



CHICAGO PLAN COMMISSION

Department of Planning and Development

PD 815, AS AMENDED

1147 S. WABASH (4th Ward)

FAMILY ROOTS, LLC

09/15/2022

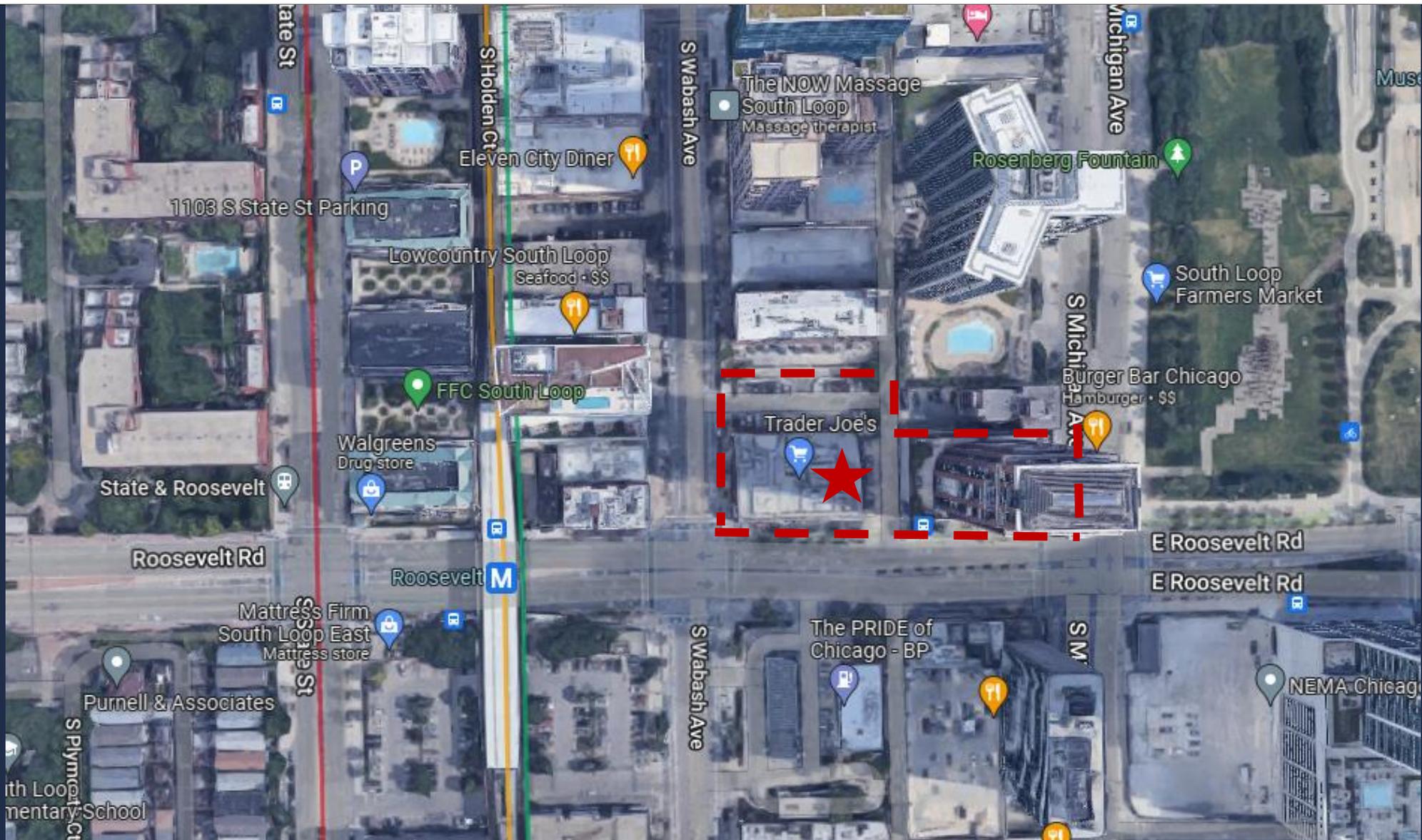
★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

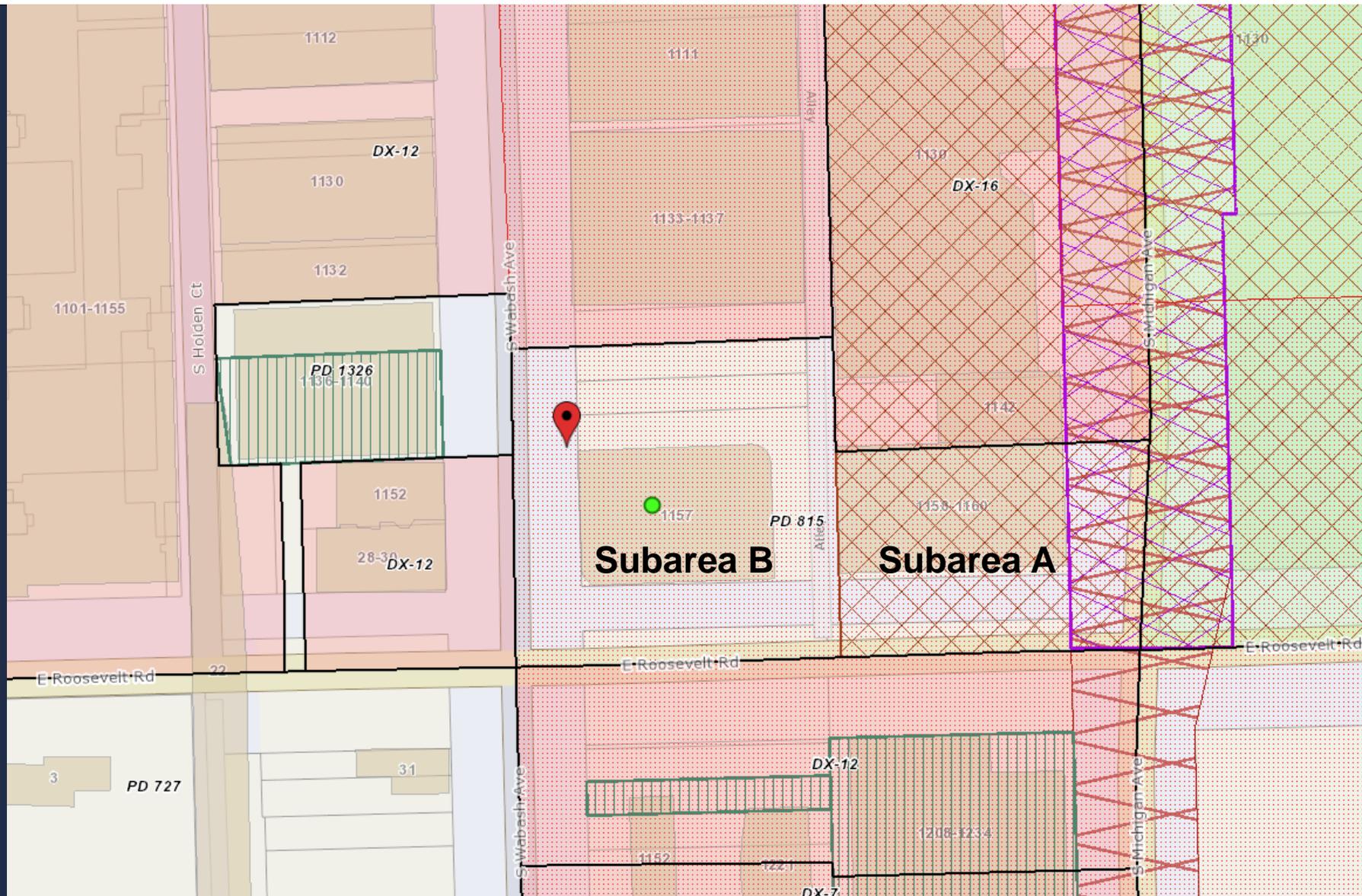
- Loop
- Demographic Data
 - 42,298 total population
 - 59% White (non-Hispanic), 21.1% Asian, 9.6% Hispanic/Latino, 7.1% Black
 - 67% are between age of 20 to 49
 - 82% have a bachelor's degree or higher
 - 89% are one- or two-person households
 - Median income: \$113,599



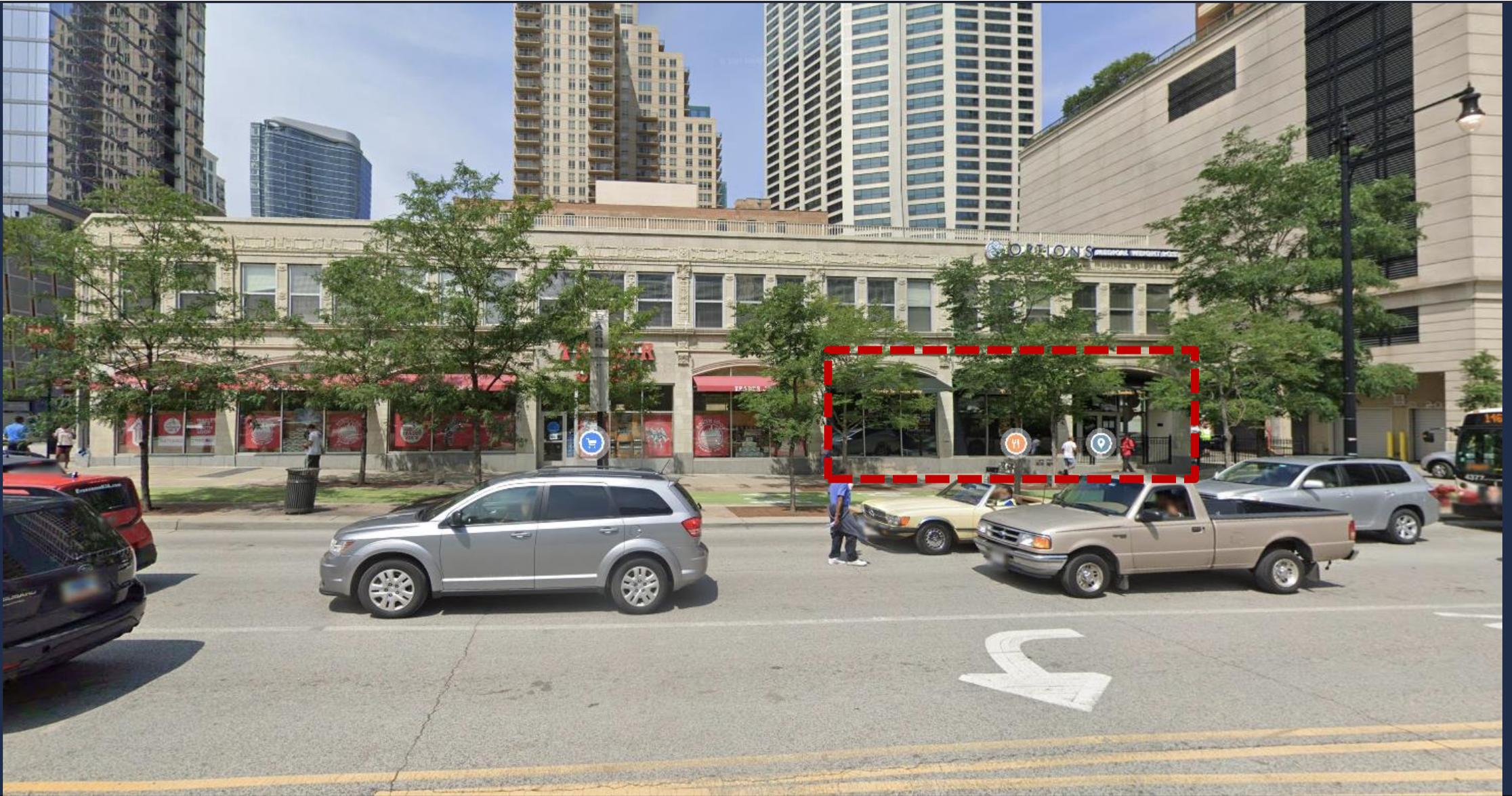
Source: The Loop CMAP Community Data Snapshot. July 2022 Release:
<https://www.cmap.illinois.gov/documents/10180/126764/The+Loop.pdf>



SITE CONTEXT PLAN





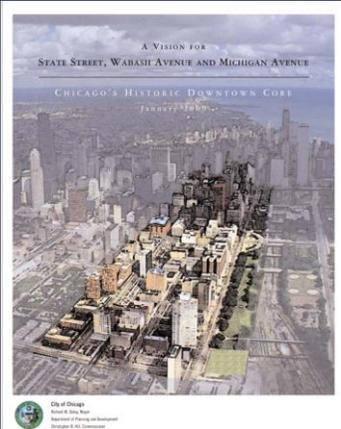


VIEW LOOKING NORTH FROM ROOSEVELT ROAD

Pedestrian Context



★ Planning Context



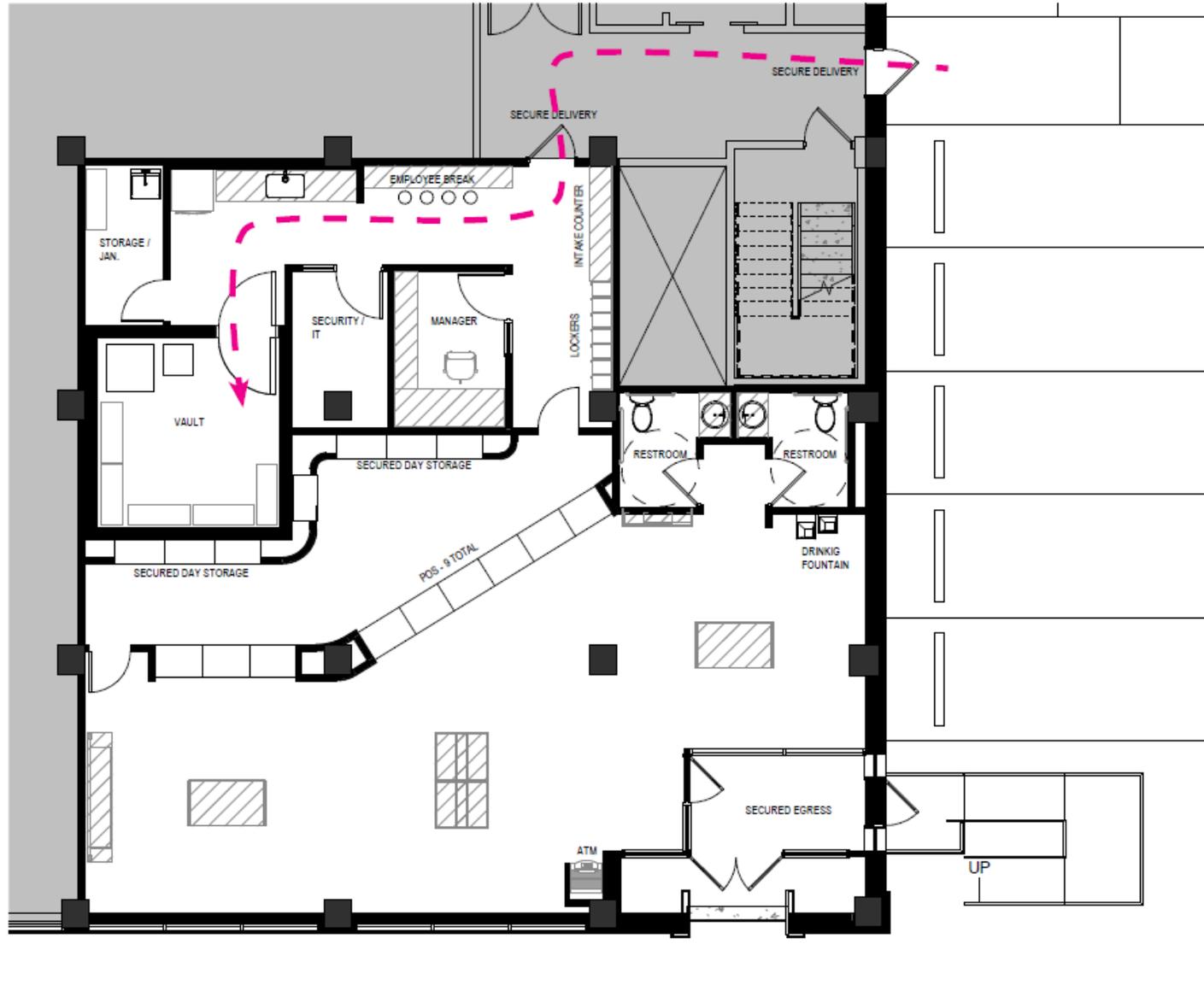
A VISION FOR STATE STREET, WABASH AVENUE AND MICHIGAN AVENUE

- January 2000
- Department of Planning and Development
- Policy: Strengthen Retail at the Street Level
 - Encourage retail south of Congress to meet the needs of the South Loop residential community

Project Timeline + Community Outreach

- Date of PD Filing: July 20, 2022
- Community Meeting: August 8, 2022
- ZBA Approval Process:
 - Zoning opinion/denial from Zoning Administrator
 - Application submittal to ZBA
 - Mandatory community meeting before ZBA hearing
 - Notice to all property owners within 250 feet
 - ZBA hearing

Subarea B: multi-family dwelling units, art galleries, “Art Related Uses” as defined in the redevelopment agreement by and between the co-applicants and the City, business uses as permitted in the DX-12 Downtown Mixed-Use District, dormitory rooms and parking, accessory and non-accessory and cannabis dispensary provided that a special use is approved pursuant to the standards under Section 17-9-0129 of the Chicago Zoning Ordinance. No cannabis business establishment which requires a special use may operate in any planned development prior to such use being reviewed and approved as a special use by the Zoning Board of Appeals (17-9-0129-5). The special use application must be filed pursuant to Sections 17-13-0900, 17-13-0905-G and the applicable rules issued by the Zoning Board of Appeals.



SITE + GROUND FLOOR PLAN

Estimated project cost: \$650,000

Estimated construction jobs: 30-50

Estimated permanent jobs: 30-45

Applicant's M/WBE Participation Goals:

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

★ DPD Recommendations

- The proposal is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- The proposal is consistent with the goals in the “Vision for State Street, Wabash Avenue, and Michigan Avenue” Plan (17-8-0903); and
- The proposal is compatible with the character of the surrounding area in terms of uses, density and building scale.

