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

<table>
<thead>
<tr>
<th>General Population Characteristics, 2020</th>
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<tbody>
<tr>
<td>Total Population</td>
</tr>
<tr>
<td>Total Households</td>
</tr>
<tr>
<td>Average Household Size</td>
</tr>
<tr>
<td>Percent Population Change, 2010-20</td>
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<tr>
<td>Percent Population Change, 2000-2020</td>
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</tbody>
</table>


<table>
<thead>
<tr>
<th>Race and Ethnicity, 2017-2021</th>
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<tbody>
<tr>
<td>West Town</td>
</tr>
<tr>
<td>Count</td>
</tr>
<tr>
<td>White (Non-Hispanic)</td>
</tr>
<tr>
<td>Hispanic or Latino (of Any Race)</td>
</tr>
<tr>
<td>Black (Non-Hispanic)</td>
</tr>
<tr>
<td>Asian (Non-Hispanic)</td>
</tr>
<tr>
<td>Other/Multiple Races (Non-Hispanic)</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Household Income, 2017-2021</th>
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<tbody>
<tr>
<td>Less than $25,000</td>
</tr>
<tr>
<td>$25,000 to $49,999</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
</tr>
<tr>
<td>$150,000 and Over</td>
</tr>
<tr>
<td>Median Income</td>
</tr>
<tr>
<td>Per Capita Income*</td>
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</table>

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

*Universe: Total population
Universe: Occupied housing units
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.

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
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
EXISTING SITE CONDITIONS
SITE PROGRAMMATIC PLAN

CONTEXTUAL MASSING

– VIEW LOOKING NORTHWEST

(1) 364 N. Green - 425 FT
(2) 375 N. Morgan - 482 FT
(3) 1000 W. Carroll - 288 FT
(4) 406 N. Aberdeen - 250 FT
(5) 1101 W. Kinzie - 360 FT
(6) 323 N. May - 415 FT
(7) 1215 W. Fulton - 414 FT
(8) 1225 W. Fulton - 299 FT
(9) 1300 W. Carroll - 415 FT
(10) 400 N. Elizabeth - 309 FT
(11) 400 N. Morgan - 400 FT
(12) 210 N. Morgan - 380 FT
(13) 1200 W. Fulton - 400 FT
(14) 491 N. Morgan - 475 FT
(15) 420 N. May - 575 FT

Proposed Ht (Approx)
Existing/Approved Ht (Approx)
CONTEXTUAL MASSING – VIEW LOOKING EAST
SITE PROGRAMMATIC PLAN

CONTEXTUAL MASSING – VIEW LOOKING NORTHWEST
CONTEXTUAL MASSING – VIEW LOOKING WEST
CONTEXTUAL MASSING – VIEW LOOKING SOUTH
EXISTING SITE CONDITIONS – MASONRY FAÇADE AT MAY ST.
SITE PROGRAMMATIC PLAN

PRELIMINARY MASSING STUDIES

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
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.
SITE PROGRAMMATIC PLAN

DESIGN HISTORY

- Original Design
- Added Crown
- Added Reveal at Main Entry and up the Building
- Simplified Base
- Added Reveal at the Existing Building
- Architecturally Expressive Crown
- Crown with Expressive Edges

CROWN
REVEAL
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

SITE PLAN
OPEN SPACE CONCEPT AND MATERIALITY
5TH FLOOR PLAN
TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 8-17)
TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 31-43)
TYPICAL PENTHOUSE PLAN (LEVELS 45-51)
UPPER MECHANICAL PENTHOUSE PLAN (LEVEL 53)
MATERIALITY
ENLARGED ELEVATION – KINZIE ST.
ENLARGED ELEVATION – MAY ST.
CONTEMPORARY 3+1S – LOOKING NORTHEAST
PREVIOUS DESIGN, 5/10/23
(615 FT. HEIGHT)

CURRENT DESIGN
(575 FT. HEIGHT)
CONTEXTUAL RENDERING – LOOKING SOUTHWEST
DETAIL AT MASONRY PODIUM & ENTRY CANOPY
DETAIL AT STEPPED FAÇADE
DETAIL AT FACETED GLAZING & RECESSED BALCONIES
DETAIL AT CROWN

GLASS SCREEN
EXPRESSED ALUMINIUM MULLIONS
GLASS SPANDREL PANEL
WINDOW WALL
SPANDREL GLASS SLAB EDGE COVER
GLASS RAILING
FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

(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.

(2.1) 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.

(3.1) 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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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
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.
**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**

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**SUSTAINABLE DESIGN**

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

JUNE 20TH
SUMMER SOLSTICE

DECEMBER 21ST
WINTER SOLSTICE
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.
## AFFORDABLE REQUIREMENTS ORDINANCE

**Total Units in Project:** 587  
**Total Affordable Units:** 119

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number</th>
<th>% of Total</th>
<th>Avg. Square Footage</th>
<th>Number</th>
<th>% of Total</th>
<th>Avg. Square Footage</th>
<th>Affordable w/ Market Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>170</td>
<td>30%</td>
<td>422</td>
<td>43</td>
<td>30%</td>
<td>440</td>
<td>104%</td>
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<tr>
<td>One-Bed</td>
<td>148</td>
<td>32%</td>
<td>881</td>
<td>37</td>
<td>31%</td>
<td>603</td>
<td>89%</td>
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<tr>
<td>Two-Bed</td>
<td>130</td>
<td>28%</td>
<td>1,370</td>
<td>33</td>
<td>29%</td>
<td>989</td>
<td>92%</td>
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<tr>
<td>Three-Bed</td>
<td>12</td>
<td>3%</td>
<td>1,478</td>
<td>3</td>
<td>3%</td>
<td>1,403</td>
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<td>Four-Bed</td>
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<td>2,280</td>
<td>1</td>
<td>1%</td>
<td>2,050</td>
<td>90%</td>
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### Summary

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<tr>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>70%</th>
<th>80%</th>
<th>Total</th>
<th>Average</th>
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<tbody>
<tr>
<td>Studio</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
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<tr>
<td>7</td>
<td>15</td>
<td>6</td>
<td>-</td>
<td>15</td>
<td>-</td>
<td>43</td>
<td>60.232358%</td>
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<tr>
<td>1 bed</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>Units</td>
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<tr>
<td>6</td>
<td>13</td>
<td>4</td>
<td>1</td>
<td>13</td>
<td>37</td>
<td>37</td>
<td>60.540541%</td>
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<tr>
<td>2 bed</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>Units</td>
</tr>
<tr>
<td>6</td>
<td>13</td>
<td>5</td>
<td>1</td>
<td>10</td>
<td>35</td>
<td>35</td>
<td>58.857143%</td>
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<tr>
<td>3 bed</td>
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<td>AMI</td>
<td>AMI</td>
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<td>AMI</td>
<td>AMI</td>
<td>Units</td>
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<tr>
<td>1</td>
<td>1</td>
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<td>-</td>
<td>-</td>
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<td>1</td>
<td>1</td>
</tr>
<tr>
<td>4 bed</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
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<tr>
<td>-</td>
<td>20</td>
<td>42</td>
<td>15</td>
<td>2</td>
<td>40</td>
<td>119</td>
<td>60.000000%</td>
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**AFFORDABLE REQUIREMENTS ORDINANCE**
- 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
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);
- The project is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A).
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420 N. MAY ST.

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