



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

CHICAGO PLAN COMMISSION

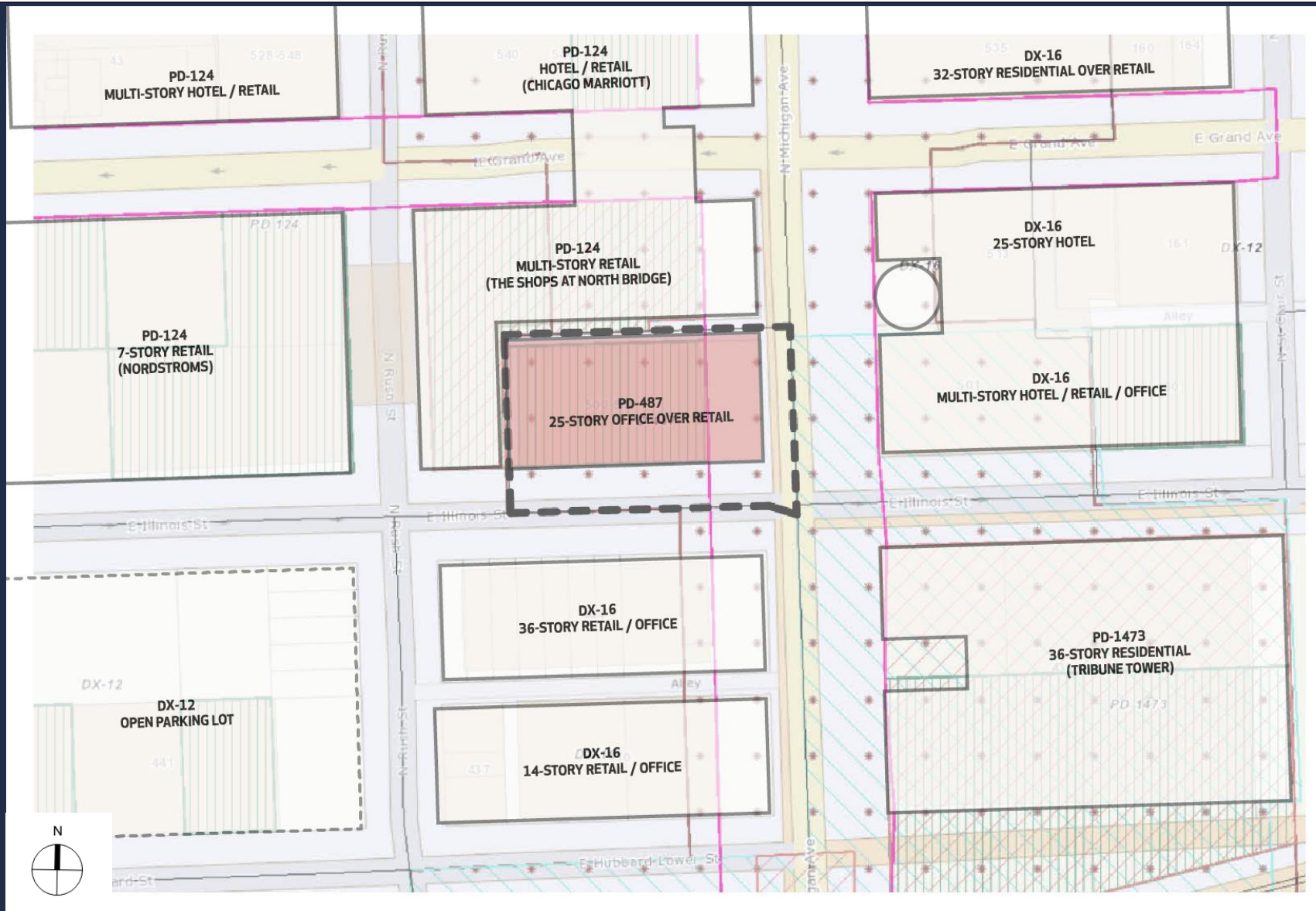
Department of Planning and Development

500 N MICHIGAN

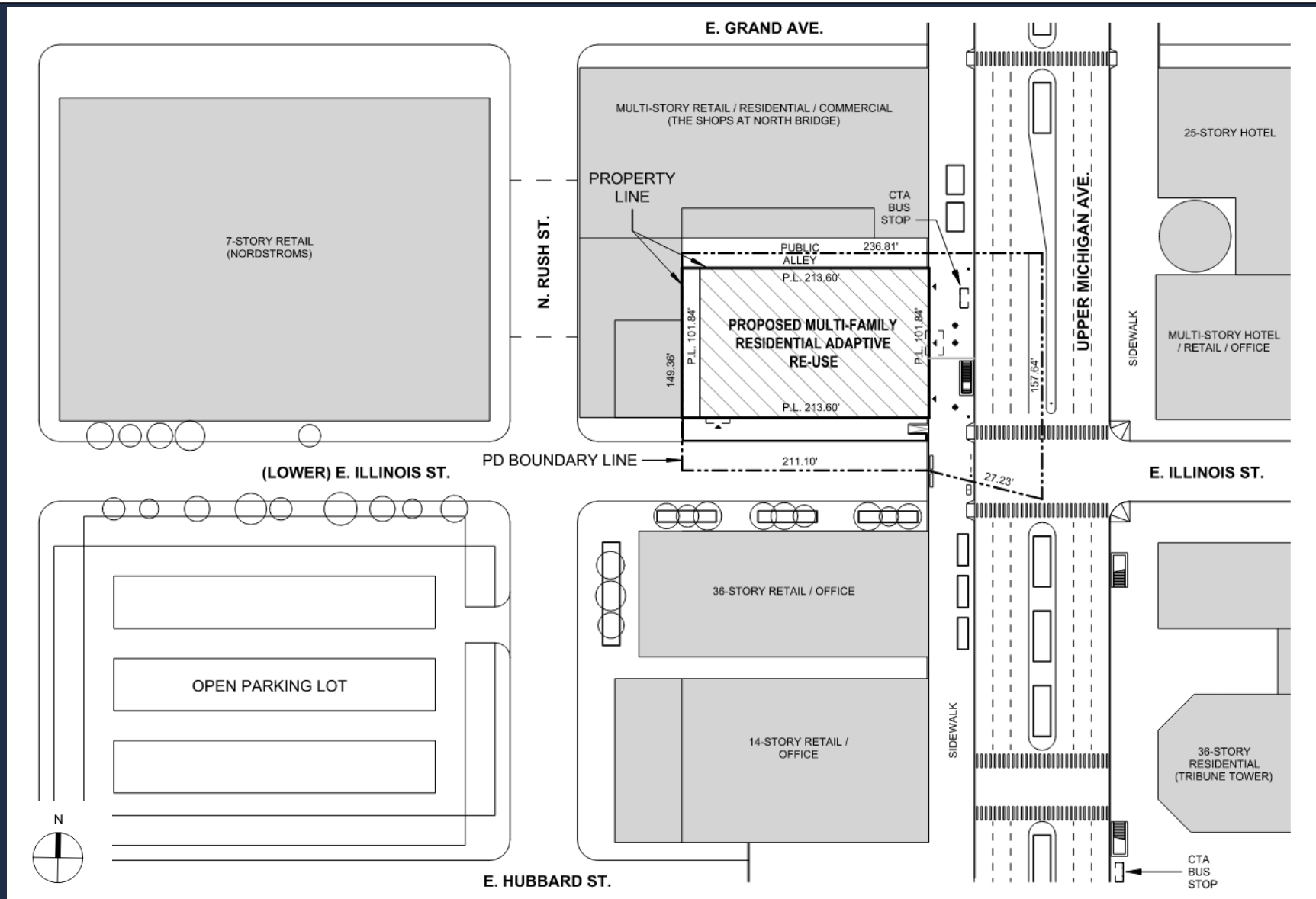
500 N MICHIGAN AVENUE (42ND WARD)

COMMONWEALTH DEVELOPMENT PARTNERS

9/27/2024



LAND USE CONTEXT PLAN



SITE CONTEXT PLAN

Historical Context



1965

Designed by SOM as a 25-story office building with 300,000 sf of conditioned space



1967

Opened spring of 1967, the ground floor was an open arcade space



1989

Open arcade space was enclosed to accommodate retail at the base



AERIAL VIEW FROM SE DIRECTION

Pedestrian Context



STREETVIEW – UPPER N. MICHIGAN AVE



STREETVIEW – LOWER E. ILLINOIS ST

Pedestrian Context



FAÇADE - MICHIGAN AVE



MAIN ENTRY – MICHIGAN AVE



NE CORNER – MICHIGAN AVE

Facade Context



NE CORNER

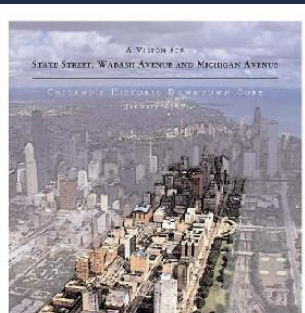
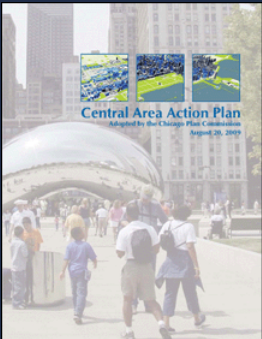
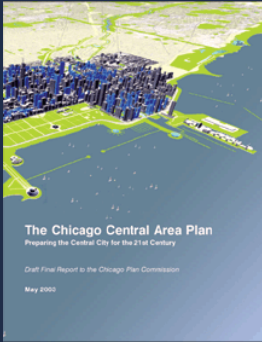


EAST



NW CORNER

★ Planning Context

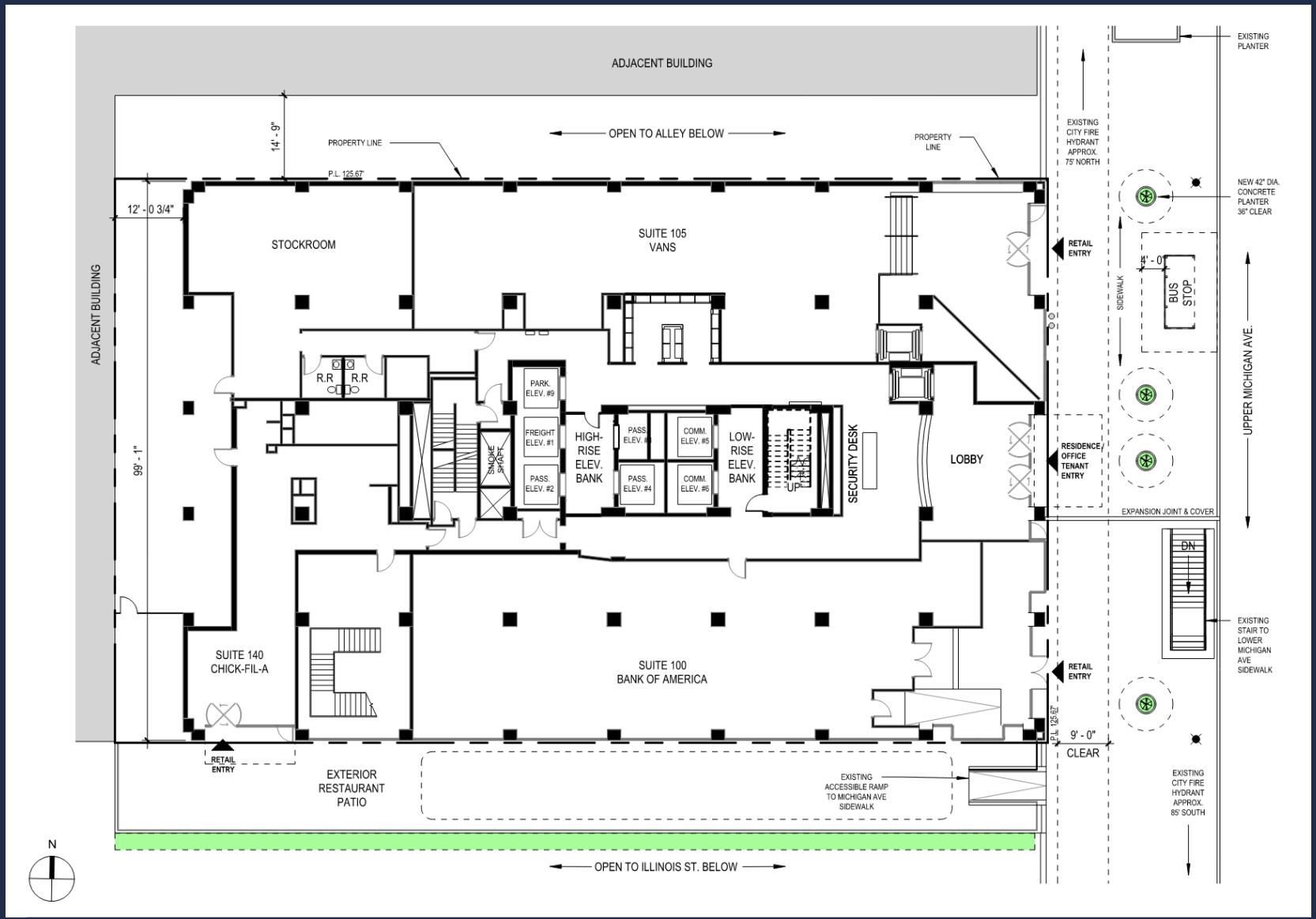


Planning Documents related to site

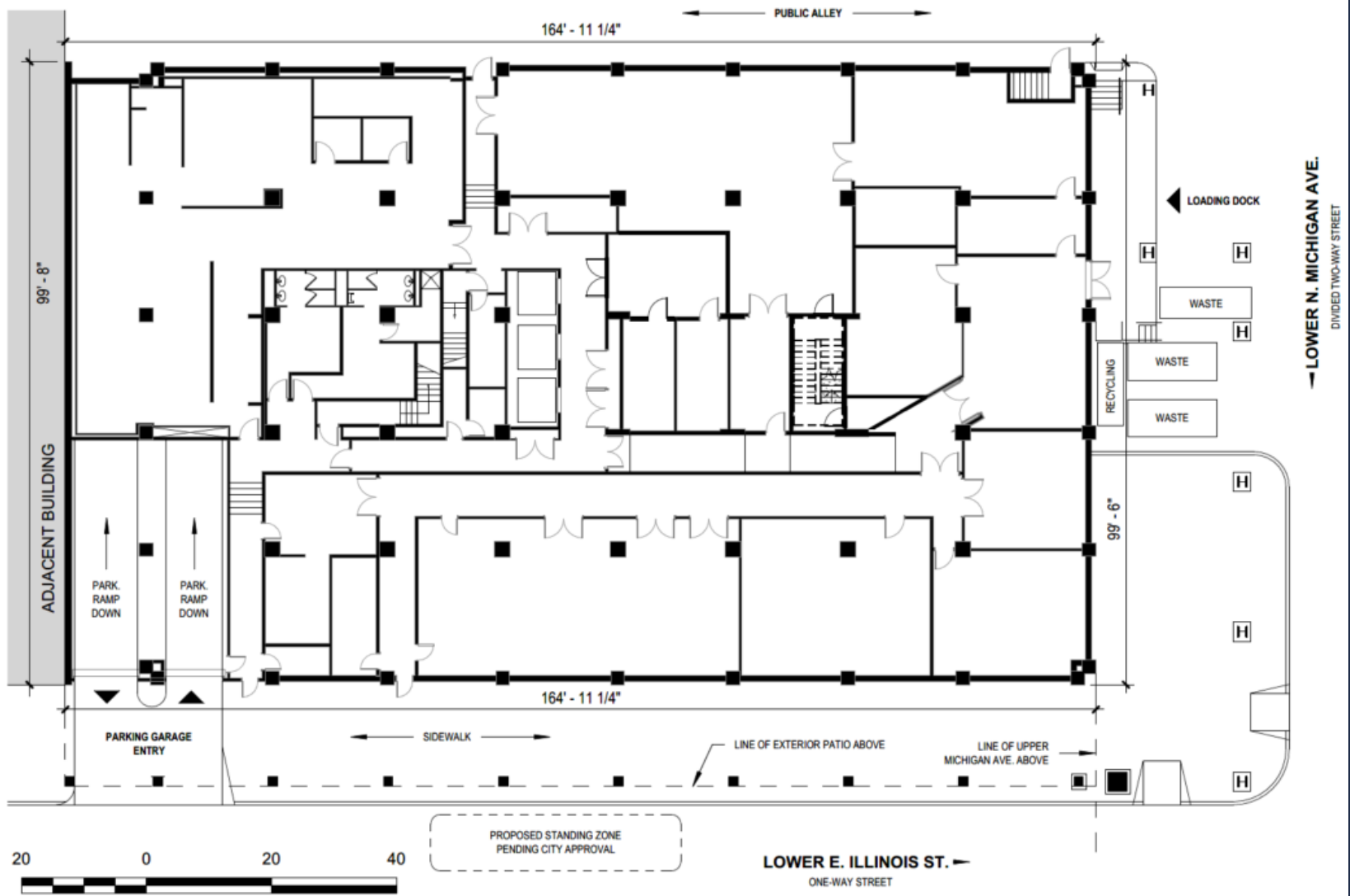
- Central Area Plan, published May 2003 by City of Chicago
 - Recommends residential and commercial uses in historic buildings
 - Highest Residential Densities should be concentrated on the Michigan-Wabash-State Corridor
- Central Area Action Plan, published August 2009 by City of Chicago
 - Recommends green policies and treatments like green roofs
 - Encourages landscaping along major streets
- Vision for State Street, Wabash Avenue and Michigan Avenue, published January 2000 by City of Chicago
 - Encourages renovation and protection of historic buildings
 - Encourages strengthening and marketing retail on Michigan Ave
 - New residents will help strengthen existing retail

Project Timeline + Community Outreach

- Filing Date: September 18, 2024
- SOAR Board Mtg: June 5, 2024
- Coordination with SOAR and Alderman Reilly regarding improvements to:
 - Improve Lower Michigan Avenue (lighting)
 - Addition of receiving rooms to Lower Michigan Avenue to keep deliveries off of upper Michigan Avenue
 - Lighting and landscape improvements to public right of way South of building
 - Stair improvements for stairs leading from upper to lower Michigan
 - Landscape improvements to upper Michigan Avenue to improve pedestrian experience



SITE + GROUND FLOOR PLAN



APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
 SCALE: 1" = 20'-0"

**SITE PLAN - LOWER N. MICHIGAN AVE /
 LOWER E. ILLINOIS ST**

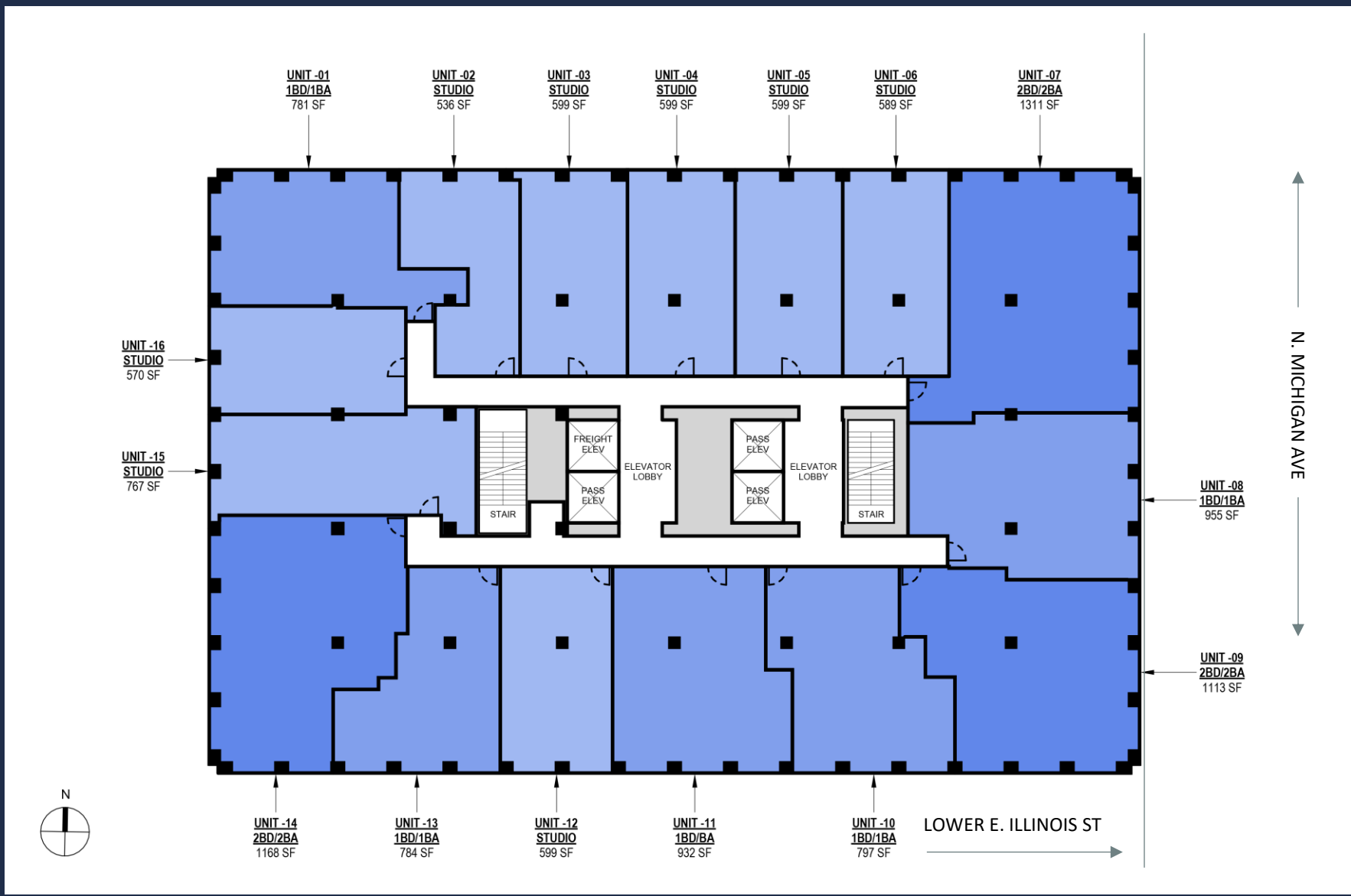
PLAN COMMISSION: 10/17/2024
 INTRODUCTION: 9/18/2024
 REVISED: TBD



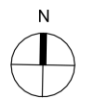
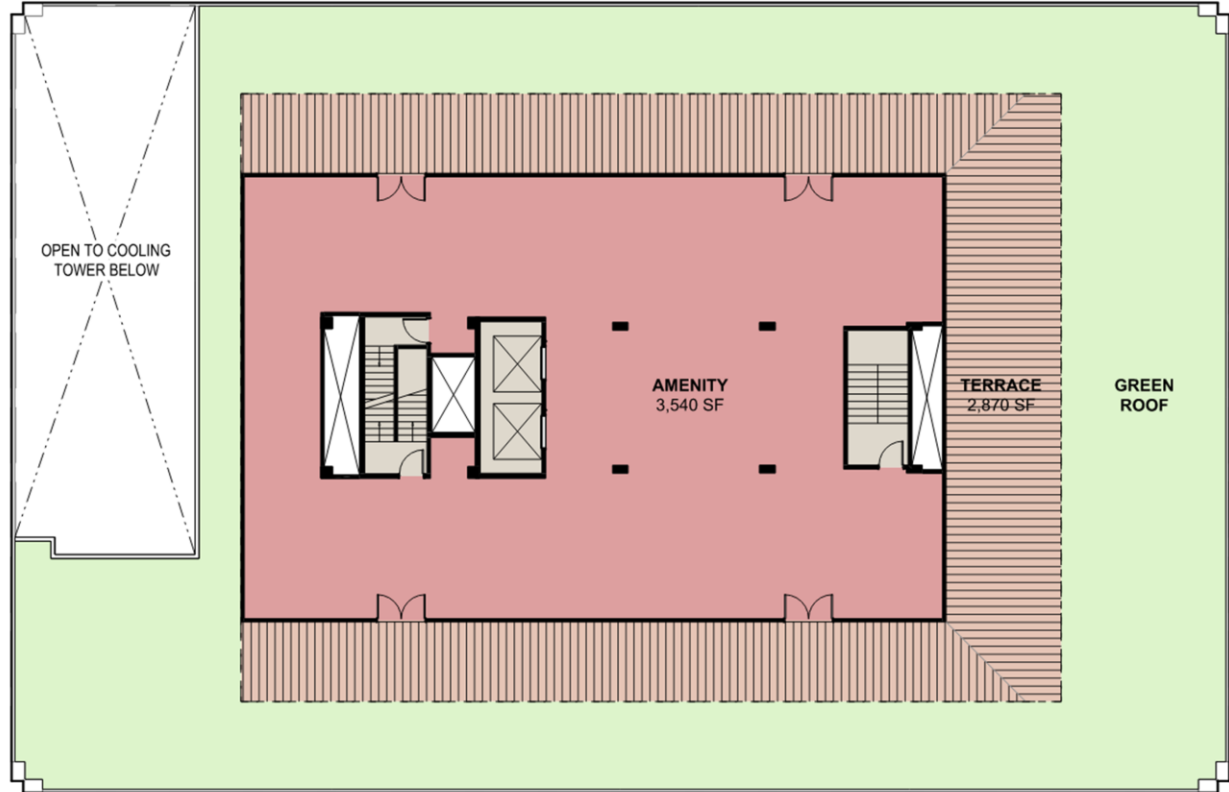
SITE + GROUND FLOOR PLAN (LOWER N. MICHIGAN/LOWER E. ILLINOIS)



TYPICAL FLOOR PLANS – LOWER AMENITY / UNIT LAYOUT



TYPICAL FLOOR PLANS – UPPER UNIT LAYOUT



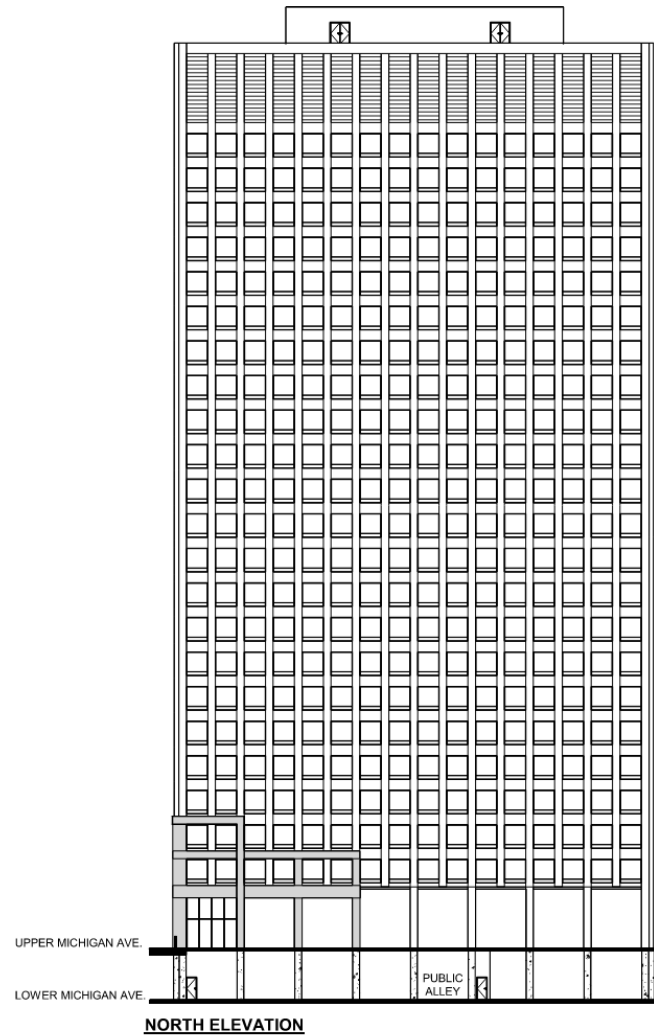
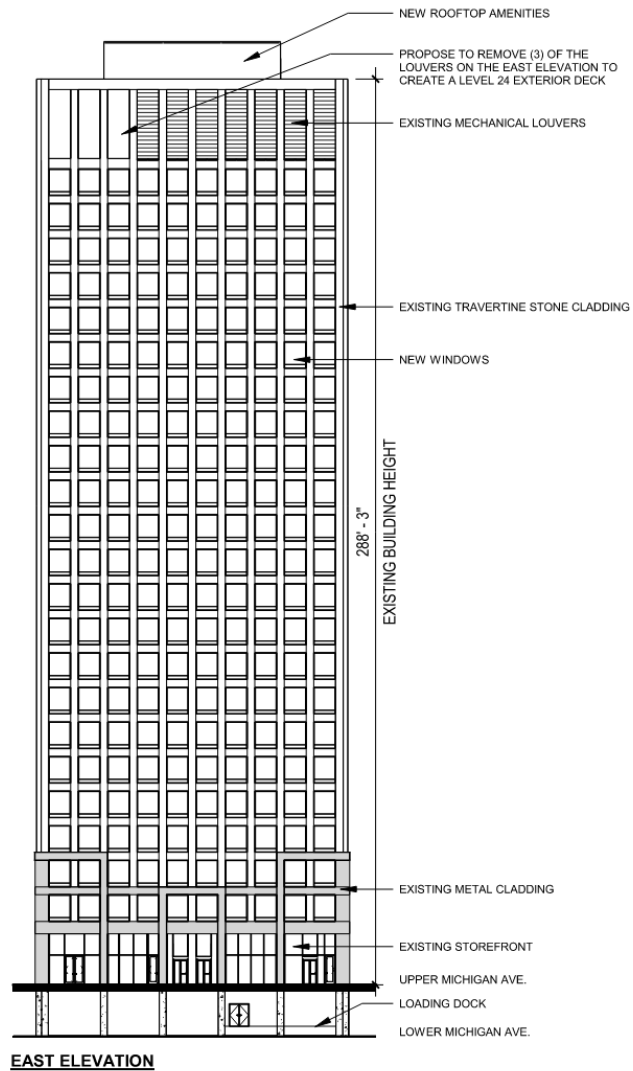
LOWER E. ILLINOIS ST
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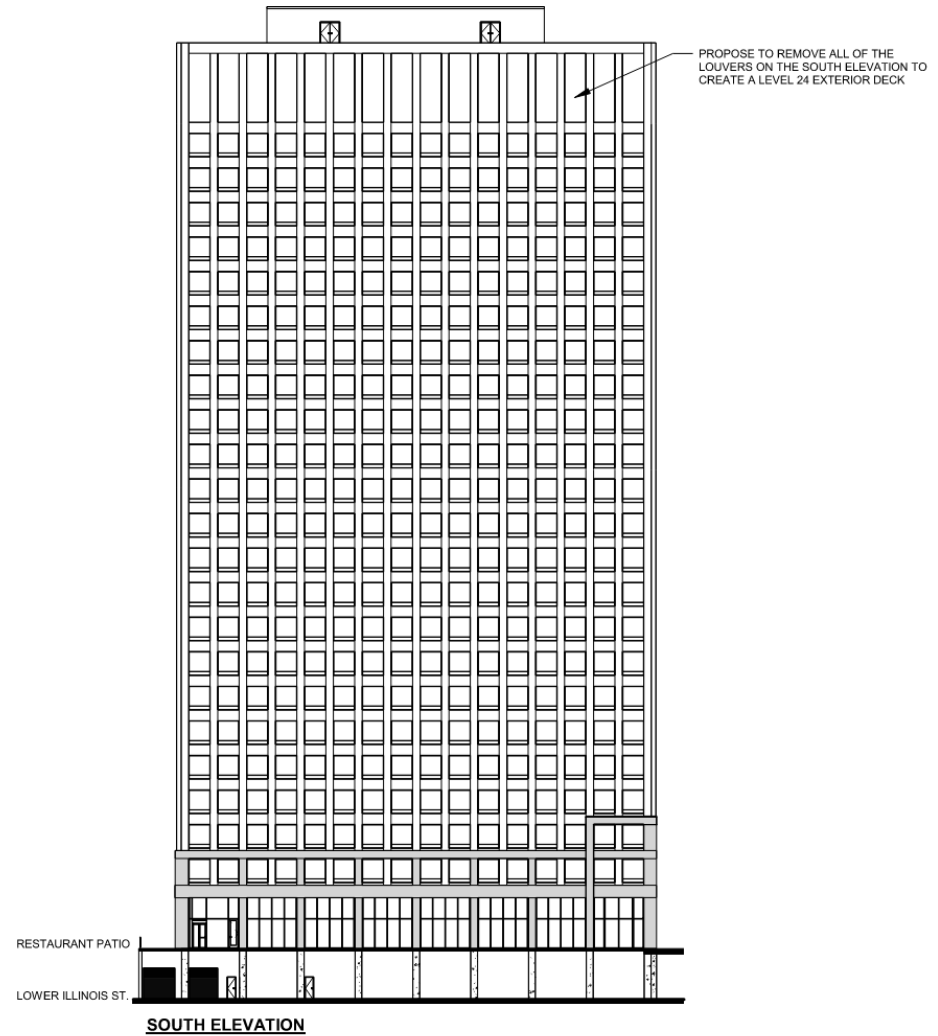
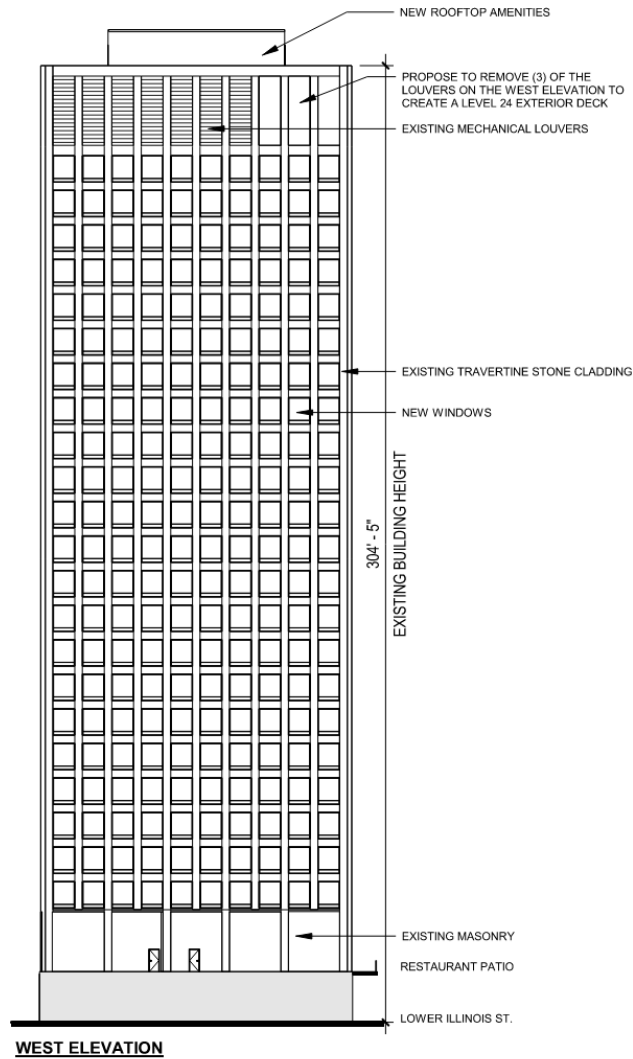
↑
N. MICHIGAN AVE
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ROOF PLAN

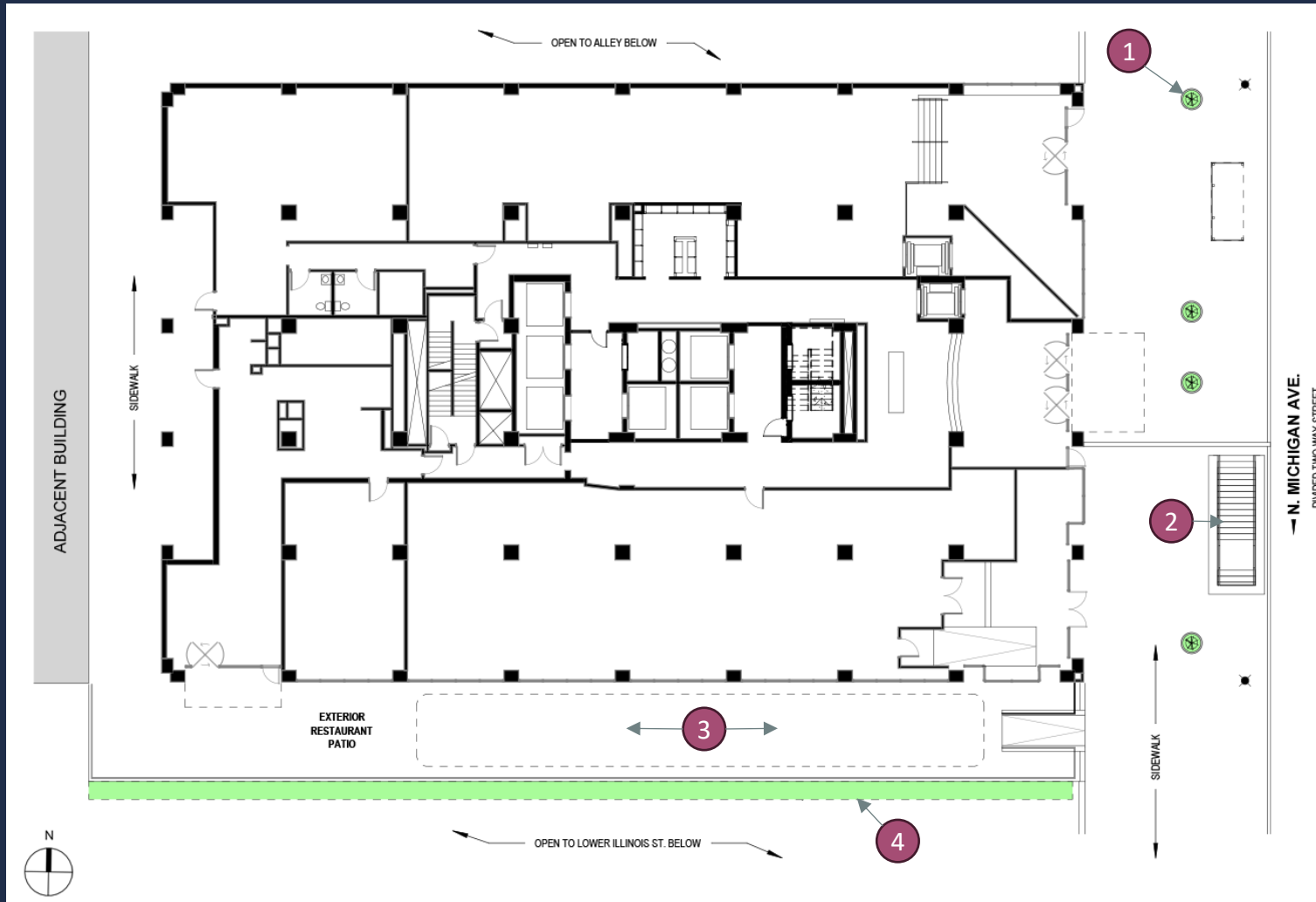


INSPIRATION FOR POTENTIAL ROOFTOP AMENITY SPACE





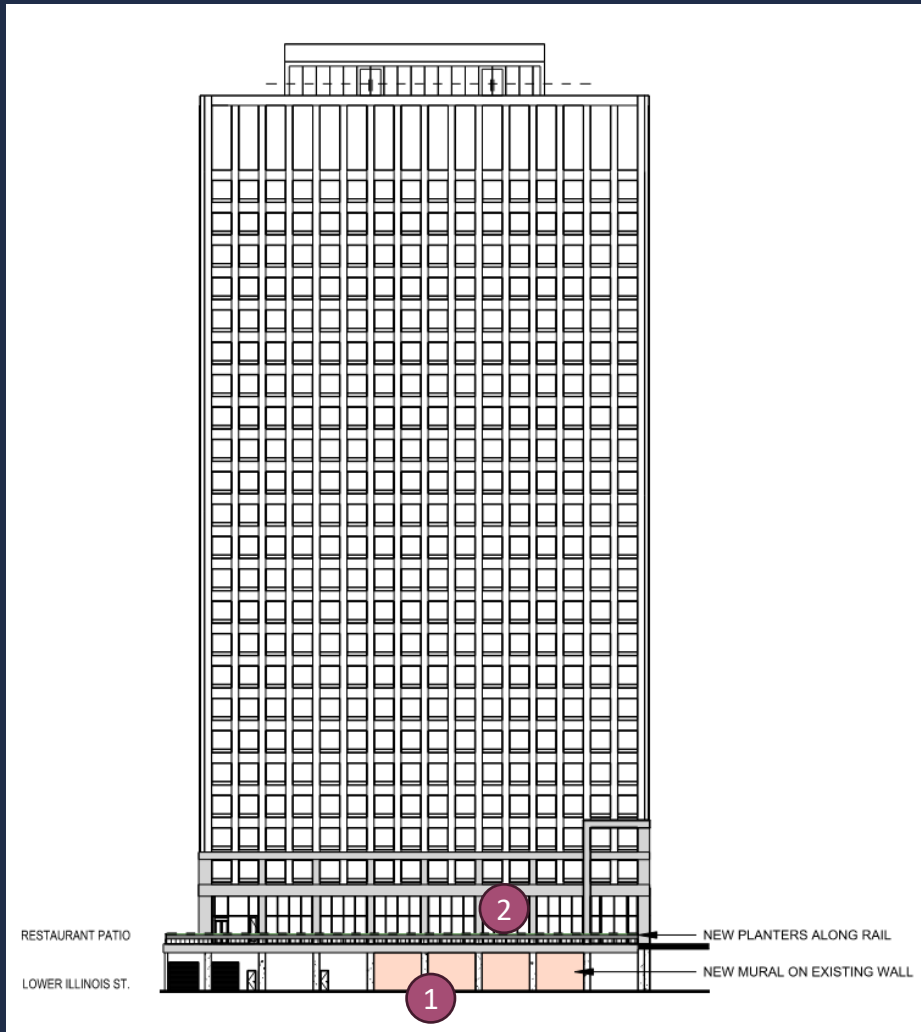
- THE PROPOSED BUILDING RENOVATION WILL BE LARGELY INTERIOR; HOWEVER, PRESERVATION OF THE HISTORIC FACADE WILL ENHANCE THE URBAN DESIGN.
- PEDESTRIAN EXPERIENCE WILL BE IMPROVED WITH NEW PLANTERS AND LIGHTING AND IMPROVEMENTS TO STAIRS TO LOWER MICHIGAN AVENUE; EXISTING ROADWAY DESIGN WILL NOT BE ALTERED.



1. (4) 42" DIAMETER PLANTERS TO BE ADDED TO SIDEWALK AT NORTH MICHIGAN AVE. PLANTERS TO BE ALIGNED WITH ADJACENT PROPERTY PLANTERS AND INCLUDE AT LEAST 36" CLEAR SPACE AROUND EACH. PLANTERS WILL NOT HINDER PATRON INGRESS/EGRESS OF THE PUBLIC WAY OR BUS STOP AND WILL NOT BE PLACED ON UTILITY COVERS OR BRIDGE DECK JOINT.
2. EXISTING STAIR FROM UPPER MICHIGAN AVE (L1) TO LOWER MICHIGAN AVE (LL1) TO BE IMPROVED BY CLEANING/SANDBLASTING ALL EXPOSED SURFACES, REMOVING ALL RUST, AND REPAINTING ALL EXPOSED SURFACES.
3. AREA OF IMPROVEMENT FOR USE BY PUBLIC
4. NEW LINEAR PLANTERS WELDED TO EXISTING RAILINGS ADJACENT TO RESTAURANT PATIO.

GROUND LEVEL IMPROVEMENTS @ MICHIGAN AVE

OPEN SPACE + LANDSCAPING



IMPROVEMENTS @ LOWER ILLINOIS ST

1. IMPROVEMENTS TO LOWER MICHIGAN/ILLINOIS TO INCLUDE A NEW MURAL, UPDATED PAINT, AND LIGHTING FOR PEDESTRIAN SECURITY.

2. NEW LINEAR PLANTERS WELDED TO EXISTING RAILINGS ADJACENT TO RESTAURANT PATIO.



THE PROPOSED BUILDING MODIFICATIONS ARE INTERIOR, THE EXISTING BUILDING EXTERIOR WILL BE PRESERVED AS-IS.

17-8-0907-B General Guidelines.

1. The existing context of a site should be respected in the design of adjacent new construction. This includes the existing general size, shape and scale, site plan and materials of surrounding properties. High-rise buildings or towers should respect the context and scale of surrounding buildings with setbacks at appropriate heights which will also reduce the apparent mass from street level.
2. Buildings located at intersections should have prominent design and lighting programs, due to their visibility.
3. All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing façade.

WE HAVE IDENTIFIED THE FOLLOWING SUSTAINABILITY ITEMS TO ACHIEVE THE REQUIRED 50 SUSTAINABILITY POINTS FOR A RENOVATIONS AND ADDITIONS PROJECT :



20 POINTS

EXCEED CURRENT ENERGY TRANSFORMATION CODE BY 5%



10 POINTS

GREEN ROOF COVERAGE GREATER THAN 50%



5 POINTS

DIVVY BIKE SHARE SPONSORSHIP



5 POINTS

RESIDENTIAL BIKE PARKING FACILITIES



5 POINTS

CTA DIGITAL DISPLAY



5 POINTS

INDOOR WATER USE REDUCTION BY 25%



THE SITE HAS AN APPROVED STORMWATER MANAGEMENT PLAN IN PLACE FROM WHEN IT WAS RENOVATED IN 1989.

SINCE THE WORK THAT IS BEING PROPOSED AT THIS TIME IS ALL INTERIOR, THIS WILL NOT BE CONSIDERED A REGULATED DEVELOPMENT OR A MODIFICATION TO A REGULATED DEVELOPMENT.

THE EXISTING SEWER SERVICE SIZES WILL NEED TO BE REVIEWED DURING THE DESIGN STAGE OF DEVELOPMENT AND REPLACED IF NEEDED.

THE TOTAL DISCHARGE FROM THE BUILDING WILL BE REDUCED AS PART OF THIS PROPOSED RENOVATION.

AFFORDABLE REQUIREMENTS ORDINANCE

- **Maximum of 320 Units**
 - ❑ **Applicant will provide 20% of ARO units on site for a total of 64 units**
 - ❑ **Units to be delivered in two phases**
 - **Phase 1: 238 units, including 48 ARO units**
 - **Phase 2: remaining 82 units, including 16 ARO units**
 - ❑ **The 64 ARO units will be offered to tenants earning various AMI levels as follows**
 - **10 at 40% AMI**
 - **12 at 50% AMI**
 - **21 at 60% AMI**
 - **11 at 70% AMI**
 - **10 at 80% AMI**
 - ❑ **Units will be distributed proportionally across the unit mix as reflected in the AMI chart**

ARO UNIT MIX/AMI DISTRIBUTION

AMI Mix for ARO Units

| Affordable Units | | | | | | | | |
|------------------|-----|-----|-----|-----|-----|-----|-------|---------|
| | 30% | 40% | 50% | 60% | 70% | 80% | Total | |
| Unit Type | AMI | AMI | AMI | AMI | AMI | AMI | AMI | Average |
| Studio | - | 5 | 6 | 10 | 6 | 5 | 32 | 60.00% |
| 1 bed | - | 3 | 4 | 6 | 3 | 2 | 18 | 58.33% |
| 2 bed | - | 2 | 2 | 5 | 2 | 3 | 14 | 61.43% |
| 3 bed | - | - | - | - | - | - | - | - |
| 4 bed | - | - | - | - | - | - | - | - |
| | - | 10 | 12 | 21 | 11 | 10 | 64 | 59.84% |

- **Developer will commit to meeting W/MBE and City Resident Hiring goals**
- **Up to 64 Affordable Housing units 22 of which will be affordable to households earning 50% of AMI or less**
- **250-300 construction jobs, 15 new onsite jobs, 30-50 jobs through various management and service contracts**
- **General improvements to public right of way**
 - **Improvement and maintenance of public right of way on south side of building**
 - **Improvements to stairs to lower Michigan Avenue**
 - **Improvements to lighting and landscaping of Lower Michigan Avenue and addition of landscaped planters on Upper Michigan Avenue**
- **Sustainability measures including 50% green roof**
- **0.5 FAR bonus payment of \$284,281.60**
- **Adaptive reuse and rehabilitation of a historic building, currently underutilized**

ECONOMIC AND COMMUNITY BENEFITS



DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports it for the following reasons:

1. Public review by various city departments (17-8-0101)
2. In line with adopted city plans for the neighborhood (17-8-0102)
3. Economically beneficial development that is compatible with the character of the neighborhood
4. In conformance with standards and guidelines of 17-8-0900
5. Public infrastructure and services will be adequate to serve the proposed development (17-13-0609-C)