CHICAGO PLAN COMMISSION

Department of Planning and Development

1523-47 N FREMONT STREET

Near West Side / 2nd 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.

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.

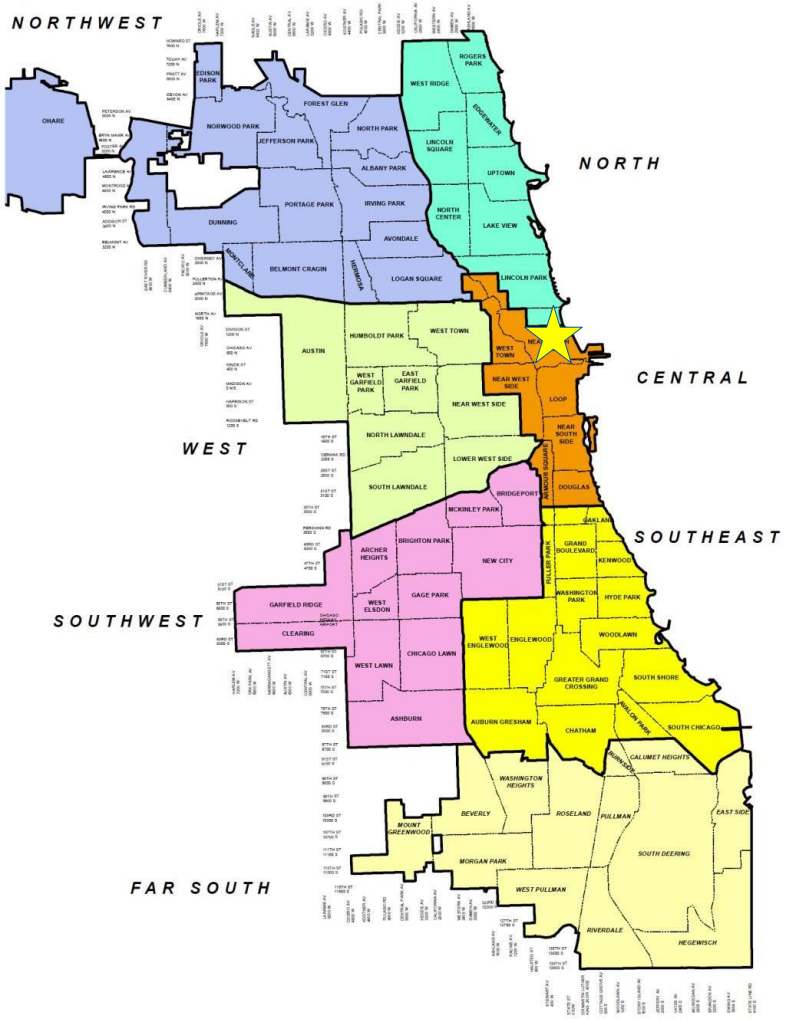
Employment of Near North Side Residents*, 2018

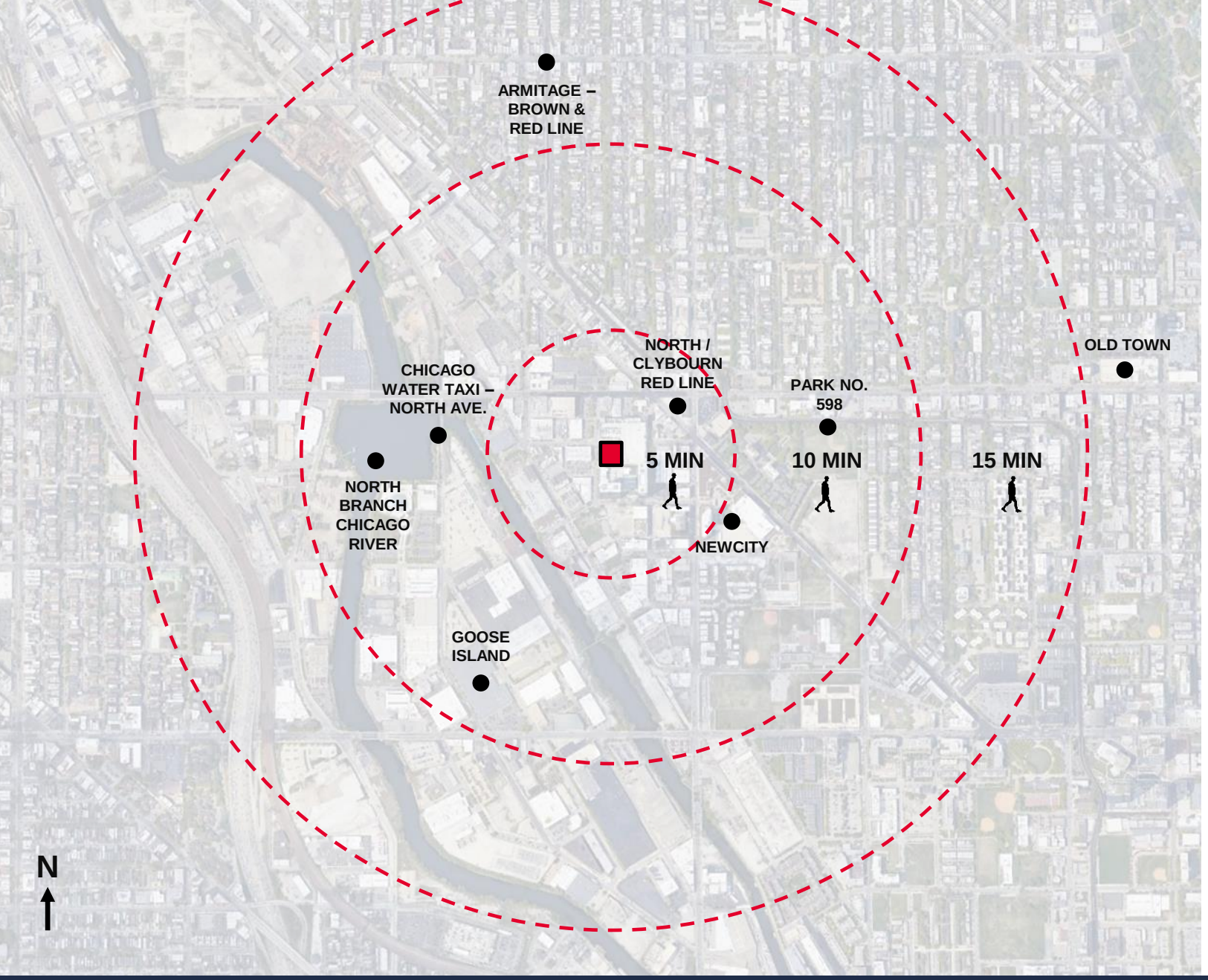
TOP INDUSTRY SECTORS	Count	Percent
1. Professional	11,268	22.1
2. Finance	6,387	12.5
3. Health Care	5,379	10.5
4. Education	3,722	7.3
5. Administration	3,531	6.9
TOP EMPLOYMENT LOCATIONS		
1. The Loop	16,946	33.2
2. Outside of Chicago	13,622	26.7
3. Near North Side	10,056	19.7
4. Near West Side	3,875	7.6
5. Hyde Park	665	1.3

Employment in Near North Side*, 2018

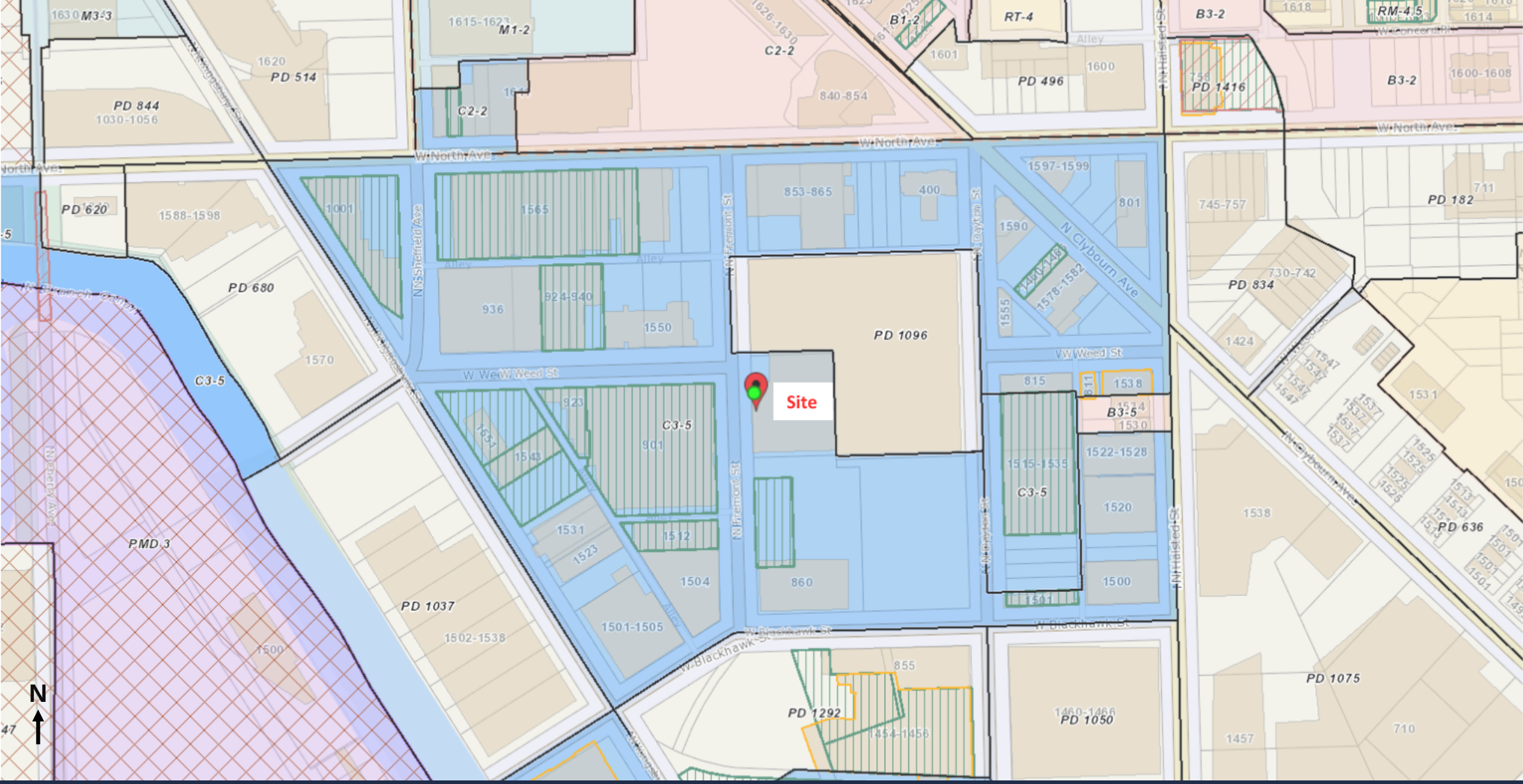
TOP INDUSTRY SECTORS	Count	Percent
1. Accommodation and Food Service	29,508	16.3
2. Professional	28,553	15.8
3. Health Care	22,396	12.4
4. Retail Trade	17,227	9.5
5. Administration	15,293	8.5
TOP RESIDENCE LOCATIONS		
1. Outside of Chicago	78,788	43.6
2. Near North Side	10,056	5.6
3. Lake View	8,654	4.8
4. West Town	6,002	3.3
5. Lincoln Park	4,960	2.7

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.





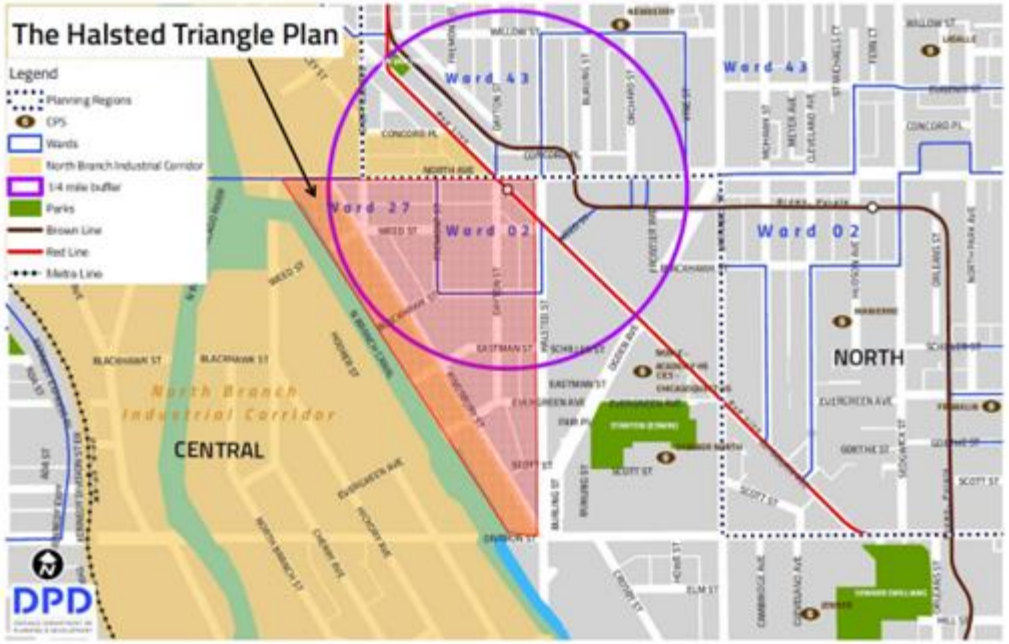
SITE CONTEXT PLAN



LAND USE CONTEXT PLAN

Planning Context

Halsted Triangle Plan



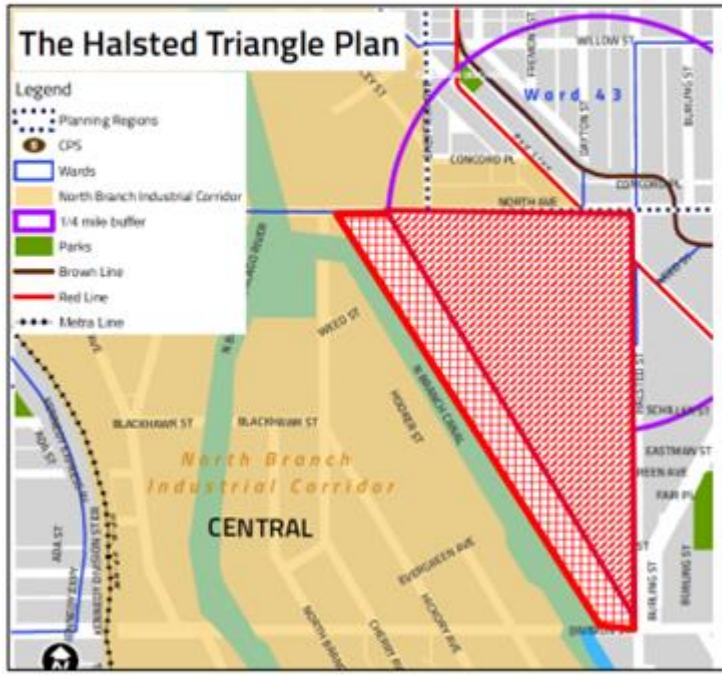
INTRODUCTION

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. 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

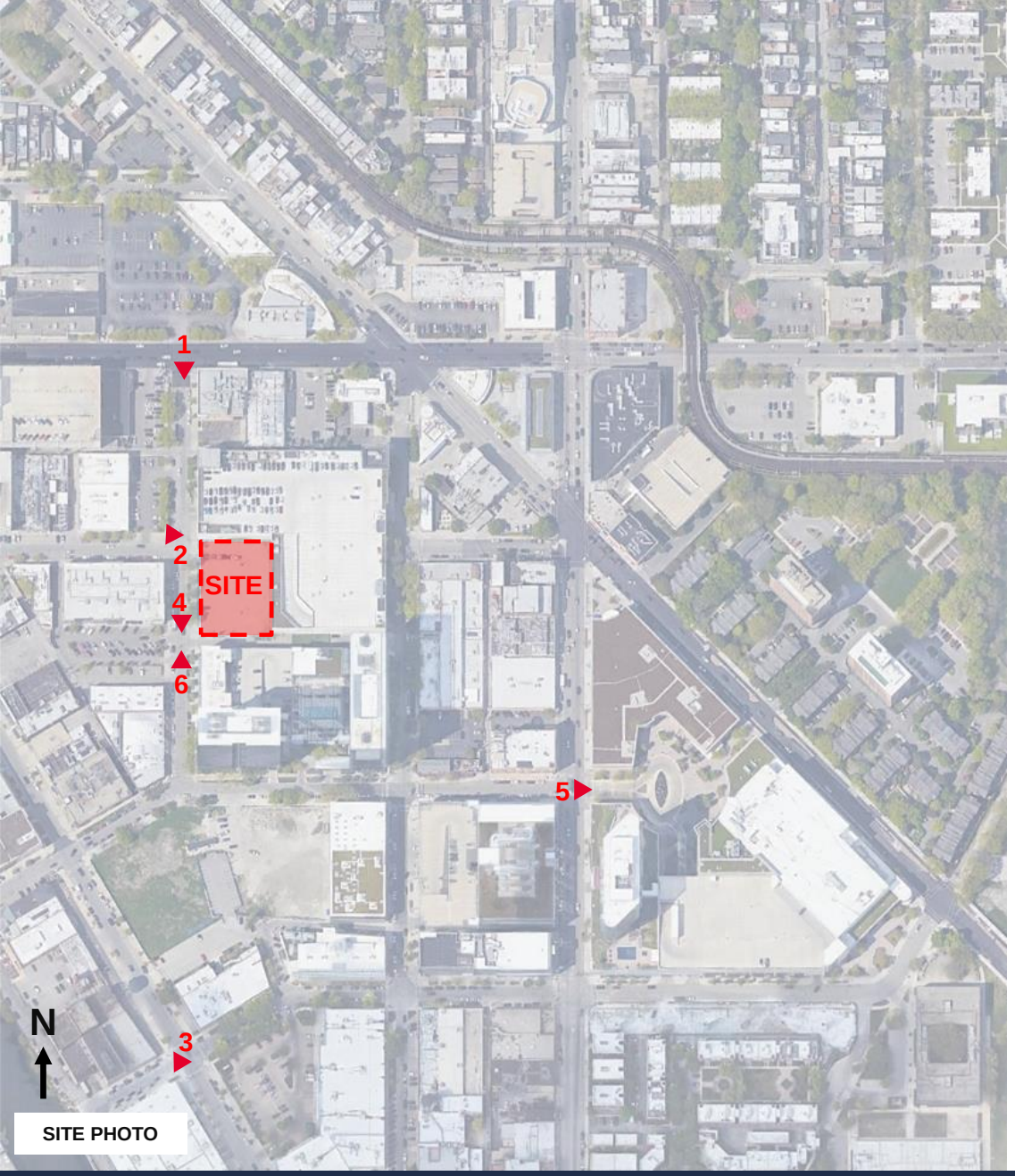


BUFFER ZONE
Compatible uses for Planned Developments in consideration of industrial uses on Goose Island (would not support residential, outdoor dining, or outdoor entertainment uses)

MIXED-USE ZONE
Consider future zoning changes to promote a mix of uses including residential

For Planned Development Applications:

- Prioritize alternate modes of transportation
- Improve pedestrian experience
- High-quality design
- Best practices in urban design
- School impact study, if warranted



1. CORNER OF NORTH / FREMONT

2. WEED ST. / FREMONT ST. CORNER RETAIL

3. REI AT KINGSBURY ST. / SCHILLER ST.

4. SOUTHWEST CORNER OF SITE

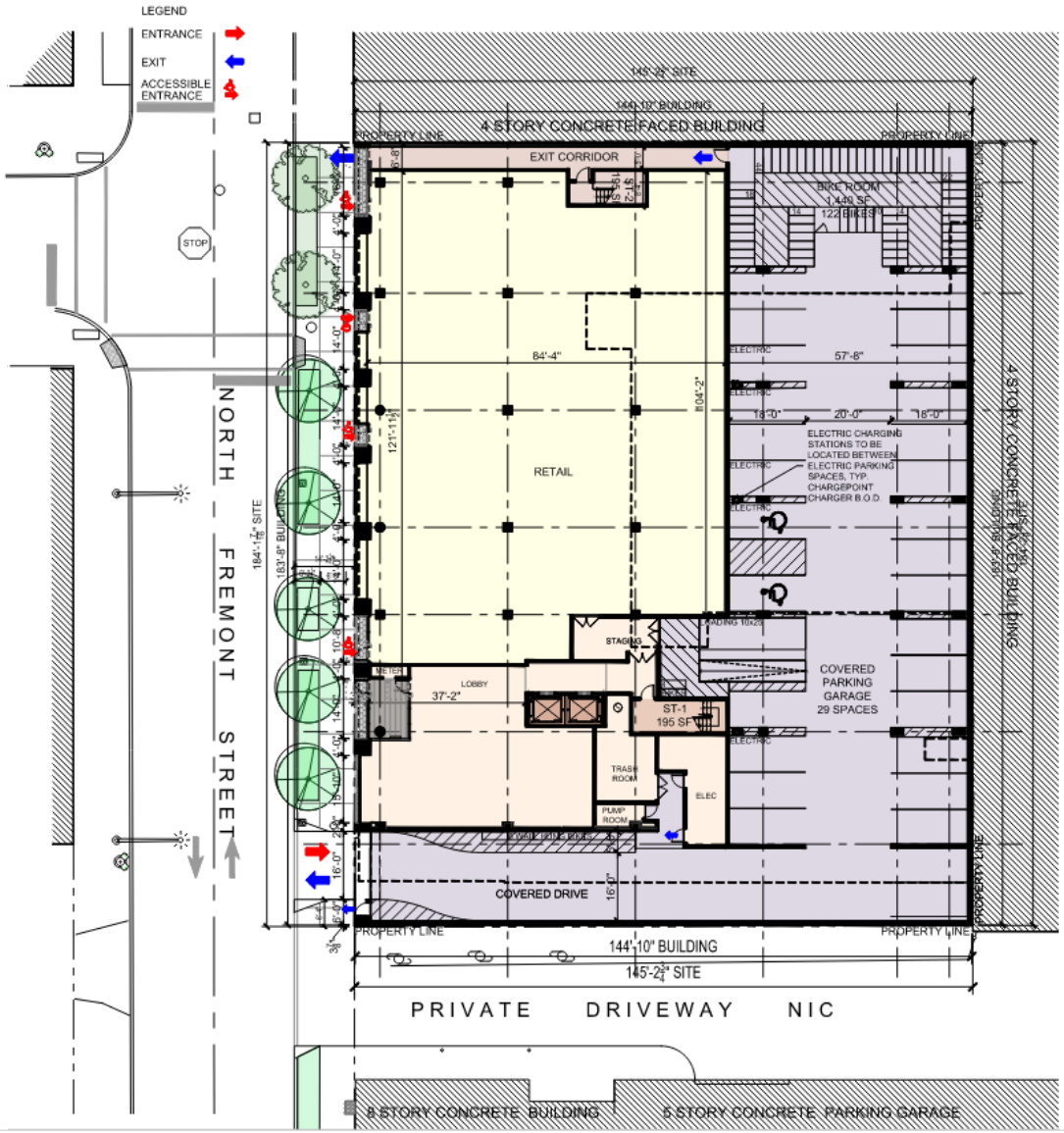
5. NEWCITY

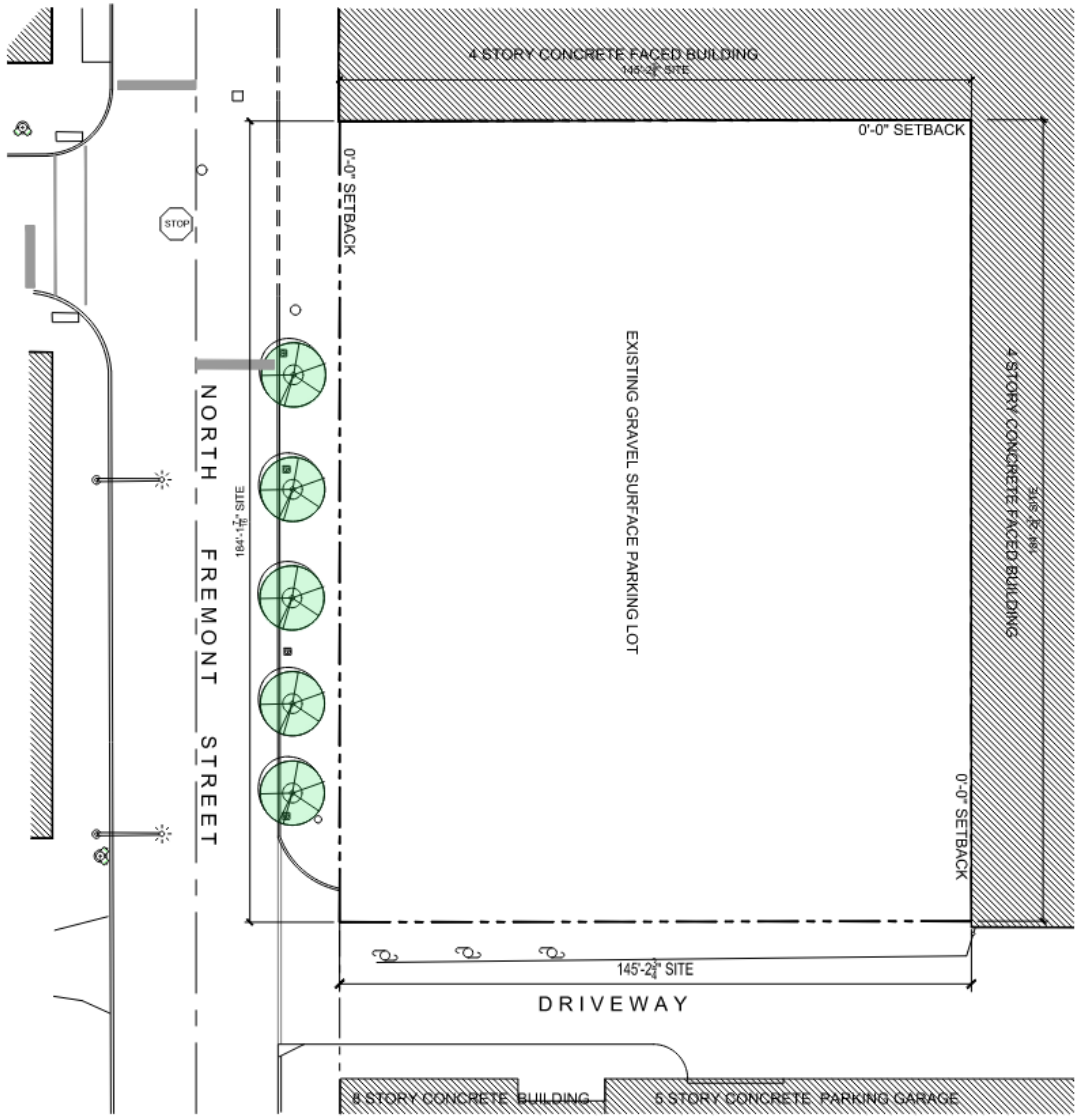
6. WEED ST. / FREMONT ST. CORNER RETAIL

EXISTING CONTEXT

Project Timeline + Community Outreach

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





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GROUND FLOOR & EXISTING SITE PLAN

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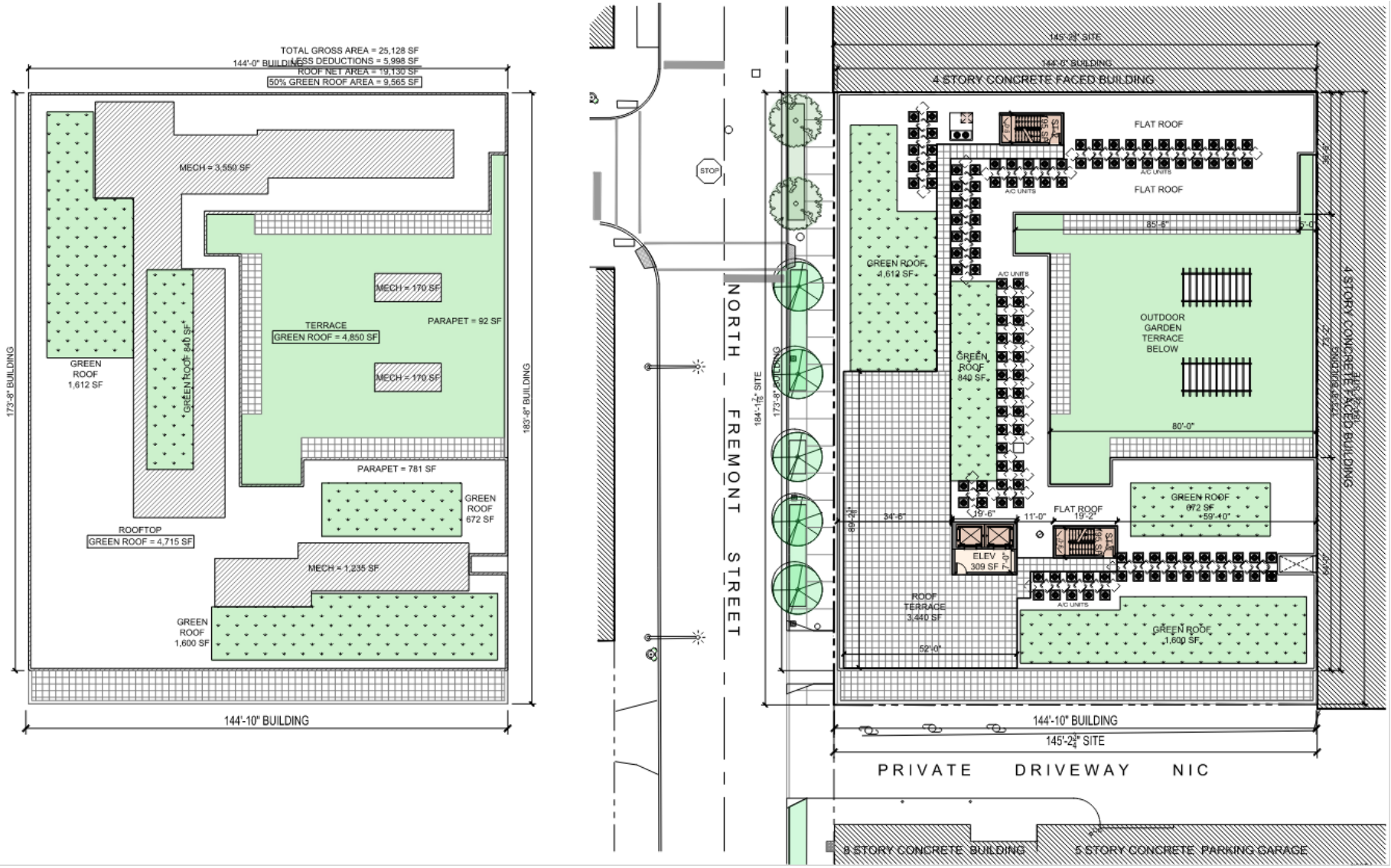
TYPICAL FLOOR PLAN



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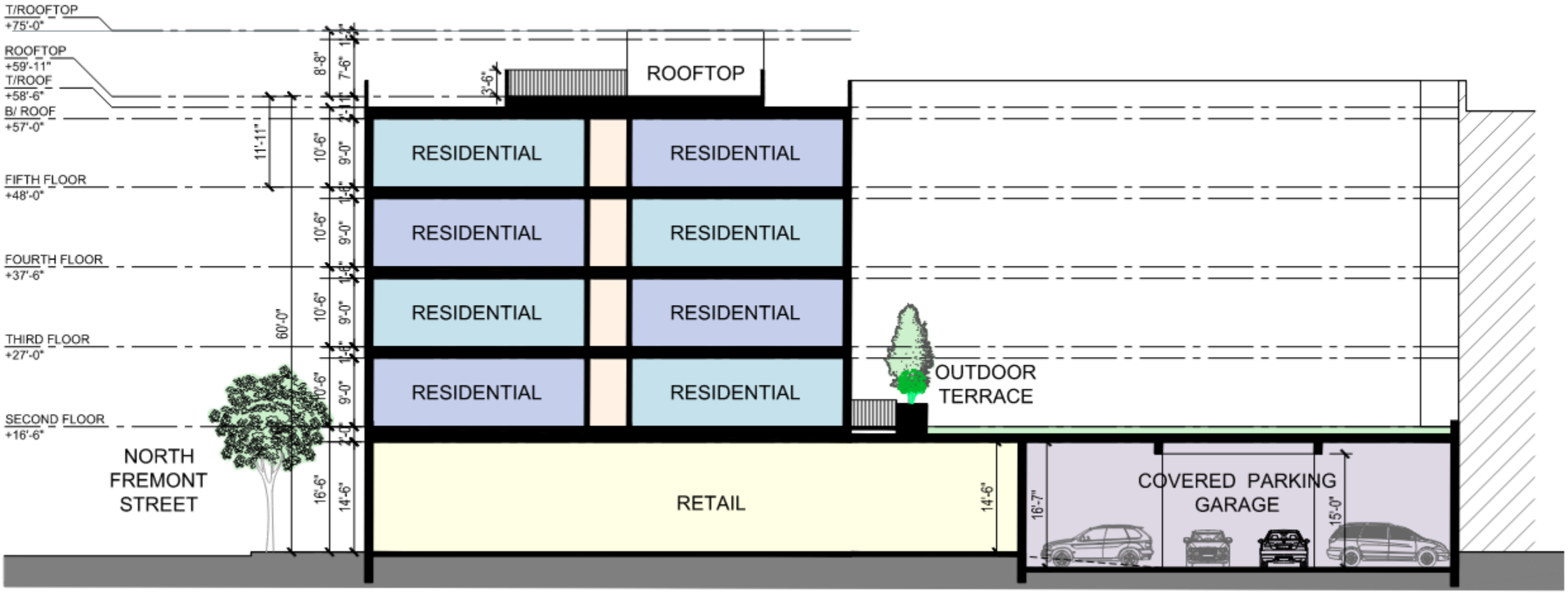
GREEN ROOF CALCULATION & ROOF PLAN

WEST ELEVATION

SOUTH ELEVATION



BUILDING SECTION

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

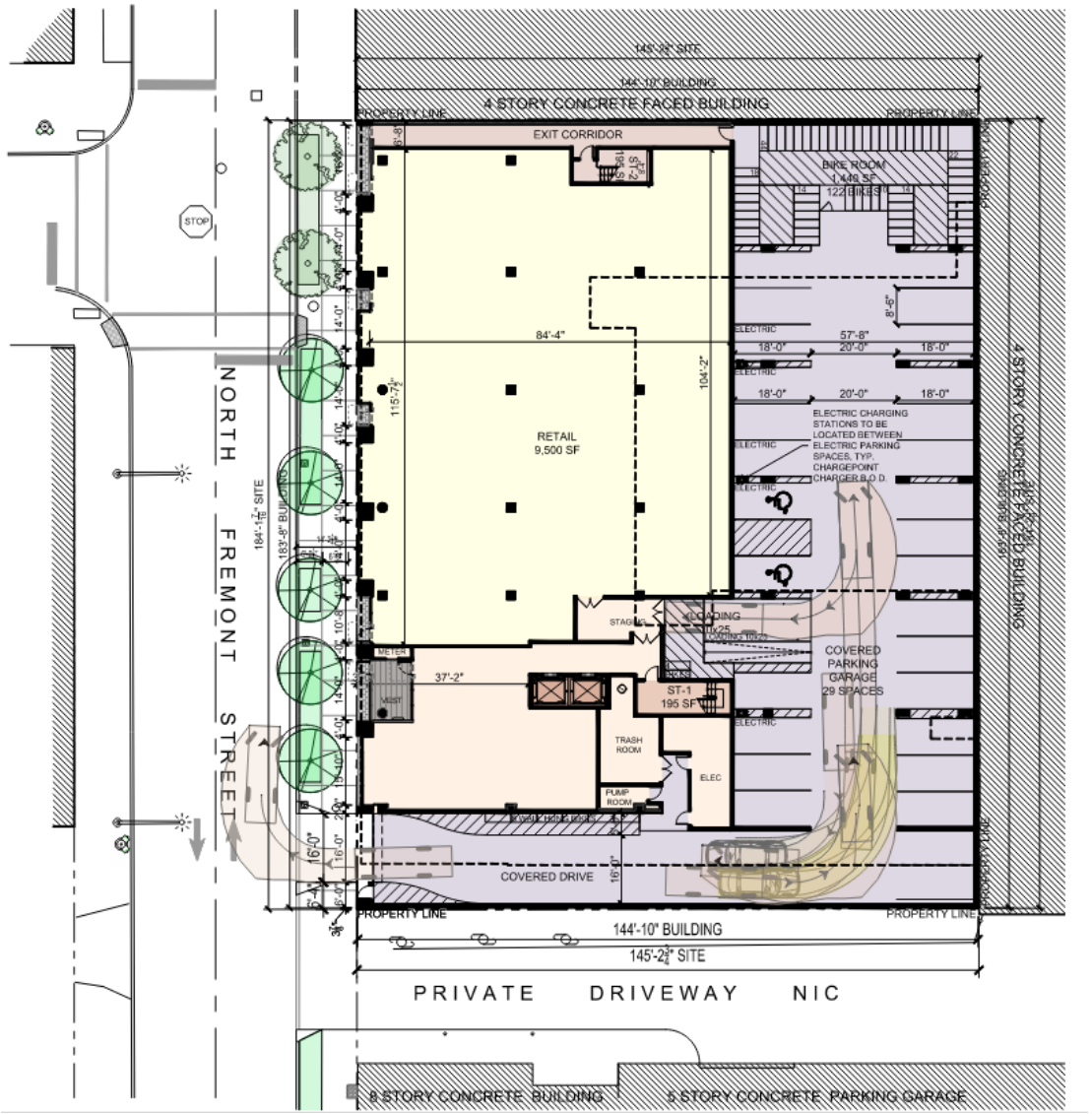
Adequate bicycle and vehicle parking is provided on-site while promoting the site's Transit-Served Location.

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.

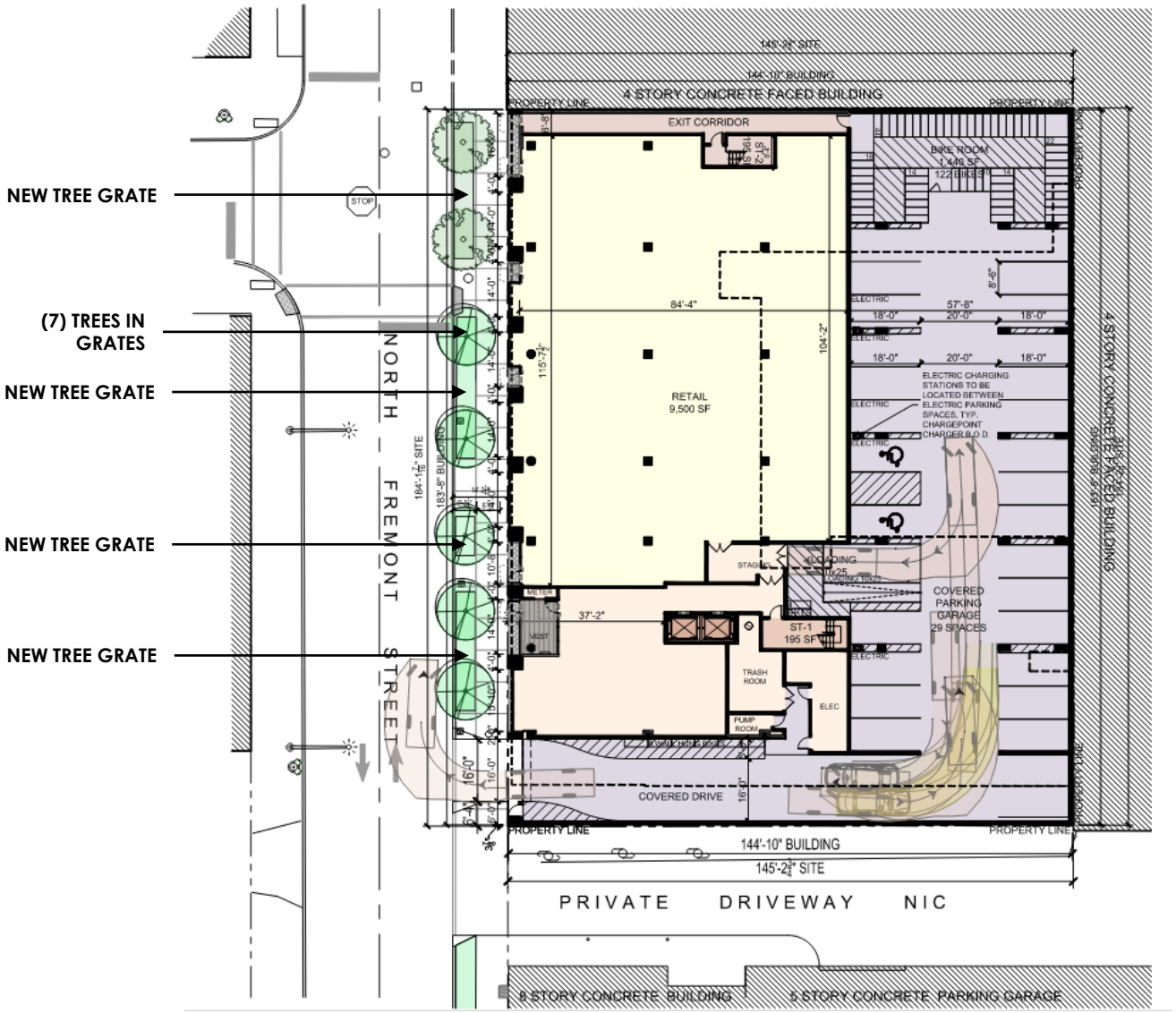
17-8-0904-B:
All streets and sidewalks will be reconstructed per CDOT standards.

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

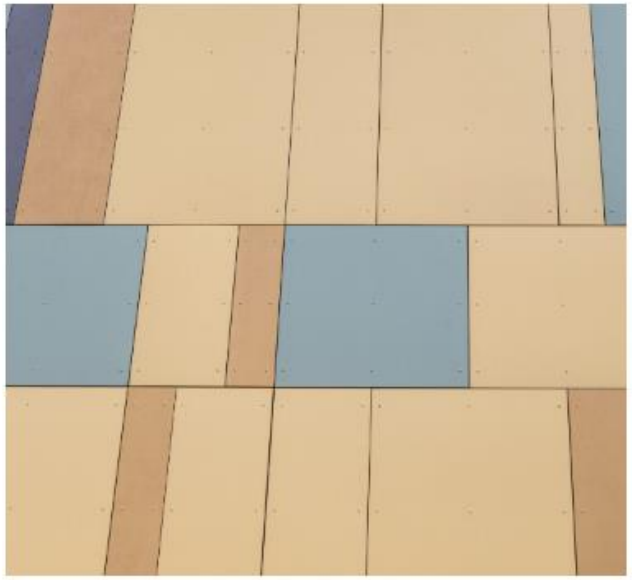
17-8-0904-D:
Architectural facades are articulated to screen parking from public view.



TRANSPORTATION, TRAFFIC, AND PARKING



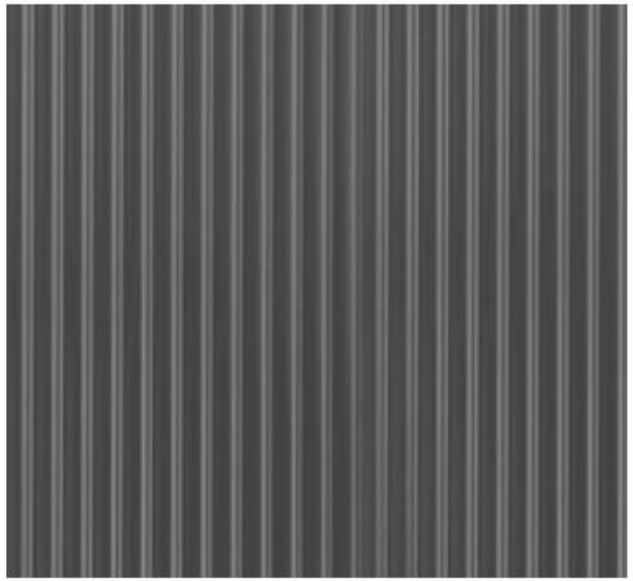
LANDSCAPING



❶ Fiber Cement Panel (3 color tone)

❷ Metal Panel (Bronze)

❸ Thru-wall Brick



❹ 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

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 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

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

DPD Recommendations

DPD has concluded that <u>this proposal is appropriate</u> 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).