



# CHICAGO PLAN COMMISSION

Department of Planning and Development

**1523-47 N FREMONT STREET**

Near West Side / 2<sup>nd</sup> Ward / Alderman Hopkins

City Pads, LLC

NORR Architects

Acosta Ezgur, LLC

March 16, 2023

# ★ Community Area Snap Shot

## COMMUNITY AREA INFORMATION: Near North Side

### General Population Characteristics, 2015-2019

	Near North Side
Total Population	93,318
Total Households	57,169
Average Household Size	1.6
Percent Population Change, 2010-19	15.9
Percent Population Change, 2000-19	28.2

Source: 2000 and 2010 Census, 2015-2019 American Community Survey five-year estimates.

### Employment of Near North Side Residents\*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	11,268	22.1
2. Finance	6,387	12.5
3. Health Care	5,379	10.5
4. Education	3,722	7.3
5. Administration	3,531	6.9

TOP EMPLOYMENT LOCATIONS	Count	Percent
1. The Loop	16,946	33.2
2. Outside of Chicago	13,622	26.7
3. Near North Side	10,056	19.7
4. Near West Side	3,875	7.6
5. Hyde Park	665	1.3

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2018).

\*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

### Household Size, 2015-2019

	Near North Side	
	Count	Percent
1-Person Household	32,516	56.9
2-Person Household	19,733	34.5
3-Person Household	3,141	5.5
4-or-More-Person Household	1,779	3.1

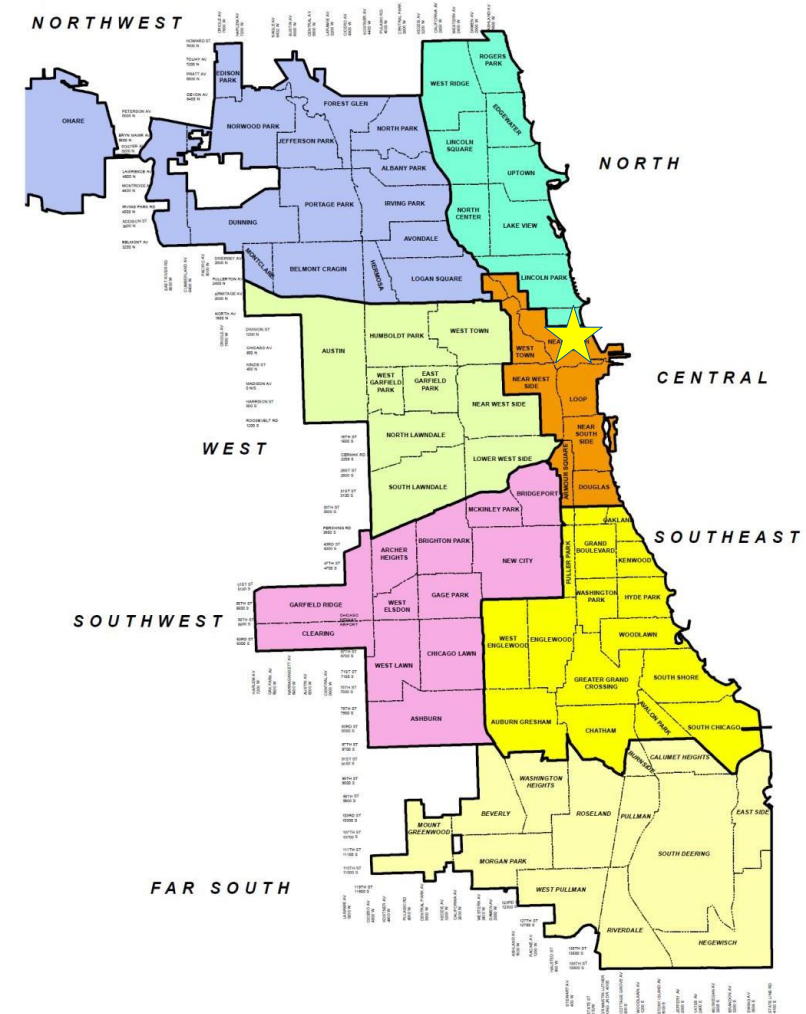
Source: 2015-2019 American Community Survey five-year estimates.

### Employment in Near North Side\*, 2018

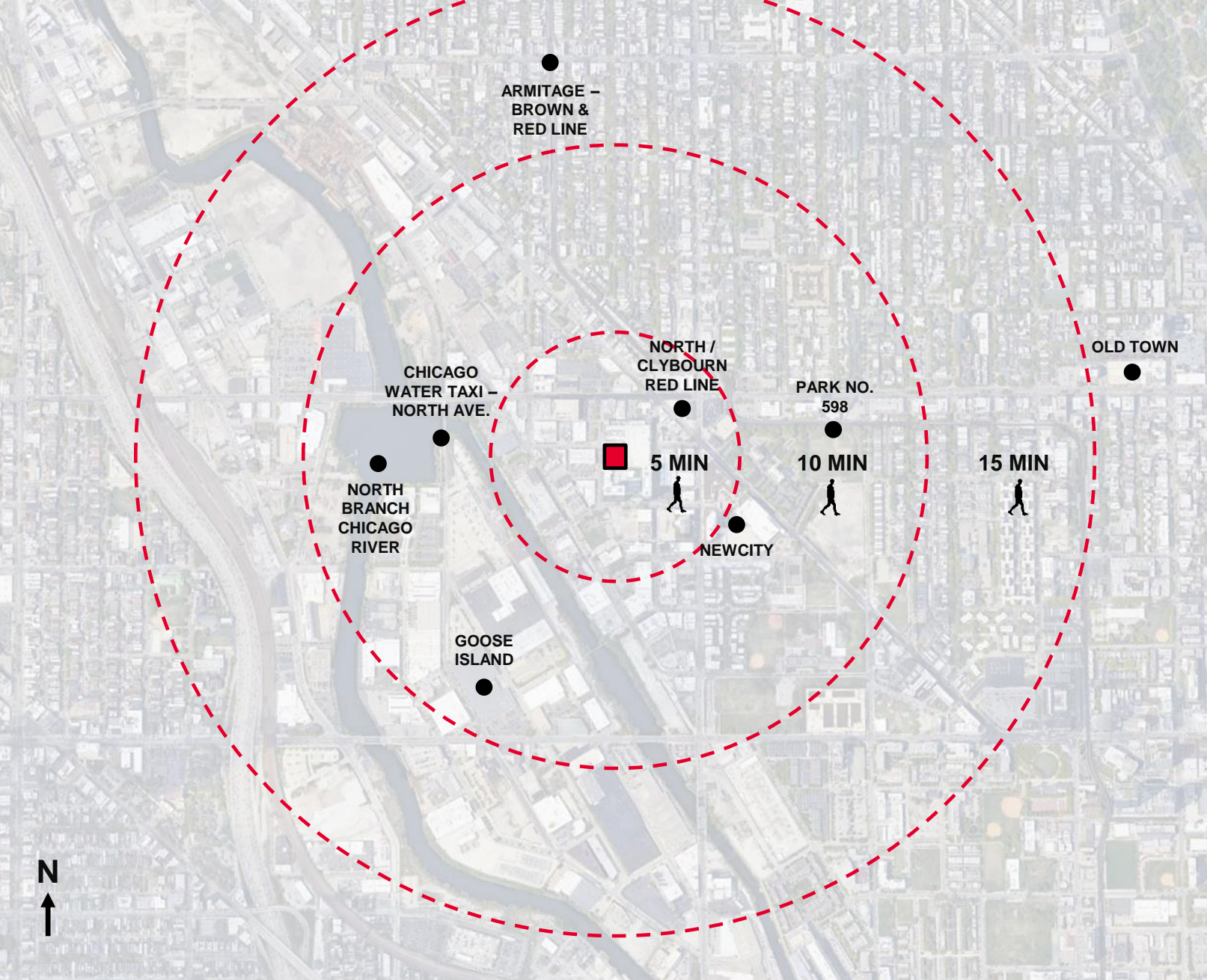
TOP INDUSTRY SECTORS	Count	Percent
1. Accommodation and Food Service	29,508	16.3
2. Professional	28,553	15.8
3. Health Care	22,396	12.4
4. Retail Trade	17,227	9.5
5. Administration	15,293	8.5

TOP RESIDENCE LOCATIONS	Count	Percent
1. Outside of Chicago	78,788	43.6
2. Near North Side	10,056	5.6
3. Lake View	8,654	4.8
4. West Town	6,002	3.3
5. Lincoln Park	4,960	2.7







**SITE CONTEXT PLAN**





# ★ Planning Context

## Halsted Triangle Plan



### INTRODUCTION

The Halsted Triangle Plan (HTP) was adopted in 2010 by the Chicago Plan Commission. Since that time, there have been several significant planning and transportation initiatives and land use changes that have impacted the immediate area. This update is intended to summarize those initiatives and trends and provide updated recommendations to guide future growth and to encourage a more vibrant and pedestrian-friendly experience. The objectives and recommendations contained in this plan update supersede all previous plans.

The draft document was initiated and the data provided in this report is from before the COVID-19 pandemic. Information on current COVID-19 data and available resources, including business and employment assistance, is available at [www.chicago.gov/covid](http://www.chicago.gov/covid). Given the anticipated effects of the pandemic, it remains critically important to plan for our City's future.

## Halsted Triangle Plan

### HALSTED TRIANGLE PLAN BUFFER MAP







SITE PHOTO



1. CORNER OF NORTH / FREMONT



2. WEED ST. / FREMONT ST. CORNER RETAIL



3. REI AT KINGSBURY ST. / SCHILLER ST.



4. SOUTHWEST CORNER OF SITE



5. NEWCITY



6. WEED ST. / FREMONT ST. CORNER RETAIL

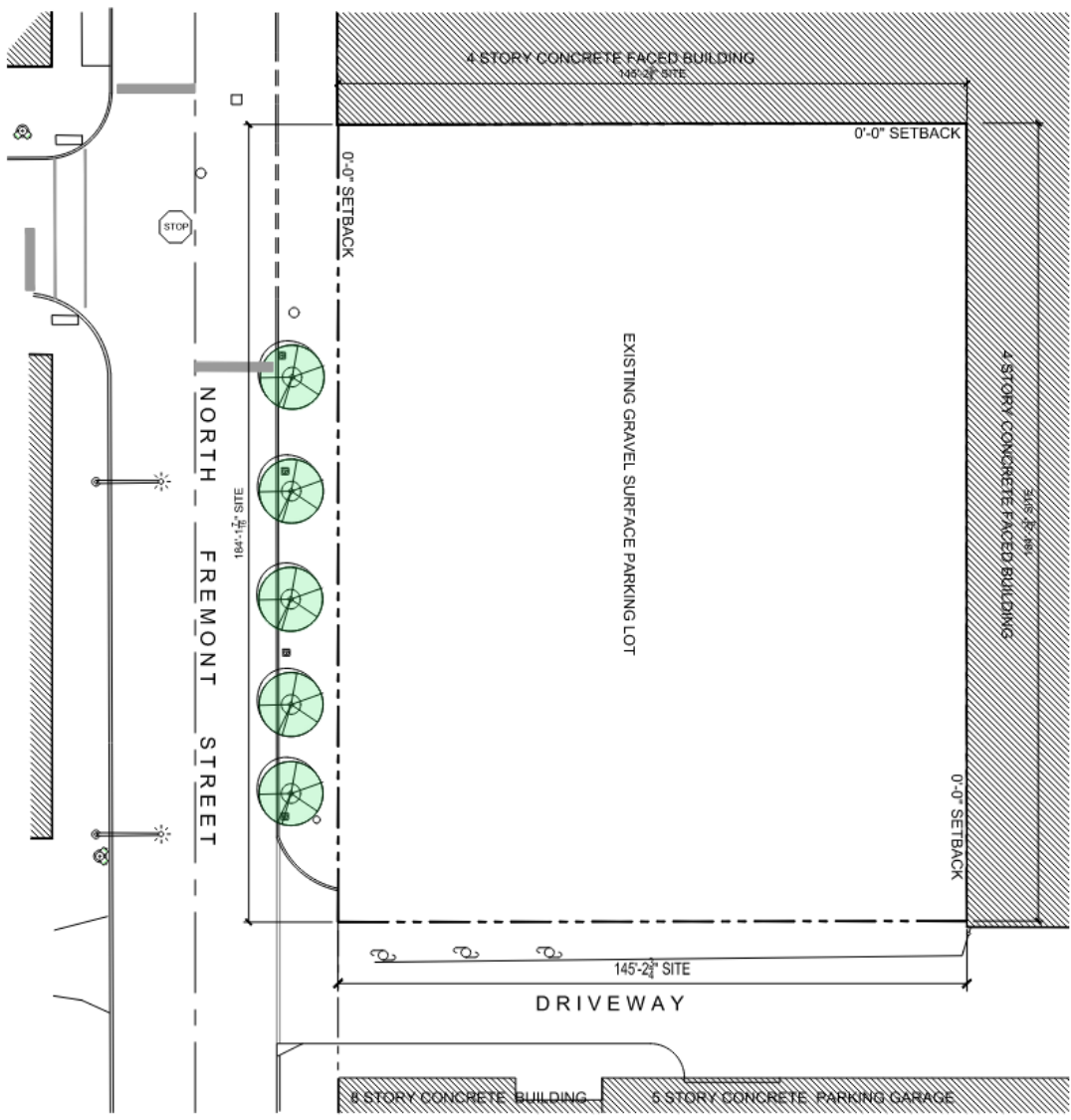
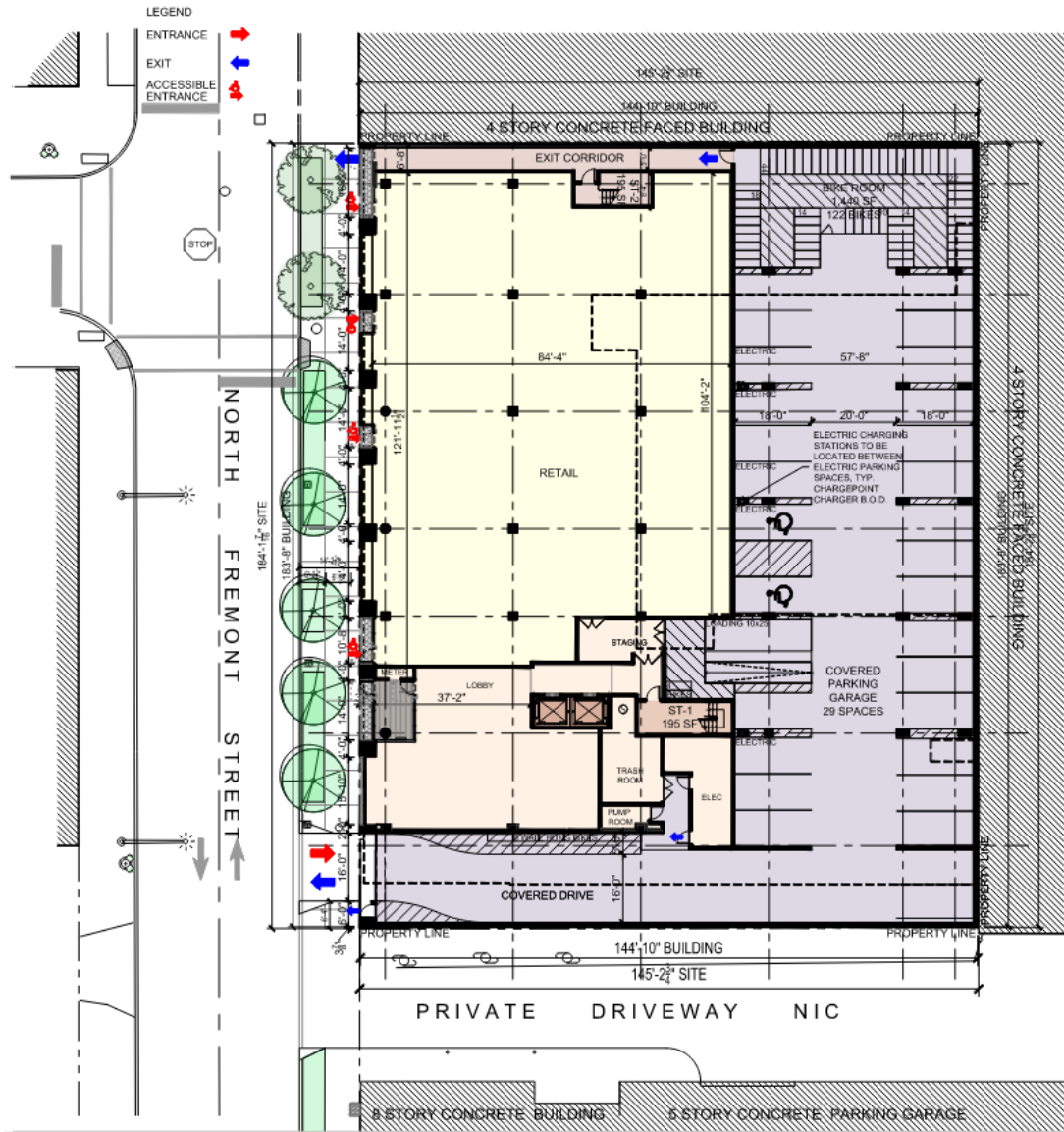
EXISTING CONTEXT



# ★ Project Timeline + Community Outreach

- **2<sup>nd</sup> Ward Zoning Review Initial presentation:** March 2022
- **DPD Intake:** June 2022
- **1<sup>st</sup> Neighbor Review:** July 2022
- **2<sup>nd</sup> Neighbor Meeting:** August 2022
- **PD Filing:** December 2022
- **Multiple neighbor meetings and community follow-up:** Fall 2022 and January 2023



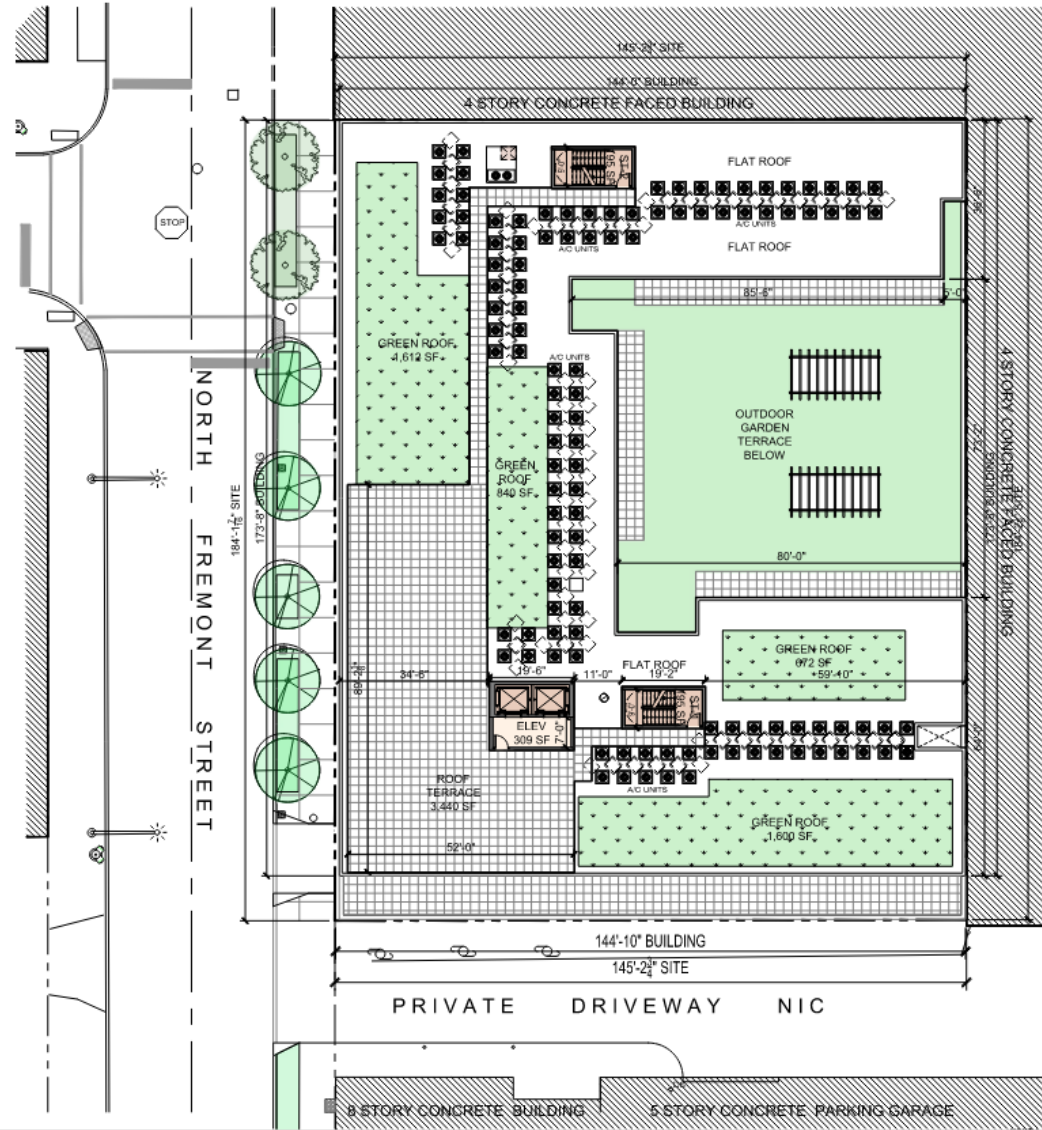
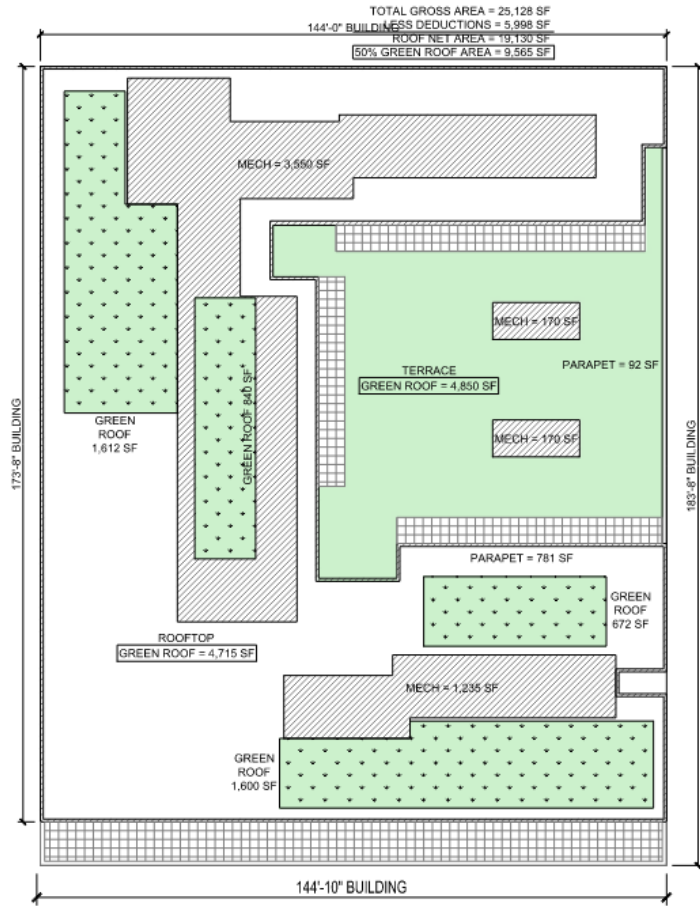


**GROUND FLOOR & EXISTING SITE PLAN**









**GREEN ROOF CALCULATION & ROOF PLAN**





# WEST ELEVATION





T/ROOFTOP  
+75'-0"  
ROOFTOP  
+59'-11"  
T/ROOF  
+58'-6"  
B/ ROOF  
+57'-0"

FIFTH FLOOR  
+48'-0"

FOURTH FLOOR  
+37'-6"

THIRD FLOOR  
+27'-0"

SECOND FLOOR  
+16'-6"

N  
FRE  
ST

75'-0"

59'11"

62'

Thru-Wall Brick

Fiber Cement Panels  
(3 Color tone)

Insulated Glass Window

Glass Balustrade

Ribbed Metal Panel

# SOUTH ELEVATION





**17-8-0904-A:**

The project promotes safe and efficient pedestrian, bicyclist & vehicular circulation by allocating all vehicular traffic into internal private drive.

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:**

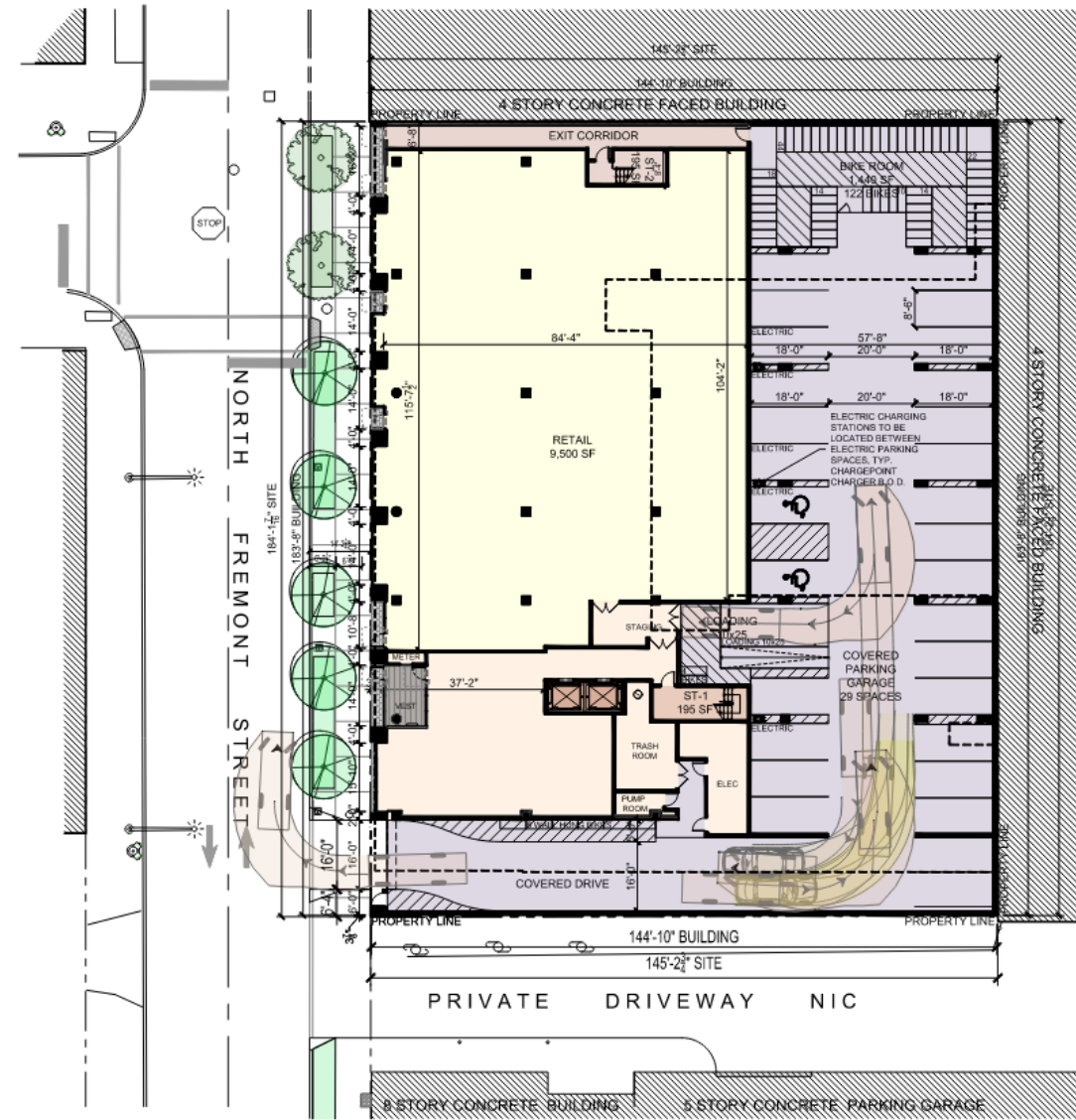
All streets and sidewalks will be reconstructed per CDOT standards.

**17-8-0904-C:**

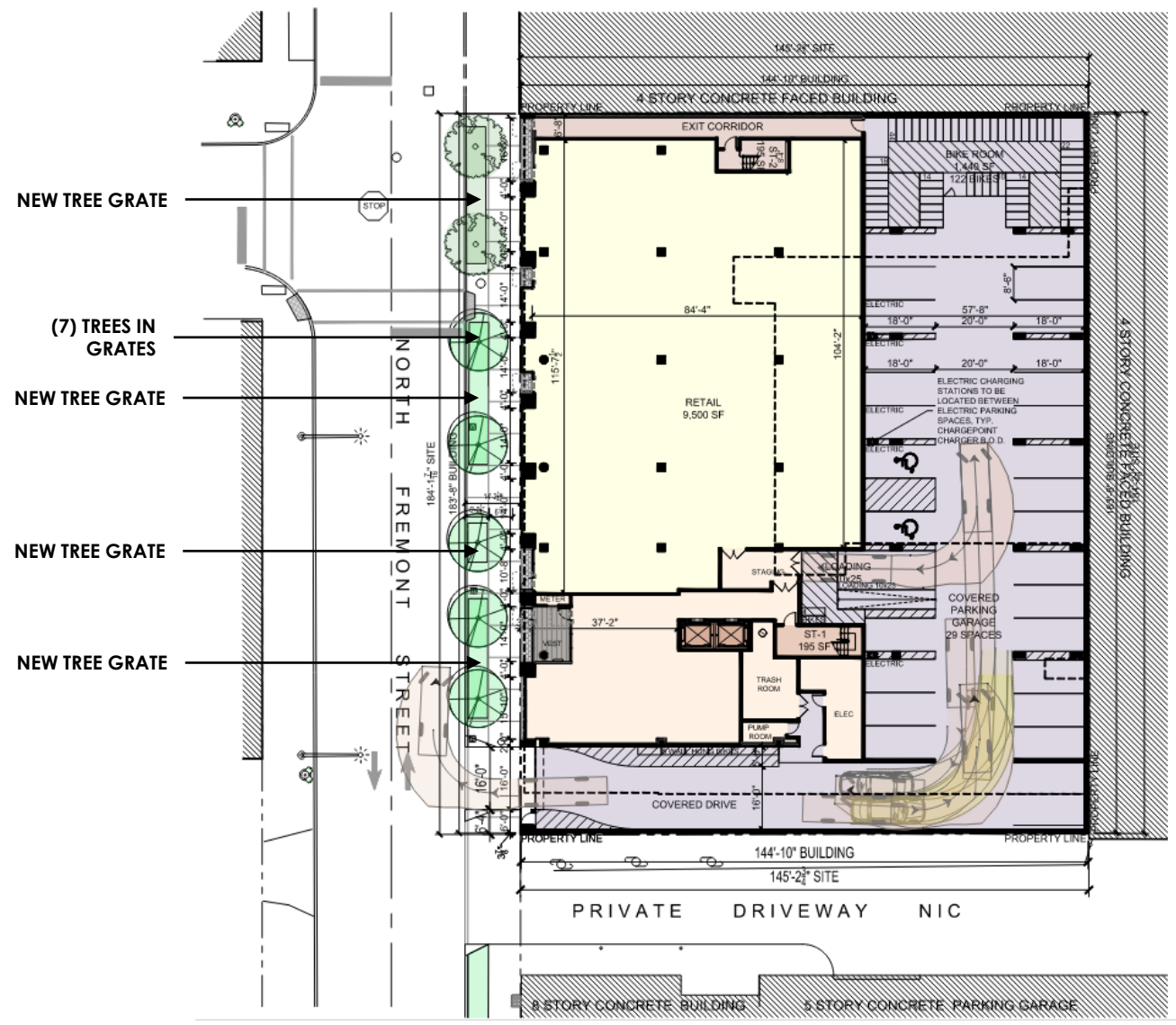
All parking is designed to be away from public view and will avoid pedestrian conflicts.

**17-8-0904-D:**

Architectural facades are articulated to screen parking from public view.



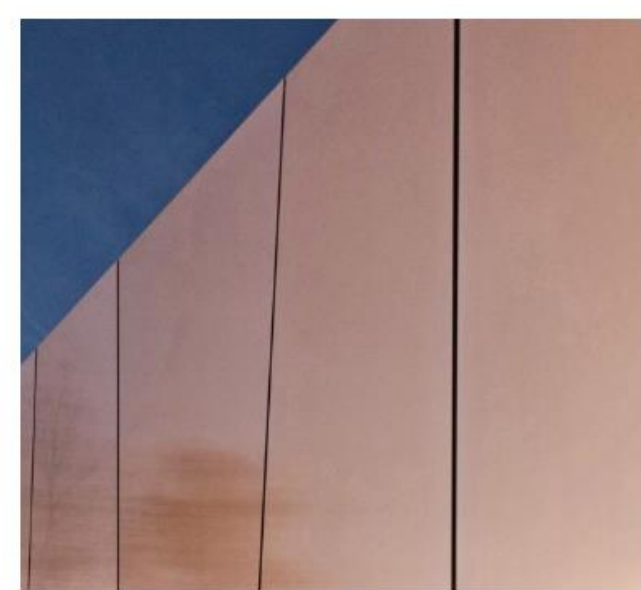




# LANDSCAPING



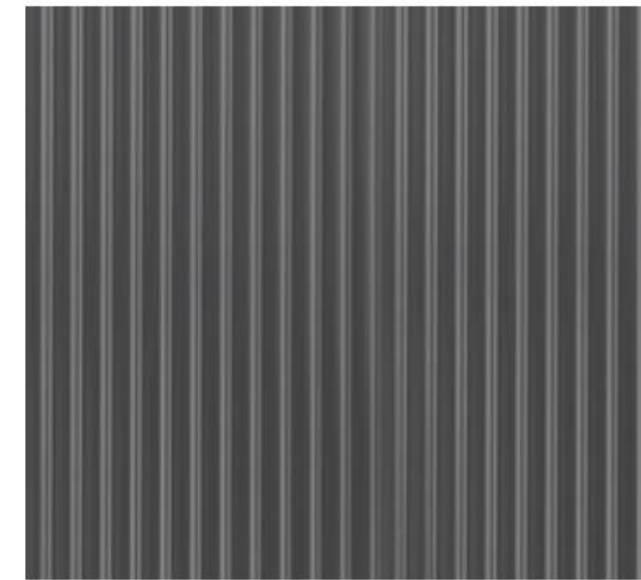
1 Fiber Cement Panel (3 color tone)



2 Metal Panel (Bronze)



3 Thru-wall Brick



4 Ribbed Metal Panel (Dark Grey)

## BUILDING MATERIALS





**VIEW FROM SOUTHWEST**





**VIEW FROM NORTHWEST**





VIEW FROM WEST





VIEW AT ENTRY



# Sustainability

- Proposed development will meet or exceed the Chicago Sustainable Development Policy
- The project will utilize 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



Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health	Energy			Stormwater				Landscapes			Green Roofs	Water	Transportation			Solid Waste	Work Force	Wildlife															
Compliance Paths	Starting Points	Number of Optional Points Required <small>New Construction / Substantial Renovation / Moderate Rehab</small>	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed 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 Site 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)
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	5	5	10	10	5	10	
Options Without Certification																																			
Options With Certification																																			
LEED Platinum	95	5 / 0 / 0	40	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	NA	NA	10	20	20	10	20	40	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	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	NA	NA	10	20	10	20	40	5	5	5	5	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	5	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	NA	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	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	5	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	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	NA	NA	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 includes a total of 132 units
- The 2021 ARO obligation is **26 ARO Units** which will be provided **on-site** (20% of 132)
- Affordable at an average of 60% AMI





## 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:** ~\$40 Million
- **Construction Jobs:** ~300
- **Permanent Jobs:** ~15



# DPD Recommendations

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

- Meets the recommendation as established by Halsted Triangle Plan adopted by CPC - 2020 (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).

