



CHICAGO PLAN COMMISSION

Department of Planning and Development

1623 N Halsted Mixed Use Development

1623 N Halsted St. (2nd Ward)

JDL Development / Logan Ventures

OCTOBER 15, 2020

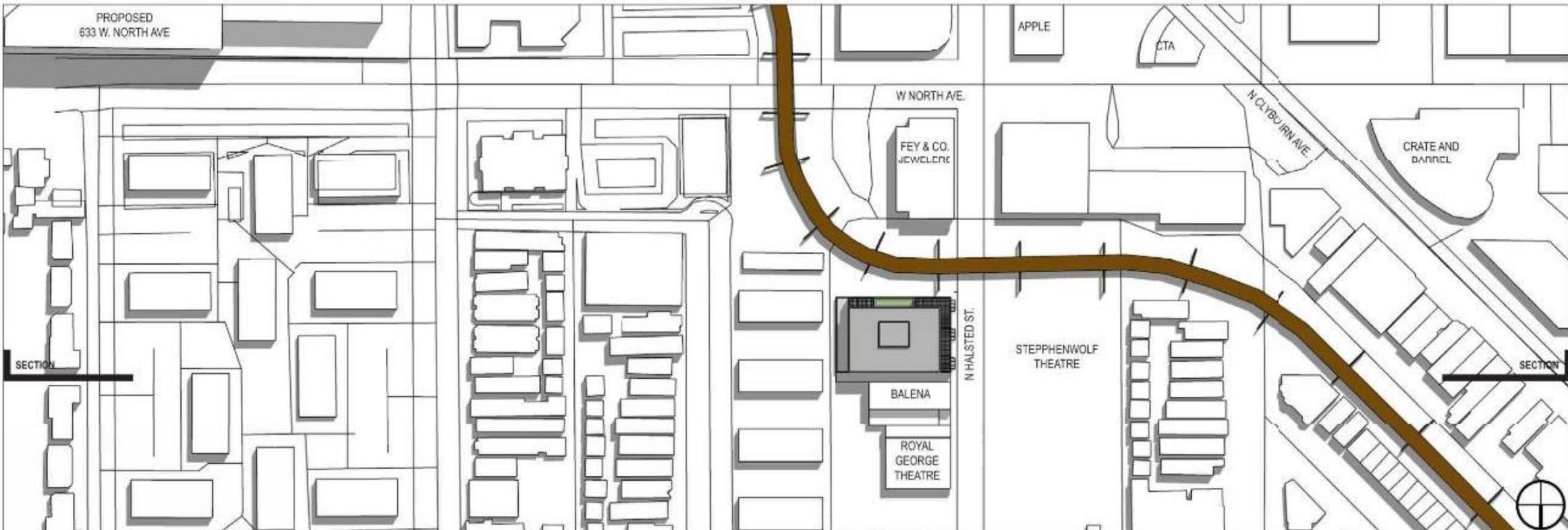


PROJECT DESCRIPTION

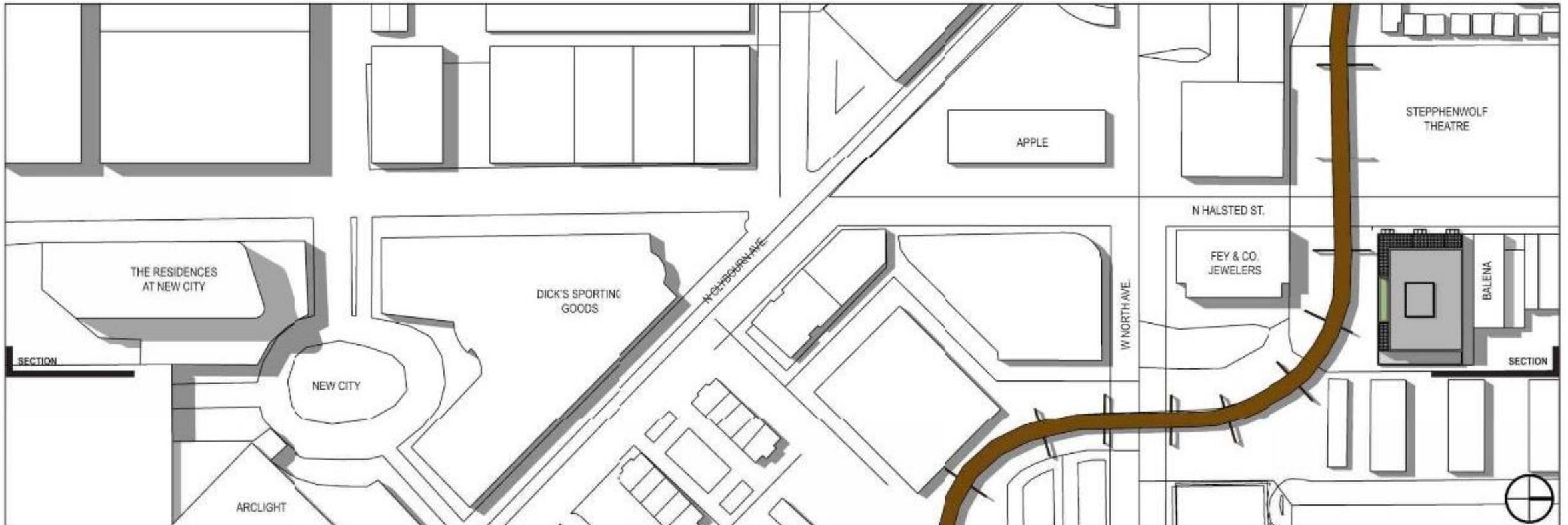
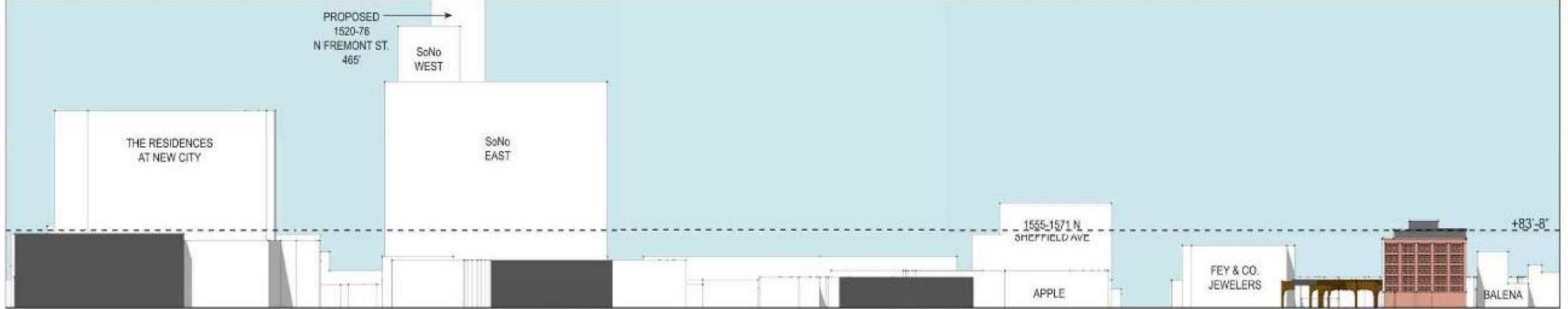
The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District to the B3-5 Community Shopping District, then to a Residential-Business Planned Development;

To permit the construction of a 7-story mixed-use building containing 79 residential units, approximately 4,750 square feet of retail space, and 79 bicycle parking spaces.

★ Neighborhood Context

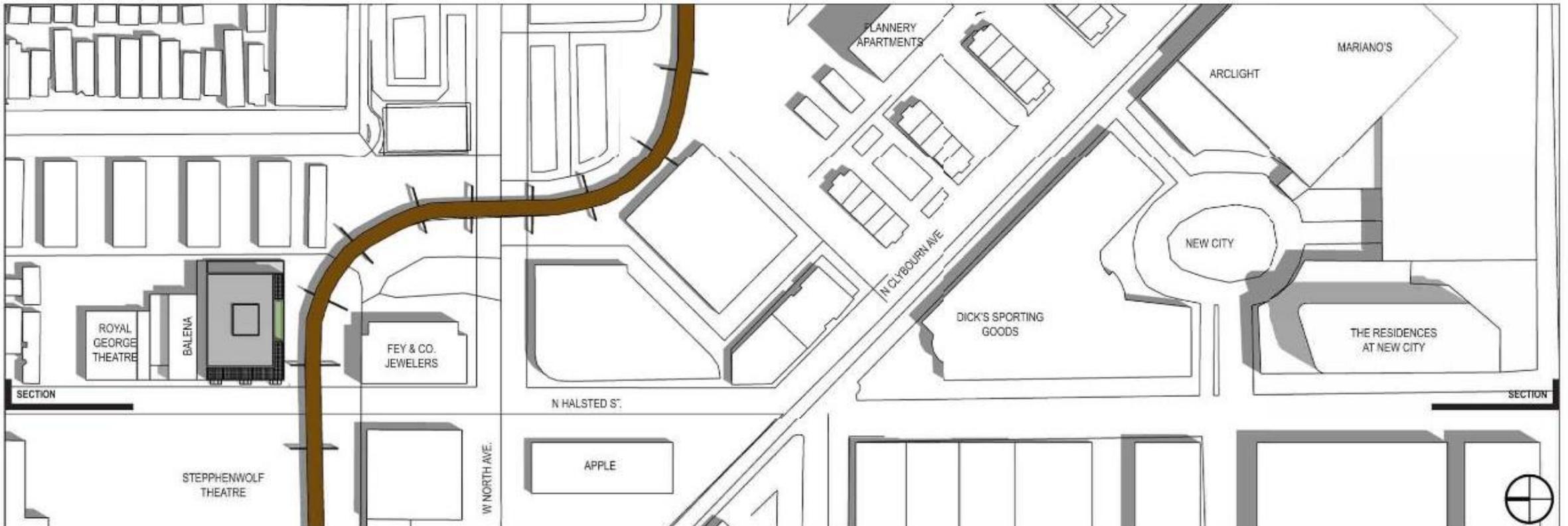
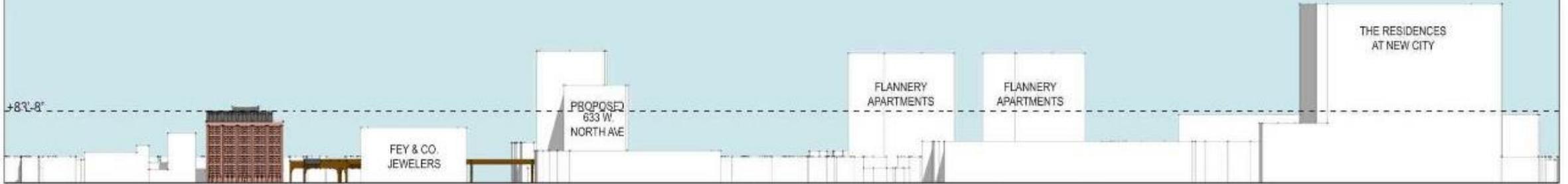


CONTEXT PLAN AND STREET ELEVATION – VIEW NORTH



CONTEXT PLAN AND STREET ELEVATION – VIEW EAST

★ Neighborhood Context



CONTEXT PLAN AND STREET ELEVATION – VIEW WEST



SITE CONTEXT PLAN – TRANSIT ORIENTED DISTRICT

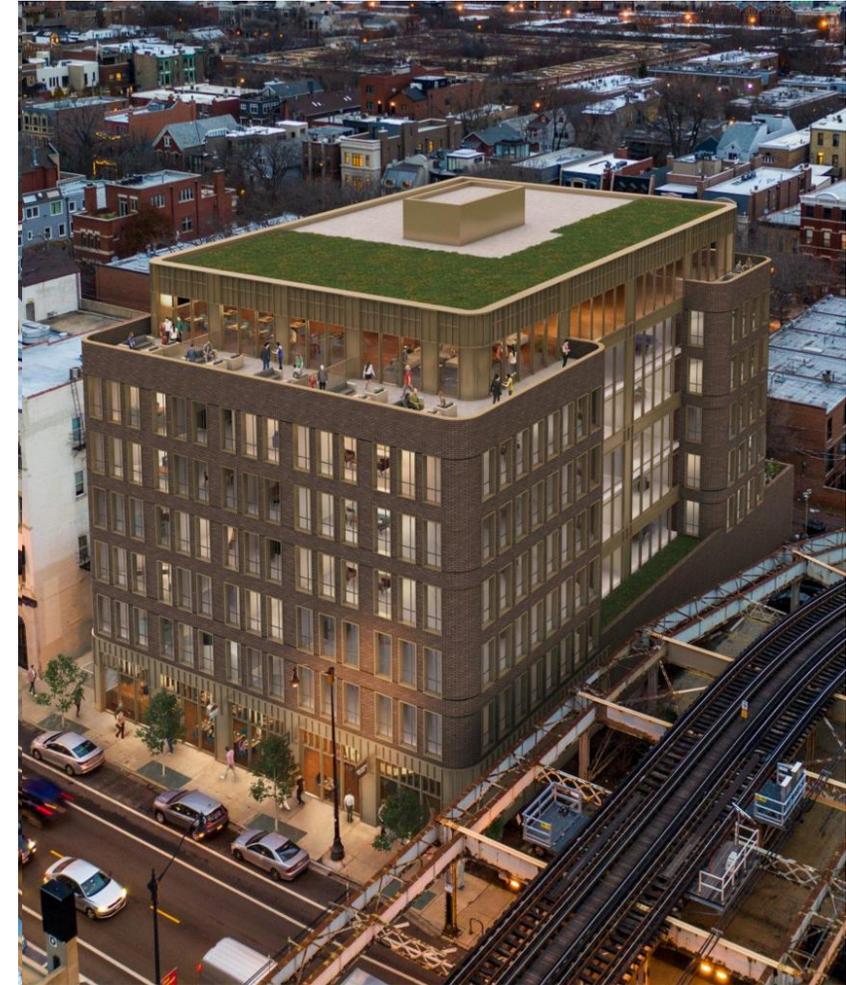
Coordination with Neighborhood Groups



Original Proposal



Proposal Progress



Final Proposal



Existing Conditions



Proposed Conditions

PEDESTRIAN LEVEL VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHWEST



Project Timeline + Community Outreach

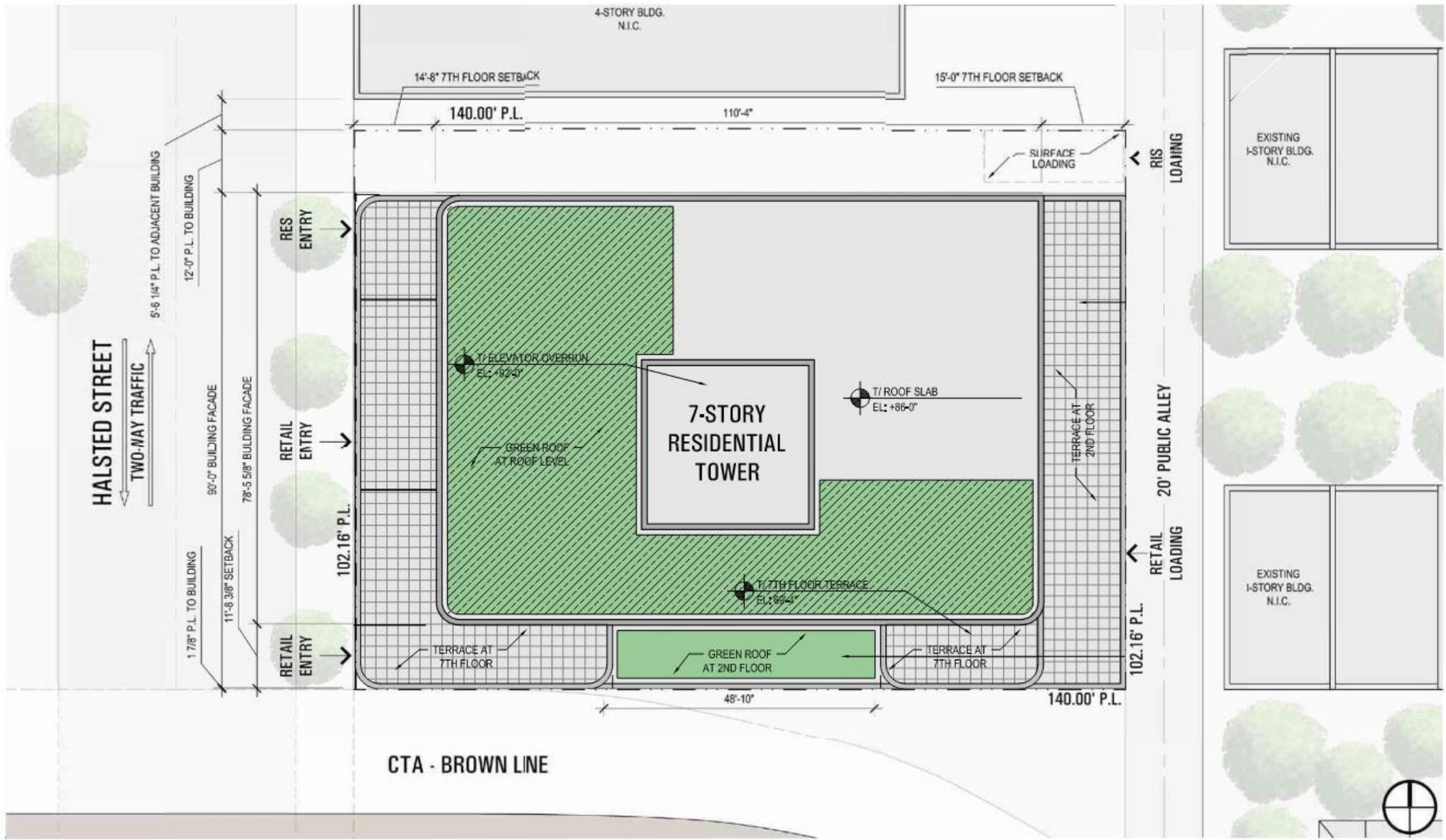
Date of PD Filing: **May 20, 2020**

Date(s) of Community Meeting(s):

- Neighborhood Meeting: **June 11, 2019**
- Community Meeting: **March 4, 2020**

Bullet Points of Project Changes Based on Feedback:

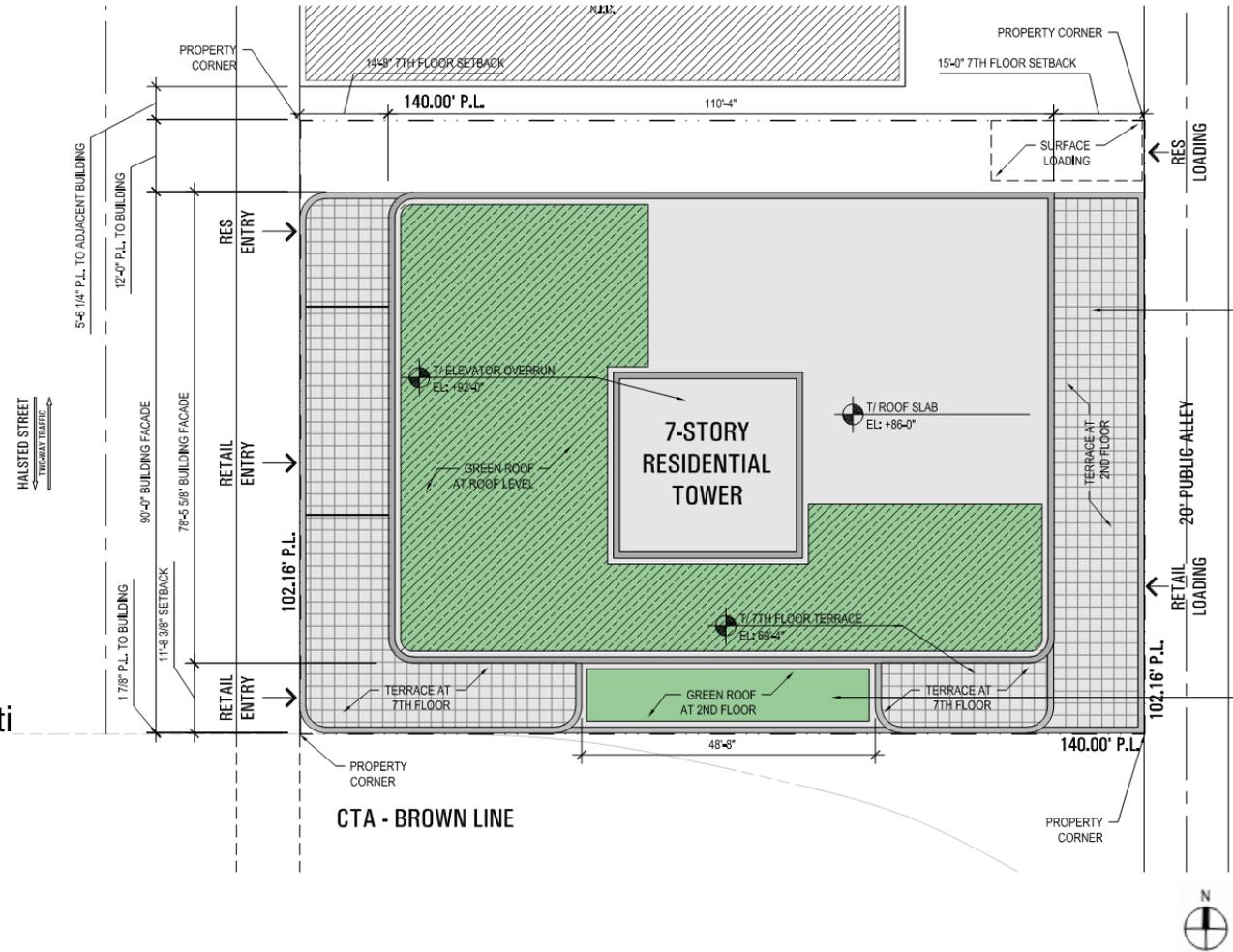
- **Reduced Overall Density and Height**
- **Revised Exterior Materials and Setbacks**
- **Contextualized the design**



SITE PLAN

Green Roof Calculations

Site Area =	14,302 SF
Overall Roof Area =	10,040 SF
Mechanical Area =	2,814 SF
Applicable Roof Area =	7,226 SF
50% Green Roof Req. =	3,613 SF
Green Roof Area Provided =	4,644 SF
Occupied Paver Rooftop Contributing =	308 SF
(Up to 10% Allowed - Per Chicago Sustainable Development Policy Secti	
Total Green Roof + 10% Occupied Roof =	6,952 SF > 3,613 SF



- 1 ALUMINUM PANEL/SIDING
- 2 FACE BRICK CLADDING
- 3 GLASS AND ALUMINUM WINDOW
- 4 RESIDENTIAL STOREFRONT WINDOW
- 5 RETAIL STOREFRONT
- 6 ALUMINUM PEDESTRIAN DOOR
- 7 ALUMINUM OVERHEAD DOOR

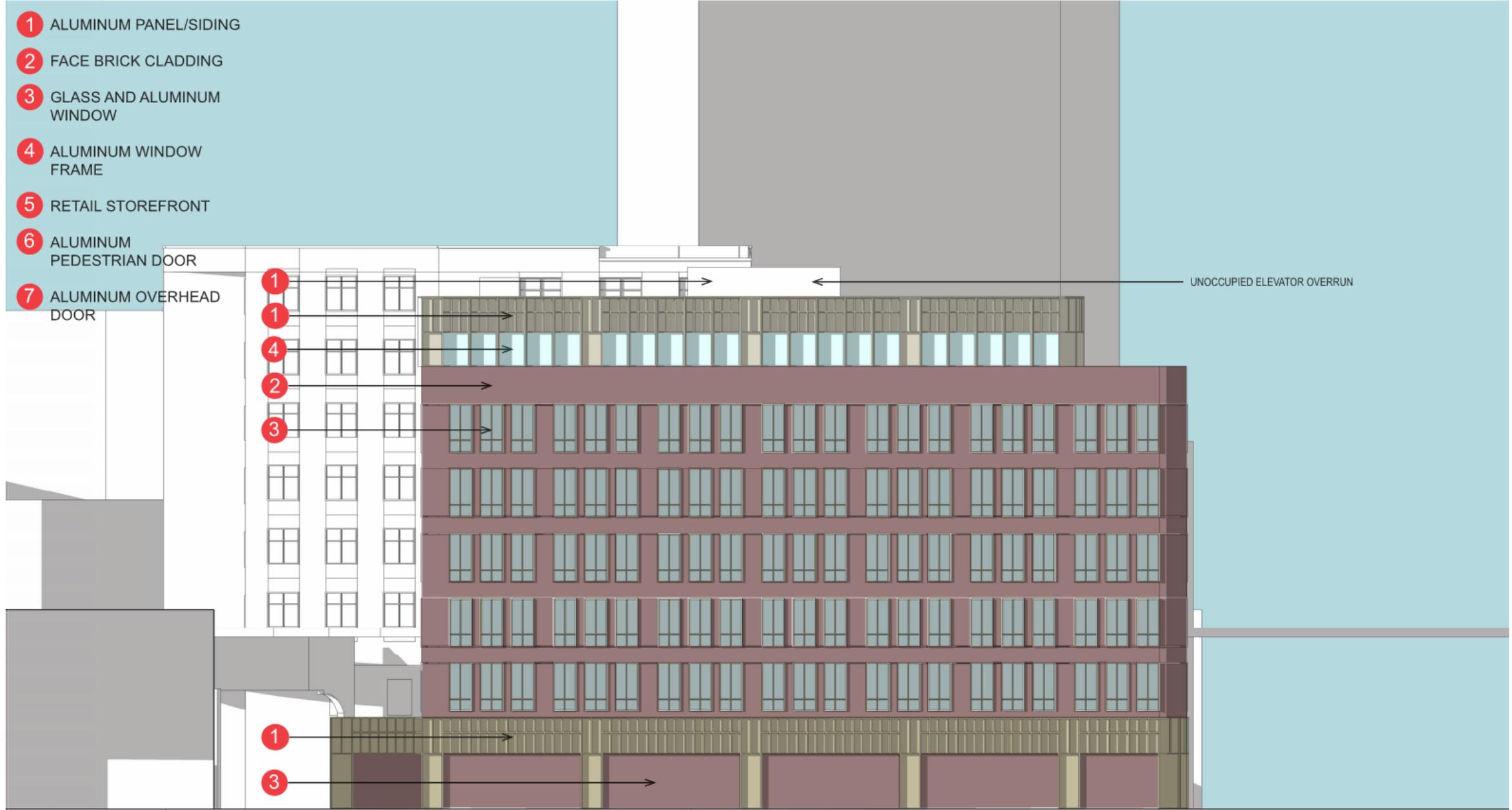


BUILDING ELEVATION (WEST)

- 1 ALUMINUM PANEL/SIDING
- 2 FACE BRICK CLADDING
- 3 GLASS AND ALUMINUM WINDOW
- 4 ALUMINUM WINDOW FRAME
- 5 RETAIL STOREFRONT
- 6 ALUMINUM PEDESTRIAN DOOR
- 7 ALUMINUM OVERHEAD DOOR

- 1
- 1
- 4
- 2
- 3
- 1
- 3

UNOCCUPIED ELEVATOR OVERRUN



BUILDING ELEVATION (SOUTH)

- 1 ALUMINUM PANEL/SIDING
- 2 FACE BRICK CLADDING
- 3 GLASS AND ALUMINUM WINDOW
- 4 ALUMINUM WINDOW FRAME
- 5 RETAIL STOREFRONT
- 6 ALUMINUM PEDESTRIAN DOOR
- 7 ALUMINUM OVERHEAD DOOR

- 1
- 1
- 4
- 2
- 3

- 2
- 6
- 7

UNOCCUPIED ELEVATOR OVERRUN

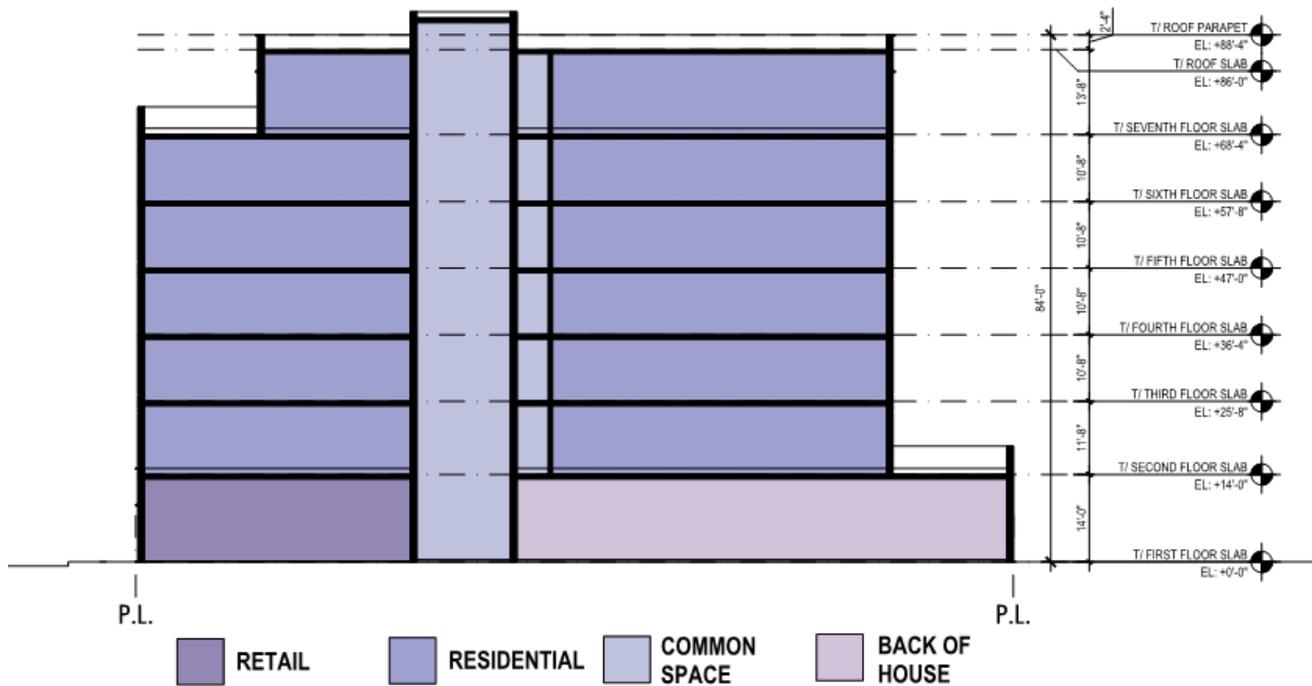


BUILDING ELEVATION (EAST)

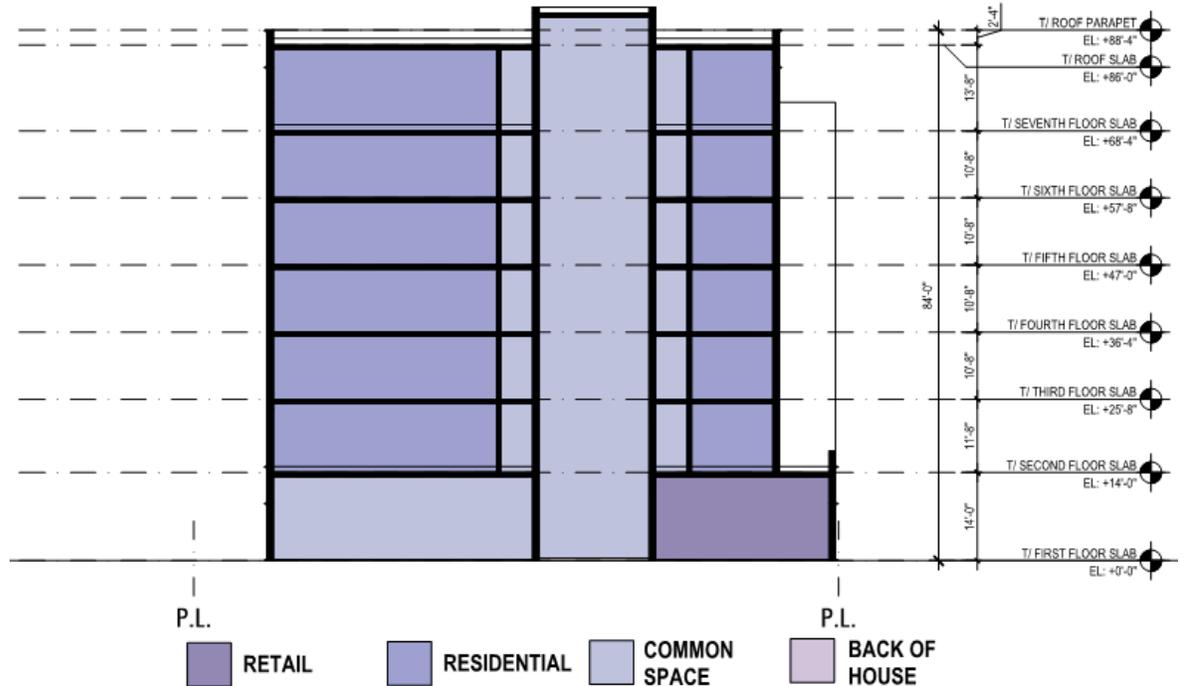
- 1 ALUMINUM PANEL/SIDING
- 2 FACE BRICK CLADDING
- 3 GLASS AND ALUMINUM WINDOW
- 4 ALUMINUM WINDOW FRAME
- 5 RETAIL STOREFRONT
- 6 ALUMINUM PEDESTRIAN DOOR
- 7 ALUMINUM OVERHEAD DOOR



BUILDING ELEVATION (NORTH)



Section Looking East at Center Volume

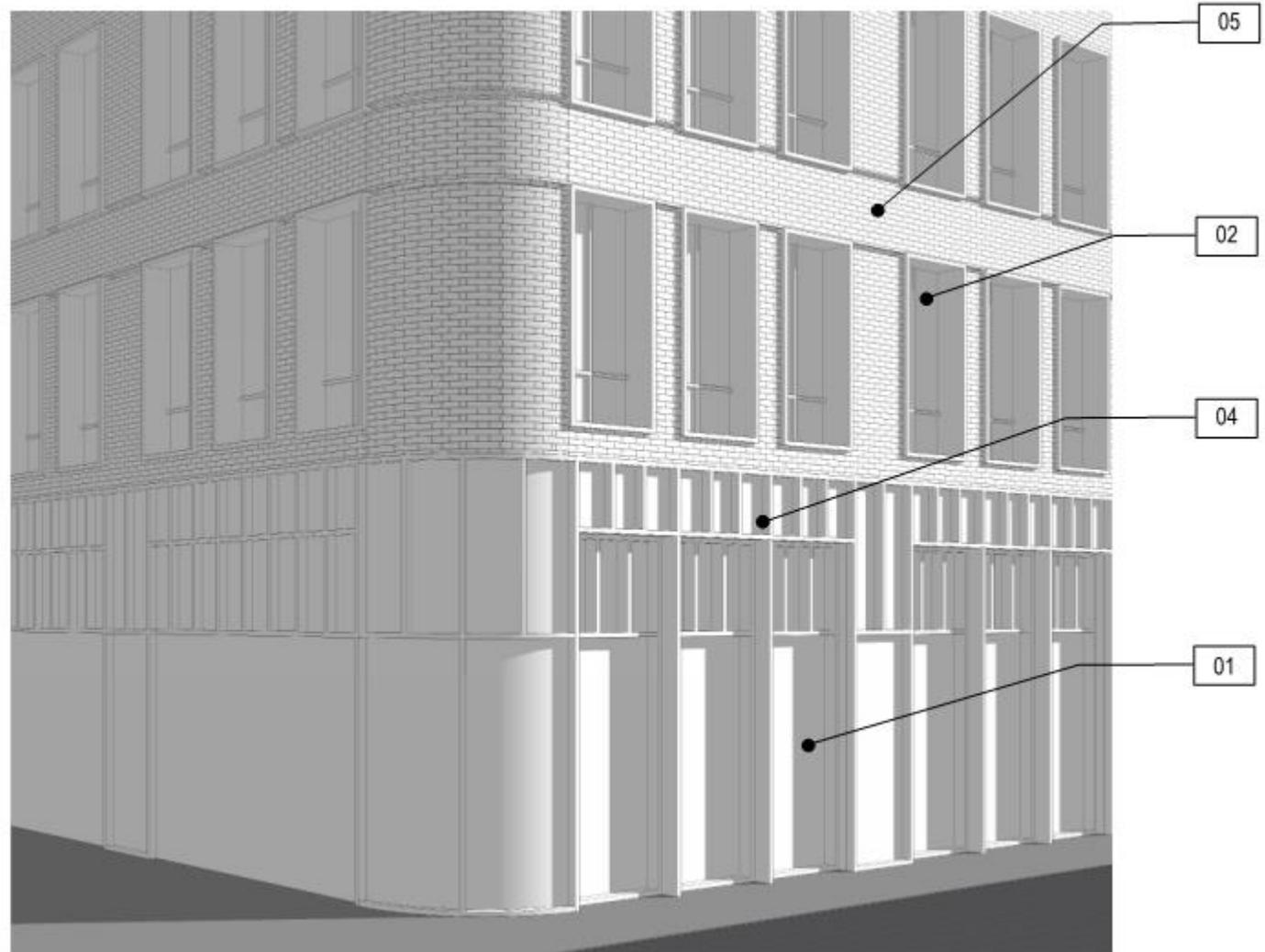
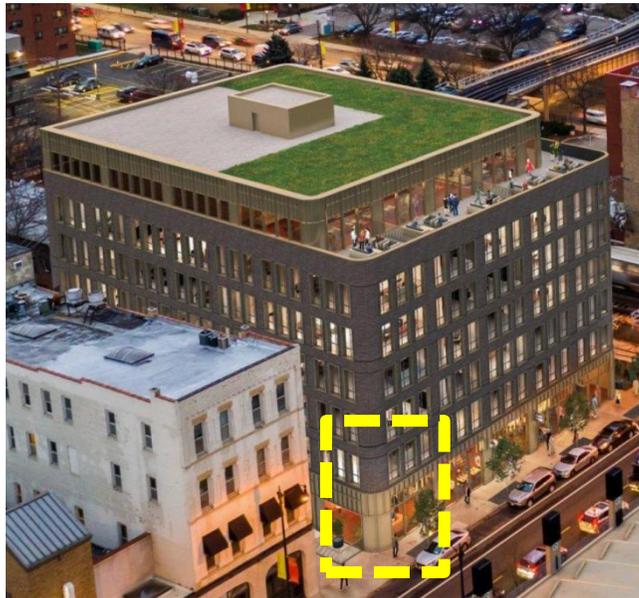


Section Looking North

BUILDING SECTIONS

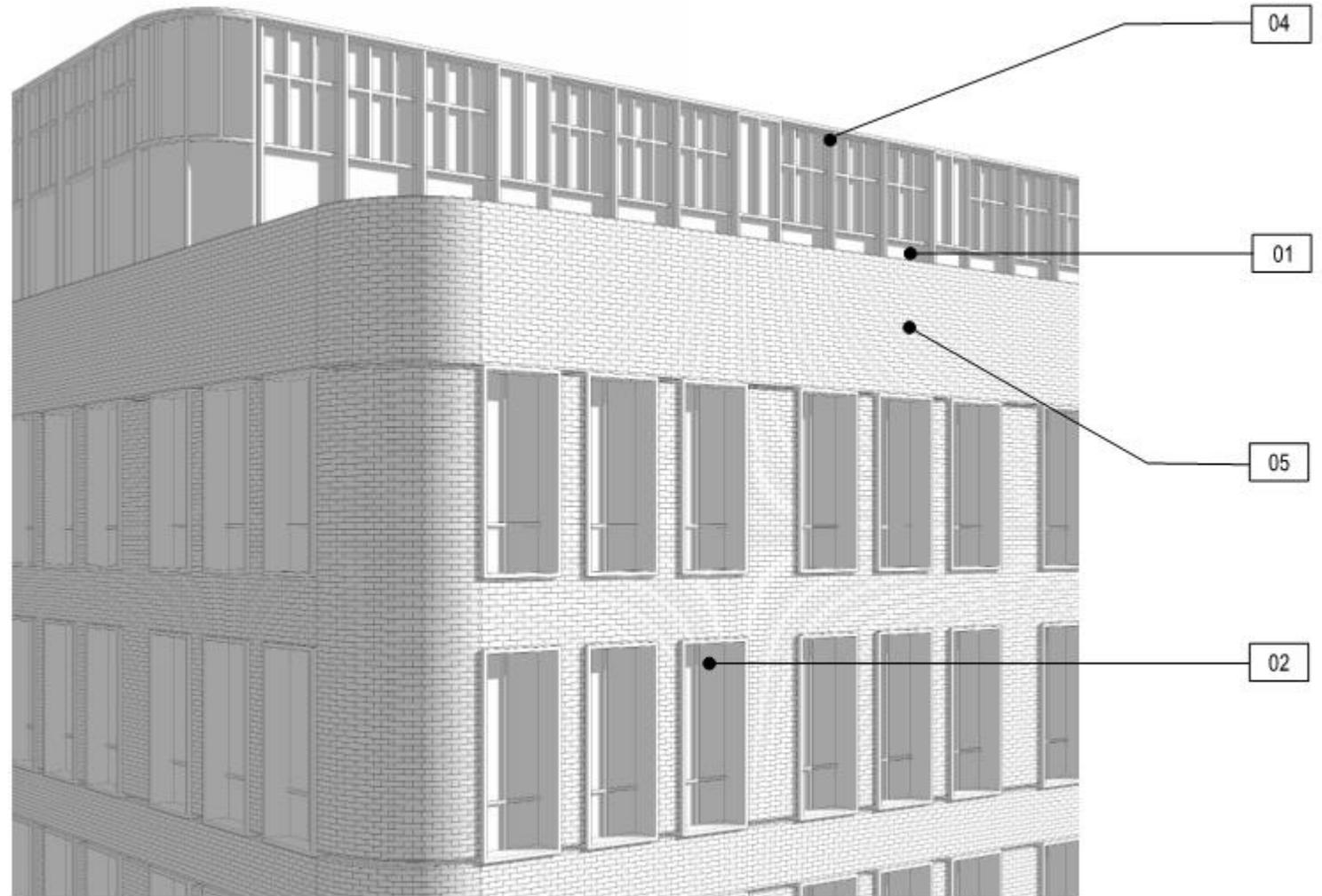
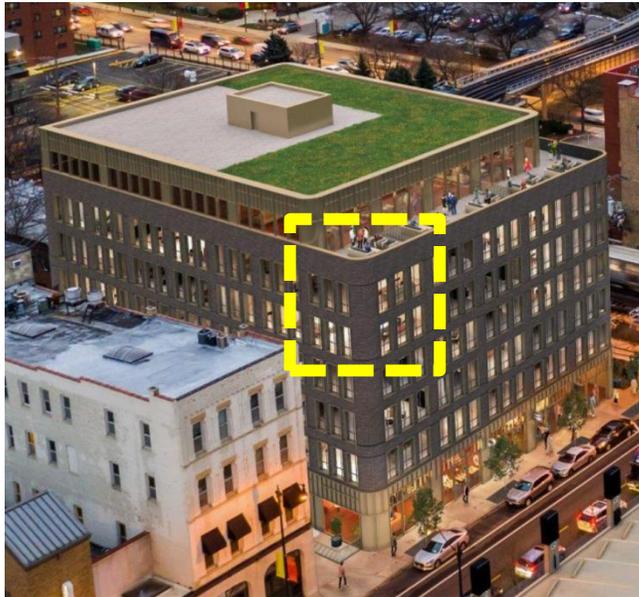
MATERIAL LEGEND

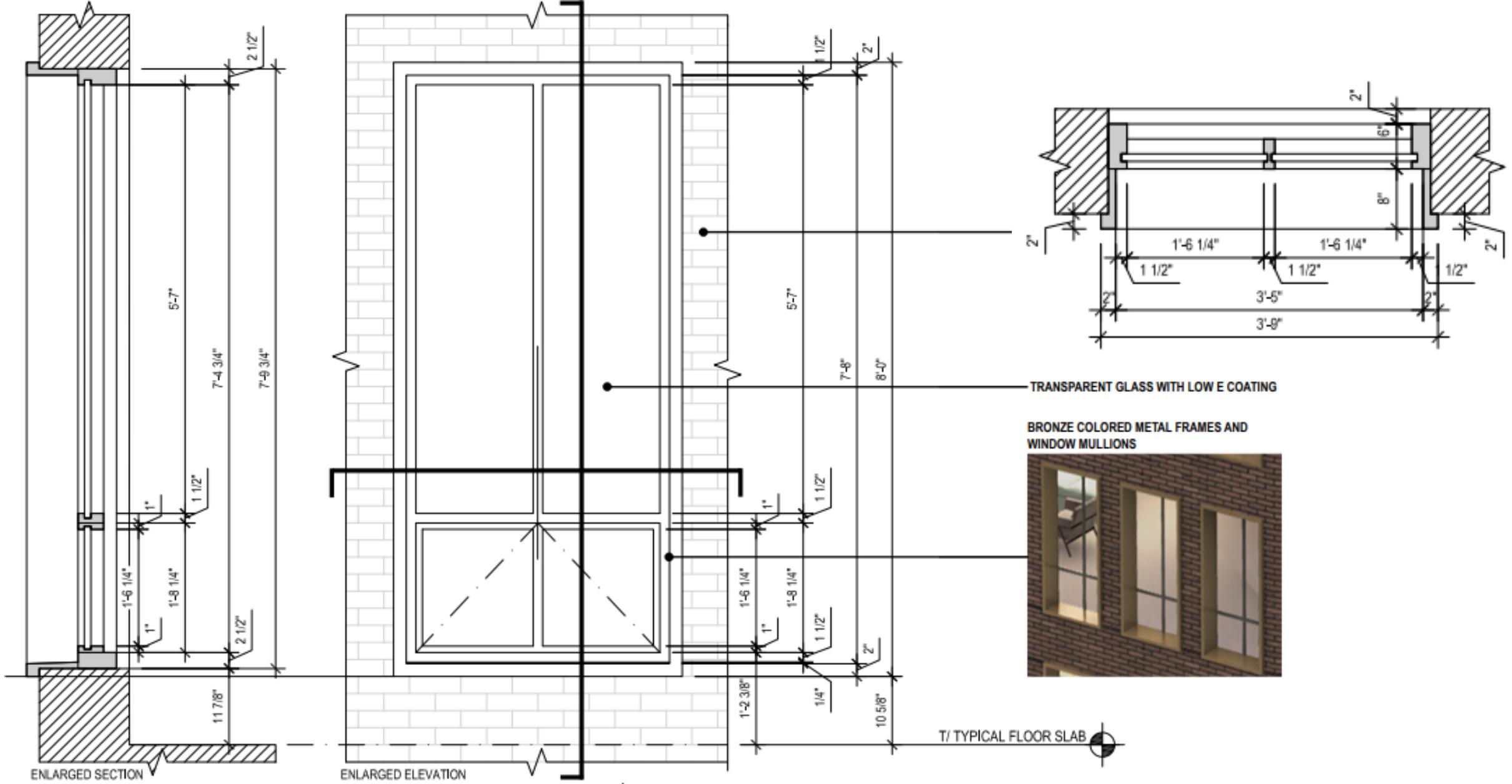
- 01 – GLASS AND METAL STOREFRONT SYSTEM
- 02 – GLASS AND METAL WINDOW
- 03 – GLASS AND METAL WINDOW WALL
- 04 – METAL PANEL
- 05 – MASONRY
- 06 – CONCRETE MASONRY
- 07 – ROLLING METAL GARAGE DOORS
- 08 – CAST STONE COPING



MATERIAL LEGEND

- 01 – GLASS AND METAL STOREFRONT SYSTEM
- 02 – GLASS AND METAL WINDOW
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WINDOW DETAIL

17-8-0904-A General Intent.

- No new curb-cuts are proposed for the new development
- No disturbances to the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- No change to existing traffic pattern or additional traffic congestion

17-8-0904-B Transportation.

- The project will not create any new streets

17-8-0904-C Parking.

- TOD Project will create no additional parking

17-8-0904-D Parking in “D” Districts.

- All site loading areas will be located and accessed by the public alley to the East of the building.
- The existing driveway easement between this building and the northern adjacent neighbor will be maintained
- This TOD project will create no new parking structures



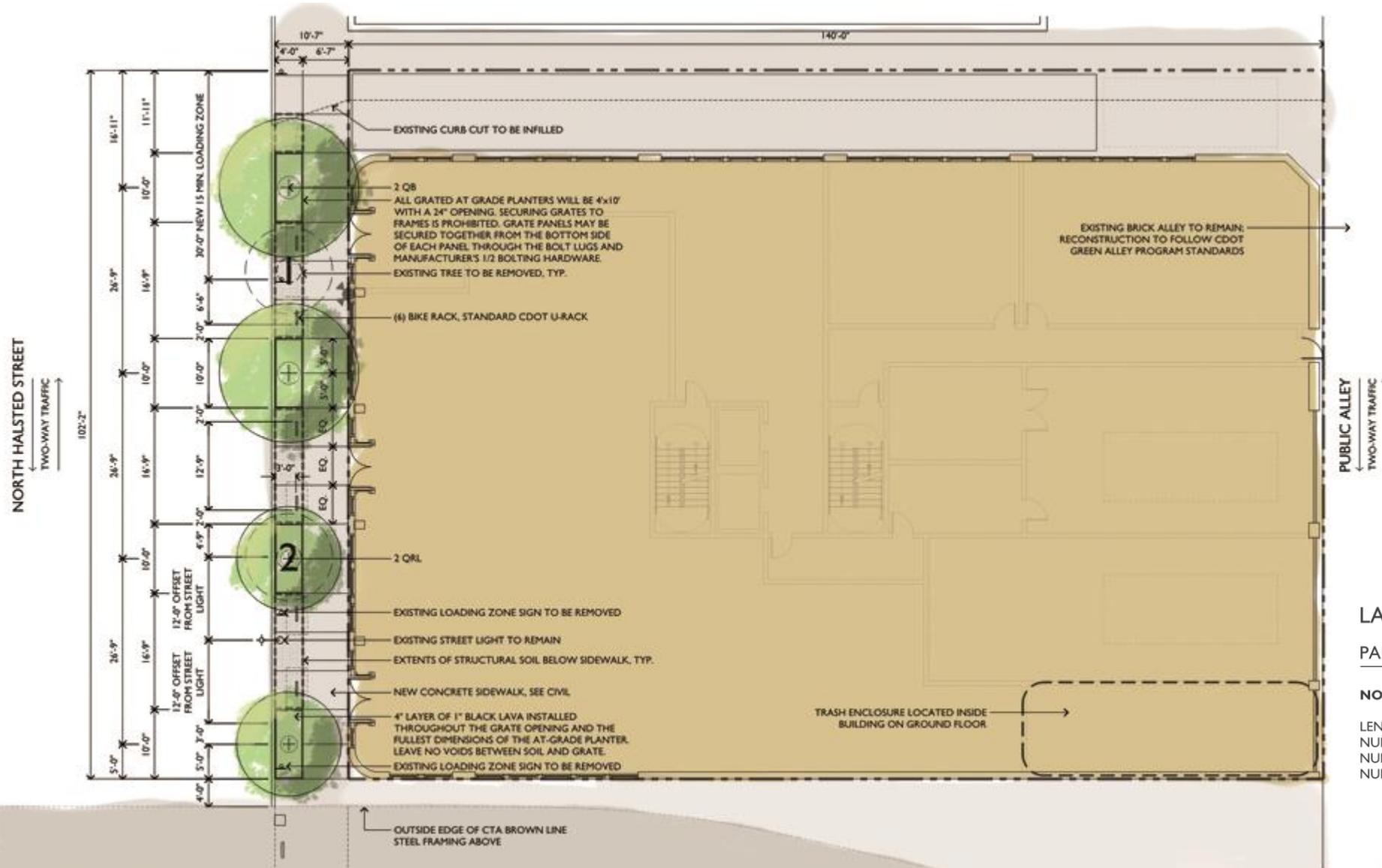


1 Active uses on all floors along Halsted Street

2 Street level spaces accommodate active uses with no blank walls and entrances to commercial spaces

3 New Landscaping improvements to public way

4 Grade level façade comprised of non reflective windows that allow views of indoor commercial space



LANDSCAPE ORDINANCE ANALYSIS

PARKWAY PLANTING

NORTH HALSTED STREET

LENGTH (LINEAR FEET)	102'-2"
NUMBER OF TREES REQUIRED (1 PER 25 LF)	4
NUMBER OF EXISTING TREES TO REMAIN	0
NUMBER OF ADDITIONAL TREES TO BE PROVIDED	4 TREES ARE PROVIDED.

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"





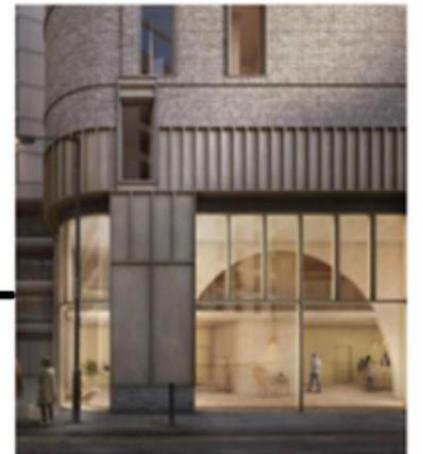
STREET RENDERING



FACE BRICK CLADDING



GLASS AND ALUMINUM WINDOWS WITH
PROJECTED METAL FRAME TO MATCH
STOREFRONT FINISH



GLASS AND ALUMINUM RETAIL
STOREFRONT WITH DARK FINISH

BUILDING MATERIALS

Sustainability

Energy

- 2.1 – Designed to earn the Energy Star30 pts
- 2.3 – Exceed Energy Code (10%).....30 pts

Green Roofs

- 5.1 – Green Roof 50-100%.....10 pts

Water

- 6.1 – Indoor Water Use Reduction (25%).....10 pts

Transportation

- 7.1 – Proximity to Transit Service.....5 pts
- 7.5 – Bike Parking Commercial & Industrial.....5 pts

Solids Waste

- 8.1 – 80% Waste Diversion.....10 pts

Total 100 pts



Stormwater

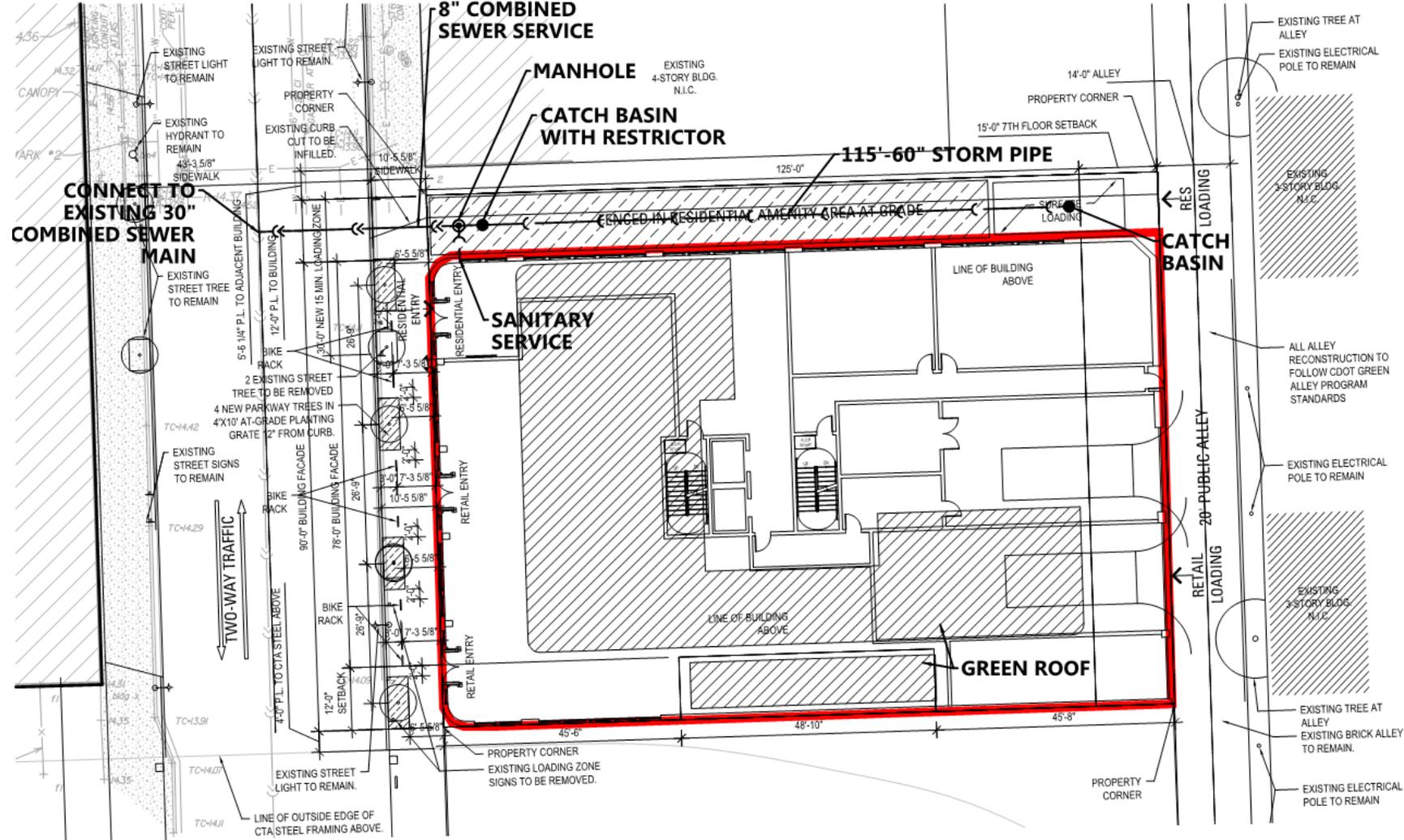
Stormwater Area Calculations

Proposed Building	10,040 SF
Proposed Green Roof	4,644 SF
Total Site Area	14,300 SF
Sidewalk	1,700 SF
DWF Equivalent Area	820 SF
Total Equivalent Site Area	16,820 SF

Stormwater Compliance Summary

Equivalent Site Area > 15,000 SF

1,900 CF of stormwater detention at release rate of 0.15 CTS
per the Stormwater Management Ordinance



Affordable Housing Ordinance Requirement

Total Dwelling Units: 79

Total ARO Units required: 8 (10% of 79)

- 2 Units provided within 2 miles and in a higher-income area
- Fee in lieu in the amount of \$794,466.00 for remaining 6 units (\$132,411 per ARO Unit)

Economic + Community Benefits



Public Benefits

Construction Jobs – 176 (estimate)

Office/Retail Jobs – 6-10

Participation & Hiring Goals

50% Participation from City of Chicago Residents

26% Participation from Qualified Minority Business Enterprises

6% Participation from Qualified Women Business Enterprises

Community Outreach

Minority Assist Agency Relationships

Building Capacity / Unbundling Bid Packages



DPD Recommendations

DPD has concluded that **this proposal is appropriate for this site and supports this development** for the following reasons:

- ❖ Promotes unified planning and development (per 17-8-0102);
- ❖ Promotes economically beneficial development patterns (per 17-8-0103);
- ❖ Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A 1-4);
- ❖ It is in compliance with Planned Development Standards and Guidelines:
 - Pedestrian Orientation (17-8-0905-A1-4)
 - Building Features (17-8-0905-B)
 - Urban Design (17-8-0906-A)
 - Building Orientation and Massing (17-8-0906-B 1,3)
 - Building Design (17-8-0907-A, B 3, C 1-3)