



CHICAGO PLAN COMMISSION

Department of Planning and Development

19 N. May St.

Revision to PD1357, Subarea 'B'

1115 W. Washington Blvd./19 N. May St. (25th and 27th Wards)

19 N May LLC

7-16-2020

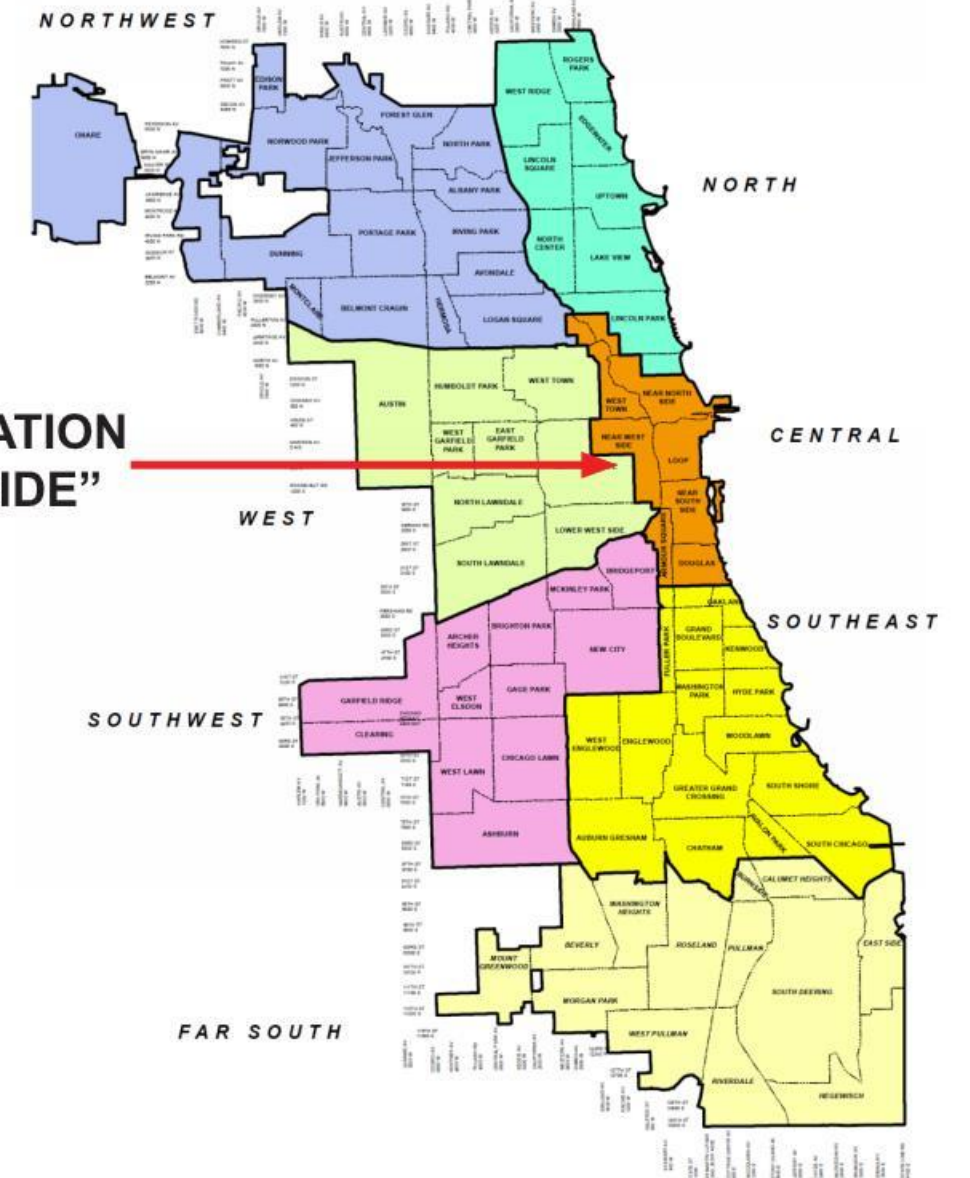


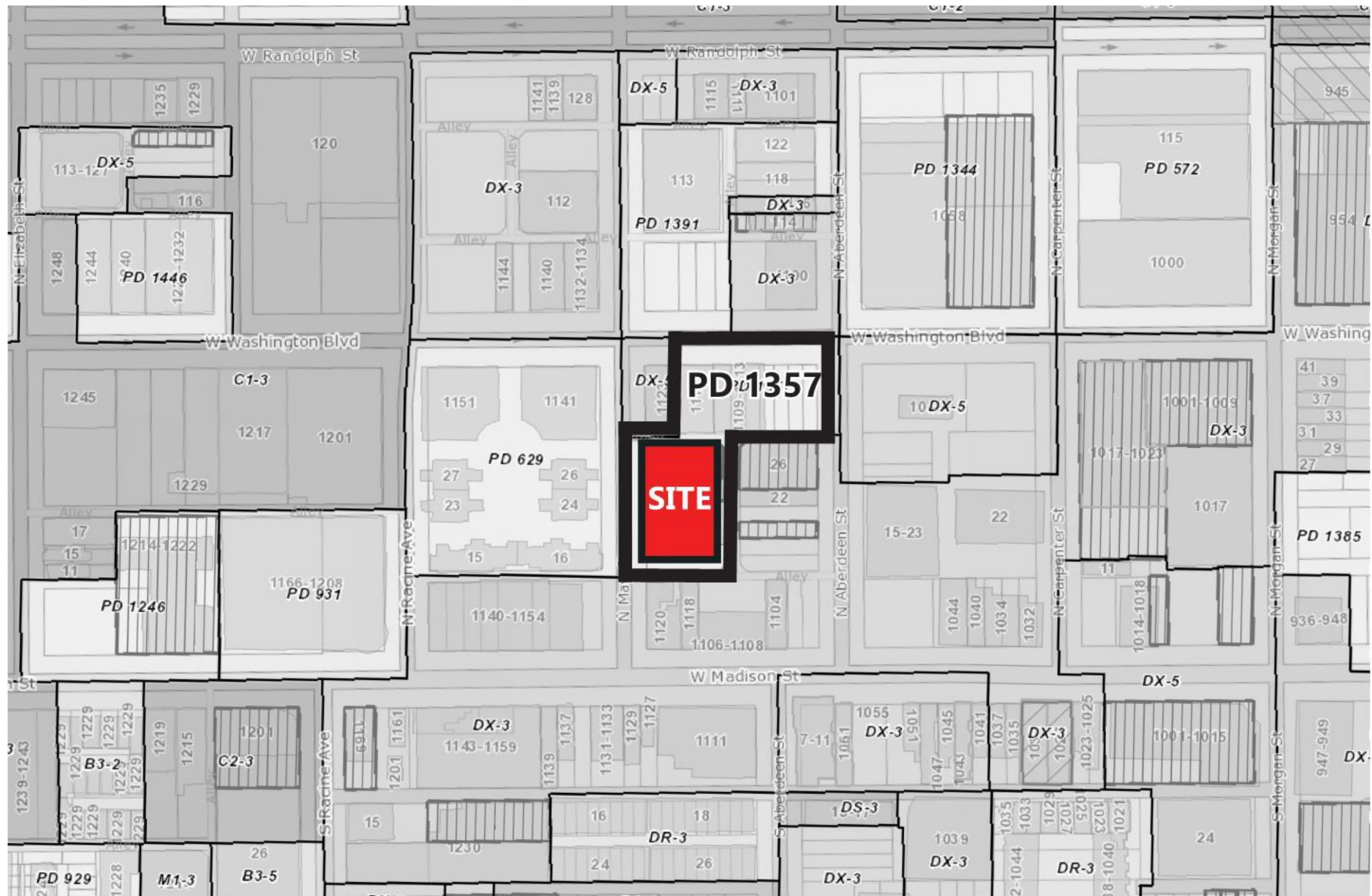
COMMUNITY AREA INFORMATION:

DEMOGRAPHICS:

- 54% OF RESIDENTS ARE BETWEEN THE AGES 25-44
- 28% ARE LESS THAN 24 YEARS OLD
- 18% ARE OVER THE AGE OF 45
- ROUGHLY 33,000 RESIDENTS ACCORDING TO THE 2017 CENSUS ESTIMATES
- MEDIAN HOUSEHOLD INCOME OF \$110,000

PROJECT LOCATION “NEAR WEST SIDE”







SITE FROM MAY ST. LOOKING NORTHEAST



MAY ST. LOOKING NORTHEAST



CORNER OF MAY ST. AND WASHINGTON BLVD



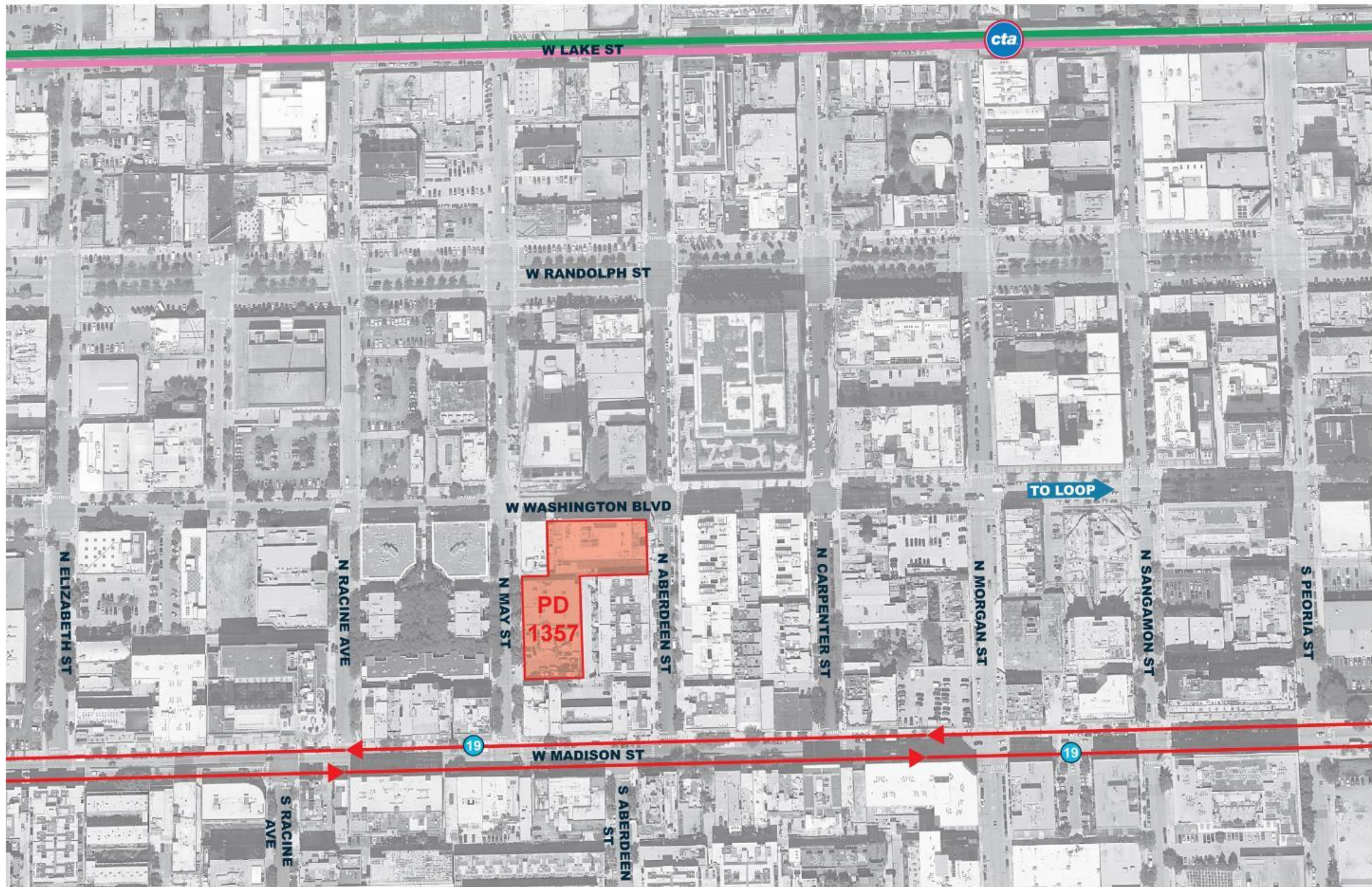
WASHINGTON BLVD. LOOKING EAST

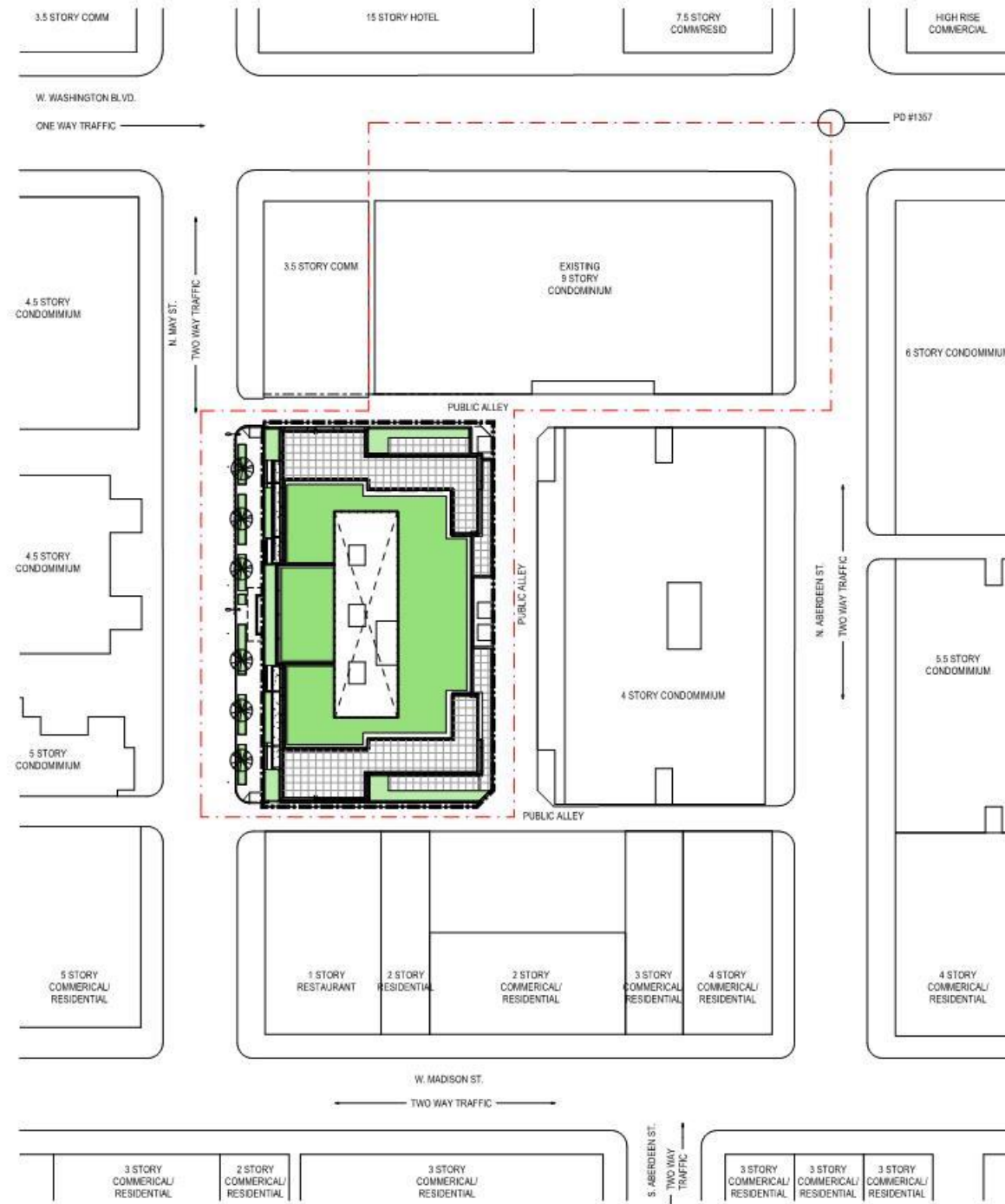


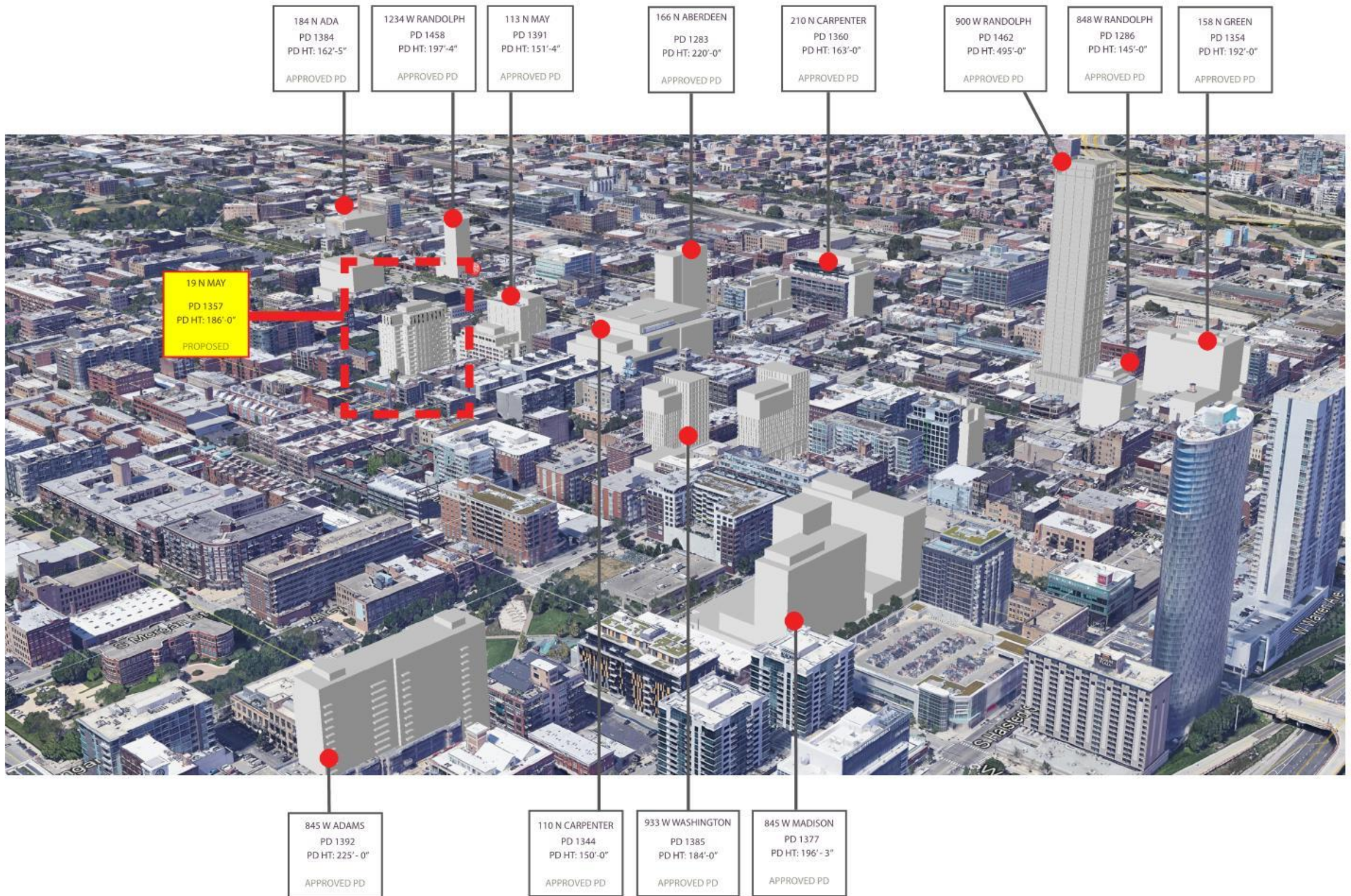
CORNER OF MAY ST. AND MADISON ST.



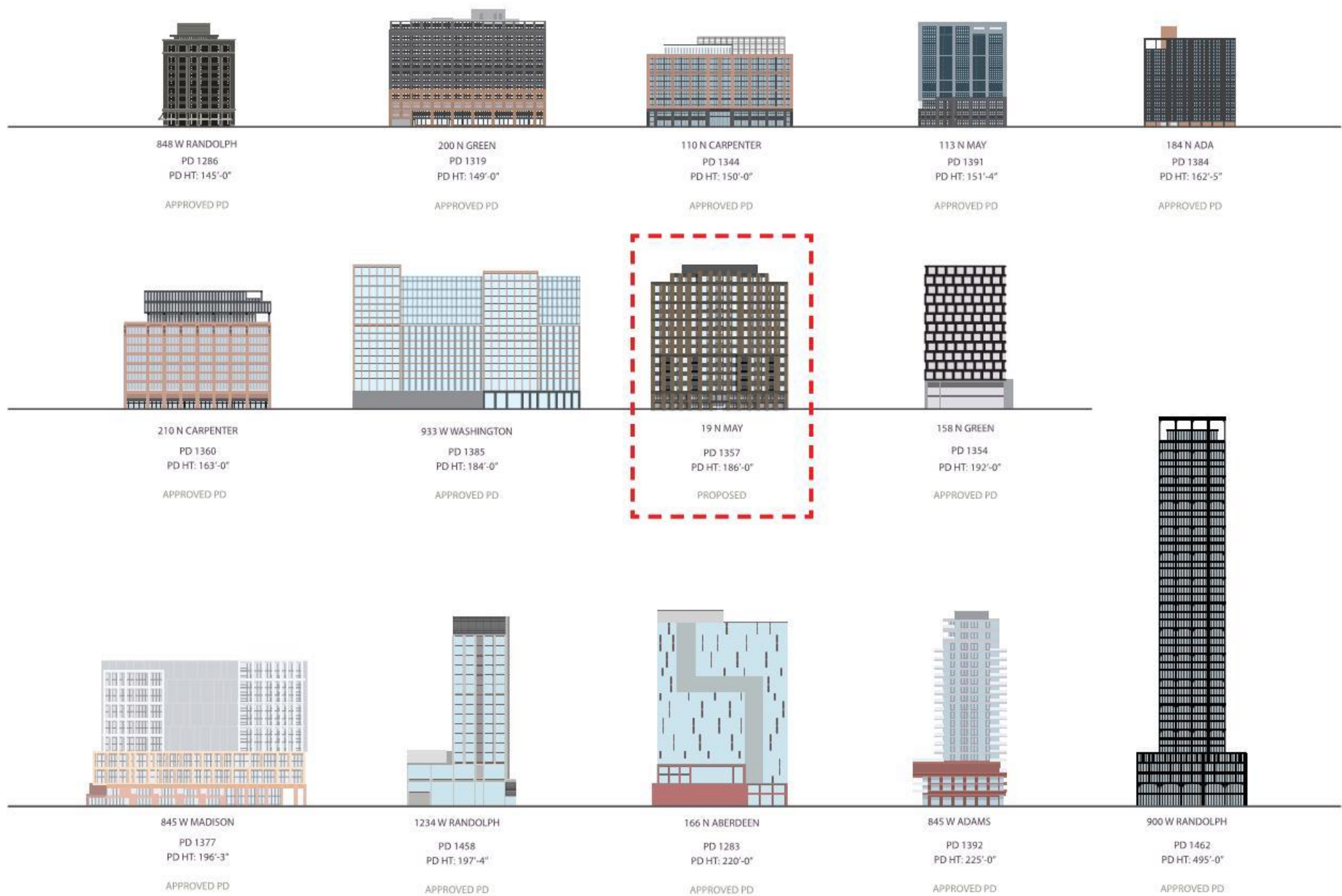
MAY ST. LOOKING NORTH







SITE / HEIGHT CONTEXT (APPROVED PLANNED DEVELOPMENTS) - VIEW FROM SOUTHEAST



SITE / HEIGHT CONTEXT (APPROVED PLANNED DEVELOPMENTS)



WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Chicago Department of Planning & Development
- The WLDG “builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural, and residential center for the city; while maintaining the urban character and scale that has



- Revision to PD1357 was filed 12/12/2018
- Met with WCA - 12/19/2018
- Met with WLCO - 01/09/2019
- Met with NOWL - 01/14/2019

- REVISIONS INCORPORATED (based on Community Feedback)
 - Height reduction
 - Re-massing
 - Underground parking incorporated
 - Parking garage access from east (wider) alley

- Met with 25th Ward Zoning Advisory Committee - 02/12/2020
- Met with NOWL 03/09/2020
- Met with WCA (virtual meeting) - 04/01/2020
- Issued digital presentation to WLCO (per WLCO request) - 04/07/2020
- Public Community Meeting (virtual meeting) - 05/25/2020



PEDESTRIAN CONTEXT - MAY STREET



PEDESTRIAN CONTEXT - MAY STREET



RENDERING ON MAY STREET LOOKING NORTH



RENDERING VIEW LOOKING SOUTHEAST



220'-5"
17 FLOORS
73 UNITS

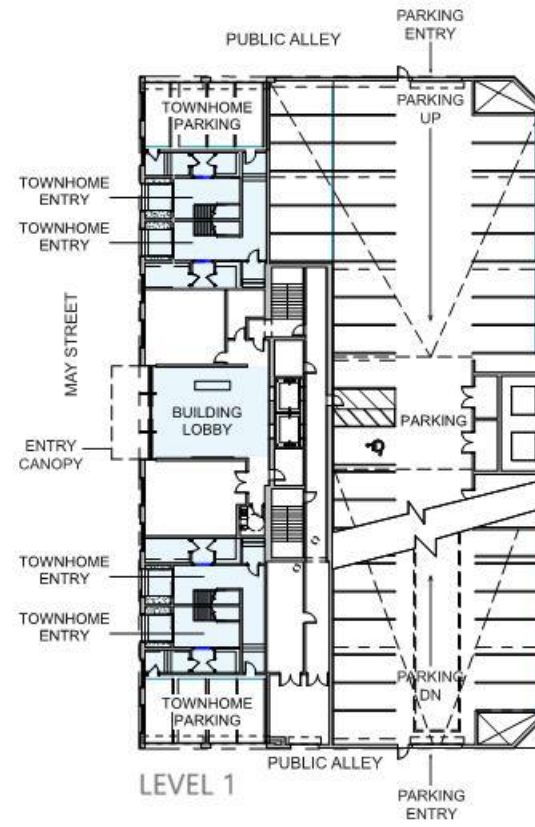


PREVIOUS DESIGN

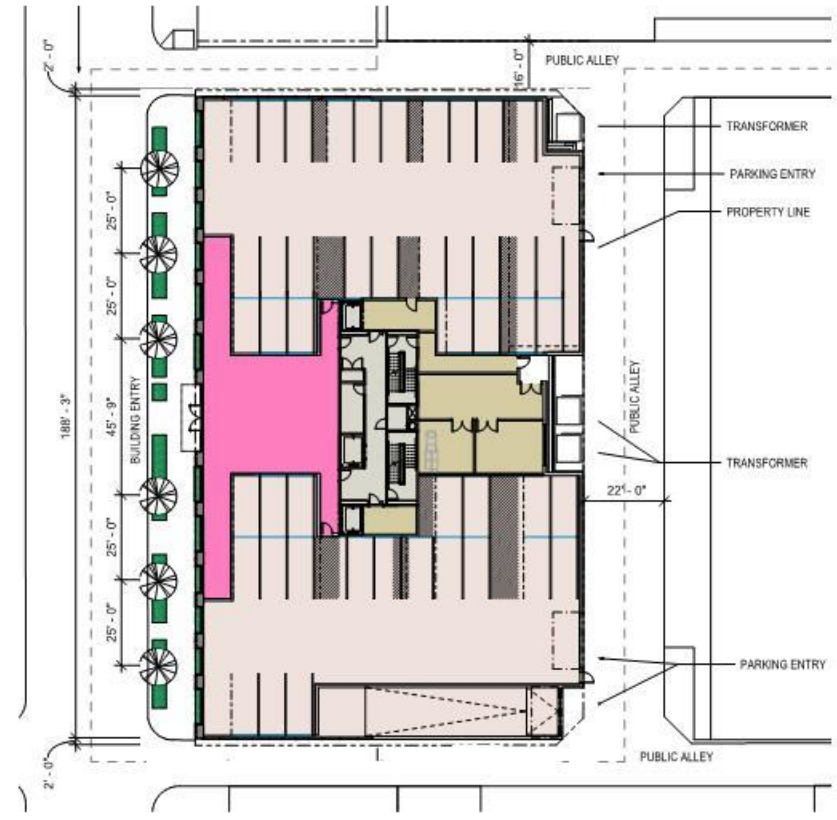
186'-0"
15 FLOORS
58 UNITS



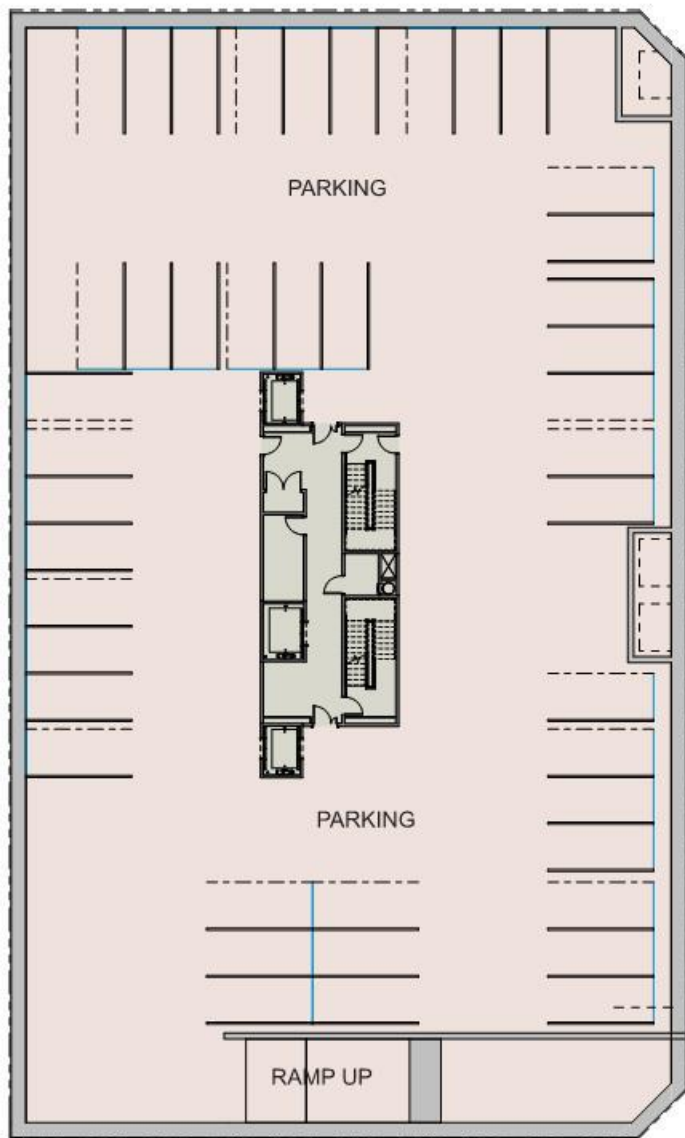
CURRENT DESIGN



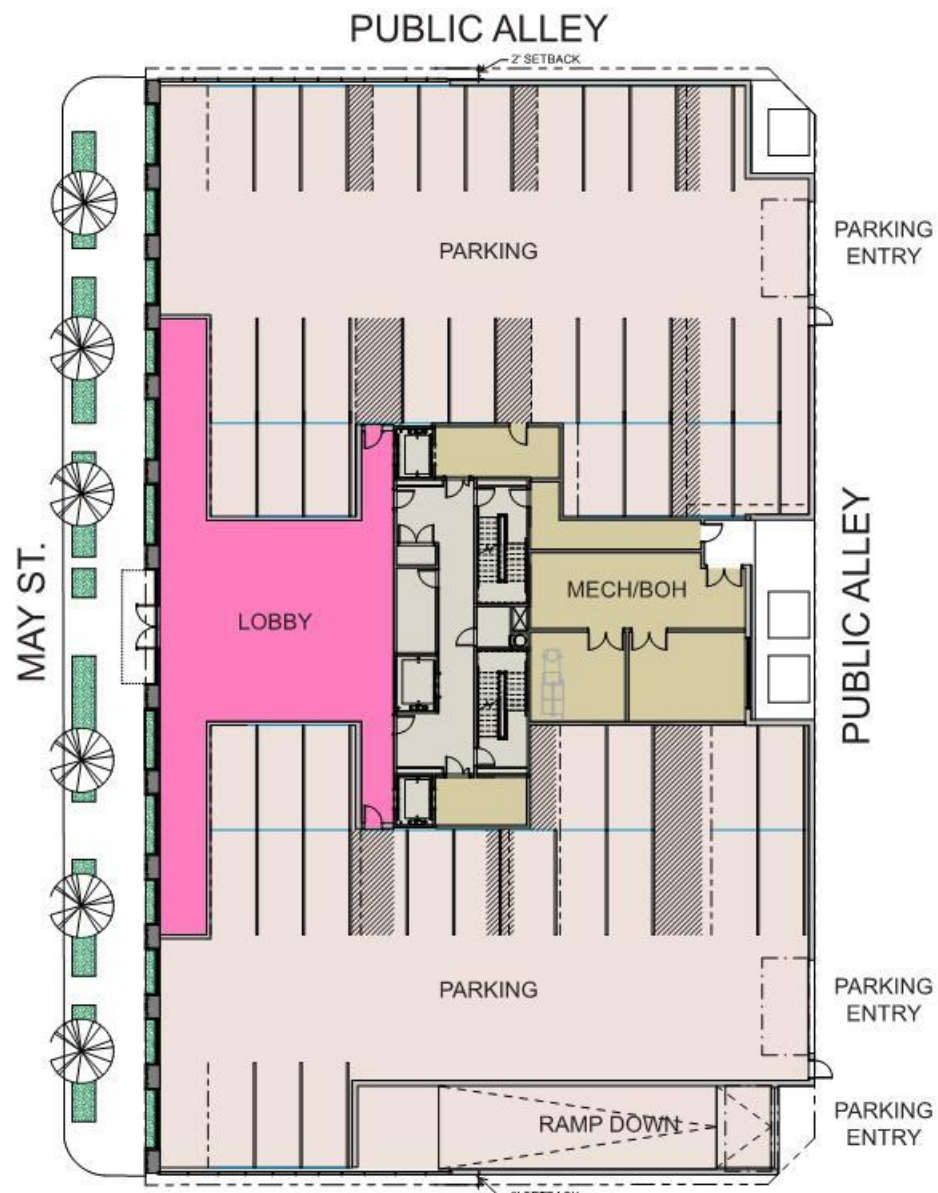
PREVIOUS DESIGN



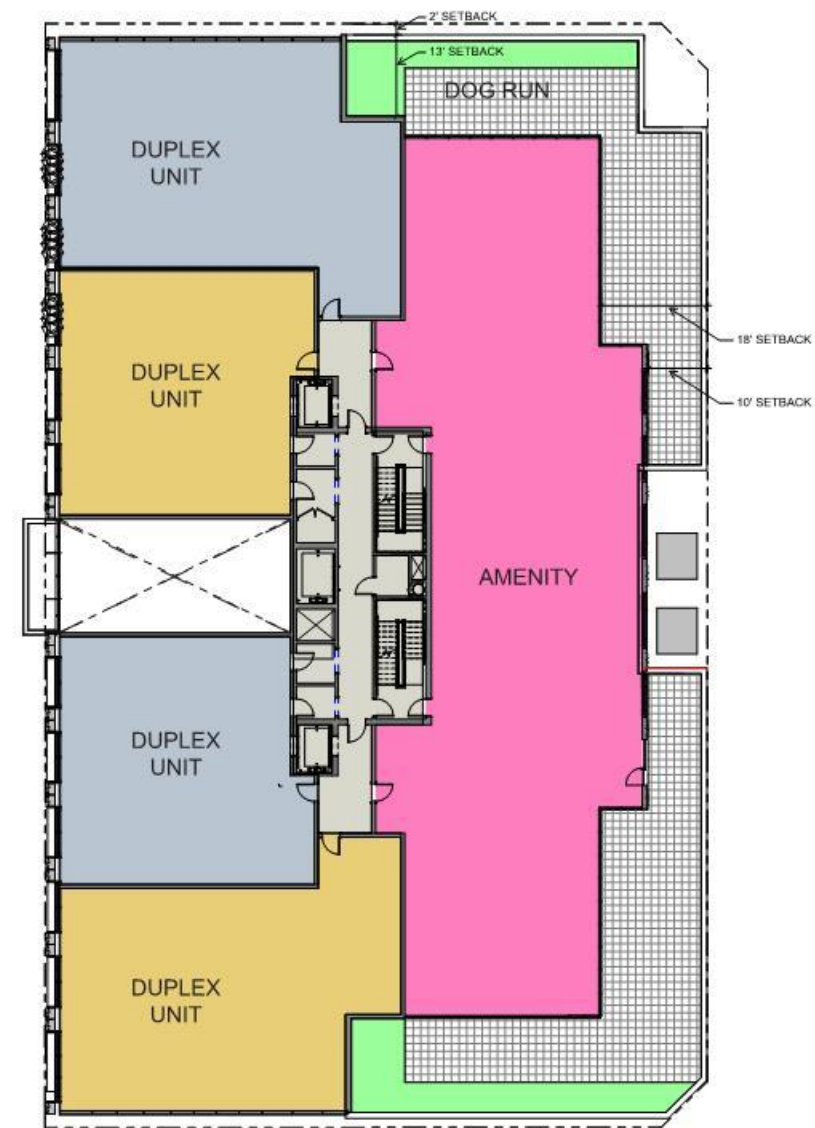
CURRENT DESIGN



LOWER LEVEL

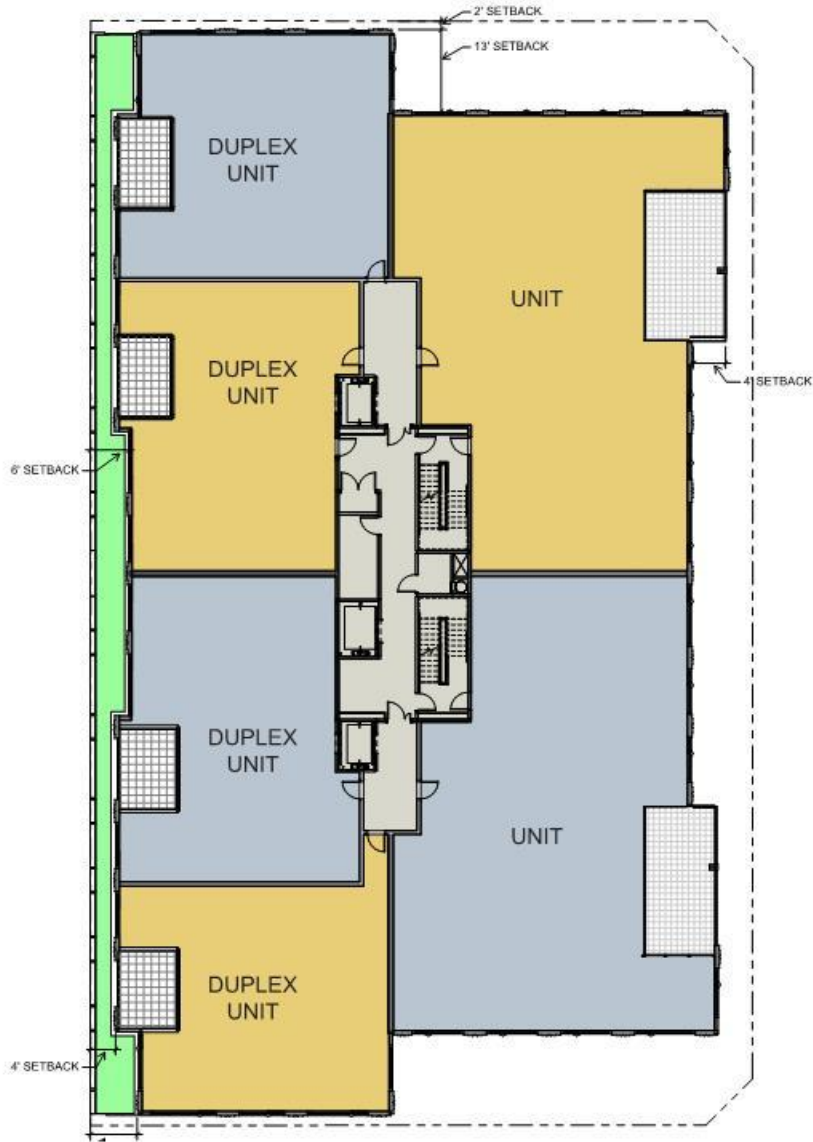


LEVEL 1

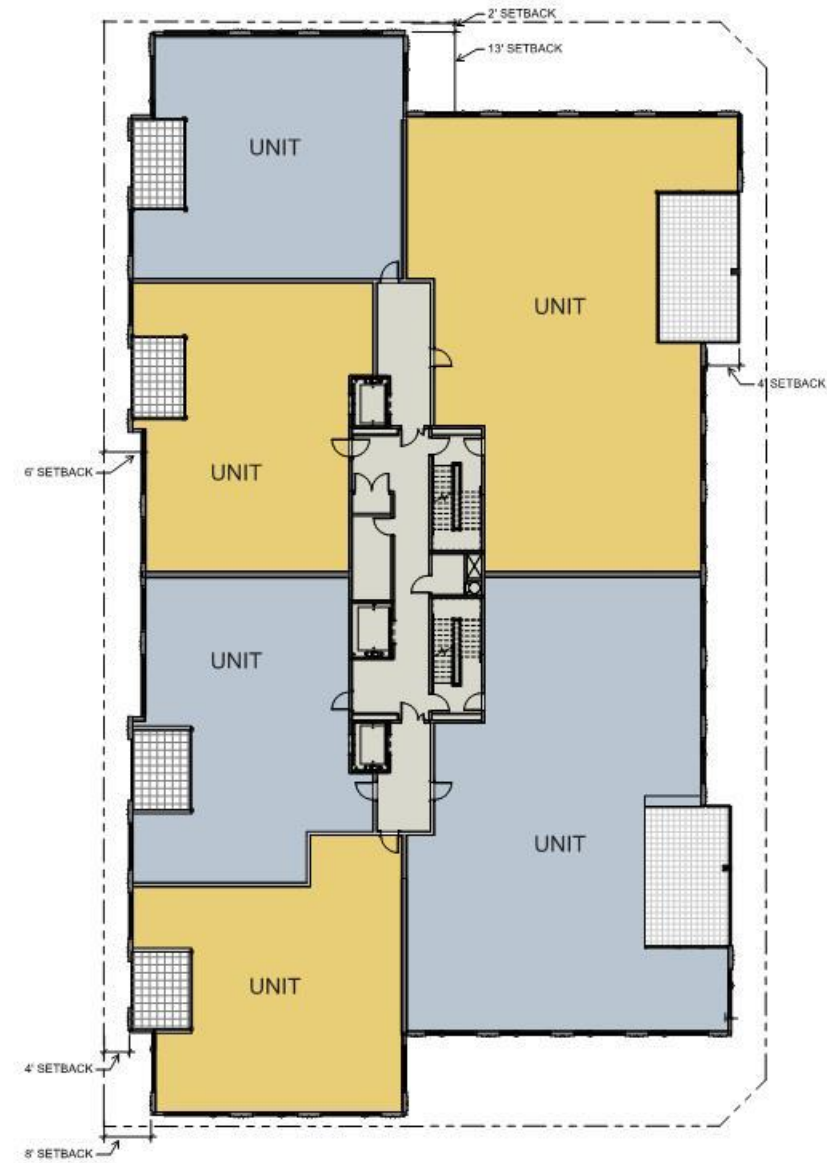


LEVEL 2



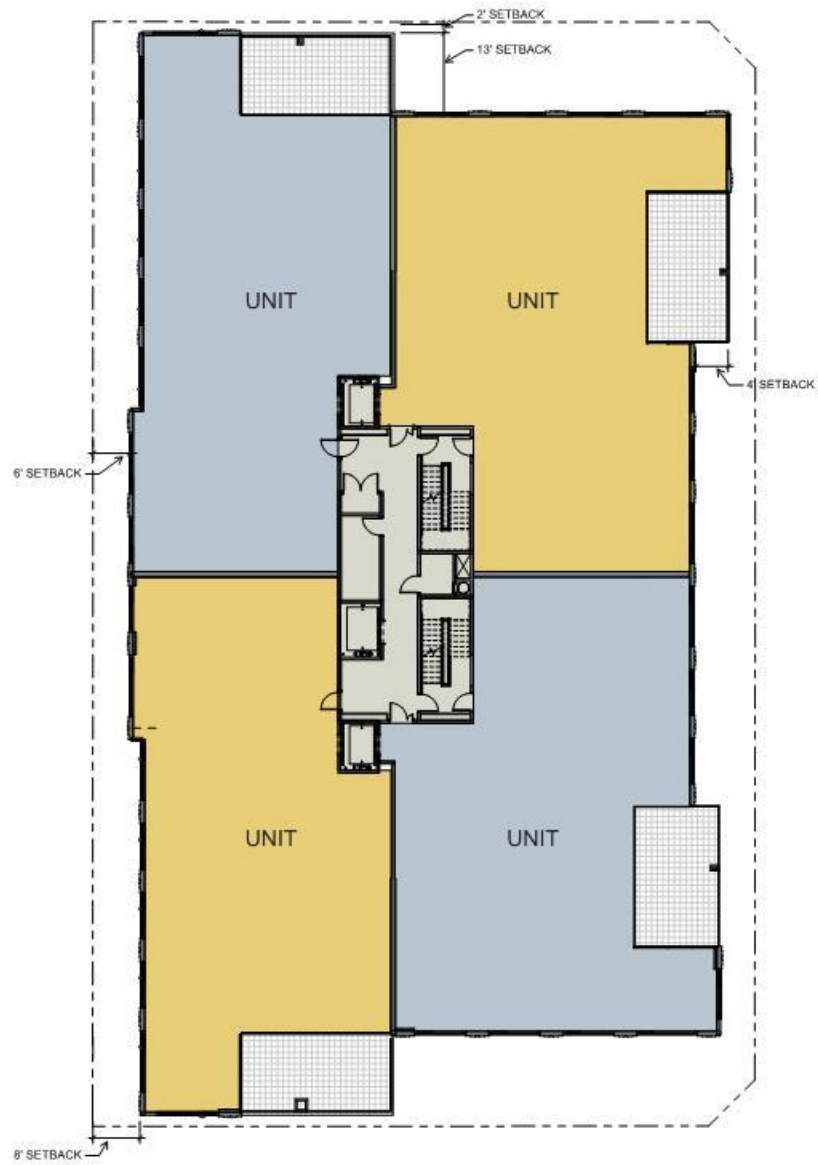


LEVEL 3

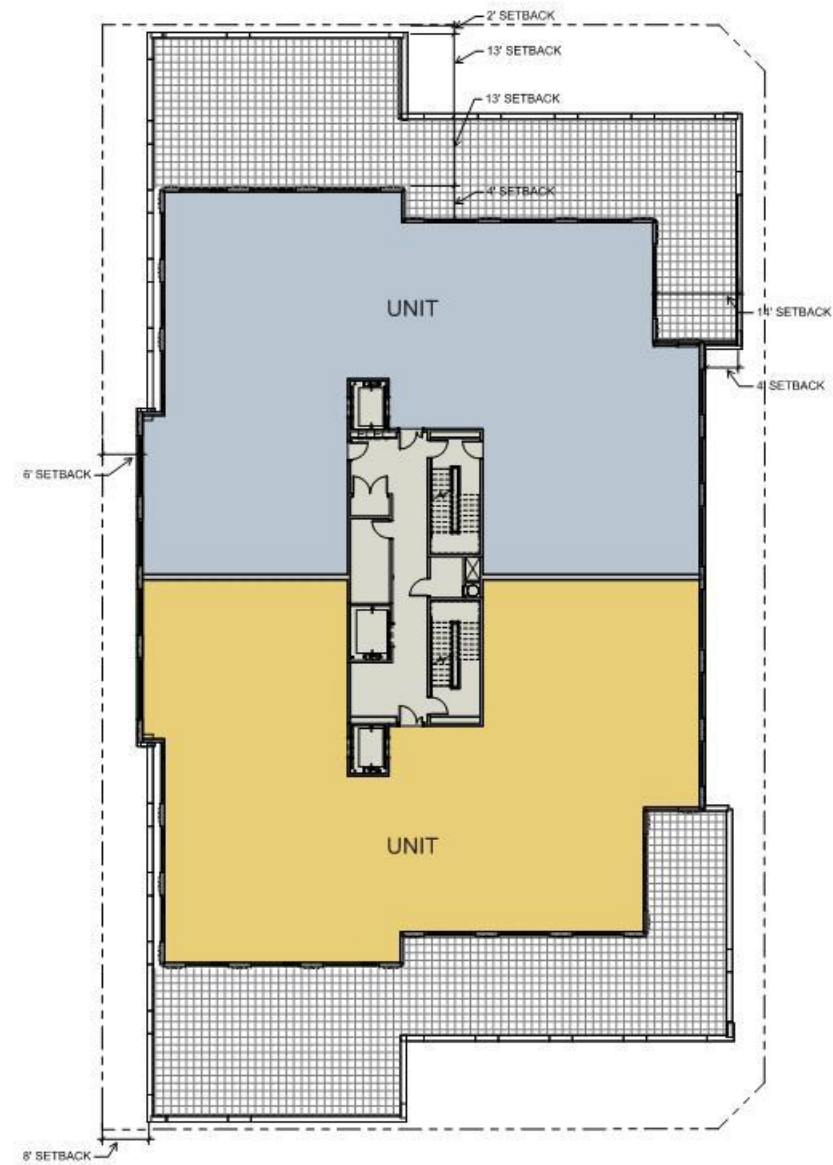


LEVELS 4-6





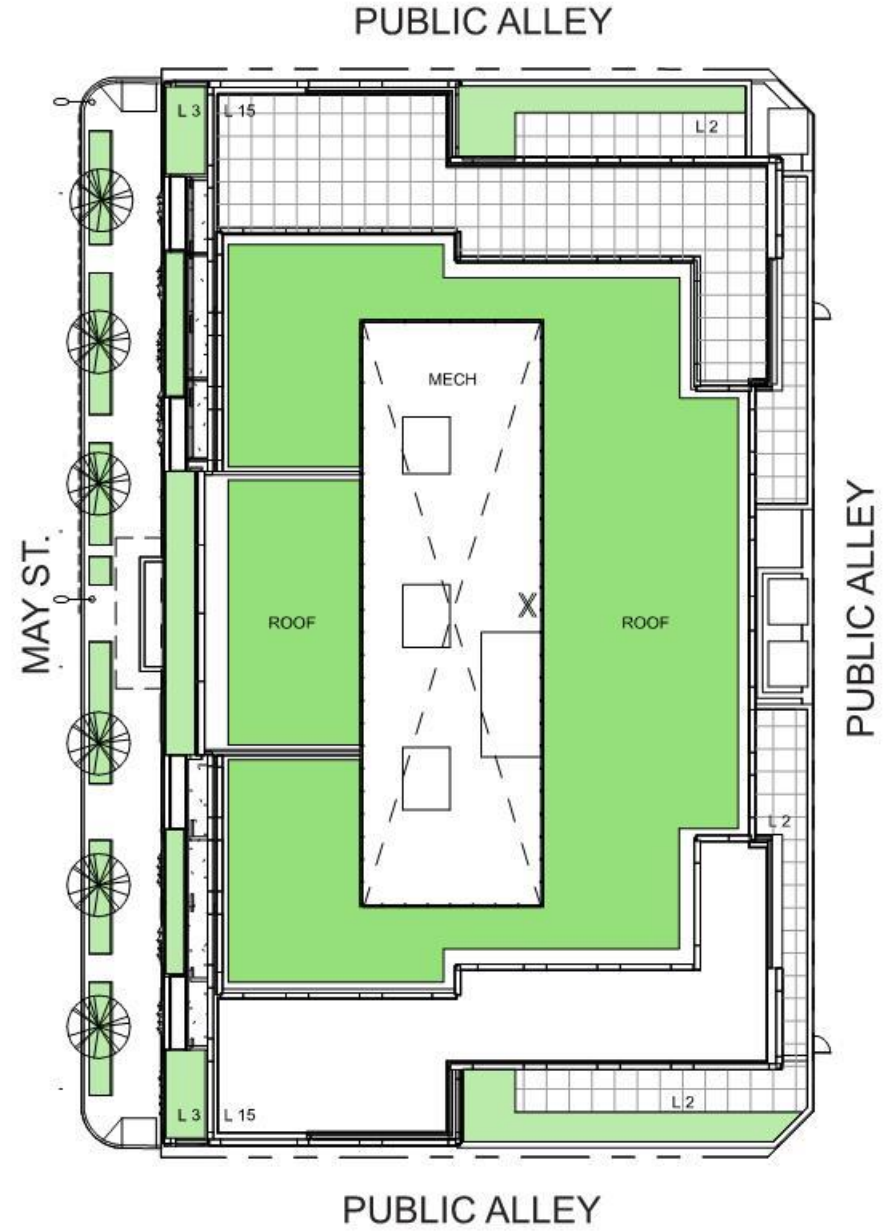
LEVELS 7-14

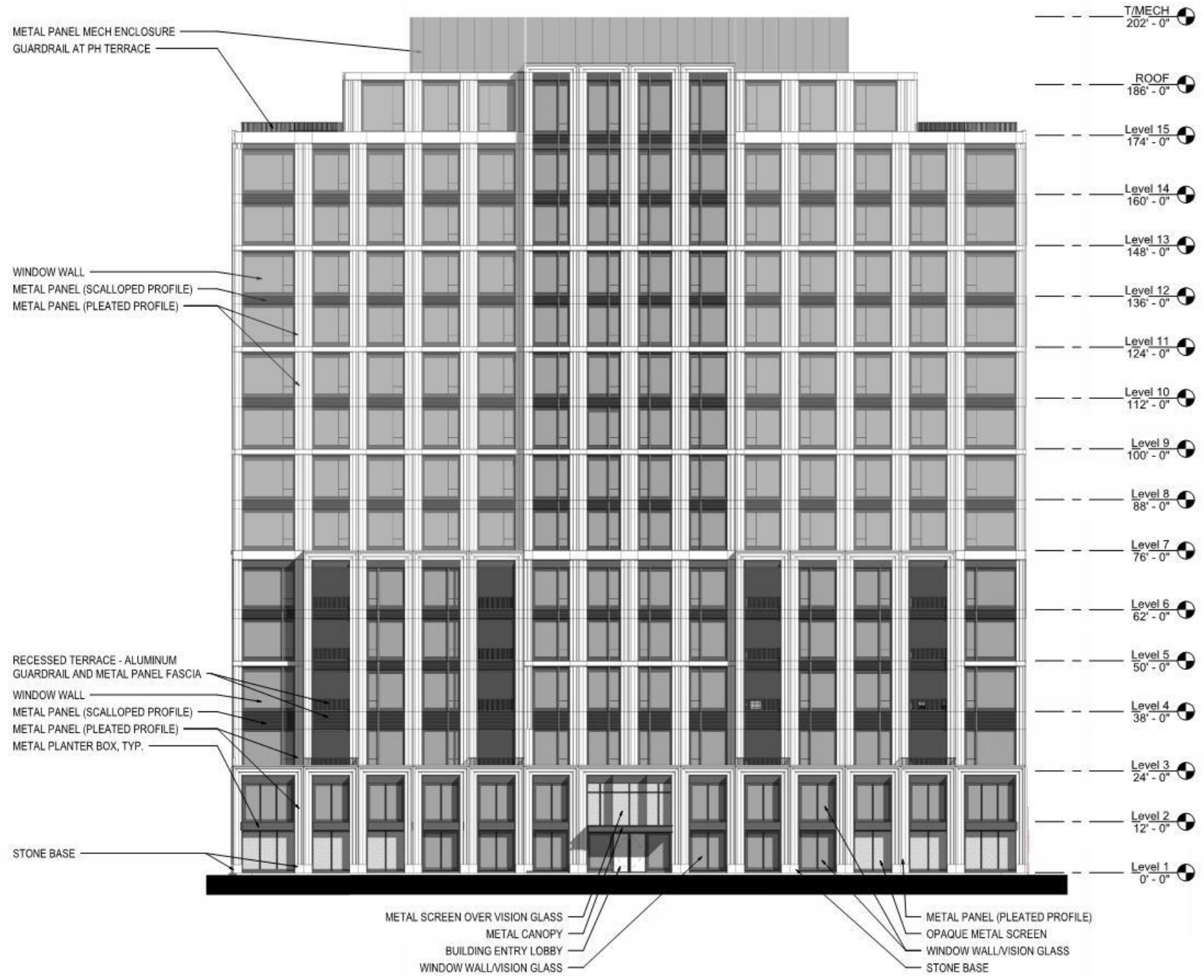


PENTHOUSE LEVEL 15



LEVEL	NET ROOF AREA (SF)	GREEN ROOF (SF)
MECH	500	0
ROOF	8,200	7,300
15	4,328	0
3	810	640
2	3,450	725
	16,788	8,665
		PROVIDED
		8,394 50% REQUIRED

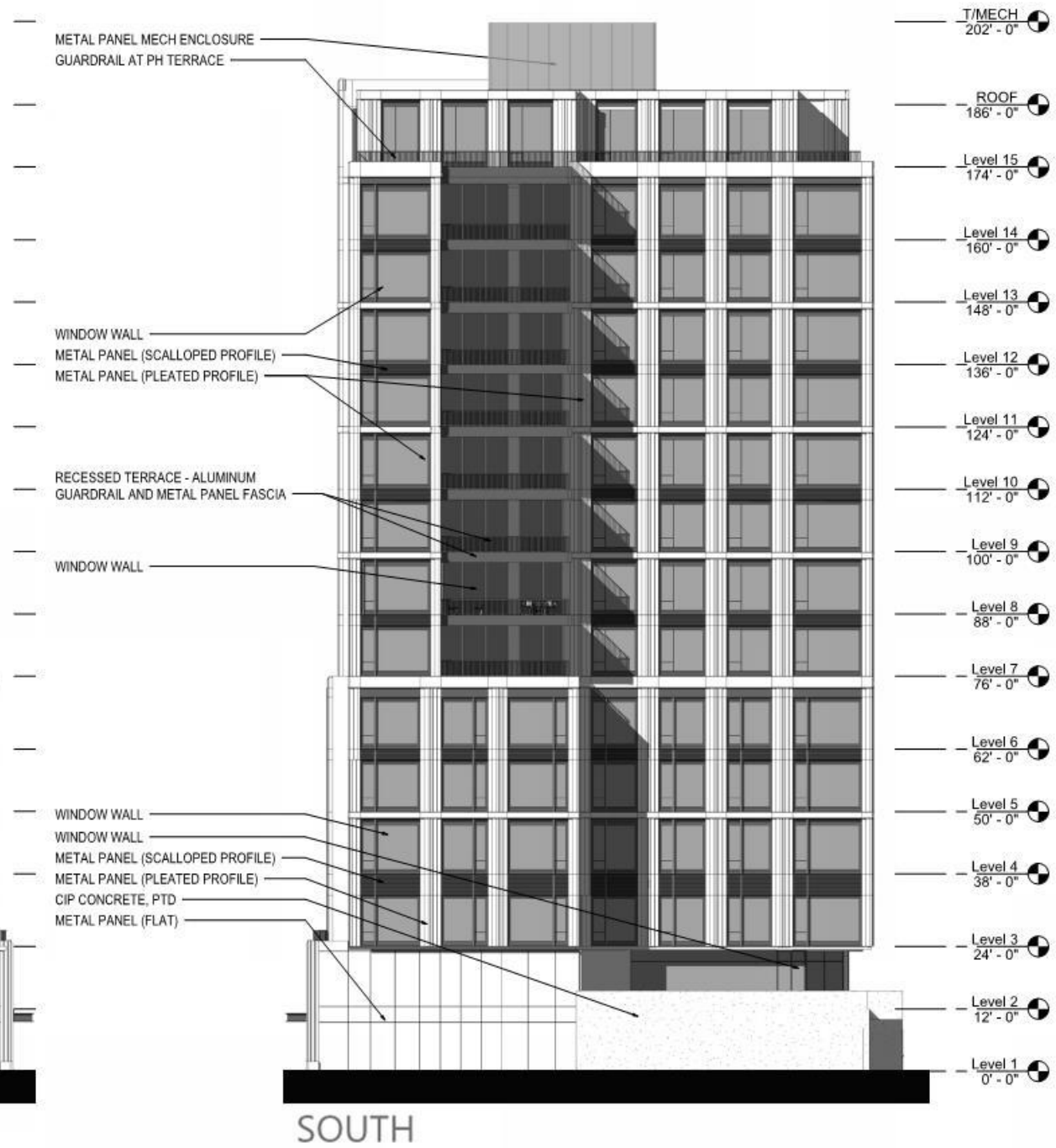
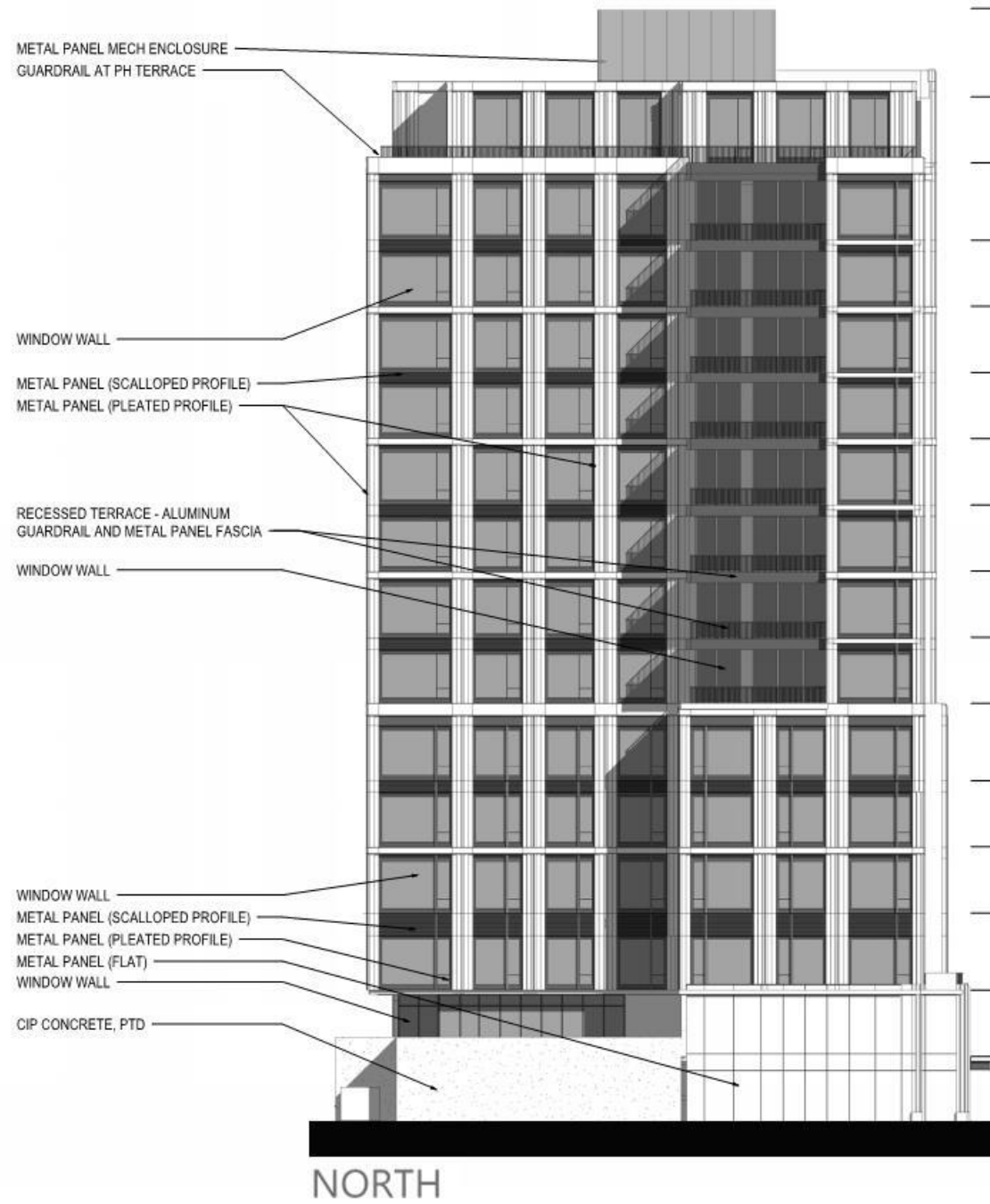




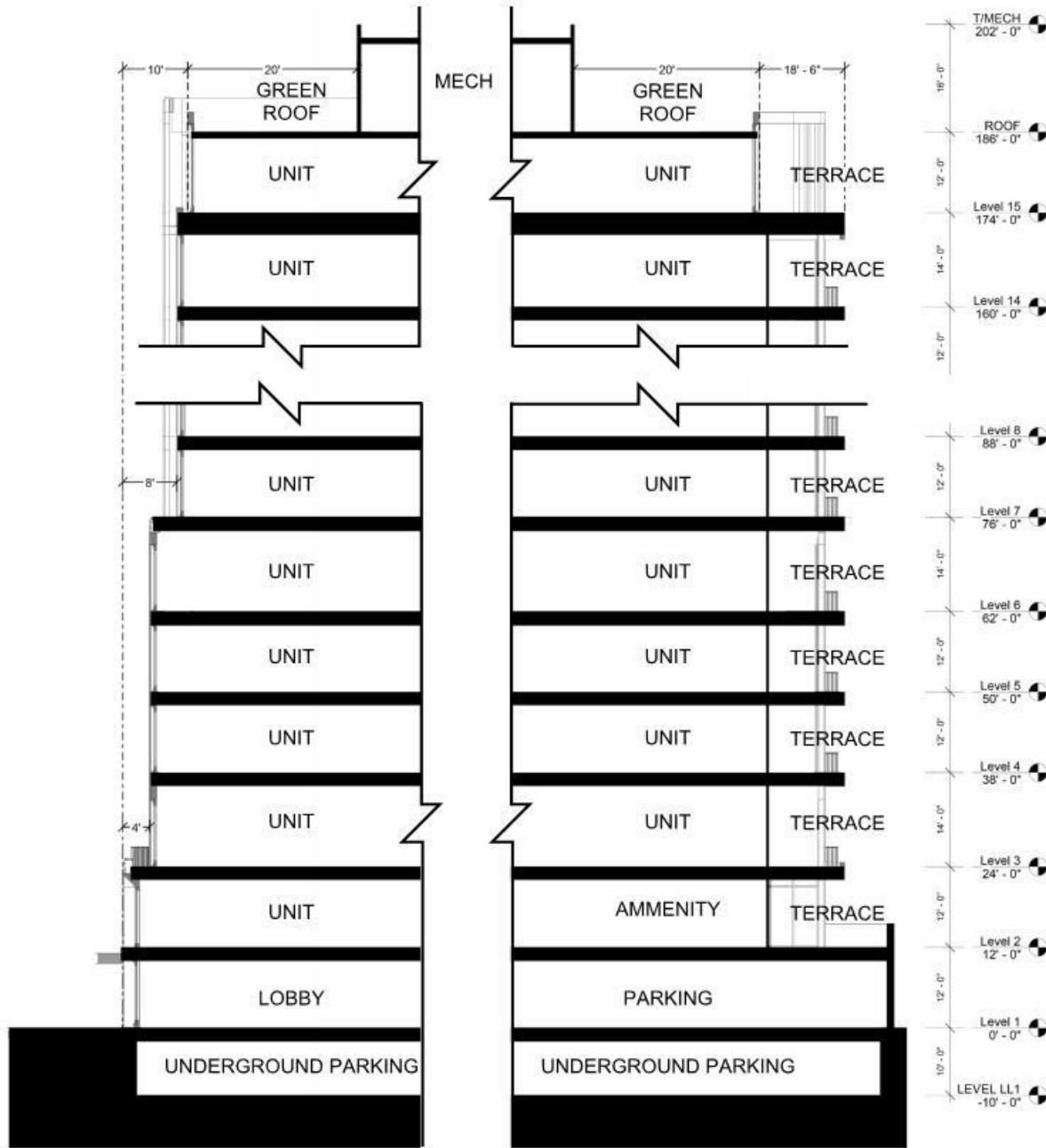
WEST ELEVATION



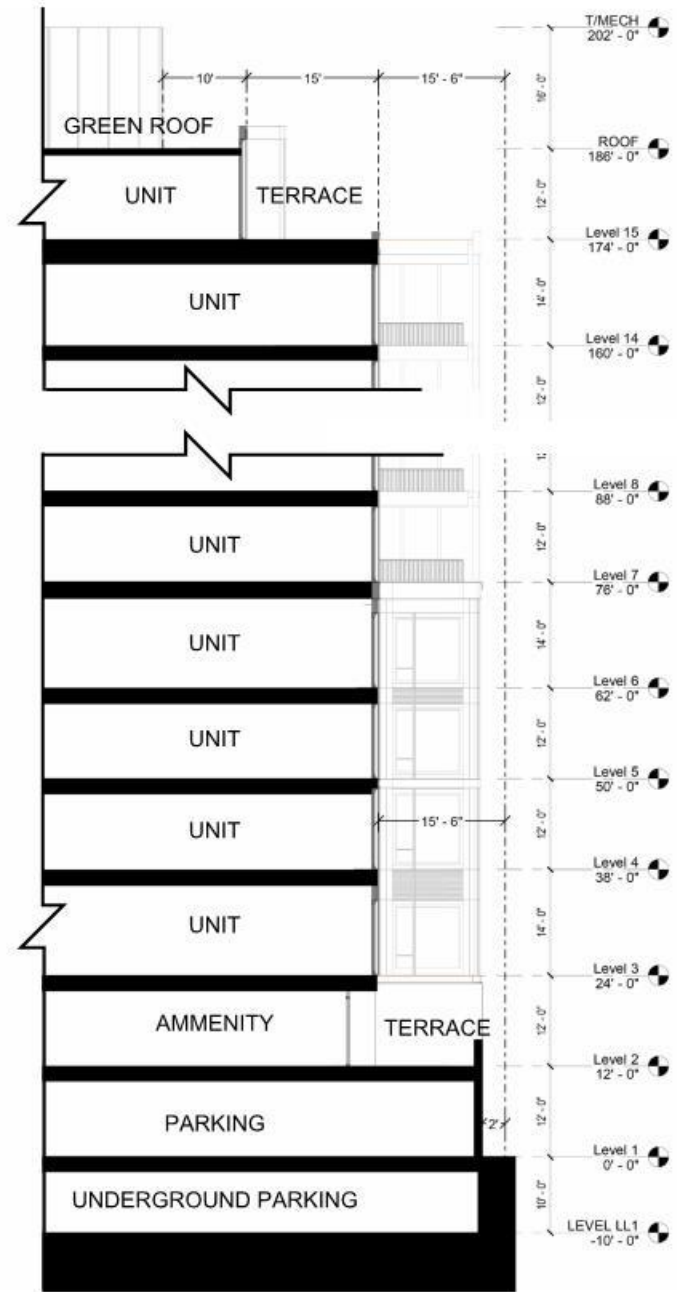
EAST ELEVATION



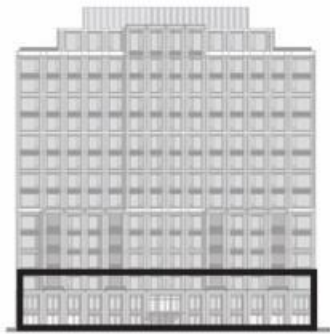
NORTH AND SOUTH ELEVATIONS



SECTION LOOKING NORTH



SECTION LOOKING WEST



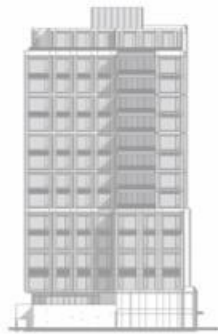
WEST



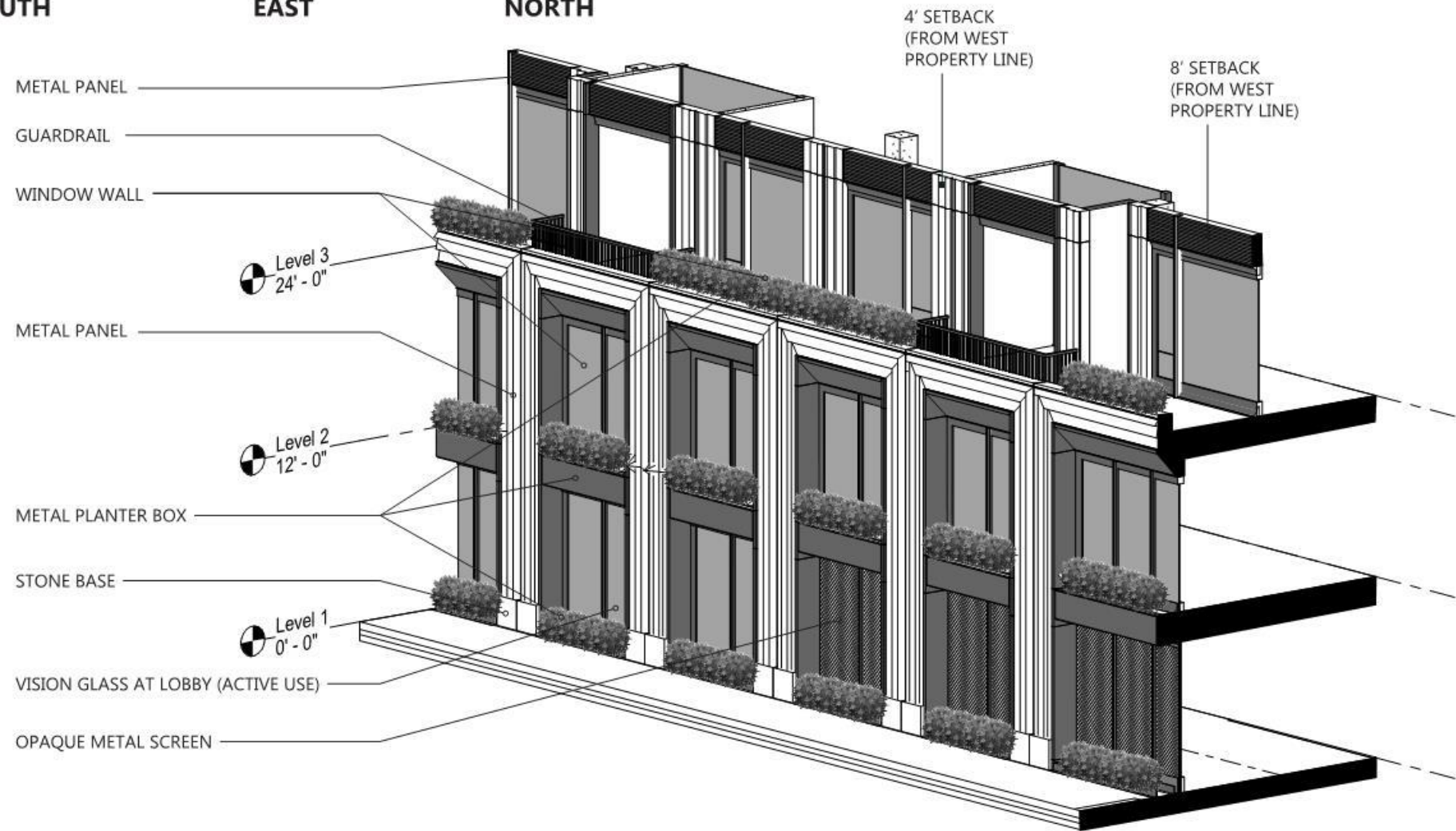
SOUTH

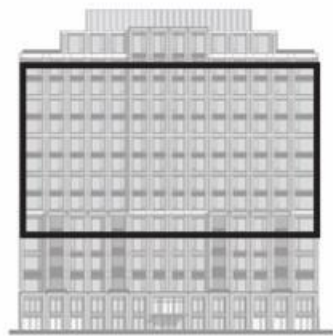


EAST



NORTH





WEST



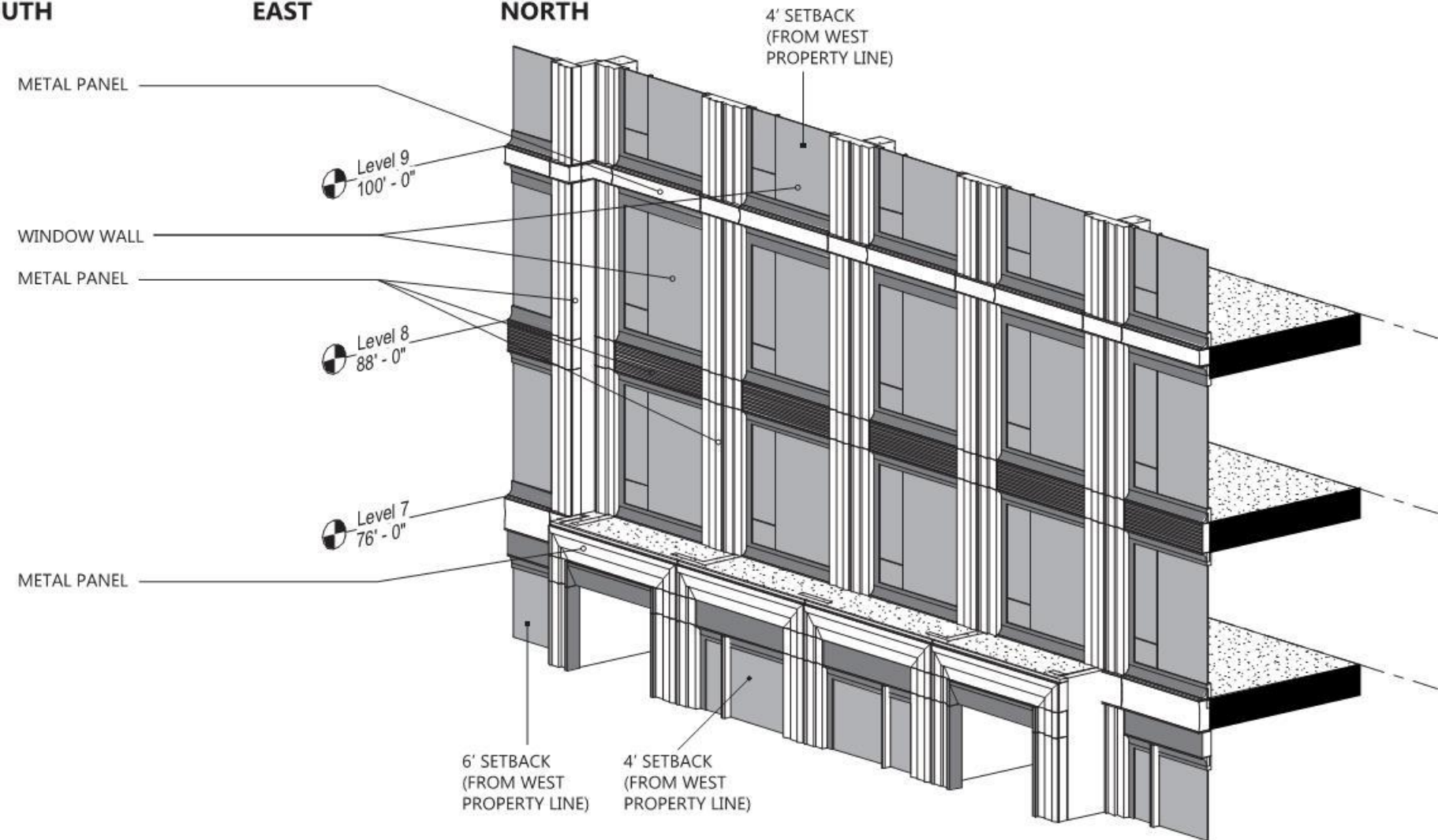
SOUTH

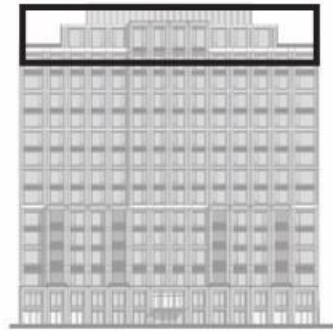


EAST



NORTH





WEST



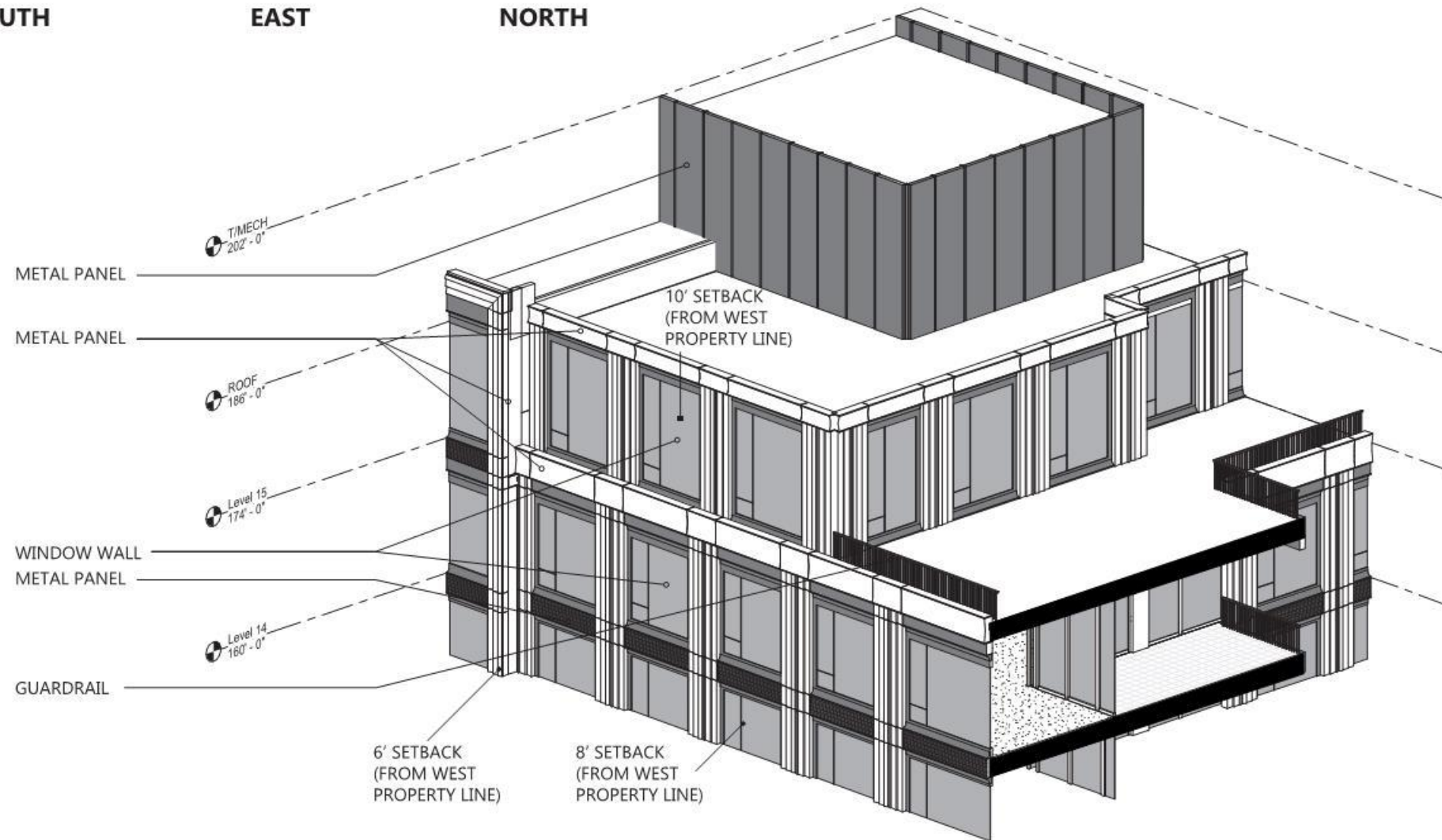
SOUTH

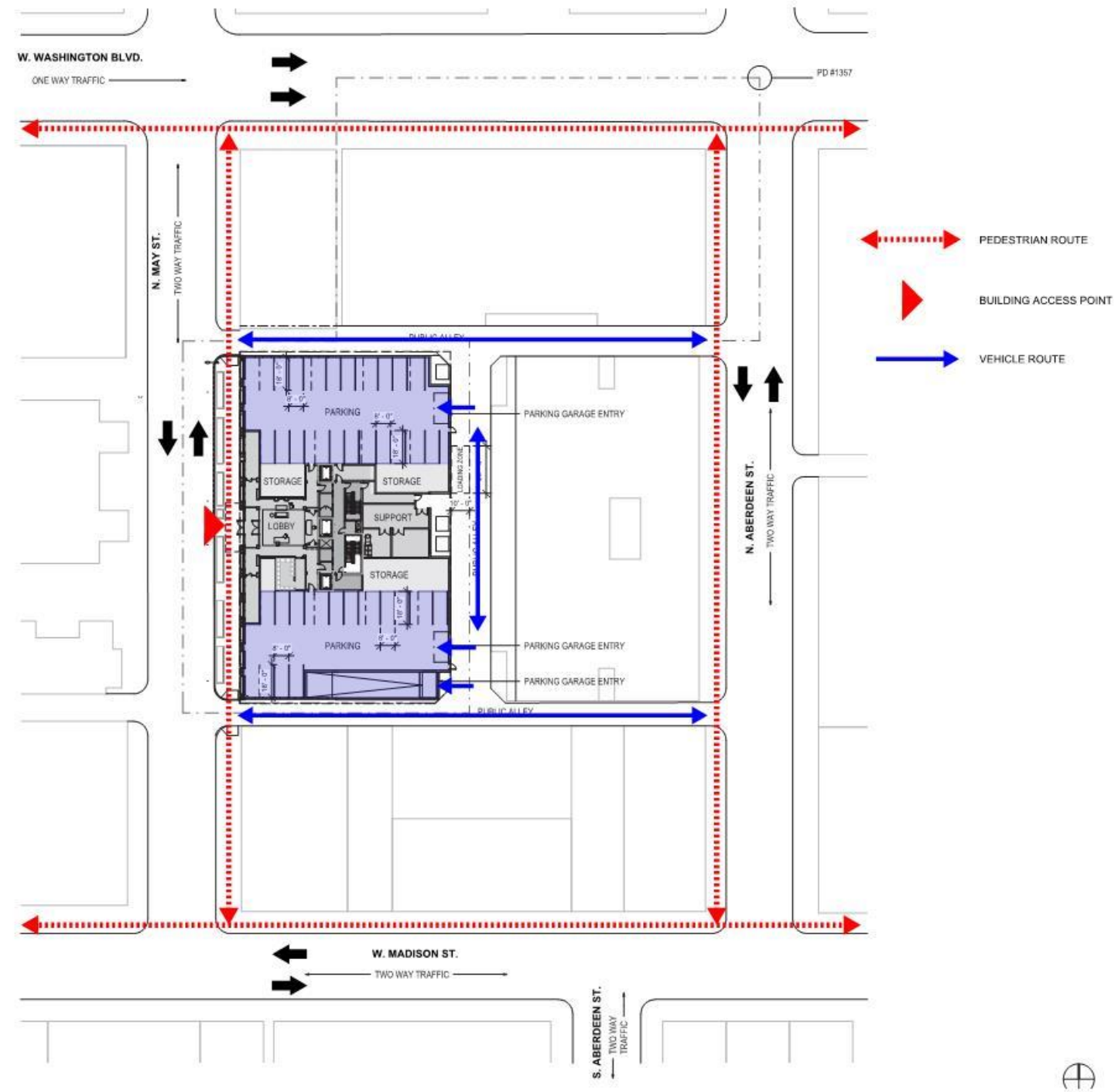


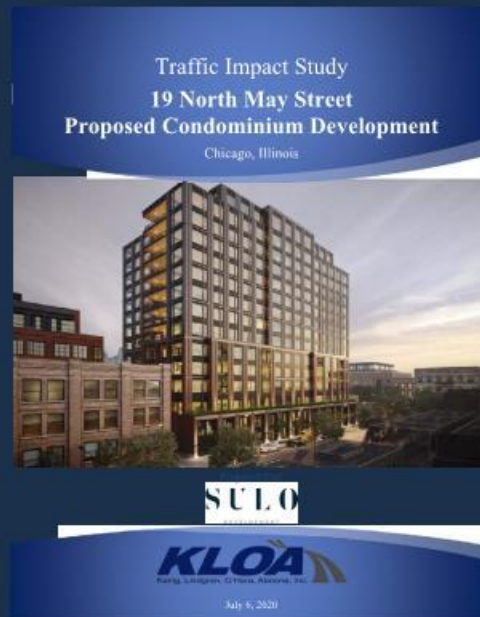
EAST



NORTH







- The site is bordered by alleys on the north, east and south. These alleys provide multiple access routes to/from May Street on the west and Aberdeen Street on the east, with outbound movements under stop sign control.
- Entries to the enclosed Parking Garage are located off of east alley, which is 22 ft wide, allowing ample vehicle maneuvering. The north and south alley widths will be increase by 2 ft.
- With only 58 units in the proposed building, its urban location and the proximity to alternate modes of transportation, the impact to existing traffic will be minimal. The proposed development will add less than one percent to any of the studied intersections.
- 78 Parking for residents and guests are provided at a 1:1.34 unit to parking space ratio, which is in excess of the 1:1 ratio required.
- An existing drop off (no parking area) will be maintained at the May Street building lobby to improve traffic flow.



17-8-0905-A:

Enhanced pedestrian experience is provided.
Building entry emphasized through architectural design.

18-8-0905-B:

Ground floor and podium of building abutt the sidewalk.
Active uses and pedestrian entrance provided
along main frontage (May Street).

17-8-0906 A, B:

The massing and setbacks reinforce the character of the
neighborhood by holding the street wall (podium) and
stepping back at various levels above.





Streetscape Trees

4" minimum caliper trees provided at 1 tree per 25 ft linear feet of street frontage with the exception of the drop off area at the lobby.

Common Open Space (per zoning ordinance 17-8-0909-C)

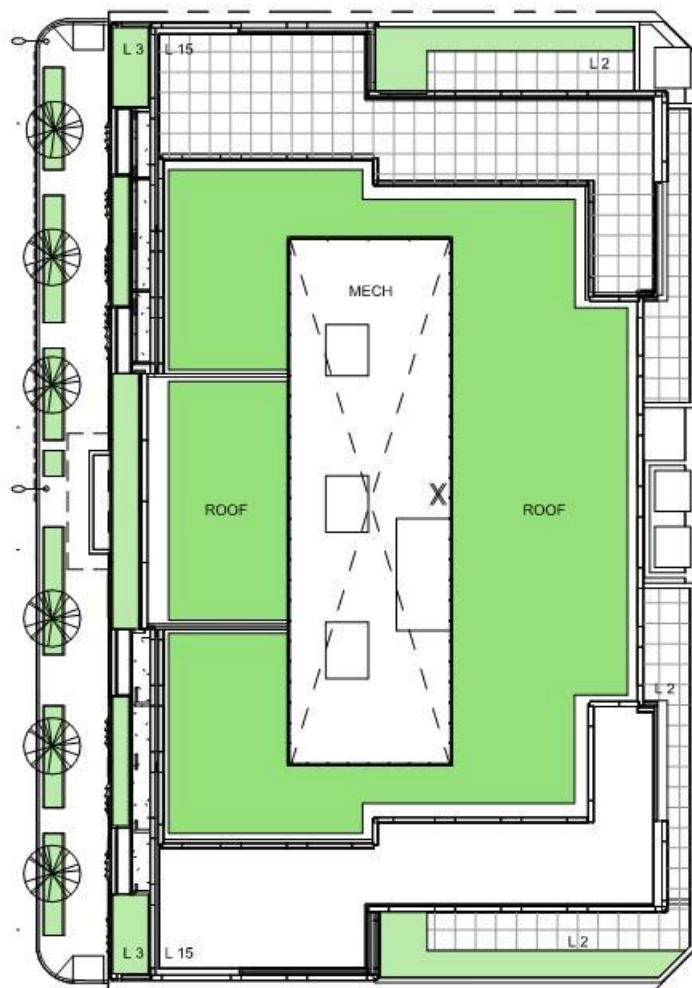
Required – On site Amenity space including common open space, dog run and recreational amenities.

Provided – 7,500 sq ft

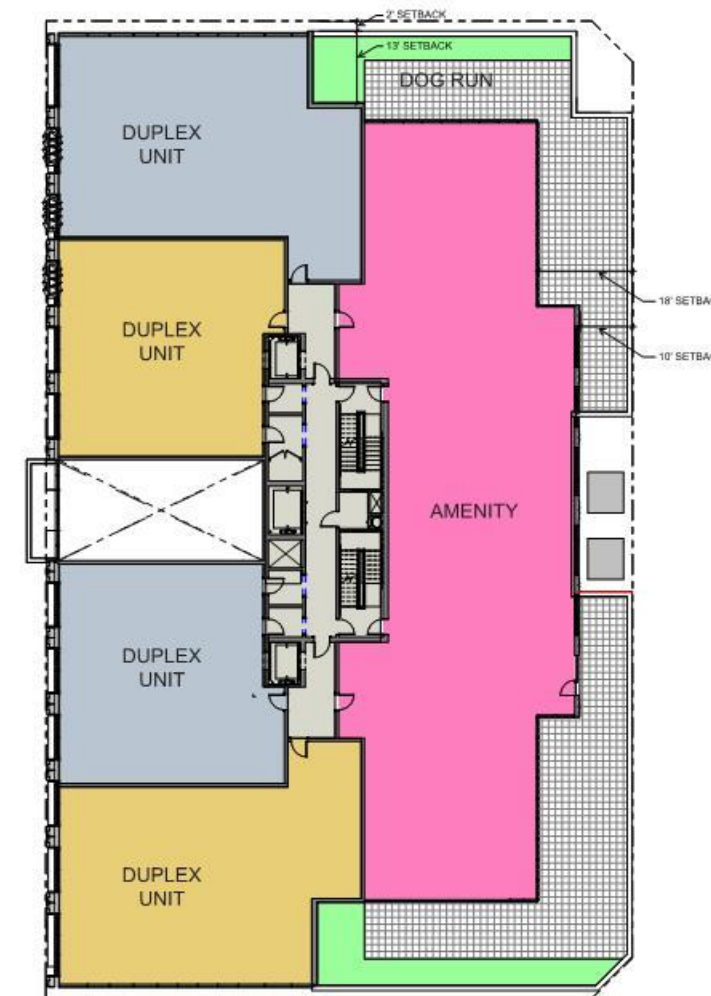
Private Open Space per dwelling unit (per zoning ordinance 17-4-0410 A)

Required – 36 sf per dwelling unit x 58 units = 2,088 sf

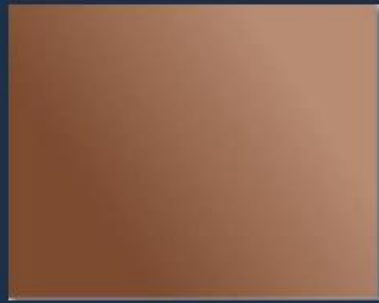
Provided - 18,920 sf



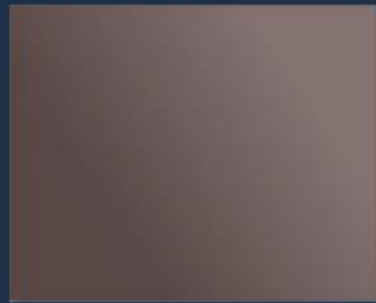
STREETSCAPE / GREEN ROOF



LEVEL 2 COMMON AMENITY PLAN



PAINTED METAL
VERTICAL PANELS



PAINTED METAL
HORIZONTAL PANELS



HIGH-PERFORMANCE
VISION GLASS



GRANITE BASE
AT PODIUM

17-8-0907-A:

The building responds to its urban environment and sustainability guidelines.

18-8-0907-B:

All sides of the building are finished with high quality materials that respect the local context.

17-8-0907-C

The building has a clearly expressed podium, midsection that is vertically expressed, and a top that is articulated with setbacks





COMPLIANCE PATH (100 POINTS)

Energy

2.2 Exceed Energy Code (5%)

Stormwater

3.1 Exceed Stormwater Ordinance by 25%

3.4 Sump Pump Capture & Reuse

Landscapes

4.1 Working Landscapes

4.3 Tree Planting

Green Roofs

5.1 Green Roof 50-100%

Transportation

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

Solid Waste

8.1 80% Waste Diversion

Work Force

8.2 Workforce Development

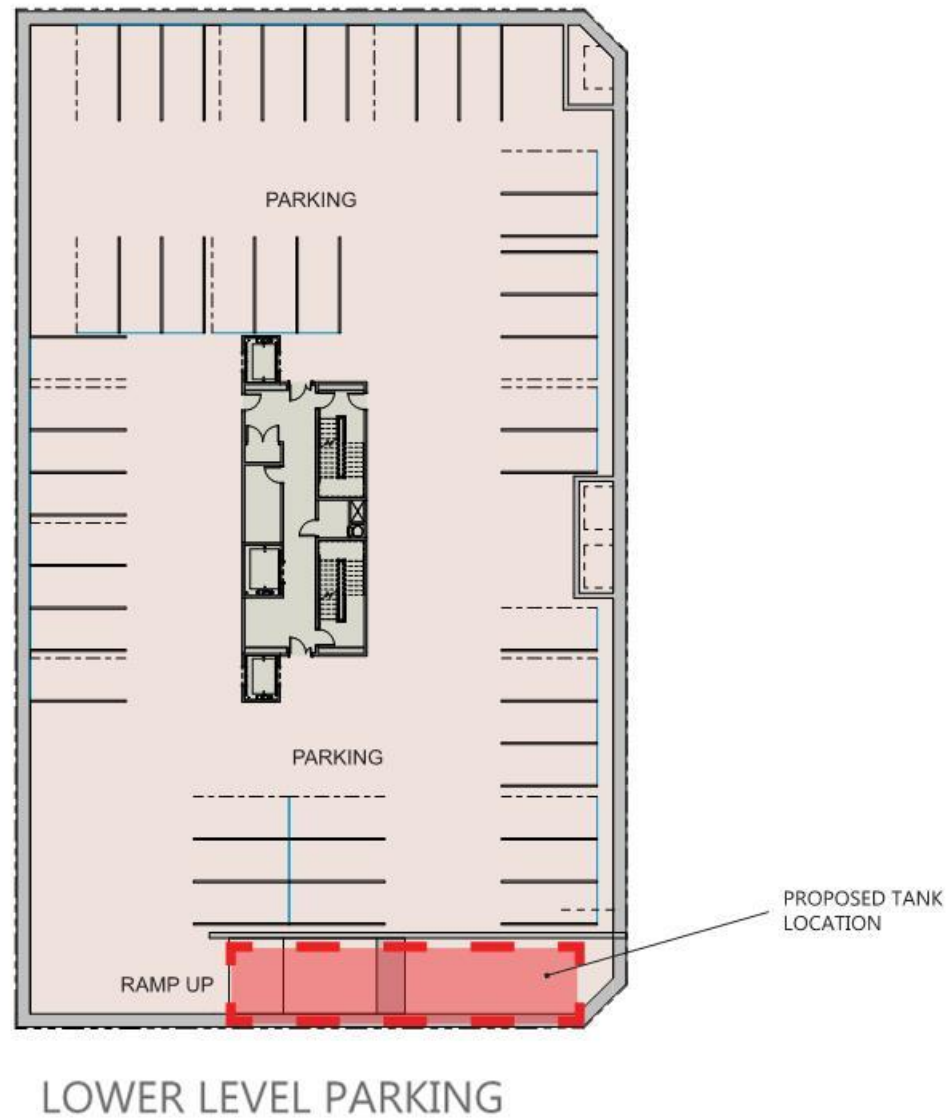
Compliance Options	Points Required	Sustainable Strategies Menu																																						
		Health	Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife										
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy 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
Compliance Paths	Starting Points	Number of Optional Points Required <small>New Construction / Substantial Rehab / Moderate Rehab</small>	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
Options Without Certification																																								
All Options Available																																								
Options With Certification																																								
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	NA	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	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	5	5	5	10	10	5	10			
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	5	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	5	5	5	20	10	20	10	20	NA	NA	NA	5	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	5	5	5	20	10	20	10	20	NA	NA	NA	5	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	5	5	5	20	10	20	10	20	NA	NA	NA	5	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	5	5	5	5	5	20	10	20	10	20	NA	NA	NA	NA	NA	NA	NA	10	5	NA	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	5	5	5	5	5	20	10	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	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	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	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	10	20	5	5	5	5	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 I - 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



STORMWATER COMPLIANCE

Required stormwater detention provided in a vault under the parking ramp as indicated.



RENDERING OF PROPOSED
SINGLE-FAMILY UNIT

- 58 total for-sale units
- 28 pre-date Near North/Near West Pilot (3 unit requirement)
- 30 new units (6 unit requirement)
- The Applicant has agreed to forego the right to pay the fee in lieu for the previously-approved units and build 9 single-family for-sale affordable units
- 3 “First Units” within 2 miles
- 6 “Additional Units” within the Near North/Near West Pilot



- 315 new construction jobs
- 8 permanent jobs
- \$75,000,000 development cost
- \$1,500,000 annual real estate taxes
- \$2,712,636.80 bonus payment
- \$2,170,109.44 for Neighborhoods Opportunity Fund
- \$271,263.68 for each of the Local Impact and Adopt-a-Landmark Funds
- Hiring goals of:
 - 26% MBE
 - 6% WBE
 - 50% City residents



DPD Recommendations

- ❖ **The proposed planned development is in compliance with the West Loop Design Guidelines**
- ❖ **The proposed planned development 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 site is also within 1 mile of the Morgan Street Station situated along the CTA Green Line;**
- ❖ **The proposal follows Building Orientation and Massing suggestions contain in the Zoning Ordinance including bringing the proposed buildings edges up to the street frontages providing large transparent store front windows to create an active building wall adjacent to the public rights of way;**
- ❖ **All sides and areas of the buildings that are visible to the public should 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**