



Department of Planning and Development

420 N. MAY ST.

West Town / 27th Ward / Ald. Burnett

Developer: Crescent Heights

Designer: Hartshorne Plunkard Architecture

Attorneys: DLA Piper

JANUARY 18, 2024



COMMUNITY AREA SNAPSHOT

- West Town, Central Planning Region
- www.cmap.illinois.gov

General Population Characteristics, 2020

	West Town	City of Chicago	CMAP Region
Total Population	87,781	2,746,388	8,577,735
Total Households	42,920	1,142,725	3,266,741
Average Household Size	2.0	2.4	2.6
Percent Population Change, 2010-20	6.7	1.9	1.7
Percent Population Change, 2000-20	0.4	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2017-2021

	West Town		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	55,238	63.6	907,499	33.1	4,289,683	50.1
Hispanic or Latino (of Any Race)	17,521	20.2	787,795	28.7	2,005,239	23.4
Black (Non-Hispanic)	5,699	6.6	788,673	28.8	1,402,691	16.4
Asian (Non-Hispanic)	4,682	5.4	185,202	6.8	636,825	7.4
Other/Multiple Races (Non-Hispanic)	3,730	4.3	72,950	2.7	236,095	2.8

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

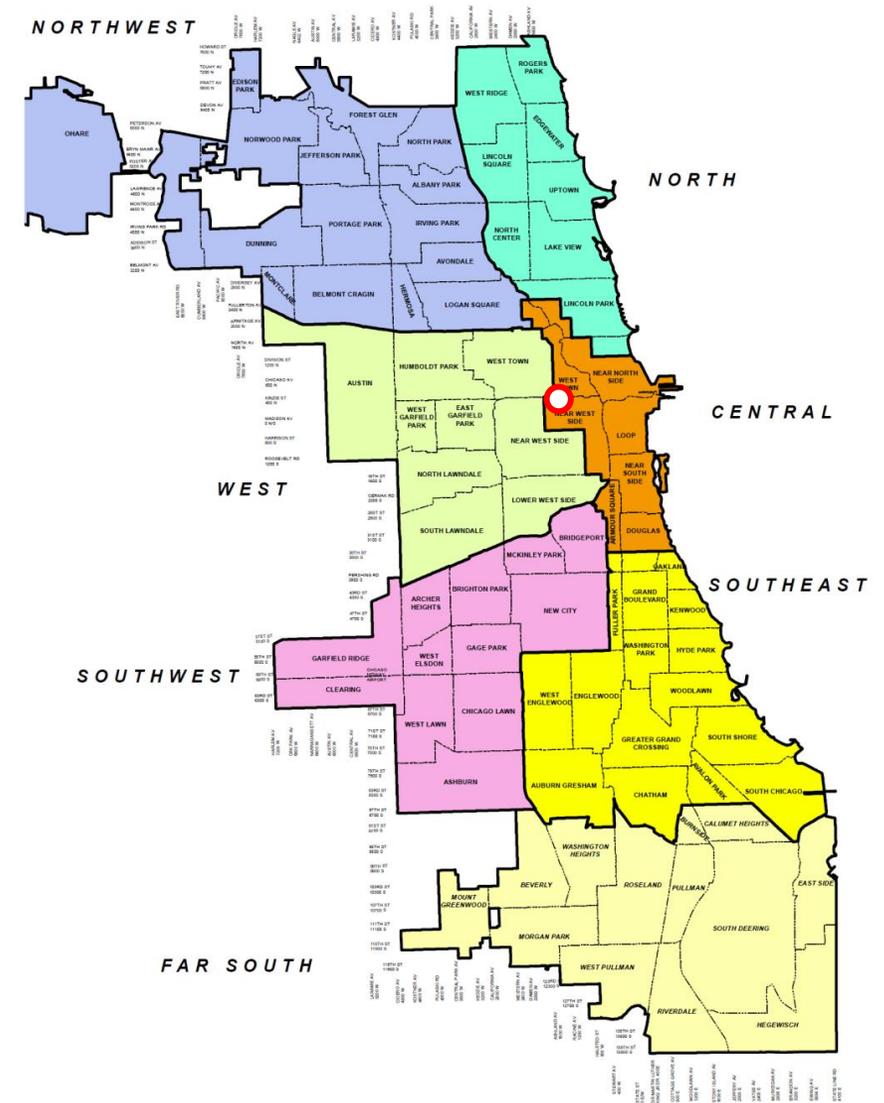
Household Income, 2017-2021

	West Town		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	4,035	10.1	242,342	21.8	486,172	15.1
\$25,000 to \$49,999	3,352	8.4	204,520	18.4	532,670	16.5
\$50,000 to \$74,999	5,276	13.2	166,043	14.9	491,960	15.3
\$75,000 to \$99,999	4,849	12.1	129,883	11.7	407,959	12.7
\$100,000 to \$149,999	7,096	17.7	163,331	14.7	575,992	17.9
\$150,000 and Over	15,500	38.6	206,462	18.6	725,998	22.5
Median Income	\$118,293		\$65,781		\$81,102	
Per Capita Income*	\$73,499		\$41,821		\$43,128	

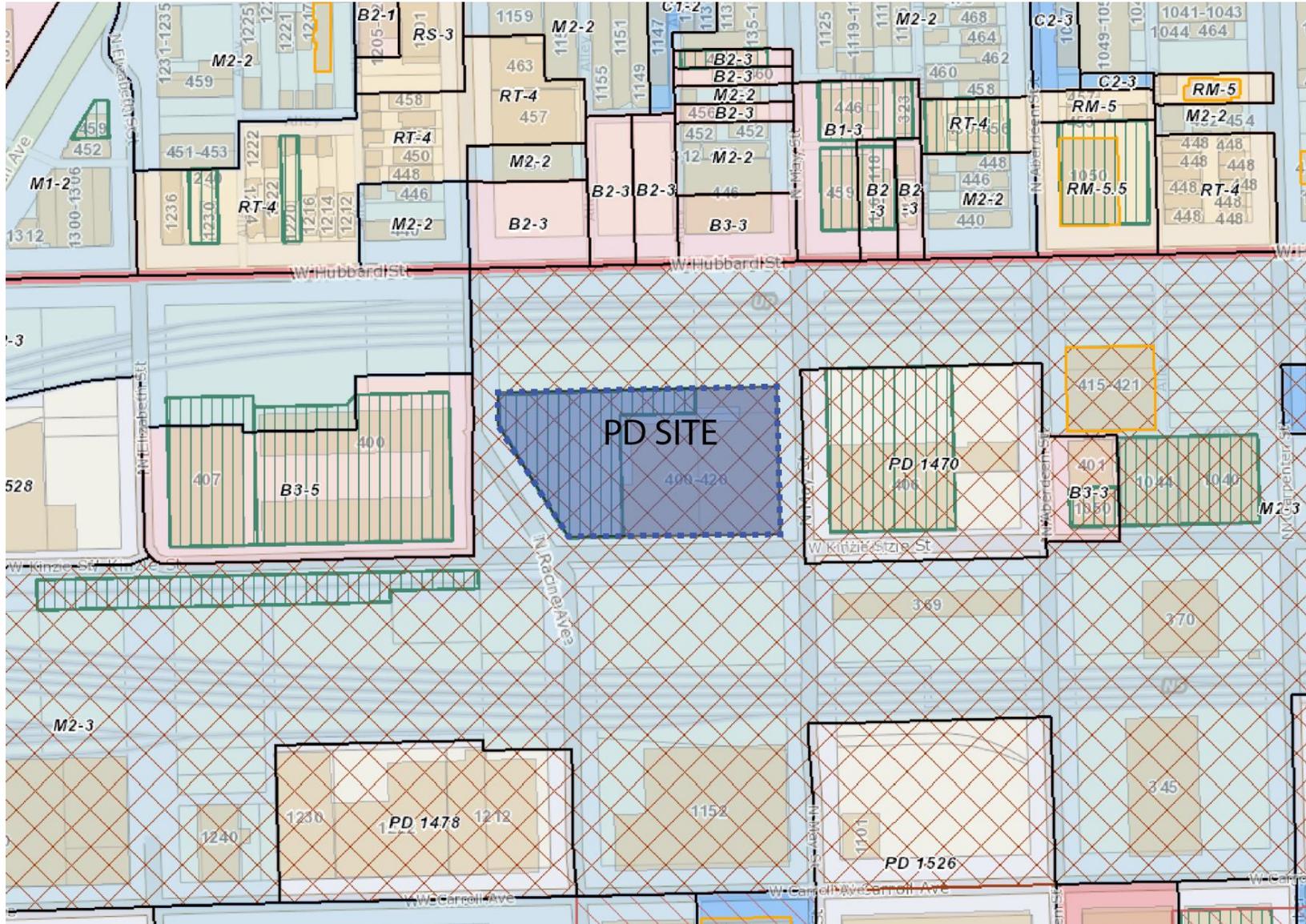
Source: 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

*Universe: Total population



ZONING MAP





DESIGN NARRATIVE / PROJECT VISION

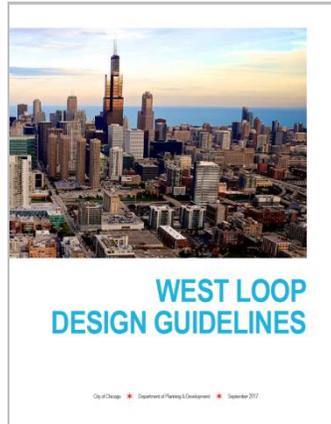
PROJECT METRICS

- Zoning: DX-5
- Site Area: 74,176 SF
- F.A.R. (5.0 + 3.1): 600,826 SF
- Net Rentable: 427,000 SF
- Stories: 53
- Units: 587
- Parking: 440

PROJECT VISION

- The location and scale of the project site necessitate an **iconic** design. The building is a **focal point** from the highway interchange at the North, from Racine St. at the South, and from adjacent train lines running East and West. This prominence makes the project a **gateway** to the West Loop.
- The dynamic massing of the building reflects the **convergence** of the surrounding neighborhoods, districts, and influences. Stepping the building horizontally acknowledges view opportunities and **extends** the life and activity of the street vertically up the façade.
- The building forms a **connection to history** by creating a pedestrian corridor where Ann St. once continued through the project site. An existing Fulton Market masonry building is preserved and **complemented** with a modernist point tower.

PLANNING + DESIGN GUIDELINES



West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood



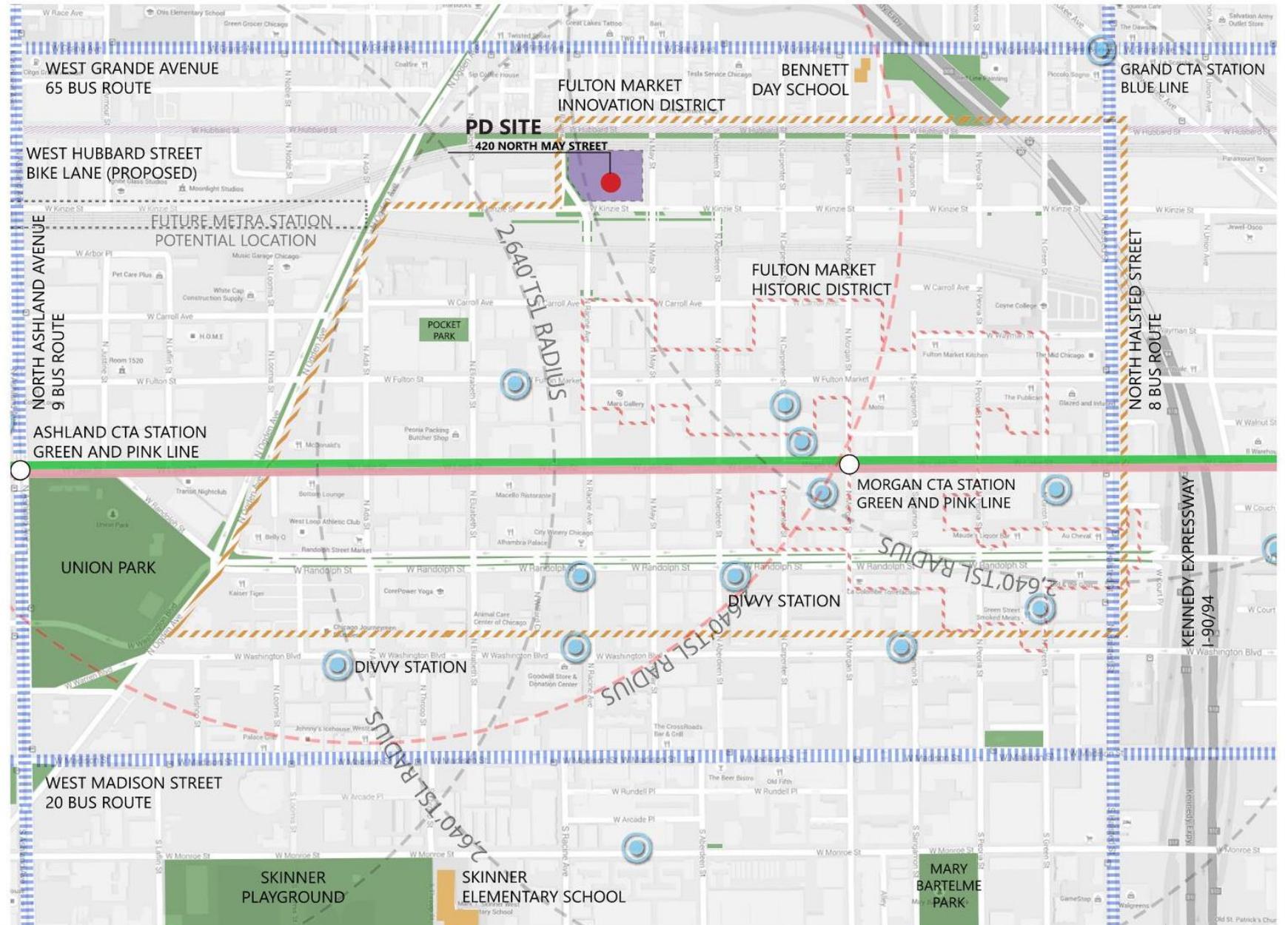
Fulton Market Innovation District Plan

City of Chicago Department of Planning and Development, 2014 (Updated 2021)

- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets



- 420 N MAY IS LOCATED ON THE NORTH END OF THE FULTON MARKET INNOVATION DISTRICT, BUT NOT WITHIN FULTON / RANDOLPH HISTORIC DISTRICT
- 420 N MAY IS LOCATED WITHIN THE 2,640' TSL RADIUS FROM THE MORGAN CTA STATION, THE GRAND CTA STATION, AND THE POTENTIAL FUTURE METRA STATION



SITE/CONTEXT ANALYSIS



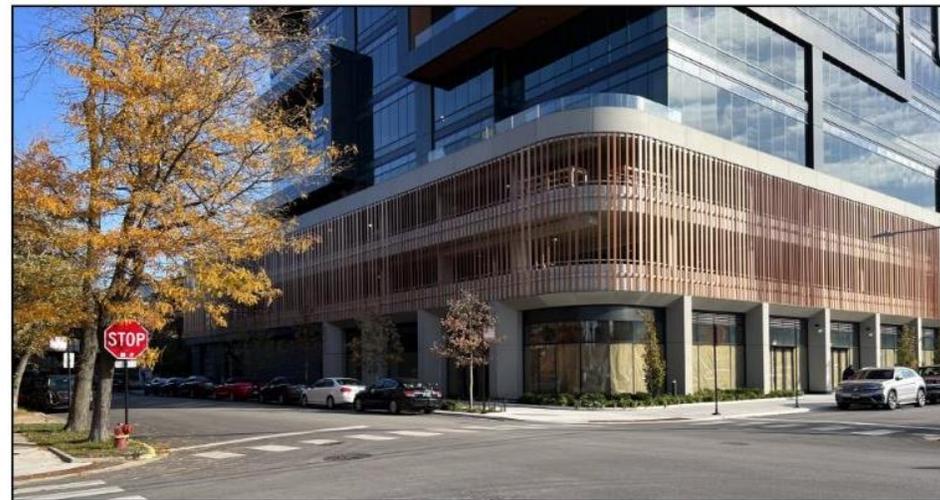
EXISTING CONDITIONS ALONG RACINE, LOOKING SOUTH



EXISTING CONDITIONS ALONG MAY LOOKING SOUTHEAST



EXISTING CONDITIONS ALONG KINZIE, LOOKING WEST



EXISTING CONDITIONS ALONG MAY LOOKING NORTHEAST

ADJACENT SITE CONTEXT



EXISTING CONDITIONS ALONG RACINE, LOOKING EAST



EXISTING CONDITIONS ALONG MAY LOOKING SOUTH

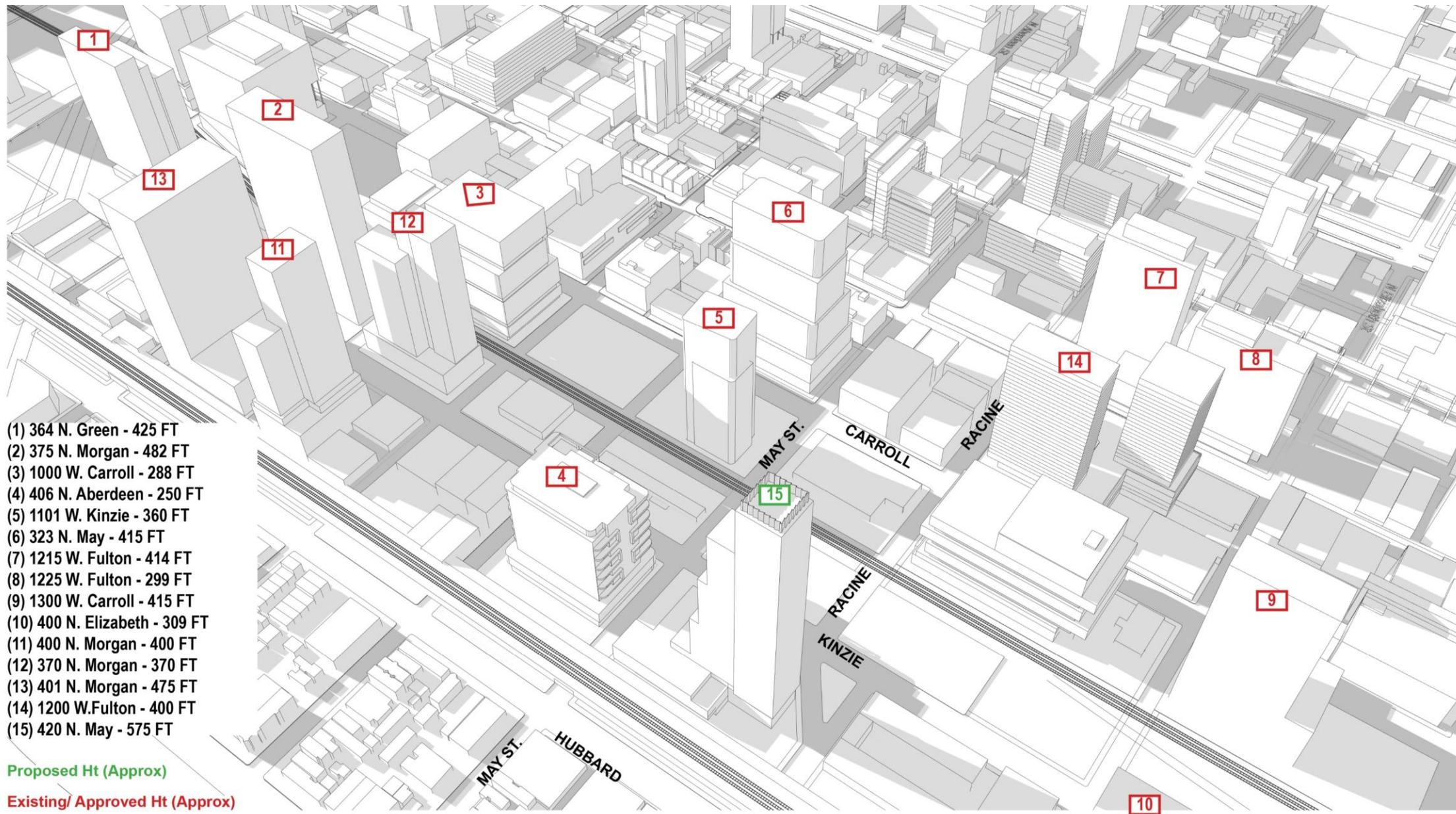


EXISTING CONDITIONS ALONG KINZIE AND RACINE, LOOKING NORTHEAST

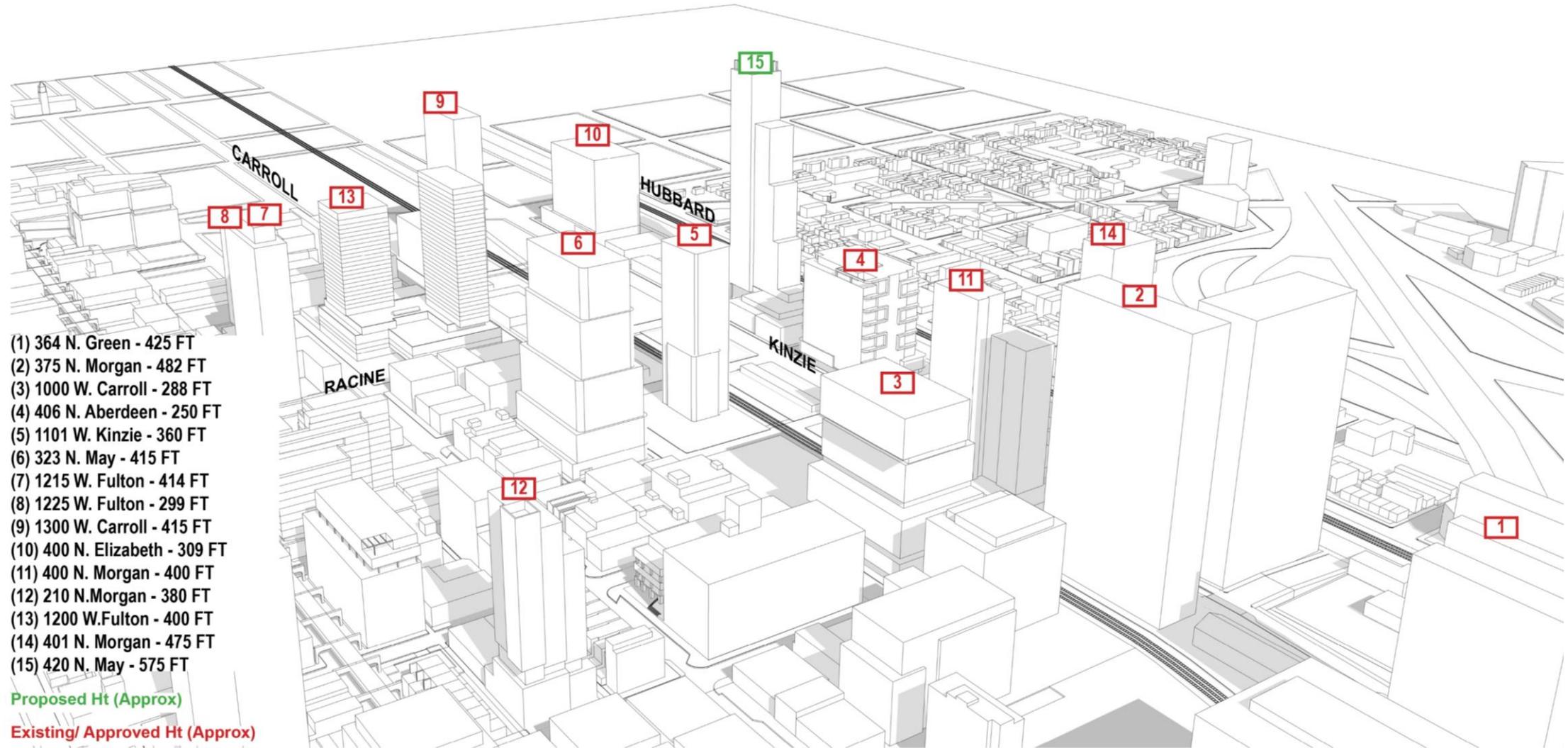


EXISTING CONDITIONS ALONG KINZIE AND MAY LOOKING NORTHWEST

EXISTING SITE CONDITIONS



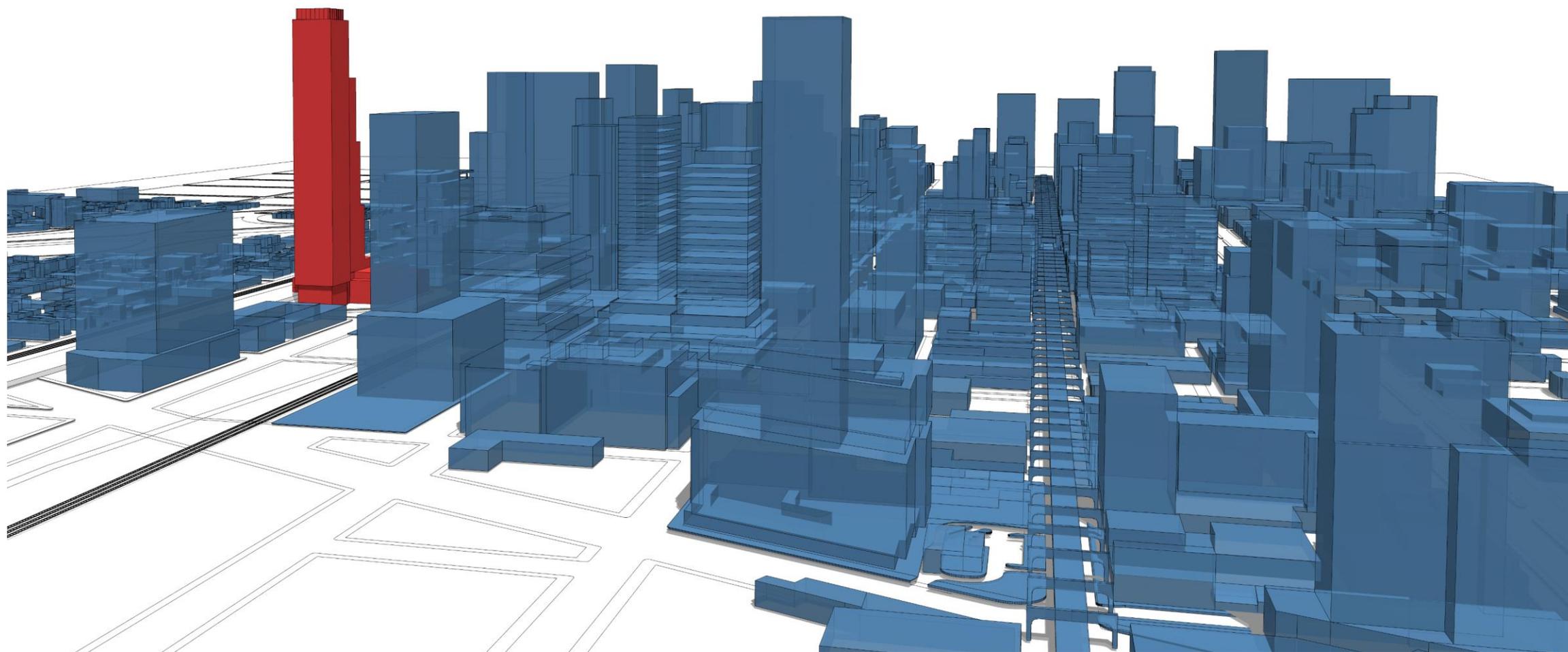
CONTEXTUAL MASSING – VIEW LOOKING SOUTHEAST



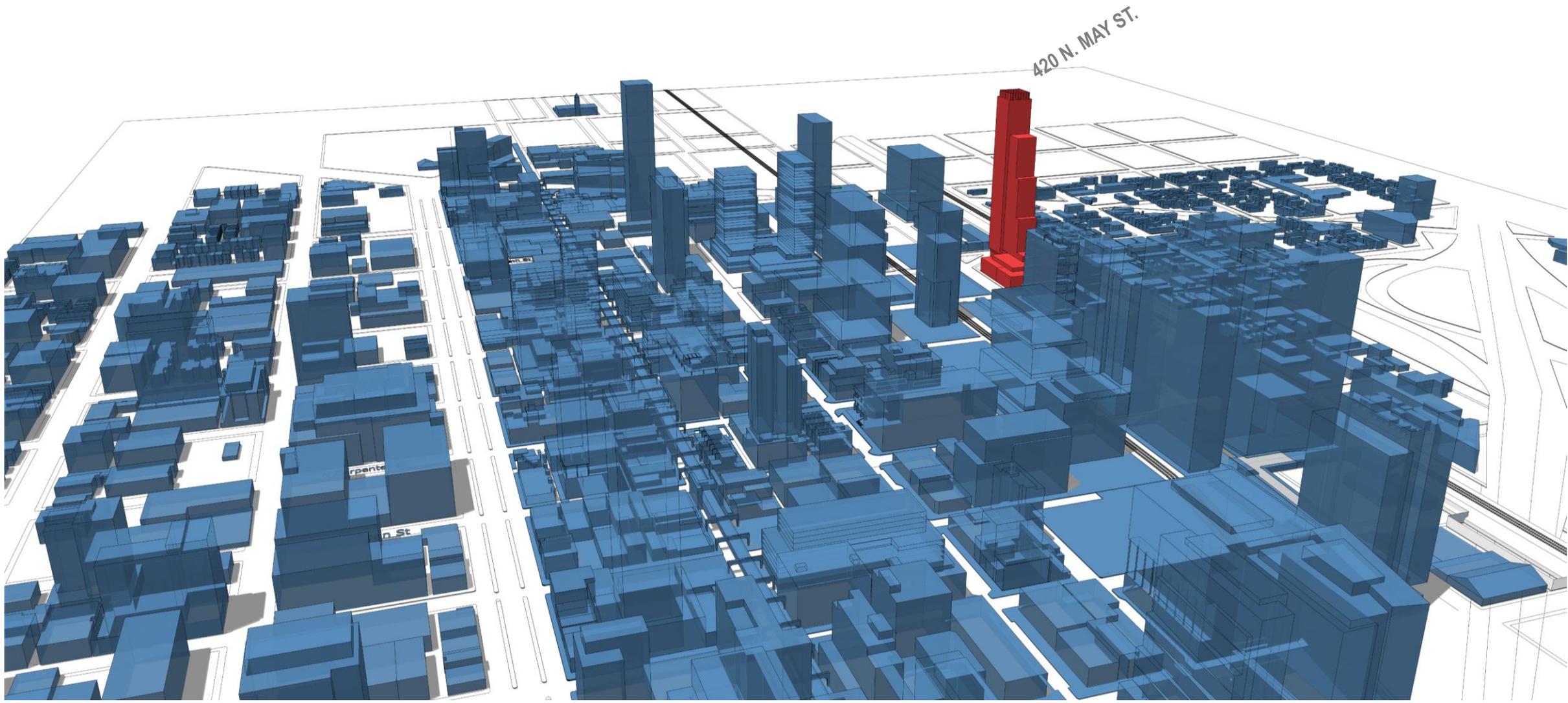
CONTEXTUAL MASSING – VIEW LOOKING NORTHWEST



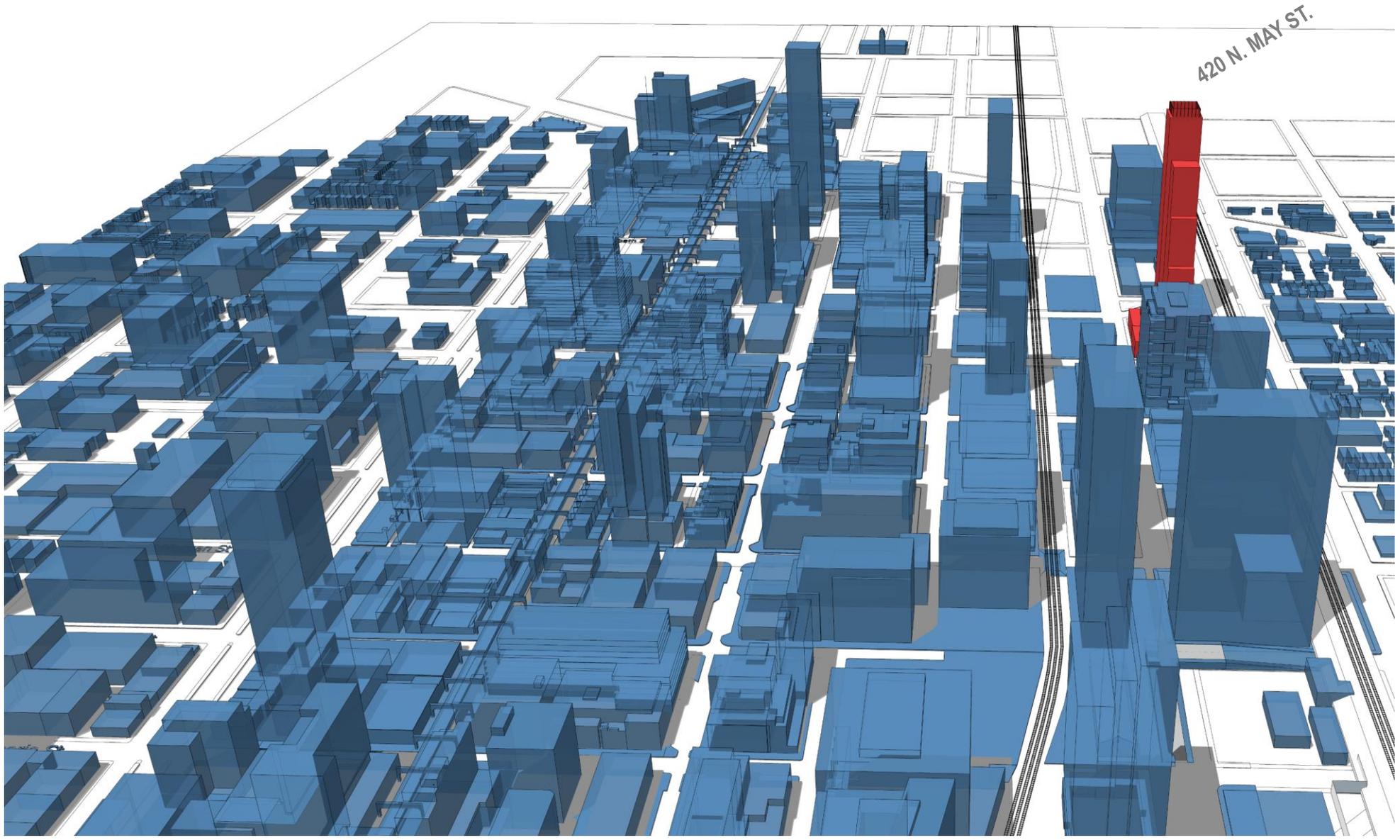
420 N. MAY ST.



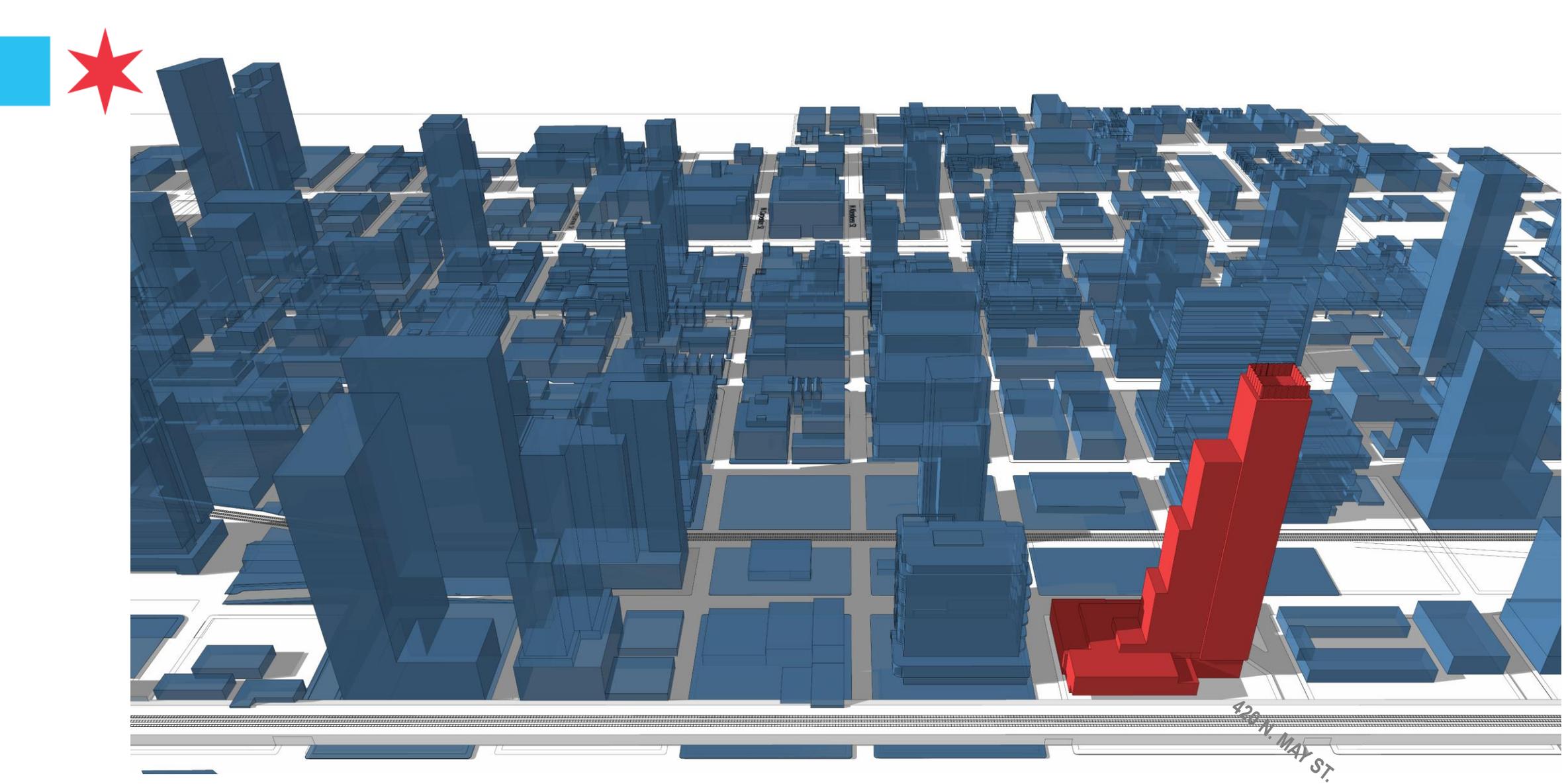
CONTEXTUAL MASSING – VIEW LOOKING EAST



CONTEXTUAL MASSING – VIEW LOOKING NORTHWEST



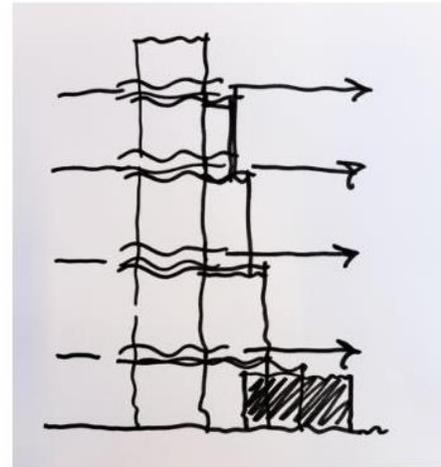
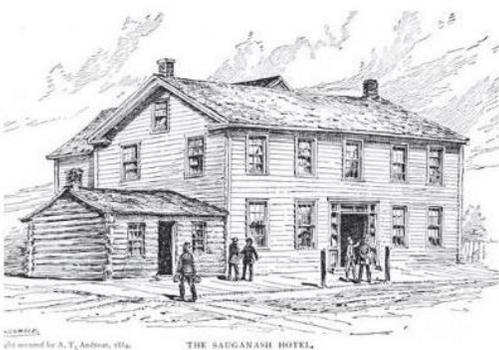
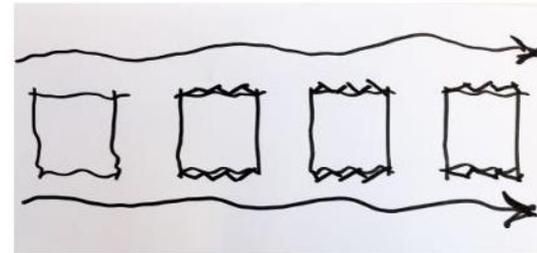
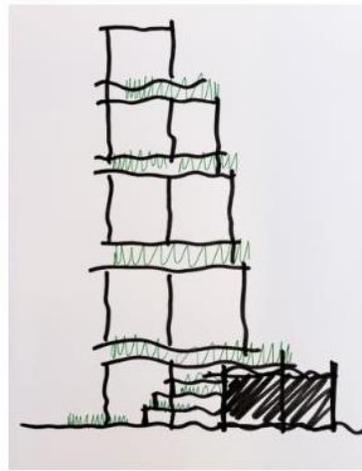
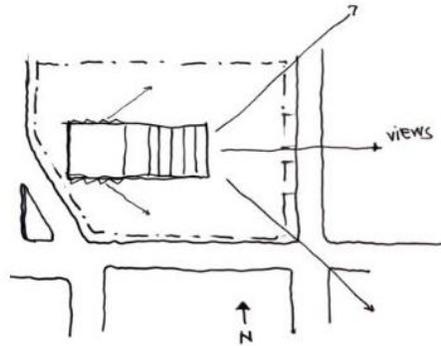
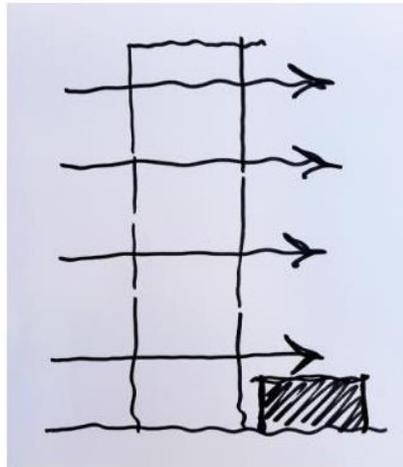
CONTEXTUAL MASSING – VIEW LOOKING WEST



CONTEXTUAL MASSING – VIEW LOOKING SOUTH



EXISTING SITE CONDITIONS – MASONRY FAÇADE AT MAY ST.



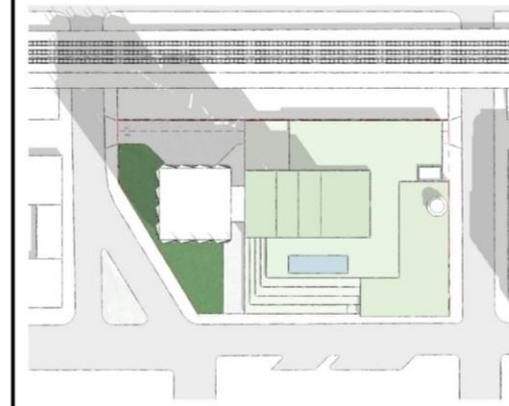
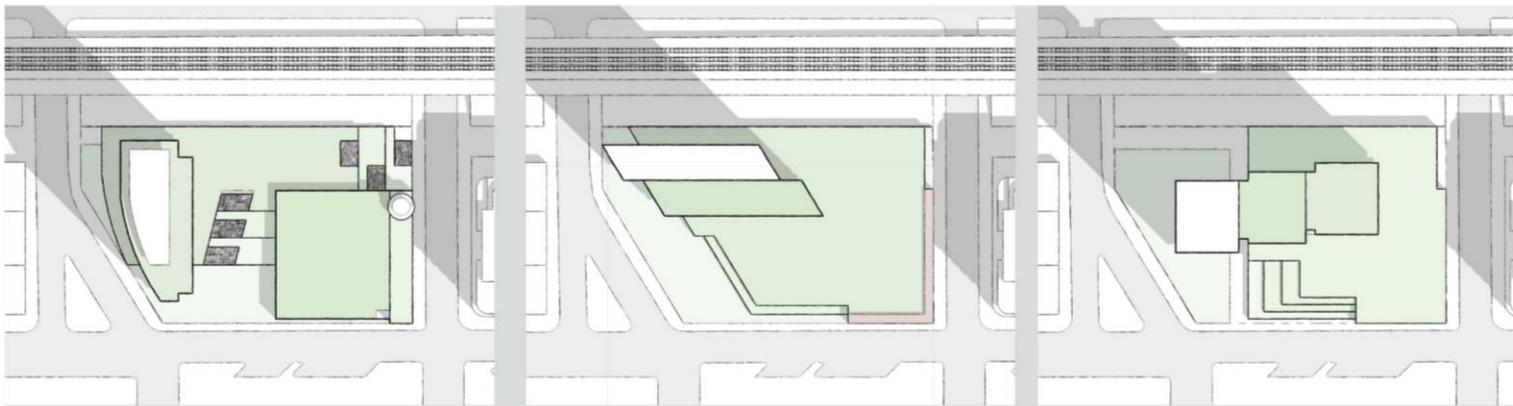
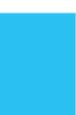
HISTORY

MOMENTUM

SITE ORIENTATION & VIEWS

RELIEF | LANDSCAPE

FACADE ARTICULATION | SHADE & SHADOW



SCHEME 1 | DX5+3.1
N/S BUILDING, WEST BIAS

SCHEME 2 | DX5+3.1
E/W BUILDING, NW BIAS

OPTION 3 | DX7+4.5
E/W BUILDING, CENTERED

DPD PREFERRED SCHEME
DX5+3.1
E/W BUILDING, STEPPED

PRELIMINARY MASSING STUDIES



PROJECT TIMELINE + COMMUNITY OUTREACH

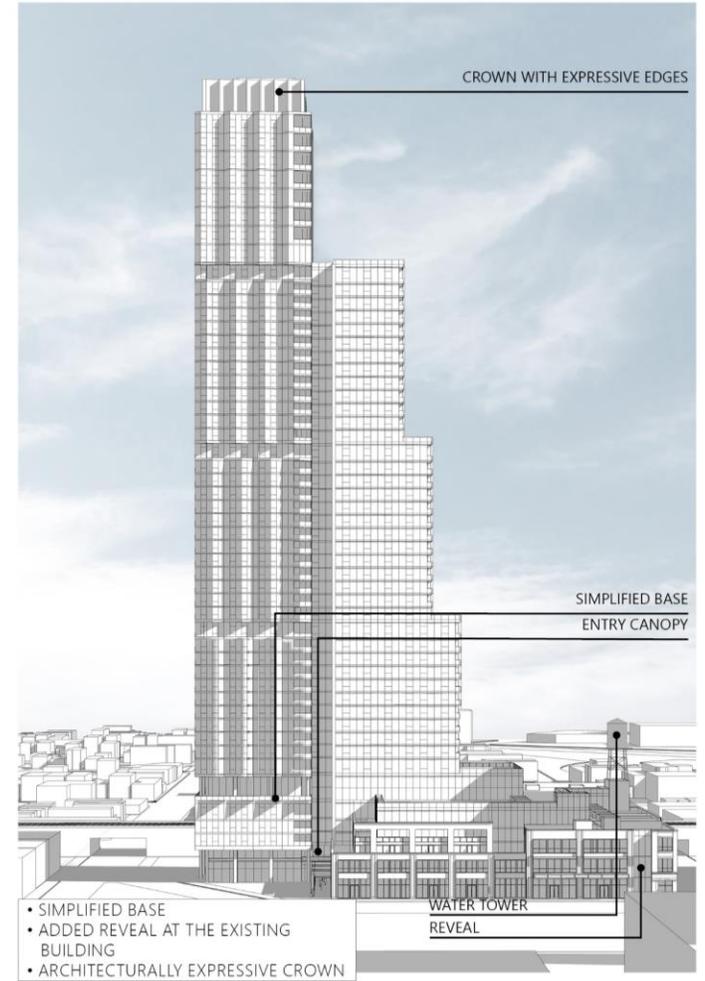
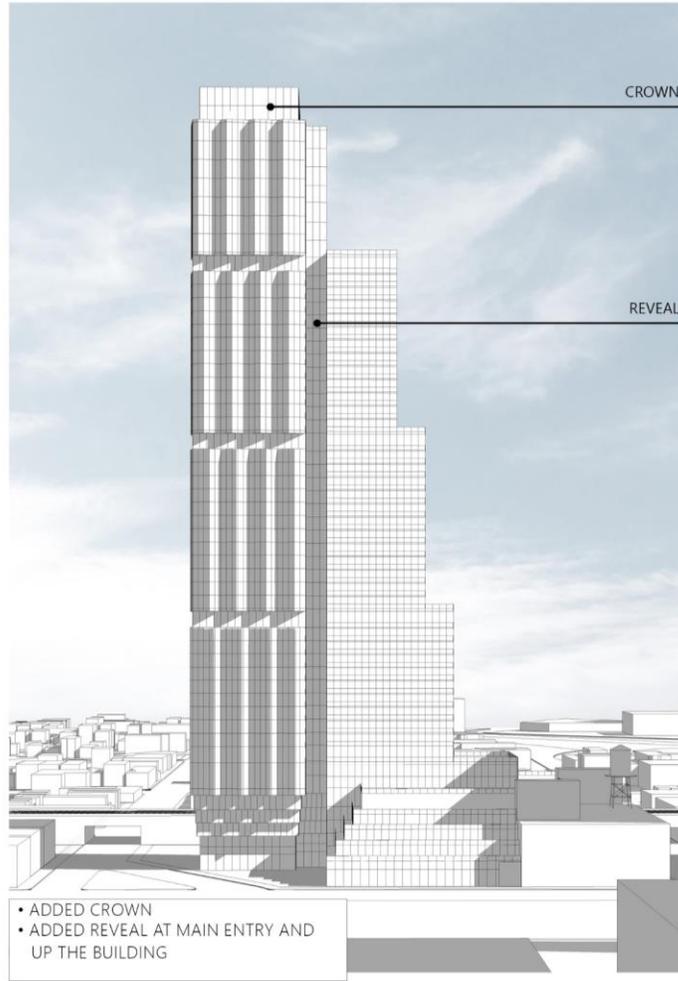
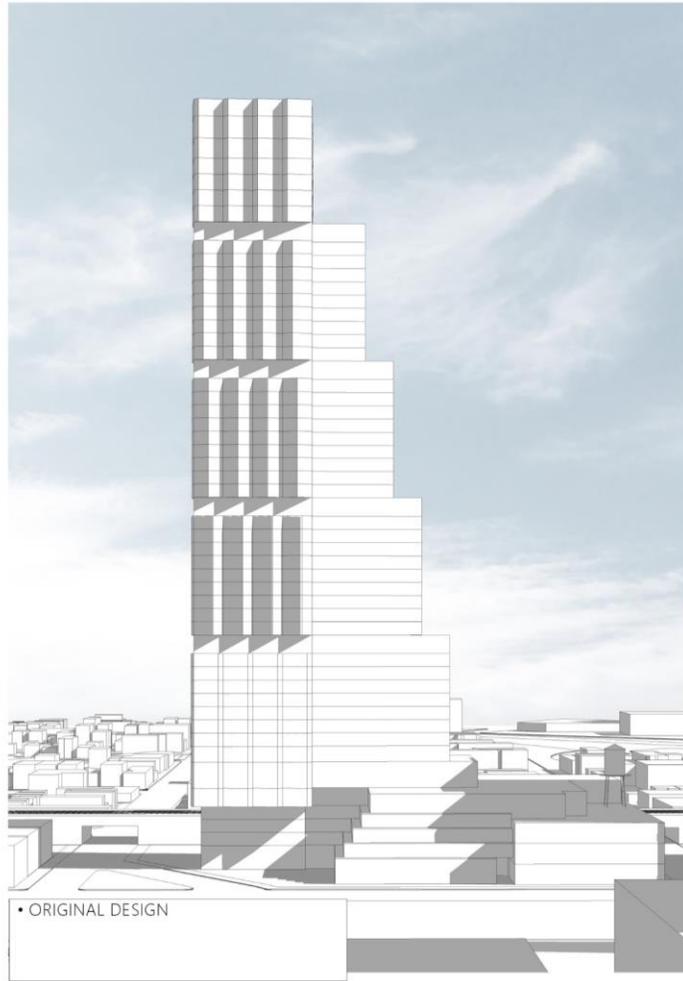
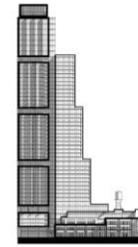
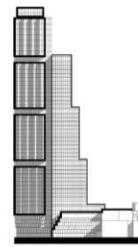
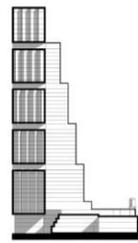
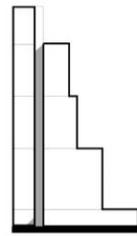
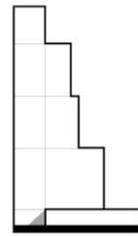
INTRODUCTION DATE: May 15, 2023

DATES OF PROJECT MEETINGS:

- Intake Meeting: July 26, 2022
- DPD Concept Reviews: March 10, 2022
April 5, 2023
- Committee on Design: December 15, 2022
- Community Group Meetings
 - Neighbors of River West: June 20, 2022
 - West Central Association Board: June 21, 2023
 - Neighbors of West Loop (NOWL): July 24, 2023
 - Community-Wide Meeting: August 21, 2023

HIGH-LEVEL FEEDBACK INCLUDED:

- Explore & develop the green spaces around the entry zones.
- Create an iconic crown to the building.
- Consolidate all parking & loading access to maximize sidewalk frontage & continuity.
- Increase the parking count.
- Design dog park zones in a sensible manner.
- Explore a way to reduce the building height.

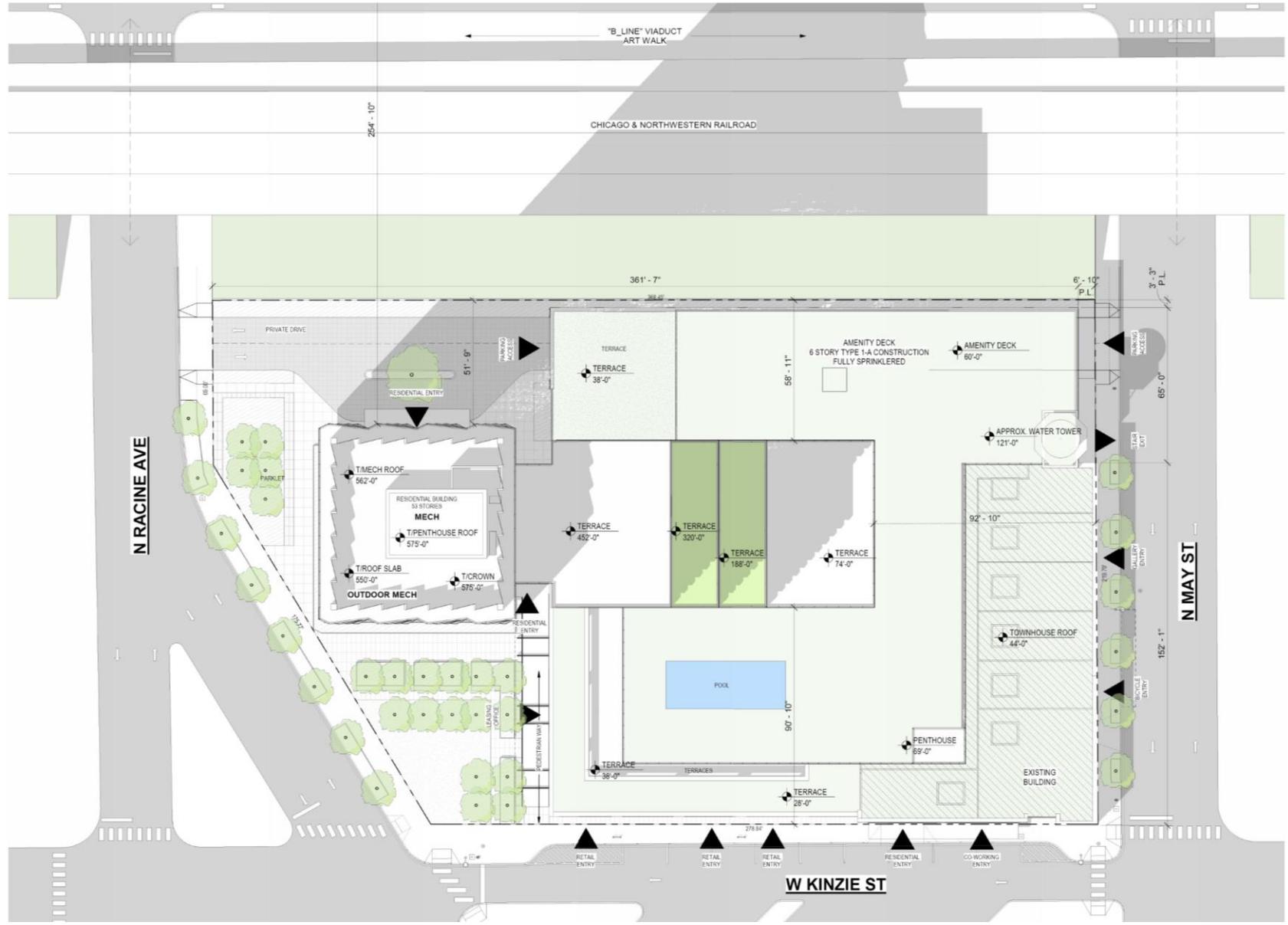


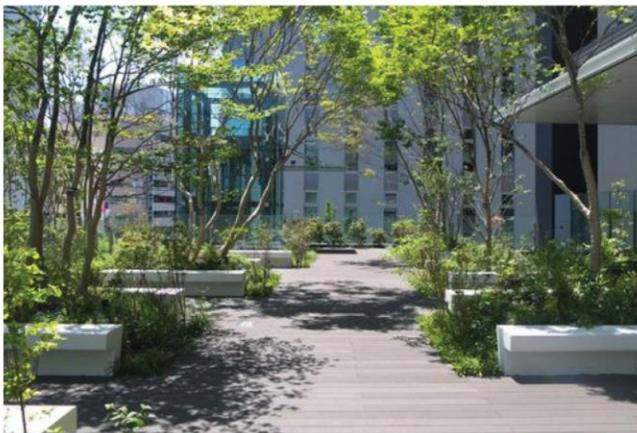
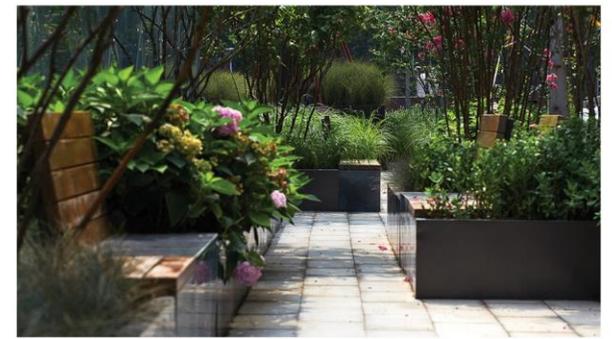


DATA:

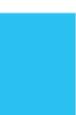
SITE AREA.....74,176 SF
 ZONING.....DX-5
 FAR (5+3.1).....600,826 SF
 NET RENTABLE....427,000 SF

UNITS.....587
 AMENITY.....35,000 SF
 CO-WORKING.....10K
 NUMBER OF FLOORS.....53
 PARKING.....440

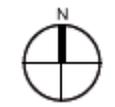
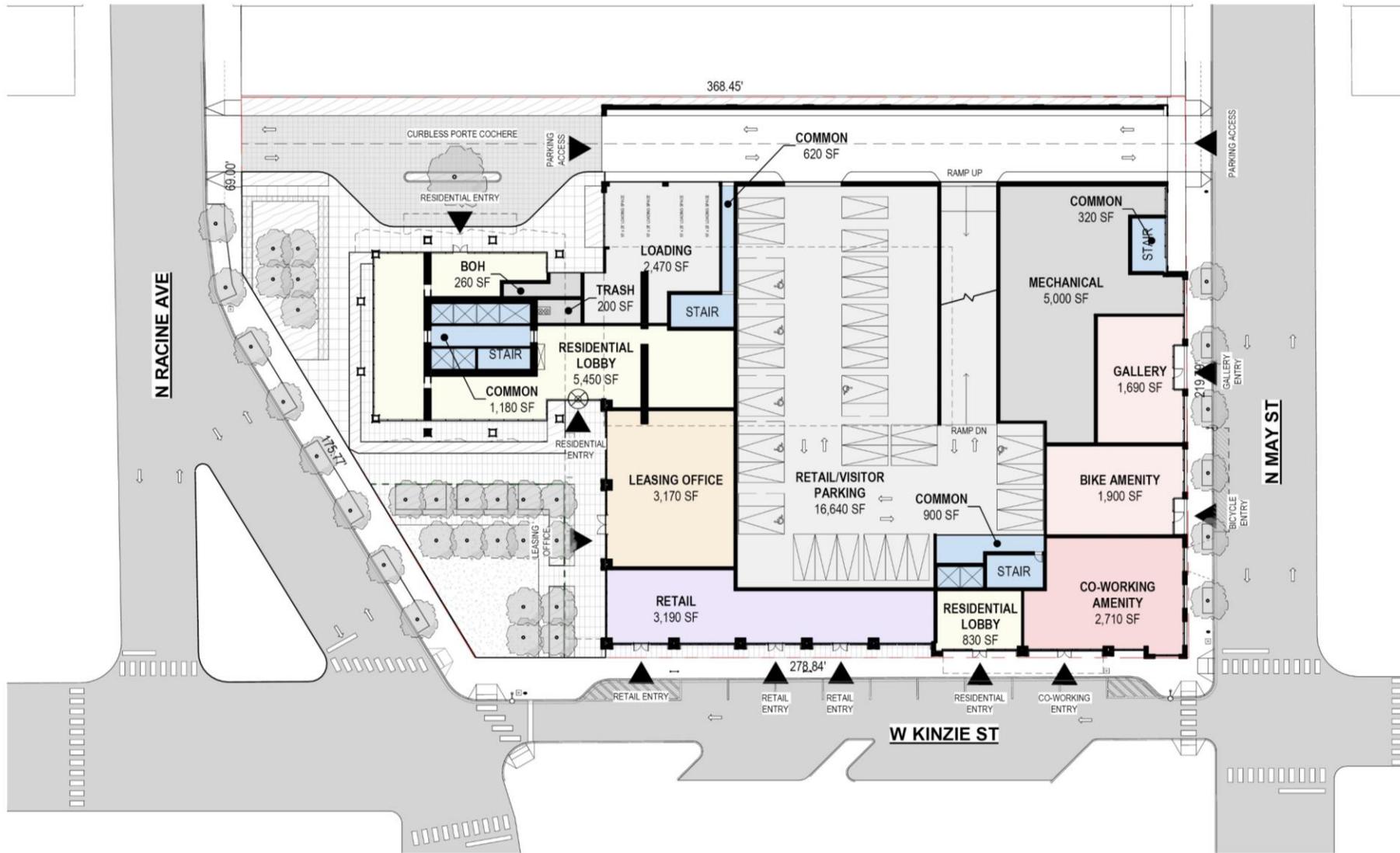




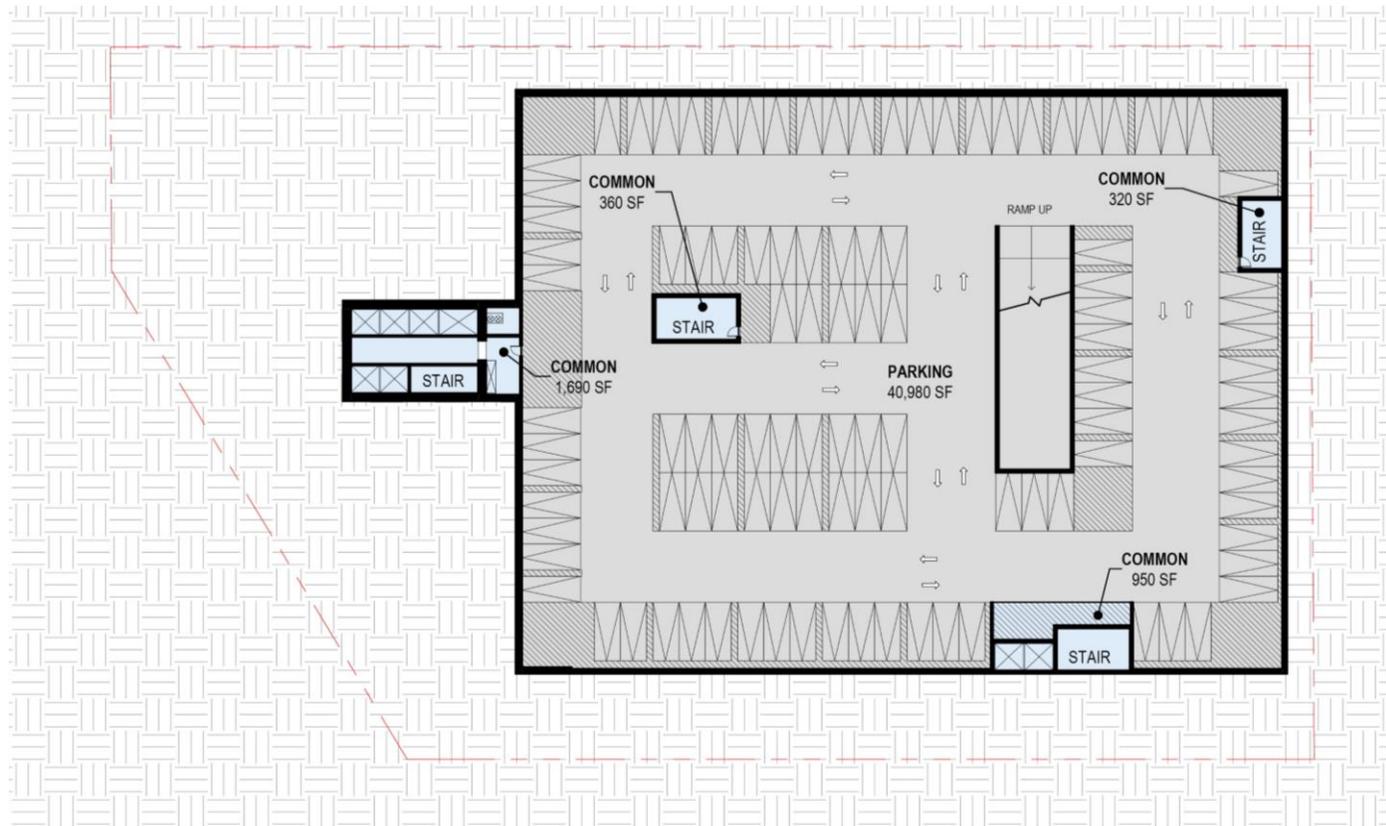
OPEN SPACE CONCEPT AND MATERIALITY



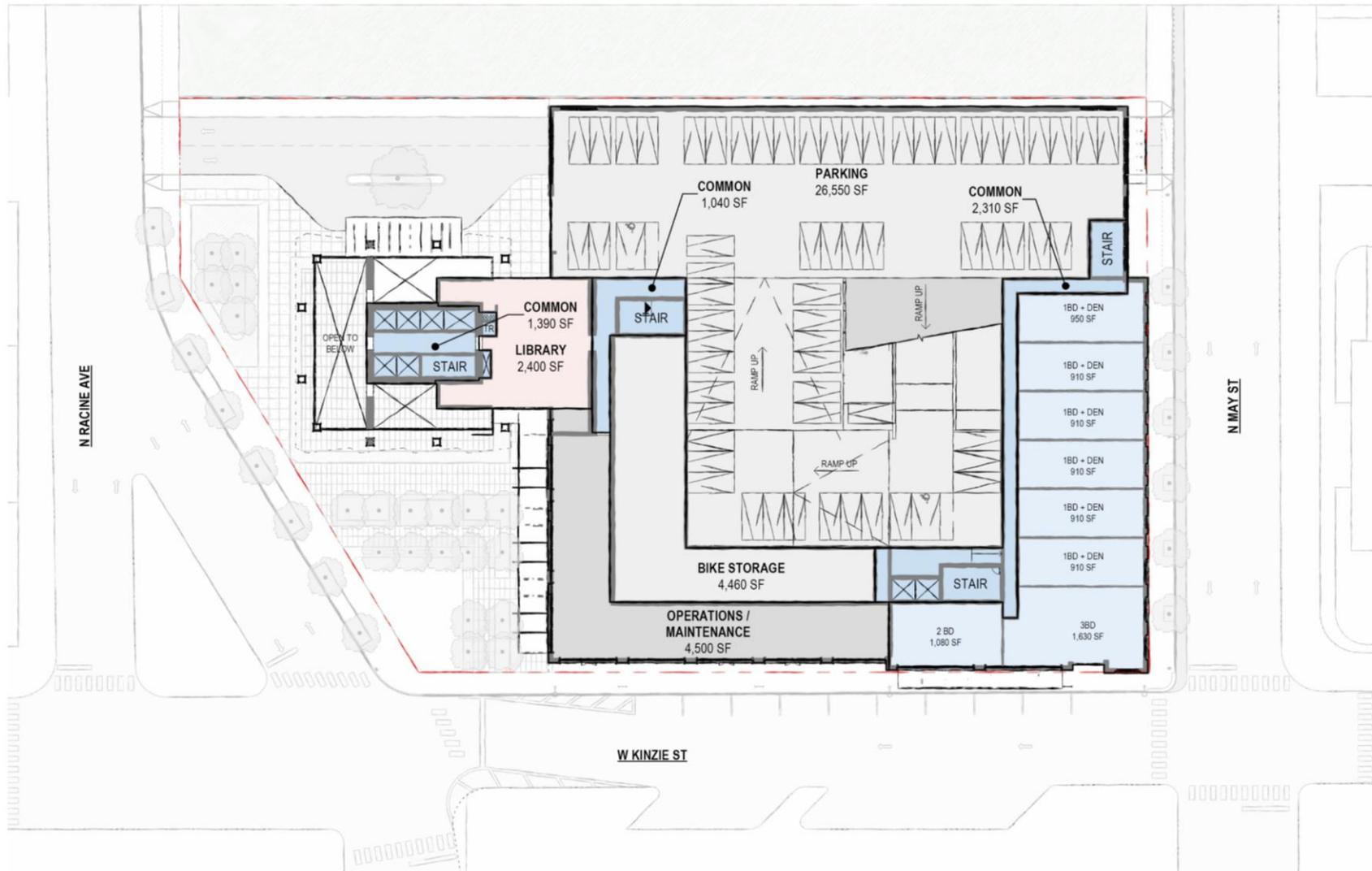
LEVEL 6 AMENITY DECK CONCEPT AND MATERIALITY



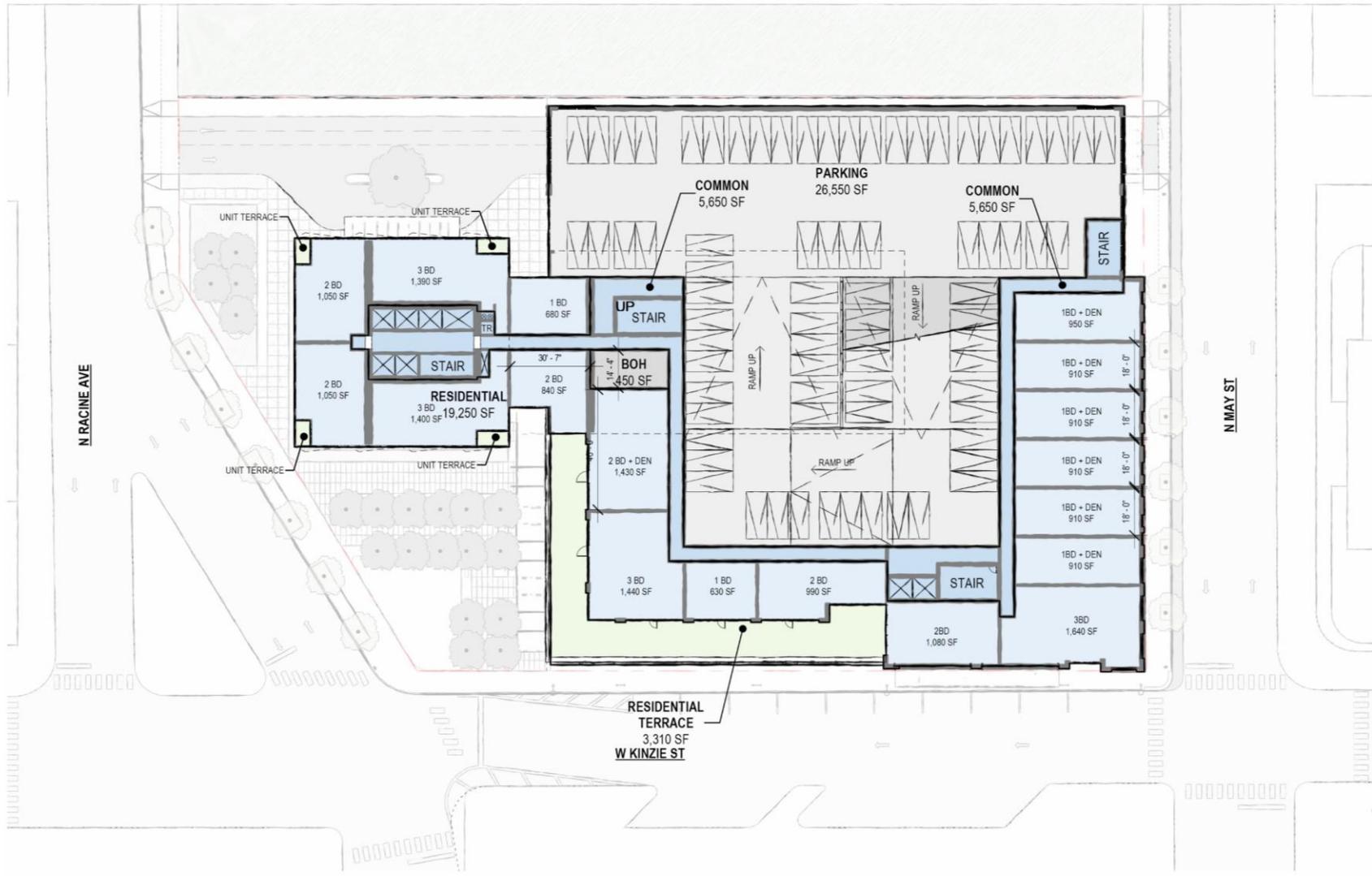
1ST FLOOR PLAN



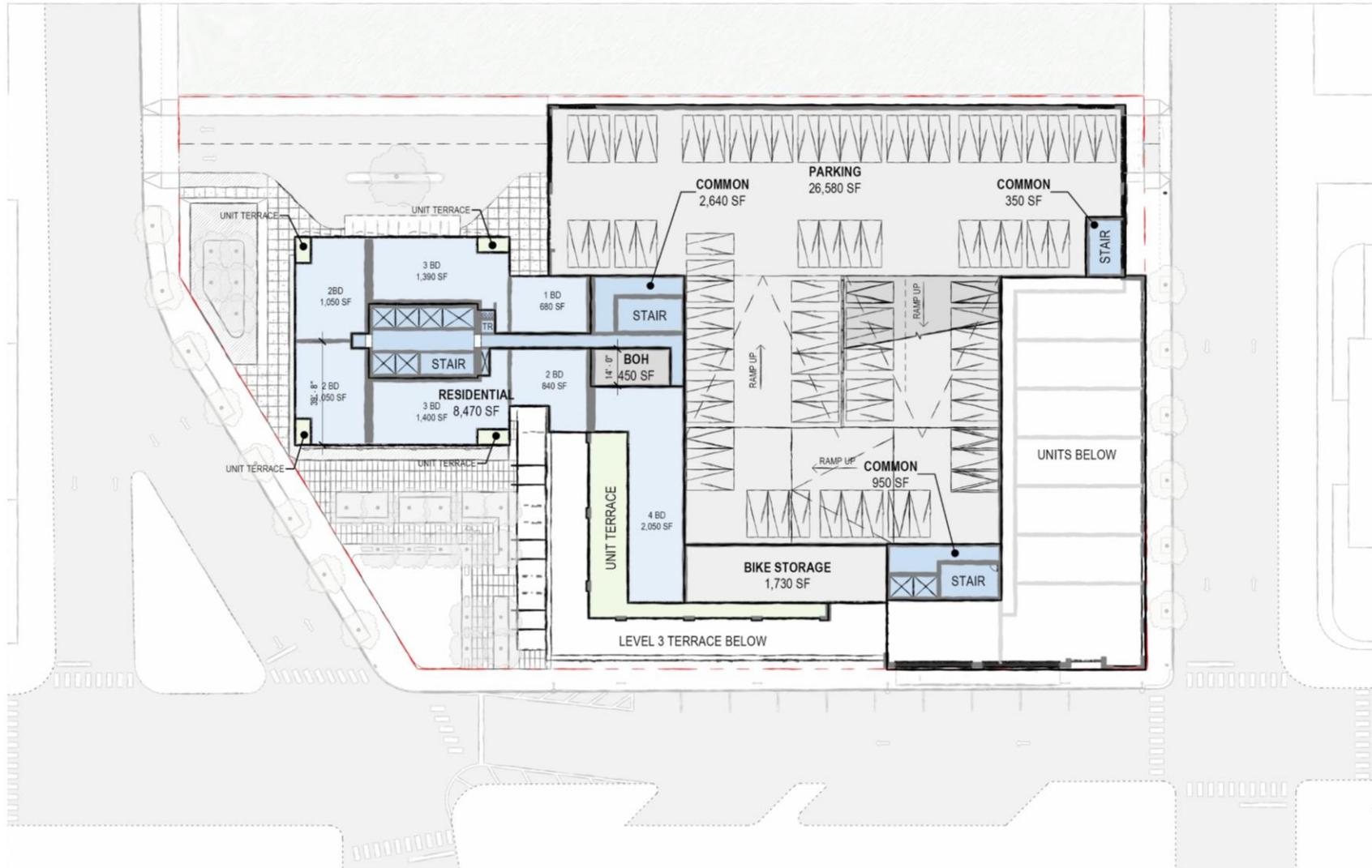
LOWER LEVEL 1 PLAN



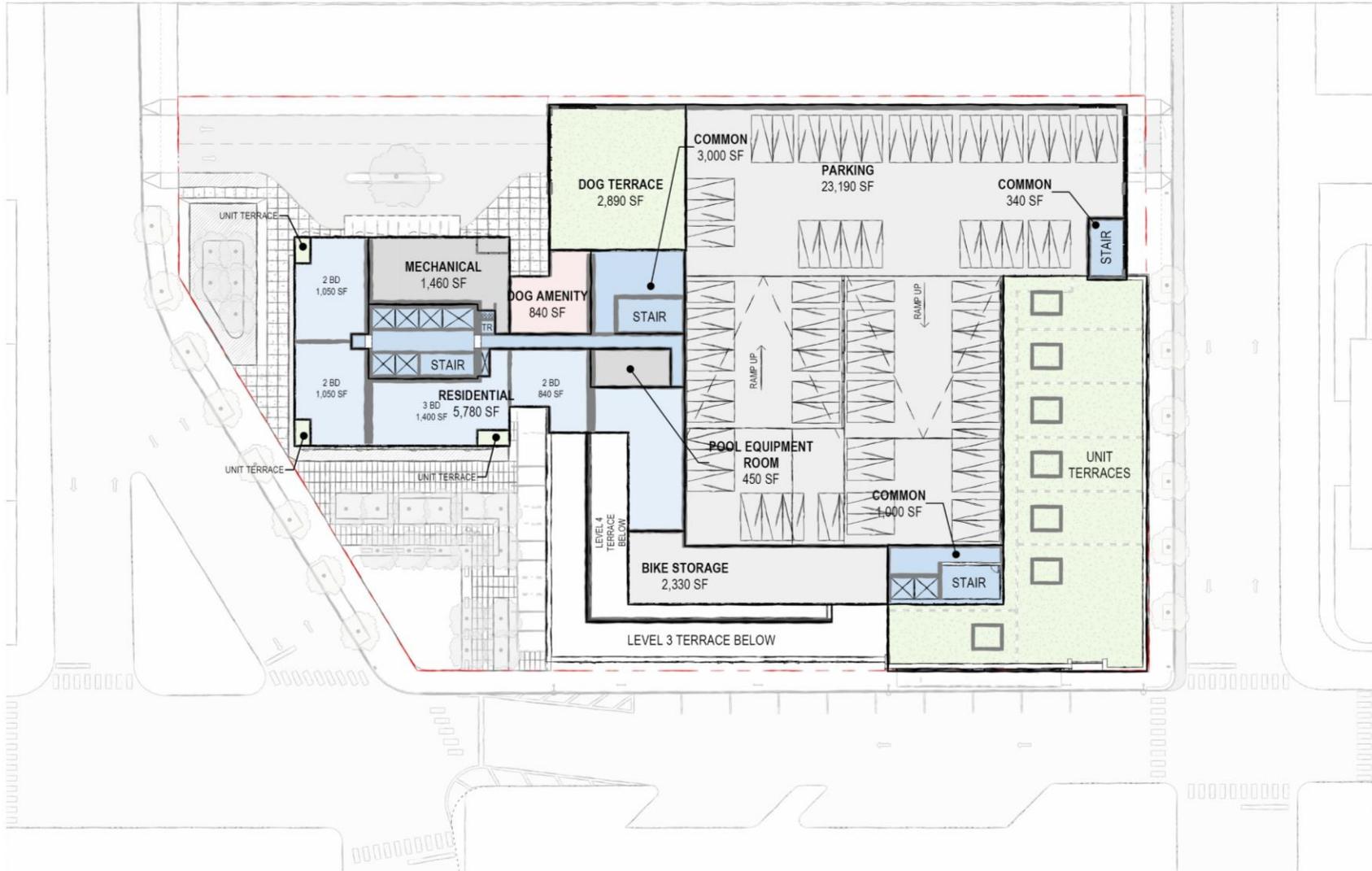
2ND FLOOR PLAN



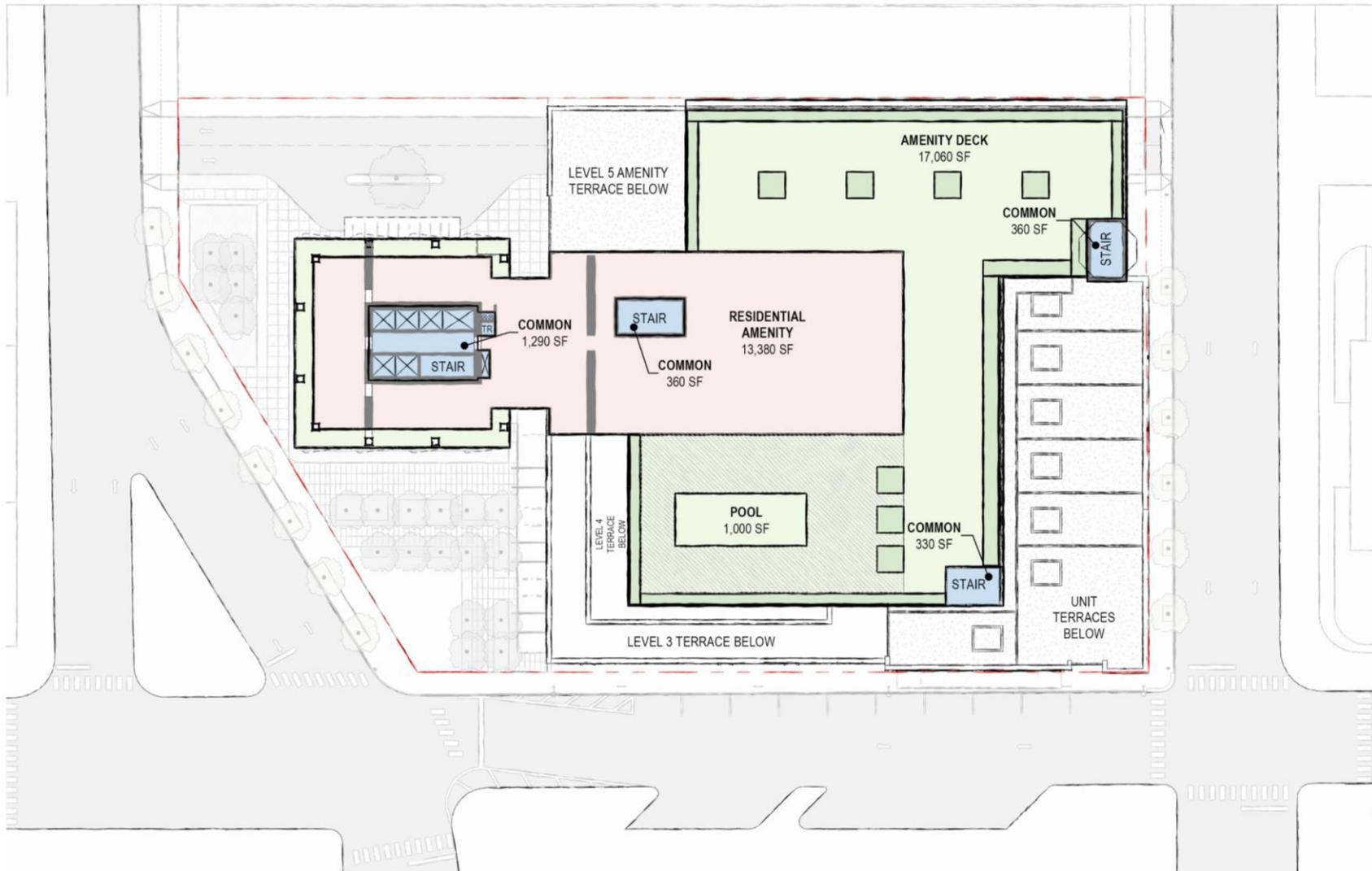
3RD FLOOR PLAN



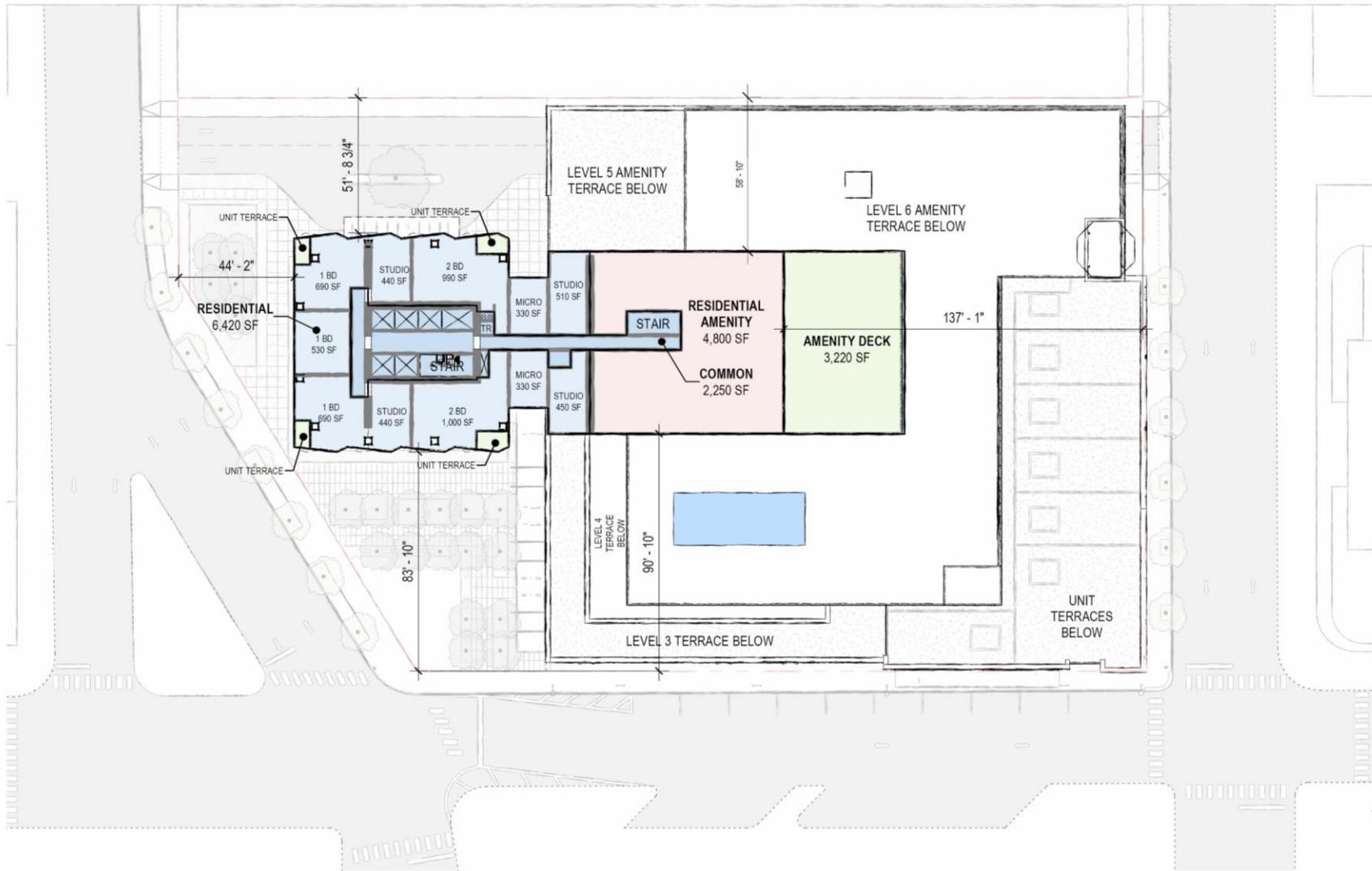
4TH FLOOR PLAN



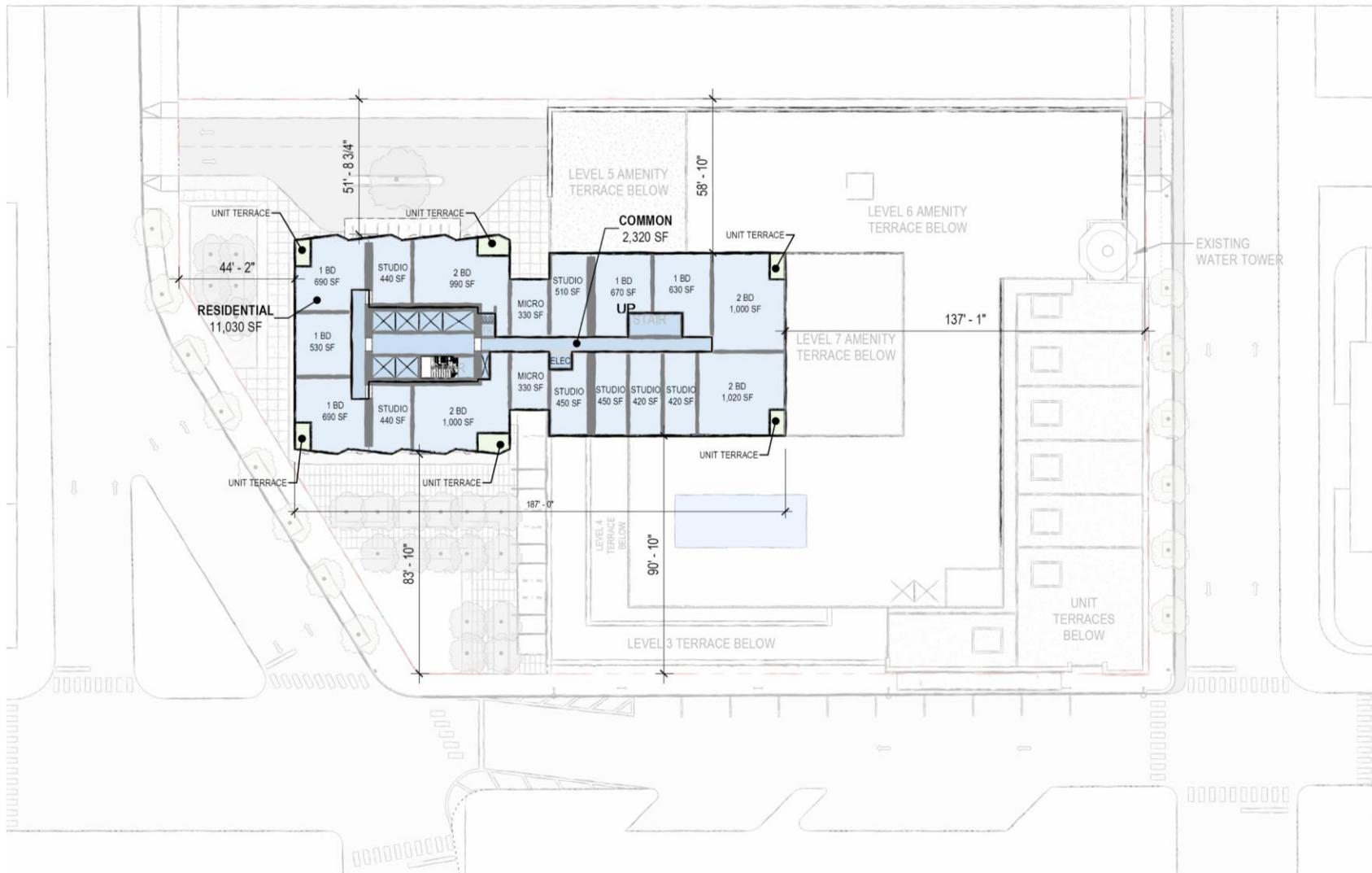
5TH FLOOR PLAN



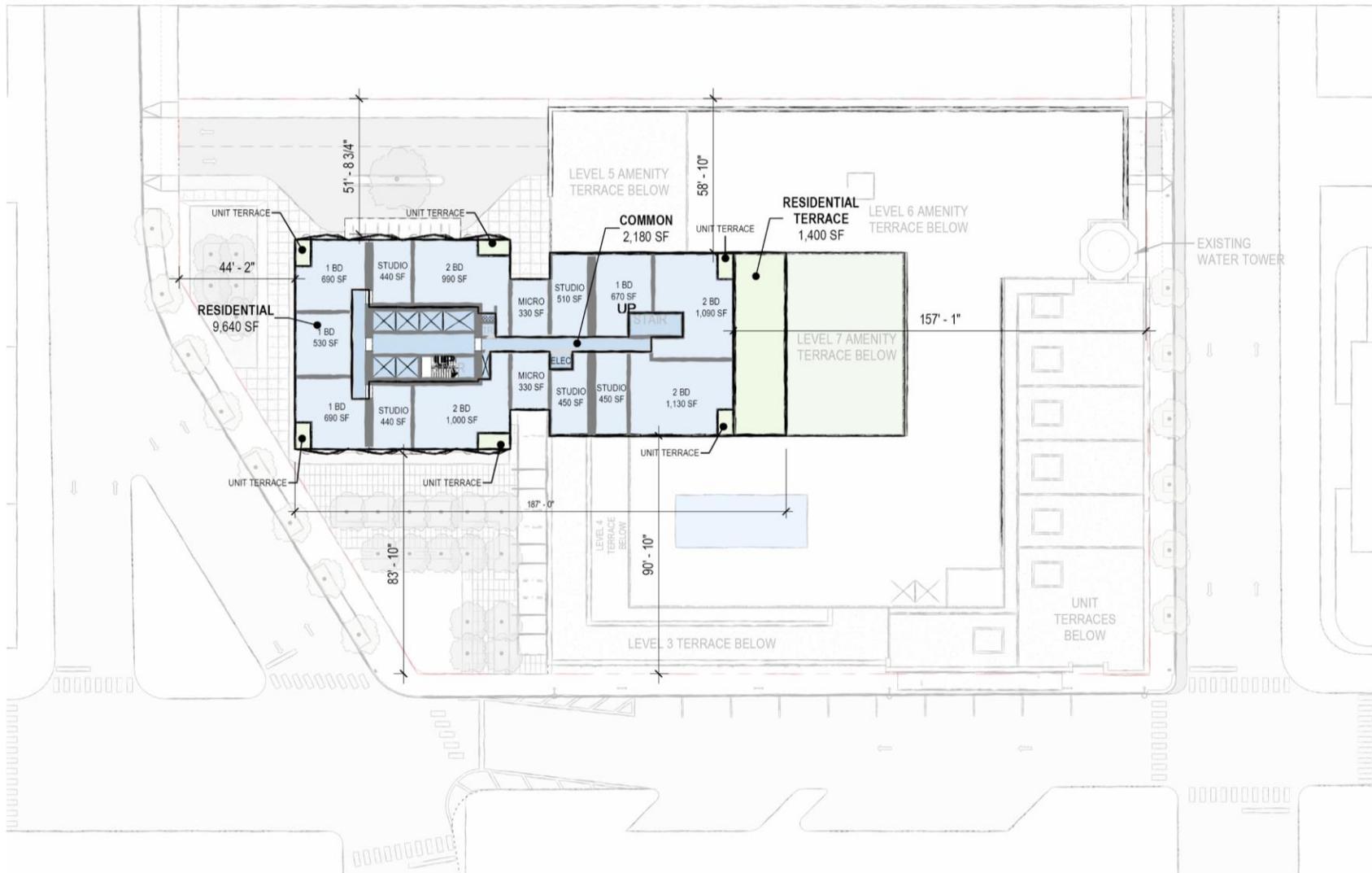
6TH FLOOR PLAN



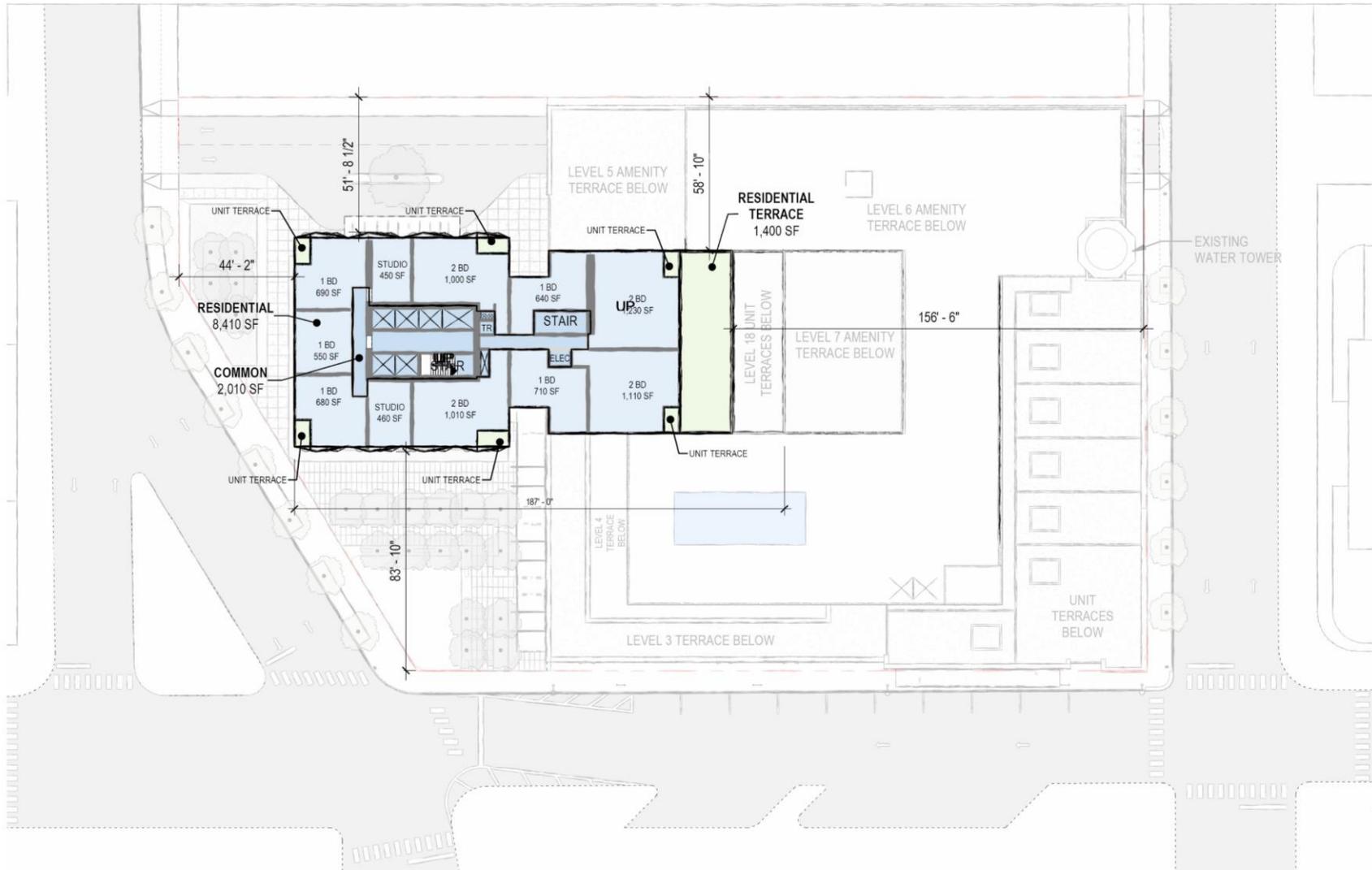
7TH FLOOR PLAN



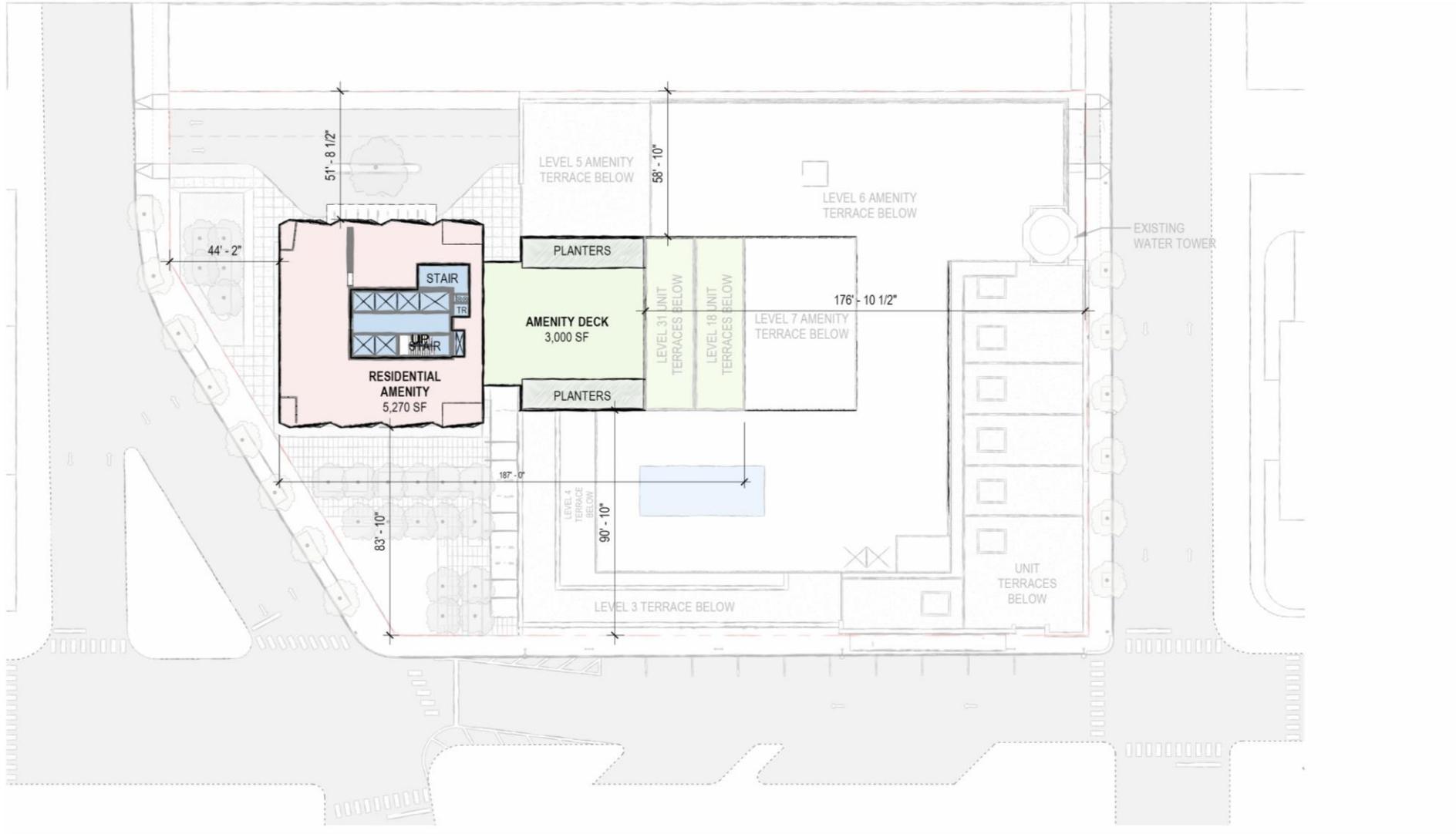
TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 8-17)



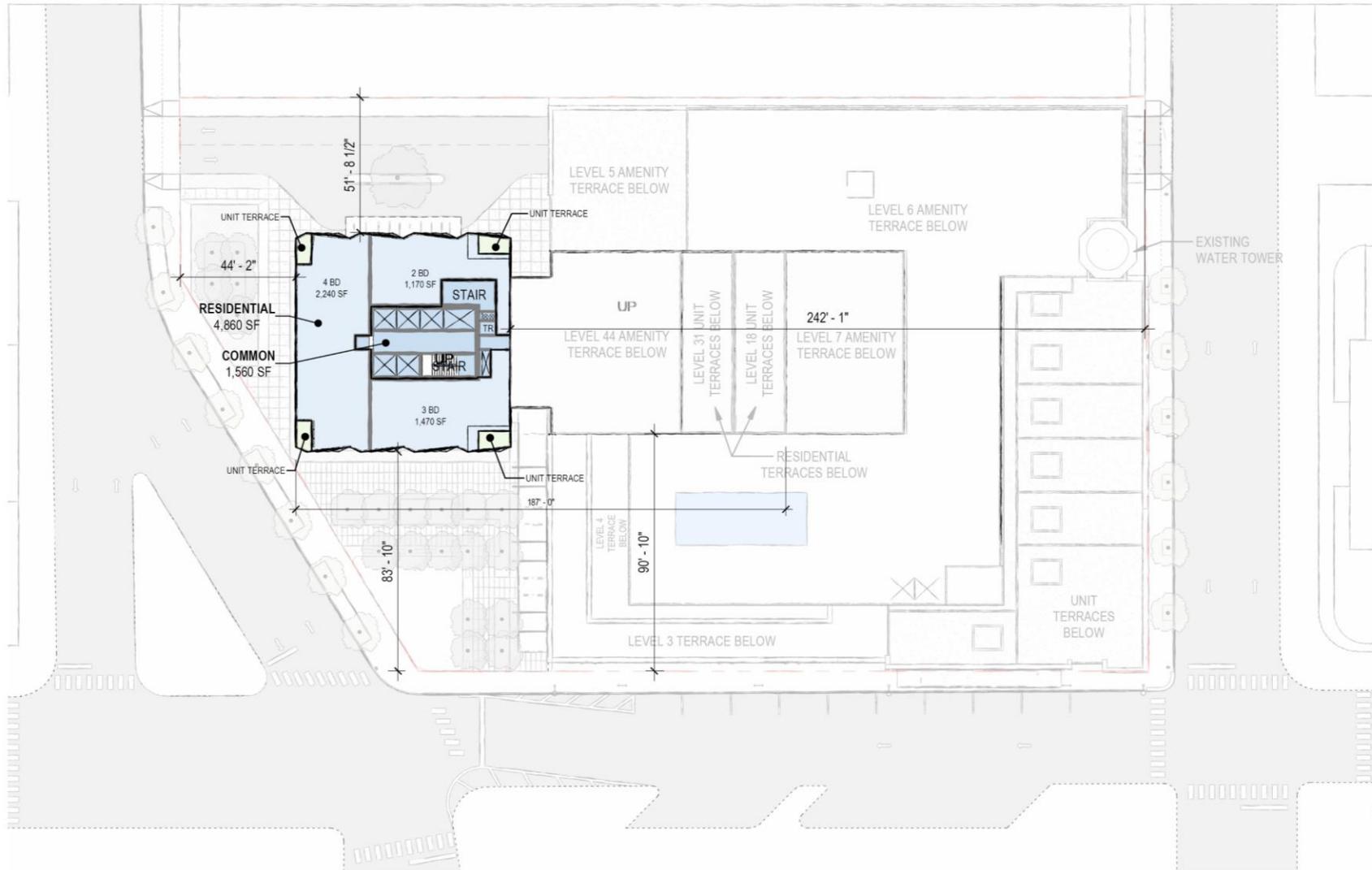
TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 18-30)



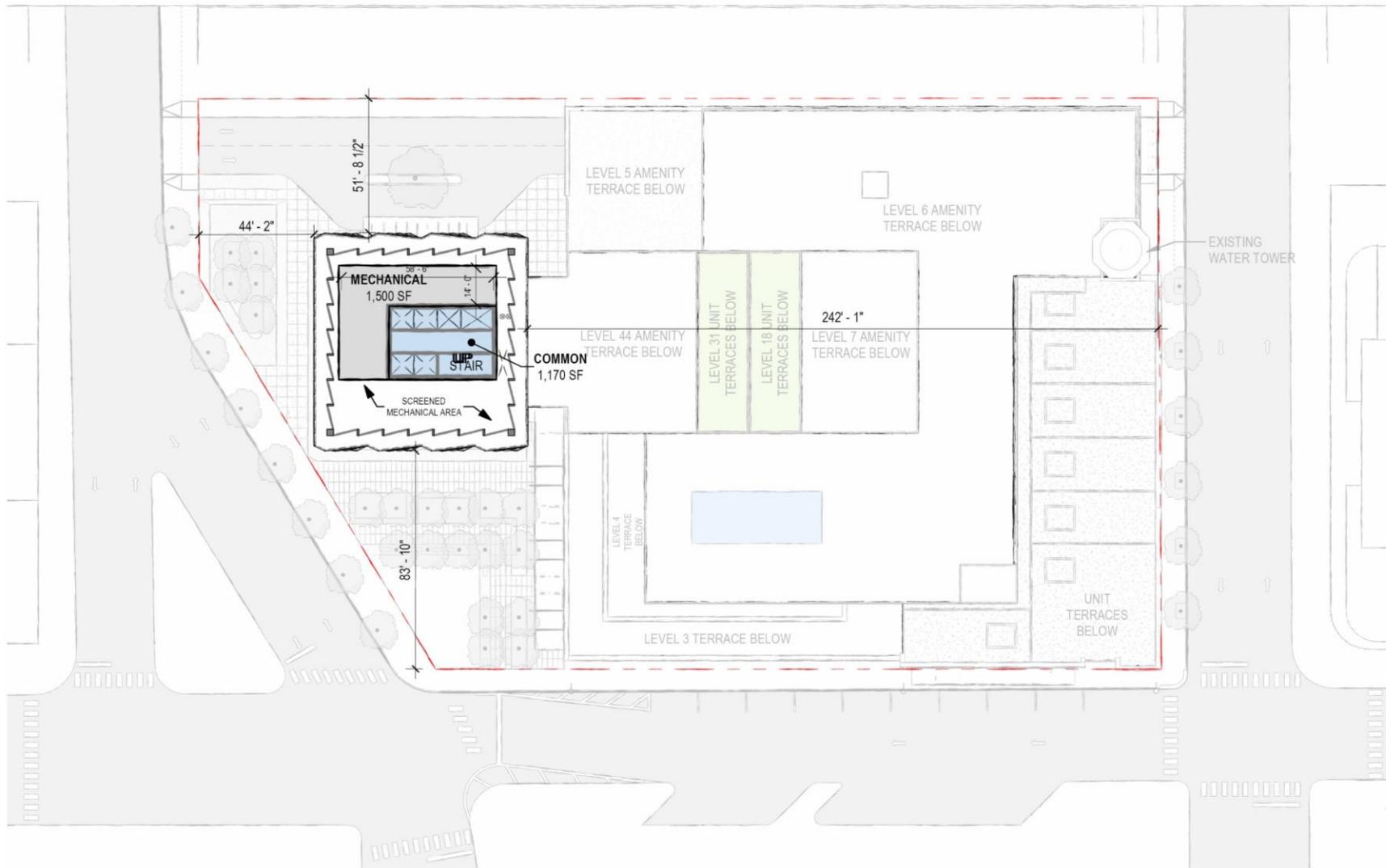
TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 31-43)



44TH FLOOR PLAN



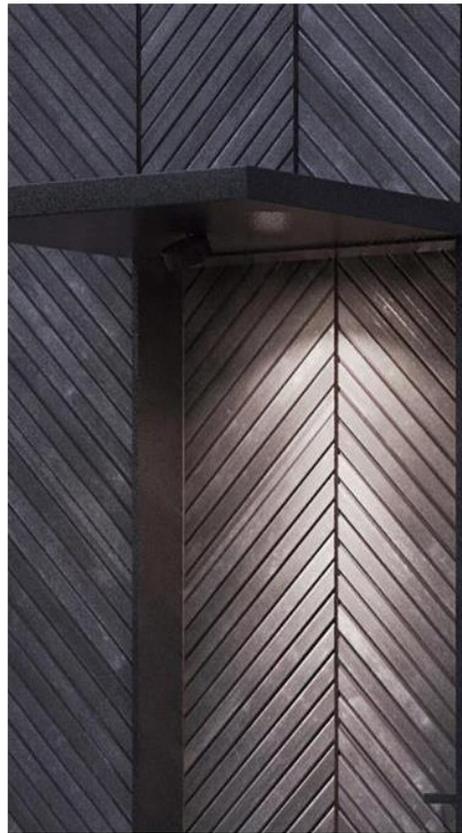
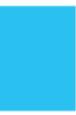
TYPICAL PENTHOUSE PLAN (LEVELS 45-51)



MECHANICAL PENTHOUSE PLAN (LEVEL 52)



UPPER MECHANICAL PENTHOUSE PLAN (LEVEL 53)

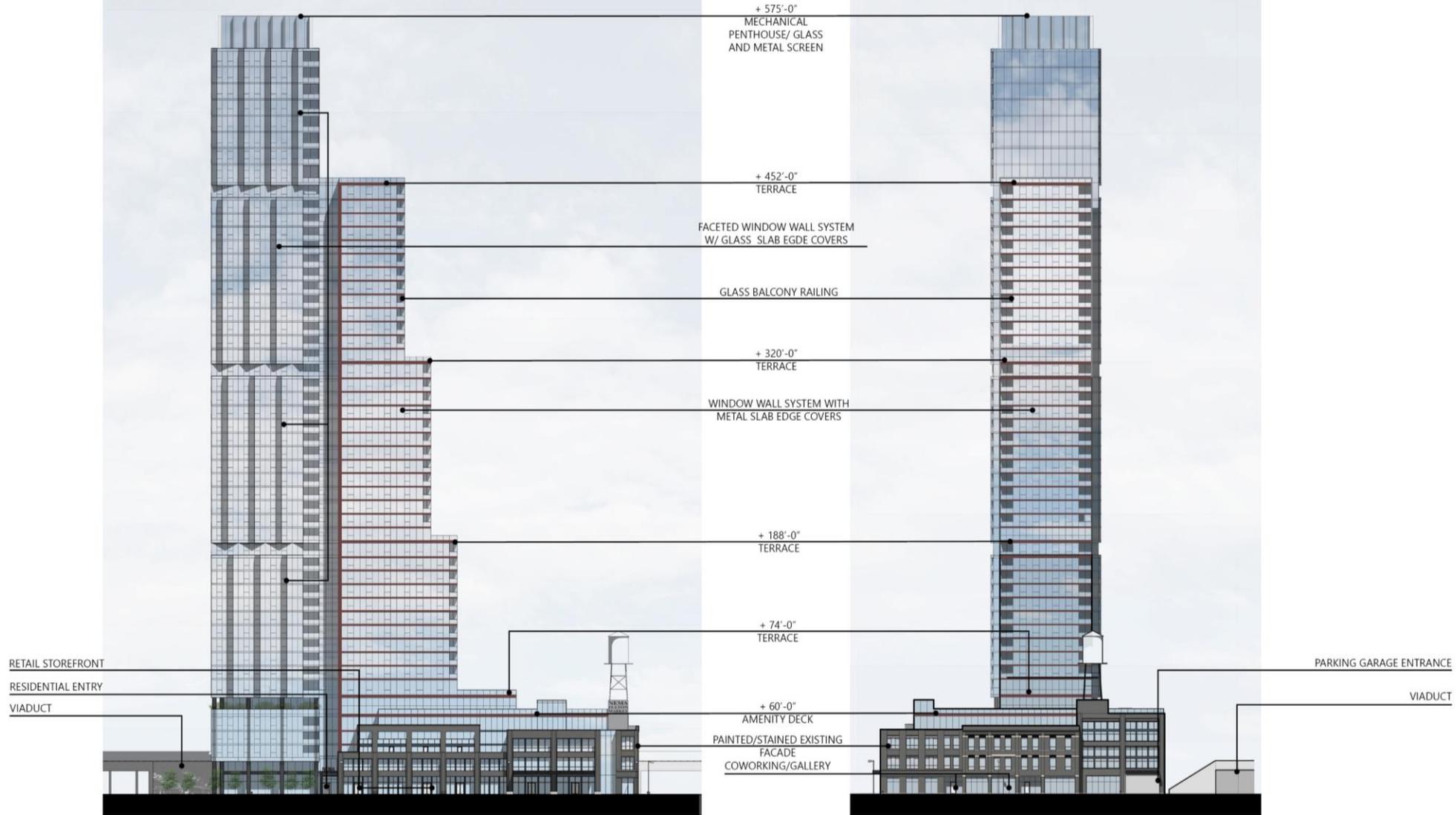


MATERIALITY



SOUTH ELEVATION

EAST ELEVATION

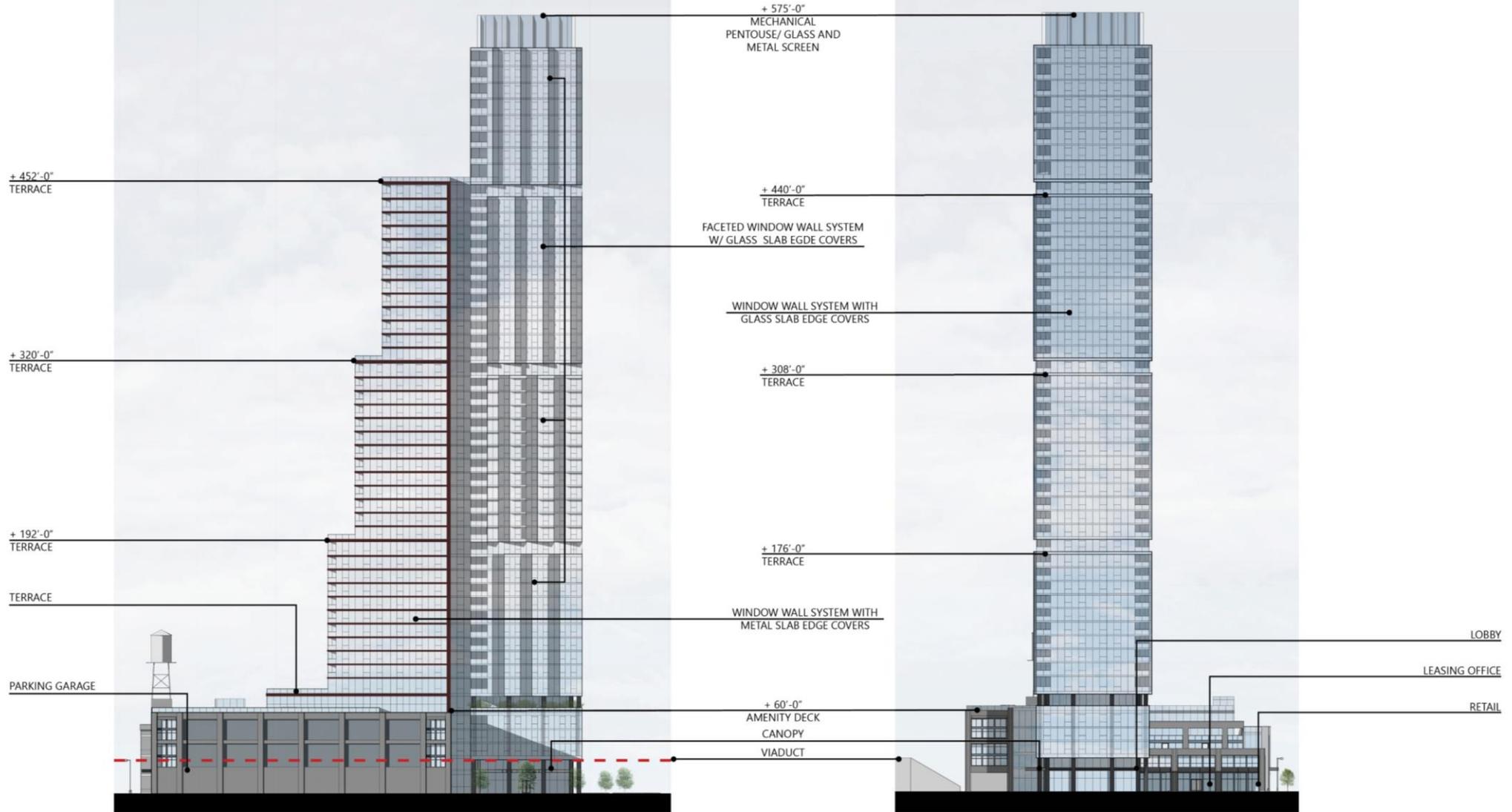


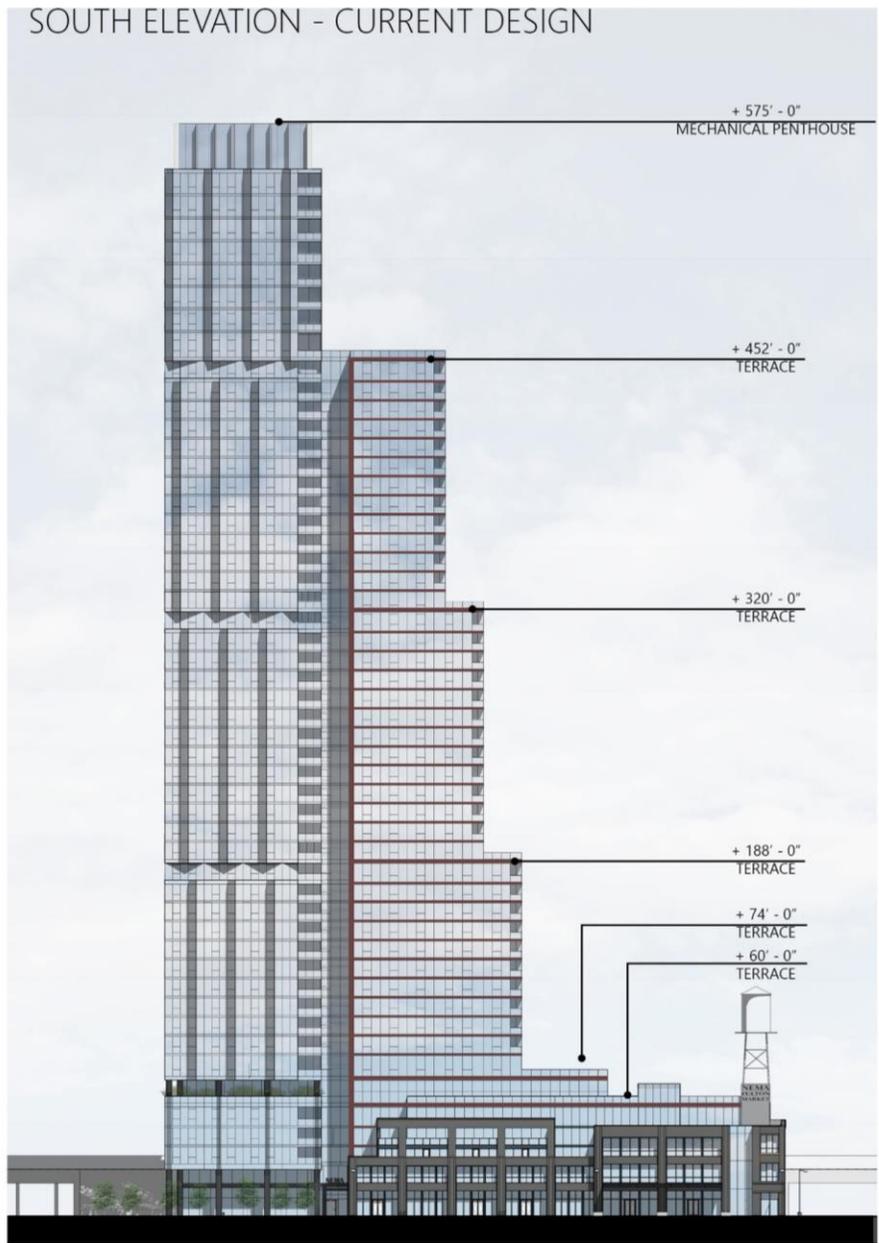
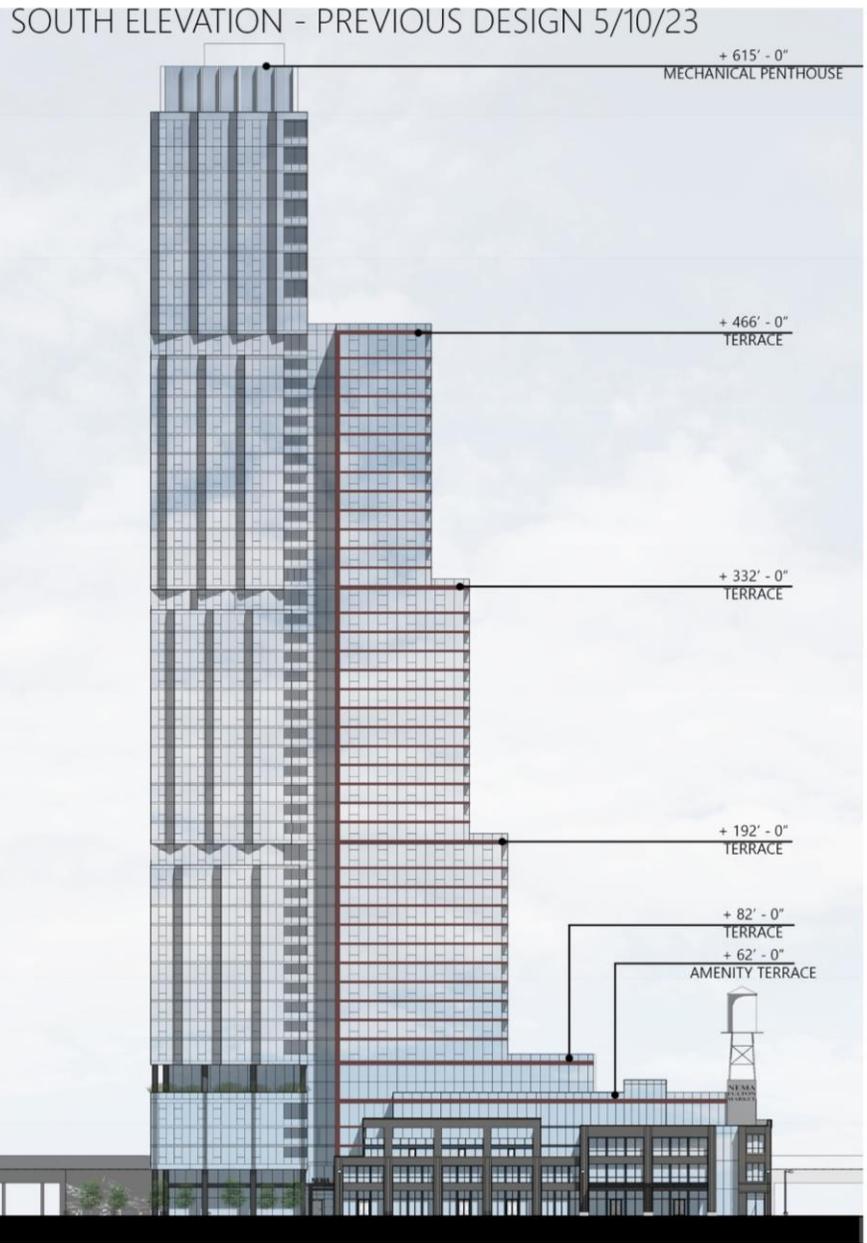
PRIMARY ELEVATIONS



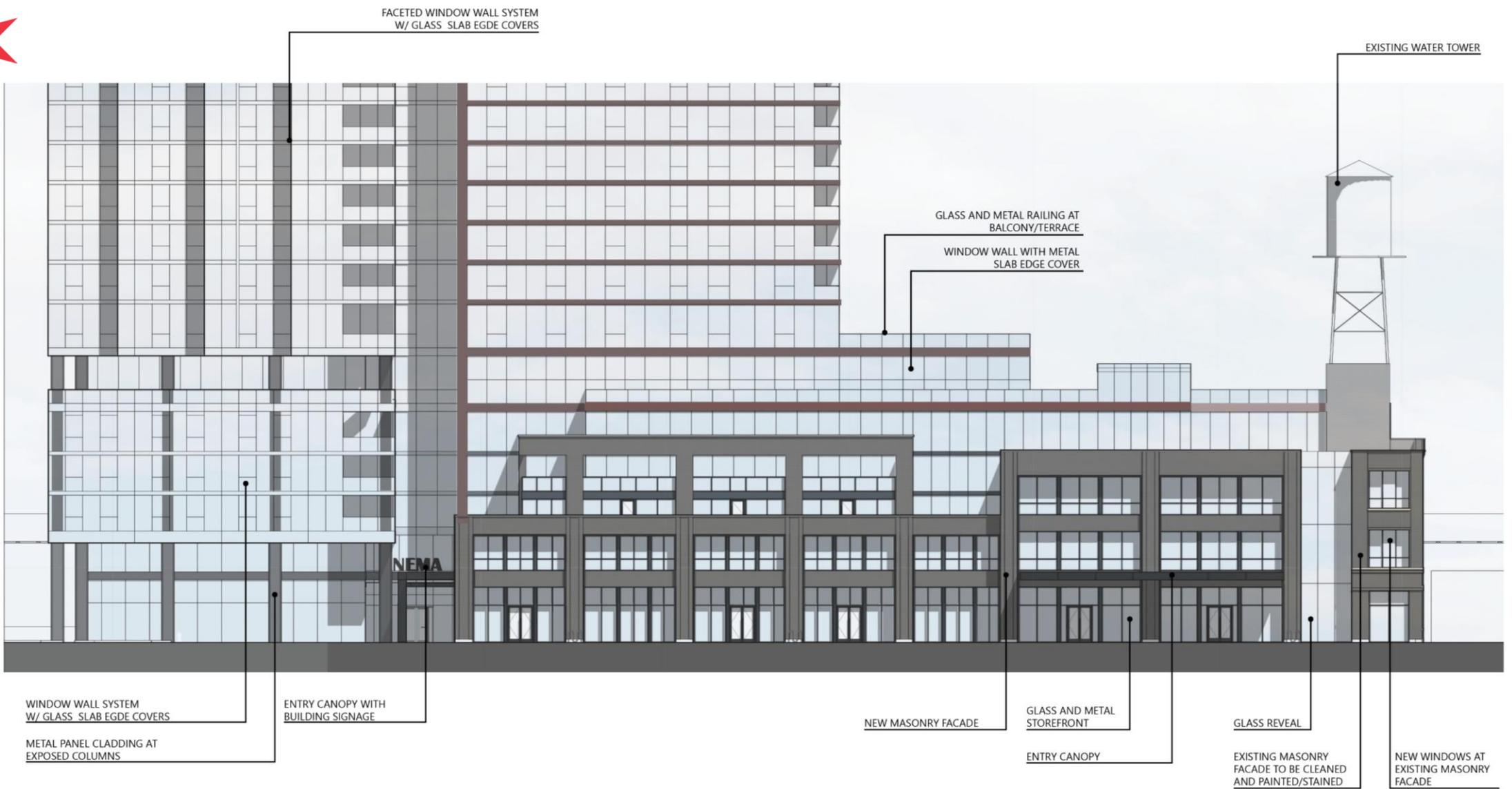
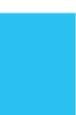
NORTH ELEVATION

WEST ELEVATION

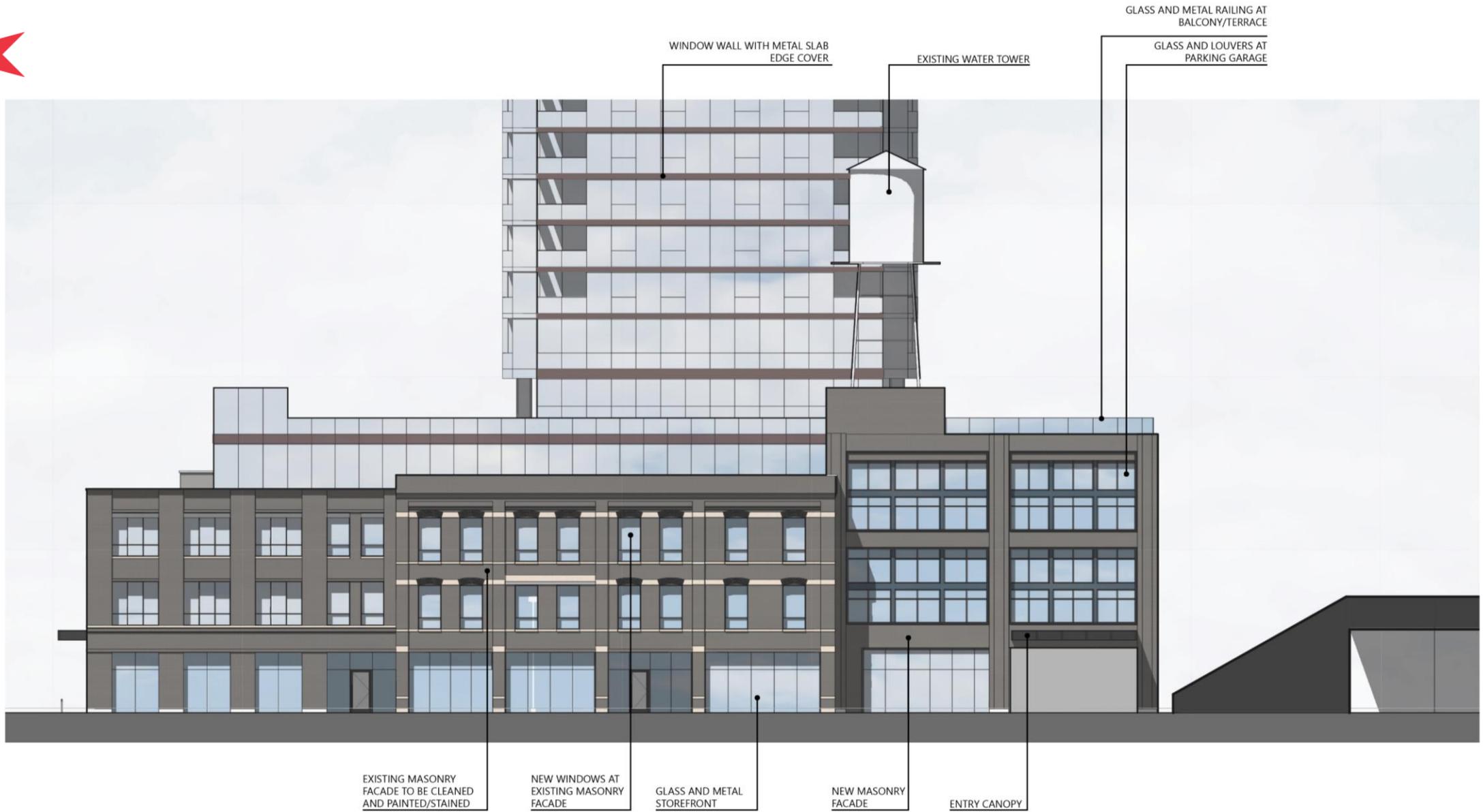
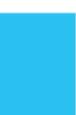




ELEVATION COMPARISON (PREVIOUS VS. CURRENT)



ENLARGED ELEVATION – KINZIE ST.



ENLARGED ELEVATION – MAY ST.



CONTEXTUAL RENDERING – LOOKING NORTHEAST



RENDERING COMPARISON (PREVIOUS VS. CURRENT)



RENDERING WITH PEDESTRIAN CONTEXT – MAIN RESIDENTIAL ENTRY



RENDERING WITH PEDESTRIAN CONTEXT – VEHICULAR DROP-OFF



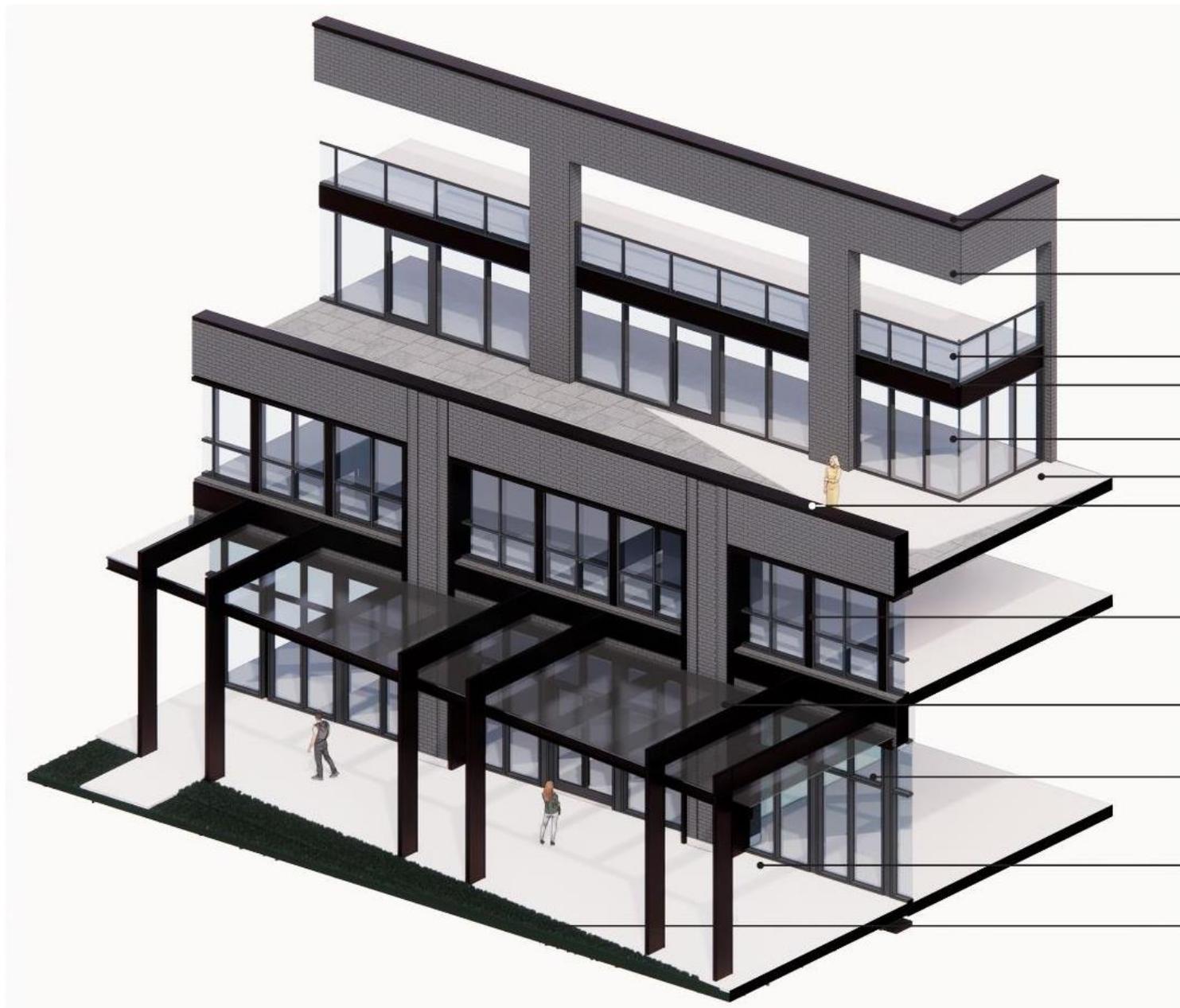
RENDERING WITH PEDESTRIAN CONTEXT – CORNER OF KINZIE & MAY ST.



CONTEXTUAL RENDERING – LOOKING SOUTHWEST



CONTEXTUAL RENDERING – LOOKING SOUTHEAST



STONE COPING

DARK BRICK

METAL AND GLASS RAILINGS

METAL SLAB EDGE COVERS

WINDOW WALL

TERRACE PAVERS

STONE COPING

PUNCHED WINDOWS

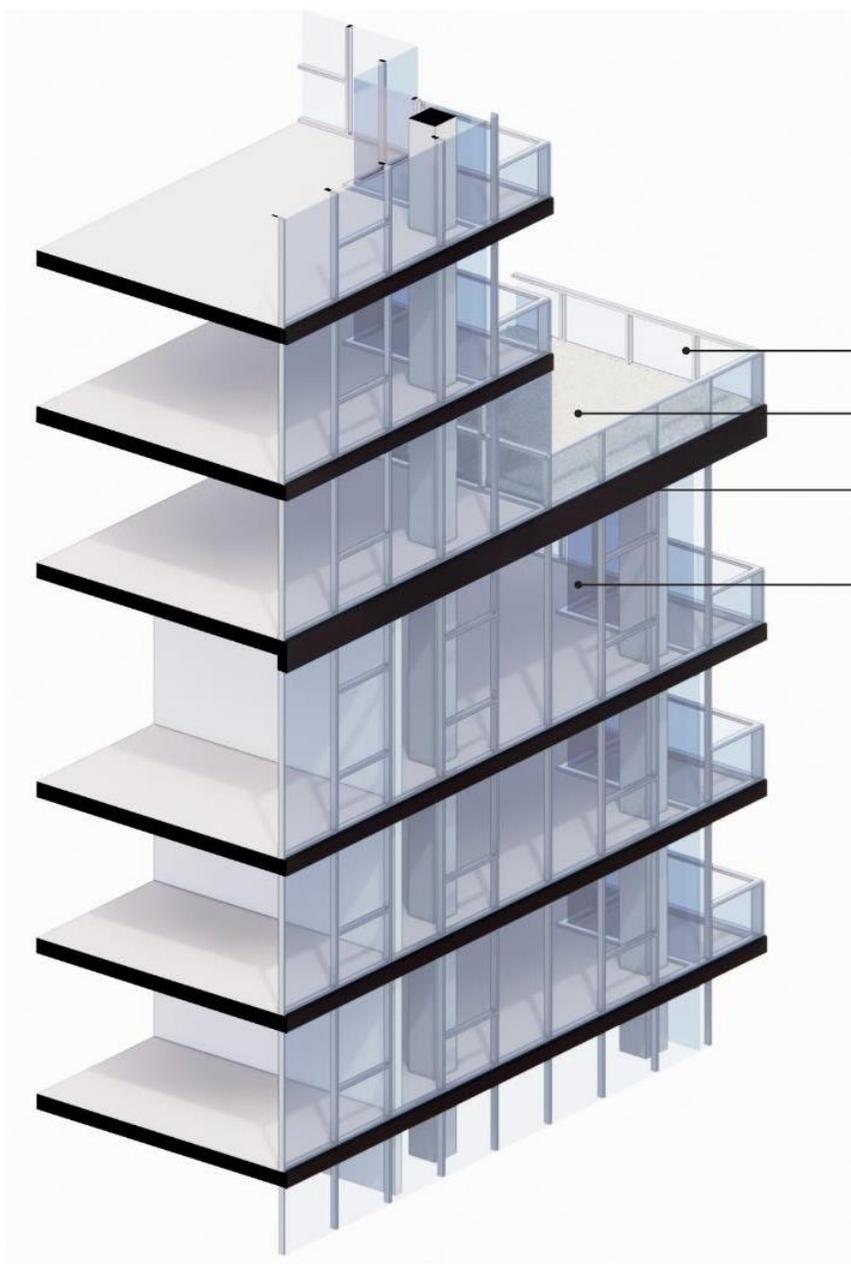
GLASS AND METAL FRAME CANOPY

STOREFRONTS

ENTRY WAY PAVERS

LANDSCAPED OPEN SPACE

DETAIL AT MASONRY PODIUM & ENTRY CANOPY



METAL AND GLASS RAILING

TERRACE PAVERS

METAL SLAB EDGE COVER

WINDOW WALL

DETAIL AT STEPPED FAÇADE



WINDOW WALL

SPANDREL GLASS SLAB EDGE COVER

GLASS WALL EXTENTION AT BALCONY

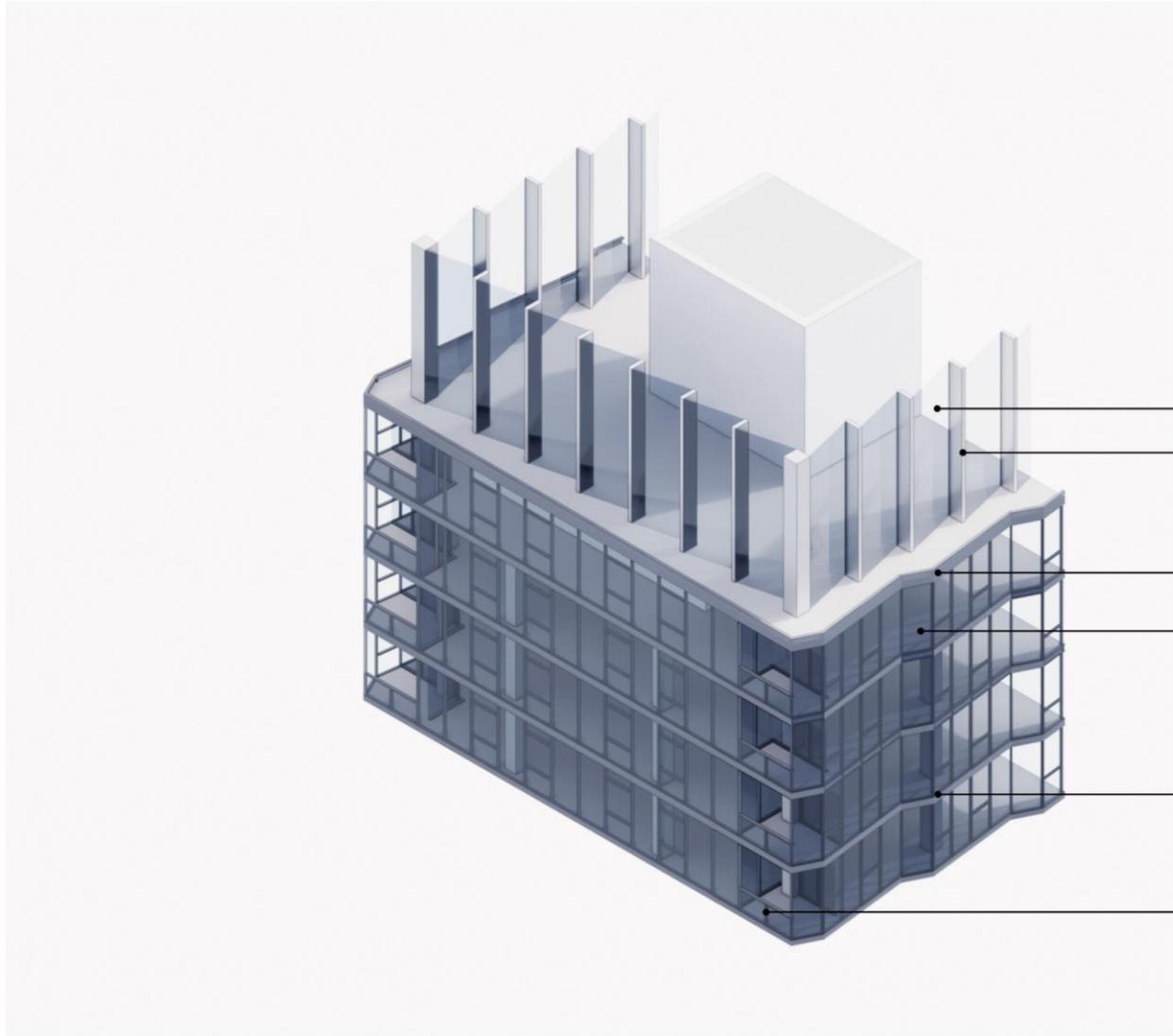
METAL PANEL CLADDING

TERRACE PAVERS

GLASS RAILING



DETAIL AT FACETED GLAZING & RECESSED BALCONIES



GLASS SCREEN

EXPRESSED ALUMINUM MULLIONS

GLASS SPANDREL PANEL

WINDOW WALL

SPANDREL GLASS SLAB EDGE COVER

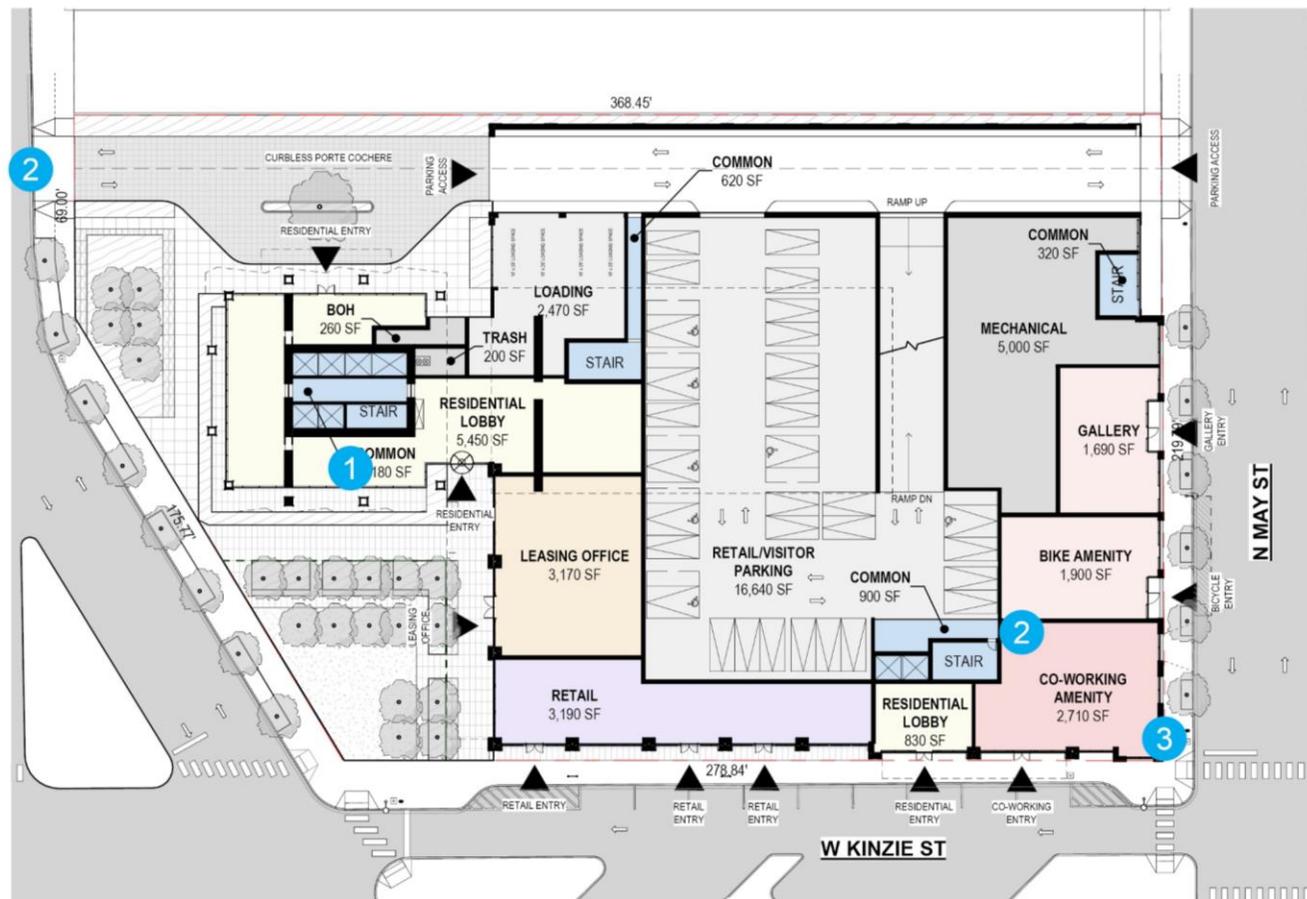
GLASS RAILING

DETAIL AT CROWN



FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

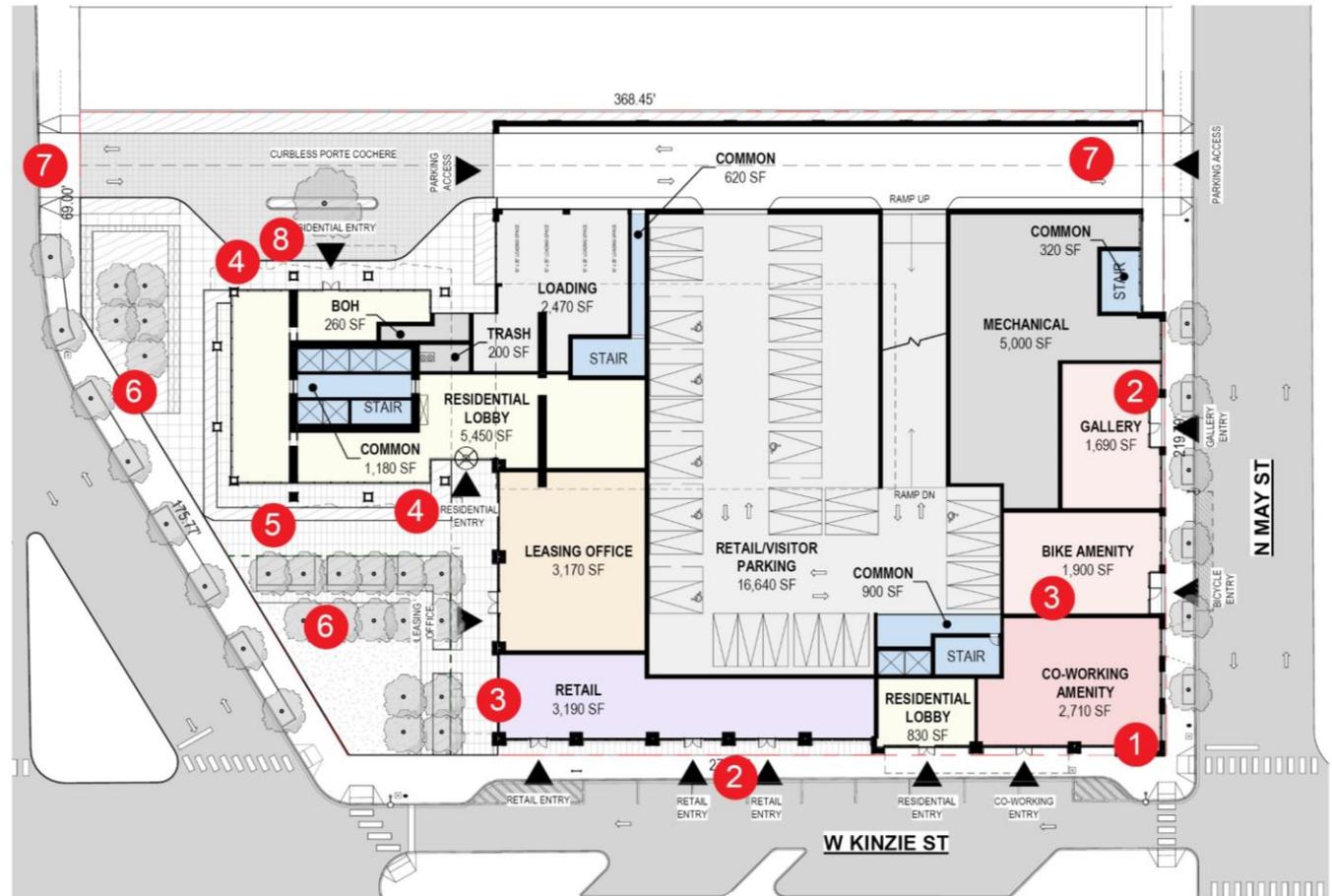
- 1** (1.1) 420 N May is intended to be a mixed use and mixed-income development. It will have retail space at the ground floor and residential units above.
(1.2) 20% of units will be affordable and be provided on site.
(1.5) There is also an at-grade open space planned for the corner of Racine and Kinzie – creating a buffer and connection to the future promenade along Hubbard.
(1.7) Incorporating a sense of place is a goal for the developer and design team on all projects.
- 2** (2.1) The design team will work with CDOT to coordinate all infrastructure on our site.
(2.2) A drive-thru drop off area and access to loading and parking from a private drive on the north side of the site. There will be ample bike parking for tenants. The open space provided at Racine and Kinzie will help promote a positive pedestrian experience.
- 3** (3.1) We are saving the façade of the building located at 420 N May and incorporating warm textured elements to the base of the façade along Kinzie to maintain a similar street elevation as the existing building.





WEST LOOP DESIGN GUIDELINES (SEPT. 2017 UPDATE):

- 1 1.1.5 – Preserve and Integrate adjacent and on-site historic buildings in a complementary manner
- 2 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- 3 1.3.2 – Line base of building with active use to promote safe and active public realm
- 4 1.5.1 – Building entries are emphasized by architectural features/canopies
- 5 2.3.2 – Design Building Program into thinner structures to allow for publicly accessible open space on site
- 6 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings
- 7 5.1.3 – Consider incorporating an internal alley to handle service and loading
- 8 5.2.8 – Consider off-street motor courts



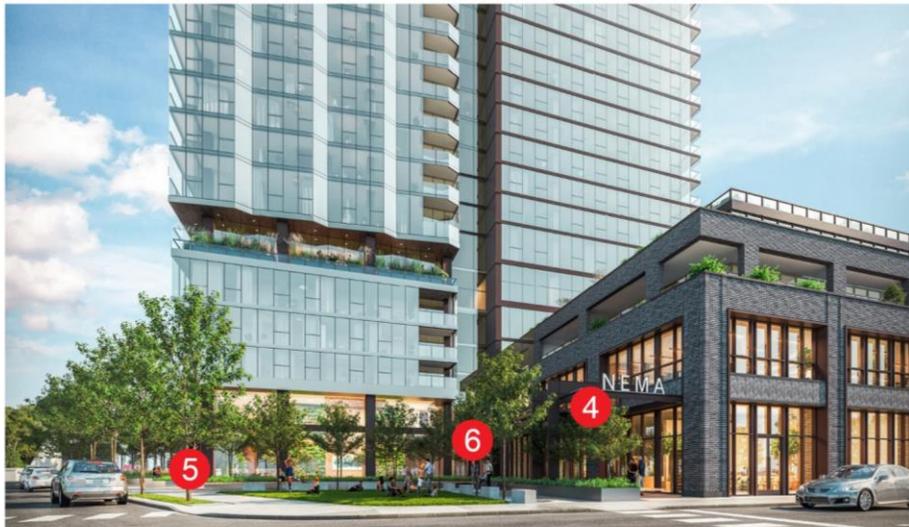


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OFF-STREET MOTOR COURT & INTERNAL



ARCHITECTURAL ELEMENT SERVING AS CANOPY TO EMPHASIZE THE BUILDING LOBBY



PRESERVE ON-SITE BUILDINGS AND PROVIDE ACTIVE USES AT GRADE WITH NO BLANK WALLS



CHICAGO ZONING CODE DESIGN CRITERIA 17-8-905:

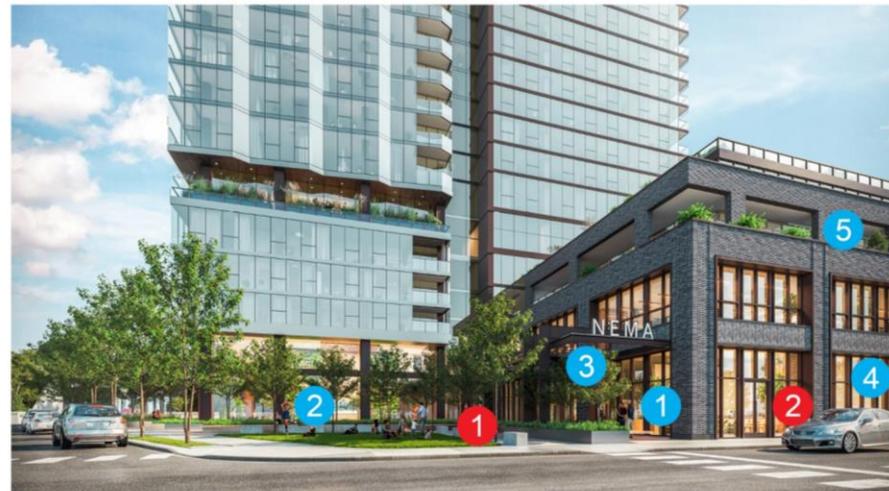
- 1 A2 - Provide street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest
- 2 B1 - Building setbacks allows a plaza or open space
- 3 B2 - Primary entrances form a significant focal element of the building, helping provide building identity and presence on the street.
- 4 B5 - Minimum of 60% of the street-facing building façade between 2 feet and 8 feet should be clear, non- reflective windows allowing views of indoor commercial space
- 5 B7 - Building façades at pedestrian level should be appropriately scaled within the context of the existing streetscape

CHICAGO ZONING CODE DESIGN CRITERIA 17-8-906:

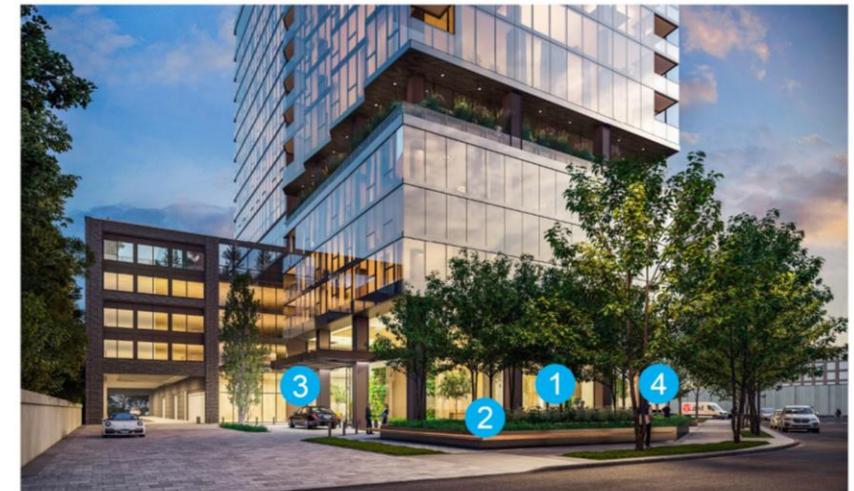
- 1 A1 – Reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics
- 2 B1 - Create active “street or building walls” lining the sidewalk



PRESERVE ON-SITE BUILDINGS AND PROVIDE ACTIVE USES AT GRADE WITH NO BLANK WALLS



ARCHITECTURAL ELEMENT SERVING AS CANOPY TO EMPHASIZE THE BUILDING LOBBY

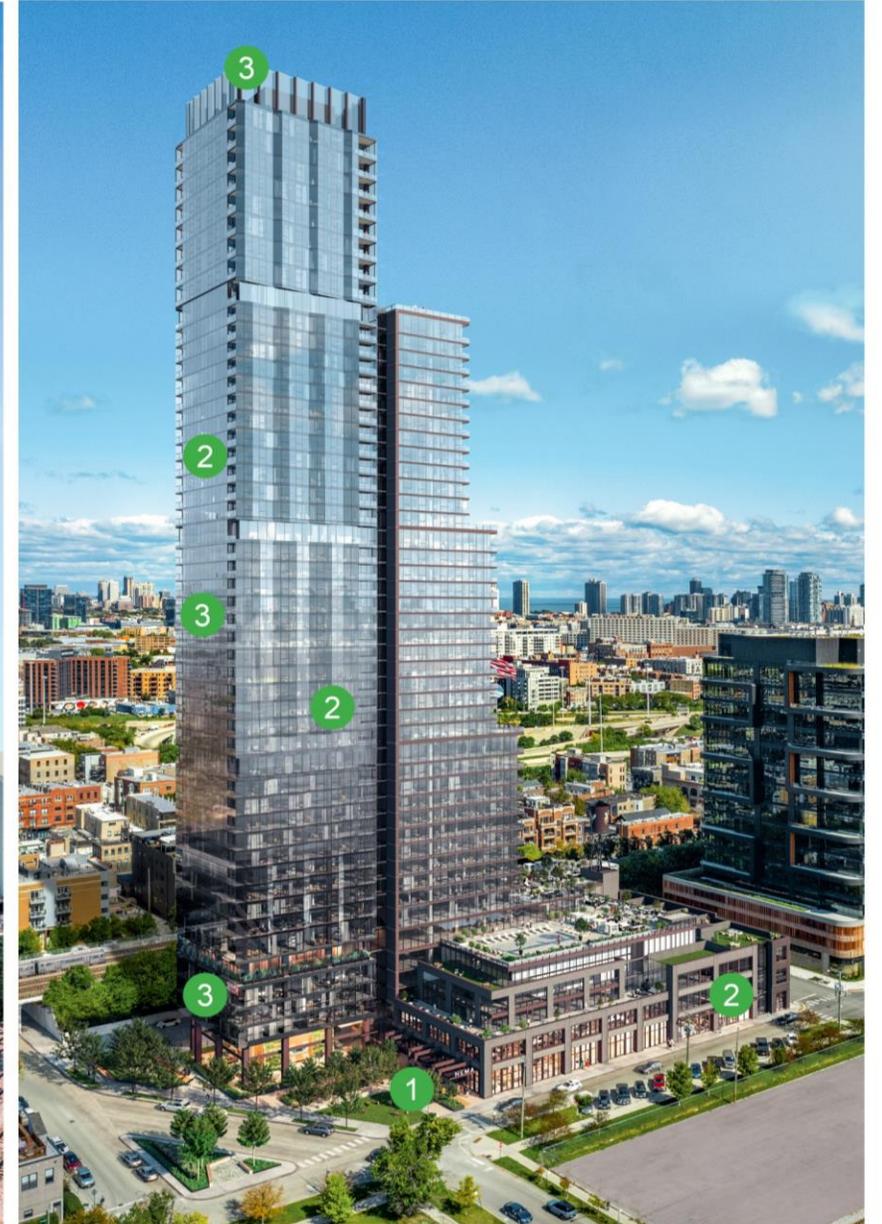
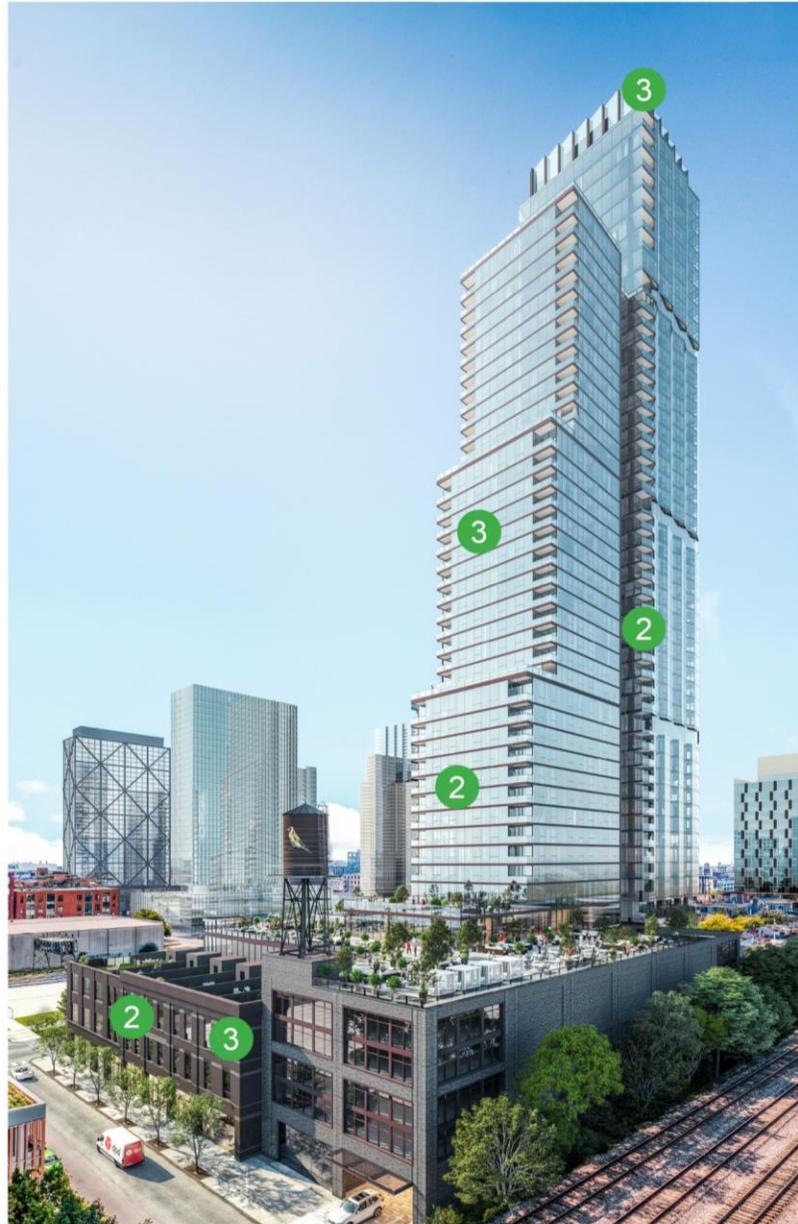


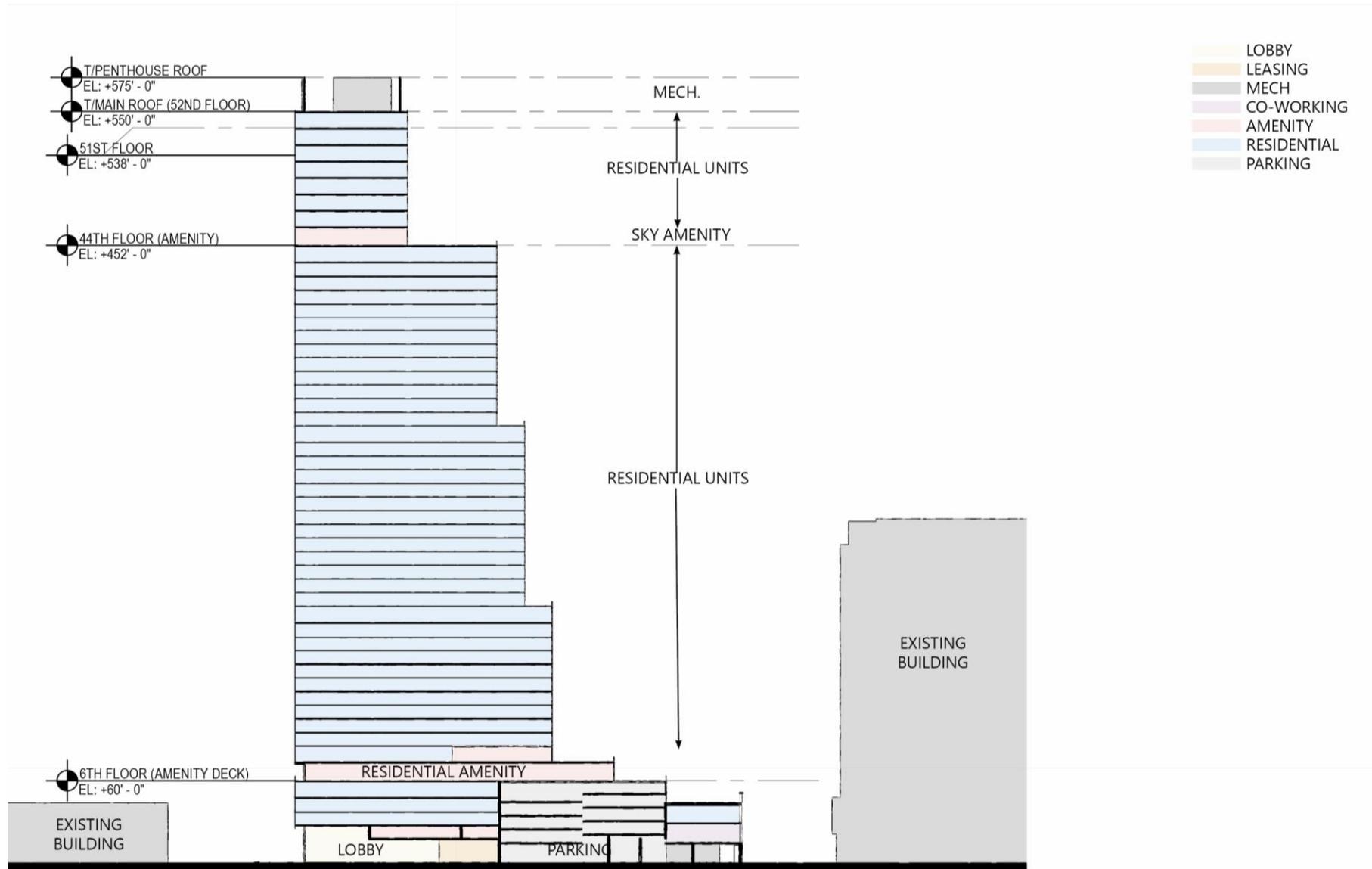
OFF-STREET MOTOR COURT & INTERNAL



CHICAGO ZONING CODE DESIGN CRITERIA 17-8-907:

- 1 A2 – The creativity and flexibility inherent in planned developments require building designs that uniquely respond to the program and location.
- 2 B3 - All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing façade.
- 3 C1 – Buildings should have a clearly defined vertical appearance, comprised of a base, midsection, and top.





SITE SECTION



Compliance Options	Points Required		Sustainable Strategies Menu																																		
			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	Choose one			Choose one			Choose one			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						
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	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 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	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	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	5	5	5	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	5	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	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		
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	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	40	50	10	20	10	20	40	5	5	5	5	5	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	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	5	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

MINIMUM 100 POINTS ACHIEVED THROUGH A SERIES OF SUSTAINABLE STRATEGIES. PROJECT STRIVES FOR ADDITIONAL POINTS WITH AN EMPHASIS ON TRANSPORTATION.

- ENERGY REDUCTION
- EXCEEDING THE STORMWATER ORDINANCE
- NATIVE LANDSCAPING
- GREEN ROOF
- BIKE PARKING
- EV STATIONS
- WASTE DIVERSION
- BIRD FRIENDLY GLAZING



**MARCH 20TH/
SEPTEMBER 21ST
VERNAL EQUINOX/
AUTUMNAL EQUINOX**

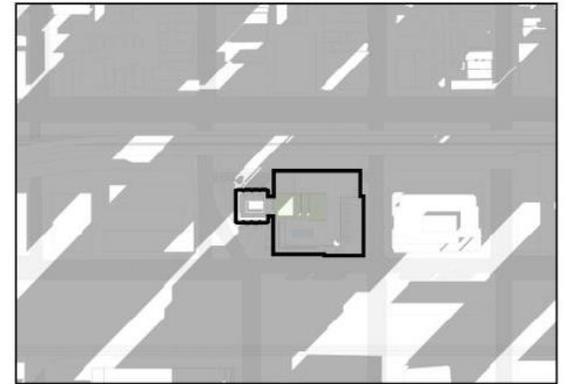
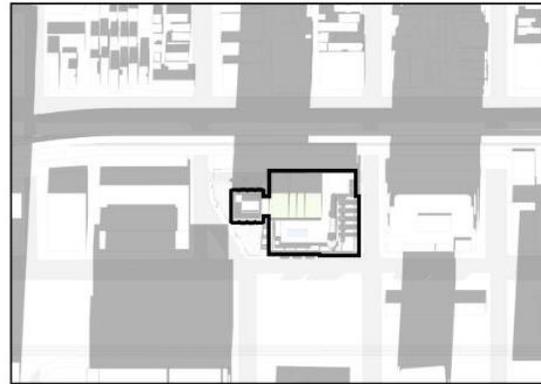
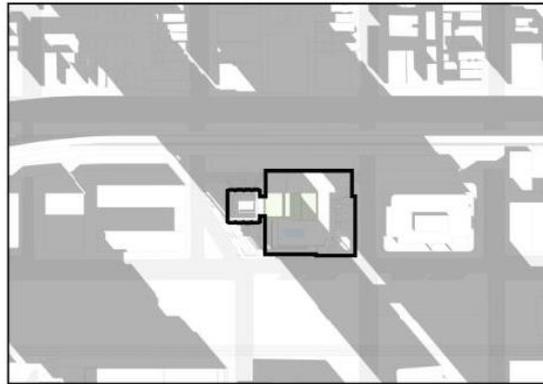
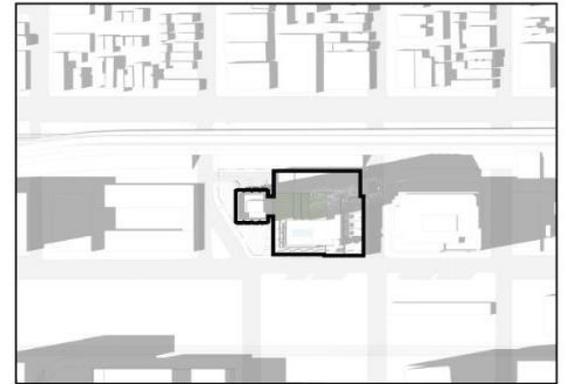
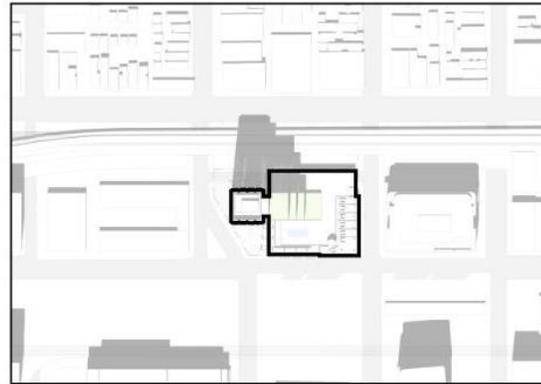
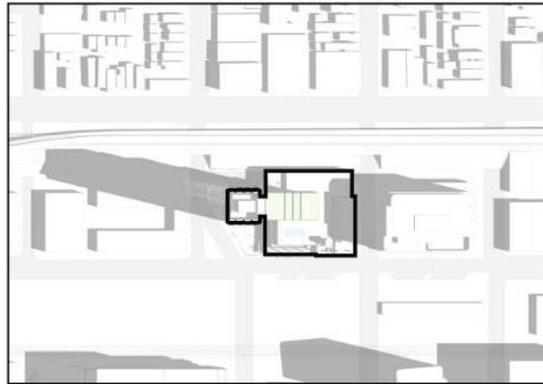
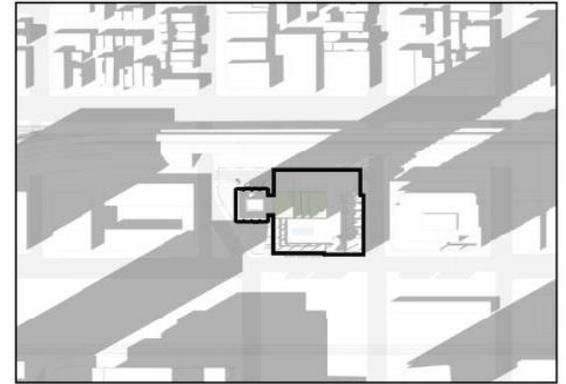
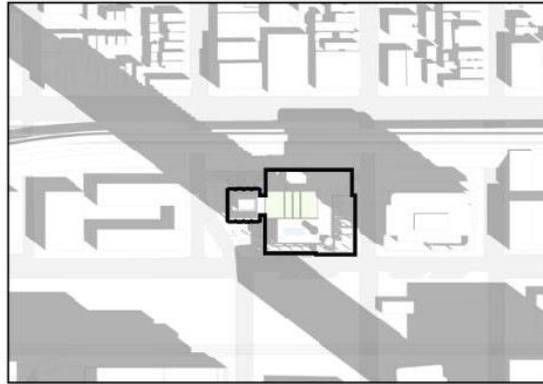
**JUNE 20TH
SUMMER SOLSTICE**

**DECEMBER 21ST
WINTER SOLSTICE**

9 AM

12 PM

3 PM



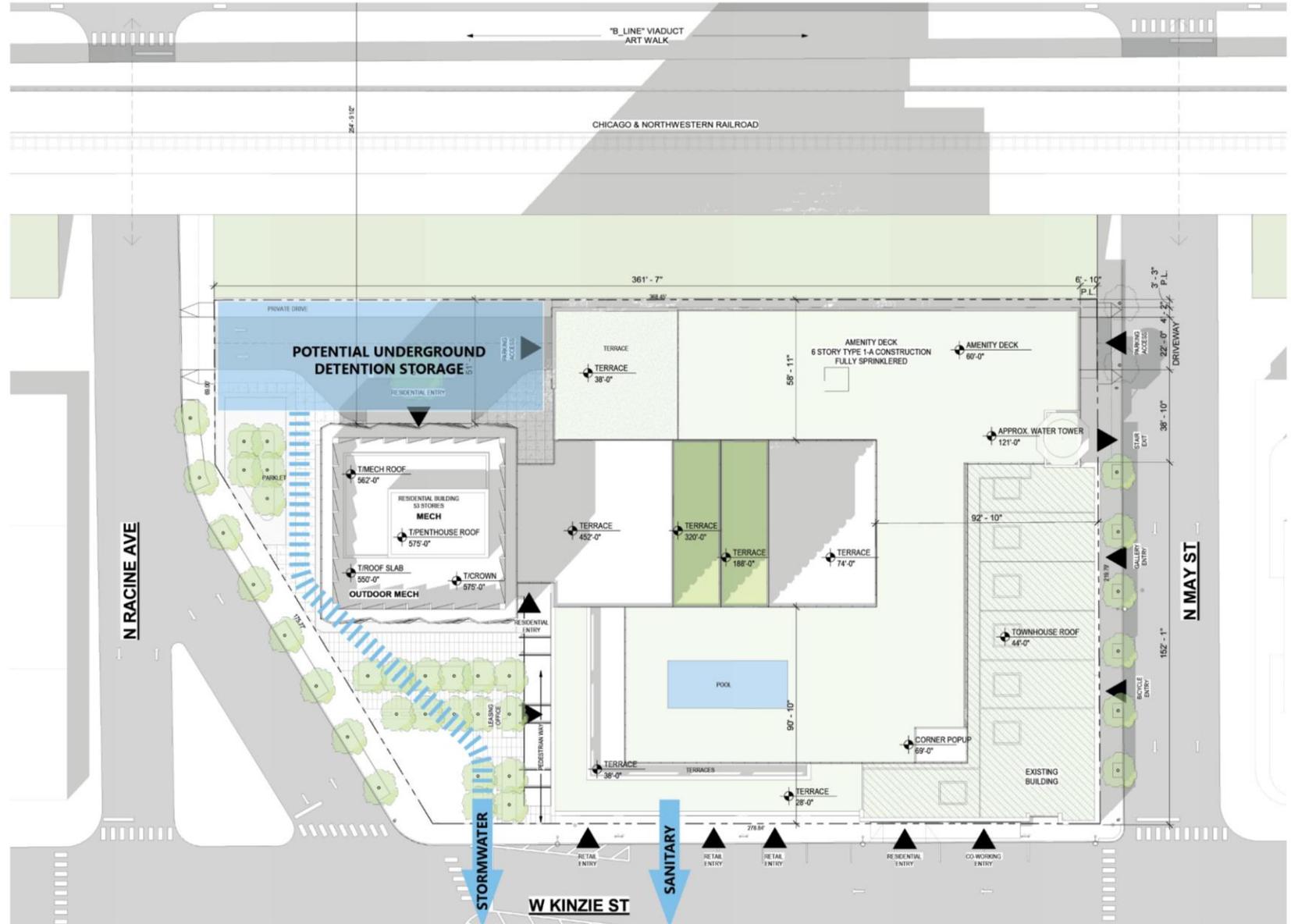


Site Area: **74,176 SF**

Release Rate: Release rate will meet the latest Stormwater Management Regulations

Rate Control Volume: Volume will be provided **below grade in underground vault and pipes** meeting the latest Stormwater Management Regulations.

Volume Control will be achieved by reducing site impervious area **by 15%** by using **at grade landscape and green roof**, meeting the latest Stormwater Management Regulations.



STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

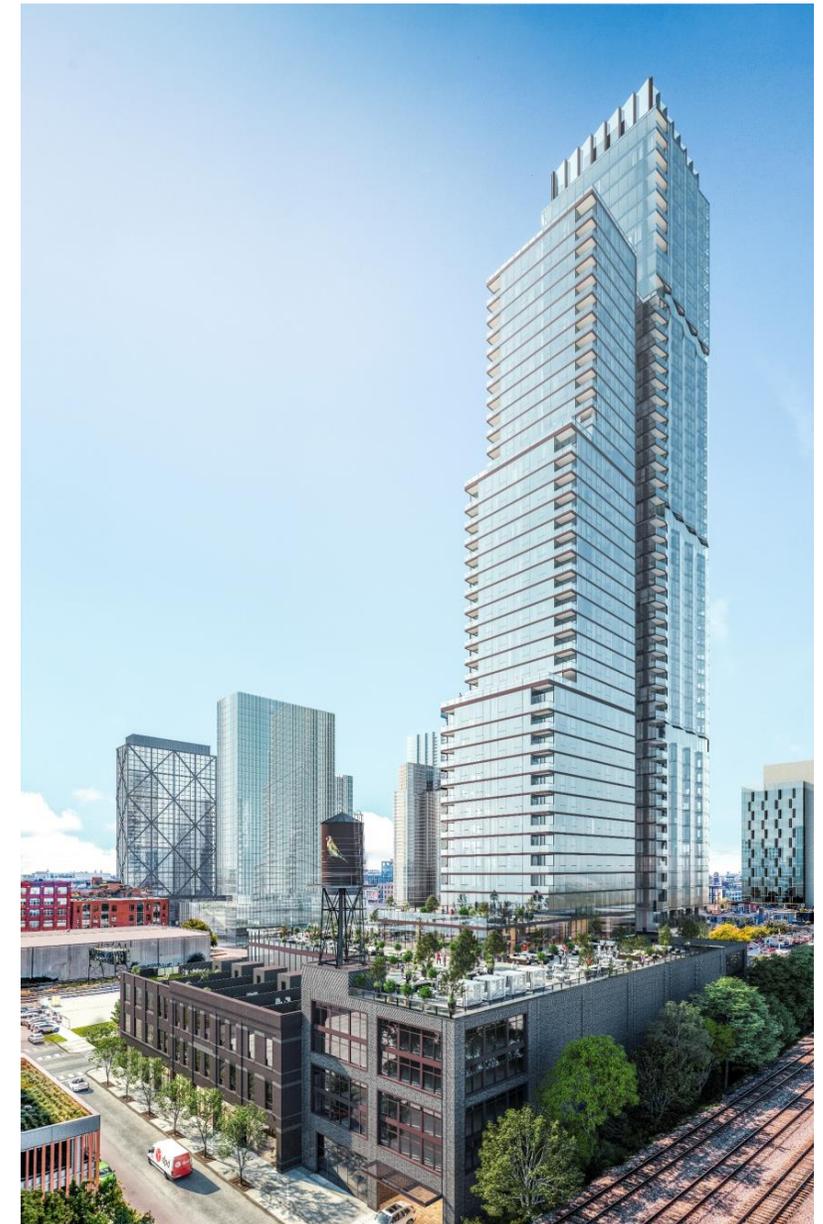


AFFORDABLE REQUIREMENTS ORDINANCE

Total Units in Project: 587
Total Affordable Units: 119

Summary							
unit type	market rate			ARO			affordable v. market square footage*
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
studio	170	36%	422	43	36%	440	104%
one-bed	148	32%	681	37	31%	603	89%
two-bed	130	28%	1,070	35	29%	989	92%
three-bed	12	3%	1,478	3	3%	1,403	95%
four-bed	8	2%	2,280	1	1%	2,050	90%

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Units	Average
Studio	-	7	15	6	-	15	43	60.232558%
1 bed	-	6	13	4	1	13	37	60.540541%
2 bed	-	6	13	5	1	10	35	58.857143%
3 bed	-	1	1	-	-	1	3	56.666667%
4 bed	-	-	-	-	-	1	1	80.000000%
	-	20	42	15	2	40	119	60.000000%





- 3,750 square feet designated publicly accessible open space
- \$5,334,737 FAR bonus payment
- \$250,000 contribution to CDOT for at-grade crossings
- 119 affordable units on-site (20%)
- Developer committed to continue collaborating with DOH to increase affordability
- DOH committed to offering TIF to fund affordability beyond 20%
- Project will strive to achieve 26% MBE/6% WBE participation and 50% residency hiring on construction
- Estimated construction jobs – 1,400



THANK YOU

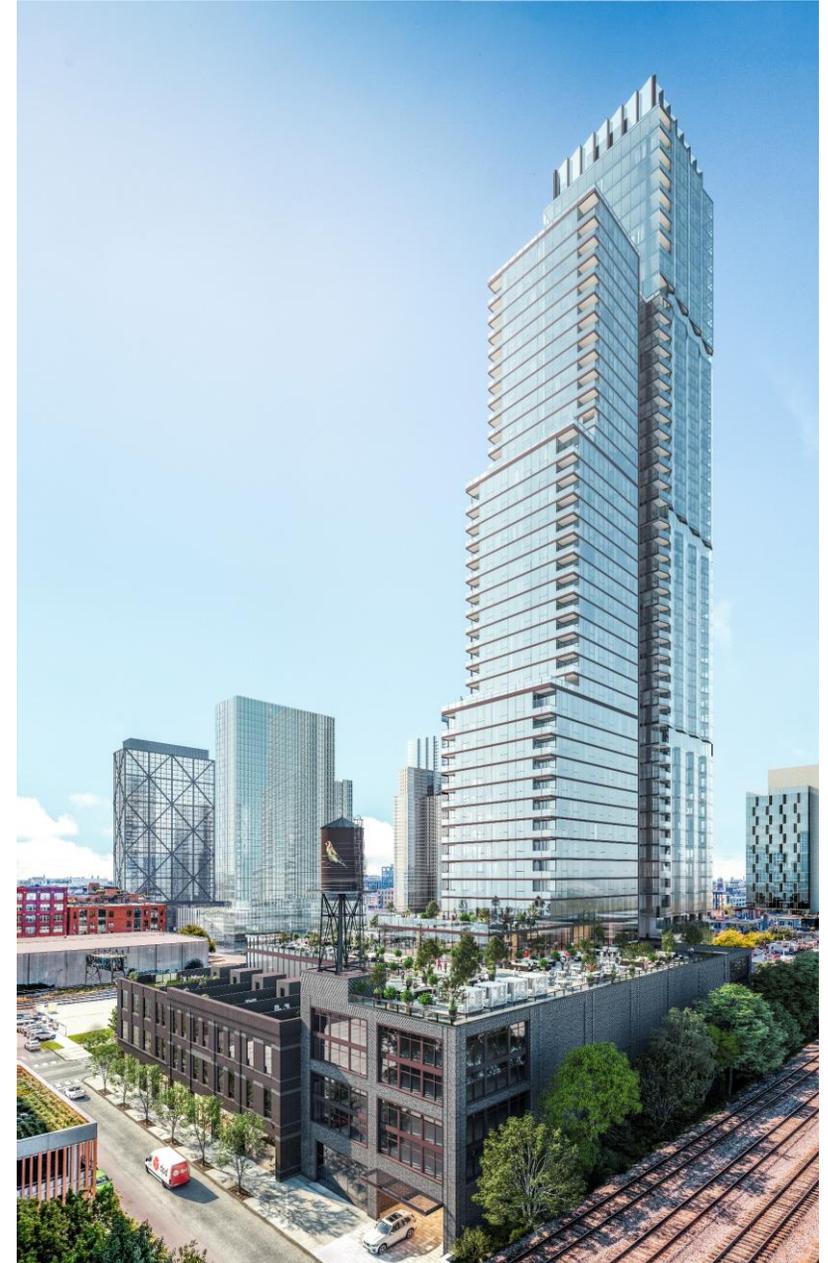


420 N. MAY ST.



DPD RECOMMENDATIONS

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal is in compliance with the West Loop Design Guidelines and is in general conformance with the Fulton Market Innovation District Plan (17-8-0903);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103);
- The proposal is designed to reinforce desirable urban features found within the surrounding area (17-8-0906-A-1);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); and,
- The project is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A).





Department of Planning and Development

420 N. MAY ST.

West Town / 27th Ward / Ald. Burnett

Developer: Crescent Heights

Designer: Hartshorne Plunkard Architecture

Attorneys: DLA Piper

JANUARY 18, 2024