



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

3900 S. Normal Avenue

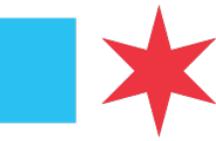
**Near Southwest Side / 11<sup>th</sup> Ward / Ald. Thompson**

**Developer: 3900 S. Normal TMG, LLC**

**Architect: Cornerstone Architects Ltd.**

**Attorneys: Ash, Anos, Freedman & Logan, LLC**

January 20, 2022



# Project Description

The Applicant requests a change of the subject property from the M2-3 Light Industrial District to a Planned Development;

To permit the construction of a 1-story speculative industrial building structure containing 168 total vehicular parking spaces, 20 bike parking spaces, and approximately 169,838 square feet of light industrial.

# Community Area Snap Shot

## Demographic Data: Southwest Side

### General Population Characteristics, 2015-2019

	New City		City of Chicago		CMAP Region	
Total Population	39,443		2,709,534		8,483,267	
Total Households	12,772		1,066,829		3,123,330	
Average Household Size	3.1		2.5		2.7	
Percent Population Change, 2010-19	-11.1		0.5		0.6	
Percent Population Change, 2000-19	-23.7		-6.4		4.1	

Source: 2000 and 2010 Census, 2015-2019 American Community Survey five-year estimates.

### Race and Ethnicity, 2015-2019

	New City		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	4,991	12.7	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	24,266	61.5	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	9,096	23.1	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	763	1.9	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	327	0.8	59,510	2.2	182,620	2.2

Source: 2015-2019 American Community Survey five-year estimates.

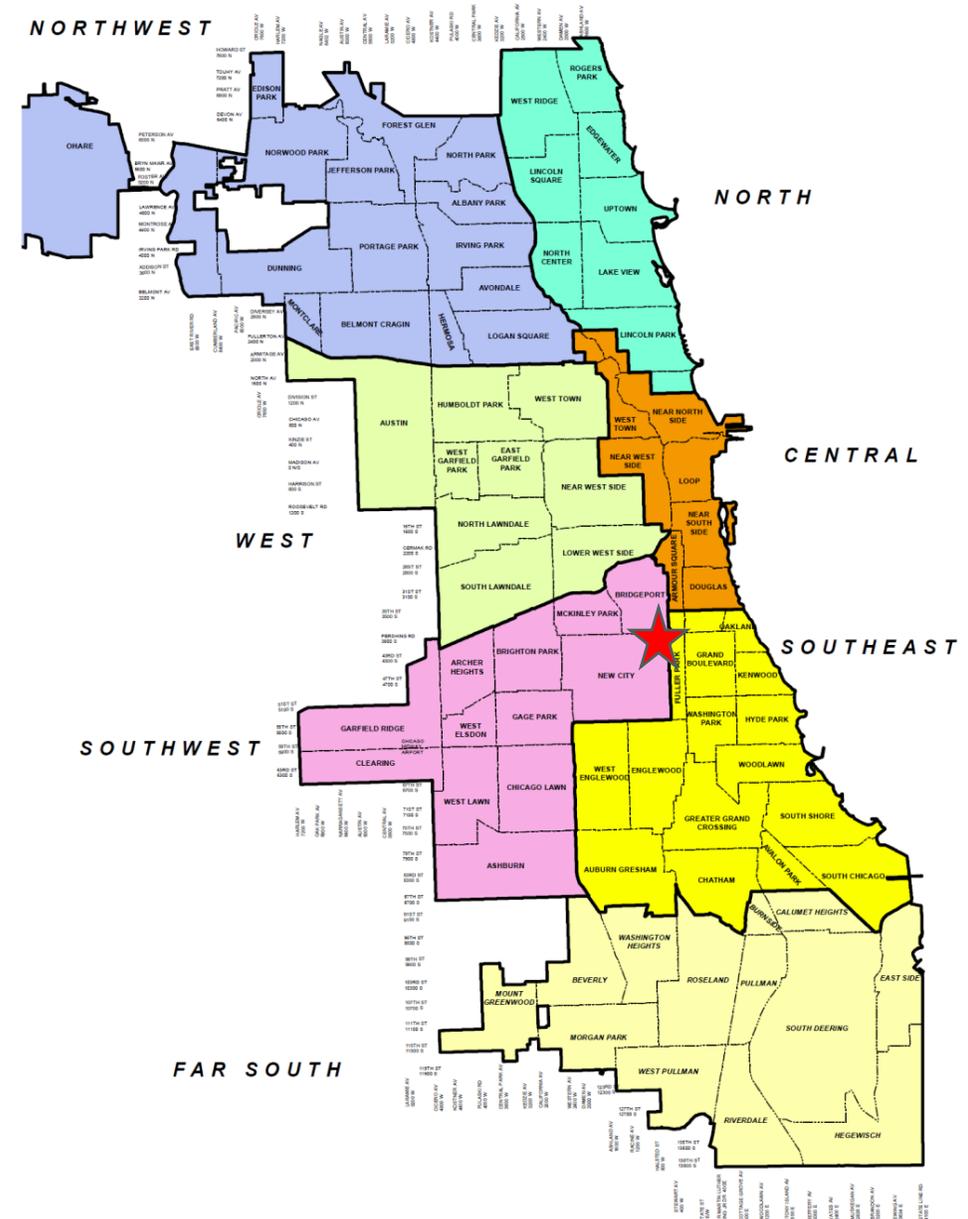
Universe: Total population

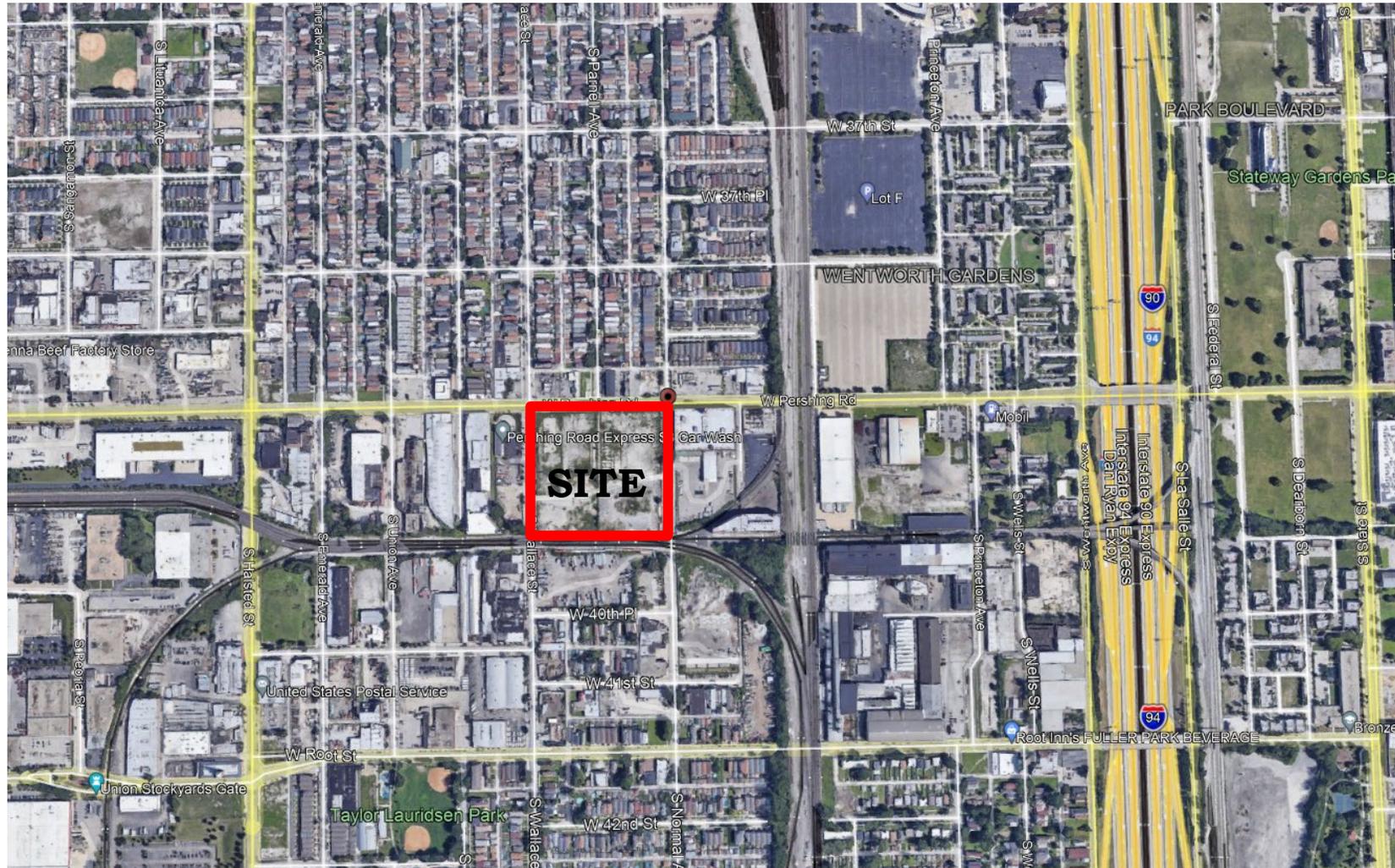
### Age Cohorts, 2015-2019

	New City		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,204	8.1	171,323	6.3	518,065	6.1
5 to 19	8,741	22.2	462,093	17.1	1,644,152	19.4
20 to 34	9,318	23.6	739,281	27.3	1,794,152	21.1
35 to 49	7,534	19.1	546,045	20.2	1,701,494	20.1
50 to 64	5,872	14.9	453,823	16.7	1,635,766	19.3
65 to 74	3,019	7.7	195,049	7.2	691,947	8.2
75 to 84	1,460	3.7	100,949	3.7	346,833	4.1
85 and Over	294	0.7	40,971	1.5	150,858	1.8
Median Age	32.1		34.6		37.5	

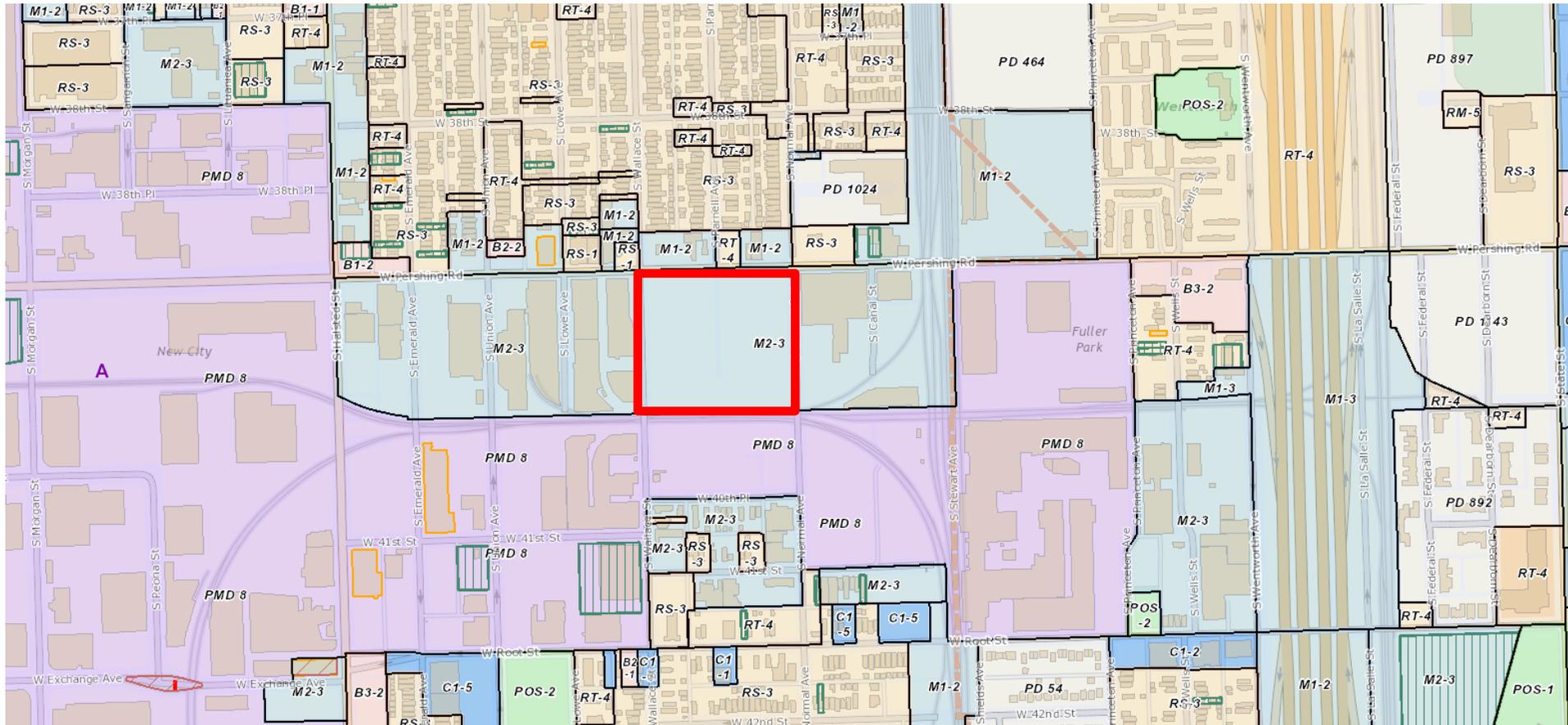
### Household Income, 2015-2019

	New City		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	4,603	36.0	259,714	24.3	529,858	17.0
\$25,000 to \$49,999	3,848	30.1	212,433	19.9	567,834	18.2
\$50,000 to \$74,999	2,005	15.7	160,900	15.1	490,586	15.7
\$75,000 to \$99,999	1,085	8.5	119,199	11.2	395,676	12.7
\$100,000 to \$149,999	716	5.6	146,765	13.8	533,771	17.1
\$150,000 and Over	516	4.0	167,818	15.7	605,605	19.4
Median Income	\$34,916		\$58,247		\$73,572	
Per Capita Income*	\$16,993		\$37,103		\$39,058	





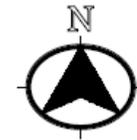
Site Acreage: 9.58 Acres  
Site Square Footage: 417,560 SF



Site Acreage: 9.58 Acres

Site Square Footage: 417,560 SF



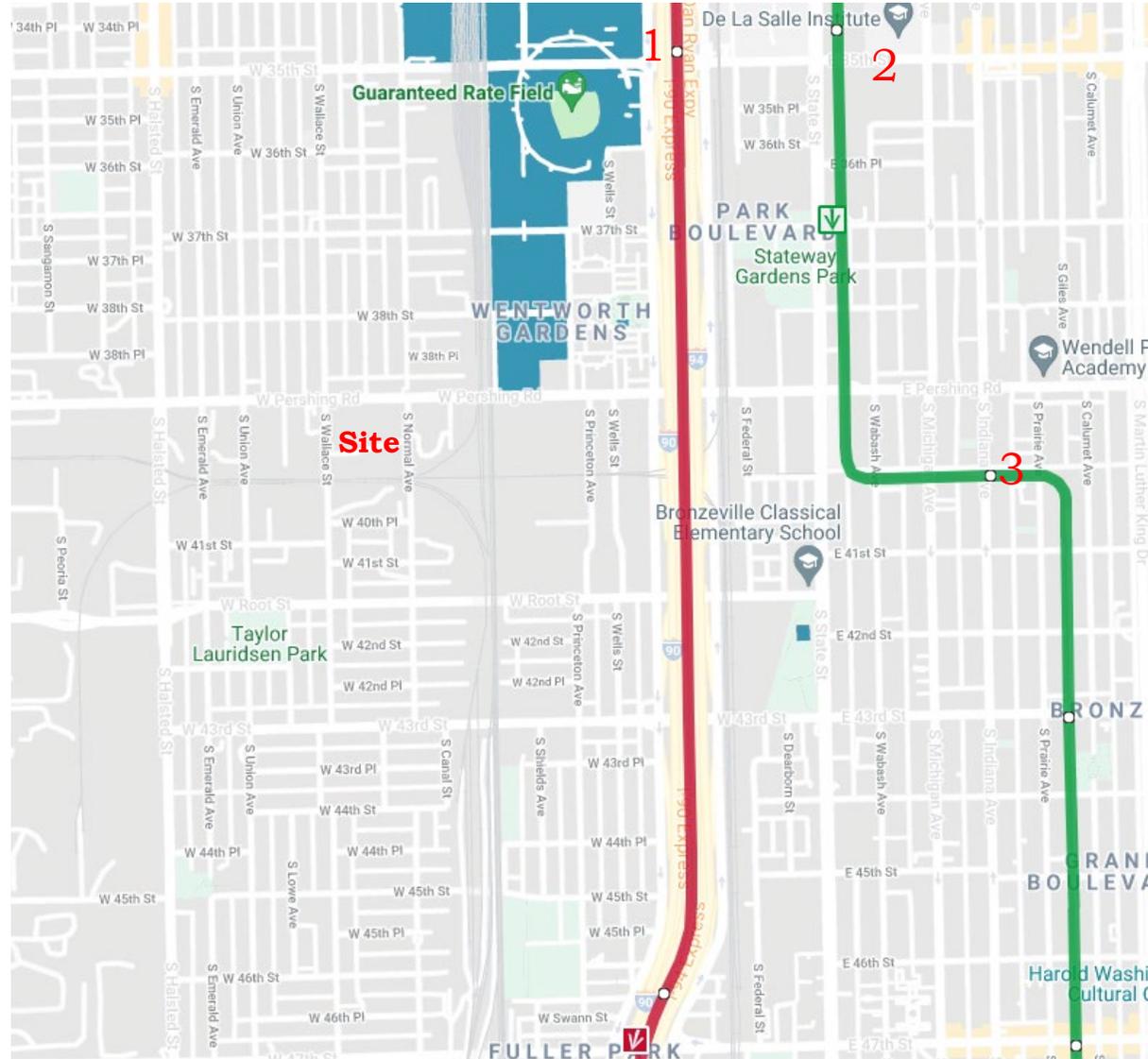


SCALE: 1" = 200'



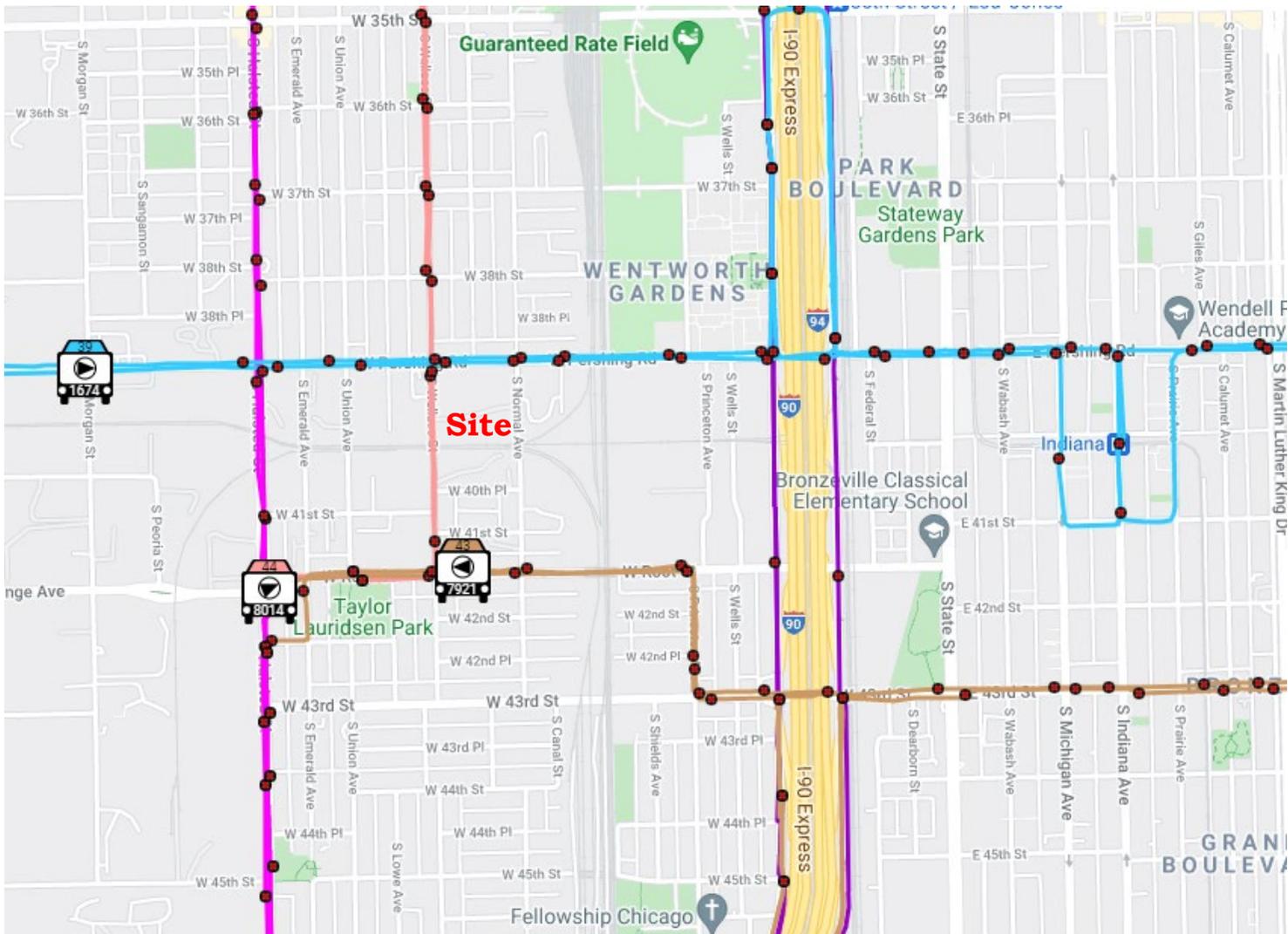
### EXISTING ZONING MAP

-  = PROPERTY LINE
-  = PLANNED DEVELOPMENT BOUNDARY



### **Distance to Site**

- 1: Sox – 35<sup>th</sup> Stop on the Red Line. 0.9 Mile walk or Pershing Bus Route to the building.
- 2: 35<sup>th</sup> – Bronzeville Stop on the Green Line. 1.2 Mile walk or Pershing Bus Route to the building.
- 3: Indiana Stop on the Green Line. 1 Mile walk or Pershing Bus Route to the building.
  
- 0.4 Miles to I-90
- 8.2 Miles to Midway Airport
- 5.5 Miles to The Loop



- The Pershing bus route stops right in front of the site at the following two stops: Pershing & Normal, Pershing & Wallace.
- The Wallace Bus Route stops right in front of the site at the Wallace & Pershing stop.

**Distance to Site**

- Halsted Bus Route: The Stop is Pershing & Halsted – 10 minute walk to site
- 43<sup>rd</sup> Bus Route: The Stop is Root & Normal – 7 minute walk to site
- Wentworth Bus Route: Transfer at Pershing & Wentworth to Pershing Bus Route and drops in front of site.
- 0.4 Miles to I-90
- 8.2 Miles to Midway Airport
- 5.5 Miles to The Loop



# ADJACENT SITE CONTEXT

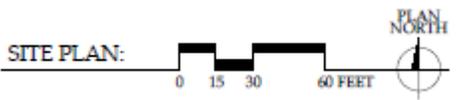
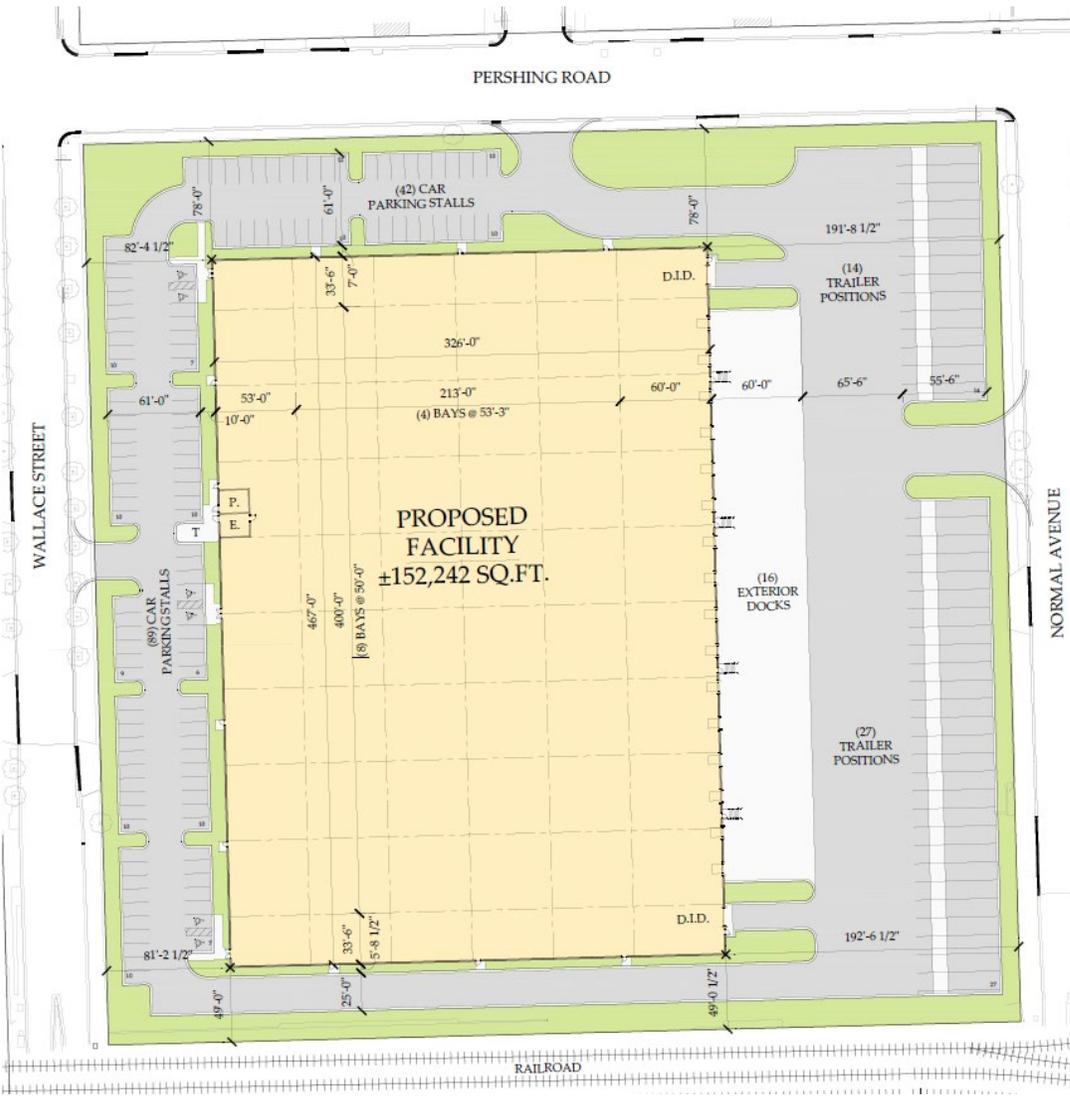
# Public Process Timeline

## Ward 11- Alderman Patrick Thompson

April 9, 2021	Intake Meeting
June 14, 2021	Public Community Meeting
June 15, 2021	PD Application Filing Date
October 25, 2021	Public Community Meeting
January 20, 2022	Plan Commission

- Flipped the building east-west to put the docks facing Normal Avenue so that there isn't truck traffic interfering with the Car Wash adjacent to the site on Wallace.
- Based on the initial intake meeting, the project was shifted toward the northern part of the site to create more parking and larger drive aisle on the southern part of the building.
- Moved outdoor stairs on northern face of building inside & moved the ramp on the northwest corner to allow for a larger sidewalk and more landscaping.
- Agreed to put a mural on the north face of the building, and plan to coordinate with Alderman Thompson on contracting a local artist to paint the mural.
- Part of the approval process was conducting a Traffic & Air Quality Study. Both were completed, then presented to the City & the community at the October 25, 2021 Public Community Meeting.
- Upon presentation at the Public Community Meeting both studies were sent to CDPH & CDOT for their recommendation of the studies, which the project received.

# ★ Original Site Plan Submittal



View is looking at the Northwest side of building.

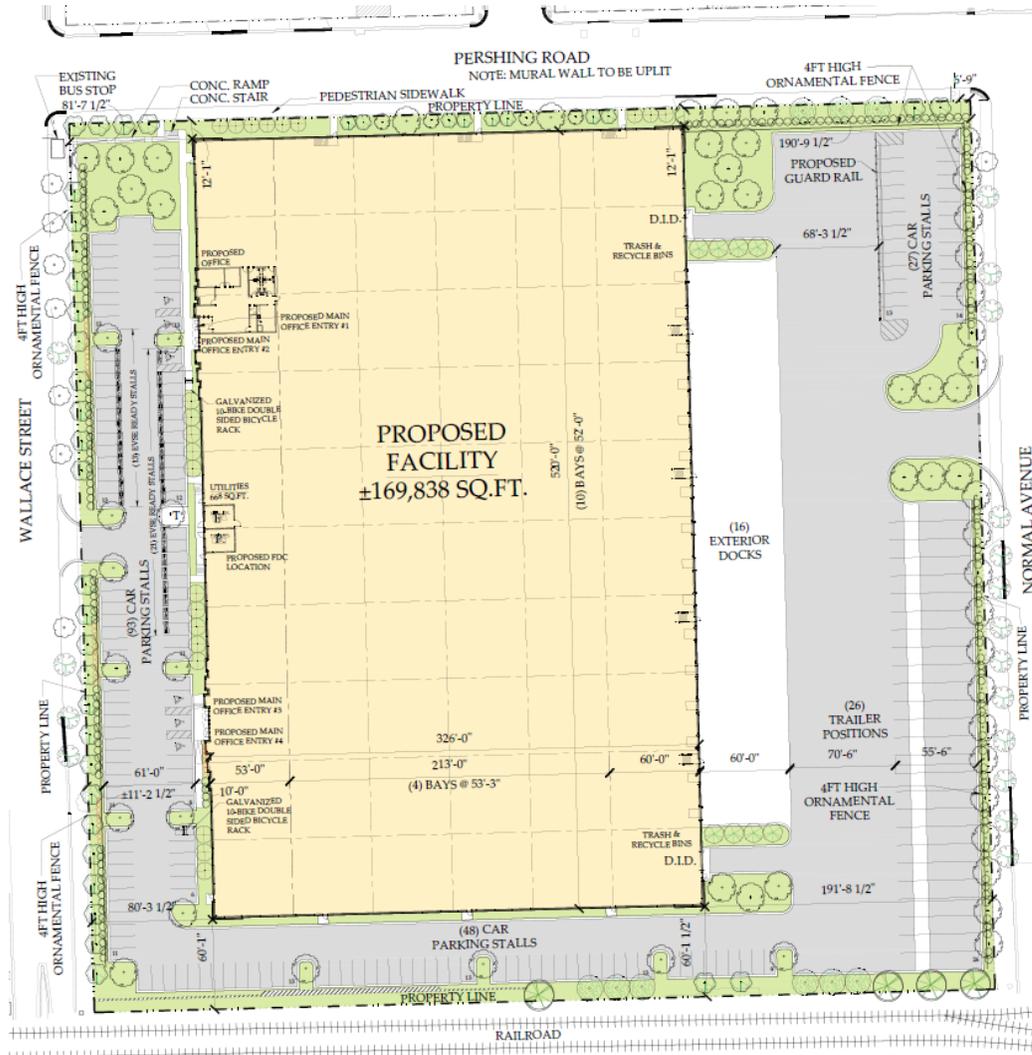


- Green/Open Space: 45,455 SF
- Parking Count: 131 Car Parking  
41 Trailer Positions

**Pershing Rd.  
Express Car  
Wash**

# ★ Site Plan Today

View is looking at the Northwest side of building.

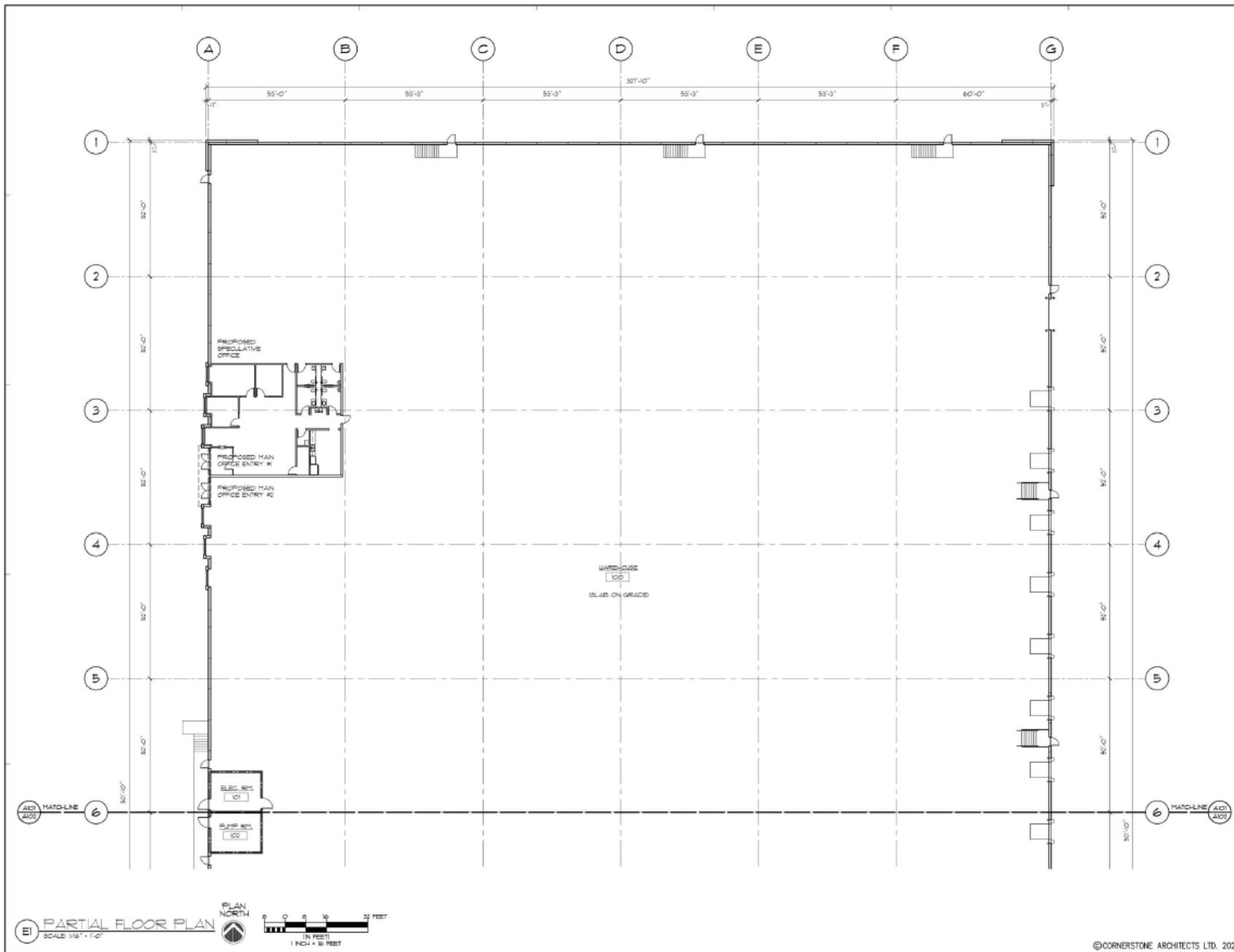


**Pershing Rd.  
Express Car Wash**

- We added a total of 172 tree plantings to the landscaping. Also, the required green space is 11,159 SF and we are proposing to provide 74,945 SF.
- In the Northwest & Northeast corners added in setbacks to create more landscaping & green space.
- Increased the setback on the north side of the building to add 35 more trees, and more green space.
- Internalized the exit doors and stairs along with the North and East sides of the building. This was to comply with staff recommendation due to safety/maintenance concern with potential in climate weather.



- Green/Open Space: 74,945 SF
- Parking Count: 168 Car Parking  
26 Trailer Positions



**Cornerstone**  
Architects Ltd.

1152 SPRING LAKE DRIVE  
ITASCA, ILLINOIS 60143  
PHONE: 630-773-3083  
FAX: 630-773-0385

ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS, LAND-PLANNERS

**GENERAL NOTES:**

(Empty space for general notes)

no.	date	revision description
1	1/25/2021	PLAN COMMISSION SUBMITAL
2	9/11/2021	GENERAL REVISIONS
	8/14/2021	FOR PS REVIEW
	4/28/2021	PS REVIEW
	5/21/2021	PS REVIEW

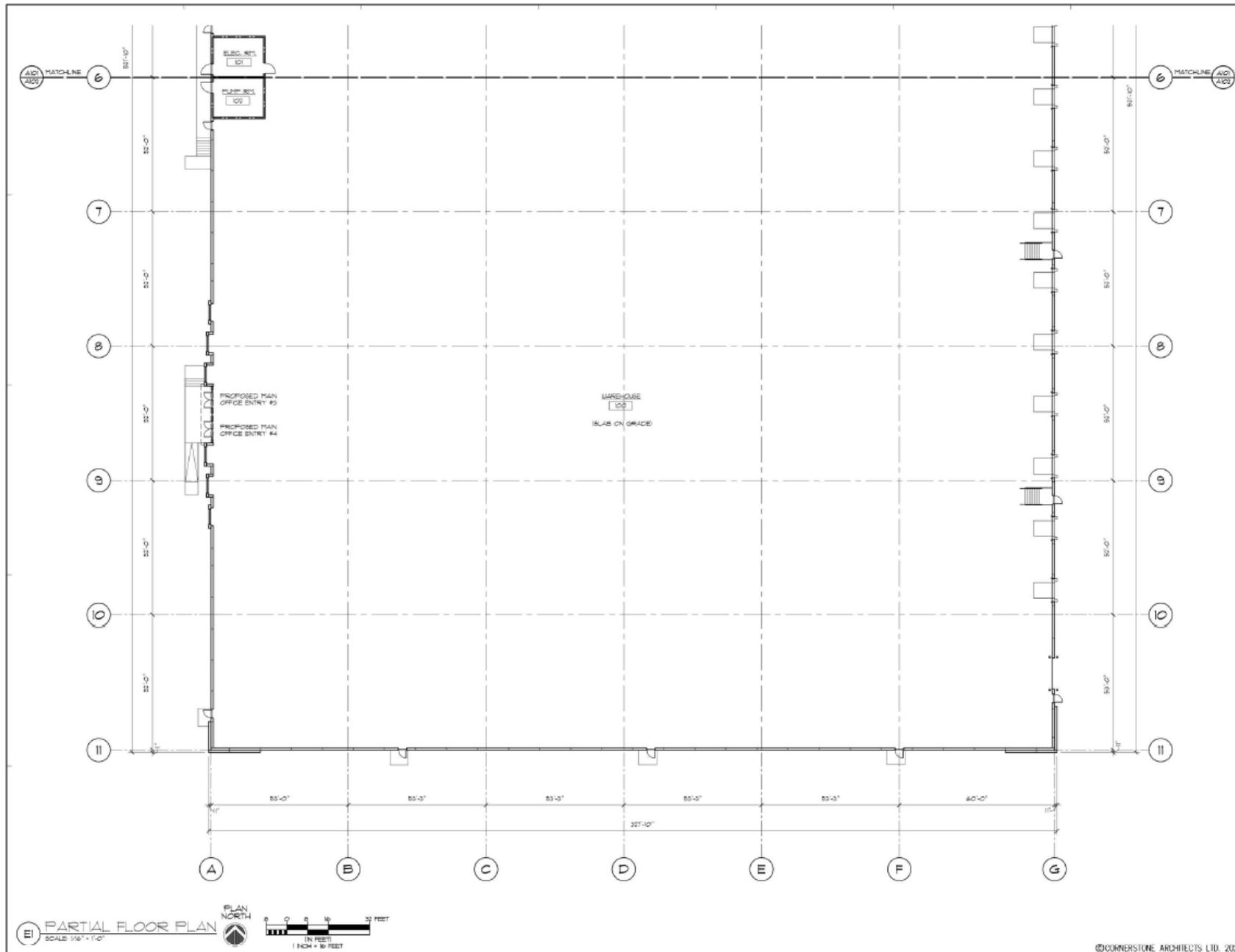
date: 9-16-2021  
drawn: J.D.  
checked: W.B.

**SPECULATIVE  
1-STORY FACILITY**  
3900 S. NORMAL  
CHICAGO, ILLINOIS 60609

**PARTIAL FLOOR PLAN**

job no. 20298  
sheet no. A101

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PARTIAL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 PLAN NORTH

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ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS, LAND PLANNERS

GENERAL NOTES:

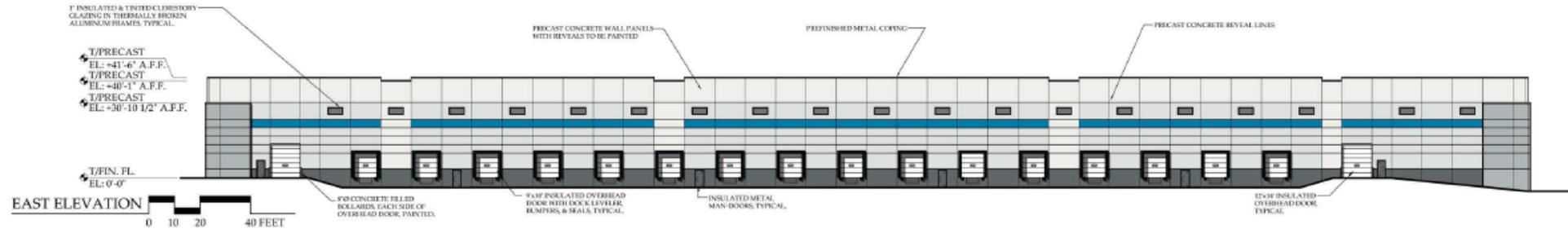
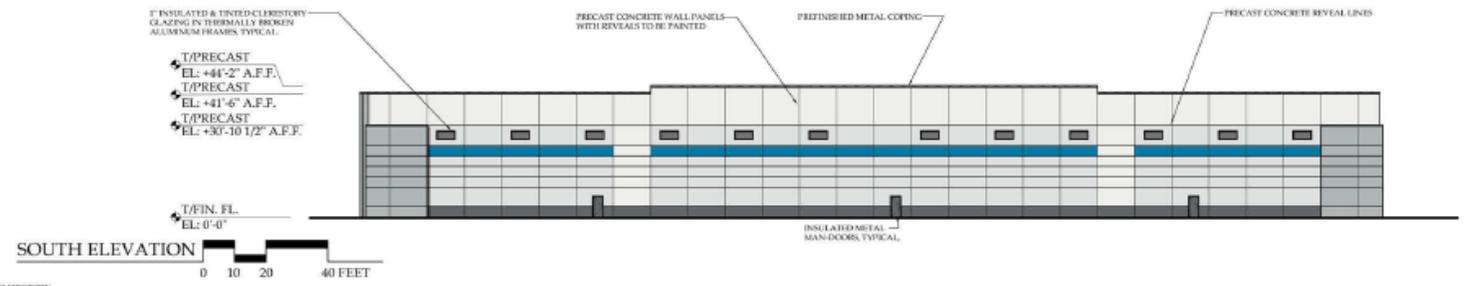
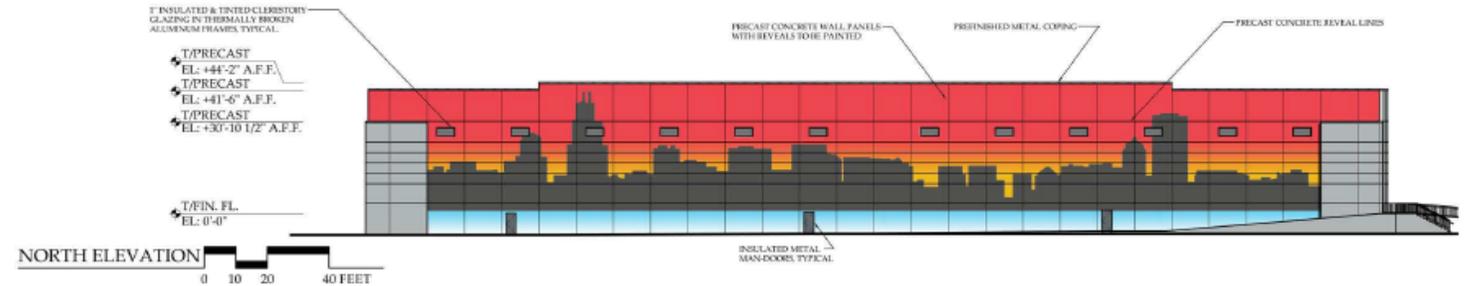
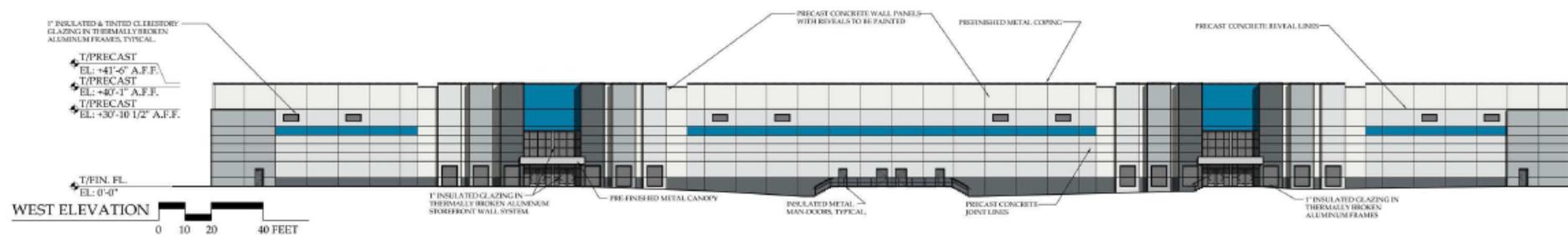
no.	date	revision description
-	1/20/2022	PLAN COMMISSION SUBMITTAL
-	8/16/2021	FOR PS REVIEW
-	5/26/2021	PS REVIEW
-	5/26/2021	PS REVIEW

date: 5-19-2021  
 drawn: JLD  
 checked: MUE

SPECULATIVE  
 1-STORY FACILITY  
 3900 S. NORMAL  
 CHICAGO, ILLINOIS 60609

PARTIAL FLOOR PLAN

job no. 20298      sheet no. A102









**Pershing Rd.**



- Mural demonstrated in the rendering is representative until a design and artist is finalized.
- The side wall, stair wall & low wall all facing Pershing will also have a complementary mural facing public.

**Street View from Northwest Direction**



**Pershing Rd.**



- Mural demonstrated in the rendering is representative until a design and artist is finalized.
- The side wall, stair wall & low wall all facing Pershing will also have a complementary mural facing public.

**Street View from Northeast Direction**





## Air Quality Guidelines

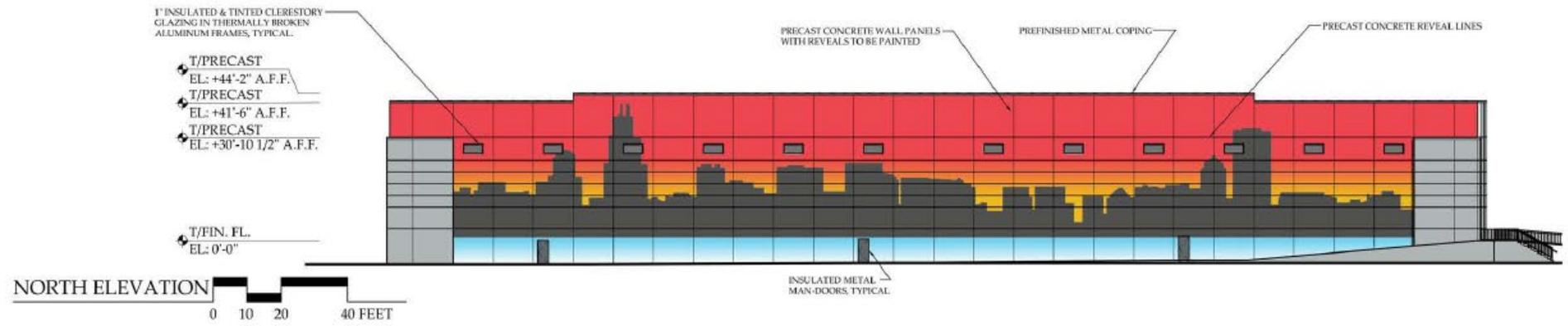
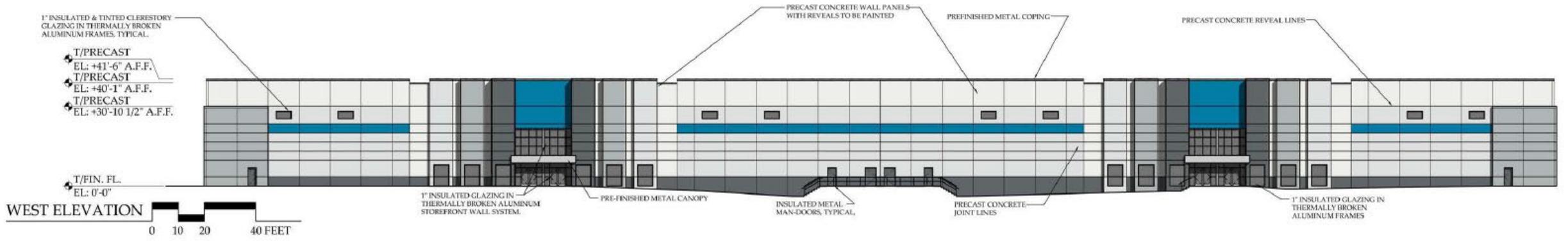
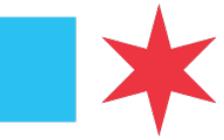
- The Air Quality Ordinance, regulates the construction and expansion of certain facilities that create air pollution. The regulations require a formal City review process and expand public engagement opportunities for the zoning, public health and transportation implications of many types of intensive manufacturing and industrial operations.
- The ordinance requires site plan review and approval by the Department of Planning and Development (DPD), the Chicago Department of Public Health (CDPH), and the Chicago Department of Transportation (CDOT), for the following types of operations.
- Prepared by Cardno
- Results are as follows: The revised EADMS reviewed the modeled concentration impacts of NO<sub>2</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub> due to emissions from Project-generated passenger vehicle and truck emissions both on- and off-site, as well as on-site stationary sources. Modeled concentrations from Project-related sources were added to background concentrations in the Project site vicinity. When compared to the applicable NAAQS standards, total concentrations are below the NAAQS thresholds. Therefore, the 3900 South Normal Avenue Project is not expected to cause or contribute to an exceedance of the NAAQS.
- Here is a link to the Air Quality Study on the City of Chicago's website: <https://www.chicago.gov/city/en/sites/air-quality-zoning/home/current-projects.html>
- At this point we have received recommendations from both CDOT & CDPH.

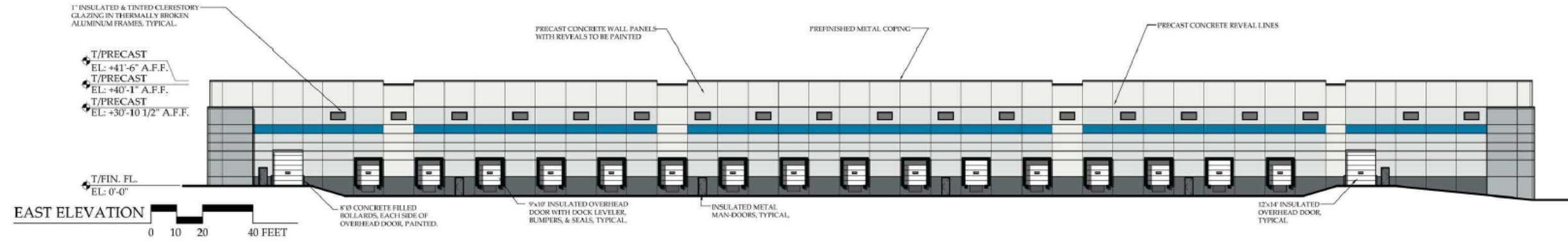
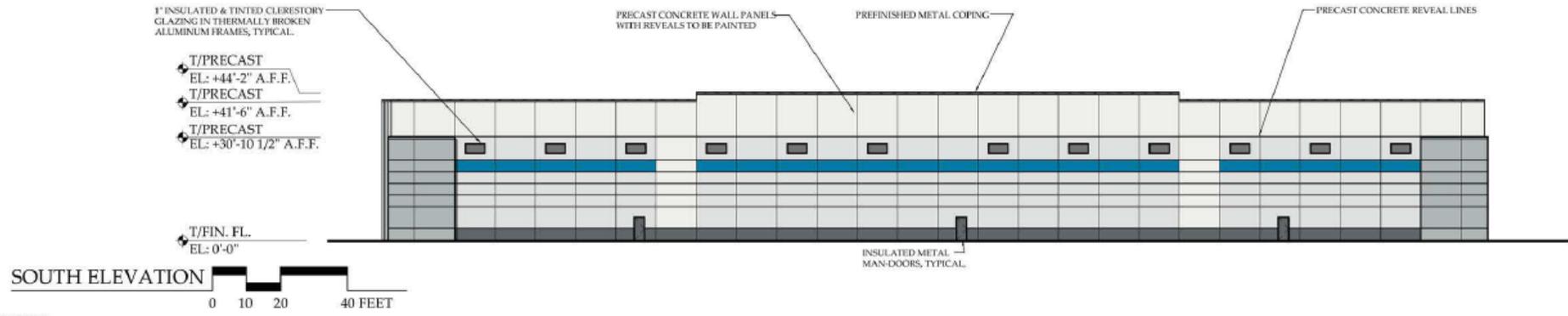


## Summary of Traffic Study

- Prepared by KLOA
- The truck traffic generated by the development is anticipated to have a limited impact on the street system as the majority of truck traffic is expected to arrive and depart the site outside of peak hours.
- Area intersections have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications are required.
- The proposed access system will be adequate in accommodating the traffic estimated to be generated by the development.
- Here is a link to the Traffic Study located on the City of Chicago website. <https://www.chicago.gov/city/en/sites/air-quality-zoning/home/current-projects.html>

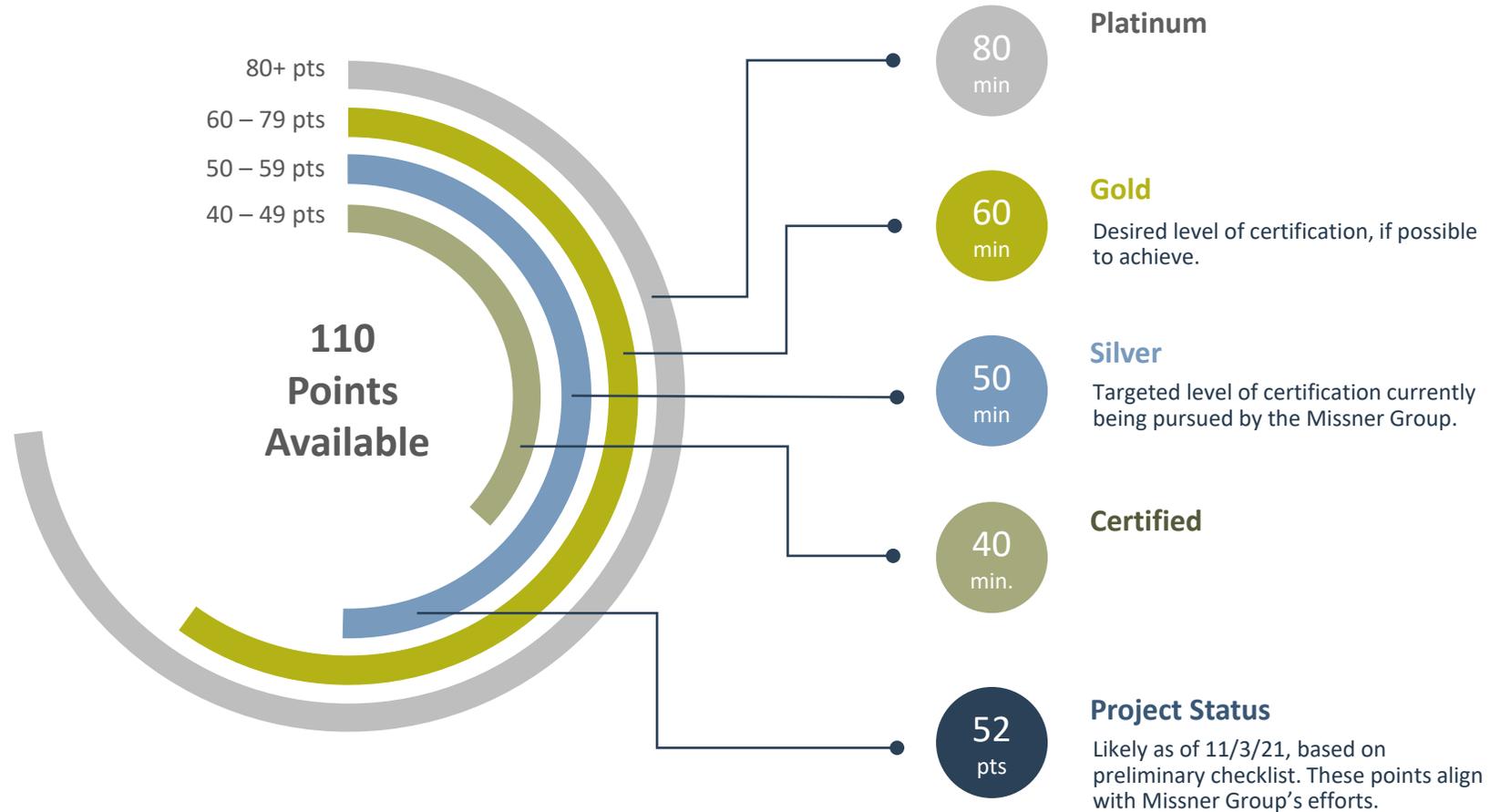








# LEED v4: BD+C Core and Shell Certification





# LEED v4: BD+C Core and Shell Certification

## ANTICIPATED POINTS



YES



LIKELY



MAYBE



NO

## TARGETED CERTIFICATION





LEED Credit Category:	Total	Yes	Likely	Maybe	No	CSD Credit Category:	Total	Yes	Maybe
Integrative Process (IP)	1	0	1	0	0	LEED Gold/Silver (90/80)	90	80	10
Location & Transportation (LT)	20	0	10	0	10	Exceed Energy Code by 25%	40	0	40
Sustainable Sites (SS)	11	0	5	3	3	Onsite Renewable Energy (3%/5%)	20	0	20
Water Efficiency (WE)	11	0	5	2	4	Working Landscapes	5	5	0
Energy & Atmosphere (EA)	33	0	21	8	4	Tree Planting	5	5	0
Materials & Resources (MR)	14	0	3	6	5	EV Charger Readiness	5	5	0
Indoor Environmental Quality (EQ)	10	0	3	2	5	CTA Digital Displays	5	5	0
Innovation (IN)	6	1	2	3	0				
Regional Priority (RP)	4	0	1	2	1				
<b>Sum:</b>	<b>110</b>	<b>1</b>	<b>51</b>	<b>26</b>	<b>32</b>	<b>Sum:</b>	<b>170</b>	<b>100</b>	<b>70</b>



## LEED and CSDP Benefits for 3900 S Normal Ave

- Project is located on a previously developed site and close to existing transportation resources
- 20% of parking stalls are EV ready with a dedicated power supply
- Targeting 35% or greater energy use reduction based on ASHRAE 90.1
- High efficiency (LED) interior and exterior lighting throughout
- Utilizing the roof space for a 3000+ solar panel array
- Native landscaping with low water use
- Low-Flow water efficient plumbing fixtures
- Whole Building Life Cycle Assessment used to make early design decisions to reduce environmental impacts
- Commissioning of building systems and envelope to ensure performance
- Rent for LEED-Certified buildings have averaged 11% higher rents than non-LEED properties.<sup>1</sup>
- LEED-certified assets have a 21.4% higher market sales price per square foot over comparable non-LEED assets.<sup>1</sup>

[1] Cushman & Wakefield Research Spotlight, August 2021, *Green is good: Sustainable Office Outperforms in Class A Urban Markets*

### ANTICIPATED POINTS



### TARGETED CERTIFICATION





### City's Participation Goals:

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents
- Hired Communities Empowered Through Construction to assist in the meeting of the above goals.

### Project Benefits:

- \$27 million project investment
- Construction Jobs: 30-50
- Permanent Jobs: 75-100



# DPD Recommendations

- ❖ The proposed planned development promotes economically beneficial development patterns that are compatible with the character of the area;
- ❖ Encourages unified planning and development (17-8-0102);
- ❖ The project promotes safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1)
- ❖ The project provides adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7)
- ❖ The proposed development is designed to break up parking with additional landscaping, places parking behind buildings or to the side of buildings. Large parking areas between buildings and the adjacent street/sidewalk should be avoided (17-8-0904-C-1 & 2);
- ❖ The project is designed to promote safe and attractive pedestrian routes. It avoids blank walls near sidewalks and emphasizes buildings entries through architecture and design (17-8-0905-A-1,3&4);
- ❖ The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-8-0907-B);
- ❖ Provides substantial landscaping of the open areas on the building and the site (17-8-0909-A-2)