CHICAGO PLAN COMMISSION
Department of Planning and Development

210 N. Morgan
27th Ward
Newcastle Limited  (Solar Junkyard LLC)

05/26/2022
Near West Side Community Area Snap Shot

General Population Characteristics, 2020

<table>
<thead>
<tr>
<th></th>
<th>Near West Side</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>67,881</td>
<td>2,746,388</td>
<td>8,577,735</td>
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<tr>
<td>Total Households</td>
<td>33,918</td>
<td>1,142,725</td>
<td>3,266,741</td>
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<tr>
<td>Average Household Size</td>
<td>1.9</td>
<td>2.4</td>
<td>2.0</td>
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<tr>
<td>Percent Population Change, 2010-20</td>
<td>23.7</td>
<td>1.9</td>
<td>1.7</td>
</tr>
<tr>
<td>Percent Population Change, 2000-20</td>
<td>46.2</td>
<td>-5.2</td>
<td>5.3</td>
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Race and Ethnicity, 2015-2019

<table>
<thead>
<tr>
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<th>Near West Side</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
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</thead>
<tbody>
<tr>
<td>White (Non-Hispanic)</td>
<td>27,287</td>
<td>901,769</td>
<td>4,331,282</td>
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<tr>
<td>Hispanic or Latino (of Any Race)</td>
<td>5,839</td>
<td>780,167</td>
<td>1,952,500</td>
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<tr>
<td>Black (Non-Hispanic)</td>
<td>16,885</td>
<td>790,893</td>
<td>1,406,500</td>
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<tr>
<td>Asian (Non-Hispanic)</td>
<td>11,246</td>
<td>177,195</td>
<td>610,365</td>
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<tr>
<td>Other/Multiple Races (Non-Hispanic)</td>
<td>1,913</td>
<td>59,510</td>
<td>182,620</td>
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Age Cohorts, 2015-2019

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<th>Near West Side</th>
<th>City of Chicago</th>
<th>CMAP Region</th>
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<tr>
<td>Under 5</td>
<td>3,685</td>
<td>171,323</td>
<td>518,065</td>
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<tr>
<td>5 to 19</td>
<td>8,377</td>
<td>462,093</td>
<td>1,644,152</td>
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<td>20 to 34</td>
<td>26,078</td>
<td>739,281</td>
<td>1,784,152</td>
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<td>35 to 49</td>
<td>18,329</td>
<td>546,045</td>
<td>1,701,949</td>
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<td>50 to 64</td>
<td>7,089</td>
<td>453,823</td>
<td>1,635,766</td>
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<td>65 to 74</td>
<td>3,014</td>
<td>195,049</td>
<td>691,947</td>
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<td>75 to 84</td>
<td>1,180</td>
<td>100,949</td>
<td>346,833</td>
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<td>85 and Over</td>
<td>418</td>
<td>40,971</td>
<td>150,838</td>
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<tr>
<td>Median Age</td>
<td>31.3</td>
<td>34.6</td>
<td>37.5</td>
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SITE CONTEXT PLAN

- 210 N Morgan is a **transit oriented development**, within 2 min walk to green and pink line station
- 1320' radius includes (2) CTA train routes, (1) bus route and (7) divy stations
- Adjacent to, but not within Fulton / Randolph historic district
LAND USE CONTEXT

EXISTING ZONING MAP

DOWNTOWN (D) ZONING EXPANSION
SITE CONTEXT PLAN

A: View of existing site looking SW

B: View of existing site looking NW
Include Massing of Approved Projects

Identify Building Heights in Context Related to Proposed Project

Provide Multiple Views/Slides for Projects That Have Significant Impact on Context
AERIAL VIEW OF CONTEXT WITH RENDERING OF PROPOSED PROJECT

Include Massing of Approved Projects

Identify Building Heights in Context Related to Proposed Project

Provide Multiple Views/Slides for Projects That Have Significant Impact on Context

AERIAL VIEW FROM SOUTHWEST
Pedestrian Context
Pedestrian Context
West Loop Design Guidelines
City of Chicago Department of Planning and Development, September 2017

- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood

Fulton Market Innovation District Plan
City of Chicago Department of Planning and Development, 2014 (Updated 2021)

- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets

Neighborhood Design Guidelines
City of Chicago Department of Planning and Development, September 2020

- Sustainability - Features that have long-term environmental, sociocultural and human health impacts
- Program - Targeted uses that complement a property’s surrounding context
- Site Design - Building orientation, layout, open space, parking, and services
- Public Realm - Improvements within and near the public right-of-way adjacent to the site
- Massing - Bulk, height, and form of a building
- Façade - Architectural expression of a building’s exterior, including entrances and windows

Design Excellence Principles
City of Chicago Department of Planning and Development, September 2020

- Equity and Inclusion - Achieving fair treatment, targeted support, and prosperity for all citizens
- Innovation - Implementing creative approaches to design and problem-solving
- Sense of Place - Celebrating and strengthening the culture of local communities
- Sustainability - Committing to environmental, cultural, and financial longevity
- Communication - Fostering design appreciation and responding to community needs
FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

1) Promote mixed-use developments
   1.1) Allow new residential uses north of Lake Street
   1.5) Open space opportunities

2) Improve access for all transportation modes
   2.2) Prioritize pedestrian safety and experience
   2.3) Improve multi-modal transit options

WEST LOOP DESIGN GUIDELINES

1 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades

2 1.3.2 – Line base of building with active use to promote safe and active public realm

3 1.5.1 – Building entries are emphasized by architectural features/canopies

4 3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space

5 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings
CATALYZE

VIBRANT NEIGHBORHOODS ON THE SOUTH AND WEST SIDES

Austin

Humboldt Park

North Lawndale

New City

Bronzeville (North Kenwood, Oakland, Grand Boulevard, Douglas Park)

(Pullman & West Pullman)

Project Timeline + Community Outreach

MET W/ DPD 06-2017

ALDERMAN BURNETT 05-17-2021

COMMITTEE ON DESIGN 09-08-2021

ADJACENT NEIGHBOR ENGAGEMENT 10-20-2021

APPLICATION INTRO TO CITY OF CHICAGO 11-17-2021

CHICAGO PLANNING COMMISSION HEARING

CITY COUNCIL VOTE

Ongoing Design Coordination W/ DPD

04-30-2021 DPD PREINTAKE

08-12-2021 DPD INTAKE

10-05-2021 WLCO PRESENTATION

10-11-2021 NOWL PRESENTATION

10-20-2021 WCA PRESENTATION

03-30-2022 FULL COMMUNITY PRESENTATION

CITY COUNCIL COMMITTEE ON ZONING HEARING

Continued Community Engagement
### DESIGN MODIFICATIONS

**UPDATED DESIGN**
- Retail entrance relocated to forward most portion of Morgan Street facade
- Building set back 12'-0" from property line with an additional 8' at ground floor retail
- Brick spandrels added between floors 2 and 3
- Metal panel spandrel integrated with storefront system
- Canopies added to recessed retail area & residential entry

**PREVIOUS DESIGN**
- People spot removed in updated design per traffic concerns from community
- Scale of window openings revised in updated design to better align with neighborhood context
Continuous stacked balconies
Metal panel clad inset
West portion of south facade further set back

Forms offset N-S revised from previously aligned forms
Balconies project from facade revised from previously flush railings
GROUND FLOOR & PARKING LEVEL PLANS
FOURTH FLOOR PLAN

5TH-22ND TYPICAL FLOOR PLAN
BUILDING ELEVATIONS (NORTH & WEST)
BUILDING SECTIONS:

Building Heights

Floor - To - Floor Heights

Use Multiple Slides As Needed For Project

USAGE KEY:

- RESIDENTIAL
- RETAIL
- PARKING
- MECHANICAL
MATERIAL LEGEND
1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. SLAB EDGE COVERS
6. BRICK SPANDRELS
7. EXTRUDED VERTICAL MULLIONS
8. PUNCHED WINDOWS
9. SEMI-INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. TERRACE PAVERS
12. METAL REVEAL AT BRICK PIER
MATERIAL LEGEND
1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. SLAB EDGE COVERS
6. BRICK SPANDEL
7. EXTRUDED VERTICAL MILLIONS
8. PUNCHED WINDOWS
9. SEMI-INSERT BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. TERRACE PAVERS
12. METAL REVEAL AT BRICK PIER

FAÇADE SECTIONS – AMENITY DECK
FAÇADE SECTIONS – BALCONIES AT TYPICAL FLOORS
FAÇADE SECTIONS – TOP OF BUILDING

MATERIAL LEGEND
1. WINDOW WALL
2. STOREFRONT WINDOWS
3. DARK MASONRY
4. METAL PANEL WALL CLADDING
5. SLAB EDGE COVERS
6. BRICK SPANDEK
7. EXTRUDED VERTICAL MULLIONS
8. PUNCHED WINDOWS
9. SEMI-INSERT BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL
11. TERRACE PAVERS
12. METAL REVEAL AT BRICK PIER
13. SPANDEK GLASS AT MECHANICAL WELL
17-8-0904-A General Intent.
- Promotes transit, pedestrian and bicycle use
- NO disturbances to the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- NO new curb cut, elimination of one existing curb cut

17-8-0904-B Transportation.
- The project will restore the sidewalk along Morgan with landscaping per CDOT standards
- Expanded area of private alley to the south of the building will be built following the city’s Green Alley standards

17-8-0904-C Parking.
- TOD Project
- Replaces existing surface lot
- Bicycle parking facilities are easily accessible and secure

17-8-0904-D Parking in “D” Districts.
- All vehicle access and service functions is accessed from alleys in order to diminish conflicts with pedestrian traffic on sidewalks
TRAFFIC CONDITIONS
- Parking garage ramp off the private alley.
- Elimination of one existing curb cut on Morgan Street.
- The development is projected to increase traffic traversing by 2% or less during peak hours.

PROPOSED DESIGN & EXISTING STREET CHARACTERISTICS
- HIGH VISIBILITY CROSSWALK
- TRAFFIC SIGNAL
- DIVVY STATION
- ONE WAY TRAVEL LANE
- GARAGE ACCESS
Identify and Show Compliance with Pedestrian-Oriented and Urban Design Guidelines

Refer to Zoning Code Sections 17-0905 and 17-0906
WEST LOOP DESIGN GUIDELINES

1. 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
2. 1.3.2 – Line base of building with active use to promote safe and active public realm
3. 1.5.1 – Building entries are emphasized by architectural features/canopies
4. 3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
5. 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings
**17-8-0905 Pedestrian-Orientation.**

1. Creating safe and attractive walkways and pedestrian routes;
2. Providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest;
3. Avoiding blank walls, especially near sidewalks; and
4. Emphasizing building entries through architecture and design.
5. Adequate sidewalk widths should be maintained to ensure pedestrian clear zones with a width appropriate for the level of pedestrian activity expected.

**17-8-0906 Urban Design.**

1. Reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;
2. Create seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character;
3. Building orientation and massing should create active “street or building walls” lining the sidewalk.
4. Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another.
17-8-0909 Parks, Open Space, and Landscaping

1. 12’ deep open space plaza open to sky with additional covered space
2. Parkway trees and understory planting per Landscape ordinance
3. Building entries are emphasized by architectural features/canopies
4. Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
5. Create safe and inviting public realm with lighting, planting, and sidewalk furnishings

OPEN SPACE + LANDSCAPING
SITE PROGRAMMATIC PLAN

BUILDING MATERIALS

- WINDOW WALL
- DARK MASONRY
- PUNCHED WINDOWS
- METAL PANEL
- SLAB EDGE
Identify Which Menu Items will be Incorporated into the Project Breakdown per Item and Points


Identify Any Additional Sustainable Features

SUSTAINABLE DEVELOPMENT POLICY
• Energy
  • 2.2 – Exceed Energy Code (10%)..............................30 pts
• Stormwater
  • 5.1 – Exceed Stormwater Ordinance by 25%..............10 pts
• Landscapes
  • 4.3 – Tree Planting...........................................5 pts
• Green Roofs
  • 5.1 – Green Roof 50-100%..................................10 pts
• Transportation
  • 7.1 – Proximity to Transit Service........................5 pts
  • 7.3 – Bike Parking Residential.........................5 pts
  • 7.5 – EV Charger Readiness.................................10 pts
  • 7.7 – CTA Digital Displays.................................5 pts
• Solids Waste
  • 8.1 – 80% Waste Diversion.................................10 pts
• Work Force
  • 8.2 – 80% Workforce Development........................10 pts

TOTAL 100 pts
210 North Morgan
Stormwater Compliance Summary

Site area .................................................. 17,591 SF
25% of Sidewall area.............................. 12,000 SF
Standard Release Rate......................... 0.15 CFS

Rate Control Volume......................... 6,000 CF
Volume Control................................. 1,000 CF

Stormwater Management Sustainability
5.1 – Exceed Stormwater Ordinance by 25% .... 8,750 CF

Preliminary plans have been reviewed with Ben Stammis, the stormwater reviewer for City of Chicago on December 6th, 2021.
Identify how Project Complies with Minimum Affordable Housing Ordinance Requirements

The Applicant agrees to collaborate with DOH to provide an additional 10% affordability in accordance with the FMID Plan Update.

<table>
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<tr>
<th>unit type</th>
<th>how many</th>
<th>% of total</th>
<th>avg. square footage</th>
<th>how many*</th>
<th>% of total</th>
<th>avg. square footage</th>
<th>affordable v. market square footage*</th>
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<tbody>
<tr>
<td>studio</td>
<td>63</td>
<td>39%</td>
<td>565</td>
<td>16</td>
<td>39%</td>
<td>494</td>
<td>87%</td>
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<tr>
<td>one-bed</td>
<td>79</td>
<td>48%</td>
<td>835</td>
<td>20</td>
<td>49%</td>
<td>711</td>
<td>85%</td>
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<tr>
<td>two-bed</td>
<td>21</td>
<td>13%</td>
<td>1,144</td>
<td>5</td>
<td>12%</td>
<td>1,160</td>
<td>101%</td>
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<tr>
<td>TOTAL</td>
<td>204</td>
<td>13%</td>
<td>1,144</td>
<td>41</td>
<td>20%</td>
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PUBLIC BENEFITS - 210 N MORGAN STREET

**ECONOMIC BENEFITS**
- Increased annual tax revenue
- 250+ Construction jobs during construction
- 65 Permanent on-site jobs when complete
- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- No public funding

**AFFORDABLE HOUSING**
- 20% Requirement (41 total units)
- Working with DOH on additional 10% goal

**STREET-SCAPE IMPROVEMENTS**
- Improved street-scrape
- Public art
- Buried electric line / removal of existing poles
- Public bike parking
- Bike/air station
- Green alley pavers per CDOT standards
- Increased alley width per CDOT standards
DPD Recommendations

• The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
• The proposal is in compliance with the West Loop Design Guidelines and is in general conformance with the Fulton Market Innovation District Plan (17-8-0903);
• The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
• The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
• The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); and,
• The project is designed to promote pedestrian interest, safety, and comfort 17-8-0905-A).