

CHICAGO PLAN COMMISSION Department of Planning and Development 201 NORTH RACINE PD 1512 AS AMENDED

Near West Side / 27th Ward / Ald. Burnett LG Development Group Acosta Ezgur, LLC

July 18, 2024



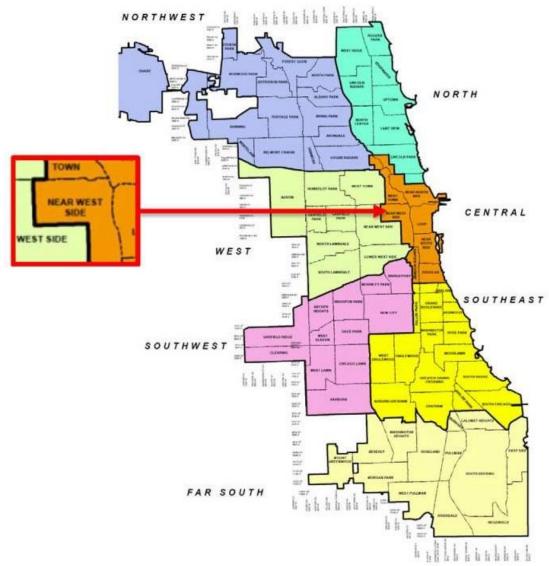
Community Area Snap Shot

COMMUNITY DEMOGRAPHICS:

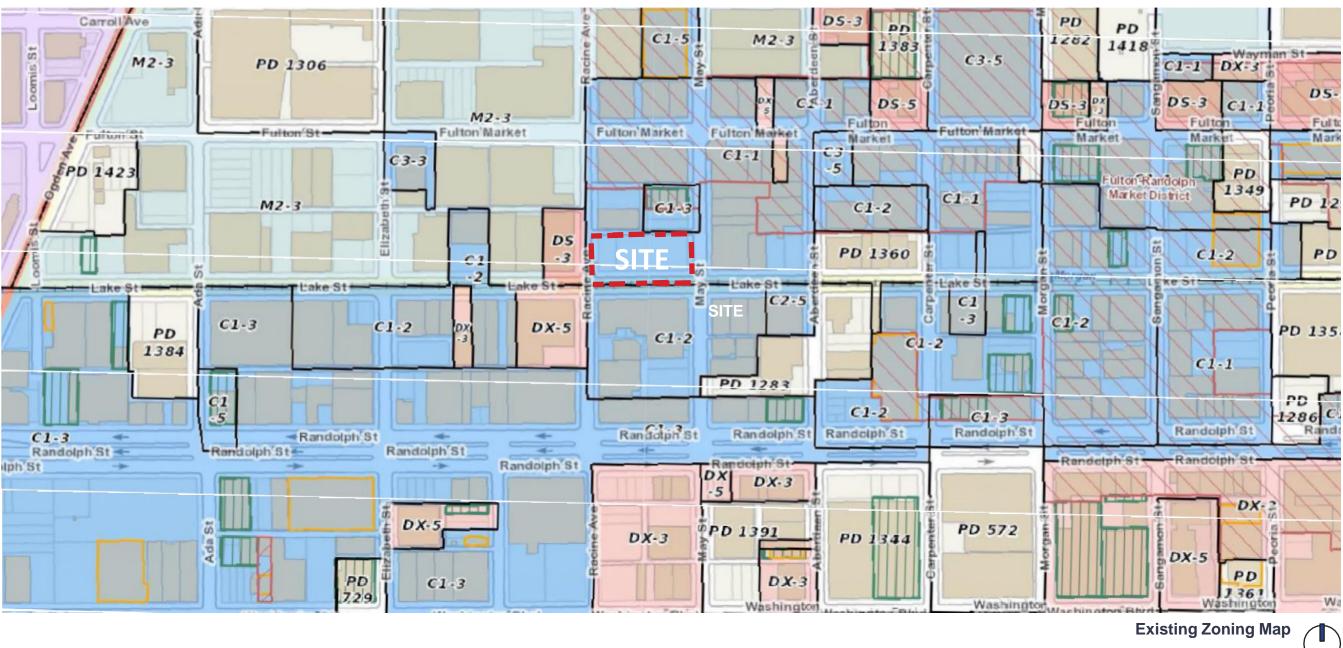
- Near West Side Neighborhood Population 62,733
- Number of Households 28,208
- Average Household Size 2.2
- 42.5% ages of 20-34
- Estimated Median Income \$83,575

NEIGHBORHOOD HISTORIC 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.
- Destination for many new companies and residents moving in. Source: https://www.cmap.illinois.gov/data/community-snapshots



OUTHWEST	No. 12		1
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Scale: NTS

LAND USE CONTEXT PLAN

- Business
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing
- Downtown Mixed
- Downtown Core
- **Downtown Residential**
- Downtown Service
- Transportation
- Park and Open Space





WEST LOOP DESIGN GUIDELINES



WEST LOOP DESIGN GUIDELINES (WLDG)

- Goal: Maintain and strengthen the character of West Loop •
- Provides guidelines for tall building design such as implementing setbacks • and provided height transitions to maintain an approachable human scale.
- Establishes a trajectory for Randolph Street as a commercially developed, green, • and pedestrian friendly corridor through the West Loop and Near West Side neighborhoods

FULTON MARKET INNOVATION DISTRICT (FMID) PLAN

- Adopted in 2014; Updated in 2021 •
- Aims to: •
 - Promote mixed-use and mixed income developments
 - Improve access for all transportation modes
 - Protect and enhance historical and cultural assets

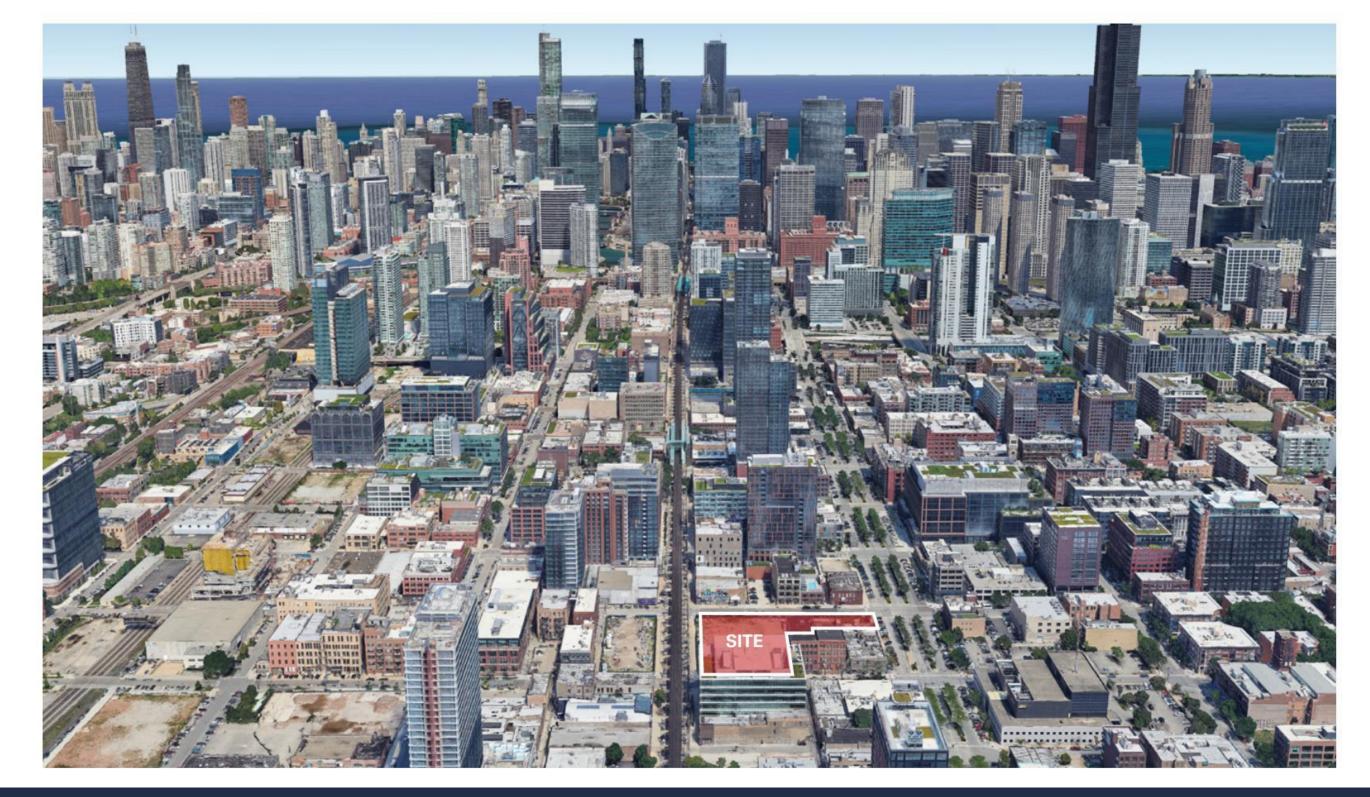


Racine Avenue (View East)



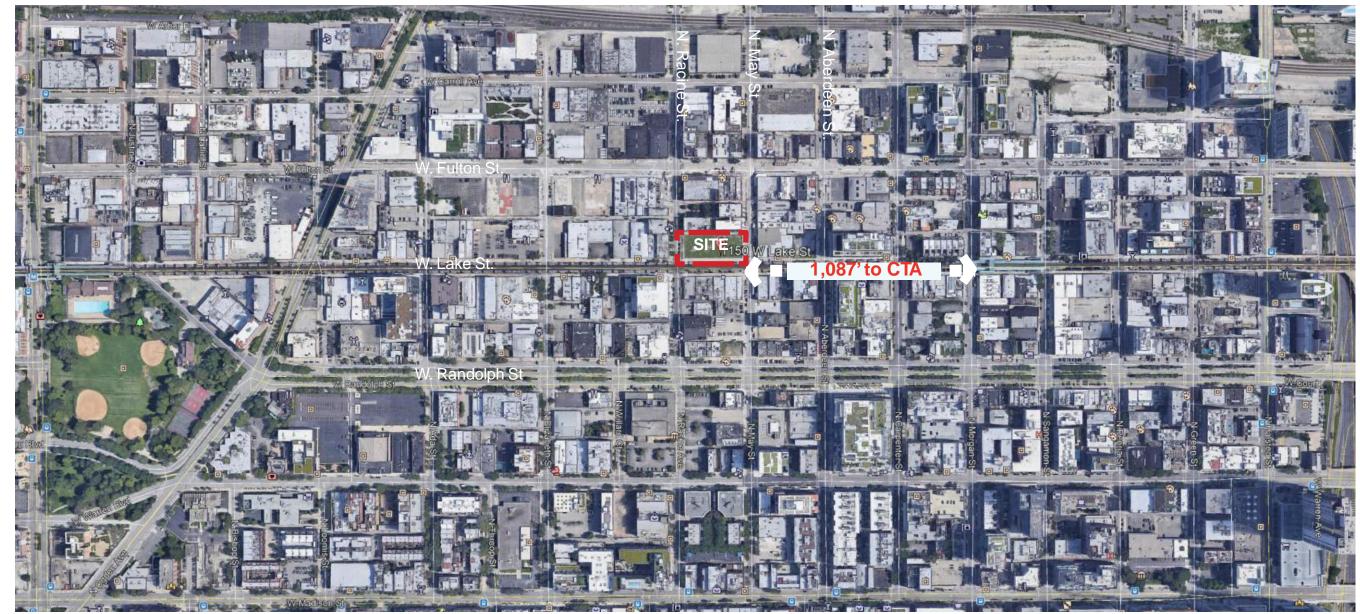
May Street (View West)

EXISTING SITE PHOTOS



SITE CONTEXT AERIAL

N.T.S. 🕣



SITE CONTEXT PLAN



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Project Timeline + Community Outreach

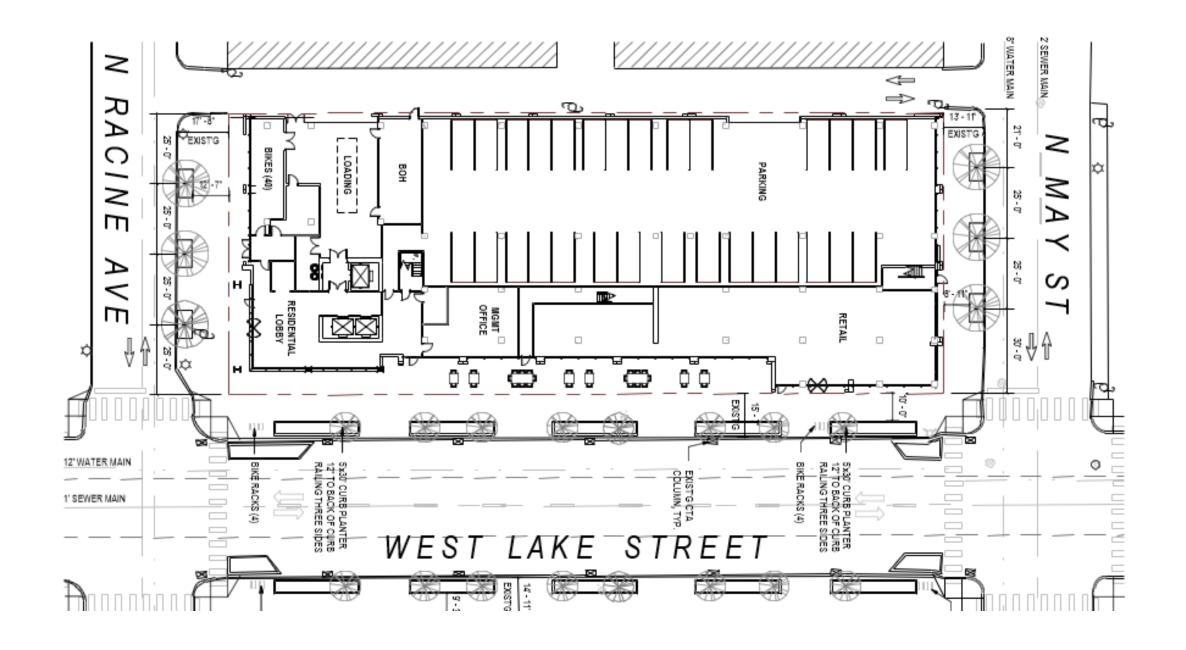
- Site previously approved by Plan ullet**Commission in 2021**
- PD Amendment Intake: 2/20/24
- **PD Filing:** 4/21/24 •
- WCA Meeting: 3/27/24
- NOWL Meeting: 4/9/24 •
- Full Community Meeting: 6/17/24







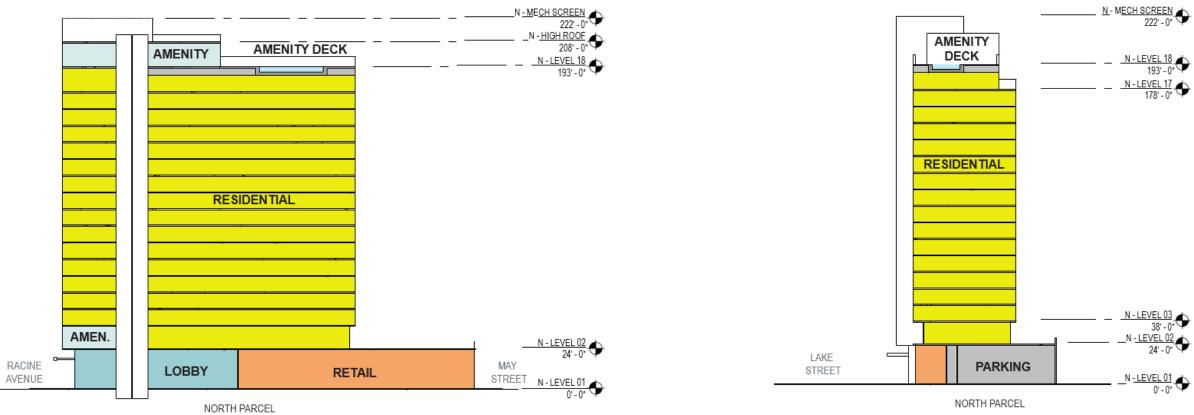
AERIAL RENDERING LOOKING EAST



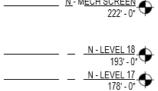
SITE + GROUND FLOOR PLAN







BUILDING SECTIONS



BUILDING ELEVATIONS SOUTH (LAKE STREET)







BUILDING ELEVATIONS, WEST & EAST (RACINE & MAY)

T/O MECH +222'-0"

T/O LEVEL 18 +193'-0" T/O LEVEL 17 +178'-0"

/ EXTERIOR GLASS WALL SYSTEM

T/O PODIUM +24'-0"

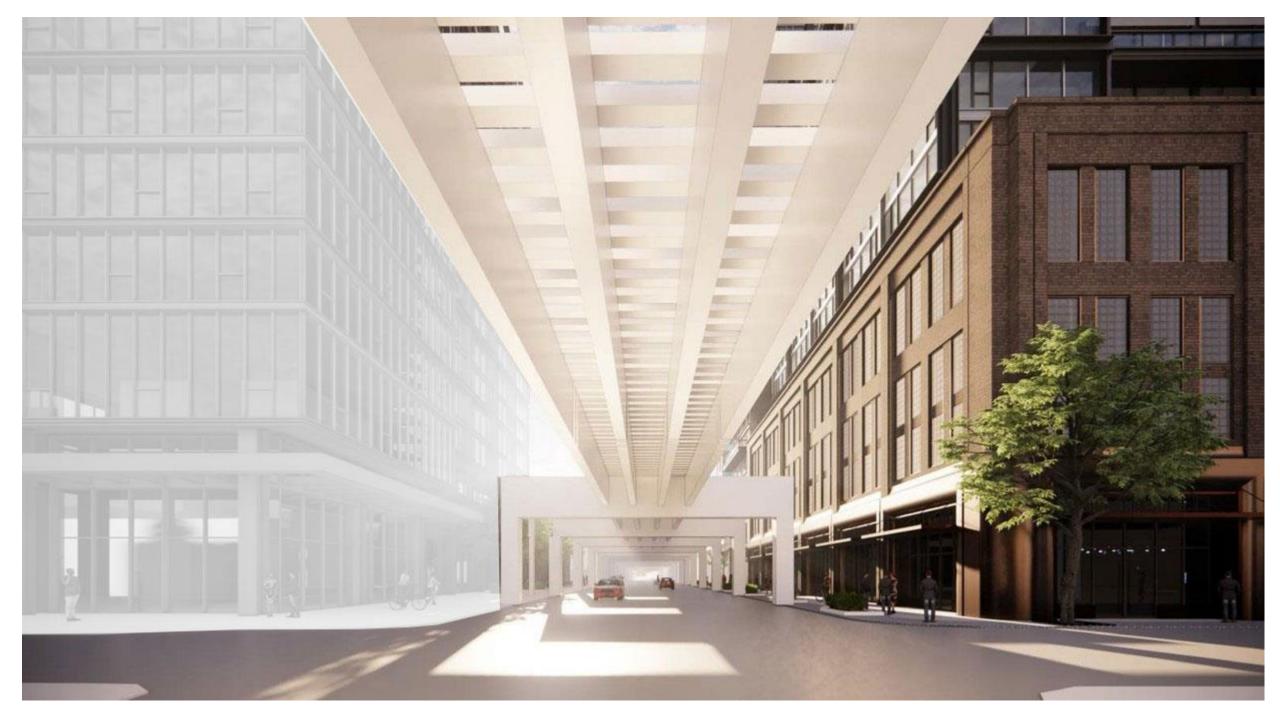
BUILDING ELEVATIONS NORTH (PUBLIC ALLEY)







AERIAL RENDERING LOOKING SOUTHWEST



Proposed Street level Condition, Lake, Looking East

PEDESTRIAN CONTEXT

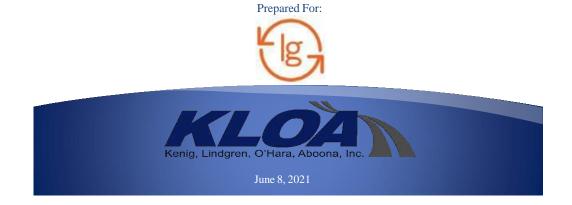
Traffic Impact Study **1143 West Lake Street**

Chicago, Illinois



TRAFFIC STUDY FINDINGS AND RECOMMENDATIONS:

- The existing street system can sufficiently accommodate the traffic to be generated by the proposed development as well as the addition of background growth and other developments in the area.
- The proposed access drive to the northern residential parking garage will be provided off the east-• west alley north of Lake Street with outbound movements under stop sign control. Convex mirrors together with signs should be provided at the exit drive in order to provide exiting vehicles the ability to see incoming traffic.
- Based on the projected traffic volumes from the proposed development as well as the numerous ٠ other developments in the area and the results of the capacity analyses, a traffic signal is warranted at the intersection of Lake Street with Racine Avenue and should be provided at this four-way inter section. Countdown pedestrian signals should also be provided at this intersection.
- Consideration should be given to providing high-visibility crosswalks at the following intersections: - Lake Street with May Street (all four legs)
 - Fulton Market with Aberdeen Street (all four legs)
 - Fulton Market with May Street (all four legs)





- The proposal is in the Near North Pilot and **36 affordable units** are to be provided on-site (20% of 179)
 - 20% at a weighted average of 60% of the AMI, provided that at least one-third of the affordable units must be affordable to households at or below 50% of the AMI, of which one-sixth must be affordable to households at or below 40% of the AMI
- In addition to the 36 affordable units on-site, LG Development Group has agreed to use best efforts and work with the City in good faith to provide an **additional 18 affordable units** (10% of 179, rounded up) either on-site or in an off-site location within the FMID, in accordance with the FMID Plan.





AFFORDABLE REQUIREMENTS ORDINANCE

GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY:

- Work with CEC, Communities Empowered Through Construction, 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 \bullet subcontractors, vendors & suppliers.

PROJECT FACTS:

- Project Cost: ~\$91 Million
- Construction Jobs: ~300
- Permanent Jobs: ~10
- Neighborhood Opportunity Fund Contribution: ~ \$232,000
- Local Impact Fund Contribution: ~ \$29,000
- Annual Tax Contribution: ~\$1,000,000

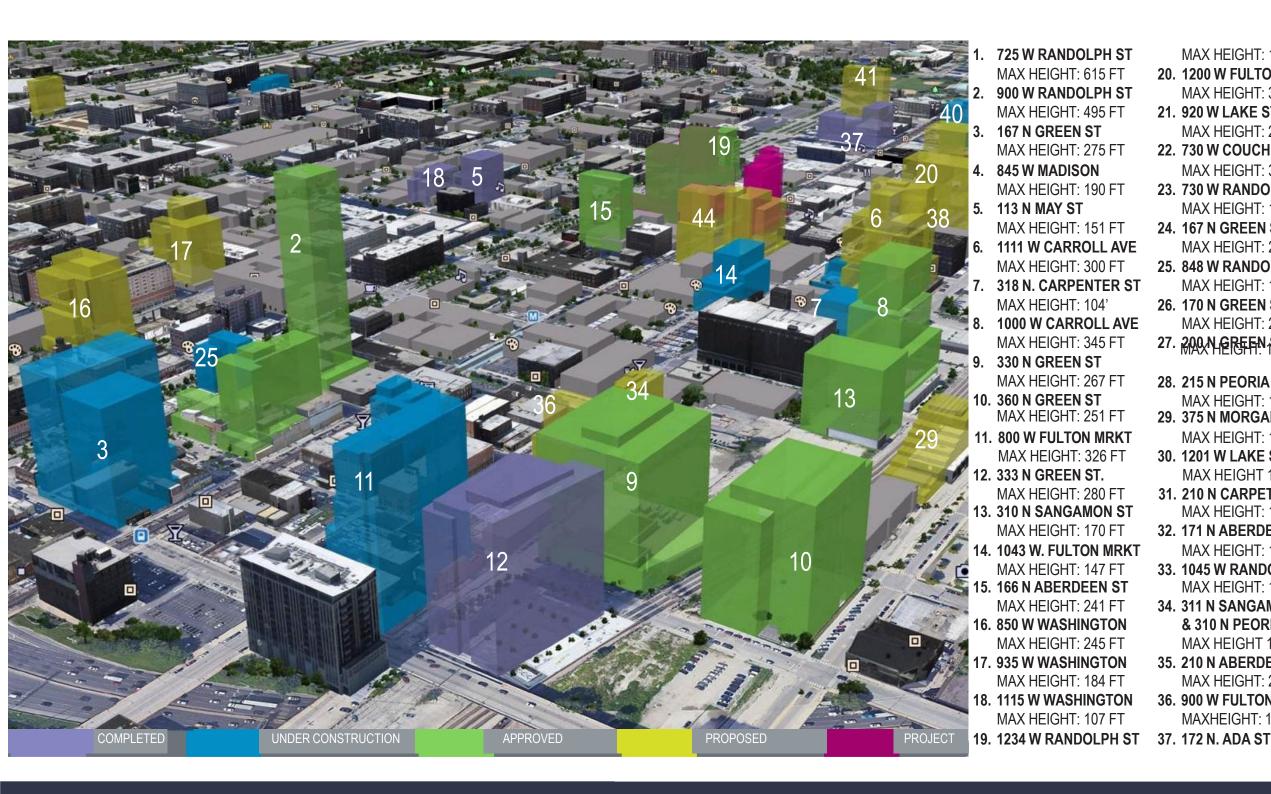




DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons: • Consistent with plans adopted by the Plan Commission or approved by the City Council, including the West Loop Design Guidelines and Fulton Market Innovation District Plan (17-8-0903);

- Complies with the floor area ratio standards of the zoning district applicable to the subject property and is appropriate for the downtown (DX) district (17-8-0901);
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103).





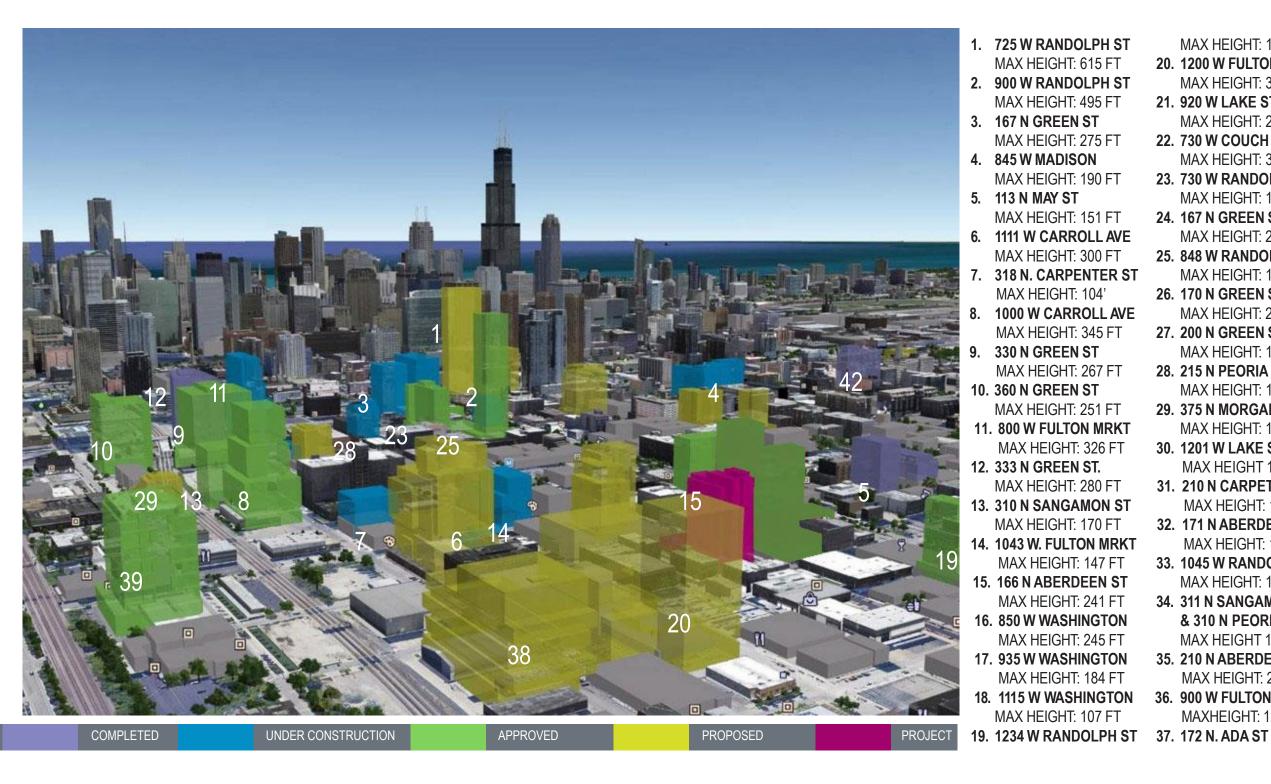
AERIAL VIEW LOOKING SOUTHWEST

MAX HEIGHT: 197 FT 20. 1200 W FULTON MAX HEIGHT: 300 FT 21. 920 W LAKE ST MAX HEIGHT: 245 FT 22. 730 W COUCH PL MAX HEIGHT: 315 FT 23. 730 W RANDOLPH ST MAX HEIGHT: 122 FT 24. 167 N GREEN ST MAX HEIGHT: 275 FT 25. 848 W RANDOLPH ST MAX HEIGHT: 149 FT 26. 170 N GREEN ST MAX HEIGHT: 202 FT 27. 200 NGREEN ST FT

28. 215 N PEORIA ST MAX HEIGHT: 167 FT 29. 375 N MORGAN ST MAX HEIGHT: 120 FT 30. 1201 W LAKE ST MAX HEIGHT 104 FT 31. 210 N CARPETER ST MAX HEIGHT: 163 FT 32. 171 N ABERDEEN ST MAX HEIGHT: 136 FT 33. 1045 W RANDOLPH ST MAX HEIGHT: 140 FT 34. 311 N SANGAMON ST **& 310 N PEORIA ST** MAX HEIGHT 153 FT 35. 210 N ABERDEEN ST MAX HEIGHT: 224 **36. 900 W FULTON MRKT** MAXHEIGHT: 124 FT

MAX HEIGHT: 162 FT **38. 1200 W CARROLL AVE** MAX HEIGHT: 227 FT

- 39. 400 N ABERDEEN ST MAX HEIGHT: 250 FT 40. 1375 W FULTON MRKT
- MAX HEIGHT: 177 FT
- 41. 1400 RANDOLPH MAX HEIGHT: 223 FT 42. 205 S PEORIA ST
- MAX HEIGHT: 225 FT
- 43. 1220 W JACKSON MAX HEIGHT: 115 FT
- 44. 210 N ABERDEEN MAX HEIGHT: 225 FT



AERIAL VIEW LOOKING SOUTHEAST

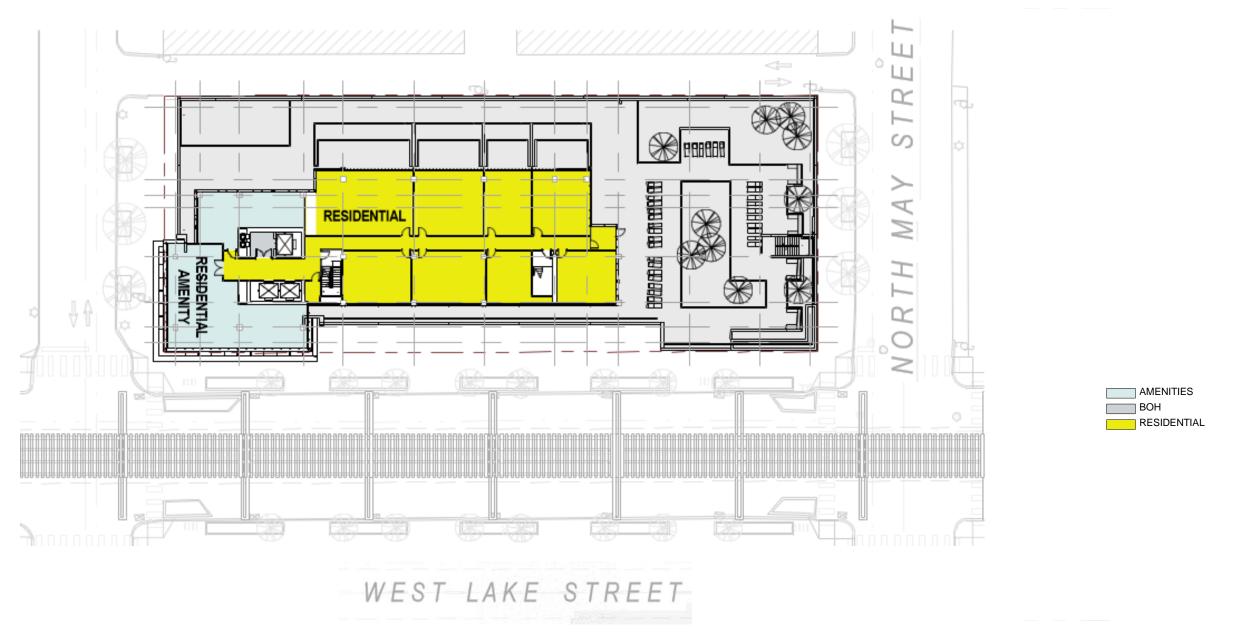
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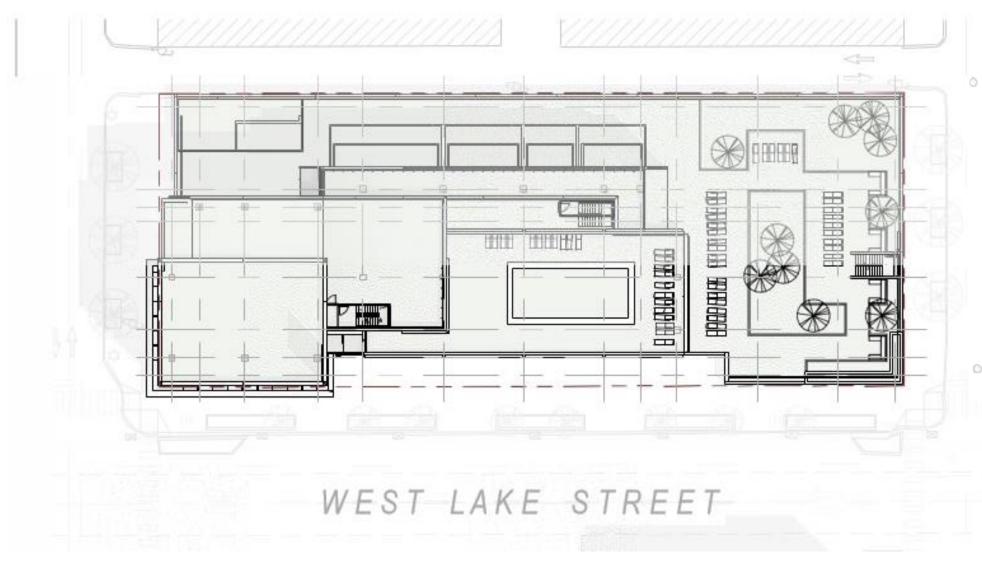


LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN





ROOF PLAN



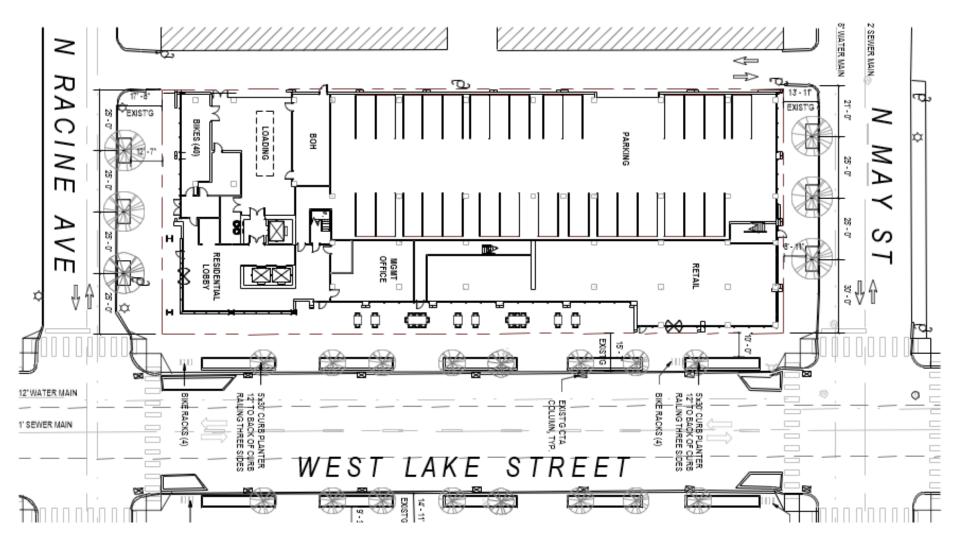


17-8-0904-A:

THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE **TRAFFIC INTO PUBLIC** ALLEYS. ADEQUATE **BICYCLE AND VEHICLE** PARKING IS PROVIDED ON-SITE WHILE ALSO **RESPECTING THE** T.O.D. NATURE OF THE SITE. **EXISTING TRAFFIC PATTERNS** ARE RESPECTED AND NEW TRAFFIC WILL BE MITIGATED BY LOCATION OF CURBSIDE DROPOFF/PICK-UP ZONES.

17-8-0904-B:

ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.



TRANSPORTATION, TRAFFIC, AND PARKING

17-8-0904-C:

ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION





PARKING ANALYSIS AND DESIGN:

- As proposed, the development will contain a total of 179 apartment units and approximately 4,000 square feet of general retail space.
- Parking will be provided for the residential portion of the development in a ground level ٠ garage. The garage will provide approximately 29 spaces.
- · The access to the residential garage will be provided off the east-west alley located approximately 140 feet north of Lake Street.
- Parking for the retail component is anticipated to be accommodated by the available ٠ on-street parking.

PARKING STUDY

17-8-0905-A: THE PROJECT PROMOTOES PEDESTRAIN INTEREST, SAFE-TY & COMFORT

17-8-0905-B:

THE BUILDING FEATURES ARE HIGHLY ARTICULATED AND DESIGNED AT A PEDESTRIAN SCALE. ACTIVE USES LINE ALL STREET FRONTAGES AND PROVIDE AN INVITING AND COMFORTABLE PEDESTRAIN REALM.



ZONING ORDINANCE: PEDESTRIAN-ORIENTATION

17-8-0906-A:

STREETSCAPE FEATURES OF THE SURROUNDING AREAARE INCORPORATED AT THE LOW-ER LEVELS OF THE BUILDING. THE BUILDING IS MASSED AND SITED IN A WAY THAT RE-SPECTS EXISTING CONTEXT.

17-8-0906-B:

EXISTING STREETWALLS ARE REINFORCED BY THE BUILD-ING'S MASSING AND SET-BACKS.

17-8-0906-C:

THE BUILDING INTERACTS WITH THE SURROUNDING PRPOERTIES AND EMBRACES ITS' CONTEXT.



17-8-0907-A-1:

INTERNATIONALLY RENOWNED ARCHITECT, GENSLER, WAS TASKED WITH MEETING A HIGH STANDARD OF DESIGN EXCELLENCE

17-8-0907-A-2:

THE BUILDINGS ARE DESIGNED TO RESPOND TO THE PROGRAM & LOCATION. THIS IS EVIDENT IN FAÇADE TREATMENT, SETBACKS, MASSING & STREET-LEVEL DESIGN CONSIDERATIONS.

17-8-0907-A-3

THE PROPOSED DESIGN INCLUDES A WIDE ARRAY OF SUSTAINABILITY SOLUTIONS INCLUDING, BUT NOT LIMITED TO, ENERGY EFFICIENCY & LANDSCAPING



ZONING ORDINANCE: BUILDING DESIGN

17-8-0907-B-1:

ABUNDANT SETBACKS ARE PROVIDED TO RESPECT THE SCALE OF THE EXISTING SITE CONTEXT. ADDITIONALLY, LIKE-KIND MATERIALITY IS PLANNED FOR THE LOWER LEVELS TO BE MORE ALIGNED WITH SURROUNDING PROPERTIES

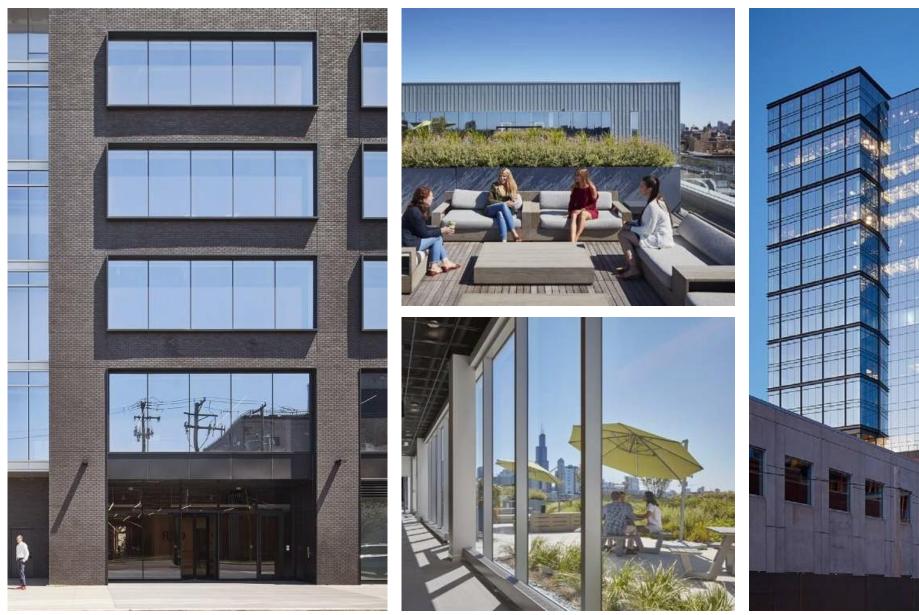
17-8-0907-B-2:

BUILDING COMPONENTS AT INTERSECTIONS ARE LINED WITH ACTIVE USES WITH WELL-LIT AND ARTICULATED FACADES

17-8-0907-C:

CLEAR BASES, MID-SECTIONS & TOPS ARE DESIGNED WHILE ALSO ENHANCING VERTICALITY

17-8-0907-B-3: ALL FACADES ARE ARTICULATED WITH HIGH QUALITY MATERIALS AND ARCHITECTURAL DETAILING



Examples of similar buildings designed by Gensler in the West Loop. We envision high quality material like Brick, Glass and Painted Aluminum to be used on project.

ZONING ORDINANCE: BUILDING DESIGN

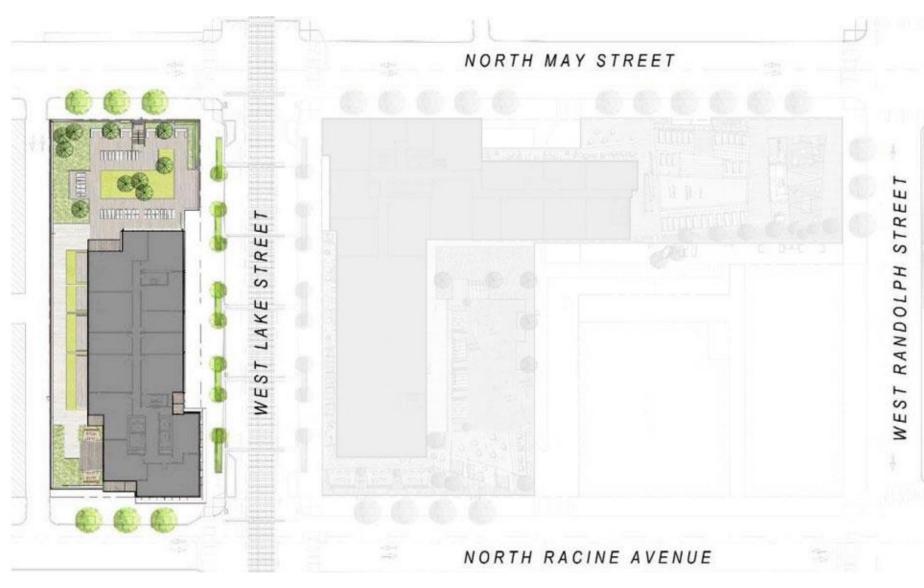


17-8-0909-A:

ABUNDANT OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL, 5TH LEVEL AND 18TH LEVELAMENITY TERRACE

17-8-0909-B:

OPEN SPACES ARE ORIENTED IN A WAY THAT TAKES MAXIMUM ADVANTAGE OF SOUTHERN SUN EXPOSURES.



17-8-0909-C:

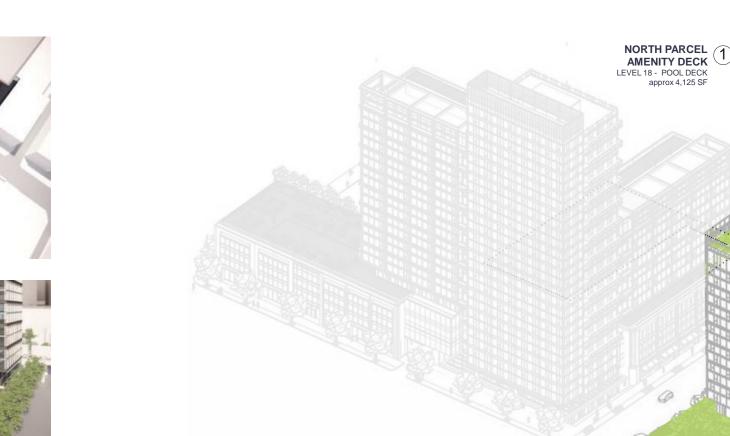
THE RESIDENTIAL DEVELOPMENT PROVIDES AMPLE FITNESS, OPEN SPACE, DOG RUNS & RECREATIONAL AMENITIES





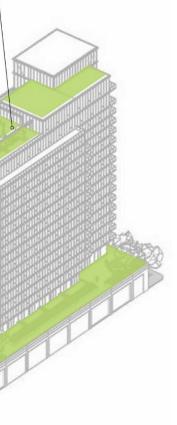


17-8-0909-A: ABUNDANT OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL, 2ND LEVEL, AND 18TH LEVEL AMENITY TERRACE



NORTH PARCEL AMENITY DECK LEVEL 2 - DOG RUN & TERRACE approx 11,710 SF

ZONING ORDINANCE: PARKS, OPEN SPACE, AND LANDSCAPING



STORMWATER MANAGEMENT ORDINANCE:

- This project will reduce impervious surfaces by 15%
- Exceed stormwater ordinance by 25%
- The building will include Underground Detention designed to fill with stormwater during large storm events, slowly releasing it over a number of hours.



Paver Power Pedestals STYROFOAM[®] Hydroflex 30[®] MM6125[®] FR Surface Conditioner Approved Substrate

- Work with the Department of Planning & Development to meet or exceed the Chicago Sustainable Development Policy.
- 115 menu item points are targeted and at least **100 points will be obtained** from a \bullet diverse array of strategies ranging from energy efficiency, stormwater reduction, natural landscapes, water conservation, transportation initiatives & wildlife preservation.

Chicago Sustainable Development Policy 2017.01.12



Compliance Options	Point	ts Required															Susta	inable St	tratagies	s Manu																										
Compliance Paths			Health	I		Inos	Energy Second		Chee	l ue une	F	L Choose or	1	water				Lands	capes			Roafs		ater	I	1	Th	msportal	ion		I	Solid Wasta	Work Force	-	dille Le one											
	Starting Points	Starting Points	Starting Points	Number of Optional Points Required here Crossic-Loci Science Reputer	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Errergy Star	2.1 Designed to earn the Erergy Star	2.1 Designed to earn the Errergy Star	2.1 Designed to earn the Energy Star	2.1 Designed to earn the Errergy Star	Designed to ear	Achieve WELL Buildisg Designed to earn the En	Achieve WELL Building Designed to earn the En	2.2 Exceed Energy Code (5%)	2.3 Exced Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renamble Energy (3%)	2.7 Onsite Renamable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exteed Stormwater Ordinance by SPN	3.3 100% Stormwater InBiredon	3.4 Sump Pump Capture & Rause	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detantion for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Trae Planing	4.4 Achieve Sustainable Sites Certification	5.1 Grown Rood 58-180%	5.2 Green Root 180%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsership	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Changing Stations	7.6 EV Changer Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	B 1 Bird Presection (Basic)			
Options Without Certification All Options Available		100 / 50 / 23	AG.	30	20	30	40	50	10	20	10	20	40			E I	1	5	5	20	10		10	20			1 5	5	10	E .	5	10	10	5	10											
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LEED Gold	90	-	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	10	5	5	10	10	5	10											
LEED Silvor	80	20/0/0	40	NA	NA.	NA	40	50	10	20	10	20	40	5	5	5	5	6	5	20	10	20	NA	20	NA	5	NA	NA	10	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	10	5	5	10	10	5	10											
Groon Globos 3-Globos	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	10	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	20	NA	5	NA	NA	10	5	5	10	10	5	10											
Living Building Challongo	100	010/0	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	10	5	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	10	5	5	10	10	5	10											
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Enterprise Green Communities*	80	2010/8	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	10	10	5	10											

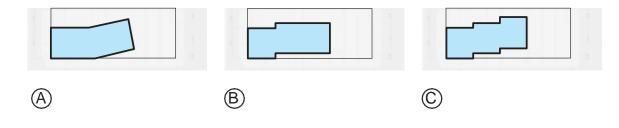
SUSTAINABLE DEVELOPMENT POLICY



MASSING AND DESIGN:

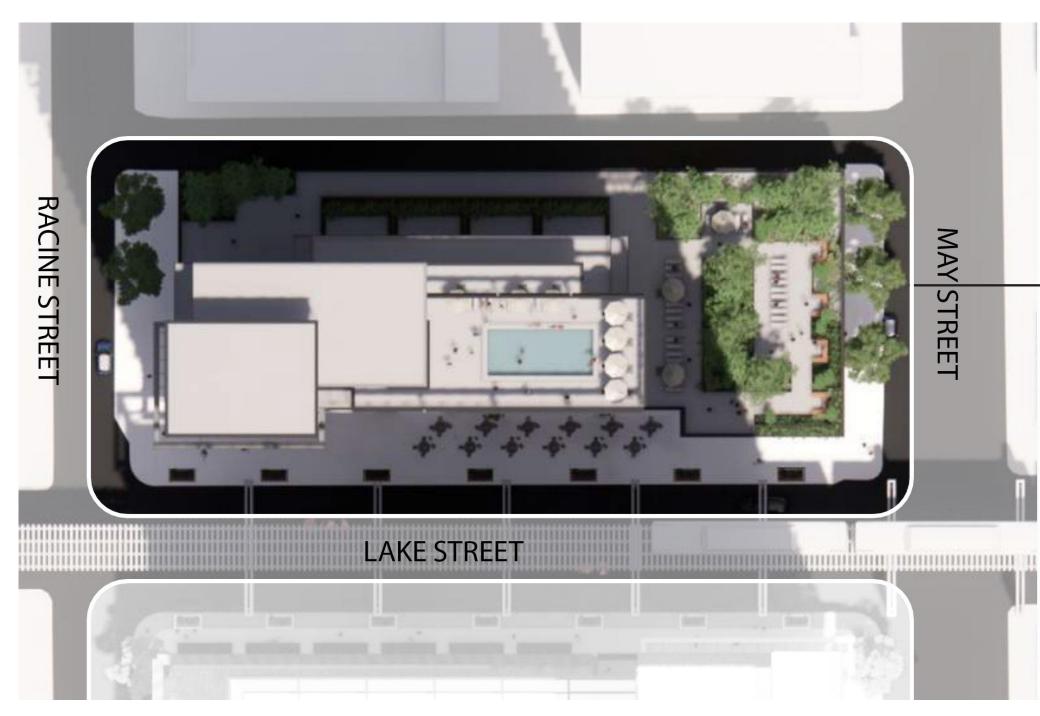
After being previously approved by planning commission for the overall development, the Amylu North parcel was changed from a mid-rise commercial office to residential high-rise tower. The new program required adjustment of how the building was sited as shown in the diagrams below. We have shifted the position of the taller massing of the North parcel to the west, placing the tower portion on the corner of Lake St. and Racine St. , then setting back a lower part of the tower away from Lake street to give more privacy and access to sun.

We have explored 3 massing directions to address this general strategy, referenced as Study, A, B and C and have determined that Study B makes strongest design impact and responds to community scale by stepping gradually on its north side.





URBAN DESIGN

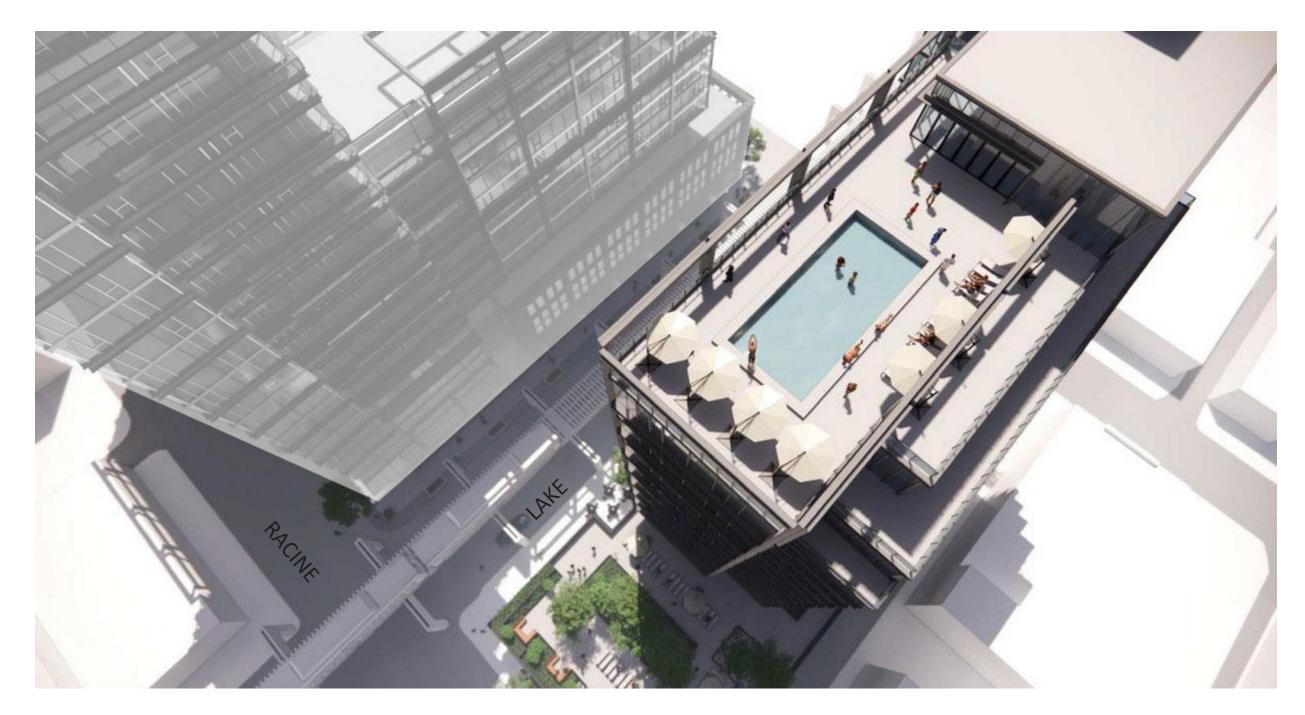


AERIAL TOP RENDERING



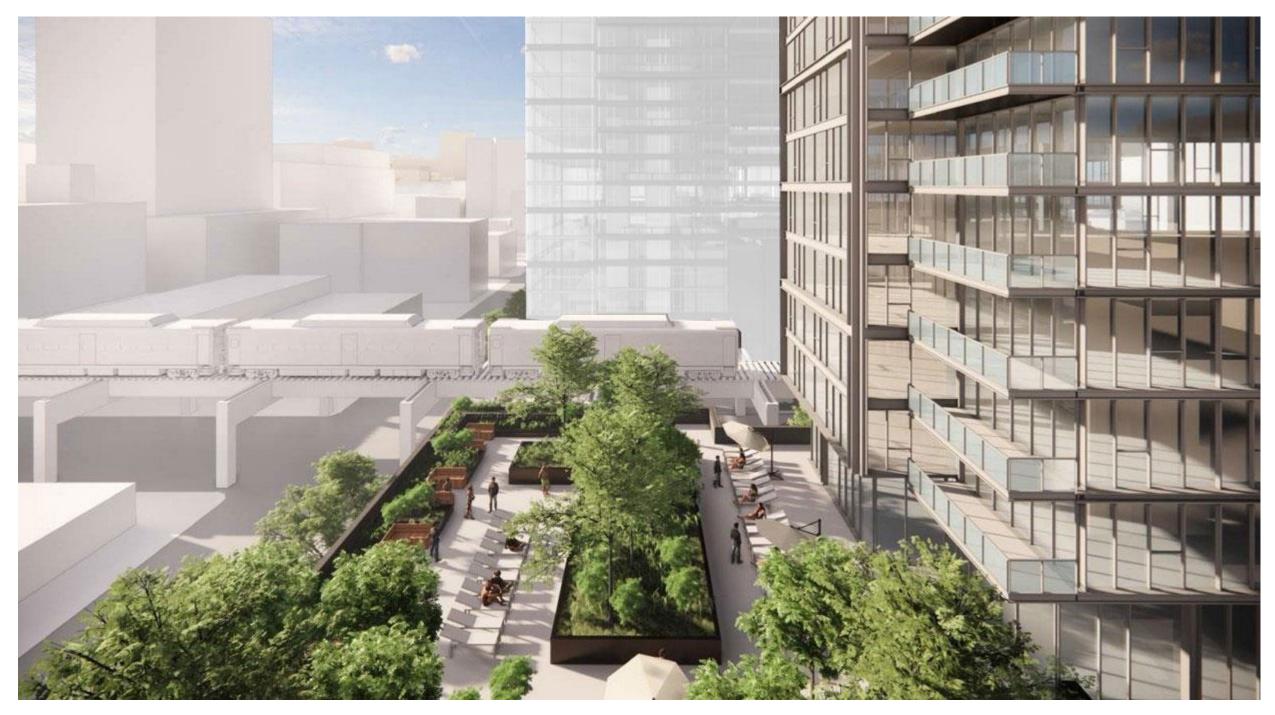






Bird's eye of view

ROOFTOP AMENITIES



Top of Podium

ROOFTOP AMENITIES