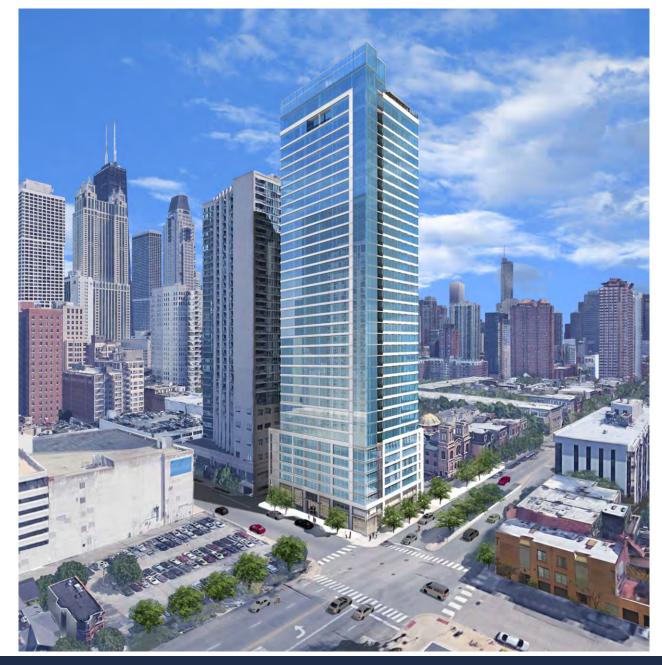




CHICAGO PLAN COMMISSION Department of Planning and Development

125 Maple 125 W. Maple Street (2nd Ward) Fifield Companies

08/19/2021



RENDERING FROM NORTHWEST DIRECTION



MASSING OF COMMUNITY CENTER FROM LASALLE STREET

Community Area Snap Shot

COMMUNITY AREA INFORMATION: Near North Side

General Population Characteristics, 2015-2019

Near North Side
93,318
57,169
1.6
15.9
28.2

Source: 2000 and 2010 Census, 2015-2019 American Community Survey five-year estimates.

Employment of Near North Side Residents*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	11,268	22,1
2. Finance	6,387	12.5
3. Health Care	5,379	10.5
4. Education	3,722	7.3
5. Administration	3,531	6.9
TOP EMPLOYMENT LOCATIONS		
1. The Loop	16,946	33.2
2. Outside of Chicago	13,622	26.7
3. Near North Side	10,056	19.7
4. Near West Side	3,875	7.6
5. Hyde Park	665	1.3

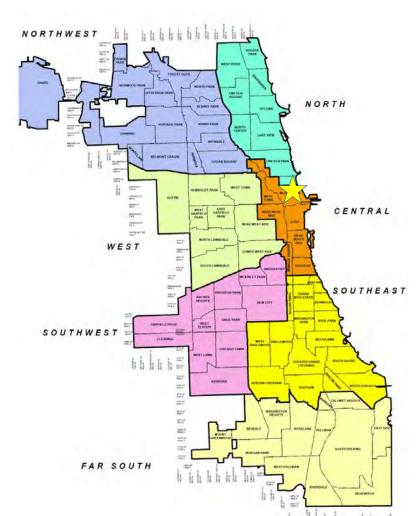
Household Size, 2015-2019

	Near N	orth Side
	Count	Percent
1-Person Household	32,516	56.9
2-Person Household	19,733	34.5
3-Person Household	3,141	5.5
4-or-More-Person Household	1,779	3,1
	11.1.8	

Source: 2015-2019 American Community Survey five-year estimates.

Employment in Near North Side*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Accommodation and Food Service	29,508	16.3
2. Professional	28,553	15.8
3. Health Care	22,396	12.4
4. Retail Trade	17,227	9.5
5. Administration	15,293	8,5
TOP RESIDENCE LOCATIONS		
1. Outside of Chicago	78,788	43.6
2. Near North Side	10,056	5.6
3. Lake View	8,654	4.8
4. West Town	6,002	3.3
5. Lincoln Park	4,960	2.7



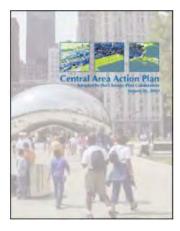
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2018).

*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.



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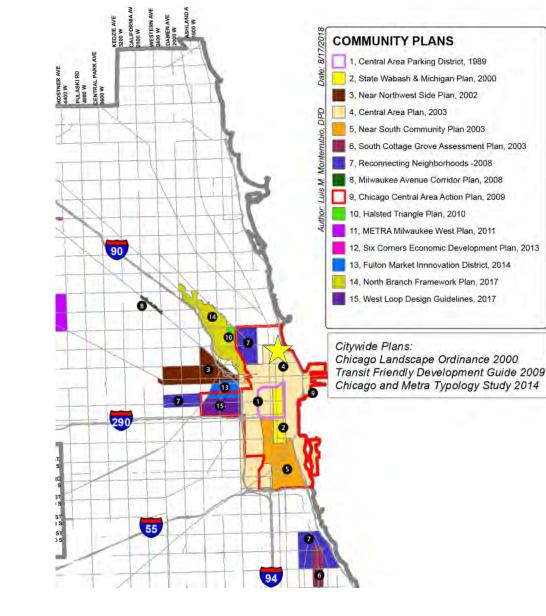


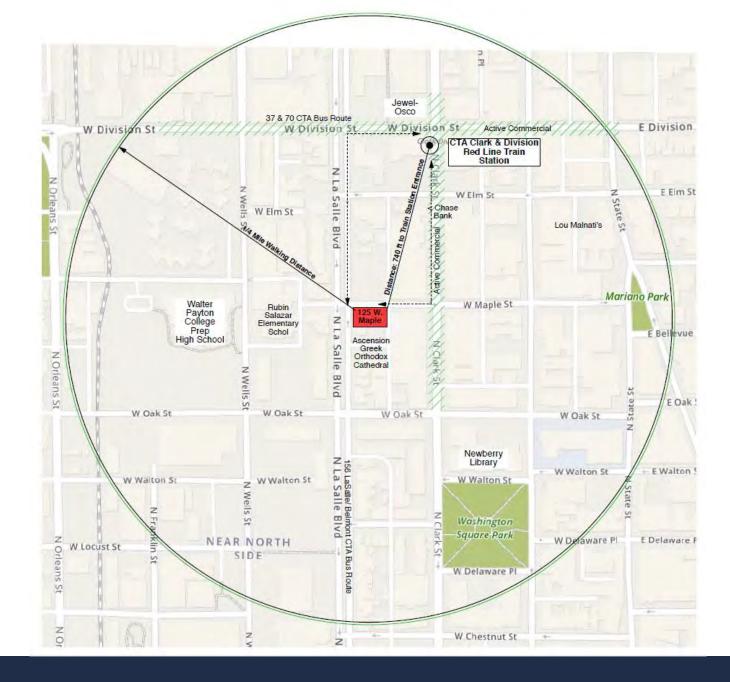
The Chicago Central Area Plan Near North Recommendations:

- Larger scale development should be focused along the LaSalle Street corridor.
 - River North will continue its development as a mix of restaurants, entertainment, hotel, retail and residential uses.

Central Area Action Plan Near North Visions/Goals:

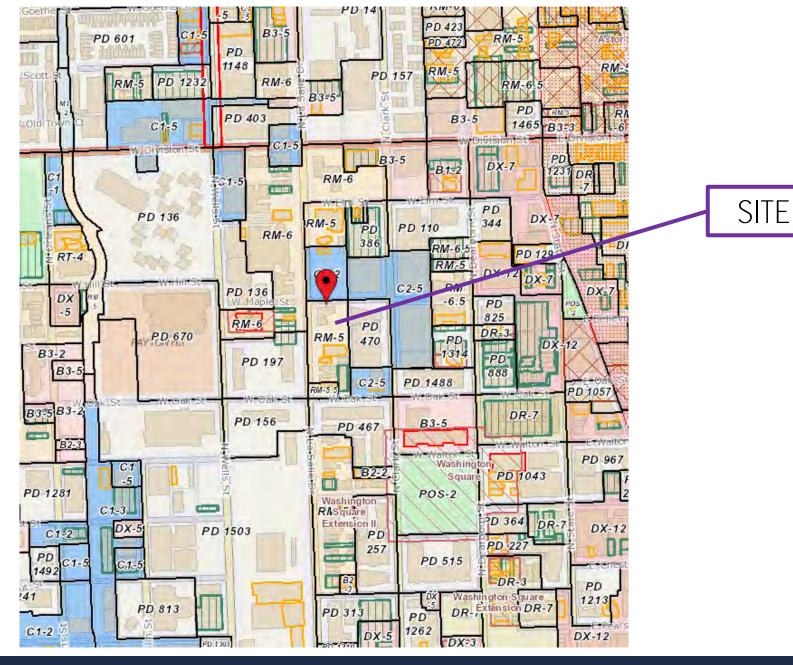
> Higher densities should be supported around existing and planned transit stations and along major street corridors.

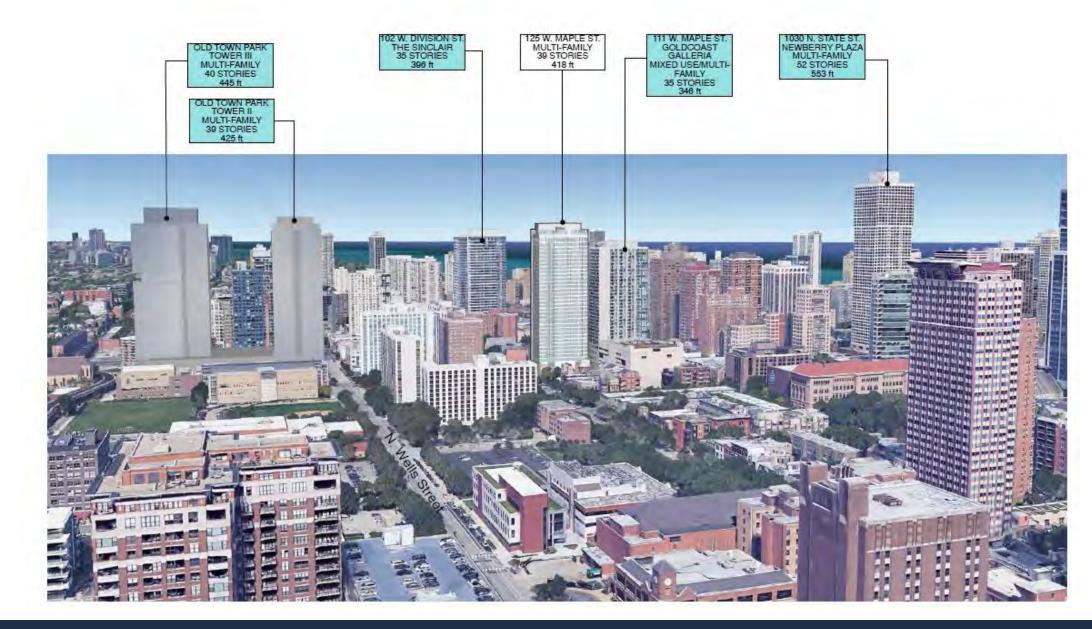




SITE CONTEXT PLAN

LAND USE CONTEXT PLAN

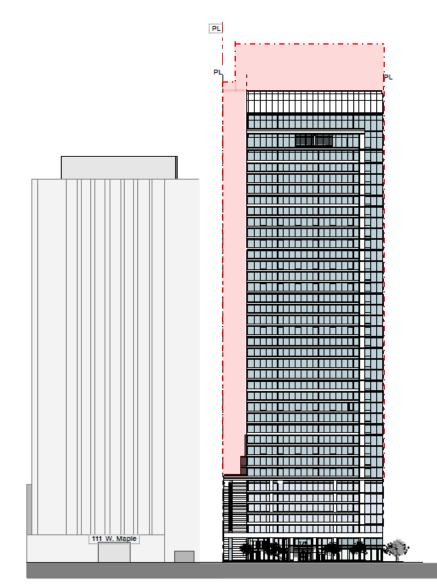


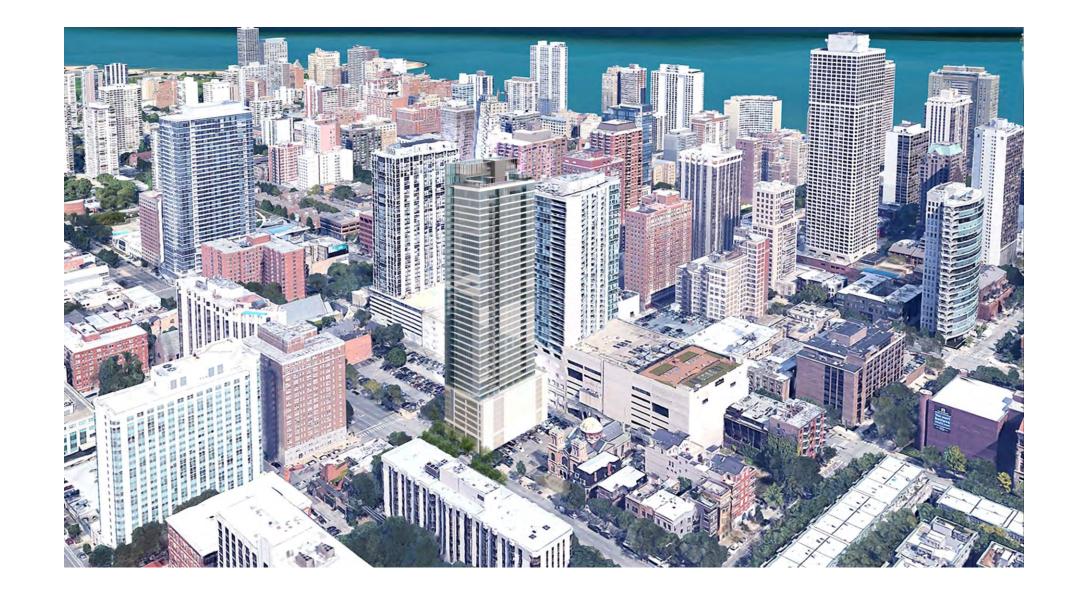


AERIAL VIEW FROM SOUTHWEST DIRECTION WITH HEIGHT CONTEXT

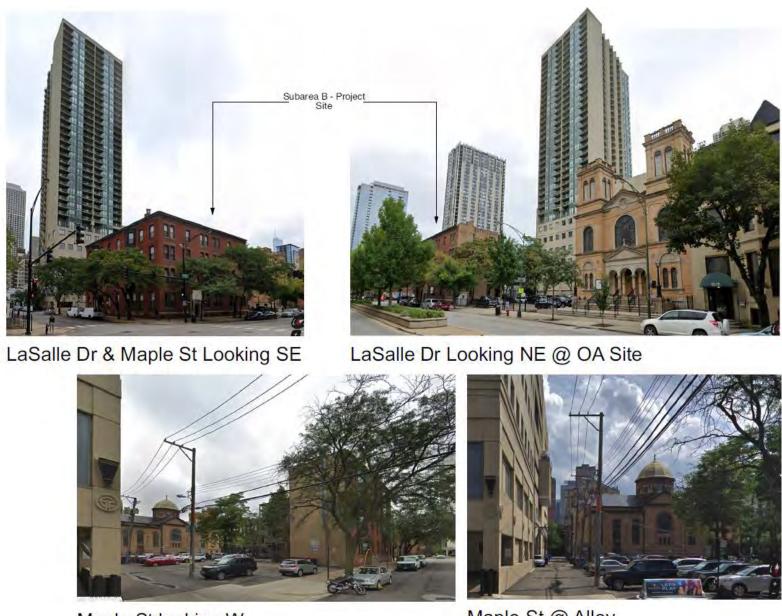
Project Timeline + Community Outreach

- Date of PD Filing May 26, 2021
- Dates of Community Meetings
 - Multiple meetings with 111 W Maple Association (including April 2020, October 2020 and July 2021)
 - Multiple meetings with surrounding community stakeholders and neighborhood associations
 - 1st Public Community Meeting on July 15, 2020
 - 2nd Public Community Meeting on July 12, 2021
- Changes based on feedback:
 - Reduced density from 406 units to 303 units
 - Increased setback from 111 W Maple from 20 feet to 40 feet
 - Reduced building height by nearly 40 feet
 - Identified enhancements to alleyway between site and 111 W Maple to improve traffic flow
 - Identified enhancements to improve safety

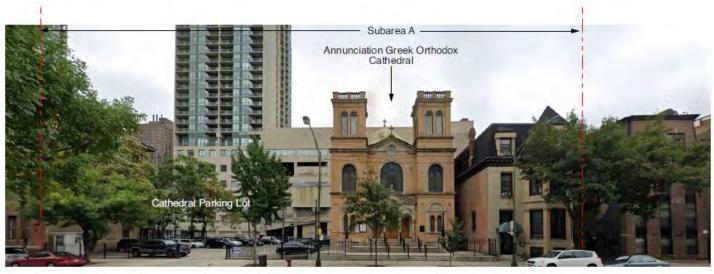




RENDERING FROM SOUTHWEST DIRECTION



Maple St looking W

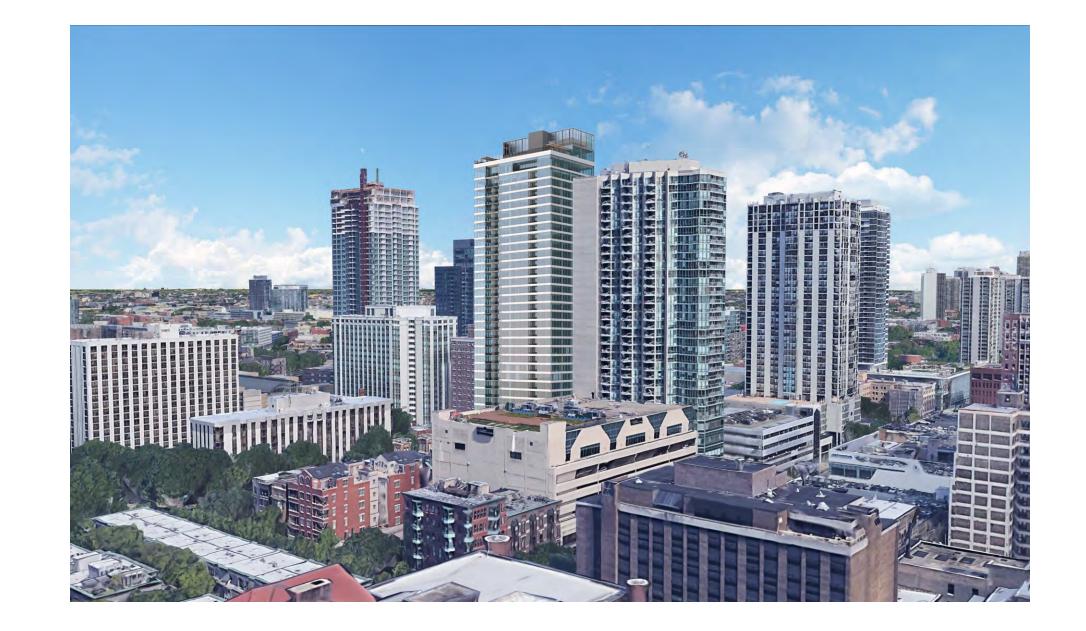


LaSalle Dr



Aerial of Existing Site

EXISTING SITE CONTEXT AND AERIAL FROM NORTHWEST DIRECTION



RENDERING FROM SOUTHEAST DIRECTION

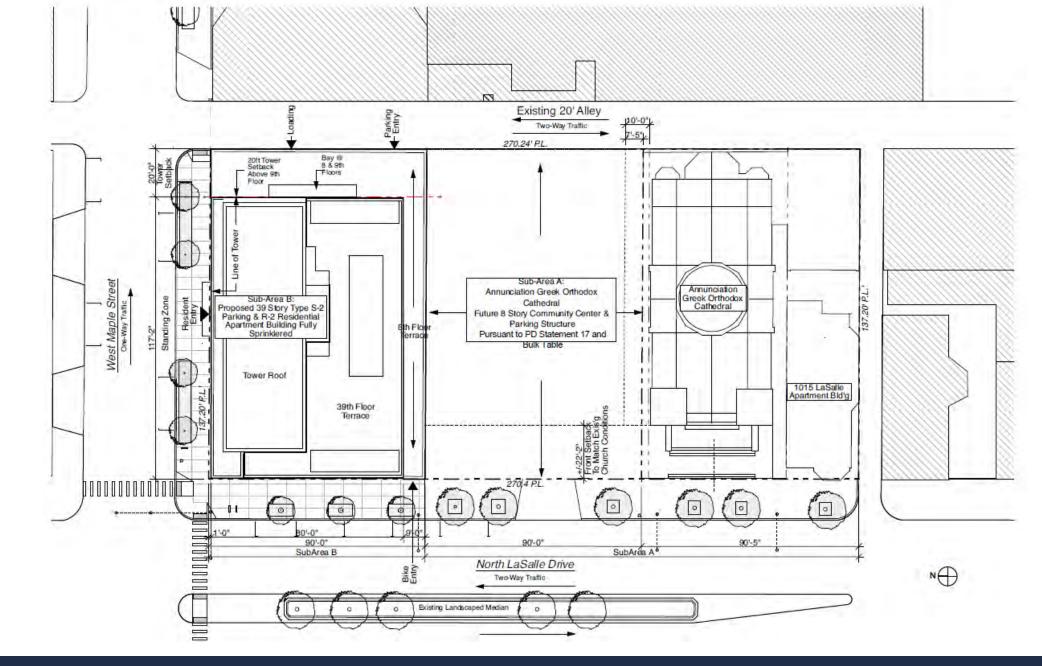




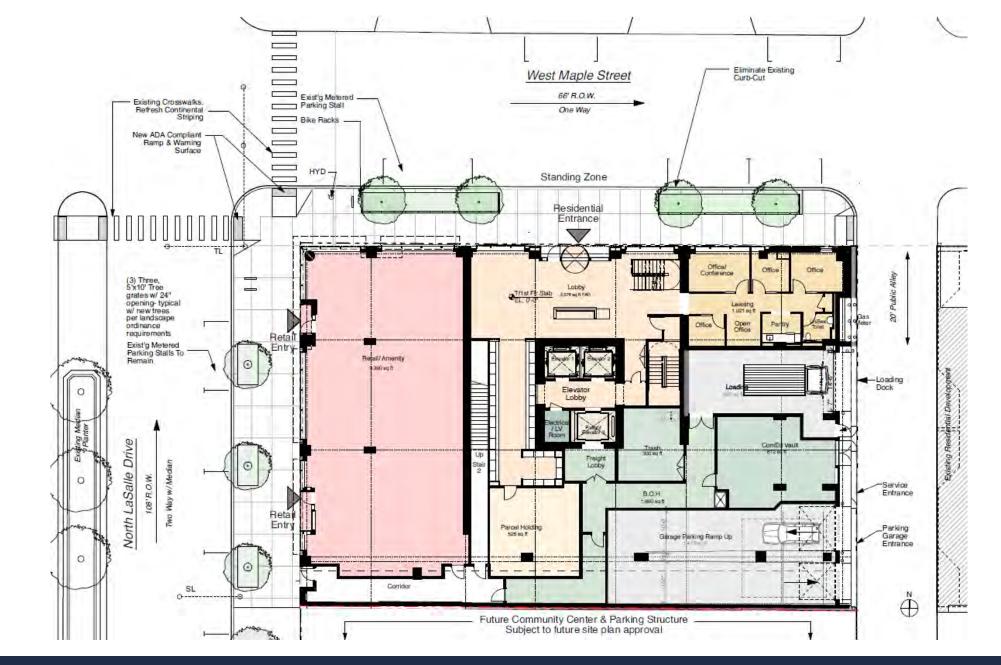




PEDESTRIAN CONTEXT – BUILDING ENTRANCE

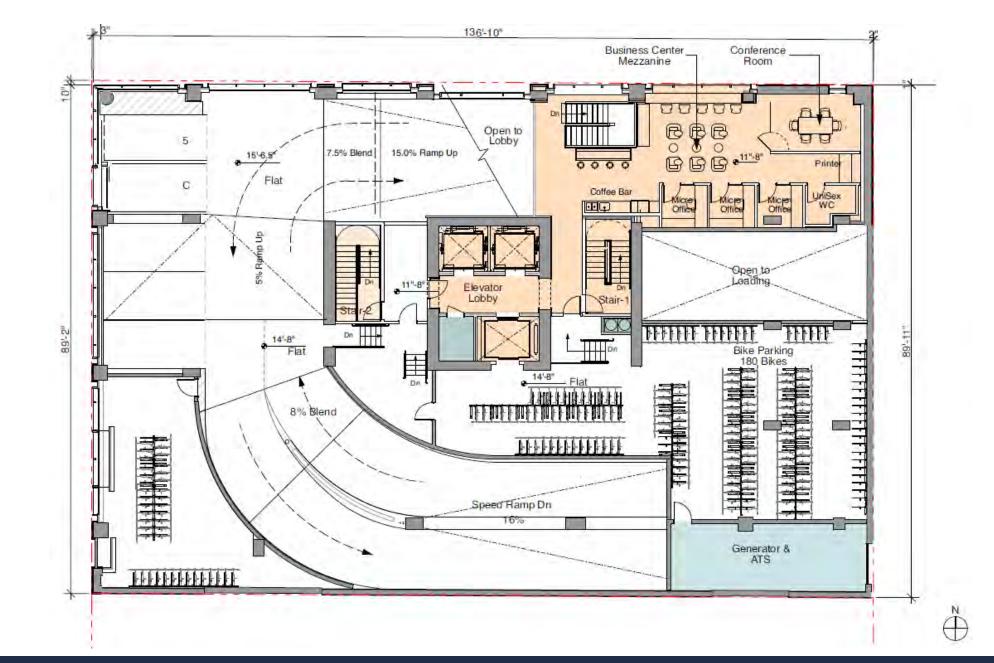


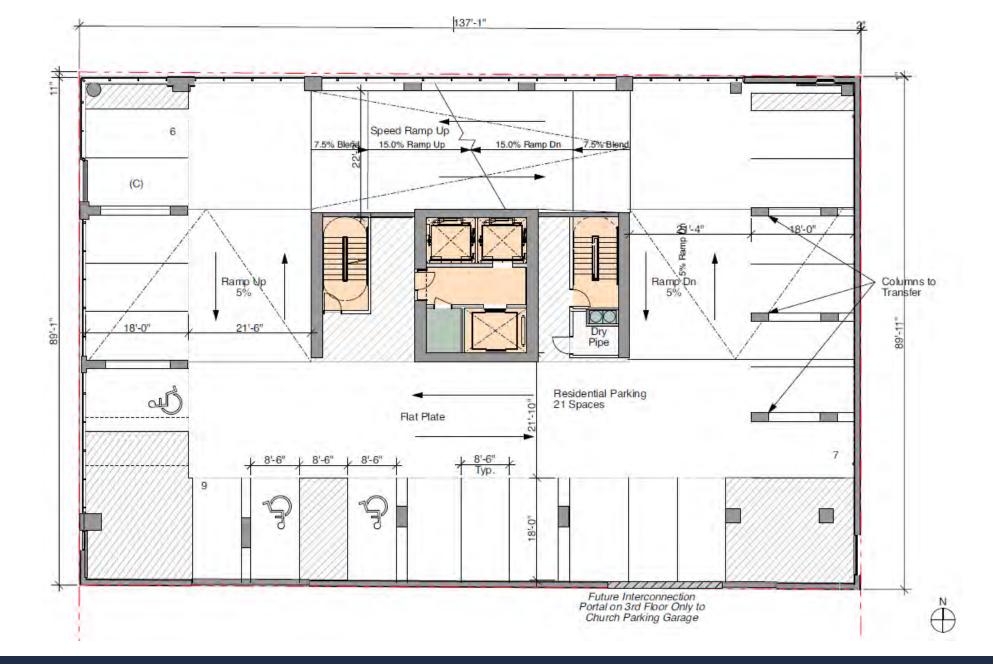
OVERALL PD SITE PLAN



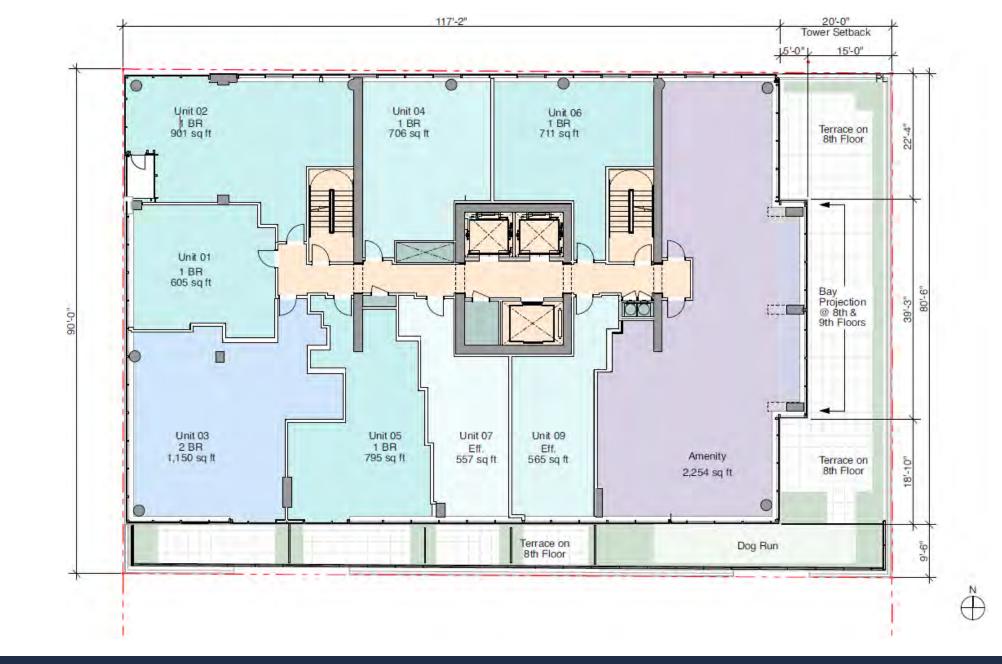
125 MAPLE GROUND FLOOR PLAN



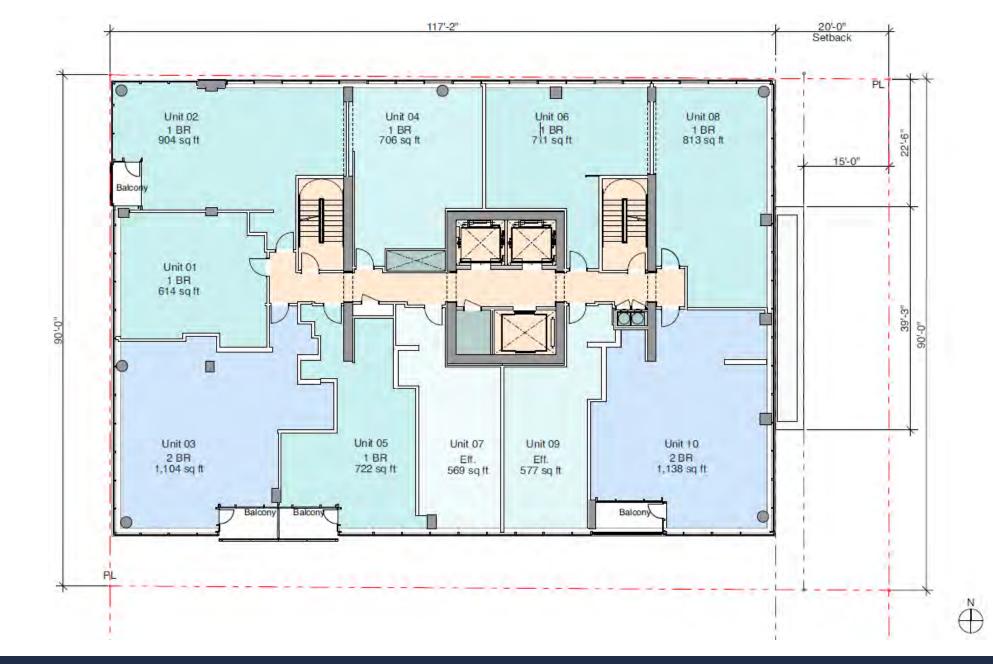




TYPICAL PARKING FLOOR PLAN



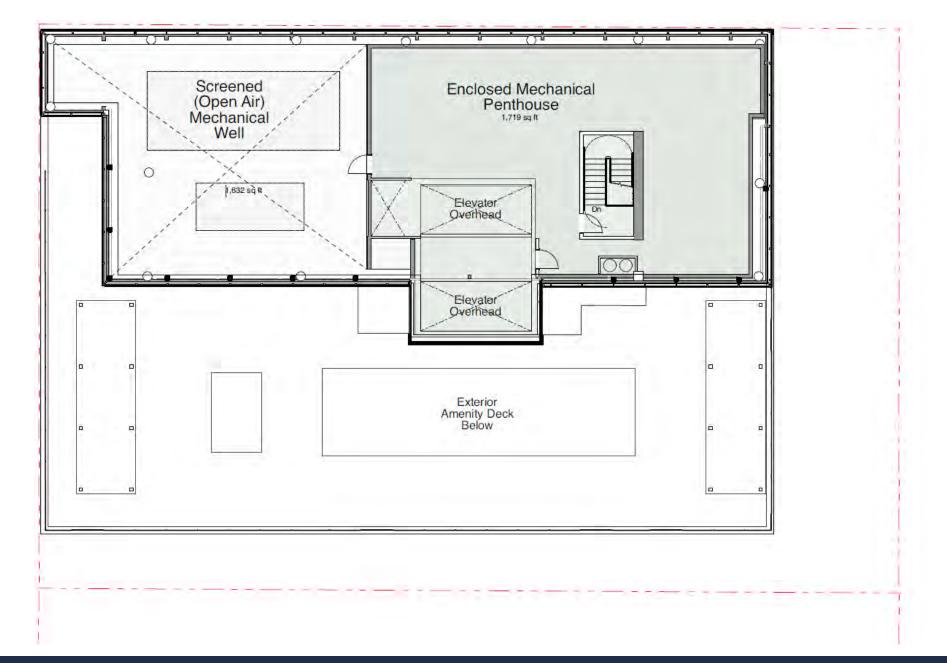
TYPICAL RESIDENTIAL FLOOR PLAN



TYPICAL RESIDENTIAL FLOOR PLAN

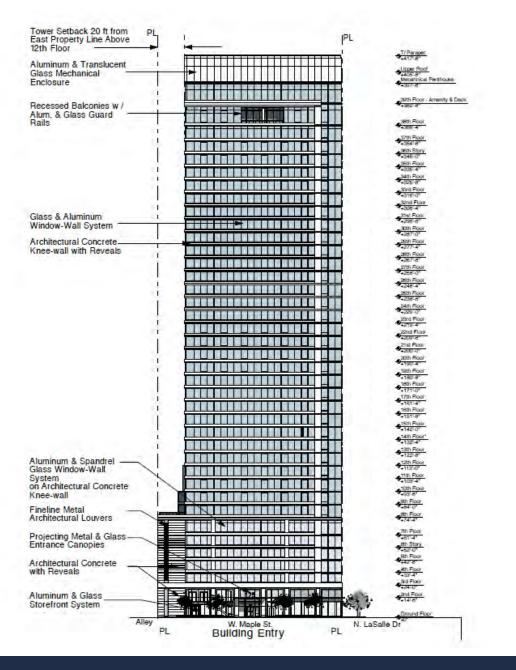


ROOFTOP AMENITY FLOOR PLAN

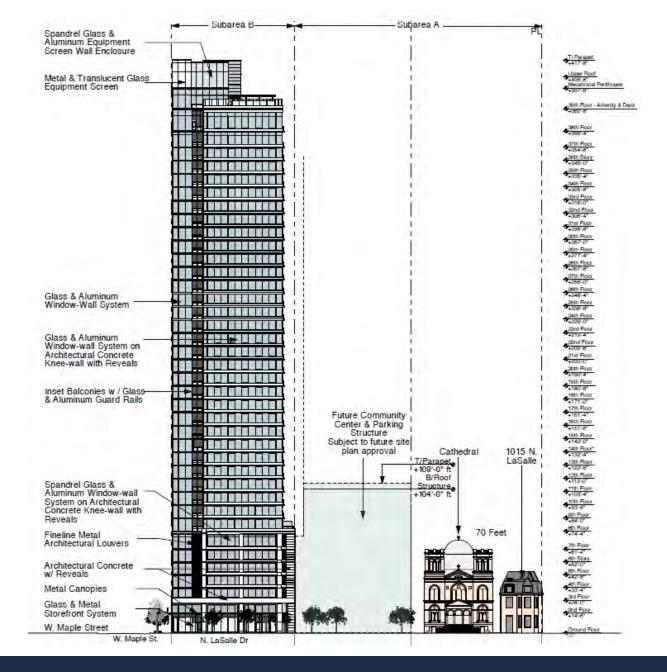


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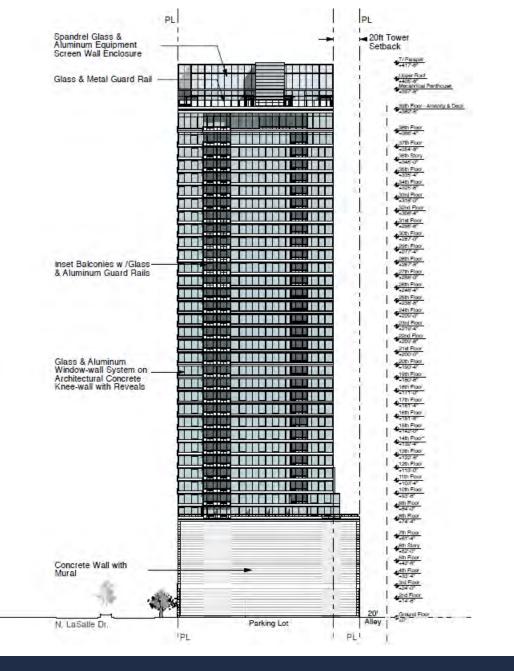
ROOF PLAN



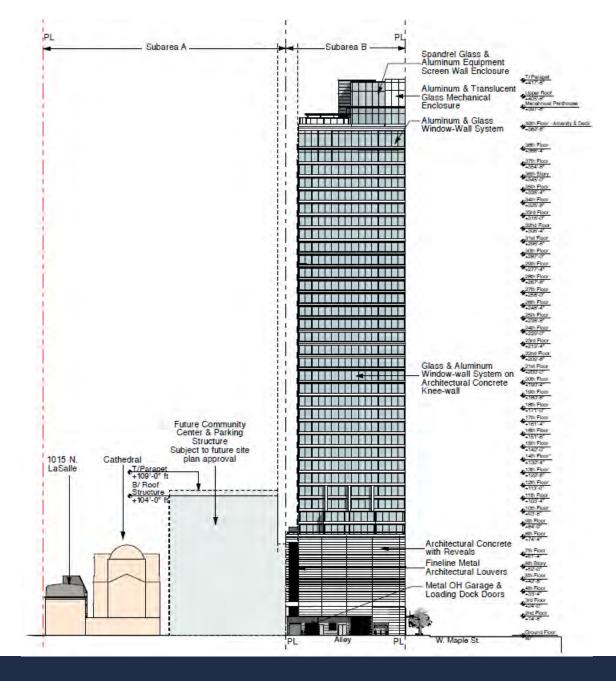
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

BUILDING SECTIONS

PL	PL	Use	Levels	Floor to Floor	OA Height
Tower: 9ft Getback from South, 20ft setback from East				FT	FT
t		7.0		40.00	440.07
		T/Screenwall		12.00	418.67
Mechanical		Mech PH/Roof		8.00	398.67
Amenities Deck & Pool		Amenity	39	15.00	383.67
Residential	PH	Res	38	16.67	367.00
Residential		Res	37	11.67	355.33
Residential		Res	36	9.67	345.67
Residential		Res	35	9.67	336.00
Residential		Res	34	9.67	326.33
Residential		Res	33	9.67	316.67
Residential		Res	32	9.67	307.00
Residential		Res	31	9.67	297.33
Residential		Res	30	9.67	287.67
Residential		Res	29	9.67	278.00
Residential		Res	28	9.67	268.33
Residential		Res	20	9.67	258.67
Residential		Res	26	9.67	249.00
Residential		Res	25	9.67	239.33
Residential		Res	24	9.67	229.67
				9.67	229.07
Residential		Res	23 22		
Residential Residential		Res	22	9.67 9.67	210.33 200.67
		Res			
Residential		Res	20	9.67	191.00
Residential		Res	19	9.67	181.33
Residential		Res	18	9.67	171.67
Residential		Res	17	9.67	162.00
Residential		Res	16	9.67	152.33
Residential		Res	15	9.67	142.67
Residential		Res	14	9.67	133.00
Residential		Res	13	9.67	123.33
Residential		Res	12	9.67	113.67
Residential		Res	11	9.67	104.00
Residential		Res	10	9.67	94.33
Residential		Res	9	10.00	84.33
Residential Amenities	_	Res	8	10.00	74.33
Residential Parking	_	Parking	7	13.00 9.33	61.33
Residential Parking	_	Parking	52.00		
Residential Parking	_	Parking	5	9.33	42.67
Residential Parking	_	Parking	4	9.33	33.33
Residential Parking	_	Parking	3	9.33	24.00
Mezz Residential Parking		Mezz & Park'g	2	9.33	14.67
Grade Lobby Leasing Retail Parking BOH		Lobby/BOH/ Retail	1	14.67	0.00
MEP Services		Services	в		



Base

Middle



MATERIAL LEGEND

FAÇADE SECTIONS

- 1. Aluminum & Glass Window Wall System w/ Insulated Slab Edge Covers
- 2. Aluminum & Glass Window Wall System on Architectural Conc. Knee-wall
- 3. Aluminum & Glass Storefront System
- 4. Aluminum & Translucent Glass Window Wall System @ Mechanical Enclosure
- 5. Aluminum & Glass Balcony Railings
- 6. Architectural Conc. w/ Reveals
- 7. Architectural Conc. Knee-walls w/ Reveals
- 8. Fine-line Metal Architectural Louvers

17-8-0907 Building Design

17-8-09-07-B General Guidelines.

3. All sides and areas of 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 the primary street-facing façade.

17-8-0904 Transportation, Traffic Circulation and Parking

17-8-0904-A General Intent:

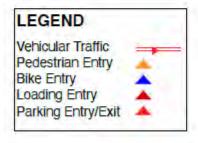
- Separated bicycle entry & accessible pedestrian
 entry
- Parking & loading on alley off of Maple St to reduce traffic congestion & remove adverse visual impact of service zones
- Screened parking levels

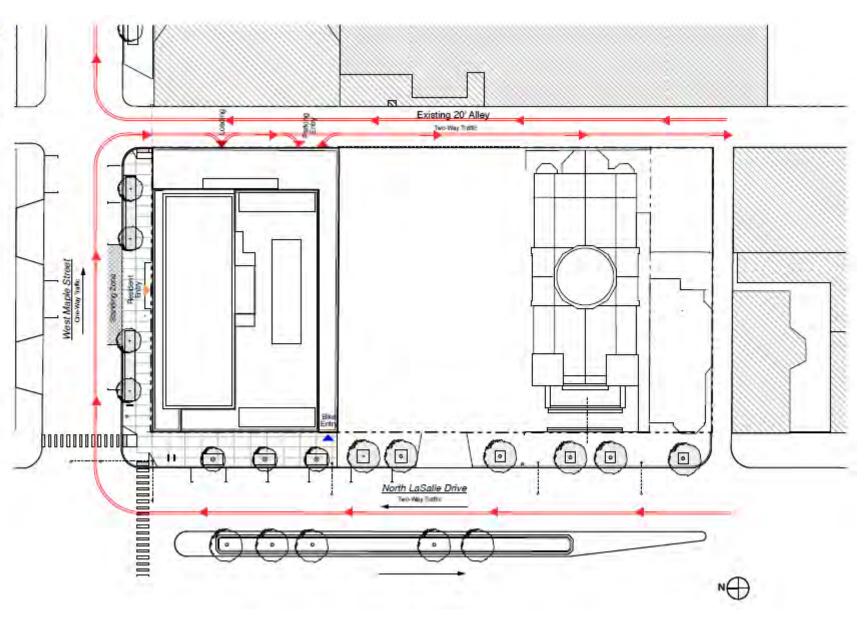
17-8-0904-C Parking:

- Parking entrance on alley to maximize pedestrian safety
- Secure bicycle parking offered inside building, entrance on Lasalle Dr

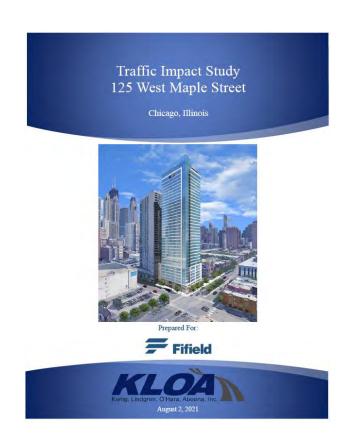
17-8-0904-D Parking in "D" Districts:

 Parking entrance off of alley to diminish affects on pedestrian traffic





TRANSPORTATION, TRAFFIC, AND PARKING



- Number of trips will be reduced due to the location with an urban area and proximity to alternative modes of transportation
- Existing street system can sufficiently accommodate traffic generated by the proposed development
- Access to parking garage and loading dock from public alley will limit impact on Maple Street and will be adequate given:
 - Existing alley adjacent to apartment building will be wider (23 ft) than a typical public alley (16 ft)
 - Existing alley carries a low traffic volume today
 - Alley's intersections with Maple Street and Oak Street will operate at a level of service B during both peak hours
- Visual warning devices should be provided at the garage exits
- Consideration should be given to providing electric vehicle charging stations
- Consideration should be given to providing transit monitors in the lobby



17-8-0905 - Pedestrian Orientation

17-8-0905-A General Intent

- Safe, attractive walkways with street level active uses on interior along pedestrian routes.
- 17-8-0905-B Building Features
- Building Abuts Sidewalk
- · Primary entrances occur at sidewalk level
- Building entries are highlighted through use of lighting signage and other architectural features
- At least 60% of the grade level facade is comprised of clear nonreflective glazing allowing views of active interior uses.
- · Limited sections of blank walls are articulated material relief.
- Pedestrian level facades are broken up into bays with an articulated storefront system.

17-8-0906 - Urban Design

- 17-8-0906-A General Intent
- Design reinforces urban features consistent within the surrounding area, with massing and streetscape characteristics.
- Building base is a transition in scale from the lower the scale along LaSalle and is in alignment with the higher density developments along Maple St.
- · Signage will be appropriate to the scale and character the surrounding area.

17-8-0906-B Building Orientation & Massing

- . The building "holds" the corner site and Parking Access is through the alley.
- Design establishes a street wall with active features lining the sidewalk.
- · Service areas are located on the alley.

Active uses at sidewalk along Maple and Lasalle

Building "holds" the corner

Building pedestrian entrance is highlighted

URBAN DESIGN

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

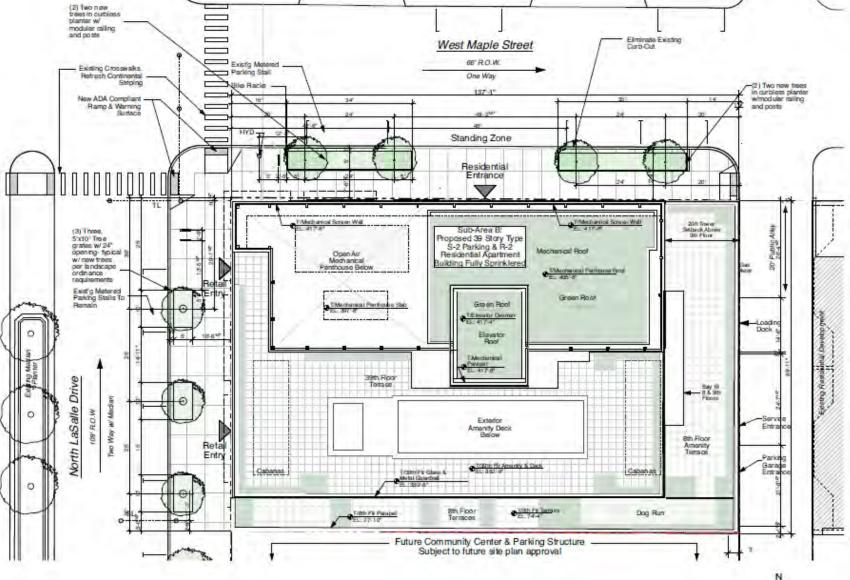
17-8-0909-C Residential Development

 Development to include on-site amenities including common open space, recreational facilities, dog runs/exercise area and health/ fitness facilities.

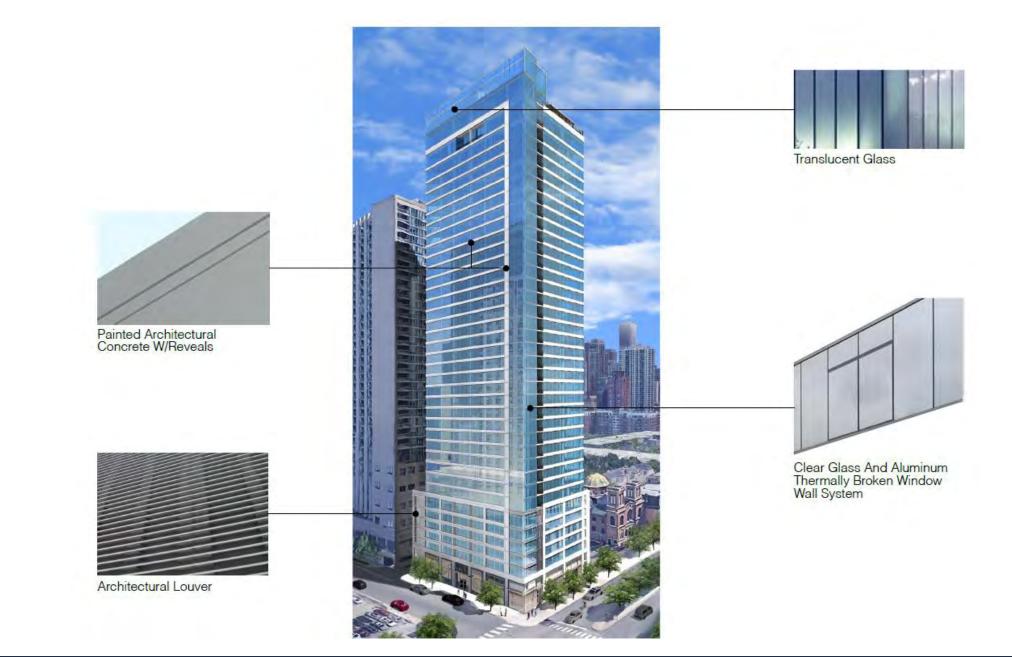
Landscape Ordinance Analysis Sub Area B

West Maple Street

North LaSalle Drive



⊕



BUILDING MATERIALS

Compliance Options	Poin	ds Raquired	1														Busta	iinable S	tralegie	s Menu															-
-			Health				Energy		1	L		1	Stor	water				Lands	scapes		Gree	n Roofs	w	ater			Tr	anspertar	ion			Solid Waste	Work Force	W	dlife
		3			_	1000	600 H		Chec	AIR CITIE	E	Choose at					11				Geo	-	Cheo	ie dite										.0-	e une
Compliance Paths	Starting Points	Number of Optional Polets Required	Preparate Building Standard 11	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	23 Exeed Energy Code (10%)	2.4 Exsed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Chaille Renewable Energy (3%)	2.7 Chistle Renewable Energy (5%)	3.1 Exceed Stomwater Ordinance by 25%	3.2 Exceed Stomwater Ordinance by 50%	3.3 100% Stomwater Infiltration	3.4 Sump Pump Capture & Rese	3.5 400year detension for lotto-lot buildings	3.6 100year Detertion for Bypess	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Cettification	\$1 larger fract so 100%	5.2 Green Rood 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Blyeshare Sponsorship	7.5 Bive Panking Residential	7.4 Blike Parking Commercial & Industrial	7.5 EV Cruinging Stations	7.6 EV Charger Readinees	7.7 CTA Digital Displays	B.1 BOY, Waste Diversion	8.2 Workforce Development	() Sui Proteiton (S)	9.2 Bird Protection (Enhanced)
All Options Available	9	100/50/25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification	-		-	1	-	1	100		-	-	1.000	The Party of the	-	1			100	-	100	-				100	1000	-					120				
LEED Platinum	95	51010	40	NA	NA	NA	NA	NA	NA	NA	10	20	-40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA.	5	5	NA	-	5	10
LEED Gold	90	10/0/5	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	18	10	5	10
LEED Silver	60	20/010	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	3	NA	NA	10	5	5	18	10	5	10
Green Globes 4-Globes	90	10/0/5	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	18	10	5	10
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	-40	5	5	5	5	NA	5	20	10	20	NA	NA	NA.	S	NA	NA	10	5	5	18	10	5	10
Green Globes 2-Slobes	70	201010	40	NA	NA	NA	40	50	10	20	30	20	40	5	5	5		5	5	20	ID.	30	NA	20	INA.	a a	:NA	NA	1	5	5	70	10	0	10
Living Building Challenge	100	0/0/0	40	NA	NA.	NA	NA.	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NB	NA	10	ð.	10
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	ΗD	10	3	10
Enterprise Green Communities*	80	20/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

"only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects"	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building sytems and minor repairs to the exterior envelope Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope The Matrix above represents the current assumption as to how the project will meet the Chicago Sustainable Development Program required by the city. The design team and contractor should all be familiar with the requirements of each of the items highlighted in green to assure these metrics are met and the appropriate documentation is provided in the format required by the city.

City of Chicago

Stormwater Management Ordinance Manual



January 2016

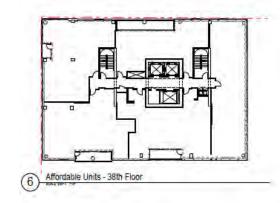
Dept. of Water Management Thomas H. Powers, PE Commissioner

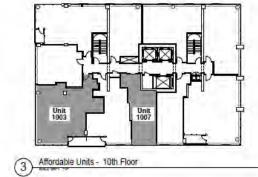
- City of Chicago Rahm Emanuel Mayor

- The project has been classified as a Regulated Development
- The project is considered a Lot-to-Lot Development. Stormwater requirements are provided based on a 10-year rainfall event.
- Stormwater is collected from the building roofs and conveyed to an underground detention vault
- Flow from the detention vault is restricted and released ina ٠ controlled rate
- Volume control for this project is achieved by reducing the • imperviousness of the site through the use of green roof

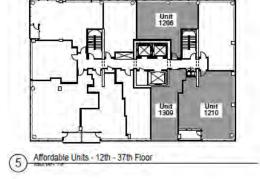


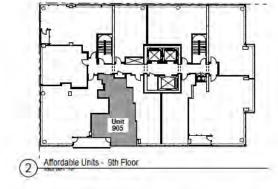




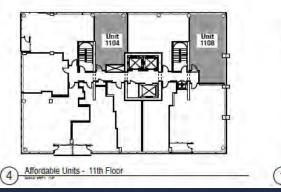


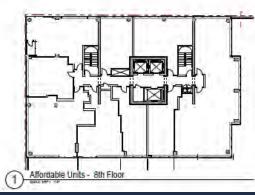
- The proposal is located in a downtown district and has a total of 303 units
- The ARO obligation is 30 ARO Units (10% of 303 rounded down)
- 8 to be provided on-site
- Affordable to households earning no more than 60% AMI
- 2 studios, 4 one-bedrooms, 2 two-bedrooms
- In-Lieu fee owed for 22 units: \$4,134,658





Number	Type	Area	Quantity
Efficiency Unit 1309 Unit 1007 Total	Eff. Eff.	585 SF 557 SF	2
1 Bed Unit 1104 Unit 905 Unit 1206 Unit 1108	1 Bed 1 Bed 1 Bed 1 Bed	591 SF 743 SF 823 SF 814 SF	
Total 2 Bed Unit 1003 Unit 1210	2 Bed 2 Bed	1,102 SF	
Total			4
Total A	ffordable	DU's	8







- ✓ \$1.5 million in annual city property tax revenue
- ✓ \$4.1 million payment to support affordable housing
- \$1.9 million payment into Neighborhood Opportunity Fund
- ✓ 375 construction jobs created

- ✓ 12 permanent on-site building jobs created
- \checkmark 8 affordable housing units on-site
- ✓ Over 3,000 SF of retail space
- Improvements to pedestrian walkways along LaSalle Street and Maple Street
- ✓ Compliance with City's Participation Goals

★ DPD Recommendations

- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles and ensures accessibility (17-8-0904-A-1&3).
- The project is designed to promote pedestrian interest, safety, and comfort by providing safe walkways and an active street presence (17-8-0905-A-1&2).
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-8-0907-B-1).
- The proposed building is constructed with materials and finishes that are of high-quality (17-8-0907-B-3).





SHADOW STUDY – MARCH



SHADOW STUDY – JUNE



SHADOW STUDY – DECEMBER



MASSING OF COMMUNITY CENTER FROM LASALLE STREET