



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**400 N. ELIZABETH LIFE SCIENCES**

**400 N. Elizabeth Street (27th Ward)**

**Mark Goodman & Associates, Inc.**

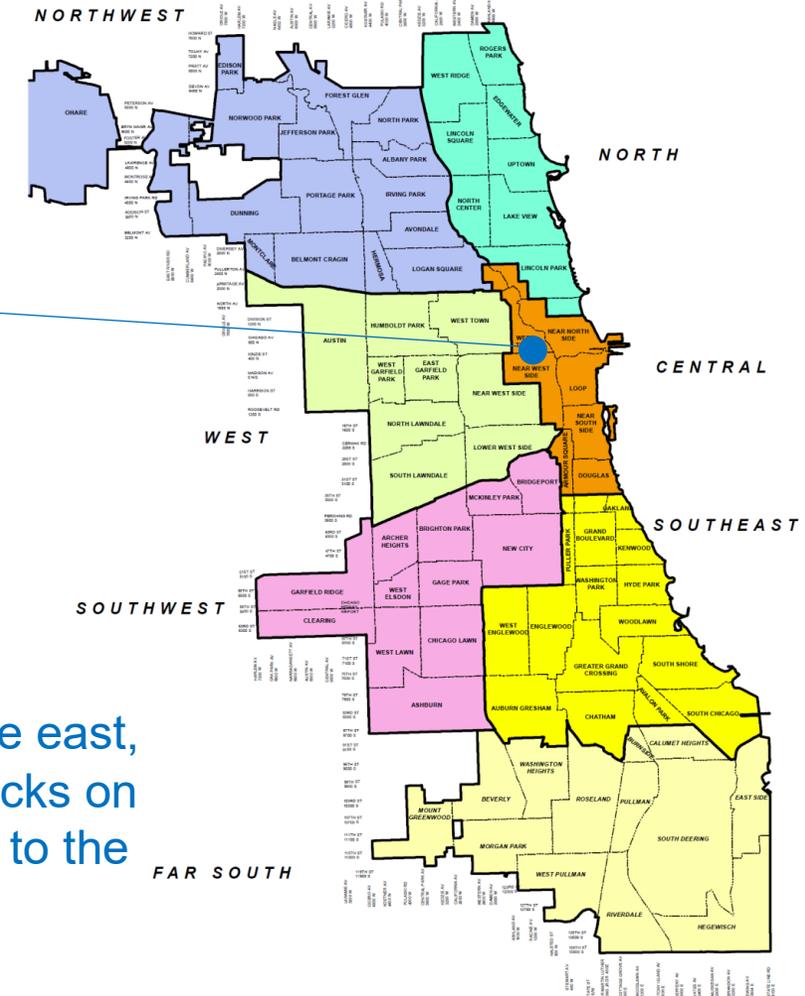
10/21/2021

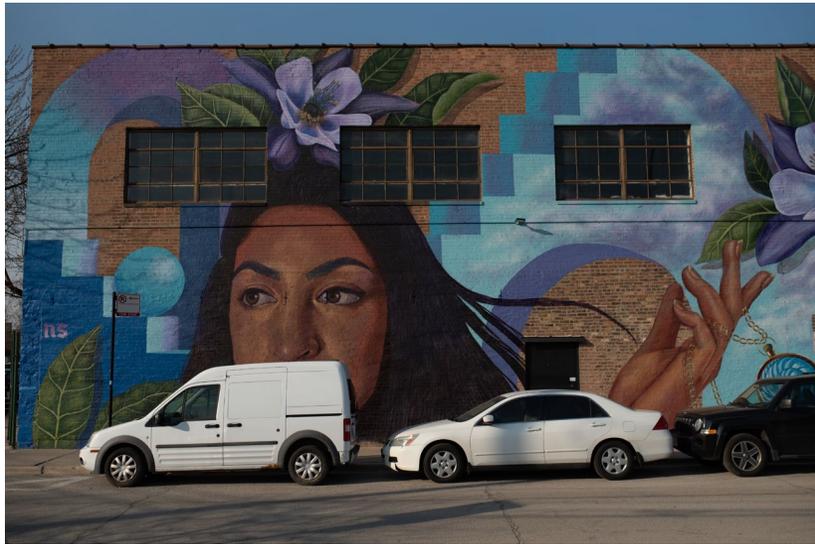
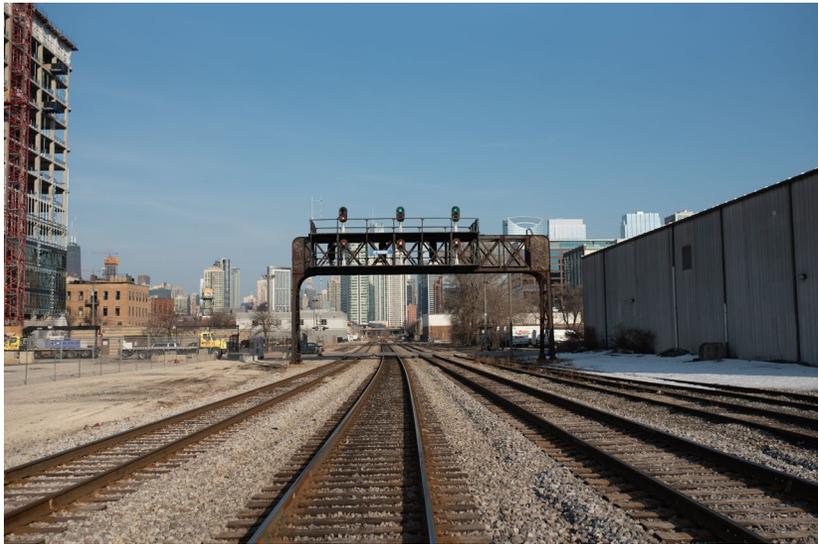
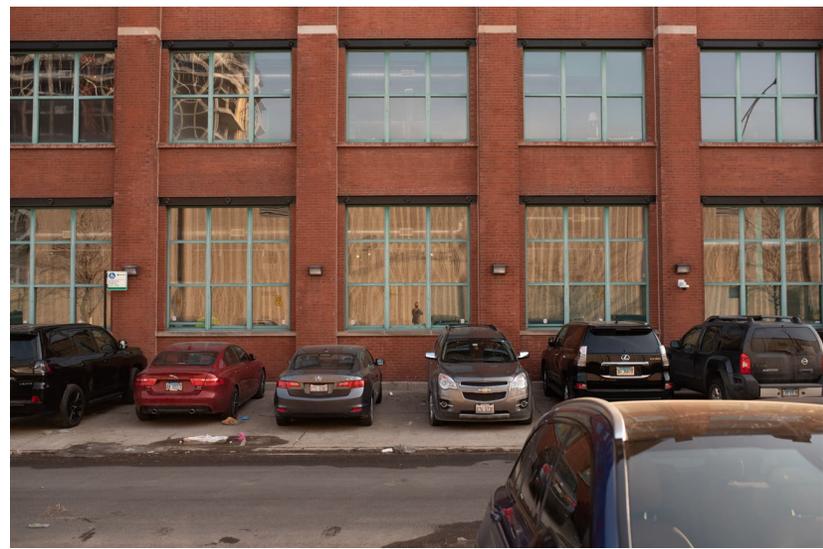
# Community Area Snap Shot

## COMMUNITY AREA INFORMATION:

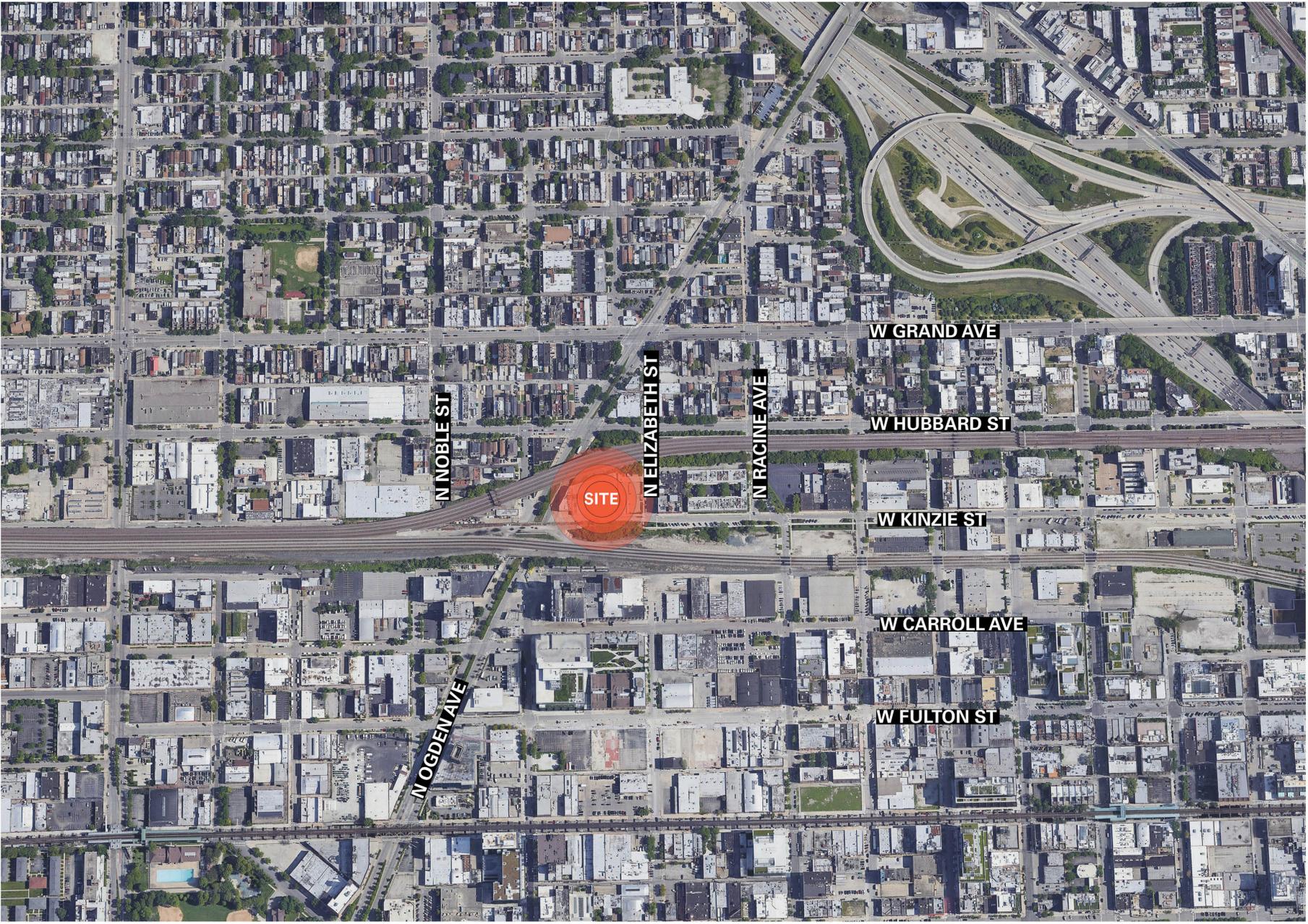
- West Town, 400 N. Elizabeth Street
- Demographic Data: *source CMAP*
  - 87,781 population
  - Avg HH Income: \$104,639
  - 42,920 housing units
  - Median Age: 32
  - 45.7% of residents are between the ages of 20 to 34
  - 39.7% drive to work
- Neighborhood Context:

“The boundaries of the community area are the Chicago River to the east, the Union Pacific railroad tracks to the south, the former railroad tracks on Bloomingdale Avenue to the North, and an irregular western border to the west that includes the city park called Humboldt Park.” *Wikipedia*





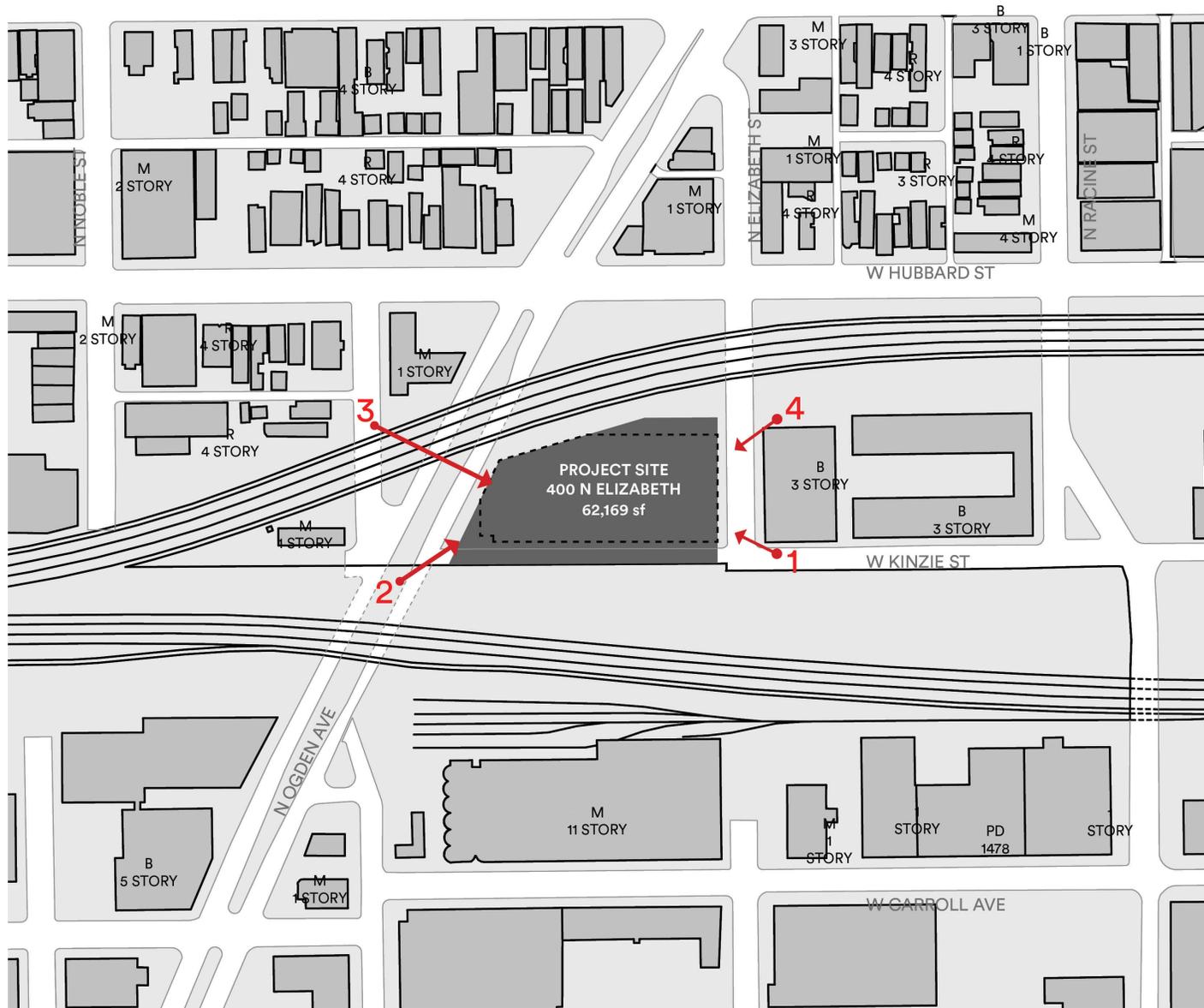
# COMMUNITY CONTEXT



NOT TO SCALE

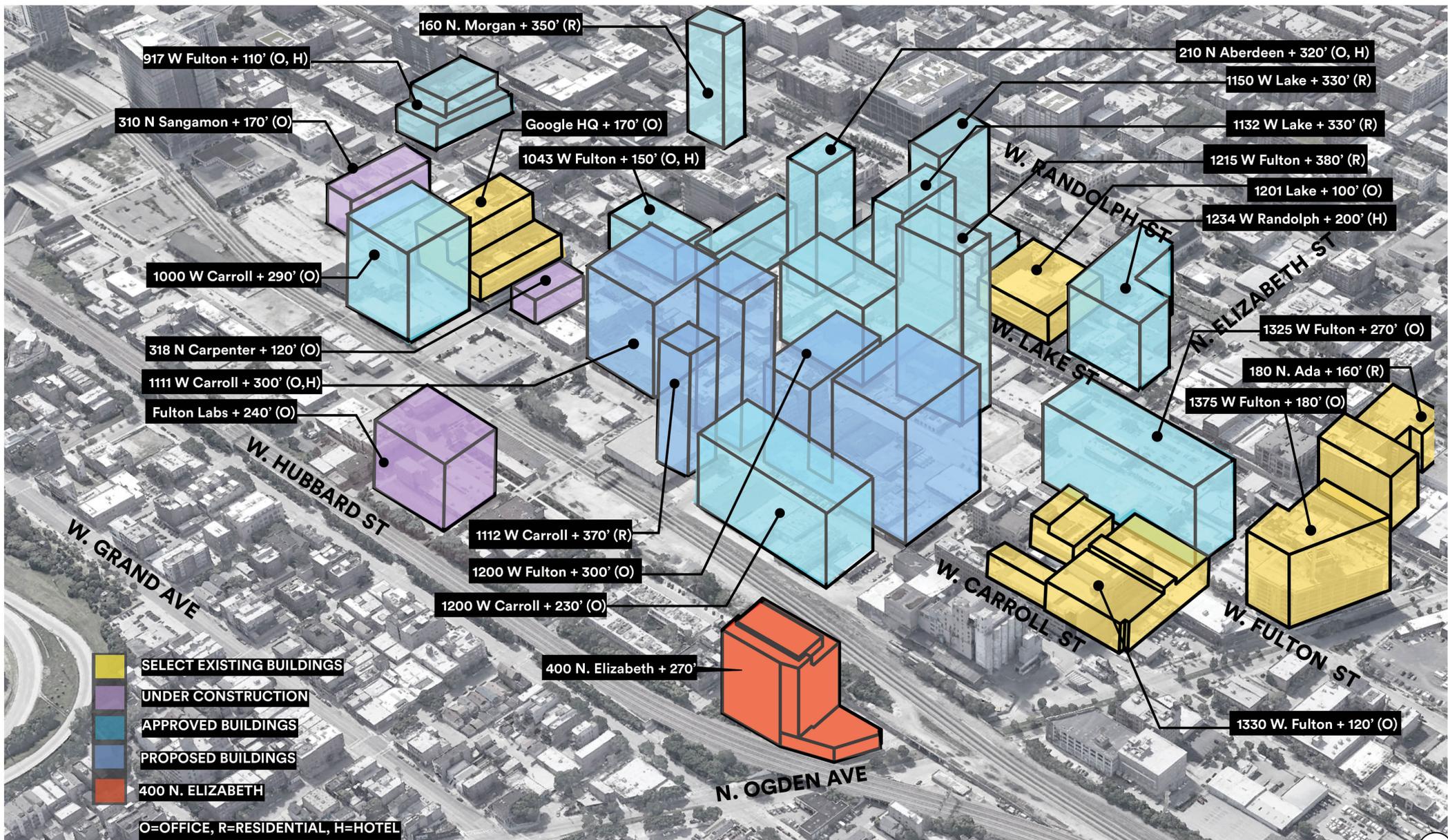


# SITE LOCATION + CONTEXT



NOT TO SCALE

# EXISTING LAND USE PLAN



NOT TO SCALE, HEIGHTS ESTIMATED



# EXISTING AND PROPOSED DEVELOPMENT DIAGRAM







AERIAL VIEW LOOKING EAST



AERIAL RENDERING LOOKING NORTHEAST



**VIEW LOOKING WEST ON ELIZABETH**



**VIEW LOOKING SOUTH ON ODGEN**

# STREET LEVEL VIEWS



**VIEW LOOKING NORTH / EAST ON ODGEN**



**CURRENT VIEW**

**PEDESTRIAN CONTEXT**



**VIEW FROM CORNER OF KINZIE**



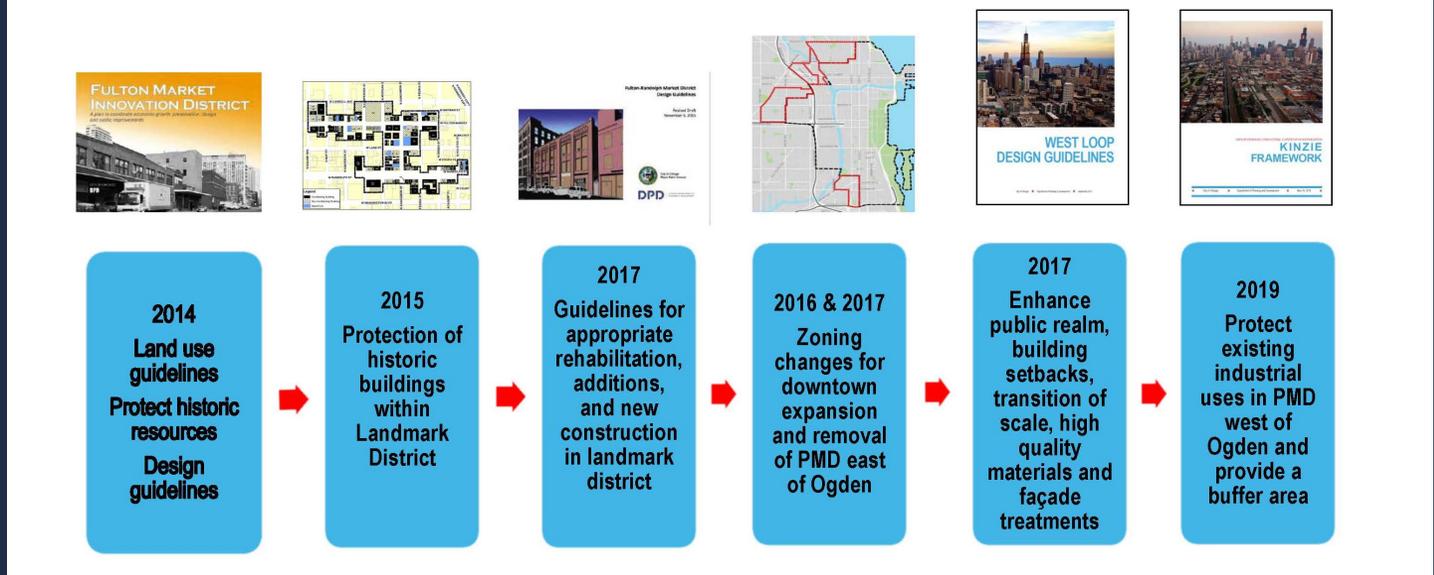
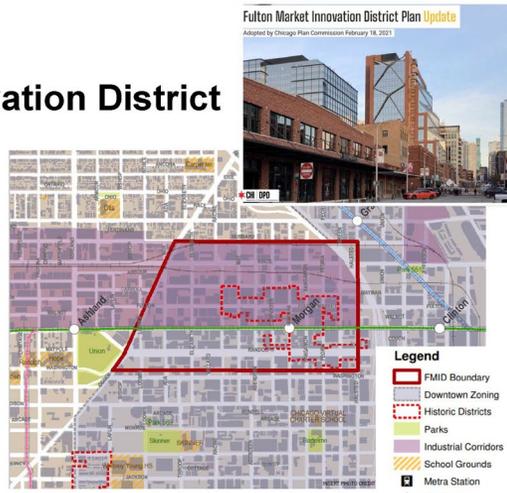
**CURRENT VIEW**

**PEDESTRIAN CONTEXT**

# ★ Planning Context

## ★ Fulton Market Innovation District

*The Fulton Market community is where traditional and innovative businesses and buildings coexist in a dynamic downtown environment. The community is already a vital economic engine for the City, with a variety of companies, service providers, and quality-of-life amenities. Looking to the future, the area should continue to evolve as a desirable, functional, mixed-use and mixed-income neighborhood for workers, residents and visitors.*



- FULTON MARKET INNOVATION DISTRICT (FMID) GOALS: TRADITIONAL AND INNOVATIVE BUSINESSES COEXISTING TO FOSTER A DYNAMIC DOWNTOWN AREA
- WEST LOOP DESIGN GUIDELINES: ENHANCE PUBLIC REALM WITH MASSING TRANSITIONS, PEDESTRIAN EXPERIENCE, AND QUALITY MATERIALS
- COMMUNITY BENEFITS TO EVOLVE, IMPROVING QUALITY OF LIFE, INFRASTRUCTURE AND AMENITIES
- BUILD A FUNCTIONAL MIXED-USE NEIGHBORHOOD THAT IS DESIRABLE TO THE COMMUNITY AND THE CITY

## Date of Initial PD Filing:

May 26, 2021

## Dates of Community Meetings (2021):

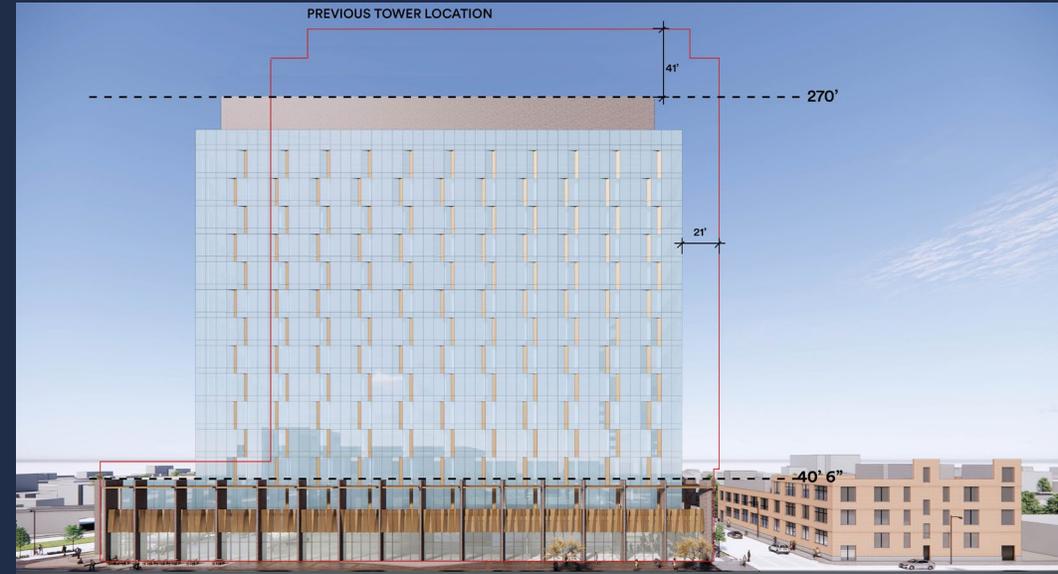
May 10	NOWL
May 18	400 N. Racine Condos
May 19	MCA
June 1	WLCO
July 6	Community Wide Mtg
August 25	407 N. Elizabeth
September 28	Community Wide Mtg

## Project Changes based on Feedback from DPD:

- Site plan adjustment to provide vehicular access via Elizabeth

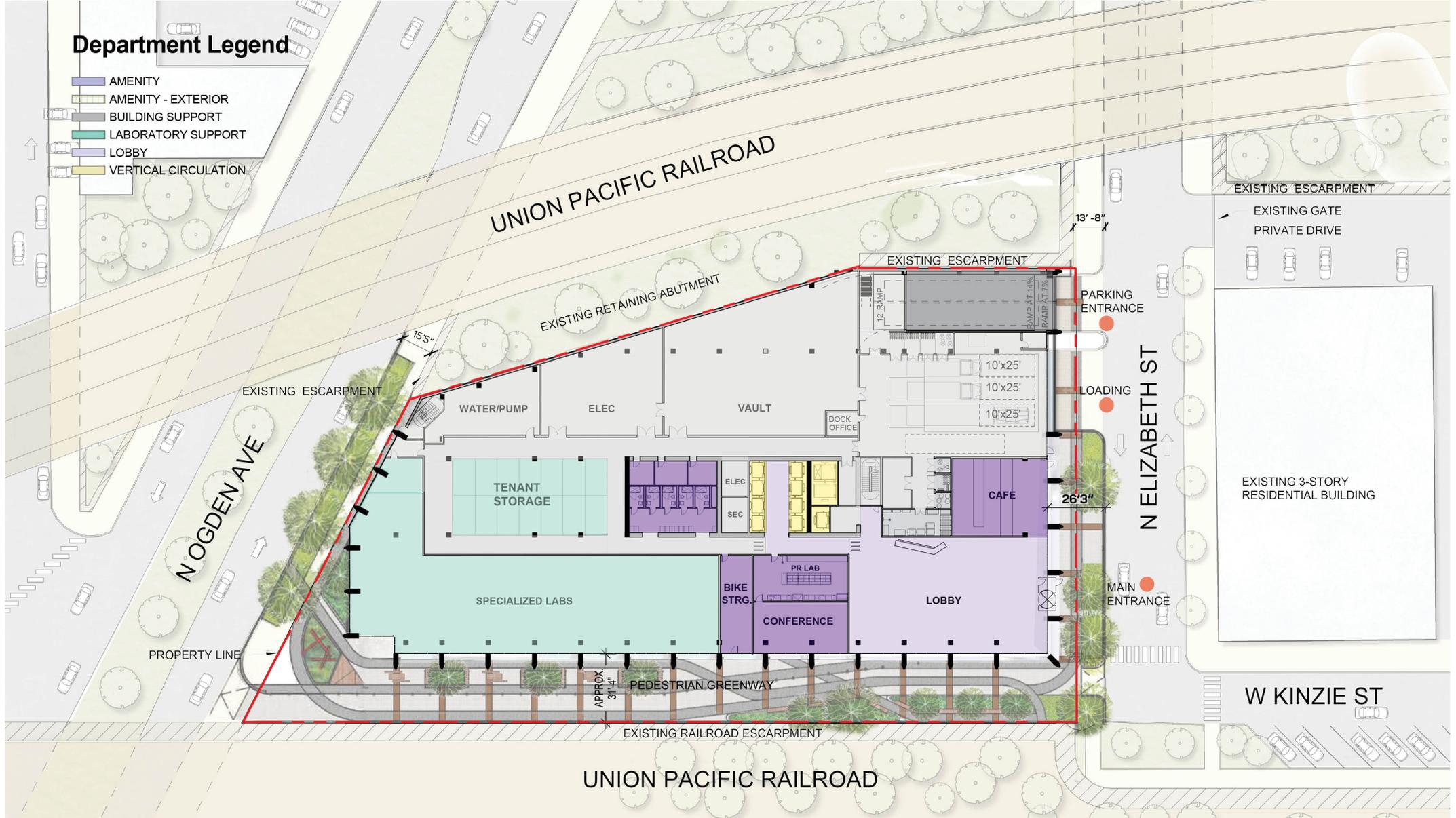
## Community Feedback resulted in the following revisions:

- Reduction in height from 309'-6" to 270'
- Reduction in stories from 19 to 16
- Increased setback along Elizabeth (to 21')
- Above grade parking (2 levels) moved to below grade



# Department Legend

- AMENITY
- AMENITY - EXTERIOR
- BUILDING SUPPORT
- LABORATORY SUPPORT
- LOBBY
- VERTICAL CIRCULATION

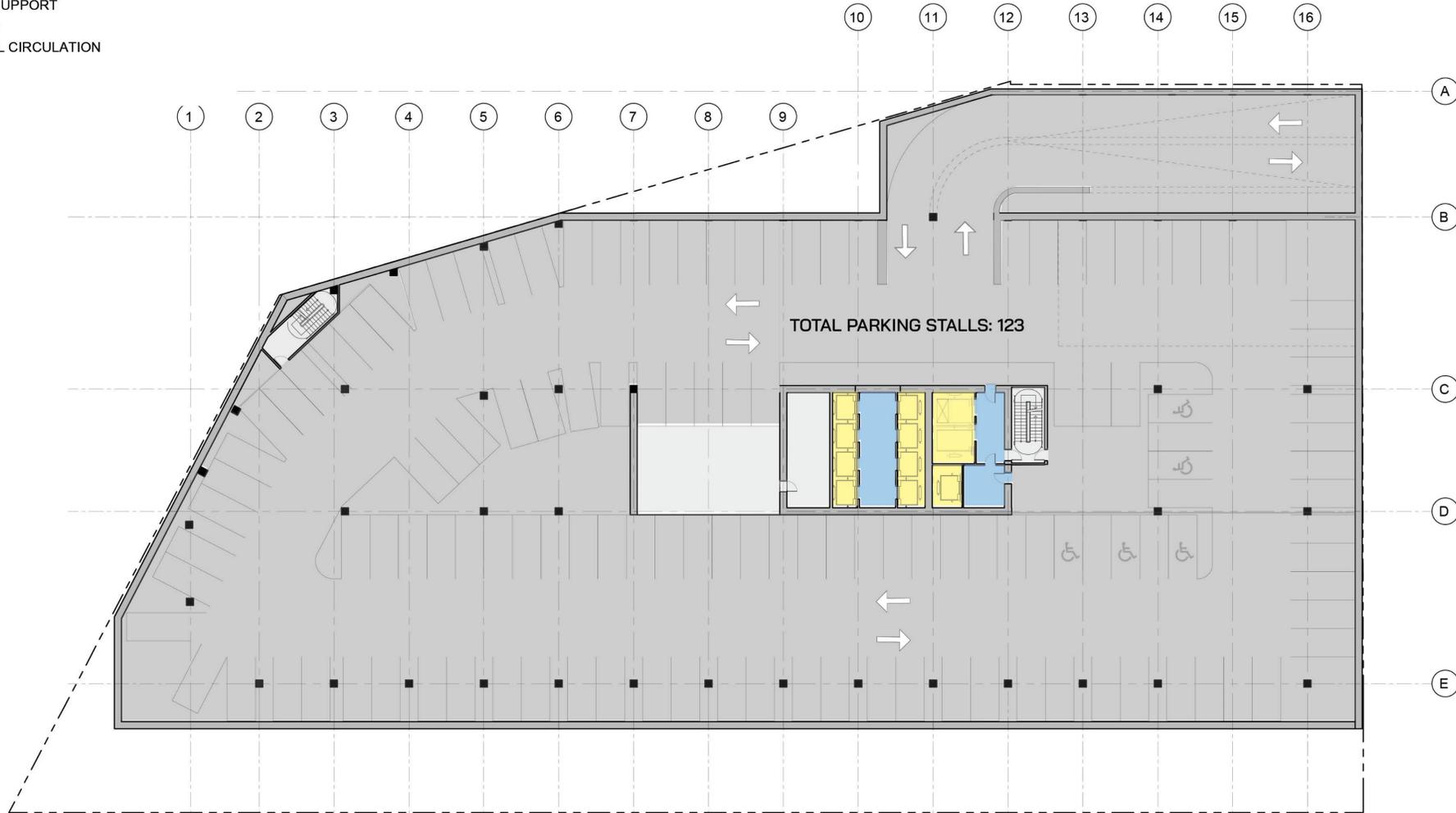


1"=40'

# SITE + GROUND FLOOR PLAN

# Department Legend

- BUILDING SUPPORT
- OFFICE SUPPORT
- PARKING
- VERTICAL CIRCULATION

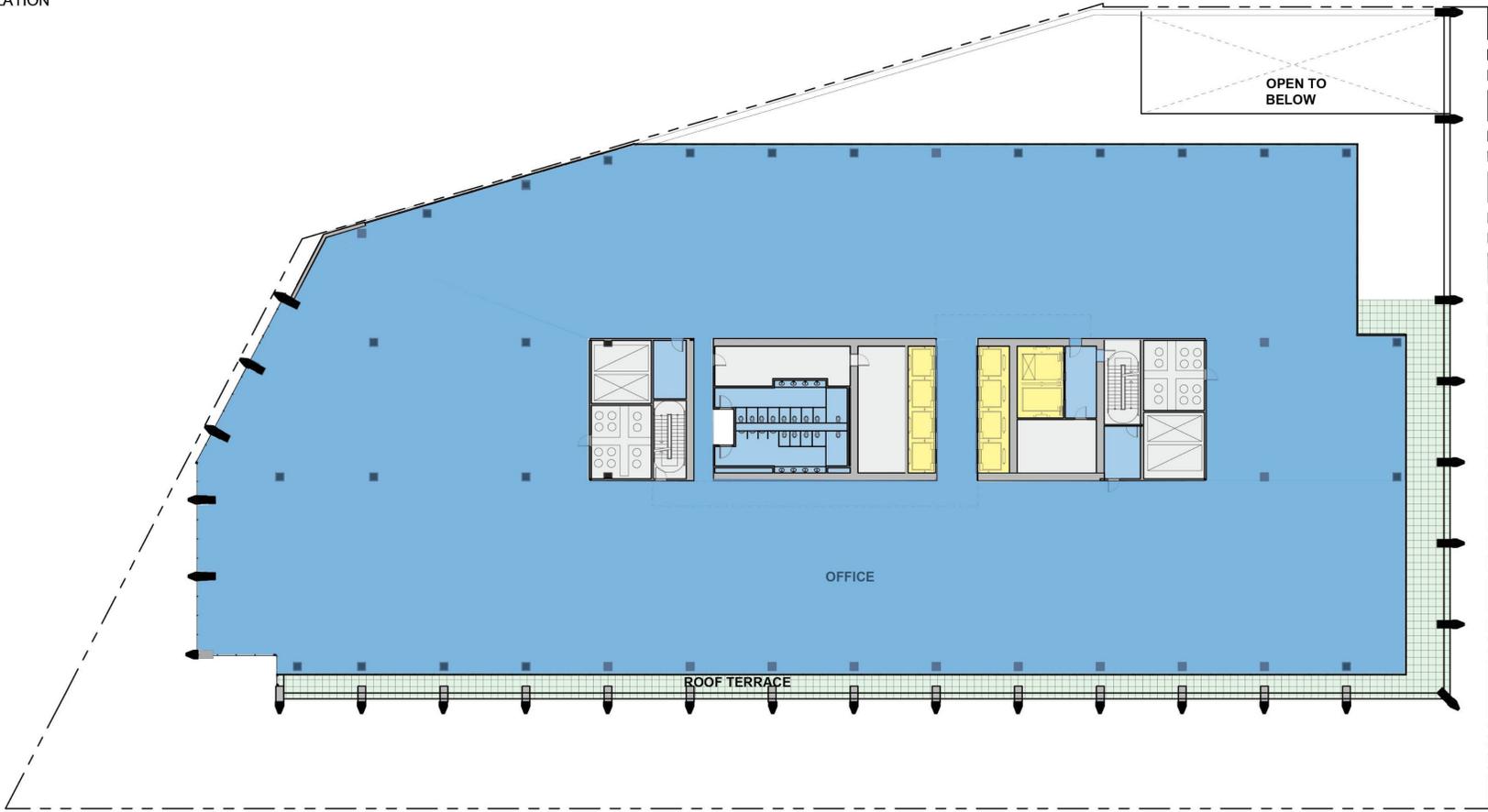


1"=30' 

# LOWER LEVEL PARKING PLAN

# Department Legend

- AMENITY - EXTERIOR
- BUILDING SUPPORT
- OFFICE
- OFFICE SUPPORT
- VERTICAL CIRCULATION

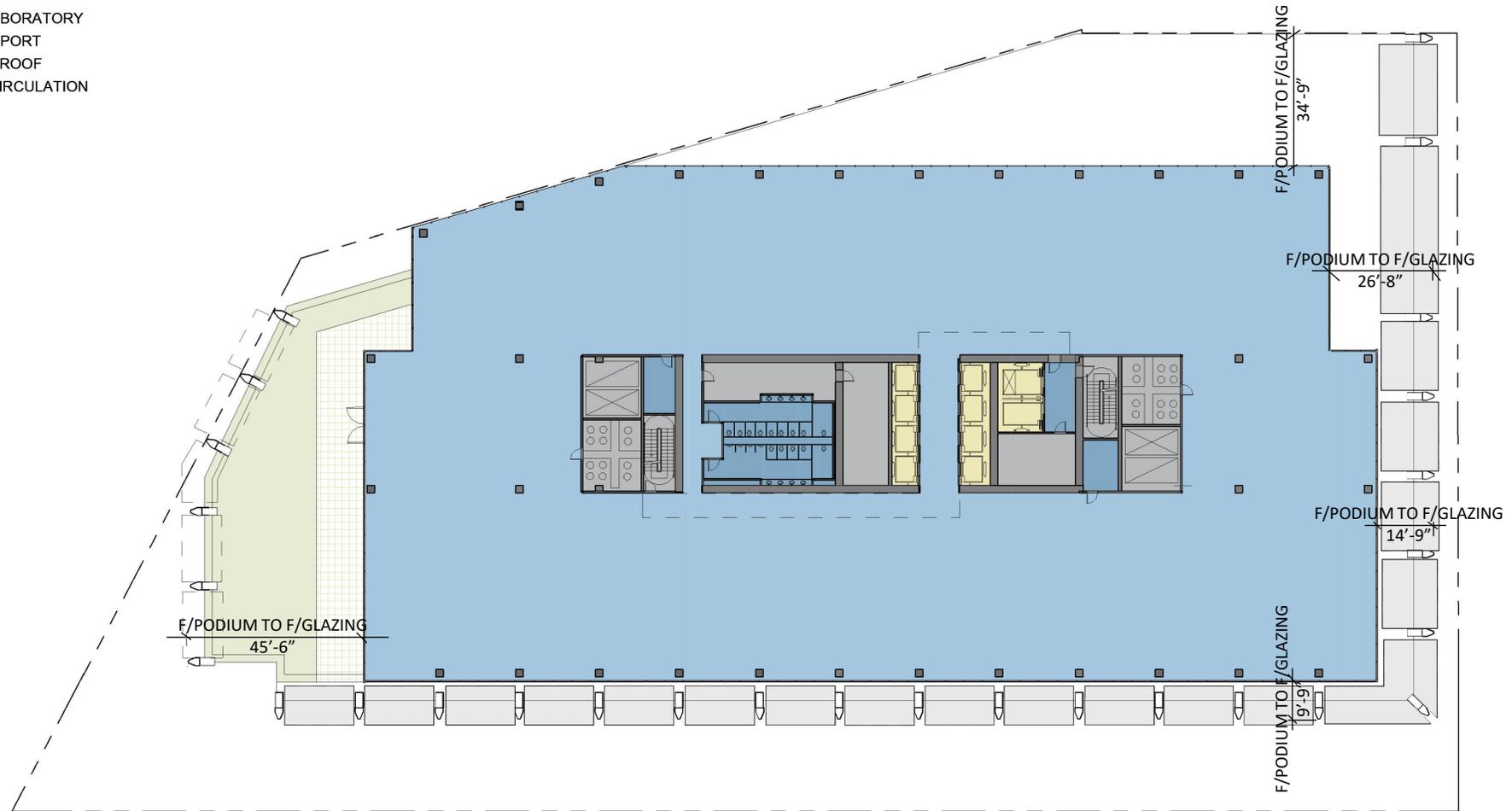


1"=30' N

# LEVEL 2 FLOOR PLAN

# Department Legend

- AMENITY - EXTERIOR
- BUILDING SUPPORT
- OFFICE
- OFFICE / LABORATORY
- OFFICE SUPPORT
- VEGTATED ROOF
- VERTICAL CIRCULATION



1"=30' 

# LEVEL 3 FLOOR PLAN

## Department Legend

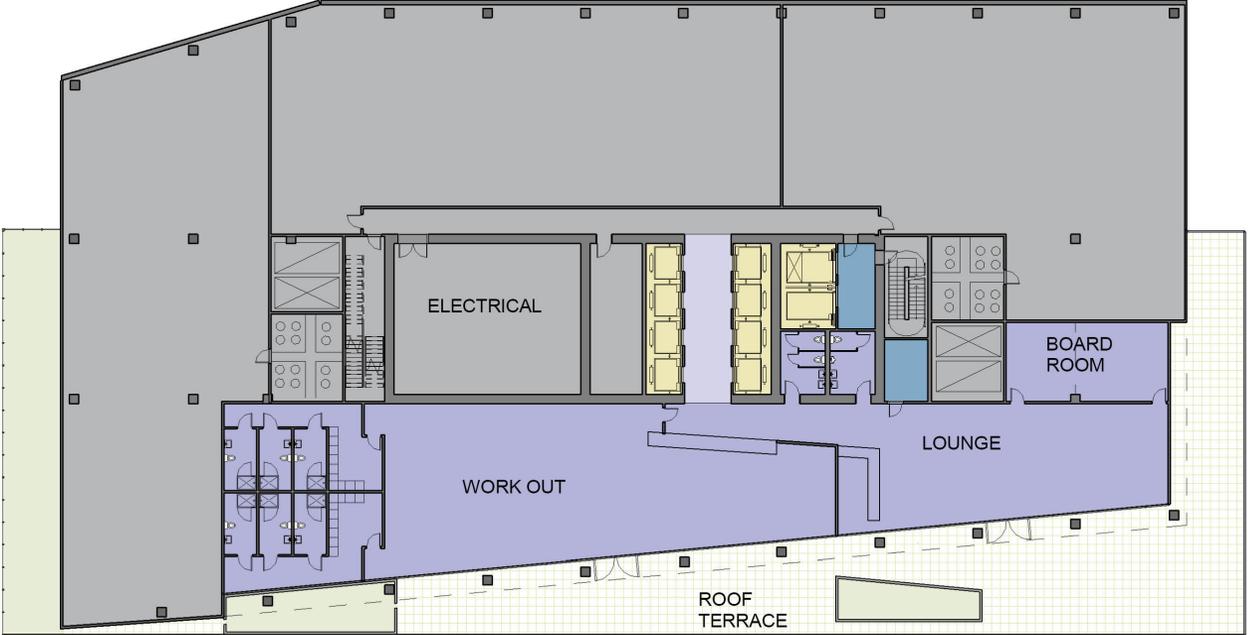
- BUILDING SUPPORT
- OFFICE
- OFFICE SUPPORT
- OPEN TO OUTDOORS
- VEGETATED ROOF
- VERTICAL CIRCULATION



1"=30' 

# Department Legend

- AMENITY
- AMENITY - EXTERIOR
- BUILDING SUPPORT
- LOBBY
- OFFICE SUPPORT
- VEGETATED ROOF
- VERTICAL CIRCULATION

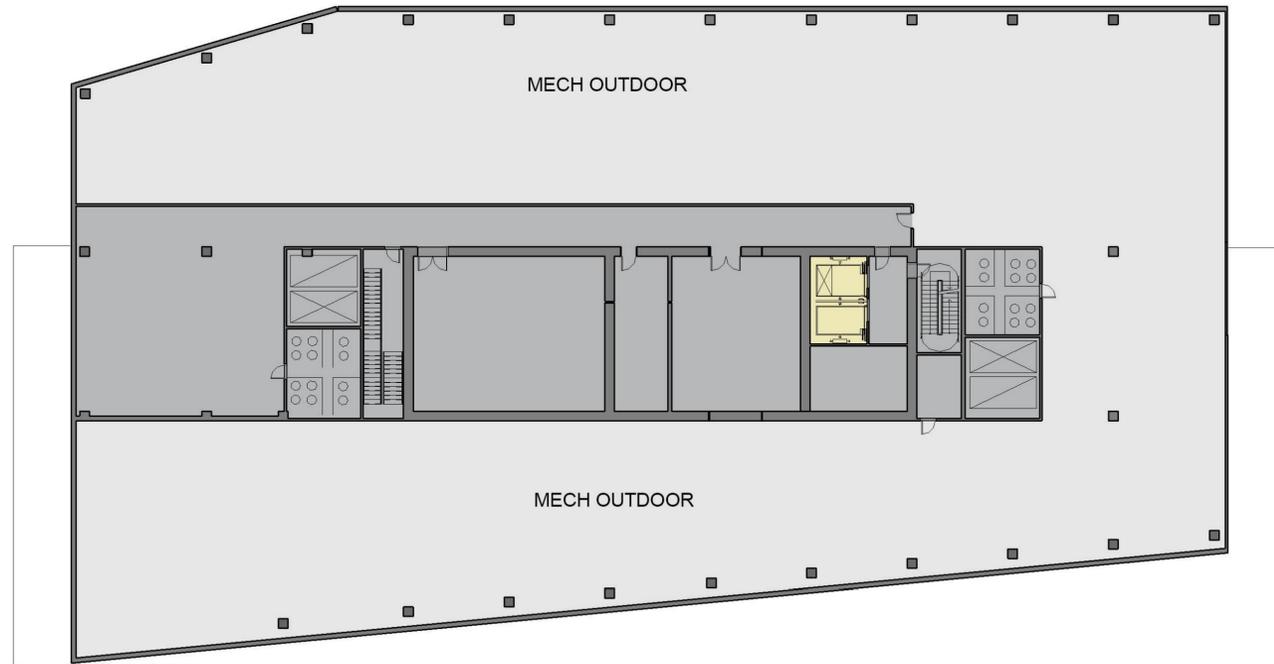


1"=30' 

# LEVEL 16 FLOOR PLAN

# Department Legend

- BUILDING SUPPORT
- OPEN TO OUTDOORS
- VERTICAL CIRCULATION



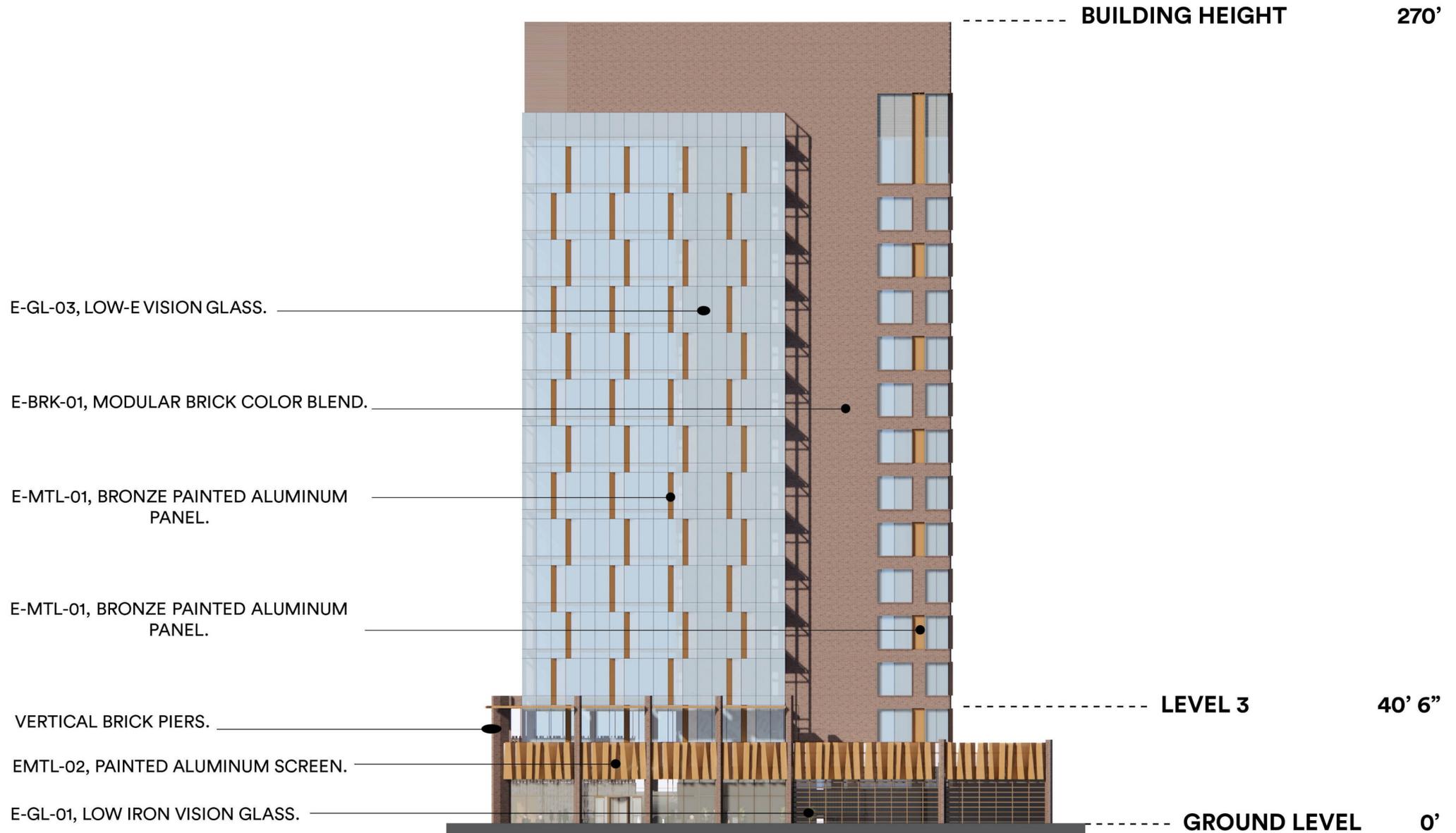
1"=30' 

# ROOF PLAN



NOT TO SCALE

# BUILDING ELEVATIONS - NORTH



NOT TO SCALE

# BUILDING ELEVATIONS - EAST

E-GL-03, LOW-E VISION GLASS.

E-BRK-01, MODULAR BRICK COLOR BLEND.

E-MTL-01, BRONZE PAINTED ALUMINUM PANEL.

E-MTL-01, BRONZE PAINTED ALUMINUM PANEL.

VERTICAL BRICK PIERS .

EMTL-02, PAINTED ALUMINUM SCREEN.

E-GL-01, LOW IRON VISION GLASS.

BUILDING HEIGHT

270'

LEVEL 3

40' 6"

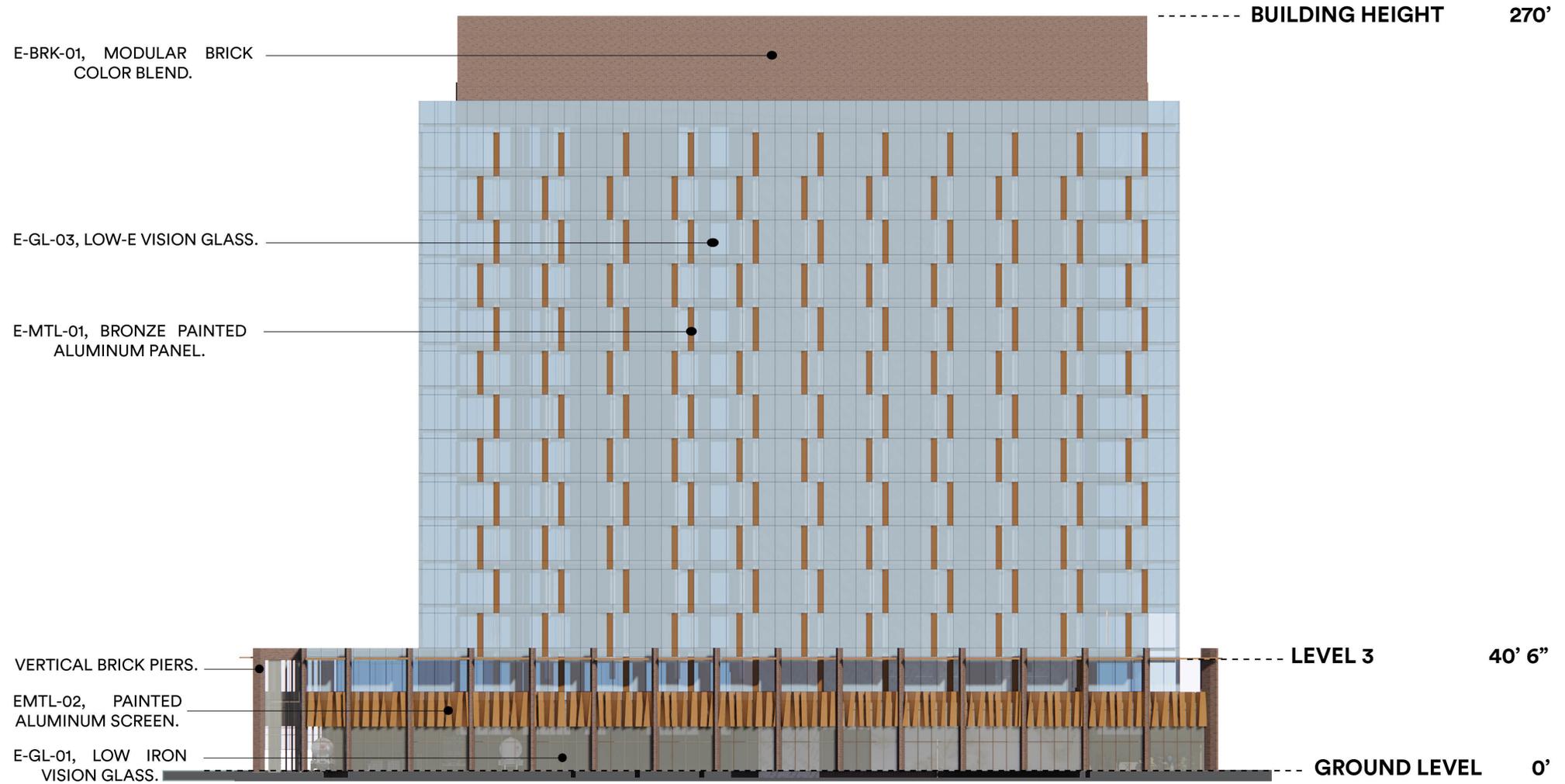
GROUND LEVEL

0'

NOT TO SCALE

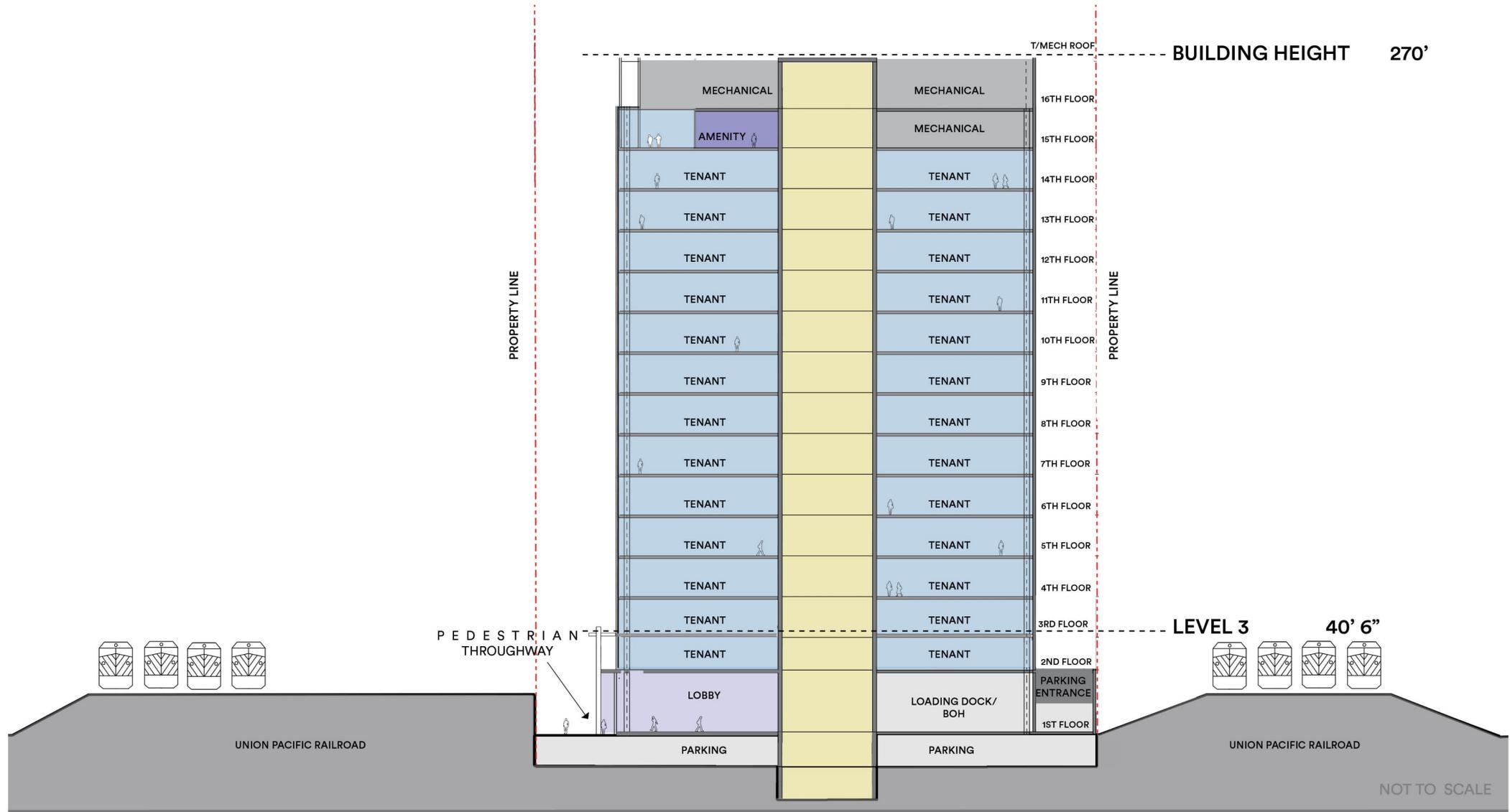
# BUILDING ELEVATIONS - WEST





NOT TO SCALE

# BUILDING ELEVATIONS - SOUTH



# BUILDING SECTION



ROOFTOP TERRACE WITH CITY VIEW

BLENDED BRICK MASS TO NORTH TERMINATES AT MECHANICAL ROOF ENCLOSURE

FLOOR TO FLOOR LOW-E VISION GLASS

BRONZE PAINTED ALUMINUM PANELS LOCATED ALONG THE FAÇADE CREATES A DYNAMIC RHYTHM

PLANTED TERRACE THAT ACTIVATES PODIUM ZONE ENHANCING TENANT AND STREET LEVEL EXPERIENCE

PAINTED ALUMINUM FOLDED SCREEN CREATING DEPTH AND RECALLING THE RAIL LINE HISTORY AND CONTEXT

FLOOR TO CEILING VISION GLASS PROMOTING A CONNECTION AT THE STREET LEVEL ENHANCING ACTIVE STREET SCAPES AND PEDESTRIAN THROUGHWAY

# FACADE



FLOOR TO FLOOR LOW-E VISION GLASS

BRONZE PAINTED ALUMINUM PANELS LOCATED ALONG THE FAÇADE CREATES A DYNAMIC RHYTHM

PAINTED ALUMINUM FOLDED SCREEN CREATING DEPTH AND RECALLING THE RAIL LINE HISTORY AND CONTEXT

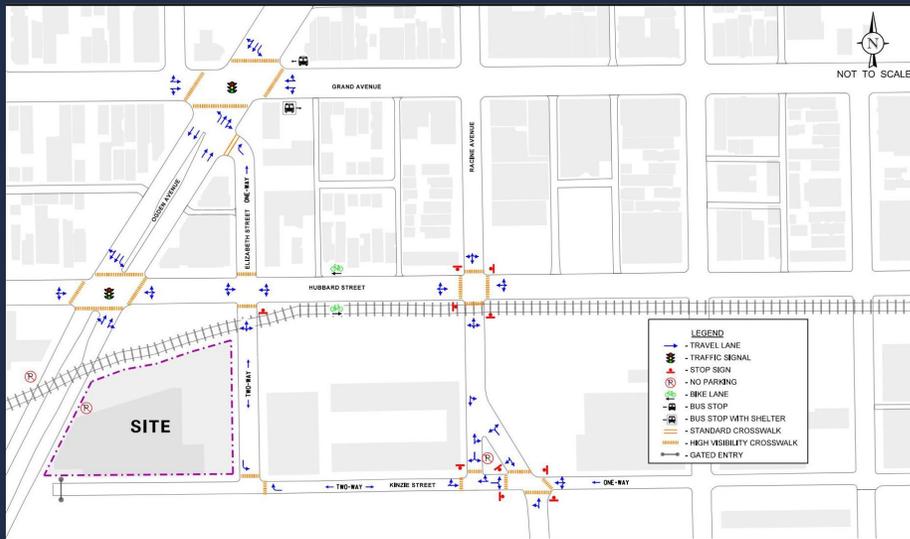
BRICK PIERS LEND TEXTURE AND CONTEXT WHILE ESTABLISHING A RHYTHMIC ARCADE EFFECT THAT ENHANCES STREET AND PEDESTRIAN EXPERIENCE

FLOOR TO CEILING VISION GLASS PROMOTING A CONNECTION AT THE STREET LEVEL ENHANCING ACTIVE STREETScape AND PEDESTRIAN THROUGHWAY



## 17-8-0904 Transportation, Traffic and Parking

- PROMOTE SAFE AND EFFICIENT CIRCULATION OF PEDESTRIANS, CYCLISTS AND MOTOR VEHICLES
- ENCOURAGE THE USE OF MASS TRANSIT AND BICYCLE USE
- MINIMIZE AND MITGATE EXISTING TRAFFIC PATTERNS IN THE VICINITY
- ENSURE ACCESSIBILITY FOR PERSONS WITH DISABILITIES
- MINIMIZE THE VIEW OF LOADING AND SERVICE AREA BY PROVIDING DEPTH IN LOADING BAYS
- MINIMIZE THE VISUAL IMPACT OF VEHICLE PARKING ON THE SITE BY PLACING PARKING BELOW GRADE
- IMPROVE PEDESTRIAN ORIENTATION



TRANSPORTATION, TRAFFIC, AND PARKING

Traffic Impact Study  
400 North Elizabeth Street  
Proposed Life Science Office Development  
Chicago, Illinois



Prepared For:

MARK GOODMAN  & ASSOCIATES, INC.

  
Kenna, Lindgren, O'Hara, Abouma, Inc.

October 5, 2021

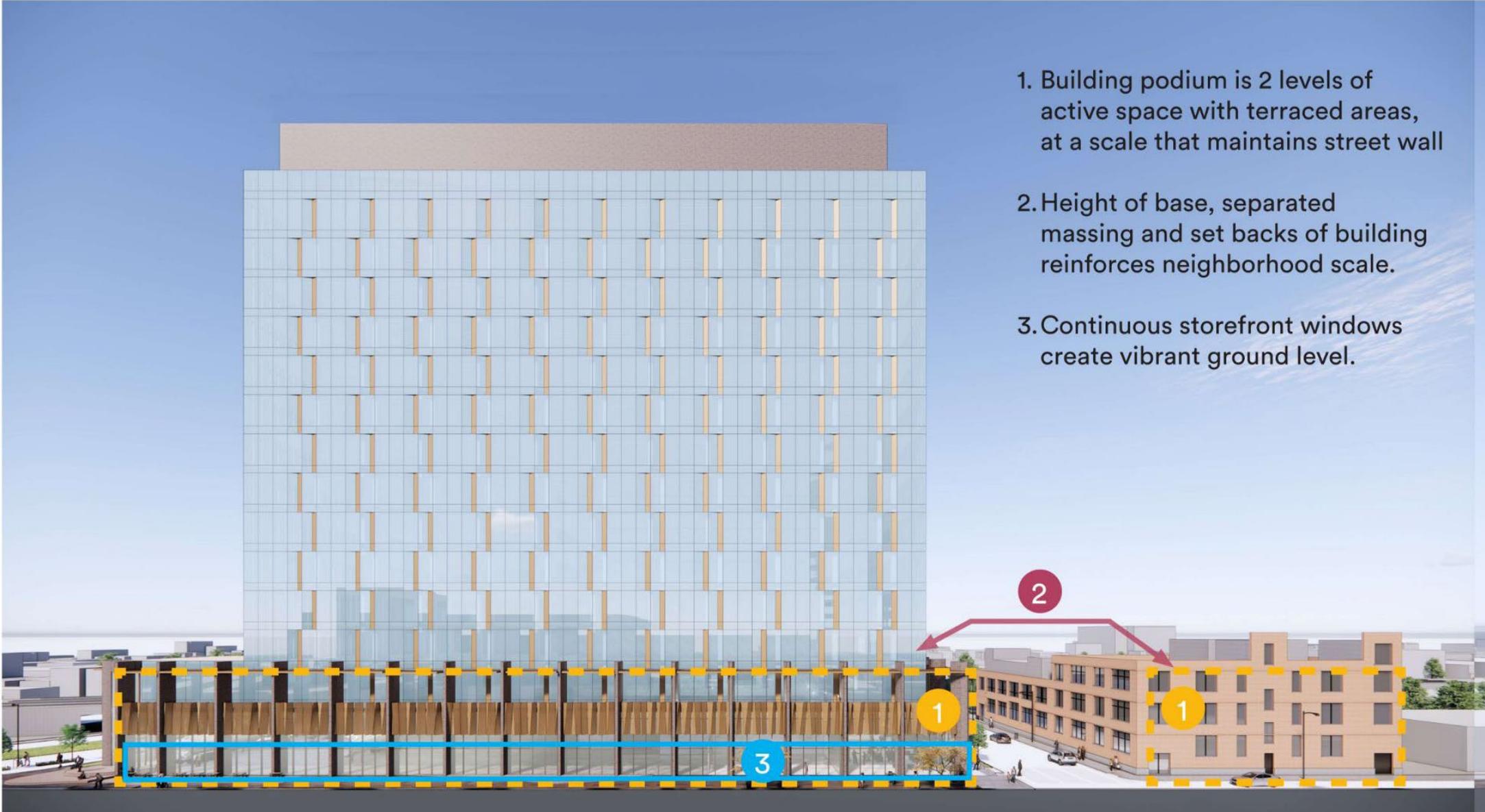
- GIVEN THE LOCATION OF THE SITE WITHIN AN URBAN AREA AND ITS PROXIMITY TO ALTERNATIVE MODES OF TRANSPORTATION, THE TOTAL NUMBER OF NEW VEHICLE-GENERATED TRIPS WILL BE REDUCED.
- THE EXISTING STREET SYSTEM GENERALLY HAS ADEQUATE CAPACITY TO ACCOMMODATE THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT.
- IT IS RECOMMENDED THAT THE TRAFFIC SIGNAL AT THE INTERSECTION OF OGDEN AVENUE WITH HUBBARD STREET BE MODIFIED TO ALLOW FOR THE PROVISION OF A PROTECTED SOUTHBOUND LEAD PHASE.
- THE INTERSECTION OF OGDEN AVENUE WITH GRAND AVENUE SHOULD BE MONITORED IN THE FUTURE TO DETERMINE IF THE BACKGROUND TRAFFIC VOLUMES RESULT IN THE NEED FOR TRAFFIC SIGNAL TIMING MODIFICATIONS.
- THE INTERSECTION OF RACINE AVENUE WITH HUBBARD STREET SHOULD BE MONITORED IN THE FUTURE TO DETERMINE IF THE BACKGROUND TRAFFIC VOLUME INCREASES WILL RESULT IN THE NEED FOR A TRAFFIC SIGNAL.
- GIVEN THE LIMITED VOLUME OF NORTHBOUND TRAFFIC THAT UTILIZES THE WEST LEG OF RACINE AVENUE AND DUE TO THE SIGHT DISTANCE RESTRICTIONS FOR NORTHBOUND VEHICLES THAT ARE CREATED BY EXISTING ON-STREET PARKING AND LANDSCAPING, CONSIDERATION SHOULD BE GIVEN TO CONVERTING THE WEST LEG OF RACINE AVENUE AT ITS TWO-WAY STOP SIGN CONTROLLED INTERSECTION WITH KINZIE STREET TO ONE-WAY SOUTHBOUND ONLY.
- THE PROPOSED GARAGE ACCESS DRIVE ON ELIZABETH STREET WILL ADEQUATELY ACCOMMODATE THE TRAFFIC GENERATED BY THE PROPOSED DEVELOPMENT WITH OUTBOUND MOVEMENTS SHOULD BE UNDER STOP SIGN CONTROL. VISUAL WARNING DEVICES SHOULD BE PROVIDED AT THE GARAGE EXIT.

## 1.1 DESIGN EXCELLENCE

1. Proposed building's massing breaks down volume and reinforces desirable urban features within the west loop.
2. High performance curtain wall uses latest technology and state of the art construction.
3. Incorporates vibrant public open space which integrates into the future development plan of the neighborhood.
4. Brick, bronze and glass material palette is inspired by the history of the neighborhood rail economy and the character of existing neighborhood buildings.
5. Exceeds the requirements of the sustainable development policy by targeting Leed Silver and Well certifications.



# 1.2 PRESERVE AND ENHANCE STREET WALLS



- 1. Building podium is 2 levels of active space with terraced areas, at a scale that maintains street wall
- 2. Height of base, separated massing and set backs of building reinforces neighborhood scale.
- 3. Continuous storefront windows create vibrant ground level.

## 1.3 DESIGN OF BUILDING BASE

1. Office lobby and flexible event space promote an active public realm.
2. The base volume is articulated with masonry piers, decorative metal panel, and glazing with active program that all lends texture through contextual materiality.
3. The base is articulated as a 2-story volume, relating to the 3 story residential building to the East.
4. Active gathering areas promote a lively environment.



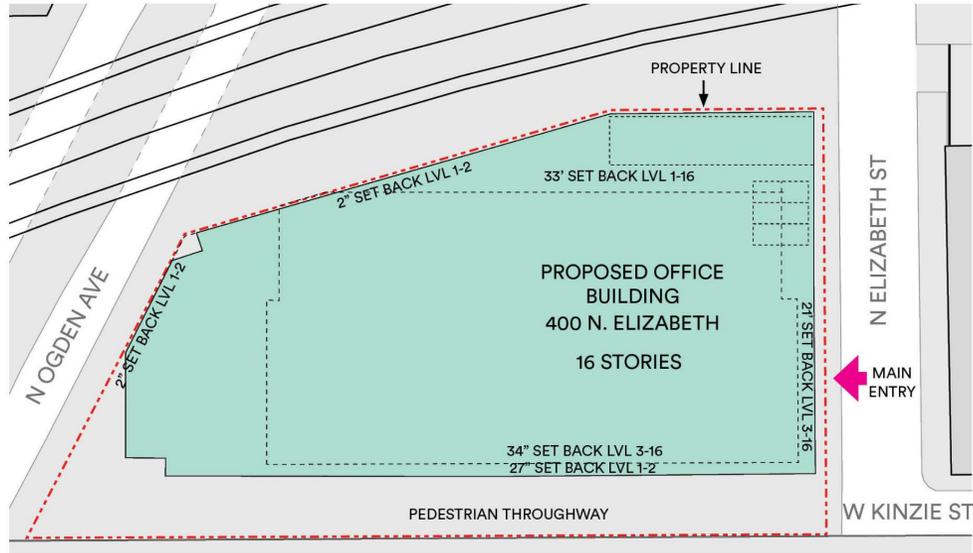
## 1.5 ARCHITECTURAL COMPONENTS

### 1.6 MATERIAL GUIDELINES

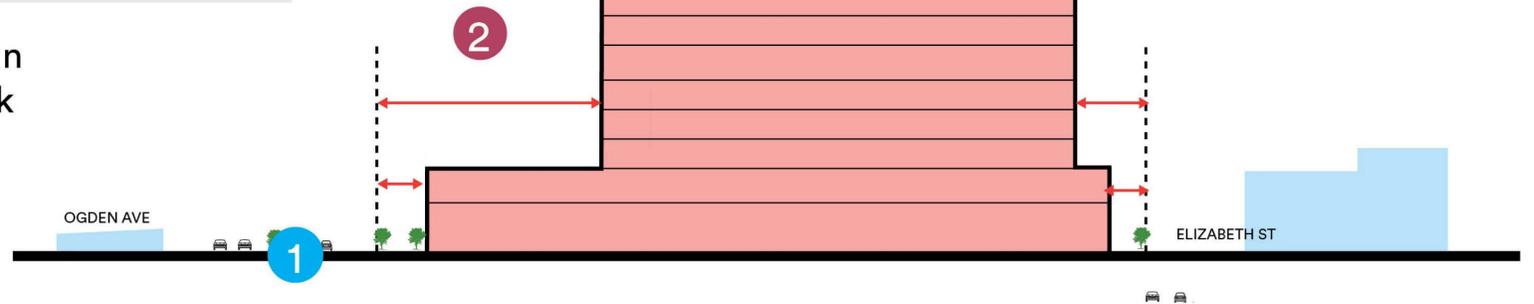
1. Building entrance near the corner, and within a transparent lobby space making it easily identifiable.
2. Bronze, brick and glass enhance industrial and rail-oriented neighborhood character.
3. Punched brick volume to the north emphasizes the industrial past while the advanced curtain wall system to the south emphasizes the modern, technological future of the West Loop.
4. Level 16 plane is recessed, creating outdoor space.



### 3.2 SITE SPECIFIC GUIDELINES - OGDEN AVE



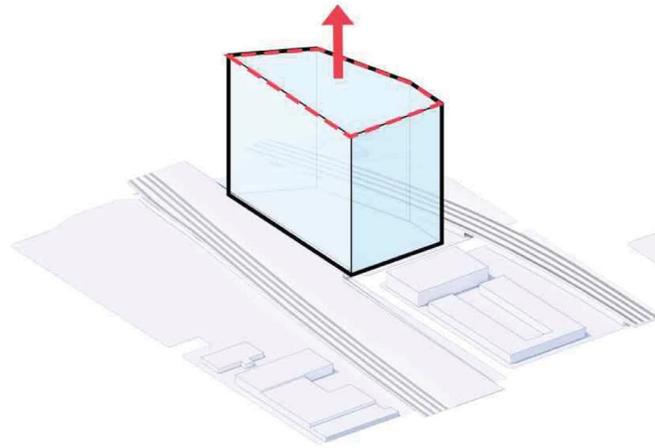
1. Set Back on Ogden enforces new urban street wall while deep building setback provides increased day light access.
2. Enhanced parkway and landscaping activate streetscape.



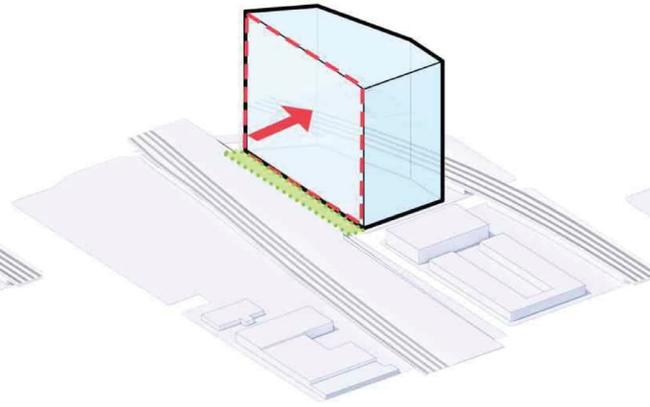
## 4.0 PUBLIC REALM GUIDELINES

1. Pedestrian thoroughway with landscaping, art and food/retail opportunities creates a public connection to the current and future transit infrastructure and to the West Loop.
2. Bicycle zones promote bike safety.
3. Rich material and texture palette combined with art and nature create a beautiful and enjoyable streetscape.

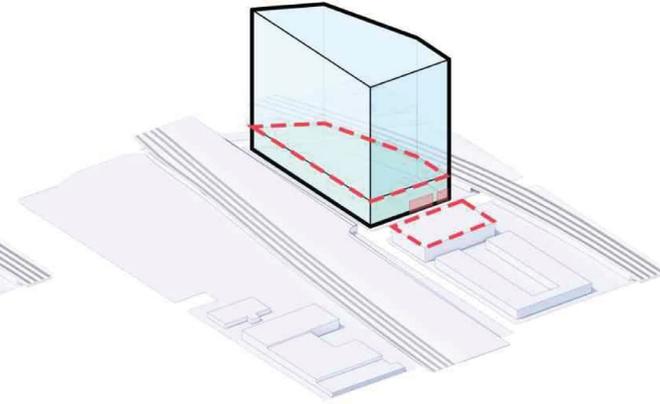




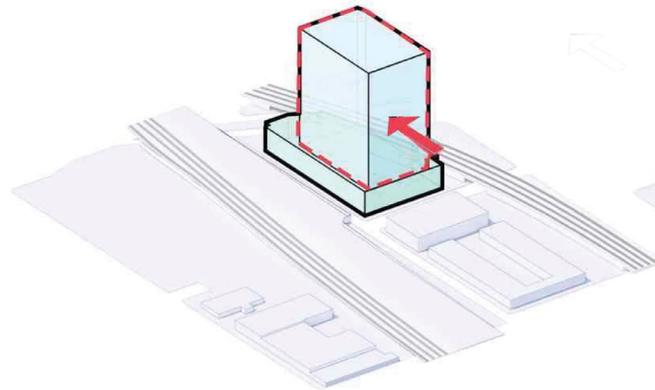
EXTRUDE AT SITE BOUNDARY



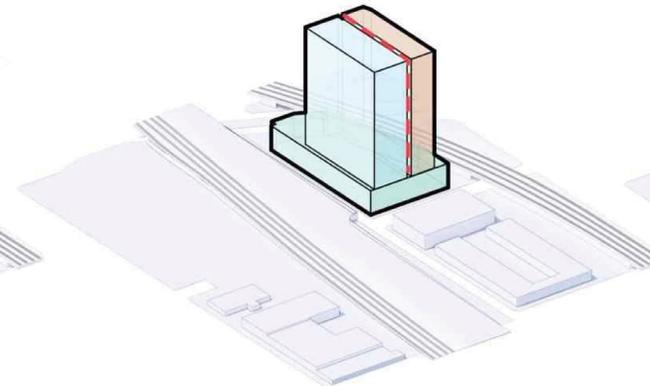
OPEN SPACE FOR GREEN WAY



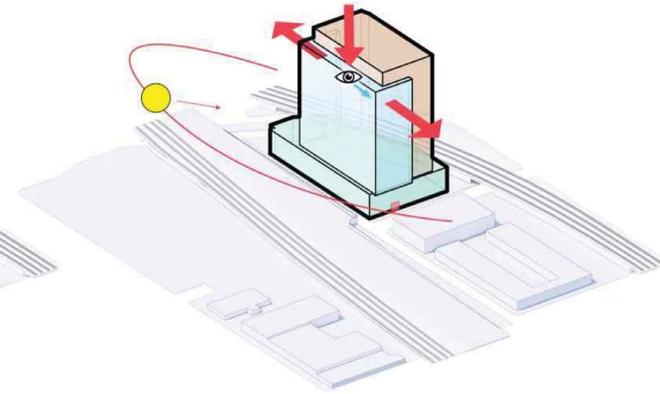
SEPARATE BASE FROM BUILDING TO BETTER RELATE TO THE CONTEXT



SHIFT BUILDING TO WEST WHILE STILL MEETING WITH OGDEN DESIGN GUIDELINES AND ACCESS TO CORE FROM LOBBY ALONG ELIZABETH ST.



SPLIT BUILDING VERTICALLY TO BREAK MASS INTO MORE SLENDER VOLUMES.



SOUTH VOLUME IS SHORTER FOR TERRACE AND WIDER WITH GLASS CURTAIN WALL FOR DAYLIGHTING INTERIOR, NORTH VOLUME BRICK IS ADDRESSING THE CONTEXT, AND THE NEED FOR IMPROVED THERMAL AND ACOUSTICAL PERFORMANCE

# CONCEPT DIAGRAMS



- Project provides landscaped pedestrian throughway with lighting and paving features
- Use of open space and plantings enhance public pedestrian/street experience

## OPEN SPACE + LANDSCAPING



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							
Compliance Paths			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)			
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	20	10	20	10	20	5	5	5	5	10	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	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	10	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	5	20	10	20	NA	NA	NA	5	NA	NA	10	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	20	10	20	NA	20	NA	5	NA	NA	10	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	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	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	20	NA	5	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	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	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	5	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	5	NA	NA	10	5	5	10	10	5	10				
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10			

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

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
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

\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

- Planned Development Project required to have 100 points
- Project to achieve 120 points via:
  - 80 pts. LEED Silver Certification
  - 40 pts. WELL Certification
- Strategies include:
  - Storm Detention
  - Proximity to transit
  - EV charging station / readiness

## Stormwater Management

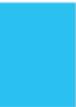
- REGULATED DEVELOPMENT REQUIRING BOTH RATE AND VOLUME CONTROL
- ANTICIPATED NEED FOR DETENTION VAULT
- VOLUME CONTROL WILL BE ACHIEVED THROUGH THE USE OF GREEN ROOFS

### **400 N. Elizabeth Public Benefits**

- Estimated construction jobs: 2,400
- Estimated life-science jobs: 1,350
- Street level café open to the public
- Improved streetscape along east side of Ogden Avenue between Kinzie & Hubbard
- Pedestrian way created on vacated Kinzie connecting the neighborhood to Ogden Avenue and a potential Metra station. The pedestrian way will have lighting, seating, art mural(s) and landscaping. Could be a place for food trucks at lunch
- Zoning bonus payment to 8.1 FAR of approximately \$4,471,000 (\$447,100, at 10%, for the neighborhood)

### **Applicant has agreed to help fund or facilitate completion of the following:**

- Installation of left turn signal for southbound Ogden Avenue onto eastbound Hubbard Street
- If and when warranted, installation of a traffic signal at the intersection of Racine Avenue and Hubbard Street
- Signal modification from eastbound and westbound approaches to northbound and southbound approaches during weekday morning peak hours at intersection of Ogden Avenue and Grand Avenue
- Conversion of southbound Racine Avenue to one way at Kinzie Street
- Ogden and Hubbard intersection incandescent signal heads and countdown pedestrian signals to be replaced with LED signal heads
- Flashing or one or double-sided stops at Grand Avenue and Racine Streets
- Landscaping along Hubbard Street north of Union Pacific railroad tracks
- Repairs to sidewalks and viaduct and installation of lighting and public art at Elizabeth Street viaduct
- Creation of pedestrian park at Racine Avenue and Kinzie Street

  **DPD Recommendations (staff to complete)**