



CHICAGO PLAN COMMISSION

Department of Planning and Development

Lofts at Avenir

734 N. Milwaukee Avenue, 736 N. Milwaukee Avenue, 700 N. Carpenter Street, and 1040 W. Huron Street (27th Ward)

730 N Milwaukee LLC

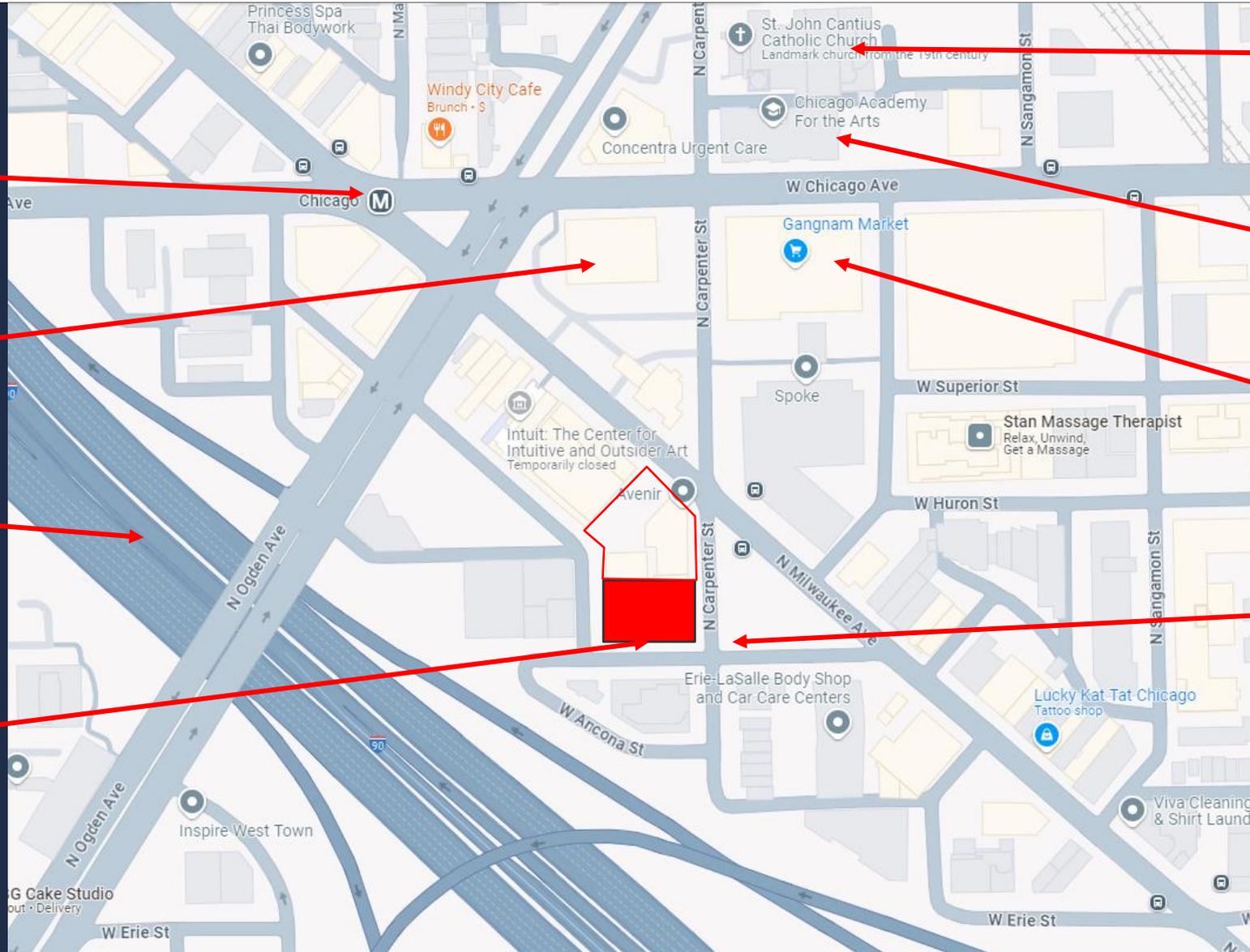
04/18/2024

Blue Line Station

CVS Drug Store

Kennedy Expressway

*1040 W. Huron St



St. John Cantius Church

Chicago Academy for the Arts

Gangnam Grocery Market

DIVY Bike Station



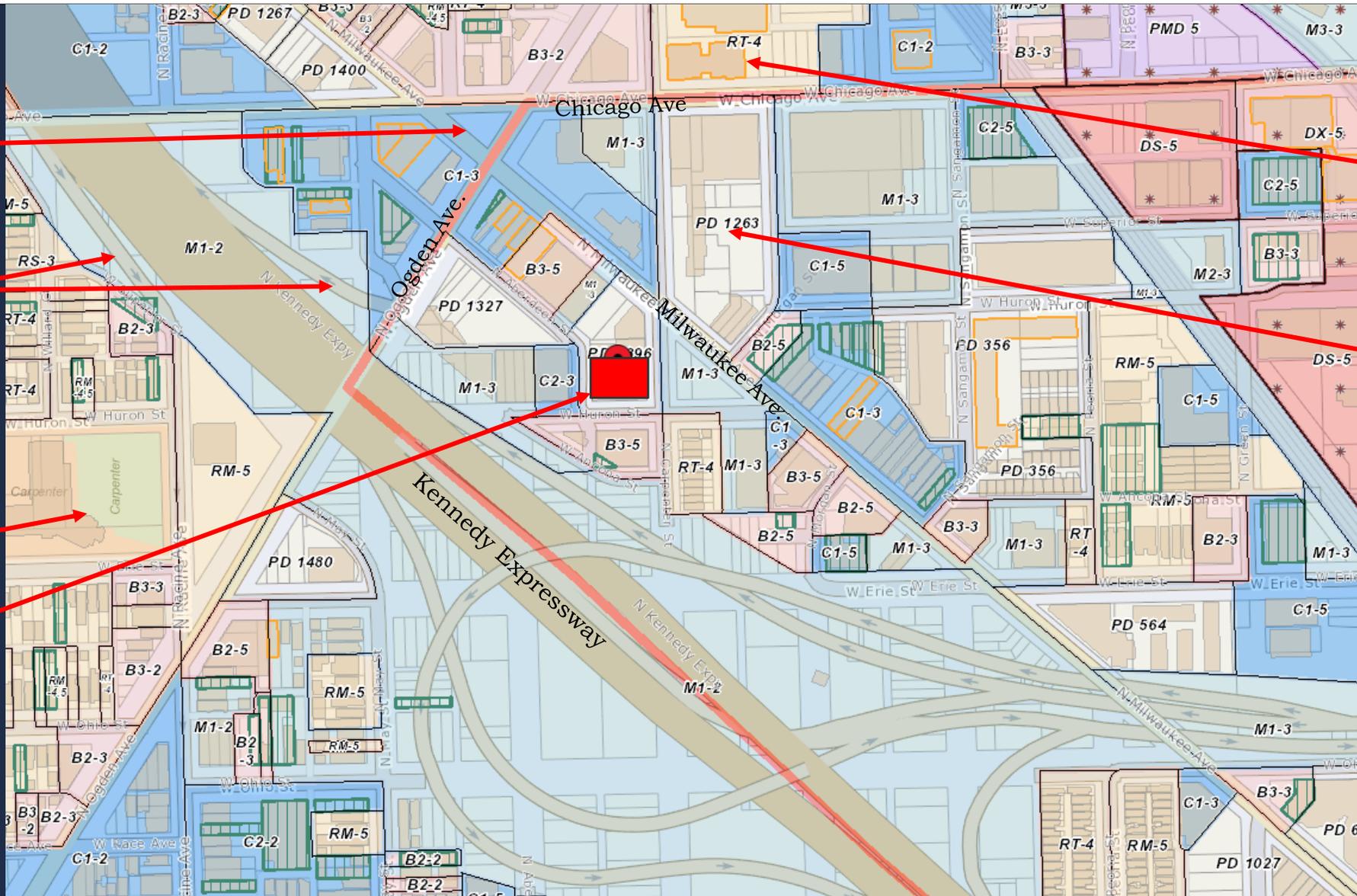
NORTH

Blue Line Station

Kennedy
Epwy
Ogden Ave.
Ramps

Ogden High
School

***1040 W.
Huron St**



Chicago
Academy
for the Arts

Gangnam
Market





15-Story Residential Tower (Spoke)

22-Story Residential Tower attached to 1040 W. Huron

3-Story Commercial Building

6-Story Condo Building

3-Story Townhomes



3.5-Story Subject Property

AERIAL VIEW OF SITE

Pedestrian Context



South Elevation



East Elevation



South Elevation – Main Entrance

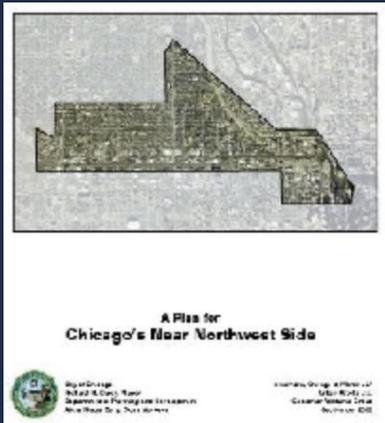


West Elevation



West Elevation with Avenir Tower

★ Planning Context



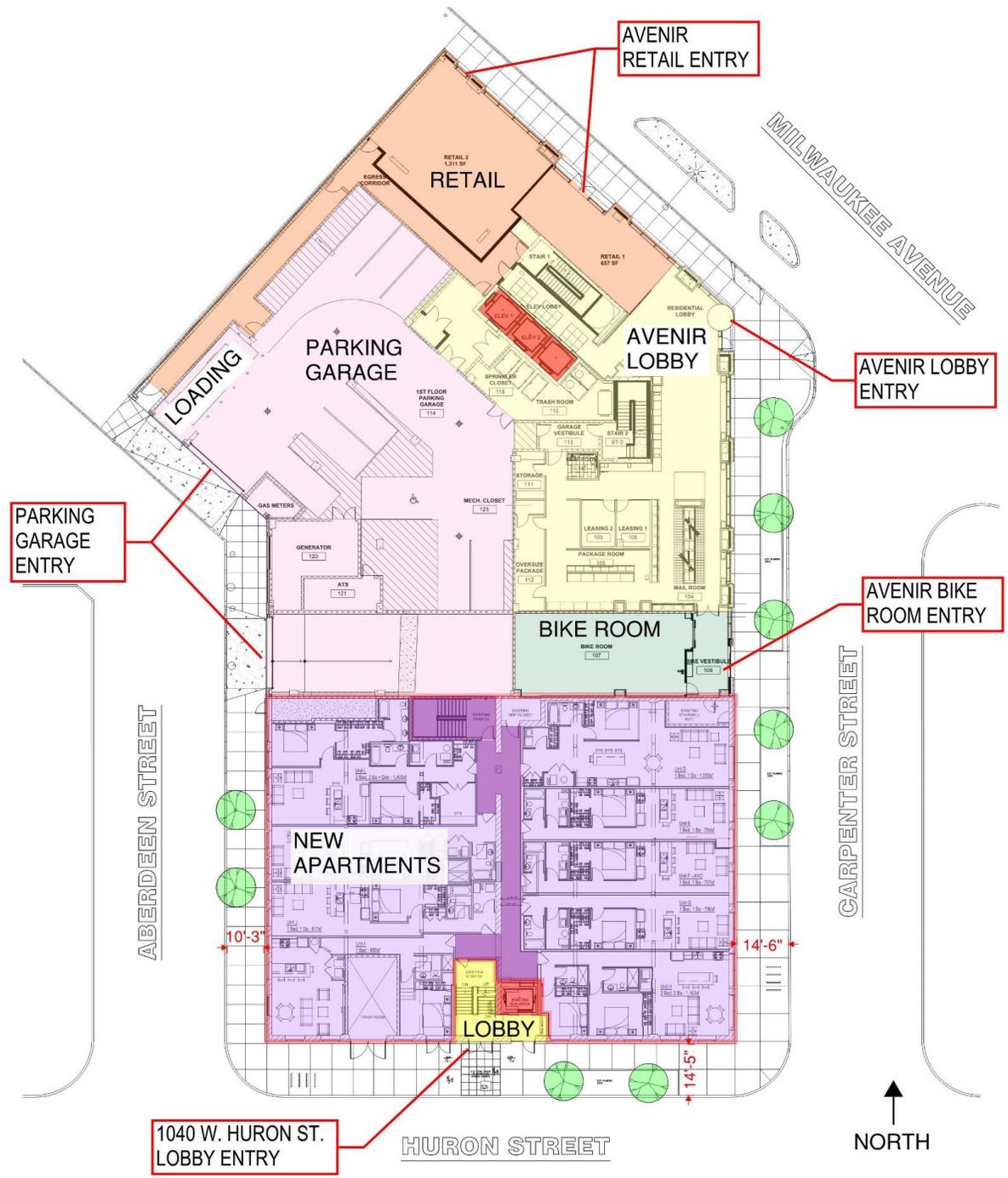
A PLAN FOR CHICAGO'S NEAR NORTHWEST SIDE

- September 2022
- The Near Northwest Side Planning Advisory Committee/City of Chicago Department of Planning and Development
- Provide Brief Outline of Plan Goals
 - Supporting Chicago Avenue as a neighborhood main street
 - Promote livable residential neighborhoods
 - Encourage higher density developments on commercial streets and close to transit stations

Project Timeline + Community Outreach

- **Date of PD Introduction:** March 20, 2024
- **Dates of Community meetings:**
 - **February 5, 2024:** Meeting with Neighbors of River West

SITE + GROUND FLOOR PLAN



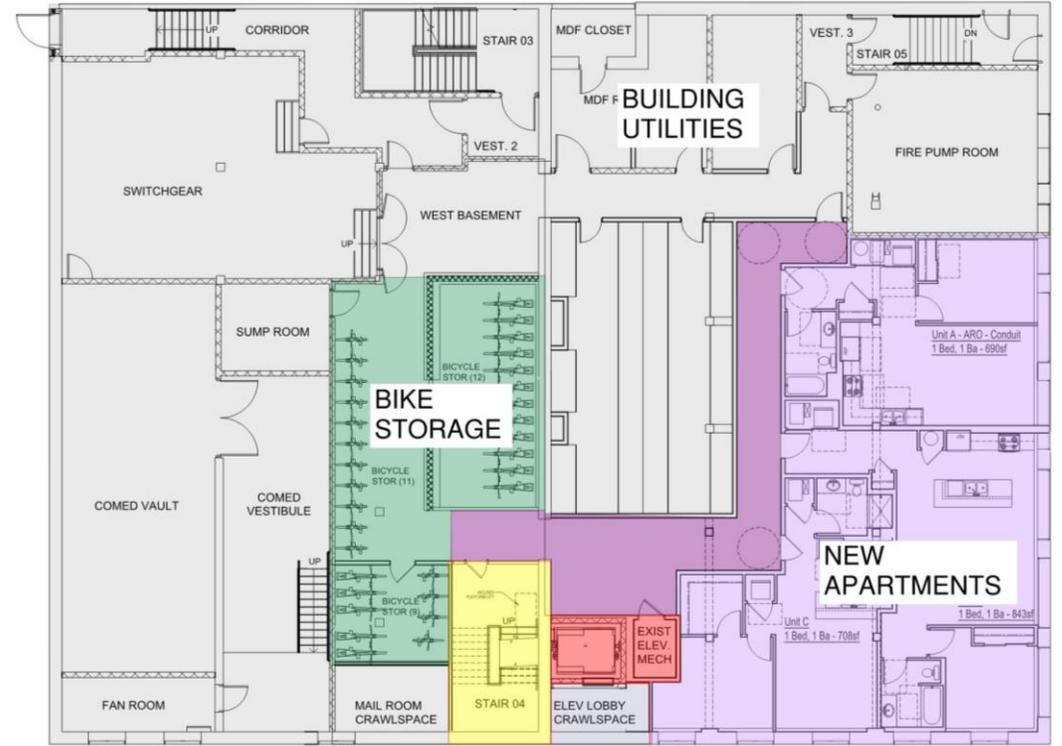
1040 W. HURON ST.
LOBBY ENTRY

HURON STREET

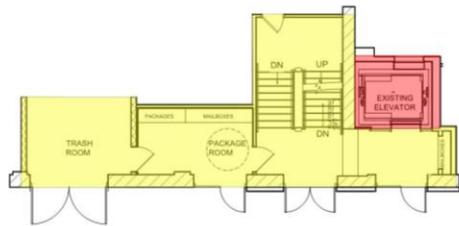
NORTH



FIRST FLOOR PLAN



LOWER LEVEL PLAN



GRADE LEVEL - LOBBY FLOOR PLAN



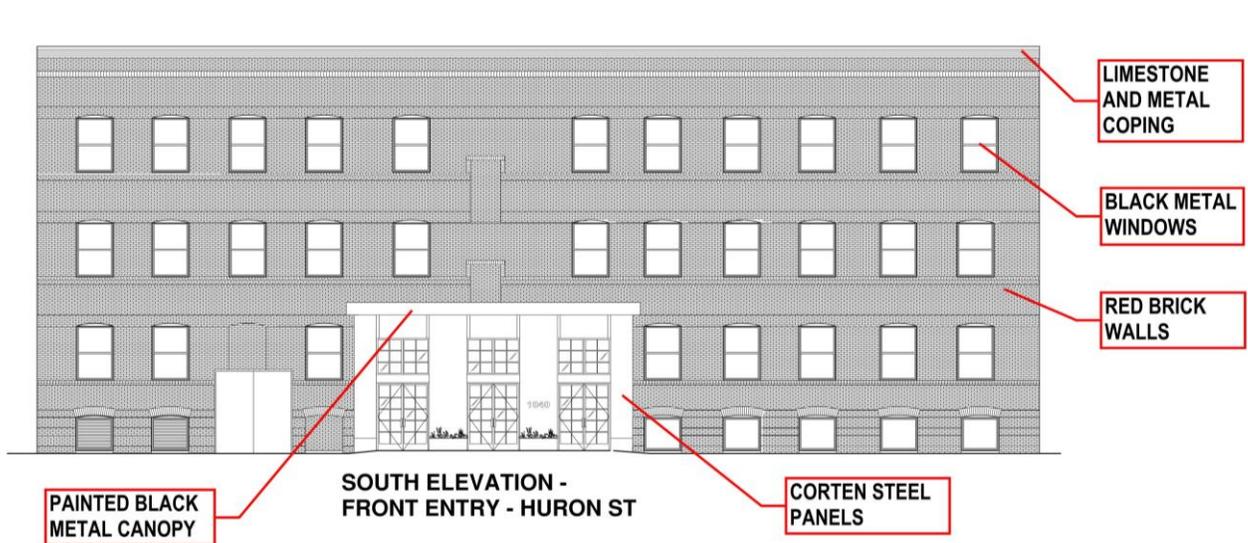
TYPICAL FLOOR PLANS



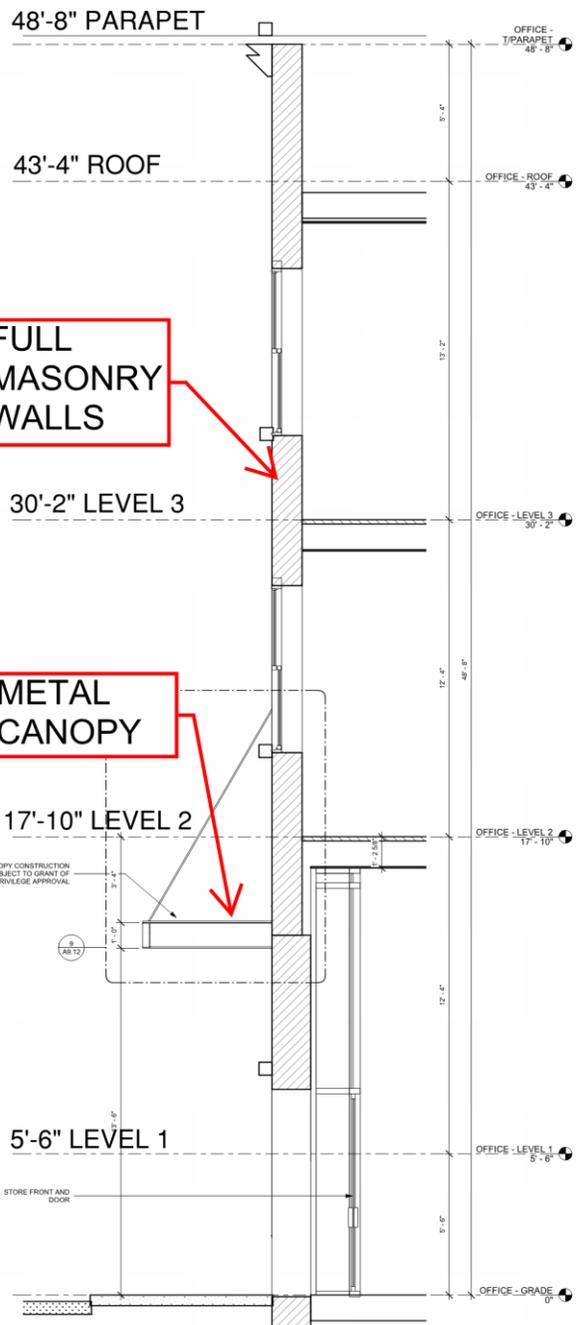
THIRD FLOOR PLAN



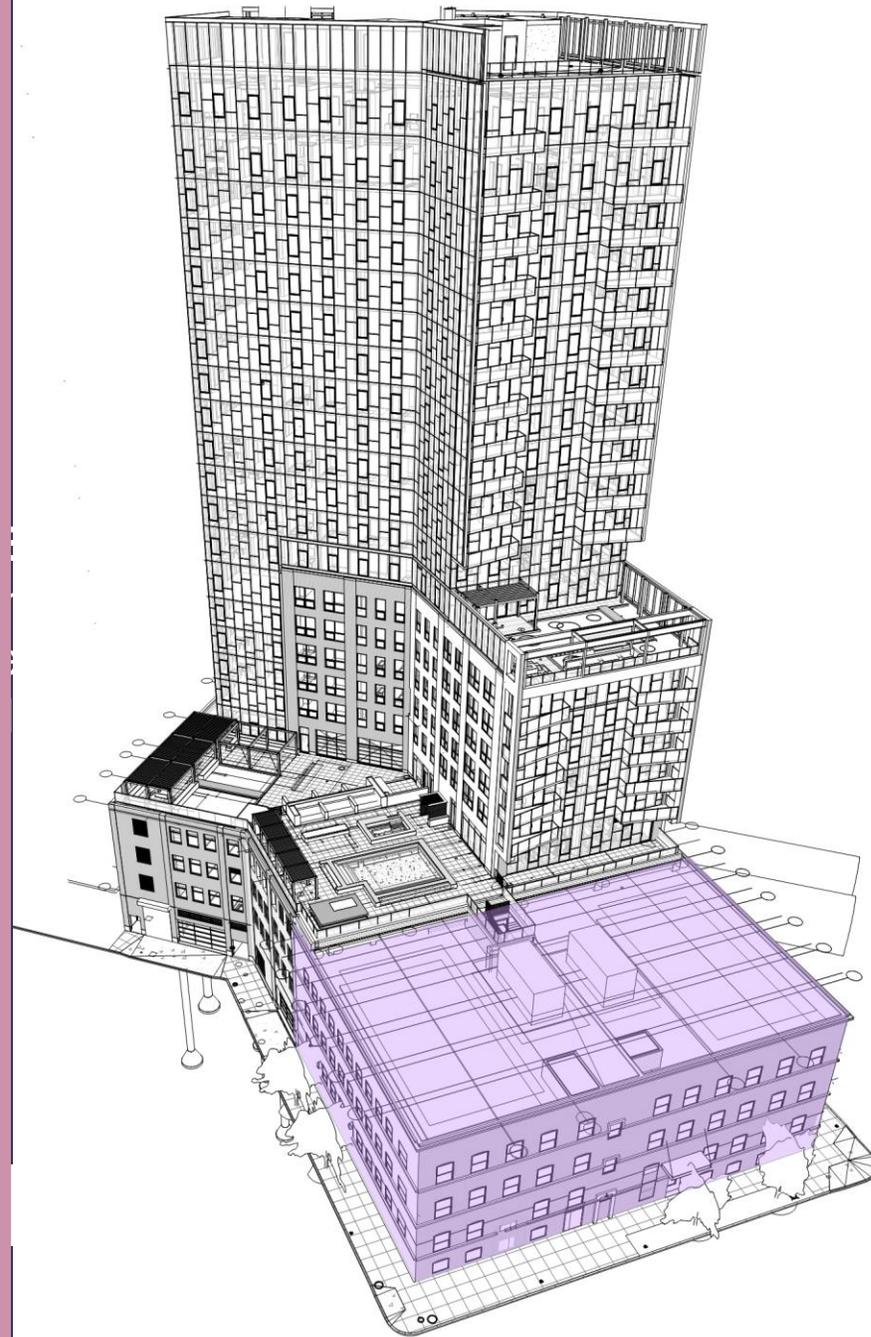
SECOND FLOOR PLAN

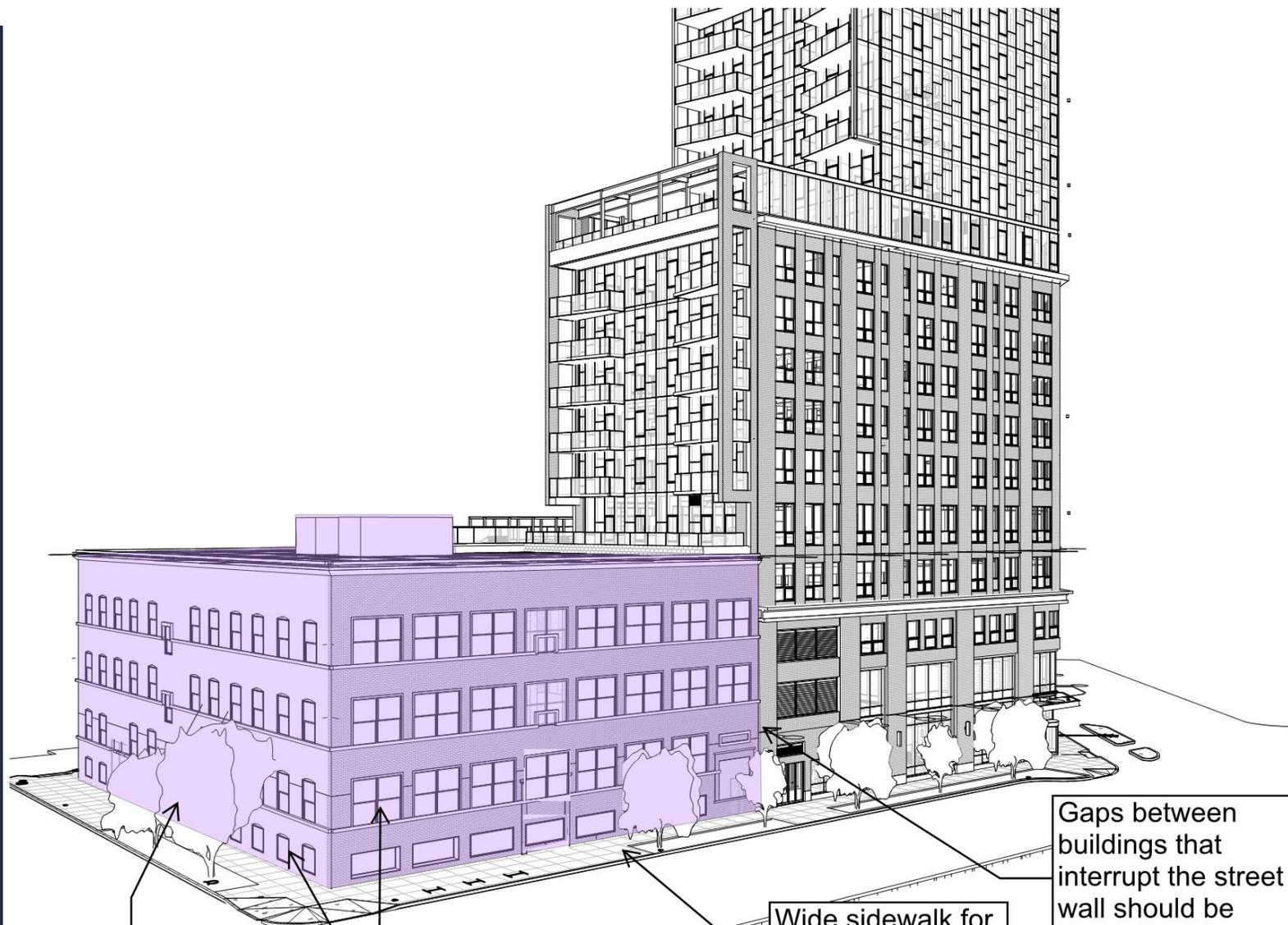


BUILDING ELEVATIONS



WALL SECTION



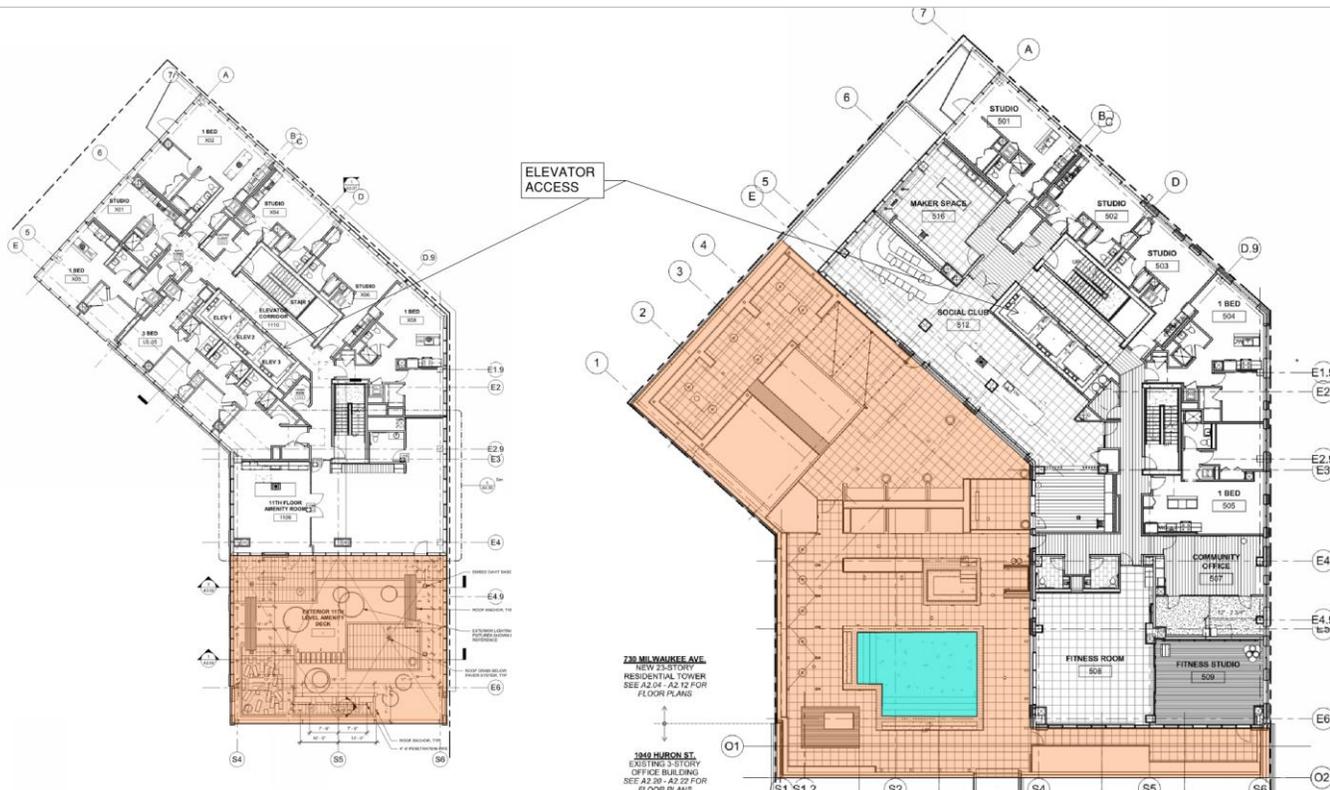


Primary entrance located at sidewalk level

Building orientation and massing creates active "street or building walls" lining the sidewalk.

Wide sidewalk for pedestrian travel

Gaps between buildings that interrupt the street wall should be avoided.



1 ELEVANTH FLOOR OPEN SPACE PLAN

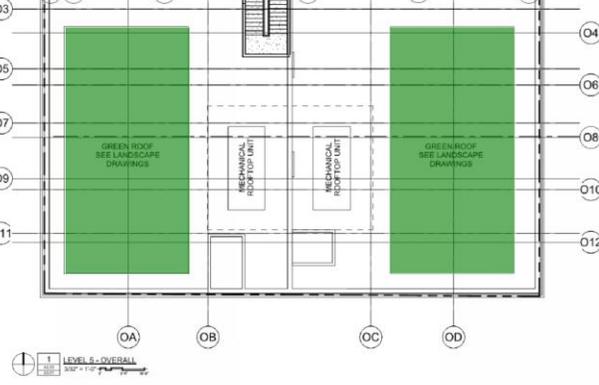
196 UNITS + 32 NEW UNITS = 228 UNITS
 228 x 36sf (req'd open space) = **8,208sf REQ**

5th FLOOR OUTDOOR AREA = 8,704sf
 11th FLOOR OUTDOOR AREA = 2,364sf
TOTAL OPEN SPACE = 11,068sf

GREEN ROOF AREA = 3,600sf

220 MILWAUKEE AVE.
 NEW 23-STORY
 RESIDENTIAL TOWER
 SEE A2.04 - A2.12 FOR
 FLOOR PLANS

180 HURON ST.
 EXISTING 3-STORY
 OFFICE BUILDING
 SEE A2.20 - A2.22 FOR
 FLOOR PLANS



1 FIFTH FLOOR OPEN SPACE AND GREEN ROOF PLAN

The proposed building modifications are interior, the existing building exterior, which was approved with the initial PD submittal, will be preserved as-is.

17-8-0907-B General Guidelines.

1. The existing context of a site should be respected in the design of adjacent new construction. This includes the existing general size, shape and scale, site plan and materials of surrounding properties. High-rise buildings or towers should respect the context and scale of surrounding buildings with setbacks at appropriate heights which will also reduce the apparent mass from street level.
2. Buildings located at intersections should have prominent design and lighting programs, due to their visibility.
3. All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing façade.

We have identified the following sustainability items to achieve the required 50 Sustainability points:

1. Proximity to transit (5 points)
2. Bike Parking (5 points)
3. EV charging station (10 points)
4. Waste diversion at demo (10 points)
5. Indoor water use reduction(10 points)
6. CTA digital display (5 points)
7. Provide EV readiness for 2 of 10 parking spaces that will be converted from office to residential parking (5 points)

Total = 50 points

This site has an approved stormwater management plan in place from when it was constructed 2018-19. Since the work that is being proposed at this time is all interior, this will not be considered a regulated development or a modification to a regulated development. No stormwater review of the project will be required.

- **AFFORDABLE HOUSING ORDINANCE COMPLIANCE**
 - 20% of proposed units to be provided as affordable units, on site at 60% AMI, per 2021 ARO
 - All proposed affordable units will be Type-A units
 - Brings the total number of affordable units in the development to 45 units (of a total of 228 market rate units)

Public Benefits

- **Provides 6 additional affordable units accessible for people with disabilities**
- **Promotes public transit use and bicycle use**
- **Approximately 200 construction jobs will be created with a capital investment of \$6.5 million.**
- **The proposal preserves an existing building in the neighborhood allowing adaptive reuse of a building consistent with the character of the neighborhood.**

The City's Participation Goals

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

★ DPD Recommendations

- The proposal is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103);
- The proposal is consistent with the Near Northwest Side Plan (17-8-0903); and
- The proposal is compatible with the character of the surrounding area in terms of uses (17-13-609-B).

