CHICAGO PLAN COMMISSION

Department of Planning and Development

360 NORTH GREEN STREET (27TH WARD)

AMENDMENT TO PD NO. 1407

STERLING BAY

DLA PIPER

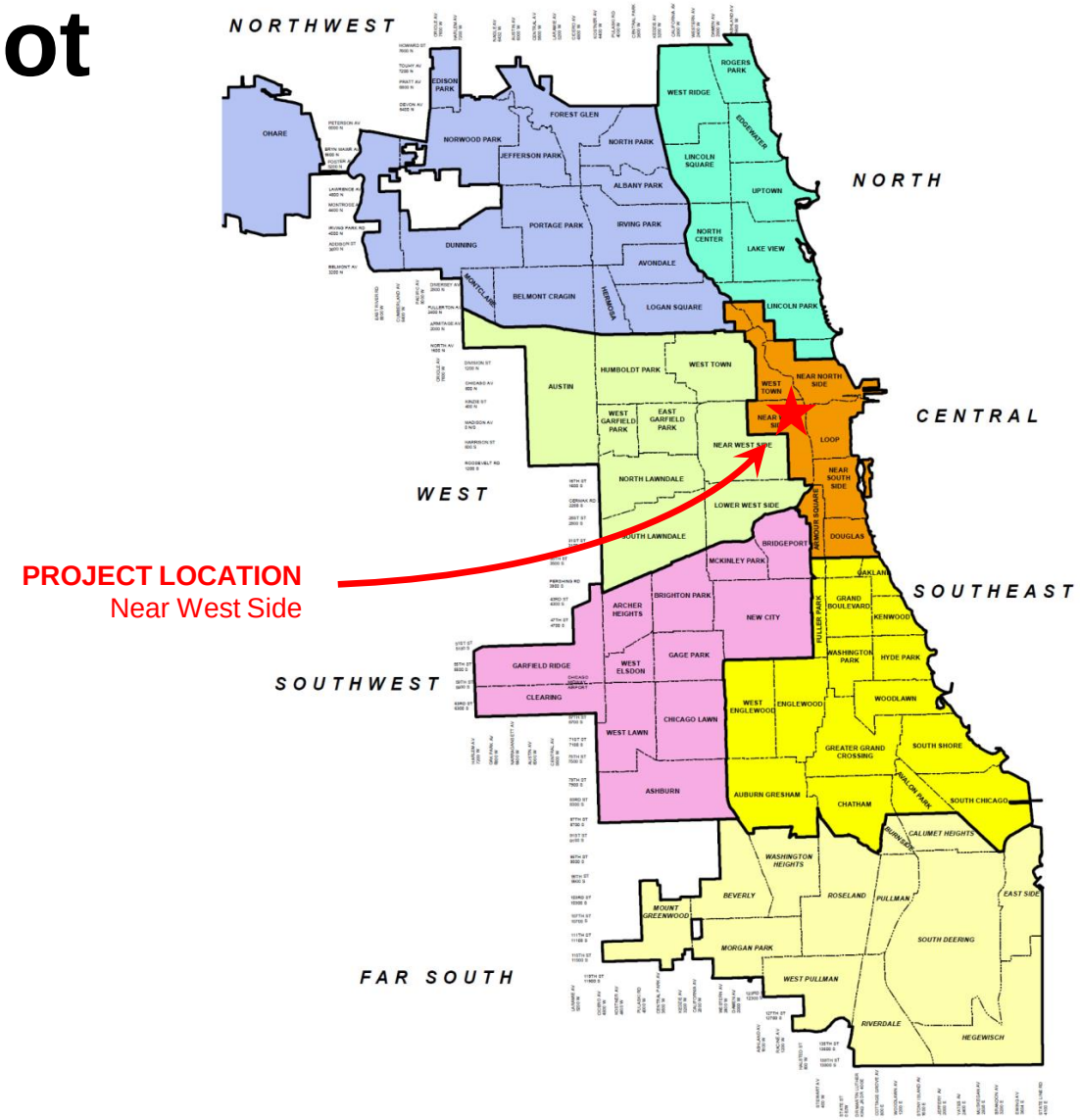
March 17, 2022

Community Area Snap Shot

NEAR WEST SIDE

DEMOGRAPHICS

Total Population:	67,881
Between Age 25-44:	54%
Less Than 24 Years Old:	28%
Over The Age Of 45:	18%
Median Household Income:	$110,000
Employees Living Outside City:	49%
Top Industry Sectors:	Professional—15.5%
	Health Care—14.3%
	Administration—12.6%
	Finance—12.5%



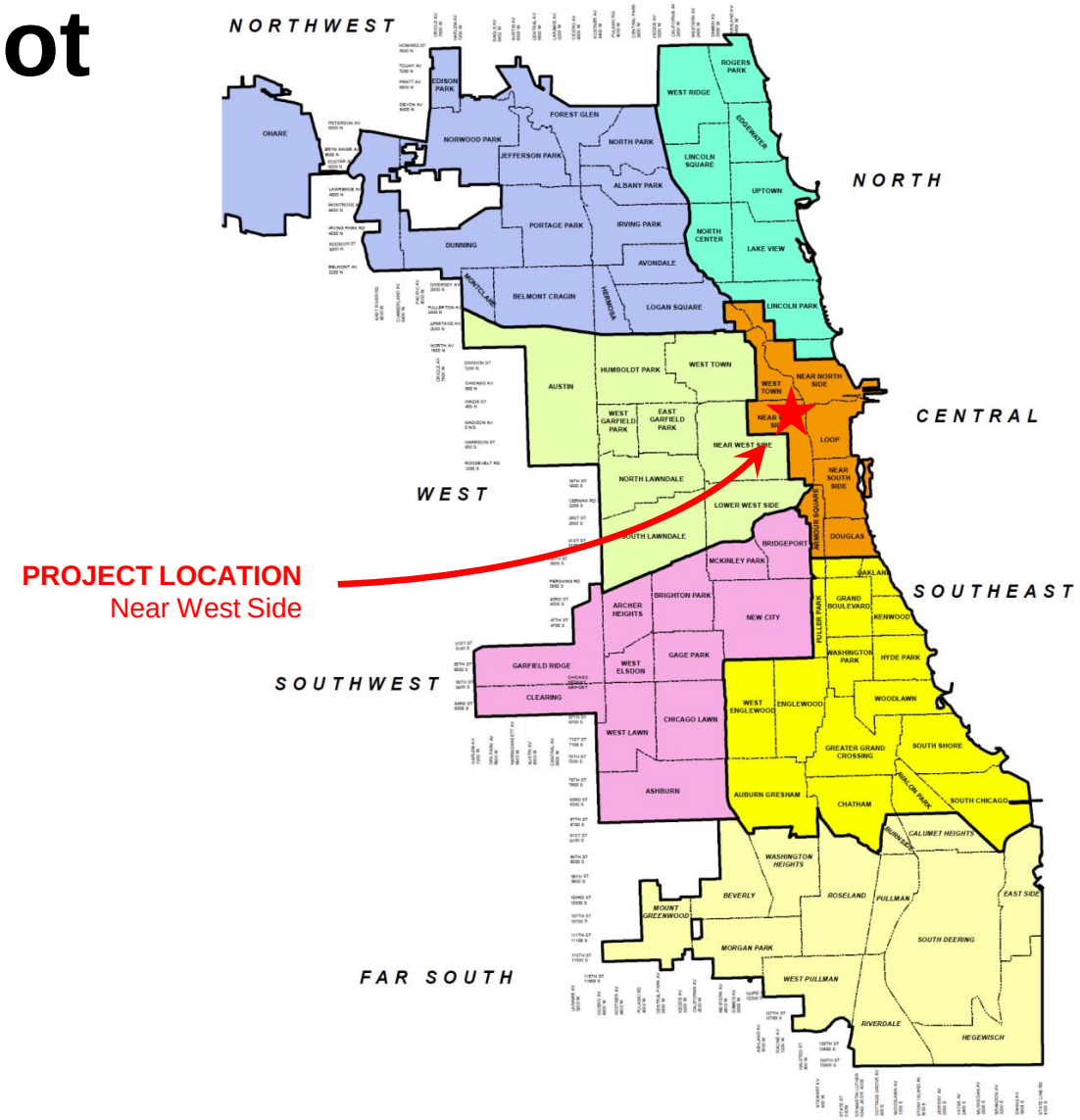
*Source: COMMUNITY DATA SNAPSHOT NEAR WEST SIDE, CHICAGO COMMUNITY AREA, CMAP, AUGUST 2021

Community Area Snap Shot

NEAR WEST SIDE

CULTURAL / HISTORIC CONTEXT

- Former meatpacking district comprised of historically relevant warehouses and landmarked buildings.
- Currently boasts cultural hotspots such as Restaurant Row & Greektown.
- Fulton Market maintains an industrial vibe that has attracted many top corporations to office there.
- West Loop provides residents with an impressive offering of art galleries, local shops, dining experiences, etc. creating a vibrant and continually evolving neighborhood.



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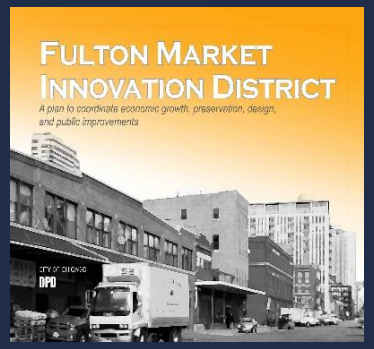
Planning Context

WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Chicago Department of Planning & Development
- The WLDG "builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive."

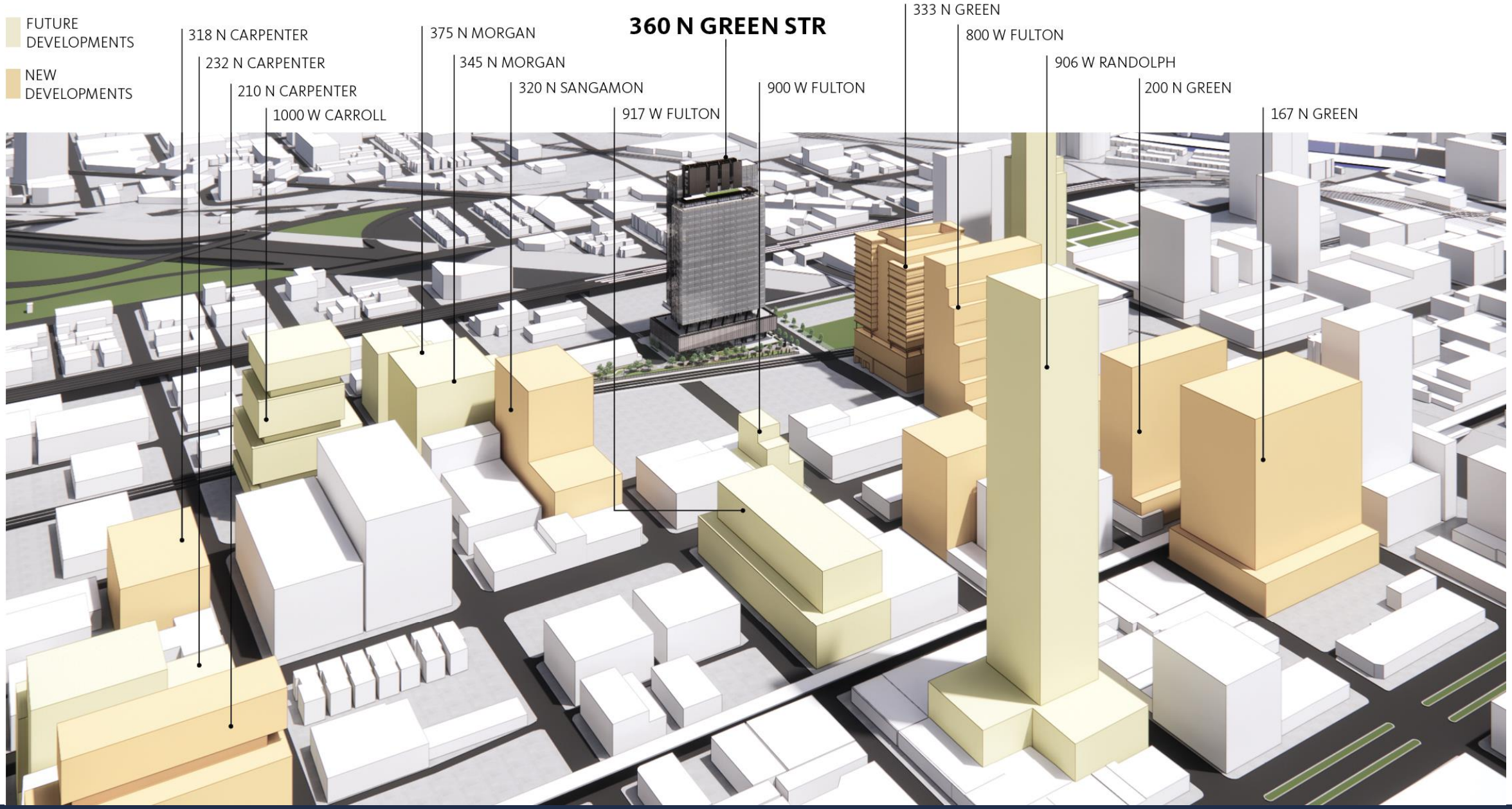


FULTON MARKET INNOVATION DISTRICT

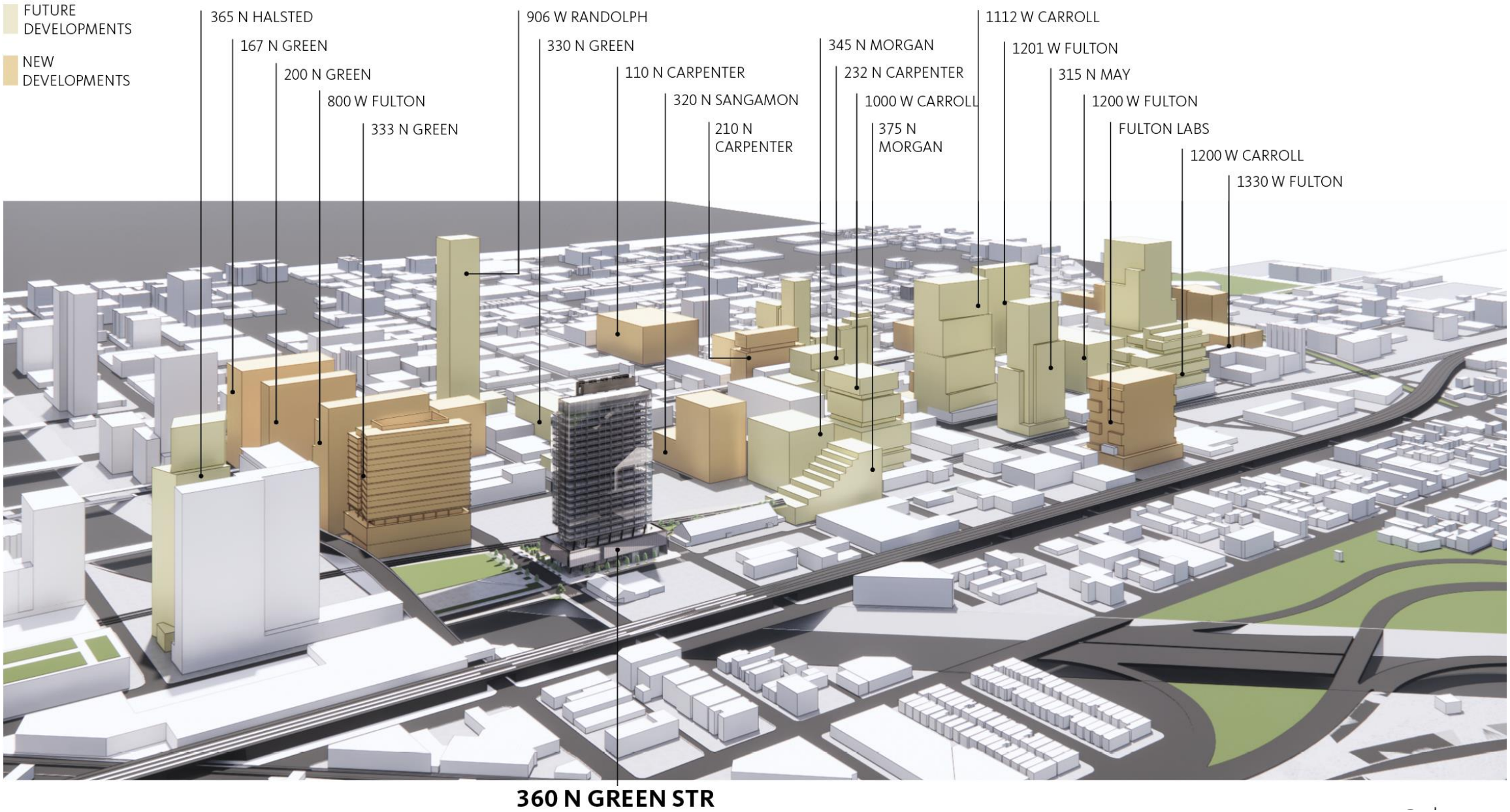
- Published July 2014
- Chicago Department of Planning & Development
- The FMID "identifies a vision to preserve existing jobs while accommodating private sector investments that reinforce the area's expanding role as an innovation-driven employment center."
- The FMID plan includes a formal land use plan, design guidelines, infrastructure/streetscape projects & historic preservation, among others.

FULTON MARKET INNOVATION DISTRICT PLAN UPDATE

- Published February 2021
- Chicago Department of Planning & Development
- The goals and strategies in the FMID PLAN UPDATE will supersede the objectives and recommendations in the previous planning document.
- The FMID PLAN UPDATE "provides revised plan objectives, land use recommendations, including new residential uses north of Lake Street, and to create a more vibrant and pedestrian-friendly, inclusive neighborhood."



PROPOSED AND APPROVED DEVELOPMENTS



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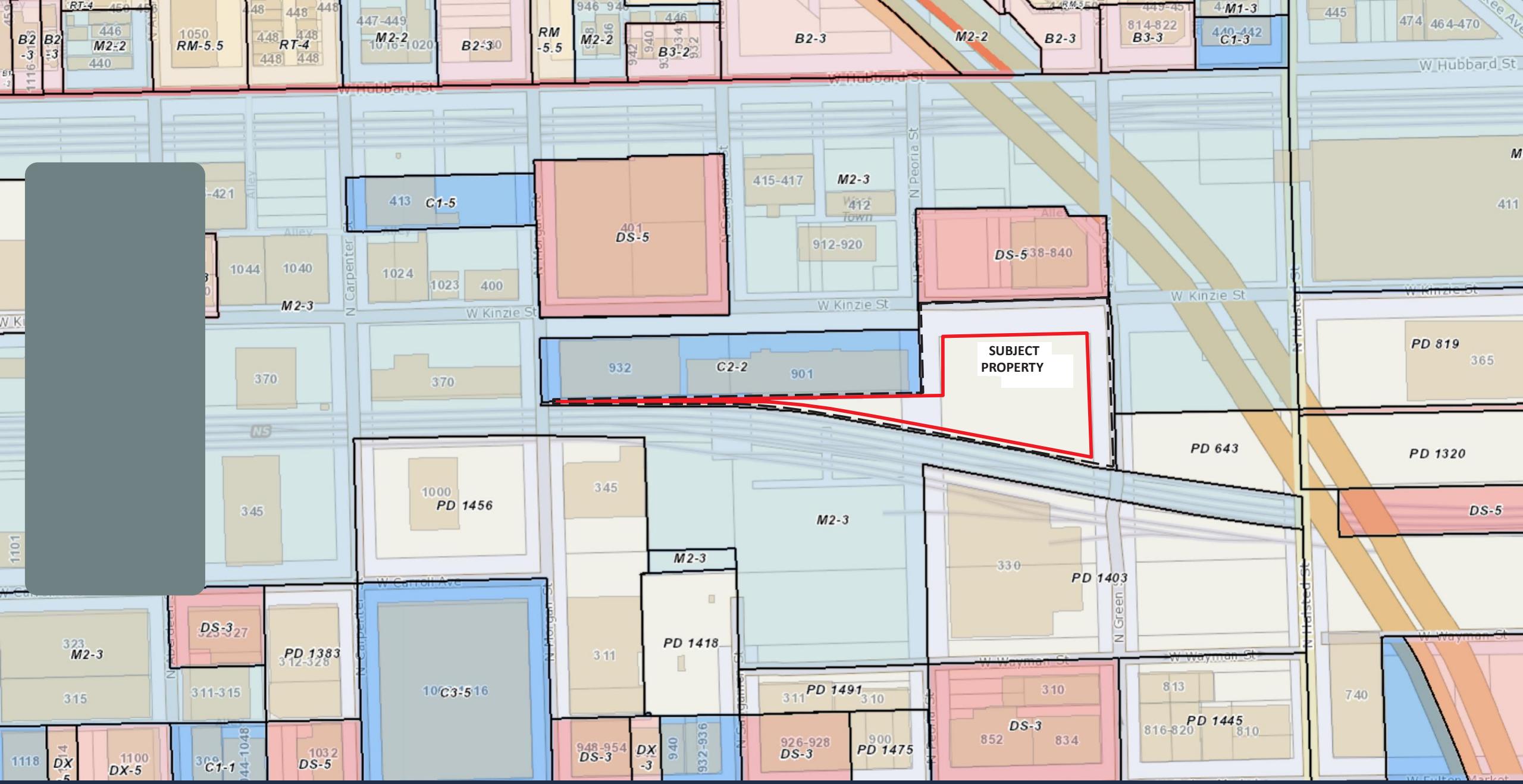
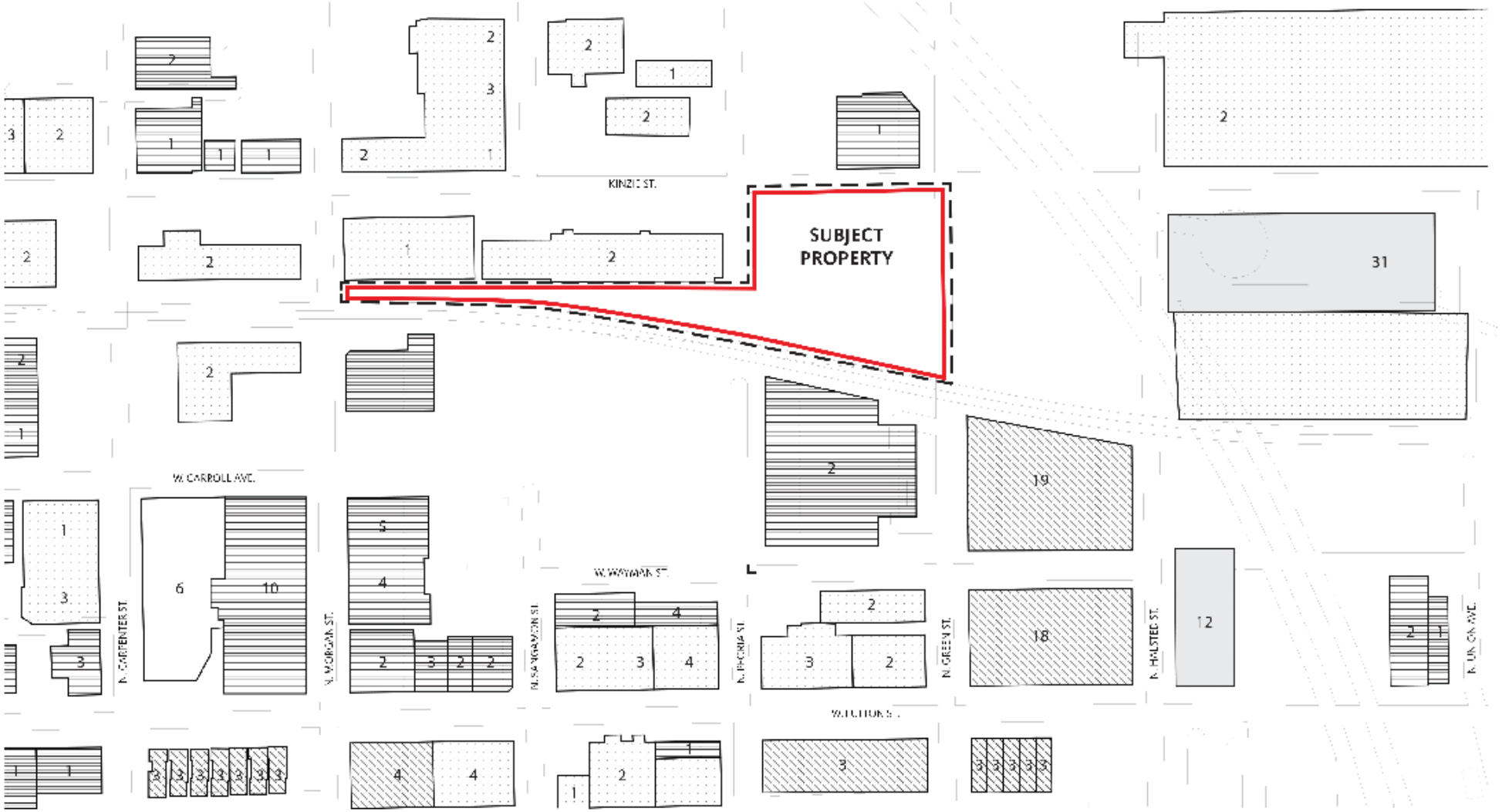


ZONING CONTEXT MAP



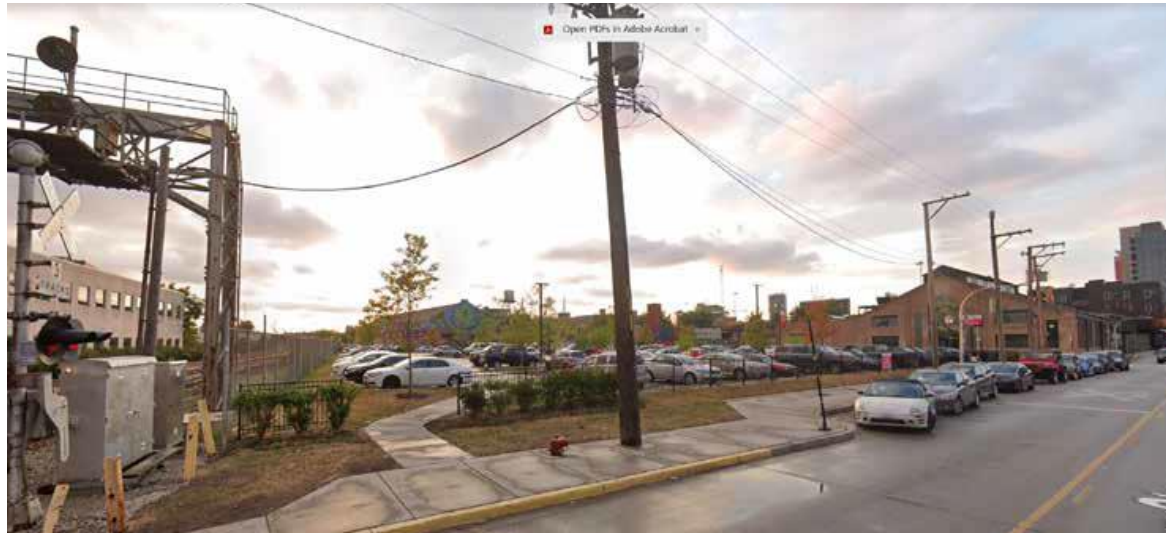
OFFICE | INDUSTRIAL | COMMERCIAL | MIXED-USE | PARKING GARAGE | PARKING LOT | VACANT STRUCTURE | PD PROPERTY | RESIDENTAIL

- BUILDING HEIGHT - NUMBER OF STORIES

N

EXISTING LAND USE MAP

Looking SW from Kinzie and Green.



Looking NE from Green and the Metra railroad crossing.

Looking SE from Kinzie and Peoria.

Looking NW from the Peoria roundabout.

PEDESTRIAN CONTEXT

Project Timeline + Community Outreach

Project Review

Business Planned Development #1407 approved:	March 28, 2018
Amendment application filed:	October 14, 2021

Community Meetings

West Central Association	October 20, 2021
Neighbors of West Loop	November 8, 2021
West Loop Community Organization	November 2, 2021
Community-wide Meeting	February 16, 2022

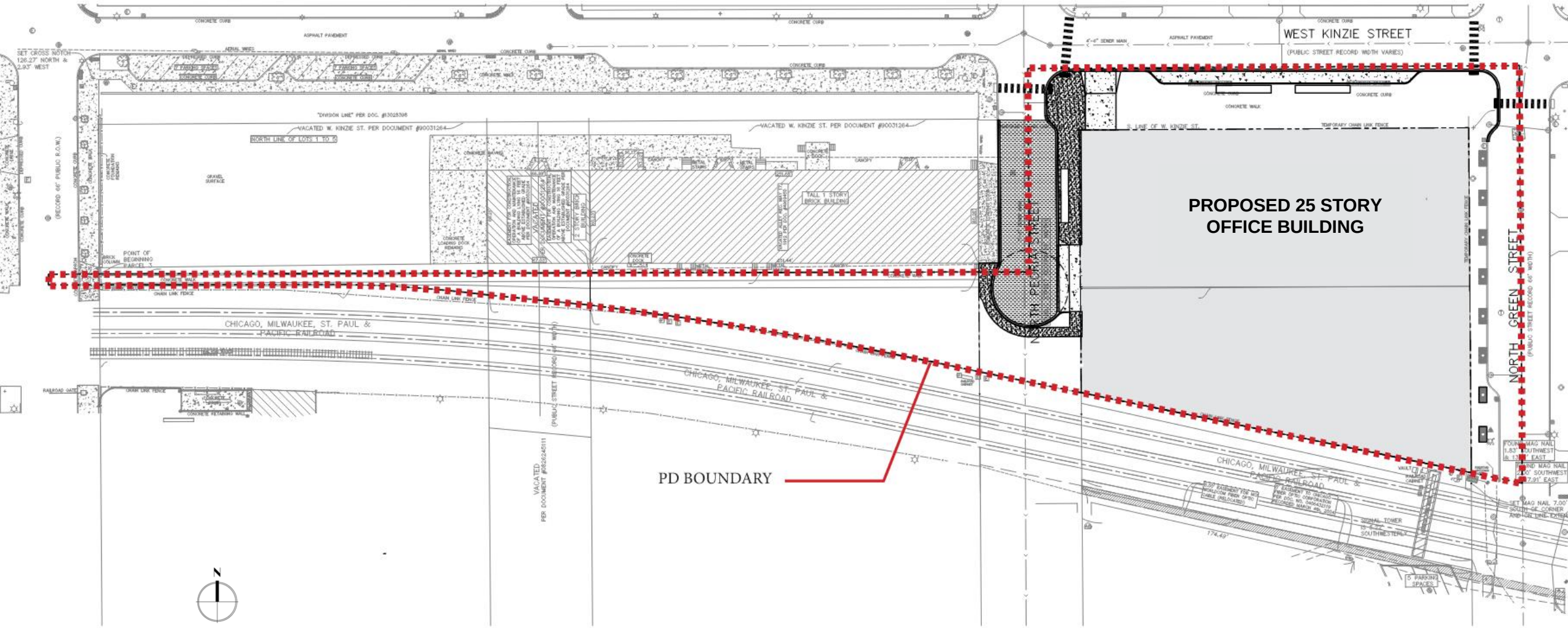
Design Changes From DPD & Community Feedback

- Overall height reduced from 425’ to 399’
- Building crown material changed from concrete to back-painted curtain wall
- Podium parking façade changed from dark metal panels to "lighter" expression
- The “V” column covers changed to dark metal panel.
- Open space refined, green wall added to ground floor’s south façade

PD Approved 2018

Amendment Proposed 2021

NET SITE AREA = 61,900SQ.FT.
AREA IN RIGHT OF WAY= 34,735 SQ.FT.
GROSS SITE AREA = 96,635 SQ.FT



PLANNED DEVELOPMENT BOUNDARY

OPEN SPACE + LANDSCAPING

WEST LOOP DESIGN GUIDELINES CONFORMANCE

1. 1.1.7 Consider the cumulative effects of new buildings on sunlight, comfort and quality of the public realm by maximizing solar access for streets, parks, and public open space.
2. 1.1.8 Ensure access to high quality open space by creating a safe, comfortable, accessible, vibrant, and attractive public realm and pedestrian environment.
3. 2.3.2 For larger sites, design building program into thinner structures to allow for publicly accessible open space on site. This space could be used for outdoor cafes, or for leisure space for building occupants and the general public.
4. 4.1.1 When reconstructing street corners to meet CDOT and ADA accessibility standards, provide corner bumpouts to reduce the crossing distance at intersections and enhance public safety.
5. 4.3.1 Create a safe and inviting public realm including high quality paving materials, lighting, plantings, and sidewalk furnishings.

LEGEND:

1. Vehicular Turnaround
2. Landscape Buffer and Fencing
3. Gathering Space w/ Site Furniture
4. Bench
5. Terraced Seating Area
6. Gathering Space (Open Lawn)
7. Outcropping Stone
8. Public Art
9. Private Dining Area
10. Outdoor Dining Area
11. Street Trees
12. Landscape Feature
13. Specialty Pavement
14. Entrance Plaza

OPEN SPACE + LANDSCAPING

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5. 4.3.1 Create a safe and inviting public realm including high quality paving materials, lighting, plantings, and sidewalk furnishings.

LEGEND:

1. Sidewalk
2. Shade Tree
3. Secondary Path
4. Bench
5. Public Art
6. Outcropping Stone
7. Landscape Buffer and Fencing
8. Lawn

OPEN SPACE + LANDSCAPING

OPEN SPACE RENDERING

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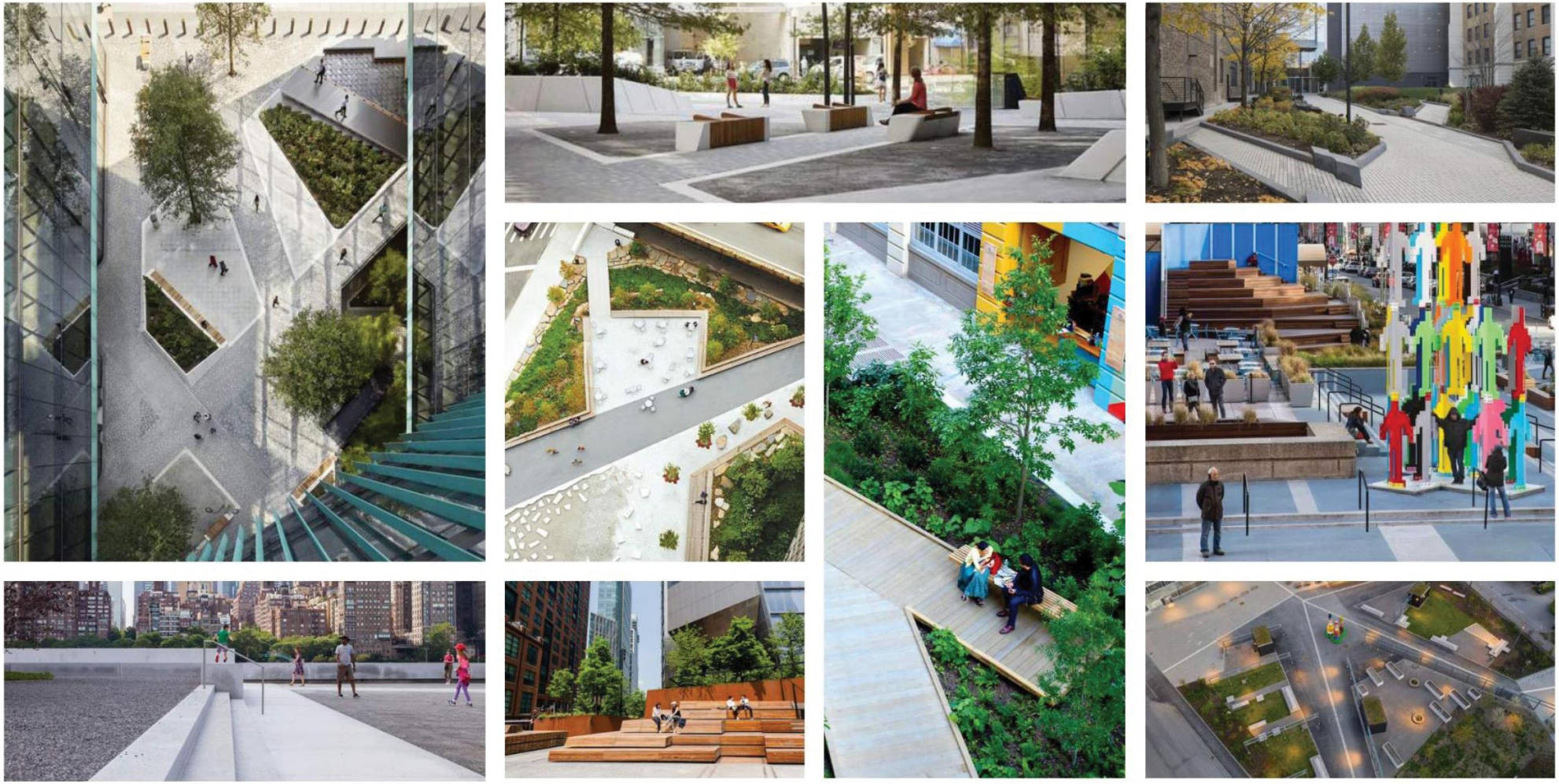
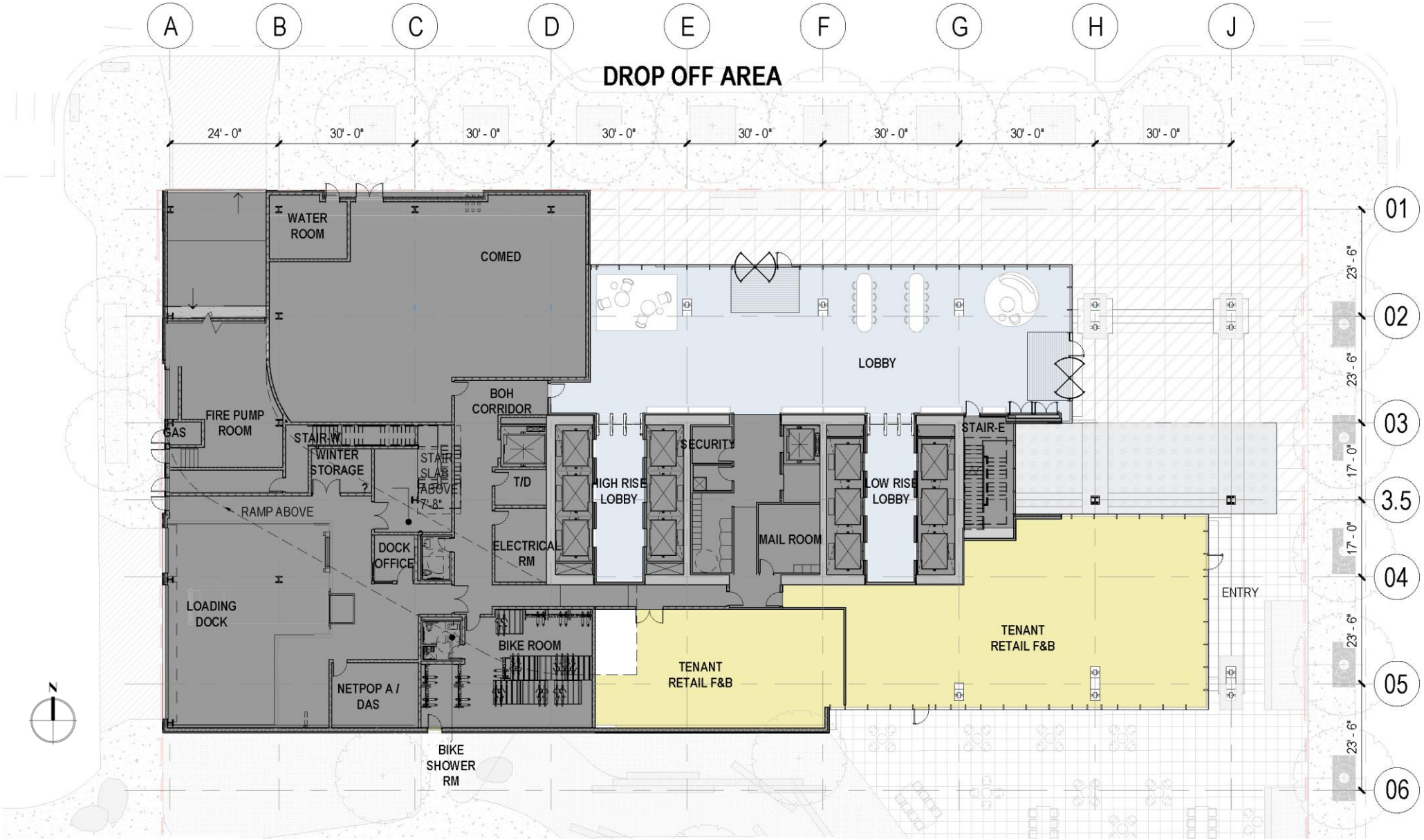
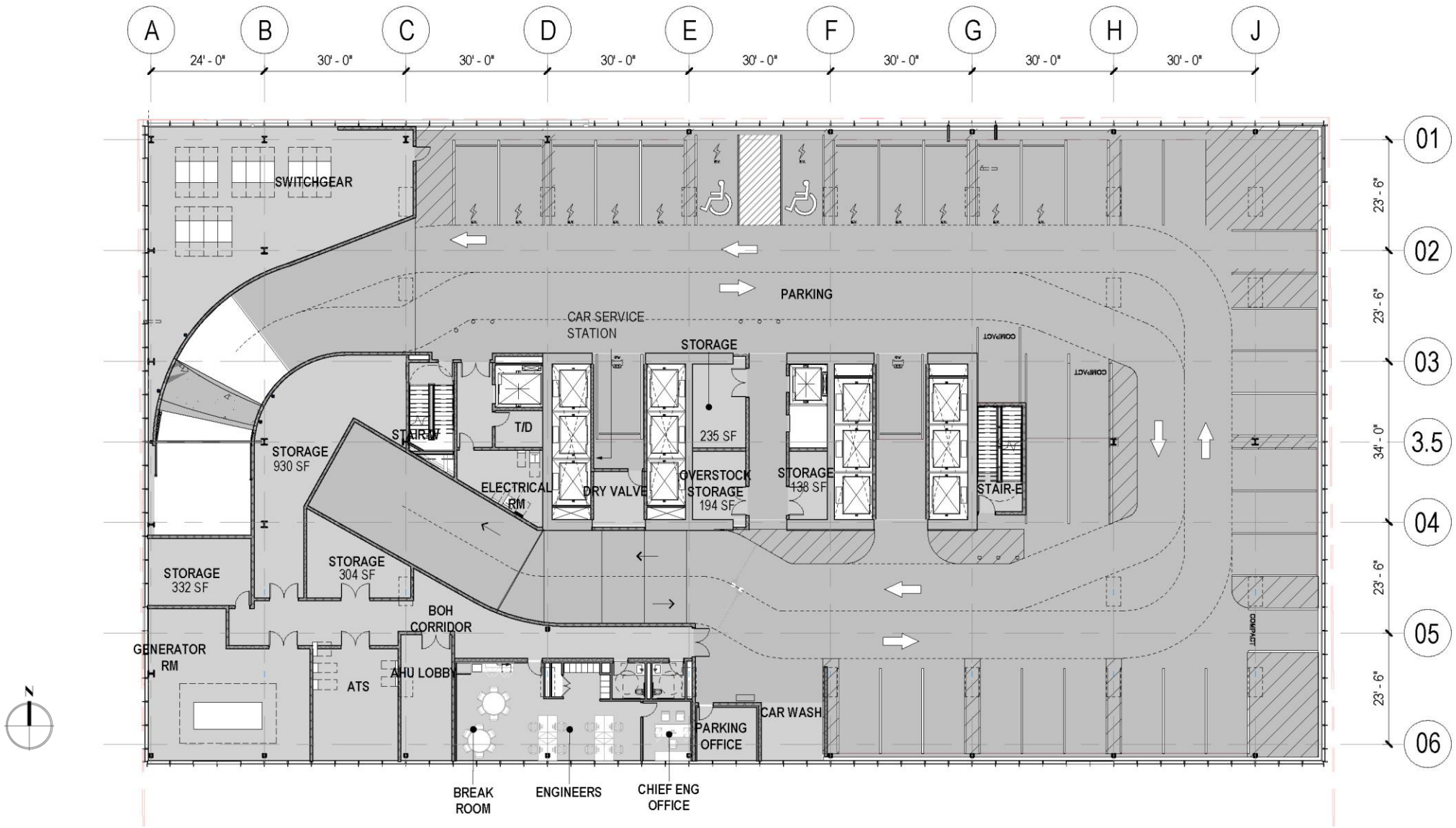
OPEN SPACE AND PUBLIC REALM DESIGN PRECEDENTS



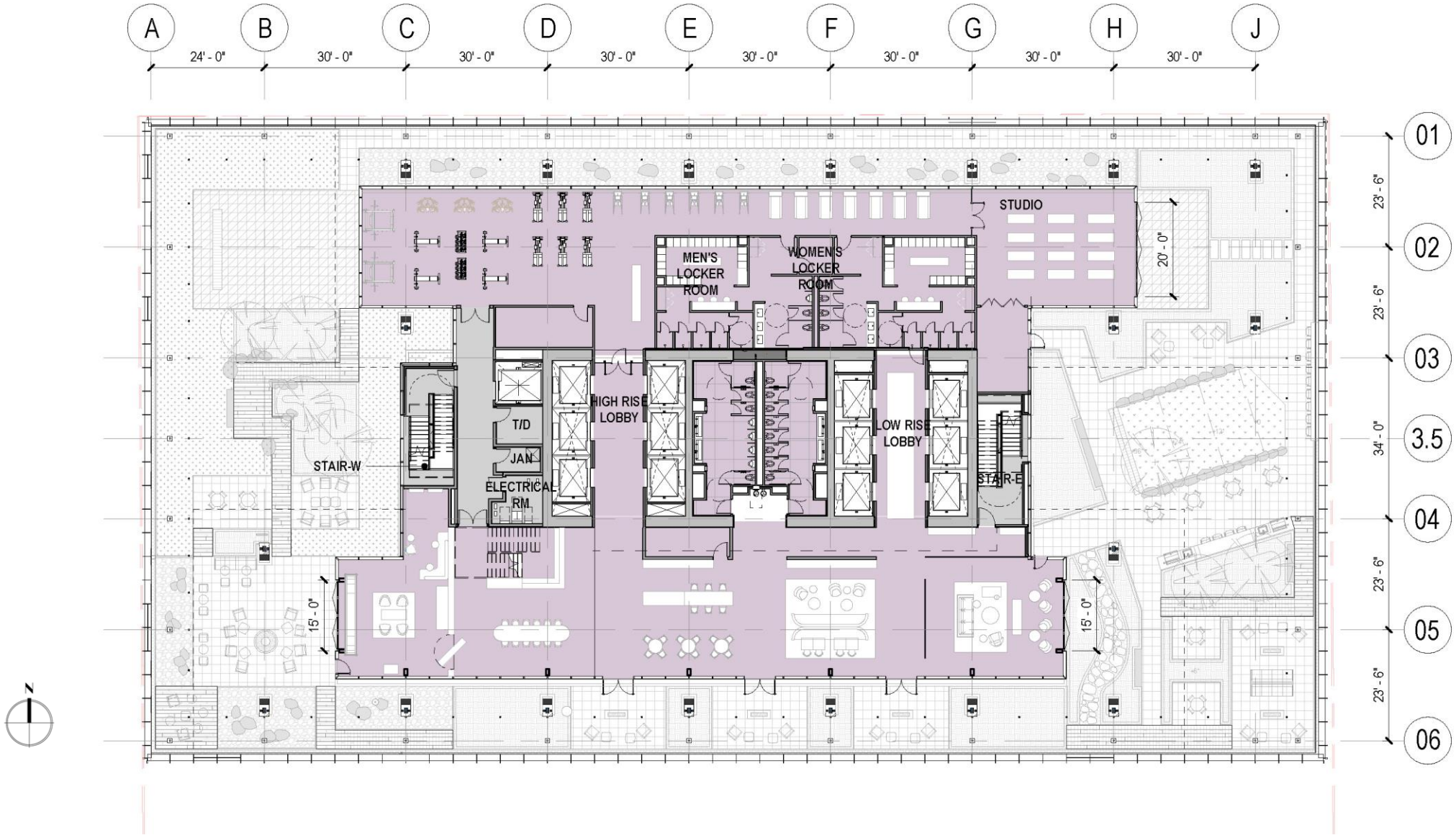
OPEN SPACE + LANDSCAPING



GROUND FLOOR PLAN



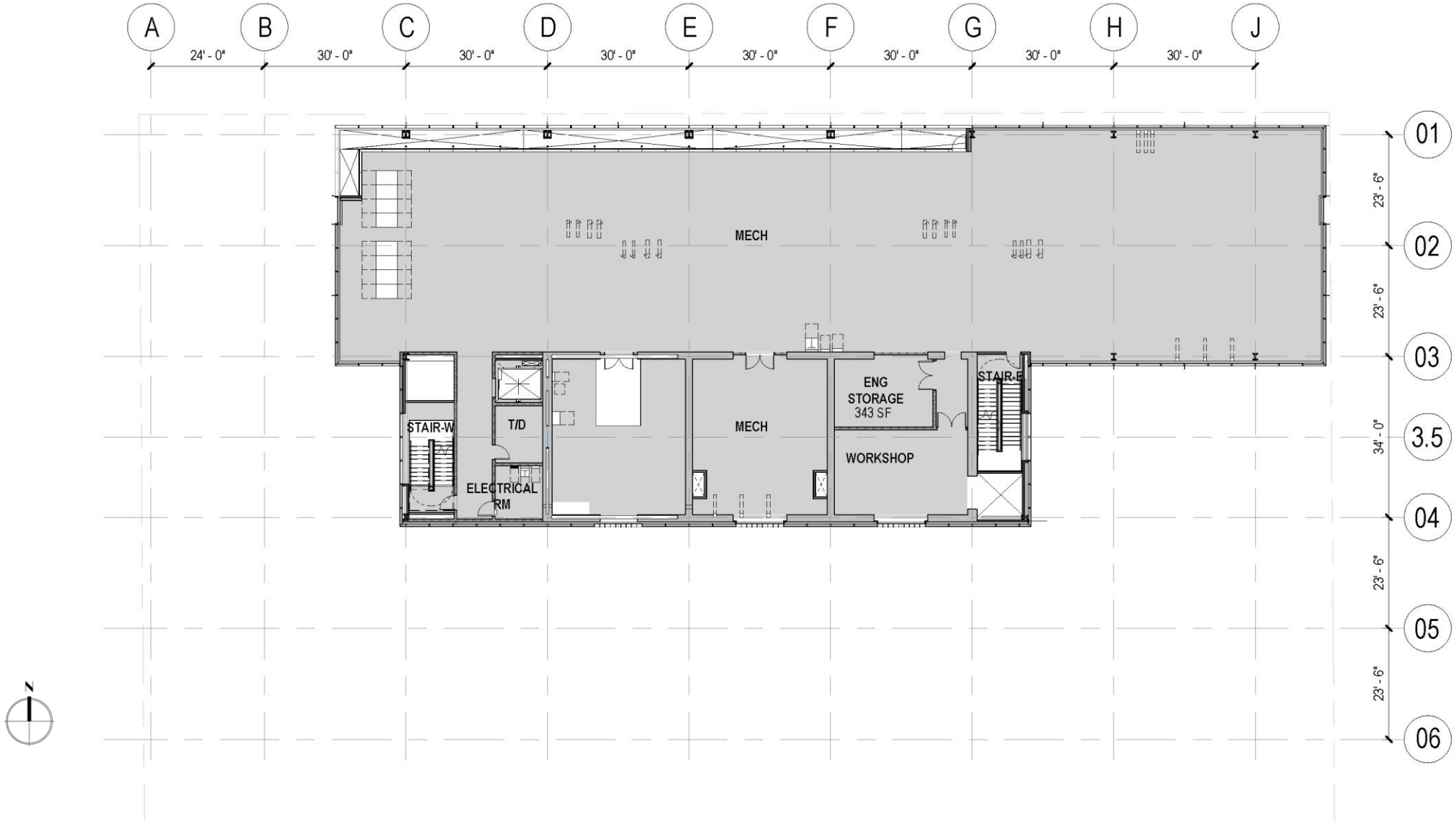
LEVEL 2 FLOOR PLAN - PARKING



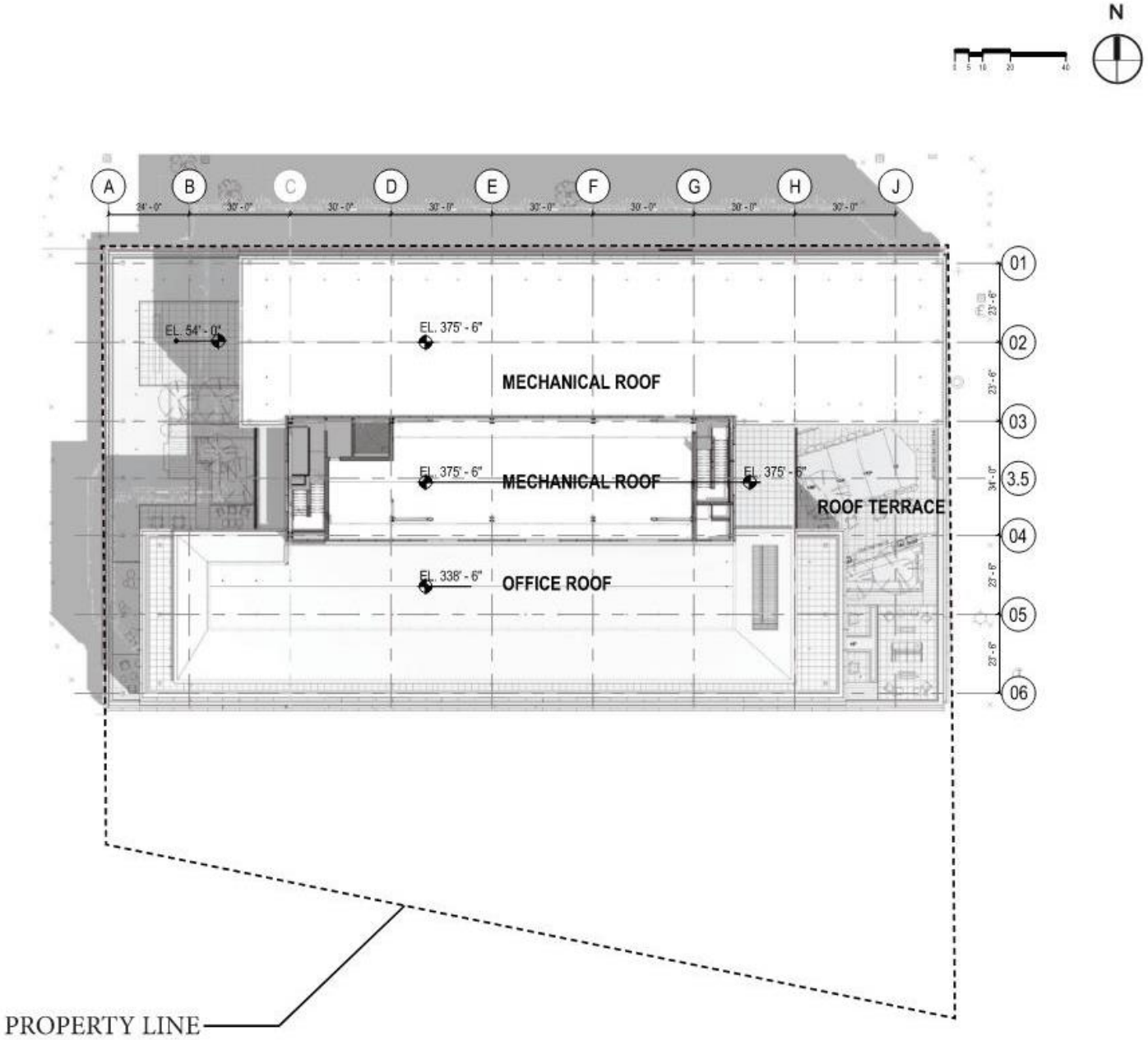
LEVEL 4 FLOOR PLAN - AMENITY

LEVEL 6-14 TYPICAL FLOOR PLAN – LOW RISE

LEVEL 17-22 TYPICAL FLOOR PLAN – HIGH RISE



LEVEL 25 MECHANICAL FLOOR PLAN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01
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EL. 54' - 0"
EL. 375' - 6"
MECHANICAL ROOF
EL. 375' - 6"
MECHANICAL ROOF
EL. 375' - 6"
ROOF TERRACE
EL. 338' - 6"
OFFICE ROOF
PROPERTY LINE

ROOF PLAN

PEDESTRIAN VIEW FROM NORTHEAST DIRECTION

WEST LOOP DESIGN GUIDELINES:

Secured bicycle storage and parking will be provided within buildings.

Multiple entries along a street block-face are provided to enhance the activity of the street.
Office entry along Kinzie and Green, Retail entry along Green and south park.

The building design and orientation are designed to create an active street wall.

The tower portion of the building provide an upper level set-back to respect the existing scale of the street.

Above grade parking level is built to the property line and congruent with existing street wall conditions in the West Loop, fully screened and buffered from the public view.

Loading, access to parking and other back of house facilities are located to not interfere with the public right of way or streetscape.

The building corner Green and Kinzie is setback to provide an urban plaza and create protected pedestrian pathways.

The building is designed into thinner structures to allow for publicly accessible open space on site. This space could be used for outdoor cafes, or for leisure space for building occupants and the general public.

Ground floor retail extends the public realm from Green to Morgan creating a pedestrian experience through materiality, landscape and furnishings to activate the ground level.

AERIAL VIEW FROM SOUTHEAST DIRECTION

NORTHEAST RENDERING

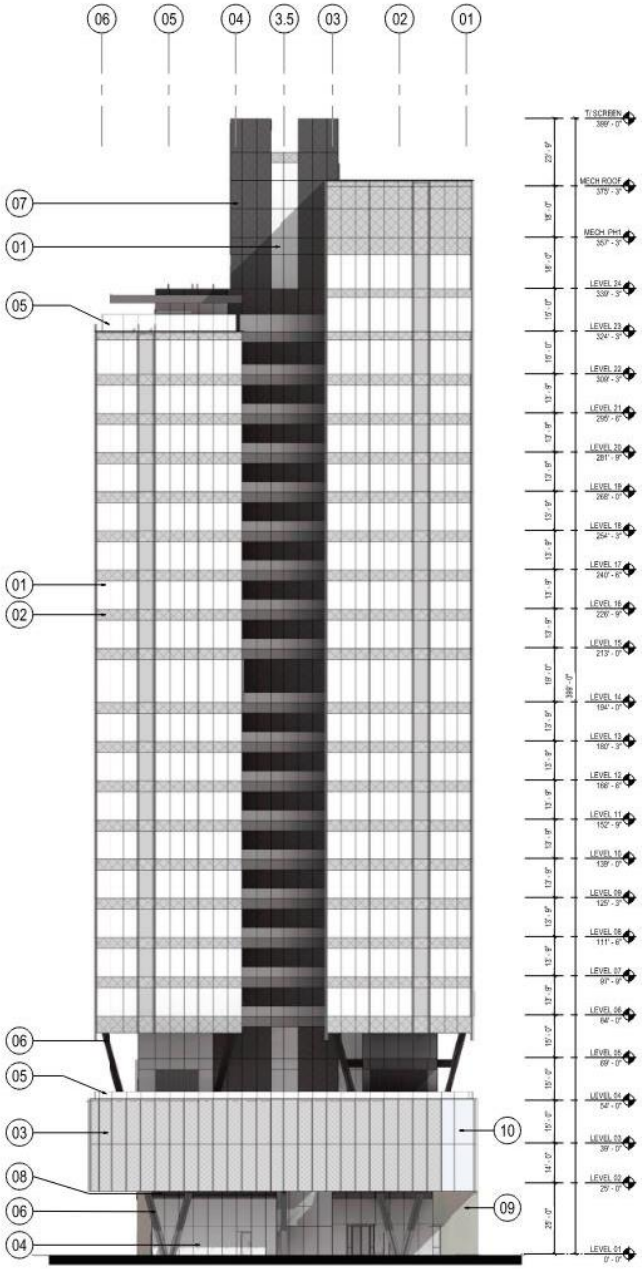
NORTHWEST RENDERING

EAST RENDERING

WEST RENDERING

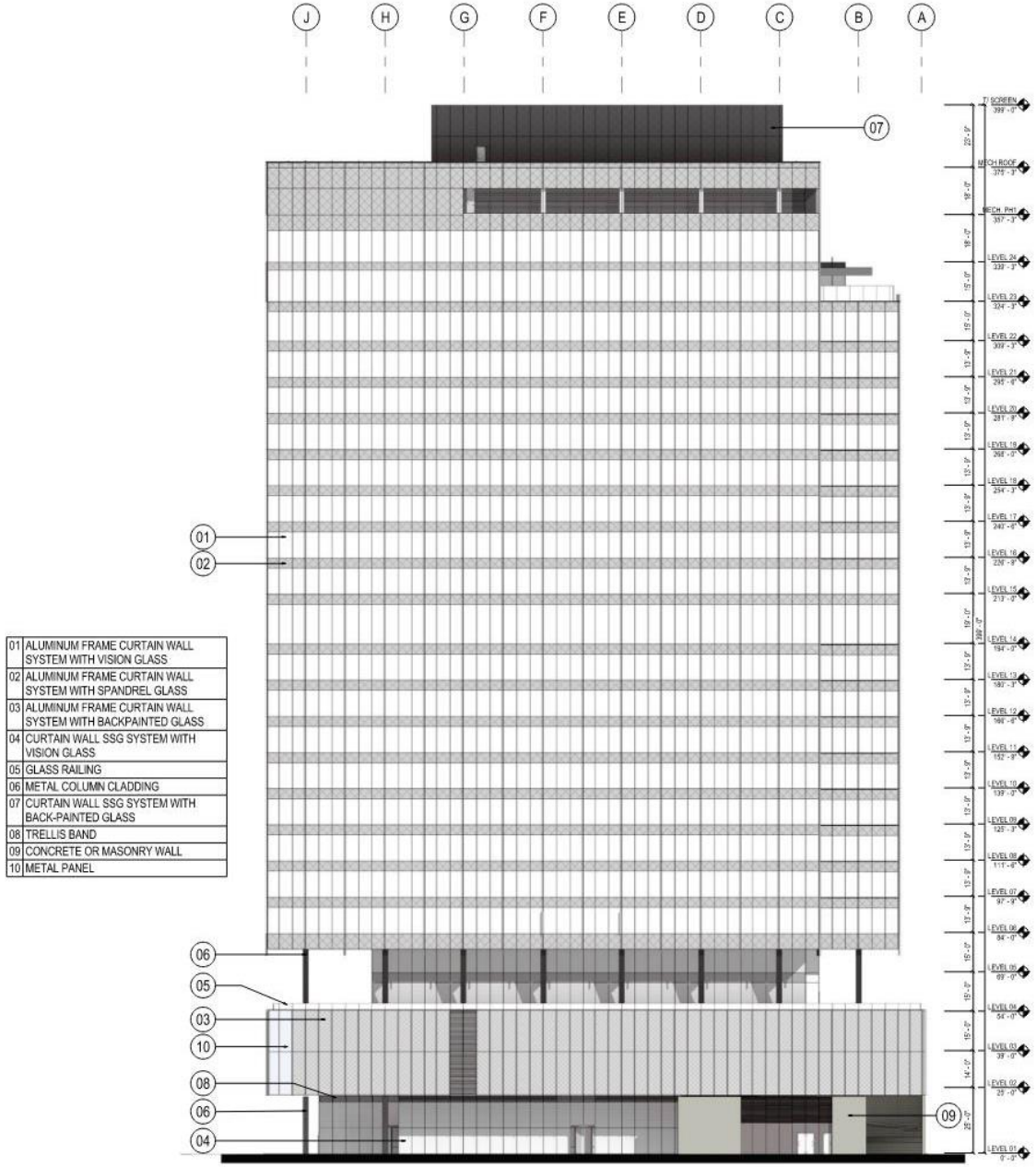
SOUTHWEST RENDERING

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
02	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH SPANDREL GLASS
03	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH BACKPAINTED GLASS
04	CURTAIN WALL SSG SYSTEM WITH VISION GLASS
05	GLASS RAILING
06	METAL COLUMN CLADDING
07	CURTAIN WALL SSG SYSTEM WITH BACK-PAINTED GLASS
08	TRELLIS BAND
09	CONCRETE OR MASONRY WALL
10	METAL PANEL



EAST ELEVATION

BUILDING ELEVATION (EAST)



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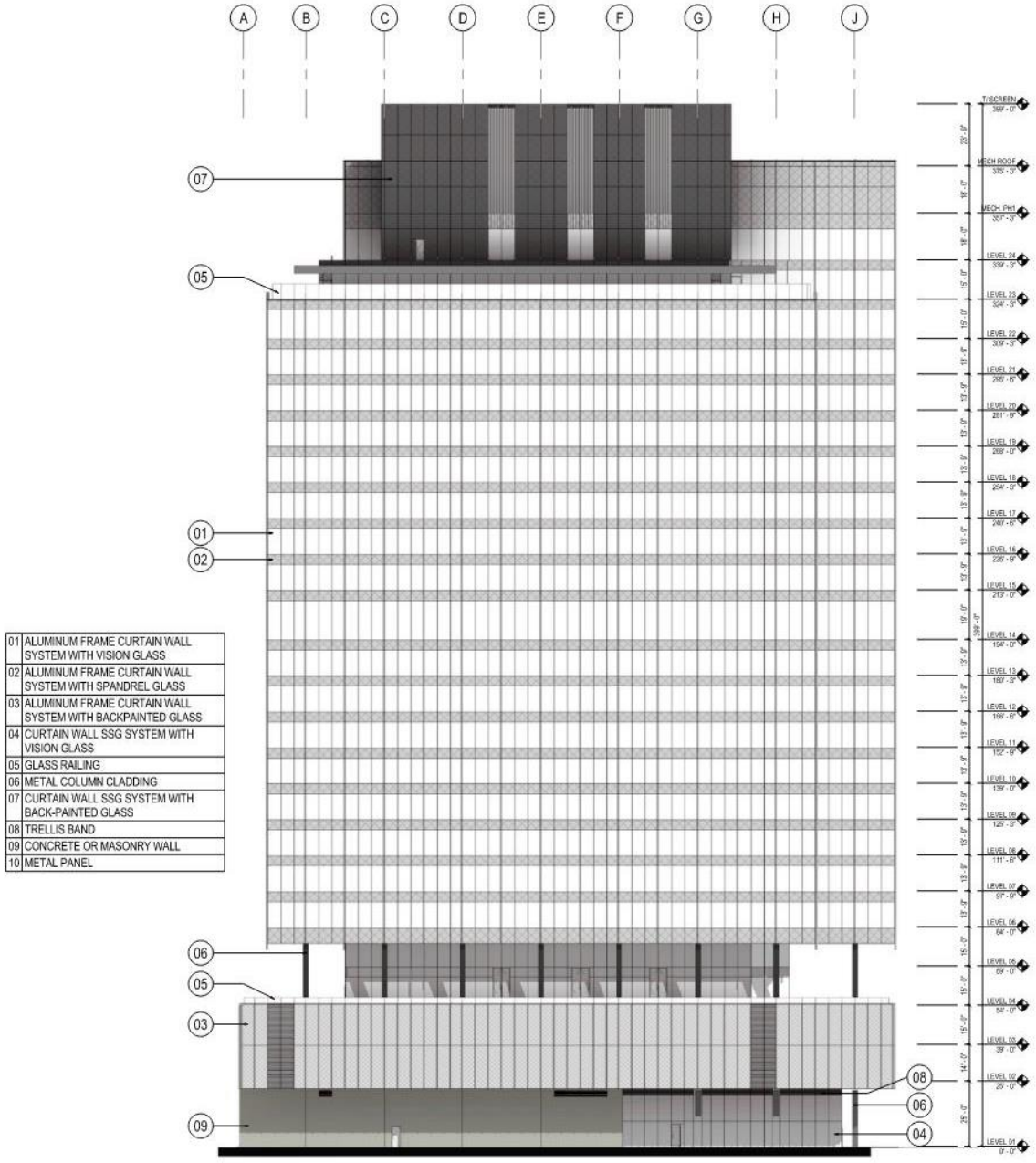
10	METAL PANEL

NORTH ELEVATION

BUILDING ELEVATION (NORTH)



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10	METAL PANEL

SOUTH ELEVATION

BUILDING ELEVATION (SOUTH)

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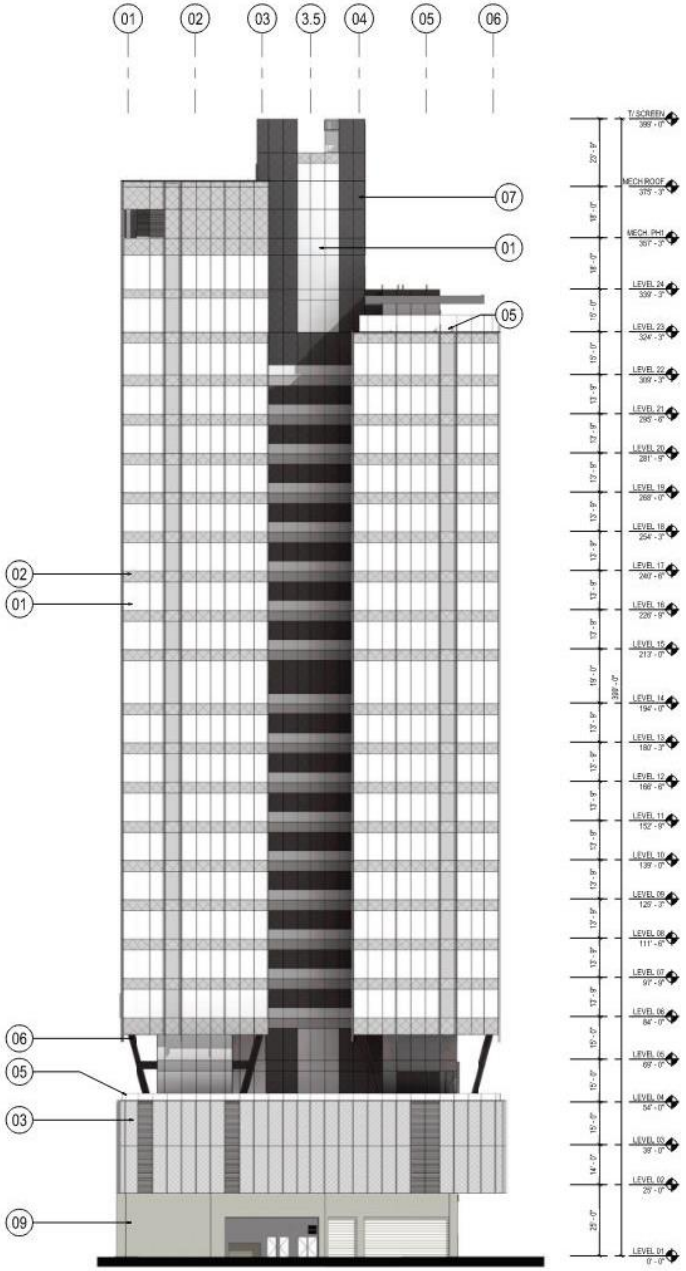

WEST ELEVATION

BUILDING ELEVATION (WEST)

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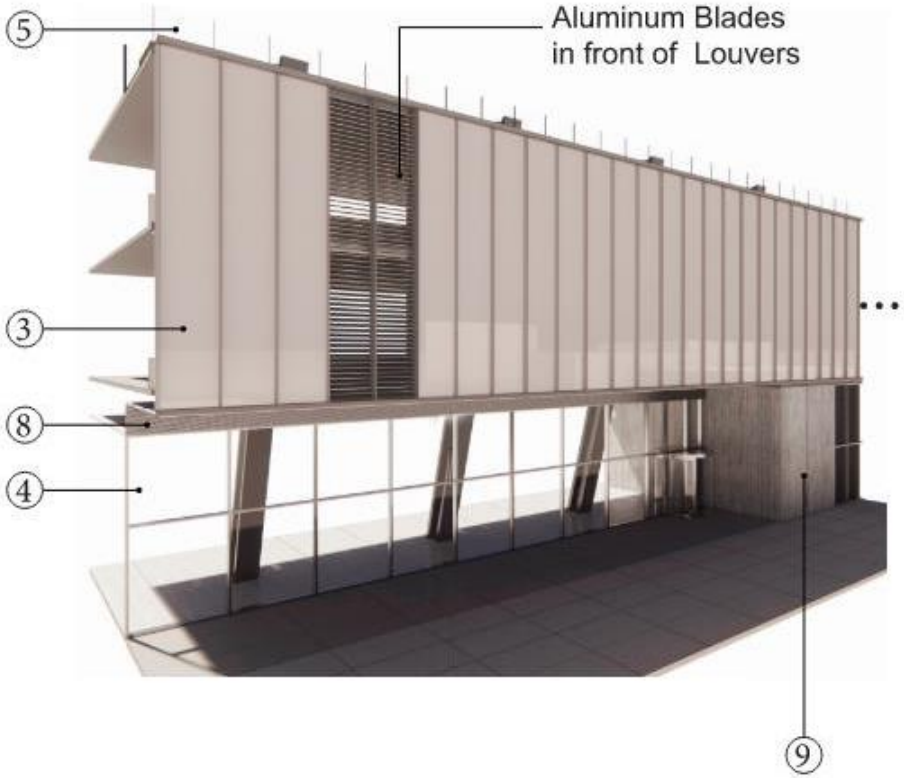

PODIUM FAÇADE

01	ALUMINUM FRAME CURTAIN WALL SYSTEM WITH VISION GLASS
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AMENITY FLOORS FAÇADE

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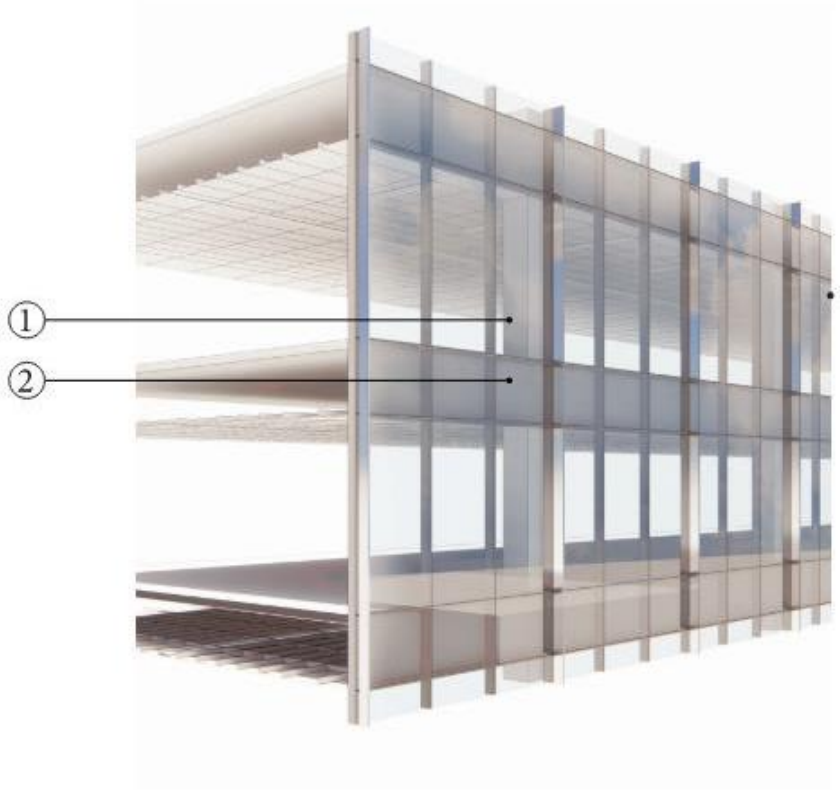

OFFICE TOWER FAÇADE

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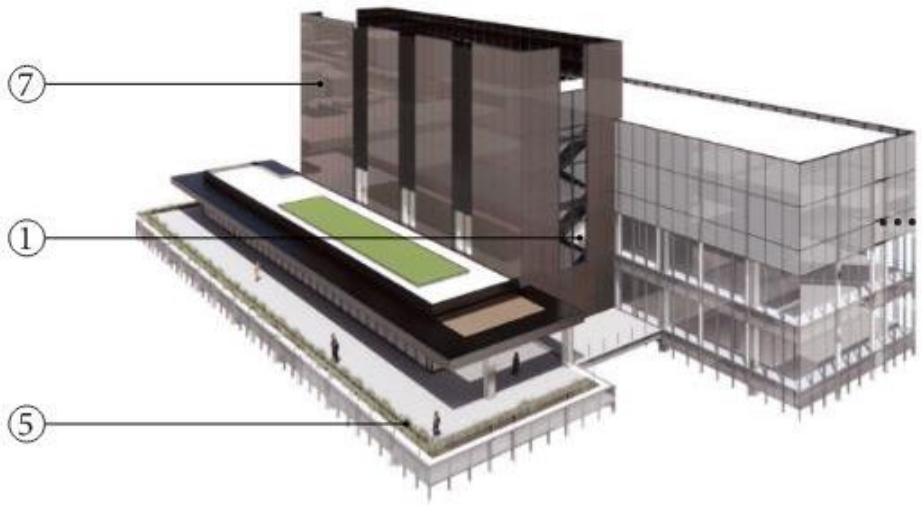
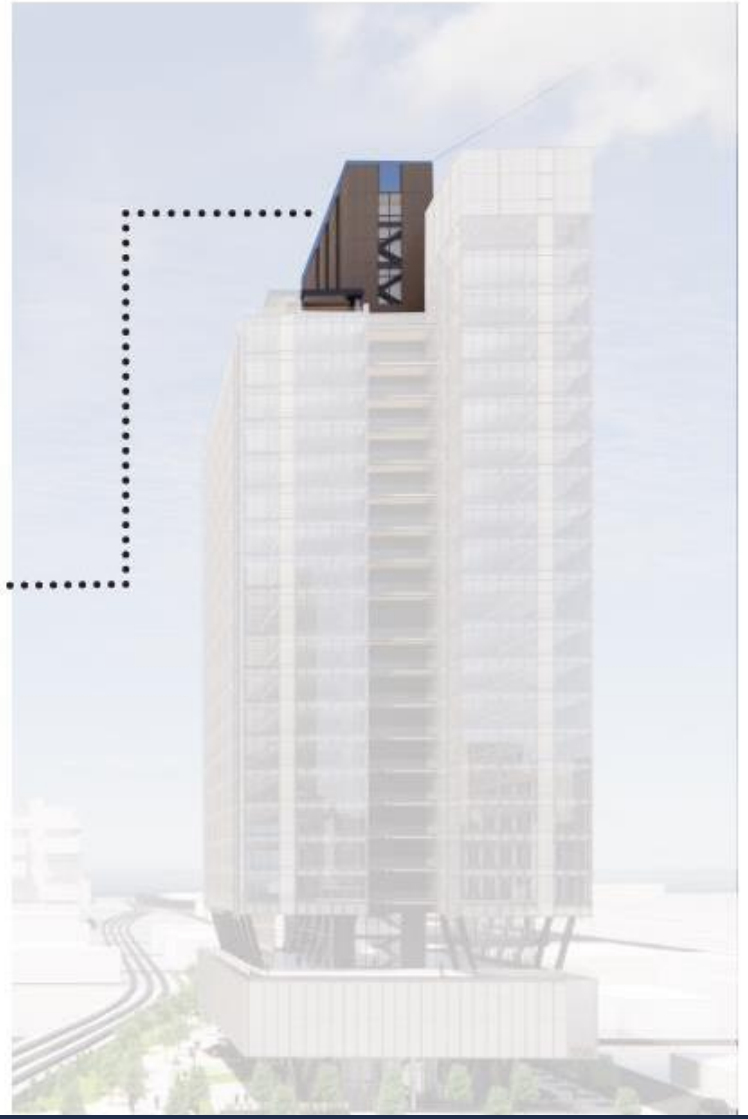




CROWN FAÇADE

NET SITE AREA = 61,900SQ.FT.
AREA IN RIGHT OF WAY= 34,735 SQ.FT.
GROSS SITE AREA = 96,635 SQ.FT

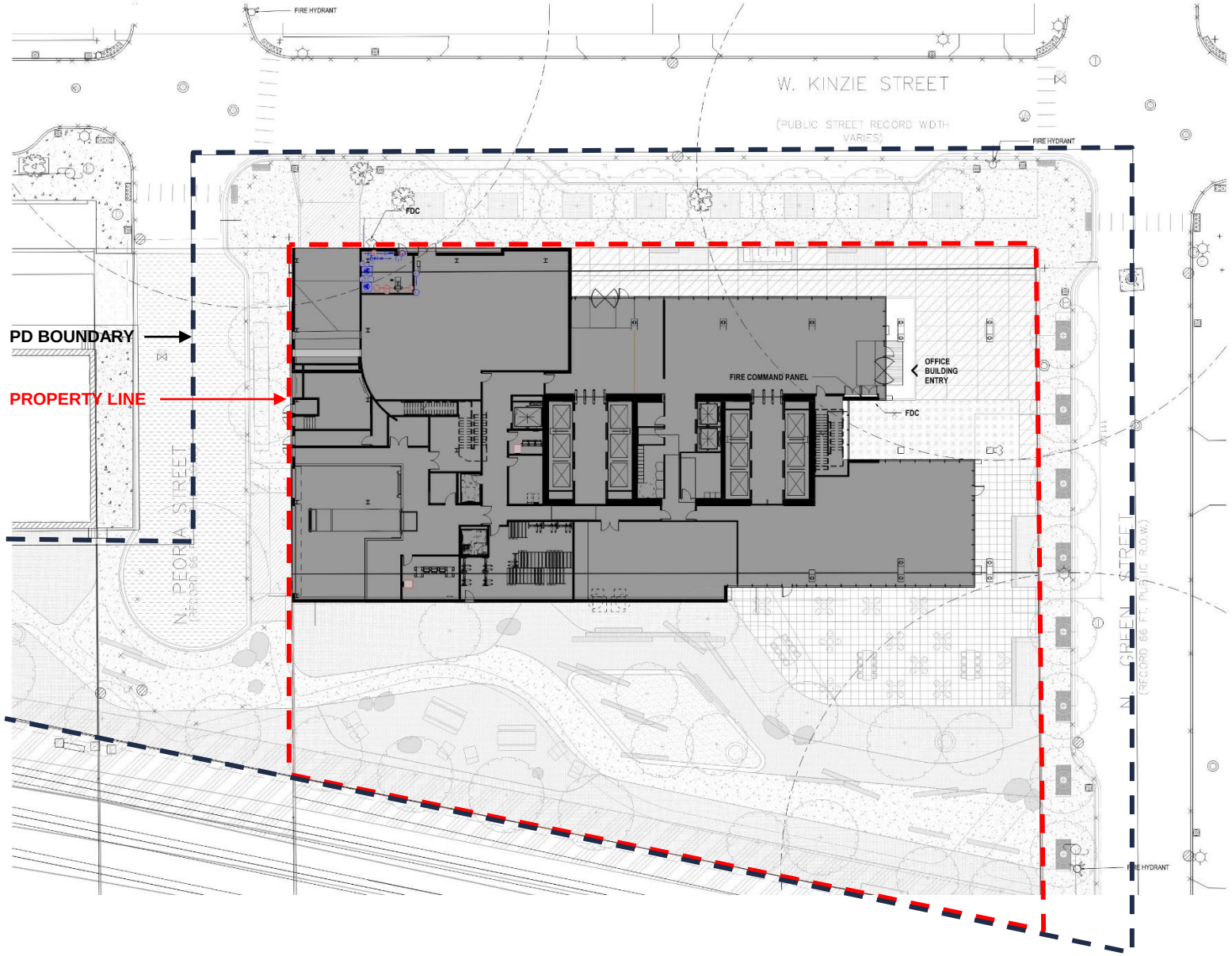
17-8-0904-A-:
The project promotes safe and efficient pedestrian, bicyclist & vehicular circulation by allocating all vehicle traffic into private and public alleys.

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

Existing traffic patterns are respected, and new traffic will be mitigated by location of private alleys and curbside drop-off and pick-up zones.

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

17-8-0904-D:
Above-grade garage areas are lined with architectural façade articulation to screen the garage use from public view.



TRANSPORTATION, TRAFFIC, AND PARKING

17-8-0906:
The project complies with section 17-8-0906 by providing clear vision glass at a majority of the grade level with retail located at north green street and south plaza side

17-8-0905:
Main entry plaza;
The project complies with section 17-8-0905 by providing safe and attractive walkways and pedestrian routes. The project also provide spaces at street level that are designed for activate users such as the entry plaza and southwest corner plaza.

URBAN DESIGN

17-8-0907:
The project complies with Sec. 17-8-0907. The design of the building responds to the context of the West Loop at the pedestrian level, while also creating a visually dynamic façade that responds to the modern architecture of the City of Chicago.

URBAN DESIGN

The building corner Green and Kinzie is setback to provide an urban plaza and create protected pedestrian pathways.

The building is designed into thinner structures to allow for publicly accessible open space on site. This space could be used for outdoor cafes, or for leisure space for building occupants and the general public.

URBAN DESIGN

- Overall, the existing street system has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- Access drive on Kinzie Street will be able to adequately accommodate traffic to the proposed development.
- High-visibility crosswalks will be provided on the west and south legs of the intersection of North Green Street with Kinzie Street.

TRAFFIC STUDY AND RECOMMENDATIONS

LEED Silver	80 points
Working Landscapes	5 points
EV Charging Stations	10 points
80% Waste Diversion	10 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

SUSTAINABLE DEVELOPMENT POLICY COMPLIANCE PATH

Community Considerations

- Renovated streetscapes & added pedestrian safety at intersections
- Increased open space +/- 30% from previously-approved PD
- Enhanced open space: added seating, lighting, art walk, and improved connection to Morgan Street

Overall Economic Impact

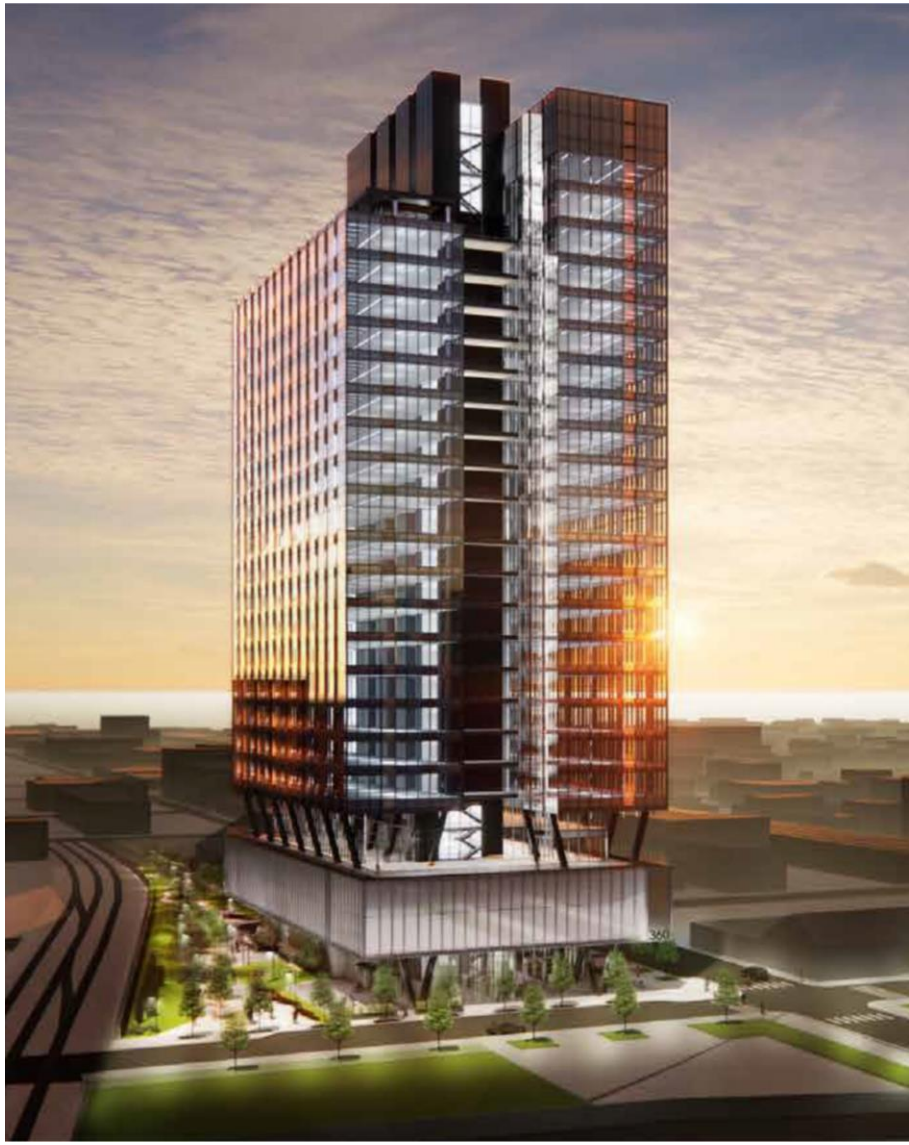
- Neighborhood Opportunity Bonus Fund Payment: $4,451,848
- Industrial Conversion Fee: $758,275
- Projected Real Estate Taxes: $8,800,000
- MBE/WBE Participation Goal: 26% / 6%
- Total project cost: $288 million
- Estimated construction jobs created: 473
- Estimated permanent jobs created: 2,498

DPD Recommendations

The proposed amendment to Business Planned Development #1407 is appropriate for the following:

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);

2. It is **compatible with the character of the surrounding area in terms of uses**, **density and building scale** (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses and the goals and objectives of the West Loop Design Guidelines (2017);

3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the time of occupancy (17-13-0609-C);

4. The proposal is **compatible with surrounding zoning** (17-13-0308-D). The proposed amendment results in a development which is compatible with surrounding zoning districts and planned developments.