



CHICAGO PLAN COMMISSION

Department of Planning and Development

TRIBUNE TOWER REDEVELOPMENT

421-451 N Michigan Ave, 137-209 E Illinois St, and 458-478 Cityfront Plaza Dr

Tribune Tower East (Chicago), LLC

May 8th, 2020

★ Community Area Snap Shot

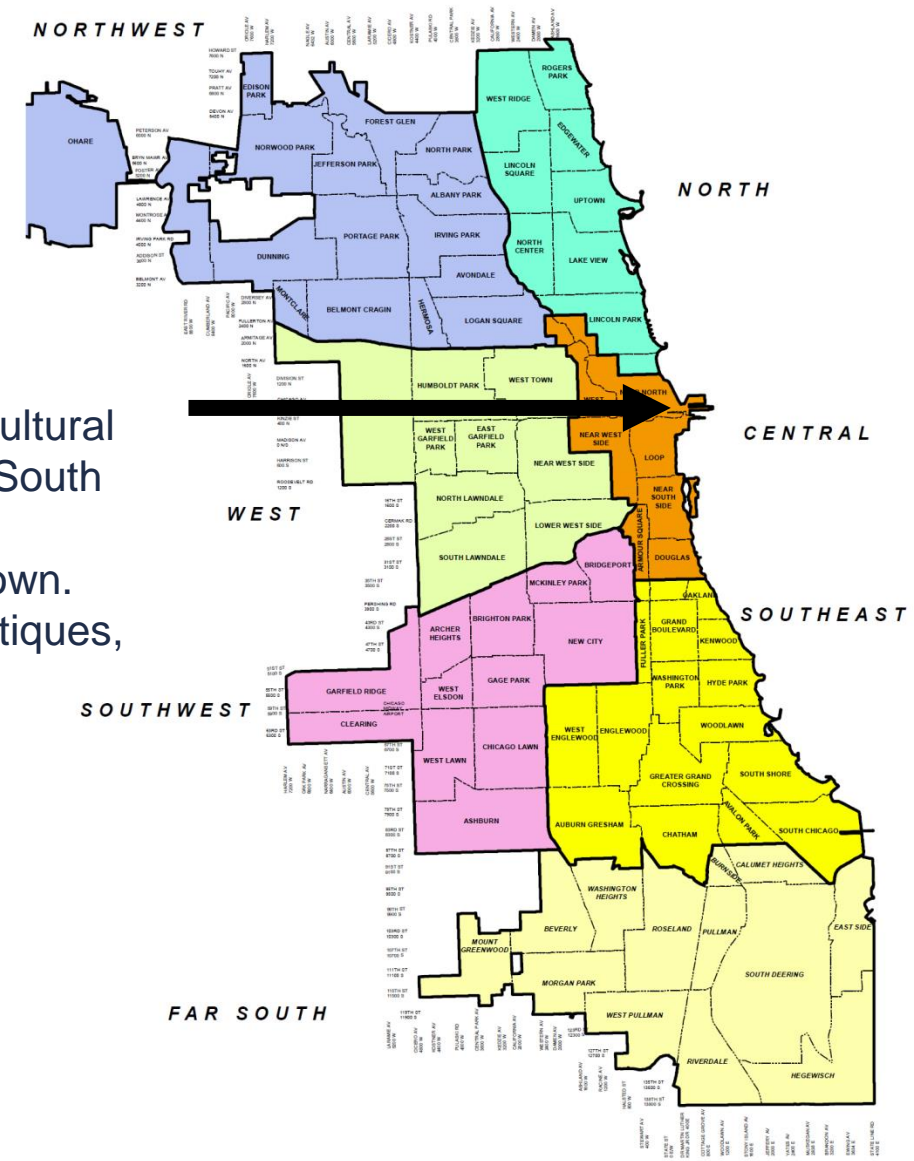
- **Near North Side**

Located in the heart of downtown Chicago is an international tourism destination and one of the most vibrant and successful commercial and cultural areas in the world. Bounded by Lake Michigan, the Chicago River to the South and West, and North Ave, the district encompasses significant Chicago neighborhoods such as Streeterville, Gold Coast, River North, and Old Town. The Mag Mile includes beautiful residences, premier retailers, trendy boutiques, distinctive restaurants, famous museums, luxurious hotels, landmark architecture and prestigious educational and medical facilities.

- **Demographics**

- Population: 88,893
- Density: 27,625 people per square mile
- Median Age: 40.7 years
- Average Household Size: 1.6 people

- **Underlying DX-16 and DX-12 Zoning**



★ Community Area Snap Shot

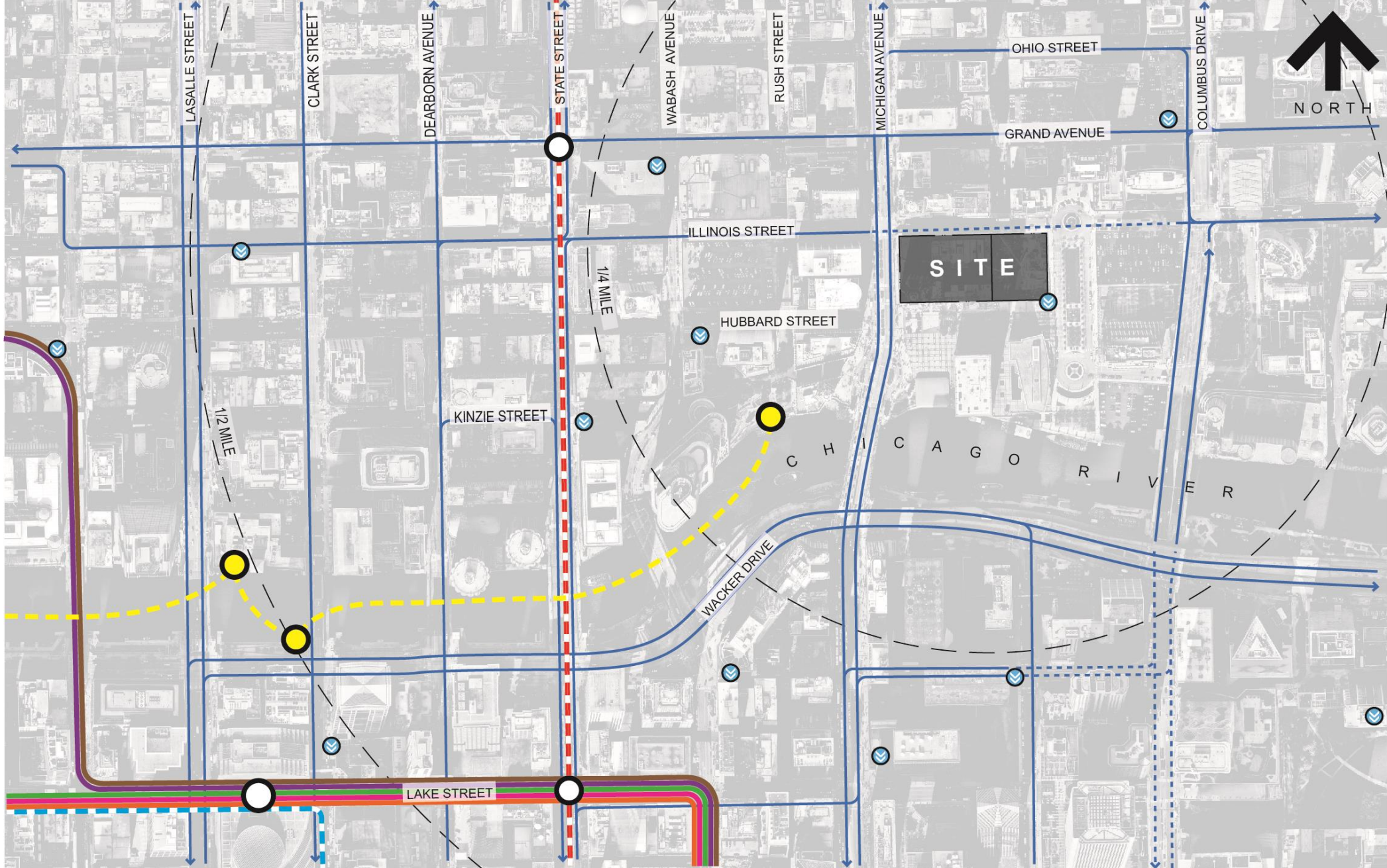
- **Tribune Tower**
Originally commissioned in 1922 through an international design competition, the neo-gothic Tribune Tower is one of the most famous and architecturally significant in the world. Completed in 1925, the Tribune Tower was the home of the Chicago Tribune newspaper until 2016. The Tower and Historic Lobby are registered as National Historic Landmarks and a popular destination for international tourism attracting thousands of visitors each year. 150 stones from historic locations around the world cover the building's street-level façades.
- **Pioneer Court**
Constructed in 1965, Pioneer Court connects Michigan Avenue to Cityfront Plaza and the Tribune Tower to the Chicago Riverwalk.






SITE CONTEXT PLAN – PREDOMINANT ZONING

Presenter: Noah Szafranec



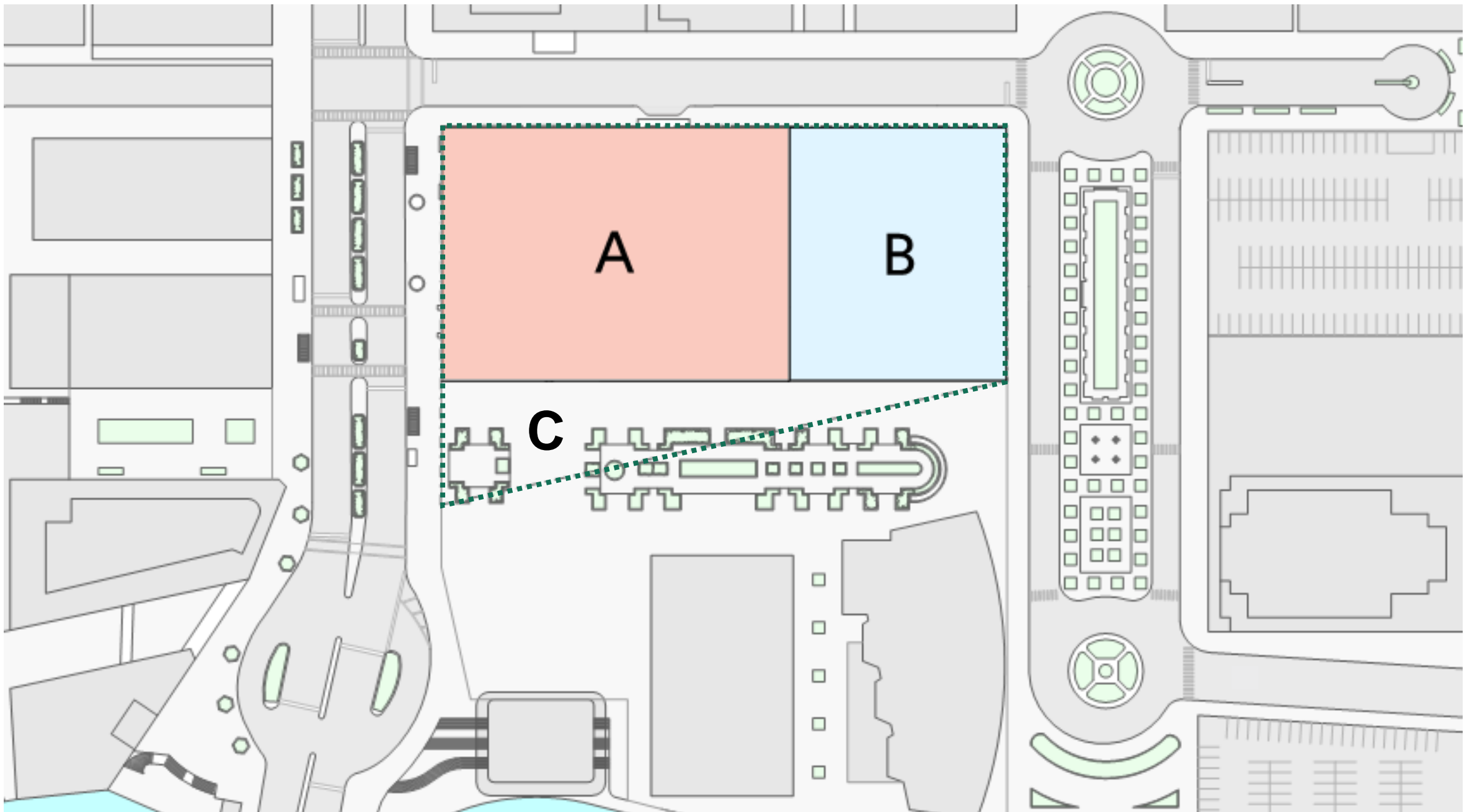
LEGEND

 CTA Rail

 Water Taxi

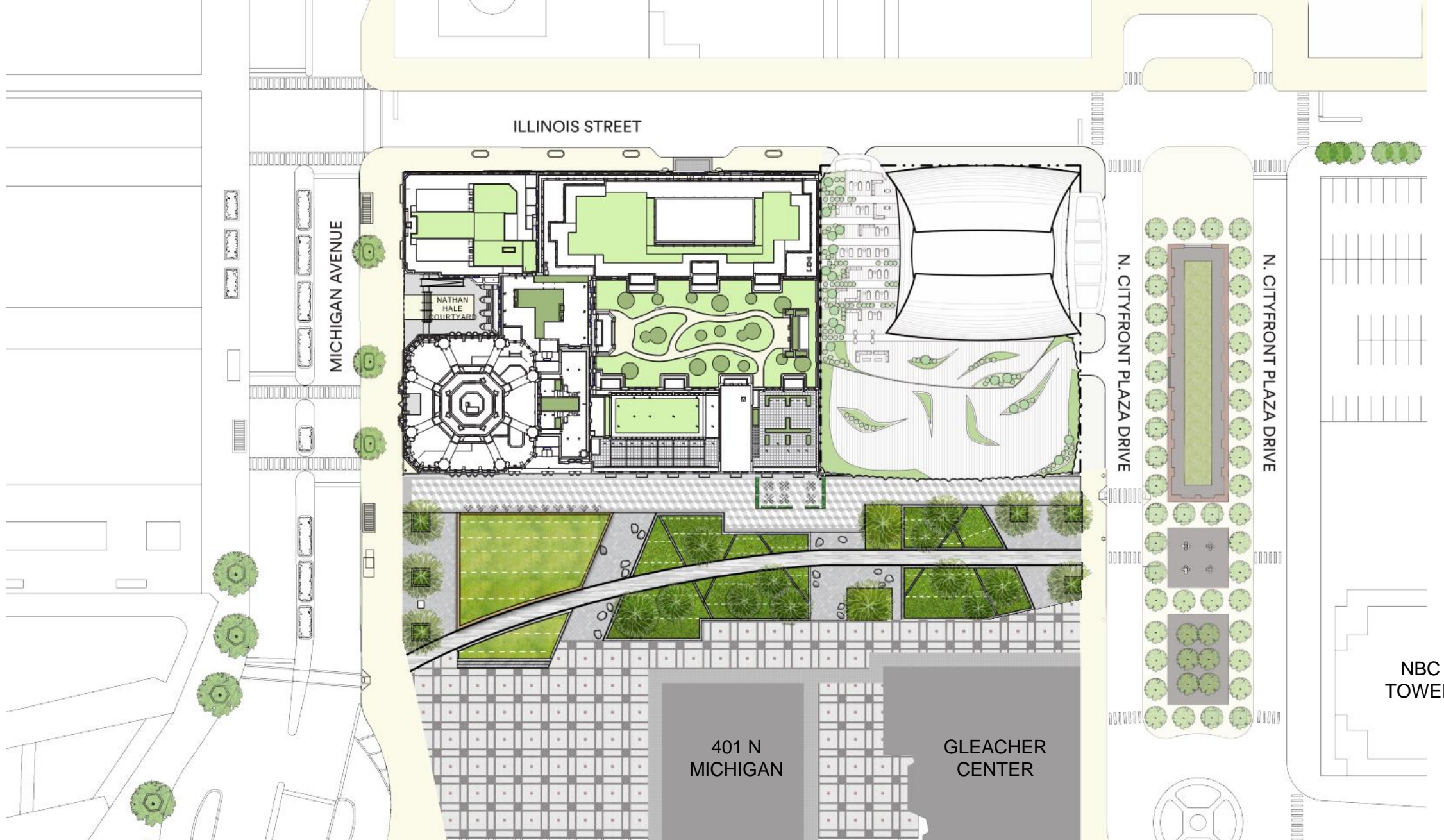
 CTA Bus


 Divvy Station



SITE CONTEXT PLAN – EXISTING SITE PLAN

Presenter: Noah Szafraniec





Project Timeline + Community Outreach

- **PD Filed: January 15, 2020**
- **First Community Meeting: April 16, 2018**
- **Second Community Meeting: November 19, 2019**
- **6 Meetings with Alderman Reilly**
- **Neighborhood and Community Groups met with...**
 - **CCWA**
 - **SOAR**
 - **240 E Illinois Residents**
- **Design Revisions Based on Community/Alderman/DPD Feedback**
 - **Lower Level Pedestrian and Traffic Improvements**
 - **Upper Level Traffic Improvements**
 - **Pioneer Court Design**



West from North Water Street



Southeast from Lower Illinois



Typical on Lower Michigan & Illinois



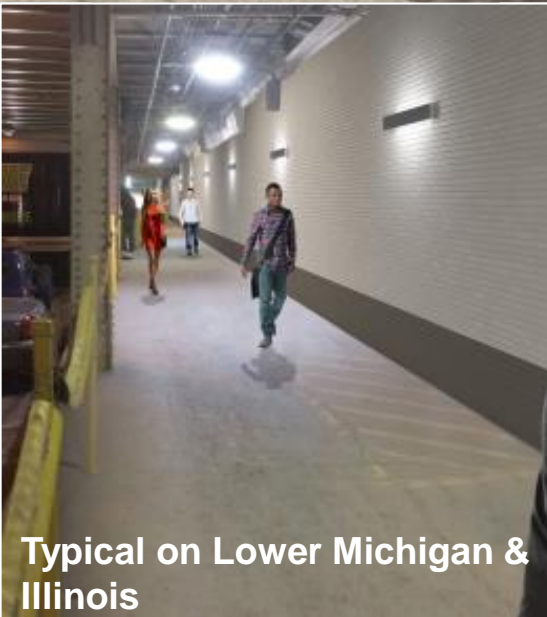
Northeast from North Water Street



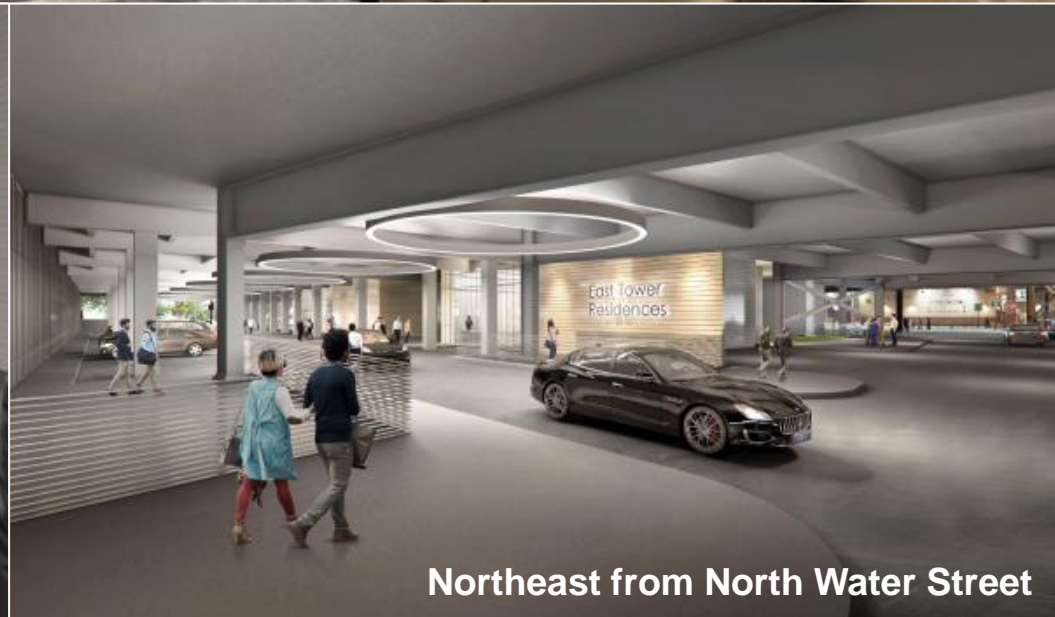
West from North Water Street



Southeast from Lower Illinois



Typical on Lower Michigan & Illinois



Northeast from North Water Street

PEDESTRIAN CONTEXT – FUTURE LOWER LEVEL

Presenter: Gordon Gill



Northeast from Pioneer Court



Northwest from Cityfront Plaza



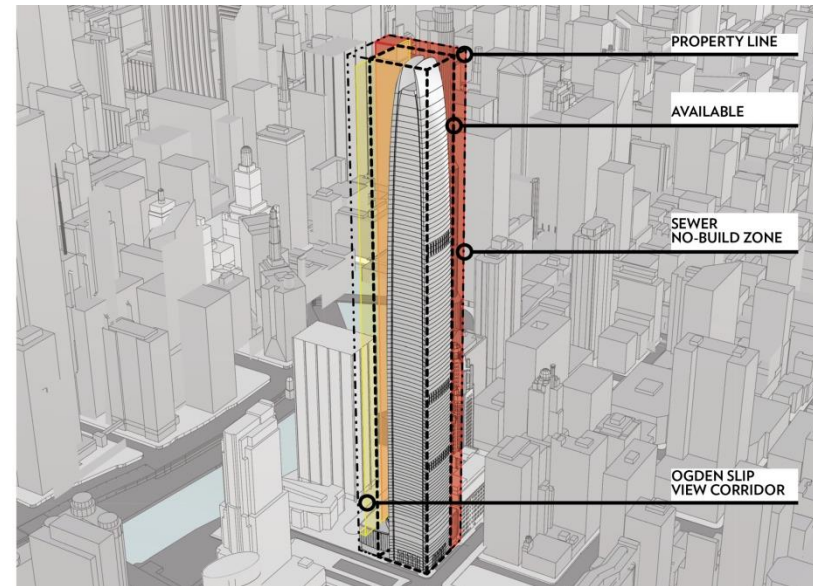
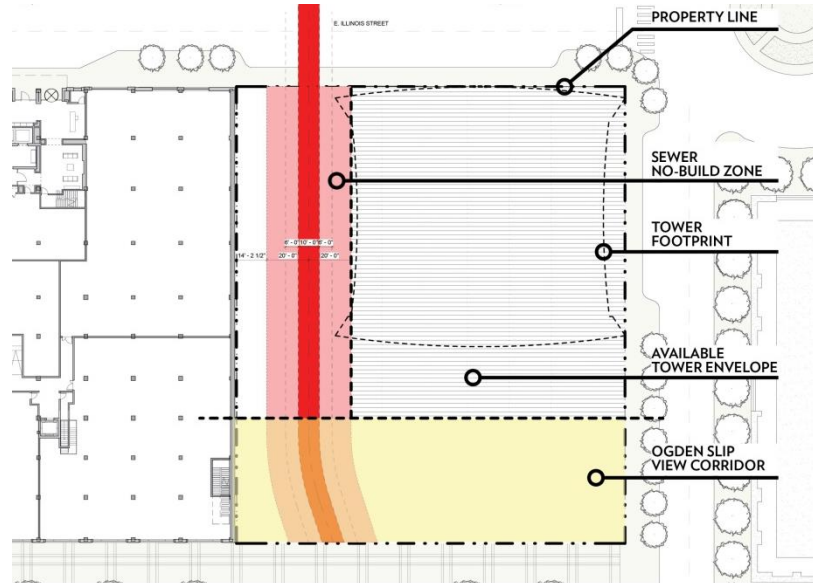
Southwest from Illinois Street

URBAN DESIGN PRINCIPLES

- Optimize tower position and orientation
- Maximize views to and from the site
- Respect Ogden Slip view corridor
- Engage in a harmonious dialogue with Tribune Tower
- Create a sense of place for citizens of Chicago to feel welcome



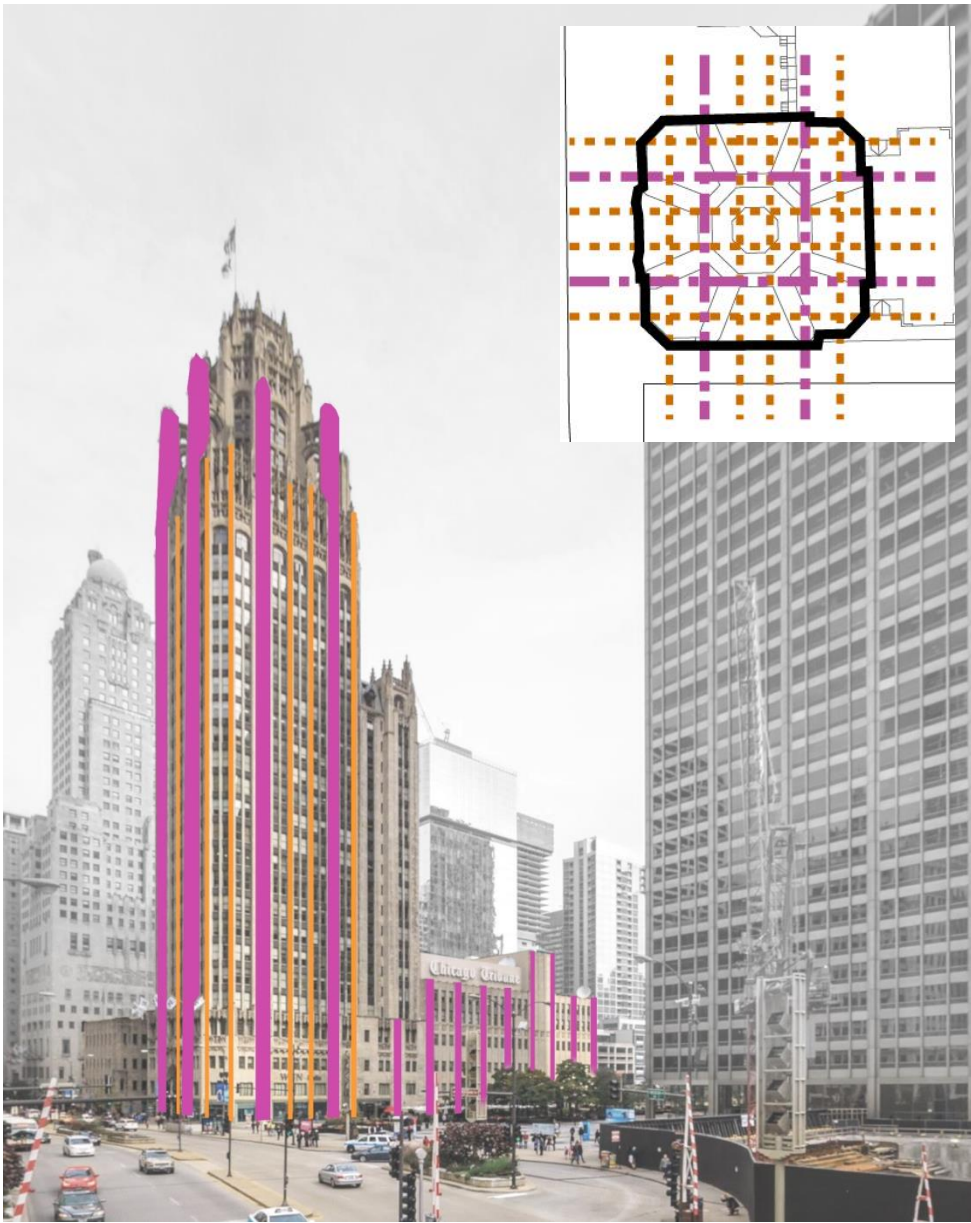
Pioneer Court Elevation



Tower Placement Diagrams



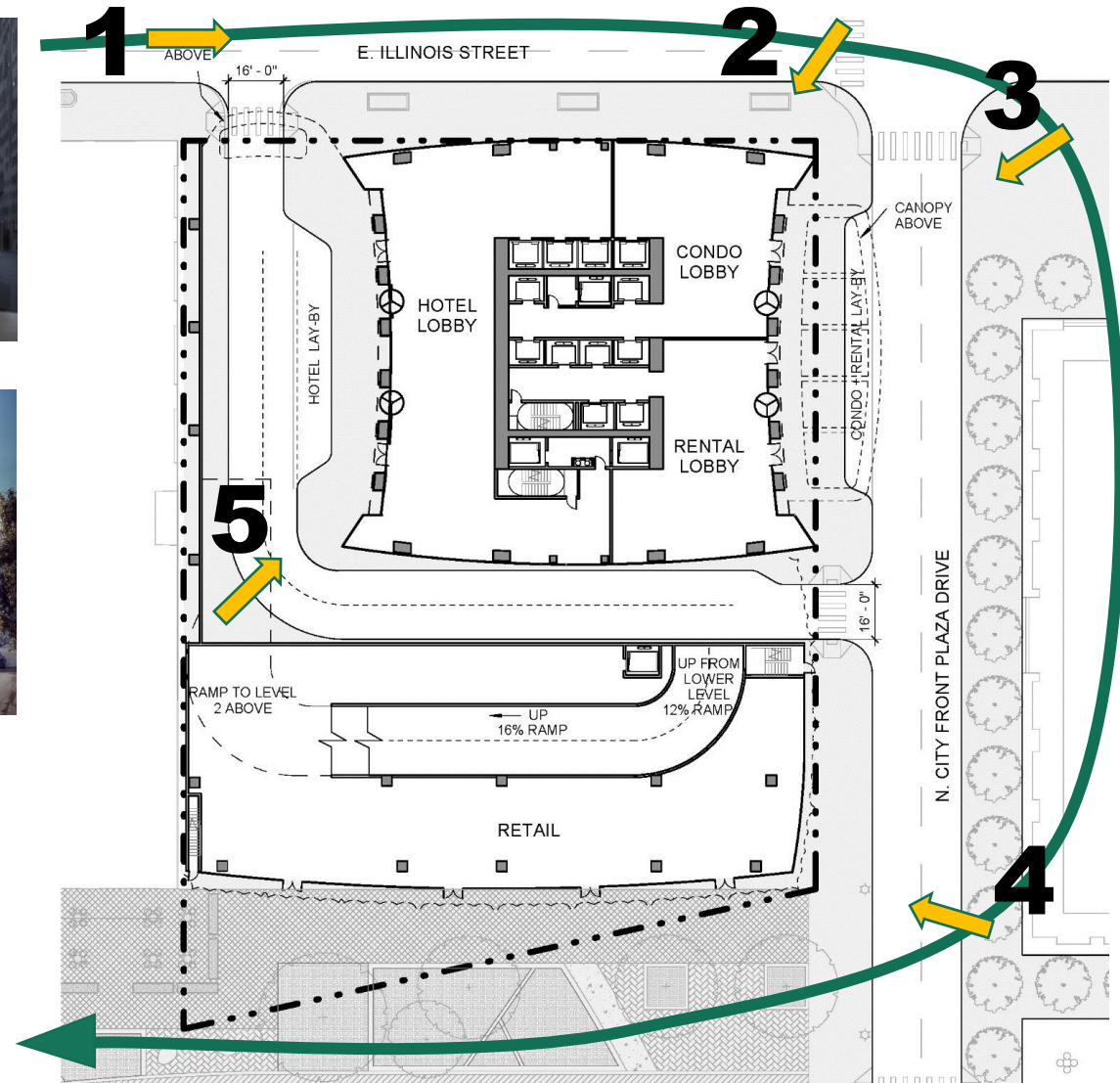
Ogden Slip View Corridor



Massing and Façade Design Principles



Pioneer Court Elevation





East on Illinois St

PEDESTRIAN CONTEXT – FUTURE UPPER LEVEL

Presenter: Gordon Gill



Southwest from Illinois St and Cityfront Plaza

PEDESTRIAN CONTEXT – FUTURE UPPER LEVEL

Presenter: Gordon Gill



Southwest from Illinois St and Cityfront Plaza

PEDESTRIAN CONTEXT – FUTURE UPPER LEVEL

Presenter: Gordon Gill



Southwest from Illinois St and Cityfront Plaza

PEDESTRIAN CONTEXT – FUTURE UPPER LEVEL

Presenter: Gordon Gill



EAST TOWER HOTEL

Northeast from Internal Drop Off

PEDESTRIAN CONTEXT – FUTURE UPPER LEVEL

Presenter: Gordon Gill



LEGEND

RETAIL

HOTEL

CONDO

RENTAL

BLDG SERVICES



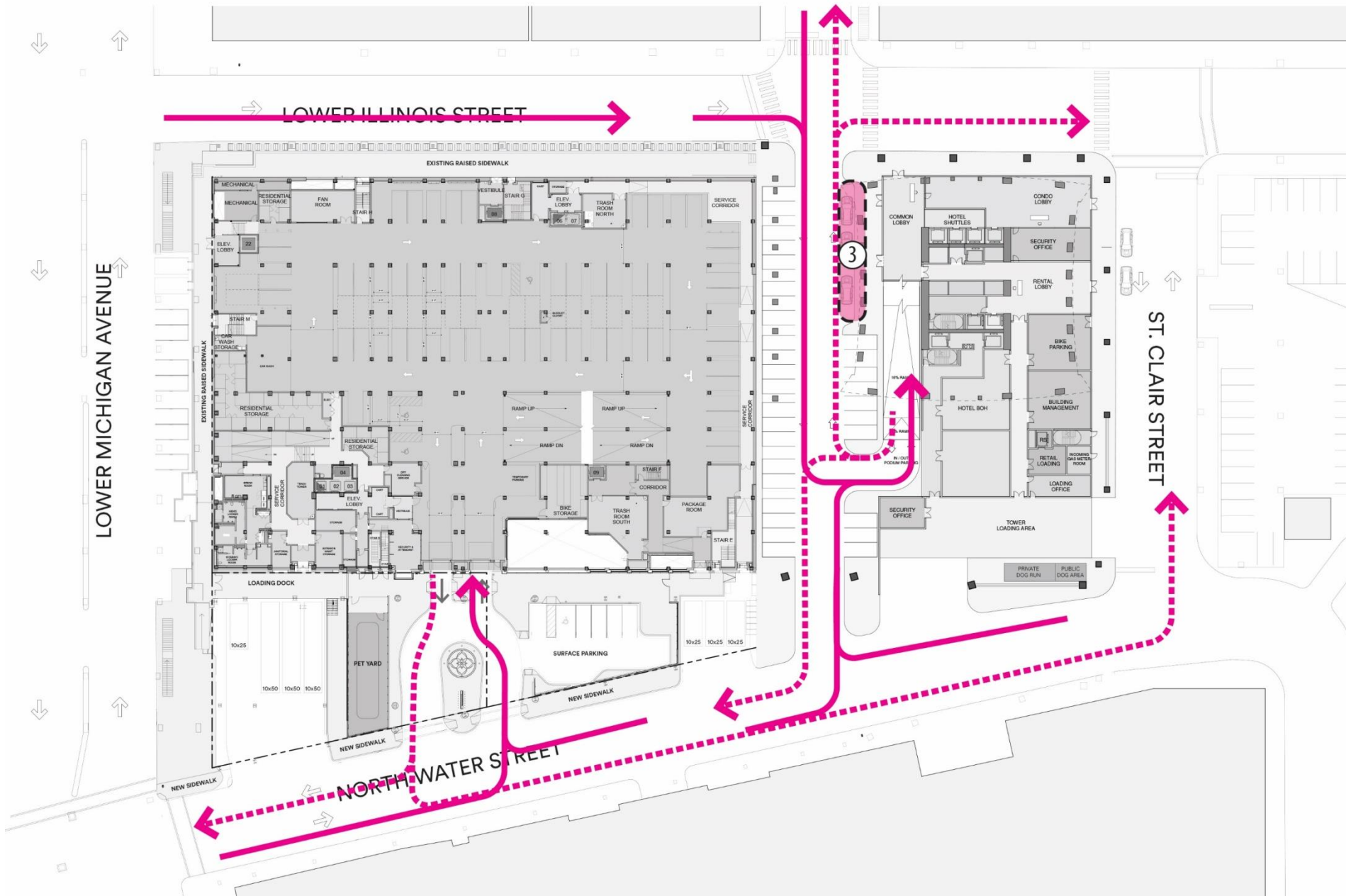
LOWER MICHIGAN AVENUE

LOWER ILLINOIS STREET

ST. CLAIR STREET

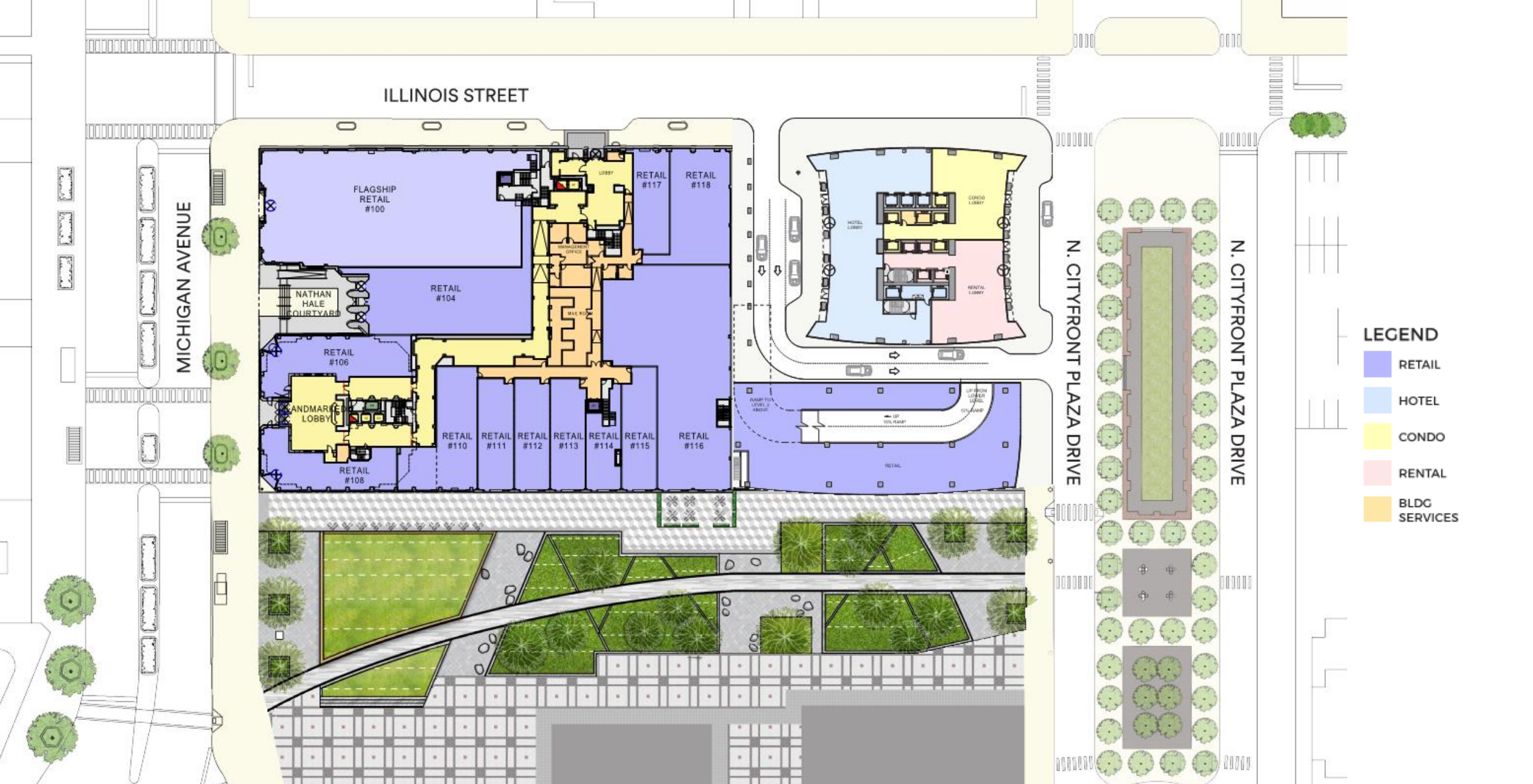
NORTH WATER STREET

- LEGEND**
-  Loading Dock
 -  Improved Pedestrian Spaces
 -  Bike Storage
 -  Short-Term Parking
 -  Curbside Lay-By Lane
 -  Parking Entrance Route
 -  Parking Exit Route



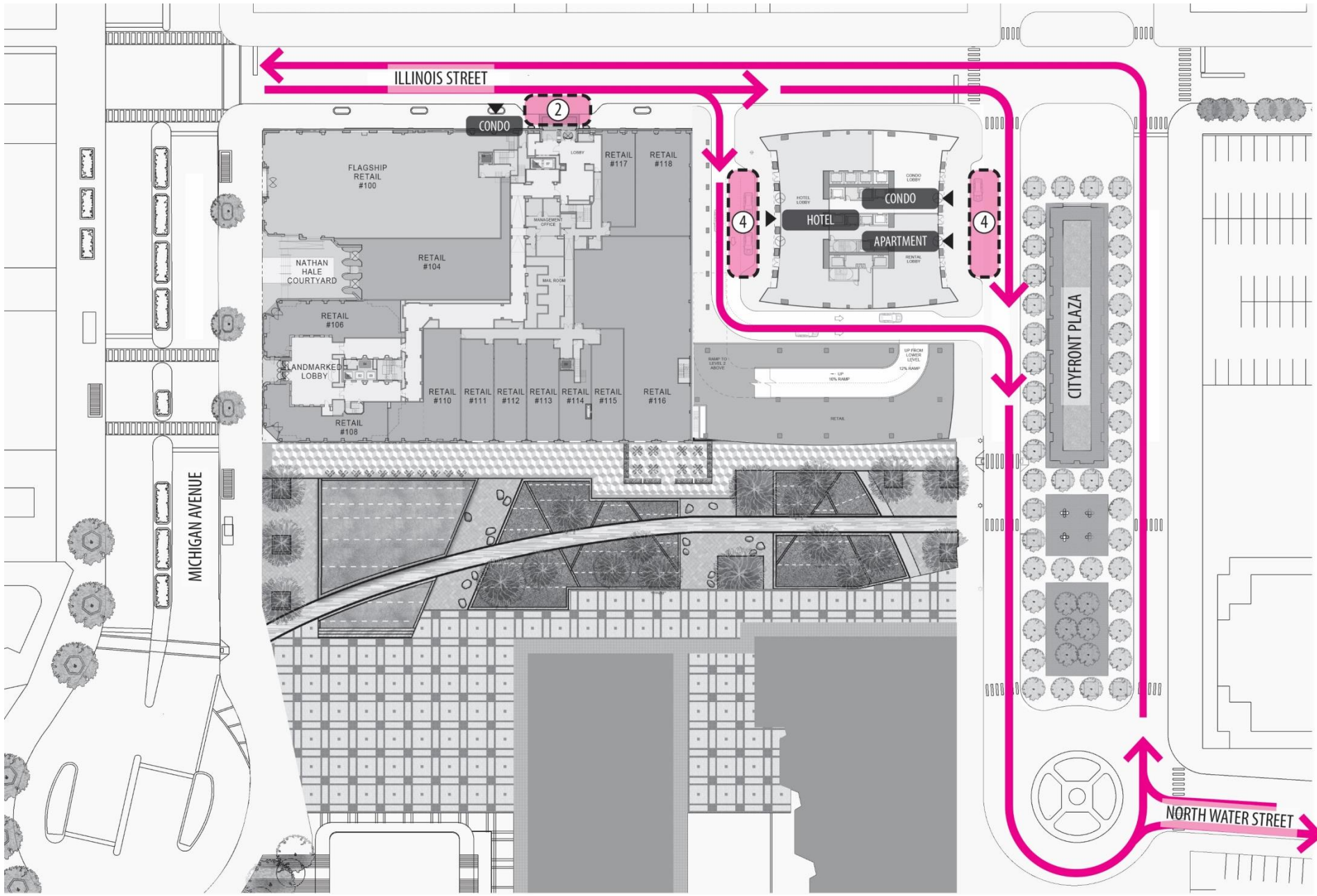
LEGEND

-  Parking Entrance Route
-  Parking Exit Route
-  Curbside Lay-By Lane
-  Curbside Spaces



LEGEND

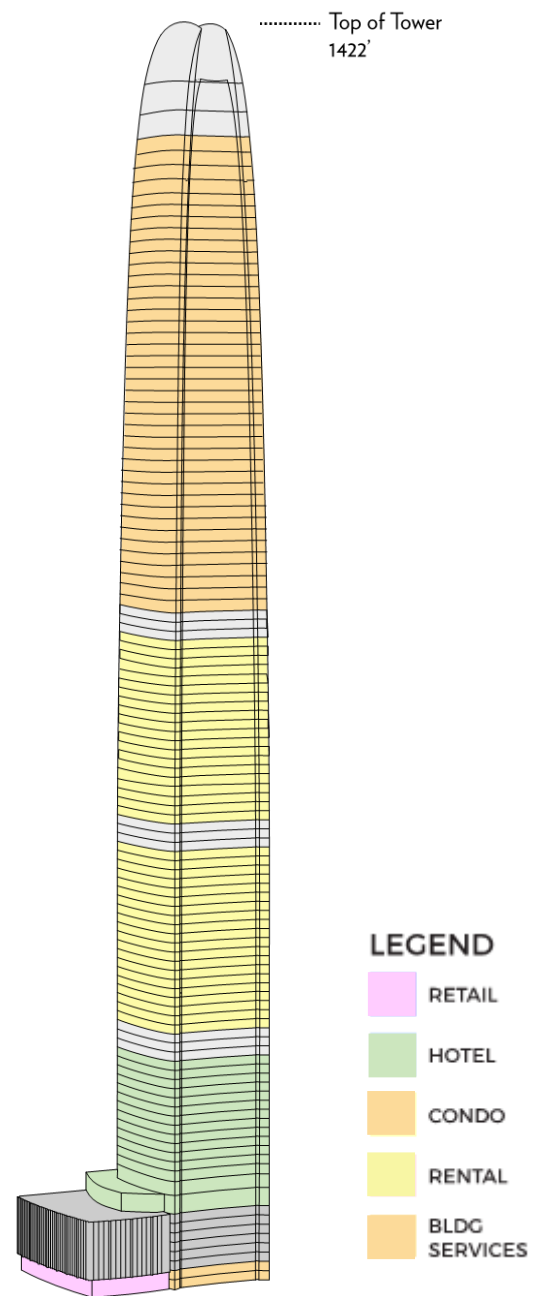
- RETAIL
- HOTEL
- CONDO
- RENTAL
- BLDG SERVICES



- LEGEND**
-  Curbside Lay-By Lane
 -  Curbside Spaces
 -  Access/Circulation Route

TRANSPORTATION, TRAFFIC, AND PARKING

Presenter: Gordon Gill





AERIAL VIEW FROM SOUTHWEST DIRECTION

Presenter: Gordon Gill



AERIAL VIEW FROM SOUTHEAST DIRECTION

Presenter: Gordon Gill



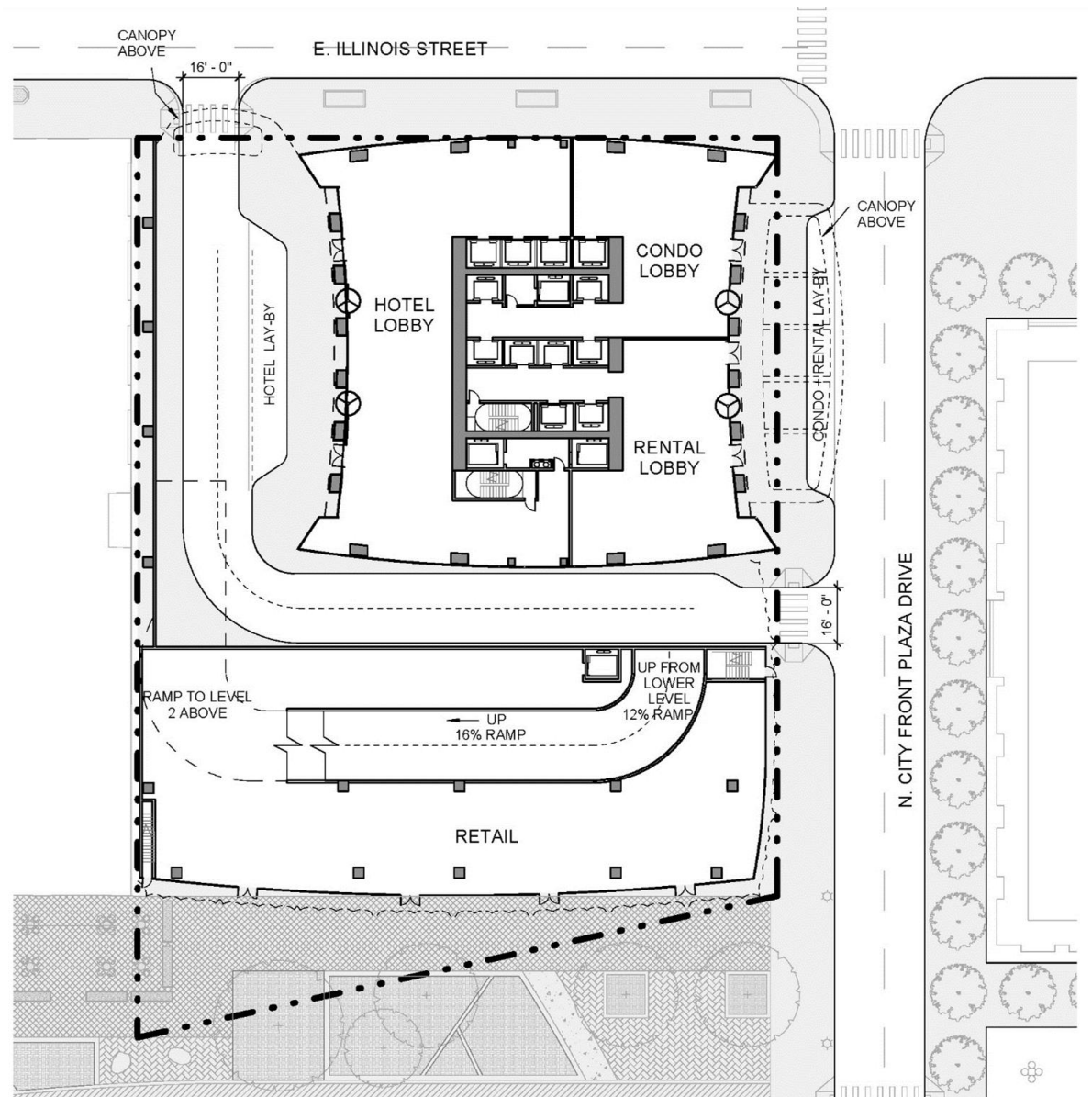
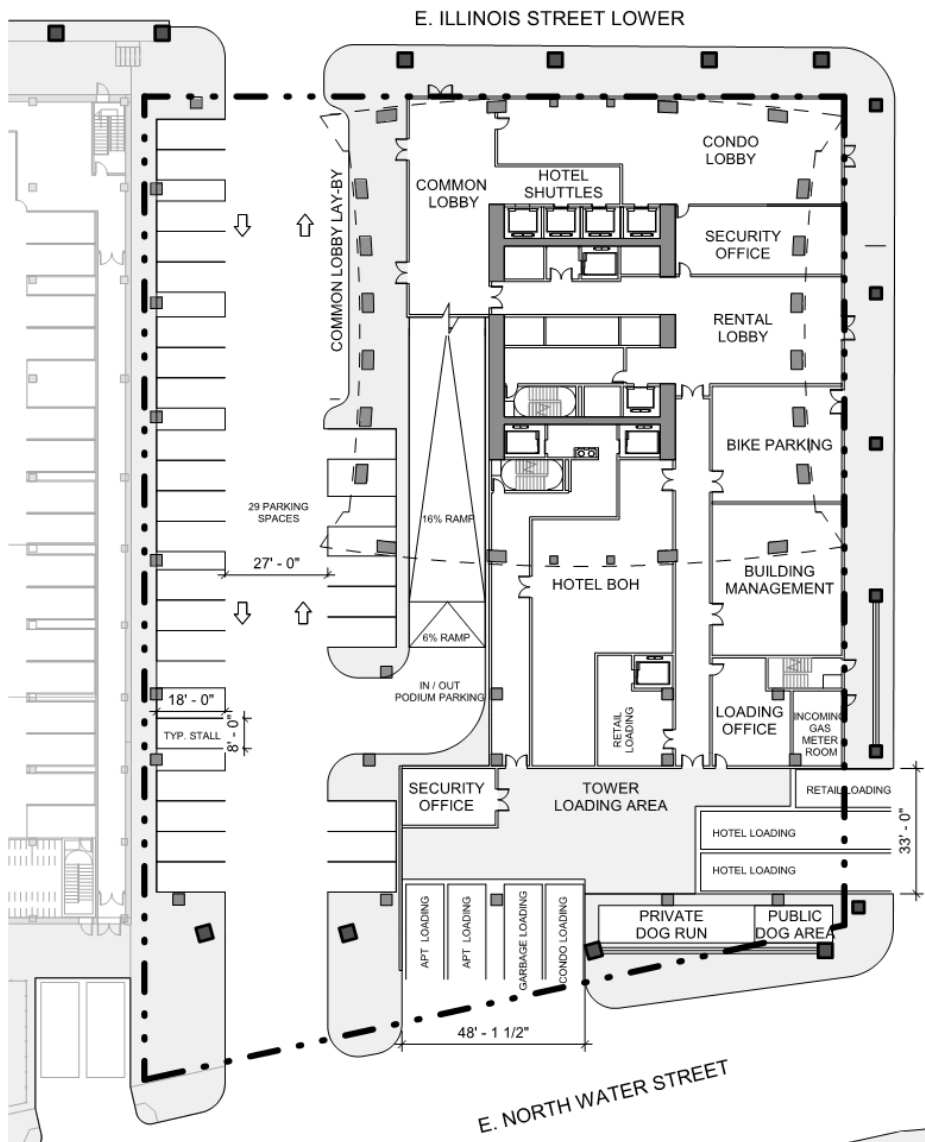
AERIAL VIEW FROM EAST DIRECTION

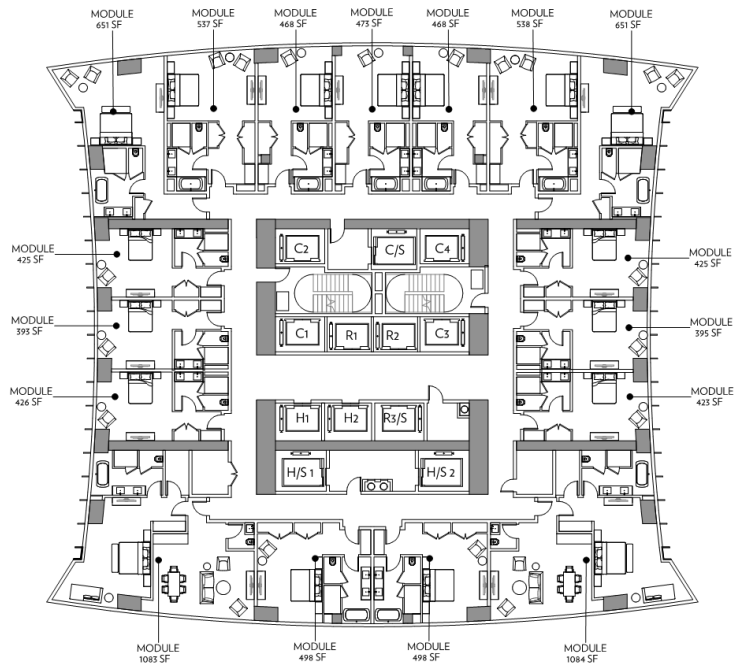
Presenter: Gordon Gill



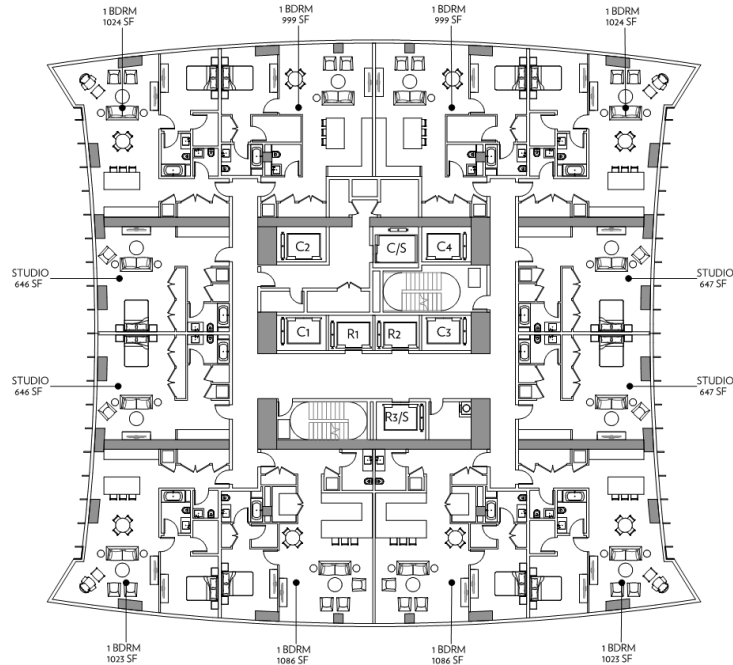
SKYLINE VIEW FROM EAST DIRECTION

Presenter: Gordon Gill

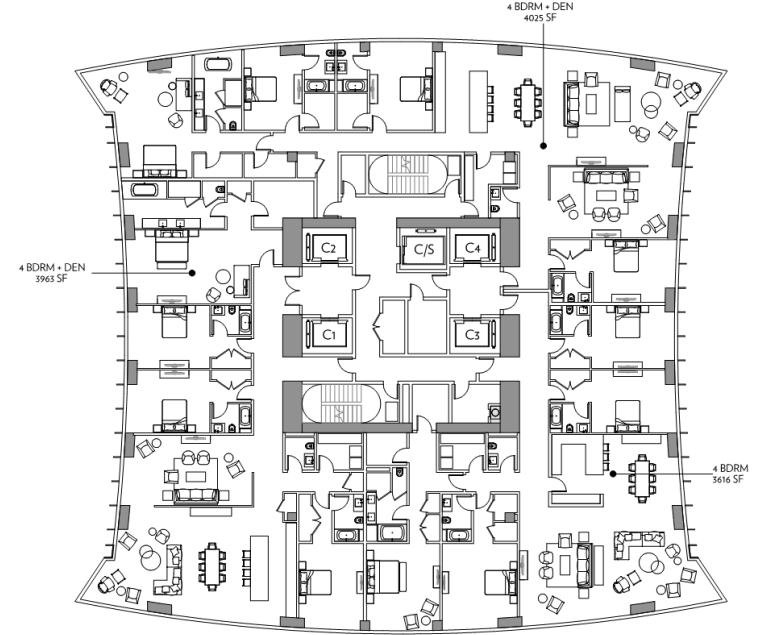




HOTEL



RENTAL

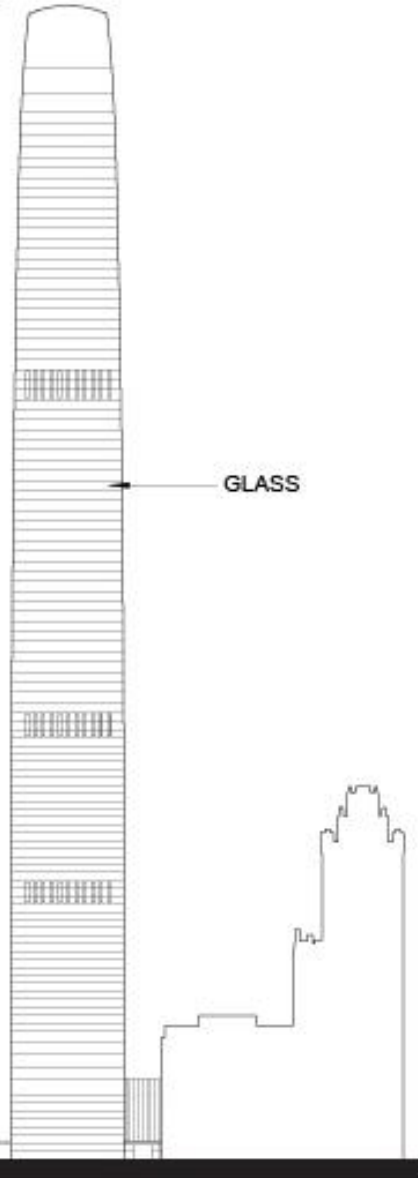


CONDO



T/ TOWER
EL: 1422'-0"

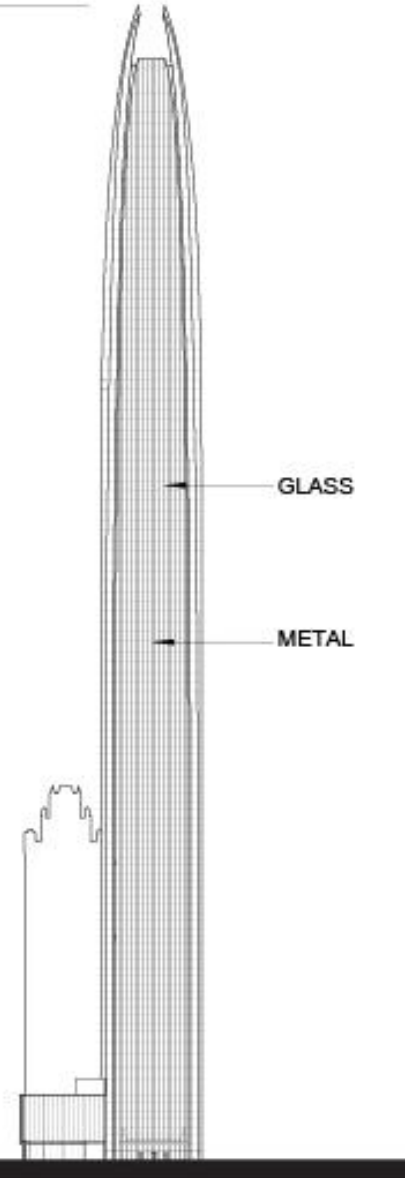
T/ PODIUM
EL: 99'-8"
LEVEL 1
UPPER ILLINOIS
EL: 0'-0"



NORTH ELEVATION

T/ TOWER
EL: 1422'-0"

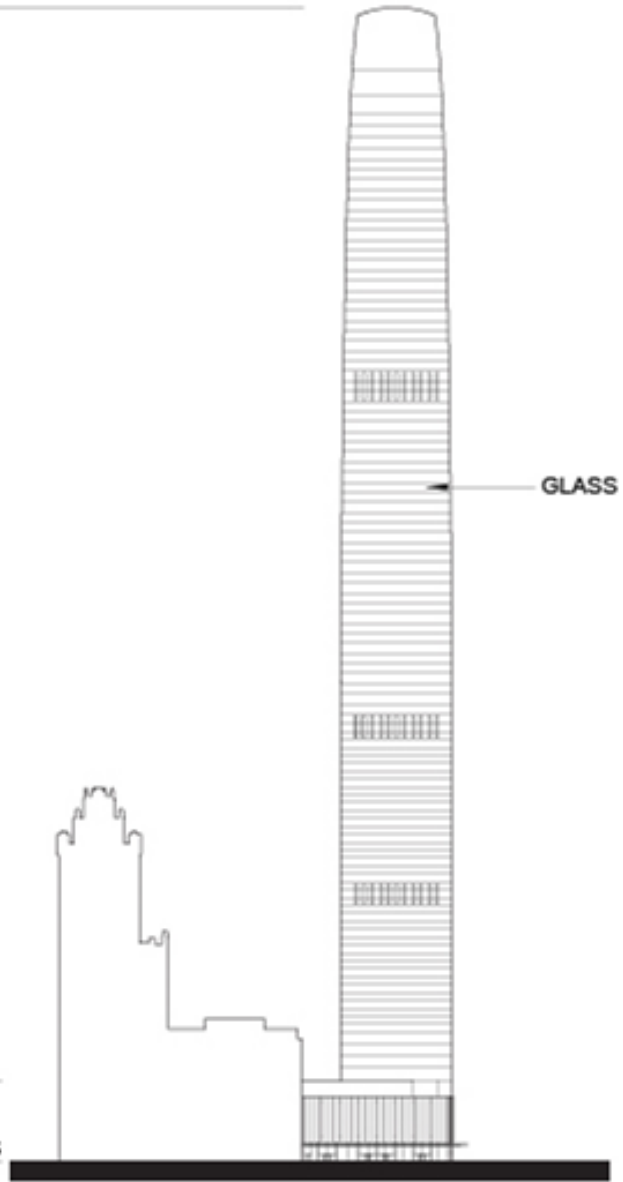
LEVEL 1
UPPER ILLINOIS
EL: 0'-0"



EAST ELEVATION

T/ TOWER
EL: 1422'-0"

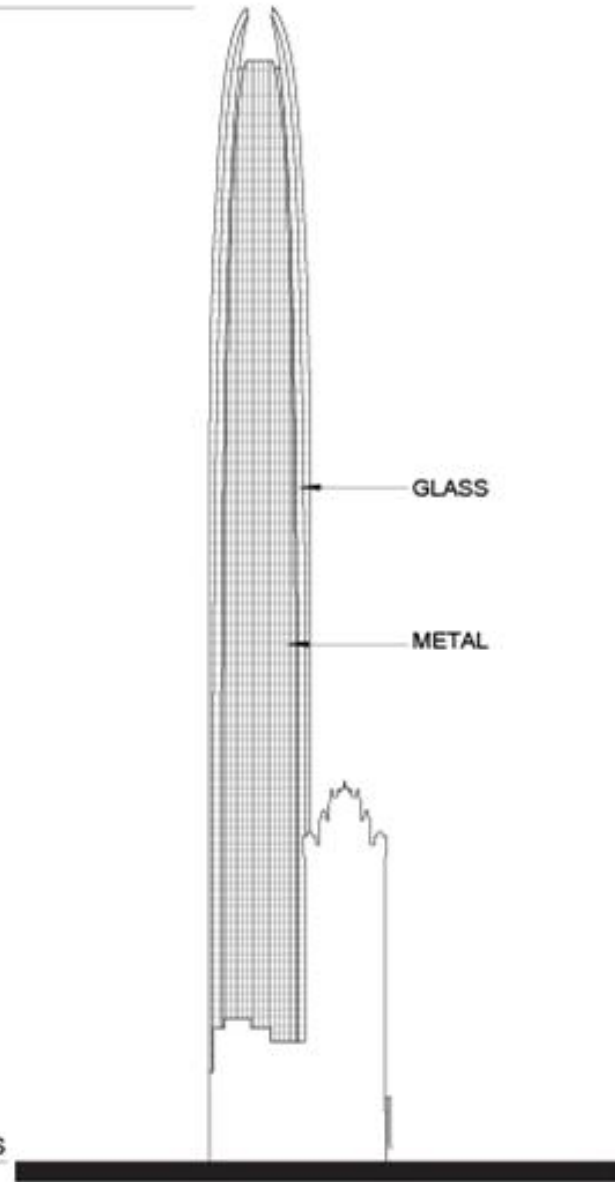
T/ PODIUM
EL: 99'-0"
LEVEL 1
UPPER ILLINOIS
EL: 0'-0"



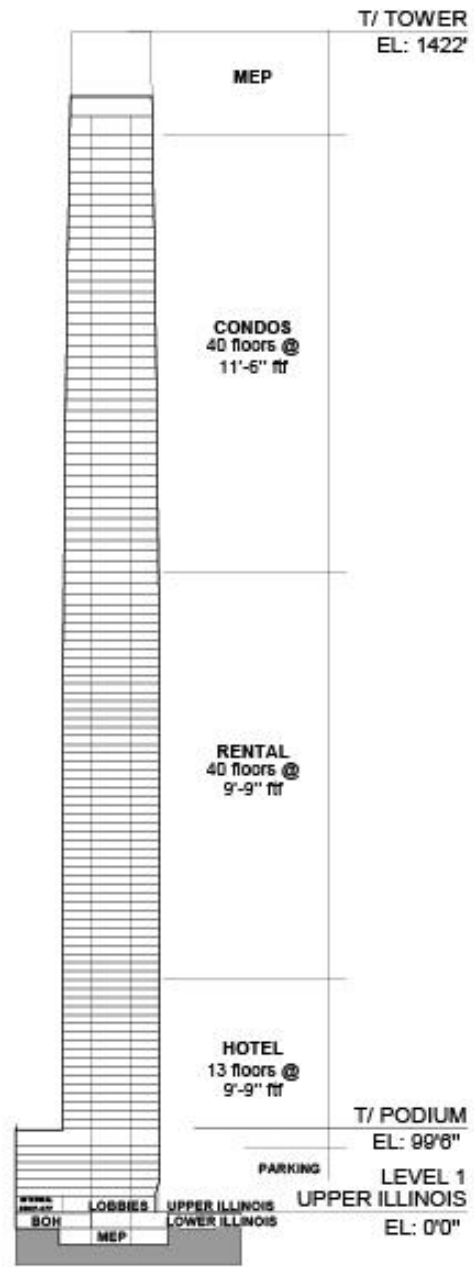
SOUTH ELEVATION

T/ TOWER
EL: 1422'-0"

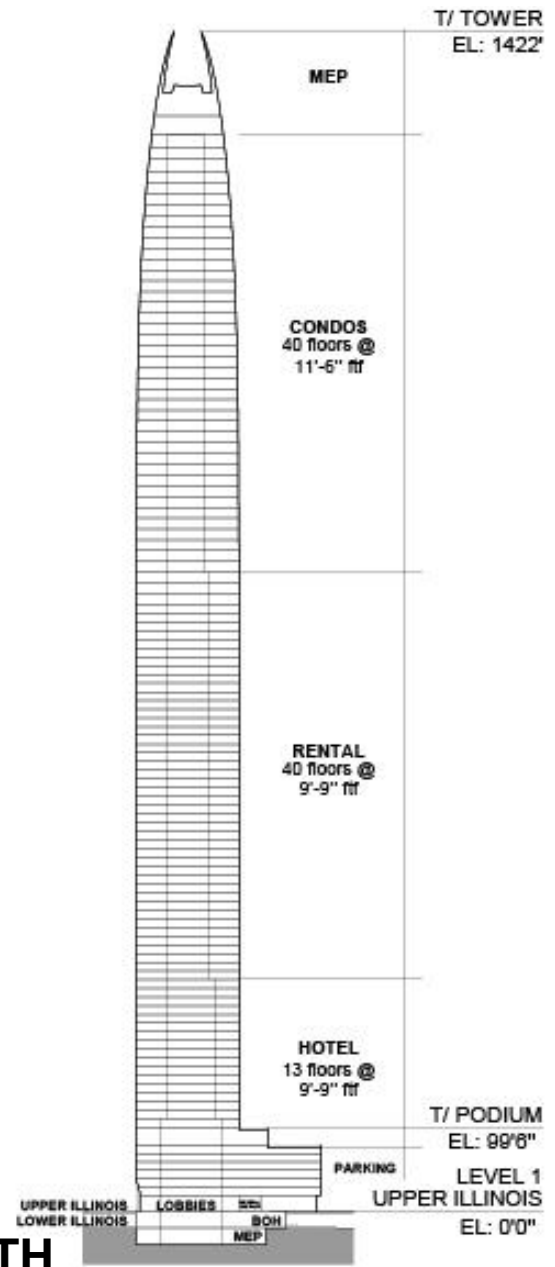
LEVEL 1
UPPER ILLINOIS
EL: 0'-0"



WEST ELEVATION



EAST / WEST



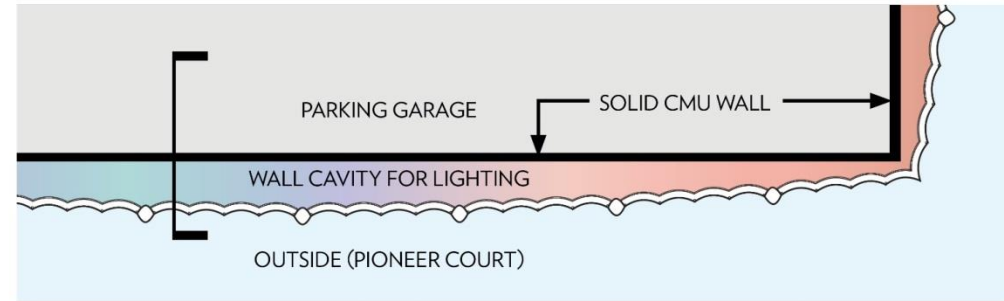
NORTH / SOUTH



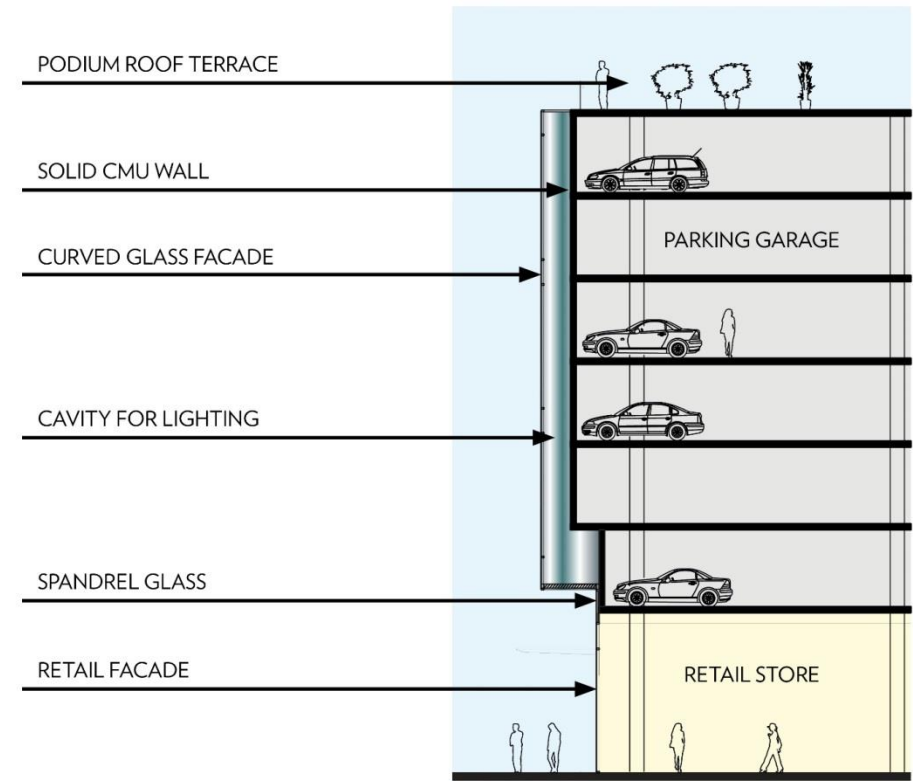
ELEVATION VIEW



VIEW FROM SE CORNER OF PODIUM



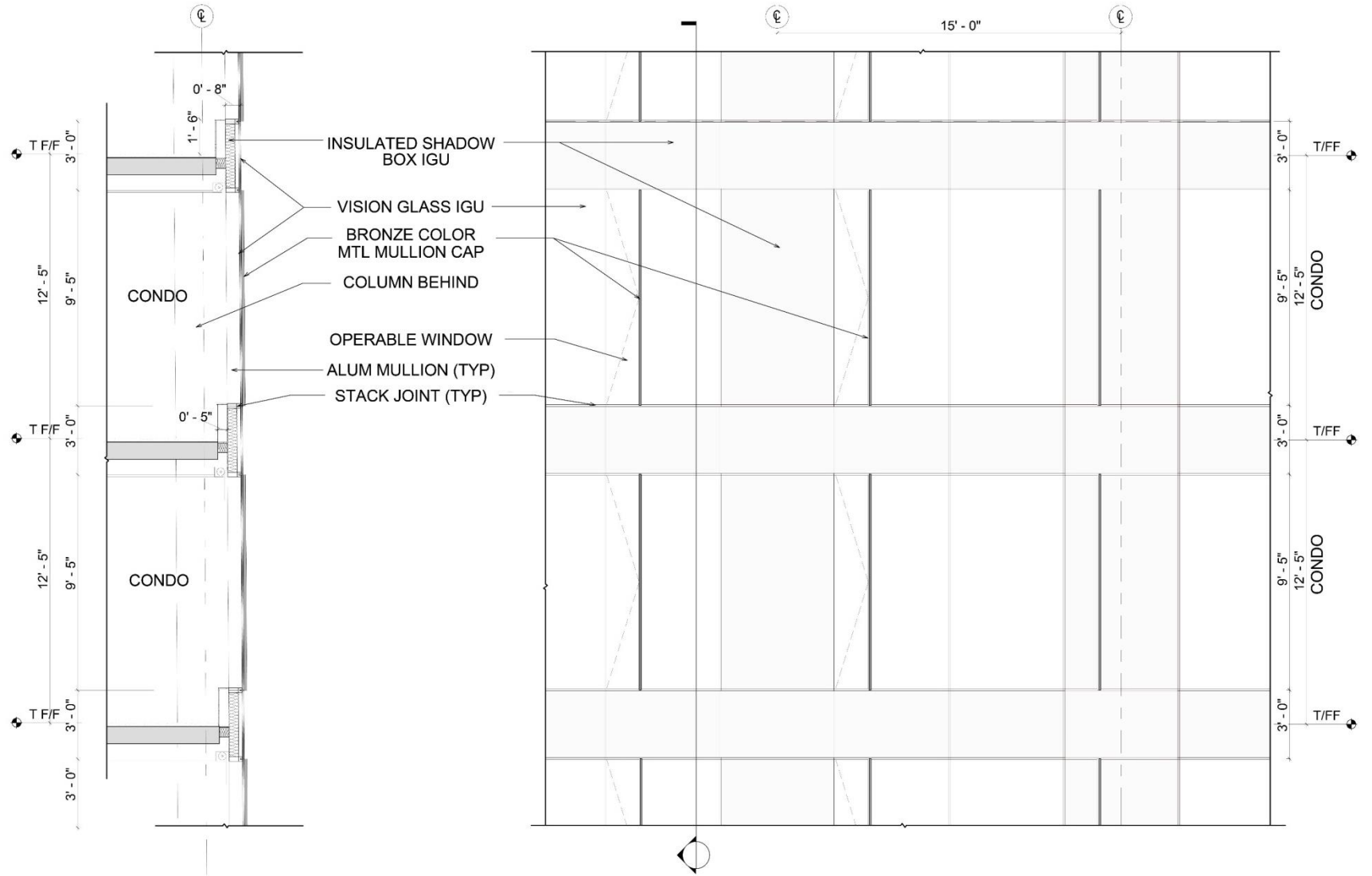
PLAN DIAGRAM



SECTION DIAGRAM

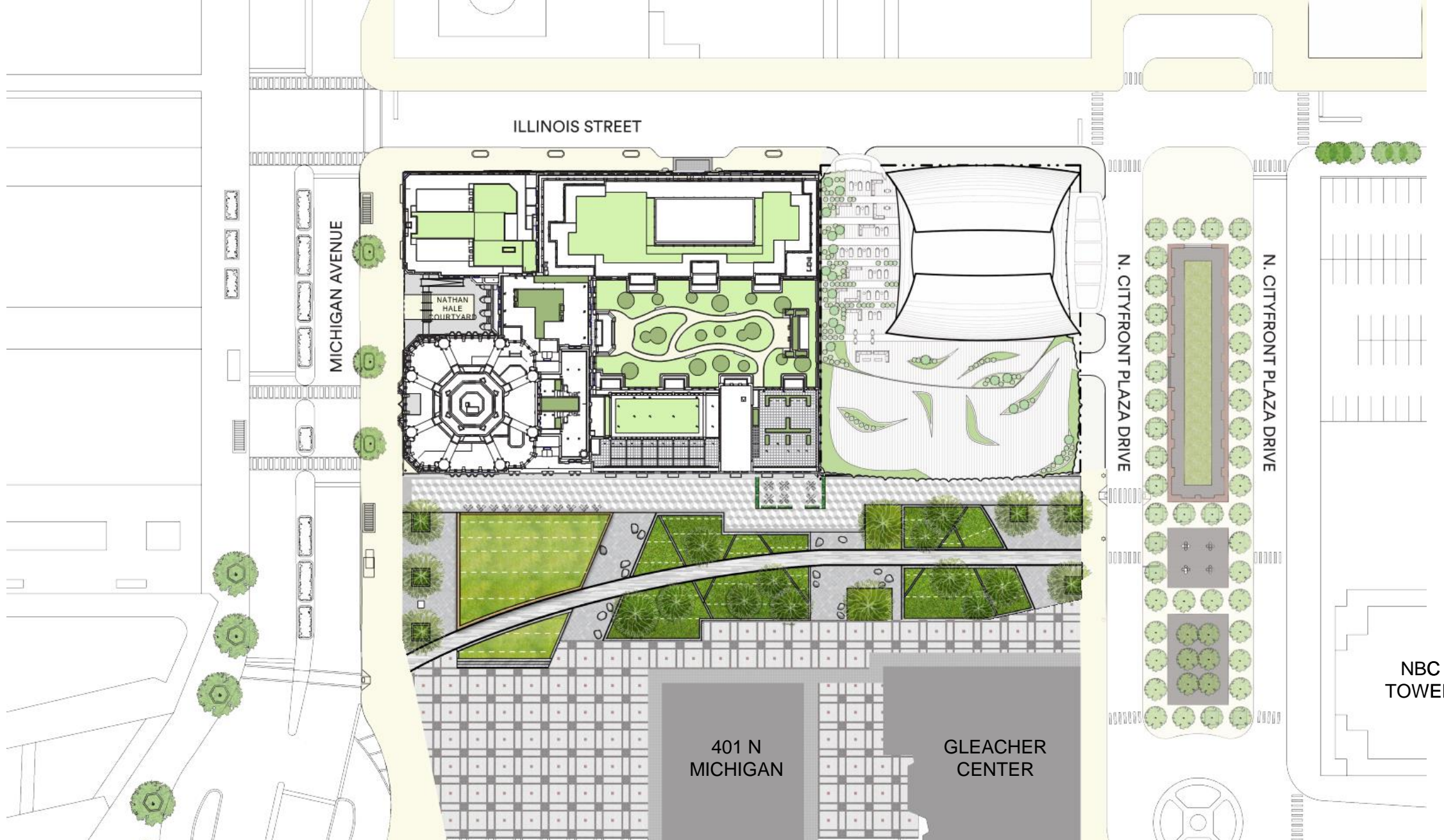


EXTERIOR WALL RENDERING



TYP WALL SECTION
NORTH-SOUTH WALL @ CONDO ZONE

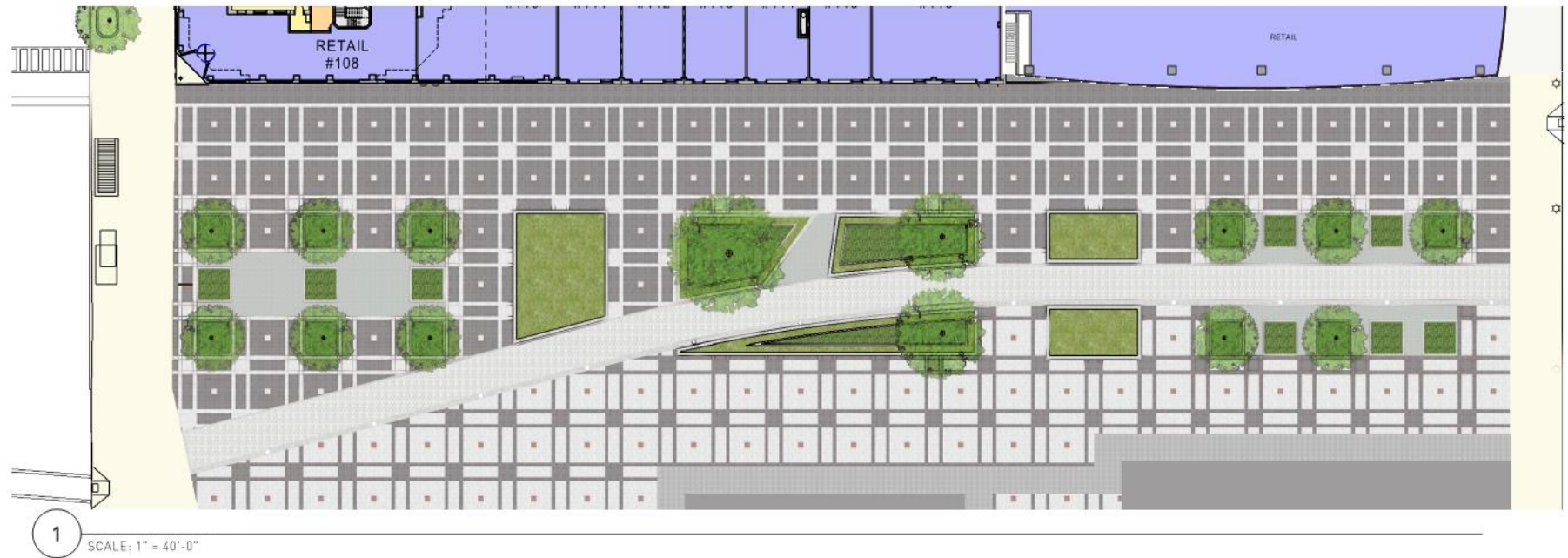
PARTIAL ELEVATION
NORTH-SOUTH WALL @ CONDO ZONE



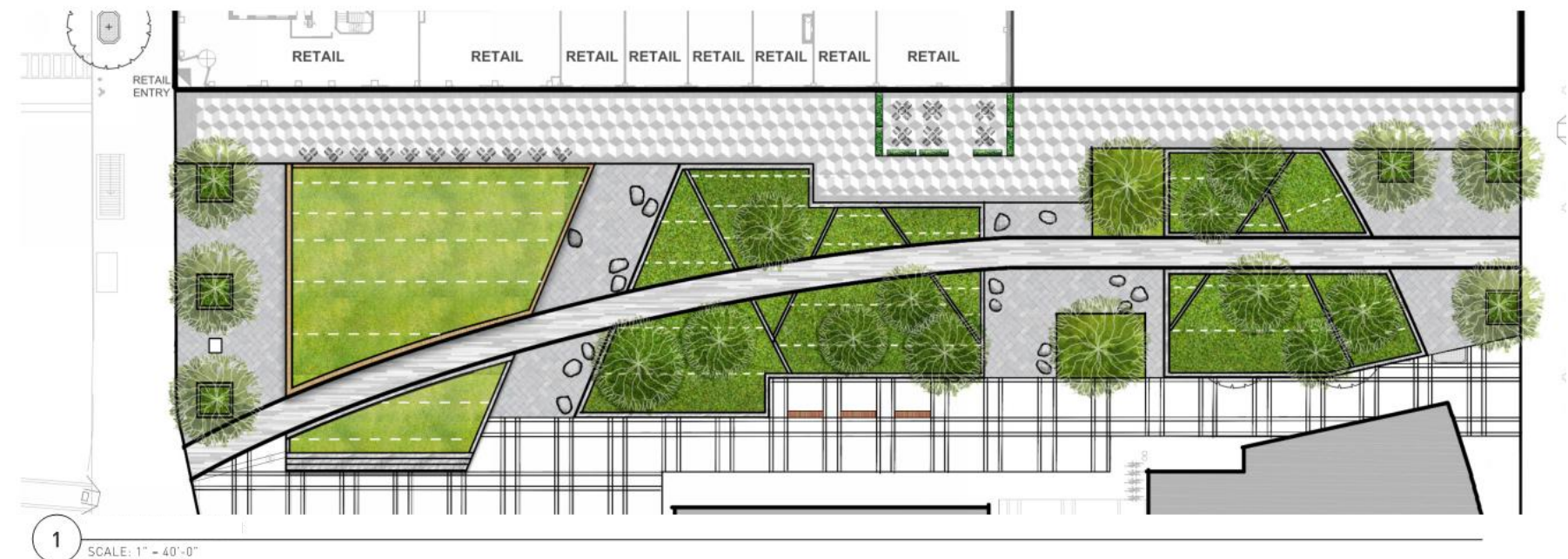
OPEN SPACE + LANDSCAPING

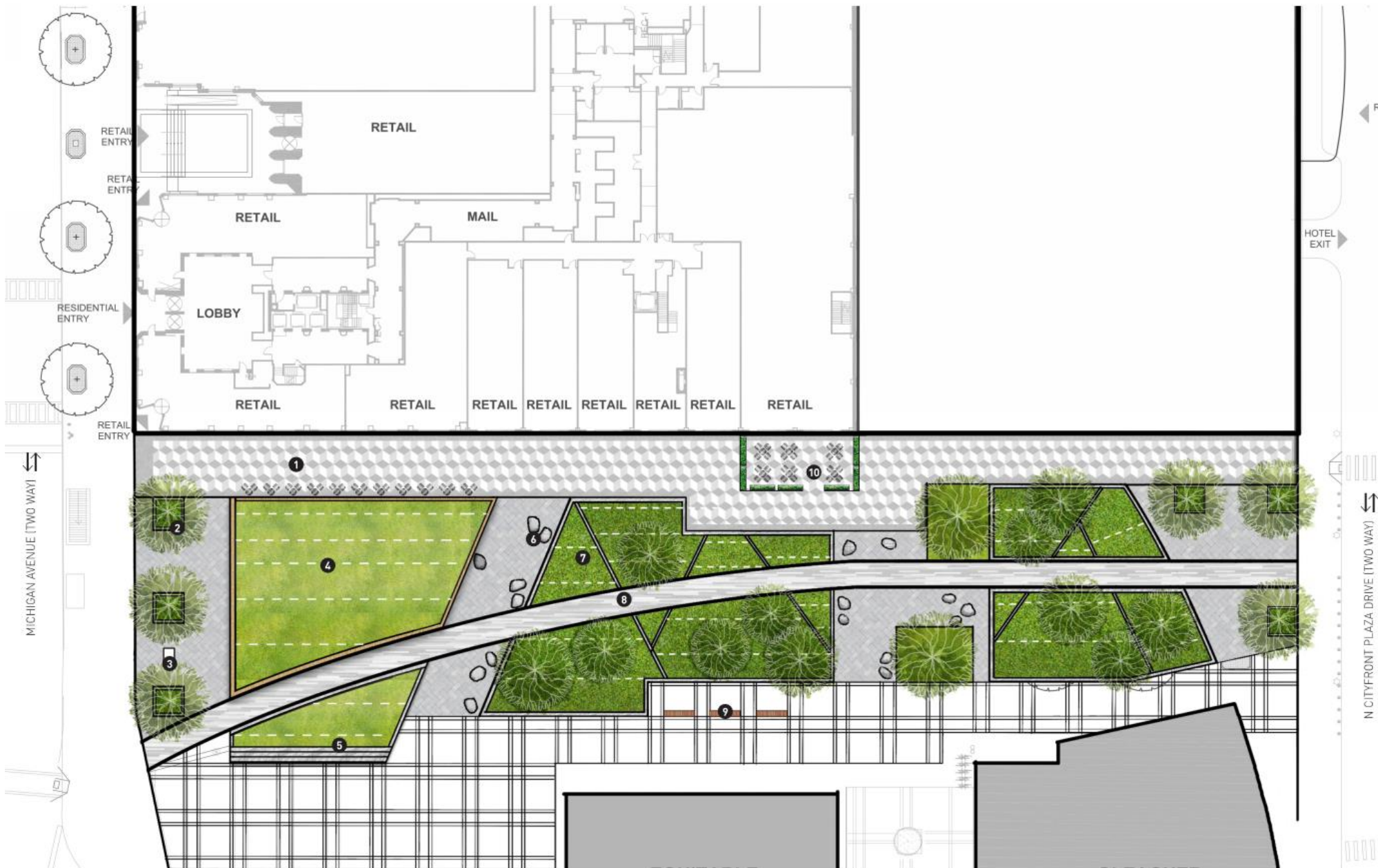
Presenter: Brad McCauley

PREVIOUS DESIGN



**REVISED DESIGN
with DPD input**





- LEGEND:**
- 1 Promenade
 - 2 Raised Planter with Tree
 - 3 Jack Brickhouse Statue
 - 4 Lawn
 - 5 Terraced Seating
 - 6 Boulder
 - 7 Tilted Planting Area
 - 8 Pioneer Path
 - 9 Bench
 - 10 Outdoor Cafe



OPEN SPACE + LANDSCAPING – PIONEER COURT

Presenter: Brad McCauley



OPEN SPACE + LANDSCAPING – PIONEER COURT

Presenter: Brad McCauley



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 <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 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)	
			Options Without Certification																																	
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	40	5	5	5	5	5	5	5	5	20	10	20	10	20	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	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	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	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	NA	40	50	10	20	10	20	40	5	5	5	5	20	10	20	NA	NA	NA	5	NA	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	5	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	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	20	10	20	NA	NA	NA	5	NA	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	10	5	NA	NA	10	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	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	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	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		

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

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

TRIBUNE TOWER EAST – SUSTAINABLE STRATEGY

LEED Gold Certification **+90**

7.5 EV Charging Stations **+10**

7.6 EV Charging Stations **+5**

9.1 Bird Protection (basic) **+5**

TOTAL POINTS **=110**



2015 ARO PD Requirements

Rental Unit Buyout: \$185,376 Per Unit (2020)
 For Sale Unit Buyout: \$238,340 Per Unit (2020)

	Total	Parcel A	Parcel B
For Sale Units	287	162	125
Rental Units	439	0	439
Total Units	726	162	564
ARO Affordable Obligation	10%		
ARO For Sale Units	29	16	13
ARO Rental Units	44	0	44
Total ARO Units	73	16	57
For Sale Buyout	\$6,911,860	\$3,813,440	\$3,098,420
Rental Unit Buyout (75%)	\$6,117,408	\$0	\$6,117,408
Total Buyout	\$13,029,268	\$3,813,440	\$9,215,828

11 ARO Rental Units at 60% AMI Onsite
\$13,029,268 payment to Affordable Housing Opportunity Fund

- 5,500 new construction jobs created
- \$700MM Total Development Cost
- 400 new permanent jobs created
- \$25MM in annual real estate taxes
- Improved design for public use of Pioneer Court
- Preservation of the Ogden Slip View Corridor
- Improved pedestrian experience at lower street level
- \$15.1MM to Neighborhood Opportunity Fund
- Goal of 26% participation of MBE
& 6% participation of WBE





DPD Recommendations

- ❖ In general conformance with the Central Area plan;
- ❖ The proposed development is compatible with surrounding commercial, retail, and residential developments in terms of land use, as well as, the density and scale of the physical structure;
- ❖ The proposed underlying zoning for the proposed planned development is (DX-12) and is consistent with other zoning districts, both adjacent to this site and in the immediate area;
- ❖ Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood;
- ❖ Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity;
- ❖ The proposal follows Building Orientation and Massing guidelines of the Chicago Zoning Ordinance;
- ❖ All sides and areas of the buildings that are visible to the public are treated with materials, finishes, and architectural details that are of high-quality;