



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Prologis Distribution Center**

**2500 South Corbett / 2420 South Halsted (11<sup>th</sup> Ward)**

**2420 S Halsted LLC**

November 19, 2020

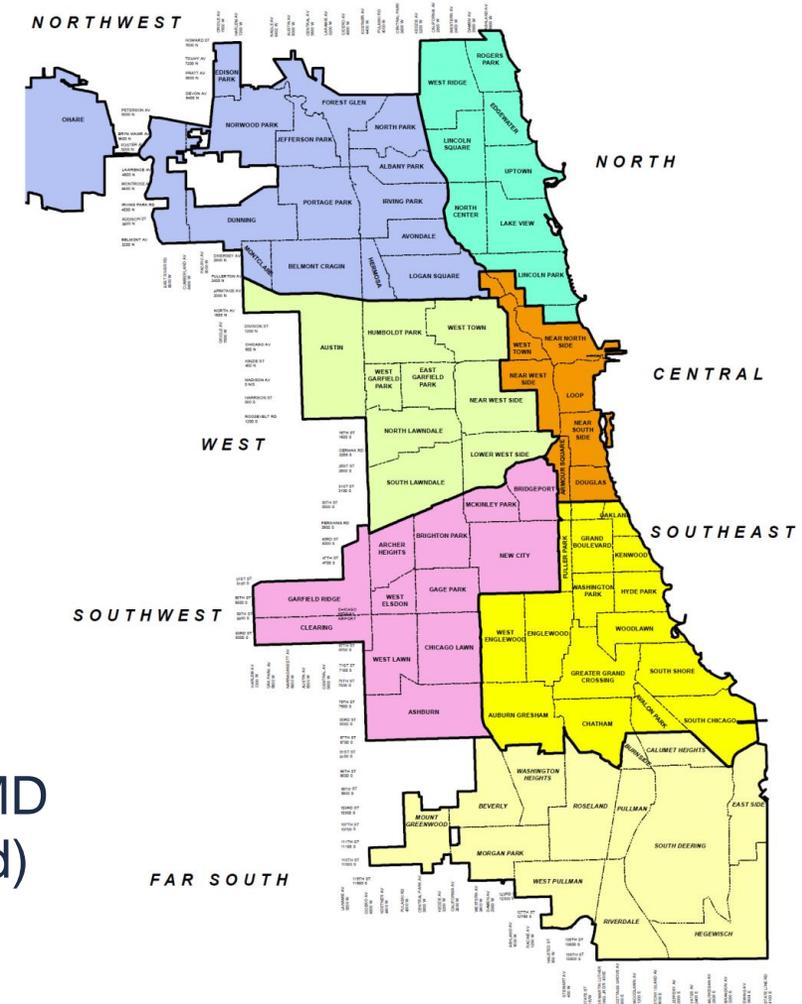
# ★ Community Area Snap Shot

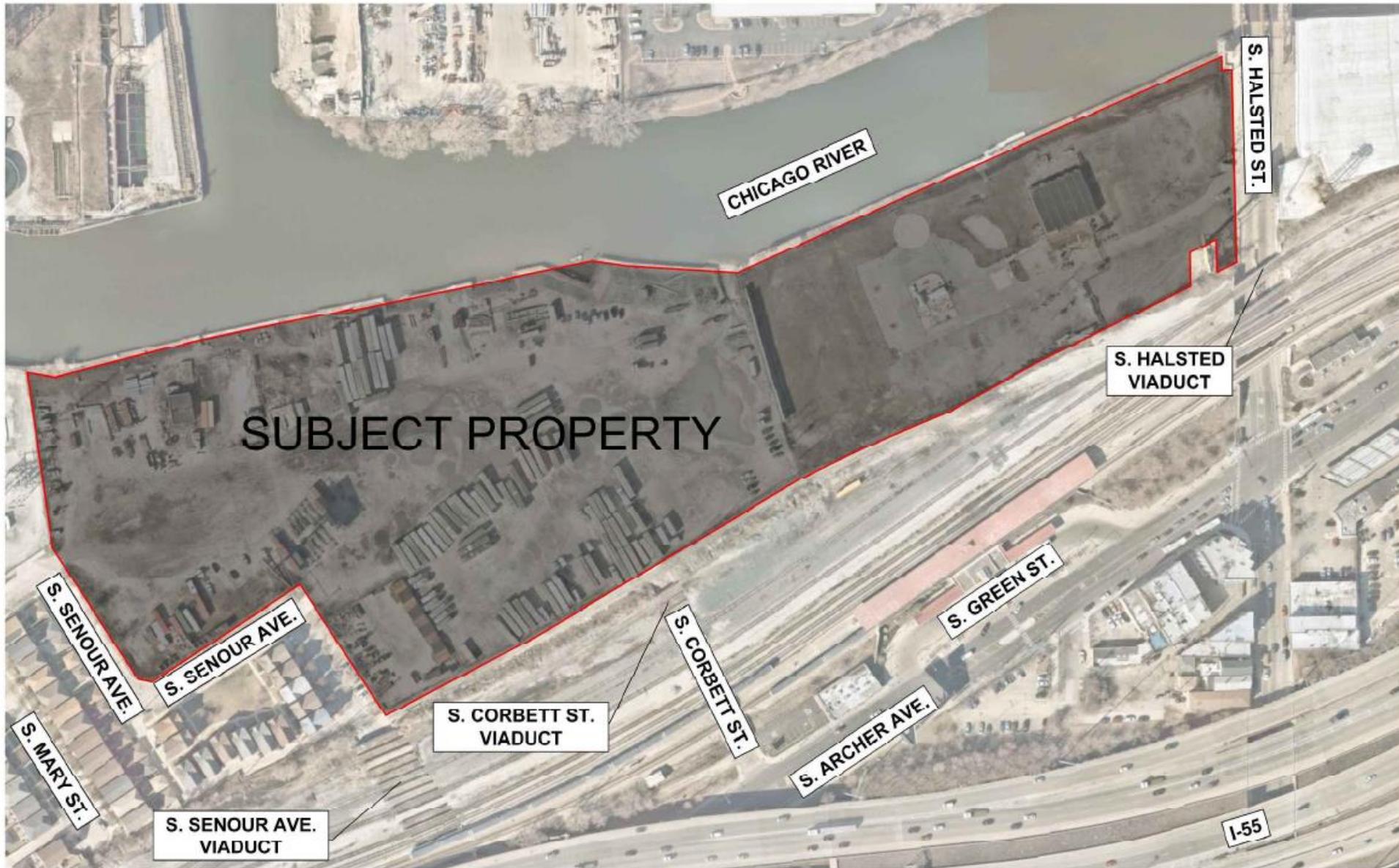
## COMMUNITY AREA INFORMATION

- Bridgeport Community Area
- Southwest Planning Region
- Pilsen Tax Increment Financing District
- Pilsen Industrial Corridor
- Zoning: PMD 11 / Waterway-Heliport PD No. 1236 (current); PMD 11 then to Waterway Industrial Planned Development (proposed)

## DEMOGRAPHICS

- Population: +/- 33,828
- Median Household Income: \$50,580
- 39.3% Asian / 32.8% White / 23% Hispanic (Source: <https://www.cmap.illinois.gov/documents/10180/126764/Bridgeport.pdf> )





**SITE CONTEXT**



**West Property Limits – Looking East**



**West Property Shoreline – Looking East**



**West Property Shoreline – Looking West**



**West Property Shoreline – Looking East**

**SITE CONTEXT – EXISTING CONDITION**



**East Property – Looking Northeast**



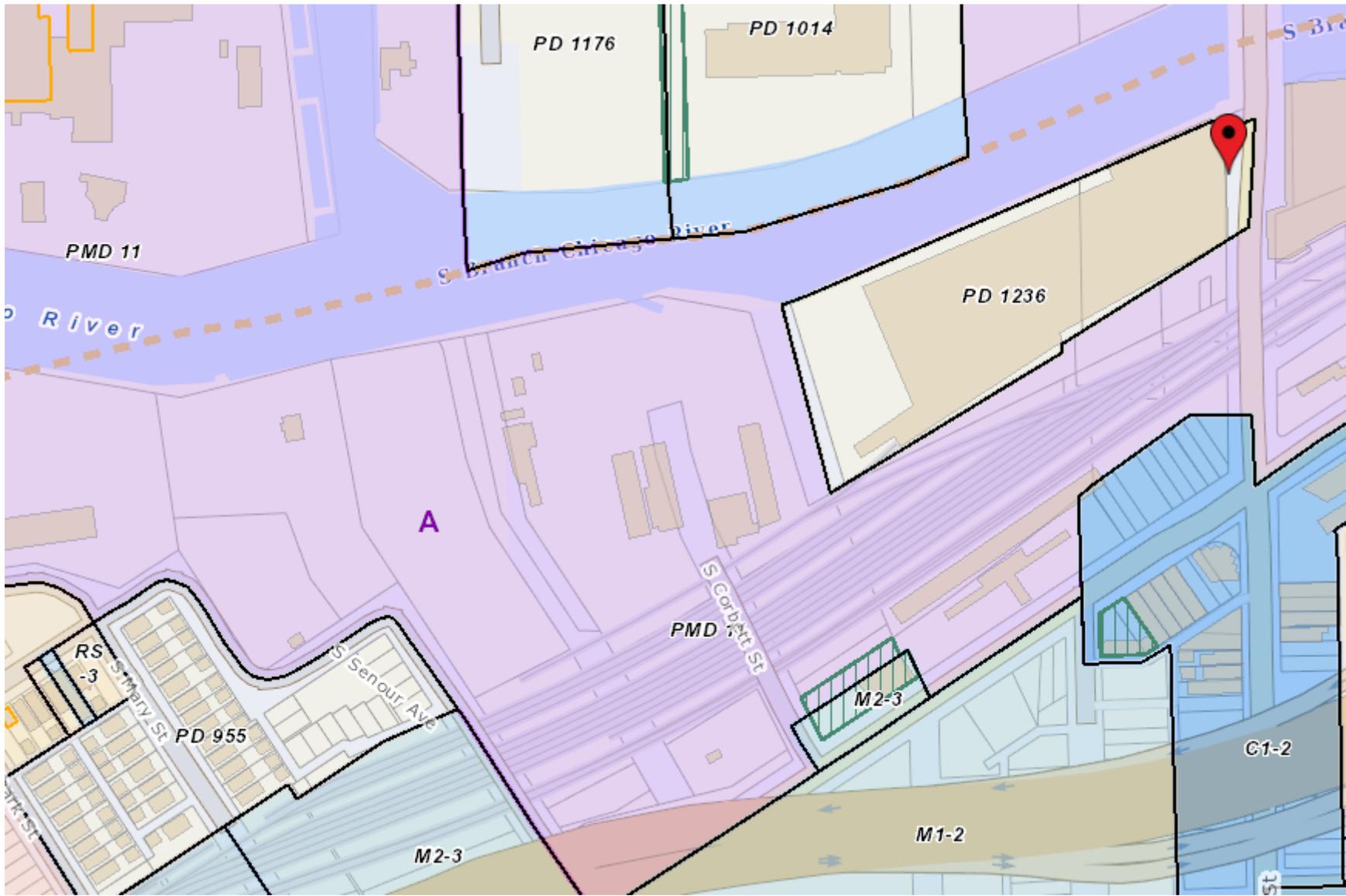
**East Property – Looking Northwest**



**East Property Shoreline – Looking Southwest**



**South Side of East Property Along Railroad**

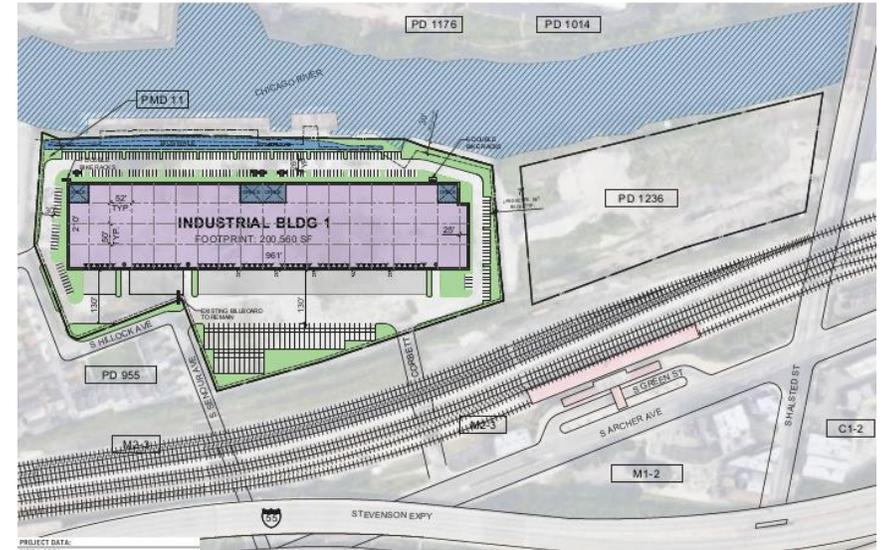


## LAND USE CONTEXT

# Project Timeline + Community Outreach

ORIGINAL PROPOSAL

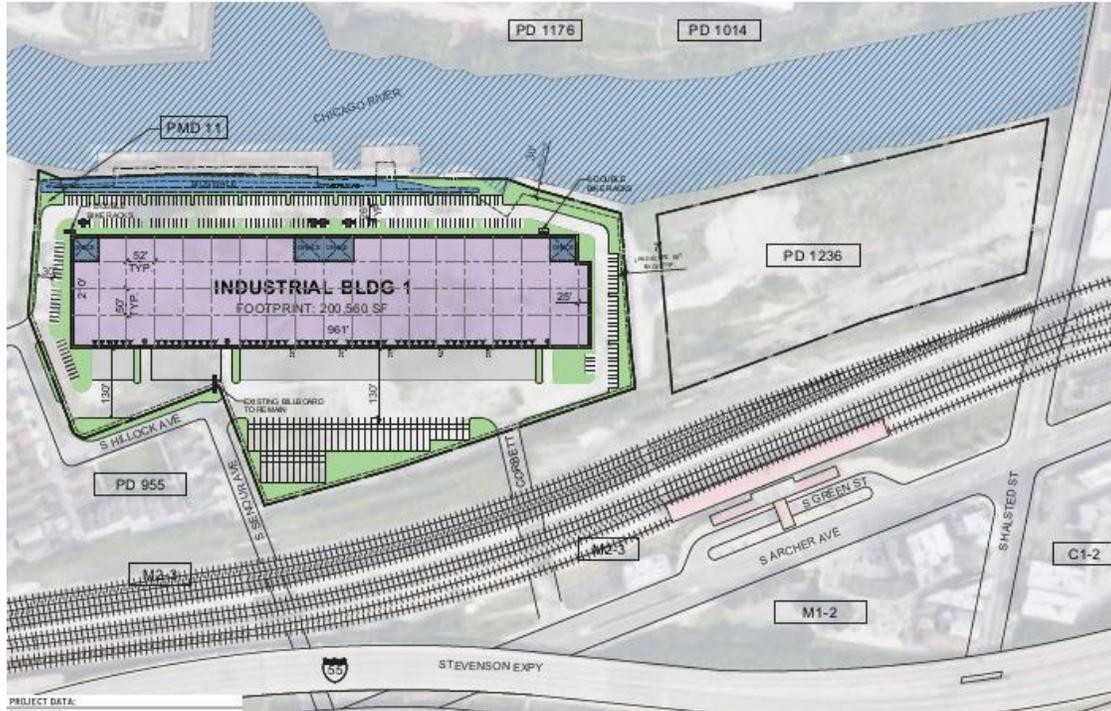
|                    |  |
|--------------------|--|
| June 2019          | Meetings with Alderman                                       |
| July 2019          | PD Intake meeting with DPD                                   |
| February 2020      | PD Intake meeting with DPD                                   |
| June 2020          | Community meeting  |
| July 2020          | PD Filing  |
| July 14, 2020      | Meeting with Friends of the River Planning Committee         |
| September 29, 2020 | Project presented at 11 <sup>th</sup> Ward Quarterly Meeting |
| November 2020      | Plan Commission  |



REVISED PROPOSAL



# ★ Summary of Project Changes Resulting from Feedback Received



Original Proposal



Revised Proposal



# SITE PLAN



**AERIAL VIEW LOOKING NORTH**



**AERIAL VIEW LOOKING EAST**



**AERIAL VIEW LOOKING SOUTH**



**AERIAL VIEW LOOKING WEST**



**STREET VIEW FROM SOUTH HALSTED AT RIVERWALK ENTRY**



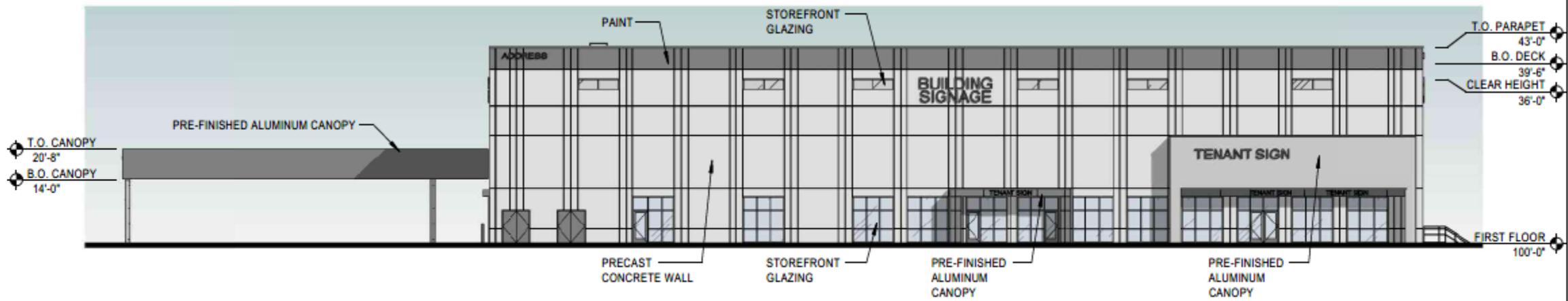
**VIEW OF PROPOSED DEVELOPMENT FROM RIVER LEVEL, LOOKING WEST**



**VIEW OF PROPOSED DEVELOPMENT FROM RIVER LEVEL, LOOKING EAST**



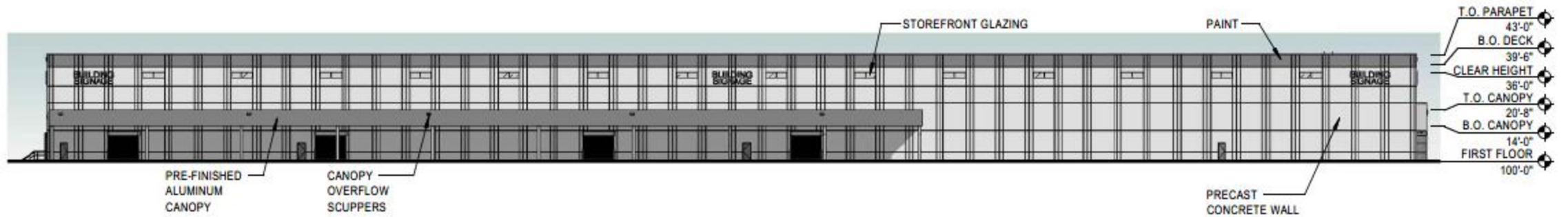
**SCREENING AND BUFFERING FROM ADJACENT LAND USES**



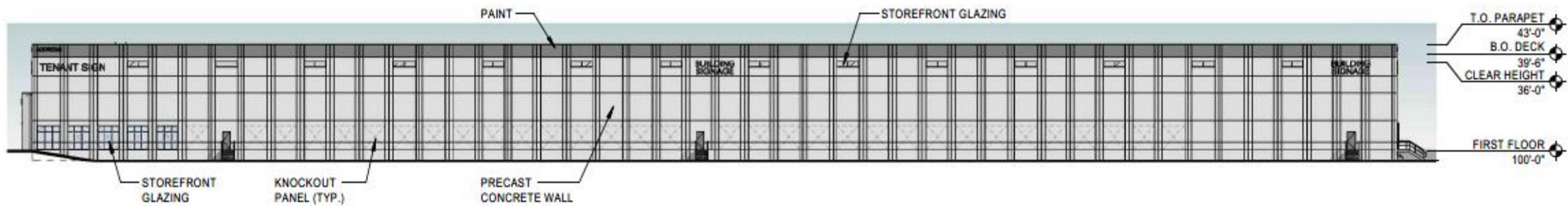
# BUILDING ELEVATIONS (WEST)



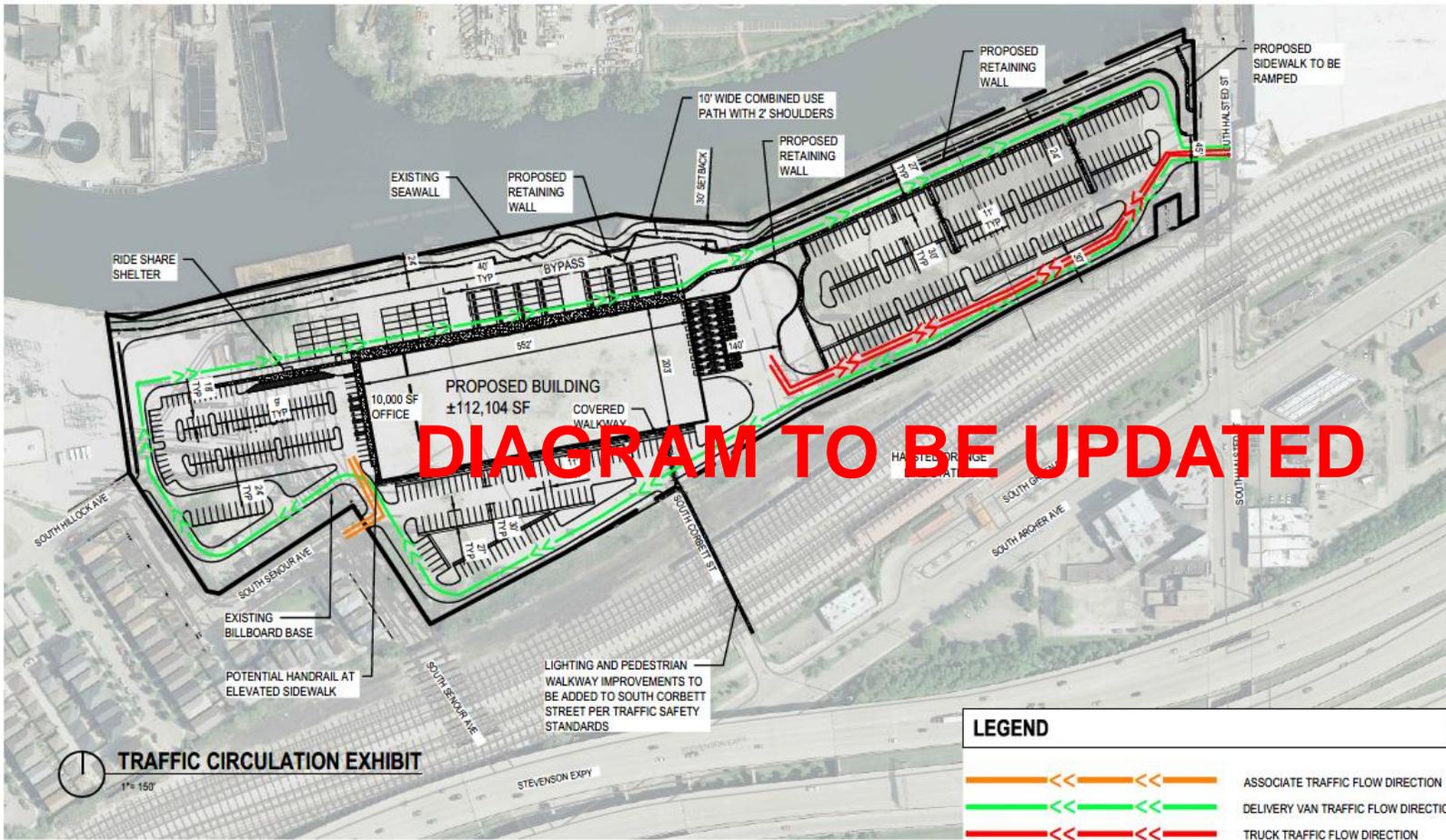
**BUILDING ELEVATIONS (EAST)**



## BUILDING ELEVATIONS (NORTH)



# BUILDING ELEVATIONS (SOUTH)

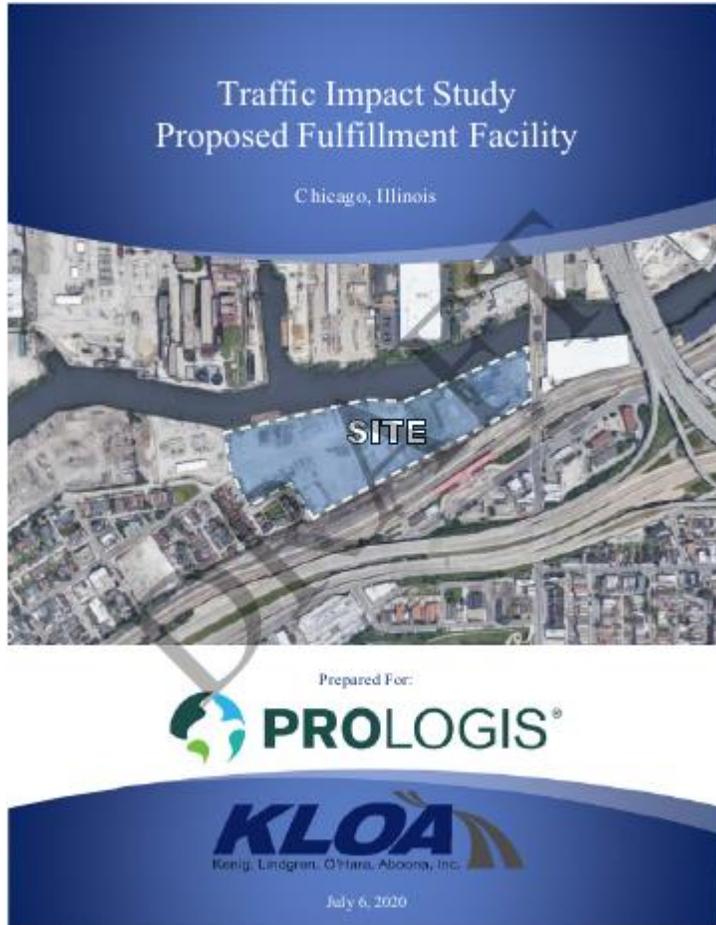


### PARKING SUMMARY

|                             |                         |
|-----------------------------|-------------------------|
| REQUIRED STANDARD STALLS:   | 1 SPACE PER 4 EMPLOYEES |
| STANDARD STALLS PROVIDED:   | 131 SPACES              |
| REQUIRED ACCESSIBLE STALLS: | 5 SPACES                |
| ACCESSIBLE STALLS PROVIDED: | 7 SPACES                |
| VAN STALLS PROVIDED:        | 349 SPACES              |
| TOTAL PARKING PROVIDED:     | 487 SPACES              |
| VAN LOADING PROVIDED:       | 40 SPACES               |
| VAN STAGING PROVIDED:       | 40 SPACES               |
| TRUCK LOADING PROVIDED:     | 15 SPACES               |



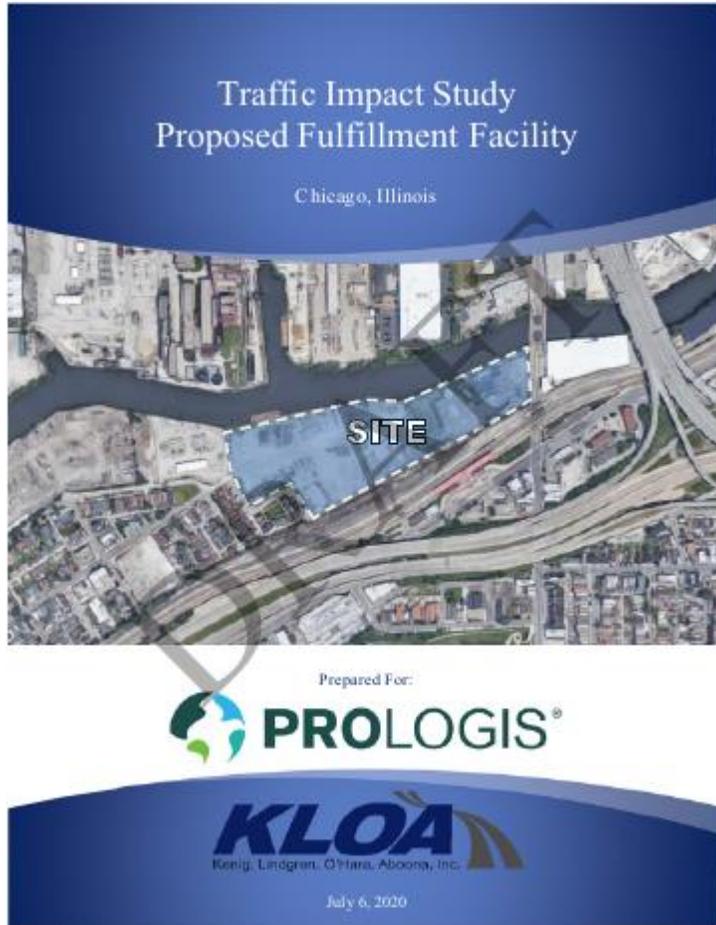
# Traffic Study Recommendations



- The study area intersections will continue operating at adequate levels of service under future conditions.
- A traffic signal will be warranted at the intersection of Halsted Street with the proposed east access drive during the weekday evening peak hour.
- Access for employees will be provided as follows:
  - Ingress and egress for commercial trucks shall be exclusively from the Halsted Street driveway.
  - Ingress and egress for other vehicles serving a commercial purpose, including delivery vans and passenger vehicles, shall be exclusively from Halsted Street and Corbett Street.
  - The Hillock Street entrance shall be gated so as to limit its use to fire and emergency ingress and egress only.
  - The Applicant shall install and maintain signage directing any employee or visitor traffic at the Senour Street driveway towards Archer Avenue and away from the residential streets to the north and west.



# Traffic Study Recommendations



In response to request by CDOT, the Applicant will undertake the following traffic improvements:

- Installation of a permanent traffic signal at the intersection of Halsted Street and the main entrance to the Property.
- Installation of left turn signal arrows on Halsted at South Archer Avenue, facing southbound traffic.
- Upgrade existing left turn signals at Halsted Street and South Archer Avenue for video actuation.
- Upgrade traffic signals at Halsted Street and South Archer Avenue to accommodate pedestrian countdown signals, including associated electrical equipment such as cabinet, controller, junction boxes, foundation and conduit.
- Replacement of current traffic signal controller with ATC controller at Halsted Street and Archer Avenue.
- Reconstruction of curb and installation of sidewalk along the site frontage on the east and north side of Senour Avenue.
- Resurfacing of South Corbett Street from South Archer Avenue to the Property line.
- Installation of \_\_\_'-wide sidewalk on the east side of South Corbett Street from South Archer Avenue to the Property line.
- Installation of continental crosswalks on South Corbett Street at South Archer Avenue.
- Installation of LED lighting below rail bridge at South Corbett Street.
- Installation of pavement markings and signage in accordance with CDOT approved pavement marking and signage plan.

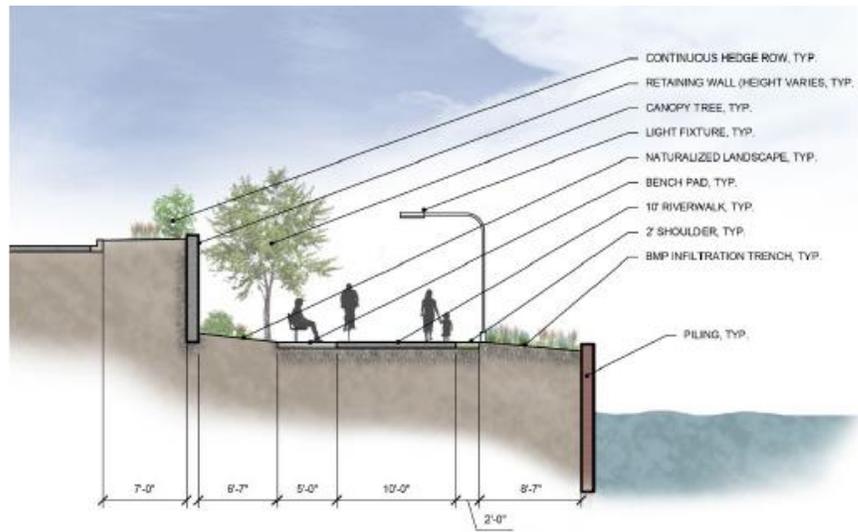


**OPEN SPACE + LANDSCAPING + STORMWATER MANAGEMENT ORDINANCE COMPLIANCE**

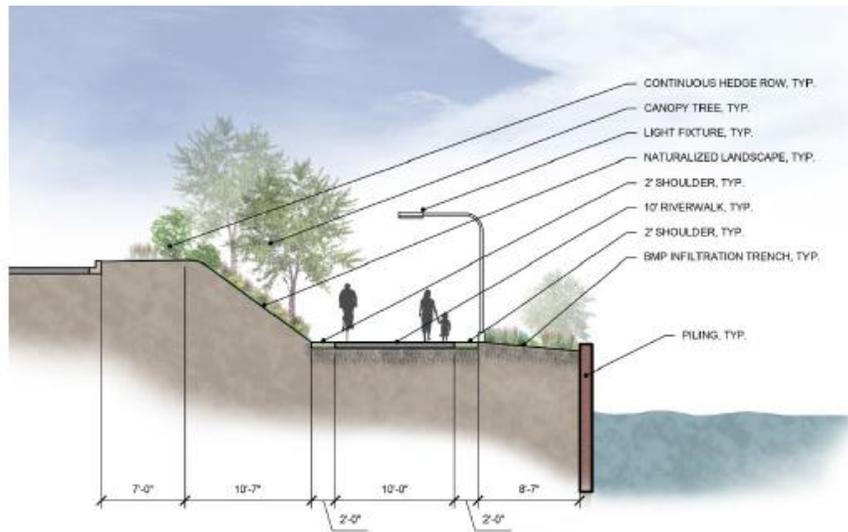


## Riverwalk Amenities Proposed

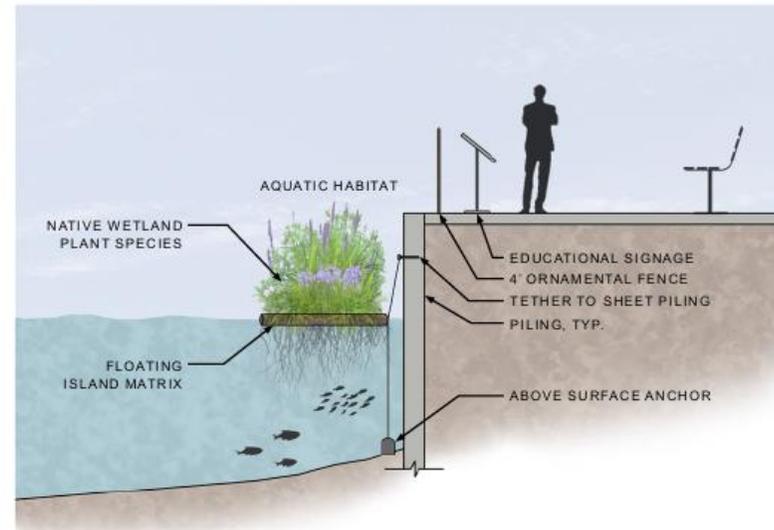
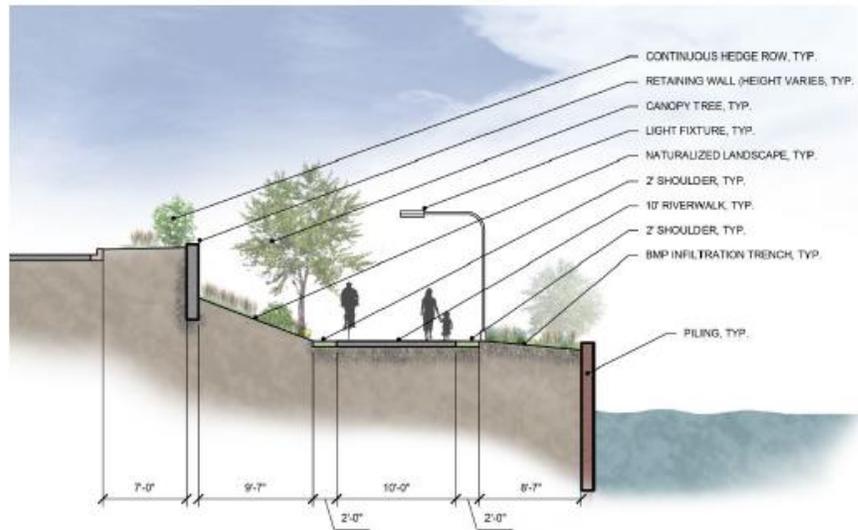
- Landscaped river setback on the northern Property boundary, amounting to approximately 1,866 linear feet of river frontage
- Un-gated public access to the river setback
- Informational and wayfinding signage following the Chicago River Brand and Sign Guidelines at all entries at which the riverwalk is open to the public, free of charge, during normal park hours
- 10' paved path for the length of the river frontage, with 2' gravel shoulders
- Floating wetlands to provide habitat for aquatic wildlife;
- Interpretive signage providing information about the floating wetland and regarding the history of the site and/or surrounding area
- Riverfront overlook at the midpoint of the Riverwalk
- Benches and trash receptacles every 250 linear feet
- Seating areas every 500 linear feet
- Pedestrian scale lighting along path
- Wayfinding and identity signage along path, including directional signage to the CTA Orange Line Station and other nearby transit
- Bicycle repair station
- Mural to be installed on a central segment of the retaining wall



SECTION A



SECTION C



SECTION D - AQUATIC HABITAT



**VIEW OF RIVERWALK OVERLOOK, LOOKING WEST**



**VIEWS OF RIVERWALK, LOOKING EAST**



**VIEW OF RIVERWALK, LOOKING EAST**

| Compliance Options              | Points Required |  | Sustainable Strategies Menu        |                                      |                             |                              |                              |                              |                                  |                                  |  |  |                                  |                               |   |                                   |                        |                        |                   |   |                        |                     |                                      |                                      |                                  |                                |                              |  |                          |                          |                          |                         |                           |                             |                                |    |    |   |    |
|---------------------------------|-----------------|--|------------------------------------|--------------------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|----------------------------------|----------------------------------|--|--|----------------------------------|-------------------------------|---|-----------------------------------|------------------------|------------------------|-------------------|---|------------------------|---------------------|--------------------------------------|--------------------------------------|----------------------------------|--------------------------------|------------------------------|--|--------------------------|--------------------------|--------------------------|-------------------------|---------------------------|-----------------------------|--------------------------------|----|----|---|----|
|                                 |                 |  | Health                             | Energy                               |                             |                              |                              |                              |                                  |                                  | Stormwater                             |  |                                  |                               |   |                                   | Landscapes             |                        |                   | Green Roofs                                 |                        | Water               |                                      | Transportation                       |                                  |                                |                              |  |                          |                          | Solid Waste              | Work Force              | Wildlife                  |                             |                                |    |    |   |    |
| Compliance Paths                | Starting Points | Number of Optional Points Required<br><small>New Construction / Substantial Rehab / Moderate Rehab</small> | 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 Sponsors or ship | 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  | 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                                 | NA                     | NA                     | NA                | 20  | 10                     | 20                  | NA                                   | NA                                   | NA                               | 5                              | NA                           | 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                     | 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                           | 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                                       | 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                      | 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                                   | 5                                | 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                             |    |    |   |    |

- LEED Silver
- EV Charging Stations
- 80% waste diversion
- EV readiness

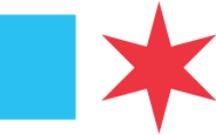


## MBE/WBE Strategy

- The project is targeting 26% MBE, 6% WBE, and 50% Chicago residents, 10% 11<sup>th</sup> Ward hiring
- Meridian has invited MBE/WBE and local Chicago builders to bid on the project.
- Outreach events and subcontractor meet and greets will be hosted this Fall.
- Meridian has a track record of success in achieving inclusive hiring goals.

## Project Facts

- Project cost: \$25-30 million
- 125-150 construction jobs
- 200 permanent jobs
- Community Amenity/Benefits: As part of the project, the Developer will substantially enhance the pedestrian realm in the area of the project by (1) improving the condition of the Corbett Street viaduct, including improving the existing sidewalk and installing lighting to enhance pedestrian safety and comfort. The Developer will also facilitate improvement of the viaducts by sponsoring repainting and creation of murals in the viaducts. Finally, the Developer will commit to installing a landscaped riverwalk along the northern perimeter of the site, that will be open and accessible to the public.



# **DPD Recommendations**

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

- The proposed planned development promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103), as evidenced by adjacent industrial and distribution uses;**
- The proposed planned development advances the goals set forth in the establishment of the underlying PMD-11; and**
- The proposed complies with the PD standards established in 17-13-0600.**