

Butler V. Adams
August 19, 2021
Plan Commission

Dear Commissioners,

I write this letter in support of the Halsted Pointe development on the southern tip of Goose Island.

I never ever expected to see something of this scale proposed for this site and my greed is kicking in because I want more. A 100' plus height bump to create a signature tower was a pleasant surprise. I love this type of verticality outside the CBD.

I'll reserve full judgement on the architecture. As of this letter, renderings were, "In Progress" for the Draft Presentation. I can say this... From the community meeting in April 2021, I was unimpressed with the repetitive nature of tower design. ONNI has done this before, and I'd ask them to lessen on the contextual aspect and **encourage creativity**.



Southern tip of Goose Island looking NW. Image by Butler V. Adams

I was recently reading about a project in Canada:

[An office park around Toronto called “Concorde Corporate Centre” will be transformed into nearly 4,100 residential units on approximately 3.1 hectares \(7.66 acres\).](#) 307 sq meters or slightly more than 3.3 million sq ft of residential space, not including retail or community areas.

Chicago needs to reassess and retool zoning for more allowed density.

Was there ever a concept by the developers to place the hotel atop one of the residential towers? If not, WHY NOT? It would open the site more and Chicago has no hotels high in the sky. It would be nice to see that change. If half way through the project the developer decides No Hotel, would that tower turn residential or the FAR be scattered throughout the remaining build out?

I anticipate photographically documenting this project over the years and how the area will transform. I will also continue to insist on design diversity amongst the towers and excellence in architecture.

This site is to visually prominent and important.

Gratefully yours,

Butler V. Adams
Chicago Boaster
Skyscraper Enthusiast



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August 10, 2021

Noah Szafraniec
Supervising Zoning Plan Examiner
Department of Planning Development - Bureau of Zoning
City Hall, Room 905
121 N. LaSalle St.
Chicago, IL 60602

RE: Proposed Development at 901 N Halsted Street, known as "Halsted Pointe" (Onni Group)

Dear Chicago Plan Commission:

Friends of the Chicago River has met with the Onni Group several times about their proposal for the riverfront site located at 901 North Halsted Street. We have been glad to be involved in the discussions regarding this parcel in the early stages of their master planning and at regular intervals throughout their process.

We are happy to see these exciting concepts for the revitalization of this currently unsightly, but prominently located river edge location. We appreciate the overall layout of the development concept that prioritizes open space at the tip of Goose Island and along the river. We also think that the design components that reduce the excessively high seawalls along the river, terrace those seawalls, and then add tree cover and other landscaping are critically needed improvements. The development concept also has embraced public access and activation of the riverfront with a well-connected trail, multiple public outdoor spaces, and an axis connecting pedestrians back to the public street. We are also excited by the idea to include a connection to the future Wild Mile habitat restoration project through floating wetlands and docks, as well as the planned kayak launch and storage space. The continued development of the Chicago River system as a blue-green corridor of connected open space that benefits people and wildlife is of paramount importance, especially now with the strain of the pandemic and pressure from the climate crisis. Design details that include natural areas which are proven to improve public health and wellness, are welcome and required by the Chicago River Design Guidelines.

For these reasons we would like to express our support for this Waterways Planned Development and ask that as the site plan develops there are intervals where public input is required to ensure that these critical design features remain part of the plan.

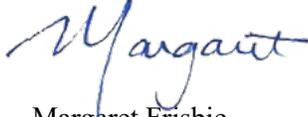
We do recognize that many of the details of the landscape and river edge design have not been fully developed at this approval stage. Because this is a multi-phased project and the river edge features are not in the first phase, we know that plans and concepts may change. We hope to continue to be part of conversations as the landscape for each phase is designed and approved, to ensure full implementation of the "Nature" requirements of the Chicago River Design Guidelines and to realize our goals to create a healthy, clean, and accessible Chicago River system.

In addition, we encourage the City and the developer to consider interim site improvements throughout the project construction process so that the site supports a healthy river at all stages of development. Strategies for interim site improvements should include:

- Removal of impervious surfaces and planting with native seed mix on vacant sites to retain soil, reduce polluted run-off, increase stormwater infiltration, and provide habitat.
- Creation of a low-cost temporary river edge trail until the full riverfront design is completed.
- Adoption of vacant site maintenance plans that include removal of litter and other pollutants that might wash into the river.

We thank the developer for the opportunity to discuss this high profile river edge project with Friends of the Chicago River and we are excited to see the revitalization of this site.

Best Regards,

A handwritten signature in blue ink that reads "Margaret". The signature is fluid and cursive, with the first letter being a large, stylized "M".

Margaret Frisbie
Executive Director



August 18, 2021

Theresa Córdova, Chair Chicago Plan Commission
121 N LaSalle St, Room 1000
Chicago, IL 60602

2545 West Diversey Avenue

Suite 225

Chicago, IL 60647

(773) 929-5552 phone

(773) 929-6162 fax

Re: Proposed zoning change at 901 N. Halsted St.

Dear Chairperson Córdova:

Thank you for the opportunity to provide feedback regarding the Halsted Pointe project proposed by Onni Group. We have some concerns about the project, most notably about the lack of transportation infrastructure in the area and its potential impact on nearby industrial land uses. If approved by the Plan Commission and City Council, North Branch Works wants the project to succeed.

North Branch Works is a membership-supported, nonprofit neighborhood organization that for almost four decades has promoted balanced, job-creating economic development along the North Branch of the Chicago River. We are also a City of Chicago “delegate agency” providing an array of support services to local businesses both industrial and nonindustrial.

The proposed Halsted Pointe project falls within our service area, and we have some significant concerns including the site’s proximity to industrial uses, the proposed density, and limited transportation options other than personal vehicles. The site does not have safe and easy access to CTA train stops and lacks infrastructure that supports alternative modes of transportation such as walking and biking. We are pleased that Onni Group will be required to submit traffic studies at each plan review. If the project is approved, we encourage the Chicago Department of Planning and Development to do a comprehensive transportation plan so that infrastructure improvements can be identified and built that address the needs of new residents and existing industrial businesses.

The current DS-5 zoning accommodates uses that complement the existing Planned Manufacturing Districts (PMDs) to the west. These PMDs include heavy industrial uses identified as “critical services” in the North Branch Framework Plan. We are pleased that the developer has met with the adjacent businesses, community groups, and the Department of Planning and Development. Onni Group’s re-orientation of the site to move residential units to north and east is an improvement. Additionally, the project will be phased such that the last area to be developed is the one closest to the PMDs, and those buildings will consist of hotel and office uses. These adjustments are noteworthy in their attempt to mitigate the impact of the development on neighboring businesses. Nonetheless, the buildings are less than 1,000 feet from industrial uses, and we remain concerned that introducing a residential development in areas adjacent to heavy industry will lead to unwarranted complaints against the existing, properly zoned, and permitted businesses. Without additional protections for the existing businesses, we are wary of residential land use being permitted so close to heavy industry.

For public transit, the closest CTA train stops are the red line at North/Clybourn (over 3/4 of a mile away) and the blue line at Chicago (over 3/5 mile away) which may not be close enough to provide viable public transit alternatives. The adjacent bus lines (8 along Halsted and 66 along Chicago) will need more buses to accommodate the increased usage. Without these additional public transit investments, the area will be congested impacting the industrial businesses, local business patrons, commuters, and through-travelers.

One potential way to reduce the impact on traffic would be to structure the residential units as workforce housing for businesses located in the Goose Island area beyond the onsite affordable housing. If the workforce housing allowed people to commute to work as pedestrians, this would mitigate the traffic impact, improve public health, and preserve affordability. Provided appropriate protections for industrial businesses are instituted, this might be a viable option.

North Branch Works looks forward to continuing to work with Onni Group, the Department of Planning and Development, and Ald. Walter Burnett (27th Ward) to ensure that this development serves the needs of the community as a whole.

Sincerely,



Steve Simmons
Director of Business and Economic Development

Cc: Ald. Walter Burnett, 27th Ward

Halsted Pointe project

Susan Tennant <snooze.tennant@gmail.com>

Wed 8/25/2021 1:46 PM

To: CPC <CPC@cityofchicago.org>

[Warning: External email]

We have a few questions regarding the project. Please address the following concerns.

1. Does the project have EPA approval regarding soil contamination from the maintenance facility?
2. What is the duration of the construction?
3. How will barge traffic on the river and canal and car traffic on Chicago Ave and Halsted be addressed?

We look forward to tuning in to the meeting tomorrow. Thank you for your consideration.

Sent from my iPhone