



# City of Chicago



SO2021-314

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 1/27/2021

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 4-E at 920-1006 S  
Michigan Ave and 1011-1015 S Wabash Ave - App No.  
20589

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

# FINAL FOR PUBLICATION

## ORDINANCE

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1:** That Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, be amended by changing all the Residential Business Planned Development 1323 symbols and indications as shown on Map No. 4-E in the area bounded by:

a line 134.28 feet south of and parallel to East 9<sup>th</sup> Street; South Michigan Avenue; a line 56.07 feet north of and parallel to East 11<sup>th</sup> Street; the alley next west of and parallel to South Michigan Avenue, the alley next north of and parallel to East 11<sup>th</sup> Street, the alley next east of and parallel to South Wabash Avenue, a line 99.33 feet north of and parallel to East 11<sup>th</sup> Street; South Wabash Avenue; a line 135.40 feet north of and parallel to East 11<sup>th</sup> Street; a line 240.94 feet west of and parallel to South Michigan Avenue,

to the designation of Residential Business Planned Development 1323, as amended, 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.

Address: 920-1006 S. Michigan Ave. and 1011-1015 S. Wabash Ave.

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## PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development Number 1323, (“Planned Development”) consists of approximately 46,287 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”) and is owned, controlled or zoning consent has been received by the Applicant, 1000 South Michigan Equities, 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 title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 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 Plans.

Ingress or egress shall be pursuant to the Plans 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 Seventeen (17) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line and Sub-Area Map; Site Plan / Ground Floor Plan;; Landscape Plan and Details; Typical Parking Level Plan; Green Roof Plan; Building Elevations (North, South, East and West); and Building Section Plan prepared by Jahn Architecture and dated June 17, , 2021, submitted herein. 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

Applicant	1000 SOUTH MICHIGAN EQUITIES, L.L.C
Address:	920-1006 S MICHIGAN AVE., 1011-1015 S WABASH AVE.
Intro Date.	January 27, 2021
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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 area delineated herein as a Residential Business Planned Development. In each of the following Sub Areas, the following uses shall be permitted in this Planned Development:

Sub-Area A: residential uses, including up to 738 dwelling units, general retail sales, eating and drinking establishments, liquor sales as an incidental use, accessory parking, of which 45% of the required residential parking (maximum 144 spaces) may be leased out on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal uses, co-location of wireless telecommunication and satellite facilities, related facilities and accessory uses. The following uses shall be prohibited: Lodging (all), including but not limited to hotel, vacation rental and shared housing units.

Sub-Area B: office, general retail sales, school, college, universities, day care, eating and drinking establishments, liquor sales as an incidental use, accessory parking, co-location of wireless telecommunication and satellite facilities, related facilities and accessory uses.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted Floor Area Ratio identified in the Bulk Regulations Table has been determined using a Net Site Area of 46,287 square feet and a base FAR of 16.00. The improvements to be constructed on the Property will utilize the following series of FAR bonuses:

<u>Description (list of all bonuses applied for and calculations)</u>	<u>FAR</u>
Base FAR:	16.00
Concealed Parking Façade	1.43
Setback Bonus	2.26
Affordable Housing Bonus	1.03
Neighborhood Opportunity Fund Bonus	<u>0.50</u>
Total FAR:	21.22

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The Applicant acknowledges that the project has received a Neighborhood Opportunity Fund bonus FAR of 0.50 or 23,144 square feet, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 21.22. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

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

9. The Applicant acknowledges and agrees that the rezoning of the Property from RBPD 1323 to RBPD, as amended, triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (ARO Units) as affordable units, or with the approval of the commissioner of the Department of Housing ("DOH"), subject to the transition provisions of Section 2-44-040(c), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate (here, the "Commissioner"); (ii) pay a fee in lieu of the development of the Required Units (Cash Payment); or, (iii) any combination of (i) and (ii). The Property is located in a downtown district within the meaning of the ARO, and the project has a total of 738 units. The ARO obligation for 506 of the 738 units was satisfied by a Density Bonus payment in the amount of \$828,502.40 on November 13, 2019. The project has a total of 232 additional units pursuant to this PD Amendment. As a result, the Applicant's affordable housing obligation is 23 ARO Units (10% of 232 rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing 23 ARO Units in the rental building to be constructed in the Planned Development, to be approved by DOH in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a for sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the

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requirements or number of required ARO Units without amending the 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 execute and record an affordable housing agreement in accordance with Section 2-44-080(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 Planned Development, 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 9, 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 Planned Development.

10. 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.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of 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, Environment and Buildings, under Section 13-32-125 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 title holders 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.

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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 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.
16. 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 DPD, 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) 29% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (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 DPD 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 forgoing, DPD 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. DPD 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.
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 Residential Business Planned Development 1323 dated May 18, 2016.

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**1000 S. Michigan - S. Michigan Avenue | 11th Street | S. Wabash Avenue | 9th Street**

**PLANNED DEVELOPMENT 1323 AMENDMENT**

**BULK REGULATIONS AND DATA TABLE**

	Sub Area A 1000 S. Michigan	Sub Area B 1006 S. Michigan & S. Wabash Parcel	Total
Gross Site Area (Net Site Area + Area in R.O.W.)	41,884 SF	21,388 SF	63,272 SF
Area in Public Right-of-Way	9,545 SF	7,440 SF	16,985 SF
Net Site Area	32,339 SF	13,948 SF	46,287 SF
Maximum Floor Area Ratio	27.94	5.66	21.22
FAR Area	903,455 SF	78,881 SF (existing)	982,336 SF
Maximum Number of Residential Units	738	0	738
Minimum Number of Off-Street Parking Spaces Provided	325	0	325
Minimum Number of Bicycle Spaces	356 Provided	0	356 Provided
Minimum Number of Off-Street Loading Docks	3	1 (existing)	4
Minimum Building Setbacks	As per Site Plan	None (existing)	-
Maximum Building Height	805'	102' (existing)	-
Green Features (1)	Green Roof + Green Globes	None	-

(1). The development shall obtain the number of points necessary to meet the requirements of the Chicago Sustainability Policy



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ARO Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.gov/ARO](http://www.cityofchicago.gov/ARO). Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. **E-mail:** [denise.roman@cityofchicago.org](mailto:denise.roman@cityofchicago.org) or [justin.root@cityofchicago.org](mailto:justin.root@cityofchicago.org). Applications that include off-site units should submit documentation listed on page two.

Date: April 14, 2021

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**DEVELOPMENT INFORMATION**

Development Name: 1000M

Development Address: 1000 S. Michigan Avenue

Zoning Application Number, if applicable: 20589

Ward: 4

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

**Type of City Involvement**

*check all that apply*

City Land

xx  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 1000 South Michigan Equities LLC

Developer Contact Jordan Karlik

Developer Address 1044 Northern Blvd., Suite 303, Roslyn NY 11576

Email [jordan@jkequities.com](mailto:jordan@jkequities.com)

Developer Phone 515-622-7500

Attorney Name John J. George / Chris L. Leach

Attorney Phone 312-870-8022 / 312-870-8023

**TIMING**

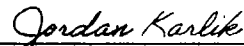
Estimated date marketing will begin 1st QTR 2024

Estimated date of building permit\* 4th QTR 2021

Estimated date ARO units will be complete 3rd QTR 2024

\*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)



Developer or their agent

4/14/21

Date

April 19, 2021

Justin Root or Denise Roman, DOH

Date



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**ARO Web Form**

<b>Applicant Contact Information</b> Name: 1000 South Michigan Equities LLC Email: jordan@jkequities.com	
<b>Development Information</b>  Are you rezoning to downtown?: Yes Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY	
<b>Address</b>	<b>Submitted Date: 04/07/2021</b>
Number From: 1000    Number To: N/A    Direction: S Street Number: Michigan    Postal Code: 60605	
<b>Development Name</b> 1000M	
<b>Information</b>  Ward: 4    ARO Zone: Downtown	
<b>Details</b> ARO trigger: Downtown Planned Development Total units: 232 Development type: Rent TSL Project: TSL-or FAR doesn't exceed 3.5 Submitted date: 04/07/2021	

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**Requirements**

Affordable units :23 \*On-site aff. Units. 6

How do you intend to meet your required obligation

On-Site: 23 Off-Site: 0

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

Total Units 23 In-Lieu Fee Owed. 0

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All projects with proposed ARO units must complete this tab

		Summary						
		market rate			ARO		affordable v. market square footage *	
Market Rate Units	Affordable Units	unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage
Parking		studio	358	50%	571	11	48%	496
Laundry		one-bed	188	26%	838	6	26%	738
Appliances		two-bed	143	20%	1,394	5	22%	1,191
Refrigerator age/energy/star/make/model/color	Same as Market	three-bed	27	4%	2,330	1	4%	2,022
Dishwasher age/energy/star/make/model/color	Same as Market							
Stove/Oven age/energy/star/make/model/color	Same as Market							
Microwave age/energy/star/make/model/color	Same as Market							
Bathroom(s) how many? Half bath? Full bath?	Eff/1BD = 1 bath/ 2BD=2ba /3BD=2ba or 2ba+half/3BD=3ba+half							
Kitchen countertops material	Same as Market							
Flooring material	Same as Market							
HVAC	Same as Market							
Other								

Project Name: 1000M

Zoning Application number, if applicable: PD 1329

Address: 1000 South Michigan Ave, Chicago IL 60605

Rental

Is this a For Sale or Rental Project? Rental

Anticipated average psf rent/price?\*

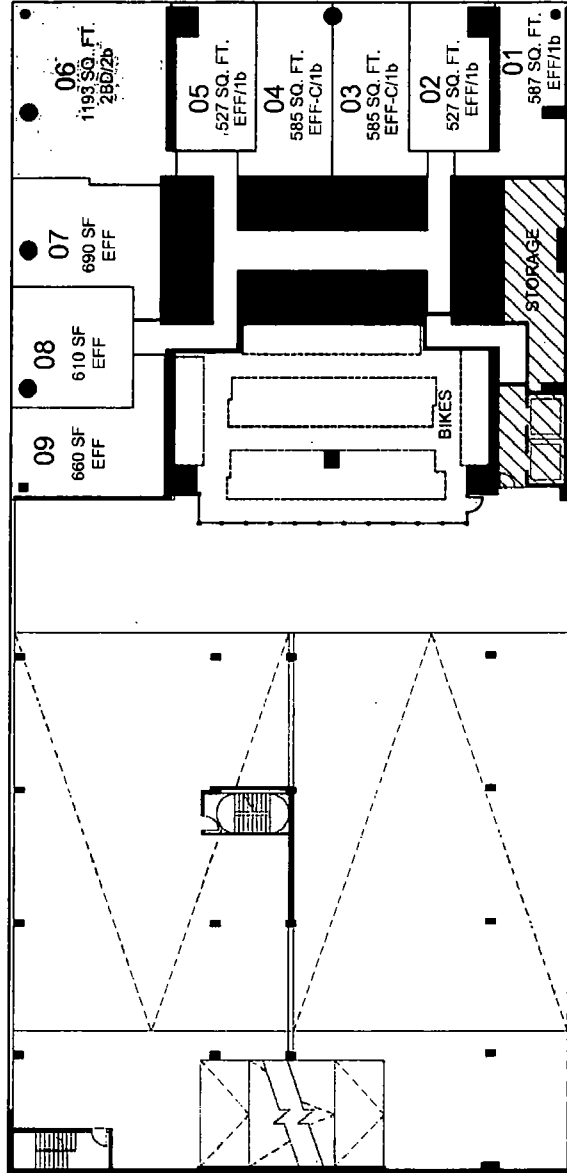
Total Units in Project: 738

Total Affordable units: 23

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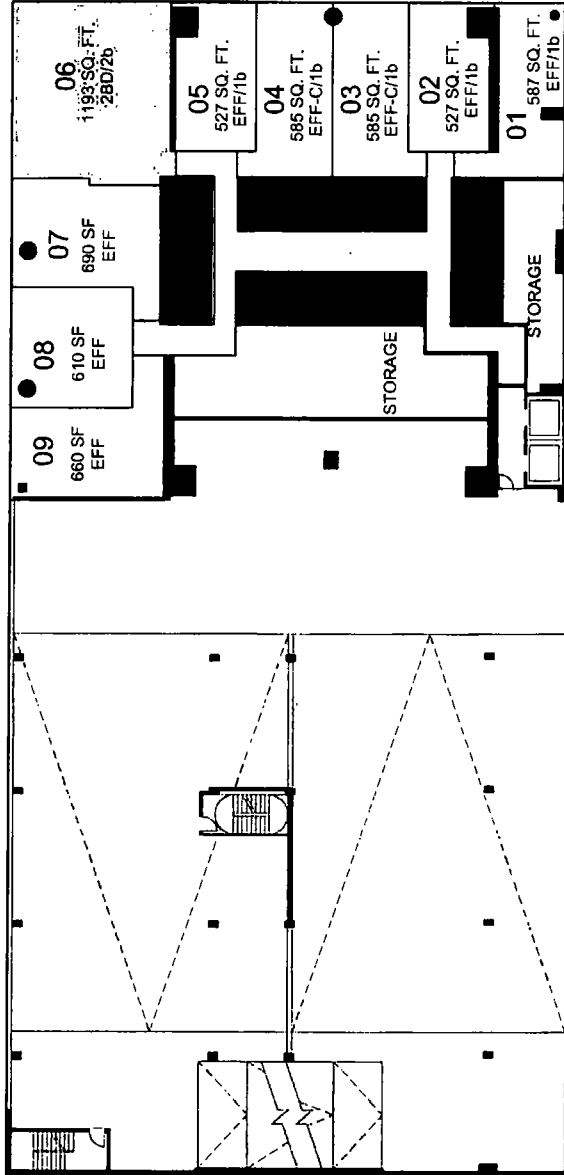
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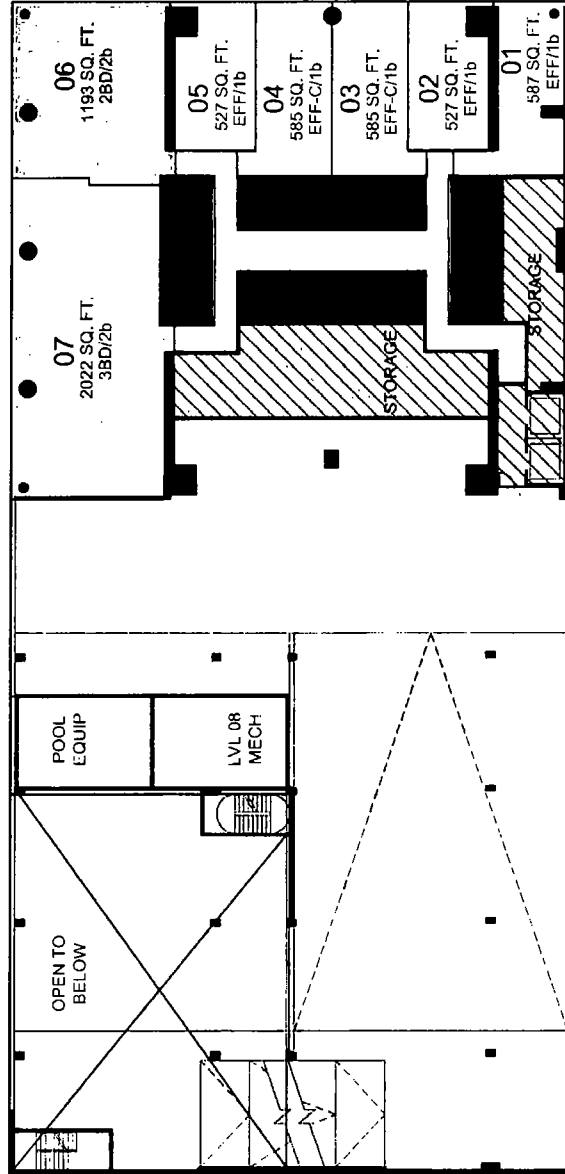
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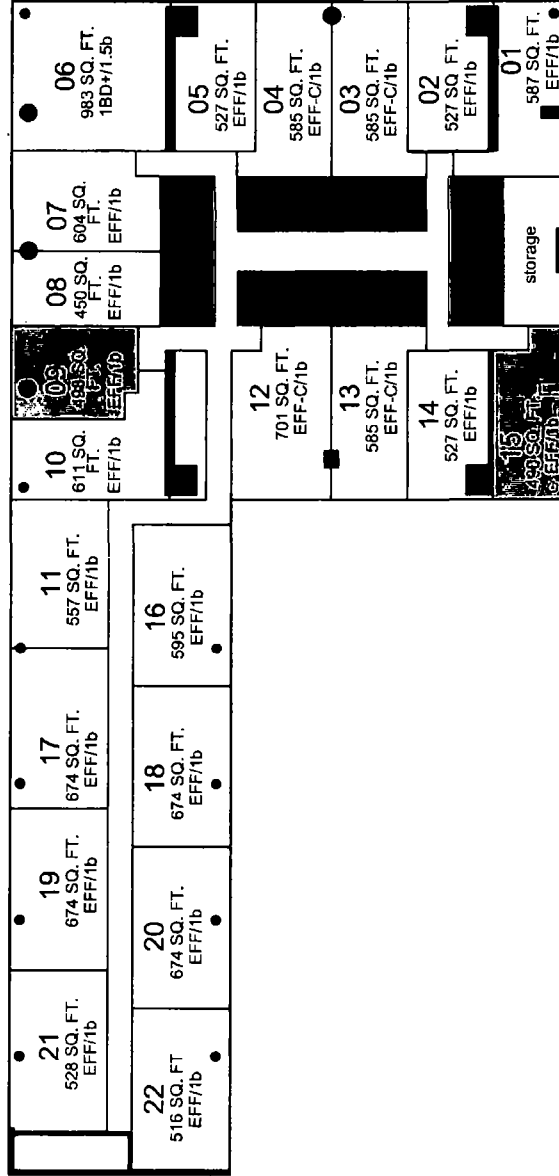


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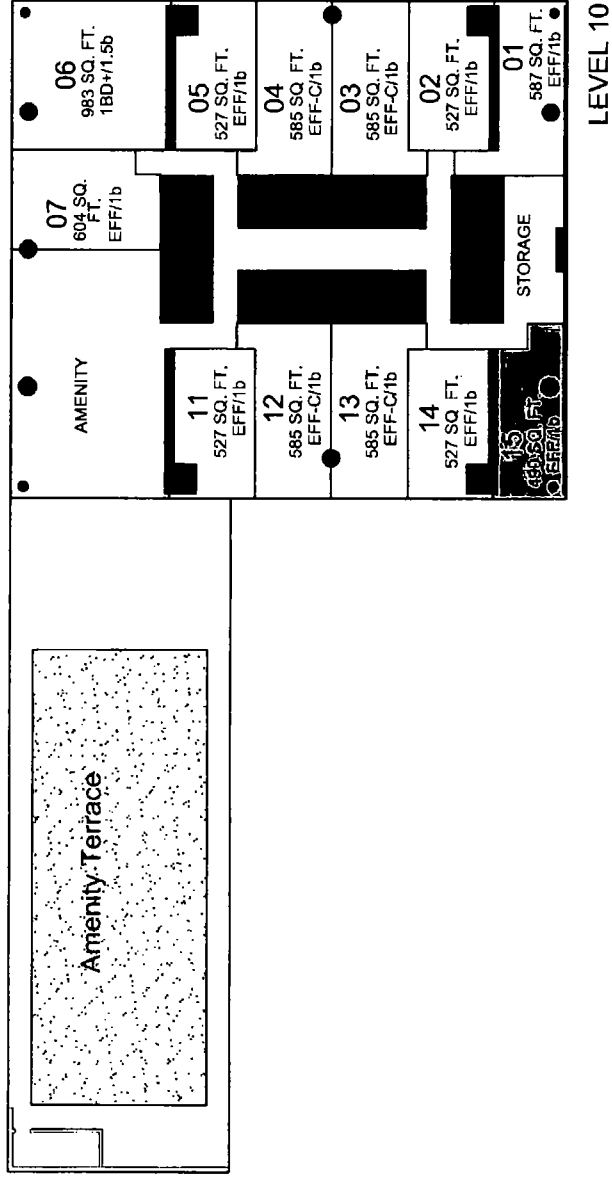
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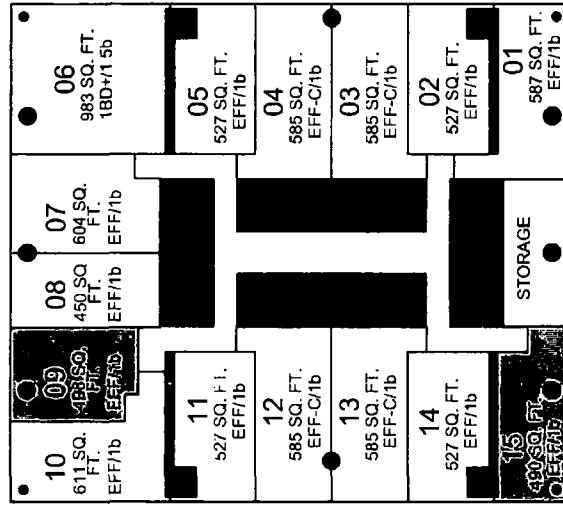
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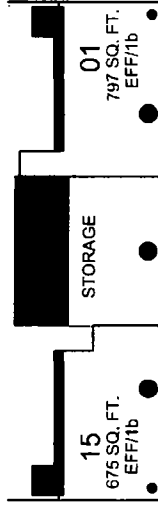
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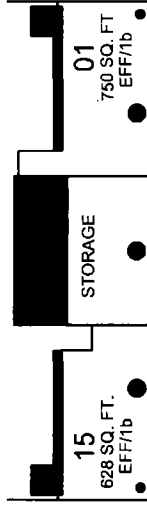
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LEVEL 11



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LEVEL 14



LEVEL 13



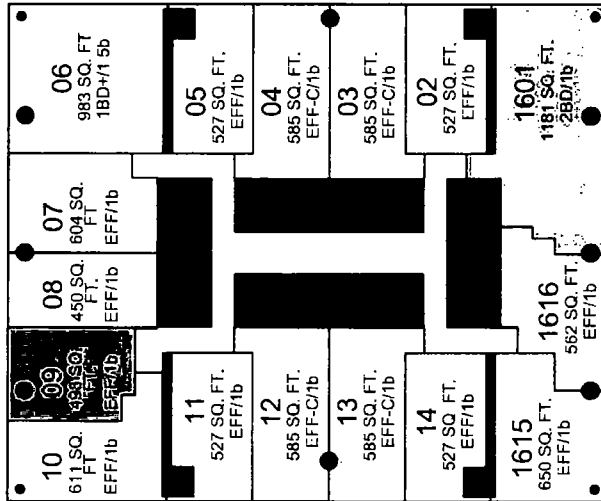
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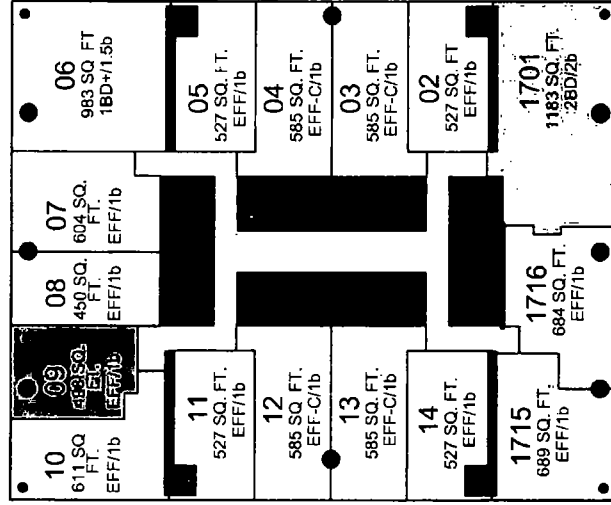
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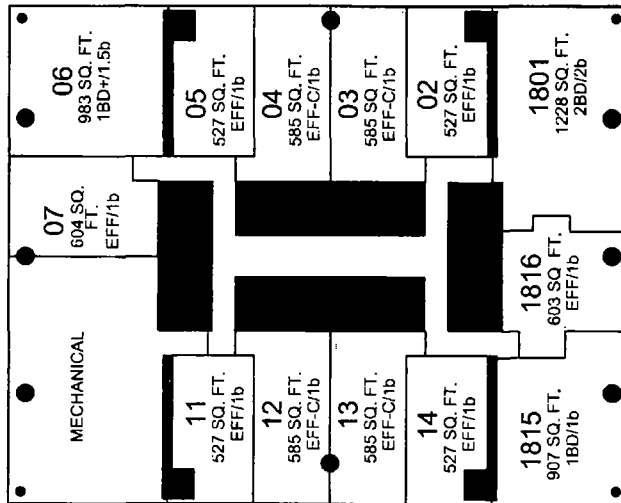


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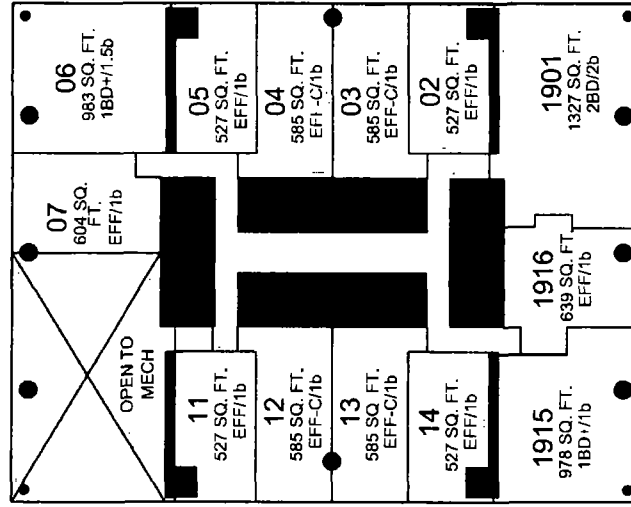
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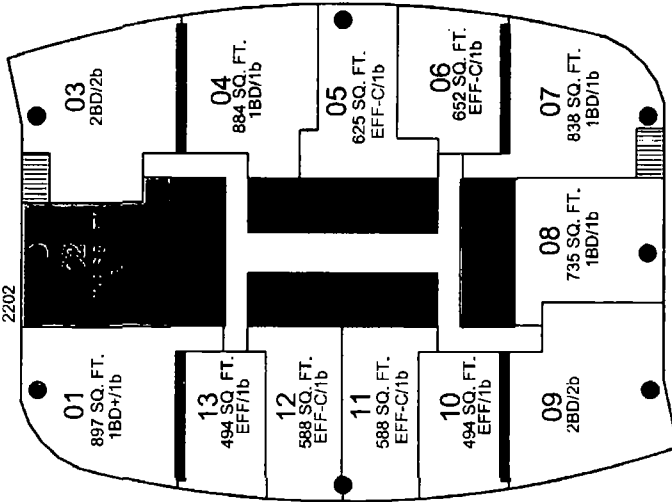


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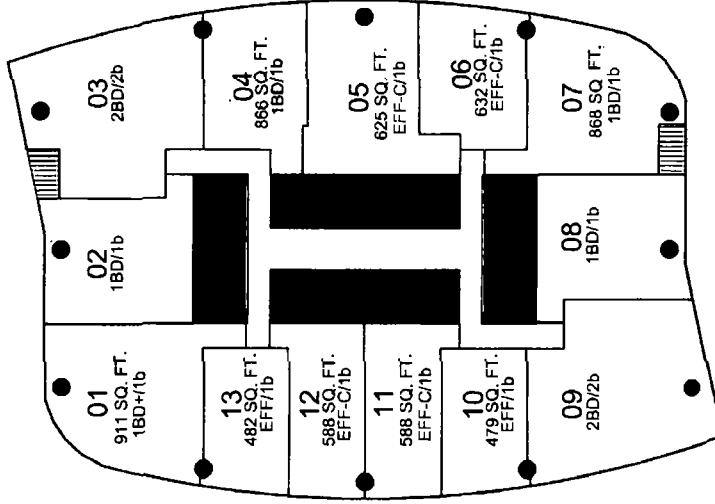
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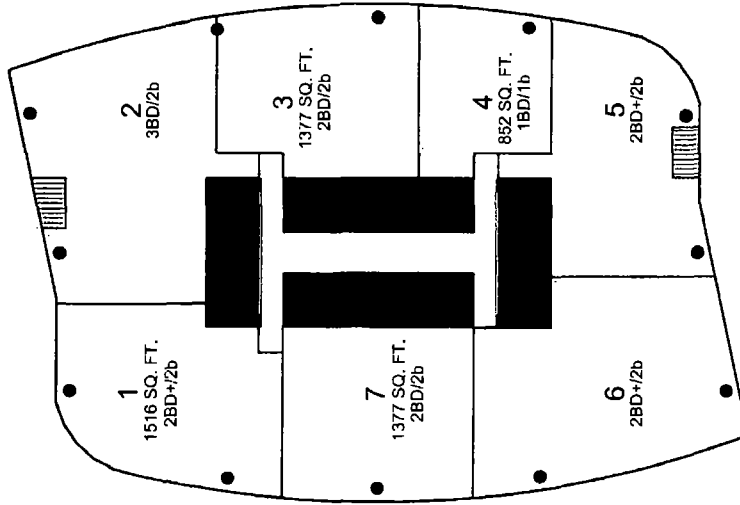
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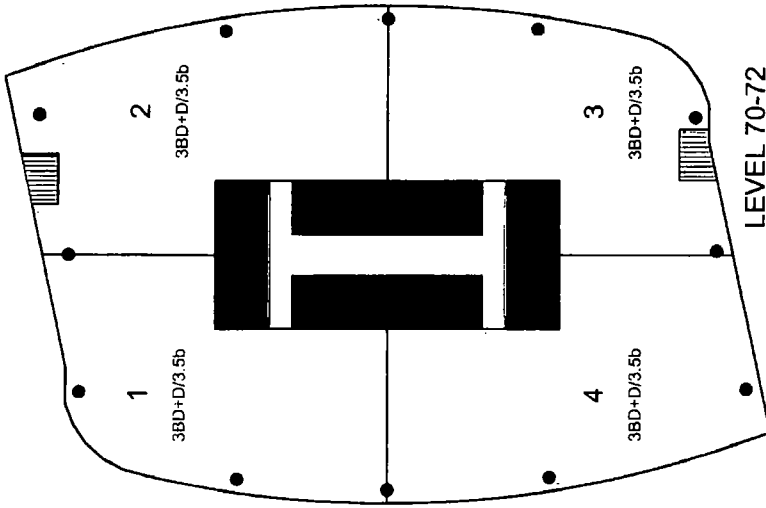
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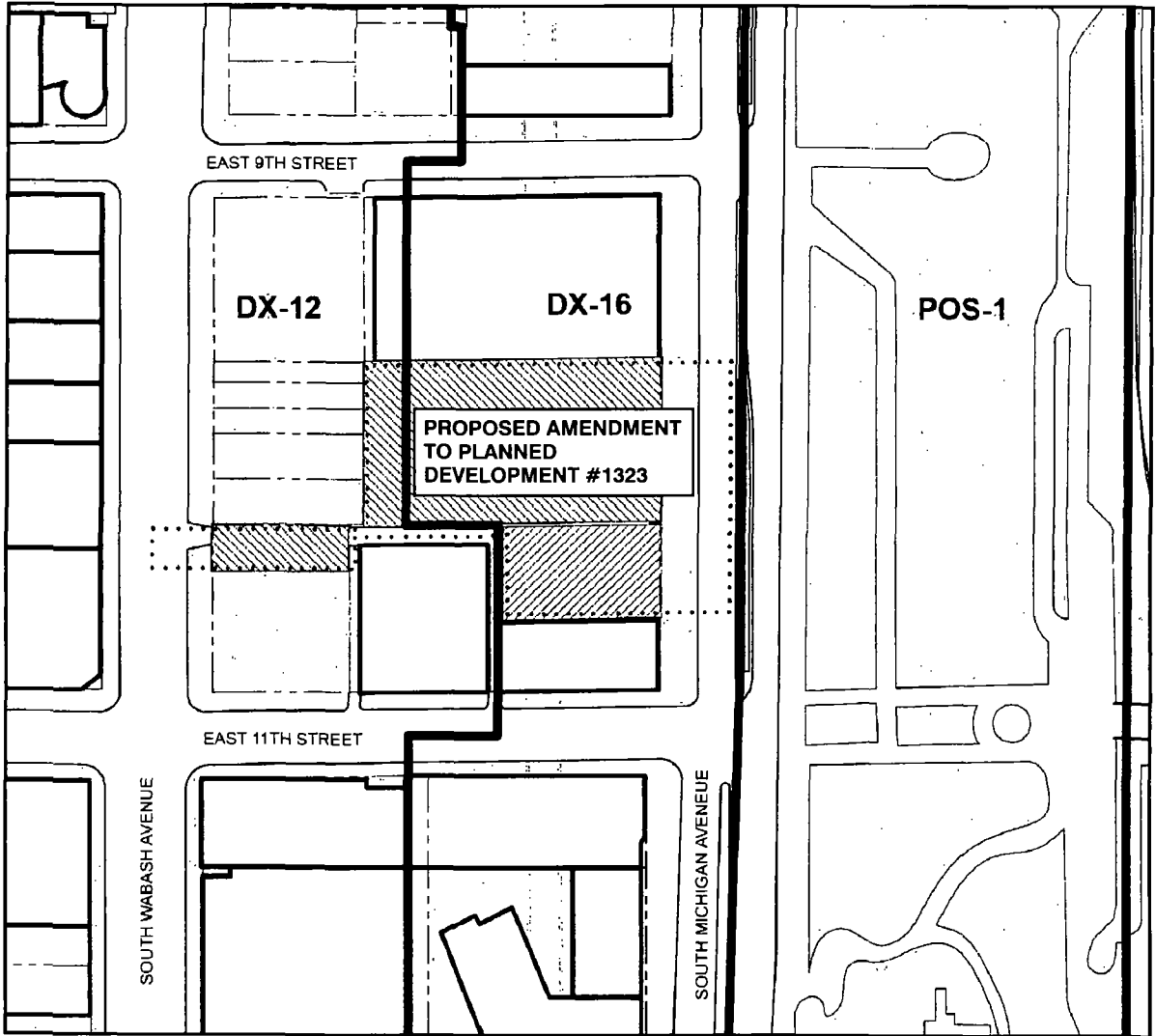


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1000M

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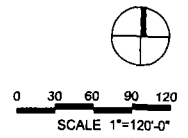
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## EXISTING ZONING MAP

APPLICANT

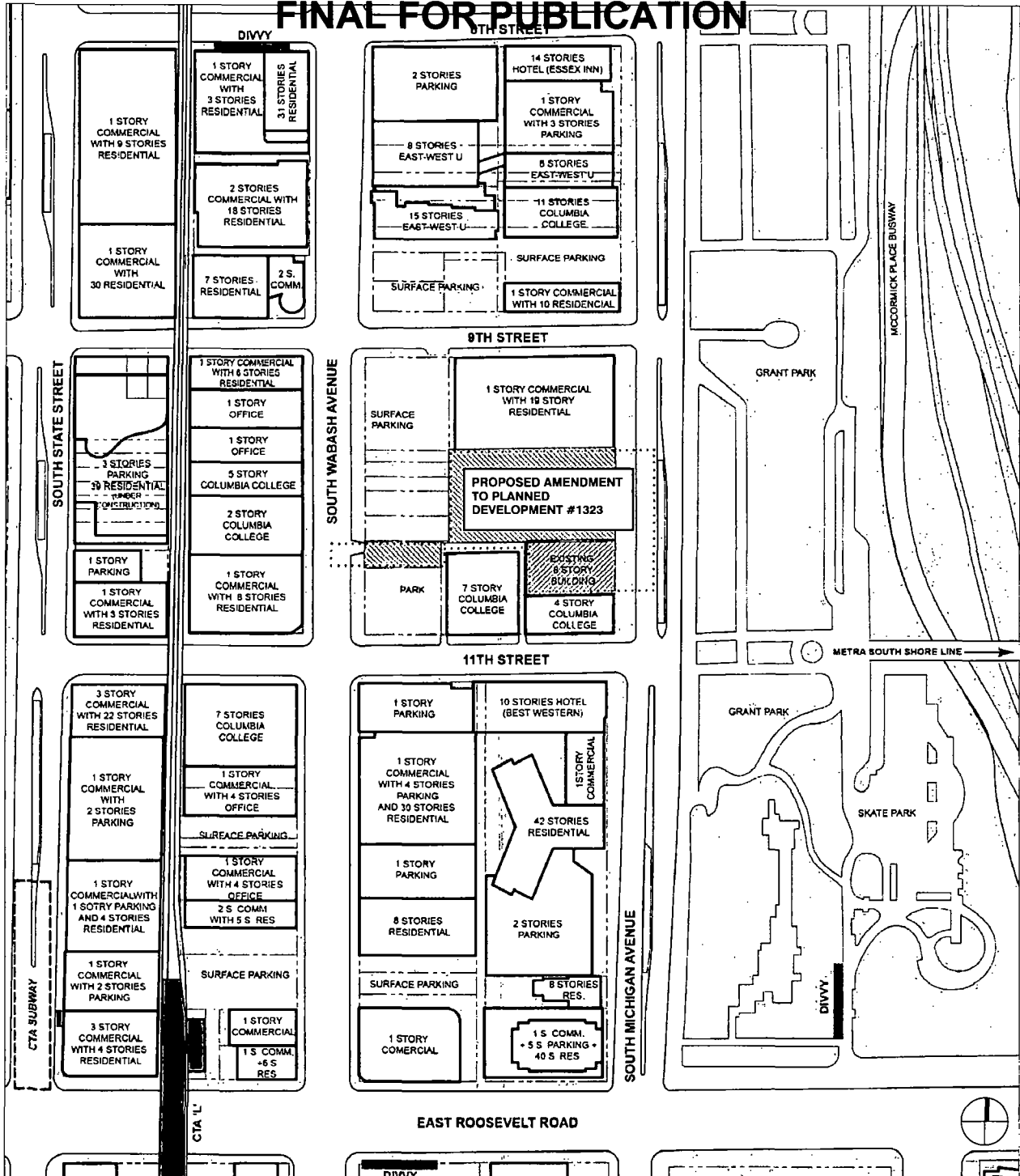
JUNE 17, 2020



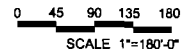
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**EXISTING LAND USE MAP**

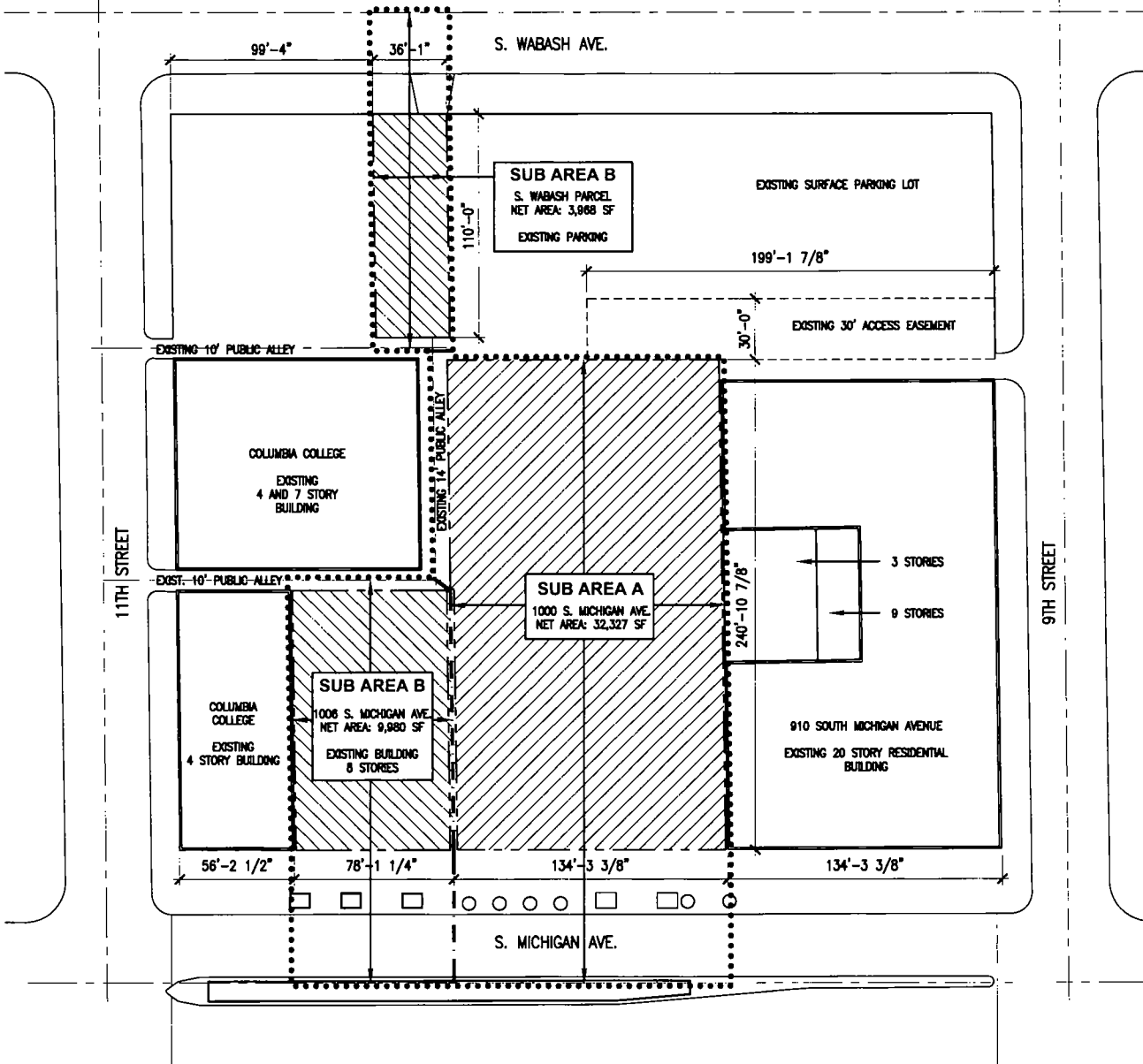


APPLICANT

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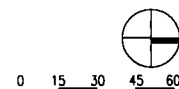
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**SITE AREA SUMMARY**

SUB AREA A:		SUB AREA B:	
GROSS AREA:	41,884 SF	GROSS AREA:	21,388 SF
RIGHT-OF-WAY:	9,557 SF	RIGHT-OF-WAY:	7,440 SF
NET AREA:	32,327 SF	NET AREA:	13,948 SF
<b>TOTAL NET AREA = 46,275 SF</b>		<b>(NET AREAS A+B)</b>	

## PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE AND SUBAREA MAP



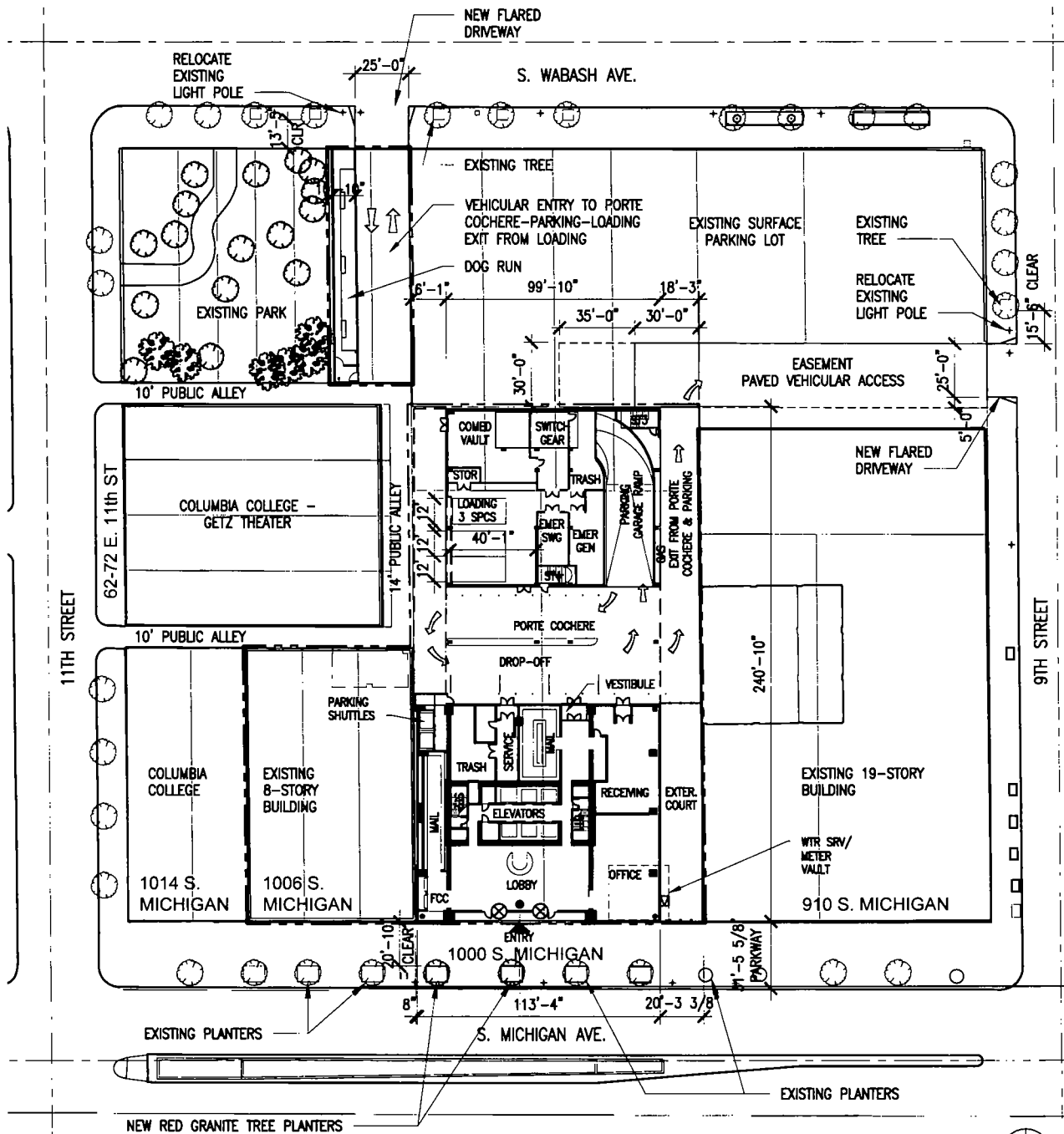
SCALE 1"=XX'

APPLICANT

JUNE 17, 2020

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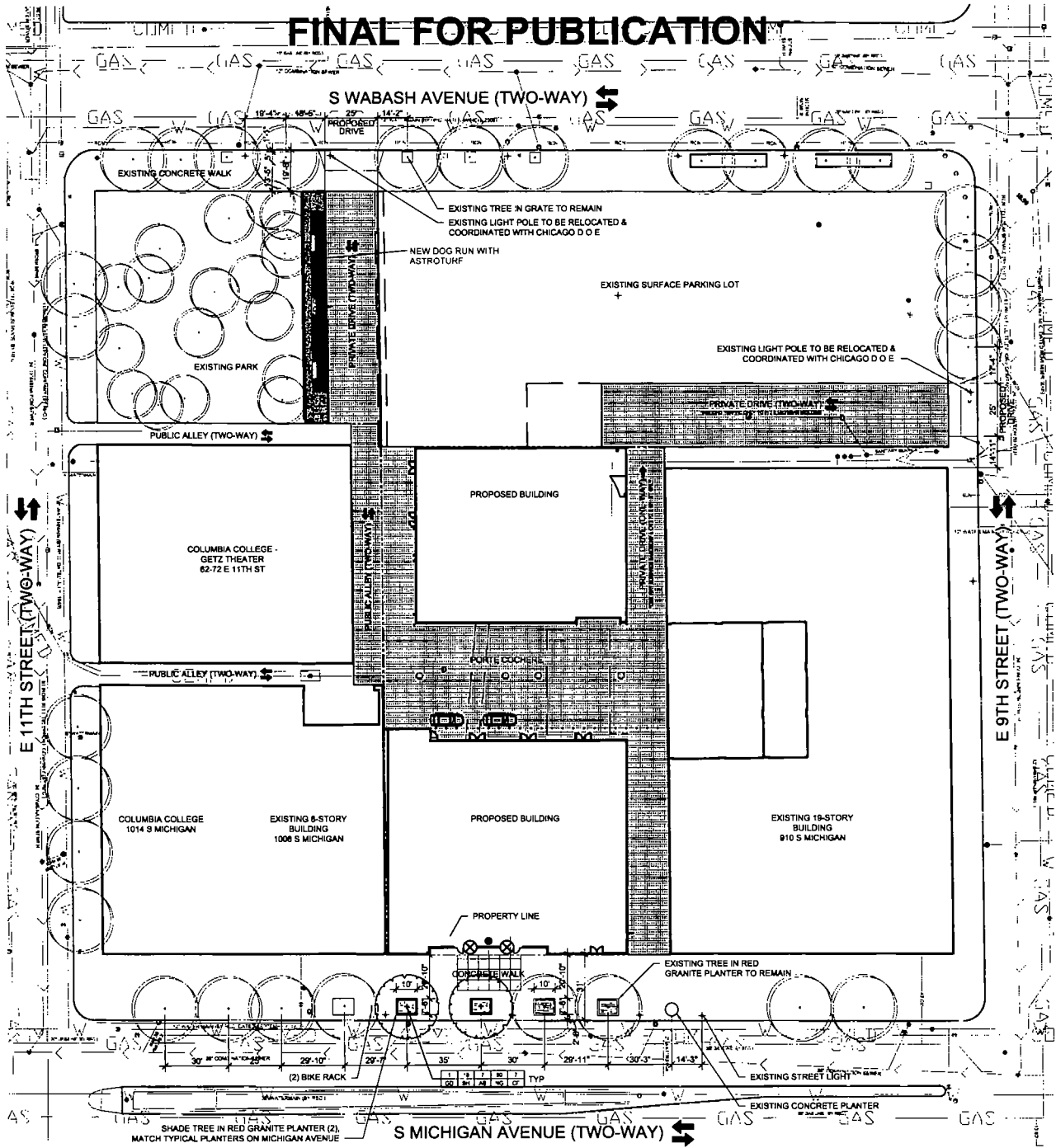
**SITE PLAN / GROUND FLOOR PLAN**

0 15 30 45 60  
SCALE 1"=60'-0"

**APPLICANT** 1000 SOUTH MICHIGAN EQUITIES LLC  
**ADDRESS** 920-1006 S MICHIGAN AVE AND 1011-1015 S WABASH AVE  
**INTRO DATE:** JANUARY 27, 2021  
**CPC DATE:** JUNE 17, 2020

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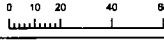
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## LANDSCAPE PLAN

APPLICANT

JUNE 17, 2020



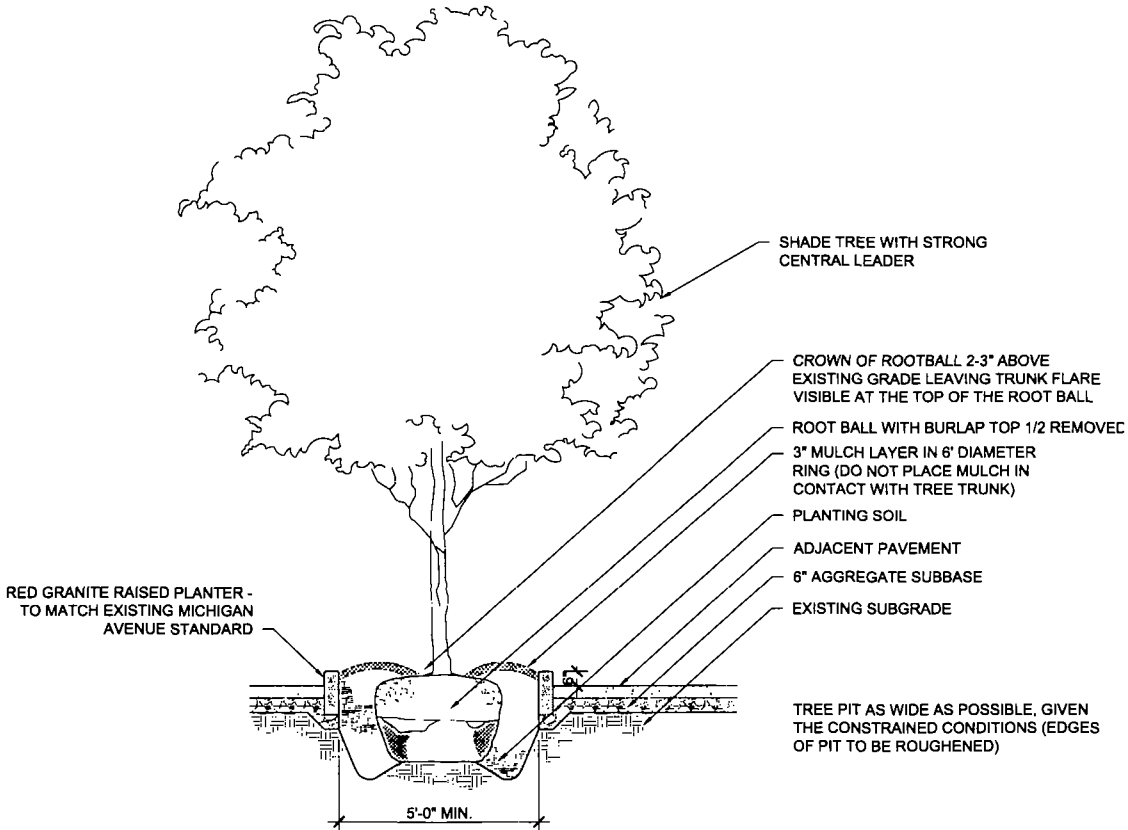
### PLANT SCHEDULE

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
<b>TREES</b>						
GD	2	Gymnocladus dioica	Kentucky Coffee Tree	B&B	4" cal	matching heads
<b>ORNAMENTAL GRASSES</b>						
BH	36	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	cont	#1	18" o.c.
<b>PERENNIALS</b>						
AS	14	Allium 'Summer Beauty'	Summer Beauty Allium	cont	#1	18" o.c.
<b>BULBS</b>						
CF	14	Crococnemis 'Fire King'	Fire King Crococclemis	bulb	-	Interplanted
NG	100	Narcissus 'Gold Shoulder Blend'	Gold Shoulder Blend Daffodils	bulb	-	interplanted

- NOTE
- 1 ANTICIPATED PLANTING DATE SPRING 2018. BULBS SHALL BE PLANTED NEXT FALL
  - 2 (B) EXISTING CONCRETE PLANTERS ALONG S MICHIGAN TO BE RELOCATED. COORDINATE WITH CITY OF CHICAGO BUREAU OF FORESTRY AND LANDSCAPE ARCHITECT

site design group, ltd.  
ARCHITECT LANDSCAPE ARCHITECTURE INTERIORS

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NOTE:  
 1 REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL (IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE).

1 **SHADE TREE IN PLANTER SECTION**  
 NOT TO SCALE

NOTE:  
 1. TREE SPECIES SELECTION:  
 ROBINIA PSUEDOCACIA, BLACK LOCUST, 4" CALIPER

**LANDSCAPE DETAILS**

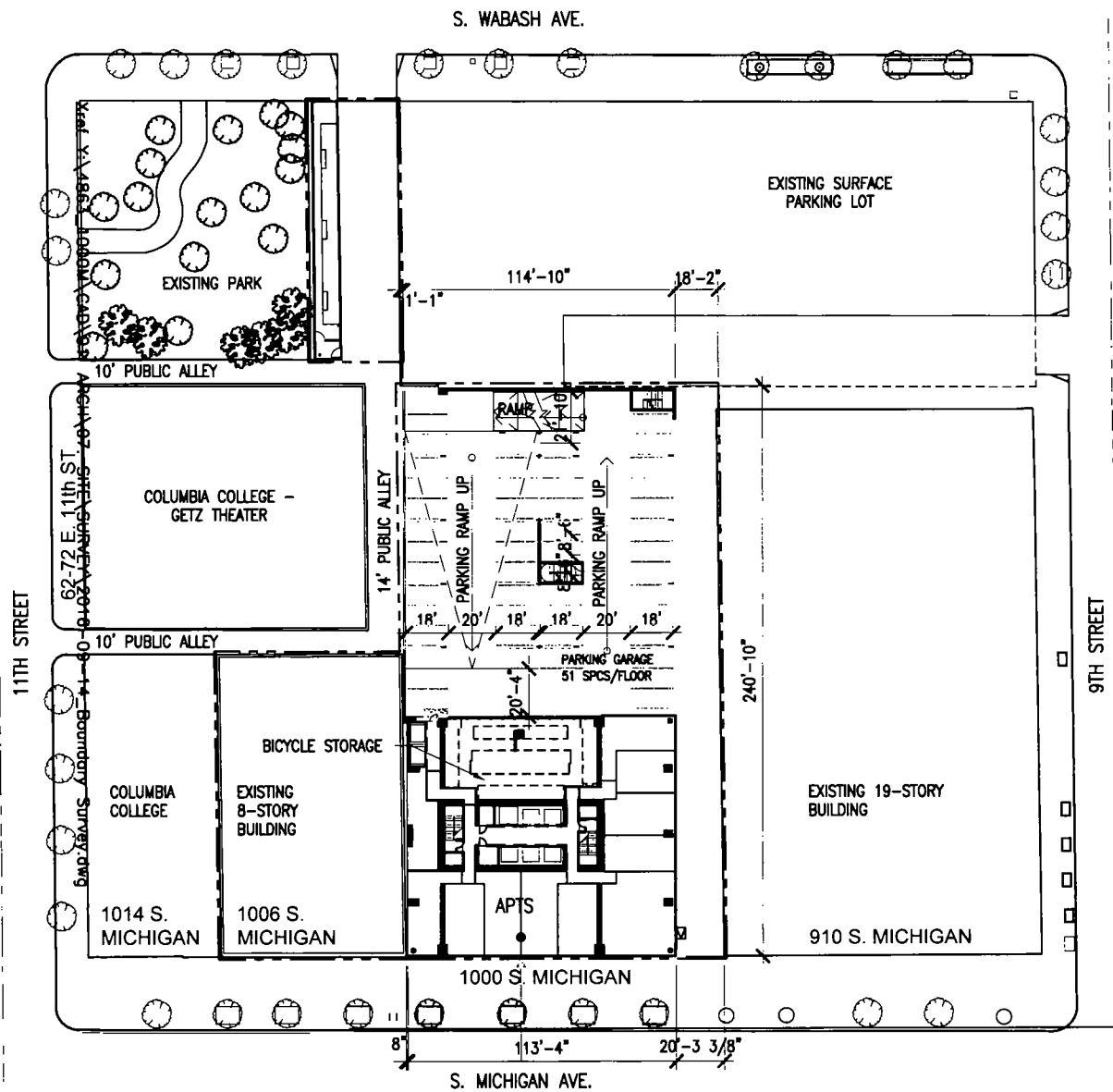
SCALE AS NOTED

APPLICANT

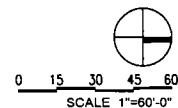
site design group, ltd.

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## TYPICAL PARKING LEVEL

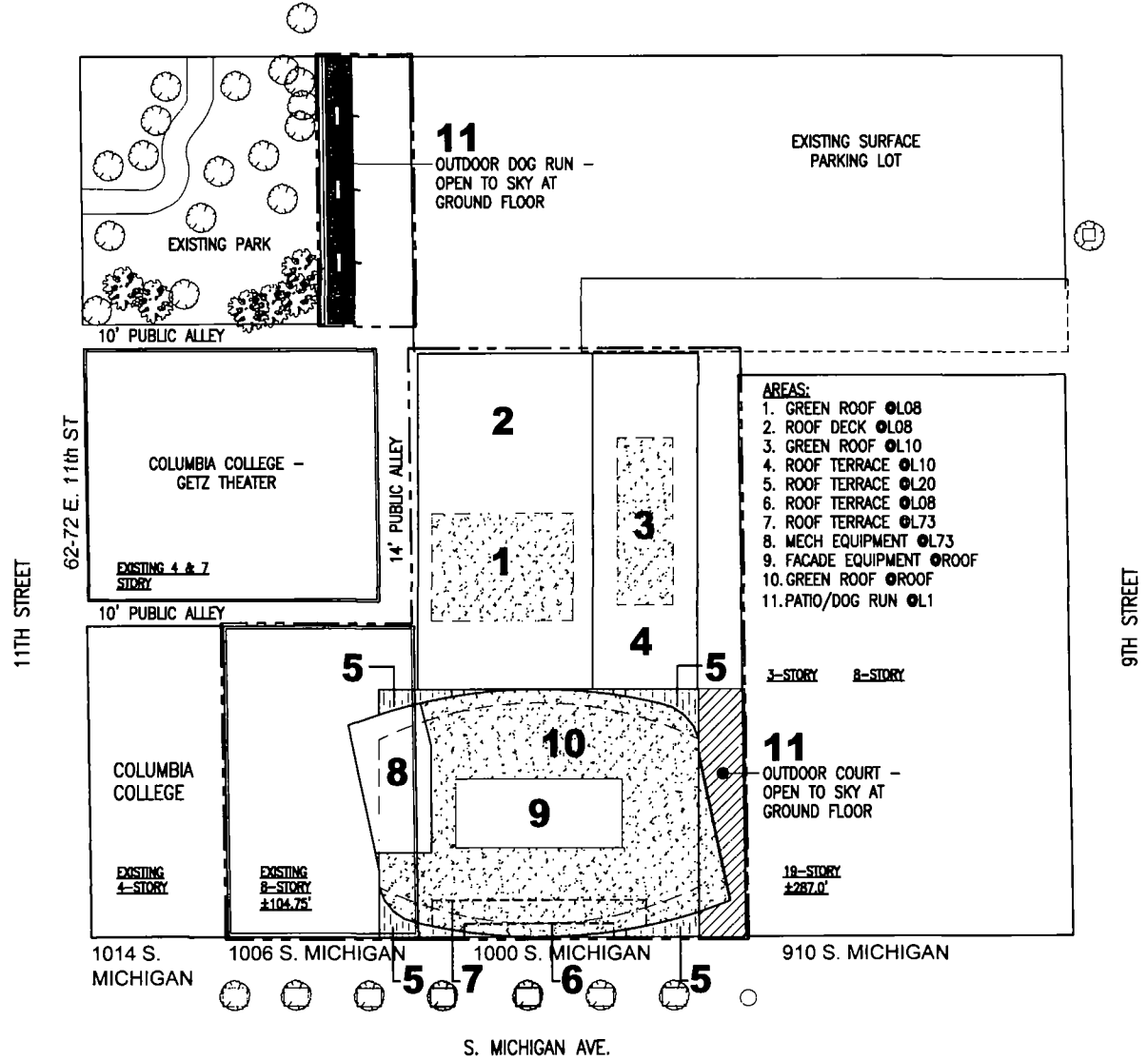


**APPLICANT** 1000 SOUTH MICHIGAN EQUITIES LLC  
**ADDRESS** 920-1006 S MICHIGAN AVE. AND 1011-1015 S WABASH AVE  
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S. WABASH AVE.



- AREAS:**
1. GREEN ROOF @L08
  2. ROOF DECK @L08
  3. GREEN ROOF @L10
  4. ROOF TERRACE @L10
  5. ROOF TERRACE @L20
  6. ROOF TERRACE @L08
  7. ROOF TERRACE @L73
  8. MECH EQUIPMENT @L73
  9. FACADE EQUIPMENT @ROOF
  10. GREEN ROOF @ROOF
  11. PATIO/DOG RUN @L1

3-STORY 8-STORY

11  
OUTDOOR COURT -  
OPEN TO SKY AT  
GROUND FLOOR

18-STORY  
±287.0'

REQUIRED OPEN SPACE  
738 UNITS x 36 SF/UNIT = 26,568 SF

OPEN SPACE PROVIDED: 26,568 SF

- AMENITY ROOF OPEN SPACE = 19,686 GSF
- GROUND FLOOR PATIO/DOG RUN = 3,210 GSF
- PRIVATE BALCONIES = 3,672 GSF

= 26,568 GSF

GREEN ROOF CALCULATION

A	TOTAL ROOF AREA = SUM (1-10)	30,035 SF
B	LESS ROOF MECHANICAL AREA = -8	-5,740 SF
C	TOTAL NET ROOF AREA = (A+B)	25,485 SF
D	REQUIRED GREEN ROOF AREA (50% OF NET ROOF)	12,733 SF
E	TOTAL GREEN ROOF PROVIDED = (1+3+10)	12,733 SF
F	TOTAL GREEN ROOF IN EXCESS OF 50% NET ROOF = (E-D) IF E>D	0.0 SF
G	F.A.R. BONUS = 0.0 / 48,287 X 0.40 X 18	0.0 SF

**BONUS: 0 SF**

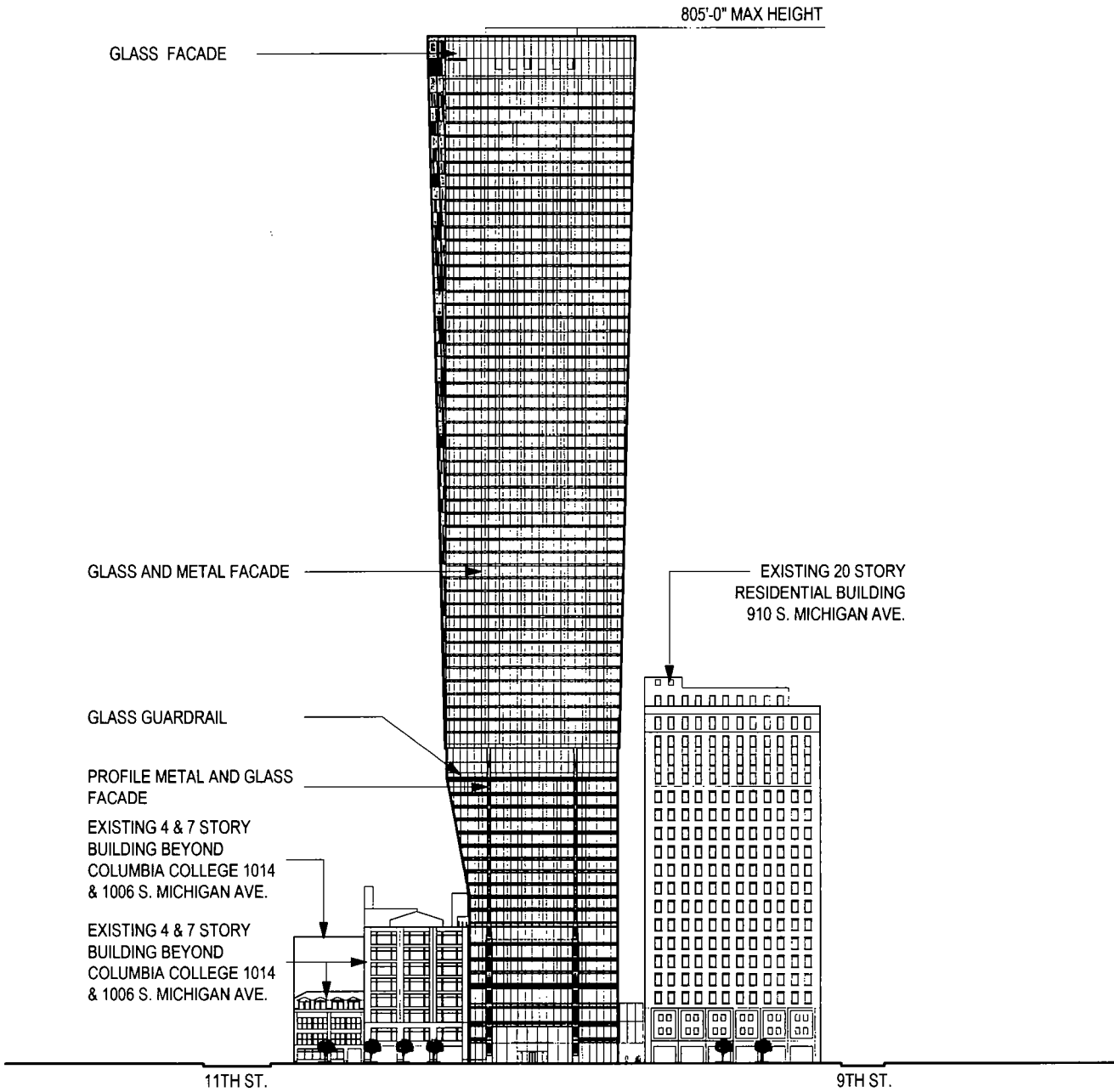
**GREEN ROOF PLAN**

0 15 30 45 60  
SCALE 1"=60'-0"

APPLICANT 1000 SOUTH MICHIGAN EQUITIES LLC  
 ADDRESS 920-1006 S MICHIGAN AVE AND 1011-1015 S WABASH AVE.  
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## EAST ELEVATION - SOUTH MICHIGAN AVENUE

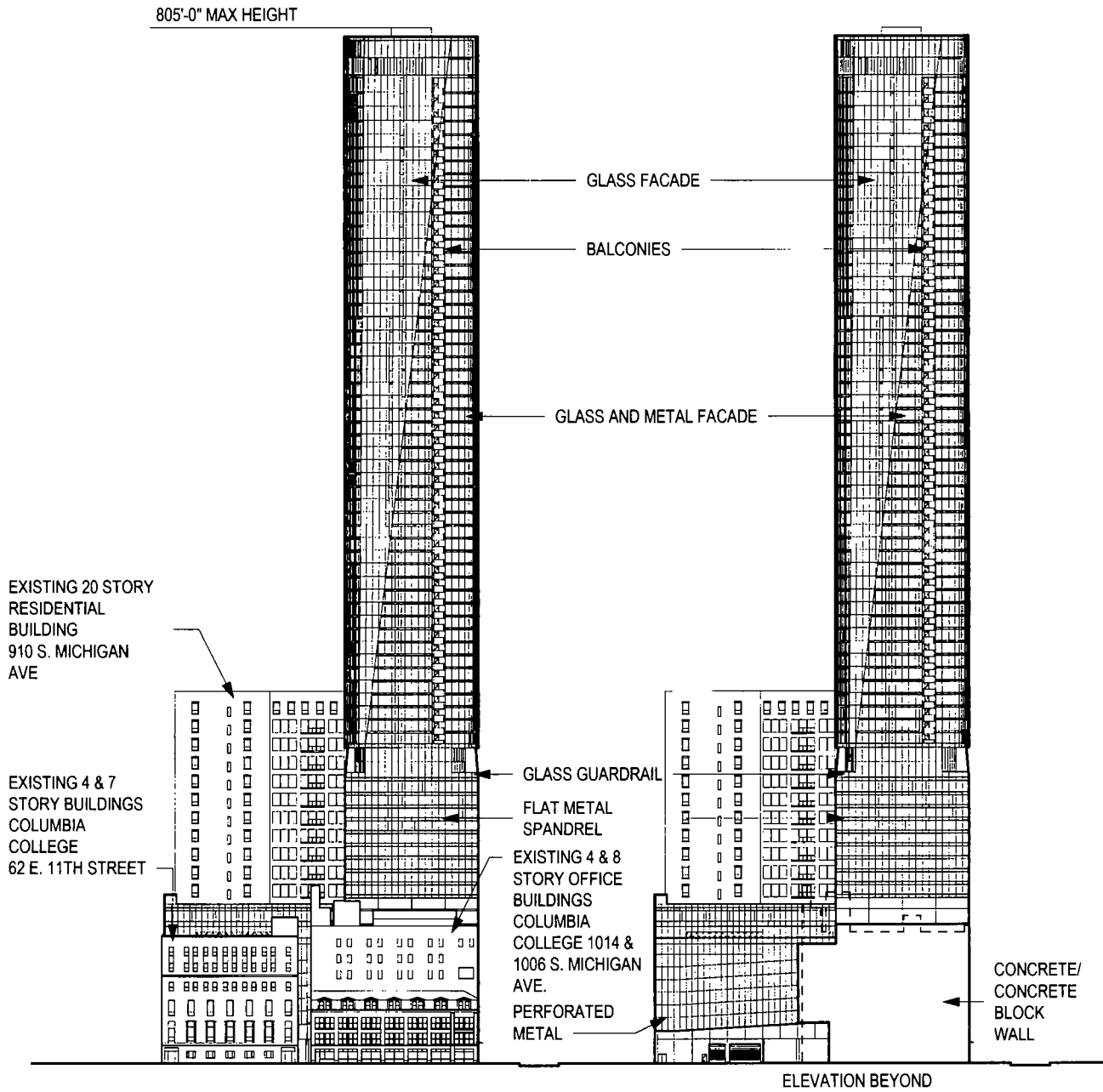
0 25 50 75 100  
SCALE 1"=100'-0"

APPLICANT 1000 S. MICHIGAN AVE LLC  
ADDRESS 920-1006 S MICHIGAN AVE. AND 1011-1015 S WABASH AVE  
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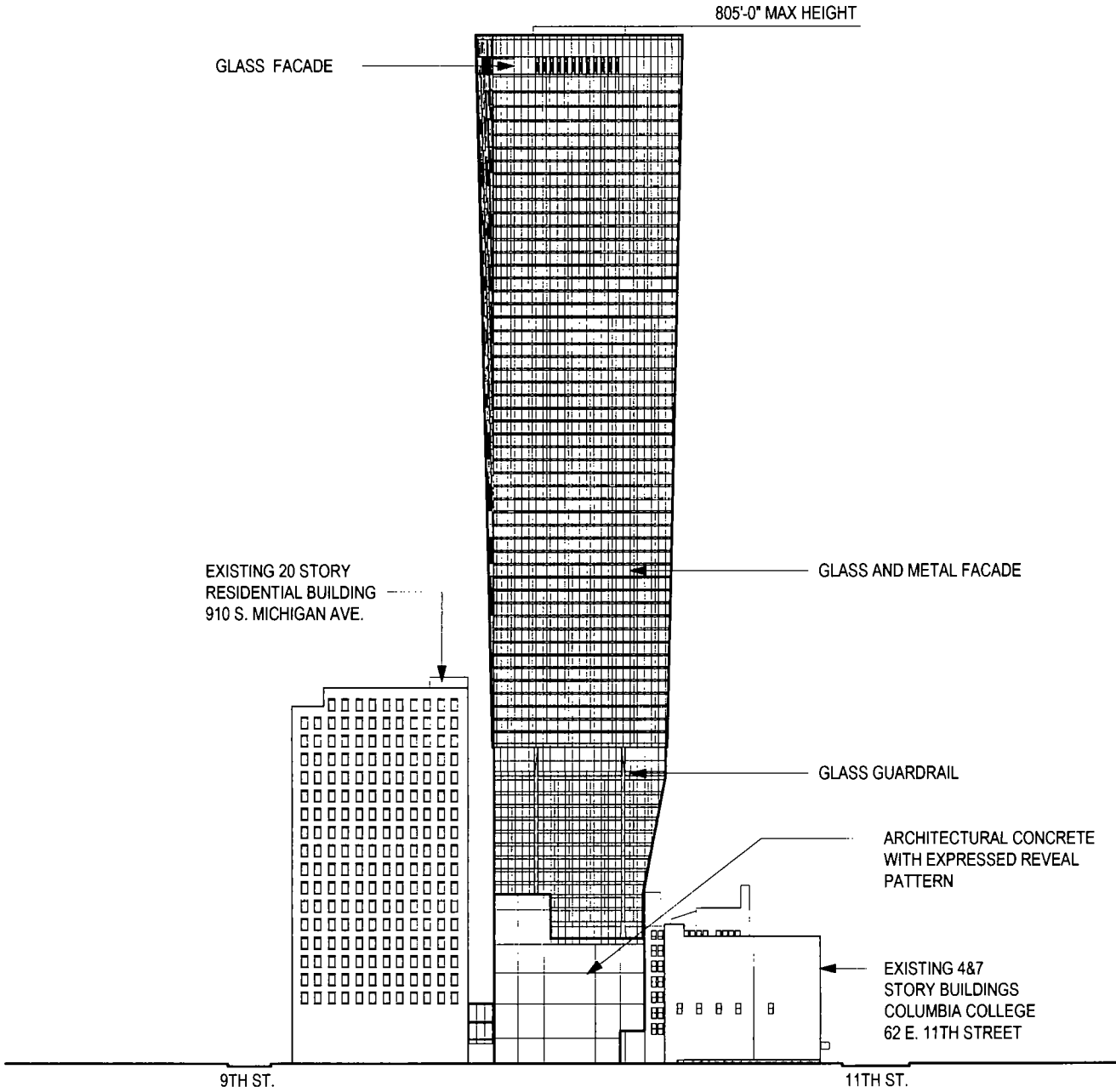
## SOUTH ELEVATION - EAST 11TH STREET

0 25 50 75 100  
SCALE 1"=100'-0"

APPLICANT 1000 S MICHIGAN AVE LLC.  
ADDRESS 920-1006 S MICHIGAN AVE AND 1011-1015 S WABASH AVE  
INTRO DATE: JANUARY 27, 2021  
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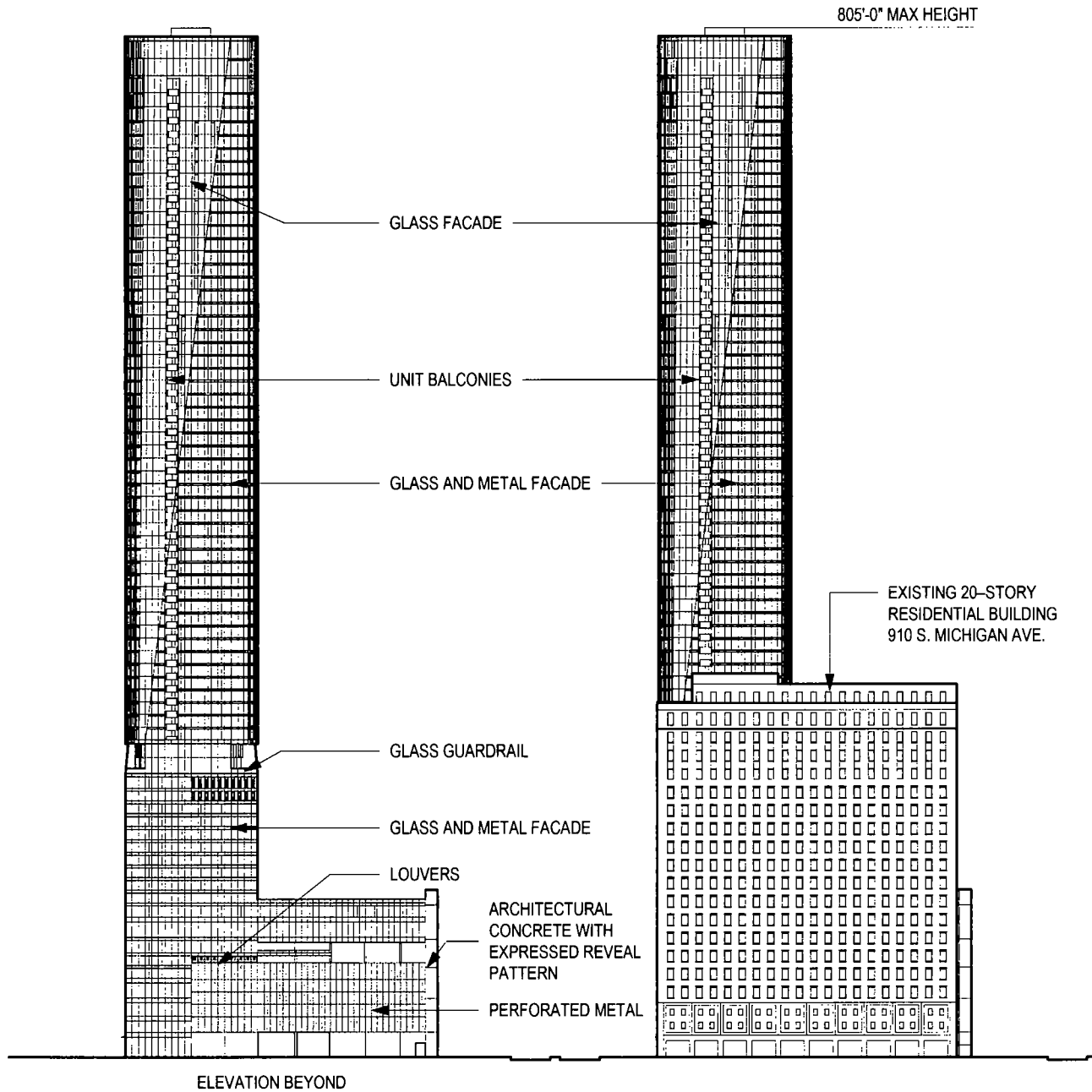
## WEST ELEVATION

0 25 50 75 100  
SCALE 1"=100'-0"

APPLICANT: 1000 S. MICHIGAN AVE. LLC  
ADDRESS: 920-1006 S. MICHIGAN AVE AND 1011-1015 S. WABASH AVE  
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ELEVATION BEYOND

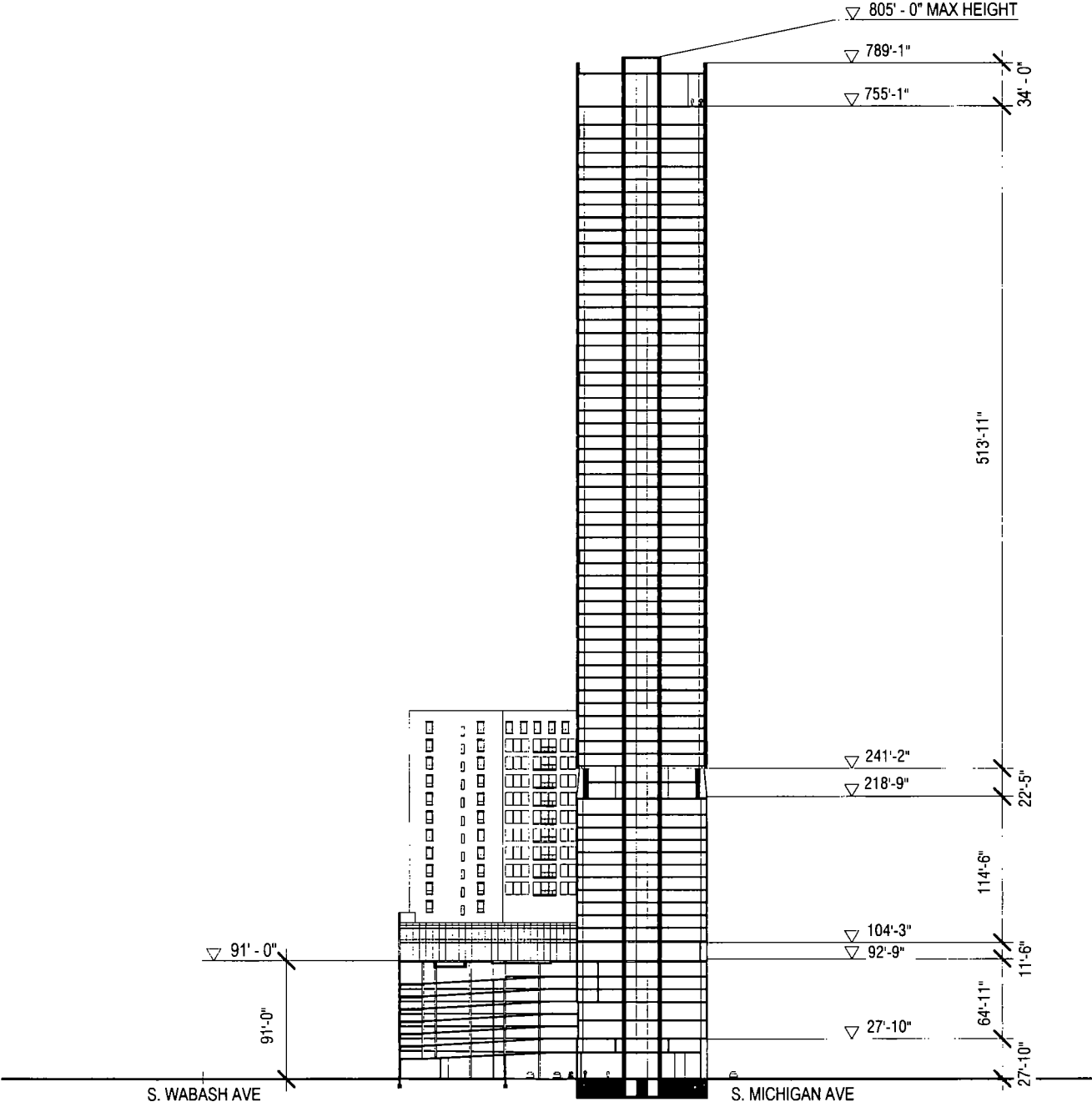
## NORTH ELEVATION - EAST 9TH STREET

0 25 50 75 100  
SCALE 1"=100'-0"

APPLICANT 1000 S MICHIGAN AVE LLC.  
ADDRESS 920-1006 S MICHIGAN AVE AND 1011-1015 S WABASH AVE  
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**BUILDING SECTION**

0 25 50 75 100  
SCALE 1"=100'-0"

**APPLICANT** 1000 S MICHIGAN AVE LLC  
**ADDRESS** 920-1006 S. MICHIGAN AVE AND 1011-1015 S WABASH AVE  
**INTRO DATE:** JANUARY 27, 2021  
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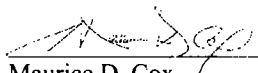


**Application #20589**

DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: June 17, 2021

Re: Proposed Amendment to Residential-Business Planned Development #1323  
920-1006 S. Michigan Avenue / 1011-1015 S. Wabash Avenue (Application #20589)

---

On June 17, 2021, the Chicago Plan Commission recommended approval of an amendment to Residential-Business Planned Development #1323 submitted by 1000 South Michigan Equities LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)