



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**PD AMENDMENT & LAKEFRONT PROTECTION**

**CITY CLUB APARTMENTS LAKEVIEW**

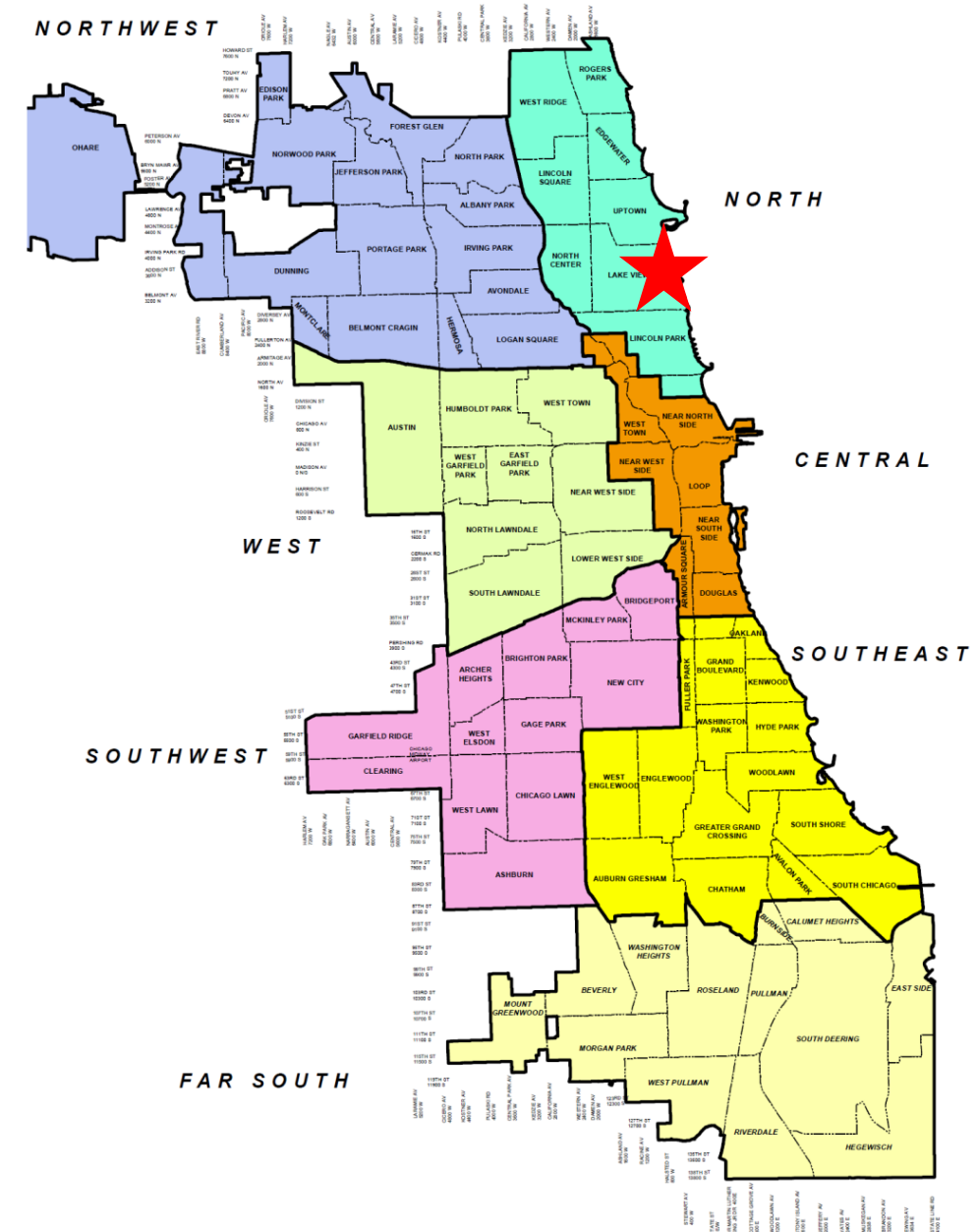
**3636 N. LAKE SHORE DRIVE (46TH WARD)**

**CCA LAKEVIEW LLC**

JULY 15, 2020

# ★ Community Area Snapshot

- Population is, on average, more white, educated, and higher income than the city or region.
- Renter-occupied housing outnumbers owner-occupied housing (61.8% vs. 38.2%) with low vacancy (7.9%).
- The Lake View community area has been growing at a faster rate than the city or region.
- 52% of residents commute via transit.
- Lake View is a vibrant and dense community with good access to the lakefront, transit, and a range of neighborhood amenities.







**SITE CONTEXT**





N. BROADWAY

N. PINE GROVE AVE

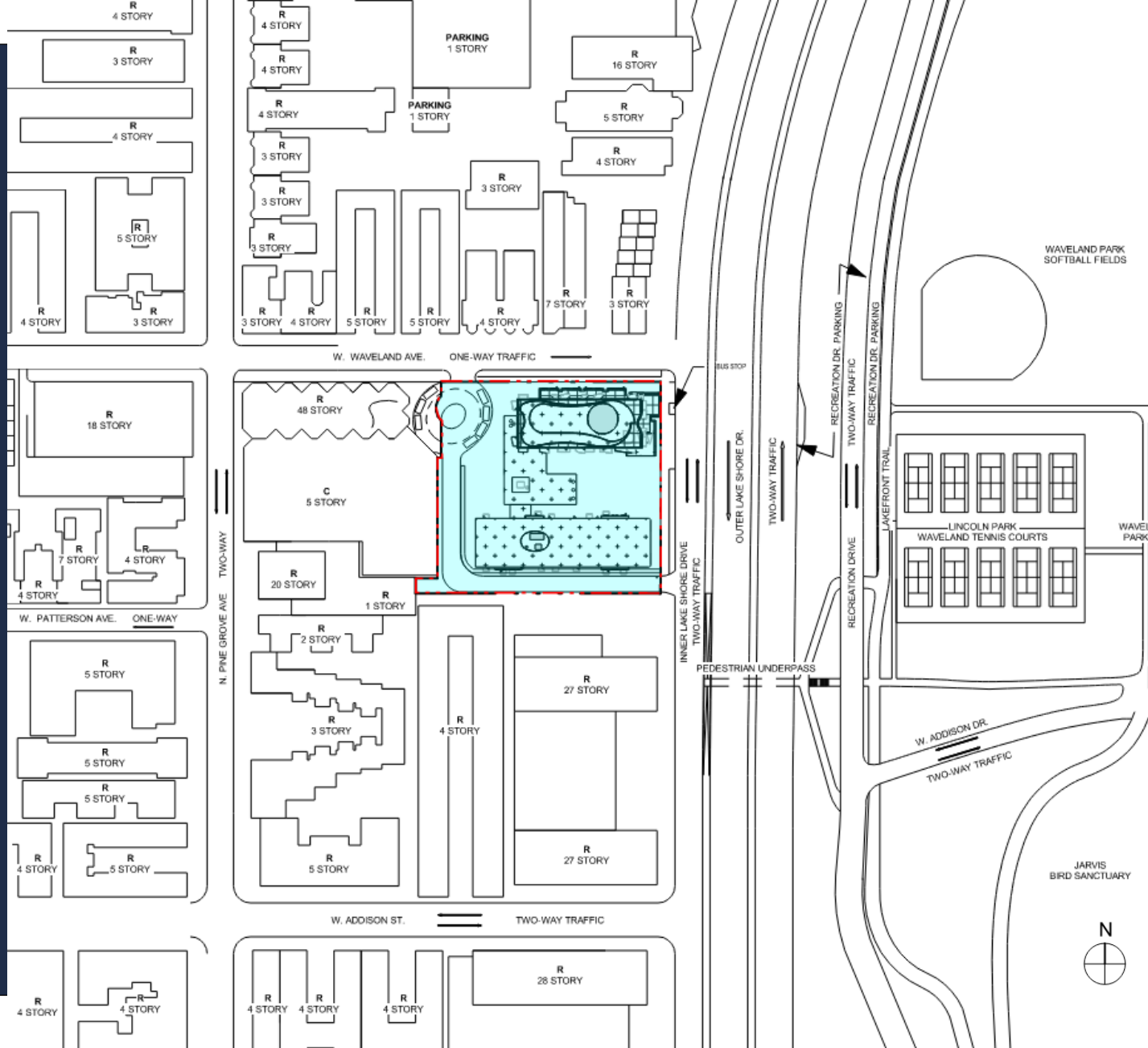
W. WAVELAND AVE

N. LAKE SHORE DRIVE

W. ADDISON ST

# SITE CONTEXT PLAN





# LAND USE CONTEXT PLAN

NET SITE AREA	83,417 s.f. (1.914 acres)
MAXIMUM FLOOR AREA RATIO TOTAL BUILDABLE AREA	4.40 367,035 s.f.
MAXIMUM HEIGHT	229 ft.
MAXIMUM NUMBER OF RESIDENTIAL UNITS MAXIMUM PERCENTAGE OF EFFICIENCY UNITS	333 units 30%
AFFORDABLE UNITS	11
MINIMUM NUMBER OF ACCESSORY OFF STREET PARKING SPACES	145
MINIMUM NUMBER OF OFF-STREET LOADING DOCKS	2
MINIMUM NUMBER OF BICYCLE SPACES	50 Spaces



**AERIAL VIEW FROM NORTH-EAST DIRECTION**





**COURTYARD VIEW FROM NORTH-EAST DIRECTION**





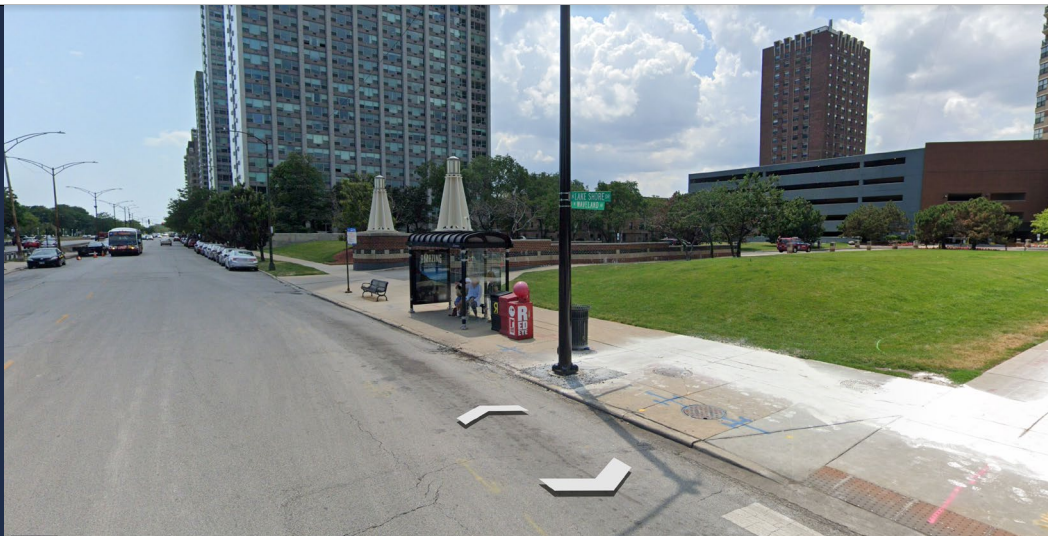
**PROPOSED**



**EXISTING**

**PEDESTRIAN CONTEXT - VIEW ALONG INNER LAKE SHORE DRIVE (LOOKING SOUTH)**

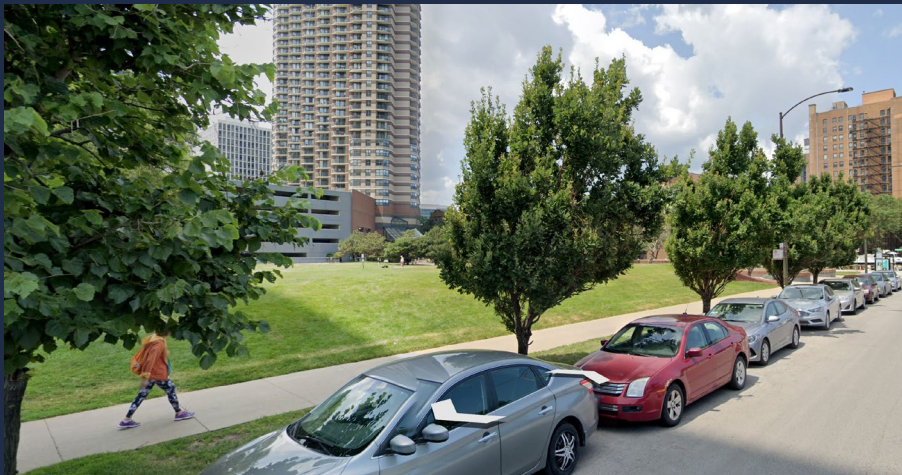




**VIEW ALONG INNER LAKE SHORE DRIVE (LOOKING SOUTH)**



**VIEW ALONG WAVELAND AVE (LOOKING WEST)**



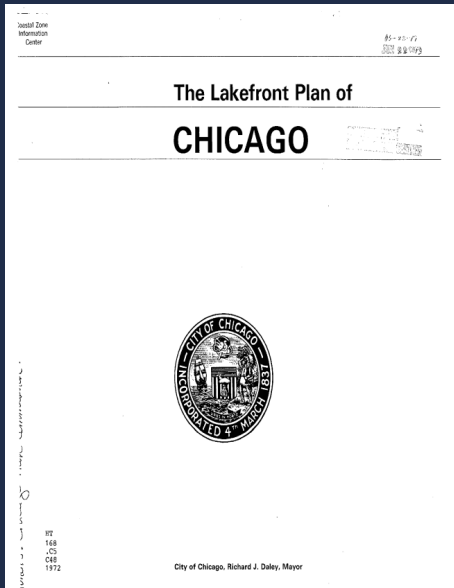
**VIEW ALONG INNER LAKE SHORE DRIVE (LOOKING NORTH)**



**VIEW ALONG WAVELAND AVE (LOOKING EAST FROM NYPR)**

**PEDESTRIAN CONTEXT**

# Planning Context

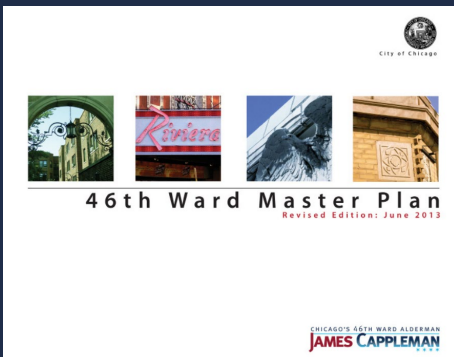


## LAKEFRONT PLAN OF CHICAGO

- Publish Date: 1972
- 1. Meeting Policy 8 of Plan by increasing personal safety by developing a vacant site bringing more residents and more eyes on the Street.
- 2. Meeting Policy 10, by ensuring a harmonious relationship between the Lakeshore parks and the community edge through thoughtful design and scale of the development, without adding any private development east of Lakeshore Drive.

## 46<sup>TH</sup> WARD MASTER PLAN

- Publish Date: 2013
- 1. The Proposed Development is a Transit Oriented Development taking advantage of the excellent public transportation options available in the 46th Ward;
- 2. The Proposed Development is adding two high quality residential buildings to the 46th Ward along with 11 Affordable Housing Units onsite;
- 3. The Proposed Development will in fill a vacant site bringing more residents and visitors to the area resulting in more eyes on the street to increase the safety of the area.

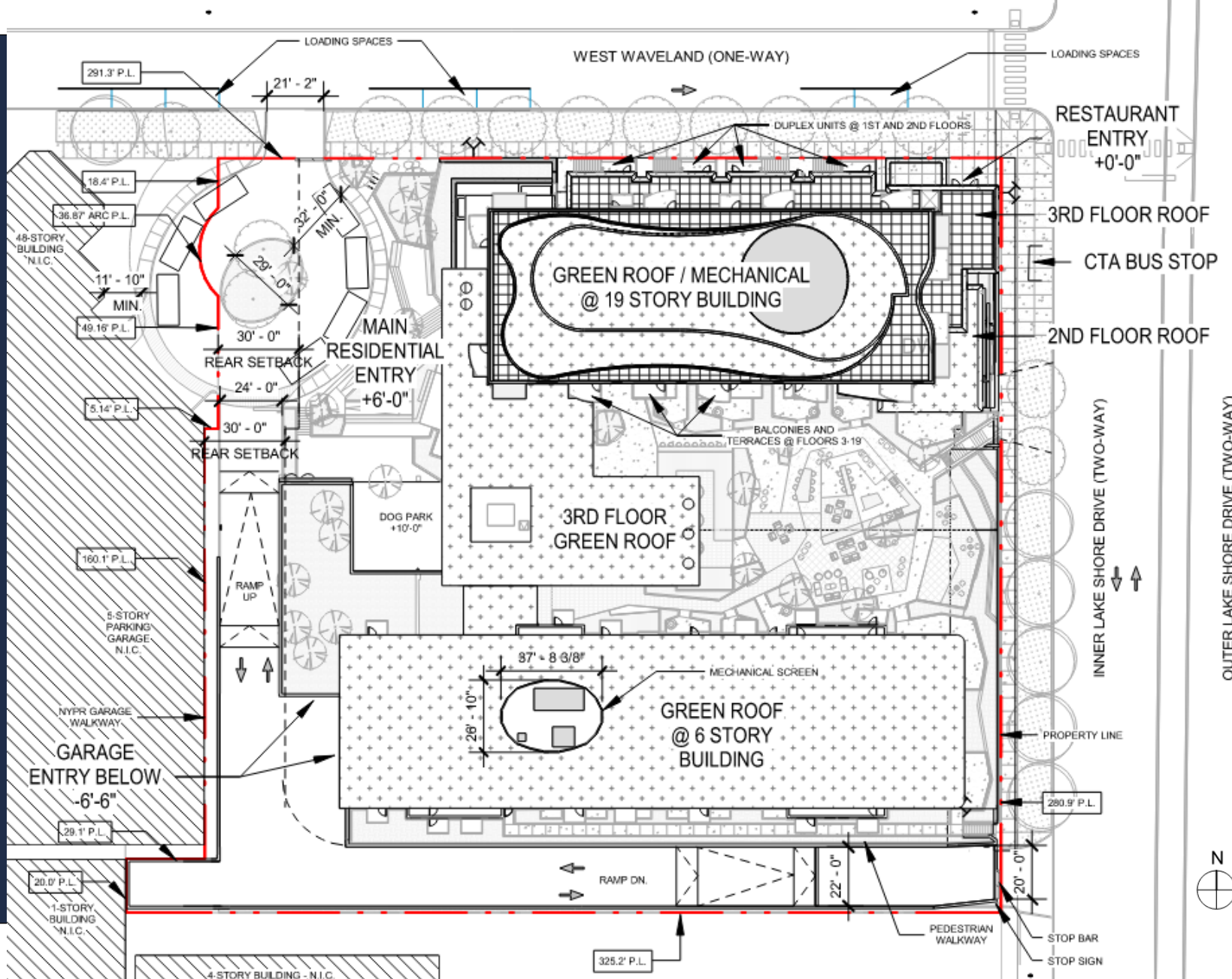




- July 26, 2018: Town Hall Meeting with 3660 N Lake Shore Drive Building Owners;
- January 9, 2020: Meeting with the 3660 N. Lake Shore Drive Building Owners;
- July 20, 2020: Meeting with the 3600 N. Lake Shore Drive Building Owners;
- October 21, 2020: Meeting with 3600 N Lake Shore Drive Building Owners;
- January 14, 2021: Meeting with the 3700 N. Lake Shore Drive Building Owners;
- February 9, 2021: Meeting with East Lake View Neighbors community organization;
- March 16, 2021: Meeting with the East Lake View Neighbors community organization;
- April 13, 2021: Meeting with the East Lake View Neighbors community organization; and
- June 17, 2021: Meeting with the 46th Ward Zoning Committee.

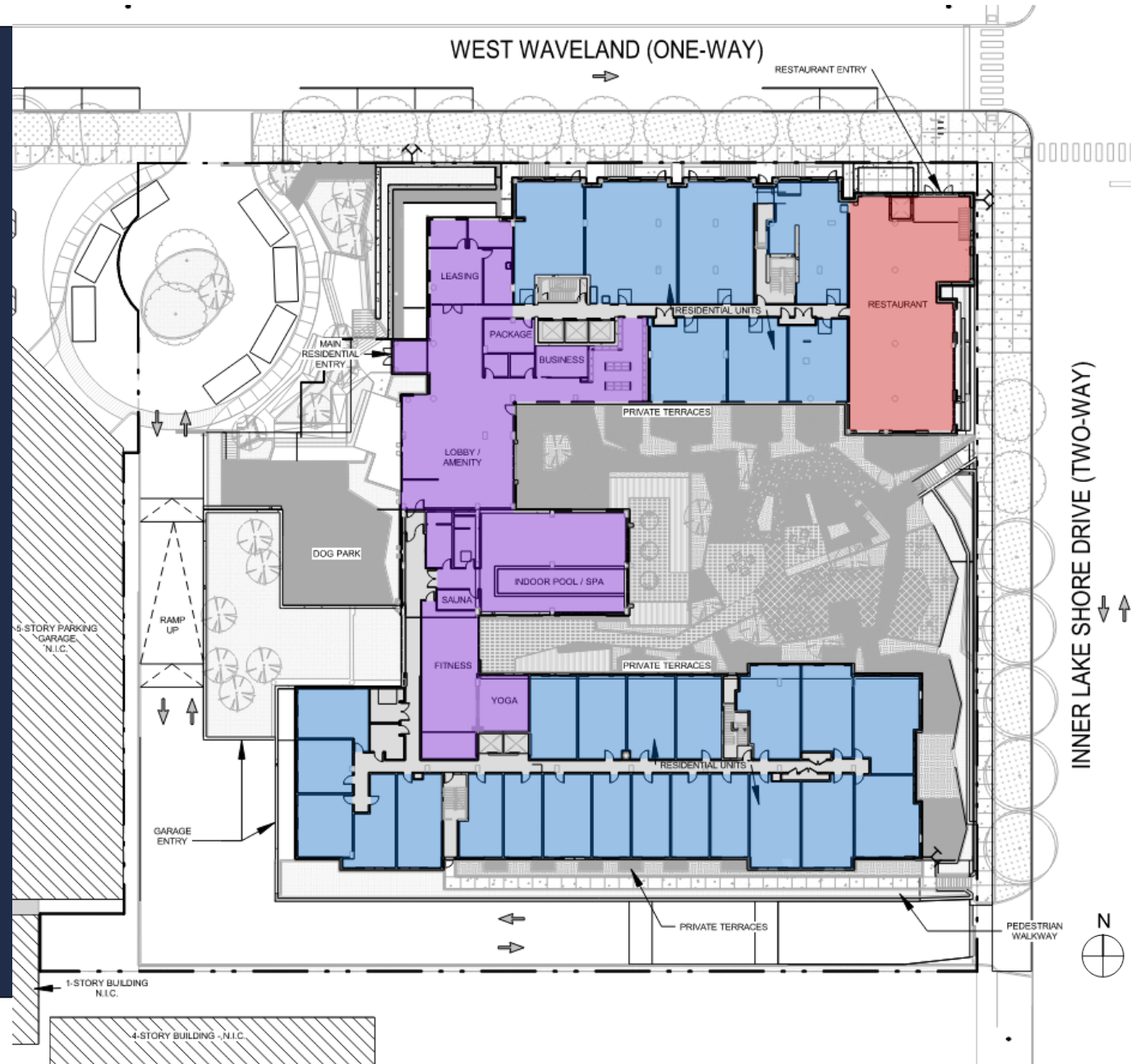
- Reduction in material palette and transitions
- Reduction in number of colors
- Material palette and color consistency between buildings (particularly at the base)
- Simplified Architectural geometries
  - Regularized balconies and bays
  - Removal of pattern on high rise
- Selection of climate appropriate vegetation



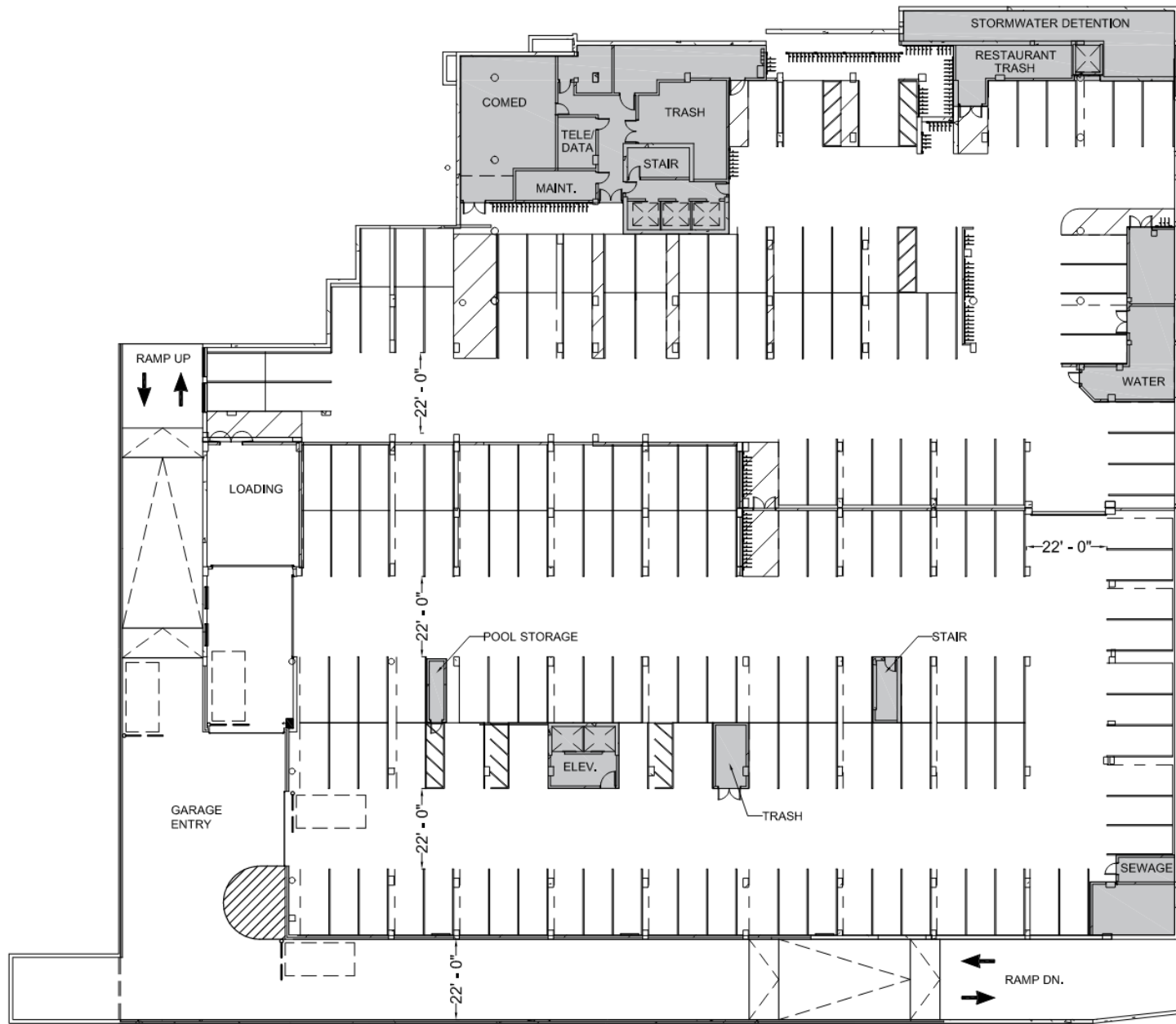


**SITE PLAN**

- RESIDENTIAL
- AMENITY
- RESTAURANT
- UTILITY / CIRCULATION



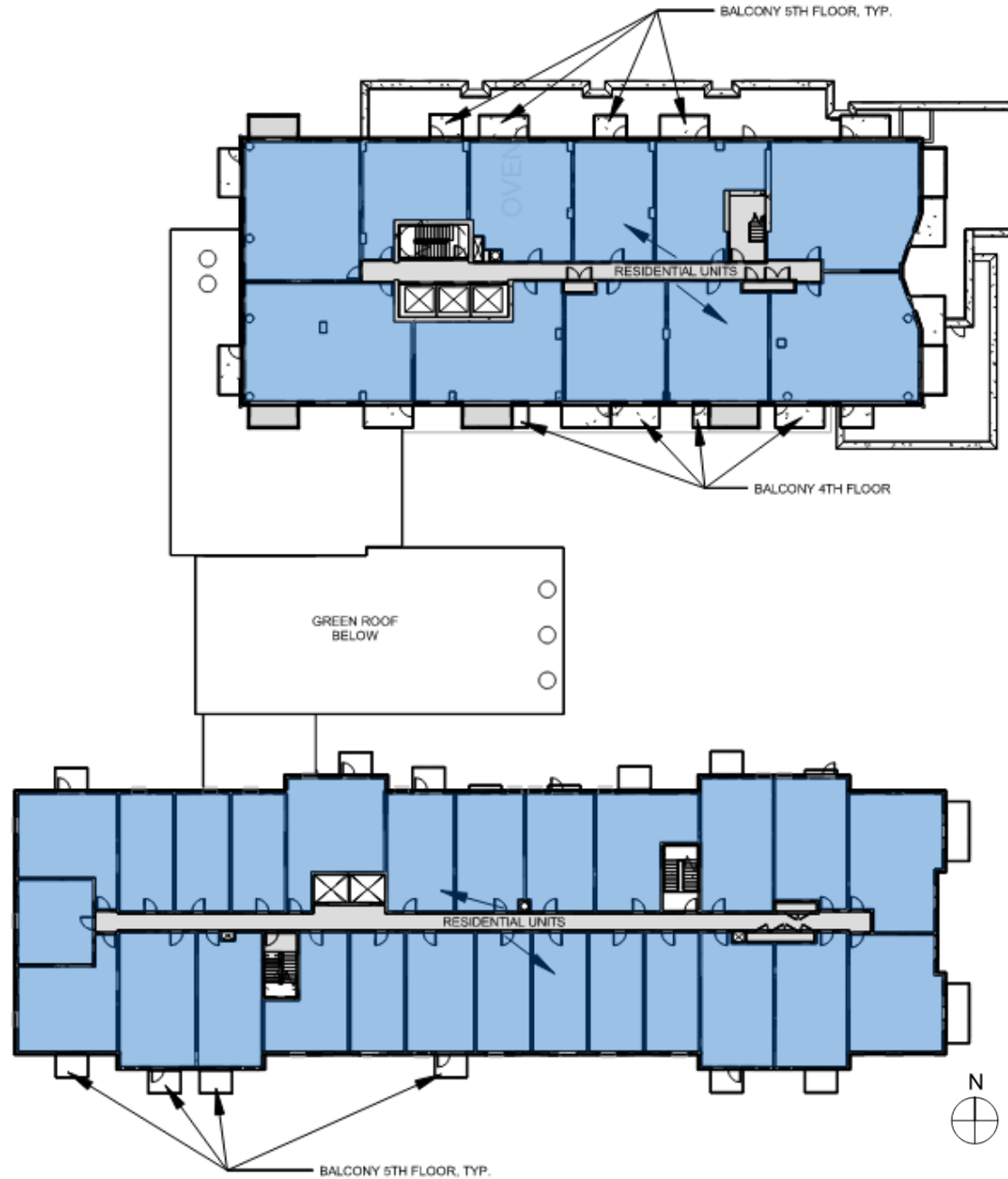
**GROUND FLOOR PLAN**



**PARKING PLAN**

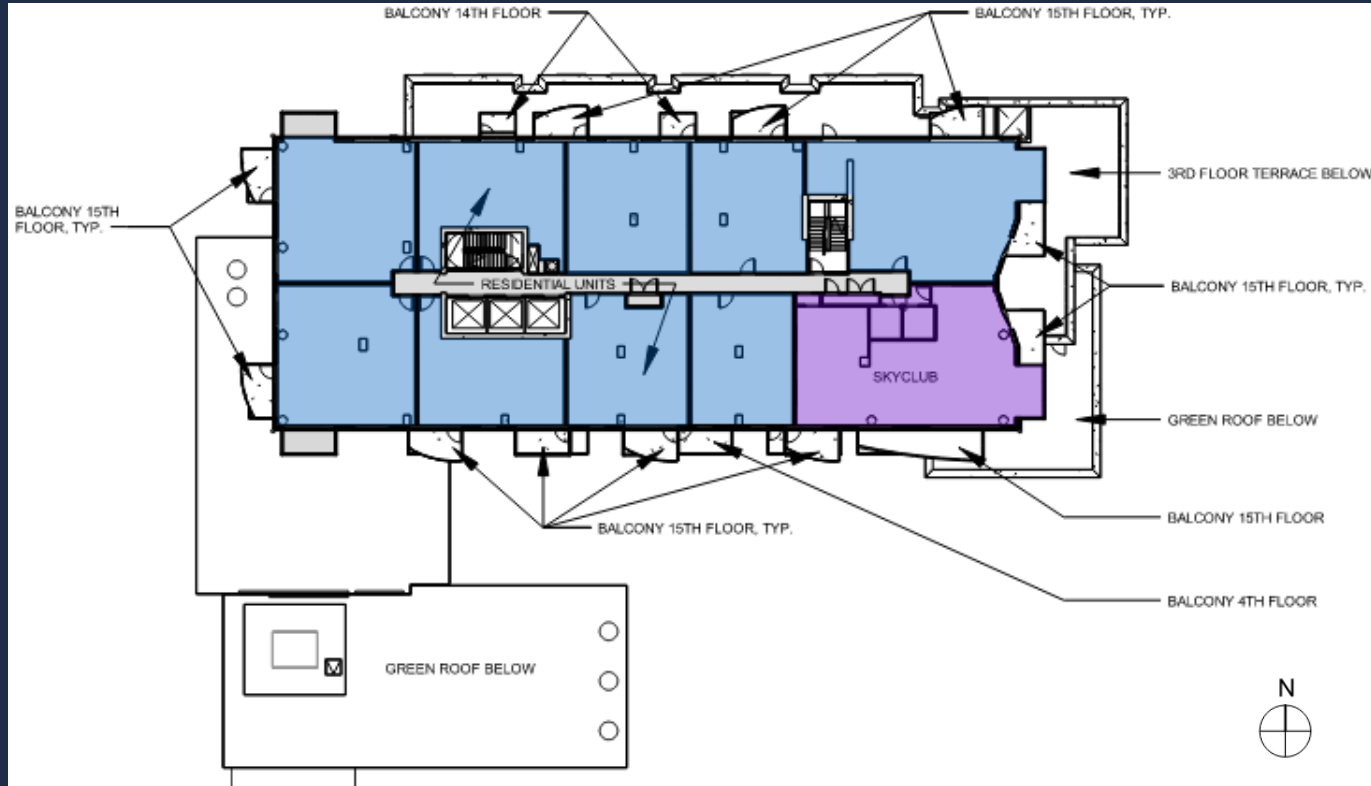


- RESIDENTIAL
- AMENITY
- RESTAURANT
- UTILITY / CIRCULATION



**TYPICAL RESIDENTIAL LEVEL PLAN**

- RESIDENTIAL
- AMENITY
- RESTAURANT
- UTILITY / CIRCULATION



**AMENITY LEVEL PLAN**



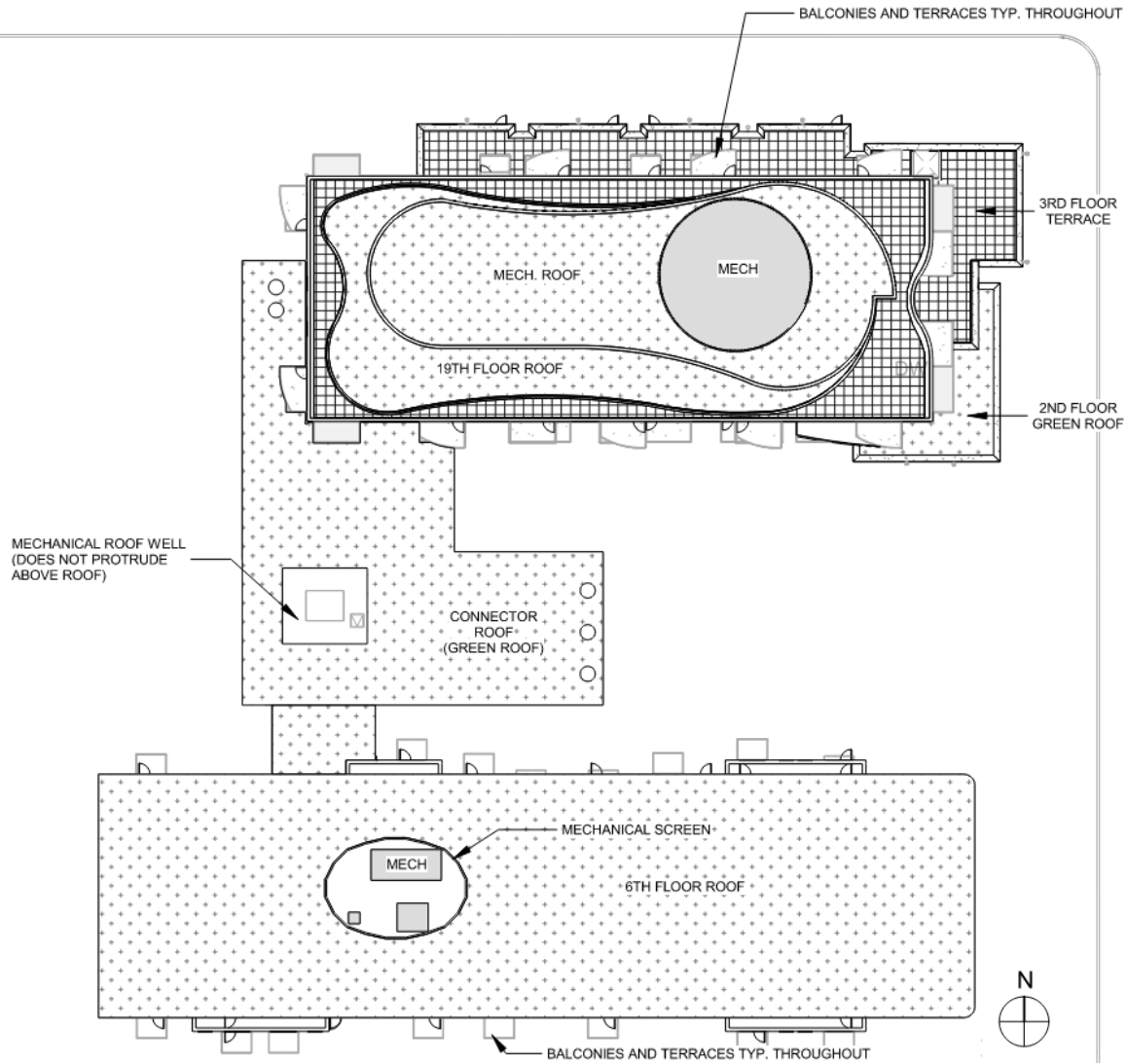
AREA SUMMARY	
GROSS ROOF AREA:	33,773 SF
NET ROOF AREA:	32,057 SF
50% GREEN ROOF AREA REQUIREMENT:	16,706 SF
TOTAL GREEN ROOF PROVIDED:	26,182 SF



UNOCCUPIED GREEN ROOF

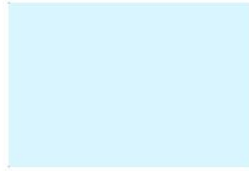


OCCUPIED TERRACE WITH  
PAVERS & BUILT-IN PLANTERS





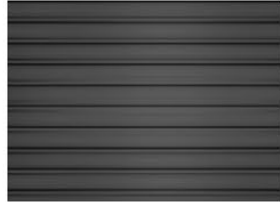
SDG-1  
PREFINISHED WOOD  
LOOK METAL PANEL



MTL-1  
PREFINISHED  
METAL PANEL



M-4  
PREFINISHED PROFILED  
METAL PANEL - BLACK



M-6  
PREFINISHED PROFILED  
METAL PANEL - DARK GREY



FB-4  
BRICK COLOR 4



EXTERIOR MATERIAL LEGEND

[Icon]	FINISH: STAINED CONCRETE WALL
[Icon]	FINISH: DARK STONE
[Icon]	FINISH: DARK GREY POLYMER FINISH PANEL
[Icon]	FINISH: METAL PANEL
[Icon]	FINISH: BLACK 12" X 12" GLASS PANEL
[Icon]	FINISH: WALNUT COLOR 12" X 12" HONEY COMB FINISH PANEL
[Icon]	FINISH: FACE BRICK
[Icon]	FINISH: FACE BRICK
[Icon]	FINISH: FACE BRICK
[Icon]	FINISH: SLAB
[Icon]	FINISH: METAL PANEL
[Icon]	FINISH: METAL AND GLASS BEAM
[Icon]	FINISH: VERTICAL SLAT (PVC, GREEN)

EXTERIOR ELEVATION NOTES

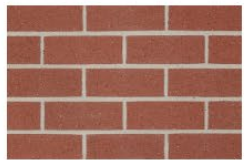




MTL-1  
PREFINISHED  
METAL PANEL



METAL-3 & MTL-5  
PREFINISHED FLAT  
METAL PANEL



FB-2  
BRICK COLOR 2



FB-3  
BRICK COLOR 3



FB-4  
BRICK COLOR 4



M-4  
PREFINISHED PROFILED  
METAL PANEL - BLACK



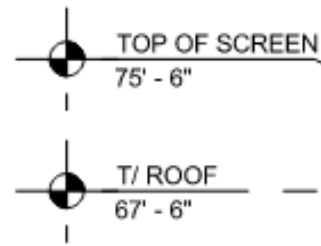
EXTERIOR MATERIAL LEGEND

[Symbol]	AC2081 STAINED CONCRETE WALL
[Symbol]	GR001 GRAY STONE
[Symbol]	M-1 DARK GRAY HONEY COMB PANEL
[Symbol]	MTL-1 METAL PANEL
[Symbol]	M-2 BLACK HONEY COMB PANEL
[Symbol]	M-3 WARMST COLOR HONEY COMB PANEL
[Symbol]	FB-1 FACE BRICK
[Symbol]	FB-2 FACE BRICK
[Symbol]	FB-3 FACE BRICK
[Symbol]	FB-4 FACE BRICK
[Symbol]	GR-1 GRASS
[Symbol]	MTL-2 METAL PANEL
[Symbol]	M-4 METAL ANGLE BRINE
[Symbol]	M-5 VERTICAL FLAT METAL CORNER

EXTERIOR ELEVATION KEYNOTES

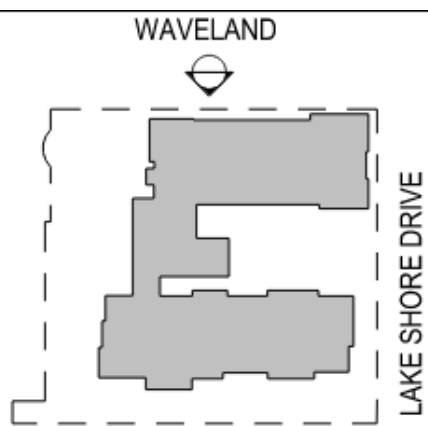


LEGEND	
1	STAINED CONCRETE WALL
2	CAST STONE
3	PREFINISHED PROFILED METAL PANEL TYPE 1
4	METAL PANEL
5	PREFINISHED PROFILED METAL PANEL TYPE 2
6	METAL PANEL SCREEN
7	FLUSH METAL PANEL
8	FACE BRICK TYPE 1
9	FACE BRICK TYPE 2
10	FACE BRICK TYPE 3
11	GLAZING
15	METAL AND GLASS RAILING
16	VERTICAL SLAT METAL SCREEN
17	PAINTED CMU
18	GLAZED OVERHEAD DOOR
19	METAL GUARDRAIL



**BUILDING ELEVATION - EAST**

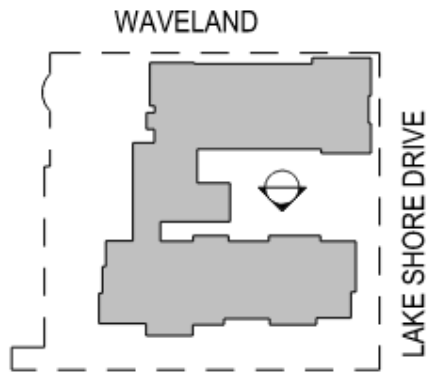




LEGEND	
1	STAINED CONCRETE WALL
2	CAST STONE
3	PREFINISHED PROFILED METAL PANEL TYPE 1
4	METAL PANEL
5	PREFINISHED PROFILED METAL PANEL TYPE 2
6	METAL PANEL SCREEN
7	FLUSH METAL PANEL
8	FACE BRICK TYPE 1
9	FACE BRICK TYPE 2
10	FACE BRICK TYPE 3
11	GLAZING
15	METAL AND GLASS RAILING
16	VERTICAL SLAT METAL SCREEN
17	PAINTED CMU
18	GLAZED OVERHEAD DOOR
19	METAL GUARDRAIL



**BUILDING ELEVATION - NORTH**

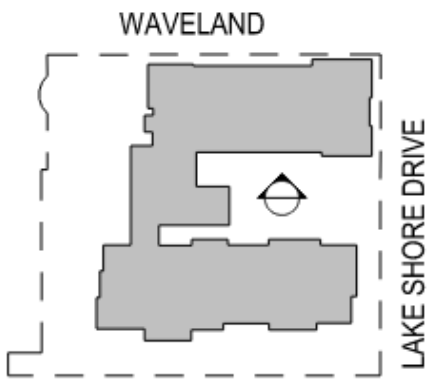


LEGEND	
1	STAINED CONCRETE WALL
2	CAST STONE
3	PREFINISHED PROFILED METAL PANEL TYPE 1
4	METAL PANEL
5	PREFINISHED PROFILED METAL PANEL TYPE 2
6	METAL PANEL SCREEN
7	FLUSH METAL PANEL
8	FACE BRICK TYPE 1
9	FACE BRICK TYPE 2
10	FACE BRICK TYPE 3
11	GLAZING
15	METAL AND GLASS RAILING
16	VERTICAL SLAT METAL SCREEN
17	PAINTED CMU
18	GLAZED OVERHEAD DOOR
19	METAL GUARDRAIL

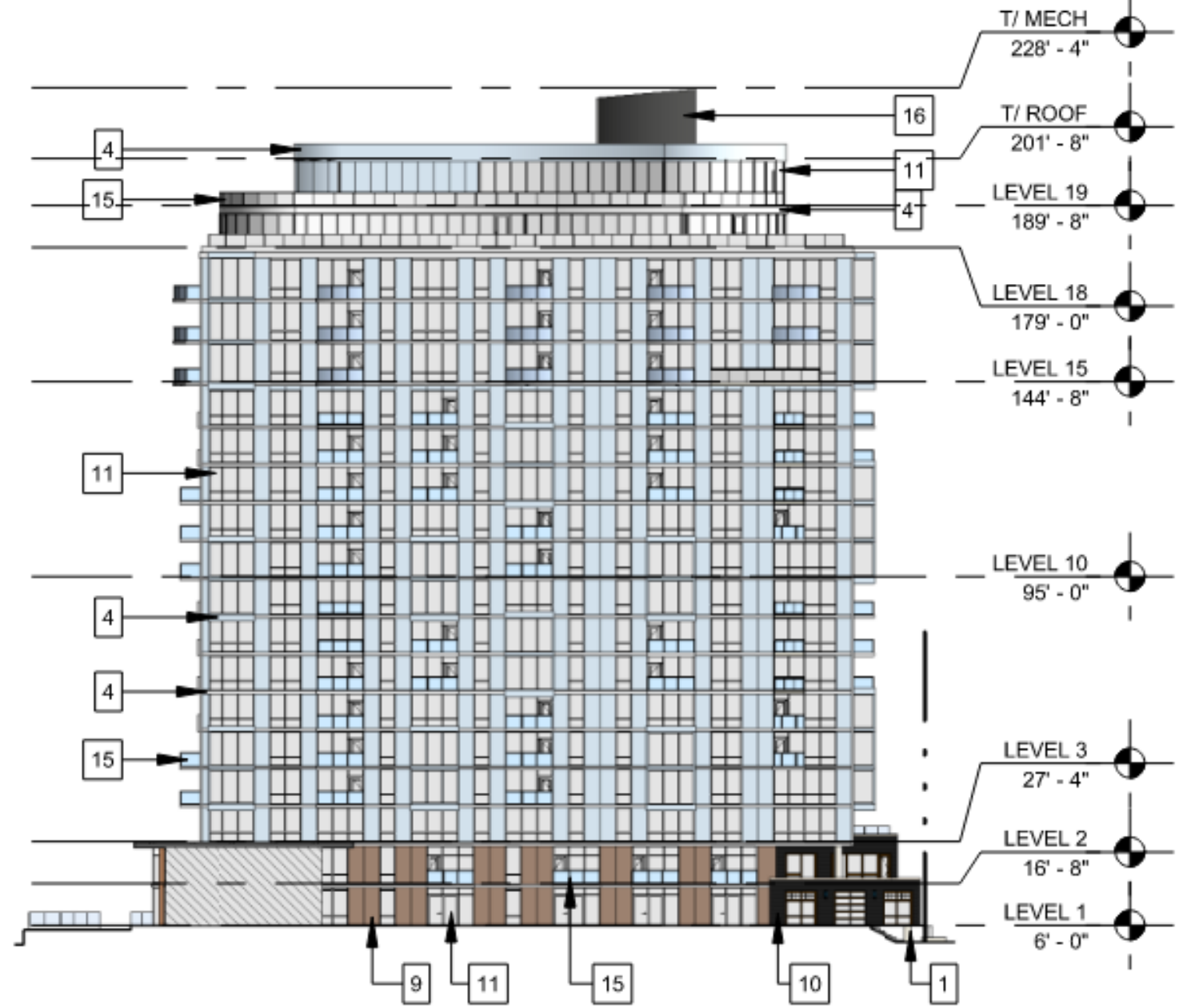


**BUILDING ELEVATION – COURTYARD NORTH**

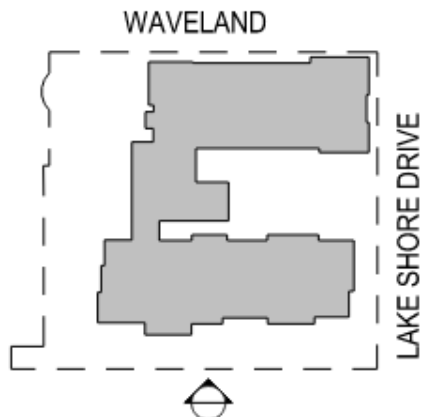




LEGEND	
1	STAINED CONCRETE WALL
2	CAST STONE
3	PREFINISHED PROFILED METAL PANEL TYPE 1
4	METAL PANEL
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19	METAL GUARDRAIL



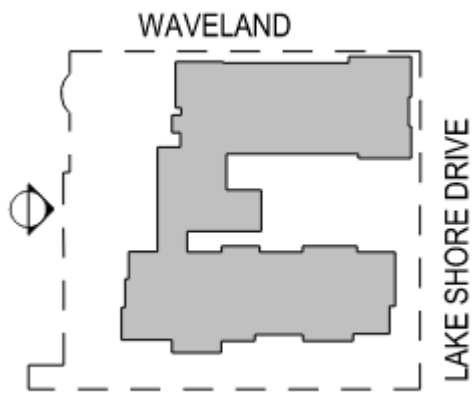
**BUILDING ELEVATION – COURTYARD SOUTH**



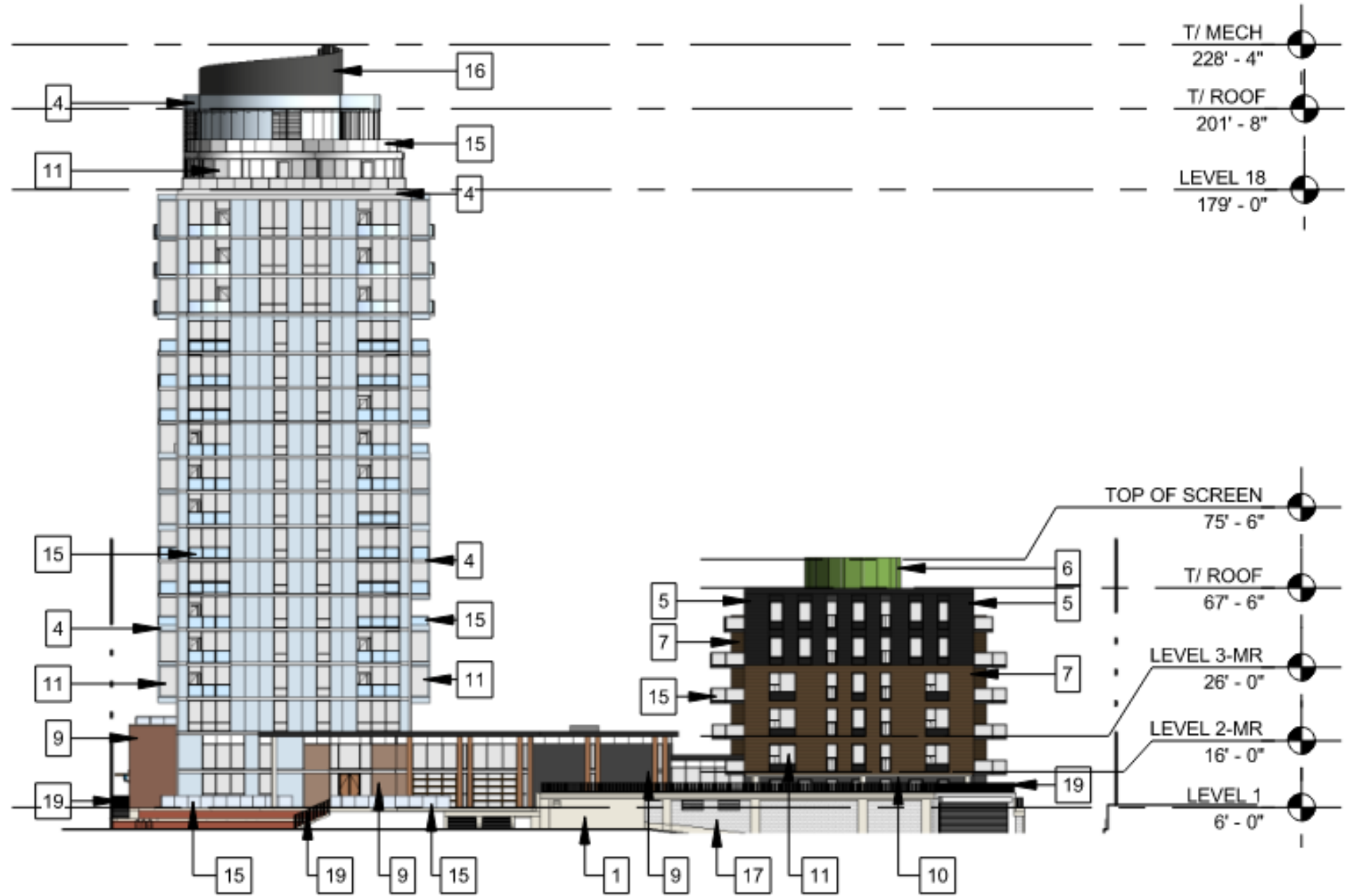
LEGEND	
1	STAINED CONCRETE WALL
2	CAST STONE
3	PREFINISHED PROFILED METAL PANEL TYPE 1
4	METAL PANEL
5	PREFINISHED PROFILED METAL PANEL TYPE 2
6	METAL PANEL SCREEN
7	FLUSH METAL PANEL
8	FACE BRICK TYPE 1
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10	FACE BRICK TYPE 3
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15	METAL AND GLASS RAILING
16	VERTICAL SLAT METAL SCREEN
17	PAINTED CMU
18	GLAZED OVERHEAD DOOR
19	METAL GUARDRAIL



**BUILDING ELEVATION – SOUTH**

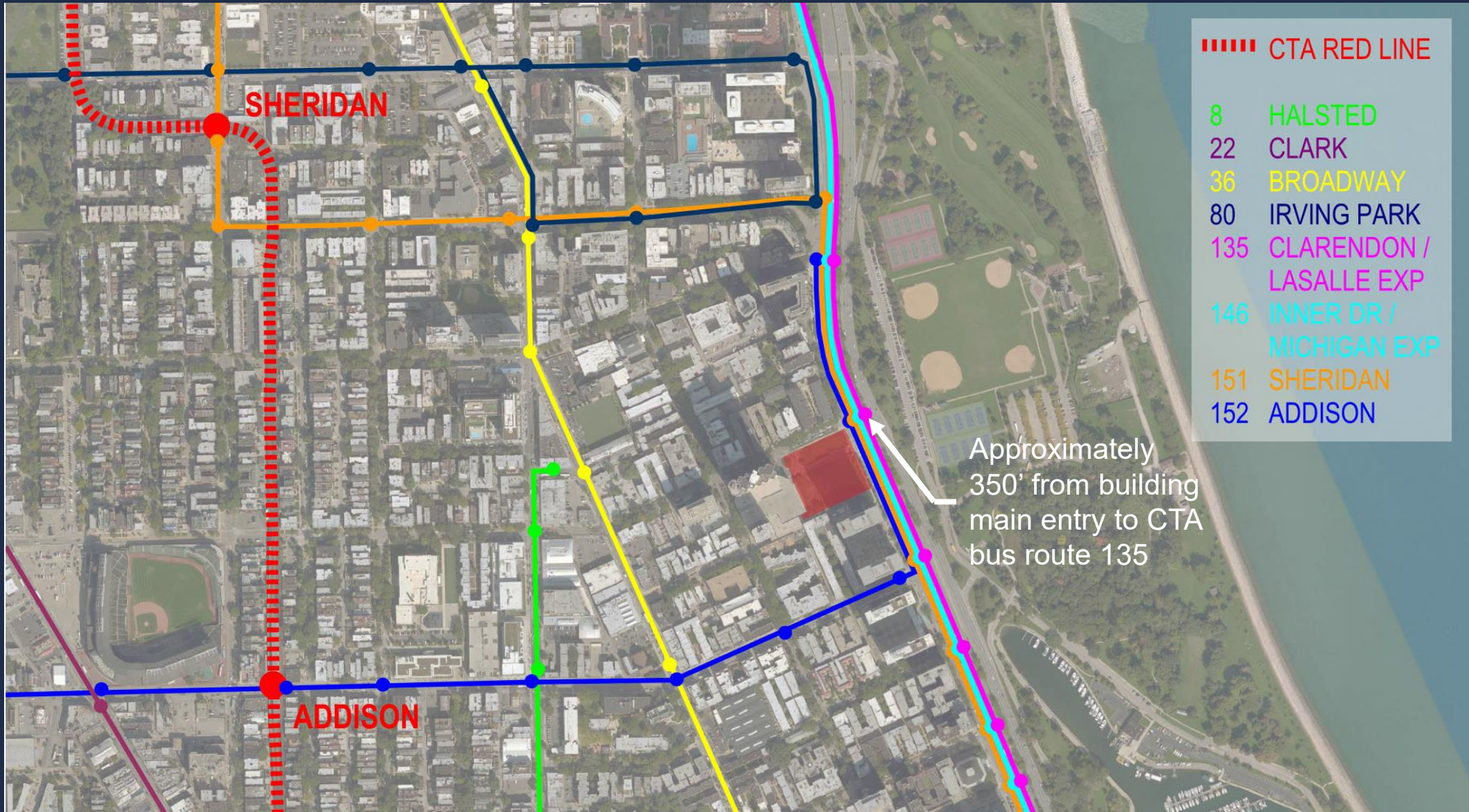


LEGEND	
1	STAINED CONCRETE WALL
2	CAST STONE
3	PREFINISHED PROFILED METAL PANEL TYPE 1
4	METAL PANEL
5	PREFINISHED PROFILED METAL PANEL TYPE 2
6	METAL PANEL SCREEN
7	FLUSH METAL PANEL
8	FACE BRICK TYPE 1
9	FACE BRICK TYPE 2
10	FACE BRICK TYPE 3
11	GLAZING
15	METAL AND GLASS RAILING
16	VERTICAL SLAT METAL SCREEN
17	PAINTED CMU
18	GLAZED OVERHEAD DOOR
19	METAL GUARDRAIL

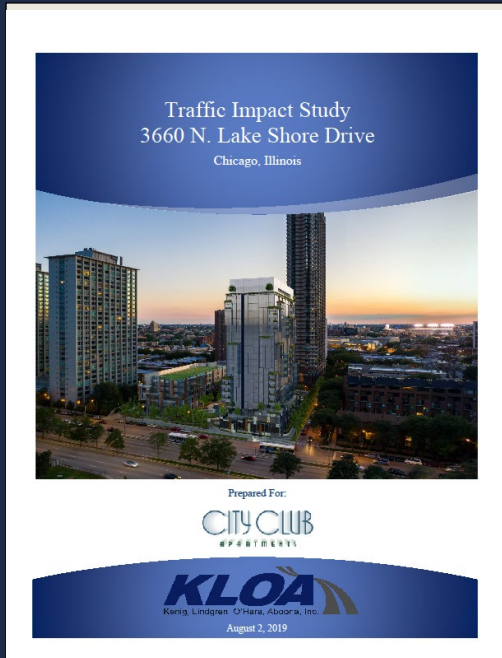


**BUILDING ELEVATION – WEST**





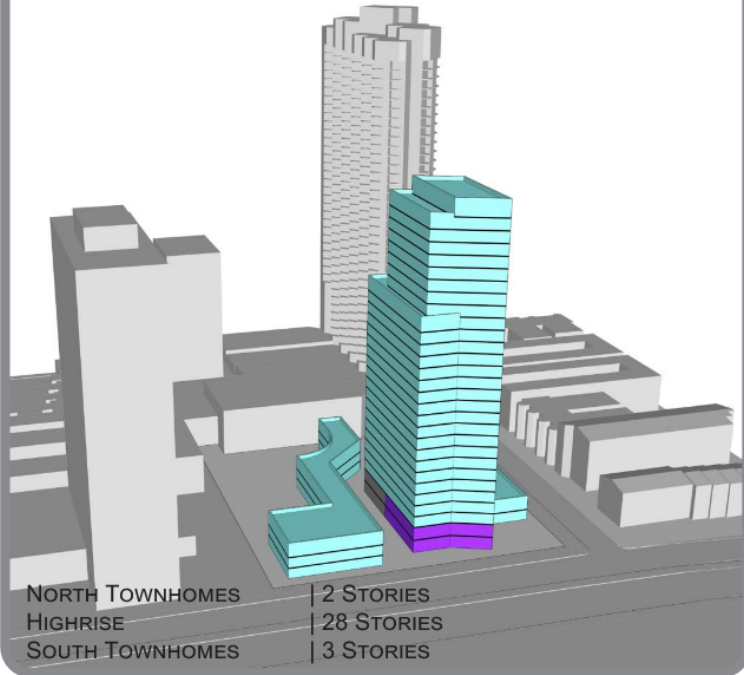
**TRANSPORTATION, TRAFFIC, AND PARKING**



- The traffic that will be generated by the proposed development will be reduced due to the availability of alternative modes of transportations.
- The adjacent street network has sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development.
- The shared access drive with The New York off Waveland Avenue and the internal turnaround will be adequate in accommodating the traffic projected to be generated by the proposed development.
- The relocation and conversion of the access drive off Lake Shore Drive to two-way traffic will increase site access flexibility and will ensure efficient access is provided. This access drive will be adequate in accommodating the traffic generated by The New York and the traffic projected to be generated by the proposed development.
- Valet for the proposed restaurant customer parking should be provided on Waveland Avenue.
- Based on the results of the capacity analyses and a review of the traffic simulations, in order to improve the traffic flow and operation of the intersections, consideration should be given to the following intersection improvements:
  - Extending the existing northbound lead phase for northbound Lake Shore Drive at its intersection with Addison Street.
  - Provide a northbound lead phase for North Broadway at its intersection with Addison Street.
  - Loading for the development will occur internally, thus minimizing the impact on the traffic flow along Waveland Avenue and Inner Lake Shore Drive.



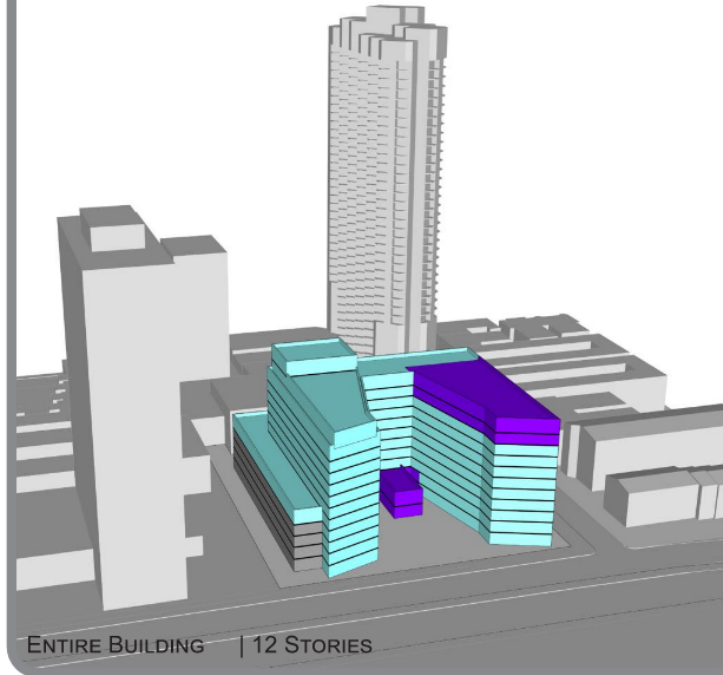
JUNE 28<sup>ST</sup>, 2006



NORTH TOWNHOMES	2 STORIES
HIGHRISE	28 STORIES
SOUTH TOWNHOMES	3 STORIES

- Current PD 1023 massing
- Tower sits offset from NYPR tower & blocks views for NYPR residents
- Awkward ground floor and site spaces, not a good use of the site
- Building does not address the corner, poor streetscape

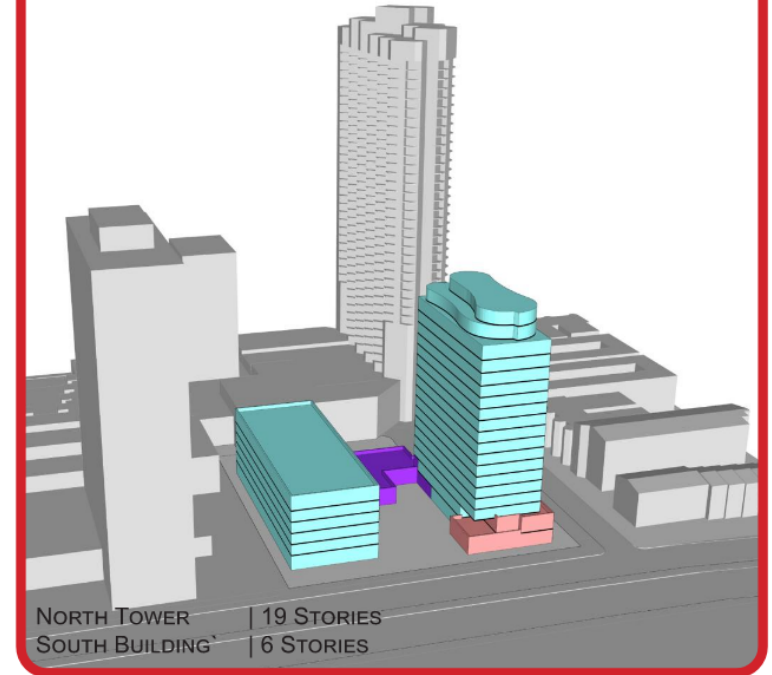
MARCH 15<sup>TH</sup>, 2013



ENTIRE BUILDING	12 STORIES
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- Courtyard scheme, creates tight public courtyard
- Blocks view from 3600 N LSD (neighbors to south)
- Does not address surrounding building massing
- Internal corner units have confined outlook
- Little variation in scale

AUGUST 20<sup>TH</sup>, 2020



NORTH TOWER	19 STORIES
SOUTH BUILDING	6 STORIES

- North tower is position to have little impact on diagonal facing NYPR apartments
- Shorter building located to south to allow sunlight into the courtyard.
- Shorter south building located to allow views from 3600 N LSD
- Wide courtyard space to provide semi-private highly amenitized courtyard.
- Shorter 2 story 'townhome look' base around north tower to work with shorter buildings on Waveland.







The project will meet all of the City of Chicago Stormwater Management Ordinance requirements. Stormwater detention will be provided in below grade cast-in-place or manufactured detention vaults that will be sized to meet all applicable requirements.



- The property is located in a “higher income area” within the meaning of the ARO;
- The project has a total of 333 units, 105 of which are obligated under this amended to PD 1023;
- The Applicant’s affordable housing obligation is 11 ARO Units; and
- The Applicant is satisfying the affordable housing requirement by providing 11 ARO Units on site.

## Economic and Community Benefits



- Approximately 200 new construction jobs created
- Approximately 45 new permanent jobs created
- Approximately \$100 – 110 MM Total Development Cost Investment subject to final construction pricing
- Approximately \$1.2-1.4MM increase in annual real estate taxes
- Lowering the previously approved building height from 330 feet to 229 feet
- Relocation of the Lake Shore entrance and access drive
- Reconstruction of the cul-de-sac to alleviate backups of cars entering and exiting from Waveland Avenue
- Goal of 26% participation of MBE & 6% participation of WBE
- Will achieve LEED Pilot Credit 55: Bird Collision Deterrence
- Inclusion of electric vehicle charging stations
- Inclusion of Green Roofs
- Not asking for TIF
- Not asking for tax abatement
- Not asking for up-zoning



# Lakefront Protection 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.
2. Maintain and enhance the predominately landscaped, spacious and continuous character of the lake shore parks.
3. Continue to improve the water quality and ecological balance of Lake Michigan.
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks.
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time activities.
7. Protect and develop natural lakeshore park and water areas for wildlife habitation.
8. Increase personal safety.
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion.
10. Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted east of Lake Shore Drive.
11. Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.
12. Strengthen the parkway characteristics of Lake Shore Drive and prohibit any roadway of expressway standards.
13. Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.
14. Coordinate all public and private development within the water, park and community zones.





# DPD Recommendations

- The proposal is compatible with surrounding zoning (17-13-308-D). The proposed planned development amendment is compatible with other zoning districts and planned developments located nearby and within the Lake View Community Area;
- The proposed planned development amendment promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103);
- All publicly-visible sides of the proposed development are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-B-3); and
- Urban Design (per 17-8-096-A), such as siting pattern, massing configuration, and streetscape characteristics.