass Tint 1



Vision Glass Tint 2



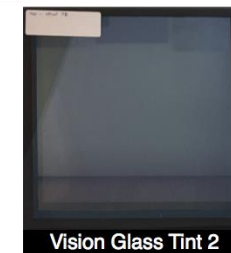
Spandrel Glass Tint 1



Spandrel Glass Tint 2



Vision Glass Tint 1

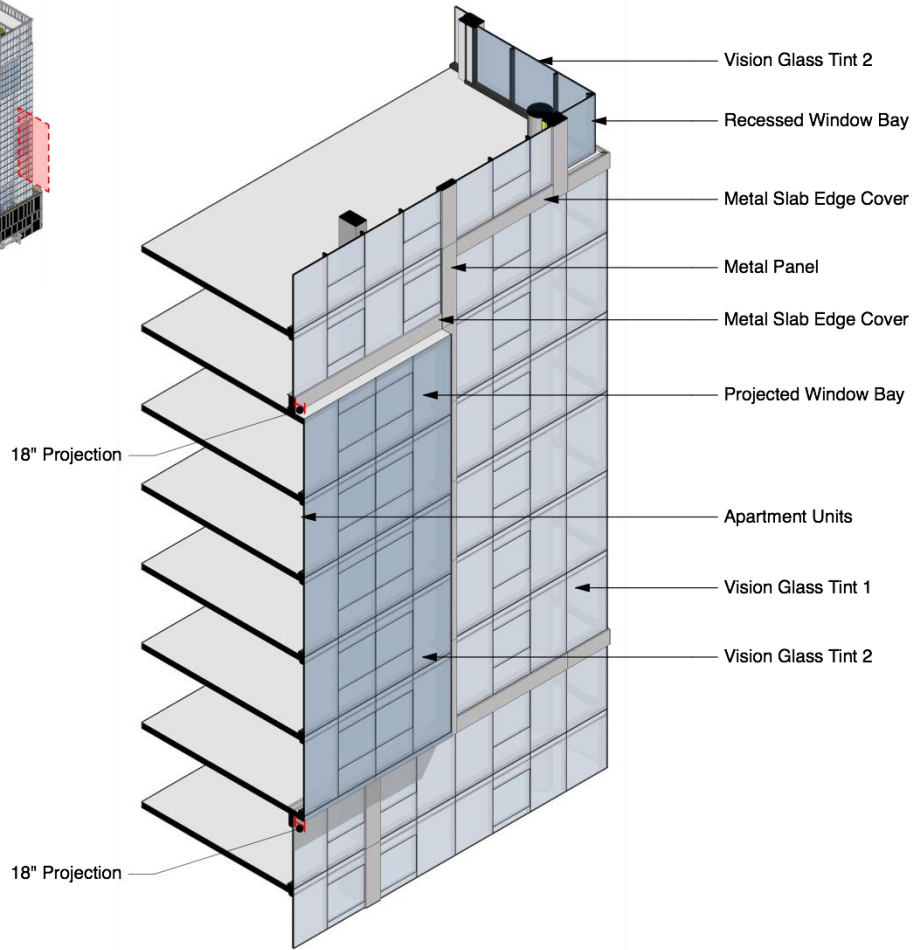


Vision Glass Tint 2

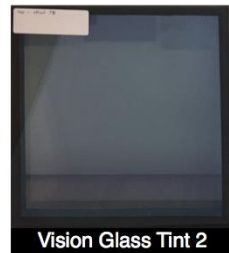
East Facade Section - Garage Screening Facing Wabash Ave

South Facade Section - Garage Screening at South Property Line

FAÇADE SECTIONS

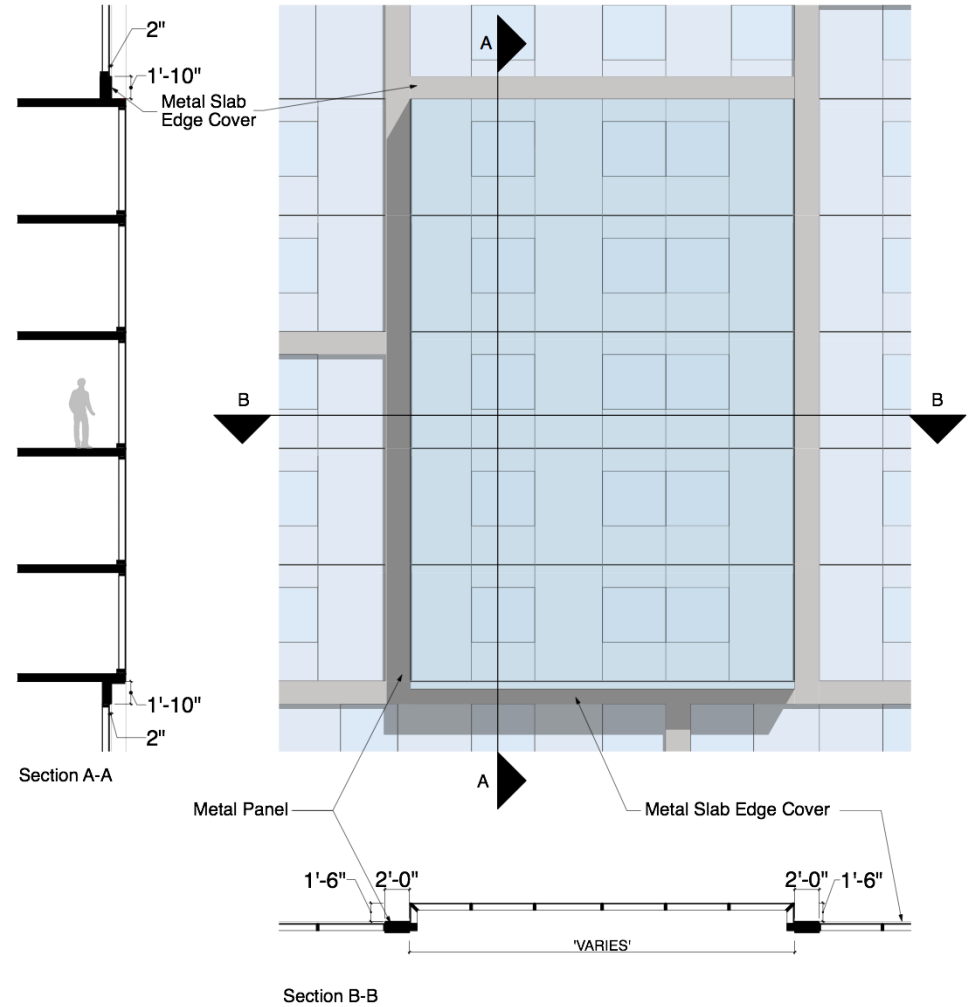


Vision Glass Tint 1

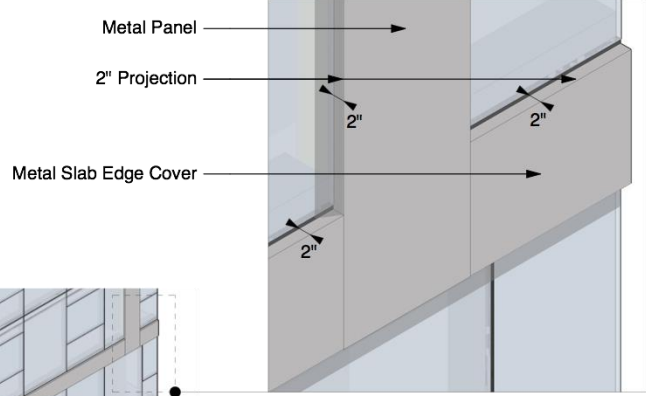


Vision Glass Tint 2

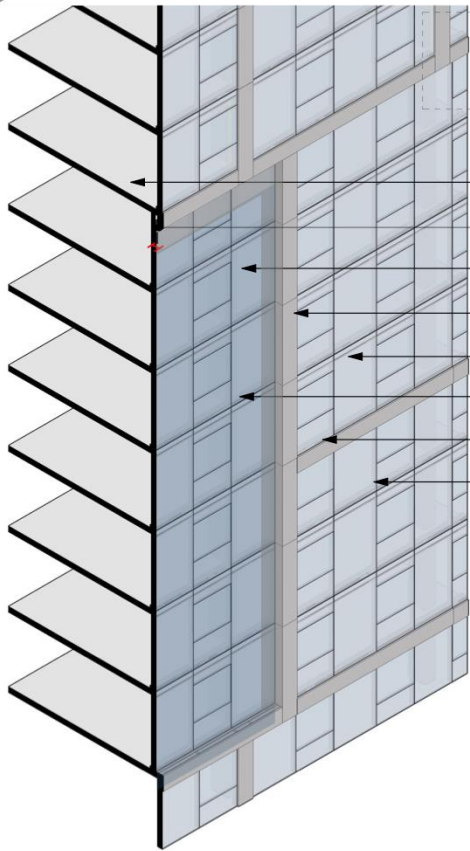
Facade Section - Typical Projected Window Bay



Facade Detail - Typical Projected Window Bay



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

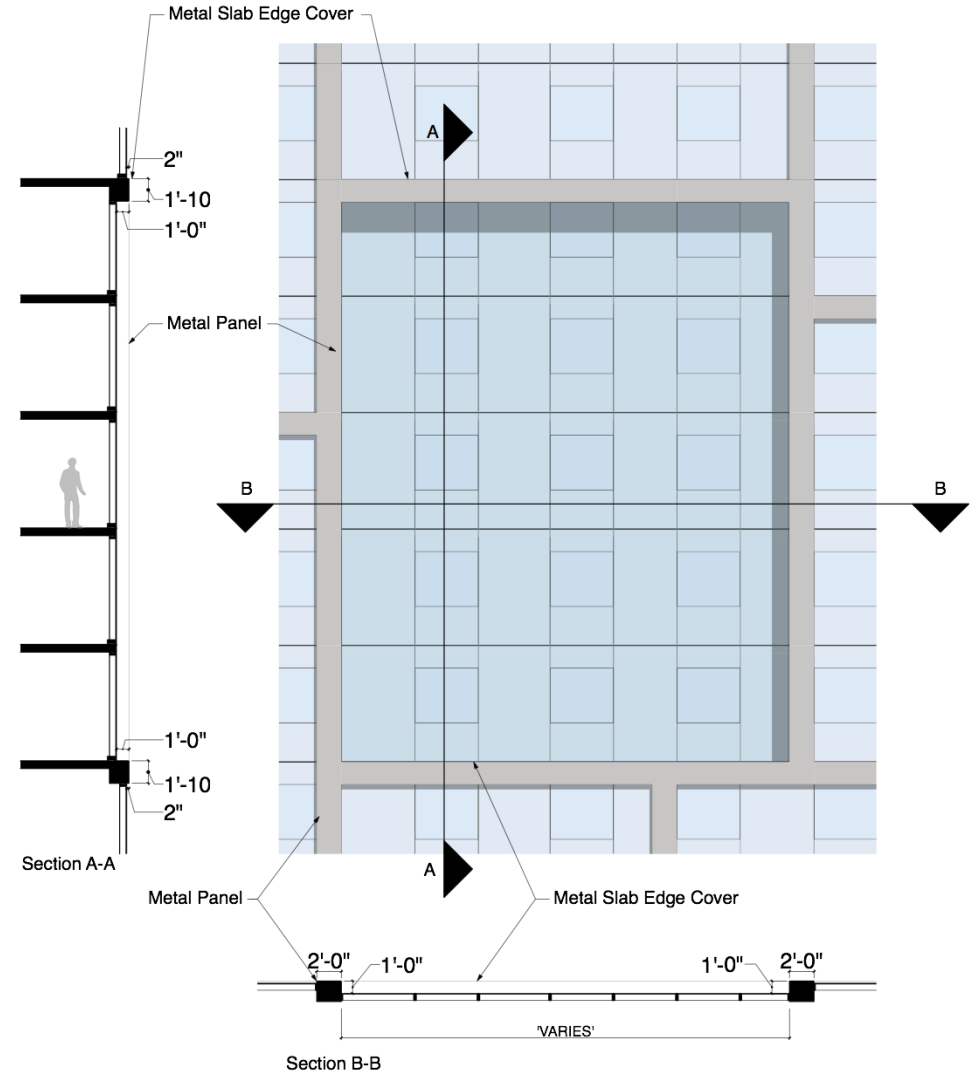


Vision Glass Tint 1



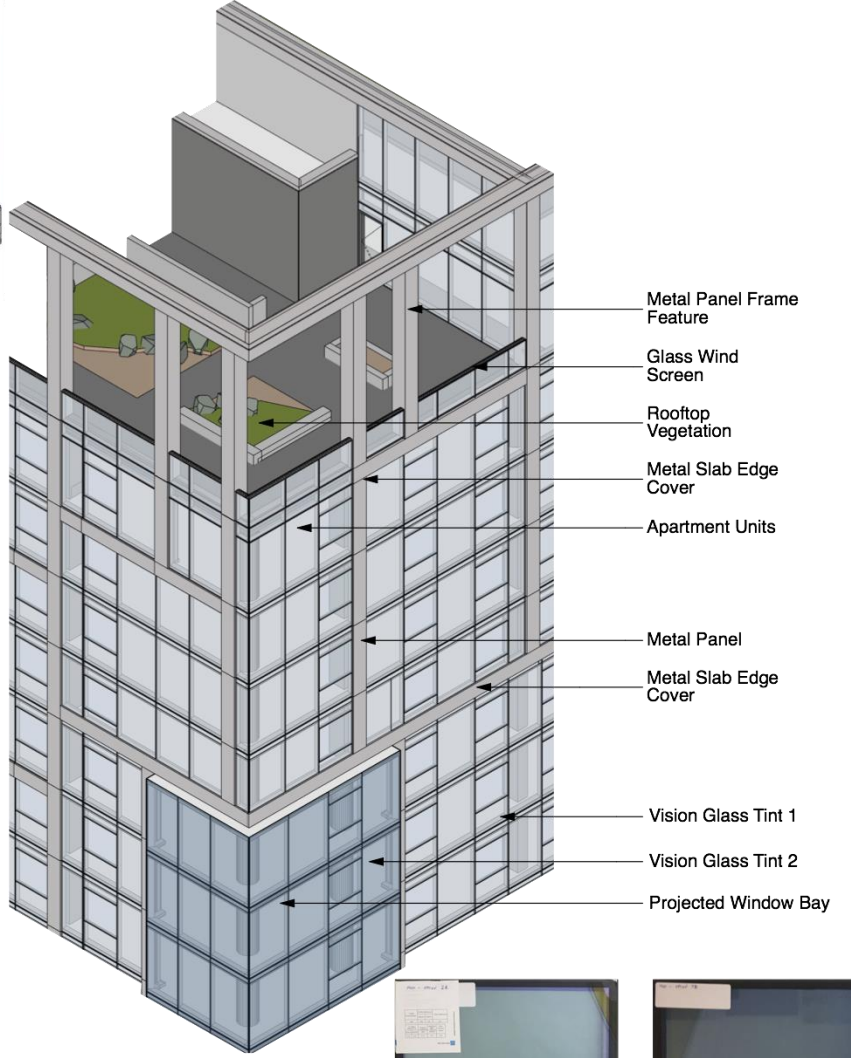
Vision Glass Tint 2

Facade Section - Typical Recessed Window Bay



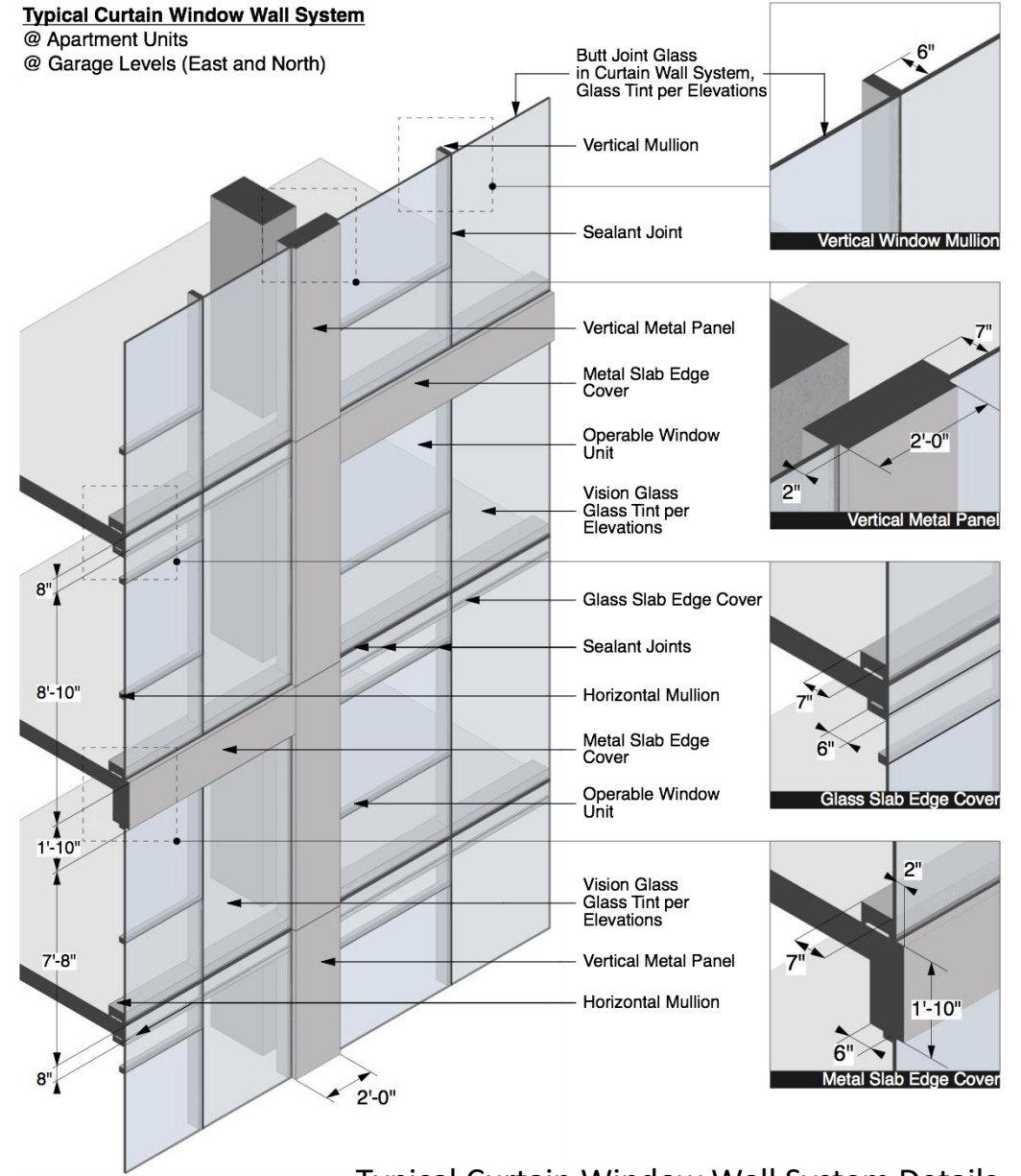
Facade Detail - Typical Recessed Window Bay

FAÇADE SECTIONS



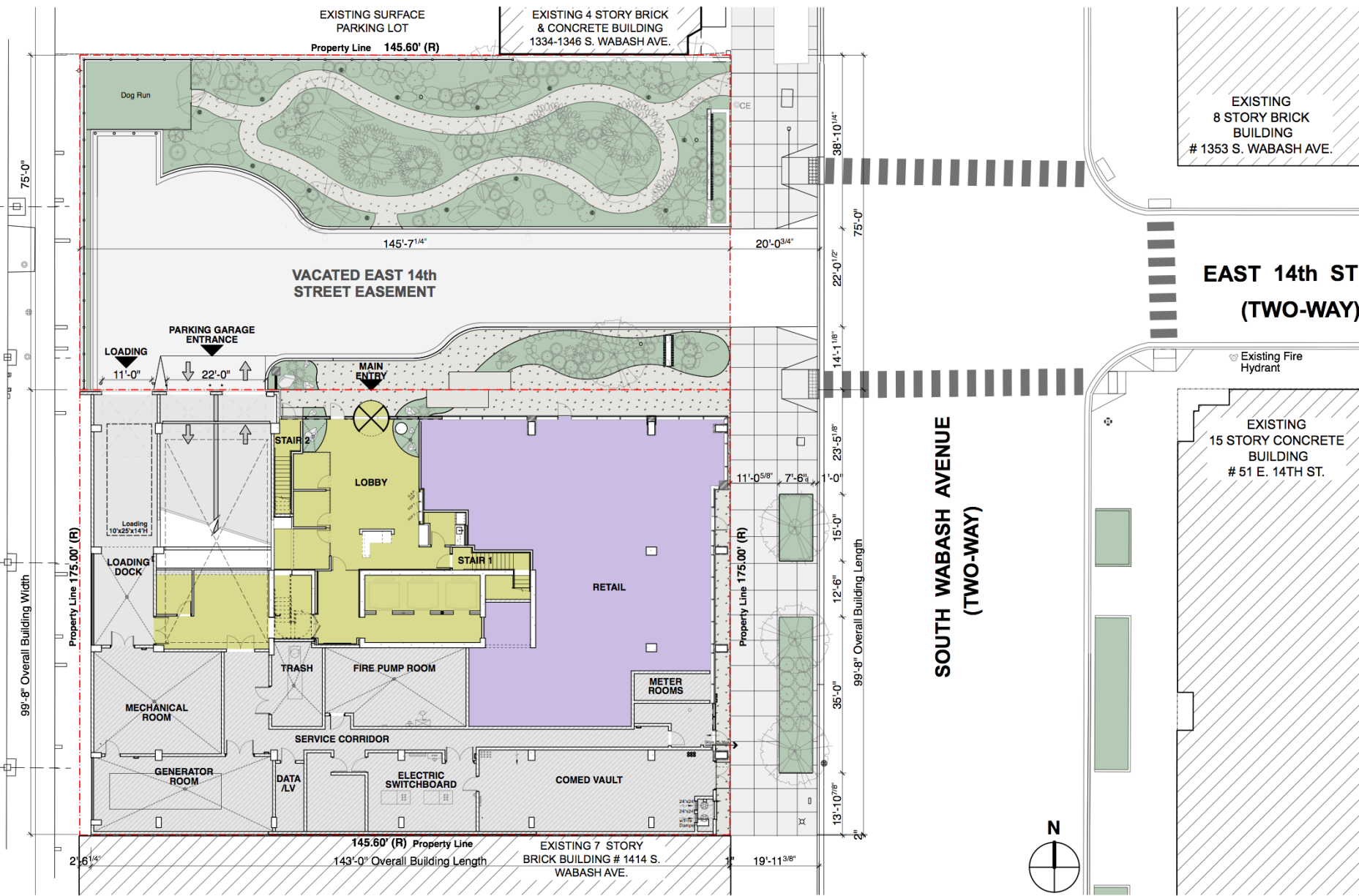
Facade Section - Amenity/Projected Corner Window Bay

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



Typical Curtain Window Wall System Details

EXISTING CTA 'L' TRACKS



17-8-0904-A:
Parking and loading entrances are accessed from motor court which provide ample access for delivery vehicles and minimizes visual impact of vehicular service area. Building provides accessible grade level entrances and bicycle parking.

17-8-0904-B:
All sidewalk and street work to be completed to CDOT standards.

17-8-0904-C:
Parking is located interior to the development above street level at levels 2-4 mezz. and screened to integrate architecturally with the overall building design.

TRANSPORTATION, TRAFFIC, AND PARKING



9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Colin Kihnke
CMK Companies, Ltd.

FROM: Luay R. Aboona, PE, PTOE
Principal

DATE: January 8, 2021

SUBJECT: 1400 S. Wabash Avenue
Chicago, Illinois

As requested, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has evaluated the traffic impact the proposed increase in number of units and parking spaces will have on the traffic operations of the intersection of S. Wabash Avenue with 14th Street in Chicago, Illinois. It is our understanding that the current plans call for increasing the number of apartment units from 296 to 393 units (97 additional units) and the number of parking spaces from 80 to 123 spaces (43 additional spaces). The access to the development will continue to be provided opposite 14th Street at its signalized intersection with S. Wabash Avenue. The traffic signal will be modified to accommodate the fourth leg and a northbound left-turn lane will be striped on S. Wabash Avenue to accommodate the inbound left-turn movements.

Trip Generation Estimates

Table 1 has been prepared summarizing the trip generation estimates for the approved and proposed plans during the weekday morning and evening peak hours and on a daily basis utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition, which includes a 50 percent reduction to account for the availability of alternative modes of transportation. As can be seen from Table 1, the increase in number of units will increase the number of trips generated by 13 to 16 trips during the morning and evening peak hours, respectively.

Traffic Evaluation

When the additional site traffic is compared with the amount of traffic that traverses the intersection of S. Wabash Avenue with 14th Street (1,172 vehicles during the morning peak hour and 1,337 vehicles during the evening peak hour), it translates into an increase of approximately one percent during both peak hours. This minimal increase can be accommodated by the four-legged signalized intersection, which has adequate reserve capacity to accommodate the site-generated traffic. Furthermore, both the access drive and the northbound left-turn lane on S. Wabash Avenue will be able to accommodate the total traffic that will be generated by the development adequately.

KLOA, Inc. Transportation and Parking Planning Consultants

- Upgrade and modify traffic signal at East 14th Street and South Wabash Avenue to accommodate new fourth leg of the intersection.
- Addition of left hand turn arrow and striping on South Wabash Avenue for northbound traffic turning into site.



17-8-0905-A:

Multiple pedestrian routes provided a safe and attractive path through the site to connect proposed pocket park to street and neighborhood.

17-8-0905-B:

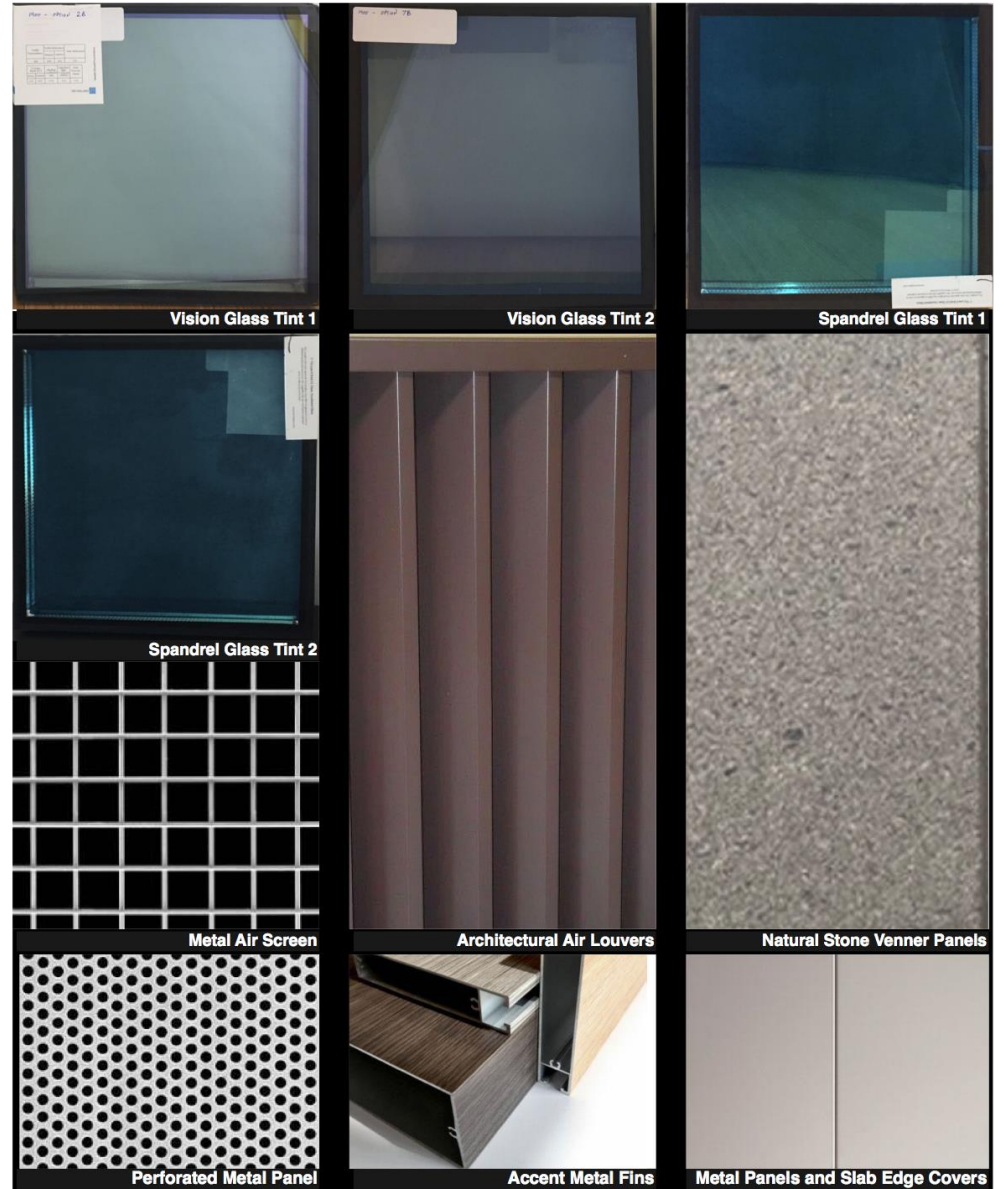
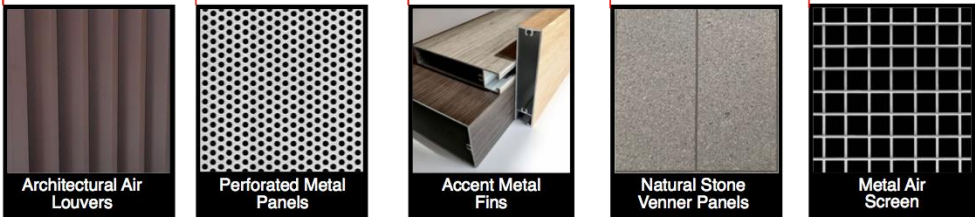
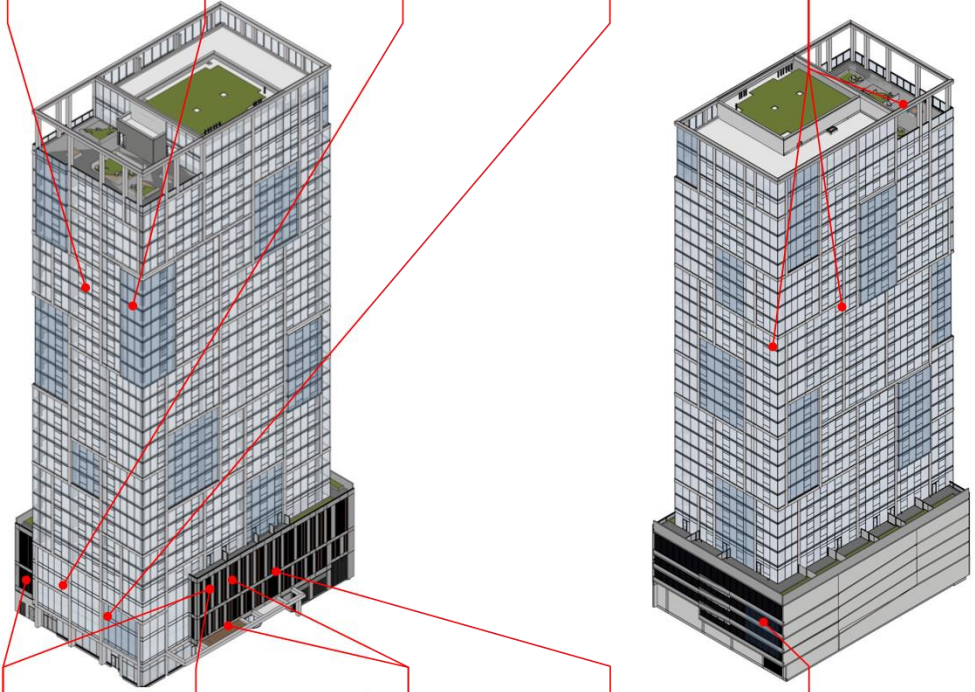
The building entrance and lobby are located at sidewalk level and align with the entrance to the pocket park. Active retail use is provided along the sidewalk level.

17-8-0906-A:

The massing of the building creates a seamless and gradual transition from pedestrian scale to garage levels and the residential tower.

17-8-0906-B:

The building forms an active street wall on the main thoroughfare of Wabash Ave. Building is set back from the north property line to provide a pocket park and motor court.



BUILDING MATERIALS

CHICAGO SUSTAINABLE DEVELOPMENT POLICY

Compliance Path Strategies:

70 Points - Green Globes, 2- Globes Certification

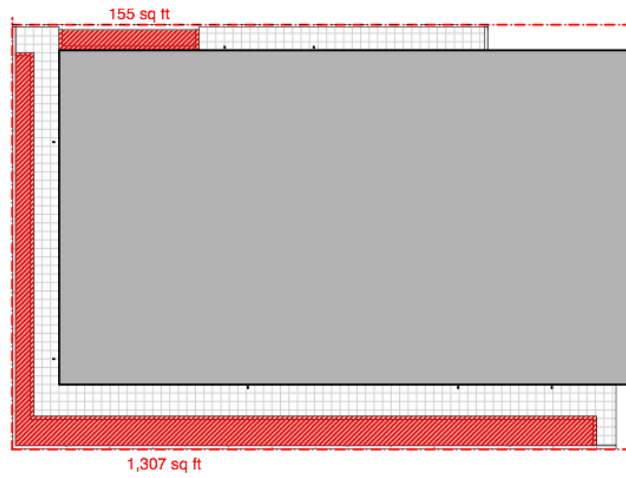
5 Points - Tree Planting

10 Points - Green Roof 50-100%

5 Points - CTA Digital Display

10 Points - 80% Waste Diversion

100 Points Total



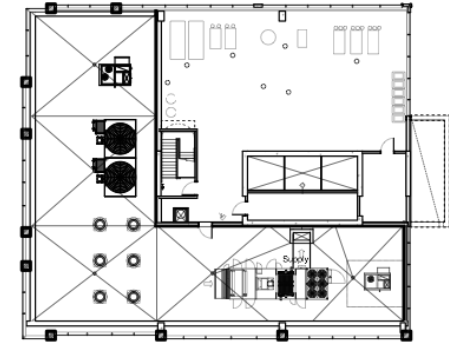
Green Roof/Landscape Area - 5th Floor

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



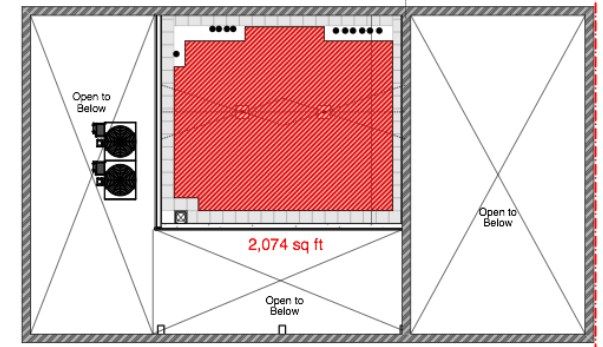
Green Roof/Landscape Area - 31st Floor

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



Green Roof/Landscape Area - Mechanical/Low Roof

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

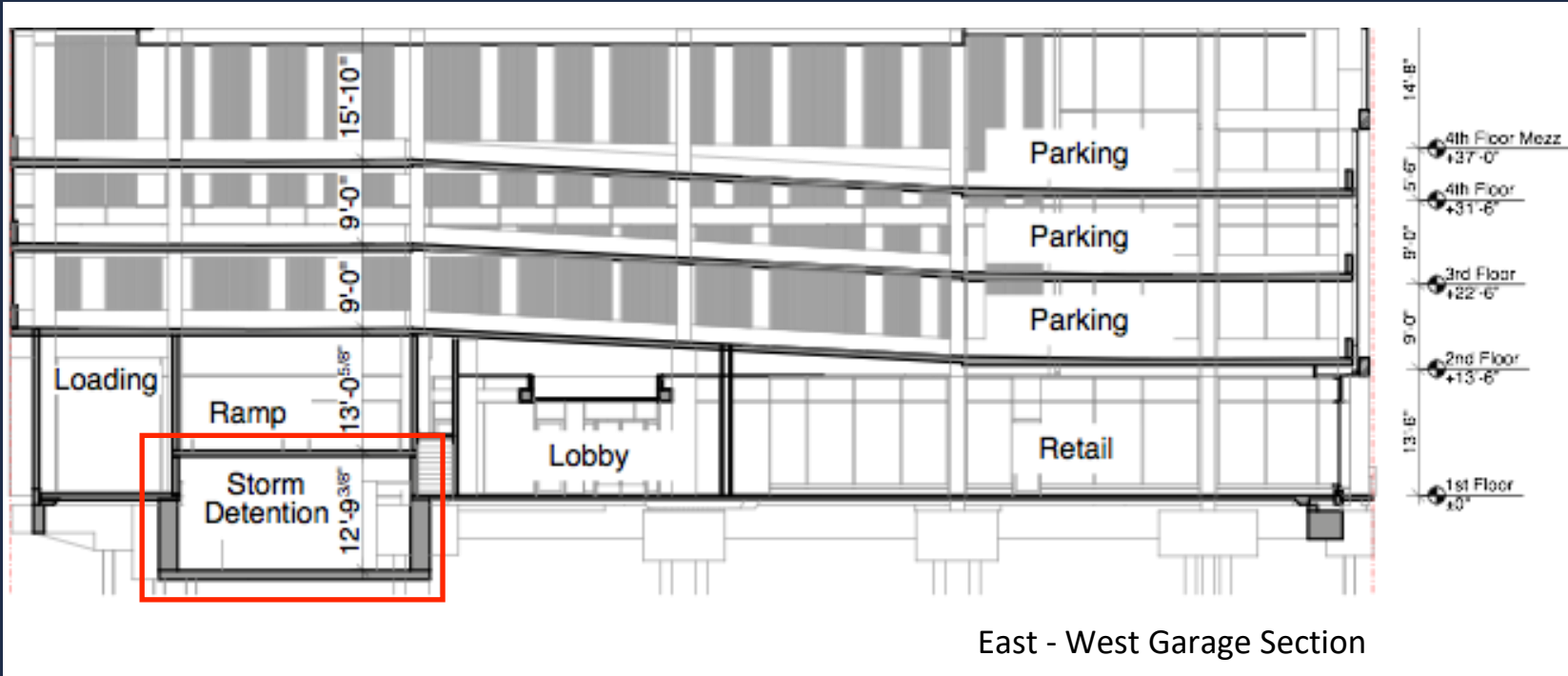


Green Roof/Landscape Area - Upper Roof

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



- Stormwater Detention Vault Provided Per Stormwater Management Ordinance
- 50% Net Roof Area

- 299 Total Dwelling Units
- 30 On Site/Off Site or Payment In Lieu Required Per ARO
- 8 Units Provided On Site – 3 Studios; 2 1 BR; and 3 2BR
- Compliance for Balance Through Payment In Lieu in the amount of \$4,134,658.00

Public Benefits

- **500 Short Term Construction Jobs**
- **Unique General Contractor Partnership with Minority GC**
- **3,000 Hour Apprentice Training Program Focused on Community Youth**
- **Enhancement of Tax Base By Development of Vacant Surface Lot**
- **\$1,859,452.32 Bonus Payment**

Participation Goals:

- **26% Participation from Qualified Minority Business Enterprises**
- **6% Participation from Qualified Women Business Enterprises**
- **50% Participation from Chicago Residents**

★ DPD Recommendations

- The proposed development is compliant with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns (17-8-0103);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- The building has a clearly defined base, mid-section, and top (17-8-0907-C-1);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1);
- The project is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A); and,
- The project provides adequate, inviting, usable and accessible, open spaces and recreation areas for visitors and residents (17-8-0909-A-1).

