



CHICAGO PLAN COMMISSION

Department of Planning and Development

LAKE + HALSTED DEVELOPMENT

Near West Side / 27th Ward / Ald. Burnett

Address: 800-818 W. Lake Street

Developer: 800-816 W Lake Fee Owner IL LLC

Designer: G|R|E|C Architects

Attorneys: Neal & Leroy

SEPTEMBER 21, 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, 2017-2021

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	28,322	43.6	907,499	33.1	4,289,683	50.1
Hispanic or Latino (of Any Race)	6,458	9.9	787,795	28.7	2,005,239	23.4
Black (Non-Hispanic)	15,950	24.5	788,673	28.8	1,402,691	16.4
Asian (Non-Hispanic)	11,874	18.3	185,202	6.8	636,825	7.4
Other/Multiple Races (Non-Hispanic)	2,415	3.7	72,950	2.7	236,095	2.8

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population

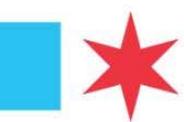
Age Cohorts, 2017-2021

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,792	5.8	163,123	5.9	502,928	5.9
5 to 19	8,538	13.1	461,695	16.8	1,662,052	19.4
20 to 34	26,463	40.7	741,032	27.0	1,774,853	20.7
35 to 49	14,135	21.7	556,412	20.3	1,724,098	20.1
50 to 64	7,403	11.4	469,414	17.1	1,659,323	19.4
65 to 74	3,018	4.6	208,056	7.6	746,030	8.7
75 to 84	1,131	1.7	99,230	3.6	347,665	4.1
85 and Over	539	0.8	43,157	1.6	153,584	1.8
Median Age	31.8		35.1		37.9	

Source: 2017-2021 American Community Survey five-year estimates.

Universe: Total population





Alderman Burnett is fully supportive of the re-zoning and concept building massing for this project.

The owner of the building to the north of the site at 210-220 N Halsted Street is in support of this project.

The owner of the building to the west of the site at 820 W Lake Street is in support of this project.

- October 24, 2022: DPD Pre-Intake
- November 7, 2022: Project introduction to Alderman
- December 6, 2023: DPD Intake
- March 1, 2023: Application Intro to City of Chicago
- June 5, 2023: The project presented the PD amendments to NOWL
- June 14, 2023: Committee on Design presentation
- June 21, 2023: The project presented the PD amendments to WCA
- July 13, 2023: DPD Charette
- August 14, 2023: Alderman Burnett issued letter of support
- September 6, 2023: Community Meeting
- September 21, 2023: Plan Commission

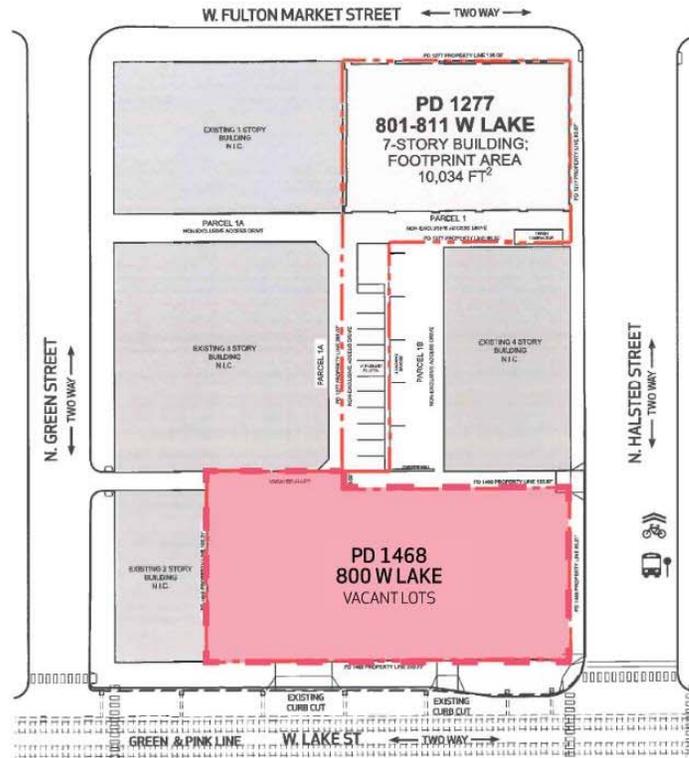


Amendment Description

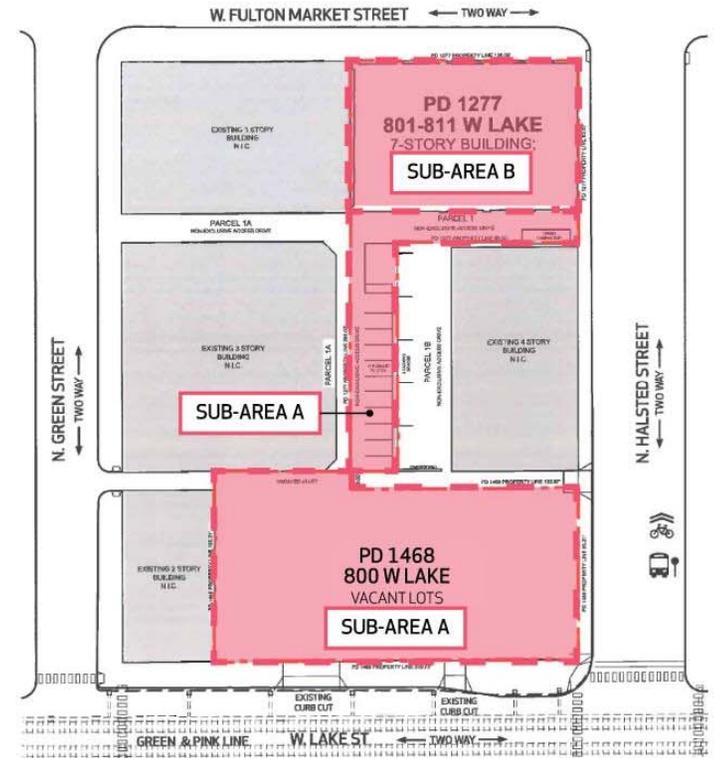
The project seeks a PD amendment to add the site and existing building from existing PD 1277. The PD1277 existing building footprint is here labeled as PD1468 'Sub-Area B' and will remain unmodified. The PD1277 surface parking and alley dogleg is here labeled as a component of PD1468 'Sub-Area A'. The dogleg use and layout will remain unmodified.

The project seeks a PD amendment for a change of use from hotel to residential.

The projects seeks a PD amendment for a change in building height from 265' to 415'.



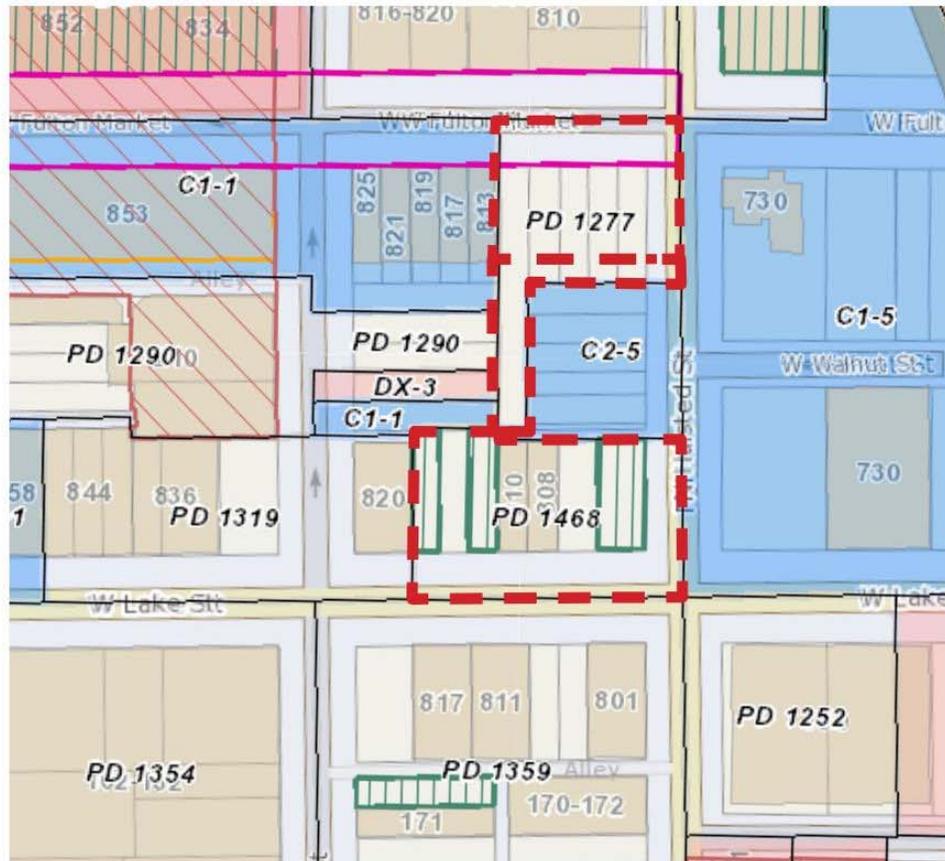
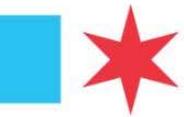
APPROVED PD 1468



PROPOSED PD 1468 AMENDMENT

PROPOSED DEVELOPMENT PLAN COMPARISON

PLAN COMMISSION:
SEPTEMBER 21, 2023

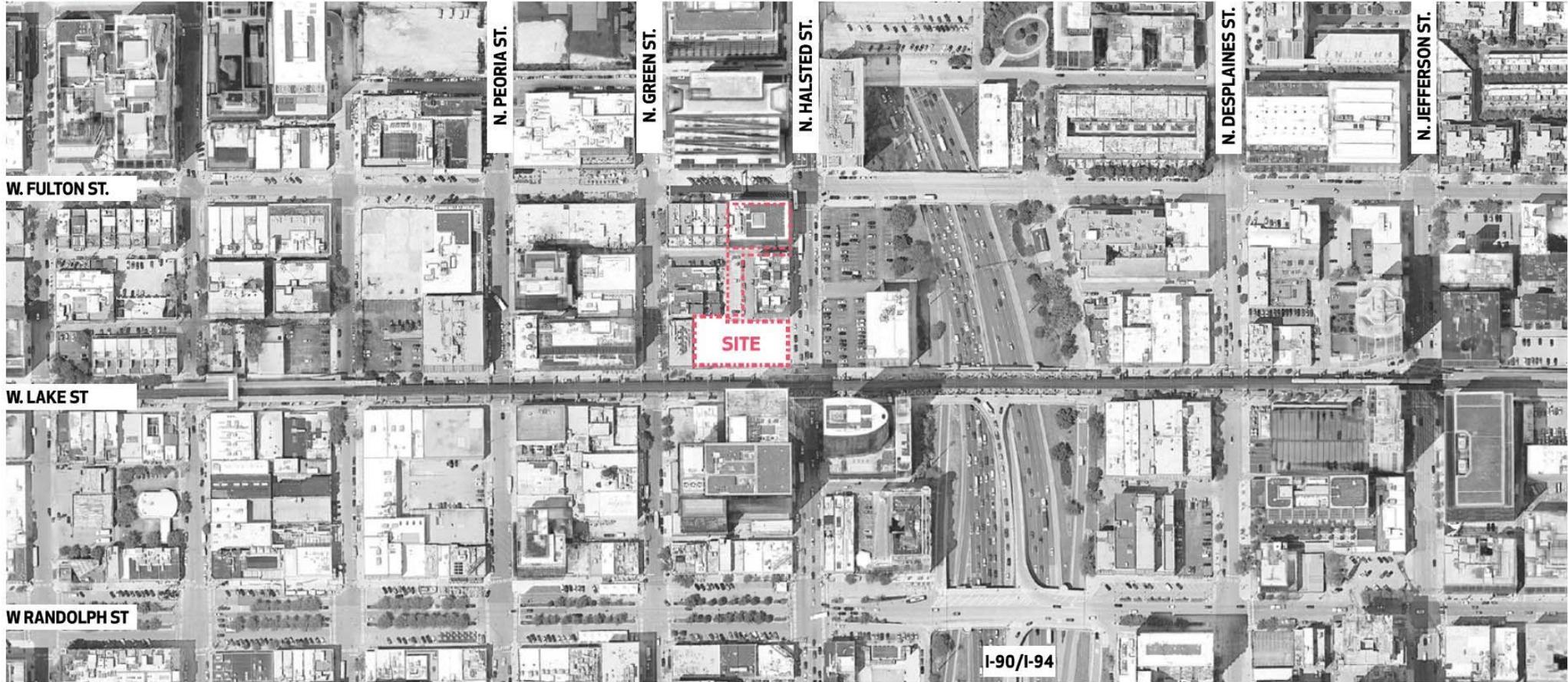


ZONING MAP



ZONING MAP

PLAN COMMISSION:
SEPTEMBER 21, 2023

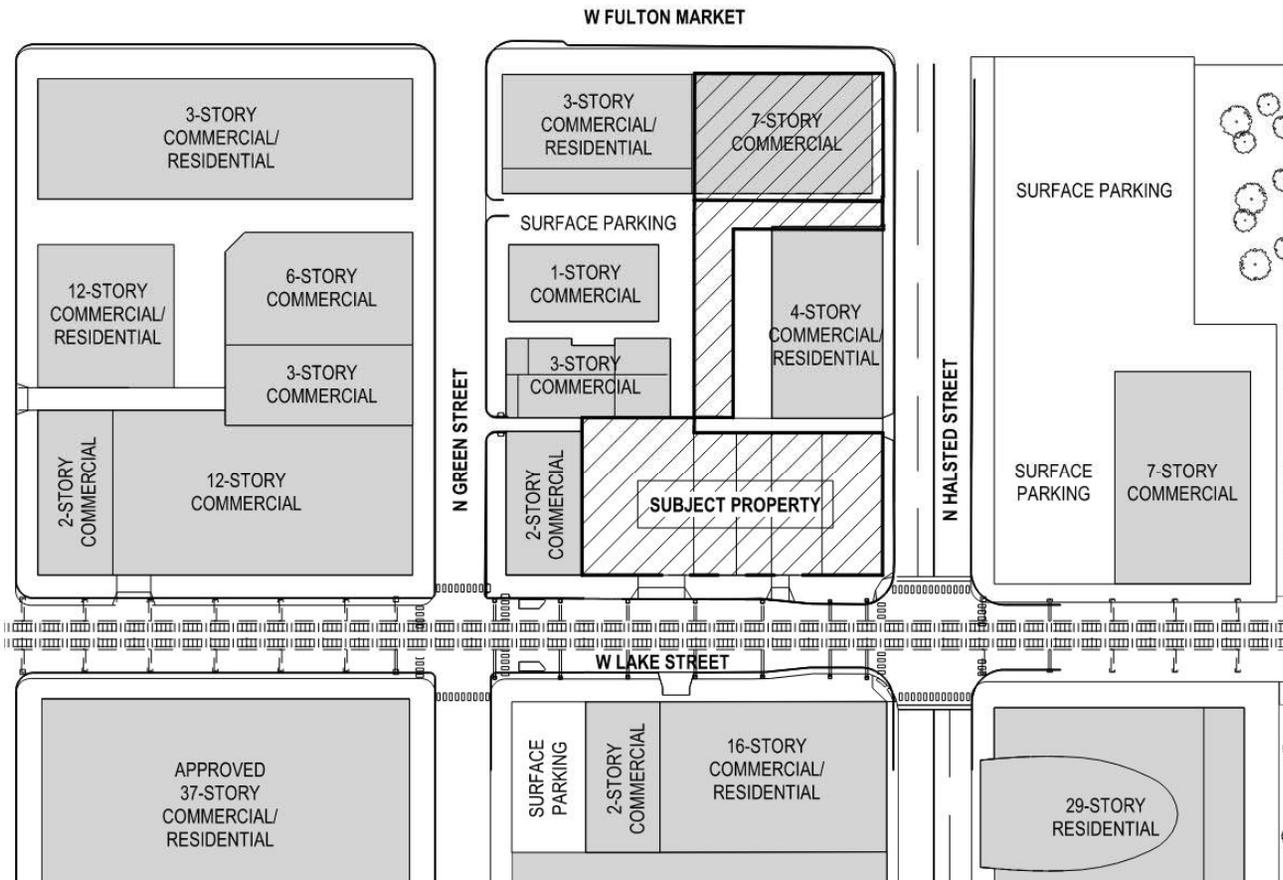
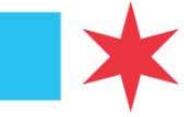


SITE MAP



SITE CONTEXT

PLAN COMMISSION:
SEPTEMBER 21, 2023





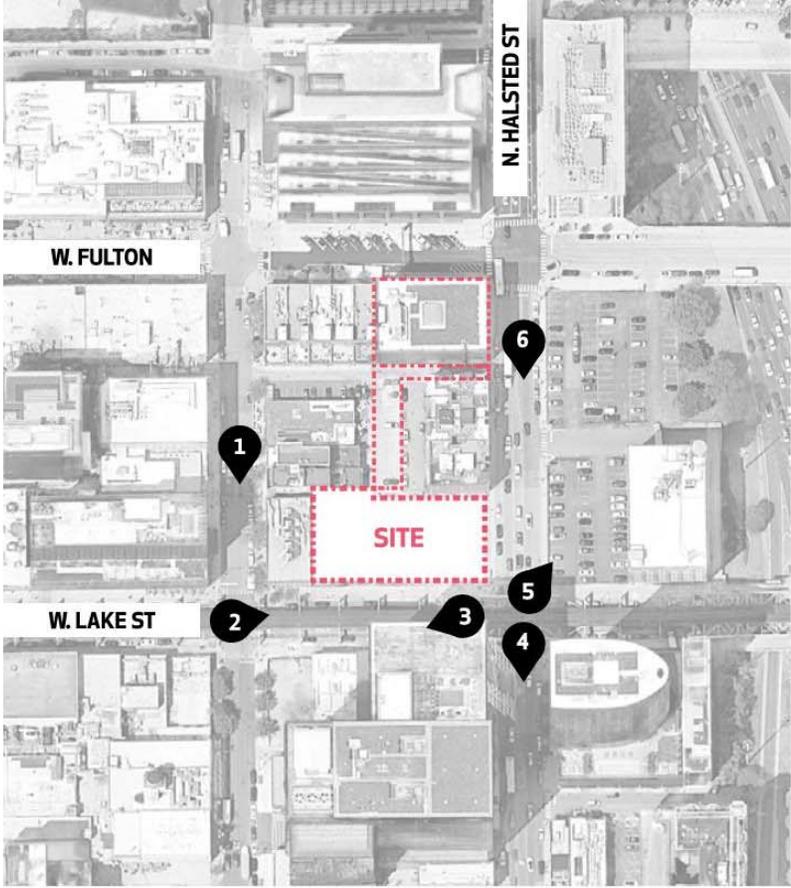
1 GREEN - LOOKING SOUTH



2 LAKE - LOOKING EAST



3 LAKE - LOOKING WEST



SITE MAP



6 HALSTED - LOOKING SOUTH



5 HALSTED - LOOKING NORTHEAST



4 HALSTED - LOOKING SOUTH



SITE CONTEXT

PLAN COMMISSION:
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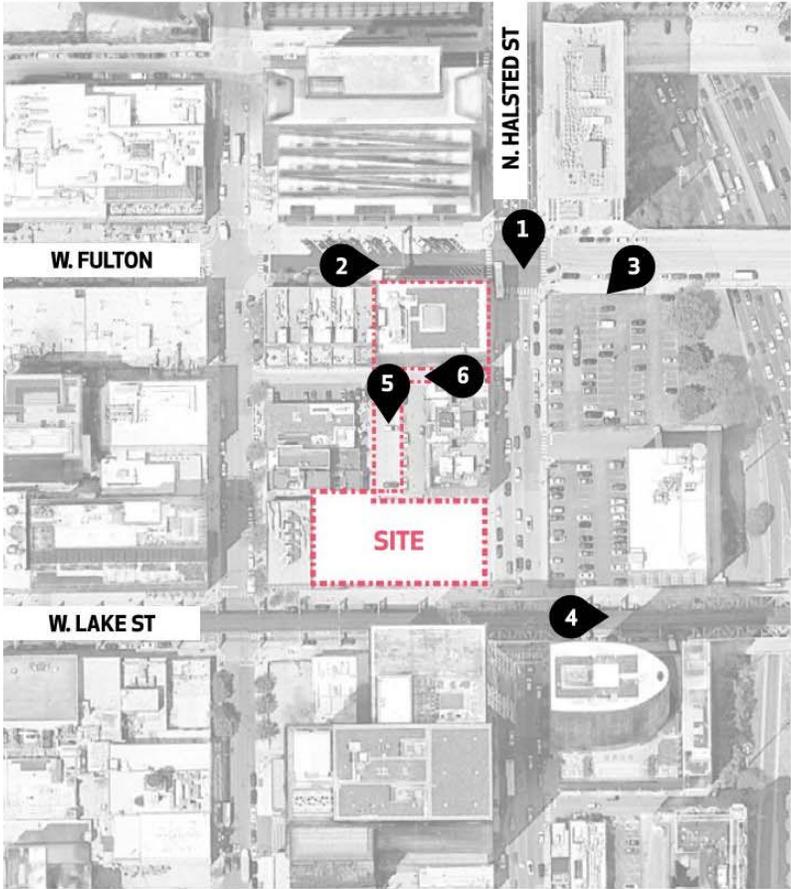
1 HALSTED - LOOKING SOUTH



2 FULTON - LOOKING EAST



3 FULTON - LOOKING SOUTHWEST



SITE MAP



6 PRIVATE ALLEY - LOOKING WEST



5 PRIVATE ALLEY - LOOKING SOUTH

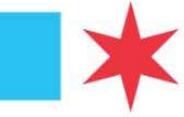


4 LAKE - LOOKING EAST

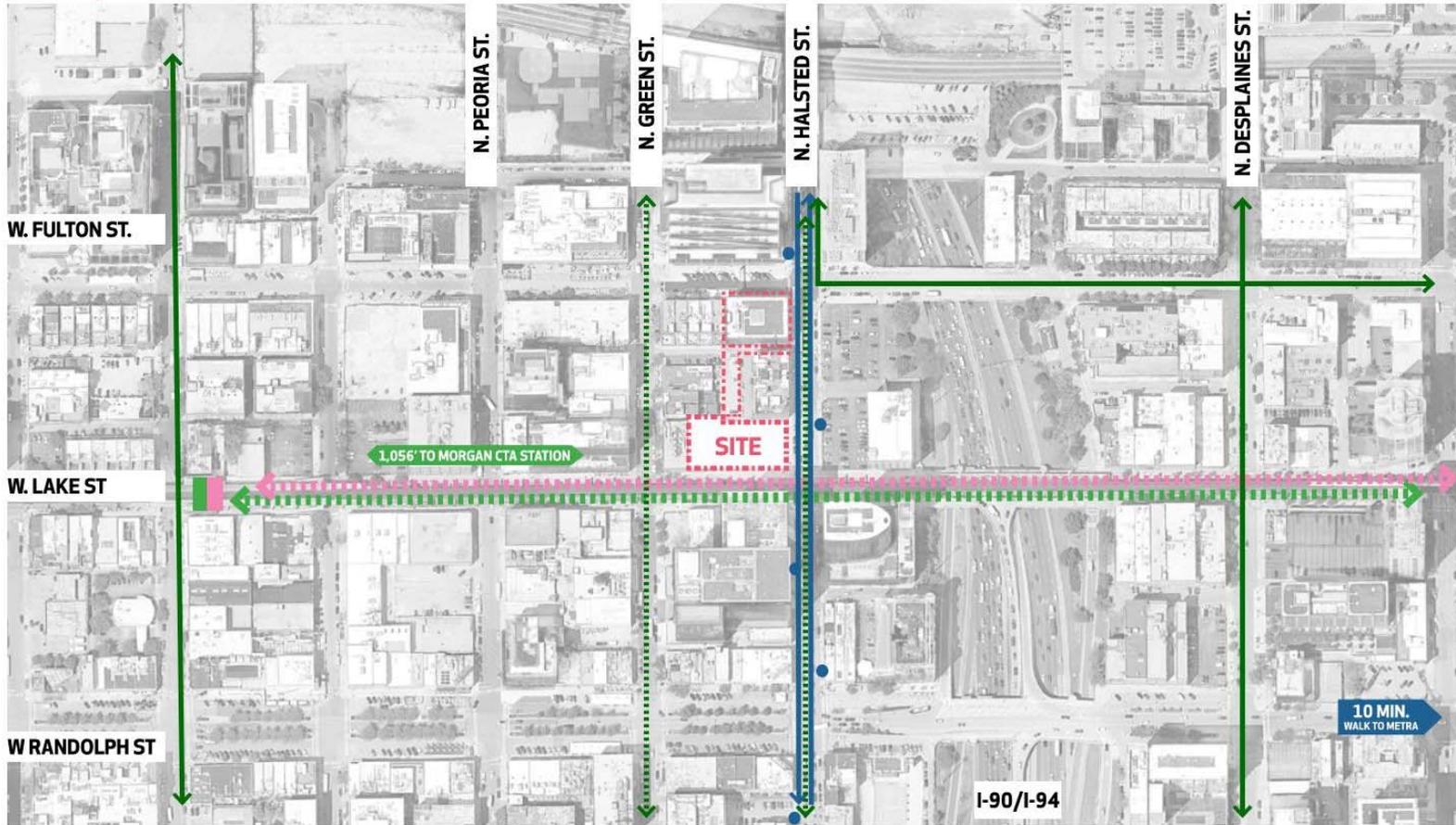


SITE CONTEXT

PLAN COMMISSION:
SEPTEMBER 21, 2023



AERIAL FROM NORTHEAST



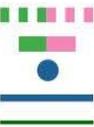
SITE MAP

CONNECTIVITY SCORES

WALKING SCORE: **98**
 BIKING SCORE: **91**
 TRANSIT SCORE: **89**

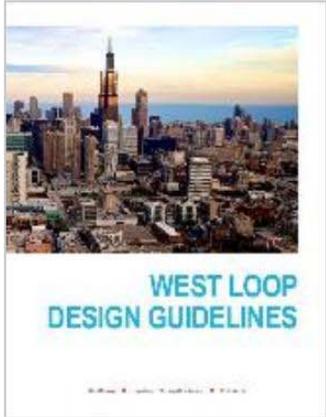
TRANSIT KEY

GREEN/PINK LINE CTA
 GREEN/PINK STATION ENTRANCE
 CTA BUS STOP
 CTA BUS ROUTE
 BIKE LANE



TRANSIT CONNECTIONS

PLAN COMMISSION:
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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



PROJECT VISION

ZONING: **DX-10**

SITE AREA: **35,688 SF**

MAX. F.A.R. AREA: **375,989 SF**

USE: **RESIDENTIAL**

STORIES: **36**

HEIGHT: **415'**

UNITS: **406**

AUTO PARKING: **102**

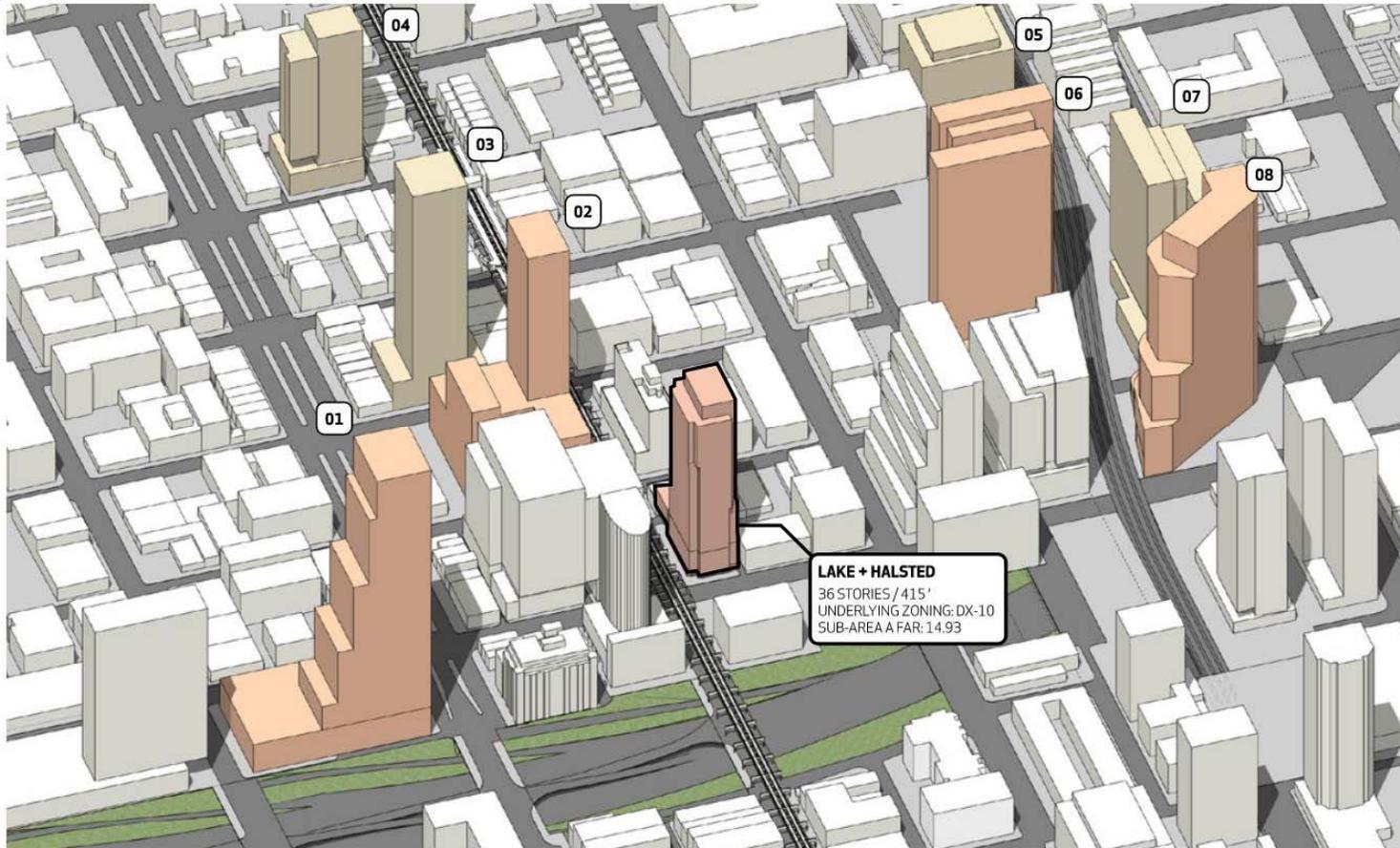
BIKE PARKING: **406**

DESIGN NARRATIVE

The proposed development anchors the prominent corner at Lake and Halsted Streets through compelling facade design, emphasized verticality, and activated streetscapes. This project uniquely unifies the facade expression of the podium with the residential tower, a response that elongates the appearance of the tower and camouflages the presence of the parking levels, which are too often unsightly afterthoughts of the design process.

The geometric inflections at the corners and the movement of the vertical fins bring a character to the project consistent with the high standard of design in the West Loop.





CONTEXT KEY

PROPOSED PROJECTS



APPROVED PROJECTS



UNDER CONSTRUCTION



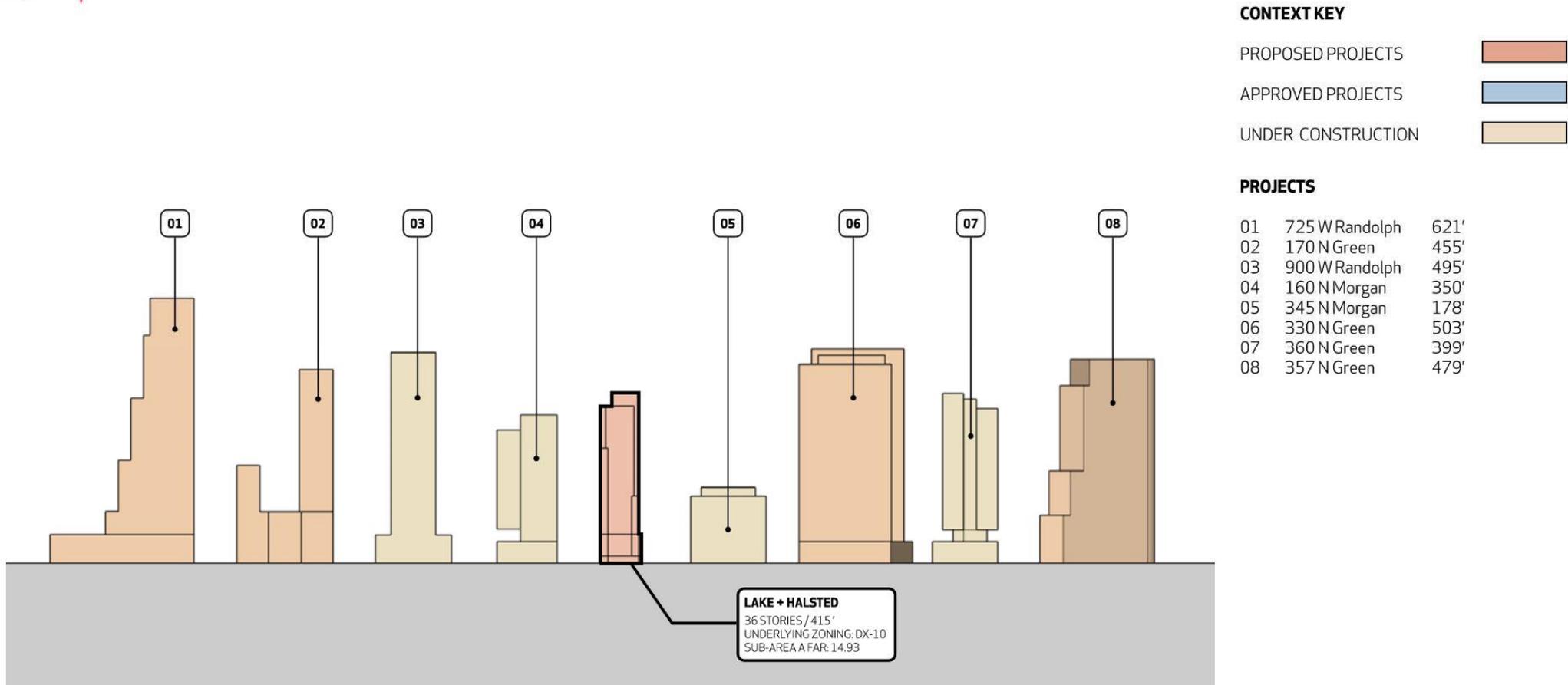
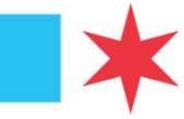
PROJECTS

01	725 W Randolph	621'
02	170 N Green	455'
03	900 W Randolph	495'
04	160 N Morgan	350'
05	345 N Morgan	178'
06	330 N Green	503'
07	360 N Green	399'
08	357 N Green	479'

AERIAL FROM SOUTHEAST

SITE CONTEXT

PLAN COMMISSION:
SEPTEMBER 21, 2023



CONTEXT ELEVATION

SITE CONTEXT



CONTEXT KEY

PROPOSED PROJECTS



APPROVED PROJECTS



UNDER CONSTRUCTION



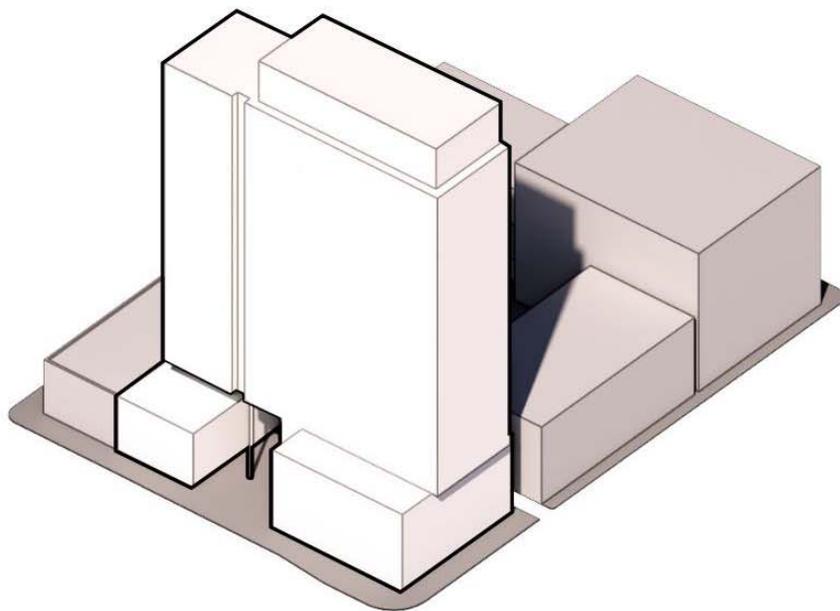
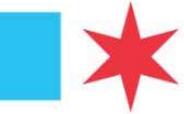
PROJECTS

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04	160 N Morgan	350'
05	345 N Morgan	178'
06	330 N Green	503'
07	360 N Green	399'
08	357 N Green	479'
09	420 N May	600'
10	1112 W Carroll	370'
11	315 N May	410'
12	1200 W Fulton	708'
13	1215 W Fulton	368'
14	1150 W Lake	320'
15	1234 W Randolph	460'
16	160 N Elizabeth	293'
17	1353 W Fulton	314'
18	225 N Elizabeth	300'
19	1300 W Carroll	418'
20	400 N Elizabeth	270'
21	1200 W Carroll	227'
22	375 N Morgan	482'

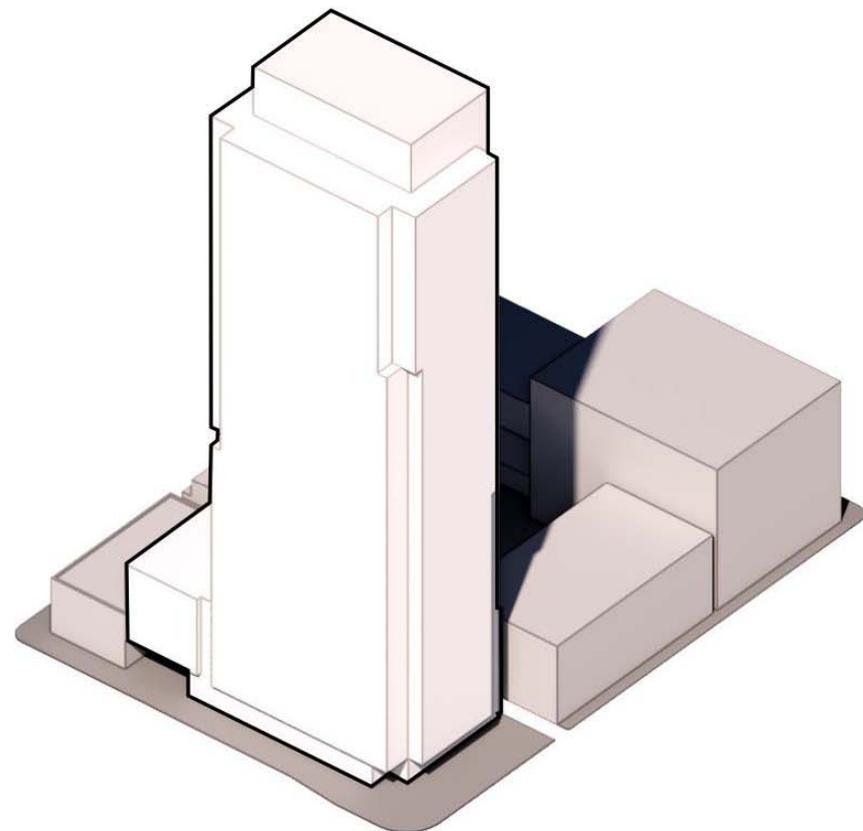
AERIAL FROM SOUTHEAST

SITE CONTEXT

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PREVIOUSLY APPROVED PD1468 HOTEL MASSING



PROPOSED RESIDENTIAL MASSING

PROPOSED DEVELOPMENT MASSING COMPARISON

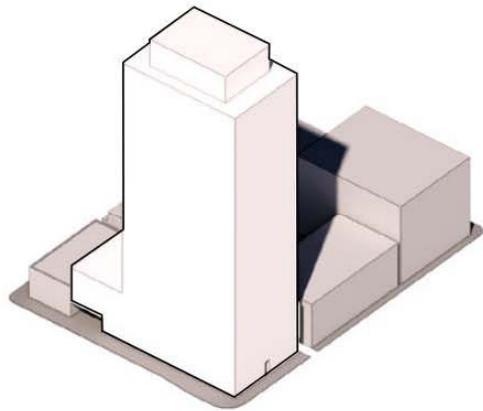
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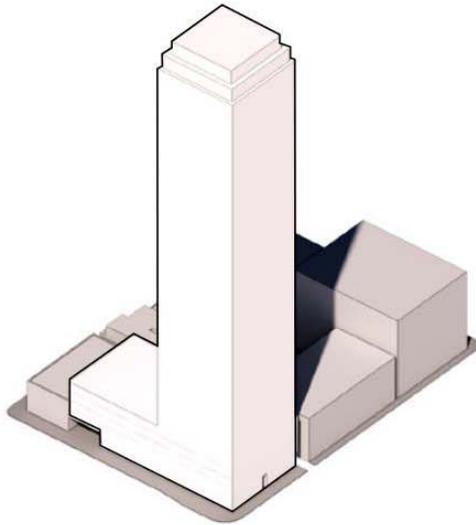
DESIGN OBJECTIVES

- Create sophisticated, iconic architecture consistent with the character of the West Loop.
- Emphasize verticality for a 'point tower' appearance, rather than the commonplace 'bar tower' massing.
- Inflect the tower corners for architectural interest and optionality in residential unit layouts.
- Promote a signature geometric expression to give the building a unique identity within the West Loop.

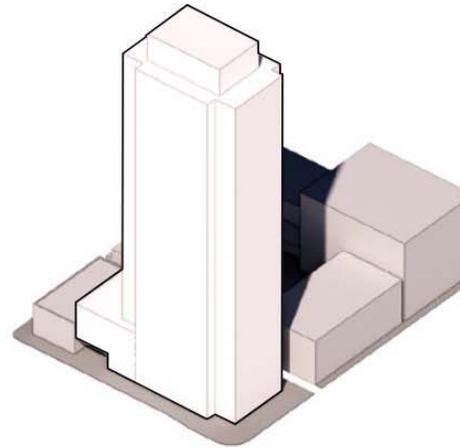




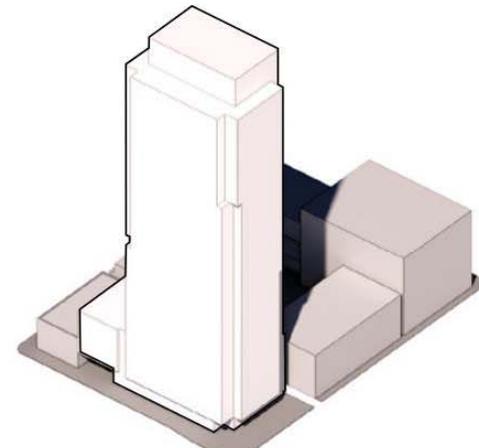
STUDY 01



STUDY 02



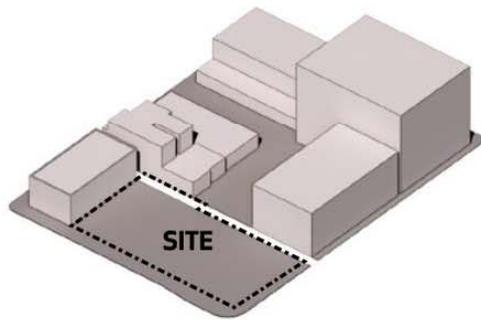
STUDY 03



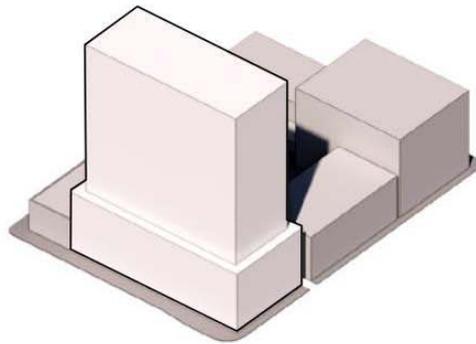
PROPOSED MASSING



PROPOSED BUILDING MASSING

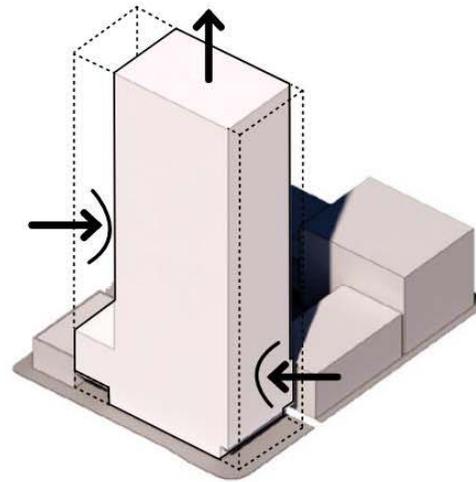


01 | SITE BOUNDARY



02 | BASIC VOLUME

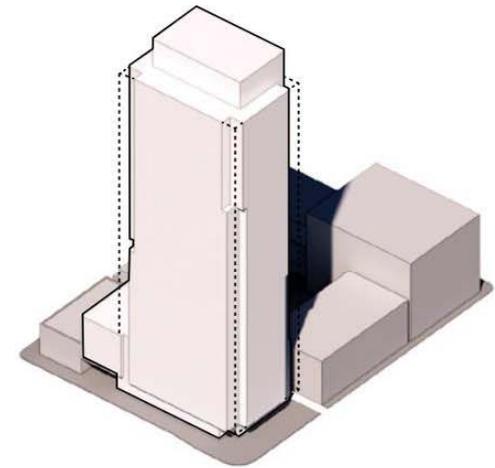
MASSING EXTRUDES BASIC SHAPE OF THE SITE TO ACHIEVE PROJECTS PROGRAMMATIC REQUIREMENTS



03 | TOWER MASSING

RESIDENTIAL MASSING CONDENSED INTO TOWER AND PUSHED EAST FROM HALSTED

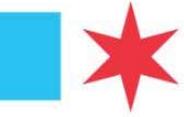
PARKING ENTRY CUT FROM PODIUM AND BASE RECESSED TO PROVIDE ADDITIONAL PUBLIC SPACE



04 | ARTICULATE FORM

TOWER CORNERS RECESSED AND CROWN EXTEND TO REINFORCE VERTICAL EXPRESSION OF TOWER

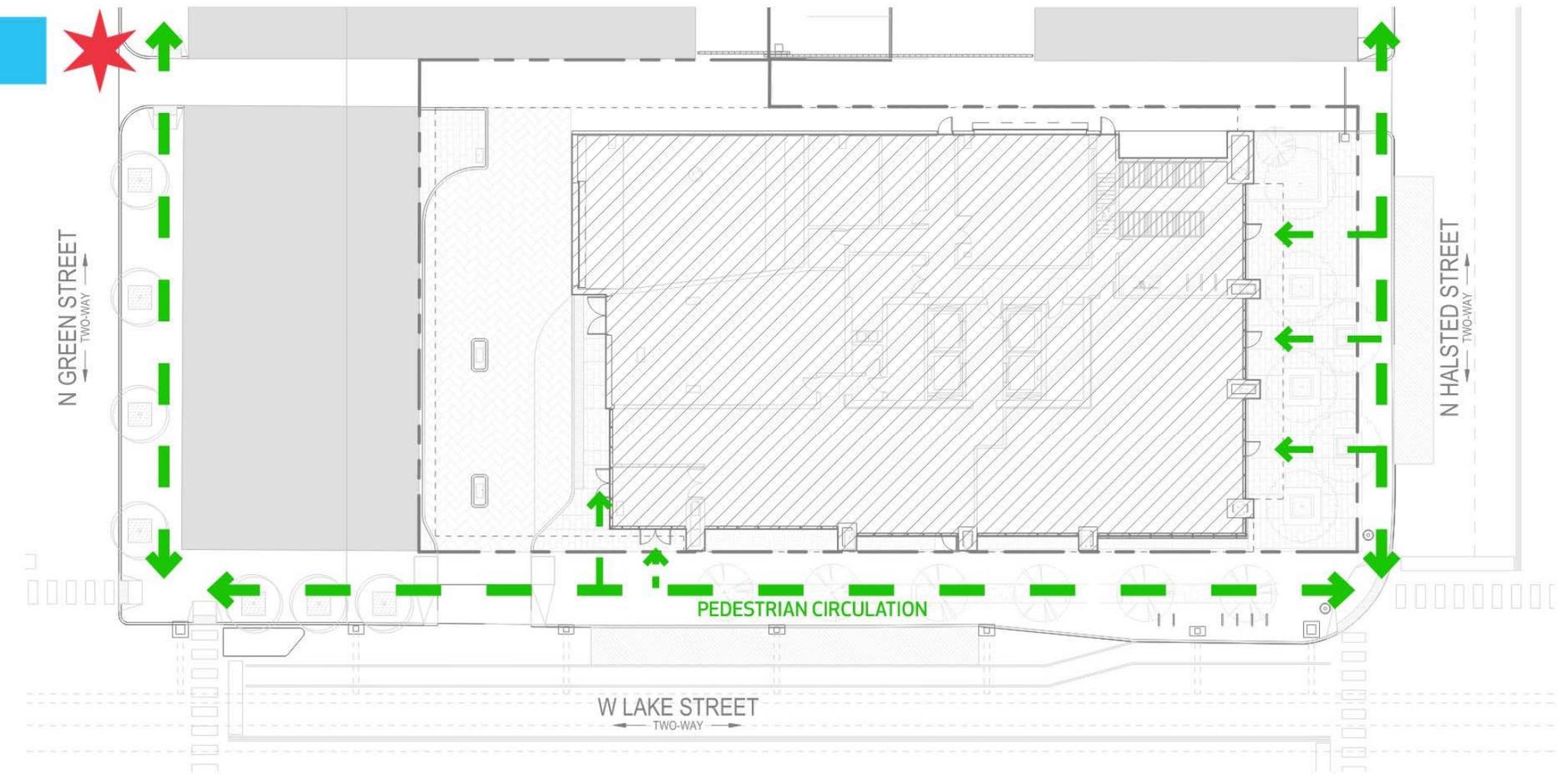
RECESSES CONTINUE INTO PODIUM TO UNIFY MASSING BETWEEN TOWER AND BASE

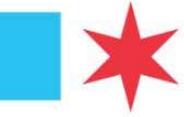


VIEW FROM EAST

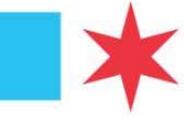


VIEW FROM NORTHEAST

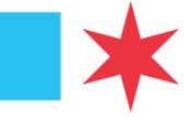




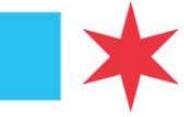
VIEW FROM LAKE - DAY 'L'



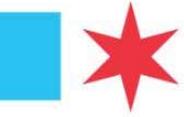
VIEW FROM LAKE - DAY



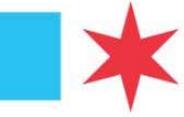
VIEW FROM LAKE - NIGHT



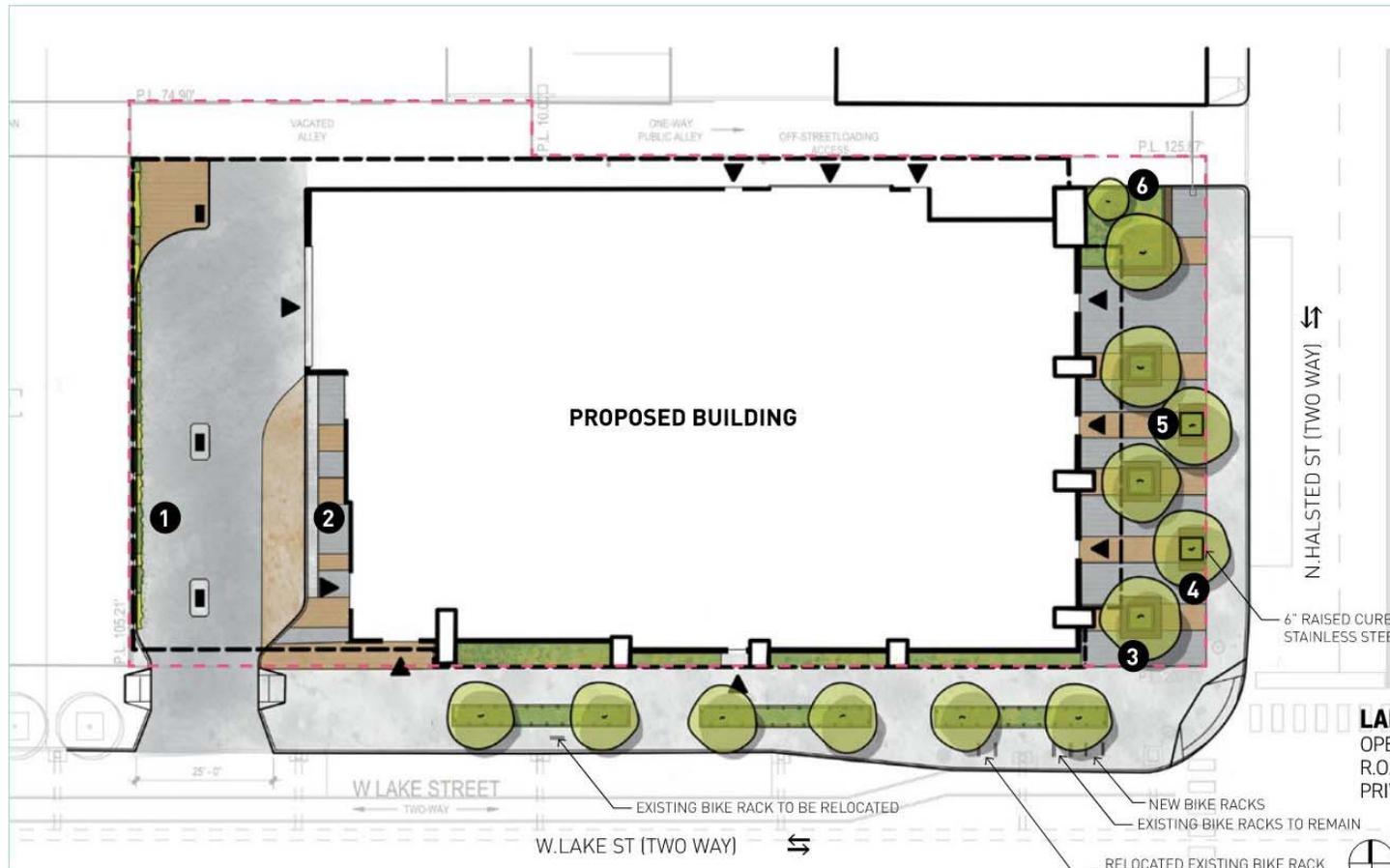
PORTE-COCHERE



PORTE-COCHERE



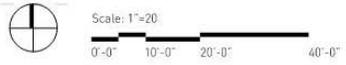
VIEW FROM HALSTED



- LEGEND:**
- 1 Green wall
 - 2 Pavement bands
 - 3 Raised planters
 - 4 Bench
 - 5 Raised curbs with metal fence
 - 6 Parkway plantings

LANDSCAPING SUMMARY

OPEN SPACE AREA:	APPROX. 2,400 SF
R.O.W. PLANTED AREA:	APPROX. 400 SF
PRIVATE PLANTED AREA:	APPROX. 600 SF



LANDSCAPE PLAN



LANDSCAPE REFERENCE IMAGES



STREET LEVEL FACADE

ALUMINUM WINDOW WALL
W/ BACK PAINTED OPAQUE SPANDREL GLASS

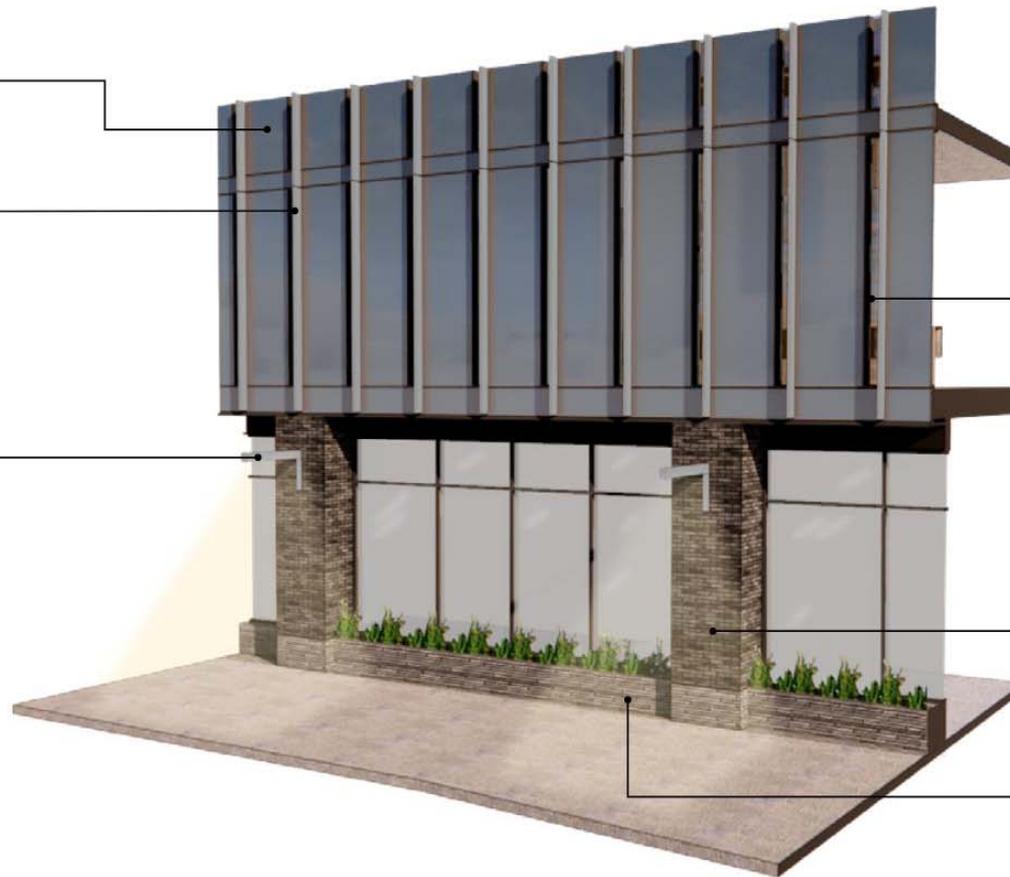
ALUMINUM MULLION CAP
CUSTOM TAPERED PROFILE IN
ANODIZED ALUMINUM

LIGHT FIXTURES

WINDOW WALL OPENING 12" WIDE
W/ METAL MESH IN-FILL IN CUSTOM COLOR

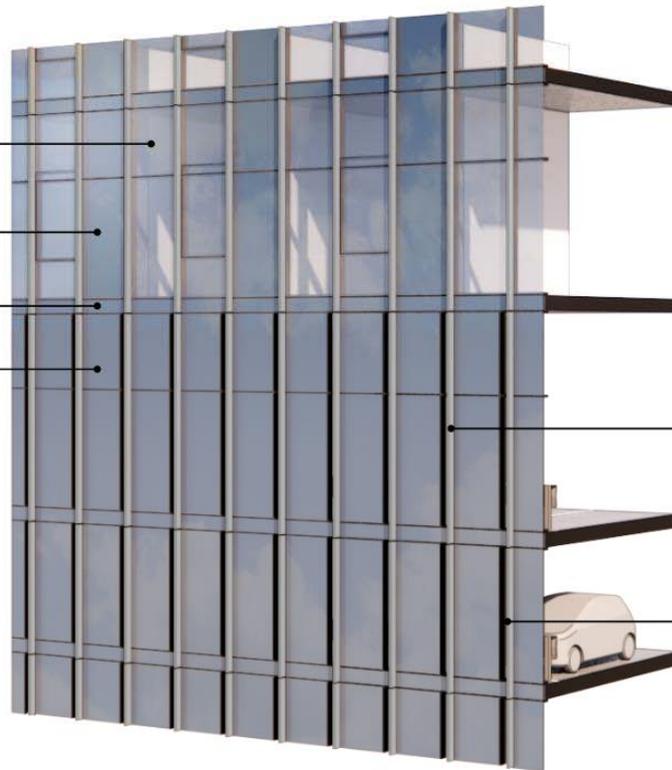
BRICK ENCLOSURE AT COLUMNS
W/ DARK BRICK

STONE BASE
W/ INTEGRAL PLANTERS





PODIUM FACADE



ALUMINUM WINDOW WALL
W/ CLEAR GLAZING

SPANDREL GLAZING
AT SLAB EDGE AND DEMISING WALLS

ALUMINUM WINDOW WALL
W/ BACK PAINTED OPAQUE SPANDREL GLAZING

ALUMINUM MULLION CAP
CUSTOM TAPERED PROFILE IN
ANODIZED ALUMINUM

WINDOW WALL OPENING 12" WIDE
W/ METAL MESH IN-FILL IN CUSTOM COLOR



TOWER FACADE

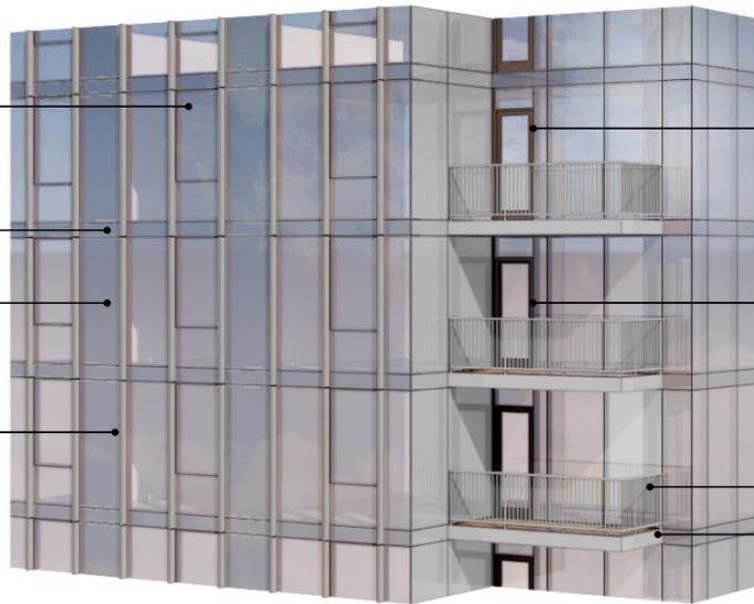
BALCONY SUMMARY

NUMBER OF BALCONIES: APPROX. 140
SIZE OF BALCONIES: APPROX. 6'-6" x 9'
TOTAL AREA OF BALCONIES: 8,200 SF

ALUMINUM WINDOW WALL
W/ CLEAR GLAZING AND OPERABLE WINDOWS

SPANDREL GLAZING
AT SLAB EDGE AND DEMISING WALLS

ALUMINUM MULLION CAP
CUSTOM TAPERED PROFILE IN
ANODIZED ALUMINUM



ALUMINUM WINDOW WALL
W/ BACK PAINTED OPAQUE SPANDREL
GLAZING IN ACCENT COLOR

ALUMINUM TERRACE DOOR
W/ DARK FINISH

ALUMINUM GUARDRAIL
W/ ACCENT COLOR

CONCRETE BALCONY
W/ THERMAL BREAK AND SKIM
COAT TO MATCH ACCENT COLOR



PENTHOUSE FACADE

ALUMINUM WINDOW WALL
AT MECHANICAL SCREEN

SPANDREL GLAZING
AT SLAB EDGE AND DEMISING WALLS

ALUMINUM MULLION CAP
CUSTOM TAPERED PROFILE IN
ANODIZED ALUMINUM

ALUMINUM WINDOW WALL
W/ CLEAR GLAZING AND OPERABLE WINDOWS

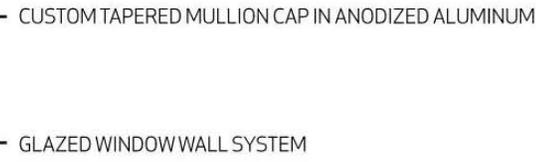
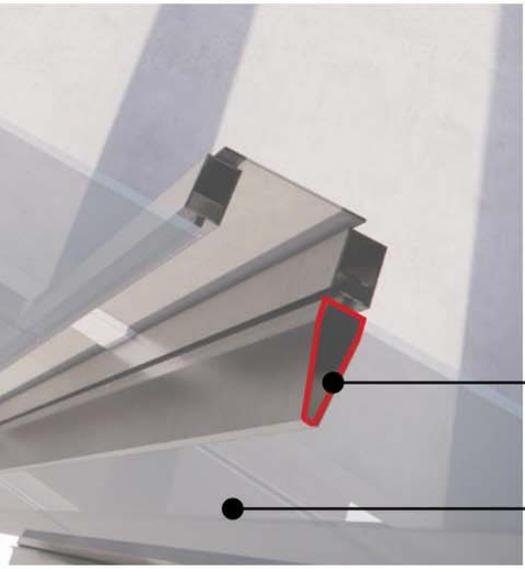
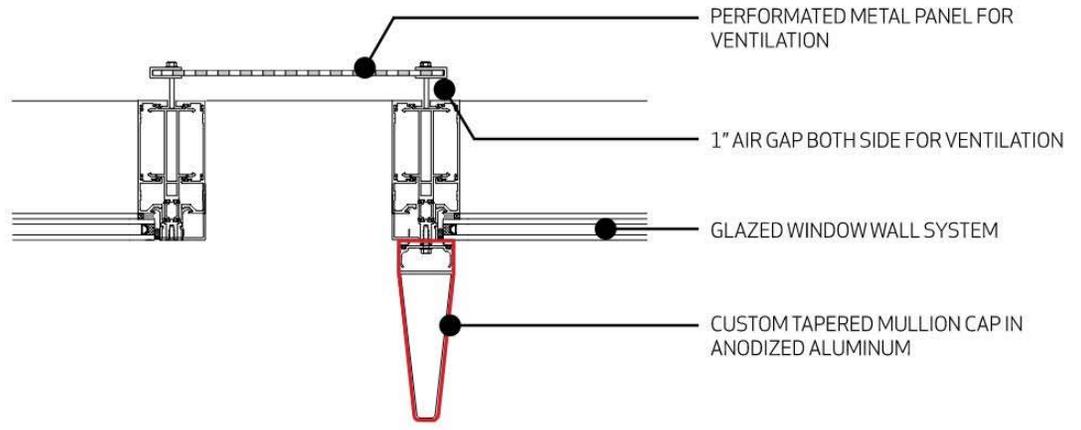
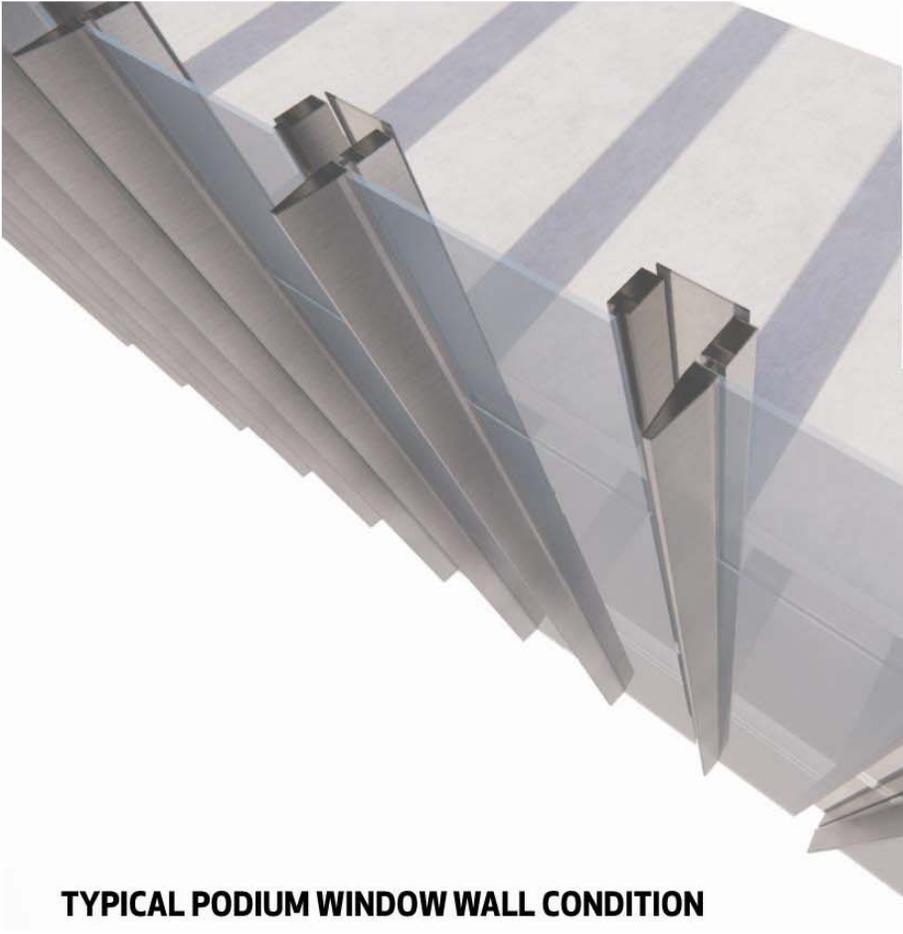
ALUMINUM WINDOW WALL
W/ BACK PAINTED OPAQUE SPANDREL
GLAZING IN ACCENT COLOR

ALUMINUM TERRACE DOOR
W/ DARK FINISH

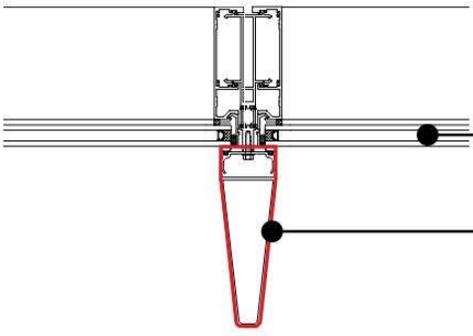
ALUMINUM GUARDRAIL
W/ ACCENT COLOR

CONCRETE BALCONY
W/ THERMAL BREAK AND SKIM
COAT TO MATCH ACCENT COLOR





TYPICAL PODIUM WINDOW WALL CONDITION



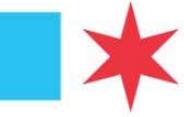
GLAZED WINDOW WALL SYSTEM

CUSTOM TAPERED MULLION CAP IN ANODIZED ALUMINUM

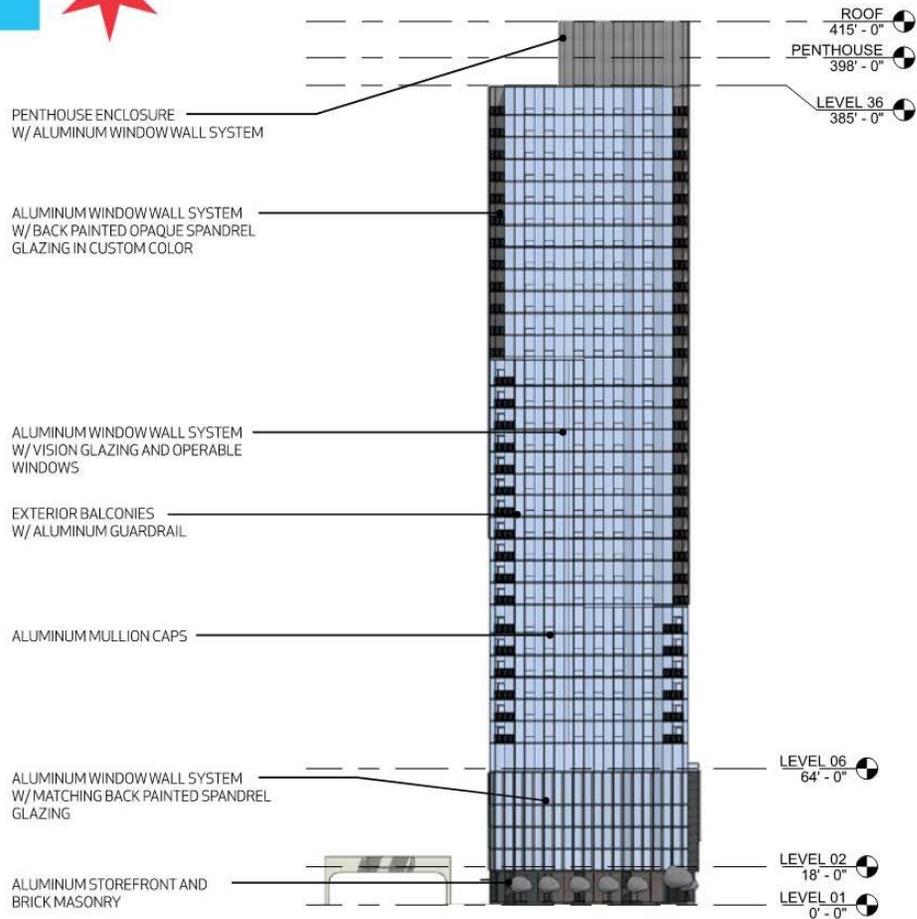
CUSTOM TAPERED MULLION CAP IN ANODIZED ALUMINUM

GLAZED WINDOW WALL SYSTEM

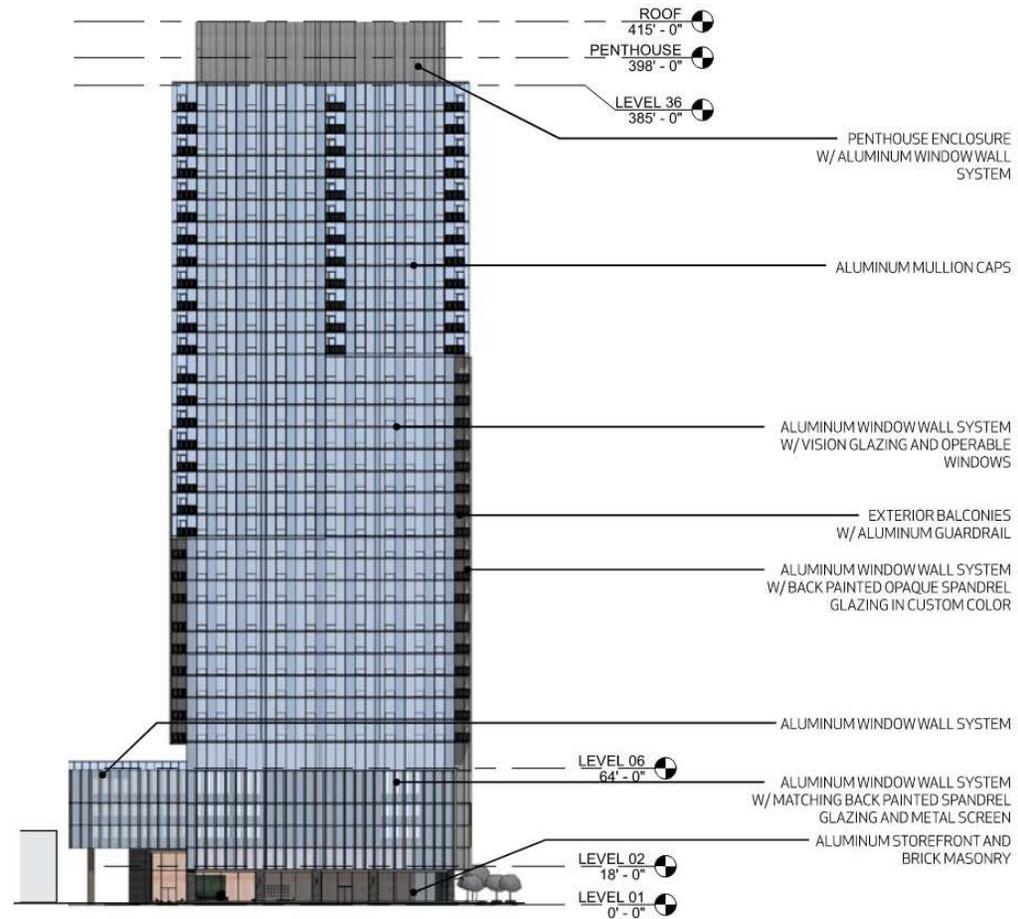
TYPICAL TOWER WINDOW WALL CONDITION



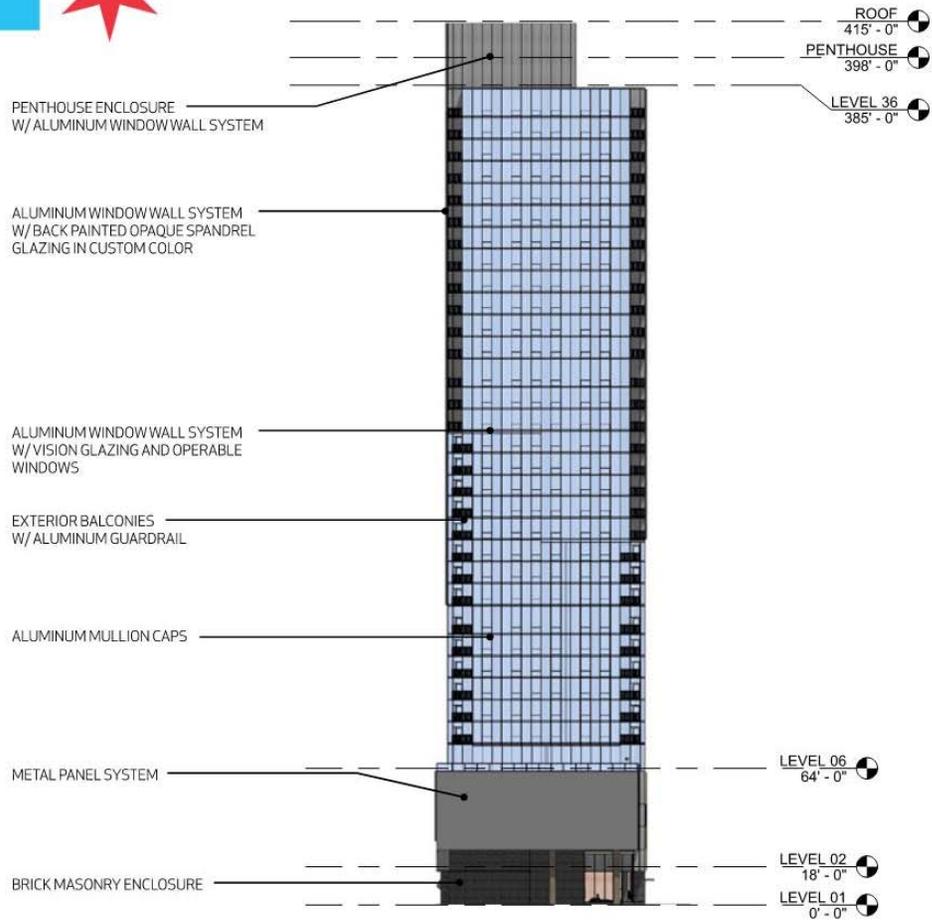
VIEW FROM WEST



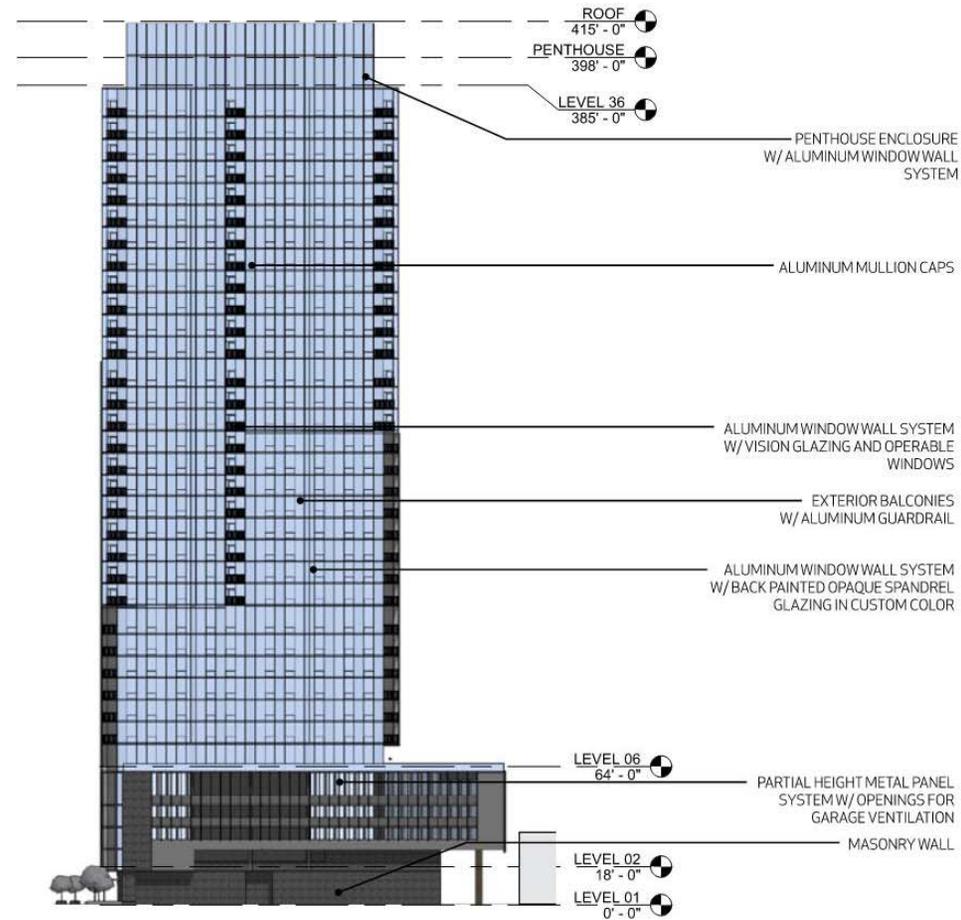
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



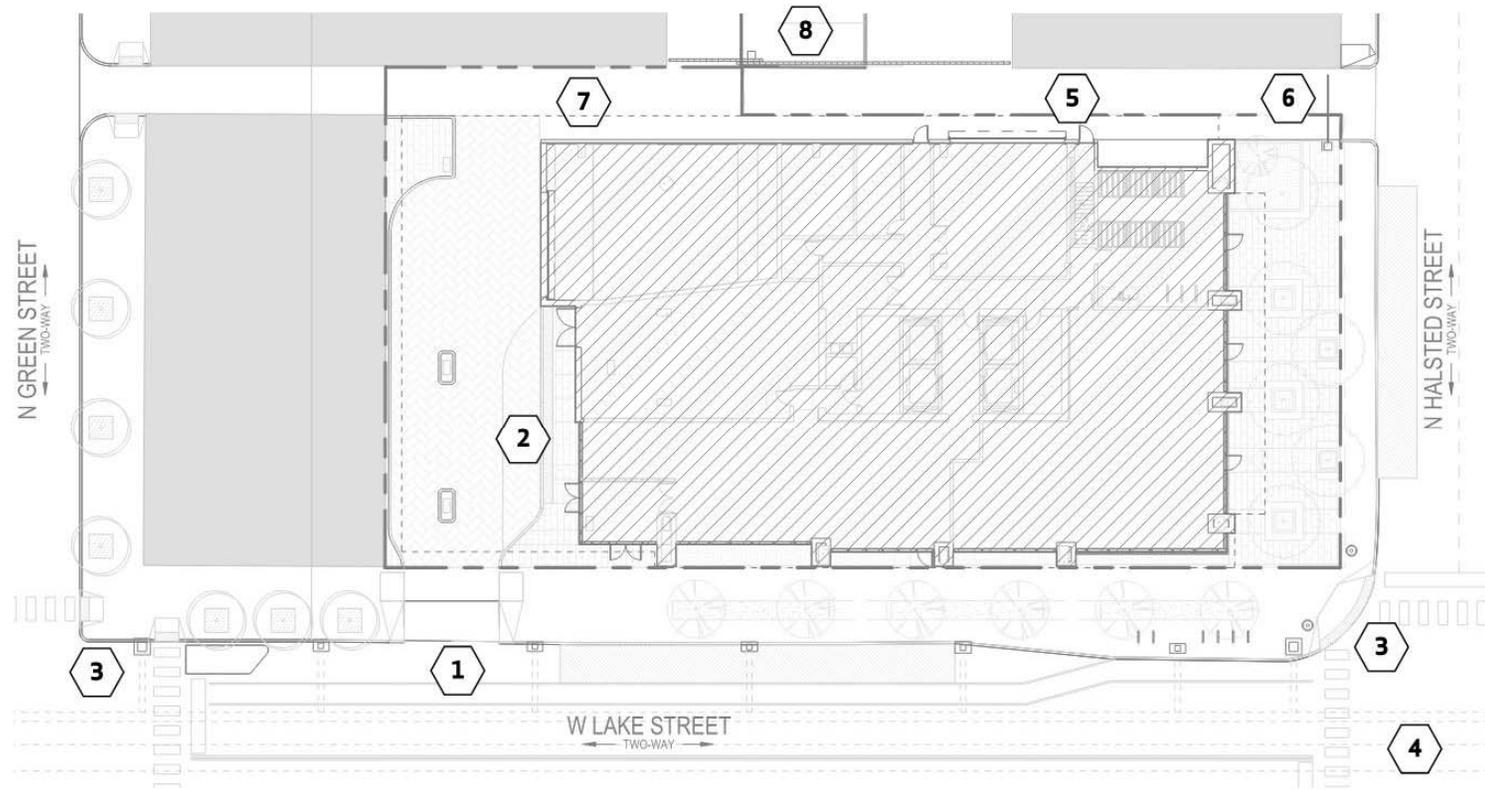
NORTH ELEVATION

BUILDING ELEVATIONS

PLAN COMMISSION:
SEPTEMBER 21, 2023



- 1 Reduce number of curb cuts on Lake St. from 2 to 1
- 2 Accommodate all drop-offs and pick-ups on site via multi-lane auto court to allow circulation and adequate stacking without impacting Lake or Halsted Streets
- 3 Reconstruct site ramps and curbs to meet CDOT Standards
- 4 Upgrade traffic signals to provide northbound / southbound left turn arrows, countdown pedestrian signals, and leading pedestrian intervals (LPIs)
- 5 Alley widened from 10' to 15'. Alley to be resurfaced to CDOT Standards
- 6 Post a 'No Left Turn' sign at back alley to restrict exiting traffic onto Halsted Street to right turns only. Post a 'Do Not Enter' sign on back of sign
- 7 Private alley to be resurfaced to CDOT Standards
- 8 New fence with motorized sliding gate on adjacent property

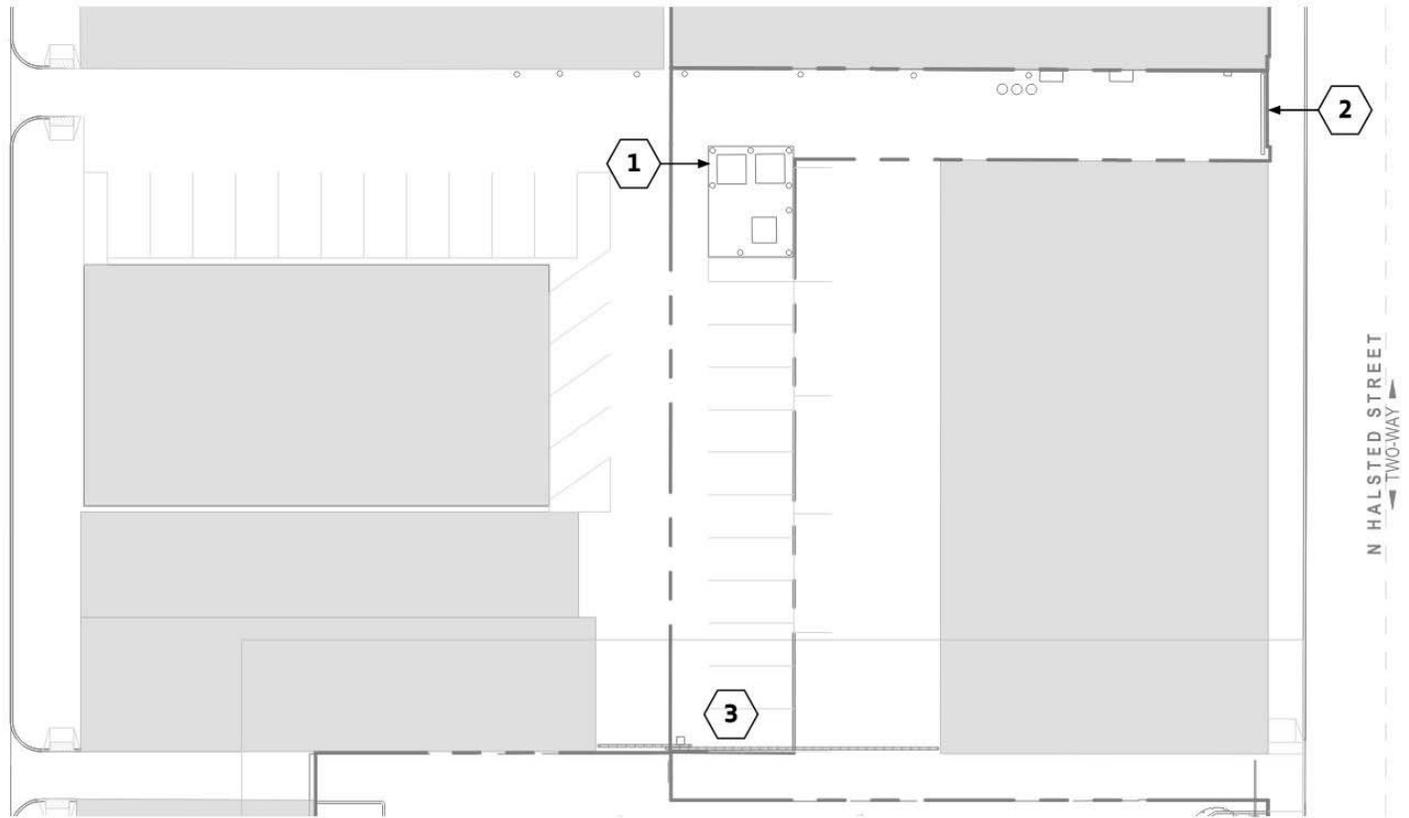


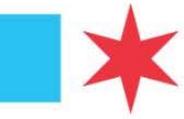
TRAFFIC IMPROVEMENTS AND SITE MODIFICATIONS

PLAN COMMISSION:
SEPTEMBER 21, 2023



- 1 Existing transformers on equipment pad to remain
- 2 Existing metal gate to remain and be improved with artwork
- 3 New fence with motorized gate on adjacent property





17-8-0904-A General Intent.

One curb cut at the alley is being proposed (existing condition has three curb cuts) and all residential, retail, service and bike entry are at level grade. Parking & loading located off alley and not visible from street.

17-8-0904-B Transportation.

All streets and sidewalks will be constructed according to CDOT standards.

17-8-0904-C Parking.

All parking is located below grade, allowing the ground floor to be activated with residential, retail/F&B, and generous public open space

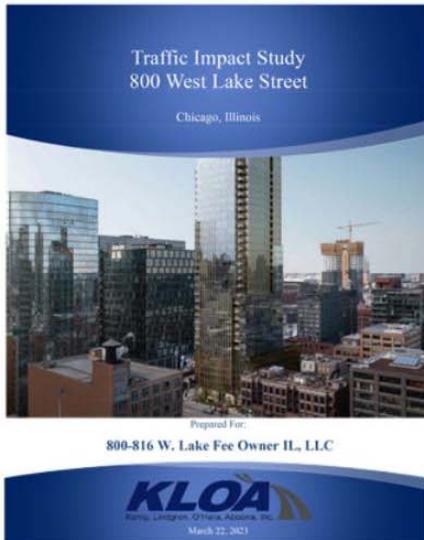
Parking Spaces: 102

Bicycle Parking Space: 406

Accessible Ground Floor Entrances:

-  Residential Entry
-  Commercial Entry
-  Vehicular Entry
-  Curb cut to be removed
-  Curb cut to be relocated/alterd
-  Curb cut to be added at existing alley





TRAFFIC IMPACT STUDY SUMMARY

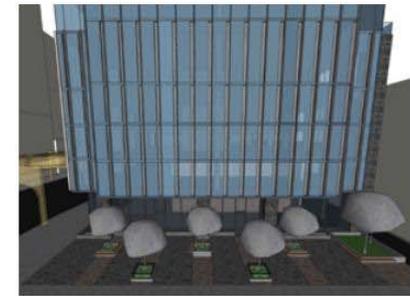
- The number of development generated trips will be reduced given the location of the site within an urban area and its proximity to the following alternative modes of transportation:
 - The CTA Morgan Station, CTA Clinton Station, and CTA Grand Station
 - The CTA Halsted, Grand, and Milwaukee Bus Routes
 - The Ogilvie Transportation Center
 - The bicycle facilities provide along Lake Street and Halsted Street.
- The proposed access system with full-movement access off Lake Street and right out only onto Halsted Street will ensure that a flexible and efficient access is provided to serve the proposed development.
- The existing street system can sufficiently accommodate the traffic to be generated by the proposed development as well as the addition of background growth.
- To mitigate the impact of development-generated traffic as well as traffic increase from other proposed developments in the area, consideration should be given to the following:
 - Northbound and southbound protected/permissive left-turn phases should be added to the intersection of Halsted Street with Lake Street.
 - Provide traffic signal control at the intersection of Lake Street with Green Street, which is warranted during the weekday evening peak hour.



1.2.5 Blank walls are to be avoided and primary building facades must incorporate storefront window design or entryways that provide continuous visibility to the street.



W LAKE ST



N HALSTED ST

The primary building facades along Lake and Halsted Streets will incorporate generous storefront windows to provide visibility to the street.

1.3.1 With high density buildings, step the base to be compatible in height with adjacent lower scale buildings.



N HALSTED ST

The base of the building has been established to complement the adjacent lower scale building along Halsted St.

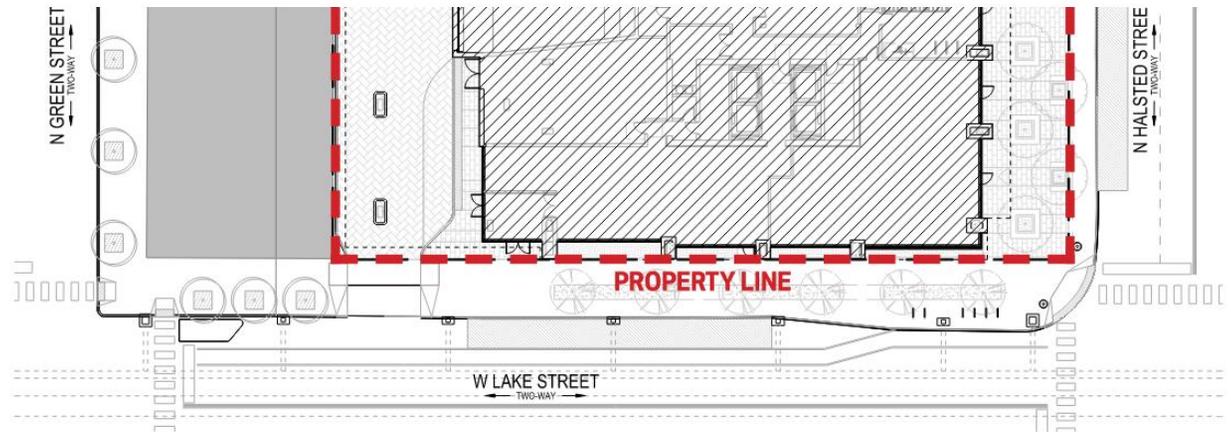


1.6.3 Materials should be compatible with the existing buildings and with the district in general, regarding character, color, and texture. New buildings and additions may employ alternative materials, including high quality glass, metal, concrete, and wood materials that complement and maintain a design vocabulary and scale that is appropriate to street block face and district.

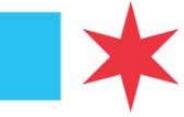


Materials and textures pull inspiration from the historic character of the West Loop while relating to the developing fabric of the neighborhood.

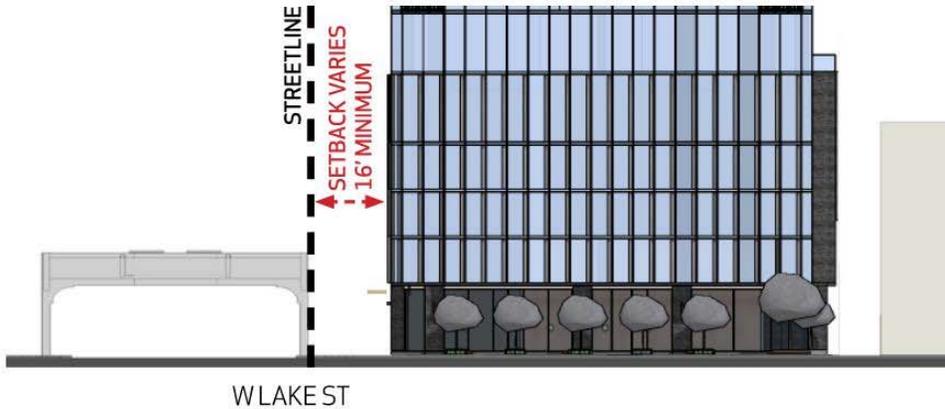
2.1.1 Strengthen the streetwall by positioning the base of the building at the property line.



The base of the building along W Lake Street will be positioned at the property line to strengthen the streetwall.

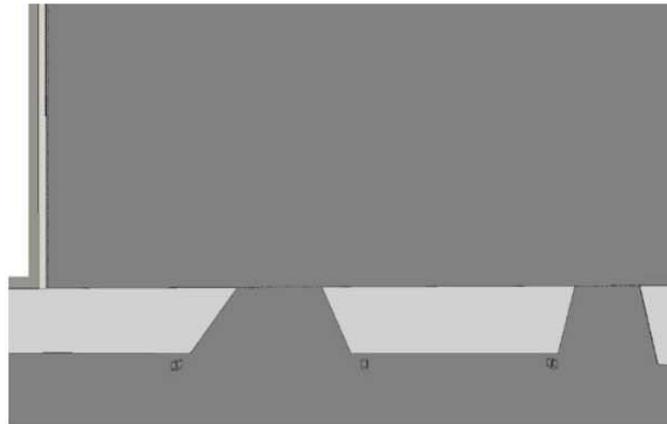


2.1.2 Set back the tower portion of the building away from the street. Where possible, provide an upper level set-back to respect the existing scale of the street.

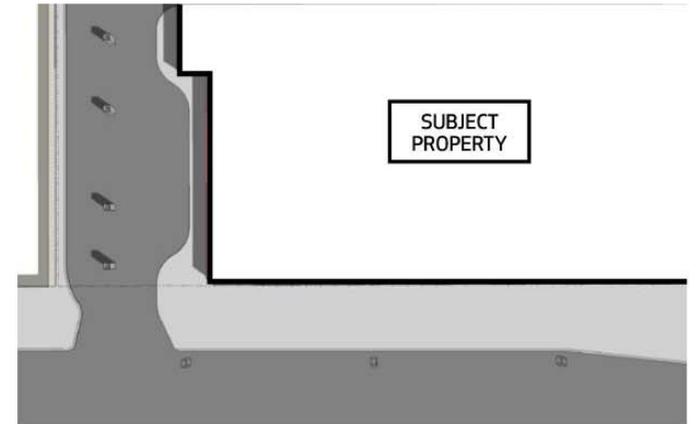


The building tower has been intentionally set back to respect the scale of Lake Street.

3.1.2 Reduce and combine curb cuts for large scale developments on these arterial corridors to help improve the public realm experience and reduce vehicular conflicts with pedestrians.



EXISTING CURB CUTS



PROPOSED SINGLE CURB CUT

The two existing curb cuts will be combined to improve the public realm experience and reduce vehicular conflicts with pedestrians. The single curb cut is further removed from the Lake St and Halsted St intersection for improved safety.



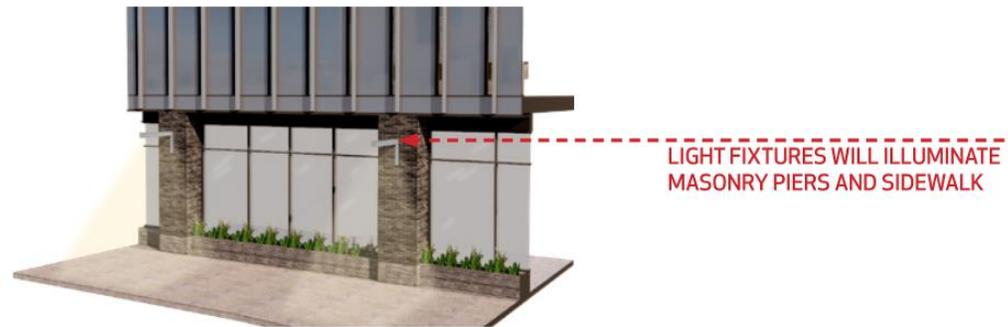
3.1.4 Due to the relatively narrow sidewalk conditions along these high traffic corridors, large developments should incorporate strategic set backs to provide space for additional streetscape and trees along the public realm.



A strategic set back is proposed along Halsted Street to increase the size of the sidewalks due to adjacency with the high traffic corridor.

New landscaping plans and lighting are also planned for Lake Street to improve the existing streetscape.

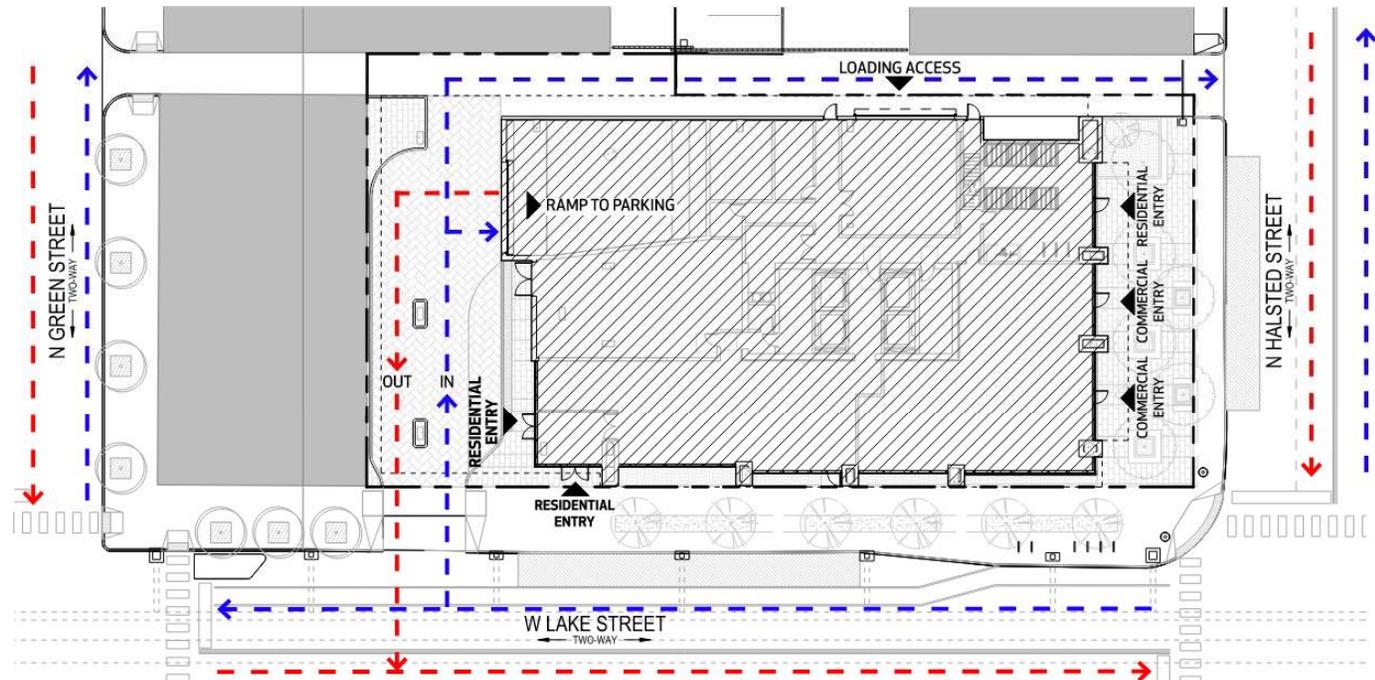
3.5.1 Enhanced ground floor building facade lighting is encouraged along Lake Street.



A lighting concept has been established along Lake Street to illuminate the building and streetscape for pedestrians.



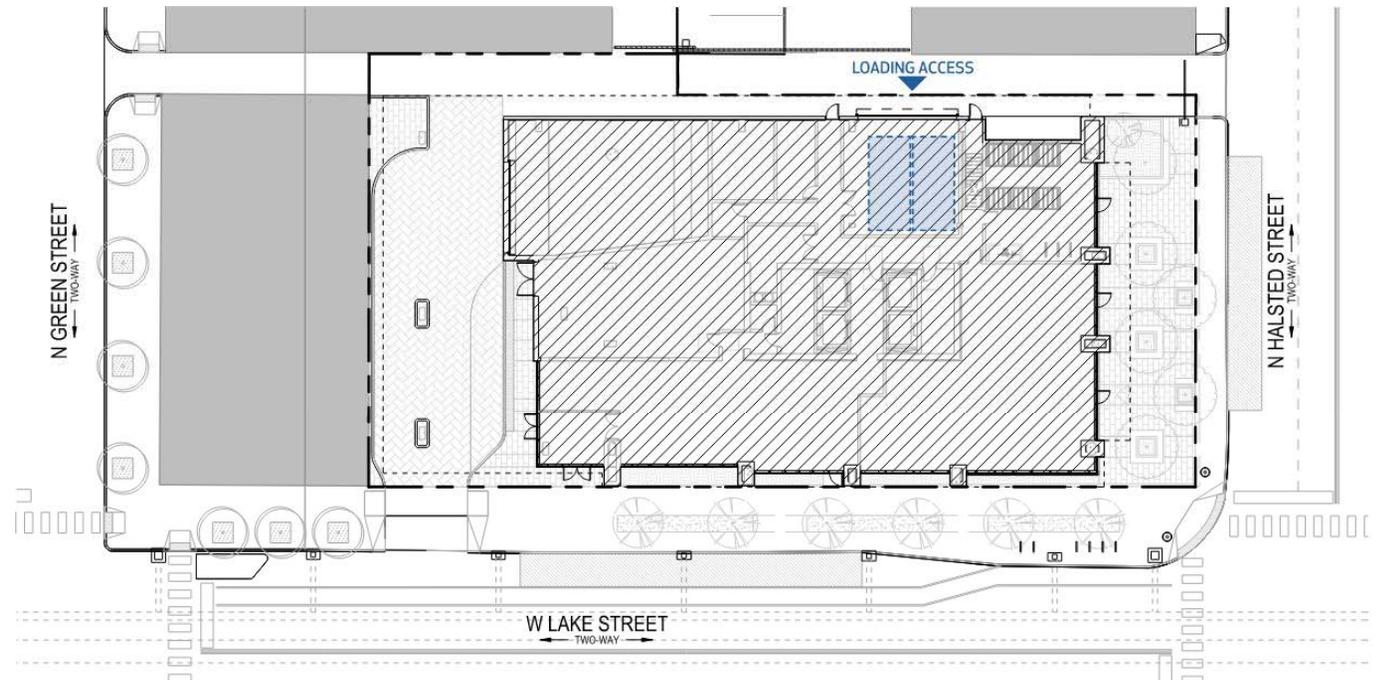
4.3.3 Follow applicable City of Chicago Design Standards (CDOT Streetscape Design Standards, Guide to the Chicago Landscape Ordinance, CDOT Street and Site Plan Design Standards and City of Chicago Sidewalk Cafe Requirements).



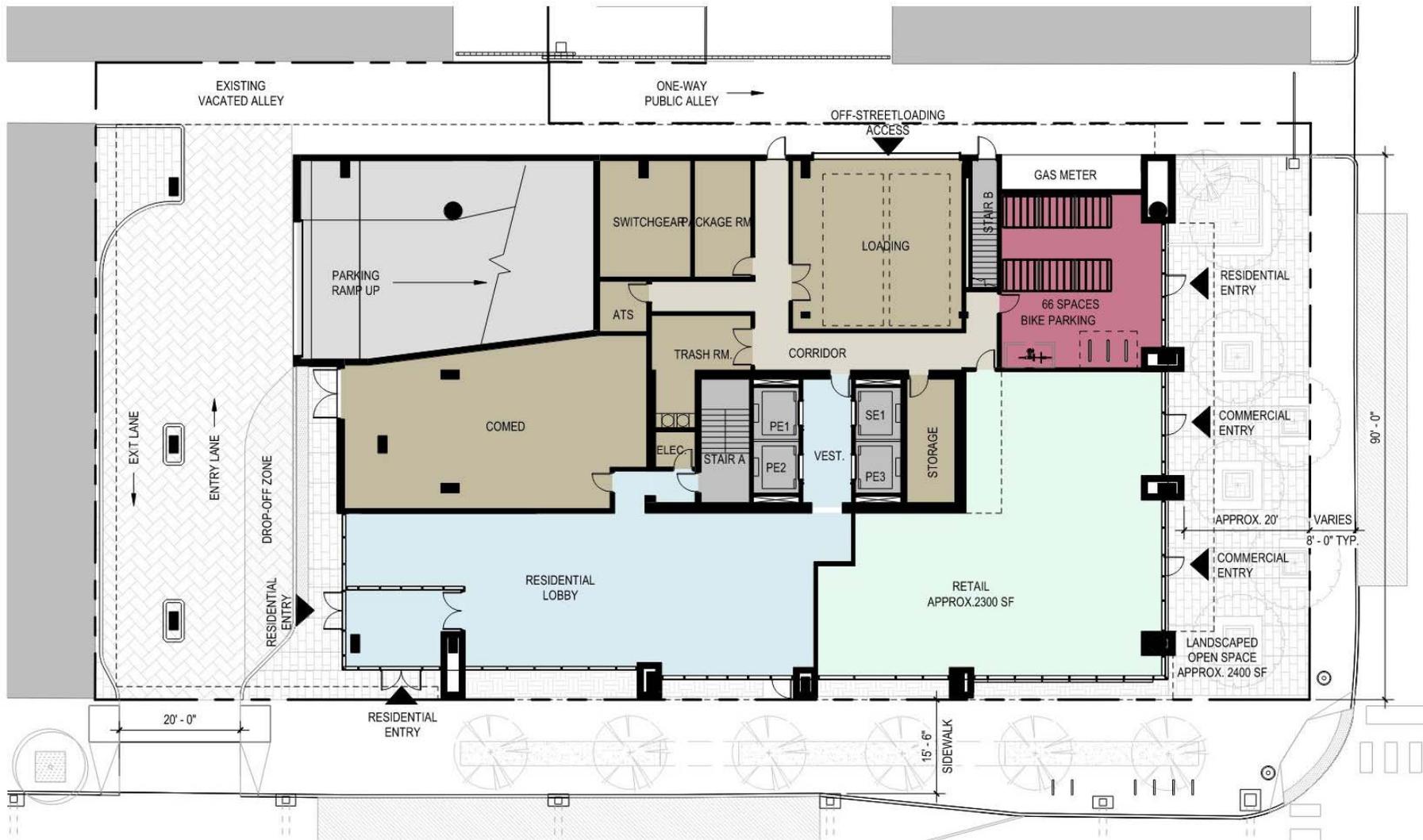
GREC will work to implement CDOT requirements and recommendations related to vehicular and site plan access.



5.1.1 Locate loading docks off the public alley to minimize pedestrian conflicts where feasible. Where public alley access is not feasible, locate loading dock access on the adjoining side street.



Loading dock will be located on north side of site along a public alleyway to conceal from public view. Loading trucks will be entering a private driveway from Lake Street to access loading dock and exit using Halsted Street.



GRADE LEVEL

BUILDING PLANS

PLAN COMMISSION:
SEPTEMBER 21, 2023



LEVEL 02

BUILDING PLANS



PLAN COMMISSION:
SEPTEMBER 21, 2023

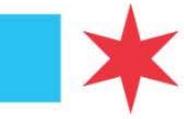


LEVEL 03-05



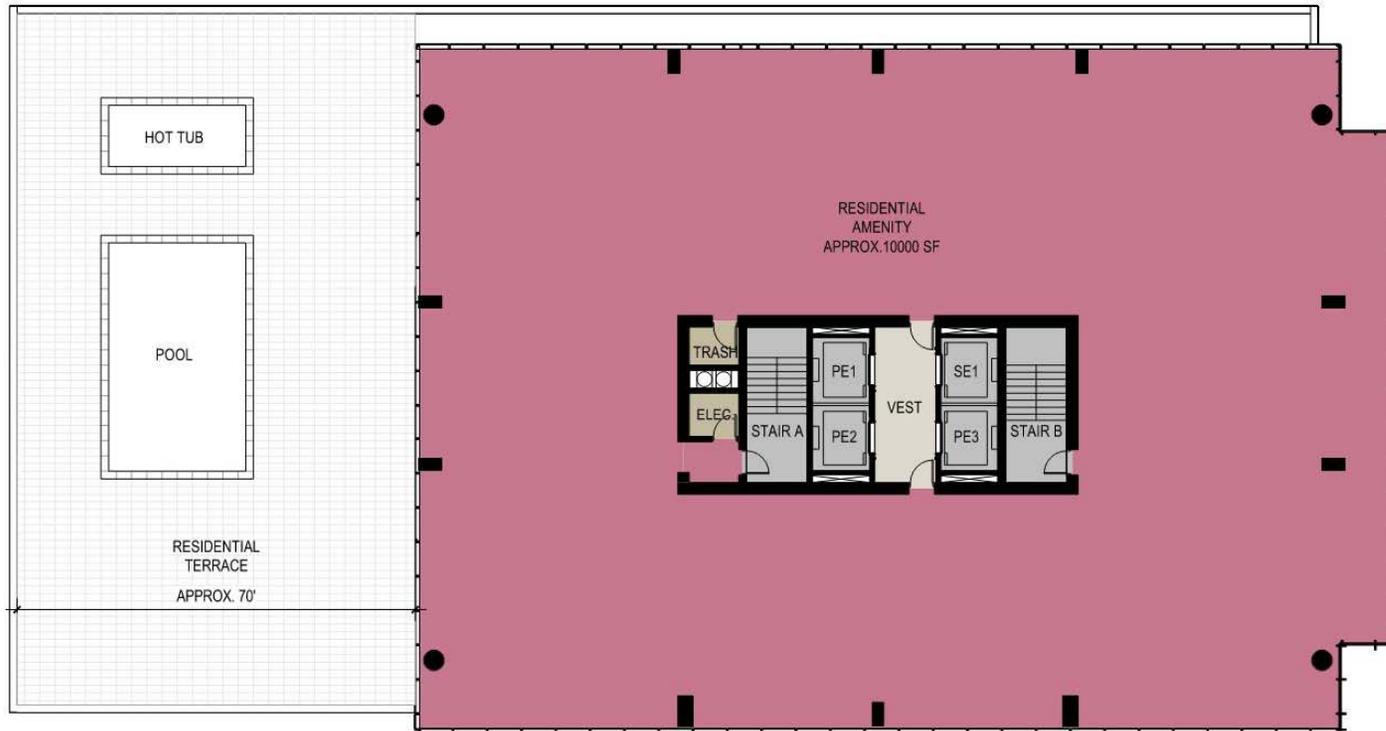
BUILDING PLANS

PLAN COMMISSION:
SEPTEMBER 21, 2023



TERRACE SUMMARY

LEVEL 6 TERRACE: 4,700 SF
LEVEL 36 TERRACE: 4,700 SF
TOTAL TERRACE: 9,400 SF

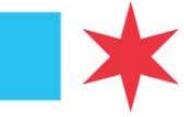


LEVEL 06

BUILDING PLANS

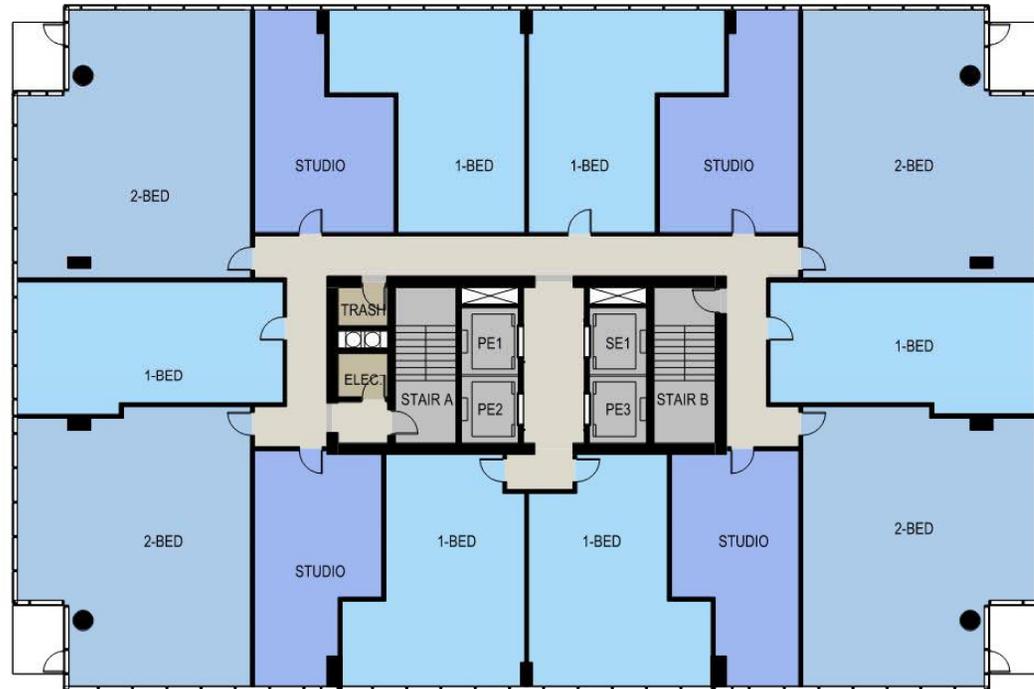


PLAN COMMISSION:
SEPTEMBER 21, 2023



UNIT SUMMARY

STUDIO UNITS: 116
1-BEDROOM UNITS: 174
2-BEDROOM UNITS: 116
TOTAL UNITS: 406

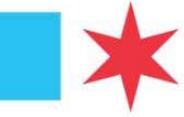


TYPICAL RESIDENTIAL LEVEL



BUILDING PLANS

PLAN COMMISSION:
SEPTEMBER 21, 2023

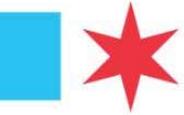


LEVEL 36

BUILDING PLANS



PLAN COMMISSION:
SEPTEMBER 21, 2023



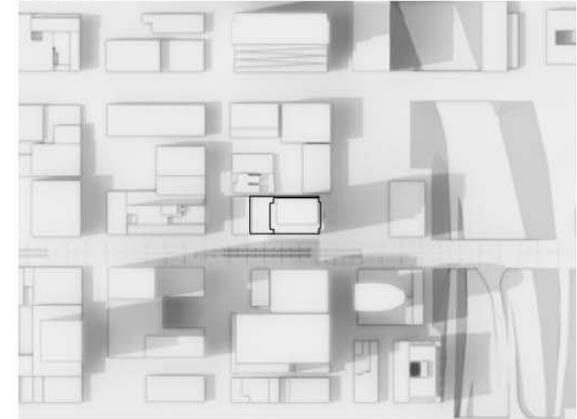
9 AM



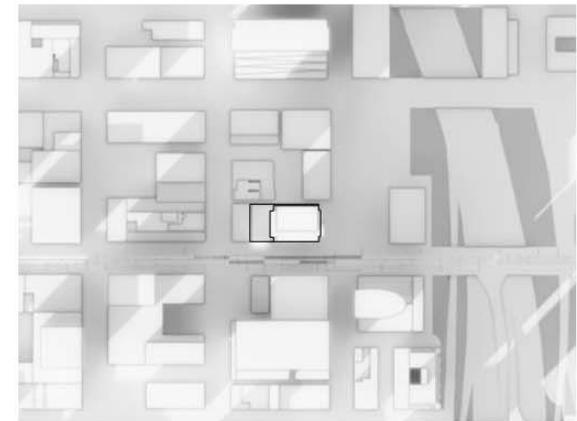
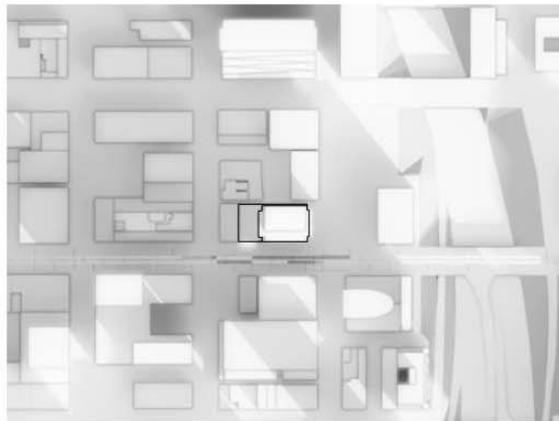
12 PM



3 PM



JUNE 21st
Summer Solstice



DECEMBER 21st
Winter Solstice

SHADING STUDIES

PLAN COMMISSION:
SEPTEMBER 21, 2023



Compliance Options	Points Required		Sustainable Strategies Menu																																	
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy							Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife				
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater 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 Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit 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 Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)	
Compliance Paths					Choose one		Choose one		Choose one									Choose one		Choose one																
Options Without Certification																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10	
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	NA	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	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	NA	10	5	5	10	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	5	NA	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	10	5	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	10	10	5	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	NA	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10		

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

CITY OF CHICAGO | 100 POINT PATH

SUSTAINABILITY GOALS



- The site is 20,100 SF and is bounded by Halsted St to the east, public alley to the north and Lake St to the south. The project is currently going through a PD review process.
- The site is currently vacant. If required, the driveway, sidewalks, and curb along Halsted and Lake will be removed and replaced to meet CDOT standards.
- The proposed development will include mixed used high rise residential/retail building. The building will be about 36 stories.
- The project is going to be regulated for stormwater management due to its size.
- Stormwater detention volume is intended to be provided in an underground storage tank.
- Capacity of sewer mains in Halsted and Lake St. Storm sewer should be connected to sewer main that has a higher capacity.
- ADA ramps on the opposite corners of the site were recently replaced. They will not to be replaced for this development.
- Volume control requirement will be met by impervious area reduction. 15% of the site will need to be landscape either at grade and/or green roof.



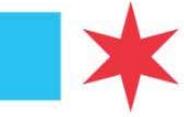
AFFORDABLE REQUIREMENTS ORDINANCE

Total Units in Project: 406

Total Affordable units: 82

All 82 affordable units shall be on-site; such units rent at a weighted average of no more than 60% AMI. In addition to the 82 affordable units, applicant shall use best efforts and work with the City in good faith to find a financially feasible scenario to provide an additional 41 affordable units either on -site or off-site within the FMID.

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	92	28%	433	24	29%	434	100%
one-bed	139	43%	589	35	43%	588	100%
two-bed	93	29%	1,042	23	28%	1,040	100%



The project budget is \$230M.

The project will produce 300 temporary construction jobs and 12 permanent jobs.

The Applicant is committed to the City's 26% MBE, 6% WBE, and 50% city residency goals.

The Applicant is contributing \$2,218,987 in bonus payment.

80% or \$1,775,190 will be paid into the Neighborhood Opportunity Fund.

10% or \$221,899 will be paid into the City's Adopt-a-Landmark Fund.

10% or \$221,899 will be paid into the Local Impact Fund.

The Applicant is providing the following streetscape benefits:

6 parkway trees added to Lake Street.

3 additional bike racks will be added to Lake Street.

A public, landscaped open space will be added along the Halsted Street frontage.

Light fixtures will be added to illuminate the Lake Street sidewalk and the Halsted Street open space.



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 Lake Street, and North Halsted 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). As evidence by the buildings design and residential entrance.