



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**BRONZEVILLE LAKEFRONT**

**31st St and Cottage Grove Ave (4th Ward)**

2601-3045 and 2600-3001 S. Ellis Avenue; 2900-3030 and 2901-3001 S. Cottage Grove; 2600-2900 S. Lake Park Avenue; 533 E. 29th Street; 401-434 E. 26th Street; 2701-2955 S. Vernon Avenue; 400-598 E. 31st Street; 2601-3099 S. Martin Luther King Drive

**GRIT CHICAGO, LLC**

02/18/2020



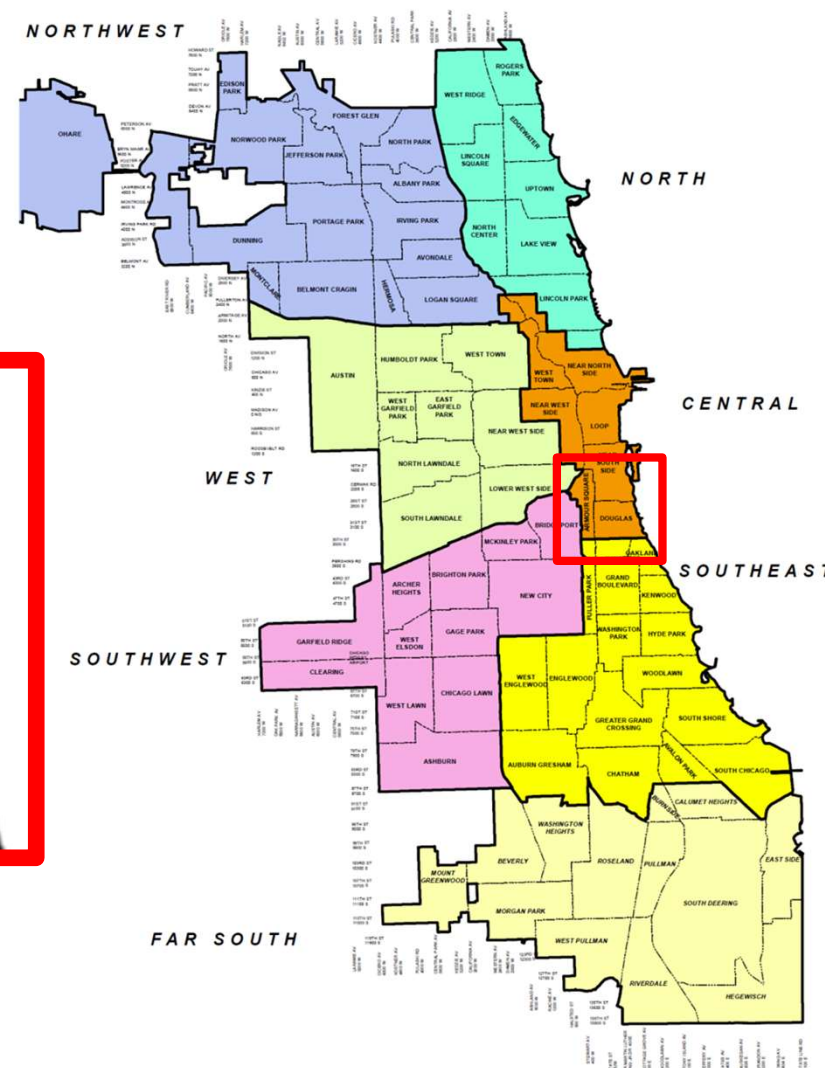
# Community Area Snap Shot

## COMMUNITY AREA INFORMATION:

- Douglas Community Area

## COMMUNITY AREA INFORMATION:

- Total Population - 21,268
- Average Household Size - 2.2
- Median Age - 32.0
- Race - Black 68.2%, Asian 14.2%, White 11.3%, Hispanic 3.4%
- Median Income - \$31,509



## Site Area ±71 Acres

3 miles south of the Loop

Strategically positioned  
along the South Lakefront

Adjacent to McCormick Place  
and near IIT campus

Located in the Historic  
Bronzeville Neighborhood

PD area includes:

- *Former Michael Reese Hospital site*
- *Prairie Shores*

Anticipated connection to  
future development of MPEA  
marshalling yards





Prairie Shores  
Apartments

South Commons  
Condominiums

Mercy Hospital

McCormick Place

Museum  
Campus

Navy Pier

26th Street

29th Street

Singer Pavilion

MPEA Marshalling Yards

Vernon Avenue

Cottage Grove Avenue

31st Street

Lake Park Avenue

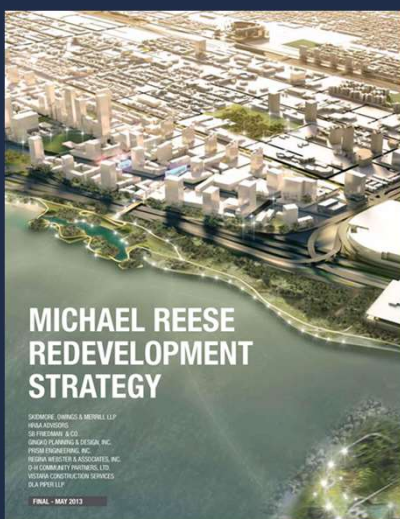


# Planning Context



## Michael Reese Tech Park Advisory Report (May 2011)

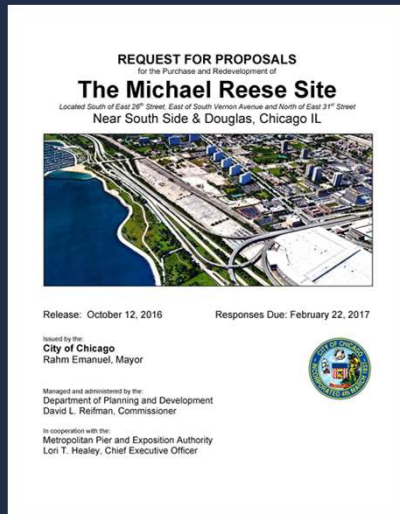
- Create high-quality, modern jobs that require a wide range of skills and education levels
- Attract established companies, and foster creation of new companies, in emerging business sectors
- Attract individual and institutional investors to support these companies
- Foster economic development of the nearby communities
- Balance financial risk and return among public and private investors, and generate a positive return (direct and indirect) on the City's initial investment



## Michael Reese Redevelopment Strategy (May 2013)

- Create thousands of new jobs for the people of the community
- Offer new entertainment attractions
- Reconnect to the city fabric
- Improve transit accessibility and service
- Create a great Chicago neighborhood with an anchor for the South Side and Chicago

# ★ Planning Context



## Michael Reese Site RFP (October 2016)

- The objective of this RFP is the redevelopment of the Michael Reese Site, and potentially the Marshalling Yards and Advocate/McDonald's sites, in a manner which adds vibrancy to Chicago's south lakefront communities, particularly Bronzeville. The City and MPEA are open to a range of uses, including commercial, institutional, tourism, entertainment, sports and recreational facilities and residential
- Demonstrate that the design, construction, or renovation of all buildings will provide healthy indoor environments, efficient operating costs, and energy conservation systems
- Provide for inviting and usable public open spaces, containing unique features and substantial landscaping between buildings and throughout the entirety of the Site



## GRIT RFP Response (February 2017)

- Catalyze job-creating neighborhood development
- Leverage its combined assets
- Put the district to work creating future-focused jobs and attracting new industries.
- City, private sector, nonprofit sector and community to make it happen together.

# Project timeline

## Legend



Key events



Selection Committee Meetings



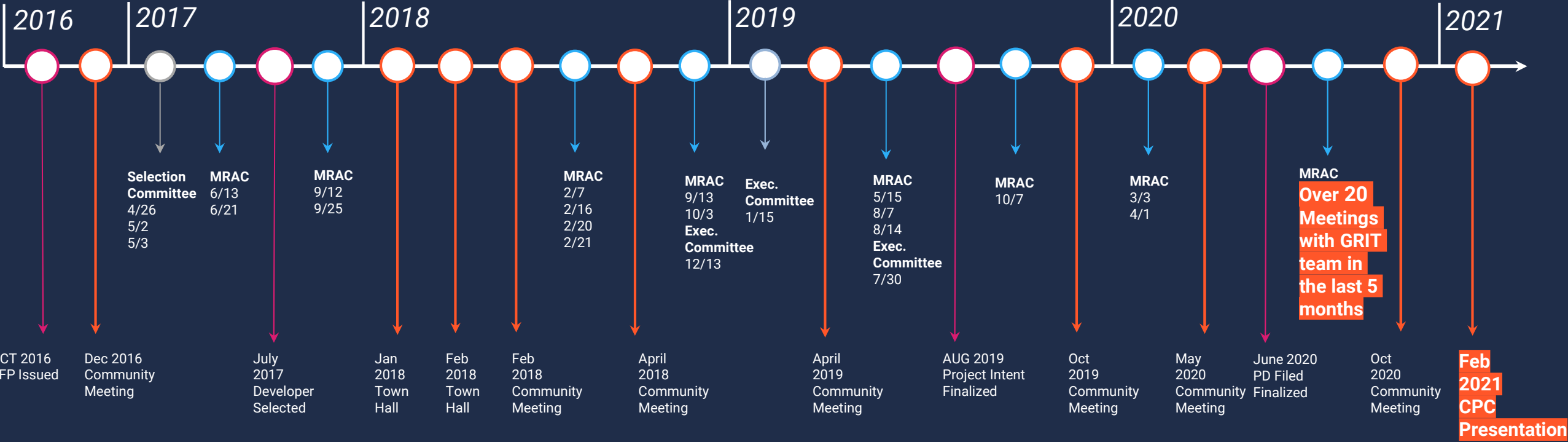
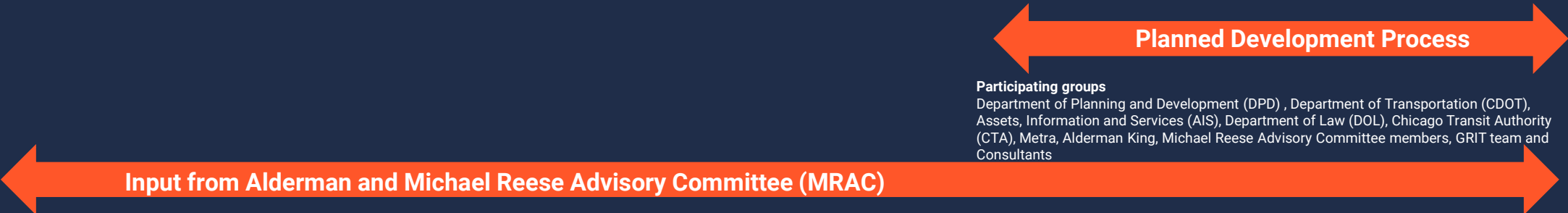
MRAC Meetings



Executive Committee meetings



Community Meeting/Town Hall



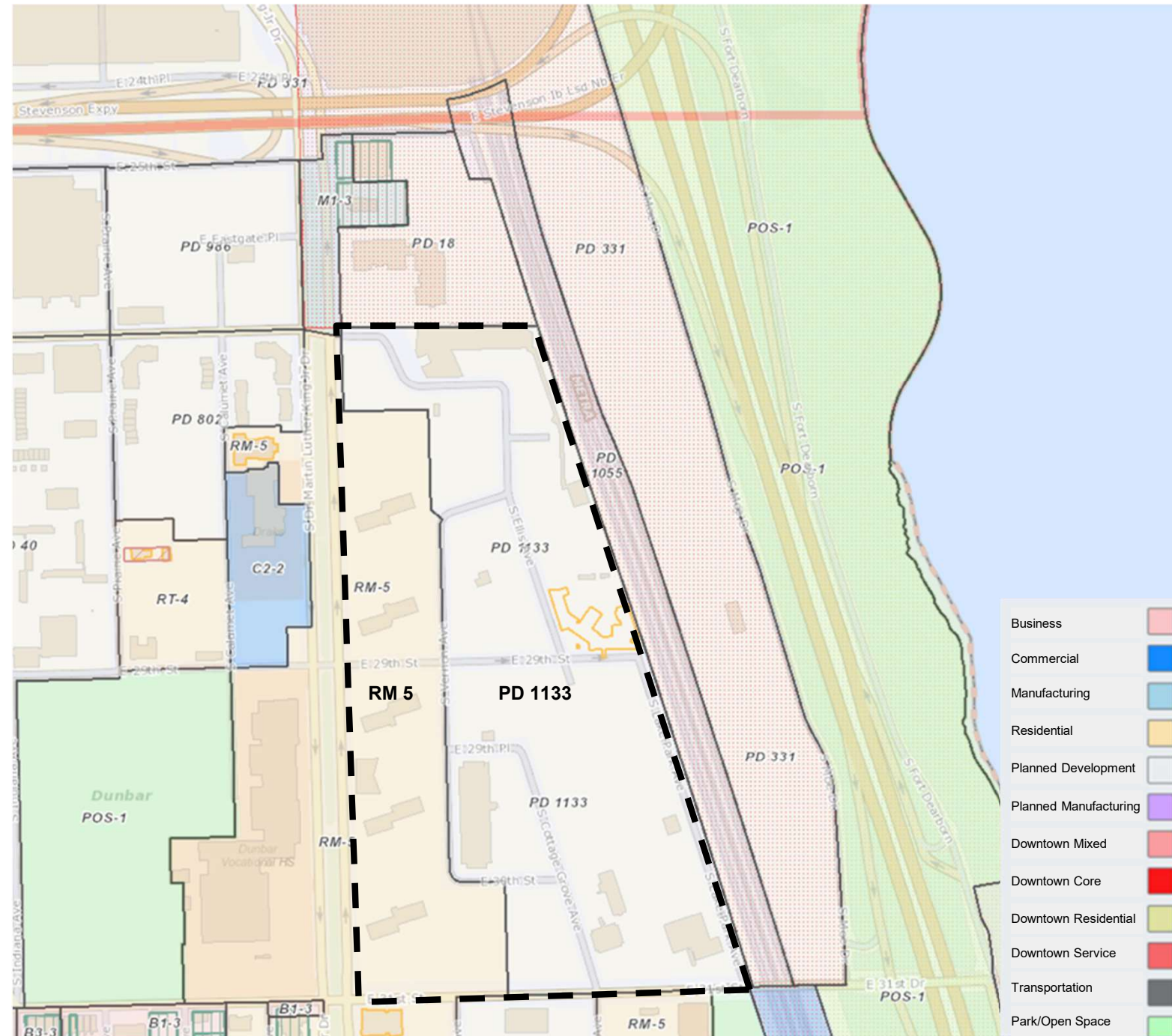
# Planned Development (PD) timeline

PD regulates the allowable uses, maximum square footages, maximum heights, parking ratios, design guidelines, requirements for infrastructure and open spaces, and compliances with other ordinances or policies such as ARO, sustainability and minority participation.



# Existing Zoning

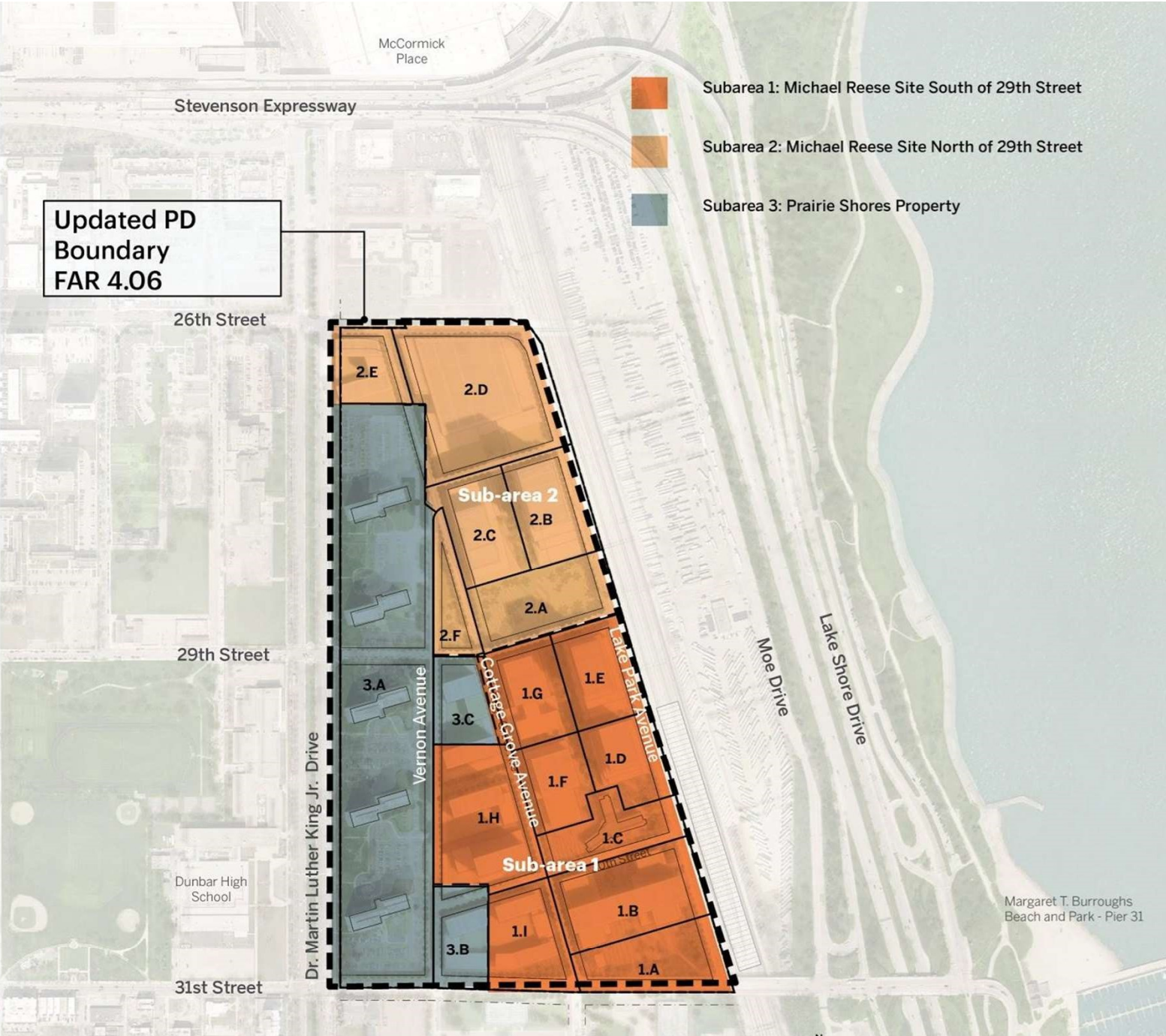
- The Michael Reese land is currently under PD 1133
- Prairie Shores is RM-5



# Planned Development (PD) area

Existing Prairie Shores development included to facilitate new roadway network serving Michael Reese site development

Total Planned Development		
Gross Site Area	3,075,996 sf	70.6 Acres
Area of Public ROW	782,758 sf	18 Acres
Net Site Area	2,293,237 sf	52.6 Acres
Gross Floor Area	1,377,946 sf Existing 7,923,826 sf Proposed <u>9,301,772 sf Total</u>	
Maximum Dwelling Units	1,867 units Existing Prairie Shores 6,786 units Proposed <u>8,653 units Total</u>	
Open space	±10 Acres	
Maximum FAR (including Prairie Shores)	5.0 Excluding 3.A 4.06 Total PD	



# The GRIT Team

## Farpoint Development

- Scott Goodman
- Regina Stilp
- Eric Helfand
- Justin Patwin
- Morgan Malone

## Loop Capital

- James Reynolds
- Adrienne B. Pitts
- Cedric Jones

## Draper and Kramer

- Ed Polich
- Gordon Ziegenhagen

## Chicago Neighborhood Initiatives (CNI)

- David Doig
- Ciere Boatright
- Jennifer Bransfield

## Bronzeville Community Development Partnership

- Paula Robinson

## McLaurin Development

- Zeb McLaurin
- Michael Lucas

## Kaleidoscope Health Ventures

- Ken Bahk, PhD
- S. Bob Chib

## GRIT consultant team

- SOM
- McLennan Design
- Johnson & Lee Architects
- Hood Design Studio
- SpaceCo, Inc
- Engage Civil
- KLOA
- Primera
- O'Brien Associates
- KDM
- Neoscape
- Jacked IMC

# Vision: Building a Healthy Community of the Future

## A model health and wellness community

- We envision a community that is grounded in the concept of regeneration. Regenerating the health of people, their community, and our planet.
- Uplift social, economic and environmental indicators
- Celebrate the rich cultural legacy of Bronzeville
- Establish principles to promote healthy outcomes for people, the community and the natural ecosystem



## An Anchor Tenant - ARC Innovation Center

- Modern hub to fast-track global technologies developed by local startups
- A division of Sheba Medical Center currently ranked #9 in the world
- Leader in telemedicine, precision medicine, digital innovation focusing on big data and artificial intelligence, virtual reality, rehabilitation, and surgical innovation



**AERIAL VIEW FROM SW DIRECTION**

## Estimated Total Economic Impact by the Numbers

projected over 20 years:

**\$3.8B** Direct Economic Impact

**\$8.2B** Direct and Indirect Economic Impact

**30,861** Estimated Full Time Jobs

**45,425** Estimated Construction and Related Jobs (Direct and Indirect)

**17,528** Estimated Direct Construction Jobs

## GRIT Commitments to Jobs (RDA):

- **Minority Business**

Achieve 30% MBE + 10% WBE

Aspire to achieve 65% Minority led business participation within the project.

- **Local Hiring**

50% Participation from Chicago Residents

- **Local Small Business**

10% of Retail Space, 20% below Market Rate rent

- **Vocational Training**

10 internships annually and 10% apprenticeships



## GRIT Commitment to Community (RDA):

- **Bronzeville Welcoming Center**

will celebrate the history of the Bronzeville community

- **Singer Pavilion**

will honor the history of the Michael Reese Hospital

- **Public Open Space**

18.5% of site area is privately maintained public open spaces

- **Enhanced Streets & Roadways**

cohesive street grid to connect people and places

- **Education**

Up to \$25MM for educational needs in the 4th Ward



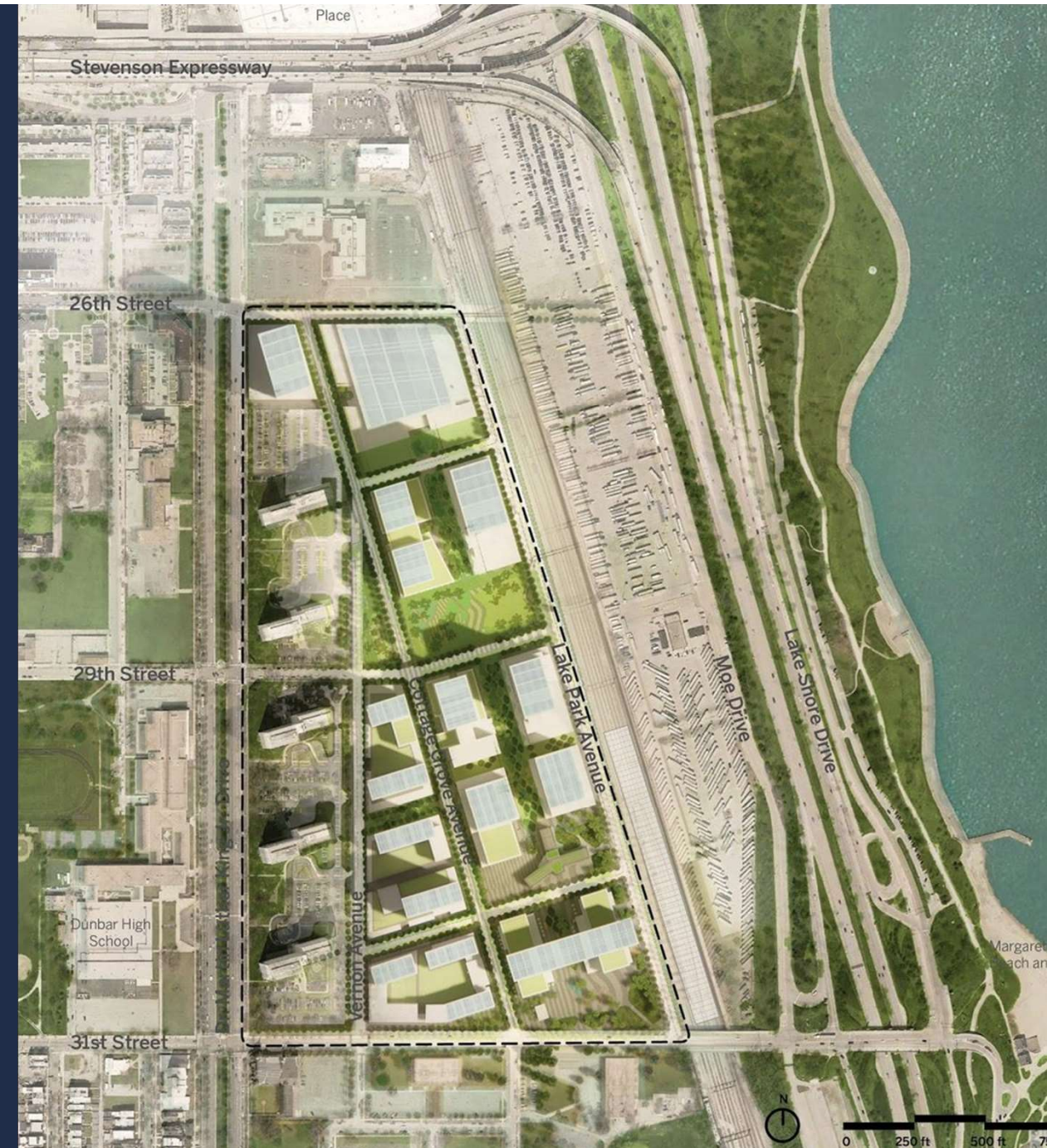
## GRIT Commitments to Housing (RDA):

### Affordable Housing

GRIT commits to build 20% ARO units on site for newly constructed residential buildings, within the PD.

1,357 Maximum ARO Units

6,786 Maximum Allowable Units



# Principles for Health & Wellbeing



**Equity** - Dignity, Access, JUST Society



**Community** - Self, Family, Friends, Neighbors



**Vocation** - Work, Learn, Teach, Inspire, Mentor



**Ecology** - Biophilia, Habitat, Natural Systems



**Nourish** - Food, Water, Cultivation



**Mobility** - Exercise, Transportation



**Beauty** - Culture, Music, Art, Expression



**Resiliency** - Security, Familiarity, Comfort



**Play** - Recreation, Fun, Sports



**Shelter** - Home, Infrastructure, Services



# Building Design Guidelines

## Massing

- Massing and orientation will consider access to light, air, and views
- Building podiums will have a height and scale appropriate for the neighborhood
- Guidelines encourage a variety of facade treatments
- Rooftop mechanical will be screened from view
- Parking and service areas will be integrated into the buildings, and screened from the public realm



# Building Design Guidelines

## Ground Floor Activation

- Prioritize retail and public uses on ground floors facing primary streets
- Retail, lobbies, and public uses will have a high degree of transparency and be accessible to all
- Provide drop-offs and clear access routes to building entries and retail
- Prohibit or limit parking and service entries on primary streets; limit driveway widths
- Design ground floor uses to coordinate with adjacent open spaces



# Building Design Guidelines

## Materials and Sustainability

- High quality building materials will be used
- Materials, colors and finishes will draw from the architectural heritage of Bronzeville.
- Buildings will follow Bird Safe Buildings Best Practices
- Buildings will be designed in a sustainable manner, prioritizing energy efficiency and human health
- Designs will consider passive design strategies



## ARC Innovation Center and Bronzeville Welcoming Center



EYE LEVEL VIEW FROM 31ST AND COTTAGE GROVE AVE INTERSECTION

# ARC Innovation Center and Bronzeville Welcoming Center

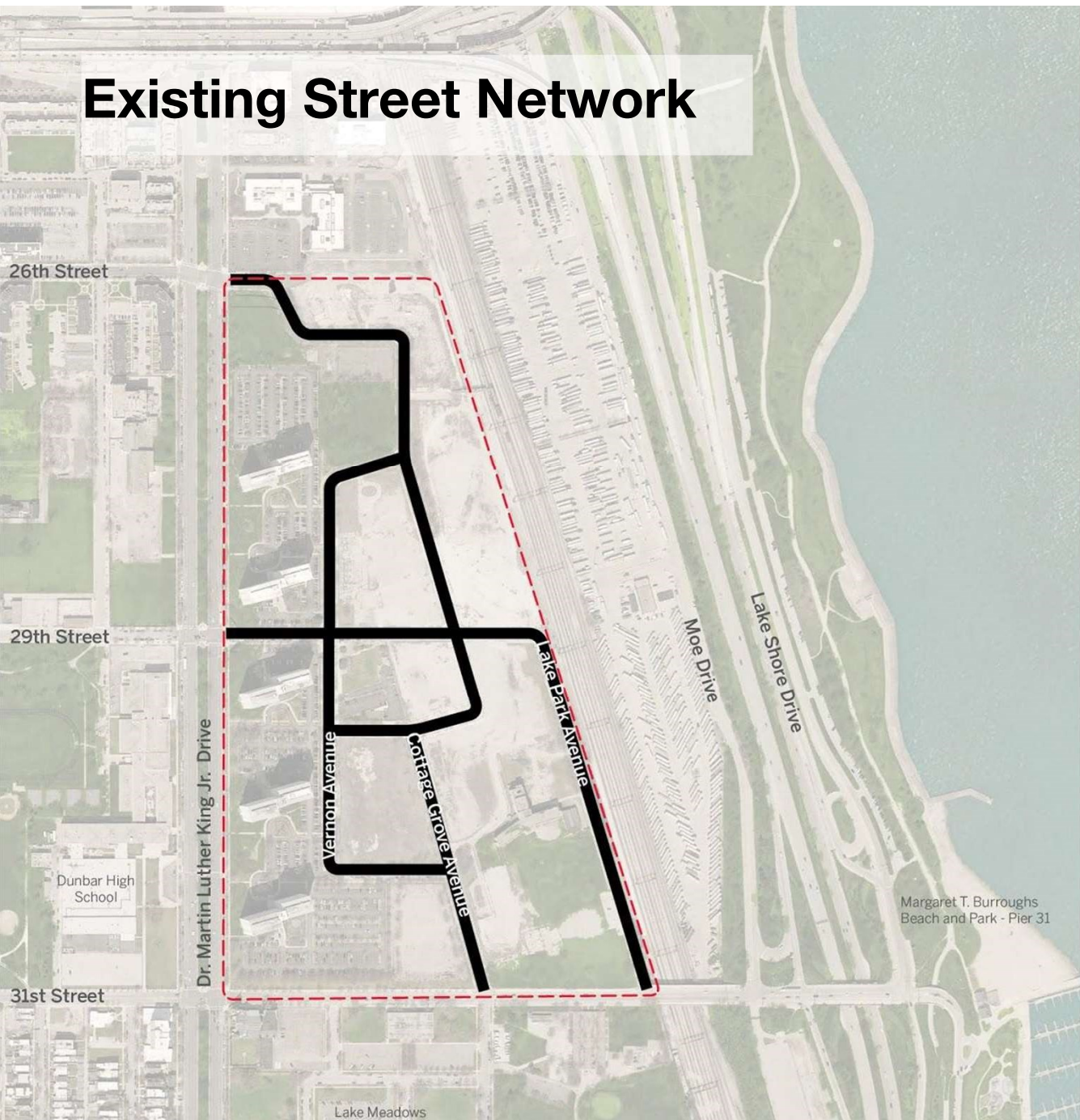


EYE LEVEL VIEW FROM LAKE PARK AVE



EYE LEVEL VIEW FROM COTTAGE GROVE

# Existing Street Network

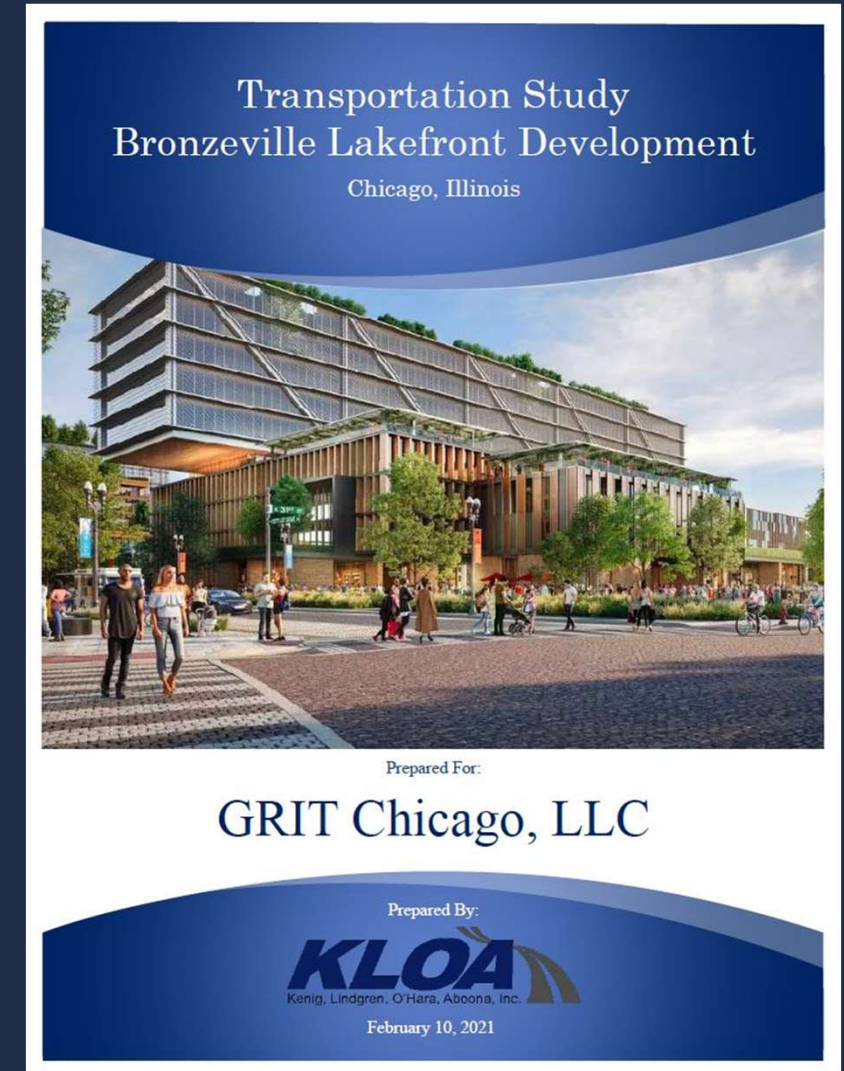


# Proposed Street Network



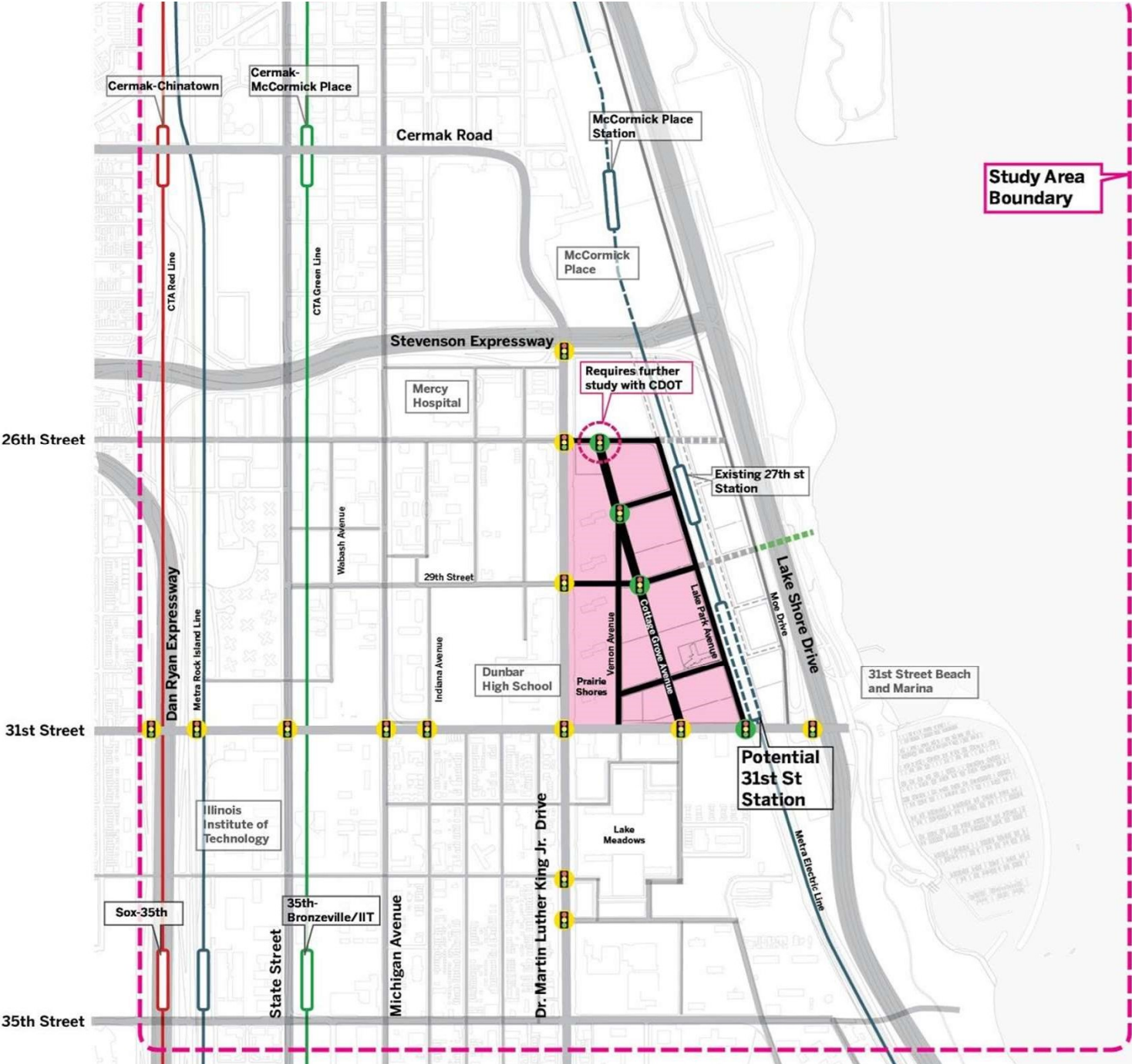
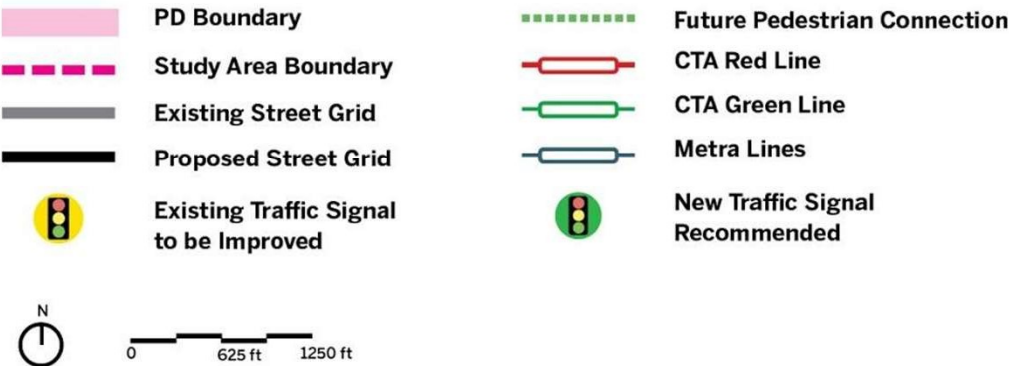
# Transportation Study

- Signal Prioritization and improvements on existing intersections to improve pedestrian and traffic flow
- New signalized intersections
  - 31st and Lake Park Ave
  - 29th st and Cottage Grove Ave
  - 27th st and Cottage Grove Ave
  - 26th st and Cottage Grove Ave
- Integrate transit into the site: opportunity for CTA buses and potential adjacent Metra station
- Divvy bike stations and improved bike routes on 31st street
- Streets designed to CDOT standards and guidelines



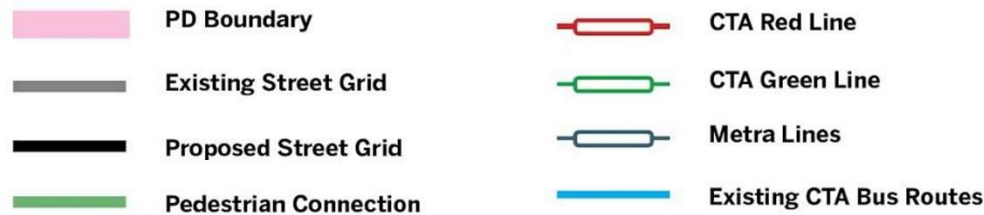
# Pedestrian and Vehicular Connectivity

- Understanding the impact of future development at the neighborhood scale
- Preliminarily identifying existing traffic signals for improvement and new traffic signals to support future growth and ensure pedestrian safety
- CDOT and GRIT team working to refine design, configuration and operation of roadways and intersections in the plan

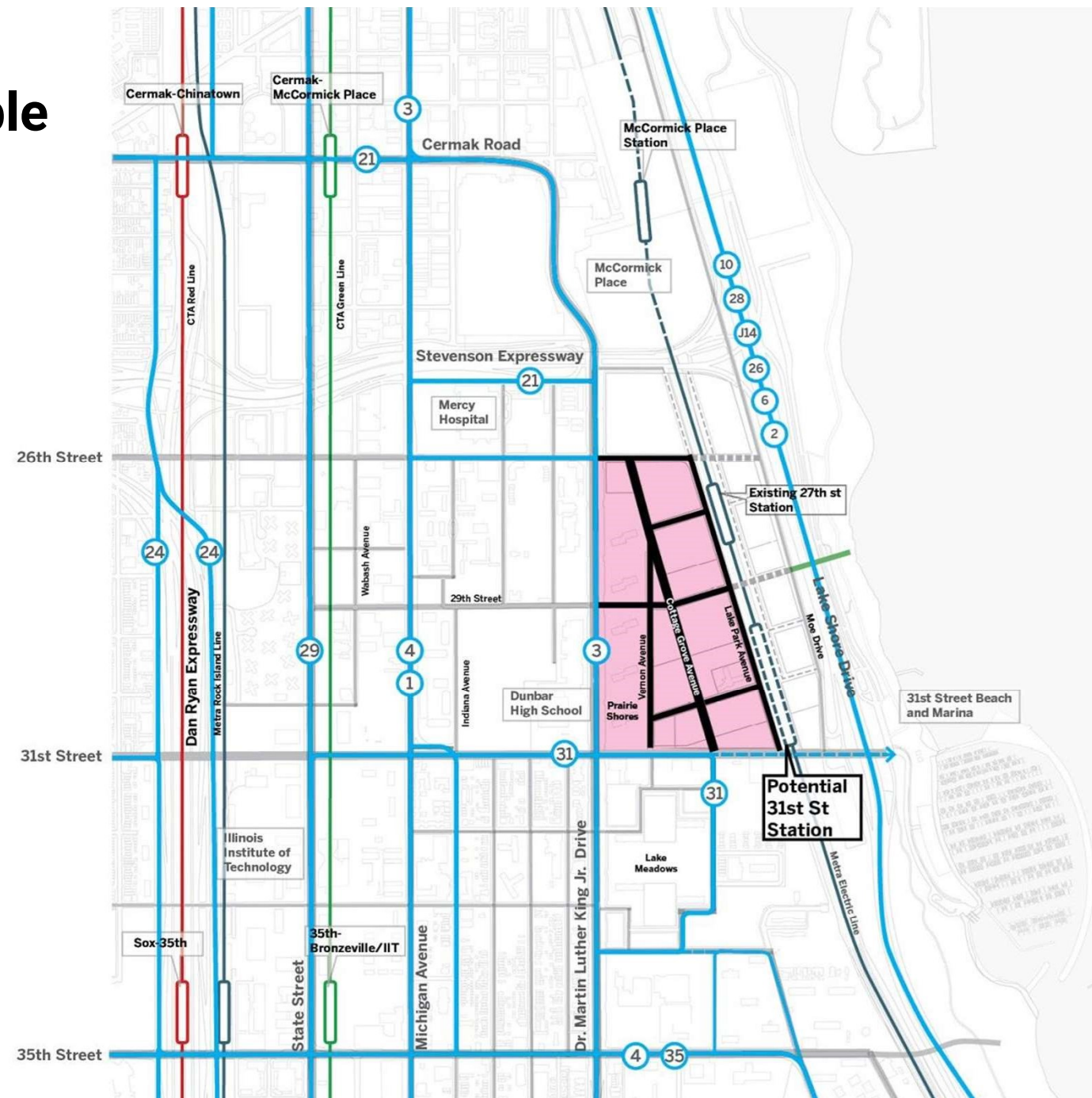


# Transit Connected and Accessible

- Potential relocation of the 27th street Metra Electric Station to 31st street
- Metra Station platform would be accessible at 29th street and 31st street
- Opportunity to reconnect the site to the CTA bus network leveraging existing or future bus routes
- Accessibility by bike, scooter, and other modes of transportation



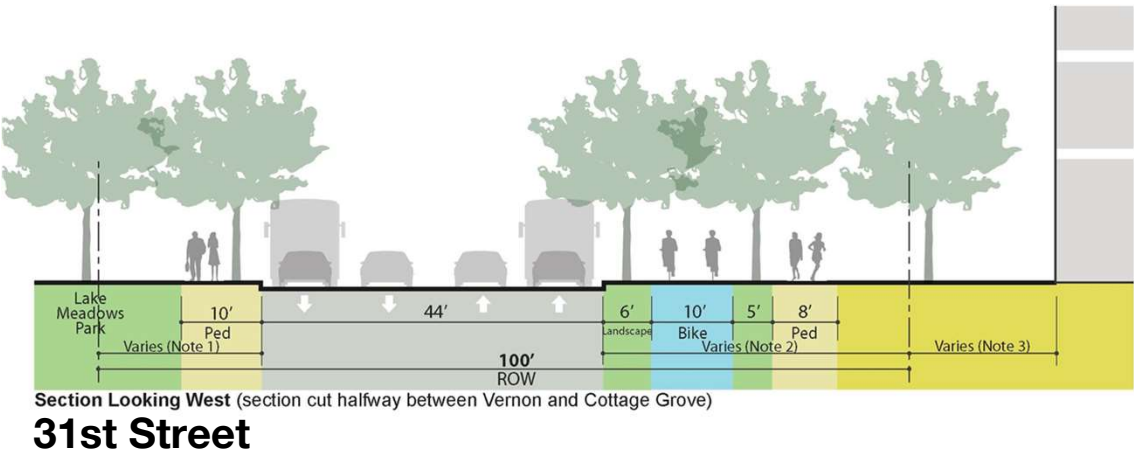
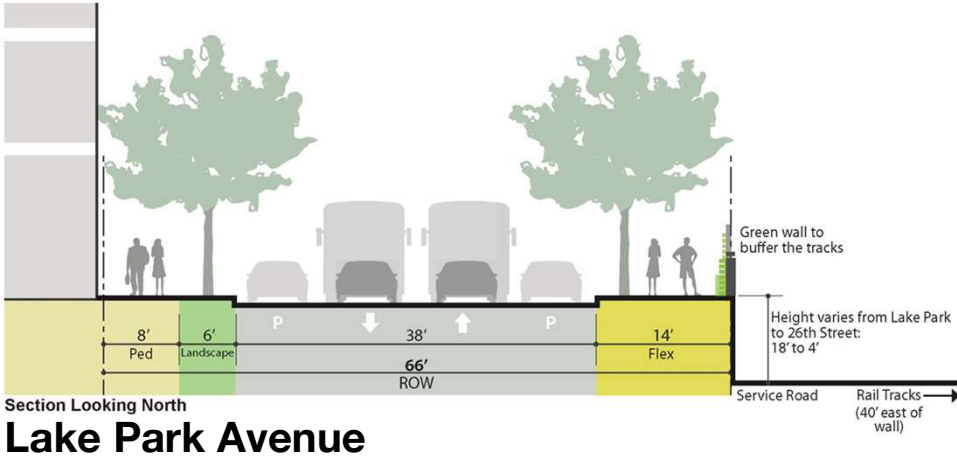
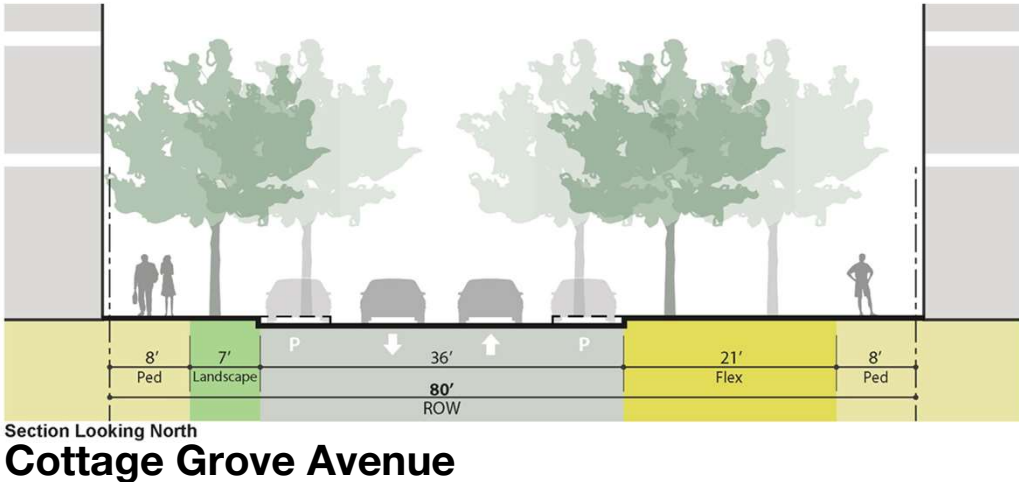
0 625 ft 1250 ft



# Street Design and Improvements

All streets will be designed to prioritize pedestrian safety and will be designed to accommodate bus service when appropriate

- Cottage Grove Avenue: The community main street, supporting local businesses and retail fronting active pedestrian sidewalks and landscaped plazas
- Lake Park Avenue: Can serve as a transit-focused street with connectivity to Metra and opportunity to connect existing and future CTA bus routes to the busway; landscape buffer to the train tracks
- 31st Street: Can accommodate additional traffic capacity with a new off-street bike path on the north, integrated with the park



# Bronzeville Streetscape



*A Bronzeville Saturday by Gregg Spears (Chicago Public Library)*

# Quilted Landscape

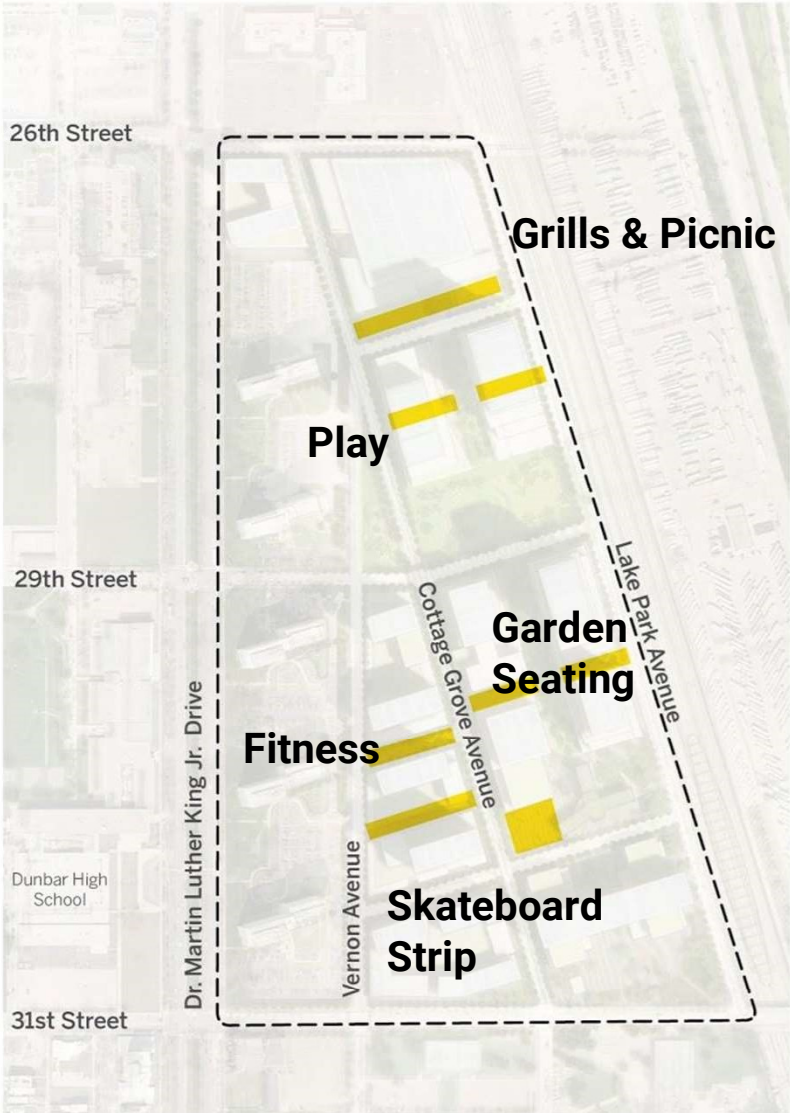
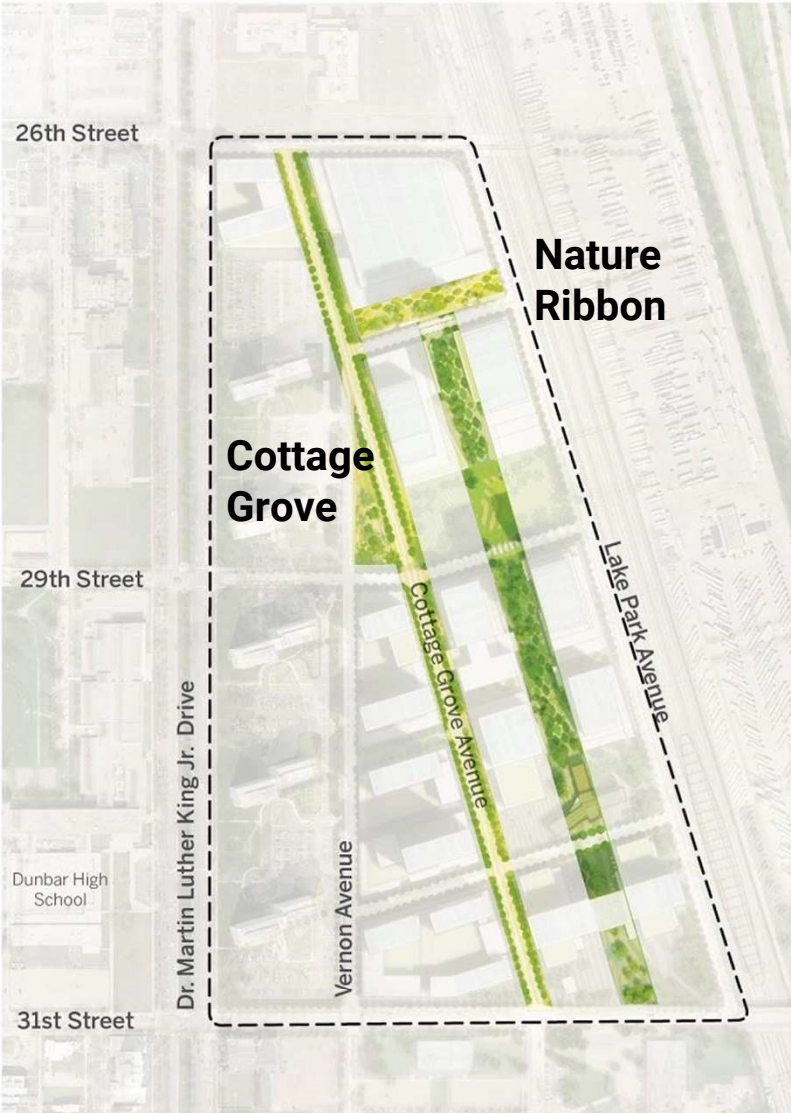
- Series of spaces woven together to reconnect the site to the community and the city and captures the spirit of Bronzeville
- Design of landscape will continue to be refined with community and city input after PD process



# Cultural Ribbons

# Civic Parks

# Social Rooms



# Open Space

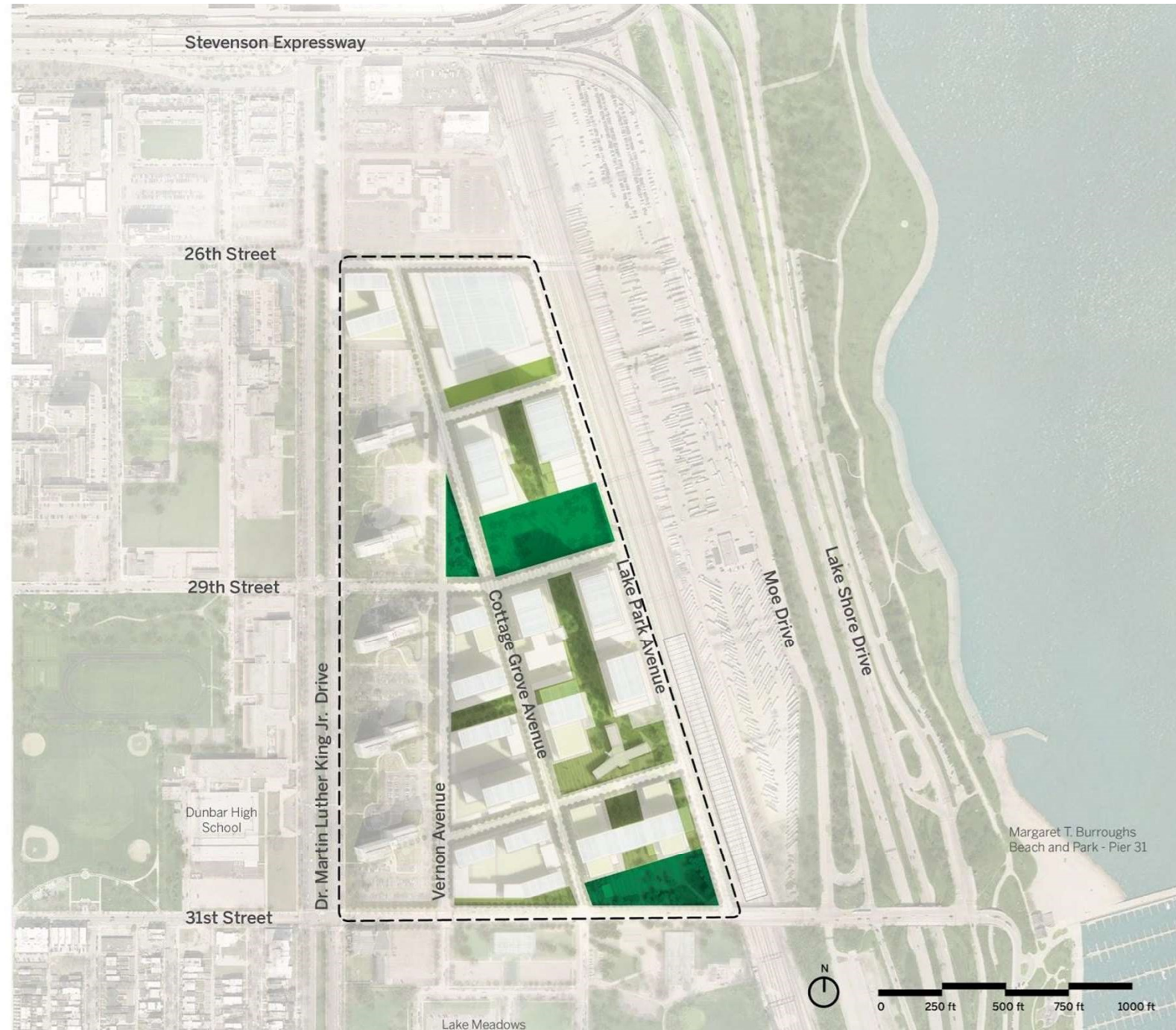
- Network of connected open spaces for passive recreation, health, wellness, air quality, youth play spaces, programmed spaces, events, and gathering

- Total of ±10 Acres of Open Space

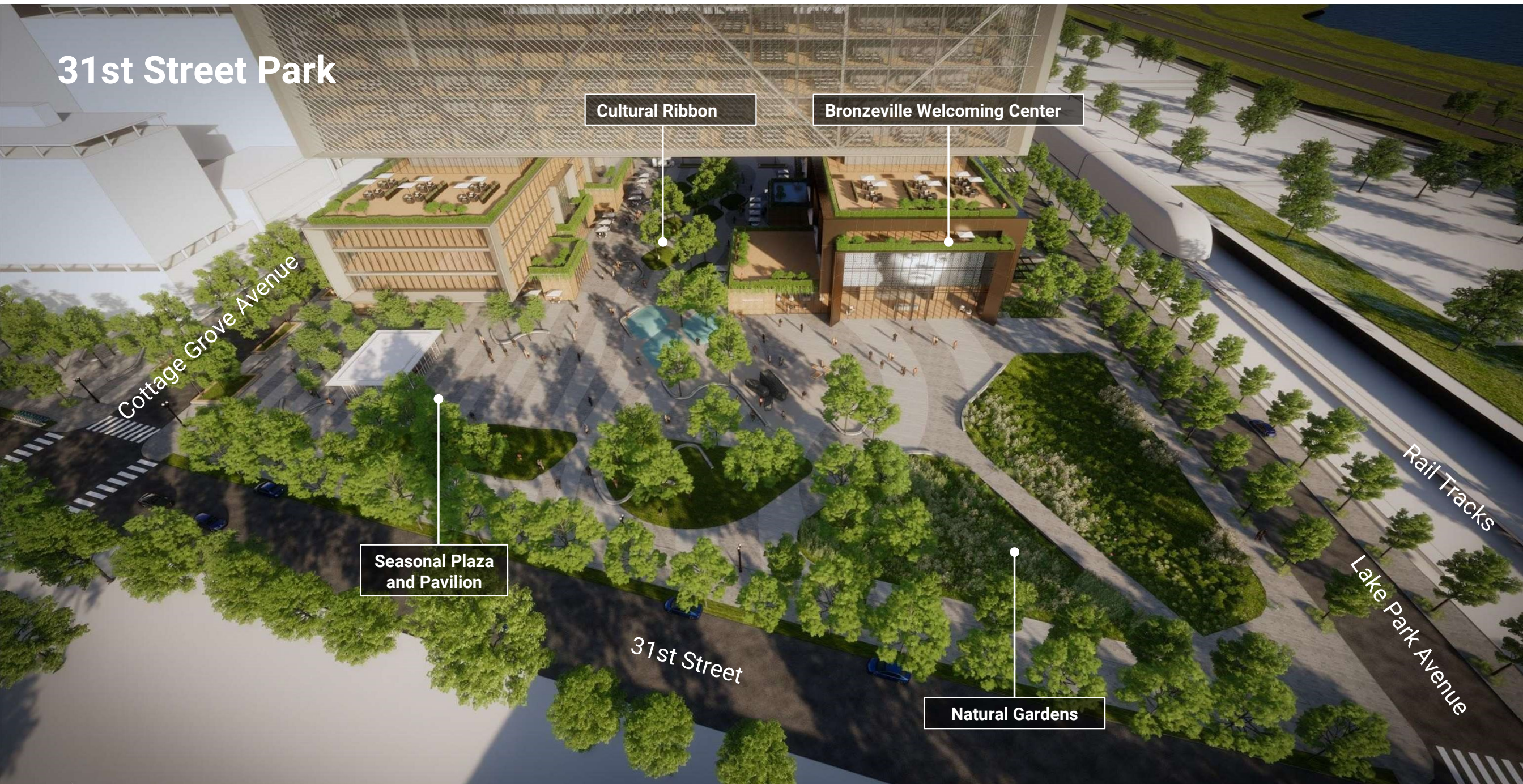
Publicly Owned Parks: ±5 Acres

On Parcel Open Spaces: ±5 Acres

- Open space design will reflect the site's history and the neighborhood's culture, picking-up on themes outlined by the MRAC sub-committees



# 31st Street Park



Cultural Ribbon

Bronzeville Welcoming Center

Cottage Grove Avenue

Seasonal Plaza and Pavilion

31st Street

Natural Gardens

Rail Tracks

Lake Park Avenue

# 31st Street Park



# Open Space Design Guidelines


- Programming and uses that serve residents, workers, and the community
- Open spaces will be accessible to all users
- A variety of passive and active areas will improve health and wellness, and provide recreation opportunities for all ages
- Public art will celebrate the unique legacy of the Michael Reese Hospital and the Bronzeville community
- Green spaces will naturally manage stormwater, create diverse habitat, and improve air quality
- High-quality materials, outdoor furniture, shade trees, walking paths, play areas, and gathering areas

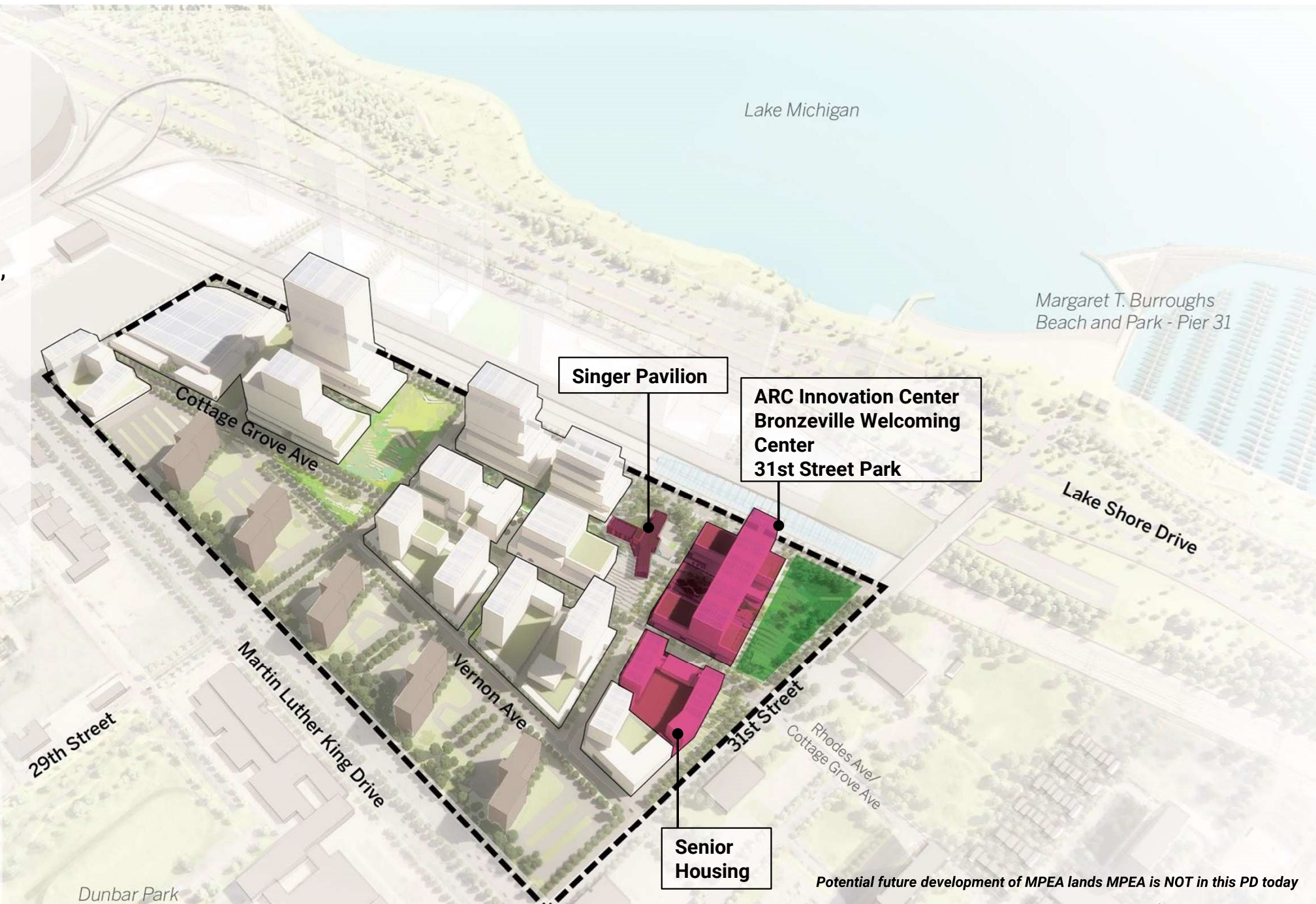


**Phase 1:**  
**2021-2026**  
**±1,100,000 SF**

Gross Land Area: ±12.93 acres  
Maximum Allowed Height: 350'

- Proposed Uses
- ARC Innovation Center
  - Bronzeville Welcoming Center
  - 31st Street Park
  - Retail
  - Singer Pavilion
  - Senior Housing

 Phase 1: 2021-2026  
±1.1 Million SF



# ARC Innovation Center and Bronzeville Welcoming Center

Southeast View from Lake Park Avenue



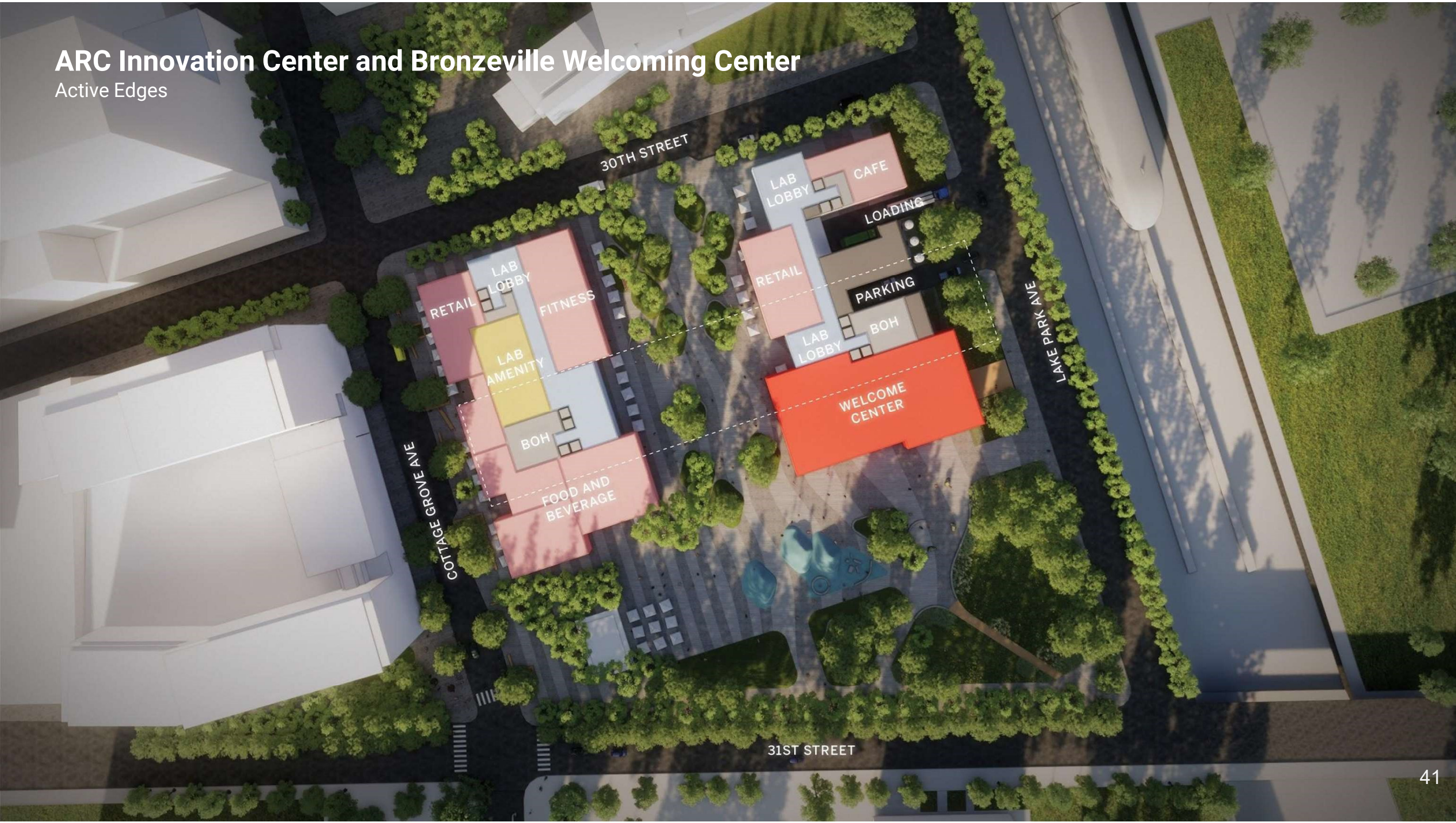
# ARC Innovation Center and Bronzeville Welcoming Center

Active Edges



# ARC Innovation Center and Bronzeville Welcoming Center

Active Edges



# ARC Innovation Center and Bronzeville Welcoming Center

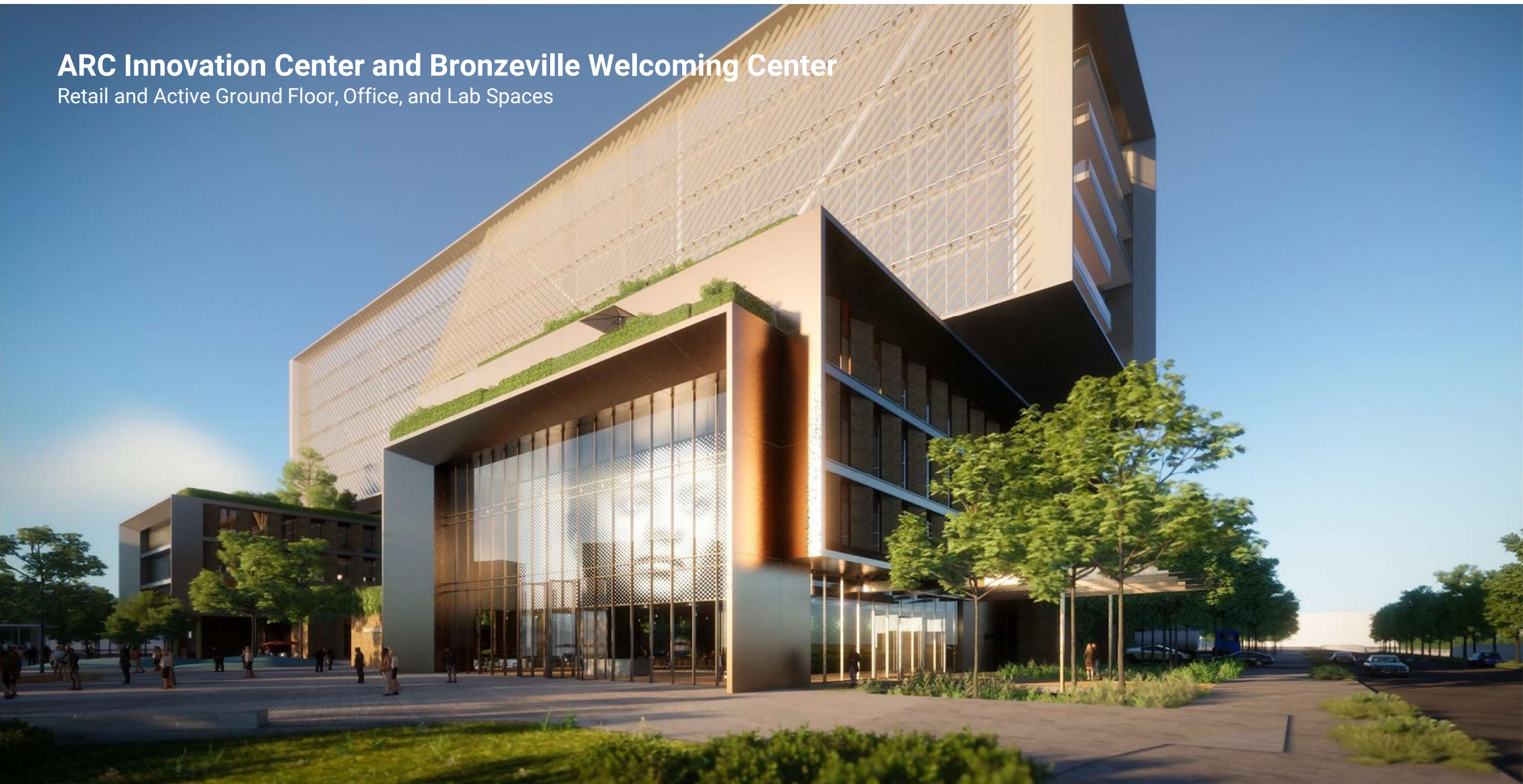
Framed Gateway



**BUILDING ELEVATION (SOUTH ELEVATION)**

# ARC Innovation Center and Bronzeville Welcoming Center

Retail and Active Ground Floor, Office, and Lab Spaces



# Lower Bar Southeast Corner Wall Type

Anodized Medium Bronze  
Metal Panel Rainscreen

Outdoor Balcony

Glazed Curtain Wall System



# Contextual Materiality

Historic Bronzeville Character





**4345 S Martin Luther King Dr**

MLK and 44th  
Private Home  
Greystone



**Pilgrim Baptist Church**

Indiana and 33rd, 1890  
K.A.M. Temple (now Pilgrim Baptist)  
Limestone  
Adler and Sullivan



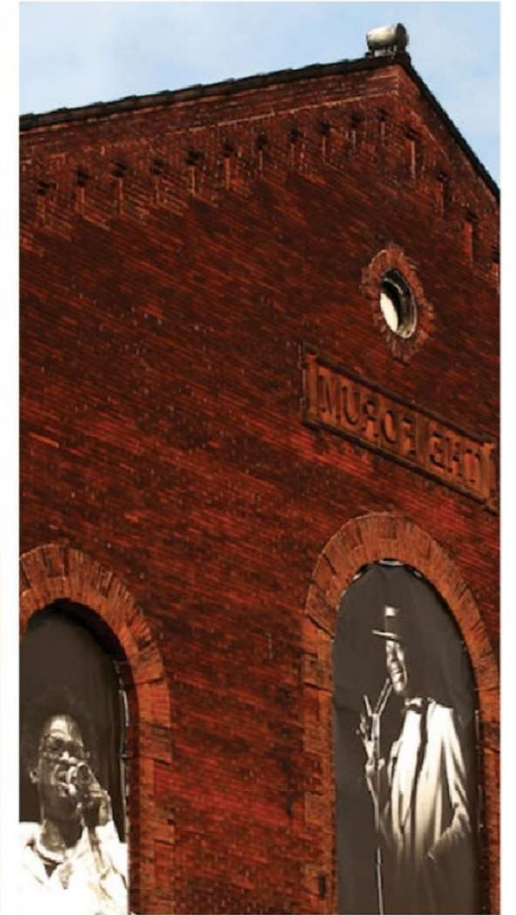
**Chicago Bee**

State and 36th, 1926  
Newspaper (now Public Library)  
Glazed Terracotta  
Anthony Overton (owner)



**Roloson Row Houses**

MLK and 32nd, 1894  
Private Homes  
Yellow Brick and Limestone  
Frank Lloyd Wright



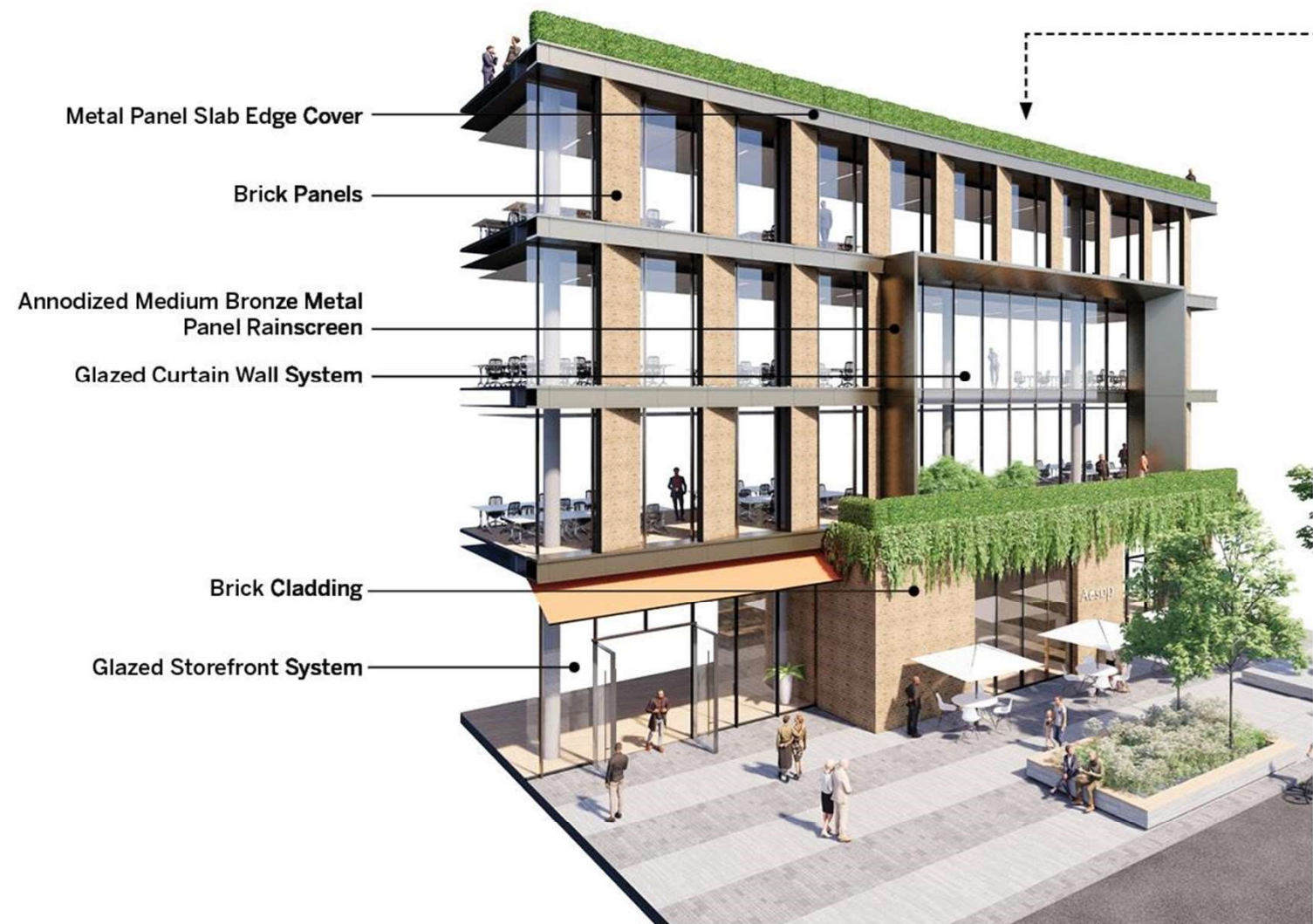
**The Forum**

Calumet and 43rd, 1889  
Auditorium (currently abandoned)  
Red Brick  
Samuel Atwater Treat

## Cottage Grove Ave Looking East

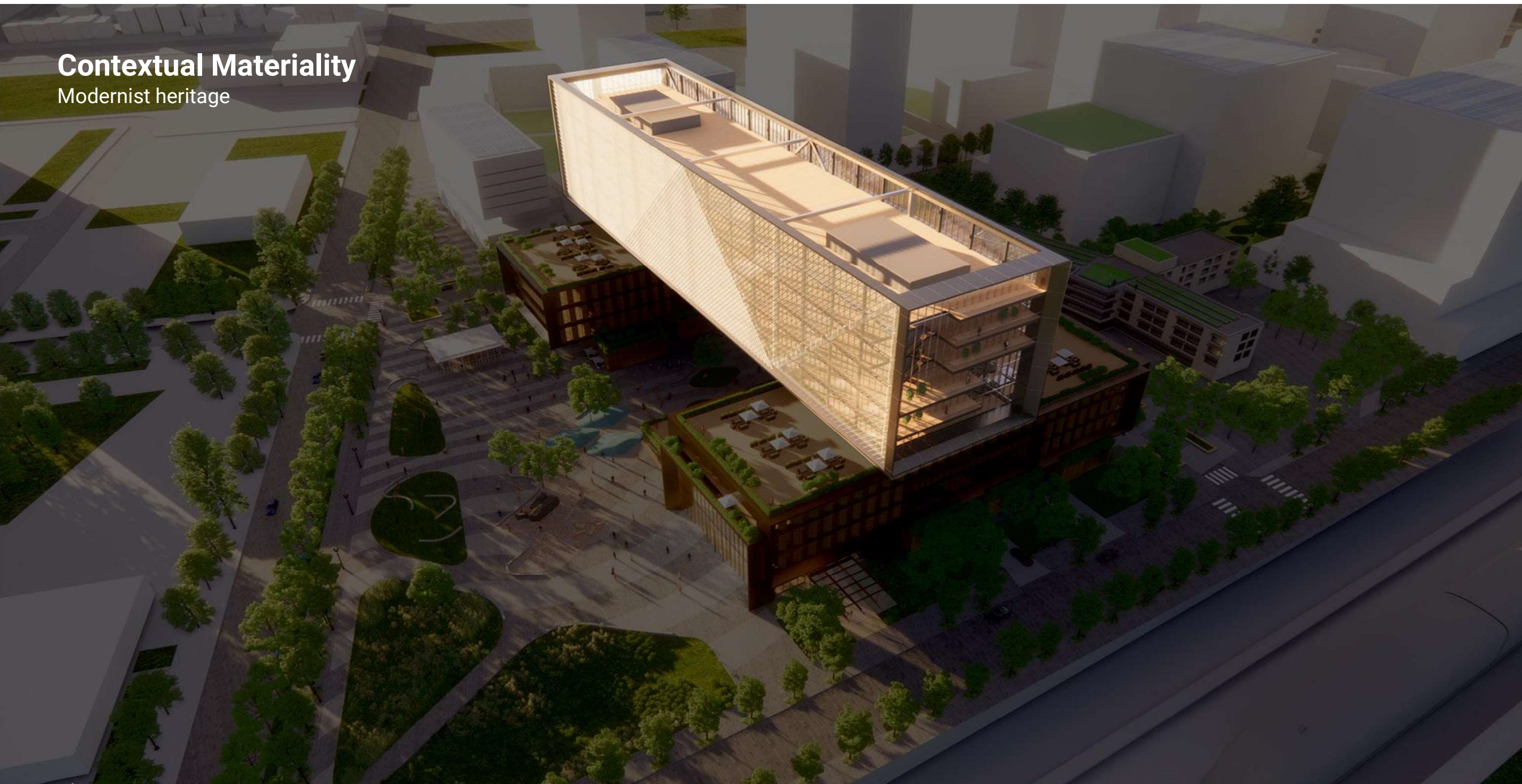


# Lower Bars Wall Type



# Contextual Materiality

Modernist heritage





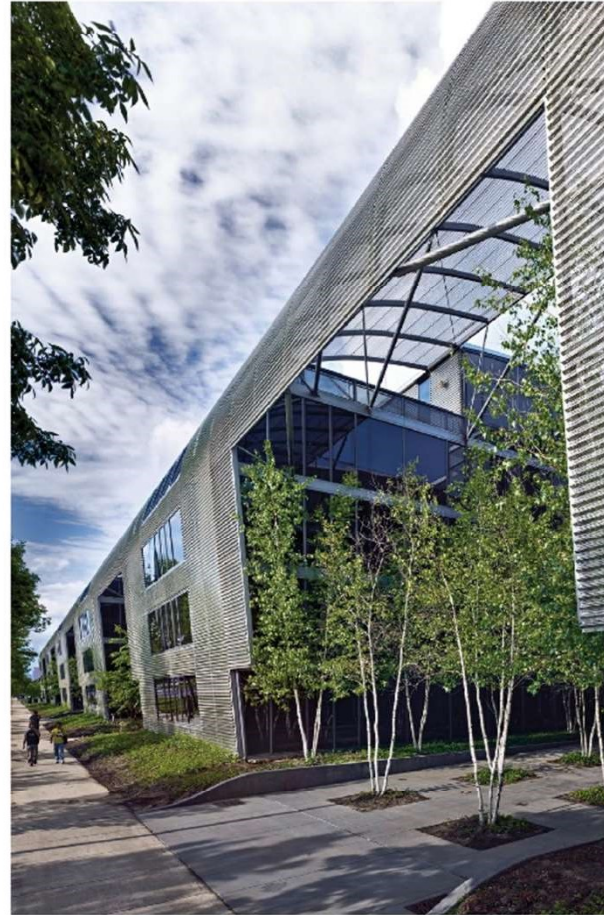
**First Church of Deliverance**

4315 S Wabash, 1939  
Place of Worship  
Glazed Terracotta  
Walter T. Bailey



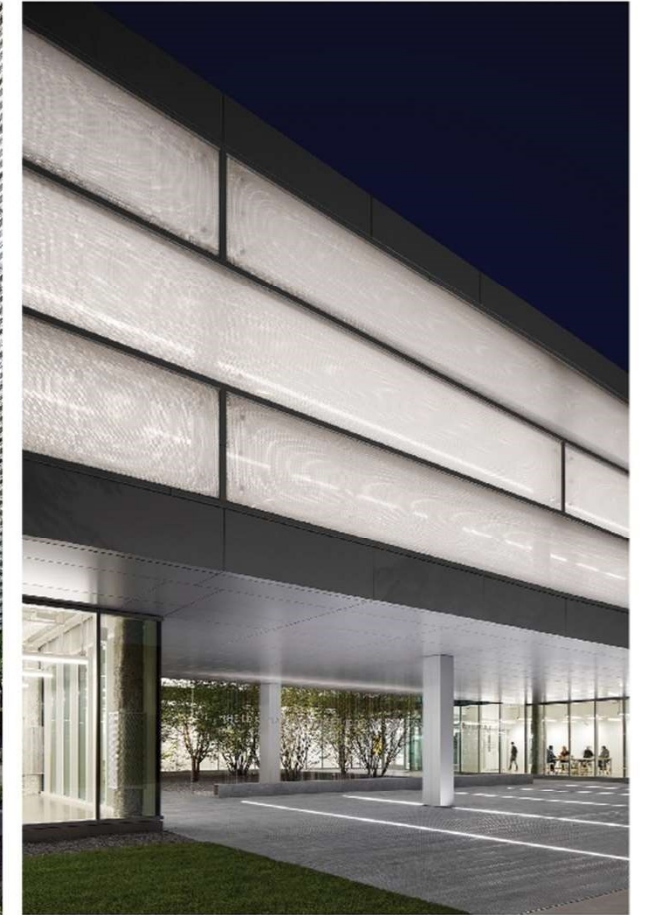
**S.R. Crown Hall**

3360 S State Street, 1956  
College of Architecture, IIT  
Metal and Glass  
Mies van der Rohe



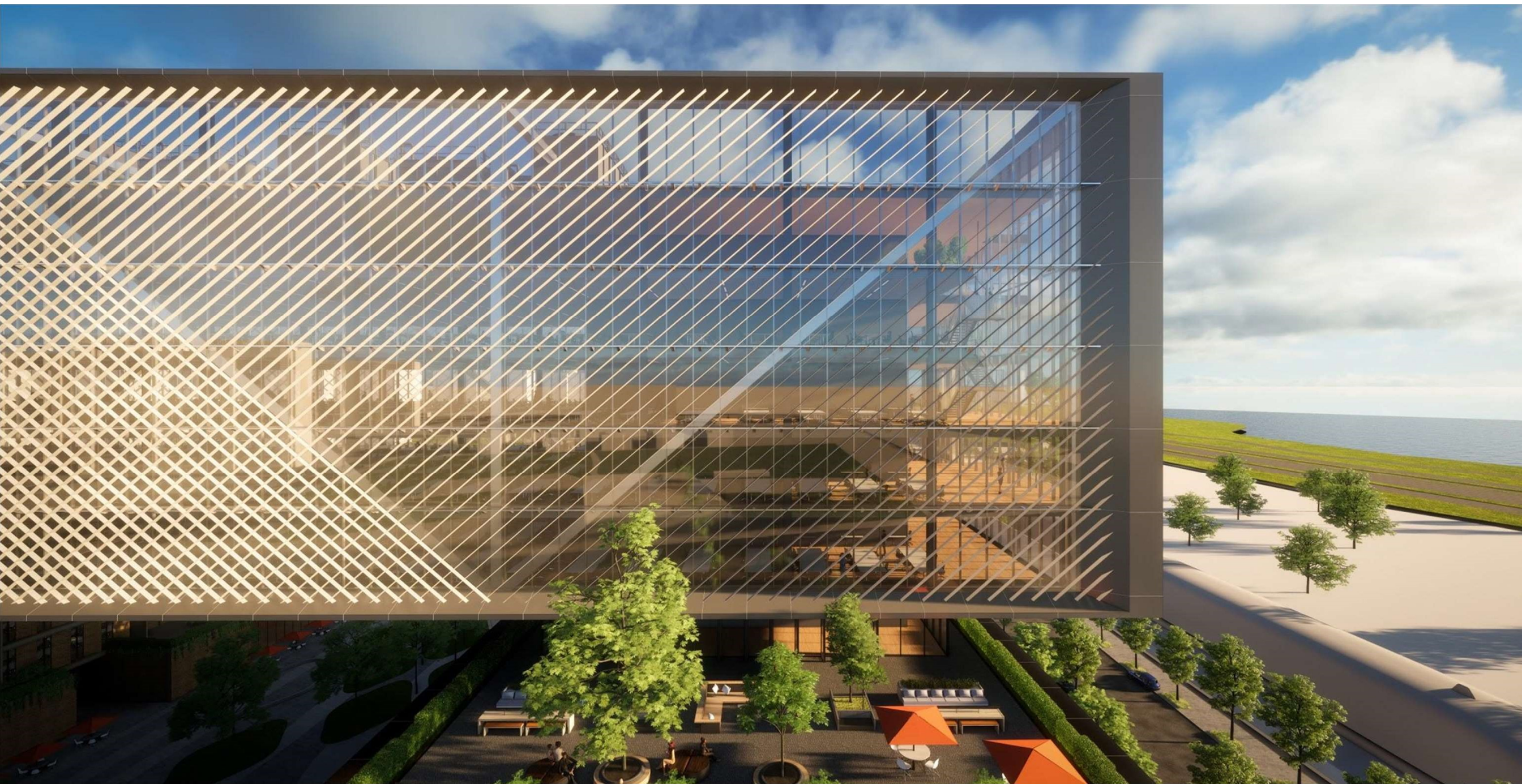
**Rowe Village**

3333 S State Street, 2003  
Residential  
Metal and Glass  
Helmut Jahn



**Kaplan Institute**

3137 S Federal Street, 2018  
Innovation Center  
Glass and ETFE  
John Ronan



**SOLAR PERFORMANCE (SOUTH ELEVATION)**



±178' - Top of Roof

±159'

±144'

±129'

±114'

±99'

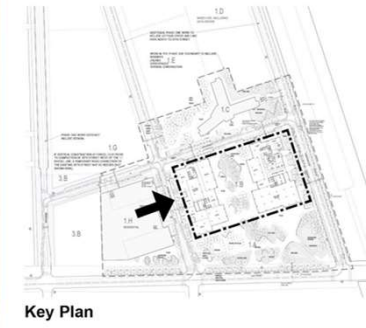
±84'

±65'

±50'

±35'

±20'

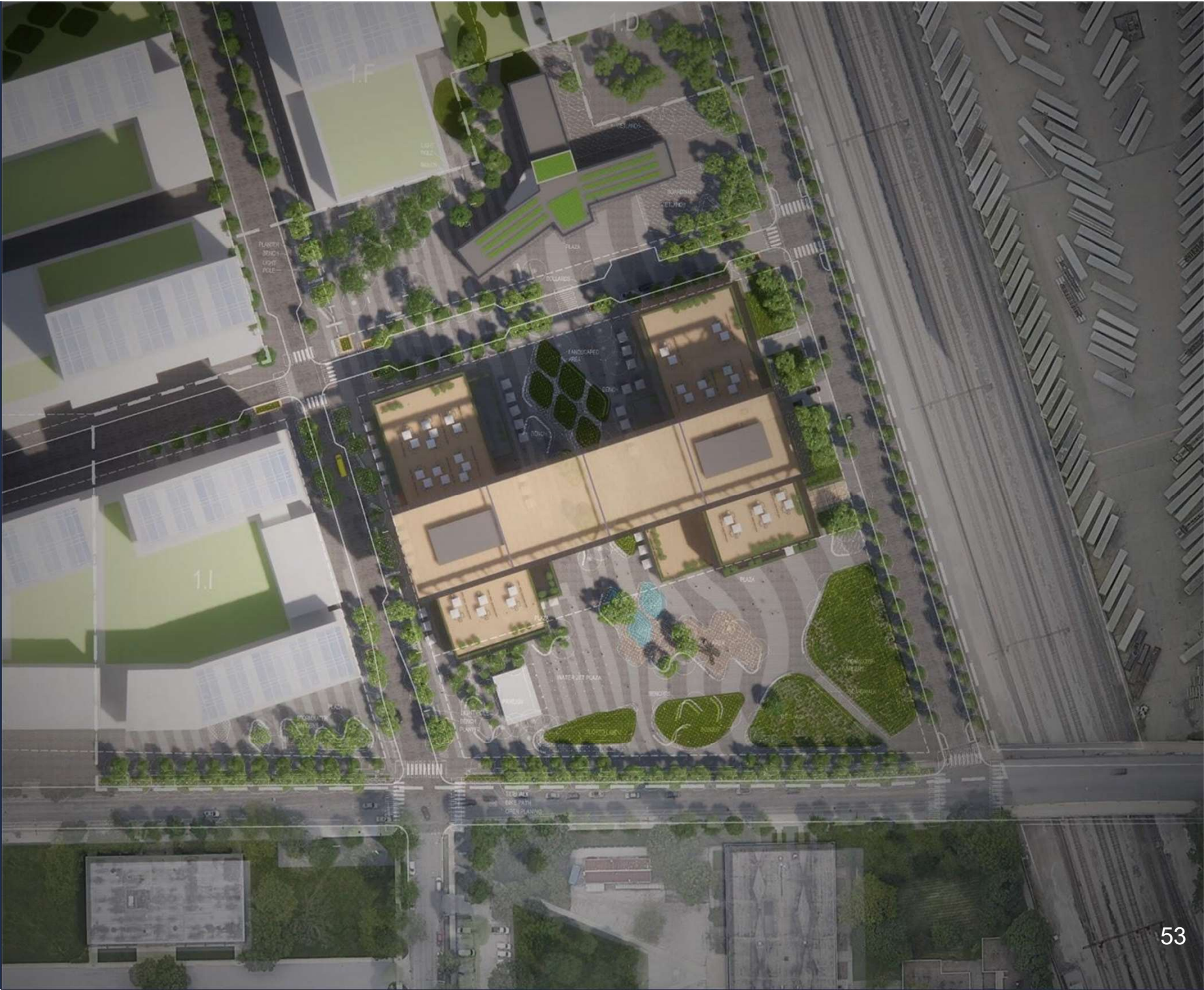


Key Plan

BUILDING ELEVATION (WEST ELEVATION)

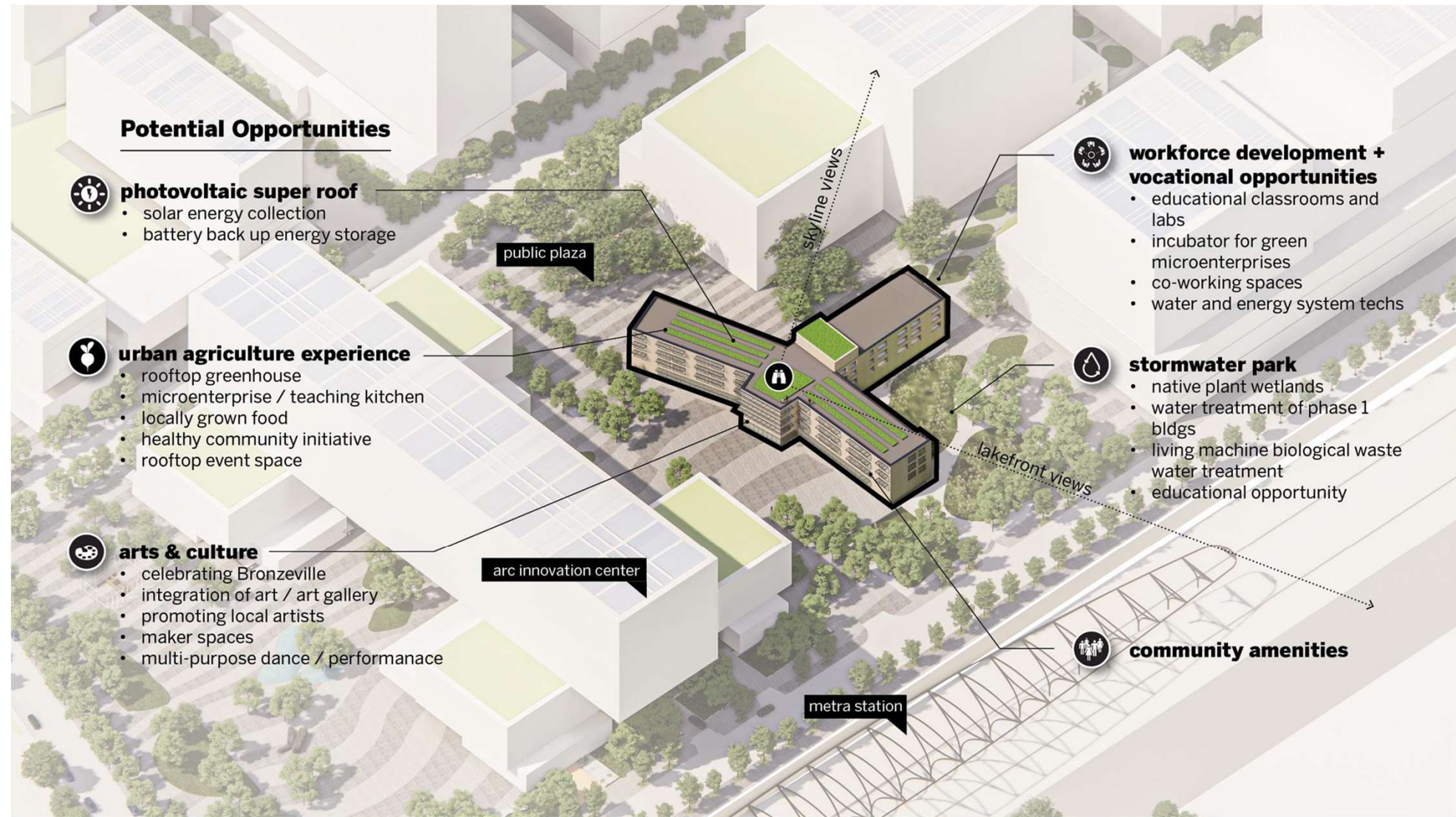
# ARC Innovation Center

Total Height	178'-0"
Total Site Area	136,667 sq ft
Total GFA	503,821 sq ft
Floor Area Ratio	3.69
Below Grade Parking	±230 Spaces



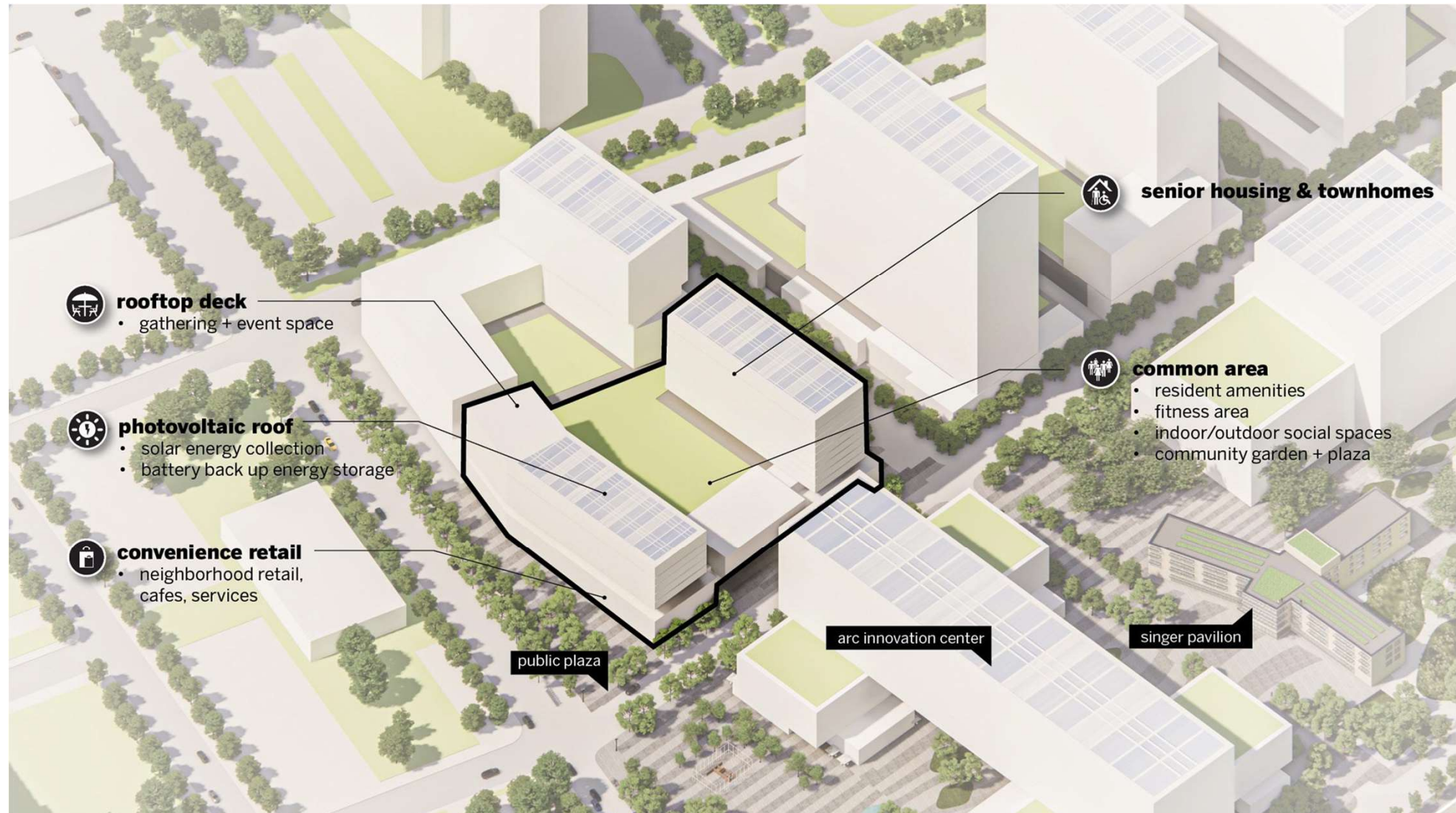
# Singer Pavilion

- Adaptive reuse of the **Singer Pavilion**
- Communicate the **history of the Michael Reese Hospital** and the **Bronzeville community**
- **Initial concept** is to re-energize and reimagine as **world's greenest building**

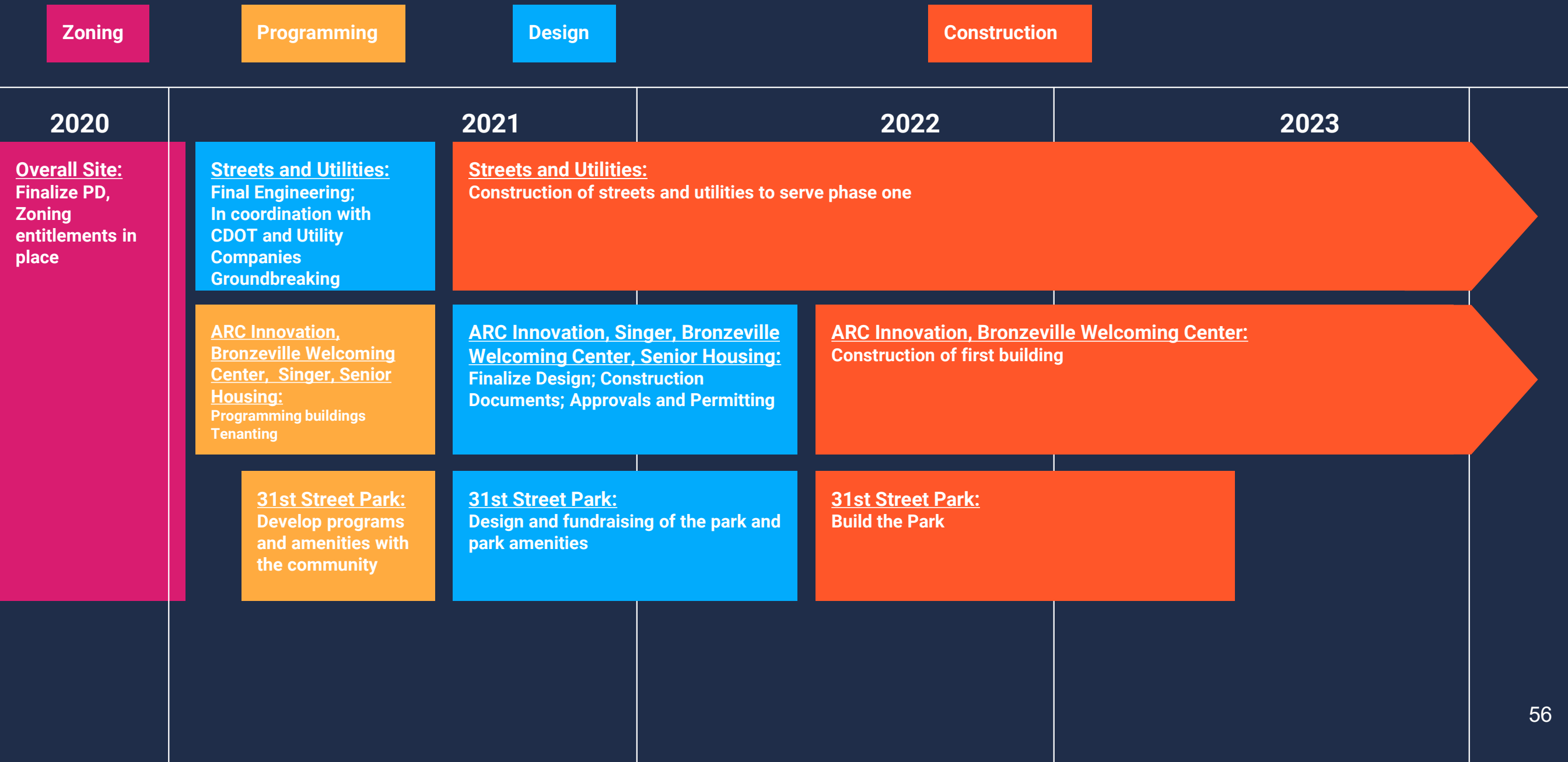


# Senior Housing

- **300± Units** of Senior Housing
- Project is a mix of **units**, **common spaces** including active rooftop deck, **retail**, and **townhomes**
- Massing designed to allow for **views around surrounding buildings** and **light and air** to the building



# Development Process for Phase 1



**Phase 2:**  
**2023-2041**  
**±6,800,000 SF**

Gross Site Area: ±38.47 acres

Some of the Allowed Uses

- Life Science/Healthcare
- Commercial Office
- Retail
- Residential
- Hospitality
- Mixed-use
- Public Open Spaces
- Data Center

*\*see statement 5 of the PD for a list of all allowed uses*

-  **Phase 2: 2023-2041**  
±6.8 Million SF
-  **Phase 1: 2021-2026**  
±1.1 Million SF

*Potential future development of MPEA lands MPEA is NOT in this PD today*



The Applicant will comply with the Chicago Sustainable Development Strategy (100 points) for New Construction with a combination of the following menu options:

Exceed energy code 40%, Onsite Renewable Energy 5%, 100% Stormwater Infiltration; Working and Natural Landscapes; Tree Planting, Achieving Sustainable Sites Certification; Green Roof 50%-100%; Indoor Water Use Reduction 40%; Proximity to Transit Service; Bikeshare Sponsorship; Bike Parking; EV Charging Stations; CTA digital display; Workforce Development; Bird Protection (Enhanced)

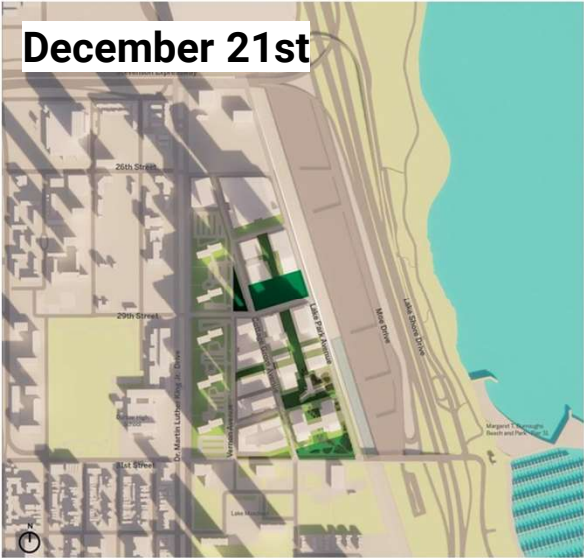
Compliance Options		Points Required		Sustainable Strategies Menu																																
Compliance Paths	Starting Points	Number of Optional Points Required <small>New Construction / Substantial Rehab / Moderate Rehab</small>	Health	Energy							Stormwater						Landscapes				Green Roofs		Water		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%)	Choose one		2.5 Exceed Energy Code (40%)	Choose one		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	Choose one		Choose one		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	Choose one		
						2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)		2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)											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%)										9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)	
Options Without Certification																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10	
LEED Gold	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	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	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	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	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	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 Challenge	100	0 / 0 / 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	
Enterprise Green Communities*	80	20 / 0 / 0	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	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
*only available to affordable housing projects funded by DPD's Housing Bureau																																				

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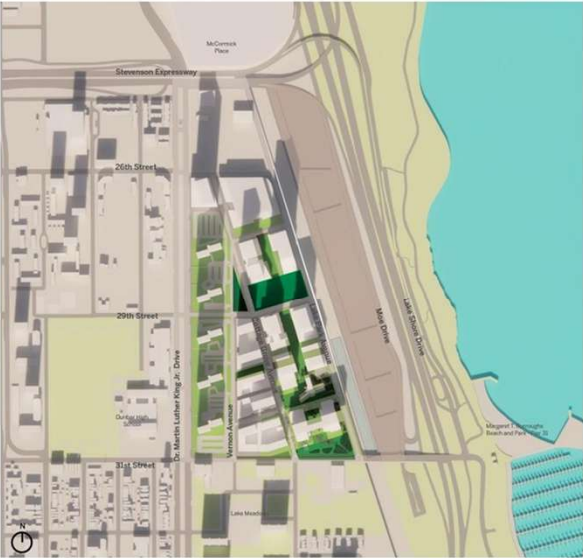
# Sun Studies

Sun studies have helped shape the initial massing concept to allow for light and air at the street level

These studies will continue to be refined throughout the development process



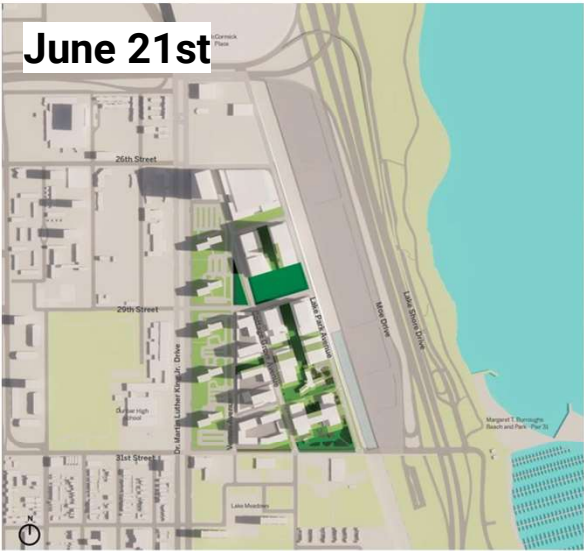
Morning 9:00 AM



Noon 12:00 PM



Afternoon 3:00 PM



# Net Positive Energy

The goal of net positive energy is to use onsite renewable sources to generate more energy than is consumed on an annual basis for the district.

- 105% Renewable energy production on annual basis (scale jumping allowed - off-site energy production)
- Energy efficiency, passive design, appropriate technology
- Embodied carbon accounting, reductions and offsets

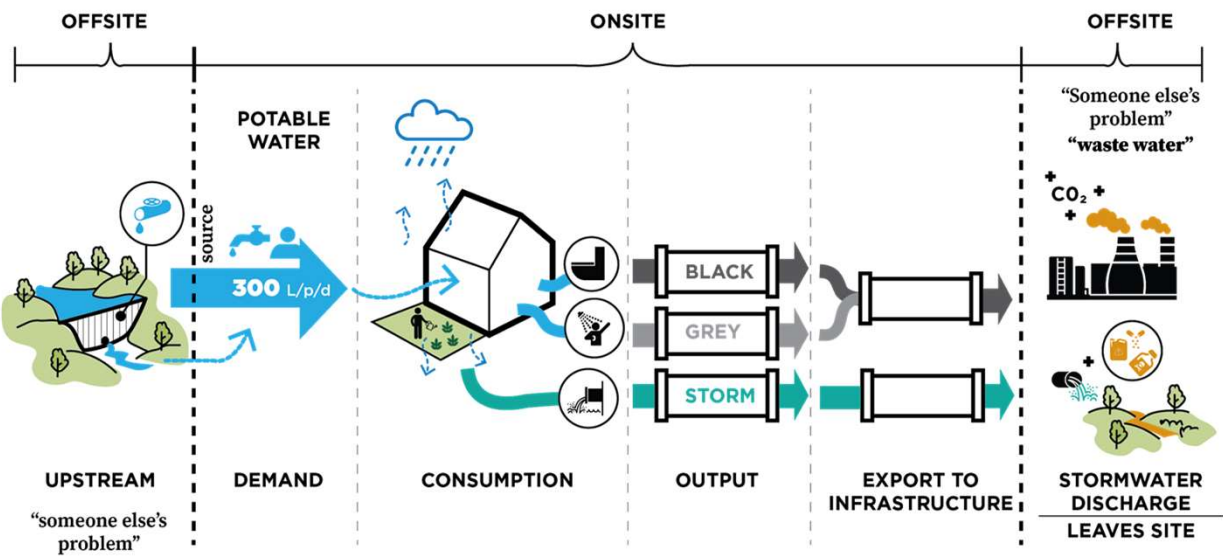


# Net Positive Water

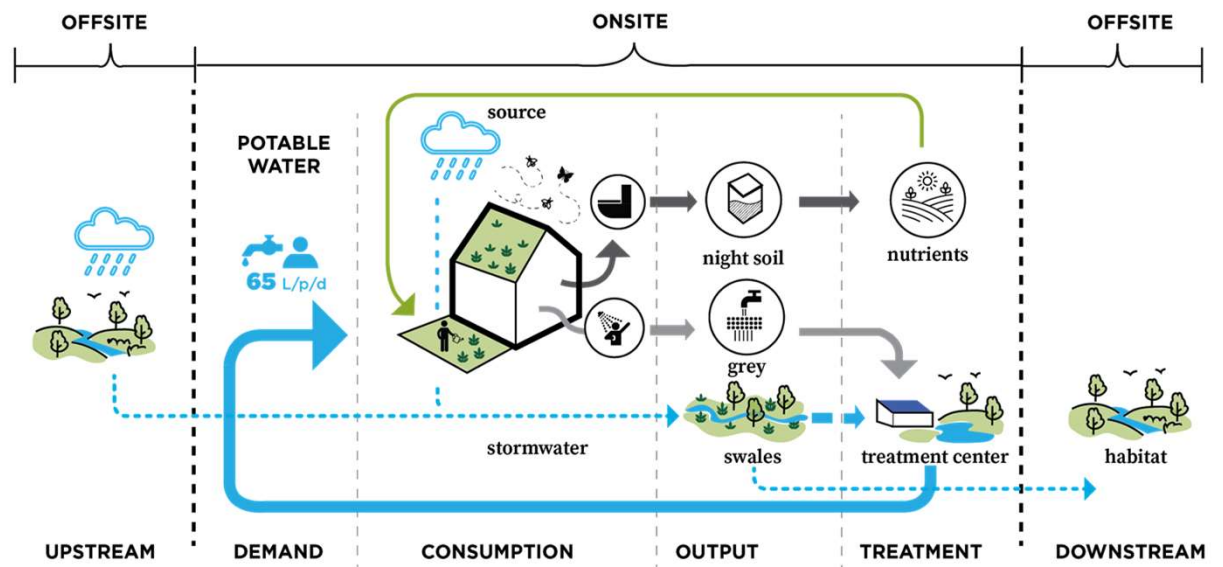
Goal: balance water demands with available onsite water supply at the district scale.

Apply a Regenerative approach to district water, stormwater and waste systems.

Reduce impacts on City infrastructure including the combined sewer.



BUSINESS AS USUAL

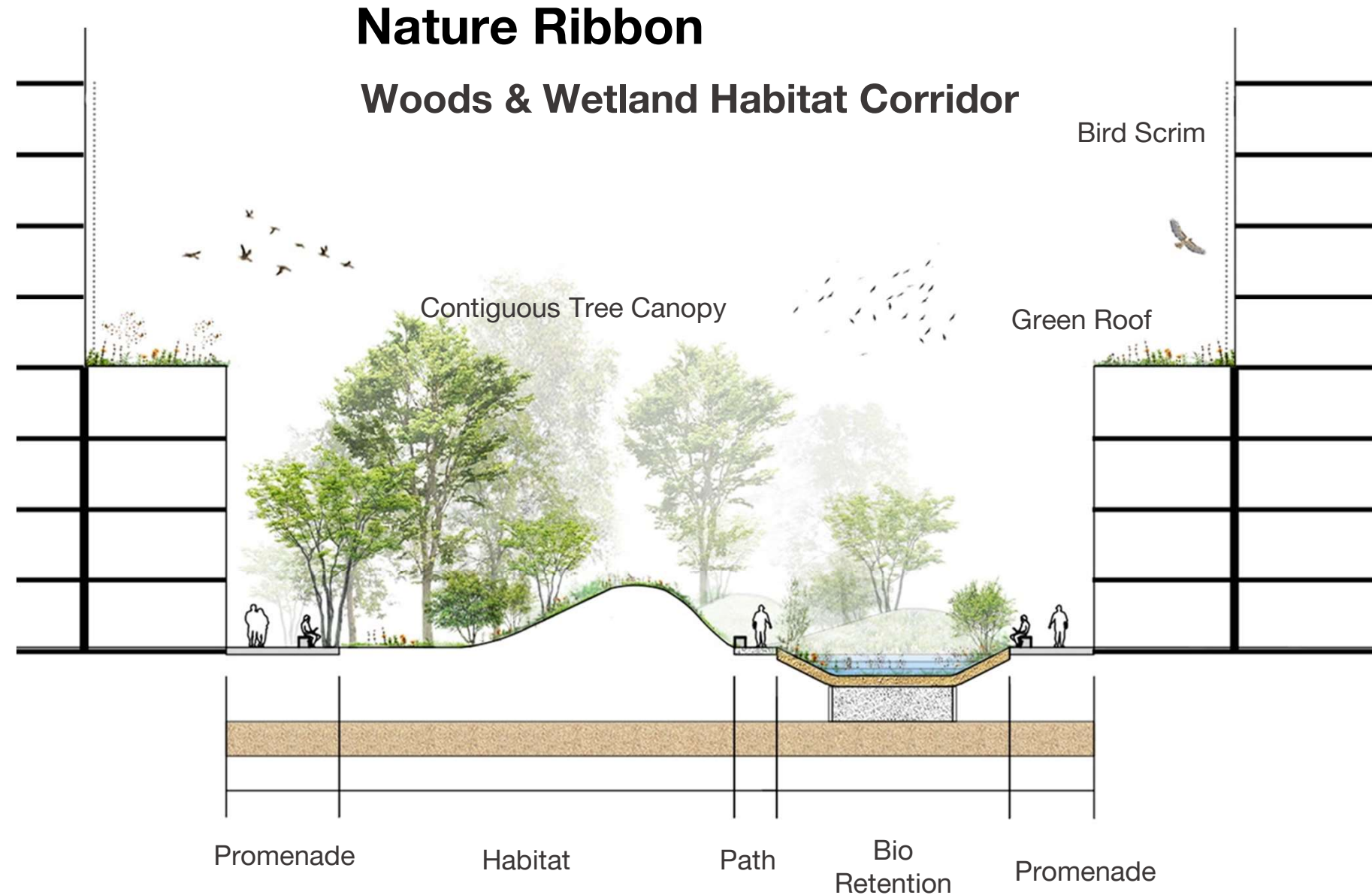


REGENERATIVE APPROACH

COPYRIGHT MCLENNAN DESIGN

# Stormwater

- Our goal is to use nature ribbon and parks to allow for infiltration of 100% of our stormwater on site
- Infiltrate through natural landscape
- Green roofs for absorption and evapotranspiration
- Understanding below grade storage as needed
- Exploring the Integration of living machine and other on-site water treatment when feasible
- Site Infiltration Rate is between 1.4 - 3.6 inches per hour (*Infiltration Rate info provided by O'Brien & Associates Geo-Tech Report dated 07/15/2020*)



# Full Build: 2021-2041

## Catalytic Opportunity

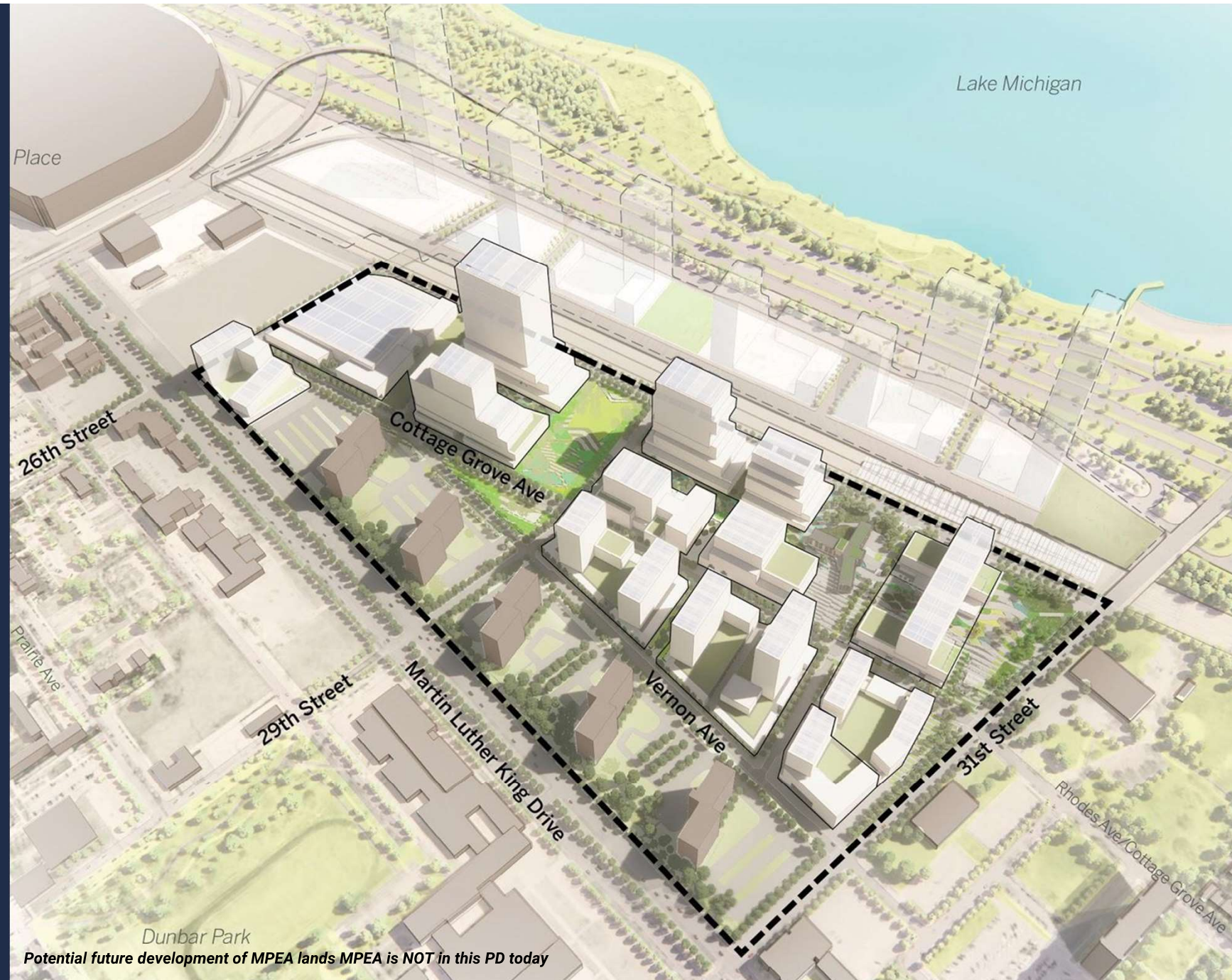
Celebrate Bronzeville Culture  
±10 Acres of Open Space  
Live, Work, Play, Learn

**±7,900,000 SF**  
Future Development

**\$8.2B**  
Direct and Indirect Economic Impact

**76,286 total jobs**  
Estimated Full Time, Construction and  
Related Jobs (Direct and Indirect)

**±\$2B Projected Tax Revenue**  
at Full Build





# DPD Recommendations

- ❖ The proposed development is in compliance with the Planned Development Standards and Guidelines;
- ❖ The proposed development is compatible with surrounding commercial, retail, manufacturing, and residential developments in terms of land use;
- ❖ The proposed underlying zoning at B3-5 is consistent with other zoning districts, both adjacent to this site and in the immediate area;
- ❖ Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood;
- ❖ Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity; and,
- ❖ The Design Guidelines for the proposal are consistent with the PD standards and guidelines of the Chicago Zoning Ordinance.