



CHICAGO PLAN COMMISSION

Department of Planning and Development

1000 S. Michigan Avenue

1000 S. Michigan Avenue (4th Ward)

1000 S. Michigan Ave. LLC.

06/17/2020

Planned Development 1323
1000 S. Michigan Avenue



AERIAL VIEW FROM SOUTHEAST DIRECTION

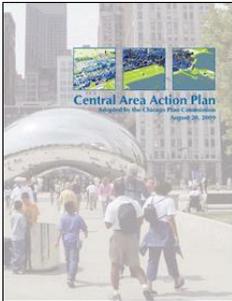
★ Planning Context



Chicago Central Area Plan (2003)

South Loop District Vision / Goals:

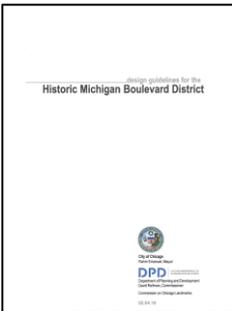
- Direct higher density, mixed use development to the Central Area's major corridors
- Encourage the development of a new generation of high performance, energy efficient, resource conserving buildings



Central Area Action Plan (2009)

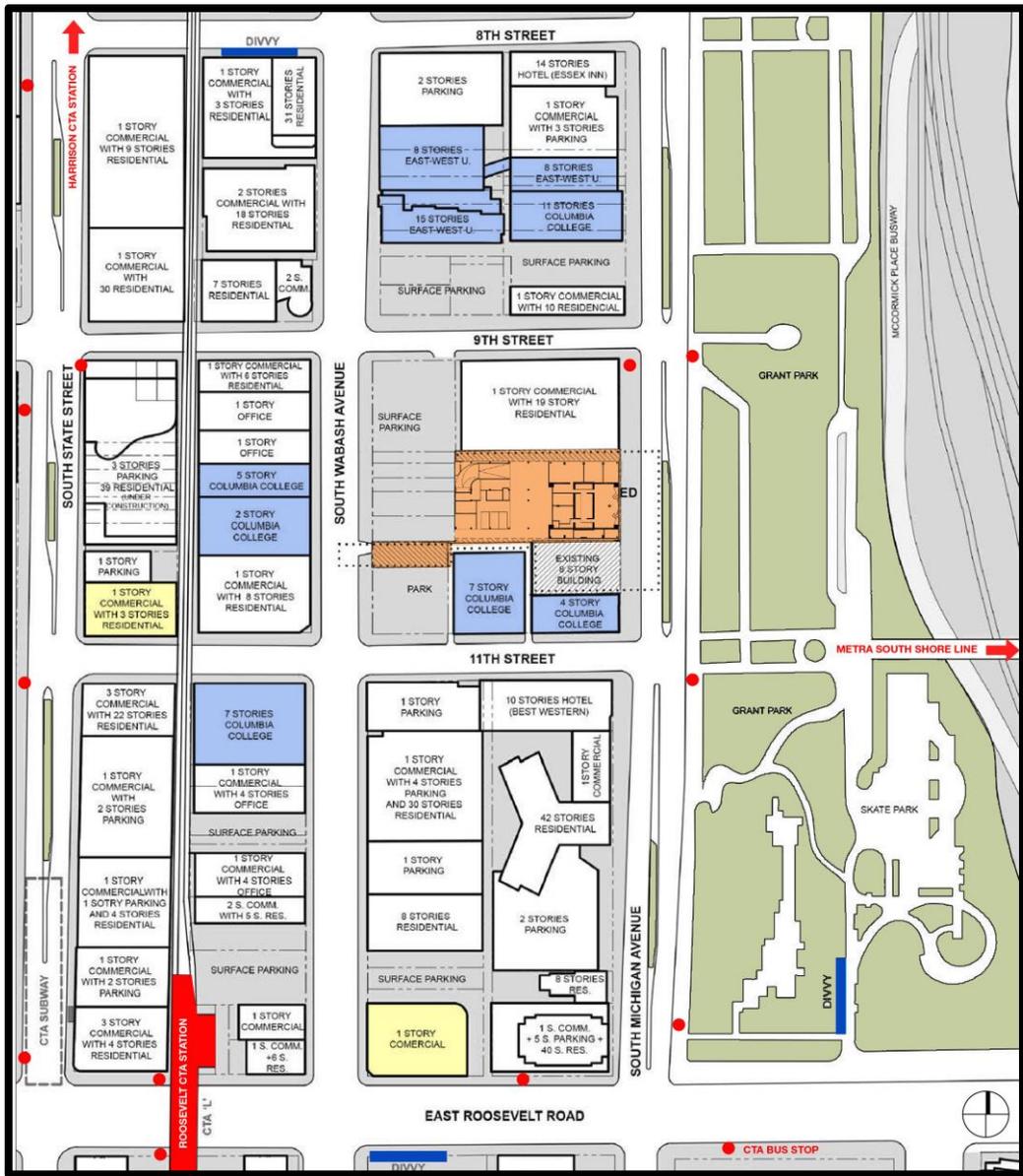
South Loop District Vision / Goals:

- Promote a diverse mix of land uses, including retail, institutional and educational developments, residential and parks



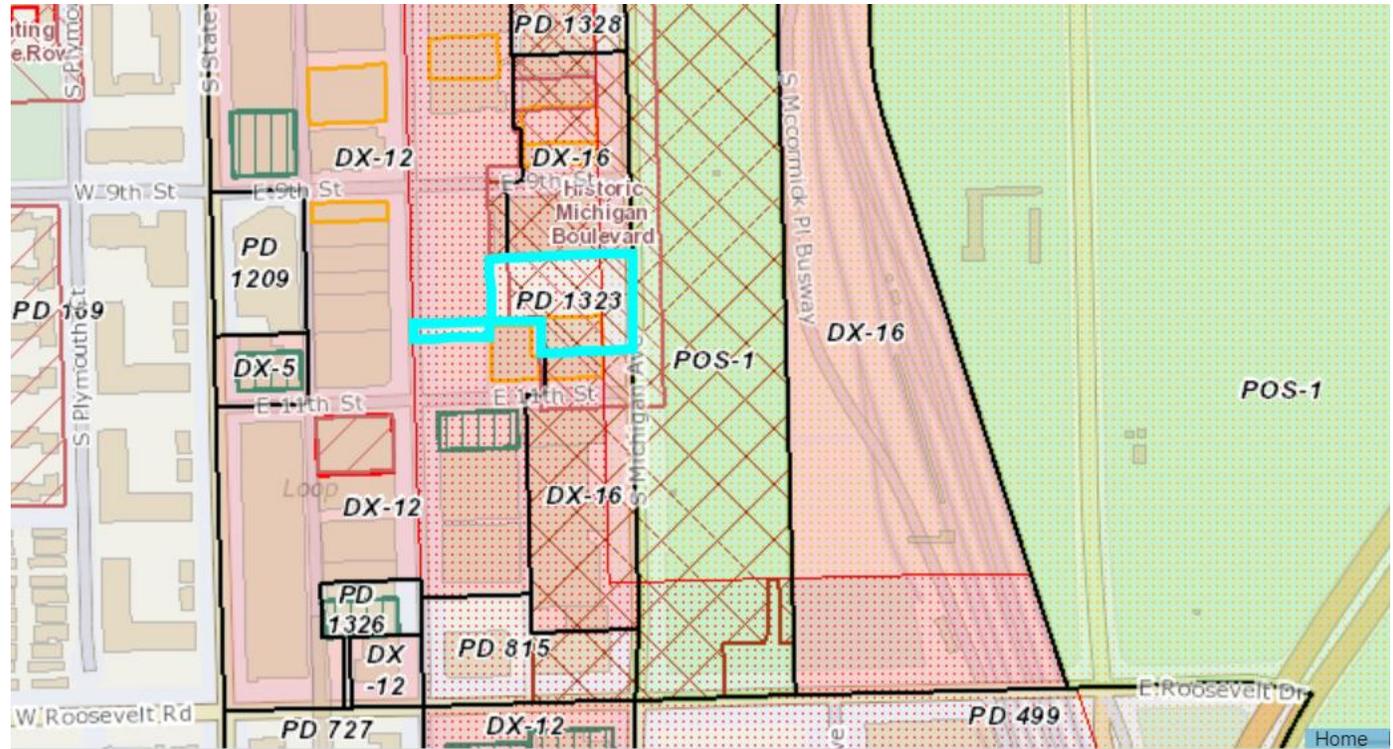
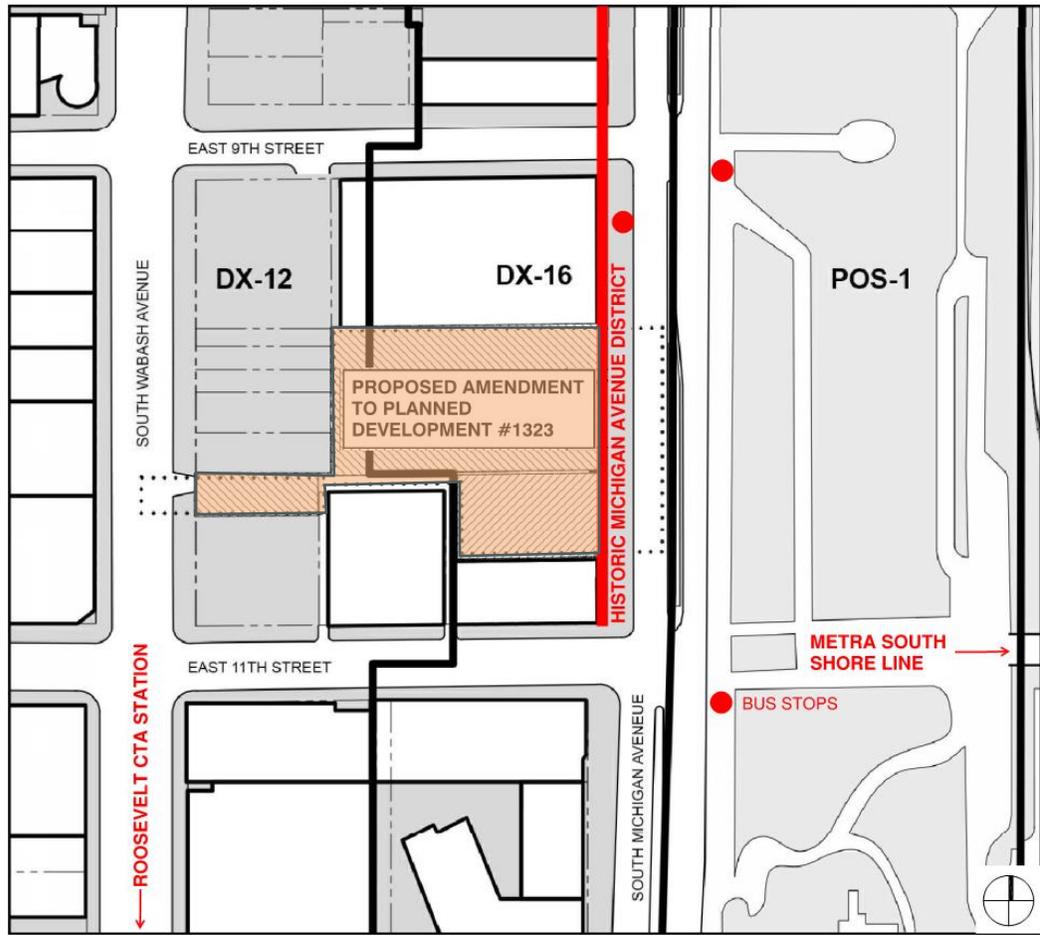
Historic Michigan Boulevard Design Guidelines (2016)

- Encourage sound contemporary design that respects the district's existing architectural and historic qualities, but does not necessarily replicate historic designs
- Height of new construction on the blocks from 8th to 11th Street can fall between 400' – 900'



- KEY:**
- 1000M Site
 - Educational Institutions
 - Grocery Stores
 - Grant Park
 - Public Transportation
 - Divvy Bike Stations

SITE CONTEXT PLAN



LAND USE CONTEXT PLAN + ZONING MAP

NEMA
909'

ONE MUSEUM PARK
726'

1000M
805'

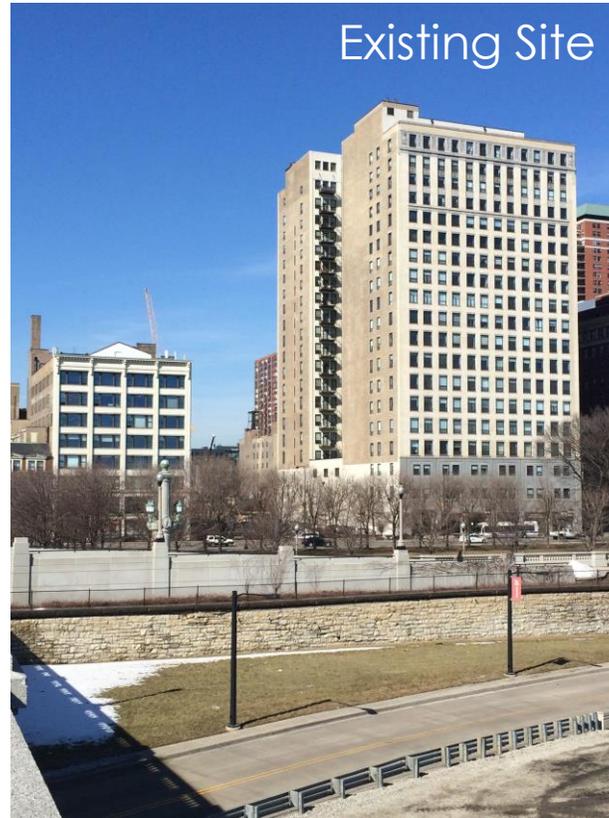
ESSEX ON THE PARK
620'



AERIAL VIEW FROM NORTHEAST DIRECTION

★ Project Timeline + Community Outreach

- PD Filing: January 27, 2021
- Lakefront Ordinance Exemption: April 13, 2021
- Community Meetings:
 - February 22, 2021
 - May 5, 2021
- Changes based on feedback:
 - Increase MBE/WBE from 26+6 to 29+6
 - Increase parking from 250 to 325 spaces
 - Providing all 23 ARO Units on Site



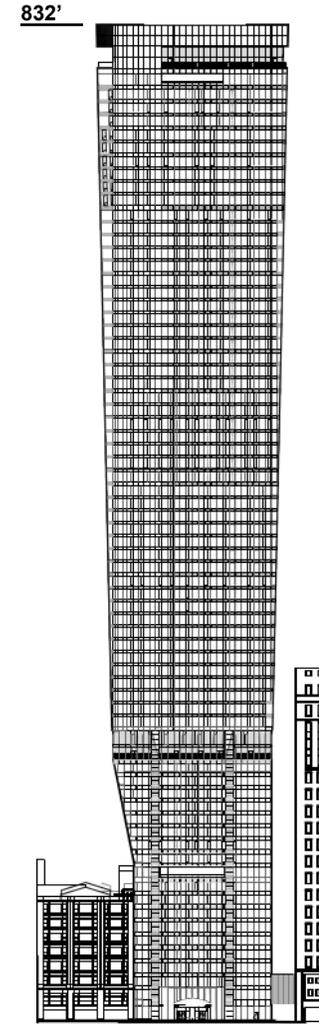
- Building height reduced from 832' to 805'.
- Michigan Ave entrance simplified.
- Profiled aluminum panels limited to east façade from ground floor to level 20.
- Relocated balconies only occur at the east corners of the north and south facing facades from levels 22 to 72.
- Metal spandrel removed from northeast and southwest tilted tower façade.
- Tower top modified. Glass façade continues to parapet, eliminating perforated metal screen at amenity space.



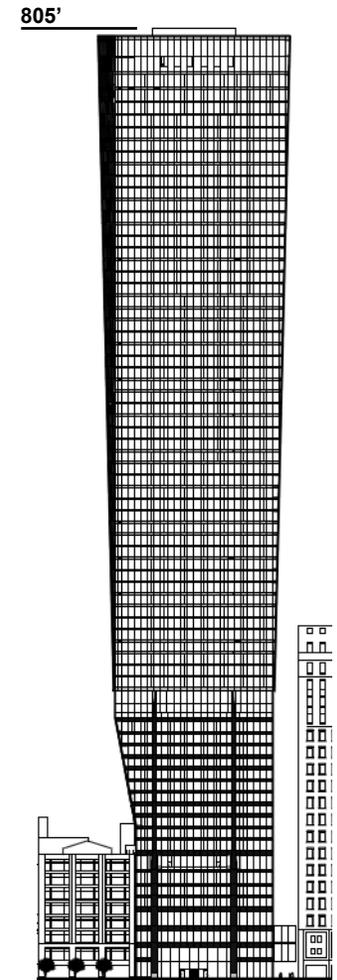
Approved PD 1323



Proposed Amendment



Approved PD 1323



Proposed Amendment



View from Southeast

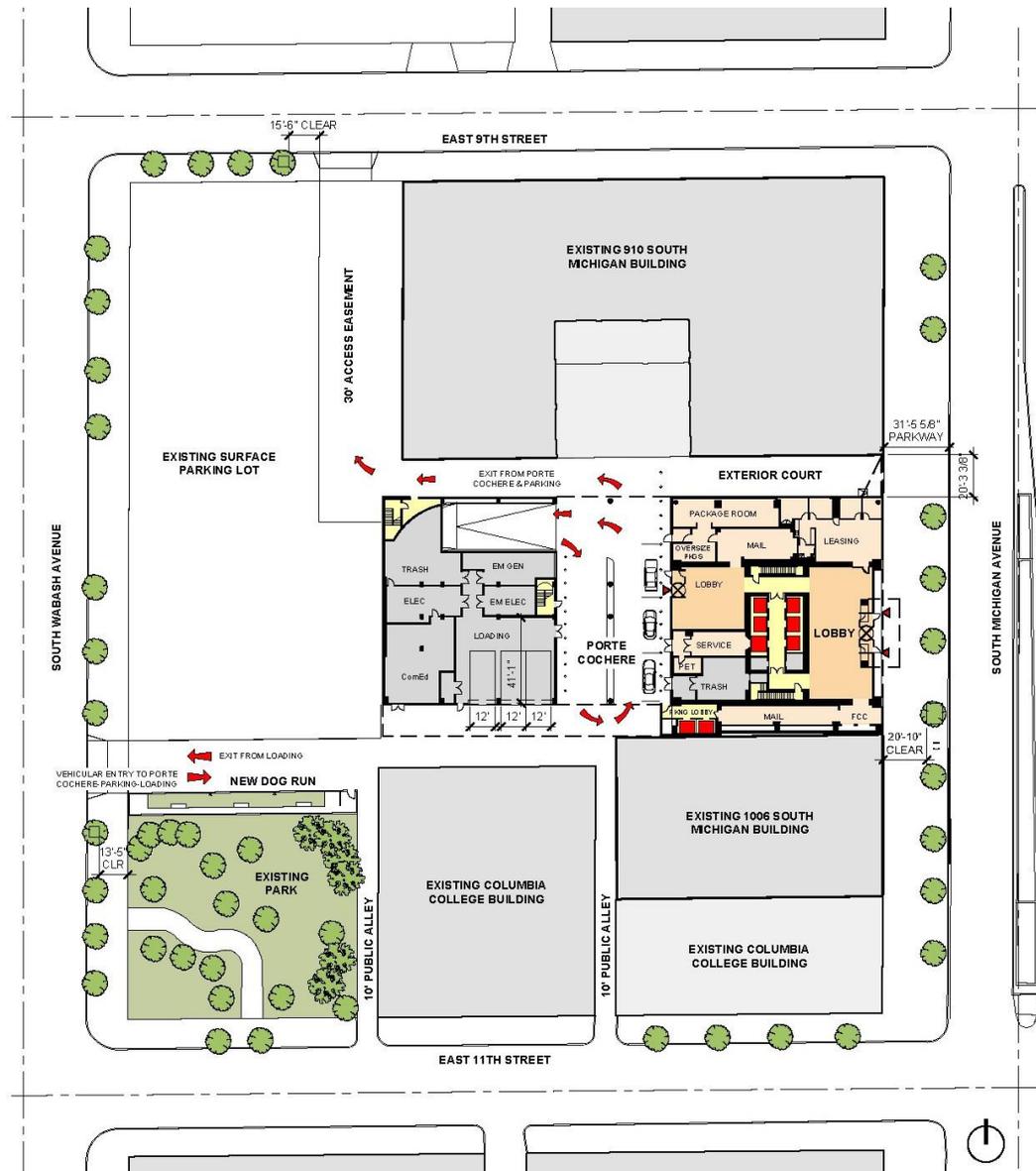


View from Northeast

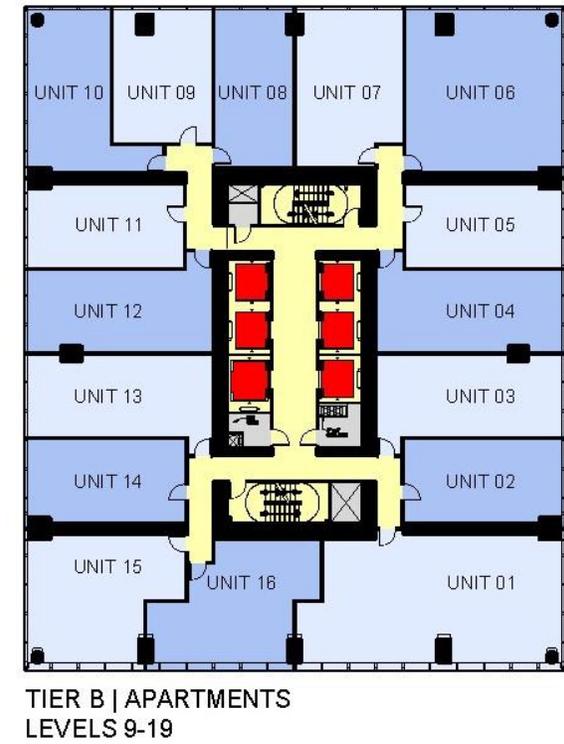
PROPOSED DESIGN - RENDERED VIEWS

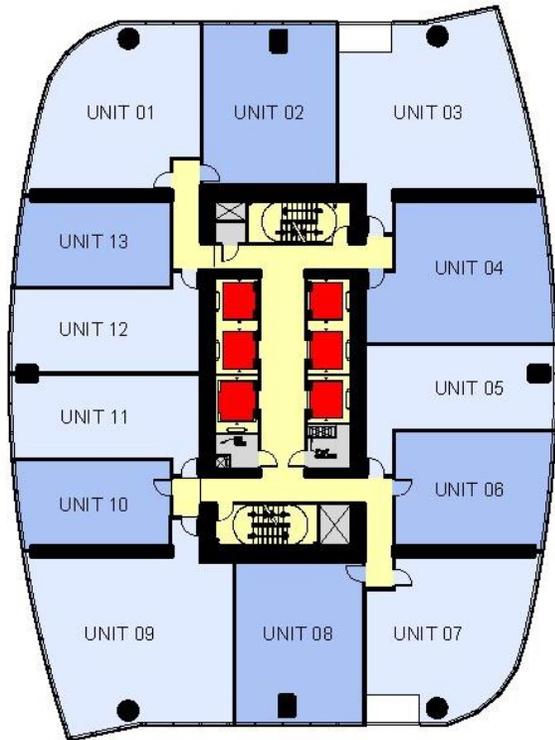
Pedestrian Context



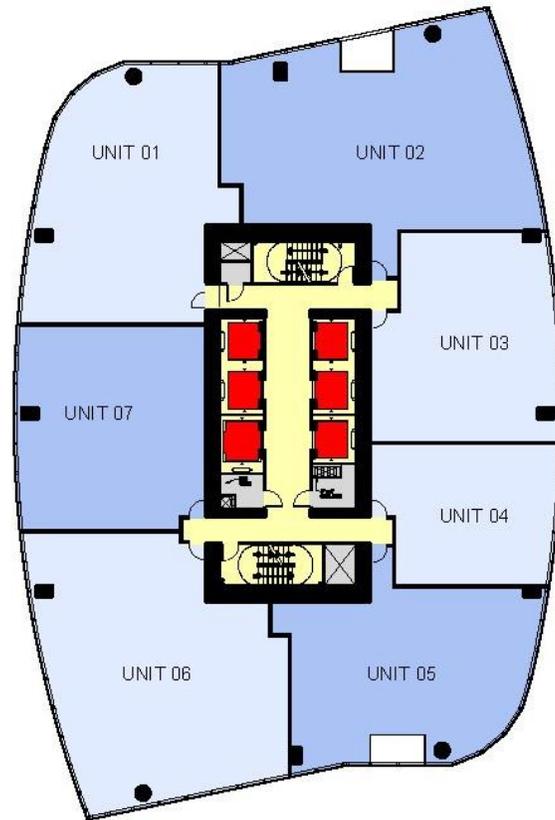


SITE + GROUND FLOOR PLAN

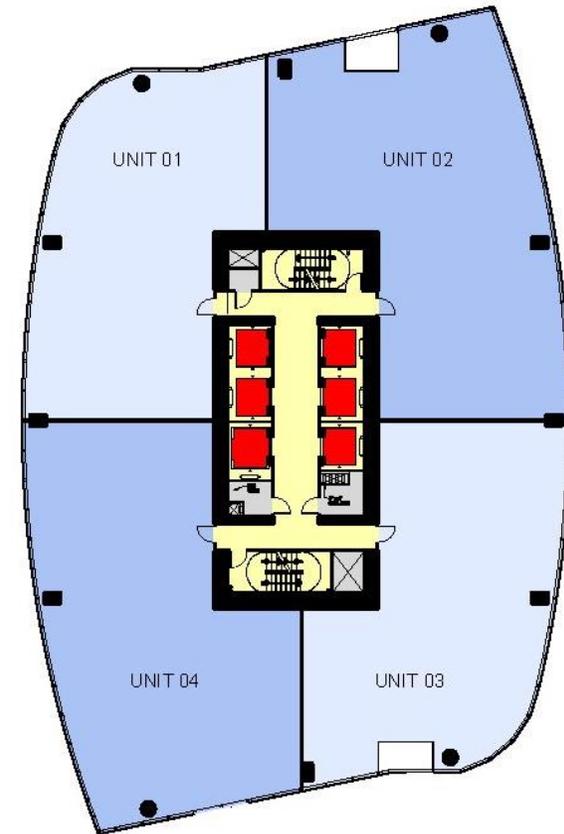




TIER C | APARTMENTS
LEVELS 22-54

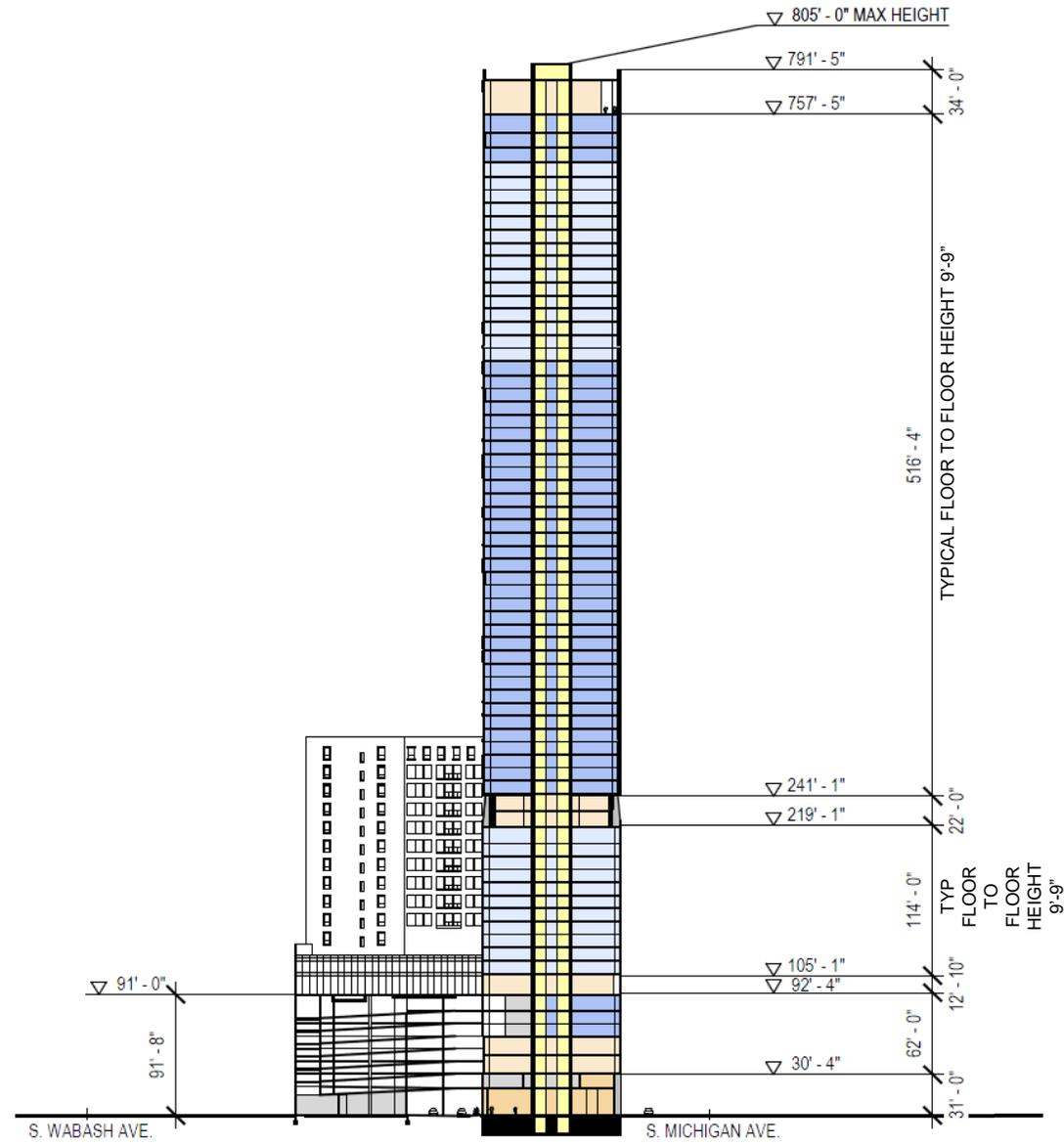


TIER D | SKYLINE APARTMENTS
LEVELS 55-69



TIER E | PENTHOUSE APARTMENTS
LEVELS 70-71



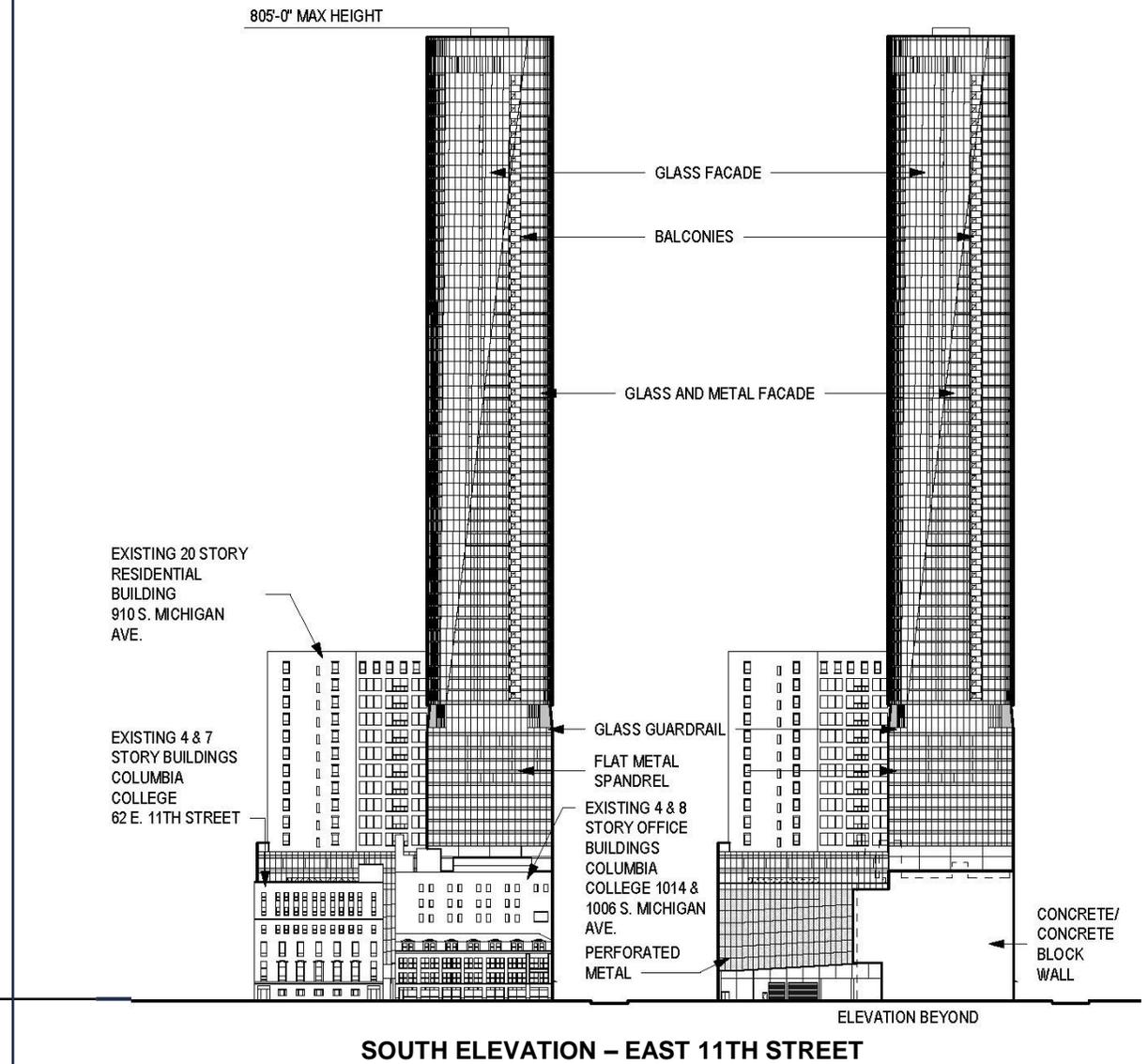
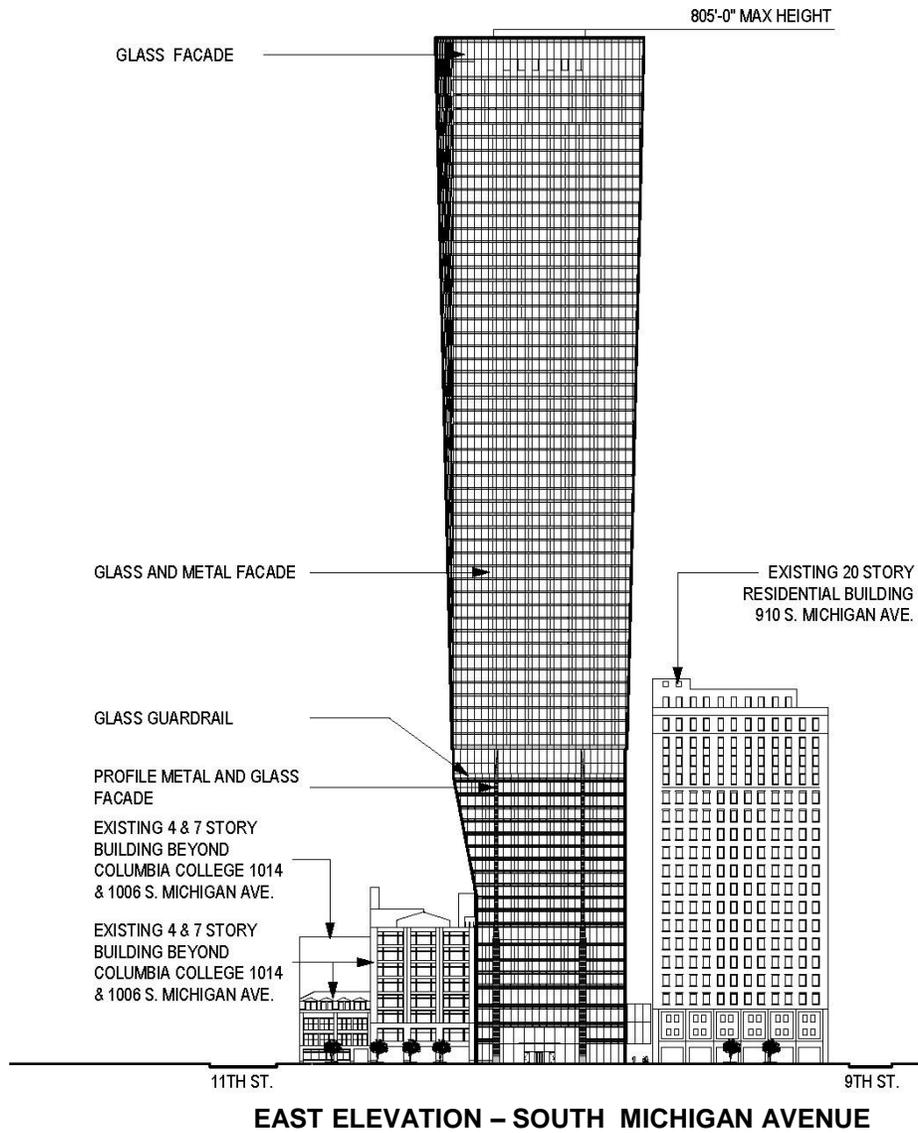


BUILDING SECTION

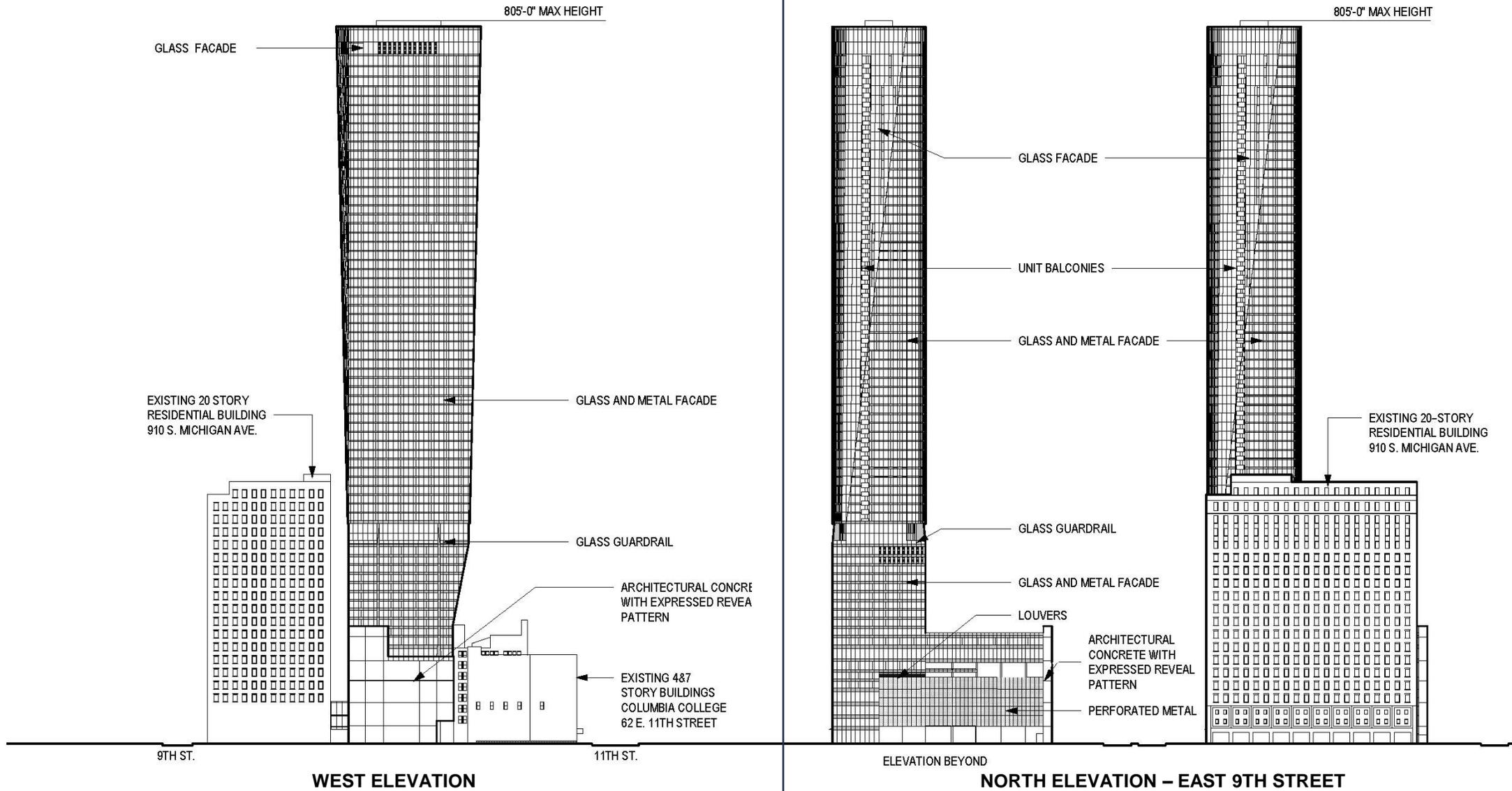


AREAS:

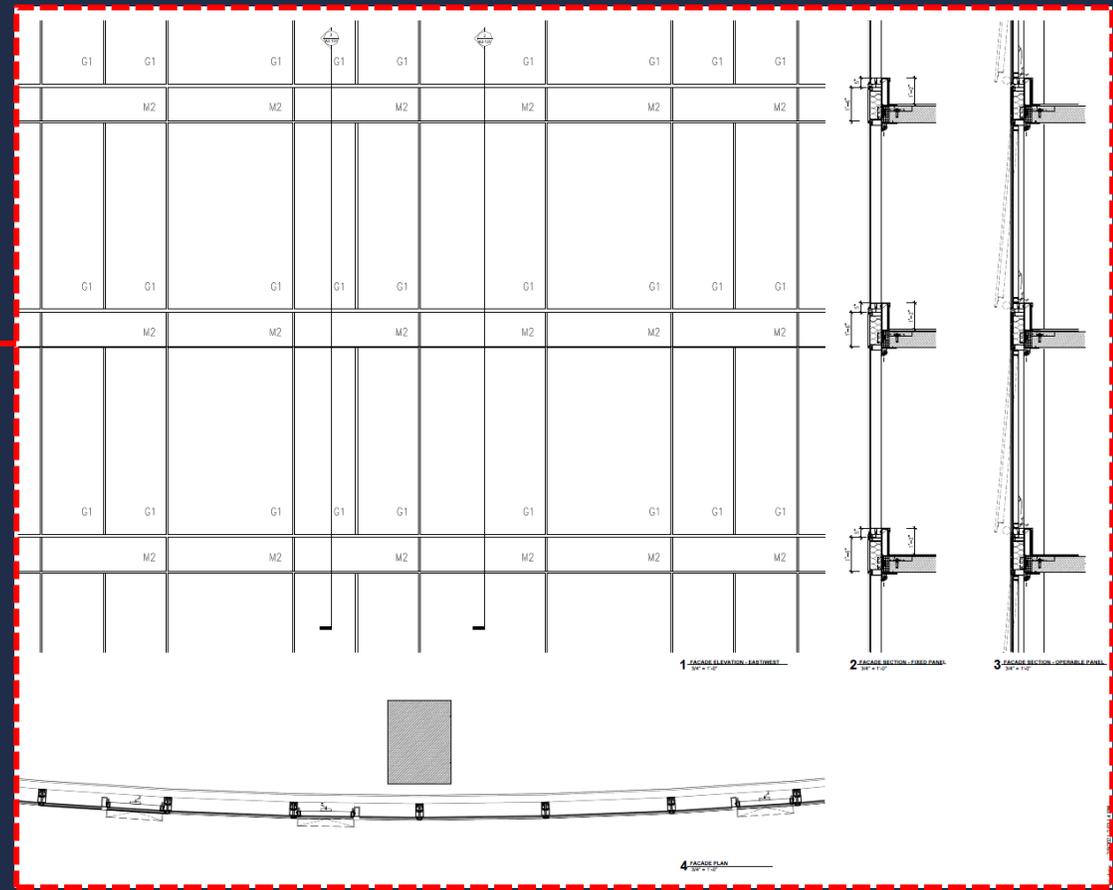
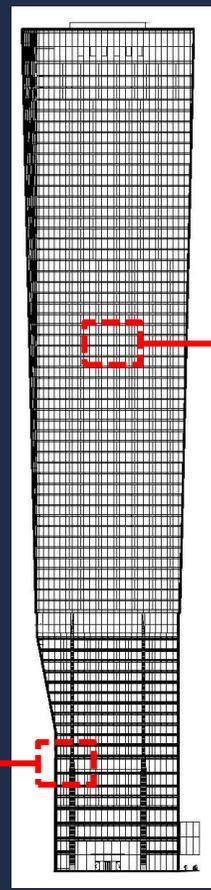
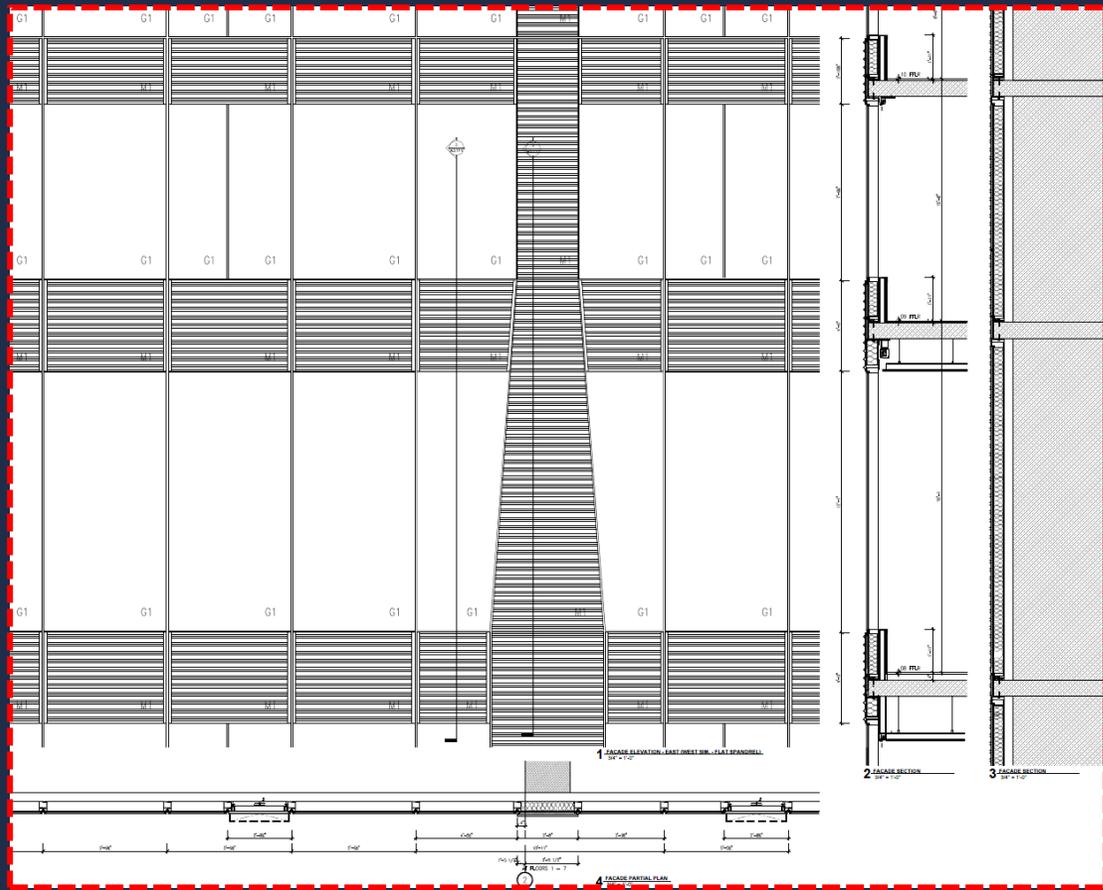
1. GREEN ROOF @ L08
2. ROOF DECK @ L08
3. GREEN ROOF @ L10
4. ROOF TERRACE @ L10
5. ROOF TERRACE @ L20
6. ROOF TERRACE @ L08
7. ROOF TERRACE @ L73
8. MECH EQUIPMENT @ L73
9. FAÇADE EQUIPMENT @ ROOF
10. GREEN ROOF @ ROOF
11. DOG RUN OPEN TO SKY @ L01
12. OUTDOOR COURT OPEN TO SKY @ L01



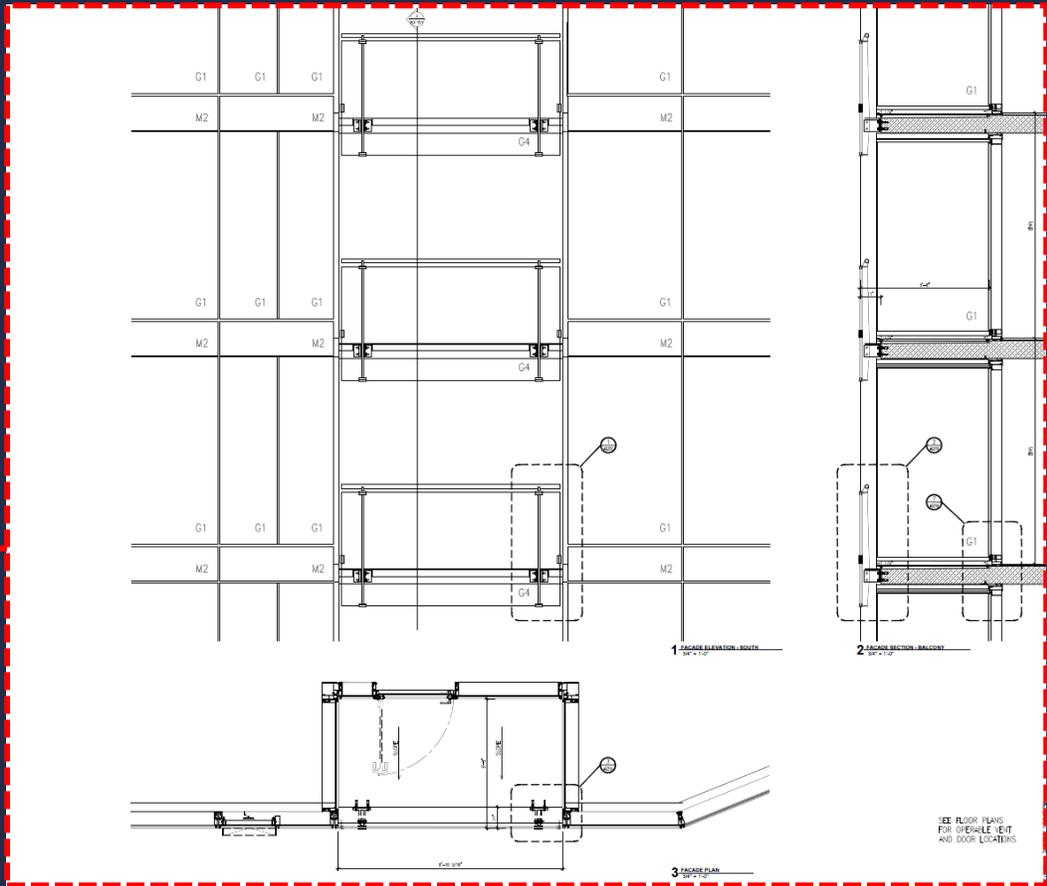
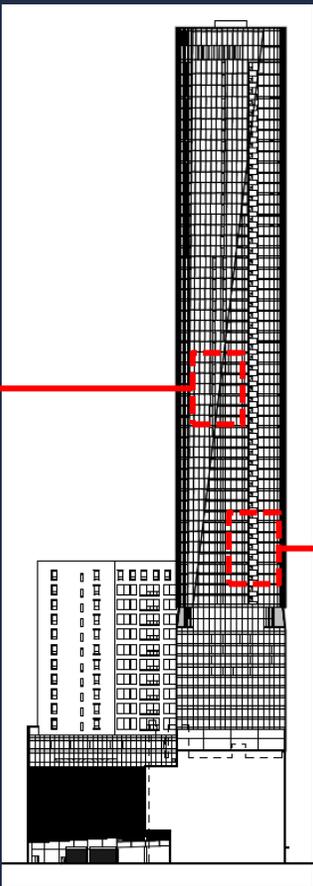
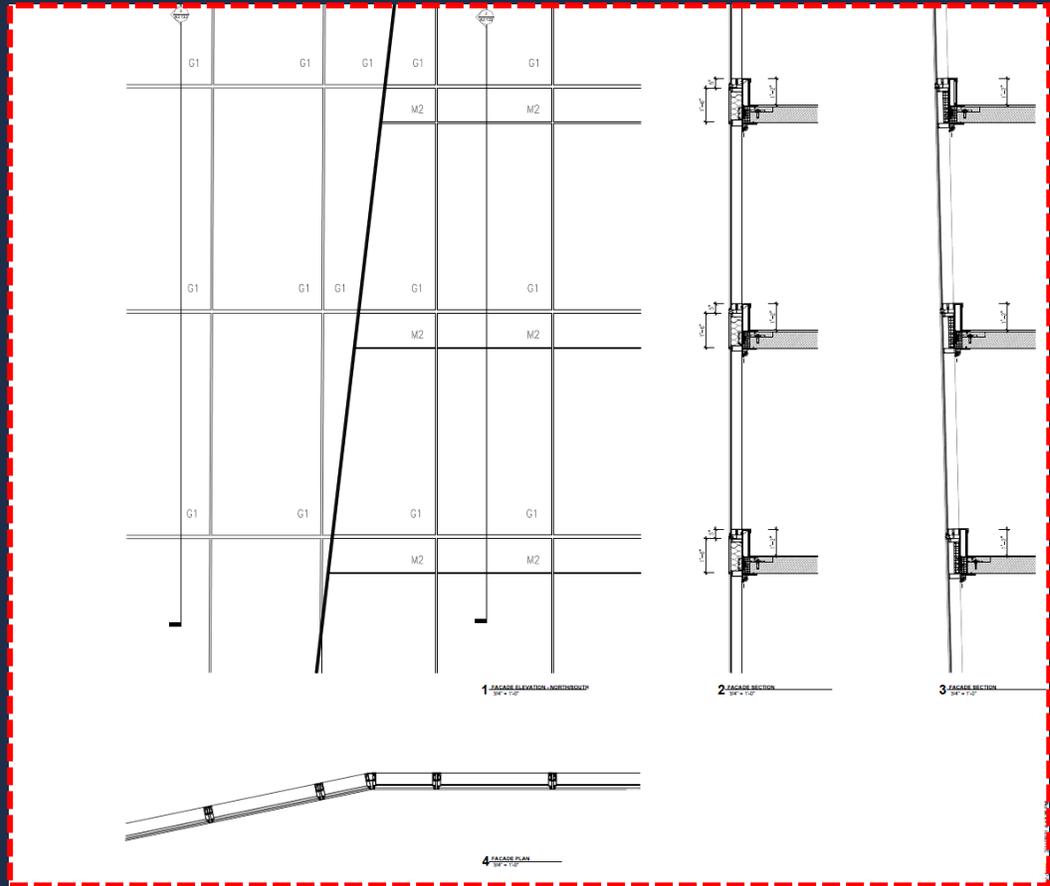
BUILDING ELEVATIONS



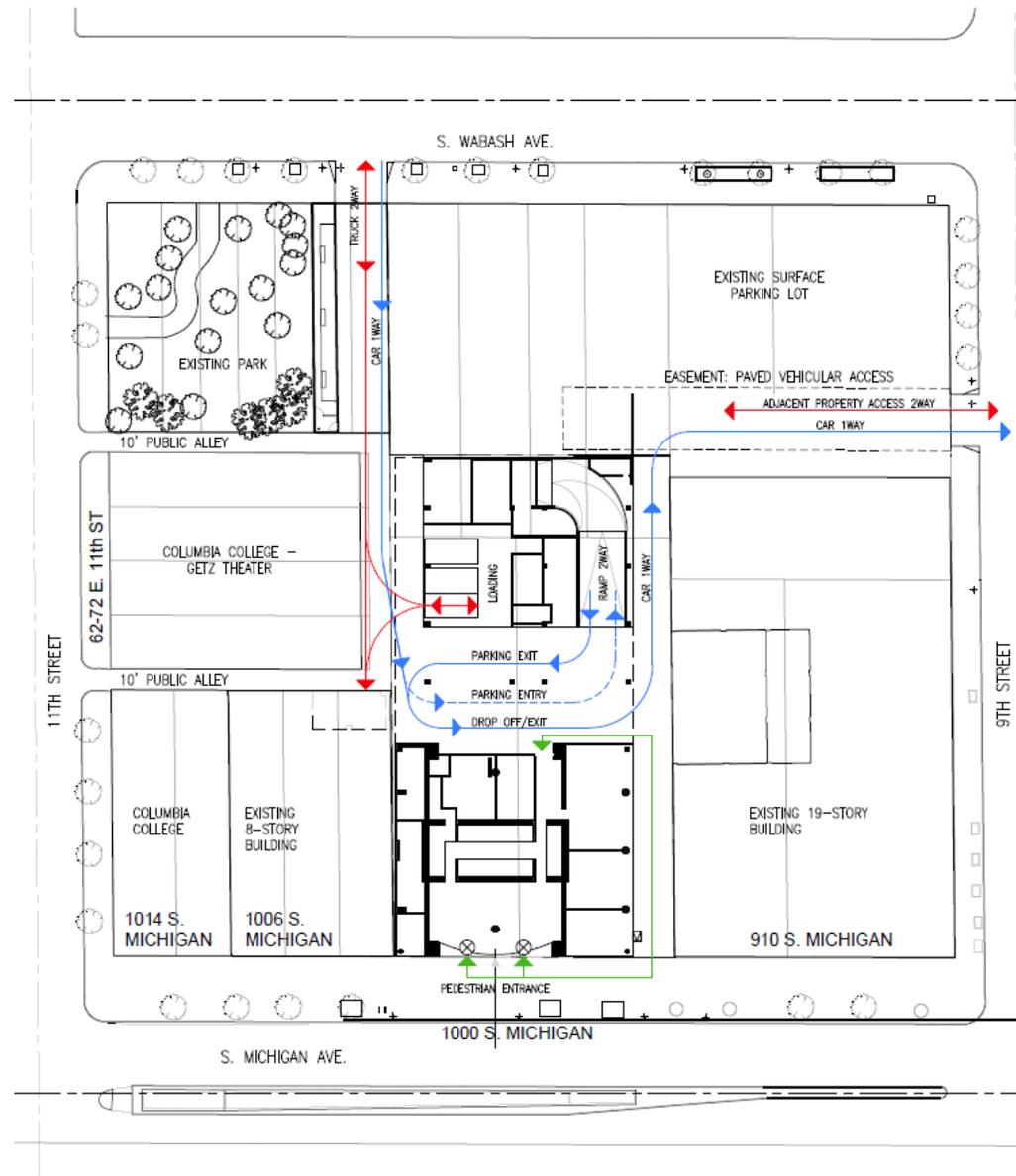
BUILDING ELEVATIONS



FAÇADE SECTIONS

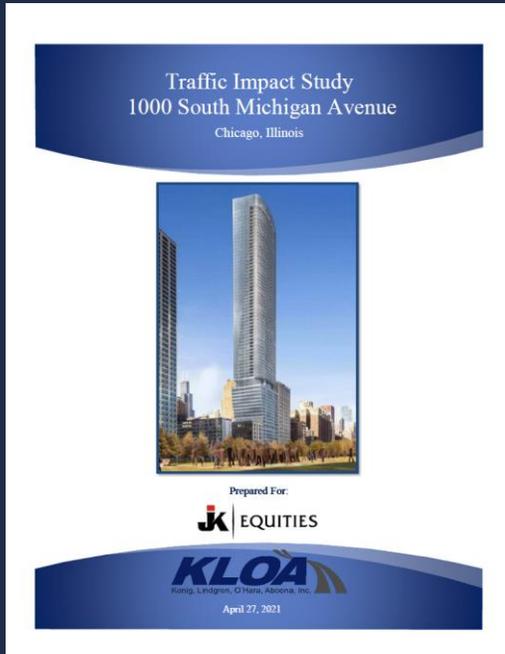


FAÇADE SECTIONS



TRANSPORTATION, TRAFFIC, AND PARKING

Based on the analyses and recommendations of the study, the following conclusions were made:

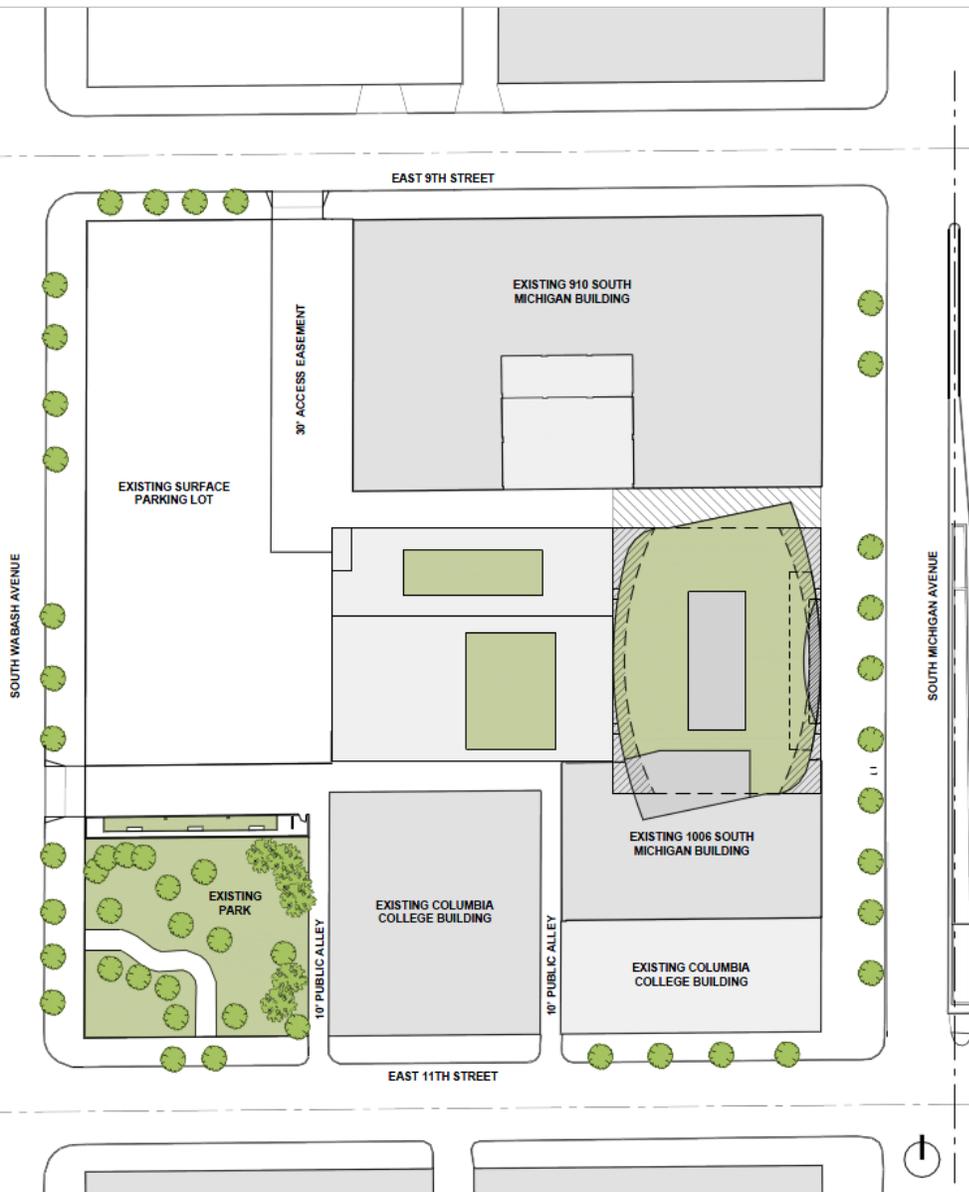


- The volume of traffic generated by the development will be reduced given its urban location and its proximity to alternative modes of transportation.
- The existing street system can sufficiently accommodate the traffic generated by the proposed development as well as the additional background growth.
- The proposed access system with inbound traffic entering the site off Wabash Avenue and outbound traffic exiting the site via 9th Street will adequately accommodate the proposed site-generated traffic volumes.
- Visual warning devices should be provided at the garage exit on E. 9th Street.
- Visual warning devices should be provided at the 14' wide alley intersection at the SW corner of the site on S. Wabash Avenue.



Compliance with Pedestrian-Oriented and Urban Design Guidelines (Zoning Code Sections 17-8-0905 and -0906) is unchanged by the Proposed Amendment





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
		<hr/>
		26,568 GSF

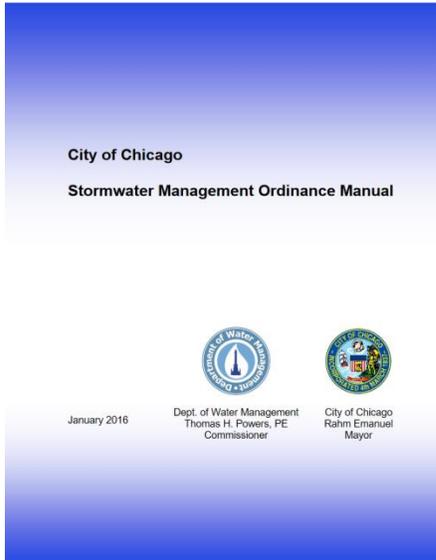
NEUTRAL GLASS WITH
LOW-E COATING

FLAT MILL FINISHED
ALUMINUM

PROFILED MILL
FINISHED ALUMINUM

POLISHED ALUMINUM AT
VERTICAL BANDS





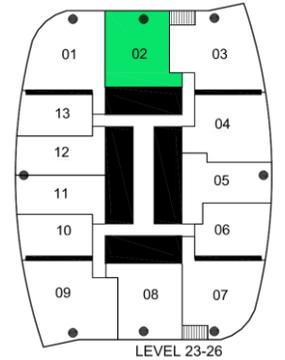
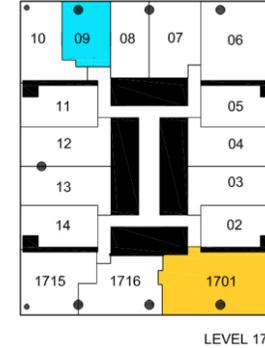
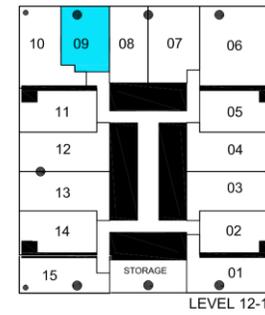
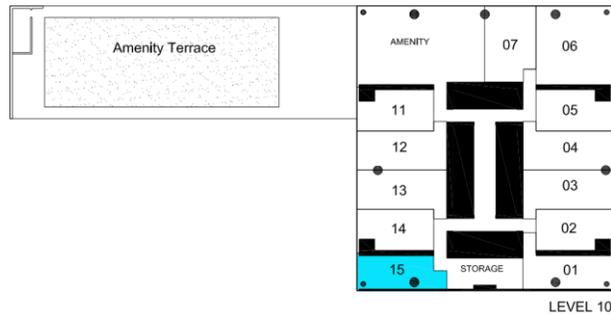
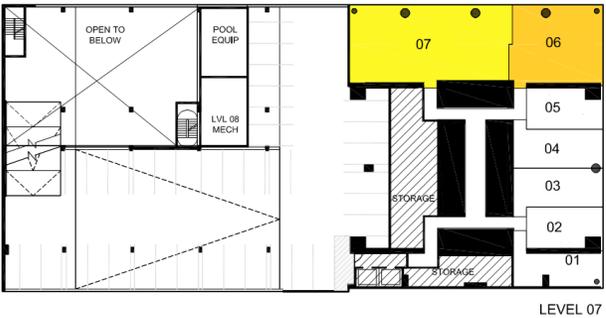
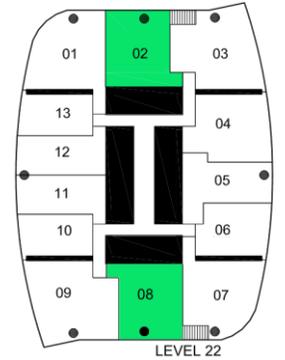
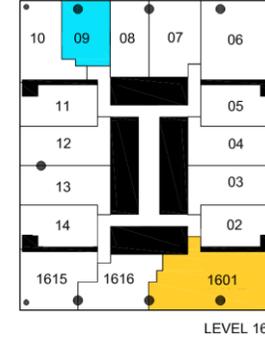
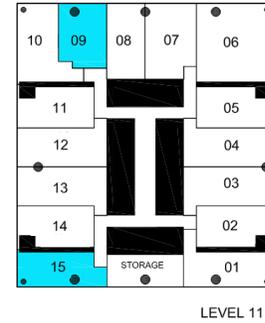
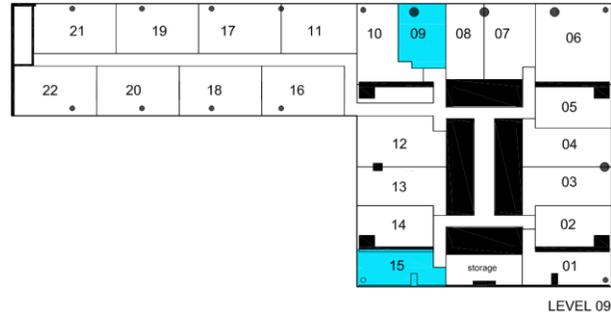
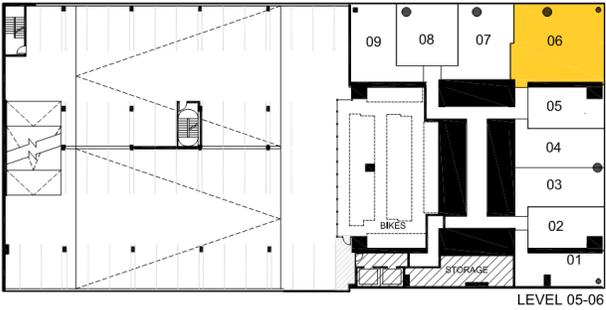
- The proposed site achieves the Volume Control requirement by incorporating 10,755 sf of green roof which results in a 33.3% reduction of impervious land cover from the existing site which was 100% impervious.
- The development of the site requires a restricted release rate of 0.15 cfs and is achieved by the use of a standard City of Chicago 3” vortex restrictor.
- The development also requires detention of 19,852 cf which is provided via a below grade structural tank located at the north end of the porte cochere and partially beneath the car park ramp. The total volume provided at the overflow elevation of 13.30 CCD is 20,302 cf.

ARO Unit EFF	909	915	1015	1109	1115	1209	1309	1409	1509	1609	1709
ARO Unit 1BD	2202	2208	2302	2402	2502	2602					
ARO Unit 2BD	506	606	706	1601	1701						
ARO Unit 3BD	707										

ARO ADA EFF	909	1109	1609
ARO ADA 1BD	2208	2602	
ARO ADA 2BD	606		
ARO ADA 3BD	707		

**DPD REQ'D MIN AVG
AREAS FOR AROs:**
EFF 487 SF
1BD 713 SF
2BD 1,185 SF
3BD 1,981 SF

**PROVIDED AVG
AREAS FOR AROs:**
EFF 499 SF
1BD 761 SF
2BD 1,221 SF
3BD 2,056 SF





Economic and Community Benefits

Participation Goals:

- 29% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises

Jobs:

- Estimated Construction jobs created – 2,379
- Estimated Permanent jobs created – 26

Additional Benefits:

- Payment of \$828,000 to the affordable housing fund + 23 affordable units on site
- Payment of approximately \$407,316 to the Neighborhood Opportunity Fund
- Increase in real estate tax revenue from \$150,000 to an estimated \$5,000,000
- All parking and loading is self-contained onsite, not burdening public roadways
- Transformation of a long-time vacant lot into a first class, skyline-changing skyscraper designed by the late, world renowned architect, **Helmut Jahn**

★ DPD Recommendations

- The project meets the eligibility criteria to receive a floor area bonus (17-4-1002).
- The project promotes the 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 by providing safe walkways and providing active uses within buildings facing the street (17-8-0905-A-1&2).
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.
- The proposed development is constructed with materials, finishes and architectural details that are of high-quality (17-8-0907-B-3).

