



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**









**PRAIRIE DISTRICT APARTMENTS**


**1801 S. WABASH AVE. & 1800 S. MICHIGAN AVE. (Ward 3)**

**MERCY HOUSING**

5/18/2023



-  SITE
-  RADIUS
-  SCHOOLS
-  HOSPITALS
-  PARKS
-  SUBWAY STATION
-  BUS LINES
-  BUS STOP

NOT TO SCALE 

# LAND USE CONTEXT PLAN – 1/2 MILE RADIUS

# Community Area Snapshot

[www.cmap.illinois.gov](http://www.cmap.illinois.gov) Near South Side

## Race and Ethnicity, 2016-2020

|                                     | Near South Side |         | City of Chicago |         | CMAP Region |         |
|-------------------------------------|-----------------|---------|-----------------|---------|-------------|---------|
|                                     | Count           | Percent | Count           | Percent | Count       | Percent |
| White (Non-Hispanic)                | 13,556          | 51.4    | 900,055         | 33.3    | 4,276,699   | 50.6    |
| Hispanic or Latino (of Any Race)    | 1,104           | 4.2     | 772,791         | 28.6    | 1,952,731   | 23.1    |
| Black (Non-Hispanic)                | 5,932           | 22.5    | 776,470         | 28.8    | 1,391,837   | 16.5    |
| Asian (Non-Hispanic)                | 5,030           | 19.1    | 182,251         | 6.8     | 620,988     | 7.3     |
| Other/Multiple Races (Non-Hispanic) | 754             | 2.9     | 67,780          | 2.5     | 209,283     | 2.5     |

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population

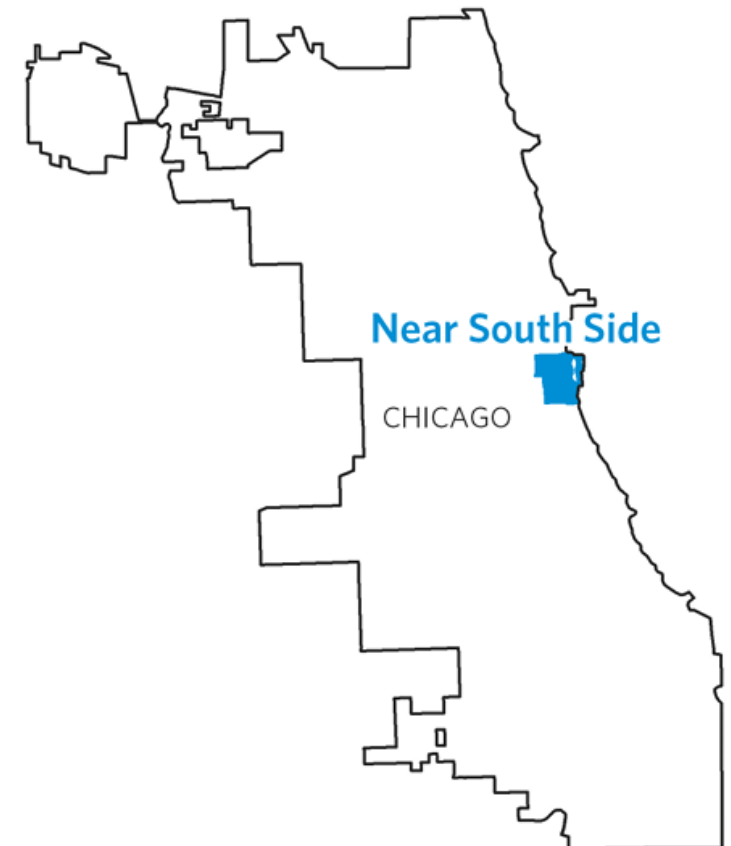
## Household Income, 2016-2020

|                        | Near South Side |         | City of Chicago |         | CMAP Region |         |
|------------------------|-----------------|---------|-----------------|---------|-------------|---------|
|                        | Count           | Percent | Count           | Percent | Count       | Percent |
| Less than \$25,000     | 2,239           | 14.4    | 247,276         | 22.9    | 506,150     | 16.1    |
| \$25,000 to \$49,999   | 912             | 5.9     | 206,530         | 19.1    | 548,808     | 17.4    |
| \$50,000 to \$74,999   | 1,507           | 9.7     | 165,058         | 15.3    | 495,919     | 15.7    |
| \$75,000 to \$99,999   | 1,916           | 12.3    | 124,195         | 11.5    | 401,768     | 12.7    |
| \$100,000 to \$149,999 | 3,460           | 22.2    | 155,086         | 14.3    | 556,161     | 17.6    |
| \$150,000 and Over     | 5,536           | 35.6    | 182,998         | 16.9    | 644,573     | 20.4    |
| Median Income          | \$115,993       |         | \$62,097        |         | \$76,606    |         |
| Per Capita Income*     | \$88,784        |         | \$39,068        |         | \$40,601    |         |

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Universe: Total population





# ★ Planning Context



**Central Area Plan**  
City of Chicago Department of  
Planning and Development, May 2003



**Chicago Central Area Action Plan**  
City of Chicago Department of Planning  
and Development, August 2009



**Near South Community Plan**  
City of Chicago Department of  
Planning and Development, May 2004






**SITE CONTEXT PLAN – AERIAL SOUTH EAST**



1800 SOUTH MICHIGAN  
1801 SOUTH WABASH



- Single-Family Residential
- Multi-Family Residential
- Commercial
- Mixed Commercial/Residential
- Industrial
- Institutional
- Open Space
- Agricultural
- Water
- Transportation/Communication/Utilities
- Under Construction
- Vacant
- Non-Parcel/Unclassifiable

NOT TO SCALE 

# LAND USE CONTEXT PLAN



# Community Engagement

## Stakeholder Communications

Near South Planning Board (NSPB),  
Prairie District Neighborhood Alliance,  
Department of Housing, IHDA, CLIHTF

- Project presented to NSPB and discussed in 2022 and 2023
- Responded to security concerns by increasing staffing and enhancing planned security system
- Created more dynamic pedestrian experience based on feedback
- Discussed inclusion of commercial use
- Incorporated changes to building envelope to better integrate property into neighborhood design scheme
- Work with CLIHTF to keep 60 extremely low-income tenants housed

## Neighborhood Communications

3<sup>rd</sup> ward, neighbors, faith communities,  
businesses

- Continual updates on layout, population, and operations to 3<sup>rd</sup> ward Ald. Dowell
- Town hall presentation to neighbors
- Focus on maintaining safe, clean and quiet environment already established by Mercy Housing at current Studios building (future Wabash)
- Refined population and unit mix to meet request to make attractive South Loop location available to broader range of working residents

## Building Communications

Residents living in current Studios  
(future Wabash) building, service  
providers and management staff

- Multiple letters to tenants describing project and updating tenants on progress
- Direct phone line to Real Estate Development team for one-on-one answers to questions
- Regular user meetings with service providers and management staff to inform design, operations and services planning
- Tenant meeting held in May 2023

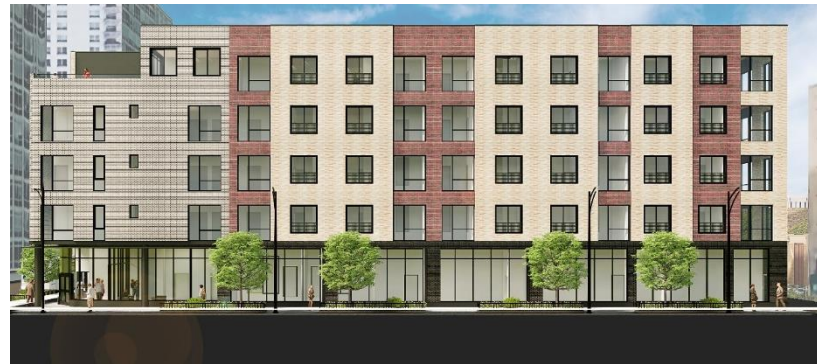


# Project Timeline & Design Evolution

- **September 2022**– PD Filing
- **January 2023** – DPD Review
- **March 2023** – 100% Design Development with 100 units for the Wabash building
- **June 2023** – Permit Set



**June 2022 PD Application**



**January 2023 DPD Presentation**



**Final Design**



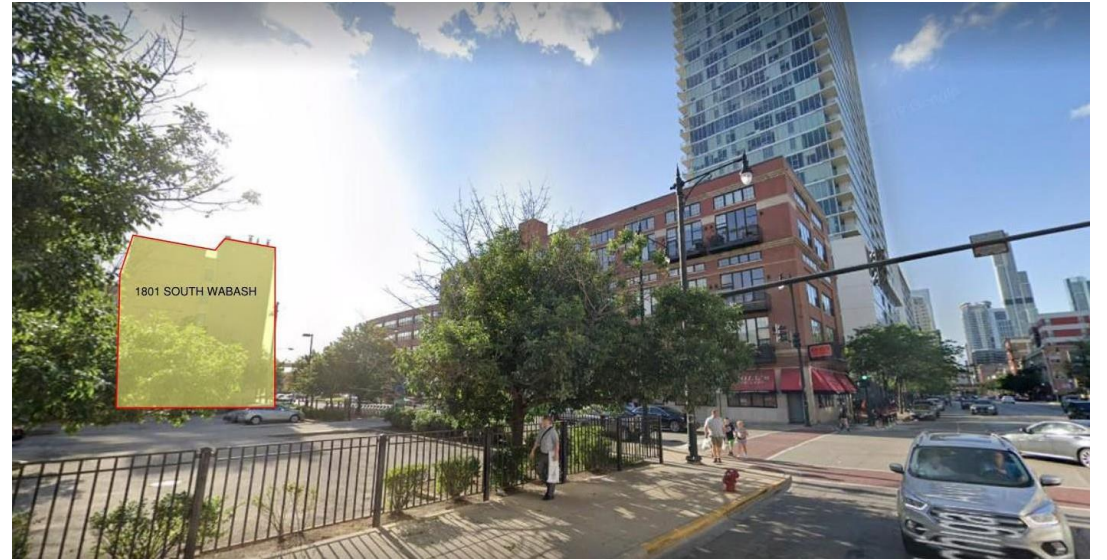


**NORTH WEST AERIAL VIEW**





**LOOKING NORTHEAST**



**LOOKING NORTHWEST**



**LOOKING SOUTHEAST**



**LOOKING SOUTHWEST**



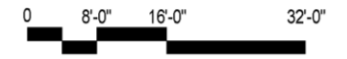
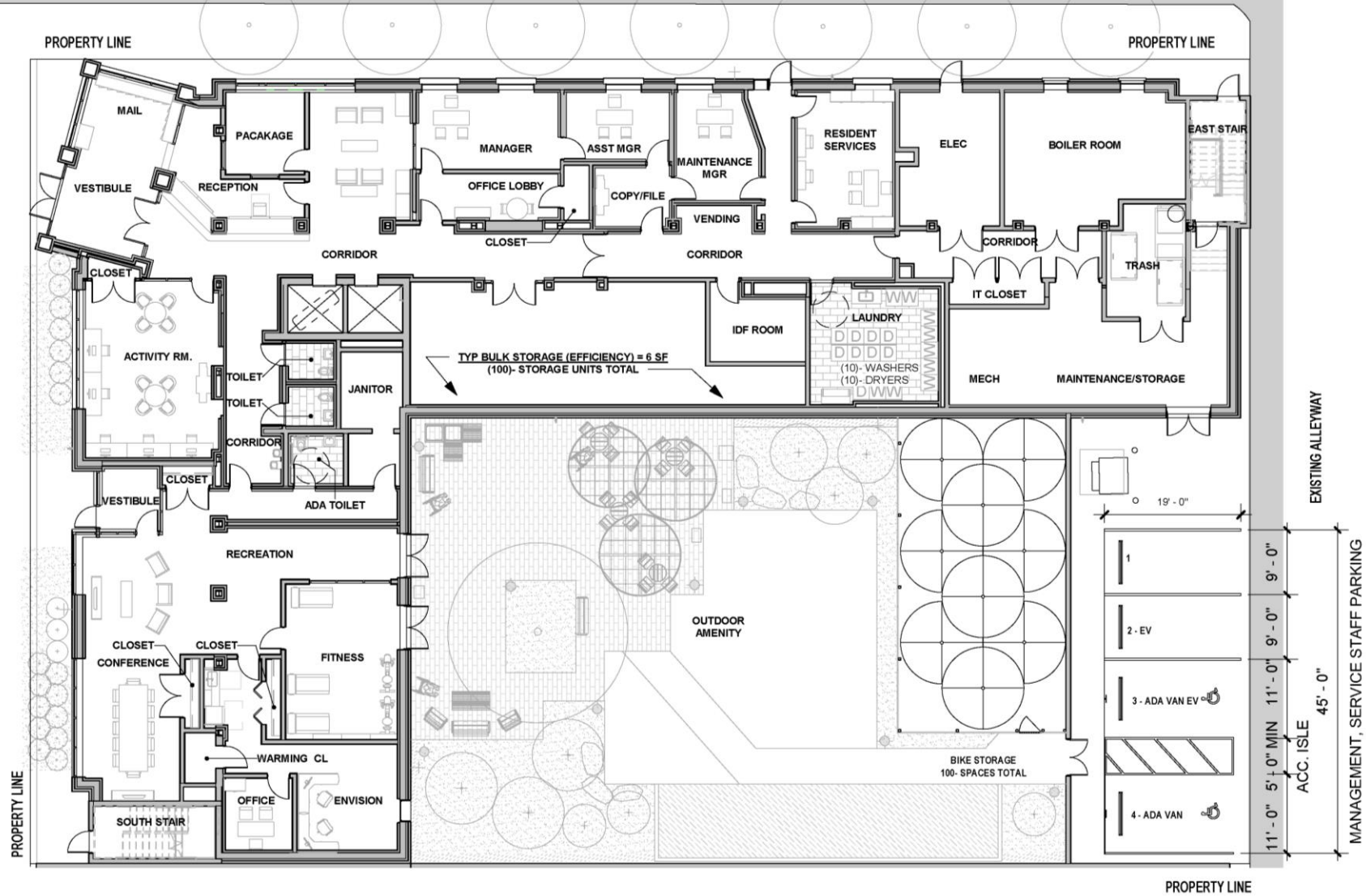


**NORTH EAST AERIAL VIEW**

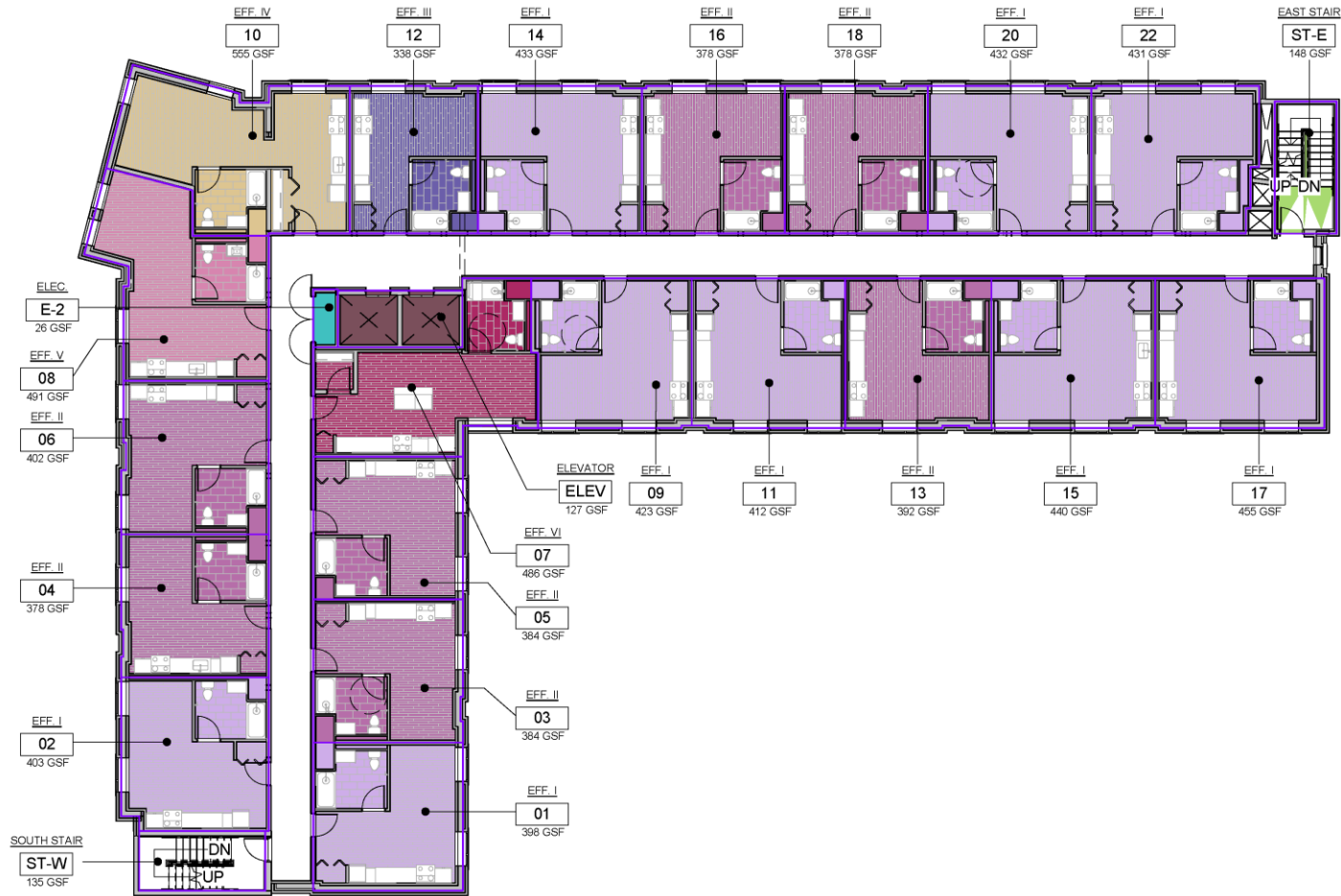


EAST 18TH STREET

SOUTH WABASH AVE.



1801 S. WABASH (EXISTING BUILDING) - SITE + GROUND FLOOR PLAN













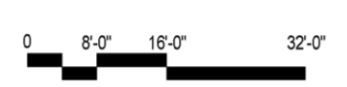
- **TYPICAL UNIT FLOOR (2,3,4,5,6)**
  - (9) - EFF. I
  - (7) - EFF. II
  - (1) - EFF. III
  - (1) - EFF. IV
  - (1) - EFF. V
  - (1) - EFF. VI
  - 20 UNITS/FLOOR**

- **5 STORIES OF RESIDENTIAL UNITS**  
**(100) - EFFICIENCY**  
**100 UNITS TOTAL**

- **TYP. RESIDENTIAL FLOOR AREA (FL2-FL6) = 10,645 GSF**
- **TOTAL BLDG AREA (FL1-FL6) = 63,850 GSF**

**UNIT TYPE LEGEND**

|  |   |
|--|---|
|  EFF. I   |  ELEVATOR    |
|  EFF. II  |  EAST STAIR  |
|  EFF. III |  ELEC.       |
|  EFF. IV  |  SOUTH STAIR |
|  EFF. V   |   |
|  EFF. VI  |   |



**1801 S. WABASH (EXISTING BUILDING) - TYPICAL FLOOR PLAN**



**1800 S MICHIGAN**

**1801 S WABASH**



**MICHIGAN  
AVE**

**ALLEY**

**WABASH  
AVE**

**18<sup>TH</sup> STREET (North) ELEVATIONS**

# 1800 S. Michigan Avenue Pedestrian Context

Looking south on Michigan Ave.





# 1800 S. Michigan Avenue

## Pedestrian Context

Looking west on 18<sup>th</sup> Street.



BLACK METAL COPING

TEMPERED GLASS HANDRAIL AT PARAPET

BRICK FACING COLOR 1

BRICK FACING COLOR 2

DOUBLE GLAZED FIXED WINDOW & HOPPER WINDOW

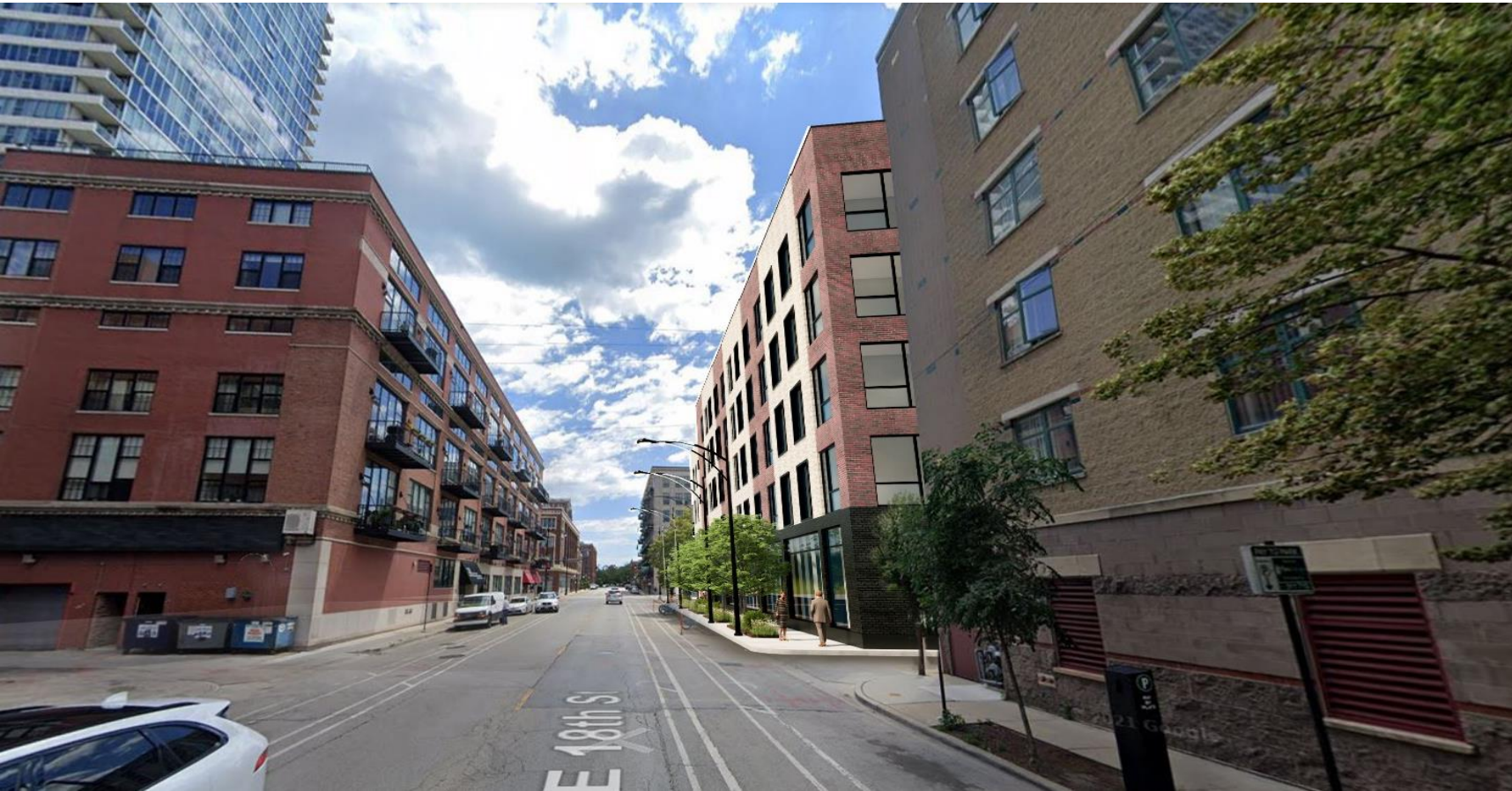
BRICK FACING COLOR 3





# 1800 S. Michigan Avenue Pedestrian Context

Looking east on 18<sup>th</sup> Street.





# 1800 S. Michigan Avenue

## North Elevation

Facing south on 18<sup>th</sup> Street

TEMPERED GLASS HANDRAIL AT PARAPET

BRICK FACE COLOR 2

PERFORATED METAL RAILING  
AT JULIET BALCONY

BRICK FACE COLOR 1

DOUBLE GLAZED SLIDING WINDOW  
W/ HOPPER WINDOW

DOUBLE GLAZED FIXED WINDOW  
& HOPPER WINDOW



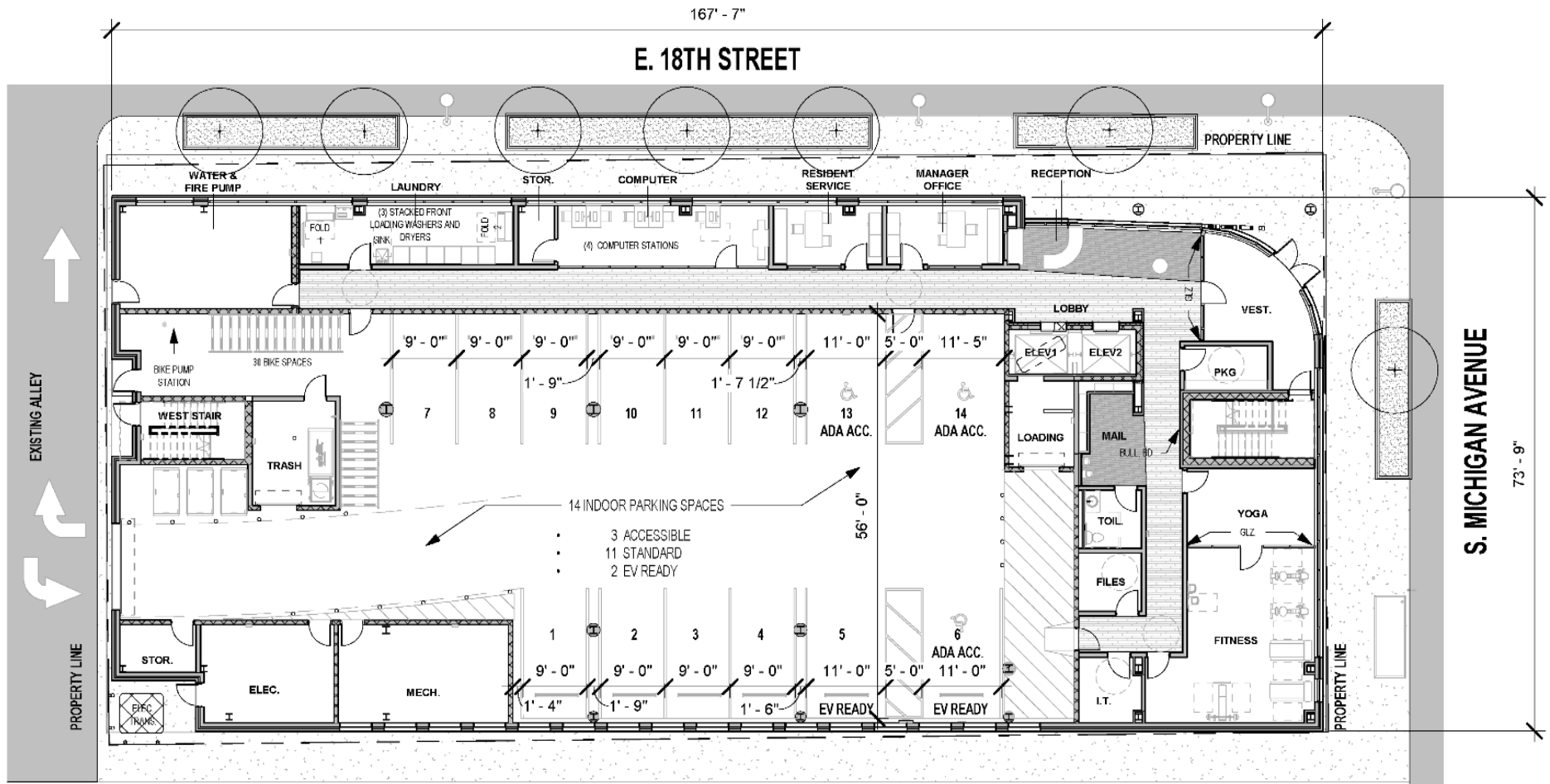


# 1800 S. Michigan Avenue

## East Elevation

Facing west on Michigan Ave.



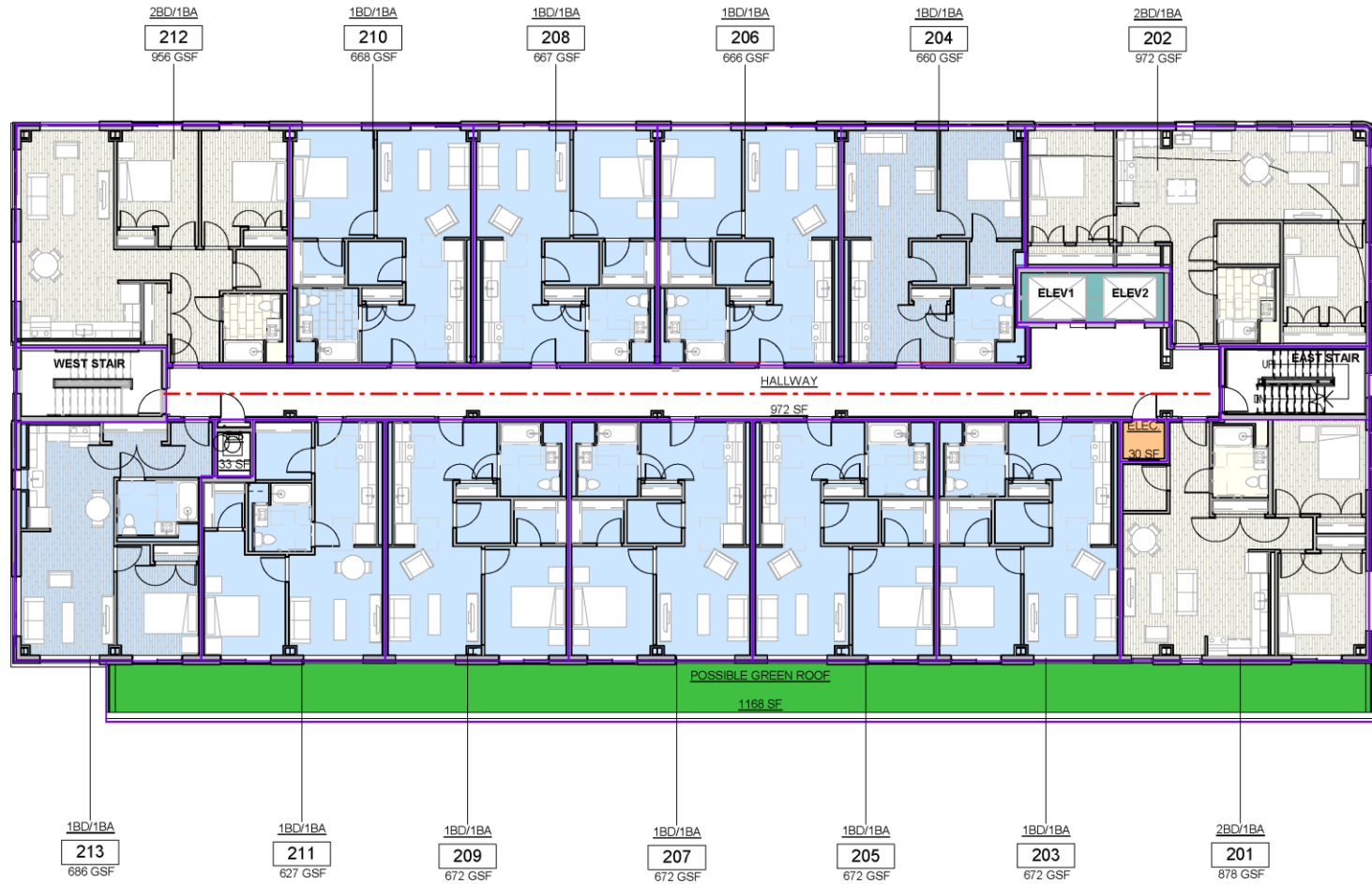


- FLOOR 1 AREA: 12,046 GSF
- FLOOR 1- CONDITIONED AREA: 5,716 GSF
- FLOOR 1- PARKING AREA: 6,330 GSF



# MICHIGAN SITE + GROUND FLOOR PLAN





**TYPICAL FLOOR UNIT MIX: 2,3,4**

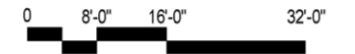
- (10)- 1 BED/ 1 BATH
- (03)- 2 BED/ 1 BATH
- 13 UNITS/FLOOR

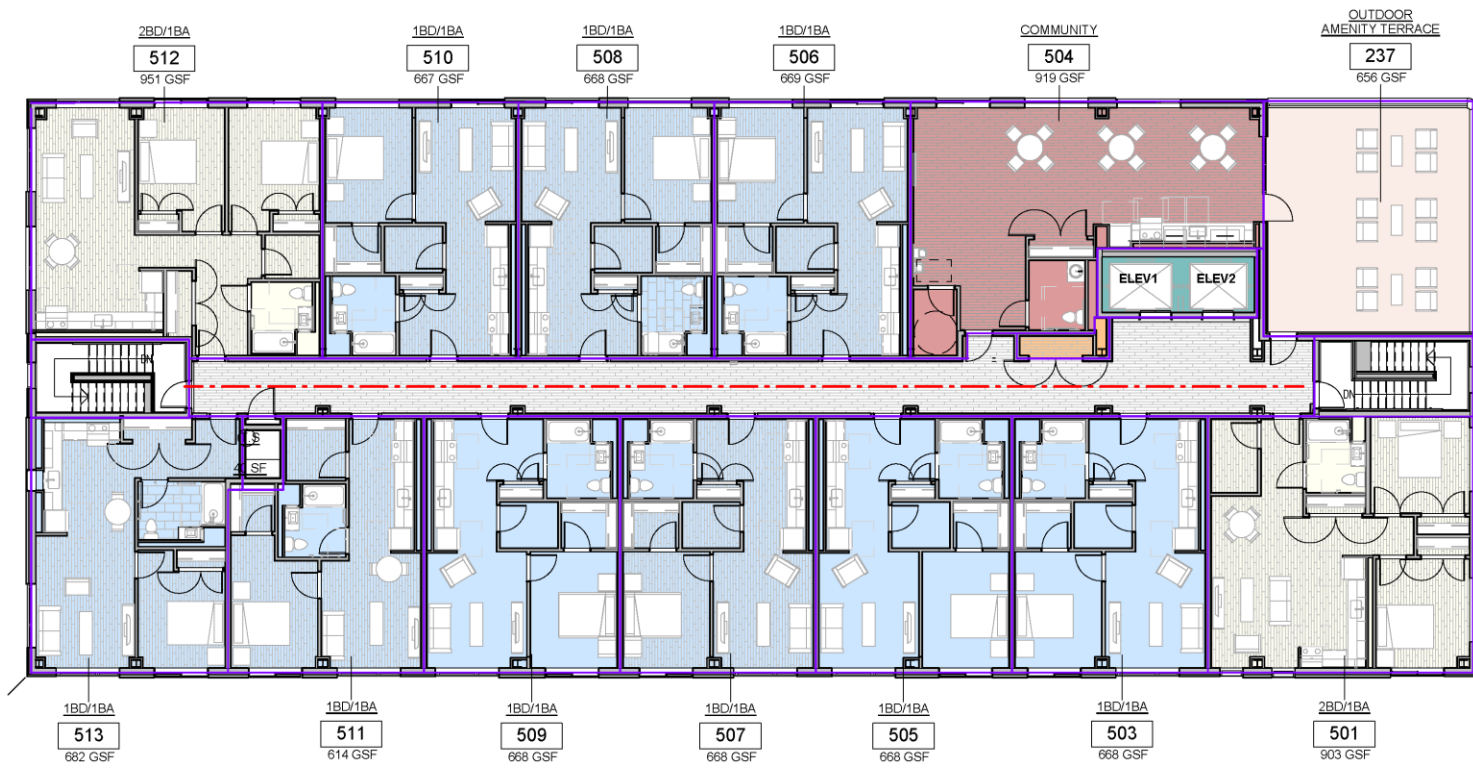
**GROSS FLOOR AREA: 11,488 GSF**

**4 STORIES OF RESIDENTIAL UNITS**

- (39)- 1 BED/ 1 BATH
- (11)- 2 BED/ 1 BATH
- 50 UNITS TOTAL

- 1BD/1BA
- 2BD/1BA
- ELEC.
- ELEVATORS
- POSSIBLE GREEN ROOF
- STAIRS





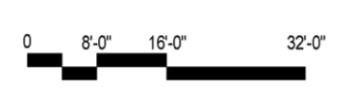
**5th FLOOR UNIT MIX**

- (9)- 1 BED/ 1 BATH
- (2)- 2 BED/ 1 BATH
- 11 UNITS (5TH FLOOR)

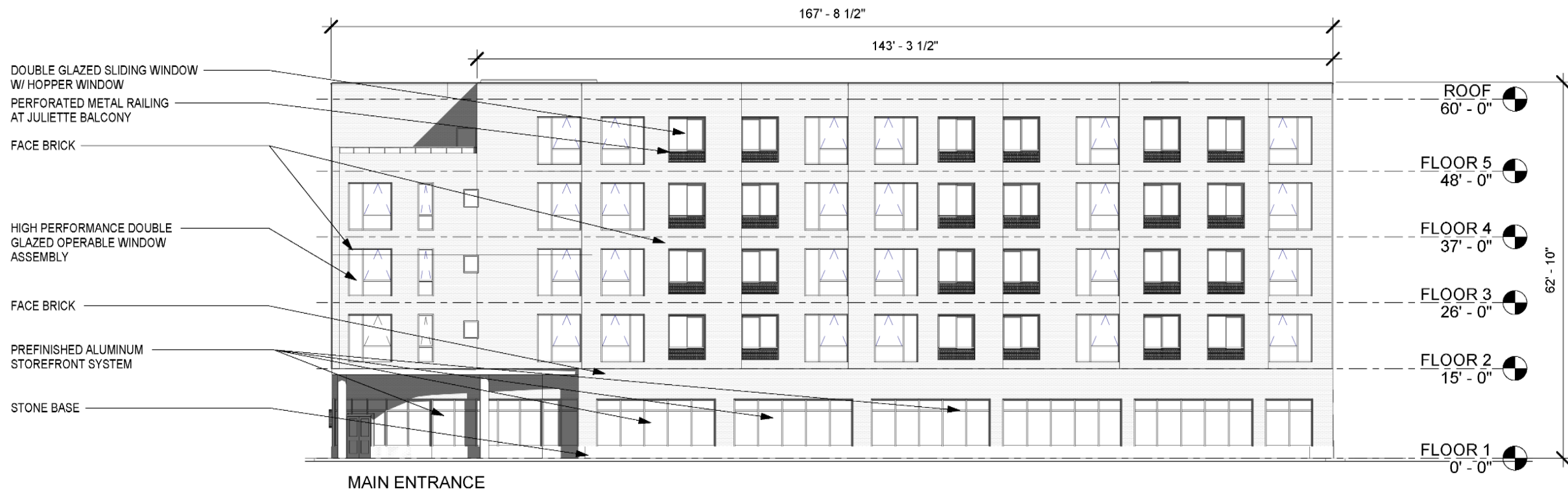
**GROSS AREA: 10,837 GSF (5th FLR)**

Legend for floor plan colors:

- 1BD/1BA (Light Blue)
- 2BD/1BA (Light Yellow)
- COMMUNITY (Red)
- ELEC. (Orange)
- ELEVATORS (Teal)
- OUTDOOR AMENITY TERRACE (Light Pink)
- STAIRS (Grey)







# MICHIGAN BUILDING ELEVATION - NORTH

HIGH PERFORMANCE DOUBLE  
GLAZED OPERABLE WINDOW  
ASSEMBLY

DOUBLE GLAZED SLIDING  
WINDOW W/ HOPPER WINDOW

PREFINISHED PERFORATED METAL  
SCREEN

FACE BRICK

PREFINISHED PERFORATED METAL  
SCREEN

STONE BASE

167' - 8 1/2"

ROOF  
60' - 0"

FLOOR 5  
48' - 0"

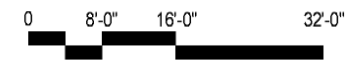
FLOOR 4  
37' - 0"

FLOOR 3  
26' - 0"

FLOOR 2  
15' - 0"

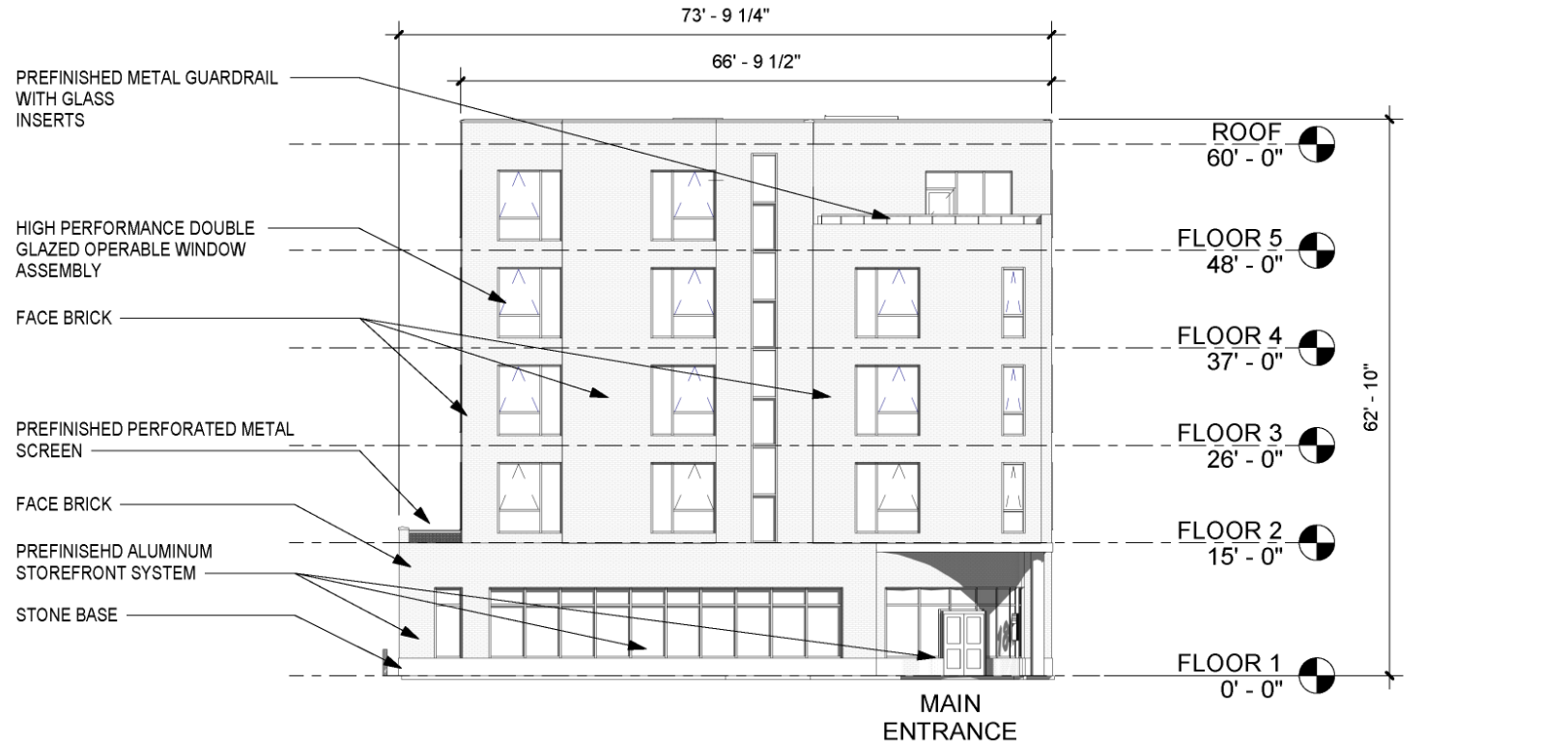
FLOOR 1  
0' - 0"

62' - 10"

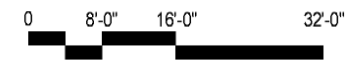
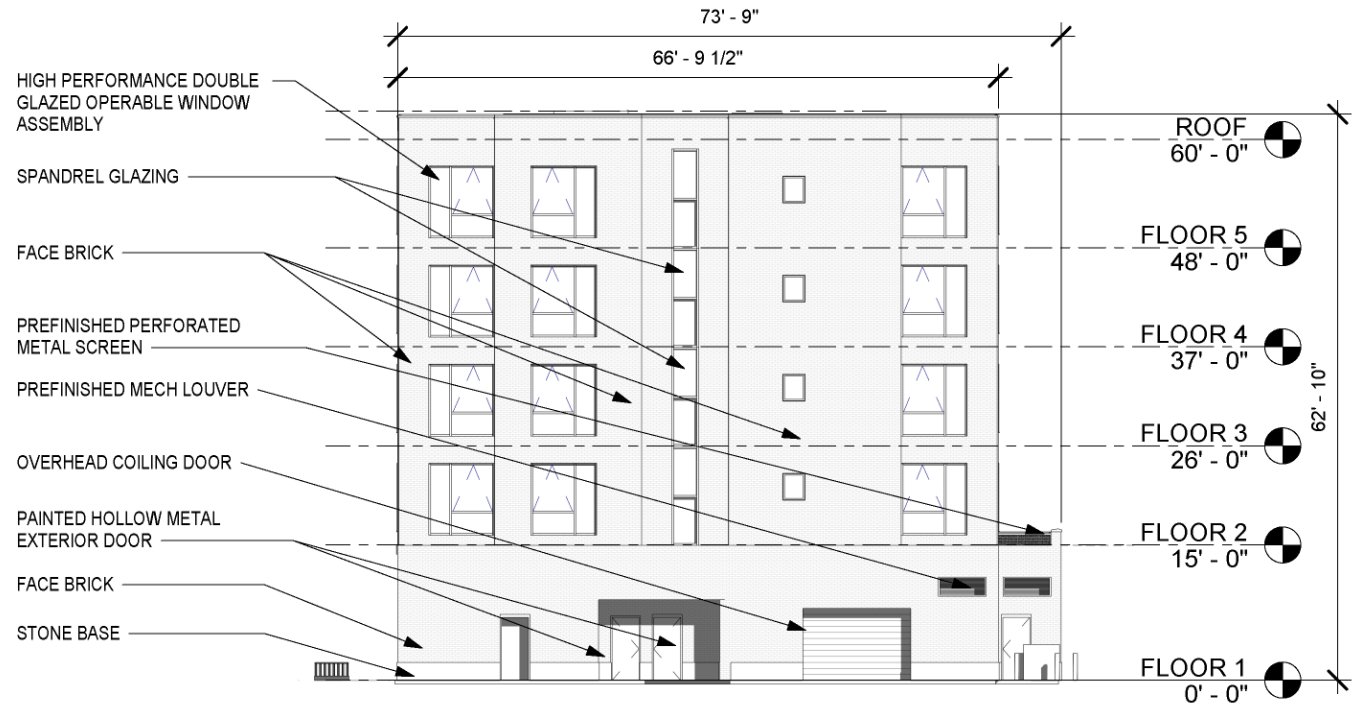


# MICHIGAN BUILDING ELEVATION - SOUTH



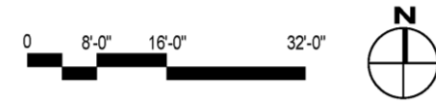
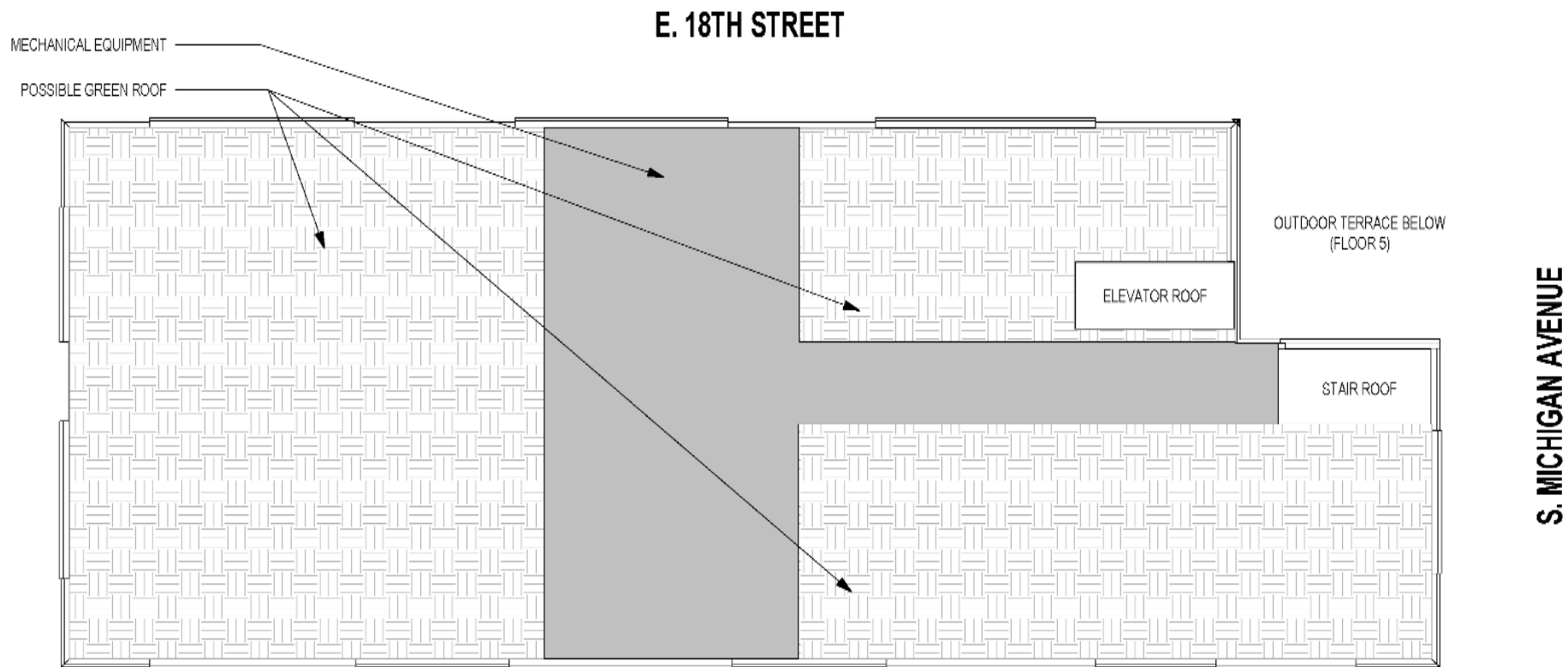


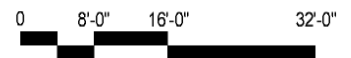
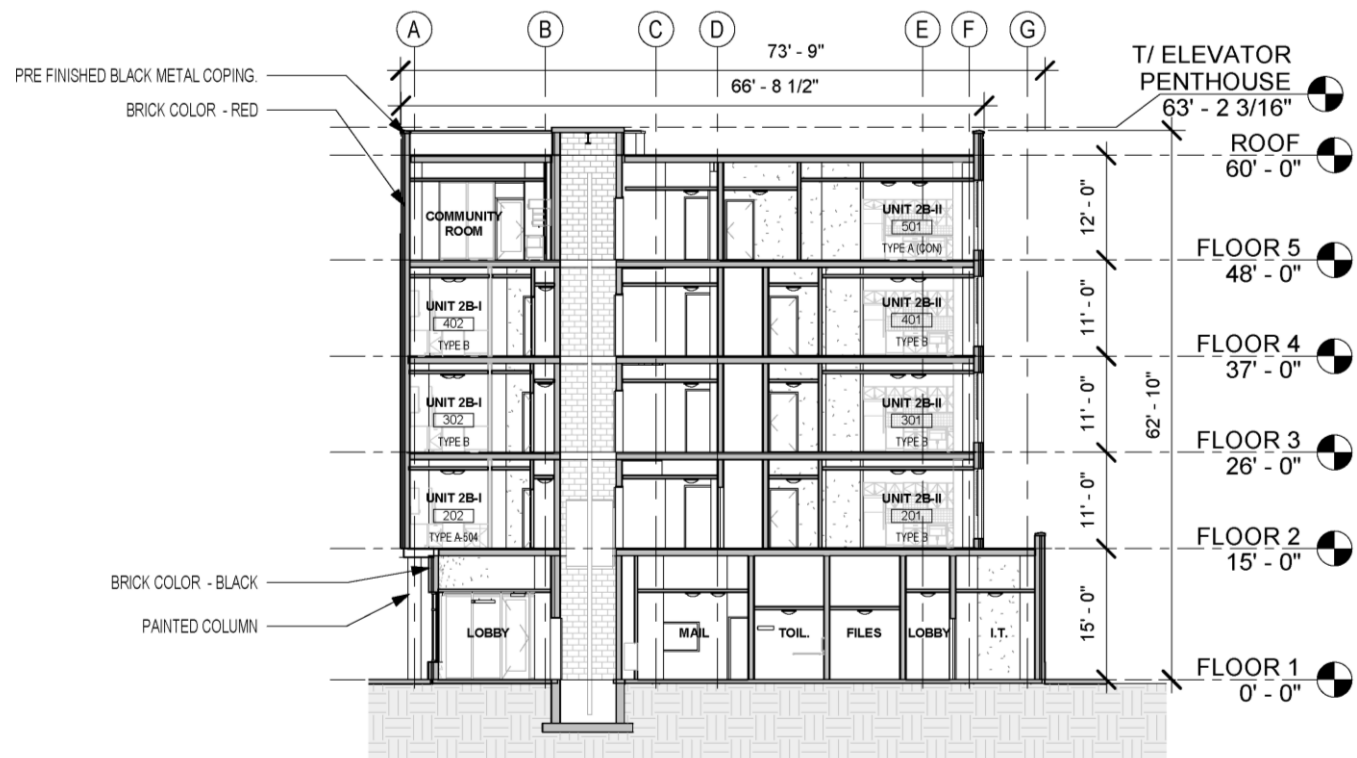
# MICHIGAN BUILDING ELEVATION - EAST



# MICHIGAN BUILDING ELEVATION - WEST

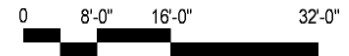
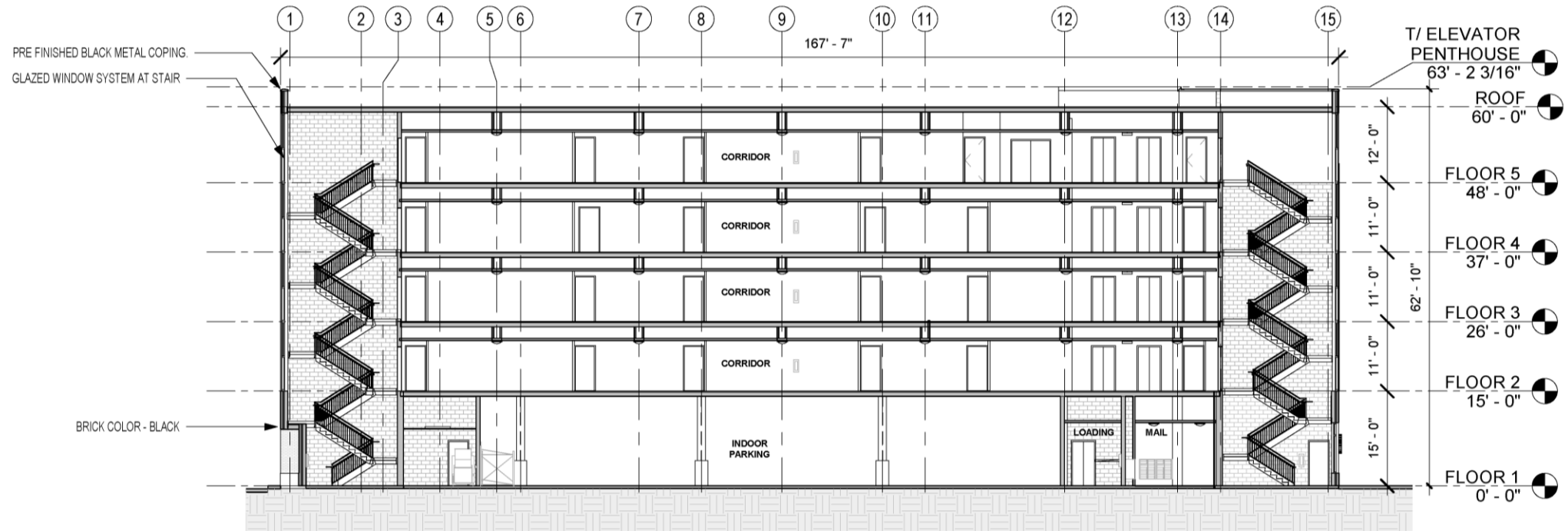






# MICHIGAN BUILDING SECTION - NORTH SOUTH





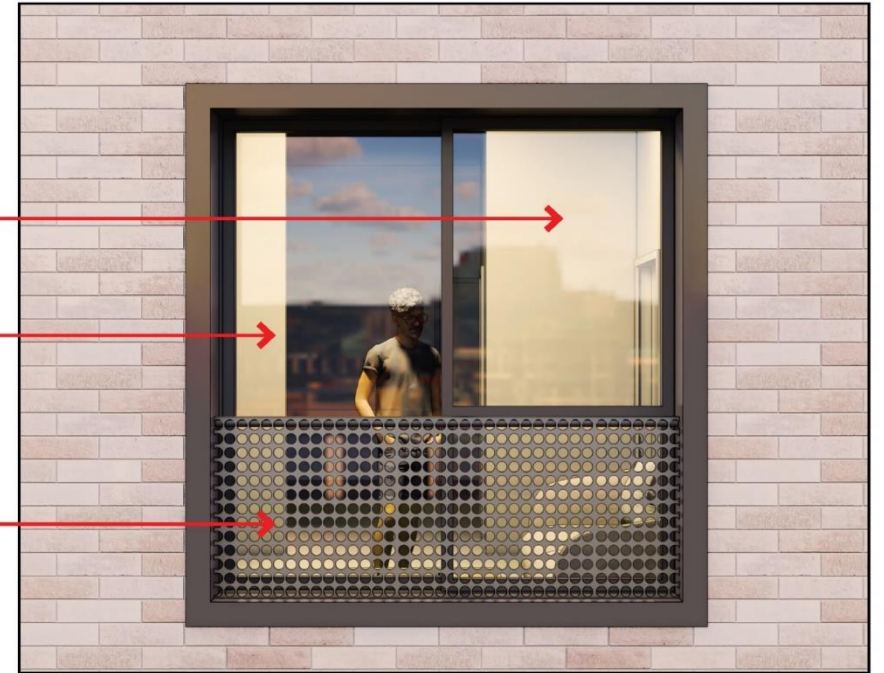
# MICHIGAN BUILDING SECTION – EAST WEST



HOPPER WINDOW

SLIDING DOUBLE GLAZED WINDOW

PERFORATED METAL RAILING





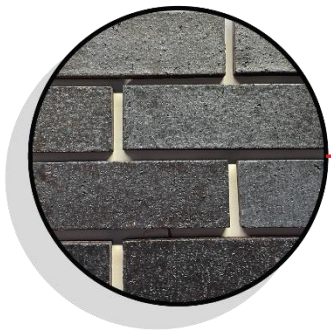
Proposed Brick: Flashed/Faded



Proposed Brick: Color Variation



Proposed Brick: Black Glazed

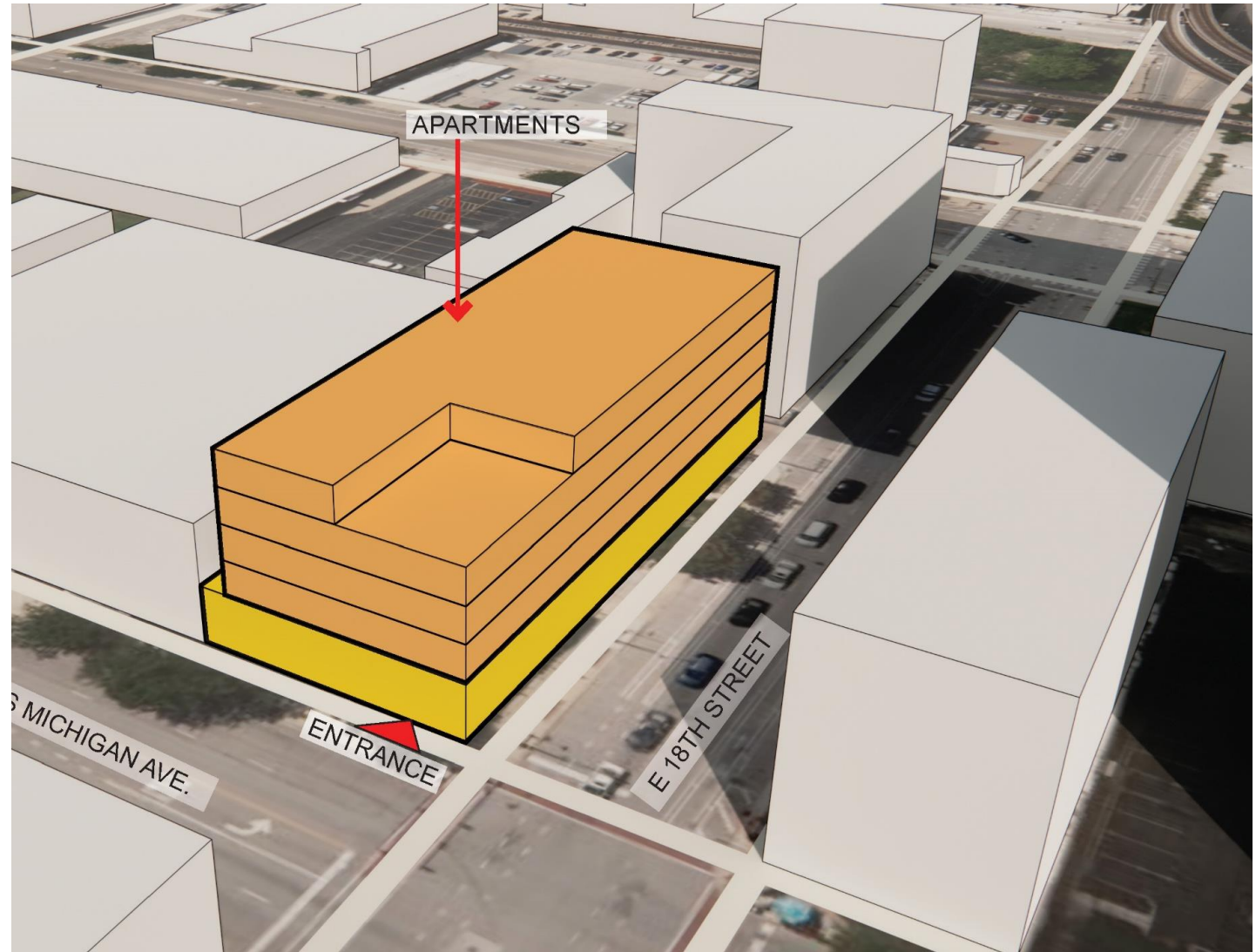


# FAÇADE BUILDING MATERIALS



# Amenity

- **Michigan Building:**
  - a) Façade is contextual with surrounding buildings.
  - b) Partial green roof.
  - c) 5<sup>th</sup> floor outdoor terrace.
- **Wabash Building:**
  - a) New exterior courtyard with bike shed storage Area.





# 1801 SOUTH WABASH AVE

Chicago Sustainable Development Policy 2017.01.12

ALL OPTIONS PATH  
120 POSSIBLE POINTS



**DPD**  
CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

| Compliance Options                | Points Required | Sustainable Strategies Menu        |                                      |                             |                              |                              |                              |                                  |                                  |  |  |                                  |                               |   |                                   |                        |                        |                   |   |                        |                     |                                      |                                      |                                  |                           |                              |  |                          |                         |                          |                         |                           |                             |                                |    |
|-----------------------------------|-----------------|------------------------------------|--------------------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|----------------------------------|----------------------------------|--|--|----------------------------------|-------------------------------|---|-----------------------------------|------------------------|------------------------|-------------------|---|------------------------|---------------------|--------------------------------------|--------------------------------------|----------------------------------|---------------------------|------------------------------|--|--------------------------|-------------------------|--------------------------|-------------------------|---------------------------|-----------------------------|--------------------------------|----|
|                                   |                 | Health                             | Energy                               |                             |                              |                              |                              |                                  | Stormwater                       |  |  |                                  |                               |   | Landscapes                        |                        |                        | Green Roofs       |   | Water                  |                     | Transportation                       |                                      |                                  |                           |                              |  | Solid Waste              | Work Force              | Wildlife                 |                         |                           |                             |                                |    |
| Compliance Paths                  | Starting Points | 7.1 Achieve WELL Building Standard | 2.1 Designed to earn the Energy Star | 2.2 Exceed Energy Code (5%) | 2.3 Exceed Energy Code (10%) | 2.4 Exceed Energy Code (25%) | 2.5 Exceed Energy Code (40%) | 2.6 Onsite Renewable Energy (5%) | 2.7 Onsite Renewable Energy (5%) | 3.1 Exceed Stormwater Ordinance by 25% | 3.2 Exceed Stormwater Ordinance by 50% | 3.3 100% Stormwater Infiltration | 3.4 Sump Pump Capture & Reuse | 3.5 100-year detention for lot-to-lot buildings | 3.6 100-year Detention for Bypass | 4.1 Working Landscapes | 4.2 Natural Landscapes | 4.3 Tree Planting | 4.4 Achieve Sustainable Sites Certification | 5.1 Green Roof 50-100% | 5.2 Green Roof 100% | 6.1 Indoor Water Use Reduction (25%) | 6.2 Indoor Water Use Reduction (40%) | 7.1 Proximity to Transit Service | 7.2 Bikeshare Sponsorship | 7.3 Bike Parking Residential | 7.4 Bike Parking Commercial & Industrial | 7.5 EV Charging Stations | 7.6 EV Charger Roadside | 7.7 CTA Digital Displays | 8.1 80% Waste Diversion | 8.2 Workforce Development | 9.1 Bird Protection (Basic) | 9.2 Bird Protection (Enhanced) |    |
| All Options Available             | 0               | 100 / 50 / 25                      | 40                                   | 30                          | 20                           | 30                           | 40                           | 50                               | 10                               | 20                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | 5                      | 5                 | 5   | 20                     | 10                  | 20                                   | 10                                   | 20                               | 5                         | 5                            | 5  | 5                        | 5                       | 5                        | 5                       | 10                        | 10                          | 5                              | 10 |
| <b>Options with Certification</b> |                 |                                    |                                      |                             |                              |                              |                              |                                  |                                  |  |  |                                  |                               |   |                                   |                        |                        |                   |   |                        |                     |                                      |                                      |                                  |                           |                              |  |                          |                         |                          |                         |                           |                             |                                |    |
| LEED Platinum                     | 95              | 57 / 0 / 0                         | 40                                   | NA                          | NA                           | NA                           | NA                           | NA                               | NA                               | 10                                     | 20                                     | 40                               | 5                             | 5   | 5                                 | NA                     | NA                     | NA                | 20  | 10                     | 20                  | NA                                   | NA                                   | NA                               | 5                         | NA                           | NA                                       | NA                       | 5                       | 5                        | NA                      | 10                        | 5                           | 10                             |    |
| LEED Gold                         | 90              | 30 / 0 / 0                         | 40                                   | NA                          | NA                           | NA                           | NA                           | 50                               | 10                               | 20                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | NA                     | 5                 | 20  | 10                     | 20                  | NA                                   | NA                                   | NA                               | 5                         | NA                           | NA                                       | 10                       | 5                       | 5                        | 10                      | 10                        | 5                           | 10                             |    |
| LEED Silver                       | 80              | 20 / 0 / 0                         | 40                                   | NA                          | NA                           | NA                           | 40                           | 50                               | 10                               | 20                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | 5                      | 5                 | 20  | 10                     | 20                  | NA                                   | NA                                   | NA                               | 5                         | NA                           | NA                                       | 10                       | 5                       | 5                        | 10                      | 10                        | 5                           | 10                             |    |
| Green Globes 4-Globes             | 90              | 10 / 0 / 0                         | 40                                   | NA                          | NA                           | NA                           | NA                           | 50                               | 10                               | 20                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | NA                     | 5                 | 20  | 10                     | 20                  | NA                                   | NA                                   | NA                               | 5                         | NA                           | NA                                       | 10                       | 5                       | 5                        | 10                      | 10                        | 5                           | 10                             |    |
| Green Globes 3-Globes             | 80              | 20 / 0 / 0                         | 40                                   | NA                          | NA                           | NA                           | 40                           | 50                               | 10                               | 20                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | NA                     | 5                 | 20  | 10                     | 20                  | NA                                   | NA                                   | NA                               | 5                         | NA                           | NA                                       | 10                       | 5                       | 5                        | 10                      | 10                        | 5                           | 10                             |    |
| Green Globes 2-Globes             | 70              | 30 / 0 / 0                         | 40                                   | NA                          | NA                           | NA                           | 40                           | 50                               | 10                               | 20                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | 5                      | 5                 | 20  | 10                     | 20                  | NA                                   | NA                                   | NA                               | 5                         | NA                           | NA                                       | 10                       | 5                       | 5                        | 10                      | 10                        | 5                           | 10                             |    |
| Living Building Challenge         | 100             | 0 / 0 / 0                          | 40                                   | NA                          | NA                           | NA                           | NA                           | NA                               | NA                               | 10                                     | 20                                     | 40                               | 5                             | 5   | 5                                 | NA                     | NA                     | NA                | 20  | NA                     | NA                  | NA                                   | NA                                   | NA                               | NA                        | NA                           | NA                                       | 10                       | 5                       | NA                       | NA                      | 10                        | 5                           | 10                             |    |
| Living Building Challenge Petal   | 99              | 10 / 0 / 0                         | 40                                   | NA                          | 20                           | 30                           | 40                           | 50                               | NA                               | NA                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | NA                     | 5                 | 20  | 10                     | 20                  | 10                                   | 20                                   | NA                               | 5                         | NA                           | NA                                       | 10                       | 5                       | 5                        | 10                      | 10                        | 5                           | 10                             |    |
| Enterprise Green Communities*     | 80              | 20 / 0 / 0                         | 40                                   | NA                          | NA                           | NA                           | NA                           | NA                               | 10                               | 20                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | 5                      | 5                 | 20  | 10                     | 20                  | 10                                   | 20                                   | 5                                | 5                         | NA                           | NA                                       | 10                       | 5                       | 5                        | 10                      | 10                        | 5                           | 10                             |    |
| PassiveHouse                      | 70              | 30 / 0 / 0                         | 40                                   | NA                          | NA                           | NA                           | NA                           | NA                               | 10                               | 20                                     | 10                                     | 20                               | 40                            | 5   | 5                                 | 5                      | 5                      | 5                 | 20  | 10                     | 20                  | 10                                   | 20                                   | 5                                | 5                         | NA                           | NA                                       | 10                       | 5                       | 5                        | 10                      | 10                        | 5                           | 10                             |    |

\*only available to affordable housing projects funded by DPD's Housing Bureau

|   |                     |
|---|---------------------|
| Planned Development Projects (PD) - New Construction                        | 100 points required |
| TIF Funded Development Projects (TIF) - New Construction*                   | 100 points required |
| DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction | 100 points required |
| PD, TIF, DPD-H MF and Class L - Renovation Projects*                        |                     |
| Moderate Renovation Projects  | 25 points required  |
| Substantial Renovation Projects   | 50 points required  |

\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope





| 6.0 Multi-Family New Construction                           |      |            |           |           |           |           |  |
|---|------|------------|-----------|-----------|-----------|-----------|--|
|   | SRO  | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |  |
| <b>6.1 RESIDENTIAL BUILDINGS AND UNIT REQUIREMENTS</b>      |      |            |           |           |           |           |  |
| Required SF   | 350  | 420        | 600       | 875       | 1100      | 1250      |  |
| Total Units   |      |            | 39        | 11        |           |           |  |
| Number of Plan Types  |      |            | 3         | 3         |           |           |  |
| Smallest Unit Size  |      |            | 627       | 878       |           |           |  |
| Largest Unit Size   |      |            | 688       | 972       |           |           |  |
| Justify any requirements not met                            |      |            |           |           |           |           |  |
| <b>6.2 LIVING ROOM (Min. largest wall dimension 11'-6")</b> |      |            |           |           |           |           |  |
| Actual Provided   |      |            | 11'-6"    | 11'-2"    |           |           |  |
| Justify any requirements not met                            |      |            |           |           |           |           |  |
| <b>6.3 ENTRY CLOSET</b>                                     |      |            |           |           |           |           |  |
| Required LF   | N/A  | 2.5 LF     | 3 LF      | 3 LF      | 4 LF      | 4 LF      |  |
| Actual Provided LF  |      |            | 3         | 5.5       |           |           |  |
| Justify any requirements not met                            |      |            |           |           |           |           |  |
| <b>6.4 GENERAL STORAGE</b>                                  |      |            |           |           |           |           |  |
| Required SF   | 5 SF | 6 SF       | 10 SF     | 25 SF     | 30 SF     | 33 SF     |  |
| Actual Provided LF  |      |            | 23 SF     | 25 SF     |           |           |  |
| Justify any requirements not met                            |      |            |           |           |           |           |  |
| <b>6.5 KITCHEN/ DINING AREA</b>                             |      |            |           |           |           |           |  |
| Eat in Kitchen  |      |            | No        | Yes       | Yes       |           |  |
| Separate Dining Room from Kitchen                           |      |            | Yes       | No        | No        |           |  |
| Island or Peninsula in Kitchen                              |      |            | No        | No        | No        |           |  |
| <b>Upper Cabinet Linear Feet</b>                            |      |            |           |           |           |           |  |
| Required LF   | 2 LF | 3 LF       | 4 LF      | 5 LF      | 6 LF      | 6 LF      |  |
| Actual Provided LF  |      |            | 10        | 10        |           |           |  |
| <b>Base Cabinet Linear Feet</b>                             |      |            |           |           |           |           |  |
| Required LF   | 3 LF | 4 LF       | 5 LF      | 6 LF      | 7 LF      | 7 LF      |  |
| Actual Provided LF  |      |            | 7         | 10        |           |           |  |
| <b>Countertop Linear Feet</b>                               |      |            |           |           |           |           |  |
| Required LF   | 3 LF | 4 LF       | 6 LF      | 7 LF      | 7 LF      | 8 LF      |  |
| Actual Provided LF  |      |            | 7         | 10        |           |           |  |
| Justify any requirements not met                            |      |            |           |           |           |           |  |
| <b>6.6 BATHROOMS</b>  |      |            |           |           |           |           |  |
| Minimum Required  | 1    | 1          | 1         | 1 to 1.5  | 1.75 to 2 | 2         |  |
| Actual Provided   |      |            | 1         | 1         |           |           |  |

|   |                   |                  |        |        |  |  |  |
|---|-------------------|------------------|--------|--------|--|--|--|
| Justify any requirements not met  |                   |                  |        |        |  |  |  |
| <b>6.7 BEDROOMS</b>   |                   |                  |        |        |  |  |  |
| <b>Primary Bedroom</b>  |                   |                  |        |        |  |  |  |
| Least Dimension LF  | N/A               | N/A              | 8'-4"  | 10'-6" |  |  |  |
| No. of units w/ least dimension   | N/A               | N/A              | 39     | 11     |  |  |  |
| Least Square footage  | N/A               | N/A              | 128 SF | 137    |  |  |  |
| No. of units w/ least square footage  | N/A               | N/A              | 5      | 4      |  |  |  |
| <b>Second Bedroom</b>   |                   |                  |        |        |  |  |  |
| Least Dimension LF  | N/A               | N/A              |        | 10'-0" |  |  |  |
| No. of units w/ least dimension   | N/A               | N/A              |        | 4      |  |  |  |
| Least Square footage  | N/A               | N/A              |        | 111    |  |  |  |
| No. of units w/ least square footage  | N/A               | N/A              |        | 4      |  |  |  |
| <b>Third Bedroom</b>  |                   |                  |        |        |  |  |  |
| Least Dimension LF  | N/A               | N/A              |        |        |  |  |  |
| No. of units w/ least dimension   | N/A               | N/A              |        |        |  |  |  |
| Least Square footage  | N/A               | N/A              |        |        |  |  |  |
| No. of units w/ least square footage  | N/A               | N/A              |        |        |  |  |  |
| <b>Fourth Bedroom</b>   |                   |                  |        |        |  |  |  |
| Least Dimension LF  | N/A               | N/A              |        |        |  |  |  |
| No. of units w/ least dimension   | N/A               | N/A              |        |        |  |  |  |
| Least Square footage  | N/A               | N/A              |        |        |  |  |  |
| No. of units w/ least square footage  | N/A               | N/A              |        |        |  |  |  |
| Justify any requirements not met  |                   |                  |        |        |  |  |  |
| <b>6.10 REFUSE AND RECYCLING</b>  |                   |                  |        |        |  |  |  |
| Interior or Exterior Location   | Interior          |                  |        |        |  |  |  |
| If Interior, is a chute provided?   | Yes               |                  |        |        |  |  |  |
| <b>6.11 LAUNDRY FACILITIES</b>  |                   |                  |        |        |  |  |  |
| in unit laundry   | No                |                  |        |        |  |  |  |
|   | Number of Washers | Number of Dryers |        |        |  |  |  |
| on site   | 4                 | 4                |        |        |  |  |  |
| Justify any requirements not met  |                   |                  |        |        |  |  |  |
| <b>6.12 ELEVATORS</b>   |                   |                  |        |        |  |  |  |
| Number of Passenger Elevators   |                   |                  | 2      | 2      |  |  |  |
| Number of Freight elevators   |                   |                  | 0      | 0      |  |  |  |
| Justify any requirements not met  |                   |                  |        |        |  |  |  |
| <b>9.0 ACCESSIBILITY</b>  |                   |                  |        |        |  |  |  |
|   | Required          | Actual           |        |        |  |  |  |
| No of Type A Units  | 8                 | 8                |        |        |  |  |  |
| No of Type B Units  | 39                | 39               |        |        |  |  |  |
| No of Sec. 504/Type A Accessible Units  | 3                 | 3                |        |        |  |  |  |
| Per 1101.2.2 of the Chicago Building Code: The Commissioner of the Mayor's Office for People with Disabilities and the Commissioner of Housing may jointly promulgate rules for housing that is owned or financed by a governmental unit. Such rules may require a greater degree of access and usability for individuals with disabilities than is provided for in [Chapter 11 Accessibility]. |                   |                  |        |        |  |  |  |
| Justify any requirements not met  |                   |                  |        |        |  |  |  |

| 7.0 Rehabilitation Requirements                             |                                   |      |            |           |           |           |           |
|---|-----------------------------------|------|------------|-----------|-----------|-----------|-----------|
| What is the level of rehabilitation? Rehabilitation         |                                   |      |            |           |           |           |           |
| Confirm the PNA is attached/ included No                    |                                   |      |            |           |           |           |           |
|   |                                   | SRO  | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
| <b>6.1 RESIDENTIAL BUILDINGS AND UNIT REQUIREMENTS</b>      |                                   |      |            |           |           |           |           |
|   | Required SF                       | 350  | 420        | 600       | 875       | 1100      | 1250      |
|   | Total Units                       |      | 100        |           |           |           |           |
|   | Number of Plan Types              |      | 6          |           |           |           |           |
|   | Smallest Unit Size                |      | 338        |           |           |           |           |
|   | Largest Unit Size                 |      | 555        |           |           |           |           |
| <i>Justify any requirements not met</i>                     |                                   |      |            |           |           |           |           |
| <b>6.2 LIVING ROOM (Min. largest wall dimension 11'-6")</b> |                                   |      |            |           |           |           |           |
|   | Actual Provided                   |      | 16'-4"     |           |           |           |           |
| <i>Justify any requirements not met</i>                     |                                   |      |            |           |           |           |           |
| <b>6.3 ENTRY CLOSET</b>                                     |                                   |      |            |           |           |           |           |
|   | Required LF                       | N/A  | 2.5 LF     | 3 LF      | 3 LF      | 4 LF      | 4 LF      |
|   | Actual Provided                   |      | 3.5 LF     |           |           |           |           |
| <i>Justify any requirements not met</i>                     |                                   |      |            |           |           |           |           |
| <b>6.4 GENERAL STORAGE</b>                                  |                                   |      |            |           |           |           |           |
|   | Required SF                       | 5 SF | 6 SF       | 10 SF     | 25 SF     | 30 SF     | 33 SF     |
|   | Actual Provided                   |      | 6SF        |           |           |           |           |
| <i>Justify any requirements not met</i>                     |                                   |      |            |           |           |           |           |
| <b>6.5 KITCHEN/ DINING AREA</b>                             |                                   |      |            |           |           |           |           |
|   | Eat in Kitchen                    |      | Yes        |           |           |           |           |
|   | Separate Dining Room from Kitchen |      | No         |           |           |           |           |
|   | Island or Peninsula in Kitchen    |      | Yes        |           |           |           |           |
| <b>Upper Cabinet Linear Feet</b>                            |                                   |      |            |           |           |           |           |
|   | Required LF                       | 2 LF | 3 LF       | 4 LF      | 5 LF      | 6 LF      | 6 LF      |
|   | Actual Provided                   |      | 6 LF       |           |           |           |           |
| <b>Base Cabinet Linear Feet</b>                             |                                   |      |            |           |           |           |           |
|   | Required LF                       | 3 LF | 4 LF       | 5 LF      | 6 LF      | 7 LF      | 7 LF      |
|   | Actual Provided                   |      | 9 LF       |           |           |           |           |
| <b>Countertop Linear Feet</b>                               |                                   |      |            |           |           |           |           |
|   | Required LF                       | 3 LF | 4 LF       | 6 LF      | 7 LF      | 7 LF      | 8 LF      |
|   | Actual Provided                   |      | 8 LF       |           |           |           |           |
| <i>Justify any requirements not met</i>                     |                                   |      |            |           |           |           |           |
| <b>6.6 BATHROOMS</b>  |                                   |      |            |           |           |           |           |
|   | Minimum Required                  | 1    | 1          | 1         | 1 to 1.5  | 1.75 to 2 | 2         |
|   | Actual Provided                   |      | 1          |           |           |           |           |

|   |  |                   |                  |  |  |  |  |
|---|--|-------------------|------------------|--|--|--|--|
| <i>Justify any requirements not met</i>   |  |                   |                  |  |  |  |  |
| <b>6.7 BEDROOMS</b>   |  |                   |                  |  |  |  |  |
| <b>Primary Bedroom</b>  |  |                   |                  |  |  |  |  |
|   | Least Dimension LF                     | N/A               | 8 LF             |  |  |  |  |
|   | No. of units w/ least dimension        | N/A               | 5                |  |  |  |  |
|   | Least Square footage                   | N/A               | 68               |  |  |  |  |
|   | No. of units w/ least square footage   | N/A               | 5                |  |  |  |  |
| <b>Second Bedroom</b>   |  |                   |                  |  |  |  |  |
|   | Least Dimension LF                     | N/A               | N/A              |  |  |  |  |
|   | No. of units w/ least dimension        | N/A               | N/A              |  |  |  |  |
|   | Least Square footage                   | N/A               | N/A              |  |  |  |  |
|   | No. of units w/ least square footage   | N/A               | N/A              |  |  |  |  |
| <b>Third Bedroom</b>  |  |                   |                  |  |  |  |  |
|   | Least Dimension LF                     | N/A               | N/A              |  |  |  |  |
|   | No. of units w/ least dimension        | N/A               | N/A              |  |  |  |  |
|   | Least Square footage                   | N/A               | N/A              |  |  |  |  |
|   | No. of units w/ least square footage   | N/A               | N/A              |  |  |  |  |
| <b>Fourth Bedroom</b>   |  |                   |                  |  |  |  |  |
|   | Least Dimension LF                     | N/A               | N/A              |  |  |  |  |
|   | No. of units w/ least dimension        | N/A               | N/A              |  |  |  |  |
|   | Least Square footage                   | N/A               | N/A              |  |  |  |  |
|   | No. of units w/ least square footage   | N/A               | N/A              |  |  |  |  |
| <i>Justify any requirements not met</i>   |  |                   |                  |  |  |  |  |
| <b>6.10 REFUSE AND RECYCLING</b>  |  |                   |                  |  |  |  |  |
|   | Interior or Exterior Location          | Interior          |                  |  |  |  |  |
|   | If Interior, is a chute provided?      | Yes               |                  |  |  |  |  |
| <b>6.11 LAUNDRY FACILITIES</b>  |  |                   |                  |  |  |  |  |
|   | In unit laundry                        | No                |                  |  |  |  |  |
|   |  | Number of Washers | Number of dryers |  |  |  |  |
|   | On Site                                | 10                | 5                |  |  |  |  |
| <i>Justify any requirements not met</i>   |  |                   |                  |  |  |  |  |
| <b>6.12 ELEVATORS</b>   |  |                   |                  |  |  |  |  |
|   | Number of Passenger Elevators          | 2                 |                  |  |  |  |  |
|   | Number of freight elevators            | 0                 |                  |  |  |  |  |
| <i>Justify any requirements not met</i>   |  |                   |                  |  |  |  |  |
| <b>9.0 ACCESSIBILITY</b>  |  |                   |                  |  |  |  |  |
|   |  | Required          | Actual           |  |  |  |  |
|   | No of Type A Units                     | 15                | 15               |  |  |  |  |
|   | No of Type B Units                     | 80                | 80               |  |  |  |  |
|   | No of Sec. 504/Type A Accessible Units | 5                 | 5                |  |  |  |  |
| <small>Per 1101.2.2 of the Chicago Building Code: The Commissioner of the Mayor's Office for People with Disabilities and the Commissioner of Housing may jointly promulgate rules for housing that is owned or financed by a governmental unit. Such rules may require a greater degree of access and usability for individuals with disabilities than is provided for in [Chapter 1 Accessibility].</small> |  |                   |                  |  |  |  |  |
| <i>Justify any requirements not met</i>   |  |                   |                  |  |  |  |  |



## **Public Benefits include:**

- **Involvement of around 150 different tradespeople in construction with around 30 FTE jobs created**
- **12 staff working on-site (24/7 coverage) – up from 10 previously**
- **Maximum number of SRO-style housing units preserved by conversion to high-quality efficiencies**
- **Improvement of underutilized parking lot into working family housing**
- **Increase in real estate tax revenue**

## **The Development team plans to exceed the City's goals for Minority and Women's Enterprises:**

- **26% Participation from Qualified Minority Business Enterprises**
- **6% Participation from Qualified Women Business Enterprises**
- **50% Participation from Chicago Residents**
  
- **BIPOC-governed non-profit developer**
- **BIPOC-owned and operated architecture firm**
- **BIPOC-owned and operated GC**



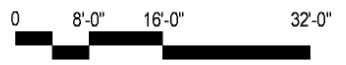
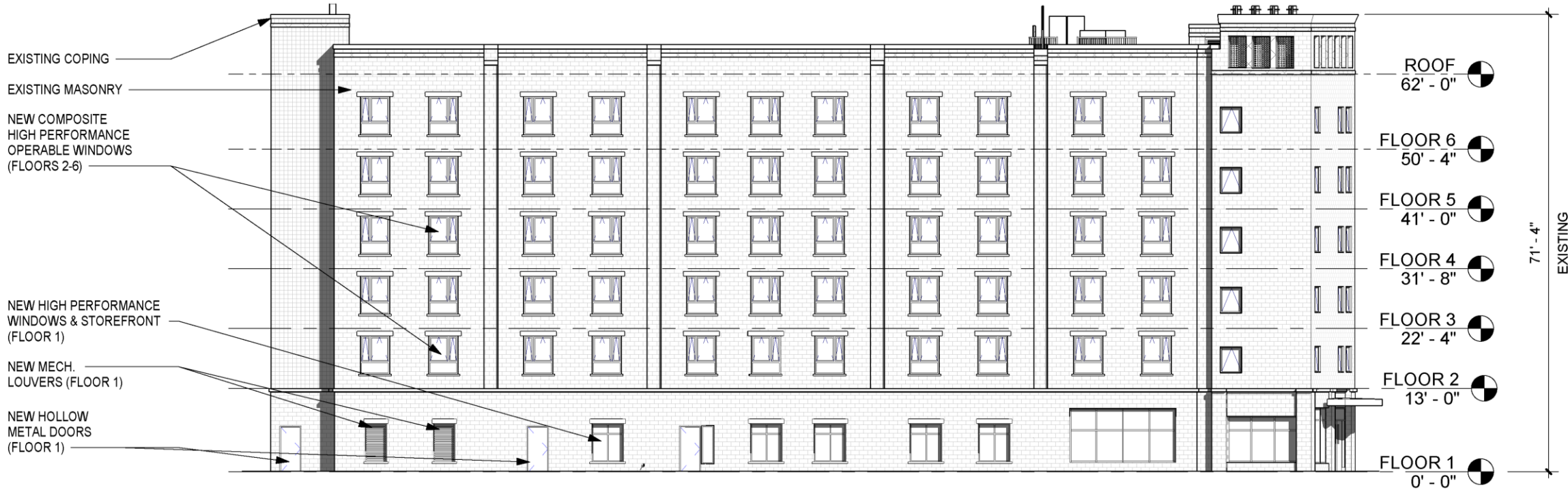
# DPD Recommendations

**The Zoning Administrator recommends that the proposed Residential Planned Development is appropriate for the following reasons:**

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);
2. It is **compatible with the character of the surrounding area in terms of uses, density and building scale** (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses and the goals and objectives of the Central Area Action Plan (2009);
3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the time of occupancy (17-13-609-C);
4. The proposal is **compatible with surrounding zoning** (17-13-308-D). The proposed planned development is compatible with surrounding zoning districts and planned developments, further, the proposed uses are permitted in the proposed underlying zoning classification of DR-5;
5. The proposal **promotes transit, pedestrian and bicycle use, ensures accessibility** for persons of all mobilities and minimizes conflicts with existing traffic patterns in the vicinity (17-8-0904-A1)



**FOR FURTHER INFORMATION**

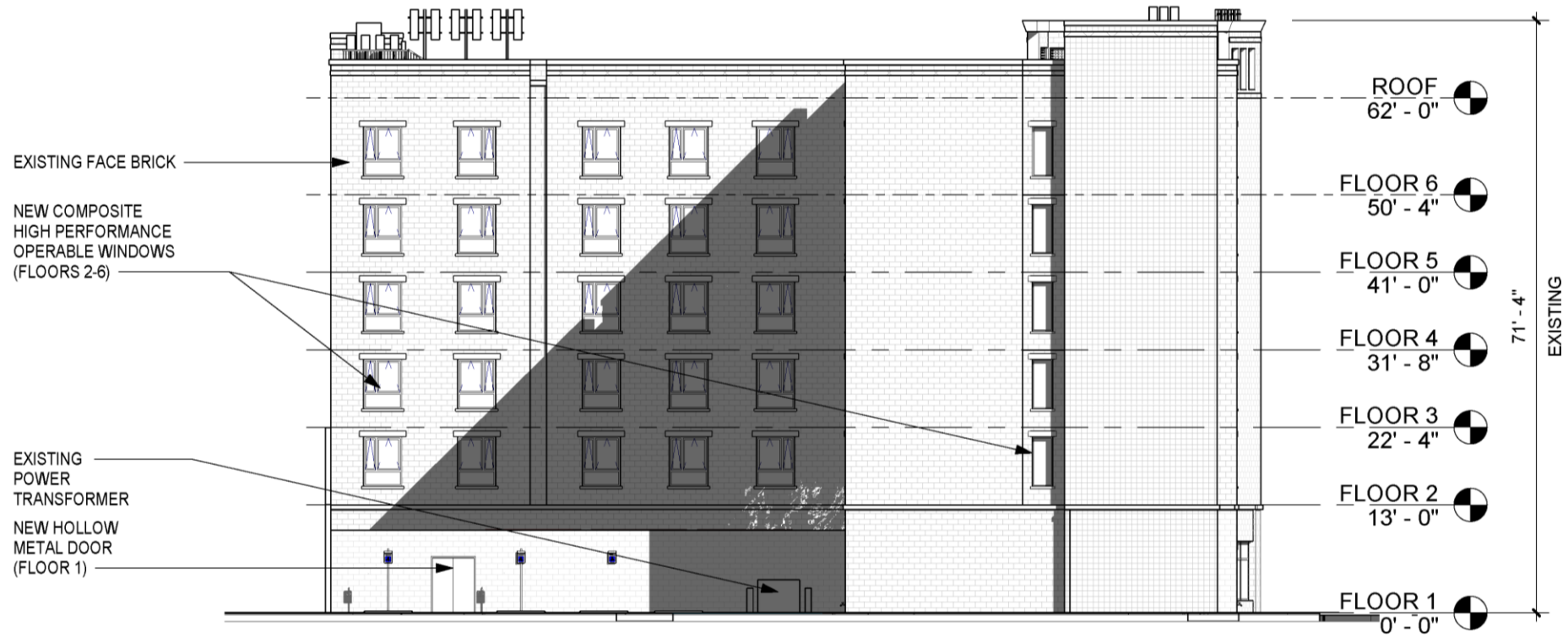


# WABASH BUILDING ELEVATION - NORTH

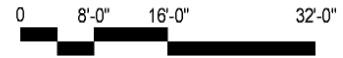




**WABASH BUILDING ELEVATION - SOUTH**

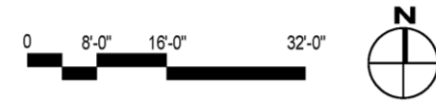
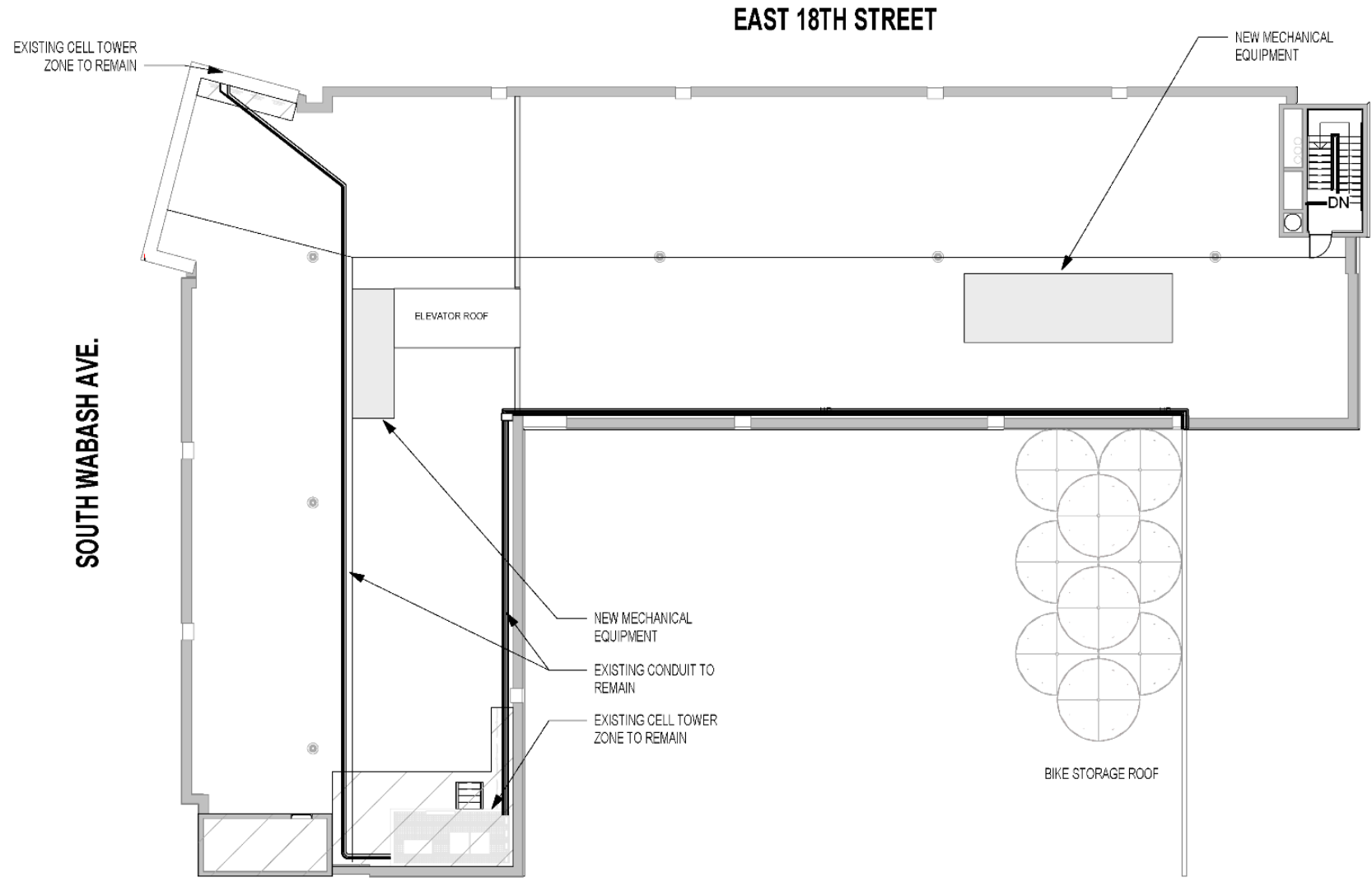


# WABASH BUILDING ELEVATION - EAST

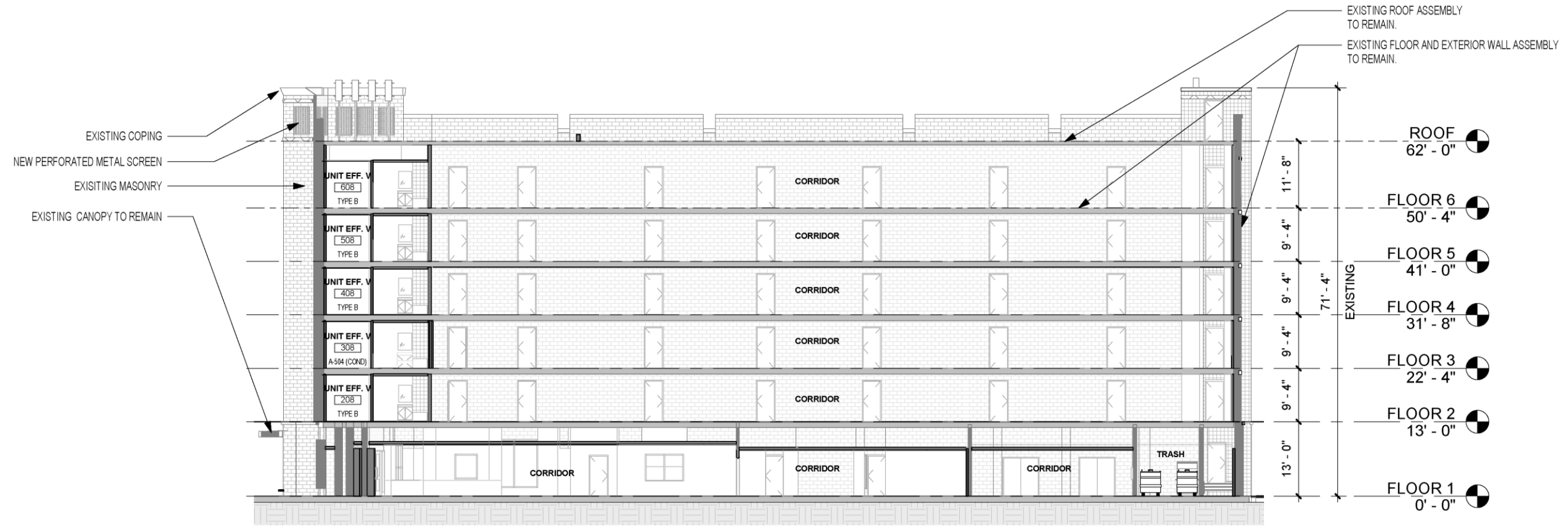


# WABASH BUILDING ELEVATION - WEST





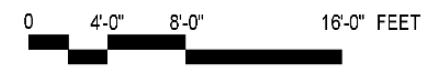
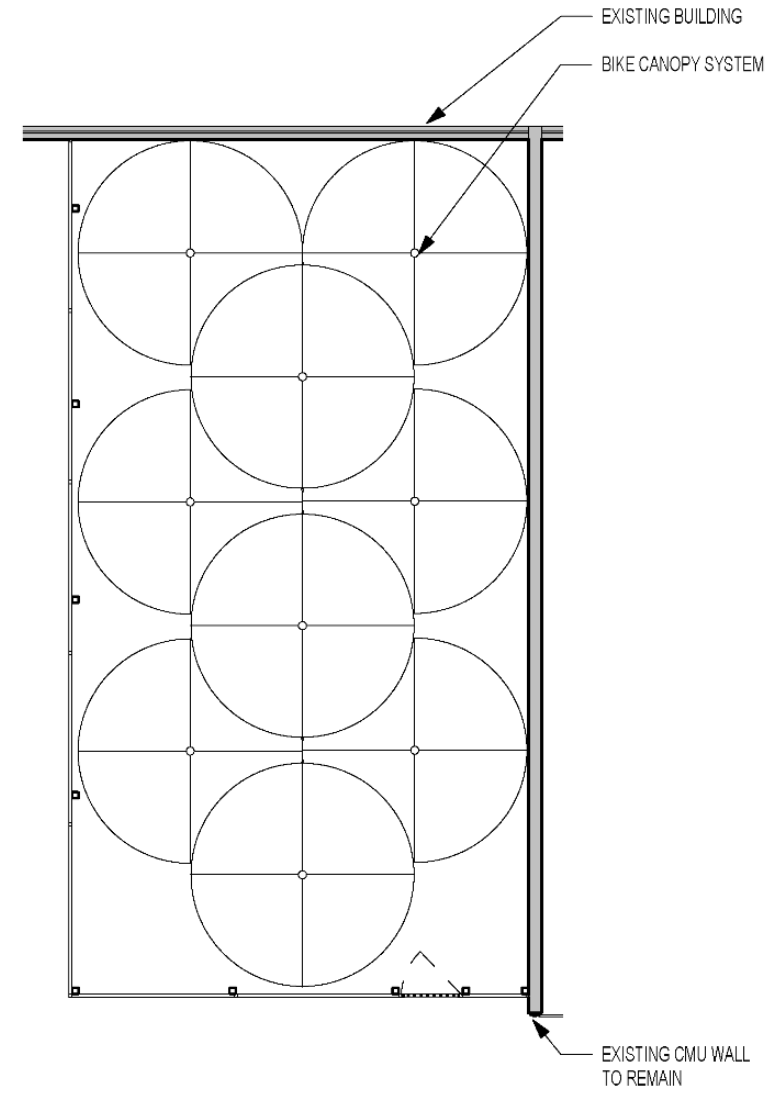
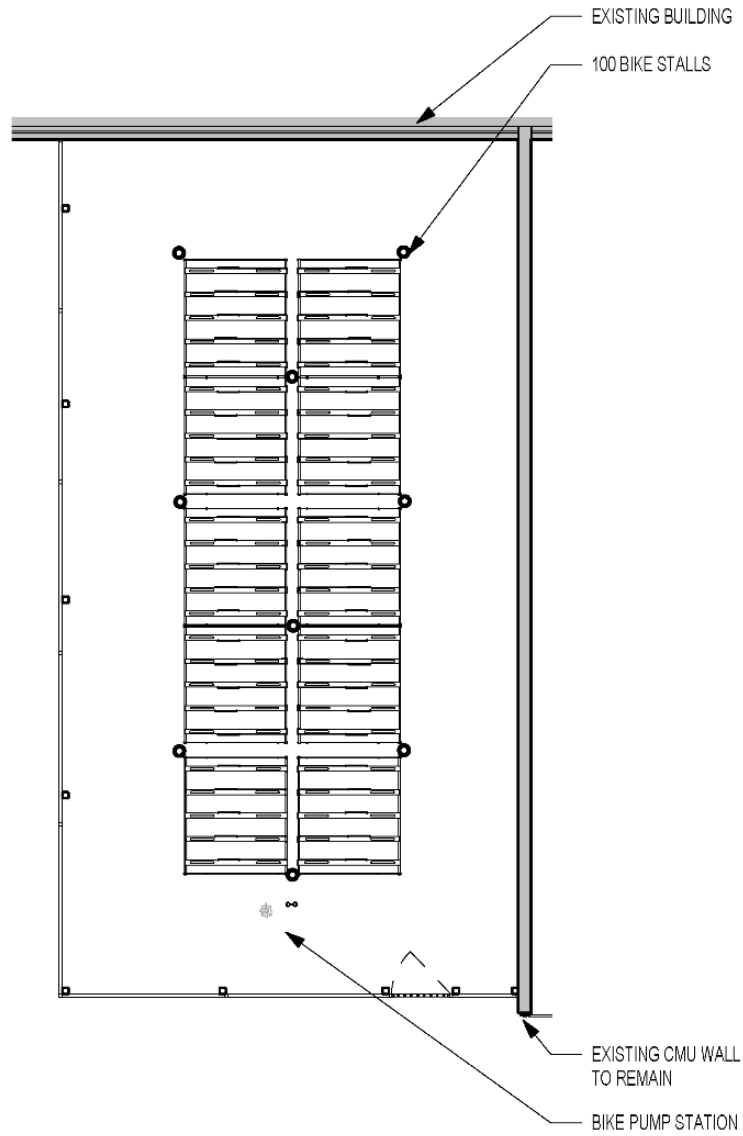
**ROOF PLAN - WABASH**



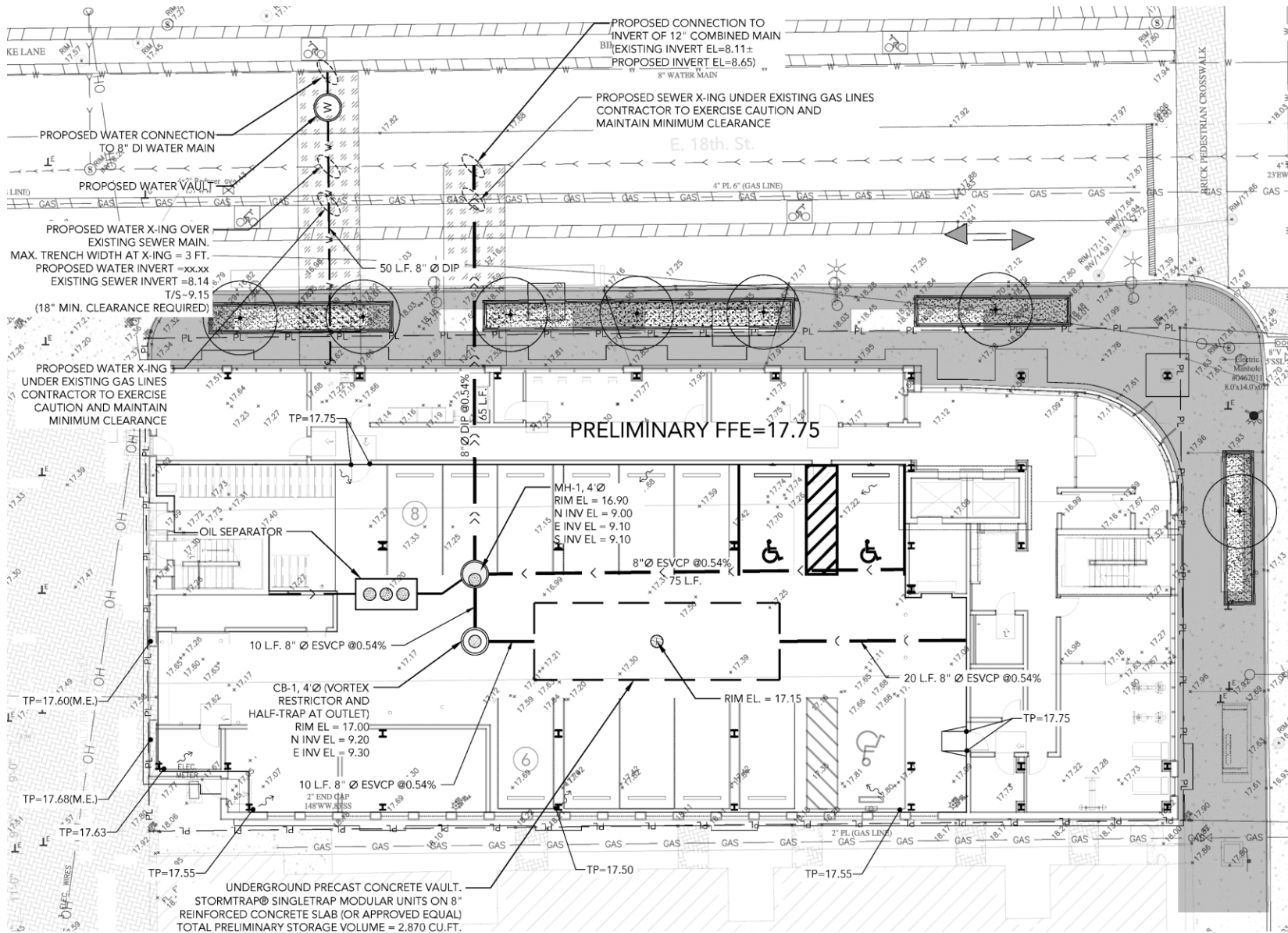
# WABASH BUILDING SECTION – NORTH SOUTH





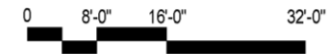


# WABASH BIKE STORAGE



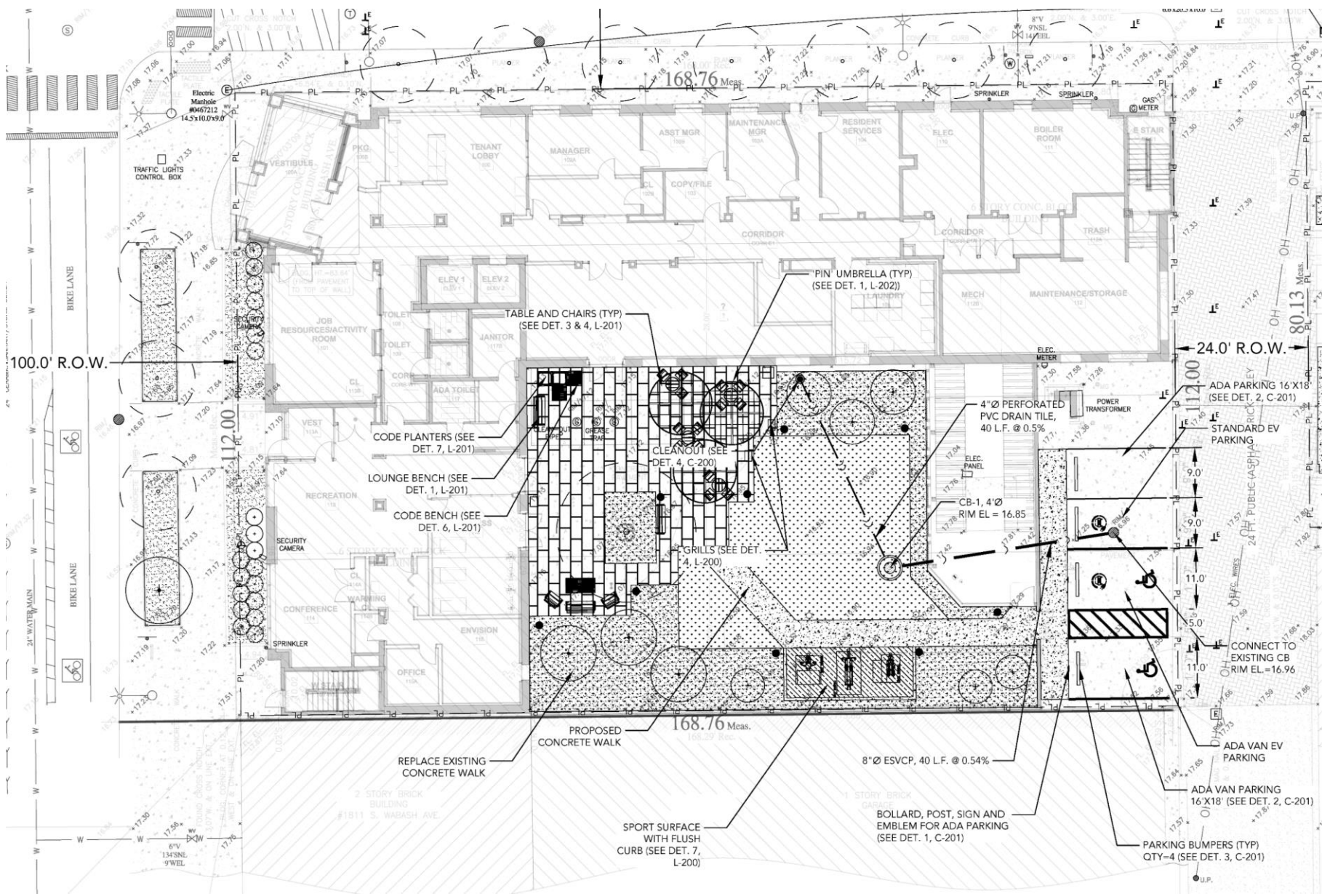
**PROPOSED GRADING AND UTILITY LEGEND**

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER SERVICE
- STORMWATER CATCHBASIN (CB)
- SANITARY MANHOLE (MH)
- FLOW ARROW - INDICATES DRAINAGE PATH
- TOP OF PAVEMENT ELEV. (FINISHED SURFACE ELEV.)
- TOP OF PAVEMENT ELEV. (MATCH EXISTING ADJACENT SURFACE ELEV.)





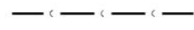
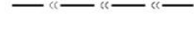




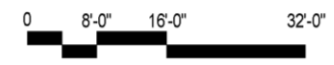
**MICHIGAN STORMWATER MANAGEMENT ORDINANCE COMPLIANCE**





PROPOSED GEOMETRIC AND DRAINAGE LEGEND

-  PAVERS (SEE DET. 9, L-200)
-  SOD, PERENNIAL PLANTING AND SHRUB (SEE L-101)
-  CONCRETE WALKWAY (SEE DET. 5, C-201)
-  SPORT SURFACE (SEE DET. 7, L-200)
-  STORM SEWER
-  DRAIN TILE (4" Ø PERFORATED PVC PIPE)
-  STORMWATER CATCHBASIN (CB)
-  CLEANOUT



# WABASH STORMWATER MANAGEMENT ORDINANCE COMPLIANCE



