



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**PD Amendment #1359**

**159-185 N Green; 801-825 W. Lake St.; 162-184 N Halsted  
(27<sup>th</sup> Ward)**

**SC Lake LLC**

5/20/2021



# Community Area Snap Shot

## GENERAL POPULATION CHARACTERISTICS, 2014-2018

	Near West Side	City of Chicago	CMAP Region
<b>Total Population</b>	62,733	2,718,555	8,511,032
<b>Total Households</b>	28,208	1,056,118	3,107,682
<b>Average Household Size</b>	2.2	2.6	2.7
<b>% Population Change, 2000-10</b>	18.2	-6.9	3.5
<b>% Population Change, 2010-18</b>	14.3	0.9	0.9
<b>% Population Change, 2000-18</b>	35.1	-6.1	4.5

Source: 2000 and 2010 Census, 2014-2018 American Community Survey five-year estimates.

## RACE AND ETHNICITY, 2014-2018

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White non-Hispanic</b>	25,940	41.3	892,323	32.8	4,367,579	51.3
<b>Hispanic or Latino</b>	5,890	9.4	788,140	29.0	1,944,675	22.8
<b>Black non-Hispanic</b>	17,616	28.1	808,165	29.7	1,419,547	16.7
<b>Asian non-Hispanic</b>	11,658	18.6	172,991	6.4	603,513	7.1
<b>All other categories</b>	1,629	2.6	56,936	2.1	175,718	2.1

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Total population.

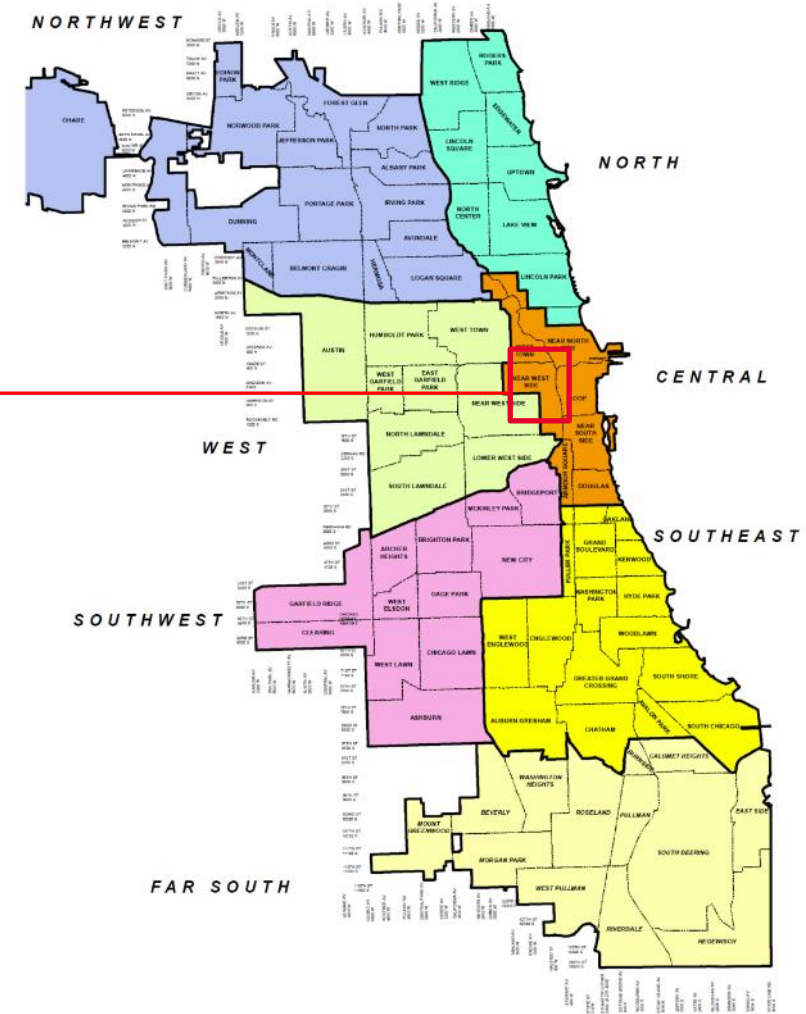
## AGE COHORTS, 2014-2018

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>19 and Under</b>	11,833	18.9	644,967	23.7	2,191,110	25.7
<b>20 to 34</b>	26,644	42.5	745,153	27.4	1,807,984	21.2
<b>35 to 49</b>	12,873	20.5	545,576	20.1	1,713,974	20.1
<b>50 to 64</b>	6,857	10.9	455,877	16.8	1,641,420	19.3
<b>65 to 74</b>	2,981	4.8	189,225	7.0	669,758	7.9
<b>75 to 84</b>	1,209	1.9	98,507	3.6	337,105	4.0
<b>85 and Older</b>	336	0.5	39,250	1.4	149,681	1.8
<b>Median Age*</b>	30.9		34.3		37.2	

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Total population.

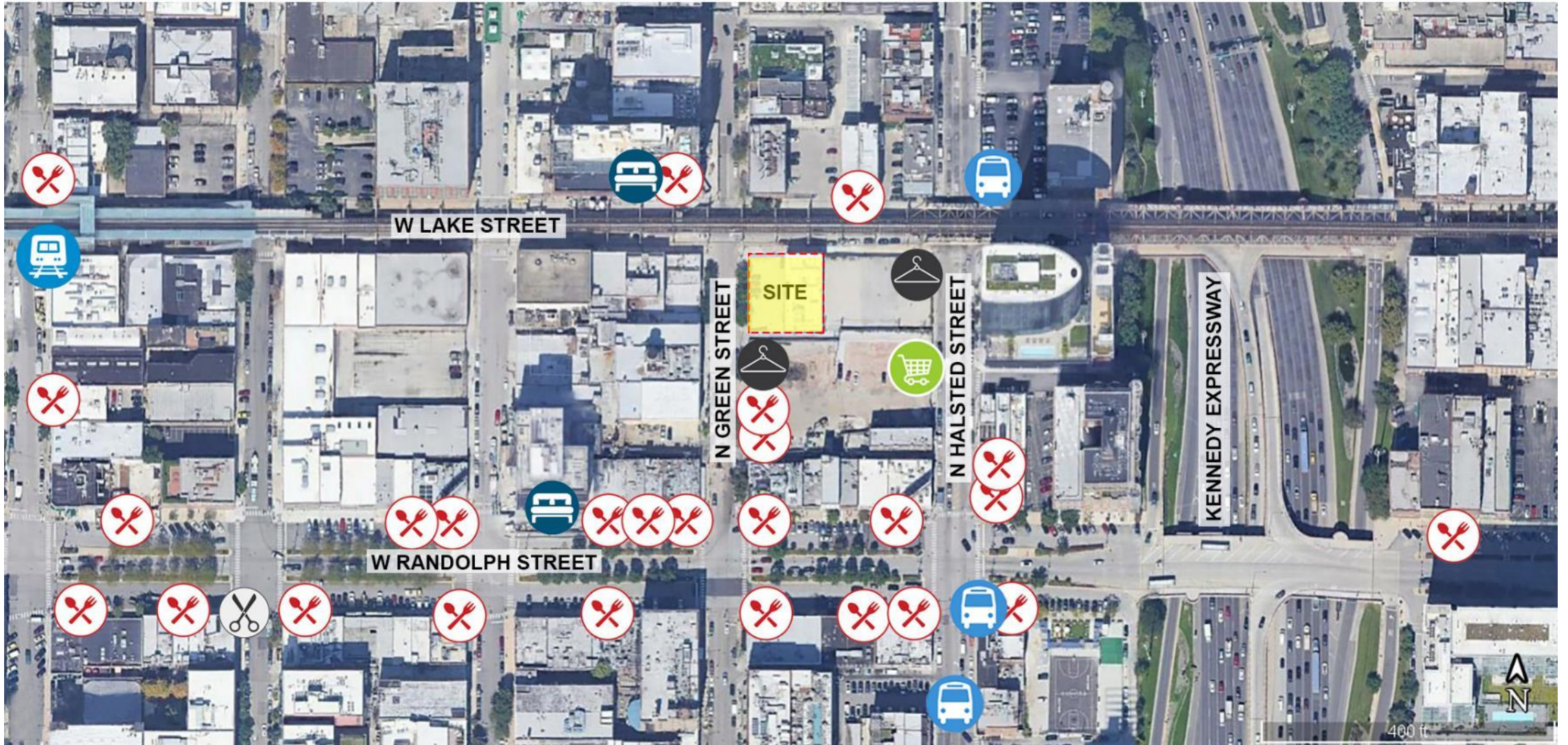
NEAR WEST SIDE  
(CCA)





-  TRANSIT STATION
-  TSL BUS STOPS
-  RESTAURANT / BREWERY

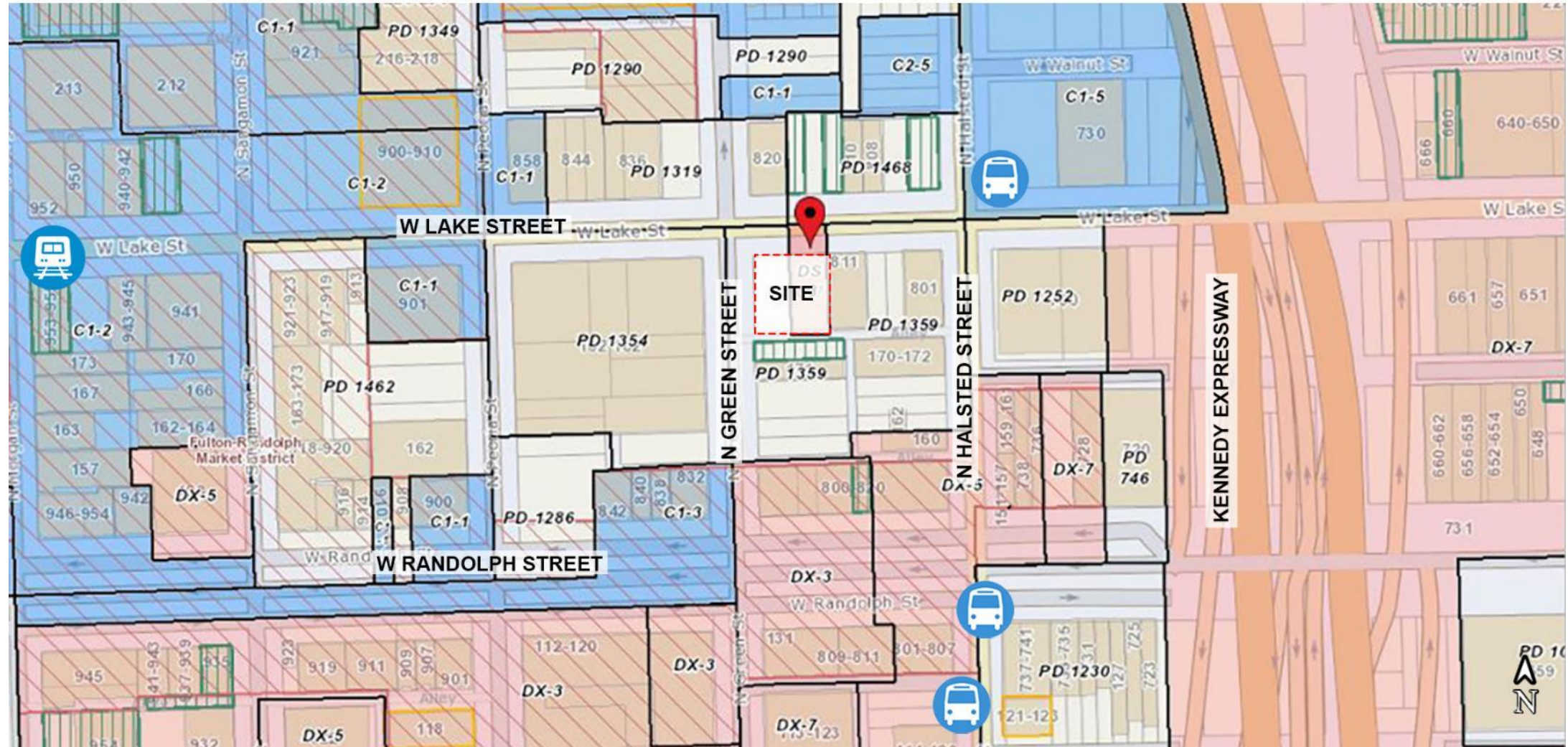
-  HOTEL
-  CLOTHING STORE
-  GROCERY

-  BEAUTY SALON / BARBER SHOP

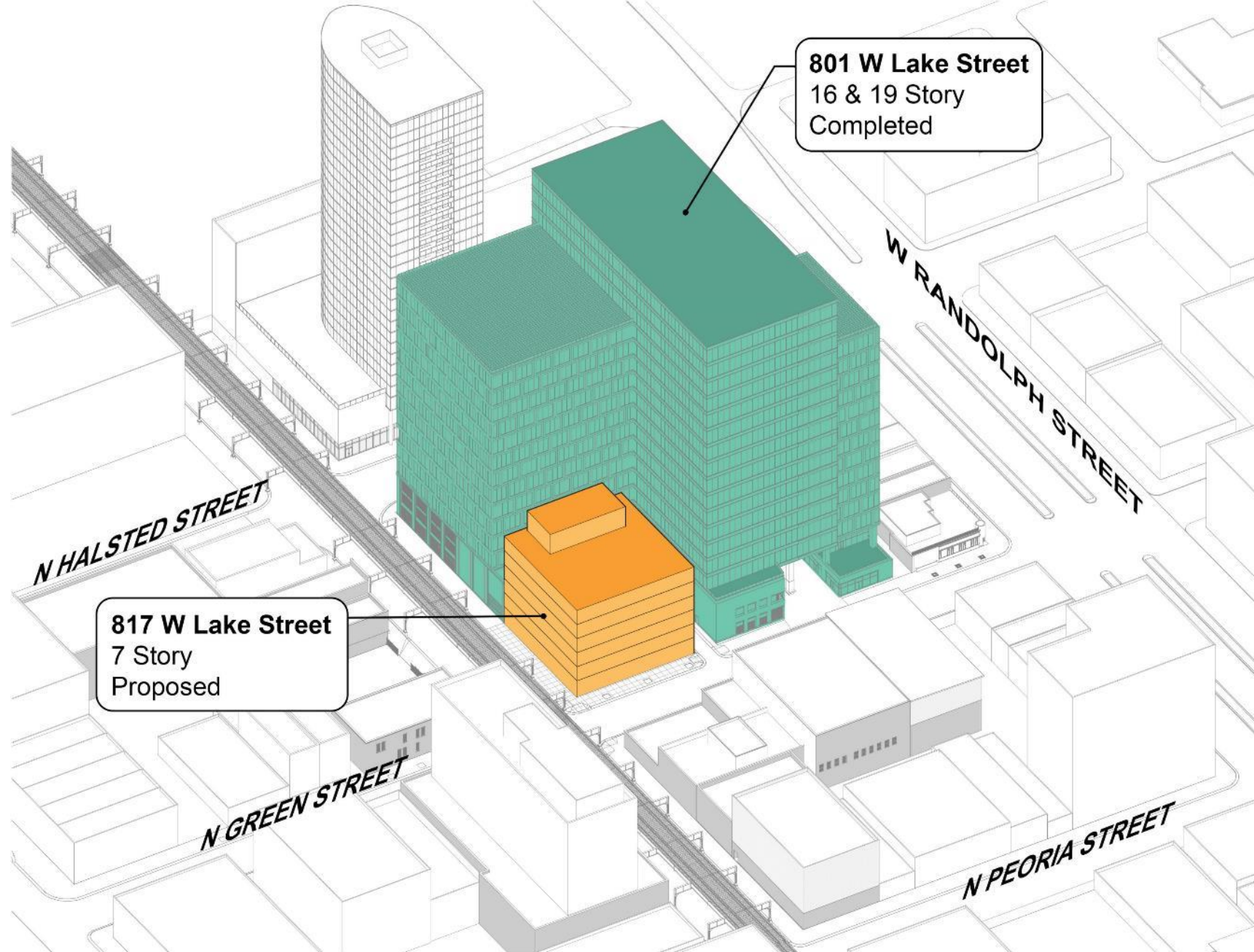


# SITE CONTEXT PLAN

-  TRANSIT STATION
-  TSL BUS STOPS



# LAND USE CONTEXT PLAN



**801 W Lake Street**  
16 & 19 Story  
Completed

**817 W Lake Street**  
7 Story  
Proposed

**AERIAL VIEW FROM NORTHWEST**



# WEST LOOP DESIGN GUIDELINES

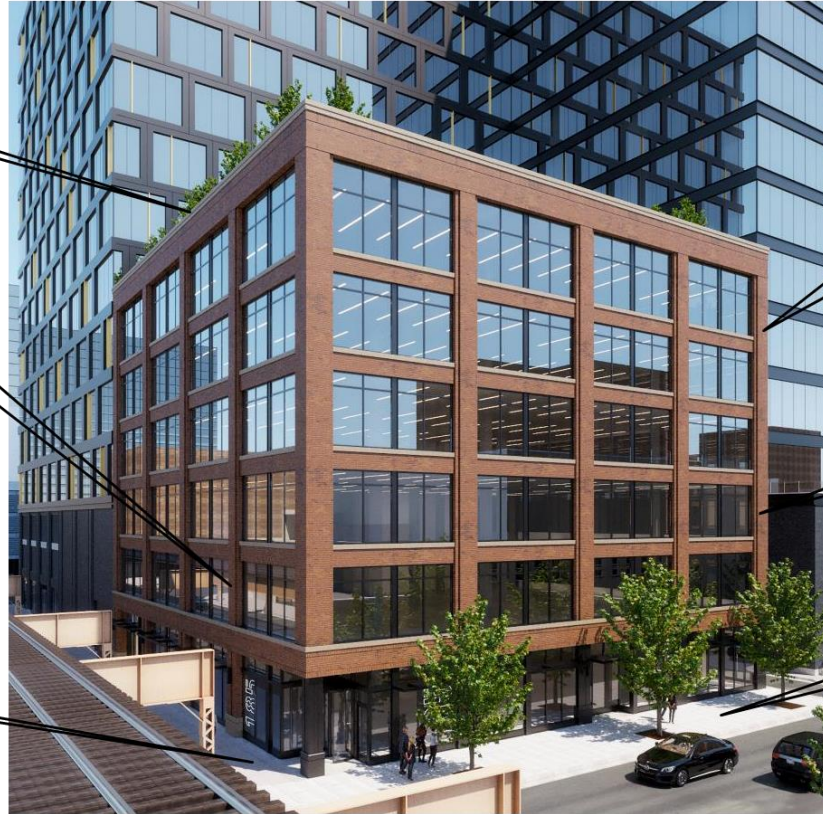
City of Chicago \* Department of Planning & Development \* September 2017

## 817 W LAKE STREET WEST LOOP DESIGN GUIDELINES

**1.1.2** New projects should be designed to be compatible with existing and planned context in the West Loop, including the landmark districts.

**1.1.4** Strengthen and reinforce the desirable urban features within the West Loop such as block structure, streetwall continuity, building orientation, massing, design and streetscape characteristics.

**1.2.4** Buildings on corner sites should be located close to both street frontages to help hold and give prominence to the corner.



**1.6.3** Materials should be compatible with the existing buildings and with the district in general, regarding character, color and texture. New buildings and additions may employ alternative materials, including high quality glass, metal, concrete and wood materials that complement and maintain a design vocabulary and scale that is appropriate to street block face and district.

**1.5.2** Where applicable, existing West Loop character elements should be maintained and incorporated into the new development.

**1.1.9** Meet or exceed the requirements of the Sustainable Development Policy.

## INTERIM-USE PLAN

### Seating Count:

Main Dining	
Loose	52
Banquette	20
Bar Dining	38

Total Dining 110

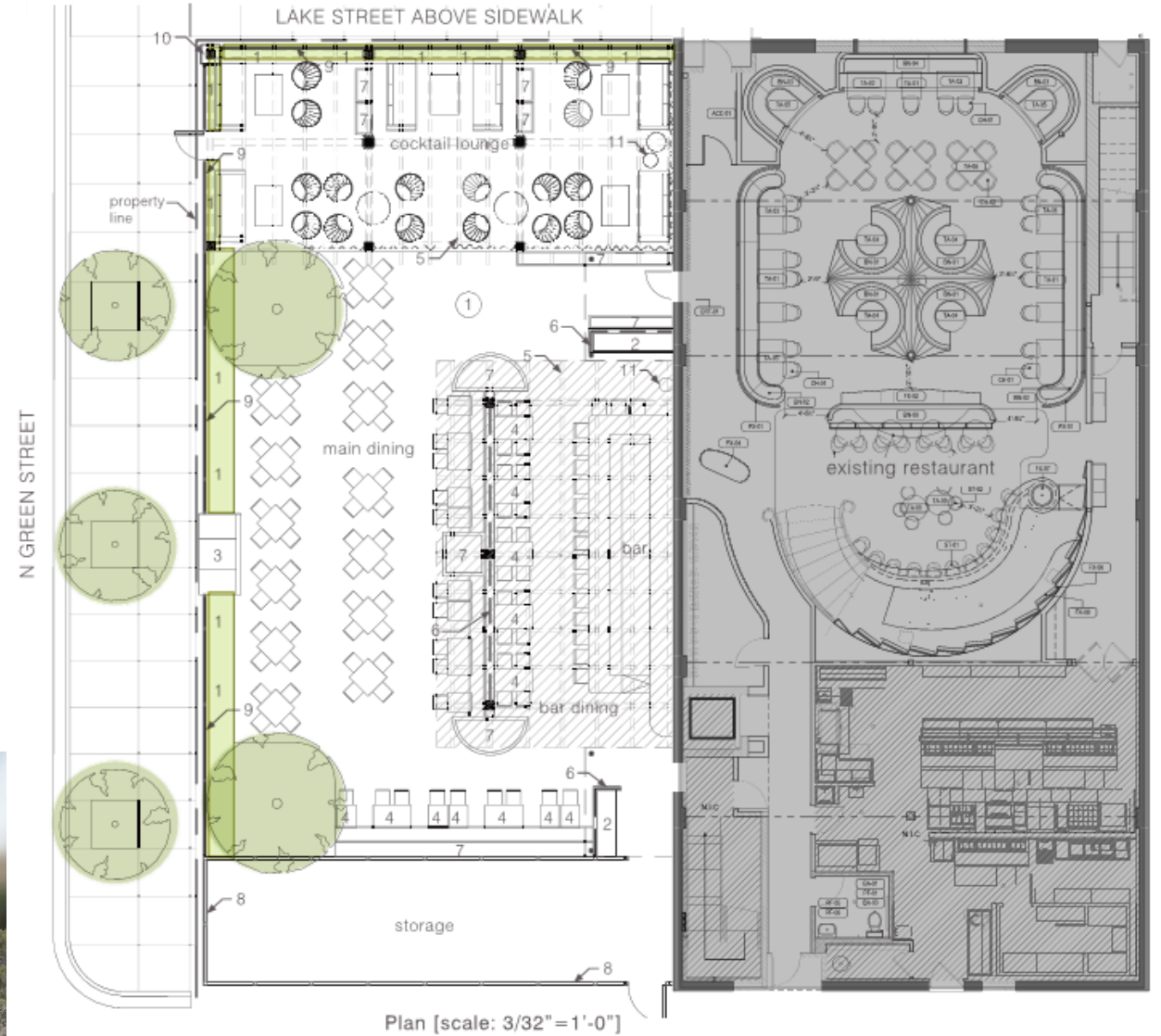
Cocktail Lounge 34

Bar Seats 17

**Total Seating 161**

### Keynotes:

1. In-ground planting
2. Service station & storage
3. Fireplace
4. Bar height seating
5. Overhead trellis structure
6. Decorative screen
7. Stucco planter
8. 6'H wood fence
9. 6'H wrought iron fence
10. 6'H stucco column
11. Loose planters



# Project Timeline + Community Outreach

## Community meetings:

- + West Central Association January 20, 2021
- + West Loop Community Organization February 3, 2021
- + Neighbors of the West Loop February 8, 2021
- + Full Community Meeting April 19, 2021

Revised Interim-Use perimeter fencing...





# Pedestrian Context



EXISTING CONTEXT

# Pedestrian Context



EXISTING CONTEXT

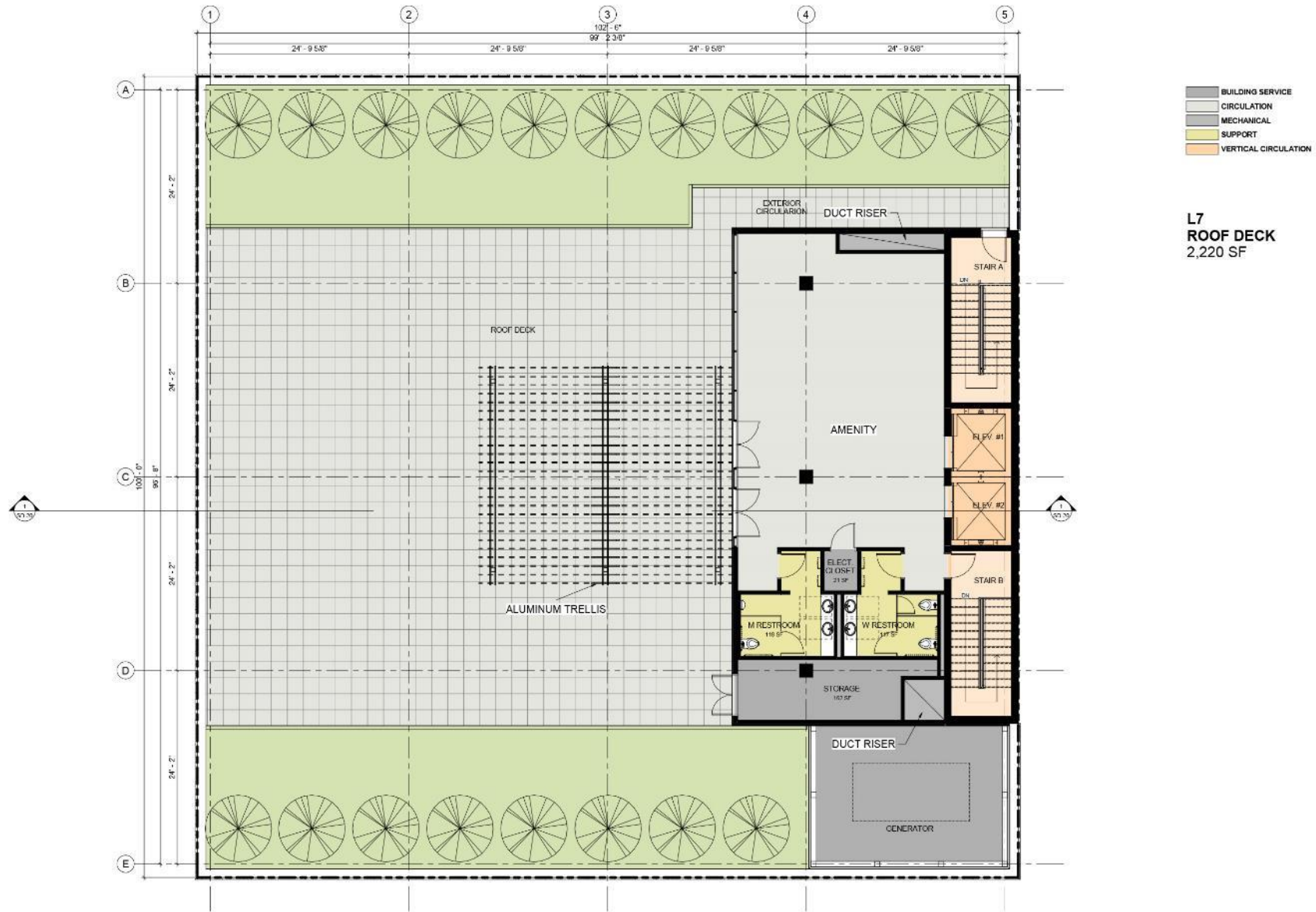
# Pedestrian Context



EXISTING CONTEXT









**BUILDING ELEVATION (NORTH)**

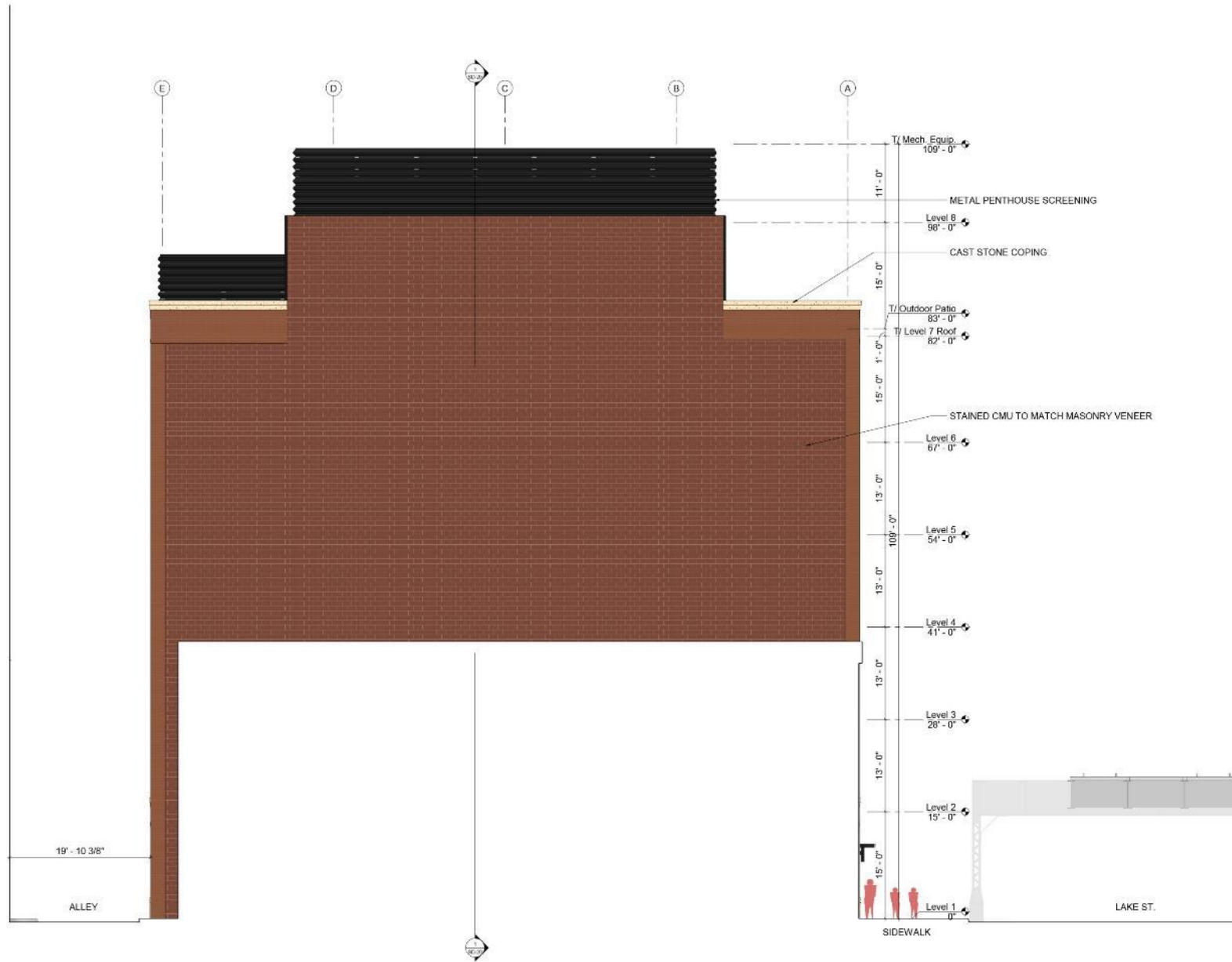


# BUILDING ELEVATION (WEST)

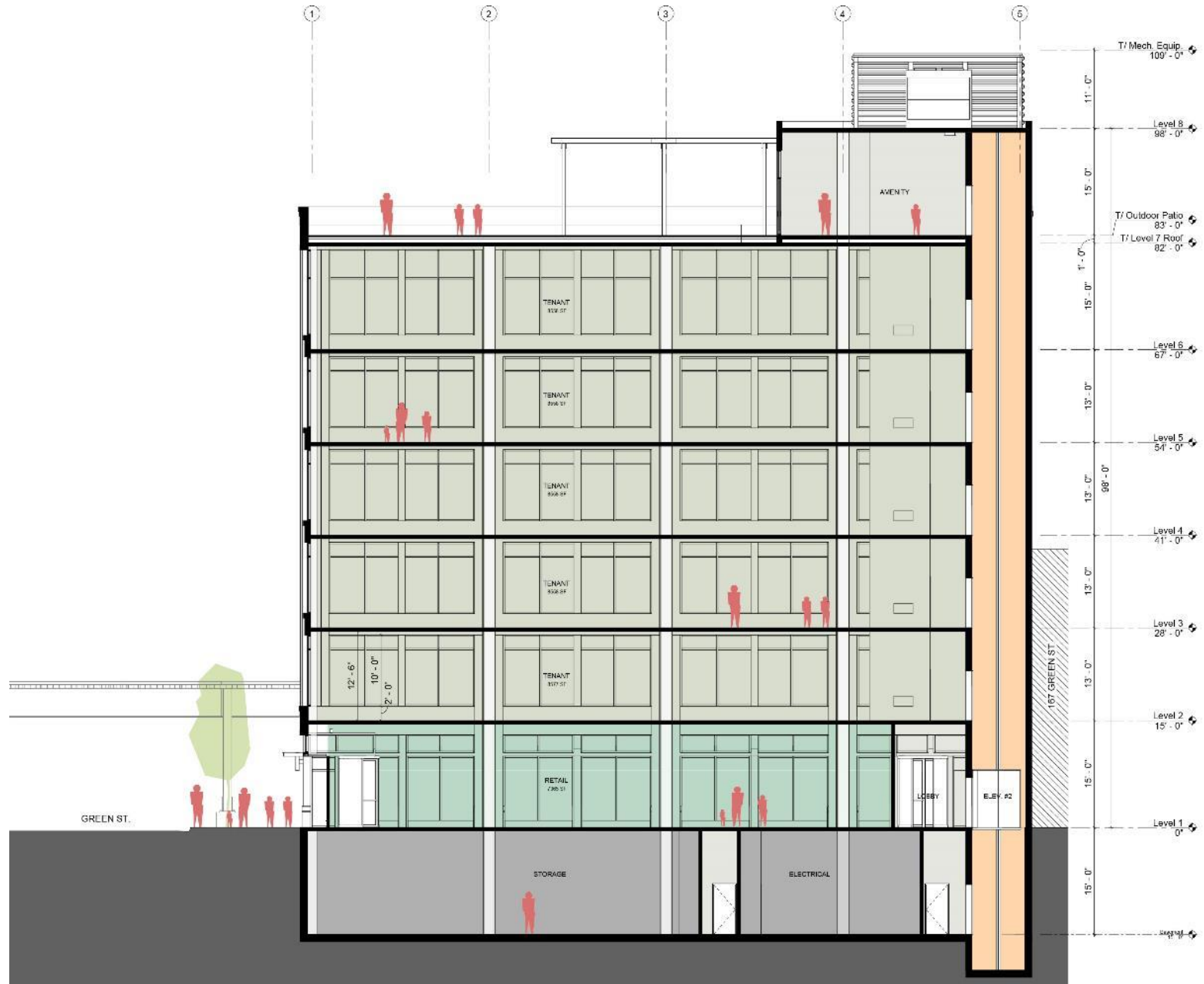




# BUILDING ELEVATION (WEST)



**BUILDING ELEVATION (EAST)**



# BUILDING SECTION



**Street Level**



**Typical Office**



**Typical Top**

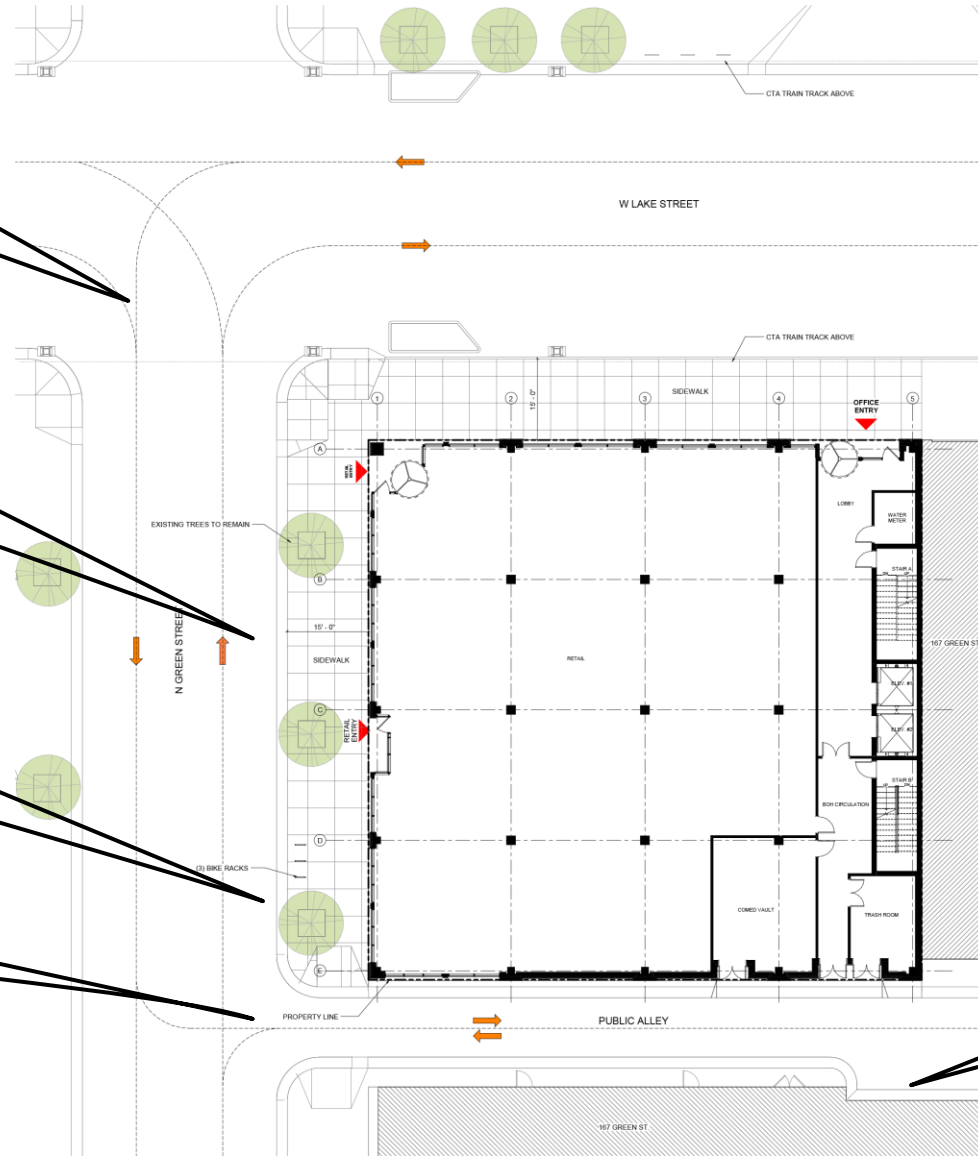
**817 W LAKE STREET**  
**TRANSPORTATION, TRAFFIC, AND PARKING**  
 Zoning Code Section 17-8-0904

**A.4.** “minimize conflict with existing traffic patterns in the vicinity;”

**A.1.** “promote the safe and efficient circulation of pedestrians, cyclists and *motor vehicles*;”

**A.2.** “promote transit, pedestrian and bicycle use”

**A.3.** “ensure accessibility for persons with disabilities”



**A General Intent**

**B Transportation.**

1. All *streets* should be constructed to city standards pertaining to paving and construction materials and be dedicated for public use. Deviations from standard widths (cross-sections) may be approved as part of the PD approval process.

2. When new *streets* are required for large-scale, multi-building developments, the new *streets* should reconnect the existing *street* grid.

- **All adjacent streets and alley are existing.**

**C Parking.**

- **No parking proposed**

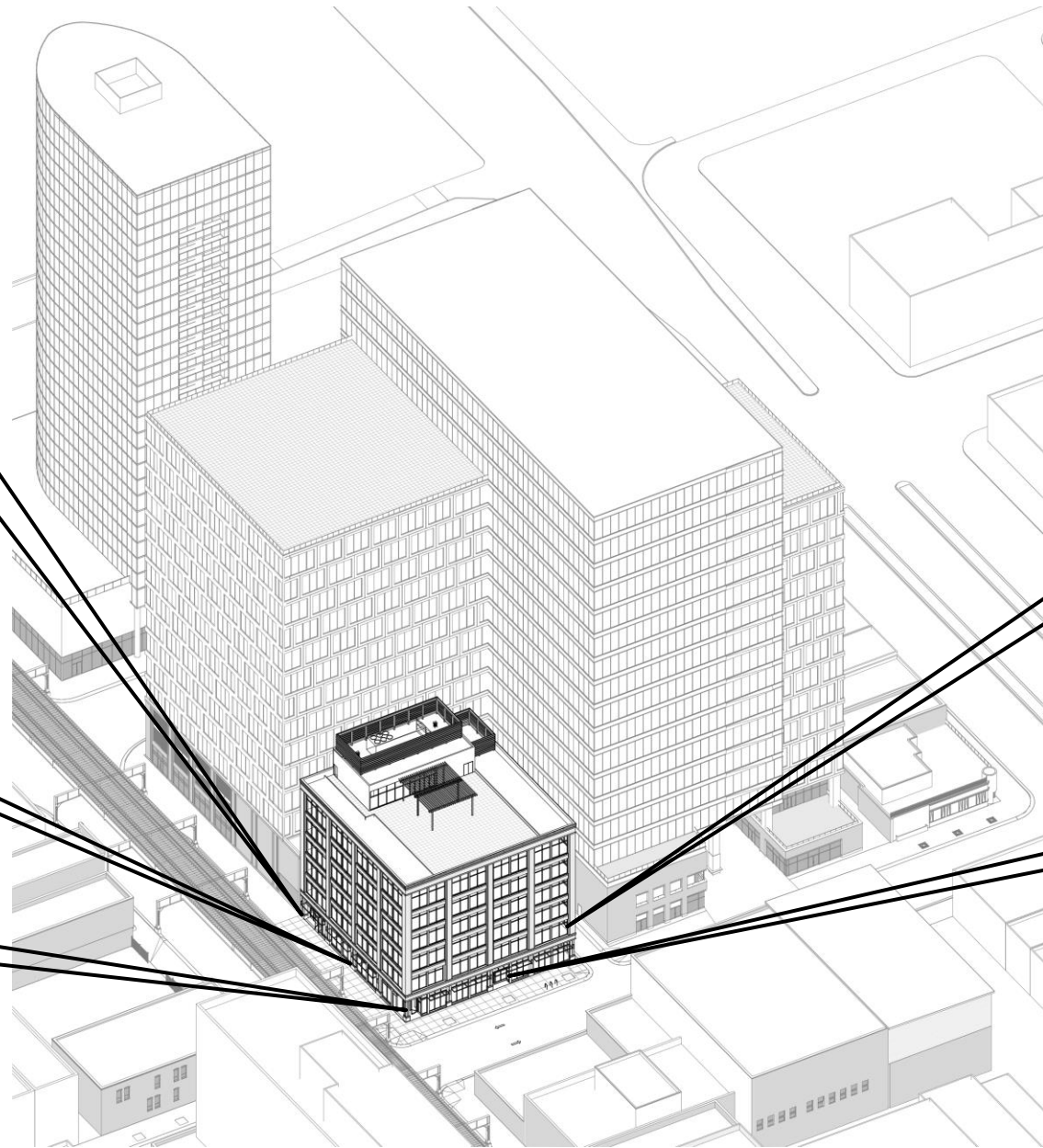
**A.6.** “provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas.”

**817 W LAKE STREET**  
**URBAN DESIGN**  
Zoning Code Section 17-8-0906

**B.1.** “ Building orientation and massing should create active “*street* or building walls” lining the sidewalk.”  
**B.2.** “Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another.”  
**B.3.** “Where a *street* wall exists, its continuity must be reinforced with the new development...”

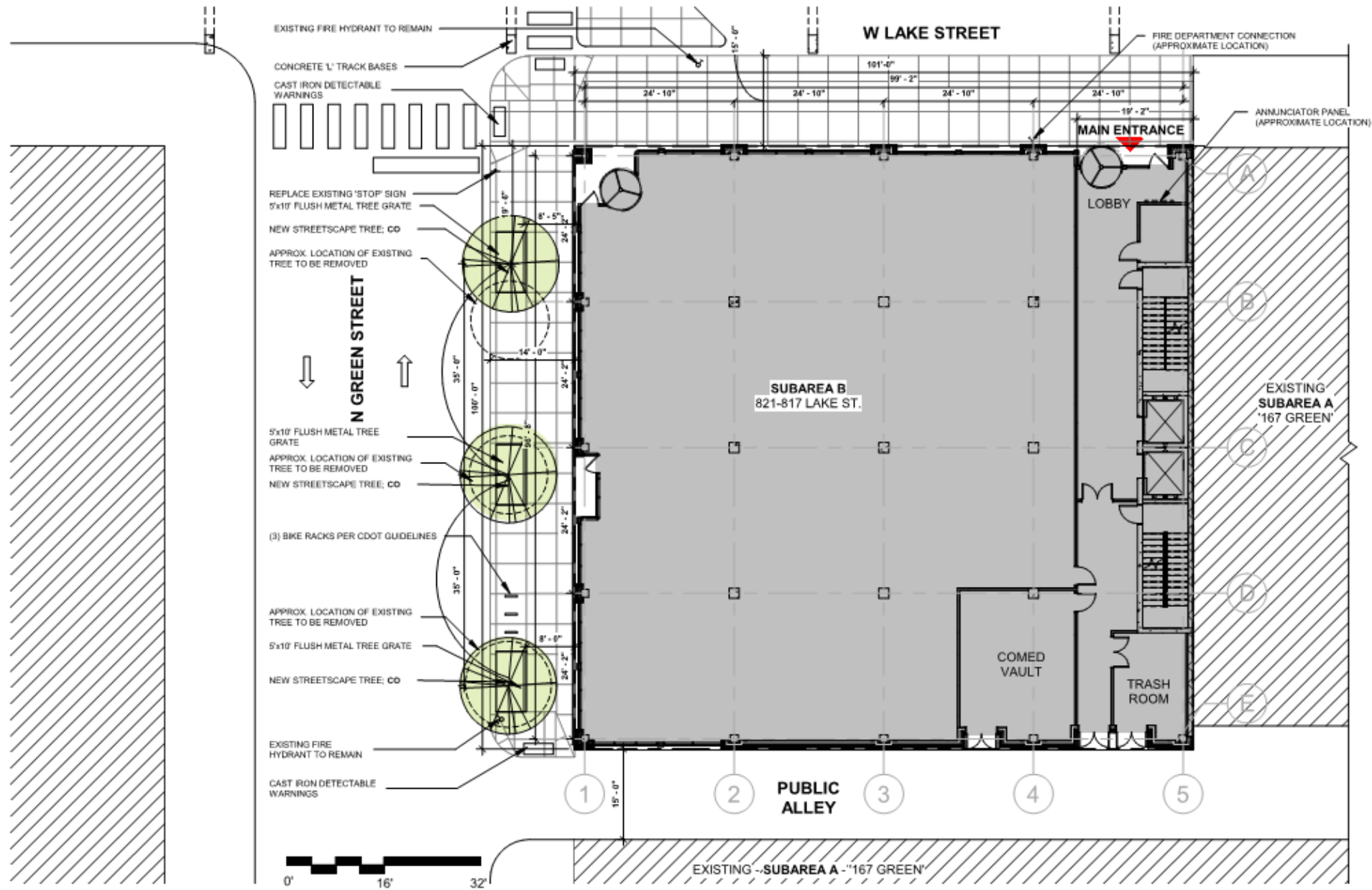
**A.1.** “reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;”  
**A.3.** “ensure that *signs* associated with the development are appropriate to the scale and character of the development and the surrounding area.”

**B.4.** “As the development pattern of the area permits, buildings on corner sites should be located close to both *street frontages* to help “hold” and give prominence to the corner.”



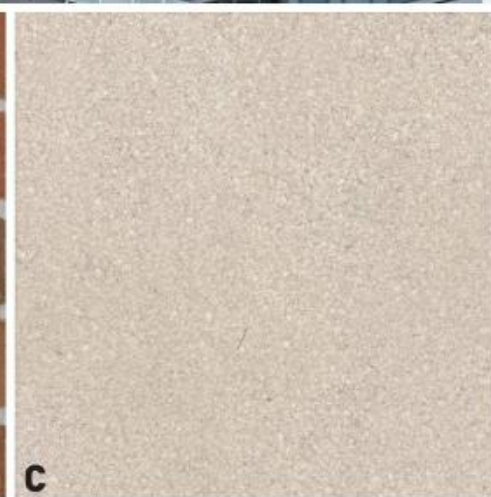
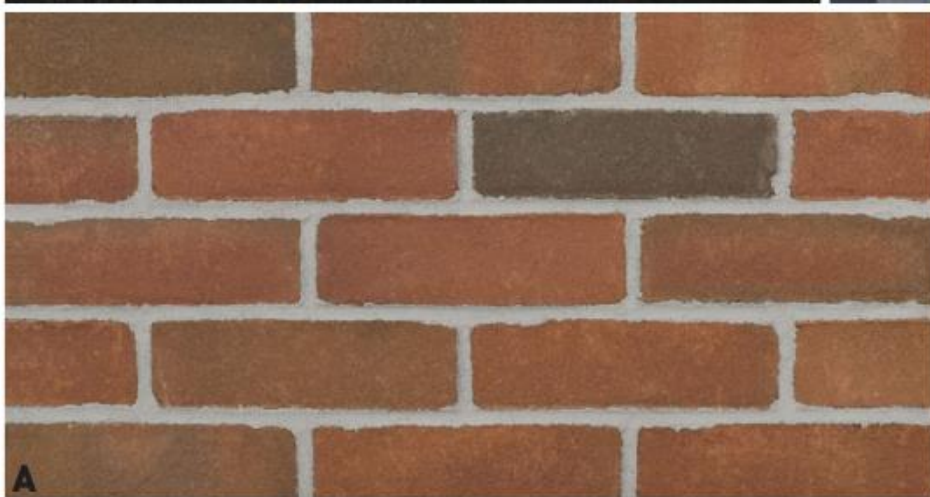
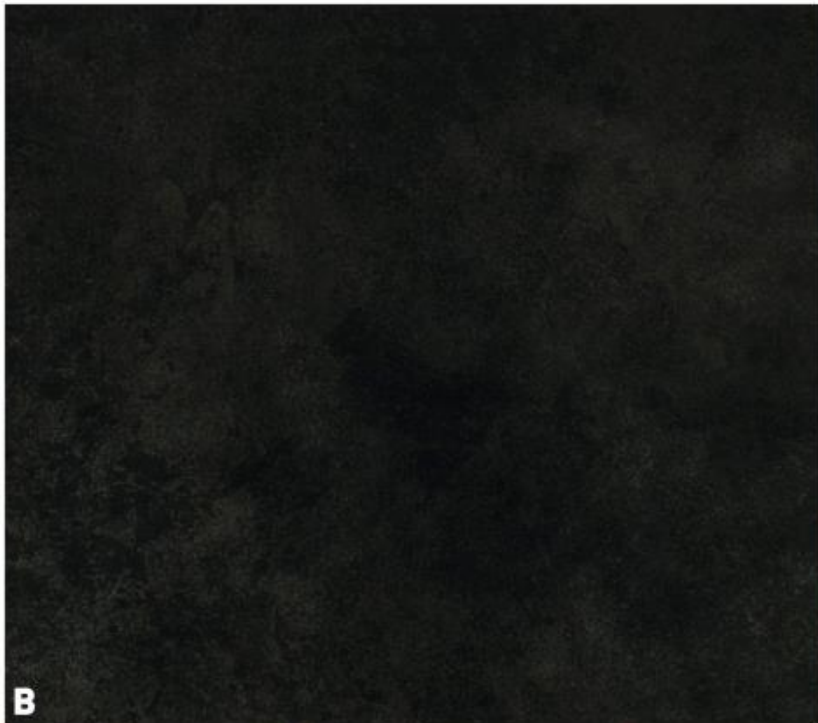
**D.1.** “Service areas, such as those for dumpsters, loading docks and mechanical equipment, should be located away from the *street* and away from *residential buildings* and entrances. Landscaping and walls should be used to screen such areas/activities from view.”

**B.5.** “Large retail developments and shopping centers should help reinforce the characteristics of urban *streets* by placing liner buildings (outlot buildings) near the *street/public sidewalk*. Such liner buildings should contain retail/commercial uses.”



Landscape Plan | L 1.1

**OPEN SPACE + LANDSCAPING**



### A - Facebrick

Glen-Gery, Facebrick, Albany

### B - Metal Panel

Pure+Freeform, Hot Rolled Ultra Gloss

### C - Limestone

Polycor, Indiana Limestone - Standard Buff

### D - Glazing

Guardian Glass, SunGuard High Performance, Neutral 78/65

### E - Granite

Polycor, Cambrian Black, Polished

### F - Cast Stone

Continental Cast Stone, 1103 St. Thomas Tan

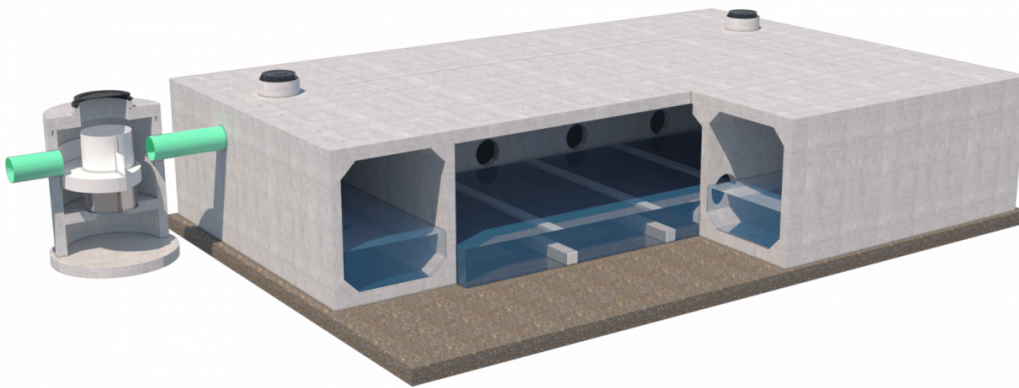


Compliance Options		Points Required	Sustainable Strategies Menu																																
Compliance Paths	Starting Points	Number of Optional Points Required <small>New Construction / Substantial Rehab / Moderate Rehab</small>	Health	Energy					Stormwater					Landscapes			Green Roofs	Water	Transportation						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 (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	0	100 / 50 / 25	40	30	20	30	40	50	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	5	10	10	5	10
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	5	10	10	5	10

NEW CONSTRUCTION : 100 POINTS

**+ Project to be compliant with the stormwater management ordinance via:**

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**1. >50% Green Roof**

**2. Underground stormwater detention.**

**3. Rate control restrictor**



## Public Benefits:

- Activates the vacant Southeast corner of Green and Lake;
- \$15,000,000 investment in the Community;
- Creates approximately 75-100 Construction jobs;
- Creates approximately 5 permanent jobs;
- Will provide 26% and 6% MBE and WBE participation;
- Neighborhood Opportunity Fund FAR Bonus Payment of \$526,268.80.



# DPD Recommendations

The proposed amendment to Planned Development #1359 is appropriate for the following reasons:

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);
2. It is **compatible with the character of the surrounding area in terms of uses, density and building scale** (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses and the goals and objectives of the West Loop Design Guidelines (2017);
3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the time of occupancy (17-13-609-C);
4. The proposal is **compatible with surrounding zoning** (17-13-308-D). The proposed amendment results in a development which is compatible with surrounding zoning districts and planned developments;
5. The proposal **promotes transit, pedestrian and bicycle use, ensures accessibility** for persons of all mobilities and minimizes conflicts with existing traffic patterns in the vicinity (17-8-0904-A1)