



CHICAGO PLAN COMMISSION

Department of Planning and Development

PROPOSED AMENDMENT TO RBPD 1420
TRIANGLE SQUARE CONDOMINIUMS
1701 W. WEBSTER AVE (32ND Ward)
TRIANGLE SQUARE CONDOMINIUM, LLC

11/19/2020

★ Community Area Snap Shot

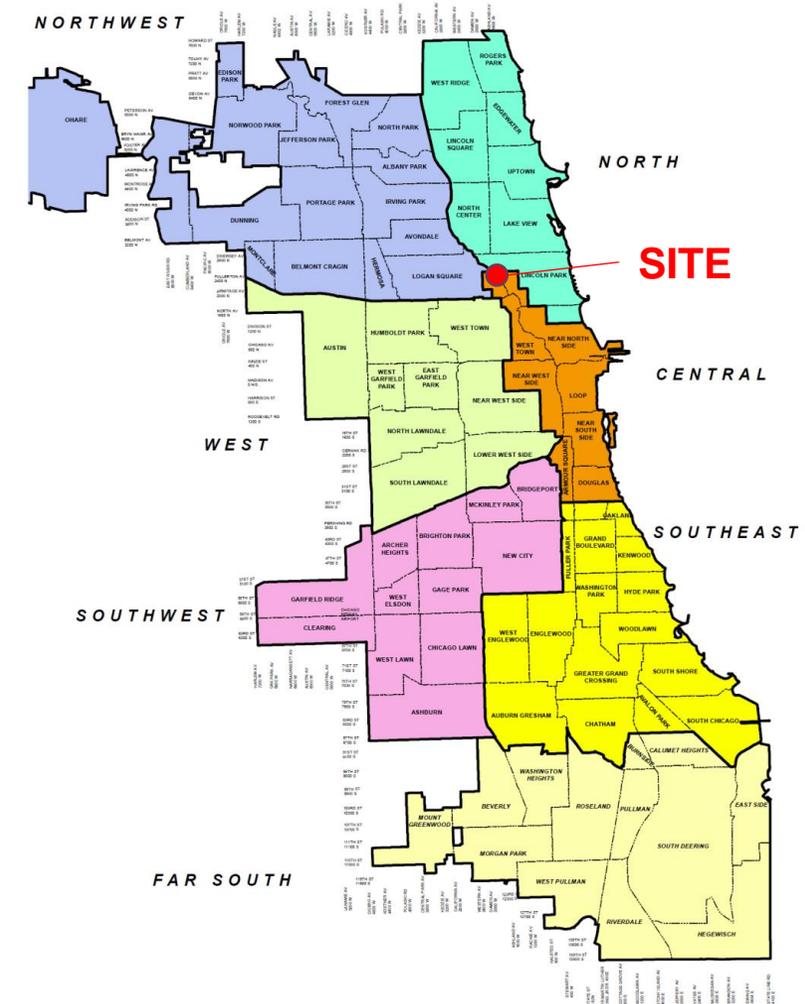
Logan Square Community Area

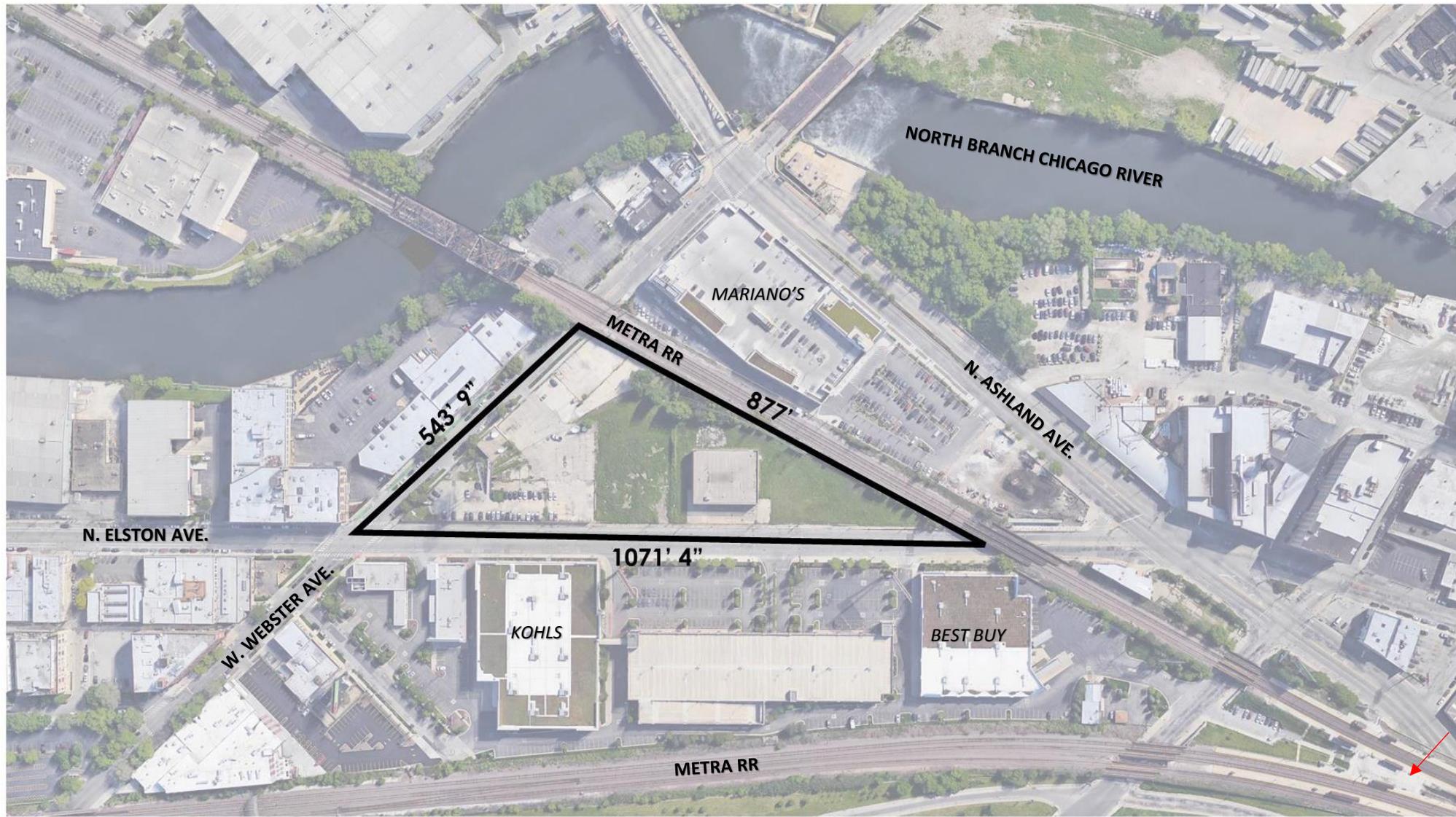
DEMOGRAPHICS IN LOGAN SQUARE

- Population 72,724 people
- Age:
 - 19 and under 19.5%
 - 20-49 61.3%
 - Over 50 19.1%
- 54.7% have a Bachelor's, Graduate, or professional degree

MEDIAN INCOME: \$75,333

*Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snap Shot: Logan Square (June 2020 Release)*

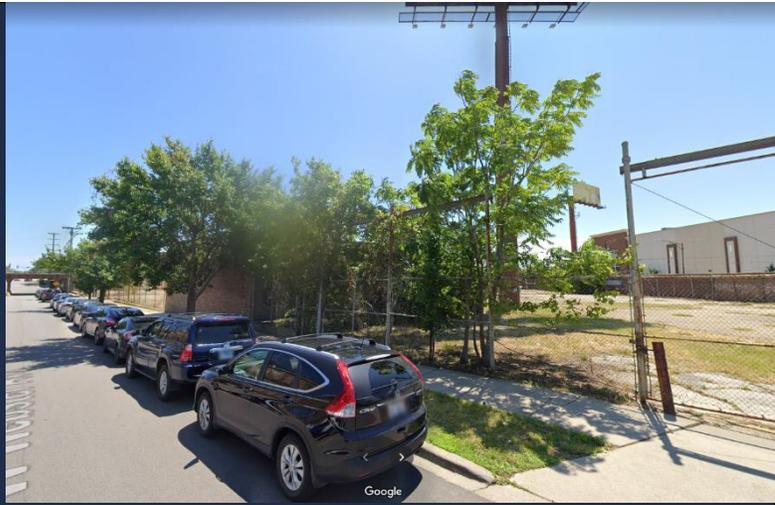




Clybourn
Metra
Station

SITE CONTEXT PLAN

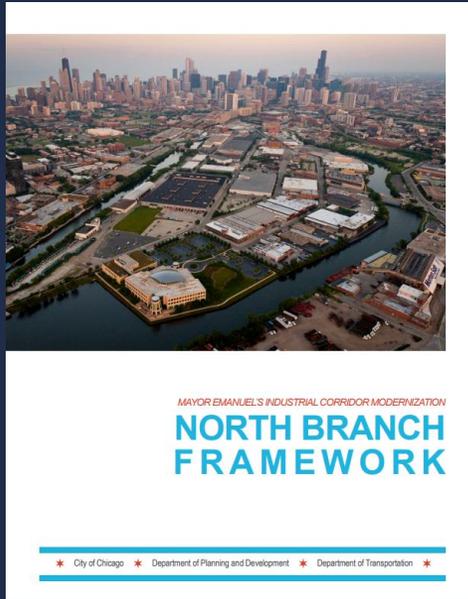
Pedestrian Context



Pedestrian Context



Planning Context

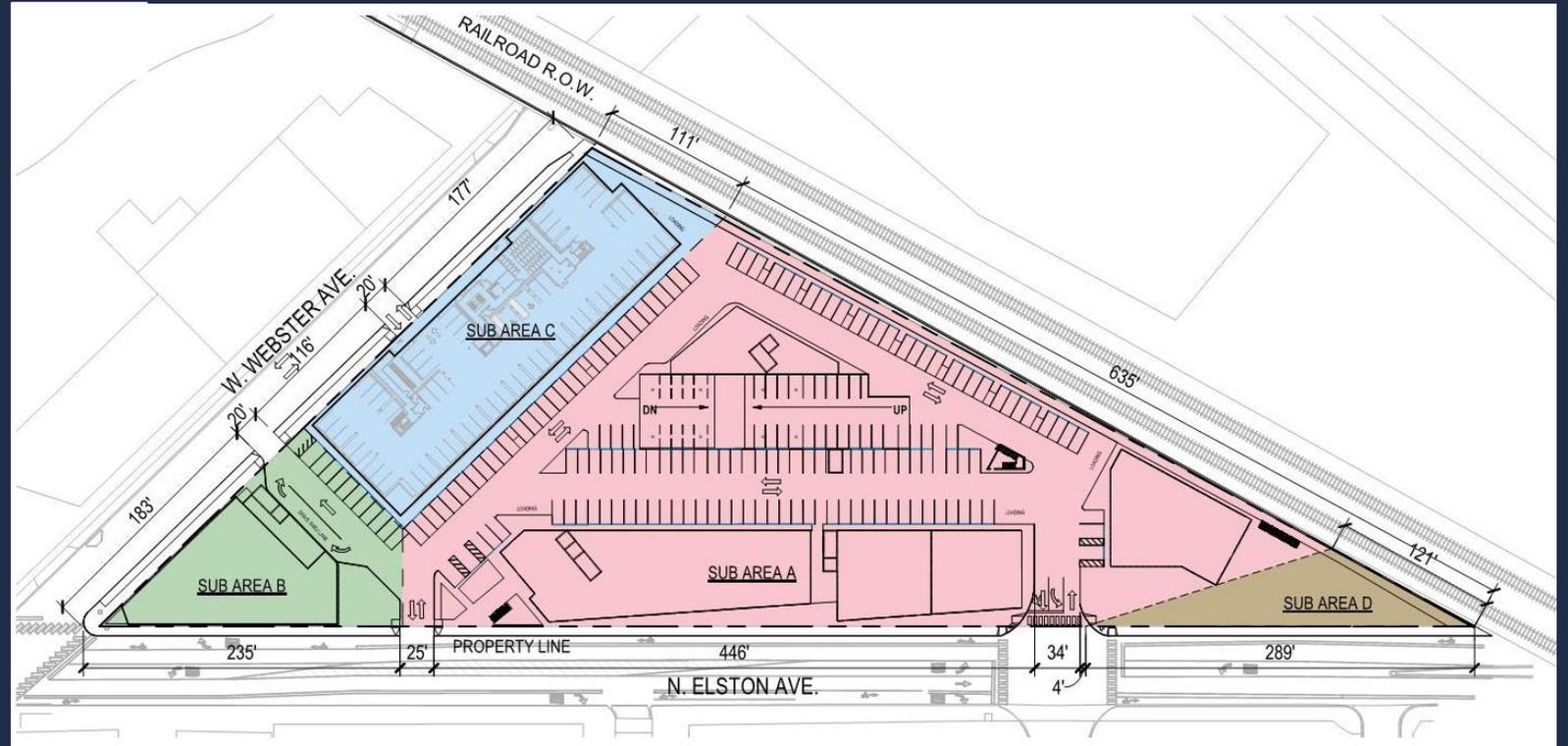


The proposal is subject to the North Branch Framework Plan adopted by the Chicago Plan Commission on May 18, 2017.

GOALS OF THE NORTH BRANCH FRAMEWORK PLAN

- Maintain the North Branch Industrial Corridor as an Important Economic Engine and Vital Job Center
- Provide Better Access for all Transportation Modes
- Build Upon the North Branch Industrial Corridor's Unique Natural and Built Environment

- Add one additional dwelling unit to Sub-Area C.
- No changes are proposed to the site plan or design of the buildings.

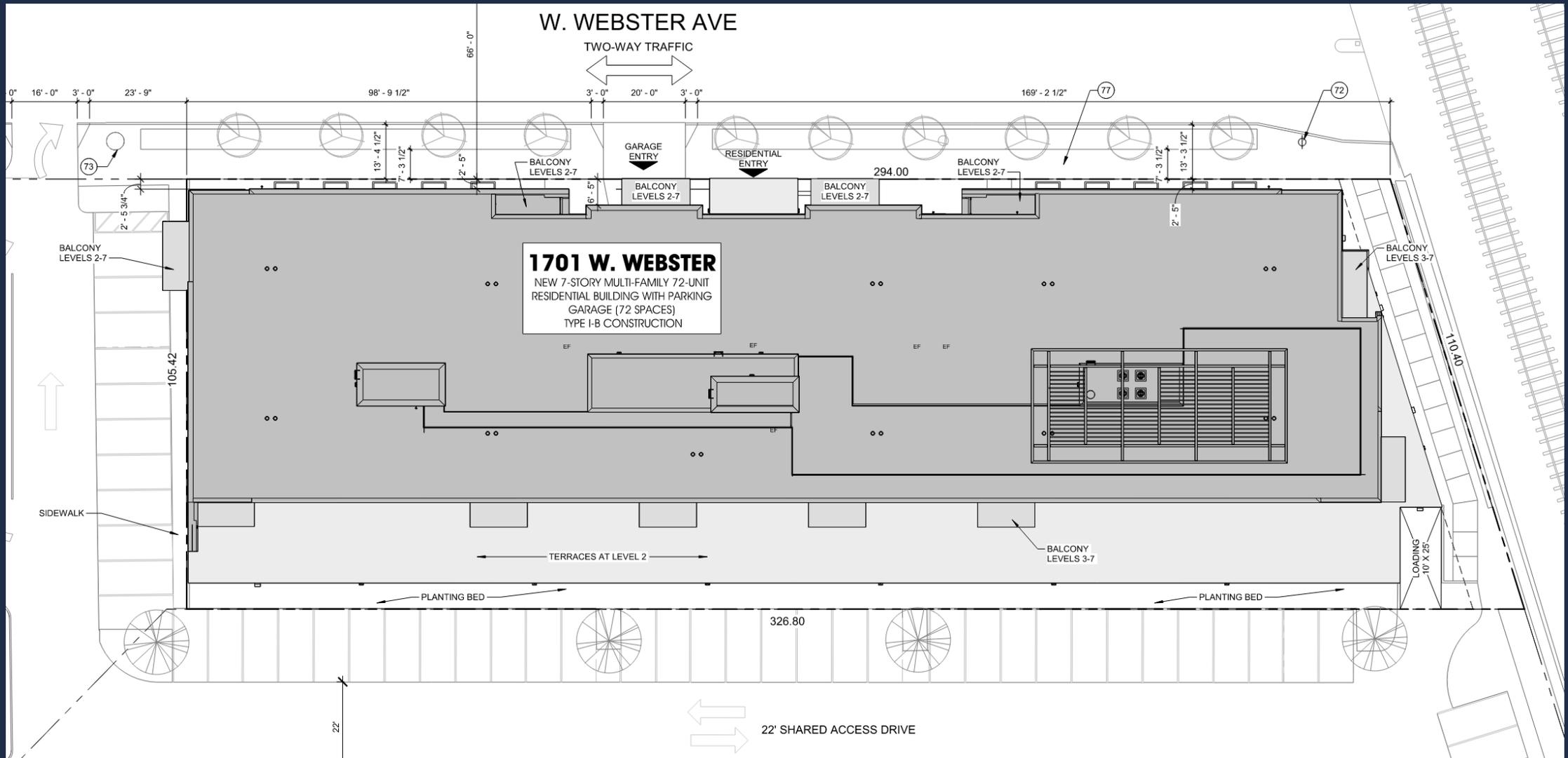


PREVIOUSLY APPROVED

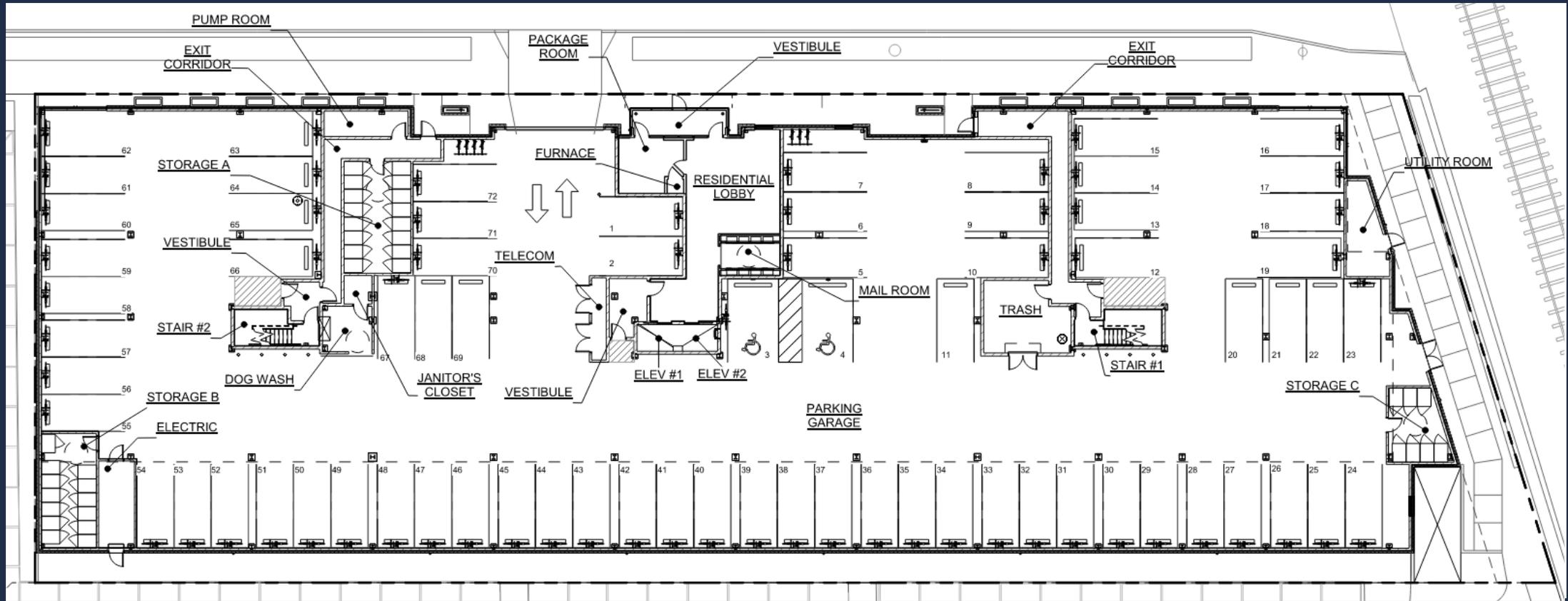
Property	Sub Area A	Sub Area B	Sub Area C	Sub Area D	Total
Lot Area (sf)	120,812	19,826 sf	32,722 sf	8,344 sf	182,024 sf
FAR					3.00
Built Area (Allowed)					546,072 sf
Built Area (Proposed)					546,072 sf
Residential	298 units / 348,500 sf	0	71 units / 141,572 sf	0	369 units
Retail	29,000 sf	12,000 sf	0	0	
Business	0	12,000 sf	0	0	
Parking - Residential	129 spaces		72 spaces	0	201 spaces
Parking - Retail	131 spaces	11 spaces			142 spaces
Height	95'-0"	40'-0"	98'-0"	0	
Typology	6-story residential building above 1-story retail base and structured parking	1-story business above a 1-story retail base	6-story residential building above a 1-story structured parking garage	Sub-Area D setback required for potential proposed infrastructure improvements	

PROPOSED AMENDMENT

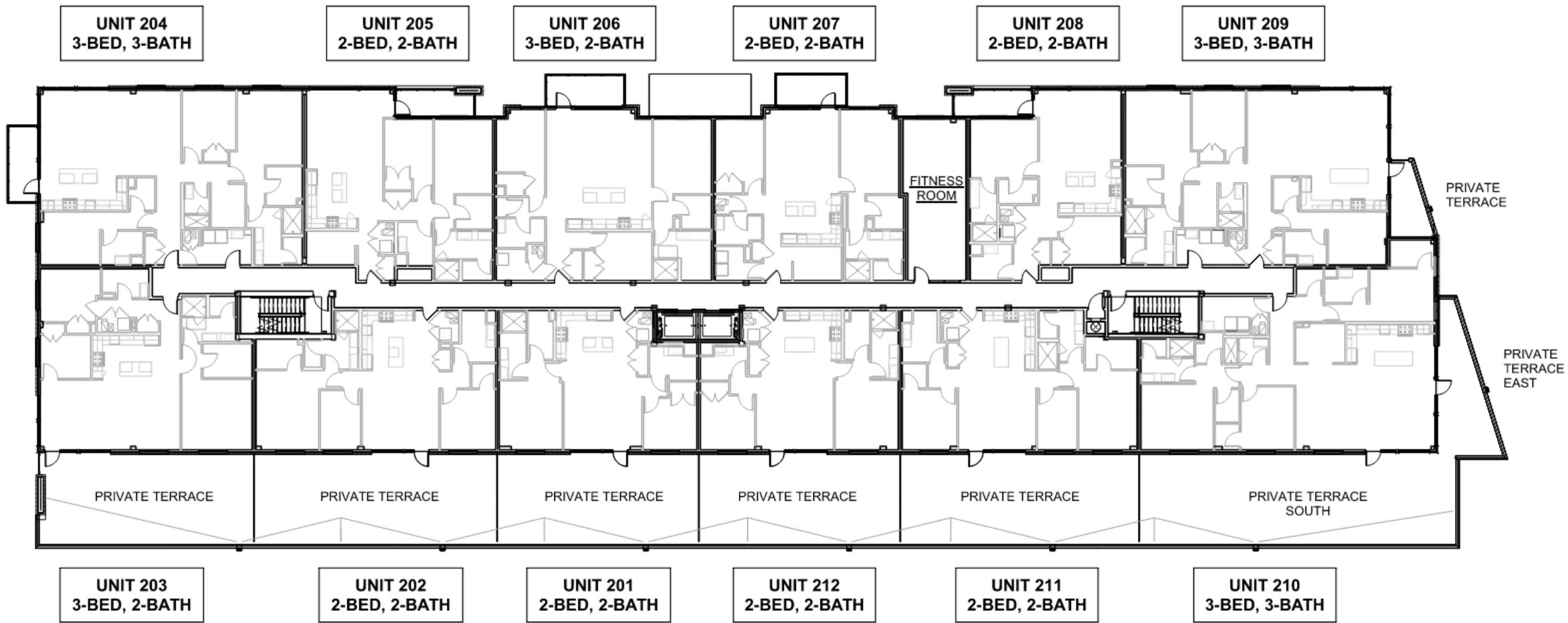
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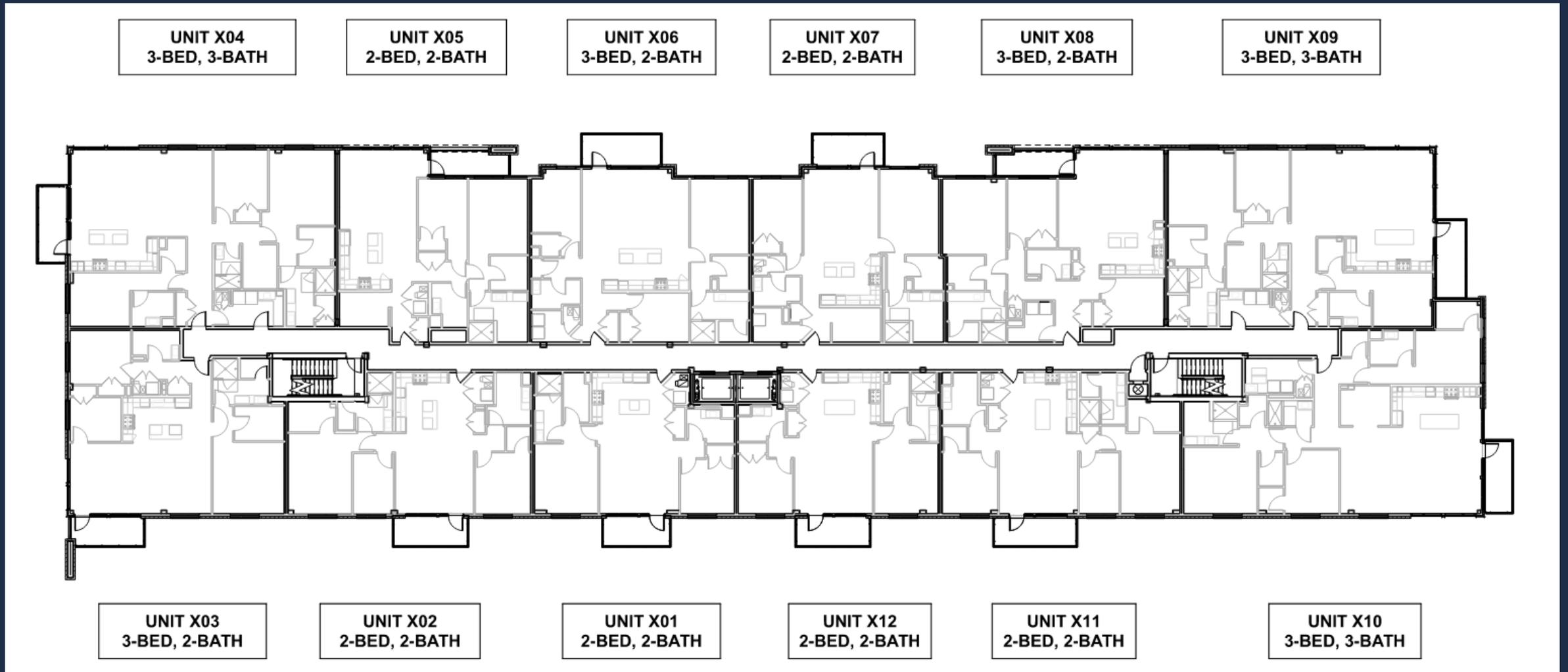
SUB AREA C - SITE PLAN



SUB AREA C - GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD - SEVENTH FLOOR PLAN

AFFORDABLE HOUSING ORDINANCE COMPLIANCE

- 9 Affordable Units are being provided for on site in Sub-Area A
- \$3,597,132 Payment has been made to the Affordable Housing Opportunity Fund for 28 Affordable Units.

MBE / WBE GOALS

MBE contracts:	26% of total construction budget
WBE contracts:	6% of total construction budget
City resident hiring:	50% of total construction work hours

*Applicant will work
with all of the
agencies on the
Department of
Procurement Services'
City of Chicago Assist
Agency List, including:*

- Chicago Minority Supplier Development Council (CMSOC)
- U.S. Minority Contractors Association (USMCA)
- Black Contractors United (BCU)
- African American Contractors Association (AACA)
- Chicago Urban League
- Federation of Women Contractors (FWC)
- Hispanic American Construction Industry Association (HAOA)
- Illinois Hispanic Chamber of Commerce
- Women's Business Development Center

★ DPD Recommendations

- The proposal is consistent with the goals in the North Branch Framework Plan.
- The proposed development:
 - Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104)
 - Is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B)





OVERALL SITE AERIAL