



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**370 N Carpenter**

**Near West Side / 27<sup>th</sup> Ward / Ald. Burnett**

**Sterling Bay**

**Hartshorne Plunkard Architecture**

**DLA Piper**

**May 16, 2024**



# Near West Side Community Area Snap Shot

## General Population Characteristics, 2020

	Near West Side	City of Chicago	CMAP Region
Total Population	67,881	2,746,388	8,577,735
Total Households	33,918	1,142,725	3,266,741
Average Household Size	1.9	2.4	2.6
Percent Population Change, 2010-20	23.7	1.9	1.7
Percent Population Change, 2000-20	46.2	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

## Race and Ethnicity, 2017-2021

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	28,322	43.6	907,499	33.1	4,289,683	50.1
Hispanic or Latino (of Any Race)	6,458	9.9	787,795	28.7	2,005,239	23.4
Black (Non-Hispanic)	15,950	24.5	788,673	28.8	1,402,691	16.4
Asian (Non-Hispanic)	11,874	18.3	185,202	6.8	636,825	7.4
Other/Multiple Races (Non-Hispanic)	2,415	3.7	72,950	2.7	236,095	2.8

Source: 2017-2021 American Community Survey five-year estimates.

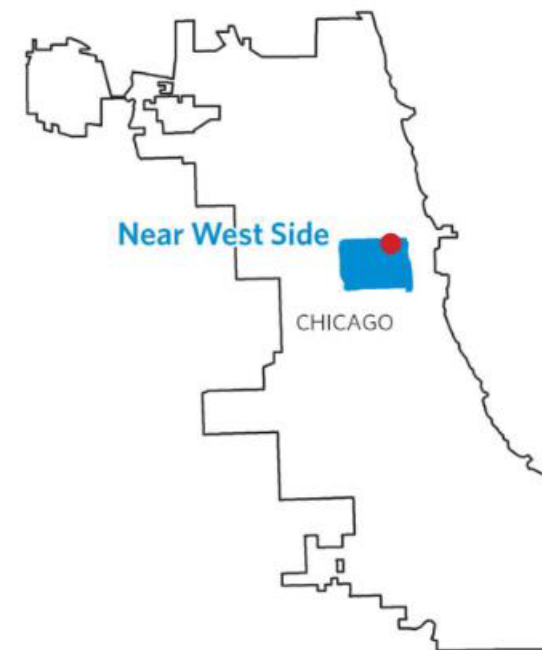
Universe: Total population

## Age Cohorts, 2017-2021

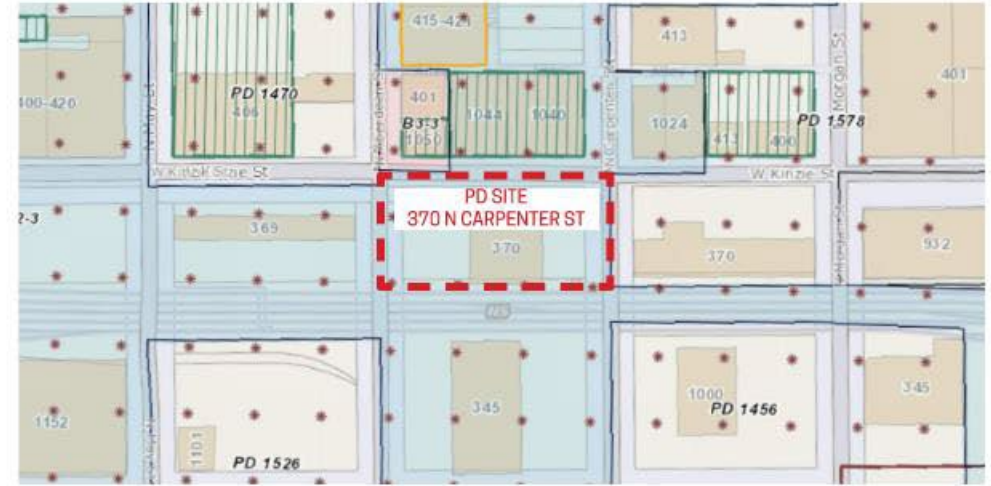
	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,792	5.8	163,123	5.9	502,928	5.9
5 to 19	8,538	13.1	461,695	16.8	1,662,052	19.4
20 to 34	26,463	40.7	741,032	27.0	1,774,853	20.7
35 to 49	14,135	21.7	556,412	20.3	1,724,098	20.1
50 to 64	7,403	11.4	469,414	17.1	1,659,323	19.4
65 to 74	3,018	4.6	208,056	7.6	746,030	8.7
75 to 84	1,131	1.7	99,230	3.6	347,665	4.1
85 and Over	539	0.8	43,157	1.6	153,584	1.8
Median Age	31.8		35.1		37.9	

Source: 2017-2021 American Community Survey five-year estimates.

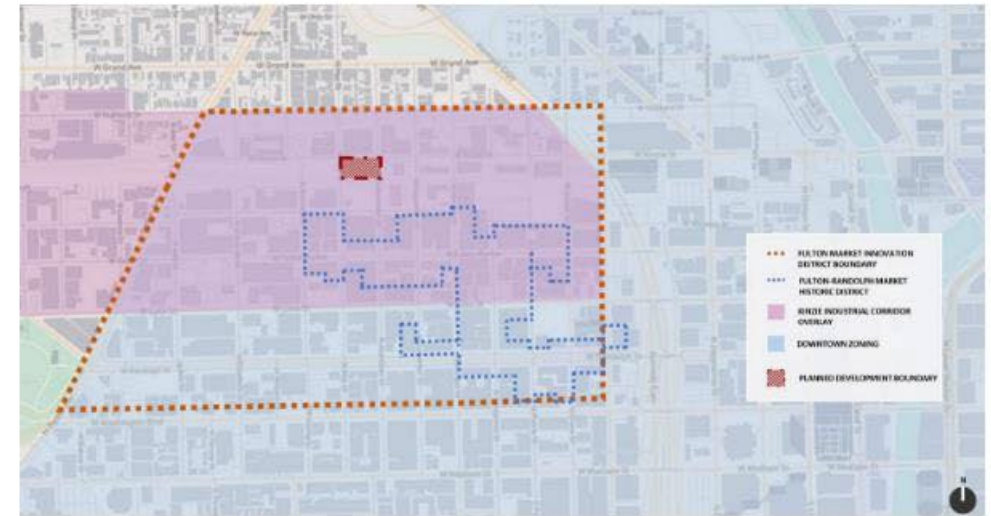
Universe: Total population







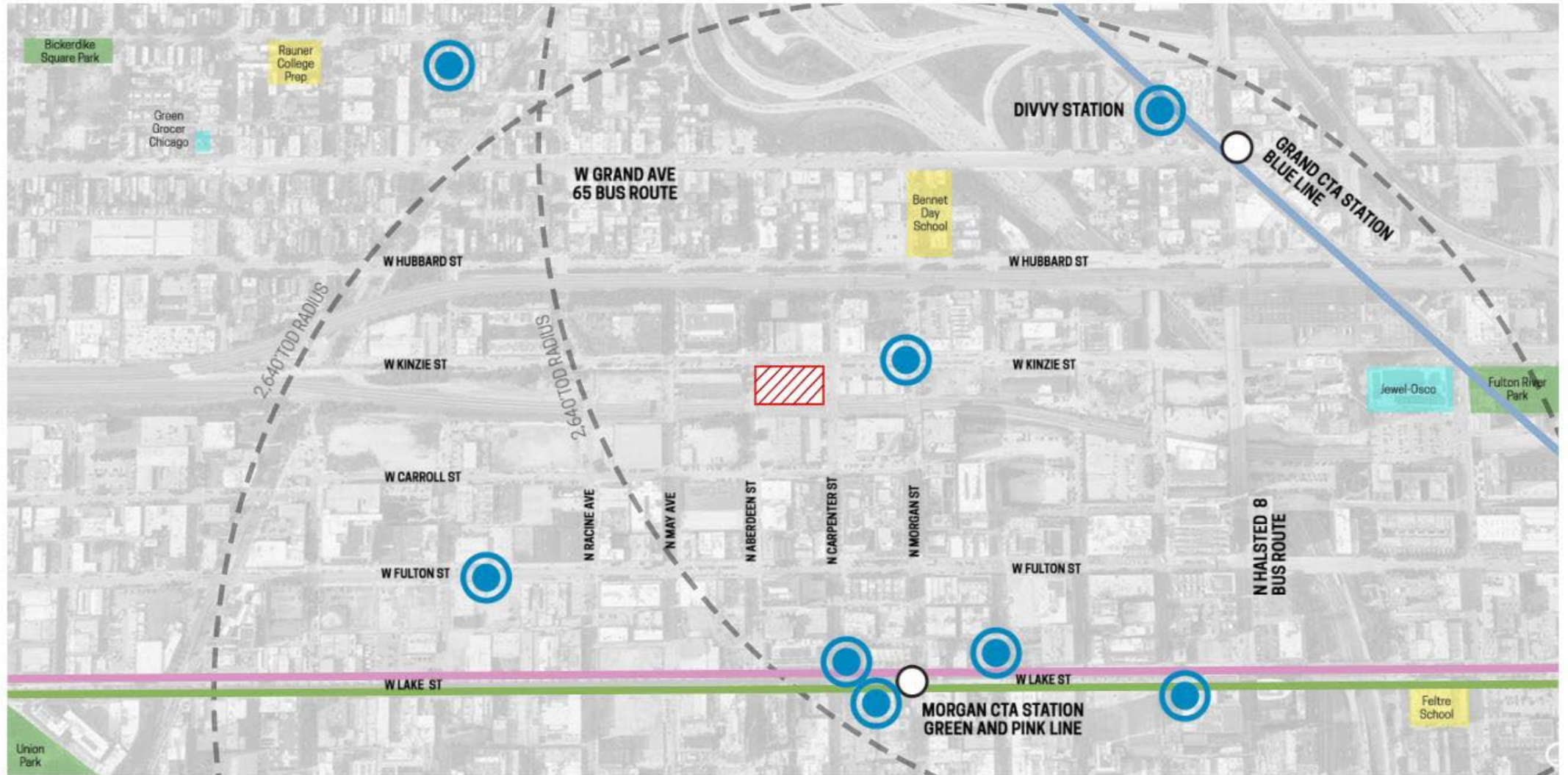
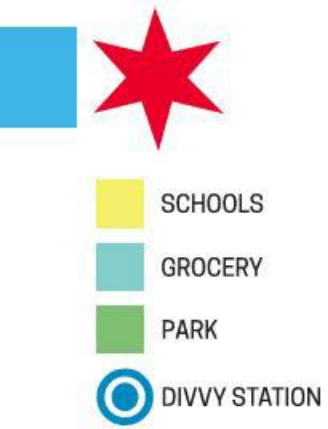
EXISTING ZONING MAP



PROPOSED PLANNED DEVELOPMENT AREA

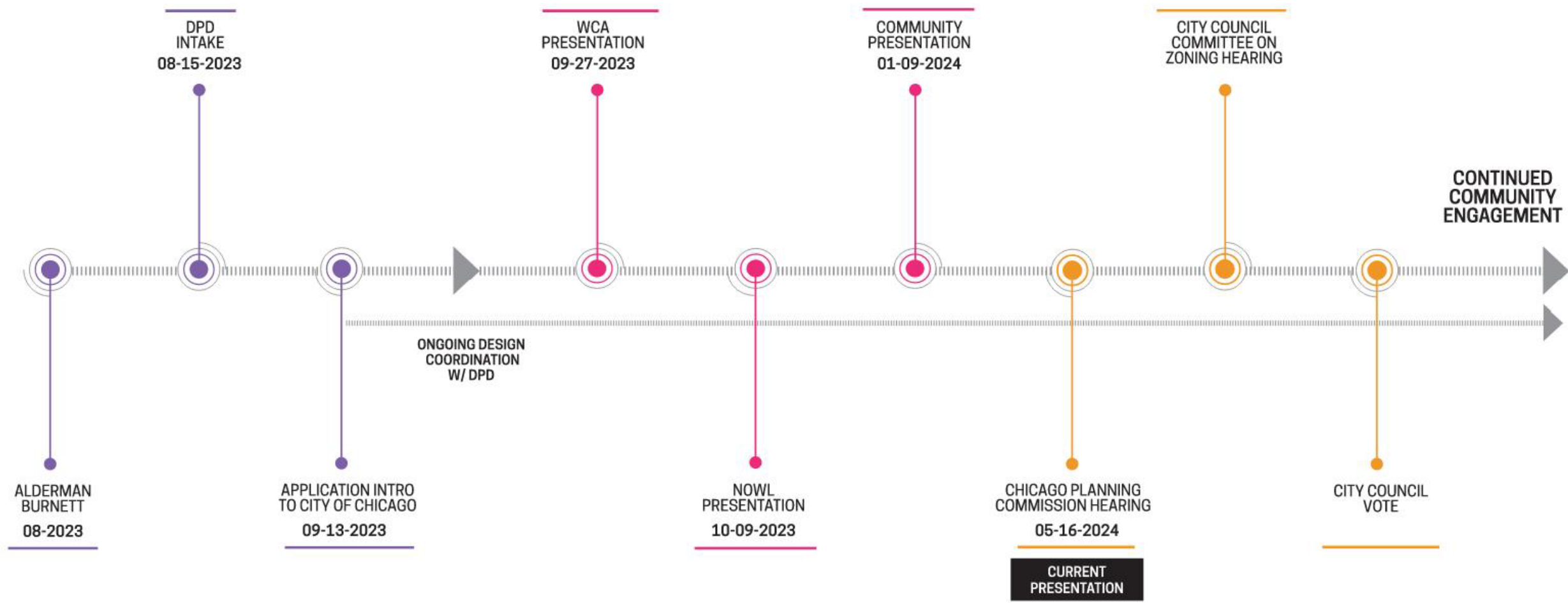
# LAND USE CONTEXT





# SITE CONTEXT PLAN





# PROJECT TIMELINES AND COMMUNITY OUTREACH



1 315 N MAY, +410'-0"  
PD 1526



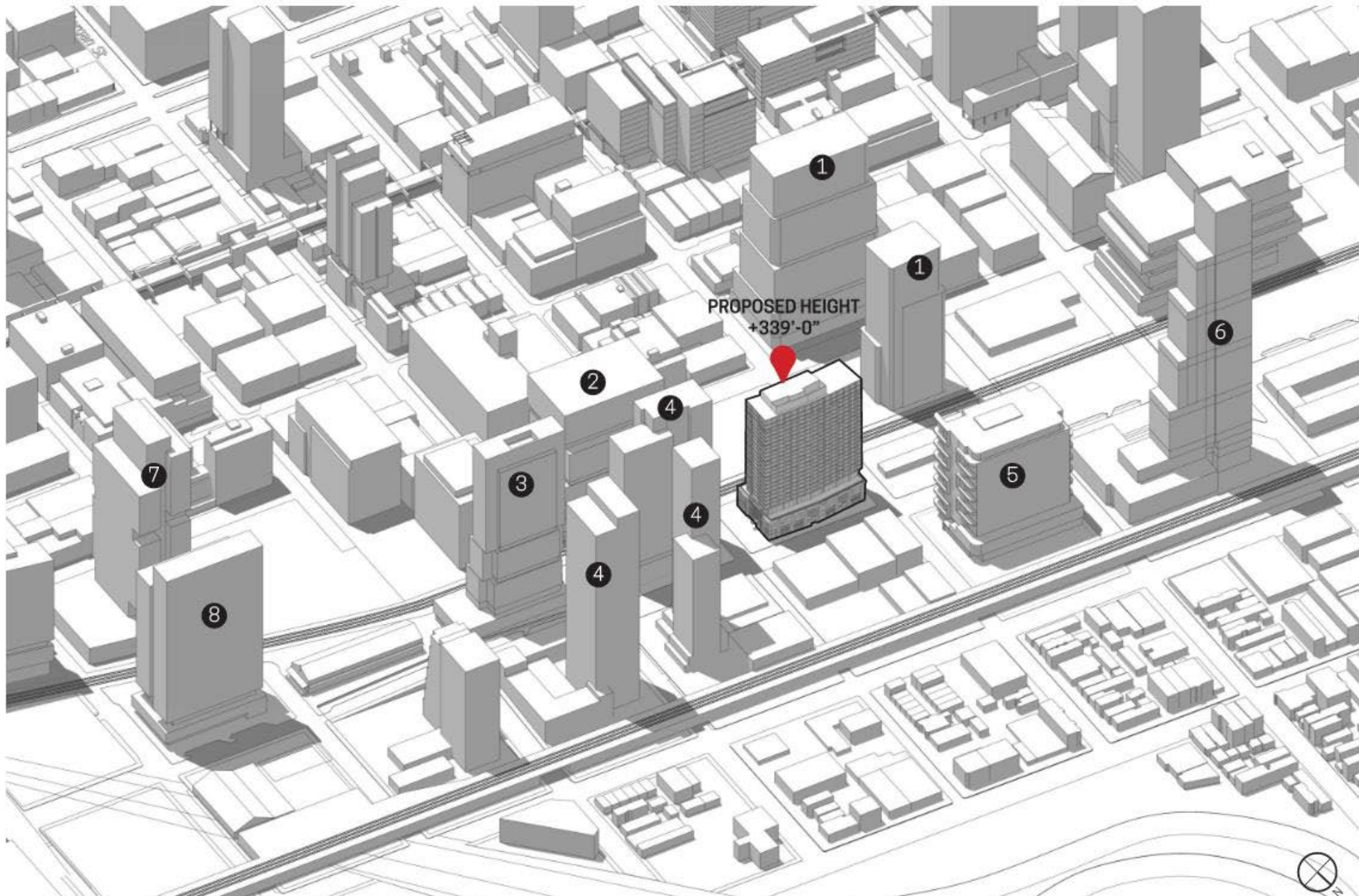
2 350 N MORGAN, +288'-0"  
PD 1456



3 375 N MORGAN, +482'-0"  
PD 1580



4 370 N/400 N/401 N MORGAN, +478'-0"  
PD 1578



5 400 N ABERDEEN, +245'-0"  
PD 1470



6 420 N MAY, +600'-0"  
PD APPROVED



7 330 N GREEN, +503'-0"  
PROPOSED



8 360 N GREEN, +399'-0"  
PD 1407

# AERIAL VIEW FROM NORTHEAST





1 315 N MAY, +410'-0"  
PD 1526



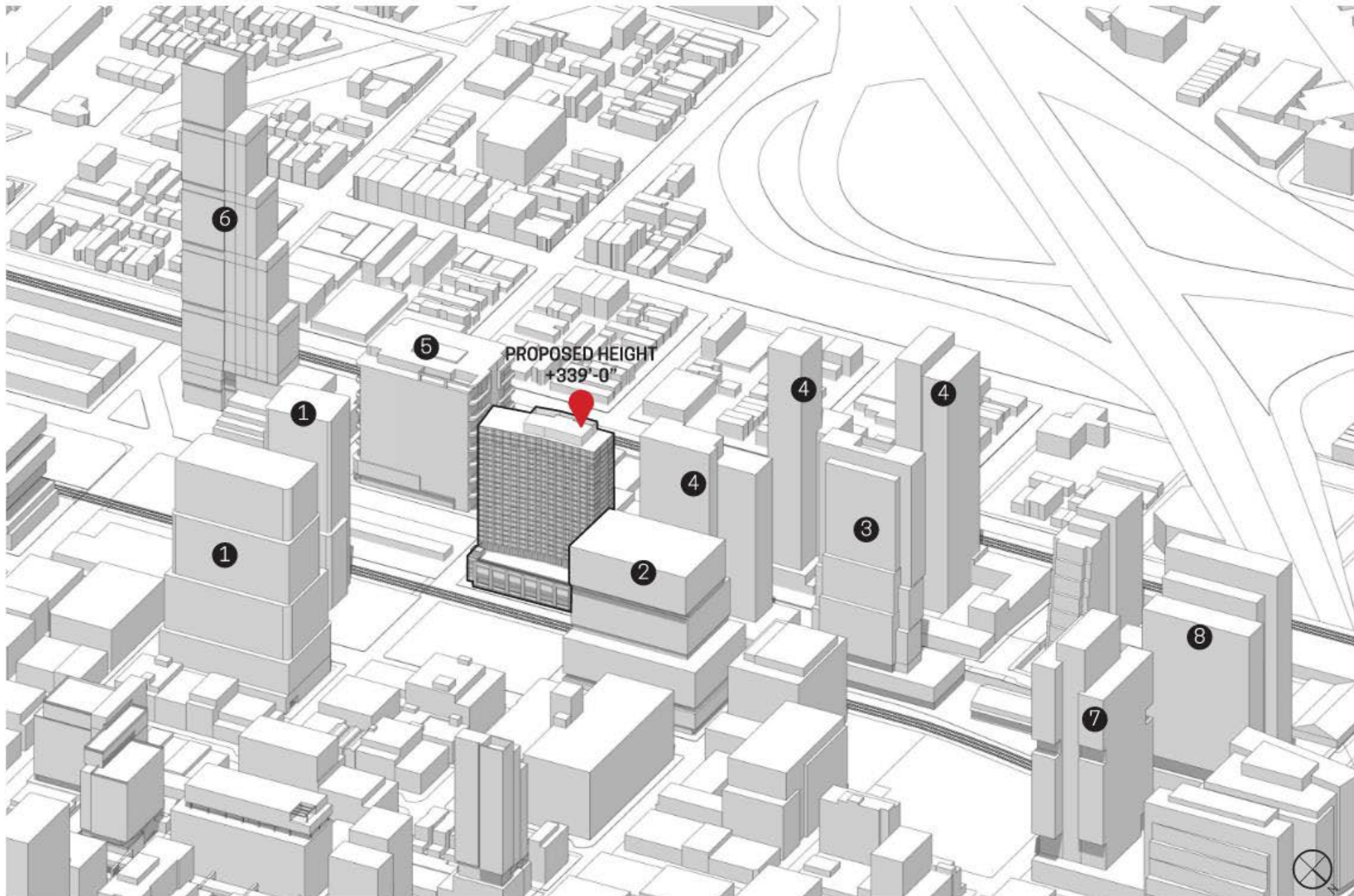
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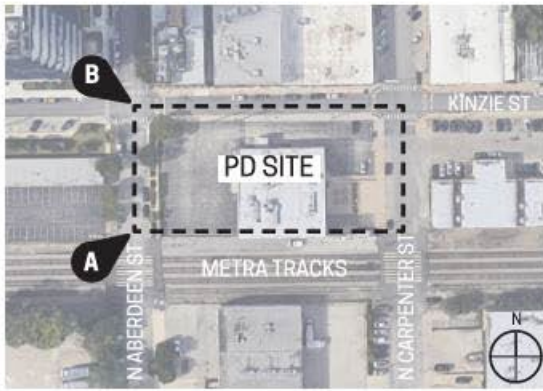
7 330 N GREEN, +503'-0"  
PROPOSED



8 360 N GREEN, +399'-0"  
PD 1407

# AERIAL VIEW FROM SOUTHEAST





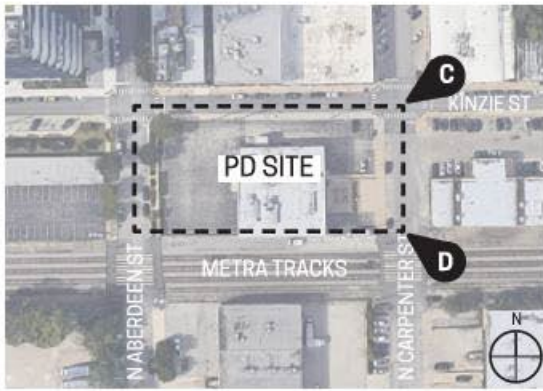
**A** SOUTH-WEST CORNER



**B** NORTH-WEST CORNER

## EXISTING SITE CONDITIONS





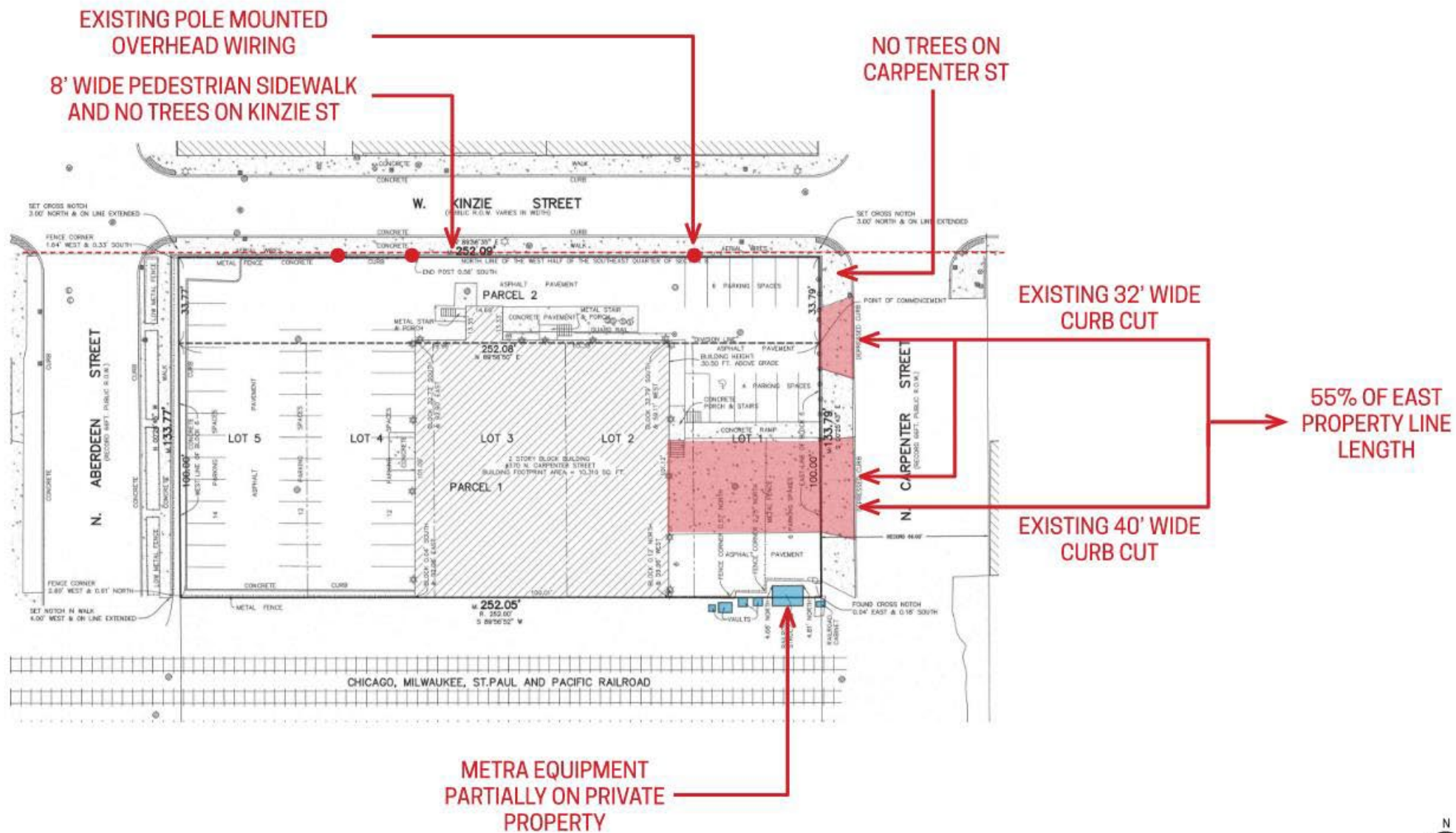
**C** NORTH-EAST CORNER



**D** SOUTH-EAST CORNER



# EXISTING SITE CONDITIONS



# EXISTING SITE CONDITIONS



1 2'-0" MINIMUM SETBACK FROM KINZIE PROPERTY LINE AND UP TO 14'-0" SETBACK AT NORTHWEST CORNER TO ENHANCE PEDESTRIAN EXPERIENCE. 1,000 SF OPEN TO SKY.

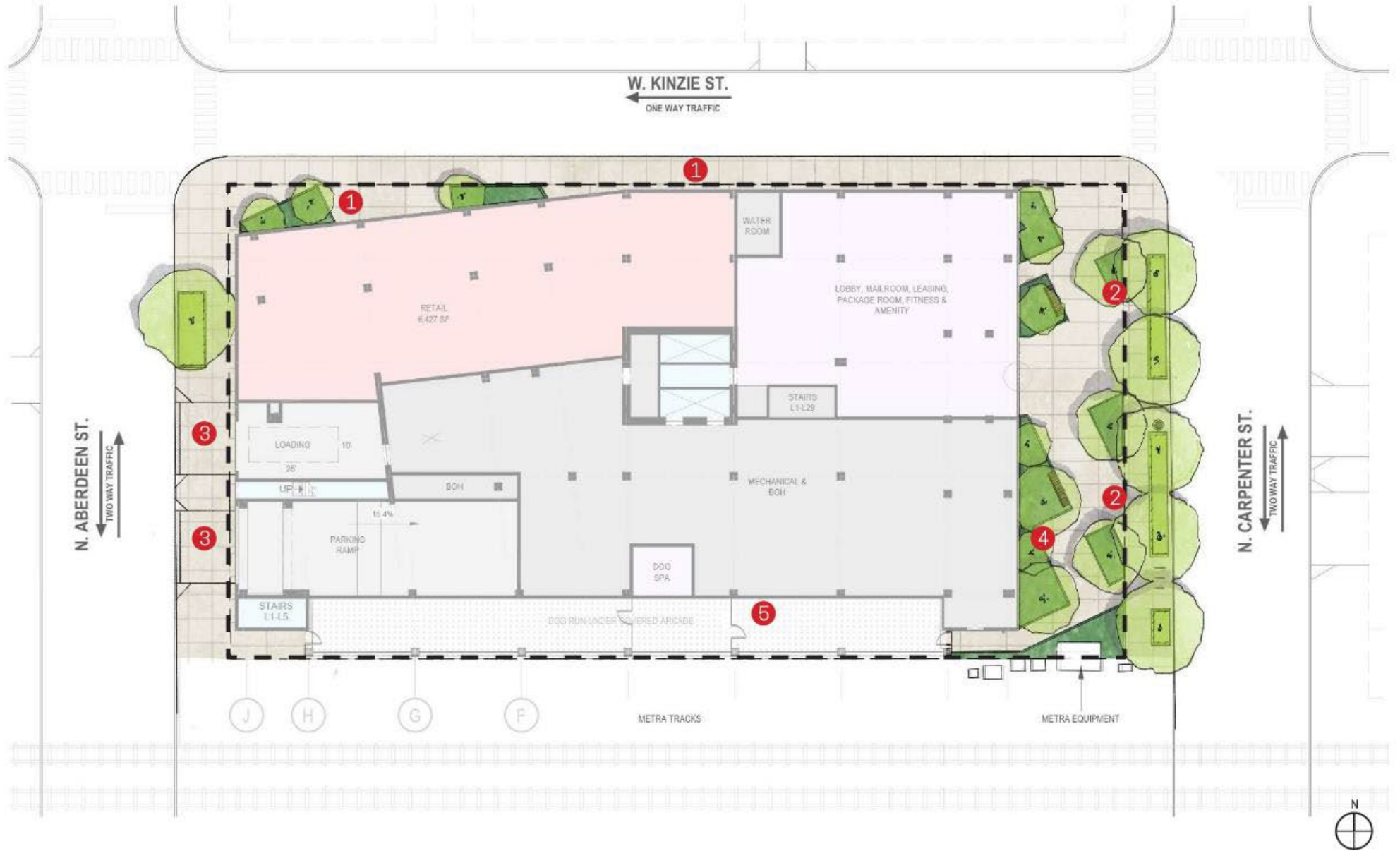
2 (1) 40' WIDE CURB CUT REMOVED ON CARPENTER (1) 32' WIDE CURB CUT REMOVED ON CARPENTER

3 LOADING AND PARKING ACCESS LOCATED AWAY FROM ADJACENT DEVELOPMENT PROPOSED CURB CUTS TO AVOID TRAFFIC CONGESTION. 2'-6" SETBACK FROM ABERDEEN PROPERTY LINE AND 550 SF OPEN TO SKY.

4 4,200 SF OF OPEN SPACE FOR URBAN PARK (30' BUILDING SETBACK).

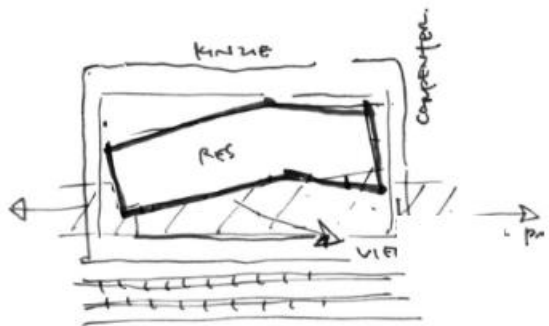
5 PRIVATE COVERED EXTERIOR DOG RUN AT GRADE WITH FENCING AND LANDSCAPE BUFFER.

**TOTAL OPEN TO SKY = 5,750 SF  
(MINIMUM 15% OF SITE AREA)**



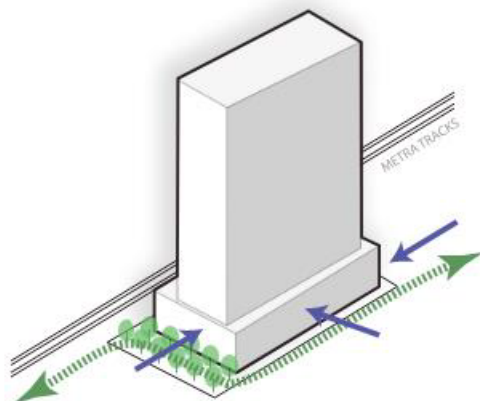
# SITE CONDITION IMPROVEMENTS





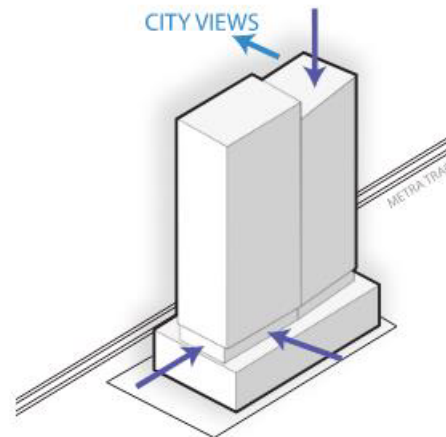
### EARLY SKETCHES

SITE ANALYSIS, REVIEW OF SURROUNDING DEVELOPMENTS, ADJACENCY TO METRA TRACKS AND VIEWS FROM AND TO DOWNTOWN



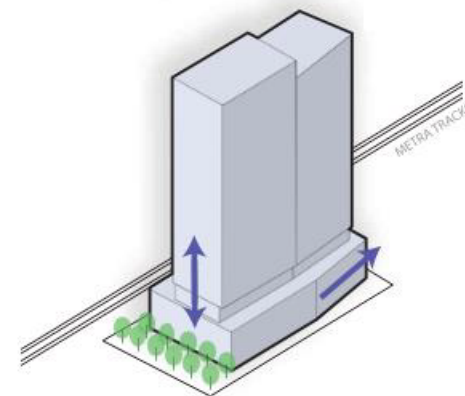
### SITE ACCESS & GREEN URBAN SPACES

CIRCULATION THROUGH URBAN PARK ON CARPENTER



### PODIUM INSET & BUILDING GEOMETRY

BUILDING MASSING ANGLED TO EMBRACE CITY VIEWS AND TRAIN TRACKS



### BUILDING DESIGN

BUILDING ANGLE EXTENDED INTO PODIUM AND EAST FACADE DETAILING CARRIED DOWN TO RESIDENTIAL ENTRY TO COMPLETE DESIGN





## VIEW FROM NORTH (KINZIE)





EXISTING CONDITIONS ALONG KINZIE

# PEDESTRIAN VIEW LOOKING ALONG KINZIE





EXISTING CONDITIONS ALONG CARPENTER



## PEDESTRIAN VIEW LOOKING ALONG CARPENTER

# PLANNING + DESIGN GUIDELINES



## WEST LOOP DESIGN GUIDELINES

City of Chicago | Department of Planning and Development | September 2017

### West Loop Design Guidelines

City of Chicago Department of Planning and Development, September 2017

- Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood



### Fulton Market Innovative District Plan

City of Chicago Department of Planning and Development, 2014 (Updated 2021)

- Promote growth of mixed-use & mixed income while serving new and existing companies
- Accommodating new development while protecting fundamental characteristics of the area including the historic & cultural assets



# Planning Context

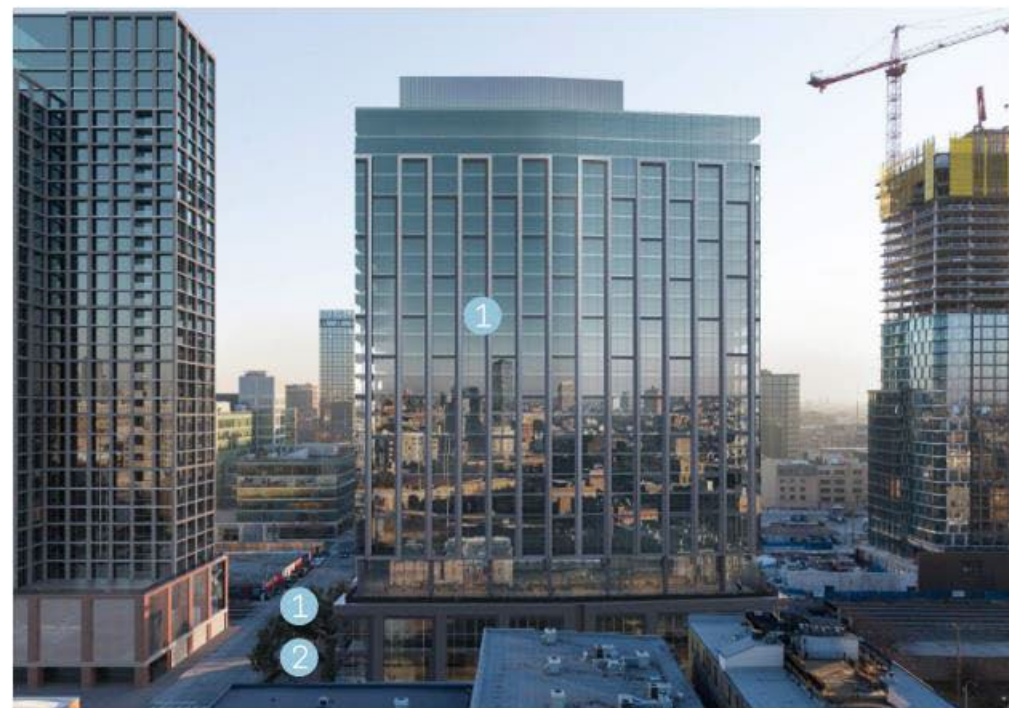
## WEST LOOP DESIGN GUIDELINES

- ① 1.2.5 – Avoid blank walls and incorporate storefront window design in primary building facades
- ② 1.3.2 – Line base of building with active use to promote safe and active public realm
- ③ 1.5.1 – Building entries are emphasized by architectural features/canopies
- ④ 3.9.3 – Grade level facade comprised of non-reflective windows that allow views of indoor commercial space
- ⑤ 4.3.1 – Create safe and inviting public realm with lighting, planting, and sidewalk furnishings



## FULTON MARKET INNOVATION DISTRICT PLAN (FEB. 2021 UPDATE)

- ① 1) Promote mixed-use developments
  - 1.1) Allow new residential uses north of Lake Street
  - 1.5) Open space opportunities
- ② 2) Improve access for all transportation modes
  - 2.2) Prioritize pedestrian safety and experience
  - 2.3) Improve multi-modal transit options





## 17-8-0906 Urban Design

- 1 A1. **Reinforce urban features** found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics.
- 2 A2. **Gradual transitions** in bulk and scale when high intensity development occurs in or near areas with a lower-intensity character.
- 3 B1. Building orientation and massing should create **active “street or building walls”** lining the sidewalk.
- 4 B2. Buildings should **align with neighboring buildings**, located close to the sidewalk and close to one another.

## 17-8-0905 Pedestrian-Orientation

- 1 A1. **Safe and attractive walkways** and pedestrian routes.
- 2 A2. Street-level spaces within buildings that are designed to accommodate **active uses**.
- 3 A3. **Avoid blank walls** especially near sidewalks.
- 4 A4. **Emphasize building entries** through architecture and design.
- 5 B8. Adequate sidewalk widths to ensure **pedestrian clear zones**.

## 17-8-0909 Parks, Open Space, and Landscaping

- 1 **Open space plaza** open to sky with additional covered space.
- 2 **Parkway trees** and under story planting per Landscape ordinance.
- 3 Building entries are emphasized by **architectural features/ canopies**.
- 4 Grade level facade with **windows that allow views** of indoor commercial space.
- 5 **Create safe and inviting public realm** with lighting, planting, and sidewalk furnishings.







## TOTAL OPEN SPACE

### PUBLIC OPEN SPACE

- TOTAL: **5,750 SF**

### TOTAL OPEN SPACE AT

**GRADE** : MINIMUM 15% OF SITE AREA

### PRIVATE OUTDOOR COVERED DOG-RUN

- TOTAL: **1,970 SF**

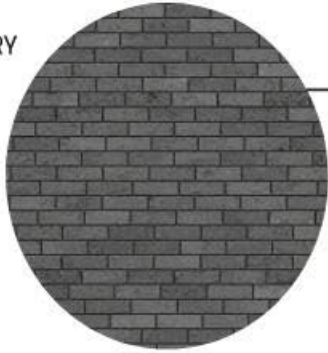
### TREES

- **4** PARKWAY TREES ADDED
- **6** TOTAL PARKWAY TREES
- **13** TREES ADDED WITHIN SITE BOUNDARIES

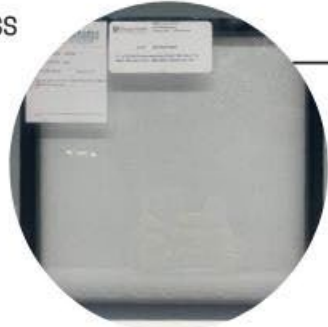
TO ADD CONCRETE PAVING, RAISED PLANTERS, TREES, NATURAL STONE, WOOD BENCHES, BIKE RACKS

# LANDSCAPING AND OPEN SPACE

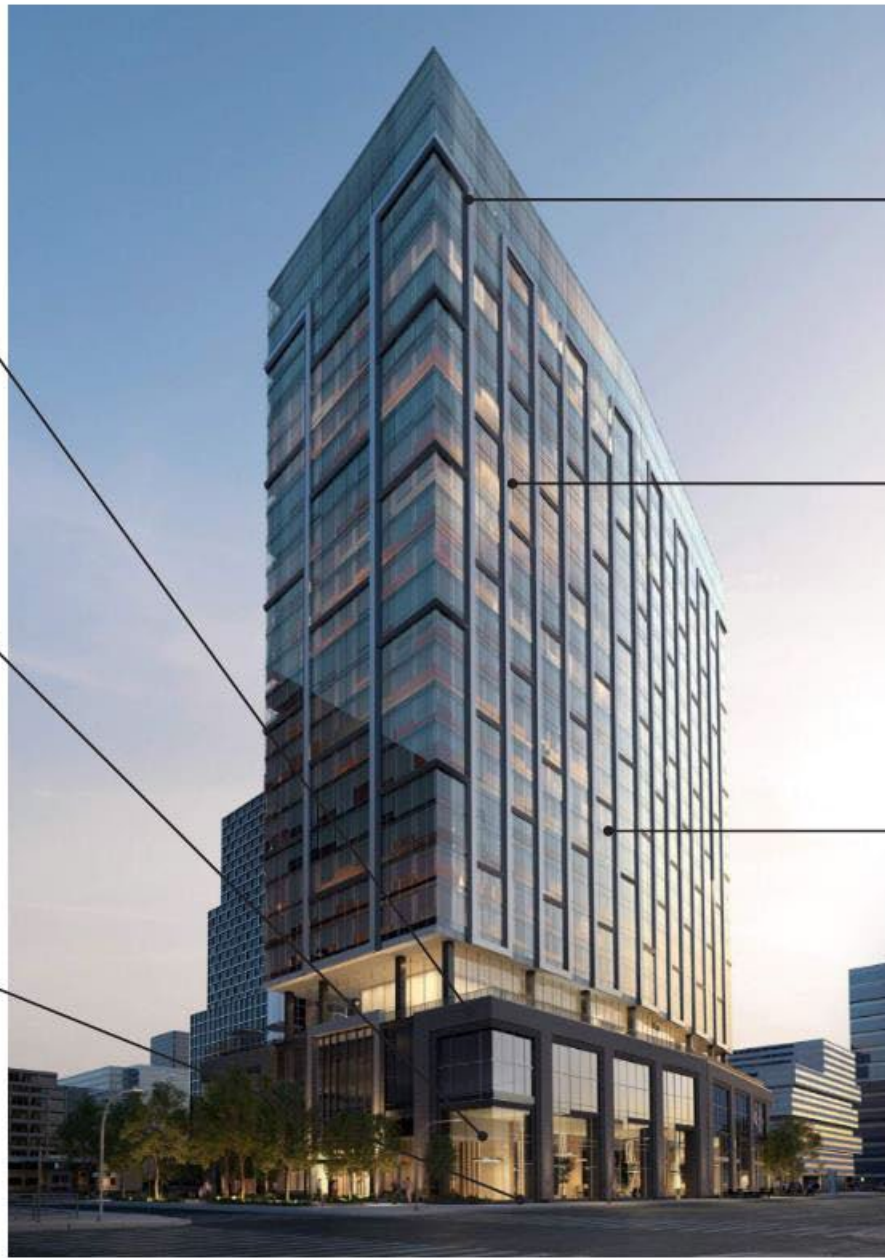
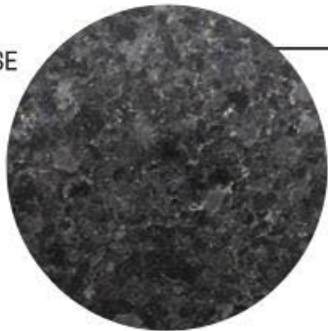
DARK MASONRY



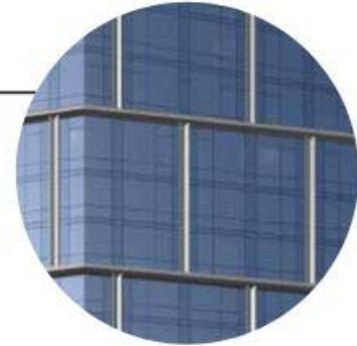
STOREFRONT GLASS



STONE BASE



VERTICAL METAL PANEL SPREAD & STAGGERED HORIZONTAL SLAB EDGE COVERS W/ ARTICULATED PROFILE (DARK)



VERTICAL METAL PANEL SPREAD W/ ARTICULATED PROFILE (LIGHT)



WINDOW WALL

# BUILDING MATERIALS





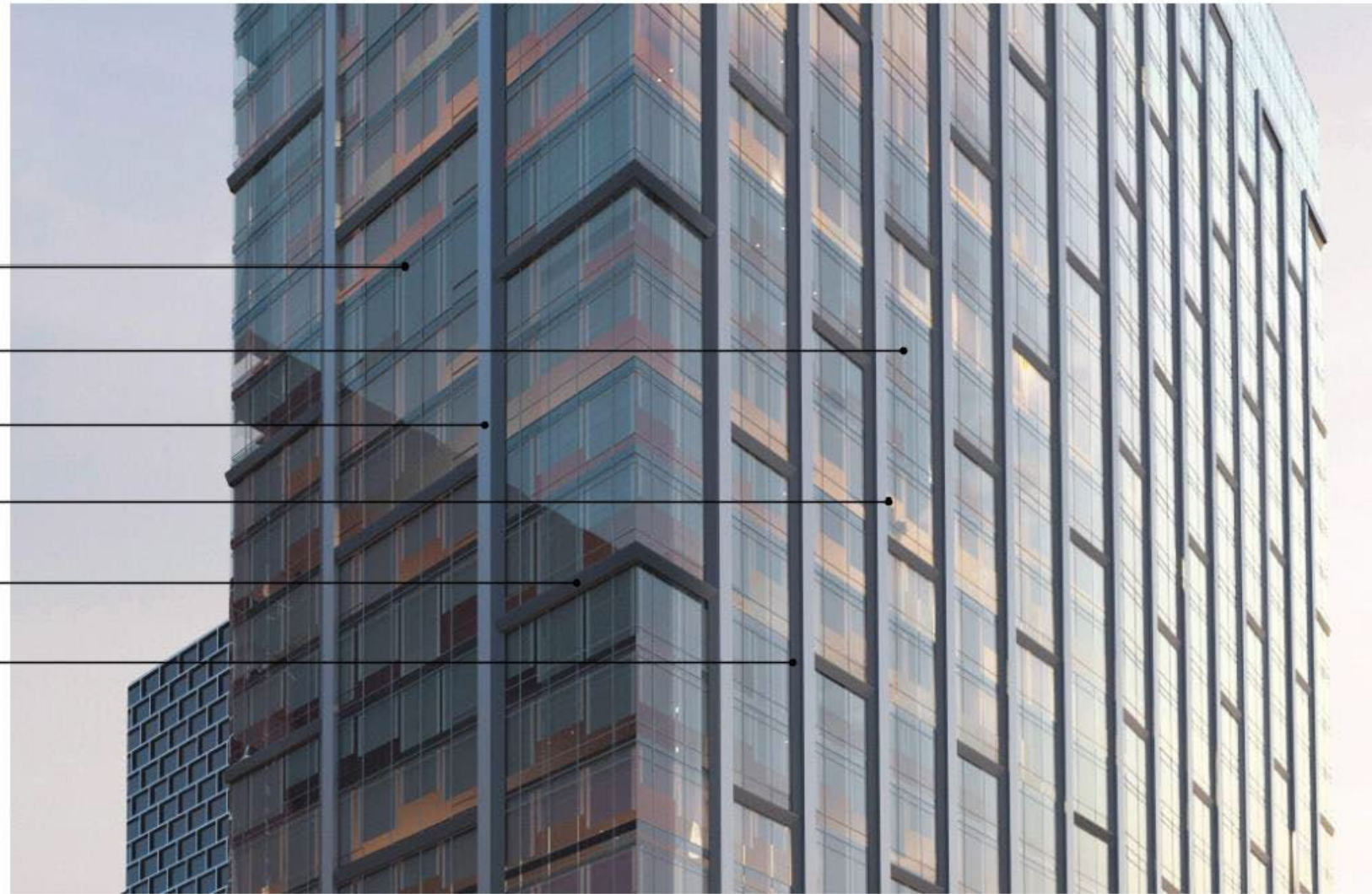
- COPING
- DARK MASONRY BRICK - COLOR 1
- DARK MASONRY BRICK - COLOR 2
- METAL PANEL - COLOR 2
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 2
- STOREFRONT WINDOWS
- GRANITE BASE



## EAST FACADE - AT OPEN SPACE



- WINDOW WALL
- WINDOW WALL
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 2
- METAL PANEL - COLOR 2

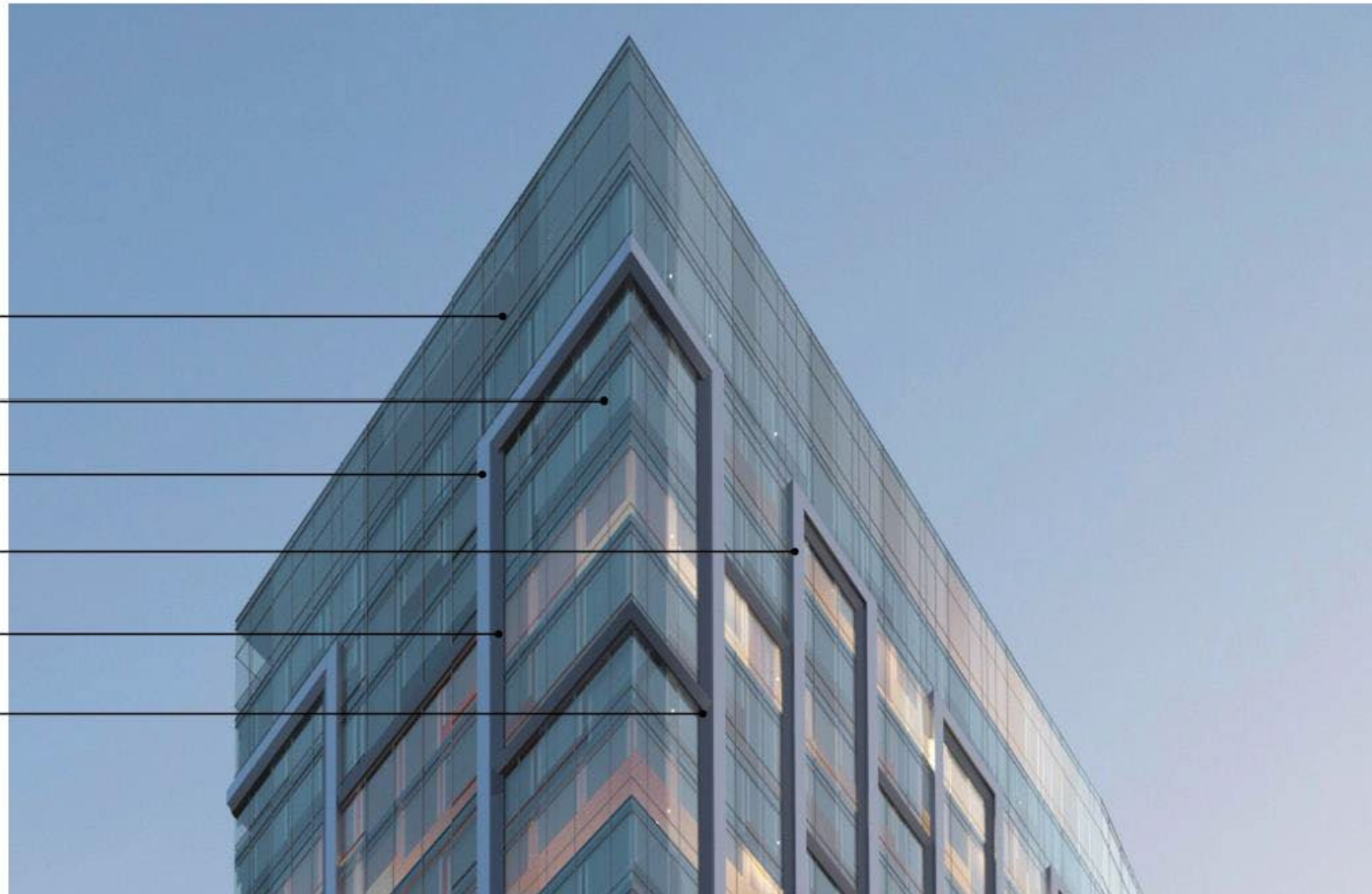


# FACADE - TYPICAL FLOORS





- WINDOW WALL
- WINDOW WALL
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 1
- METAL PANEL - COLOR 2
- METAL PANEL - COLOR 2

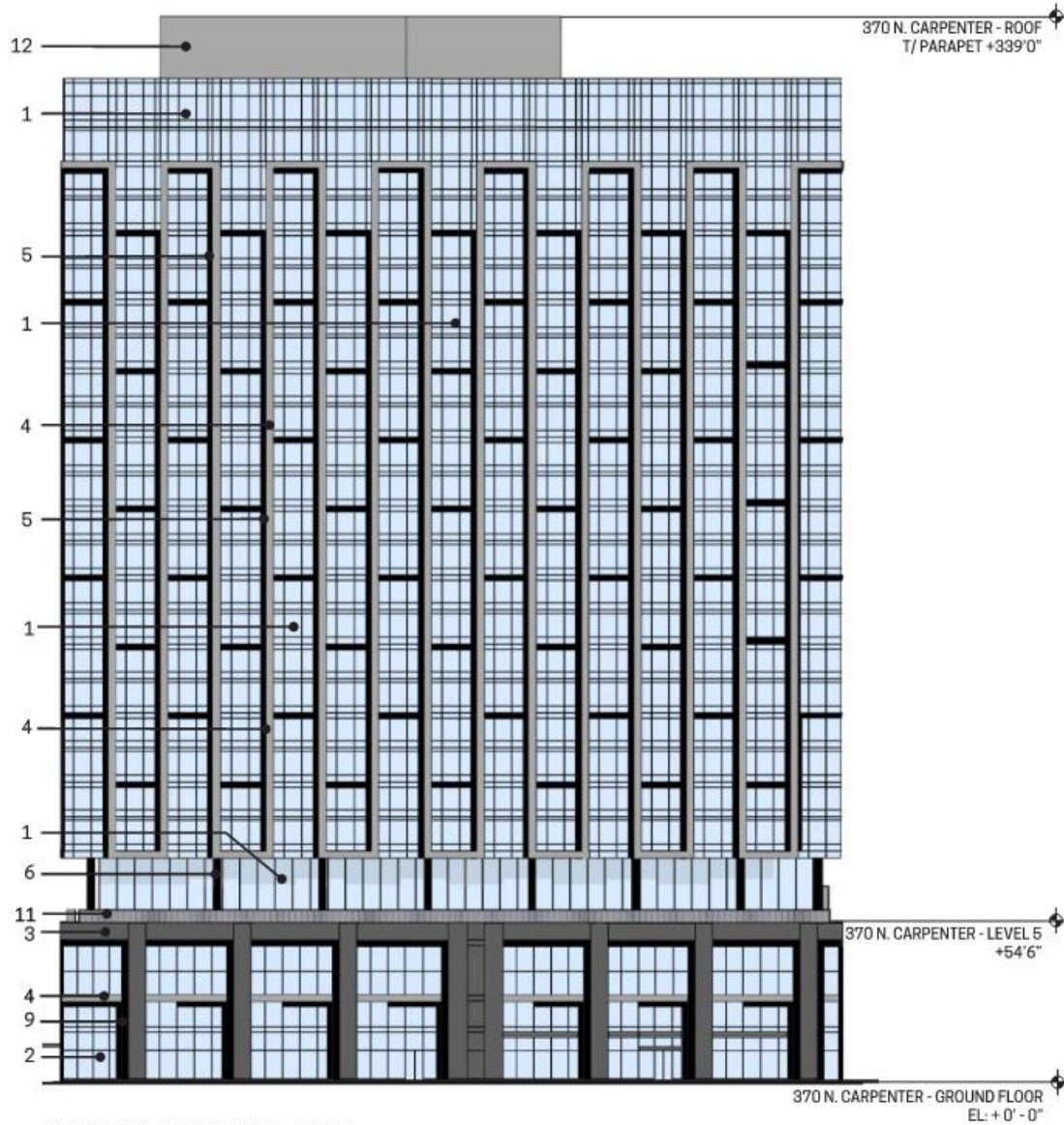


# FACADE - TOP OF BUILDING

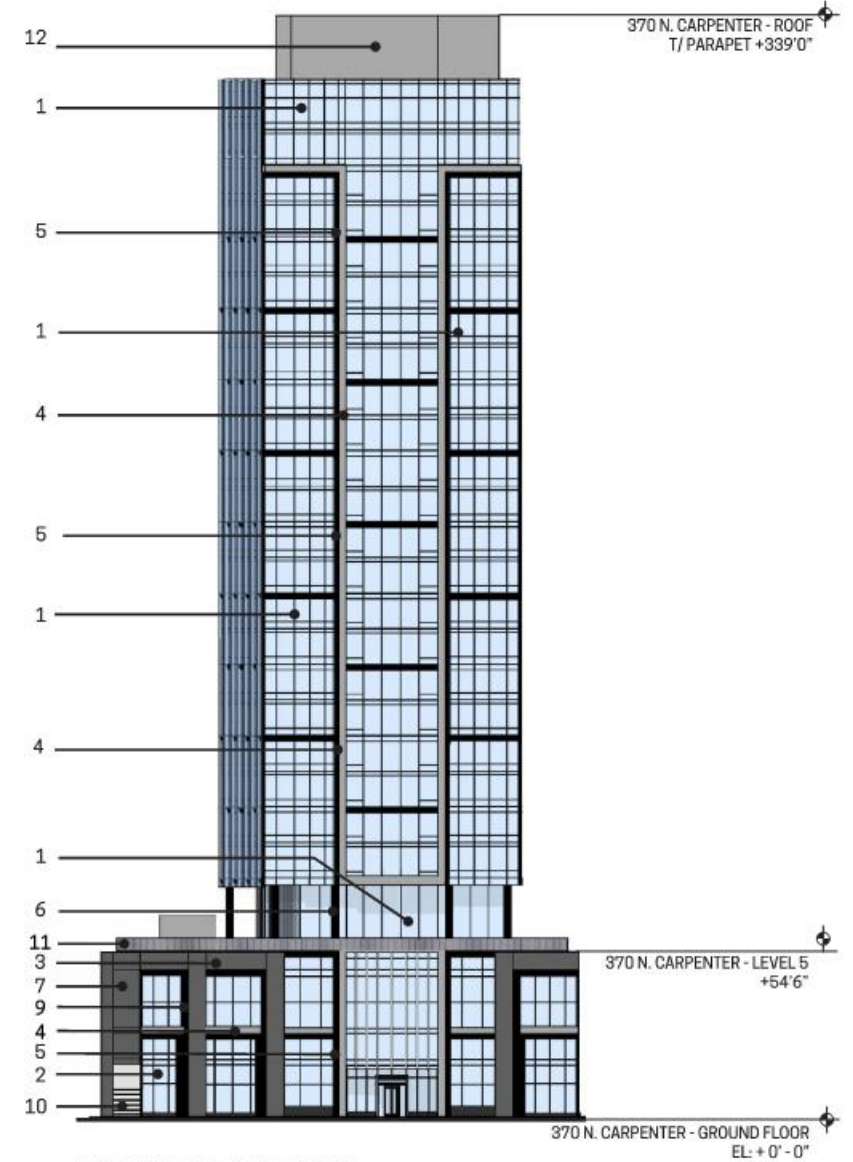


### MATERIAL LEGEND

- 1. ALUMINUM-FRAMED WINDOW WALL
- 2. STOREFRONT WINDOWS
- 3. DARK MASONRY BRICK - COLOR 1
- 4. METAL PANEL - COLOR 1
- 5. METAL PANEL - COLOR 2
- 6. PAINTED CONCRETE EXTERIOR COLUMNS
- 7. CEMENTITIOUS PANELS
- 8. PAINTED METAL OVERHEAD DOORS
- 9. DARK MASONRY BRICK - COLOR 2
- 10. DOG RUN FENCE
- 11. METAL RAILING
- 12. MECHANICAL SCREEN



### NORTH ELEVATION



### EAST ELEVATION

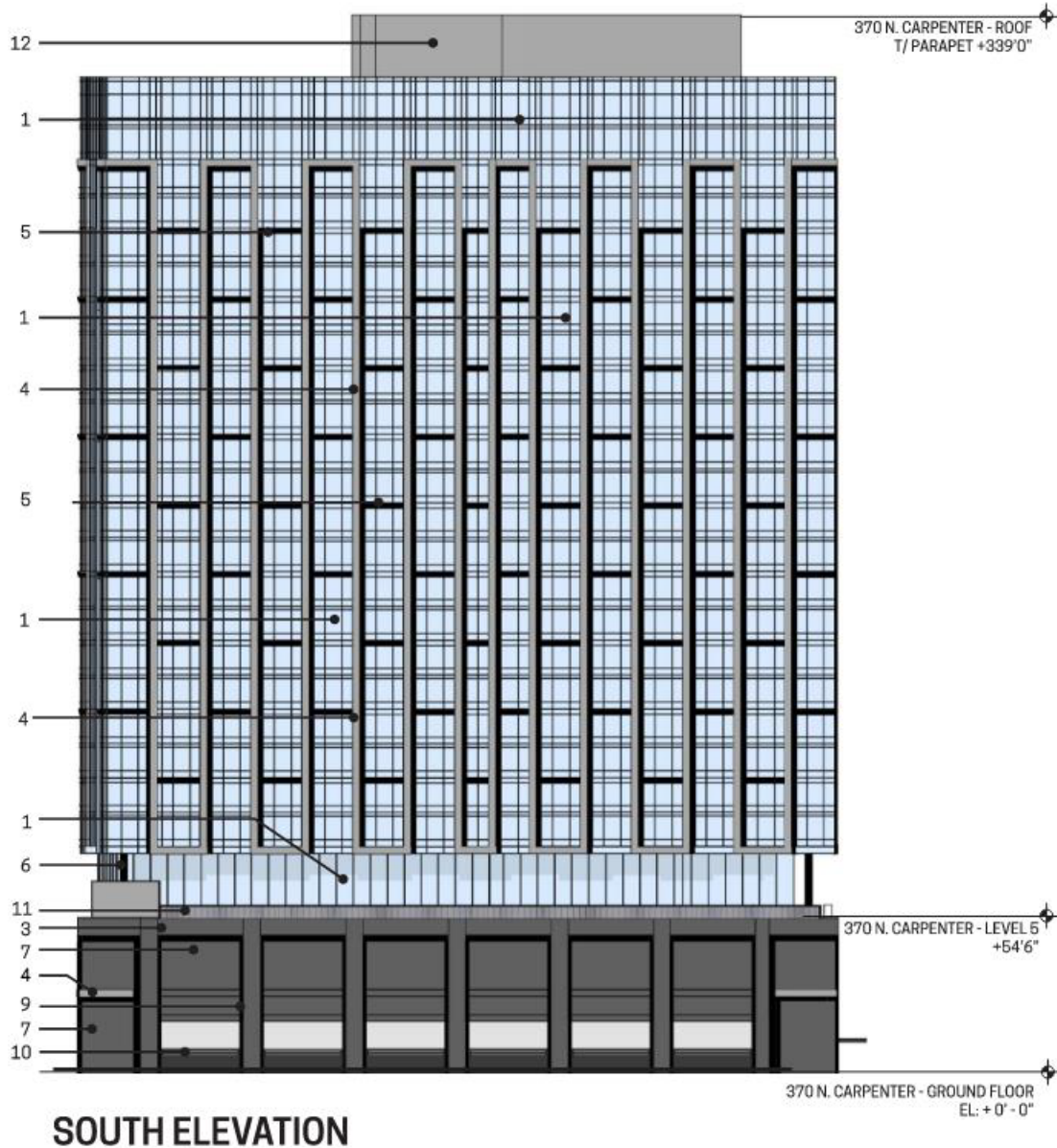
# BUILDING ELEVATIONS



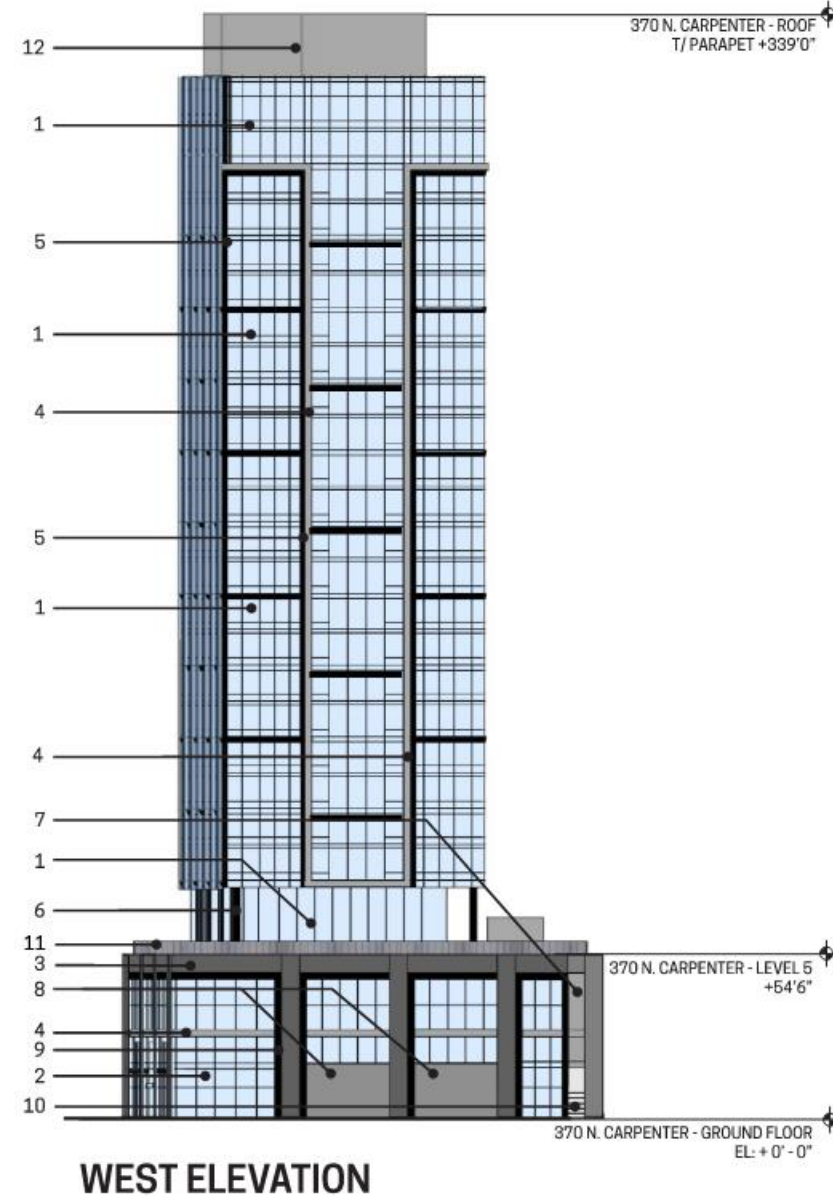


### MATERIAL LEGEND

- 1. ALUMINUM-FRAMED WINDOW WALL
- 2. STOREFRONT WINDOWS
- 3. DARK MASONRY BRICK - COLOR 1
- 4. METAL PANEL - COLOR 1
- 5. METAL PANEL - COLOR 2
- 6. PAINTED CONCRETE EXTERIOR COLUMNS
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- 9. DARK MASONRY BRICK - COLOR 2
- 10. DOG RUN FENCE
- 11. METAL RAILING
- 12. MECHANICAL SCREEN



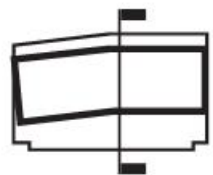
### SOUTH ELEVATION



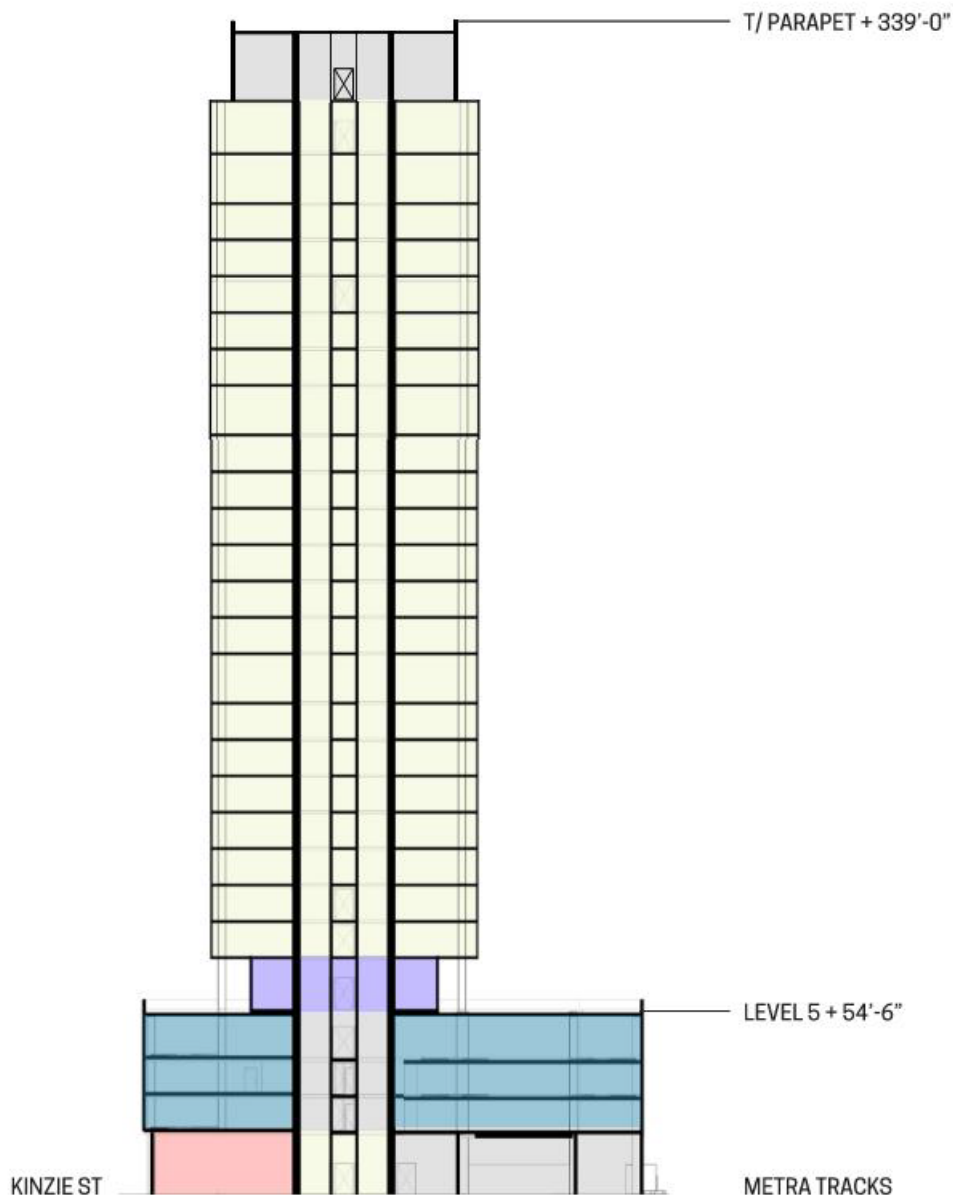
### WEST ELEVATION



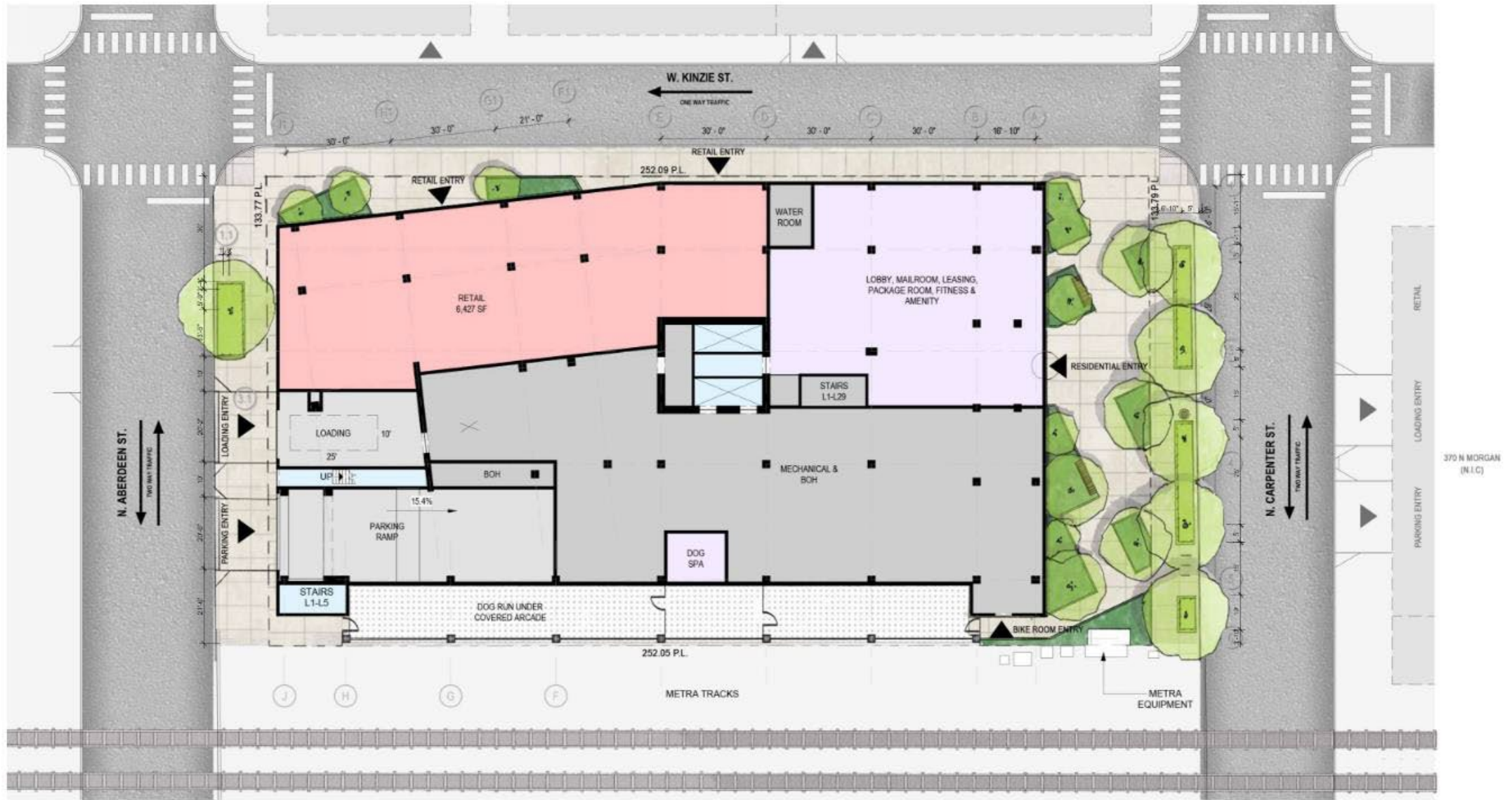
- RESIDENTIAL
- AMENITY
- RETAIL
- MECHANICAL
- PARKING



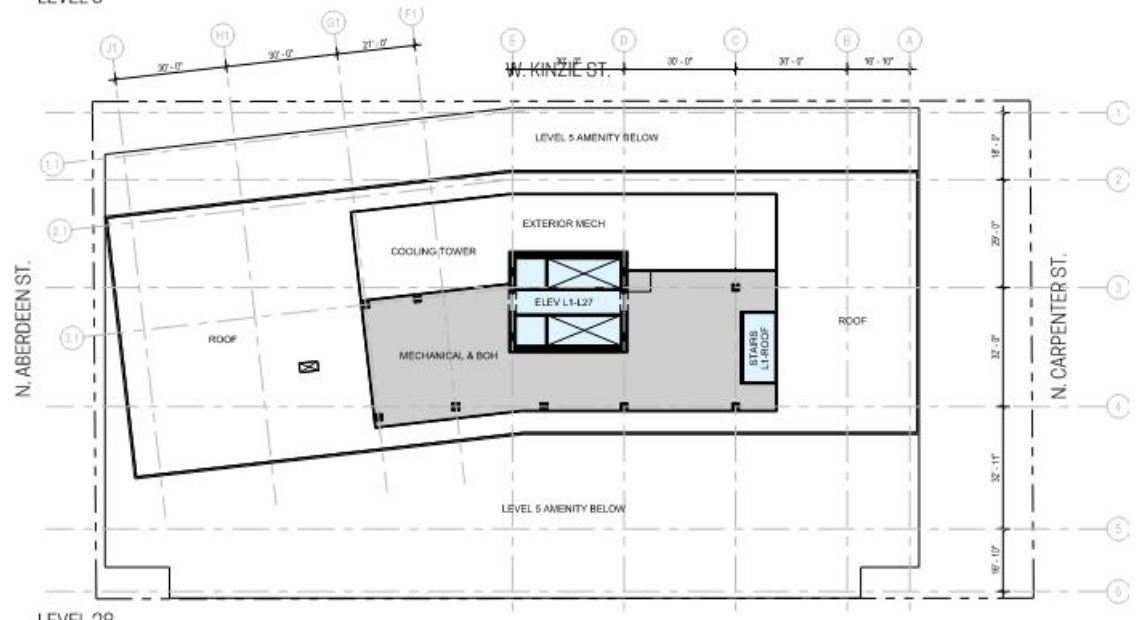
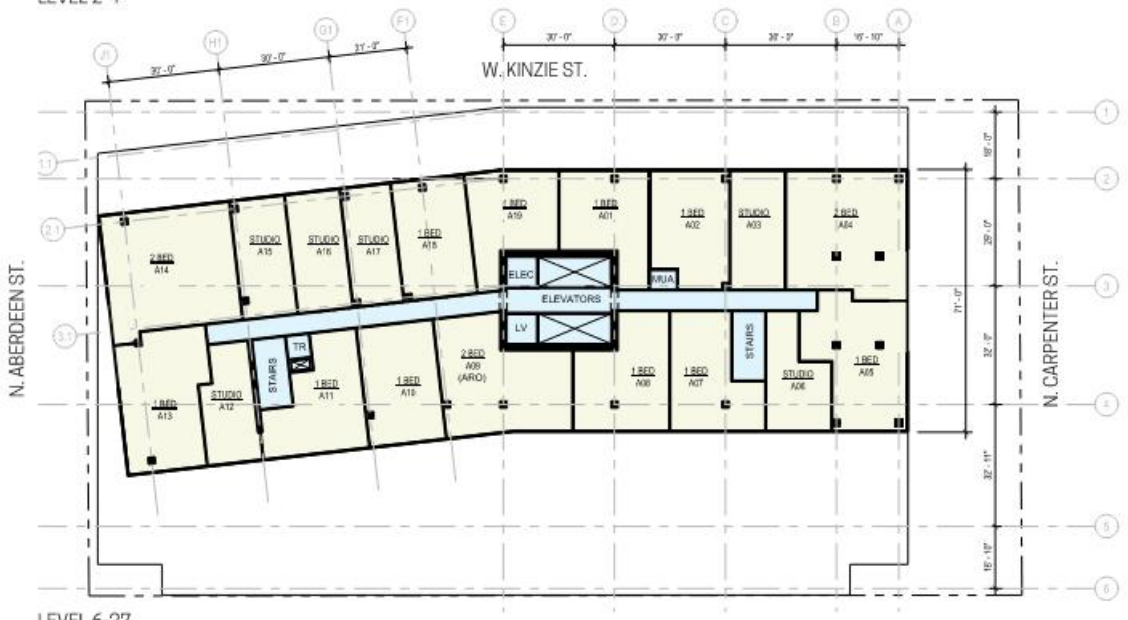
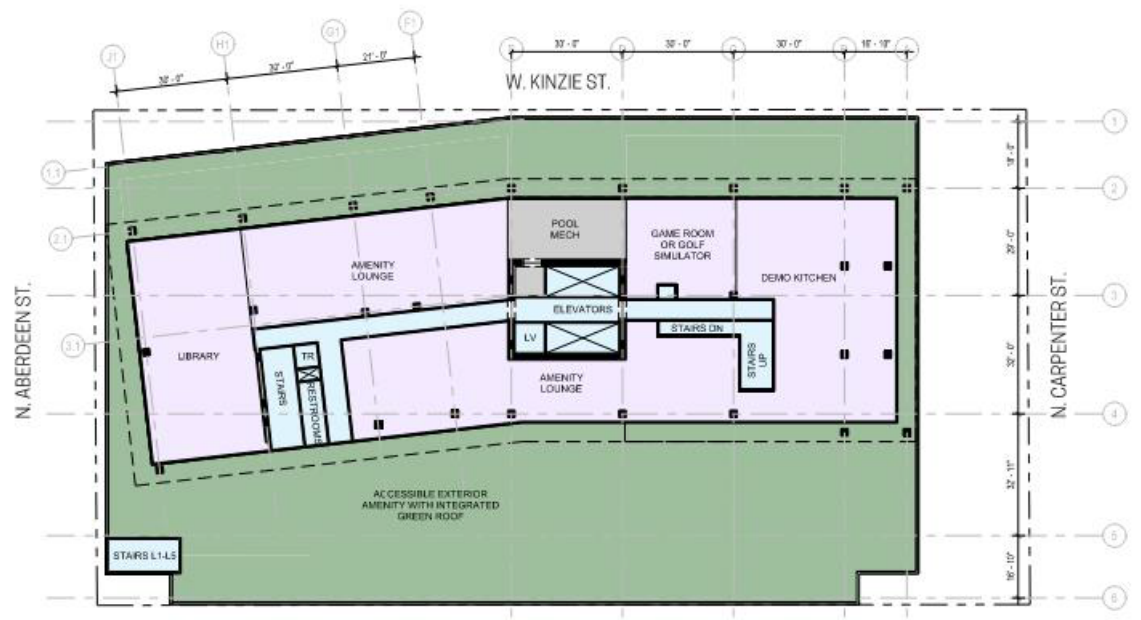
N-S SECTION





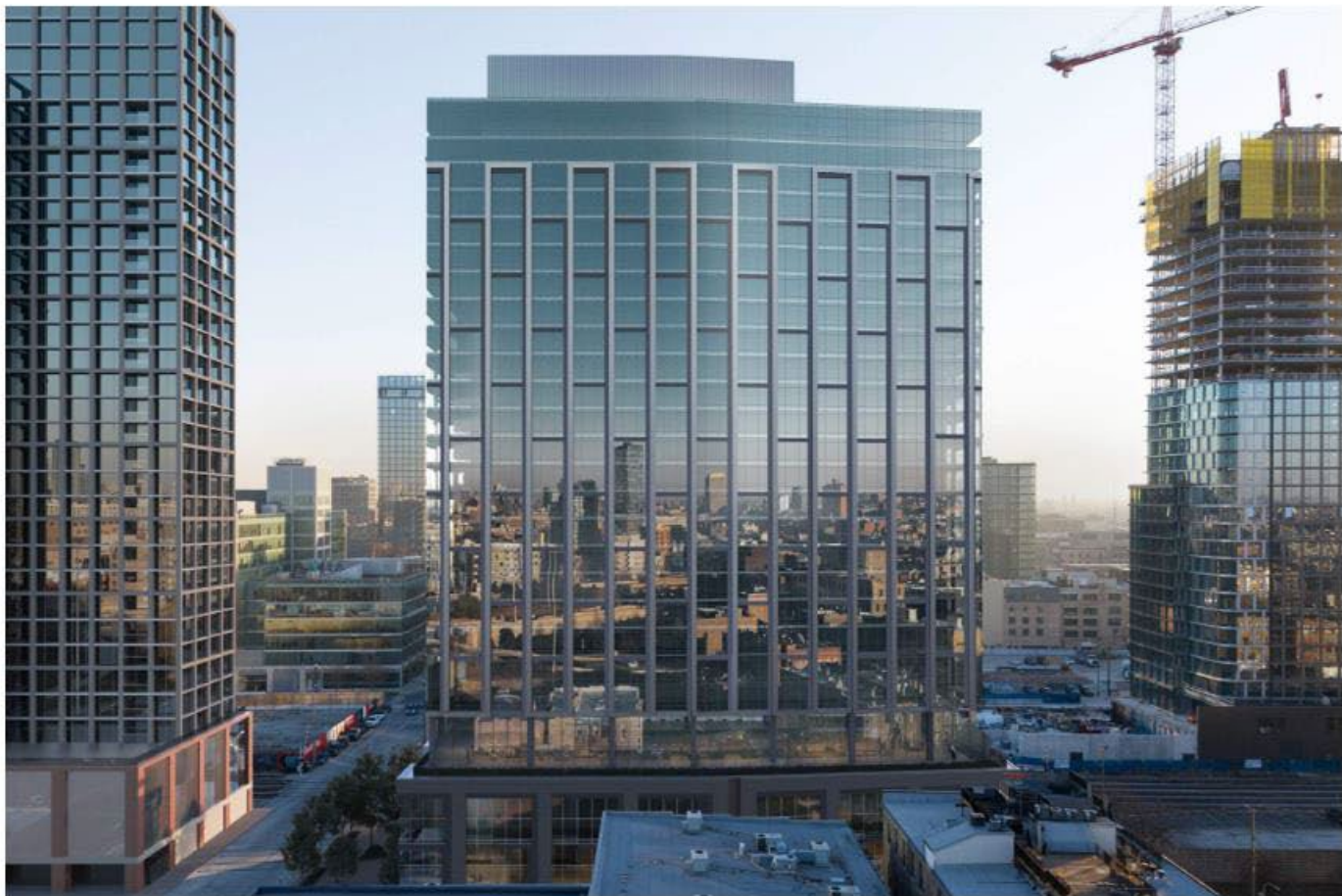


# GROUND FLOOR PLAN



# TYPICAL FLOOR PLANS





TWO GREEN GLOBES



CONSTRUCTION WASTE DIVERSION



WATER USE REDUCTION



BIKE PARKING RESIDENTIAL & COMMERCIAL



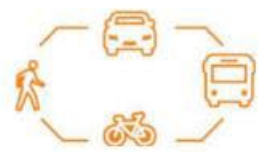
TREE PLANTING



STORMWATER REDUCTION



EV CHARGING STATIONS



INCORPORATE MULTI-MODAL TRANSPORTATION METHOD

Compliance Options	Points Required	Sustainable Strategies Menu																																
		Health	Energy				Stormwater	Landscapes	Green Roofs	Water	Transportation			Solar	Work Force	Wildlife																		
			Choose one	Choose one	Choose one			Choose one	Choose one						Choose one																			
Green Globes 2 Globes	70	32-12.1.0	40	NA	NA	NA	40	NA	NA	NA	NA	NA	NA	NA	NA	NA																		
		11. Address WELL Building Standard	31. Designed to earn the Energy Star	32. Exceed Energy Code (5%)	33. Exceed Energy Code (15%)	34. Exceed Energy Code (25%)	35. Exceed Energy Code (40%)	36. Onsite Renewable Energy (5%)	37. Onsite Renewable Energy (5%)	37. Exceed Stormwater Ordinance by 25%	38. Exceed Stormwater Ordinance by 50%	39. 100% Stormwater Infiltration	34. Bioretention Capture & Reuse	35. 10-year retention for wind-tight buildings	36. 10-year retention for bypass	41. Working Landscapes	42. Natural Landscapes	43. Tree Planting	44. Address Sustainable Site Certification	31. Green Roof 50-100%	32. Green Roof 100%	31. Indoor Water Use Reduction (25%)	32. Indoor Water Use Reduction (45%)	71. Proximity to Transit Service	72. Electric Sponsorship	73. Bike Parking Residential	74. Bike Parking Commercial & Industrial	75. EV Charging Stations	76. EV Charger Readiness	77. CTA Light Displays	81. 60% Waste Diversion	82. Workforce Development	81. Bird Protection (Bats)	82. Bird Protection (Barnswallow)

100 POINTS ACHIEVED PER CHICAGO SUSTAINABLE DEVELOPMENT POLICY

# SUSTAINABLE DEVELOPMENT POLICY

### 17-8-0904-A General Intent

- 1 Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- 2 Promotes transit, pedestrian, and bicycle use
- 3 Ensures accessibility for persons with disabilities
- 4 Minimizes conflict with existing traffic patterns in the vicinity
- 5 Provides safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas
- 6 Provides adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas

### 17-8-0904-B Transportation

- 1 All streets should be constructed to city standards pertaining to paving and construction materials and be dedicated for public use

### 17-8-0904-C Parking

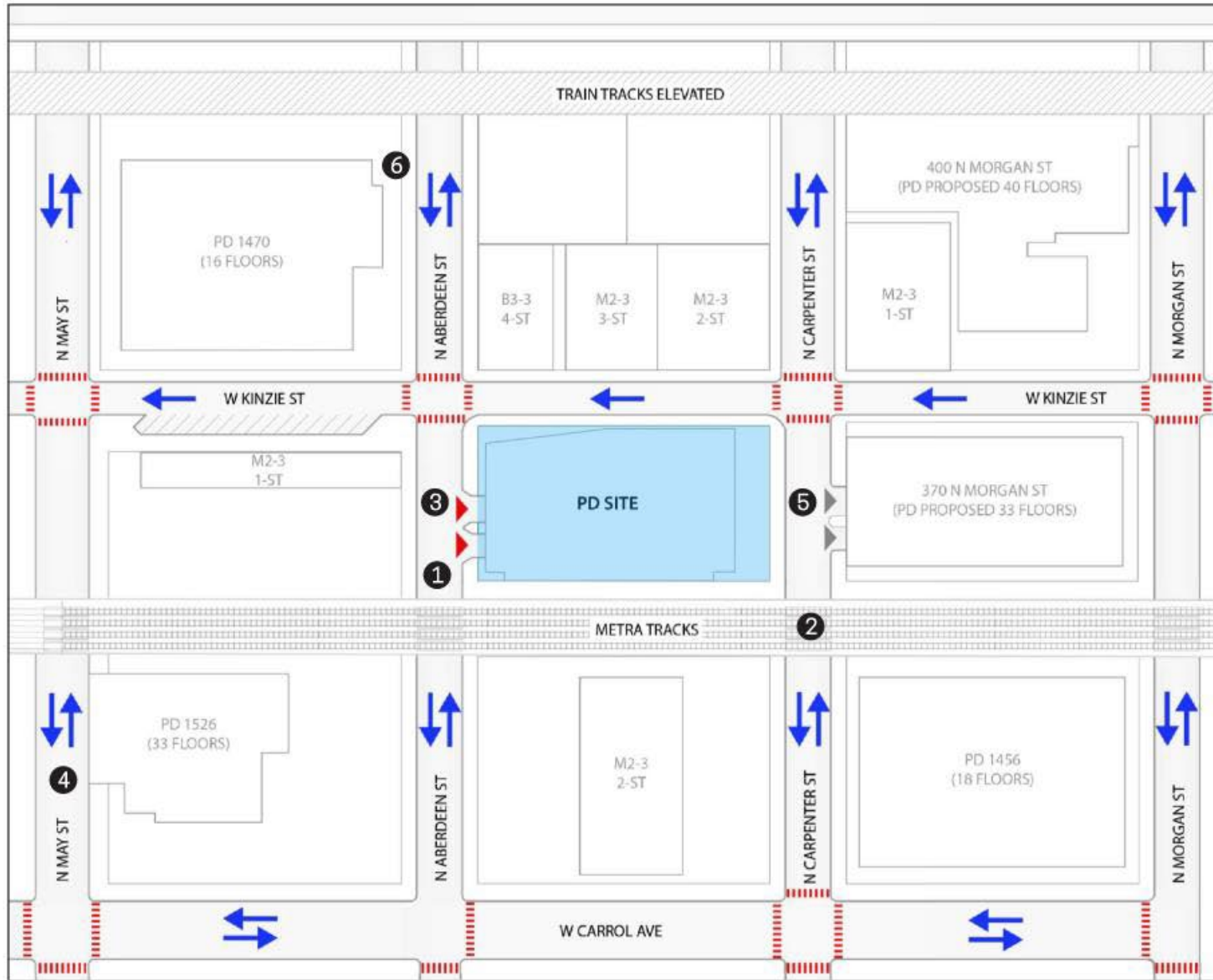
- 1 Parking should be located behind buildings or to the side of buildings
- 2 Parking shared between residential & commercial uses
- 3 Driveways to parking areas should be minimal where possible
- 4 Bicycle parking facilities are easily accessible and secure

### 17-8-0904-C Parking in “D” Districts





- 1 Active uses at street level for an improved pedestrian experience







## EXISTING STREET CHARACTERISTICS AND PROPOSED DESIGN

-  HIGH VISIBILITY CROSSWALK
-  ONE WAY TRAVEL LANE
-  PROPOSED GARAGE/LOADING ACCESS
-  ADJACENT SITE GARAGE/LOADING ACCESS

## BENEFITS OF ACCESS PROVIDED ON ABERDEEN ST COMPARED TO CARPENTER ST

- 1 This access drive does not prohibit vehicles from exiting the site to the north on Aberdeen St. **Provisioning access on the west side of Carpenter St, southbound queues on Carpenter St may prohibit vehicles from exiting the parking garage during train events.**
- 2 **Southbound left-turning from Aberdeen St onto the access drive will not result in queuing along the train tracks**, whereas northbound left-turning from Carpenter St may result in queuing of vehicles onto the railroad crossing.
- 3 **Northbound right-turning movements from Aberdeen St onto the access drive do not conflict with opposing traffic.**
- 4 This access drive is consistent with the access provided to various previously approved developments along the railway including 1112 W Carroll, which will provide access on the east side of May St.
- 5 Similarly, as part of the PD for 370 N. Morgan, access will be provided on the east side of Carpenter St. Providing access to the development off Carpenter St would also increase vehicle congestion on Carpenter St, particularly the segment between Kinzie St and the railroad tracks.
- 6 Other planned developments within the area provide access via Aberdeen St. For example, the recently constructed building at 400 N. Aberdeen St provides garage access via Aberdeen St.

## 370 N Carpenter Stormwater Compliance Summary

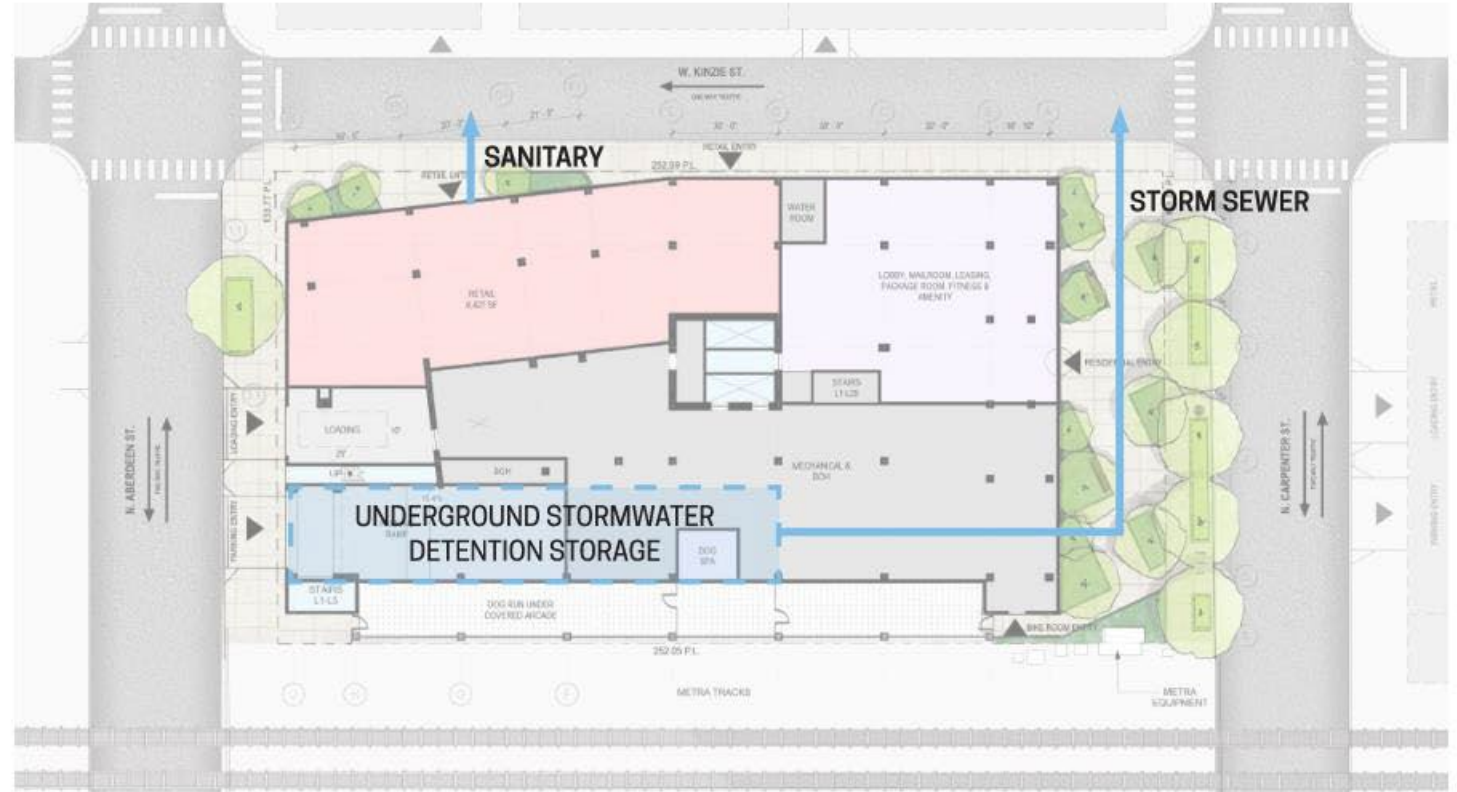
Site Area: **33,721 SF**

Release Rate: Release rate will meet the latest Stormwater Management Regulations.

Rate Control Volume: Volume will be provided **below grade in underground vault and pipes**, meeting the latest Stormwater Management Regulations.

Volume Control Volume: Volume will be achieved by reducing site impervious area **by 15%** by using **at grade landscape and green roof**, meeting the latest Stormwater Management Regulations.

Preliminary plans were reviewed by Ben Stammis, the stormwater reviewer for City of Chicago, on November 21, 2023.







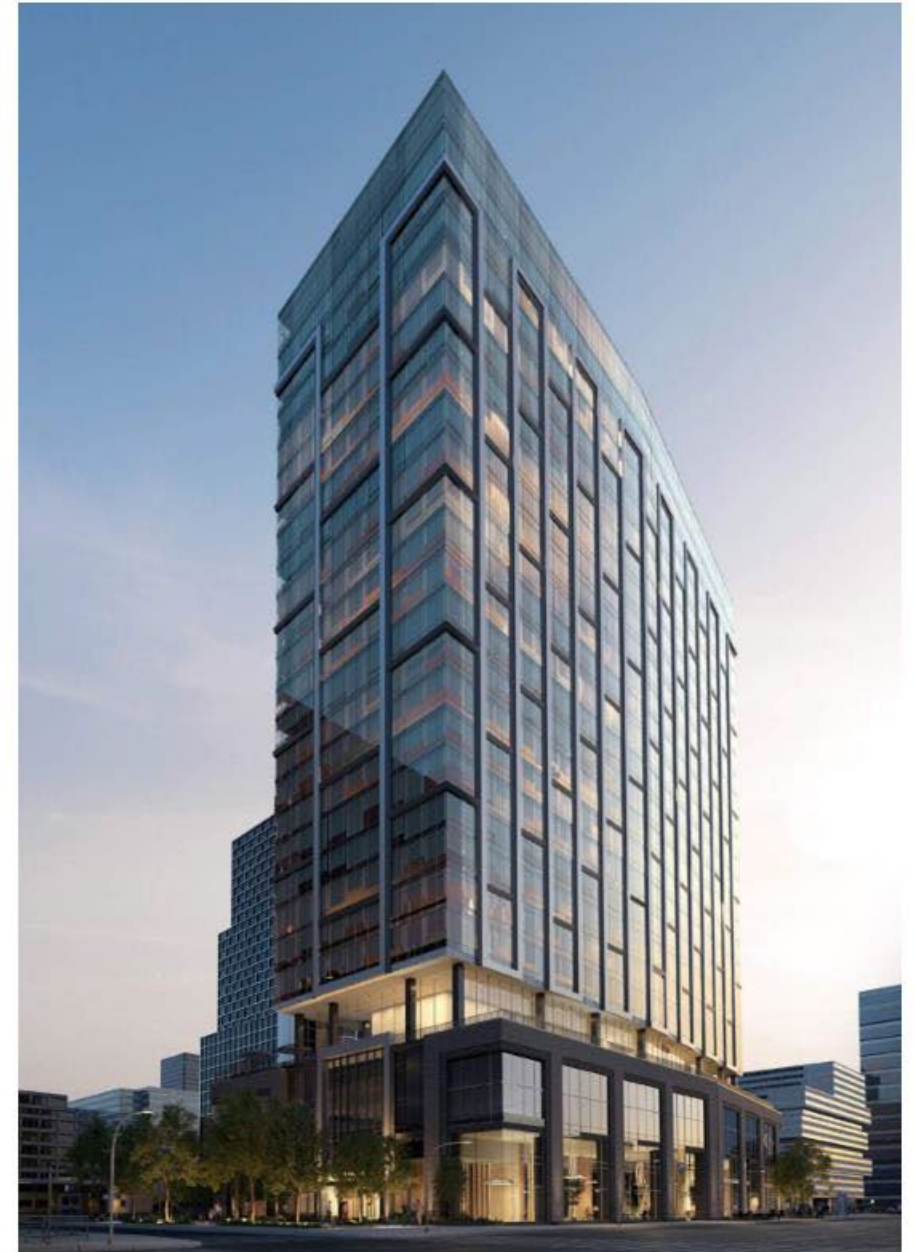
## AFFORDABLE REQUIREMENTS ORDINANCE

**TOTAL UNITS IN PROJECT: 390**  
**TOTAL AFFORDABLE UNITS: 78**

Summary				
unit type	market rate		ARO	
	how many?	% of total	how many?*	% of total
studio	89	29%	22	28%
one-bed	165	53%	41	53%
two-bed	47	15%	12	15%
three-bed	11	4%	3	4%

### WEIGHTED AVERAGE OF 60% AMI

- 1/3 OF WHICH (26) AT OR BELOW 50% AMI
- 1/6 OF WHICH (4) AT OR BELOW 40%





## ECONOMIC BENEFITS

- \$3,285,000 Neighborhood Opportunity Bonus Payment
- Estimated 1,774 + construction jobs and 32 + permanent jobs
- No public funding
- 26% MBE and 6% WBE participation goal

## AFFORDABLE HOUSING

- All ARO units built on-site

## STREET-SCAPE IMPROVEMENTS

- Introduce public plaza
- Incorporate public bike parking
- Improve surrounding streetscape including increased site lighting, added safety area to crosswalks, and a reduction in street curb cuts
- Devote 15% of site to publicly accessible open space
- Devote 2,750 SF of covered dog park for the residents of the building to decrease the impact on the surrounding public dog parks

EXISTING CONDITIONS AT CARPENTER AND KINZIE



PROPOSED CONDITIONS AT CARPENTER AND KINZIE







# DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- Promotes economically beneficial development patterns in the existing community (17-8-0103);
- Complies with the floor area ratio standards of the downtown zoning district (DX) (17-8-0901);
- Consistent with the plans and guidelines adopted by City Council, such as the West Loop Design Guidelines and Fulton Market Innovation District Plan (17-8-0903);