CHICAGO

DPD
Department of Planning and Development

CHICAGO PLAN COMMISSION

328 W. 40th Place | Planned Development 2023

Fuller Park | 3rd Ward | Alderman Dowell

Developer: The Missner Group, LLC

Designer: Ware Malcomb, SpaceCo, Kathryn Talty Landscape Architecture

Attorneys: Burke, Warren, MacKay & Serritella, P.C.

March 16, 2023

Community Area Snapshot

Fuller Park

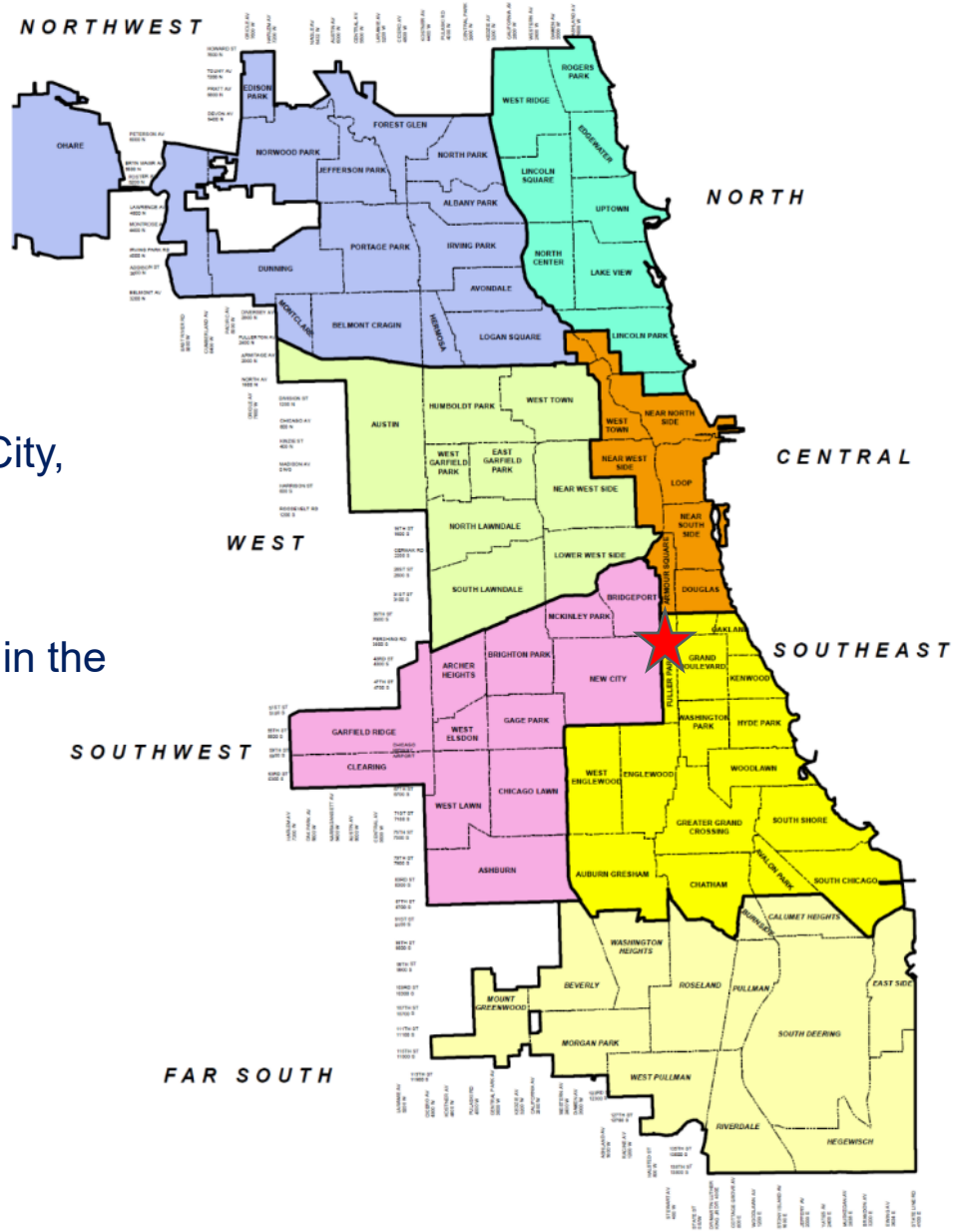
Southeast Planning Region

NEIGHBORHOOD HISTORIC CONTEXT:

- Fuller Park is a small neighborhood located between Bronzeville & New City, adjacent to the Dan Ryan Expressway (I 90/94)
- The neighborhood is named for a small park at 45th & S. Princeton Ave. (1/2 mile south of the proposed site)
- Construction of the Expressway displaced 1/3 of neighborhood residents in the 1950s

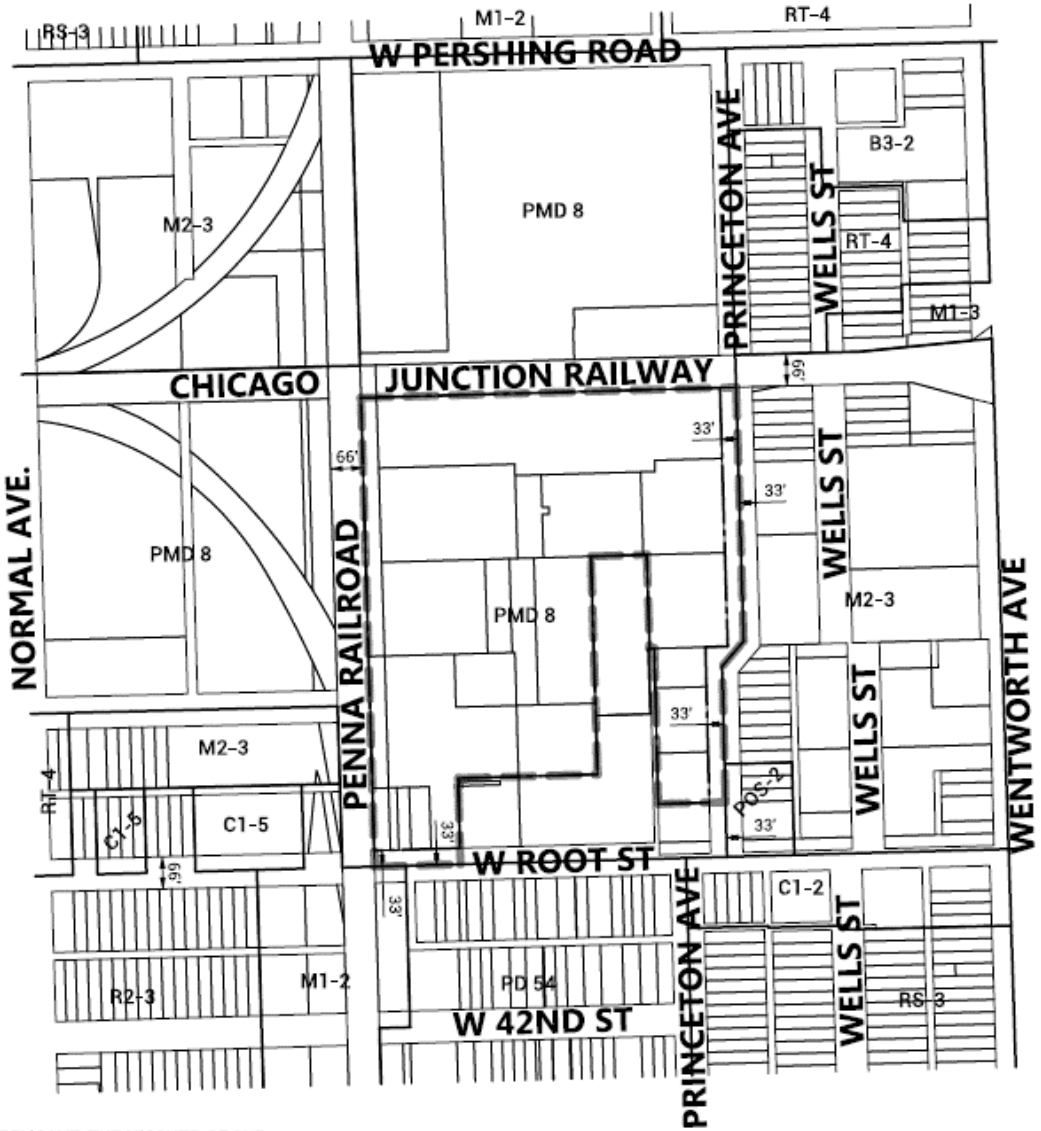
COMMUNITY AREA DEMOGRAPHICS (CMAP 2016-2020):

- Population: 2,567
- Race/Ethnicity: 86.6% African American; 6.5% Latino; 5% White
- Median Age: 47.4
- Median Income: $17,217
- 67.9% of the population earn less than $25,000
- 57.1% of the population live in 1-person households
- 33.5% of the population takes public transit or walks/bikes to work
- 23.9% Unemployment Rate (58.5% not in Labor Force)



Project Overview

- The Applicant requests a change of the subject property from PMD 8-A (Planned Manufacturing District) to a Planned Development.
- The development will **invest over $27 million in the Fuller Park neighborhood** on Chicago's near South Side.
- **1-Story, 180,900 ft^2 Speculative Industrial Building**
- **50-75 temporary construction jobs projected**
- **75-100 permanent jobs projected**
- **9,000 ft^2 of Interior Office Space**
- **35 Loading Docks**
- 176 Parking Spaces
- 38 Trailer Parking Spaces
- 18 Bike Parking Spaces
- **Total Proposed FAR is 0.33**



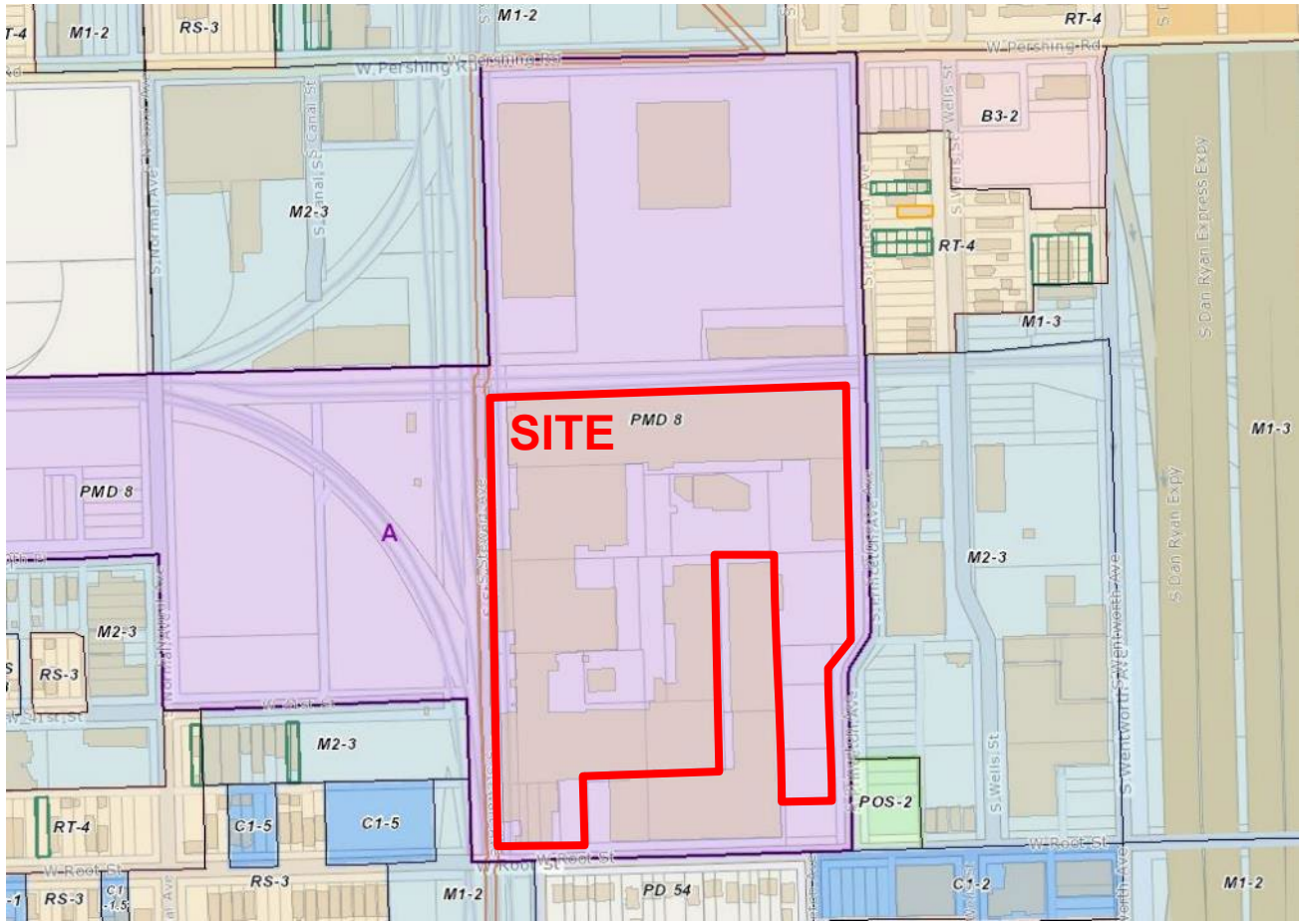
SCALE: 1" = 300'

APPLICANT: THE MISSNER GROUP
ADDRESS: 328 W. 40TH PLACE
INTRODUCTION DATE: [INSERT]
CHICAGO PLAN COMMISSION DATE: [INSERT]

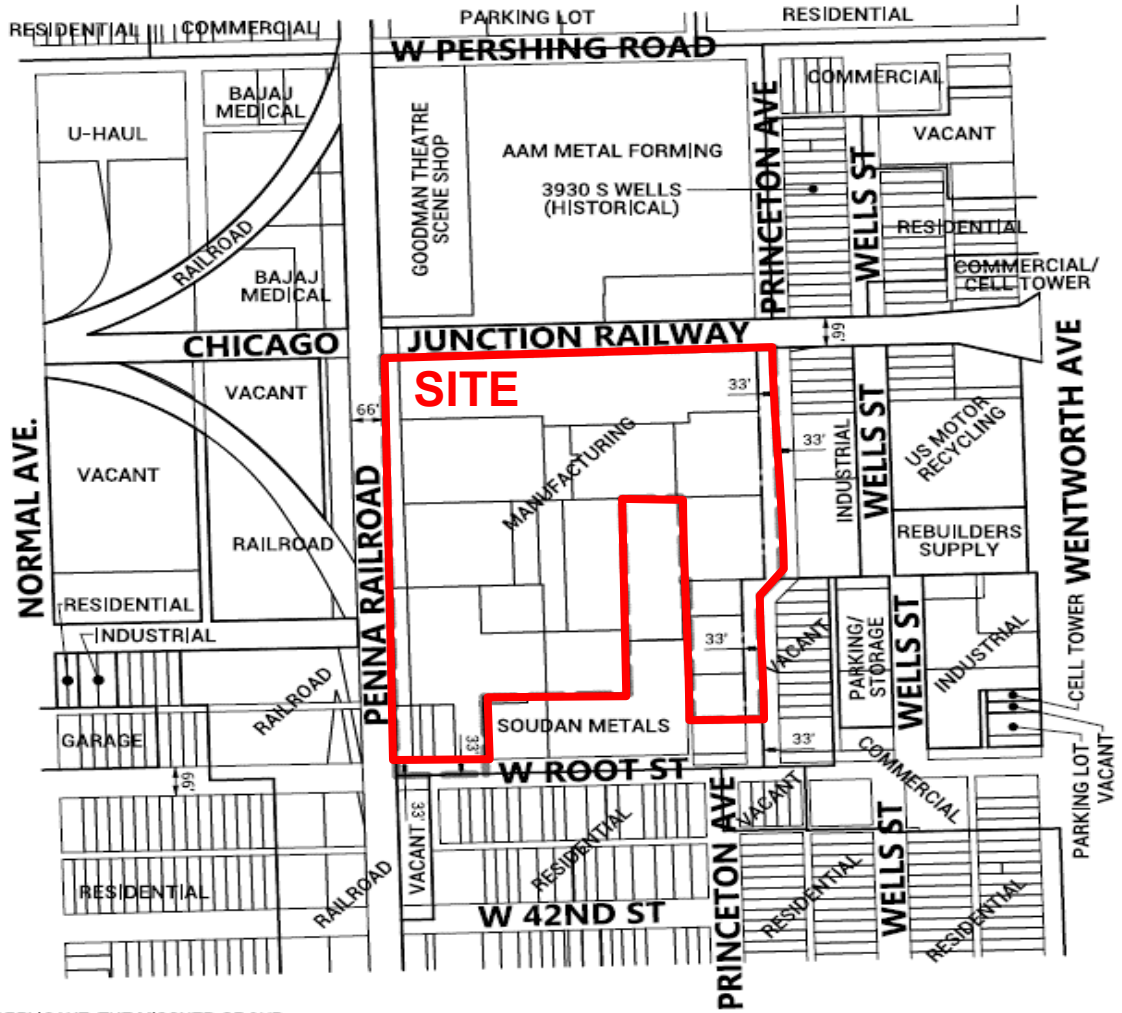
EXISTING ZONING MAP

= PROPERTY LINE
= PLANNED DEVELOPMENT BOUNDARY

SITE CONTEXT PLAN



ZONING MAP



SCALE: 1" = 300'

APPLICANT: THE MISSNER GROUP
ADDRESS: 328 W. 40TH PLACE
INTRODUCTION DATE: [INSERT]
CHICAGO PLAN COMMISSION DATE: [INSERT]

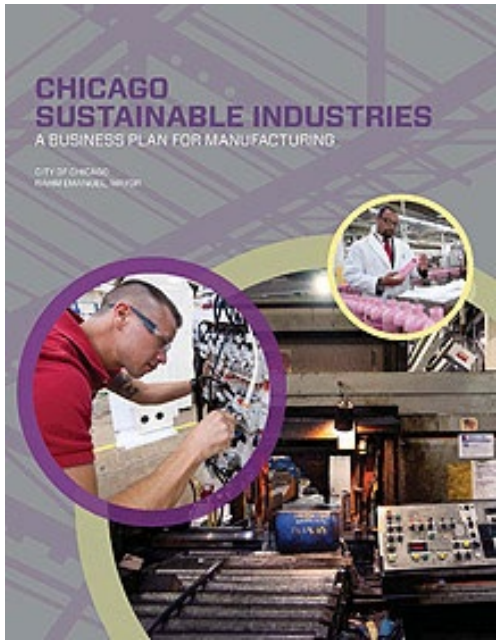
EXISITING LAND USE MAP

= PROPERTY LINE
= PLANNED DEVELOPMENT BOUNDARY

LAND USE CONTEXT PLAN

AERIAL VIEW FROM THE NORTH

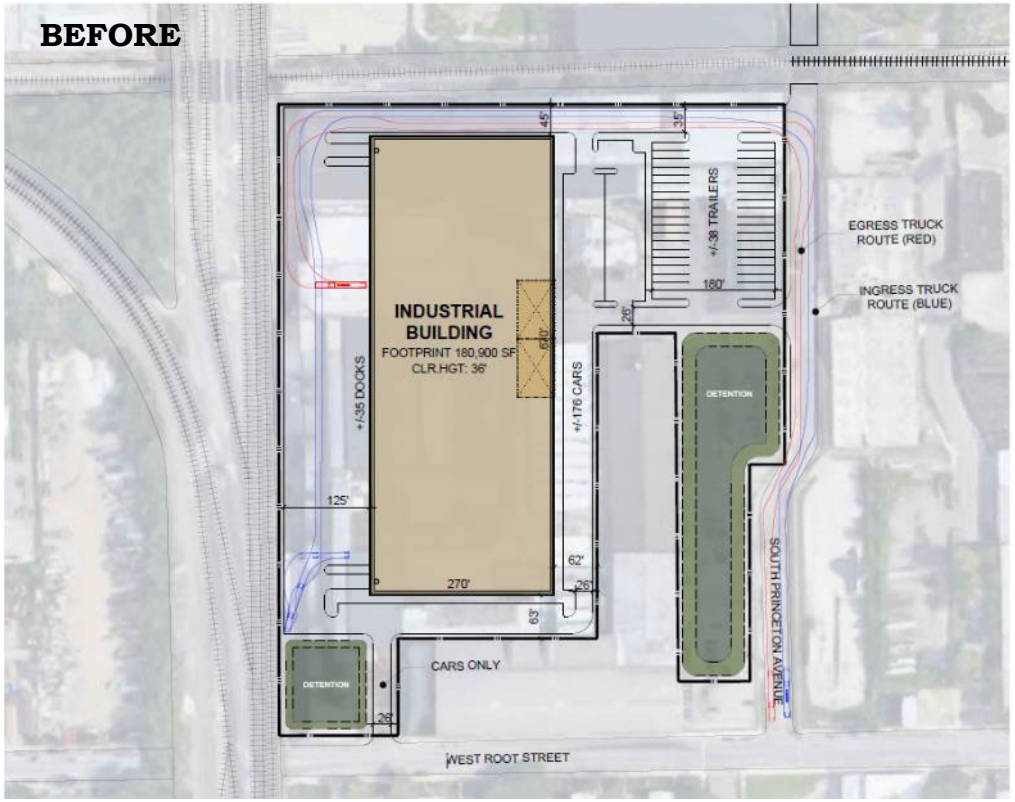
PEDESTRIAN CONTEXT

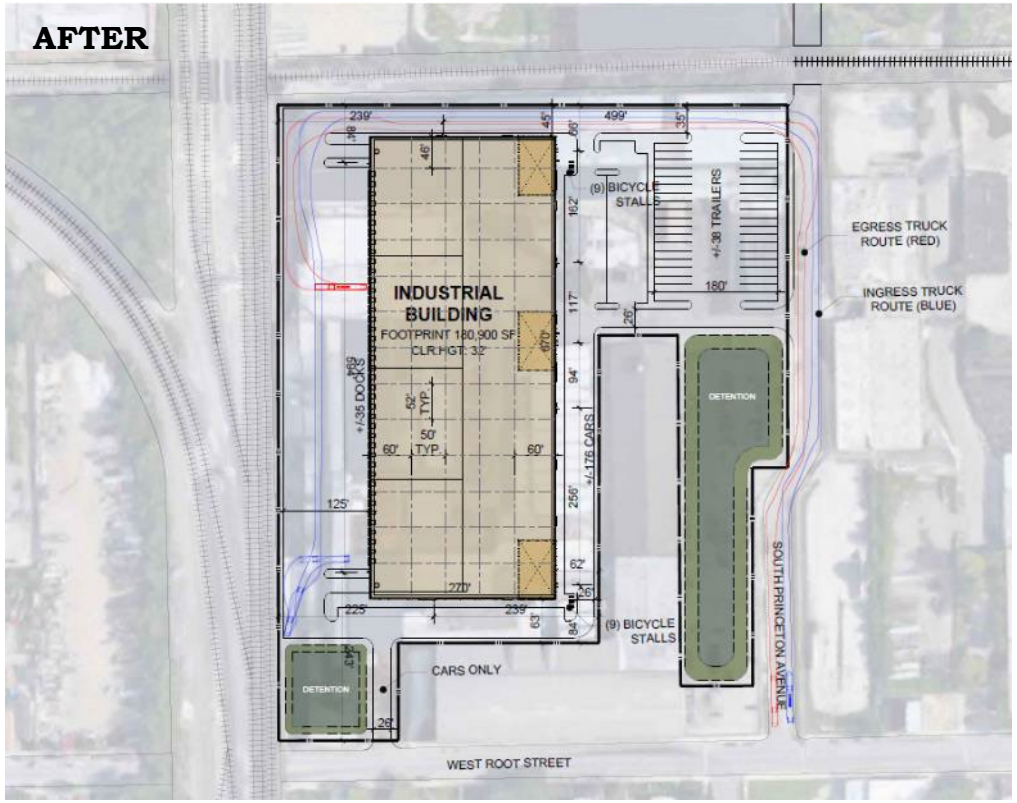


CHICAGO SUSTAINABLE INDUSTRIES (CSI)

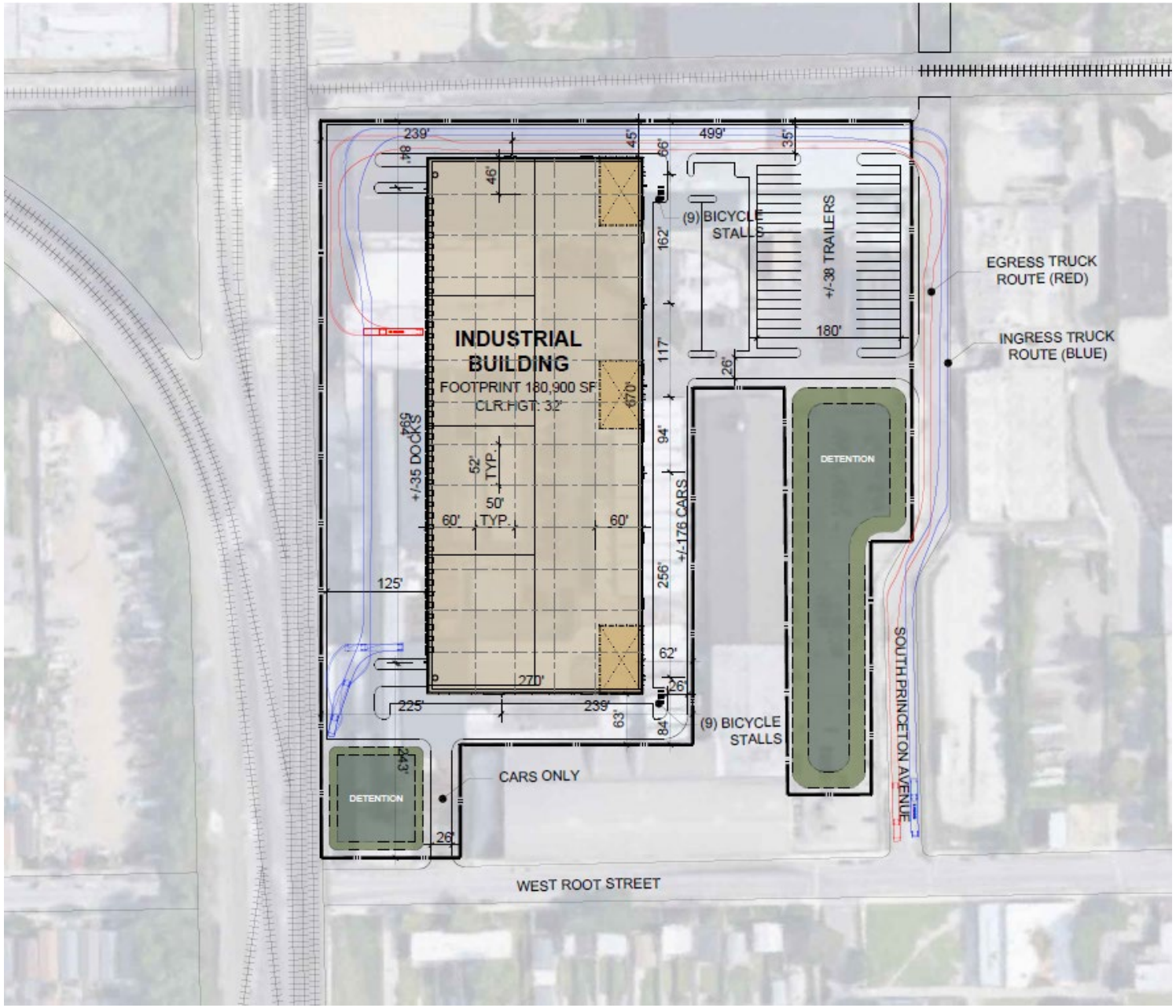
- Published November 2013
- Prepared by the Department of Housing and Economic Development and approved by the Chicago Plan Commission
- Outlines goals and strategies to reinforce and expand Chicago's manufacturing base and prepare industrial corridors for next-generation industrial uses.
- CSI goals include enhancement of interdependent manufacturing, freight, and logistics facilities.
- This project is located in a designated industrial corridor and is consistent with CSI goals.

- PD Filing | November 3, 2022
- Initial Community Meeting | March 28, 2022
- Second Community Meeting | September 8, 2022
- Final Community Meeting | January 10, 2023
- No changes to site plan based on the community meeting





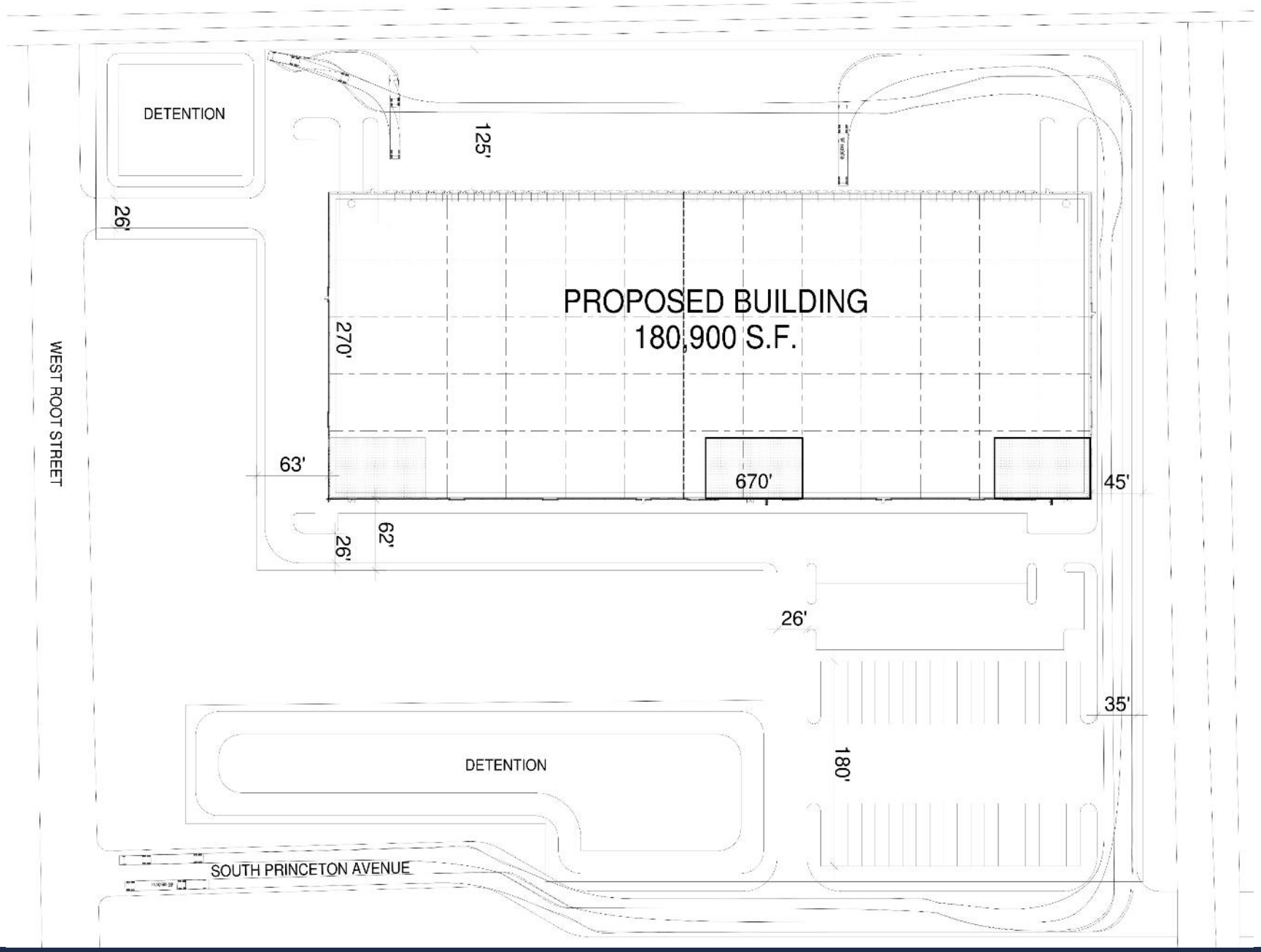
PROJECT TIMELINE & COMMUNITY OUTREACH



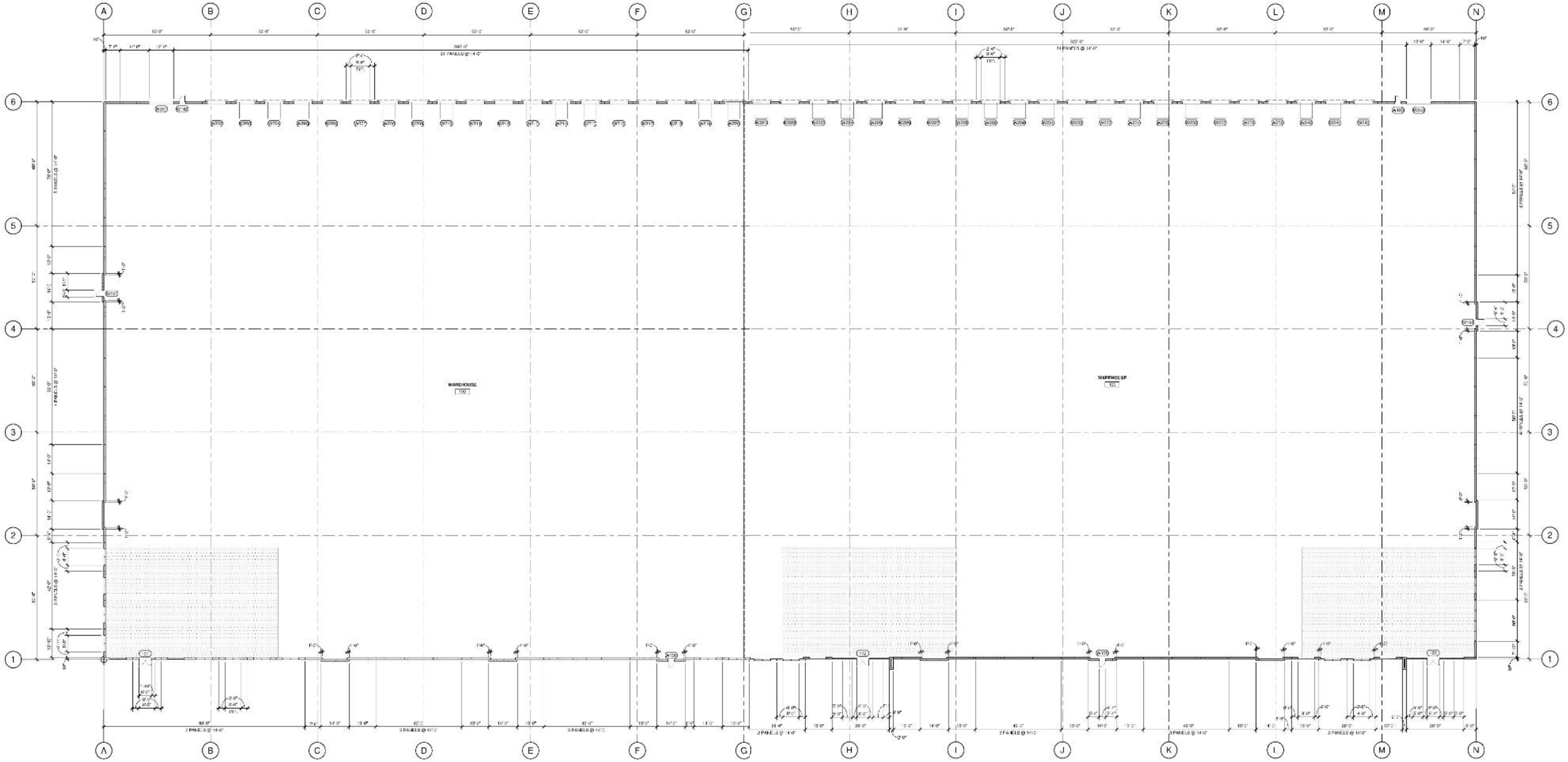
PROJECT DATA:

SITE AREA:		
GROSS:		12.42 AC
		541,110 SF
DETENTION:	@ 13%	69,510 SF
NET:		10.83 AC
		471,600 SF
BUILDING FOOTPRINT:		180,900 SF
BUILDING USE:		
WAREHOUSE		171,855 SF
OFFICE	@ 5%	9,045 SF
COVERAGE:		
GROSS:		33%
NET:		38%
PARKING REQUIRED:		
WAREHOUSE	1/4EMP	TBD
OFFICE	1/500 SF	18 STALLS
TOTAL		TBD
PARKING PROVIDED:		
AUTO		176 STALLS
		@0.97/1000 SF
REQ. ACCESSIBLE		*6 STALLS*
TRAILER:		38 STALLS

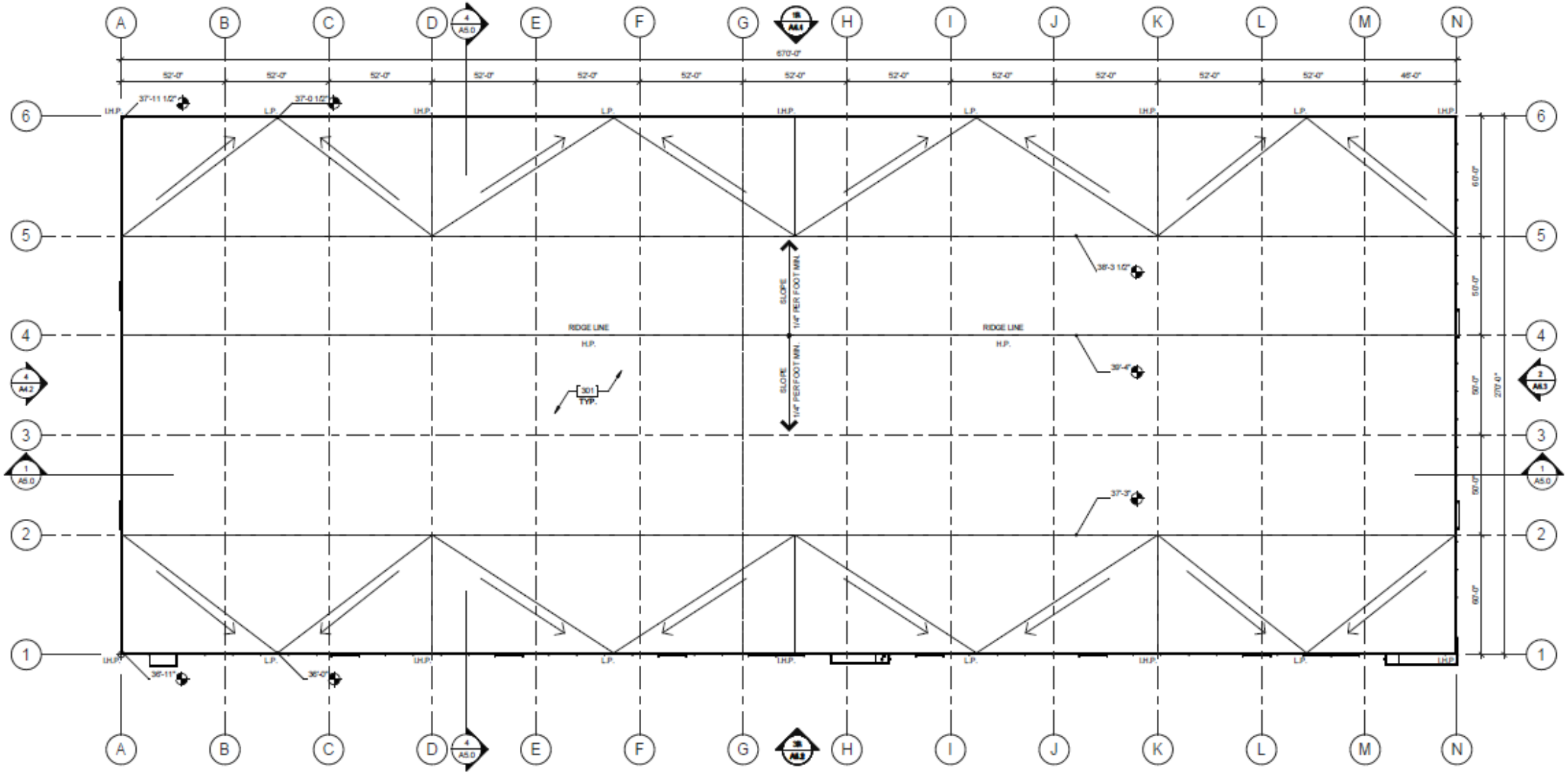
SITE + GROUND FLOOR PLAN



GROUND FLOOR PLAN



GROUND FLOOR PLAN (ENLARGED)



A
B
C
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6
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3
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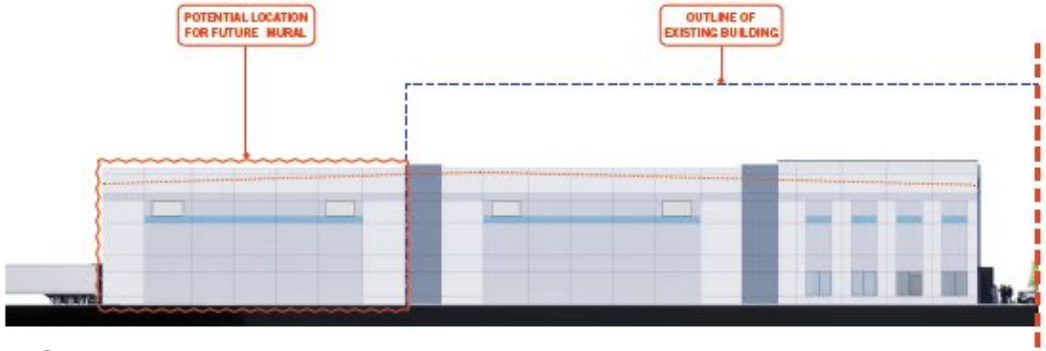
1
670'-0"
52'-0"
46'-0"
I.H.P.
L.P.
RIDGE LINE
H.P.
SLOPE
1/4" PER FOOT MIN.
301
TYP.
60'-0"
50'-0"
270'-0"

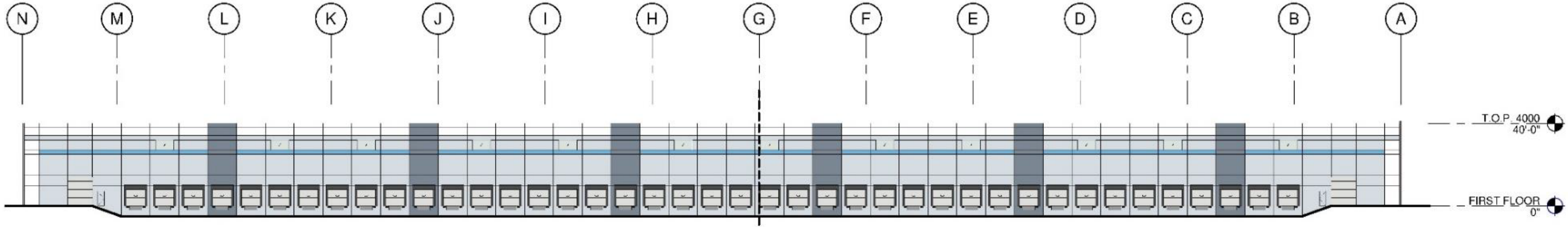
ROOF PLAN



South Elevation

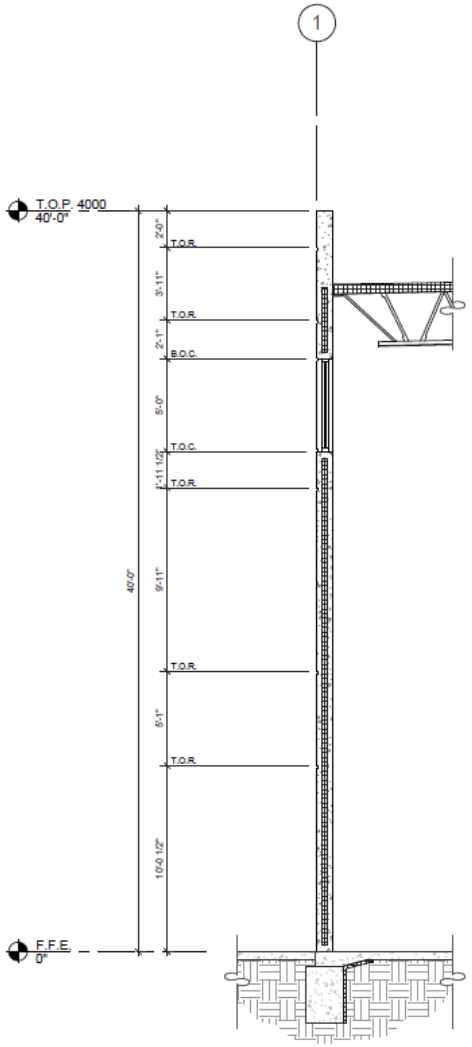
North Elevation

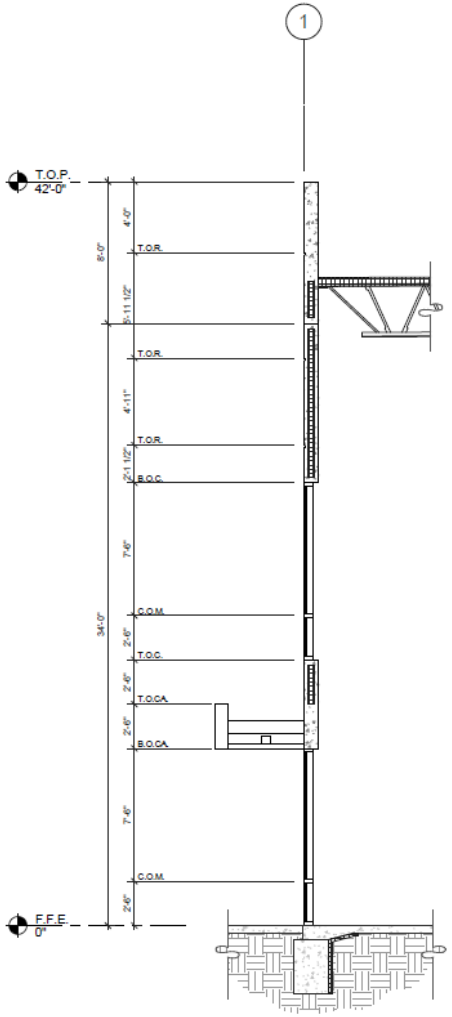
East Elevation



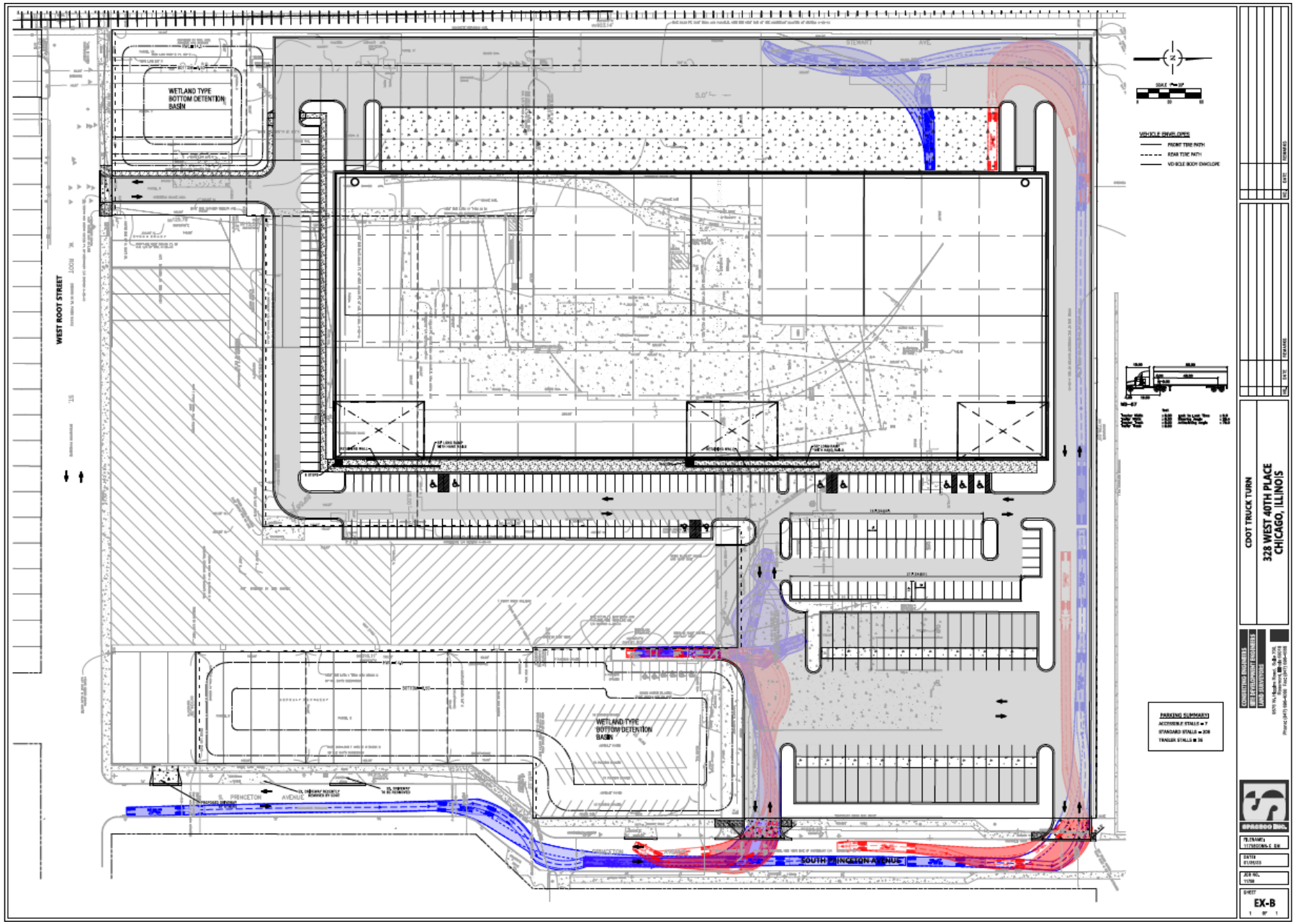
West Elevation

BUILDING ELEVATIONS





EXTERIOR WALL SECTIONS

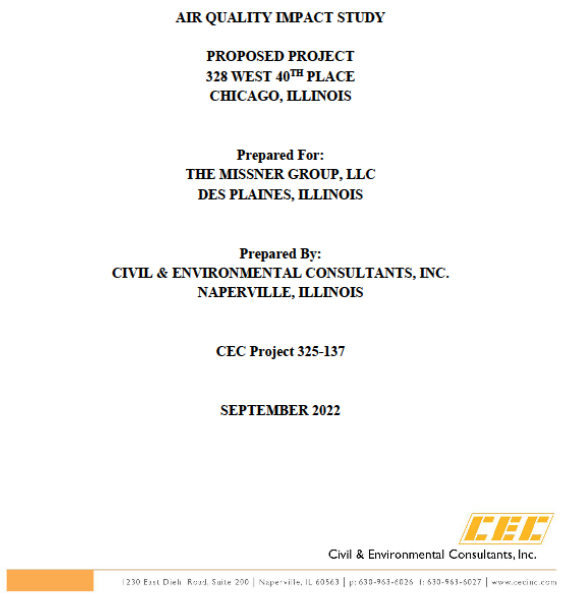


TRANSPORTATION, TRAFFIC, AND PARKING

Summary of Traffic Study

- Prepared by KLOA
- The truck traffic generated by the development is anticipated to have a limited impact on the street system as the majority of truck traffic is expected to arrive and depart the site outside of peak hours.
- Given the low clearance of the vaiducts on Princeton Avenue (north of the site) and Root Street (west of the site), all truck traffic will approach and depart the site to and from the east via Root Street.
- Area intersections have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications are required.
- The proposed access system will be adequate in accommodating the traffic estimated to be generated by the development.
- Here is a link to the Traffic Study located on the City of Chicago website: https://www.chicago.gov/city/en/sites/air-quality-zoning/home/current-projects.html

Summary of Air Quality Study



AIR QUALITY IMPACT STUDY

PROPOSED PROJECT
328 WEST 40TH PLACE
CHICAGO, ILLINOIS

Prepared For:
THE MISSNER GROUP, LLC
DES PLAINES, ILLINOIS

Prepared By:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
NAPERVILLE, ILLINOIS

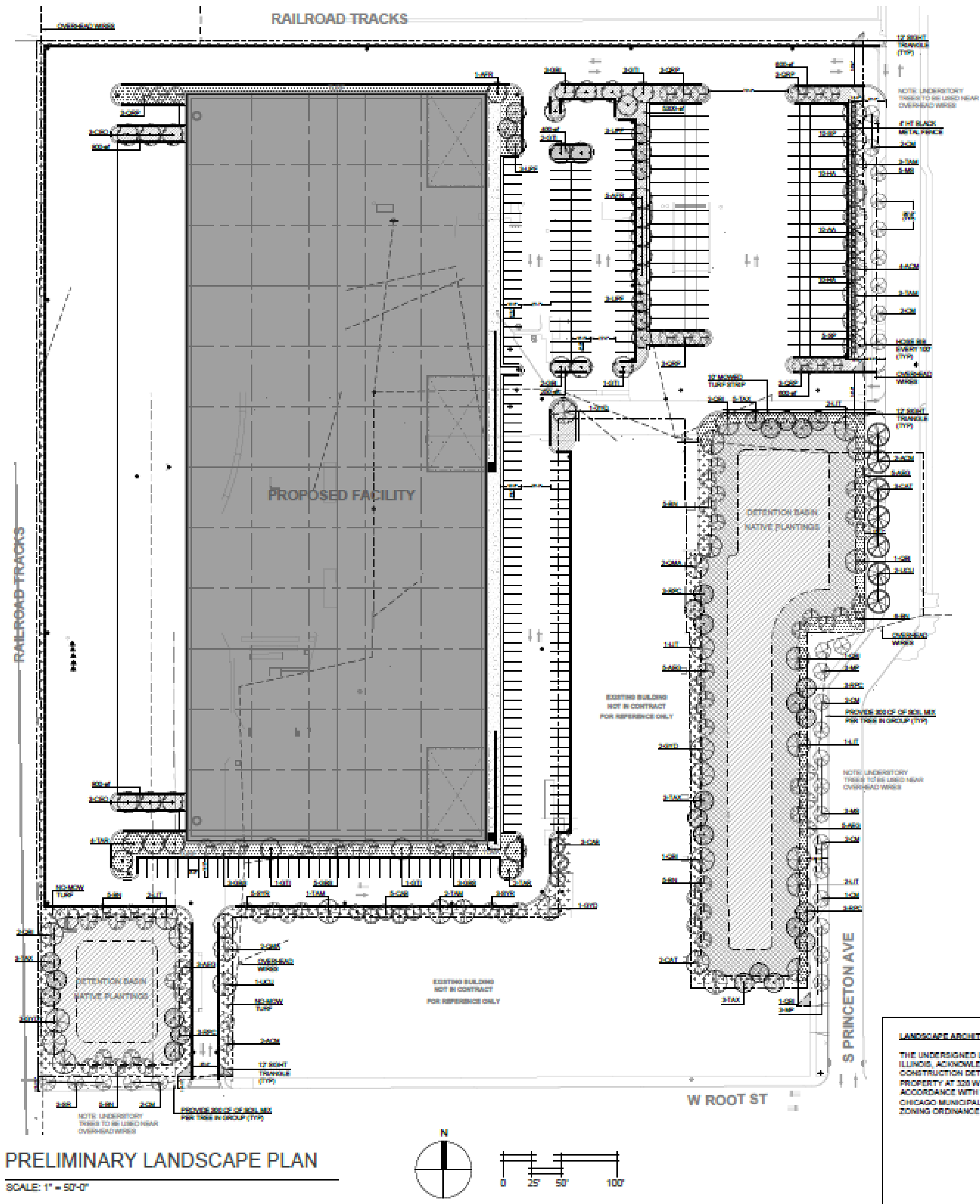
CEC Project 325-137

SEPTEMBER 2022

Civil & Environmental Consultants, Inc.

1230 East Diehl Road, Suite 200 | Naperville, IL 60563 | p: 630-963-6026 f: 630-963-6027 | www.cecinc.com

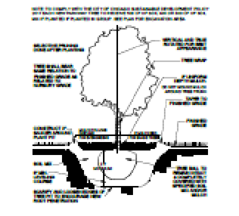
- Prepared by Civil & Environmental Consultants, Inc.
- The AQIS reviewed the modeled concentrations of $PM_{2.5}$, PM_{10}, and NO_2 from Project generated emissions, including building comfort heating and on-site and off-site traffic from passenger cars and trucks. When added to background concentrations of each pollutant in the ambient air, total concentrations are below the application NAAQS thresholds for all pollutants. The proposed 328 West 40th Place Project is not expected to cause or contribute to an exceedance of any NAAQS for $PM_{2.5}$, PM_{10}, or NO_2.
- Here is a link to the Air Quality Study located on the City of Chicago website: https://www.chicago.gov/city/en/sites/air-quality-zoning/home/current-projects.html



PRELIMINARY LANDSCAPE PLAN

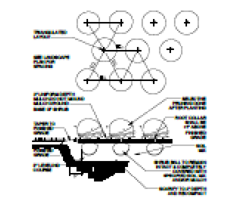
SCALE: 1" = 50'-0"

Master Plant List						
Shade Trees						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
ACM	7	ACER MIYABEI	STATE STREET MAPLE	3" BB		URBAN
APR	7	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB		MOIST
AEG	15	AESCULUS 'AUTUMN SPLENDOR'	AUTUMN SPLENDOR BUCKEYE	3" BB		
CAB	6	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	3" BB		
CAT	8	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE	
CEO	8	CELTIS OCCIDENTALIS	HACKBERRY	3" BB		URBAN, MOIST
GBI	5	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
GBI	11	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" BB		URBAN, MALE SPEC. ONLY
GTI	8	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB		URBAN, MOIST
GYD	8	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	3" BB	NATIVE	MOIST
LIT	10	LIRIODENDRON TULIPIFERA	TULIP TREE	3" BB	NATIVE	MOIST
QBI	6	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QMA	4	QUERCUS MACROCARPA	BUR OAK	3" BB	NATIVE	URBAN
QRP	15	QUERCUS ROBUR 'REGAL PRINCE'	ENGLISH OAK	3" BB		URBAN
TAX	11	TAXODIUM DISTICHUM	BALD CYPRESS	3" BB		URBAN, MOIST
TAR	6	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST
TAM	8	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN	3" BB	NATIVE	URBAN, MOIST
UCU	4	ULMUS CULTIVAR 'ACCOLADE' TRIUMPH	ACCOLADE ELM	3" BB		URBAN
UPF	8	ULMUS PARVIFLORA 'FRONTIER'	FRONTIER ELM	3" BB		URBAN
Ornamental Trees						
BN	28	BETULA NIGRA	RIVER BIRCH	8' BB	NATIVE	MOIST SOIL
CM	11	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6' BB		URBAN
MP	6	MALUS 'PRAIRIE FIRE'	CRABAPPLE	6' BB		20', RED, PINK
MS	8	MALUS SARGENT	SARGENT CRABAPPLE	6' BB		8', GREEN, PINK
SYR	11	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	6' BB		
Deciduous Shrubs						
AA	10	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	24" BB	NATIVE	
HA	20	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5 GAL	NATIVE	
SP	15	SYRINGA PATULA MISS KIM	MISS KIM LILAC	36" BB		
Groundcover						
ef	7580	EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
Perennials						
ep		ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE	24" PINK
gm		GERANIUM MACULATUM	WILD GERANIUM	1 GAL	NATIVE	18" LILAC
ls		LIATRIS SPICATA	GAYFEATHER	1 GAL	NATIVE	24" LAVENDER



1 / L2.1 TREE PLANTING DETAIL

SCALE: NO SCALE

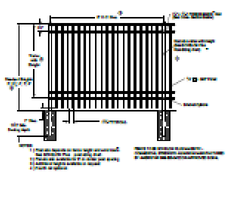


2 / L2.1 SHRUB PLANTING DETAIL

SCALE: NO SCALE

LANDSCAPE REQUIREMENT SUMMARY

VEHICULAR USE AREA	233,164 SF
REQUIRED GREEN SPACE (10%)	23,316 SF
PROPOSED GREEN SPACE	121,054 SF
PARKWAY PLANTING (LF)	1000
REQUIRED TREES (1:25')	40
EXISTING TREES TO REMAIN	0
PROPOSED TREES	35
TOTAL PARKWAY TREES	35
NOTE: DUE TO SITE CONSTRAINTS THE NUMBER OF PARKWAY TREES HAS BEEN LIMITED	
PERIMETER PLANTING	250 LF
REQUIRED TREES (1:25')	10
EXISTING TREES TO REMAIN	0
PROPOSED TREES	10
TOTAL PERIMETER TREES	10
INTERIOR PLANTING	23,316 SF
REQUIRED TREES (1:125SF)	187
EXISTING TREES TO REMAIN	0
PROPOSED TREES	187
TOTAL INTERIOR TREES	187



3 / L2.1 ORNAMENTAL METAL FENCE

SCALE: NO SCALE

LANDSCAPE ARCHITECT'S STATEMENT

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 328 W 40TH PL, CHICAGO, ILLINOIS 60609, HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE.

OWNER'S STATEMENT

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOWN ON THE ATTACHED LANDSCAPE PLANS FOR THE PROPERTY AT 328 W 40TH PL, CHICAGO, ILLINOIS 60609, HAS, TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".

PLANTING TO COMMENCE 12-15-23.

11-22-22

OWNER DATE

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
16. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
17. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Talty
landscape architecture

no.	revision / description	initial	date
	ISSUED FOR REVIEW		
	PER CITY COMMENTS		

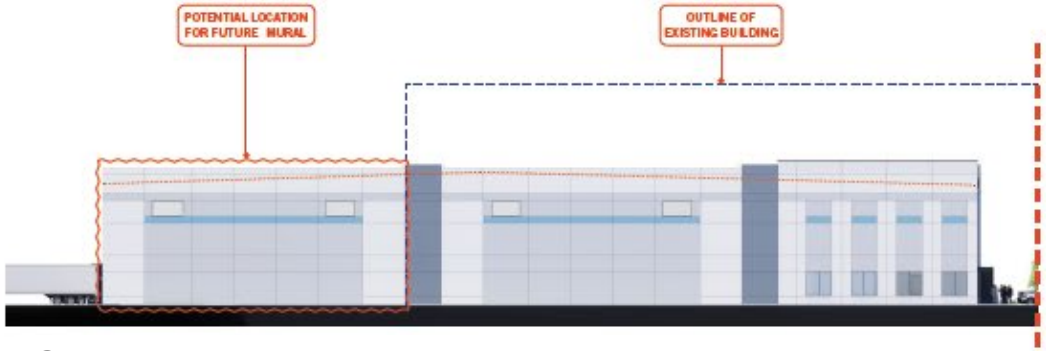
PROPOSED FACILITY
328 W 40TH PL
CHICAGO, IL

PRELIMINARY LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS

job no. 22220

sheet no. L 1.0

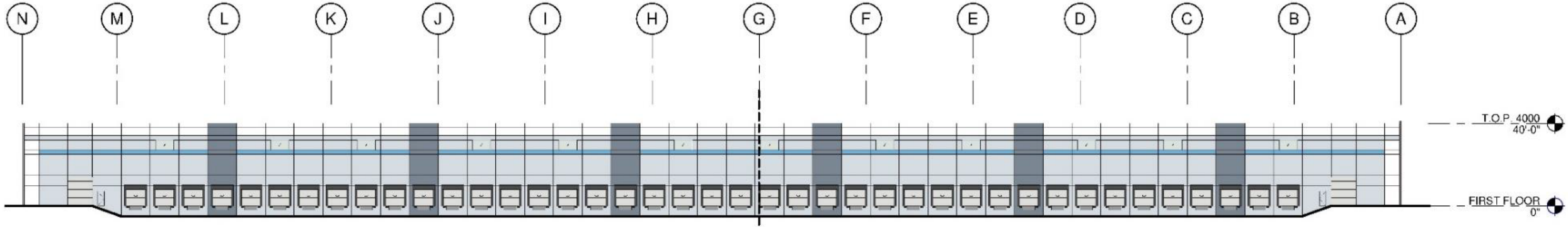
OPEN SPACE + LANDSCAPING



South Elevation

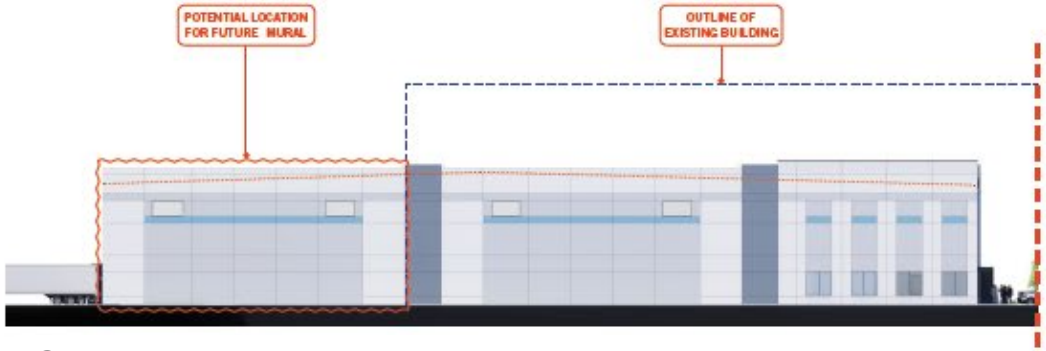
North Elevation

East Elevation



West Elevation

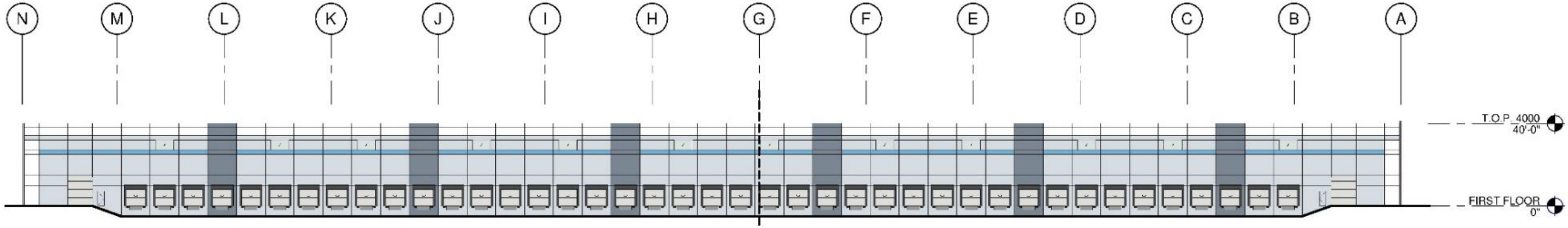
BUILDING MATERIALS



South Elevation

North Elevation

East Elevation



West Elevation

BUILDING ELEVATIONS

Sustainable Strategies Menu

- LEED Silver Certification: 80 points
- Working Landscapes: 5 points
- Tree Planting: 5 points
- EV Charging Stations: 10 points
- EV Charger Readiness: 5 points

TOTAL: 105 points

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 (Key: Green Roof Water Transportation Wildlife)	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (9%)	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 Infill-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%	5.1 Indoor Water Use Reduction (25%)	5.2 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
Passive House	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 for affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects**	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than $1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

LEED Credit Category:	Total	Yes	Maybe	No
Integrative Process (IP)	1	0	1	0
Location & Transportation (LT)	20	10	3	7
Sustainable Sites (SS)	11	2	4	5
Water Efficiency (WE)	11	6	1	4
Energy & Atmosphere (EA)	33	20	10	3
Materials & Resources (MR)	14	5	3	6
Indoor Environmental Quality (EQ)	10	5	1	4
Innovation (IN)	6	2	4	0
Regional Priority (RP)	4	0	2	2
Sum:	**110**	**50**	**33**	**31**

CSD Credit Category:	Total	Yes	Maybe
LEED Silver	80	80	0
Exceed Energy Code by10%, maybe 25%	40	0	40
Working Landscapes	5	5	0
Tree Planting	5	5	0
EV Charger Stations	10	10	0
EV Charger Readiness	5	5	5
CTA Digital Displays	5	0	0
80% Construction Waste Diversion	10	0	10
Sum:	**160**	**105**	**55**

SUSTAINABLE DEVELOPMENT POLICY

Summary of Stormwater Compliance

- Held meeting with DOB Stormwater Reviewer on November 16th, 2022. Summary and notes from that meeting are:
  - 100-year storm detention will be provided for the development in open detention ponds located in the southwest corner of the site and east of the existing building.
  - Drainage from west half of the building and loading dock will be conveyed to the Southwest detention pond. Southwest and east detention ponds will be connected with a 100 yr capacity storm pipe. Sewer analysis for the connecting pipe will be provided with final engineering submittal.
  - Detention pond will be wetland type ponds with native type vegetations. The ponds will be design to provide 6” of standing water.
  - Due to high groundwater table, volume control requirement will be met by oversizing the detention ponds, Discussion about the ground water table elevation was done separately via email. See attached determination of the ground water table elevation.
  - Storm and sanitary services will be connected to 96”x76.8” sewer in Princeton Ave. Both sewers in Princeton and Root are over 5 year level of service. One storm connection to Princeton will be acceptable.
  - Slope in ponds is currently design at 4:1 slope. 3:1 is acceptable in dry ponds.
  - Downspouts from the existing building may be connected to the detention ponds. 25 year capacity will need to be calculated to include the offsite area.

Community & Economic Benefits

City Participation Goals:

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents
- Hired Communities Empowered Through Construction to assist in the meeting of the above goals.

Project Benefits:

- $27 million project investment
- Construction Jobs: 50-75
- Permanent Jobs: 75-100

DPD Recommendations

DPD has determined that this project is consistent with the surrounding neighborhood's mix of manufacturing and commercial uses and that the project presents an opportunity to invest in a historic manufacturing district and to create new jobs in the Fuller Park neighborhood.

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

1. **The proposed rezoning of the subject property is appropriate under Chapter 17-13 of the Zoning Ordinance**. The proposed planned development classification for the project is: **1) appropriate because of growth and development trends** (17-13-0308-B); **2) compatible with the character of the surrounding area in terms of uses, density and scale** (17-13-0308-C); **3) compatible with surrounding zoning districts** (17-13-0308-D)

2. **The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:**

    a. **The proposed planned development promotes economically beneficial development patterns that are compatible with the existing neighborhood** (17-8-0103);
    b. **The project is in strict compliance with the underlying FAR standards of the PMD-8 zoning designation** and is in substantial compliance with the other development control standards of the PMD-8 zoning designation (per 17-8-0901);
    c. **Service areas for dumpsters, loading docks and mechanical equipment are located away from the street. Landscaping and walls are used to screen such activities from view** (per 17-8-0906-D);
    d. **The project will reduce the speed and contamination of stormwater runoff from the site** (per 17-8-0908-B).

With these considerations the Department of Planning and Development recommends that this PD application be approved and forwarded to the City Council Committee on Zoning, Landmarks and Building Standards with "passage recommended" as amended.

Q & A