CHICAGO PLAN COMMISSION

Department of Planning and Development

Proposed Amendment to Waterway-Manufacturing Planned Development No. 847

1132 W Blackhawk Street (27th WARD)

Wm. Wrigley Jr. Company

4/21/2022

Community Area Snap Shot

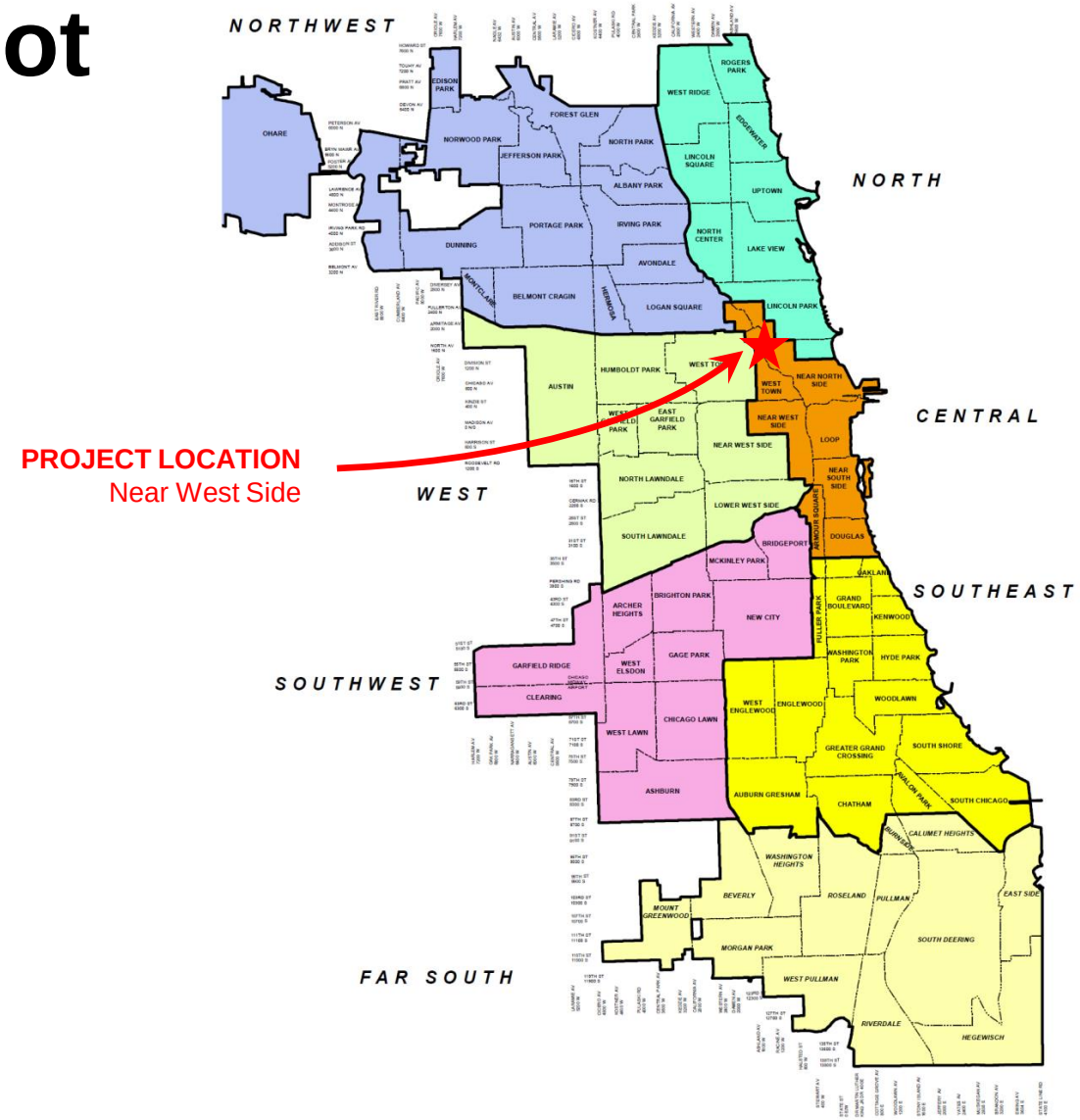
NEAR NORTH SIDE

DEMOGRAPHICS

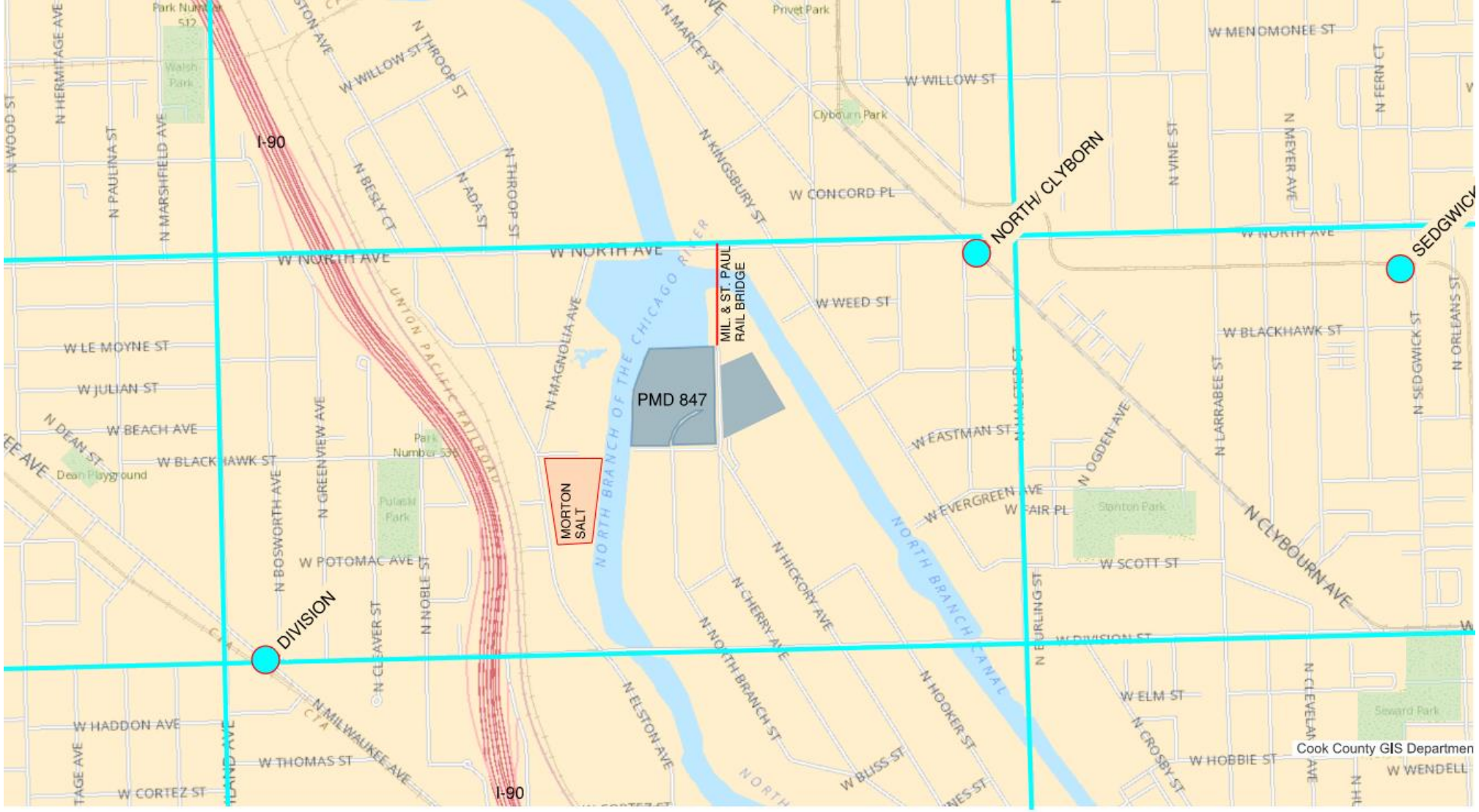
Total Population:	105,481
Median Age:	24.9
Median Household Income:	$106,026
Employees Living Outside City:	43.6%
Top Industry Sectors:	Food Service—16.3%
	Professional—15.8%
	Healthcare—12.4%

CULTURAL & HISTORICAL CONTEXT

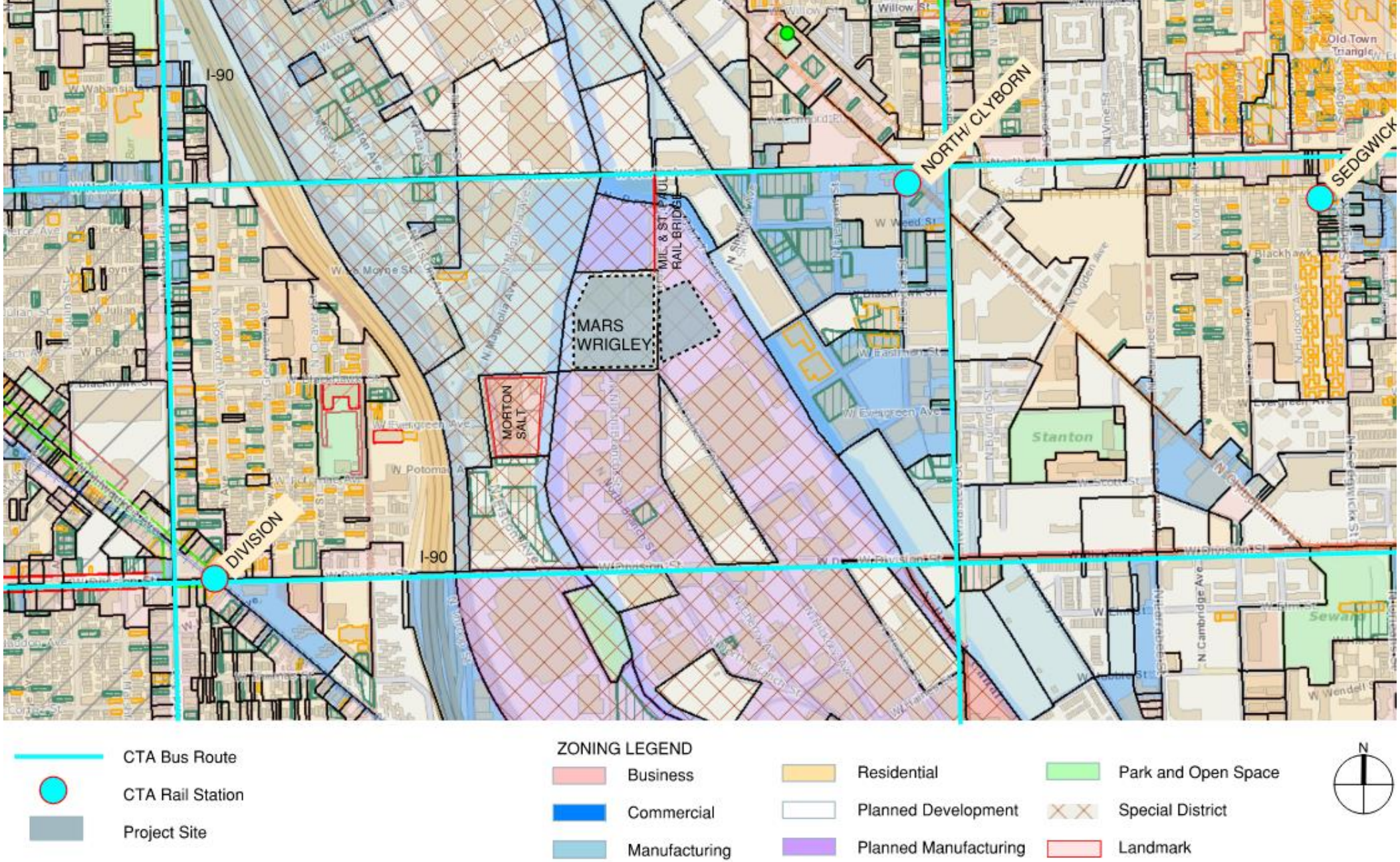
- Goose Island is part of the City's first industrial corridor and today remains a key industrial area
- Adjacent Zoning: PMD 3, PD No. 667
- Proposed Zoning: Waterway-Business Planned Development No. 847, as amended



*Source: COMMUNITY DATA SNAPSHOT NEAR NORTH SIDE, CHICAGO COMMUNITY AREA, CMAP, AUGUST 2021



SITE CONTEXT

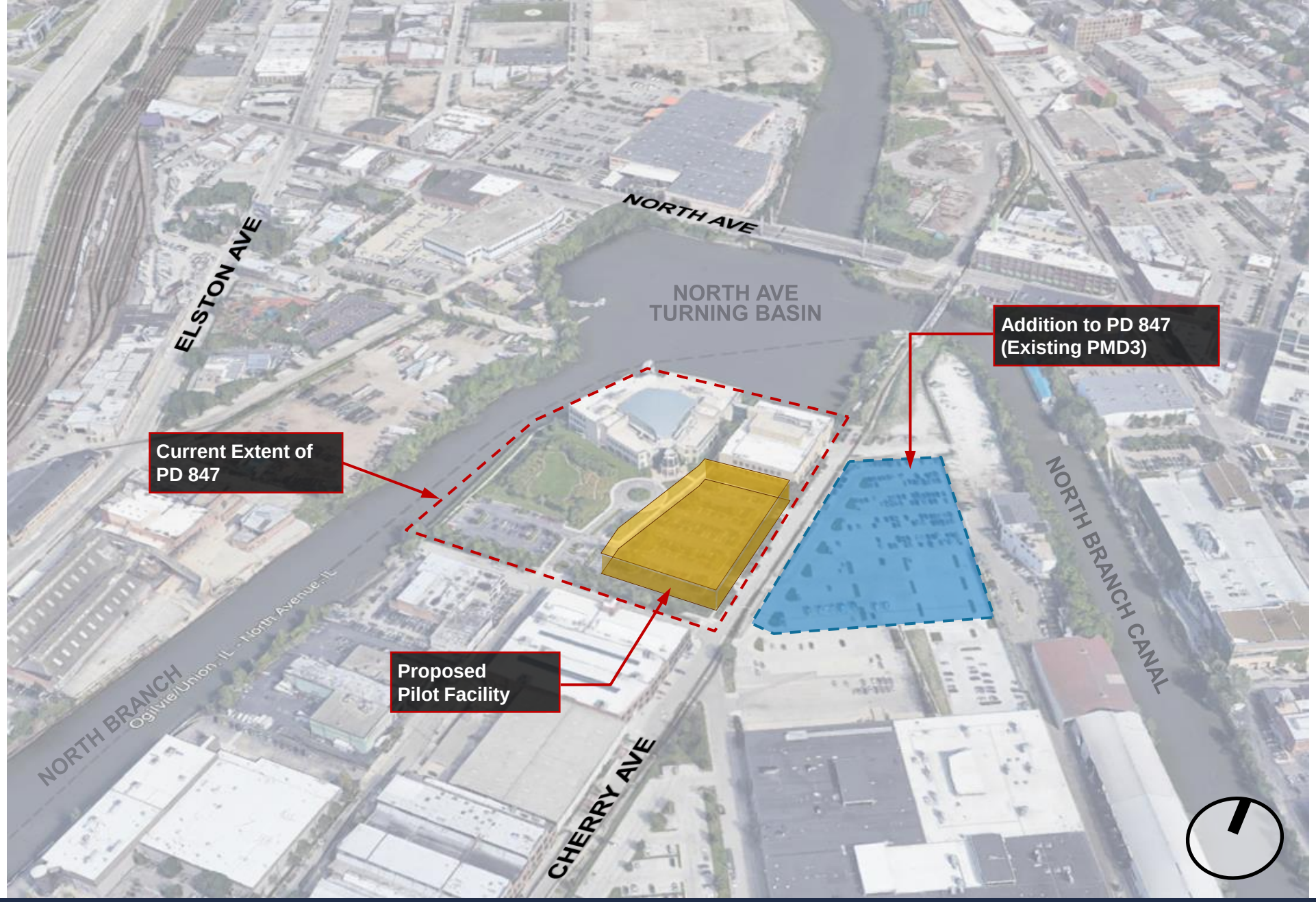


ZONING CONTEXT

Existing Pilot Plant
Existing Parking
Existing Global Innovation Center
Proposed Pilot Plant

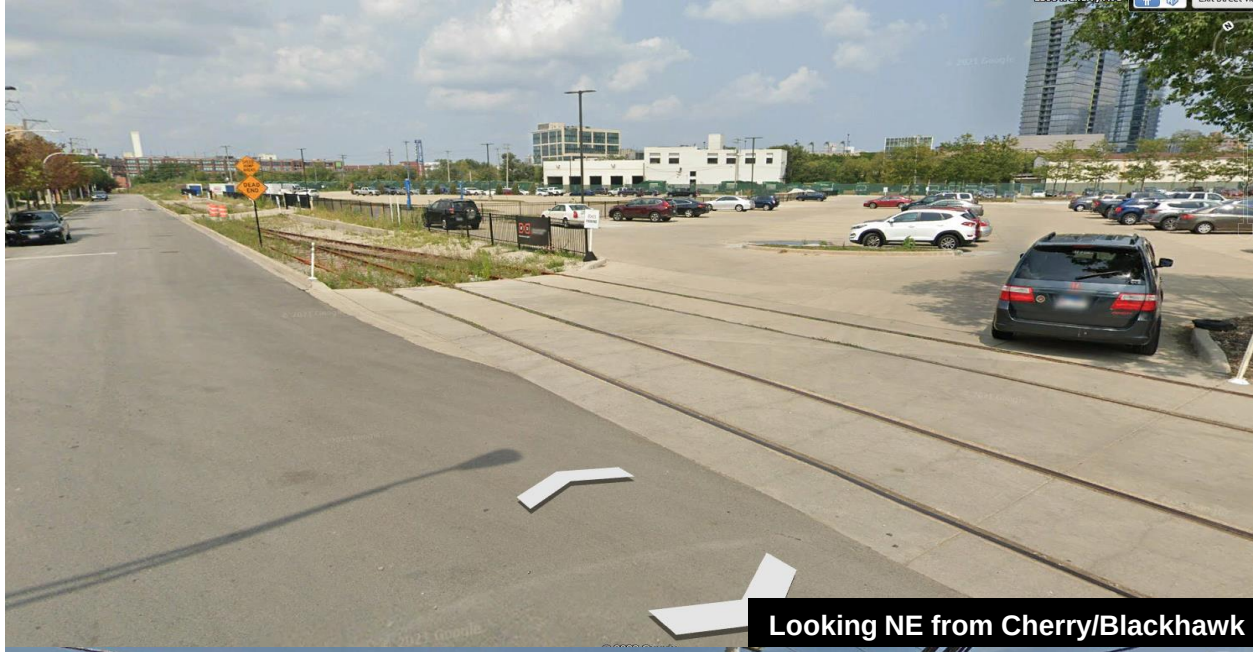
AERIAL VIEW

W NORTH AVE
WATER TAXI
NORTH AVE
TURNING BASIN
N KINGSBURY ST
N ELSTON AVE
ORIGINAL
BOUNDARY
EAST
PARCEL
ADDED
NORTH BRANCH CANAL
CHICAGO RIVER NORTH BRANCH
Metra
INTERSTATE
90
W BLACKHAWK ST
N CHERRY AVE

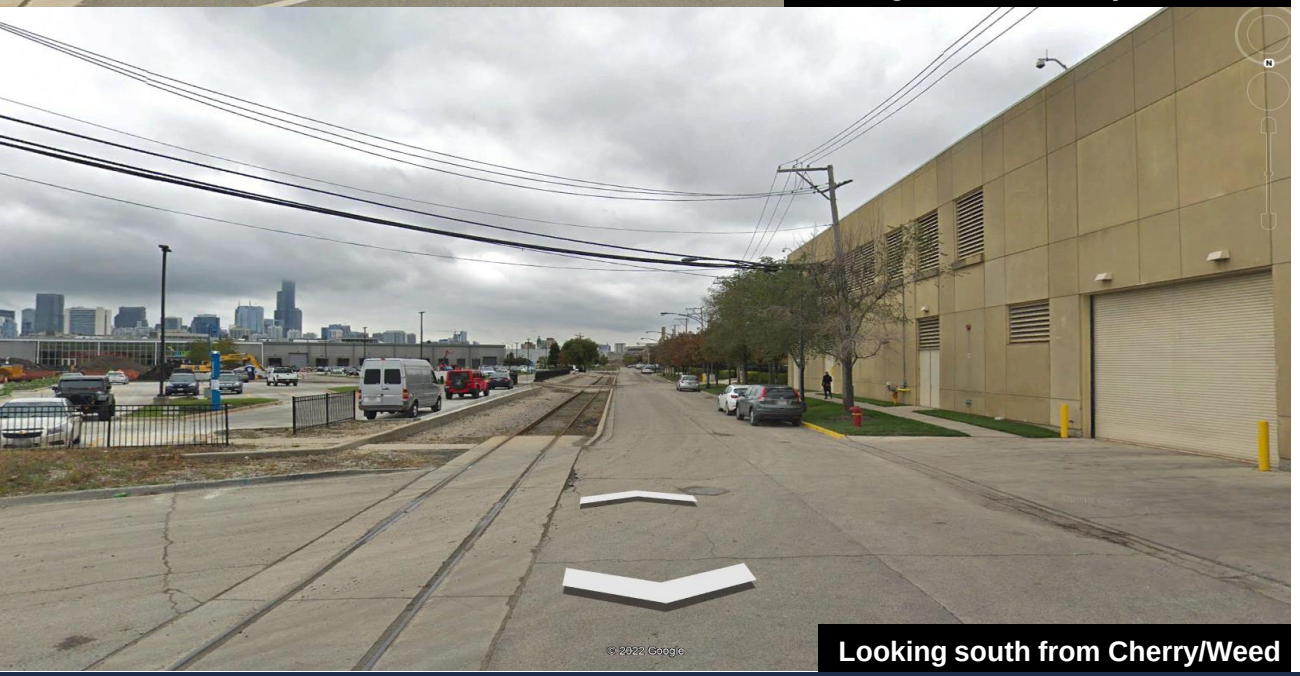


PROPOSED AMENDMENT

Looking NW from Cherry/Blackhawk



Looking NE from Cherry/Blackhawk



Looking south from Cherry/Weed

Looking north from Blackhawk

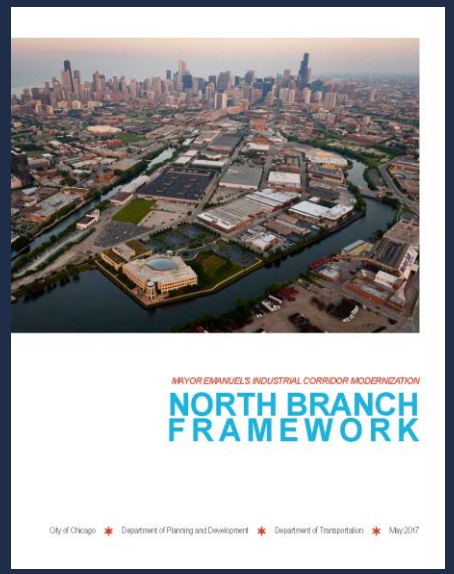
CURRENT SITE CONDITIONS

Proposed Rendering, North on Cherry Ave

Existing View North on Cherry Ave

PROPOSED SITE CONDITIONS

Planning Context



NORTH BRANCH FRAMEWORK PLAN

- Published July 2017
- Multi-year goals to accommodate mixed-use business growth within the corridor, while generating funds for industrial and commercial development throughout the city.
- Its three main goals are to:
  1. Maintain the corridor as an economic engine and vital job center
  2. Provide better access for all transportation modes
  3. Enhance the area's unique natural and built environment

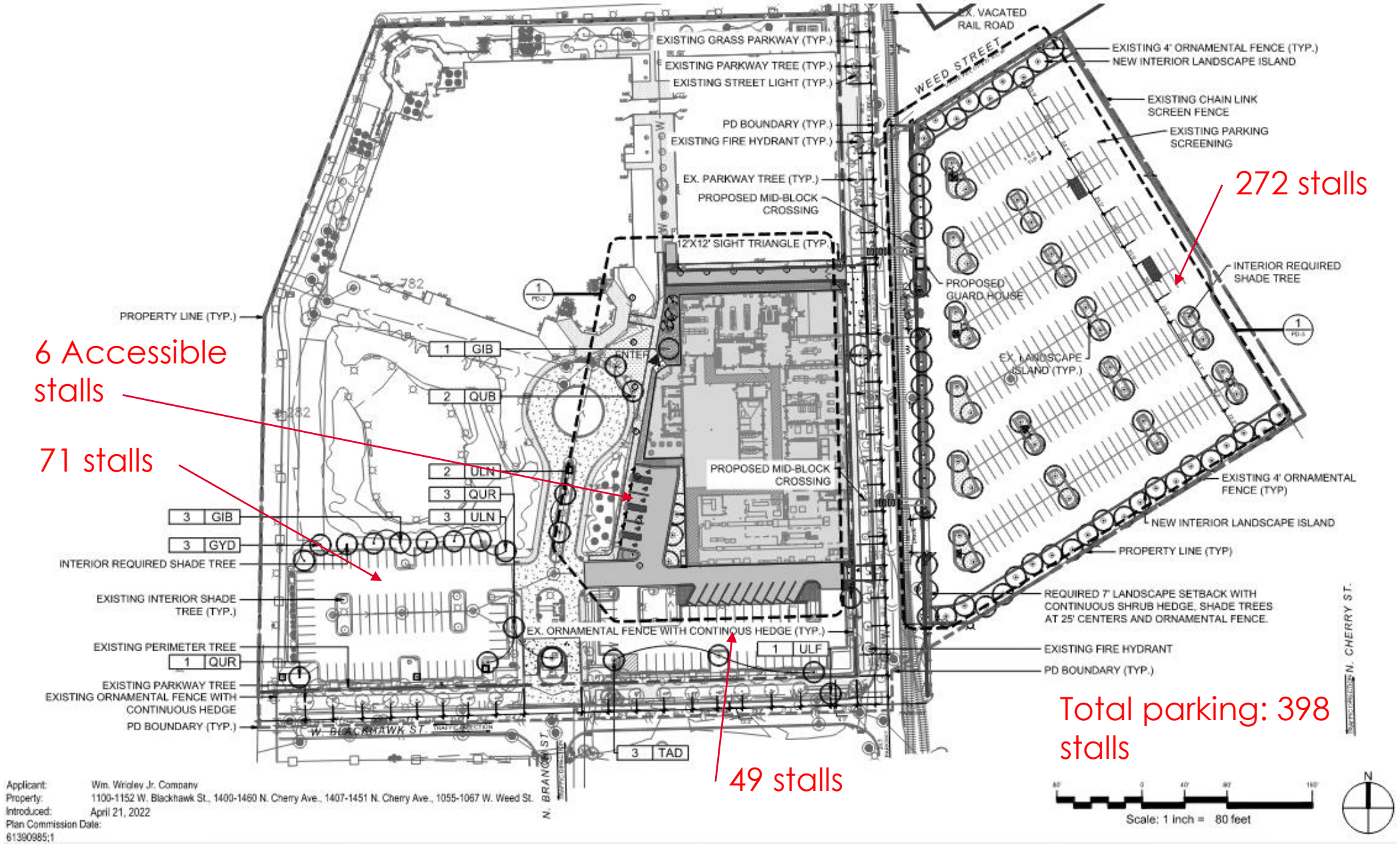
Project Timeline + Community Outreach

Project Timeline

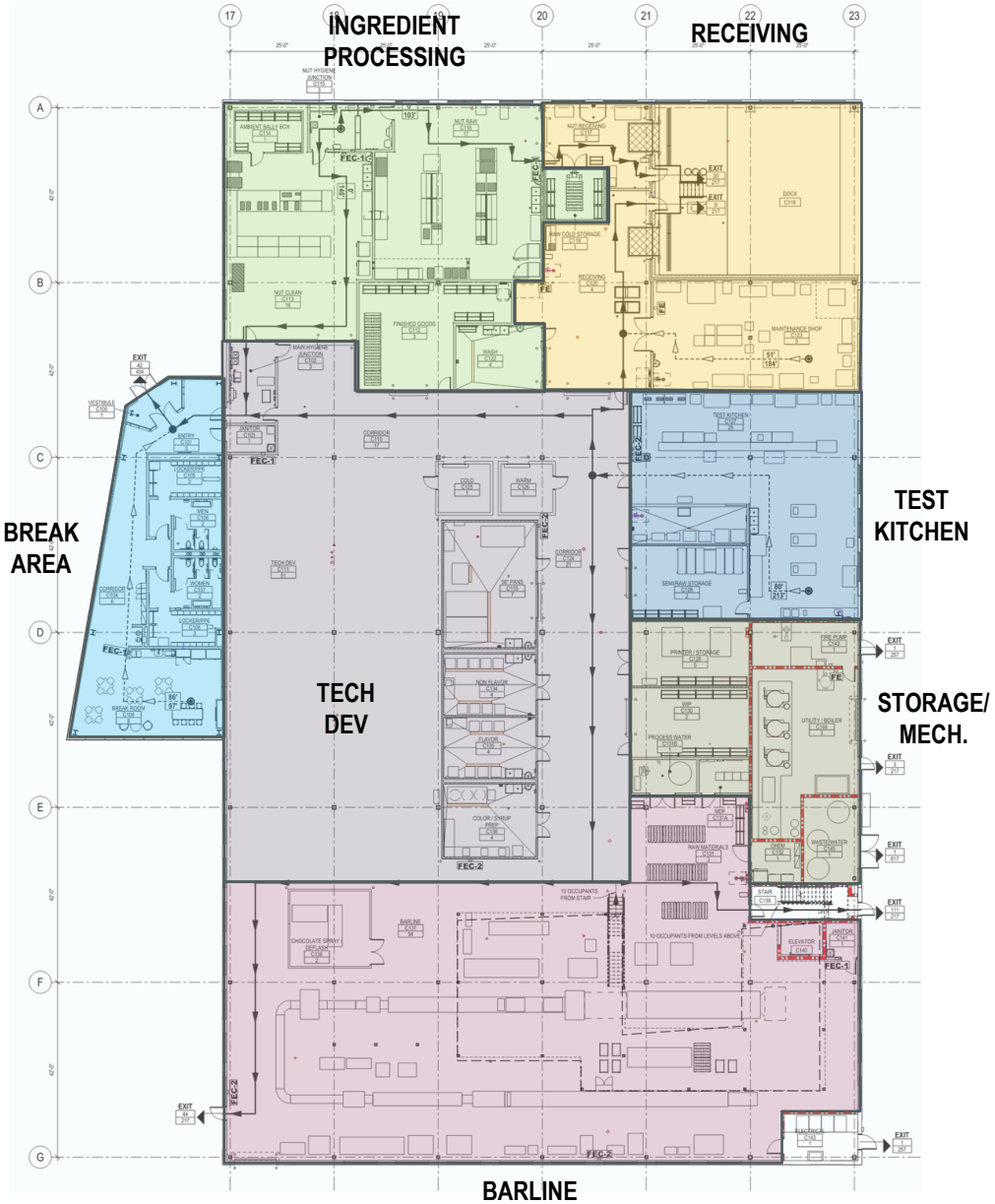
PD originally approved:	October 2002
Amendment application filed:	February 23, 2022
Construction Begin Date:	June 2022
Construction End Date:	June 2023

Community Meetings

Meetings with Alderman Walter Burnett	
North Branch Works	Dec 2021 / Jan 2022
NBW Letter of Support	February 22, 2022


EX. VACATED RAIL ROAD
EXISTING GRASS PARKWAY (TYP.)
EXISTING PARKWAY TREE (TYP.)
EXISTING STREET LIGHT (TYP.)
WEED STREET
EXISTING 4' ORNAMENTAL FENCE (TYP.)
NEW INTERIOR LANDSCAPE ISLAND
EXISTING CHAIN LINK SCREEN FENCE
EXISTING PARKING SCREENING
PD BOUNDARY (TYP.)
EXISTING FIRE HYDRANT (TYP.)
EX. PARKWAY TREE (TYP.)
PROPOSED MID-BLOCK CROSSING
12'X12' SIGHT TRIANGLE (TYP.)
272 stalls
INTERIOR REQUIRED SHADE TREE
PROPOSED GUARD HOUSE
PROPERTY LINE (TYP.)
6 Accessible stalls
71 stalls
1 GIB
2 QUB
2 ULN
3 QUR
3 ULN
3 GIB
3 GYD
INTERIOR REQUIRED SHADE TREE
EXISTING INTERIOR SHADE TREE (TYP.)
EXISTING PERIMETER TREE
1 QUR
EXISTING PARKWAY TREE
EXISTING ORNAMENTAL FENCE WITH CONTINUOUS HEDGE
PD BOUNDARY (TYP.)
W. BLACKHAWK ST.
N. BRANDON ST.
EX. LANDSCAPE ISLAND (TYP.)
PROPOSED MID-BLOCK CROSSING
EXISTING 4' ORNAMENTAL FENCE (TYP)
NEW INTERIOR LANDSCAPE ISLAND
PROPERTY LINE (TYP)
REQUIRED 7' LANDSCAPE SETBACK WITH CONTINUOUS SHRUB HEDGE, SHADE TREES AT 25' CENTERS AND ORNAMENTAL FENCE.
EX. ORNAMENTAL FENCE WITH CONTINOUS HEDGE (TYP.)
1 ULF
EXISTING FIRE HYDRANT
PD BOUNDARY (TYP.)
N. CHERRY ST.
3 TAD
49 stalls
Total parking: 398 stalls
Applicant: Wm. Wrigley Jr. Company
Property: 1100-1152 W. Blackhawk St., 1400-1460 N. Cherry Ave., 1407-1451 N. Cherry Ave., 1055-1067 W. Weed St.
Introduced: April 21, 2022
Plan Commission Date:
61390985;1
Scale: 1 inch = 80 feet
N

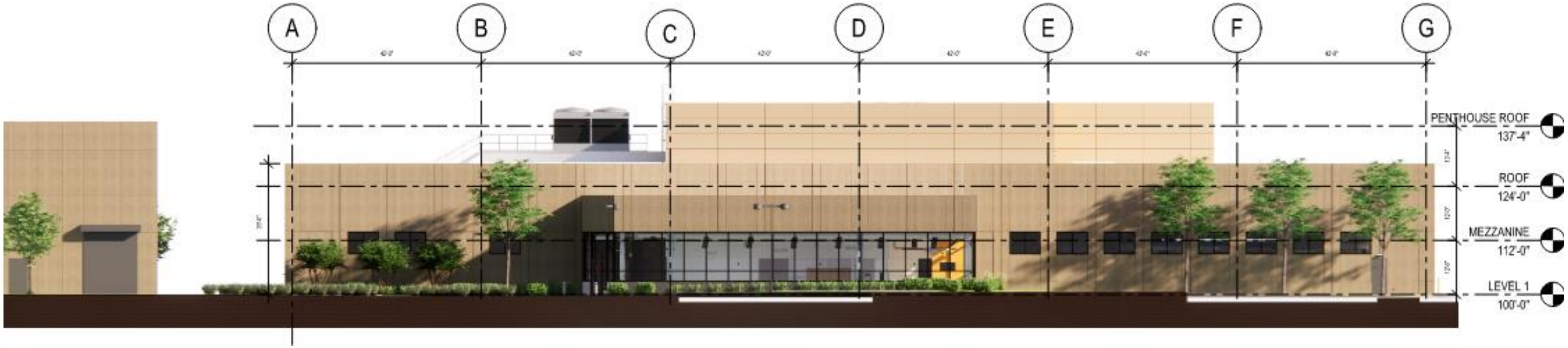
SITE PLAN



GROUND FLOOR

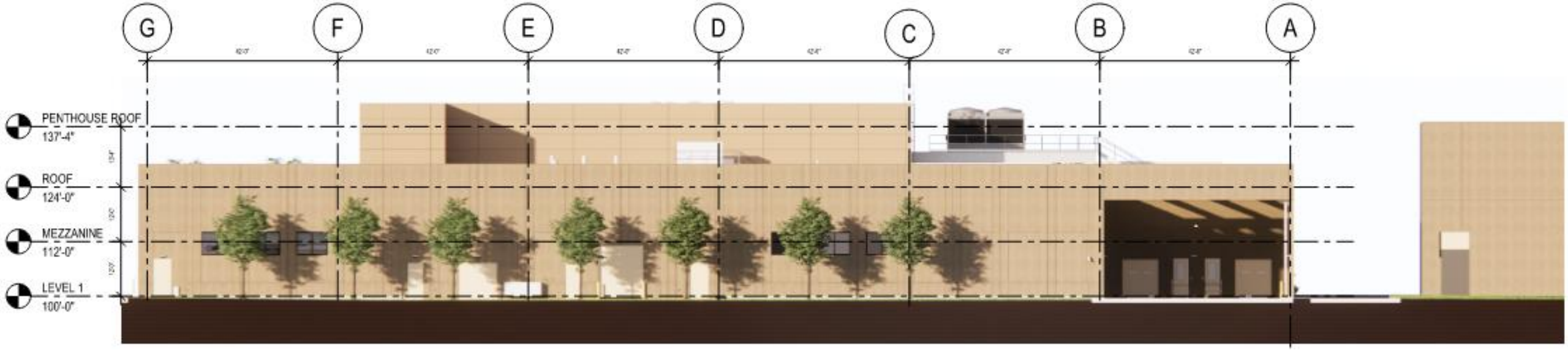
MEZZANINE

FLOOR PLANS

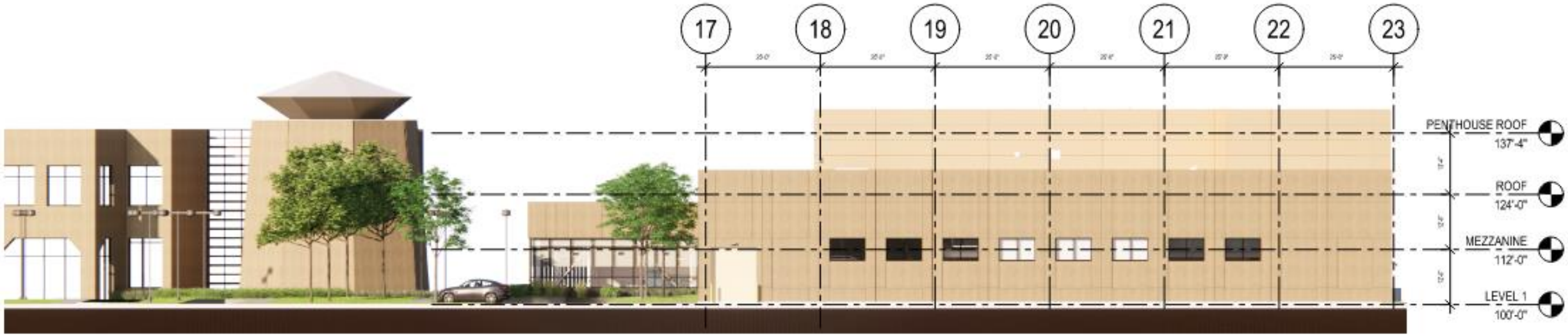


BUILDING ELEVATION - WEST

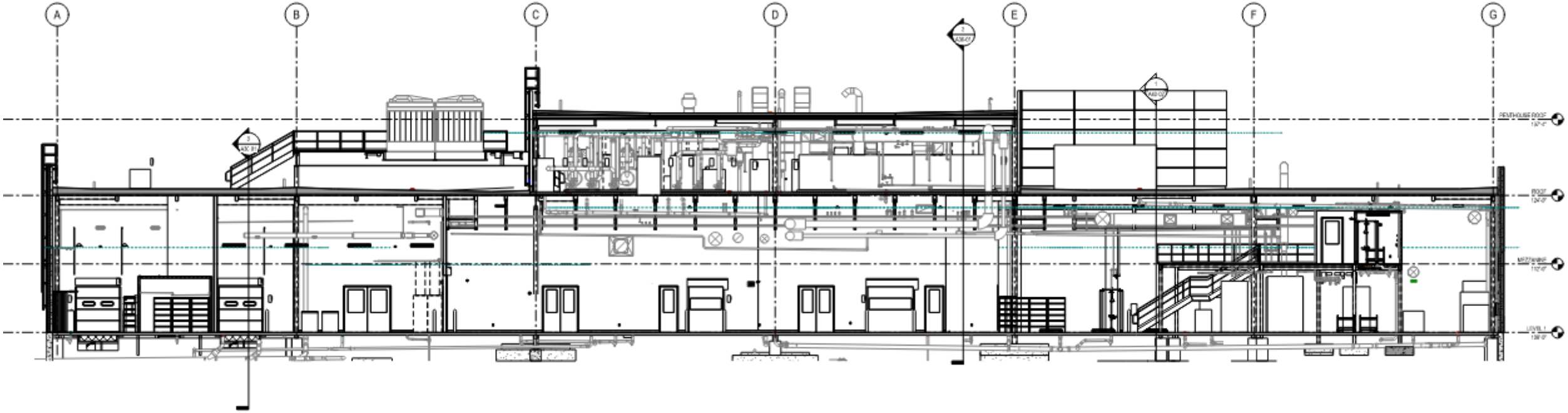
BUILDING ELEVATION - NORTH



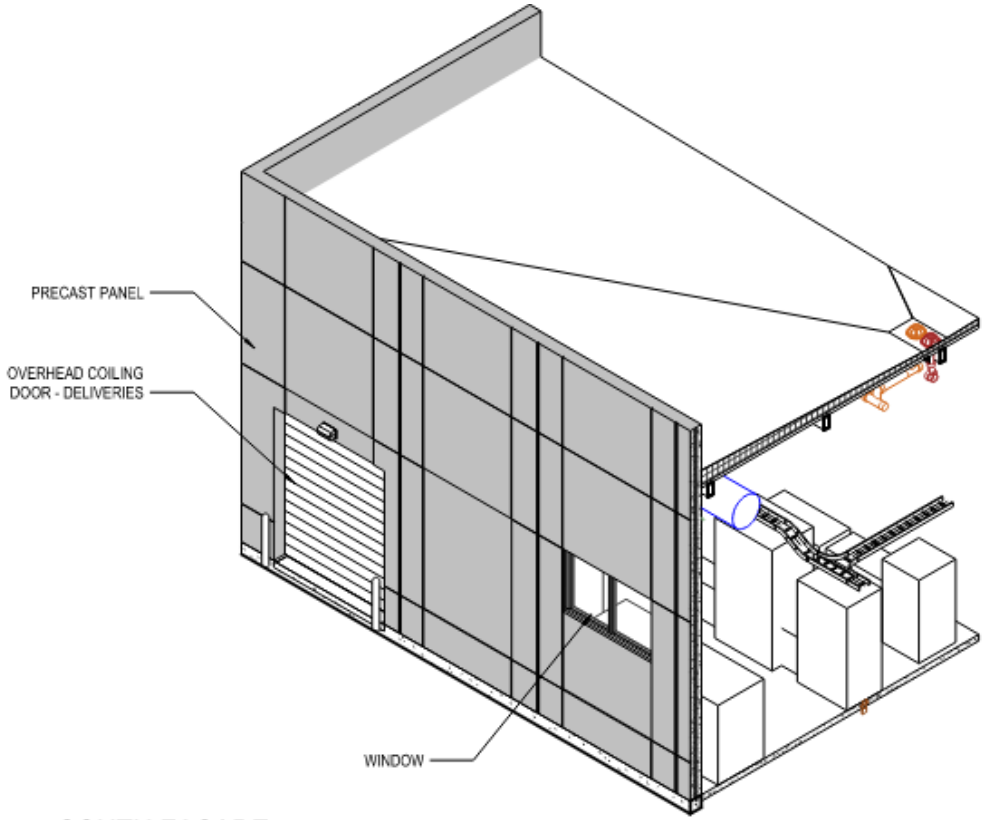
BUILDING ELEVATION - EAST



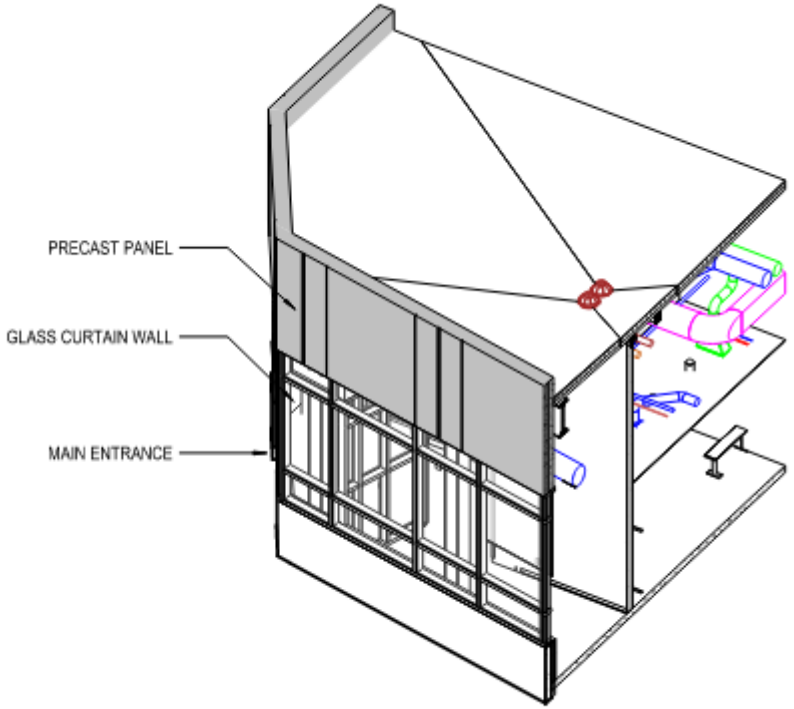
BUILDING ELEVATION - SOUTH



BUILDING SECTION – LOOKING EAST



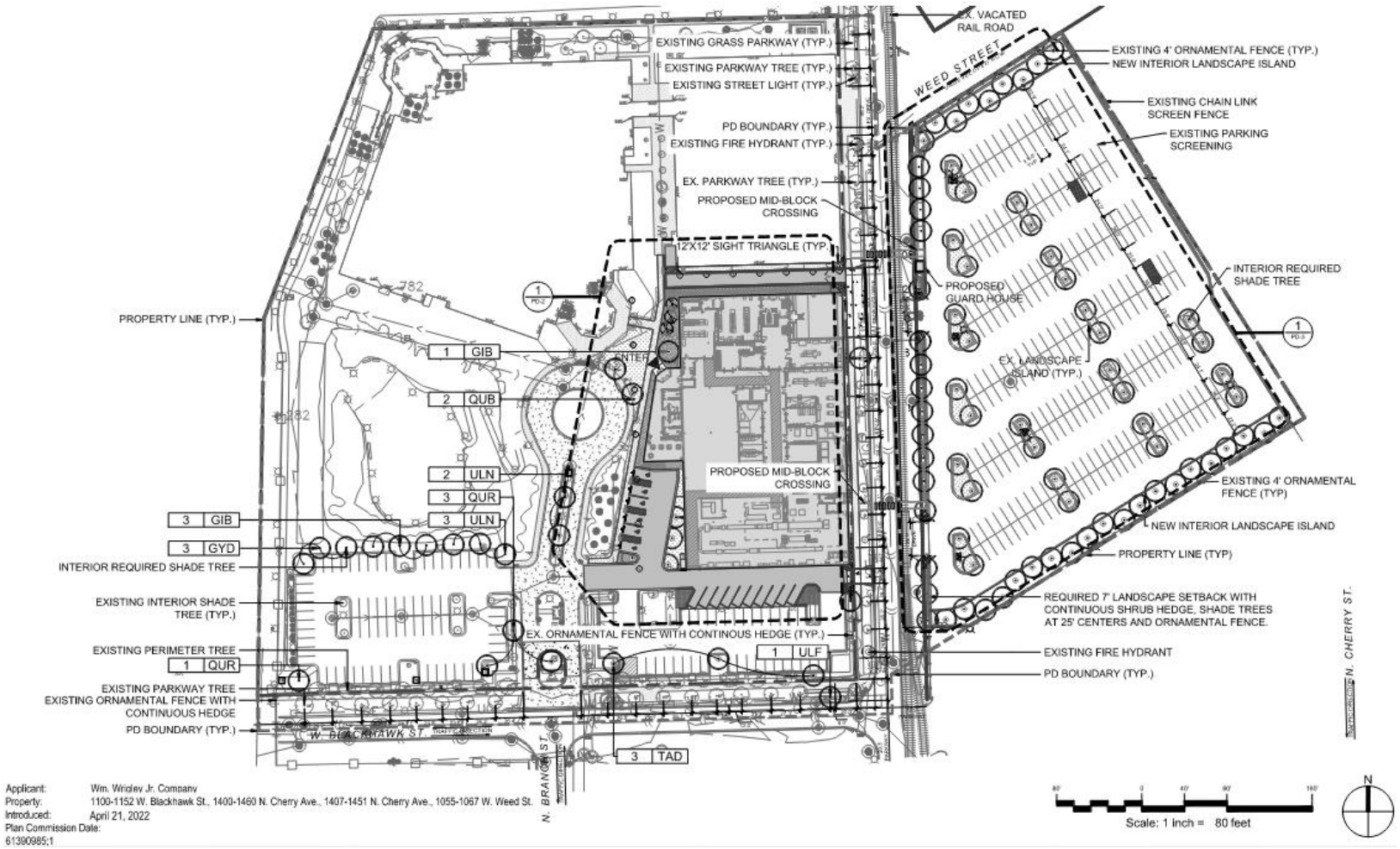
1 SOUTH FACADE



2 WEST ENTRY FACADE

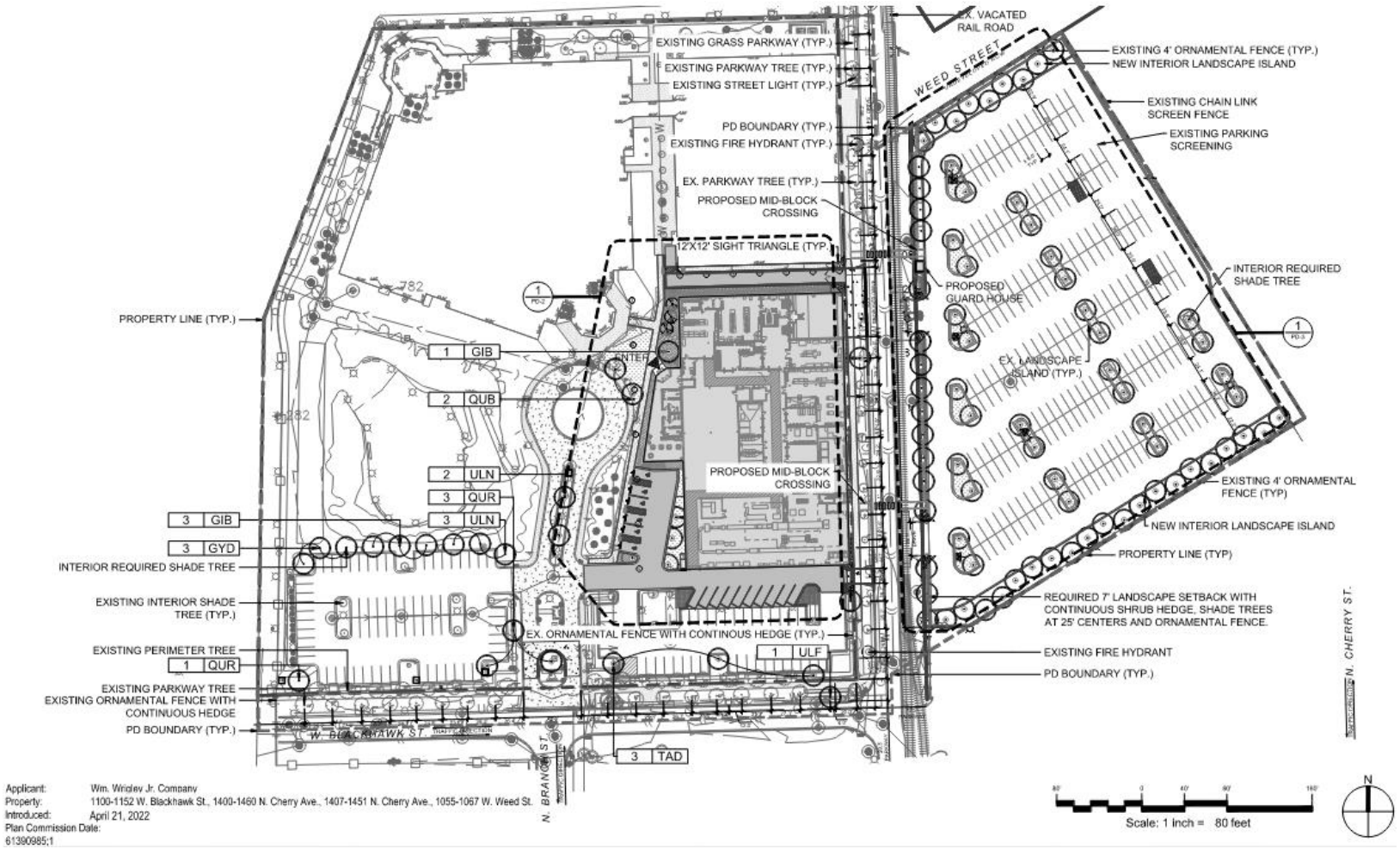
FAÇADE SECTIONS

- New crosswalks promote safe circulation of pedestrians, cyclists and vehicles.
- Increased landscaping and addition of 85 new trees in parking lot on east side of Cherry Avenue.
- Applicant providing bicycle parking on site to encourage bicycle use.



TRANSPORTATION, TRAFFIC, AND PARKING – Sec. 17-8-0904

- New landscape additions create safe and attractive walkway and pedestrian route.
- Windows along west elevation of new Pilot Plant abutting sidewalk create pedestrian friendly walkway.
- Adequate sidewalk width provided to ensure pedestrian clear zones.



URBAN DESIGN – Sec. 17-8-0906

Precast Panel Material
Existing + New Building

Insulated metal Panel
New Building Penthouse

View of Existing GIC building and New Pilot Plant from drive

BUILDING MATERIALS

LEED Silver	**80 points**
Indoor Water Use Reduction, 40%	**20 points**

Applicant will achieve 100 total points:

- **LEED Silver** – 80 points
  The proposed project will comply with LEED v4.1, targeting Silver Certification.

- **Indoor Water Use Reduction** – 20 points
  The proposed project will reduce indoor water use by an additional 20% above baseline.

Overall Economic Impact

- Estimated Project Cost: $40,000,000
- Construction Jobs Created: 200+
- Permanent Jobs Created: 30
- MBE/WBE Participation Commitment: 26% / 6%
- Local Resident Employment Participation: 50%

Construction Timeline

- Groundbreaking: June 2022
- Completion: June 2023

DPD Recommendations

The proposed amendment to PD#847 is appropriate for the following:

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);

2. It is **compatible with the character of the surrounding area in terms of uses**, **density and building scale** (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses and the goals and objectives of the North Branch Framework Plan (2017);

3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the time of occupancy (17-13-0609-C);

4. The proposal is **compatible with surrounding zoning** (17-13-0308-D). The proposed amendment results in a development which is compatible with surrounding zoning districts and planned developments.