



CHICAGO PLAN COMMISSION

Department of Planning and Development

PROPOSED PLANNED DEVELOPMENT

3914-3930 N. LINCOLN + 3909-3917 N. DAMEN (47TH Ward)

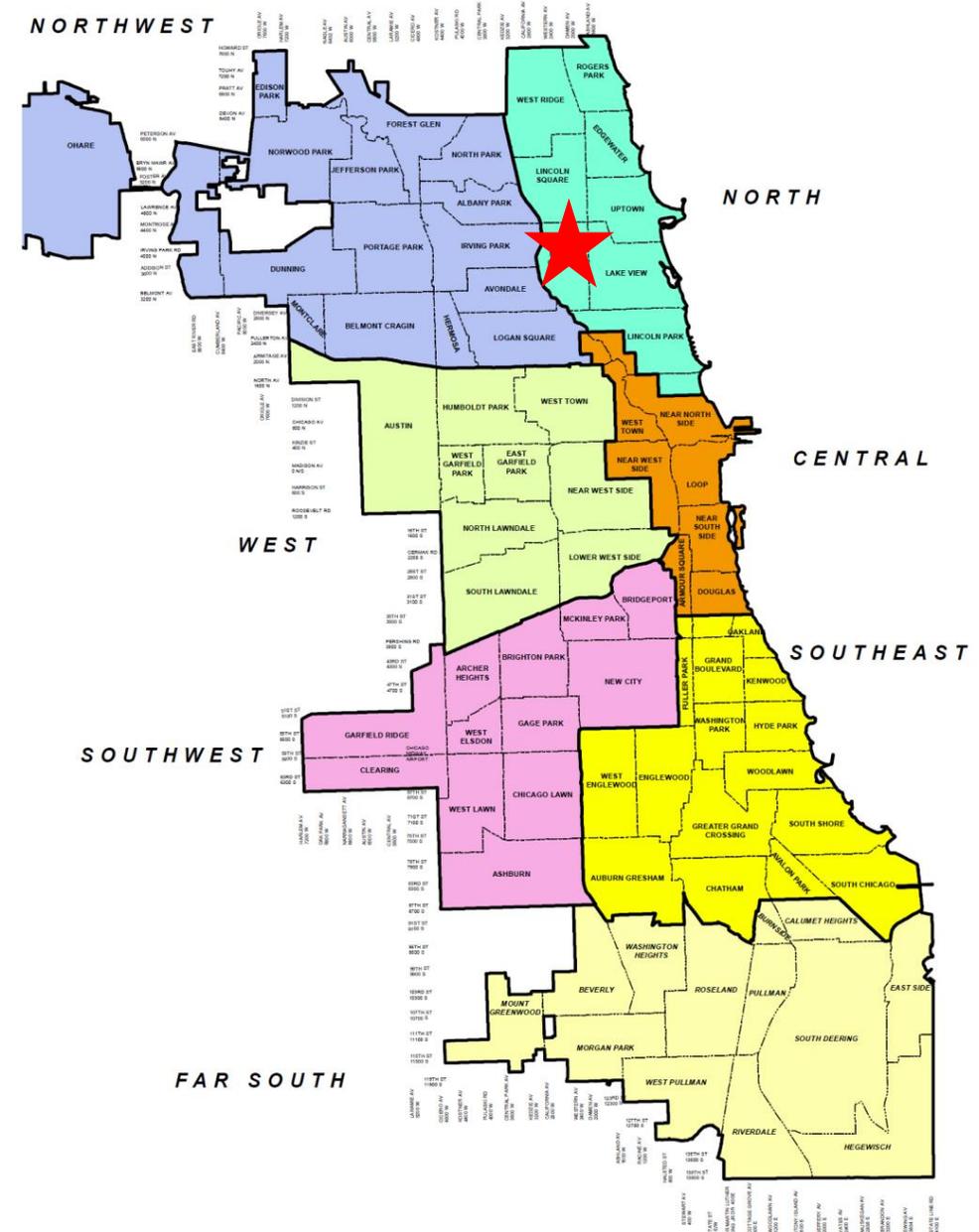
3914 N. LINCOLN AVE, LLC

12/16/2021



Community Area Snapshot

- North Region, North Center Community Area
- Mixed-use, transit-oriented neighborhood hub
- North Center Community Area Demographics:
 - Population is growing significantly faster than the City of Chicago and region as a whole, 2000-2020
 - 59% of units are owner-occupied, 41% renter-occupied
 - 48.2% of residents work at home, walk, bike, or take transit to work

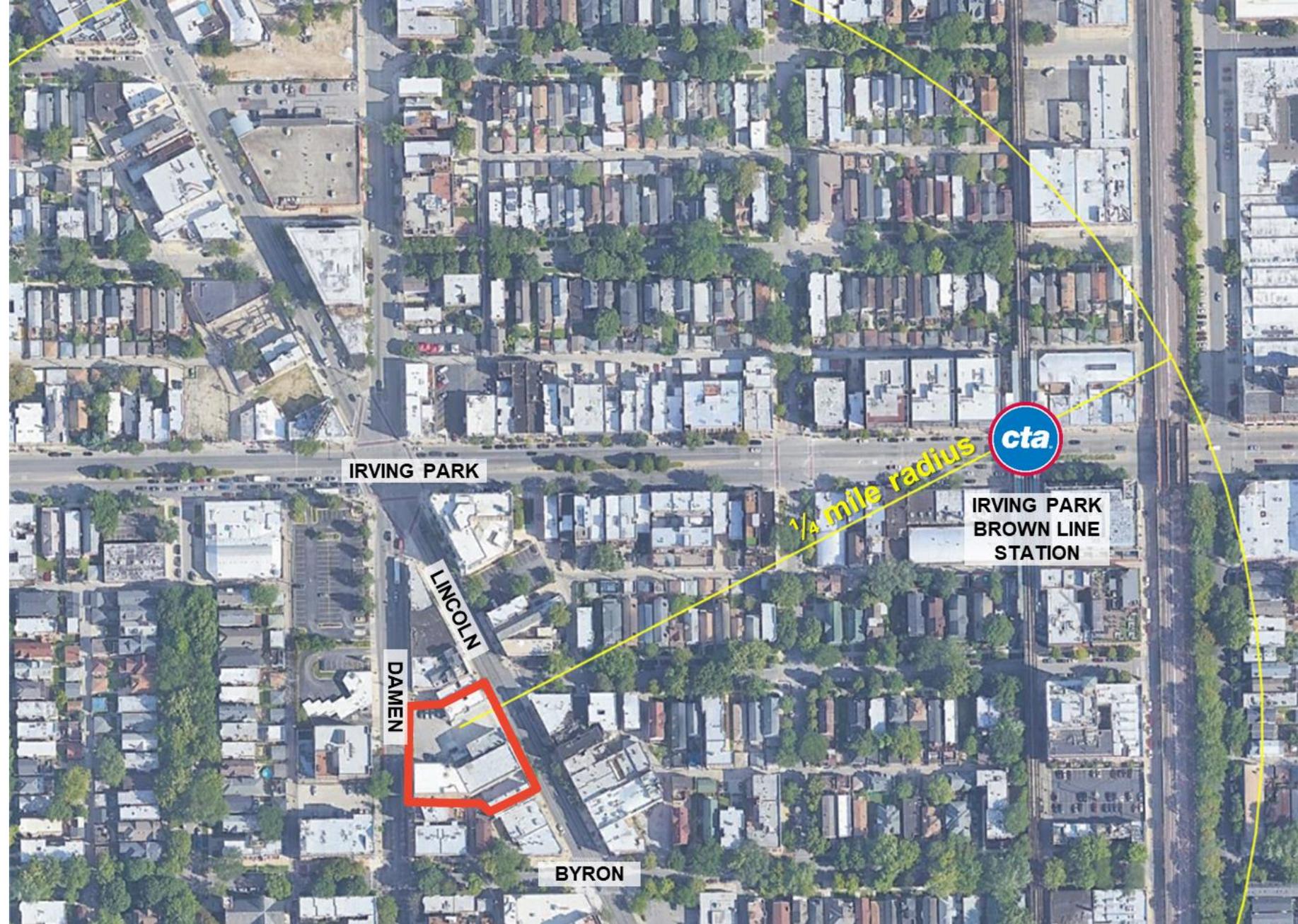
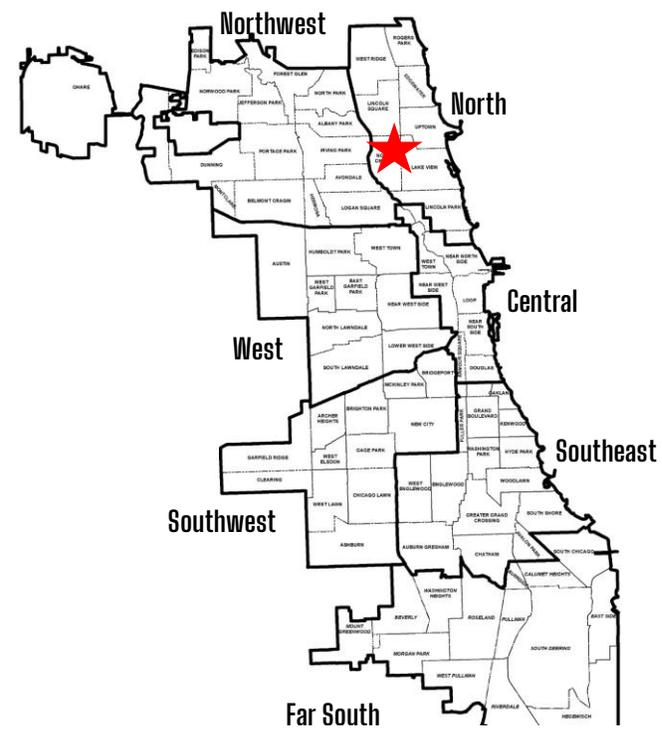




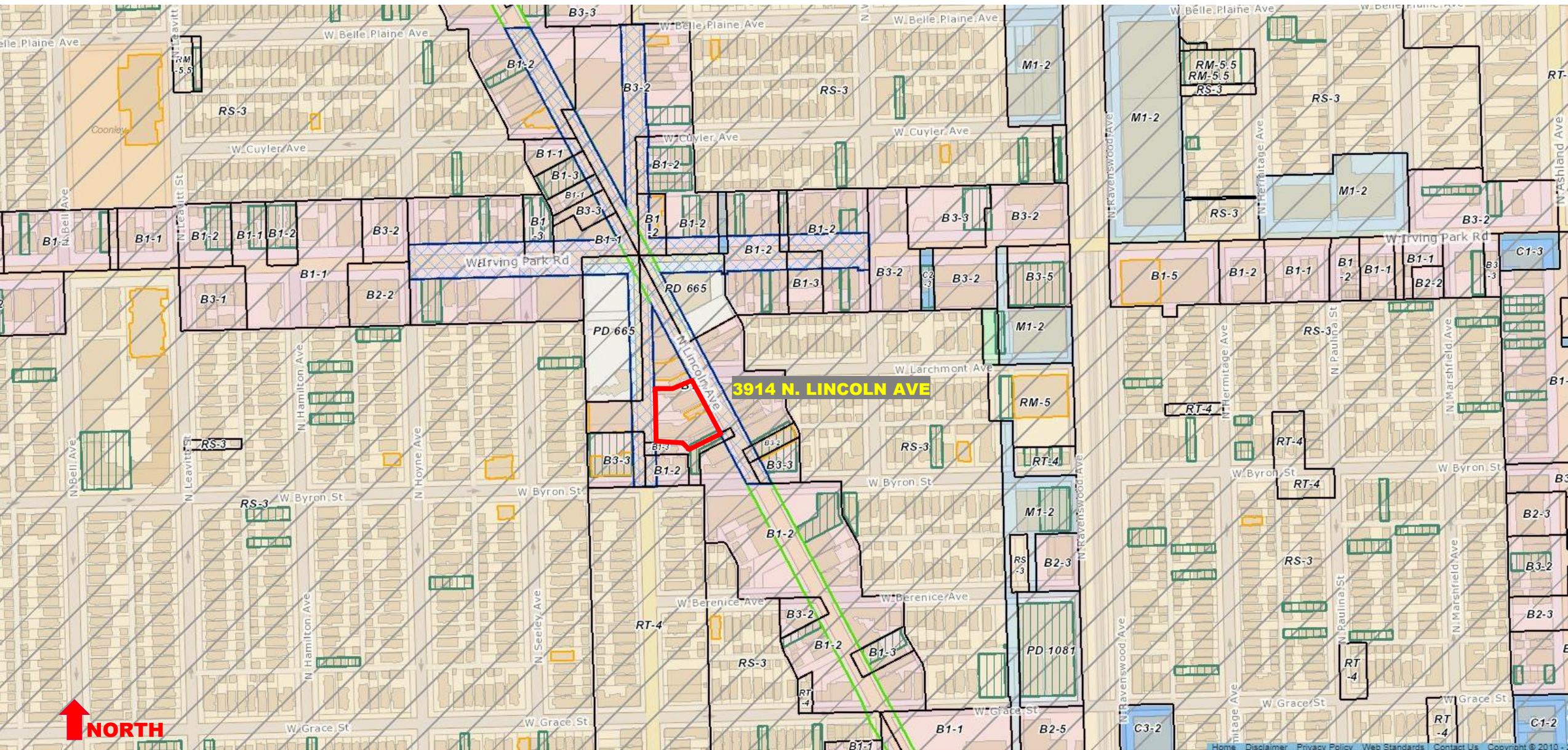
Reason for Planned Development

Section 17-8-0513A of the City of Chicago Zoning Code made a Planned Development mandatory of Multi-Unit residential developments that **meet or exceed sixty (60) units** in a **B3-3 Neighborhood Zoning District**.

Since the proposed plan has sixty-eight (68) residential units and the proposed zoning classification is B3-3, Plan Commission approval is mandatory.



SITE CONTEXT



ZONING MAP



SITE CONTEXT

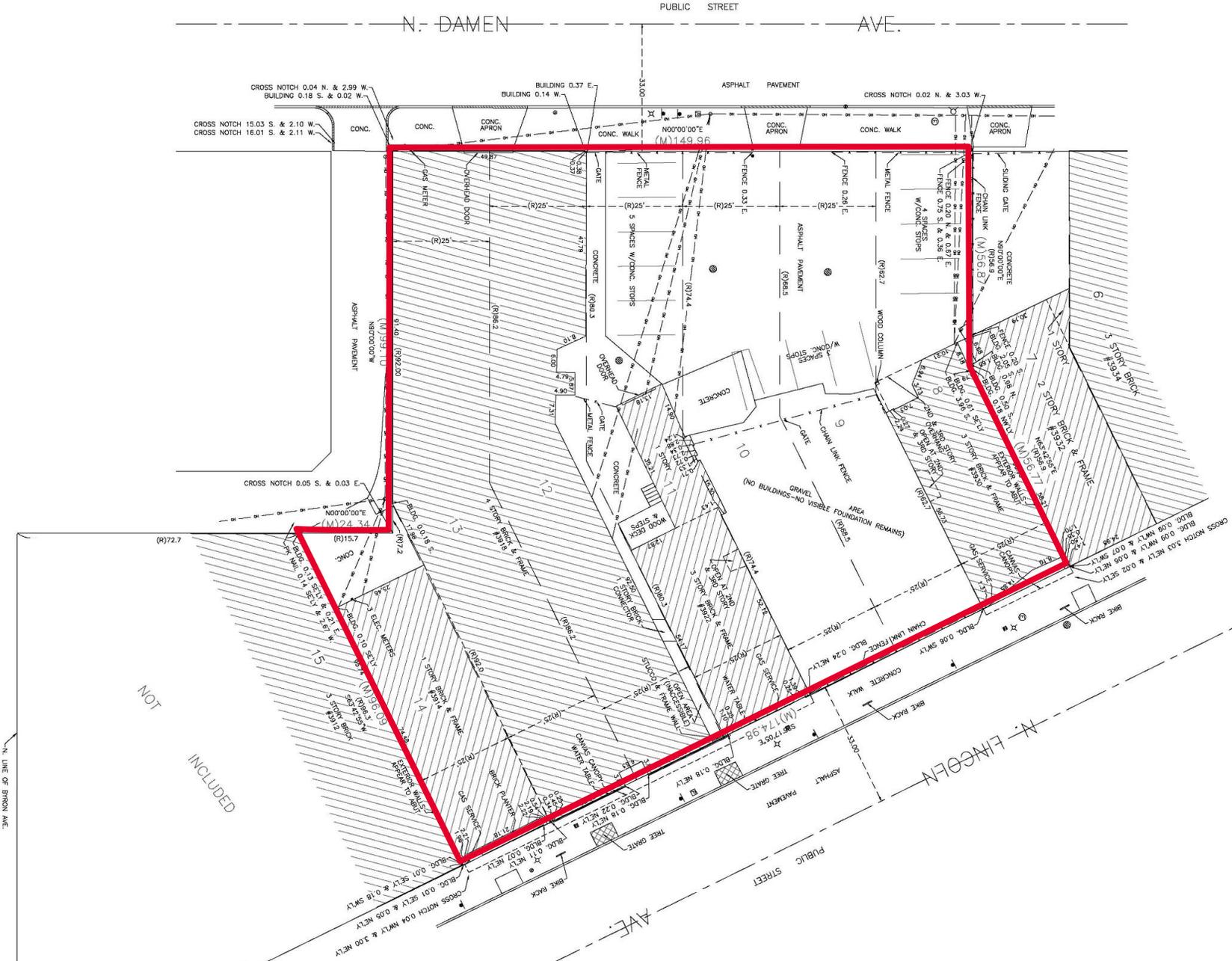




EXISTING DAMEN FRONTAGE



EXISTING LINCOLN FRONTAGE

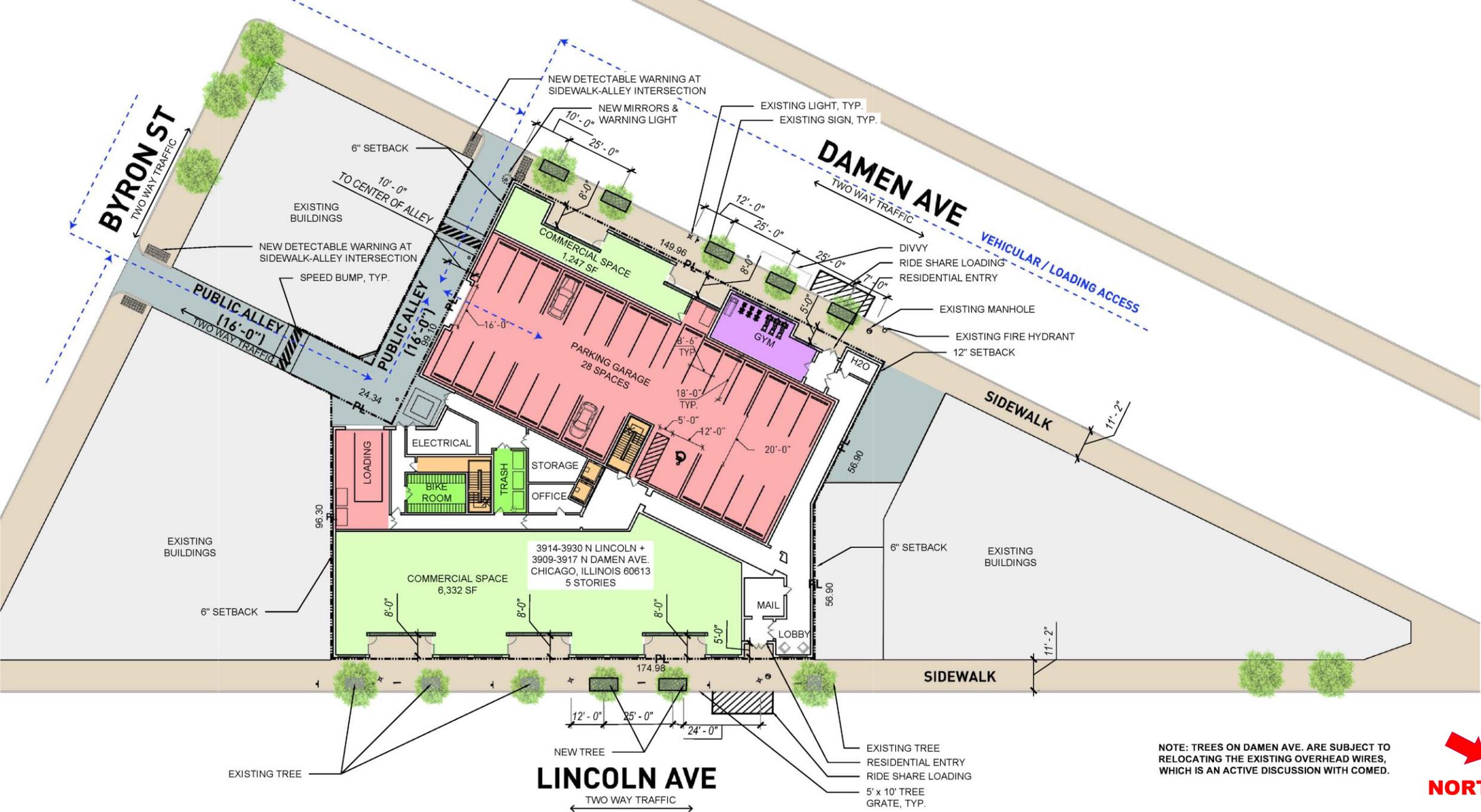


NORTH

EXISTING SITE PLAN



PROPOSED SITE PLAN



NOTE: TREES ON DAMEN AVE. ARE SUBJECT TO RELOCATING THE EXISTING OVERHEAD WIRES, WHICH IS AN ACTIVE DISCUSSION WITH COMED.



NORTH

SITE PLAN + GROUND FLOOR PLAN



AERIAL VIEW FROM NORTH-WEST DIRECTION



STREET LEVEL ON LINCOLN



STREET LEVEL ON DAMEN

UNIT	MIX	SQ. FT.
201/301/401	2B / 2b	1,163 SF
202/302/402	2B / 2b	963 SF
203/303/403	3B / 2b	1,426 SF
204/304/404	2B / 2b	963 SF
205/305/405	2B / 2b	964 SF
206/306/406	2B / 2b	963 SF
207/307/407	2B / 2b	963 SF
208/308/408	2B / 2b	963 SF
209/309/409	2B / 2b	1,121 SF
210/310/410	2B / 2b	834 SF
211/311/411	2B / 2b	861 SF
212/312/412	3B / 2b	1,457 SF
213/313/413	2B / 2b	963 SF
214/314/414	2B / 2b	963 SF
215/315/415	2B / 2b	963 SF
216/316/416	2B / 2b	963 SF
217/317/417	2B / 2b	1,002 SF



UNIT	MIX	SQ. FT.
501	2B / 2b	1,094 SF
502	2B / 2b	887 SF
503	3B / 2b	1,426 SF
504	2B / 2b	887 SF
505	2B / 2b	887 SF
506	2B / 2b	887 SF
507	2B / 2b	887 SF
508	2B / 2b	887 SF
509	2B / 2b	1,044 SF
510	2B / 2b	834 SF
511	2B / 2b	861 SF
512	3B / 2b	1,372 SF
513	2B / 2b	887 SF
514	2B / 2b	887 SF
515	2B / 2b	887 SF
516	2B / 2b	887 SF
517	2B / 2b	927 SF



5TH FLOOR PLAN



ROOF PLAN



3931 DAMEN
29' - 5"

3907 DAMEN
48' - 6"

PEDESTRIAN CONTEXT / STREETScape



3900 LINCOLN
16' – 5"

3912 LINCOLN
40' – 9"

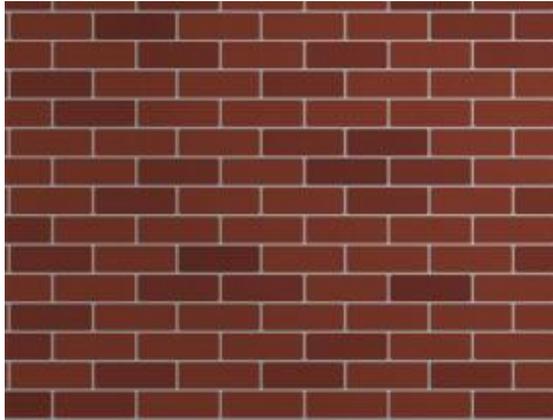
3932 LINCOLN
28' – 3"

3934 LINCOLN
49' – 8"

3940-3946 LINCOLN
28' – 5"

3948 LINCOLN
29' – 5"

PEDESTRIAN CONTEXT / STREETScape



RED BRICK



BLACK BRICK



STONE



BLACK METAL PANEL



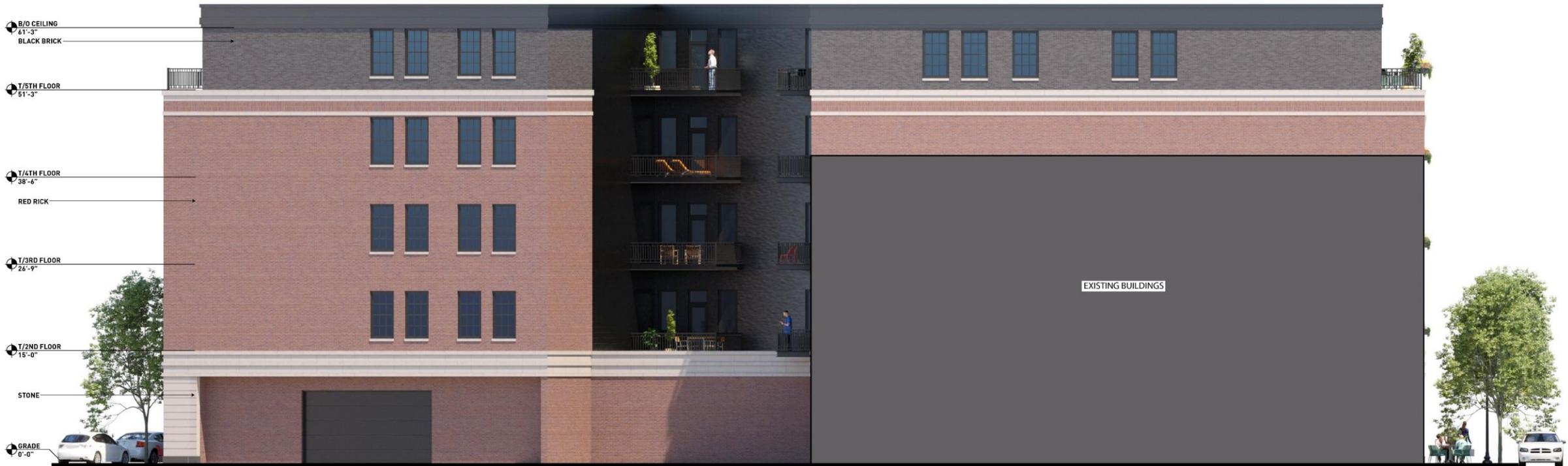
BUILDING ELEVATION (DAMEN)



BUILDING ELEVATION (NORTH)



BUILDING ELEVATION (LINCOLN)



BUILDING ELEVATION (SOUTH)



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						
			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 (5%)	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																
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	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
Options With Certification																																					
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
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	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5

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

TOTAL TARGET: 115

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

Public Process Timeline:

March 2021: Introduced concept to Alderman Martin, 47th Ward

April 27, 2021: Revised proposal presentation to solicit feedback with North Central Community Association

May 13, 2021: Revised proposal presentation to 47th Ward Zoning Advisory Committee

June 30, 2021: Revised proposal presented during 47th ward community meeting

August 24, 2021: Introduced proposal to DPD during intake meeting

October 14, 2021: Proposed planned development application introduced to City Council

November 2021: Paused before proceeding to Chicago Plan Commission to address additional community concerns

December 16, 2021: Chicago Plan Commission

Proposed Construction Timeline:

July 2022: Begin construction

December 2023: Project complete

- 7 - Two and Three bedroom affordable units at 30% AMI
- A Transit-served project a short walking distance to the Brown line
- Retail space on two pedestrian streets – activation of a designated pedestrian corridor
- Elimination of 2 existing curb cuts on Damen
- High density use of an under-use property which brings more patrons to local businesses
- Urban design complementing the character of the existing neighborhood
 - Extra wide area at the ground floor – setback in the storefronts – which offer potential for sidewalk cafes, better circulation, etc.
- Multiple sustainable features, reaching in excess of 100 point on the Sustainability Checklist, including 50% green roof, on-site solar panels, EV charging stations and EV ready parking spaces, public way trees, and a plan that will exceed the energy code
- Divvy Station located on Damen Ave., in proximity to the residential entry and free 1 year Divvy membership to non-car owners renting in the building
- Designated loading areas, at both Damen and Lincoln entries for Ride Share drop-off and pick-up
 - Both entrances are geo-fenced with ride share providers
- 6 MBE/WBE subcontractors
- 200 construction jobs
- 5-20 full-time on-premise jobs, depending on the businesses that will occupy the commercial spaces

COMMUNITY BENEFITS



DPD Recommendations

- A) Promotes **economically beneficial development patterns that are compatible with the character of existing neighborhoods** (per 17-8-0103), as evidenced by the proposed uses of the development, with those such specifics being in context with the character of the immediate community;
- B) Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A-2, 3 & 4), as evidenced through the **site's proximity to public transit, bicycle facilities, and accessible pedestrian network**;
- C) Contributes to **positive urban design and a pedestrian-oriented environment** by completing the street walls and promoting a more active and vibrant public realm (17-8-0906).



STREET LEVEL ON LINCOLN