

# PD 1571

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 11, 2024

Steven D. Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Pl.  
Chicago, IL 60603

**Re: Minor change to PD 1571, Subareas A and B  
Parking reduction at 1801 S. Wabash Ave. and 1800 S. Michigan Ave.**

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential Planned Development No. 1571 ("PD 1571") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1571.

Mercy Housing, Inc., the sole property owner of the Planned Development, is seeking a minor change to reduce the automobile parking for 150 affordable dwelling units at 1801 S. Wabash Ave. and 1800 S. Michigan Ave. The existing, 6-story, Subarea A building on Wabash Ave. will be rehabbed into 100 dwelling units and the proposed, 5-story, Subarea B building on Michigan Ave. will contain 50 units. Your client is seeking to reduce the automobile parking within Subarea A from 4 spaces to 1 space and from 14 spaces to 12 spaces within Subarea B.

Both buildings will contain electric heating/cooling systems and gas-powered domestic water heaters. Per your request, and in consultation with ComEd, the required electrical equipment for the rehabbed Subarea A building must be placed on the approved parking pad along the alley. Within Subarea B, since there is no available outdoor space to accommodate the equipment, the electrical and mechanical rooms in the indoor parking garage had to be enlarged to handle the increased load of the all-electric systems. As a result, several parking spaces had to be eliminated.

The site is a transit served location based on its proximity to the 18<sup>th</sup> St. Metra stop, the Cermak-Chinatown Red Line stop, and the Cermak-McCormick Green Line stop. Based on an underlying DR zoning district, the properties are eligible for a parking reduction pursuant to Section 17-10-0102-B of the Zoning Ordinance.

The following revised exhibits are attached: Bulk Regulations Table, Subarea A, 1801 S. Wabash Architectural Site Plan, Subarea B, 1800 S. Michigan Architectural Site Plan.

The Department of Planning and Development has determined that allowing the proposed parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1571, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



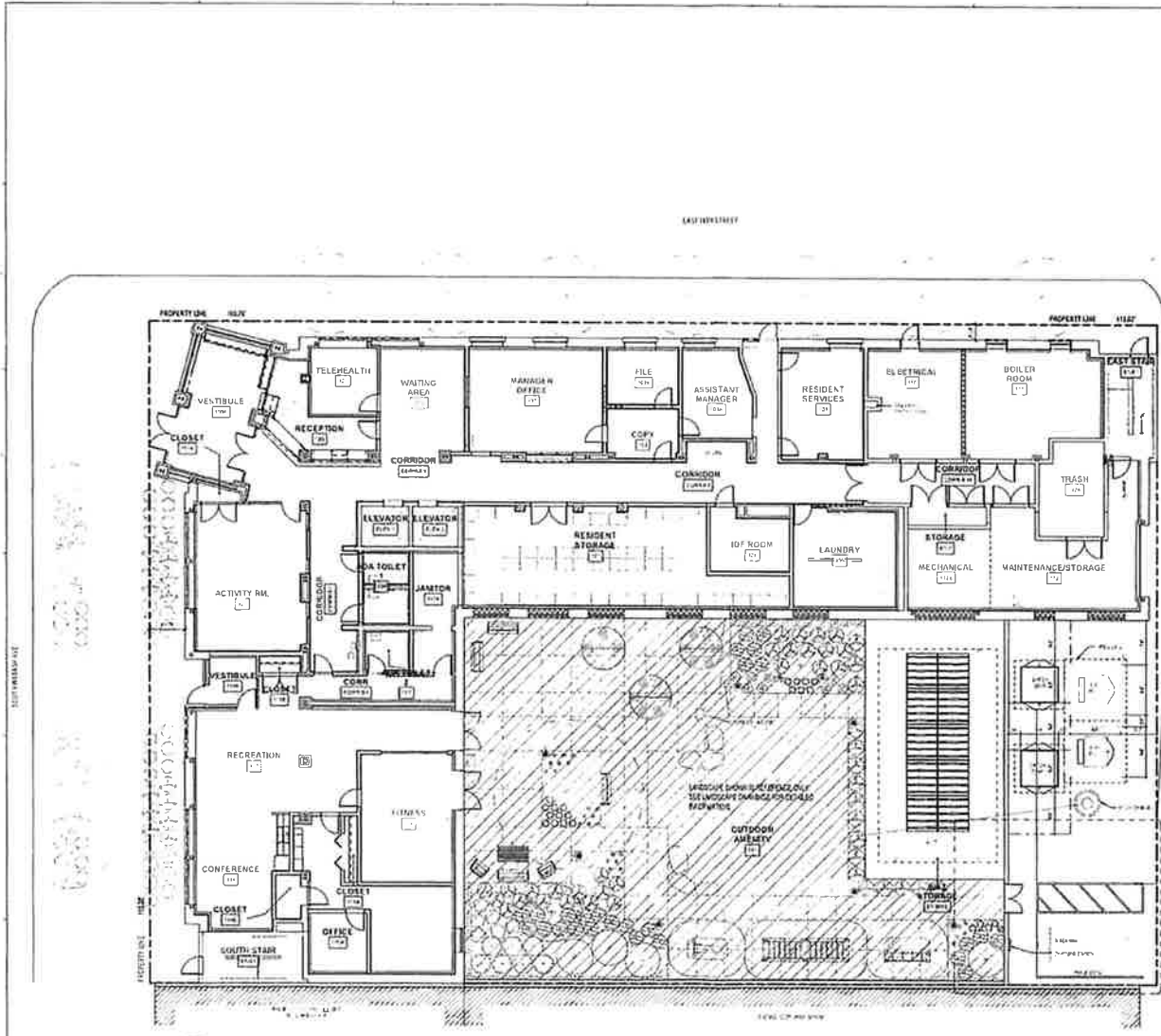
Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Mike Marmo, Janice Hill, Main file

Residential Planned Development Number 1571  
Bulk Regulations Table

Gross Site Area	Total = 61,777 sq. ft. (1.418 acres)
Area In public right of way	Total = 29,353 sq. ft. (.674 acres)
Net Site Area	Sub Area A = 18,901 sq. ft. (.434 acres) Sub Area B = 13,523 sq. ft. (.310 acres) Total = 32,424 sq. ft. (.744 acres)
Floor Area Ratio	Sub Area A = FAR of 3.5 Sub Area B = FAR of 4.0 Total = FAR of 3.7
Maximum Number of Dwelling Units:	Sub Area A = 100 units Sub Area B = 50 units Total = 150 units
Maximum Site Coverage	In accordance with Site Plan
Minimum Number of Accessory Off Street Parking Spaces:	Sub Area A = 1 space Sub Area B = 12 spaces
Minimum Number of Bike Parking Spaces:	150 bike spaces
Minimum Number of Off Street Loading Docks:	0
Minimum Building Setbacks:	In accordance with Site Plan.
Minimum Building Height:	Sub Area A: 71 feet Sub Area B: 67 feet



- GENERAL NOTES: R11**
- 1. REFER TO ALL OTHER SHEETS FOR NOTES.
  - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
  - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
  - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
  - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
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  - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
  - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
  - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
  - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
- SYMBOLS LEGEND:**
- 1. [Symbol] - [Description]
  - 2. [Symbol] - [Description]
  - 3. [Symbol] - [Description]
  - 4. [Symbol] - [Description]
  - 5. [Symbol] - [Description]
  - 6. [Symbol] - [Description]
  - 7. [Symbol] - [Description]
  - 8. [Symbol] - [Description]
  - 9. [Symbol] - [Description]
  - 10. [Symbol] - [Description]

SUB AREA A, 1801 S. WATASH AVE.

ARCHITECTURAL ELEVATION 10'-0" = C.C.O. ELEVATION +13.52' = 12' + 0.52'

**GENERAL NOTES: R11**

mercy  
ST. LOUIS

**nia**

**MILHOUSE**

**rtm**

**IMACT**

**UJAMA**

ARCHITECTURAL  
SITE PLAN

**A-001**



*Reclassification Of Area Shown On Map No. 4-E.* RPD 1571  
 (As Amended)  
 (Application No. 21125)  
 (Common Address: 45 -- 79 E. 18<sup>th</sup> St., 1801 -- 1809 S. Wabash Ave.  
 And 1800 -- 1806 S. Michigan Ave.)  
 [O2022-2739/SO2023-0001866]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-5 Downtown Mixed-Use and DR-3 Downtown Residential District symbols and indications as shown on Map Number 4-E in the area bounded by:

East 18<sup>th</sup> Street; South Michigan Avenue; a line 80.13 feet south of and parallel to East 18<sup>th</sup> Street; the public alley next west of and parallel to South Michigan Avenue; a line 112.0 feet south of and parallel to East 18<sup>th</sup> Street; and South Wabash Avenue,

to those of a DR-5 Downtown Residential District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DR-5 Downtown Residential District symbols and indications as shown on Map Number 4-E in the area bounded by:

East 18<sup>th</sup> Street; South Michigan Avenue; a line 80.13 feet south of and parallel to East 18<sup>th</sup> Street; the public alley next west of and parallel to South Michigan Avenue; a line 112.0 feet south of and parallel to East 18<sup>th</sup> Street; and South Wabash Avenue,

to those of Residential Planned Development 1571 which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development No. 1571.*

*Planned Development Statements.*

1. The area delineated herein as Residential Planned Development Number 1571 ("Planned Development") consists of approximately 32,424 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is controlled by the Applicant, Mercy Housing, Inc. a Nebraska not-for-profit corporation.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan and Subarea Map; Subarea A -- North, South Building Elevations, Subarea A -- East, West Building Elevations, Subarea B -- North, South Building Elevations, Subarea B -- East, West Building Elevations; Sustainable Policy Matrix, prepared by NIA Architects, submitted herein. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: dwelling units located above the ground floor; multi-unit (3+ units) residential; property management office; recreational; accessory off-street parking; accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 32,424 square feet and a base FAR of 3.7.

9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval

shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of: (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from DX-5 Downtown Mixed-Use and DR-3 Downtown Residential District to DR-5 Downtown Residential and then to this Residential Planned Development ("P.D.") Number 1571 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The Applicant has applied for Low-Income Housing Tax Credits or other forms of financial assistance from the City. Such financial assistance imposes affordability requirements (the "Financing Requirements") that exceed the ARO requirements. As a result, if the Applicant receives such financial assistance, the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in the P.D. If the Applicant does not receive such financial assistance, the Applicant shall comply with the ARO.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to DR-5 Downtown Residential District.

[Existing Zoning Map; Existing Land-Use Map; Site Plan; Boundary and Property Line Map; Subareas A and B Building Elevations; and Sustainable Policy Matrix referred to in these Plan of Development Statements printed on pages 1230 through 1239 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development No. 1571.*

*Bulk Regulations And Data Table.*

Gross Site Area:	Total = 61,777 square feet (1.418 acres)
Area in Public Right-of-Way:	Total = 29,353 square feet (.674 acre)
Net Site Area:	
Subarea A:	18,901 square feet (.434 acre)
Subarea B:	13,523 square feet (.310 acre)
Total:	32,424 square feet (.744 acre)

## Floor Area Ratio:

Subarea A:	FAR of 3.5
Subarea B:	FAR of 4.0
Total:	FAR of 3.7

## Maximum Number of Dwelling Units:

Subarea A:	100 units
Subarea B:	50 units
Total:	150 units

Maximum Site Coverage: In accordance with Site Plan

Minimum Number of Accessory  
Off Street Parking Spaces:

Subarea A:	4 spaces
Subarea B:	14 spaces

Minimum Number of Bike Parking  
Spaces: 150 bike spaces

Minimum Number of Off-Street  
Loading Docks: 0

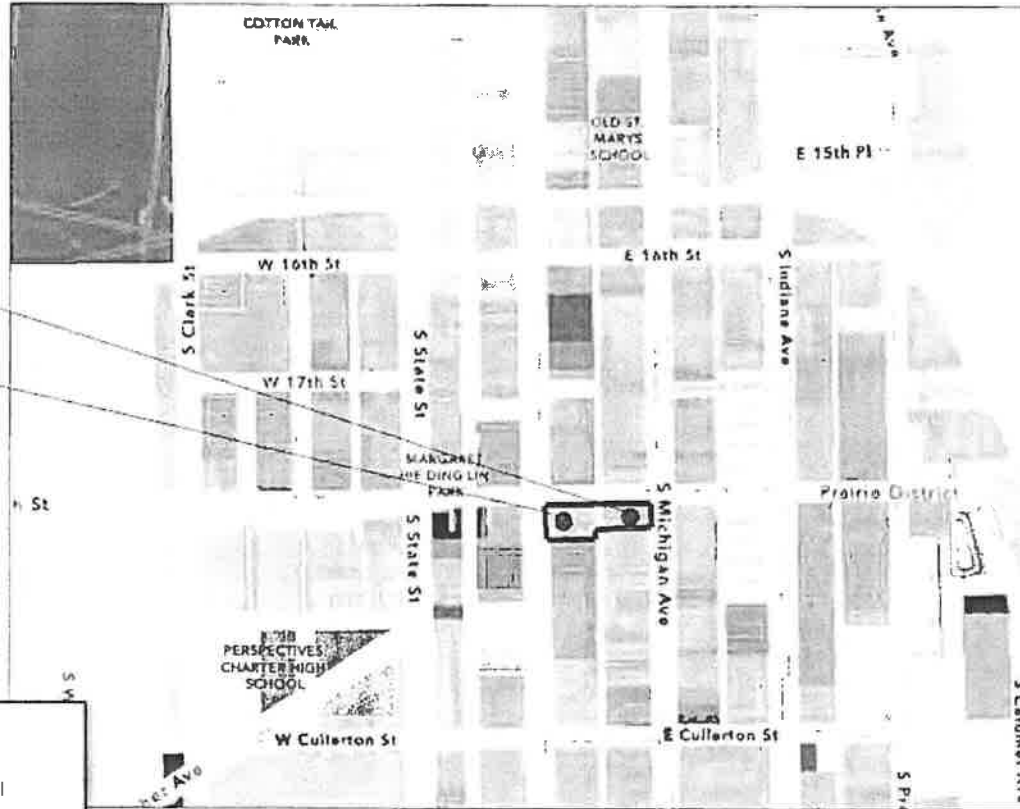
Minimum Building Setbacks: In accordance with Site Plan

## Minimum Building Height:

Subarea A:	71 feet
Subarea B:	67 feet



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

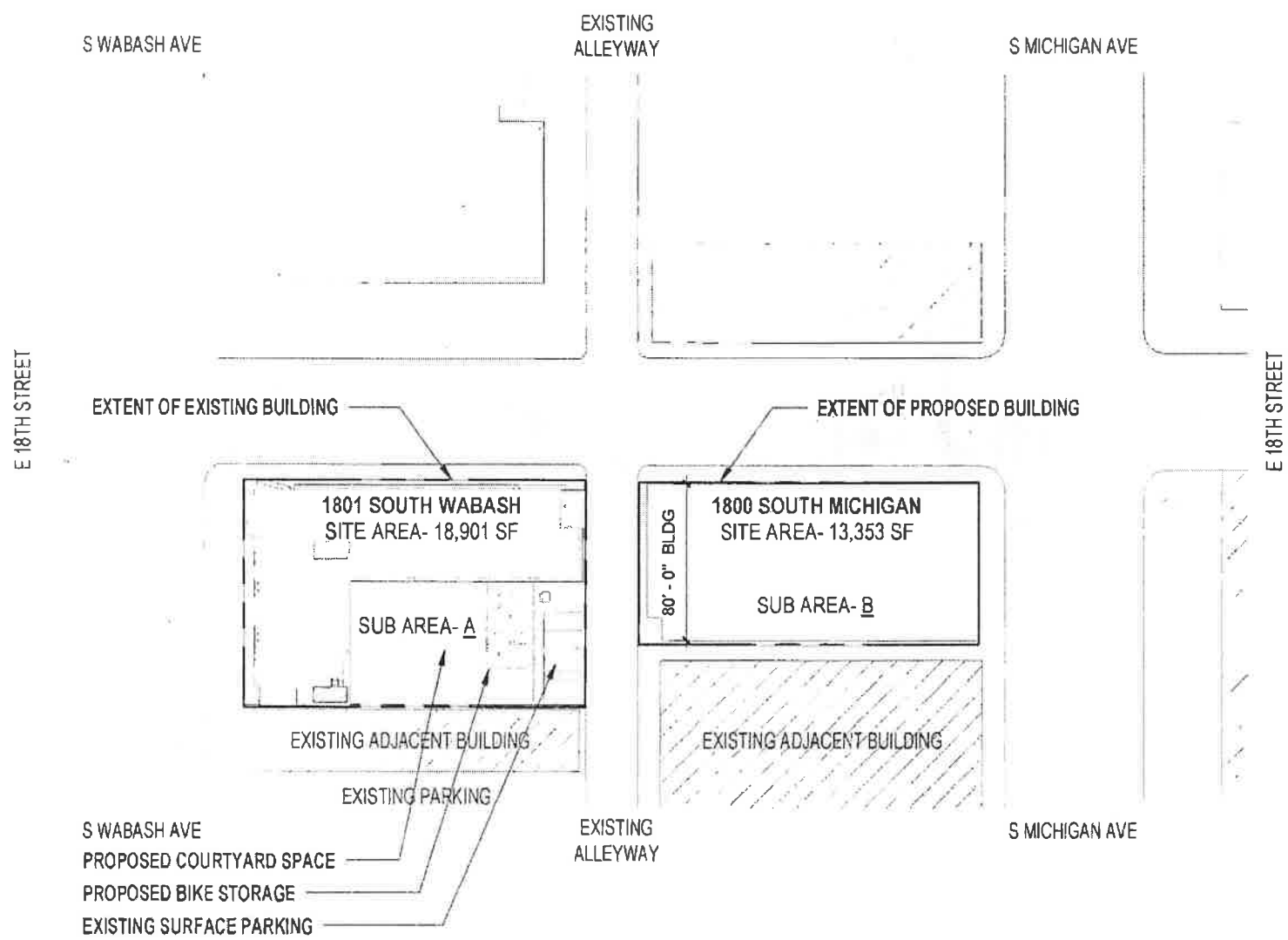
EXISTING LAND-USE MAP

NOT TO SCALE



APPLICANT: MERCY HOUSING, INC.  
 ADDRESS: 45-79 EAST 18<sup>TH</sup> STREET; 1801-1809 SOUTH WABASH; 1800-1806 S. MICHIGAN AVENUE  
 INTRODUCED: SEPTEMBER 21, 2022  
 PLAN COMMISSION: MAY 18, 2023

FINAL FOR PUBLICATION

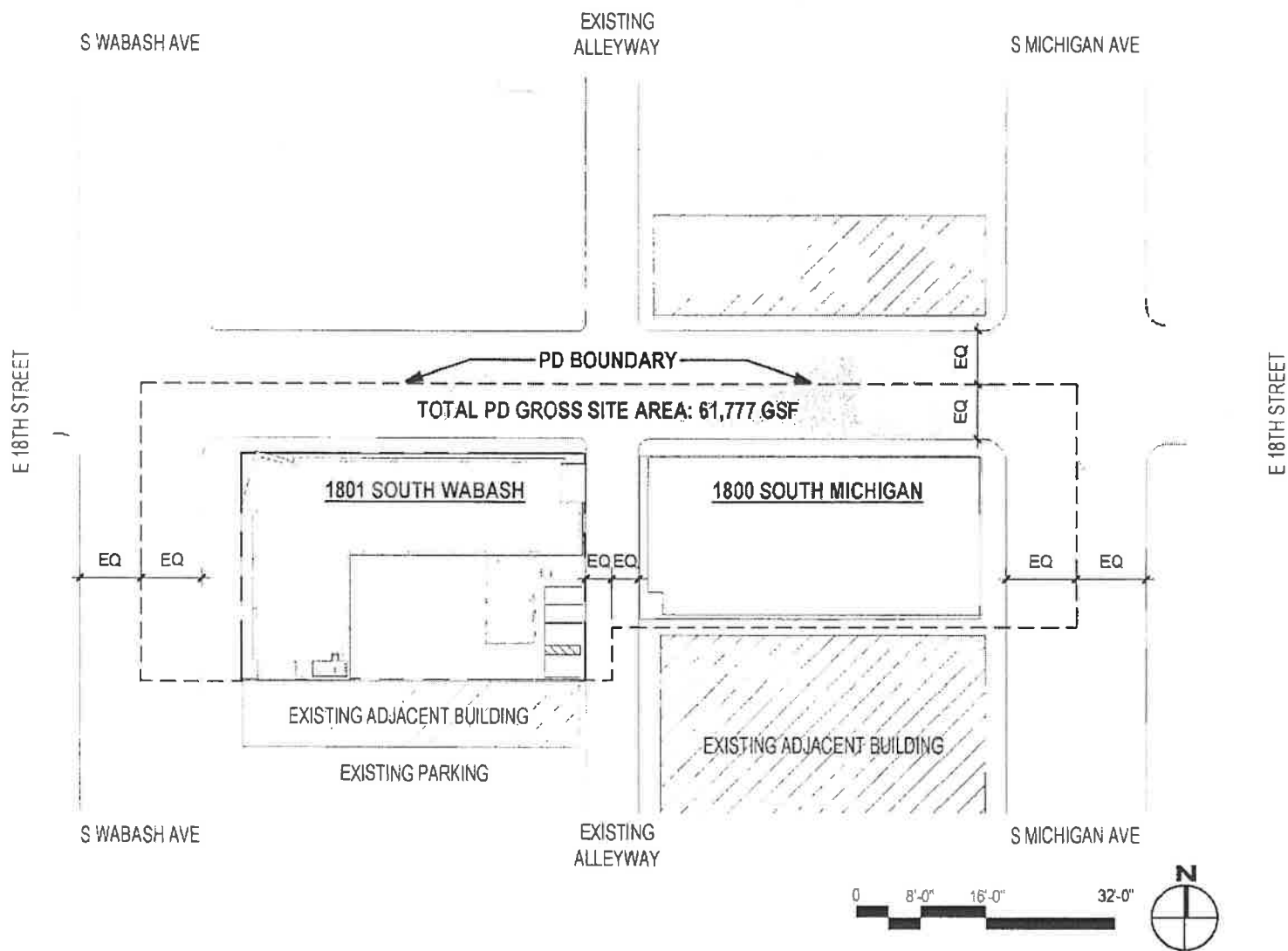


### SITE PLAN



APPLICANT: MERCY HOUSING, INC.  
 ADDRESS: 45-79 EAST 18<sup>TH</sup> STREET; 1801-1809 SOUTH WABASH; 1800-1806 S. MICHIGAN AVENUE  
 INTRODUCED: SEPTEMBER 21, 2022  
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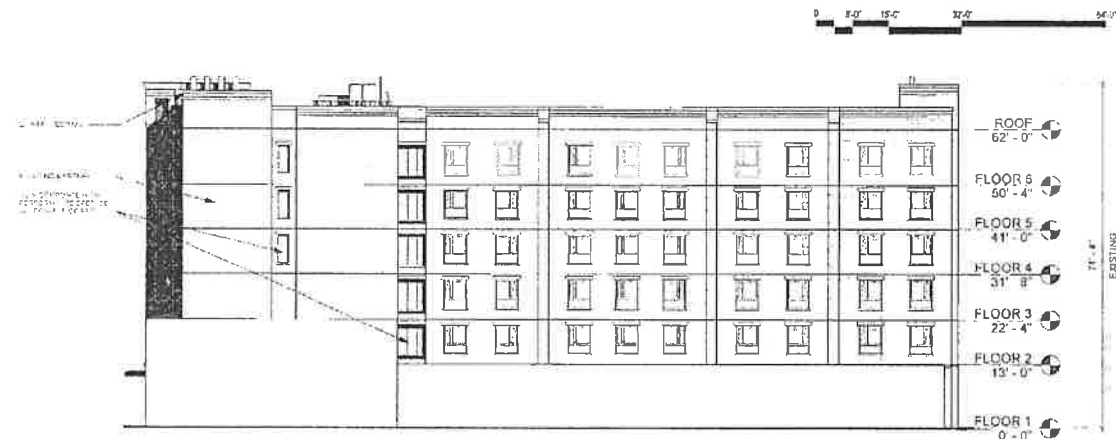
### PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: MERCY HOUSING, INC.  
 ADDRESS: 45-79 EAST 18<sup>TH</sup> STREET; 1801-1809 SOUTH WABASH; 1800-1806 S. MICHIGAN AVENUE  
 INTRODUCED: SEPTEMBER 21, 2022  
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NORTH ELEVATION

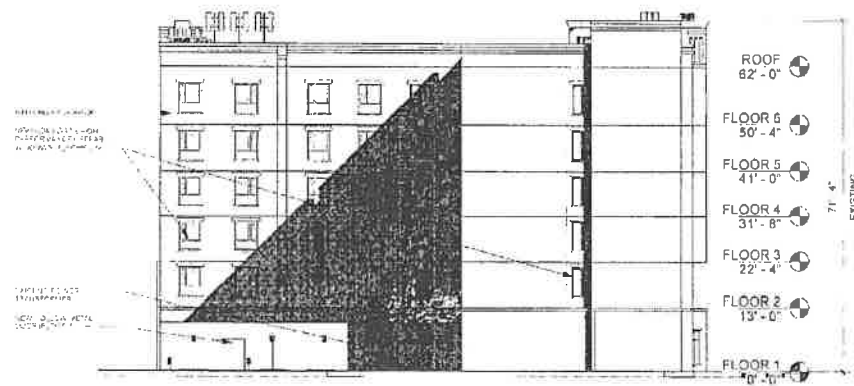


SOUTH ELEVATION

**SUB-AREA A- NORTH, SOUTH BUILDING ELEVATIONS**

APPLICANT: MERCY HOUSING, INC.  
 ADDRESS: 45-79 EAST 18<sup>TH</sup> STREET; 1801-1809 SOUTH WABASH; 1800-1806 S. MICHIGAN AVENUE  
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EAST ELEVATION

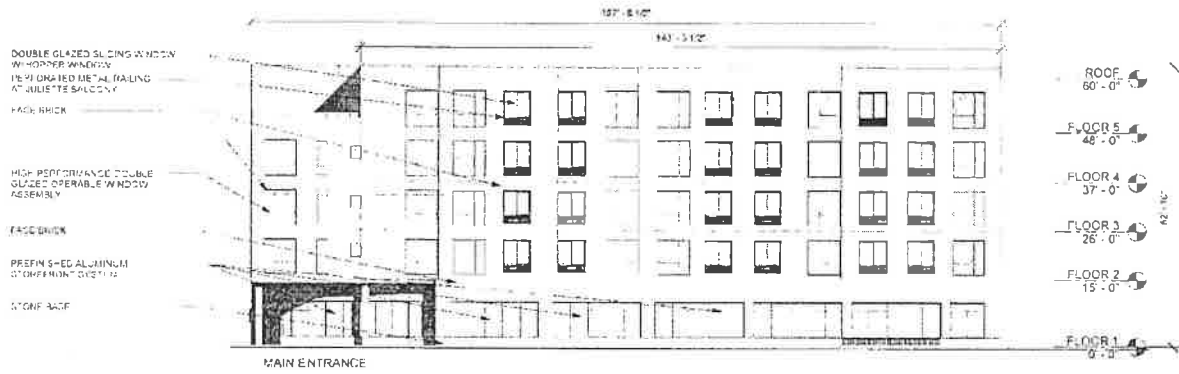


WEST ELEVATION

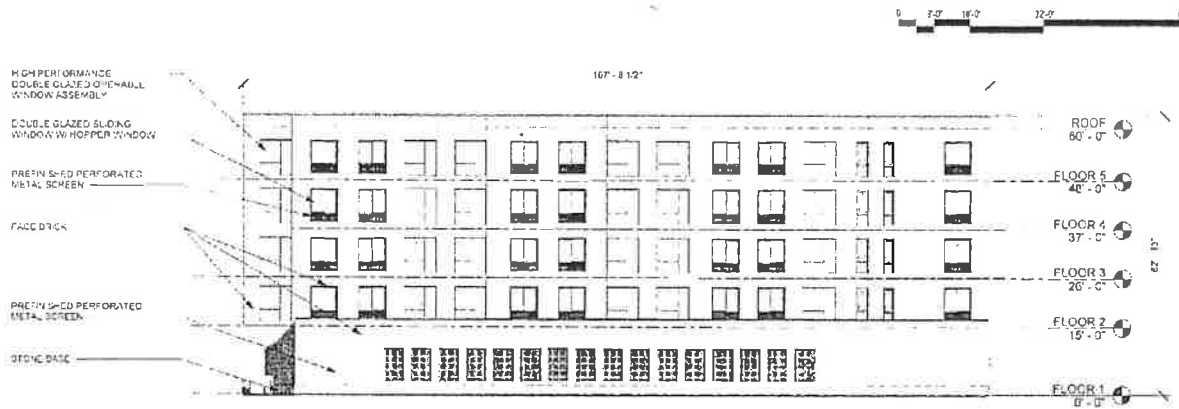
SUB-AREA A: EAST, WEST BUILDING ELEVATIONS

APPLICANT: MERCY HOUSING, INC.  
 ADDRESS: 45-79 EAST 18<sup>TH</sup> STREET; 1801 1809 SOUTH WABASH; 1800-1806 S. MICHIGAN AVENUE  
 INTRODUCED: SEPTEMBER 21, 2022  
 PLAN COMMISSION: MAY 18, 2023

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NORTH ELEVATION

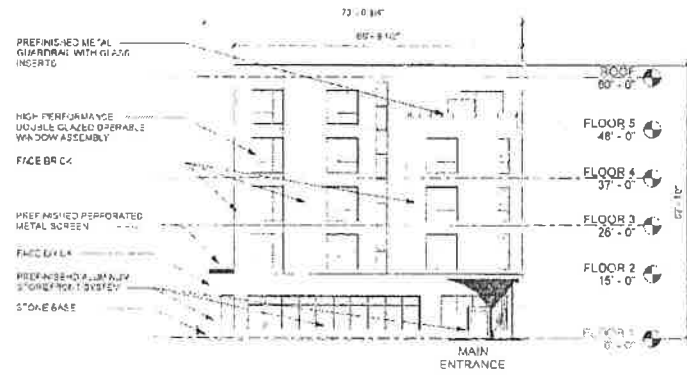


SOUTH ELEVATION

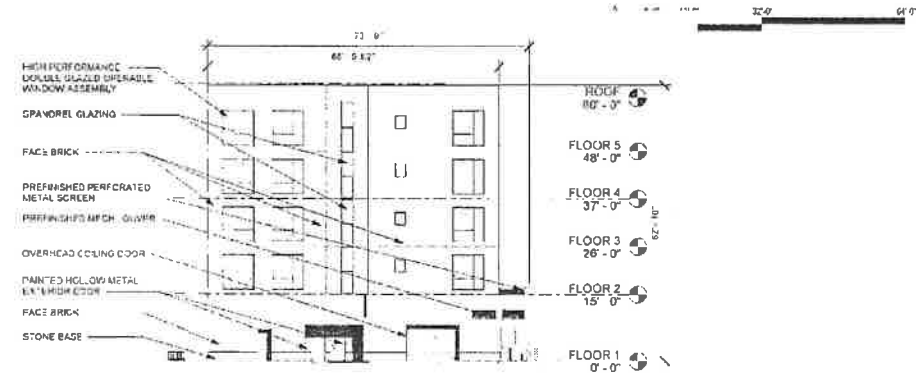
**SUB-AREA B: NORTH, SOUTH BUILDING ELEVATIONS**

APPLICANT: MERCY HOUSING, INC.  
 ADDRESS: 45-79 EAST 18<sup>TH</sup> STREET; 1801-1809 SOUTH WABASH; 1800-1806 S. MICHIGAN AVENUE  
 INTRODUCED: SEPTEMBER 21 2022  
 PLAN COMMISSION: MAY 18, 2023

FINAL FOR PUBLICATION



EAST ELEVATION



WEST ELEVATION

**SUB-AREA B: EAST, WEST BUILDING ELEVATIONS**

APPLICANT: MERCY HOUSING, INC.  
 ADDRESS: 45-79 EAST 18<sup>TH</sup> STREET; 1801-1809 SOUTH WABASH; 1800-1806 S. MICHIGAN AVENUE  
 INTRODUCED: SEPTEMBER 21, 2022  
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