



CHICAGO PLAN COMMISSION

Department of Planning and Development

Project Address: 330 West Chestnut Street

Applicant: DK Chestnut LLC

October 20, 2022

Project Timeline + Community Outreach

- PD Filed 4/13/2022
- Date(s) of Community Meeting(s):
 - February 15: Meeting with Advisory Board, Near North Unity Program (NNUP)
 - March 28: Community Meeting hosted by NNUP
 - March 31: Letter of Support issued (with only one “no” vote)
- Project Changes Based on Feedback
 - Incorporated a significant building setback at the main entry off Chestnut Street that allows for greenspace and a large planter with seating.
 - Reduced the number of 1BR convertibles (from 60 to 56) and increased the number of 1BRs (from 55 to 56) and 2BRs (from 14 to 16) units.
 - Increased the number of bicycle parking spaces (from 50 to 80)

Economic & Community Benefits

- Investment: \$43MM (est.)
- Construction Jobs: 150+ (est.)
- Permanent Jobs: 10+ (est.)
- Local Hiring Opportunities
- Affordable Housing: 26 ARO units (20% of units on-site)
- MBE/WBE Opportunities: goal 35%+, goal 8%+
- City of Chicago residency: goal 50%+
- Regular Neighbor Construction updates



ORLEANS STREET
CTA BUS 37

330 WEST CHESTNUT

570 FEET

CTA BUS 66

OAK STREET

CHESTNUT STREET

CHICAGO AVENUE

CTA BROWN LINE
CTA PURPLE LINE

WELLS STREET

BIKE LANE

LASALLE DRIVE

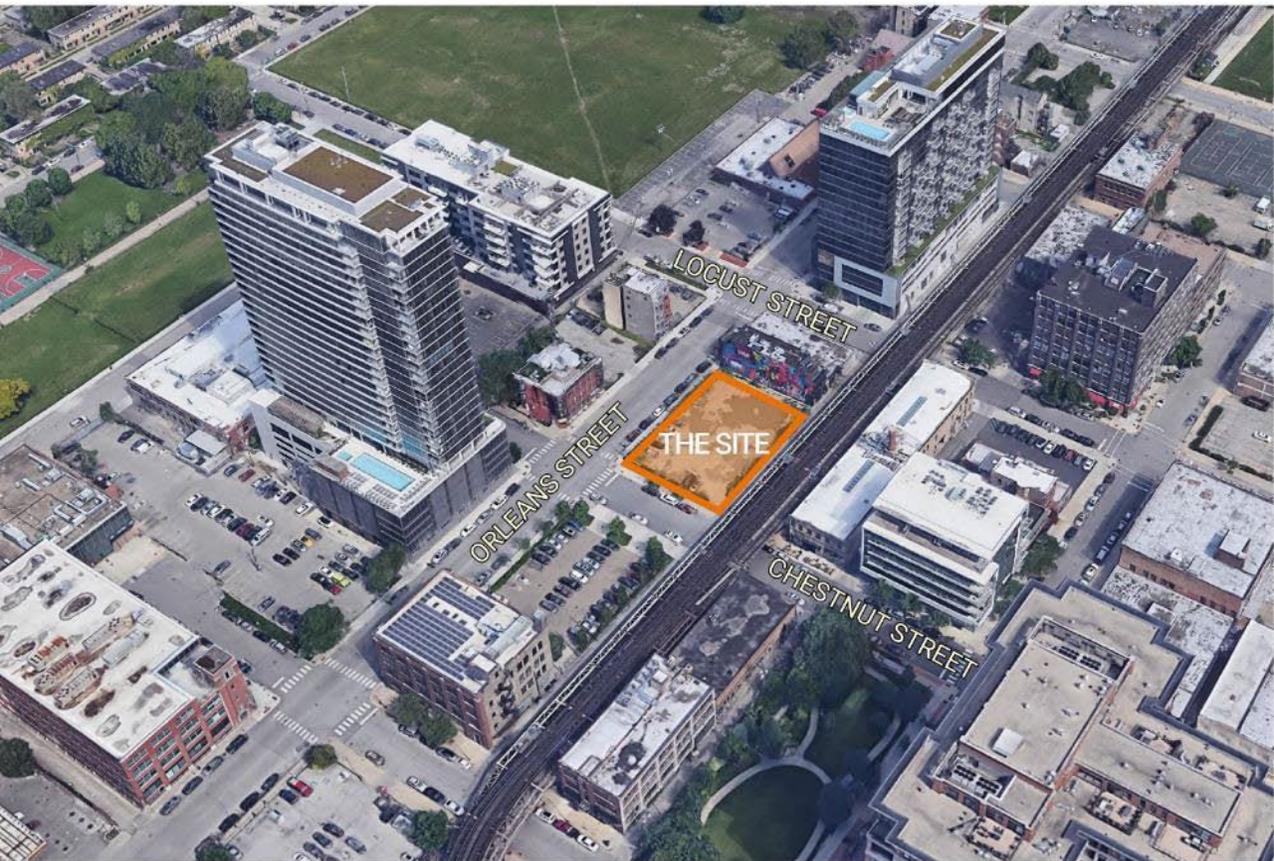
WASHINGTON SQUARE PARK

CTA RED LINE

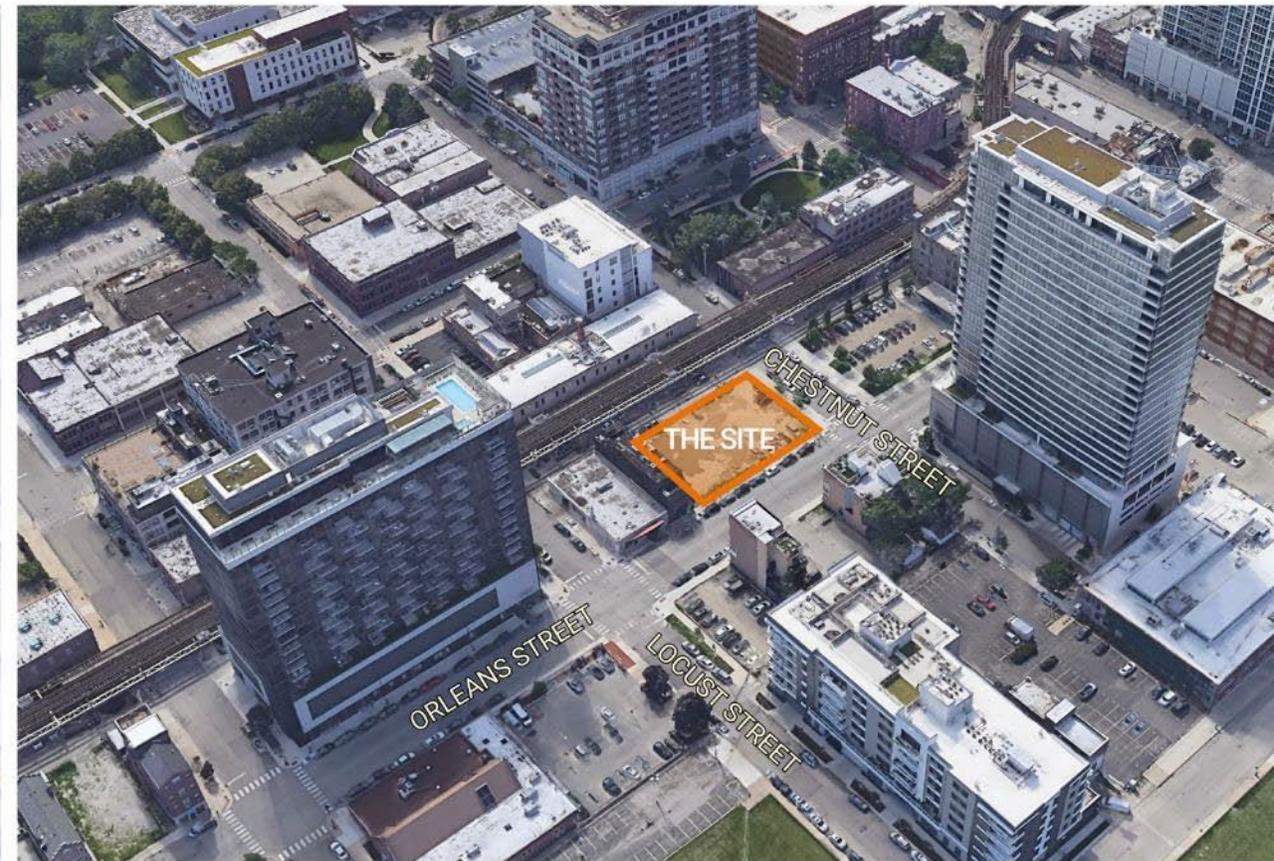
BIKE LANE



SITE CONTEXT PLAN



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHEAST

AERIAL VIEWS OF CONTEXT



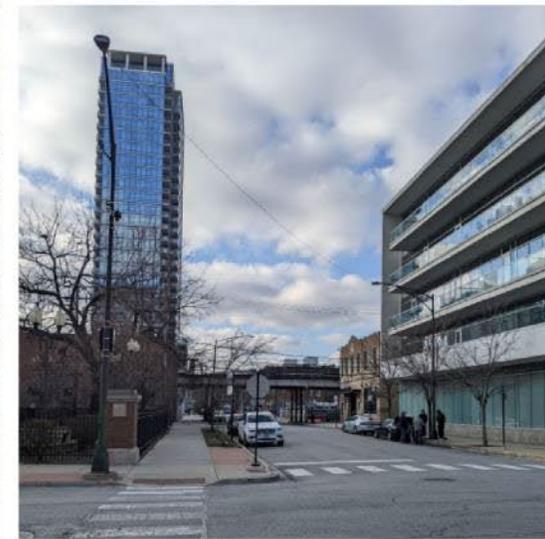
A VIEW LOOKING NORTH ON ORLEANS ST



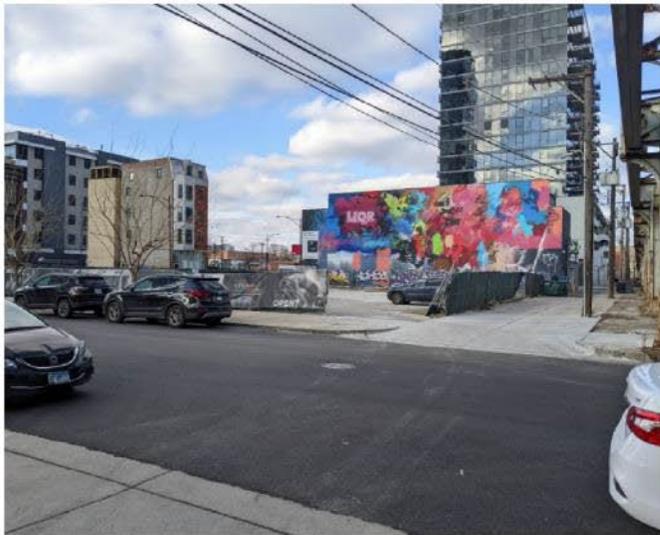
B VIEW LOOKING SOUTHEAST AT ORLEANS ST & LOCUST ST



C VIEW LOOKING EAST AT ORLEANS ST & CHESTNUT ST



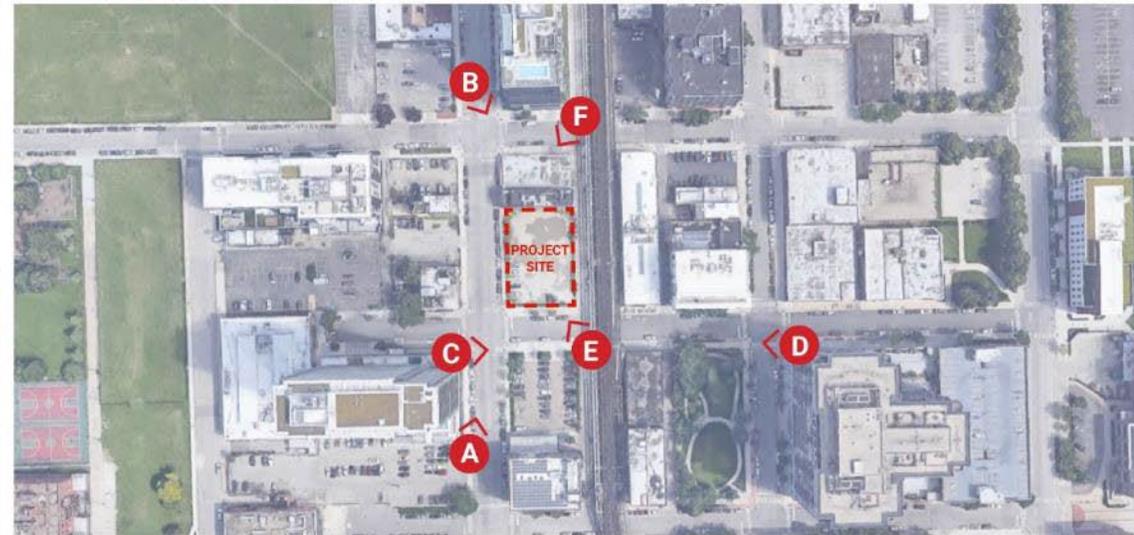
D VIEW LOOKING WEST ON CHESTNUT ST



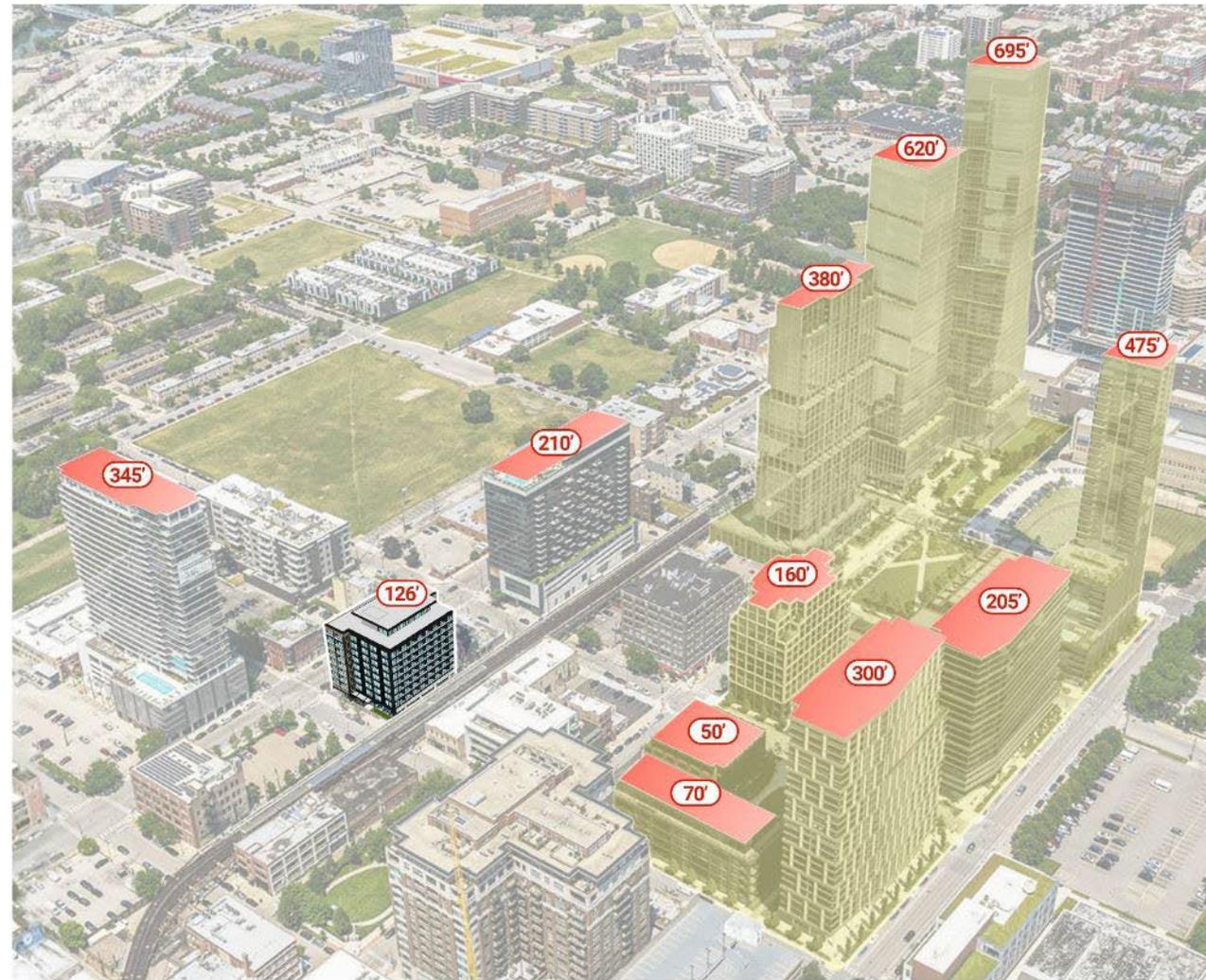
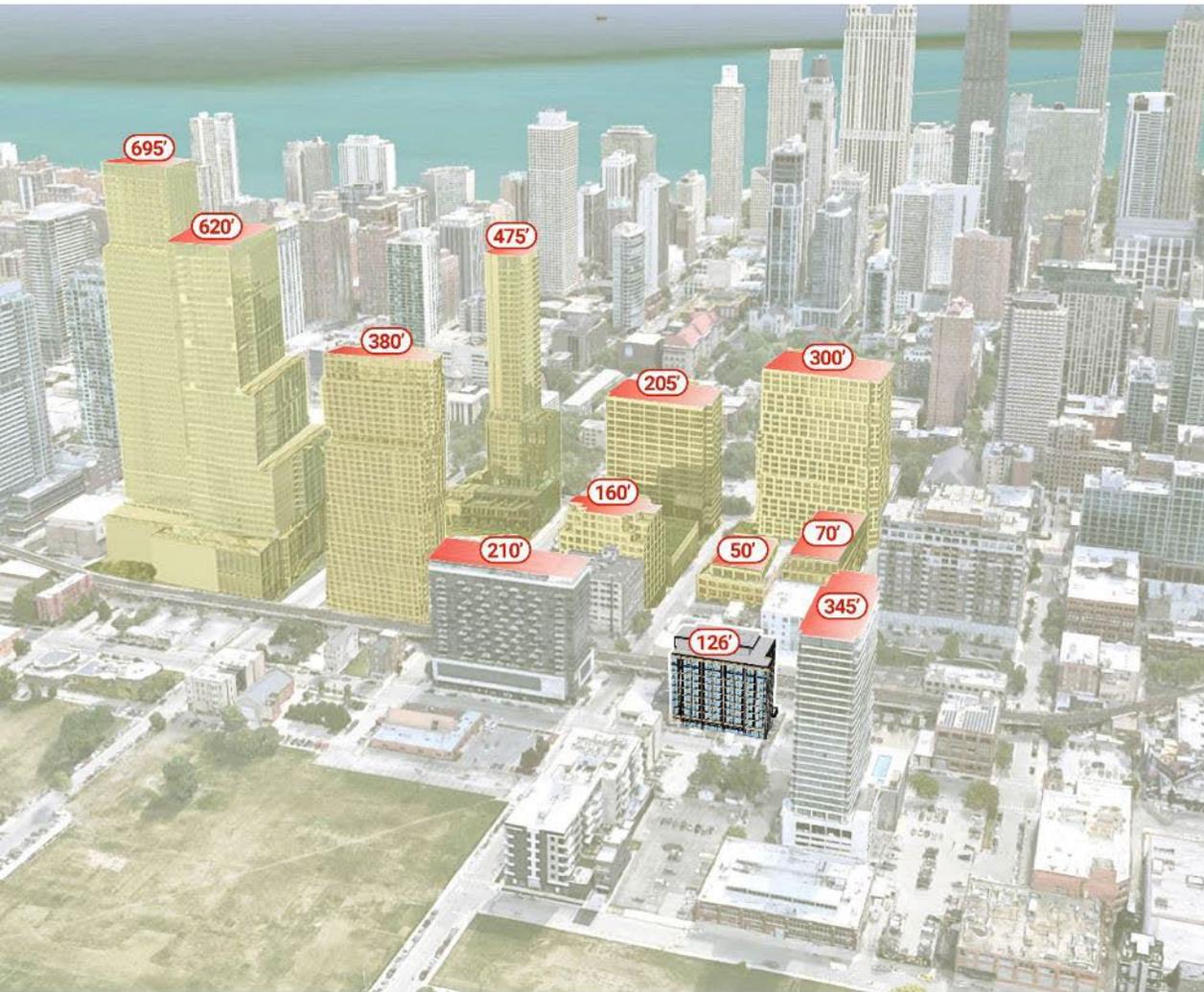
E VIEW LOOKING NORTHWEST ON CHESTNUT ST (BELOW EL)



F VIEW LOOKING SOUTHWEST ON CHESTNUT (BELOW EL)



SITE CONTEXT



EXISTING AND PROPOSED BUILDING CONTEXT



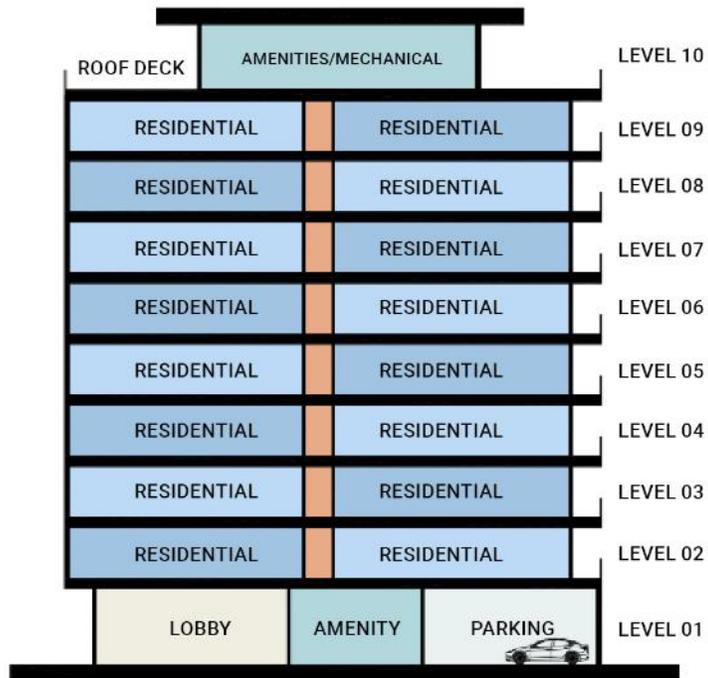
CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



PROPOSED ZONING:

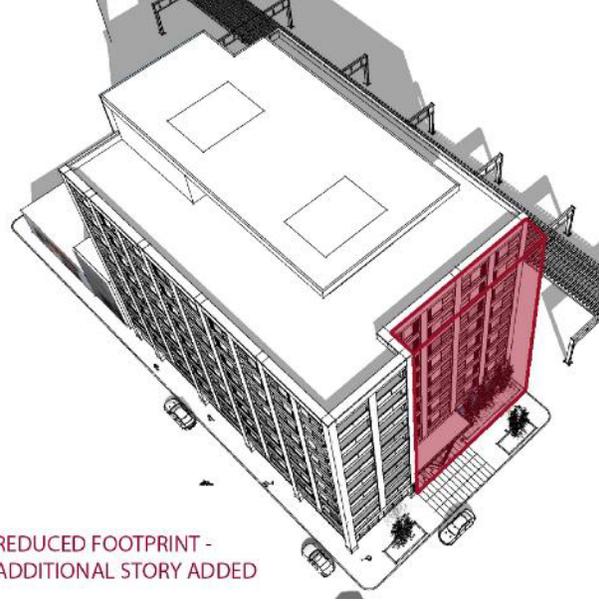
REZONE C1-5 TO DX-5; PLANNED DEVELOPMENT

Unit Mix	#Units	Efficiency	Affordable
1 Br Conv	64	64	13
1 Bedroom	48	14	10
2 Bedroom	16		3
	128	78	26

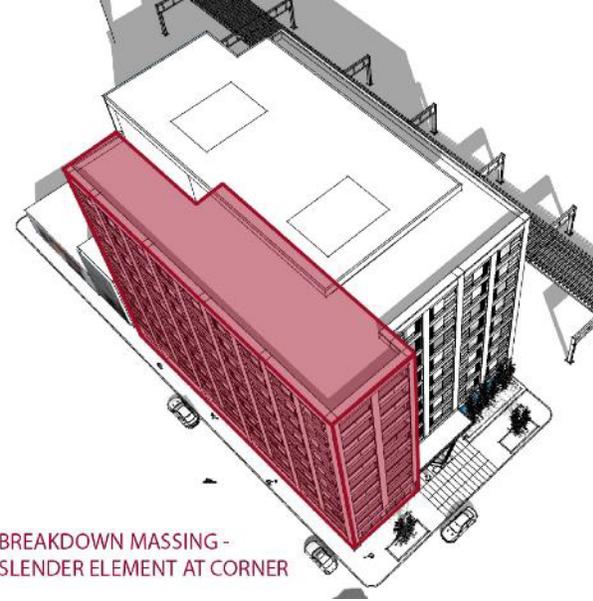
SITE AREA:	14,377 SF
GROSS BUILDING AREA:	117,445 SF
FLOOR AREA RATIO (FAR):	7.70
FAR BUILDING AREA:	112,945 SF
# STORIES	10 STORIES
NET DWELLING AREA:	89,125 SF
% EFFICIENCY UNITS (ZONING):	63%
# OF UNITS:	128 UNITS
# OF PARKING:	11 SPACES
# OF BIKE PARKING	100 SPACES
RETAIL AREA (SF):	2,600 SF



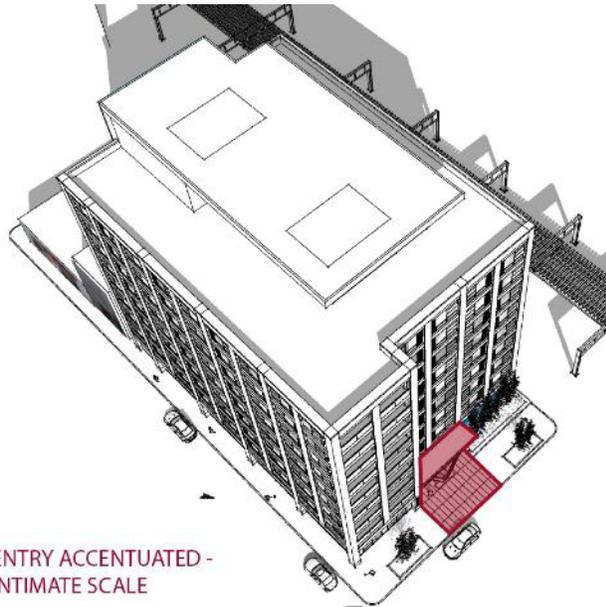
PREVIOUS DESIGN



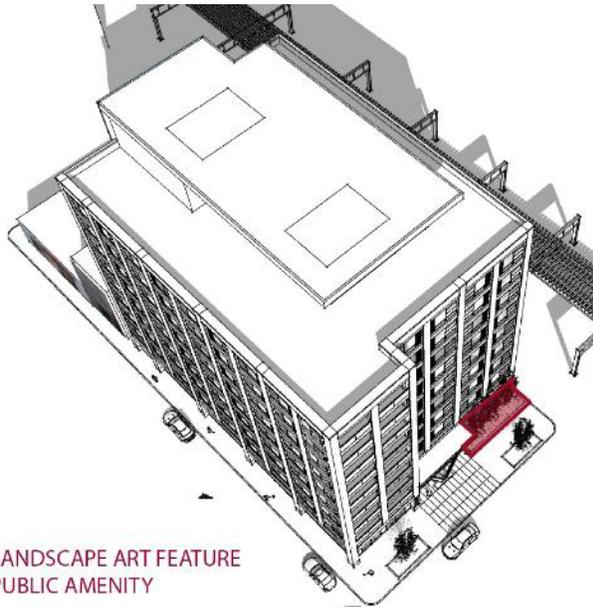
REDUCED FOOTPRINT -
ADDITIONAL STORY ADDED



BREAKDOWN MASSING -
SLENDER ELEMENT AT CORNER



ENTRY ACCENTUATED -
INTIMATE SCALE



LANDSCAPE ART FEATURE
PUBLIC AMENITY



CURRENT DESIGN

DESIGN EVOLUTION



ORLEANS STREET

CHESTNUT STREET

LOCUST STREET

ALLEY

ALLEY
LOADING ZONE

CTA TRACKS



SITE PLAN

NORTH ORLEANS STREET
66' R.O.W.

WEST CHESTNUT STREET
66' R.O.W.

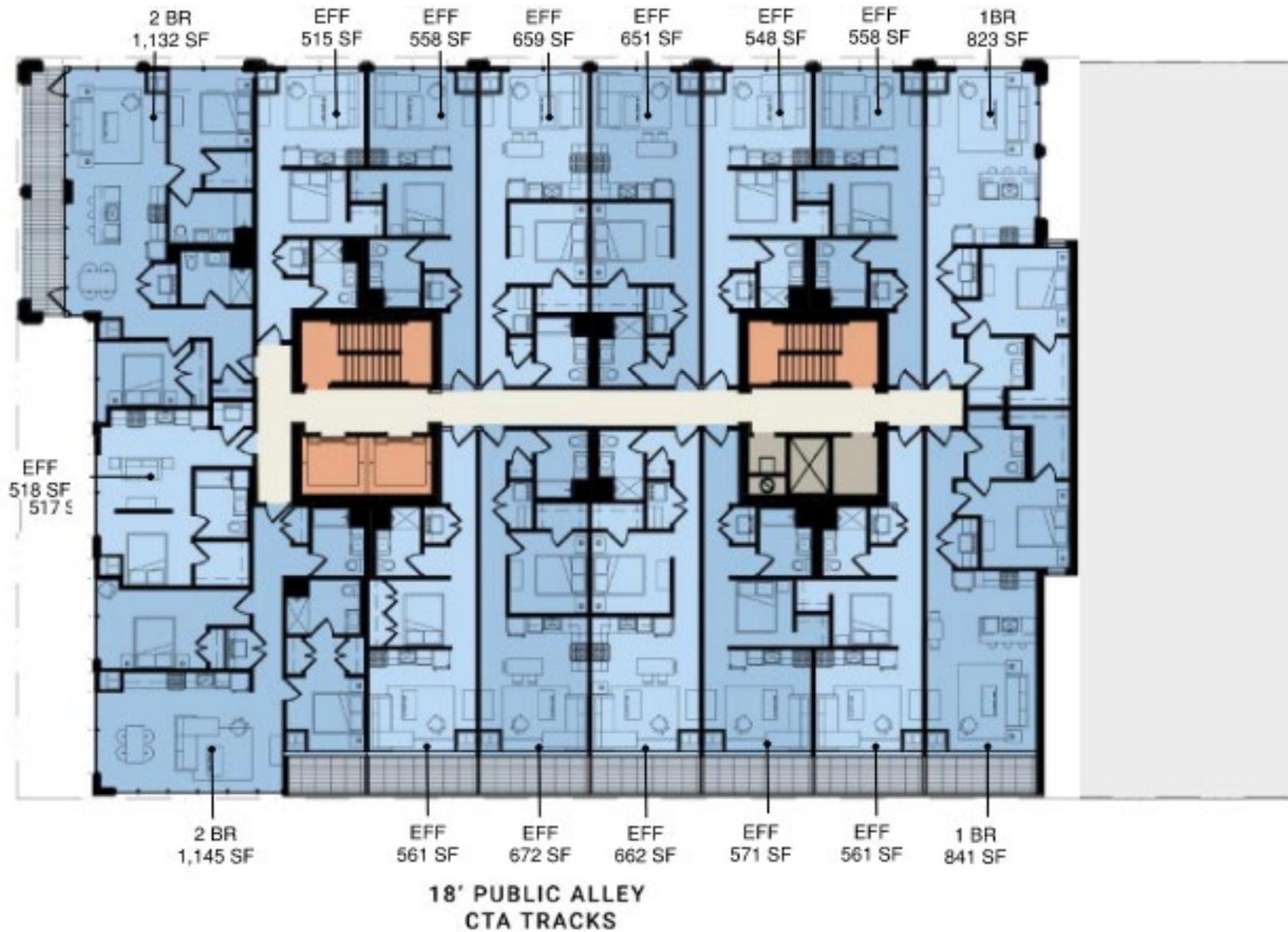


18' PUBLIC ALLEY
CTA TRACKS



NORTH ORLEANS STREET

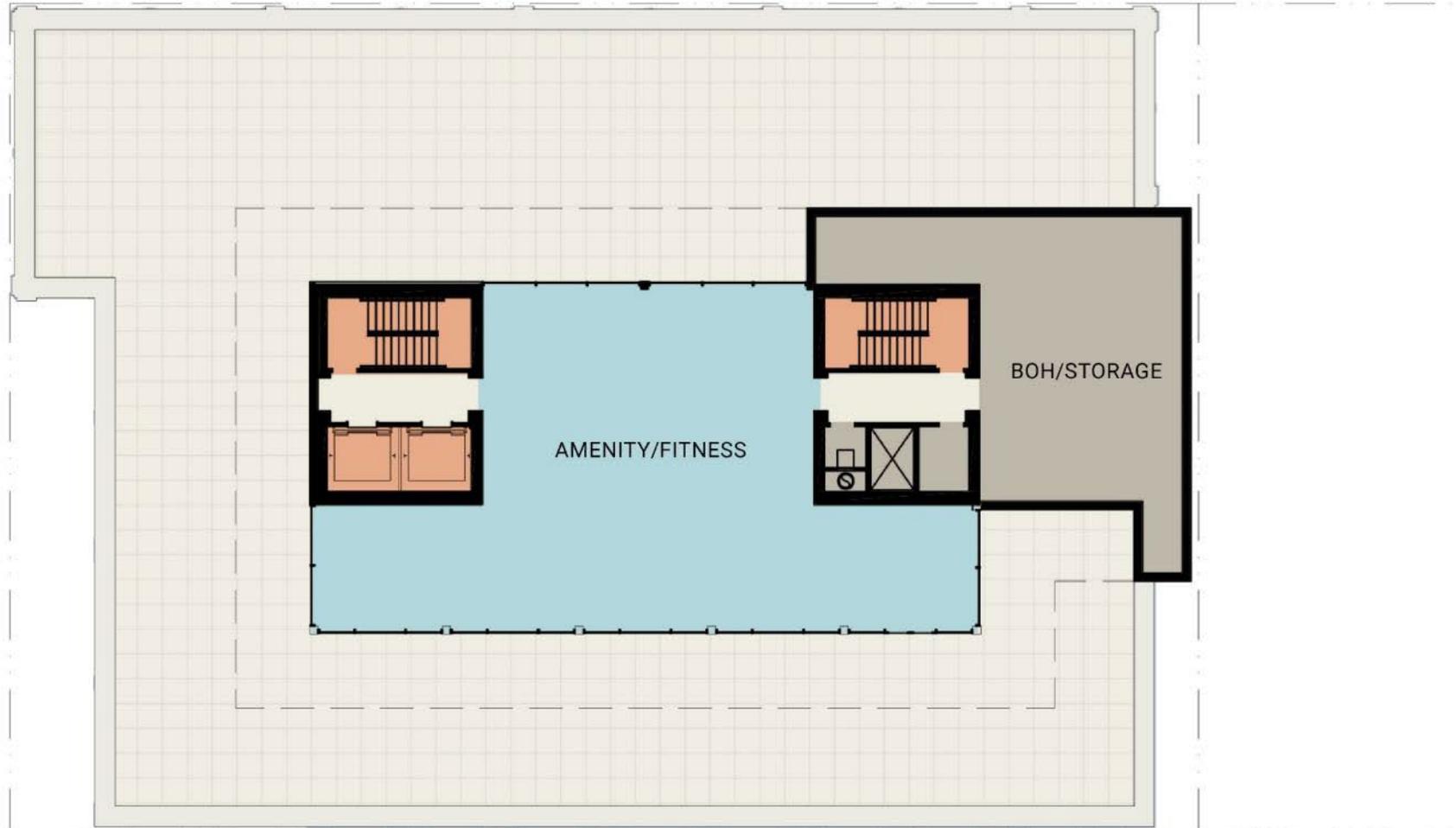
WEST CHESTNUT STREET



TYPICAL RESIDENTIAL LEVEL PLAN

NORTH ORLEANS STREET

WEST CHESTNUT STREET



18' PUBLIC ALLEY
CTA TRACKS



AMENITY LEVEL PLAN (10TH FLOOR)



BRICK



LOUVERS



STEEL TRELLIS



STONE BASE



METAL SPANDRELS



GLASS RAILINGS



WINDOW SYSTEM



STOREFRONT SYSTEM

BUILDING MATERIALS

MATERIAL LEGEND

1. METAL AND GLASS WINDOW WALL
2. METAL AND GLASS STOREFRONT WINDOWS
3. BUFF COLORED MASONRY
4. METAL CLADDING
5. PRE-FINISHED METAL LOUVERS
6. BALCONY WITH GLASS GUARDRAIL
7. STEEL TRELLIS
8. OVERHEAD GARAGE DOOR
9. CONCRETE MASONRY UNIT WALL
10. GRANITE BASE
11. GRANITE RETURN



SOUTH ELEVATION

MATERIAL LEGEND

- 1. METAL AND GLASS WINDOW WALL
- 2. METAL AND GLASS STOREFRONT WINDOWS
- 3. BUFF COLORED MASONRY
- 4. METAL CLADDING
- 5. PRE-FINISHED METAL LOUVERS
- 6. BALCONY WITH GLASS GUARDRAIL
- 7. STEEL TRELLIS
- 8. OVERHEAD GARAGE DOOR
- 9. CONCRETE MASONRY UNIT WALL
- 10. GRANITE BASE
- 11. GRANITE RETURN



WEST ELEVATION

MATERIAL LEGEND

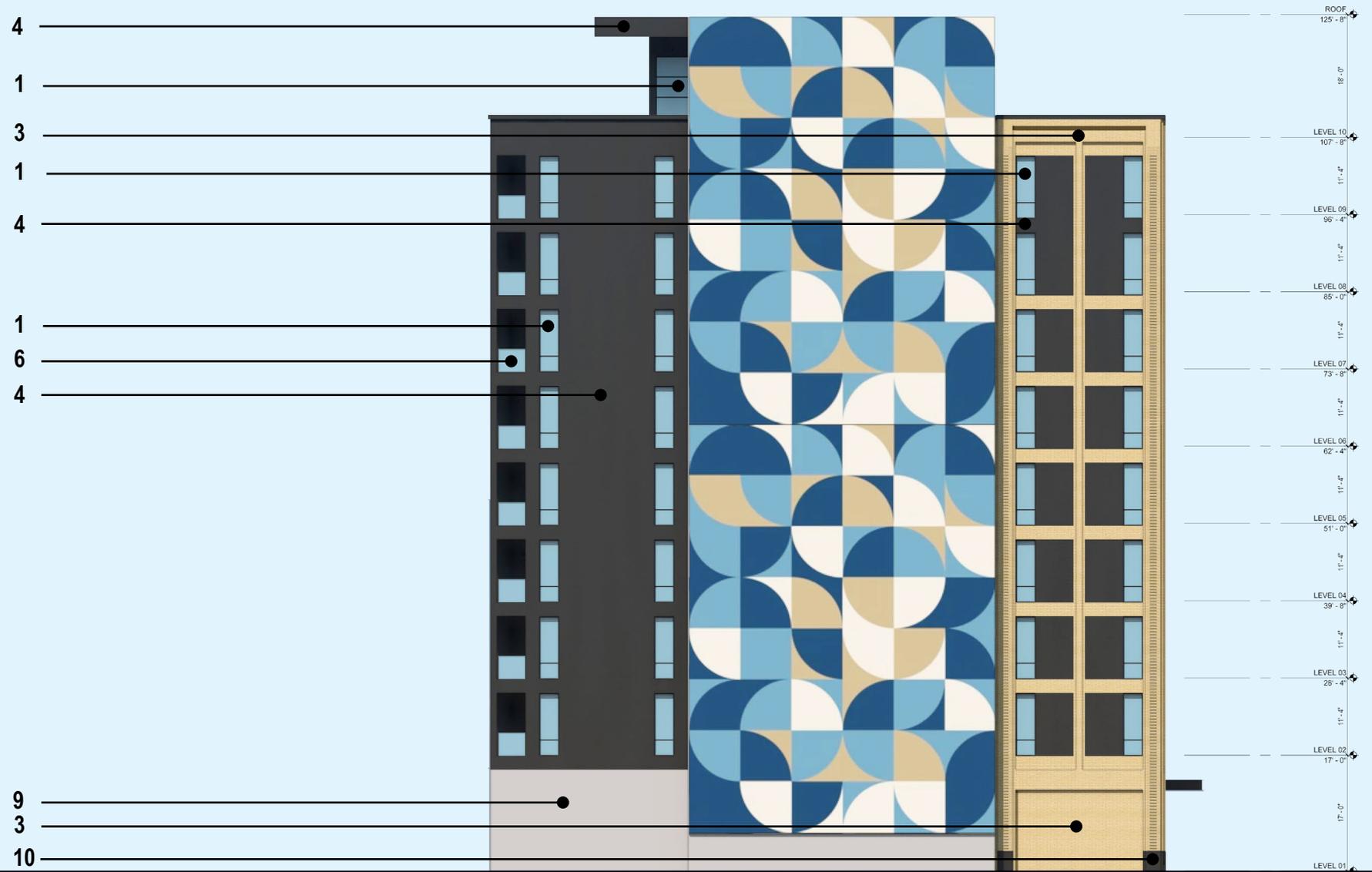
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EAST ELEVATION

MATERIAL LEGEND

- 1. METAL AND GLASS WINDOW WALL
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NORTH ELEVATION

MATERIAL LEGEND

- 1. METAL AND GLASS WINDOW WALL
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- 3. BUFF COLORED MASONRY
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NORTH ELEVATION



Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife						
Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	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													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	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																			
LEED Platinum		95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	NA	5	5	10	10	5	10
LEED Gold		90	10 / 0 / 0	40	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	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	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	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	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	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	10	20	40	5	5	5	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	10	20	40	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	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	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	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 Constructio	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

Sustainable Strategies:

- | | |
|---|---------|
| 1. Building Certification - Green Globes (Two Globes) | 70 Pts. |
| 2. Transportation 7.5 EV Charging Station | 10 Pts. |
| 3. Transportation 7.6 EV Charging Readiness | 5 Pts. |
| 4. Transportation 7.7 CTA Digital Display | 5 Pts. |
| 5. Solid Waste 8.1 80% Waste Diversion | 10 Pts. |

Total: 100 Pts.



DESIGN EXCELLENCE

The design for 330 Chestnut embraces the Vision and Goals of DPD's Design Excellence Guiding Principals. In particular:

1 DESIGN

ENCOURAGE DIVERSE DESIGN APPROACHES IN ORDER TO INSPIRE INNOVATION AND DESIGN EXCELLENCE

The design of 330 West Chestnut is characterized by broad glazed openings in a frame that clearly expresses the inherent structure of the building, 330 West Chestnut

Ownership and the design team intend to work with the community to design a large mural for the opaque section of the North facade.

2 INNOVATION

HONOR CHICAGO'S LEGACY OF ARCHITECTURAL INNOVATION BY PROMOTING CONTEMPORARY DESIGN

330 West Chestnut aspires to be a contemporary and modern interpretation of the simple frame structures of the Chicago School of Architecture.

Our basic massing concepts are borrowed from the proportions of historic Chicago architecture in proportion while using modern steel and glass detailing.

3 SENSE OF PLACE

STRIVE TO ENHANCE THE PUBLIC REALM. FOCUS ON THE PEDESTRIAN EXPERIENCE

The ground floor storefront is setback 5 feet along Orleans to widen the sidewalks, increasing pedestrian safety and comfort.

Along Chestnut, the eastern two thirds of the building façade is set back 10ft from the property line, creating a large planter and generous entry area to the building.

3 SENSE OF PLACE

IMMERSE YOURSELF IN THE PLACES, PEOPLE AND CULTURES OF THE CITY

The building closely resembles the proportions of the many classic warehouse buildings in the area, as well as the raw Industrial aesthetic of the elevated CTA tracks.

Ownership and the design team also intend to work with the community to design a large mural for the opaque section of the North facade.

PLANNED DEVELOPMENT STANDARDS

17-8-0905-A General Intent.

Planned developments should be designed to promote pedestrian interest, safety and comfort,

17-8-0905-B Building Features.

The design complies with the intent by:

-- Setting back the building from both Chestnut and Orleans, providing more comfortable sidewalk width.

-- Creating a 10ft setback along Chestnut to create a small plaza to reinforce and highlight the building canopy and entry. A landscape planter conceals the blank wall of the parking area

--Having almost all of the ground floorstreet front elevations composed of transparent glass, with active uses of or retail at all locations.

The north face of the building is on a property line will have a mural on the blank portion of the wall

17-8-0906-B Building Orientation and Massing.

The building mass reinforces the street wall on Orleans and Chestnut.

The façade is defined by contemporary interpretation of the simple frame structures of the Chicago School of Architecture– a repetitive grid that reflects both the structure and the residential unit rhythm.

The mass is distinguished by brick along

Orleans, reinforcing the street and activating the sidewalk.

The brick clad portion of the mass steps back at the plaza along Chestnut, changing to metal cladding and creating a large bay in massing that strengthens the street corner at Orleans and Chestnut.

17-8-0907-C High-rise Buildings.

For the purposes of this section, high-rise building is defined as any new construction over 80 feet in height.

The building has a clear definition of base, middle and top .

Along the street fronts, the storefront steps back within the frame, creating a deep shadow line.

The body of the building the glass line is closer to the front of the brick and metal cladding. And at the top, the rhythm of the structural grid doubles is vertical height.

The 10th floor which accommodates mechanical spaces and an amenity deck is set back over 30ft from the face of building.



  **DPD Recommendations (staff to complete)**