

CHICAGO PLAN COMMISSION

Department of Planning and Development

NEW PLANNED DEVELOPMENT

2328 S. MICHIGAN CHICAGO IL 60616

3RD WARD

2328 S MICHIGAN OWNER LLC – DLA PIPER

06/20/2024

Community Area Snap Shot

COMMUNITY AREA INFORMATION: NEAR SOUTH SIDE

• DEMOGRAPHIC DATA: SOURCE CMAP, 2023

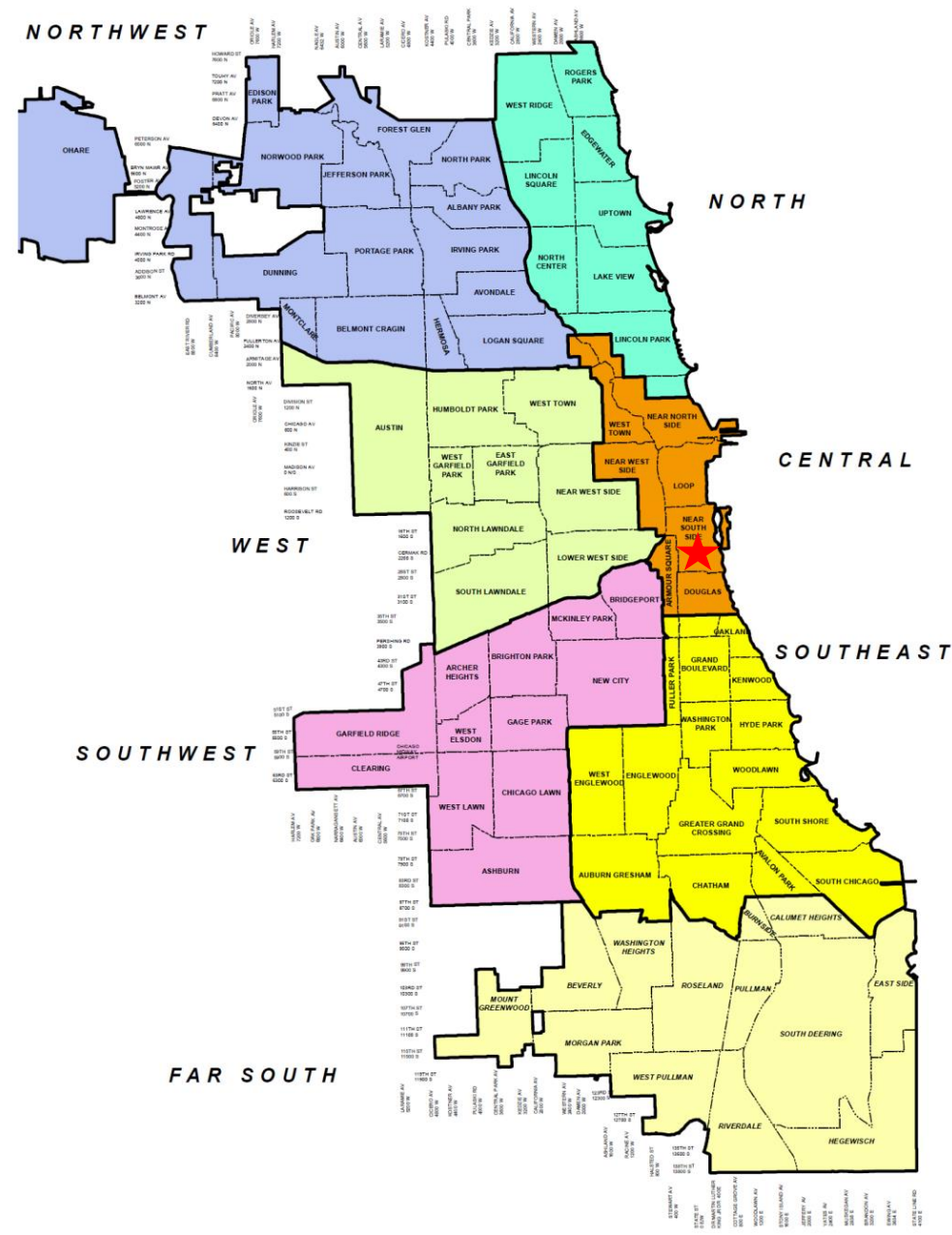
- 28,795 Total Population
- \$113,010 Median Household Income
- 16,569 Total Housing Units
- 33.2% of Residents between age 20-34
- 34.6% Population increase from 2010 to 2020

• RACE & ETHNICITY DATA

- 52.6% White (Non-Hispanic)
- 5.4% Hispanic or Latino
- 22.1% Black (Non-Hispanic)
- 16.0% Asian (Non-Hispanic)
- 4.0% Other/ Multiple races (Non Hispanic)

• LAND USE DATA

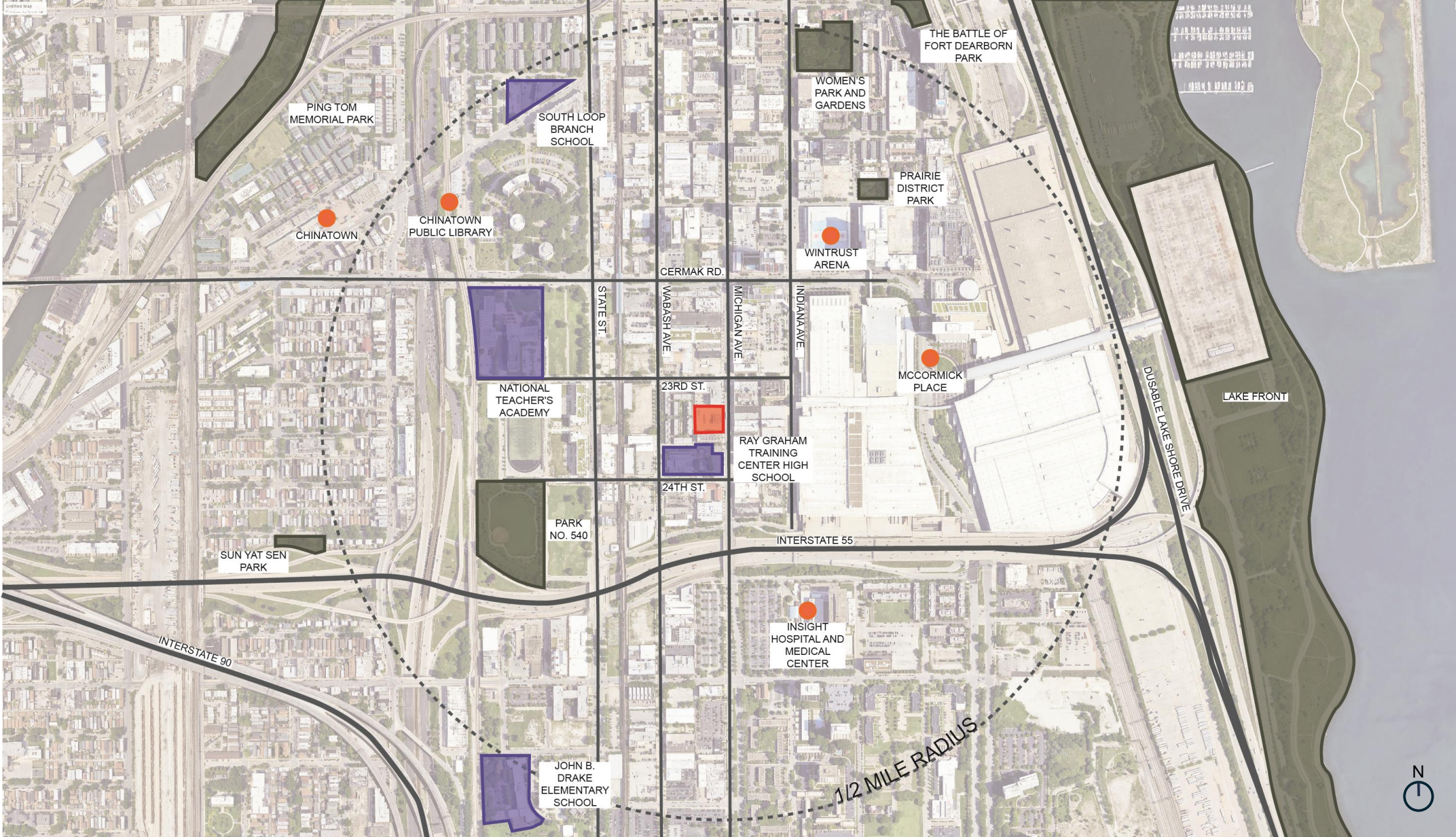
- 8.2% Multi-Family Residential
- 28.1% Commercial
- 0.9% Mixed Use
- 33.6% Transportation or Other



Project Description

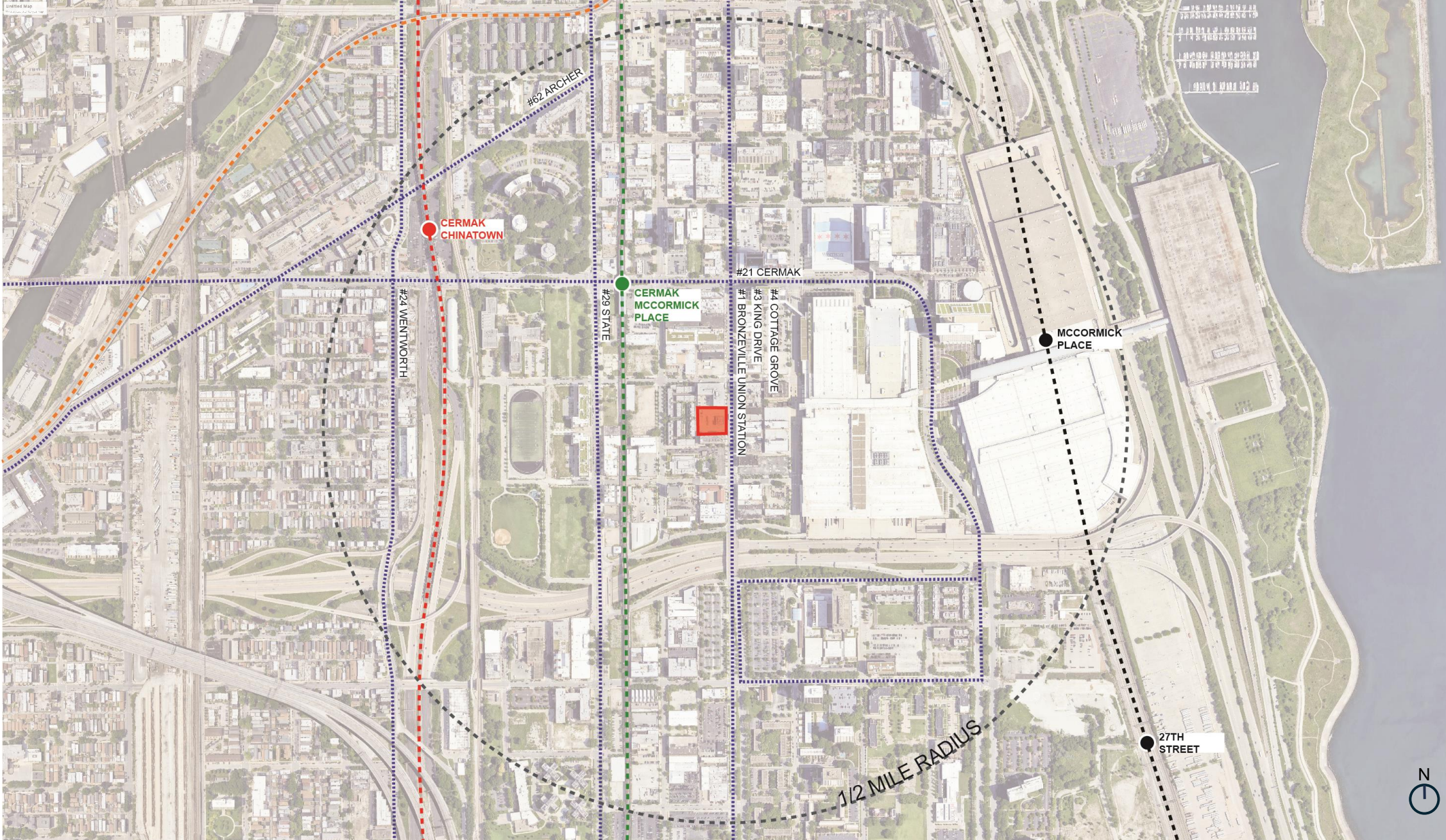
The applicant, 2328 S Michigan Owner LLC, is seeking approval of a planned development located at the property generally referred to 2328 S Michigan Avenue. Site currently sits vacant with a combination of surface parking and a standalone fast-food restaurant. The site boundary is approximately 30,450sf. The Planned Development would rezone the existing DS-5 Downtown Service District to the DX-5 Downtown Mixed-Use District to allow the construction of an 18-story, 170 foot tall building containing 256 dwelling units, 10 parking spaces and approximately 3,000sf of ground floor commercial space. The overall Floor Area Ratio (FAR) would be 8.41.

- PROPOSED PD BOUNDARY
- PARK/ GREENSPACES
- EDUCATIONAL INSTITUTIONS
- NEIGHBORHOOD ANCHORS



SITE CONTEXT PLAN – PARKS, EDUCATIONAL INSTITUTIONS, NEIGHBORHOOD ANCHORS

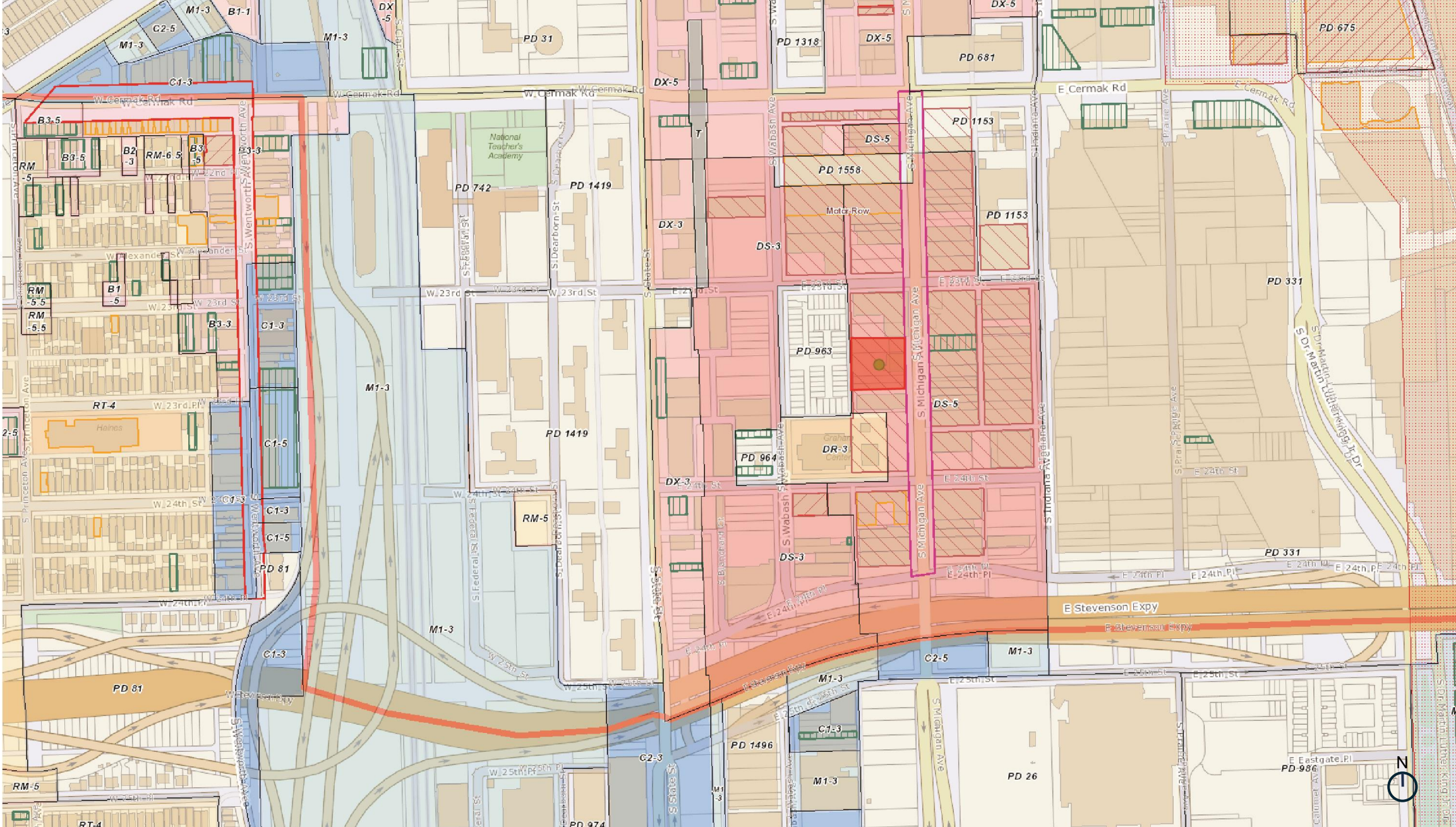
- PROPOSED PD BOUNDARY
- - - CTA ORANGE LINE
- - - CTA RED LINE
- - - CTA GREEN LINE
- - - METRA ELECTRIC DISTRICT LINE
- - - CTA BUS ROUTE



SITE CONTEXT PLAN – TRANSPORTATION

PROPOSED PD BOUNDARY

- DS - Downtown Service
- DX - Downtown Mix-Use
- DR - Downtown Residential
- PD - Planned Development
- M1 - Limited Manufacturing/ Business Park District
- C1 - Neighborhood Commercial District
- C2 - Motor Vehicle-Related Commercial District
- RT - Residential Two-Flat, Townhouse and Multi-Unit District
- RM - Residential Multi-Unit District
- B1 - Neighborhood Shopping District
- B2 - Neighborhood Mix-Used District
- B3 - Community Shopping District



LAND USE CONTEXT PLAN



Aerial from South West Looking North East



Aerial from North East Looking South West

SITE AERIALS



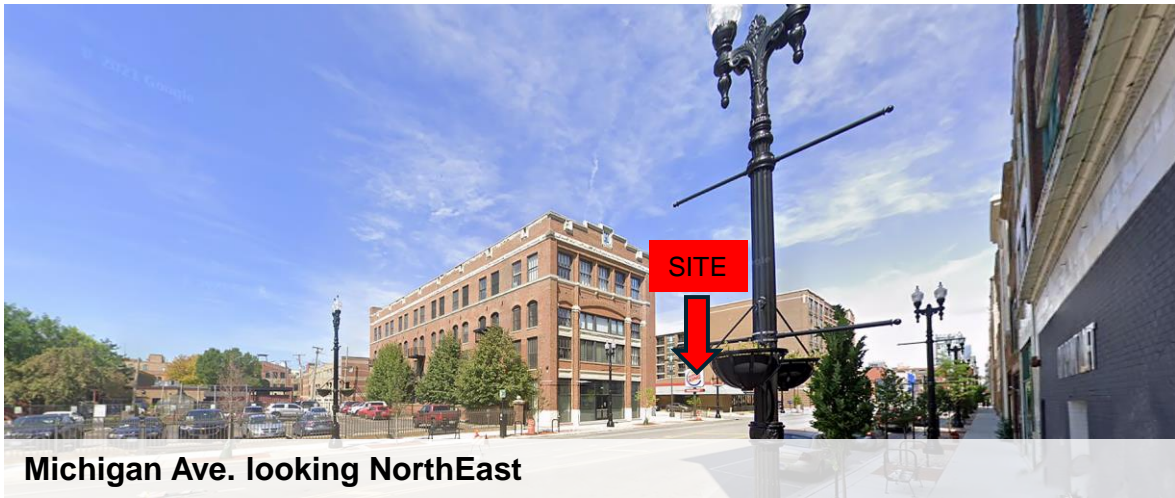
AERIAL FROM SOUTHWEST DIRECTION



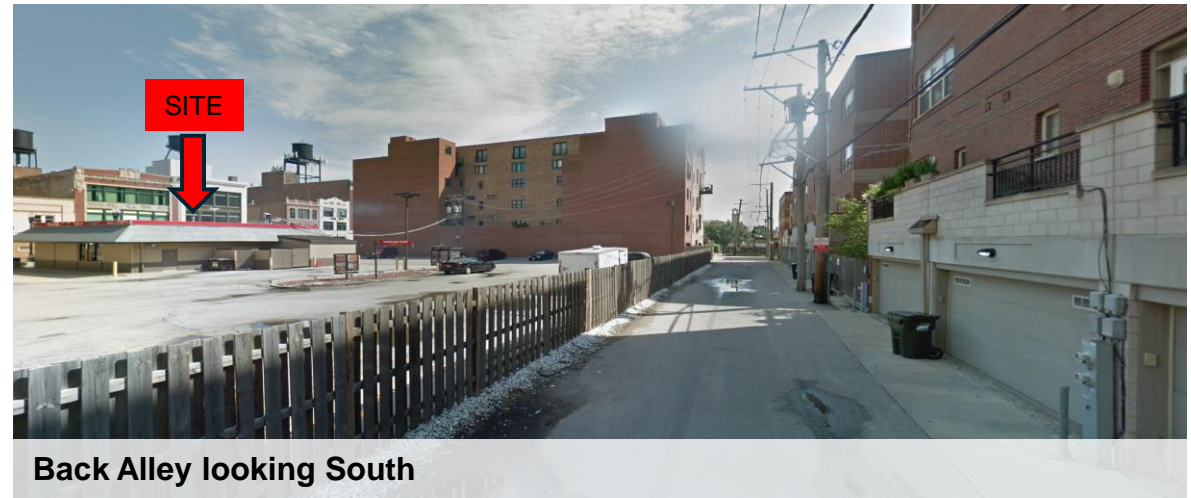
Michigan Ave. looking South



Michigan Ave. looking North

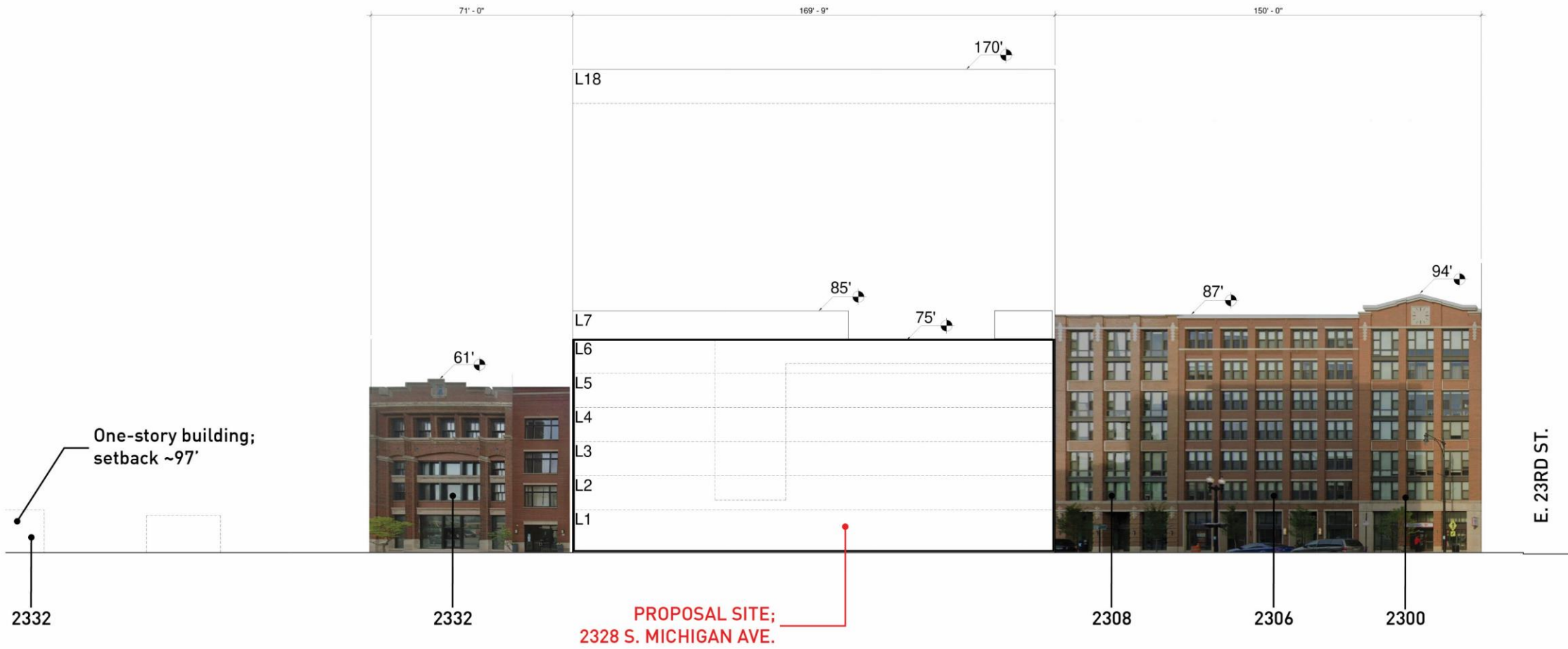


Michigan Ave. looking NorthEast



Back Alley looking South

PEDESTRIAN CONTEXT - STREETVIEWS



PEDESTRIAN CONTEXT – ELEVATION



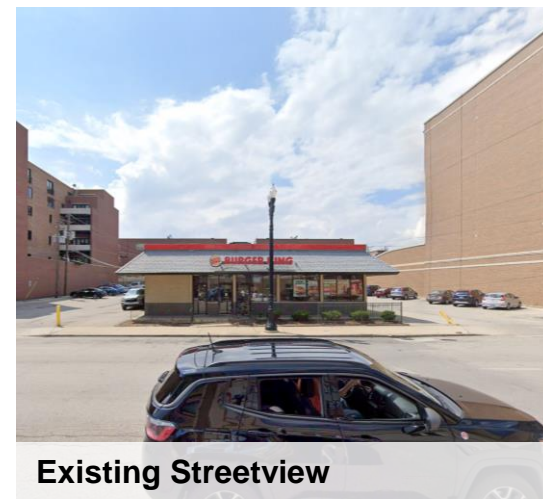
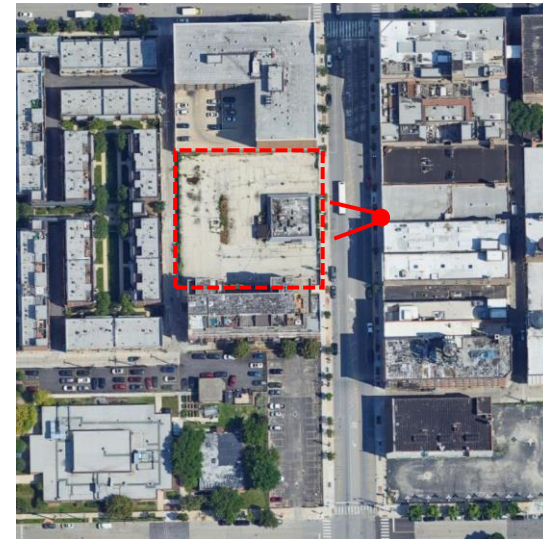
Existing Streetview

PEDESTRIAN CONTEXT – VIEW LOOKING NORTHWEST ON MICHIGAN AVE.



Existing Streetview

PEDESTRIAN CONTEXT – FAR VIEW LOOKING NORTHWEST ON MICHIGAN AVE.



Existing Streetview

PEDESTRIAN CONTEXT – VIEW LOOKING DUE WEST ON MICHIGAN AVE.



Existing Streetview

PEDESTRIAN CONTEXT – VIEW LOOKING SOUTHWEST ON MICHIGAN AVE.



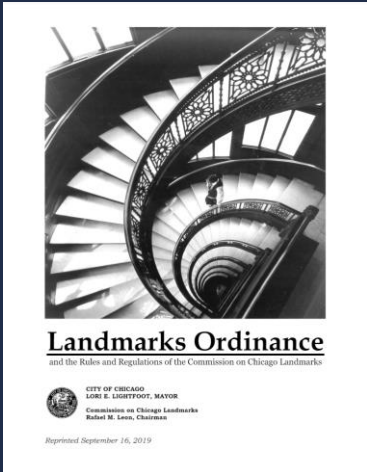
Existing Streetview

PEDESTRIAN CONTEXT – VIEW LOOKING NORTHWEST ON INTERSECTION OF MICHIGAN AVE. AND 24TH ST.



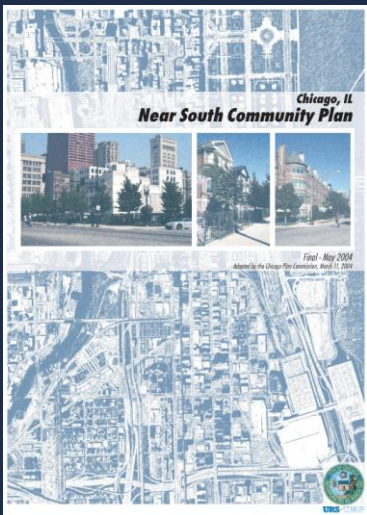
PEDESTRIAN CONTEXT – VIEW LOOKING DUE WEST ON MICHIGAN AVE.

Planning Context



Landmarks Ordinance

- September 16, 2019
- The Commission on Chicago Landmarks
- ‘To identify, preserve, protect, enhance and encourage continued utilization and the rehabilitation of such areas...’



Near South Community Plan

- March 11, 2004
- Department of Planning and Development
- ‘An attractive and compatible mix of Old and New Buildings’

Planning Context



Connected Communities Ordinance

- July 2022
- Department of Planning and Development
- ‘Creates and connects to jobs and encourages more homes and businesses near transit by expanding existing TOD incentives more equitable across the city.’

Project Timeline + Community Outreach

- Date of Introduction: April 17th, 2024
- Near South Planning Board Meetings:
 - December 6th 2023
 - March 5th 2024
 - May 7th 2024



FALL 2023



WINTER 2023



SPRING 2024



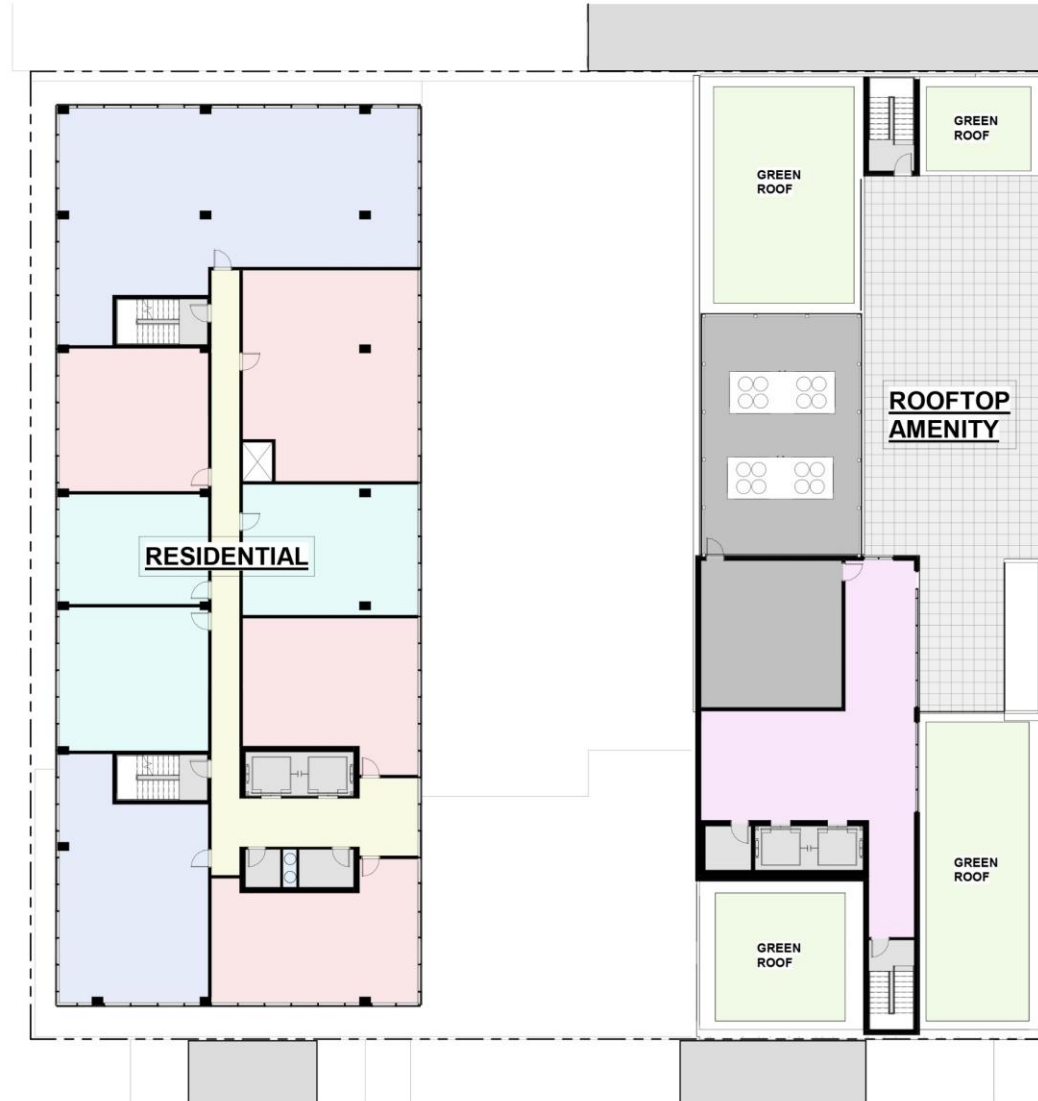
SITE + GROUND FLOOR PLAN



TYPICAL FLOOR PLANS

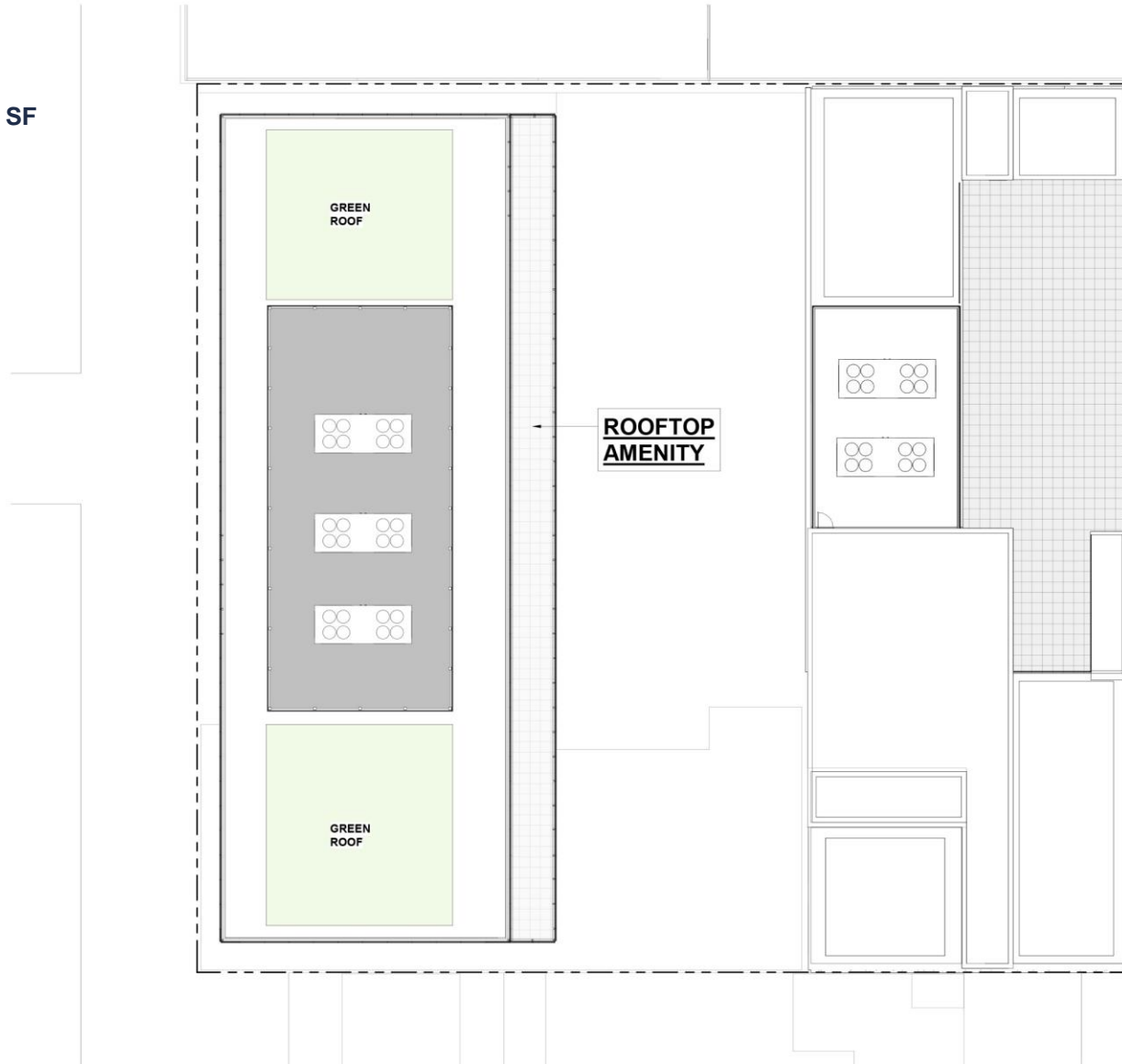


- ROOFTOP AMENITY – 2,490 SF
- COMBINED GREEN ROOF – 2,670 SF
 - PASSIVE GREEN ROOF ONLY

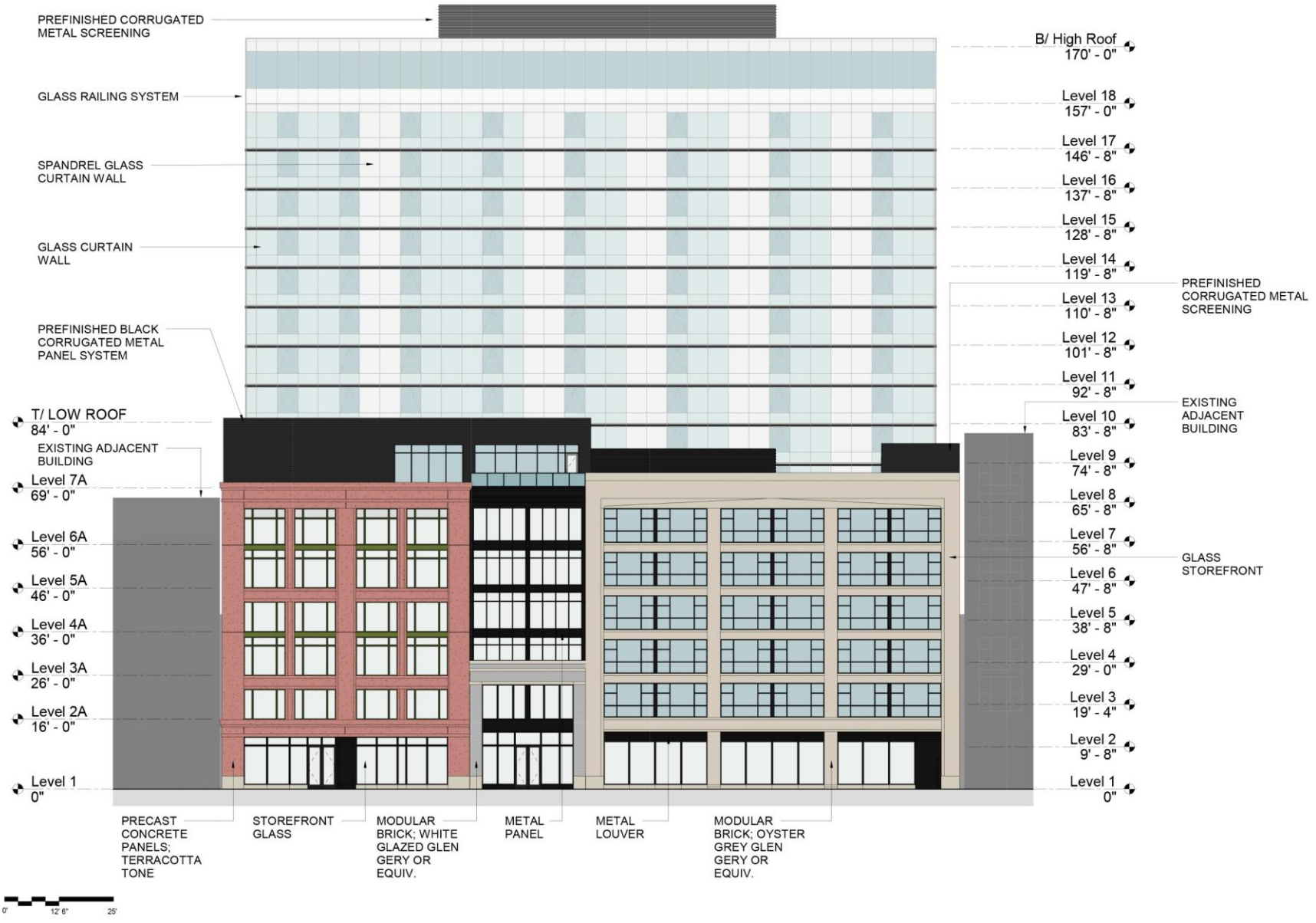


LOW ROOF PLAN

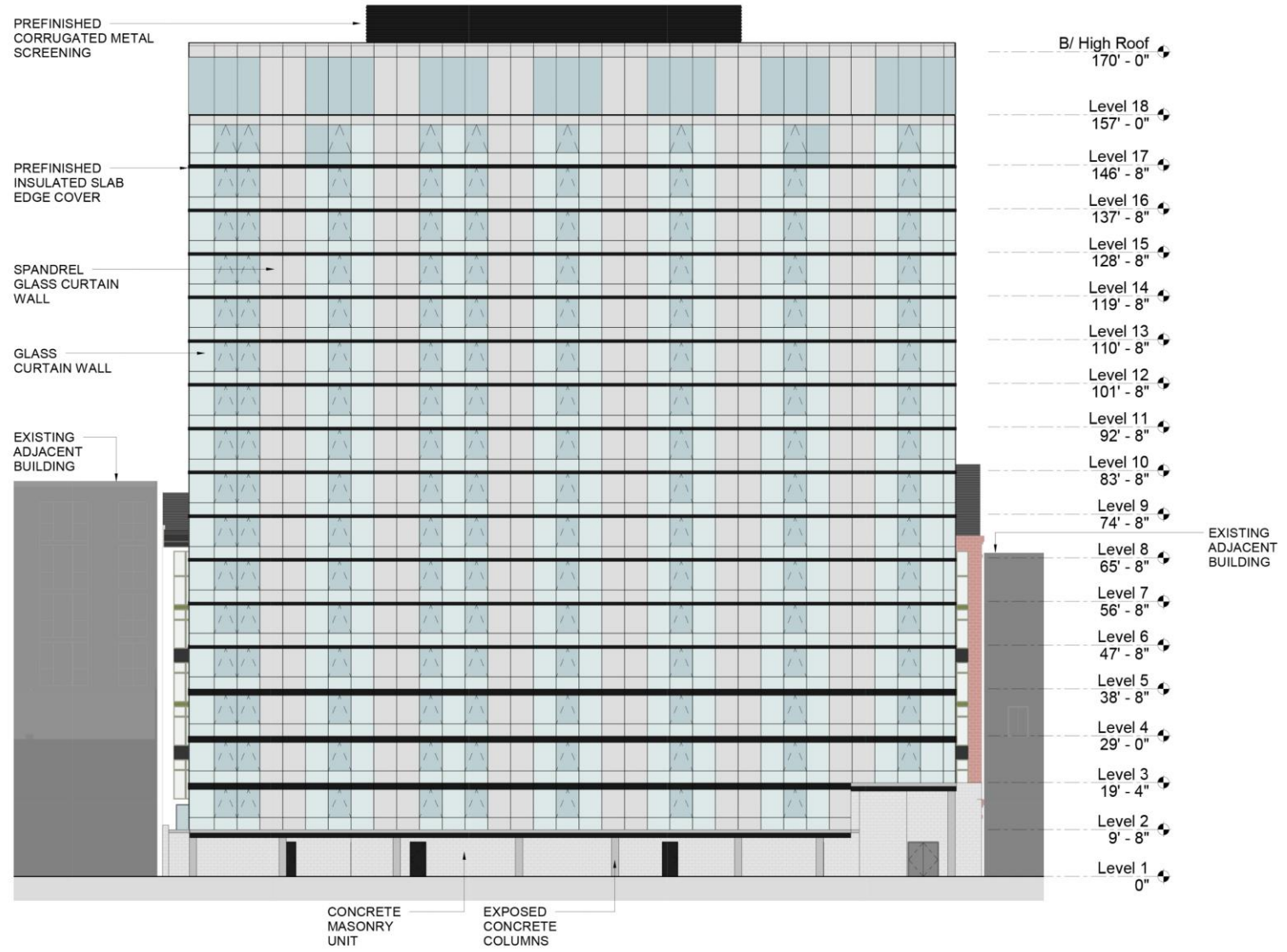
- ROOFTOP AMENITY – 1,320 SF
- COMBINED GREEN ROOF – 2,530 SF
 - PASSIVE GREEN ROOF ONLY



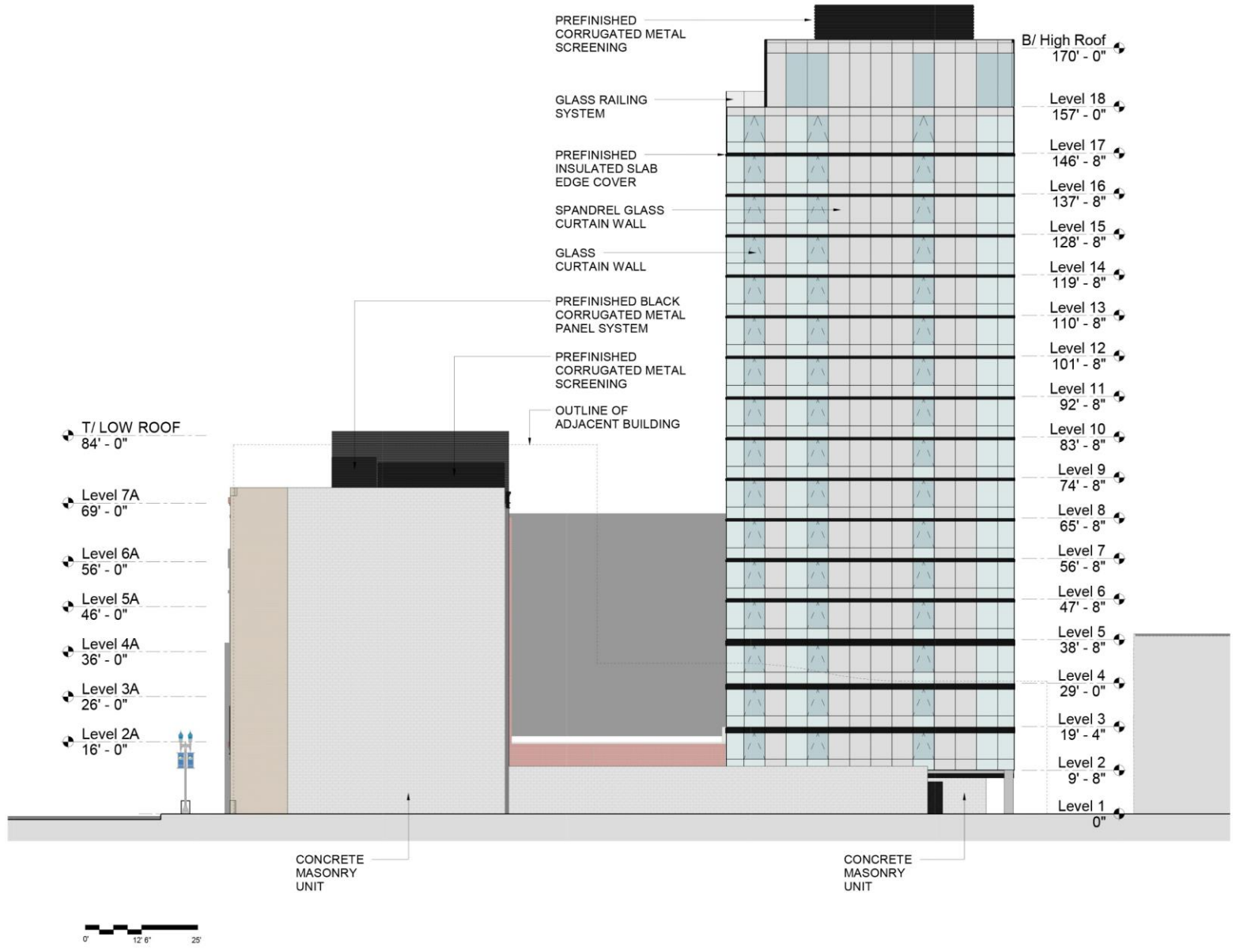
HIGH ROOF PLAN



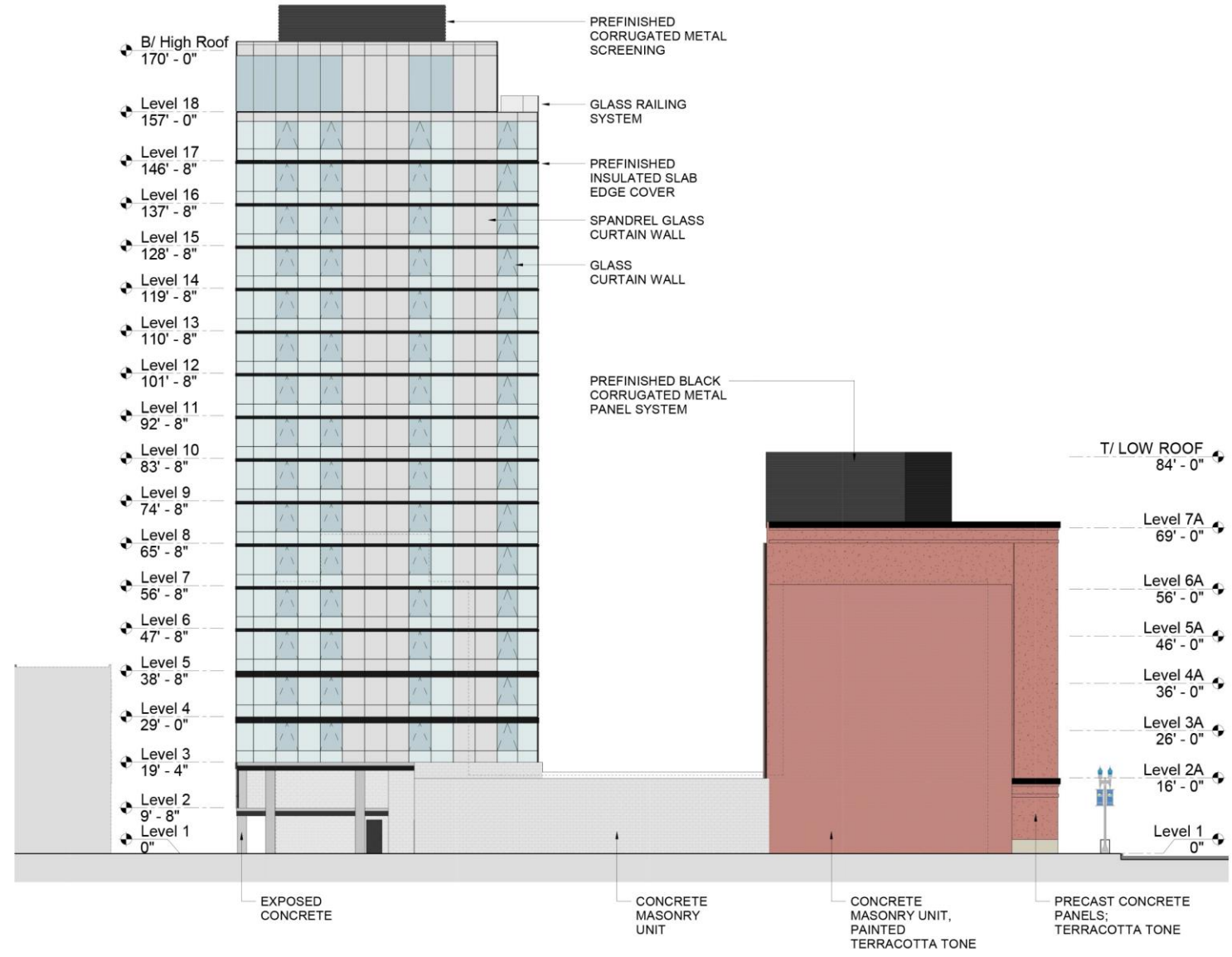
EAST BUILDING ELEVATION



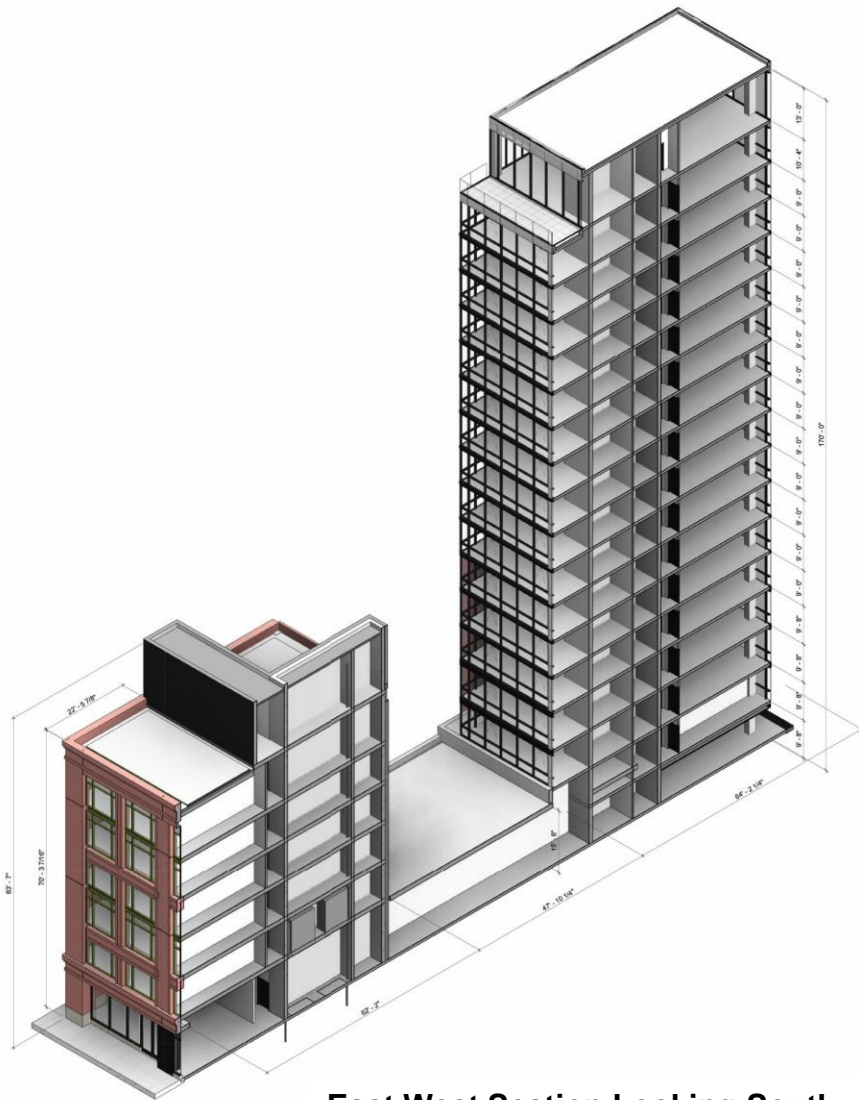
WEST BUILDING ELEVATION



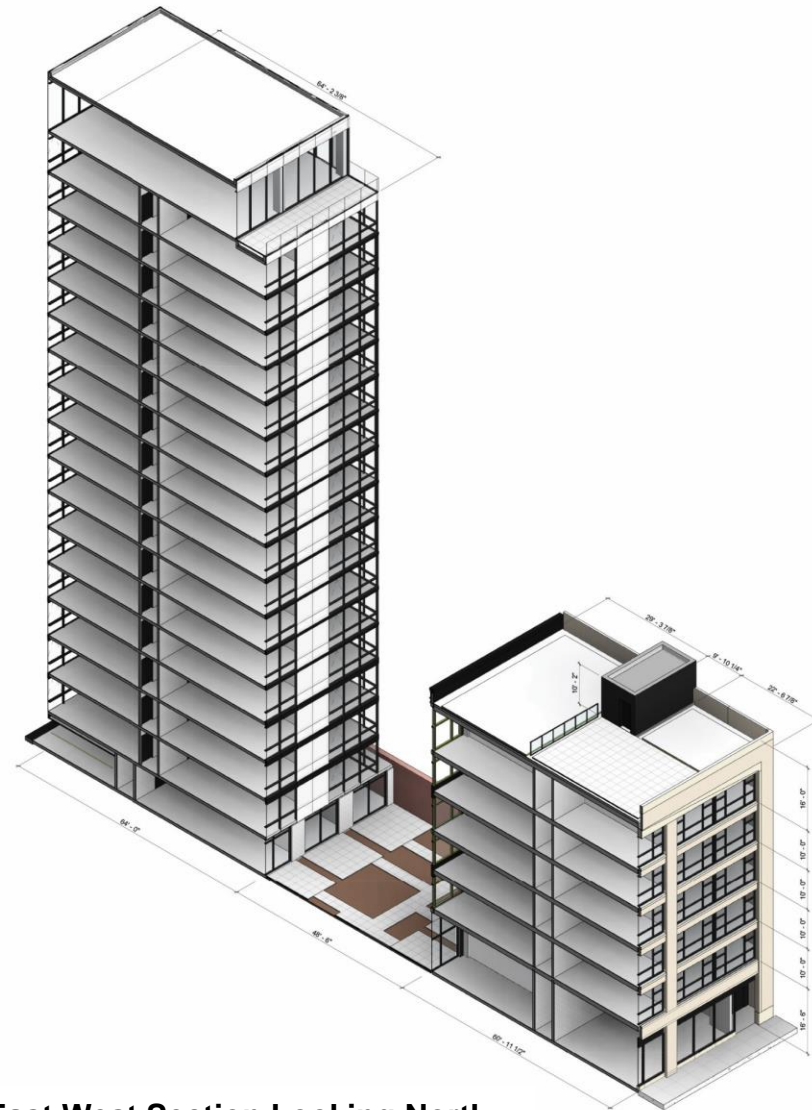
NORTH BUILDING ELEVATION



SOUTH BUILDING ELEVATION



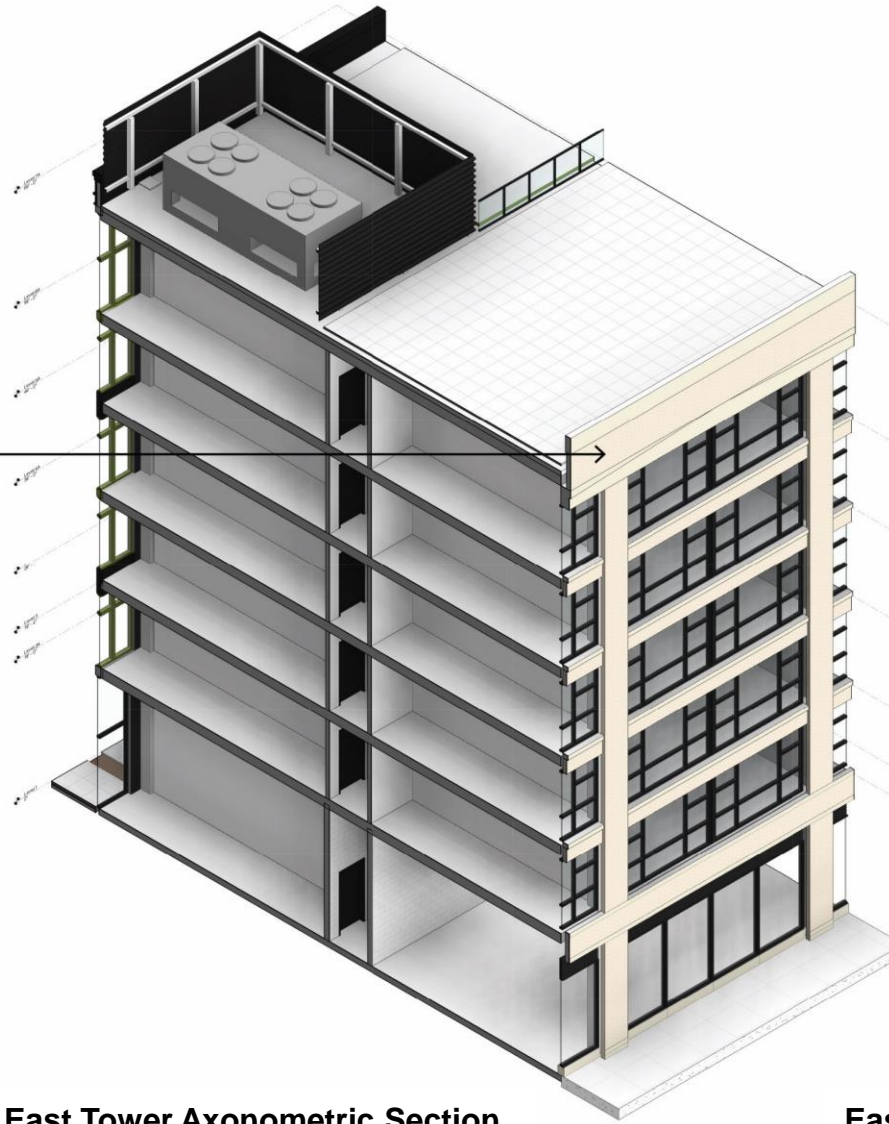
East West Section Looking South



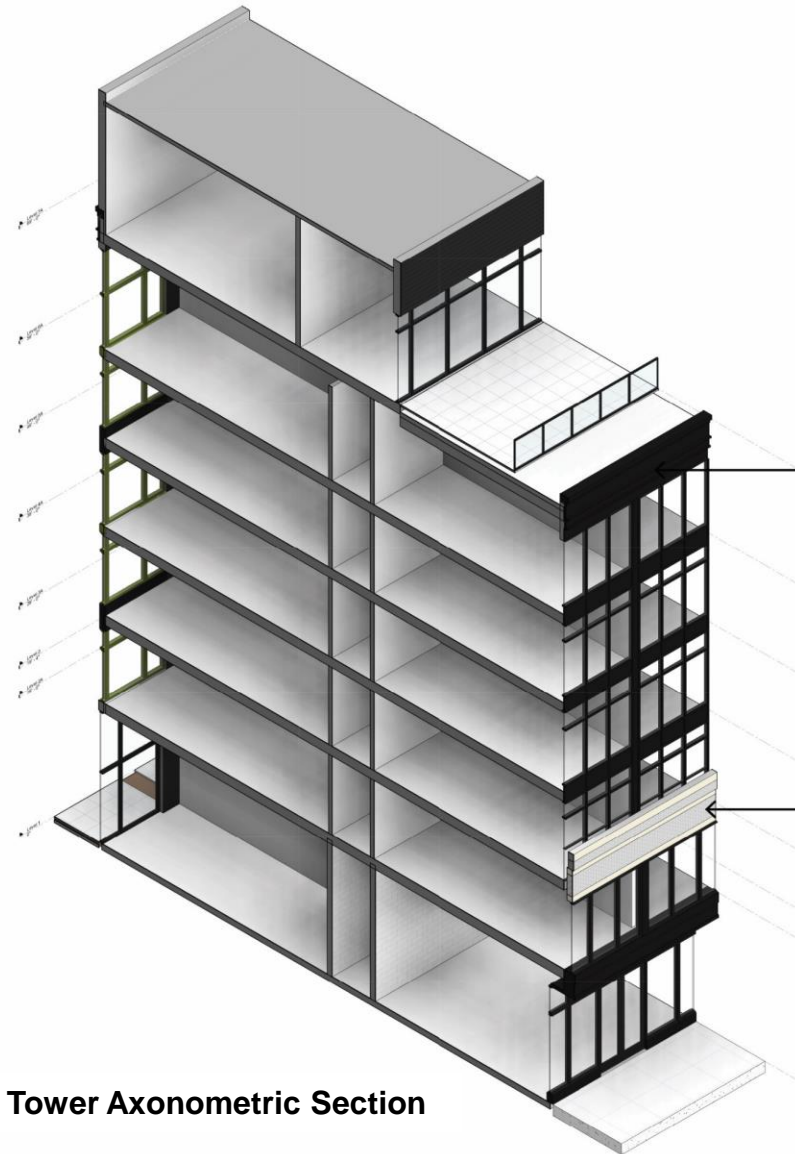
East West Section Looking North



Proposed
Modular Brick
Color: Oyster Grey
Glen Gery



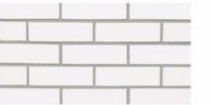
East Tower Axonometric Section



East Tower Axonometric Section

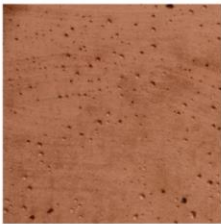


Proposed
Prefinished Alum.
Color: Black
Pure+Freeform

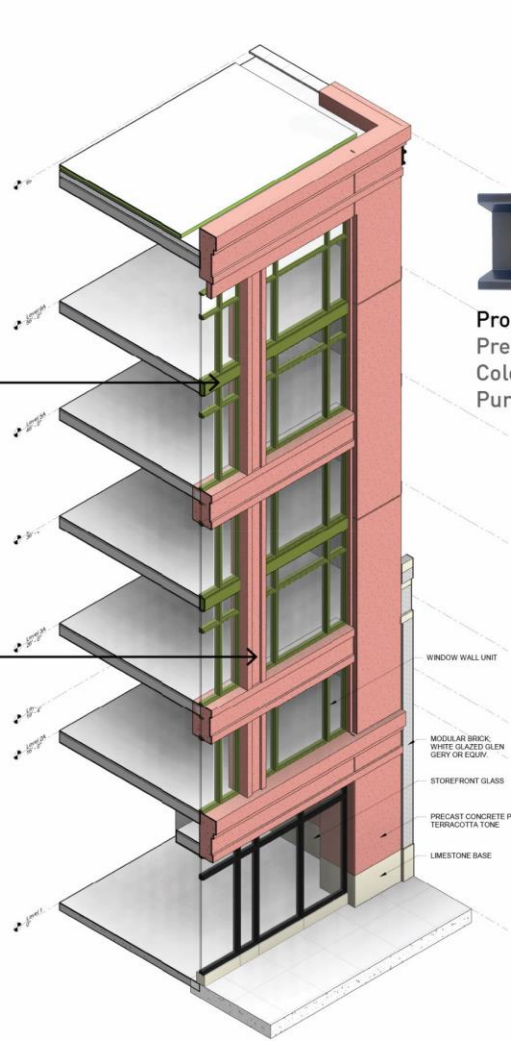


Proposed
Modular Brick
Color: White Glazed
Glen Gery

H Historic Color
SW 0065
Vogue Green



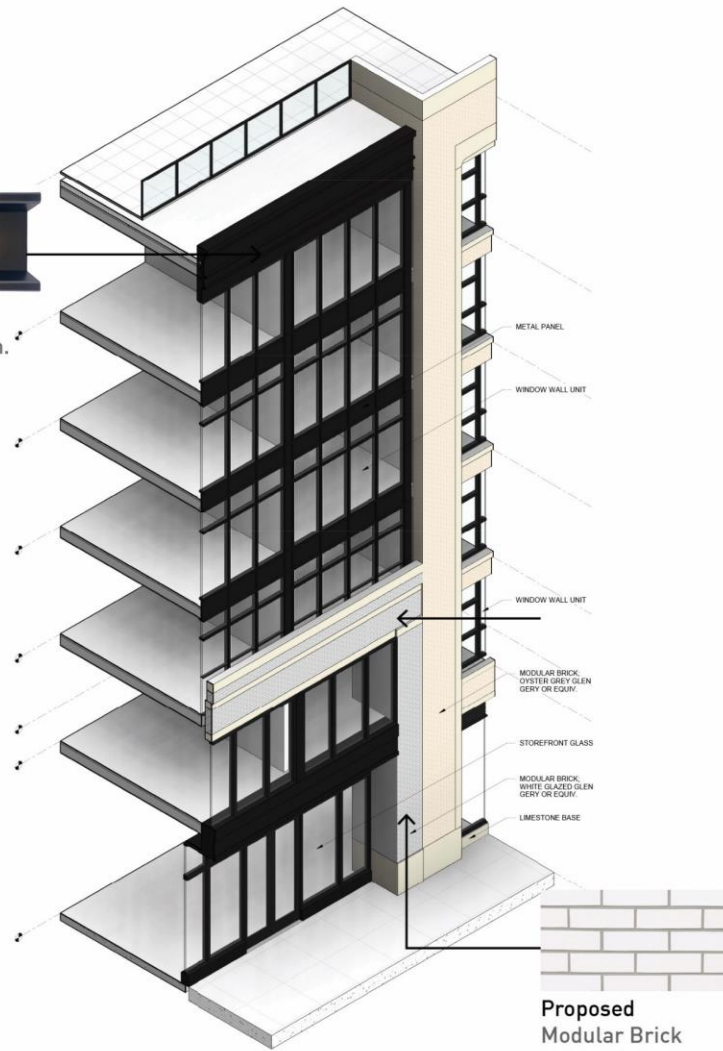
**Proposed
Cast Stone**
Color: TerraCotta
ACS



**East Tower Axonometric Section
- South**

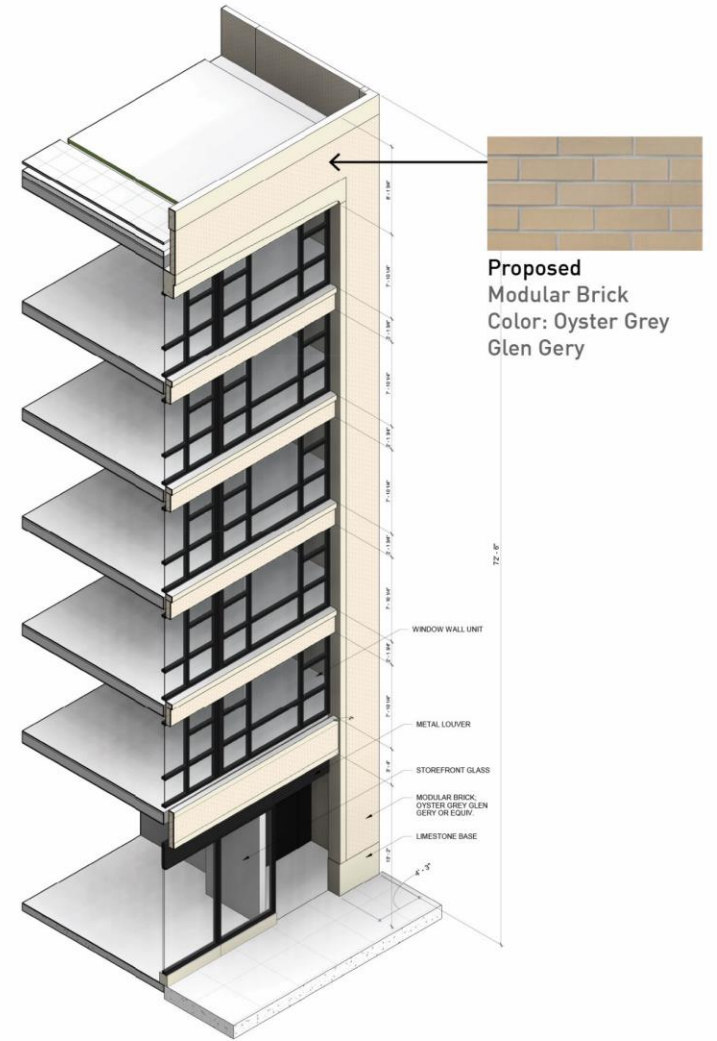


**Proposed
Prefinished Alum.**
Color: Black
Pure+Freeform



**East Tower Axonometric Section
- Middle**

**Proposed
Modular Brick**
Color: White Glazed
Glen Gery

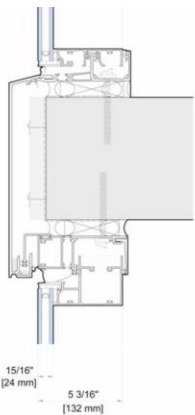


**East Tower Axonometric Section
- North**

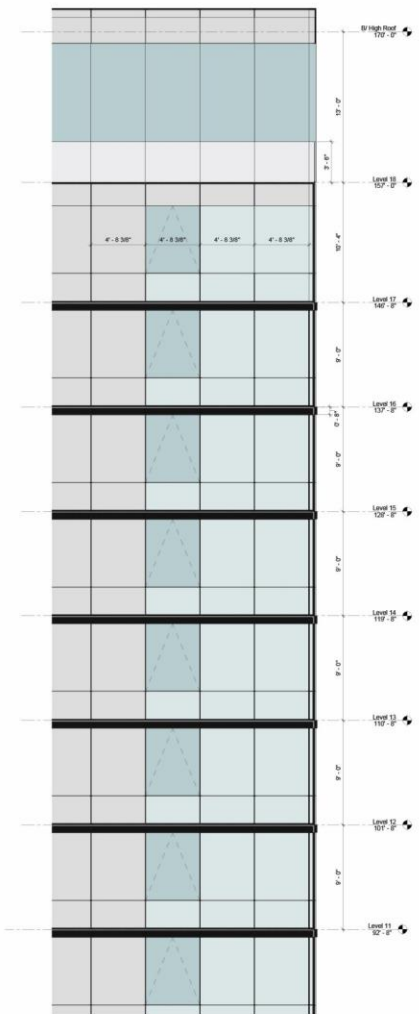
**Proposed
Modular Brick**
Color: Oyster Grey
Glen Gery



**Insulated Slab Edge
Cover Detail**



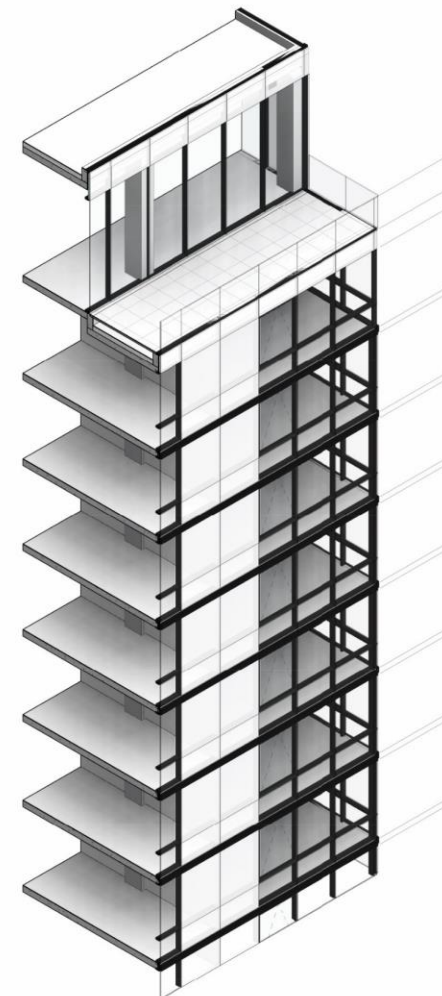
**Insulated Slab Edge
Cover Detail**

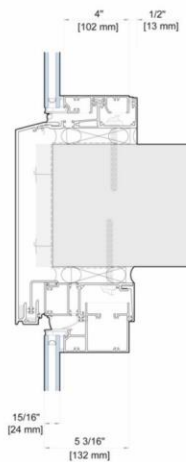


**Enlarged Curtain Wall
Elevation**



West Tower Axonometric Sections





**Insulated Slab Edge
Cover Detail**

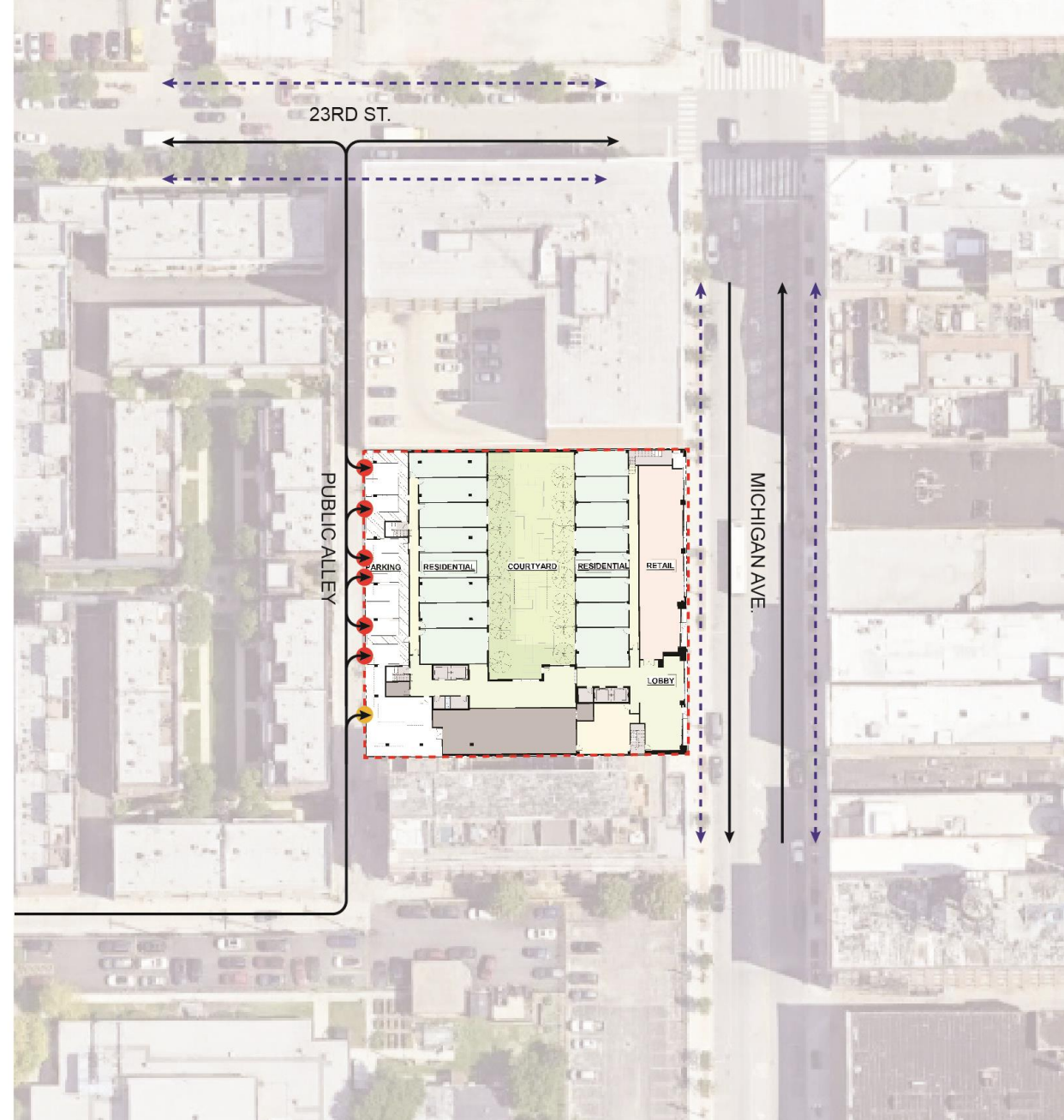


Railing Glazing



Curtain Wall Glazing

- **17-8-0904 TRANSPORTATION, TRAFFIC, AND PARKING**
- PROMOTE THE SAFE AND EFFICIENT CIRCULATION OF PEDESTRIANS, CYCLISTS AND MOTOR VEHICLES;
- PROMOTE TRANSIT, PEDESTRIAN AND BICYCLE USE;
- ENSURE ACCESSIBILITY FOR PERSONS WITH DISABILITIES;
- MINIMIZE CONFLICT WITH EXISTING TRAFFIC PATTERNS IN THE VICINITY;
- MINIMIZE AND MITIGATE TRAFFIC CONGESTION ASSOCIATED WITH THE PROPOSED DEVELOPMENT
- PROVIDE SAFE AND AMPLE ACCESS FOR EMERGENCY AND DELIVERY VEHICLES, WHILE MINIMIZING THE ADVERSE VISUAL IMPACT OF VEHICULAR SERVICE AREAS;
- PROVIDE ADEQUATE BICYCLE AND VEHICLE PARKING, WHILE MINIMIZING THE ADVERSE VISUAL IMPACT OF ANY OFF-STREET PARKING AREAS.

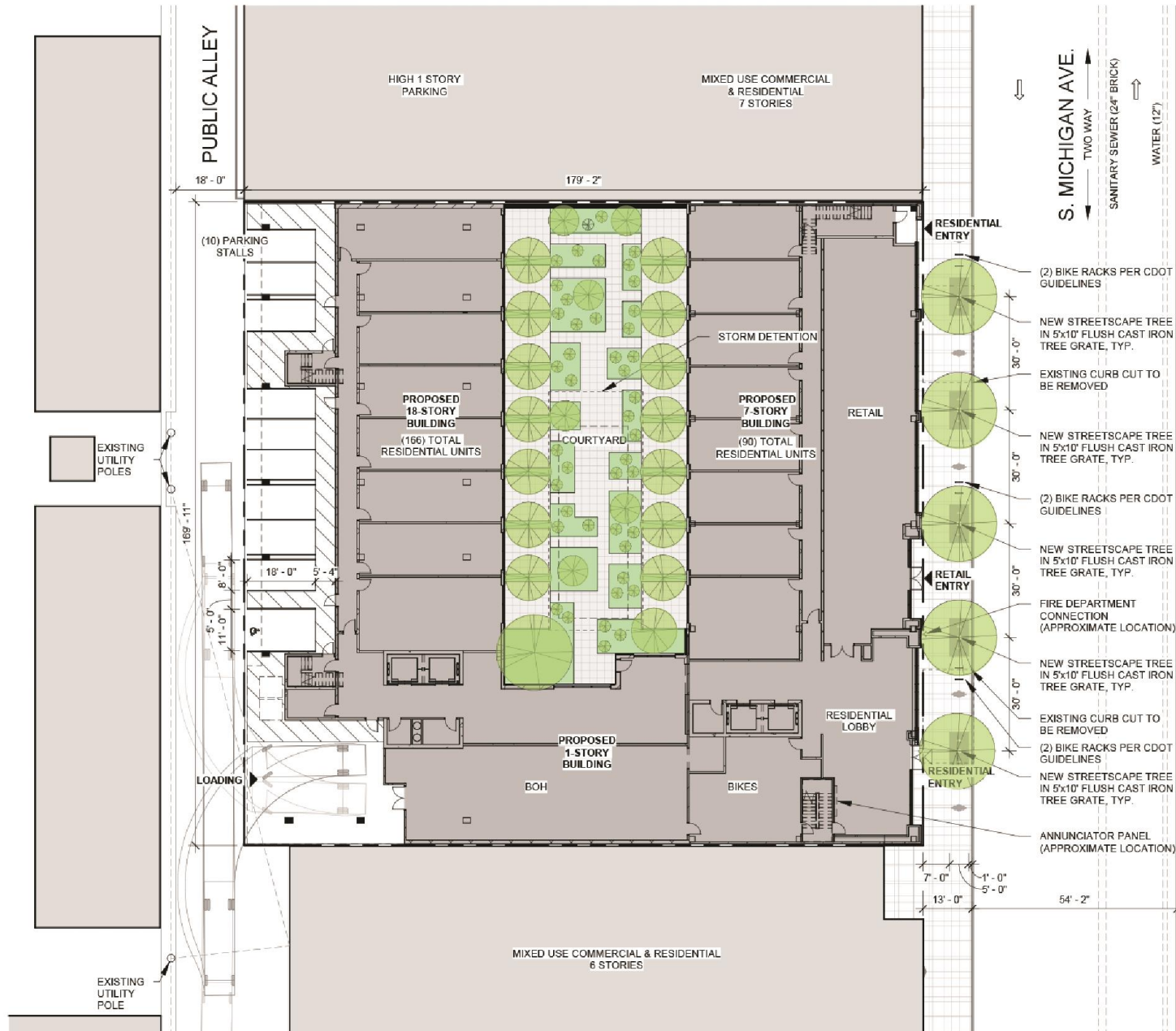


TRANSPORTATION, TRAFFIC, AND PARKING



1. Two car sharing stations are located within walking distance and information will be provided to tenants.
2. On-site parking will be unbundled from unit leases discouraging single vehicle occupancy ridership.
3. Transit Information regarding CTA Green and Red Lines as well as local bus routes will be displayed via electronic message boards in the lobby.
4. Real-time Time Transit Information will be made available via link to transit monitoring services.
5. Bike Storage and Bike Repair Facilities will be provided and maintained by the residential management.
6. Bike Sharing via Divvy is already available in the area via several stations and will be promoted to residents by the leasing office including CDOT's Chicago Bike Map.
7. The two existing Michigan Avenue curbs cuts servicing the existing fast food drive-through will be removed
8. Parking and loading access will exclusively be provided from the rear alley system resulting in no Michigan Ave curb cuts.
9. Additional details as outlined in the formal Traffic Demand Management plan completed by the applicant.

- TOTAL COURTYARD AREA - 5,885 SF
- NUMBER OF TREES IN COURTYARD - 66
- NUMBER OF TREES ON SIDEWALK - 5



NOTES

ALL PARKWAY TREES WILL BE PLANTED WITHIN AT-GRADE 5'X10' PLANTERS WITH 4" LAYER OF 1" BLACK LAVA ROCK AND TREE GRATE WITH 24" OPENING.

ALL TREE GRATES MUST BE SECURED WITH MANUFACTURER'S HARDWARE BOLTING THROUGH THE BOLT LUGS LOCATED ON THE UNDERSIDE OF EACH GRATE PANEL. TAMPER RESISTANT HEX PIN SCREWS OR BOLTS ATTACHING THE GRATE TO THE FRAME IS PROHIBITED.

REFER TO TYPICAL CDOT TREE DETAILS.

ALL ALLEY FLARES TO CONFORM WITH OPTION A, SHEET B-2-3 CDOT RULES AND REGULATIONS FOR THE CONSTRUCTION IN THE PUBLIC WAY.

BIKE PARKING (INTERIOR) = 256



OPEN SPACE + LANDSCAPING



H Historic Color
SW 6045
Vogue Green



Proposed
Cast Stone
Color: TerraCotta
ACS



Proposed
Prefinished Alum.
Color: Black
Pure+Freeform



Proposed
Modular Brick
Color: Oyster Grey
Glen Gery



Proposed
Modular Brick
Color: White Glazed
Glen Gery

Rendering of Michigan Ave. Street Frontage

BUILDING MATERIALS

Sustainability Roadmap

Chicago Sustainable Development Policy 2017.01.12



Compliance Options	Points Required	Sustainable Strategies Menu																																						
		Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife										
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)					
Options Without Certification																																								
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	20	5	5	5	5	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																								
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	NA	5	5	5	10	10	5	10			
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	5	10	10	5	10			
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	5	10	10	5	10			
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	5	10	10	5	10			
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	5	10	10	5	10			
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	5	10	10	5	10			
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5	NA	NA	NA	10	5	10			
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	NA	10	5	5	5	10	10	5	10			
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	5	10	10	5	10				
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	10	10	5	10					

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

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

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

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

1.The existing property area is 30,434sf.

2.Of the available site area, 75% or 22,966sf of it is to be covered. It is our understanding that we would not be considered a lot-to-lot project.

3.The projects consists of two buildings masses, one lower 7-story building along S Michigan Ave and one taller 18-story tower rearward along the alley. Total unit count is expected to be 256. 10 at-grade parking stalls are currently being planned for.

4.Detention is currently being planned for at the outdoor courtyard between buildings massings. Storage will be provided for the 100-year event for all building areas via a premanufactured concrete, below-grade storage vault.

5.Volume control will be met by incorporating significant green roof areas and a large landscaped outdoor courtyard. Impervious area reduction will exceed 15% over existing conditions.

ARO Units
64 Total
All Type
Accessible



1 Level 1
11' x 30'-0"



2 Level 2
11' x 30'-0"



3 Level 3
11' x 30'-0"



4 Level 4
11' x 30'-0"



5 Level 5
11' x 30'-0"

Type A Market
Rate Units –
39 Total



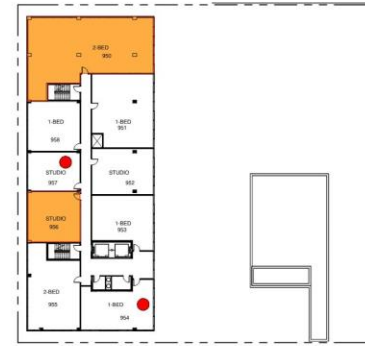
6 Level 6
11' x 30'-0"



7 Level 7
11' x 30'-0"



8 Level 8
11' x 30'-0"



9 Level 9
11' x 30'-0"



10 Level 10
11' x 30'-0"

256 Total Units
– Includes 16
Connected
Communities
Units



11 Level 11
11' x 30'-0"



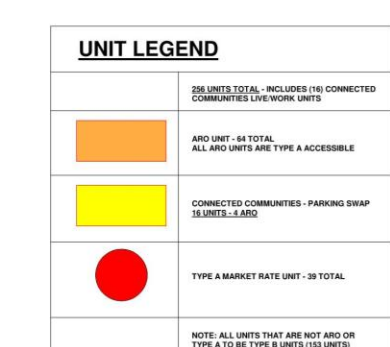
12 Level 12
11' x 30'-0"



13 Level 13
11' x 30'-0"



14 Level 14
11' x 30'-0"



15 Level 15
11' x 30'-0"

16 Level 16
11' x 30'-0"

17 Level 17
11' x 30'-0"

18 Level 18
11' x 30'-0"

19 Level 19
11' x 30'-0"

20 Level 20
11' x 30'-0"

21 Level 21
11' x 30'-0"

22 Level 22
11' x 30'-0"

UNIT LEGEND	
	256 UNITS TOTAL - INCLUDES 16 CONNECTED COMMUNITIES LIVE/WORK UNITS
	ARO UNIT - 64 TOTAL ALL ARO UNITS ARE TYPE A ACCESSIBLE
	CONNECTED COMMUNITIES - PARKING SWAP 16 UNITS - 8 ARO
	TYPE A MARKET RATE UNIT - 39 TOTAL
NOTE: ALL UNITS THAT ARE NOT ARO OR TYPE A TO BE TYPE B UNITS (153 UNITS)	



Inclusion in Construction Contracting

Project Cost: **\$110 Million**

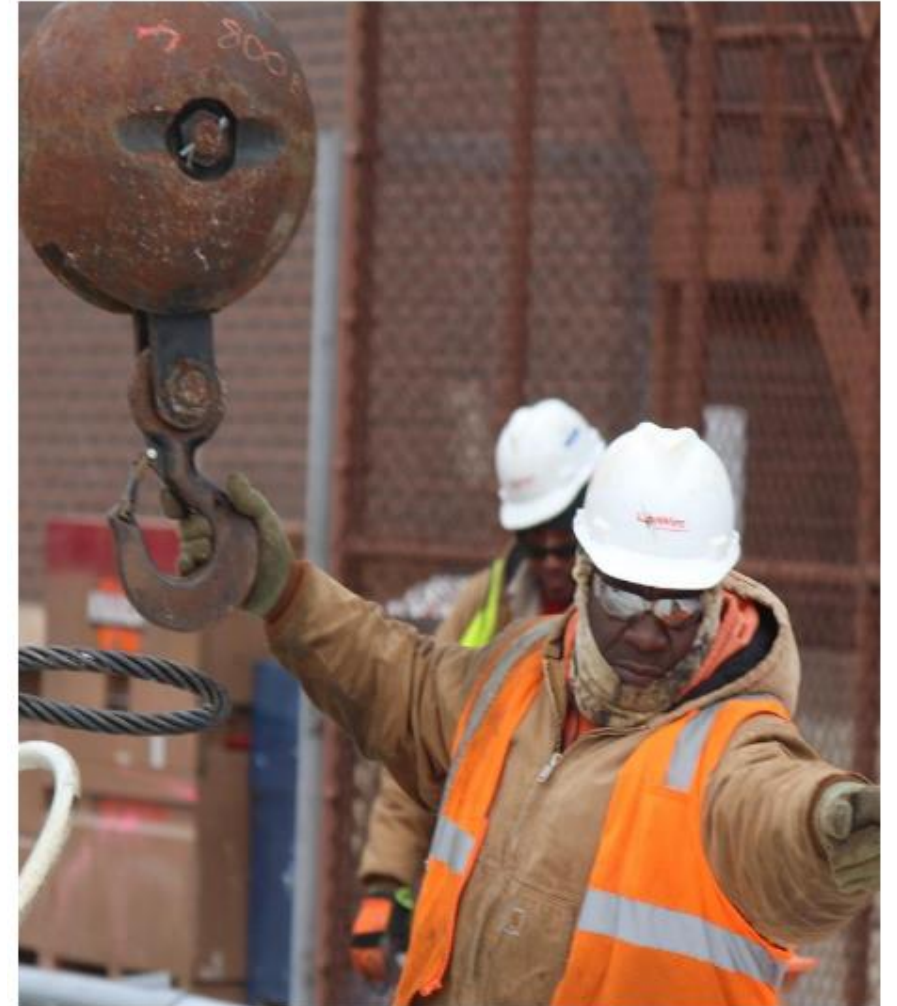
Temporary Construction Jobs: **150**

MBE/WBE Goals

26% participation by MBEs

6% participation by WBEs

- Engagement with City Agencies
- Outreach through Diversity and Inclusion Advisory Council
- Job Fair Coordination with Ald. Dowell's office



1. Demolition of a vacant, fast-food drive-through to complete the historic Michigan Avenue streetscape between 23rd and 24th avenues.
2. 165 full-time equivalent construction jobs.
3. 14 full-time permanent property management, leasing, and operation jobs.
4. 16 affordable, ground-floor artist live/work units.
5. 150 linear feet of activated pedestrian facing retail along Michigan Avenue.
6. \$1.66 million Neighborhood Opportunity Fund contribution.
7. 64 Total Affordable Housing Units (25% total ARO on-site percentage).
8. Commitment to achieve all City Participation Goals.
9. No public financing or subsidy from the City of Chicago.

DPD Recommendations (staff to complete)

