



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**1022 W JACKSON STREET**

**Near West Side | 34<sup>TH</sup> WARD | Alderman Conway**

1016 W Jackson LLC  
Eckenhoff Saunders Architects  
Acosta Ezgur, LLC

7.18.24



# Community Area Snap Shot

## NEAR WEST SIDE COMMUNITY AREA

### • DEMOGRAPHICS:

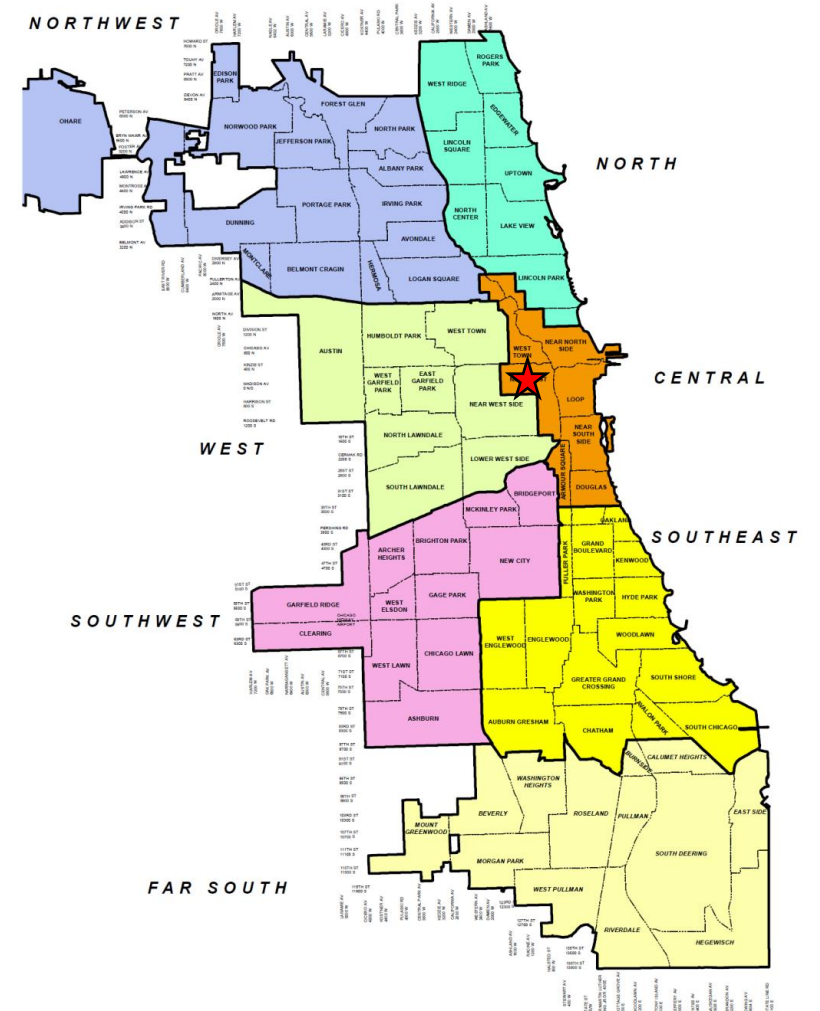
- 67,881 RESIDENTS ACCORDING TO THE 2020 CENSUS ESTIMATES
- NUMBER OF HOUSEHOLDS: 28,208
- AVERAGE HOUSEHOLD SIZE 2.2
- 41% OF RESIDENTS ARE BETWEEN THE AGES OF 20-34
- 22% OF RESIDENTS ARE BETWEEN THE AGES OF 35-49
- MEDIAN HOUSEHOLD INCOME: \$98,569
- RACE/ETHNICITY:
  - WHITE: 43.6%
  - LATINO: 9.9%
  - BLACK: 24.5%
  - ASIAN: 18.3%
  - OTHER: 3.7%

### • NEIGHBORHOOD/HISTORICAL CONTEXT

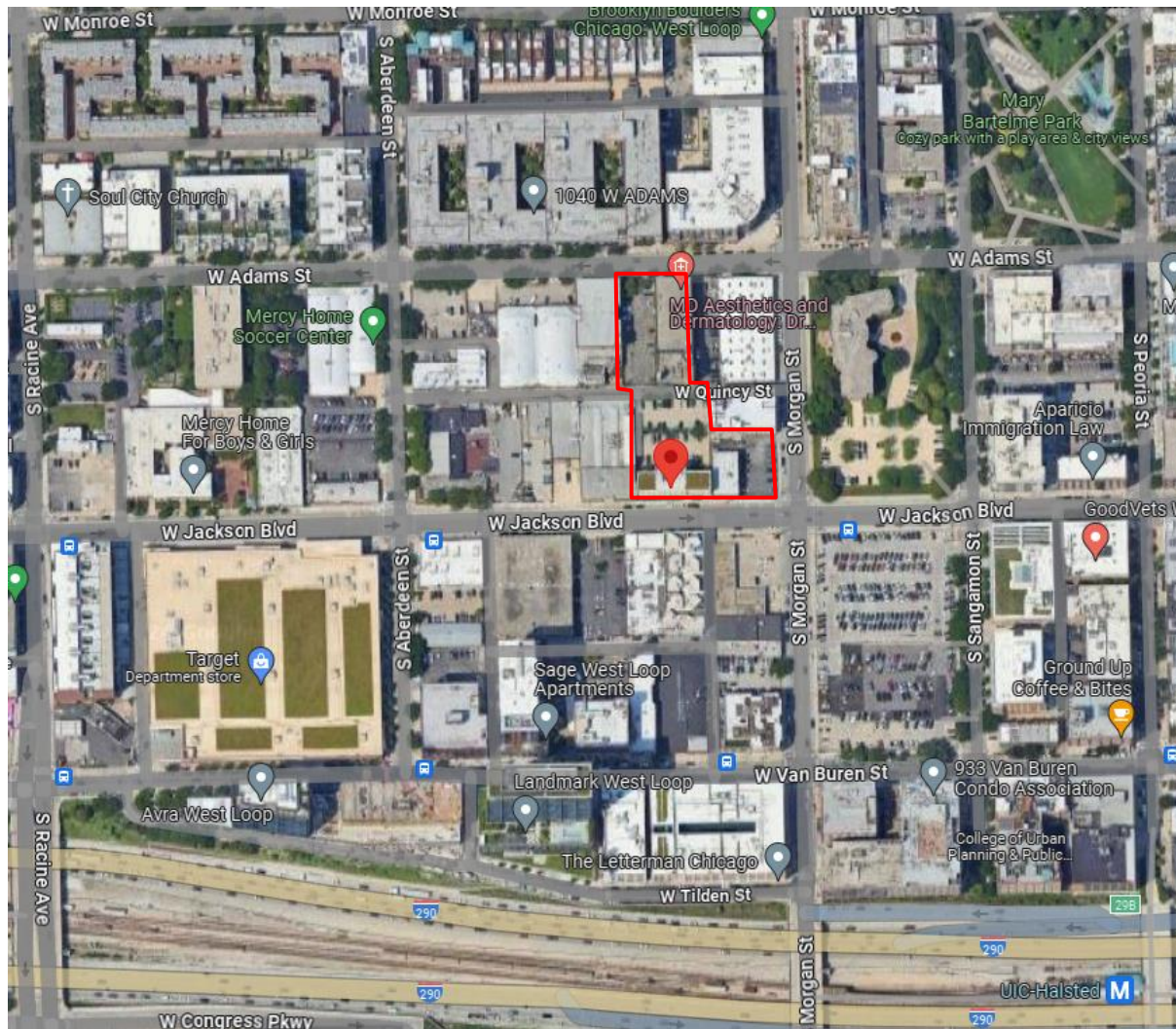
- HISTORICALLY, THE NEAR WEST SIDE HAS BEEN A SPARSELY POPULATED INDUSTRIAL QUARTER
- RECENTLY, MORE WAREHOUSES AND INDUSTRIAL SPACES IN THIS NEIGHBORHOOD HAVE BEEN LEFT VACANT, PROVIDING OPPORTUNITY FOR POST-INDUSTRIAL DEVELOPMENTS
- THE NEAR WEST SIDE IS NOW ADIVERSE AND RAPIDLY GROWING NEIGHBORHOOD, AND HAS BECOME A DESTINATION FOR MANY NEW COMPANIES AND RESIDENTIAL USES

### • RELEVANT LAND USE DATA

- EXISTING LAND USES INCLUDE BUSINESS, COMMERCIAL AND RESIDENTIAL



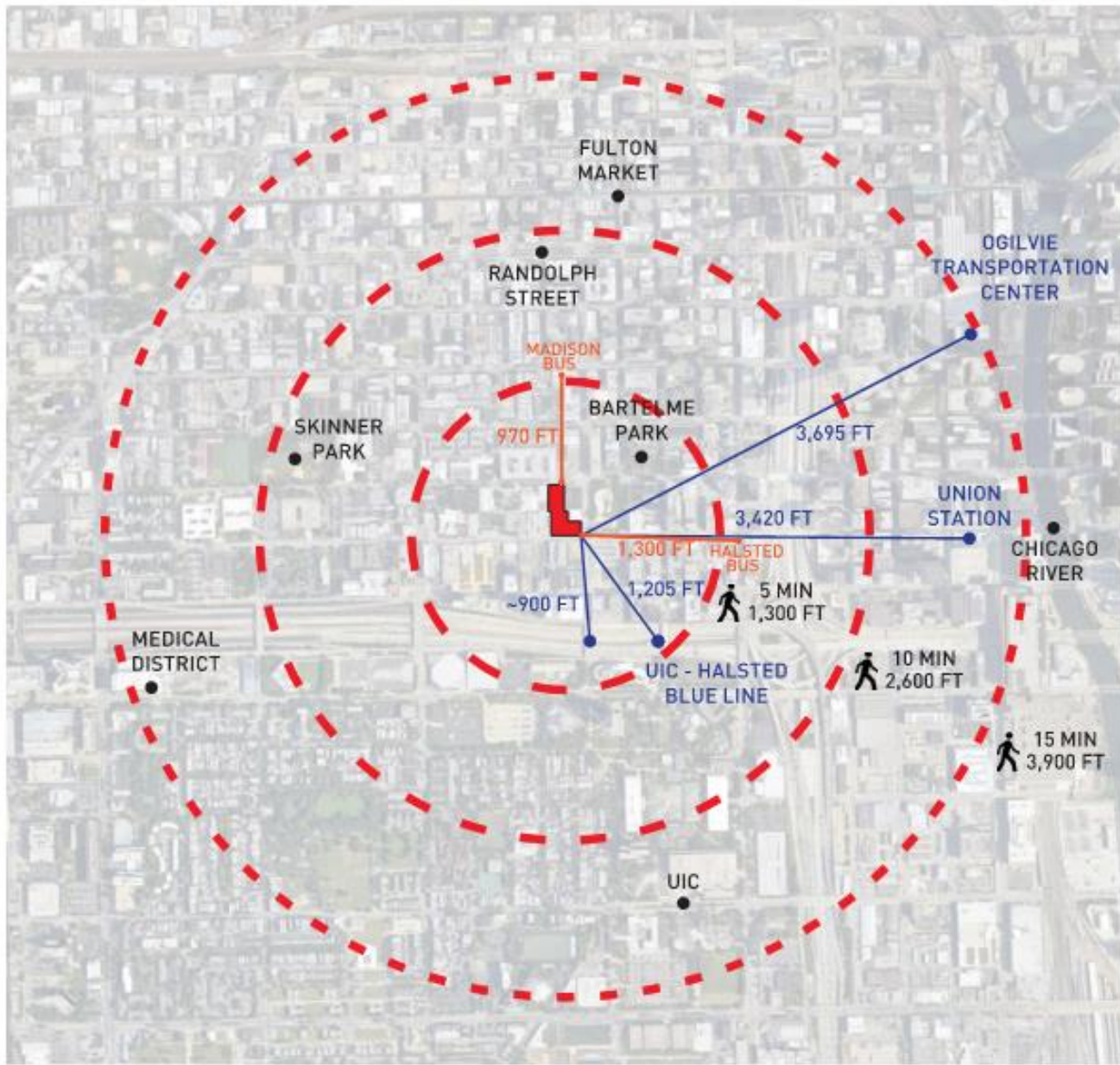












**SITE CONTEXT PLAN – TRANSIT DISTANCES**









**AERIAL VIEW FROM SOUTHEAST DIRECTION**





# Pedestrian Context



SITE PHOTO



CONTEXT PHOTO 1



CONTEXT PHOTO 2



CONTEXT PHOTO 3



CONTEXT PHOTO 4



CONTEXT PHOTO 7 (1016 JACKSON)



CONTEXT PHOTO 8 (1021 ADAMS)



CONTEXT PHOTO 5



CONTEXT PHOTO 6



# ★ Project Timeline + Community Outreach

- March 2023 Original PD Approval
- July 2023 DPD Re-Intake
- February 28, 2024 WCA Community Meeting
- March 13, 2024 NOWL Community Meeting
- March 20<sup>th</sup> 2024, PD Application Filing
- June 24<sup>th</sup> 2024, 34<sup>th</sup> Ward Community Meeting



**MARCH 2023**



**JULY 2023**



**JULY 2024**



# ★ Planning Context

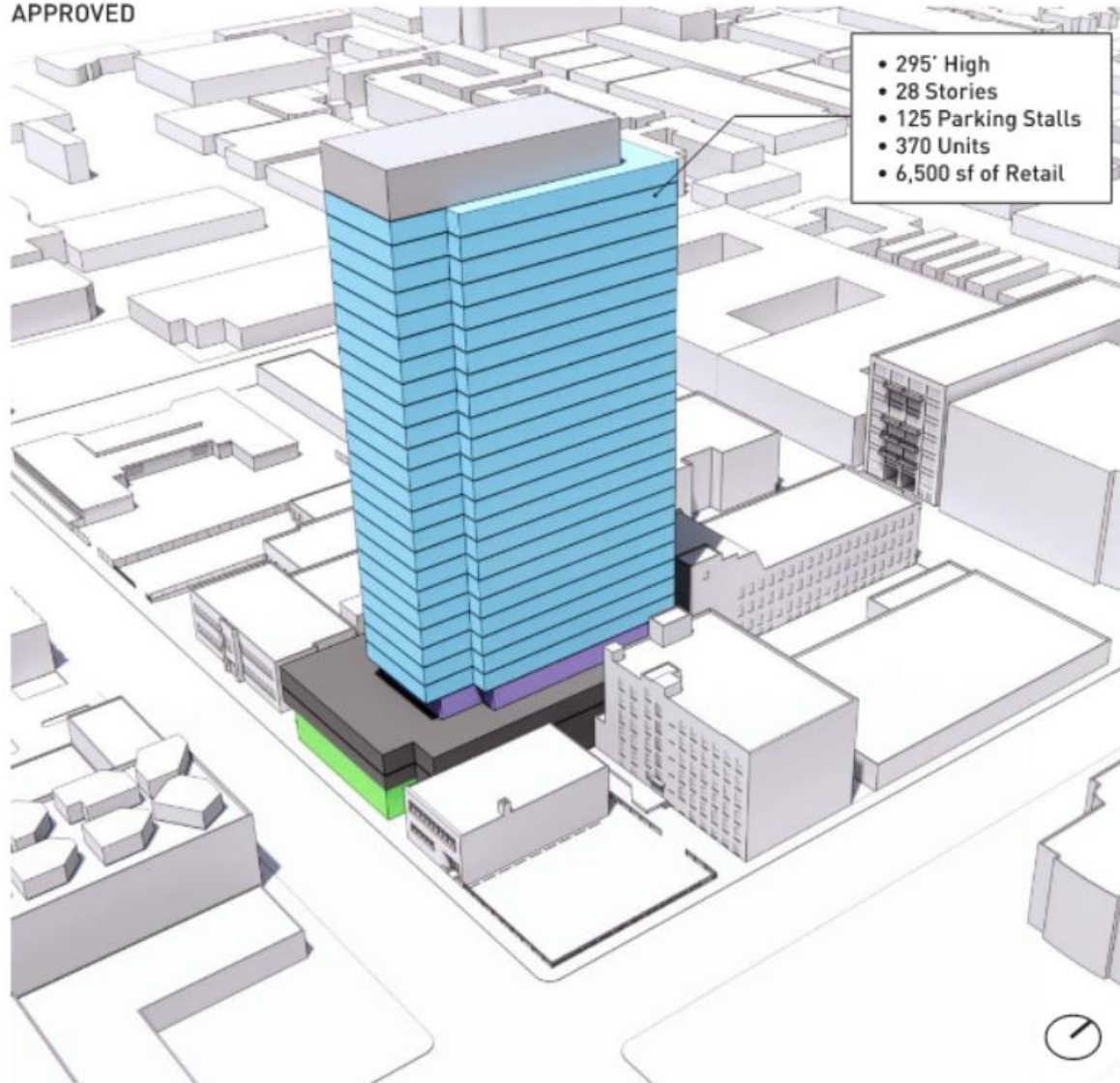


## WEST LOOP DESIGN GUIDELINES

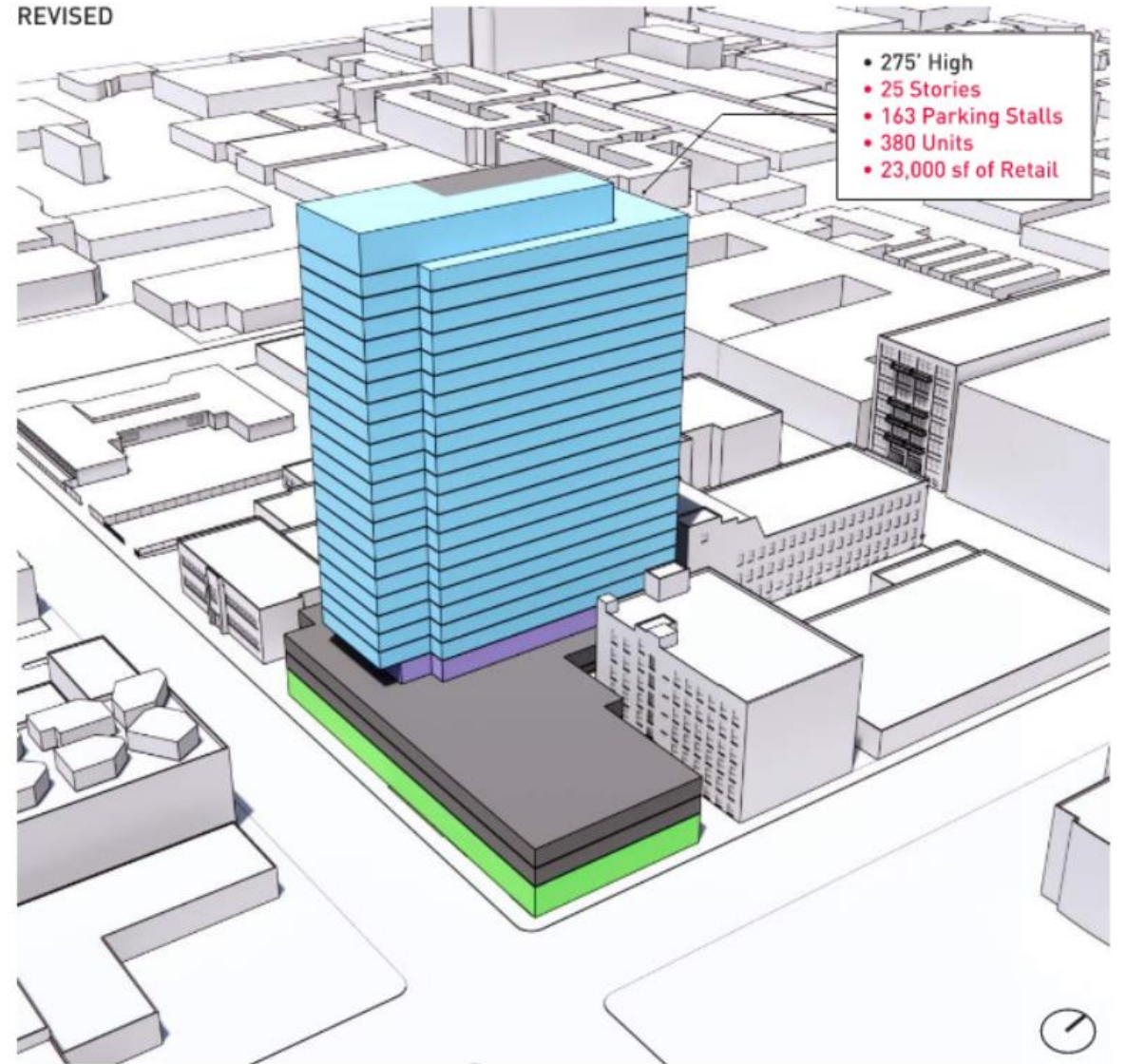
- Approved by the Chicago Plan Commission and published September 2017
- Plan Goals:
  - The WLDG build upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, and be a cultural and residential center for the city, while maintaining the urban character and scale that has made it so attractive.
  - The plan provides guidelines for tall building design such as implementing setbacks, providing height transitions, building orientation, and preservation of solar access to maintain an approachable human scale



APPROVED



REVISED



DESIGN REVISIONS



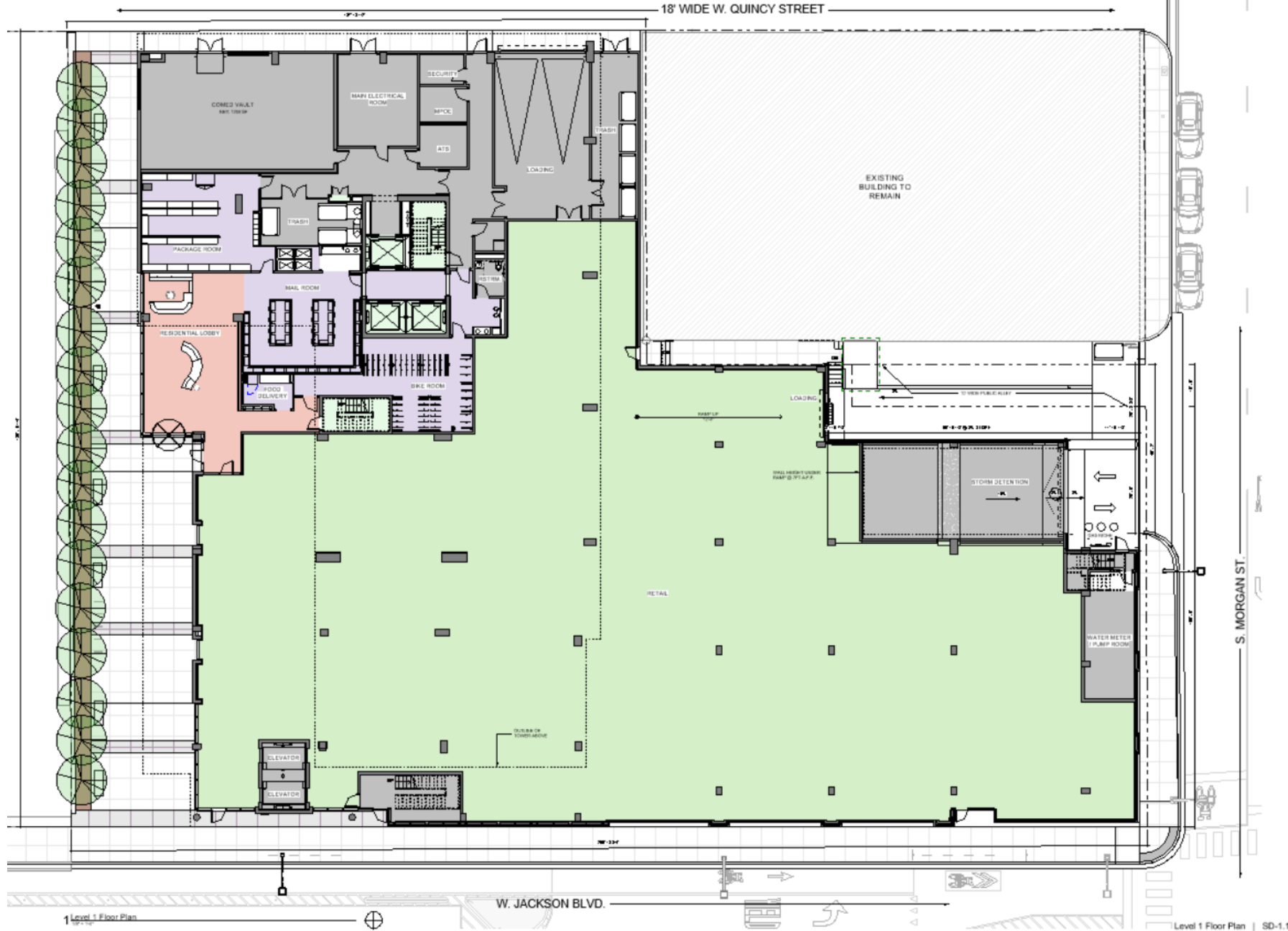


AERIAL FROM SOUTHEAST



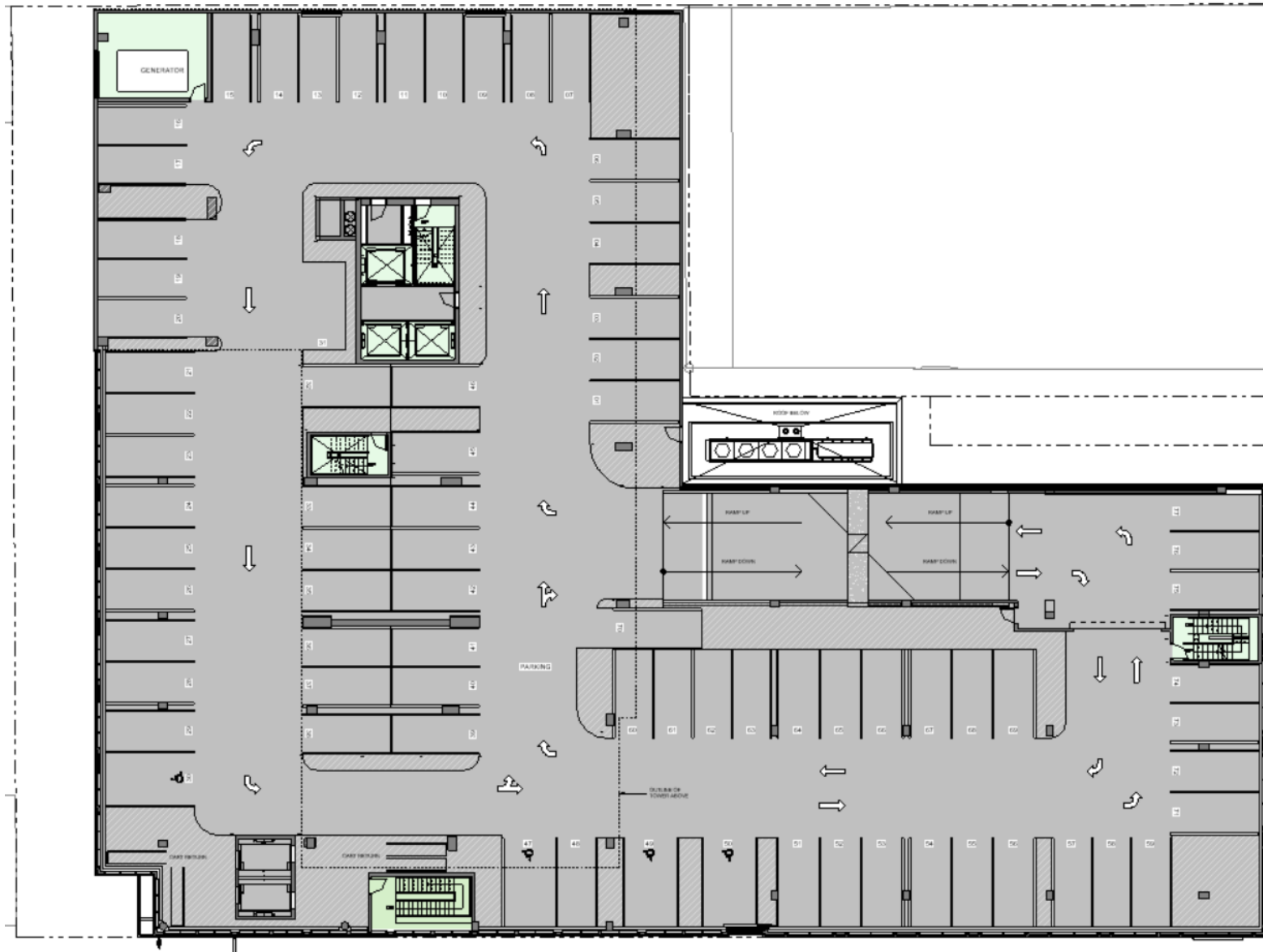
PERSPECTIVE FROM SOUTHWEST





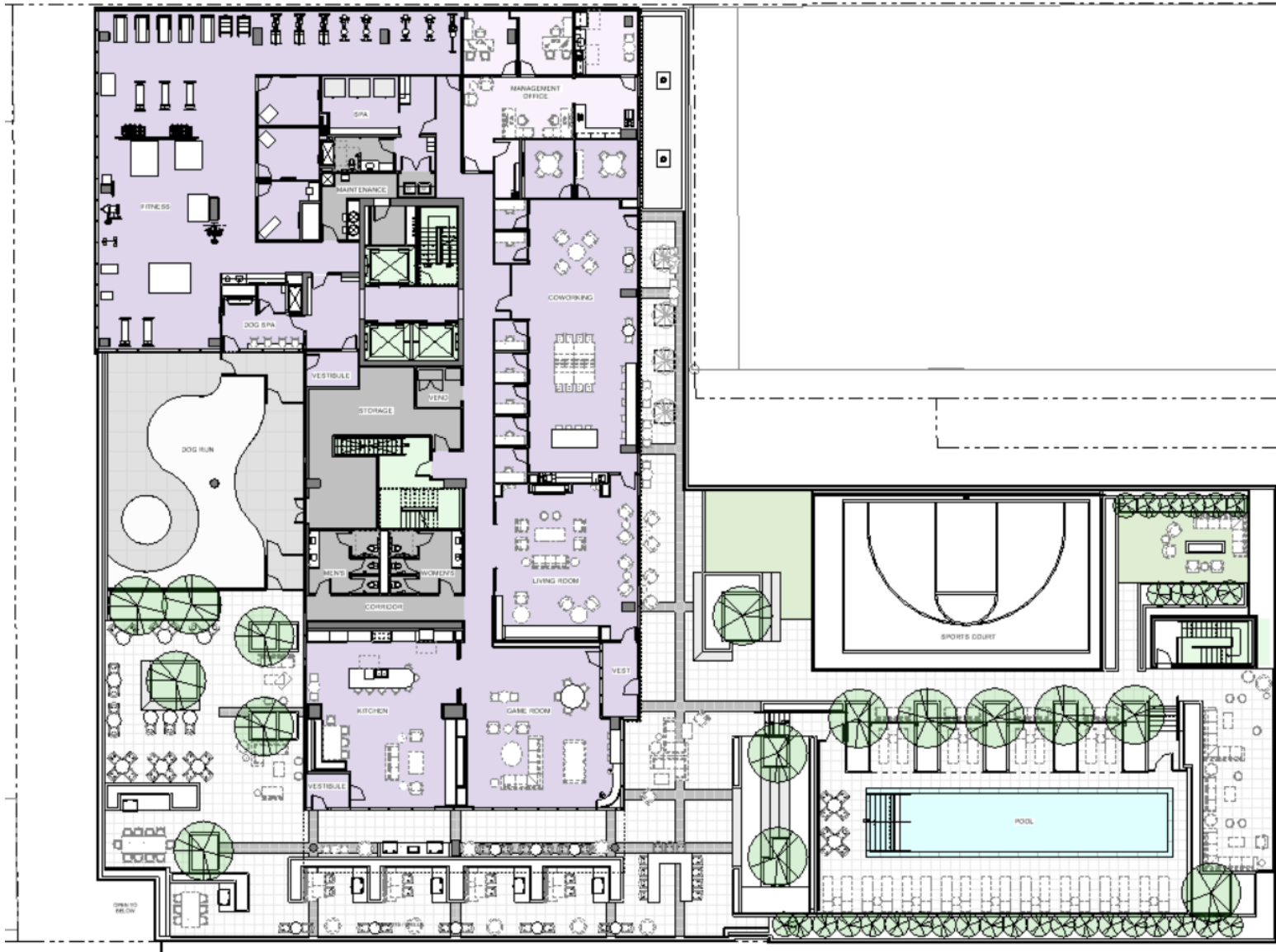
# SITE + GROUND FLOOR PLAN





**TYPICAL PARKING FLOOR PLAN**



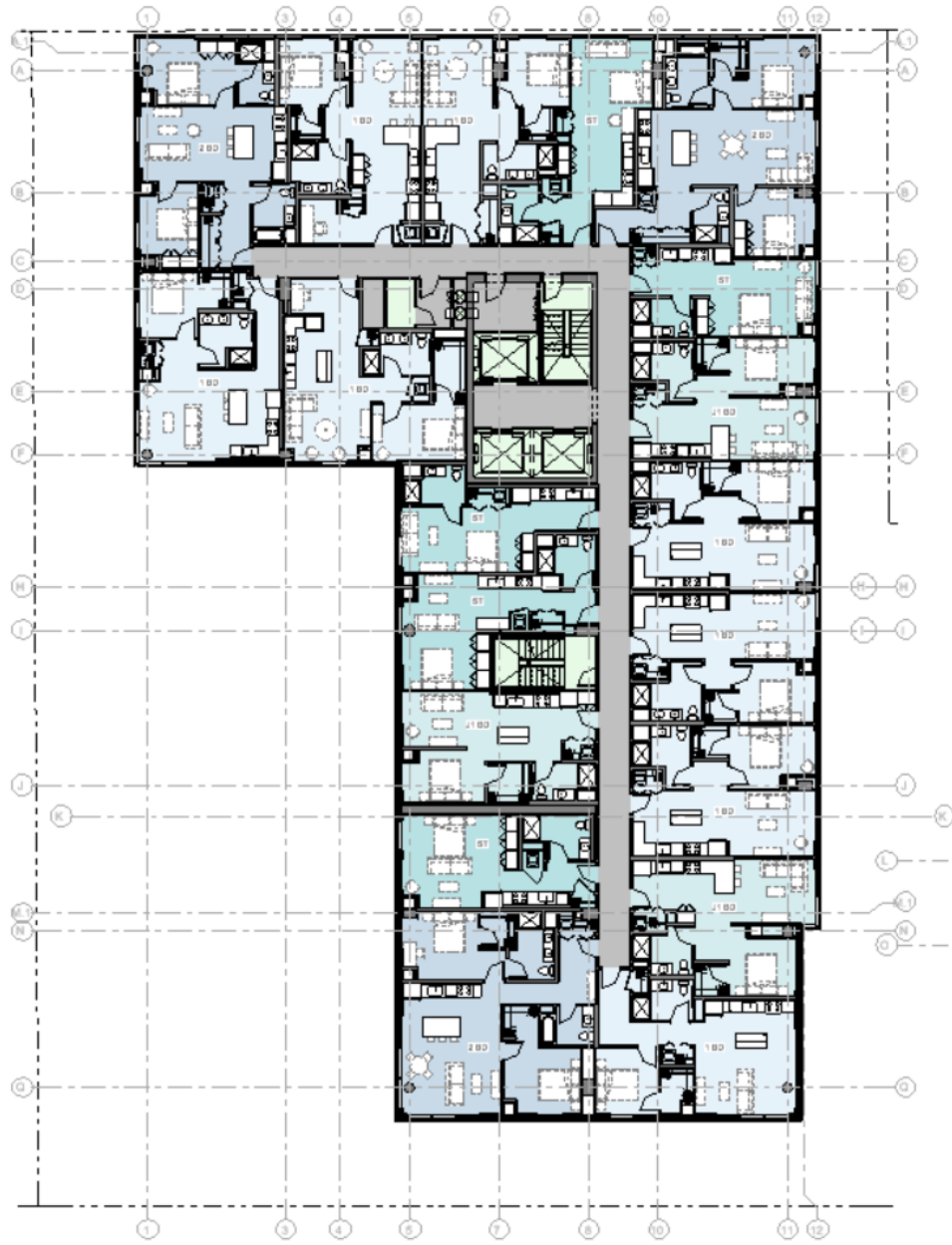


1 Level 4 Floor Plan, Amenity

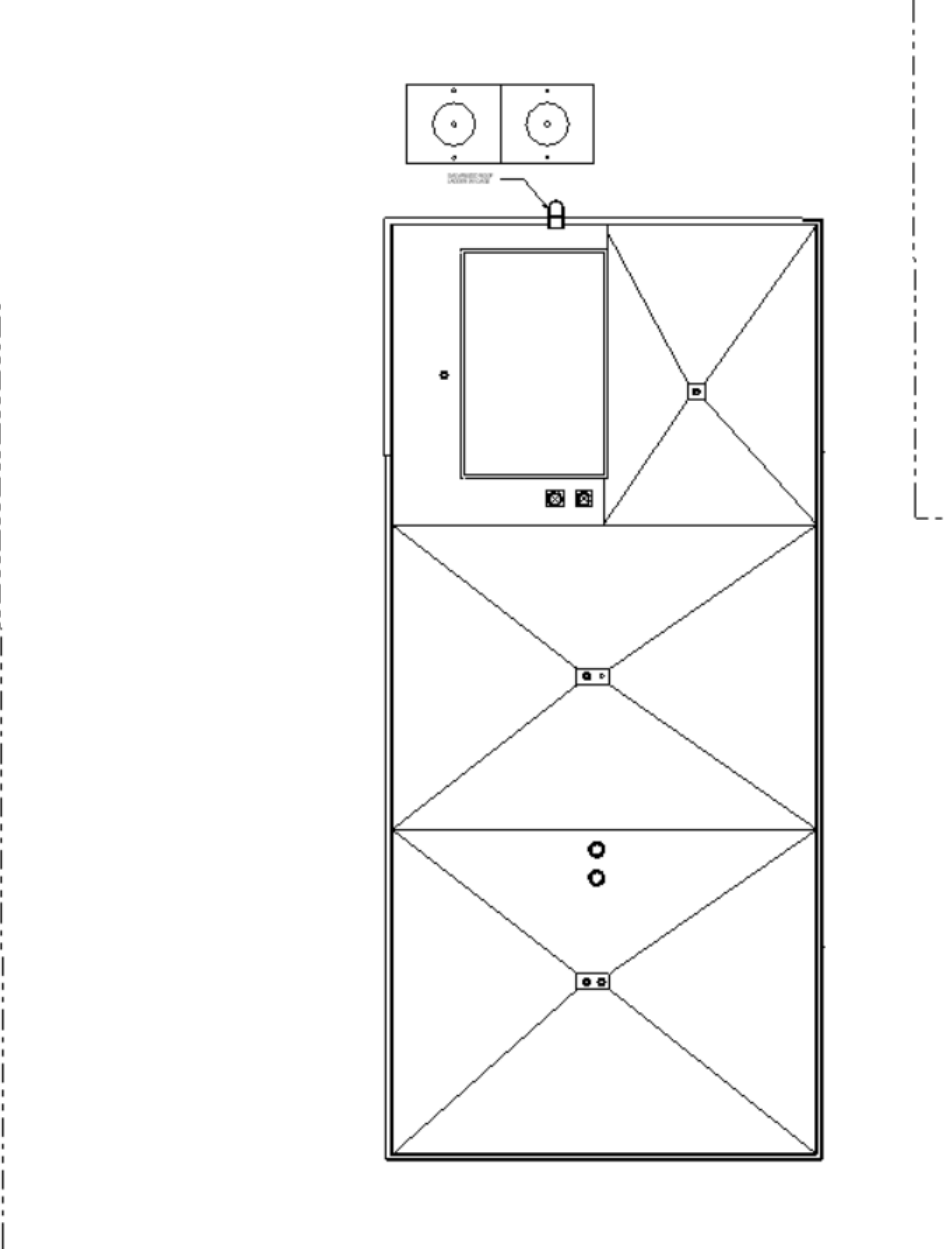
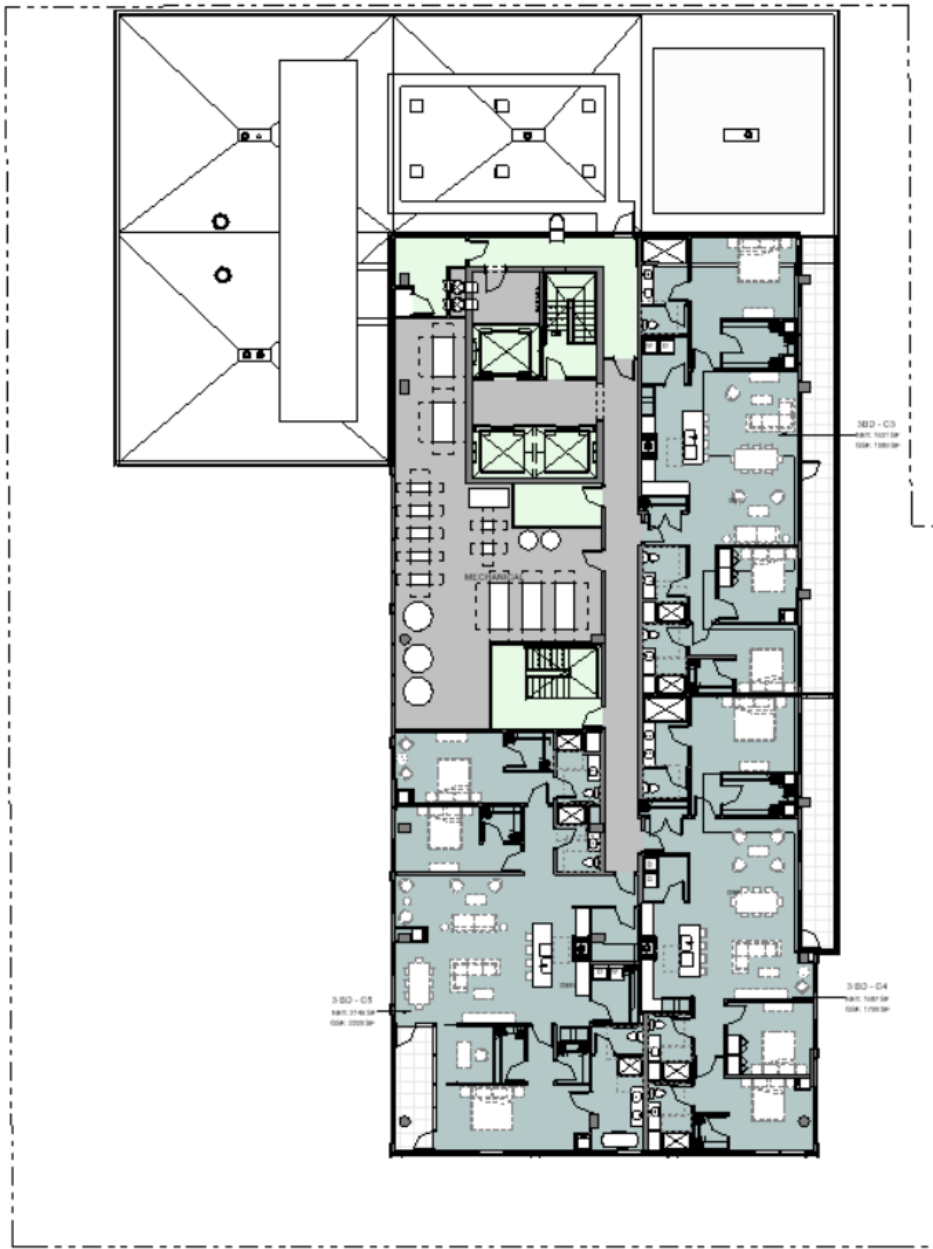


# LEVEL 4 AMENITY FLOOR PLAN





TYPICAL RESIDENTIAL FLOOR PLAN

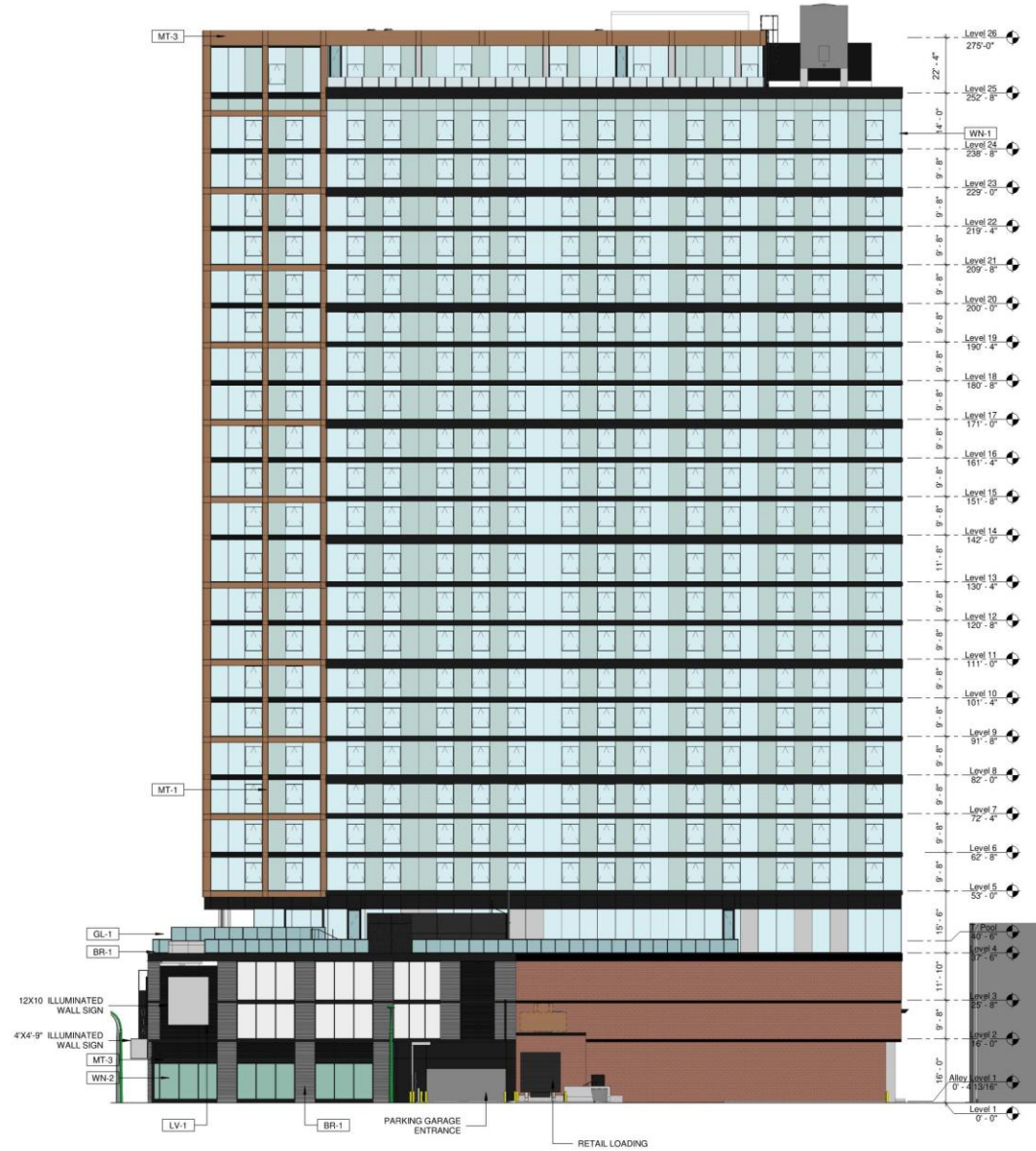


**LEVEL 25 & ROOF PLAN**



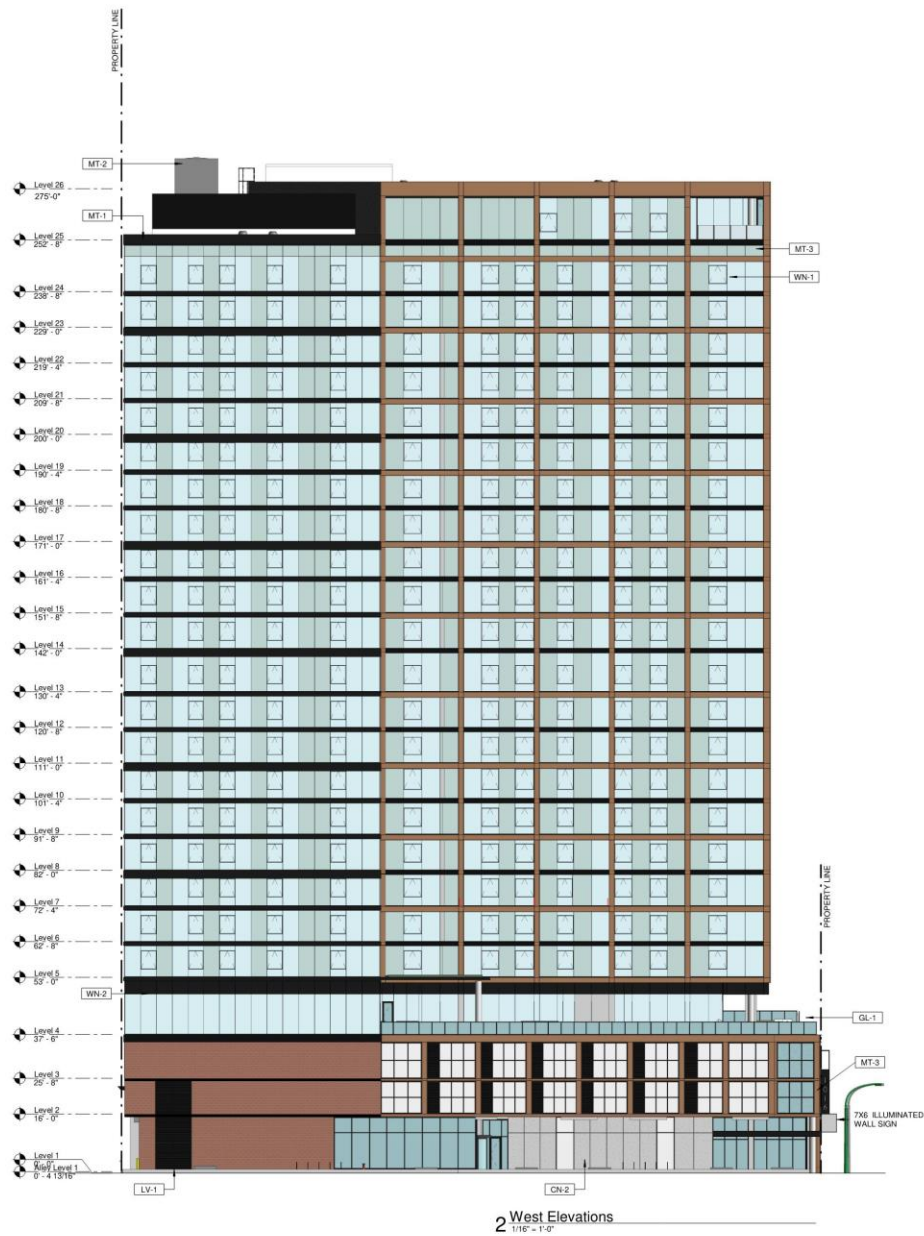


1 South Elevation  
1/16" = 1'-0"

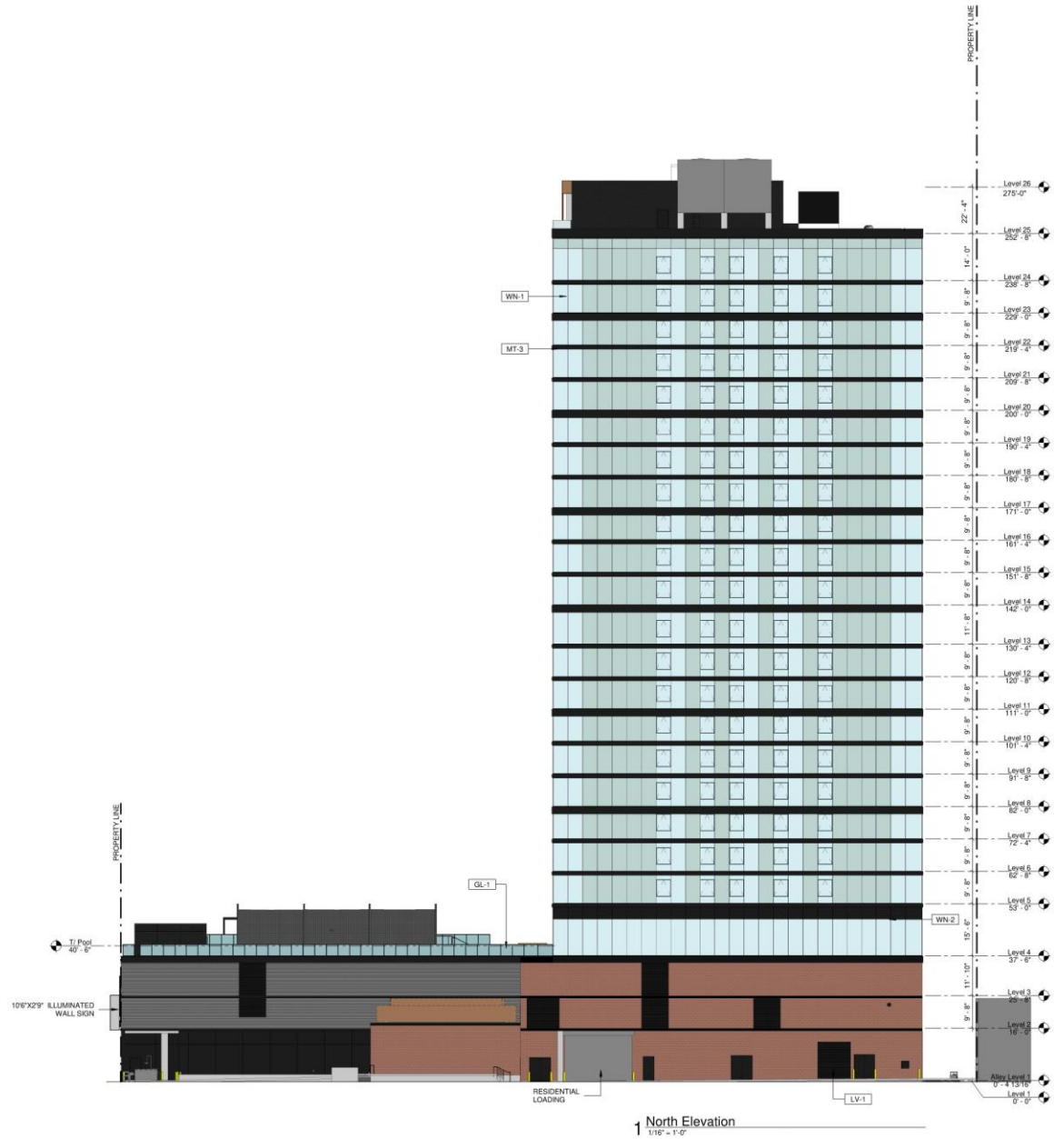


2 East Elevation  
1/16" = 1'-0"

# BUILDING ELEVATIONS (SOUTH & EAST)



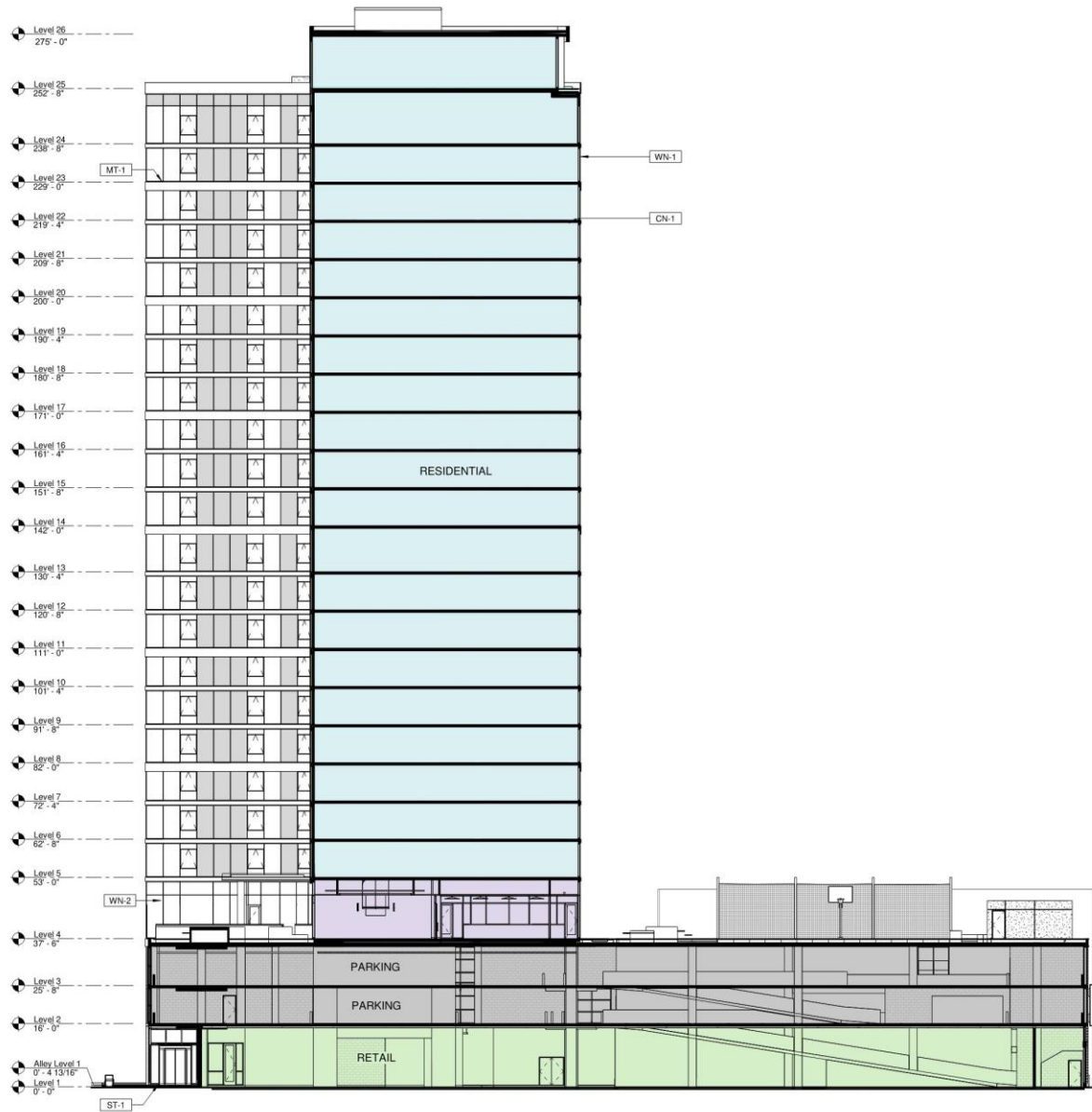
2 West Elevations  
1/16" = 1'-0"



1 North Elevation  
1/16" = 1'-0"

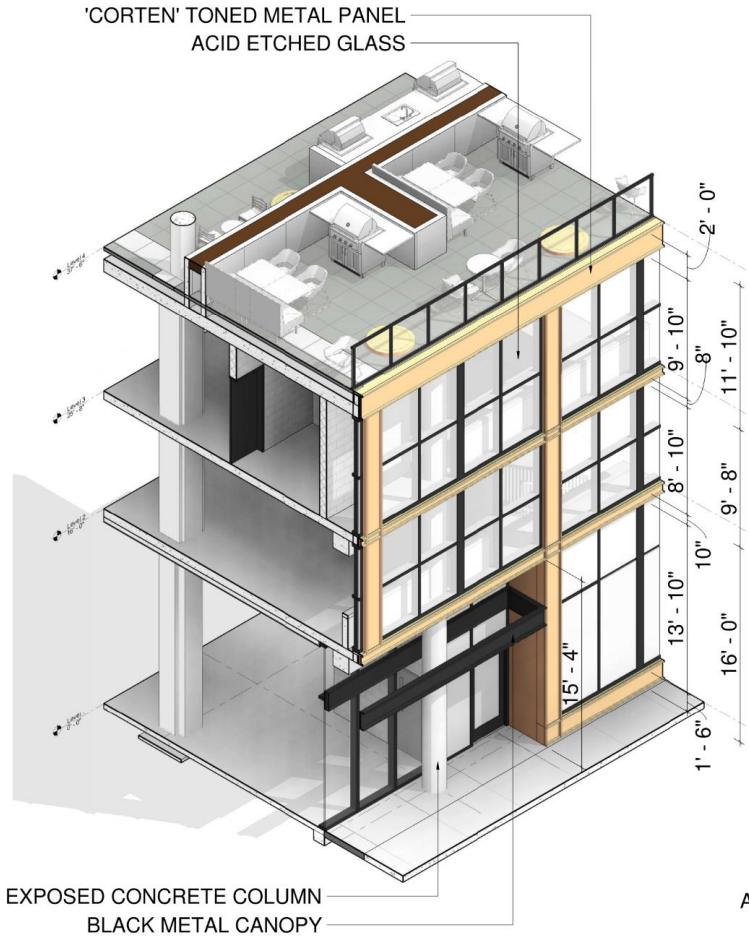
# BUILDING ELEVATION (WEST & NORTH)



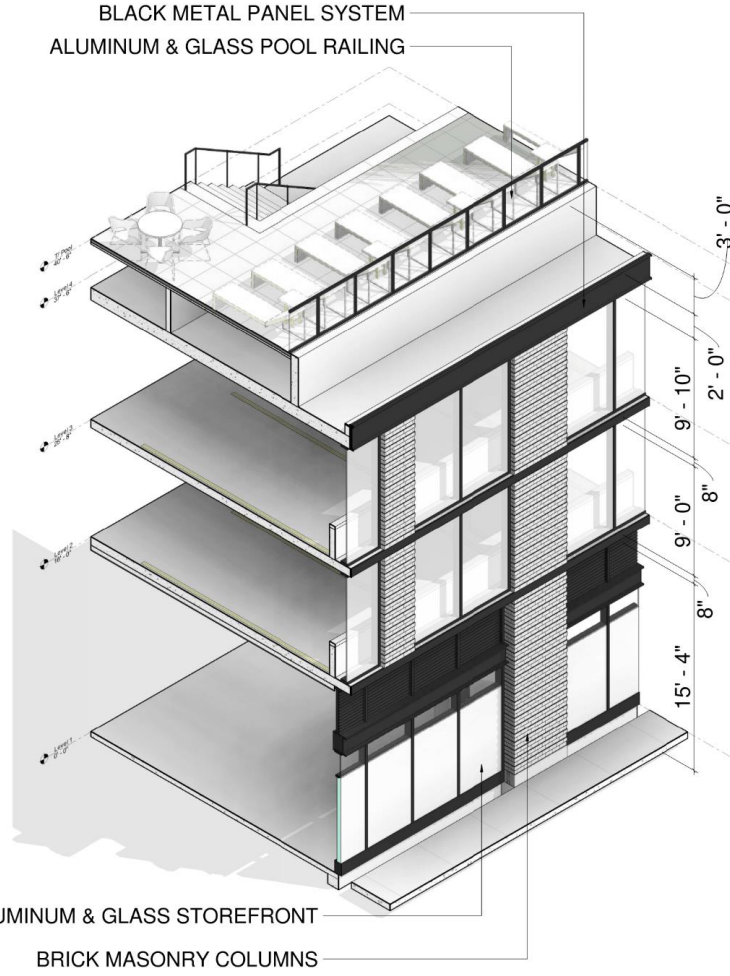


2 Building Cross Section  
 1/16" = 1'-0"

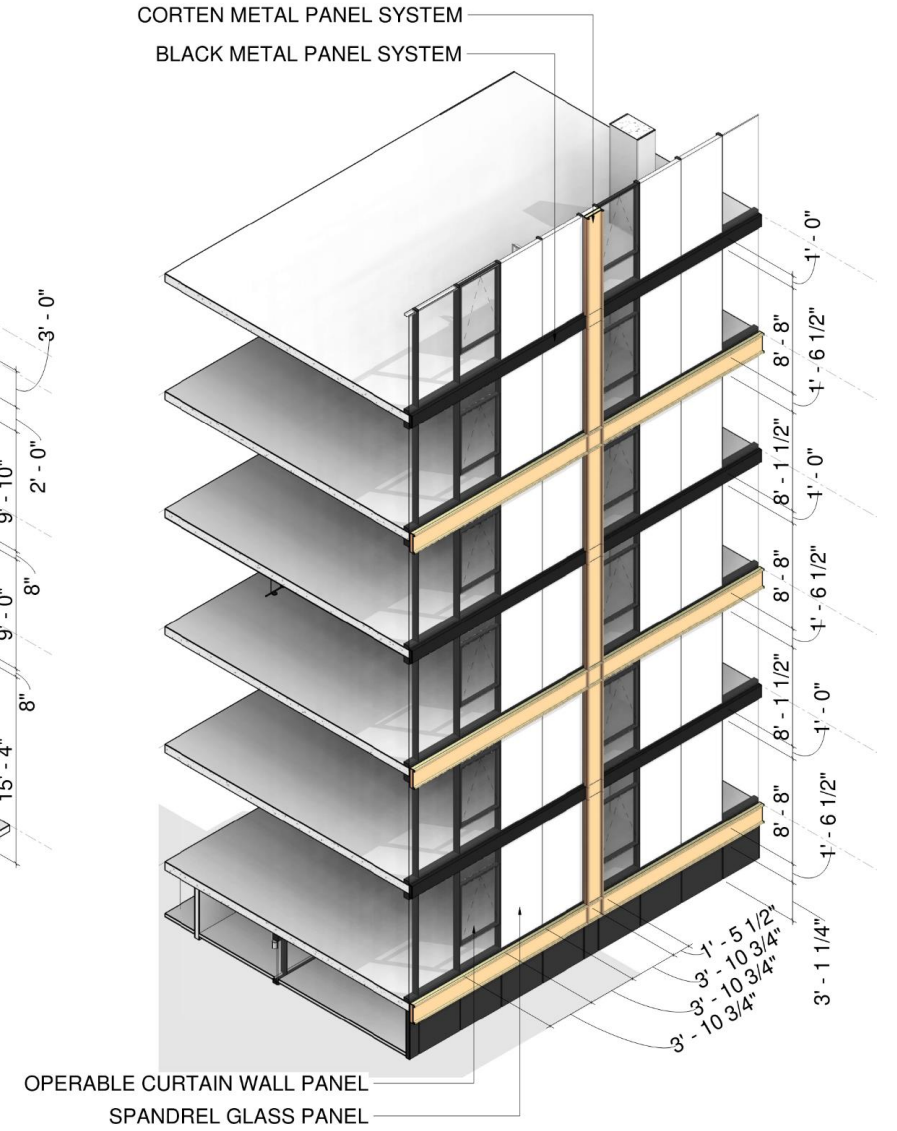
# BUILDING SECTION



**WEST PODIUM SECTION**



**EAST PODIUM SECTION**



**TYPICAL TOWER SECTION**

**FAÇADE SECTIONS**





Traffic Impact Study  
1016 West Jackson Boulevard  
Chicago, Illinois



Prepared For:



## CONCLUSIONS

+The study area intersections generally have sufficient reserve capacity to accommodate development-generated traffic.

+ Given the location of the site within an urban area, its proximity to the CTA UIC-Halsted station, and its proximity to alternative modes of transportation, the number of single occupancy vehicle generated trips will be reduced.

+Access to the proposed parking garage will be provided via a proposed access drive off Morgan Street.

+Truck loading for the grocery store will occur on the east side of the building with access off Morgan Street. Truck loading for the residential development will occur on the north side of the building with access off Quincy Street.

+ The proposed site and development plan will result in the elimination of the existing access drive on Jackson Boulevard, which will improve traffic flow and reduce conflicts with pedestrians.

+The proposed access drive on Morgan Street will be an expansion of the existing Morgan Street curb cut.

+All of the study area intersections provide high visibility crosswalks and the signalized intersections within the study area provide pedestrian countdowns signals.



**2.3.1 Thinner & taller tower massing; Where appropriate,** design residential uses into a thinner and taller tower form that is set back to allow for more solar access within the public realm.

**1.2.2 Preserve & Enhance Streetwalls;** Building Orientation and massing should create active streetwalls lining the sidewalks.

**1.5.1 Building Entrances should be easily identifiable;** Building entrances should be easily identifiable from the street and special architectural treatments that highlight the entry locations are encouraged.



**1.6.3 Materials should be compatible with existing buildings;** Materials should be compatible with the existing buildings and with the district in general, regarding character, color and texture.

**1.3.1 Design of Building Base;** With high density buildings, step the base to be compatible in height with adjacent lower scale buildings.



Per 17-4-0410

380 Units x 36sf of Open Space

13,680sf of Required Open Space

**21,522 sf PROVIDED**

18,007 sf

3,515 sf

**OPEN SPACE + LANDSCAPING**





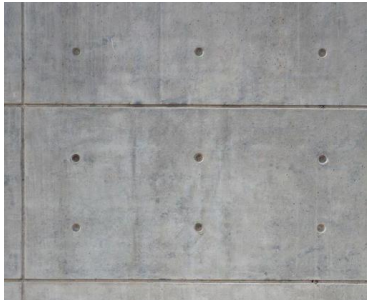
**GUARDIAN ACID ETCHED GLASS**



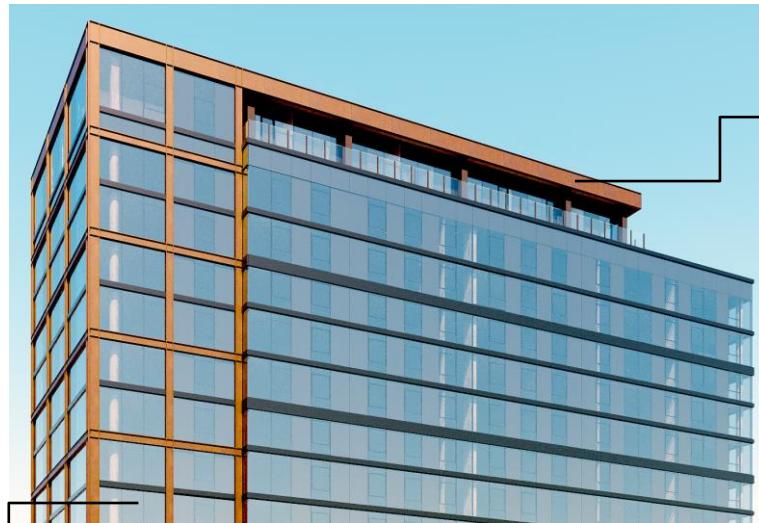
**MIDNIGHT BRONZE  
PAC-CLAD METAL PANEL**



**ENDICOTT MANGANESE  
IRONSPOT SMOOTH**



**ARCHITECTURAL GRADE CONCRETE**



**MANSARD BROWN  
PAC-CLAD METAL PANEL**



**GUARDIAN SNR 50 GLASS**

# BUILDING MATERIALS

Compliance Options		Points Required		Sustainable Strategies Menu																															
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health		Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife				
			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 (5%)	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			40	30	20	30	40	50	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	5	5	10	5	5	5	10	10	5	10
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	5	5	10	5	5	5	10	10	5	10
Options With Certification			40	30	20	30	40	50	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	5	5	10	5	5	5	10	10	5	10
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	10	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	20	10	20	NA	NA	NA	5	5	5	5	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	20	10	20	NA	20	NA	5	5	5	5	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	20	10	20	NA	NA	NA	5	5	5	5	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	20	10	20	NA	NA	NA	5	5	5	5	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	20	10	20	NA	20	NA	5	5	5	5	10	5	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	5	5	5	5	10	5	5	5	10	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	10	20	40	5	5	5	5	5	20	10	20	20	NA	5	5	5	5	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	20	10	20	10	20	NA	5	5	5	5	10	5	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	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*	25 points required
Moderate Renovation Projects	50 points required
Substantial Renovation Projects	50 points required

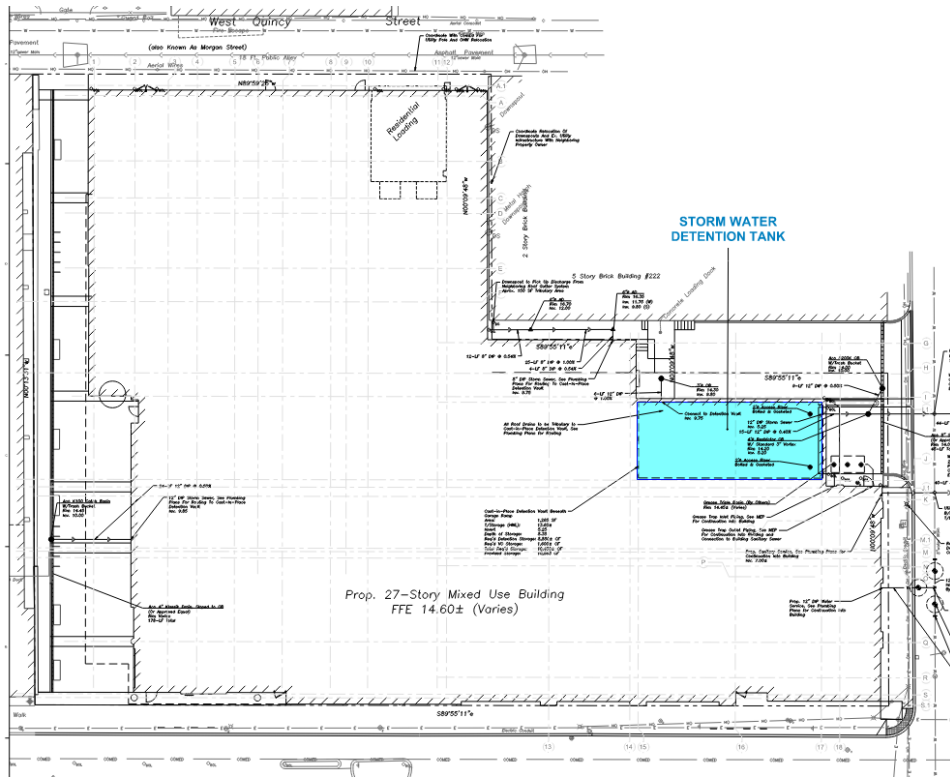
\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBF programs)

NOTE: Exterior lighting for the façade and paseo will be Dark-Sky compliant. The lobby and retail glazing is pulled in from the floors above, creating overhangs that reduce reflectivity and put the glass in shadow, creating less likelihood of a collision. Any glass elements that are part of the garage screening will be translucent glass and thus reduce or eliminates collisions

- + Exceed Energy Code (10%)
- + Sump Pump Capture & Reuse
- + 100-yr Stormwater Detention
- + Working Landscapes
- + Tree Planting
- + Green Roofs 50-100%
- + Indoor Water-Use Reduction (25%)
- + Proximity to Transit Service
- + Bike Parking Residential
- + EV Charger Readiness
- + CTA Digital Displays
- + 80% Waste Diversion
- + Bird Protection (Basic)

100 Points + NGBS Certified



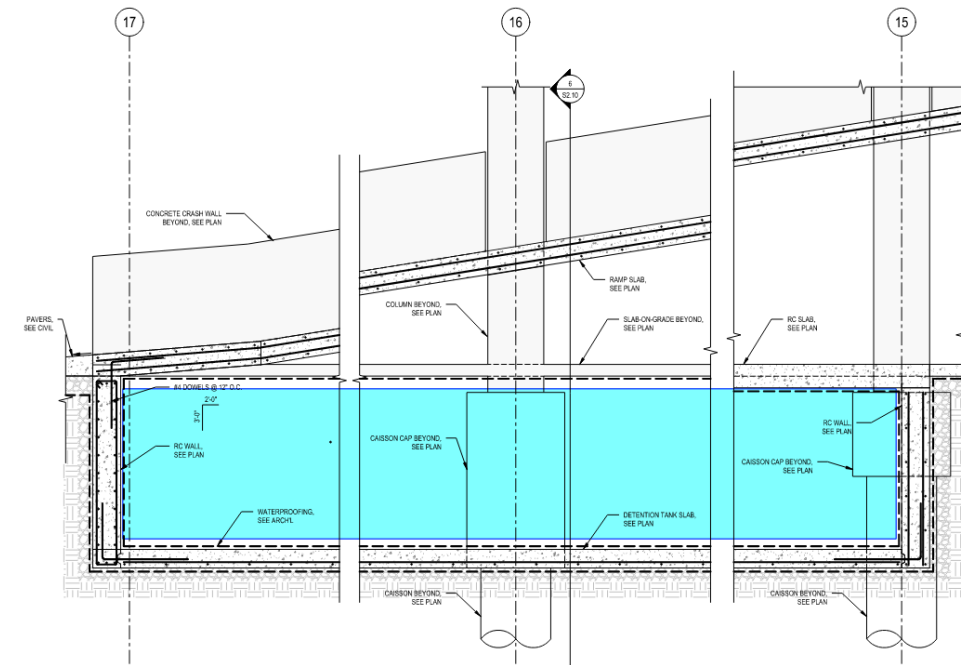


## CAST-IN-PLACE DETENTION VAULT BENEATH PARKING RAMP

Volume & Rate Control Provided @ Detention Vault

**REQUIRED STORAGE: 10,450 CF**  
**PROVIDED STORAGE: 10,563 CF**

- The existing property area is 38,184 SF, or 0.88 acres, and the entirety of the property will be disturbed. As such the project is considered a regulated development.
- There are existing stormwater management facilities on site that will be removed as part of this project. This includes permeable paver and detention storage areas.
- The project consists of a construction of a 25-story mixed-use building with ground floor retail and 380 residential units.
- Building footprint and foundational elements will encumber approximately 33,450 SF, or 87.5% of the property area. As such, the project is considered a Lot-to-Lot Development. Stormwater detention storage is provided for the 10-year event for all building and roof areas, and for the 100-year event for all at-grade areas. The critical sidewall calculation is also accounted for in the detention requirements.
- Detention storage is to be provided in a cast-in-place vault located beneath the parking garage ramp near the NE corner of the site. Stormwater outflows and overflows will be directed towards the South Morgan St ROW.
- The receiving sewer in South Morgan St is 24". There is a summit present near the property in Morgan St, but per DWM atlases, both sewers are ultimately tributary to the same 60" trunk sewer in Peoria St.
- Volume Control requirements are to be met through Oversized Detention, and also provided in the cast-in-place detention vault.





AFFORDABLE REQUIREMENTS ORDINANCE

Summary							
Market Rate				ARO			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	125	41%	535	32	42%	505	94%
one-bed	128	42%	705	32	42%	641	91%
two-bed	46	15%	1,011	11	14%	895	89%
three-bed	5	2%	1,721	1	1%	1,463	85%

AMI Mix for ARO Units

Affordable Units								
Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	2	9	14	-	7	32	60.30%
1 bed	-	2	10	16	-	4	32	58.10%
2 bed	-	1	2	4	-	4	11	63.60%
3 bed	-	-	-	1	-	-	1	60.00%
4 bed	-	-	-	-	-	-	-	60.00%
	-	5	21	35	-	15	76	59.90%

- **76 Affordable Units** (20% of 380 Total Units) – ARO obligation
- Applicant is proposing to provide all **76 affordable units on-site**
- Units will be affordable to households at a weighted average of 60% of the Area Median Income
  - 15 Units at 80% AMI
  - 35 Units at 60% AMI
  - 21 Units at 50% AMI
  - 5 Units at 40% AMI



## GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY:

- Work with the City to generate awareness and hiring among interested and qualified local contractors, minority and women-owned firms.
- Seek Partnership opportunities with minority and women-owned businesses for inclusion in the general contracting team.
- Encourage all awarded contractors to identify and utilize second and third tier MBE/WBE
  - subcontractors, vendors & suppliers.
- **PROJECT FACTS:**
  - **Project Cost:** ~\$100 Million
  - **Construction Jobs:** ~400
  - **Permanent Jobs:** ~25
  - **Neighborhood Opportunity Fund Contribution:** \$2,765,324
  - **Local Impact Fund Contribution:** \$276,532.40





# DPD Recommendations

The following is a list of recommendations from the DPD:

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A)
- The proposal is in compliance with the West Loop Design Guidelines (17-8-0903)
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103)
- The proposal is designed to reinforce desirable urban features found within the surrounding area (17-8-0906-A-1)
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104)
- The project promotes safe and efficient circulation of pedestrian, cyclists, and motor vehicles (17-8-0904-A-1)
- The project is designed to promote pedestrian interest, safety and comfort (17-8-0905-A)