CHICAGO PLAN COMMISSION
Department of Planning and Development

170 GREEN
170 N GREEN (27th Ward)
170 GREEN OWNER, LLC (CRG, SHAPACK)

04/21/2020
Community Data Snapshot | Near West Side

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

General Population Characteristics, 2020

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


Race and Ethnicity, 2015-2019

<table>
<thead>
<tr>
<th></th>
<th>Near West Side</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>White (Non-Hispanic)</td>
<td>27,287</td>
<td>901,769</td>
<td>4,331,282</td>
</tr>
<tr>
<td>Hispanic or Latino (of Any Race)</td>
<td>5,830</td>
<td>780,167</td>
<td>1,952,500</td>
</tr>
<tr>
<td>Black (Non-Hispanic)</td>
<td>16,885</td>
<td>790,893</td>
<td>1,406,500</td>
</tr>
<tr>
<td>Asian (Non-Hispanic)</td>
<td>11,246</td>
<td>177,195</td>
<td>610,365</td>
</tr>
<tr>
<td>Other/Multiple Races (Non-Hispanic)</td>
<td>1,913</td>
<td>59510</td>
<td>182,620</td>
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</table>


Age Cohorts, 2015-2019

<table>
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<tr>
<th></th>
<th>Near West Side</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
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</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>3,685</td>
<td>171,323</td>
<td>518,065</td>
</tr>
<tr>
<td>5 to 19</td>
<td>8,377</td>
<td>462,093</td>
<td>1,644,152</td>
</tr>
<tr>
<td>20 to 24</td>
<td>26,078</td>
<td>739,281</td>
<td>1,794,152</td>
</tr>
<tr>
<td>25 to 49</td>
<td>35,269</td>
<td>548,045</td>
<td>1,701,484</td>
</tr>
<tr>
<td>50 to 64</td>
<td>7,089</td>
<td>453,823</td>
<td>1,635,766</td>
</tr>
<tr>
<td>65 to 74</td>
<td>3,014</td>
<td>195,049</td>
<td>691,947</td>
</tr>
<tr>
<td>75 to 84</td>
<td>1,180</td>
<td>160,949</td>
<td>346,833</td>
</tr>
<tr>
<td>85 and Over</td>
<td>418</td>
<td>40,971</td>
<td>150,858</td>
</tr>
</tbody>
</table>


Median Age

<table>
<thead>
<tr>
<th></th>
<th>Near West Side</th>
<th>City of Chicago</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Median Age</td>
<td>31.3</td>
<td>34.6</td>
<td>37.5</td>
</tr>
</tbody>
</table>


Universe: Total population
Considerations:

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

1. Industrial Corridor Initiative (2019)

Considerations from WLDG:

Urban Wall
Quality materials
Parking configuration
Alley configuration
Pedestrian/Vehicular safety
Height transitions
Landscape
Site Planning
Promote growth of mixed-use
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
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 13
28,770 GSF

TYPICAL
11,325 GSF RESIDENTIAL
7,372 GSF HOTEL

275 TOTAL UNITS
55 CONVERTIBLES
110 ONE BEDROOMS
66 TWO BEDROOMS
44 STUDIOS

LEVELS 14-35

150 KEYS TOTAL
19/FLOOR

LEVELS 14-21

RETAIL  OFFICE  AMENITY  SERVICE  HOTEL  TERRACE  RESIDENTIAL
ROOF PLAN

OPEN SPACE CALCULATION
275 x 36 SF/UNIT = 9,900 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
Multi-story expression of alternating folded metal panel facade
Prefinished Curtain wall above The Mews at Green and Peoria
Mews Passsthrough at Green St.
Base Detail at Peoria Mews Entrance

Curtain Wall with Frit

Prefinished Aluminum Curtain Wall

Folded Prefinished Aluminum Non-Reflective Panel with Light Color
Reveal Detail at Peoria and Lake
• 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 crosswalks.

• 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

LEGEND

SYMBOL DESCRIPTION

SITE PLAN/LANDSCAPE PLAN

TREES.

<table>
<thead>
<tr>
<th>Count</th>
<th>Type</th>
<th>Mark</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>BE</td>
<td>NI</td>
<td>Betula nigra 'Heritage' Heritage River Birch</td>
</tr>
<tr>
<td>3</td>
<td>GY</td>
<td>DI</td>
<td>Gymnocladus dioicus Kentucky Coffee Tree</td>
</tr>
<tr>
<td>12</td>
<td>TA</td>
<td>DI</td>
<td>Taxodium distichum 'Shawnee Brave' Bald Cypress</td>
</tr>
<tr>
<td>6</td>
<td>UL</td>
<td>NH</td>
<td>Gymnocladus dioicus Kentucky Coffee Tree</td>
</tr>
</tbody>
</table>

PERENNIAL PLANTINGS.

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1</td>
<td>Ceanothus americanus New Jersey Tea</td>
</tr>
<tr>
<td></td>
<td>Cephalanthus occidentalis Buttonbush</td>
</tr>
<tr>
<td></td>
<td>Juniperus virginiana Eastern Redcedar</td>
</tr>
<tr>
<td></td>
<td>Physocarpus opulifolius Little Devil Ninebark</td>
</tr>
<tr>
<td></td>
<td>Rhus aromatica 'Gro-Low' Fragrant Sumac</td>
</tr>
<tr>
<td></td>
<td>Symphoricarpos albus Common Snowberry</td>
</tr>
<tr>
<td></td>
<td>Viburnum carlesii Compacta Dwarf Koreanspice Viburnum</td>
</tr>
<tr>
<td></td>
<td>Perennials Grasses &amp; Sedges</td>
</tr>
<tr>
<td></td>
<td>Actaea racemosa Black Cohosh</td>
</tr>
<tr>
<td></td>
<td>Agastache 'Blue Boa' Blue Sea Hyssop</td>
</tr>
<tr>
<td></td>
<td>Asarum canadense Wild Ginger</td>
</tr>
<tr>
<td></td>
<td>Athyrium filix-femina Lady Fern</td>
</tr>
<tr>
<td></td>
<td>Carex penneriana Pennsylvania Sedge</td>
</tr>
<tr>
<td></td>
<td>Epimedium x rubrum Bishop's-Hat</td>
</tr>
<tr>
<td></td>
<td>Helictotrichon 'Vicente' Little Blue Grass</td>
</tr>
<tr>
<td></td>
<td>Melianthus Virginica Virginia Bluebell</td>
</tr>
<tr>
<td></td>
<td>Molinia caerulea ssp. caerulea Moor Grass</td>
</tr>
<tr>
<td></td>
<td>Omorpha cinnamomea Cinnamon Fern</td>
</tr>
<tr>
<td></td>
<td>Panicum virgatum Switchgrass</td>
</tr>
<tr>
<td></td>
<td>Penstemon 'Astraeae' Cassian Cassian Fountain grass</td>
</tr>
<tr>
<td></td>
<td>Polygonatum odoratum Variegatum Solomon's Seal</td>
</tr>
<tr>
<td></td>
<td>Polystichum acrostichoides Christmas Fern</td>
</tr>
</tbody>
</table>

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.

P. 39
ZONING CODE COMPLIANCE

17-8-0904

17-8-0904-A
2. Promote transit, pedestrian and bicycle use

17-8-0904-C
1. [...] surface parking should be avoided

17-8-0904-A
3. Ensure accessibility for persons with disabilities

17-8-0904-D
1. [...] service functions should be accessed from alleys
1. Reinforce desirable urban features found within the surrounding area, such as massing arrangements.

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

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

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

35’ setback to historic district
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
WLDG 1.51
Architectural Components
Entries should be easily identifiable.

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 4.3.1
Create a safe and inviting public realm including high quality paving materials, lighting, plantings, and sidewalk furnishings.

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
WLDBG 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.

WLDBG 2.1.1

Building Setbacks
by positioning the base of the
building at the property line

WLDBG 1.2.1

If multiple tall buildings on
a single site maximize the
buildings to allow solar access

WLDBG 2.4.3

When multiple towers are
located on a single block, a
diversity of heights related to
the context should be used.
# SUSTAINABILITY GOALS

Chicago Sustainable Development Policy 2017

## LEED Gold
50% Green Roof

<table>
<thead>
<tr>
<th>Compliance Options</th>
<th>Points Required</th>
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<tbody>
<tr>
<td><strong>Healthy</strong></td>
<td>.favorite</td>
</tr>
<tr>
<td><strong>Energy</strong></td>
<td>choose one</td>
</tr>
<tr>
<td><strong>Water</strong></td>
<td>choose one</td>
</tr>
<tr>
<td><strong>Landscape</strong></td>
<td>choose one</td>
</tr>
<tr>
<td><strong>Green Roofs</strong></td>
<td>choose one</td>
</tr>
</tbody>
</table>

## Sustainable Strategies Menu

### Health
- Compliance Path
  - LEED Platinum
  - LEED Gold
  - LEED Silver
  - LEED Bronze

### Energy
- Compliance Path
  - LEED Platinum
  - LEED Gold
  - LEED Silver
  - LEED Bronze

### Water
- Compliance Path
  - LEED Platinum
  - LEED Gold
  - LEED Silver
  - LEED Bronze

### Landscape
- Compliance Path
  - LEED Platinum
  - LEED Gold
  - LEED Silver
  - LEED Bronze

### Transportation
- Compliance Path
  - LEED Platinum
  - LEED Gold
  - LEED Silver
  - LEED Bronze

### Workforce
- Compliance Path
  - LEED Platinum
  - LEED Gold
  - LEED Silver
  - LEED Bronze

### Wellness
- Compliance Path
  - LEED Platinum
  - LEED Gold
  - LEED Silver
  - LEED Bronze

*Only available to affordable housing project listed by DPD’s Housing Bureau.

### Notes
- Planned Development Projects (PD) - New Construction: 100 points required
- TIF Focused Development Projects (TIF) - New Construction*: 100 points required
- DPD Housing, Multi-Family (5 units or more):Projects (DPH-MF) - New Construction: 100 points required
- MD, TIF, DPD-MF and Class J Renovation Projects*: 50 points required
- Moderate Renovation Projects: 25 points required
- Substantial Renovation Projects: 50 points required

*View not applicable to TIF assistance of less than $1MM (including but not limited to TIF-NP), TIF Purchase Rebuilt, Streamlined TIF and SBP projects.

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

P. 47
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.
• 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).
PLAN COMMISSION
Department of Planning and Development

170 GREEN STREET
April 21st, 2022

Development Team
CRG
Shapack
General Contractor
CLAYCO

Architect
Lamar Johnson Collaborative