



CHICAGO PLAN COMMISSION

Department of Planning and Development

310 N. Peoria/311 N. Sangamon Mixed-Use Hotel Development

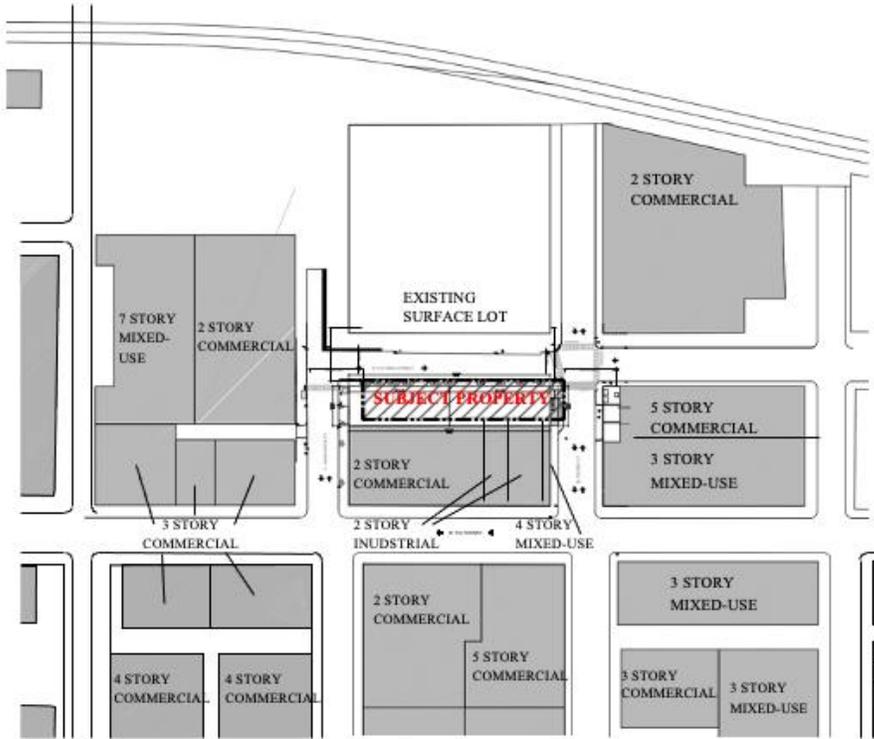
311-15 N. Sangamon St./901-25 W. Wayman St./310-314 N. Peoria St. (27th Ward)

MRR 311 N. Sangamon, LLC

January 21, 2021



Community Area Snap Shot



EXISTING LAND USES INCLUDE COMMERCIAL, MIXED-USE AND MANUFACTURING USES.

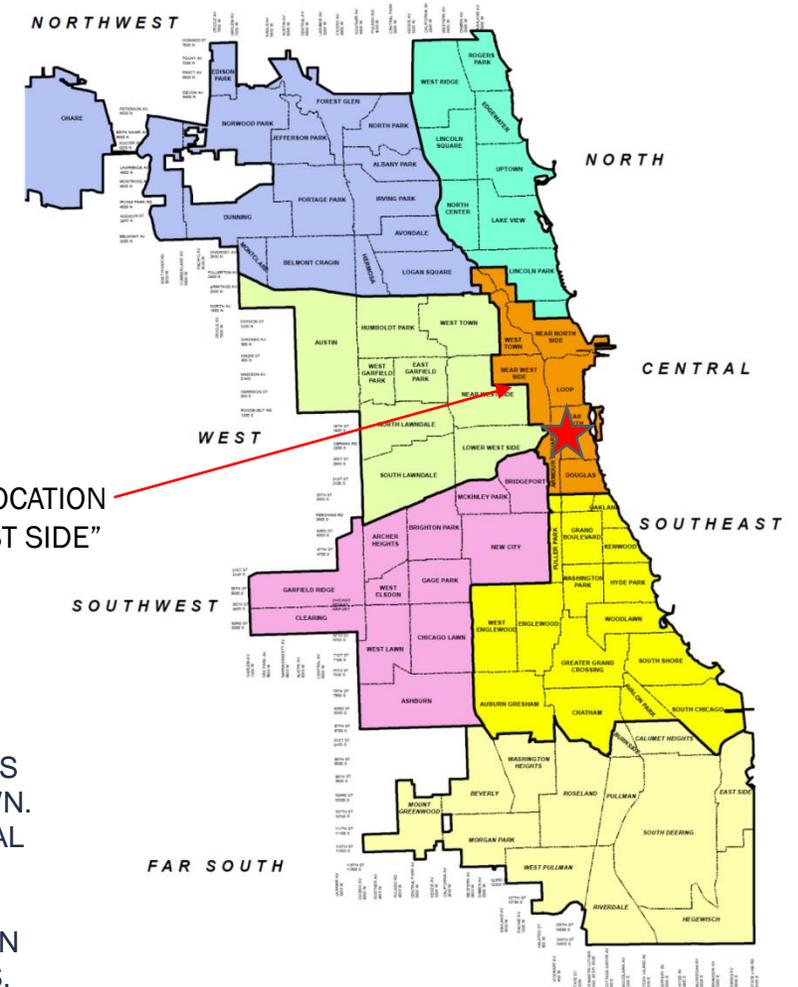
DEMOGRAPHICS:

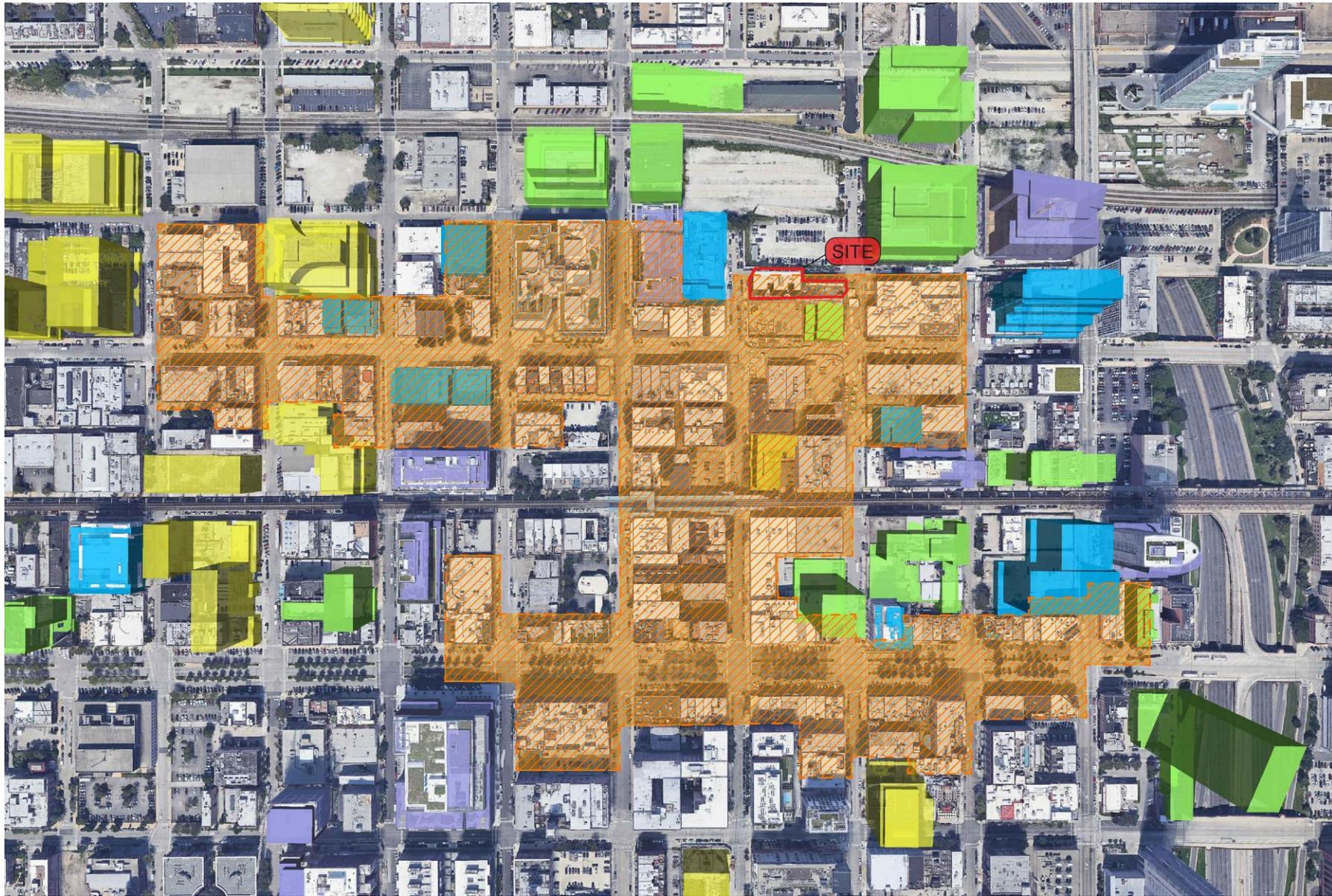
- 54% OF RESIDENTS ARE BETWEEN THE AGES OF 25-44
- 28% ARE LESS THAN 24 YEARS OLD
- 18% ARE OVER THE AGE OF 45
- ROUGHLY 33,000 RESIDENTS ACCORDING TO THE 2017 CENSUS ESTIMATES
- MEDIAN HOUSEHOLD INCOME OF \$110,000

CULTURAL/HISTORIC CONTEXT:

- FORMER MEAT PACKING DISTRICT COMPRISED OF HISTORICALLY RELEVANT WAREHOUSES AND LANDMARKED BUILDINGS.
- CURRENTLY BOASTS CULTURAL HOTSPOTS SUCH AS RESTAURANT ROW & GREEKTOWN.
- FULTON MARKET MAINTAINS AN INDUSTRIAL VIBE WHICH HAS ATTRACTED MANY TOP CORPORATIONS TO OFFICE HERE.
- WEST LOOP PROVIDES RESIDENTS WITH AN IMPRESSIVE OFFERING OF ART GALLERIES, LOCAL SHOPS, DINING EXPERIENCES AND MUCH MORE.
- WEST LOOP IS A VIBRANT AND CONTINUINGLY EVOLVING NEIGHBORHOOD.

KEY MAP





-  HISTORIC FULTON-RANDOLPH MARKET DISTRICT
-  PROPOSED
-  APPROVED
-  UNDER CONSTRUCTION
-  COMPLETED

HISTORIC DISTRICT MAP



PEDESTRIAN CONTEXT – EXISTING 310 NORTH PEORIA BUILDING

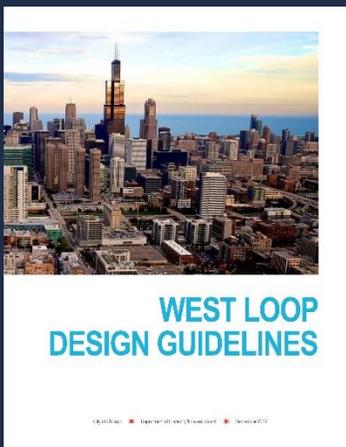


PEDESTRIAN CONTEXT – EXISTING 311 NORTH SANGAMON BUILDING



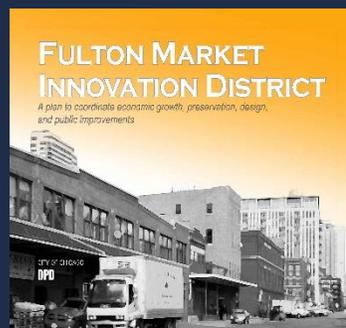
SITE CONTEXT PLAN

Planning Context



WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Lead Organization – Chicago Department of Planning & Development
- Plan Goals-
 - The WLDG “builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive.”



FULTON MARKET INNOVATION DISTRICT

- Published July 2014
- Lead Organization – Chicago Department of Planning & Development
- Plan Goals-
 - The FMID “identifies a vision to preserve existing jobs while accommodating private sector investments that reinforce the area’s expanding role as an innovation-driven employment center.”
 - The FMID plan includes a formal land use plan, design guidelines, infrastructure/streetscape projects & historic preservation, among others.



FULTON-RANDOLPH MARKET DISTRICT DESIGN GUIDELINES

- Published September 2017
- Lead Organization – Chicago Department of Planning & Development
- Plan Goals-
 - The FRMDDG requires that Historical Preservation reviews proposed changes to buildings and streetscapes to ensure that the historic integrity of the district preserved
 - Renovation of existing buildings for contemporary use is encouraged and new constructions and additions are allowed throughout the district.

Project Timeline + Community Outreach

- PD Filing – 11/16/20

- **Community Meetings:**

- WLCO 2/4/20
- WCA 2/19/20
- NOWL 6/8/20
- WLCO 7/7/20
- WCA 11/18/20
- Community Meeting 12/10/20

- **Major Modifications Based on Community/DPD Input**

- Series of height reductions for the new building
- 5th floor addition for the existing building
- Improved more contextual materiality massing and siding
- Significantly improved building design
- Better adherence to the West Loop Design Guidelines
- Improvements to infrastructure and site logistics



February 2020 Design



April 2020 Design



June 2020 Design



Current Design



-  HISTORIC FULTON-RANDOLPH MARKET DISTRICT
-  PROPOSED
-  APPROVED
-  UNDER CONSTRUCTION
-  COMPLETED

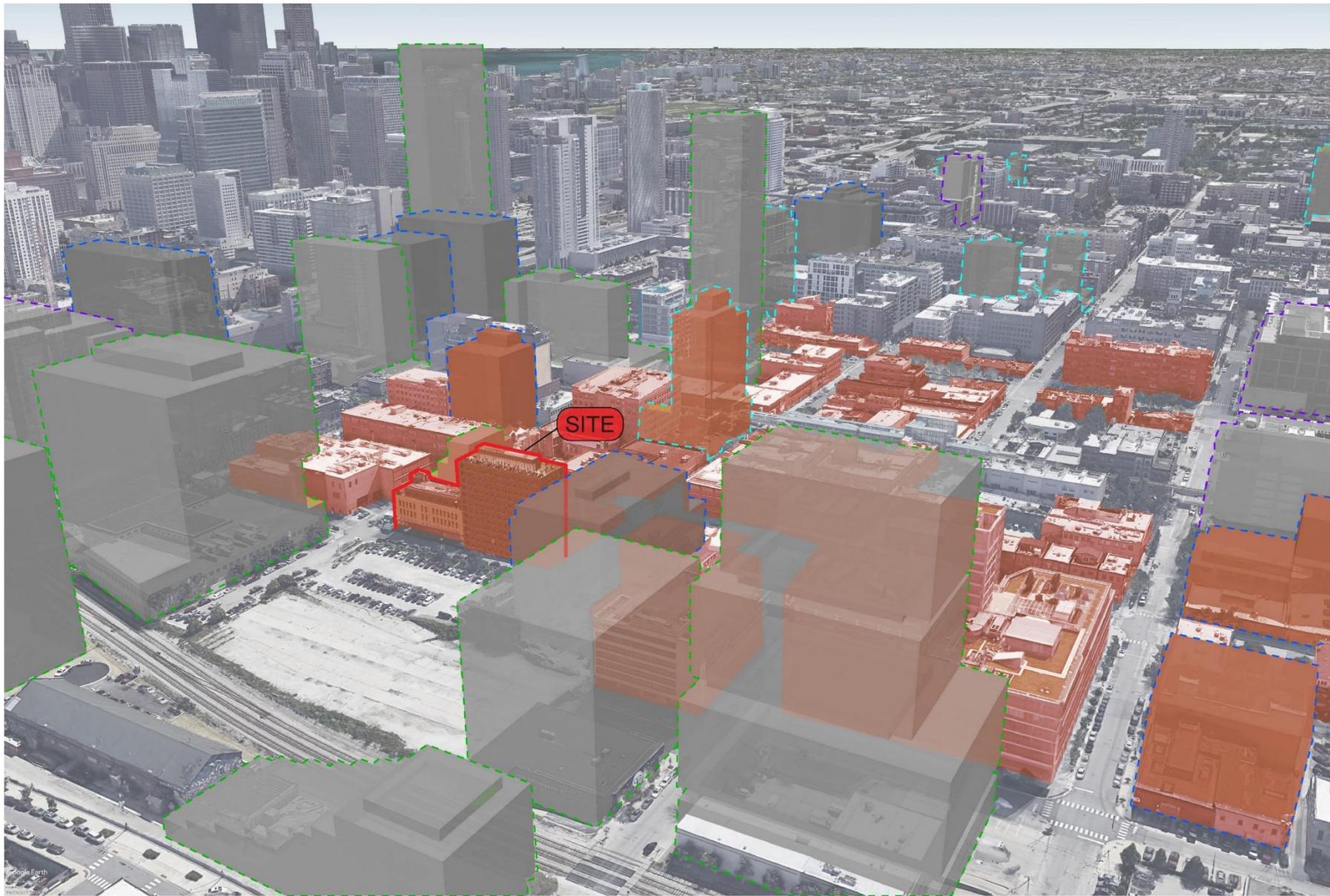
NE VIEW AERIAL



-  HISTORIC
FULTON-RANDOLPH
MARKET DISTRICT
-  PROPOSED
-  APPROVED
-  UNDER
CONSTRUCTION
-  COMPLETED

Google Earth
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NORTH AERIAL VIEW



HISTORIC
FULTON-RANDOLPH
MARKET DISTRICT

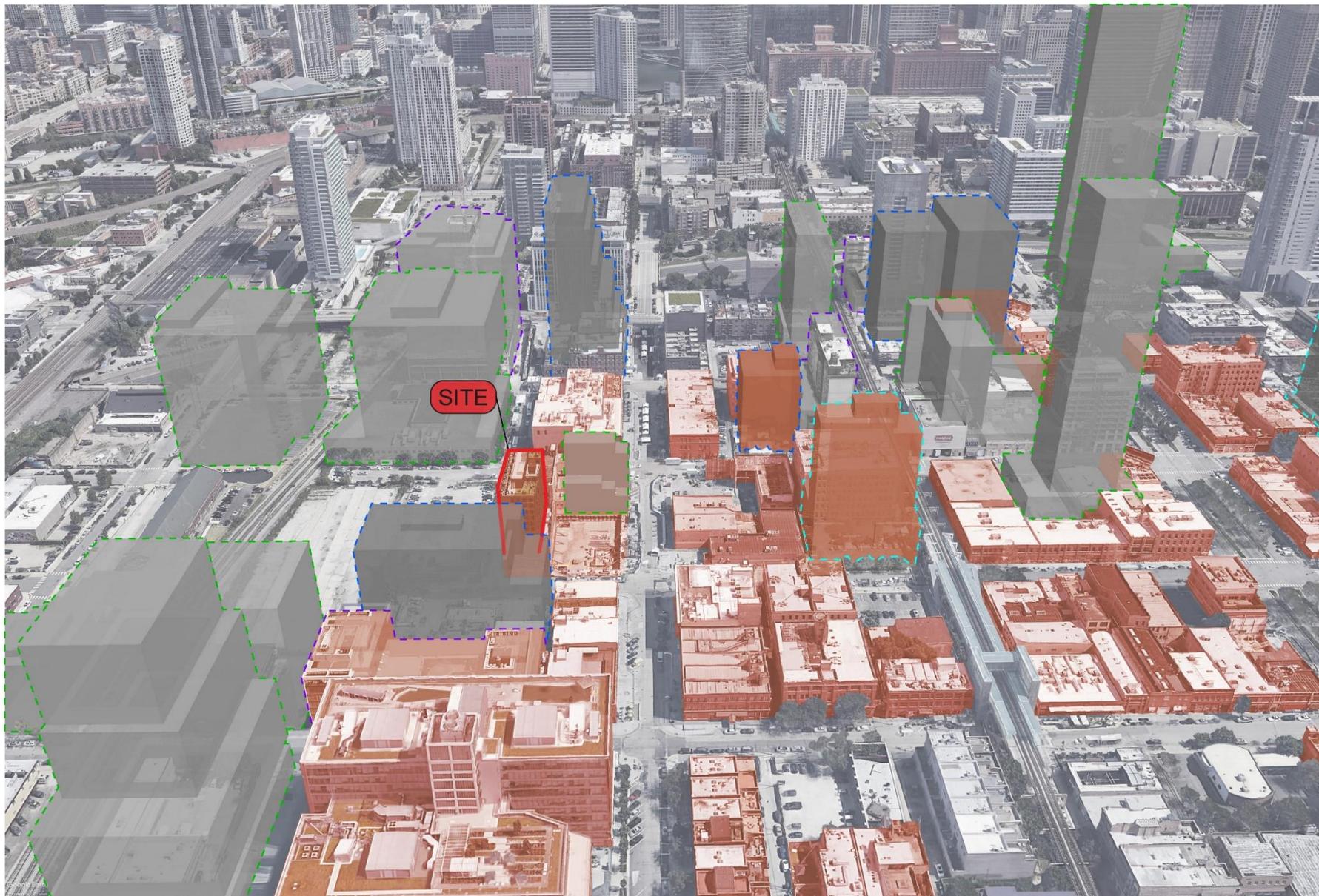
PROPOSED

APPROVED

UNDER
CONSTRUCTION

COMPLETED

NW AERIAL VIEW



HISTORIC
FULTON-RANDOLPH
MARKET DISTRICT

PROPOSED

APPROVED

UNDER
CONSTRUCTION

COMPLETED

WEST AERIAL VIEW

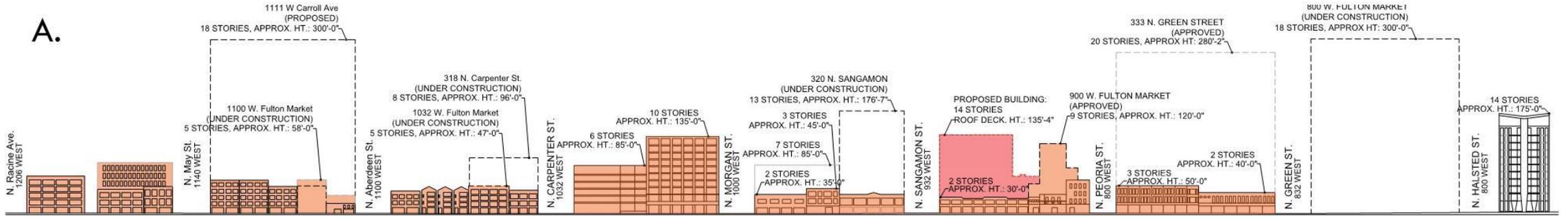


-  HISTORIC FULTON-RANDOLPH MARKET DISTRICT
-  PROPOSED
-  APPROVED
-  UNDER CONSTRUCTION
-  COMPLETED

SW AERIAL VIEW

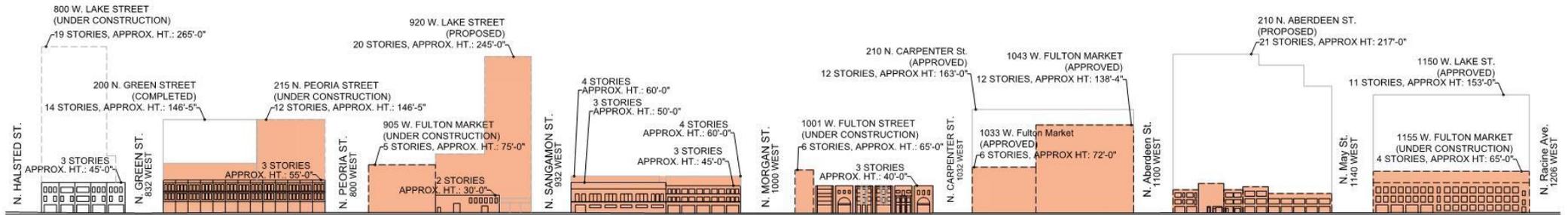


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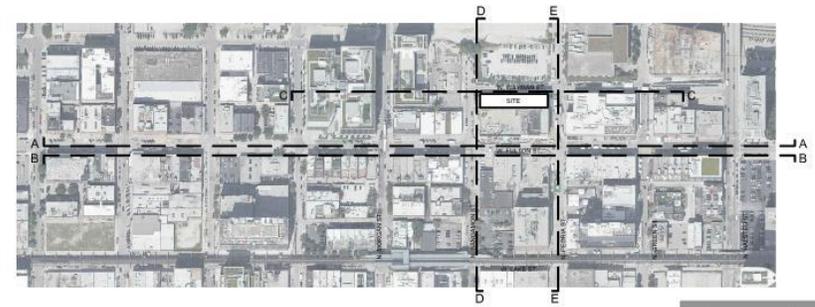
W. FULTON ST., FACING NORTH

B.



W. FULTON ST., FACING SOUTH

- BUILDING WITHIN HISTORIC FULTON-RANDOLPH MARKET DISTRICT
- PROPOSED BUILDING

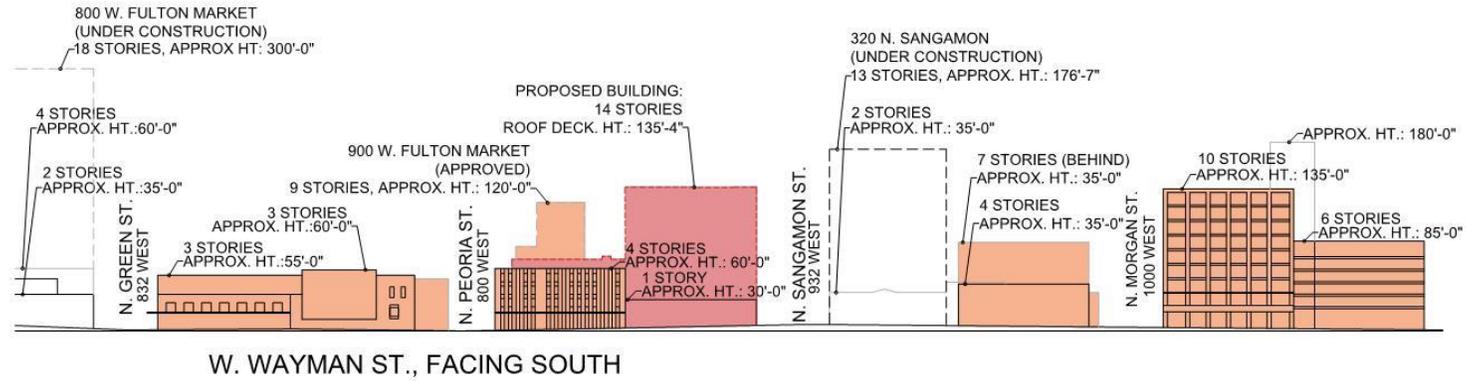


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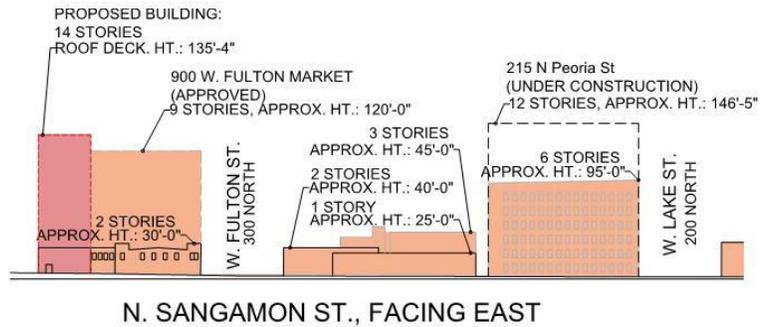
FULTON STREET ELEVATIONS – HISTORIC CONTEXT



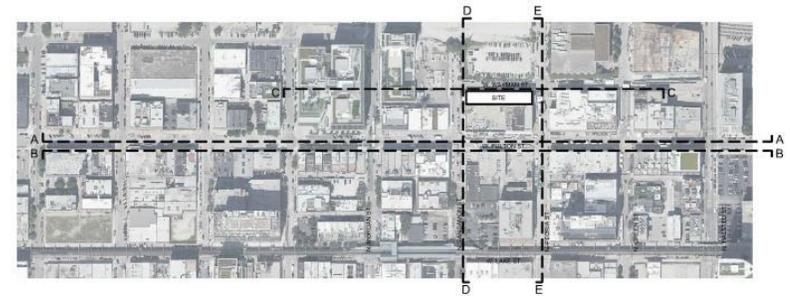
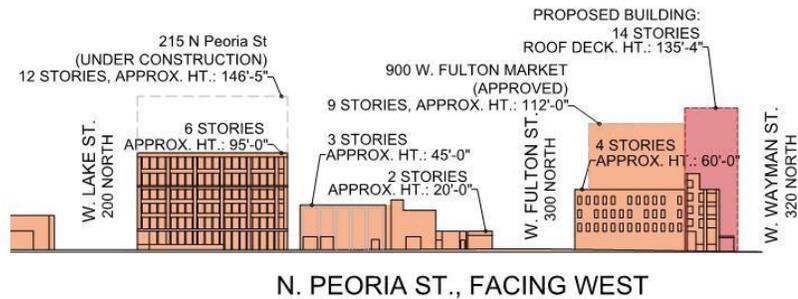
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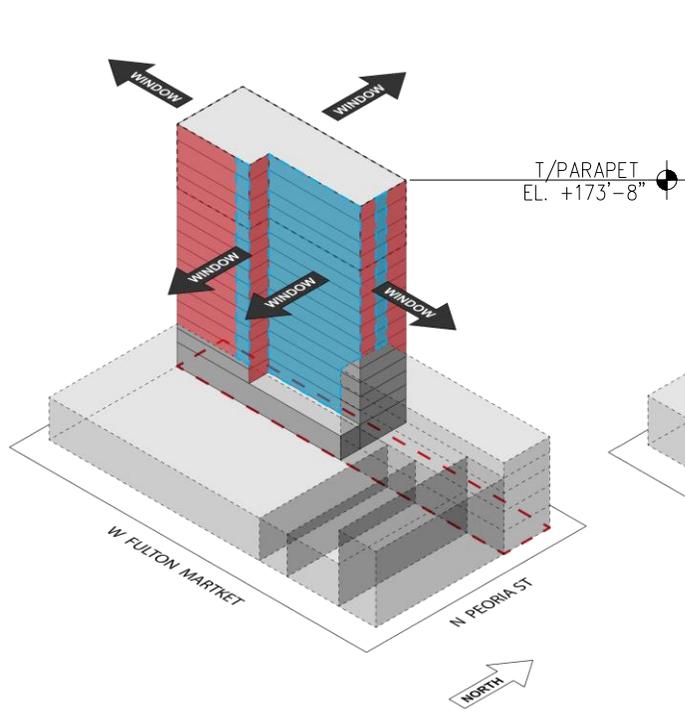
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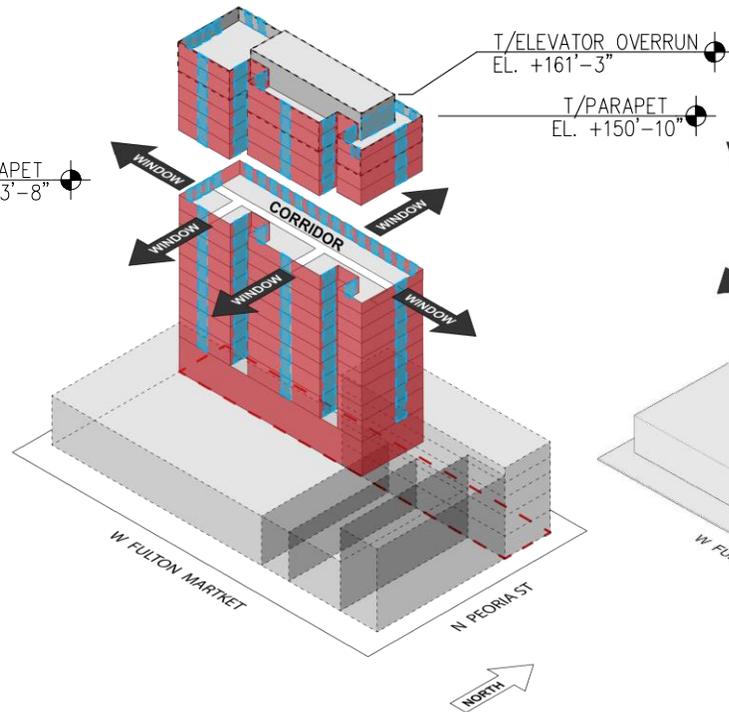
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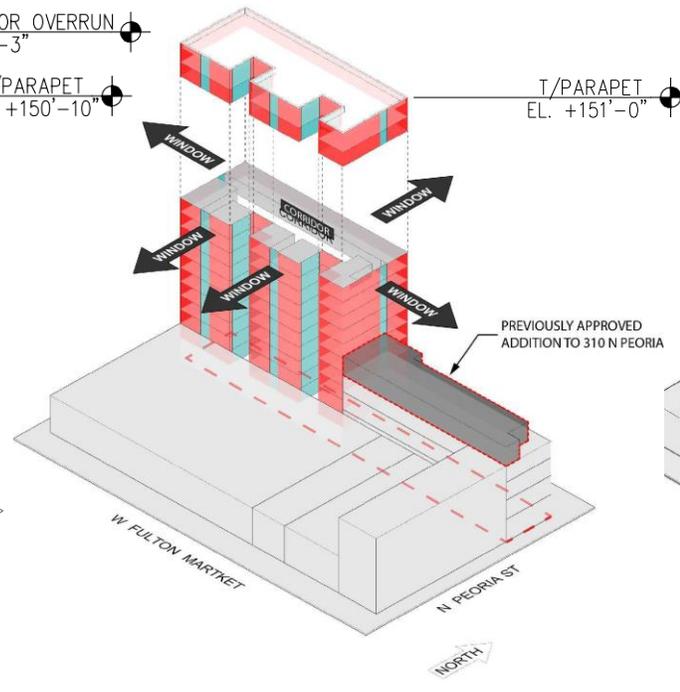
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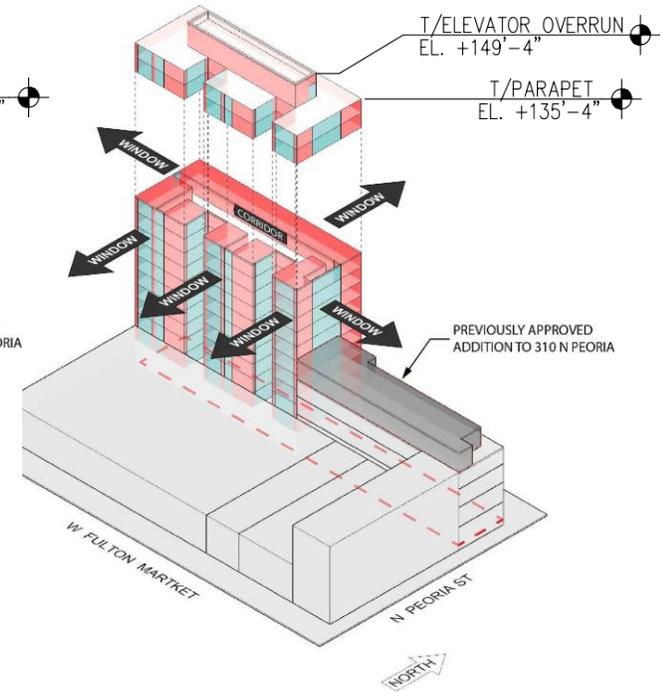
FEBRUARY 2020 DESIGN
16 STORIES, OVERALL HEIGHT: 173'-8",
T/PARAPET HEIGHT: 173'-8"



APRIL 2020 DESIGN
15 STORIES, OVERALL HEIGHT: 161'-3",
T/PARAPET HEIGHT: 150'-10"



JUNE 2020 DESIGN
14 STORIES, OVERALL HEIGHT: 151'-0",
T/PARAPET HEIGHT: 151'-0"



CURRENT DESIGN
14 STORIES, OVERALL HEIGHT: 149'-4",
T/PARAPET HEIGHT: 135'-4"

DESIGN PROGRESSION – DPD REVIEW



FEBRUARY 2020 DESIGN
16 STORIES, OVERALL HEIGHT: 173'-8", T/PARAPET HEIGHT: 173'-8"



APRIL 2020 DESIGN
15 STORIES, OVERALL HEIGHT: 161'-3", T/PARAPET HEIGHT: 150'-10"



JUNE 2020 DESIGN
14 STORIES, OVERALL HEIGHT: 151'-0", T/PARAPET HEIGHT: 151'-0"



CURRENT DESIGN
14 STORIES, OVERALL HEIGHT: 149'-4", T/PARAPET HEIGHT: 135'-4"

DESIGN PROGRESSION – COORDINATION WITH HISTORIC PRESERVATION



FEBRUARY 2020 DESIGN
16 STORIES, OVERALL HEIGHT: 173'-8", T/PARAPET HEIGHT: 173'-8"



APRIL 2020 DESIGN
15 STORIES, OVERALL HEIGHT: 161'-3", T/PARAPET HEIGHT: 150'-10"



JUNE 2020 DESIGN
14 STORIES, OVERALL HEIGHT: 151'-0", T/PARAPET HEIGHT: 151'-0"



CURRENT DESIGN
14 STORIES, OVERALL HEIGHT: 149'-4", T/PARAPET HEIGHT: 135'-4"

DESIGN PROGRESSION – COORDINATION WITH HISTORIC PRESERVATION



NW VIEW COMPARISON- DPD – HISTORIC PRESERVATION REVIEW



FEBRUARY 2020
16 STORIES, OVERALL HEIGHT: 173'-8"

APRIL 2020
15 STORIES, OVERALL HEIGHT: 161'-3"

JUNE 2020
14 STORIES, OVERALL HEIGHT: 151'-0"

SW VIEW COMPARISON – DPD – HISTORIC PRESERVATION REVIEW

17-8-0904-A General Intent.

- NO curb-cuts are proposed for the new development
- NO disturbances to the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- CDOT developed and implemented Fulton Market Streetscape Improvements will be adhered to.

17-8-0904-B Transportation.

- The project will restore the sidewalk along Peoria with landscaping per CDOT standards creating a new pedestrian entrance to the building on Peoria Street.
- The current state of this long vacant series of buildings has no public sidewalk along Peoria Street. The project will correct that condition with pedestrian access along the building.

17-8-0904-C Parking.

- TOD Project will create no additional parking
- Existing 900 W Fulton and 910 W Fulton contributing buildings will be rehabilitated

17-8-0904-D Parking in “D” Districts.

- The project site is an atypical Chicago condition where there is no public alley.
- There will be no blank walls with inactive use in the project creating a better pedestrian experience in this active neighborhood.
- Trash/Loading will occur during off hours from the street at a location furthest North on the property along Peoria to reduce possible congestion on Fulton Market.

Traffic Impact Study 311 North Sangamon Street

Chicago, Illinois

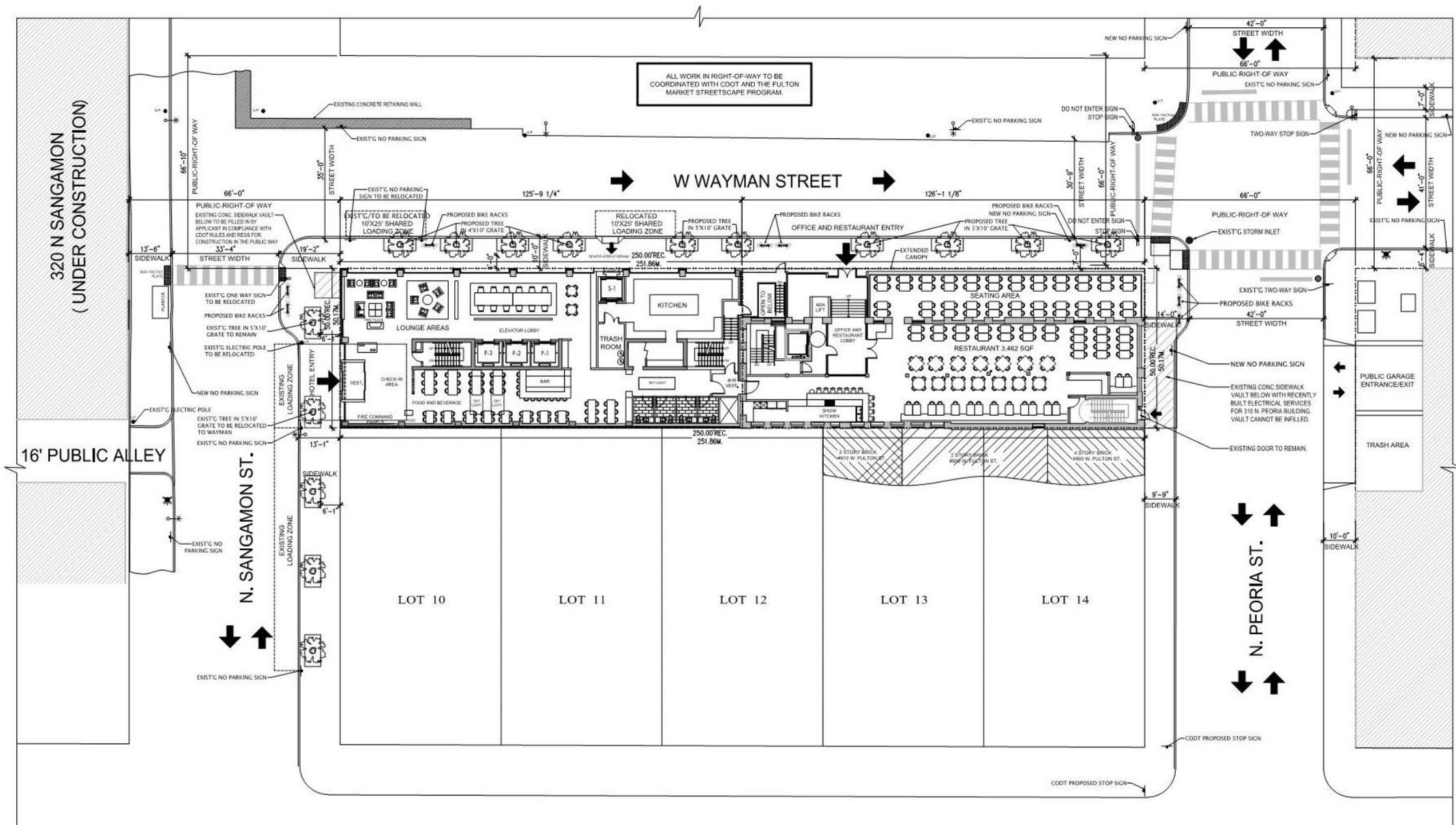


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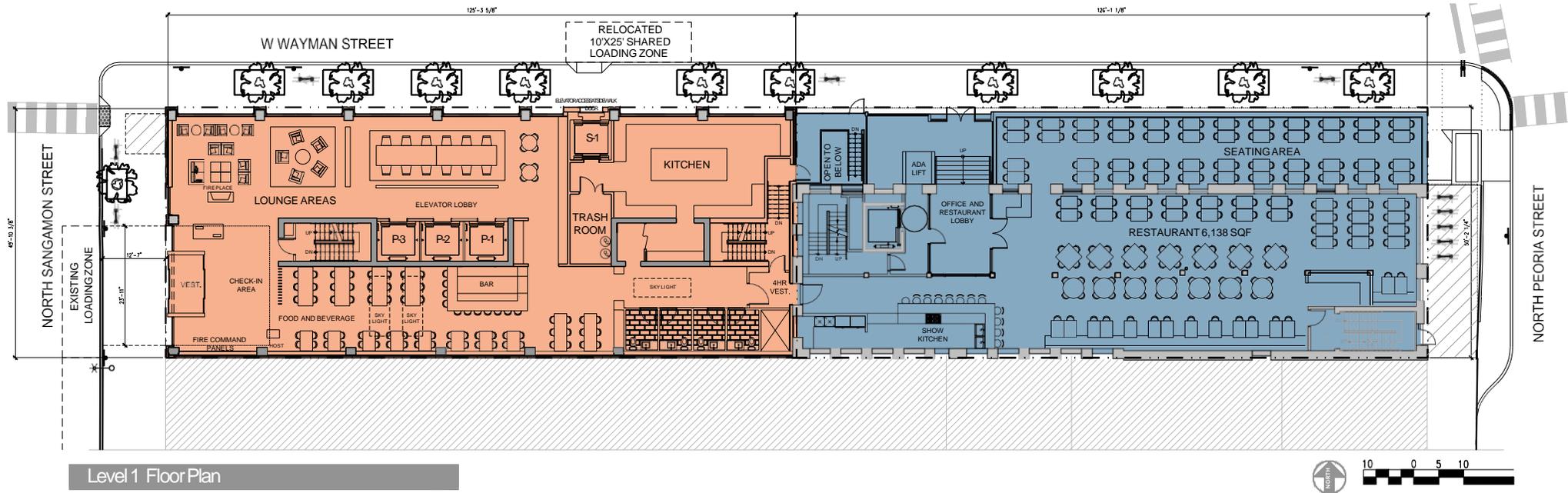


KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

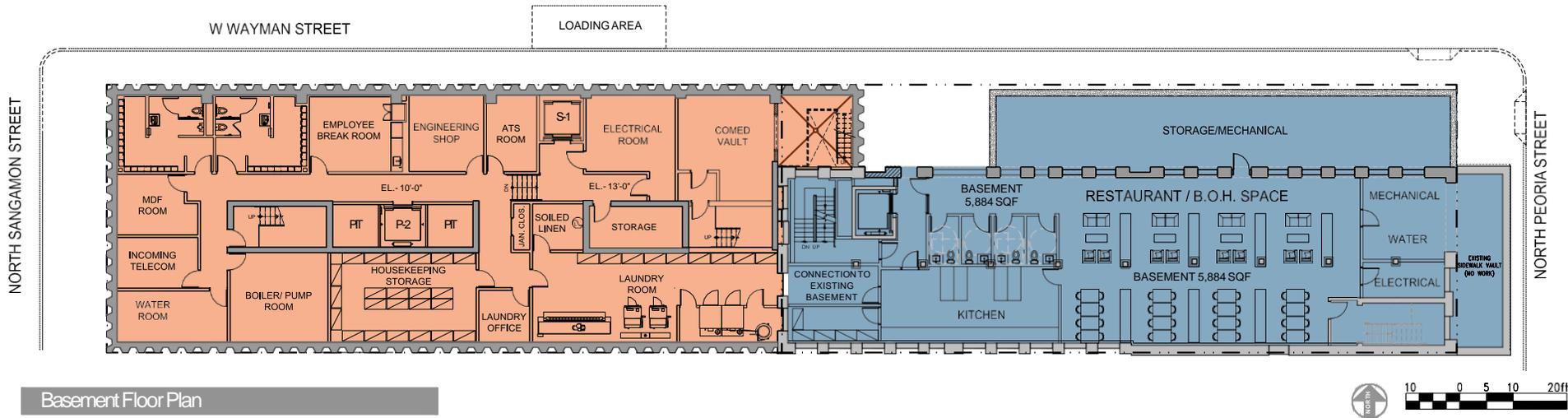
September 15, 2020



SITE PLAN



Level 1 Floor Plan



Basement Floor Plan

BASEMENT AND LEVEL 1 FLOOR PLANS



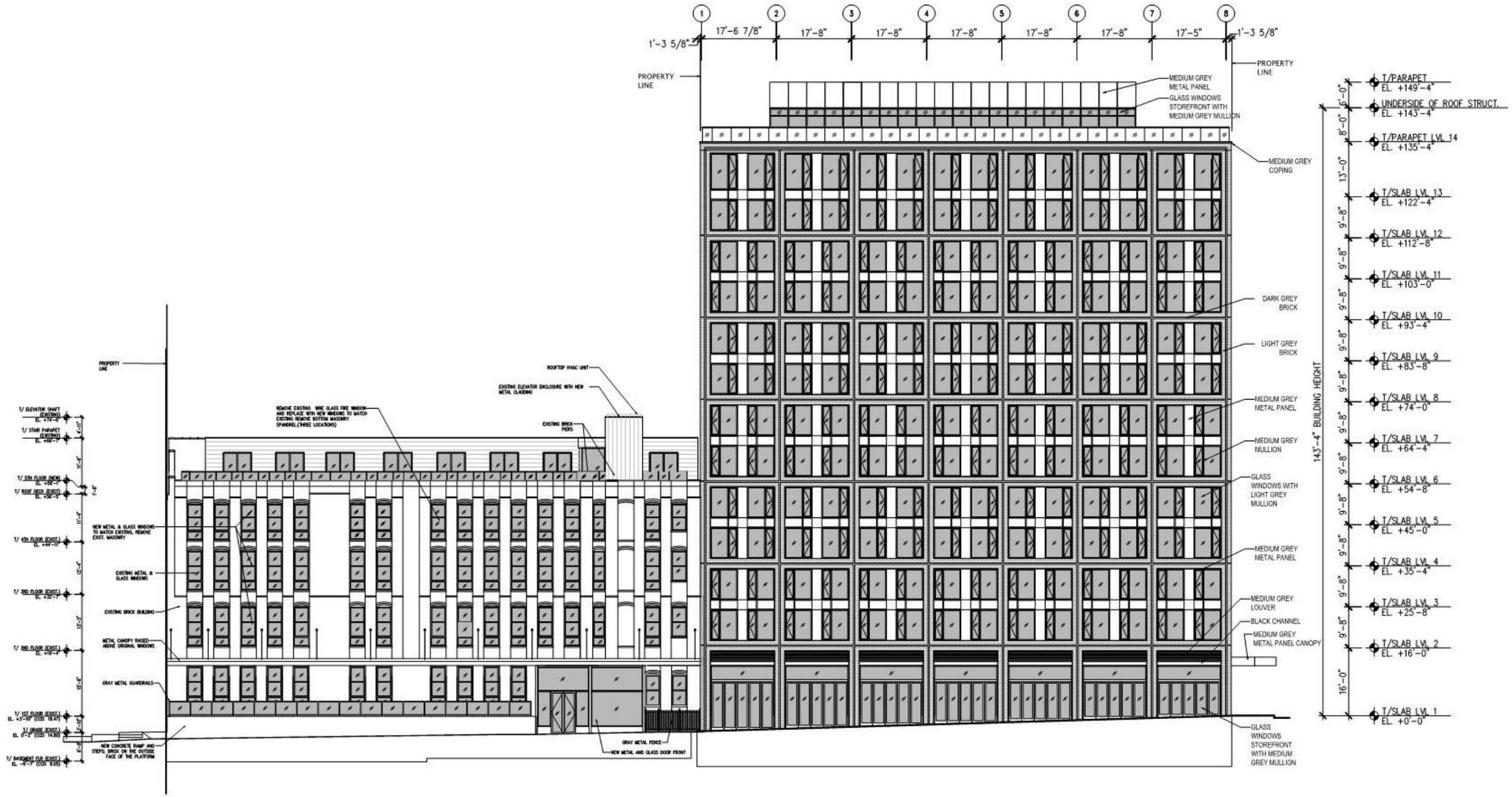
6TH FLOOR PLAN



TYPICAL FLOOR PLAN BELOW 6TH FLOOR



FLOOR PLAN BELOW 6TH FLOOR AND 6TH FLOOR PLAN



1 17'-6 7/8" 2 17'-8" 3 17'-8" 4 17'-8" 5 17'-8" 6 17'-8" 7 17'-8" 8 17'-5" 1'-3 5/8"

PROPERTY LINE

T/ PARAPET EL. +149'-4"

UNDERSIDE OF ROOF STRUCT. EL. +143'-4"

T/ PARAPET LVL 14 EL. +135'-4"

T/ SLAB LVL 13 EL. +122'-4"

T/ SLAB LVL 12 EL. +112'-8"

T/ SLAB LVL 11 EL. +103'-0"

T/ SLAB LVL 10 EL. +93'-4"

T/ SLAB LVL 9 EL. +83'-8"

T/ SLAB LVL 8 EL. +74'-0"

T/ SLAB LVL 7 EL. +64'-4"

T/ SLAB LVL 6 EL. +54'-8"

T/ SLAB LVL 5 EL. +45'-0"

T/ SLAB LVL 4 EL. +35'-4"

T/ SLAB LVL 3 EL. +25'-8"

T/ SLAB LVL 2 EL. +16'-0"

T/ SLAB LVL 1 EL. +0'-0"

143'-4" BUILDING HEIGHT

PROPERTY LINE

1/ ELEVATOR SHAFT (EXISTING) EL. +14'-0"

1/ STAR PARAPET (EXISTING) EL. +14'-0"

1/ SOIL FLOOR (NEW) EL. +14'-0"

1/ ROOF DECK (EXIST) EL. +14'-0"

1/ 14th FLOOR (EXIST) EL. +14'-0"

1/ 13th FLOOR (EXIST) EL. +14'-0"

1/ 12th FLOOR (EXIST) EL. +14'-0"

1/ 11th FLOOR (EXIST) EL. +14'-0"

1/ 10th FLOOR (EXIST) EL. +14'-0"

1/ 9th FLOOR (EXIST) EL. +14'-0"

1/ 8th FLOOR (EXIST) EL. +14'-0"

1/ 7th FLOOR (EXIST) EL. +14'-0"

1/ 6th FLOOR (EXIST) EL. +14'-0"

1/ 5th FLOOR (EXIST) EL. +14'-0"

1/ 4th FLOOR (EXIST) EL. +14'-0"

1/ 3rd FLOOR (EXIST) EL. +14'-0"

1/ 2nd FLOOR (EXIST) EL. +14'-0"

1/ 1st FLOOR (EXIST) EL. +14'-0"

1/ BASEMENT FLOOR (EXIST) EL. +14'-0"

REMOVE EXISTING WIRE GLASS FIRE WINDOW AND REPLACE WITH NEW BRICK TO MATCH EXISTING REMOVE BOTTOM MASONRY SPANREL (THREE LOCATIONS)

EXISTING ELEVATOR ENCLOSURE WITH NEW METAL GLAZING

ROOFTOP HVAC UNIT

EXISTING BRICK RISERS

EXISTING BRICK BUILDING

METAL CANOPY RAISED ABOVE ORIGINAL WINDOWS

GRAY METAL GUARDRAILS

NEW CONCRETE RAMP AND STEPS BRICK ON THE OUTSIDE FACE OF THE PLATFORM

GRAY METAL FENCE - NEW METAL AND GLASS DOOR FRONT

PROPERTY LINE

MEDIUM GREY METAL PANEL

GLASS WINDOWS STOREFRONT WITH MEDIUM GREY MULLION

MEDIUM GREY COPING

DARK GREY BRICK

LIGHT GREY BRICK

MEDIUM GREY METAL PANEL

MEDIUM GREY MULLION

GLASS WINDOWS WITH LIGHT GREY MULLION

MEDIUM GREY METAL PANEL

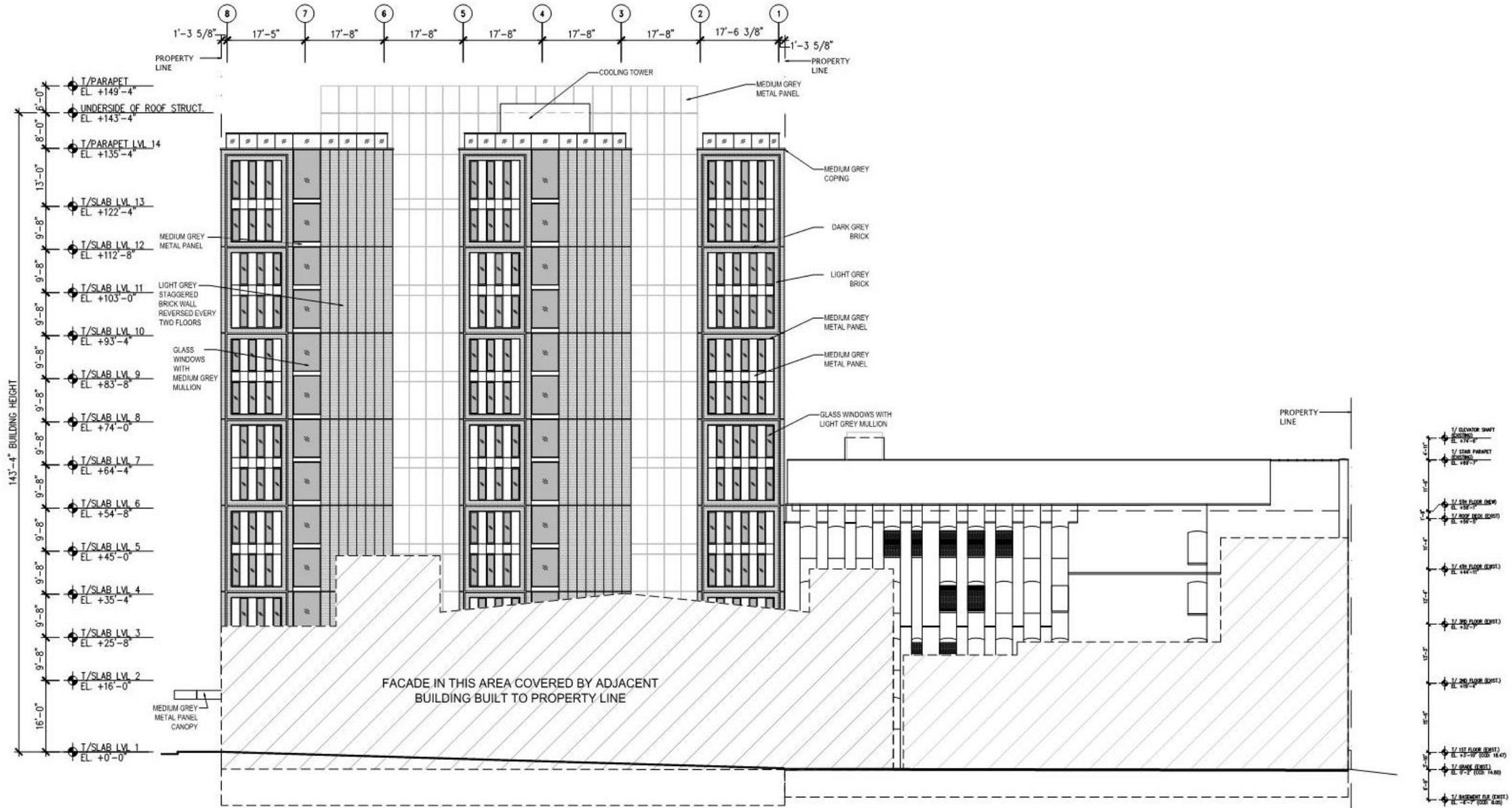
MEDIUM GREY LOUVER

BLACK CHANNEL

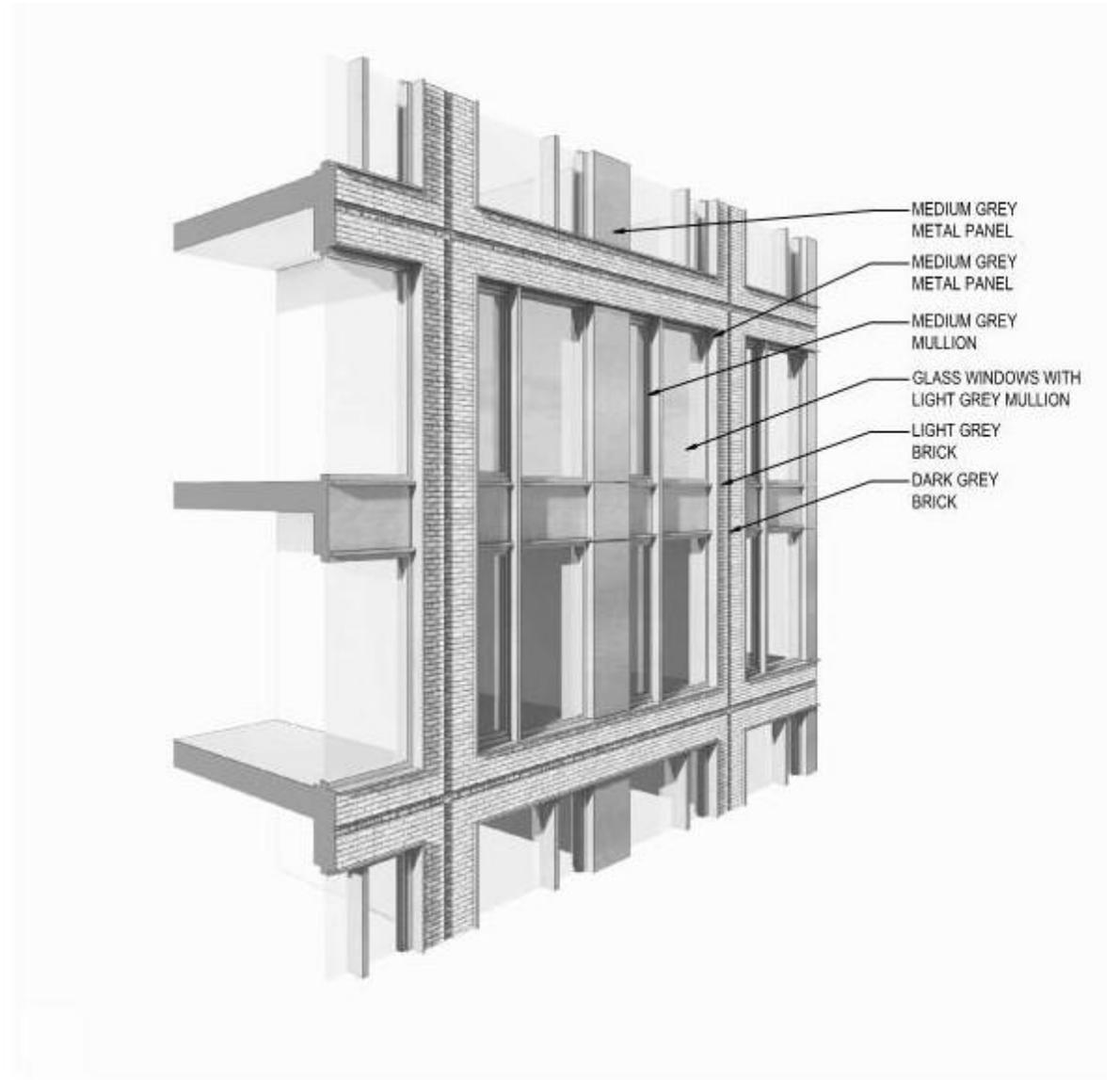
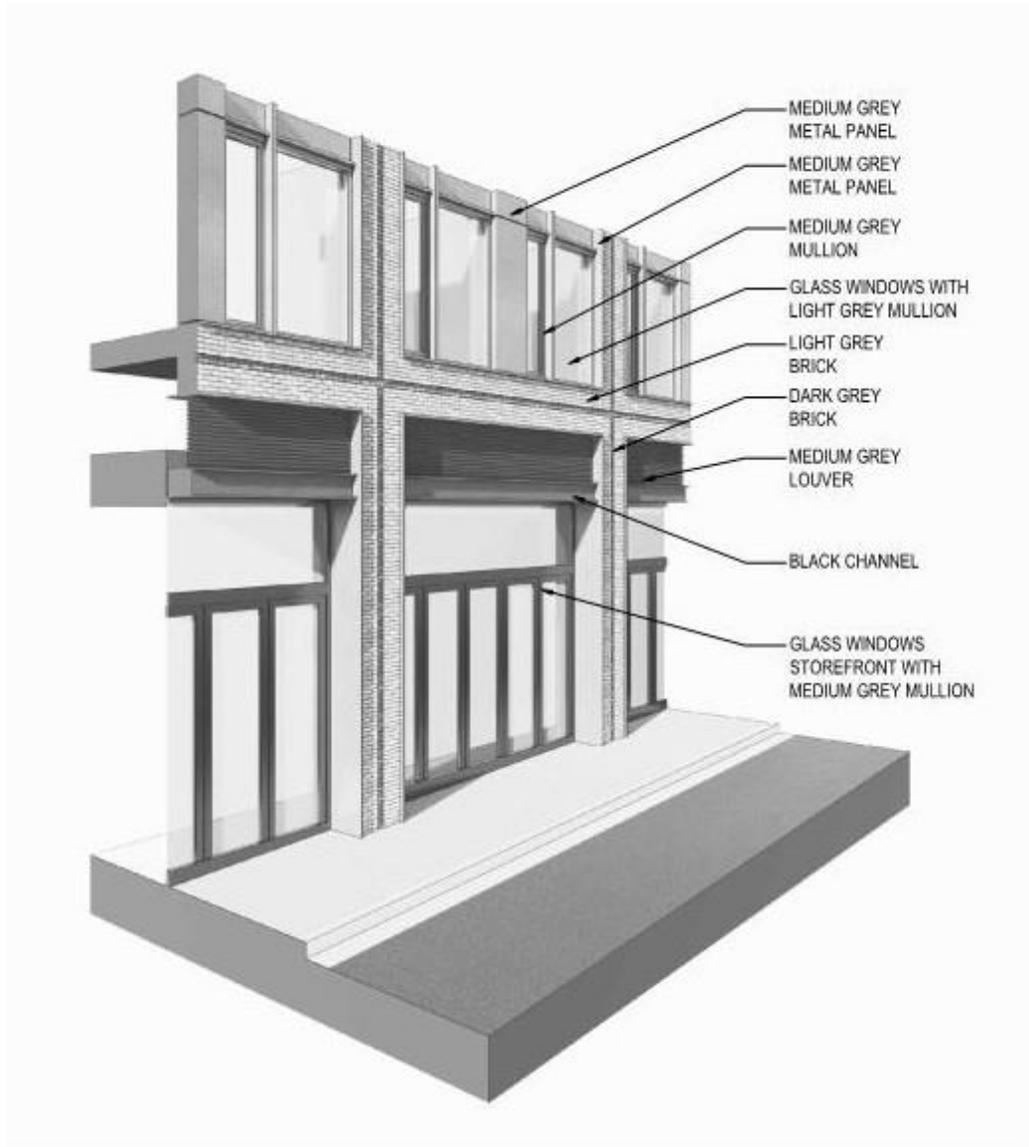
MEDIUM GREY METAL PANEL CANOPY

GLASS WINDOWS STOREFRONT WITH MEDIUM GREY MULLION

NORTH ELEVATION



SOUTH ELEVATION



NORTH FACADE DETAIL



NW VIEW



NW STREET VIEW



N STREET VIEW



NE STREET ZOOM VIEW



SW SIDEWALK VIEW



SW VIEW



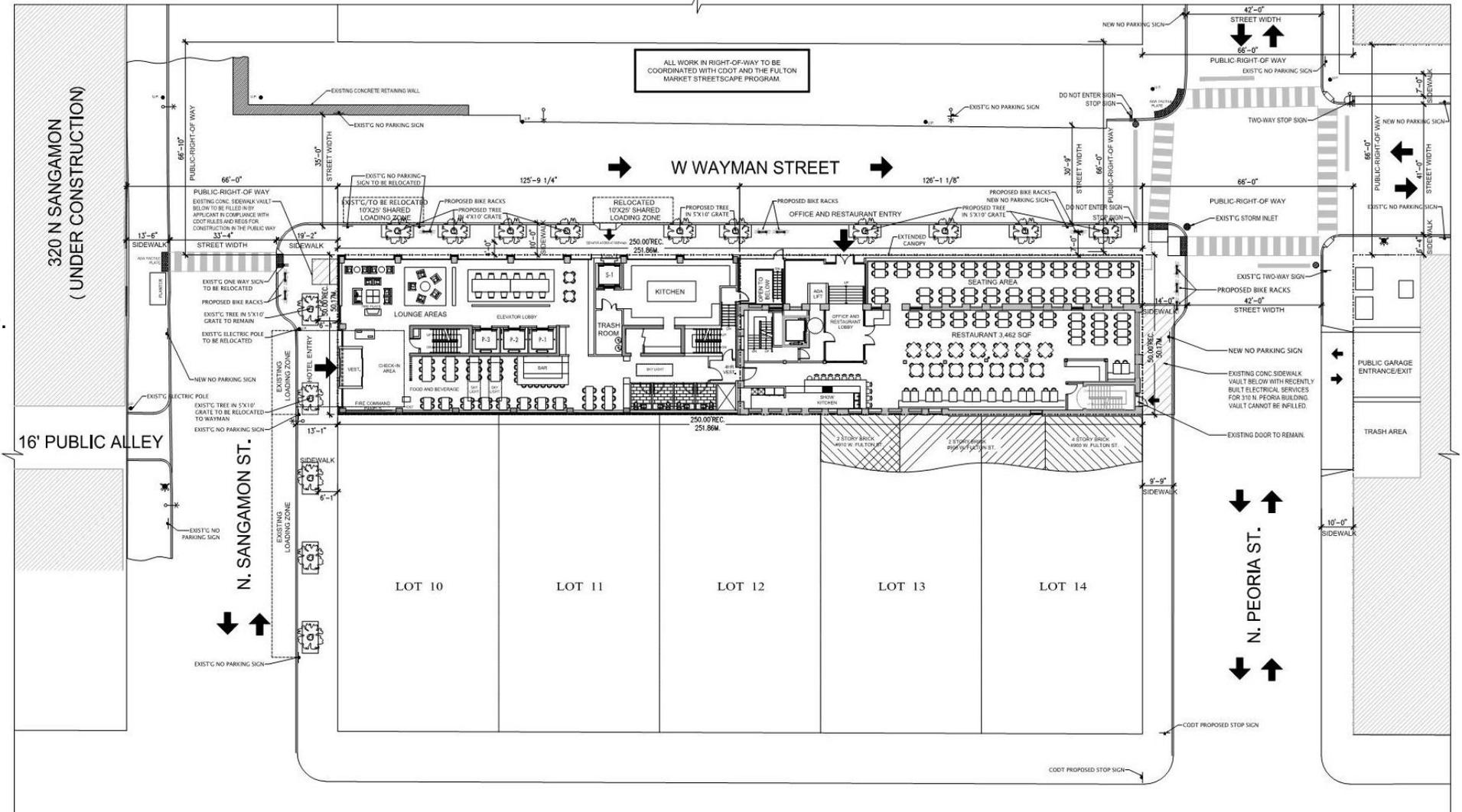
W ENTRANCE VIEW



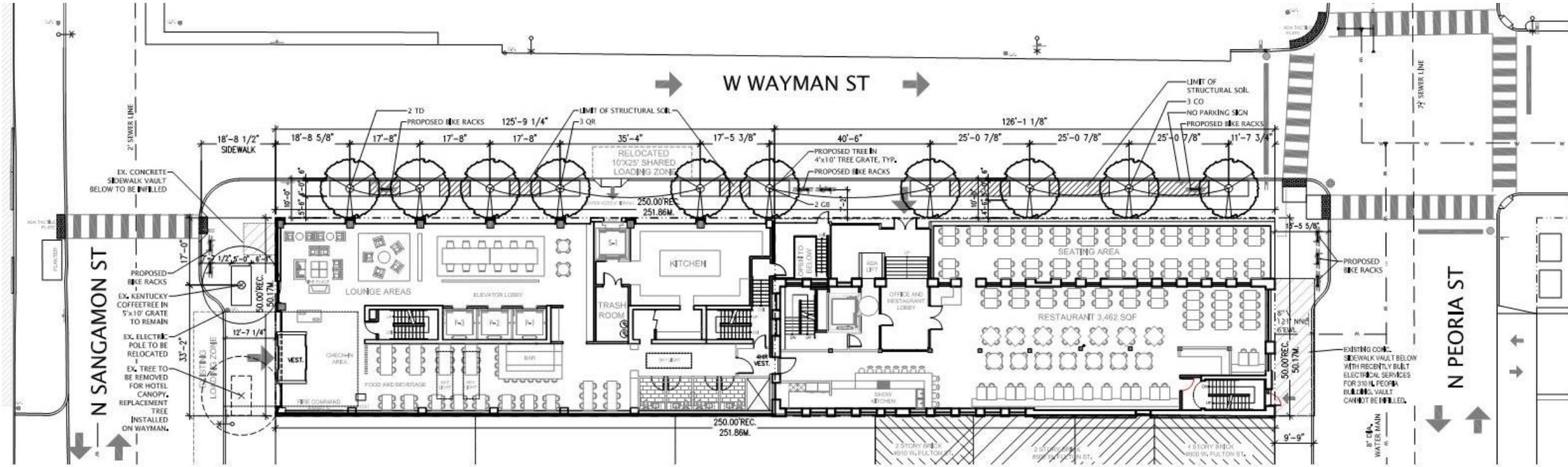
ROOFTOP VIEW

TRANSPORTATION, TRAFFIC & PARKING

- THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY IMPROVING THE SIDEWALK AND STREET CONDITION.
- NO VEHICLE PARKING PROVIDED ON-SITE. ADEQUATE BICYCLE PARKING IS PROVIDED ON-SITE WHILE ALSO REPECTING THE T.O.D. NATURE OF THE SITE.
- EXISTING TRAFFIC PATTERNS ARE RESPECTED AND NEW IMPROVEMENTS ARE MADE ACCORDING TO CDOT'S TRAFFIC STUDY.
- ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.
- EXISTING LOADING ZONE ARE USED AND RELOCATED TO CREATE LEAST IMPACT TO THE SIDEWALK.



OPEN SPACE AND LANDSCAPING SUMMARY



- STREETScape ON WAYMAN ARE NEWLY CONSTRUCTED. SIDEWALK IS WIDENED TO PROVIDE BETTER AND SAFER PEDESTRIAN EXPERIENCE.

- ALL NEW TREE PLANTINGS ARE INSTALLED ACCORDING TO CDOT'S LANDSCAPE STUDY AND MEETS CDOT STANDARDS.

- VARIOUS SPECIES OF PARKINGWAY TREES ARE SUGGESTED ON WAYMAN ACCORDING TO CDOT'S LANDSCAPE STUDY

BUILDING DESIGN EXCELLENCE



NW VIEW



SW VIEW

- THE PROPOSED DEVELOPMENT IS ENVISIONED TO RESPECT THE BEST TRADITIONS OF WEST LOOP ARCHITECTURE AND URBAN DESIGN. IT ASPIRES TO COUPLE PEDESTRIAN-SCALE DESIGN ELEMENTS THAT REFERENCE THE ARCHITECTURAL HERITAGE WITH STRONG, FUNCTIONAL, AND VISUALLY STRAIGHTFORWARD MODERN ARCHITECTURE.

- THE REUSE OF THE HISTORICAL BUILDING PROVIDES ACTIVE USES ON WAYMAN STREET FRONTAGE. WITH THE IMPROVED SIDEWALK CONDITION, THE EDGE OF THE HISTORICAL DISTRICT WILL BE ACTIVATED.

- THE PROPOSAL UTILIZES HIGH-END MASONRY, COMPOSITE METAL PANELS AND A VARIETY OF COMMERCIAL GLAZED FACADES. THE DETAILING OF THESE ELEMENTS STRIVE TO OBTAIN A HIGH LEVEL OF DESIGN EXCELLENCE.

- THE DEVELOPMENT WILL AIM TO ACHIEVE OVER 100 POINTS TOWARDS THE SUSTAINABLE DEVELOPMENT POLICY.

WEST LOOP DESIGN GUIDELINES COMPLIANCE

Note: This is a sampling of items in compliance for full list see the submitted West Loop Design Guideline Checklist

PEDESTRIAN ORIENTED AND URBAN DESIGN EXCELLENCE



NE STREET VIEW



N STREET VIEW

- LOADING ACCESS FOR THE HOTEL BUILDING IS LOCATED AT THE MIDDLE OF THE BLOCK ON WAYMAN TO CREATE THE LEAST IMPACT TO THE SIDEWALK. THE STREETWALL FAÇADE ARE DESIGNED WITH HUMAN-SCALE ELEMENTS THAT PROVIDE AN ENHANCED PUBLIC EXPERIENCE.
- STREETScape AND PUBLIC WAY IMPROVEMENTS ALONG SANGAMON AND WAYMAN WILL CONTINUE THE STREET CONFIGURATIONS WITHIN THE DISTRICTS. IN ADDITION, THE NEW PATIO IN FRONT OF THE HISTORICAL BUILDING CREATE A UNIQUE PEDESTRIAN EXPERIENCE WITH COMMUNAL SPACES AND DISTINGUISHED ENTRY.
- STREETScape WILL BE ABUNDANTLY LIT AND LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPING ORDINANCE. ACTIVE GROUND FLOOR EXPOSURE WILL PROVIDE A SAFE AND INVITING SPACE IN AND AROUND THIS DEVELOPMENT.
- THE BASE OF THE DEVELOPMENT IS LINED WITH ACTIVE USES AT ALL BUILDING FRONTAGES PROMOTING A SAFE AND ACTIVE PUBLIC REALM.

WEST LOOP DESIGN GUIDELINES COMPLIANCE

Note: This is a sampling of items in compliance for full list see the submitted West Loop Design Guideline Checklist



Sustainability Strategy

Ownership plans to comply with the Chicago sustainable Development Strategy (100 points) with the following initiatives:

- Exceed energy code 10%
- Achieve Energy Star
- Indoor water use reduction
- Proximity to Transit Service
- Bike Parking
- CTA digital display
- 80% Waste Diversion
- Bird Protection

Chicago Sustainable Development Policy 2017.01.12



Compliance Options	Points Required	Sustainable Strategies Menu																																				
		Health	Energy				Stormwater				Landscapes		Green Roofs		Water		Transportation				Solid Waste	Work Force	Wildlife															
Compliance Paths	Starting Points	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 (3%)	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 retro-fit 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																																						
All Options Available	0	100 / 50 / 25	40	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	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	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10	5	10		
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10	5	10		
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	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	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	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	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	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	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	NA	NA	NA	5	NA	NA	10	10	5	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	NA	NA	NA	50	NA	NA	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	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	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	5	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	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	10	10	5	10	5	10	5	10

*only available to affordable housing projects financed by DPD's Housing Bureau.



<https://www.soilsolutions.com/wp-content/uploads/2019/11/sustainability-report-singapore-1280x720.jpg>

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** subcontractors, vendors & suppliers.

PROJECT FACTS:

- **Project Cost:** ~ \$50 Million
- **Construction Jobs:** ~ 250
- **Permanent Jobs:** ~ 150
- **Neighborhood Opportunity Fund Contribution:** ~ \$890,000
- **Local Impact Fund Contribution:** ~ \$89,000
- **Annual Tax Contribution:** ~ \$1.2 Million



<https://technical.ly/dc/wp-content/uploads/sites/5/2019/04/diverse-team-e1572896545731.jpg>



DPD Recommendations

- ❖ In general conformance with the Fulton Market Innovation district plan;
- ❖ In compliance with the West Loop Design Guidelines;
- ❖ The proposed development is compatible with surrounding commercial, retail, and manufacturing developments in terms of land use, as well as, the density and scale of the physical structure.
- ❖ The proposed underlying zoning for the previously established planned development was (DX-5) and 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;
- ❖ The proposal follows Building Orientation and Massing guidelines of the Chicago Zoning Ordinance;
- ❖ All sides and areas of the buildings that are visible to the public are treated with materials, finishes, and architectural details that are of high-quality;