



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 23, 2025

Katie Jahnke Dale
DLA Piper
444 W. Lake St., Suite 900
Chicago, IL 60606

Re: Minor change to PD 487, 500 N. Michigan Avenue, Creation of Subareas A and B

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Planned Development No. 487 ("PD 487"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

On behalf of the sole owner of the Planned Development, 500 NMA Owner Holding LLC, you are seeking a minor change to create subareas and allocate development rights and obligations within the PD. This will allow for a future vertical separation of the existing building located at 500 N. Michigan Ave. One entity will own the commercial portions (Subarea A) and another entity will own the residential portions (Subarea B) of the building. The overall building will be governed by a Declaration of Covenants, Conditions, Restrictions and Easements.

The development rights allocation is shown on the attached, revised Bulk Regulations and Data Table and the proposed subareas are shown on the attached Subarea Plans (LL2 – Parking, LL1 Illinois St, L1 Michigan Ave. L2, L3-L24-Future Residential).

The Department of Planning and Development has determined that allowing the creation of subareas 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. Additionally, CDOT, DOH, Fire Prevention, MOPD, and Stormwater have reviewed and have no objections to the change.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 487, 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 commences 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 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: Noah Szafraniec, Mike Marmo, Janice Hill, Main file

Business Planned Development No. 487, As Amended.
Bulk Regulations and Data Table.
Issued for Minor Change

Gross Site Area:	31,150 square feet
Area of Public Right-of-Way:	14,622.61 square feet
Net Site Area:	16,528 square feet
Maximum FAR:	22.00
Maximum Floor Area:	363,616 square feet
Subarea A:	16,600 square feet
Subarea B:	347,016 square feet
Maximum Dwelling Units:	
Subarea A:	0
Subarea B:	320
Setbacks:	
North:	0 feet
East (Michigan):	0 feet
South (Illinois):	0 feet
West:	0 feet
Total Minimum Accessory Parking Spaces:	

Subarea A: 0

Subarea B: 0 (parking garage will allow approximately 68 valet spaces and will be operated as a valet parked garage)

Minimum Bicycle Parking

Subarea A: 0

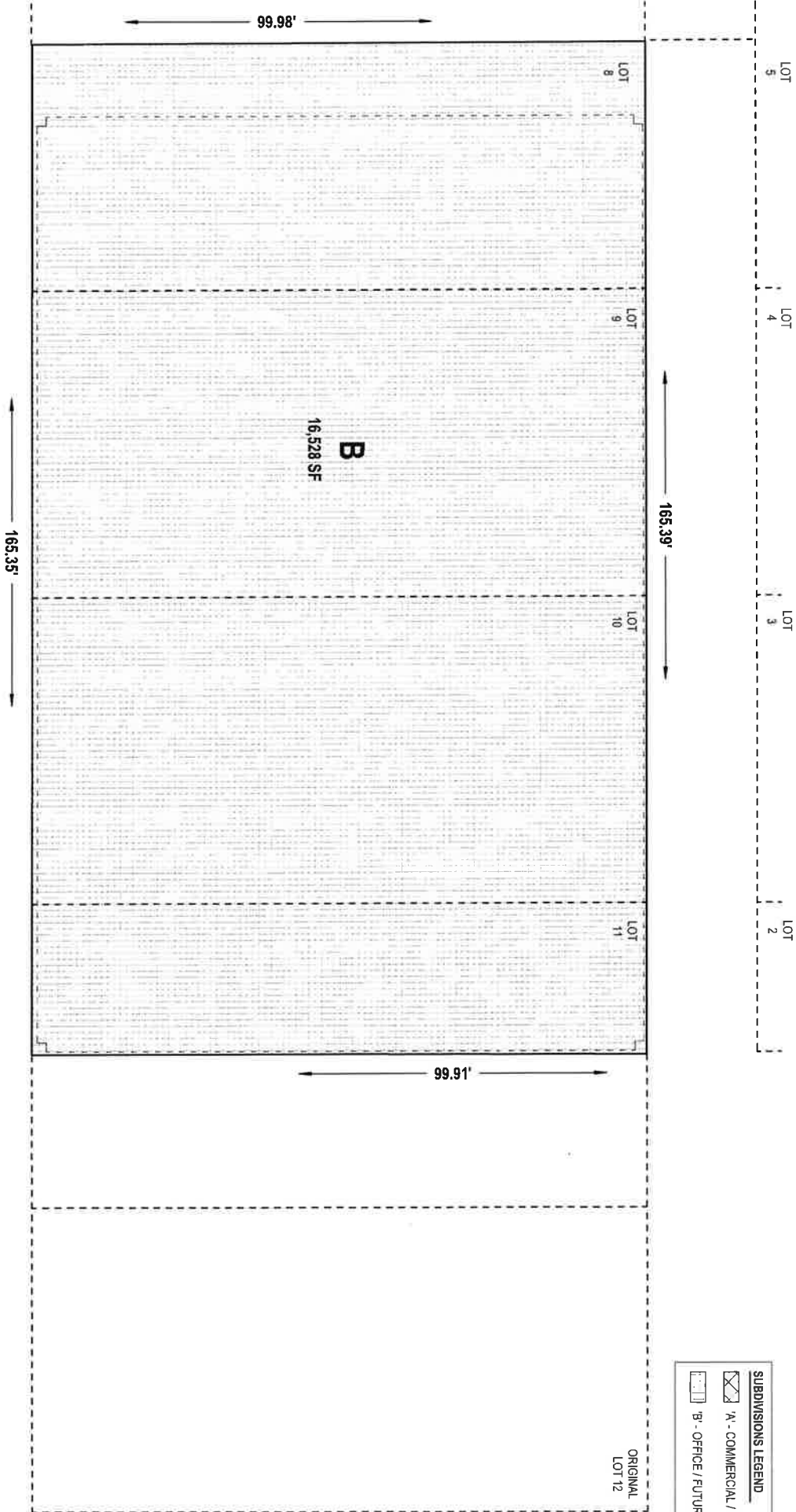
Subarea B: 320 bike spaces

Off-Street Loading Berths 1

Maximum Building Height: 303 feet and 11.25 inches
321 feet and 11.25 inches (to top of mechanical equipment)

500 N MICHIGAN

SUBAREA PLAN - LL2 - PARKING

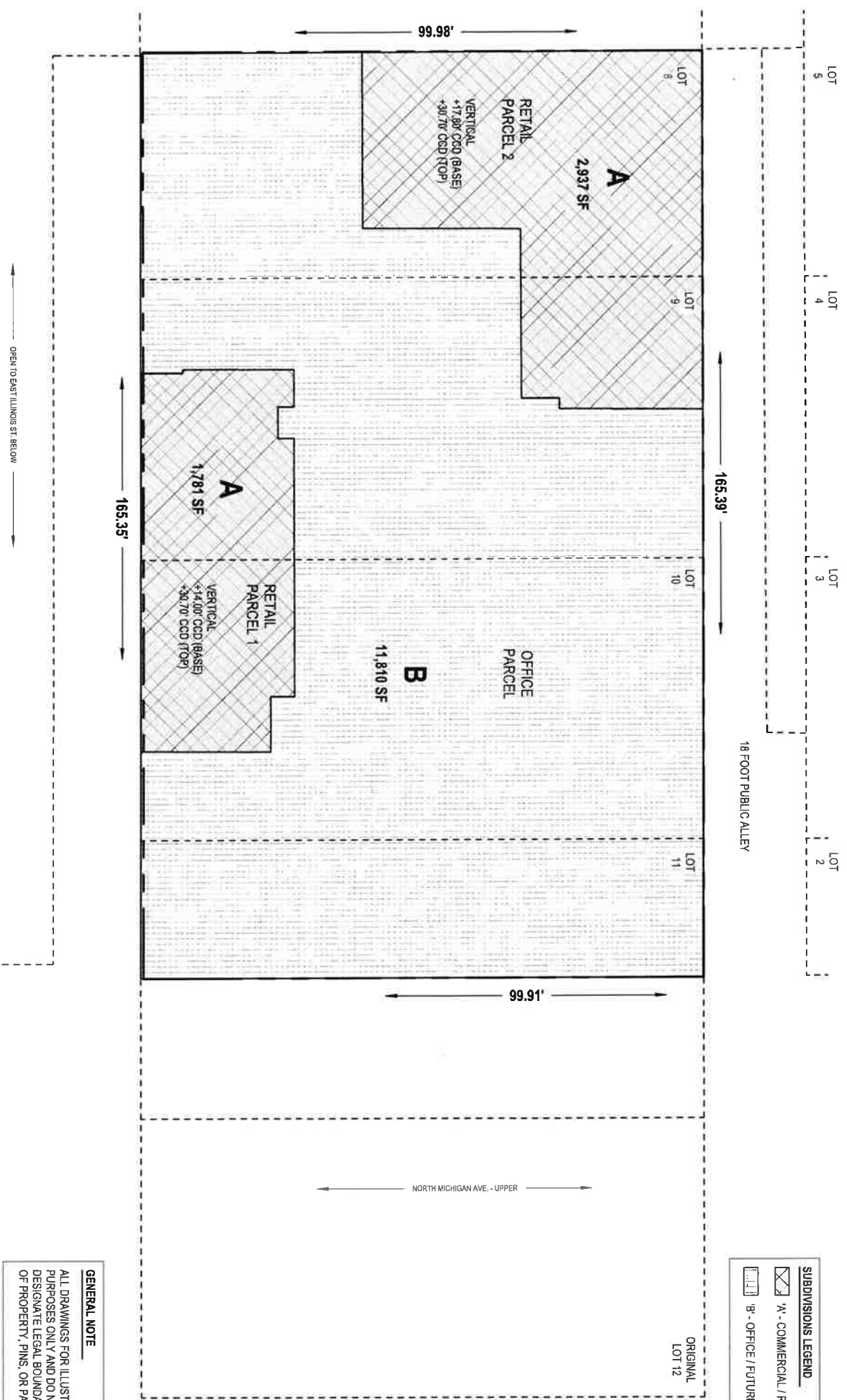


SUBDIVISIONS LEGEND
[Cross-hatch pattern] 'A' - COMMERCIAL / RETAIL
[Dotted pattern] 'B' - OFFICE / FUTURE RES.



GENERAL NOTE
ALL DRAWINGS FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT DESIGNATE LEGAL BOUNDARIES OF PROPERTY, PINS, OR PARCELS.

500 N MICHIGAN

SUBAREA PLAN - LL1 ILLINOIS ST



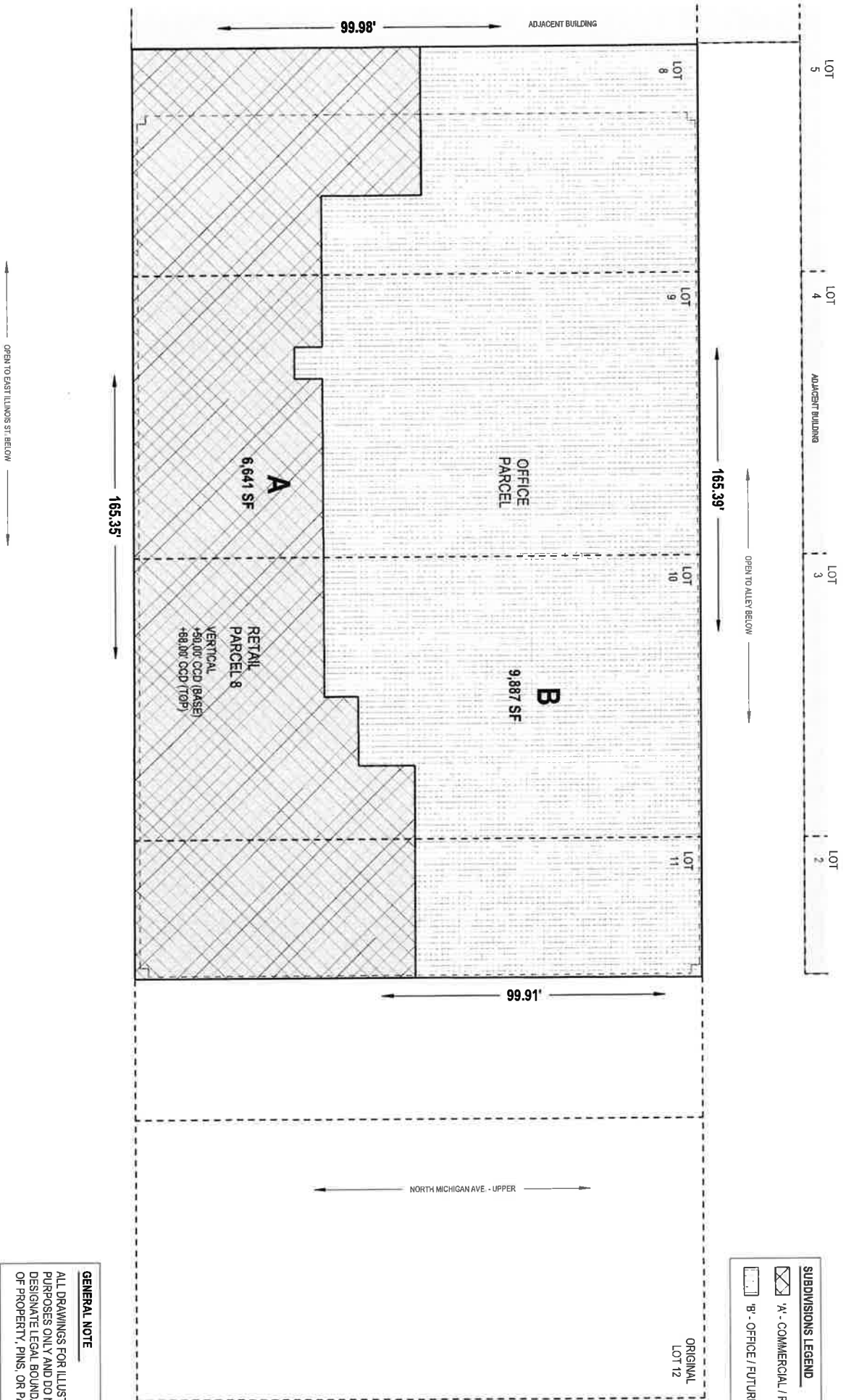
SUBDIVISIONS LEGEND

	'A' - COMMERCIAL / RETAIL
	'B' - OFFICE / FUTURE RES.

GENERAL NOTE

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ORIGINAL LOT 12





SUBDIVISIONS LEGEND

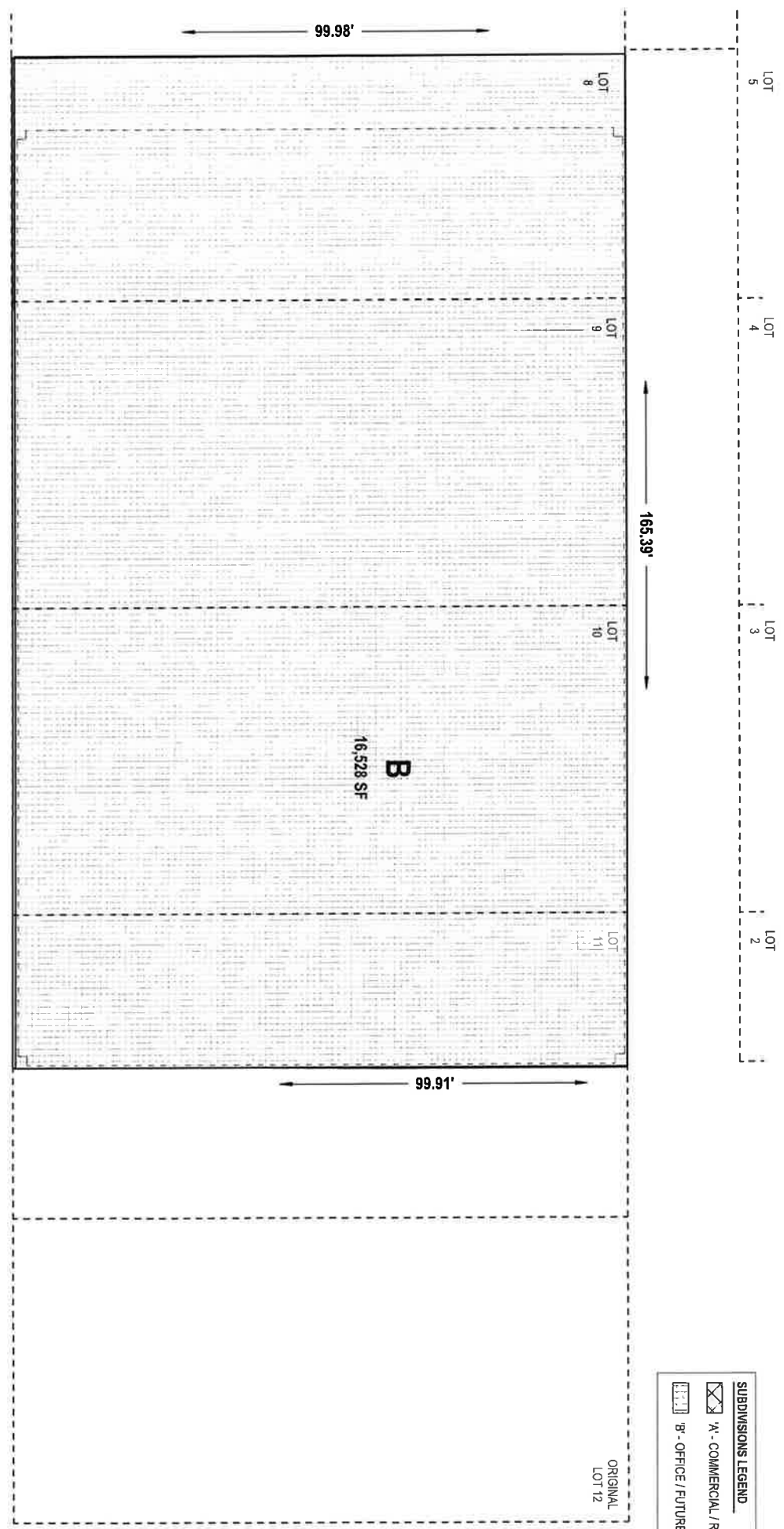
-  'A' - COMMERCIAL / RETAIL
-  'B' - OFFICE / FUTURE RES.

GENERAL NOTE

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SUBDIVISIONS LEGEND

	'A' - COMMERCIAL / RETAIL
	'B' - OFFICE / FUTURE RES.



GENERAL NOTE

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500 N MICHIGAN

SUBAREA PLAN - L3-L24 - FUTURE RESIDENTIAL

22532

19864

JOURNAL--CITY COUNCIL--CHICAGO

10/30/2024

On motion of Alderperson Lawson , the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Alderpersons La Spata, Hopkins, Dowell, Robinson, Yancy, Hall, Mitchell, Harris, Beale, Chico, Lee, Ramirez, Quinn, Gutiérrez, Lopez, Moore, Curtis, O'Shea, Taylor, Mosley, Rodriguez, Tabares, Scott, Sigcho-Lopez, Fuentes, Ervin, Taliaferro, Cruz, Cardona, Waguespack, Conway, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Knudsen, Lawson, Gardiner, Clay, Martin, Manaa-Hoppenworth, Hadden, Silverstein -- 47.

Nays -- None.

Alderperson Mitchell moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-E. BPD 487,99
(As Amended)
(Application No. 22532)
(Common Address: 500 N. Michigan Ave.)

[SO2024-0012174]

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 Planned Development Number 487 District symbols and indications as shown on Map Number 1-E in the area bounded by:

the public alley north of and parallel to East Illinois Street; North Michigan Avenue (lower); East Illinois Street; and a line 165.35 feet west of and parallel to East Illinois Street,

to those of Planned Development Number 487, as amended, which is hereby established in the area above described subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance takes effect after its passage and due publication.

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

Business Planned Development No. 487, As Amended.

Planned Development Statements.

1. The area delineated herein as Business Planned Development Number 487, as amended ("Planned Development"), consists of approximately 16,528 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Commonwealth Development Partners LLC.
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 plans.

Ingress or egress shall be pursuant to the plans 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Immediately adjacent to the south property line of the 500 North Michigan Avenue Building is a publicly owned, elevated walkway which is currently used by the property owner, its tenants and the public. The Applicant agrees to pursue the approval of a public way use permit for the continued use and maintenance of such walkway by the

Applicant and its tenants, and for continued access and use of the area by the public. The Applicant will also: (1) add planters to the building's frontage on North Michigan Avenue; (2) add new linear planters to the existing railing on East Illinois Street in accordance with the Landscape Plan approved as part of this Planned Development; (3) improve the condition of the stairs east of the building leading to Lower Michigan Avenue; (4) add lighting and a mural for the enhancement of the pedestrian experience on lower Illinois Street along the south wall of the building as shown on the Building Elevation -- South, approved as part of this Planned Development; and (5) designate a lower level drop-off area for mail, UPS, FedEx and other deliveries and rideshare vehicles.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Land-Use Map; an existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site Plan for North Michigan Avenue, a Site Plan for Lower North Michigan Avenue/Lower East Illinois Street; a Landscape Plan for North Michigan Avenue; a Landscape Plan for Lower North Michigan Avenue/Lower East Illinois Street; and Building Elevations prepared by GREC Architects and dated July 17, 2024, submitted herein. Full-sized copies of the Site Plan, Landscape 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 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 Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development: multi-unit residential dwelling units, office, eating and drinking establishments (excluding drive-through facilities), financial services, liquor store (packaged goods), liquor sales (as accessory use), artist work or sales space, dry cleaning drop-off or pickup (no on-premises plant), medical service, children's play center, financial services (excluding pawn shops, pay day loan stores, and drive-through facilities), medical services, vacation rental, hotel, food and beverage retail sales, personal service, general retail sales, accessory uses, and accessory and non-accessory parking. A day care use may be permitted subject to site plan approval by the Department of Planning and Development and the Department of Transportation.
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 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 16,528 square feet and a base FAR of 21.5. The Applicant acknowledges that the project has received a bonus FAR of 0.5, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 22.0. In exchange for the bonus FAR, the Applicant has made a corresponding payment, pursuant to Sections 17-4-1003-B and C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

Any modification of the allocation of the Local Impact Fund shall be subject to Section 17-4-1005-G but in no event shall such modification cause a delay in the issuance of Part II approval, building permit or certificate of occupancy for the Planned Development.

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 13-32-125 of the Municipal Code, or any other provision of that code.

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 and agrees that the rezoning of the Property from Business Planned Development Number 487, and then to this Residential-Business Planned Development ("P.D.") Number 487, as amended is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in a downtown district within the meaning of the ARO and permits the construction of 320 dwelling units. The Applicant intends to convert the existing building on the Property to a 320-unit mixed-use rental building.

Developers of rental projects in downtown districts must provide 20 percent of the units in the project as affordable housing at a weighted average of 60 percent of the AMI. Rental projects with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable units, depending on the average depth of affordability provided, as described in subsection (F)(2) of the ARO. Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing

area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. As a result, the Applicant's affordable housing obligation is 64 affordable units (20 percent of 320) and half of those affordable units are Required Units. The Applicant has agreed to satisfy its affordable housing obligation by providing all 64 affordable units in the rental building in the P.D., as set forth in the Affordable Housing Profile ("AHP") attached hereto. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually, provided that: (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third (or 21 units) must be affordable to households at or below 50 percent of the AMI, of which one-sixth (or 10 units) must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI.

If the Applicant requests any material change to its method of compliance with the ARO, such as locating affordable units off-site instead of on-site or changing the target affordability level after the passage of this P.D., DOH may adjust the AHP as requested, in accordance with the ARO, without amending the P.D., provided however, the Applicant must update and resubmit the revised AHP to DOH for review and approval and, at DOH's request, provide an informational presentation to Plan Commission on such change. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA") in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 15, including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

16. 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.

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 Business Planned Development Number 487 dated July 19, 1989.

[Accessibility Matrix and Diagrams; Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Site Plan -- North Michigan Avenue; Site Plan -- Lower North Michigan Avenue/Lower East Illinois Street; Landscape Plan -- North Michigan Avenue; Landscape Plan -- Lower North Michigan Avenue/Lower East Illinois Street; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 19876 through 19887 of this *Journal*.]

Bulk Regulations and Data Table and ARO Intake Application referred to in these Plan of Development Statements read as follows:

Business Planned Development No. 487, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	31,150 square feet
Area of Public Right-of-Way:	14,622.61 square feet
Net Site Area:	16,528 square feet
Maximum FAR:	22.00
Maximum Dwelling Units:	320
Setbacks:	
North:	0 feet
East (Michigan):	0 feet
South (Illinois):	0 feet
West:	0 feet
Total Minimum Accessory Park Spaces:	0 (parking garage will allow approximately 68 valet spaces and will be operated as a valet parked garage)
Minimum Bicycle Parking:	320 bike spaces
Off-Street Loading Berths:	1
Maximum Building Height:	303 feet and 11.25 inches 321 feet and 11.25 inches (to top of mechanical equipment)

Final for Publication

An official website of the City of Chicago. Here's how you know



ARO Intake Application

Close

Submission ID: 892767

Applicant Contact Information

Section 2-44-085 of the Municipal Code of the City of Chicago (the "ARO") is effective as of October 1, 2021, and is available to read in its entirety online at: https://code.library.ami.legal.com/codes/chicago/latest/chicago_il/0-0-0-2598874.

The Pilsen-Little Village ARO Pilot shall expire without further action by the City Council on 12/31/2023 and its requirements have been incorporated into this web form. More information is available in [Section 2-44-105 of the City's Municipal Code](#).

PLEASE READ CAREFULLY. This form requires several steps and does NOT support an automatic save or save for later function.

Before starting the submission process, please gather and complete all the necessary documentation outlined in [Article 5.1.2 of the ARO Rules](#), and listed below. Please start by first completing the Affordable Unit Details Worksheet, available for [download here](#). The Affordable Unit Details Worksheet is required to be submitted as an attachment under Step 4 of this submission.

If affordable units are proposed, please ensure that you have the following documents ready to submit when prompted:

- Affordable Unit Mix Details and Square Footage Spreadsheet
- Dimensional Floor Plans with affordable units highlighted
- If affordable units are proposed off-site, off-site unit application as detailed in Article 6.2.5 of the ARO Rules.
- If affordable units are proposed as authorized agency units, a signed acceptance letter from the authorized agency.

Your application will be reviewed when all required documentation has been received. Additional documents may be requested during the review period by DOH staff.

The ARO Rules are available online at www.chicago.gov/ARO. If you have any questions about completing this application, please contact ARO@cityofchicago.org.

Please help us improve the form by reporting any errors, inconsistencies or sharing any suggestions to ARO@cityofchicago.org.

Applicant Name *	Applicant Contact Person *
COMMONWEALTH DEVELOPMENT	Matthew J. Ferts
Applicant Email *	Applicant Phone *
mattf@commonwealthdp.com	(312) 580-5042
Applicant Address *	
55 East Monroe, 37th Floor, Chicago Illinois	
Attorney Name *	Attorney Email *
Talar Berberian	tberberian@thompeoncoburn.com

Development Information

Development Address:

From *	To	Direction *	Street Name *
500		N	MICHIGAN AVENUE
Zip Code *	Ward *	ARO Zone *	
606113777	42	Downtown	
Development Name *	If you are working with a Planner at the City, what is his/her/their name?		
500 North Michigan Avenue	Omar Smallbegovic		
Zoning Application Number (if applicable)	Council Introduction Date *		
	7/17/2024		

Is your project currently in, or do you plan to rezone to, a downtown zoning district? *

Yes No

ARO Trigger *	Development Type *
Zoning Entitlement	Rental

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Total Units *

320

Is your Project in a Transit Served Location? *

Not TSL - or FAR doesn't exceed 3.5

Estimated date marketing will begin *

12/1/2025

Estimated date of building permit (in-lieu fee, \$5,000 per off-site unit administration fee, and recorded covenant are required prior to issuance of any building permits) *

2/1/2025

ARO Requirements

ARO Option

- 20% at 60% average AMI
- 16% at 50% average AMI
- 13% at 40% AMI
- 10% at 30% AMI

ARO Option

- 20% at 100% AMI
- 16% at 80% AMI

ARO Option *

- 10% SET-ASIDE AT A WEIGHTED AVERAGE OF 60% OF THE AMI

ARO Option *

- 10% AT A WEIGHTED AVERAGE OF 100% AMI
- 8% AT A WEIGHTED AVERAGE OF 80% AMI

Affordable Units Required *	Minimum On-Site Units *	Maximum Units Paid For In-Lieu *
64.0	16	32
Proposed On-Site Units *	Proposed Off-Site Units *	Proposed In-Lieu Units *
64	0	0.0
In-Lieu Amount Owed *	On-Site Units To CLHITF or CHA *	
\$0.00	0	

If the In-Lieu Amount Owed calculation results in a fractional unit that is less than 0.5, the developer shall either pay an in lieu fee or provide an additional unit to satisfy the fractional obligation. The in lieu fee for any fractional unit will be calculated as follows: [fractional unit] x [applicable in lieu fee].

Off Site Address:

From	To	Direction	Street Name
		Select One	Select One

Zip Code	Ward	ARO Zone

Off-Site Type

Select One

Off-Site Admin Fee

\$ 0.00

Forms

Unit Mix and Square Footage Spreadsheet *

[24.06.05 - 500 N Michigan - ARO Affordable Unit Details and Square Footage.xlsx](#)

Dimensioned Floor Plans with affordable units highlighted

[2024.06.05 - 500 N Michigan Ave - DOH Exhibits - Accessibility Matrix.pdf](#)

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If ARO units are CLINTF or CHA, attach signed acceptance letter
If off-site units are new construction, attach:

- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
If off-site units are rehab, please attach the following documents:
- A. Schematic and design development drawings for on-site units
- B. Schematic and design development drawings for off-site units
- C. A Physical Needs Assessment (PNA)
- D. Surveys
- E. Outstanding code violations
- F. Scope of work and estimated cost of renovations

Off-Site Units Only: Documents Required for Architectural Approval Letter

- A. Owner Sworn Statement
- B. GC Sworn Statement
- C. Bounday Survey
- D. Draft permit application prior to submission to the Department of Buildings (DOB)
- E. Final construction drawings stamped by the architect of record prior to submission to DOB

OFF-SITE UNITS ONLY: Documents required for Architectural Construction a Approval Letter and Notice to Proceed

- A. A letter from the Developer on company letterhead stating the project is complete and requesting a final site inspection from DOH
- B. A copy of the front and back of each building permit for each property with all DOB signoffs
- C. A copy of the Certificate of Occupancy for each property (if applicable)
- D. Final GC and Owner Sworn Statements
- E. All final waivers of lien or a title report showing no liens for each property
- F. As built Survey (new construction)
- G. Final Issued for Construction Permitted Construction Drawings
- H. List of any Buyer changes (if applicable, for-sale units only)

Signature

Developer or their Agent *

Talar A. Berberian

Managing Deputy Commissioner



Summary Work Log

Submission Date: 07/09/2024 10:01:51 PM

Amended Date:

Admin Amended Date:

Admin Amended By:

Admin Amended Justification:

- | | |
|----------------------------|---------------------------|
| Options | Action |
| Show Notes | Accept |
| Email User | Deny |
| | Follow Up |

Close

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Market Rate		New		AFRO		Affordable w/ market square footage*	
unit type	how many?	avg. square footage	how many?	% of total	avg. square footage	% of total	market square footage*
studio	128	504	32	50%	570	87%	91%
one-bed	75	294	10	24%	754	91%	91%
two-bed	53	214	14	27%	1,168	83%	83%
three-bed	0	0%	0	0%	0	0%	0%

*AFRO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of AFRO units can be studios).
 **The average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines.

AMI Mix for AFRO Units														
Affordable Unit Type	30% AMI		40% AMI		50% AMI		60% AMI		70% AMI		80% AMI		Total Units	
	Units	Count	Units	Count	Units	Count	Units	Count	Units	Count	Units	Count	Units	Count
Studio	0	0	5	6	10	6	5	32	5	32	5	32	5	32
1 bed	0	0	3	4	6	3	2	18	2	18	2	18	2	18
2 bed	0	0	2	2	5	2	3	14	3	14	3	14	3	14
3 bed	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4 bed	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	10	12	21	11	10	64	10	64	10	64	10	64

Project Name: 600 N Michigan
 Zoning/Application number, if applicable: _____
 Address: 600 N Michigan
 Is this a For Sale or Rental Project? Rental
 Anticipated average per unit/price? \$4,000
 Total Units in Project: 320
 Total Affordable units: 64

Features and Amenities	Market Rate Units		Affordable Units	
	Count	Percentage	Count	Percentage
Parking	0	0%	0	0%
Laundry	0	0%	0	0%
Appliances	0	0%	0	0%
Refrigerator	0	0%	0	0%
Dishwasher	0	0%	0	0%
Stove/Oven	0	0%	0	0%
Microwave	0	0%	0	0%
Bathroom(s)	0	0%	0	0%
Half bath? Full bath?	0	0%	0	0%
Kitchen countertops	0	0%	0	0%
Flooring	0	0%	0	0%
HVAC	0	0%	0	0%
Other	0	0%	0	0%

NOTE: DDH will review specific details for features and amenities for approval when they become available. The Applicant shall provide comparable unit features and amenities in affordable units as in market rate units as required by the AFRO Rules.

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GPERIC Architects
 1000 N. Dearborn St., Suite 200
 Chicago, IL 60610
 Tel: (773) 334-3300
 Fax: (773) 334-3301
 www.gperic.com

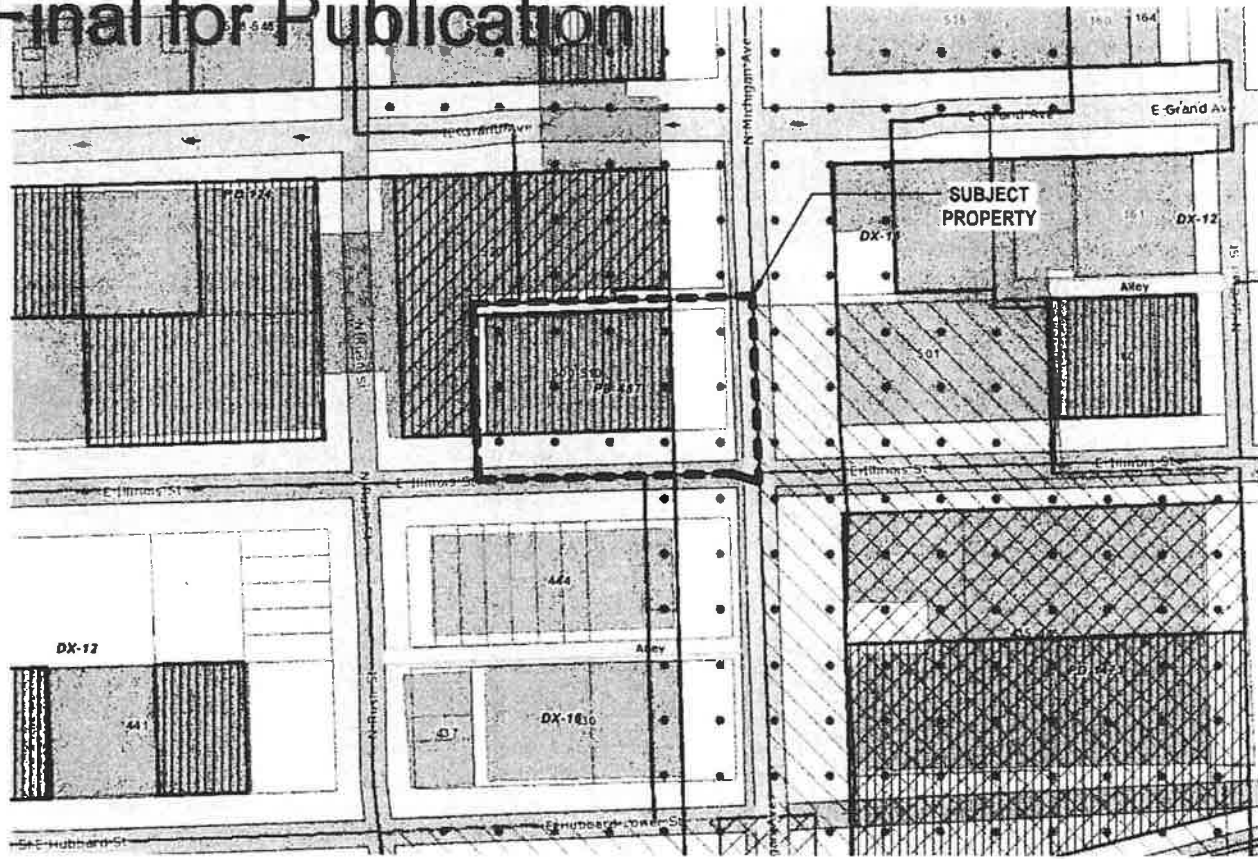
500 N. MICHIGAN
ACCESSIBILITY MATRIX & DIAGRAMS

DATE: 10/30/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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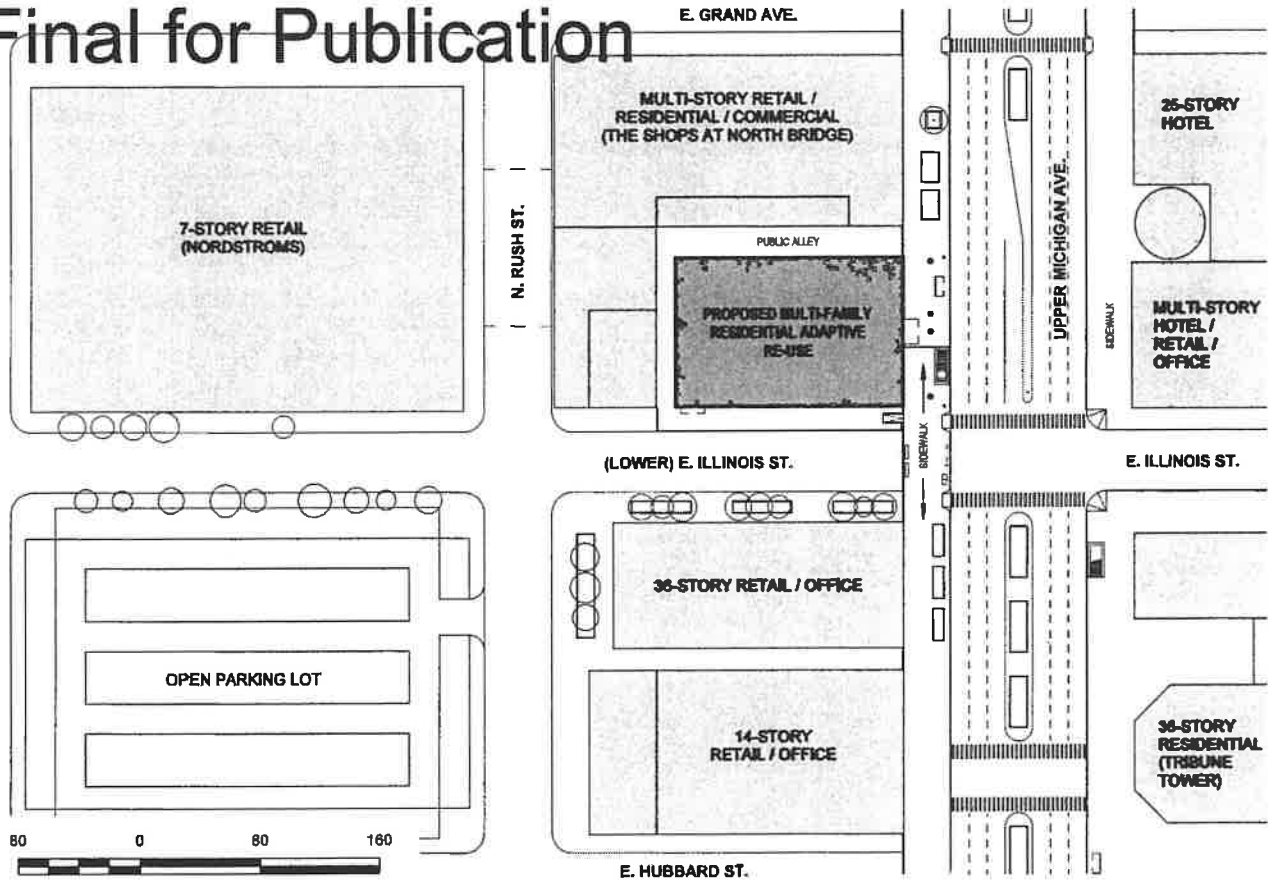
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EXISTING ZONING MAP

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



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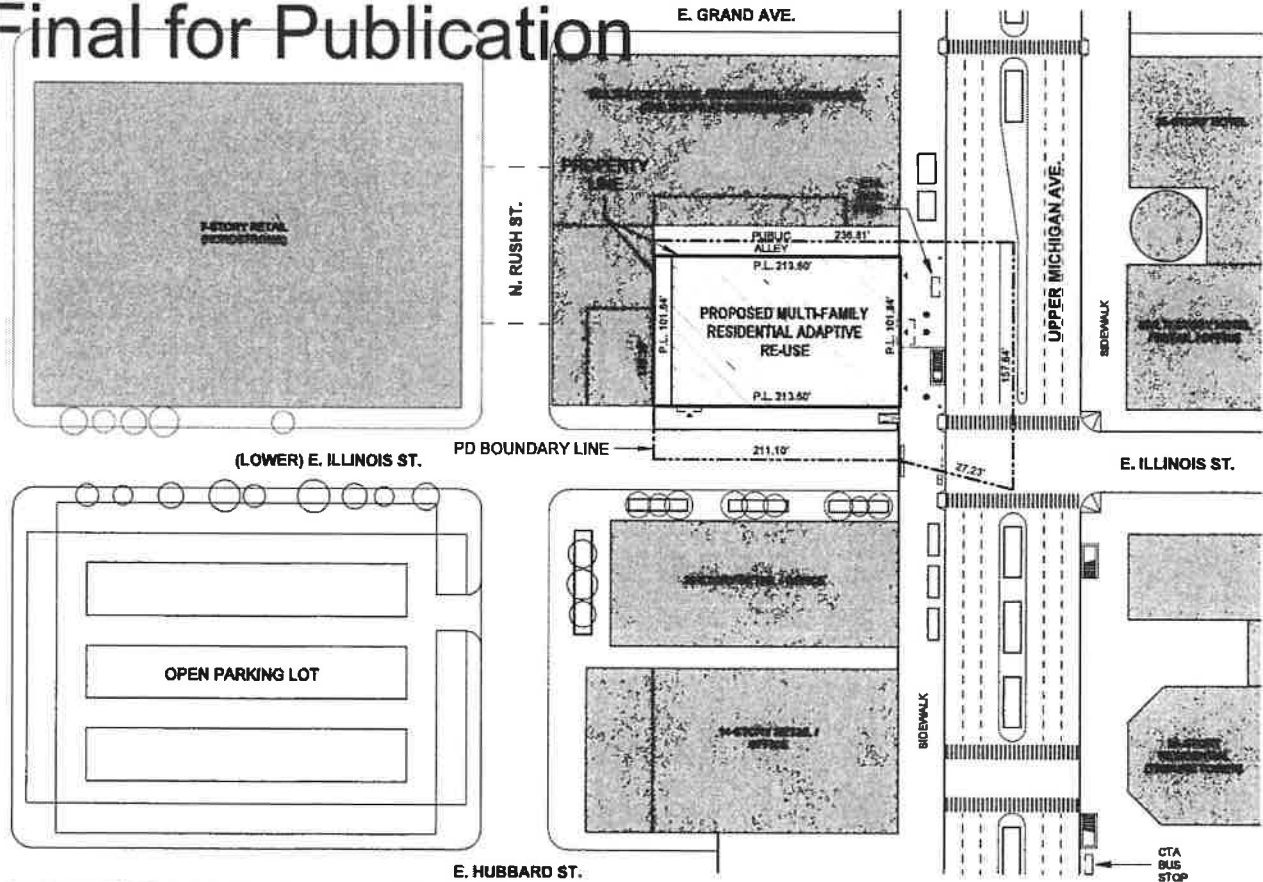
APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
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EXISTING LAND-USE MAP

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



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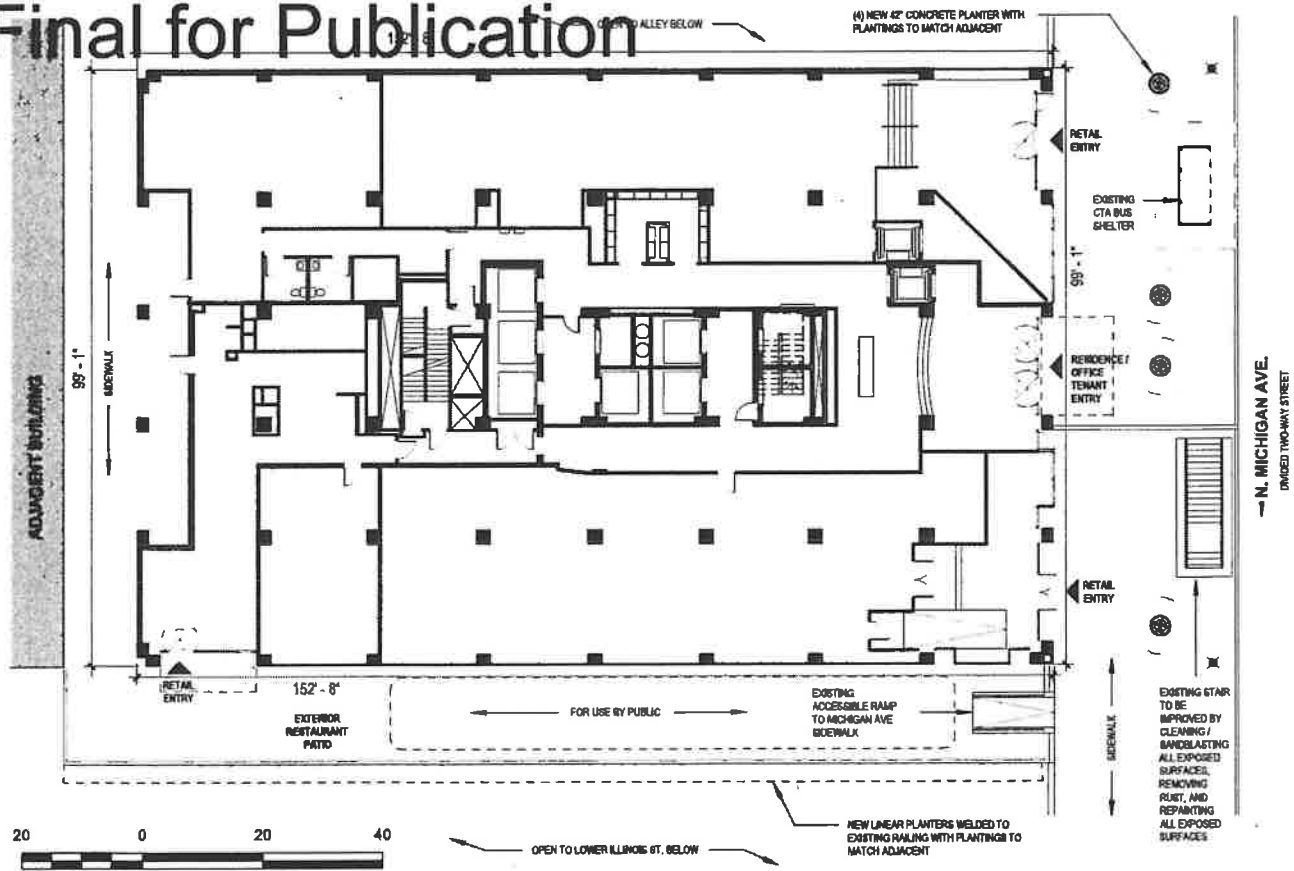
APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
 SCALE: 1" = 80'-0"

PD BOUNDARY & PROPERTY LINE MAP

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



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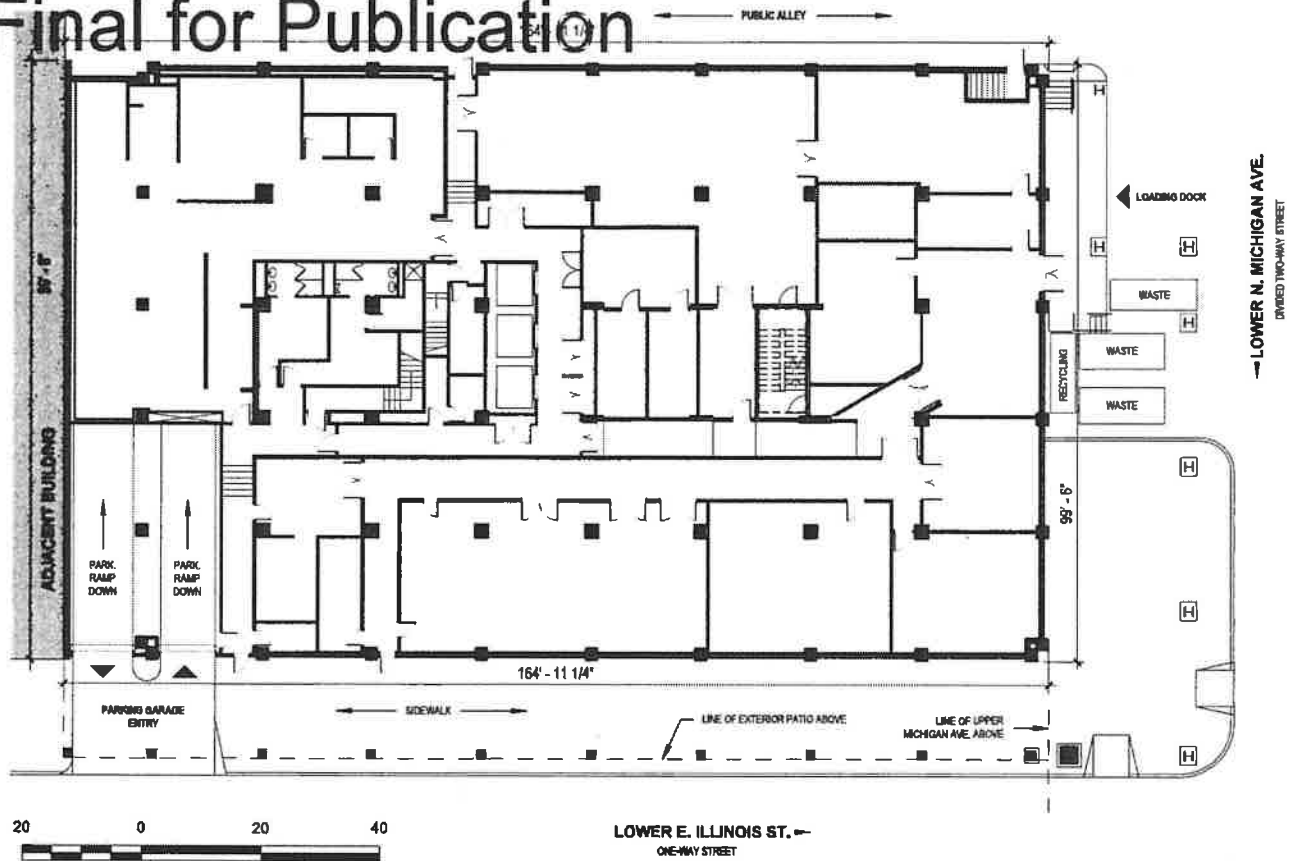
APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
 SCALE: 1" = 20'-0"

SITE PLAN - N. MICHIGAN AVENUE

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



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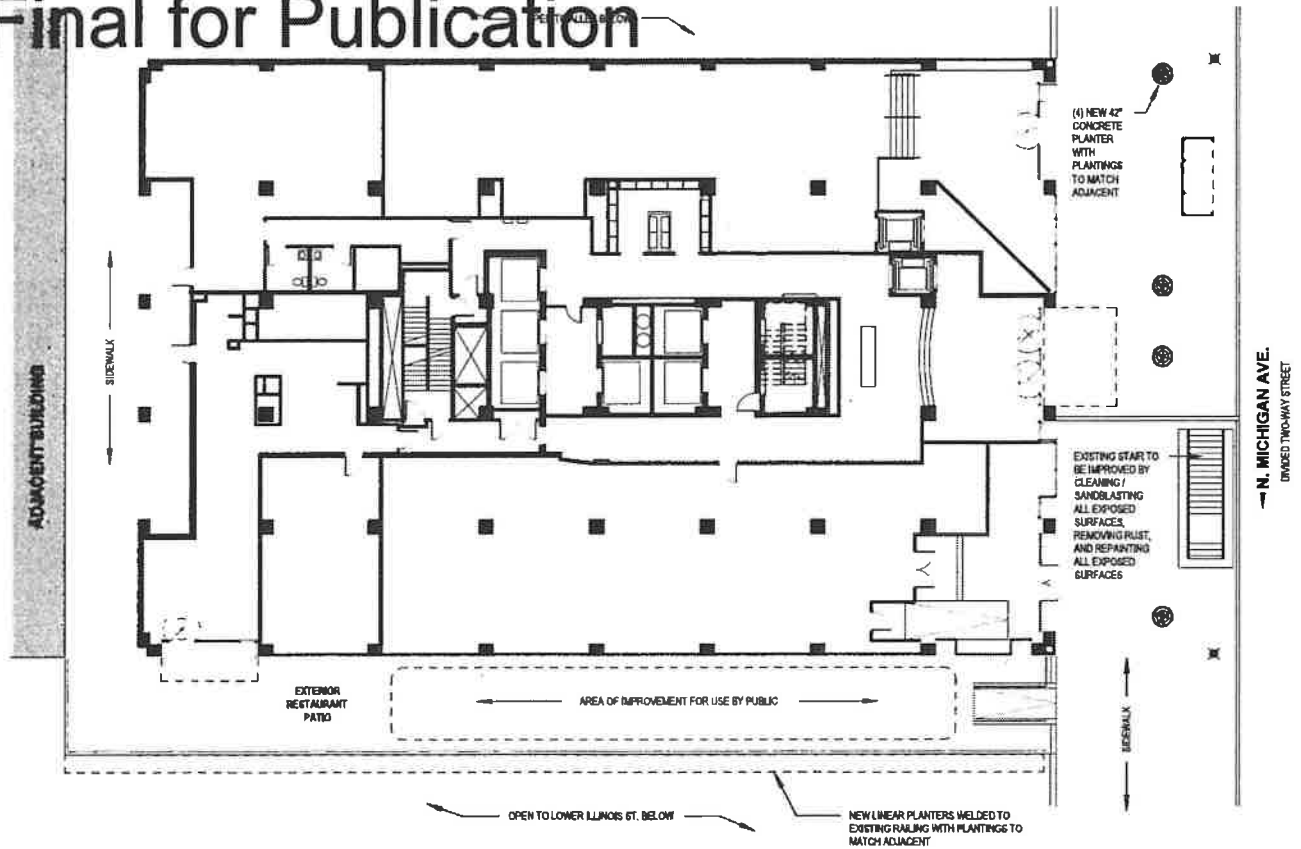
APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
 SCALE: 1" = 20'-0"

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

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



Final for Publication



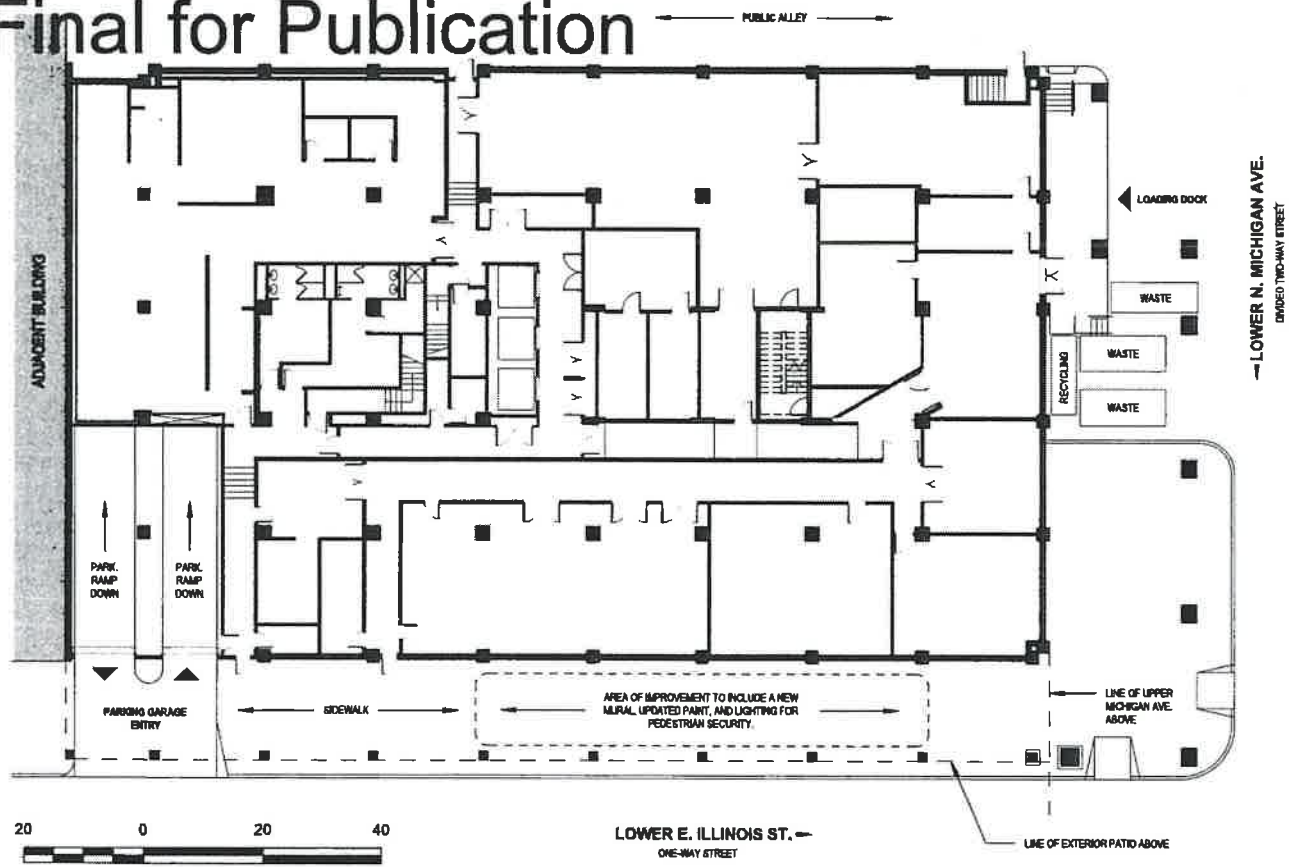
APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
 SCALE: 1" = 20'-0"

**LANDSCAPE PLAN -
 N. MICHIGAN AVE**

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



Final for Publication



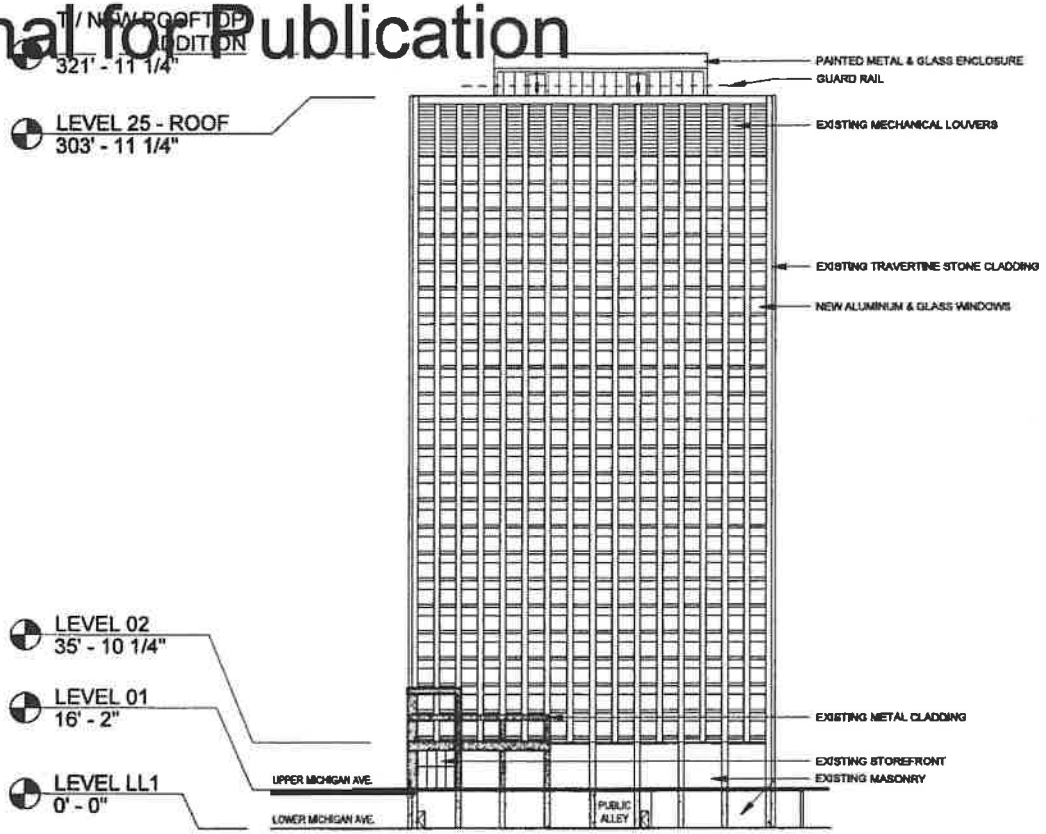
APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
 SCALE: 1" = 20'-0"

LANDSCAPE PLAN -
LOWER N. MICHIGAN AVE /
LOWER E. ILLINOIS ST

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



Final for Publication



APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
 SCALE: 1" = 50'-0"

BUILDING ELEVATION - NORTH

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

Final for Publication

T / NEW ROOFTOP
ADDITION
321' - 11 1/4"

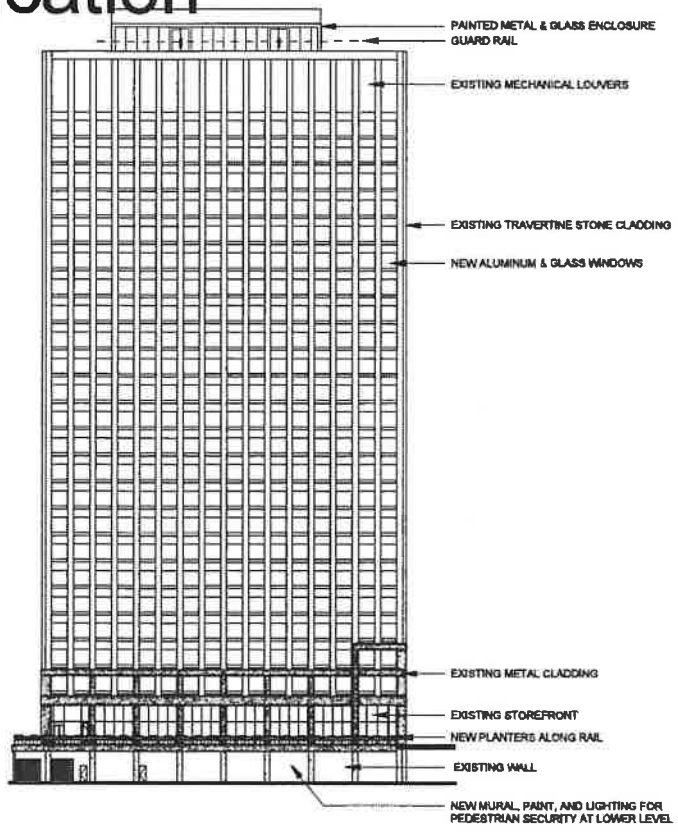
LEVEL 25 - ROOF
303' - 11 1/4"

LEVEL 02
35' - 10 1/4"

LEVEL 01
16' - 2"

LEVEL LL1
0' - 0"

RESTAURANT PATIO
LOWER ILLINOIS ST.

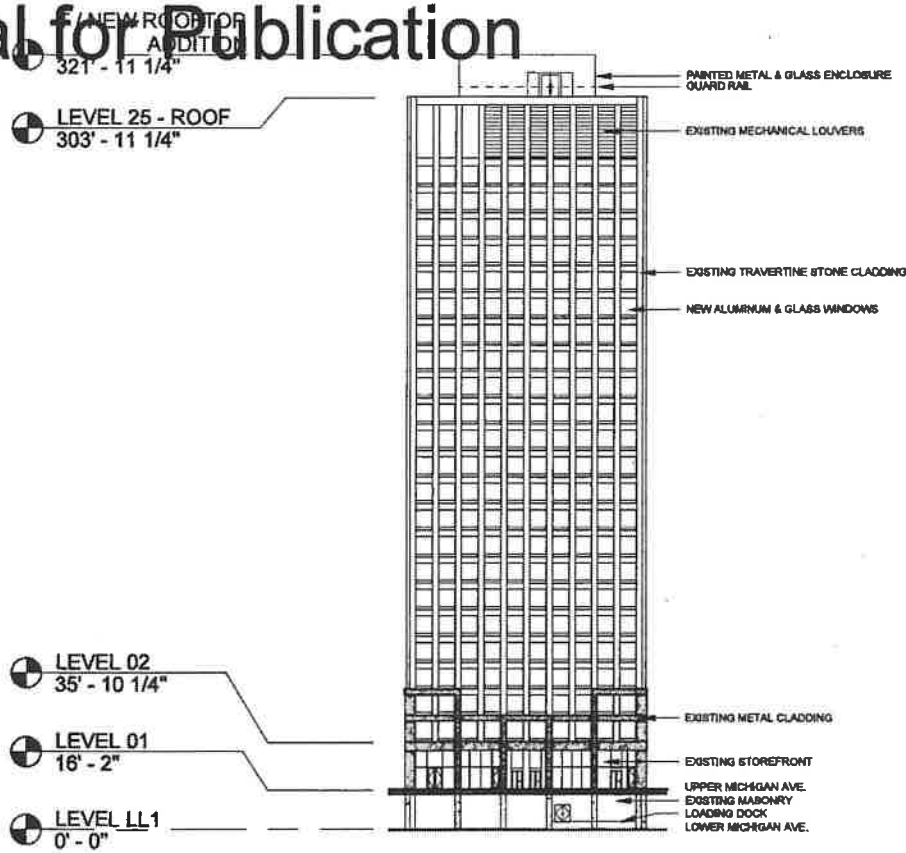


APPLICANT: Commonwealth Development Partners
ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
SCALE: 1" = 50'-0"

BUILDING ELEVATION - SOUTH

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

Final for Publication

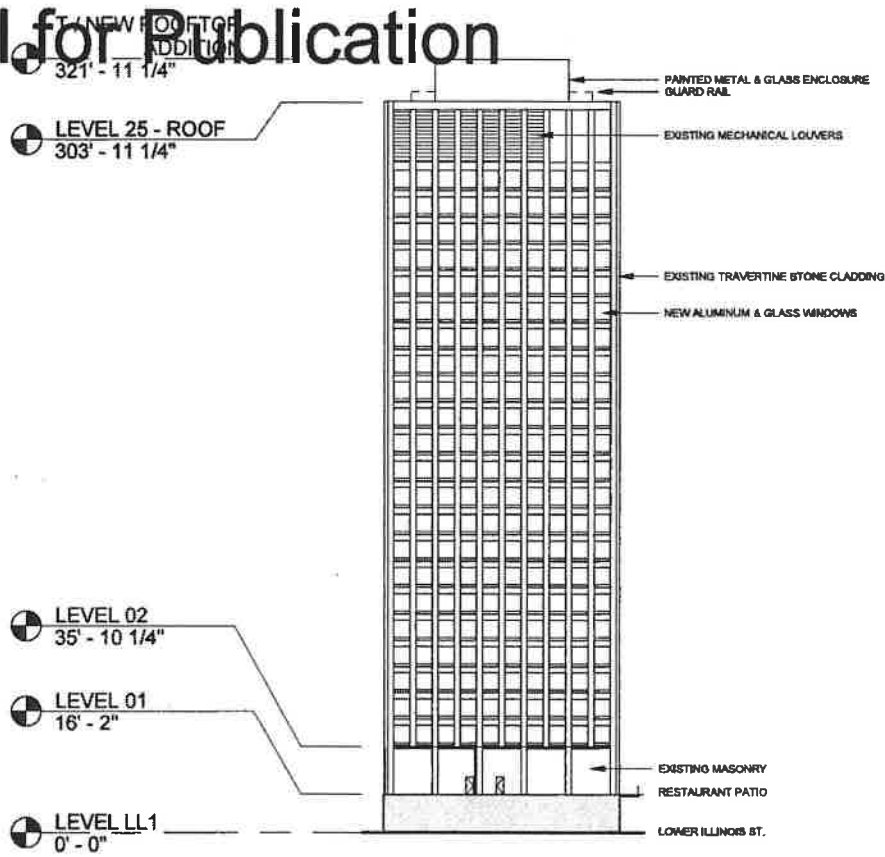


APPLICANT: Commonwealth Development Partners
 ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
 SCALE: 1" = 50'-0"

BUILDING ELEVATIONS - EAST

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

Final for Publication



APPLICANT: Commonwealth Development Partners
ADDRESS: 500 N Michigan Avenue, Chicago, IL 60611
SCALE: 1" = 50'-0"

BUILDING ELEVATION - WEST

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

10496

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

the alley next north of and parallel to East Illinois Street; North Michigan Avenue; East Illinois Street; and a line 165.21 feet west of and parallel to North Michigan Avenue,

to the designation of a Business Planned Development which is hereby established in the area described above, subject to the use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Business Planned Development No. 487
As Amended*

Plan Of Development

Statements.

1. The area delineated herein as Business Planned Development No. _____ (the

"Planned Development") consists of approximately 16,507.40 square feet (.38 acres) of real property bounded by the alley next north of and parallel to East Illinois Street; North Michigan Avenue; East Illinois Street; and a line 165.21 feet west of and parallel to North Michigan Avenue (the "Property"), as identified in the drawing attached hereto entitled "Boundary and Property Line Map". Legal title to the Property is currently held by Chase Manhattan Bank N. A., as trustee for Trust Account No. P-34742.

2. The applicant or its successors, assignees or grantees shall obtain all official City reviews, approvals and permits required in connection with this Plan of Development.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
4. The following uses shall be permitted within the Planned Development: any use permitted in the B6-7 Restricted Central Business District and earth station receiving dishes, subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.
5. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.
6. The height restriction of the development and any appurtenance attached thereto shall be subject to:
 - (1) Height limitations as certified on Form FAA-117 (or on successor form or forms covering the same subject matter) and approved by the Federal Aviation Administration; and
 - (2) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council; and
 - (3) Height limitations as approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration.

7. A minimum of 5,900 square feet of retail space shall be located on the ground floor of the building after completion of the renovation work.
8. The applicant shall renovate the facade at the ground floor of the building using granite cladding or other high quality stone.
9. Immediately adjacent to the south property line of the 500 North Michigan Avenue Building is a publicly-owned elevated walkway which is used and maintained by the applicant pursuant to an ordinance adopted by the City Council. The applicant agrees to make the area of the elevated walkway available for public use and enjoyment and to provide amenities in such area which may include lighting, benches and greenery for as long as the City Council grants the privilege above described.
10. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning.
11. The information in the Plan of Development attached hereto sets forth data concerning the generalized land use plan of the Planned Development, and illustrates that the development of such area will be in accordance with the intent and purpose of this Plan of Development.
12. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals.
13. This Plan of Development, consisting of fourteen (14) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys, or other public properties; a generalized land use map; an existing land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This Plan of Development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
14. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" now in effect as promulgated by the Commissioner of the Department of Planning and in force on the date of this application.

[Boundary and Property Line Map, Existing Zoning Map,
Generalized Land Use Plan and Existing Land
Use Map printed on pages 3945
through 3948 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development read as follows:

7/19/89

UNFINISHED BUSINESS

3943

Business Planned Development No. 487
~~486~~

Plan Of Development

Use And Bulk Regulations And Data.

Net Site Area Square Feet/Acres	General Description Of Land Use	Maximum Floor Area Ratio	Maximum Percentage Of Site Coverage
16,507.40/.38 <i>12 acres</i>	Any use permitted in the B6-7 Restricted Central Business District and earth station receiving dishes.	21.50	100

Gross Site Area = Net Site Area: 16,507.40 square feet
 (.38 acres) plus area to remain in the public way:
 14,643.21 square feet (.34 acres) =
 31,150.61 square feet (.72 acres)

Off-Street Parking and Loading Controls:

Minimum number of off-street parking spaces: 53
 Minimum number of off-street loading berths: 1.

~~Reclassification Of Area Shown On Map No. 1-F.~~

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

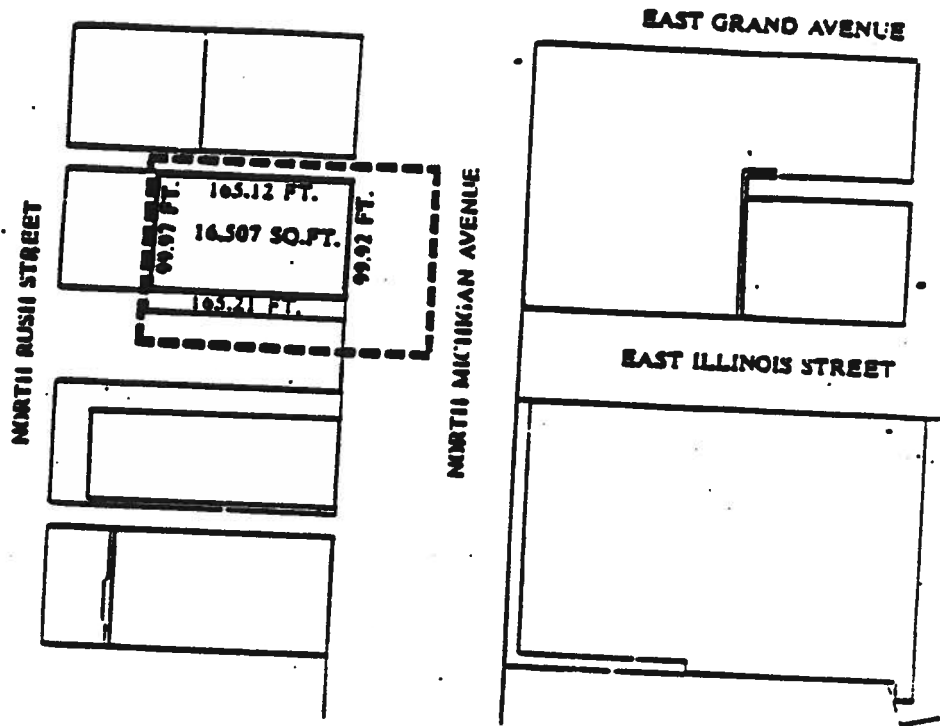
'89

7/19/89

UNFINISHED BUSINESS

3945

BOUNDARY AND PROPERTY LINE MAP

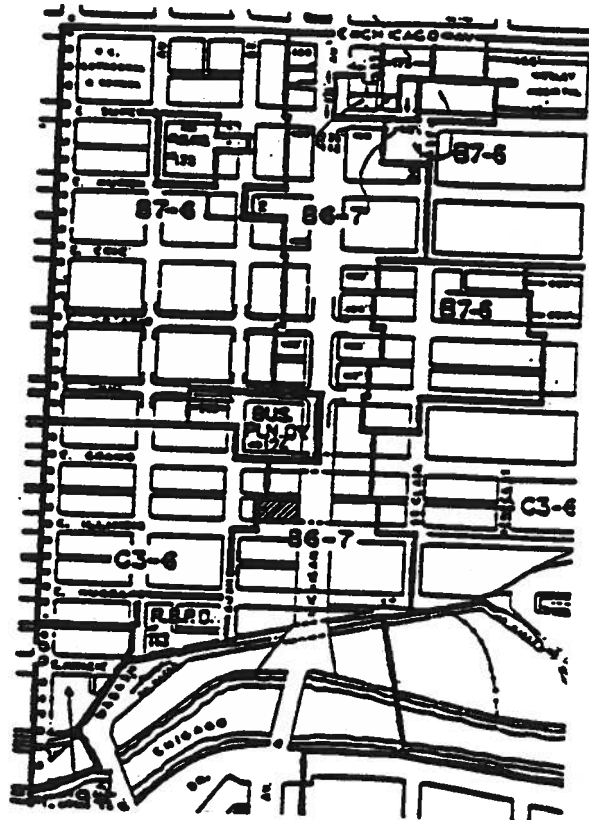


LEGEND

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY

Applicant	Robb, Inc.
Address	111 West Washington Street Chicago, Illinois
Date	April 26, 1989.

EXISTING ZONING MAP



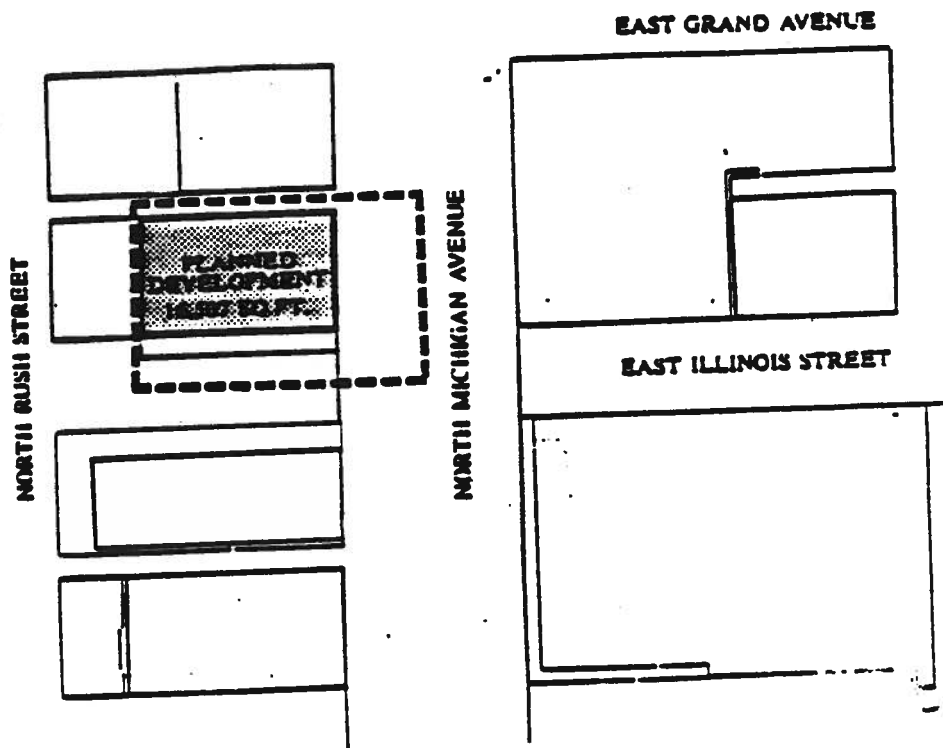
LEGEND

 PLANNED DEVELOPMENT

 ZONING BOUNDARIES

Applicant: Rabloff, Inc.
Address: 111 West Washington Street
Chicago, Illinois
Date: April 26, 1989

GENERALIZED LAND USE PLAN



LEGEND

- PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY
- ▒ ANY USE PERMITTED IN THE B6-7, RESTRICTED CENTRAL BUSINESS DISTRICT, AND EARTH STATION RECEIVING DISHES

Applicant: Rabbit, Inc.
 Address: 111 West Washington Street
 Chicago, Illinois
 Date: April 26, 1989

