Community Area Snap Shot

COMMUNITY AREA INFORMATION:

• Demographic Data (Near North Side)
  • 41.4% of residents are between the ages of 20-34
  • 92% of residents are a one or two-person household
  • 47.9% of housing is renter occupied
  • 32.8% of residents have a household income over $150,000
• Located on Wells Street in the heart of Old Town
SITE CONTEXT
6/22/16
Original PD
1335 Approval

1/28/20
Community Meeting
A meeting was hosted by Old Town Merchants and Residents Assoc. (OTMRA). Plans for a 12 suite annex to the hotel were presented. The proposed plans were strongly opposed by most of those present.

February 2020
Small Group Meetings
Three meetings were held on 2/13, 2/14, and 2/18; Discussion of potential publicly-accessible park or fewer single-family homes with an increase in hotel room count.

3/10/20
Meeting with newly-formed Weiland Street block club
Shared alternative proposals for publicly-accessible park or fewer single family homes with an increase in hotel room count.

6/3/20
ZOOM community meeting co-hosted by Old Town Merchants and Residents Association
Current proposal presented and discussed.
STREET VIEW FROM SOUTH EAST DIRECTION
**BULK REGULATIONS & DATA TABLE COMPARISON**

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**1b**

**RBPD #1335, As Amended**

**Bulk Regulations & Data Table - Proposed**

Community Meeting took place via Zoom web conference on 6/3/2020

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**1a**

**Bulk Regulations & Data Table-Approved PD # 1335**

Approved Date: 6/22/2016
Wells Street sidewalk looking south away from the site

Wells Street looking at the site.

Wells Street sidewalk looking north away from the site
WIELAND STREET PROPOSED & CONTEXT

Wieland sidewalk looking south towards the site.

Wieland Street looking at the site.

Wieland Street looking north towards the site.
East Elevation - Proposed

1a East Elevation - Approved PD # 1335

Approved Date: 6/22/2016

Scale: 1" = 30'

Scale: 1" = 30'

EAST (MAIN) ELEVATION COMPARISON
North Elevation - Proposed

North Elevation - Approved PD #1335
Approved Date: 6/22/2016
NORTH ELEVATION
SOUTH ELEVATION COMPARISON

South Elevation - Proposed

South Elevation - Approved PD #1335
Approved Date: 6/22/2016
WEST ELEVATION COMPARISON

West Elevation - Proposed

West Elevation - Approved PD #1335
Approved Date: 6/22/2016
Wieland Street Elevation - Proposed

Wieland Street Elevation - Approved PD #1335
Approved Date: 6/22/2016
TYPICAL HOTEL FLOOR
Commercial Loading
A loading dock will be provided internal to the development. The loading dock will serve the hotel and will experience the following daily loading activities:
- One delivery for linens
- Two to three deliveries for beverages/food
- One trash pick-up

Valet Operations
A valet zone will be established along the frontage of the hotel replacing the existing carriage stand. Vehicles that will be dropped off will be parked on-site via the access drive that will be located immediately south of the valet zone. Upon return, the vehicle will be picked up at the access drive and the driver can then travel north or south on Wells Street. The valet zone should accommodate four cars.

Access Drive
The access drive serving the garage will provide one inbound lane and one outbound lane with outbound movements under stop sign control. Audial/visual pedestrian warning systems will be installed at the garage exit.
The project will comply with the Chicago Sustainable Development Policy 2017 by pursuing the following sustainable strategies to comply with New Construction (100 points needed) requirements:

- Green Globes 3-Globes Certification = 80 points
- Greater than 50% Green Roof coverage = 10 points
- Electrical car charging stations in parking garage = 10 points
We are working with McHugh Construction for this project. From McHugh Construction:

**COMMITMENT TO DIVERSITY**

*McHugh has long believed in engaging and supporting the community we work in. We pride ourselves on developing strong relationships with our community partners and diverse businesses. Our commitment to these principles starts at the very top of our organization, and our project teams are dedicated to ensuring that this commitment is carried out on each and every one of our projects.*

We will be pursuing the City’s Participation Goals of:

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

The construction of this project is anticipated to require participation from MBE/WBE firms of the following trades: carpentry, finish carpentry, drywall, painting, millwork, miscellaneous metals, and flooring. We will be working with McHugh Construction to finalize the participating vendors as well as community hiring opportunities as the project progresses.

McHugh Construction has estimated that there will be **400 construction jobs created** for this project.

In addition, **we expect the hotel to create 215 jobs** for hotel operations, maintenance and food and beverage.
DPD Recommendations

❖ The proposed amendment to the planned development continues to promote 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 subject site is considered a transit served location due to the proximity to the Sedgwick Station along the CTA brown line and is in close proximity to bus stops along various CTA bus routes;

❖ 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