CHICAGO PLAN COMMISSION

Department of Planning and Development

1016 W JACKSON STREET

Near West Side / 25th Ward / Alderman Sigcho-Lopez

1016 W Jackson LLC

BKV Group

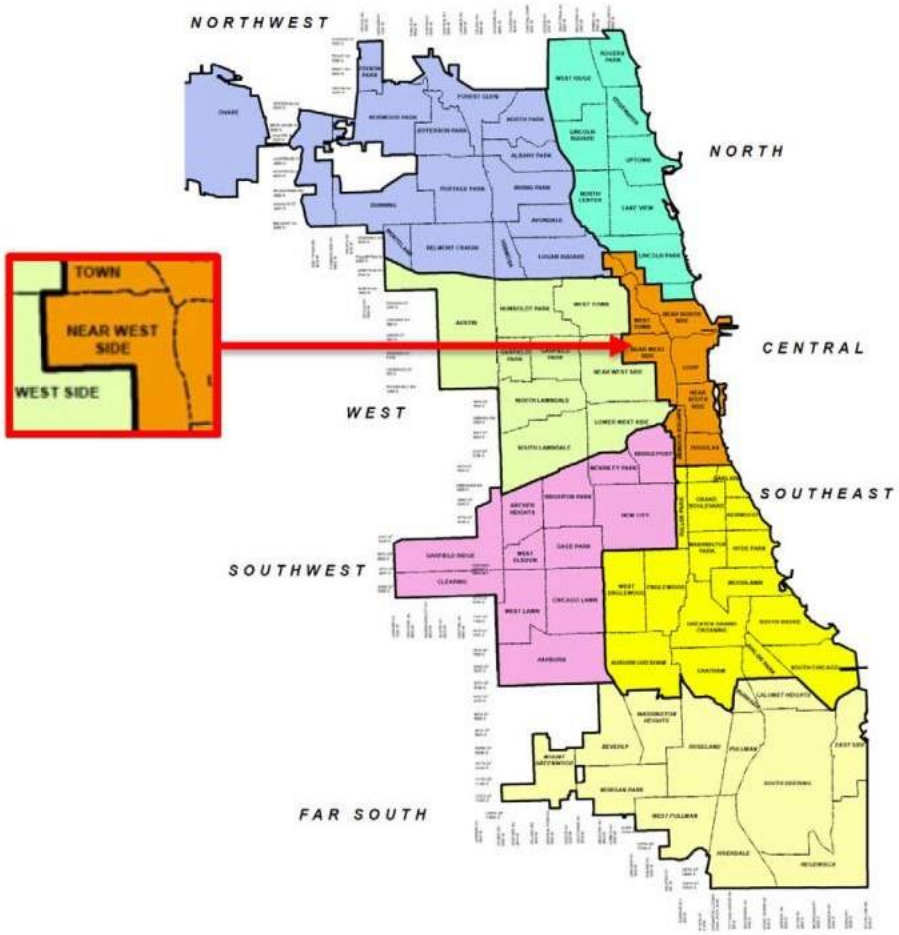
Acosta Ezgur, LLC

February 16, 2023

Community Area Snap Shot

COMMUNITY DEMOGRAPHICS:

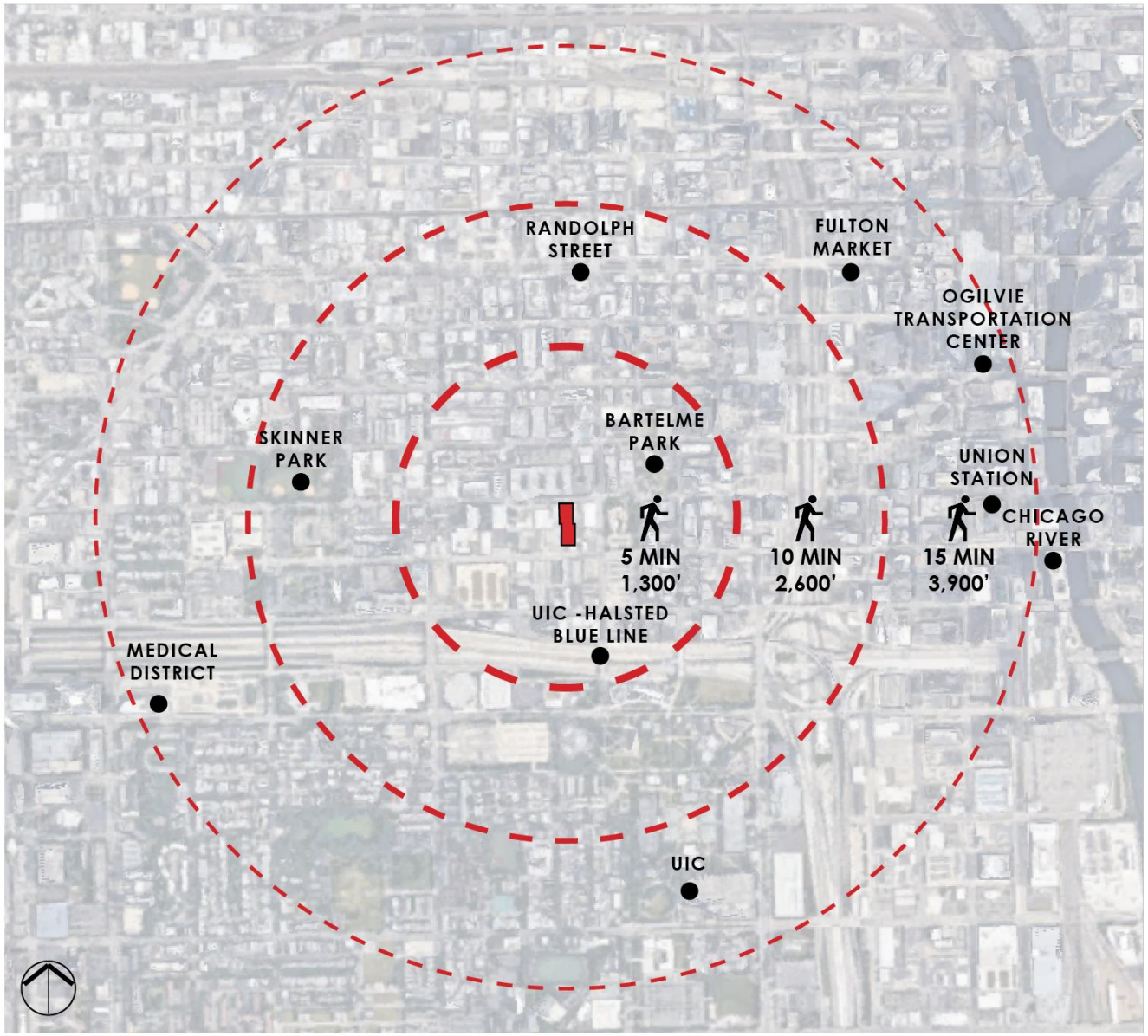
- Near West Side Neighborhood Population 62,733
- Number of Households 28,208
- Average Household Size 2.2
- 42.5% ages of 20-34
- Median Estimated Income $83,575



NEIGHBORHOOD HISTORIC CONTEXT:

- Historically the Near West Side has been a sparsely populated industrial quarter.
- Recently, more warehouses and industrial spaces in this neighborhood have been left vacant, providing opportunity for post industrial developments.
- Destination for many new companies and residents moving in.

Source: https://www.cmap.illinois.gov/data/community-snapshots

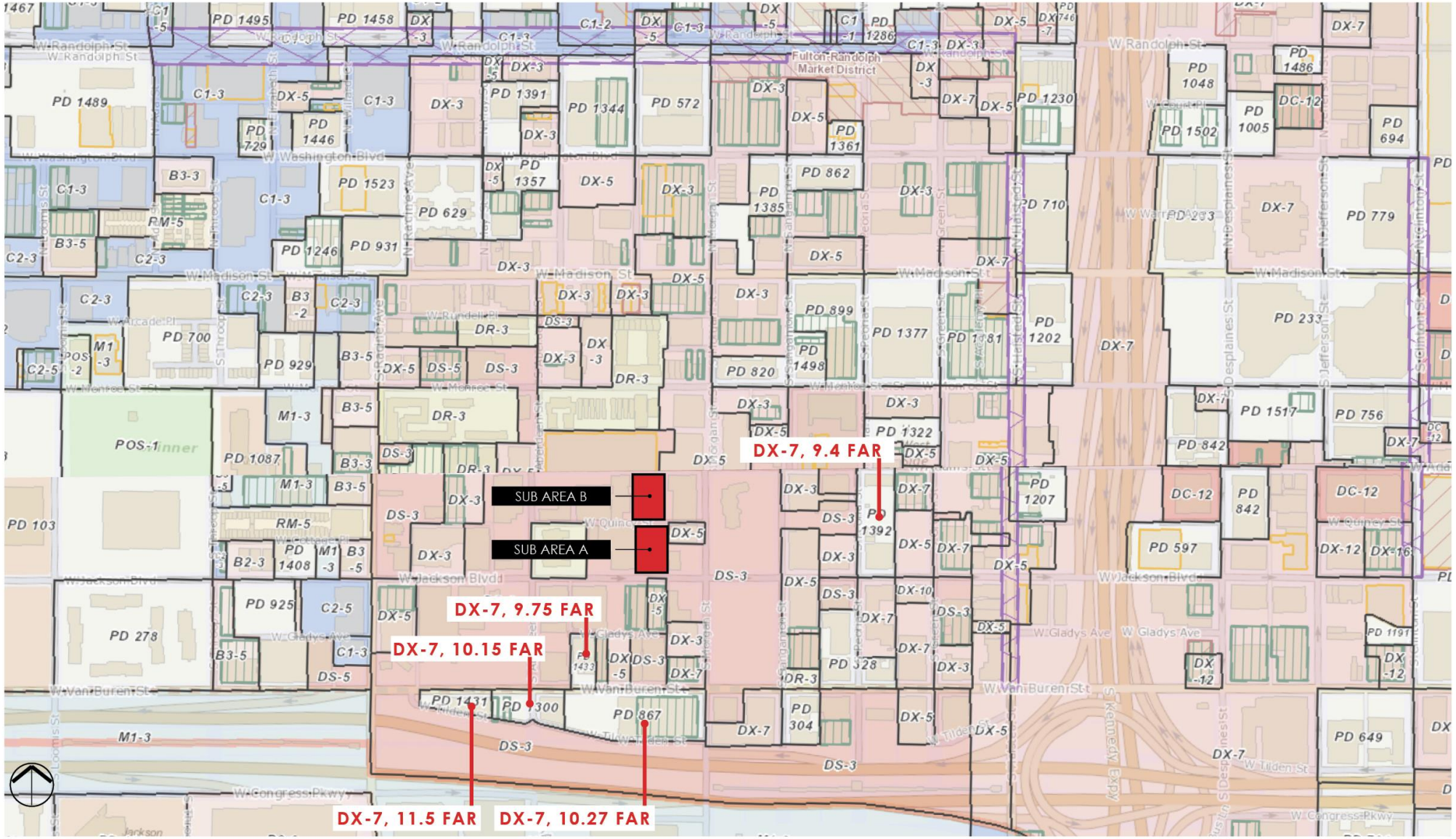


SITE CONTEXT PLAN

Planning Context

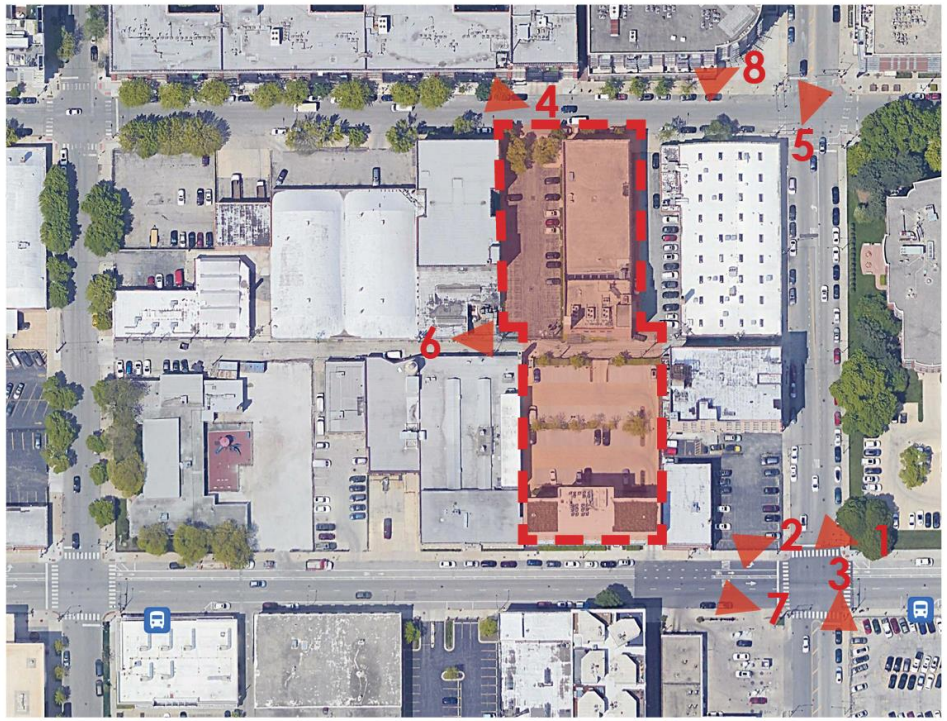
WEST LOOP DESIGN GUIDELINES
Department of Planning & Development
Approved by Plan Commission September 2017

- Goal: Maintain and strengthen the character of West Loop
- Provides guidelines for tall building design such as implementing setbacks and provided height transitions to maintain an approachable human scale.
- Establishes a trajectory for Randolph Street as a commercially developed, green, and pedestrian friendly corridor through the West Loop and Near West Side neighborhoods



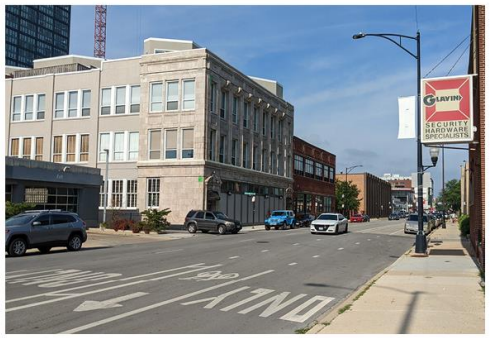
LAND USE CONTEXT PLAN

Pedestrian Context



SITE PHOTO

CONTEXT PHOTO 1



CONTEXT PHOTO 2

CONTEXT PHOTO 3

CONTEXT PHOTO 4

CONTEXT PHOTO 7 (1016 JACKSON)

CONTEXT PHOTO 8 (1021 ADAMS)

CONTEXT PHOTO 5

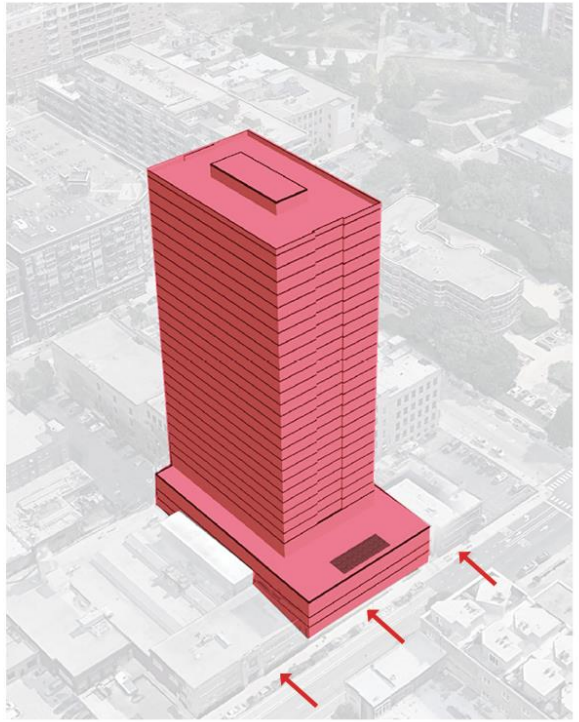
CONTEXT PHOTO 6

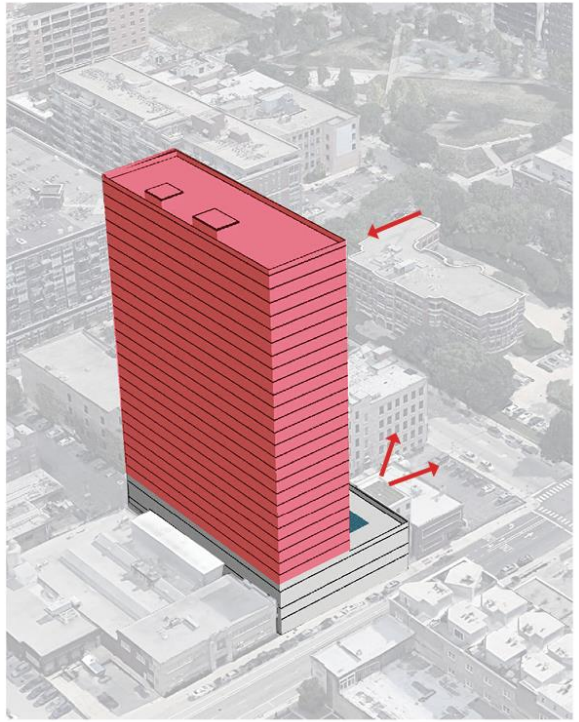
AERIAL VIEW FROM SOUTHEAST DIRECTION

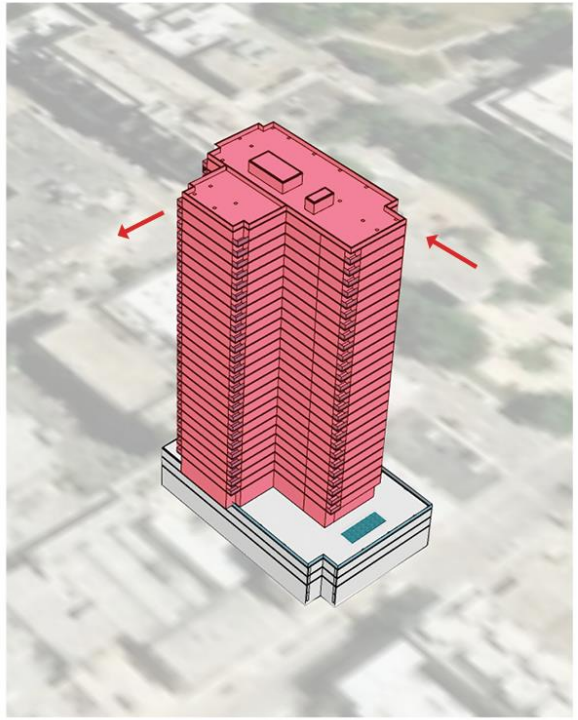
AERIAL VIEW FROM SOUTHWEST DIRECTION

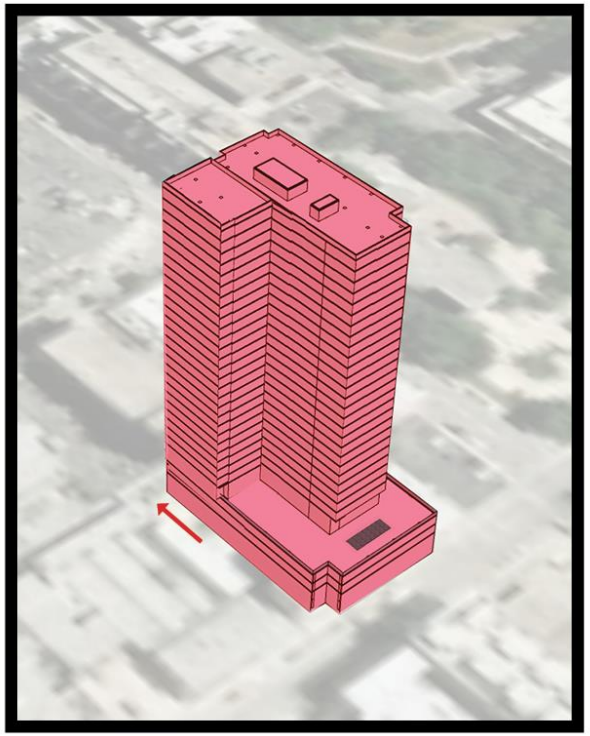
Project Timeline + Community Outreach

- **DPD Pre-Intake:** 6/2/22
- **DPD Intake:** 7/28/22
- **25th Ward Zoning Advisory Board initial presentation:** 9/6/22
- **WCA Meeting:** 9/29/22
- **NOWL Meeting:** 10/10/22
- **PD Filing**: 10/26/22
- **Multiple neighbor meetings and community follow-up**: October and November
- **Full Community Meeting:** 12/16/22









STEP 1

GENERATE EFFICIENT MASSING WHICH IS CONTEXTUALLY RESPONSIVE TO JACKSON BLVD.

1.2 Street wall continuity

STEP 2

DECREASE WIDTH OF TOWER AND SHIFT TO WEST SIDE TO CREATE AMENITY DECK FACING CITY

1.1.7 Effects on sunlight

1.1.8 High quality open space

STEP 3

RELOCATE TOWER IN RESPONSE TO 1026 JACKSON BLVD AND ADJUST FOOTPRINT TO PULL TOWER TO NORTH SIDE OF THE SITE.

1.3.1 Step the building to be compatible with the neighboring buildings

1.5.4 Inset balconies

STEP 4

SHIFTED MASS NORTH TO BE CLOSER TO THE CENTER OF THE BLOCK AND CREATE BETTER UNIT LAYOUTS ON THE INTERIOR.

1.3.1 Step the building to be compatible with the neighboring buildings

URBAN DESIGN

Parking

Floor 2	62
Floor 3	63
Standard	116
Accessible	5
Electric	4
Total	125
Avg/Unit	0.34
Aisle Width	22'-0"
Stall size*	8'x18'

* aisle width 22' parking space dimensions 8'-0" x 18'-0" accessible spaces 8'-0" with 8'-0" access zone

Bicycle

Indoor	364
Outdoor	22
Total	350
Avg / Unit	1.04

LEGEND

Residential Amenities

1. Residential Apartment Lobby
2. Paseo

Retail

3. Retail

Services

4. Trash Room
5 Loading Dock
6. MEP
7. Generator Room
8. Comed Vault Switchgear
9. Indoor Resident Bike Parking
10. Parking Ramp Up To 125 Parking Spaces

Site Symbol

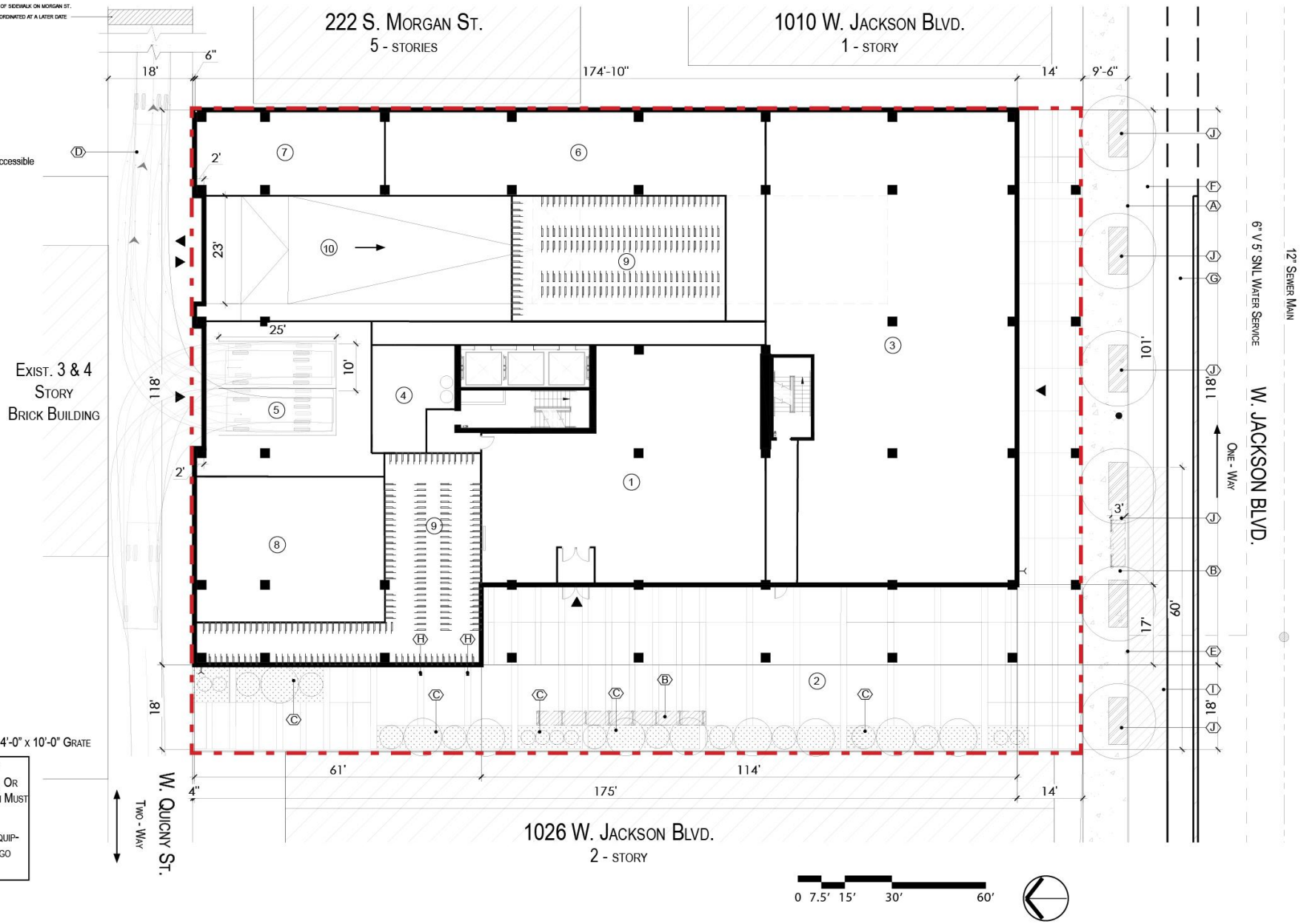
- Traffic pole
- Light Pole
- Fire Hydrant

Site Keynotes

- (A) Existing Conc. Sidewalk
- (B) Exterior Bike Parking
- (C) Planter
- (D) Truck Turning Radius
- (E) No Parking Sign
- (F) Paralell Parking
- (G) Bike Lane
- (H) Bike Repair Stations
- (I) Drop Off / Pick Up Zone
- (J) Street Tree Planted 25'-0" O.C. Min. W/ 4'-0" x 10'-0" Grate

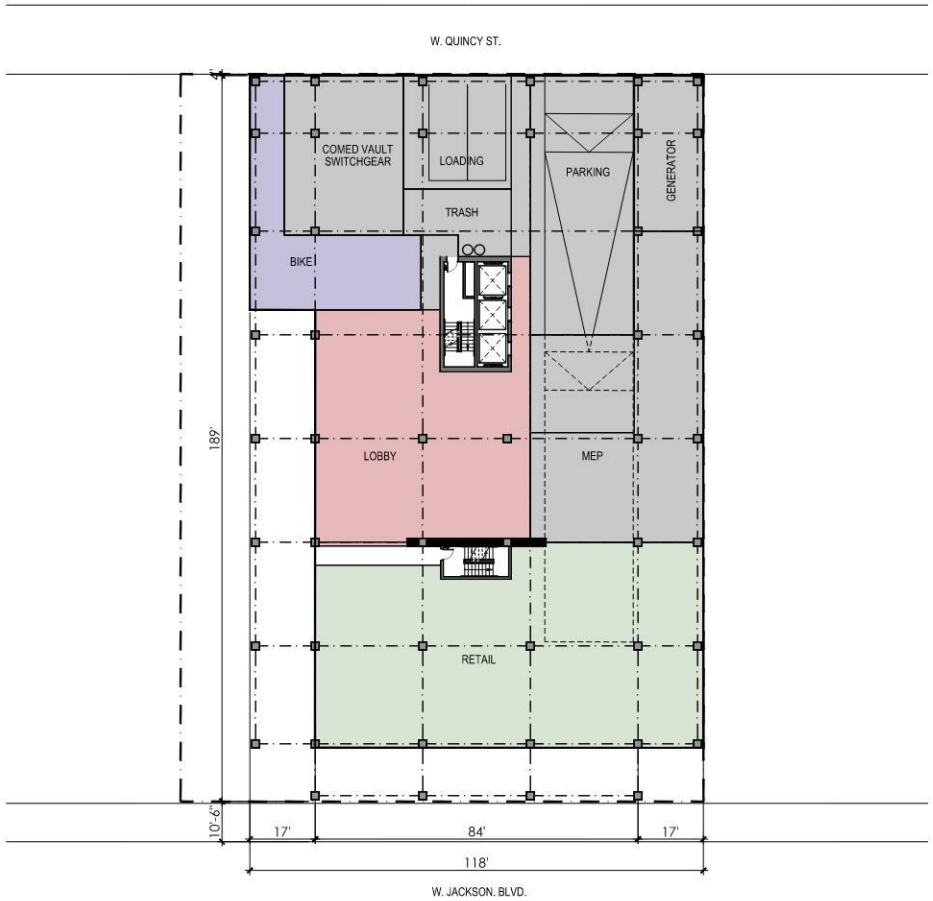
Site Plan Note: All Changes Impacting Parking Restrictions, Loading/Standing Zones, Or Anything That Require Ordinance Introduction Must Be Coordinated With The Ward Office.

Parking Note: EV - Electric Vehicle Equipment Required Per Section 17-10-1011, Chicago Zoning Ordinance, As Of July 31, 2020.

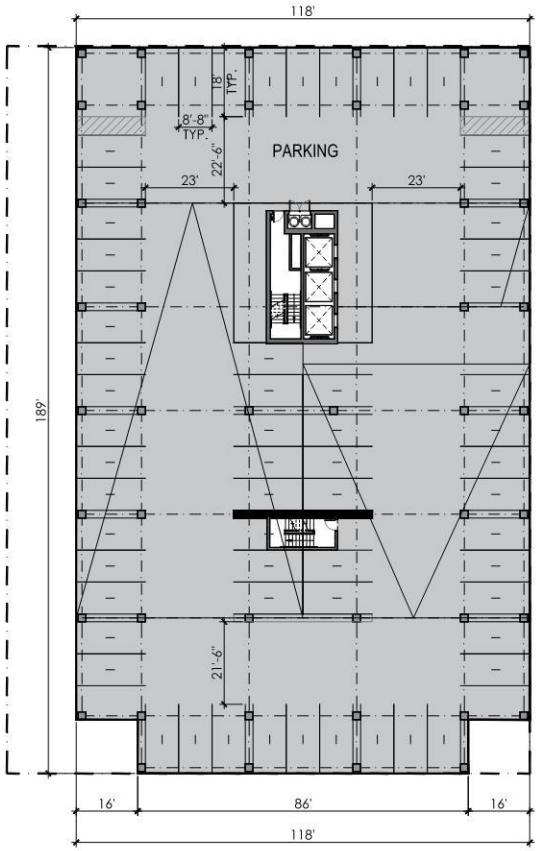


SITE + GROUND FLOOR PLAN

GROUND LEVEL - LEVEL 2

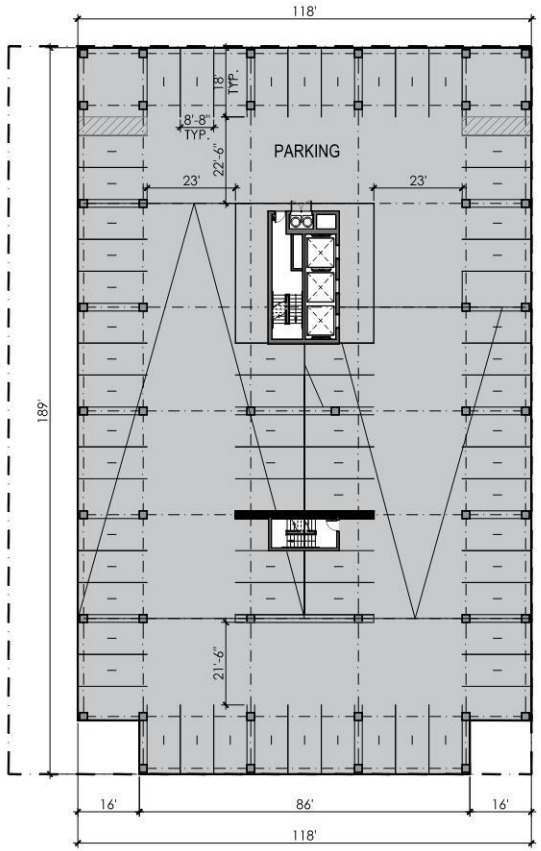


GROUND FLOOR

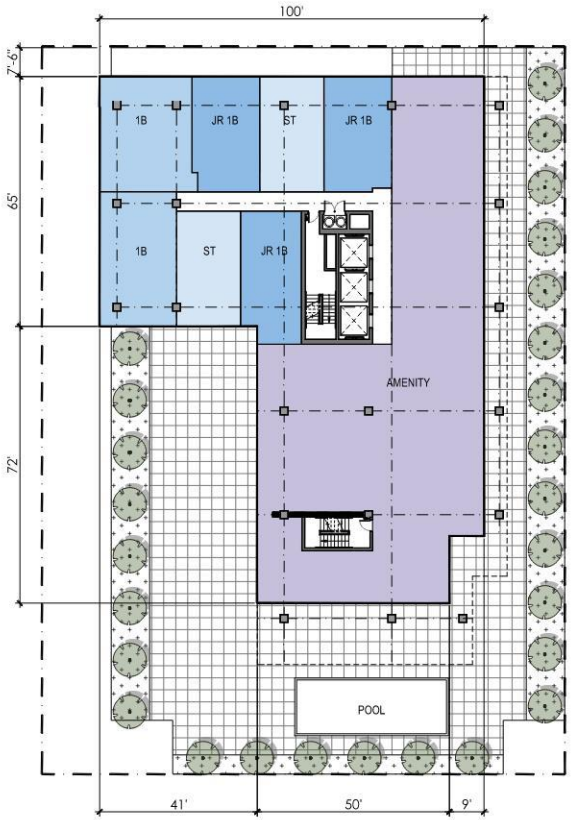


LEVEL 2

TYPICAL FLOOR PLANS

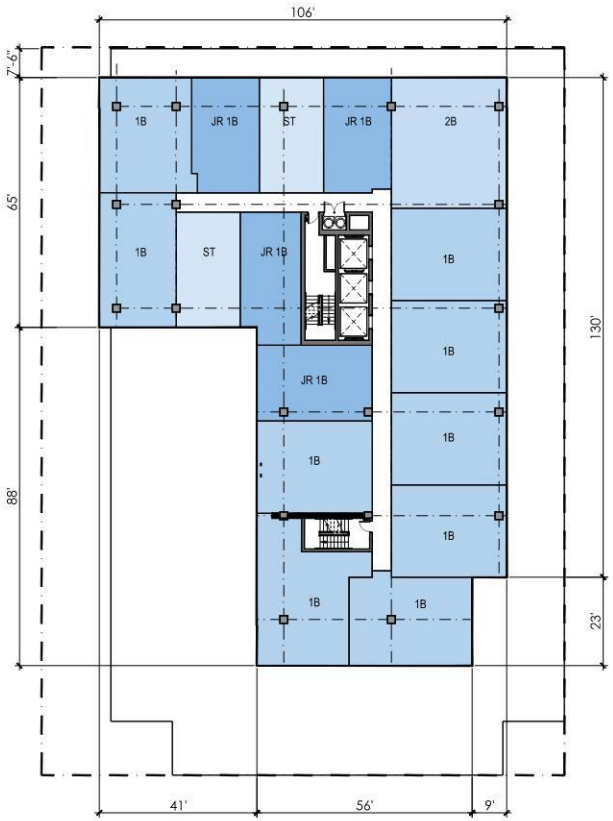


LEVEL 3



LEVEL 4

TYPICAL FLOOR PLANS

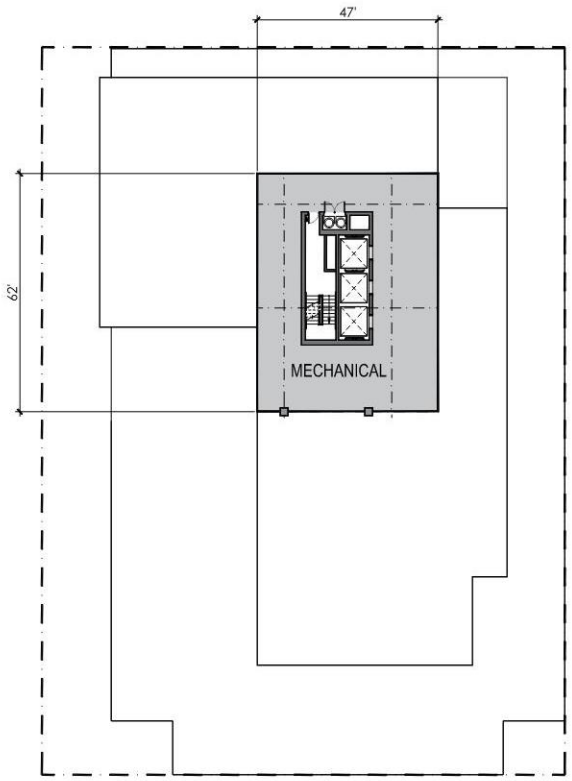


LEVELS 5-13

LEVEL 13-27

TYPICAL FLOOR PLANS

LEVEL 28



ROOF PLAN

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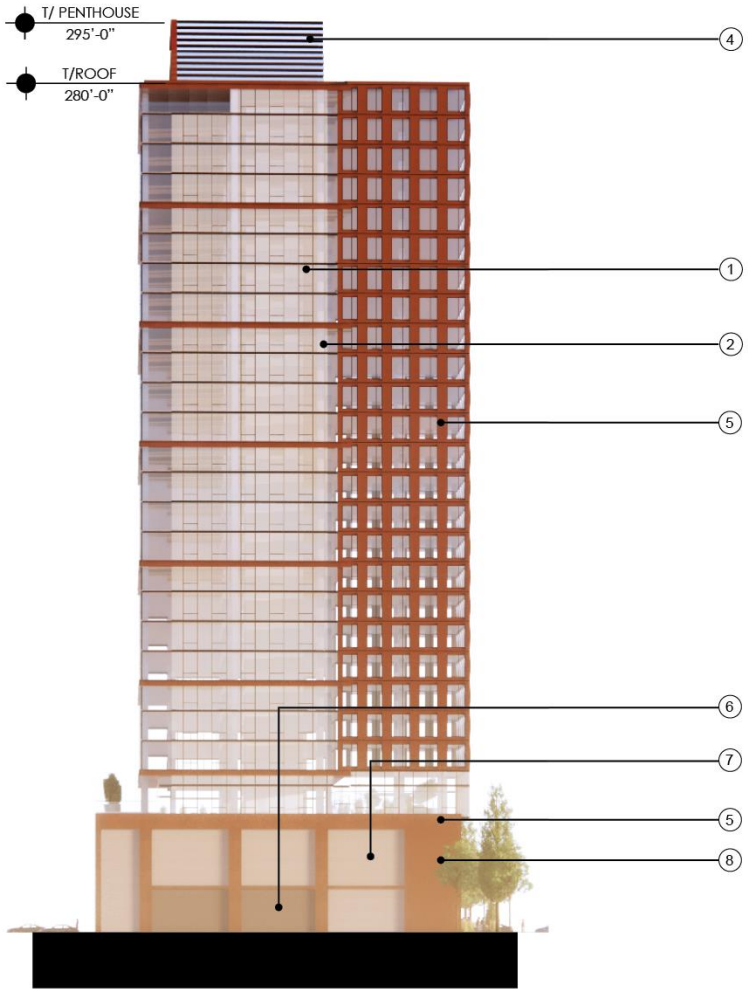
LEVEL 28 & ROOF PLAN

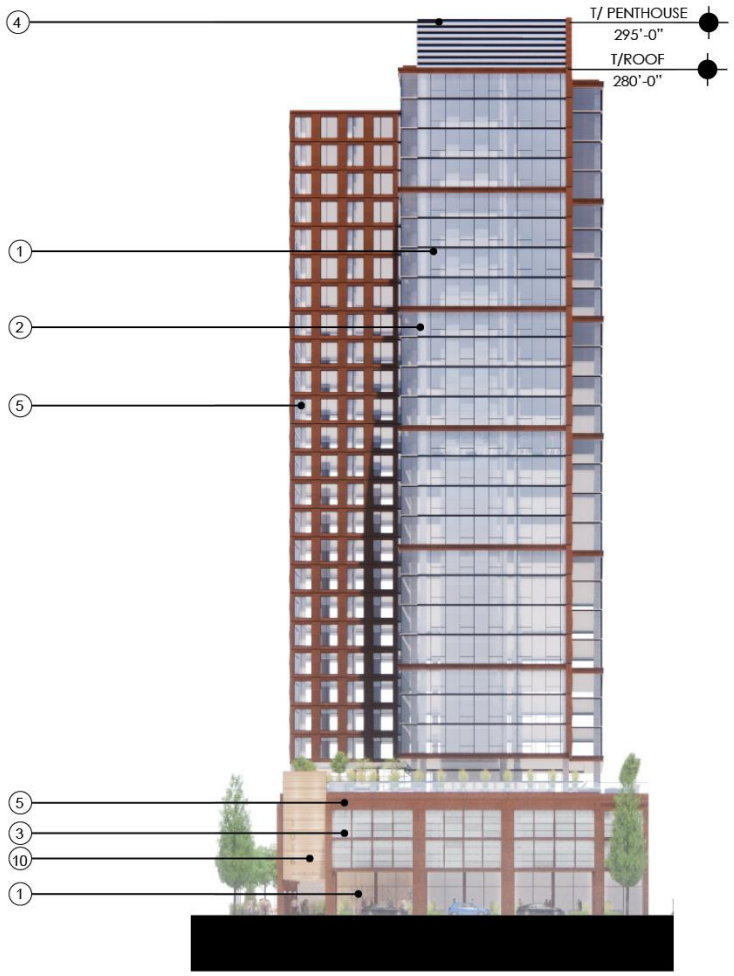
LEGEND

Building Materials

1. Vision Glass
   Viracon VRE13-59 or Sim.
2. Spandrel Glass
   Match Vision Glass with Flood Coat on #4 Surface
3. Spandrel/Laminated Glass with Translucent White Interlayer or sim.
4. Corrugated Metal Panel
   Pac Clad Box Rib or Sim.
5. Metal Panel
   Pac-Clad Modular Al or Sim.
   Metal Finishes - OCM K5 Series, OCM Midnight Series, Kynar 500 Vintage Series or Sim.
6. Garage Door
7. Metal Panel / Louver
8. Artist Mural
9. Storefront Glazing
10. Wood Look Metal Panel, Longboard or Sim.



NORTH ELEVATION



SOUTH ELEVATION

BUILDING ELEVATION (IDENTIFY DIRECTION)

LEGEND

Building Materials

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   Viracon VRE13-59 or Sim.
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   Match Vision Glass with Flood Coat on #4 Surface
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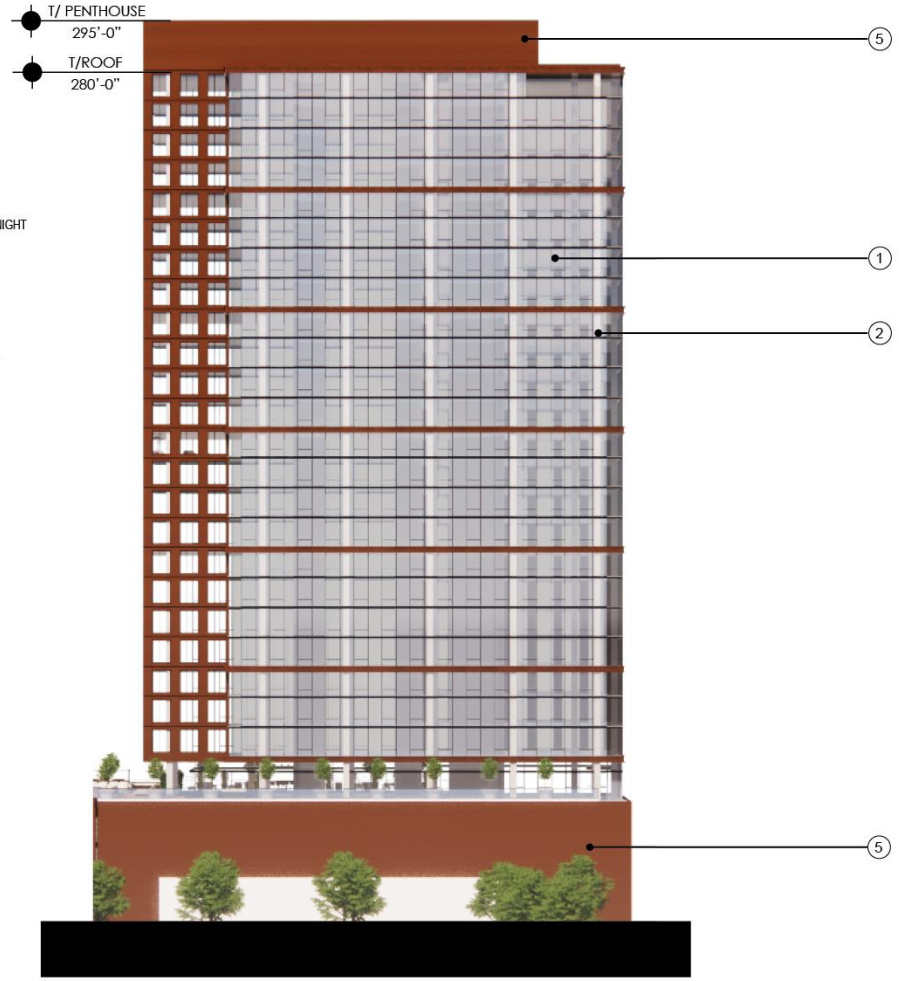
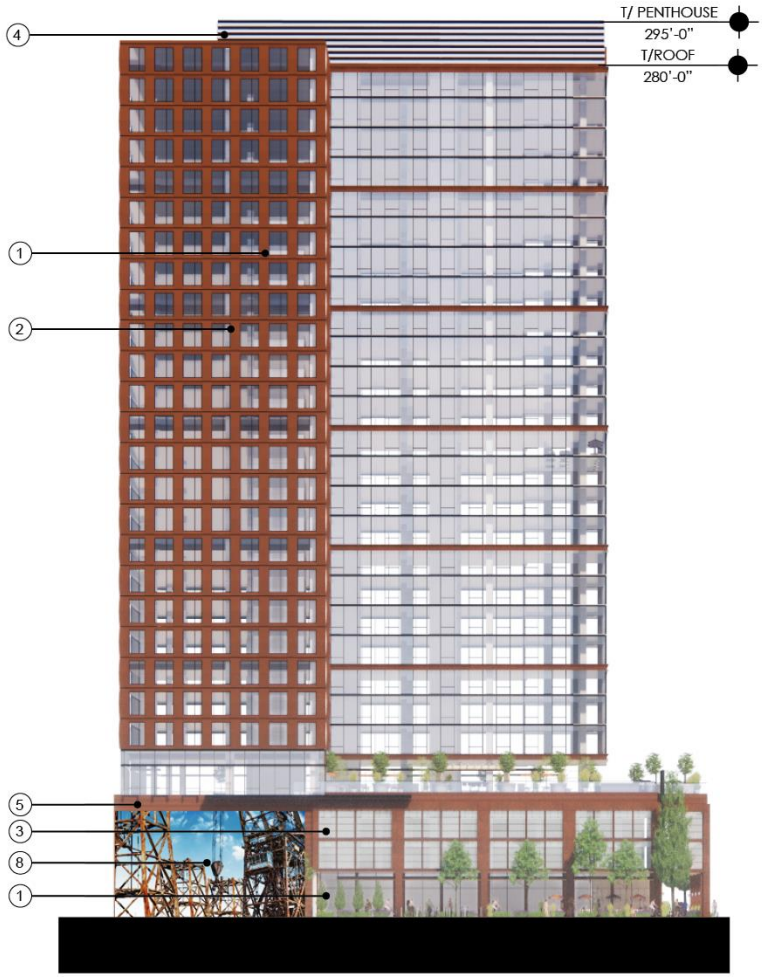
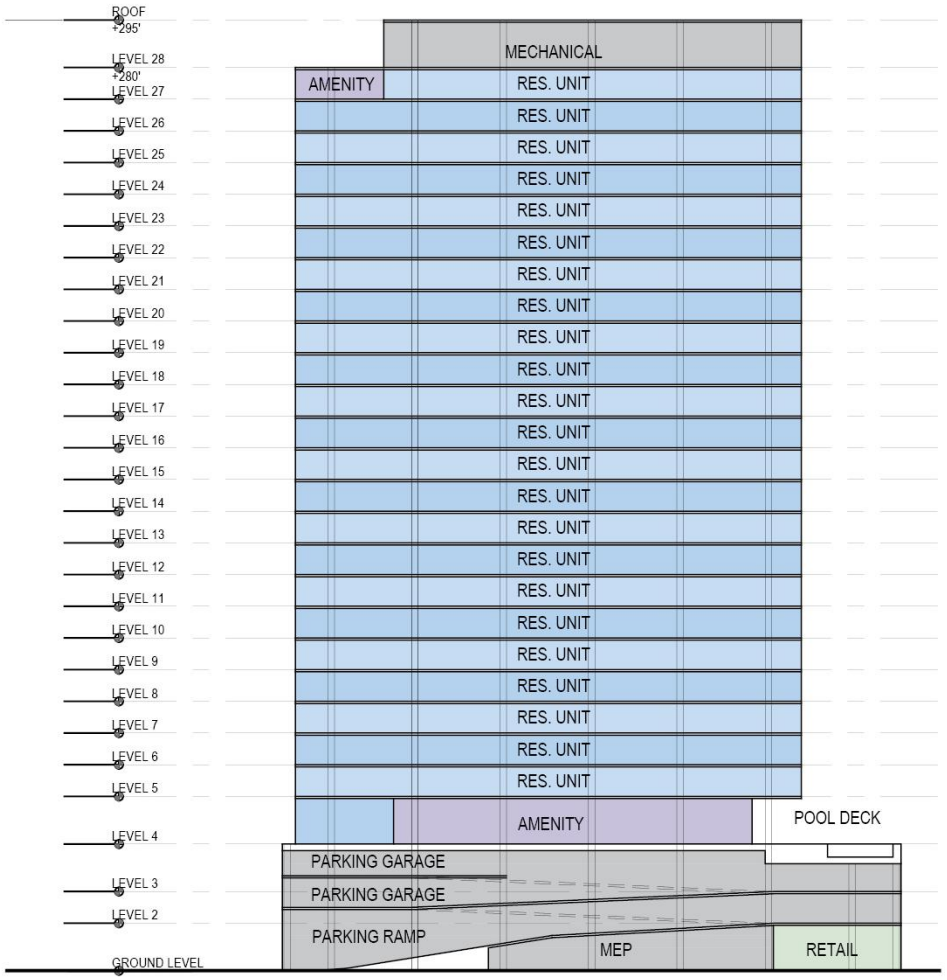


EAST ELEVATION



WEST ELEVATION

BUILDING ELEVATION (IDENTIFY DIRECTION)



BUILDING SECTIONS

17-8-0904-A:
The project promotes safe and efficient pedestrian, bicyclist & vehicular circulation by allocating all vehicular traffic into internal private drive and expanded public alley

Adequate bicycle and vehicle parking is provided on-site while promoting the site's Transit-Served Location.

Existing traffic patterns are respected and new traffic will be mitigated by the location of the internal private drive and curbside drop-off/pick-up zones.

17-8-0904-B:
All streets and sidewalks will be reconstructed per CDOT standards.

17-8-0904-C:
All parking is designed to be away from public view and will avoid pedestrian conflicts.

17-8-0904-D:
Existing alley, as improved, is utilized for egress for parking and for garage circulation and loading functions. Above grade parking levels are lined with active uses and architectural facades are articulated to screen parking from public view.

Parking

Floor 2	62
Floor 3	63
Standard	116
Accessible	5
Electric	4
Total	125
Avg/Unit	0.34
Aisle Width	22'-0"
Stall size*	8'x18'

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Site Symbol
- Traffic pole
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- Fire Hydrant

Site Keynotes
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- Ⓒ Planter
- Ⓓ Truck Turning Radius
- Ⓔ No Parking Sign
- Ⓕ Paralell Parking
- Ⓖ Bike Lane
- Ⓗ Bike Repair Stations
- Ⓘ Drop Off / Pick Up Zone
- Ⓙ Street Tree Planted 25'-0" O.C. Min. W/ 4'-0" x 10'-0" Grate

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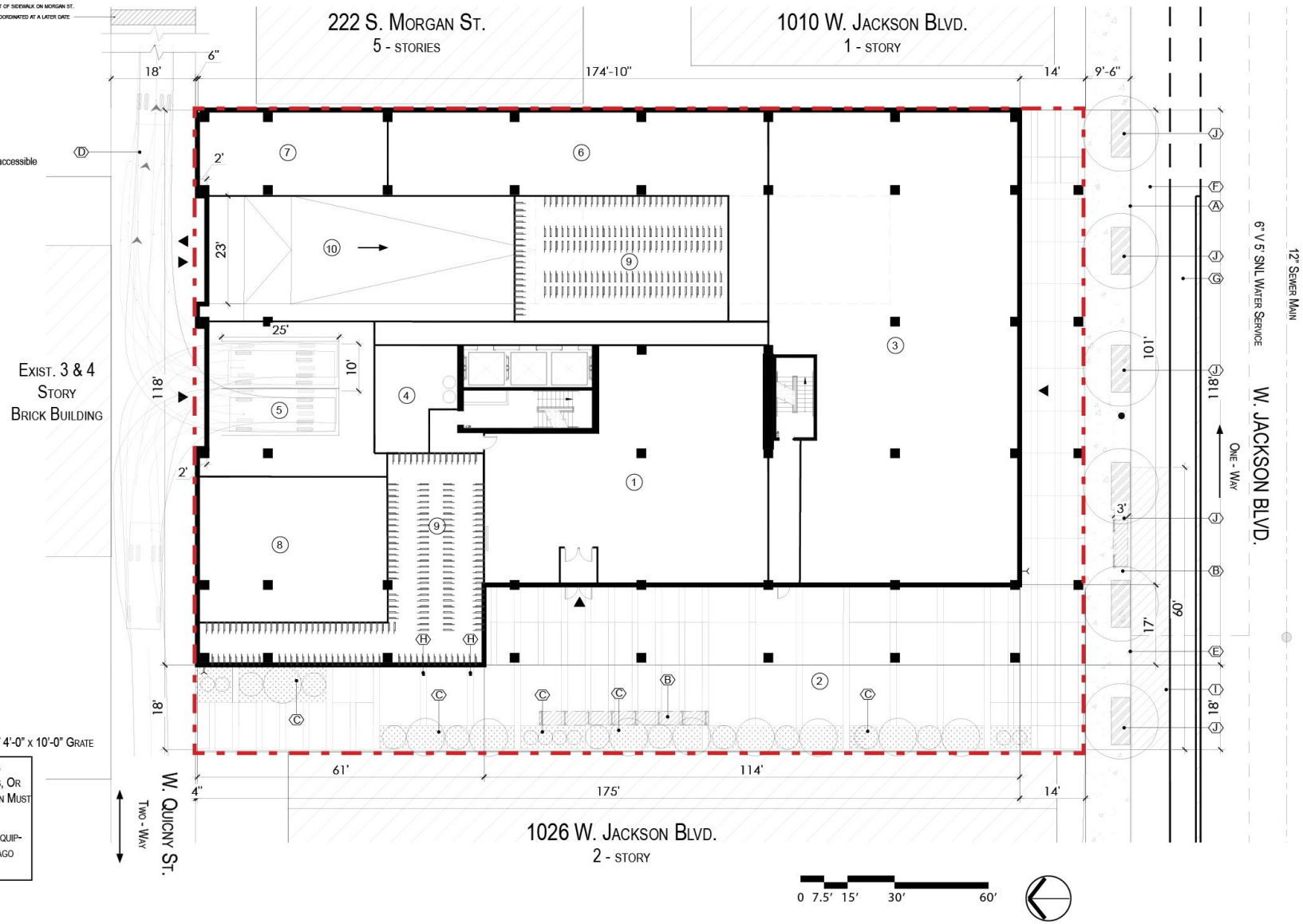
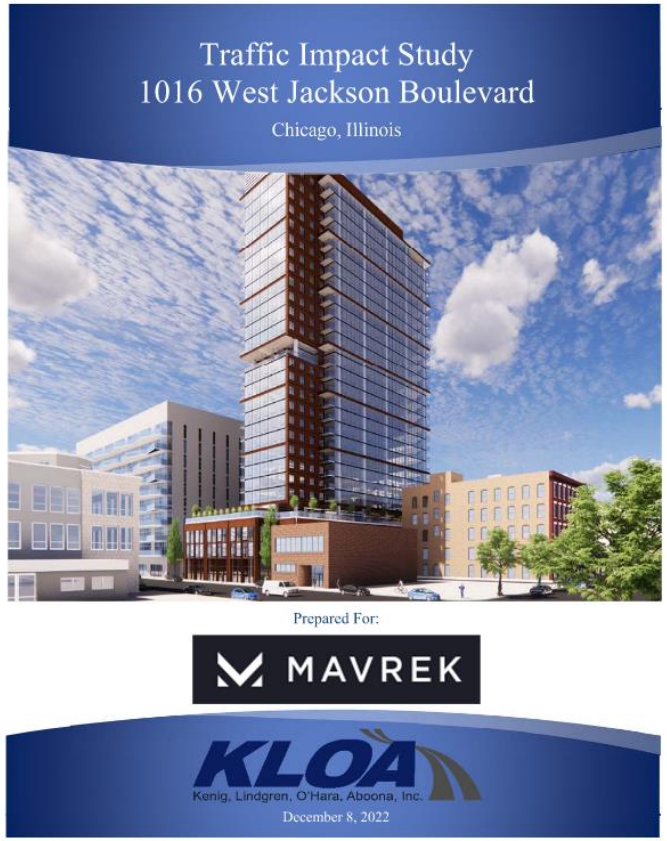


TRANSPORTATION, TRAFFIC, AND PARKING



Conclusion:

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The study area intersections generally have sufficient reserve capacity to accommodate development-generated traffic.
- Given the location of the site within an urban area, its proximity to the CTA UIC-Halsted station, and its proximity to alternative modes of transportation, the number of generated trips will be reduced.
- Access to the proposed parking garage will be provided via a proposed access drive off Quincy Street.
- Truck loading for the development will occur on the north side of the building with access off Quincy Street.
- The proposed site and development plan will result in the elimination of the existing access drive on Jackson Boulevard, which will improve traffic flow and reduce conflicts with pedestrians.
- All of the study area intersections provide high visibility crosswalks and the signalized intersections within the study area provide pedestrian countdown signals.

LEGEND

HARDSCAPE AND FIXTURES

1. Unilock Promenad Plank, Black Granite or Sim.
2. Unilock Arcana Slab, Modena or Sim.
3. Unilock Promenade Plank, Steel Grey or Sim.
4. Metal Edging
5. Belson "U" Rack, Black or Sim..
6. Dazuma Black Strip Sconce or Sim.
7. Eos Communal Bench, Black or Sim.
8. Solara Black Path Light, 70T85 or Sim.
9. Modern Fiberstone Planter, Black or Sim.
16. Bicycle Repair Stations

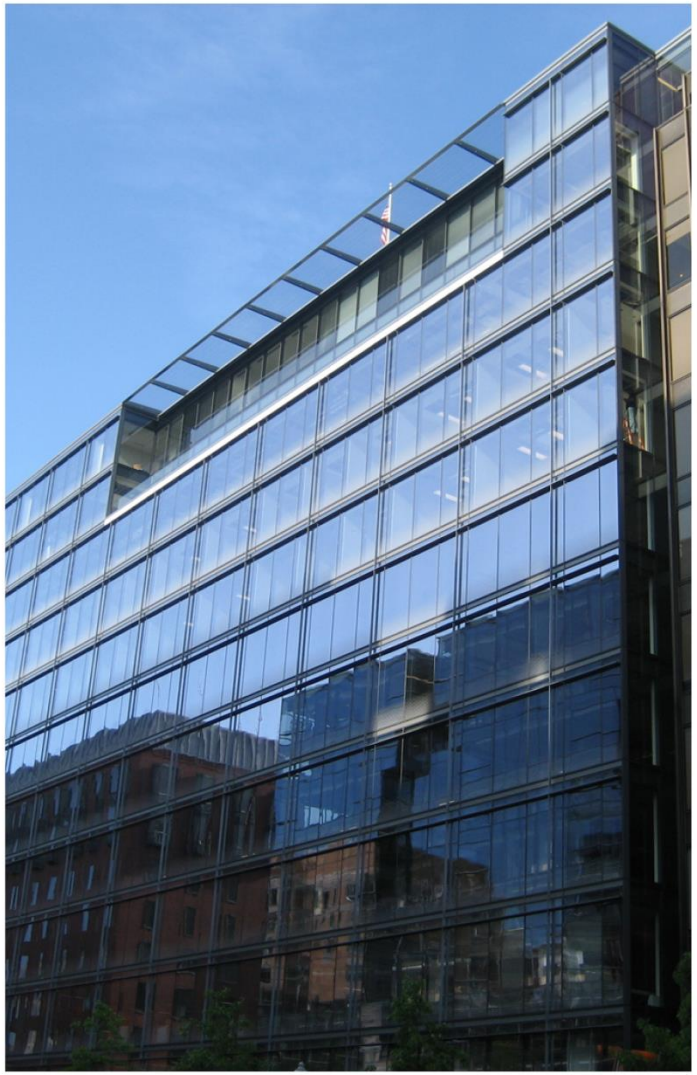
Landscape

10. Columnar Hornbeam
11. Goat's Beard
12. Krossa Regal Hosta
13. Thornless Honeylocust
14. Korean Feather Reed Grass
15. Green Mountain Boxwood

Hardscape: 5,922 SF

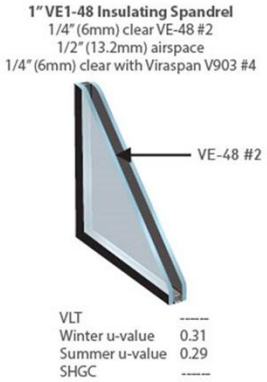
Landscape: 1,160 SF

OPEN SPACE + LANDSCAPING



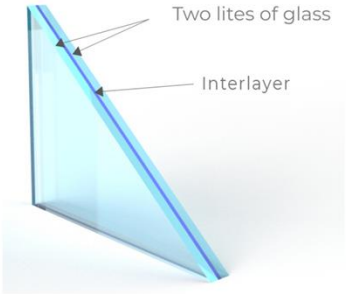
VISION GLASS

- VIRACON VRE13-59 OR SIM.



SPANDREL GLASS

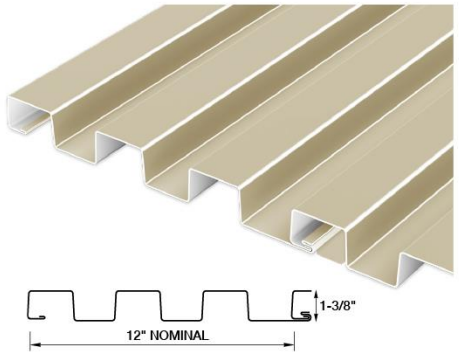
- MATCH VISION GLASS WITH FLOOD COAT ON #4 SURFACE



SPANDREL / LAMINATED GLASS

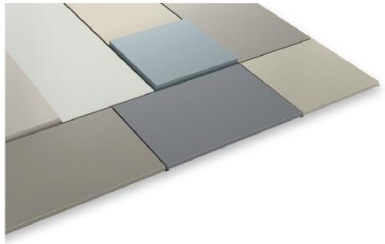
- TRANSLUCENT WHITE INTERLAYER OR SIM

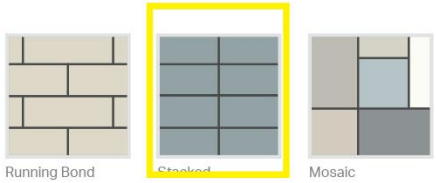
BUILDING MATERIALS

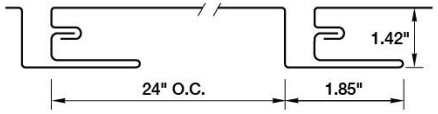


CORRUGATED METAL PANEL

- PAC CLAD BOX RIB OR SIM.

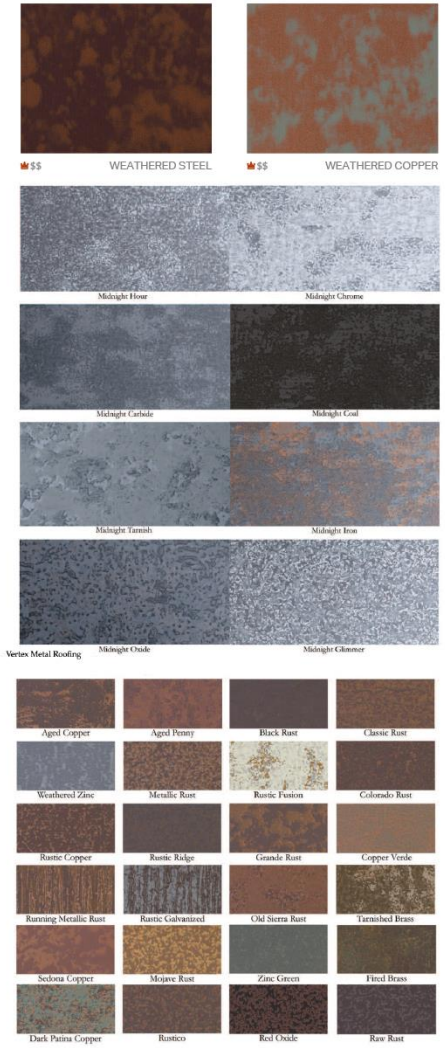


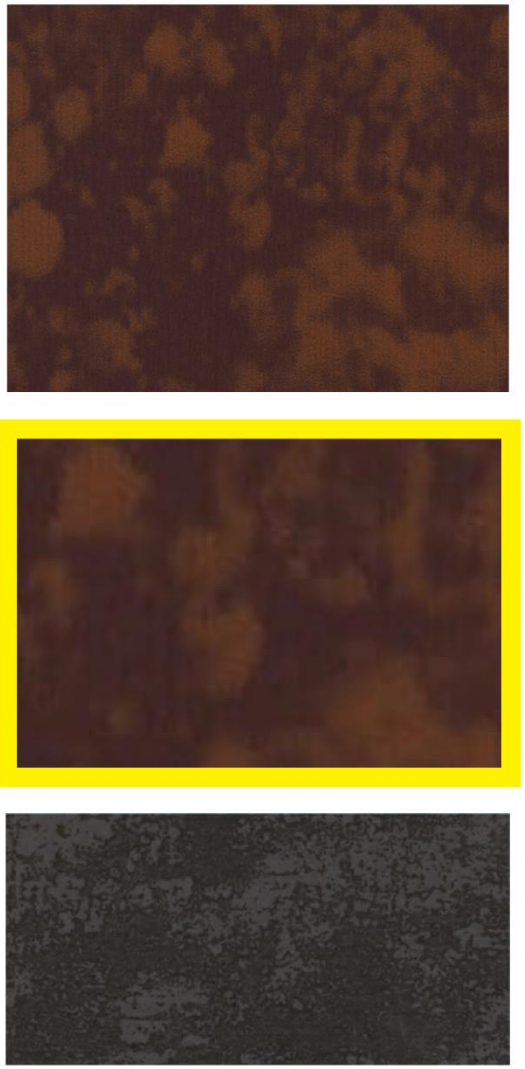




MTL PANEL - EXTERIOR WALL

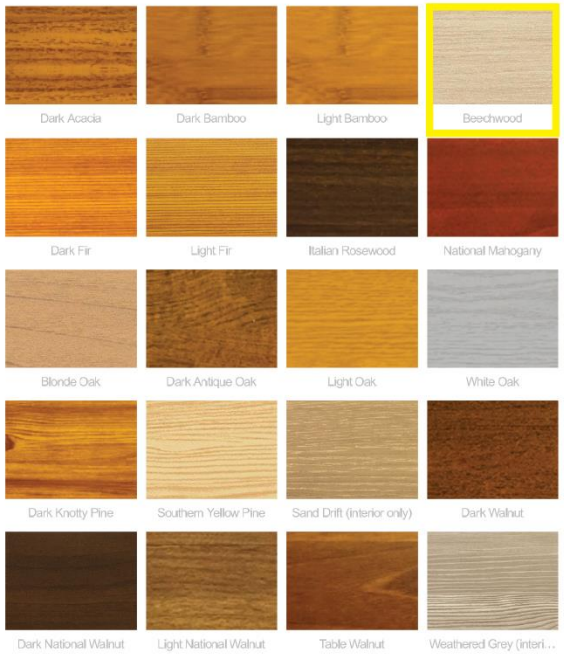
- PAC CLAD MODULAR AL OR SIM.





METAL FINISHES - EXTERIOR WALL

- OCM K5 SERIES, OCM MIDNIGHT SERIES, KYNAR 500 VINTAGE SERIES, OR SIM.



MTL PANEL - ENTRANCE CANOPY

- LONGBOARD ARCHITECTURAL PRODUCTS,

BUILDING MATERIALS

20 Year Projections

Projected Property Tax Revenue from Proposed Development $44.71M
Projected Property Tax Revenue to School District $23.40M
Projected Cost of Proposed Development on District $16.92M
Total Benefit/(Cost) of Proposed Development to School District $6.48M
Projected Property Tax to School District of Current Land Use $2.25M
Net Benefit / (Cost) of Proposed Development to School District $4.40M

School Aged Children Projection: 31.50 School Aged Children

Neighborhood School Utilization Rates:

Skinner West Elementary School
1,440 Building Capacity
786 Students within attendance boundary and enrolled in Skinner
1,194 Students Attending
83% Total Student Utilization (total students attending / capacity)
55% Local Student Utilization (students within attendance areas / capacity)

Wells High School
1,404 Building Capacity
81 Students within attendance boundary and enrolled in Wells
316 Students Attending
23% Total Student Utilization (total students attending / capacity)
6% Local Student Utilization (students within attendance areas / capacity)

Notes: Excludes Whitney Young (selective enrollment), Jones HS (selective enrollment), Walter Payton HS (selective enrollment) Ogden High School (no attendance boundary) and Brown ES (transitioning to magnet by 2022)

Sustainability

- Proposed development will meet or exceed the Chicago Sustainable Development Policy
- Green Globes 2- Globes along with additional strategies are targeted and at least **100 points will be obtained** from these strategies.
- Stormwater Management Ordinance Compliance

Chicago Sustainable Development Policy 2017.01.12

DPD CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																																
			Health	Energy								Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
						Choose one				Choose one		Choose one										Choose one		Choose one											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 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed 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	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	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	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

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

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

Affordable Requirements Ordinance

- The proposal is located in a downtown district and has a total of 370 units
- The 2021 ARO obligation is **74 ARO Units** which will be provided **on-site** (20%of 370)
- Affordable at an average of 60% AMI

ARO
AFFORDABLE REQUIREMENTS ORDINANCE

GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY:

- Work with the City 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:** ~$100 Million
  - **Construction Jobs:** ~400
  - **Permanent Jobs:** ~25
  - **Neighborhood Opportunity Fund Contribution:** $1,859,491.60
  - **Local Impact Fund Contribution:** $185,949.16
  - **Annual Tax Contribution:** $2,235,500

DPD Recommendations

DPD has concluded that <u>this proposal is appropriate</u> for this site and supports this development for the following reasons:

- Designed to be compliant with plans established by Plan Commission, such as the West Loop Design Guidelines (17-8-0903);
- Promotes economically beneficial development patterns compatible the existing neighborhood (17-8-0103);
- Promotes safe and efficient access to transit, pedestrian and bicycle uses, and existing traffic patterns of the area (17-8-0904-A-1, 2, 3, 4, 7).