



CHICAGO PLAN COMMISSION

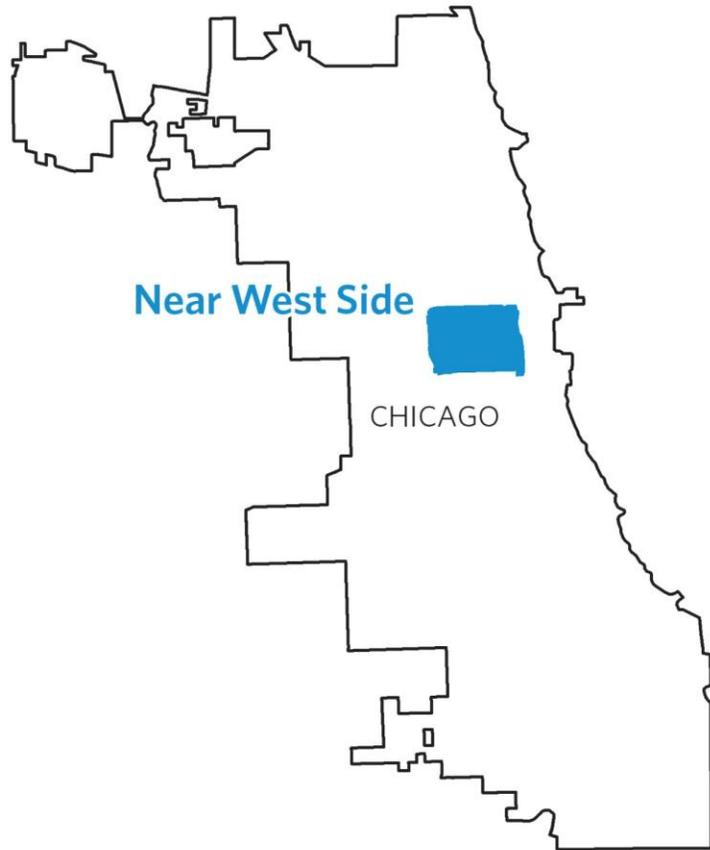
Department of Planning and Development

170 GREEN

170 N GREEN(27th Ward)

170 GREEN OWNER, LLC (CRG, SHAPACK)

04/21/2020



Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Near West Side.

General Population Characteristics, 2020

	Near West Side	City of Chicago	CMAP Region
Total Population	67,881	2,746,388	8,577,735
Total Households	33,918	1,142,725	3,266,741
Average Household Size	1.9	2.4	2.6
Percent Population Change, 2010-20	23.7	1.9	1.7
Percent Population Change, 2000-20	46.2	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2015-2019

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	27,287	43.2	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	5,839	9.2	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	16,885	26.7	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	11,246	17.8	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	1,913	3.0	59,510	2.2	182,620	2.2

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

Universe: Total population

Age Cohorts, 2015-2019

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,685	5.8	171,323	6.3	518,065	6.1
5 to 19	8,377	13.3	462,093	17.1	1,644,152	19.4
20 to 34	26,078	41.3	739,281	27.3	1,794,152	21.1
35 to 49	13,329	21.1	546,045	20.2	1,701,494	20.1
50 to 64	7,089	11.2	453,823	16.7	1,635,766	19.3
65 to 74	3,014	4.8	195,049	7.2	691,947	8.2
75 to 84	1,180	1.9	100,949	3.7	346,833	4.1
85 and Over	418	0.7	40,971	1.5	150,858	1.8
Median Age	31.3		34.6		37.5	

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

Universe: Total population

**FULTON_RANDOLPH MARKET
LANDMARK DISTRICT**

-  Historic District
-  Historical Buildings
-  Vacant Lots
-  Recent Development
-  Highway
-  District Boundary

Considerations:

170 Green is outside the historic district
 Massing in response to scale of historic district



Map developed based on DPD Historic District Map

SITE ANALYSIS

Hotels:
The Hoxton, Nobu, Soho House

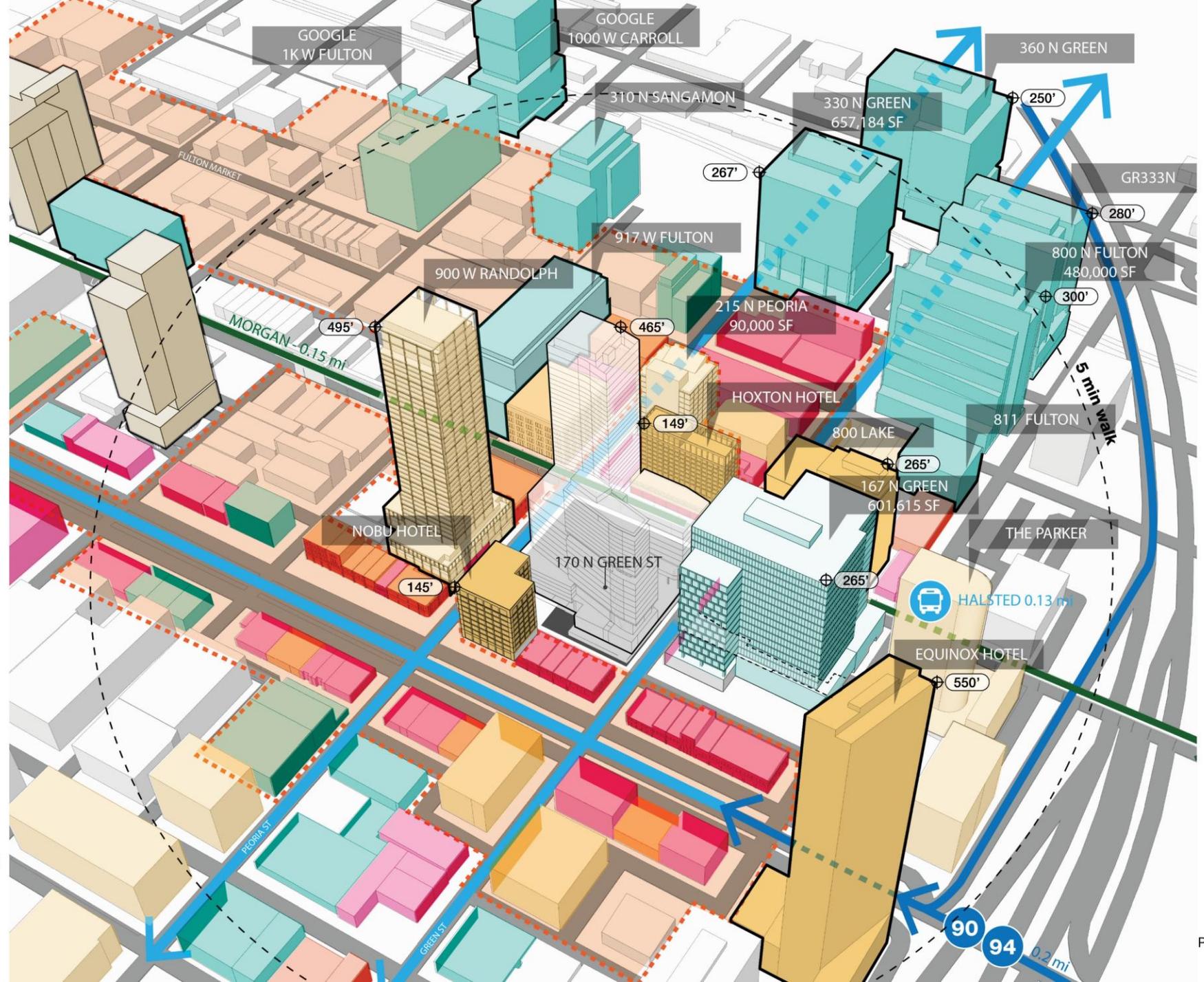
Rooftops:
Nobu, Cabra, Soho

Notable Restaurants:
Momotaro, Swift & Sons, The Aviary, Cira, El Che, Federales, Omakase Takeya, BLVD, Girl & the Goat, Little Goat, Bar Siena, Avec, The Allis, Roister, Aba, Maka, Publican

--- historic district

Primary Use

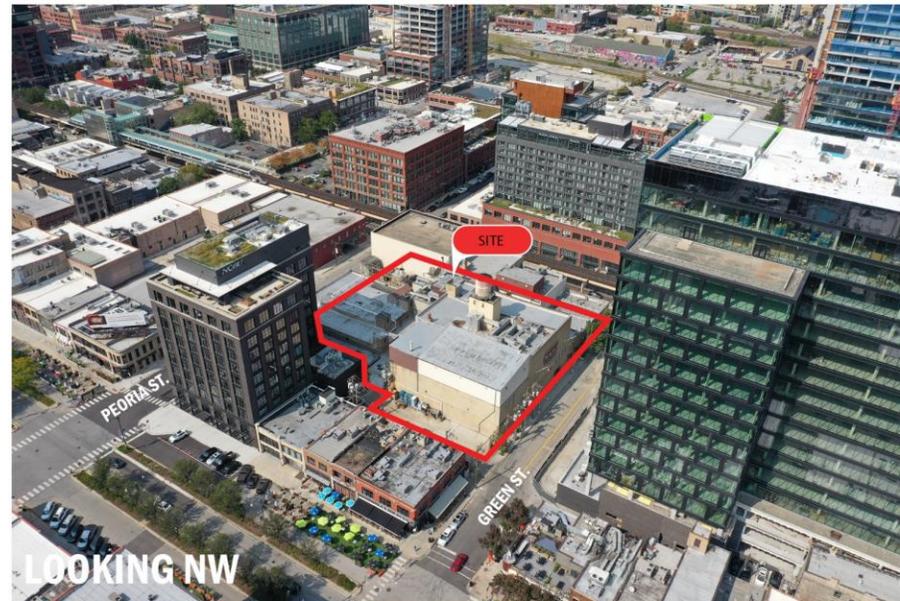
-  RESIDENTIAL
-  BUSINESS
-  FOOD & BEVERAGE
-  SOFT GOODS
-  HOTEL



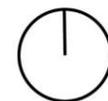
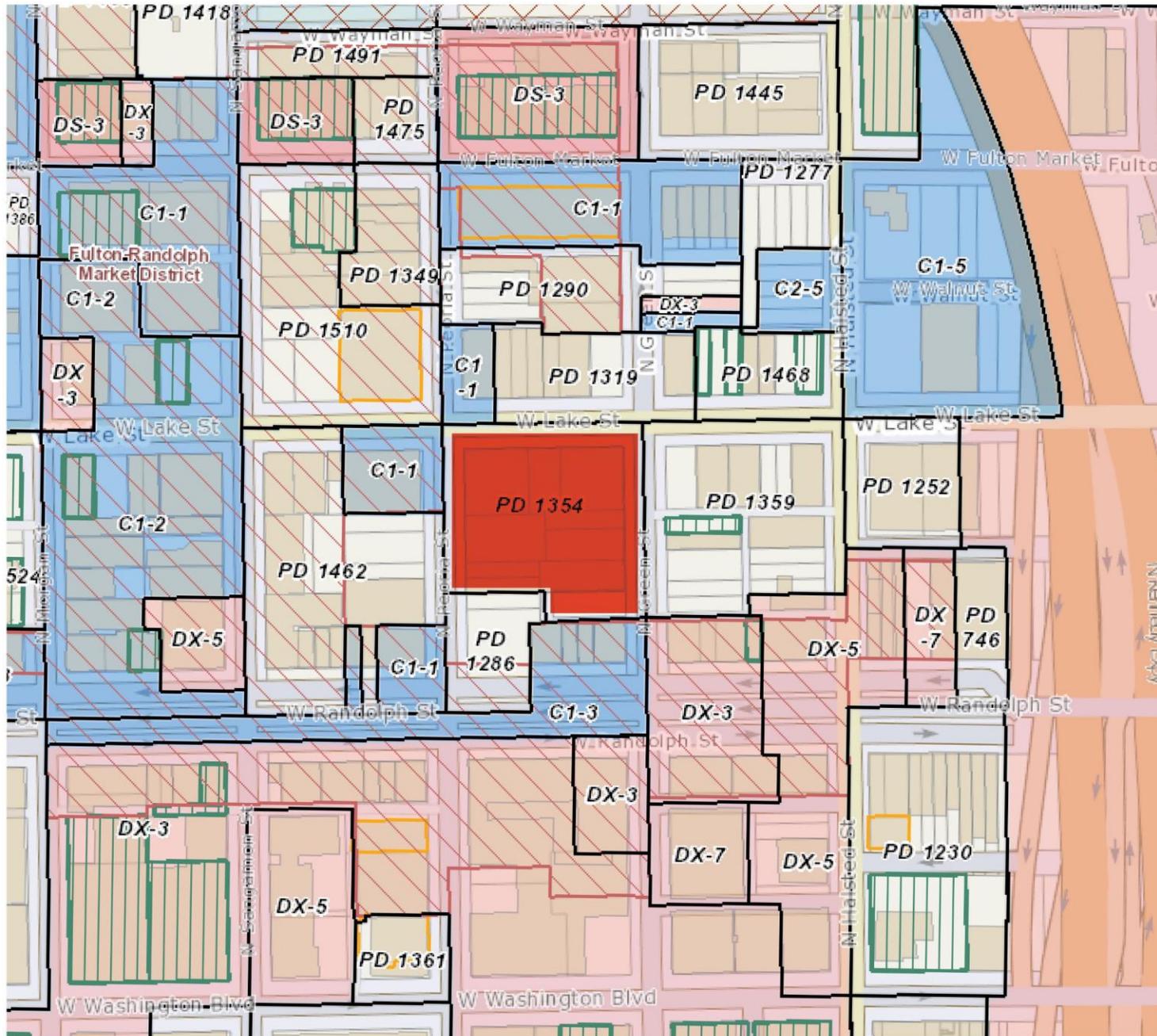
★ ADJACENT SITE CONTEXT

Site Boundaries:

Bounded by Lake St to the North,
Green St to the East,
Peoria St to the West and a partial
alley and the Nobu hotel to the South

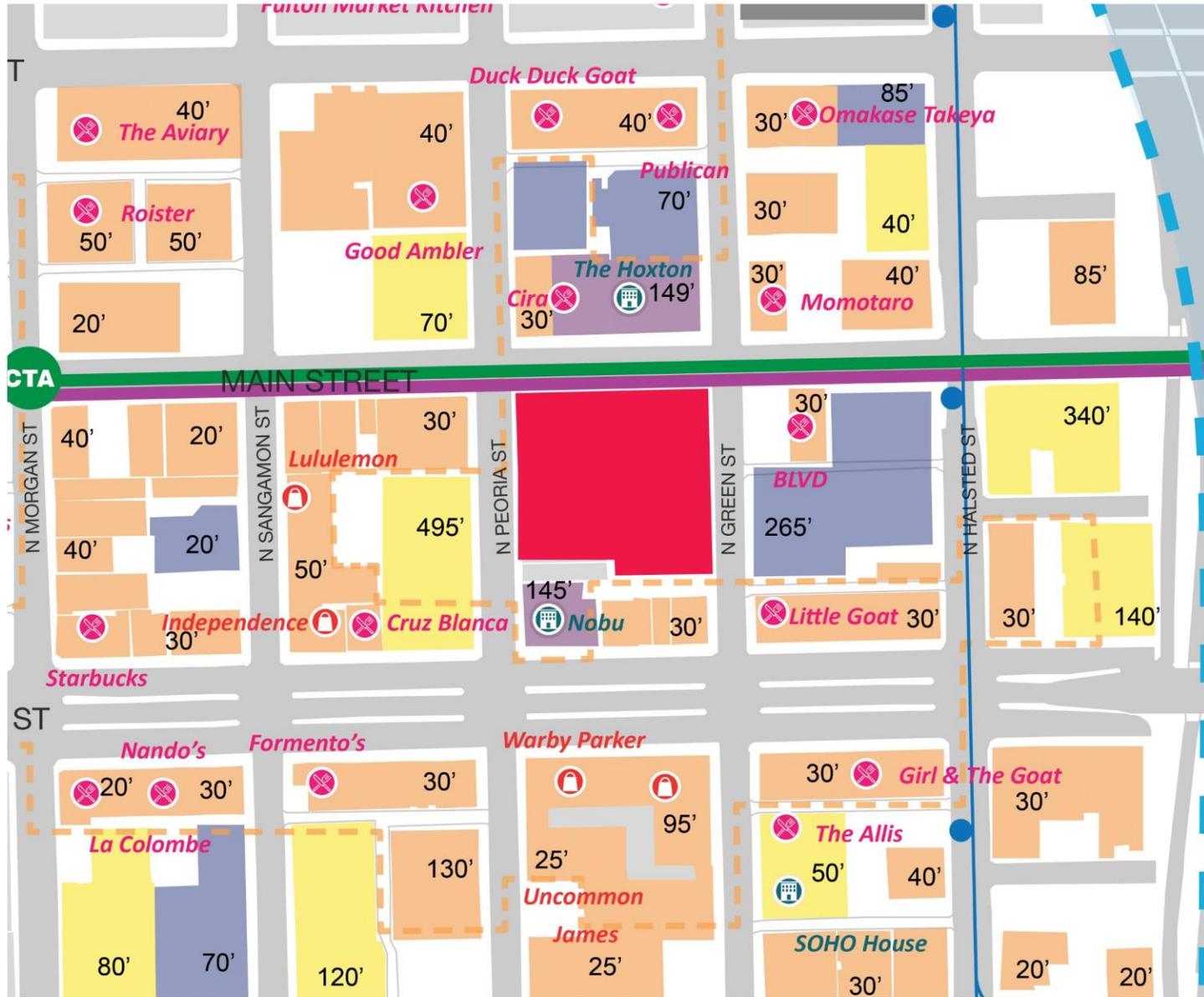


 **EXISTING ZONING**



 **LAND USE**

-  historic district
-  residential
-  office
-  hotel
-  commercial



 **NORTHWEST VIEW LOOKING SOUTH EAST**



170 N Green
465'

Underconstruction
900 W Randolph
495'

W Lake St.

N Peoria St.

 **SOUTHEAST VIEW LOOKING NORTH WEST**

- 1150 LAKE**
proposed
330'-0"
- 166 N ABERDEEN**
under construction
220'
- 160 N MORGAN**
APPROVED BY DPD
380'
- 210 N MORGAN**
PROPOSED
380'-0"
- 900 W RANDOLPH**
UNDER CONSTRUCTION
495'-0"
- 170 N GREEN**
- 330 N GREEN**
APPROVED BY DPD
326'-0"
- 800 FULTON**
EXISTING
326'-0"
- 333 N GREEN**
EXISTING
285'-0"

167 N GREEN
EXISTING
265'-0"

THE PARKER
EXISTING
315'-0"

MORGAN - 0.15 mi



Randolph St - Restaurant Row

 LAKE ST VIEW

Residential L13-36

Hotel L13-21

Office L 6-12

Amenity L3

Retail L1





 **RANDOLPH ST VIEW**

Residential Amenity —————

Shared Rooftop Terrace —————

Office —————

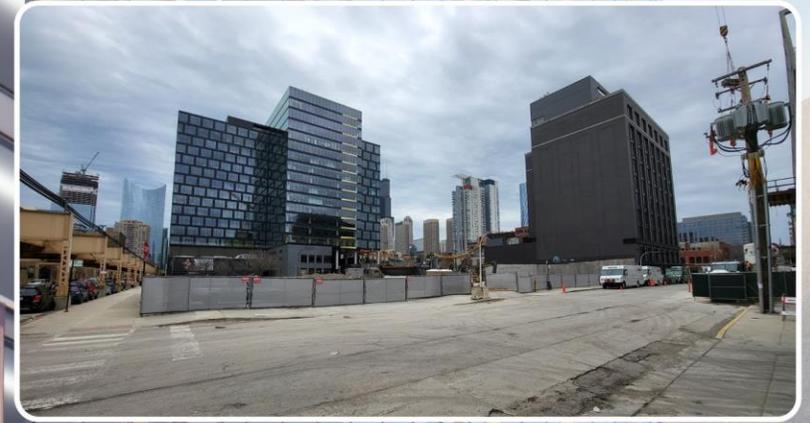
Parking L 2-5 —————



  GREEN ST ENTRANCE



  PEORIA ST ENTRANCE



 PEORIA ST ENTRANCE





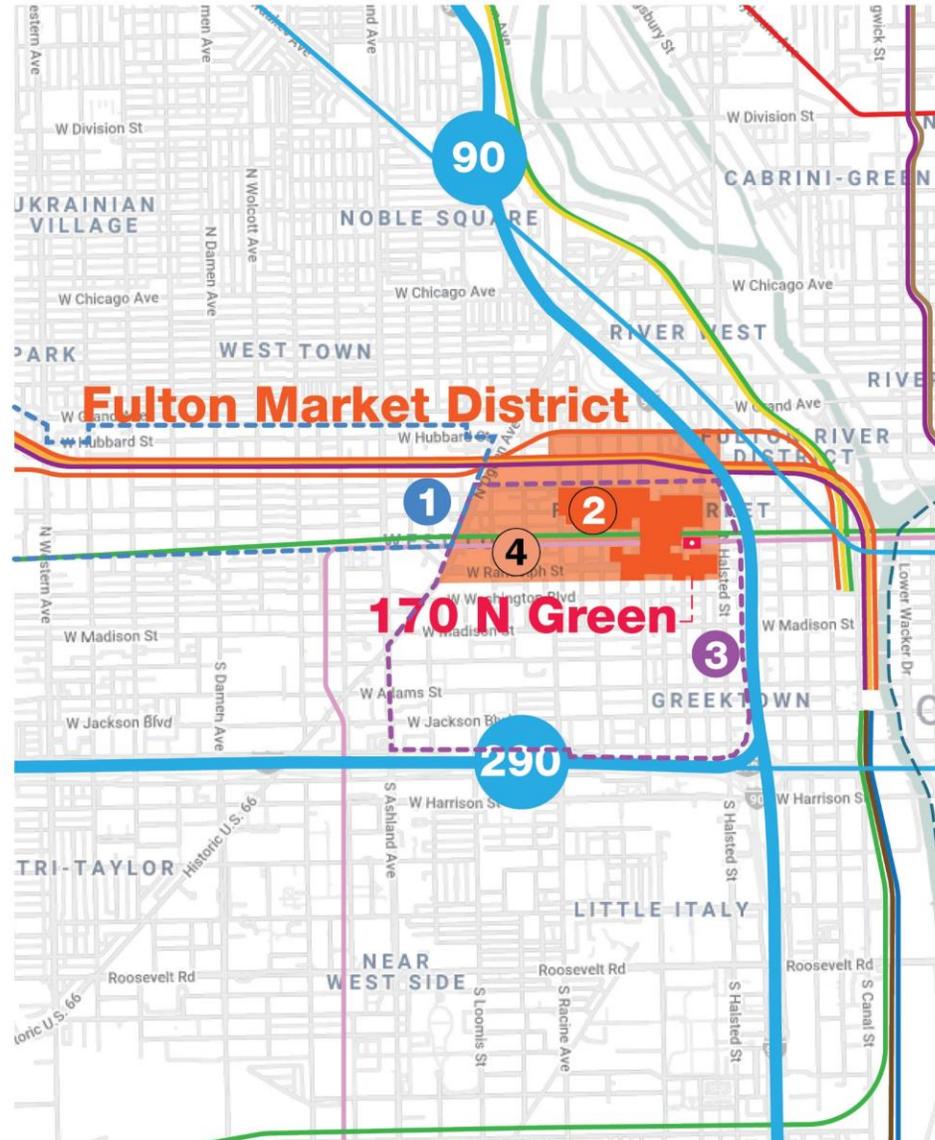
★ PLANNING + DESIGN GUIDELINES

Planning Initiatives

- 1 Industrial Corridor Initiative (2019)
- 2 Fulton Market Historic District Design Guidelines (2017)
- 3 West Loop Design Guidelines (2017)
- 4 Fulton Market Innovation District (2021)

Considerations from WLDG:

- Urban Wall
- Quality materials
- Parking configuration
- Alley configuration
- Pedestrian/Vehicular safety
- Height transitions
- Landscape
- Site Planning
- Promote growth of mixed-use



WEST LOOP DESIGN GUIDELINES

City of Chicago • Department of Planning & Development • September 2017



PROJECT TIMELINE & COMMUNITY OUTREACH

Community Process

- 1/11/22 Intake
- 01/26/22 PD Filing
- 1/10/22 NOWL Community Meeting
- 1/11/22 WLCO Community Meeting
- 1/19/22 WCA Community Meeting
- 3/23/21 Overall Community Meeting co-hosted by Alderman Burnett and WLCO

Committee on Design and Working Sessions

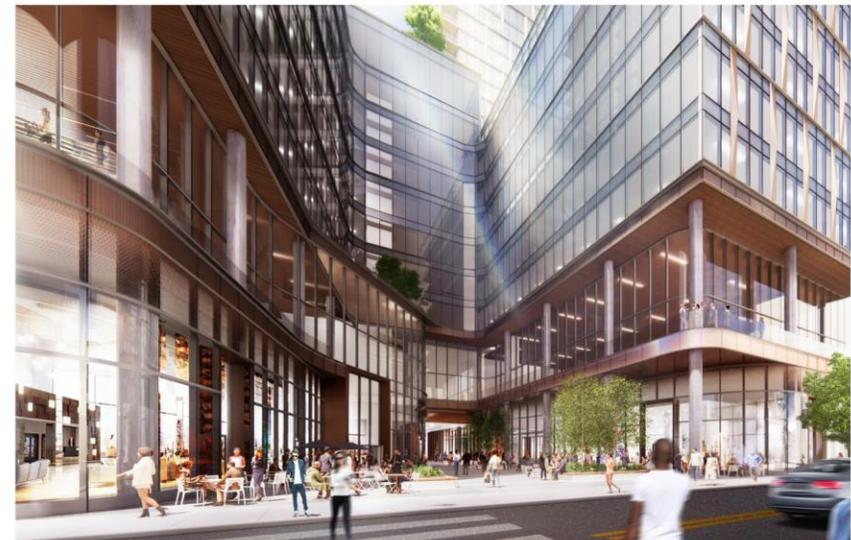
- 11/19/21 DPD Massing Concept Introduction
- 12/13/21 Massing Revisions with DPD
- 02/09/22 COD Presentation
- 3/11/22 Working Session 1 with DPD
- 3/16/22 COD Working Session 2 with DPD
- 3/21/22 COD Working Session 3 with DPD

Project Changes based on feedback

- Revised Peoria Street Entry
- Removed bridge above The Mews
- Design of Mews public space
- Updated orientation of Mews towards Morgan Station
- Simplification of facade enclosure elements
- Simplification of retail enclosure design
- Design of Peoria Mews entry



COD Presentation 2/9/2022

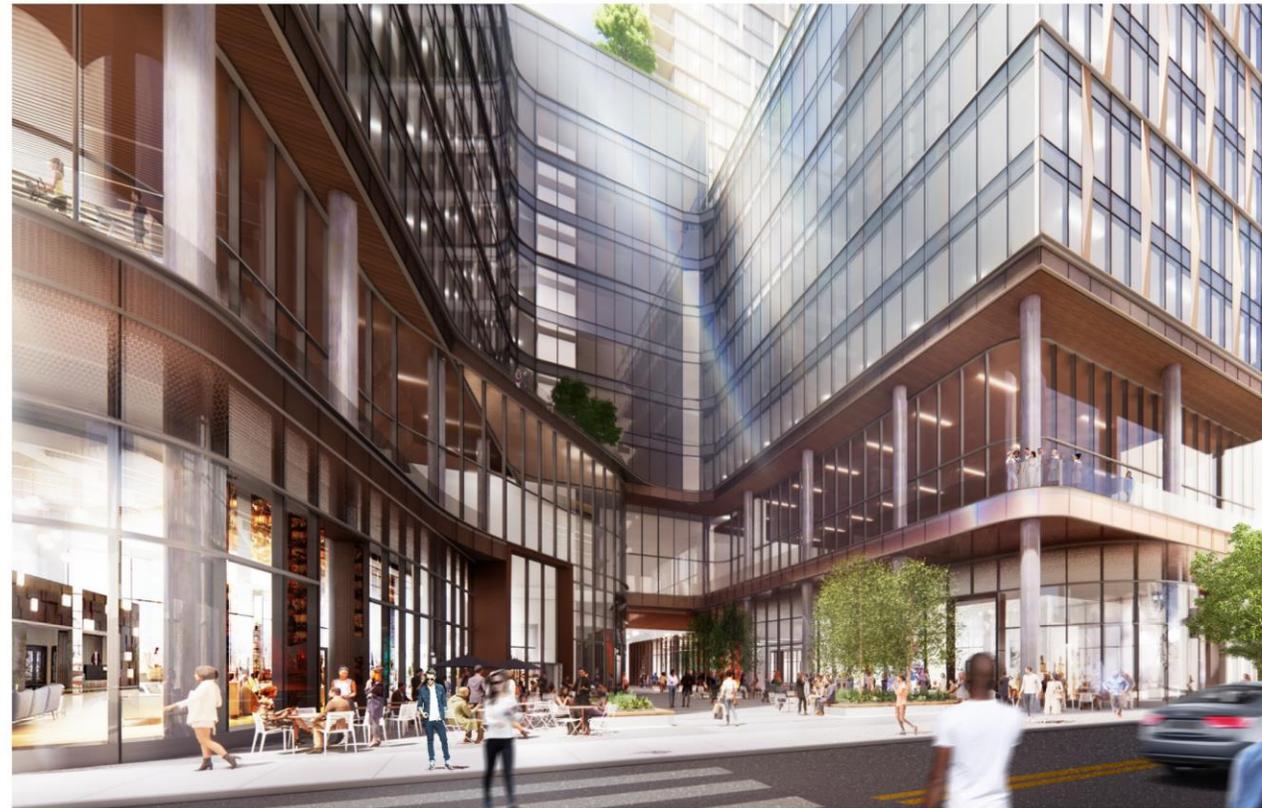


CURRENT

  **PROJECT CHANGES BASED ON FEEDBACK**



COD Presentation 2/9/2022



CURRENT

  **PROJECT CHANGES BASED ON FEEDBACK**



COD Presentation 2/9/2022



CURRENT

FLOOR PLAN

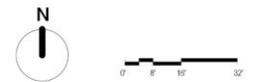


LEVEL 2
65 CARS

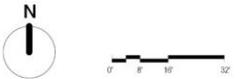
- RETAIL
- OFFICE
- AMENITY
- SERVICE
- HOTEL
- TERRACE



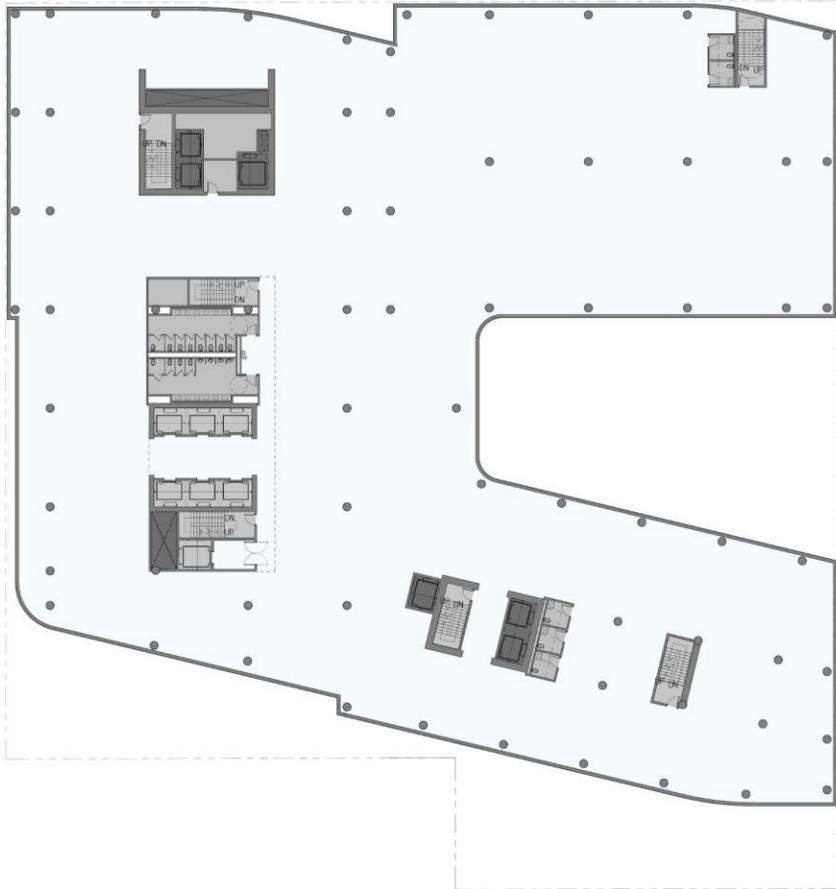
LEVEL 3
55 CARS



FLOOR PLAN



FLOOR PLAN



LEVEL 6-11
47,850 GSF

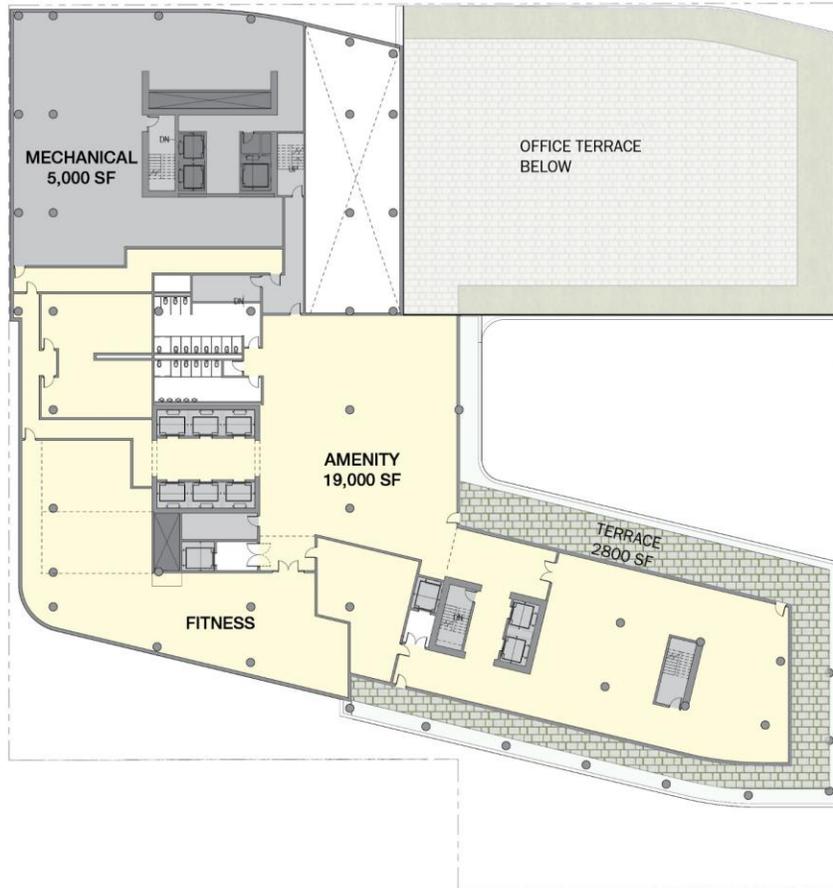
- RETAIL
- OFFICE
- AMENITY
- SERVICE
- HOTEL
- TERRACE



LEVEL 12
35,050 GSF

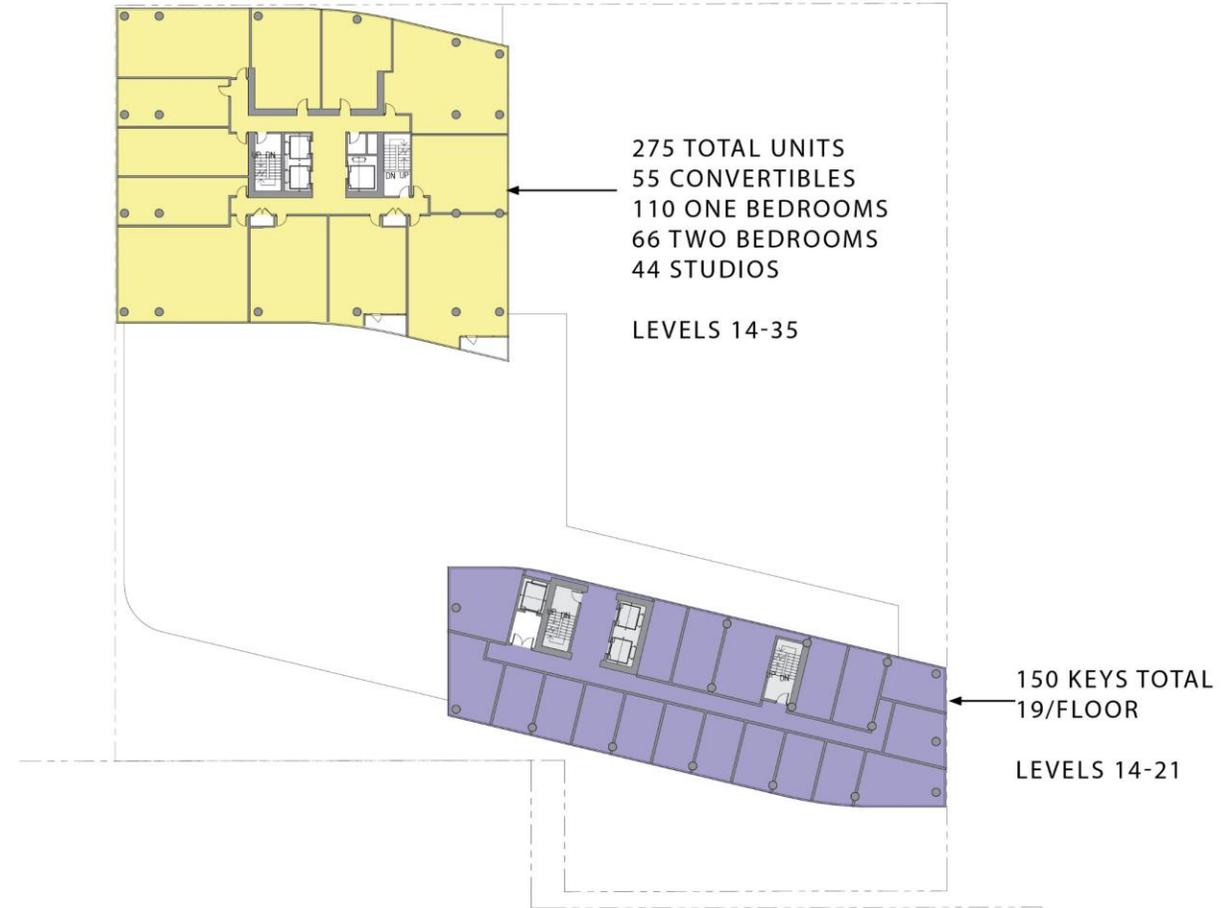


FLOOR PLAN



LEVEL 13
28,770 GSF

■ RETAIL
 ■ OFFICE
 ■ AMENITY
 ■ SERVICE
 ■ HOTEL
 ■ TERRACE
 ■ RESIDENTIAL



TYPICAL
11,325 GSF RESIDENTIAL
7,372 GSF HOTEL



★ ROOF PLAN

ROOF PLAN

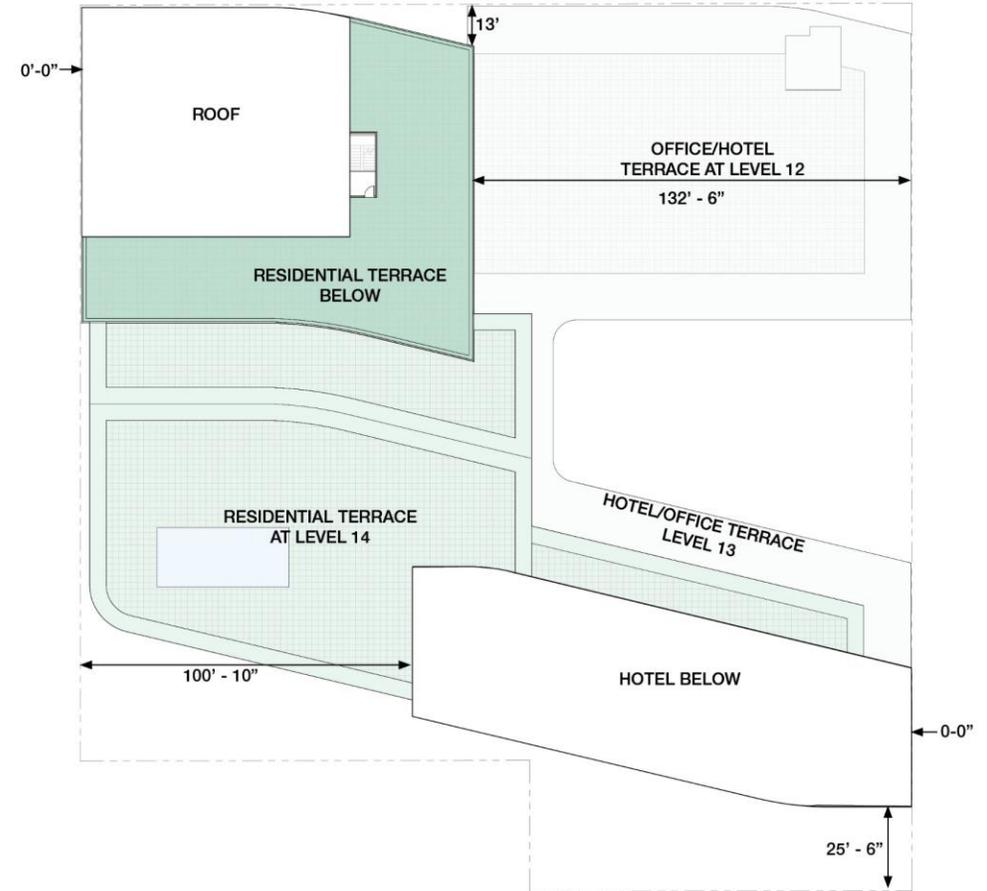
OPEN SPACE CALCULATION
 $275 \times 36 \text{ SF/UNIT} = 9,900 \text{ SF}$

OPEN SPACE
 5,900 SF ROOFTOP DECK
 4,000 SF TERRACE DECK

SUMMARY

OPEN SPACE REQUIRED= 9,900 SF
 OPEN SPACE PROVIDED= 9,900 SF

ROOF AREA = 51,421 SF
 GREEN ROOF REQUIRED (50% OF ROOF) = 25,710 SF
 GREEN ROOF PROVIDED = 26,000 SF



ROOFTOP

■ RETAIL
 ■ OFFICE
 ■ AMENITY
 ■ SERVICE
 ■ HOTEL
 ■ TERRACE



ELEVATION SOUTH

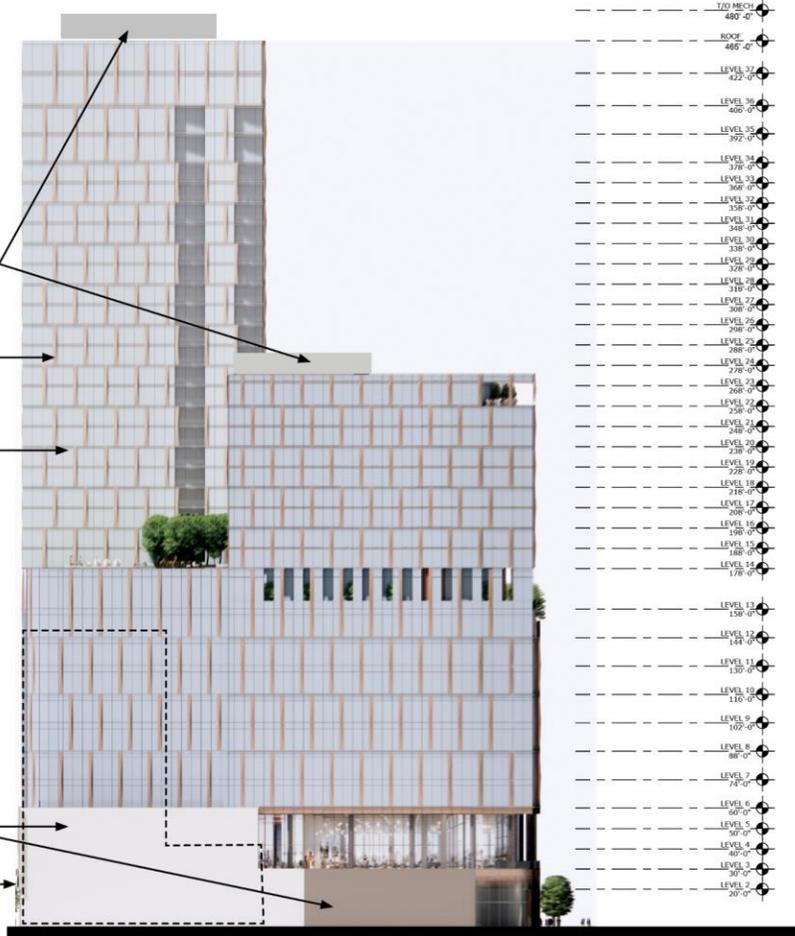
PREFINISHED ALUMINUM SCREEN WALL

PREFINISHED COMPOSITE METAL PANEL

PREFINISHED ALUMINUM CURTAIN WALL

HARVARD BRICK

NOBU



ELEVATION EAST

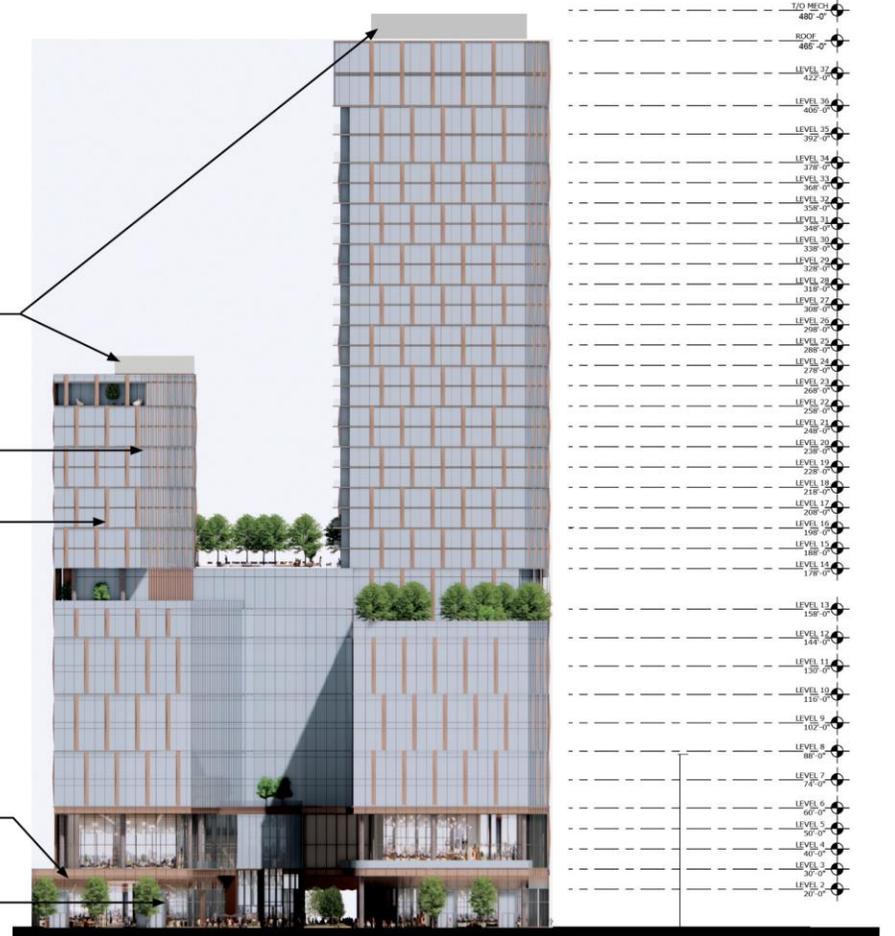
PREFINISHED ALUMINUM CURTAIN WALL

PREFINISHED ALUMINUM CURTAIN WALL

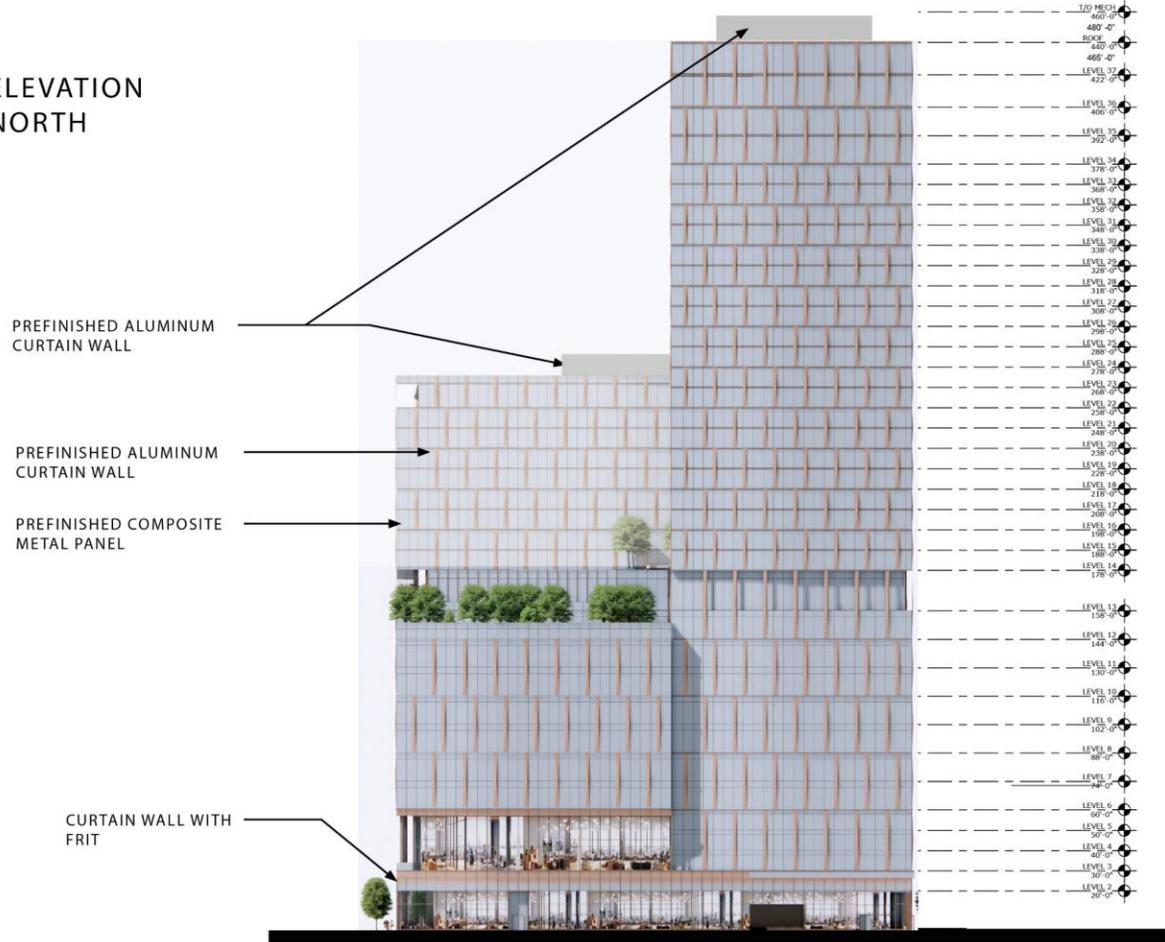
PREFINISHED COMPOSITE METAL PANEL

CURTAIN WALL WITH FRIT

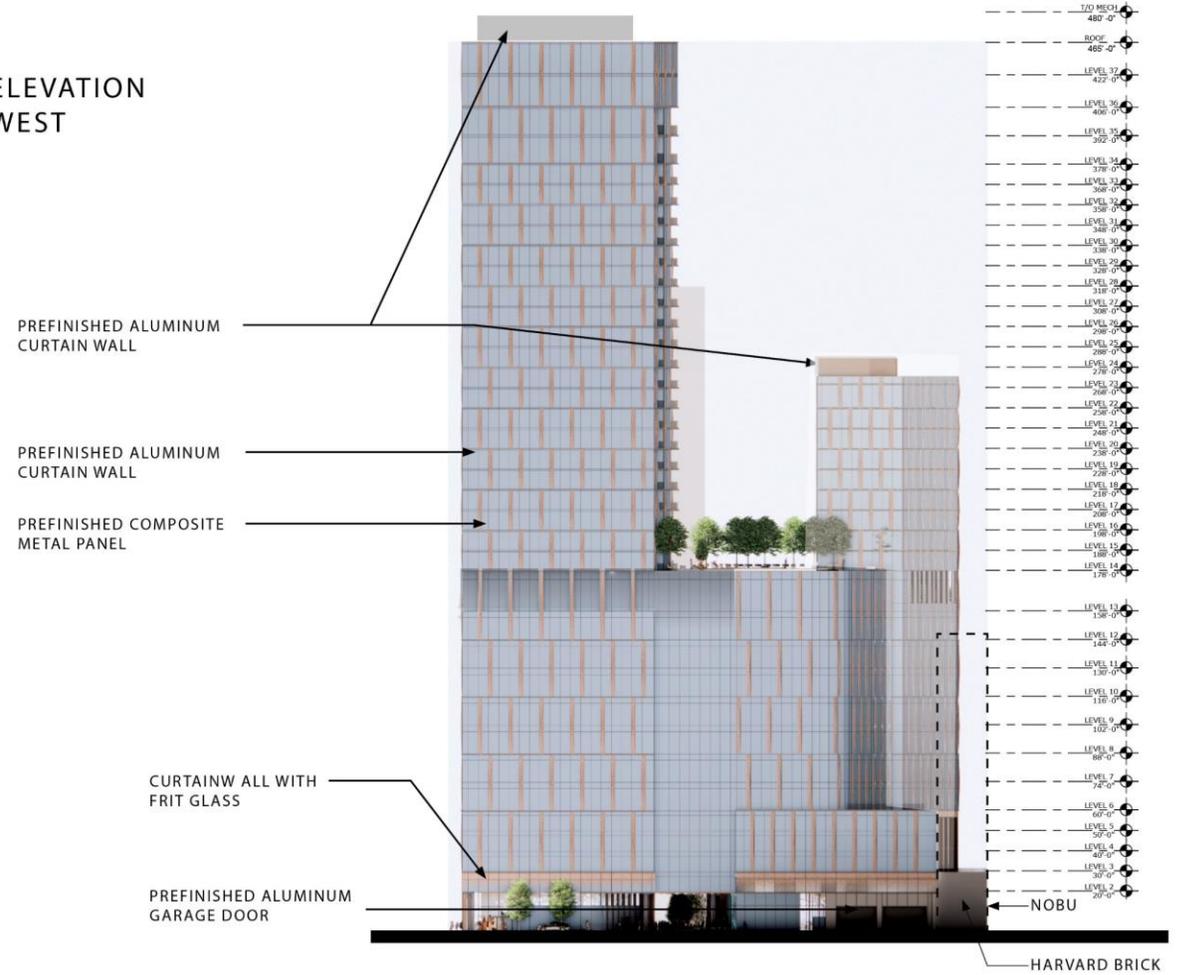
PREFINISHED ALUMINUM FRAME AT ENTRY



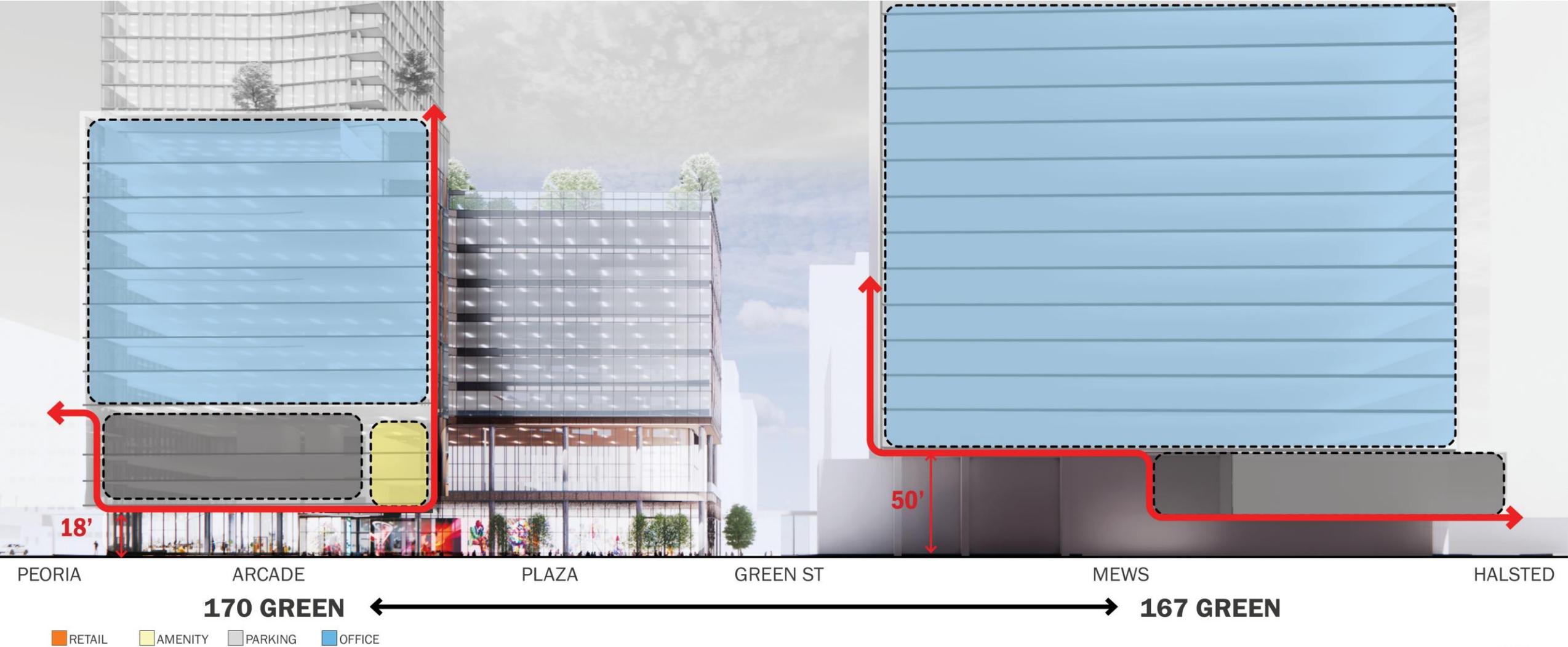
ELEVATION NORTH



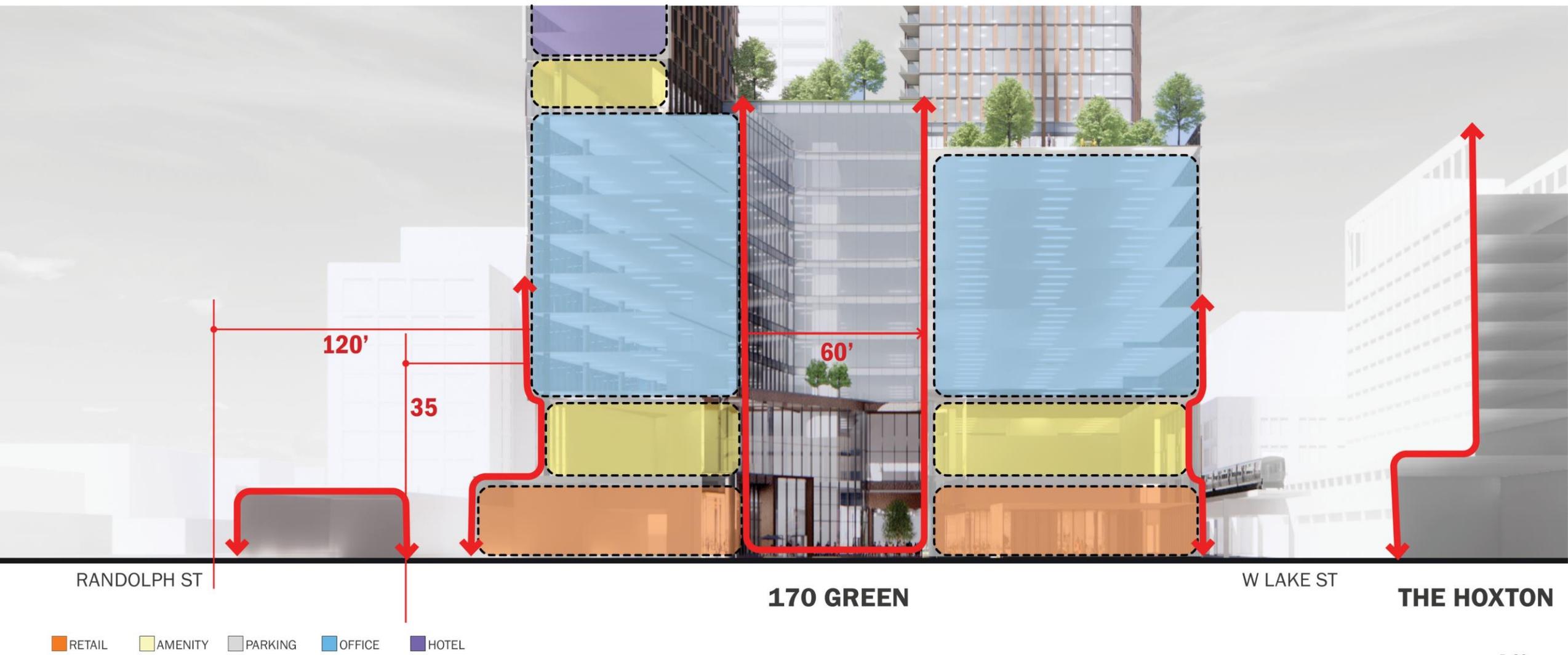
ELEVATION WEST



■ ★ SITE SECTION

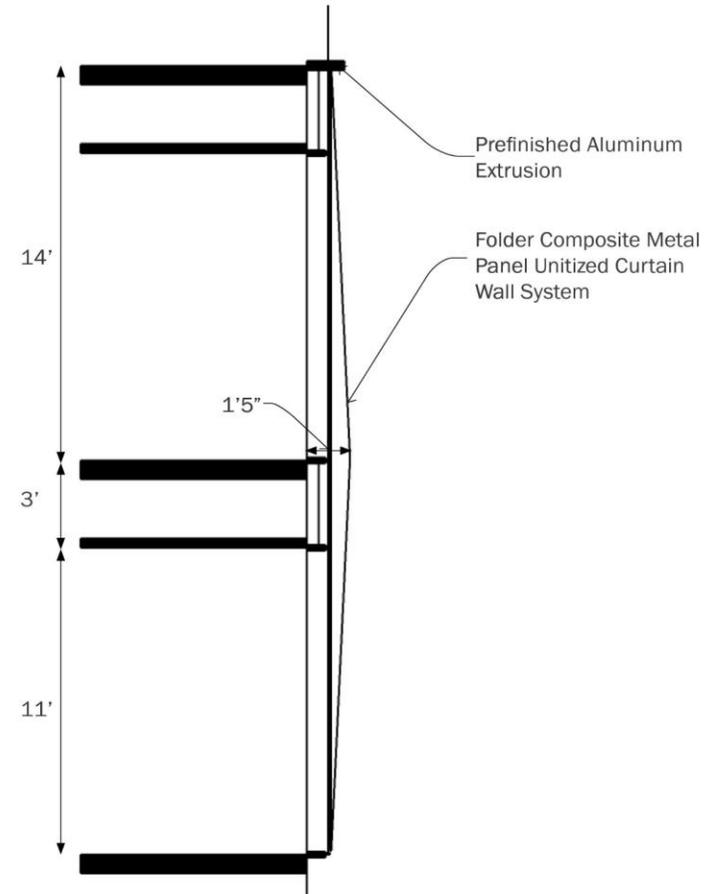
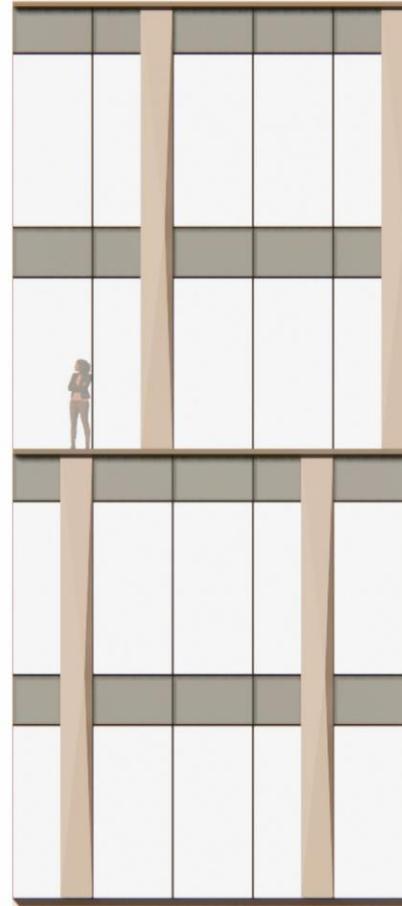
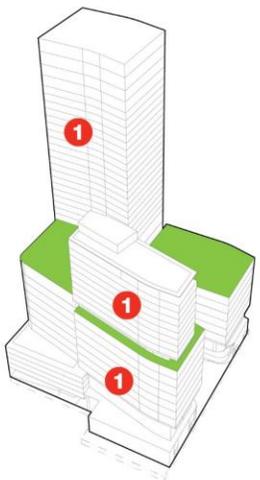


★ SITE SECTION

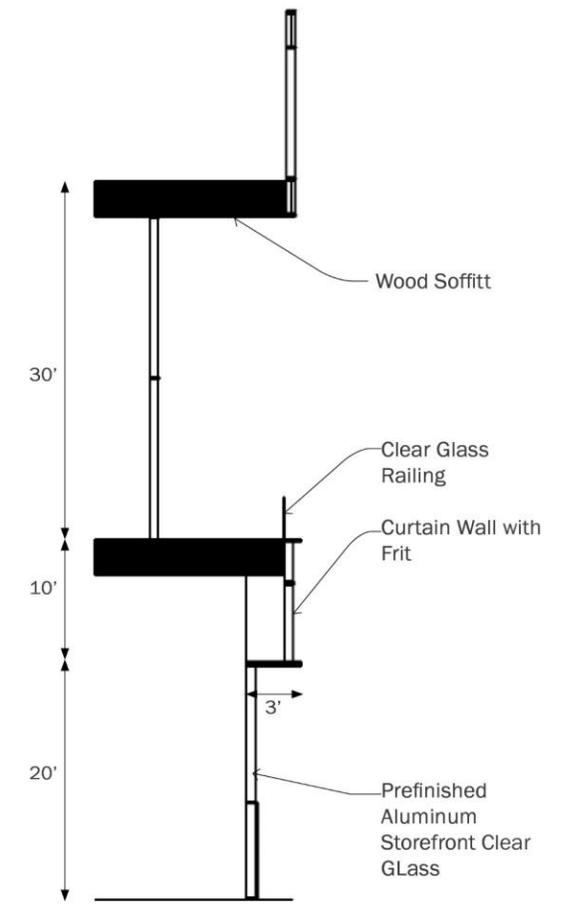
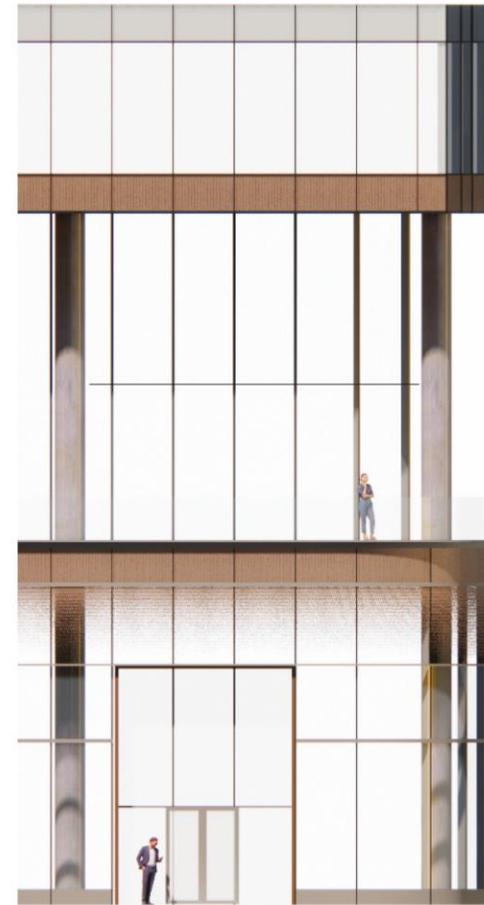


  **FACADES AND MATERIALS**

Multi-story
expression of
alternating folded
metal panel facade

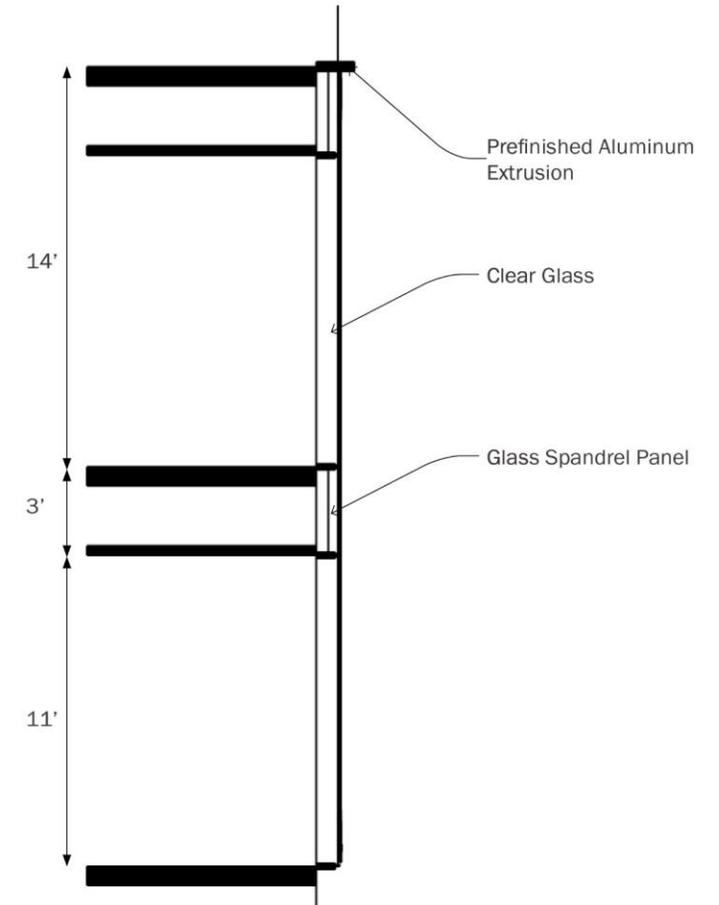
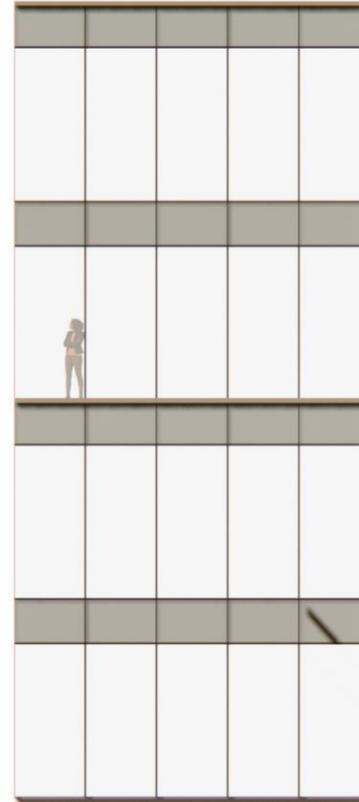
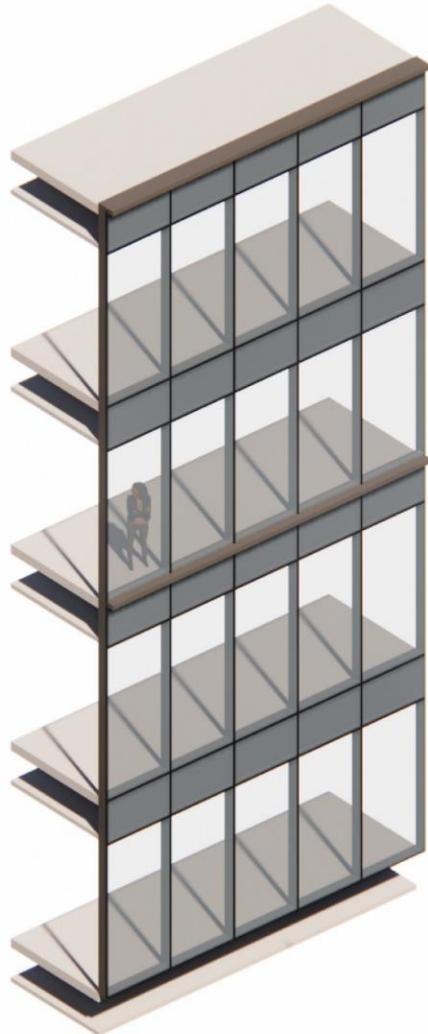
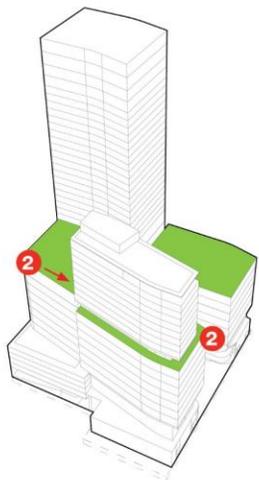


Amenity and Retail
Base Details



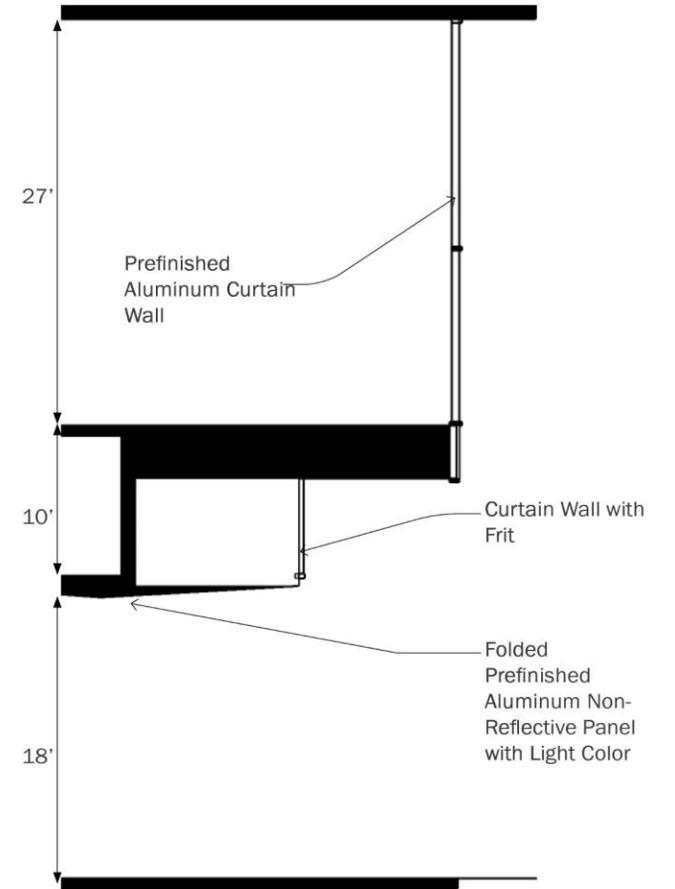
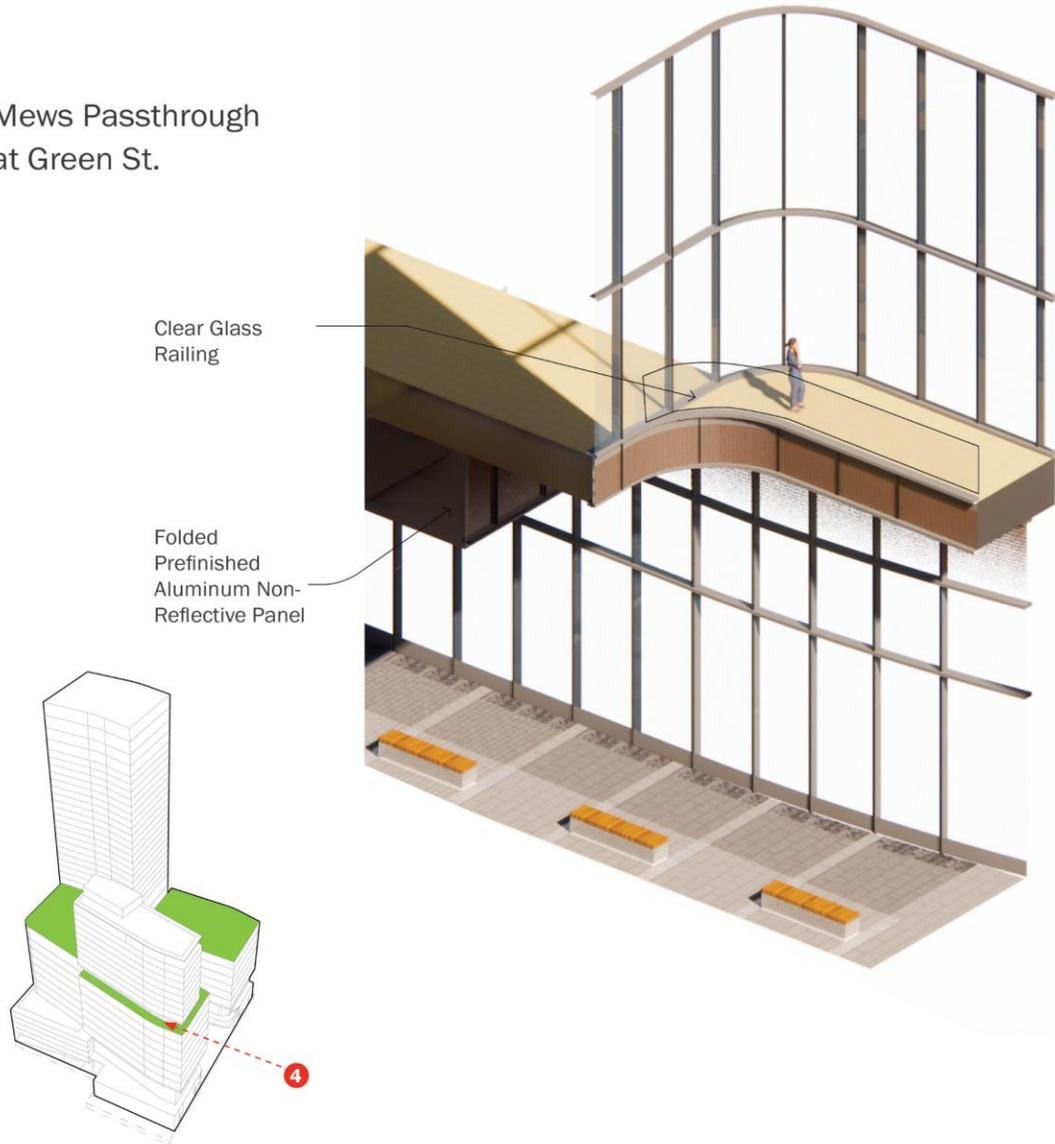
 **FACADES AND MATERIALS**

Prefinished Curtain wall above The Mews at Green and Peoria



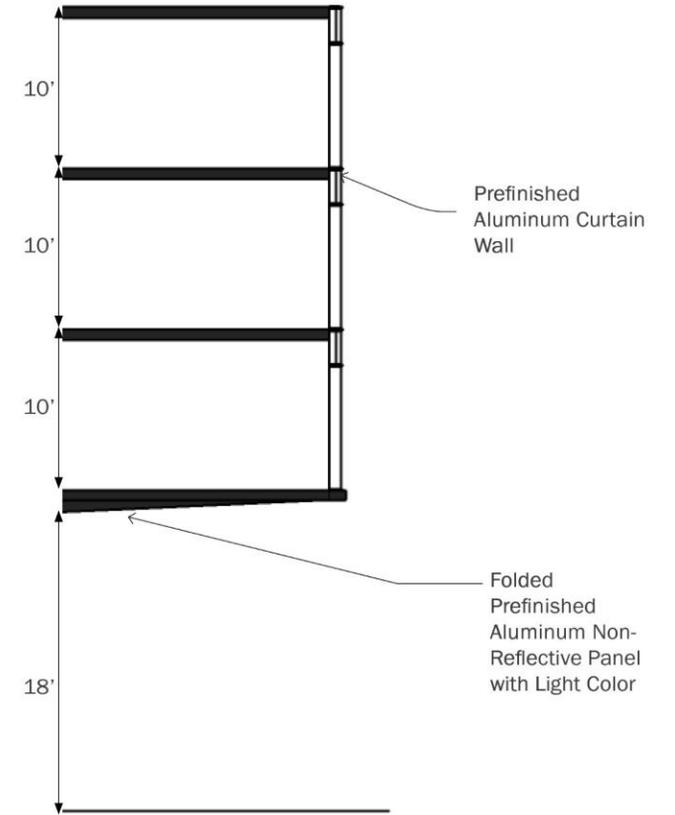
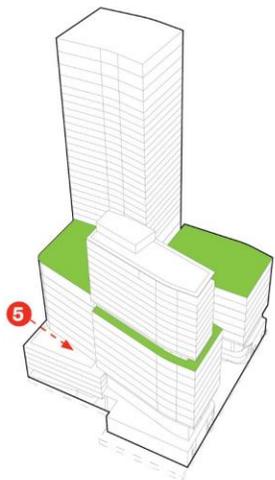
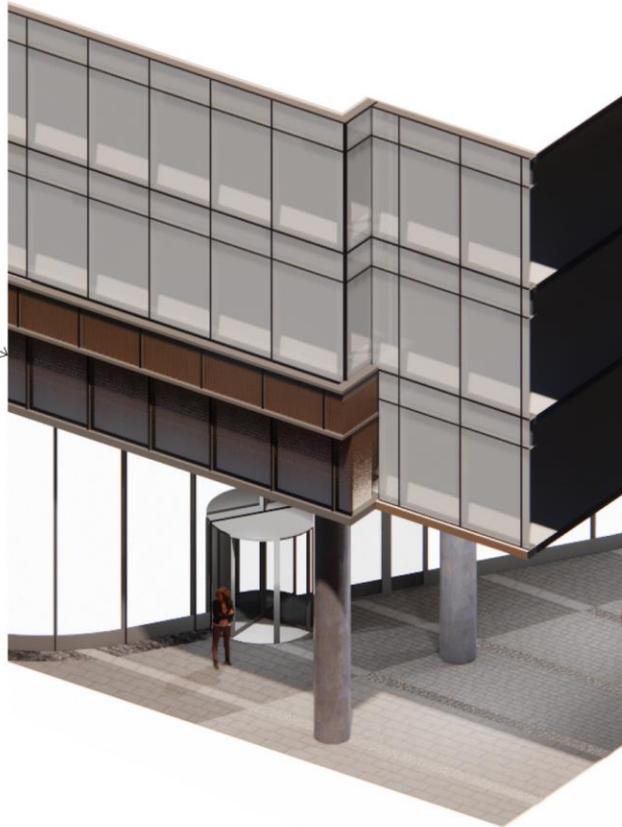
 **FACADES AND MATERIALS**

Mews Passthrough
at Green St.

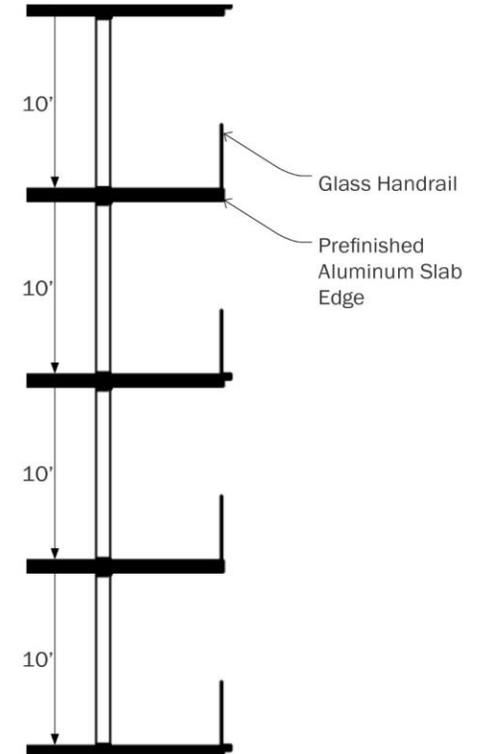
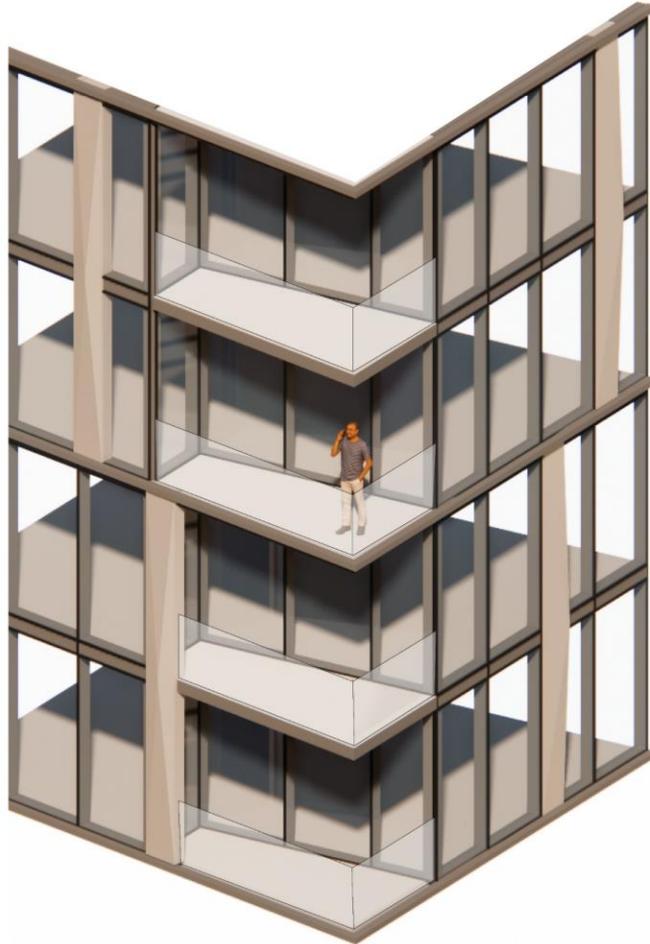
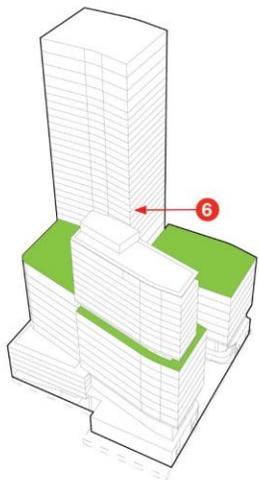


Base Detail at Peoria
Mews Entrance

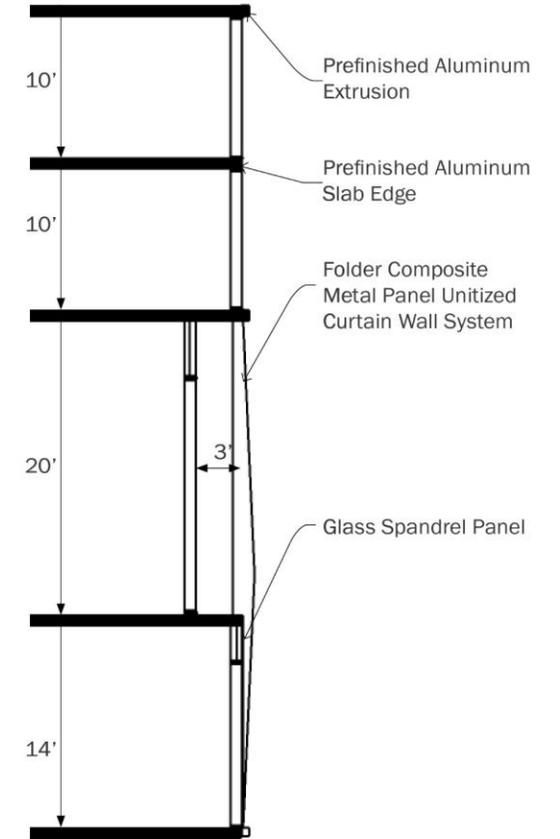
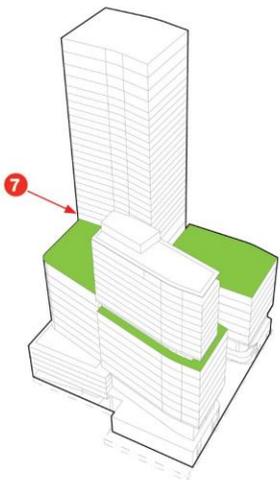
Curtain Wall
with Frit



Balcony Detail



Reveal Detail at
Peoria and Lake



Traffic Impact Study
170 North Green Street
Chicago, Illinois



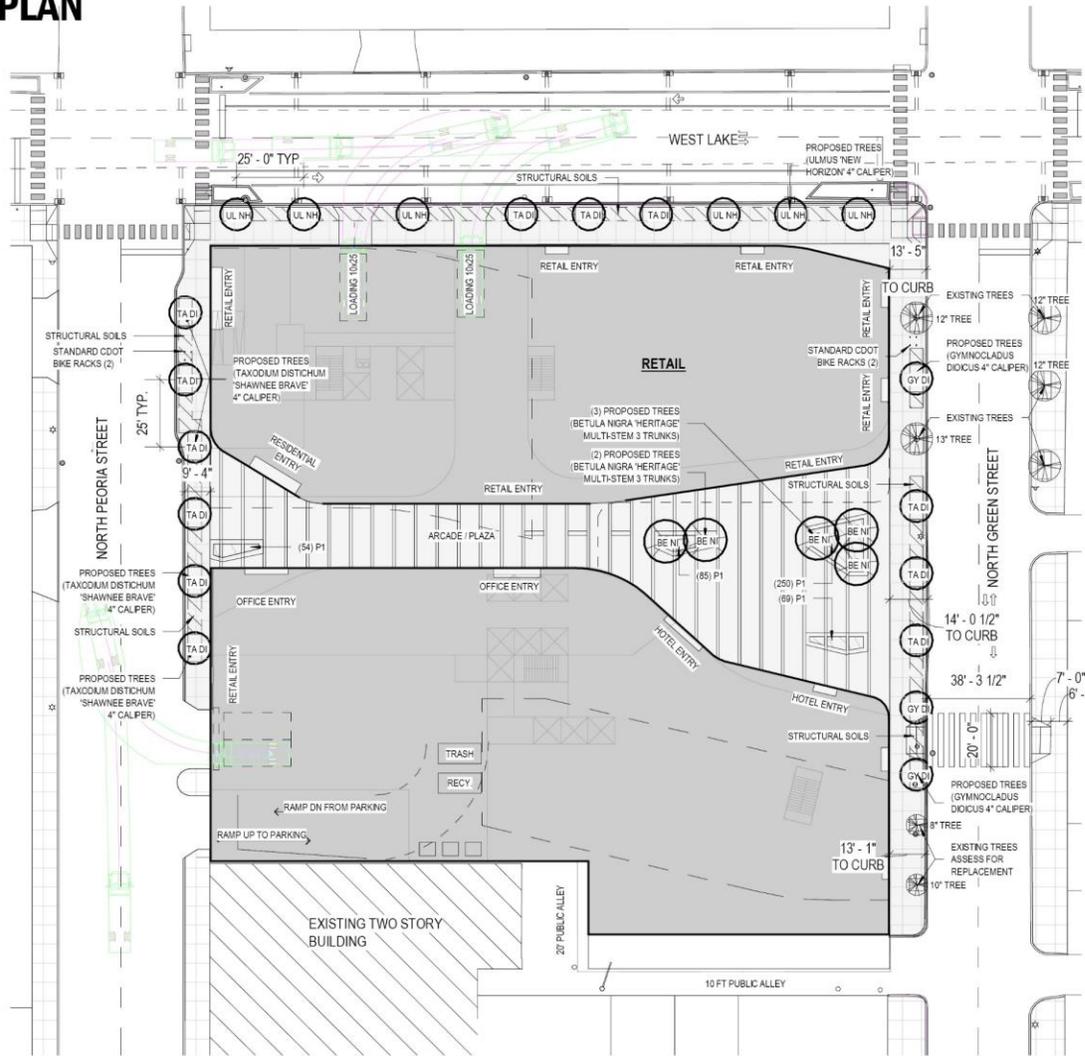
Prepared For:

CRG | INTEGRATED
REAL ESTATE
SOLUTIONS

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.
February 22, 2022

- Given the location of the site within an urban area, proximity to the CTA Morgan Station, and its proximity to alternative modes of transportation, the number of generated trips will be reduced.
- The proposed site and development plan will reduce the number of curb cuts on Peoria Street to one and will result in the elimination of one existing curb cut on Green Street which will improve the flow of traffic along the streets and will increase the available on-street parking available within the vicinity of the site.
- All of the study area intersections provide high visibility crosswalk
- Overall, the proposed development is only projected to increase the volume of traffic traversing the intersection of Lake Street with Green Street by less than five percent during the peak hours.
- The intersections of Randolph Street with Green Street and Randolph Street with Peoria Street have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no street or roadway improvements will be required.
- Adequate bike racks will be provided near the lobby entrances and the entrance to each of the retail spaces.
- Electric vehicle charging stations will be provided within the parking garage.

SITE PLAN/LANDSCAPE PLAN



GENERAL NOTE:

SPECIES SHOWN IN SCHEDULES ARE CONCEPTUAL AND REPRESENT POSSIBLE SPECIES AND DESIGN INTENT OF THE AREAS INDICATED. FINAL PLANT SELECTIONS WILL BE MADE IN CONJUNCTION WITH THE CITY OF CHICAGO PREFERRED SPECIES LIST AND COORDINATED WITH FINAL DESIGNS TO ENSURE THE RIGHT PLANTS ARE IN THE RIGHT PLACES TO CREATE VIBRANT AND SUSTAINABLE LANDSCAPES.

LEGEND

SYMBOL	DESCRIPTION
	CANOPY TREES - STREET TREES
	UNDERSTORY TREES - MEWS
	MIXED PLANTING

TREES.		
Count	Type Mark	Description
5	BE NI	Betula nigra 'Heritage' Heritage River Birch
3	GY DI	Gymnocladus dioica Kentucky Coffeetree
12	TA DI	Taxodium distichum 'Shawnee Brave' Bald Cypress
6	UL NH	Gymnocladus dioica Kentucky Coffeetree
PERENNIAL PLANTINGS.		
Type Mark	Description	
P1	Shrubs Ceanothus americanus New Jersey Tea Cephalanthus occidentalis Buttonbush Juniperus virginiana Eastern Redcedar Physocarpus opulifolius 'Little Devil' Ninebark Rhus aromatica 'Gro-Low' Fragrant Sumac Symphoricarpos albus Common Snowberry Viburnum carlesii 'Compacta' Dwarf Koreanspice Viburnum Perennials Grasses & Sedges Actaea racemosa Black Cohosh Agastache 'Blue Boa' Blue Boa Hyssop Asarum canadense Wild Ginger Athyrium filix-femina Lady Fern Carex pennsylvanica Pennsylvania Sedge Epimedium x rubrum Bishop's Hat Helleborus 'Ivory Prince' Lenten Rose Mertensia 'Virginia' Virginia Bluebells Molinia caerulea ssp. Caerulea Moor Grass Osmunda cinnamomea Cinnamon Fern Panicum virgatum Switchgrass Pennisetum alopecuroides 'Cassian' Cassian Fountaingrass Polygonatum odoratum 'Variegatum' Solomon's Seal Polystichum acrostichoides Christmas Fern	

  **ZONING CODE COMPLIANCE**

495'

465'

17-8-0906
2. Create seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character

17-8-0906
1. Reinforce desirable urban features found within the surrounding area, such as massing arrangements

17-8-0905
2. Providing street-level spaces within buildings that are designed to accommodate active uses

265'

265'

35' setback to historic district

145'

17-8-0905
1. Creating safe and attractive walkways and pedestrian

  **ZONING CODE COMPLIANCE**

17-8-0906

4. ... buildings on corner sites should be located close to both street frontages to help “hold” and give prominence to the corner

17-8-0906

1. Building orientation and massing should create active “street or building walls” lining the sidewalk

3.7.2 A transition in the scale of new construction is necessary to appropriately complement the lower scale of existing historic structures

17-8-0906

6. Multiple-building developments should provide separation distances between buildings that are adequate to protect public safety and to ensure privacy and open space for residents of the development.

65' Setback to historic district

HISTORIC DISTRICT
non-contributing building

WLDG 1.51

Architectural Components
Entries should be easily identifiable

WLDG 4.3.1

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

WLDG 1.3.2

Design of the Building base.
Line the base of the building with active, ground level uses to promote a safe and active public realm

WLDG SITE 3.9.1

First floor façades in identified retail areas should maintain a significant percentage of the ground floor area as retail storefront

WLDG 1.5.3

Reinforce architectural definition of the corners of the block by building to the corner

WLDG 1.5.4

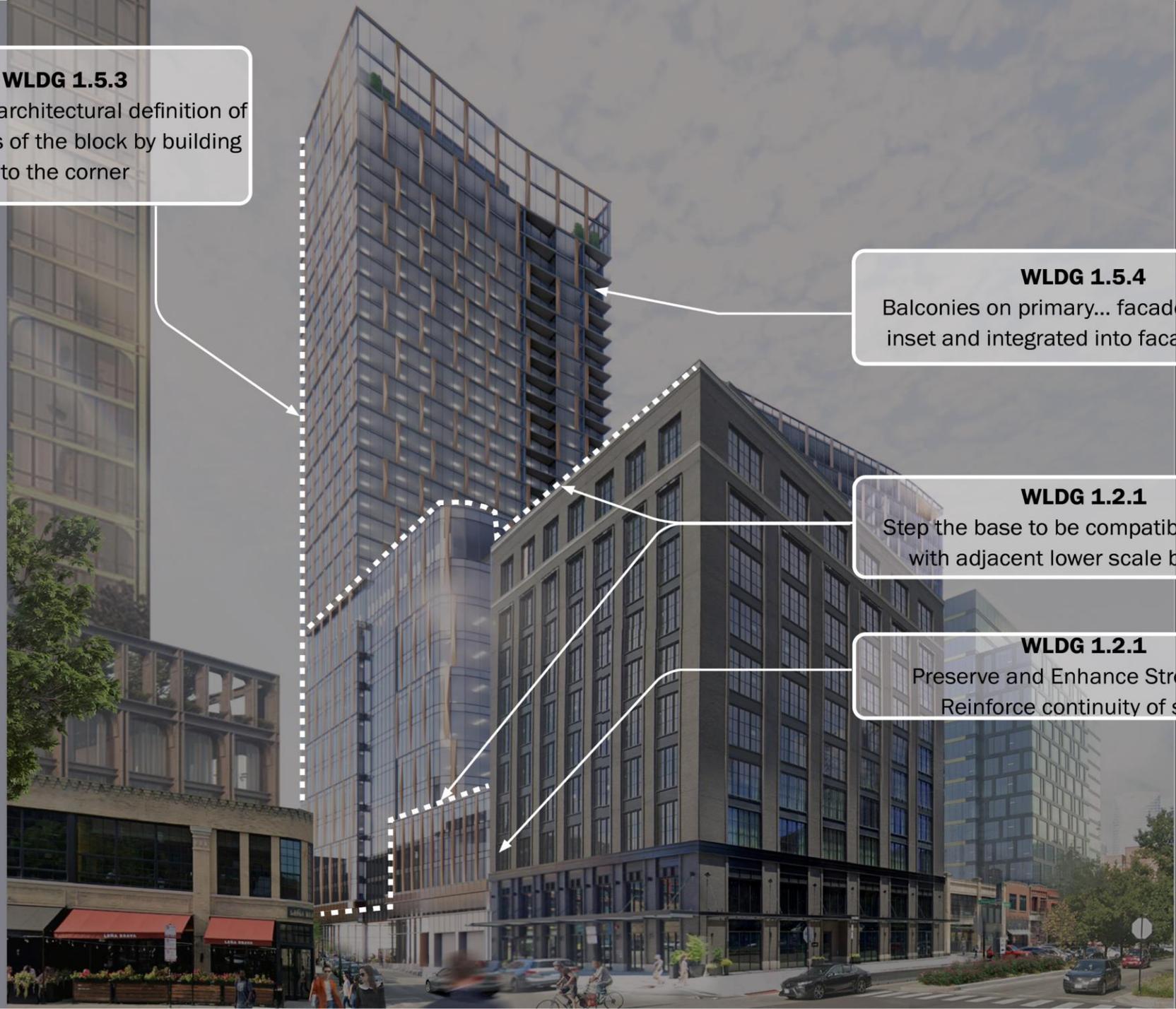
Balconies on primary... facades should be inset and integrated into facade design

WLDG 1.2.1

Step the base to be compatible in height with adjacent lower scale buildings

WLDG 1.2.1

Preserve and Enhance Streetwalls
Reinforce continuity of streetwall

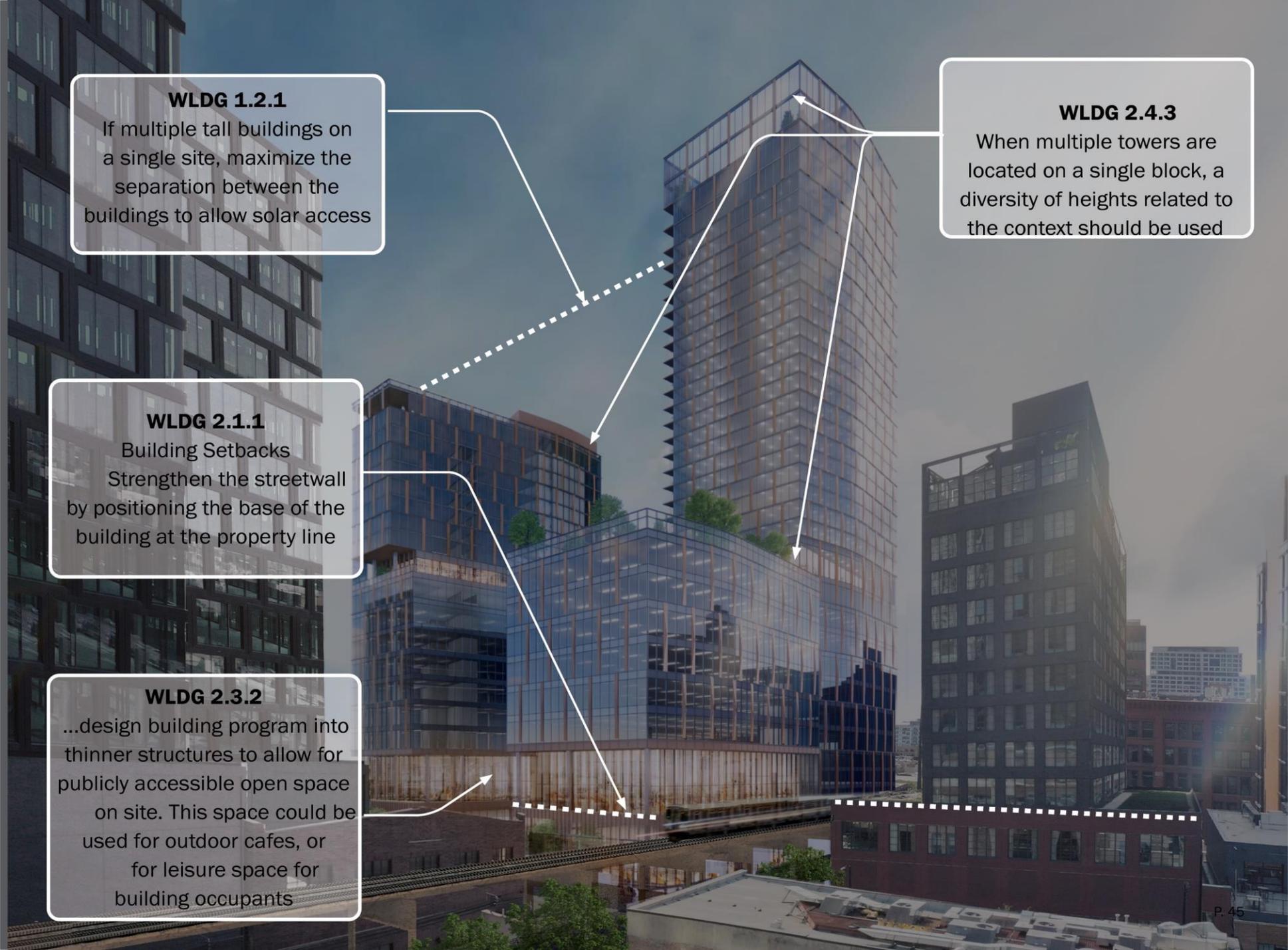


WLDG 1.2.1
If multiple tall buildings on a single site, maximize the separation between the buildings to allow solar access

WLDG 2.1.1
Building Setbacks
Strengthen the streetwall by positioning the base of the building at the property line

WLDG 2.3.2
...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

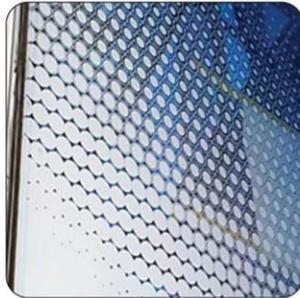
WLDG 2.4.3
When multiple towers are located on a single block, a diversity of heights related to the context should be used



FACADES AND MATERIALS



1 Light Bronze Folded Metal Panel



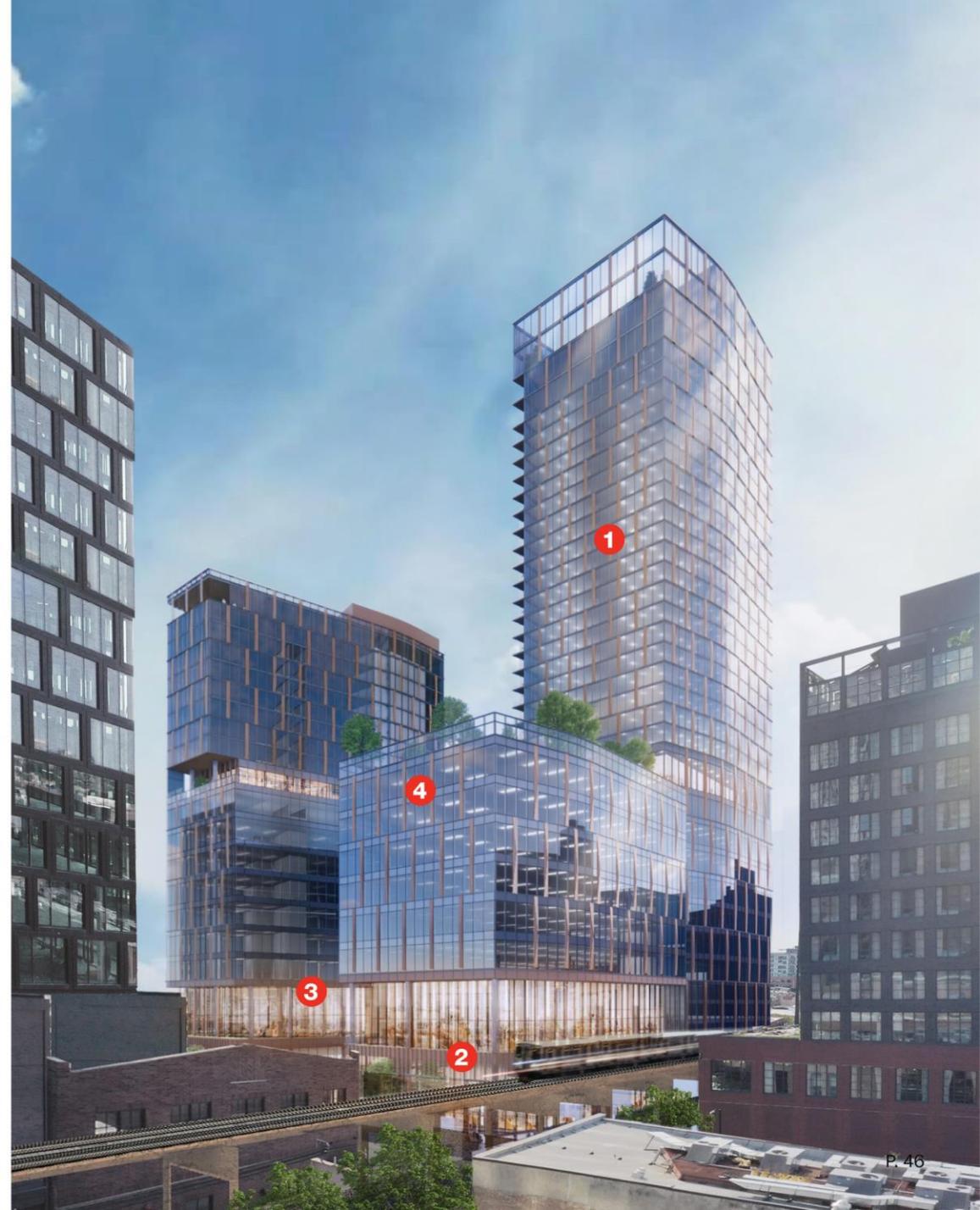
2 Unitized High Performance Curtain Wall with Frit



3 Wood Panel



4 Unitized High Performance Curtain Wall - Clear



STORMWATER MANAGEMENT

- Rate Control Volume Required: 10,664 CF
- Volume Control Required: 1,897 CF
- Total Site Area (including sidewalks): 76,620 SF
- Sidewall Area: 19,462 SF
- Rate control and volume control to be provided within an underground cast in place concrete vault.
- Storm discharge to be connected to 54" Sewer main on N. Peoria St.
- Required storage volume calculated based on the standard release rate of 0.38 CF/acre.
- Project will be considered lot to lot development. Stormwater calculations based on the 10-year storm rainfall intensities.

AFFORDABILITY REQUIREMENTS

- 2021 ARO applies
- 275 total units
- 55 units (20%) to be provided on-site
 - 14 studios
 - 23 1-bedrooms
 - 18 2-bedrooms
- Weighted average of 60% AMI



ECONOMIC AND COMMUNITY BENEFITS AND SCHOOL IMPACT STUDY

- \$6,535,400 bonus contribution
- \$209MM Project Cost
- 400-500 Construction Jobs Anticipated
- The project is committed to Mayoral Executive Order 26/6/50%M/WBE and City hiring goals.
 - Clayco will implement its successful model of providing extensive educational outreach, partnerships with community organizations, and employment fairs with Clayco subcontractors to increase diversity in the construction workforce.
 - Clayco's approach to maximizing diversity and inclusion will be based on providing up-to-date information to subcontractors and assist agencies.
- Project is anticipated to generate approximately 16 school-aged children
- Net benefit to CPS is \$184.15m over 20 Years

★ DPD Recommendations

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal is in compliance with the West Loop Design Guidelines & Fulton-Randolph Market District Design Guidelines and is in general conformance with the Fulton Market Innovation District Plan (17-8-0903);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- The proposal is designed to reinforce desirable urban features found within the surrounding area (17-8-0906-A-1);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); and,
- The project is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A).



A low-angle architectural rendering of a modern skyscraper courtyard. The image shows multiple glass-clad buildings rising vertically, creating a sense of height and depth. The sky is a pale, clear blue. The glass reflects the surrounding environment, including other buildings and the sky. The overall aesthetic is clean, modern, and professional.

PLAN COMMISSION

Department of Planning and Development

170 GREEN STREET
April 21st, 2022

Development Team

CRG INTEGRATED
REAL ESTATE
SOLUTIONS

Shapack

General Contractor

CLAYCO
THE ART & SCIENCE OF BUILDING

Architect

Lamar Johnson
Collaborative ¹