



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

375 N. Morgan

27th Ward

JDL Development & Latsko Interest Projects (LP Holding 375 LLC)

07/20/2023



# Near West Side Community Area Snap Shot

## 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.

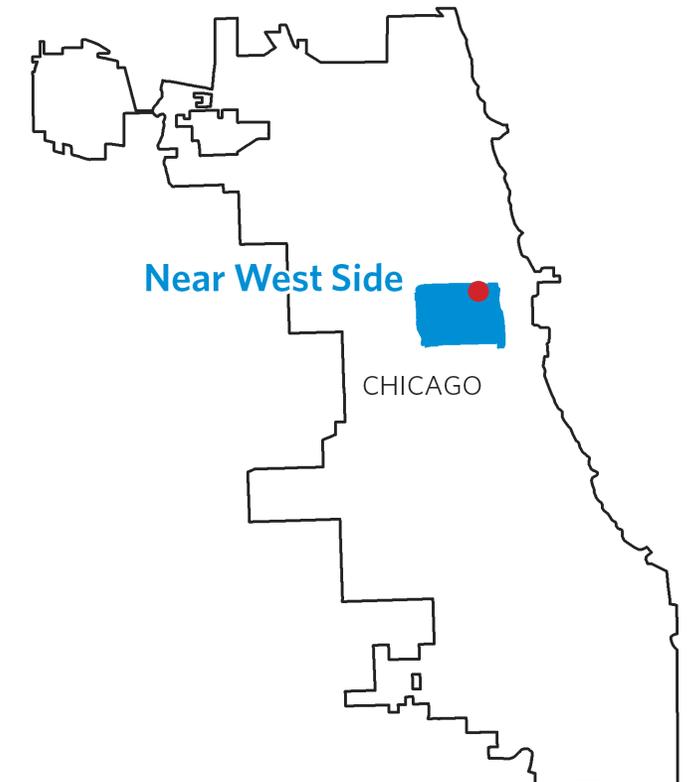
Universe: Total population

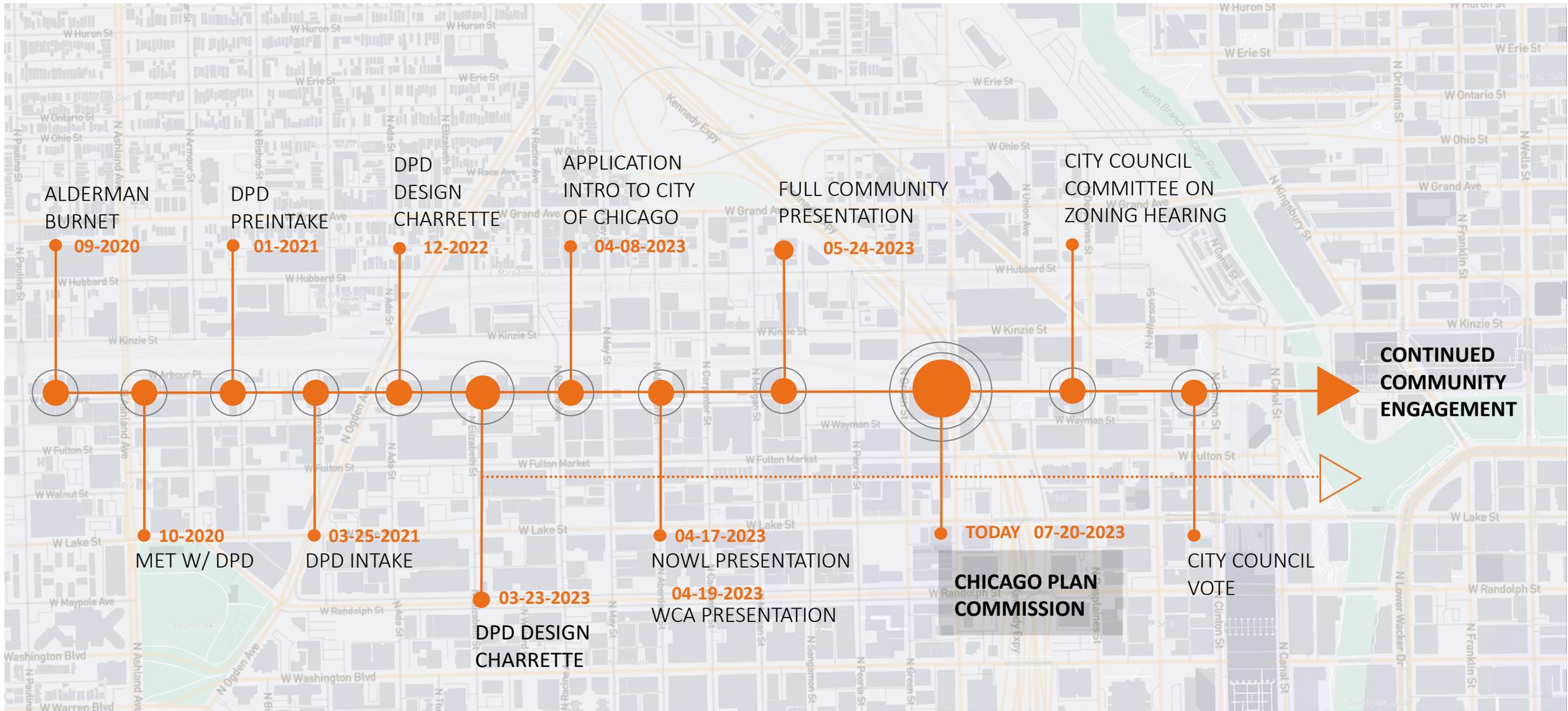
## Age Cohorts, 2016-2020

	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



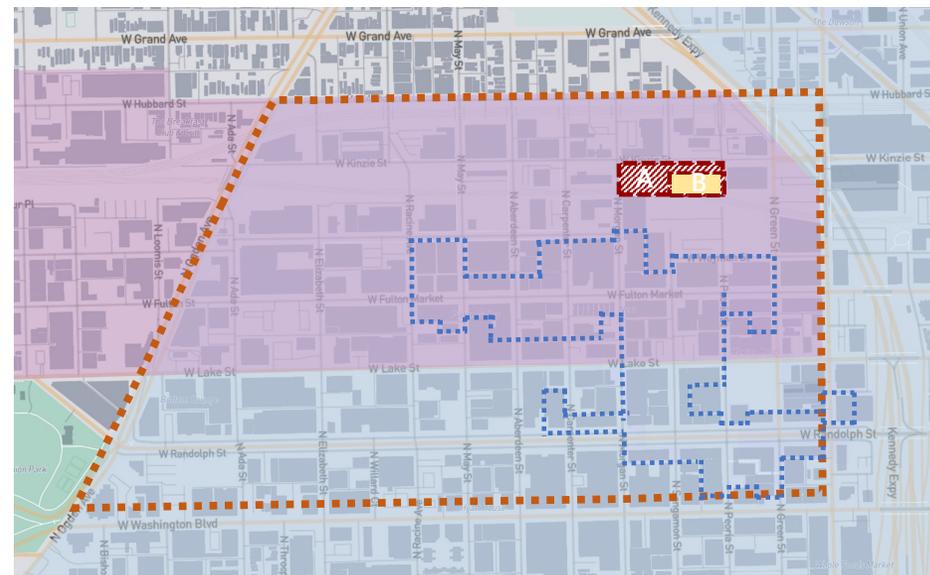


**PROJECT TIMELINE AND COMMUNITY OUTREACH**



EXISTING ZONING MAP

- Within Downtown zoning expansion area
- Transit oriented development within 5 min walk to Morgan green and pink line station
- Adjacent to Historic District



PROPOSED PLANNED DEVELOPMENT AREA





**SITE CONTEXT PLAN**



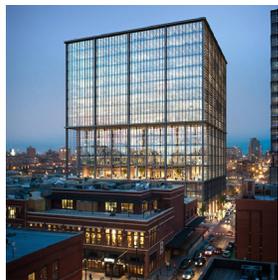
1 360 N GREEN, +399'-0"  
PD 1407



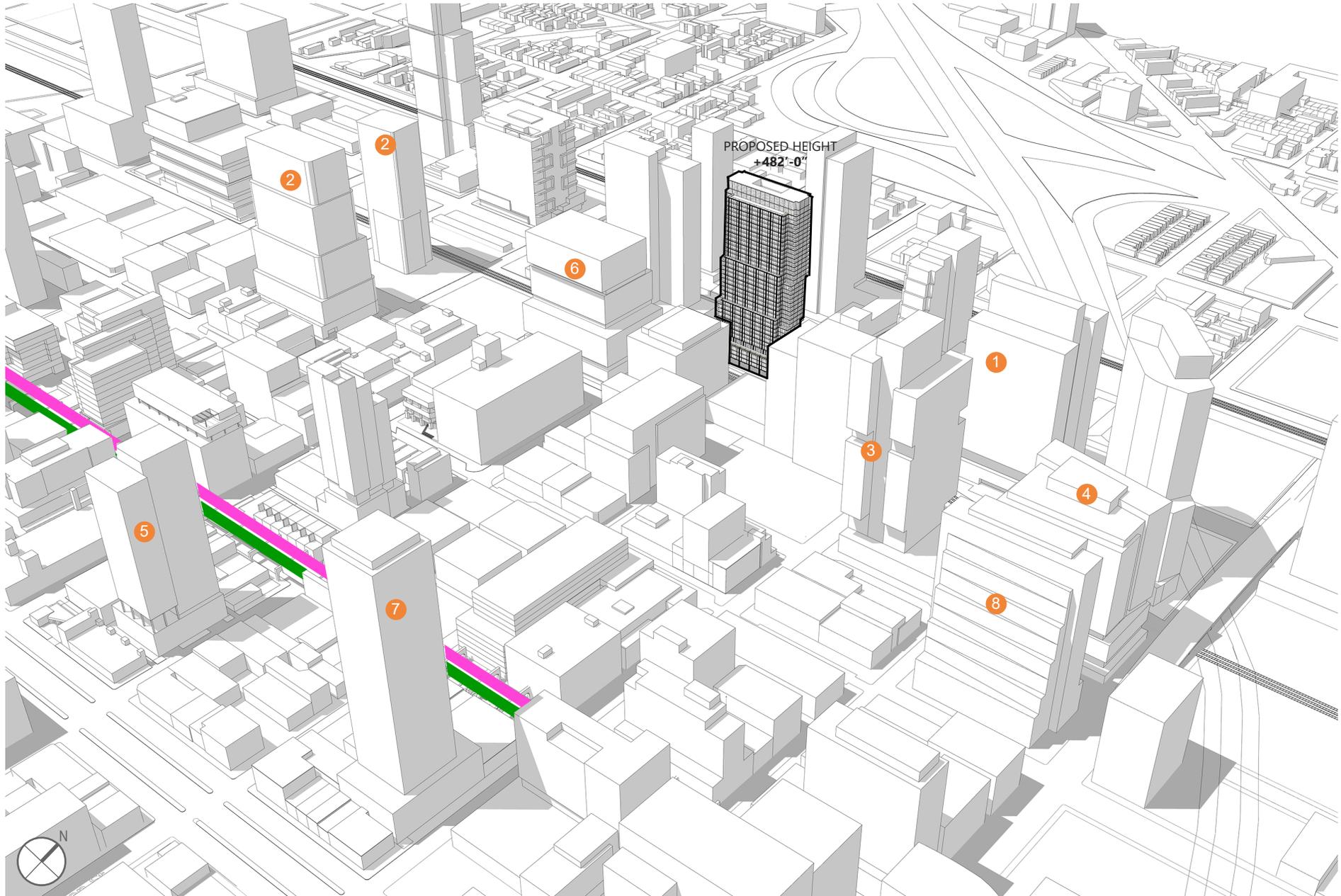
2 315 N MAY, +410'-0"  
PD 1526



3 360 N GREEN, +296'-0"  
PD 1403



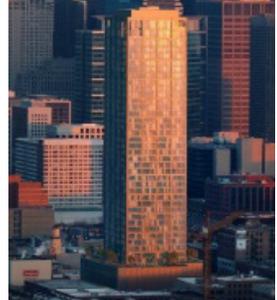
4 330 N GREEN, +267'-0"  
PD 1403



5 160 N MORGAN, +350'-0"  
PD 1524



6 1000 W CARROLL, +288'-0"  
PD 1456



7 170 N PEORIA, +495'-0"  
PD 1462



8 800 W FULTON, +300'-0"  
PD 1445

# AERIAL VIEW FROM SOUTHEAST



9 400 N ABERDEEN, +245'-0"  
PD 1470



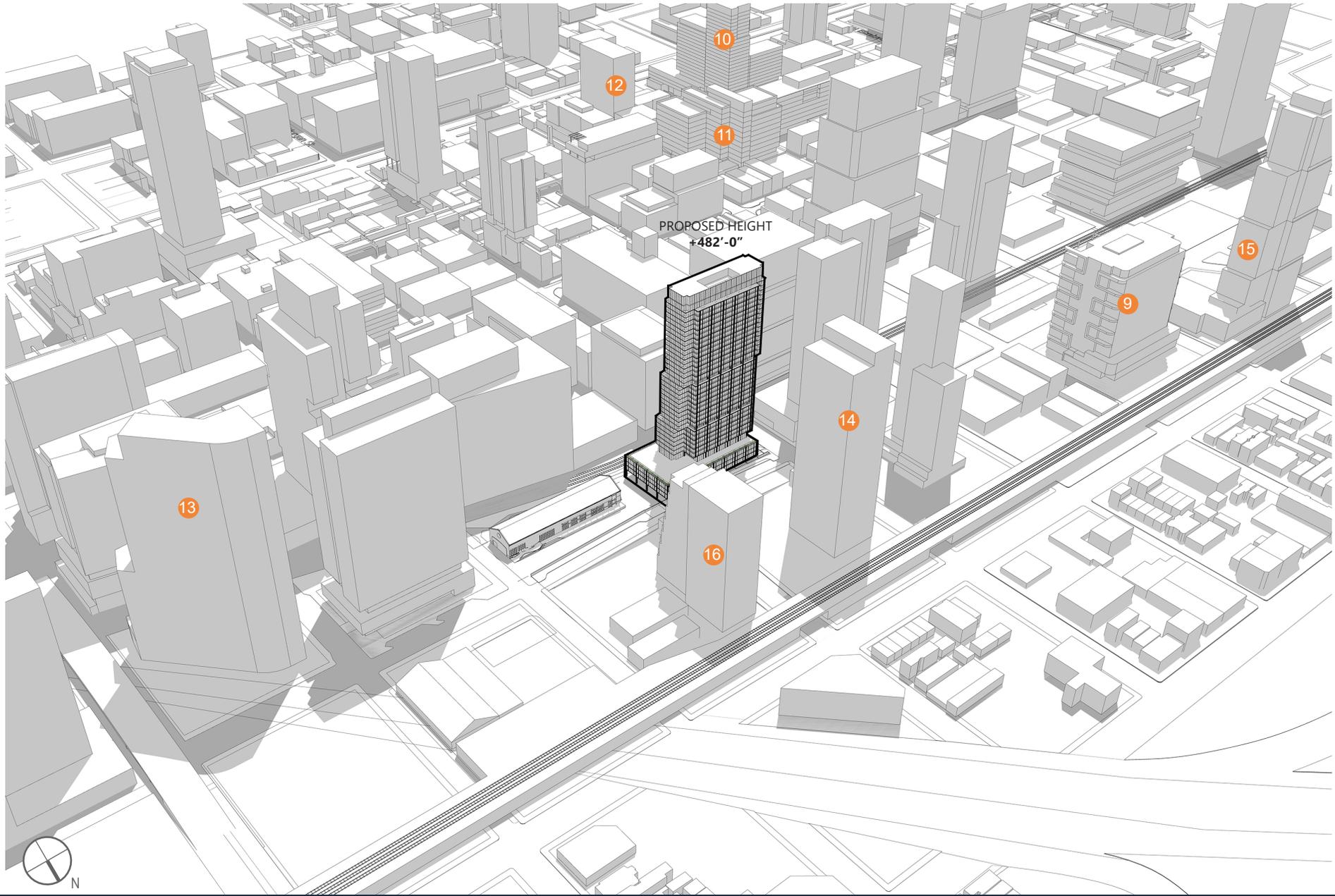
10 1150 W LAKE, +330'-0"  
PD 1512



11 210 N ABERDEEN, +238'-0"  
PD 1507



12 160 N MORGAN, +241'-0"  
PD 1283



13 357 N GREEN, +457'-0"  
PROPOSED



14 370 N/ 400 N/ 401 N  
MORGAN, +475'-0"  
PROPOSED



15 420 N MAY, +600'-0"  
PROPOSED

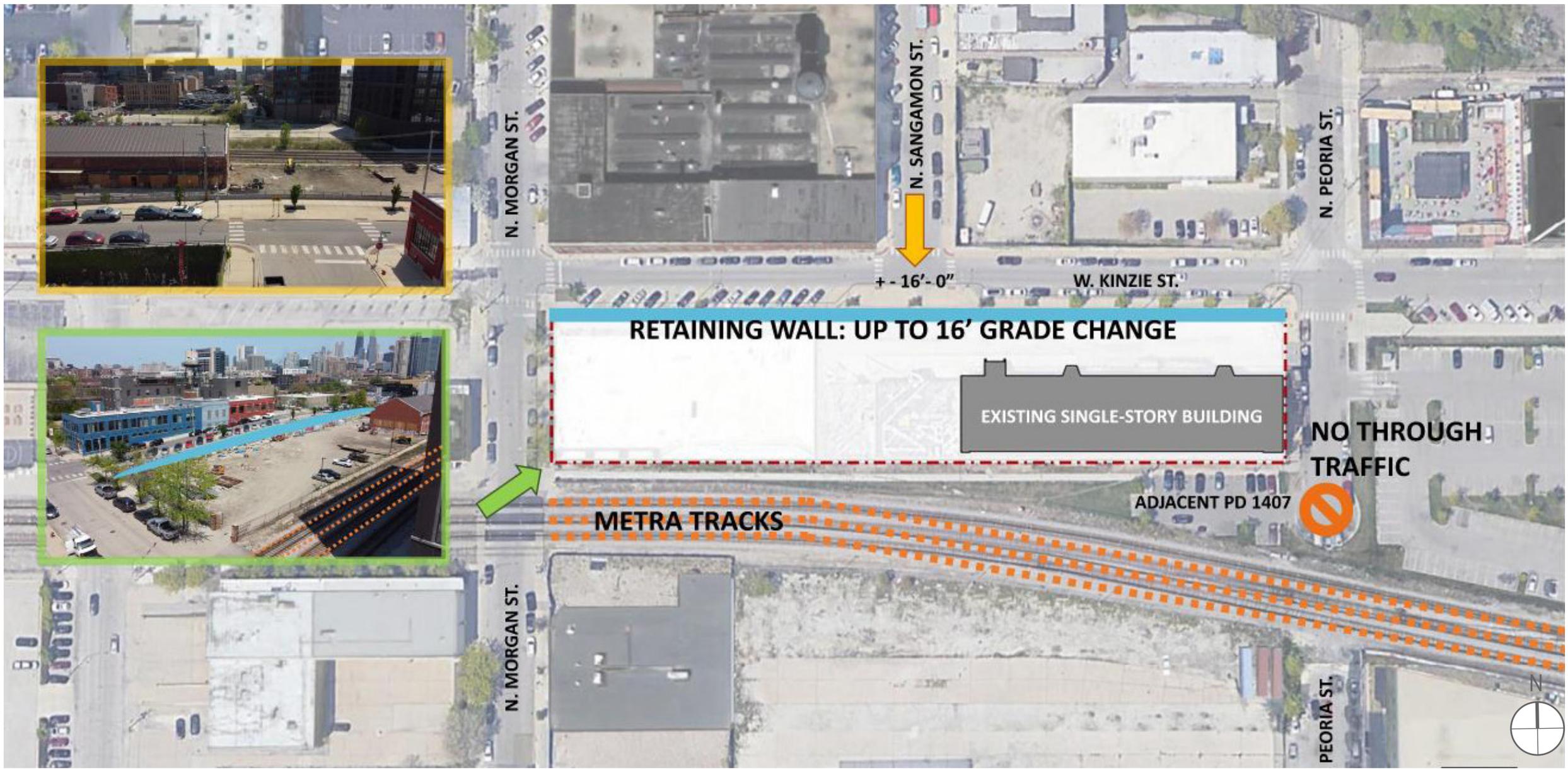


16 415 N SANGAMON,  
+260'-0" PROPOSED

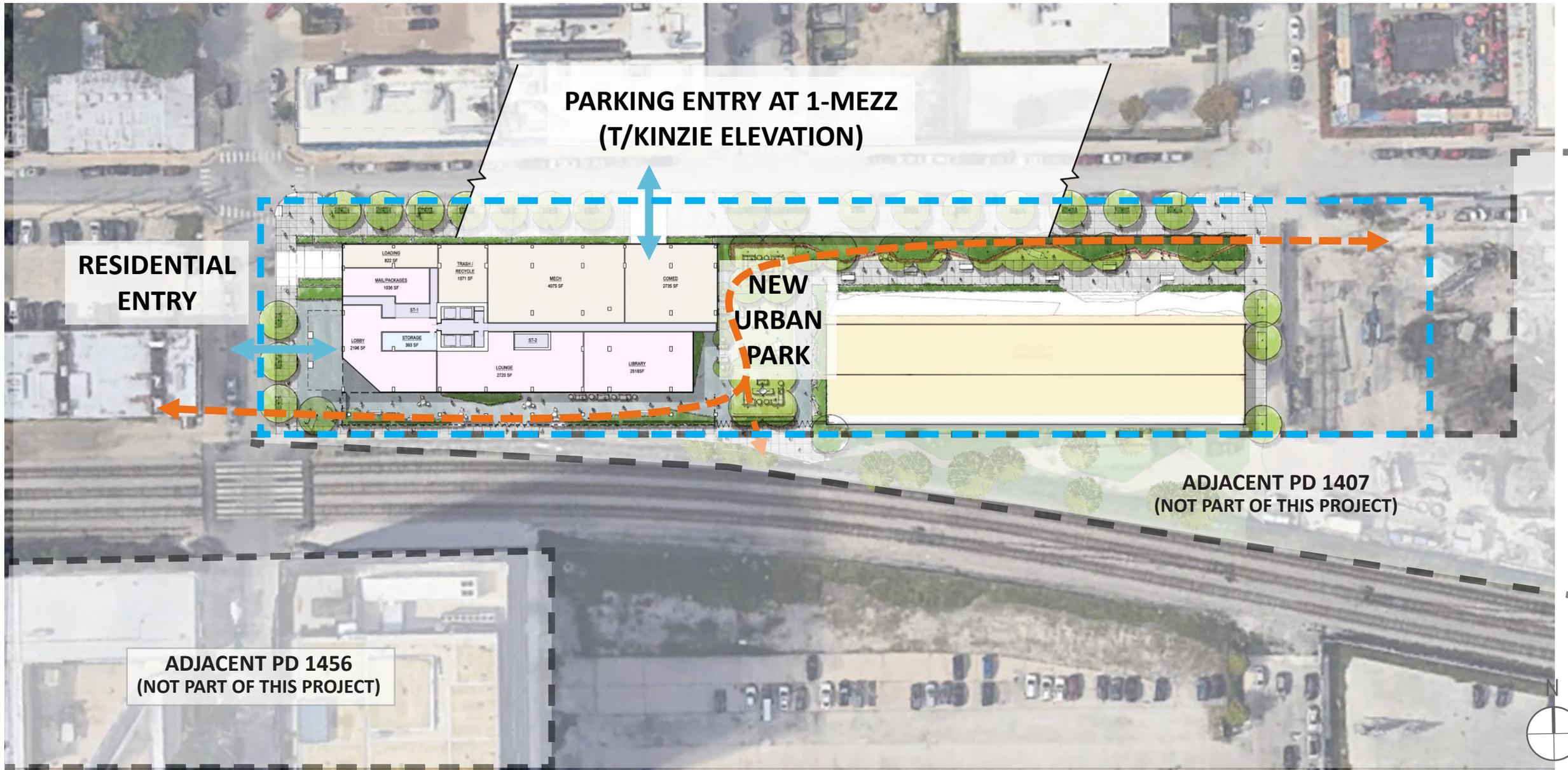
# AERIAL VIEW FROM NORTHEAST



EXISTING SITE CONDITIONS - VIEW FROM NORTHWEST



EXISTING SITE CONDITIONS



**SITE CONDITION IMPROVEMENTS**



PEDESTRIAN VIEW LOOKING ALONG MORGAN



EXISTING CONDITIONS ALONG MORGAN



EXISTING CONDITIONS ALONG METRA TRACKS

PEDESTRIAN VIEW LOOKING NORTHWEST ALONG METRA TRACKS



EXISTING CONDITIONS ALONG KINZIE

PEDESTRIAN VIEW LOOKING SOUTHWEST ALONG KINZIE

# PLANNING + DESIGN GUIDELINES



## WEST LOOP DESIGN GUIDELINES

### 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

# ★ Planning Context

## 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



## FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE):

- 1 1) Promote mixed-use developments
  - 1.1) Allow new residential uses north of Lake Street
  - 1.5) Open space opportunities
- 2 2) Improve access for all transportation modes
  - 2.2) Prioritize pedestrian safety and experience
  - 2.3) Improve multi-modal transit options

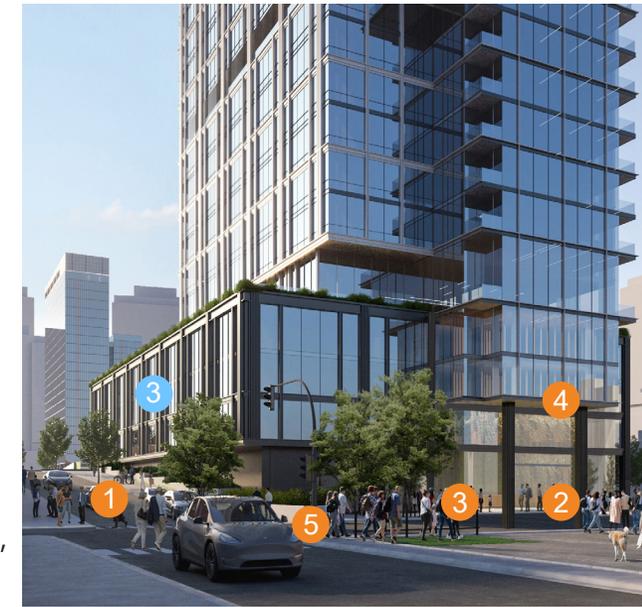


## 17-8-0906 Urban Design.

- 1 A1. **Reinforce urban features** found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics.
- 2 A2. **Gradual transitions** in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character.
- 3 B1. Building orientation and massing should create **active “street or building walls”** lining the sidewalk.
- 4 B2. Buildings should **align with neighboring buildings**, located close to the sidewalk and close to one another.

## 17-8-0909 Parks, Open Space, and Landscaping

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



## 17-8-0905 Pedestrian-Orientation.

- 1 A1. **Safe and attractive walkways** and pedestrian routes.
- 2 A2. Street-level spaces within buildings that are designed to accommodate **active uses**.
- 3 A3. **Avoid blank walls** especially near sidewalks.
- 4 A4. **Emphasize building entries** through architecture and design.
- 5 B8. Adequate sidewalk widths to ensure **pedestrian clear zones**.



**1** PATH ALONG COVERED ACTIVE SPACE



**2** CONNECTION TO PARK ADJACENT TO GUINNESS MURAL



**1** BUILT IN SWING BENCH AT COVERED SPACE



**2** VERTICAL GREENERY AT INTERIOR ACTIVE SPACES



**3** ENGAGING SIGNAGE & PUBLIC ART

LANDSCAPING AND OPEN SPACE

**1** CENTRAL PLAZA  
WITH SHADE  
AND SEATING



**2** OUTDOOR DINING  
ALONG NORTH SIDE  
OF GUINNESS



**TOTAL OPEN SPACE**

**SUB-AREA A  
PUBLIC OPEN SPACE**

- 7040 SF HARDSCAPE
- 6960 SF LANDSCAPING
- TOTAL: 14,000 SF

**SUB-AREA A  
SEMI-PRIVATE OPEN SPACE**

- 3500 SF HARDSCAPE
- 1500 SF LANDSCAPING
- TOTAL: 5,000 SF

**TOTAL OPEN SPACE AT  
GRADE : 19,000**

**SUB-AREA A  
PRIVATE OPEN SPACE**

- 14,000 SF OF BALCONIES
- 11,000 SF OF AMENITY  
TERRACE

**SUB-AREA B**

- 3750 SF RAISED PATIO

**TREES**

- 8 PARKWAY TREES ADDED
- 21 TOTAL PARKWAY TREES
- 24 TREES ADDED WITHIN  
SITE BOUNDARIES



**1** MOVABLE SEATING AND  
SITE FURNISHINGS



**2** PLANTER AREAS WITH  
INTEGRAL SEATING



**3** GREENERY AT EXISTING  
RETAINING WALL





1 TREES & DECOMPOSED GRANITE AREAS



2 TALL PLANTERS WITH GATES



3 LARGE TREES IN RAISED PLANTERS



4 ARTIFICIAL TURF ACTIVITY LAWN

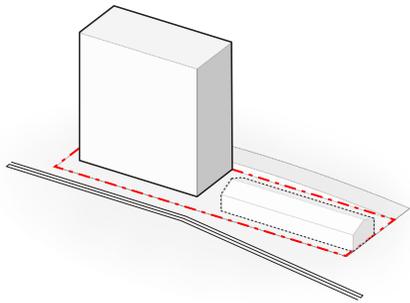


5 FLUSH CONCRETE CURBS



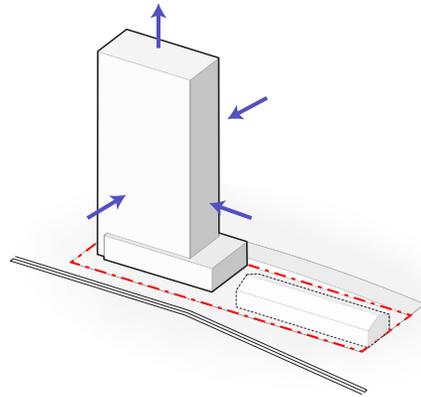
6 BUILT IN SWING BENCHES

# OPEN SPACE + LANDSCAPING



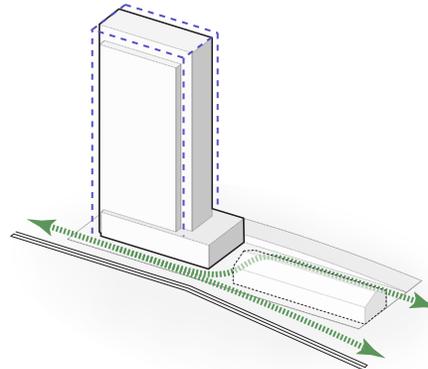
**BASE ZONING**

DX-5 + BONUS  
 5.0 FAR + 3.1 FAR  
 8.1 FAR TOTAL



**ZONING SETBACKS**

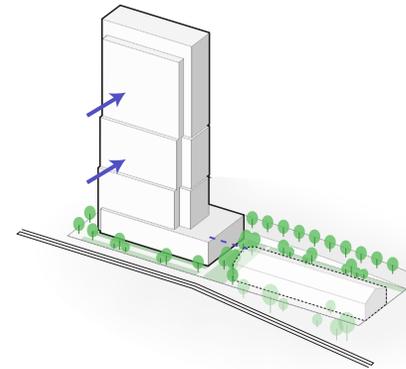
SIDE AND REAR SETBACKS  
 INCORPORATED



**SITE ACCESS**

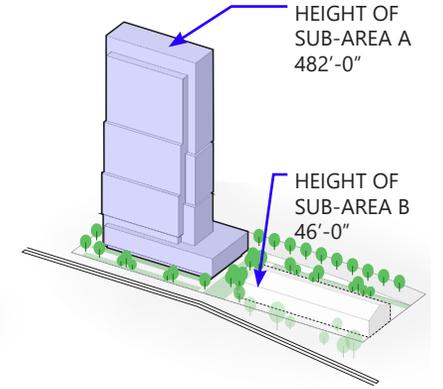
CIRCULATION THROUGH  
 LARGE SITE CREATED AS PARK  
 AND PLAZA SPACE

PARKING ACCESS ISOLATED TO  
 RAISED SECTION OF KINZIE



**PODIUM INSET**

INSET BUILDING AT  
 HISTORIC DATUM LINES OF  
 SUB-AREA B



**BUILDING DESIGN**

RESULTING MASS  
 RESPONDS TO WLDG,  
 FMID, AND HFRMD  
 REQUIREMENTS



VIEW FROM WEST (MORGAN)



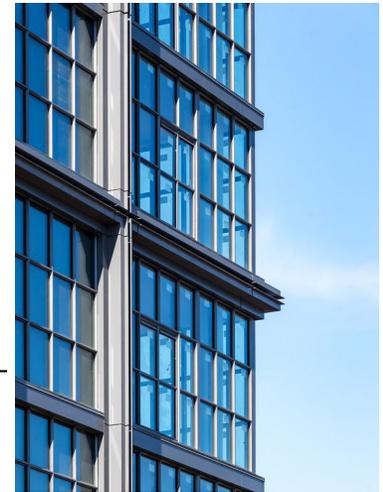
VERTICAL METAL SPREAD  
MULLION



GLASS SLAB EDGE COVERS  
AND GLASS HANDRAILS



CONCRETE PLANTER BOX



METAL SLAB EDGE COVERS  
WITH ARTICULATED PROFILE

TERRACES AT 5TH FLOOR DECK

FRITTED GLASS WINDOW WALL AT PARKING LEVELS

METAL CLAD COLUMNS

VERTICAL METAL SPREAD MULLION

GLASS HANDRAIL

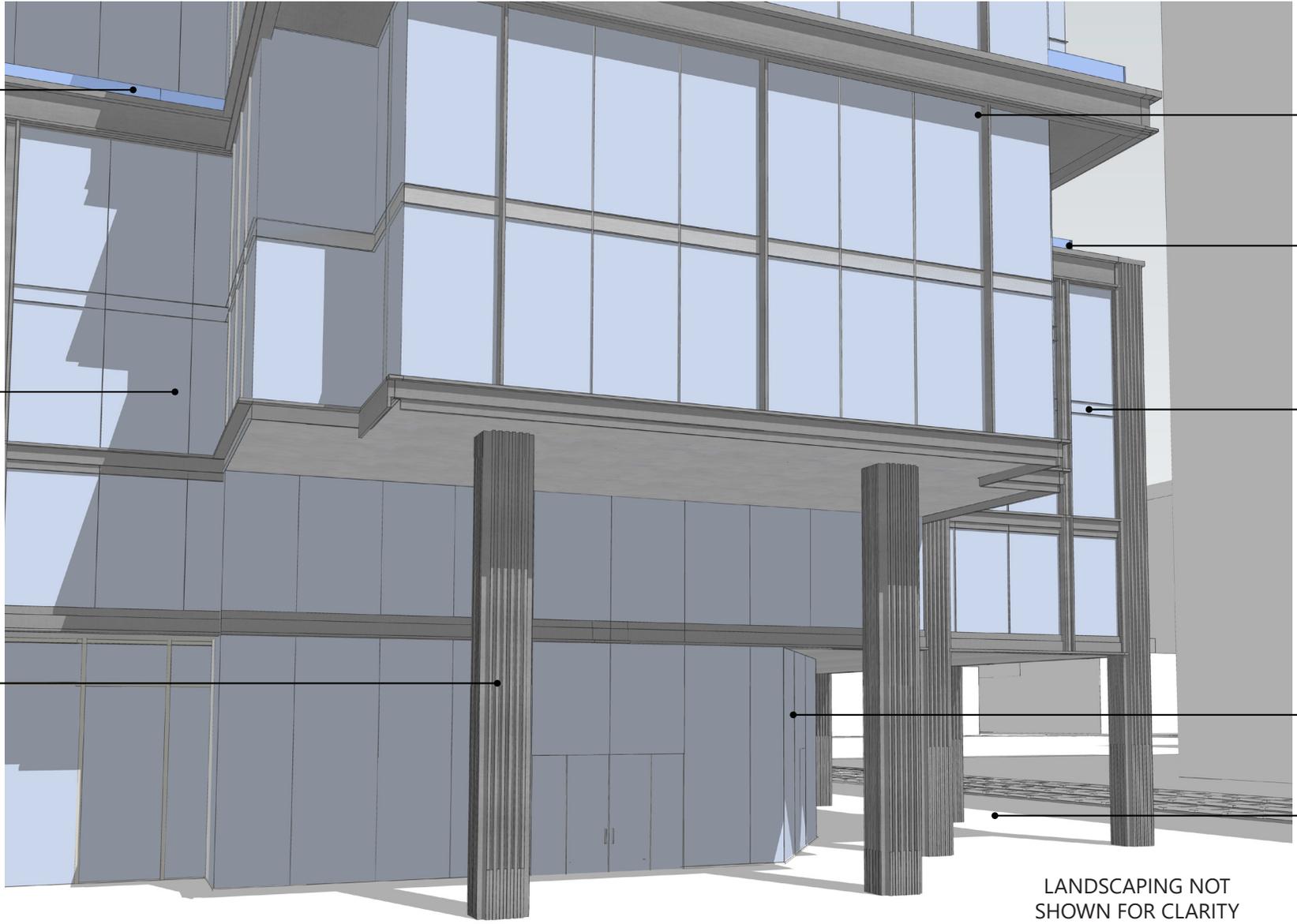
GLASS SLAB EDGE COVER

ANGLED RECESS AT CORNER

COVERED ARCADE FOR RESIDENTIAL AMENITIES

LANDSCAPING NOT SHOWN FOR CLARITY

WEST FACADE - STREETLEVEL



RECESSED BALCONIES  
AT 6TH FLOOR & ABOVE

TERRACES AT 5TH  
FLOOR DECK

FRITTED GLASS  
WINDOW WALL AT  
PARKING LEVELS

LOADING ENTRY  
SCREENED BY PLANTERS

CANOPY OVER ENTRY  
TO RESIDENTIAL LOBBY

METAL CLAD COLUMNS

VERTICAL METAL  
MULLION

VERTICAL METAL  
SPREAD MULLION

GLASS HANDRAIL

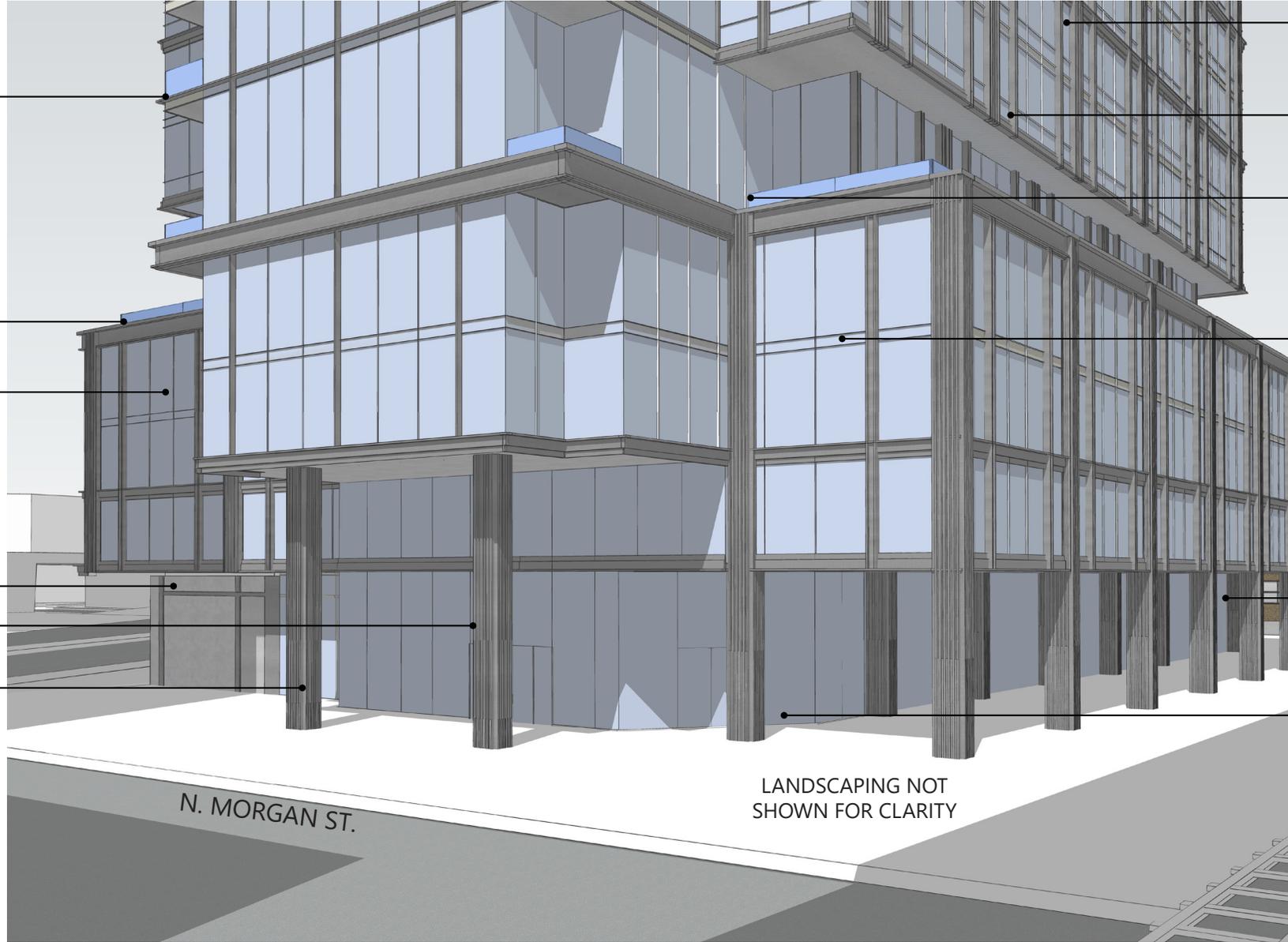
GLASS SLAB  
EDGE COVER

COVERED ARCADE  
FOR RESIDENTIAL  
AMENITIES

ANGLED RECESS AT  
CORNER

LANDSCAPING NOT  
SHOWN FOR CLARITY

N. MORGAN ST.



# WEST FACADE - STREETLEVEL

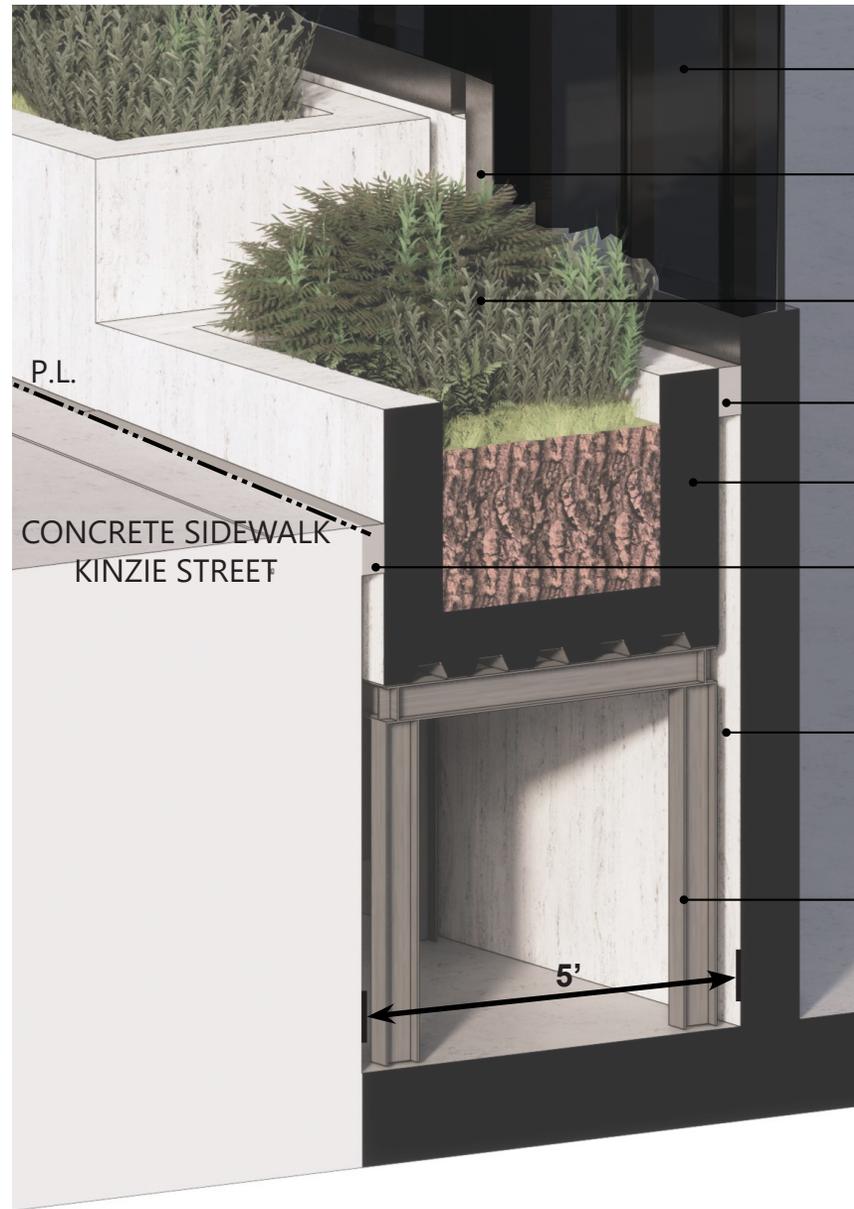


- GLASS HANDRAIL AT 5TH FLOOR DECK
- FRITTED GLASS WINDOW WALL AT PARKING LEVELS
- GLASS SLAB EDGE COVER
- METAL SLAB EDGE COVER WITH ARTICULATED PROFILE
- VERTICAL METAL SPREAD MULLION
- VERTICAL METAL MULLION
- RETAINING WALL AT KINZIE TO BE SCREENED WITH GREEN WALL
- METAL PANEL CLADDING AT MECHANICAL AREAS, SCREENED BY TREES IN PARK

EAST FACADE - STREETLEVEL AT PARK



- GLASS SLAB EDGE COVER
- VERTICAL METAL MULLION
- VERTICAL METAL SPREAD MULLION
- GLASS HANDRAIL
- CONCRETE PLANTER BOX
- VERTICAL METAL SPREAD MULLION
- METAL SLAB EDGE COVER
- TALL PLANTER ON SOUTH SIDE OF LOADING ENTRY
- PAINTED CONCRETE PLANTER BOX



- METAL PANEL
- VERTICAL METAL MULLION
- PLANTS
- EXPANSION JOINT
- PAINTED CONCRETE PLANTER BOX
- EXPANSION JOINT
- CONCRETE WALL
- STEEL FRAME

FACADE SECTIONS - BASE OF BUILDING



BLUE STAR JUNIPER



CREEPING BABY'S BREATH



CARPET CYPRESS



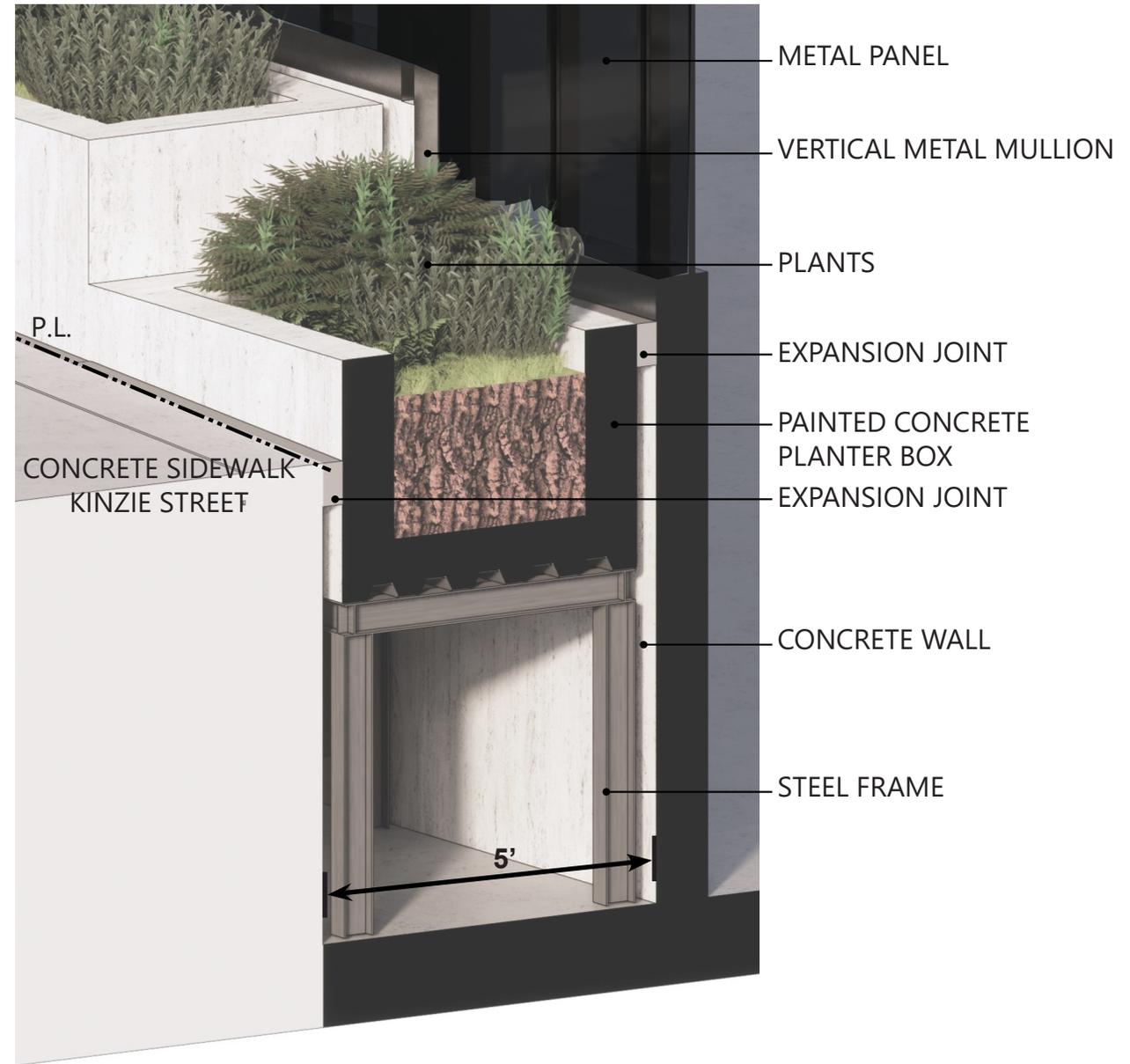
MASSACHUSETTS KINNIKINNICK

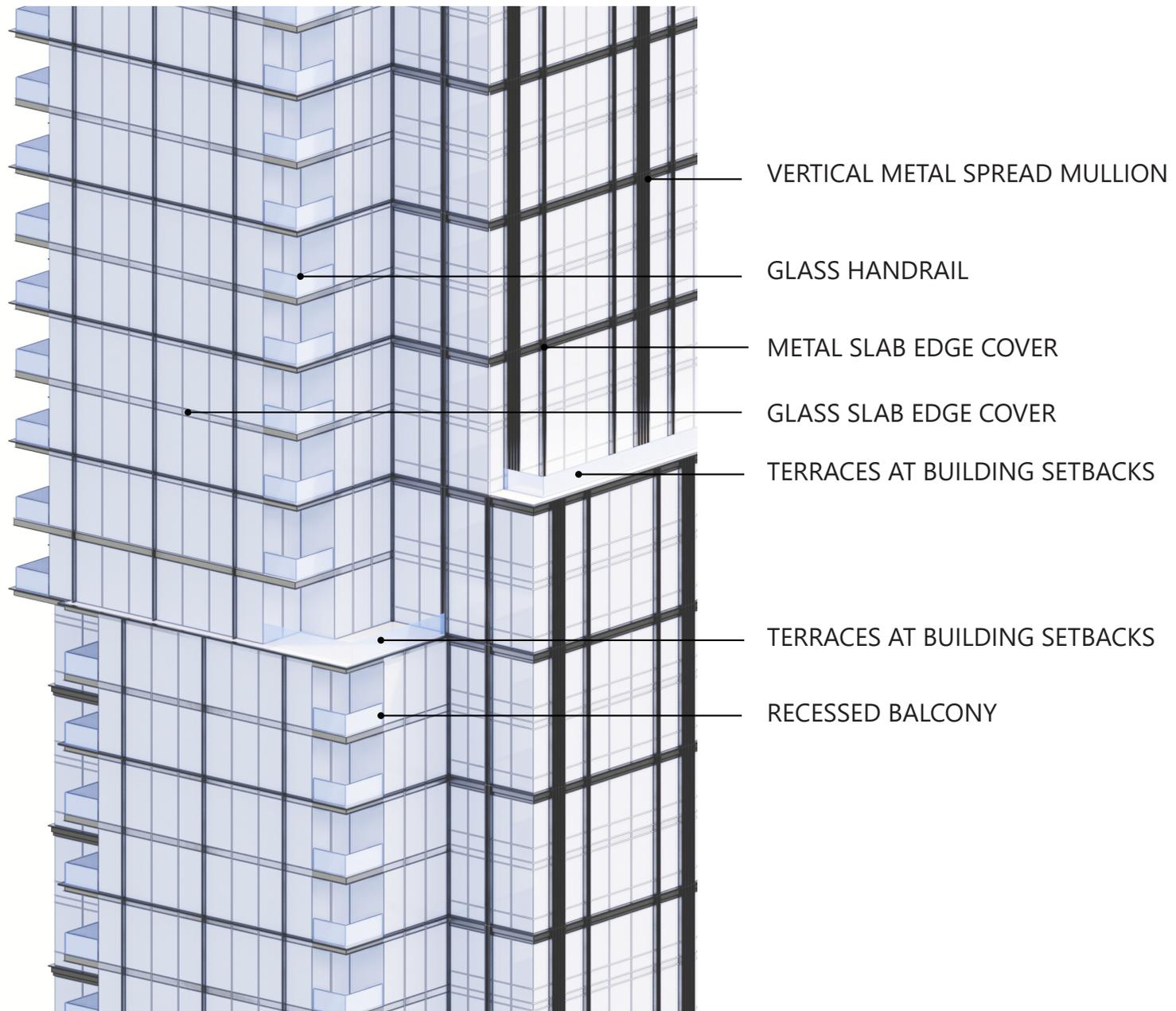


JUNIPERUS HORIZ. MOTHER LOAD



ITEA VIRGINICA LITTLE HENRY





VERTICAL METAL SPREAD MULLION

GLASS HANDRAIL

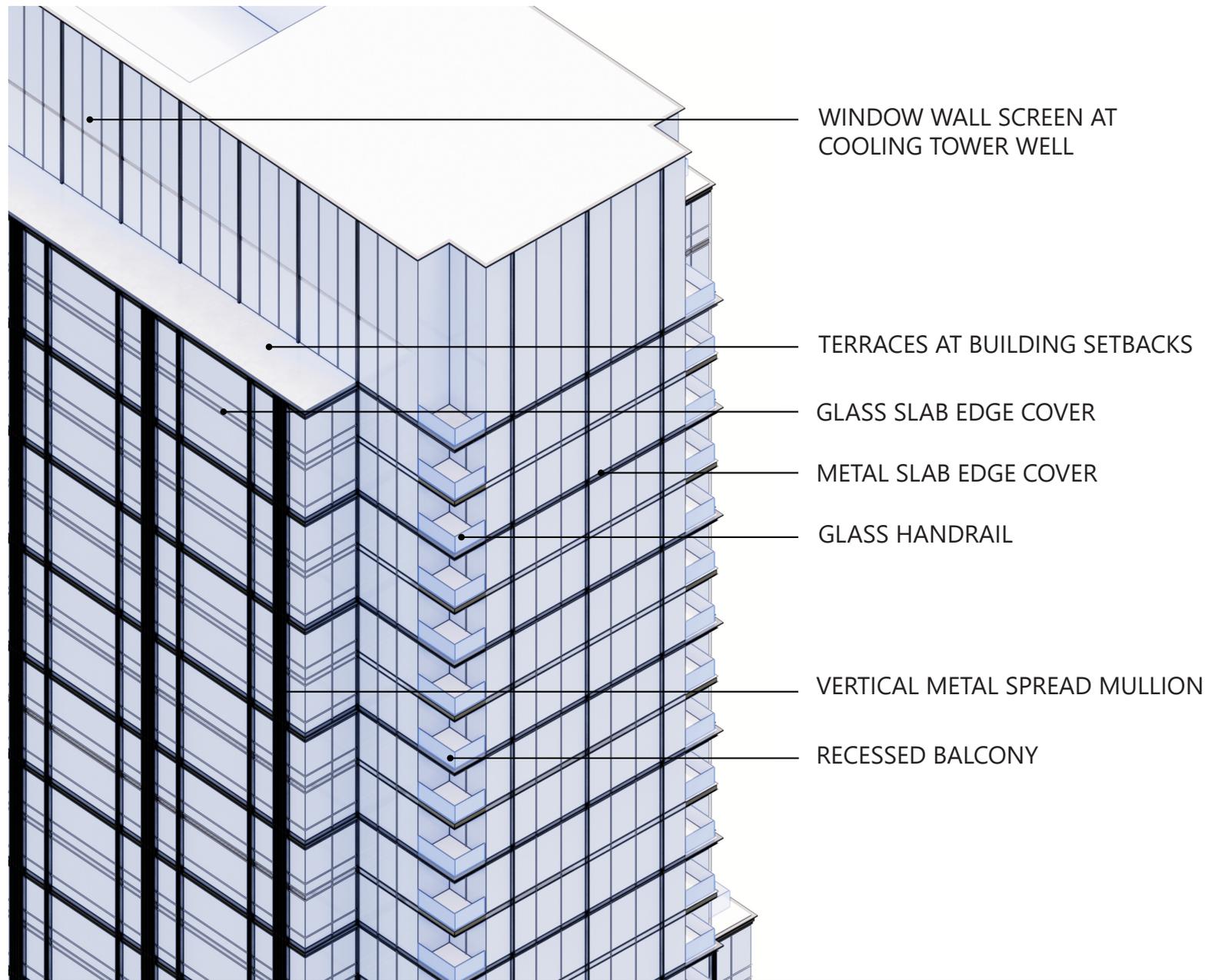
METAL SLAB EDGE COVER

GLASS SLAB EDGE COVER

TERRACES AT BUILDING SETBACKS

TERRACES AT BUILDING SETBACKS

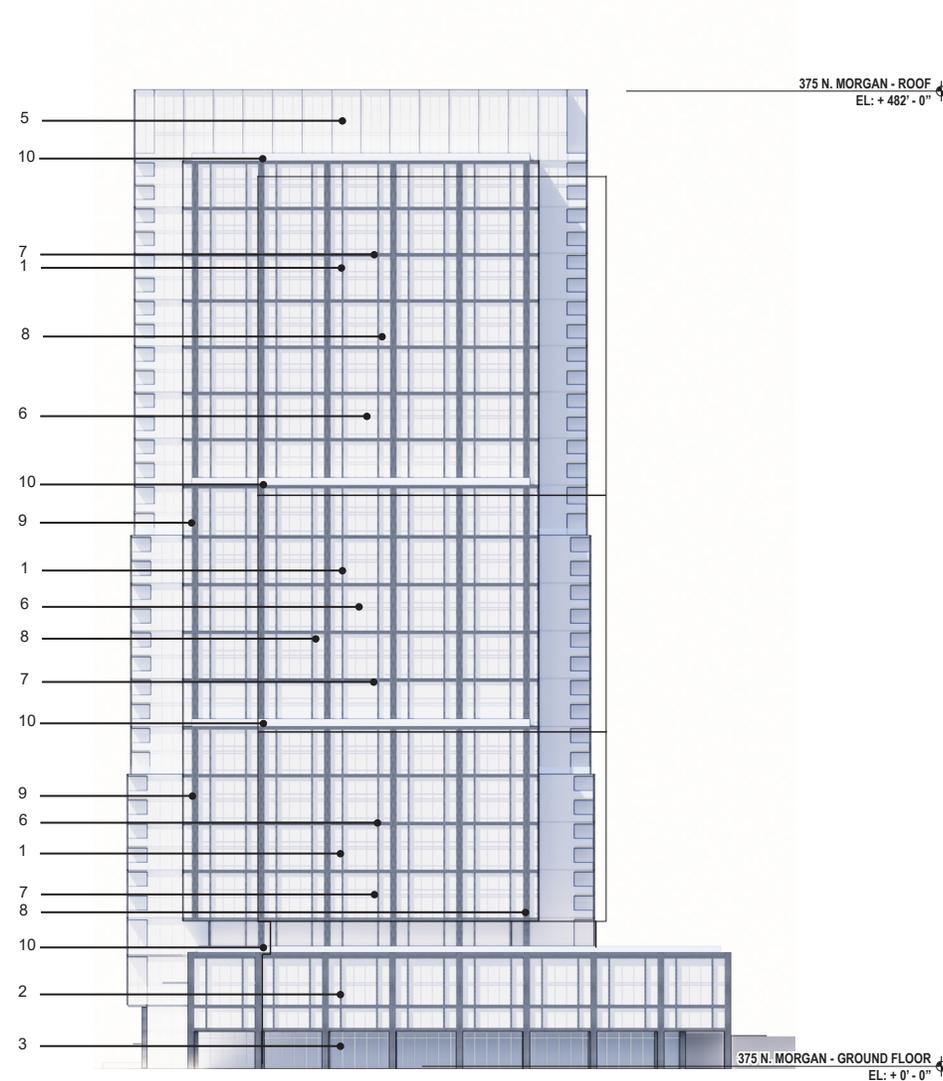
RECESSED BALCONY



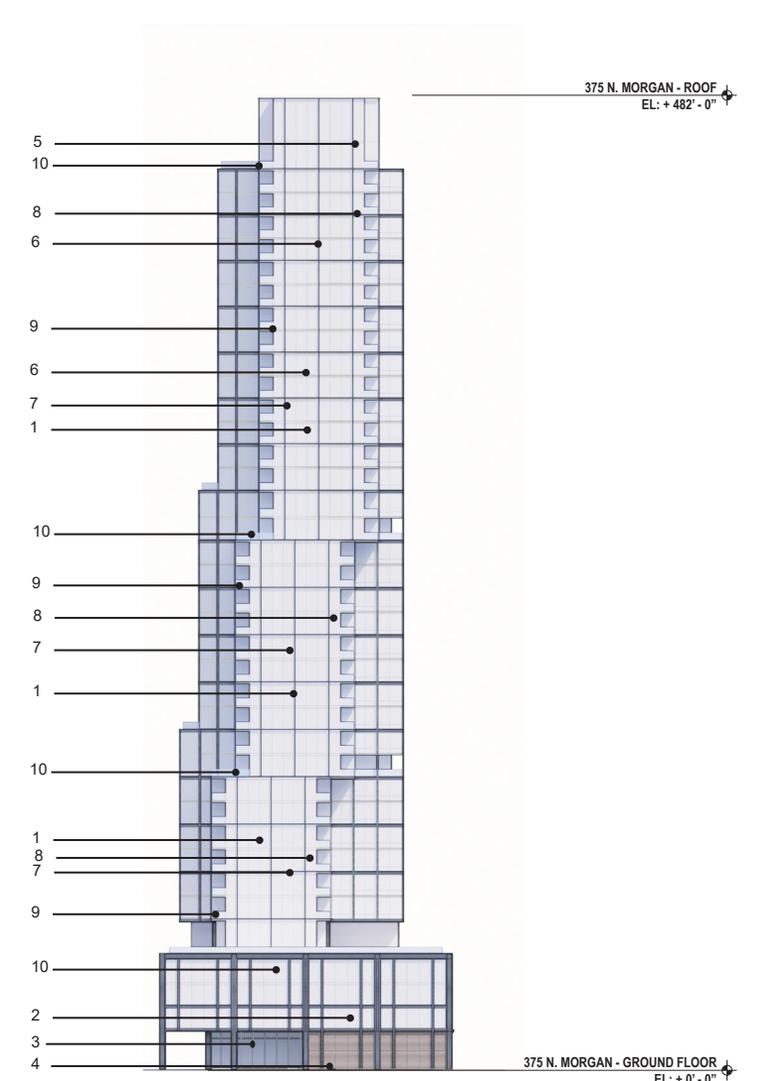
FACADE SECTIONS - TOP OF BUILDING

# MATERIAL LEGEND

1. VISION GLASS WINDOW WALL
2. FRITTED GLASS WINDOW WALL
3. STOREFRONT WINDOWS
4. METAL PANEL WALL CLADDING
5. MECHANICAL SCREEN WALL TO MATCH WINDOW WALL
6. GLASS SLAB EDGE COVERS
7. METAL SLAB EDGE COVERS
8. EXTRUDED VERTICAL MULLIONS
9. CORNER OR INSET BALCONY WITH GLASS GUARDRAIL
10. TERRACE WITH GLASS GUARDRAIL



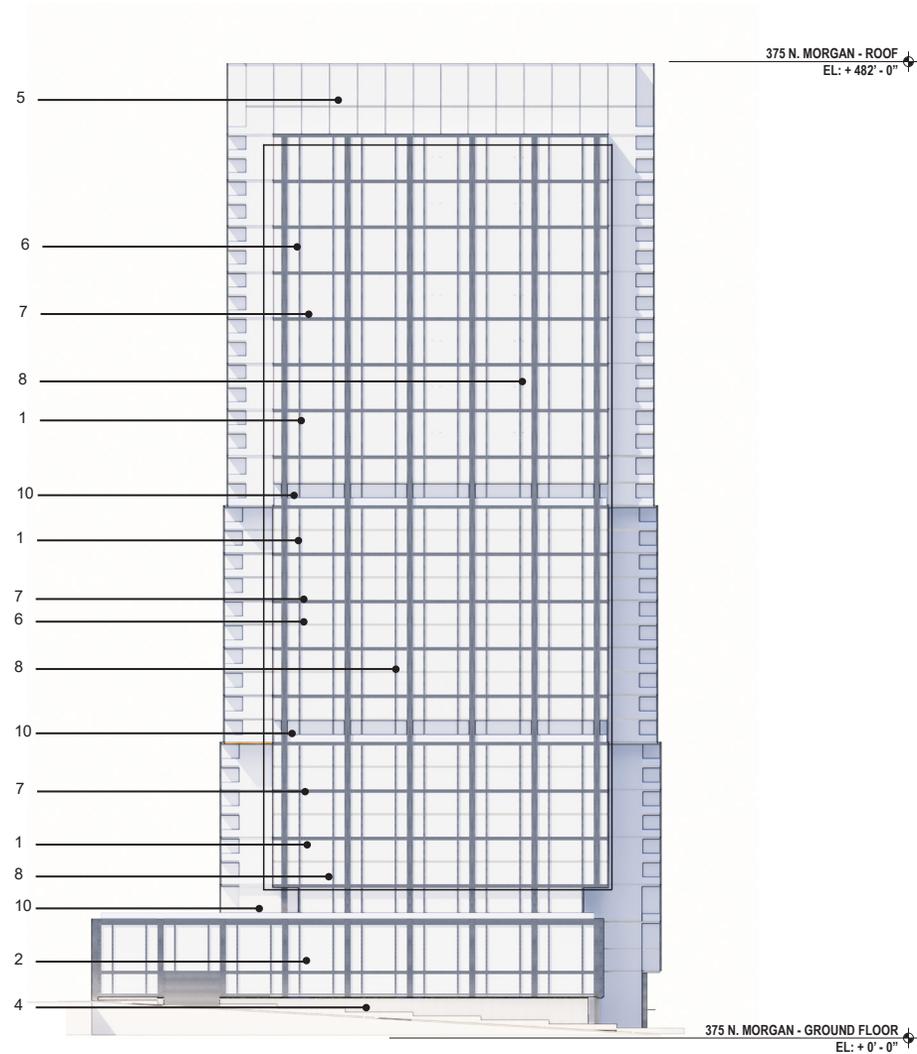
SOUTH ELEVATION



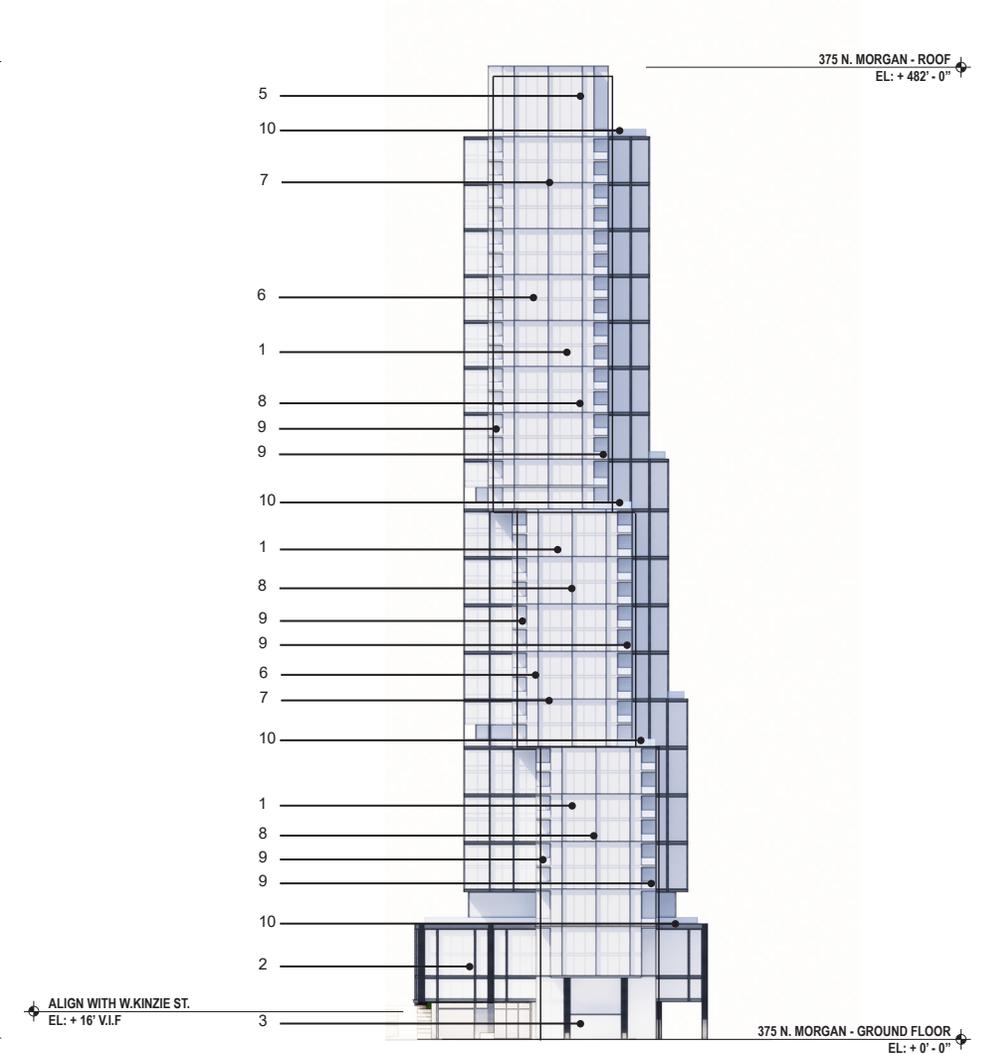
EAST ELEVATION

# MATERIAL LEGEND

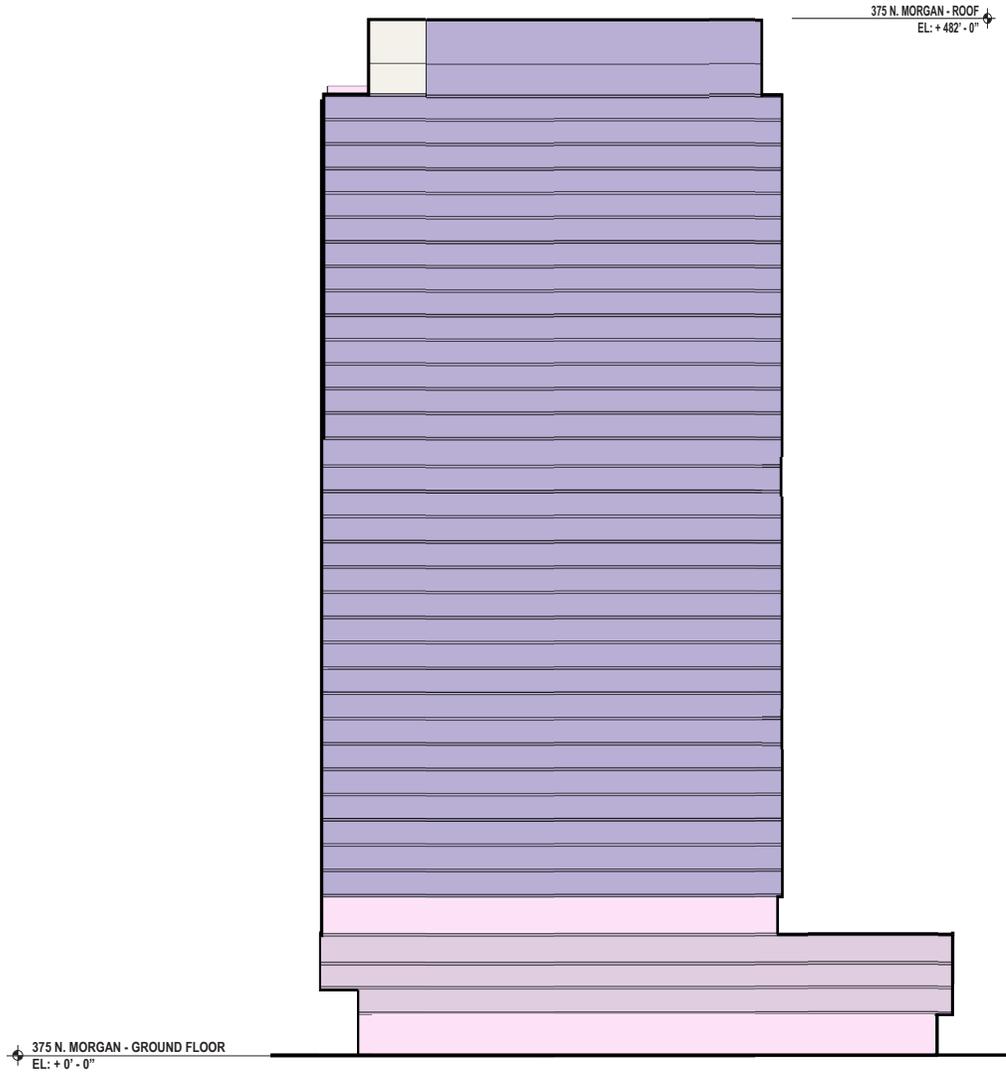
1. VISION GLASS WINDOW WALL
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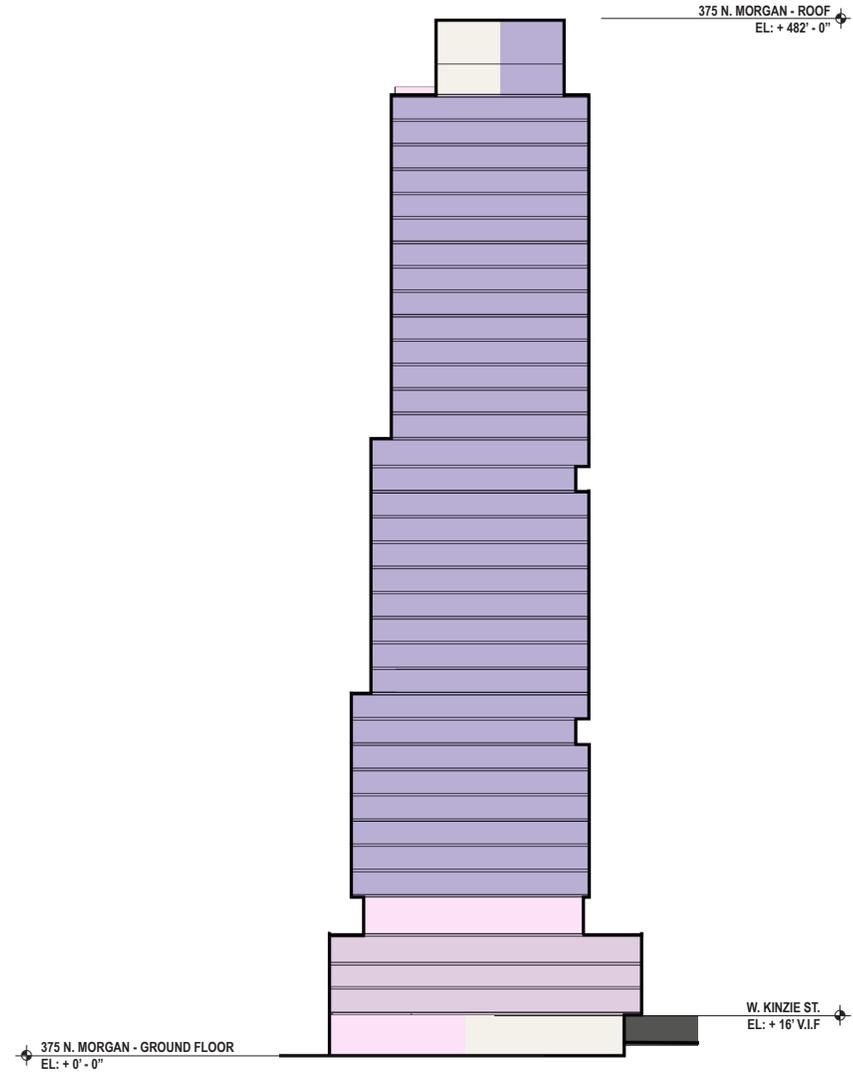
NORTH ELEVATION



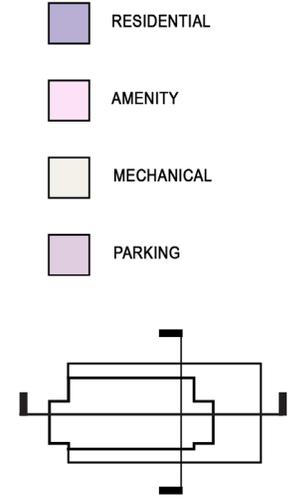
WEST ELEVATION



E-W SECTION



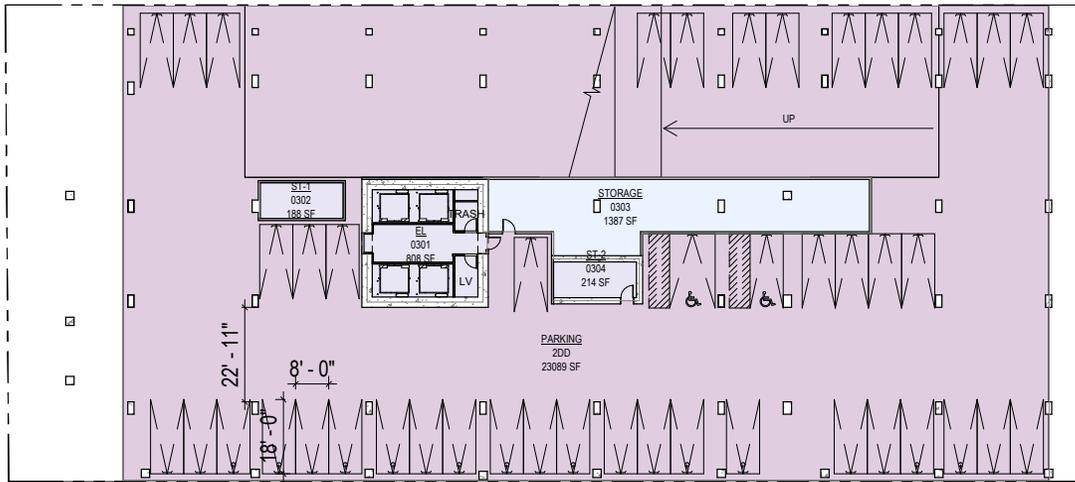
N-S SECTION



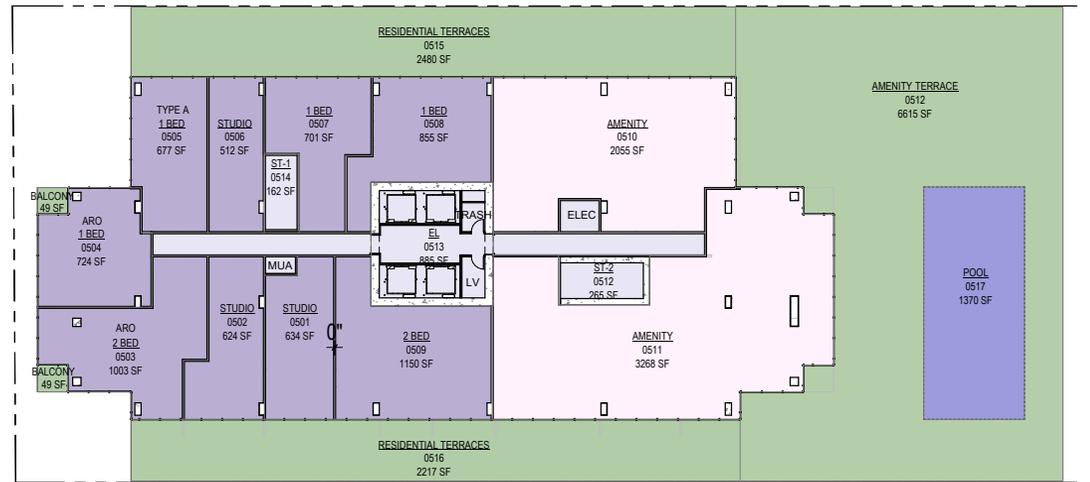


GROUND FLOOR PLAN

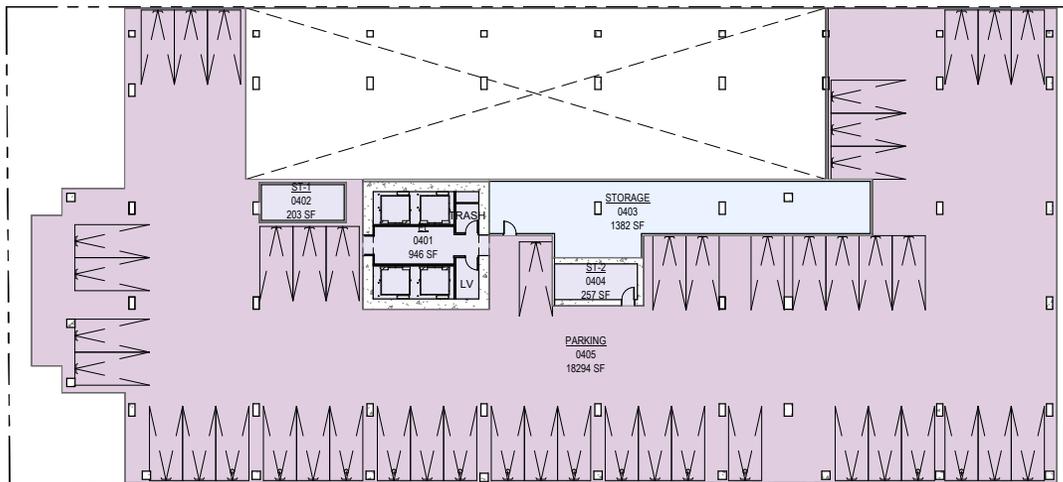




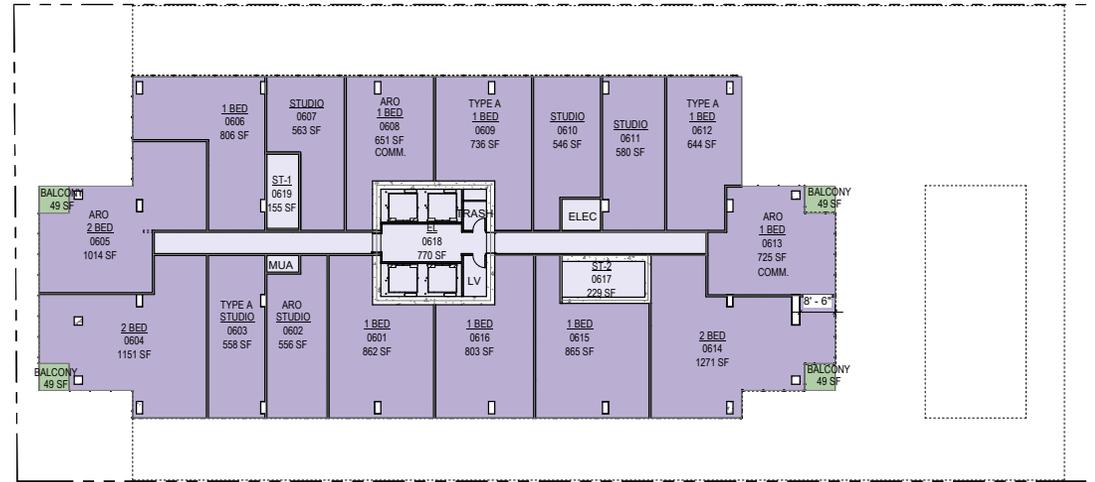
2ND FLOOR PLAN



5TH FLOOR PLAN

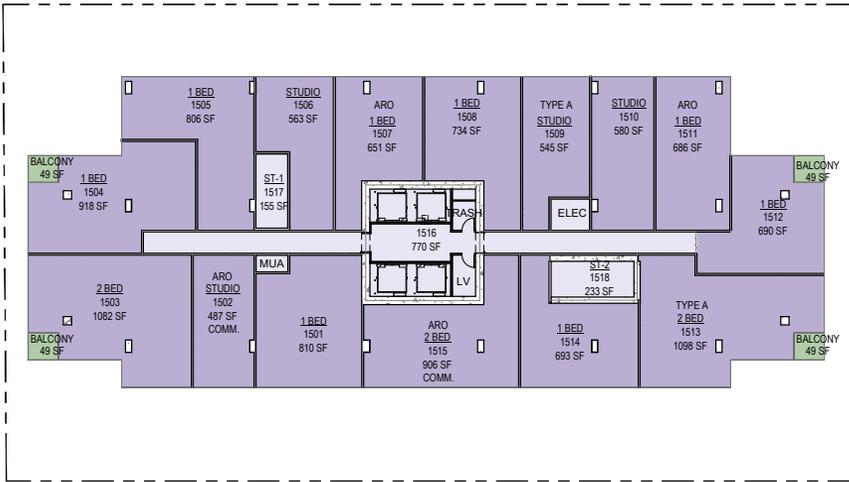


4TH FLOOR PLAN

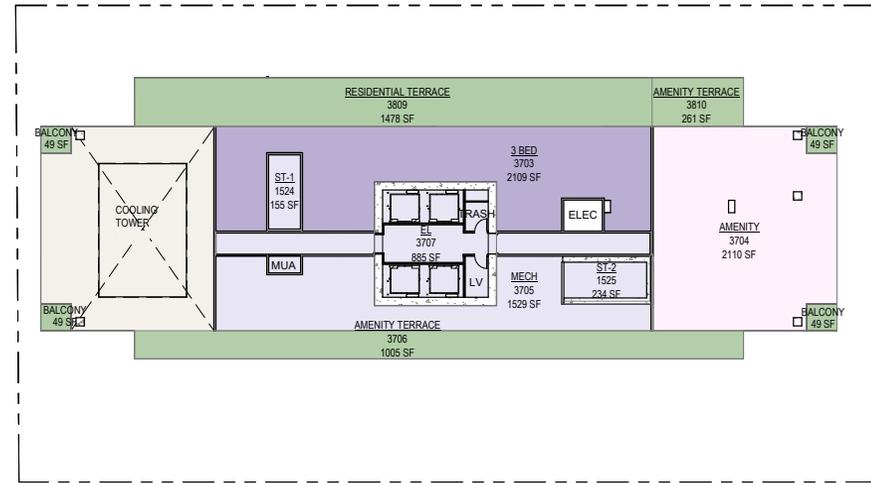


6-11TH FLOOR PLAN (12-14TH SIMILAR)

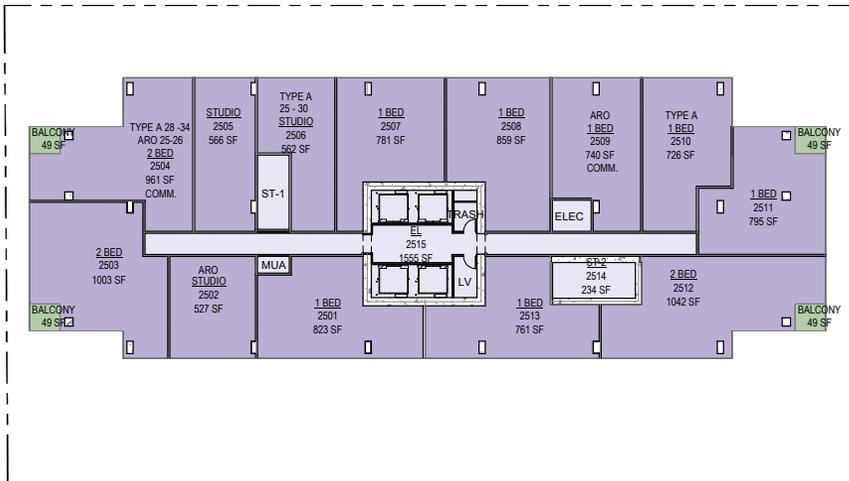




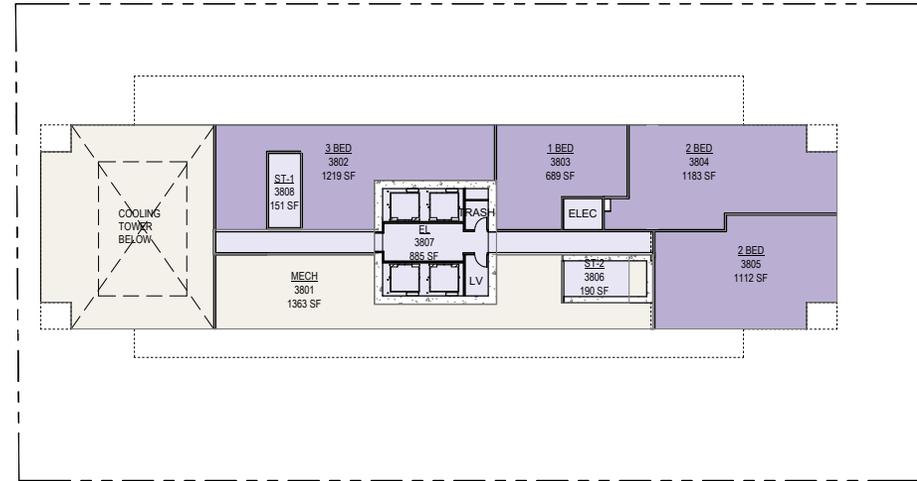
15TH-21ST FLOOR PLAN (22-24TH SIMILAR)



37TH FLOOR PLAN



25-36TH FLOOR PLAN



38TH FLOOR PLAN





## 17-8-0904-A General Intent

- 1 Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- 2 Promotes transit, pedestrian and bicycle use
- 3 Ensures accessibility for persons with disabilities
- 4 Minimizes conflict with existing traffic patterns in the vicinity
- 5 Provides safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas
- 6 Provides adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas

## 17-8-0904-B Transportation

- 1 Sidewalk along west end of Kinzie widened to match east end, creating cohesive streetscape

## 17-8-0904-C Parking

- 1 TOD Project
- 2 Parking shared between residential & commercial uses
- 3 Bicycle parking facilities are easily accessible and secure
- 4 Curb-cuts designed with pedestrian safety and comfort in mind

## 17-8-0904-C Parking in "D" Districts

- 1 Active uses at street level for an improved pedestrian experience

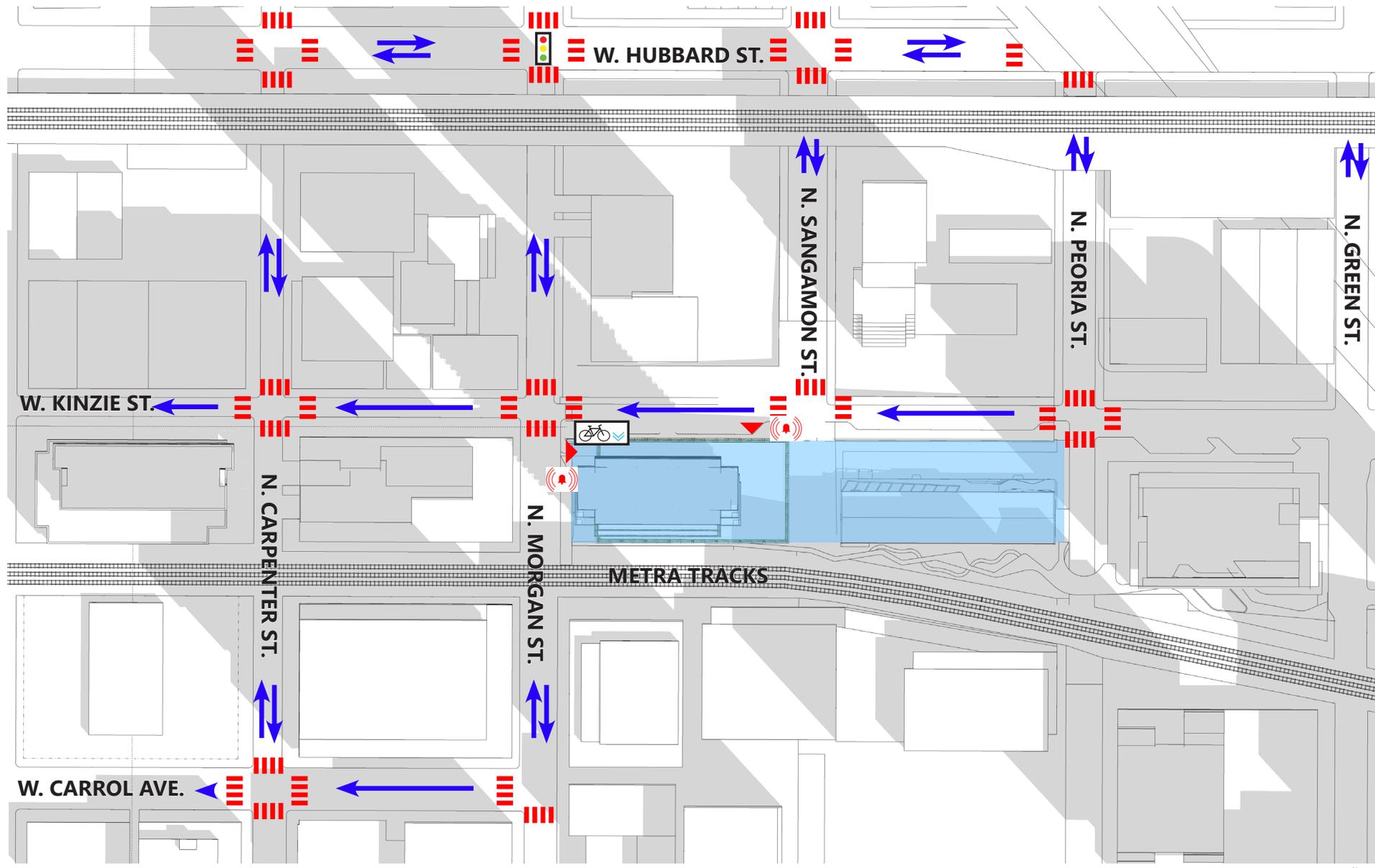


# Existing Street Characteristics and Proposed Design

-  HIGH VISIBILITY CROSSWALK
-  DIVVY STATION
-  ONE WAY TRAVEL LANE
-  GARAGE / LOADING ACCESS
-  PROPOSED AV WARNING DEVICE
-  PROPOSED TRAFFIC SIGNAL (PER PREVIOUS STUDIES)

# Traffic Conditions and Recommendations

- EV charging provided at parking spaces
- Bike racks for residential and commercial uses
- Added Divvy station proposed
- CTA information kiosk in lobby
- AV warning device at parking ramp entry provided



Site Area: **45,107 SF**

Release Rate: Release rate will meet the latest Stormwater Management Regulations

Rate Control Volume: Volume will be provided **below grade in underground vault and pipes** meeting the latest Stormwater Management Regulations

Volume Control Volume: Volume will be achieved by reducing site impervious area **by 15%** by using **at grade landscape and green roof**, meeting the latest Stormwater Management Regulations

Preliminary plans were reviewed by Ben Stammis, the stormwater reviewer for City of Chicago, on April 21, 2023.





AFFORDABLE REQUIREMENTS ORDINANCE

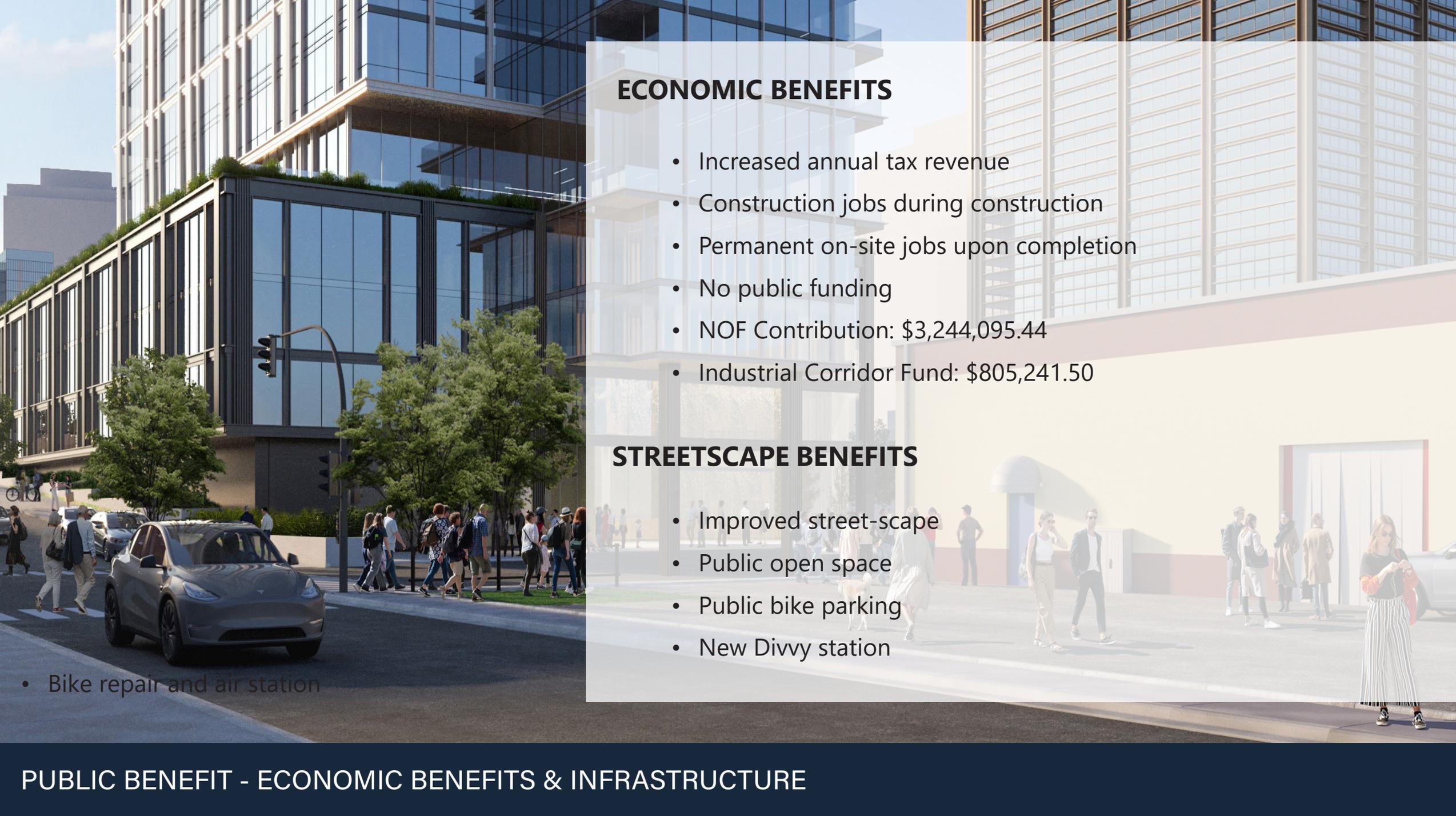
**Total Units in Project: 460**

**Total Affordable Units: 92**

Summary							
unit type	market rate			ARO			affordable v. market square footage*
	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
studio	99	27%	557	25	27%	523	94%
one-bed	190	52%	780	48	52%	688	88%
two-bed	77	21%	1,074	19	21%	970	90%
three-bed	2	1%	1,664	0	0%	0	0%

VIEW LOOKING NORTHEAST





## ECONOMIC BENEFITS

- Increased annual tax revenue
- Construction jobs during construction
- Permanent on-site jobs upon completion
- No public funding
- NOF Contribution: \$3,244,095.44
- Industrial Corridor Fund: \$805,241.50

## STREETScape BENEFITS

- Improved street-scape
- Public open space
- Public bike parking
- New Divvy station

- Bike repair and air station

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- 20% Affordable units On-Site
  - 25% of hours are performed by minority and/or female individuals, of which a minimum of 10% will be African American
  - 10% hours performed by apprentice tradespeople
  - General contractors would contribute min. \$10,000 To any workforce organization listed below or the Organization of their choice
  - Subcontractors would contribute min. \$5,000 to any workforce organization listed below or organization of their choice
  - Developers would contribute min. \$5,000 to any workforce organization listed below or organization of their choice for every 100,000 sf of FAR to be built
    - St. Paul Community Development Ministries (SPCDM)
    - Chicago Women in Trades (CWIT)
    - Revolution Workshop
    - Communities Empowered Through Construction (CEC)
    - Inner-City Muslim Action Network (IMAN)
    - Chicago BUILDS
    - HIRE 360



## DPD Recommendations

1. The proposed development is in conformance with the West Loop Design Guidelines and the Fulton Market Innovation District (2021) approved and adopted by the Chicago Plan Commission. The proposed residential and office high-rise buildings promote pedestrian scale and accessibility with active uses at the base and high-quality materials and design. In addition, the project will enhance the pedestrian experience with a ground floor open space accessible to the public;
2. The proposed planned development allows flexibility in application of selected use, bulk, and development standards in order to promote excellence and creativity in building design and high-quality urban design (per 17-8-0105);
3. The proposed planned development complies with building orientation and massing (per 17-8-0905-B), as evidenced by locating active uses, doors, and windows adjacent to the sidewalk. Furthermore, the building façade, at pedestrian level, is appropriately scaled within the context of the existing streetscape;
4. The proposed planned development demonstrates Urban Design (per 17-8-0906-A), as evidenced by reinforcing desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics along West Kinzie Street., and North Morgan Street;
5. The proposed development complies with the standards and guidelines of Section 17-8-0900 (17-13-0609-A); and b. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-13-0609-B);
6. 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).