



CHICAGO PLAN COMMISSION

Department of Planning and Development

357 NORTH GREEN STREET

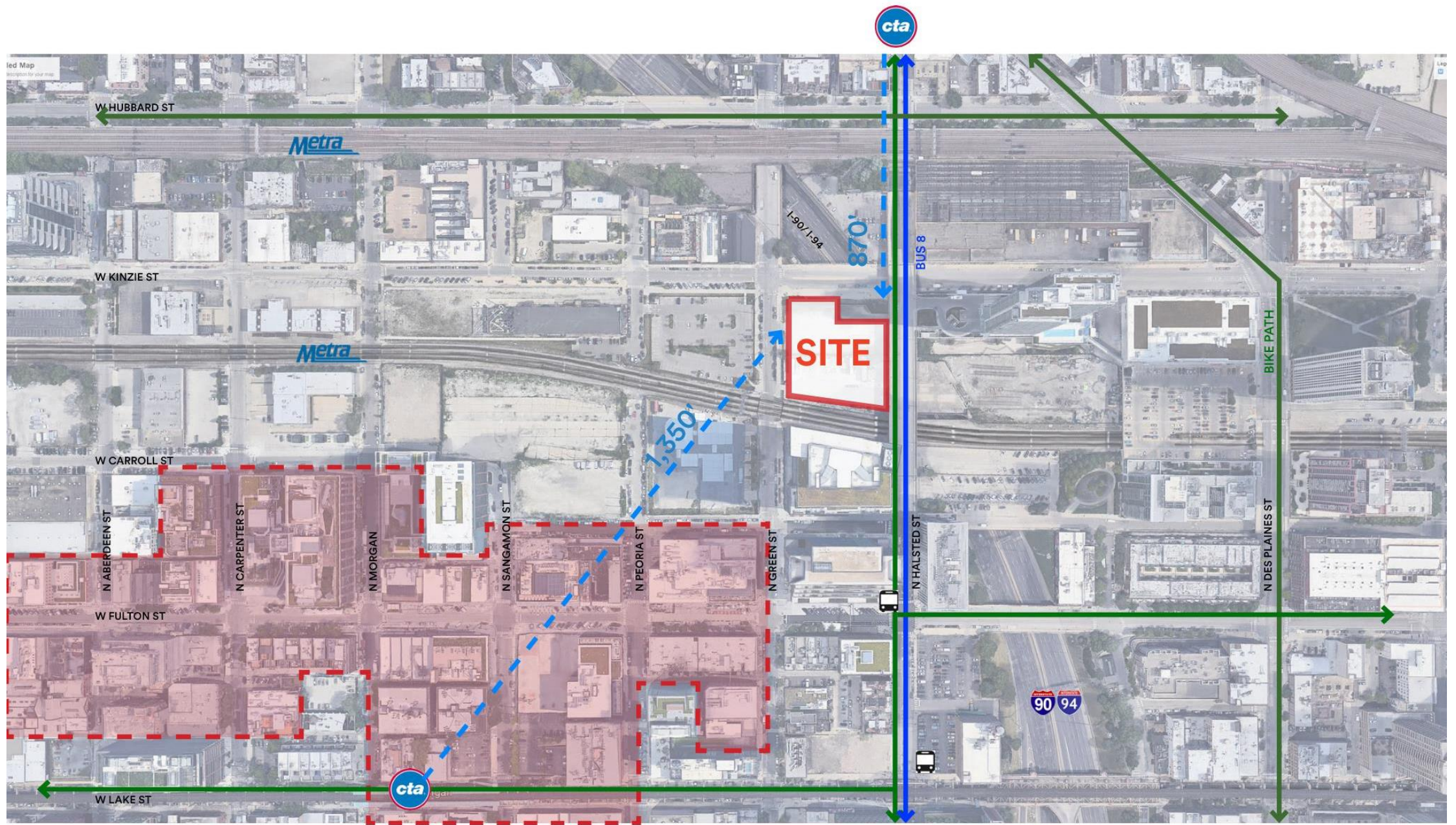
Near West Side / 27th Ward / Ald. Burnett

Developer: Onni Group

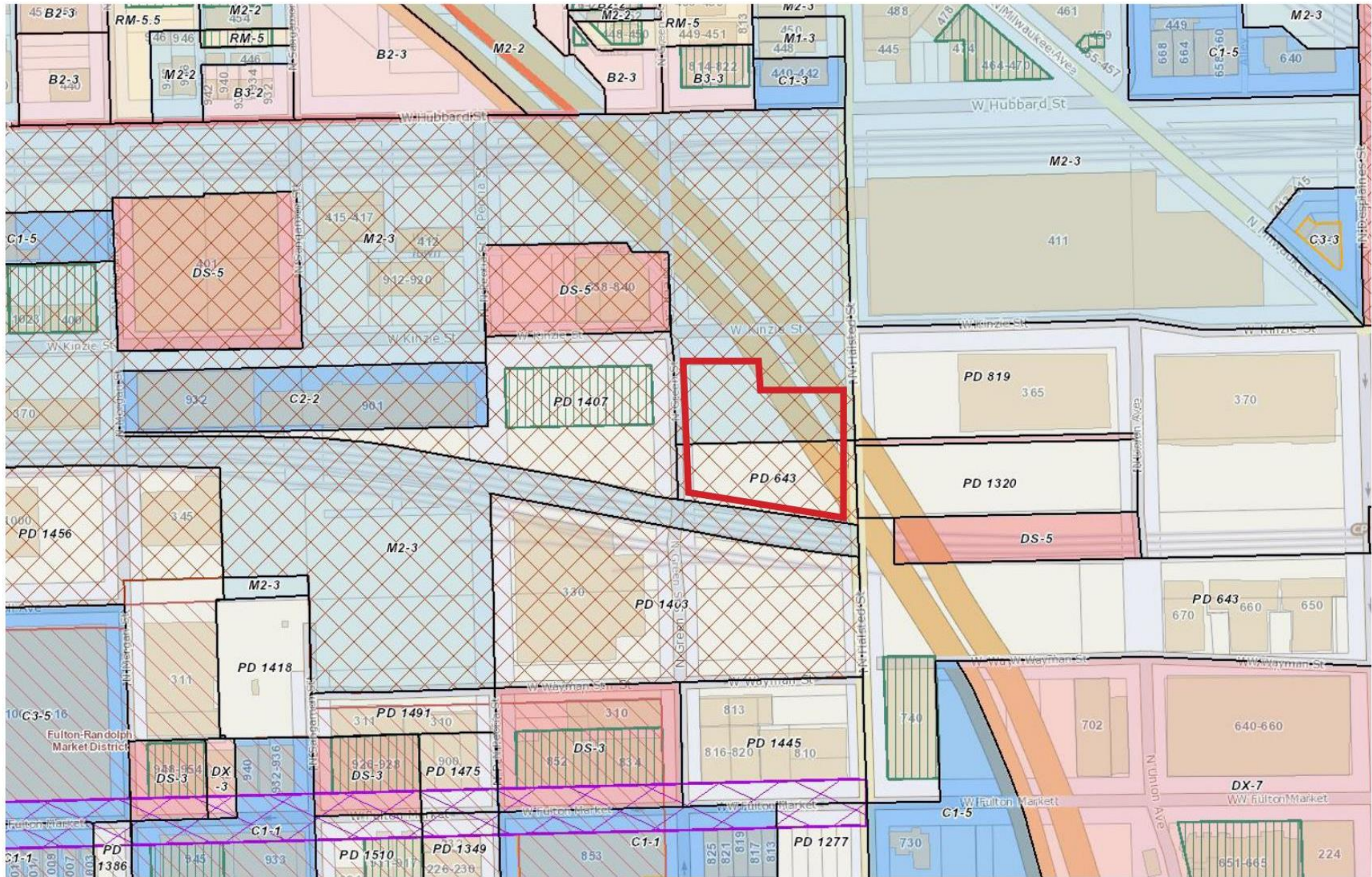
Designer: SCB Architects, Confluence Landscape

Attorneys: Edward Kus, Taft Law

06/15/2023

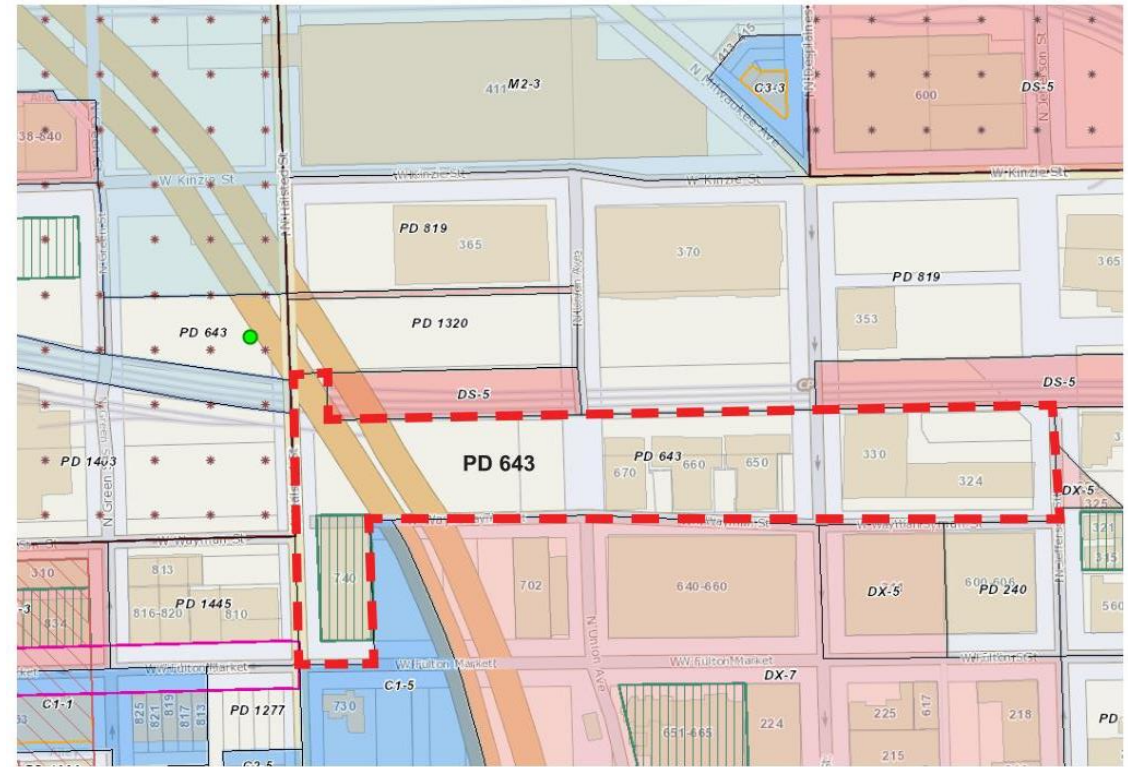


SITE CONTEXT PLAN

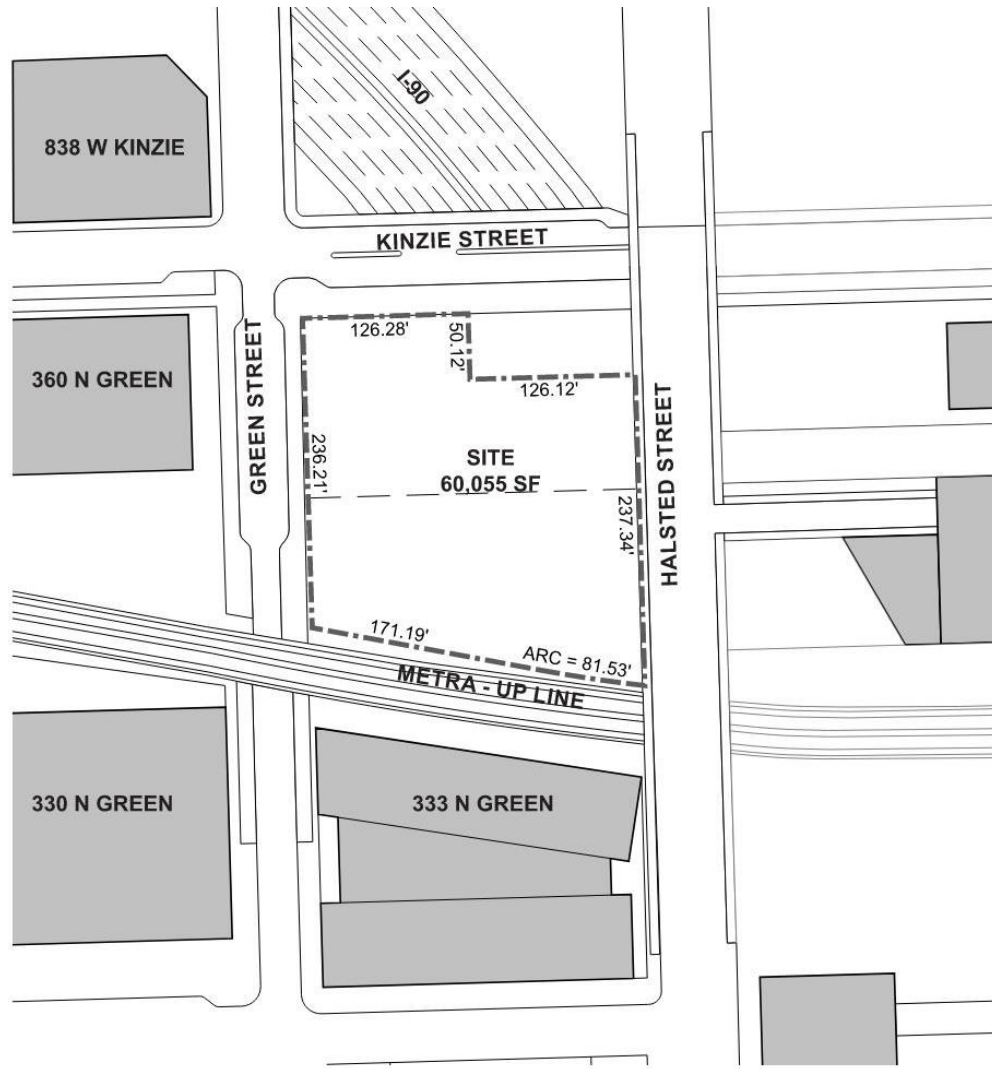


- CTA Station
 - Non-Accessible
 - Accessible
- METRA Station
- Chicago Public Schools
- TIFs
- Industrial Corridors
- Wards
- Community Area
- City Parcels
- Planned Developments
- Lakefront Zoning
 - Private
 - Public
- Pedestrian Street
 - Pedestrian
 - Retail
 - Six Corner
- Chicago Landmarks
- Chicago Landmark Districts
- Chicago Historic Resources Survey
 - Orange
 - Red
- National Register
 - NRHP - Property
 - NRHP - District
 - NHL - Property
 - NHL - District
- Special Districts
- FEMA Floodplain 2021
 - 100 Year Floodplain
 - 500 Year Floodplain

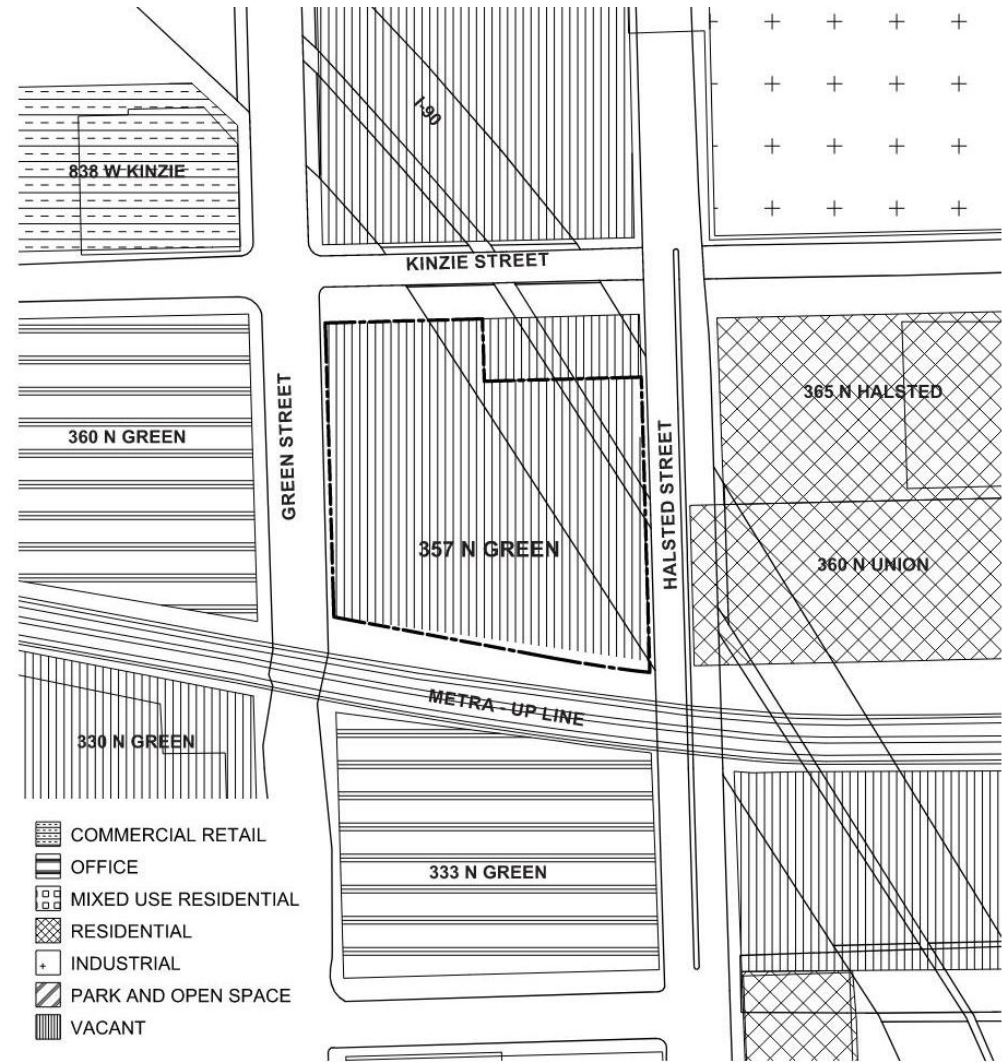
ZONING DISTRICT PLAN



EXISTING ZONING MAP



PD BOUNDARY AND PROPERTY LINE MAP



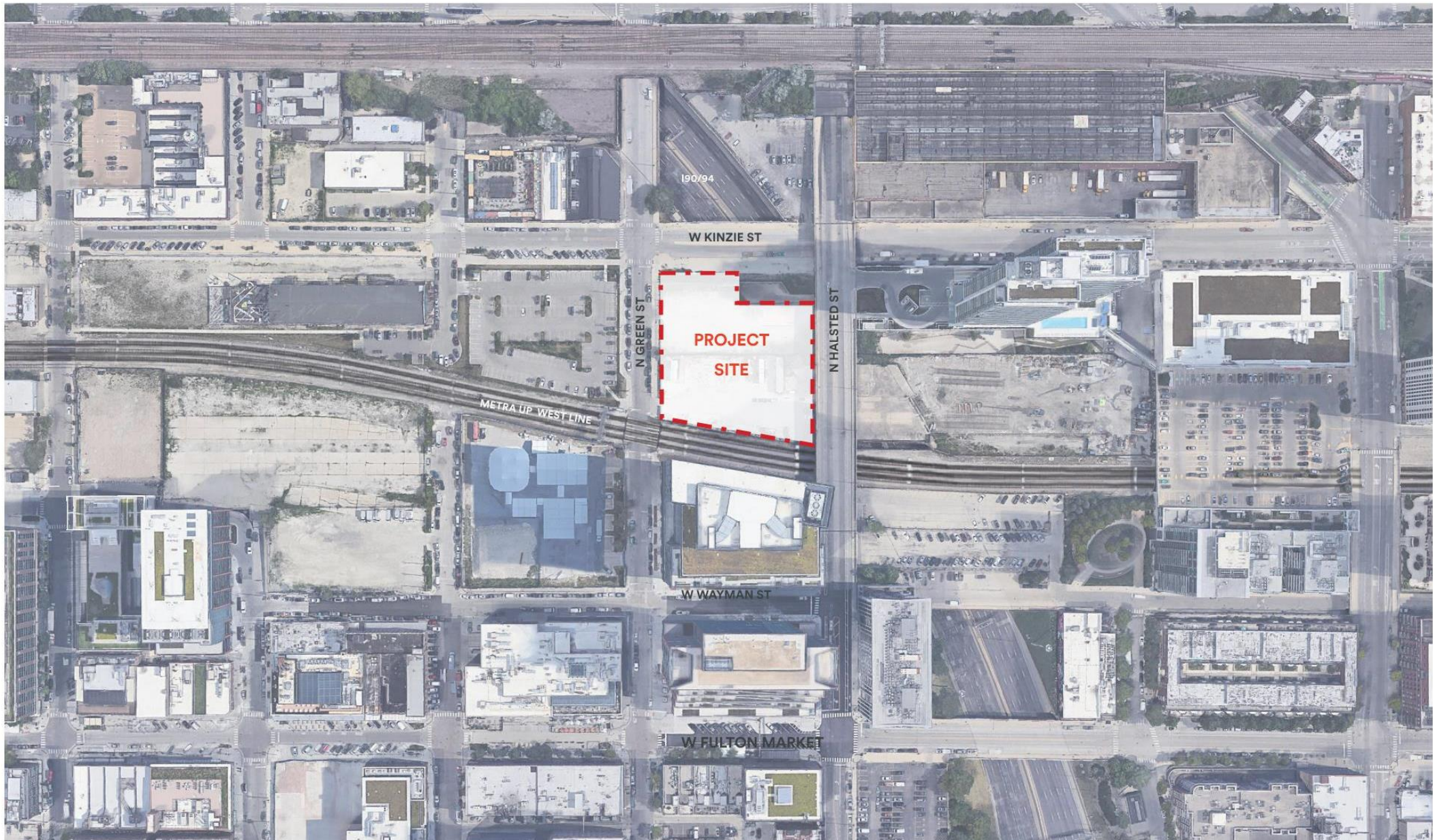
EXISTING LAND USE PLAN



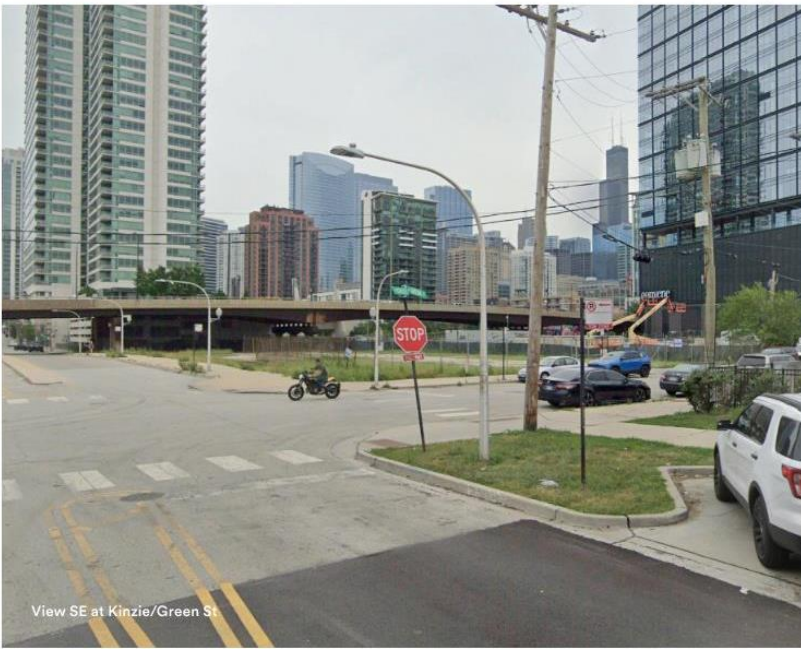
SITE SIZE AND LAND USE PLAN



AERIAL VIEW FROM NW DIRECTION

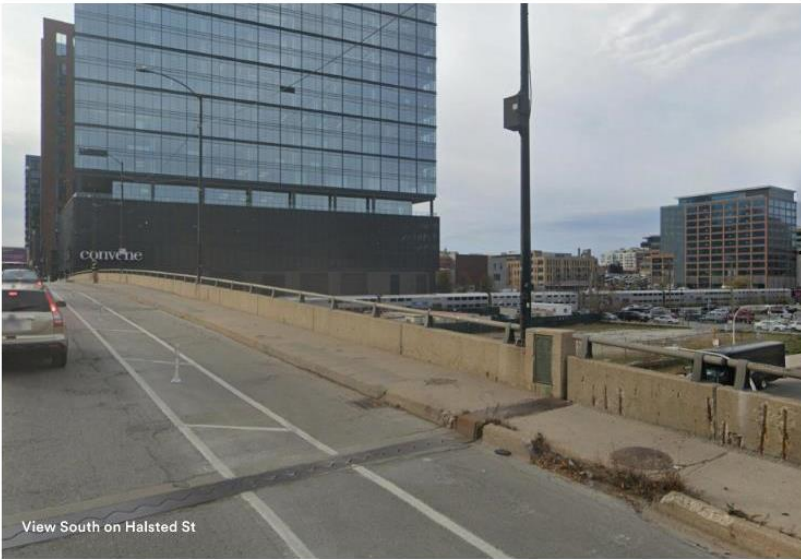


PROJECT SITE



2

View SE at Kinzie/Green St



1

View South on Halsted St



2

1

PROJECT SITE

W KINZIE ST

N GREEN ST

N HALSTED ST

METRA UP WEST LINE

W WAYMAN ST

EXISTING SITE CONDITIONS



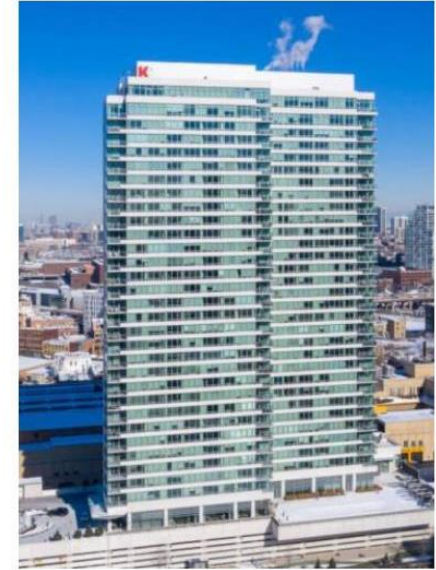
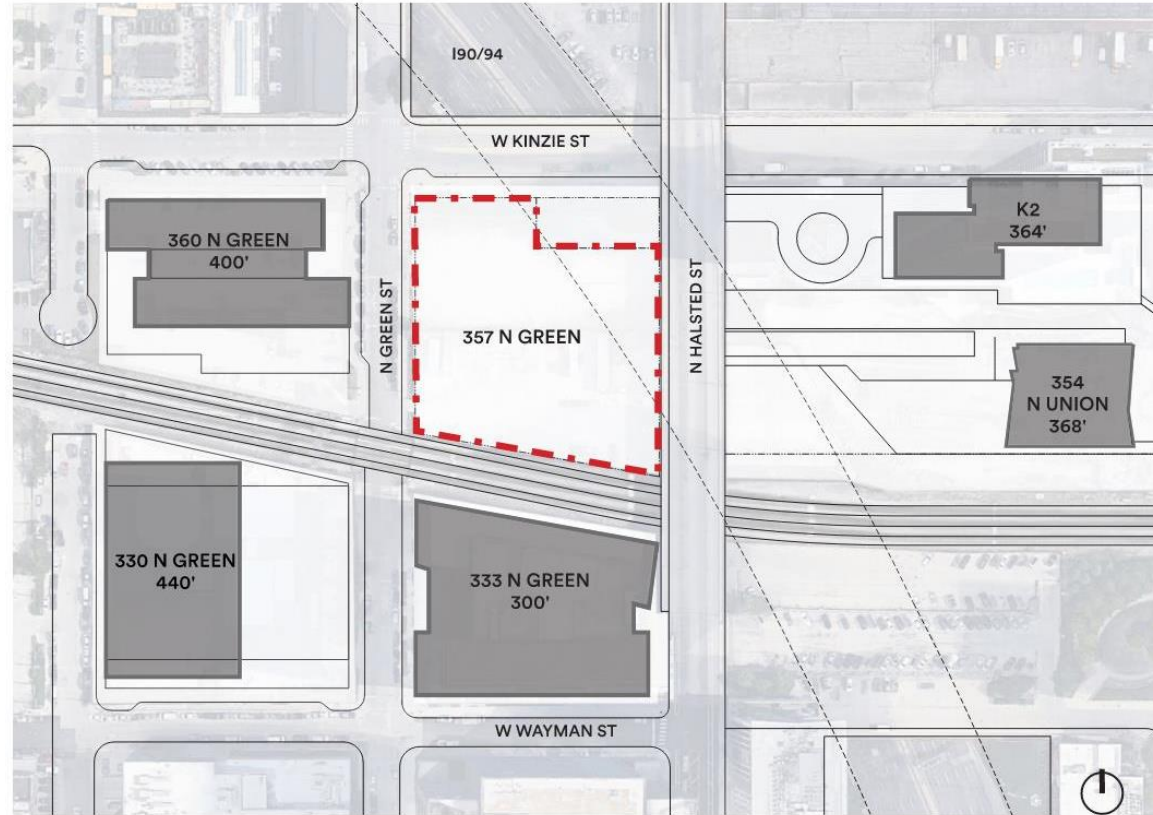
360 N GREEN - 400'



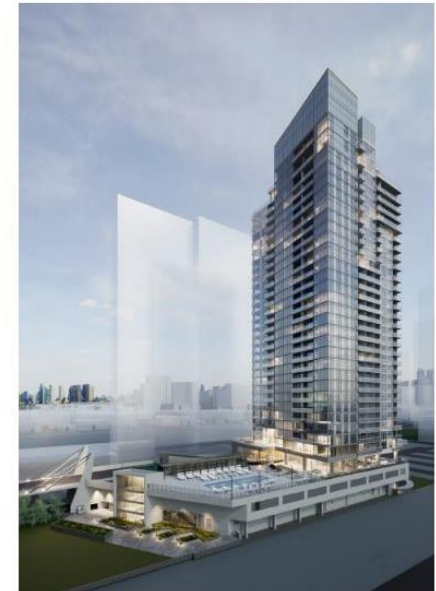
330 N GREEN - 440'



333 N GREEN - 300'



K2 APARTMENTS (365 N HALSTED) -364'



354 N UNION - 368'

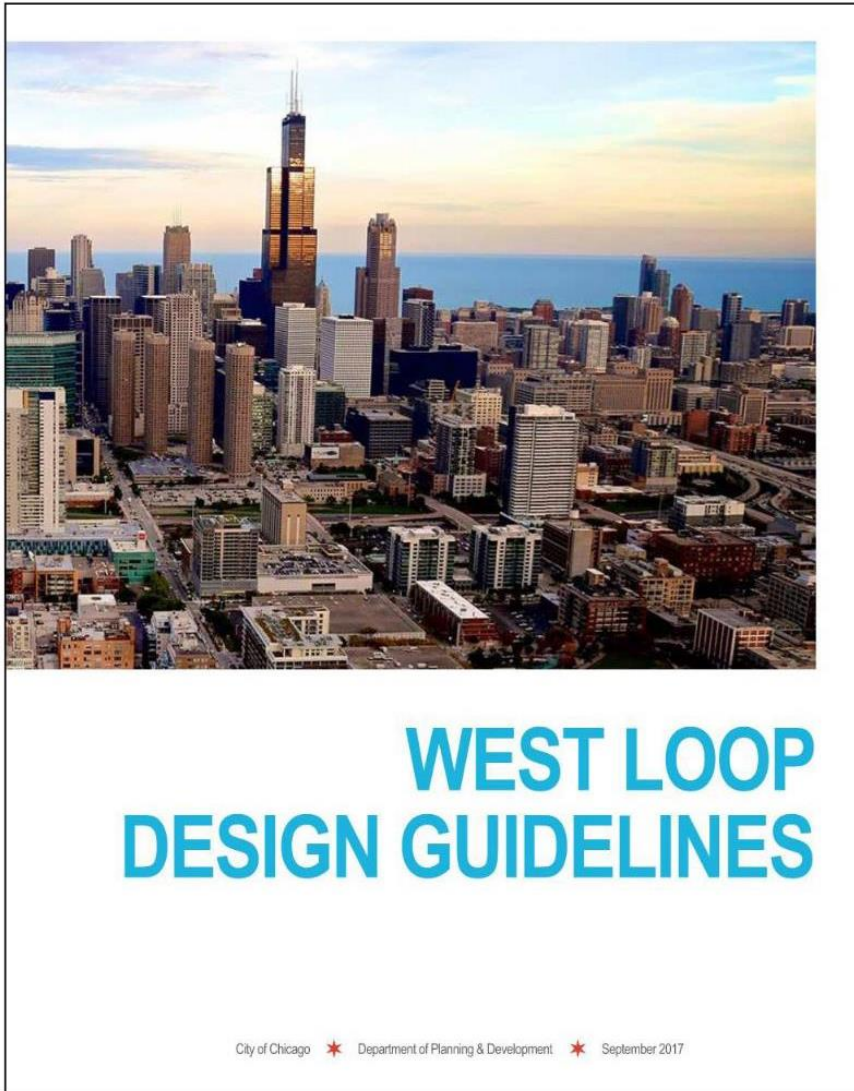
EXISTING SITE CONTEXT



RENDERING WITH PEDESTRIAN CONTEXT

Project Timeline + Community Outreach

- Date of PD Filing
- Date(s) of Community Meeting(s)
- Bullet Points of Project Changes Based on Feedback
- Provide Before and After Renderings If Applicable

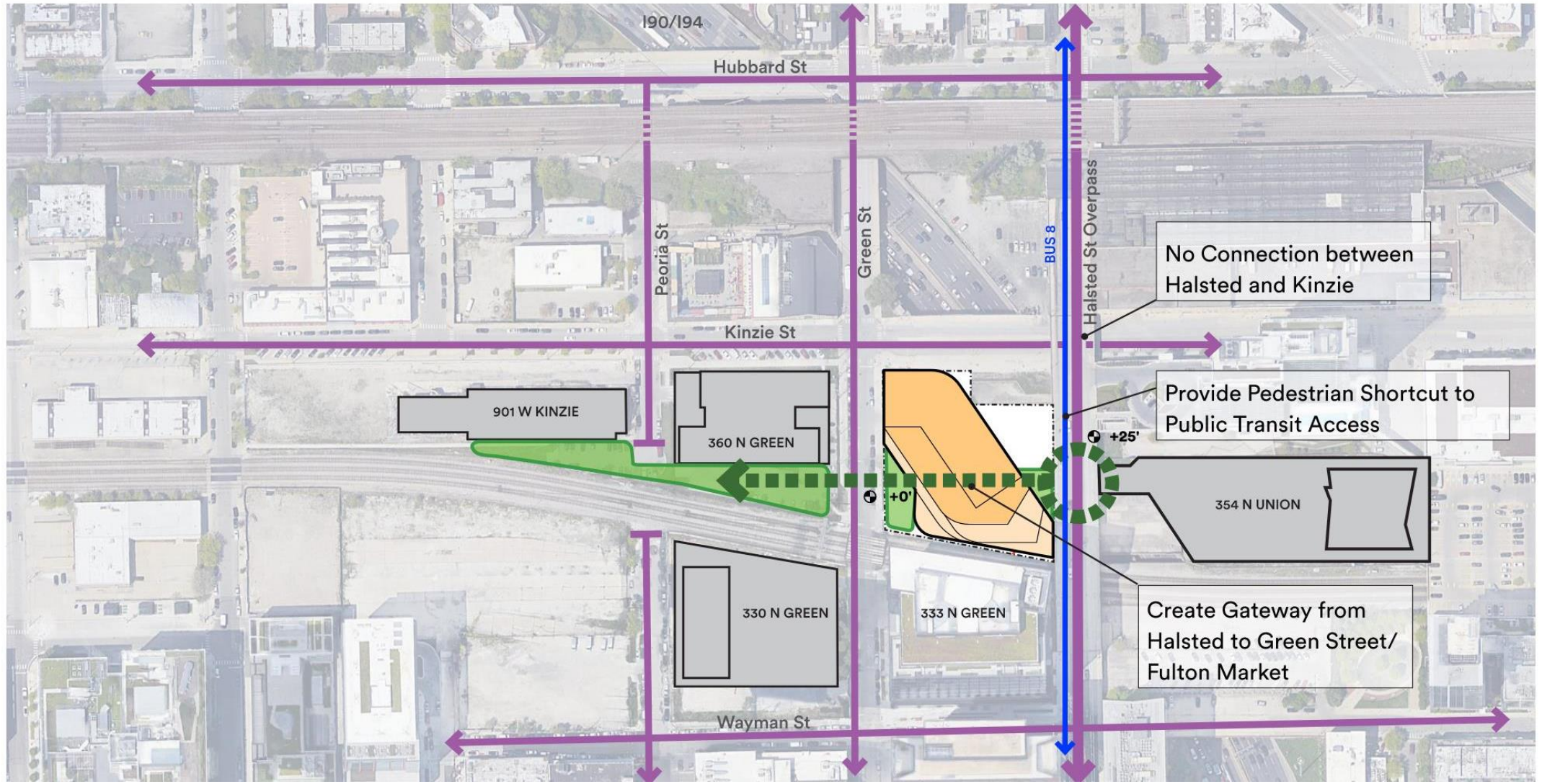


West Loop Design Guidelines

- 3.1: Mitigate the impacts on the street by orienting the tower towards the expressway (p.48)
- 2.4.2: Publicly Accessible Open Space
- 2.1.3: Increased sidewalk
- 2.3: Strategically shaped to allow more solar and air at the street level
- 1.3.2: Active ground level uses to promote safe and active street
- 1.5.4: Terraces are inset and integrated into the facade design
- 2.1.2: Tower Setback to respect the scale of the street
- 5.2.7: Dedicated Rideshare Pickup Point
- 5.2.8: Off Street motor Courts
- Rerouted Access Easement toward Kinzie for better pedestrian experience on Green Street


URBAN DESIGN

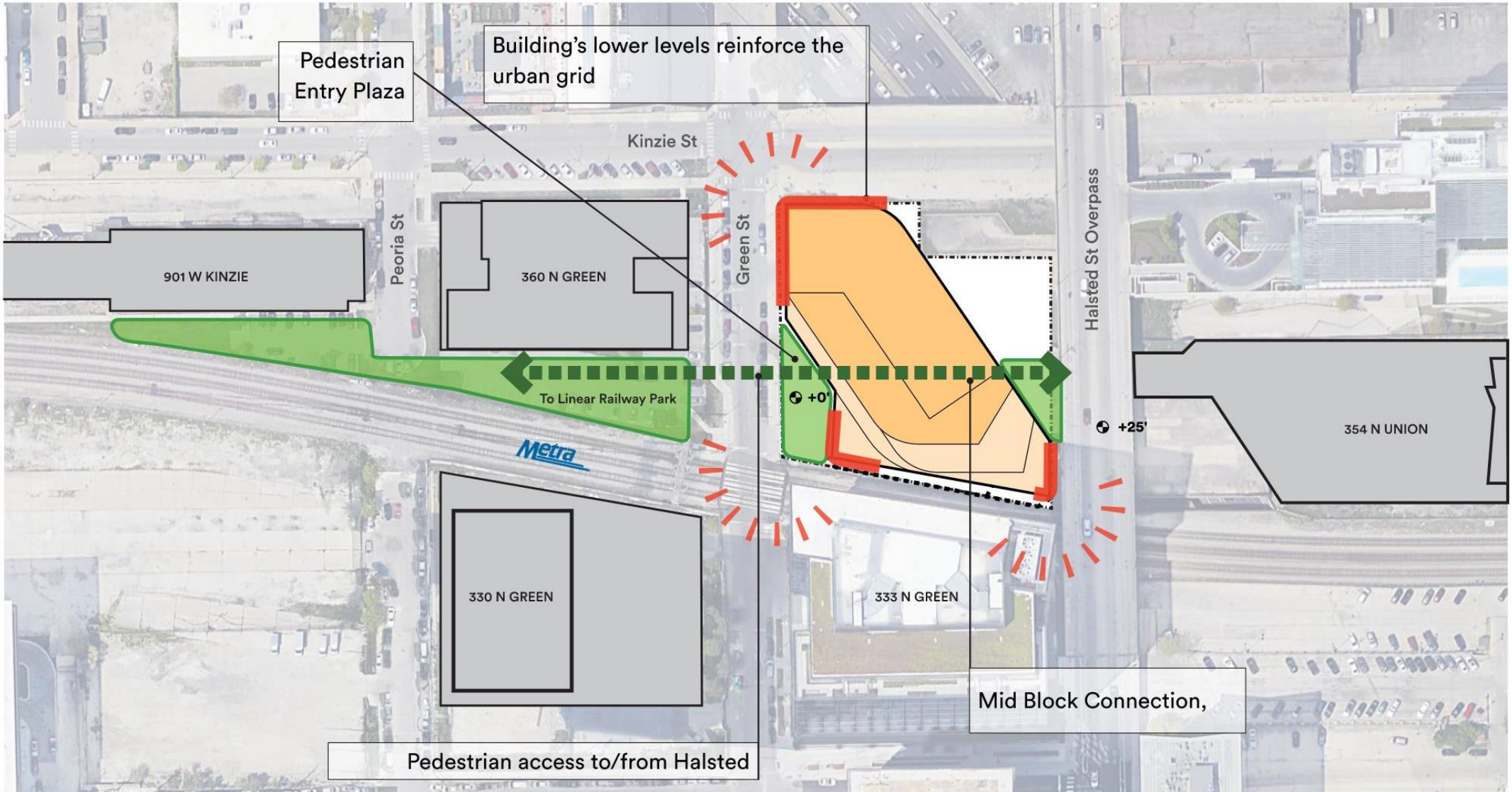
Context of Connection



URBAN DESIGN

Responding To The Grid At the Lower Level

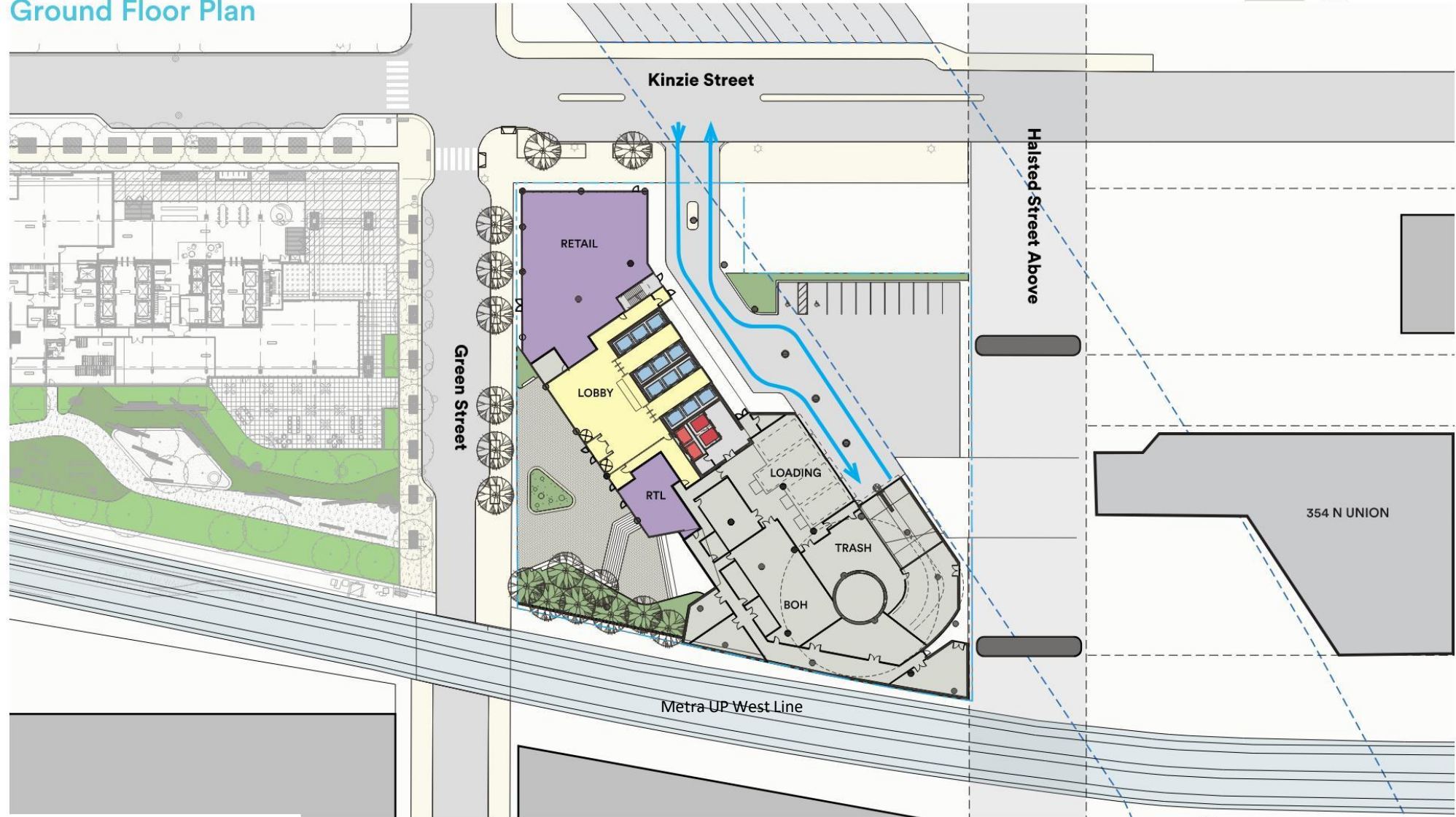
-  Building
-  Public Passage
-  Active Facade
-  Plaza/Open Space
-  Active Intersection



DESIGN

Ground Floor Plan

-  Vehicular Access
-  Bike
-  Retail
-  Lobby
-  BoH



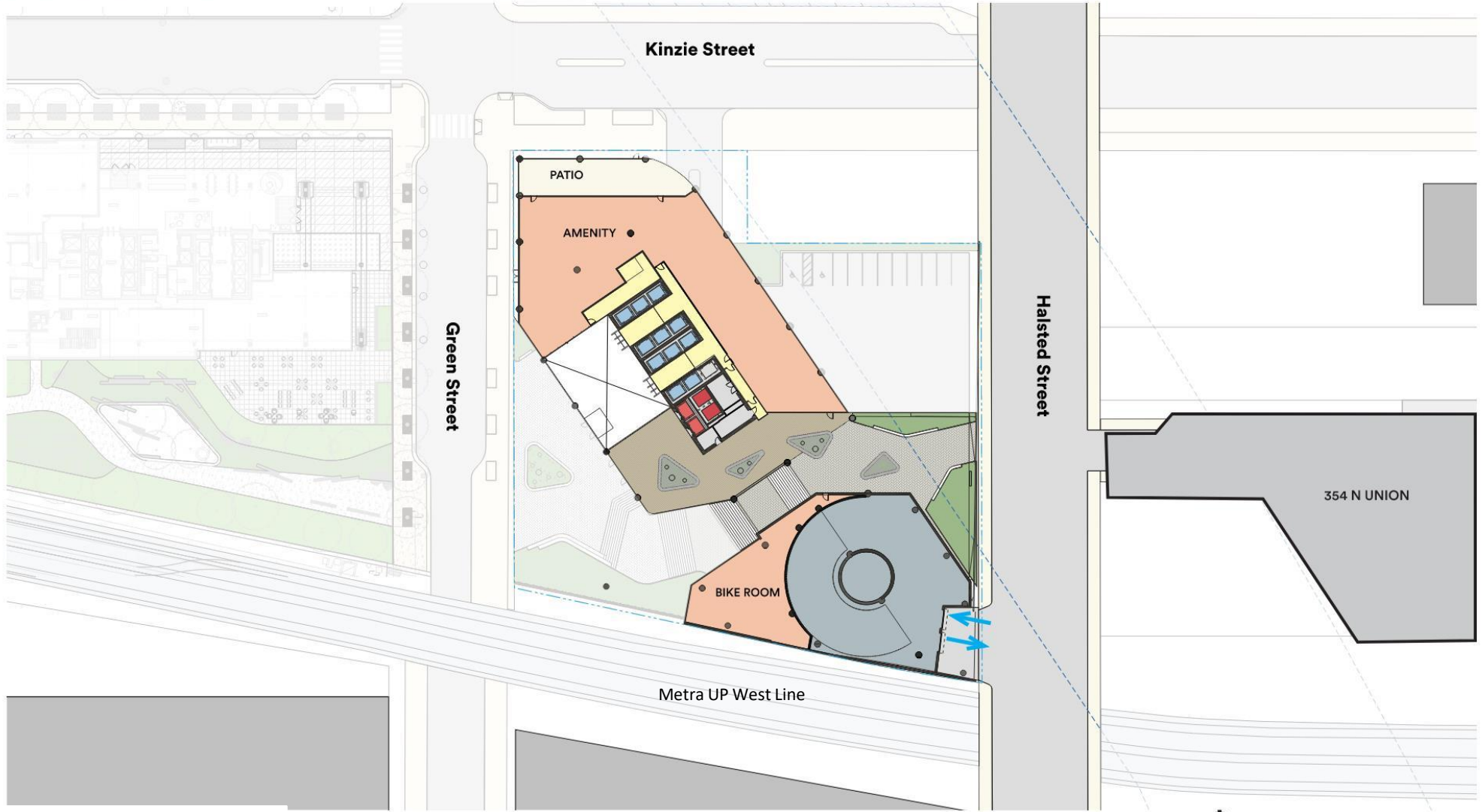
Ground Floor Plan



DESIGN

Level 2 Floor Plan

- Amenity
- Lobby
- Parking
- Vehicular Access

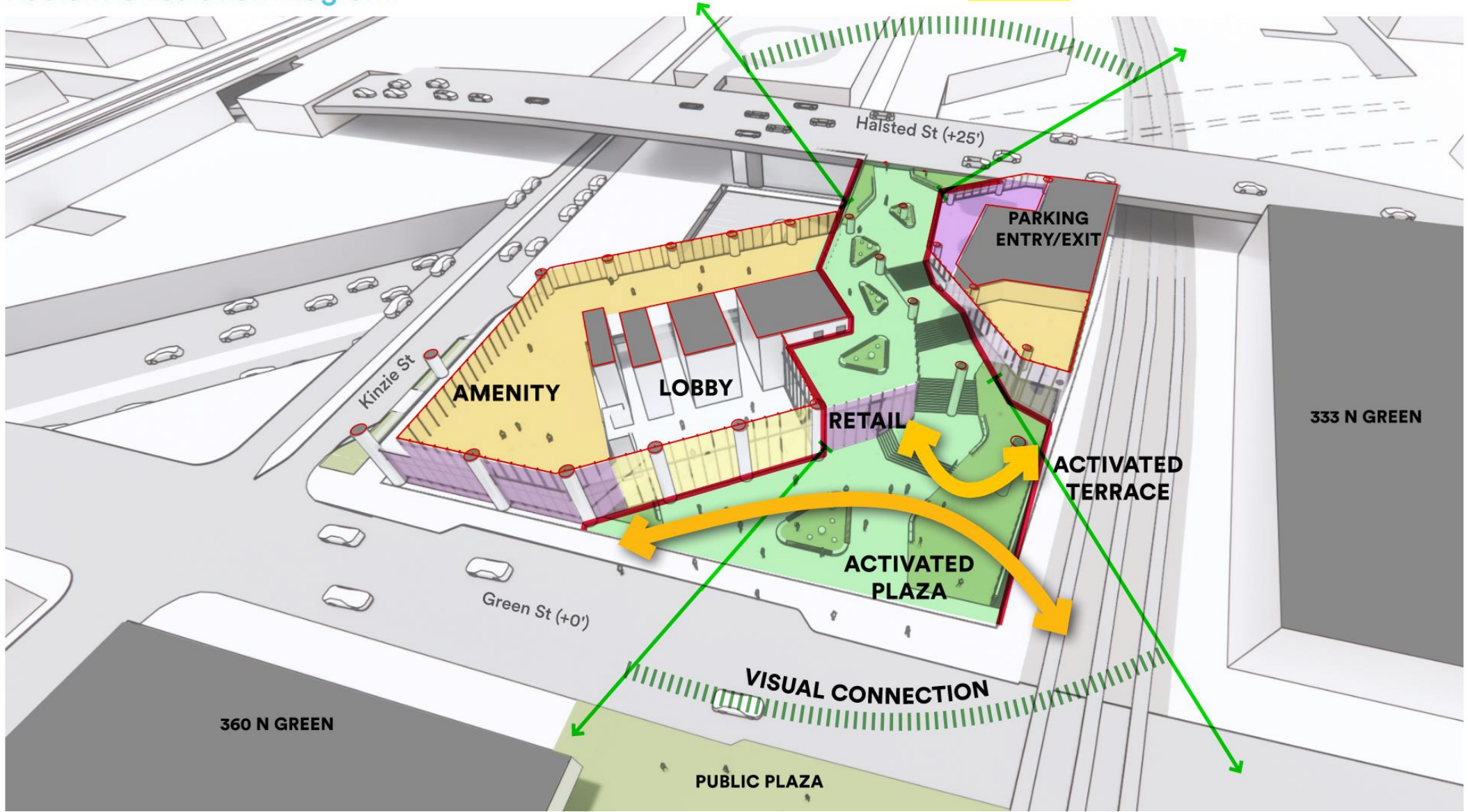


Level 2 Floor Plan

DESIGN

Podium Circulation Diagram

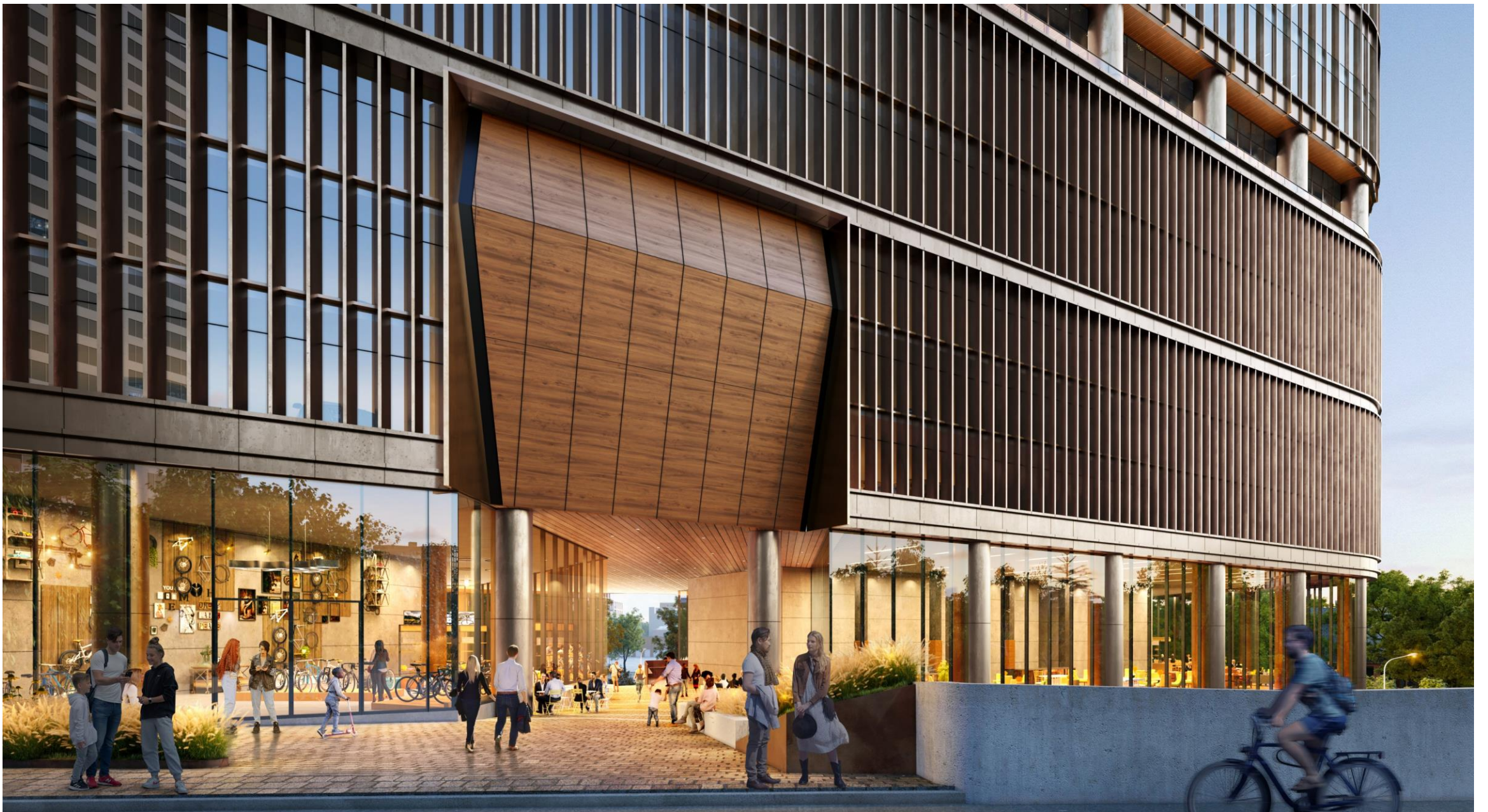
-  PASEO / PUBLIC PEDESTRIAN PATH
-  RETAIL
-  AMENITY
-  MAIN LOBBY



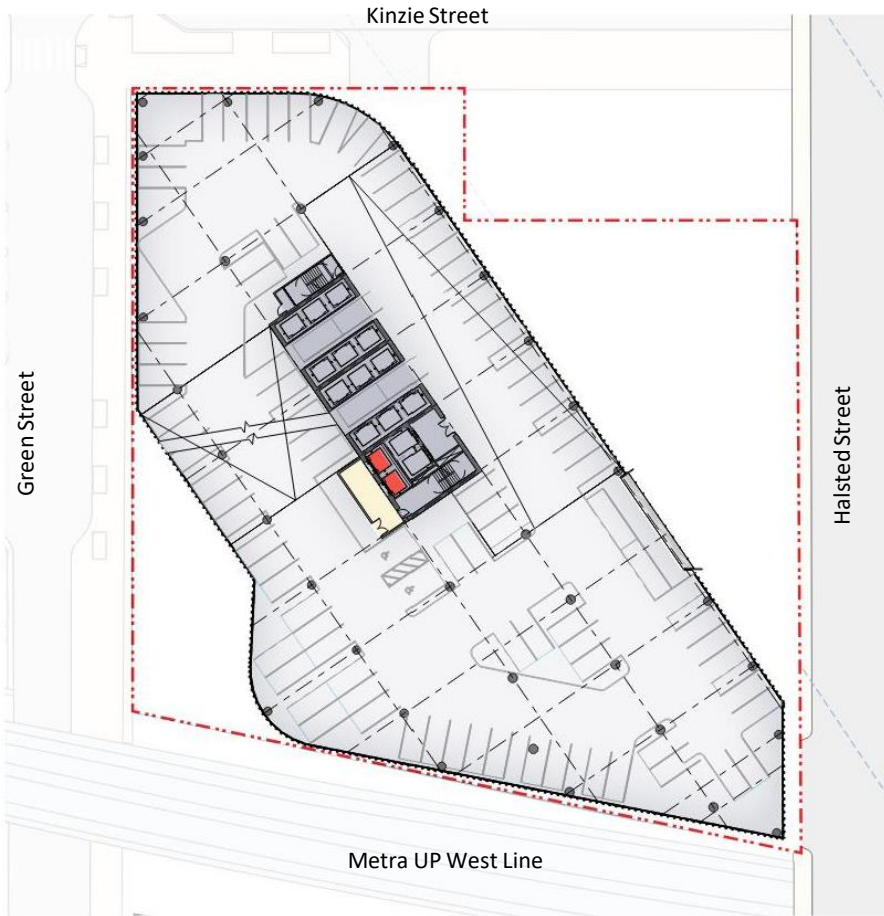
PODIUM 3D SECTION



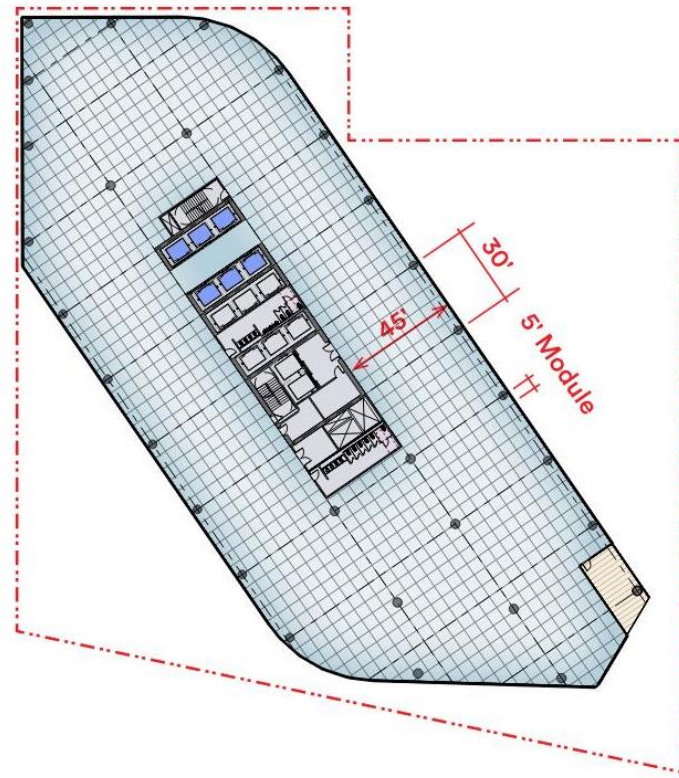
RENDERING WITH PEDESTRIAN CONTEXT – Green Street



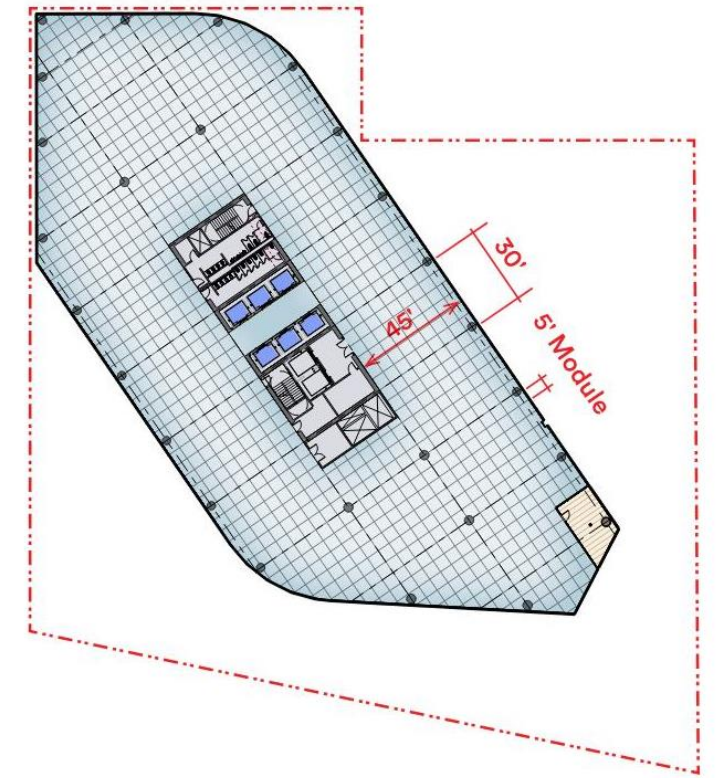
RENDERING WITH PEDESTRIAN CONTEXT – Halsted Street



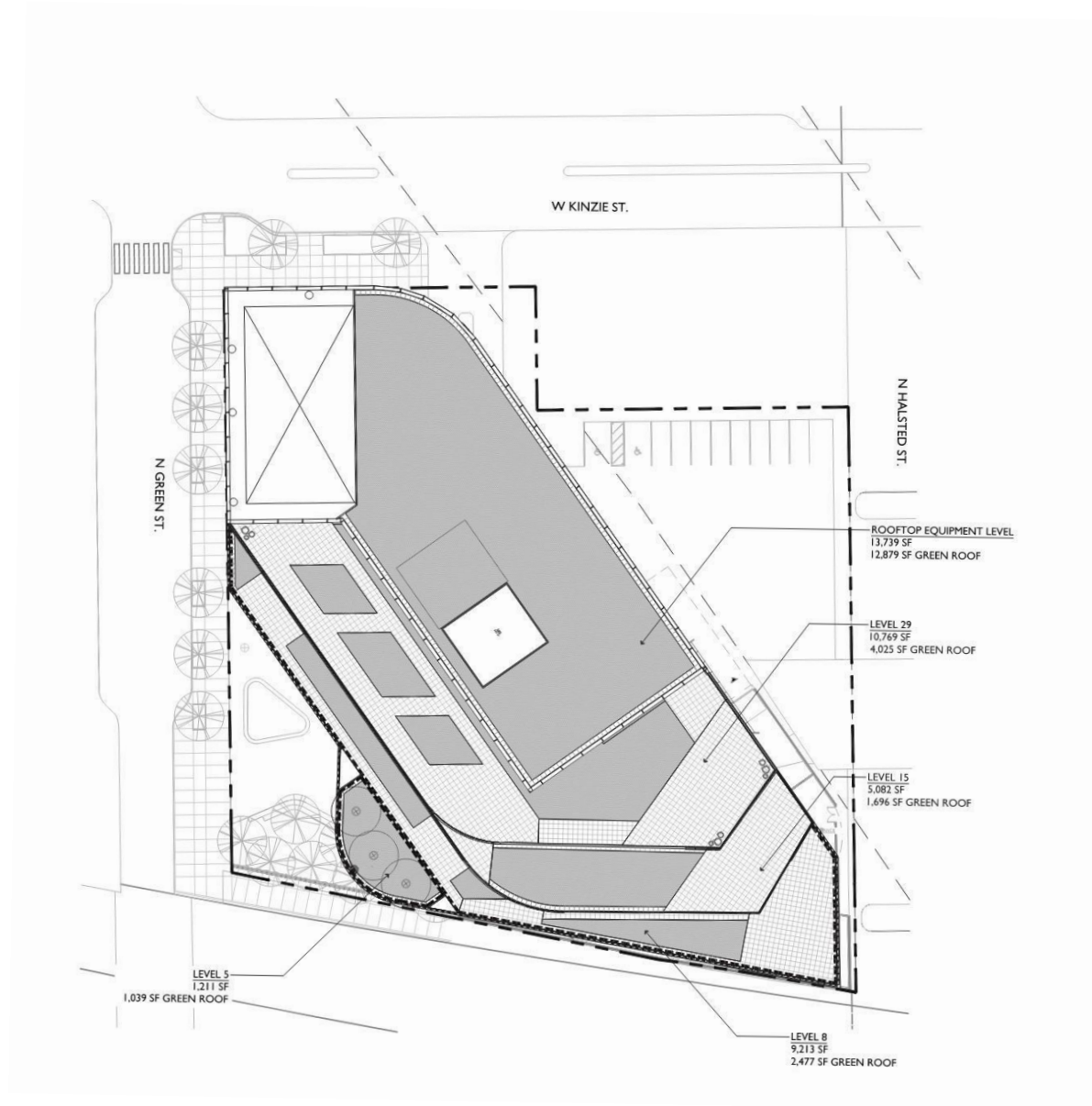
Typical Parking Plan



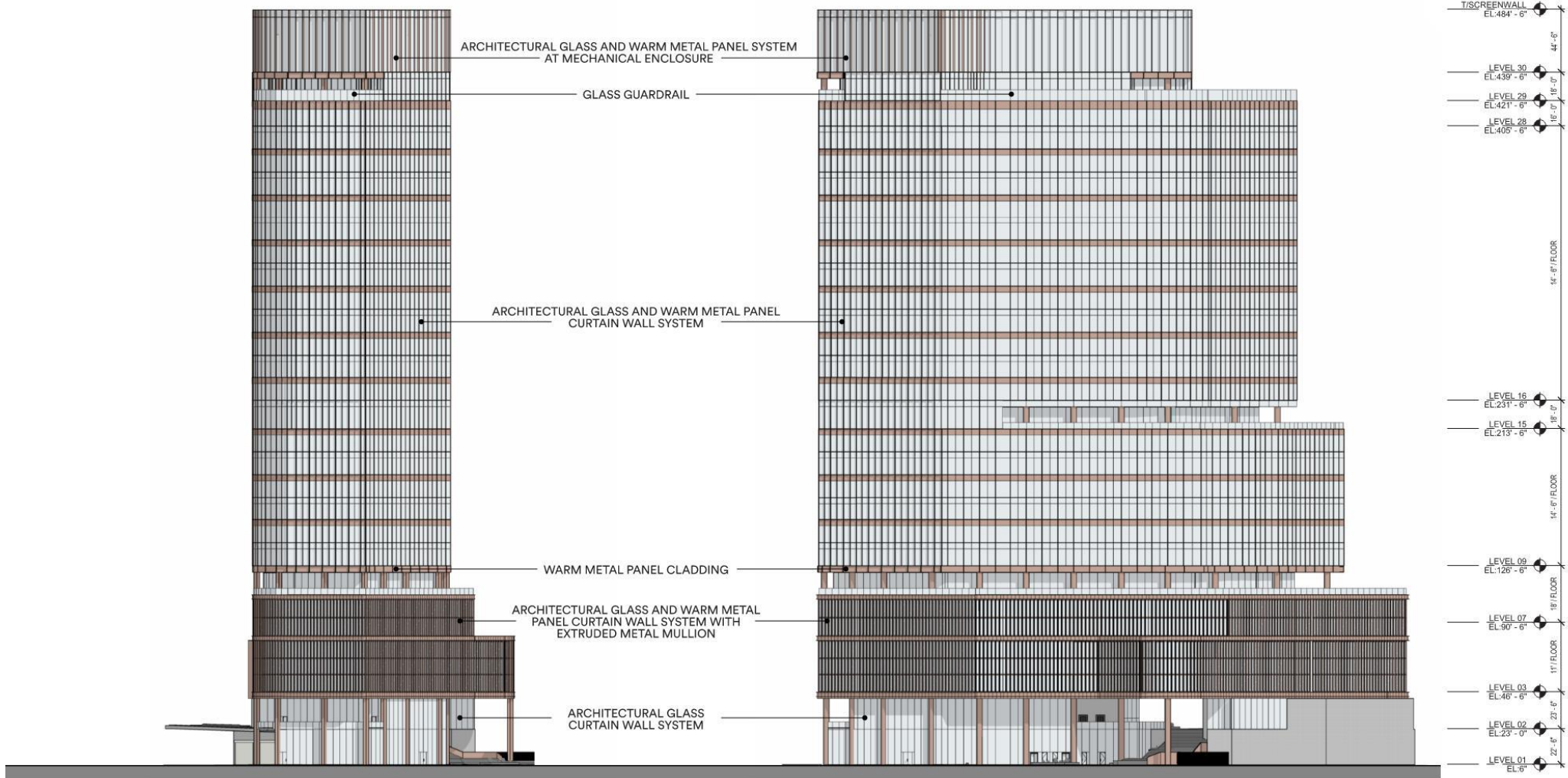
Typical Low-Rise Office Plan



Typical High-Rise Office Plan



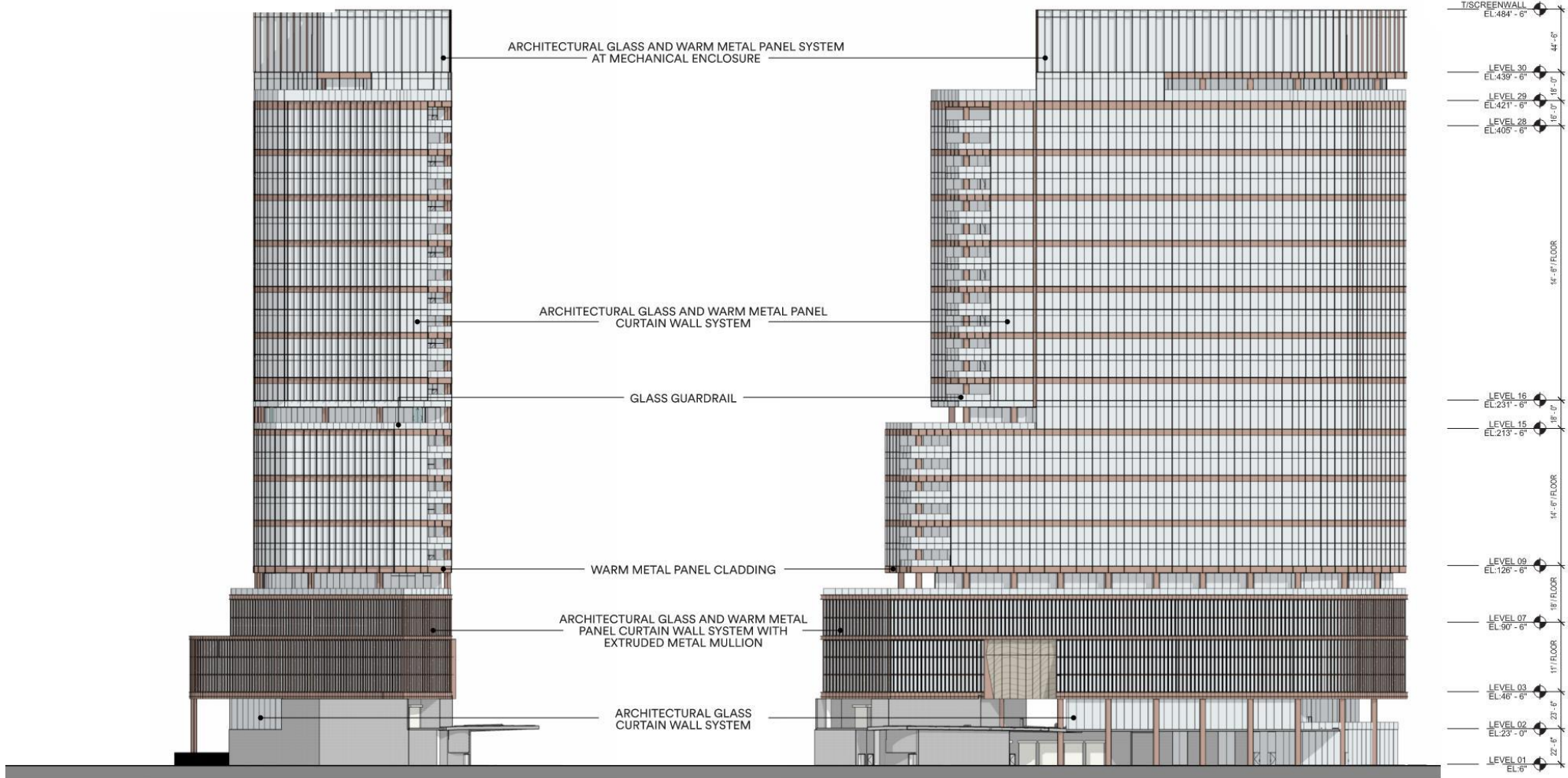
ROOF PLAN



Building Elevation - North

Building Elevation - West

BUILDING ELEVATION (N, W)



ARCHITECTURAL GLASS AND WARM METAL PANEL SYSTEM AT MECHANICAL ENCLOSURE

ARCHITECTURAL GLASS AND WARM METAL PANEL CURTAIN WALL SYSTEM

GLASS GUARDRAIL

WARM METAL PANEL CLADDING

ARCHITECTURAL GLASS AND WARM METAL PANEL CURTAIN WALL SYSTEM WITH EXTRUDED METAL MULLION

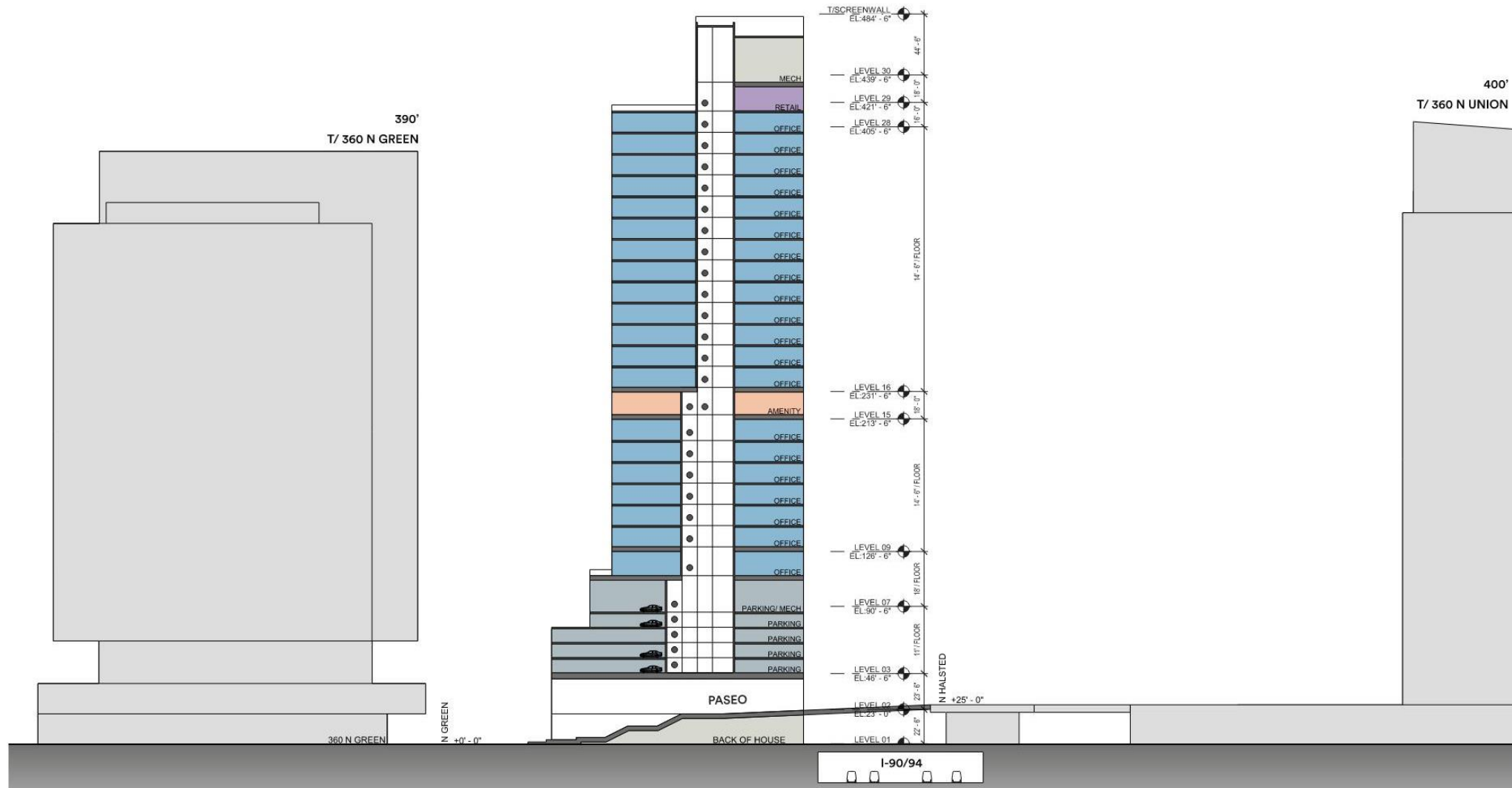
ARCHITECTURAL GLASS CURTAIN WALL SYSTEM

- T/SCREENWALL EL.484' - 0"
- 44' - 0"
- LEVEL 30 EL.439' - 0"
- LEVEL 29 EL.421' - 0"
- LEVEL 28 EL.405' - 0"
- 14' - 0" / FLOOR
- LEVEL 16 EL.231' - 0"
- LEVEL 15 EL.213' - 0"
- 14' - 0" / FLOOR
- LEVEL 09 EL.126' - 0"
- LEVEL 07 EL.90' - 0"
- 18' - 0"
- 11' / FLOOR
- LEVEL 03 EL.46' - 0"
- LEVEL 02 EL.23' - 0"
- LEVEL 01 EL.0' - 0"
- 23' - 0"
- 22' - 0"

Building Elevation - South

Building Elevation - East

BUILDING ELEVATION (S,E)



BUILDING SECTIONS (E-W)



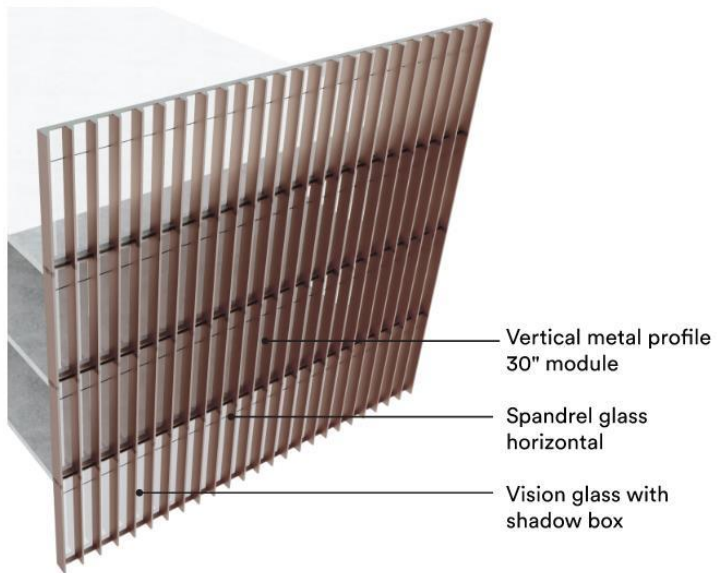
BUILDING OVERALL IMAGE (From SouthWest)



BUILDING OVERALL IMAGE (From NorthWest)

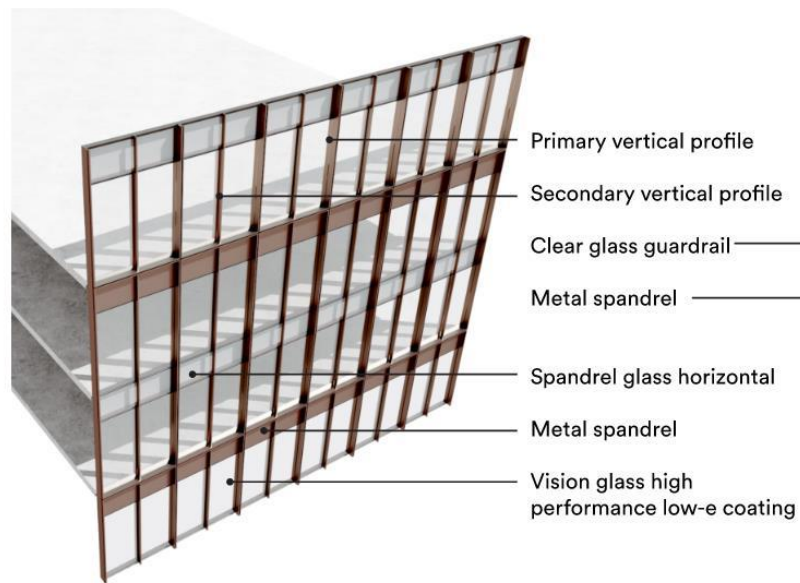


BUILDING OVERALL IMAGE (From NorthWest along I-90/94)



Podium Cladding

Create texture at appropriate scale for lower elevations



Tower Cladding

2 story module provides texture at larger scale for tower

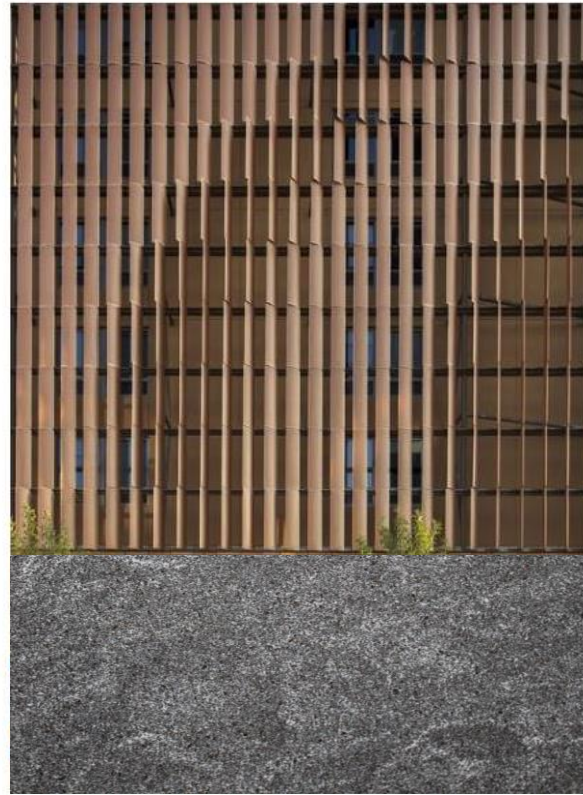


Tower Cladding @ Terraces

Glass facade continues along one side so terraces feel carved away from overall mass.



Warm Metal : Typical Exterior Profiles



Stone: Building Base



Vision Glass: Tower and Podium

TRAFFIC STUDY
DOCUMENT
COVER
PAGE

**TRAFFIC STUDY RECOMMENDATIONS
AND MITIGATION
IN BULLET NOTES**



LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

NORTH GREEN STREET

LENGTH (LINEAR FEET)	236.21'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	9
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	6 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

WEST KINZIE STREET

LENGTH (LINEAR FEET)	126.28'
NUMBER OF TREES REQUIRED (1 PER 25 LF)	5
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	2 TREES ARE PROVIDED. ADDITIONAL TREES BEYOND THIS NUMBER CANNOT BE PROVIDED DUE TO REQUIRED OFFSET

NOTE: NO EXISTING TREES WITHIN R.O.W..





Will comply with Chicago Sustainability
Development Policy

Lifestyle Wellness

- Accessible Terraces and Green Space
- Paseo Public Connection
- Smart Environment Control
- Enhanced Air Quality
- Daylight and Views
- Wellness Amenities

Energy Savings

- High Performance Facade
- Optimized Heating and Cooling

Water Savings

- Green Roofs
- Efficient Sanitary Fixtures



**Identify How Project Complies with the
Stormwater Management Ordinance**

<https://www.chicago.gov/content/dam/city/depts/water/general/Engineering/SewerConstStormReq/2016StormwaterManual.pdf>

Identify All Public Benefits

**Such as Jobs, Public Amenities or Programming, Neighborhood Improvements,
any bonus payments, open space fees, or conversion fees**

The City's Participation Goals are:

26% Participation from Qualified Minority Business Enterprises

6% Participation from Qualified Women Business Enterprises

50% Participation from Chicago Residents

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>

  **DPD Recommendations (staff to complete)**