



CHICAGO PLAN COMMISSION

Department of Planning and Development

Parkside of Old Town – PD 1006, as amended (Building 16)

542 W Elm Street (27th Ward)

Developer: Parkside Associates, LLC

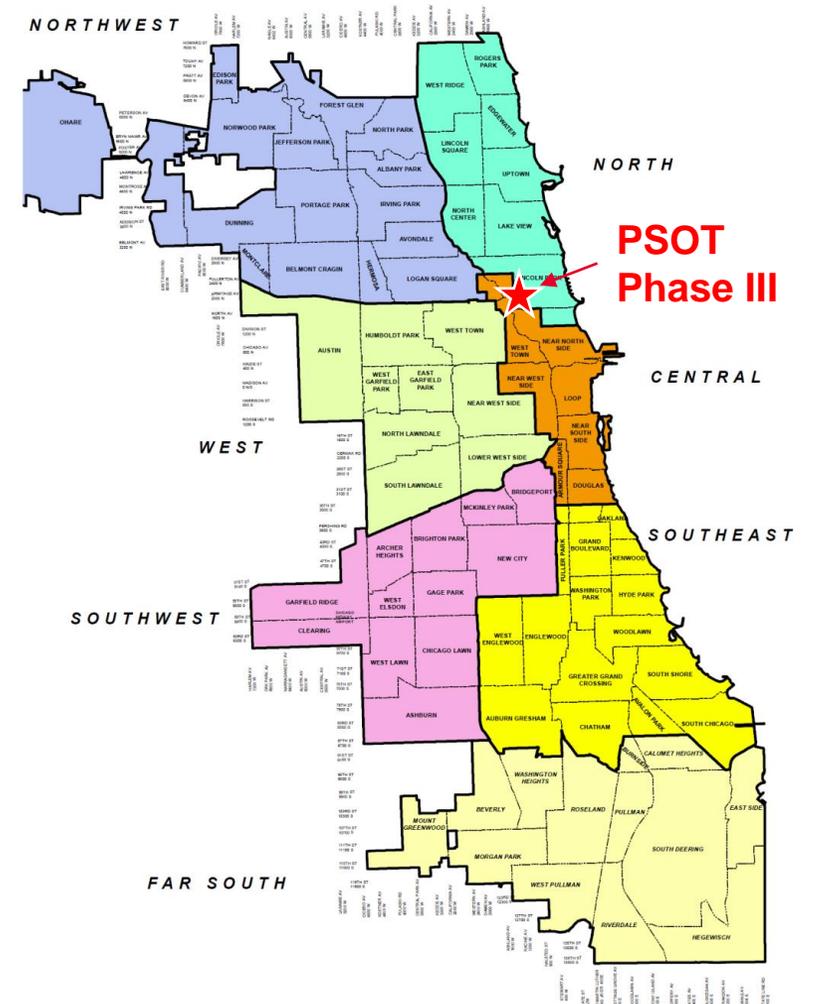
12/12/2022

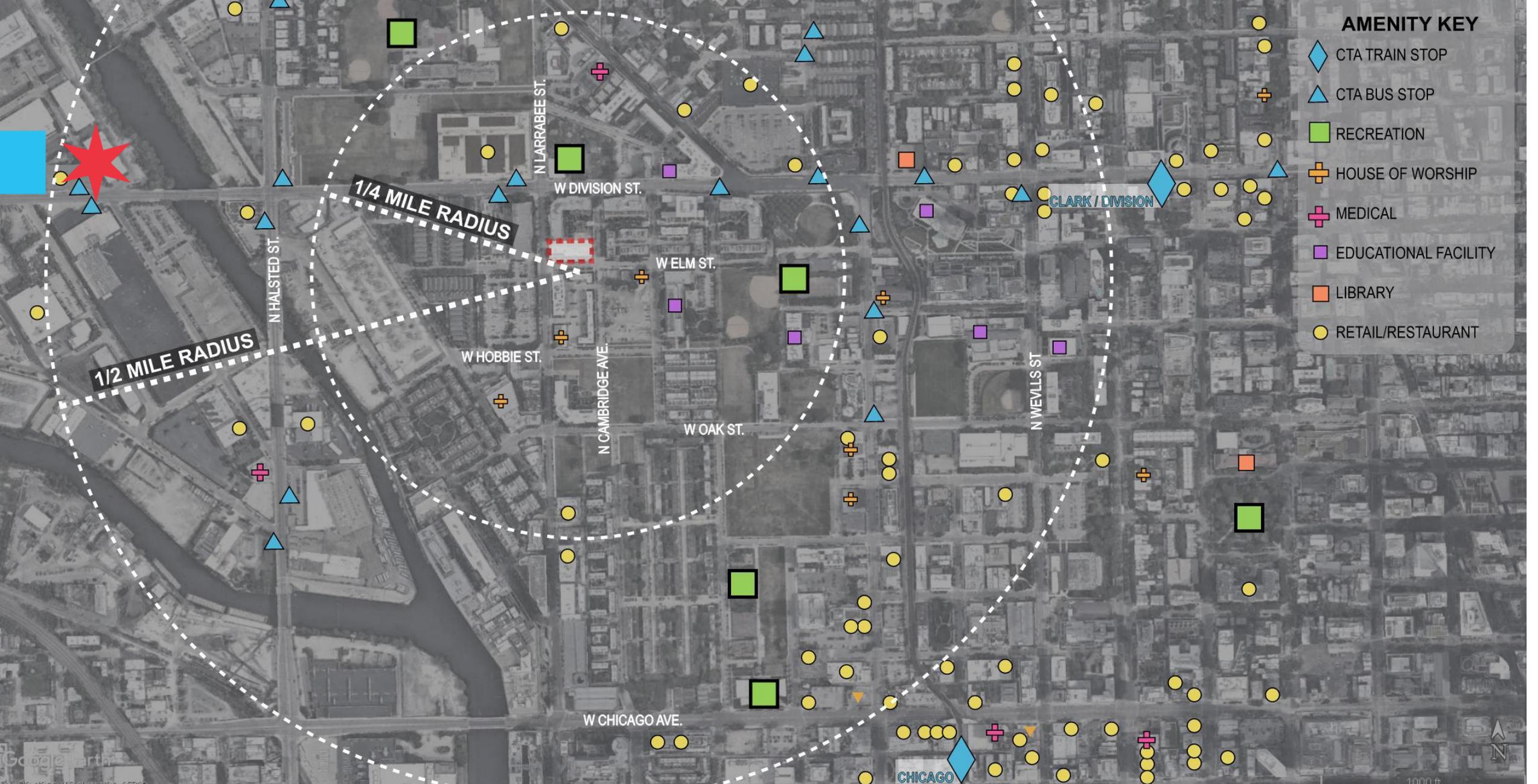
★ Community Area Snapshot

COMMUNITY AREA INFORMATION:

- Near North Side
- Demographic Data:
 - 105,481 population
 - Median HH income: \$109,049
 - 83.3% of residents have a Bachelor's degree or higher
 - 57.5% of households are one-person households
 - 59.3% of housing is renter occupied
 - Median age: 34.7
 - 54.8% of residents take transit, walk or bike to work

Source: CMAP Community Data Snapshot, July 2022 release

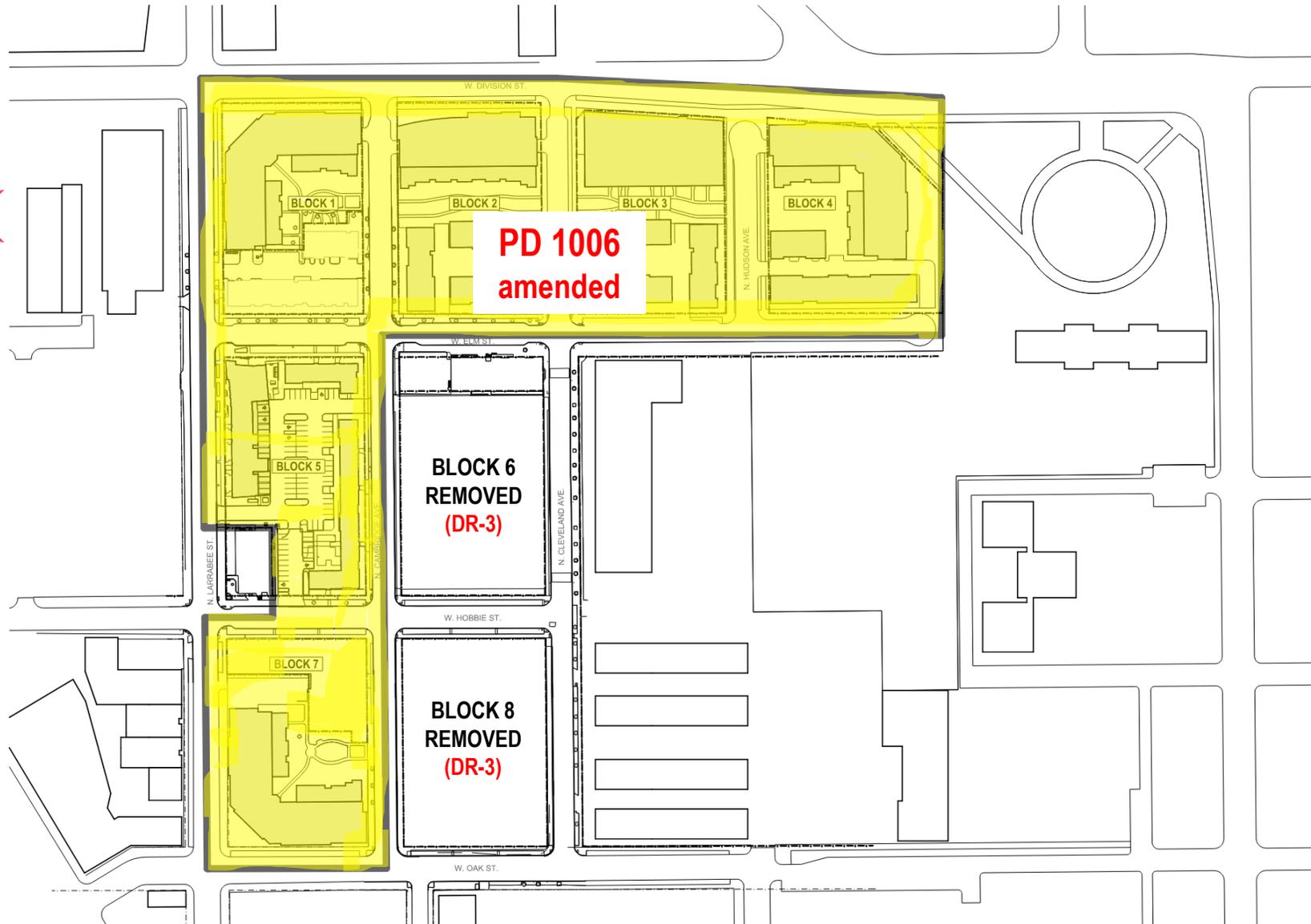




AMENITY KEY

-  CTA TRAIN STOP
-  CTA BUS STOP
-  RECREATION
-  HOUSE OF WORSHIP
-  MEDICAL
-  EDUCATIONAL FACILITY
-  LIBRARY
-  RETAIL/RESTAURANT

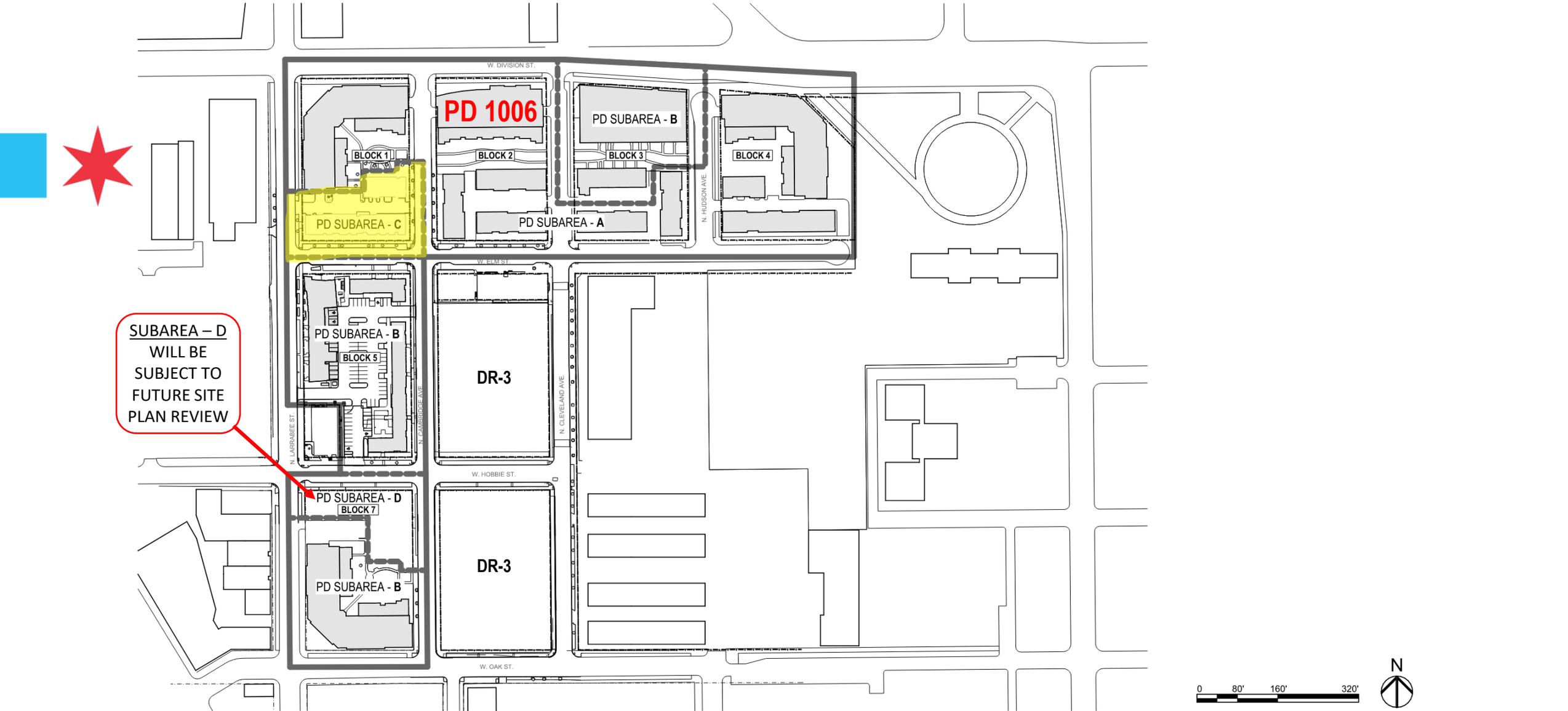
SITE CONTEXT PLAN



PD Boundary Map

Applicant: Parkside Associates, LLC
 Address: 421-547 West Division; 420-546 West Elm Street; 529-547 West Elm Street; 528-536 West Hobbie Street; 529-547 West Hobbie Street; 528-546 West Oak Street; 1001-1031 North Larrabee Street; 1111-1175 North Larrabee Street; 1000-1174 North Cambridge Avenue; 1143-1175 North Cambridge Avenue; 1142-1174 North Cleveland Avenue; 1143-1175 North Cleveland Avenue; 1142-1174 North Hudson Avenue; 1143-1175 North Hudson Avenue
 Introduced: July 20, 2022
 Plan Commission: December 12, 2022

PD BOUNDARY MAP

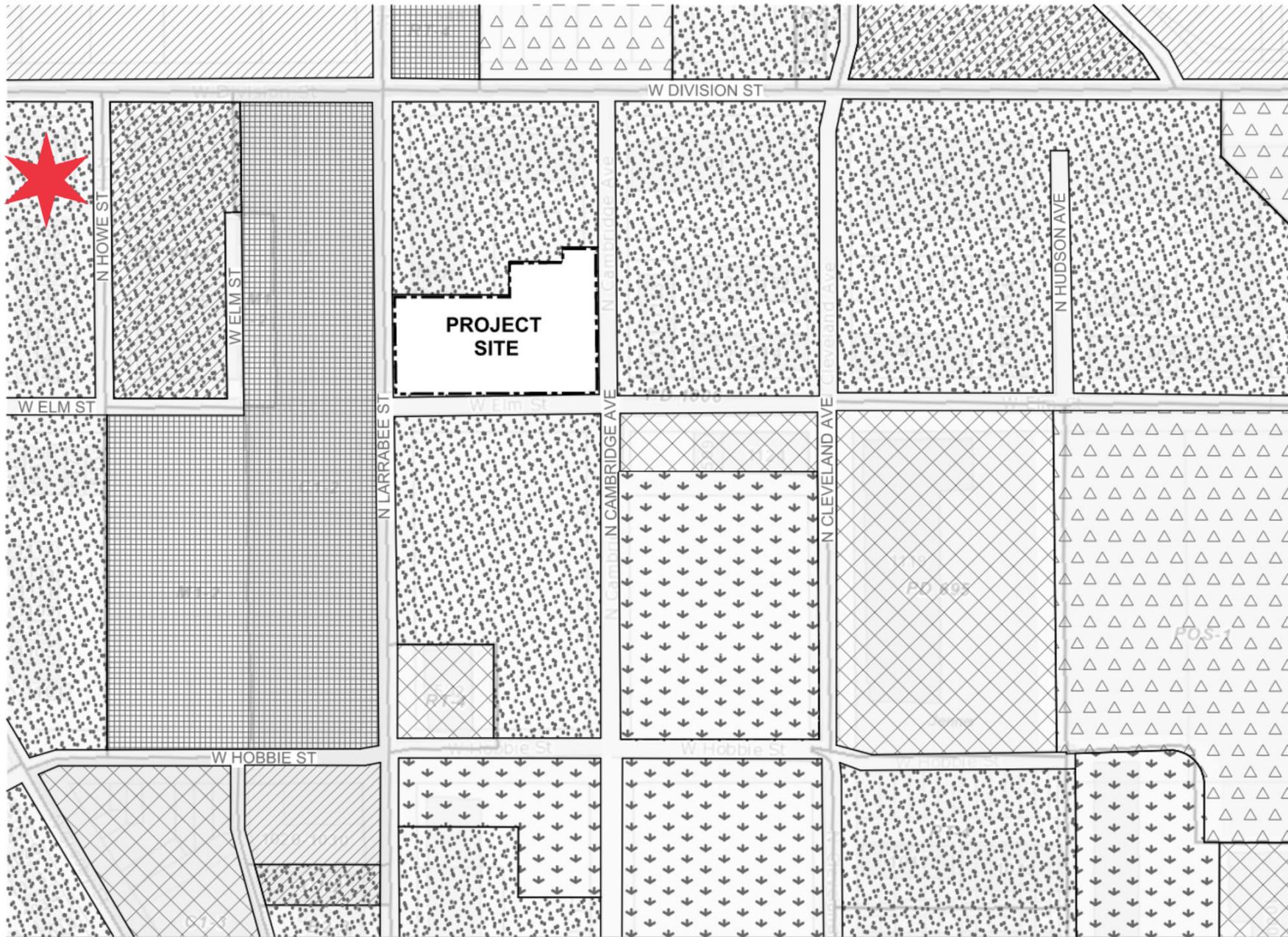


SUBAREA - D
WILL BE
SUBJECT TO
FUTURE SITE
PLAN REVIEW

Applicant: Parkside Associates, LLC
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0 80' 160' 320'
 N
 Subarea Map

PD SUBAREA MAP

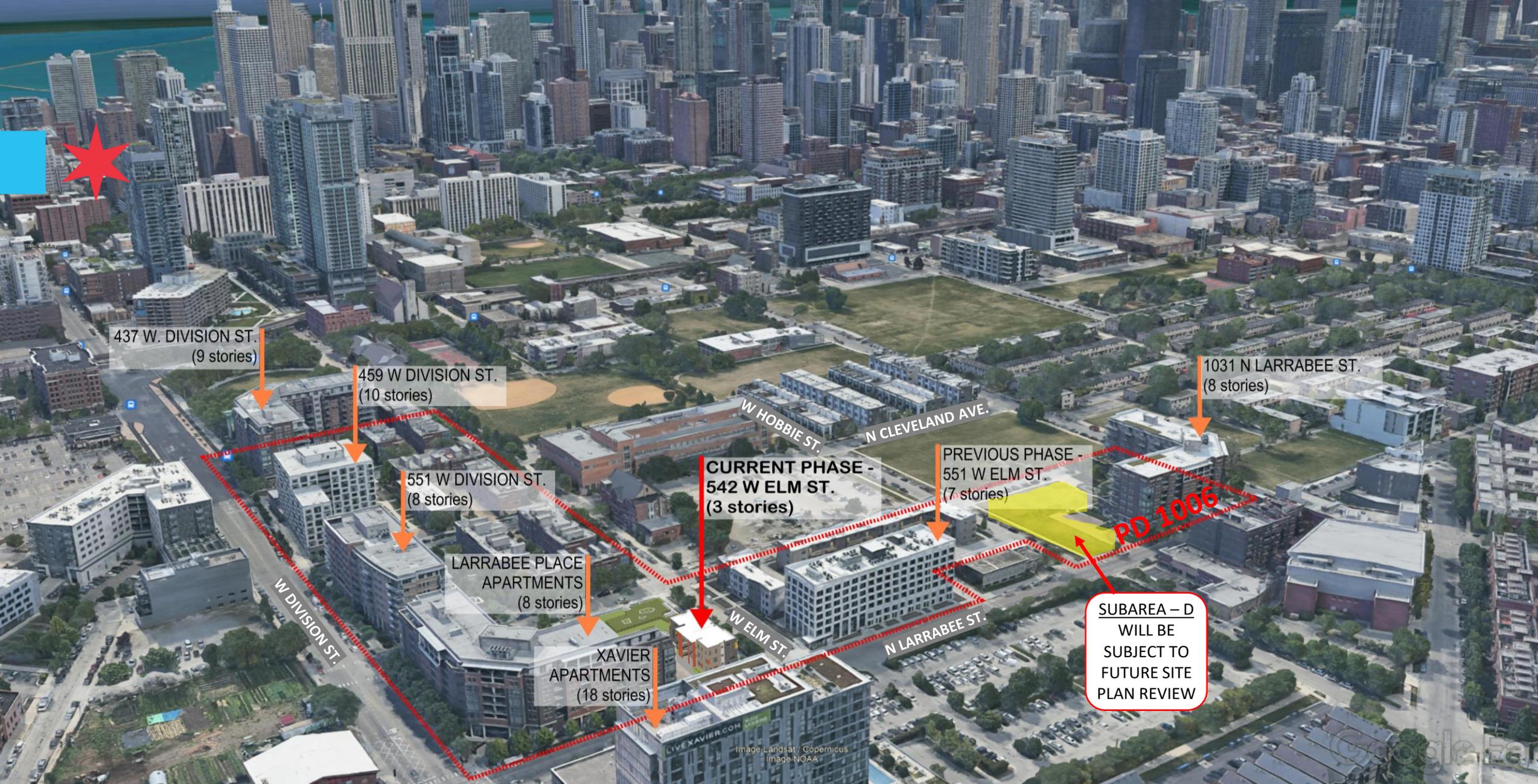


KEY

-  COMMERCIAL
-  MIXED-USE (COMMERCIAL & RESIDENTIAL)
-  RESIDENTIAL
-  VACANT
-  INSTITUTION
-  MUNICIPAL
-  RECREATIONAL (PARK/ CITY FARM)



LAND USE MAP



437 W. DIVISION ST.
(9 stories)

459 W DIVISION ST.
(10 stories)

551 W DIVISION ST.
(8 stories)

LARRABEE PLACE
APARTMENTS
(8 stories)

XAVIER
APARTMENTS
(18 stories)

CURRENT PHASE -
542 W ELM ST.
(3 stories)

PREVIOUS PHASE -
551 W ELM ST.
(7 stories)

1031 N LARRABEE ST.
(8 stories)

PD 1006

SUBAREA - D
WILL BE
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FUTURE SITE
PLAN REVIEW

AERIAL VIEW LOOKING SE DIRECTION

Image Landsat / Copernicus
Image NOAA

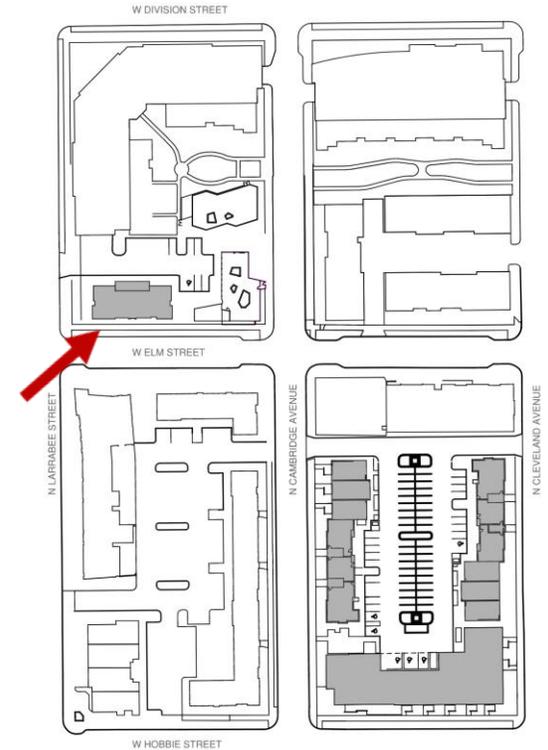
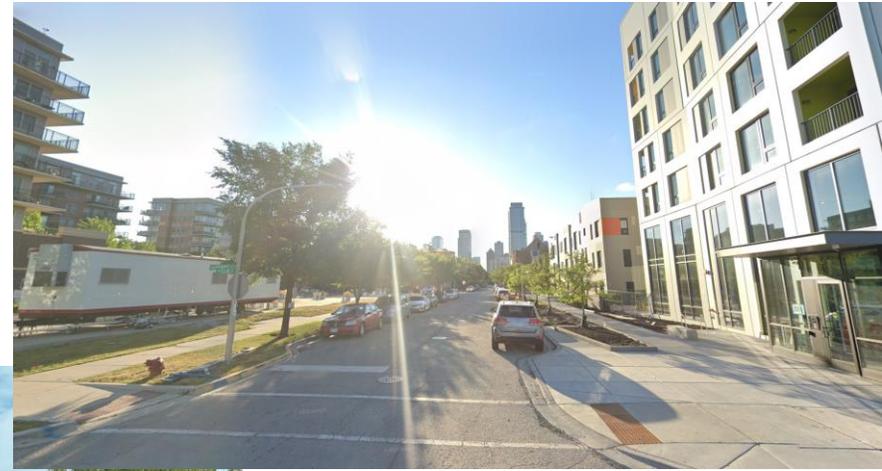


AERIAL VIEW FROM SE DIRECTION



Pedestrian Context

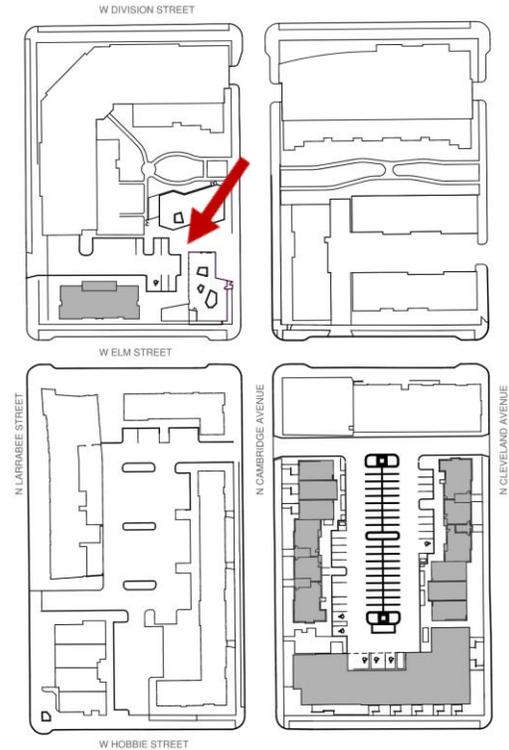
RENDERING LOOKING NE FROM LARRABEE



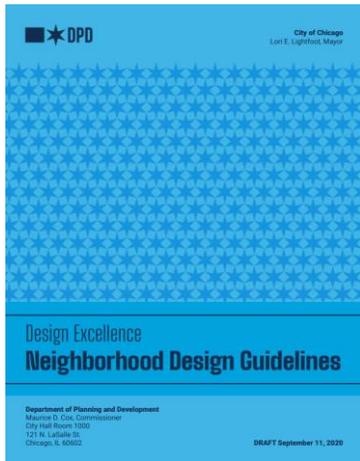


Pedestrian Context

RENDERING LOOKING SW FROM PLAYGROUND



★ Planning Context



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Sustainability, Program, Site Design, Public Realm, Massing, and Façade



Equitable Transit-Oriented Development

City of Chicago Plan Commission, June 2021

- Mixed income housing near public transportation.



Design Excellence Principles

City of Chicago Department of Planning and Development, September 2020

- Equity, Innovation, Sense of Place, Sustainability, and Communication



Reconnecting Neighborhoods

City of Chicago Plan Commission, June 2009

- Reconnecting Near North area to the City through improved access to public transportation, commercial services and an improved pedestrian environment.

★ Project Overview

Holsten Real Estate Development Corporation and the Cabrini Green LAC Community Development Corporation are proposing to construct a 99-unit mixed-income project in the Near North area. This is the final phases of the Parkside of Old Town development and will fulfill the commitment of units made to the CHA under the Master Development Agreement.

Building types include an 8-story midrise (69 units), three 3-story walk-up buildings (with 6, 12 and 12 units). The project consists of 35 CHA public-housing replacement units, 30 affordable housing units, and 34 market rate units.

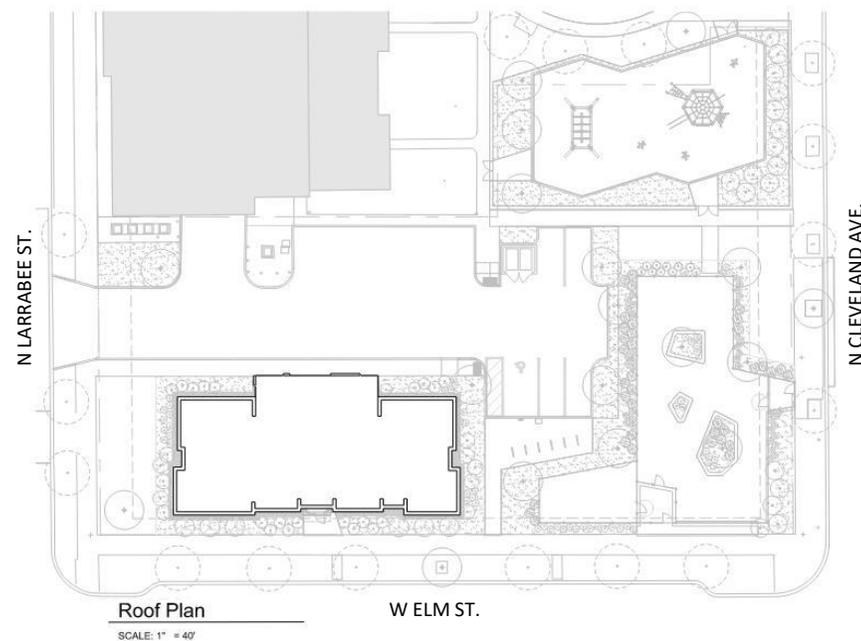
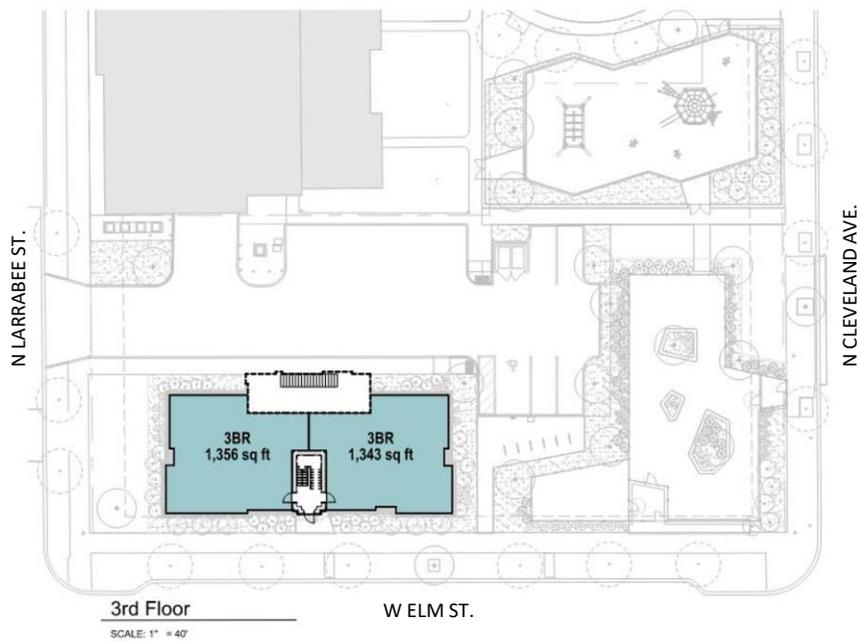
The unit mix includes studio units, one-bedroom units, two-bedroom units, three-bedroom units, and four-bedroom units. The buildings will provide much-needed CHA replacement housing to former residents who have a right to return, affordable units at 50% and 60% AMI levels, and market rate units in a mixed-income setting. The development will provide on-site social services to residents and include a dog park and playground available for community use.



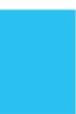


Project Timeline + Community Outreach

- July 2022 - Date of PD Filing
- October 31, 2022 - Near North Unity Program Meeting
 - Parkside Phase III was presented and discussed with strong support from Alderman Walter Burnett and Rev. Randall Blakey the Director of the group.
- November 30, 2022 – Community Meeting with Parkside Community Association and Parkside Condominium Association
- December 2022 – Plan Commission, Zoning, and City Council Review
- June 2023 – Anticipated Closing and Construction Start Date
- December 2024 – Anticipated Construction Completion Date
- June 2025 – Lease Up Completion Date



THIRD FLOOR + ROOF PLAN



South Elevation

SCALE: 3/32" = 1'-0"



East Elevation

SCALE: 3/32" = 1'-0"



North Elevation

SCALE: 3/32" = 1'-0"



West Elevation

SCALE: 3/32" = 1'-0"

BUILDING ELEVATIONS (BUILDING 16)



(1) Safe vehicle and pedestrian traffic paths to maximize pedestrian safety (Ref: 17-8-0904-A)

(2) Concealed parking and service areas to minimize visibility from public way (Ref: 17-8-0904-C)

(3) Landscaping provides requested community amenities responsive to existing green space (Ref: 17-8-0909-C)

(4) Engaging street-level architecture to enhance pedestrian experience (Ref: 17-8-0905-A)

(5) Respects the size, shape, materials, and scale of the surrounding buildings to compliment neighborhood (Ref: 17-8-0907-B)

Parkside Phase 3 - Building 5



Lucy Gonzalez Parsons Apartments



Warm White



Light Gray Accent



Yellow Accent



Warm Gray



Orange Accent

Precast Wall Panel Examples



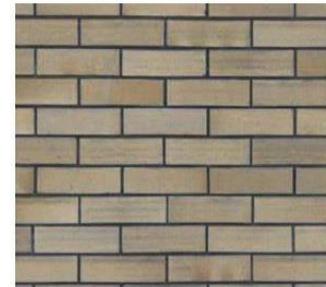
Precast Formliner Example



Color Inset Wall Examples



Entry Canopy Precedent



Brick



- 1) 30pts – Designed to earn the Energy Star (#2.1)
 - 2) 20pts – Exceed Energy Code by 5% (#2.2)
 - 3) 5pts – Working Landscapes (#4.1)
 - 4) 5pts – Tree Planting (#4.3)
 - 5) 10pts – Indoor Water Use Reduction (#6.1)
 - 6) 5pts – Proximity to Transit Service (#7.1)
 - 7) 10pts – EV Charging Stations (#7.5)
 - 8) 5pts – EV Charger Readiness (#7.6)
 - 9) 10pts – 80% Waste Diversion (#8.1)
-
- 100pts TOTAL



Stormwater Management Strategy

Both the Block 1 and Block 6 improvements at the Parkside of Old Town will be considered Regulated Developments per the Chicago Stormwater Ordinance and will be subject to meet stormwater detention requirements. The proposed properties are proposing permeable paver parking lots that allow stormwater to be collected and stored in the underground aggregate base, which will accommodate both rate and volume control requirements for the 100-year storm event.

Affordable Housing

This phase of Parkside will consist of:

- 35 public-housing replacement units (35.4%)
- 30 affordable housing units (30.3%)
- 34 market rate units (34.3%)

Summary Table for Overall Parkside Phase III Development							
	EFF	1BR	2BR	3BR	4BR	Total Units	Total Percentage
CHA RAD II (60%)	0	4	7	16	8	35	35.35%
Affordable (50%)	4	6	4	1	0	15	15.15%
Affordable (60%)	3	6	3	3	0	15	15.15%
Market Rate	2	12	13	7	0	34	34.34%
Total Units	9	28	27	27	8	99	100.00%

★ Community Benefits

- The development is anticipated to create 91 full-time equivalent construction jobs and will meet or exceed all MBE, WBE, and local hiring goals
 - MBE participation includes the general contractor, architect of record on Buildings 20 & 21, and structural engineer
 - WBE participation includes architect of record on Buildings 20 & 21, landscape architect, and civil engineer
- Cabrini Green LAC-CDC is 40% owner of the development with proceeds from the development going to support the organization's mission and local community initiatives
- Amenities available to residents of the development include two community rooms, amenity decks, a patio, fitness center, onsite management, maintenance, and social services provided by Holsten Human Capital Development
- Public amenities the development will provide include a dog park and playground



★ DPD Recommendations

- 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);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1);
- The project is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A); and,
- The project provides adequate, inviting, usable and accessible parks, open spaces and recreation areas for visitors and residents (17-8-0909-A).

