

Chicago Plan Commission

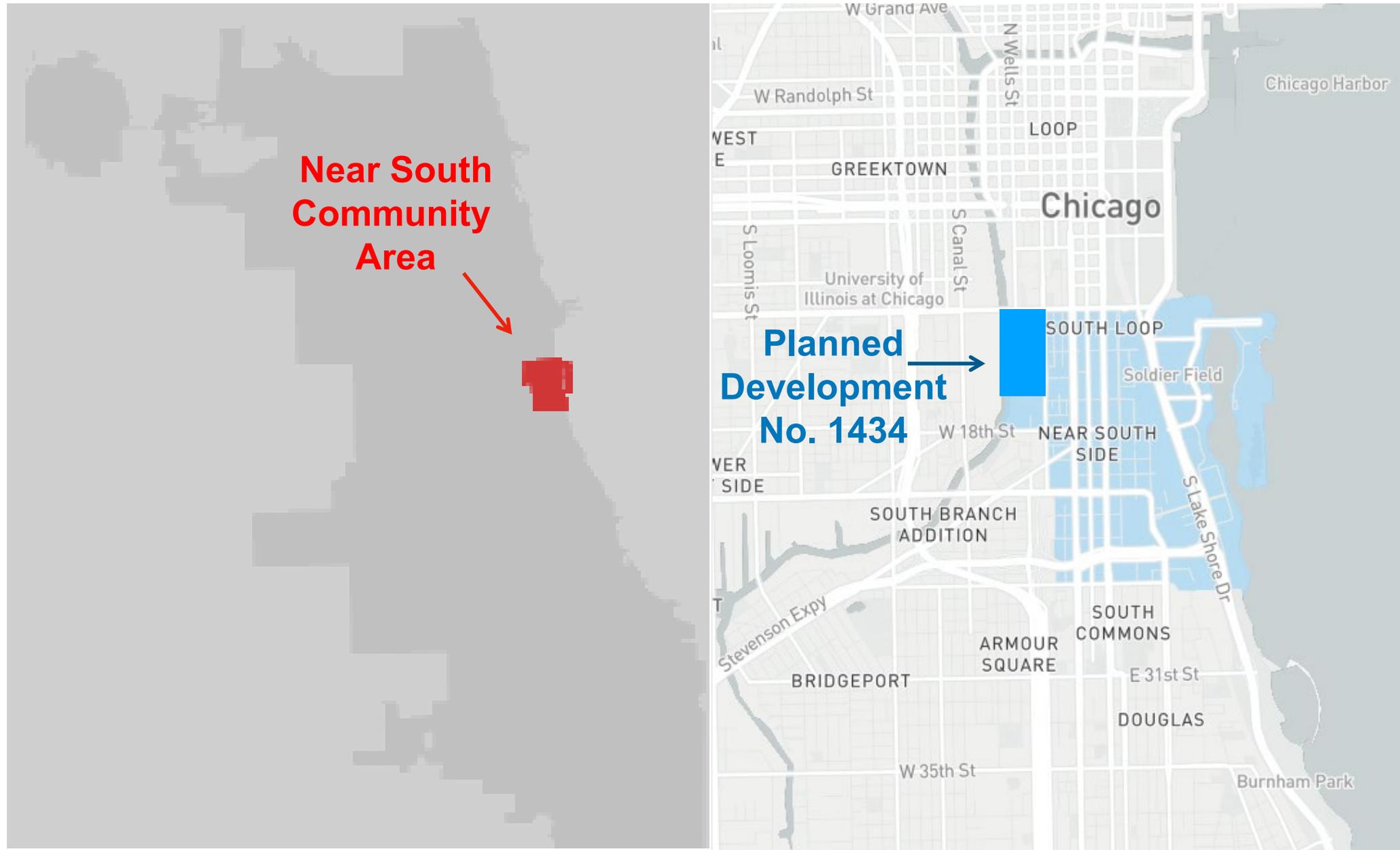
Department of Planning and Development

December 19, 2019



Amendment to Planned Development No. 1434
101-213 West Roosevelt Road/
1200-1558 South Clark Street,
Chicago, IL

SITE LOCATION



Status:

- City Council approved PD No.1434 (last amended 12/12/2018), which established the current development rights for the 62 acre site.
- Applicant is seeking new amendment to allow a CTA Transit Station to be built within the boundary of PD No. 1434.
- Aside from the proposed CTA Station use, no additional development rights would be granted by this proposed amendment.

The 78 – Waterway Residential-Business Planned Development #1434

Current Condition



Future Vision



Proposed New Station

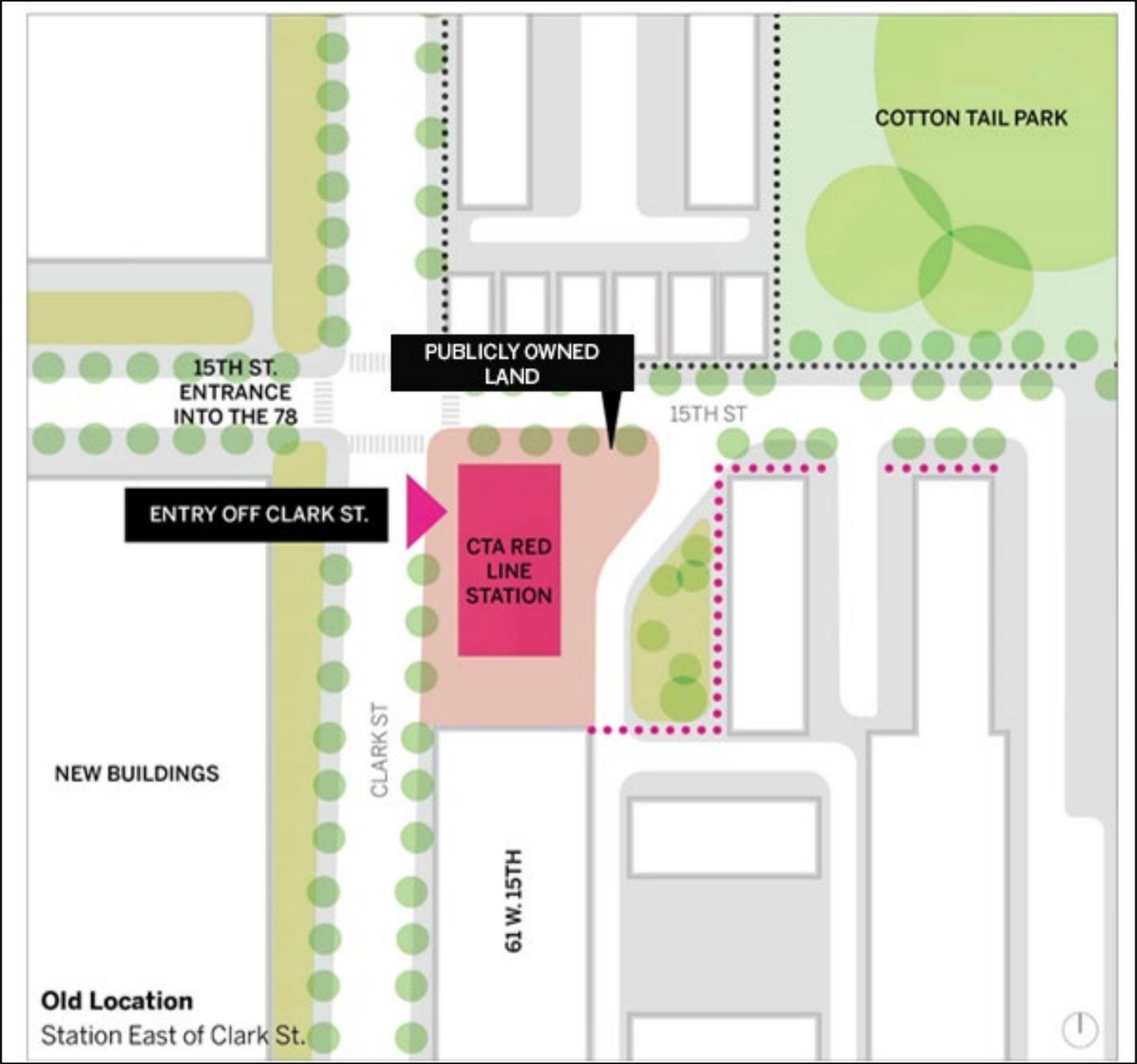
- 1.3 mile gap between the CTA Redline Stations at Roosevelt Rd. & Cermak Rd.
- New station proposed at the intersection of W. 15th St. & S. Clark St.
- Originally, the CTA station was proposed to be located on CTA-owned land east of S. Clark St., outside of PD #1434.
- Local residents requested that the proposed station be moved west of S. Clark St., inside the boundary of PD# 1434.



Red Line Station

Proposed Locations

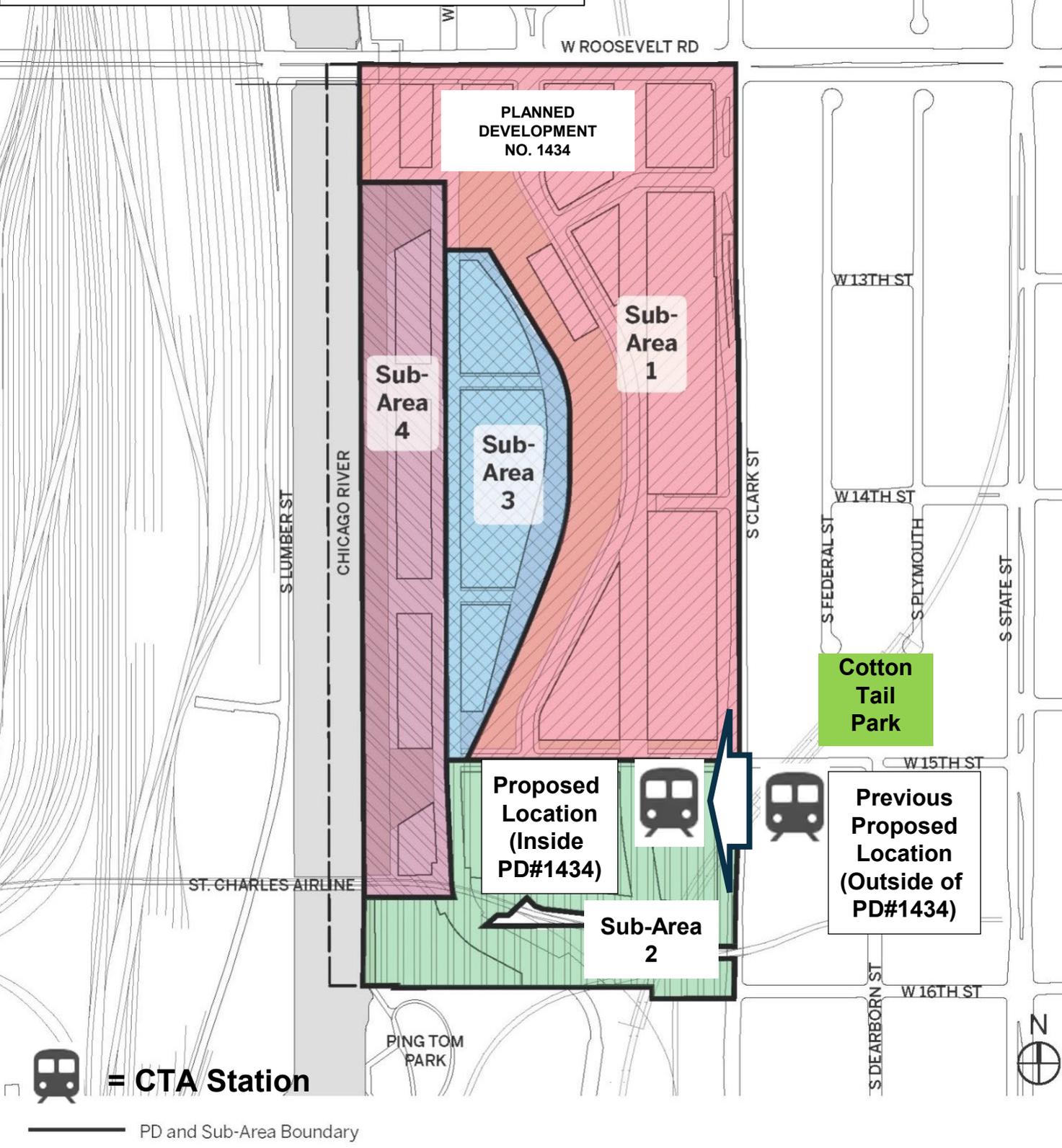
Previous Location – East of Clark St., Outside PD #1434



New Location – West of Clark St., Inside PD #1434



PD SUB-AREA MAP



PROPOSED TEXT AMENDMENT

- Add “Major Utilities and Services (for a CTA Transit Station and Accessory Uses only)” to allow new CTA station to be built within the boundaries of PD # 1434.
- Add “A School Impact Study will be required with any future site plan submittal involving residential development”
(Previously, a study would only have been done through mutual agreement of the City and the Applicant.)

Concept Rendering New Office Building with CTA Station W. 15th St. & S. Clark St.



Community Process May 2018 – Present

The 78 team participated in over 30 meetings with 24 separate community, small business, planning and trade organizations, including:

- Greater South Loop Association
- Near South Planning Board
- Chinese American Service League
- South Loop Neighbors
- Friends of the Chicago River
- Chicago Chinatown Chamber of Commerce
- Coalition for a Better Chinese American Community
- Hispanic American Construction Industry Association
- Federation of Women Contractors
- Black Contractors United, LGBT Chamber of Commerce
- Met with 25th Ward Zoning Board
- Four community-wide meetings sponsored by Aldermen of the 25th and 3rd Wards were held on the project. Two were specific to the Red Line location.

Over 2,800 people attended meetings ranging in size from 8 to 500 people

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Related Midwest

LONGSTANDING COMMITMENT TO EQUALITY, DIVERSITY AND INCLUSION

A QUARTER OF A BILLION DOLLARS awarded to MBE/WBE by Related Midwest and Affiliated Entities

450+ COMMUNITY HIRES across 25 projects

15+ start-up companies provided a first opportunity

Sustained support, mentorship and continued training for over 25 SMALL BUSINESSES

MODEL IN ACTION

LATHROP

- 44% MBE/WBE Participation
- 48% Section 3 Hires
- 14% Section 3 Business Concerns

TAYLOR STREET APARTMENTS AND LIBRARY

- 45% MBE/WBE PARTICIPATION
- 36% SECTION 3 HIRES
- 11% SECTION 3 BUSINESS CONCERNS



COMMUNITY PLAY LOT BUILDERS
TAYLOR STREET LIBRARY AND APARTMENTS



SMALL BUSINESS MENTORSHIP PROGRAM



LATHROP
SMALL BUSINESS LOAN FUNDRAISER



ART ON SEDGWICK



Related Midwest: Our Community Commitment Programs



WORKFORCE DEVELOPMENT
For both construction and permanent operations, hiring will prioritize underrepresented populations and local residents.



LOCAL AND SMALL BUSINESS DEVELOPMENT
Provide committed mentorship to emerging Chicago businesses and offer opportunities to grow sustainably.

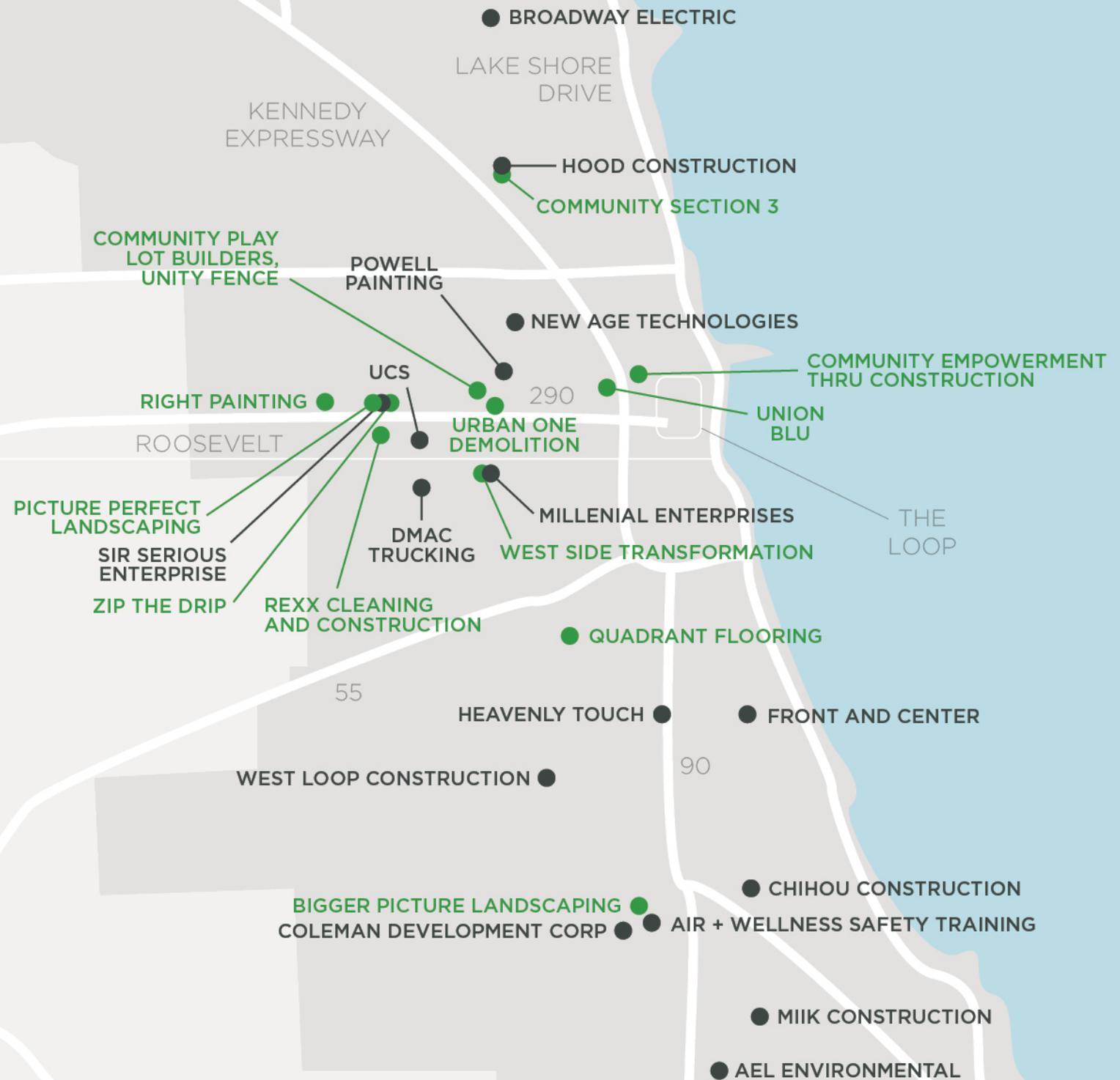


SUPPLY CHAIN INVESTMENT
Related Midwest And our partners will be contractually committed to meet inclusion standards and invest in the community supply chain.

Related Midwest: Small Business Startups and Mentorship Participants

- RECEIVED FIRST CONTRACT FROM RELATED MIDWEST
- MENTORSHIP PARTICIPANTS

BROOKS PAINTING
IN PEORIA, IL



The 78: Open Space Makes the Place



The 78 ARO Obligation

Under the PD, we negotiated the following ARO mix

	ARO units	Units	Notes
On-site	At least 5%	500+	Units should be distributed throughout development
Off-site	Up to 10%	500-1,000	Off-site units must be <ul style="list-style-type: none">• Within two miles AND/OR <ul style="list-style-type: none">• At least 50% of off-site units must be built in Pilsen-Little Village Pilot area• City would provide credit for units built in the Pilsen-Little Village Pilot in partnership with Non-Profit Affordable Housing developments
In-lieu fee	At least 5%	500+	2019 fee: \$182,748/unit 500 units = \$91 million

\$10,000,000 Prepayment Made in June of 2019 in accordance with the Planned Development

COMMUNITY BENEFITS

1. **More than 11 acres of public open space** to seamlessly integrate urban and natural elements
2. **20% affordable housing** created by the development
3. **\$24,000,000 Density bonus payment** for local neighborhood improvements
4. **10,000 jobs created** in both short- and long-term positions
5. **Community hiring** to benefit local residents





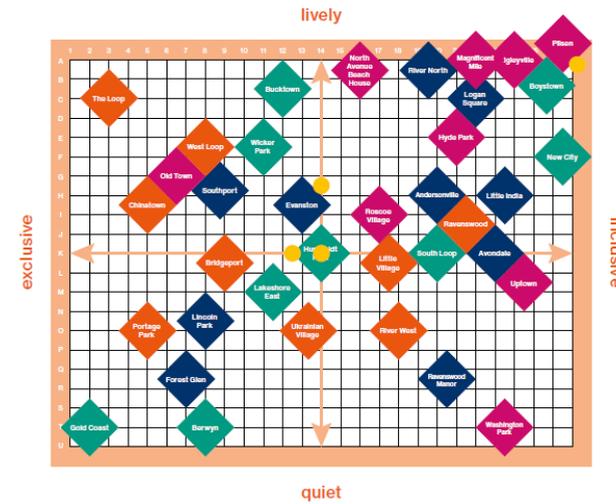
These are the landmarks, markers and waypoints that will help us find our way and achieve our mission. These represent the unique aspects of our project, our team and our opportunity that will help us make a place that is appropriate, progressive, successful and long-lasting.

- 01 Chicago Soul
- 02 Set a City Precedent
- 03 The Melting Pot
- 04 **Rocks, Pebbles and Rocks Made of Pebbles**
- 05 Chicago's Happy Hour
- 06 **Healthy, Happy and Local**
- 07 Welcome Winter
- 08 Nurture Community
- 09 **Authentic Authenticity**
- 10 Discover and Share

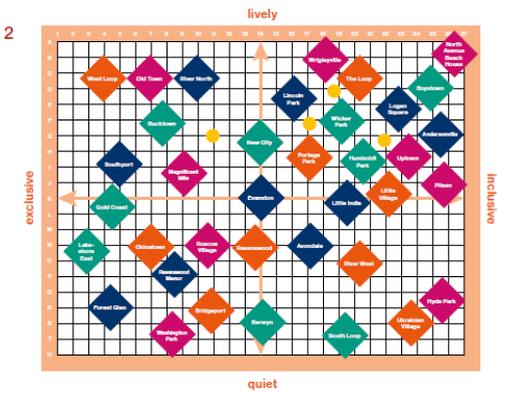


Neighborhood Ideation: The Future of Education

Group 1



Group 2



Group 3

