



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**PARKWAY RESIDENCES**

**1225 S INDIANA AVE (3<sup>rd</sup> Ward)**

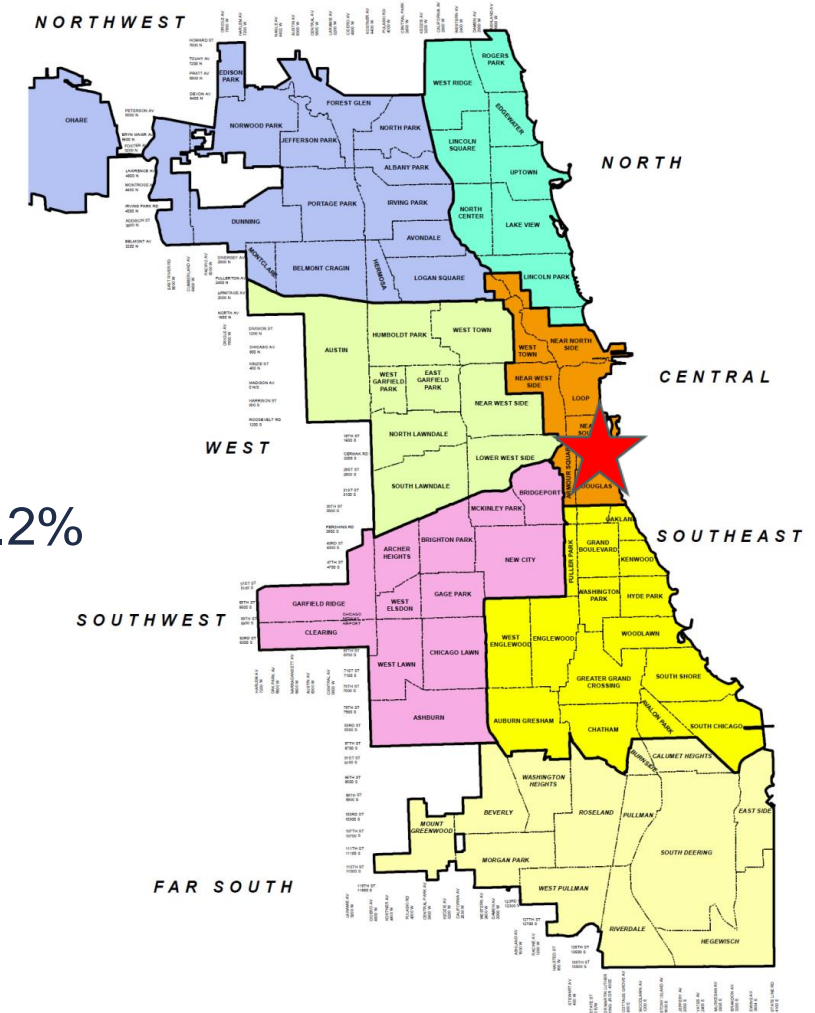
**1200 S INDIANA, LLC**

4/20/2023

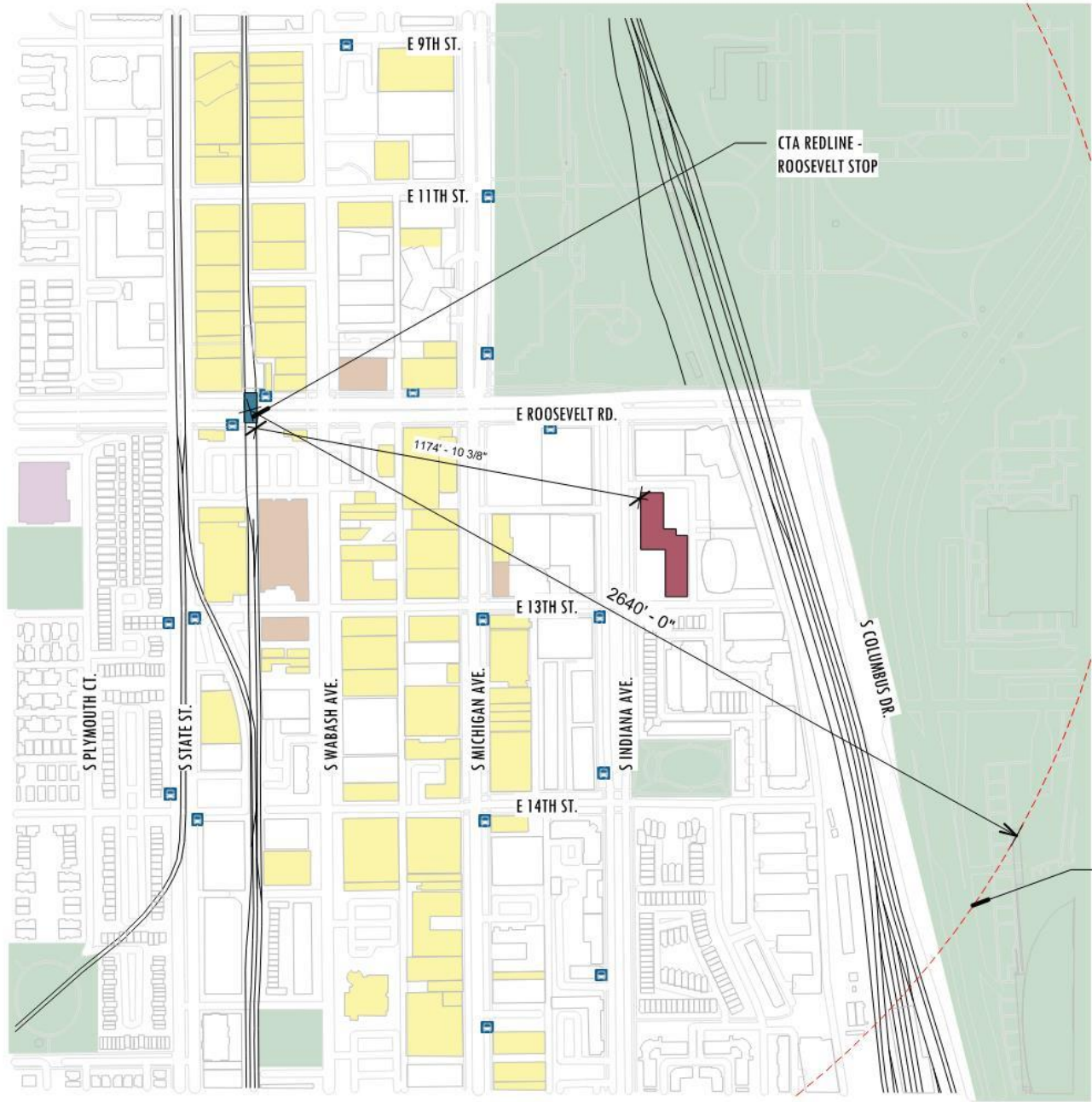
# ★ Community Area Snap Shot

## NEAR SOUTH SIDE COMMUNITY AREA:

- Demographic Data
  - 28,795 total population
  - 51.4% White (non-Hispanic), 22.5% Black, 19.1% Asian, 4.2% Hispanic/Latino, 7.1% Black, 2.9% Other/Multiple Races
  - Median Age: 37.5
  - 77% have a bachelor's degree or higher
  - 51.8% are one-person households
  - Median income: \$115,993



Source: The Loop CMAP Community Data Snapshot. July 2022 Release:  
<https://www.cmap.illinois.gov/documents/10180/126764/Near+South+Side.pdf>



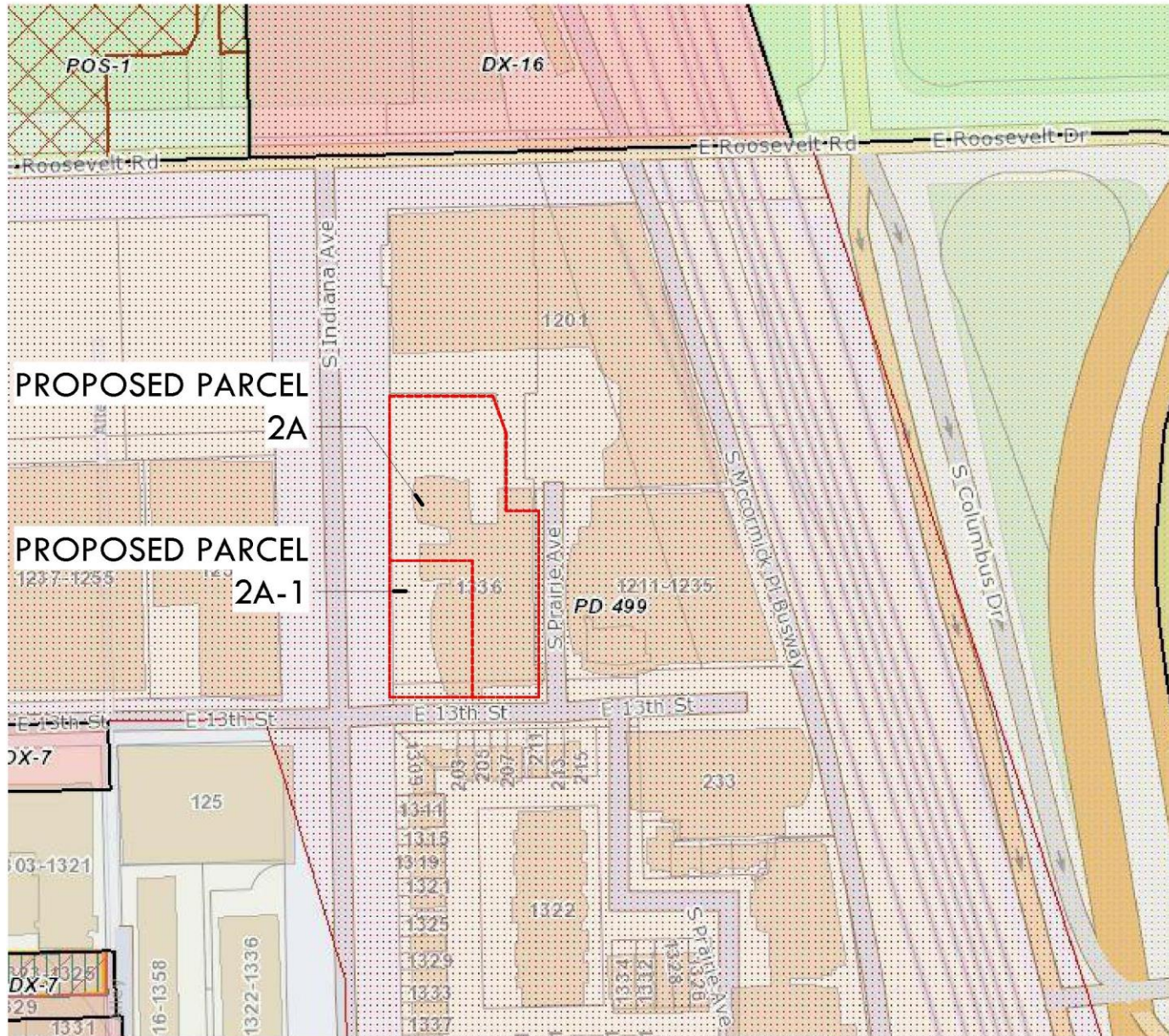
**NEIGHBORHOOD ANCHORS**

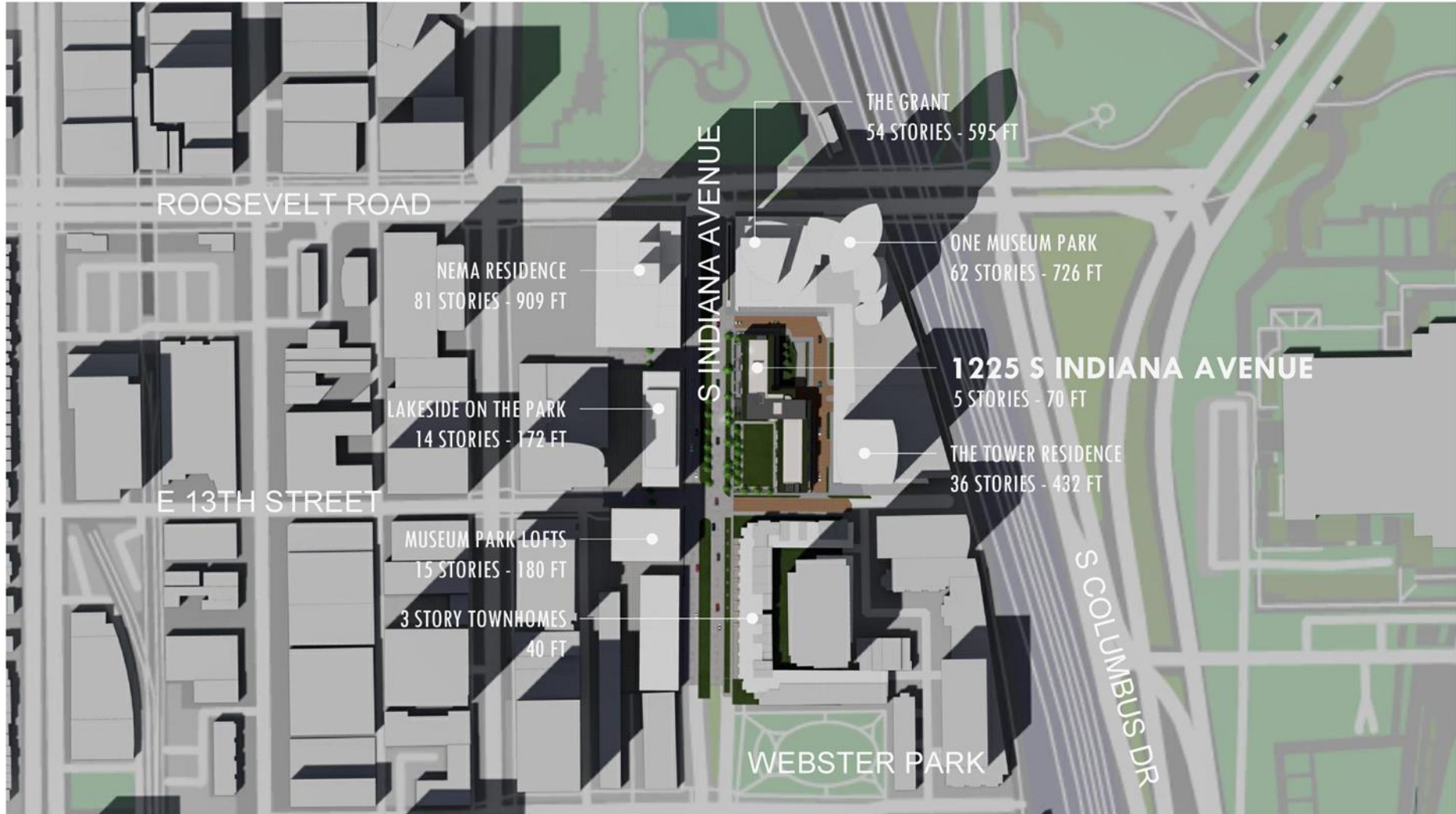
- PROPOSED SITE, 1225 S INDIANA
- BUSINESS
- GREEN SPACE
- GROCERY STORE
- SCHOOL
- RED LINE STATION
- BUS STOP

TOD BOUNDARY



**SITE CONTEXT PLAN**





**AERIAL VIEW**



**AERIAL VIEW LOOKING NORTHEAST**



View looking North along Indiana Ave



View looking South along Indiana Ave

## EXISTING PEDESTRIAN CONTEXT



**VIEW ALONG INDIANA AVE LOOKING NORTHEAST**





**VIEW ALONG INDIANA LOOKING EAST AT RESIDENTIAL ENTRY**



**VIEW ALONG INDIANA LOOKING SOUTH**



**VIEW ALONG INDIANA LOOKING SOUTH AT DUPLEX ENTRIES**



**VIEW ALONG INDIANA LOOKING NORTH AT RESIDENTIAL ENTRY**



**VIEW IN PROPOSED PARK LOOKING NORTHEAST**

# ★ Planning Context



**Central Area Plan**  
City of Chicago Department of  
Planning and Development, May 2003



**Chicago Central Area Action Plan**  
City of Chicago Department of Planning  
and Development, August 2009



**Near South Community Plan**  
City of Chicago Department of  
Planning and Development, May 2004

**Central Station Development Guidelines**  
City of Chicago Department of Planning and  
Development, March 1990

**Central Station Master Plan II Subarea A**  
City of Chicago Department of Planning and  
Development, November 2015

# Project Timeline + Community Outreach

## Lakefront/DPD Review Timeline:

- 06/30/21 Intake Meeting & Initial Document Submittal
- 07/19/21 Initial Corrections Issued
- 07/30/21 2<sup>nd</sup> Submittal to DPD for Review
- 11/01/21 3<sup>rd</sup> Submittal to DPD for Review
- 12/06/21 4<sup>th</sup> Submittal to DPD for Review
- 03/29/22 5<sup>th</sup> Submittal to DPD for Review
- 04/06/22 Document Submittal to CFD, CDOT, MOPD, Landscape, and Stormwater
- 05/23/22 6<sup>th</sup> Submittal to DPD for Review
- 03/20/23 Lakefront Filing

## Community Review Timeline:

- 12/24/21 Virtual Meeting with Alderperson Pat Dowell
- 06/10/22 Initial Community Meeting
- 10/12/22 Initial Discussion with Tower Residences Community Group
- 11/17/22 Initial discussion with Umbrella Association Community Group
- 01/11/23 Follow up Meeting with Tower Residences Community Group
- 03/16/23 Second Community Meeting



- Proposed terraces gates/railings fronting Indiana have been designed to provide a consistent setback line. Proposed setback increases the width of existing sidewalk for pedestrians.
- Terrace wall material was revised from metal railing to masonry. Raised planters have been provided at eye level to provide more privacy for residents and enhance the pedestrian route
- Canopies have been provided at duplex units along Indiana Ave to provide a more distinguished entry for residents



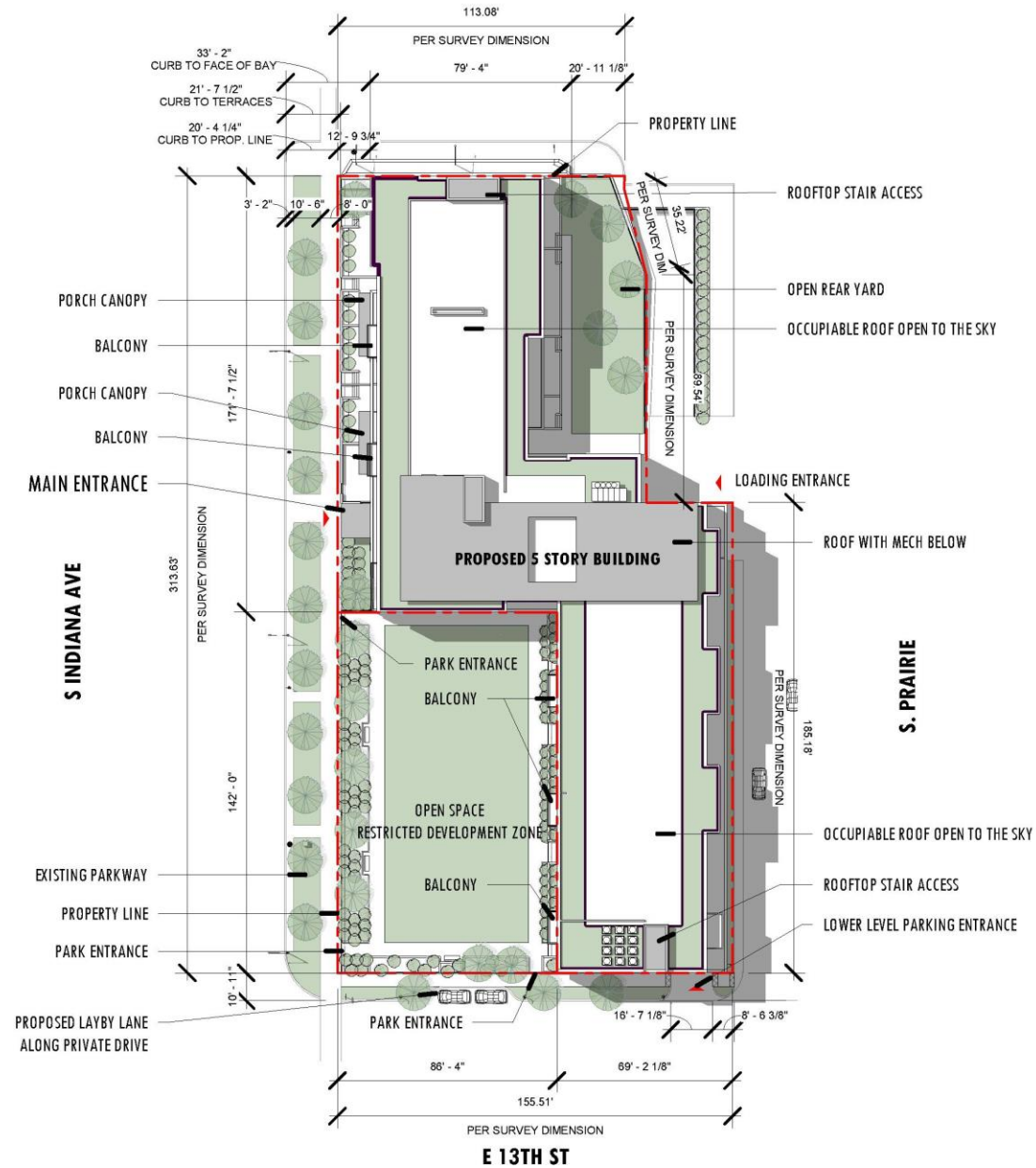


- A more prominent main residential entry has been provided
- Duplex units at the first floor have been expressed on façade to provide a townhouse appearance on exterior. Façade has been revised to accommodate a more appropriate material and window layouts were modified to provide a differentiation from the window pattern on floors 2-5
- Bike room has been relocated to be accessible from proposed park for ease of use by residents
- Layby lane has been provided along 13<sup>th</sup> Street for residential pickups/drop-offs
- Parking entry has been relocated to 13<sup>th</sup> Street to reduce traffic congestion along Prairie Ave



- Glazing has been increased at 1<sup>st</sup> floor amenity spaces overlooking the park
- Gates at all park entrances and at duplex unit entries have been provided and are intended to lock after hours for safety of residents
- Paths surrounding park have been widened to accommodate walkers
- Continuous planters along Indiana and 13<sup>th</sup> at proposed park have been provided
- Additional planters at grade have been provided at duplex units along proposed park to reduce solid wall appearance
- Ample lighting and seating has been provided in proposed park

# S. PRAIRIE



# E 13TH ST



EX. 1  
KENTUCKY COFLETREE, 5',  
PRESERVE, REMOVE DEAD BRANCHES



EX. 2  
GREEN ASH, 10', TAG #06542,  
REMOVE



EX. 3  
GREEN ASH, 10', TAG #06541,  
REMOVE



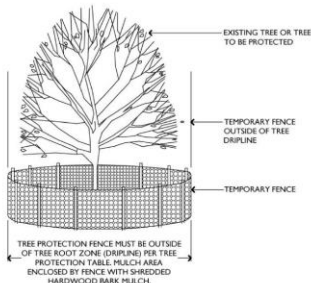
EX. 4  
HORSE CHESTNUT, 4', PRESERVE



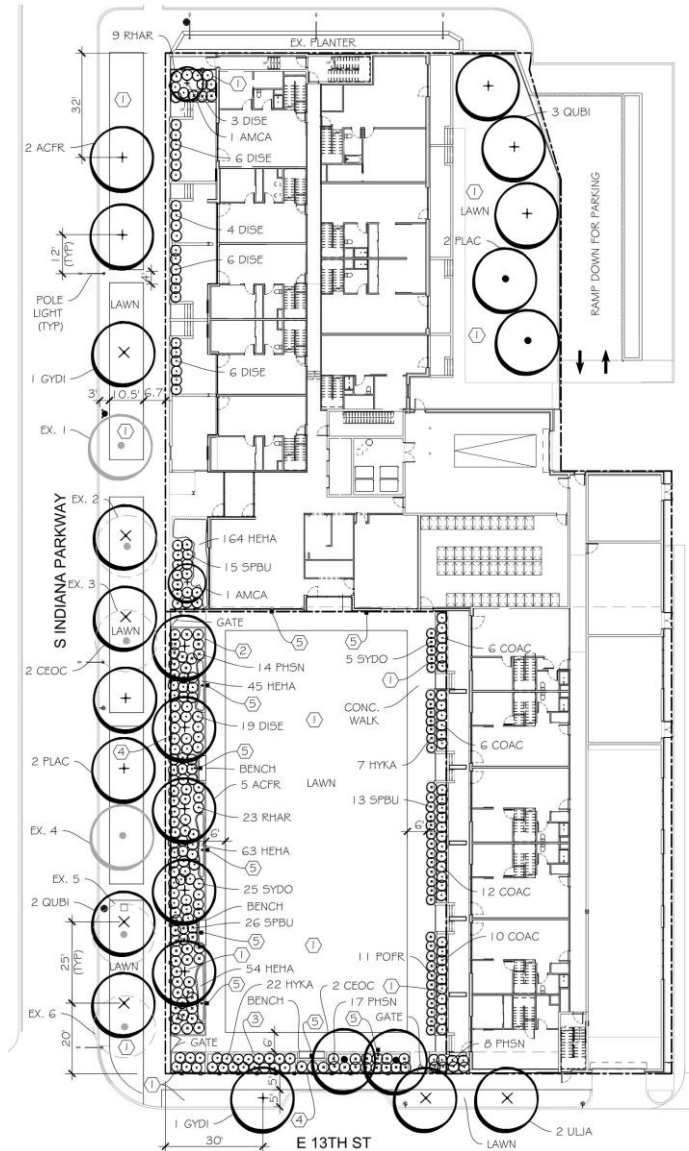
EX. 5  
GREEN ASH, 12', TAG #06536,  
REMOVE



EX. 6  
GREEN ASH, 12', TAG #06537,  
REMOVE



TYPICAL TREE PROTECTION ENTIRELY WITHIN CONSTRUCTION AREA  
N.T.S.



Preliminary Landscape Plan

PLANT LIST

SYM	BOTANIC NAME	COMMON NAME	INST. SIZE	BLM PERIOD	FLWR COLOR	H x W SIZE
<b>SHADE TREES</b> (Tree species within parkways will need approval of the Bureau of Forestry)						
ACFR	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	4"	M	Red	50x40'
CECO	Celtis occidentalis 'Prairie Pride'	Hackberry	4"			45x35'
GYDI	Gymnocladus dioica 'Expresso'	Kentucky Cofletree	4"			50x35'
PLAC	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree	4"			60x30'
QUBI	Quercus bicolor	Swamp White Oak	4"	M	Yellow	45x45'
ULJA	Ulmus japonica x pumila 'New Horizon'	New Horizon Elm	4"			55x40'
<b>ORNAMENTAL TREES</b>						
AMCA	Amelanchier canadensis	Serviceberry	6'	AM	White	16x10'
<b>SHRUBS</b>						
CHSP	Chaenomeles speciosa 'Pink Storm'	Flowering Quince	1.5'	A	Pink	3x4'
COAC	Cotoneaster acutifolius	Peking Cotoneaster	2.5'	J	Pink	6x6'
DISE	Diervilla sessilifolia 'Butterfly'	Butterfly Bush	1.5'	AMJ	Yellow	3x4'
HYMA	Hydrangea macrophylla 'Bailmer'	Endless Summer Hydrangea	1.5'	JJAS	Pink	3x4'
HYKA	Hypericum kalmianum 'SMHKB'	Hypericum Blues Festival	1.5'	JAS	Yellow	3x4'
PHSN	Philadelphus 'Snow White Fantasy'	Mock Orange	1.5'	MJJA	White	4x4'
POFR	Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla	1.5'	JJAS	Yellow	3x4'
RHAR	Rhus aromatica 'Grow Low'	Grow Low Sumac	1.5'	A	Yellow	3x5'
SPBU	Spiraea x bumalda 'Froebel'	Froebel Spiraea	1.5'	JJAS	Pink	3x4'
SPME	Spiraea alba	Meadowsweet	1.5'	JJAS	White	3x4'
SYDO	Symphoricarpos x doorenbosii 'Kolmagala'	Coralberry	1.5'	MJ	White	3x3'
<b>PERENNIALS</b>						
HEHA	Hemerocallis 'Happy Returns'	Daylily	1gal	JJA	Yellow	12x18"

NOTES

- Plant beds and turf areas are flush with the top of curb or walkways and have 12" of topsoil. Use 3" of shredded bark mulch for plant beds and tree rings. All plants and trees will be installed per the City of Chicago's, Guide to the Landscape Ord., Appx. D.
- Curb, 6x18" concrete, top is 6-8" above grade of adjacent walkway
- Seatwall along south side of park. See architects drawings.
- Fence, 5' high, install behind back of curb. Provide gates at all 3 entry points to the Park and at each patio entry located along Indiana Parkway.
- Pole lights (12') along the west and south sides of the park. Wall mounted light along the north side of the park.
- Owner or subsequent owner shall replace all right of way landscaping, as needed, for a period of 5 years from date of approval.

S. PRAIRIE



5' FENCE



5'-6" BENCH



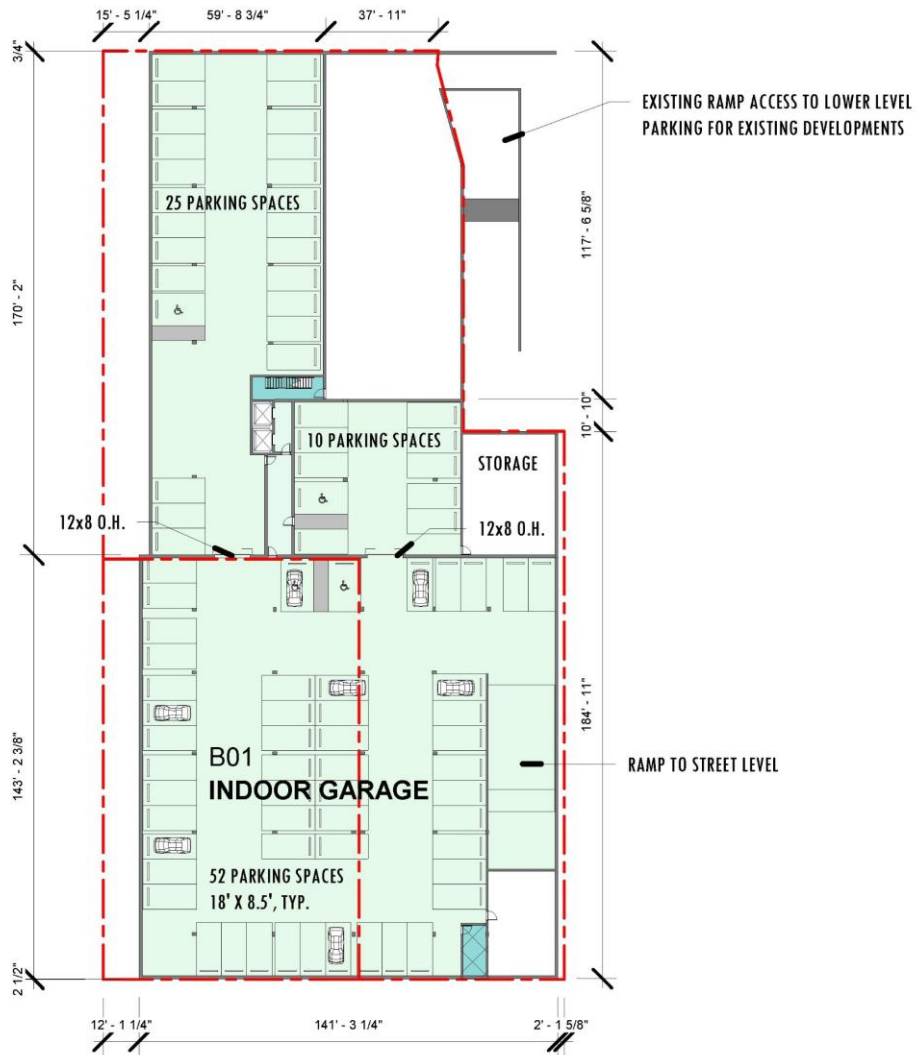
12' POLE LIGHT



WALL MOUNTED FIXTURE

BLUE STEM DESIGN, INC.  
Planning - Urban Design - Landscape Architecture

503 S. 16<sup>th</sup> Street, St Charles IL 60174  
630-618-6316



# BASEMENT & FIRST FLOOR PLANS

1ST FLOOR DUPLEX UNIT TYPES W/ AVERAGES:

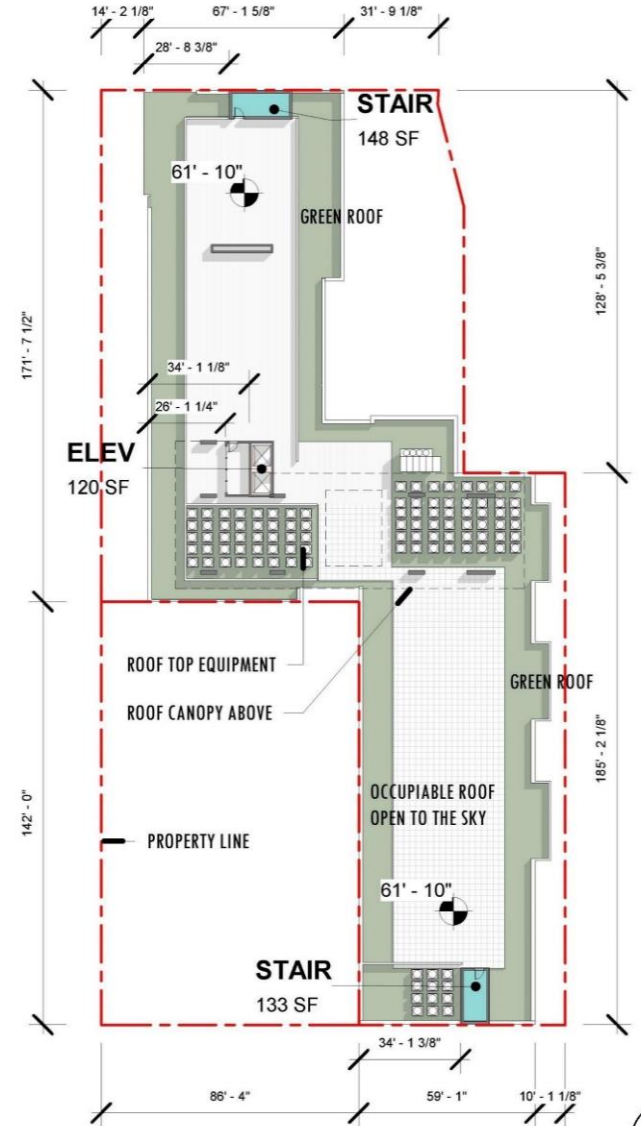
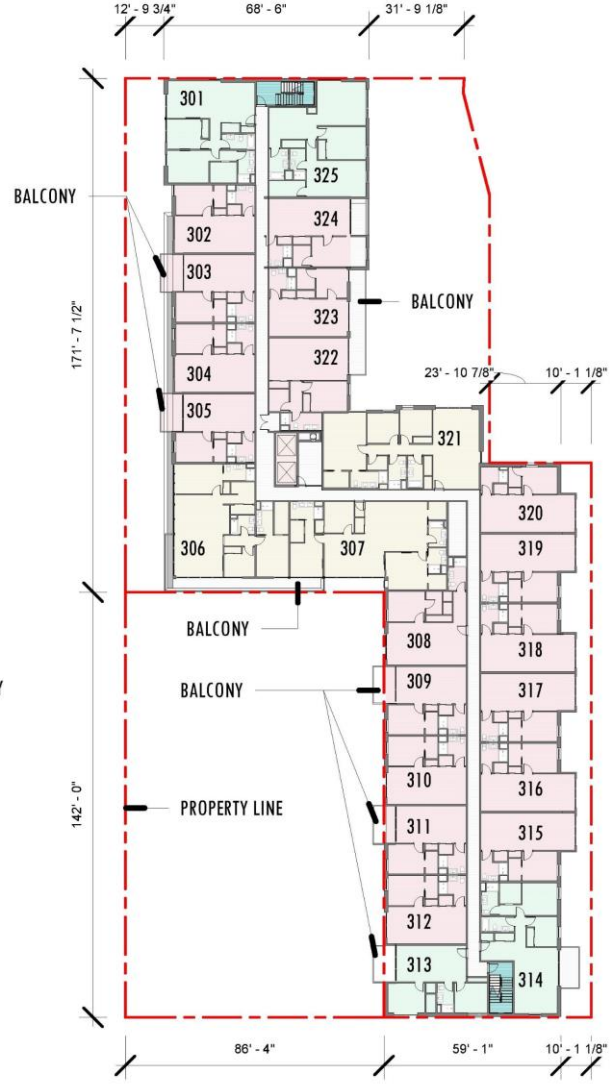
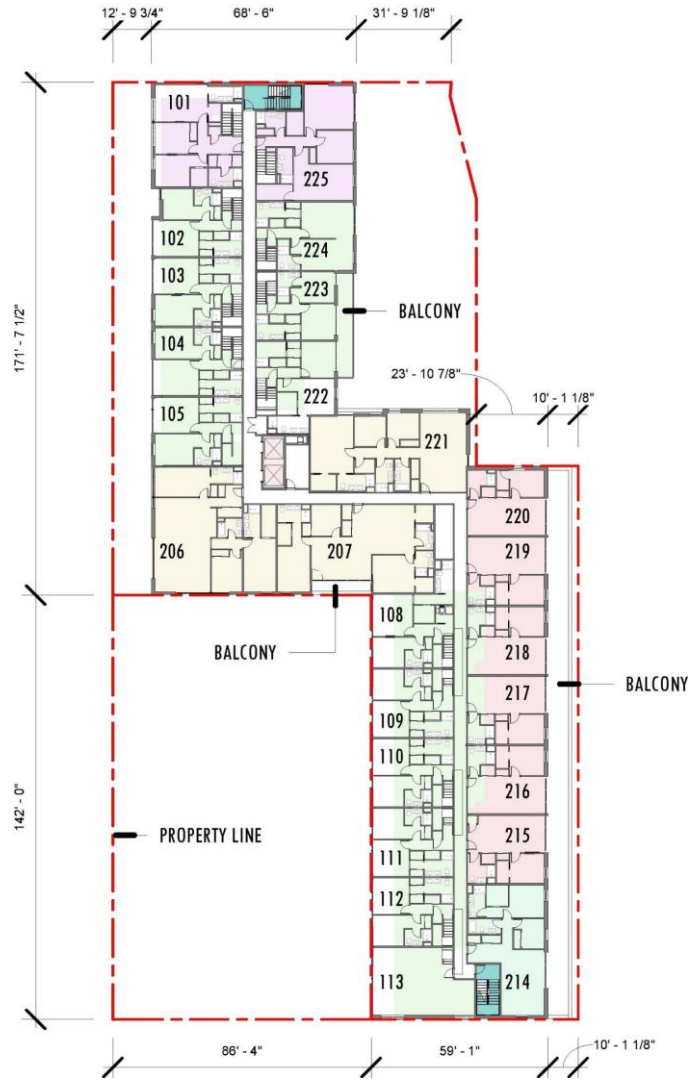
- (1) 3 BED DUPLEX UNITS AVERAGE = 1,366 SF
- (2) 4 BED DUPLEX UNITS AVERAGE = 2,089 SF

Area Schedule Unit Types w Average  
2ND FLOOR

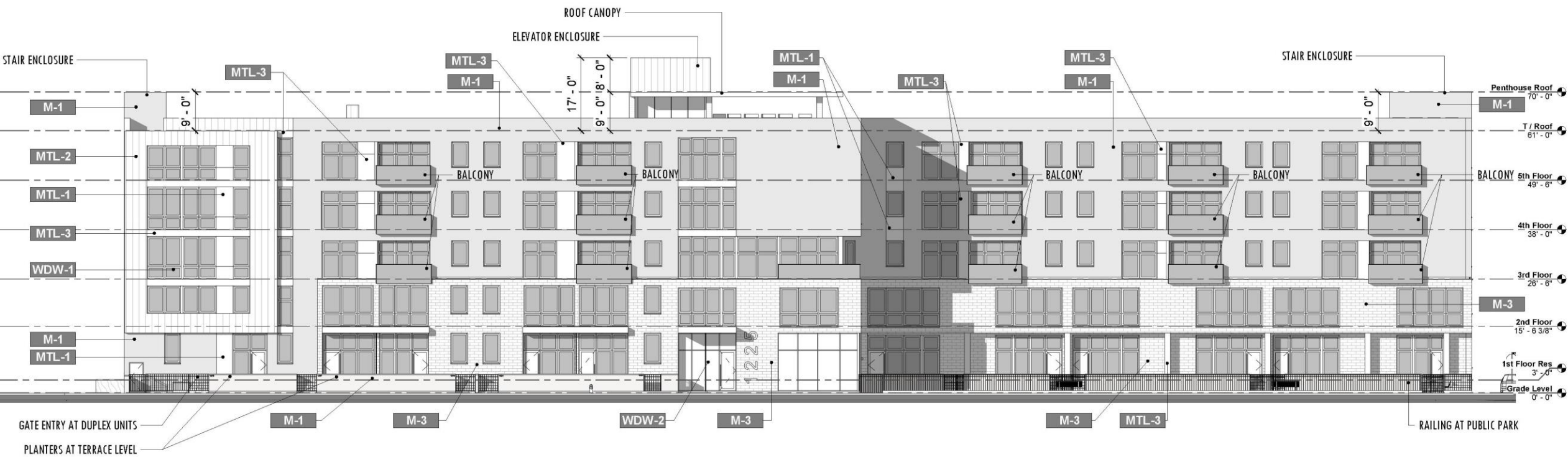
Name	Area	Count	Average
1 BED	3,677 SF	6	613 SF
2 BED	974 SF	1	974 SF
3 BED	4,616 SF	3	1539 SF
10	9,267 SF	10	3125 SF

Area Schedule Unit Types w Average  
FLOORS 3-5 TYP.

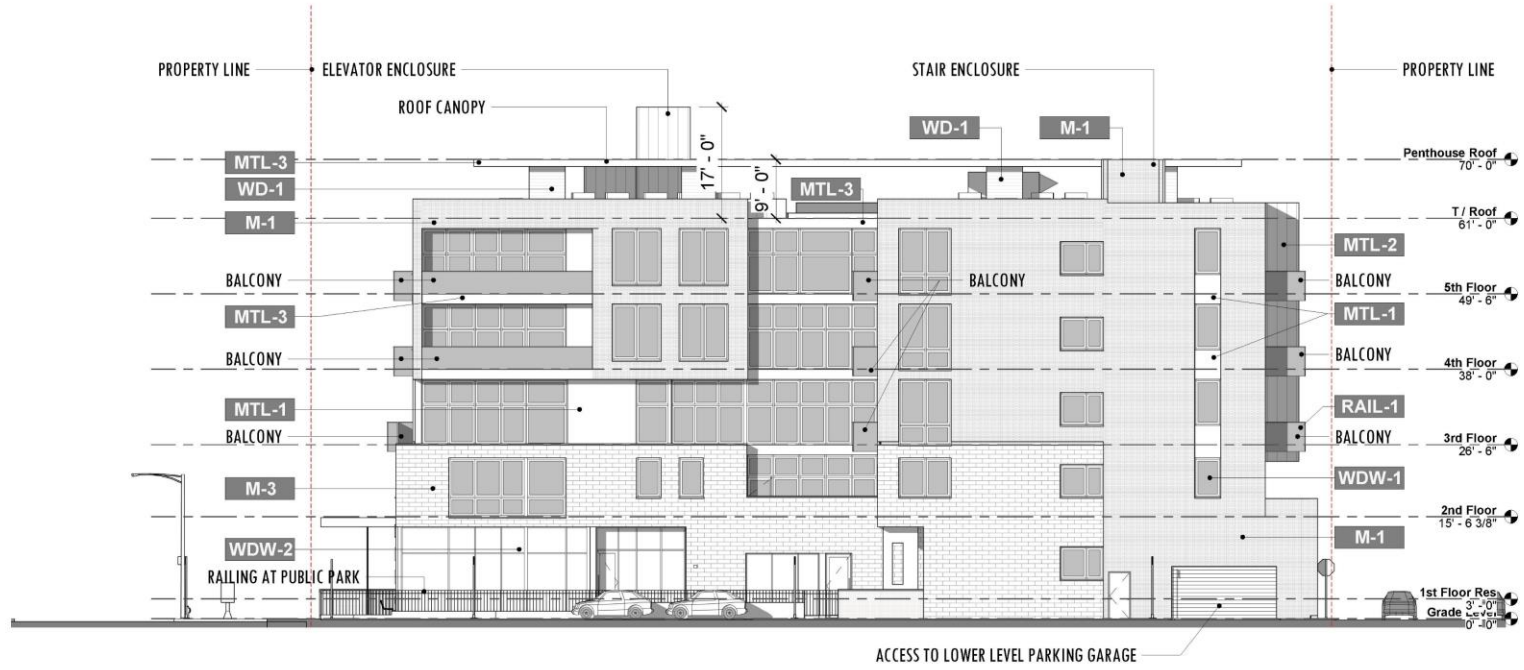
Name	Area	Count	Average
1 BED	11,894 SF	18	661 SF
2 BED	3,850 SF	4	963 SF
3 BED	4,301 SF	3	1434 SF
25	20,046 SF	25	3057 SF



SECOND, TYPICAL FLOOR & ROOF PLANS

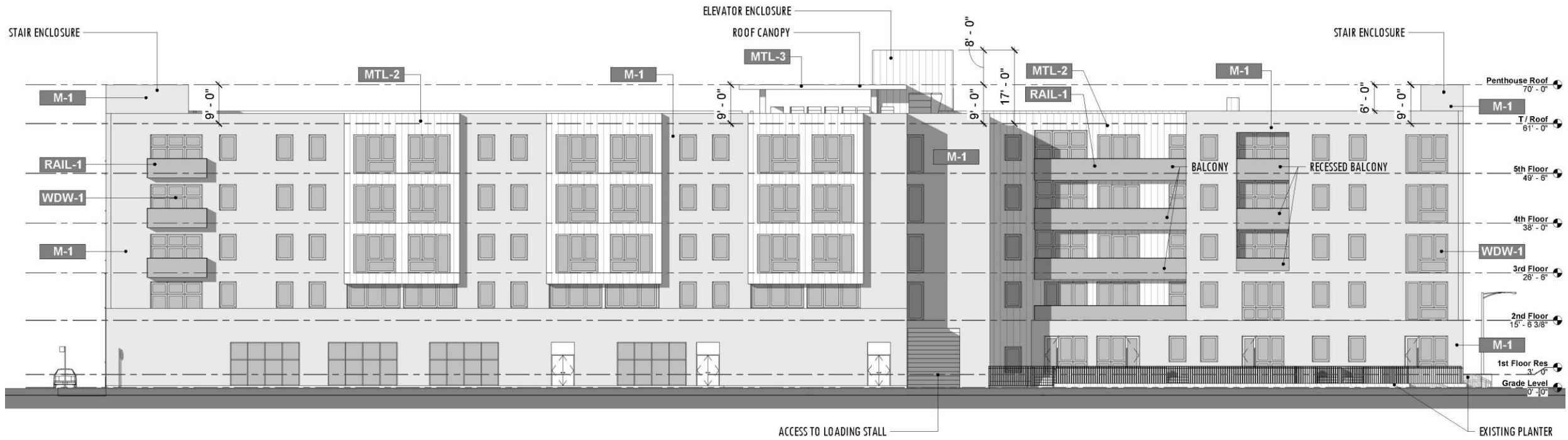


**BUILDING ELEVATION (WEST)**

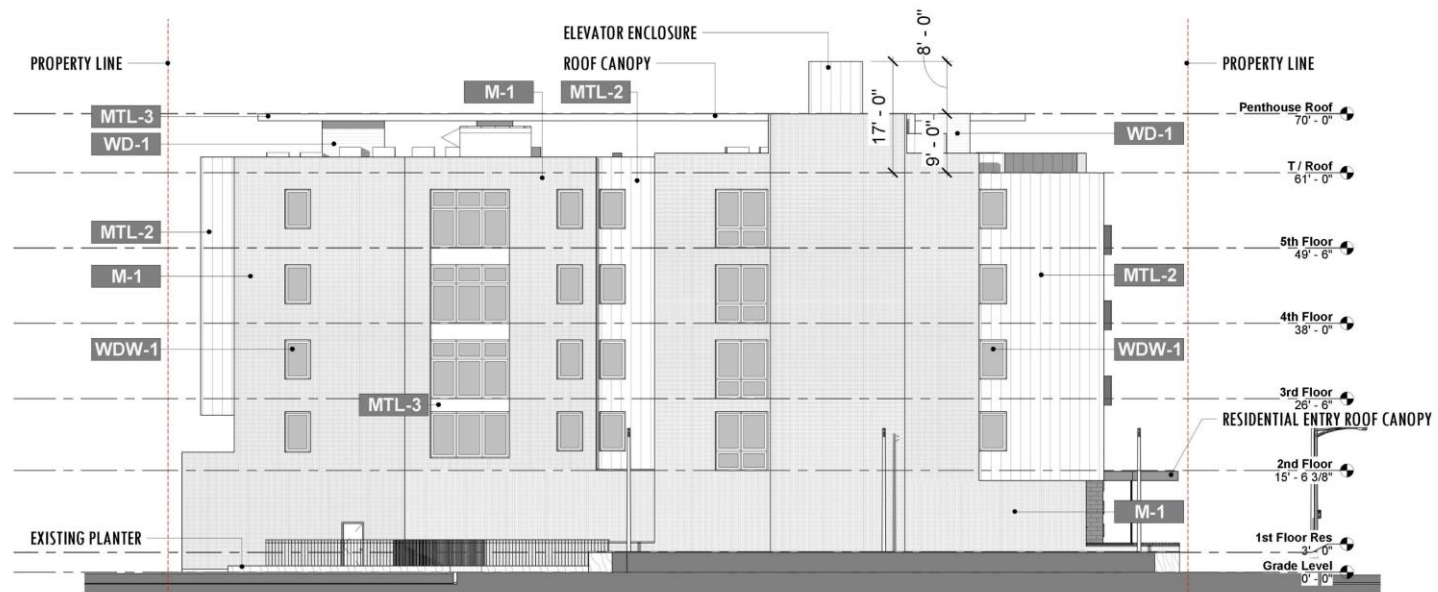


**BUILDING ELEVATION (SOUTH)**

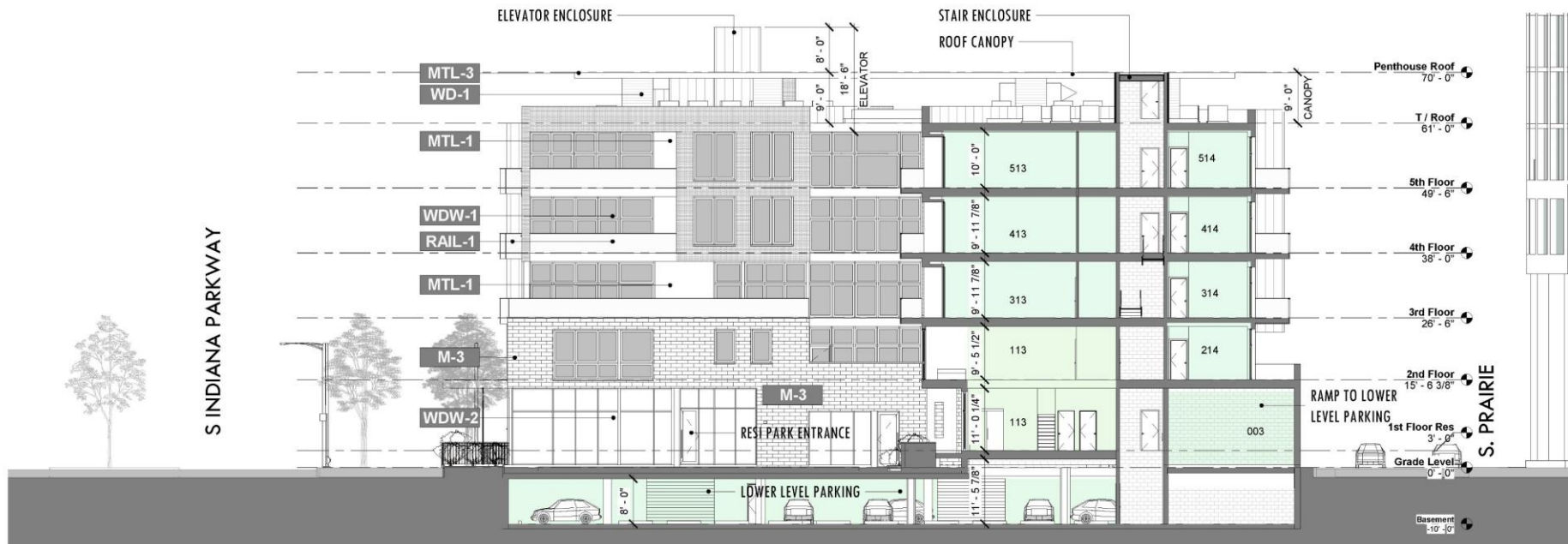




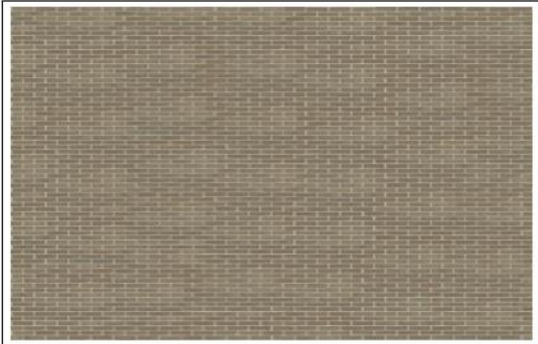
**BUILDING ELEVATION (EAST)**



**BUILDING ELEVATION (NORTH)**



# BUILDING SECTIONS



M-1 MASONRY BRICK



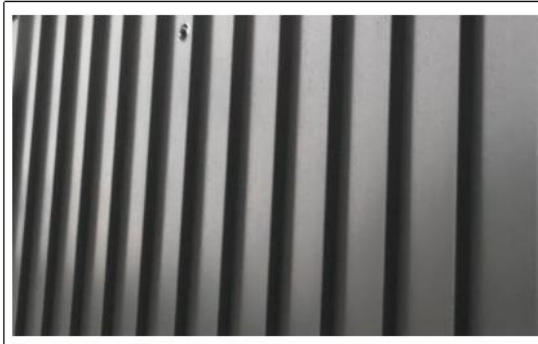
M-3 CAST STONE



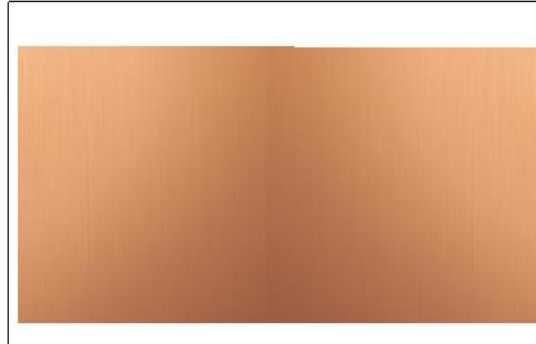
MTL-3 ALUMINUM BRAKE METAL



WD-1 WOOD CEILING



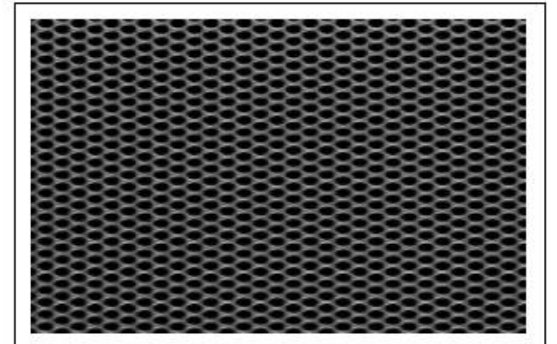
MTL-2 METAL STANDING SEAM PANEL



MTL-1 METAL COPPER PANEL



WDW-1 WINDOW SYSTEM



RAIL-1 PERFORATED METAL



## FAÇADE MATERIALS

RAIL-1

M-1

WDW-1

WD-1

M-3

RESIDENTIAL ENTRY

DUPLEX ENTRY

M-1



PLANTER AT GRADE

PARK ENTRANCE

# FAÇADE MATERIALS



# FAÇADE MATERIALS



# FAÇADE MATERIALS



## **THIRTEEN PURPOSES OF THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE**

- The proposal provides additional lighting throughout the building's exterior and the park to increase personal safety around the site
- Entrances to the park will lock after Chicago Park District hours for safety of residents
- The intended public park increases the diversity of recreational opportunities through the variety of landscaping and seating provided
- Vegetative screening has been provided at all duplex units to enhance the pedestrian route and provide additional privacy for residents
- The existing sidewalk along Indiana will be widened and a new sidewalk is proposed to promote pedestrian movement around the site
- Bike storage room equipped with 100 bike parking spaces has been provided for residents to promote improved transportation access.
- Existing curb cut along Indiana Ave will be removed to encourage a more pedestrian friendly sidewalk



Compliance Options	Points Required		Sustainable Strategies Menu																																
			Health	Energy						Stormwater					Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife					
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one		Choose one			4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Choose one		Choose one		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	Choose one					
					2.2 Exceed Energy Code (5%)	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 (6%)	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 lot-to-lot buildings	3.6 100-year Detention for Bypass										5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	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	5	20	10	20	10	20	5	5	5	5	5	10	5	10	5	10
Options With Certification																																			
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	5	5	10	10	5	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	10	10	5	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	10	5	5	5	10	10	5	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	5	5	10	10	5	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	10	10	5	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	10	5	5	5	10	10	5	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	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	NA	5	20	10	20	NA	NA	NA	5	5	5	10	10	5	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	10	5	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	10	5	10	5	10	

\*only available to 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)

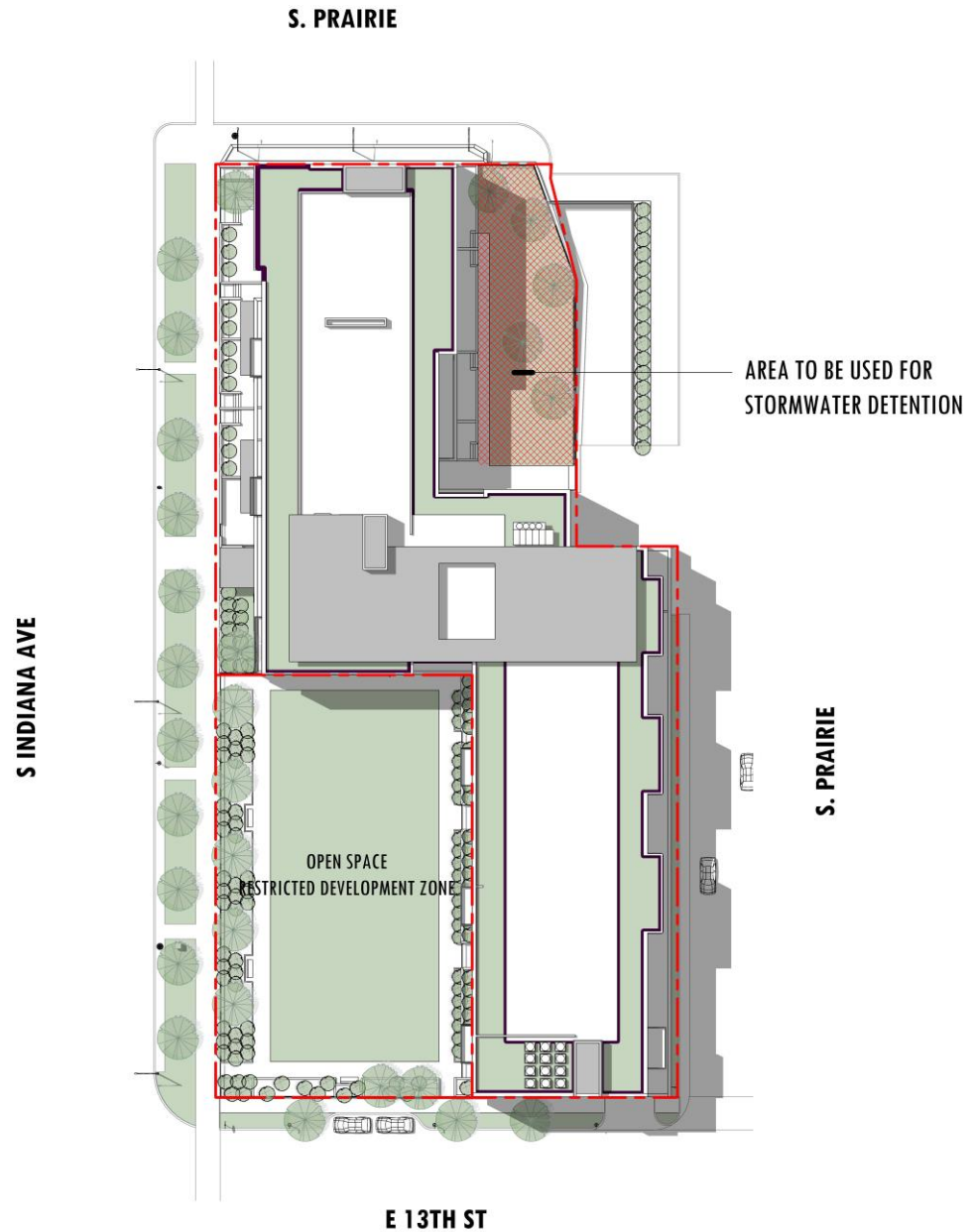
Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

# STORMWATER SUMMARY

SITE AREA: 44,215 SF

RATE CONTROL WILL BE PROVIDED IN AN UNDERGROUND DETENTION TANK LOCATED BENEATH SHADED PORTION SHOWN ON THE PLAN. THE SYSTEM WILL OUTLET THROUGH A SMALL CONTROL STRUCTURE, UTILIZING THE STANDARD MAXIMUM RELEASE RATE TO THE EXISTING SEWER IN THE PUBLIC WAY.

AS PART OF THE CHICAGO SUSTAINABILITY DEVELOPMENT POLICY 2017, WE INTEND TO EXCEED THE STORMWATER ORDINANCE BY 25%



## **Public Benefits Include:**

- 300 estimated construction jobs
- Providing 87 parking spaces for the community (35 spaces over the requirement)
- 100 bike parking spaces provided for residents
- Elimination of driveways along Indiana to make sidewalk more pedestrian friendly
- Increasing the width of the existing sidewalk along Indiana and providing a new sidewalk along 13<sup>th</sup> St
- New public park open to the community

## **The Development team plans to meet the city's goals for minority and women's enterprises:**

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents



# DPD Recommendations

The Department of Planning and Development has reviewed the and has concluded that the proposed project will comply with the applicable policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, especially regarding the following policies:

- **Policy No. 6:** The proposal increases the diversity of recreational opportunities by incorporating a publicly accessible open space at the corner of South Indiana Avenue and East 13<sup>th</sup> Street.
- **Policy No. 8:** The proposal increases personal safety by improving a currently vacant property. The proposed development also includes additional lighting throughout the building's exterior and the park.
- **Policy No. 14:** The proposed improvements have been presented at two 3<sup>rd</sup> Ward community meetings, CDOT, MOPD, Fire, and Department of Building's Stormwater for review, to ensure proper coordination and planning for this area.
- **Purpose 1:** The proposal promotes and protects the health, safety, comfort, convenience, and the general welfare of the people, and conserves natural resources by improving a currently vacant site with a proposed multi-unit residential building and a publicly accessible open space. The project will not adversely impact the natural resources of the area.
- **Purpose 8:** The proposal promotes and provides for improved transportation access to the Lakefront by widening the existing sidewalk along Indiana Avenue to encourage a more pedestrian friendly environment. The proposal includes a bike storage room with 100 bike parking spaces to promote alternative transportation options.

With respect to the Policies and Purposes not enumerated here, the Department of Planning and Development has determined that they are not applicable or primary objectives of this proposal. Based on the findings in this report, it is the recommendation of the Zoning Administrator that the Chicago Plan Commission approve Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 778 as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.



# **PARKWAY RESIDENCES**

GREIF PROPERTIES