

To: City of Chicago Department of Transportation

From: 730 N Milwaukee LLC/Thompson Coburn LLP

Date: March 20, 2024

Re: Travel Demand Management
Proposed Amendment of Planned Development 1396 (“PD 1396”) at 734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

This memorandum summarizes the Travel Demand Management (“TDM”) strategies implemented at the above referenced property, and how the above referenced amendment to PD 1396 is anticipated to affect those existing strategies.

Background of the Development

The Applicant, 730 Milwaukee LLC, and its predecessor applicant, Tandem Partners LLC, established PD 1396 in 2018. The building was constructed between 2019 and 2020 and has been leased up since mid-2020.

The building currently features 196 residential units, 42,544 square feet of office space and approximately 2,000 square feet of retail space. The building is served by 81 parking spaces, 166 bicycle spaces and one loading space located on N. Aberdeen Street. Ten of the automobile parking spaces are currently reserved for the existing office space. The remaining 71 automobile spaces serve 196 residential units for a residential parking ratio of 0.36. With the elimination of the office space and the addition of 32 residential units for a total of 228 residential units, if the proposed amendment is approved, the parking spaces reserved for the office uses can be transferred to residential parking and the residential parking ratio will change slightly to 0.35. In addition, 32 bicycle parking spaces will be added to the building’s lower level for a total of 198 bicycle parking spaces.

Site Location and Area Pedestrian Amenities

Proximity to Public Transit

The subject location is located within 500 feet of the Chicago Blue Line “El” station. As a result, the development is not restricted as to the number of smaller “efficiency” units. If the subject development were located further than 660 feet from an “El” station, the maximum percentage of efficiency units would be 30%. PD 1396 has 87 efficiency units, which represents 38% of the units in the development. Residents of such smaller units are less likely to own cars, and accordingly are less likely to generate single occupancy vehicle trips. Accordingly, the unit mix in PD 1396 is a factor in Travel Demand Management.

Given the site’s proximity to the Loop and to an “El” station, approximately 10% of the parking spaces available for residents of the development have remained open during the time the building has been in use. The existing parking ratio and usage shows that the current number of parking spaces is appropriate for the development, and since the parking ratio will not

meaningfully change as a result of the proposed amendment to PD 1396, we anticipate that the ratio will continue to be a good fit for the development.

In addition to the nearby train station, the site is also within 600 feet of Chicago Avenue and its high frequency buses as well as busses on Milwaukee Avenue. Access to local bus routes also helps limit single occupancy automobile trips.

Bicycle amenities

The location also has a walk score of 95 for biking because of biking amenities nearby. In addition to the 166 existing and 32 proposed bicycle parking spaces, a Divvy station on Huron and Carpenter provides an additional biking amenity for the residents. The ground floor bicycle storage room also includes a bike repair station. While a bicycle parking space will be added for each new residential unit, no additional automobile parking spaces will be added, helping to further limit the proposed PD amendment's impact on single occupancy car trips.

Other Amenities

Other amenities such as an onsite gymnasium and yoga studio, a co-working lounge and dry cleaning delivery. These amenities can help eliminate or reduce car trips for exercise, dry cleaning pick-up and commuting to work. In addition, the building includes a coffee shop on the ground floor, providing yet another amenity of daily living on the site to which residents will not need to travel.

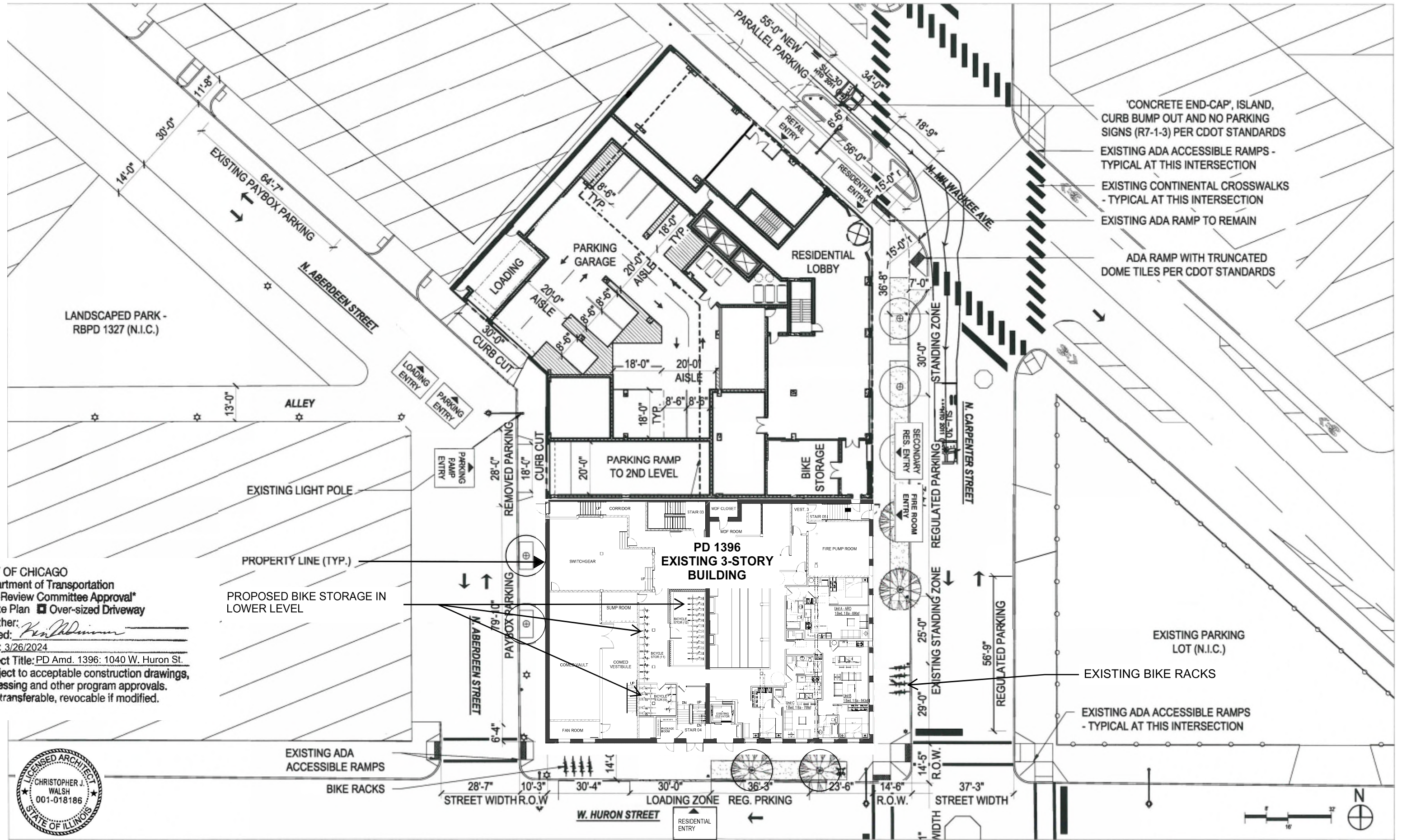
Implementation Plan

The following are the steps that will be taken to implement the TDM strategies in place at PD 1396. The implementation of the TDM strategies will be the responsibility of the property manager who will help inform residents about these strategies.

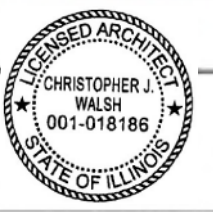
- 1) Inform residents of TDM amenities at marketing/leasing stage with website and other marketing materials. Materials may also include information about car and bike share options nearby. The information provided will help to attract residents. Building management will be responsible for producing and disseminating this information to prospective and current residents of the development.
- 2) Bicycle storage rooms and amenities will be maintained regularly to ensure that biking remains a viable transportation option. Building management will be responsible for keeping bike storage areas in order and for maintaining bike repair tools.

Conclusion

The proposed amendment to PD 1396 will not meaningfully change the parking ratio at the site as it will remain at approximately 0.35:1. The bicycle parking ratio will increase slightly from approximately 85:1 to approximately 87:1. The existing amenities for leisure, work and fitness and other travel demand management strategies in place at PD 1396 will continue to limit single occupancy vehicle trips to and from the building. The proposed amendment of the PD 1396 will not have a significant impact on the number of single occupancy vehicle trips generated by the building.



CITY OF CHICAGO
 Department of Transportation
 Plan Review Committee Approval*
 Site Plan Over-sized Driveway
 Other:
 Signed: *[Signature]*
 Date: 3/26/2024
 Project Title: PD Amd. 1396: 1040 W. Huron St.
 *Subject to acceptable construction drawings,
 addressing and other program approvals.
 Non-transferable, revocable if modified.



734 N. Milwaukee Ave., 736 N. Milwaukee Ave., 700 N. Carpenter St., 1040 W. Huron St.

CDOT PLAN REVIEW – GROUND FLOOR PLAN

CHICAGO, ILL.

MARCH 26, 2024