



CHICAGO PLAN COMMISSION

Department of Planning and Development

116 – 138 SOUTH PAULINA STREET
THE CITY CHURCH
CHICAGO

04/18/2024



Community Area Snap Shot

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, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	27,402	43.6	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	6,275	10.0	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	15,213	24.2	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	11,625	18.5	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	2,301	3.7	67,780	2.5	209,283	2.5

Source: 2016-2020 American Community Survey five-year estimates.

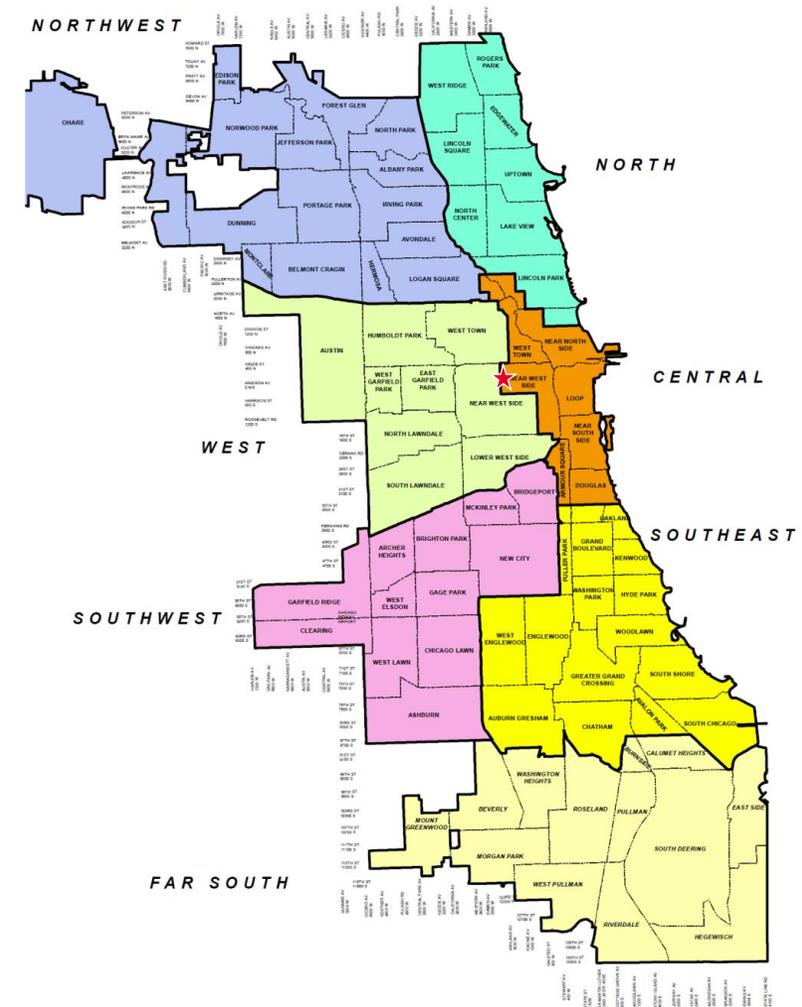
Universe: Total population

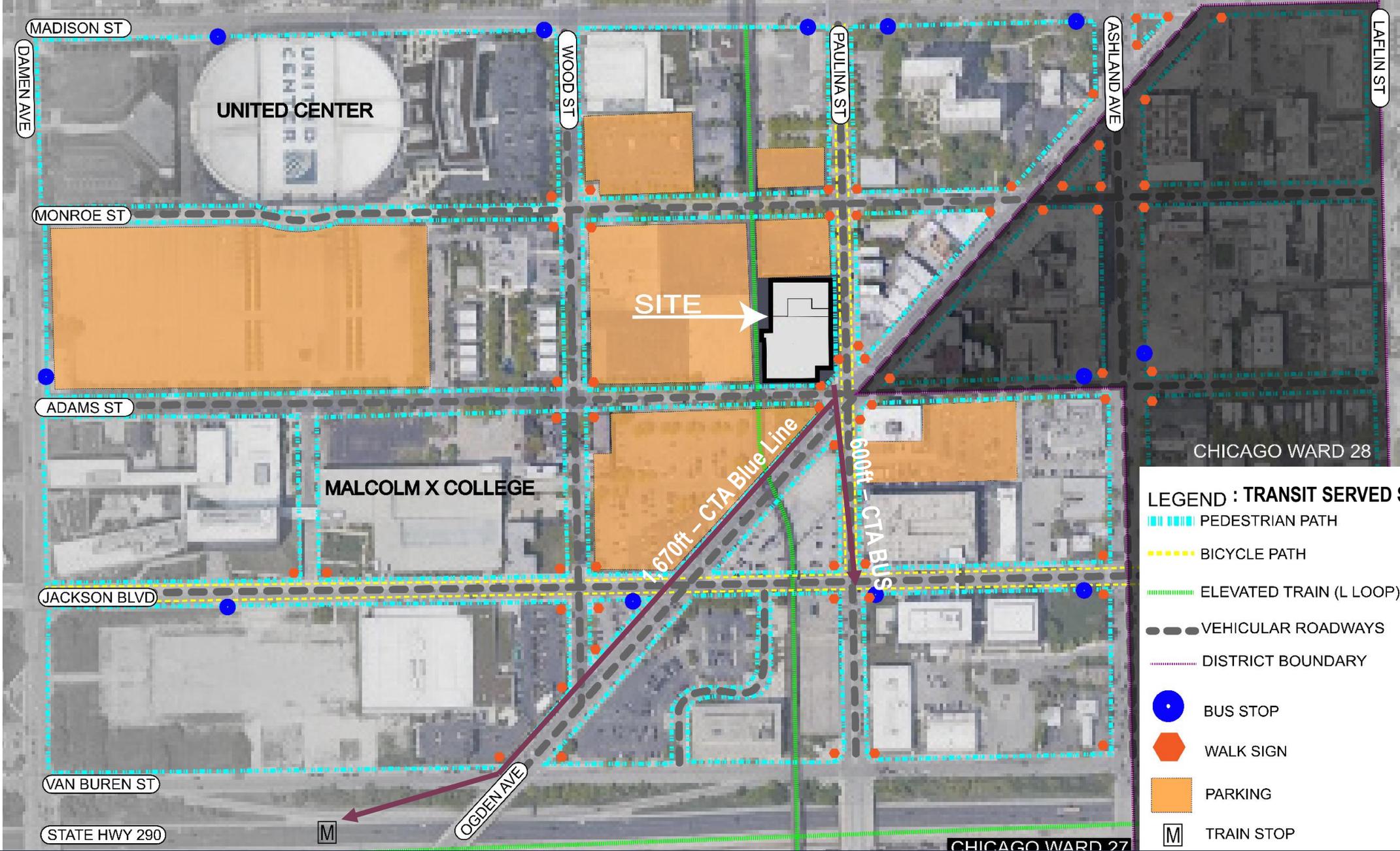
Age Cohorts, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,744	6.0	165,844	6.1	508,895	6.0
5 to 19	7,911	12.6	451,994	16.7	1,624,354	19.2
20 to 34	25,868	41.2	741,583	27.5	1,781,246	21.1
35 to 49	13,171	21.0	541,728	20.1	1,688,609	20.0
50 to 64	7,358	11.7	456,024	16.9	1,625,883	19.2
65 to 74	3,033	4.8	198,316	7.3	713,897	8.4
75 to 84	1,107	1.8	99,423	3.7	348,205	4.1
85 and Over	624	1.0	44,435	1.6	160,449	1.9
Median Age	31.7		34.8		37.7	

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population



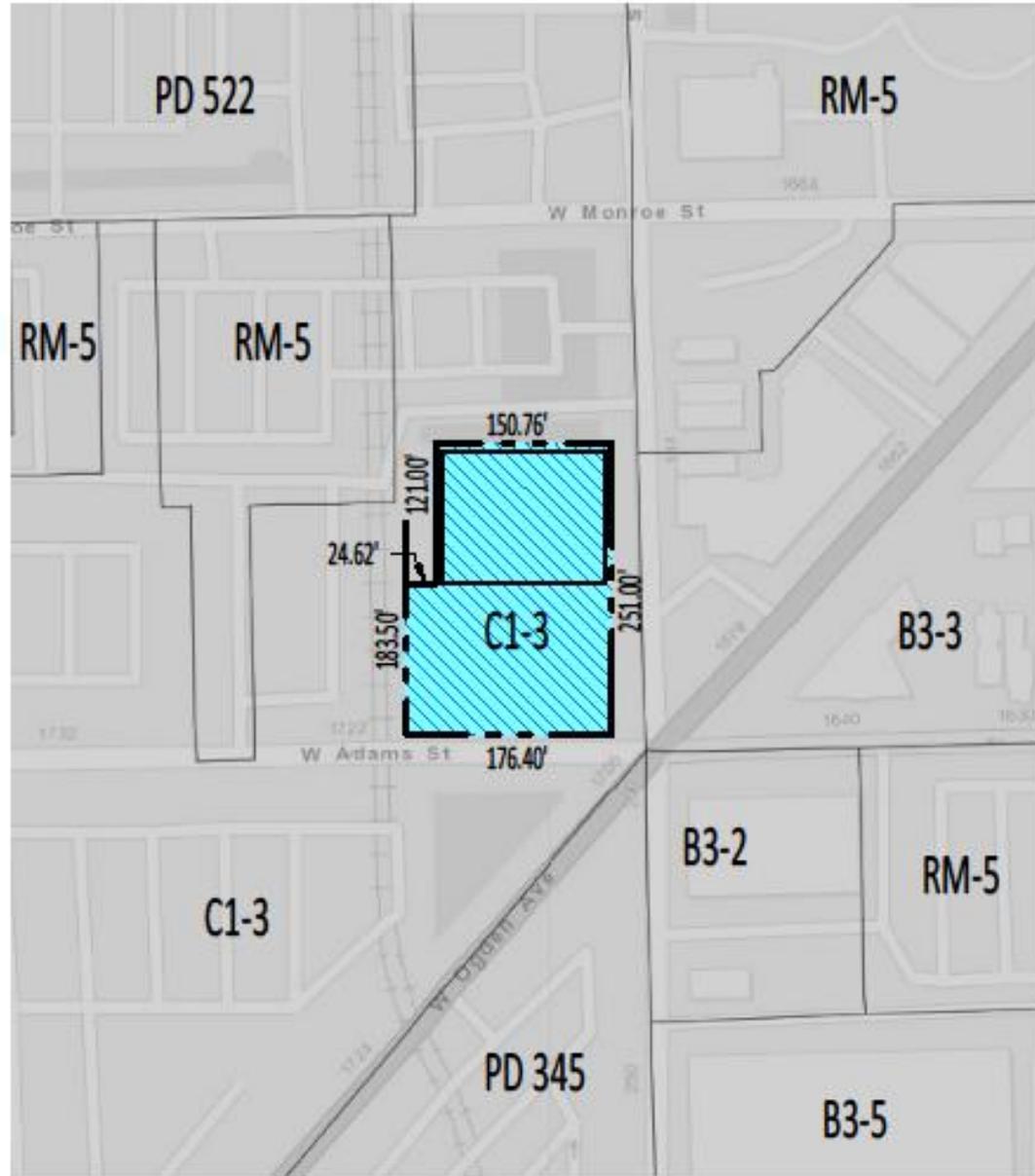
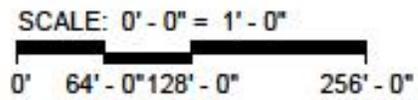
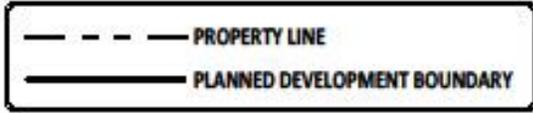


LEGEND : TRANSIT SERVED SITE LOCATION

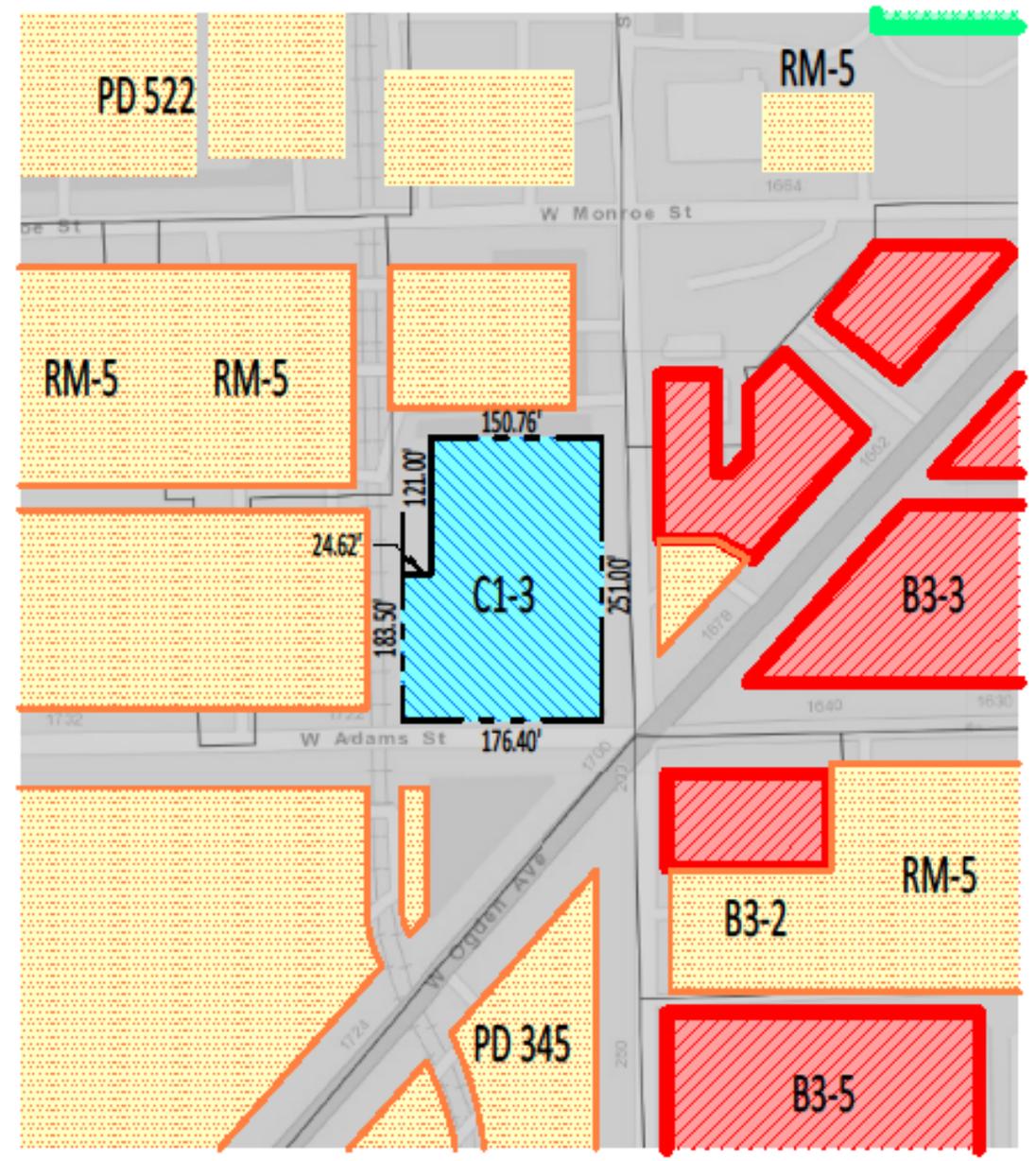
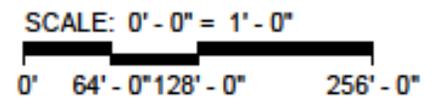
- PEDESTRIAN PATH
- BICYCLE PATH
- ELEVATED TRAIN (L LOOP)
- VEHICULAR ROADWAYS
- DISTRICT BOUNDARY
- BUS STOP
- WALK SIGN
- PARKING
- M TRAIN STOP

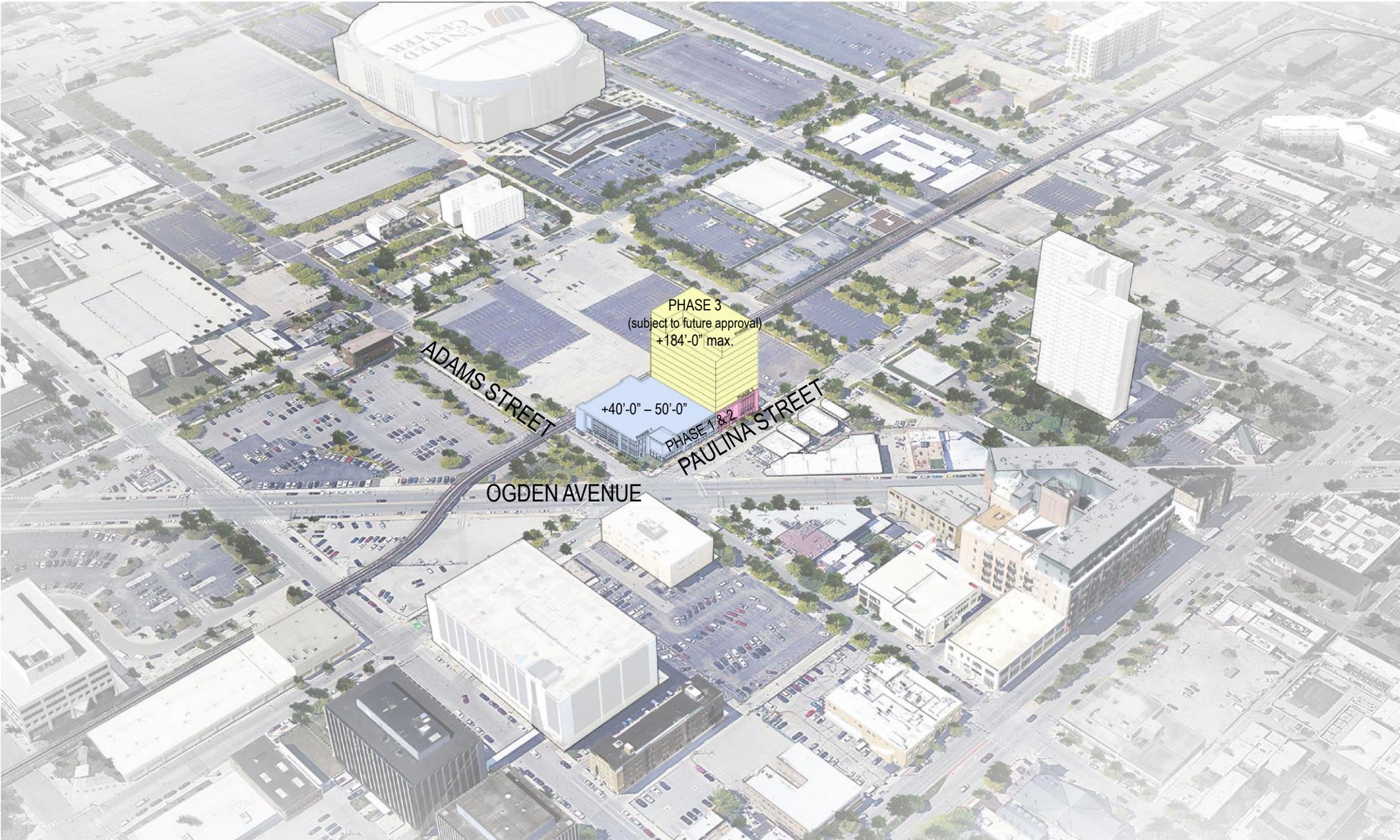
SITE CONTEXT PLAN





EXISTING LAND USE LEGEND	
	COMMERCIAL
	PARKING
	RESIDENTIAL
	PROPERTY SITE





PHASE 3
(subject to future approval)
+184'-0" max.

+40'-0" - 50'-0"

PHASE 1 & 2

ADAMS STREET

PAULINA STREET

OGDEN AVENUE

AERIAL VIEW FROM SE DIRECTION

Pedestrian Context

view from Paulina Street

(PHASE 1 & 2)



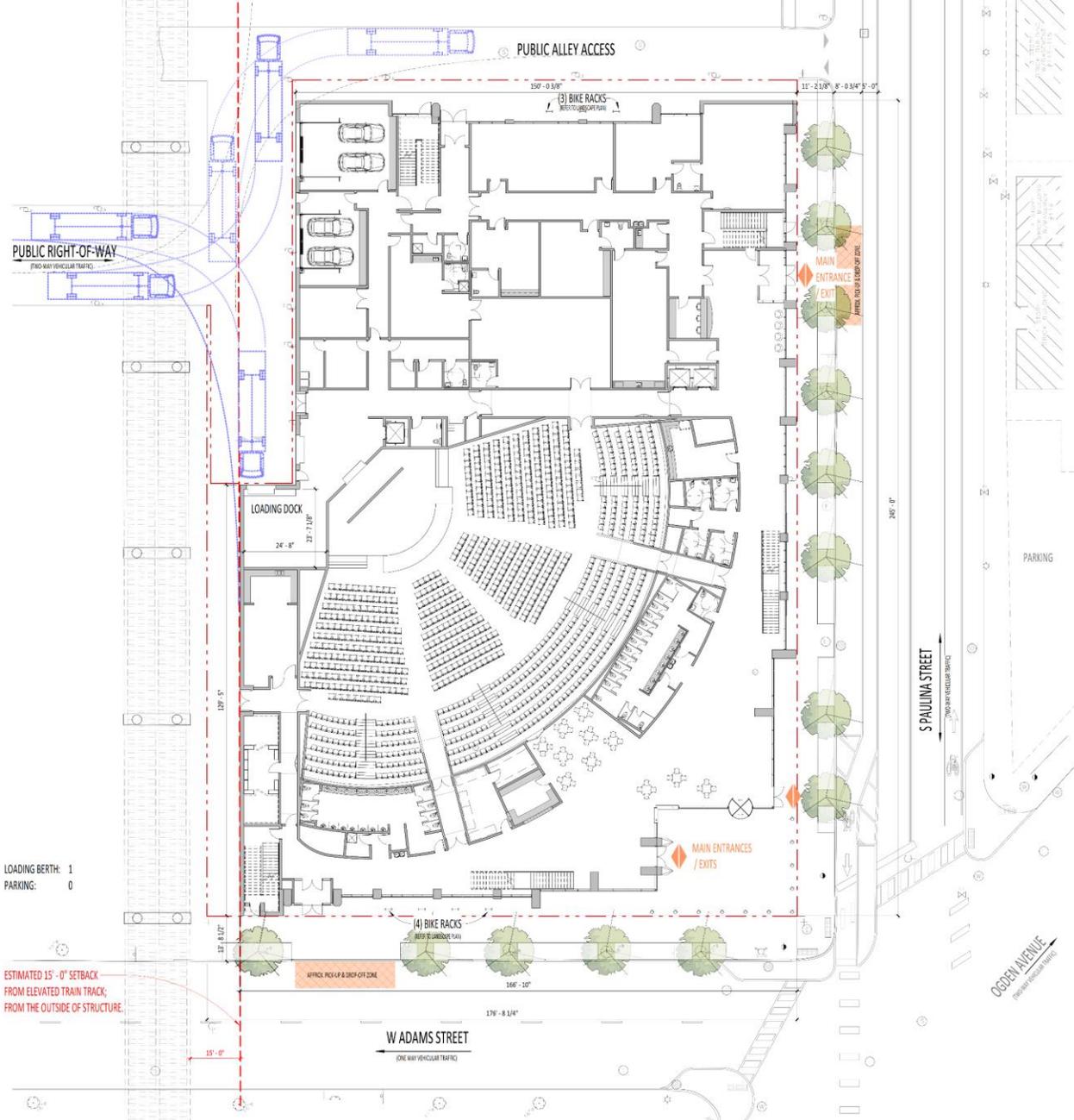
Pedestrian Context

view from Odgen / Adams / Paulina Intersection (PHASE 1 & 2)



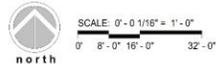
Project Timeline + Community Outreach

- **Date of PD Introduction:** June 21st, 2023
- **Date of Community Meeting:** January 17th, 2024
 - Community Meeting Hosted by Alderman Burnett & City Church Team



LOADING BERTH: 1
 PARKING: 0

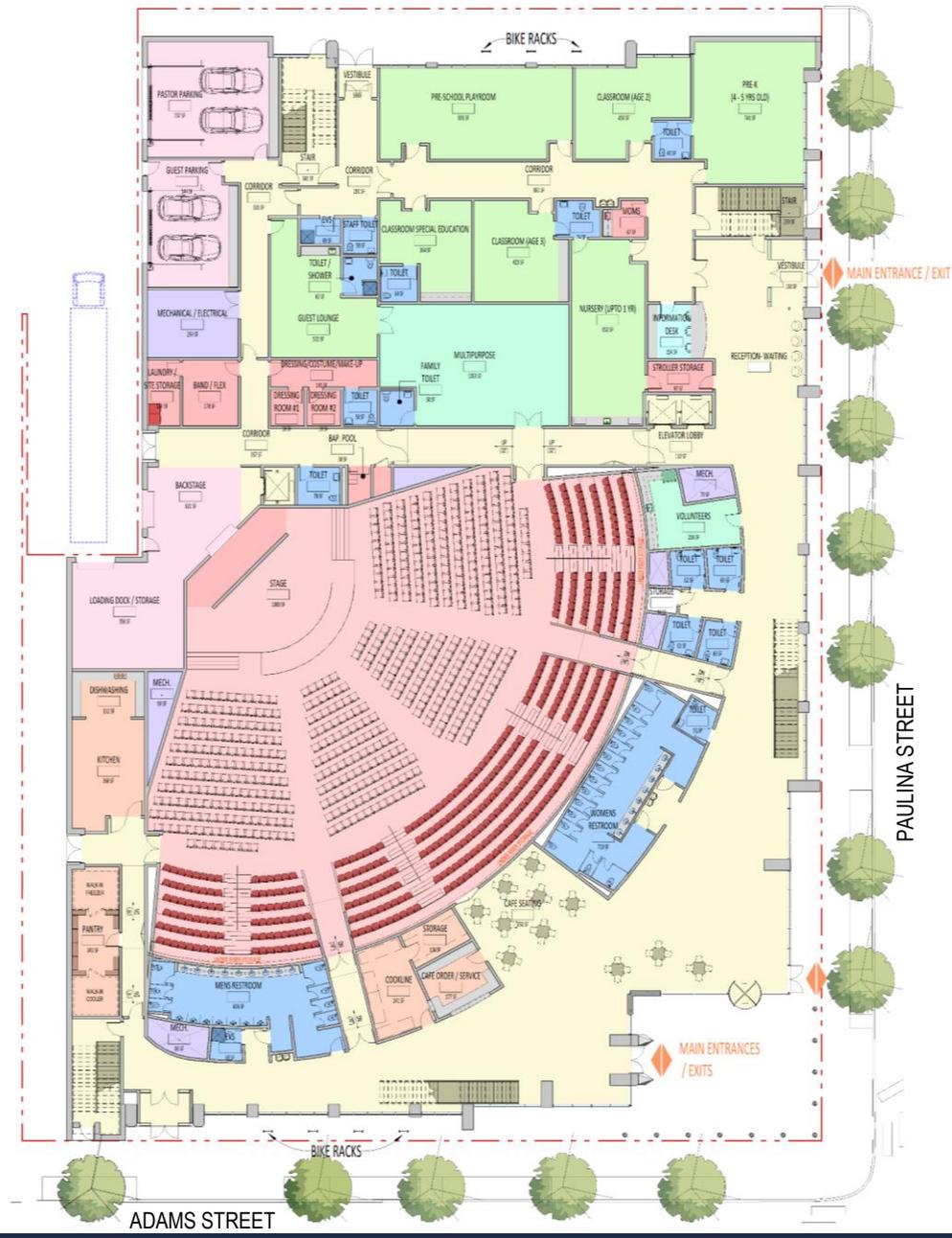
ESTIMATED 15'-0" SETBACK
 FROM ELEVATED TRAIN TRACK;
 FROM THE OUTSIDE OF STRUCTURE.



SITE + GROUND FLOOR PLAN

CONCEPTUAL LEGEND

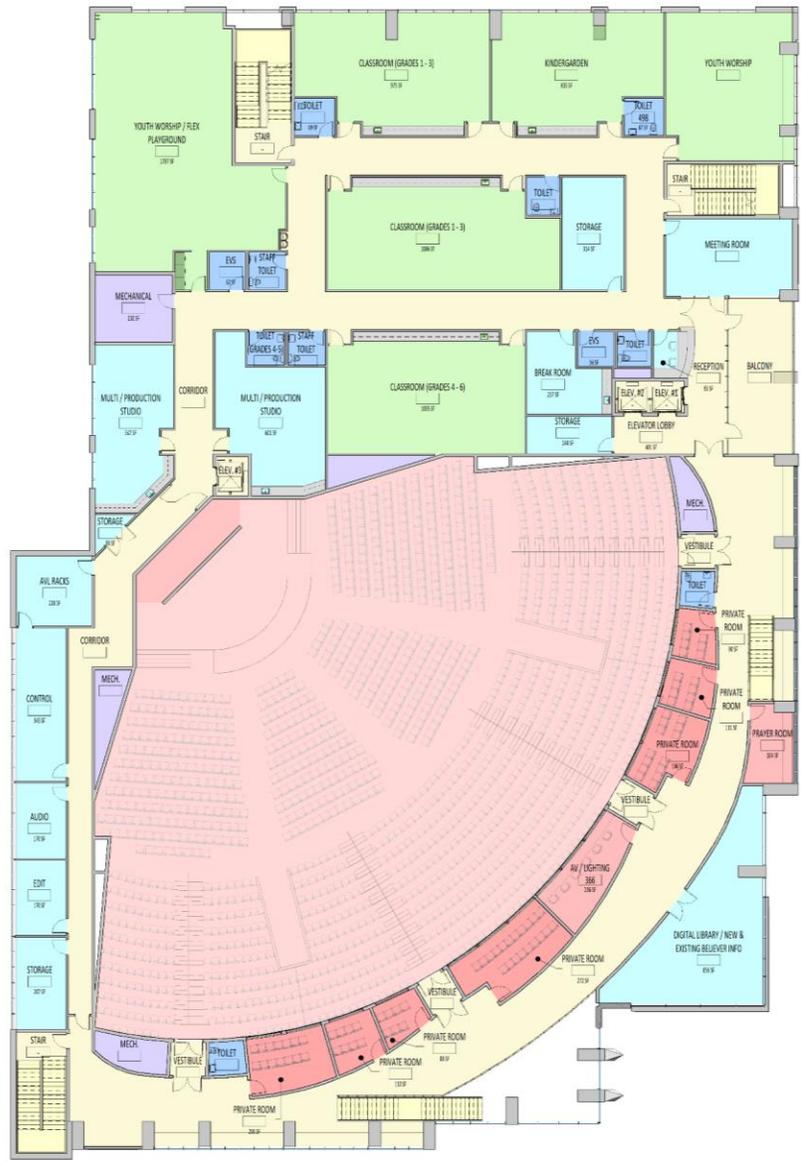
LEGEND	DESCRIPTION	QTY	(SF)
	WORSHIP	11	14,040 SF
	SERVICE SUPPORT	12	1,423 SF
	PUBLIC (CORRIDORS)	-	22,785 SF
	KITCHEN / PANTRY	6	1,427 SF
	MULTI-PURPOSE	2	1,333 SF
	YOUTH / CLASSROOMS	13	10,696 SF
	STAFF / OFFICE / RECEPTION / SECURITY	36	12,830 SF
	PUBLIC TOILET / JANITOR'S CLOSET	34	3,496 SF
	LOADING DOCK / PARKING	4	2,288 SF
	RESIDENTIAL (PHASE 3: SUBJECT TO FUTURE SITE PLAN APPROVAL)	-	119,340 SF
	MECHANICAL / ELECTRICAL	14	1,532 SF
			TOTAL SF



GROUND (FIRST) FLOOR PLAN

CONCEPTUAL LEGEND

LEGEND	DESCRIPTION	QTY	(SF)
	WORSHIP	11	14,040 SF
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	LOADING DOCK / PARKING	4	2,288 SF
	MECHANICAL / ELECTRICAL	14	1,532 SF
	TOTAL SF		119,340 SF



PAULINA STREET

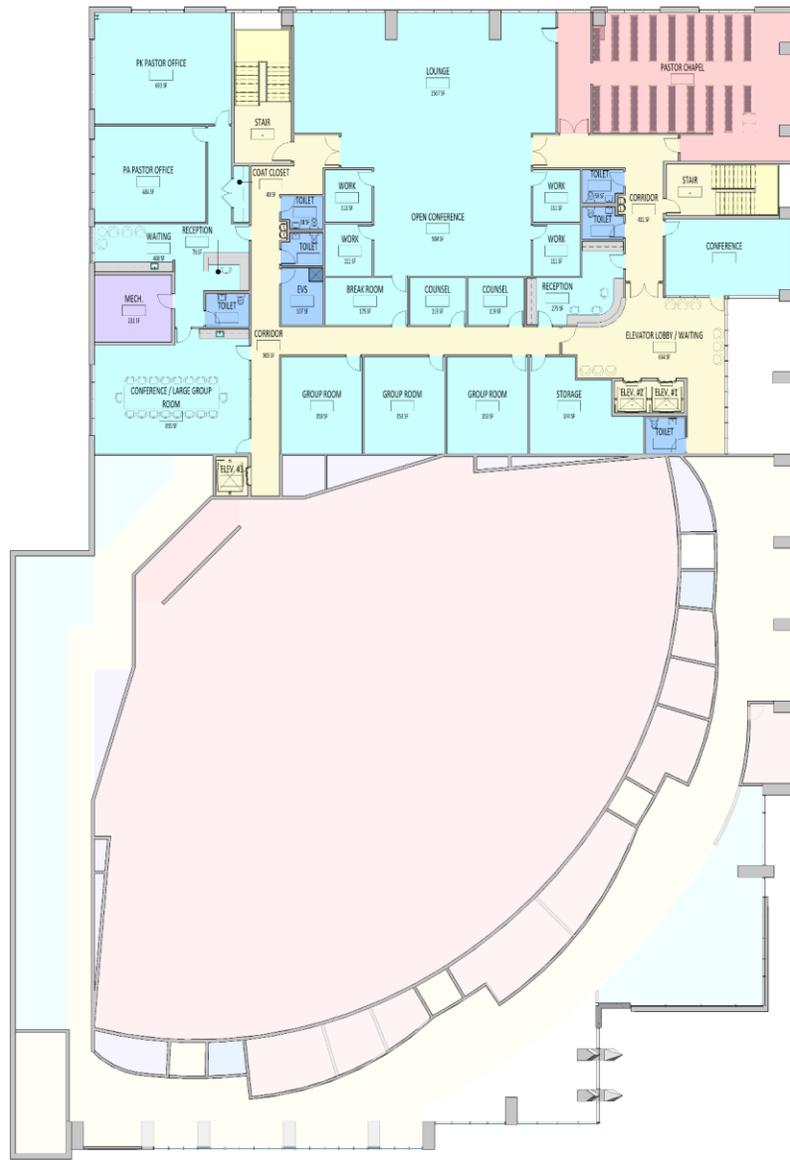
ADAMS STREET



SECOND FLOOR PLAN

CONCEPTUAL LEGEND

LEGEND	DESCRIPTION	QTY	(SF)
	WORSHIP	11	14,040 SF
	SERVICE SUPPORT	12	1,423 SF
	PUBLIC (CORRIDORS)	-	22,785 SF
	KITCHEN / PANTRY	6	1,427 SF
	MULTI-PURPOSE	2	1,333 SF
	YOUTH / CLASSROOMS	13	10,696 SF
	STAFF / OFFICE / RECEPTION / SECURITY	36	12,830 SF
	PUBLIC TOILET / JANITOR'S CLOSET	34	3,496 SF
	LOADING DOCK / PARKING	4	2,288 SF
	RESIDENTIAL (PHASE 3: SUBJECT TO FUTURE SITE PLAN APPROVAL)	-	119,340 SF
	MECHANICAL / ELECTRICAL	14	1,532 SF
			TOTAL SF



ADAMS STREET

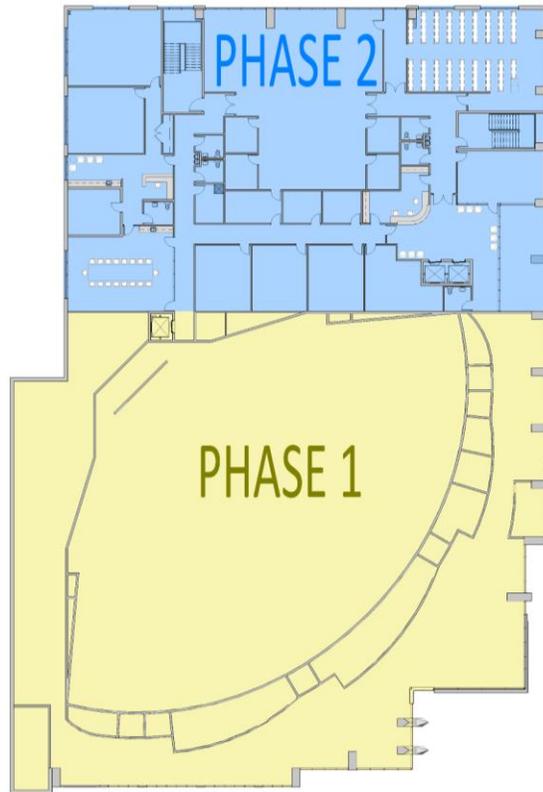
PAULINA STREET

THIRD FLOOR PLAN

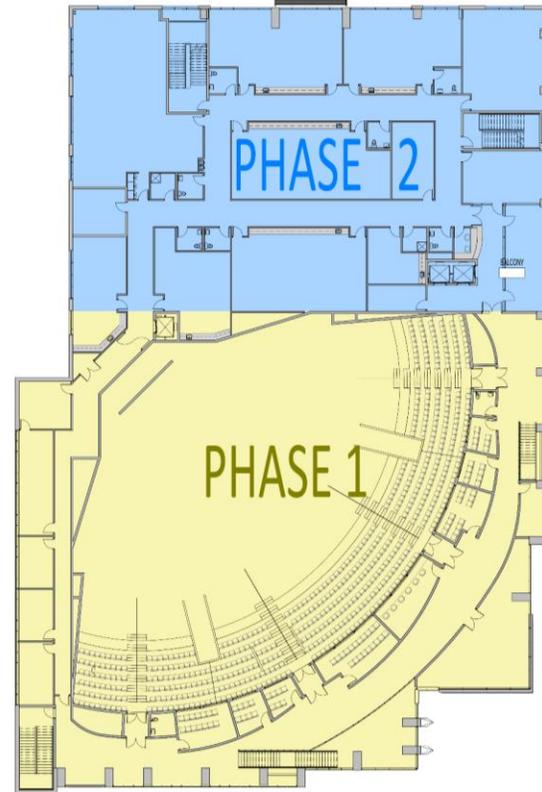
PHASING LEGEND

LEGEND	DESCRIPTION
	PHASE 1
	PHASE 2

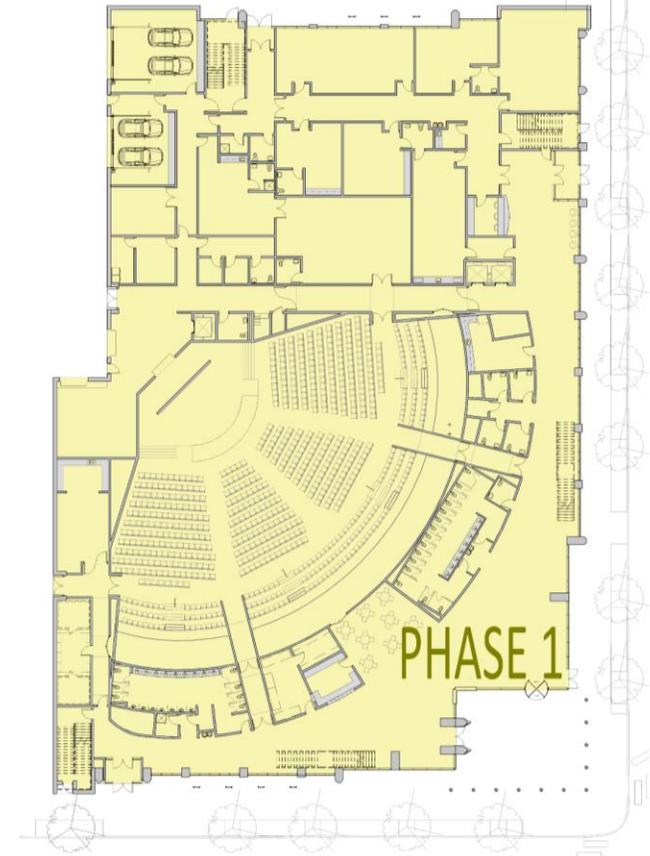
THIRD FLOOR

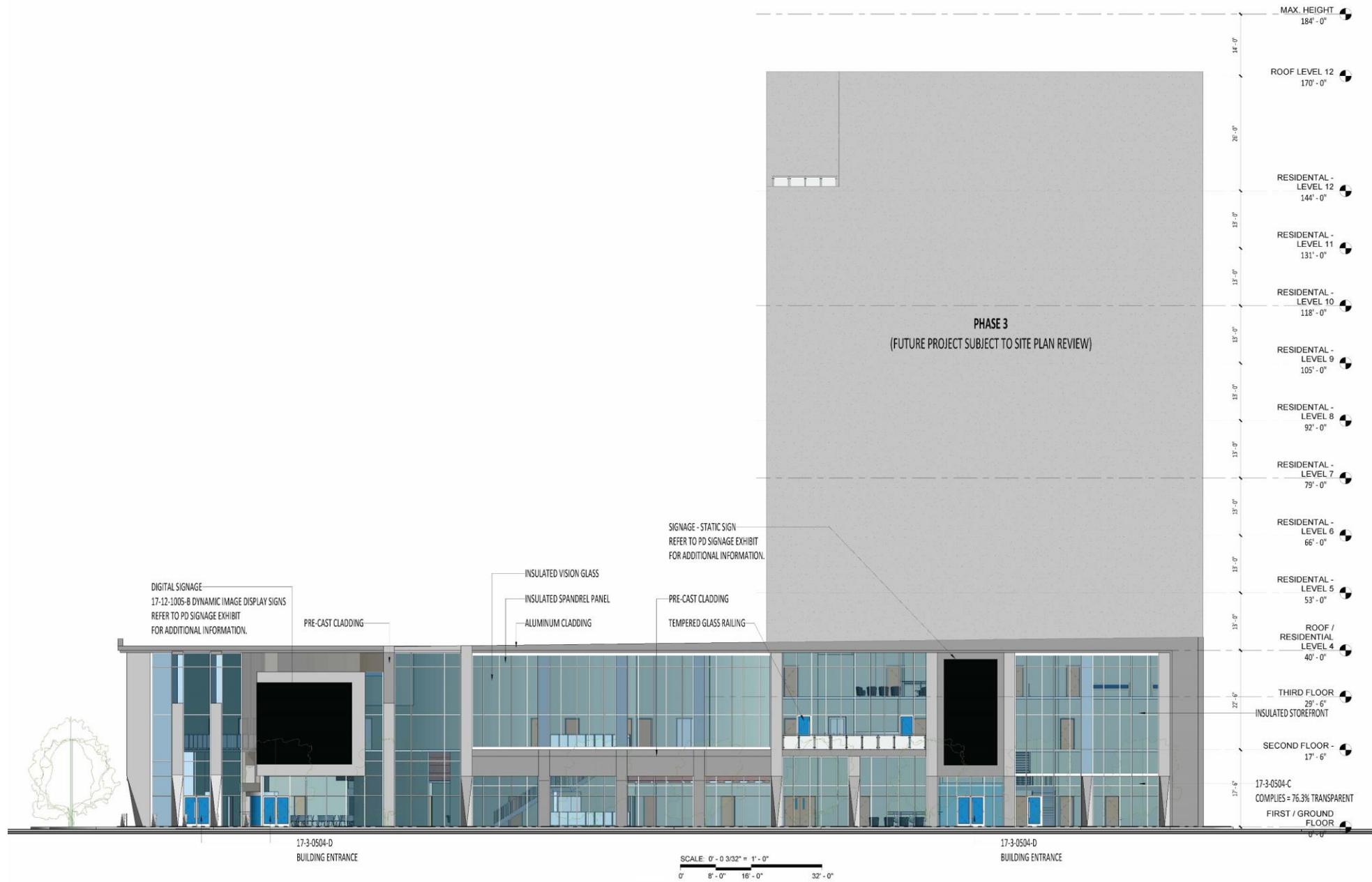


SECOND FLOOR

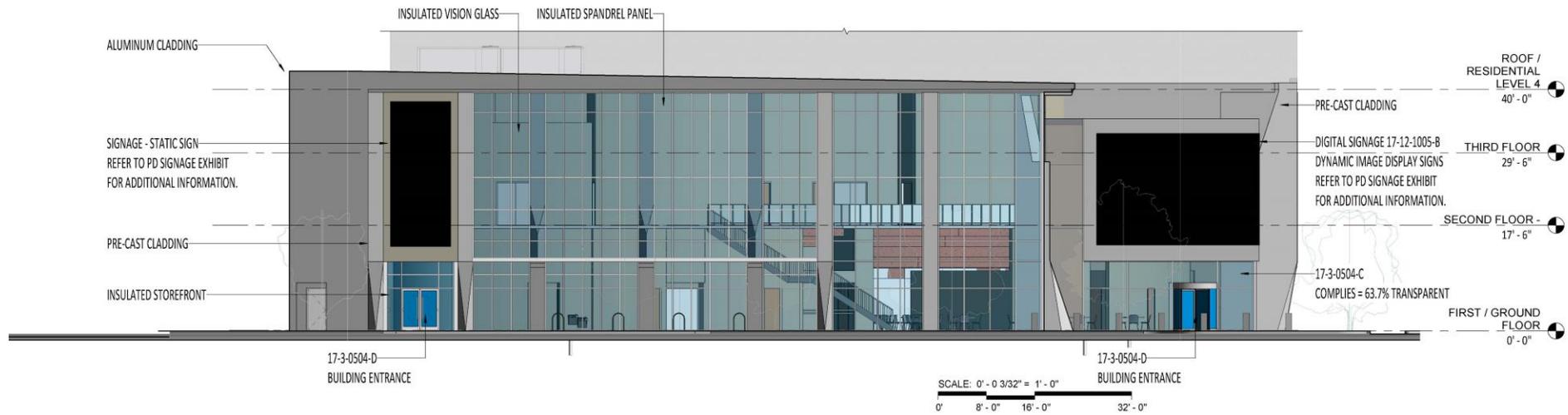


GROUND (FIRST) FLOOR

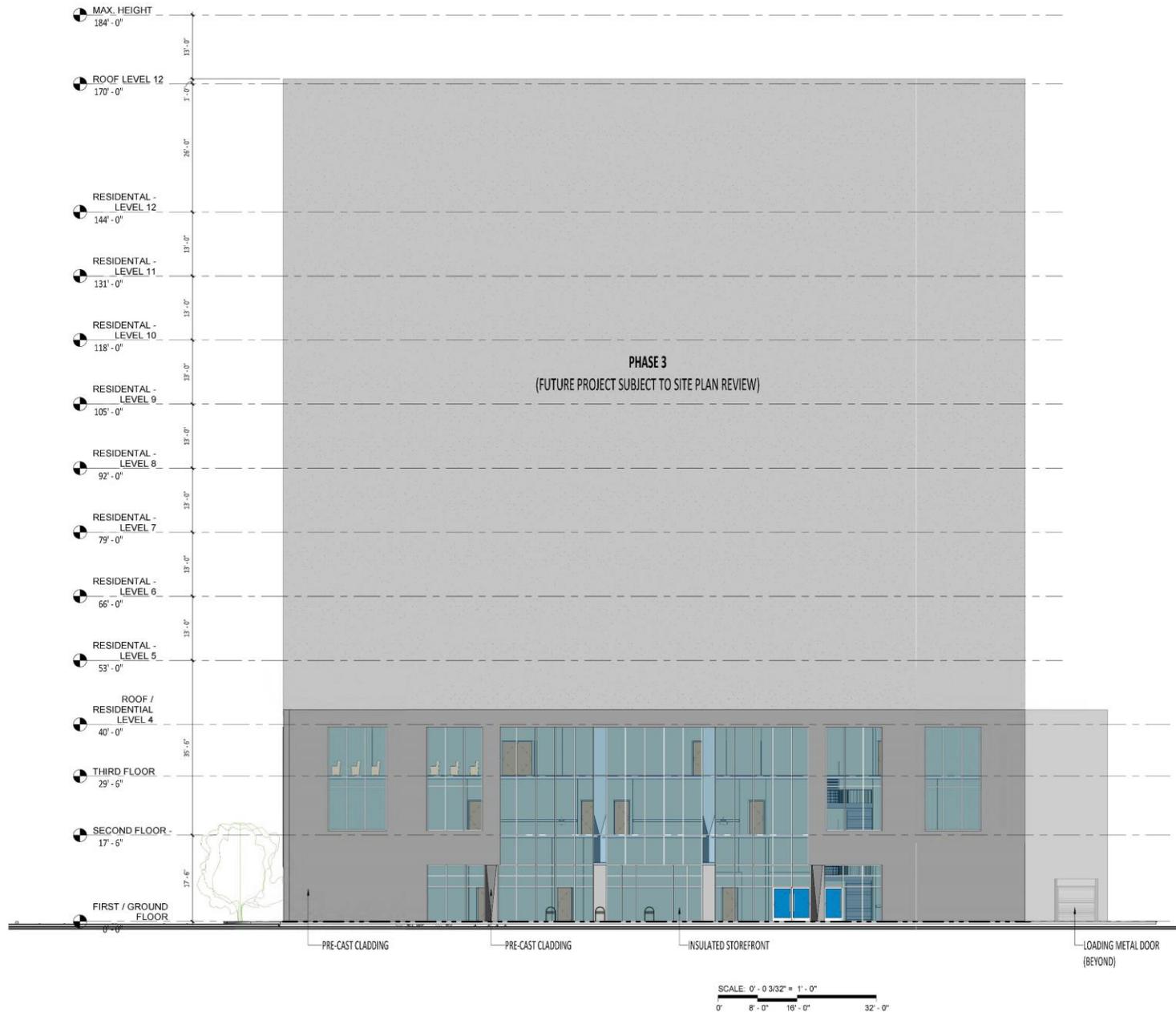




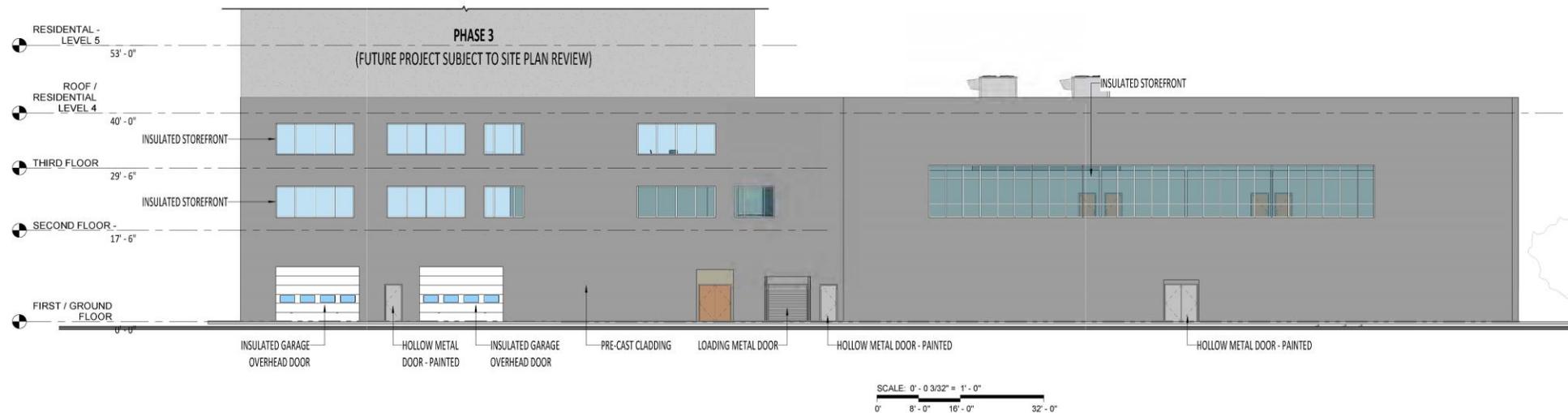
BUILDING ELEVATION EAST (PAULINA STREET)



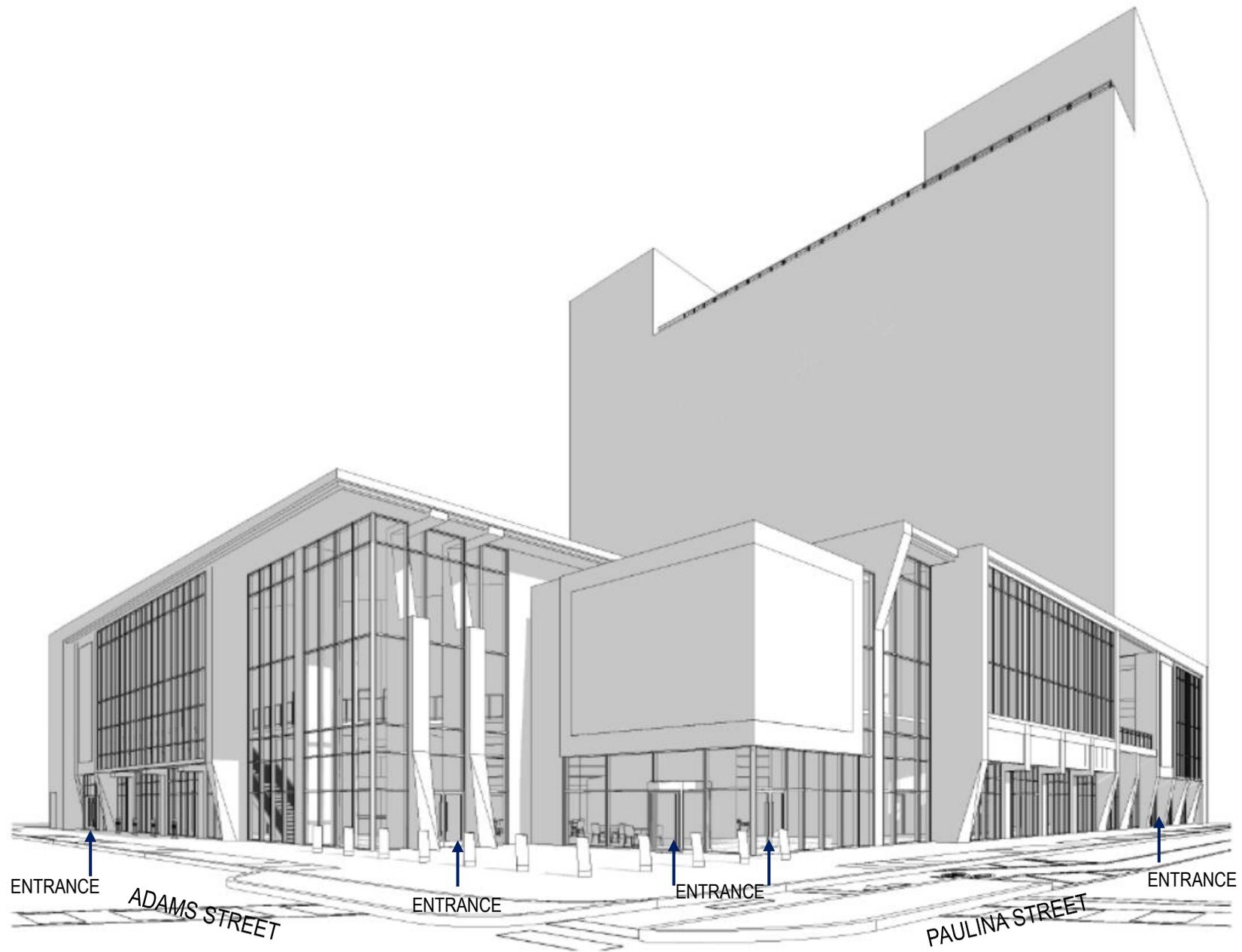
BUILDING ELEVATION SOUTH (ADAMS STREET)



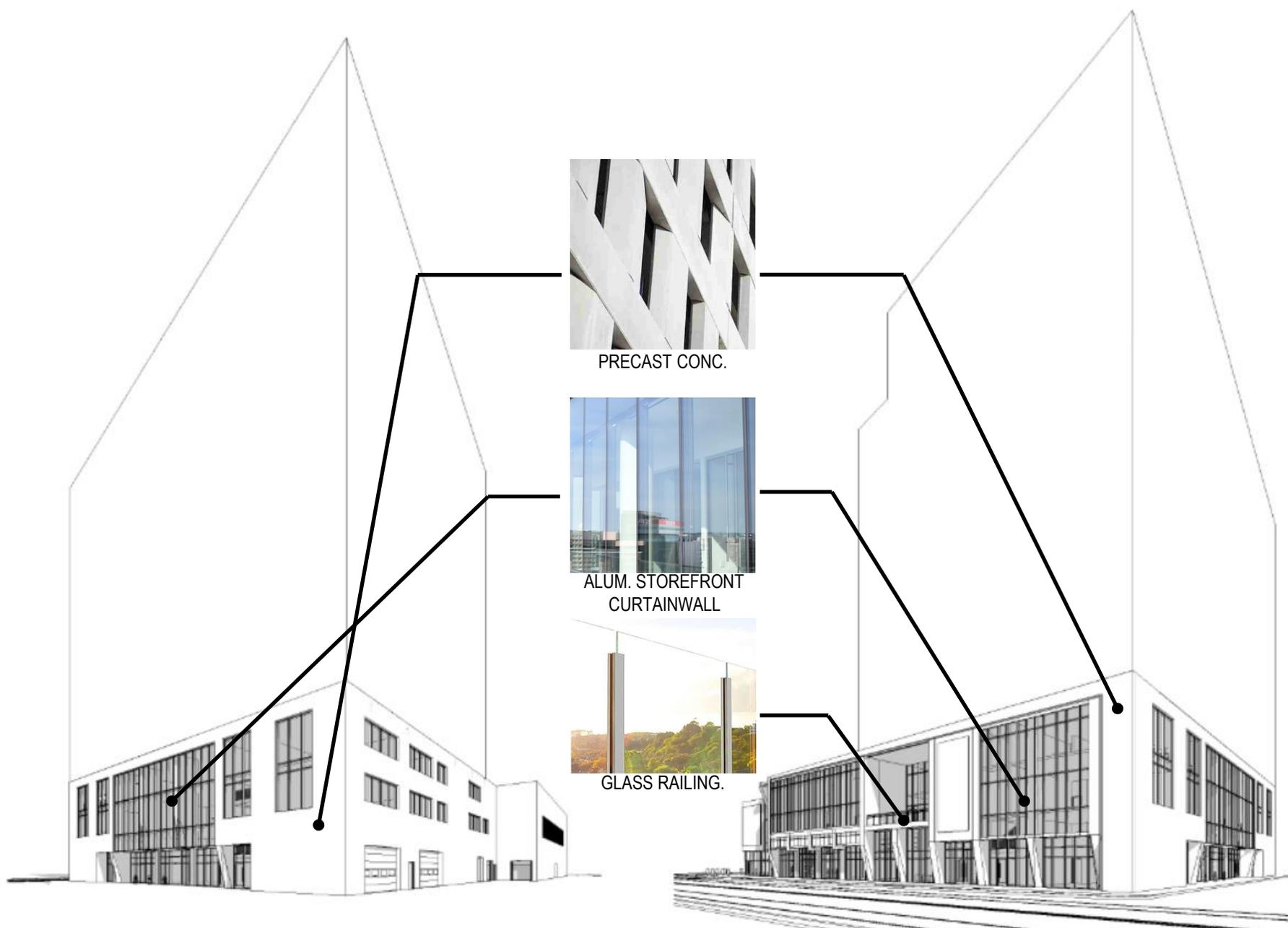
BUILDING ELEVATION NORTH (PUBLIC ALLEY)



BUILDING ELEVATION WEST (PUBLIC RIGHT-OF-WAY / CTA)



BUILDING AXON SOUTHEAST – URBAN DESIGN



PRECAST CONC.



ALUM. STOREFRONT
CURTAINWALL

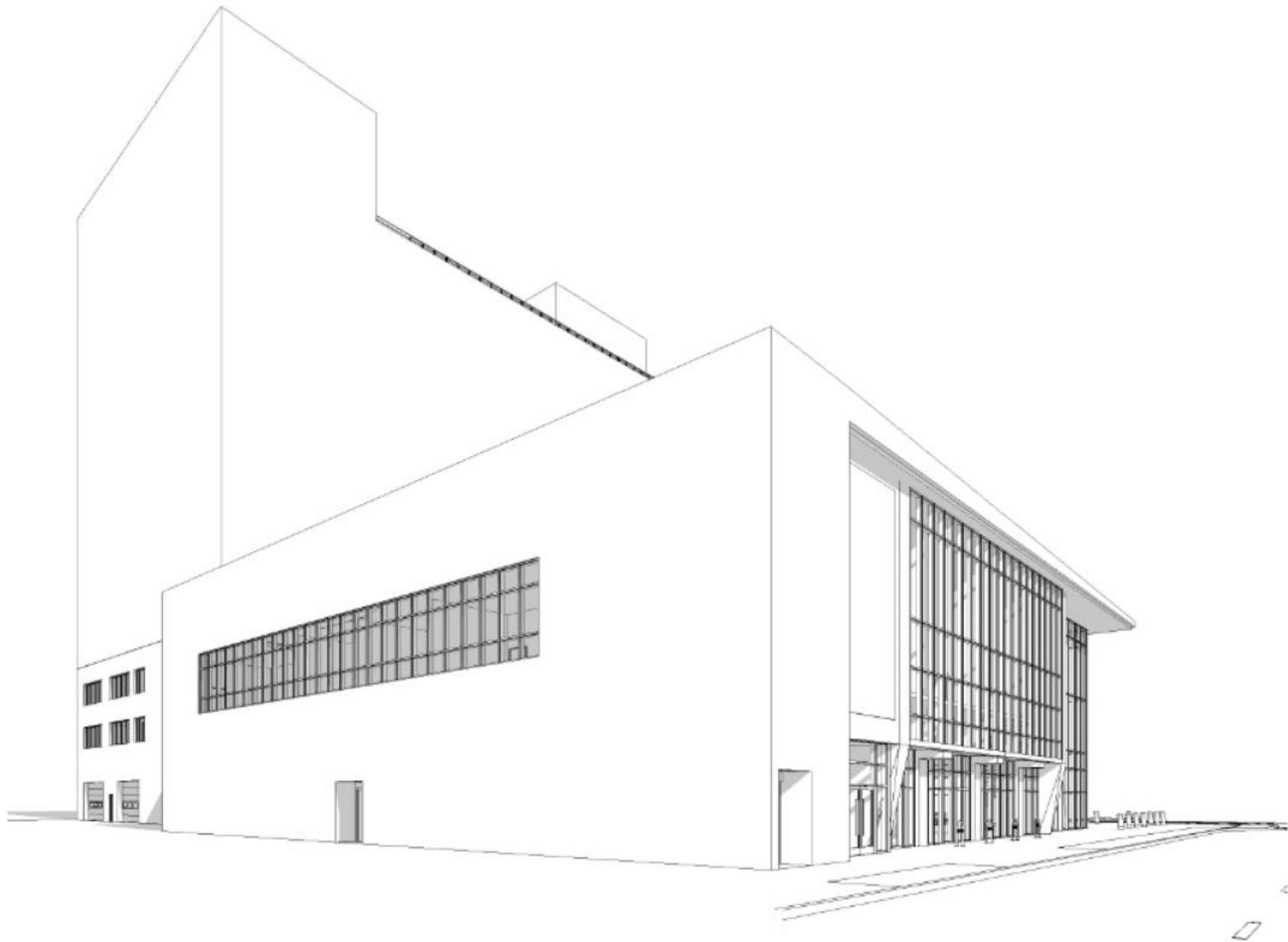


GLASS RAILING.

BUILDING AXON NORTH

BUILDING MATERIALS

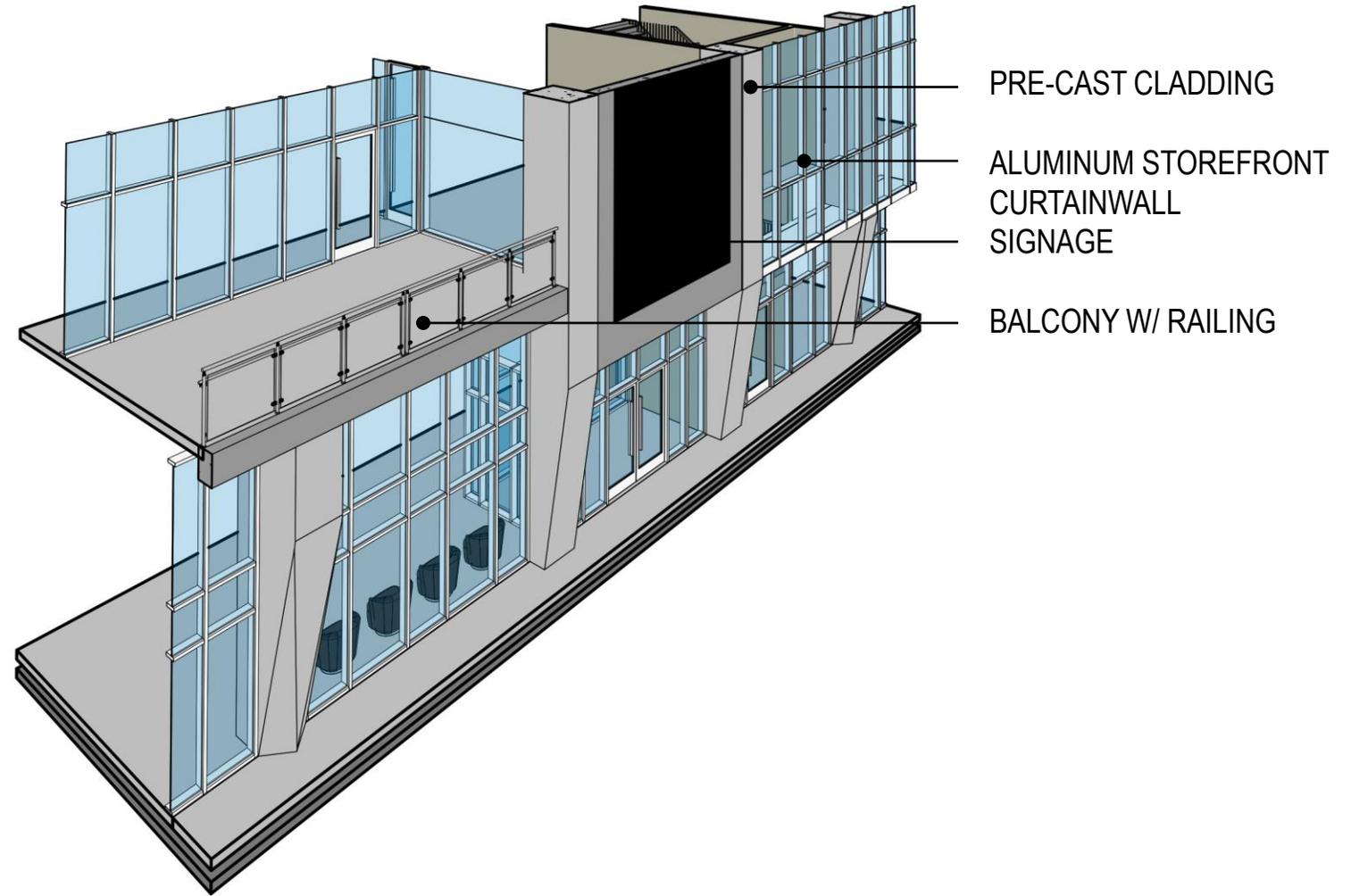
EAST



BUILDING AXON SOUTHWEST



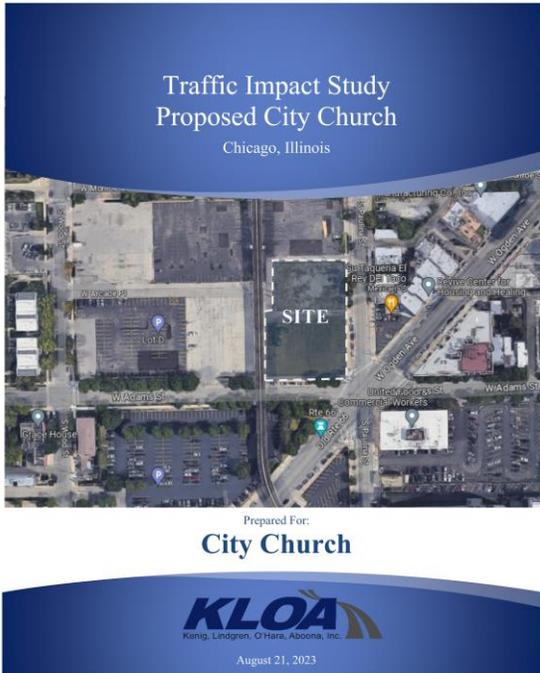
FAÇADE EAST (PAULINA / BALCONY)



FAÇADE SECTION (PAULINA STREET / BALCONY)

Proposed Development plan and Traffic Impact Study, the following conclusions and recommendations are stated below:

- **The street system has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed church.**
- **Approximately 40 percent of the generated trips will be made via public transportation given that the site is located in 0.5-mile distance from the Ashland EL Station and the area is served by numerous CTA bus routes.**
- **Given the utilization of public transportation and Uber/Lyft services, minimal parking spaces will be required which will be provided by the United Center parking lot D directly to the west of the site.**
- **Parking for the church will be provided via United Center parking Lot D located west of the site. This parking lot provides approximately 110 spaces with primary access off Wood Street**
- **Overflow parking for the church can be accommodated via the on-street parking spaces if needed.**
- **It is recommended that dedicated standing/loading zones for two vehicles for drop-off and pick-up activities on Paulina Street and Adams Street.**



PROPOSED PROJECT OPTIONS



Compliance Options	Points Required	Sustainable Strategies Menu																																			
		Health	Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife										
Compliance Paths	Standing Points	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	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 On-site Renewable Energy (3%)	2.7 On-site 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 lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Neutral Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	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%)	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	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	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	5	10	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	20	NA	5	NA	NA	10	5	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	5	10	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	NA	NA	10	5	5	5	10	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	20	NA	5	NA	NA	10	5	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	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	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	5	10	10	5	10		
PassiveHouse	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	5	10	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



A summary of the project and property size is below:

- **Property Area = 41,227-Sq.Ft. (0.946-Acre)**
- **Phase 1 At Grade Building/Basement Footprint = +/- 0.860-Acre**
- **Lot-To-Lot Building – With an at grade/basement building footprint coverage of +/- 90.82%, the project would follow stormwater detention requirements as outlined in Section 3.1.1 “Lot-To-Lot Buildings” of the 2016 Regulations For Sewer Construction And Stormwater Management.**



Proposed Development Affordable Requirements are stated below:

- **Up to 76 residential units allowed in Phase 3**
- **The affordable housing obligation is 15.2 affordable units (20% of 76) and half of those affordable units are Required Units.**
- **The Applicant has agreed to satisfy its affordable housing obligation by providing 15 affordable units within the rental building to be constructed in the PD and making a payment to the Affordable Housing Opportunity Fund in lieu of the establishment of 0.2 affordable units in the amount of \$155,344 per unit for a total payment of \$31,068.80.**
- **Subject to future site plan approval & Plan Commission presentation**

Proposed Development Economic and Community Benefits are stated below:

- **\$16m project cost for Phase 1**
- **Estimated 30 permanent jobs / 70 construction jobs for Phase 1 & 2**
- **Applicant is committed to working towards Mayoral Executive Order (26% MBE / 6% WBE / 50% City residency)**
- **Continued and expanded outreach and ministry**



DPD Recommendations

- a. Ensure adequate public review of major development proposals (17-8-0101). This project has been reviewed but the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Fire Department, and the DPD.
- b. Encourages unified planning and development (17-8-0102). The proposal will not adversely affect nearby developments and is compatible with its base zoning district, B3-5.
- c. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103). The proposal aligns with current development patterns in the immediate area, which includes a mix of residential, office and commercial.
- d. Planned developments are subject to strict compliance with the floor area ratio (FAR) standards of the zoning district applicable to the subject property immediately before approval of the planned development. Planned developments must be in substantial compliance with density, use, setback, building height, open space, and other (non-FAR-related) development standards of the zoning district applicable to the subject property immediately before approval of the planned development. (17-8-0901). The proposed development's maximum allowable FAR is 5.0 and complies with the allowable FAR of the underlying zoning district of B3-5.
- e. Planned developments should promote the safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); promote transit, pedestrian, and bicycle use (17-8-0904-A-2); minimize and mitigate traffic congestion associated with the proposed development (17-8-0904-A-5); and provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7).
- f. Planned developments should be designed to promote pedestrian interest, safety, and comfort (17-8-0905-A). Buildings should be located abutting the sidewalk with doors, windows, and active uses adjacent to it. (17-8-0905-B-1). Primary pedestrian entrances should be located at sidewalk level and should be obvious to pedestrians by forming a significant focal element of the building (17-8-0905-B-2). The phase 1 ground floor includes the religious assembly uses and supporting accessory uses to the church operations. The Facades along West Adams and South Paulina St. are comprised a large amount of glazing and is situated with signage that will support the activities and services of the City Church.