CHICAGO PLAN COMMISSION
Department of Planning and Development

330 W. Chestnut Street – Proposed Amendment to PD 1551

27th Ward / Ald. Burnett / Near North Side

330 West Chestnut Street

DK Chestnut LLC

March 16, 2023

PROJECT DESCRIPTION

The Applicant requests a rezoning of the subject property from the Residential-Business Planned Development 1551 to Residential-Business Planned Development 1551, as amended, due to the fact that the proposal would seek to utilize the Neighborhood Opportunity Fund Bonus. Additionally, the amendment proposes modifications to the balconies, ground floor, circulation, and the rooftop mechanical penthouse.

Community Area Snap Shot

Demographic Data: Near North Side

General Population Characteristics, 2020

	Near North Side	City of Chicago	CMAP Region
Total Population	105,481	2,746,388	8,577,735
Total Households	66,685	1,142,725	3,266,741
Average Household Size	1.6	2.4	2.6
Percent Population Change, 2010-20	31.1	1.9	1.7
Percent Population Change, 2000-20	44.9	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Household Size, 2015-2019

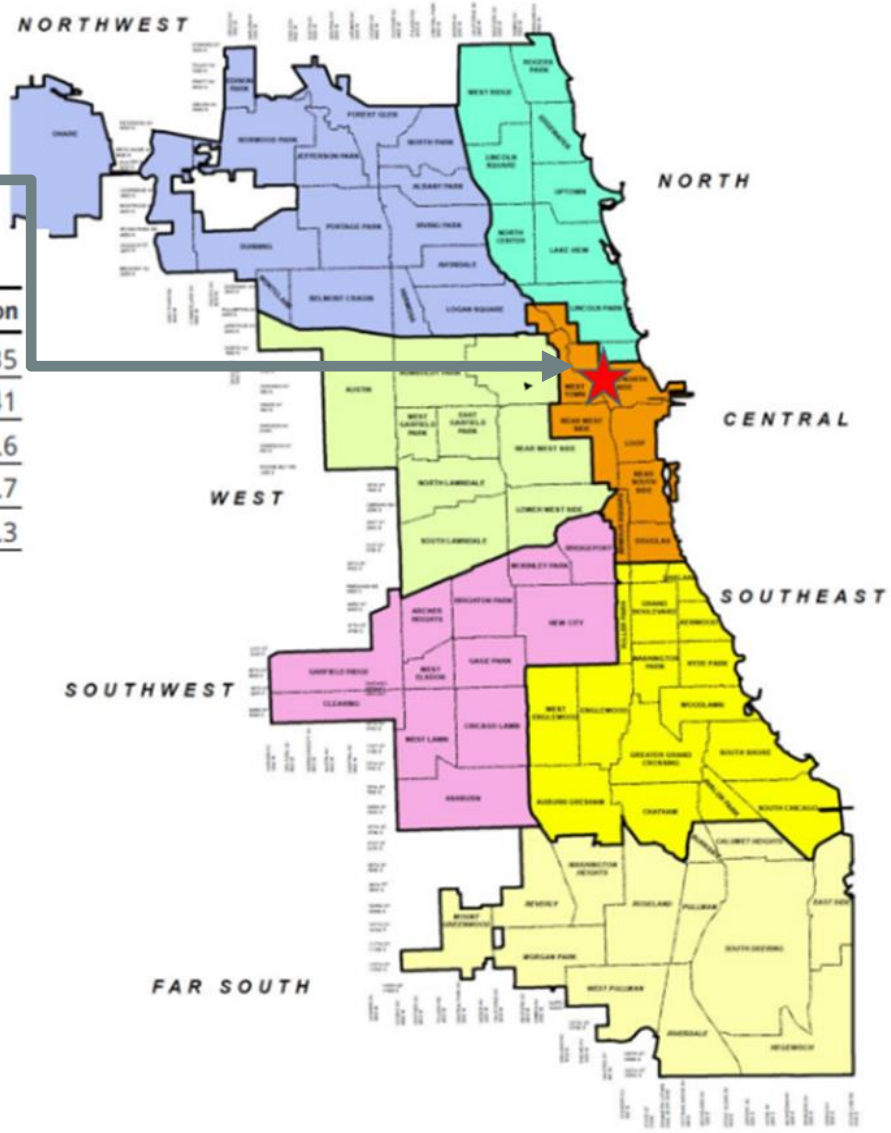
	Near North Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
1-Person Household	32,516	56.9	396,359	37.2	907,247	29.0
2-Person Household	19,733	34.5	317,167	29.7	962,910	30.8
3-Person Household	3,141	5.5	147,469	13.8	487,229	15.6
4-or-More-Person Household	1,779	3.1	205,834	19.3	765,944	24.5

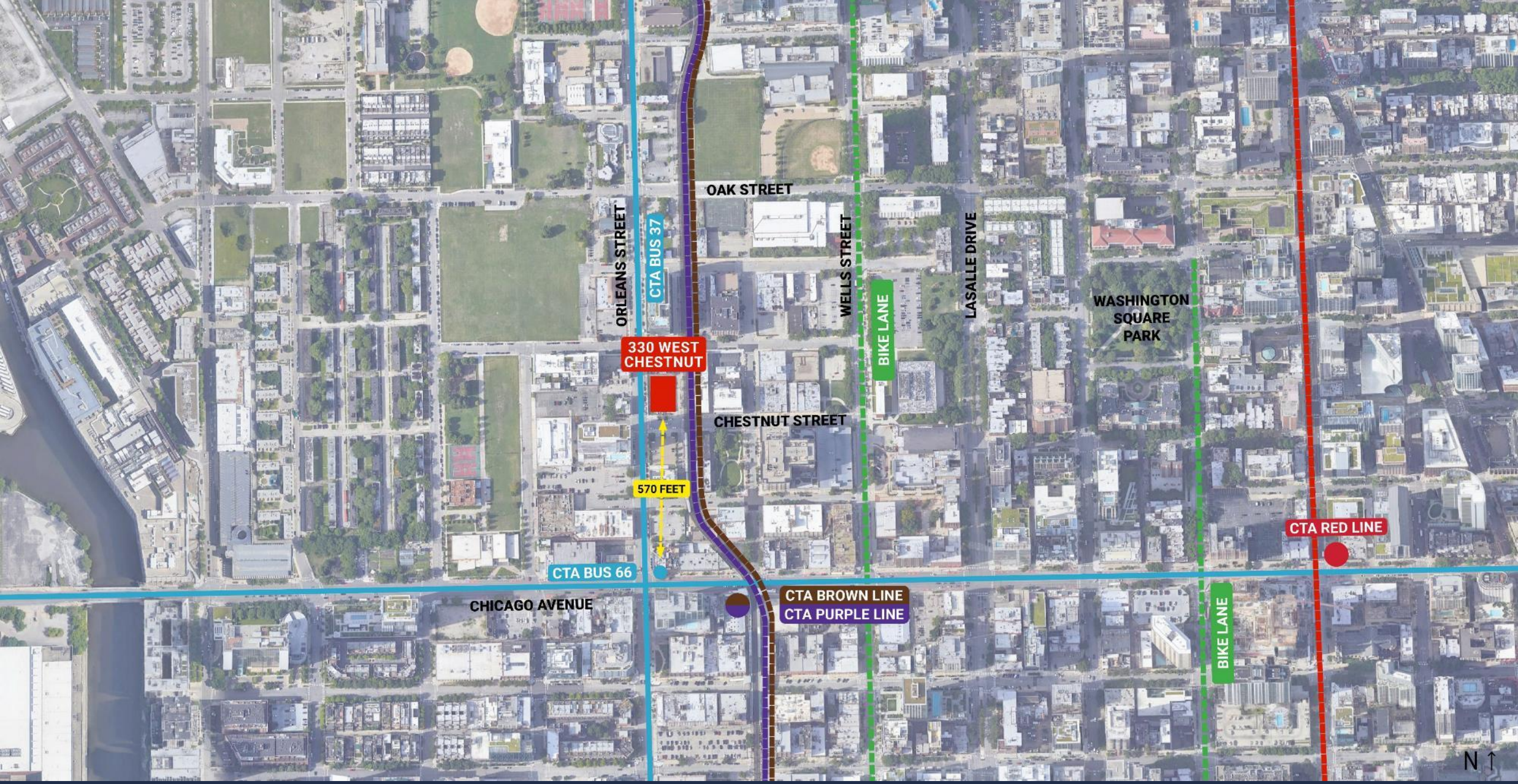
Source: 2015-2019 American Community Survey five-year estimates. Universe: Occupied housing units

Race and Ethnicity, 2015-2019

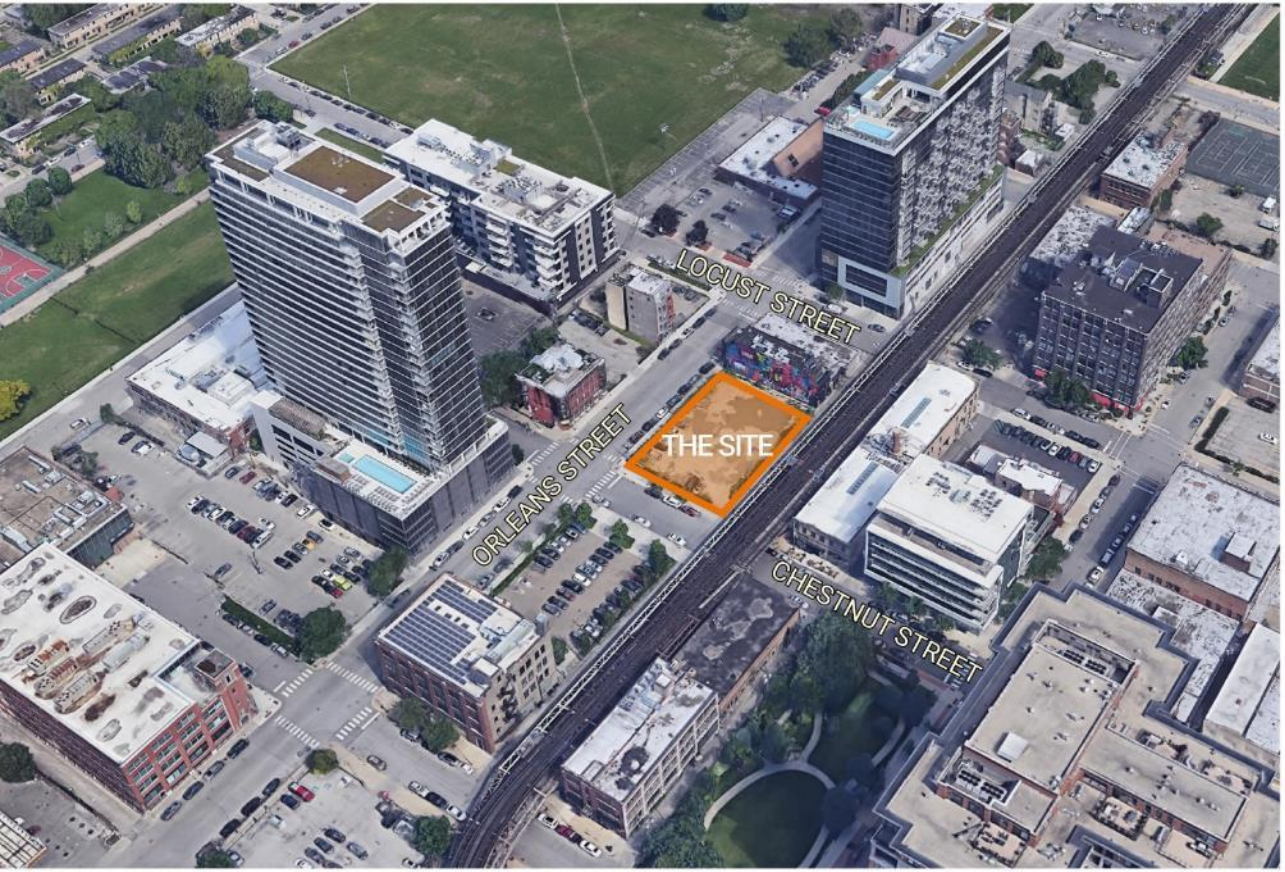
	Near North Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	65,416	70.1	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	5,257	5.6	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	7,649	8.2	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	12,506	13.4	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	2,490	2.7	59,510	2.2	182,620	2.2

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

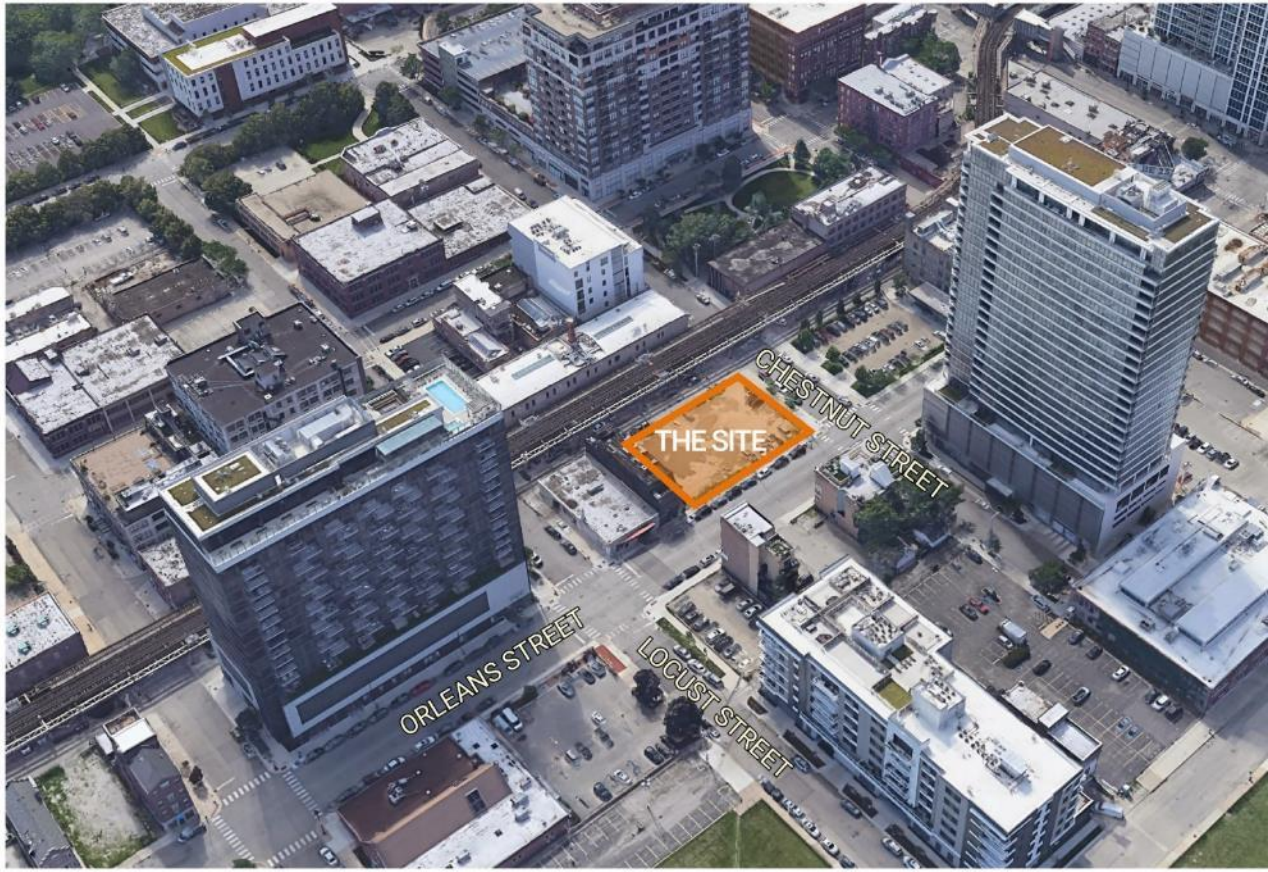




SITE CONTEXT PLAN



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHEAST

AERIAL VIEWS OF CONTEXT

A VIEW LOOKING NORTH ON ORLEANS ST

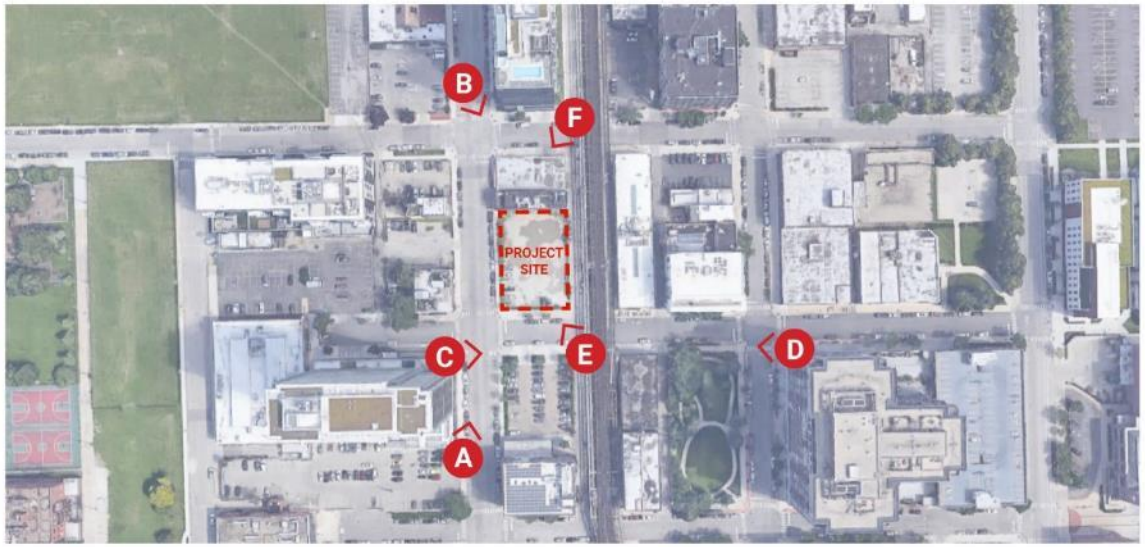
B VIEW LOOKING SOUTHEAST AT ORLEANS ST & LOCUST ST

C VIEW LOOKING EAST AT ORLEANS ST & CHESTNUT ST

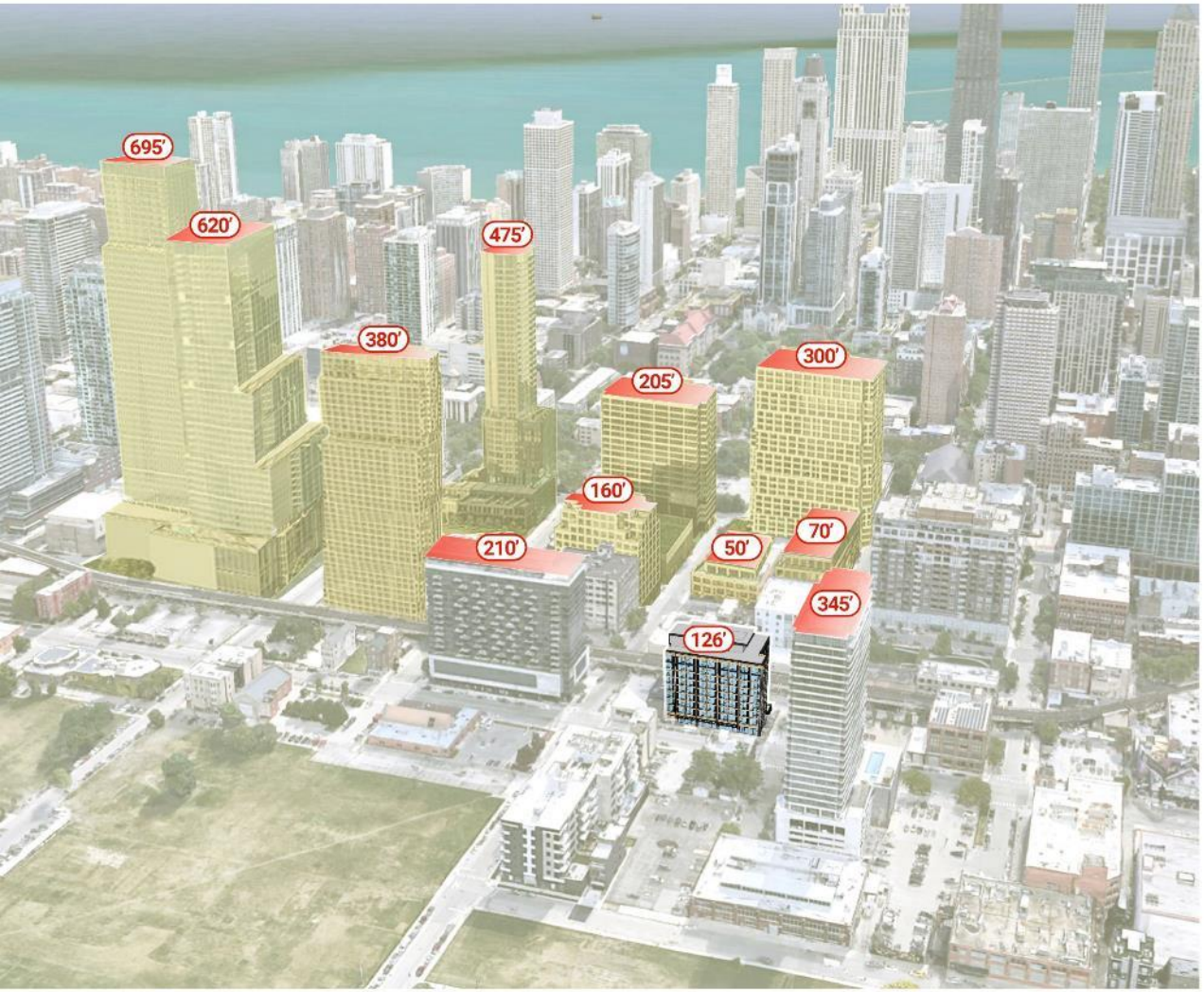
D VIEW LOOKING WEST ON CHESTNUT ST

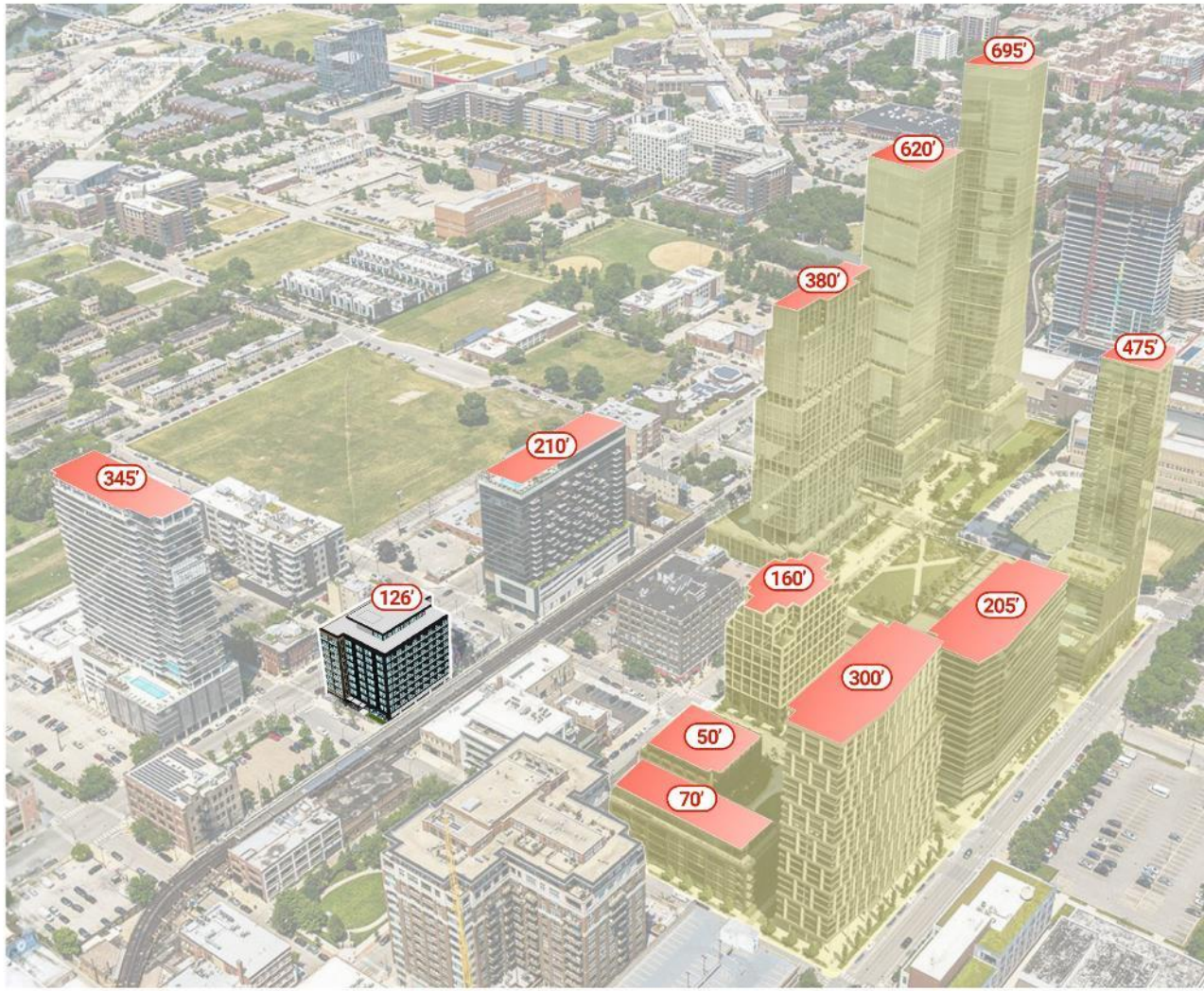
E VIEW LOOKING NORTHWEST ON CHESTNUT ST (BELOW EL)

F VIEW LOOKING SOUTHWEST ON LOCUST (BELOW EL)



SITE CONTEXT





EXISTING AND PROPOSED BUILDING CONTEXT

Planning Context

The Chicago Central Area Plan

- Adopted in May 2003 by the Chicago Plan Commission
- Direct growth to create a dynamic central area made up of vibrant and diverse mixed-used urban districts.
- Develop high-density, mixed-use corridors which extend from the expanded Loop and are linked to transit
- Support a diverse collection of livable neighborhoods and special places

Central Area Action Plan

- Adopted in August 2009 by the Chicago Plan Commission
- Maintain Chicago's position as the economic engine of the region
- Support dense residential growth to enhance urban vibrancy and utilize urban infrastructure

Project Timeline + Community Outreach

- PD approved October 26, 2022
- Proposed changes:
  - Change maximum FAR to 7.86 (from 7.55)
  - Level 1 changes to lobby/amenity areas, loading and BOH
  - Modifications to MEP equipment area
  - Reduced number of overhead garage doors
  - Modified balconies
- All other project details remain the same

AS APPROVED

REFER TO SOUTH ELEVATION
PAGE FOR NOTED CHANGES

AS PROPOSED

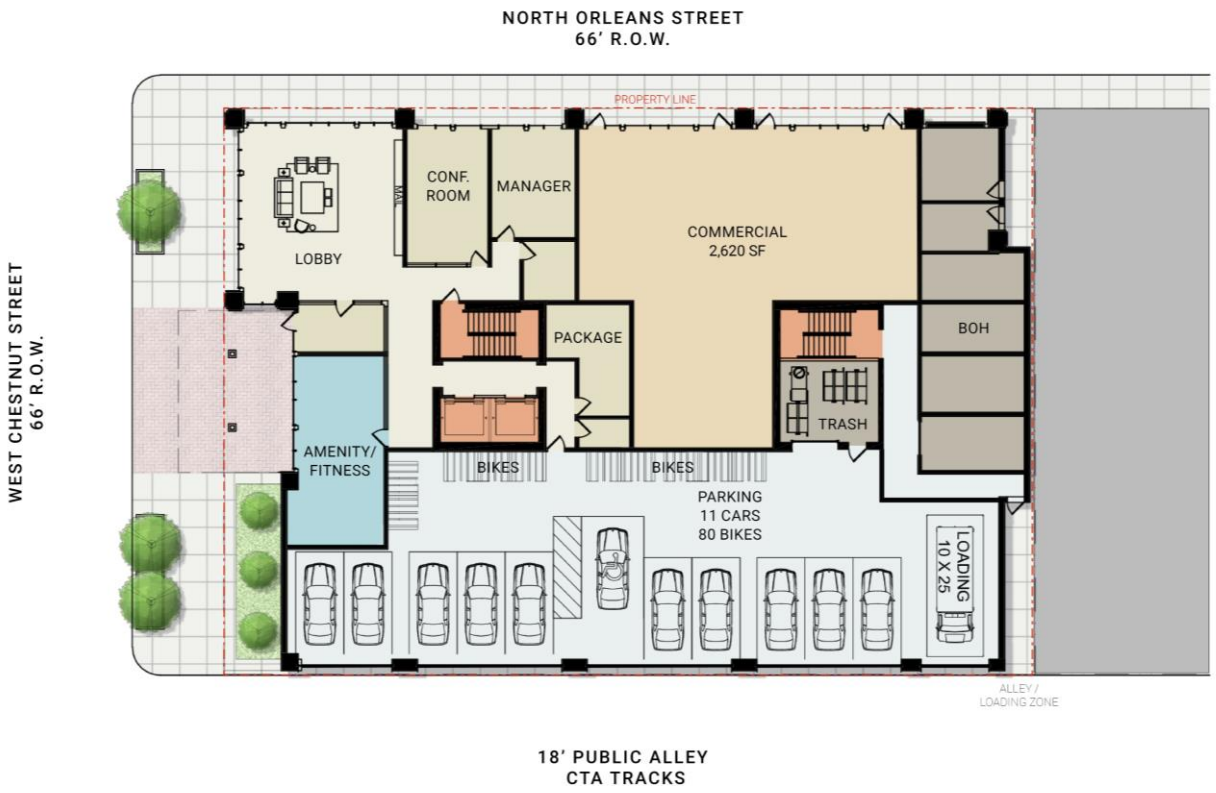
CONCEPTUAL RENDERING

AS APPROVED

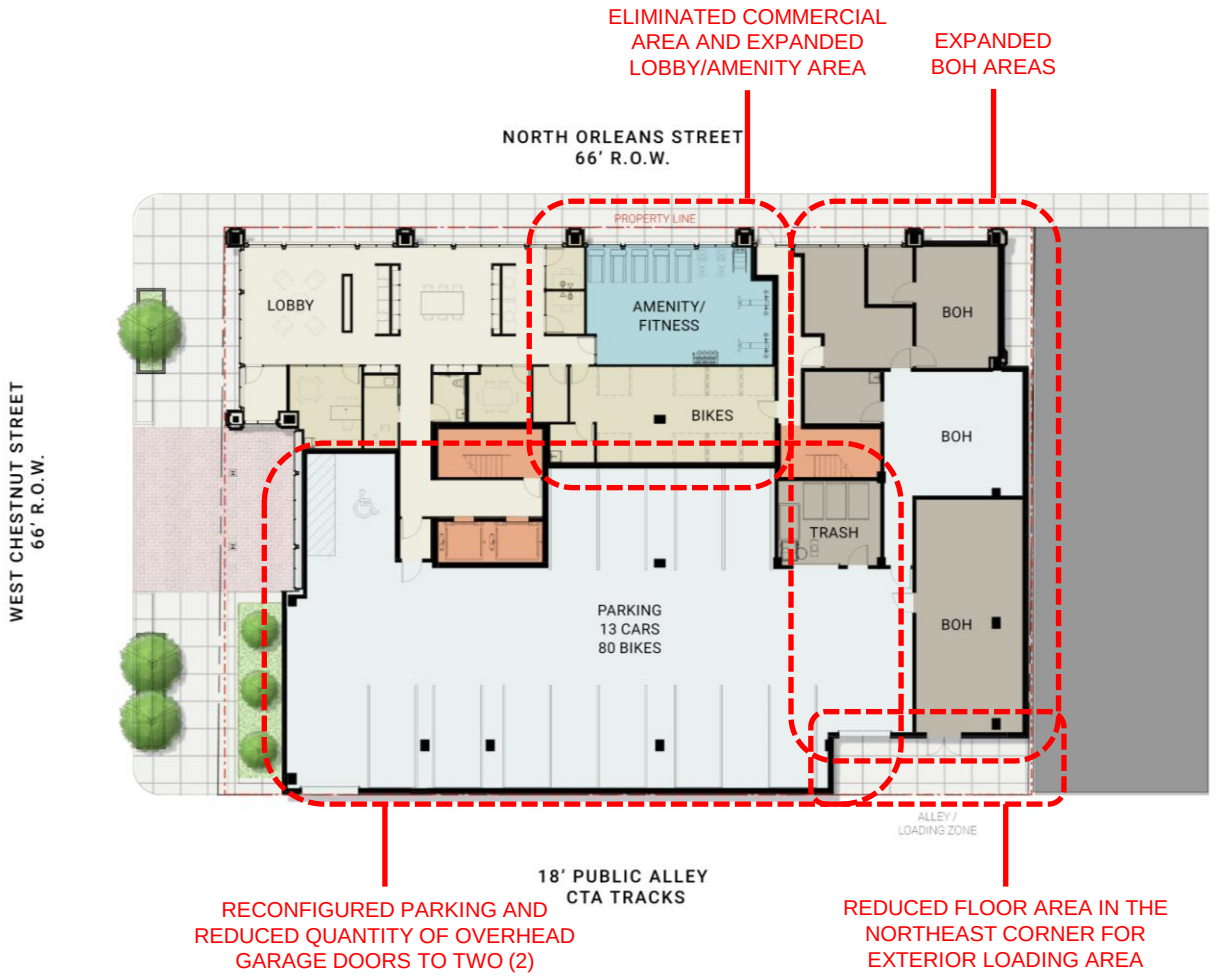
REFER TO EAST ELEVATION
PAGE FOR NOTED CHANGES

AS PROPOSED

CONCEPTUAL RENDERING



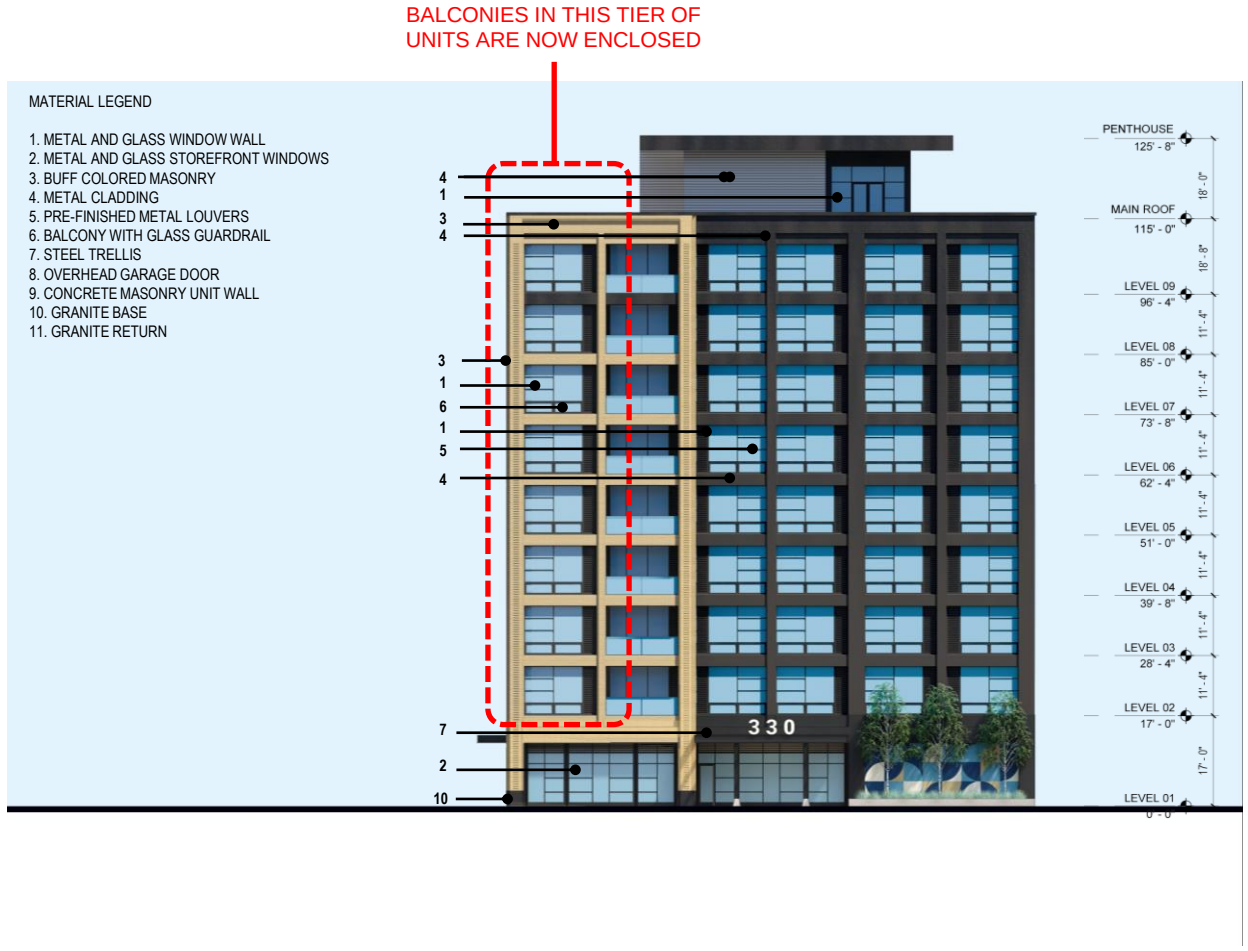
AS APPROVED



AS PROPOSED

FIRST FLOOR PLAN

AS APPROVED

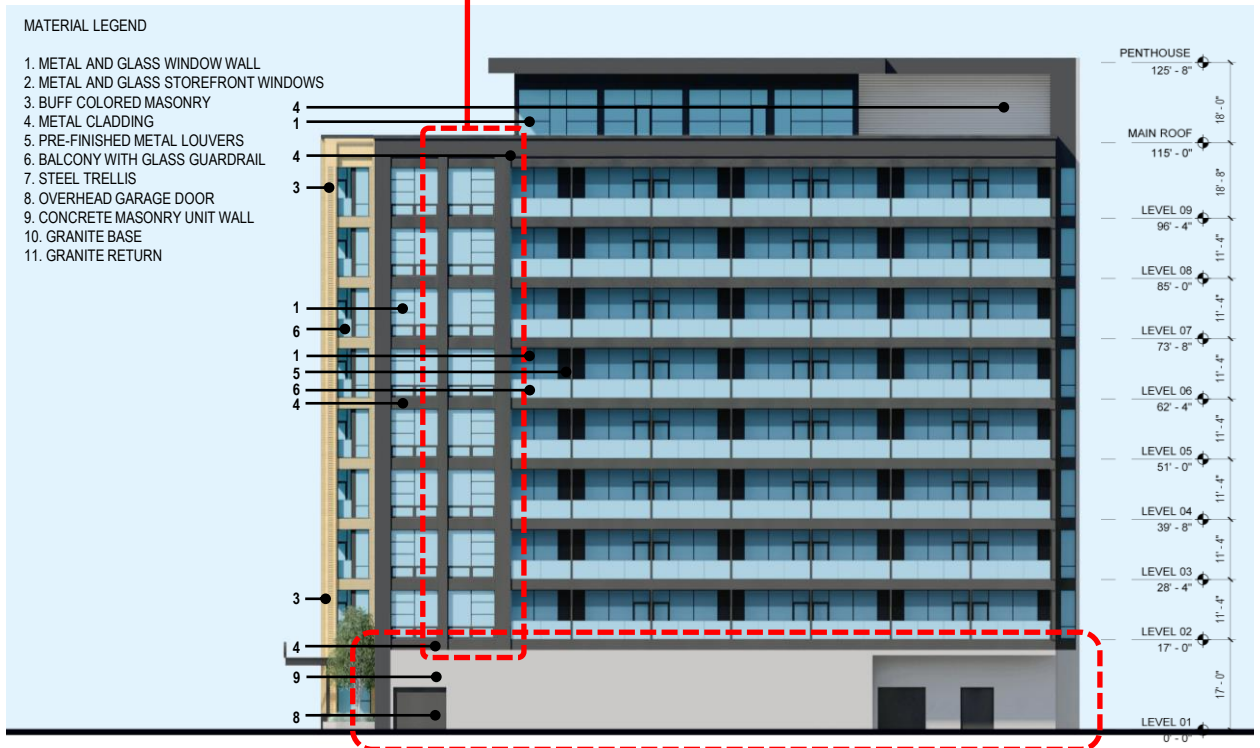


AS PROPOSED

SOUTH ELEVATION

AS APPROVED

BALCONIES IN THIS TIER OF UNITS ARE NOW ENCLOSED



REDUCED QUANTITY OF OVERHEAD GARAGE DOORS TO TWO (2)

AS PROPOSED

EAST ELEVATION

Economic & Community Benefits

- Investment: $43MM (est.)
- Construction Jobs: 150+ (est.)
- Permanent Jobs: 10+ (est.)
- Local Hiring Opportunities
- Affordable Housing: 26 ARO units (20% of units on-site)
- MBE/WBE Opportunities: goal 35%+, goal 8%+
- City of Chicago residency: goal 50%+
- Regular Neighbor Construction updates

DPD Recommendations

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

- The proposed planned development is a unified development (per 17-8-0102), as evidenced by program of the project;

- The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses will meet the needs of the community;

- The proposed planned development promotes a level of amenities appropriate to the nature and scale of the project (per 17-8-0104), as evidenced by the design of the project;

DPD Recommendations

- Per 17-13-0308-B, the proposed development is appropriate because of significant changes in the character of the area due to public facility capacity, other re-zonings, or growth and development trends;

- Per 17-13-0308-C, the proposed development is compatible with nearby mixed-use developments and post-industrial redevelopments in terms of land use, as well as, the density and scale of the physical structure;

- Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies.

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