



CHICAGO PLAN COMMISSION

Department of Planning and Development

1200 Carroll

1200 Carroll (Ward 27)

Sterling Bay

18 June 2020

★ Community Area Snap Shot

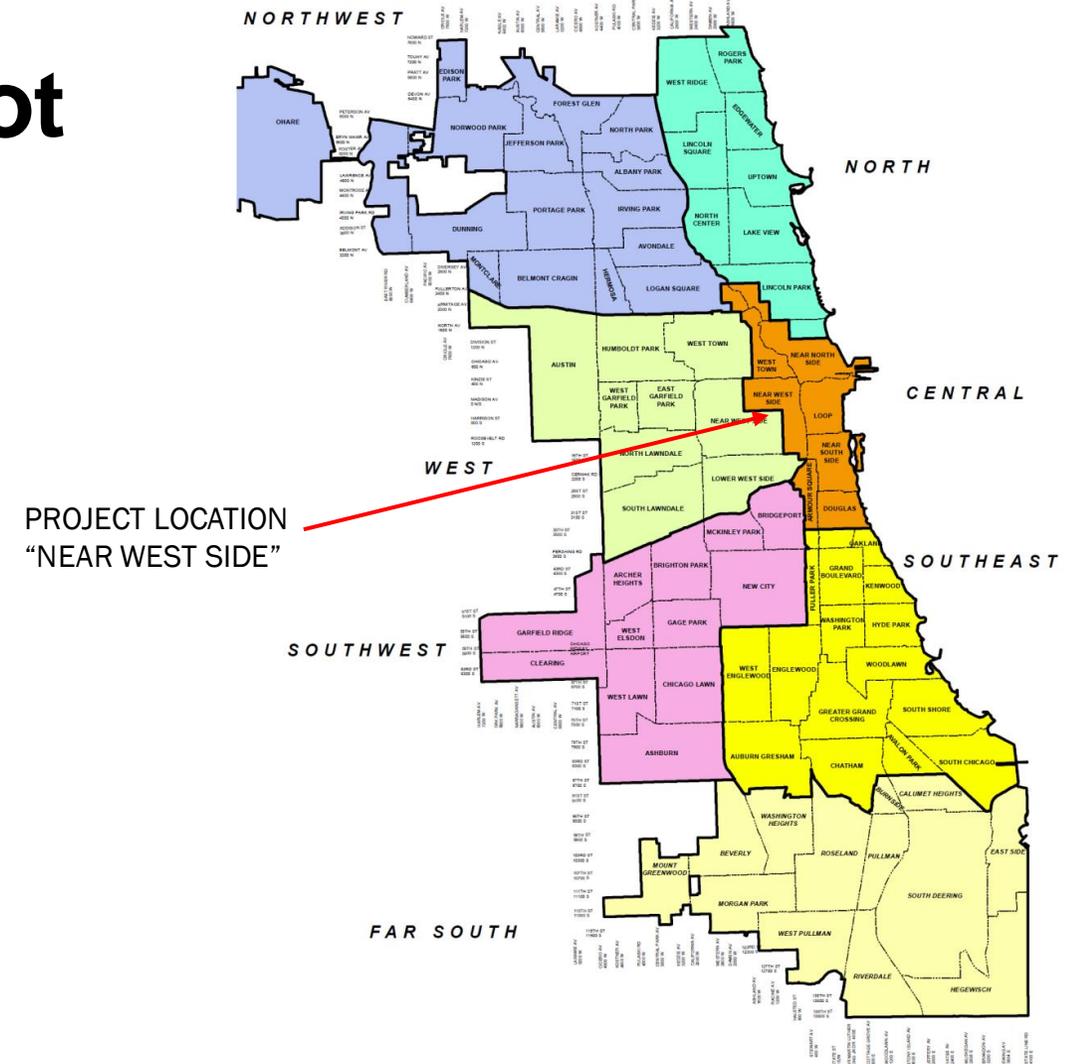
COMMUNITY AREA INFORMATION:

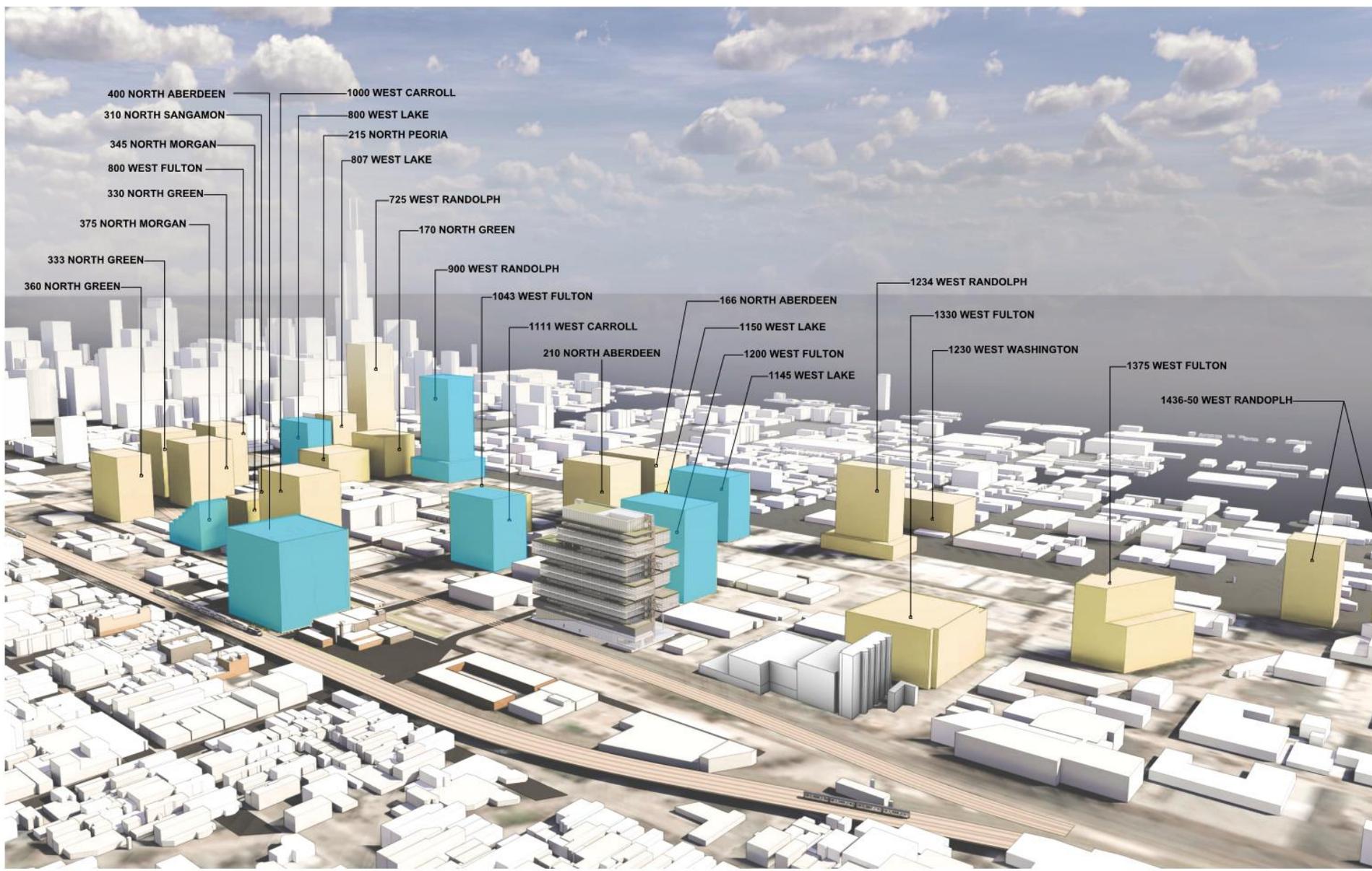
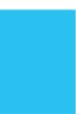
DEMOGRAPHICS:

- 54% OF RESIDENTS ARE BETWEEN THE AGES OF 25-44
- 28% ARE LESS THAN 24 YEARS OLD
- 18% ARE OVER THE AGE OF 45
- ROUGHLY 33,000 RESIDENTS ACCORDING TO THE 2017 CENSUS ESTIMATES
- MEDIAN HOUSEHOLD INCOME OF \$110,000

CULTURAL/HISTORIC CONTEXT:

- FORMER MEAT PACKING DISTRICT COMPRISED OF HISTORICALLY RELEVANT WAREHOUSES AND LANDMARKED BUILDINGS.
- CURRENTLY BOASTS CULTURAL HOTSPOTS SUCH AS RESTAURANT ROW & GREEKTOWN.
- FULTON MARKET MAINTAINS AN INDUSTRIAL VIBE WHICH HAS ATTRACTED MANY TOP CORPORATIONS TO OFFICE HERE.
- WEST LOOP PROVIDES RESIDENTS WITH AN IMPRESSIVE OFFERING OF ART GALLERIES, LOCAL SHOPS, DINING EXPERIENCES AND MUCH MORE.
- WEST LOOP IS A VIBRANT AND CONTINUINGLY EVOLVING NEIGHBORHOOD.

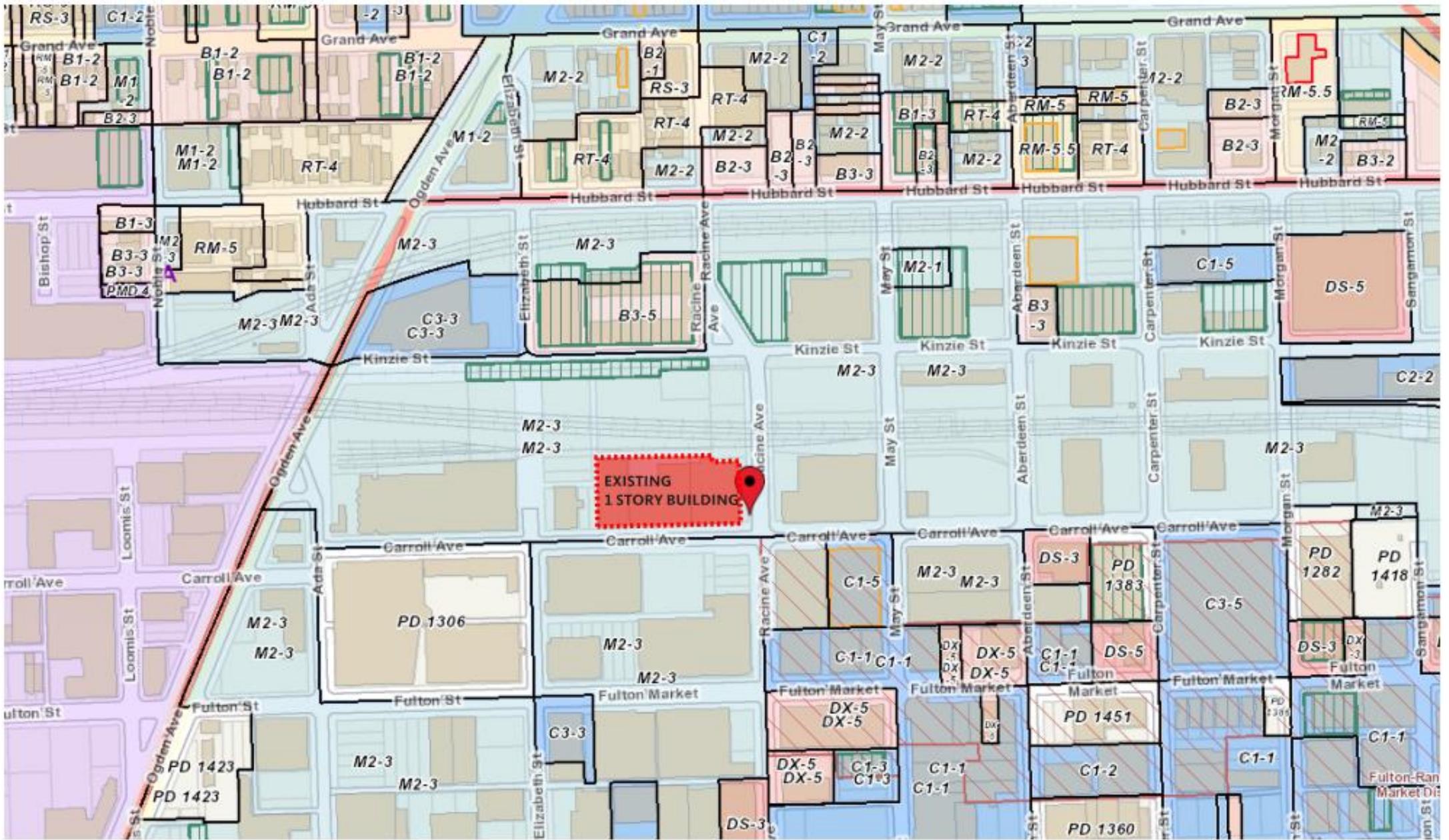




 APPROVED DEVELOPMENTS

 PROPOSED DEVELOPMENTS

PROPOSED AND APPROVED DEVELOPMENTS



Pedestrian Context



AXON SITE VIEW



FACING NORTHWEST

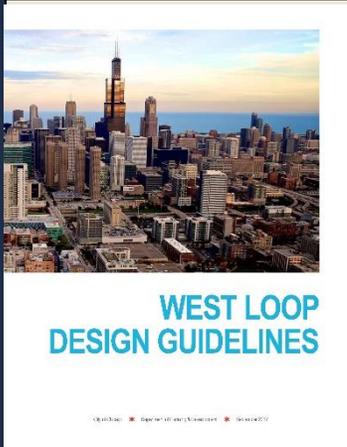


FACING SOUTHWEST



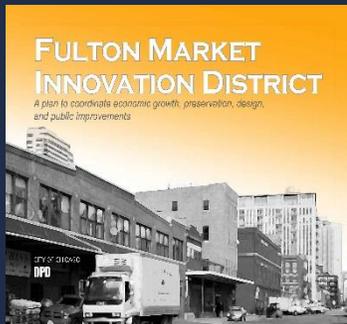
FACING SOUTHEAST

★ Planning Context



WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Chicago Department of Planning & Development
- The WLDG “builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive.”



FULTON MARKET INNOVATION DISTRICT

- Published July 2014
- Chicago Department of Planning & Development
- The FMID “identifies a vision to preserve existing jobs while accommodating private sector investments that reinforce the area’s expanding role as an innovation-driven employment center.”
- The FMID plan includes a formal land use plan, design guidelines, infrastructure/streetscape projects & historic preservation, among others.



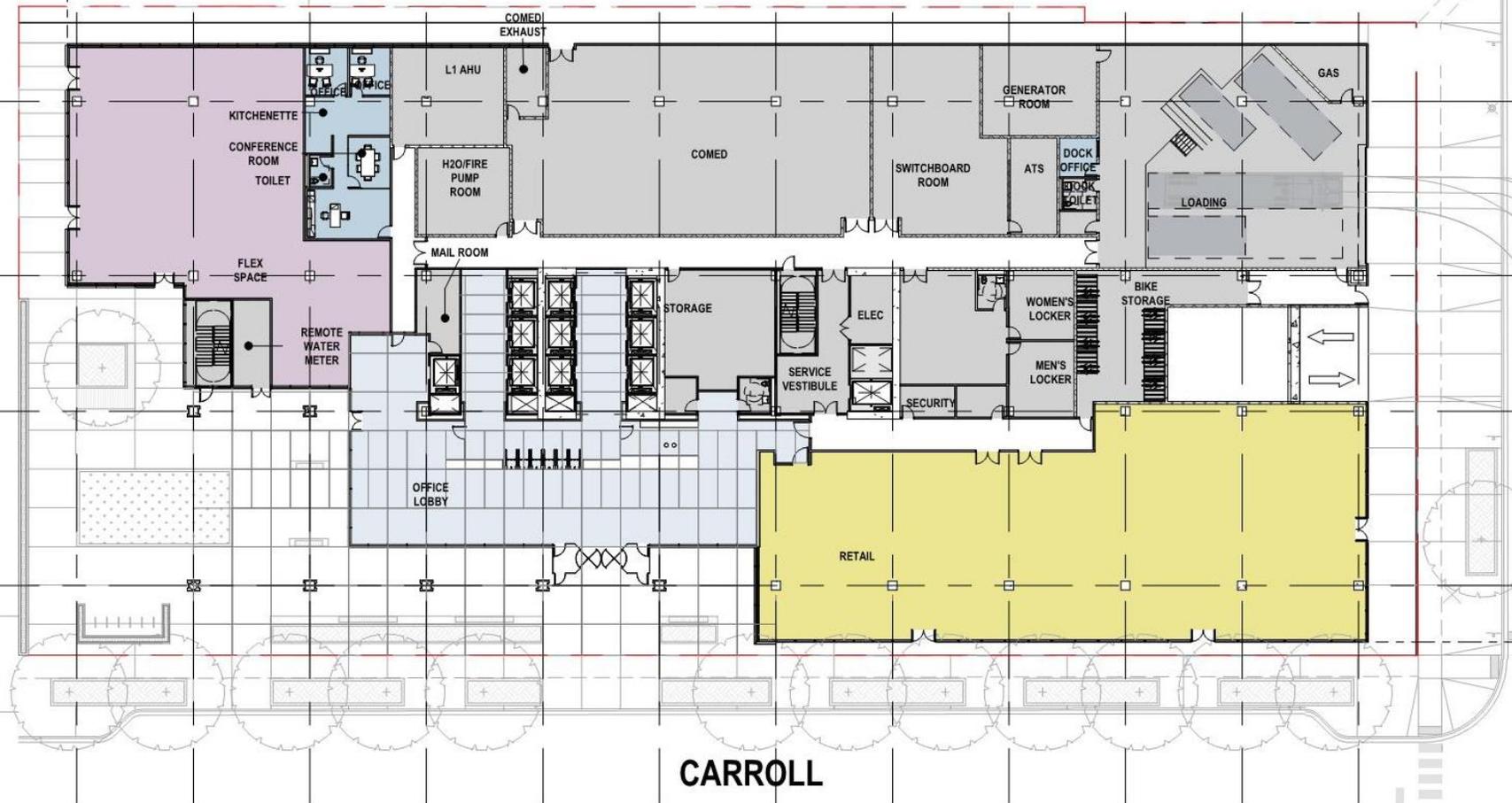
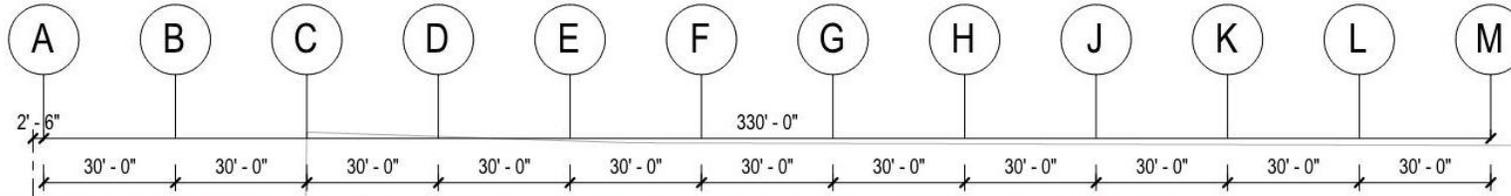
Project Timeline + Community Outreach

- Date of PD Filing: December 18, 2019
- WCA : November 20, 2019
- WLCO : December 3, 2019
- NOWL : December 9, 2019
- Community-wide meeting : January 22, 2020



AERIAL VIEW FROM SOUTH WEST DIRECTION

RAILROAD



RACINE

CARROLL

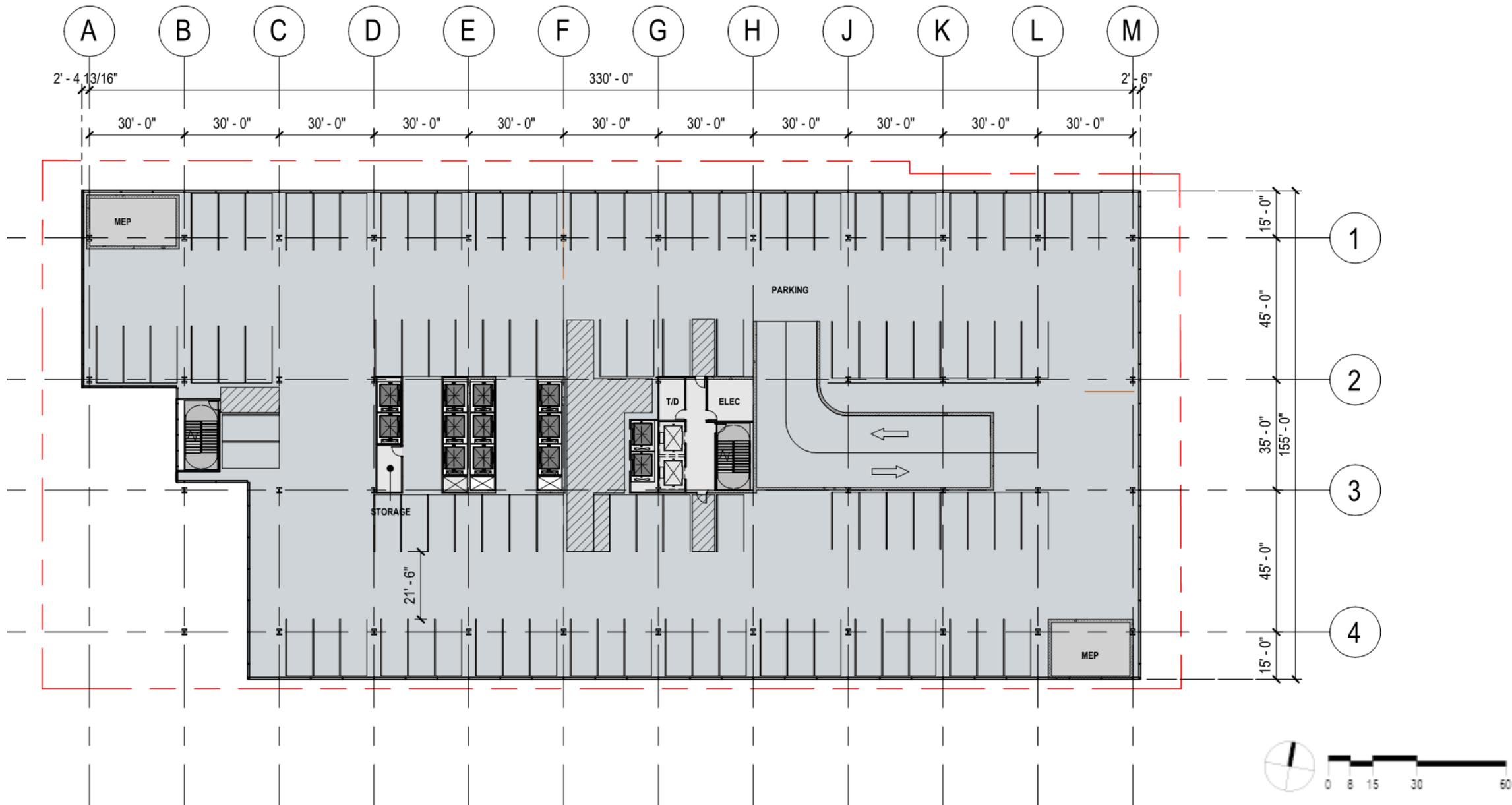
1

2

3

4





LEVEL 2 FLOOR PLAN - PARKING

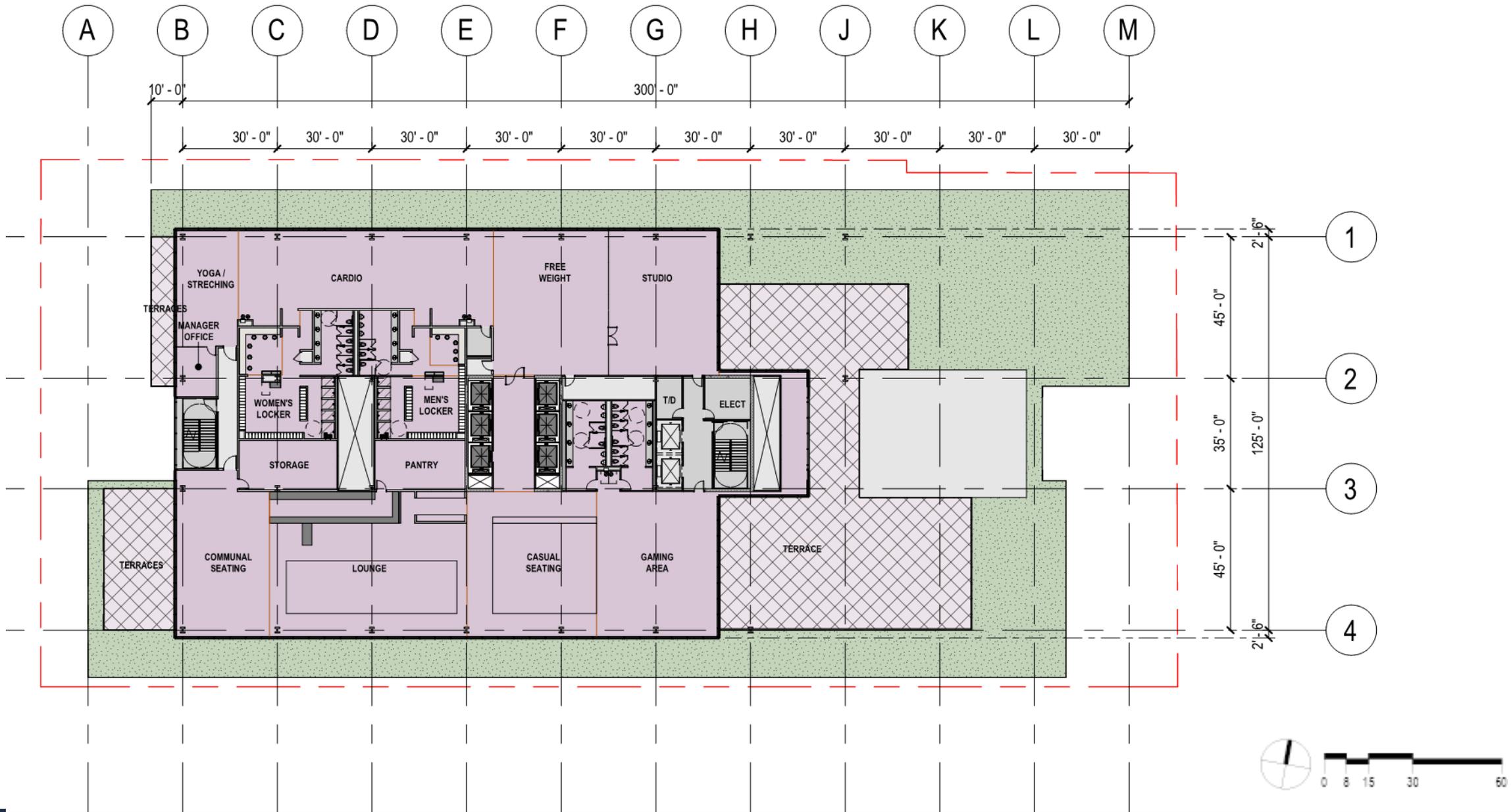




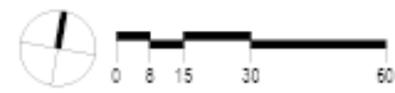
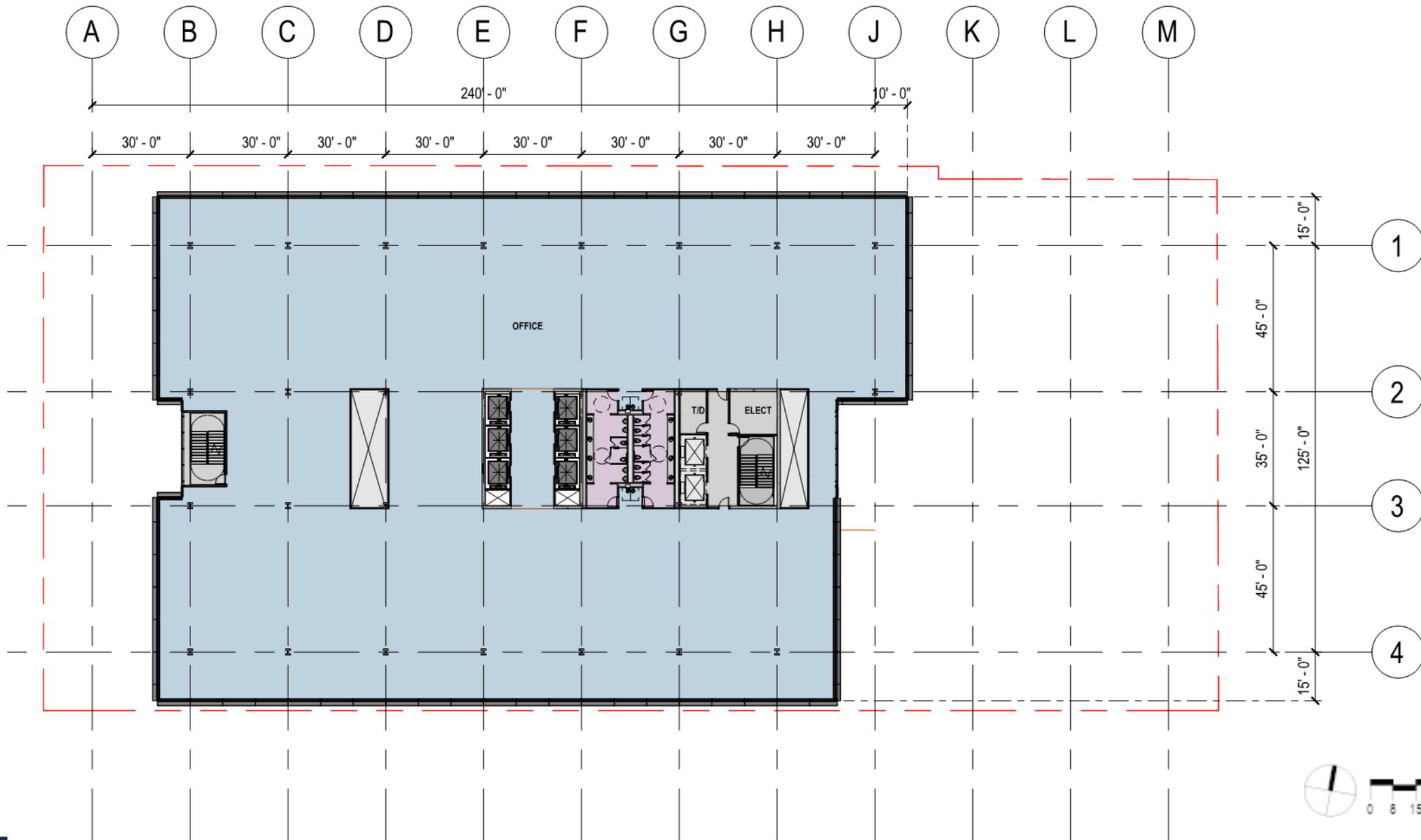
LEVEL 4,5,7,8,10,11 FLOOR PLAN (TYPE A)

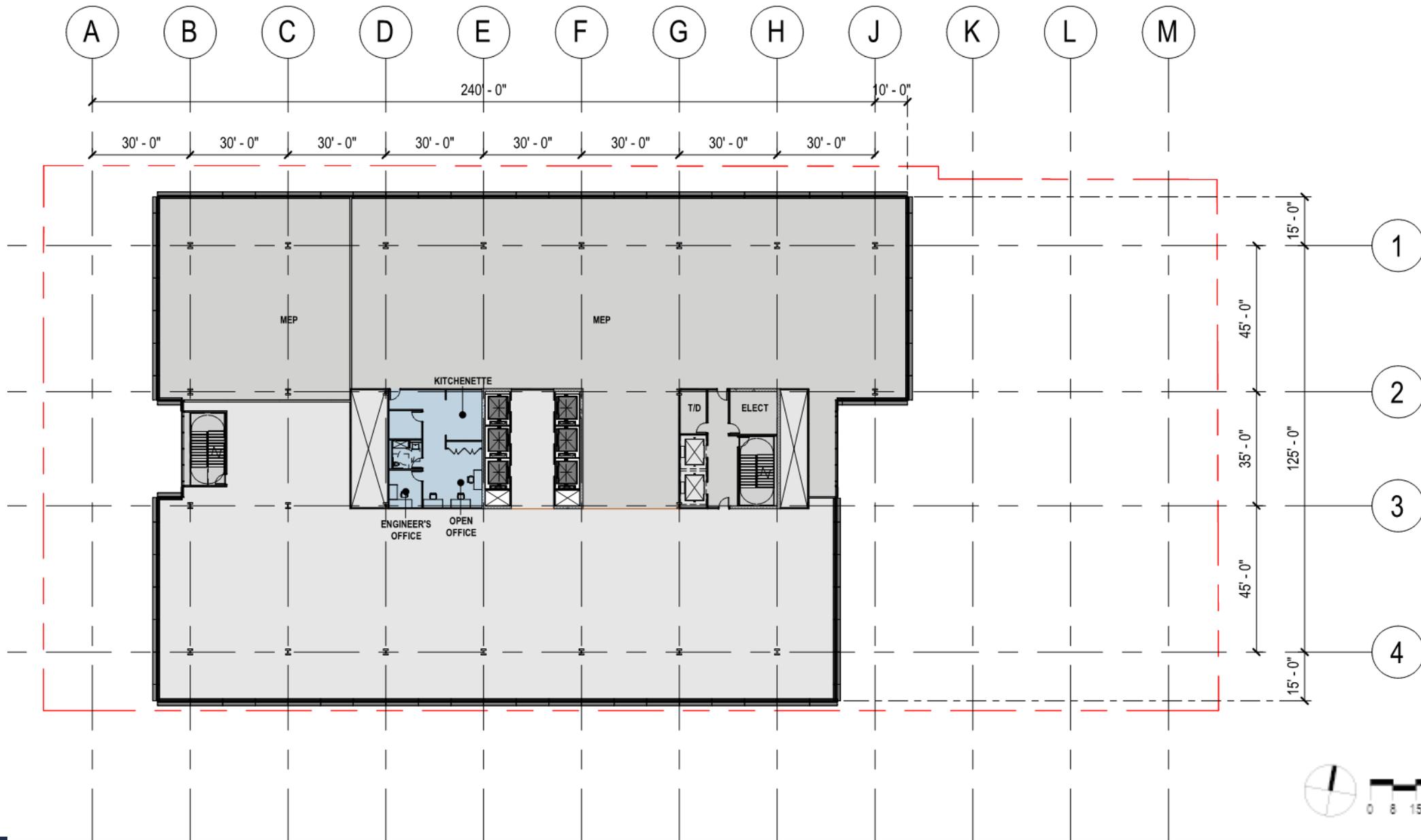


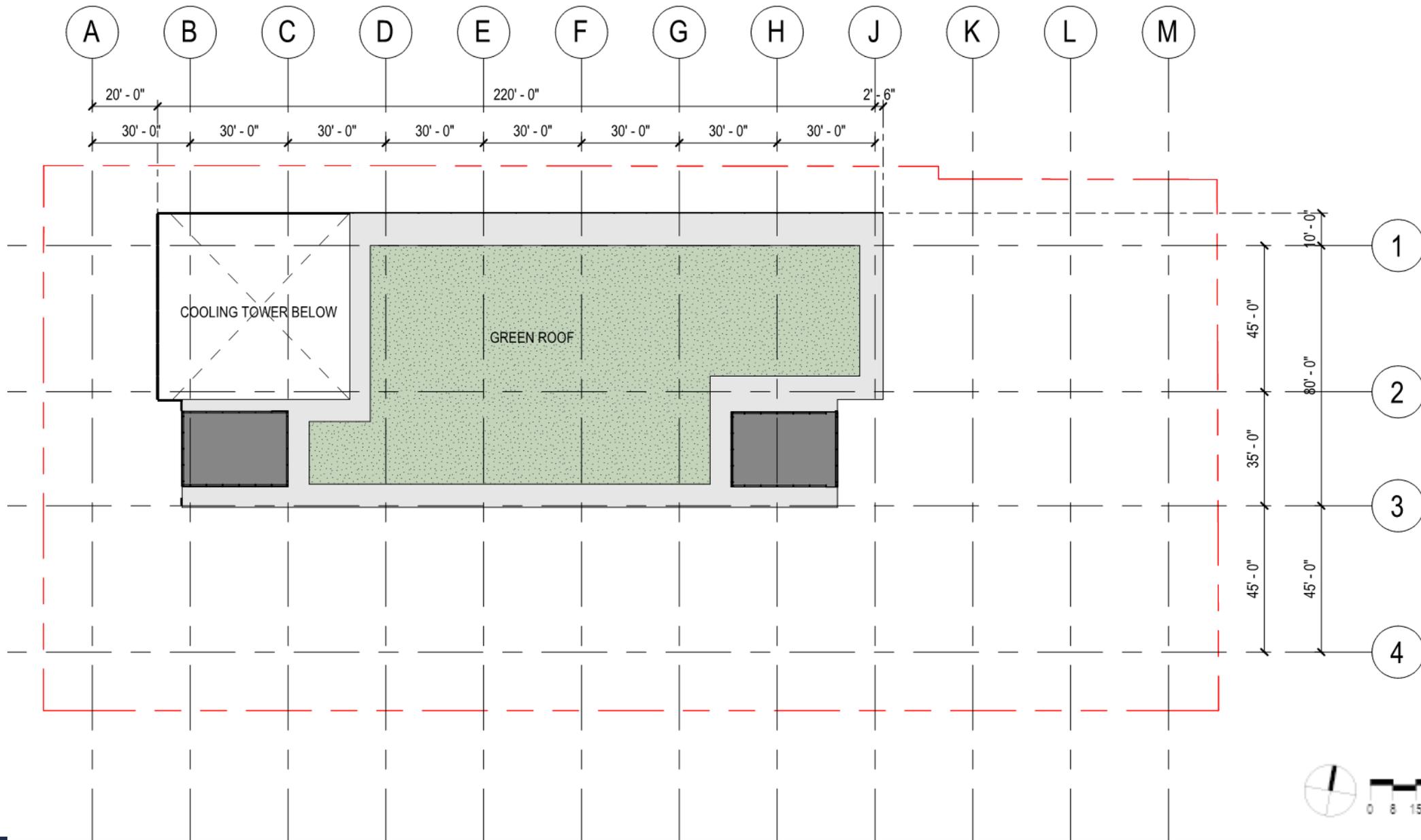
LEVEL 6,9,10 FLOOR PLAN (TYPE B)



LEVEL 12 FLOOR PLAN









PEDESTRIAN VIEW FROM SOUTH EAST DIRECTION



PEDESTRIAN VIEW FROM SOUTH WEST DIRECTION



BUILDING ELEVATION (NORTH)

vision glass

vision glass

aluminum frame

vision glass

aluminum frame

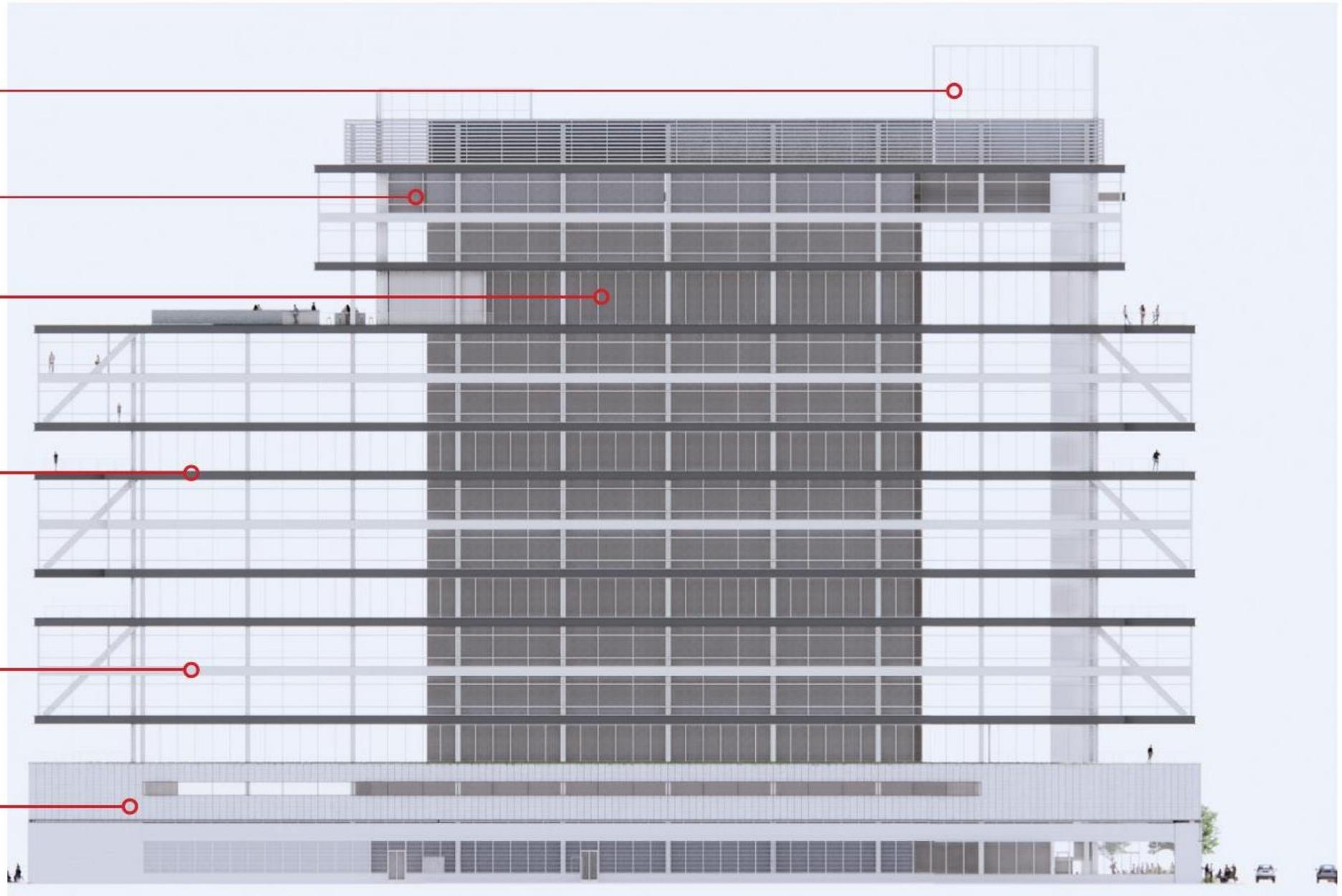
metal panel

dark color

metal panel

light gray color

masonry cladding





BUILDING ELEVATION (EAST)

vision glass

vision glass

aluminum frame

metal panel

light gray color

vision glass

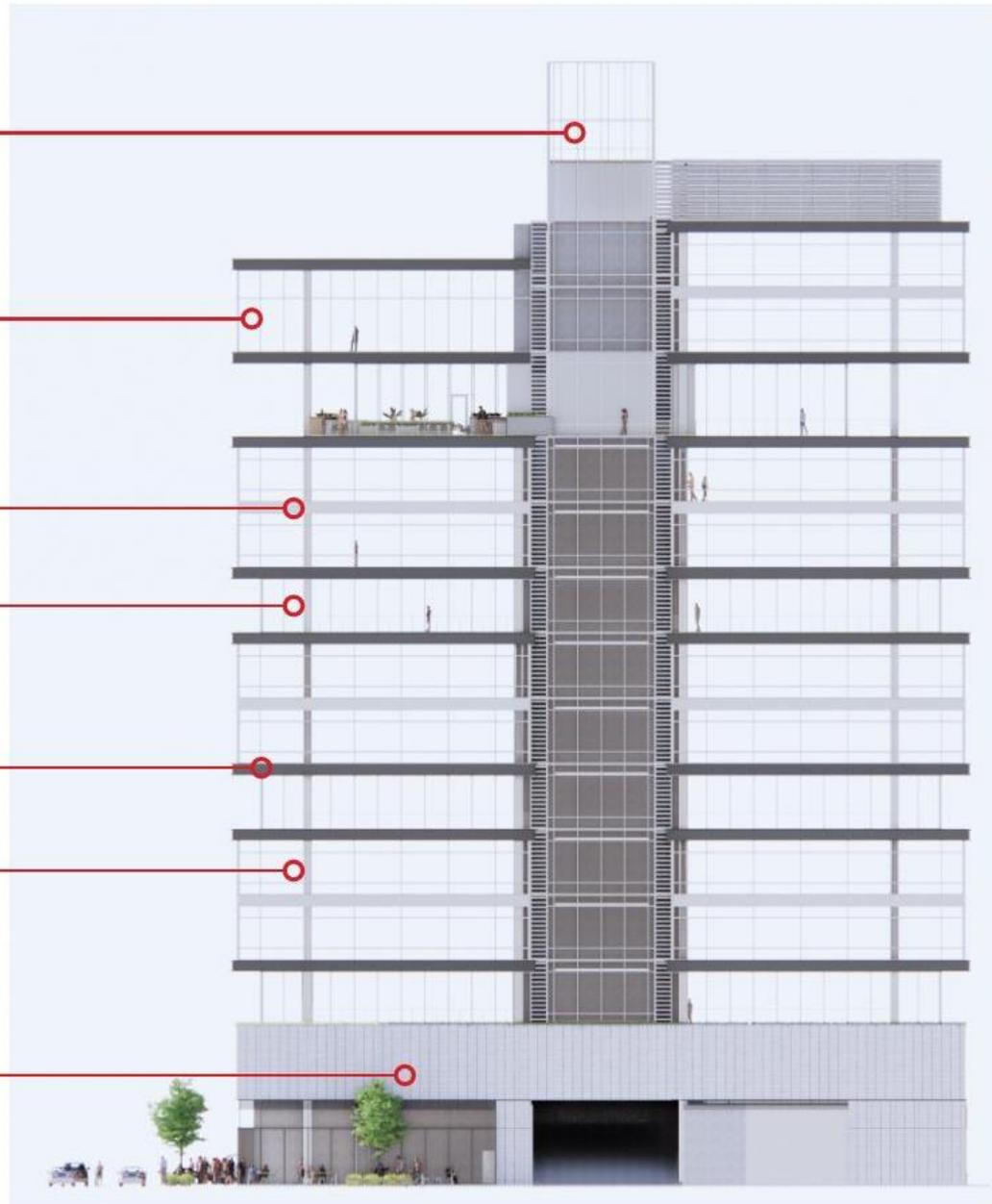
aluminum frame

metal panel

dark color

vision glass

masonry cladding





BUILDING ELEVATION (SOUTH)

vision glass

vision glass

aluminum frame

vision glass

aluminum frame

metal panel

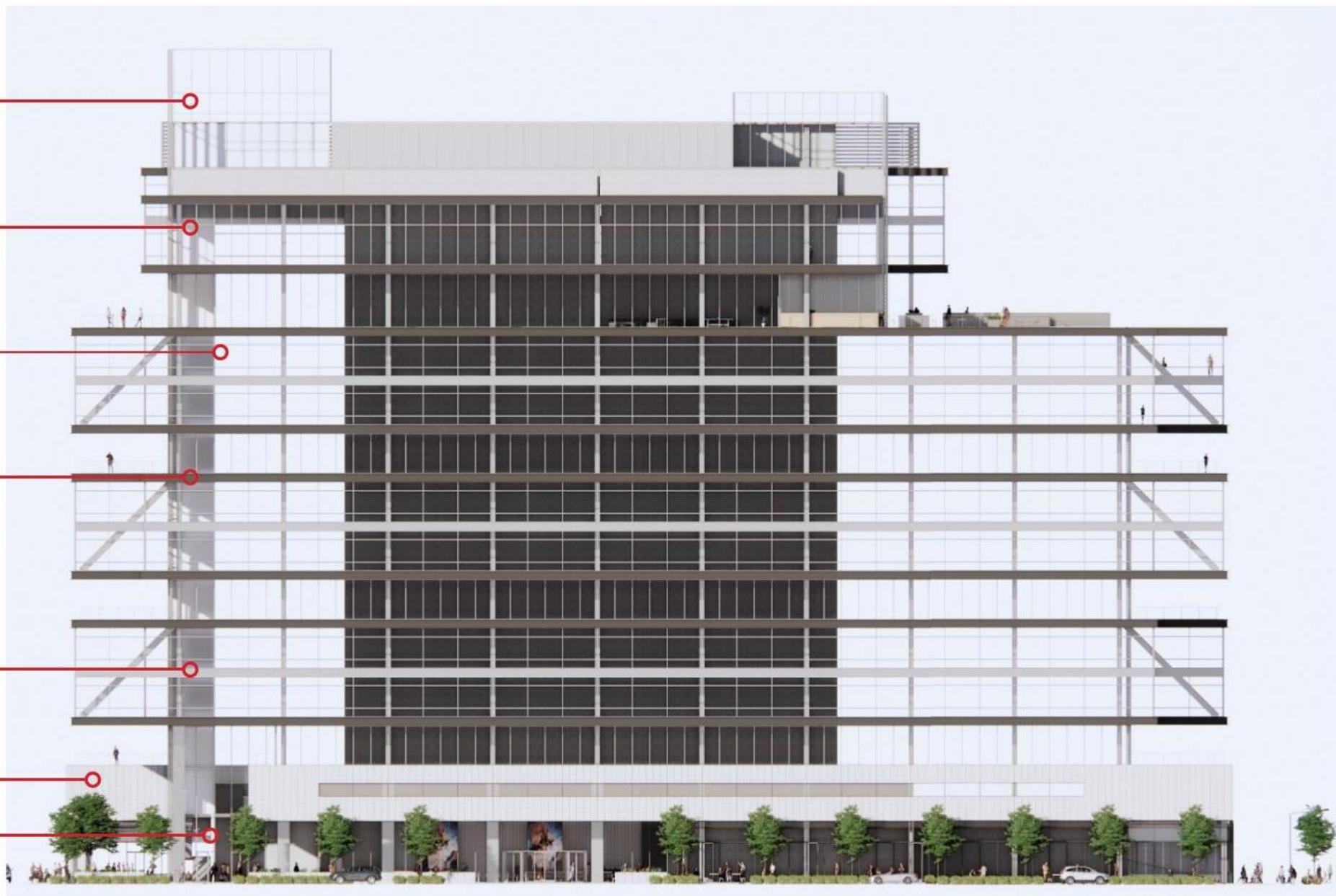
dark color

metal panel

light gray color

masonry cladding

all glass lobby facade





BUILDING ELEVATION (WEST)

vision glass

vision glass

aluminum frame

vision glass

aluminum frame

metal panel

dark color

vision glass

metal panel

light gray color

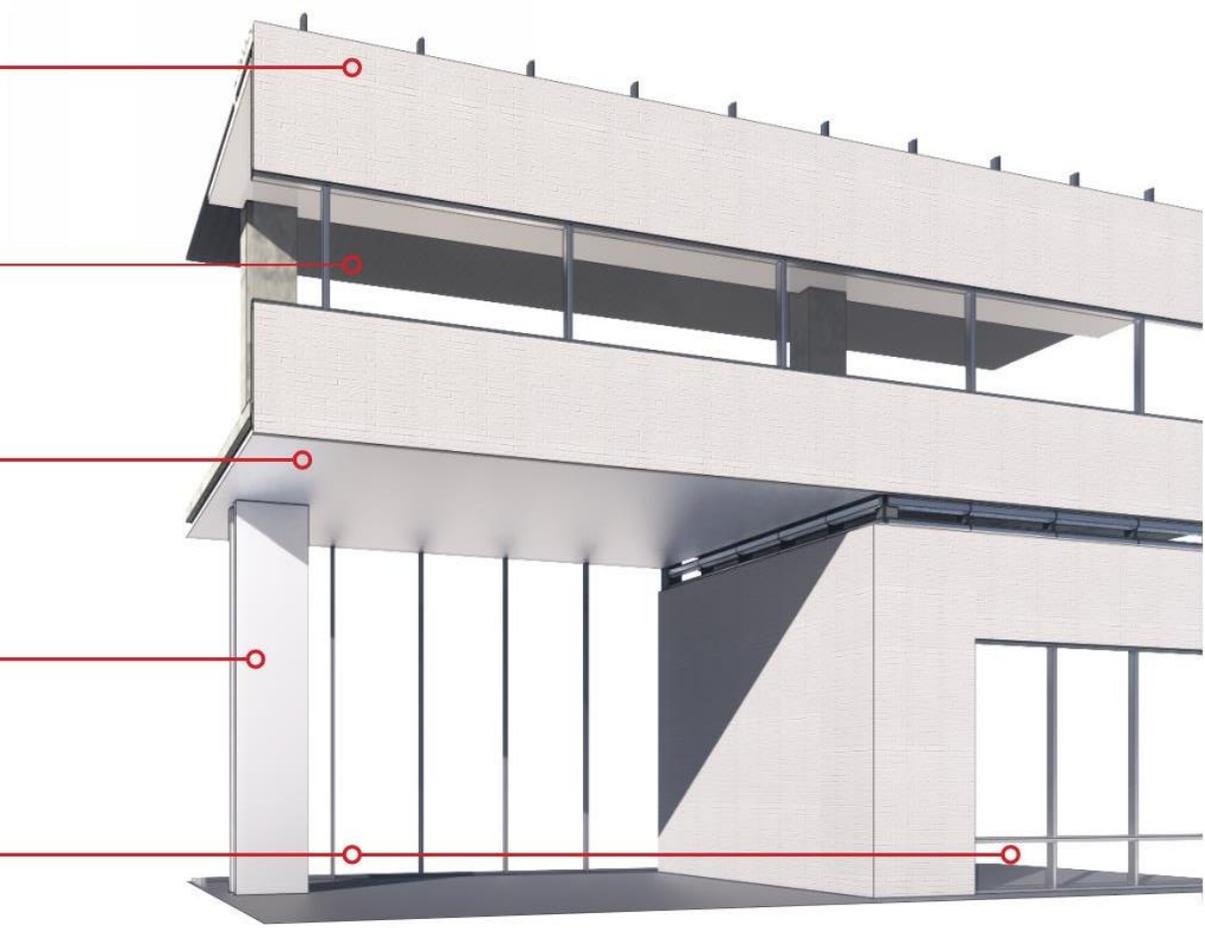
masonry cladding

all glass lobby facade



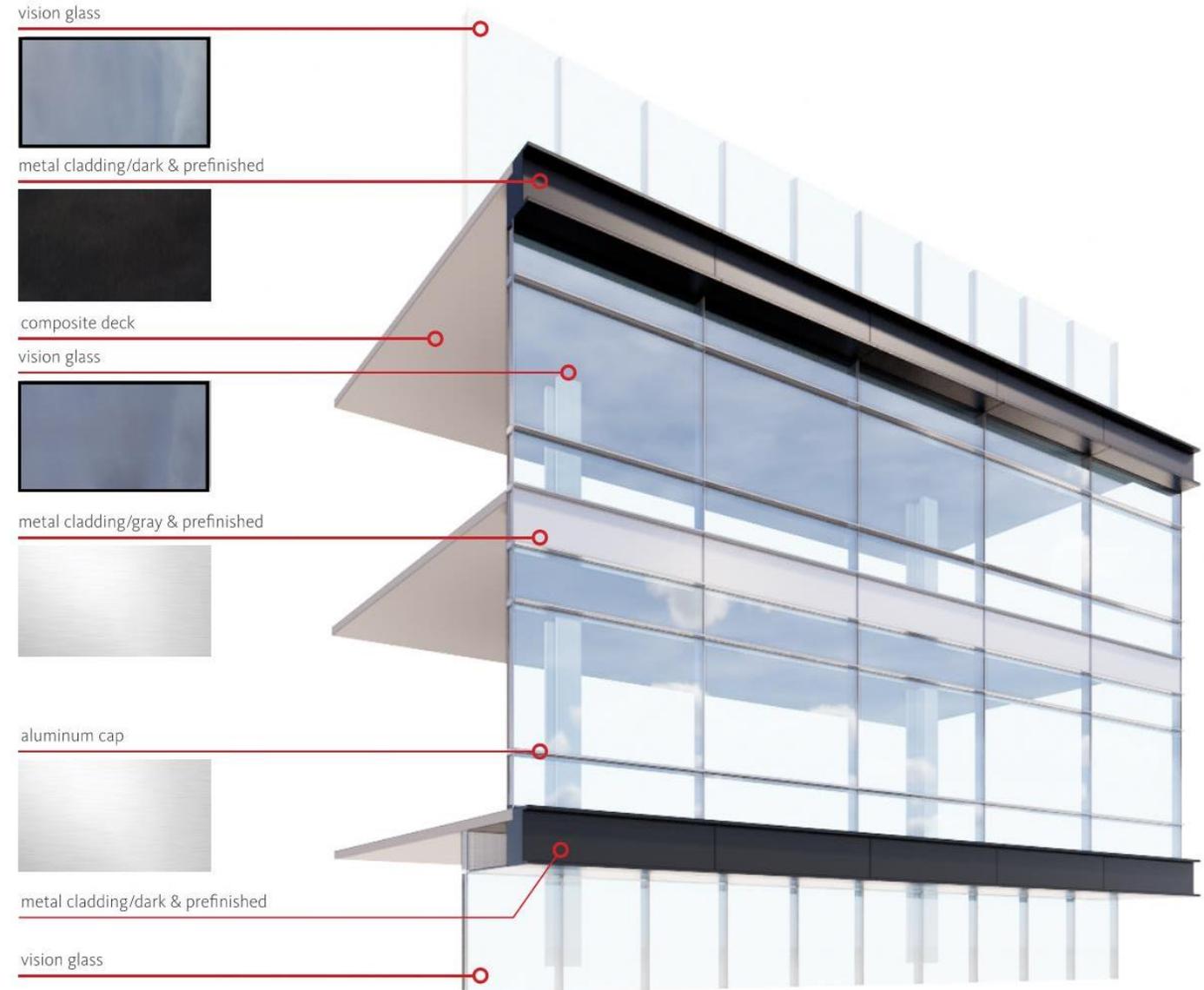
Building Materials

Podium – Lobby, Retail & Parking



Building Materials

Type A Floors - Office

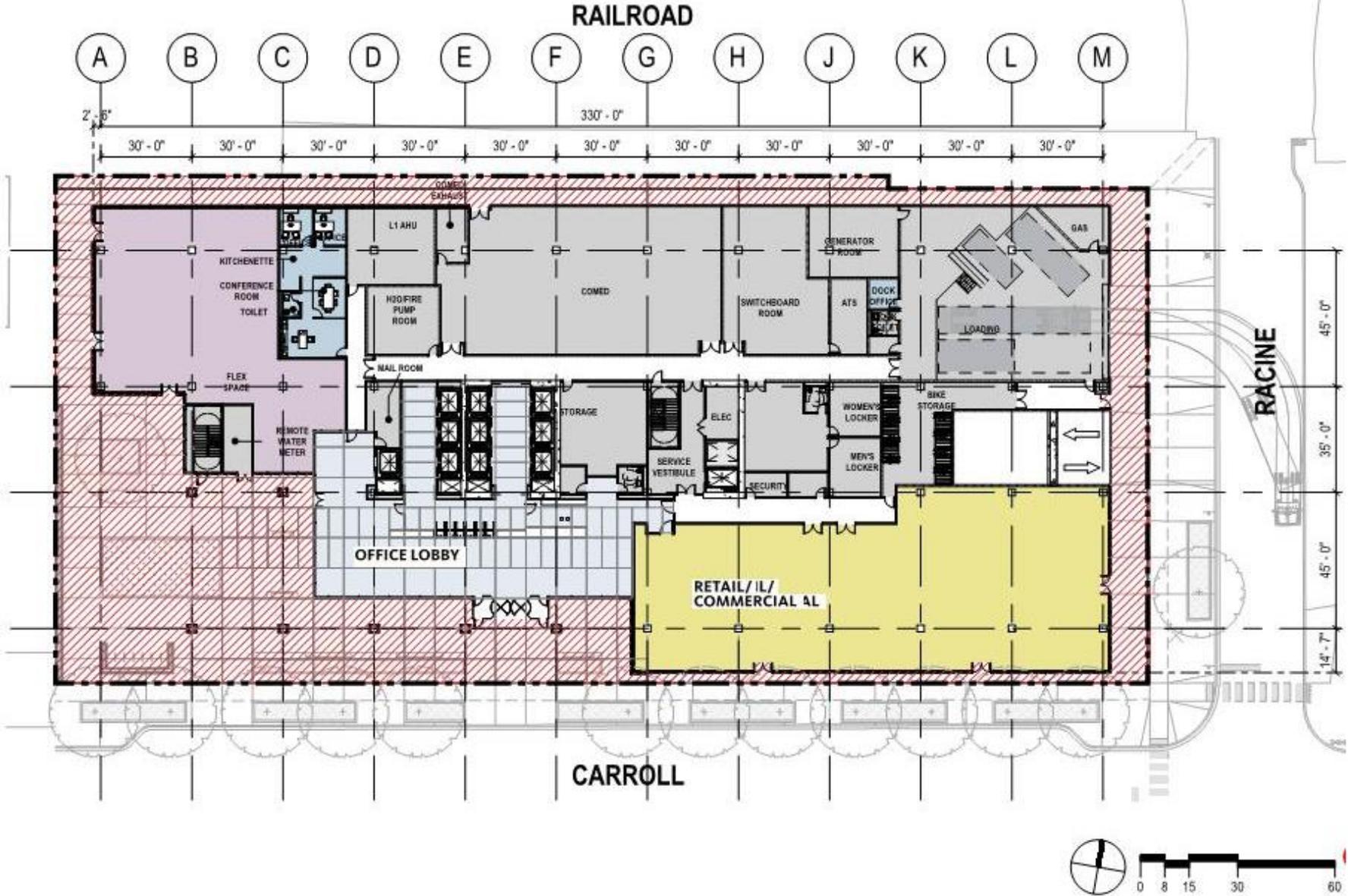


Building Materials

Type B Floors - Office

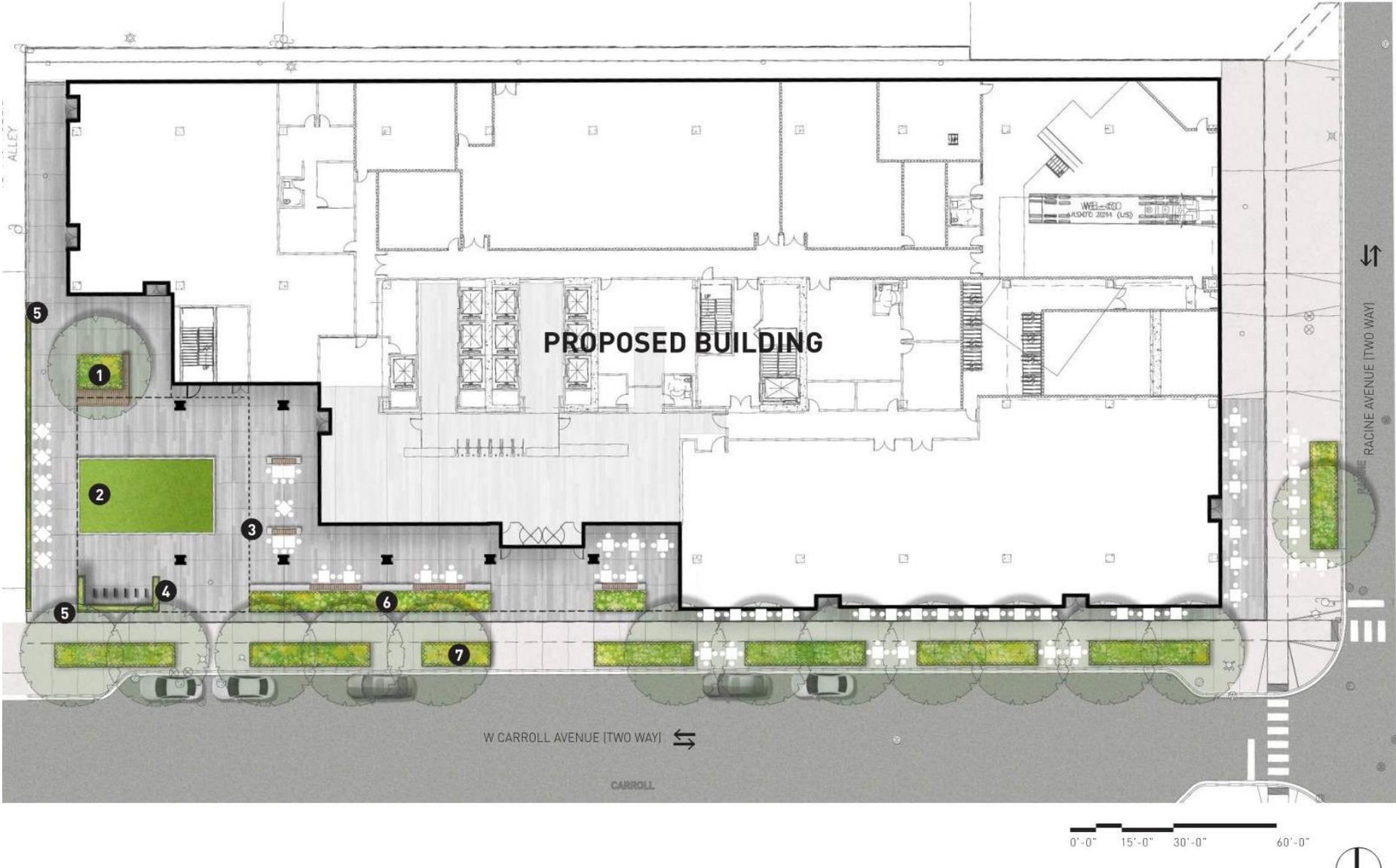


Site Plan



NET SITE AREA = 59,952 SQ.FT.
 BUILDING AREA= 43,648 SQ.FT.
 OPEN AREA = 16,304 SQ.FT.

Site Plan



LEGEND:

- 1 Platform Seating with Shade Tree
- 2 Sloped Lawn Panel
- 3 Seatwall with Wood Topped Bench
- 4 Bike Racks
- 5 Raised Planters
- 6 Raised Planters with Wood Topped Bench
- 7 At-Grade Parkway Tree Planter with Railing

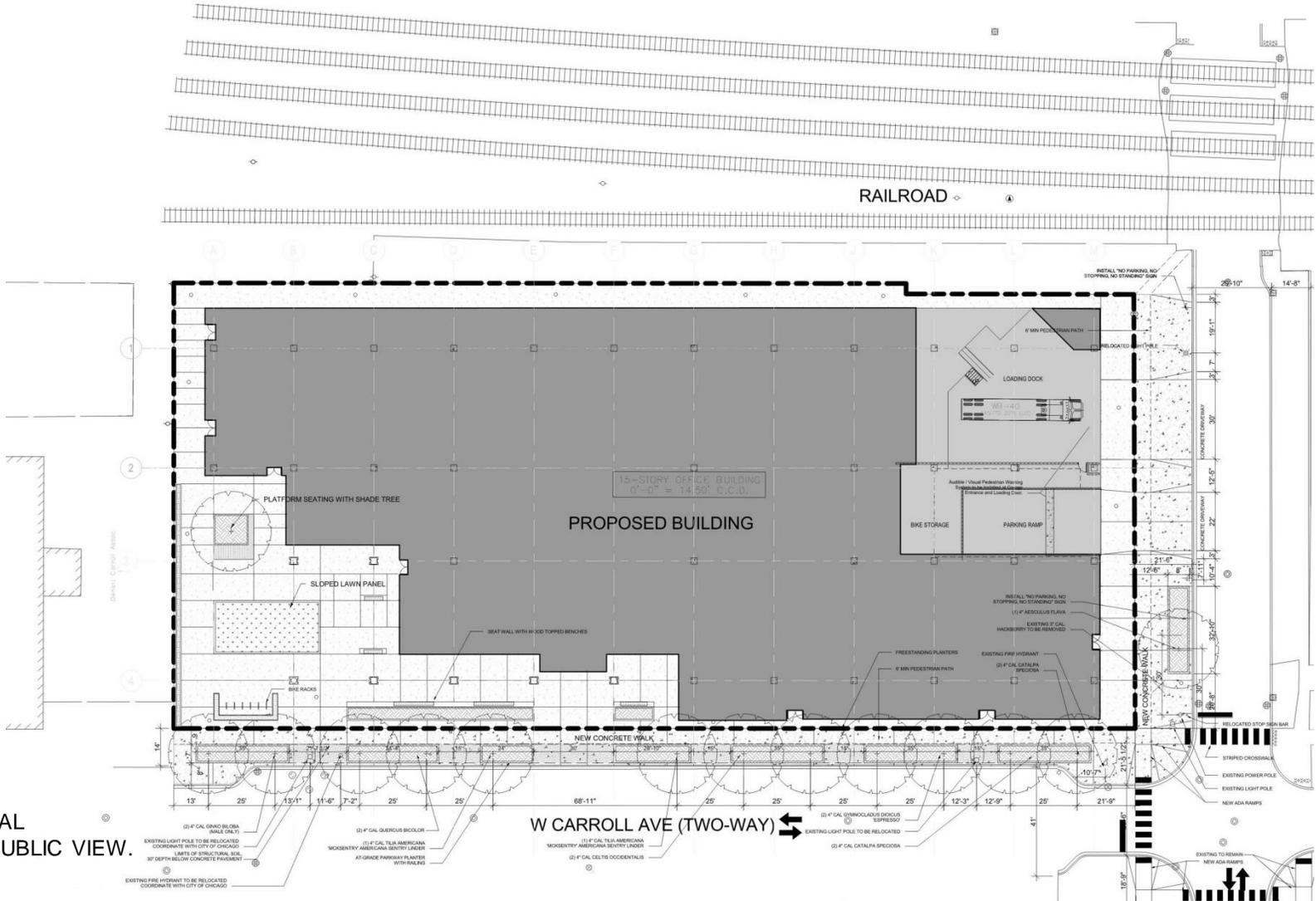
Site Plan

17-8-0904-A-:
 THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC INTO PRIVATE AND PUBLIC ALLEYS.
 ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE.
 EXISTING TRAFFIC PATTERNS ARE RESPECTED AND NEW TRAFFIC WILL BE MITIGATED BY LOCATION OF PRIVATE ALLEYS AND CURBSIDE DROPOFF/PICK-UP ZONES.

17-8-0904-B-:
 ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.

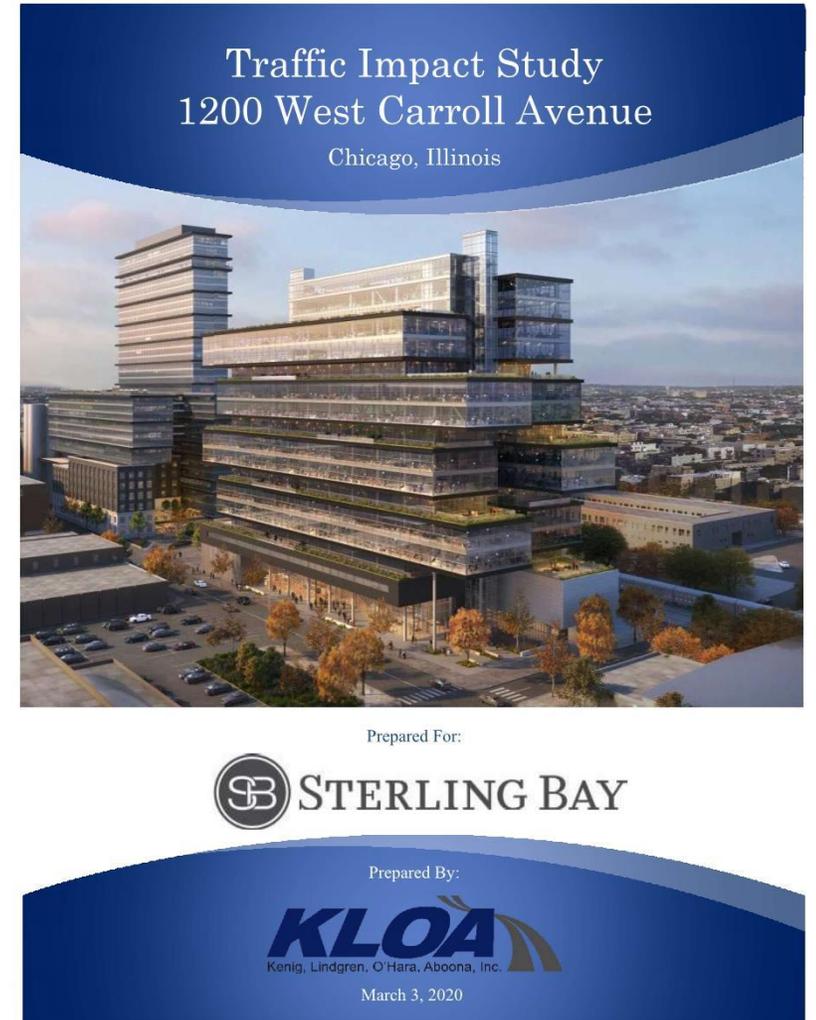
17-8-0904-C:
 ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION

17-8-0904-D:
 ABOVE GRADE GARAGE AREAS ARE LINED WITH ARCHITECTURAL FAÇADE ARTICULATION TO SCREEN THE GARAGE USE FROM PUBLIC VIEW.



Traffic Study

- Overall, the existing street system has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- Access drive on Racine Avenue will be able to adequately accommodate traffic to the proposed development.
- Recommend converting the west leg of Racine Avenue at its two-way stop sign controlled intersection with Kinzie Street to one-way southbound only.
- High-visibility crosswalks will be provided on the west and south legs of the intersection of Carroll Avenue with Racine Avenue.



17-8-0905:

THE PROJECT COMPLIES WITH SECTION 17-8-0905 BY PROVIDING SAFE AND ATTRACTIVE WALKWAYS AND PEDESTRIAN ROUTES. THE PROJECT ALSO PROVIDE SPACES AT STREET LEVEL THAT ARE DESIGNED FOR ACTIVATE USERS SUCH AS THE ENTRY PLAZA AND SOUTH WEST CORNER PLAZA.

17-8-0906:

THE PROJECT COMPLIES WITH SECTION 17-8-0906 BY PROVIDING CLEAR VISION GLASS AT A MAJORITY OF THE GRADE LEVEL WITH RETAIL LOCATED AT CORNER OF RACINE AND CARROLL.



17-8-0905:

MAIN ENTRY PLAZA;
THE PROJECT COMPLIES
WITH SECTION 17-8-0905
BY PROVIDING SAFE AND
ATTRACTIVE WALKWAYS
AND PEDESTRIAN
ROUTES. THE PROJECT
ALSO PROVIDE SPACES
AT STREET LEVEL THAT
ARE DESIGNED FOR
ACTIVATE USERS SUCH
AS THE ENTRY PLAZA
AND SOUTH WEST
CORNER PLAZA.



17-8-0906-
SOUTH WEST CORNER
PLAZA; THE PROJECT
COMPLIES WITH
SECTION 17-8-0906 BY
PROVIDING CLEAR
VISION GLASS AT A
MAJORITY OF THE
GRADE LEVEL WITH
RETAIL LOCATED AT
CORNER OF RACINE AND
CARROLL.



17-8-0907:

THE PROJECT COMPLIES WITH SECTION 17-8-0907. THE DESIGN OF THE BUILDING CREATES A DESIGN LANGUAGE THAT RESPONDS TO THE CONTEXT OF THE WEST LOOP AT THE PEDISTRIAN LEVEL BUT CREATES A VISUALY DYNAMIC FAÇADE THAT RESPONDS TO THE MODERN ARCHITECTURE OF THE CITY OF CHICAGO.



Sustainable Development Matrix

LEED SILVER

80 points

MINIMUM 50% GREEN ROOF

10 points

EXCEED STORMWATER ORDINANCE BY 25%

10 points



50 4 18 38 Total Points Certified: 40-49 pts (46 Recommended) Silver: 50-59 pts (56 Recommended) Gold: 60-79 (66 Recommended) Platinum: 80+ (86 Recommended)

Y	TY	TN	N	1	Integrative Process	1 point	Team
Y				1	Credit 1 Integrative Process	1	C MEP

Y	TY	TN	N	18	1	Location + Transportation	20 points	Team
Y				1	1	Credit 1 LEED for Neighborhood Development Location	20	C LD
	Y			2	2	Credit 2 Sensitive Land Protection	2	C A
		Y		2	1	Credit 3 High Priority Site	3	CV A
			Y	6	6	Credit 4 Surrounding Density + Diverse Uses	6	LD
				6	6	Credit 5 Access to Quality Transit	6	LD
				1	1	Credit 6 Bicycle Facilities	1	
				1	1	Credit 7 Reduced Parking Footprint	1	
				1	1	Credit 8 Green Vehicles	1	

Y	TY	TN	N	5	6	Sustainable Sites	11 points	Team
Y				1	1	Req 1 Construction Activity Pollution Prevention	Req	CV GC
	Y			1	1	Credit 1 Site Assessment	1	CV
		Y		1	2	Credit 2 Site Development - Protected or Restore Habitat	2	CV
			Y	1	3	Credit 3 Open Space	1	CV LA
				2	3	Credit 4 Rainwater Management	3	CV LA
				2	2	Credit 5 Heat Island Reduction	2	A LA
				1	1	Credit 6 Light Pollution Reduction	1	LC MEP
				1	1	Credit 7 Tenant Design and Construction Guidelines	1	C

Y	TY	TN	N	5	2	1	3	Water Efficiency	11 points	Team
Y				1	1	1	1	Req 1 Outdoor Water Use Reduction	Required	LA
	Y			1	1	1	1	Req 2 Indoor Water Use Reduction	Required	MEP
		Y		1	1	1	1	Req 3 Building-level Water Metering	Required	MEP
			Y	3	2	1	2	Credit 1 Outdoor Water Use Reduction	2	LA
				3	1	1	2	Credit 2 Indoor Water Use Reduction	6	MEP
				1	1	1	1	Credit 3 Cooling Tower Water Use	2	MEP
				1	1	1	1	Credit 4 Water Metering	1	MEP

Y	TY	TN	N	7	2	3	21	Energy + Atmosphere	33 points	Team
Y				1	1	1	1	Req 1 Fundamental Commissioning + Verification	Required	CX MEP
	Y			1	1	1	1	Req 2 Minimum Energy Performance	Required	MEP
		Y		1	1	1	1	Req 3 Building-level Energy Metering	Required	MEP
			Y	5	1	1	1	Req 4 Fundamental Refrigerant Management	Required	MEP
				5	1	1	1	Credit 1 Enhanced Commissioning	6	CX MEP
				2	1	1	15	Credit 2 Optimize Energy Performance	18	MEP
				1	1	1	1	Credit 3 Advanced Energy Metering	1	MEP

Y	TY	TN	N	5	8	Materials + Resources	14 points	Team		
Y				1	1	5	1	Req 1 Storage + Collection of Recyclables	Required	A LD
	Y			1	1	1	1	Req 2 Construction and Demolition Waste Management Planning	Required	A GC
		Y		1	1	1	1	Credit 1 Building Life-Cycle Impact Reduction	6	C A LD
			Y	1	1	1	1	Credit 2 Building Product Disclosure + Optimization - Environmental Product Declarations	2	GC FP
				1	1	1	1	Credit 3 Building Product Disclosure + Optimization - Sourcing of Raw Materials	2	GC FP
				1	1	1	1	Credit 4 Building Product Disclosure + Optimization - Material Ingredients	2	GC FP
				2	1	1	1	Credit 5 Construction + Demolition Waste Management	2	GC

Y	TY	TN	N	5	2	3	Indoor Environmental Quality	10 points	Team	
Y				1	1	1	1	Req 1 Minimum IAQ Performance	Required	MEP
	Y			1	1	1	1	Req 2 Environmental Tobacco Smoke Control	Required	C LD
		Y		1	1	1	1	Credit 1 Enhanced Indoor Air Quality Strategies	2	MEP
			Y	1	1	1	1	Credit 2 Low Emitting Materials	3	GC A LD
				1	1	1	1	Credit 3 Construction Indoor Air Quality Management Plan	1	GC
				1	1	1	1	Credit 4 Daylight	3	LD A
				1	1	1	1	Credit 5 Quality Views	1	A LD

Y	TY	TN	N	3	2	1	Innovation	6 points	Team	
Y				1	1	1	1	Credit 1.1 Innovation: Parking Reduction	1	MEP TC
	Y			1	1	1	1	Credit 1.2 Innovation: Double HPD- healthy product declarations	1	C
		Y		1	1	1	1	Credit 1.3 Innovation: Low mercury lamps	1	TC LD
			Y	1	1	1	1	Credit 1.4 Innovation: TBD	1	TBD
				1	1	1	1	Credit 1.5 Innovation: Must be a pilot credit	1	TBD
				1	1	1	1	Credit 2 LEED Accredited Professional	1	LD

Y	TY	TN	N	1	3	1	Regional Priority	4 points	Team	
Y				1	1	1	1	Credit 1 Regional Priority: EAc3 Advanced energy metering	1	LD
	Y			1	1	1	1	Credit 2 Regional Priority: IAQc1 Enhanced indoor air quality strategies	1	LD
		Y		1	1	1	1	Credit 3 Regional Priority: LTc3 High priority site	1	LD
			Y	1	1	1	1	Credit 4 Regional Priority: MRC1 Building life-cycle impact reduction	1	LD
				1	1	1	1	Credit 5 Regional Priority: SSc2 Site development - protect or restore habitat	1	LD
				1	1	1	1	Credit 6 Regional Priority: SSc4 Rainwater management	1	LD

- (A) Architect (Gensler) (GC) General Contractor
 (LD) LEED Consultant (CX) Commissioning Agent
 (C) Client (LC) Lighting Consultant
 (MEP) MEP Engineer (TC) Technology Consultant
 (LA) Landscape Architect (FP) Furniture Provider
 (CV) Civil Engineer



Jobs, Costs & W/MBE

- The project has an estimated budget of \$110M
- Expected to create 359 construction jobs and 2,440 permanent jobs
- Developer is committed to complying with the Mayoral Executive Order as follows:
 - 26% MBE participation
 - 6% WBE participation
 - 50% City residents
- Developer has reached out to DPS assist agencies and agreed to have its contractor JV with a minority contractor

Economic and Community Benefits

- Neighborhood Opportunity Bonus Fund Payment: \$4,311,747
- Conversion Fee: \$734,412
- Projected Real Estate Taxes: approximately \$5,000,000
- \$250,000 contribution to area-wide rail crossing upgrade initiative
- Improved Pedestrian Experience
- Renovated Streetscapes
- Enhanced Open Space Seating Areas



DPD Recommendations

- ❖ **The proposed planned development is in compliance with the West Loop Design Guidelines**
- ❖ **The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood;**
- ❖ **Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity, the site is also within 1 mile of the Morgan Street Station situated along the CTA Green Line;**
- ❖ **The proposal follows Building Orientation and Massing suggestions contain in the Zoning Ordinance including bringing the proposed buildings edges up to the street frontages providing large transparent store front windows to create an active building wall adjacent to the public rights of way;**
- ❖ **All sides and areas of the 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 primary public-right-of-way-facing façade**