



CHICAGO PLAN COMMISSION Department of Planning and Development

739-755 North Wells Street (2nd Ward) Chicago 741 LLC

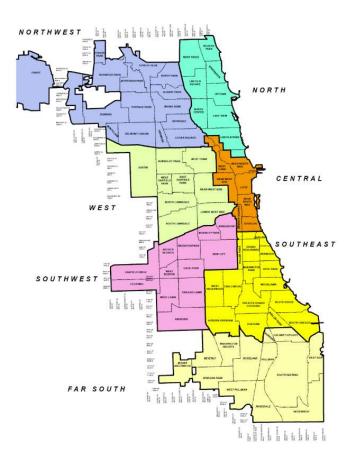
August 19, 2021

***** Community Area Snapshot

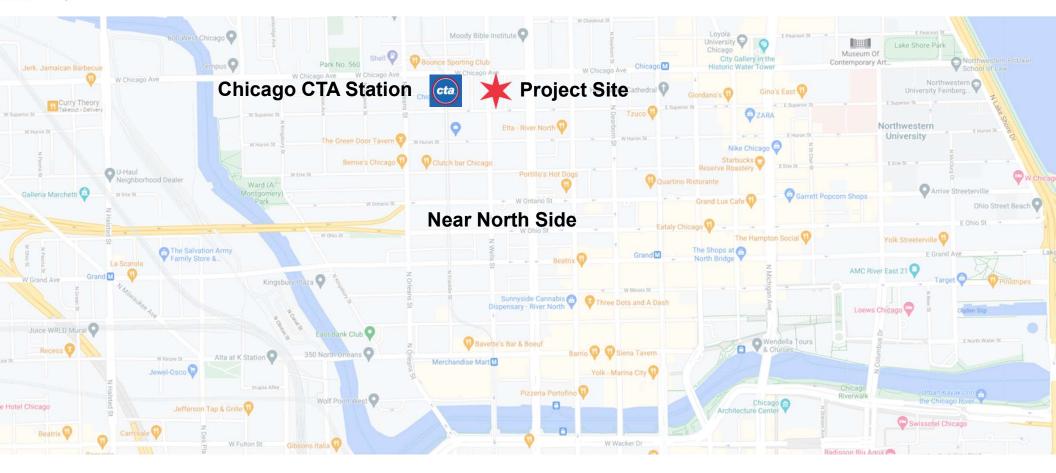
COMMUNITY AREA INFORMATION:

- Near North Side
- Demographic Data*
 - 93,318 total population
 - 41.3% of residents are between age of 20-34
 - 42.3% have a bachelor's degree or higher
 - 91% of residents live in a one or two-person household
 - 73.3% of residents are employed within the City limits
 - 52.9% employed in the Loop or Near North Side
- DX-5 (Downtown Mixed-Use District)

*CMAP Community Data Snapshot: Near North Side, Chicago Community Area, June 2021 Release







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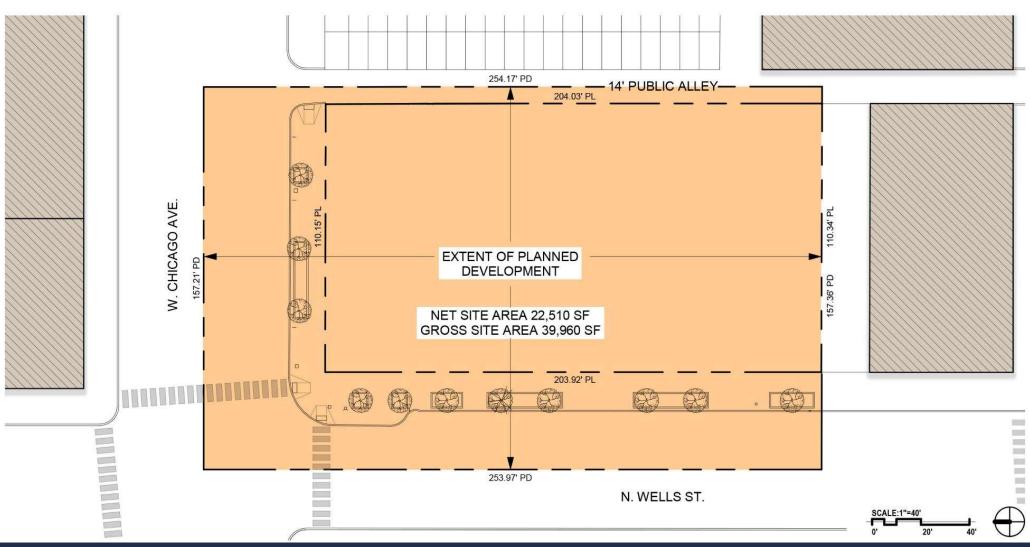


VIEW FROM INTERSECTION OF WELLS STREET AND CHICAGO AVENUE LOOKING SOUTHEAST

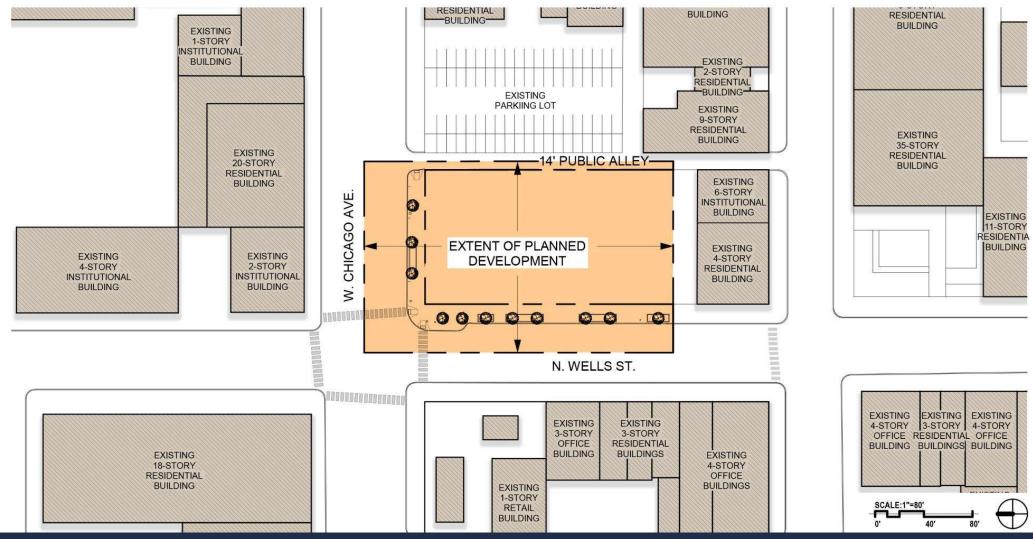


VIEW FROM CHICAGO AVENUE LOOKING SOUTH

SITE CONTEXT



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

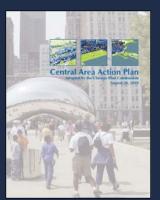


SITE CONTEXT PLAN









CHICAGO CENTRAL AREA PLAN, 2003

- Department of Planning and Development
- Guide for continued growth and success of Chicago's Downtown
- Create a dynamic Central Area with vibrant and diverse mixed-use districts
- Strengthen connections to keep the Central Area easy to reach by making transit the first choice for people coming to the area

CENTRAL AREA ACTION PLAN, 2009

- Department of Planning and Development
- Maintenance of Central Area's majority share of regional residential growth
- Maximize densities in high-use corridors and around transit lines to create a walkable environment

X Project Timeline + Community Outreach

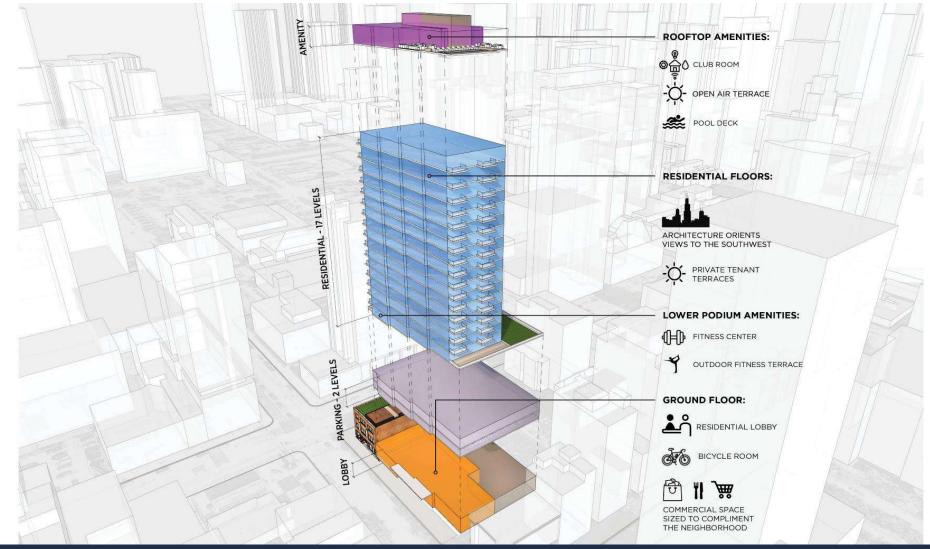
INTRODUCTION DATE: MAY 26, 2021

DATES OF PROJECT MEETINGS:

- Alderman Presentation: April 7, 2021
- Intake Meeting: April 29, 2021
- RNRA Presentation: May 4, 2021 & May 24, 2021
- Public Presentation: July 8, 2021

PROJECT CHANGES BASED ON FEEDBACK:

- Revised Vehicular Entry at Public Alley
- Revised Loading Dock at Public Alley
- Revised Residential Drop-Off at Residential Entry on Wells Street
- Revised Architecture to Incorporate More Dramatic West Façade

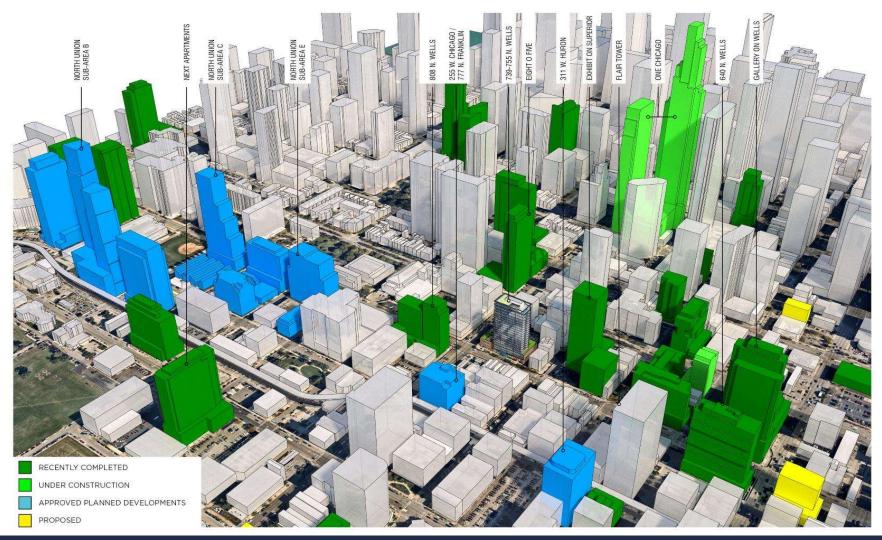


PROPOSED BUILDING AXONOMETRIC



AERIAL VIEW FROM THE SOUTHWEST LOOKING NORTHEAST

CONTEXT STUDY



Pedestrian Context

Conceptual Rendering Looking Southeast





Pedestrian Context

Conceptual Rendering Looking Northeast





Pedestrian Context

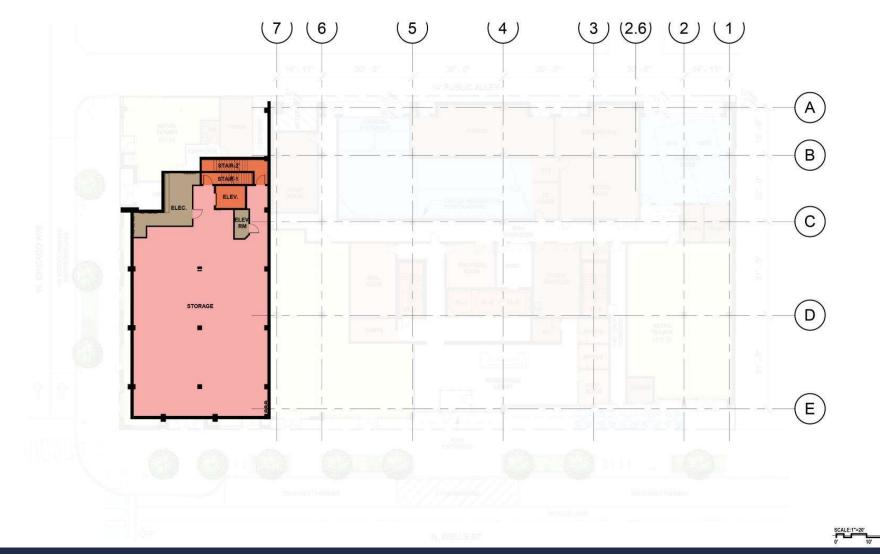
Conceptual Residential Entry Rendering





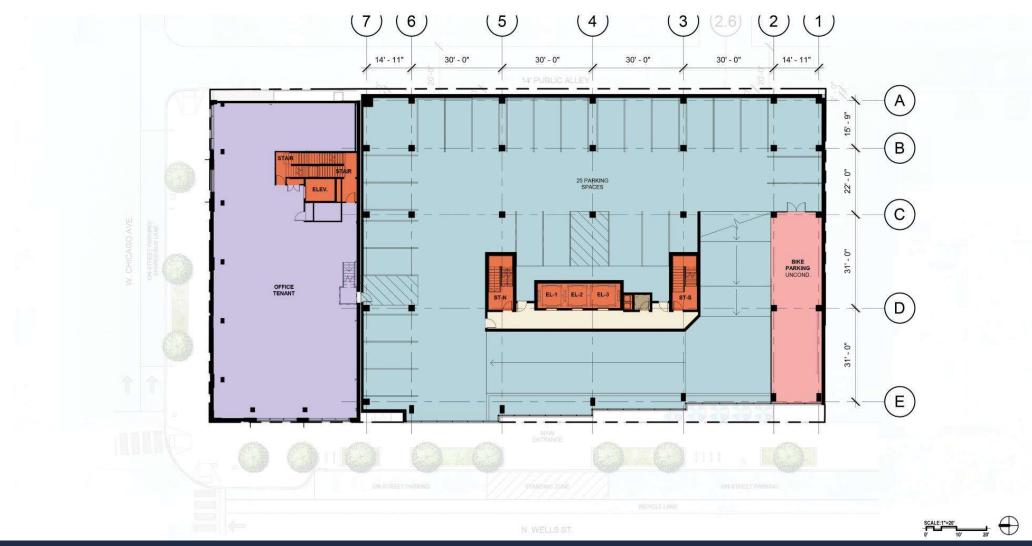


01: SITE PLAN / GROUND FLOOR PLAN

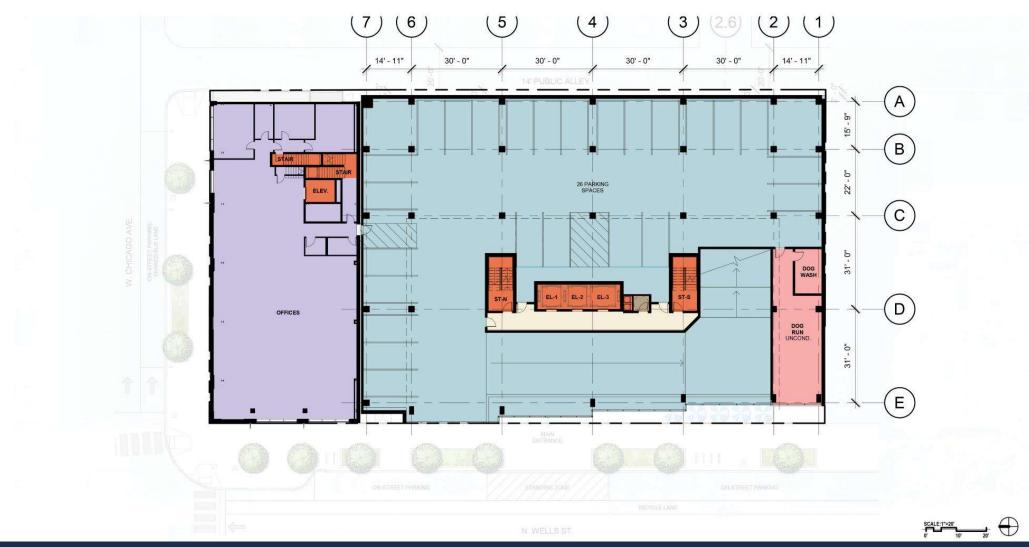


<u>___</u>20

00: LOWER LEVEL FLOOR PLAN



02: PARKING FLOOR PLAN



03: PARKING FLOOR PLAN



04: FOURTH FLOOR PLAN



05-17: TYPICAL RESIDENTIAL FLOOR PLAN



18-20: PENTHOUSE RESIDENTIAL FLOOR PLAN

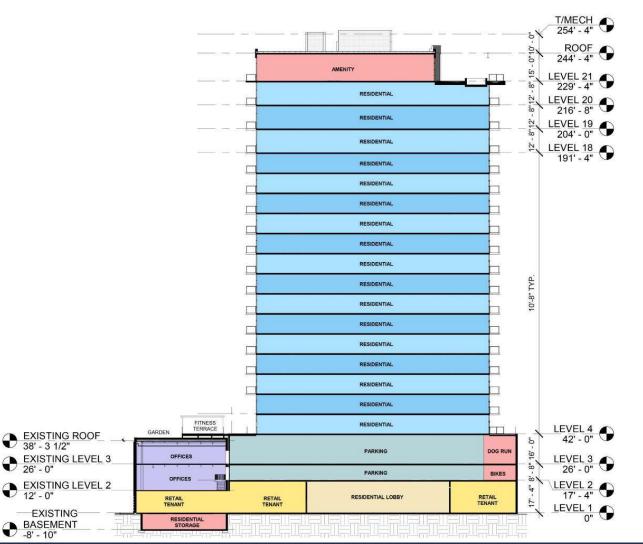


21: ROOFTOP AMENITY FLOOR PLAN



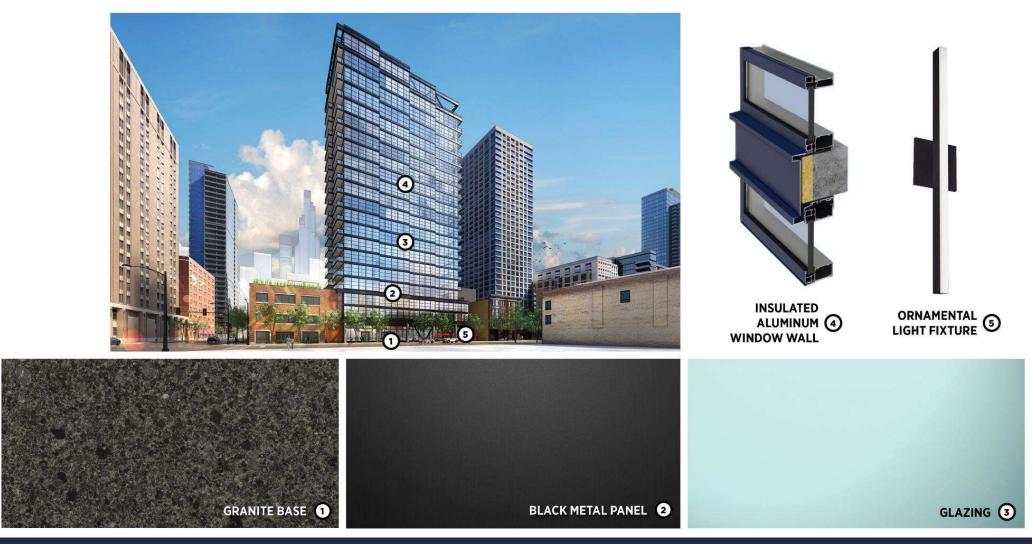
ROOF PLAN

BUILDING SECTION

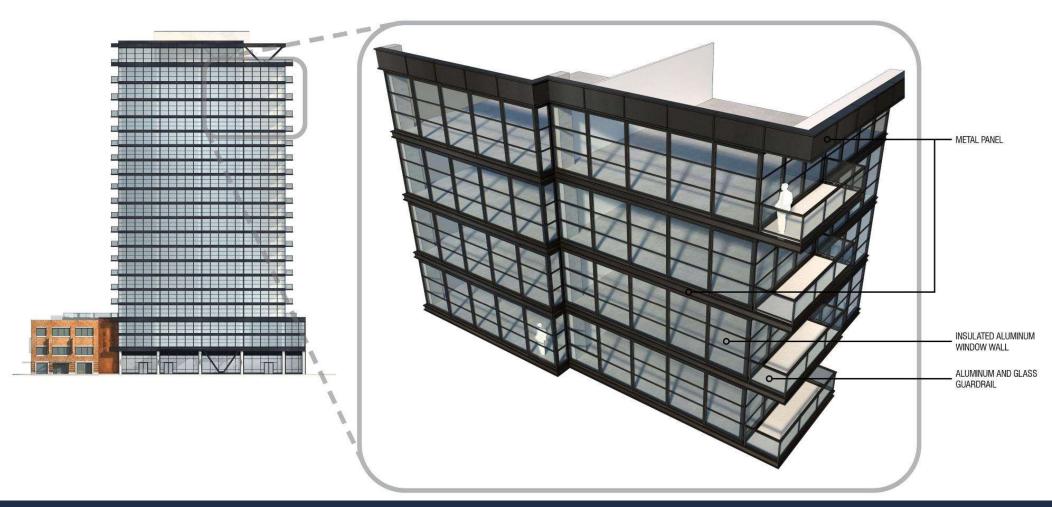


SCALE:1"=30'

30'



BUILDING MATERIALS

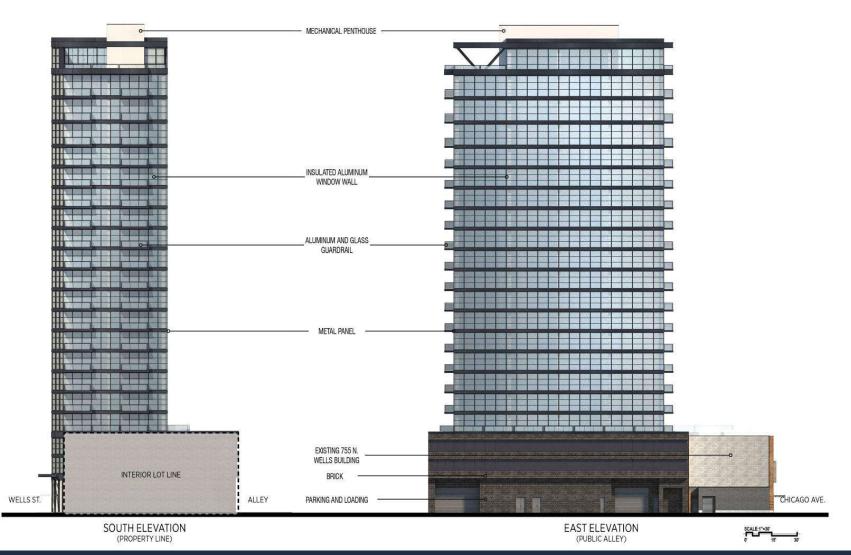


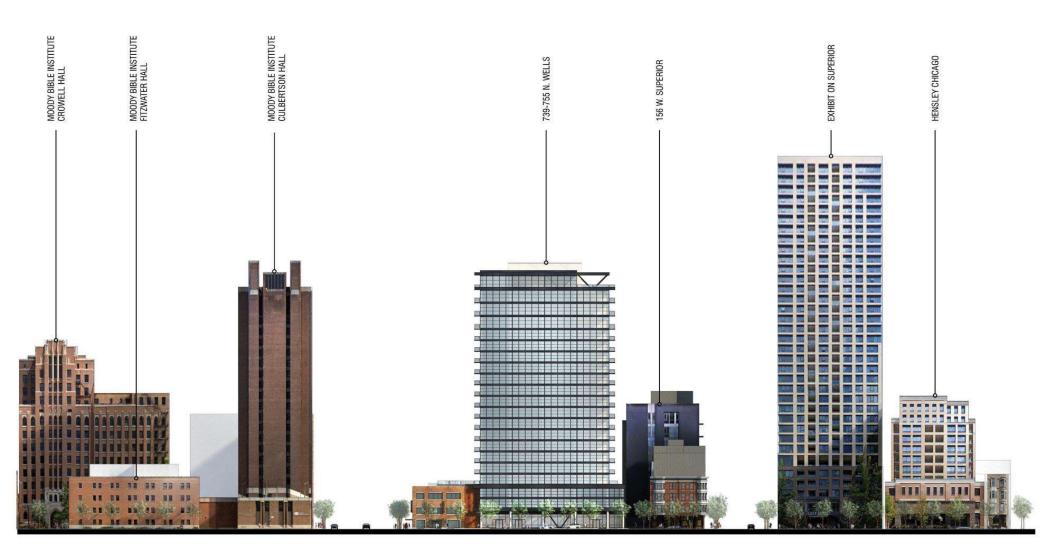
EXTERIOR WALL AXONOMETRIC



BUILDING ELEVATIONS

BUILDING ELEVATIONS





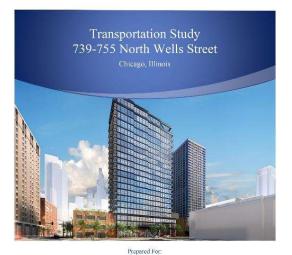
STREETSCAPE ELEVATION (NORTH WELLS STREET)



Transportation, Traffic, and Parking Guidelines From Zoning Code Section 17-8-0904:

- Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles by limiting vehicle access to the public alley.
- Promotes transit, pedestrian and bicycle use.
- Ensures accessibility for persons with disabilities.
- Minimizes conflicts with existing traffic patterns by providing standing and loading zones.

TRANSPORTATION, TRAFFIC, AND PARKING



CHICAGO 741 LLC



Traffic Study:

- Census data for the area indicates that approximately 50 to 60 percent of residents take public transportation, walk or bike to work.
- CTA Transit Information Kiosk will be incorporated within the residential lobby to encourage public transit use.
- Electric vehicle charging stations will be incorporated within the parking garage.

TRAFFIC STUDY



SCHEME 1 254'-4" 21 LEVELS 53 PARKING SPACES 178 RESIDENTIAL UNITS 81 FAR

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SELECTED SCHEME



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SCHEME 3

332 - 8"

 POINT TOWER MASSING PROVIDES DRAMATIC OPPORTUNITY FOR HEIGHT
 LOWER PODIUM VOLUME RELATES TO THE SCALE OF RIVER NORTH

Pedestrian-Oriented and Urban Design Guidelines From Zoning Code Sections 17-8-0905 and -0906:

- Creates safe and attractive walkways and pedestrian routes.
- Avoids blank walls along the sidewalks.
- Emphasizes building entries.
- Active sidewalk level uses.
- Appropriately-scaled pedestrian level building facade.

URBAN DESIGN



Landscaping Guidelines From Zoning Code Sections 17-8-0905 and -0906:

- Landscaping Meets Landscape Ordinance
- Planned Development Complies with Open Space Guidelines

OPEN SPACE + LANDSCAPING





SUSTAINABLE DEVELOPMENT POLICY

Chicago Sustainable Development Policy 2017 et.12

739-755 N. WELLS - Preliminary Strategy - 4/29/2021



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Exceed Energy Code (5%)

 | 2.3 Exeed Energy Code (10%) | 2.4 Exeed Energy Code (25%) | 2.5 Exceed Energy Code (40%)

 | 2.6 Onsite Renowable Energy (3N)

 | 27 Onske Renowable Energy (5%)

 | 31 Exceed Stormwaler Ordinance by 25% | 3.2 Exceed Stormweter Ordinance by 50% | 3.3 100% Stormwater Infiltration
 | 3.4 Sump Pump Capture & Reuse | 3.5 100-year detention for lot-to-lot buildings | 3.6 100-year Detertion for Bypass | 41 Working Landscapes

 | 42 Natural Landscapes

 | 4.3 Tree Planting
 | 4.4 Achieve Sustainable Stes Cottification | 5.1 Green Roof 50-190%
 | 5.2 Green Roof 100% | 6.1 Indoor Water Use Reduction (25%)
 | 6.2 Indoor Water Use Reduction (40%) | 7.1 Provinsity to Transk Service | 7.2 Bikeshare Sponsorship | 7.3 Bike Parking Residential | 7.4 Bike Parking Commercial & Industrial | 7 5 EV Charging Stations
 | 7.6 EV Charger Readiness | 7.7 CTA Dig tai Displays | 8.1 80% Waste Diversion | 8.2 Workforce Development | 9.1 Bird Protection (Basic) | 82 Brd Protection (Enhanced) |
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Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points requirer
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

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Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the extensor envelope Substantial Renovation Design a second including again and a second building systems and a second second second

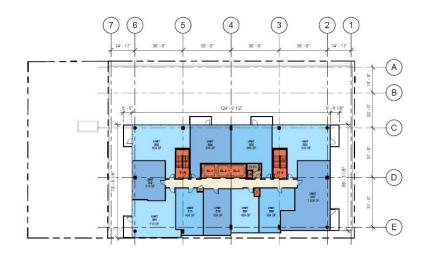




Project Complies with the Stormwater Management Ordinance:

- A stormwater detention system regulates the rate of stormwater discharge and provides volume control for stormwater runoff.
- Green roof systems are utilized to increase the amount of pervious surfaces, reduce the rate and volume of stormwater runoff and reduce urban heat island effect.
- Sedimentation and erosion control measures will be implemented during construction to minimize discharge of sediment and other pollutants in stormwater runoff from the development.

STORMWATER MANAGEMENT ORDINANCE COMPLIANCE



Project Complies with Minimum Affordable Housing Ordinance Requirements:

- 178 total units
- 18-unit requirement
 - 5 units provided on-site @ 60% AMI
 - \$2,443,207 fee in lieu of remaining 13 units

AFFORDABLE REQUIREMENTS ORDINANCE

Additional City Property Tax Revenue:

- Current Annual Taxes:
- Estimated Future Annual Taxes: \$850,000 - \$1,050,000

Neighborhood Opportunity Fund: 3.1 Bonus FAR at a cost of \$2,400,466

"Neighborhoods Opportunity Fund" / "Citywide Adopt-a-Landmark Fund" / "Local Impact Fund" 80/10/10 split

Enhanced Public Safety:

- Activation of Chicago Avenue and Wells Street •
- The building facades are highly articulated and designed with the pedestrian scale in mind. •
- Agreement to provide for improvements and restoration of adjacent public way, including streets, alleys, ٠ curb/gutter, etc.
- All work to be in accordance with CDOT standards and any changes in scope must be approved by CDOT ٠

Minority and Women-Owned Businesses:

Vista Property Group is committed to working to achieve 26% MBE / 6% WBE Involvement, 50% City Residency, • and Local Hiring Goals.

Additional jobs in the area:

Construction:	Retail:	Residential:
400 jobs through duration o	f construction Cafe - 5-7 part time and 1 full time	3 full time and 1 part-time office
	Restaurant - 15-20 part time and 4-5 full	associates
	time	3 maintenance full time under Chicago
		Union
		24/7 concierge - Contract
		Housekeeping at 40 hours a week -
		Contract

ECONOMIC AND COMMUNITY BENEFITS



Department of Planning

and Development



OF TRANSPORTATION

\$250,000

DPD Recommendations

- The Proposed Planned Development encourages unified planning and development. (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Promotes transit, pedestrian and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns. (17-8-0904-A-1 – A-4)
- The building orientation and massing creates an active building wall adjacent to the public right of way, the project also uses creative design to implement a base podium compatible with the adjacent lower scale buildings, and contains active uses at the base of each building, providing for safe and active pedestrian realm (17-8-0905 and 17-8-0906)
- All sides and areas of the buildings that are visible to the public are to 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 (17-8-0907-B-3)