



CHICAGO PLAN COMMISSION

Department of Planning and Development

AMENDMENT TO PD 138, 811 West Montrose

Technical Amendment to Allow Additional Commercial Uses

Eight Eleven Uptown

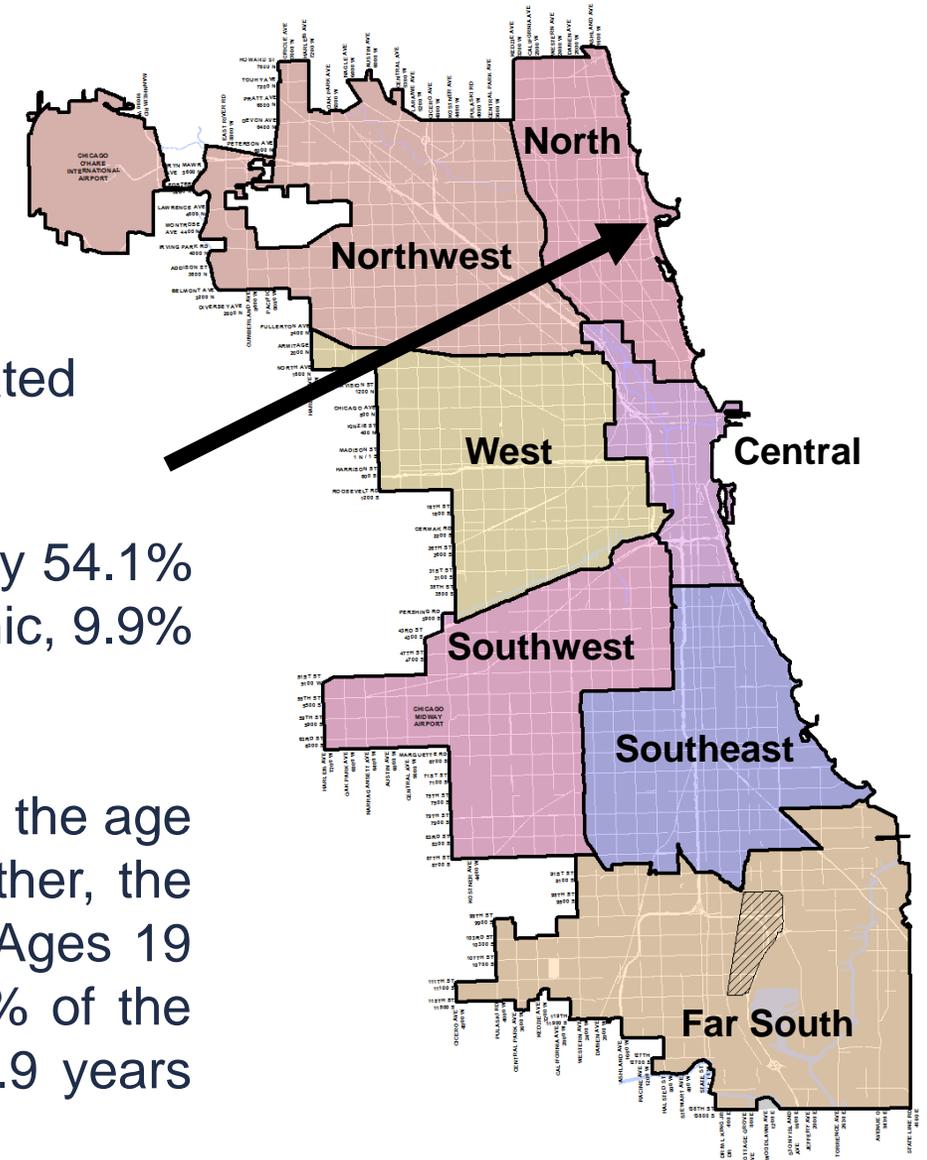
Montrose and Clarendon, LLC

October 15, 2020

★ Uptown Snap Shot

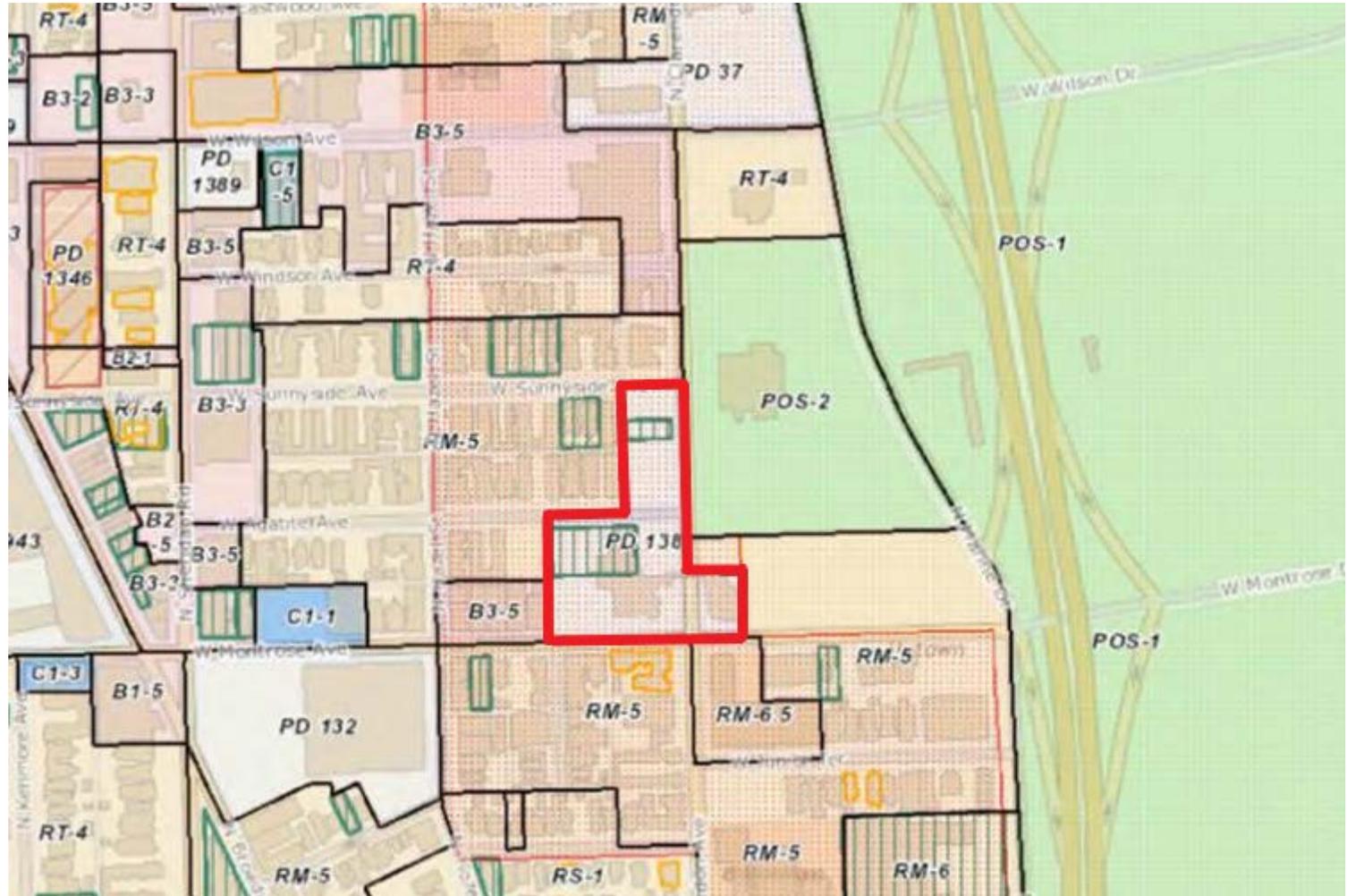
COMMUNITY AREA INFORMATION:

- Uptown is located 6 miles north of the Chicago Loop, situated adjacent to Lake Michigan
- The racial makeup of the community area is approximately 54.1% White, 15.1% Hispanic or Latino, 17.5% Black non-Hispanic, 9.9% Asian, and 3.3% from other races.
- The population's age distribution shows a concentration in the age range of 20-64, at 74% of the population. Focusing further, the cohort aged 20-49 comprised 56.1% of the population. Ages 19 and under represent 13.6% of the population, and 14.4% of the population is 65 years or older. The median age is 36.9 years compared to a citywide figure of 34.3 years.

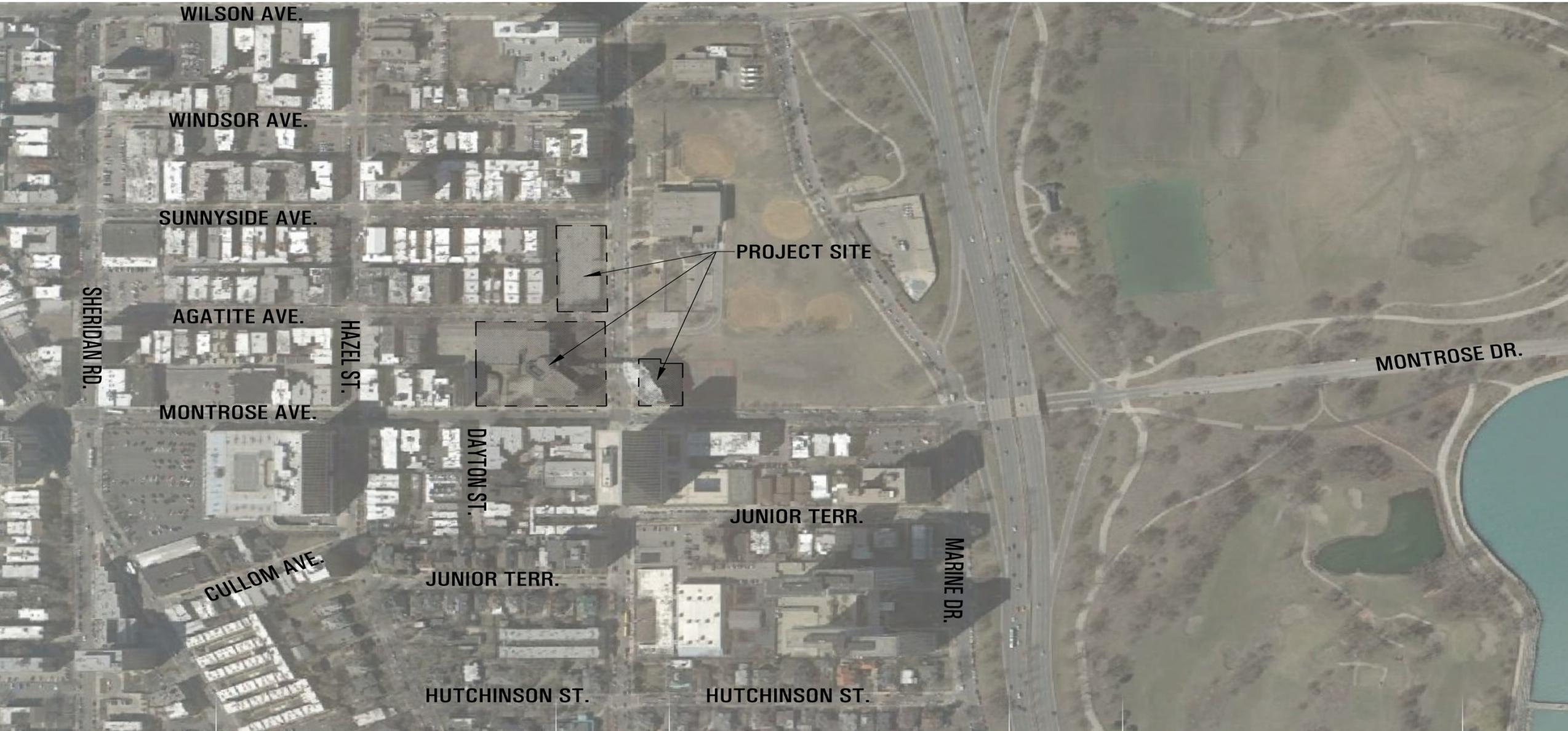


★ PD 138

- Former Columbus-Maryville Emergency Shelter / Cuneo Hospital – vacant since 2009
- PD 138 was established in 2016
- Phased redevelopment / residential-commercial mixed-use

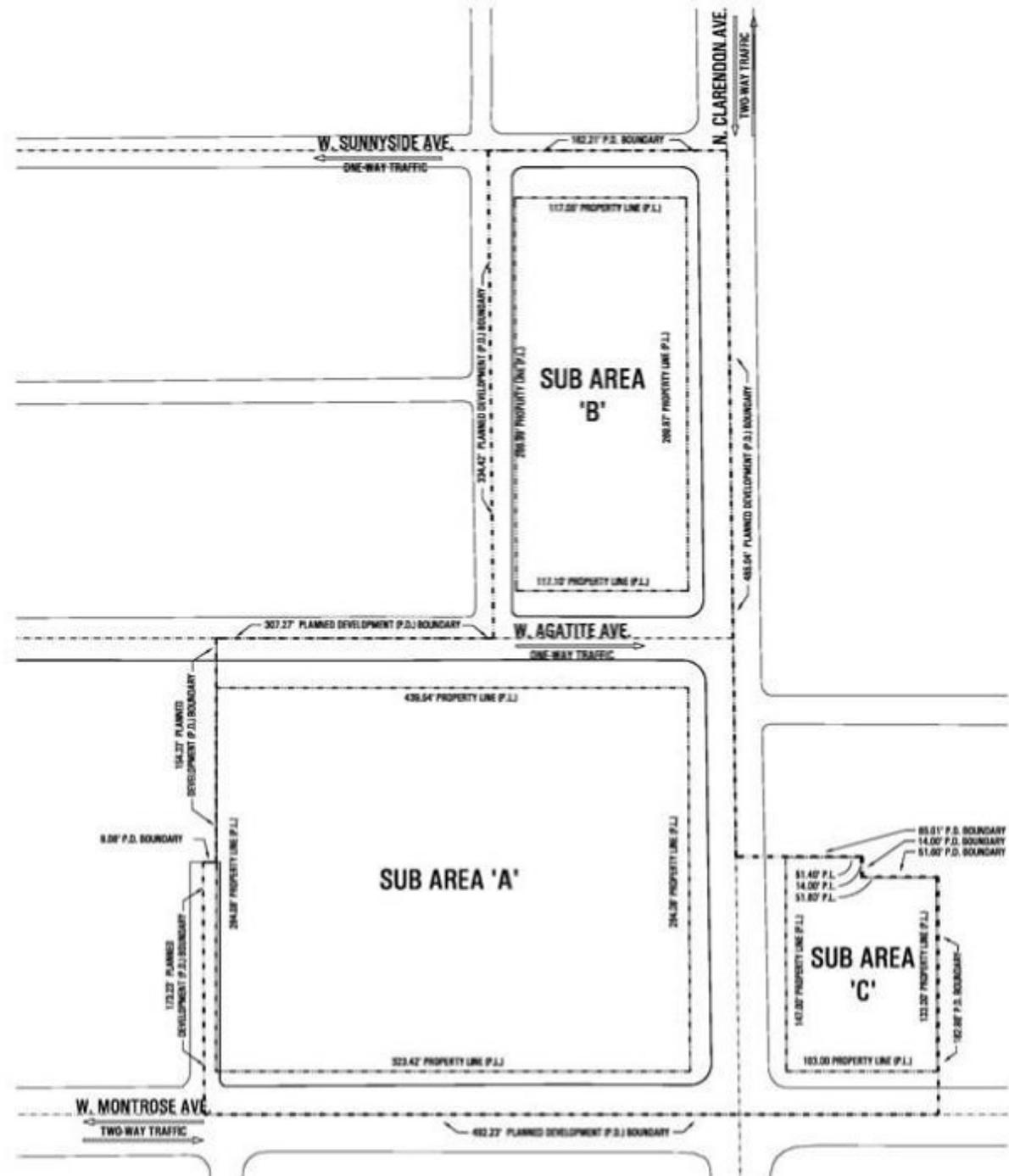


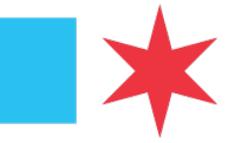
Site Aerial



★ PD 138

- Subarea A: 32,000 square feet of commercial space; 381 residential units (373 apartments + 8 townhomes along Agatite)
- Subarea B: Residential building with up to 250 dwelling units
- Subarea C: 6,000 square-foot commercial building
- A broad range of commercial uses are permitted. The purpose of the PD amendment is to permit additional commercial uses, consistent with the underlying B3-5 Community Shopping District





Existing Photos



Existing Photos



Existing Photos

Project Timeline + Community Benefits



- PD Established 2016
- Project ground-breaking on Subarea A and Subarea C in 2016
- Subarea A residential tower (shell, core, and interior build-out) and commercial space shell and core were completed in 2019
- Developer has fully leased the Subarea C commercial space, and is in late-stage discussions with a potential tenant to take the majority of the Subarea A commercial space.
- The PD amendment is necessary to allow one of the Subarea C tenants – a vet clinic.
- Additional commercial uses that are permitted in the underlying B3-5 district are also being added, to improve the marketability of the commercial space.

MBE/WBE Strategy:

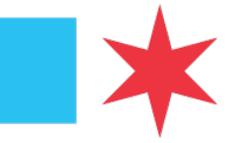
- The project was required to achieve 24% MBE, 4% WBE and 50% local workforce
- Project achieved 27.26% MBE and 9.47% WBE, and approx. 40% resident hiring

Project Facts

- Project cost: \$131 million
- 500 construction jobs
- 65 permanent jobs



A diverse, skilled and dedicated workforce is an asset to every project.



Photo