



CHICAGO PLAN COMMISSION

415 North Sangamon Street – Planned Development

Fulton Market / 27 Ward/ Alderman Walter Burnett Jr.

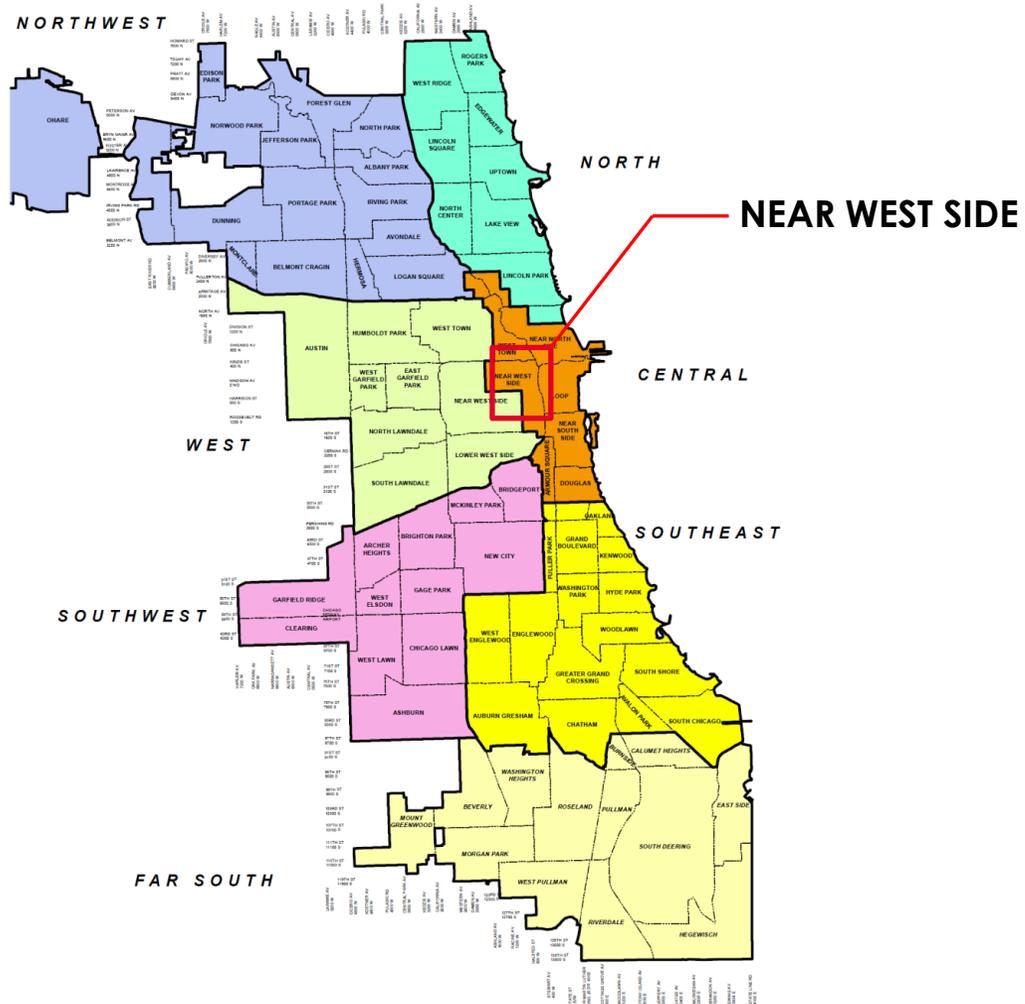
Developer Fortem Voluntas

Architect Eckenhoff Saunders Architects / The Miller Hull Partnership

Attorney DLA Piper

02/16/2023

Community Area Snap Shot

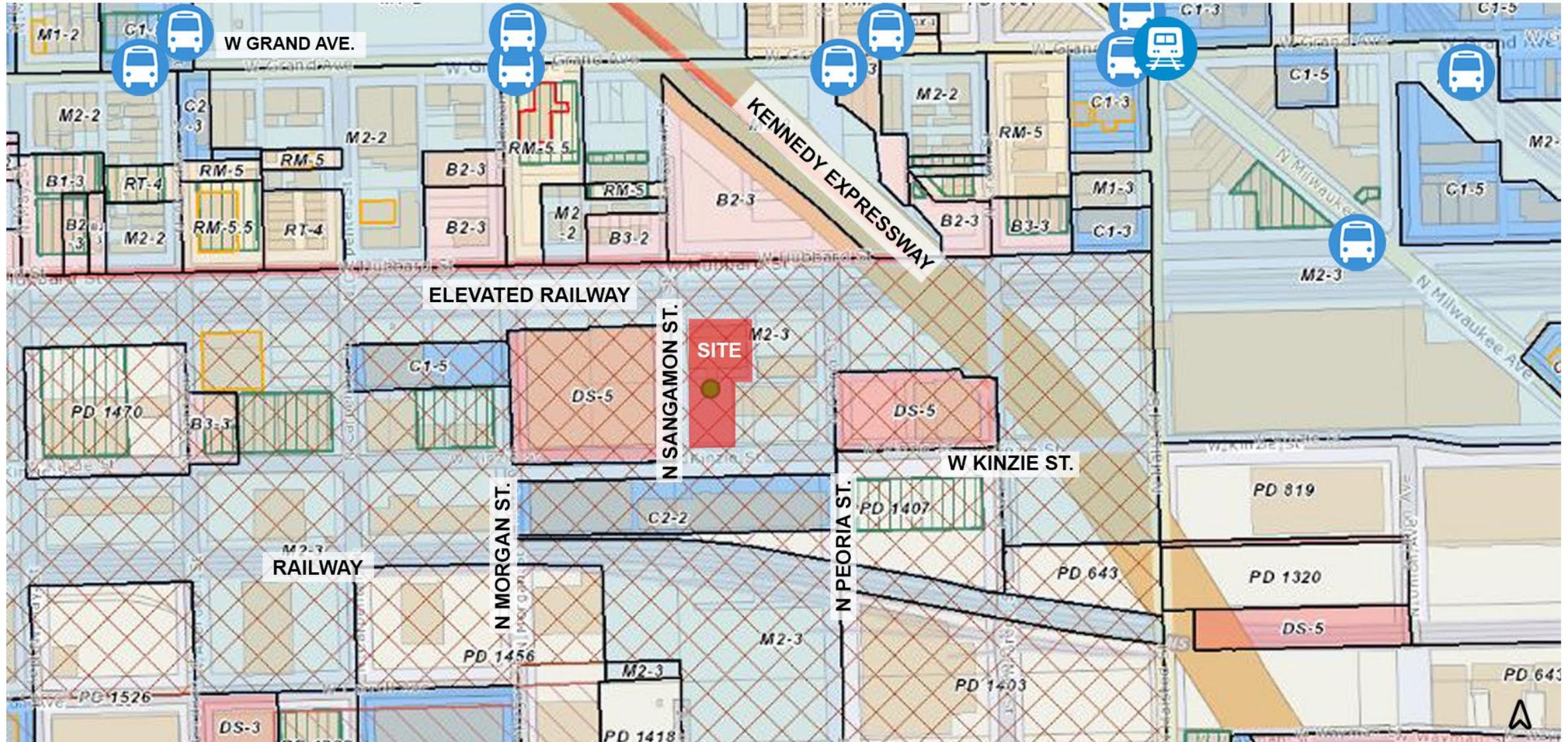


DEMOGRAPHIC DATA FOR NEAR WEST SIDE:

- 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

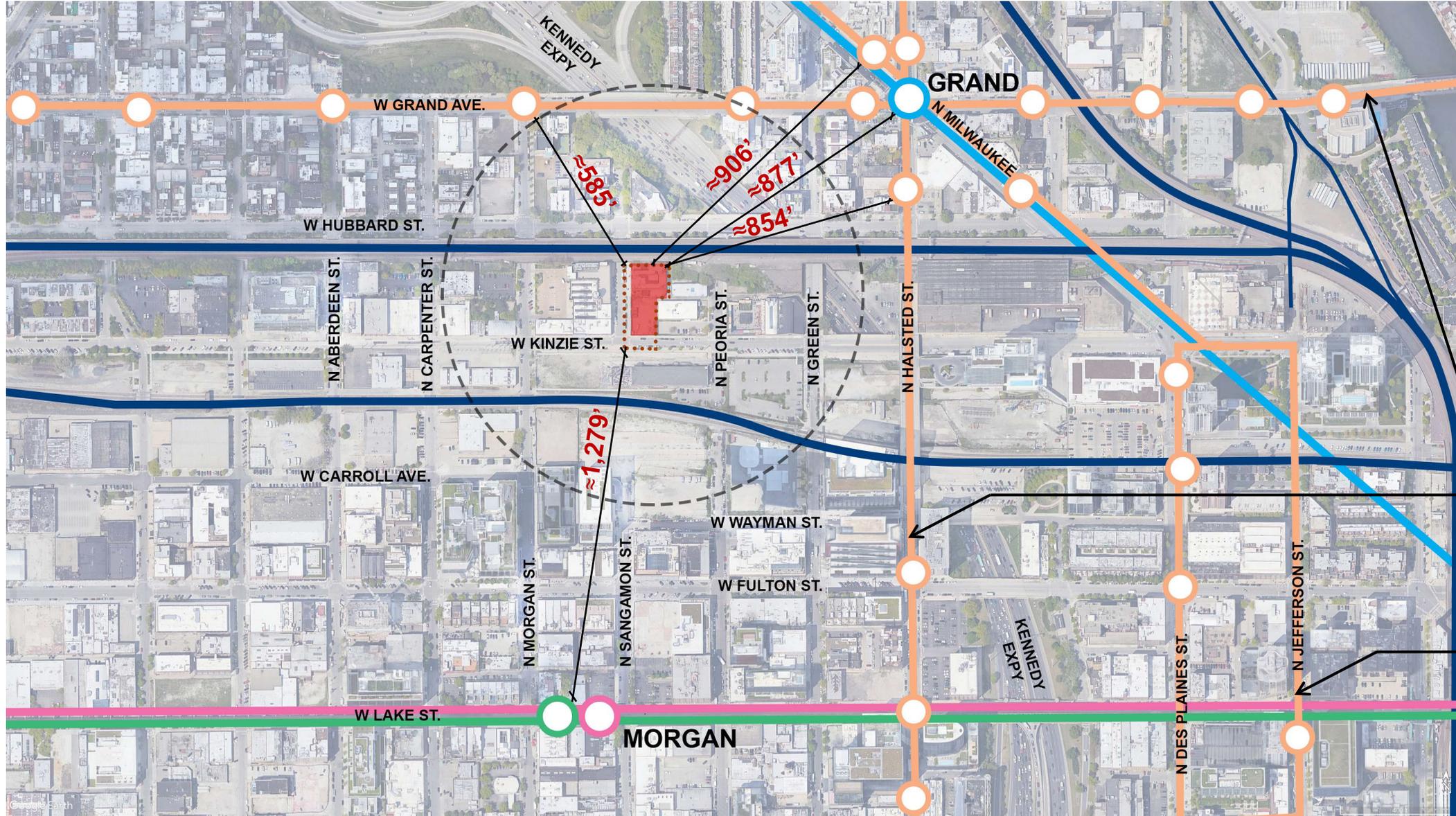
-  CTA STATION
-  CTA BUS STOPS
-  RESTAURANT / BREWERY

-  HOTEL
-  PARKING GARAGE / PARKING LOT
-  GROCERY

-  BEAUTY SALON / BARBER SHOP
-  SCHOOL
-  THIS SITE UNDER CONSTRUCTION



415 NORTH SANGAMON STREET TRANSIT PROXIMITY



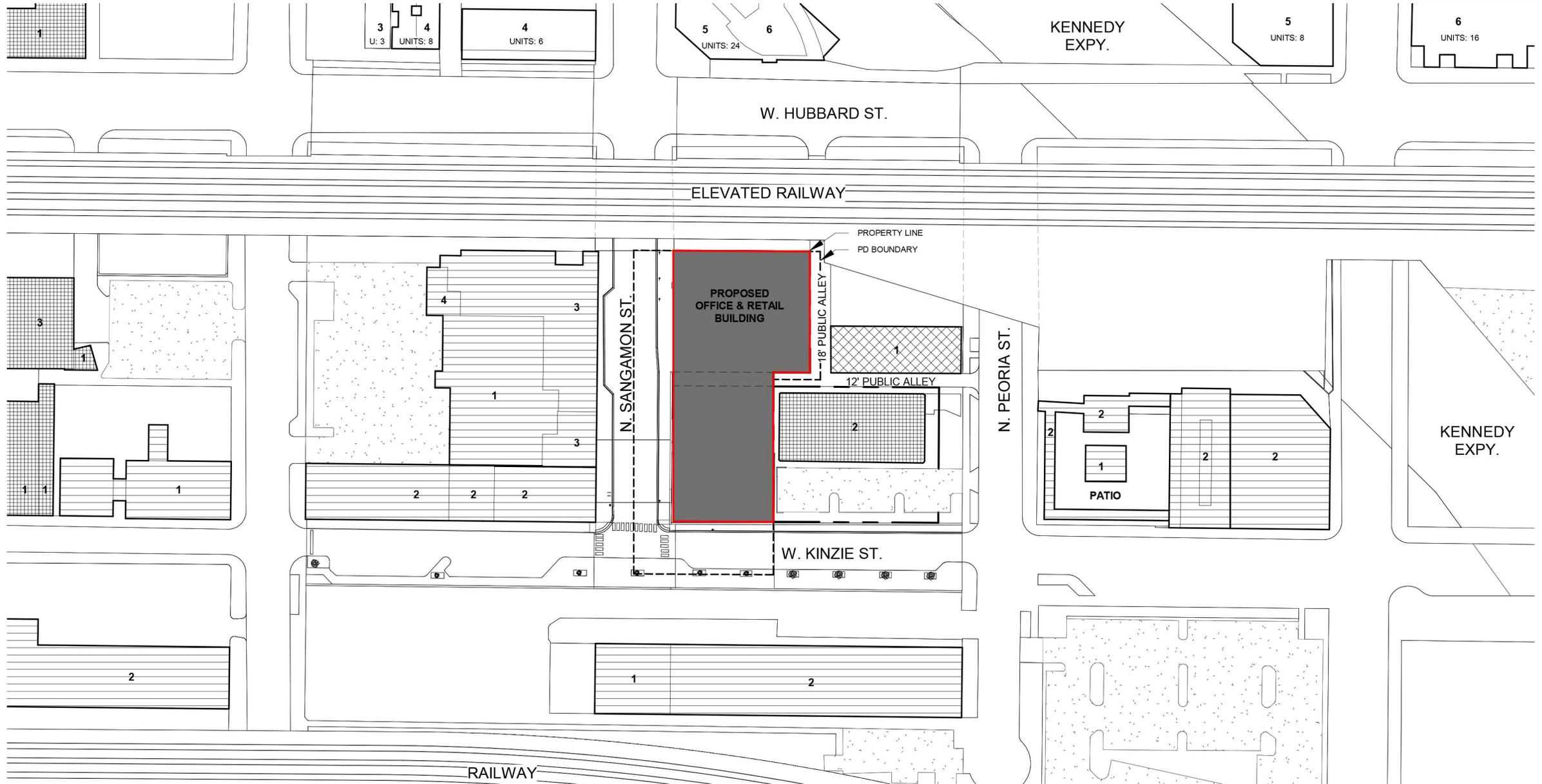
- SITE
- PD BOUNDARY
- CTA BUS STOP
- CTA TRAIN STATION
- BUS ROUTE
- BLUE LINE ROUTE
- PINK LINE ROUTE
- GREEN LINE ROUTE
- METRA ROUTE
- FIVE MINUTES WALKING RADIUS

The dimensions have been measured in straight lines from the public transit point to the closest line of the PD boundary.

- BUS ROUTE 65**
- BUS ROUTE 8**
- BUS ROUTE 56**



415 N SANGAMON STREET
EXISTING USE LAND



OFFICE	COMMERCIAL	WAREHOUSE	RESIDENTIAL	PARKING LOT	PD PROPERTY
# - BUILDING HEIGHT - NUMBER OF STORIES					
UNITS - RESIDENTIAL TOTAL UNIT COUNT					

415 NORTH SANGAMON STREET
AERIAL VIEW - LOOKING SOUTHEAST

415 SANGAMON BUILDING
FUTURE DEVELOPMENTS

PD 1426
≈519' MAX.

NOMA NORTH
≈625'

NOMA SOUTH
≈326'

NOMA SOUTH
≈487'

NOMA SOUTH
≈270'

352 N UNION
≈410'

415 N SANGAMON
260'

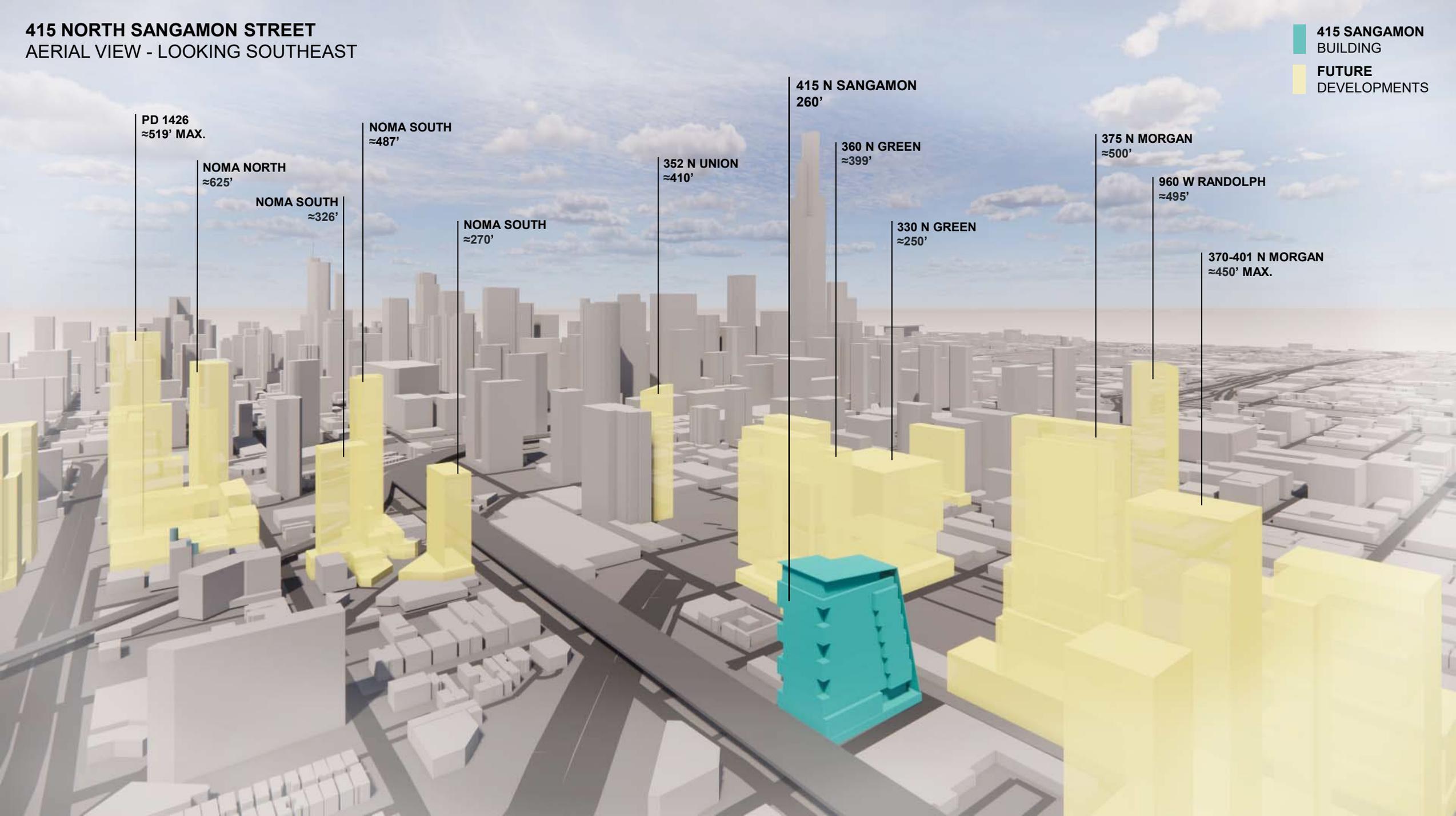
360 N GREEN
≈399'

330 N GREEN
≈250'

375 N MORGAN
≈500'

960 W RANDOLPH
≈495'

370-401 N MORGAN
≈450' MAX.



415 NORTH SANGAMON STREET
AERIAL VIEW - LOOKING SOUTHWEST

415 SANGAMON BUILDING
FUTURE DEVELOPMENTS

330 N GREEN
≈250'

960 W RANDOLPH
≈495'

360 N GREEN
≈399'

415 N SANGAMON
260'

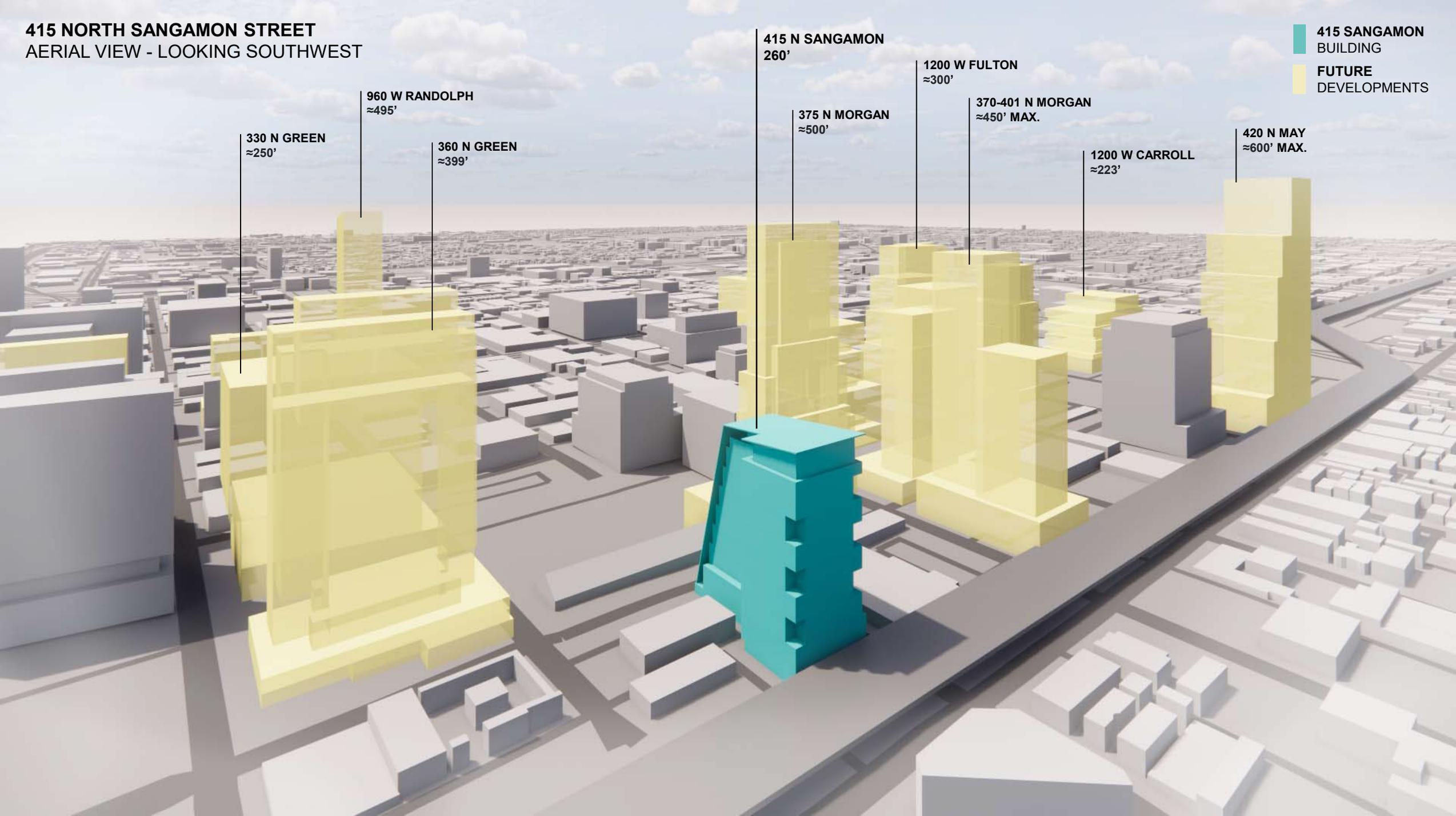
375 N MORGAN
≈500'

1200 W FULTON
≈300'

370-401 N MORGAN
≈450' MAX.

1200 W CARROLL
≈223'

420 N MAY
≈600' MAX.



415 NORTH SANGAMON STREET
AERIAL VIEW - LOOKING NORTHWEST

415 SANGAMON BUILDING
FUTURE DEVELOPMENTS

1200 W CARROLL
≈223'

315 N WAY
≈369'

1200 W FULTON
≈300'

420 N MAY
≈600' MAX.

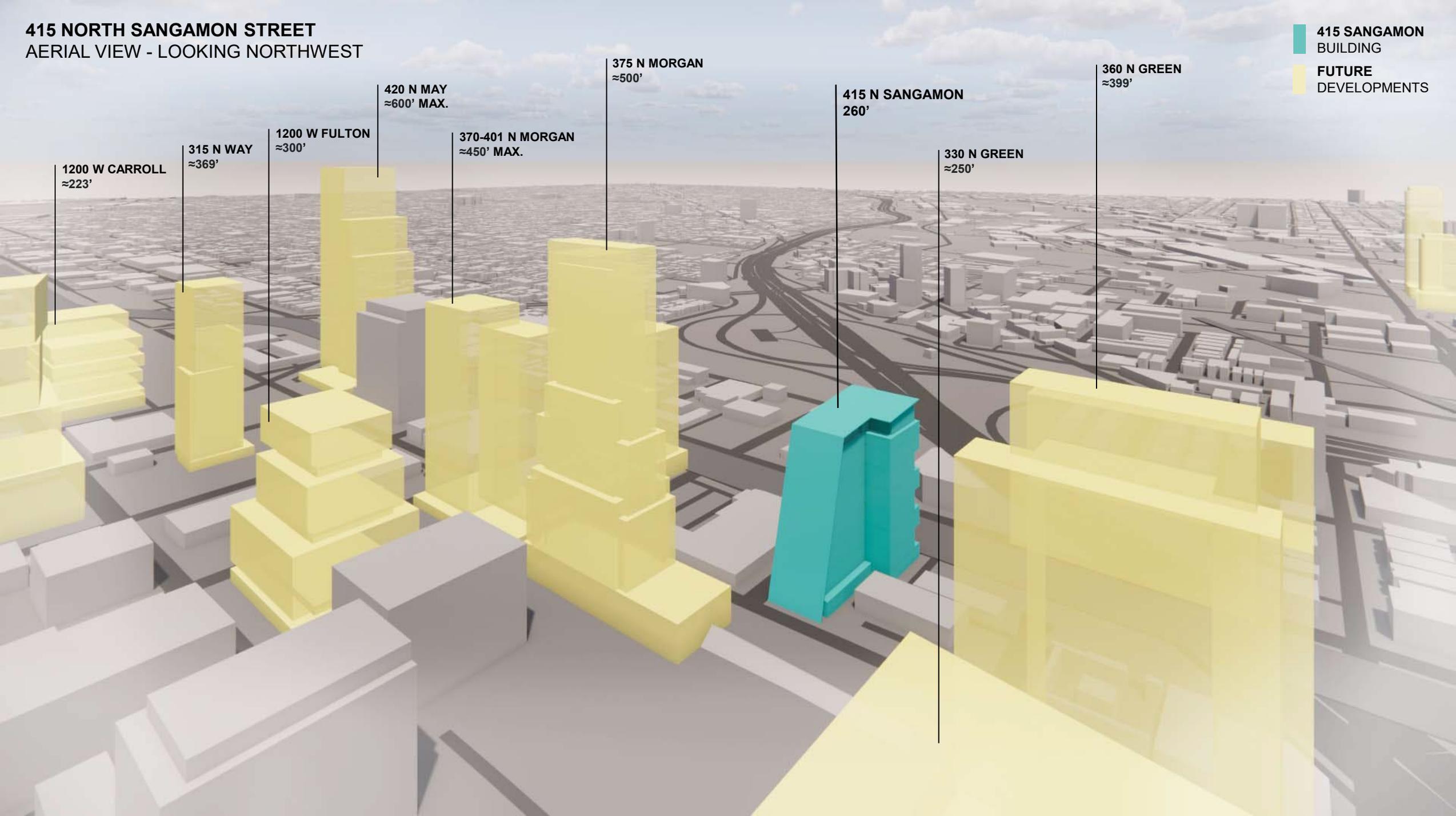
370-401 N MORGAN
≈450' MAX.

375 N MORGAN
≈500'

415 N SANGAMON
260'

330 N GREEN
≈250'

360 N GREEN
≈399'



415 NORTH SANGAMON STREET
AERIAL VIEW - LOOKING NORTHEAST

415 SANGAMON BUILDING
FUTURE DEVELOPMENTS

370-401 N MORGAN
≈450' MAX.

375 N MORGAN
≈500'

415 N SANGAMON
260'

Bally's Casino
≈497'

360 N GREEN
≈399'

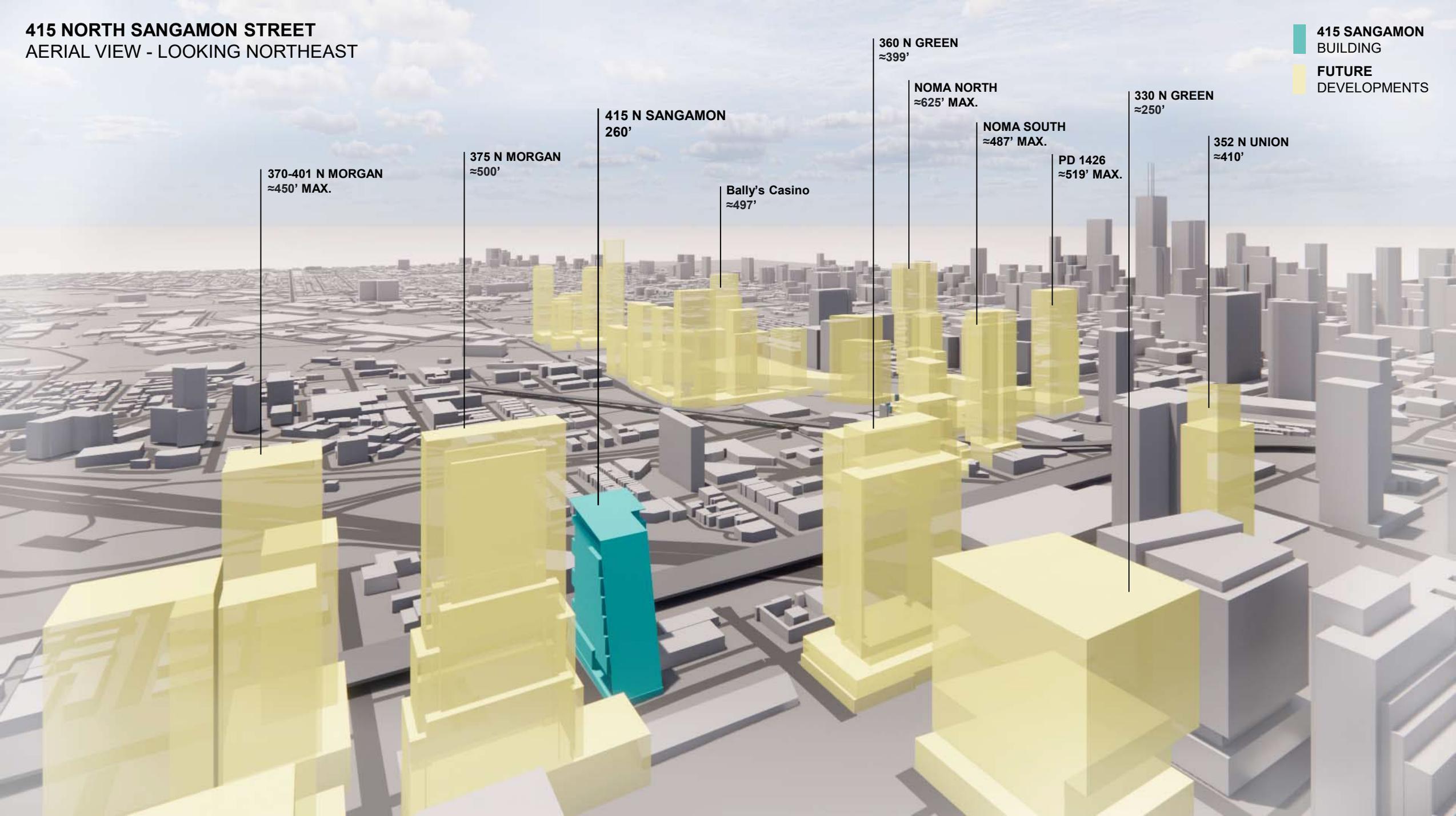
NOMA NORTH
≈625' MAX.

NOMA SOUTH
≈487' MAX.

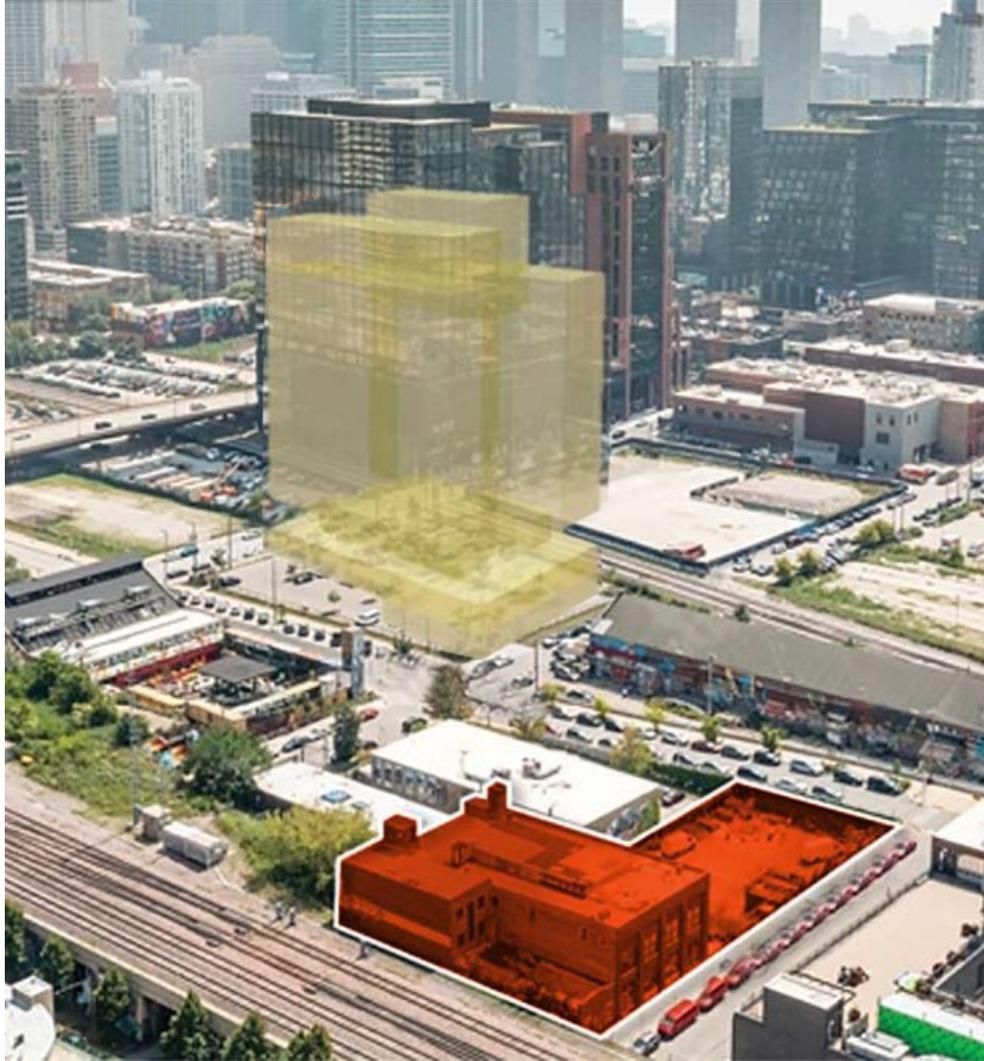
PD 1426
≈519' MAX.

330 N GREEN
≈250'

352 N UNION
≈410'



415 NORTH SANGAMON STREET
EXISTING CONTEXT

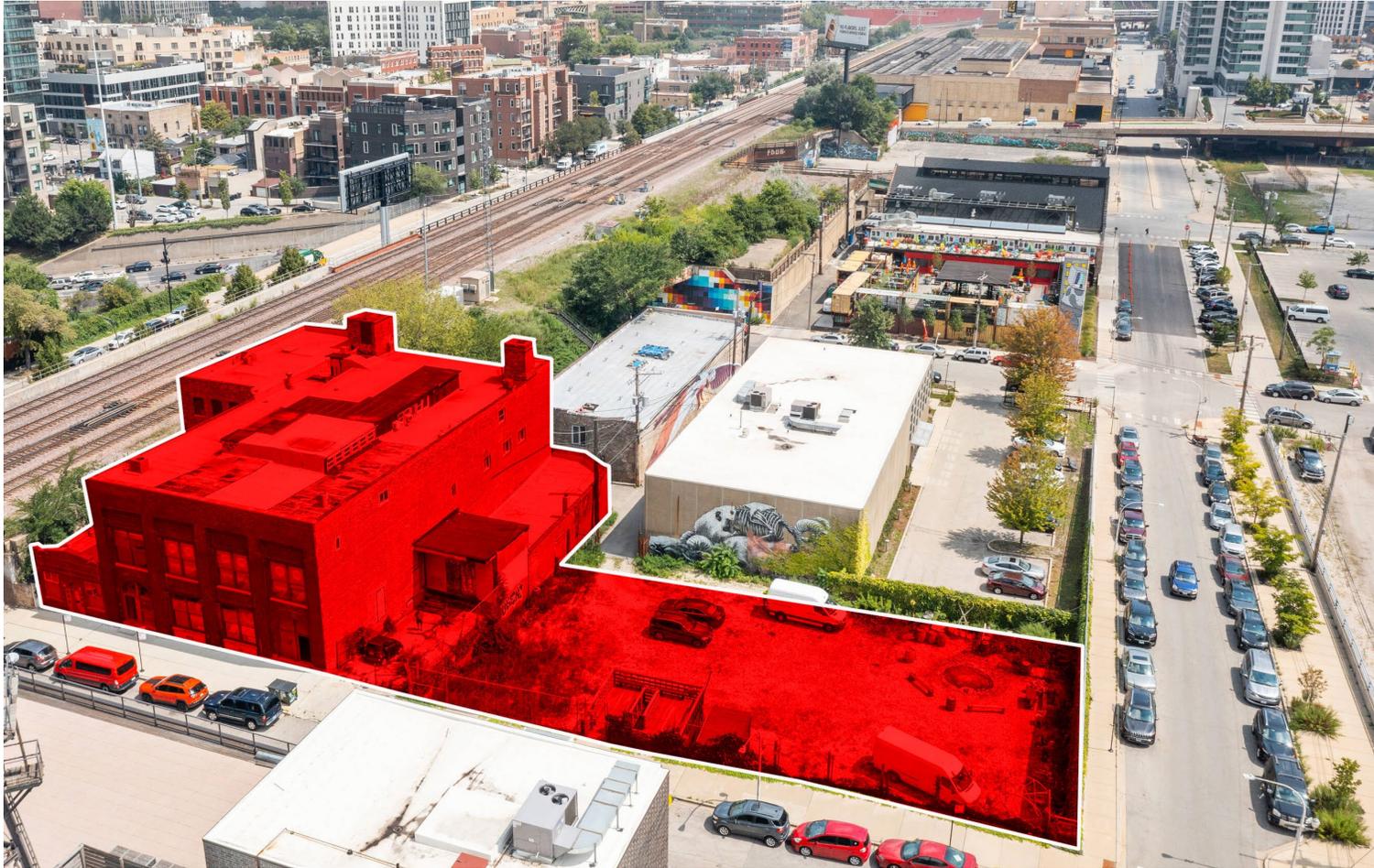


VIEW FROM NORTHWEST

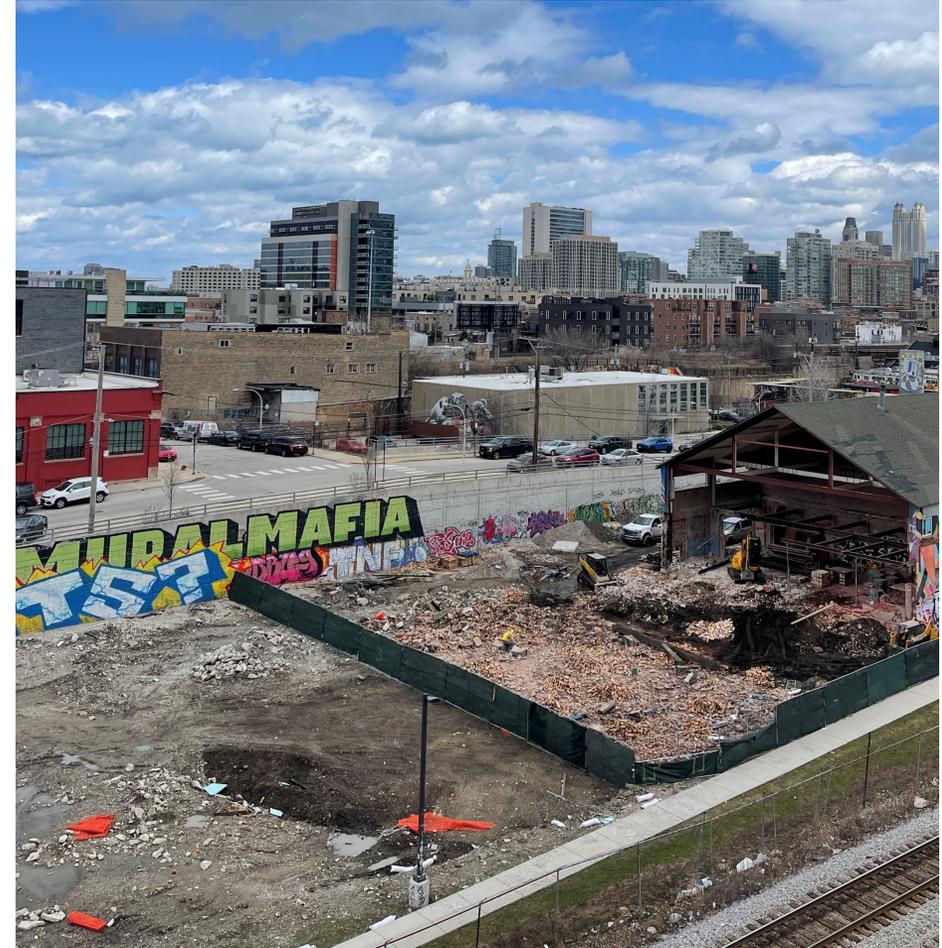


AERIAL VIEW

**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



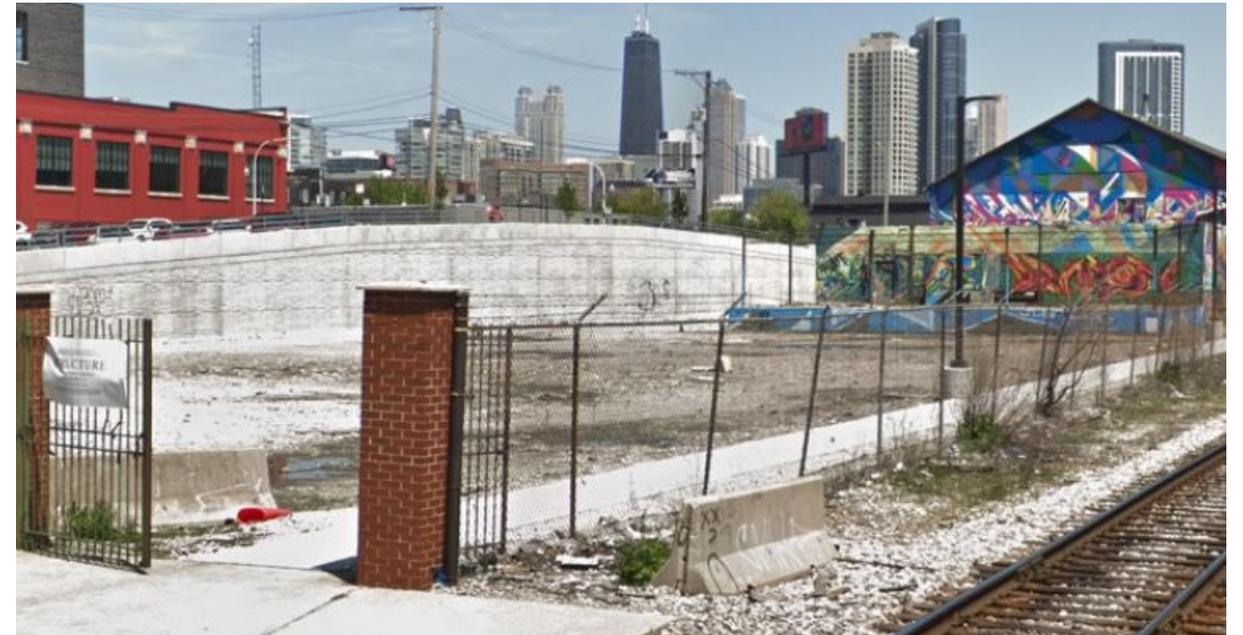
WEST ON KINZIE



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

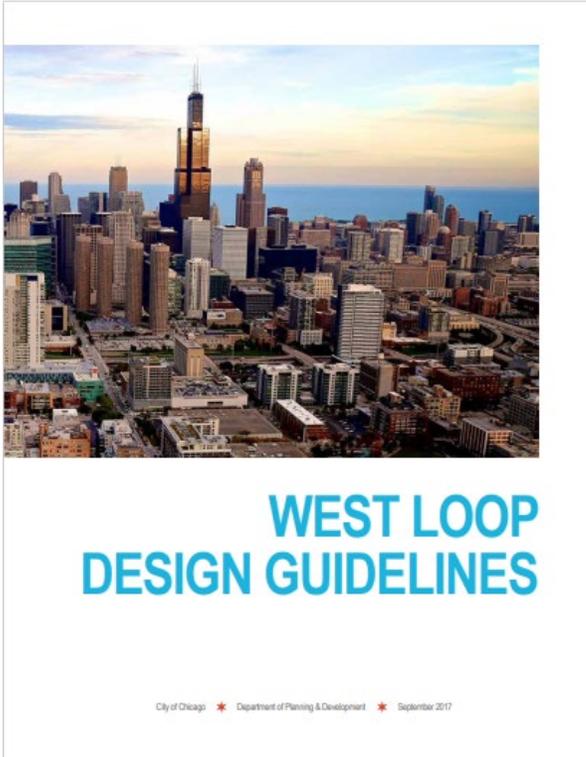
Pedestrian Context

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.

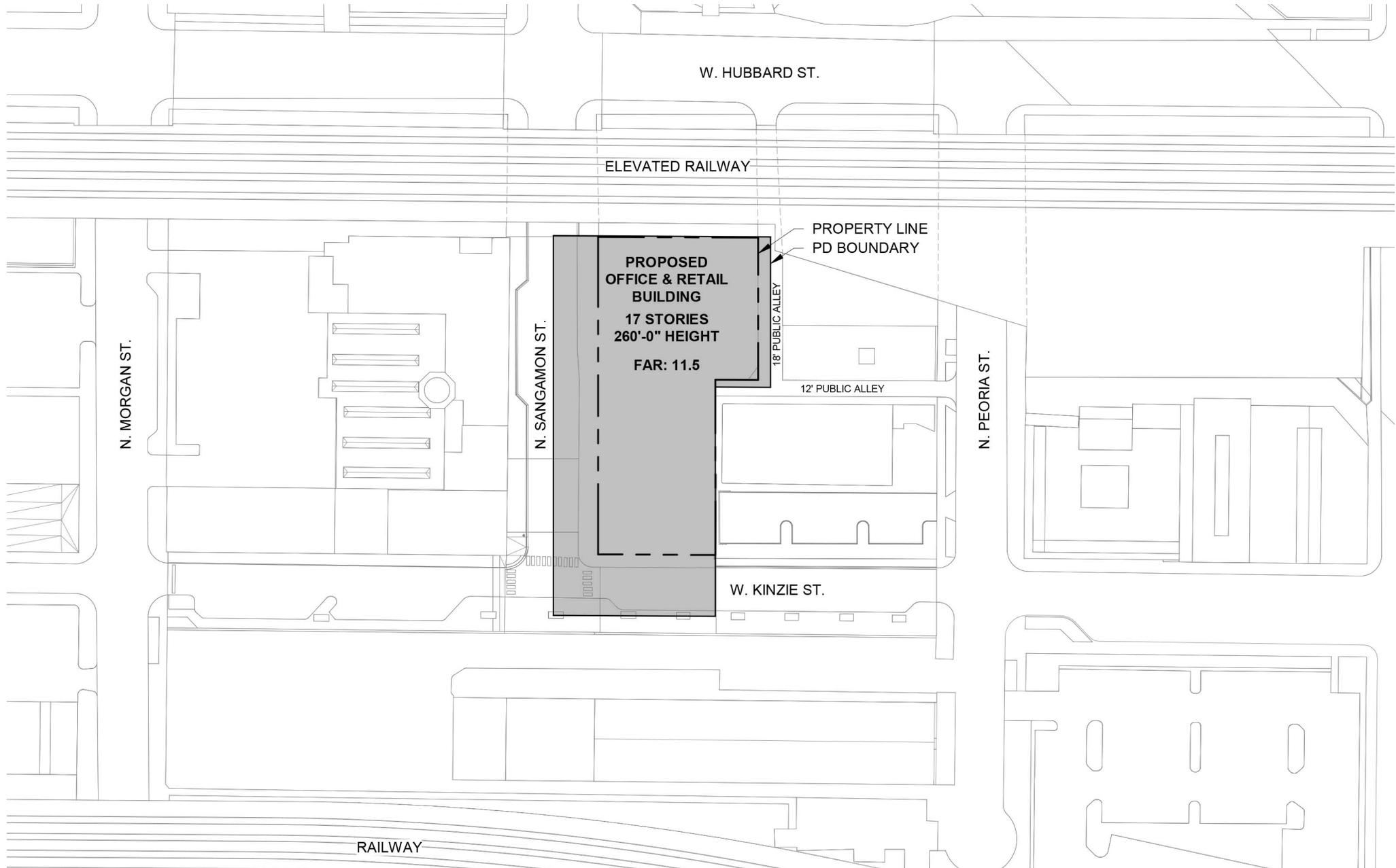
Project Timeline + Community Outreach

- Planned Development Filed: September 21, 2022
- Community Meeting Schedule:
 - 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

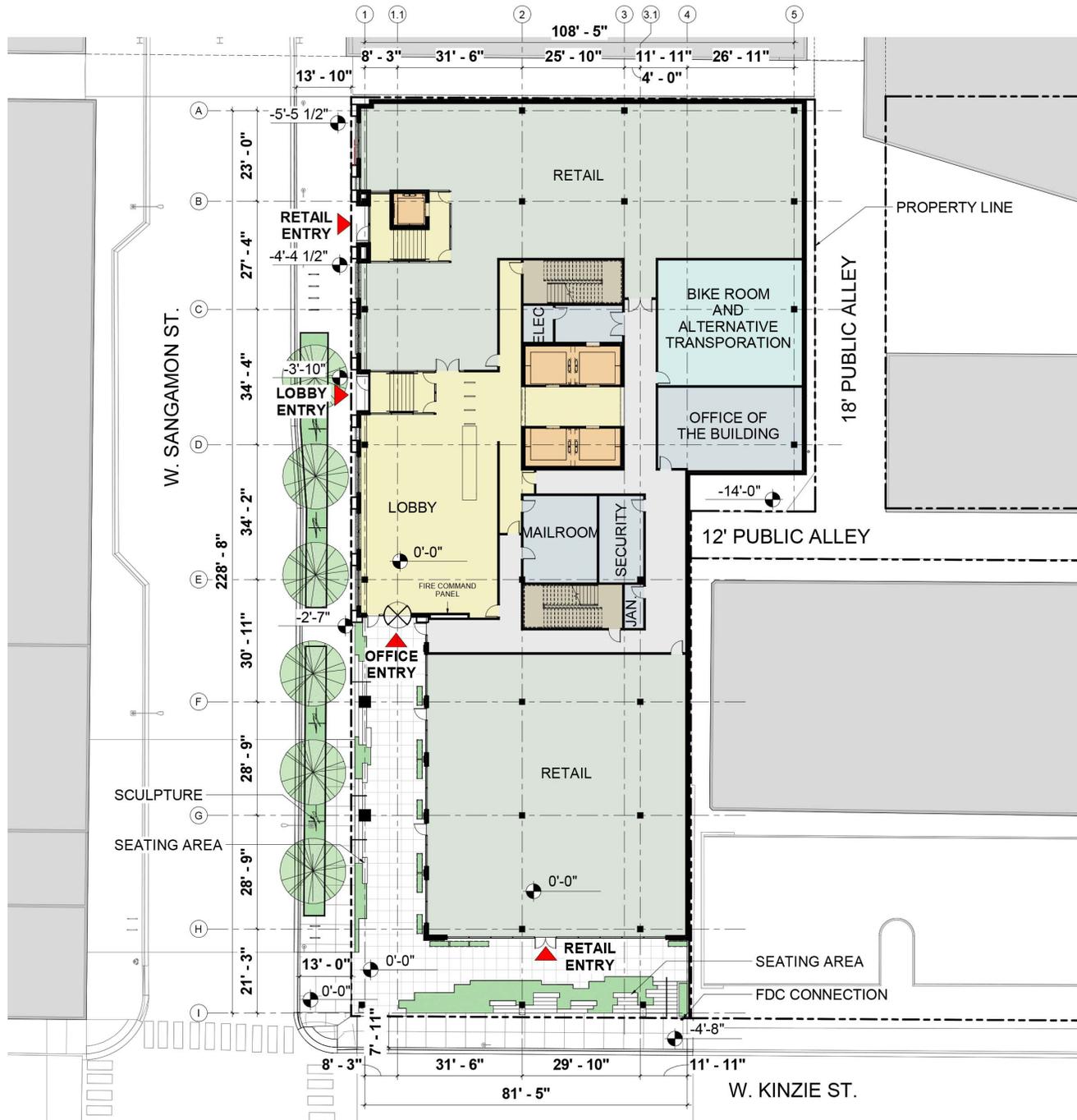


PARKING COUNT:
REQUIRED PARKING: 0
 ACCESSIBLE VAN PARKING SPACE: 1
 ACCESSIBLE PARKING SPACE: 1
 PARKING SPACES: 28
TOTAL PARKING SPACES: 30

NOTE: ALL SPACES EV or EV READY



415 NORTH SANGAMON STREET
STREET LEVEL – LEVEL 2

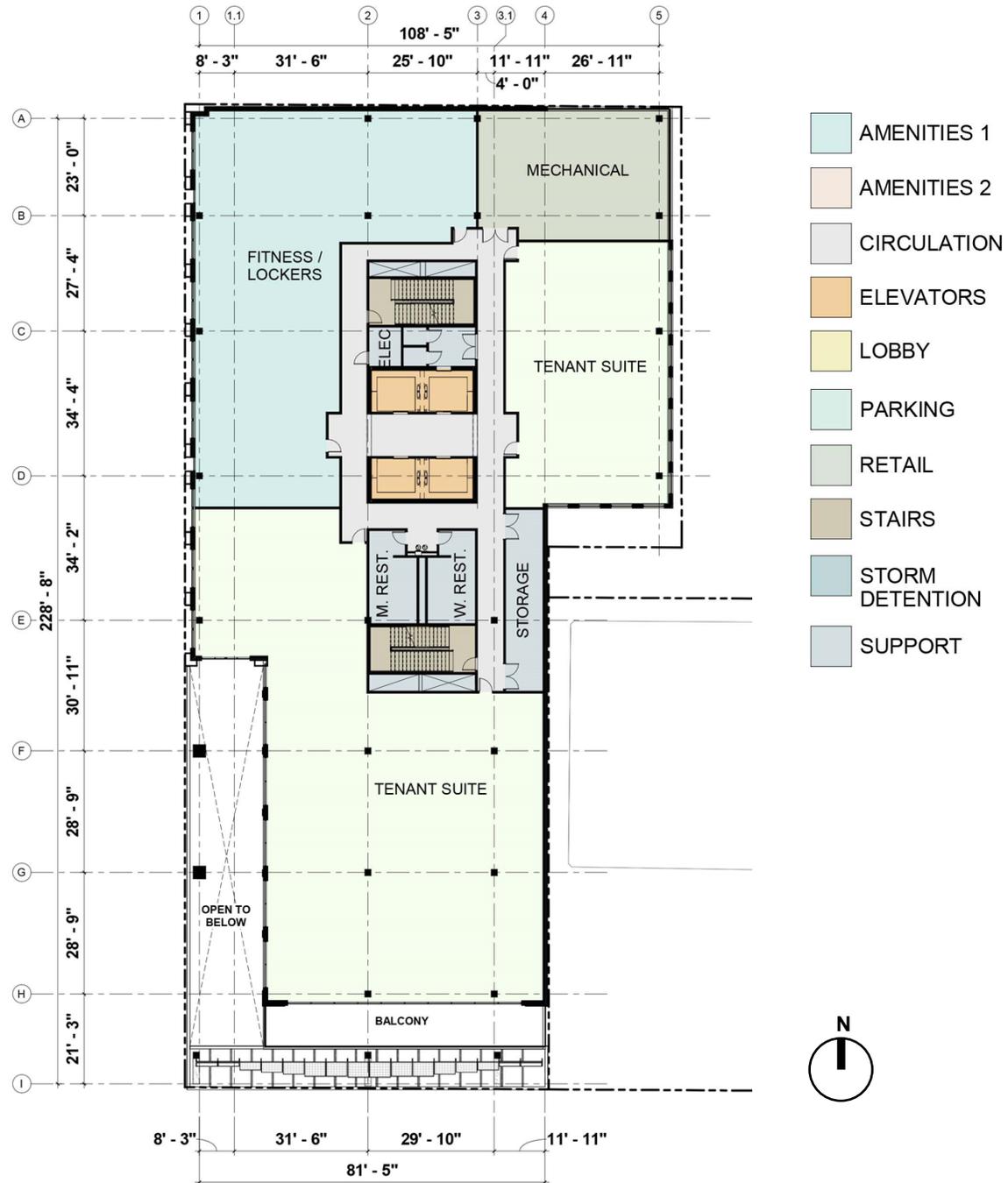


- AMENITIES 1
- AMENITIES 2
- CIRCULATION
- ELEVATORS
- LOBBY
- PARKING
- RETAIL
- STAIRS
- STORM DETENTION
- SUPPORT

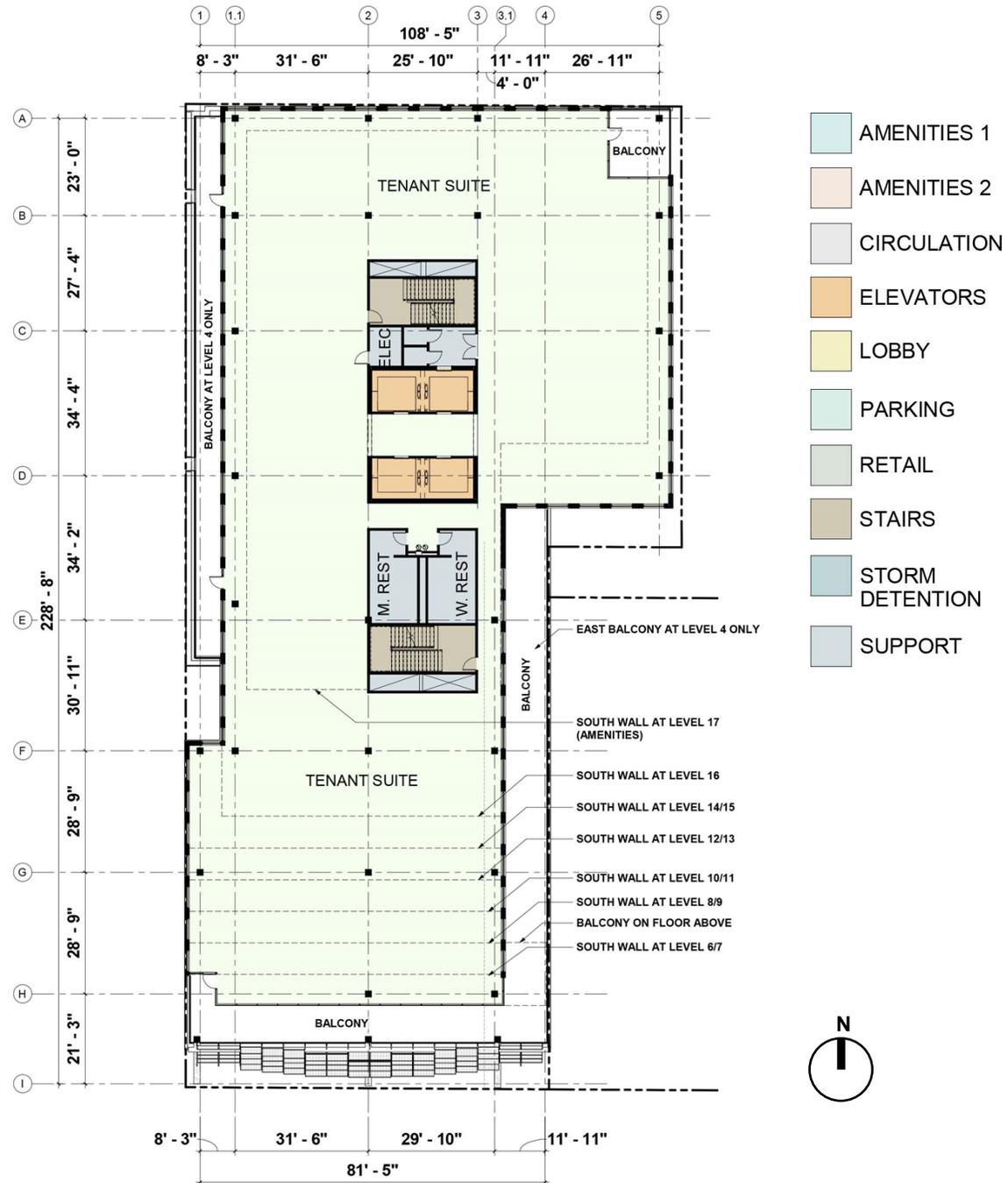
BIKE AND ALTERNATE TRANSPORTATION COUNT:
REQUIRED SPACES: 50
 BIKE SPACES: 55
 SCOOTER SPACES: 16
TOTAL SPACES: 71



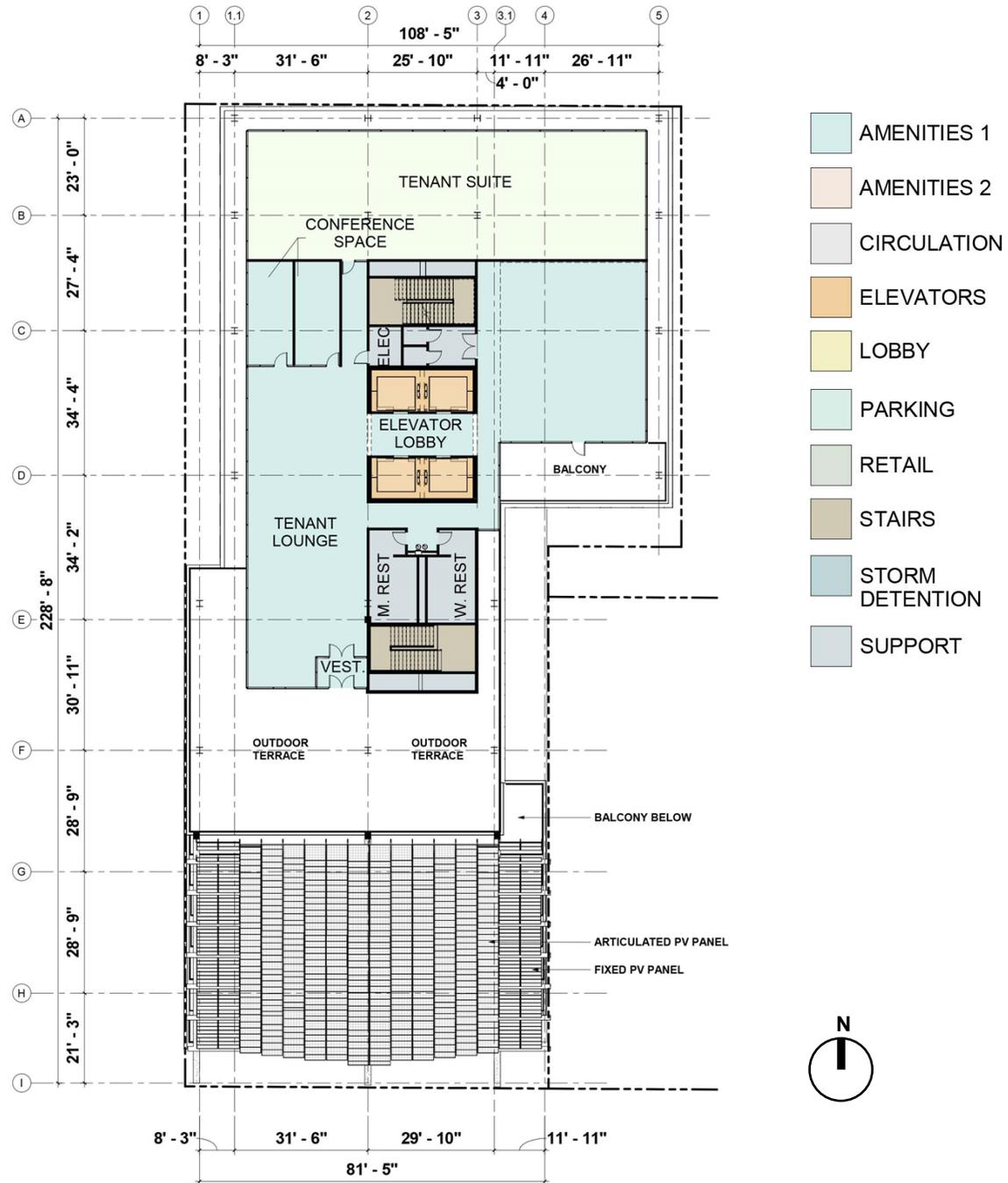
**415 NORTH SANGAMON STREET
LEVEL 3**



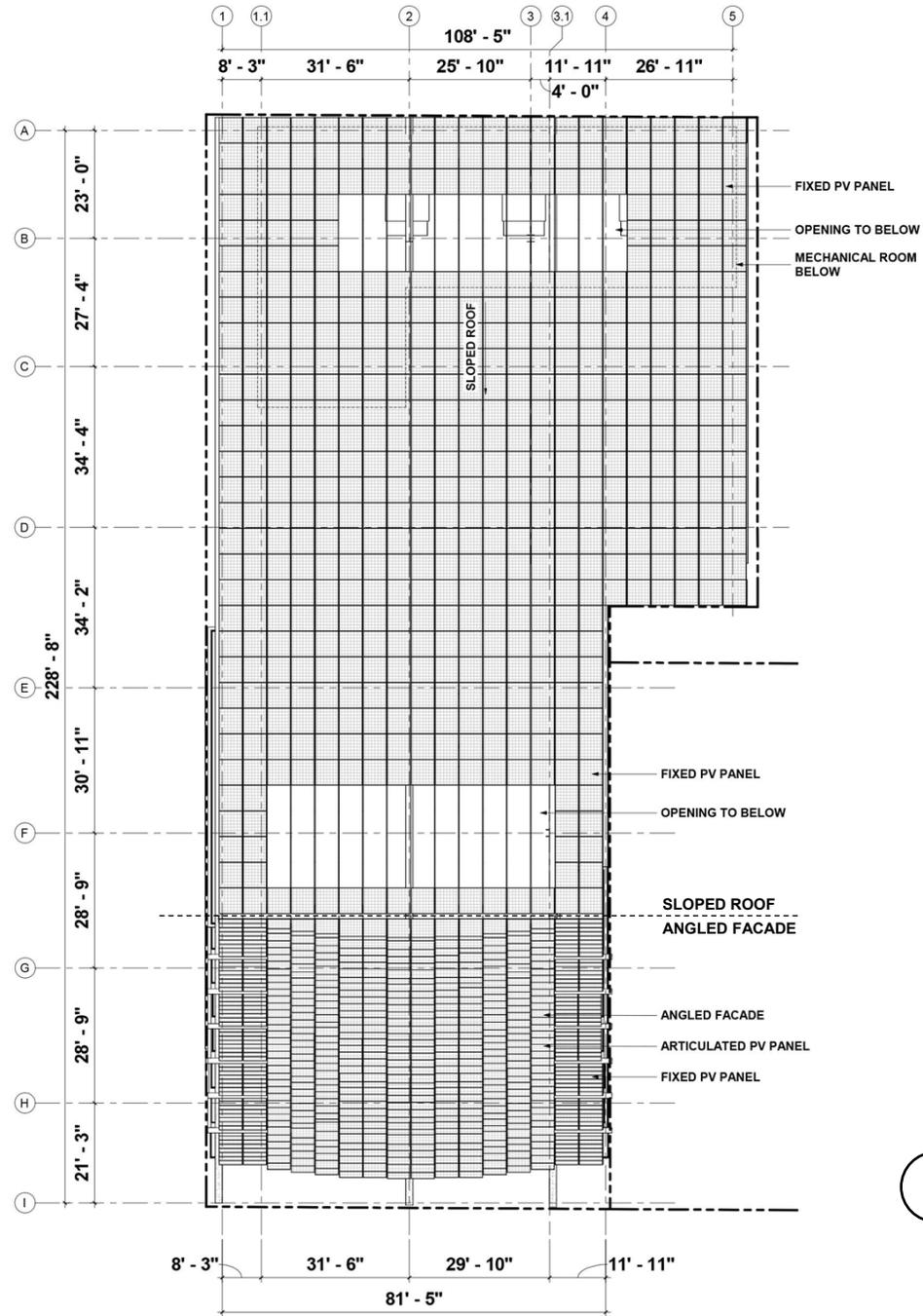
415 NORTH SANGAMON STREET
TYPICAL FLOOR - LEVEL 4 THROUGH LEVEL 16



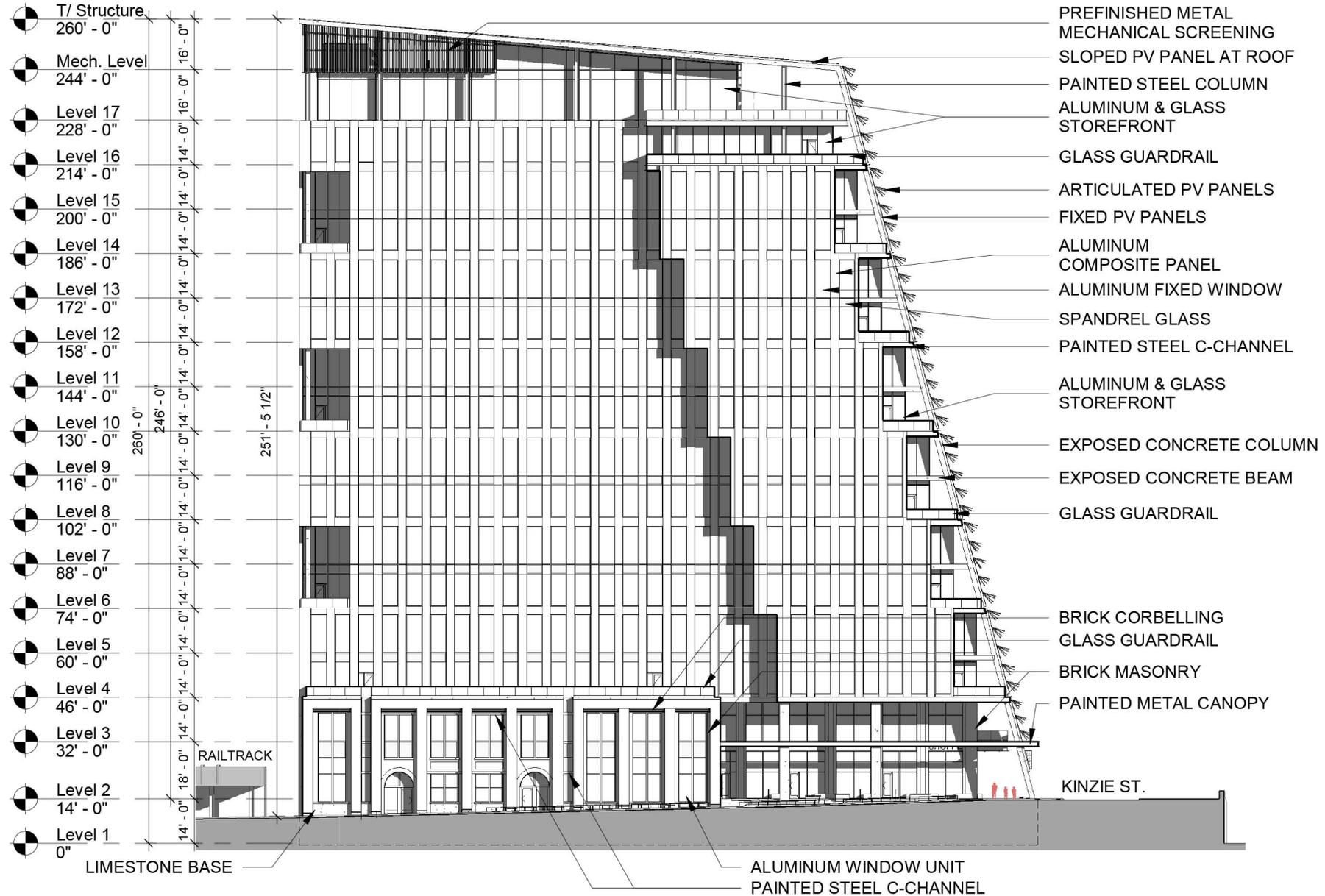
415 NORTH SANGAMON STREET
AMENITY LEVEL – LEVEL 17



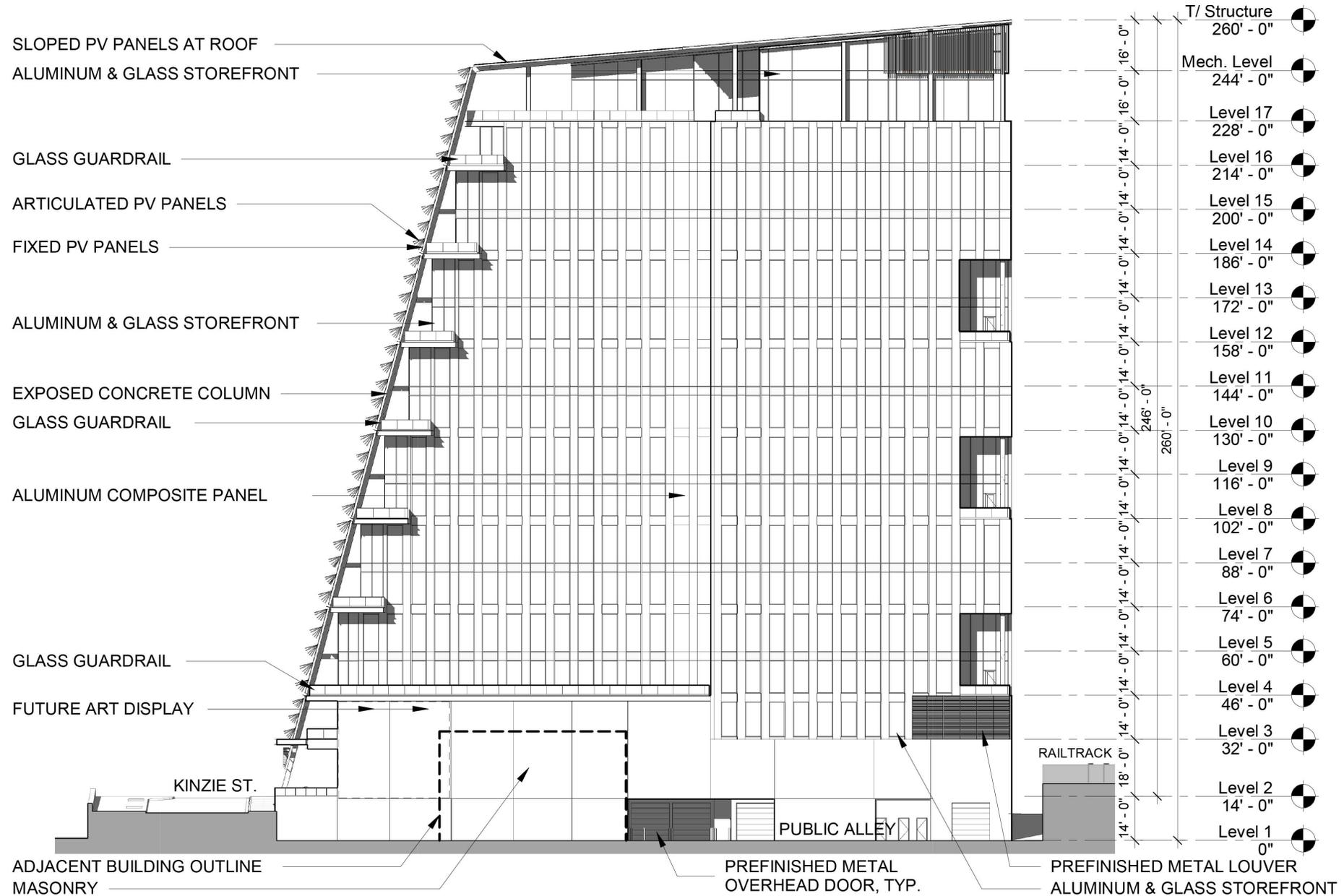
415 NORTH SANGAMON STREET
ROOF LEVEL – PV ARRAY



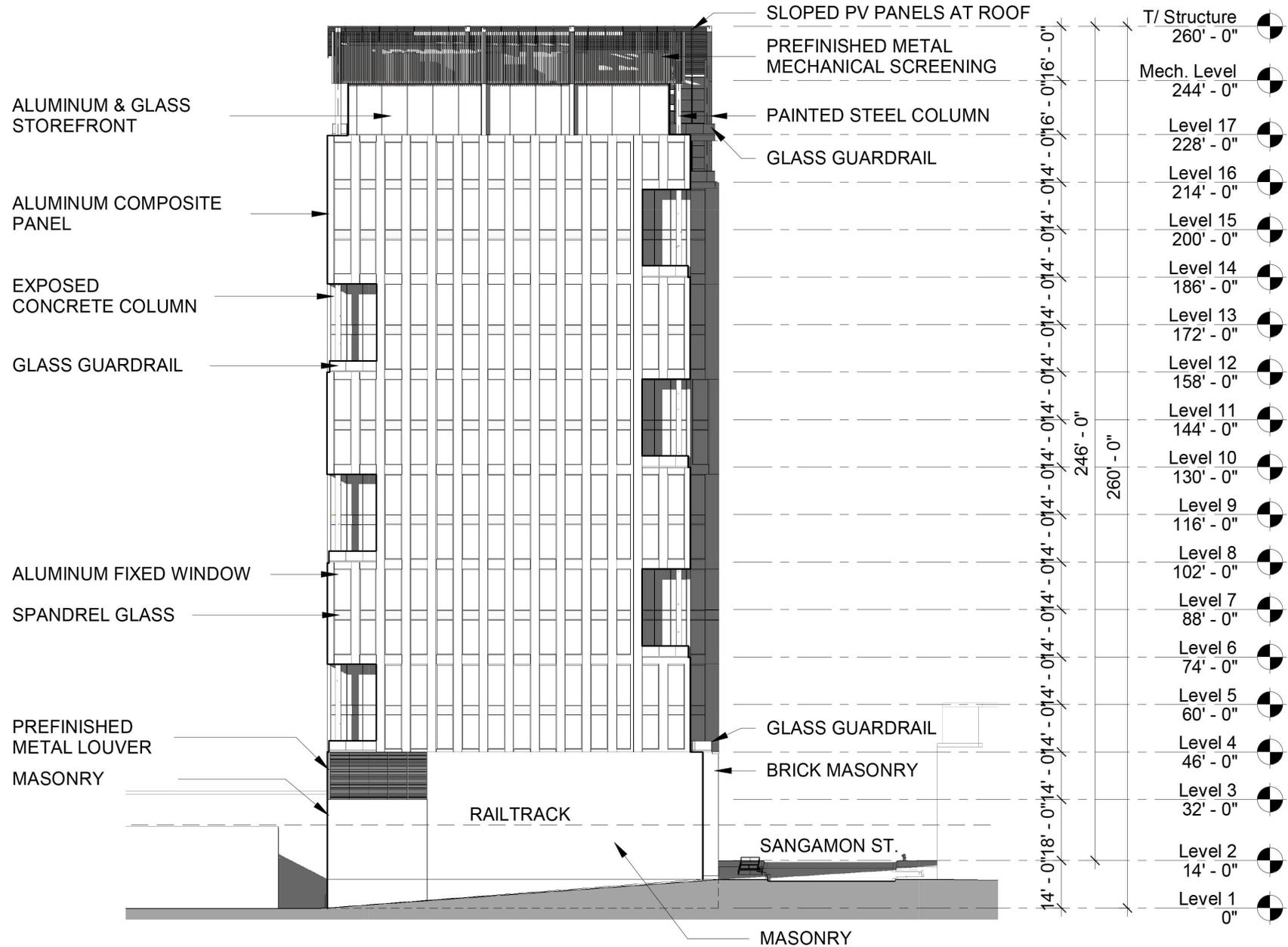
415 NORTH SANGAMON STREET
WEST ELEVATION



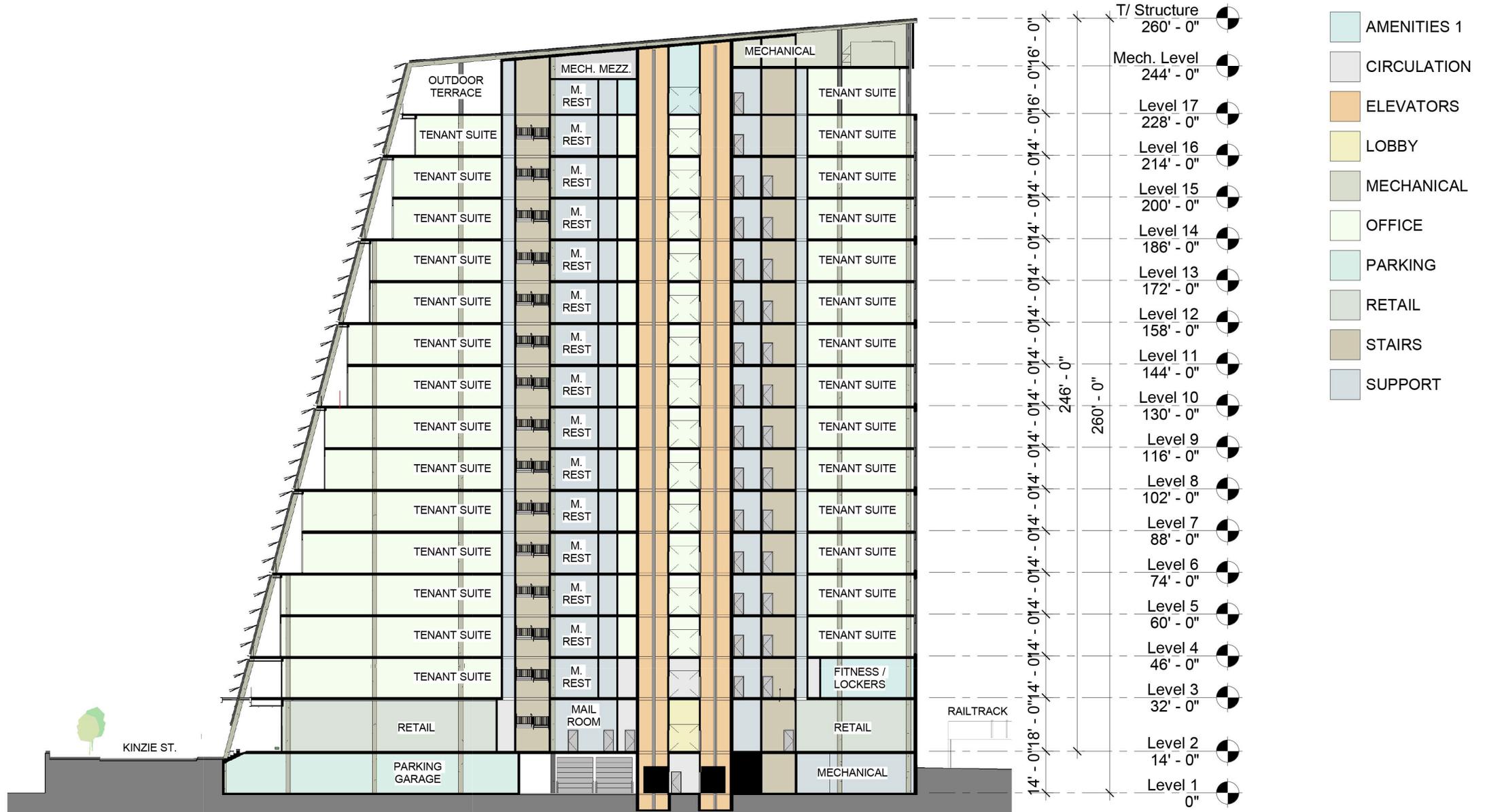
**415 NORTH SANGAMON STREET
EAST ELEVATION**



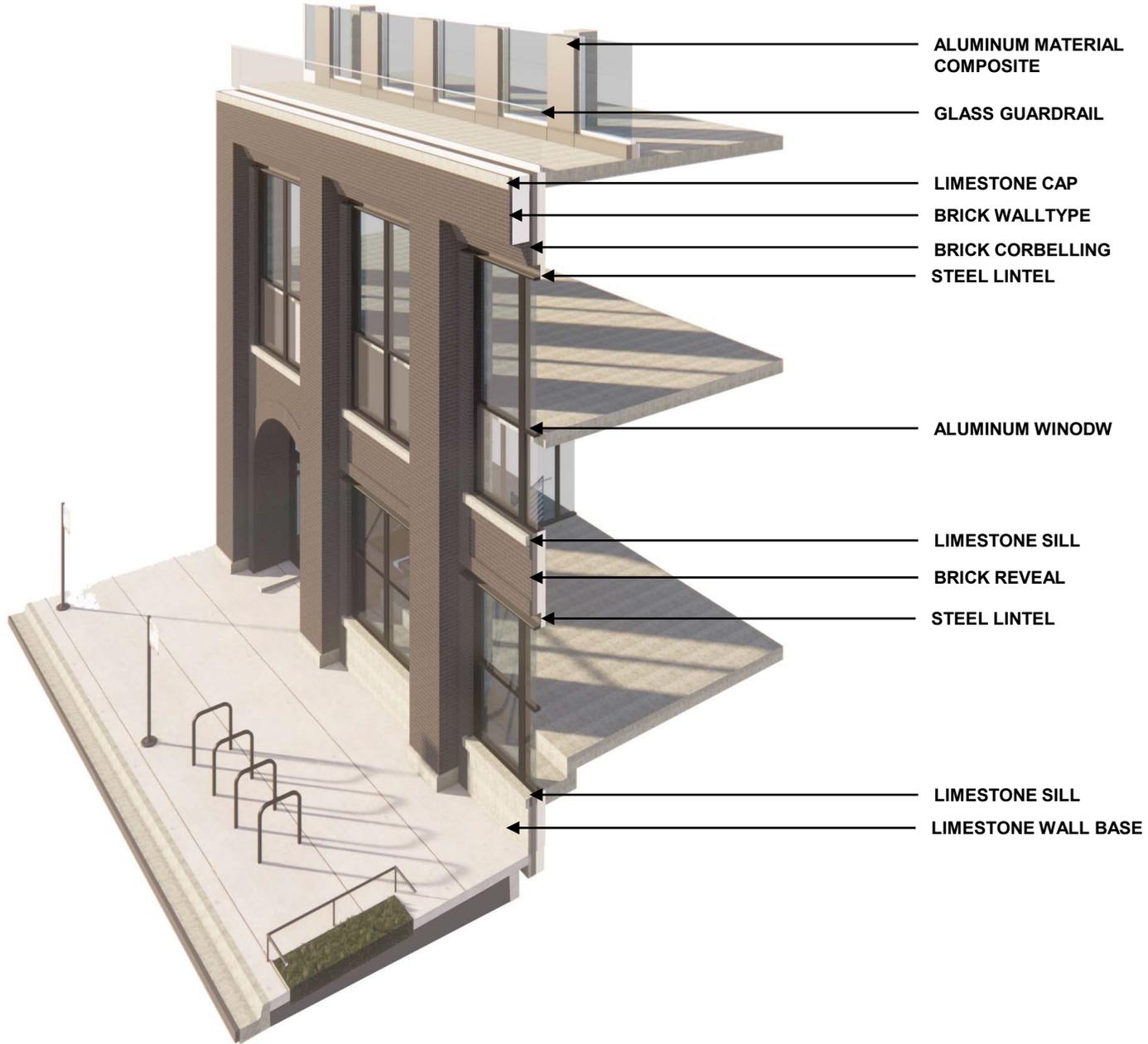
415 NORTH SANGAMON STREET
NORTH ELEVATION



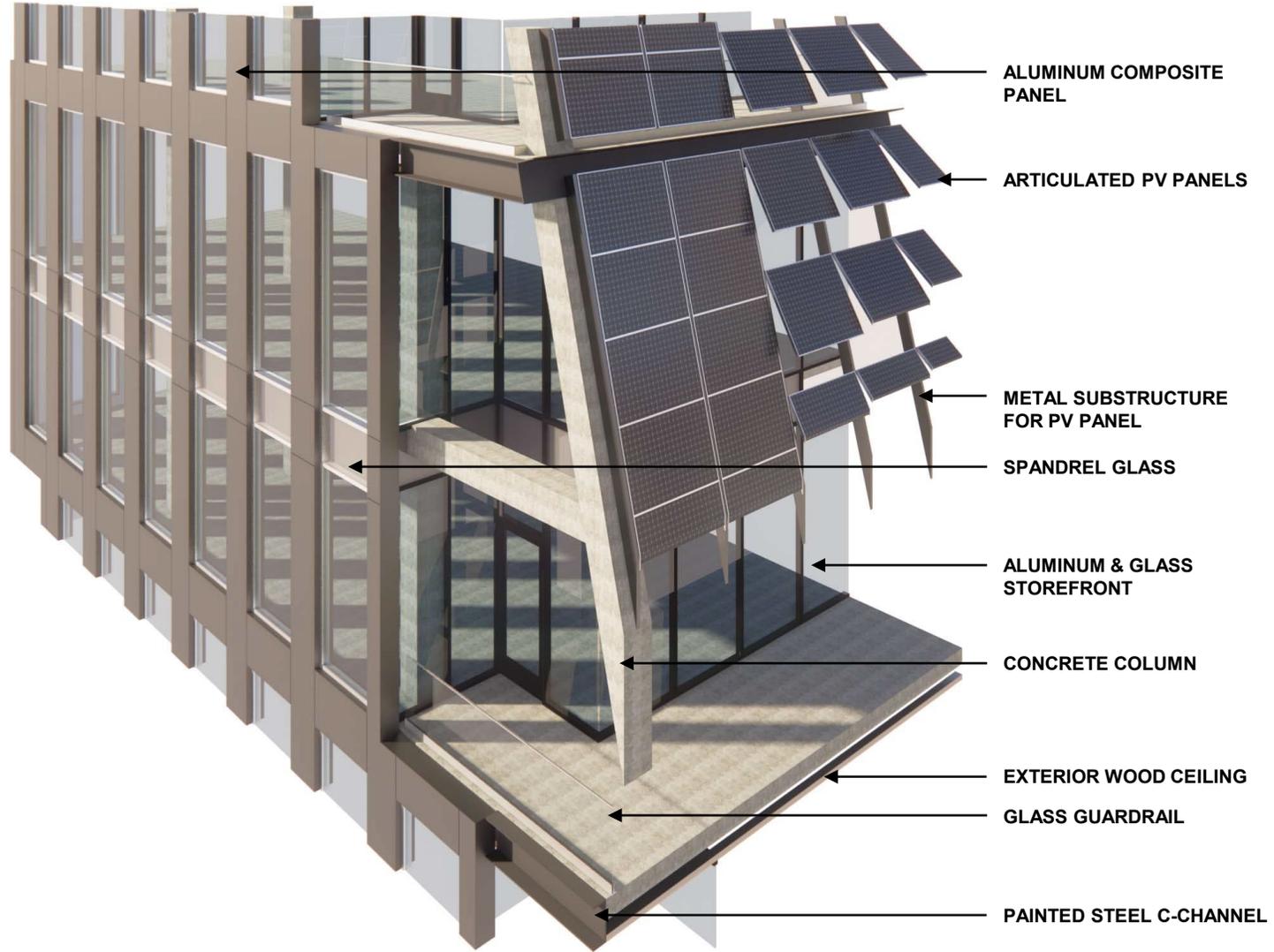
415 NORTH SANGAMON STREET
 NORTH – SOUTH SECTION LOOKING WEST



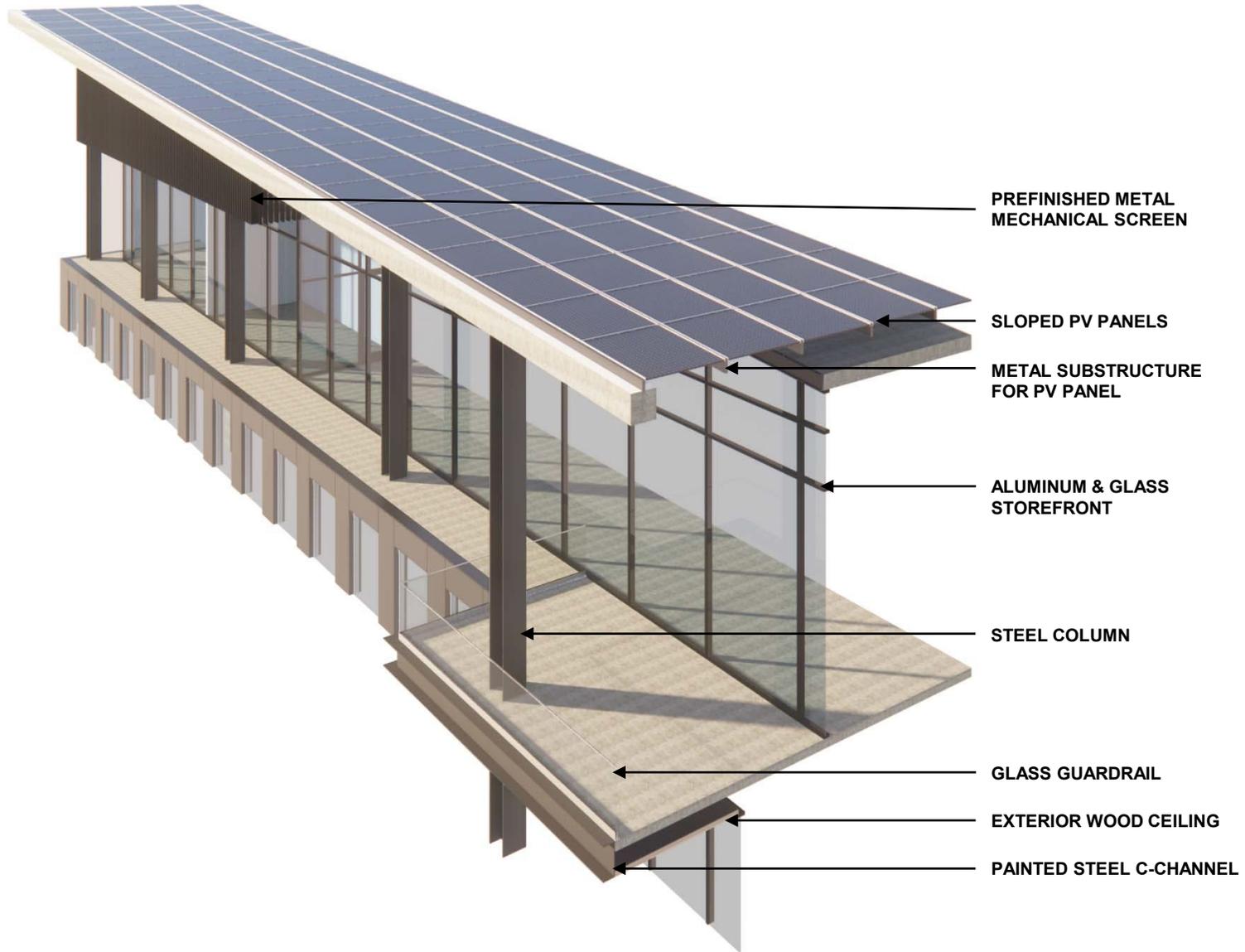
415 NORTH SANGAMON STREET
CHARACTER BUILDING FAÇADE SECTION - BASE



415 NORTH SANGAMON STREET
FAÇADE SECTION - MIDDLE



415 NORTH SANGAMON STREET
FAÇADE SECTION - TOP



**PREFINISHED METAL
MECHANICAL SCREEN**

SLOPED PV PANELS

**METAL SUBSTRUCTURE
FOR PV PANEL**

**ALUMINUM & GLASS
STOREFRONT**

STEEL COLUMN

GLASS GUARDRAIL

EXTERIOR WOOD CEILING

PAINTED STEEL C-CHANNEL



415 NORTH SANGAMON STREET
TRANSPORTATION, TRAFFIC AND PARKING

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:

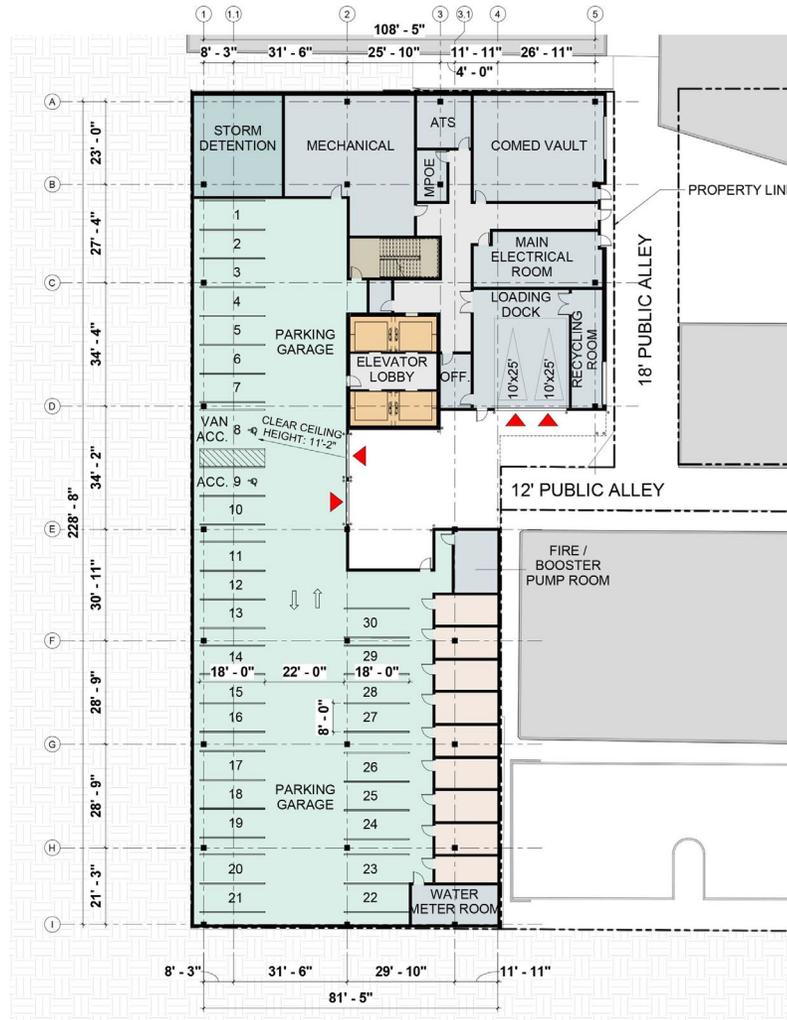
All streets and sidewalks shall be reconstructed according to CDOT standards.

17-8-0904-C:

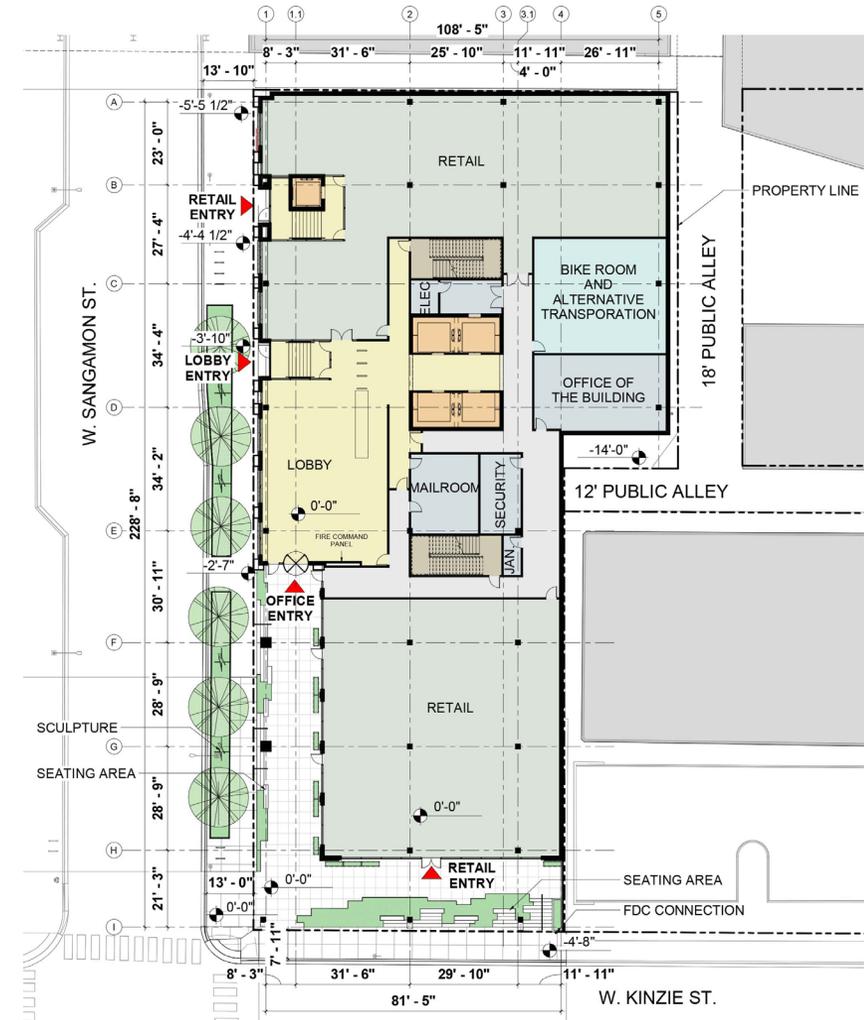
Parking should be located behind buildings or to the side of building.

17-8-0904-D:

Vehicle access and service functions should be accessed from alleys in order to diminish conflicts with pedestrian traffic on sidewalks..

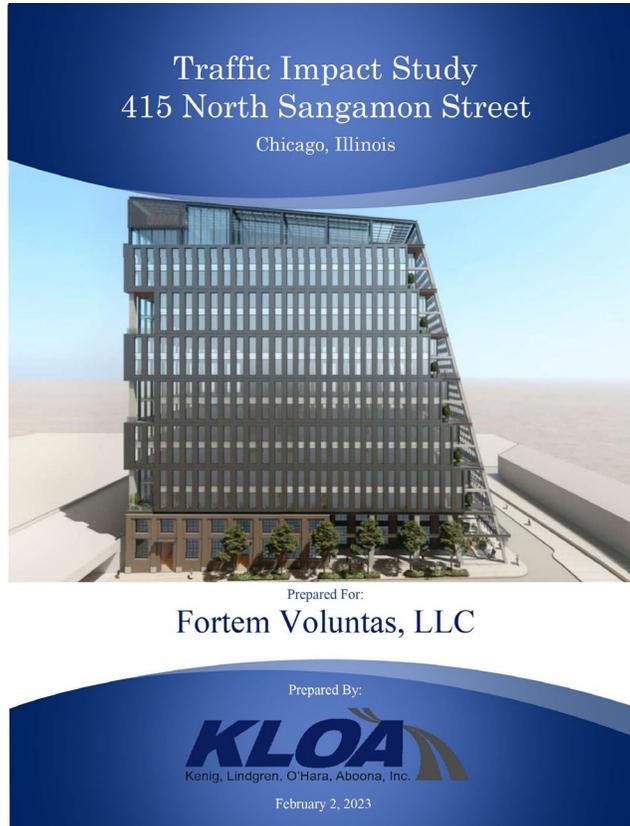


ALLEY LEVEL – LEVEL 1



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.



- 17-8-0905-A:**
- (A)** 1. creating safe and attractive walkways and pedestrian routes;
 - (B)** 2. providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest;
 - (C)** 4. emphasizing building entries through architecture and design.

- 17-8-0906-A:**
- (D)** 1. reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics.

- 17-8-0906-B:**
- (E)** 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.



- (A)** **17-8-0905-B:**
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
- (C)** **17-8-0906-B:**
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 POSSIBLE

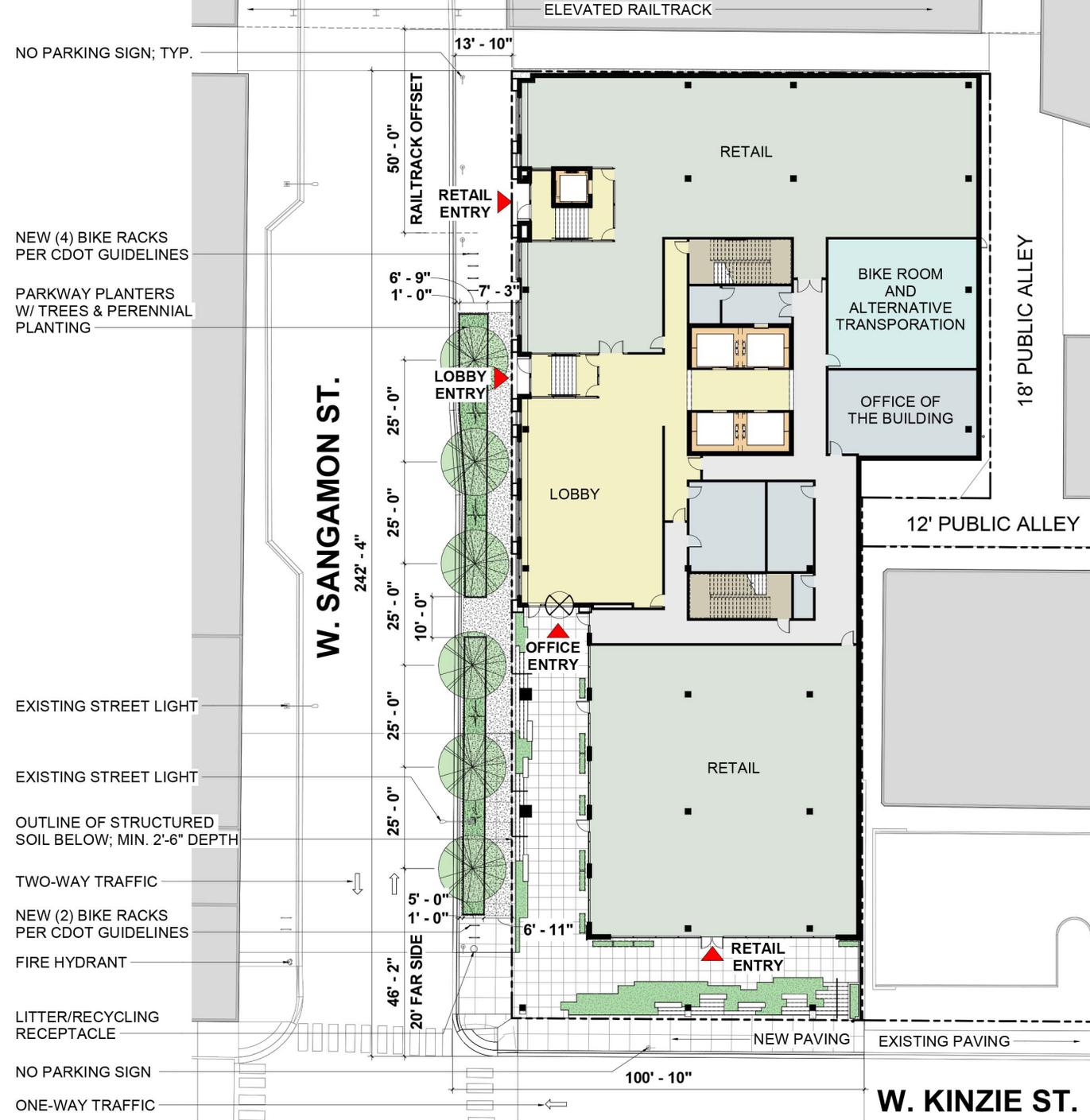
WEST KINZIE STREET

PARKWAY ENHANCEMENTS

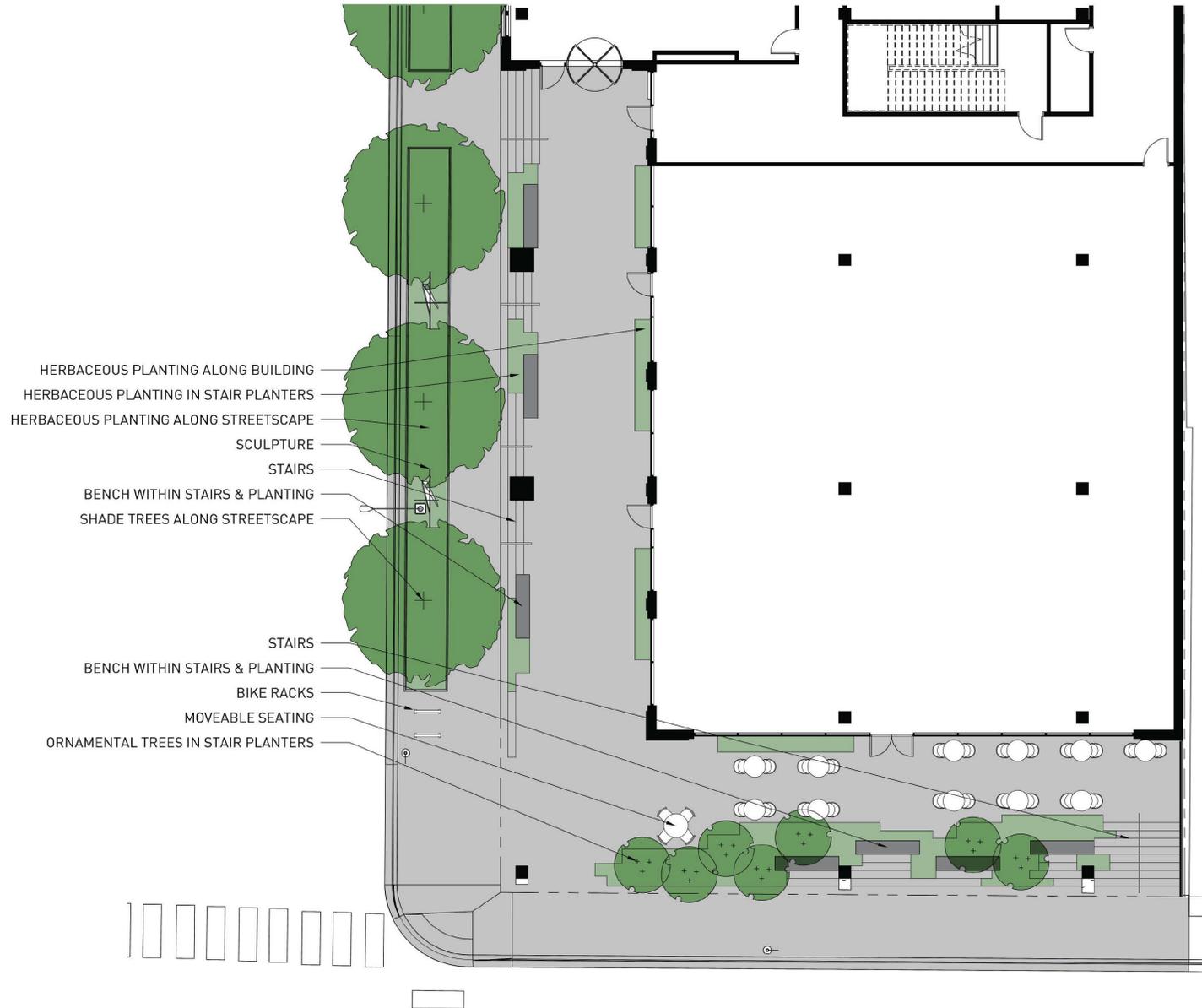
LENGTH (LINEAR FEET)	86 LF
SIDEWALK PLANTING REQUIRED (1 SF PER LF)	86 SF
EXISTING SIDEWALK PLANTING	NONE
SIDEWALK PLANTING PROVIDED	NONE
NUMBER OF TREES REQUIRED (1 PER 25')	4
NUMBER OF TREES PROVIDED	0

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 in 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



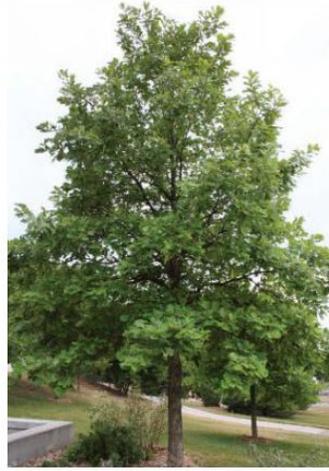
BENCHMARK IMAGES

**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

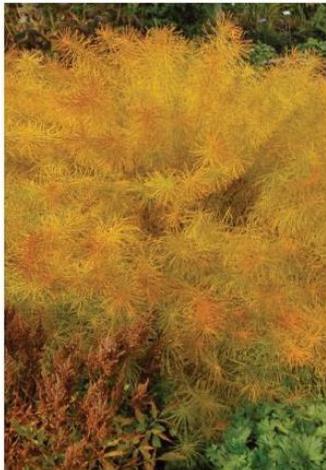


Variegated Solomon's Seal



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



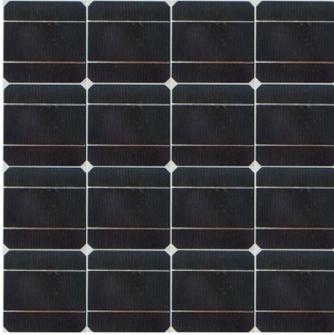
3 SALVAGED TIMBER MATERIAL



4 LIMESTONE



5 GREY ALUM. COMPOSITE PANEL



6 PV PANEL



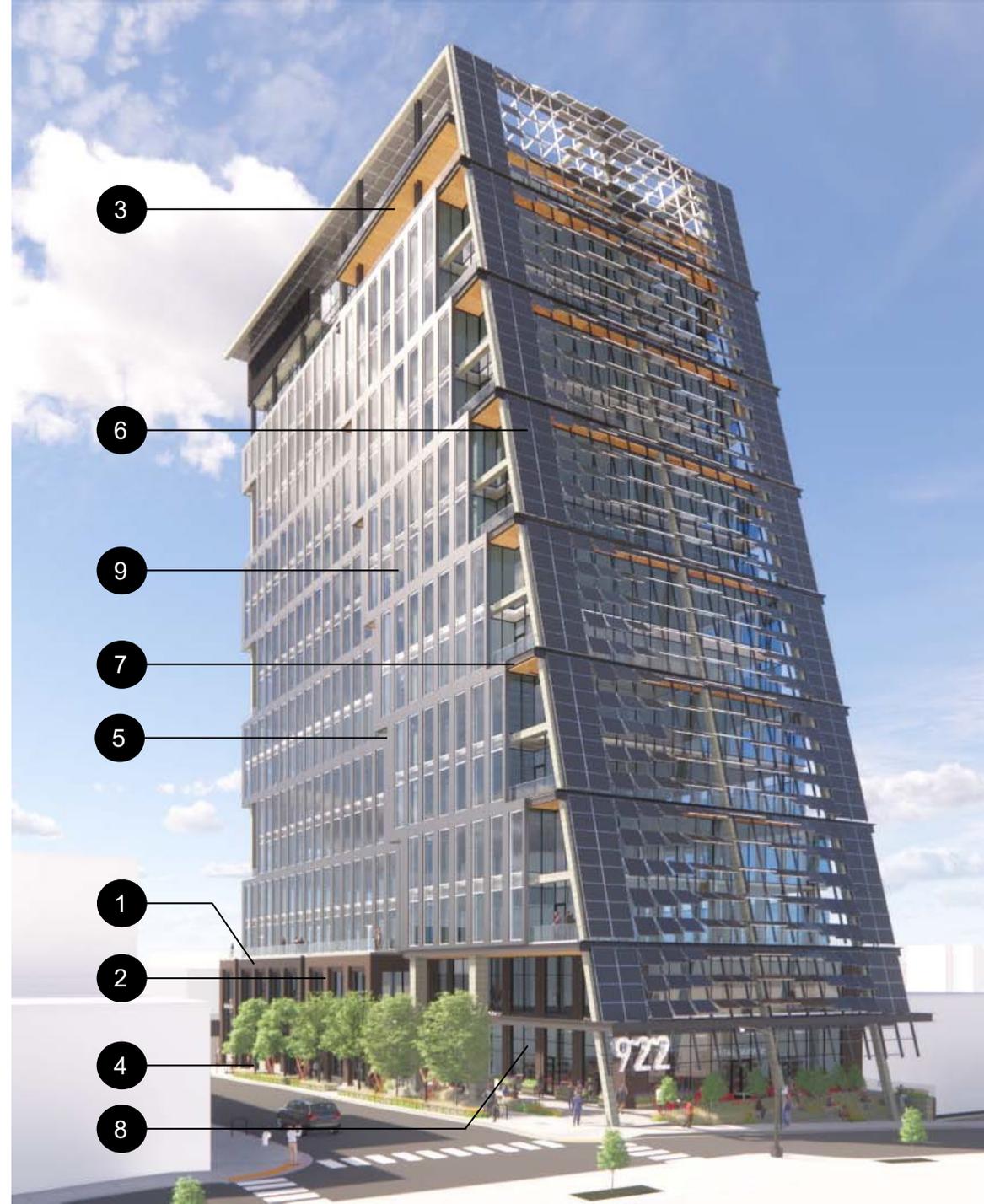
7 PAINTED METAL C-CHANNEL



8 CLEAR VISION GLASS

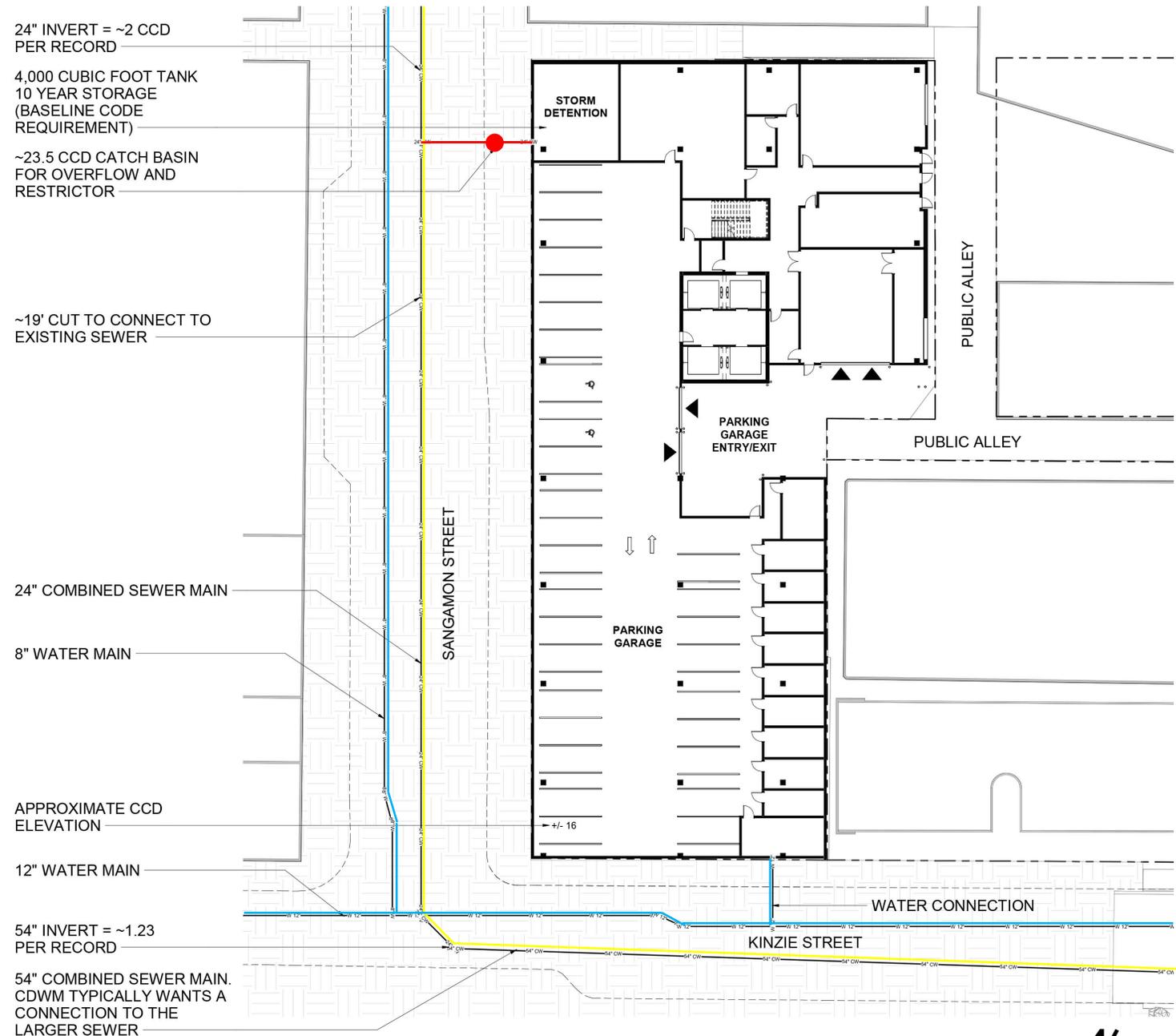


9 VISION GLASS



415 NORTH SANGAMON STREET
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 this proposal is appropriate 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).

