



CHICAGO PLAN COMMISSION

Department of Planning and Development

345 N ABERDEEN

Near West Side / 27th Ward / Ald. Burnett

Sterling Bay

DLA Piper

Gensler

June 20, 2024



Community Area Snap Shot

COMMUNITY AREA INFORMATION:

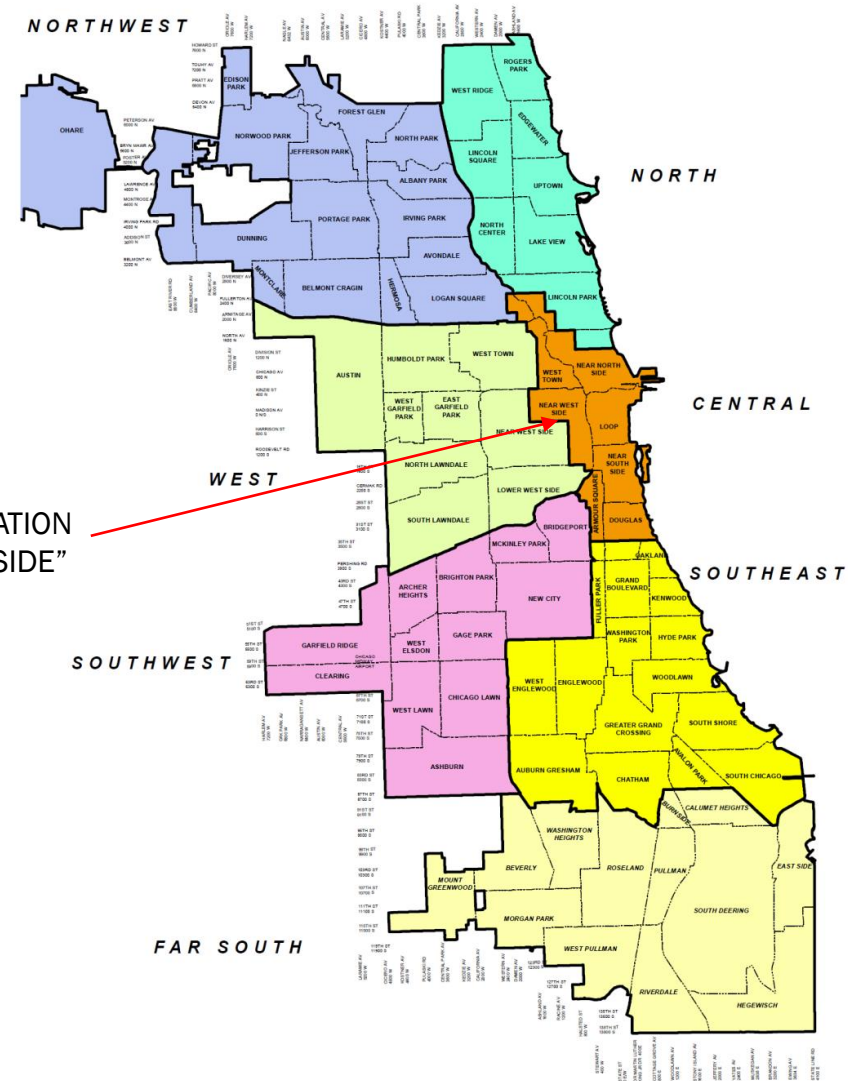
DEMOGRAPHICS:

- ROUGHLY 70,942 RESIDENTS
- 19% ARE LESS THAN 20 YEARS OLD
- 40% OF RESIDENTS ARE BETWEEN THE AGES OF 21-34
- 41% ARE OVER THE AGE OF 45
- 44% WHITE / 10% HISPANIC / 25% BLACK / 18% ASIAN / 3% OTHER
- MEDIAN HOUSEHOLD INCOME OF \$110,000
- MEDIAN AGE: 31.1
- 37.2% WALK/BIKE TO WORK
- LAND USE: 17.8% Multifamily Residential, 16.1% Single-Family Residential, 15.4% Open Space, 3.2% Mixed Use. 13% Affordable Housing

CULTURAL/HISTORIC CONTEXT:

- FORMER MEAT PACKING DISTRICT COMPRISED OF HISTORICALLY RELEVANT WAREHOUSES AND LANDMARKED BUILDINGS.
- CURRENTLY BOASTS CULTURAL HOTSPOTS SUCH AS RESTAURANT ROW & GREEKTOWN.
- FULTON MARKET MAINTAINS AN INDUSTRIAL VIBE WHICH HAS ATTRACTED MANY TOP CORPORATIONS TO OFFICE HERE.
- WEST LOOP PROVIDES RESIDENTS WITH AN IMPRESSIVE OFFERING OF ART GALLERIES, LOCAL SHOPS, DINING EXPERIENCES AND MUCH MORE.
- WEST LOOP IS A VIBRANT AND CONTINUINGLY EVOLVING NEIGHBORHOOD.

Source: <https://www.cmap.Illinois.gov/data/community-snapshots>
 CMAP: July 2023 Release



PROJECT LOCATION
 "NEAR WEST SIDE"



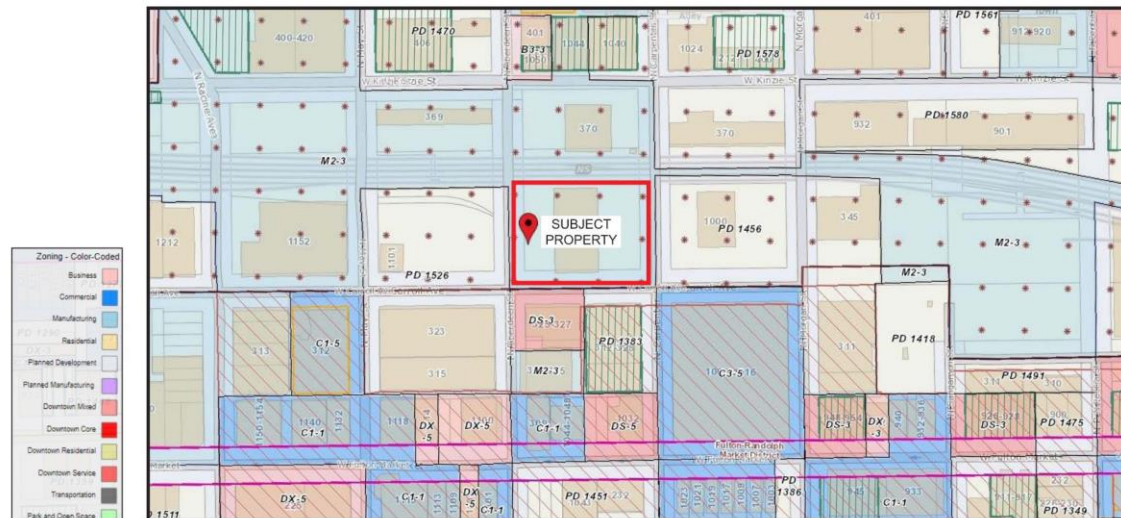
SITE LOCATION



SITE CONTEXT



BUILDING CONTEXT



EXISTING ZONING MAP

Existing Zoning Map
Scale: NTS

LAND USE + SITE CONTEXT PLAN

345 N ABERDEEN



SITE CONTEXT - LOOKING SOUTH WEST

Gensler



- FUTURE DEVELOPMENTS
- NEW DEVELOPMENTS

345 NORTH ABERDEEN



SITE CONTEXT - LOOKING NORTH EAST

Gensler



North West Corner



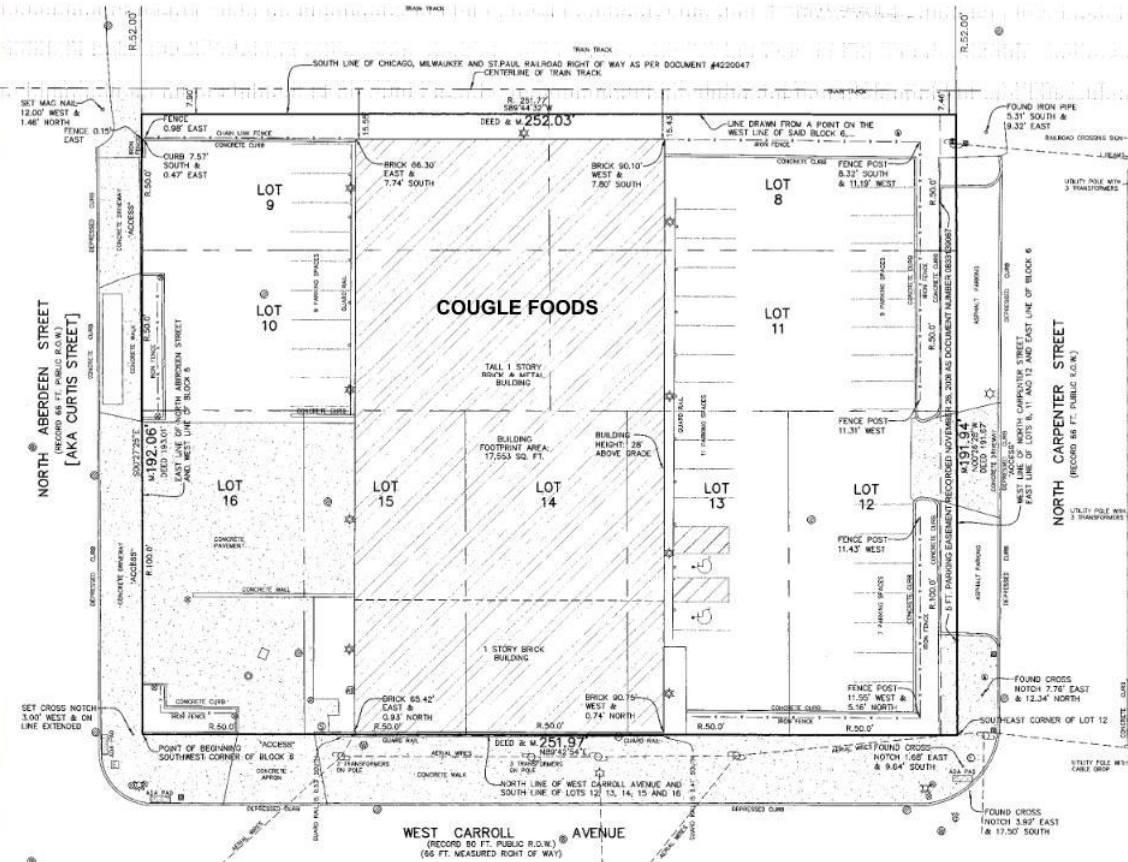
North East Corner



South West Corner

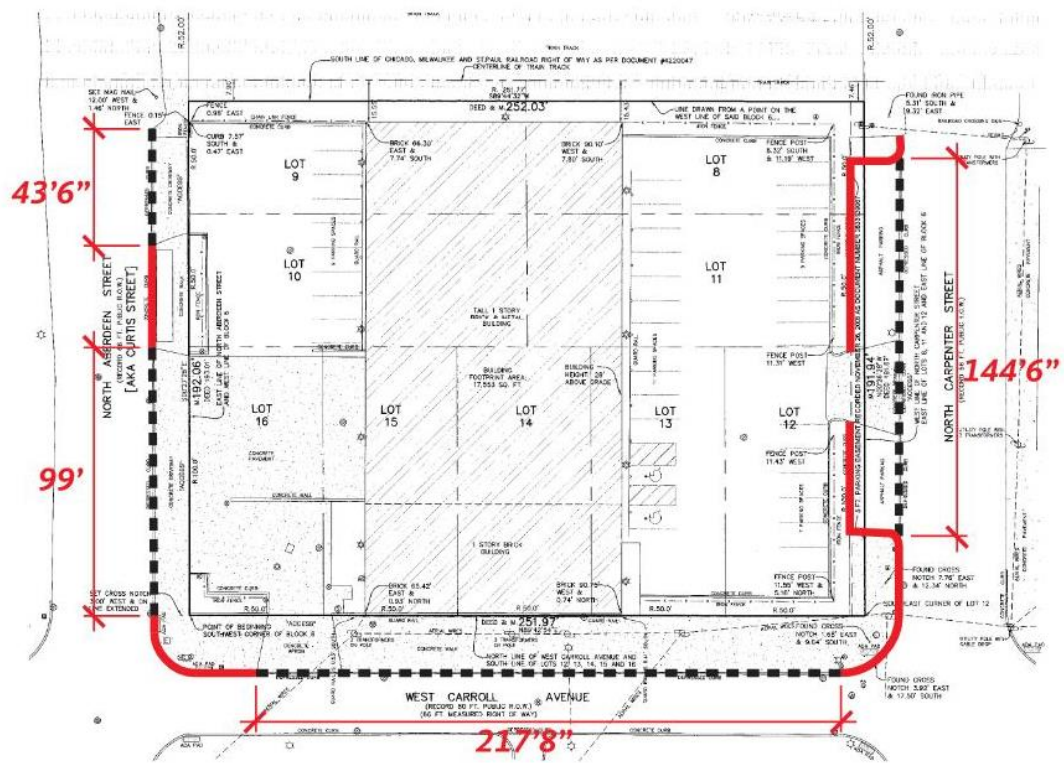


South East Corner



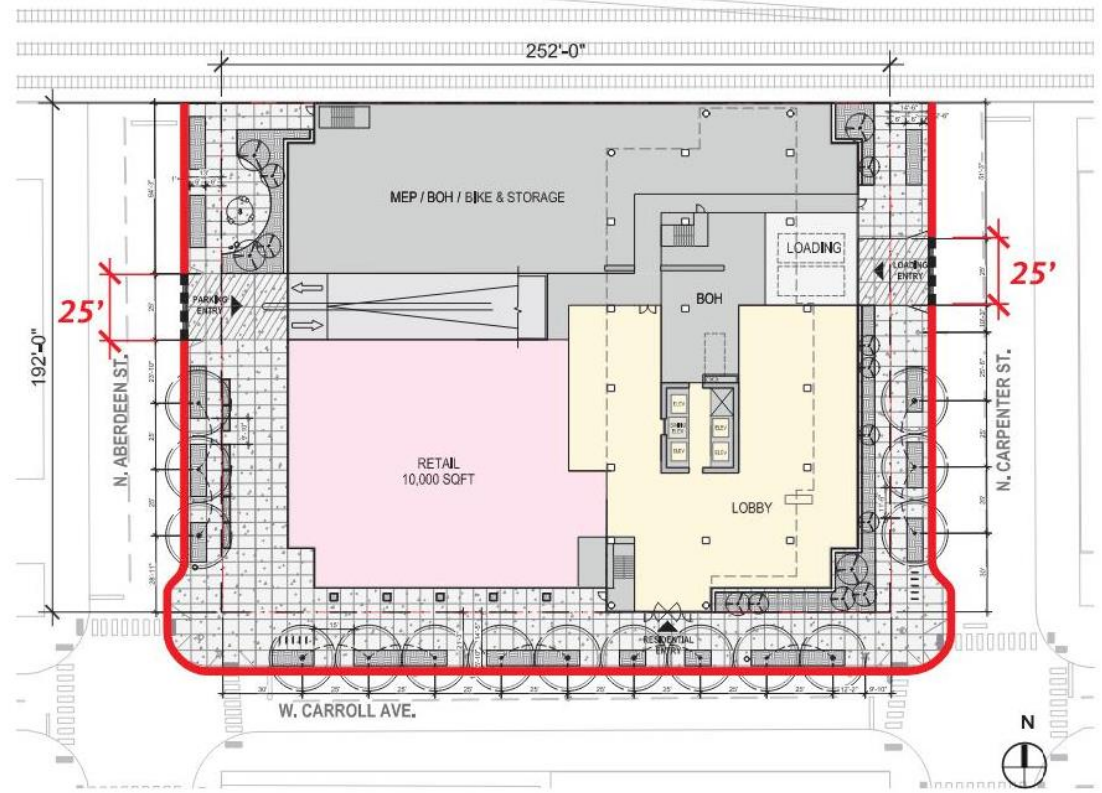


CURRENT CURB CONDITIONS



- CURB
- DEPRESSED CURB

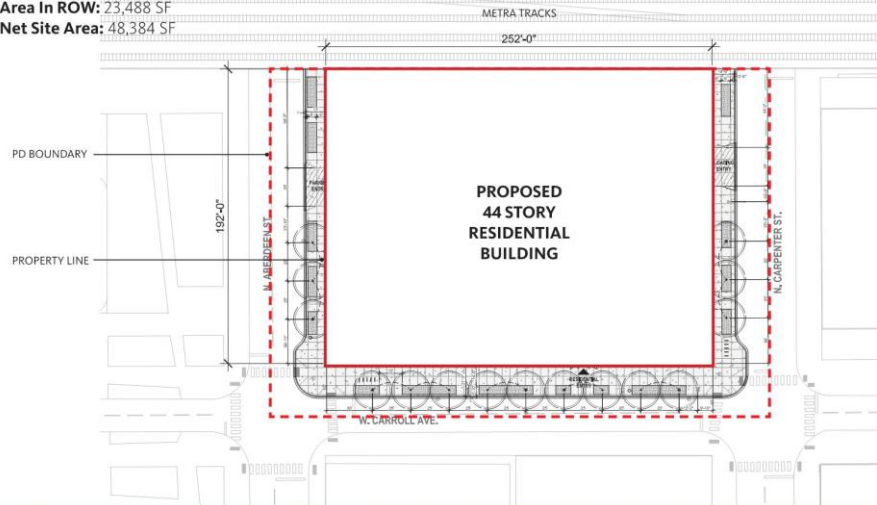
PROPOSED CURB CONDITIONS



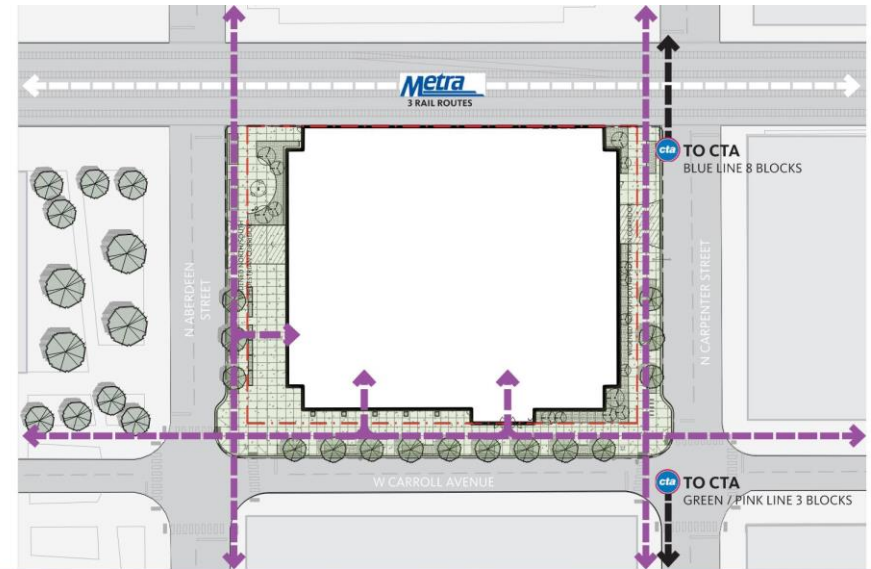
EXISTING SITE CONDITIONS & PROPOSED IMPROVEMENTS



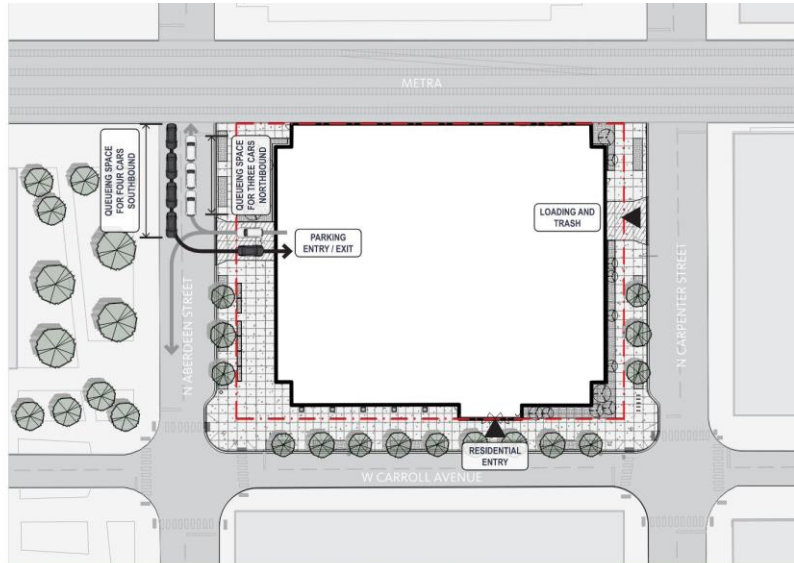
Gross Site Area: 71,872 SF
Area In ROW: 23,488 SF
Net Site Area: 48,384 SF



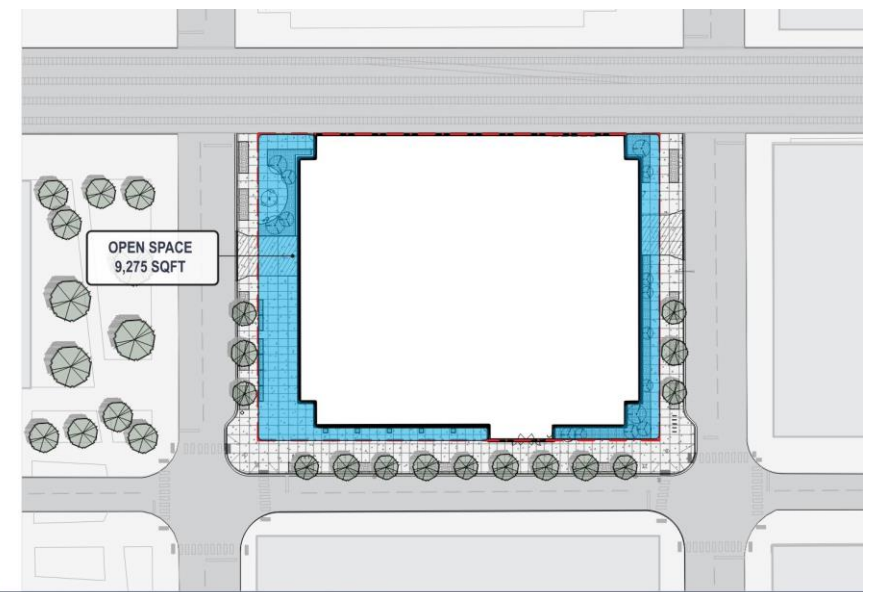
PLANNED DEVELOPMENT BOUNDARY



GROUND LEVEL PLAN - PEDESTRIAN SITE MOVEMENT AND ACCESS



GROUND LEVEL PLAN - VEHICULAR AND PEDESTRIAN ACCESS PLAN



GROUND LEVEL PLAN - OPEN SPACE DIAGRAM

TRANSPORTATION, TRAFFIC + PARKING

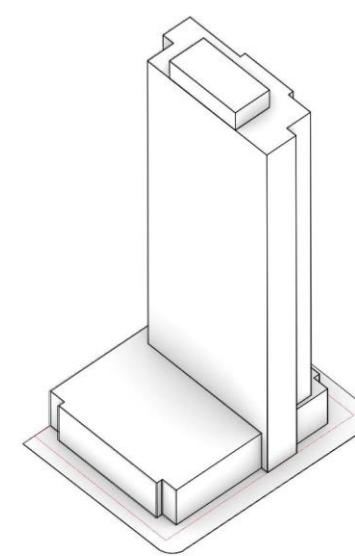
Project Timeline + Community Outreach

Community Meetings

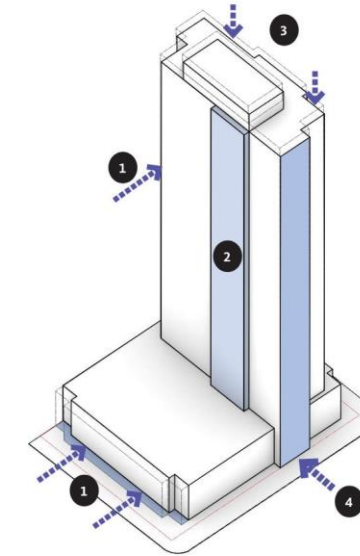
- West Central Association – February 28, 2024
- Neighbors of West Loop – March 13, 2024
- Community-wide Meeting – May 14, 2024

Project Changes Based on Feedback

- 1) Building shifted East to create larger open space on Aberdeen
- 2) West elevation modified to break-up façade length
- 3) The overall building height has been reduced
- 4) Carroll elevation revised to highlight the primary residential entrance

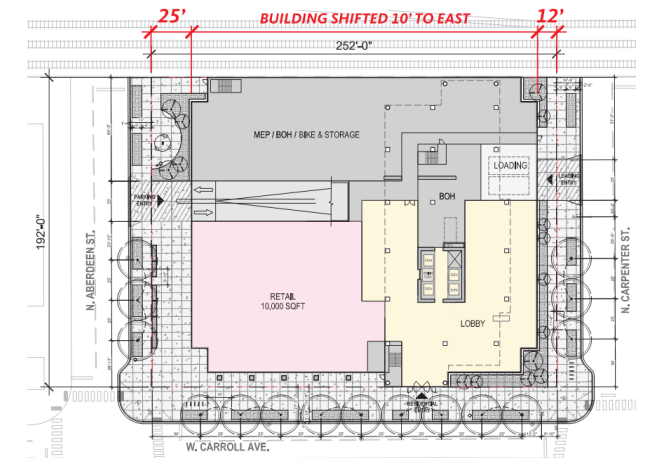
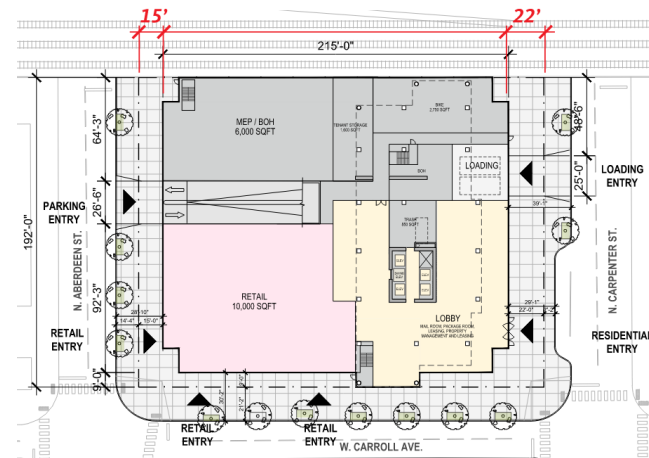


PREVIOUS PROPOSED MASSING SCHEME

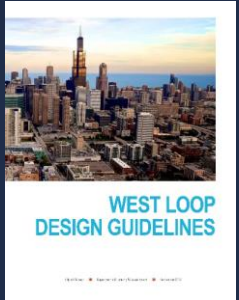


MASSING CHANGES TO ADDRESS DPD COMMENTS

- 1 The entire building has been shifted 10-feet to the east to increase the public realm area. This will provide a greater opportunity to create a larger active public realm adjacent to the future pocket park.
- 2 A vertical expression and extension of units has been integrated into the west facade, similar to the east facade to break up the facade length, and respond more closely to the interior arrangement of the units.
- 3 Additional area gained from west vertical expression has reduced the height by one floor (10')
- 4 The expression of residential program hits the ground on the Carroll Street elevation, highlighting the primary residential entrance, and ground floor residential amenity.

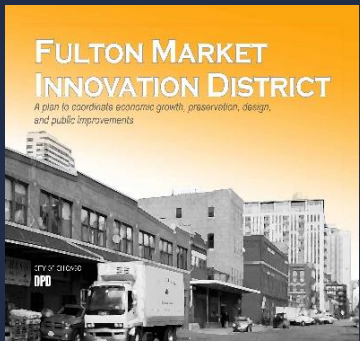


Planning & Design Guidelines



WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Chicago Department of Planning & Development
- The WLDG “builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive.”



FULTON MARKET INNOVATION DISTRICT

- Published July 2014
- Chicago Department of Planning & Development
- The FMID “identifies a vision to preserve existing jobs while accommodating private sector investments that reinforce the area’s expanding role as an innovation-driven employment center.”
- The FMID plan includes a formal land use plan, design guidelines, infrastructure/streetscape projects & historic preservation, among others.



FULTON MARKET INNOVATION DISTRICT PLAN UPDATE

- Published February 2021
- Chicago Department of Planning & Development
- The goals and strategies in the FMID PLAN UPDATE will supersede the objectives and recommendations in the previous planning document.
- The FMID PLAN UPDATE “provides revised plan objectives, land use recommendations, including new residential uses north of Lake Street, and to create a more vibrant and pedestrian-friendly, inclusive neighborhood.”



West Loop Design Guidelines

Secured bicycle storage and parking will be provided within the building

Multiple entries along a street block-face are provided to enhance the activity of the street.
Residential entry on Carroll Ave, Retail entry along Carroll Ave and Aberdeen Street

Separated Parking and Loading Access to minimize large, inactive facade zones. Parking accessed from Aberdeen, loading from Carpenter.

The building design and orientation are designed to create an active street wall, and minimize adjacency and overlap to other buildings in context

The massing provides an upper level setback to respect the existing scale of the street

Above grade parking levels are built congruent with existing street wall conditions in the West Loop, fully screened and buffered from public view

Loading, access to parking and other back of house facilities are located to not interfere with the public right-of-way or streetscape

The building is designed into thinner structures to allow for publicly accessible open space on site. This space could be used for outdoor cafes, or for leisure space for building occupants and the general public

Ground floor retail extends the public realm on Aberdeen and Carroll, creating a pedestrian experience through materiality, landscape, and furnishings to activate the ground level





Proposed Sustainable Measures

- Achieve Compliance with Pathway 2
- Optimum Location for Walkability, Bikes, and Public Transportation
- On-Site Car Charging
- Improved Passive Energy Demand
- Reduced Overall Water Consumption
- Improved Building Envelope, Cladding and Barrier Strategies
- Improved Roof + Wall Opening Performance
- Specify Only Sustainable Materials and Products
- Promote Resource Conservation
- Remove VOC's from Project Specifications
- Improve Daylighting
- Improve Acoustic Comfort
- Provide Natural Landscapes
- Promote Tree Health
- Exceed Stormwater Ordinance by 25%
- Reduce Operational Waste
- Provide Recyclable Waste Storage Areas
- Provide 80% Construction Waste Diversion





ABERDEEN EYE LEVEL PERSPECTIVE

EXTERIOR RENDERINGS

345 N ABERDEEN



Looking North on Carpenter



EXTERIOR RENDERINGS

345 N ABERDEEN



Carroll Street Elevation



EXTERIOR RENDERINGS

345 N ABERDEEN



EXTERIOR RENDERINGS

345 N ABERDEEN



WEST FACADE RENDERING



EAST FACADE RENDERING

EXTERIOR RENDERINGS

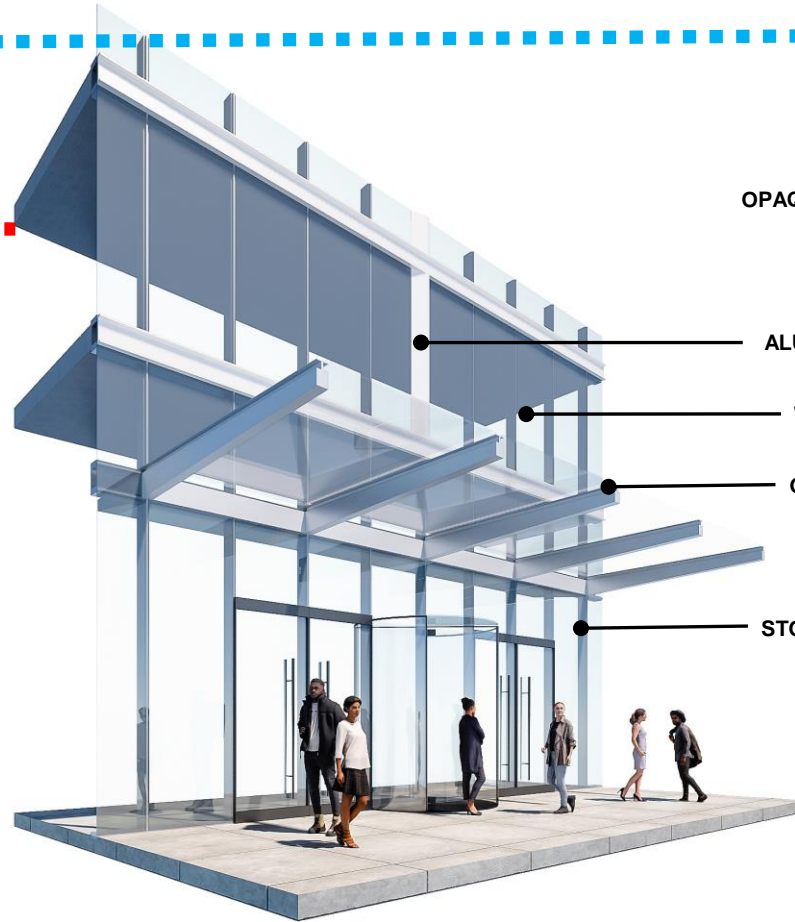


View Looking North

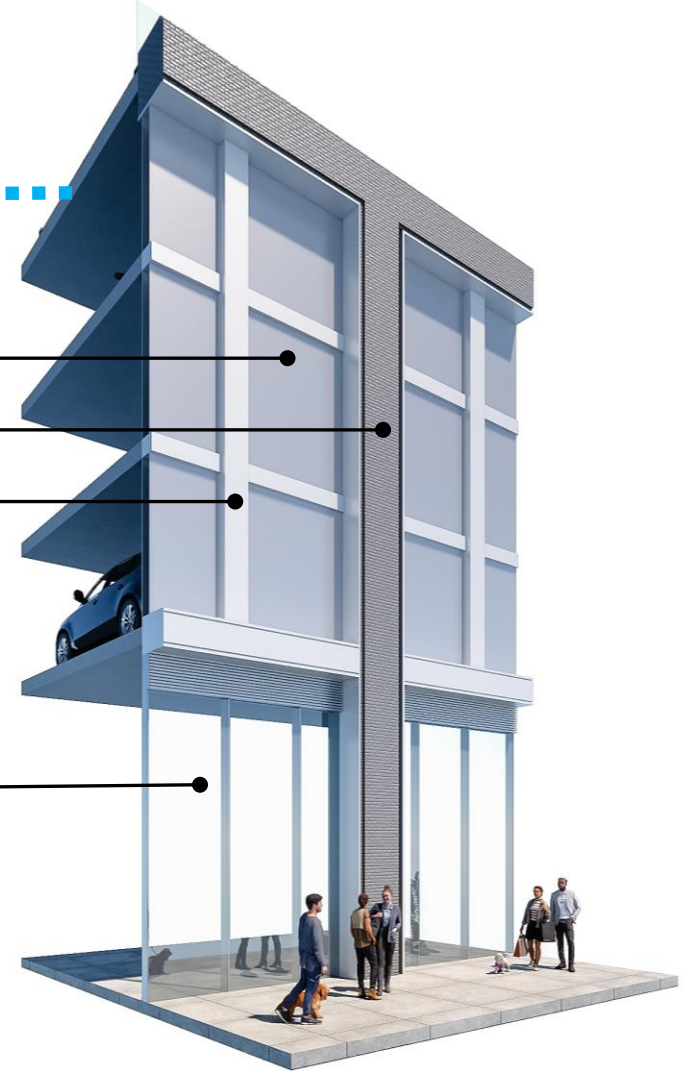


EXTERIOR RENDERINGS

345 N ABERDEEN



RESIDENTIAL ENTRY



BUILDING PODIUM

OPAQUE INFILL PANEL

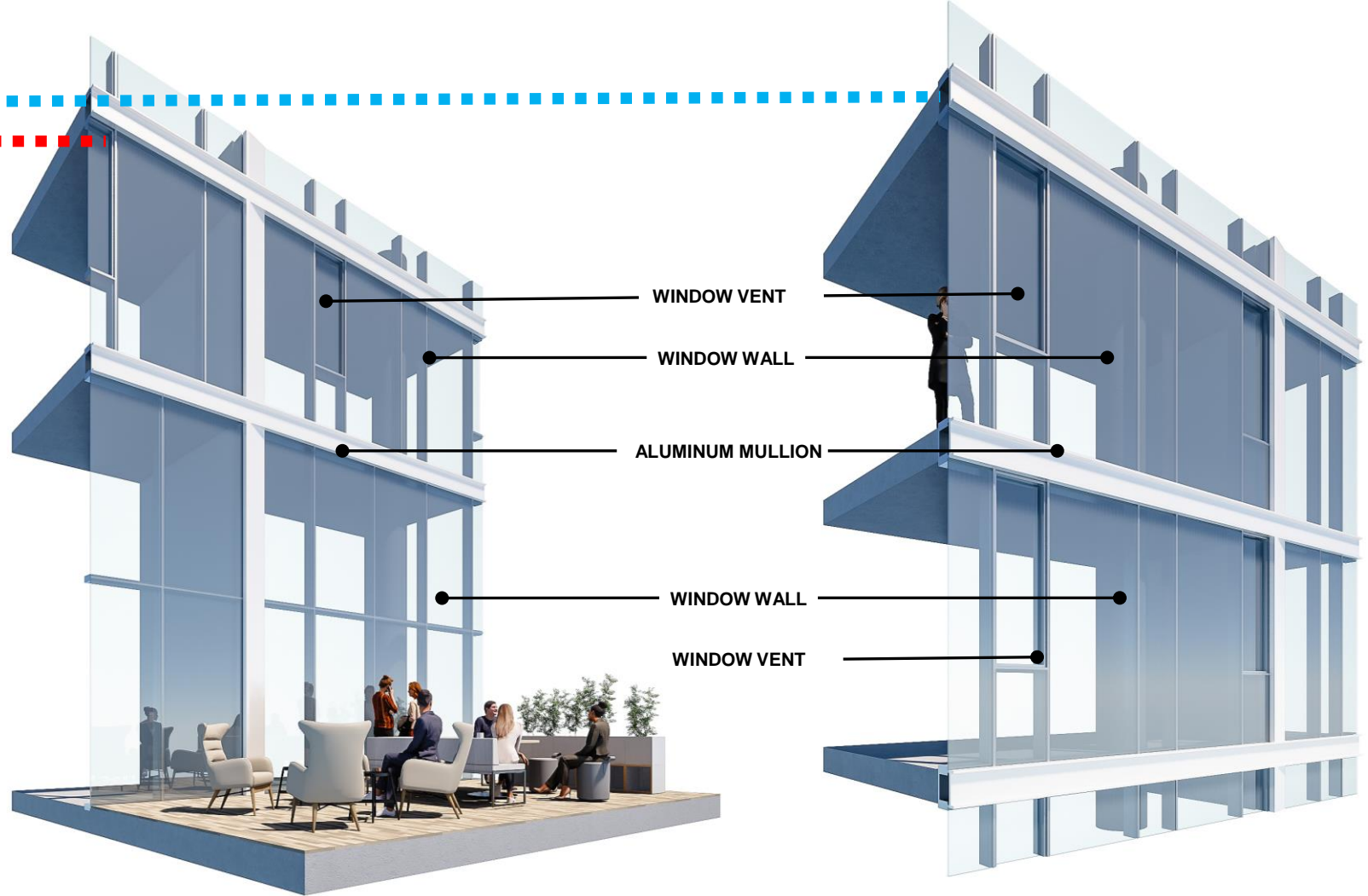
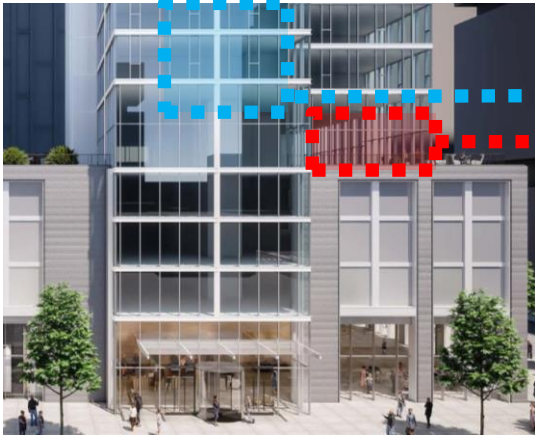
BRICK

ALUMINUM MULLION

WINDOW WALL

GLASS CANOPY

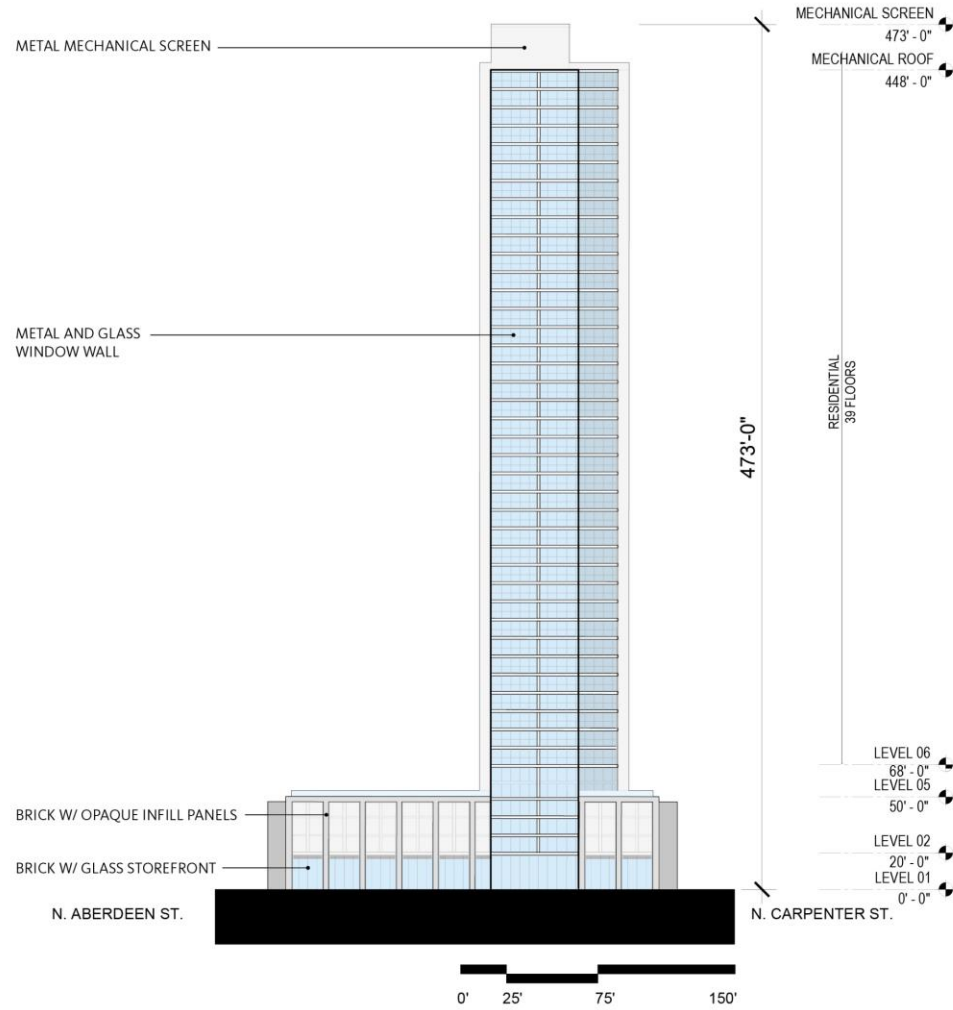
STOREFRONT GLASS



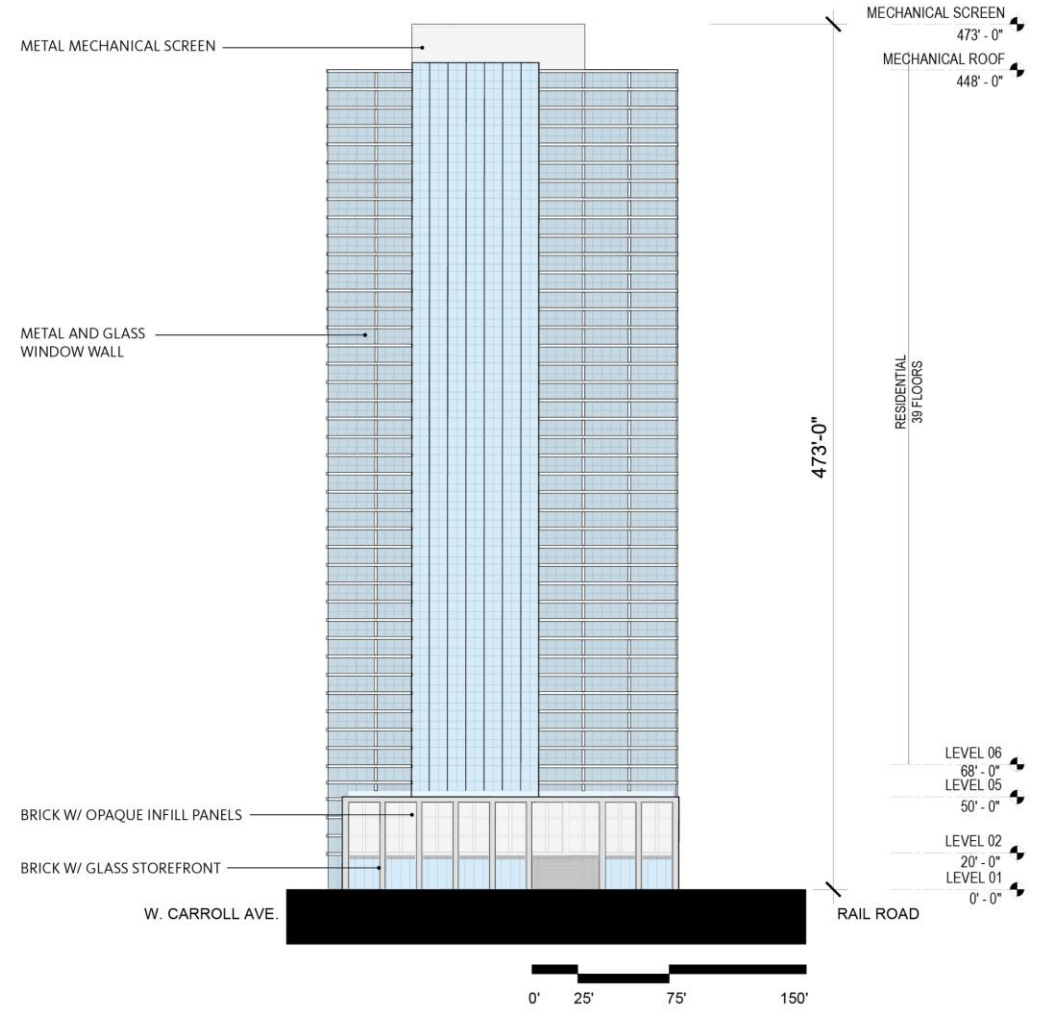
AMENITY DECK

RESIDENTIAL FLOORS

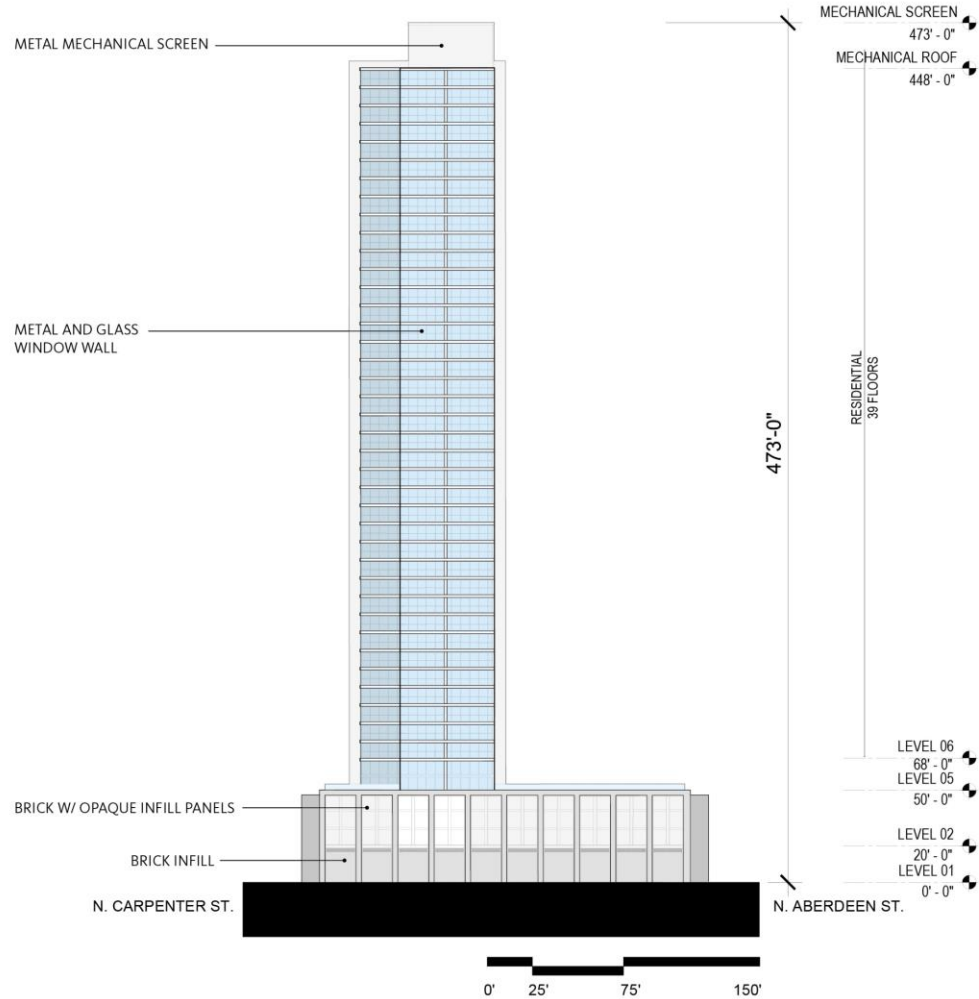
EXTERIOR MATERIALS



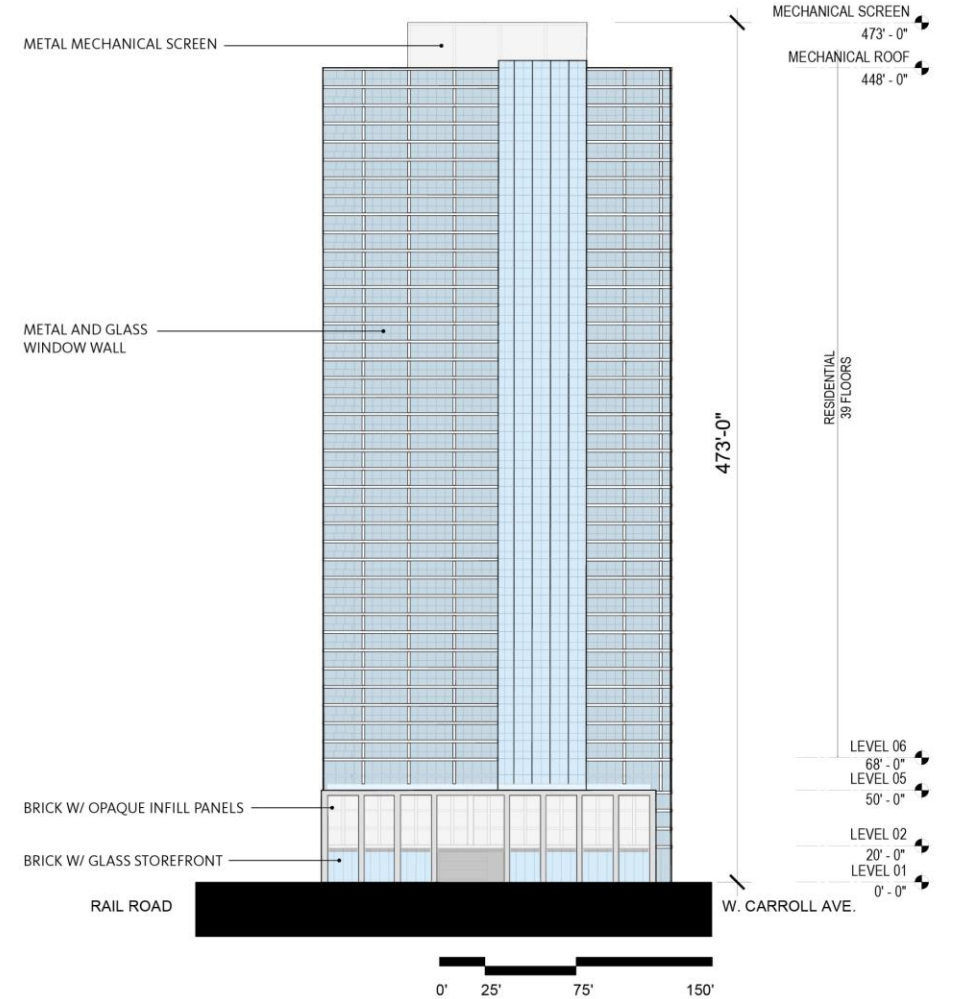
SOUTH ELEVATION



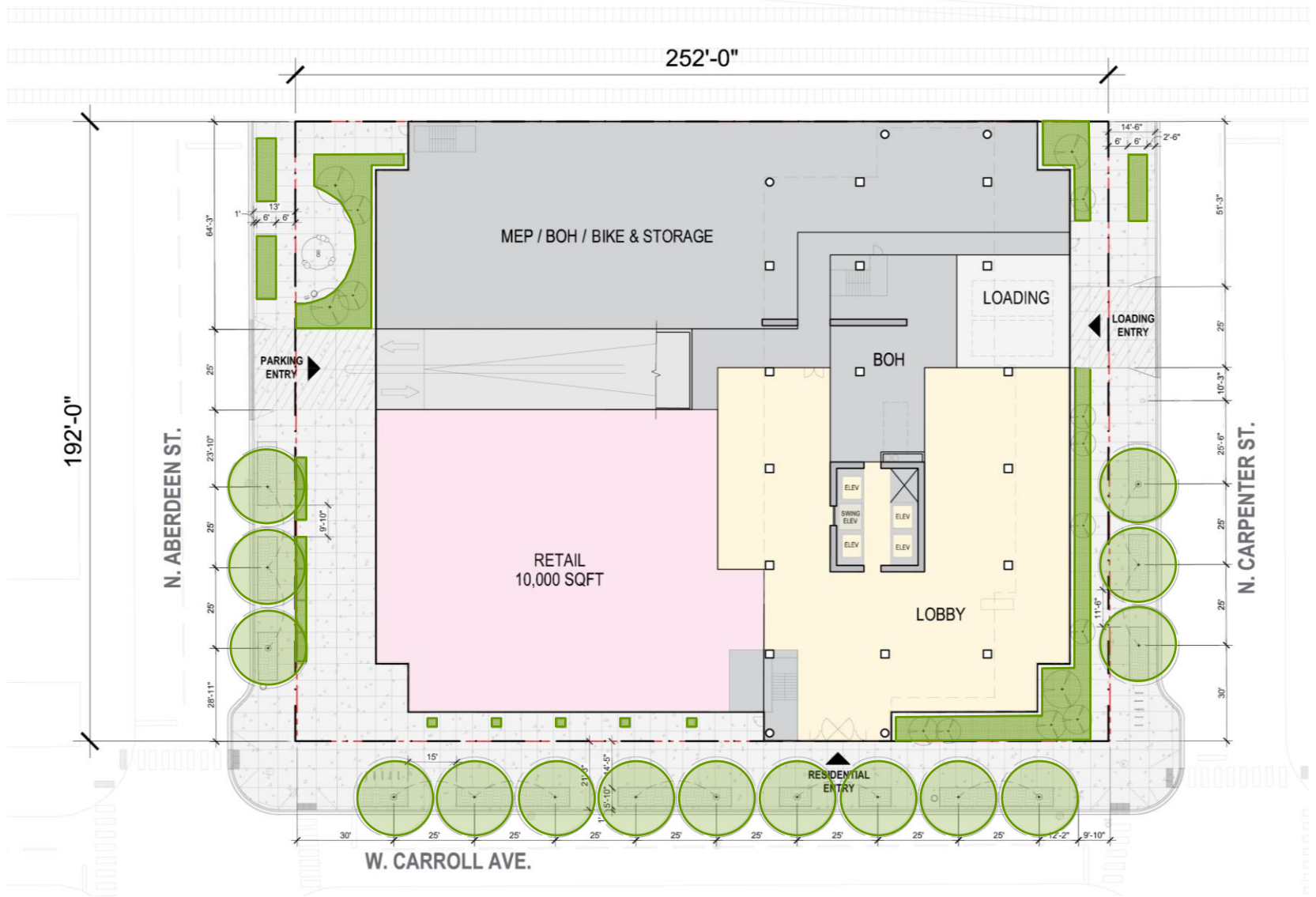
EAST ELEVATION



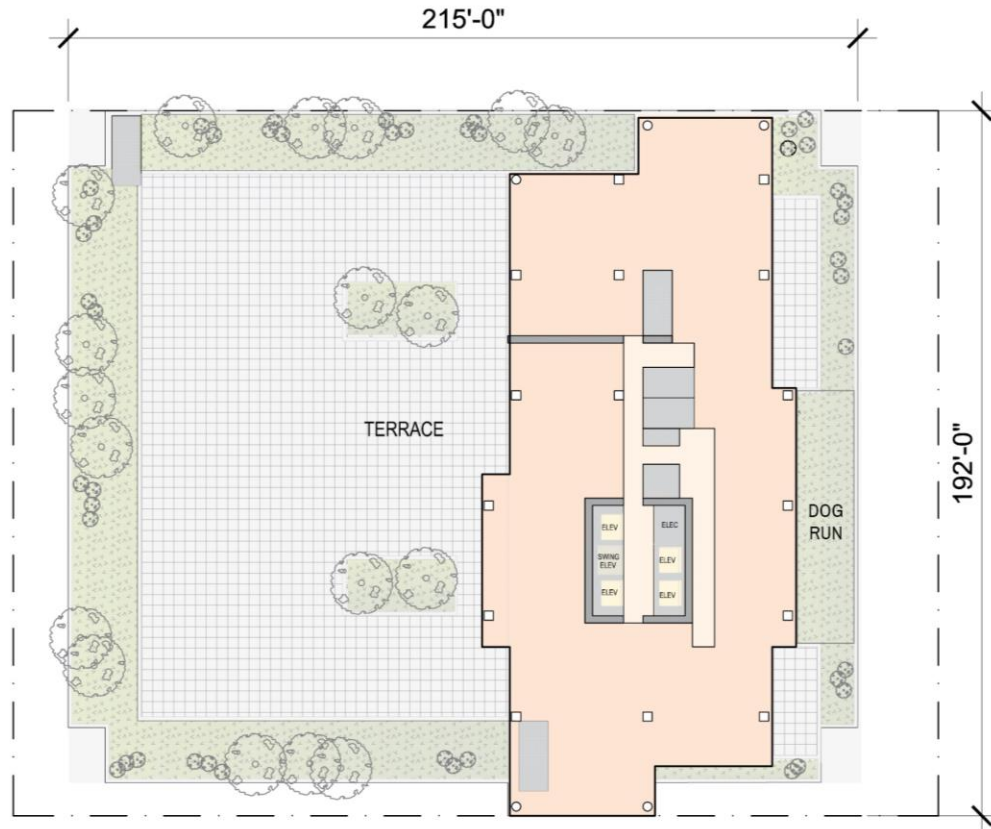
NORTH ELEVATION



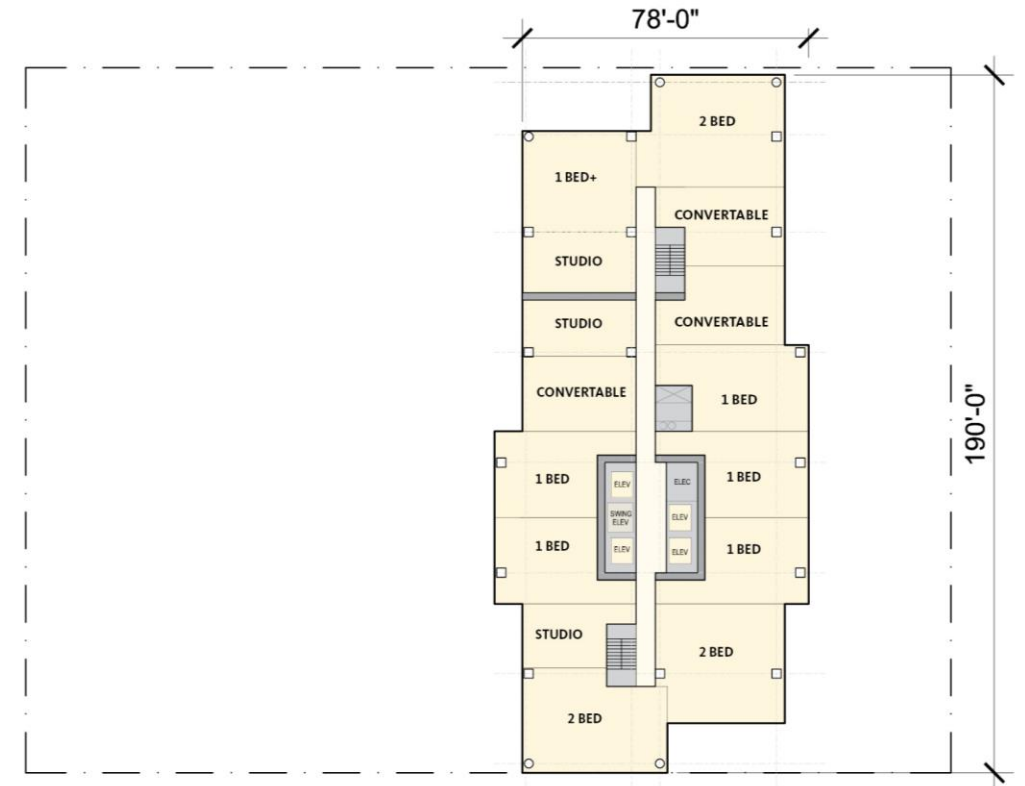
WEST ELEVATION



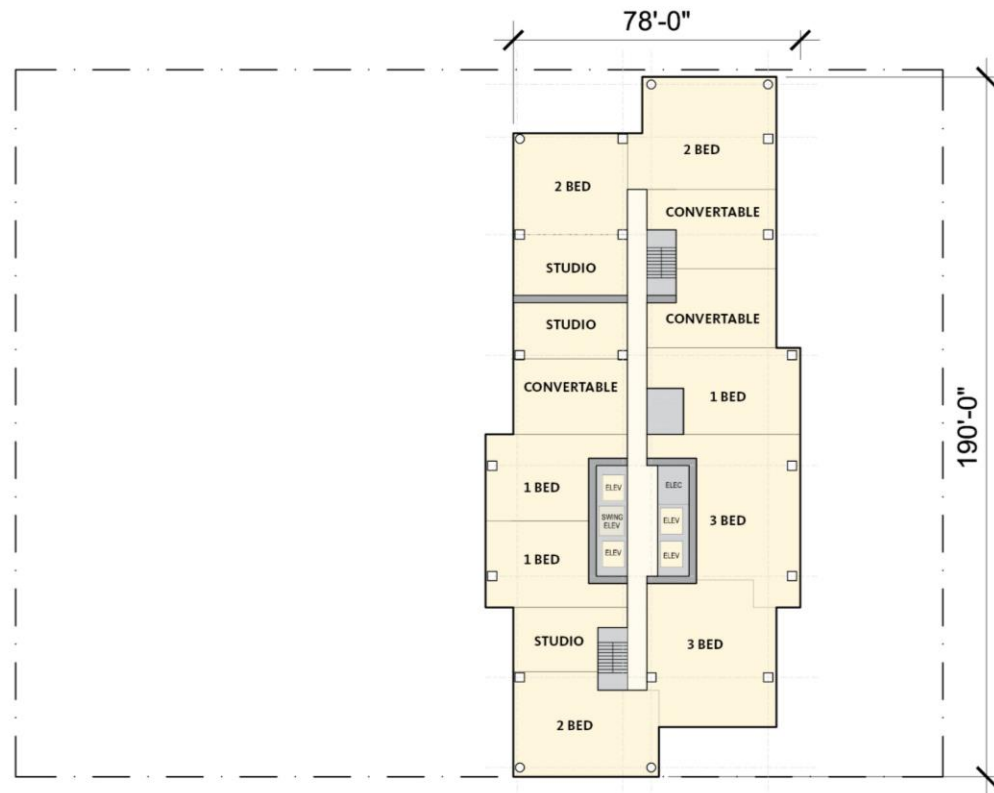
GROUND LEVEL PLAN



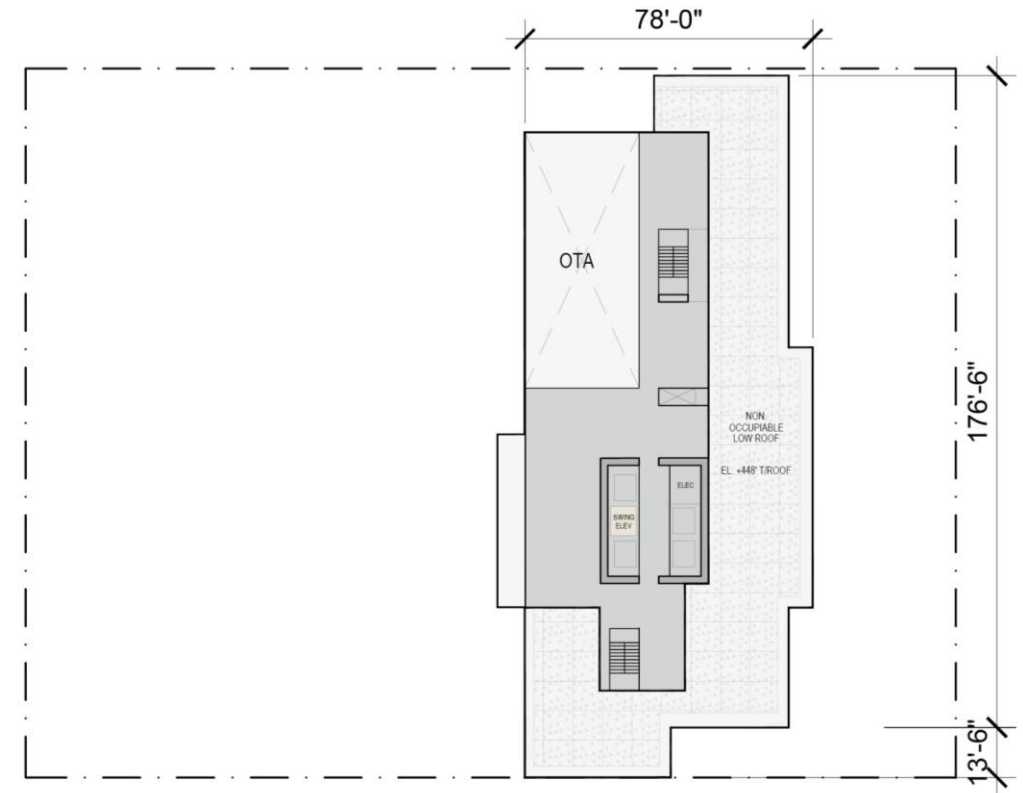
LEVEL 5 AMENITY FLOOR PLAN



LOWER LEVEL RESIDENTIAL PLAN (6-32)



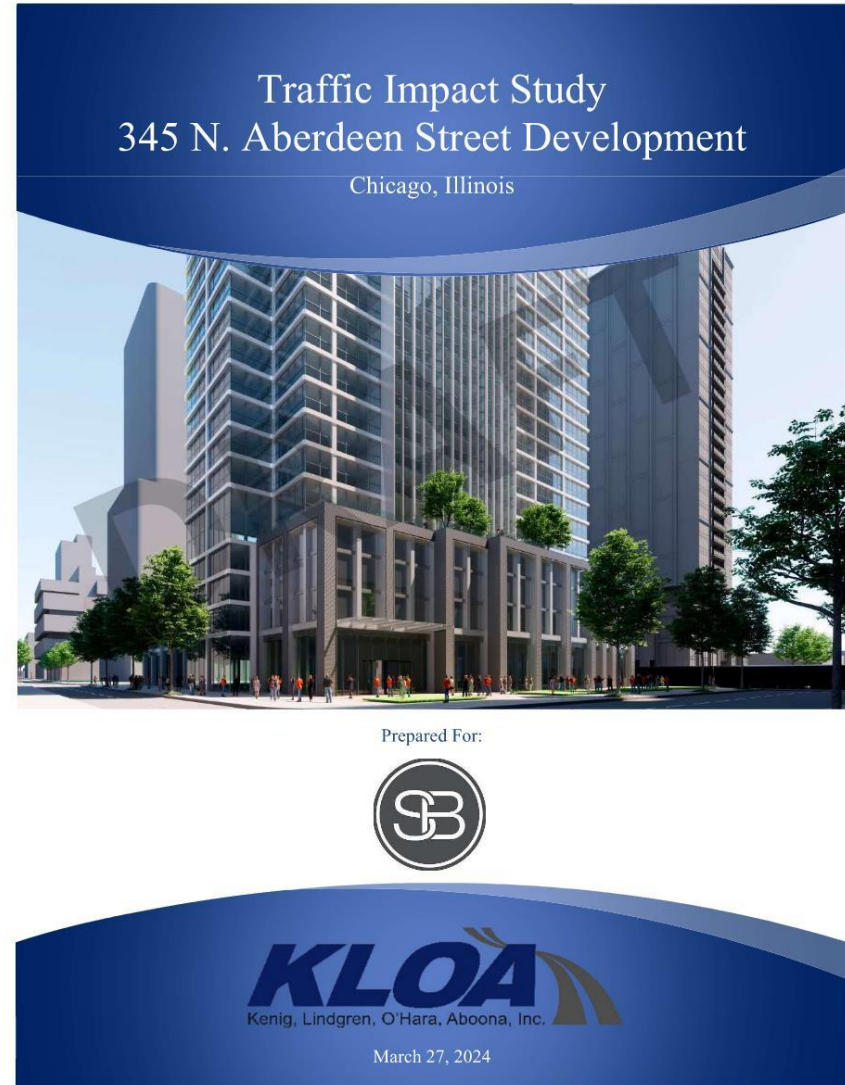
UPPER LEVEL RESIDENTIAL PLAN (33-43)



PENTHOUSE LEVEL PLAN

Traffic Impact Study

- Given the location of the site within an urban area and its proximity to alternative modes of transportation, the number of vehicular generated trips will be reduced.
- Area intersections along Aberdeen Street and Carpenter Street have sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development.
- The access drive off Aberdeen Street will adequately accommodate traffic generated by the proposed development
- Outbound vehicles from the parking garage access drive should be under stop sign control.
- Audio/visual warning devices should be provided to warn pedestrians of outbound vehicles from the parking garage.





Stormwater

Stormwater detention will be provided for this development in accordance with the City of Chicago, Stormwater Management Ordinance. It is likely that underground detention will be provided to accommodate rate control, since the project is nearly a lot-to-lot development, and volume control will be achieved via mix of infiltration at-grade green space and a green roof.





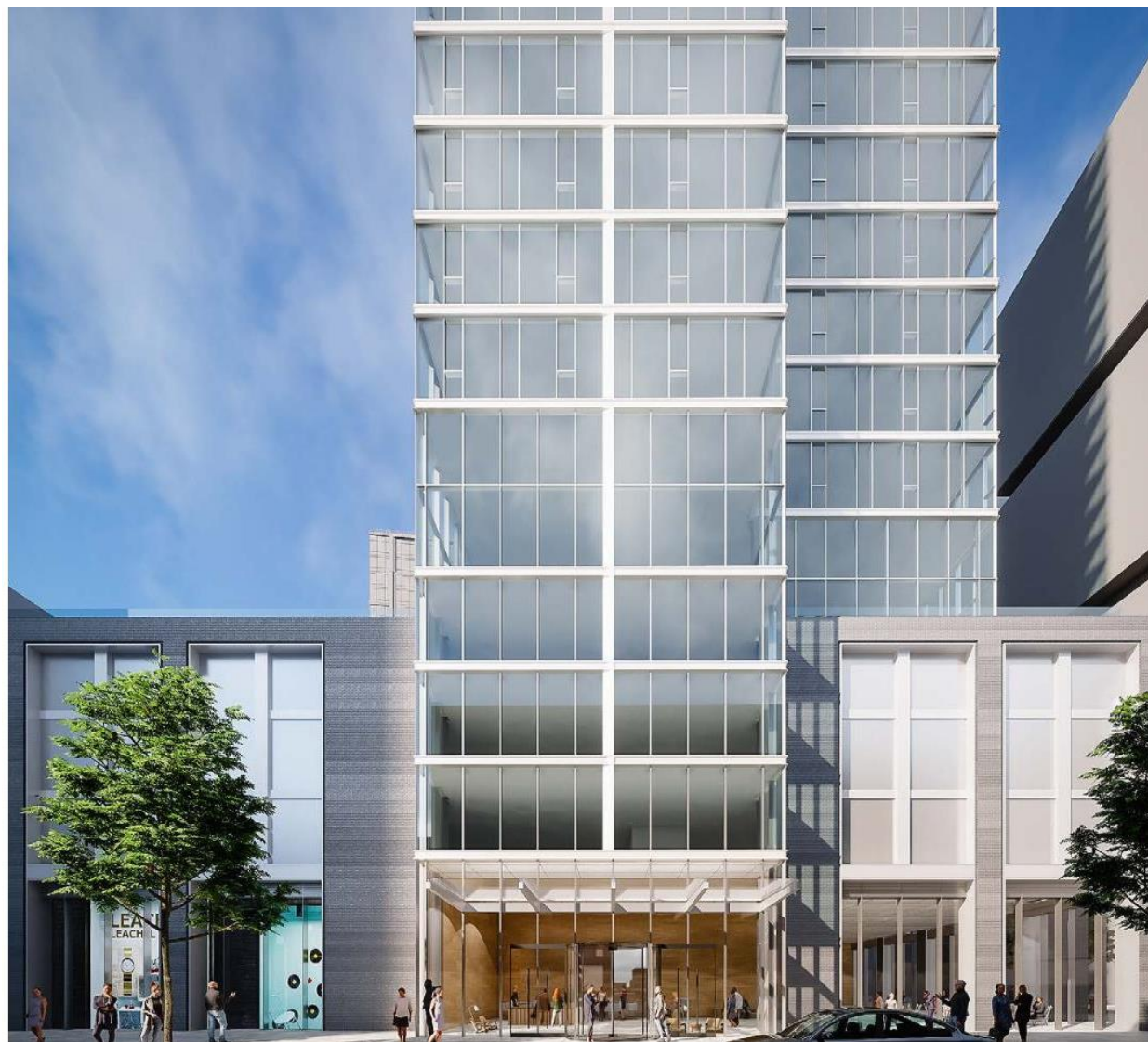
AFFORDABLE REQUIREMENTS ORDINANCE

TOTAL UNITS IN PROJECT: 559
TOTAL AFFORDABLE UNITS: 112 (20% ON-SITE)

SUMMARY				
UNIT TYPE	MARKET RATE		ARO	
	NUMBER	% of TOTAL	NUMBER	% of TOTAL
STUDIO	183	41%	45	40%
ONE-BED	156	35%	39	35%
TWO-BED	91	20%	23	21%
THREE-BED	17	4%	5	4%

WEIGHTED AVERAGE OF 60% AMI

- 1/3 OF WHICH (37 UNITS) AT OR BELOW 50% AMI
- 1/6 OF WHICH (6 UNITS) AT OR BELOW 40% AMI





COMMUNITY CONSIDERATIONS

- Renovated Streetscapes & Added Pedestrian Safety at Intersections
- All ARO Units Built On-Site
- Enhanced Open Space; Added seating, lighting, and improved pedestrian connections North/South through the site

OVERALL ECONOMIC IMPACT

- Neighborhood Opportunity Bonus Fund Payment: \$5,051,185.20
- Industrial Conversion Fee: \$592,691.75
- MBE/WBE Participation Goal: 26% / 6%
- Estimated Construction Jobs: Approximately 2,800





DPD Recommendations

1. The project meets the purpose and relevant criteria outlined in Chapter 17-8 of the Zoning Ordinance, and its adoption would not have any adverse impact on the public's health, safety, or welfare. Specifically, here are some of the ways that this proposed development meets the following provisions of Chapter 17-8:

Ensure adequate public review of major development proposals (17-8-0101). This project has been reviewed but the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Fire Department, and the Department of Planning and Development.

Encourages unified planning and development (17-8-0102).

Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103). The proposal aligns with current development patterns in the immediate area, which includes a mix of residential, office and commercial.

Planned developments are subject to strict compliance with the floor area ratio (FAR) standards of the zoning district applicable to the subject property immediately before approval of the planned development. Planned developments must be in substantial compliance with density, use, setback, building height, open space, and other (non-FAR-related) development standards of the zoning district applicable to the subject property immediately before approval of the planned development. (17-8-0901). The proposed development's maximum allowable FAR is 11.5 and complies with the allowable FAR of the underlying zoning district of DX-7 (Downtown Mixed-Use District) for a project that is taking a bonus increase through the Neighborhood Opportunity Bonus System (17-4-1003-E2). The project complies with uses allowed under the DX district.

Planned developments should promote the safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); promote transit, pedestrian, and bicycle use (17-8-0904-A-2); minimize and mitigate traffic congestion associated with the proposed development (17-8-0904-A-5); and provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7). Planned developments should, where appropriate for the site, inviting, usable and accessible parks, open spaces, and recreation areas for workers, visitors, and residents and, where appropriate, provide substantial landscaping of the open areas on the building and the site (17-8-0909-A-1&2).

2. The project meets the purpose and criteria set forth in Chapter 17-13-0609, including:

- a. The proposed development complies with the standards and guidelines of Section 17-8-0900 (17-13-0609-A, see above); and,
- b. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-13-0609-B); and,
- c. The project has been reviewed and approved by the Chicago Department of Transportation, the Mayor's Office for People with Disabilities, and the Fire Department (17-13-0609-C).