



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 6, 2020

Sylvia C. Michas
Taft Stettinius & Hollister LLP
111 E. Wacker, Suite 2800
Chicago, IL 60601

Re: 222-230 N. Michigan Ave.

Dear Ms. Michas:

In response to your recent request, please be advised that the subject property is currently zoned DX-16 Downtown Mixed-Use District. The existing 40-story building is known as the Carbide and Carbon Building and is a designated Chicago Landmark. Your client is seeking to purchase the property and you are seeking clarification if student housing (i.e. dormitory) is a permitted use and you are also seeking floor area bonus information which may limit future expansion.

Student housing or a dormitory is defined as group living, pursuant to Section 17-17-0102-A of the Zoning Ordinance ("Ordinance"). Pursuant to Section 17-4-0207-B of the Ordinance, group living, except as more specifically regulated, is a special use within the DX District.

In regards to floor area bonuses, pursuant to Section 17-4-1000 of the Ordinance, floor area bonuses are intended to provide the opportunity for downtown area projects to achieve appropriate increases in floor area ratio above the base floor area ratios, while providing a corresponding economic incentive for developers to contribute to the economic growth of qualified investment areas as defined in Section 16-14-020, to preserve Chicago landmarks, and to provide public amenities in the downtown area or immediate vicinity that improve the quality of life of City residents, employees, and visitors and are a benefit to the public. Pursuant to Section 17-4-1002, residential and nonresidential buildings in all D districts are eligible to receive floor area bonuses, and pursuant to Section 17-4-1003-E, there is no maximum floor area bonus within the DX-16 District. Specific to the property subject to this letter, in addition to criteria found in Section 17-4-1000, review by the Landmarks Division of our department would also be required.

Sincerely,



Patrick Murphey
Zoning Administrator