



CHICAGO PLAN COMMISSION

Department of Planning and Development

PROJECT NAME

Onni Fulton Market

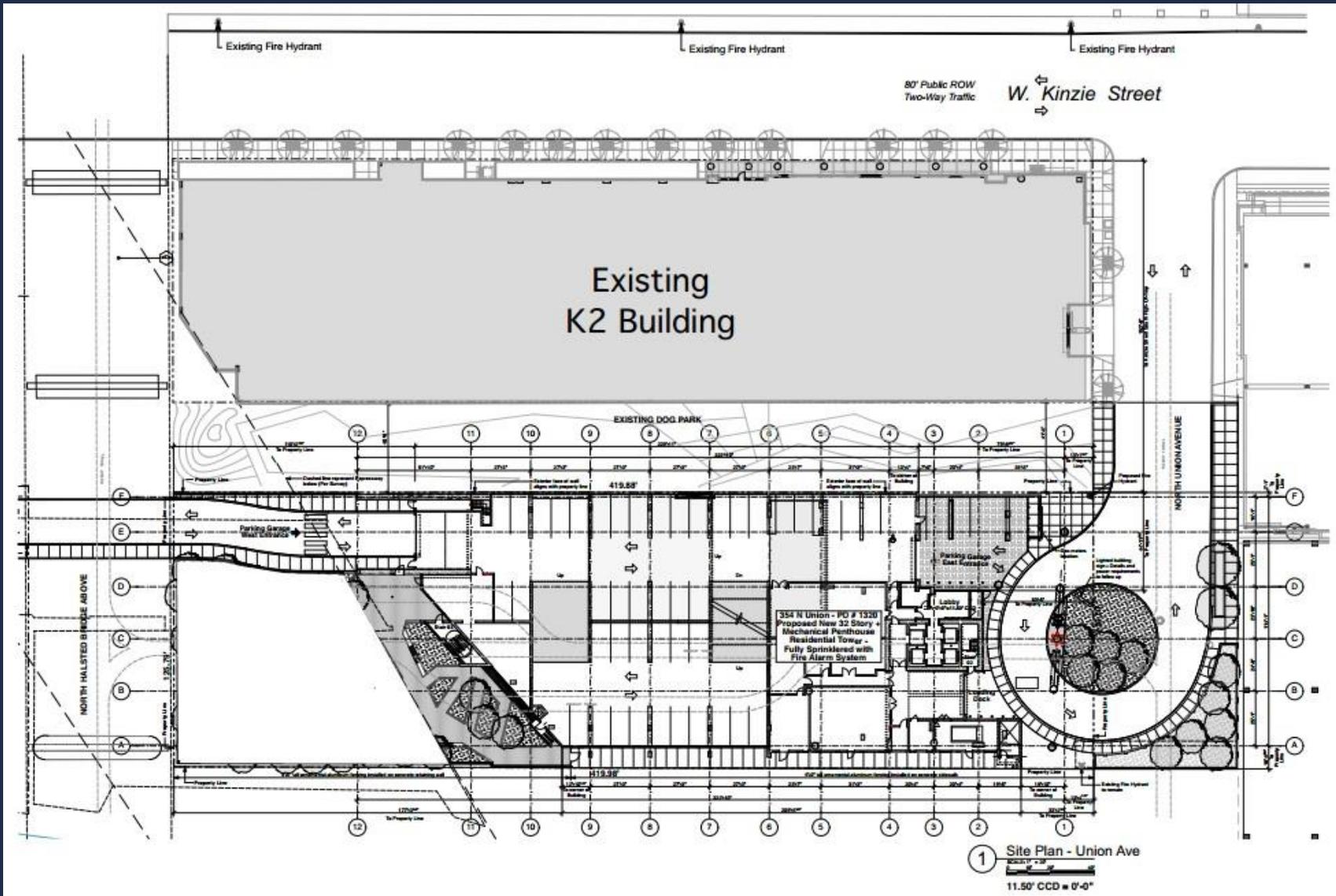
PROJECT ADDRESS (No. Ward)

**354 N. Union/357 N. Halsted
(34th Ward)**

APPLICANT NAME

Onni 352 N. Union Chicago LLC

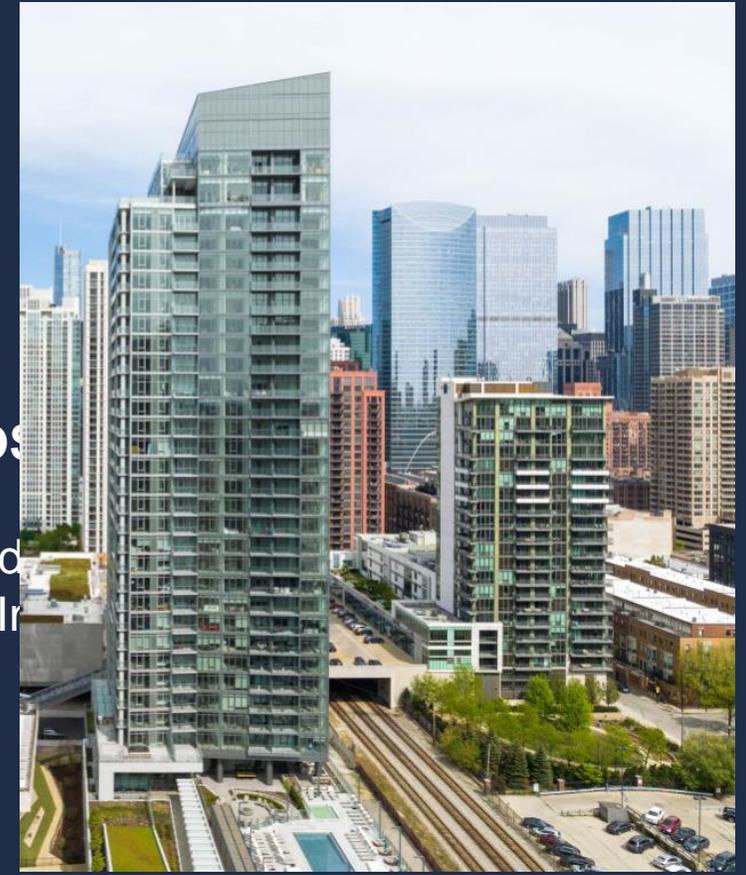
11/16/2023



SITE CONTEXT PLAN – UNION AVE



LAND USE CONTEXT PLAN



AERIAL VIEW FROM X EAST

Eat & Drink

1. Aba
2. Alla Vita
3. Au Cheval
4. Bar Siena
5. Beatrix
6. Boqueria Fulton Market
7. Duck Duck Goat
8. Federales
9. Gibsons Italia
10. Girl & The Goat
11. La Jasie
12. La Scarola
13. Little Goat Diner
14. LYRA
15. Momotaro
16. Oriole
17. Piccolo Sogno
18. Ramen-San
19. Recess
20. Roister
21. The Emily Hotel
 - Fora
 - Sushi By Bou
 - Selva
22. Swift & Sons
23. The Haxton
 - Lazy Bird
 - Cabra
 - Cira
24. The Press Room
25. Time Out Market
26. Trivoli Tavern
27. Nobu
28. Monteverde

Iconic Locations

1. Chicago River
2. Google HQ
3. Ogilvie Train Station
4. Soho House Chicago
5. University of Illinois Chicago
6. WNDR Museum

Morning Routine

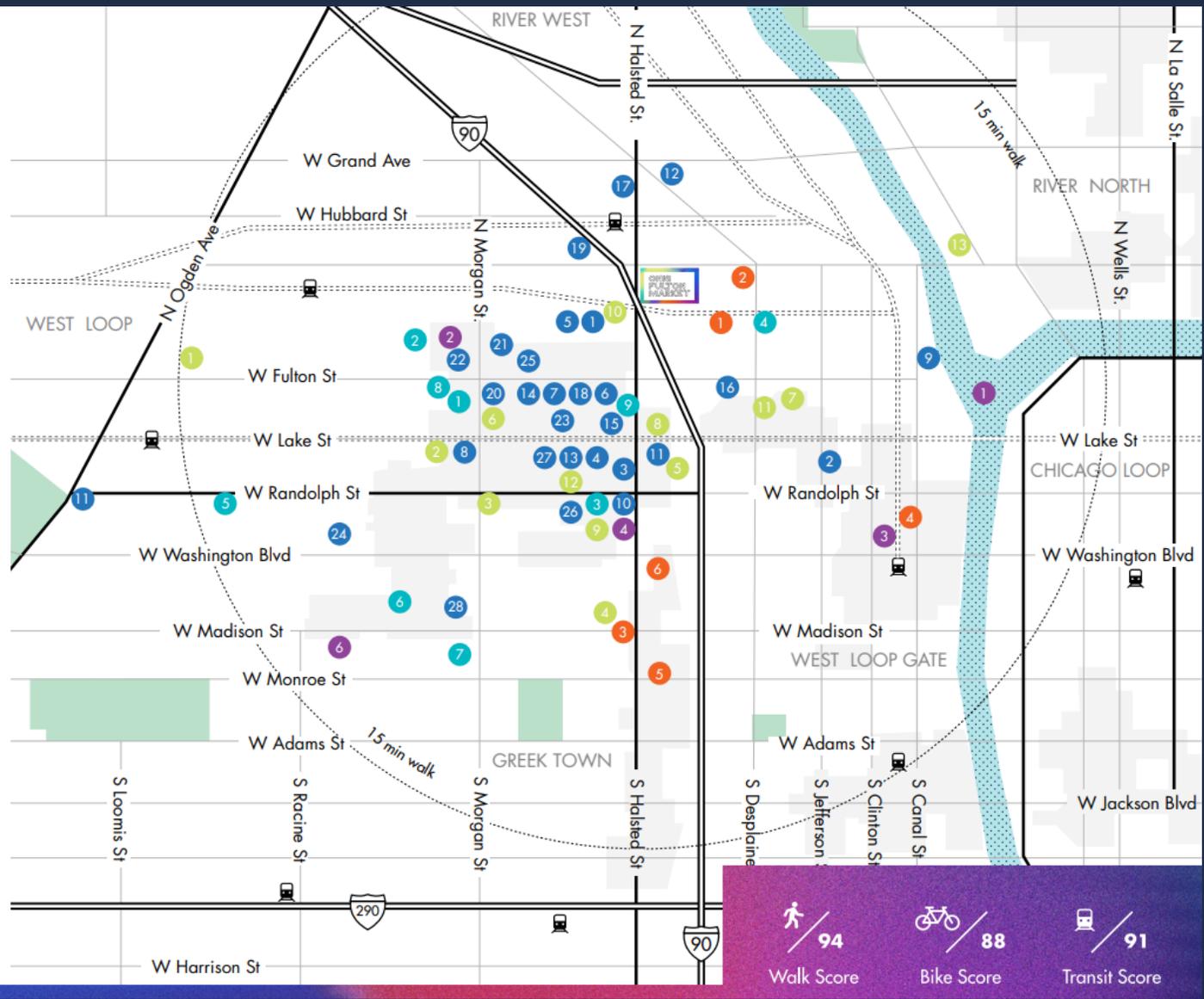
1. Fairgrounds Coffee & Tea
2. Foxtrof
3. La Colombe Coffee Roasters
4. Orange Theory
5. P.volve
6. Page1 Pilates
7. Pure Barre
8. Row House
9. Sawada Coffee
10. Studio Three
11. Train Moment
12. RealGood Stuff Co.
13. East Bank Club

Shopping & Daily Conveniences

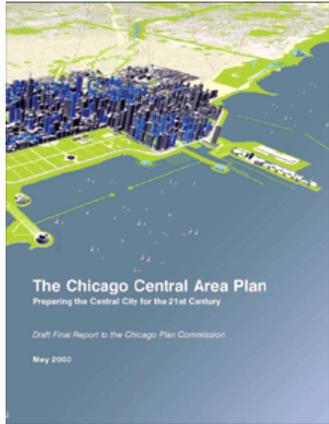
1. Bentley's Pet Stuff
2. Jewel-Osco
3. Mariano's
4. MetraMarket
5. Walgreens
6. Whole Foods Market

Salons & Services

1. Axelle + Ivy Salon
2. Bartucci Beauty
3. Cowshed Spa @ Soho House
4. Kinzie Cleaners
5. Solo Salon
6. Spa Derma
7. Sydnee's Pet Grooming
8. Tucker Pup's Pet Resort
9. West Loop Nail Salon

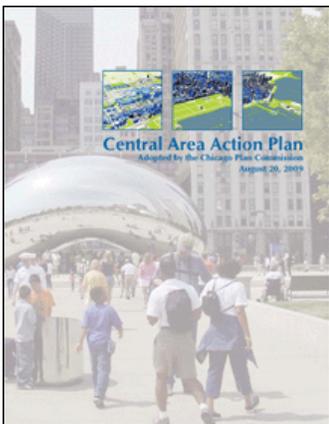


Planning Context



Chicago Central Area Plan (2003)

- Direct growth to create a dynamic Central Area with vibrant and diverse mixed-use districts
 - Support a diverse collection of livable neighborhoods and special places
- Strengthen connections to keep the Central Area easy to reach and get around
 - Improve the quality of the pedestrian environment

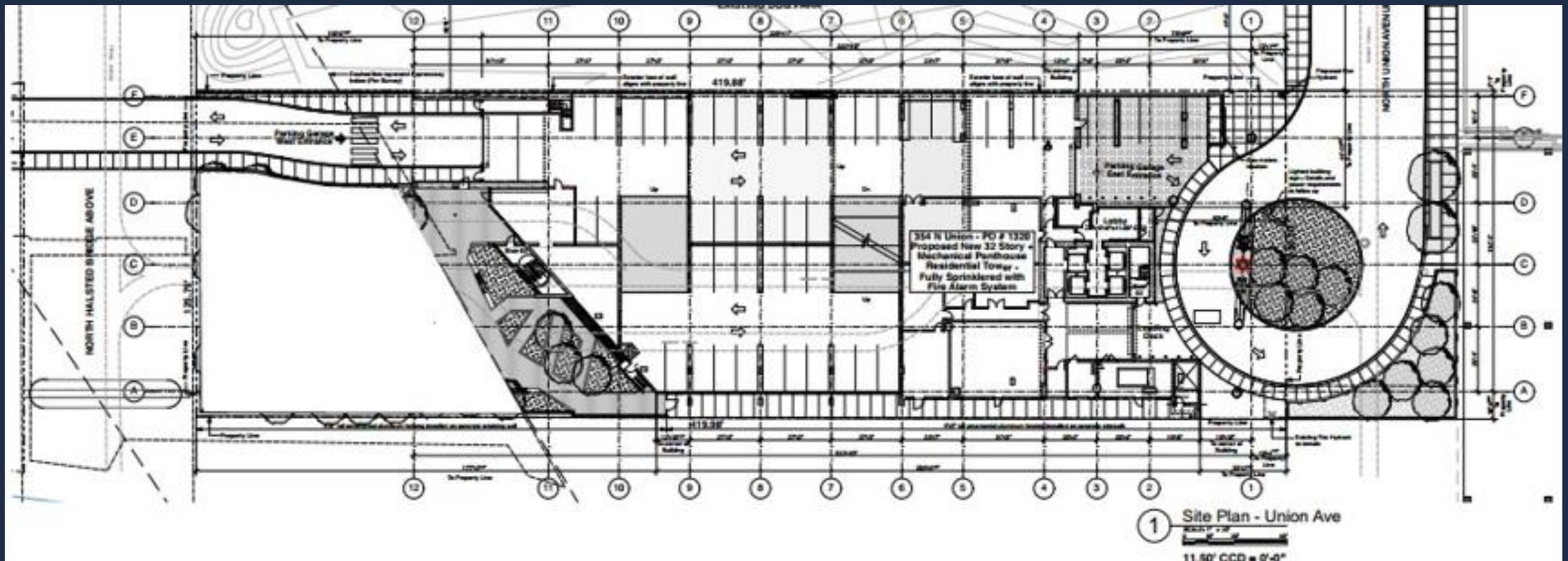


Central Area Action Plan (2009) West Loop Subarea: 2020 Vision/ Goals

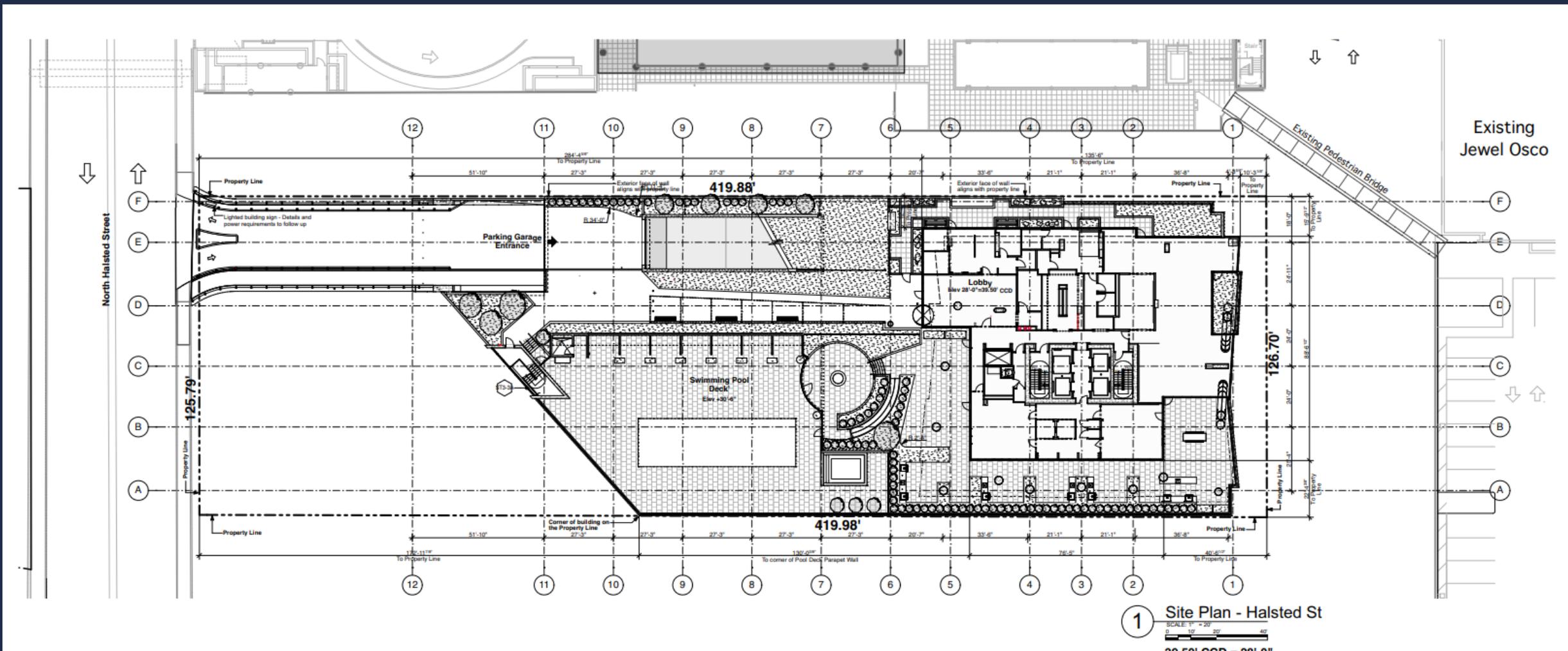
- Higher densities should be supported around existing and planned transit stations and along major street corridors
- High development densities and a strong preference for job generating uses should accompany the substantial new investment in West Loop transportation projects.
- The West Loop will feature an enhanced streetscape that improves the pedestrian environment for commuters, residents, visitors, and tourists.

Project Timeline + Community Outreach

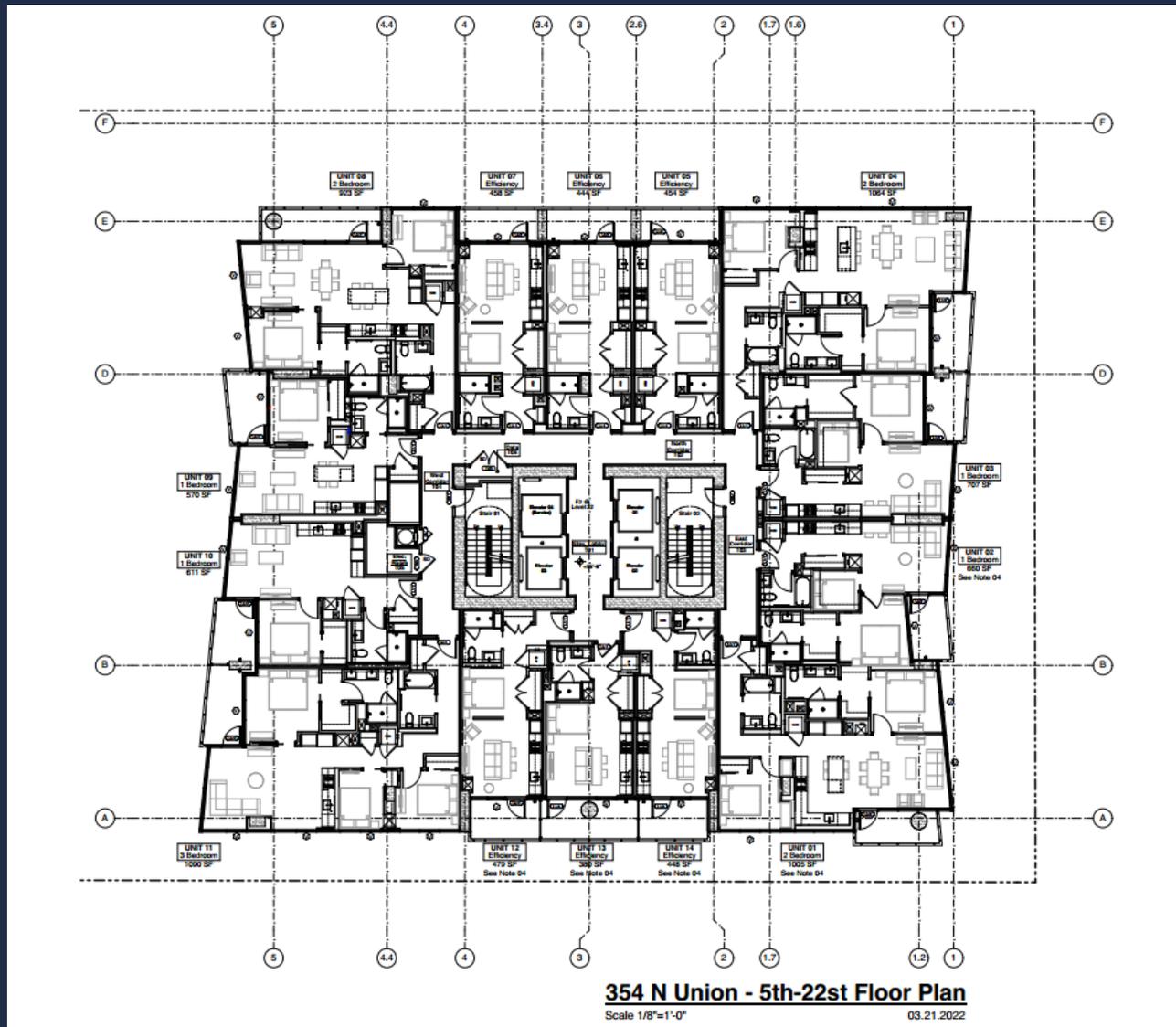
- PD Filed on September 13, 2023
- Date(s) of Community Meeting(s)
 - Neighbors of West Loop – Email sent on August 22, 2023
 - West Central Association – Letter sent on August 1, 2023
- Bullet Points of Project Changes Based on Feedback (N/A)
- Provide Before and After Renderings If Applicable (N/A)

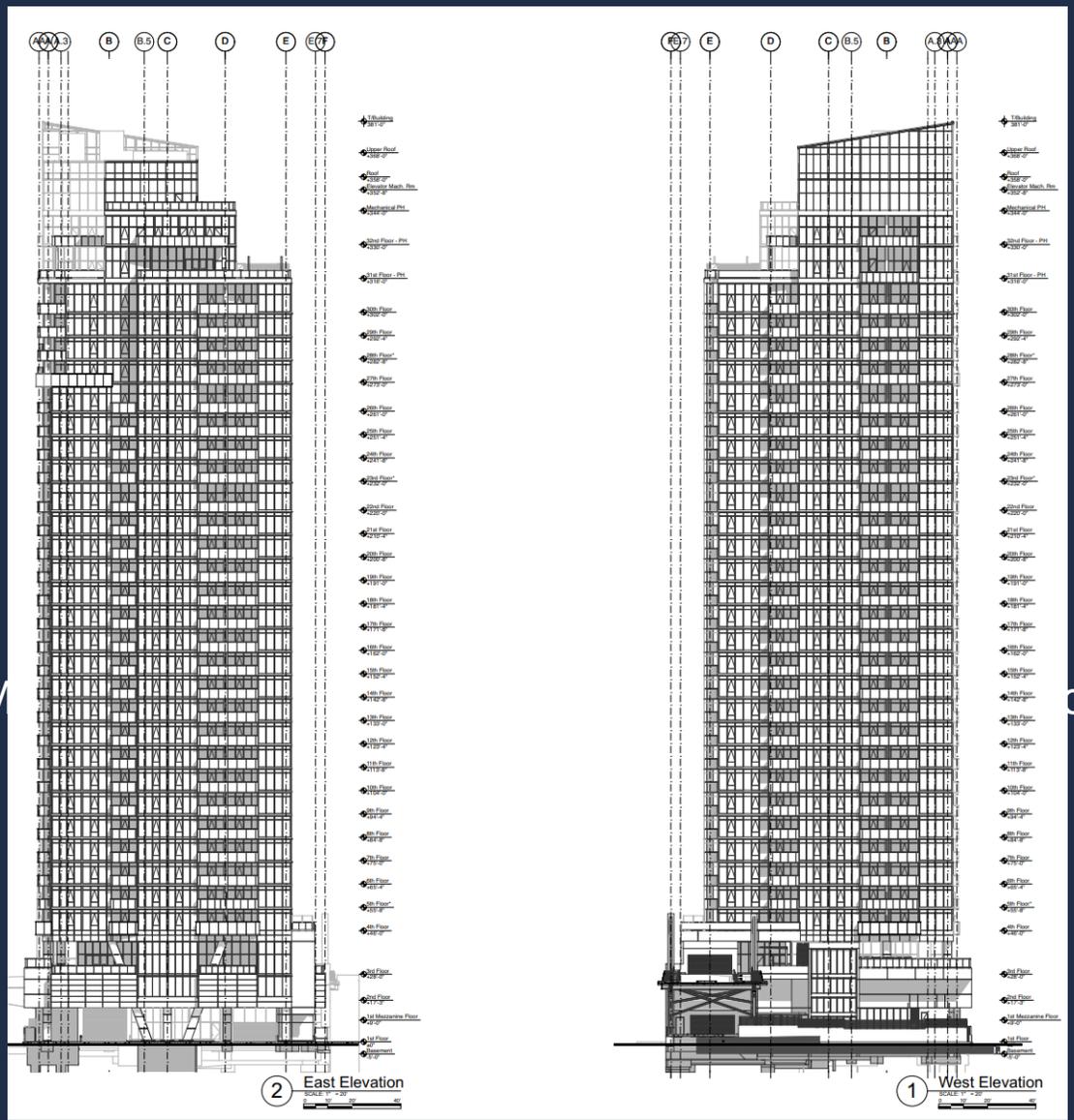


SITE + GROUND FLOOR PLAN – UNION AVE



SITE + GROUND FLOOR PLAN – HALSTED ST

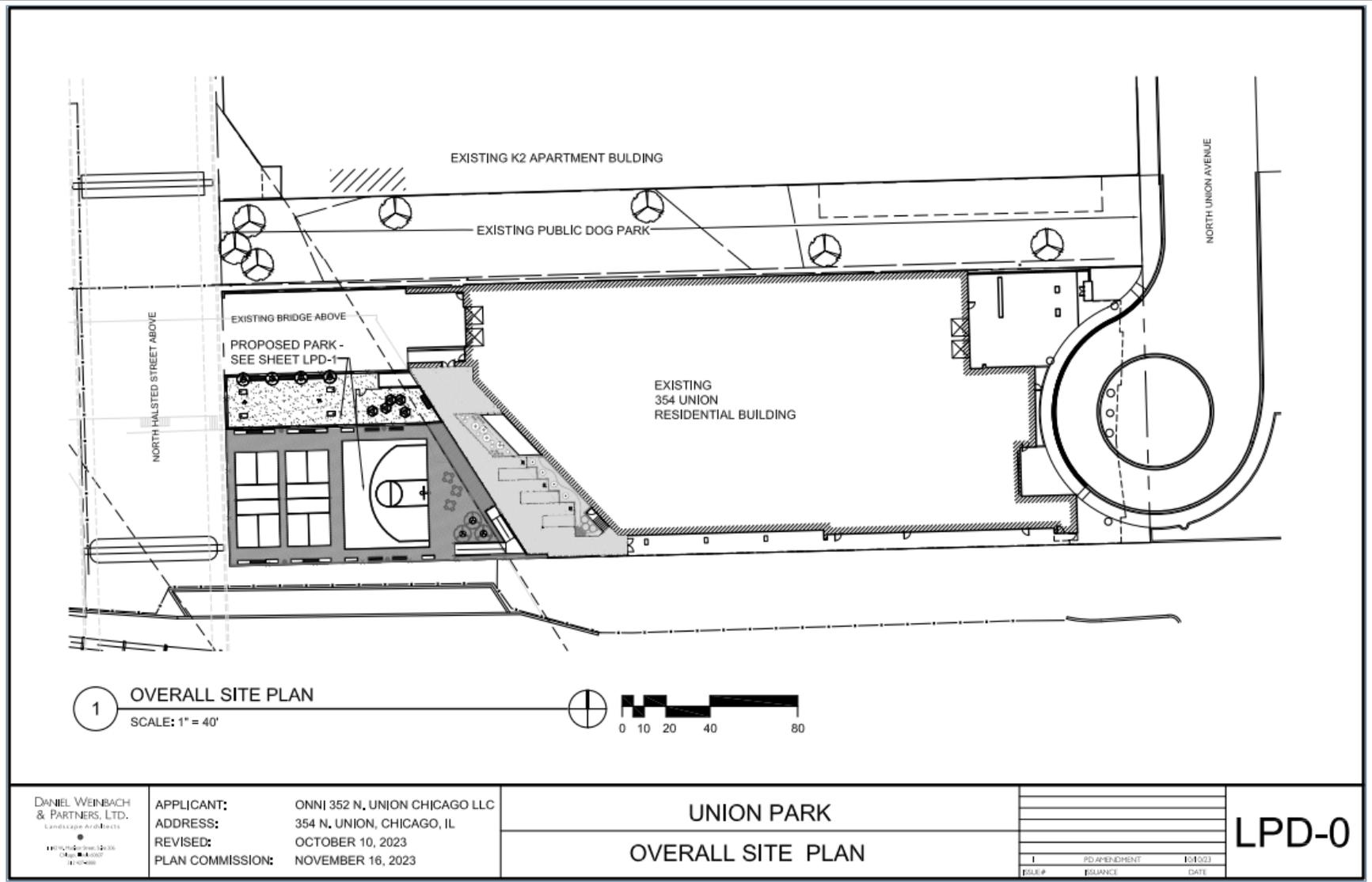




Use M

of Project

BUILDING ELEVATION (IDENTIFY DIRECTION)



1 OVERALL SITE PLAN
SCALE: 1" = 40'

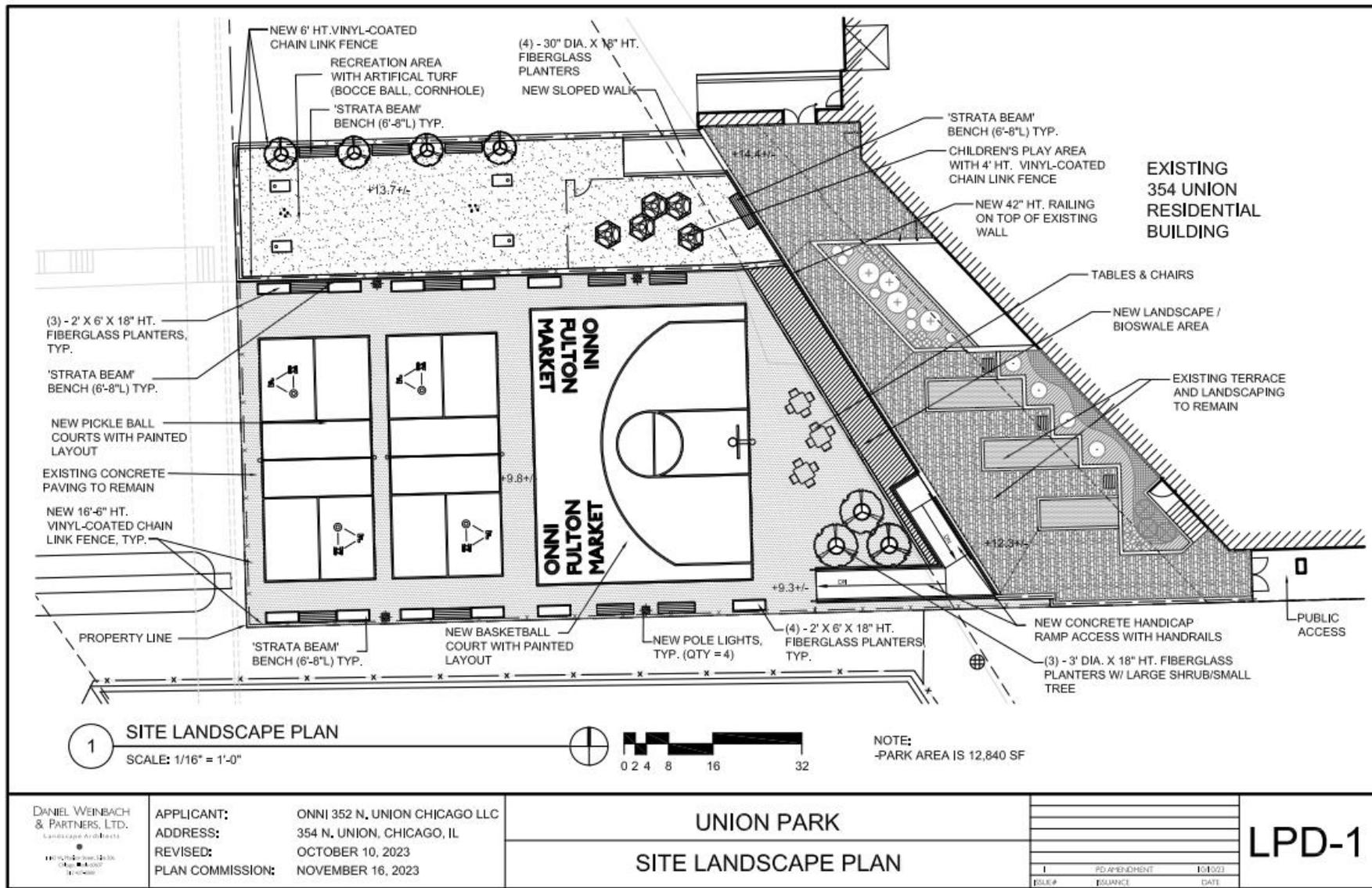
DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
1111 N. LEXINGTON AVENUE, SUITE 1000
CHICAGO, IL 60610
312.467.4000

APPLICANT: ONNI 352 N. UNION CHICAGO LLC
ADDRESS: 354 N. UNION, CHICAGO, IL
REVISED: OCTOBER 10, 2023
PLAN COMMISSION: NOVEMBER 16, 2023

UNION PARK
OVERALL SITE PLAN

1	PD APPROVAL	10/10/23
	ISSUANCE	

LPD-0



Public Benefits

Include the creation of 8 construction jobs and 5 permanent jobs, as well as Public access to Open Space

The Project's Target Goals are:

26% of annual dollar value of all construction contracts to qualified MBE's and 6% to qualified WBE's

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>

DPD Recommendations (staff to complete)

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104).