



CHICAGO PLAN COMMISSION

Department of Planning and Development

Project Name: 320 S. Canal Street

Project Address/Ward: 200-340 S. Canal St; 500-530 W. Van Buren St.; 201-339 S. Clinton St.; 501-531 W. Adams St, 42nd Ward

Applicant: 320 South Canal Titleholder LLC

May 8, 2020

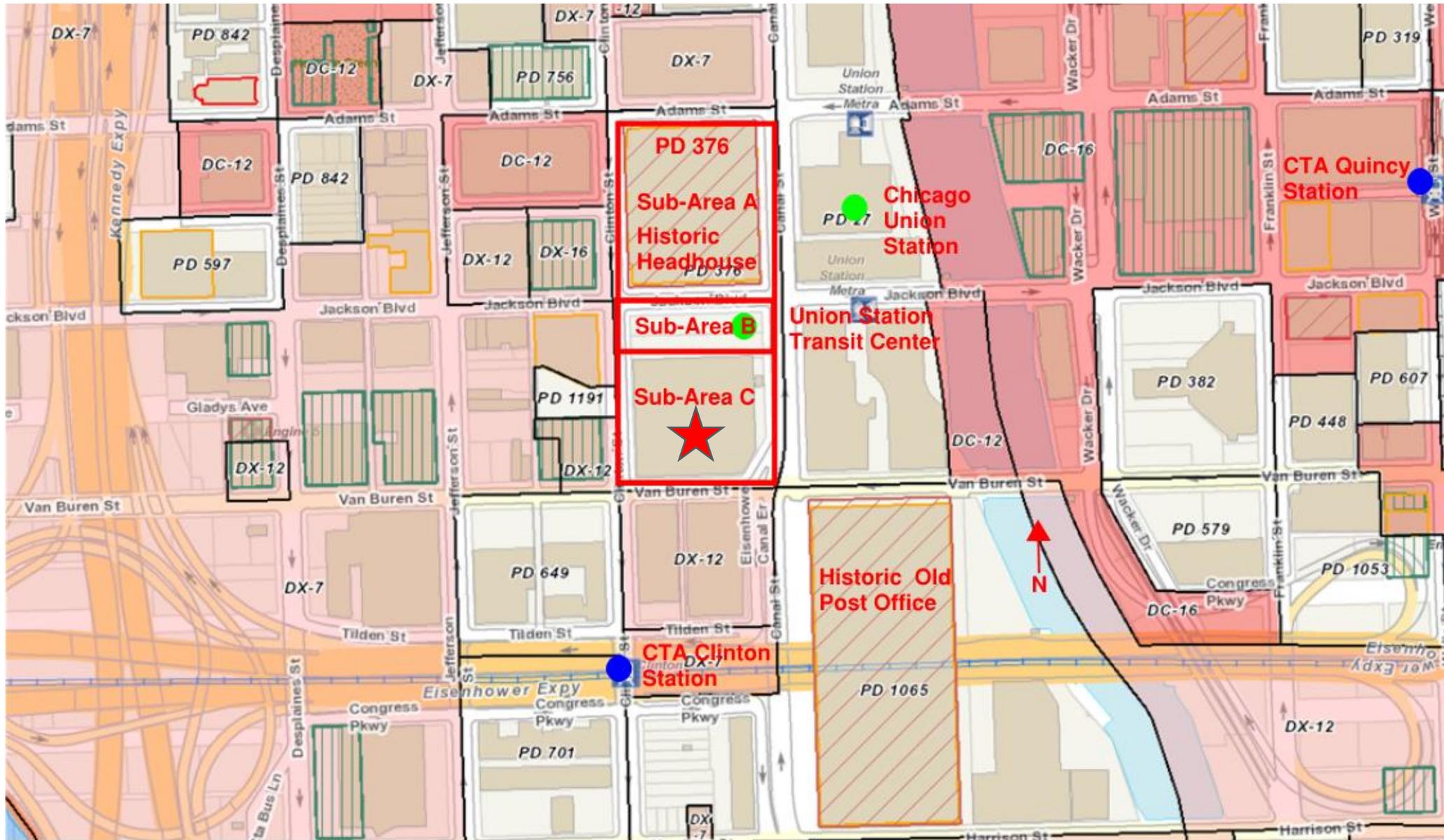


Project Timeline + Community Outreach

- **PD 376 Amendment Filed February 19, 2020**
- PD Amendment for Sub-Area C filed 2020 with following revisions:
 - **Incorporate** vacated **ROW purchase** (2,576 sf) and FAR into site area
 - **Increase** building height **one floor (15')** from 715' to 730'
 - **FAR Bonus** request of **0.5** equaling **46,143 FAR SF**
- **PD 376 Approved October 2018**
 - Community meetings for PD 376 occurred June of 2018 and September 2018



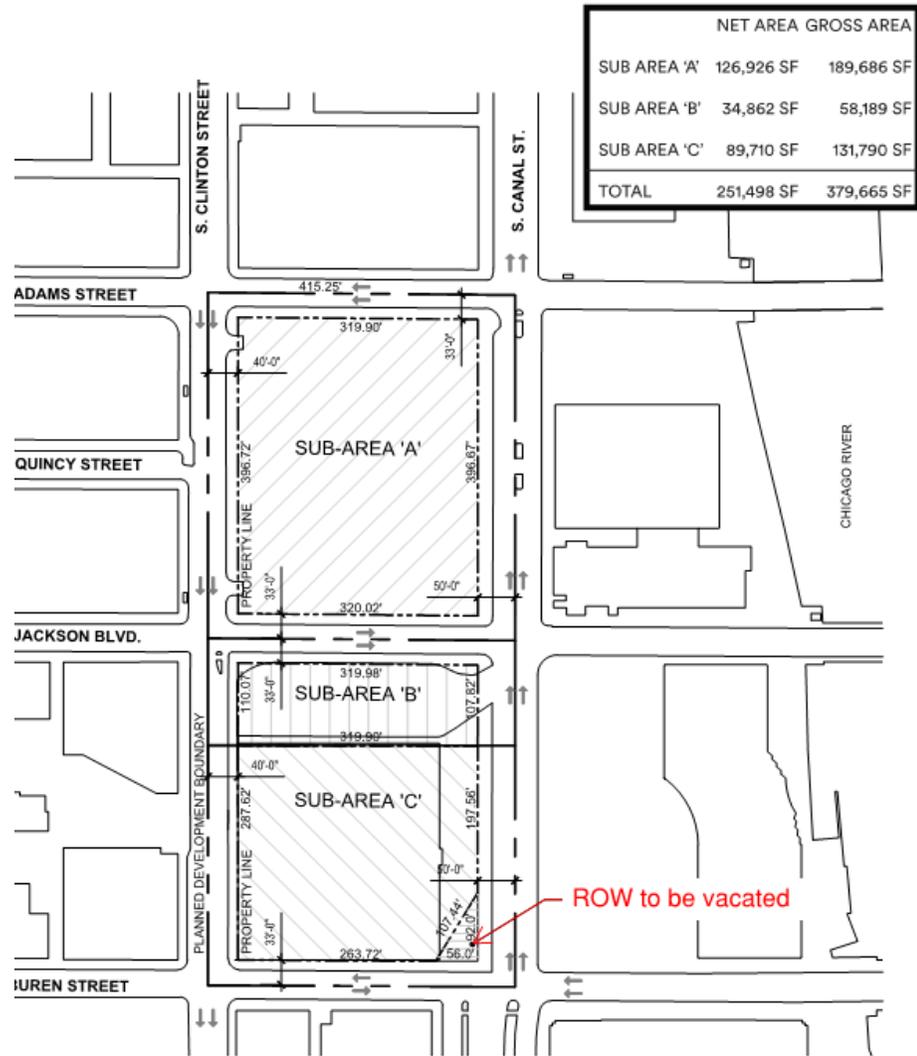
SITE CONTEXT PLAN – AERIAL VIEW



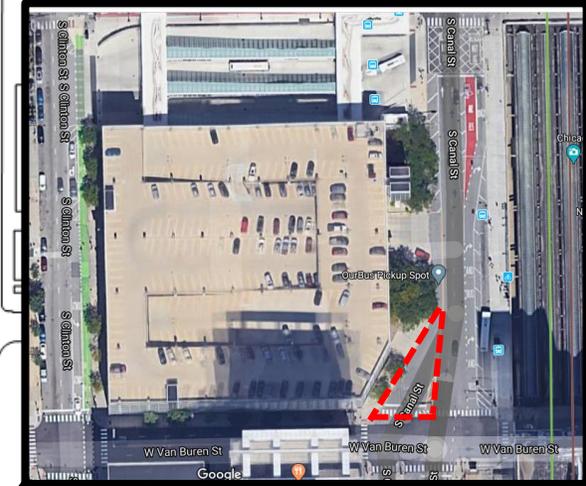
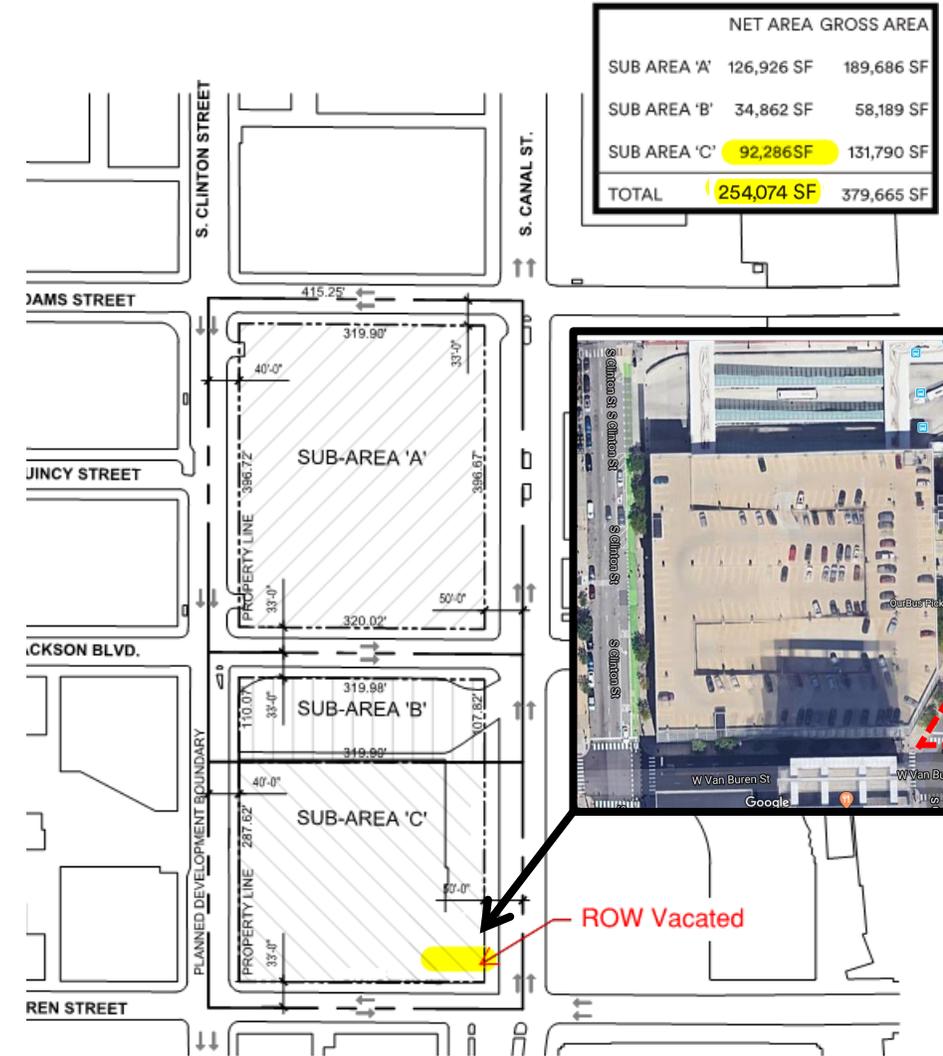
CTA Station	
Non-Accessible	
Accessible	
METRA Station	
Chicago Public Schools	
TIFs	
Industrial Corridors	
Wards	
Community Area	
City Parcels	
Planned Developments	
Lakefront Zoning	
Private	
Public	
Pedestrian Street	
20' Pedestrian	
Retail	
Six Corner	
Chicago Landmarks	
Chicago Landmark Districts	
Chicago Historic Resources Survey	
Orange	
Red	
National Register	
NRHP - Property	
NRHP - District	
NHL - Property	
NHL - District	
Special Districts	

ZONING MAP

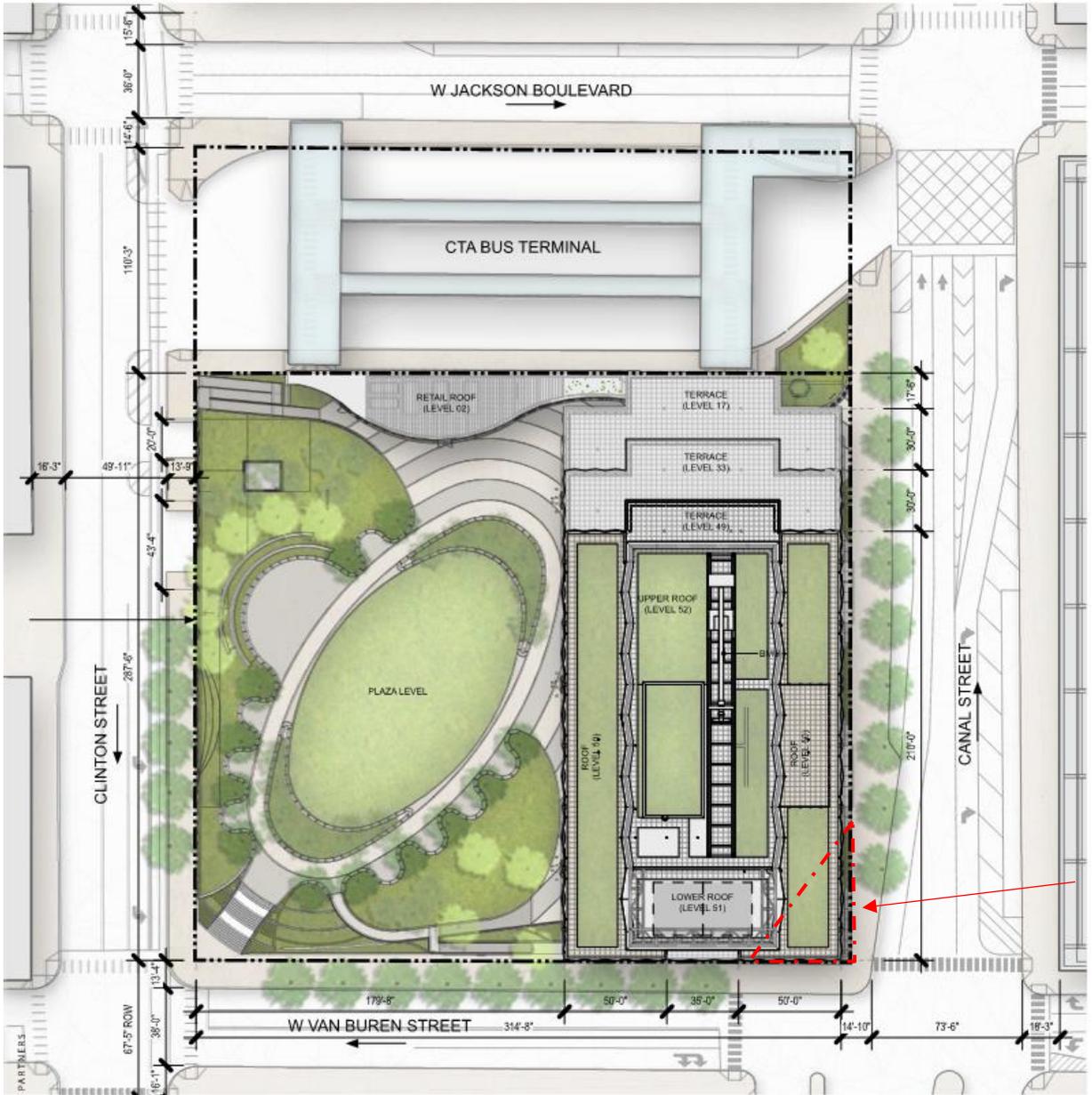
October 2018 Approved PD



April 2020 Proposed Amendment



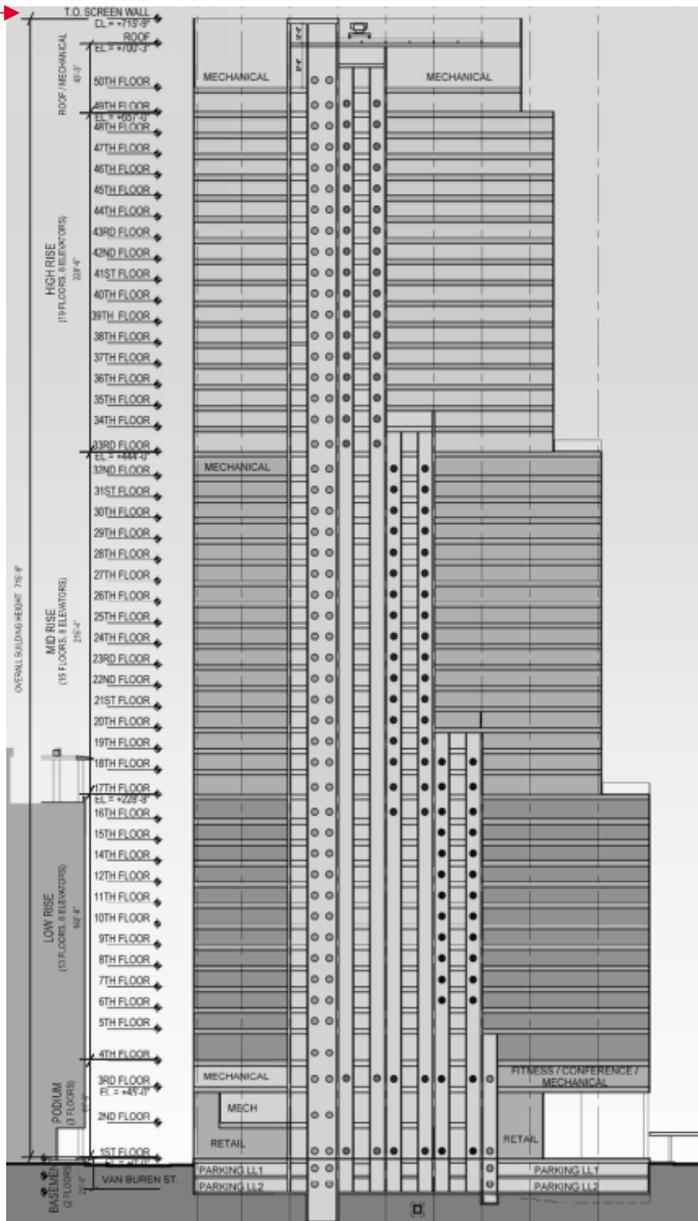
SITE PLAN - SUB AREA 'C'



ROW Vacated

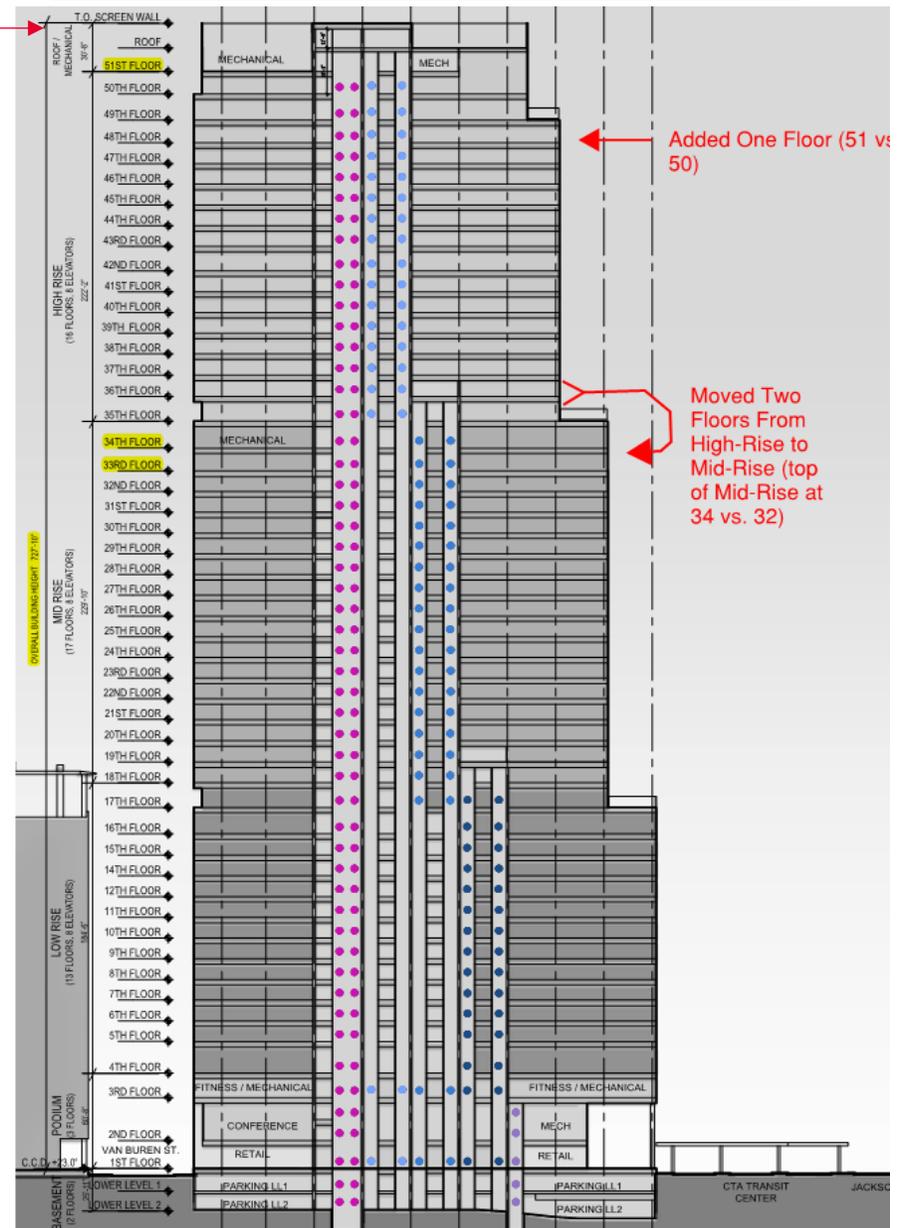
October 2018 Approved PD

715'-9" →



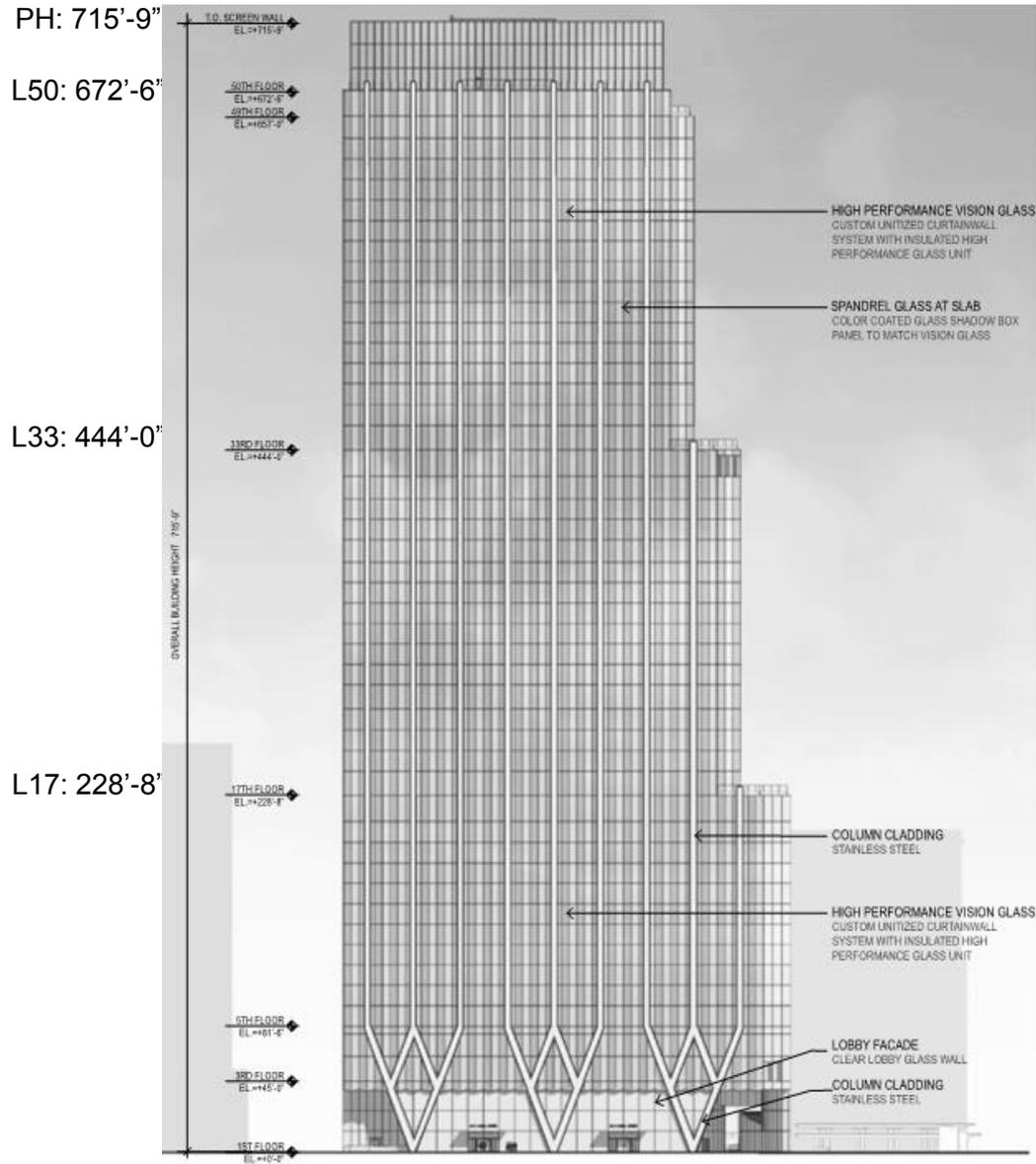
April 2020 Proposed Amendment

729'-1" →

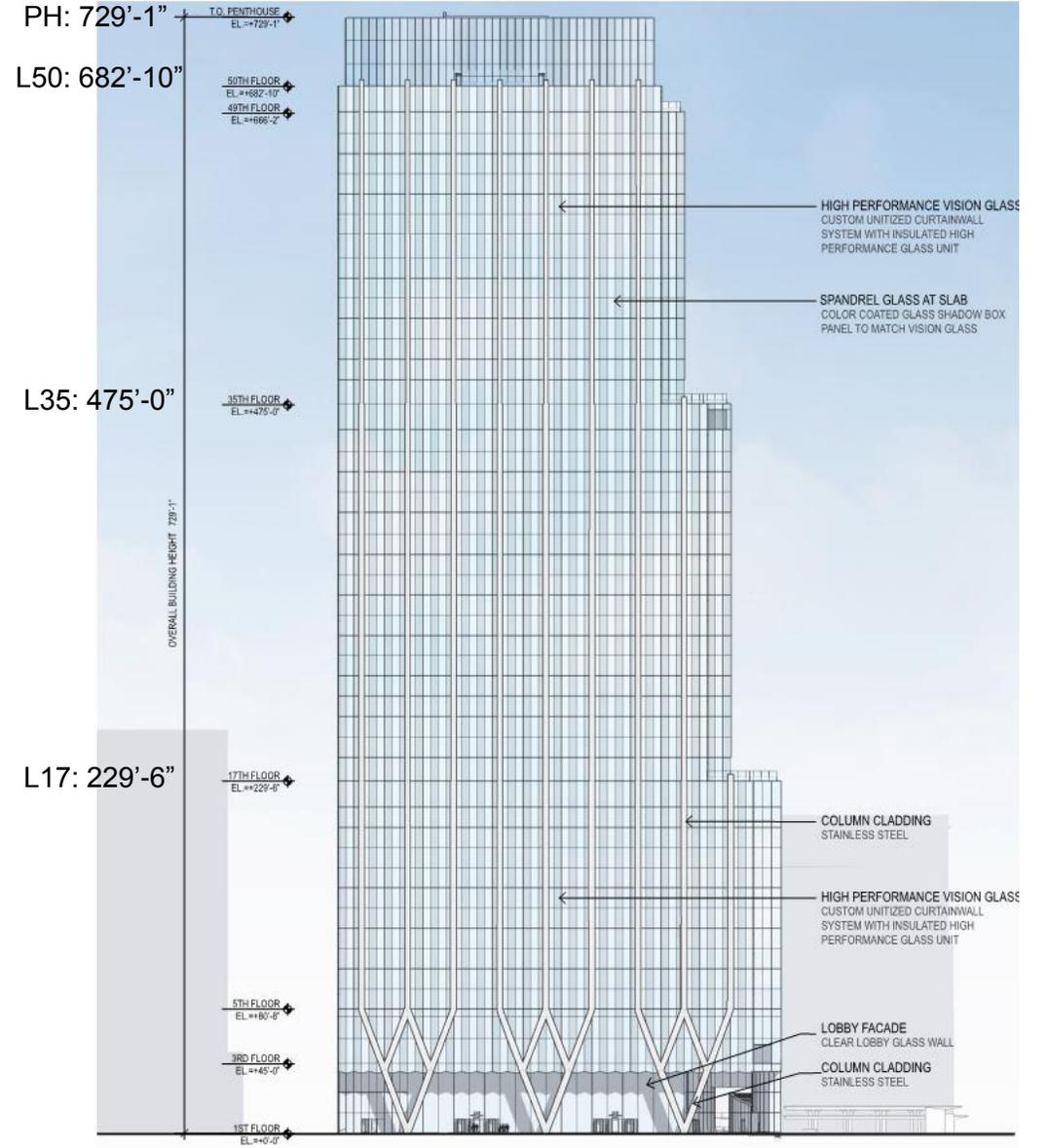


CHANGES IN APPROVED PLANNED DEVELOPMENT HEIGHT

October 2018 Approved PD



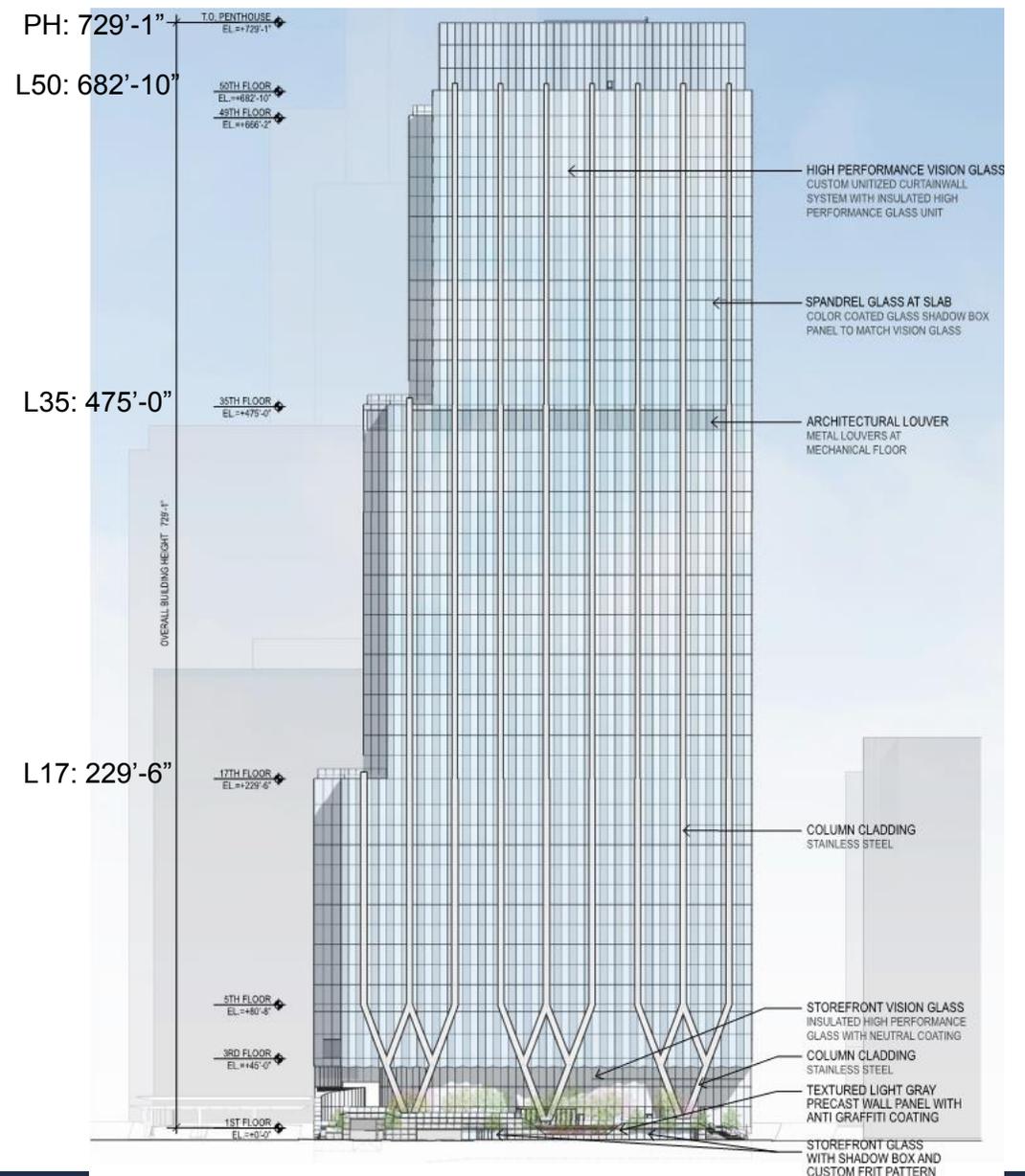
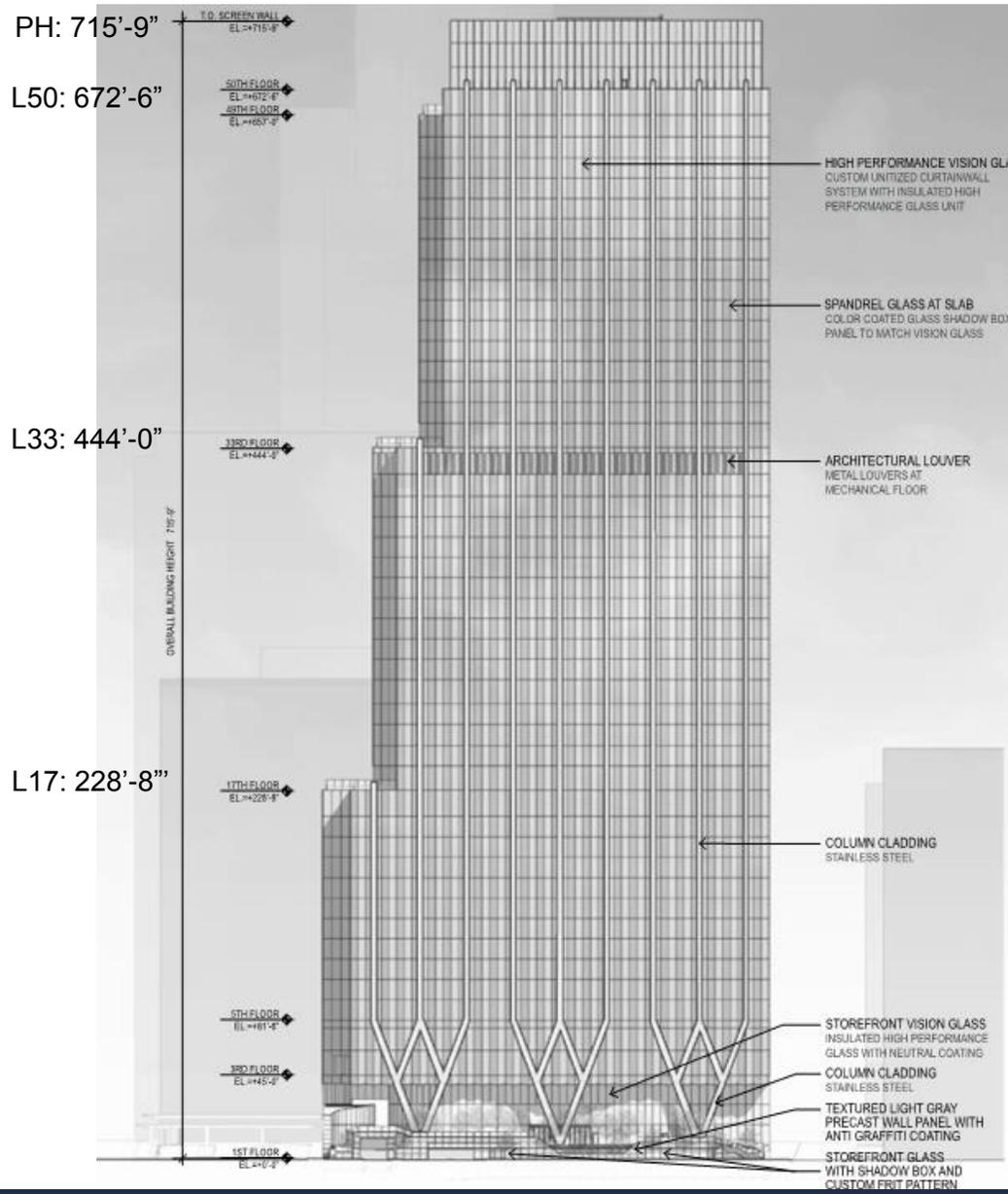
April 2020 Proposed Amendment



BUILDING ELEVATION – EAST

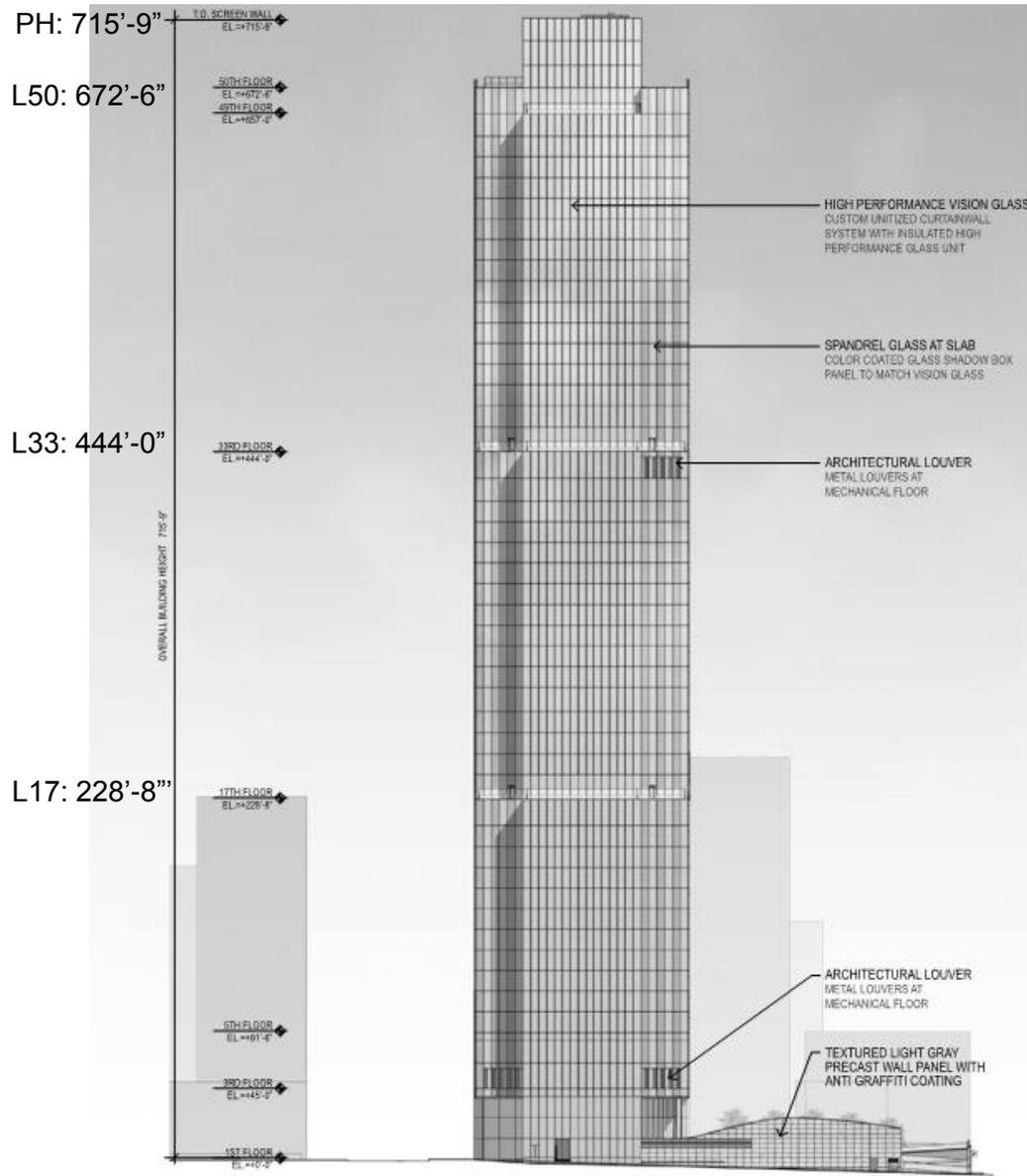
October 2018 Approved PD

April 2020 Proposed Amendment

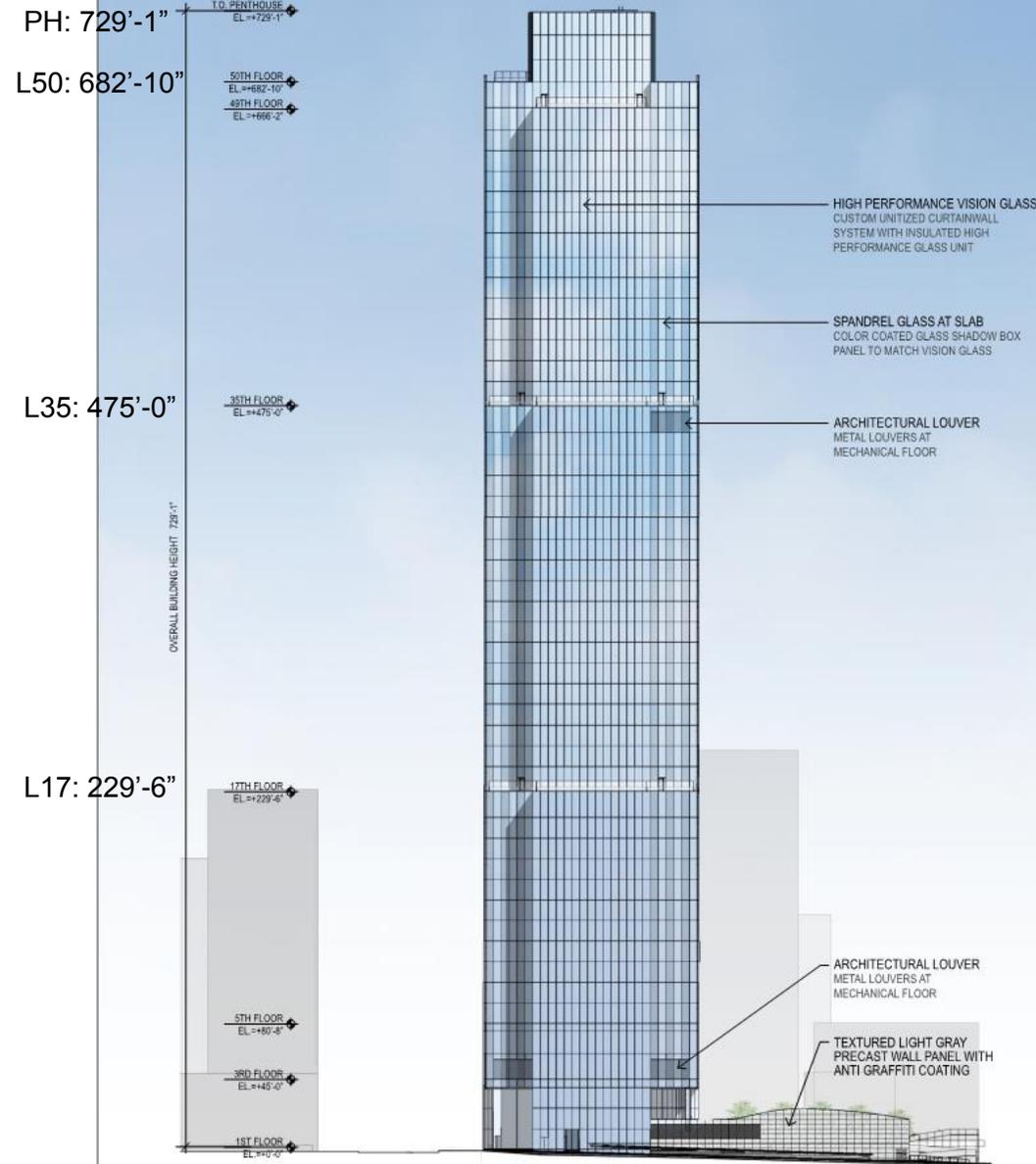


BUILDING ELEVATION – WEST

October 2018 Approved PD

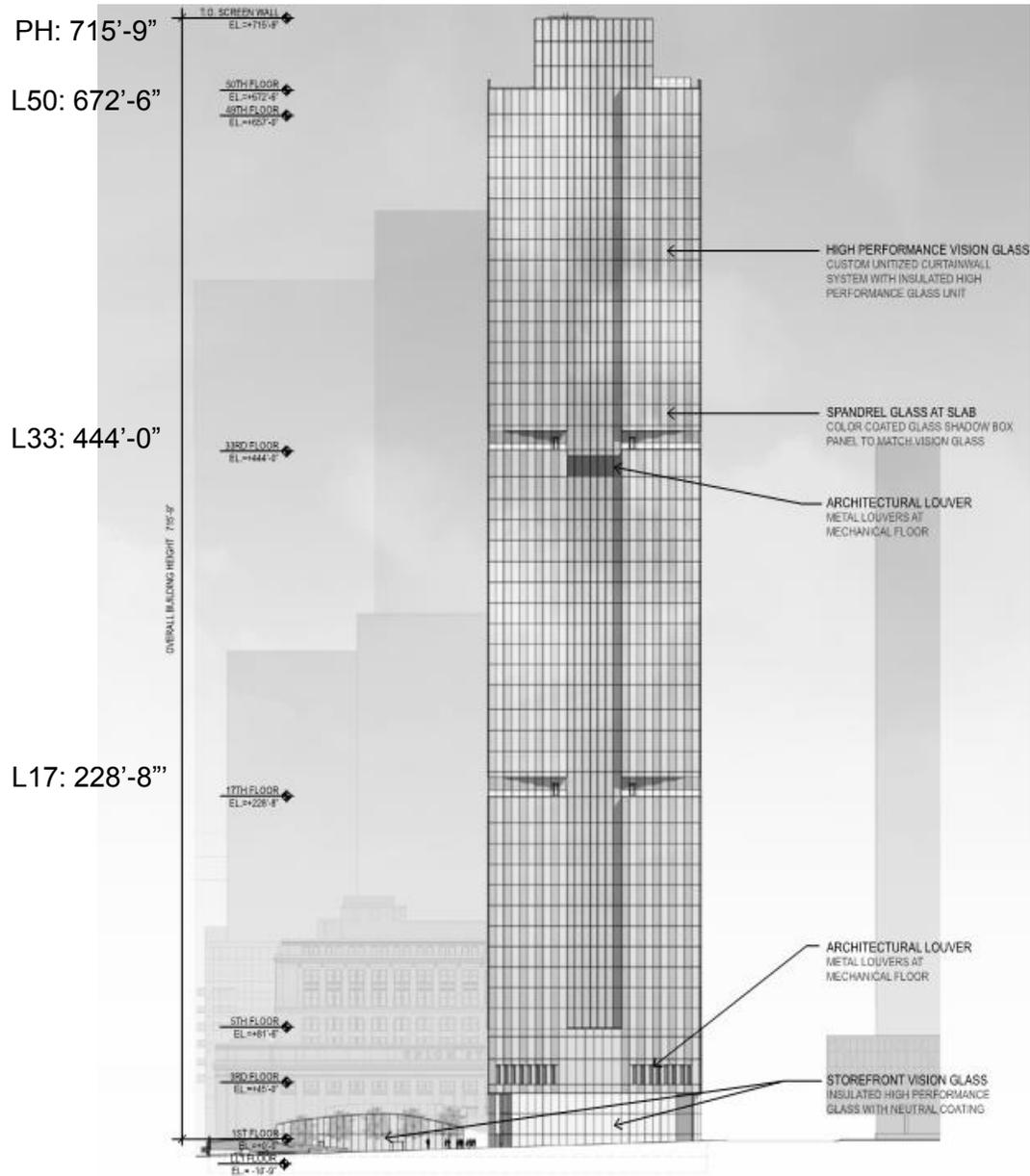


April 2020 Proposed Amendment

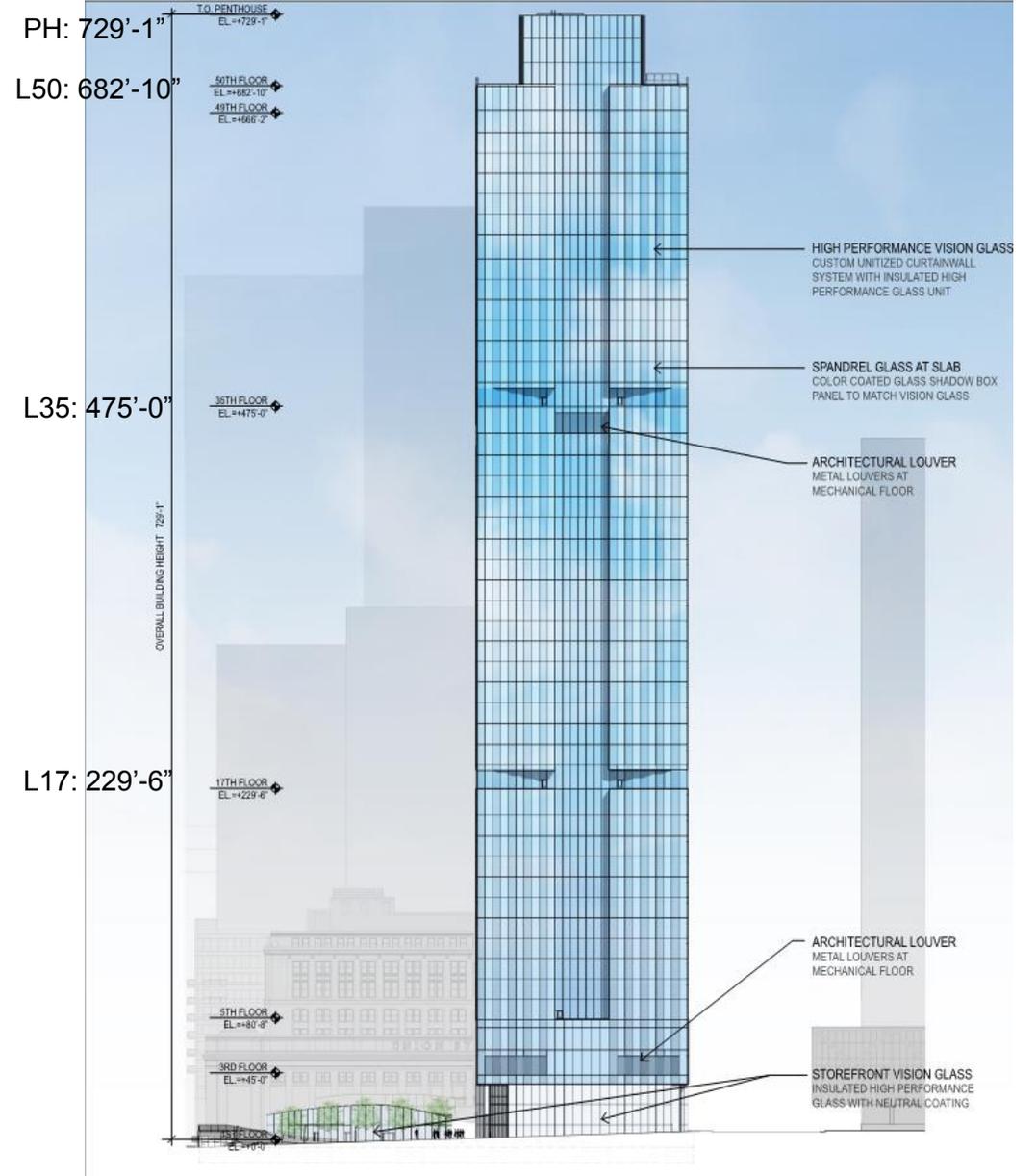


BUILDING ELEVATION – NORTH

October 2018 Approved PD



April 2020 Proposed Amendment



BUILDING ELEVATION – SOUTH

October 2018 Approved PD

Bulk Regulations And Data Table

	Sub-Area A	Sub-Area B	Sub-Area C	Total
Gross Site Area	189,686	58,189	131,790	379,665
ROW Area	62,760	23,327	42,080	128,167
Net Site Area	126,926	34,962	89,710	251,498
FAR Bldg. Area	1,097,910	418,344	1,501,722	3,017,976
Maximum FAR	8.65	12.00	16.74	12.0
Maximum Height	165'	40'	715'	715' Max [1]
Maximum DU	0	0	0	0 units
Max Hotel Keys	400	0	0	400 keys
Max Office & Retail Floor Area	175,000	0	1,500,000	1,675,000
Max Parking	265	0	400	665 stalls
Minimum Bike Parking	50	0	50	100 bikes
Minimum Loading	4	0	4	8 at 10 x 25 with 12' clear

[1] Measured from the top of curb at the intersection of Jackson and Canal Street adjacent to the Property

April 2020 Proposed Amendment

Bulk Regulations And Data Table

	Sub-Area A	Sub-Area B	Sub-Area C	Total
Gross Site Area	189,686	58,189	131,790	379,665
ROW Area	62,760	23,327	39,504	125,591
Net Site Area	126,926	34,862	92,286	254,074
FAR Bldg. Area	1,097,910	418,344	1,578,777	3,095,031
Maximum FAR	8.65	12.00	17.11	12.18
Maximum Height	165'	40'	730'	730' Max [1]
Maximum DU	0	0	0	0 units
Max Hotel Keys	400	0	0	400 keys
Max Office & Retail Floor Area	175,000	0	1,578,777	1,753,777
Max Parking	265	0	400	665 stalls
Minimum Bike Parking	50	0	50	100 bikes
Minimum Loading	4	0	4	8 at 10 x 25 with 12' clear

[1] Measured from the top of curb at the intersection of Jackson and Canal Street adjacent to the Property



Project Benefits:

- ~1,500 Construction Jobs
- ~6,000 Permanent Jobs
- Neighborhood Opportunity Fund Contribution: ~ \$1,070,500
- 1.5 Acre Public Park with City of Chicago park easement
- City Right of Way purchase for Expanded Park: \$1.6 Million
- Annual projected real estate tax generated: ~\$17 Million
- Annual payment for active traffic management
- Extended Union Station Pedway

Project Participation Goals:

- 26% MBE, 6% WBE
- 50% Chicago Residency



DPD Recommendations

Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103).

High-rise buildings should have a clearly defined vertical appearance, comprised of a base, midsection and top (17-8-0907-C-1).

Upper-story setbacks should be used to reduce the apparent mass and bulk of tall buildings (17-8-0907-C-3).



DPD Recommendations

Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104).

Planned developments should where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents (17-8-0909-A-1).

The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B).

