CHICAGO

DPD
Department of Planning and Development

CHICAGO PLAN COMMISSION

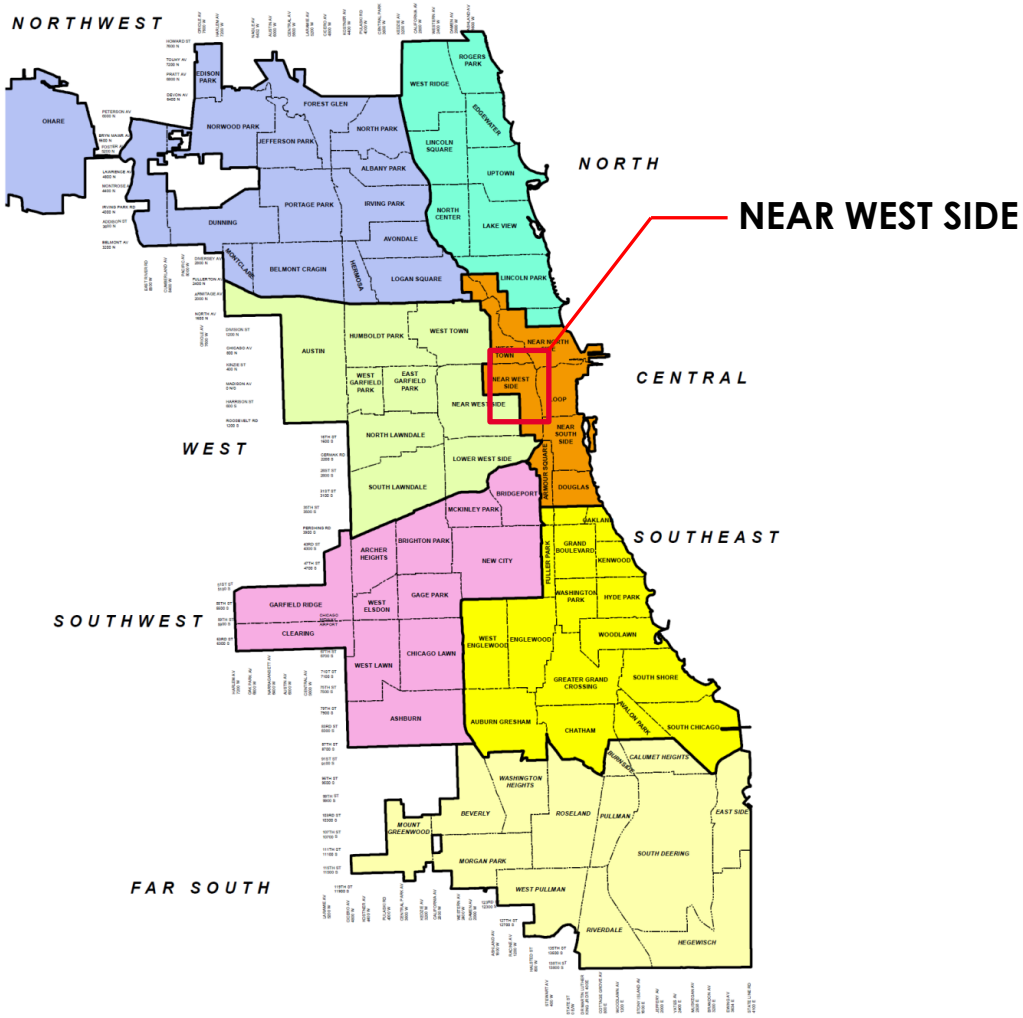
415 North Sangamon Street – Planned Development

Fulton Market / 27 Ward/ Alderman Walter Burnett Jr.

Developer	**Fortem Voluntas**
Architect	**Eckenhoff Saunders Architects / The Miller Hull Partnership**
Attorney	**DLA Piper**

02/16/2023

Community Area Snap Shot

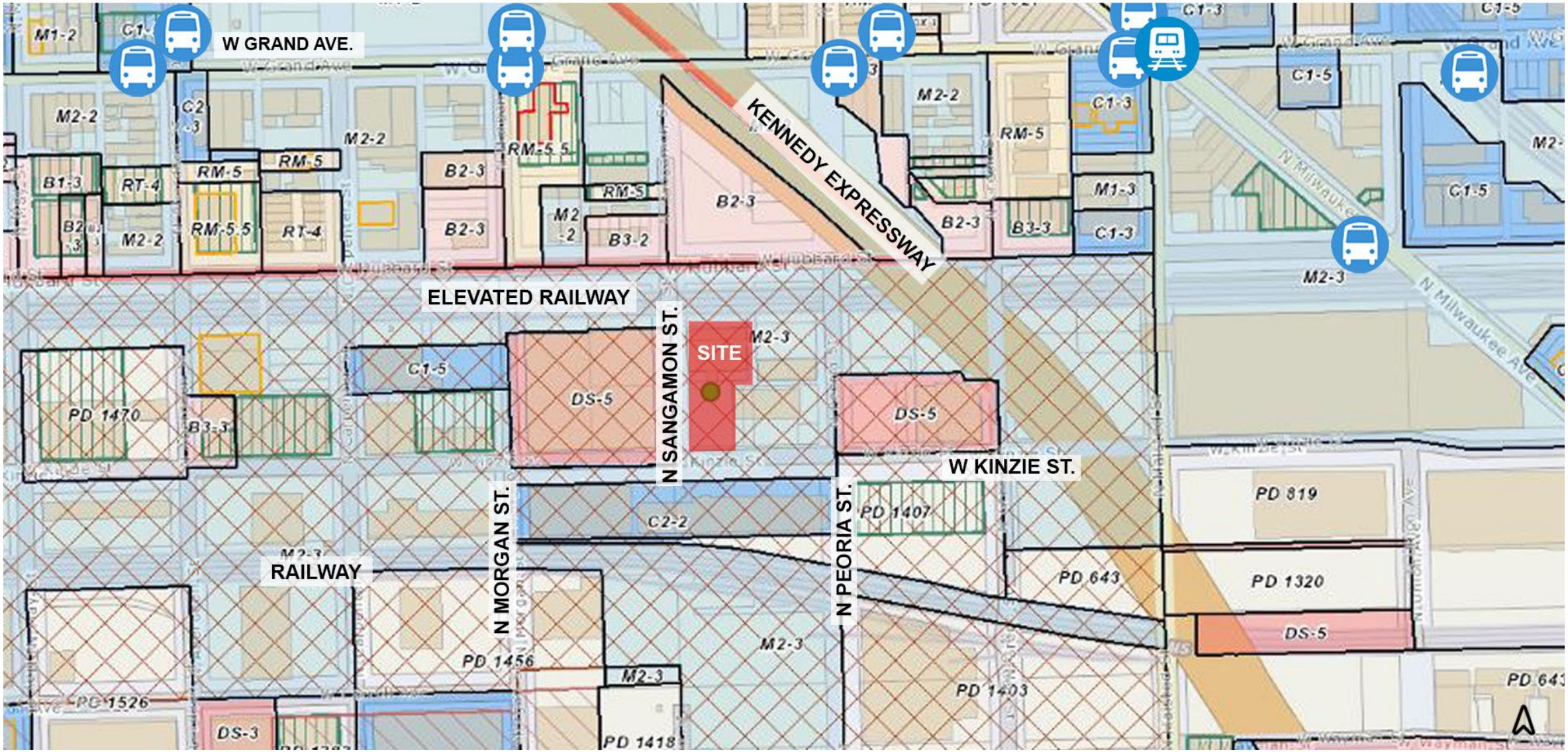


DEMOGRAPHIC DATA FOR NEAR WEST SIDE:

- Total Population: 67,881
- Total Households: 33,918
- Average Household Size: 1.9
- Median Household Income: $110,000
- Percent Population Change, 2010-20: 23.7
- Employees Living Outside City: 49%

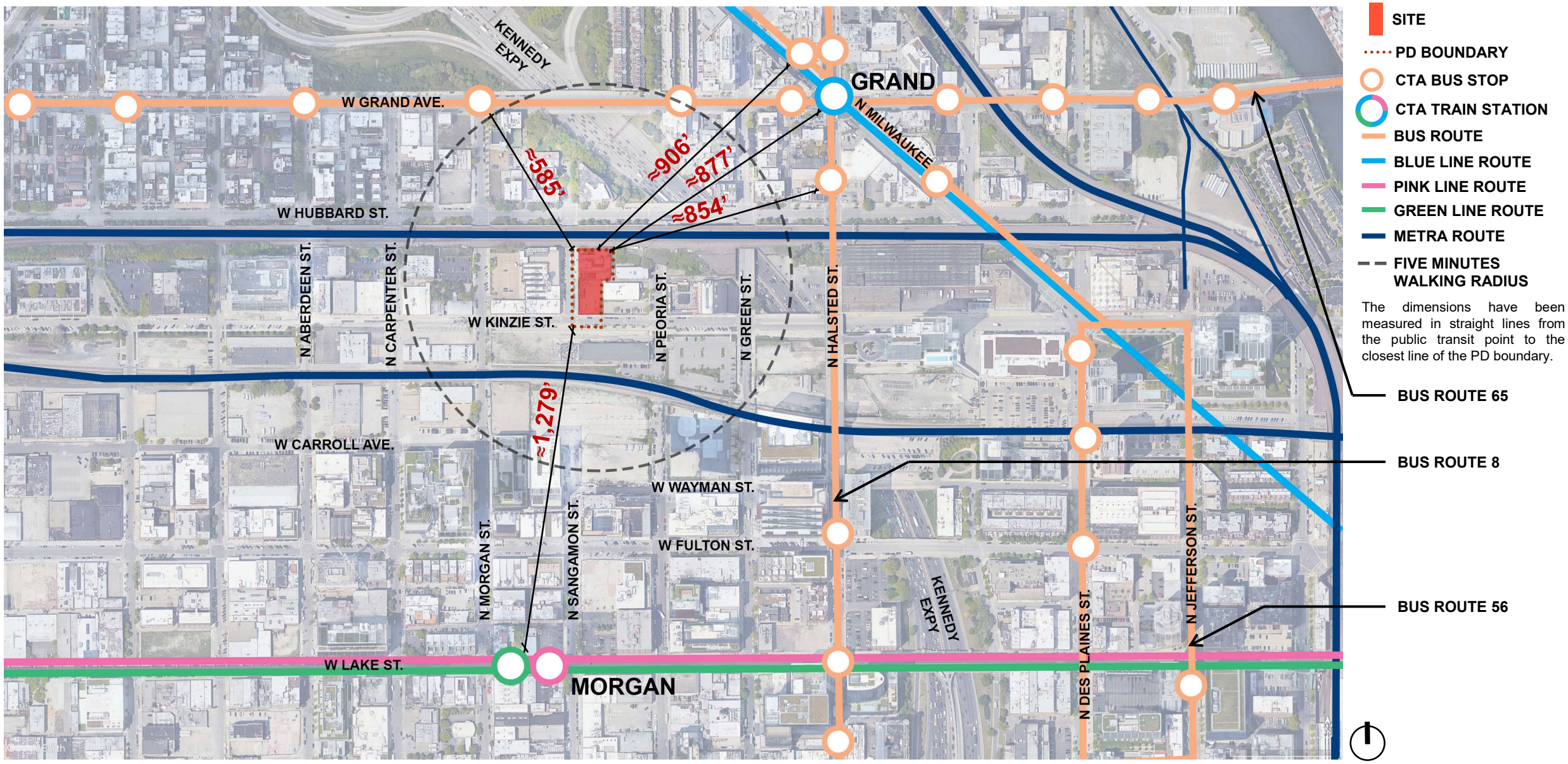
415 N SANGAMON STREET
EXISTING ZONING MAP

TRANSIT STATION
CTA BUS STOPS

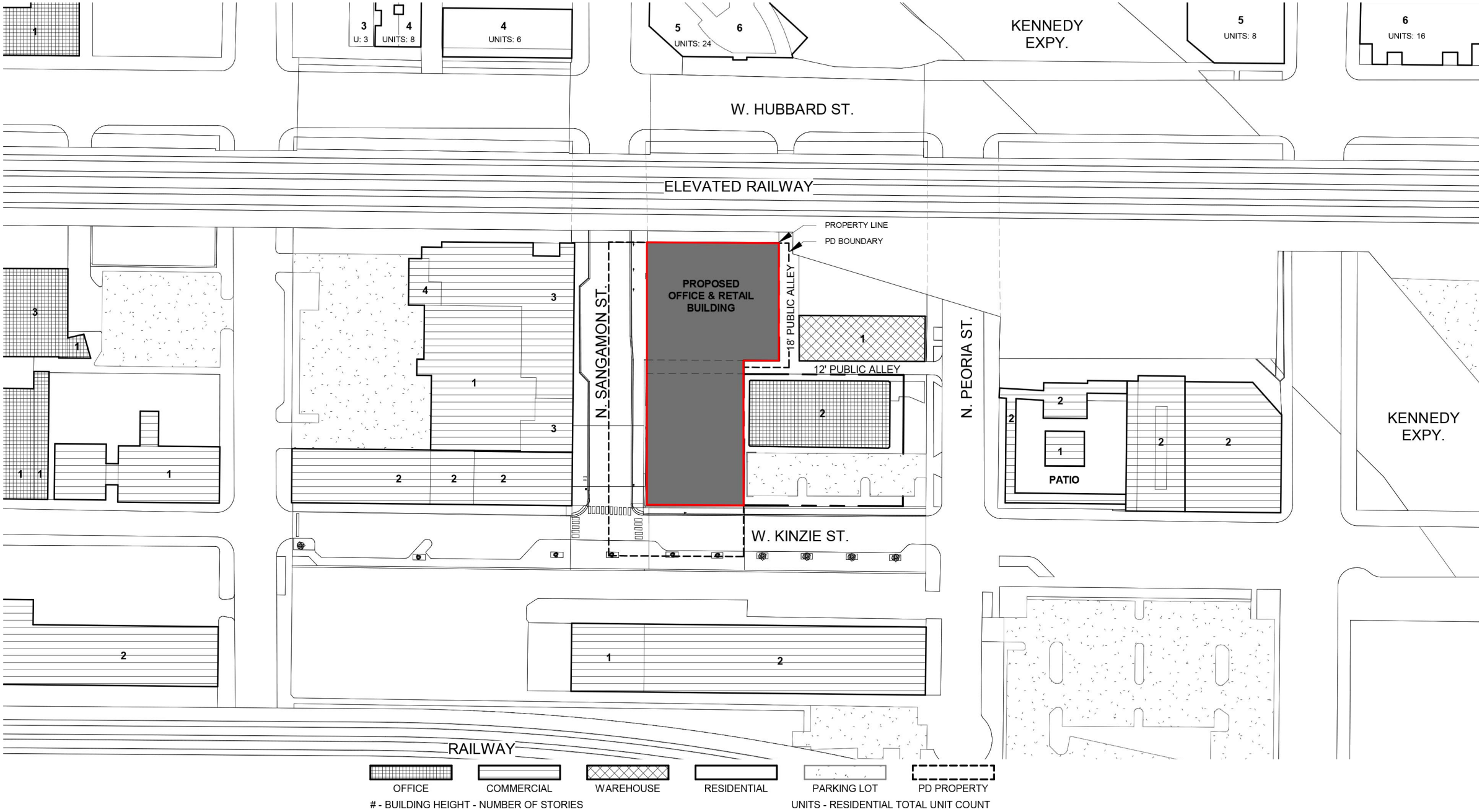


415 NORTH SANGAMON STREET
NEIGHBORHOOD CONTEXT

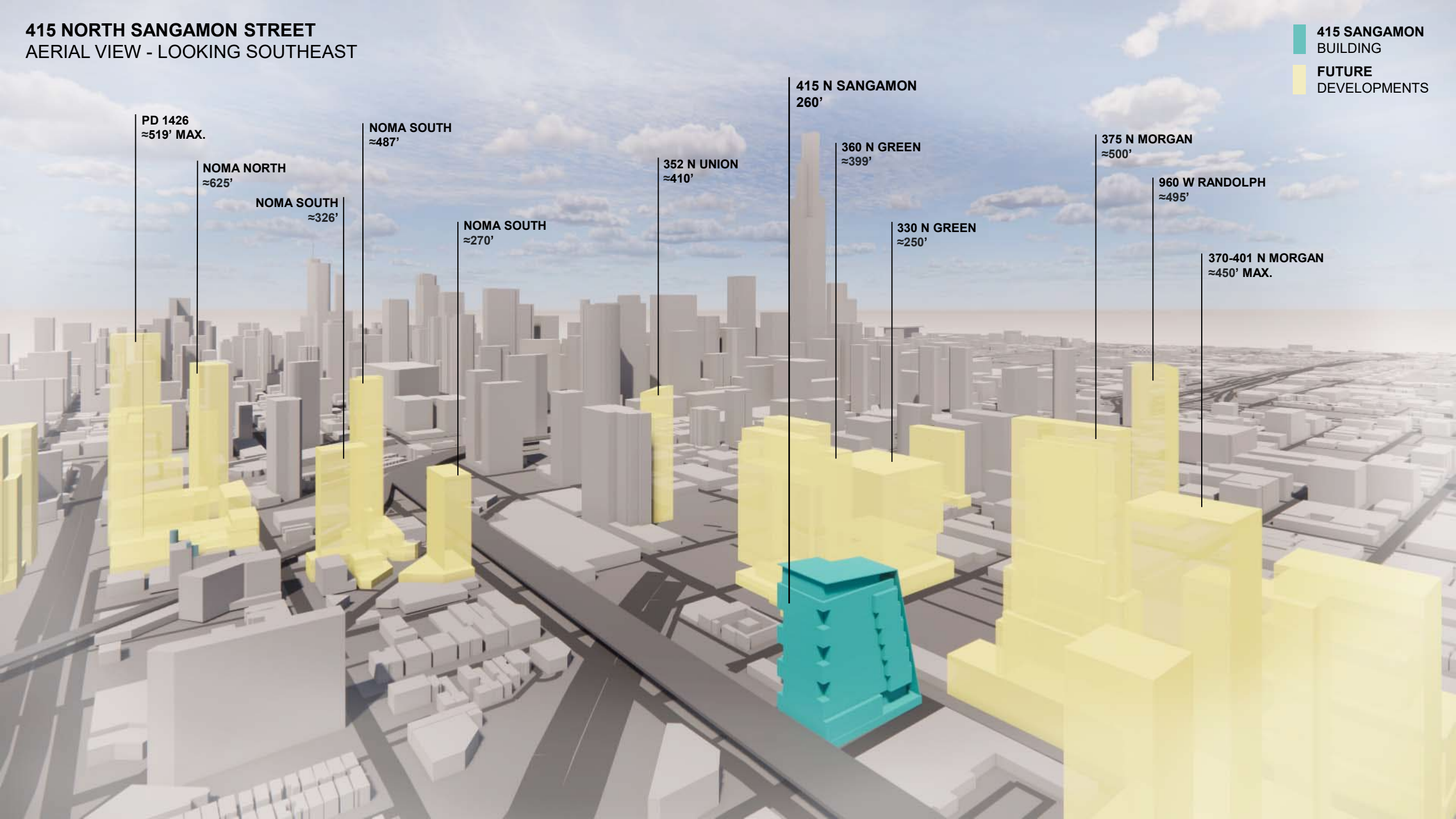
415 NORTH SANGAMON STREET
TRANSIT PROXIMITY



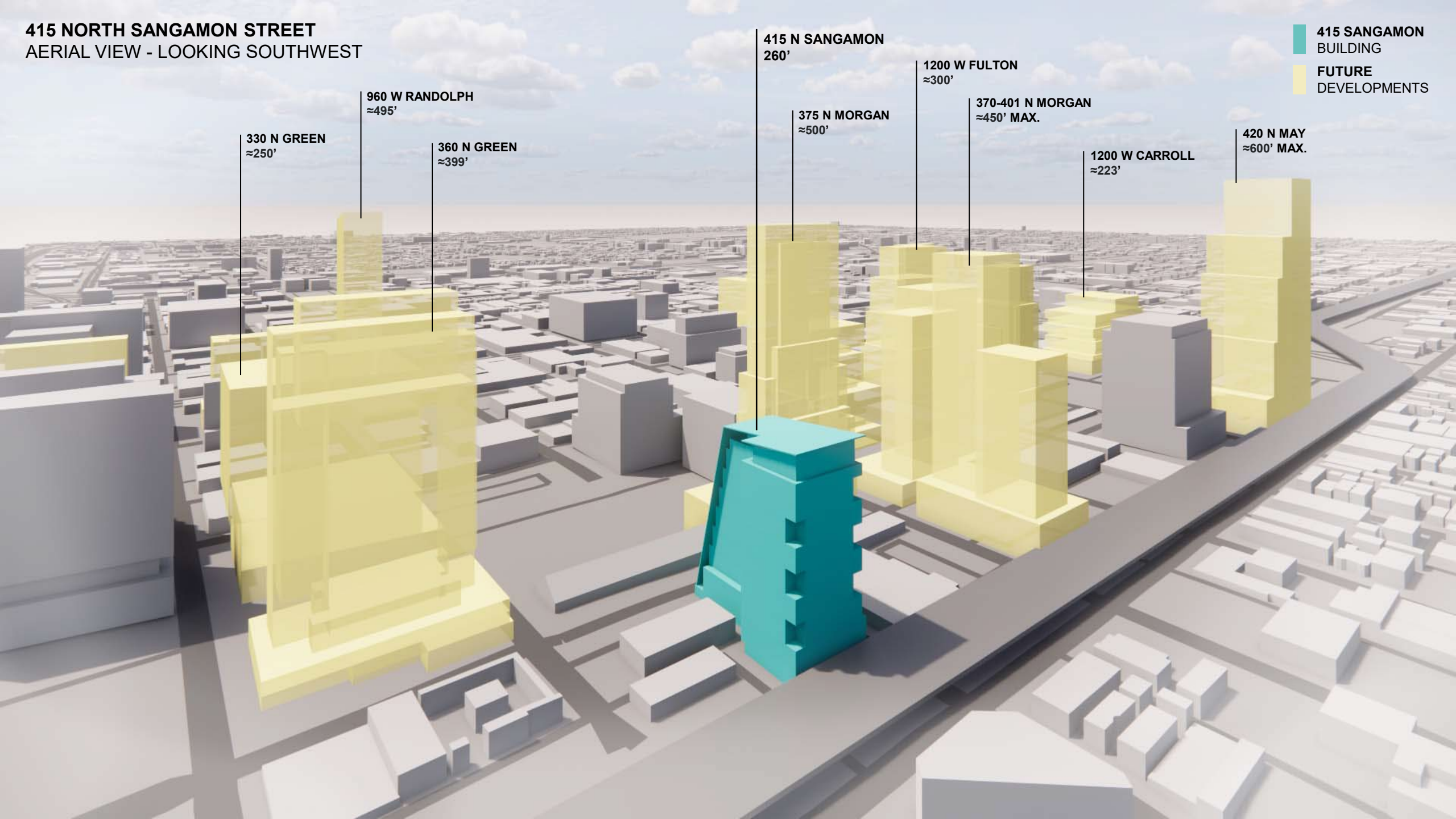
415 N SANGAMON STREET
EXISTING USE LAND



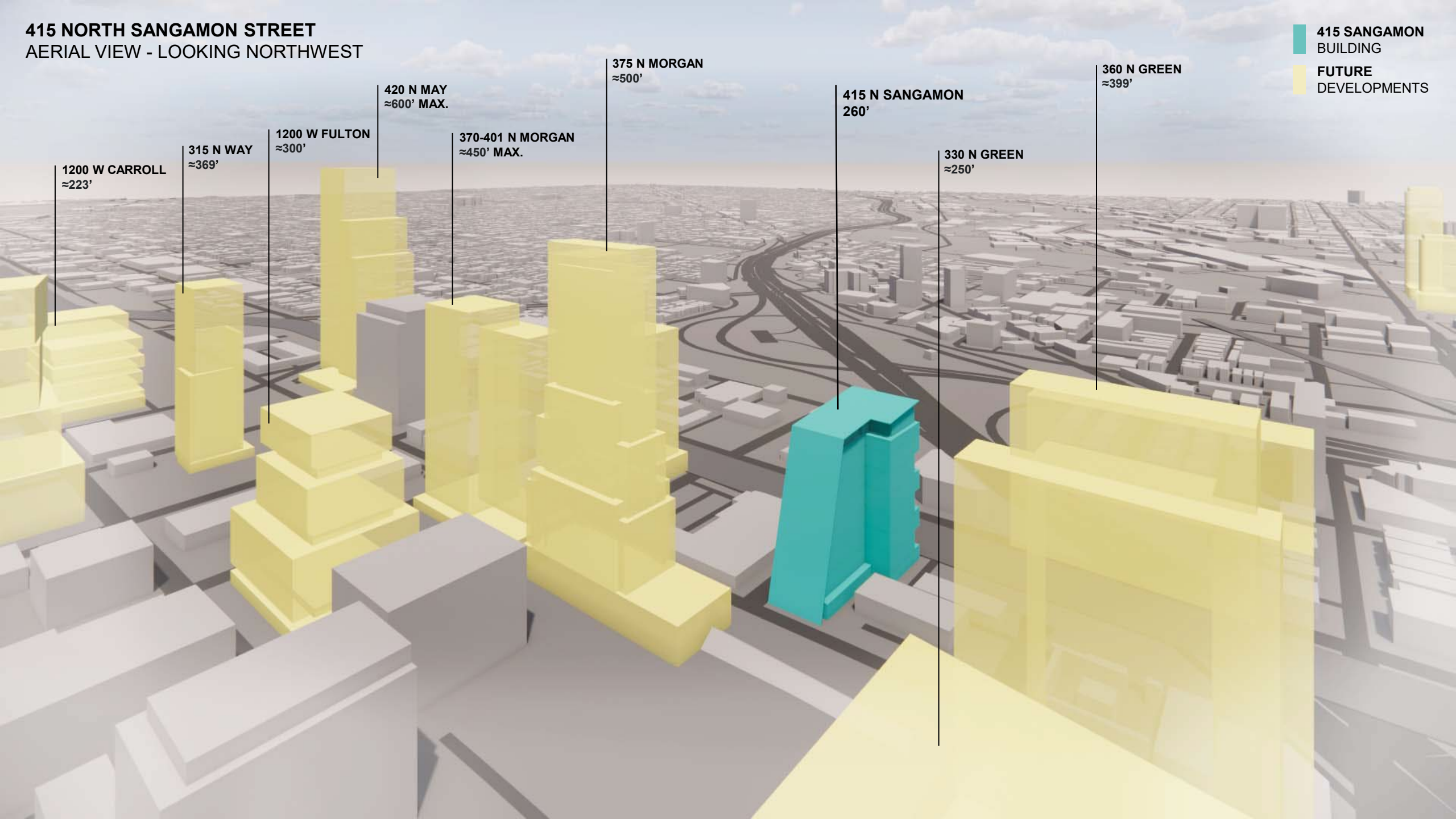
415 NORTH SANGAMON STREET
AERIAL VIEW - LOOKING SOUTHEAST



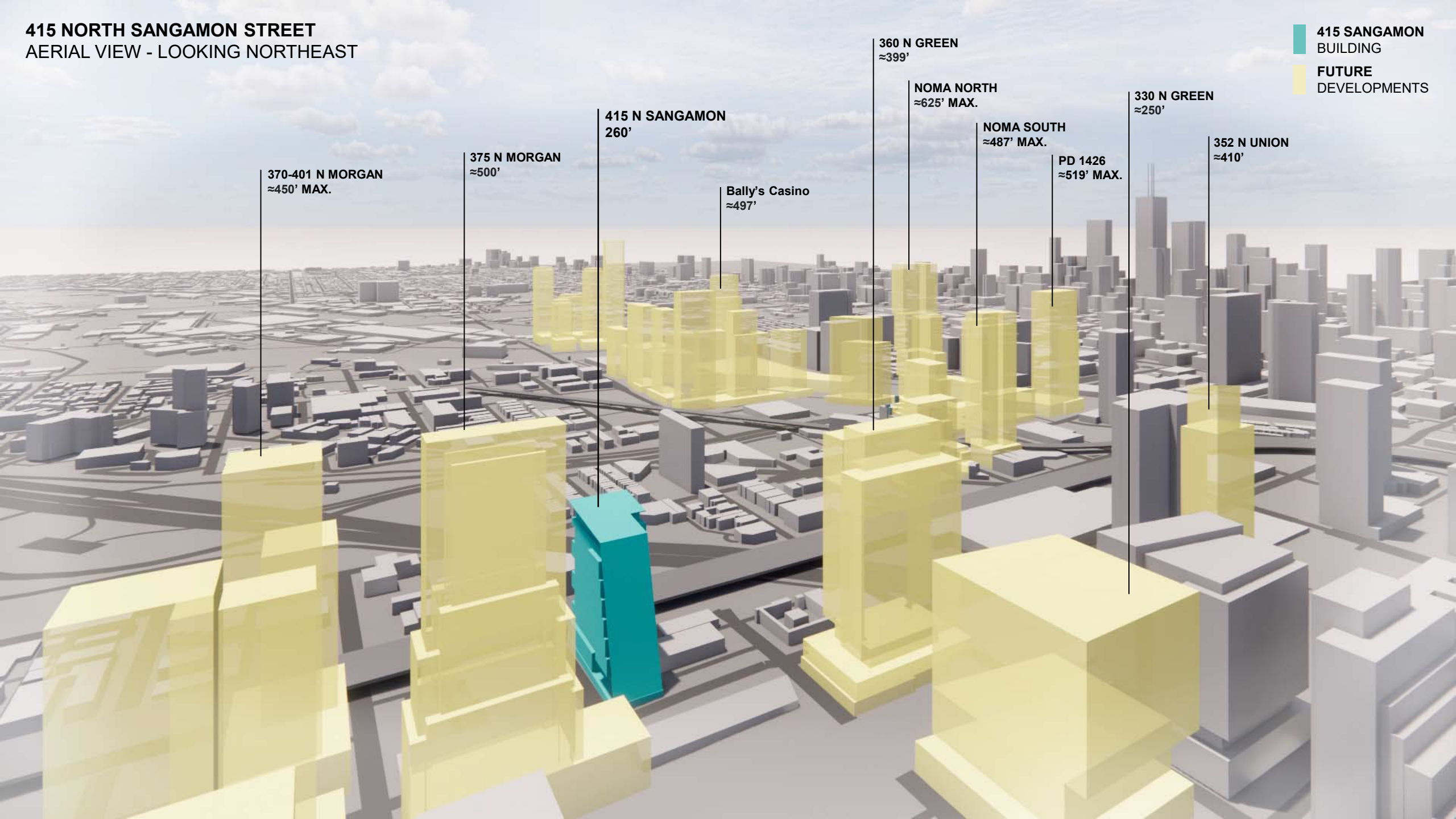
415 NORTH SANGAMON STREET
AERIAL VIEW - LOOKING SOUTHWEST



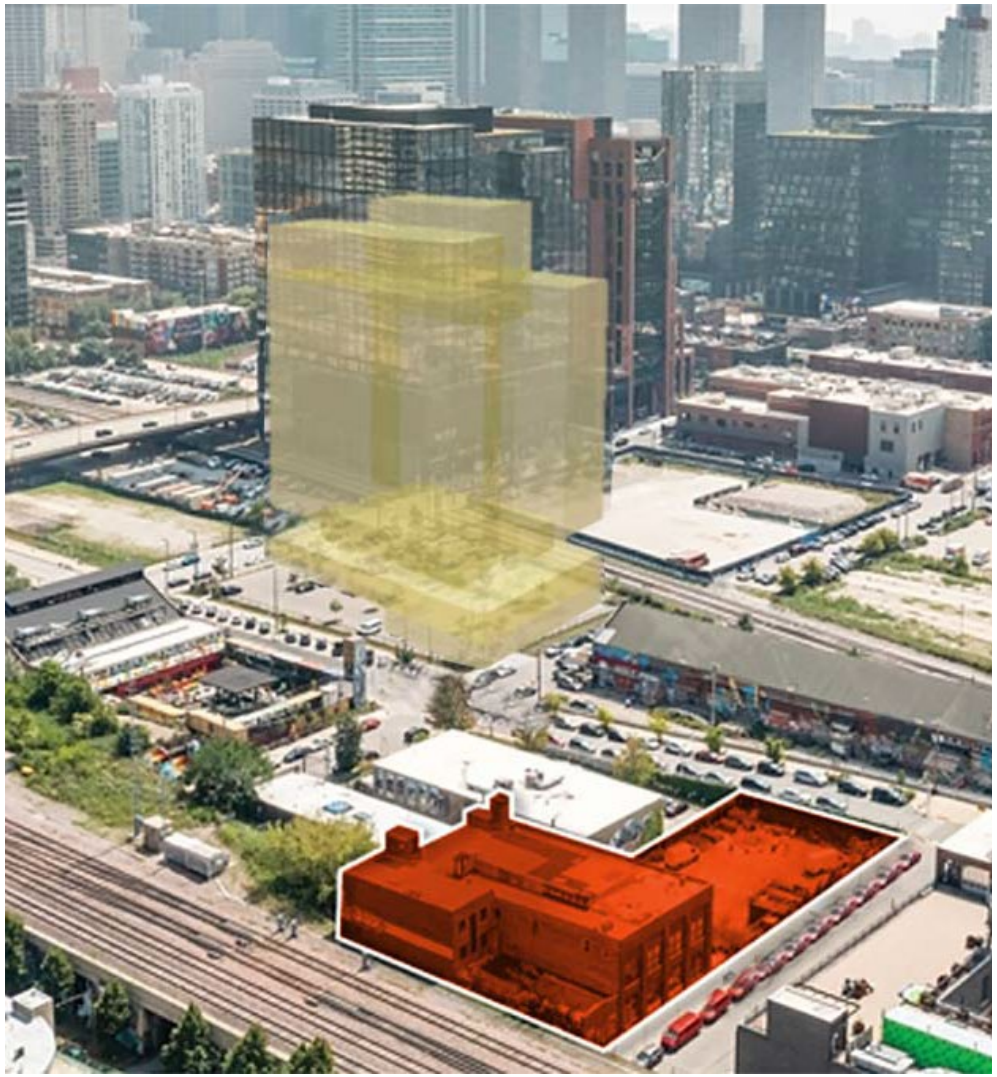
415 NORTH SANGAMON STREET
AERIAL VIEW - LOOKING NORTHWEST



415 NORTH SANGAMON STREET
AERIAL VIEW - LOOKING NORTHEAST



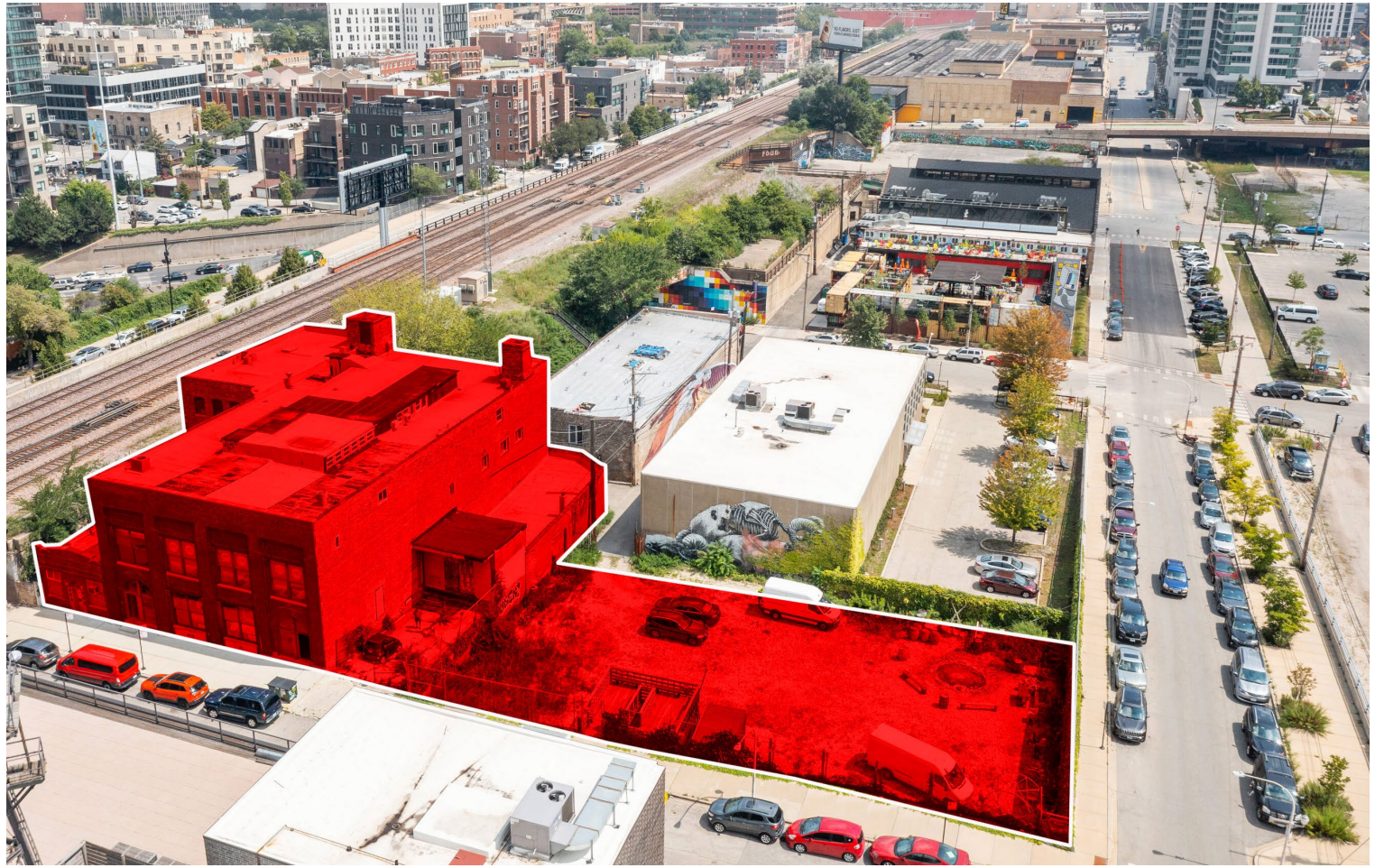
415 NORTH SANGAMON STREET
EXISTING CONTEXT



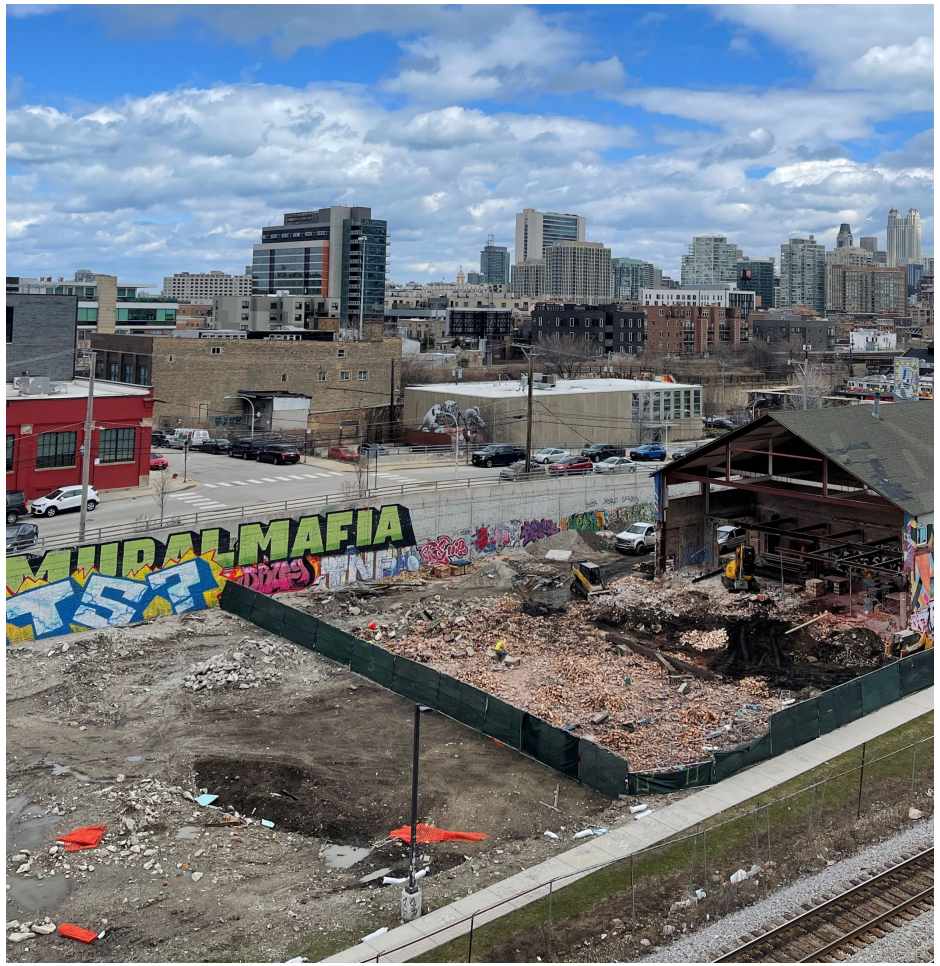
VIEW FROM NORTHWEST

AERIAL VIEW

415 NORTH SANGAMON STREET
EXISTING CONTEXT



VIEW FROM WEST



VIEW FROM 345 MORGAN

415 NORTH SANGAMON STREET
EXISTING CONTEXT – NORTH SANGAMON STREET

417 & 415 SANGAMON

NORTH ON SANGAMON

415 & 417 SANGAMON

AERIAL VIEW FROM WEST

415 NORTH SANGAMON STREET
EXISTING CONTEXT – WEST KINZIE STREET

WEST ON KINZIE

KINZIE AND SANGAMON CORNER

EAST ON KINZIE

VIEW FROM SOUTHWEST ON METRA TRACKS

Pedestrian Context

415 NORTH SANGAMON STREET
WEST KINZIE STREET

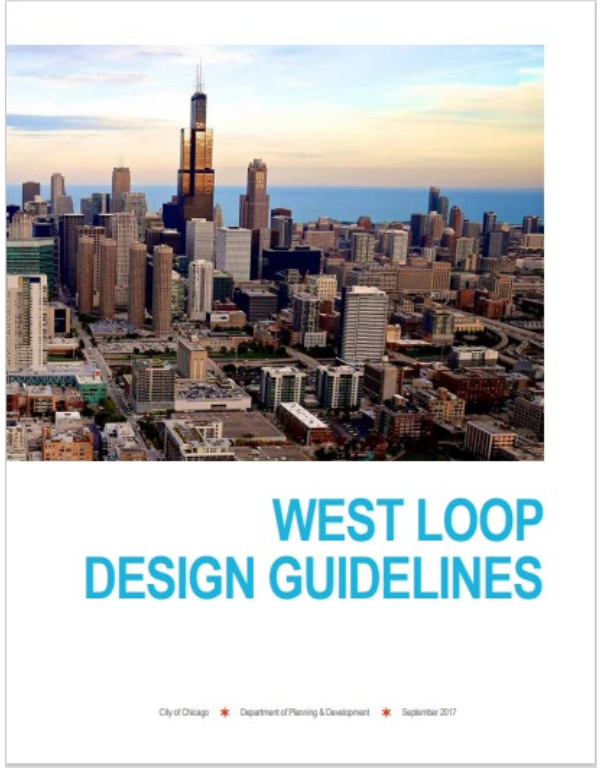
EXISTING CONDITION
WEST KINZIE STREET

Pedestrian Context

415 NORTH SANGAMON STREET
NORTH SANGAMON STREET

EXISTING CONDITION
SANGAMON STREET

Planning Context



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
February, 2021 (Updated)

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

Project Timeline + Community Outreach

- Planned Development Filed: September 21, 2022

- <u>Community Meeting Schedule:</u>

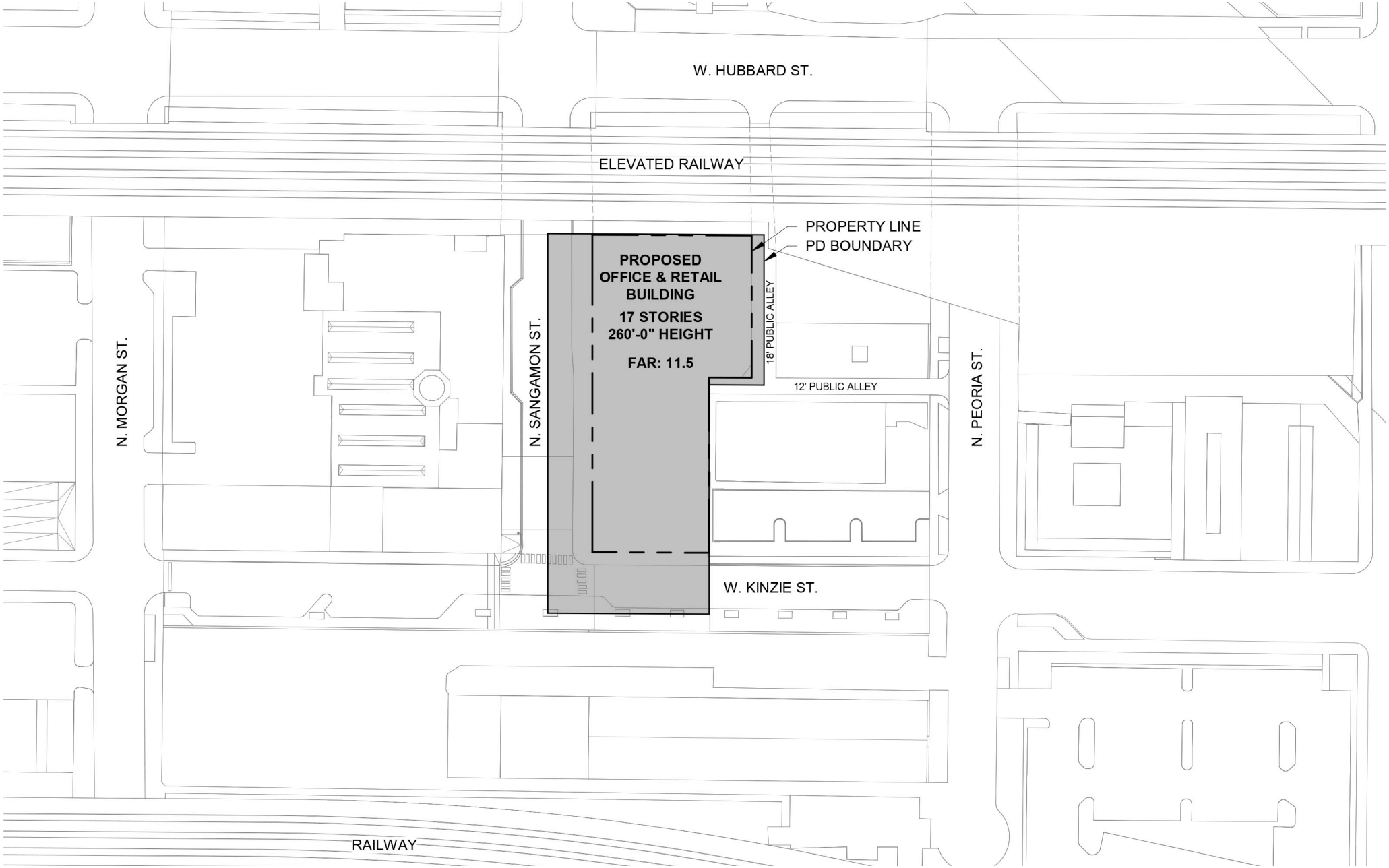
Neighbors of River West	October, 2022
West Central Association	October 26,2022
Community-wide meeting	**January 4, 2023**
Neighbors of West Loop	January 23, 2023

Proposed changes based on community feedback:

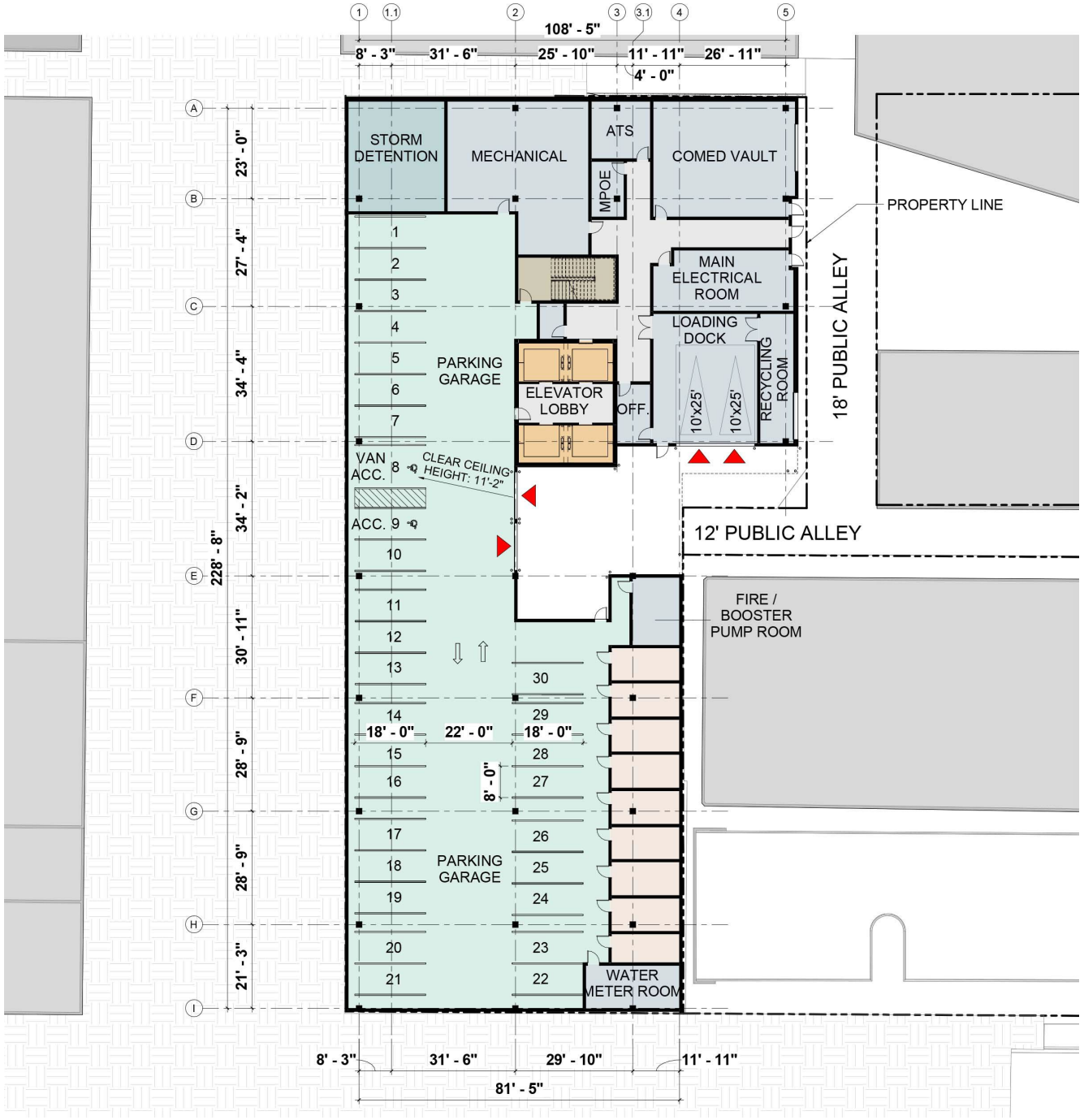
- Increased Parking by 50%
- Increased indoor bicycle parking 10% beyond maximum required – 55 spaces
- Provided indoor parking for Alternative Transportation devices – 16 spaces

415 NORTH SANGAMON STREET

SITE PLAN - BOUNDARIES



415 NORTH SANGAMON STREET
ALLEY LEVEL – LEVEL 1



- AMENITIES 1
- AMENITIES 2
- CIRCULATION
- ELEVATORS
- LOBBY
- PARKING
- RETAIL
- STAIRS
- STORM DETENTION
- SUPPORT

PARKING COUNT:
REQUIRED PARKING:0
ACCESSIBLE VAN PARKING SPACE: **1**
ACCESSIBLE PARKING SPACE: **1**
PARKING SPACES: **28**
TOTAL PARKING SPACES: 30

NOTE: ALL SPACES EV or EV READY

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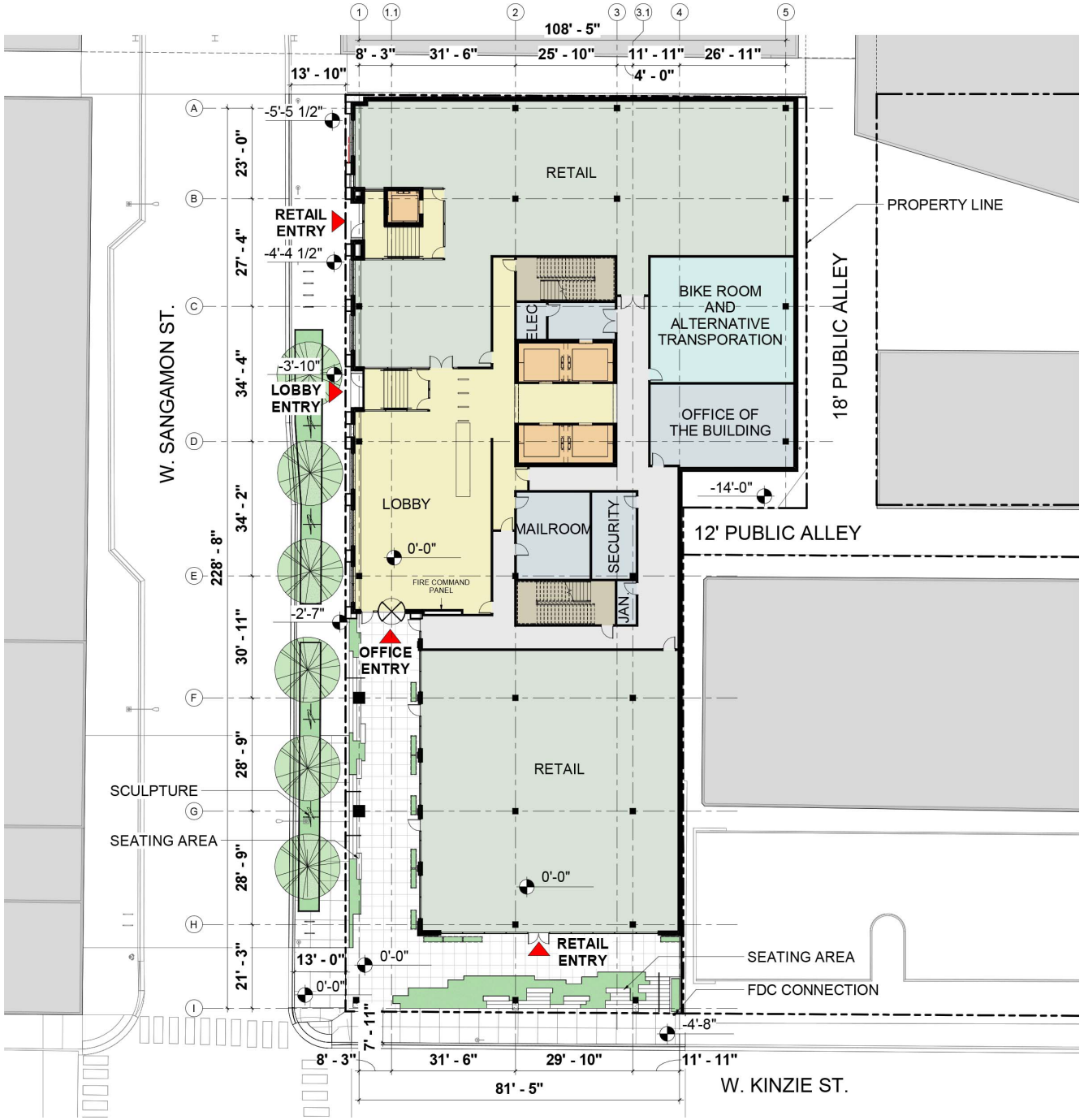
415 NORTH SANGAMON STREET
STREET LEVEL – LEVEL 2



- AMENITIES 1
- AMENITIES 2
- CIRCULATION
- ELEVATORS
- LOBBY
- PARKING
- RETAIL
- STAIRS
- STORM DETENTION
- SUPPORT

BIKE AND ALTERNATE TRANSPORTATION COUNT:
REQUIRED SPACES: 50
BIKE SPACES: **55**
SCOOTER SPACES: **16**
TOTAL SPACES: 71

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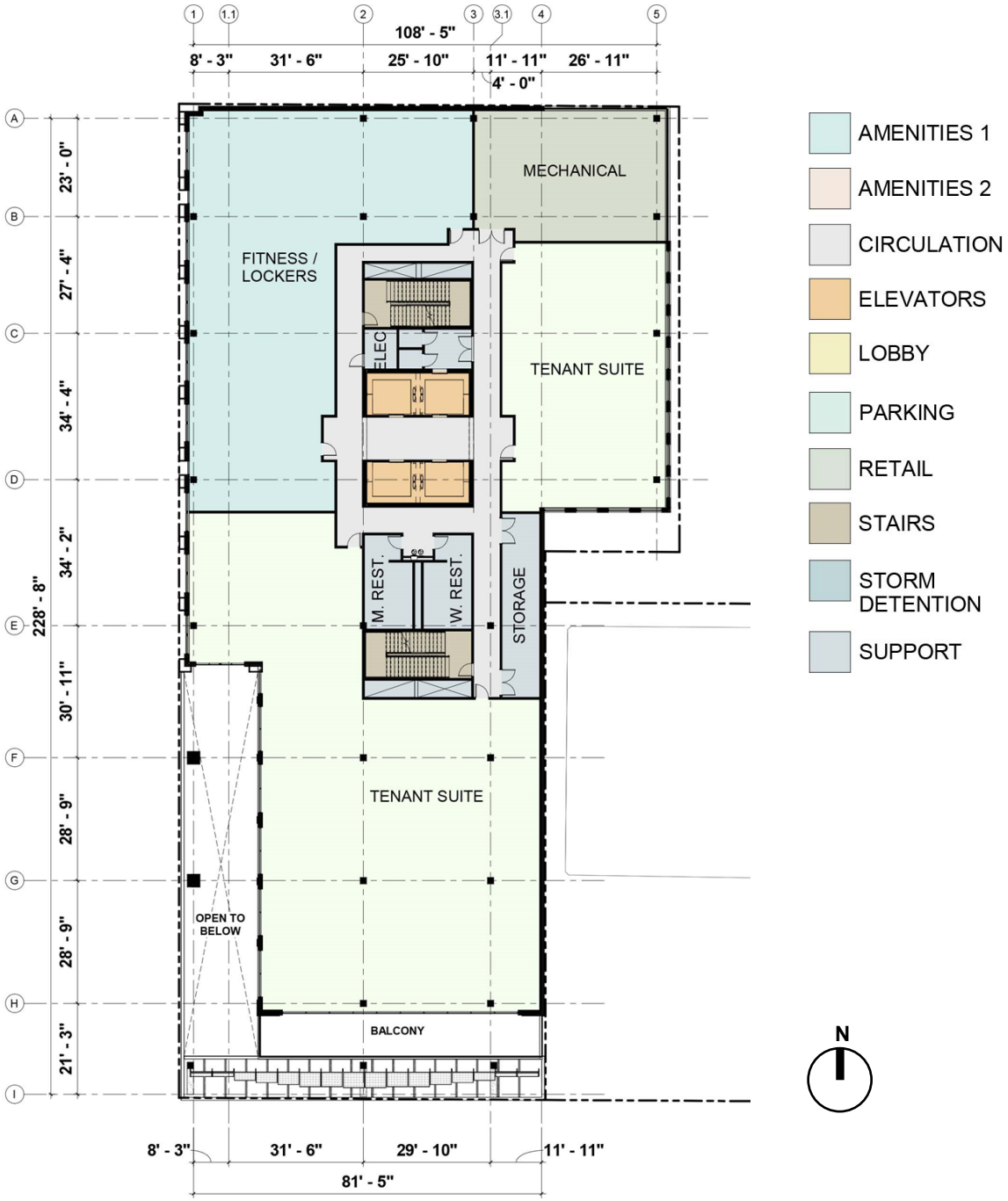
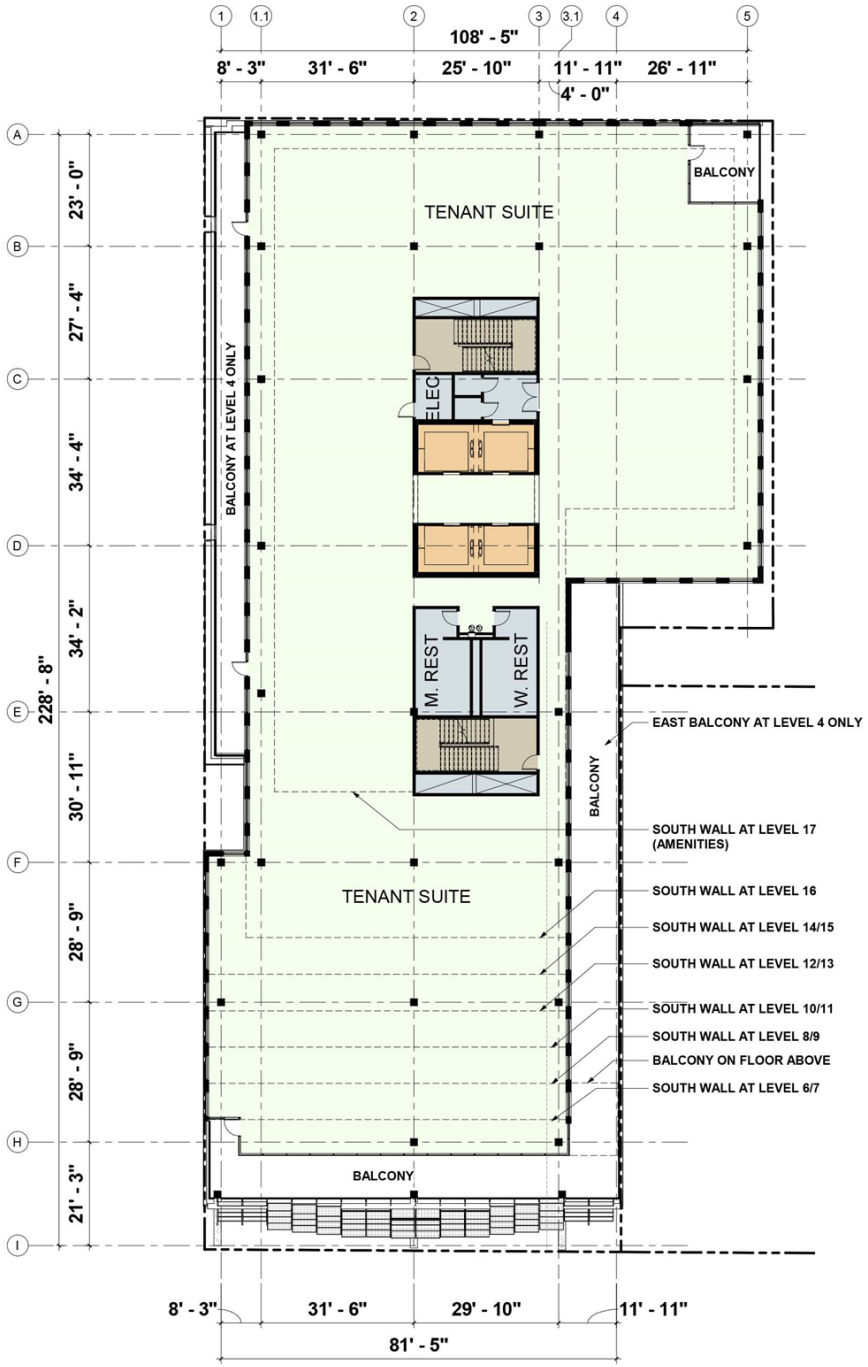
415 NORTH SANGAMON STREET
LEVEL 3



- AMENITIES 1
- AMENITIES 2
- CIRCULATION
- ELEVATORS
- LOBBY
- PARKING
- RETAIL
- STAIRS
- STORM DETENTION
- SUPPORT

415 NORTH SANGAMON STREET
TYPICAL FLOOR - LEVEL 4 THROUGH LEVEL 16



- AMENITIES 1
- AMENITIES 2
- CIRCULATION
- ELEVATORS
- LOBBY
- PARKING
- RETAIL
- STAIRS
- STORM DETENTION
- SUPPORT

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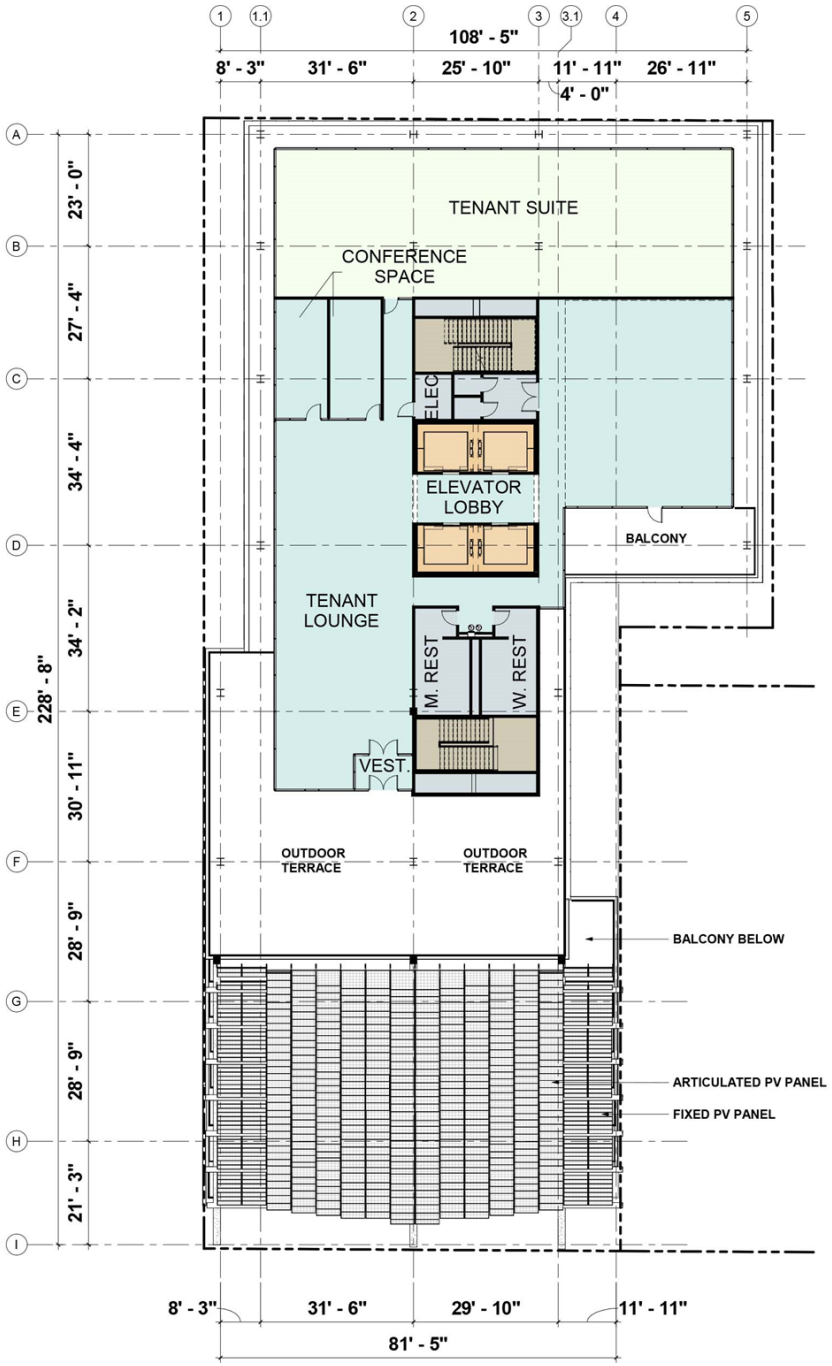
415 NORTH SANGAMON STREET
AMENITY LEVEL – LEVEL 17



- AMENITIES 1
- AMENITIES 2
- CIRCULATION
- ELEVATORS
- LOBBY
- PARKING
- RETAIL
- STAIRS
- STORM DETENTION
- SUPPORT

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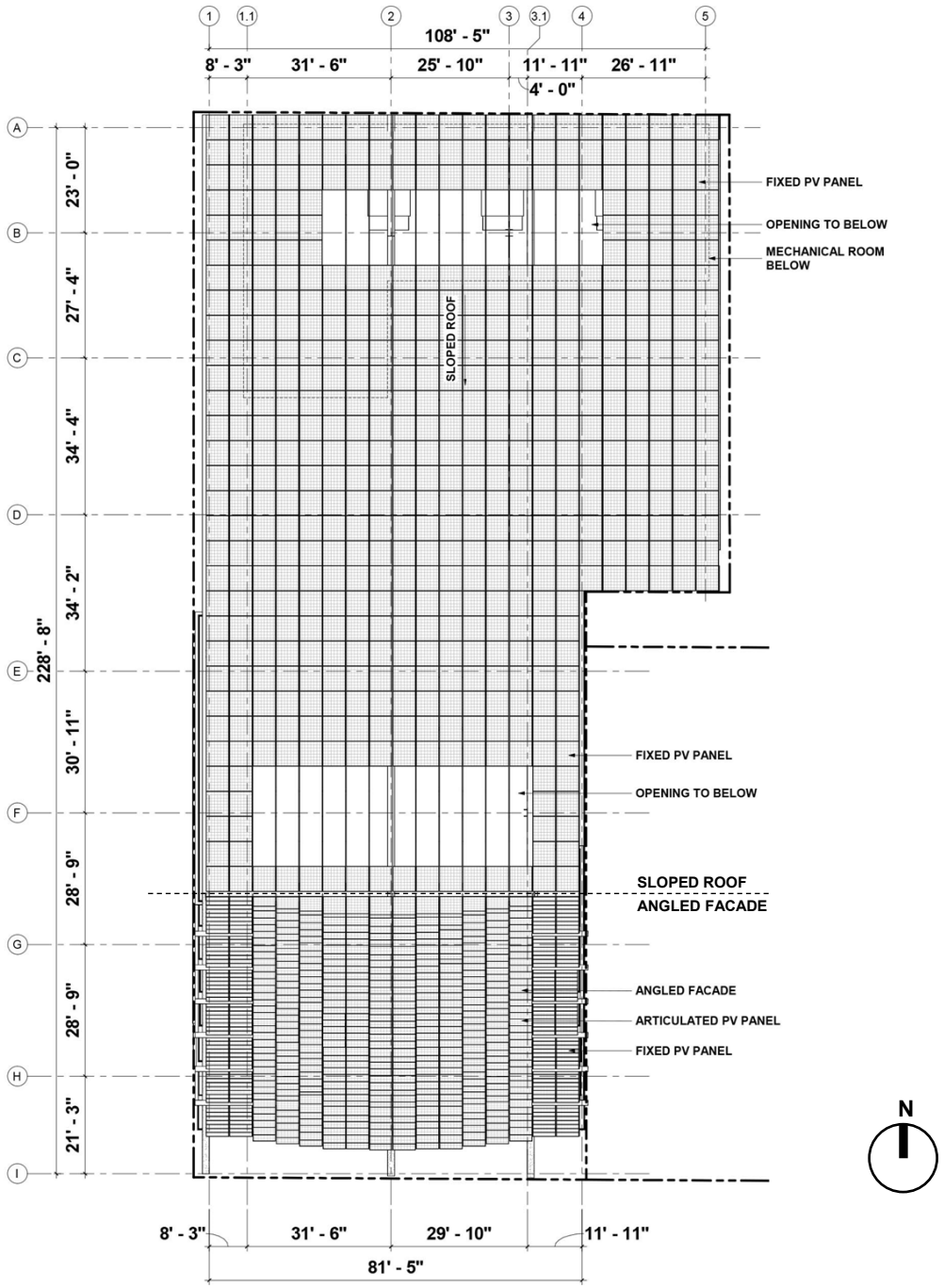
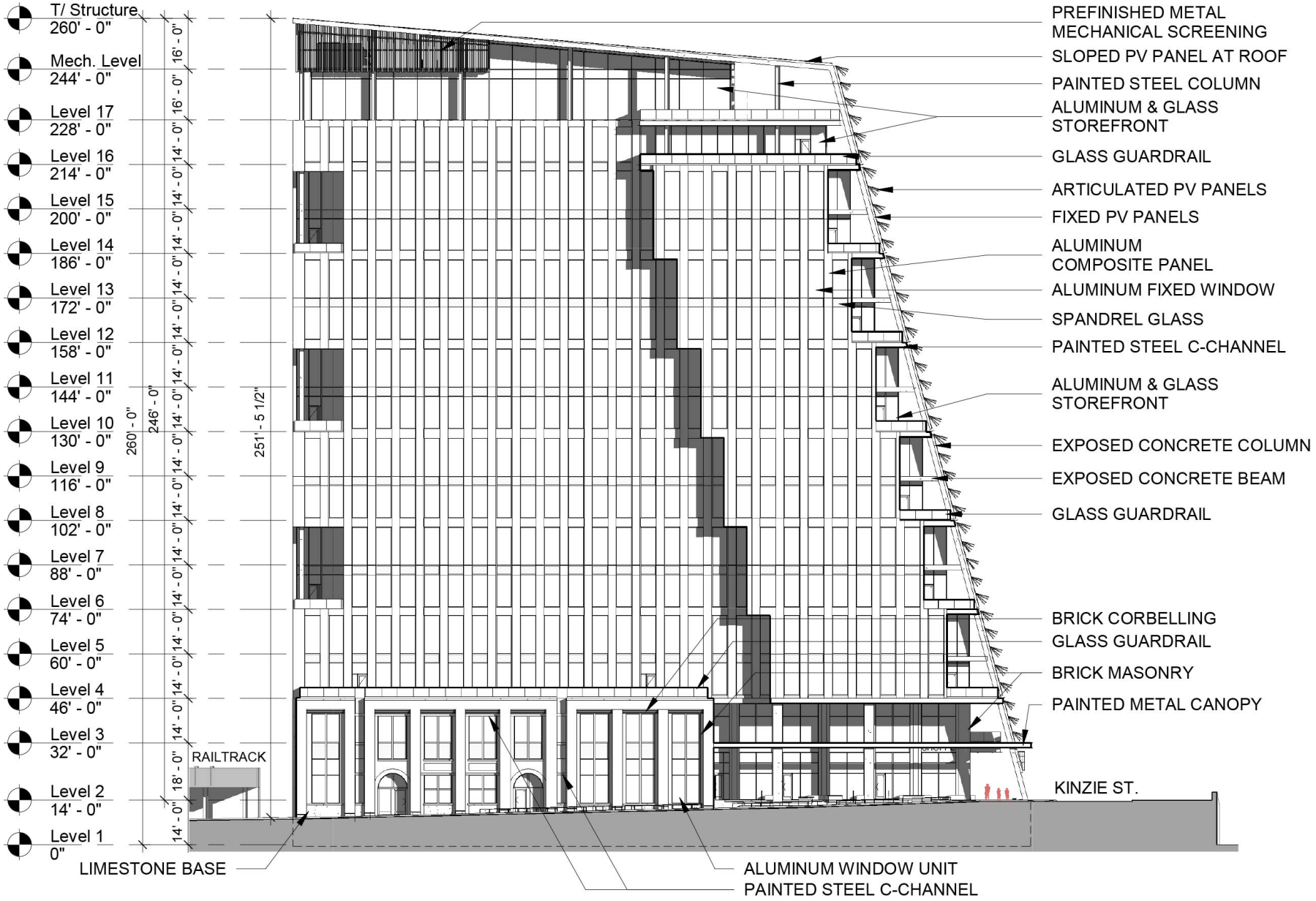
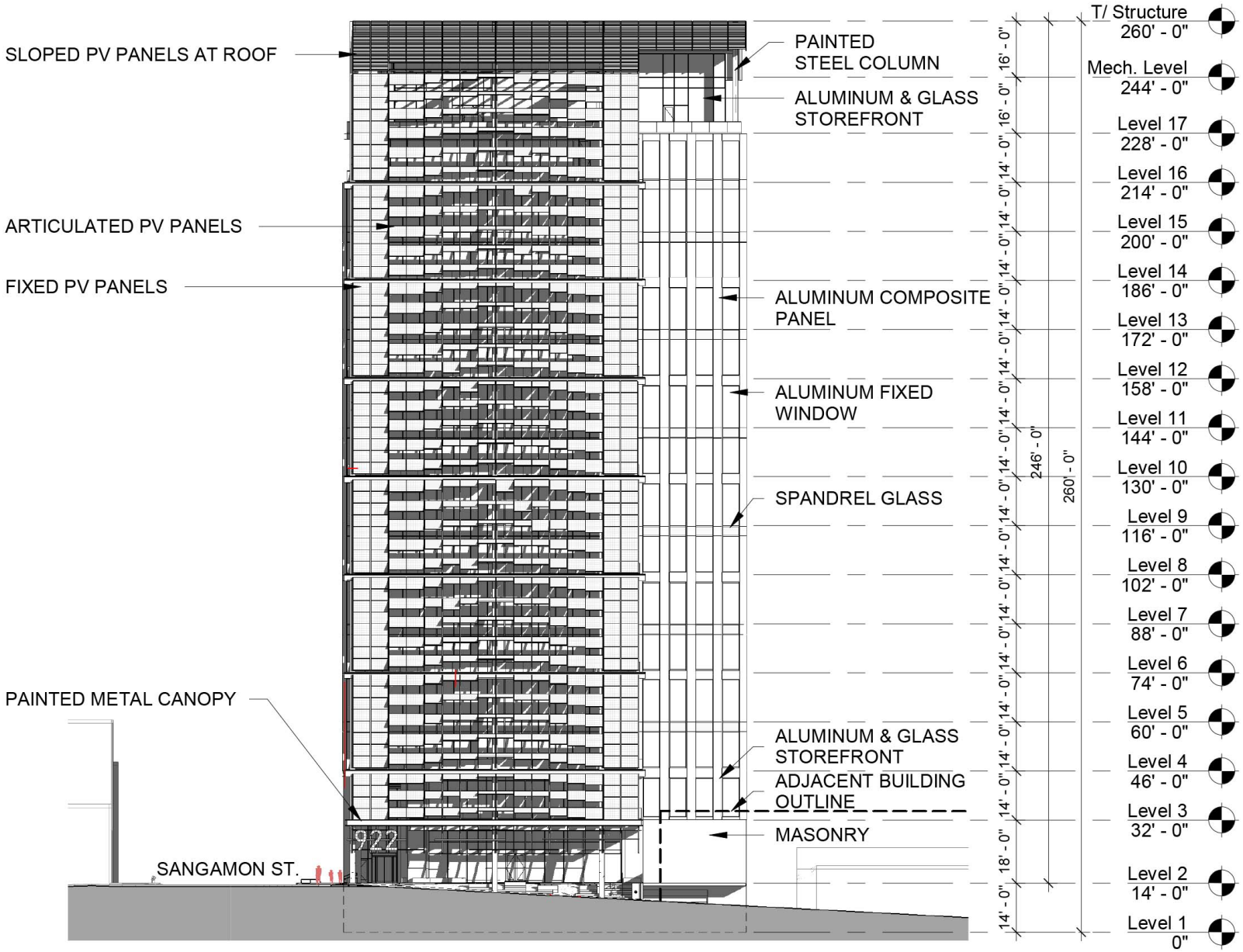
415 NORTH SANGAMON STREET
ROOF LEVEL – PV ARRAY



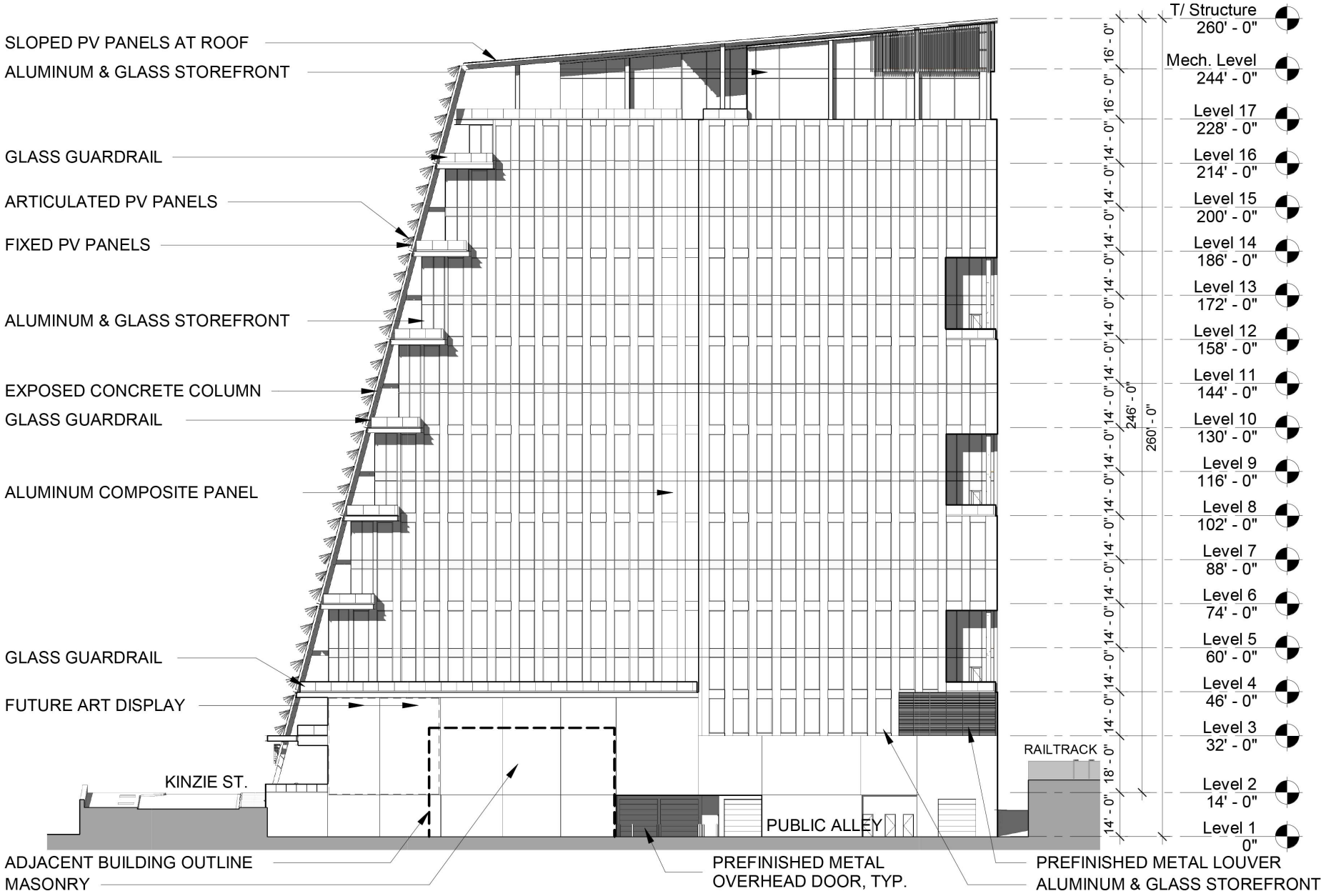
415 NORTH SANGAMON STREET
WEST ELEVATION



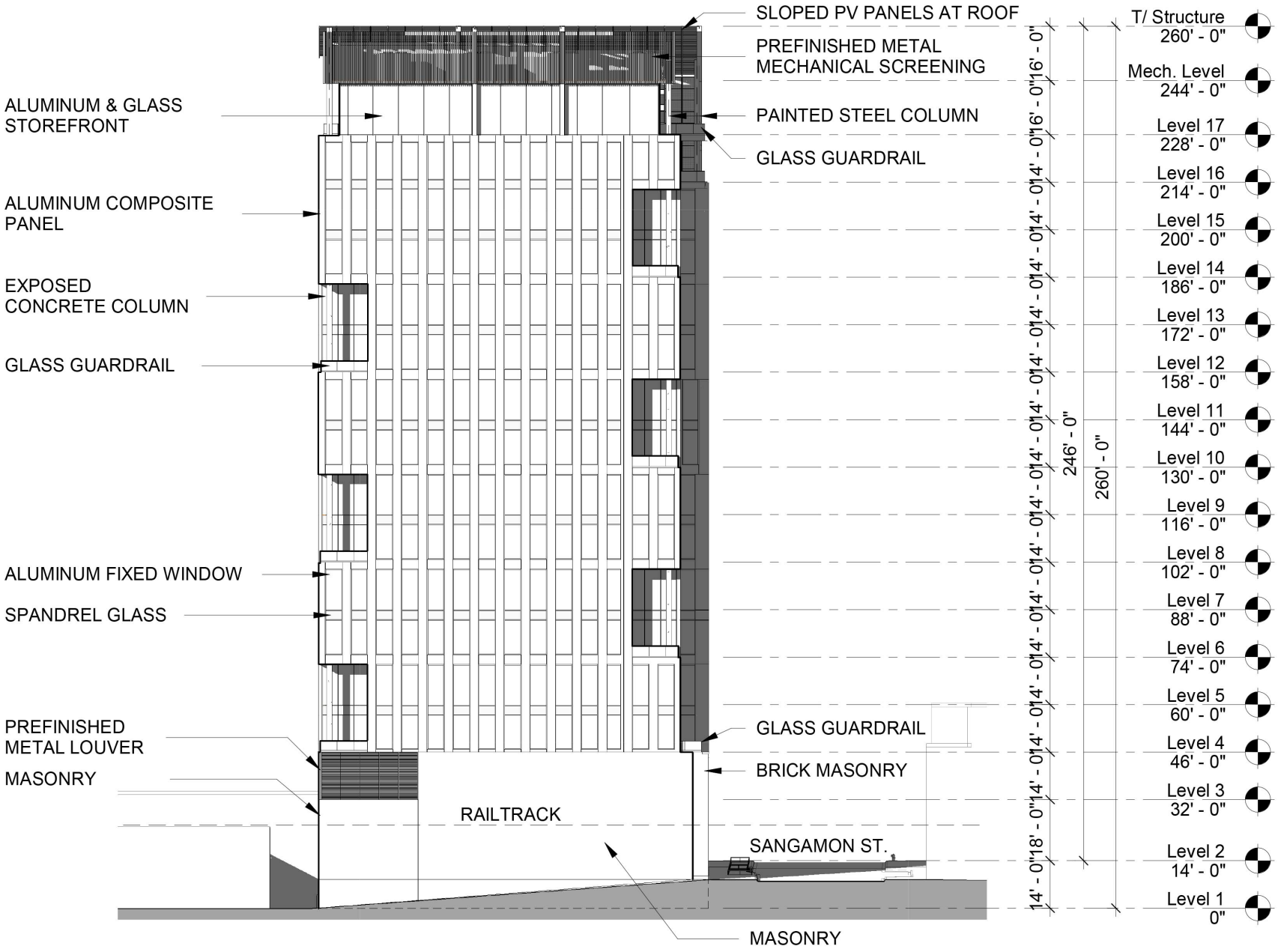
415 NORTH SANGAMON STREET
SOUTH ELEVATION



415 NORTH SANGAMON STREET
EAST ELEVATION



415 NORTH SANGAMON STREET
NORTH ELEVATION



415 NORTH SANGAMON STREET

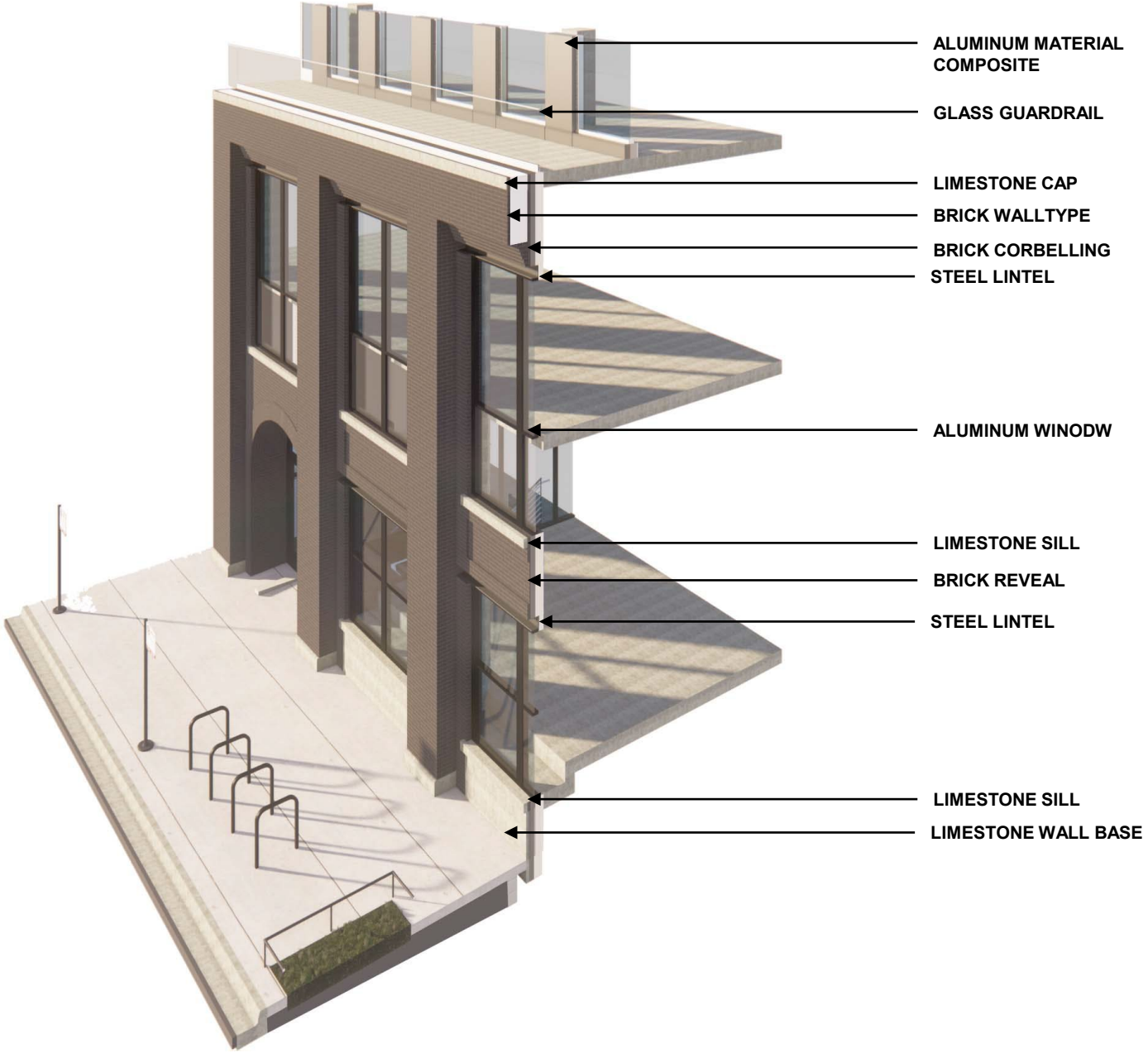
NORTH – SOUTH SECTION LOOKING WEST

415 NORTH SANGAMON STREET

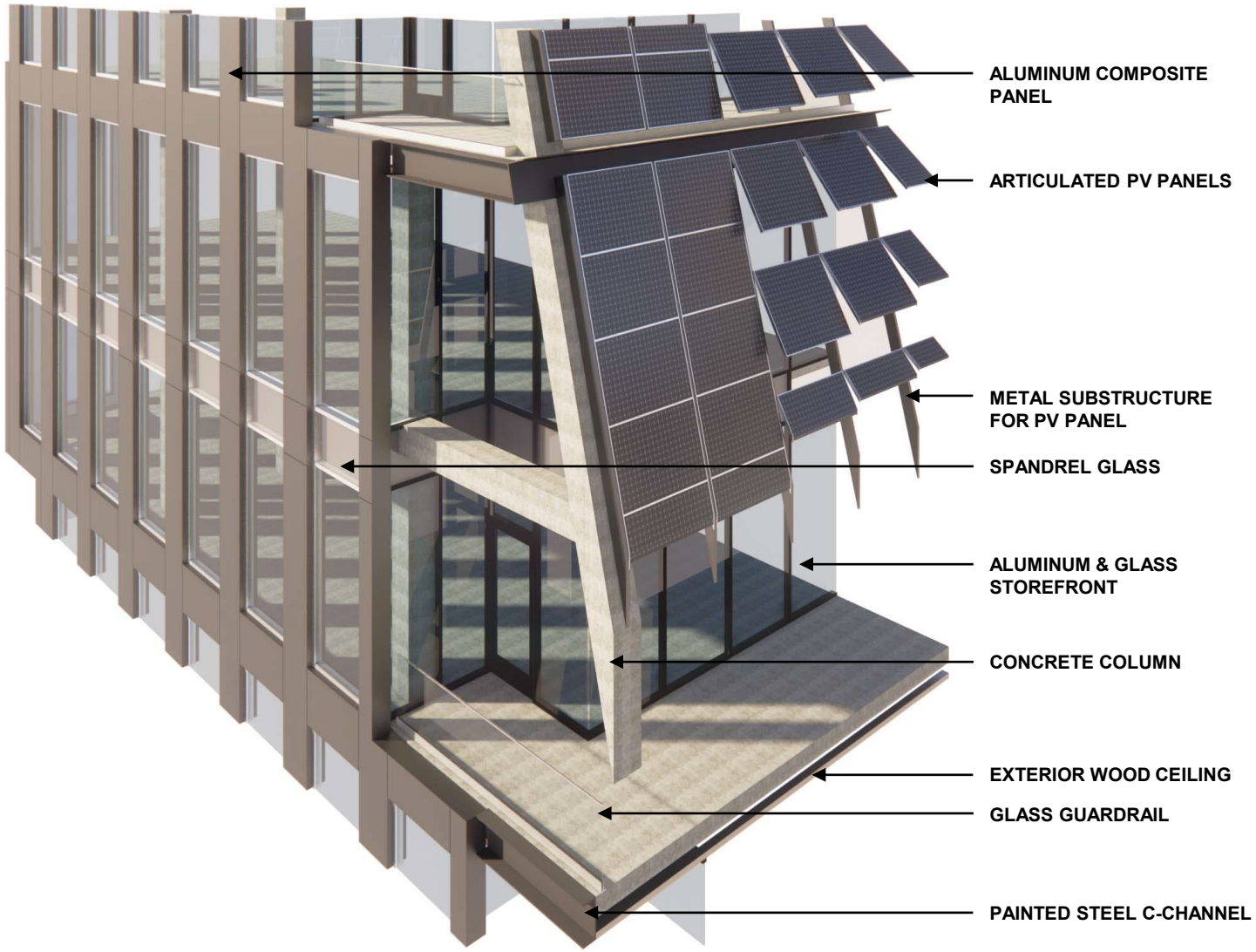
WEST – EAST SECTION LOOKING NORTH

415 NORTH SANGAMON STREET

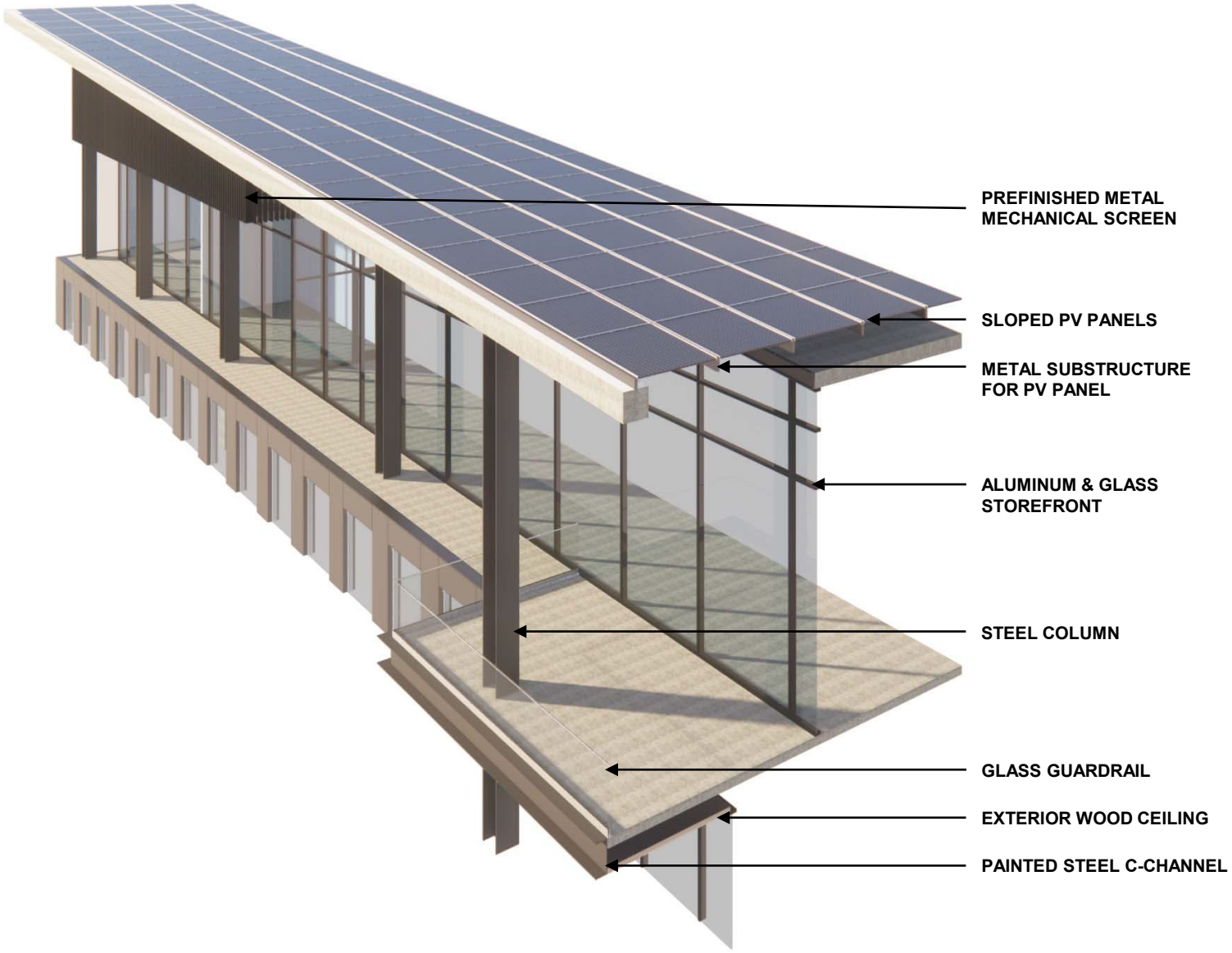
CHARACTER BUILDING FAÇADE SECTION - BASE



415 NORTH SANGAMON STREET
FAÇADE SECTION - MIDDLE



415 NORTH SANGAMON STREET
FAÇADE SECTION - TOP



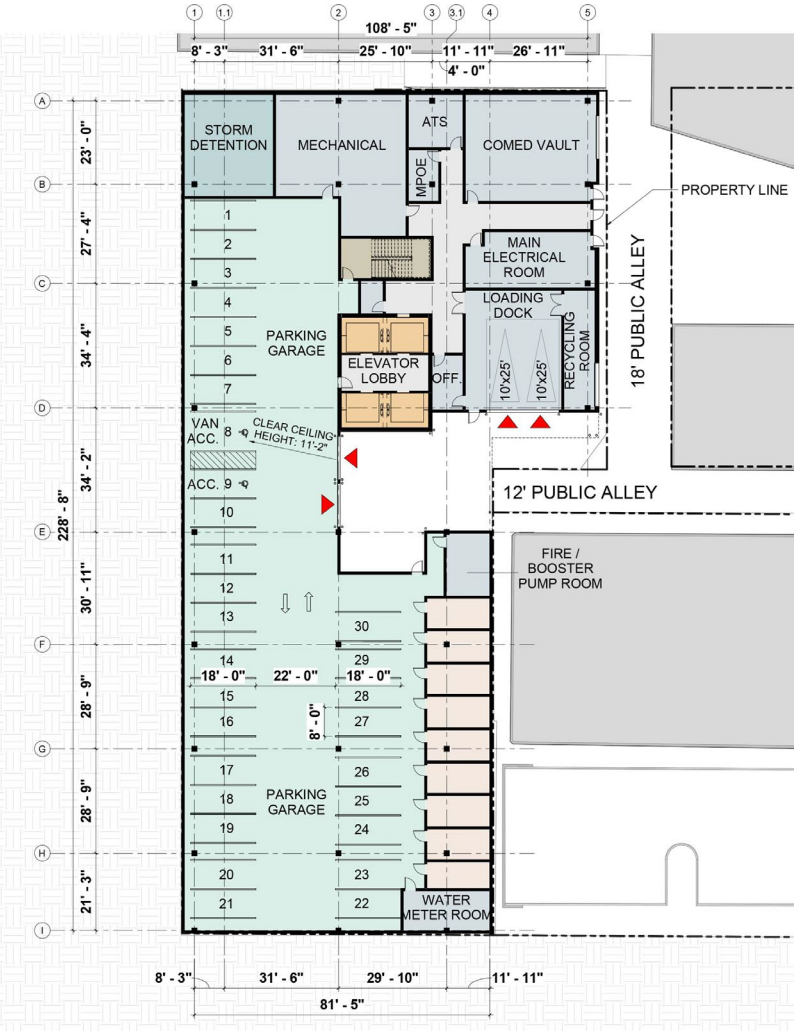
17-8-0904-A:
The project promotes safe and efficient pedestrian, bicyclist & vehicular circulation by allocating all vehicle traffic into private and public alleys.

Adequate bicycle (alternate transportation) and vehicle parking is provided on-site while also respecting the TOD nature of the site.

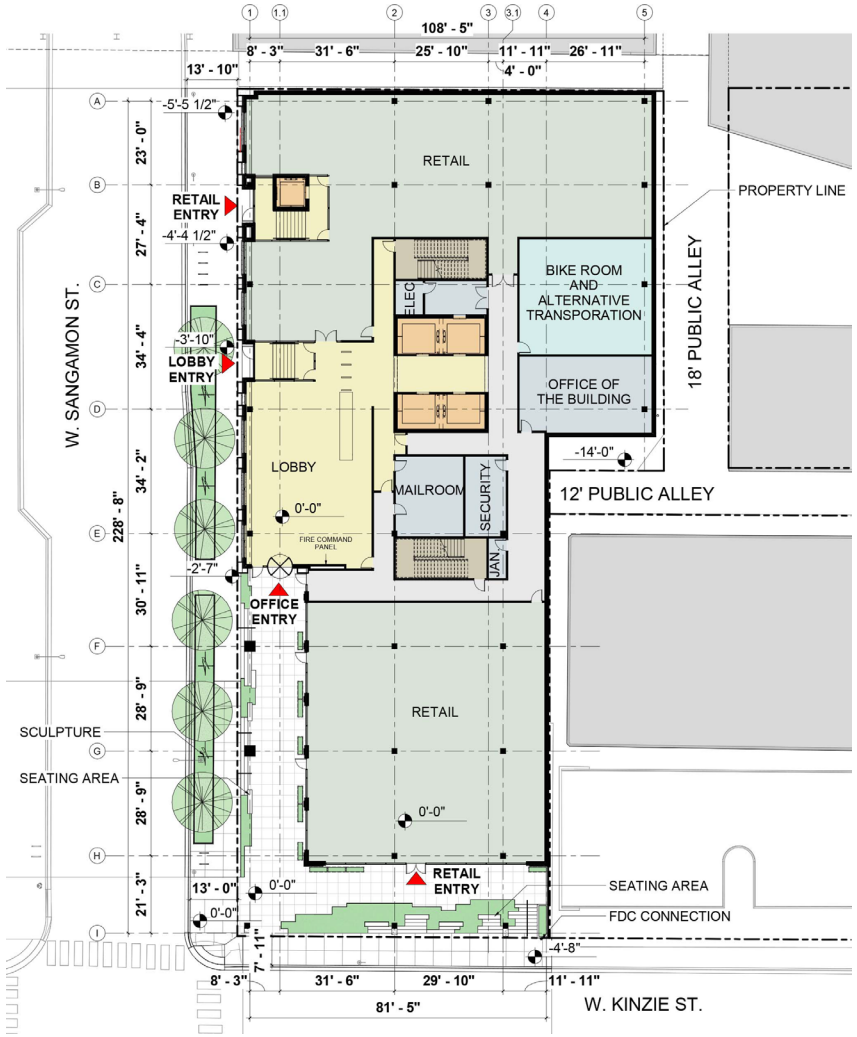
17-8-0904-B:
All streets and sidewalks shall be reconstructed according to CDOT standards.

17-8-0904-C:
Parking should be located behind buildings or to the side of building.

17-8-0904-D:
Vehicle access and service functions should be accessed from alleys in order to diminish conflicts with pedestrian traffic on sidewalks..

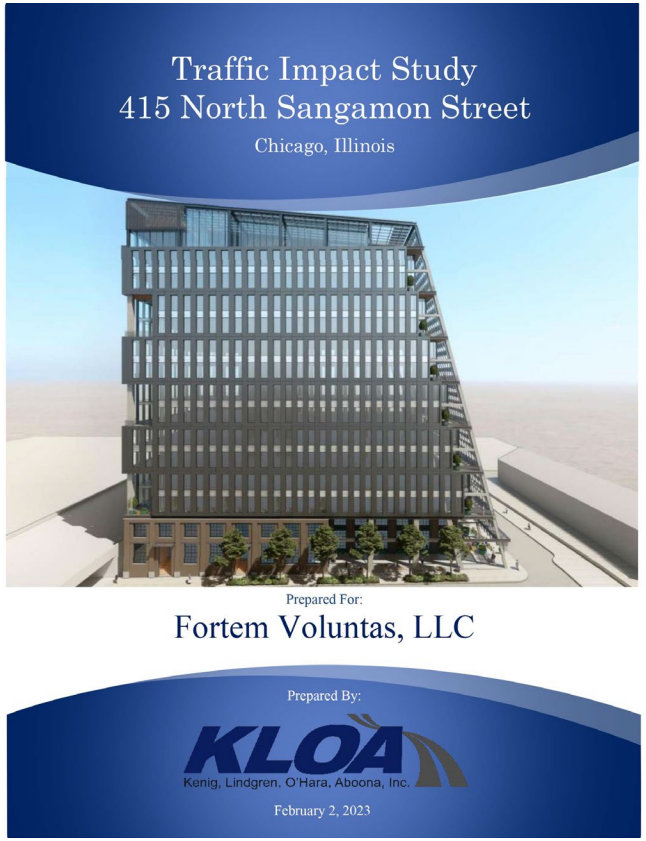


ALLEY LEVEL – LEVEL 1



STREET LEVEL – LEVEL 2

Traffic Study and Recommendations



- Adequate bike racks should be provided near the commercial entrances and within the vicinity of the proposed office lobby.
- Consideration should be given to providing an electric vehicle charging station within the parking garage.
- In coordination with the Divvy Bike Share Program, consideration should be given to providing additional docks to the existing area bike-share stations or to provide new stations in the area.
- Due to its proximity to the Morgan CTA Pink and Green Line station and the Grand CTA Blue Line Station, consideration should be given to providing a CTA transit information kiosk within the proposed office lobby in order to further encourage public transit use.

CDOT
CHICAGO DEPARTMENT OF TRANSPORTATION

415 NORTH SANGAMON STREET
URBAN DESIGN

17-8-0905-A:

Ⓐ **1.** creating safe and attractive walkways and pedestrian routes;

Ⓑ **2.** providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest;

Ⓒ **4.** emphasizing building entries through architecture and design.

17-8-0906-A:

Ⓓ **1.** reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics.

17-8-0906-B:

Ⓔ **4.** As the development pattern of the area permits, buildings on corner sites should be located close to both *street frontages* to help “hold” and give prominence to the corner.

415 NORTH SANGAMON STREET
URBAN DESIGN

A **17-8-0905-B:**
4. Large expanses of blank walls should be avoided, particularly in areas where pedestrian movement is expected.

B **17-8-0906-B:**
4. … Parking areas and driveways should not be located at corners.

C **17-8-0906-D:**
1. Service areas, such as those for dumpsters, loading docks and mechanical equipment, should be located away from the *street* and away from *residential buildings* and entrances.

415 NORTH SANGAMON STREET
URBAN DESIGN

17-8-0905-B:

A **2.** Primary pedestrian entrances should be located at sidewalk level. These entrances should be obvious to pedestrians by forming a significant focal element of the building, and such features should help provide building identity and presence on the *street*.

B **5.** For grade-level retail, a minimum of 60% of the street-facing building *façade* between 2 feet and 8 feet in height should be comprised of clear, non-reflective windows that allow views of indoor commercial space or product display areas

17-8-0906-B:

C **1.** Building orientation and massing should create active "*street* or building walls" lining the sidewalk.

415 NORTH SANGAMON STREET
HARDSCAPE / LANDSCAPE –ORDINANCE ANALYSIS

NORTH SANGAMON STREET

PARKWAY ENHANCEMENTS	
LENGTH (LINEAR FEET)	233 LF
SIDEWALK PLANTING REQUIRED (1 SF PER LF)	233 SF
EXISTING SIDEWALK PLANTING	NONE
SIDEWALK PLANTING PROVIDED	1,269.5 SF
NUMBER OF TREES REQUIRED (1 PER 25’)	9
NUMBER OF TREES PROVIDED	6

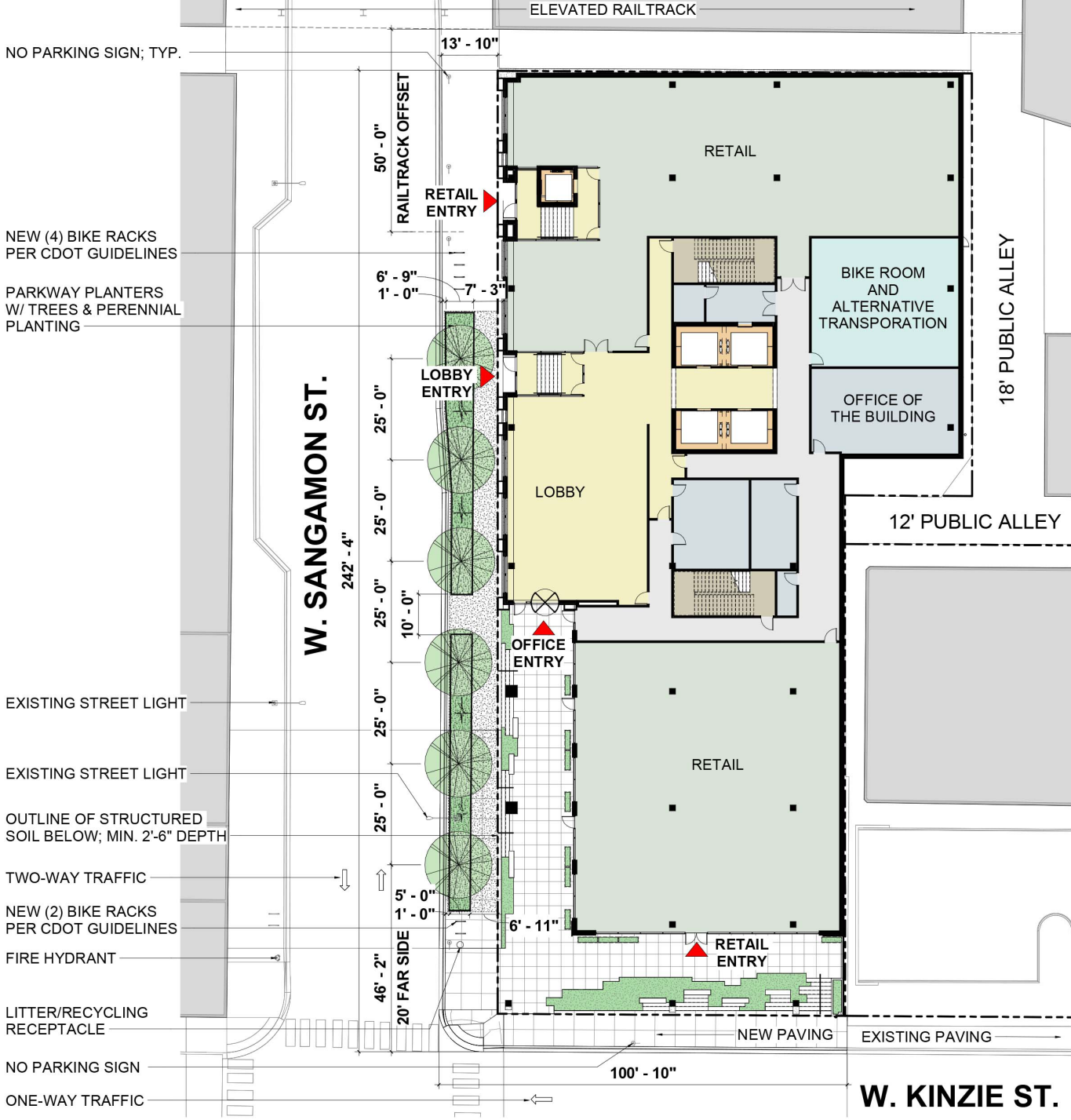
50’ TRAIN OFFSET LIMITS THE # OF TREES POSSSIBLE

WEST KINZIE STREET

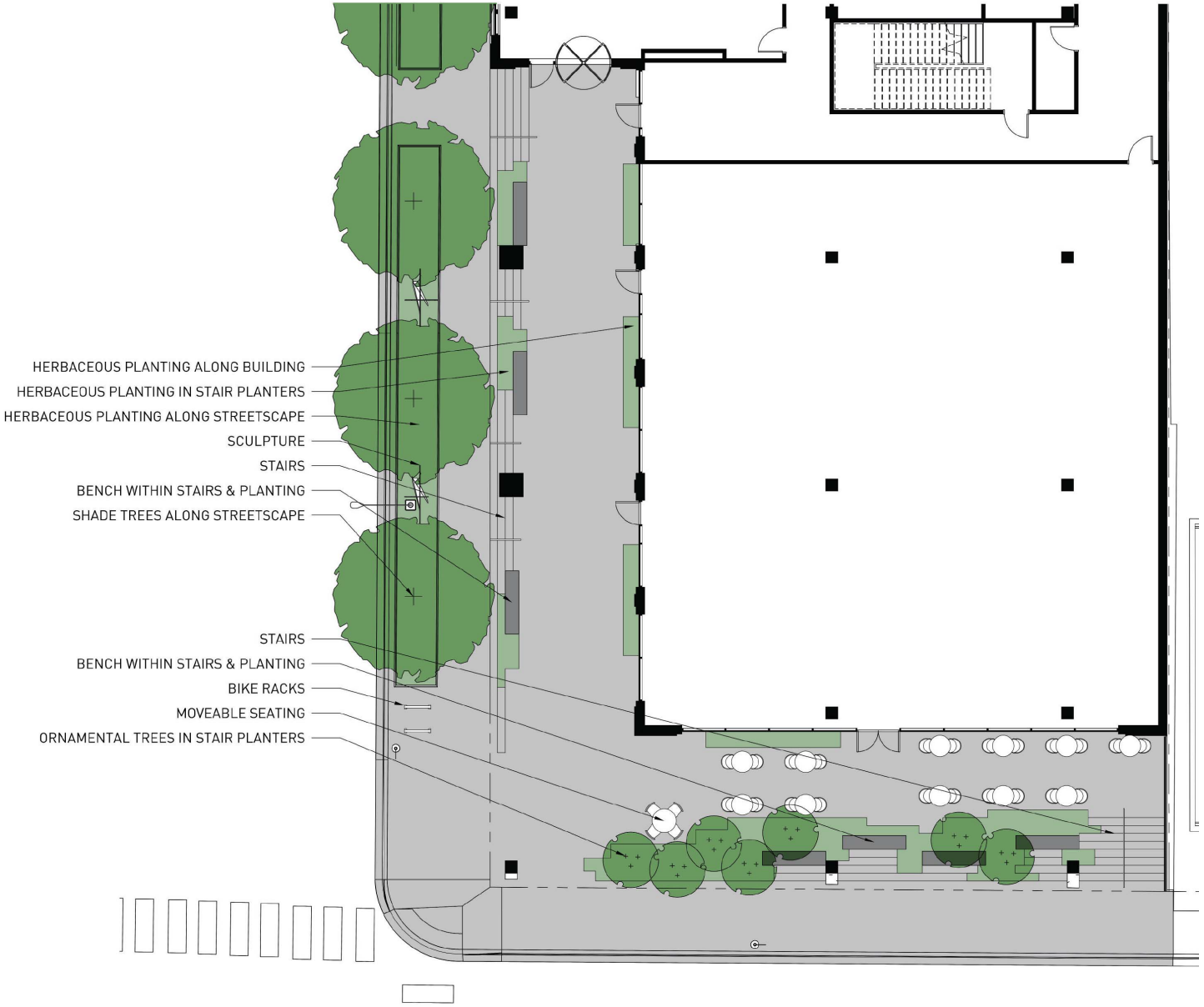
PARKWAY ENHANCEMENTS	
LENGTH (LINEAR FEET)	86 LF
SIDEWALK PLANTING REQUIRED (1 SF PER LF)	86 SF
EXISTING SIDEWALK PLANTING	NONE
SIDEWALK PLANTING PROVIDED	NONE
NUMBER OF TREES REQUIRED (1 PER 25’)	4
NUMBER OF TREES PROVIDED	0

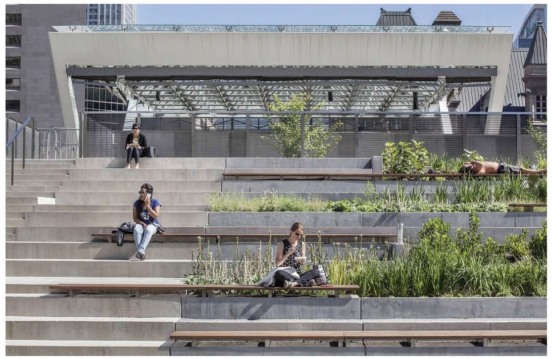
KINZIE < 9’ WIDE SO NO PLANTING OR TREES REQUIRED

- **Parkway Trees:** One shade tree, (min 4" caliper), will be provided for every 25 linear feet of right-of-way frontage. Train offsets, and near and far side intersection offset requirements will be honored, and trees will be spaced appropriately from walks, curbs, utilities and other parkway structures. Trees will be branched up to 7 feet high.
- Each tree will have adequate soil volume to meet the requirement inn Category “4.3 Tree Planting” of the Chicago Sustainable Development Policy.
- **Parkway Plantings:** Continuous, open parkway planters with perennial planting will be provided along Sangamon with minimum 1 square foot of planting per linear foot of right-of-way.
- **Growing medium:** 3’-0” minimum depth of growing medium to be provided in continuous parkway planters.
- **Maintenance:** All landscaping to be watered, maintained and replaced as outlined in the Guide to the Chicago Landscape Ordinance for the life of the project.
- Additional landscape areas will be provided on private property along Kinzie and Sangamon to enhance the public way and increase the amount of green space, see following slides.



415 NORTH SANGAMON STREET
HARDSCAPE / LANDSCAPE - DESIGN CONCEPT





BENCHMARK IMAGES

415 NORTH SANGAMON STREET
PLANT LIST & IMAGES

SHADE TREES

London Planetree

Swamp White Oak

Ginkgo biloba

ORNAMENTAL TREE

American Hornbeam

SHRUBS

Black Chokeberry

Dwarf Bush Honeysuckle

PERENNIALS

Rozanne Geranium

Japanese Forest Grass

415 NORTH SANGAMON STREET
PLANT LIST & IMAGES

PERENNIALS

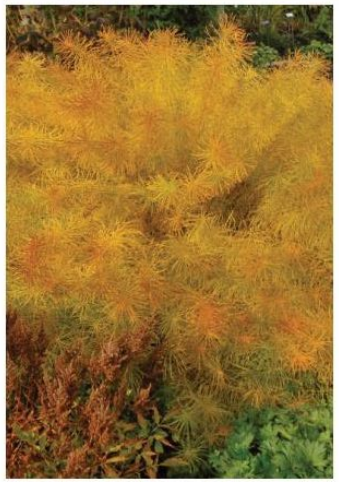
Eastern Shooting Star

Autumn Moor Grass

Variegated Solomon's Seal

Montrose White Calamint

PERENNIALS


Butterscotch Blue Star

Purple Dome Aster

Prairie Dropseed

Eastern Bee Balm

415 NORTH SANGAMON STREET
MATERIALS SAMPLES

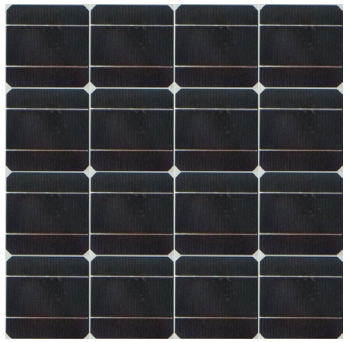
1 DARK BROWN BRICK

2 BROWN MEDIUM RANGE BRICK

3 SALVAGED TIMBER MATERIAL

4 LIMESTONE

5 GREY ALUM. COMPOSITE PANEL



6 PV PANEL

7 PAINTED METAL C-CHANNEL

8 CLEAR VISION GLASS

9 VISION GLASS

415 NORTH SANGAMON STREET
SUSTAINABLE DEVELOPMENT POLICY

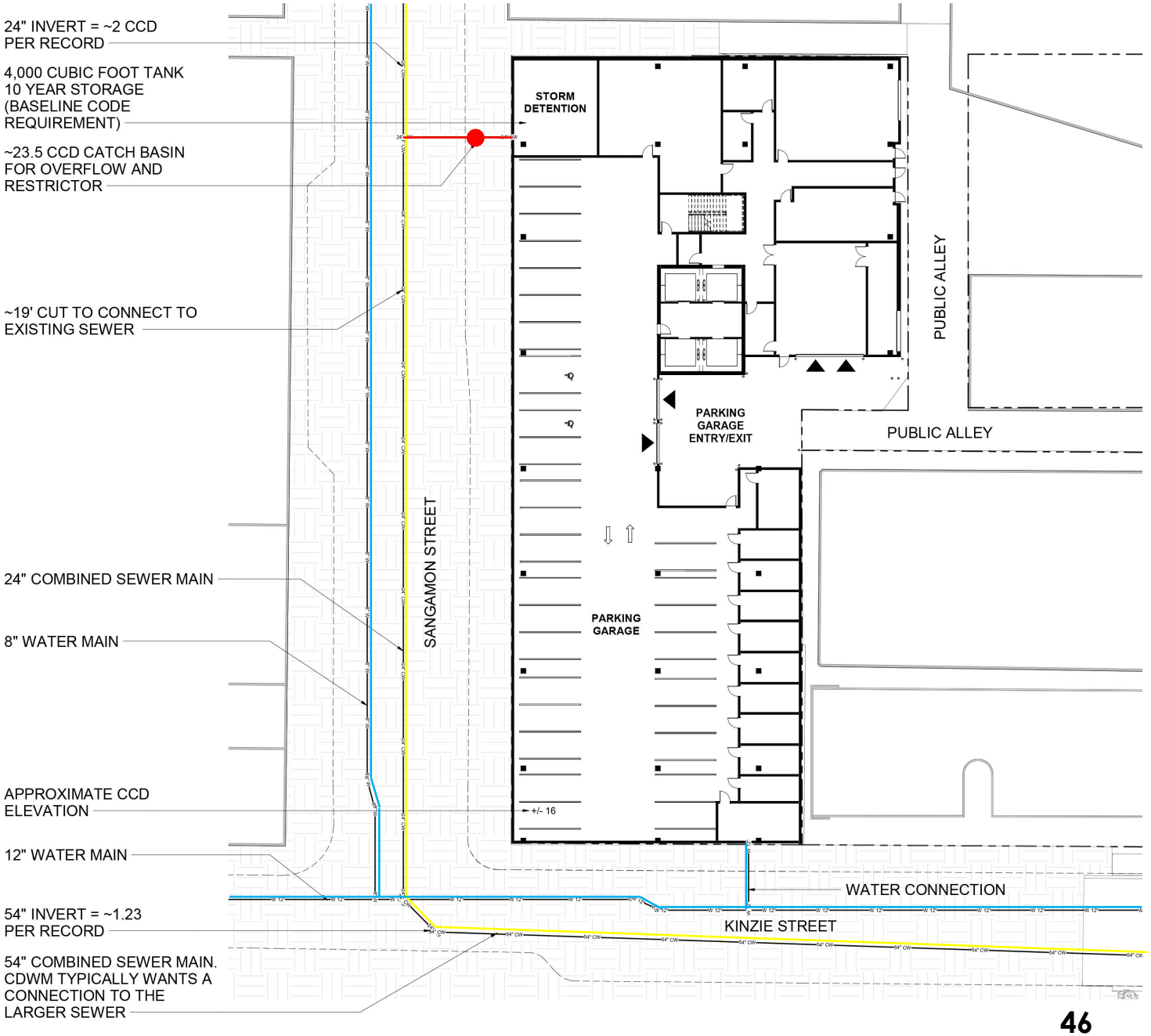
Exeed Energy Code (40%)	50 points
Onsite Reneable Energy (5%)	20 points
Tree Planting	5 points
Indoor Water Use Reduction (25%)	10 points
Bike Parking Commercial & Industrial	5 points
EV Charging Station	10 points
TOTAL	100 points

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

415 NORTH SANGAMON STREET
STORMWATER MANAGEMENT ORDINANCE COMPLICE

- COMPLETED MEETING WITH DOB STORMWATER REVIEWER ON 09/02/2022
- PROJECT WILL PROVIDE STORMWATER MANAGEMENT AS A REGULATED DEVELOPMENT IN COMPLIANCE WITH CITY OF CHICAGO STORMWATER ORDINANCE
- ANTICIPATED CAST IN PLACE DETENTION TANK IN THE LOWER LEVEL WILL BE PROVIDED
- ANTICIPATED SEWER CONNECTION TO THE EXISTING 24” COMBINED SEWER MAIN IN SANGAMON



Community & Economic Benefits

Community Considerations

- Provided vibrant streetscape planting along Sangamon where no landscape/streetscape improvements currently exist.
- Increased pedestrian safety with an expanded curb at Kinzie and Sangamon, also creating sheltered Sangamon parking.
- Enhanced the public realm with publicly available private open space including enhanced landscaping, seating, lighting and public art.
- Preserved & repaired an FMID designated character building façade.
- Significantly exceeded car & bicycle parking requirements.

Overall Economic Impact

Neighborhood Opportunity Bonus Fund Payment:	**$ 2,426,151.60**
Industrial Conversion Fee:	**$ 284,677.75**
Projected Real Estate Taxes:	**$ 2,793,380.00**
MBE/WBE Participation Goal:	**26% / 6%**
Total project cost:	**$ 170 Million approx.**
Estimated construction jobs created:	**325-350**
Estimated permanent jobs created:	**833**

DPD Recommendations

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

- Promotes economically beneficial development patterns in the existing community (17-8-0103);
- Maintains consistency with plans adopted by the Plan Commission, including FMID (17-8-0903);
- Encourages the protection and conservation of natural resources and employs high-quality design via several high-performance, sustainable strategies (17-8-0106).