#22635
INTRO DATE
JAN 15, 2025

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

920-1006 S. Michigan Ave. & 1011-1015 S. Wabash Ave.

2. Ward Number that property is located in: 4th

3. APPLICANT 1006 S Michigan LLC

ADDRESS 2 Seaview Blvd.,Suite 203 CITY Port Washington

STATE NY ZIP CODE 11050 PHONE 515-622-7500

EMAIL jordan@jkequities.com CONTACT PERSON Jordan Karlik

4. Is the applicant the owner of the property? YES ☒ NO ☐
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Please see attached schedule of additional Owners

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY John J. George and Chris A. Leach

ADDRESS Akerman LLP, 71 S. Wacker, 47th Fl.

CITY Chicago STATE IL ZIP CODE 60606

PHONE 312-870-8022 312-879-8023 FAX 312-424-1956 EMAIL jack.george@akerman.com chris.leach@akerman.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Oak Capitals LLC JK 1006 S Michigan LLC

7. On what date did the owner acquire legal title to the subject property? Various Dates

8. Has the present owner previously rezoned this property? If yes, when? Yes, June 25, 2021

9. Present Zoning District: RBPD 1323, AA Proposed Zoning District: RBPD 1323, AA

10. Lot size in square feet (or dimensions): 46,287 sf

11. Current Use of the Property: Mixed use residential, retail and office

12. Reason for rezoning the property: To add the permitted use of residential to subarea B to covert the existing office space to 49 dwelling units.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces, approximate square footage of any commercial space; and height of proposed building. (BE SPECIFIC): To reuse and convert the office space in the existing 1006 S. Michigan Avenue landmark contributing building to 49 dwelling above the ground floor and retail space on the ground floor. No changes are being made to the exterior of the 1006 Building and no changes are being made to Subarea A.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO? YES ☒ NO ☐

COUNTY OF COOK
STATE OF ILLINOIS

Jordan Karlik
_____, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

_____
Signature of Applicant

Subscribed and Sworn to before me this
25TH day of NOVEMBER, 20 24.

_____
Notary Public

KELLEY R. CHAFFEE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CH6328026
Qualified in Nassau County
Commission Expires July 20, 2027

For Office Use Only

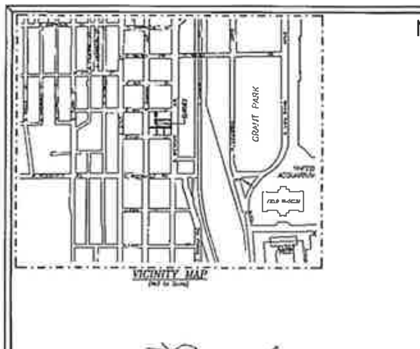
Date of Introduction: _____

File Number: _____

Ward: _____

NATIONAL SURVEY SERVICE, INC.

Plat of Survey



SURVEY NO.		DATE
N-123572	SURVEY	OCT. 6, 2000
N-123970	LOCATION	MAY 29, 2001
N-124561.1	LOCATION	JULY 2, 2002
N-126103	LOCATION	APR. 7, 2003
REVISED		MAY 16, 2003
N-126436	OFFICE	NOV. 15, 2005
N-126765	LOCATION	JUNE 16, 2006
	REVISED	SEPT. 26, 2006
N-127448	LOCATION	SEPT. 12, 2007
N-128351	OFFICE	JUL. 21, 2010
N-129589	LOCATION	APR. 13, 2015
N-129801	SURVEY	JAN. 27, 2016
N-129801	SURVEY W/ UTILITIES	MARCH 22, 2016

PARCEL 1:

THE NORTH 2/3 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING THEREFROM: LOT 1; LOT 4 EXCEPT THE SOUTH 1/3 THEREOF, THE EAST 60.00 FEET OF LOT 2; THE EAST 60.00 FEET OF LOT 3 EXCEPT THE SOUTH 1/3 THEREOF, AND EXCEPTING THEREFROM A STRIP OF LAND, 1.33 FEET WIDE NORTH OF AND ADJOINING LOT 10 IN C. L. HARMON'S SUBDIVISION OF THE SOUTH 1/3 OF SAID BLOCK 20), LYING EAST OF THE WEST LINE OF THE EAST 60 FEET OF LOTS 2 AND 3 AFORESAID, AND ITS SOUTHERLY EXTENSION, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PROPOSED NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS GRANTED BY ORDER OF JUDGMENT DECLARING EASEMENTS IN CASE [illegible] RECORDED AS DOCUMENT NUMBER 1423413017, OVER THE FOLLOWING DESCRIBED PROPERTY:
THE WEST 30.00 FEET OF THE EAST 90.00 FEET OF THE NORTH 199.15 FEET OF LOTS 2, 3 AND 6 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PROPOSED NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS GRANTED BY ORDER OF JUDGMENT DECLARING EASEMENTS IN CASE [illegible] RECORDED AS DOCUMENT NUMBER 1423413017, OVER THE FOLLOWING DESCRIBED PROPERTY:
THE SOUTH 4.00 FEET LYING WEST OF THE WEST LINE OF THE EAST 60.00 FEET OF LOT 7, OF THE NORTH 2/3 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 32,338 SQ. FT. OR 0.7424 ACRES

KNOWN AS: 1000 S. MICHIGAN AVE., CHICAGO, ILLINOIS.
SURVEY FOR: JK EQUITIES, LLC

NOTES:

1. (R) MEMORANDUM OF PARKING AGREEMENT RECORDED JANUARY 29, 1998 AS DOCUMENT 98044130, AS AMENDED BY [illegible] "TRUST NUMBER 12531, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN. [illegible]

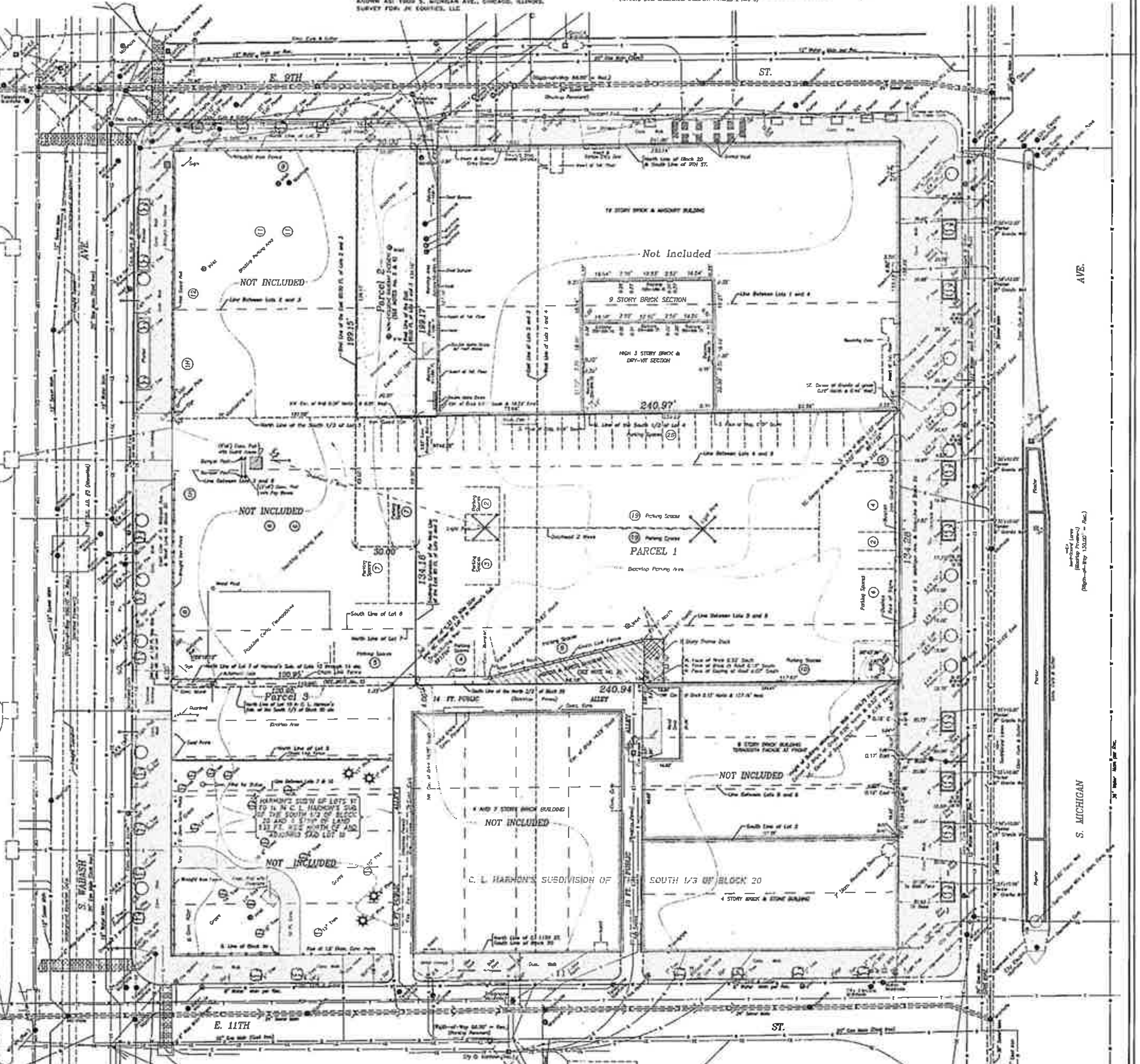
2. (B) PERPETUAL EASEMENT FOR INGRESS AND EGRESS, BY VEHICLE AND OTHERWISE, AND FOR LOADING AND UNLOADING OVER THE SOUTH 36.00 FEET OF THE EAST 70.00 FEET OF LOTS 1 AND 2 (EXCEPT THE EAST 11.00 FEET THEREOF) [illegible] SEPTEMBER 27, 1946 [illegible] LEHMANN ESTATE, INC. AND [illegible] TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NUMBER 4730. [illegible] ASSESSED AND TAXED SEPARATELY.

3. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN [illegible] (AFFECTS LAND UNDERLYING EASEMENT PARCELS 2 AND 3)

4. [illegible] ORDINANCES.

5. (AS) [illegible] IN CIRCUIT COURT AS CASE NUMBER 13CH [illegible] FEBRUARY 7, 2013 BY FIRST AMERICAN BANK, TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 6, 1995 AND KNOWN AS TRUST NO. 1-09-11 AGAINST EAST-WEST [illegible] EASEMENT FOR ACCESS. ORDER OF JUDGMENT DECLARING EASEMENTS IN FAVOR OF PLAINTIFF FOR ACCESS TO 11TH STREET AND WABASH AVE. ENTERED AUGUST 14, 2014 AND RECORDED 1423413017. LIS PENDENS RECORDED FEBRUARY 7, 2013 AS DOCUMENT 1303818090.

6. (AR) [illegible] JANUARY 13, 1949 [illegible] BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 2, 1987 AND KNOWN AS TRUST NUMBER [illegible] BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1988 AND KNOWN AS TRUST NUMBER [illegible] OF LOT 1 AND LOT 4 (EXCEPT THE SOUTH 1/3 THEREOF) THE EAST 60.00 FEET OF LOT 3 AND THE EAST 60.00 FEET OF LOT 3 EXCEPT THE SOUTH 1/3 THEREOF [illegible] COOK COUNTY, ILLINOIS, AND FOR THE BENEFIT AND COMMON USE OF ALL PRESENT AND FUTURE OWNERS, PURCHASERS, MORTGAGEES, TENANTS, OCCUPANTS, ANY PERSONS ACQUIRING ANY INTEREST IN THE LAND [illegible] AND EGRESS BY PEDESTRIAN AND VEHICULAR TRAFFIC OF ANY KIND TO AND FROM [illegible] THE PROJECT LOCATED THEREON FROM TIME TO TIME OVER, UNDER, ABOVE AND ACROSS THE WEST 30.00 FEET OF THE EAST 90.00 FEET OF LOT 2 AND THE WEST 30.00 FEET OF THE EAST 90.00 FEET OF LOT 3 (EXCEPT THE SOUTH 1/3 THEREOF).
(AFFECTS LAND UNDERLYING EASEMENT PARCELS 2 AND 3)



ZONING INFORMATION
THE PROPERTY IS IN ZONE PD-932
"RESIDENTIAL BUSINESS PLANNED DEVELOPMENT" AS PER CITY OF CHICAGO ORDINANCE No. 13233 DATED SEPTEMBER 29, 2004.

FLOOD HAZARD INFORMATION
THE SUBJECT PROPERTY IS DESIGNATED AS ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CHICAGO, ILLINOIS, COMMUNITY NO. 170074, PANEL NO. [illegible], MAP NUMBER [illegible] MAP REVISED AUGUST 19, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

(19) DENOTES NUMBER OF REGULAR PARKING SPACES
TOTAL NUMBER OF REGULAR PARKING SPACES IN THE PROPERTY = 102
(1H) DENOTES NUMBER OF HANDICAPPED PARKING SPACES
TOTAL NUMBER OF HANDICAPPED PARKING SPACES IN THE PROPERTY = 1

LEGEND

B - BOTTOM OF MANHOLE	I - INVERT OF PIPE
B.B. - BUFFALO BOX	H.H. = HAND HOLE
B/C - BACK OF CURB	[illegible]
B.P. - BUMPER POST	INL. = INLET
B/S - BOTTOM OF SLOPE	MH = MANHOLE
C - CURB	M.W. = MONITORING WELL
C.BOX - CONTROL BOX	P = PAVEMENT
C.E.MH - CITY ELEC. MANHOLE	SANMH = SANITARY MANHOLE
CL - CENTER LINE	S.BOX = SWITCH BOX
C.P. - CONCRETE PAD	S.P. - STANDPIPE
DF - DEBRIS FILLER	T.MH - TELEPHONE MANHOLE
E.M. - ELECTRIC MARKING FROM J.U.L.I.E.	T/CUL = TOP OF CULVERT
E/P - EDGE OF PAVEMENT	T/D = TOP OF DEBRIS
EL - ELEVATION	T.M. = TELEPHONE MARKING FROM J.U.L.I.E.
EL. MH - ELECTRIC MANHOLE	T/P = TOP OF PIPE
F/B - FACE OF BUILDING	T/S = TOP OF SLOPE
F/C - FACE OF CURB	T/W = TOP OF WALL
F/F = FACE OF FENCE	T.S. = TRAFFIC SIGNAL
F/W = FACE OF WALL	T.SIG. MH = TRAFFIC SIGNAL MANHOLE
F.F. = FINISHED FLOOR	U.T.O. = UNABLE TO OPEN
F.H. - FIRE HYDRANT	VLT - VAULT
G - GUTTER	V T/P - VERTICAL TOP OF PIPE
G.M. - GAS MARKING FROM J.U.L.I.E.	W - WALL
G.MH. = GAS MANHOLE	W.MH - WATER MANHOLE
G.P. = GAS PUMP	[illegible]
G.V. = GAS VALVE	

IMPORTANT

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. THUS: 4.25' MEANS 4 FEET AND 25/100 FEET, OR IN FEET AND INCHES, THUS: 4'-3"

[illegible]

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

N-129801	SURVEY W/ UTILITIES	MARCH 22, 2016
N-129801	SURVEY	JAN. 27, 2016
N-129589	LOCATION	APR. 13, 2015
N-128351	OFFICE	JUL. 21, 2010
N-127448	LOCATION	SEPT. 12, 2007
REVISED		SEPT. 26, 2006
N-126765	LOCATION	JUNE 16, 2006
N-126436	OFFICE	NOV. 15, 2005
REVISED		MAY 16, 2003
N-126103	LOCATION	APR. 7, 2003
N-124561.1	LOCATION	JULY 2, 2002
N-123970	LOCATION	MAY 29, 2001
SURVEY NO. N-123572	SURVEY	DATE: OCT. 6, 2000

State of Illinois, County of Cook, } ss.

We Hereby Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. [illegible]

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
30 S. MICHIGAN AVENUE, SUITE 200
CHICAGO, ILLINOIS 60603
WWW.NATIONALSURVEYSERVICE.COM

BY Michael D. Raimondi

CHICAGO, IL

CIVIL 3D PROJECTS 2016\N129801\DWG\129801.DWG CD-34

akerman

Jack George

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

January 15, 2025

USPS FIRST CLASS MAIL

Re: Zoning Amendment Application, RBPD 1323
920-1006 S. Michigan Ave. & 1011-1015 S. Wabash Ave.
Chicago, Illinois

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about January 15, 2025, I, the undersigned attorney, will file an Application for a change in zoning from the Residential Business Planned Development No. 1323 to Residential Business Planned Development No. 1323, as amended, on behalf of the Applicant for the property located at 920-1006 S. Michigan Avenue and 1011-1015 S. Wabash Avenue, Chicago, Illinois and bounded by a line 134.28 feet south of and parallel to East 9th Street; South Michigan Avenue; a line 56.07 feet north of and parallel to East 11th Street; the alley next west of and parallel to South Michigan Avenue, the alley next north of and parallel to East 11th Street, the alley next east of and parallel to South Wabash Avenue, a line 99.33 feet north of and parallel to East 11th Street; South Wabash Avenue; a line 135.40 feet north of and parallel to East 11th Street; a line 240.94 feet west of and parallel to South Michigan Avenue.

The applicant is amending Subarea B to reuse and convert the office space of the existing 1006 S. Michigan Avenue landmark contributing building to 49 dwelling units above the ground floor and retail space on the ground floor. No changes are being made to the exterior of the 1006 building and no changes are being made to Subarea A.

The Applicant, 1006 S Michigan LLC, is a partial owner of Subarea B, whose address is 2 Seaview Blvd., Suite 203, Port Washington, New York, 11050. The other owners of Subarea B are 33rd Street 1006 Michigan Avenue LLC, 131 West 33rd 1006 Michigan Avenue LLC, and RK 2011 Michigan Avenue 1006 LLC, whose address is 55 Fifth Avenue, 15th Floor, New York, New York 10003.

I am the attorney for the Applicant. My address is Akerman LLP, 71 South Wacker Drive, 47th Floor, Chicago, Illinois 60606. Please feel free to contact me at (312) 870-8022 (O) or 312-434-0044 (C) if you should have any questions concerning the Application.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

Very Truly Yours,



John J. George

akerman

Matthew L. Allee

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

D: 312 870 8029
C: 202 257 9670
matthew.allee@akerman.com

January 2, 2025

Honorable Walter Burnett Jr.
Chairman, Committee on Zoning, Landmark and Building Standards
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

Re: Zoning Amendment Application, RBPD #1323
920-1006 S. Michigan Ave. & 1011-1015 S. Wabash Ave., Chicago, Illinois

The undersigned, Matthew Allee, being first duly sworn on oath, deposes and says the following:

The undersigned certifies that he has complied with the requirements of Sec. 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" will be or was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately January 15, 2025.

The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Mathew Allee

Subscribed and sworn to before me this
2nd day of January, 2025

Notary Public

OFFICIAL SEAL
KESHA L. CARTHEN
Notary Public - State of Illinois
My Commission Expires 2/09/2027

CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, 1000 South Michigan Tenant, LLC, long term ground Lessee / owner of the property commonly known as 1000 South Michigan Avenue, in Chicago, Illinois, hereby confirms that the Zoning Applicant, 1006 S Michigan LLC, a Delaware limited liability company is authorized by the undersigned to file an Application for Amendment to the Chicago Zoning Ordinance concerning the above-described property.

Dated this 26th day of November, 2024.

1000 SOUTH MICHIGAN TENANT, LLC

BY: 1000 SOUTH MICHIGAN MANAGER LLC

By: _____

Printed Name: Robert Kantor

Title: Manager

CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, 33rd Street 1006 Michigan Avenue LLC, an Illinois limited liability, an owner of the property commonly known as 1006 South Michigan Avenue, in Chicago, Illinois, hereby confirms that the Zoning Applicant, 1006 S Michigan LLC, a Delaware limited liability company is authorized by the undersigned to file an Application for Amendment to the Chicago Zoning Ordinance concerning the above-described property.

Dated this 26th day of November, 2024.

33RD STREET 1006 MICHIGAN AVENUE LLC

By: _____

Printed Name: Robert Kantor

Title: Manager

78878380;1

CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, 131 West 33rd 1006 Michigan Avenue LLC, an Illinois limited liability, an owner of the property commonly known as 1006 South Michigan Avenue, in Chicago, Illinois, hereby confirms that the Zoning Applicant, 1006 S Michigan LLC, a Delaware limited liability company is authorized by the undersigned to file an Application for Amendment to the Chicago Zoning Ordinance concerning the above-described property.

Dated this 24th day of November, 2024.

131 WEST 33RD 1006 MICHIGAN AVENUE LLC

By: _____

Printed Name: Robert Icantor

Title: Manager

78878440;1

CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, RK 2011 Michigan Avenue 1006 LLC, an Illinois limited liability, an owner of the property commonly known as 1006 South Michigan Avenue, in Chicago, Illinois, hereby confirms that the Zoning Applicant, 1006 S Michigan LLC, a Delaware limited liability company is authorized by the undersigned to file an Application for Amendment to the Chicago Zoning Ordinance concerning the above-described property.

Dated this 26th day of November, 2024.

RK 2011 MICHIGAN AVENUE 1006 LLC

By: _____

Printed Name: Robert Kantor

Title: Manager

LIST OF ADJOINING OWNERS
PD AMENDMENT APPLICATION

APPLICANT:	1006 S MICHIGAN LLC
ADDRESS:	920-1006 S. Michigan Ave., and 1011-1015 S. Wabash Ave., Chicago, Illinois