



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

1215 W. Fulton Market

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

**Fulton Street Companies**

**Morris Adjmi Architects**

**DLA Piper**

JULY 15, 2021



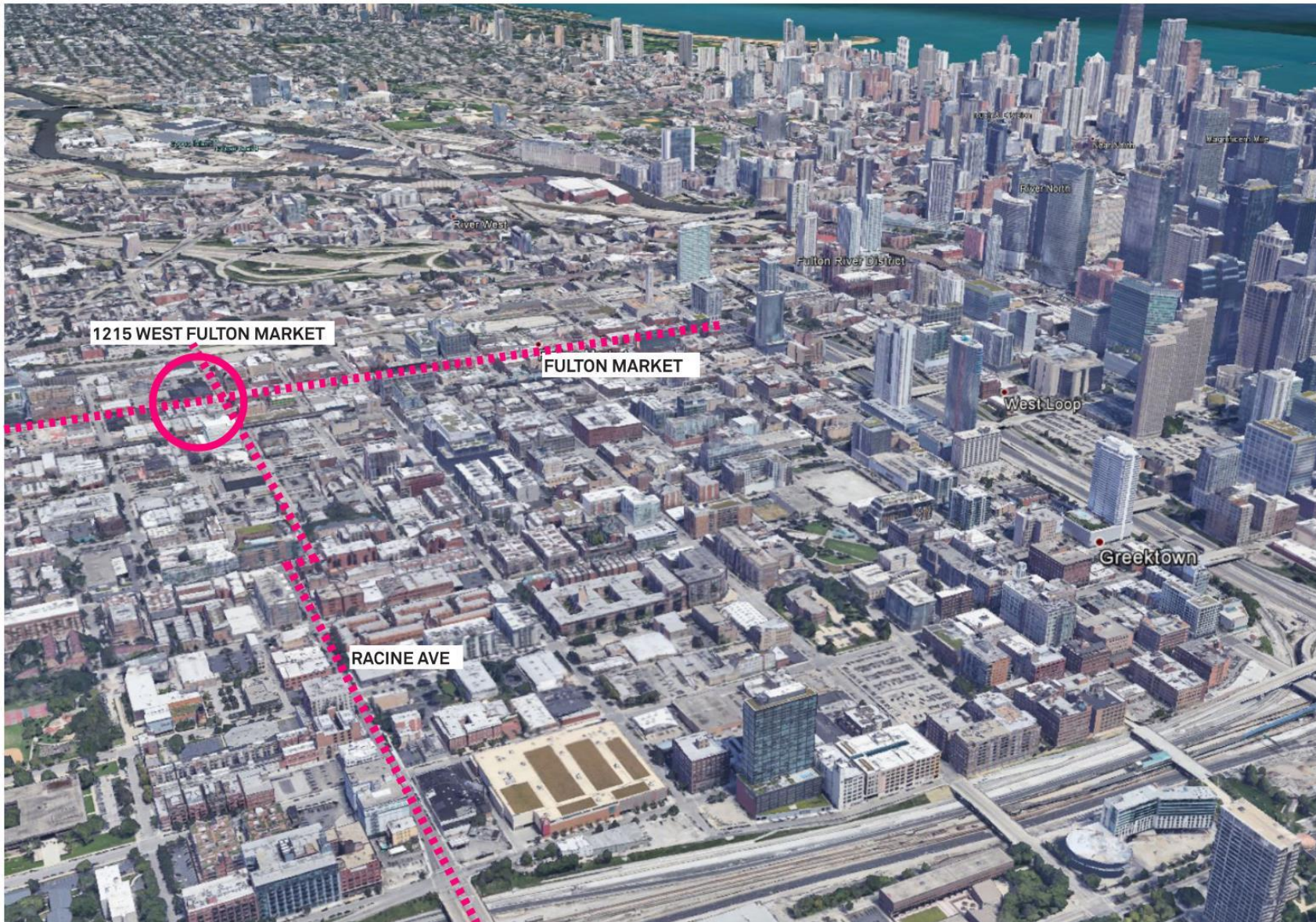
# Project Description

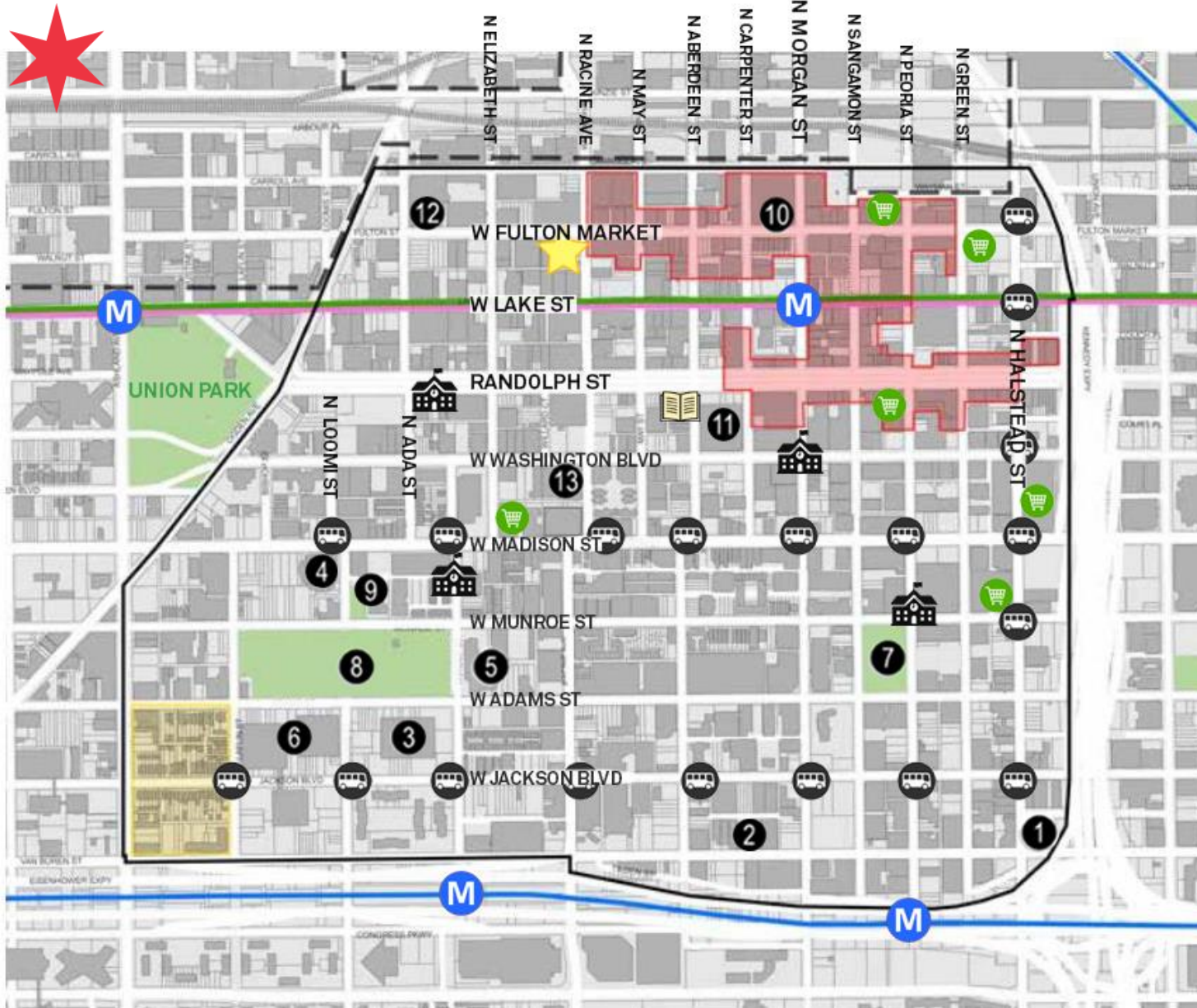
The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DX-7 Downtown Mixed-Use District then to a Residential-Planned Development;

To permit the construction of a 34-story, 414'-9"- tall building with ground floor commercial space, and residential use above. The project will contain 80 accessory vehicular parking spaces and 112 bicycle parking spaces.

A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5.







### LEGEND

- Study Area Boundary
- CTA Blue Line
- CTA Green Line
- CTA Pink Line
- Project Site
- Kinzie Planned Manufacturing District
- Jackson Boulevard District
- Fulton-Randolph Market District

### Significant Institutions

- 1. National Hellenic Museum
- 2. YMCA of Metropolitan Chicago
- 3. Chicago Police Training Division
- 4. Office of Emergency Management & Communications

### Schools

- 5. Mark T. Skinner West Elementary School
- 6. Whitney M. Young Magnet High School

Schools & Montessoris

Libraries

Transit Station

Bus Stop

Grocery / Market

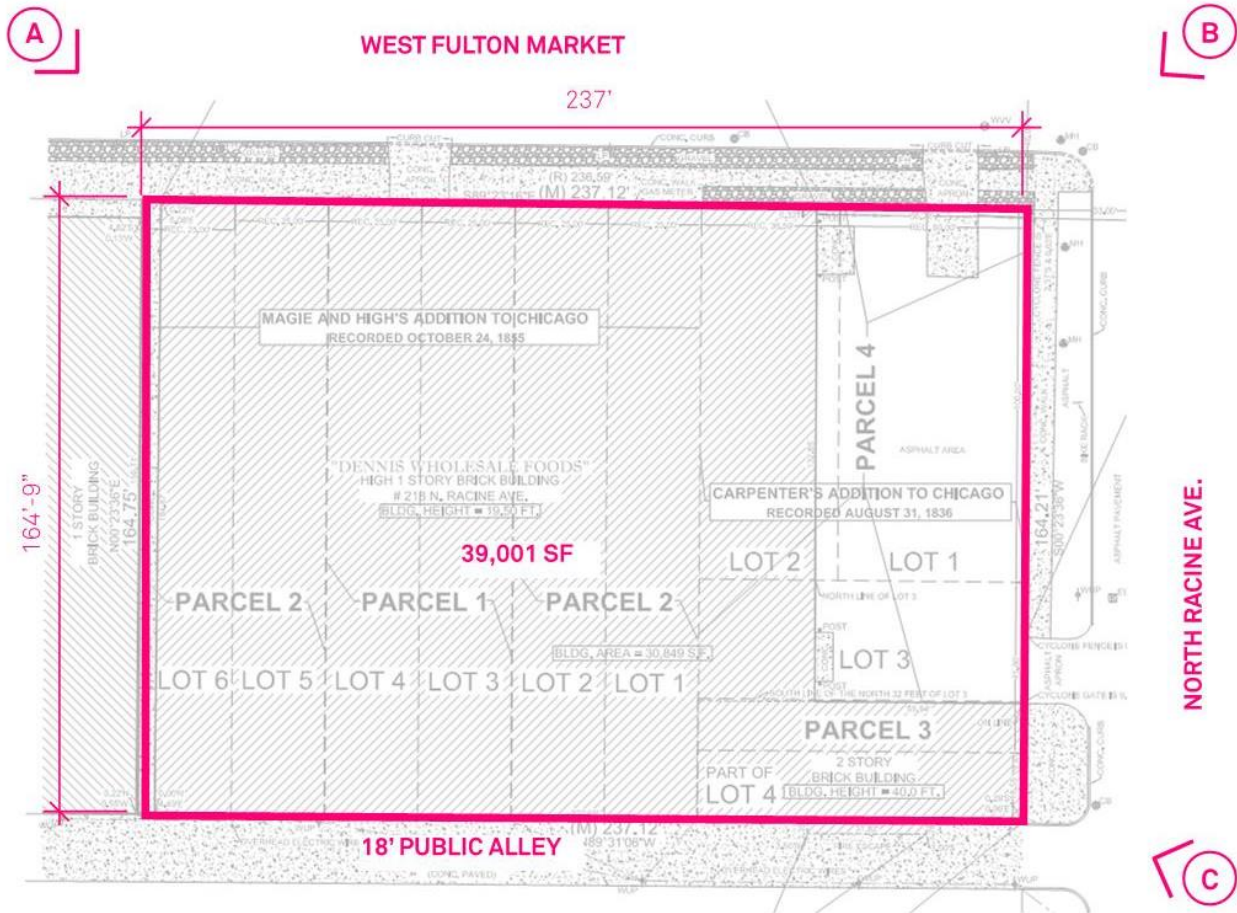
### Parks and Open Spaces

- 7. Mary Bartelme Park
- 8. Skinner Park
- 9. Park 596

### Significant Employers

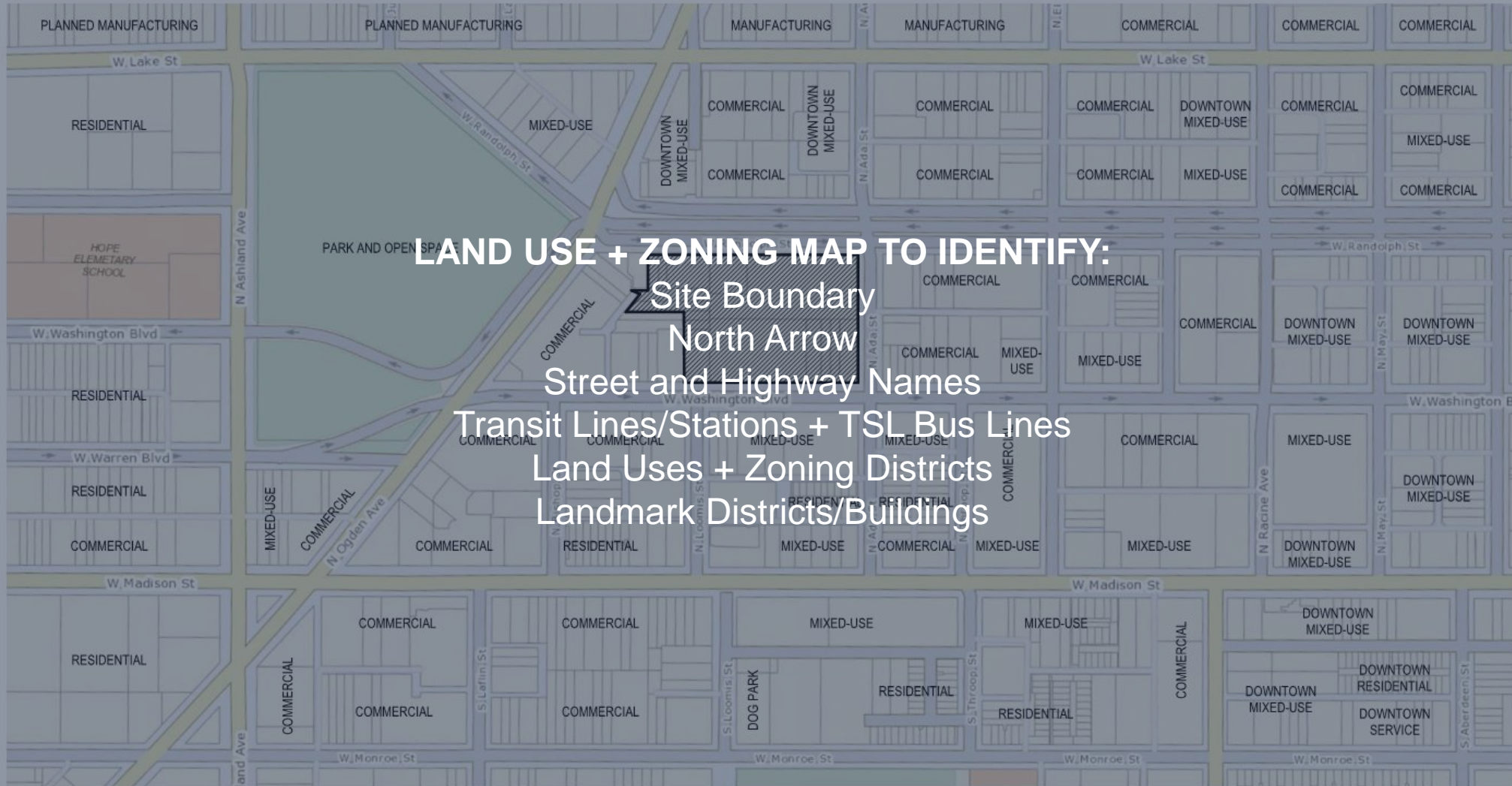
- 10. Google and SRAM
- 11. McDonald's Corporate Headquarters
- 12. Dyson and Glassdoor
- 13. Chicago Suntimes and Chicago Reader





# EXISTING SITE PLAN & PHOTOS





**LAND USE + ZONING MAP TO IDENTIFY:**

Site Boundary

North Arrow

Street and Highway Names

Transit Lines/Stations + TSL Bus Lines

Land Uses + Zoning Districts

Landmark Districts/Buildings

 SUBJECT PROPERTY



# ★ Project Timeline + Community Outreach

Date of PD Filing March 24, 2021

## **Dates of Community Meetings**

January-February 2021 – NOWL, WCA, WLCO

January – May 2021 – Ongoing work with and incorporating feedback with DPD

May 12, 2021 – Community Meeting

## **DPD Submissions**

January 28, 2021 – Intake Submission

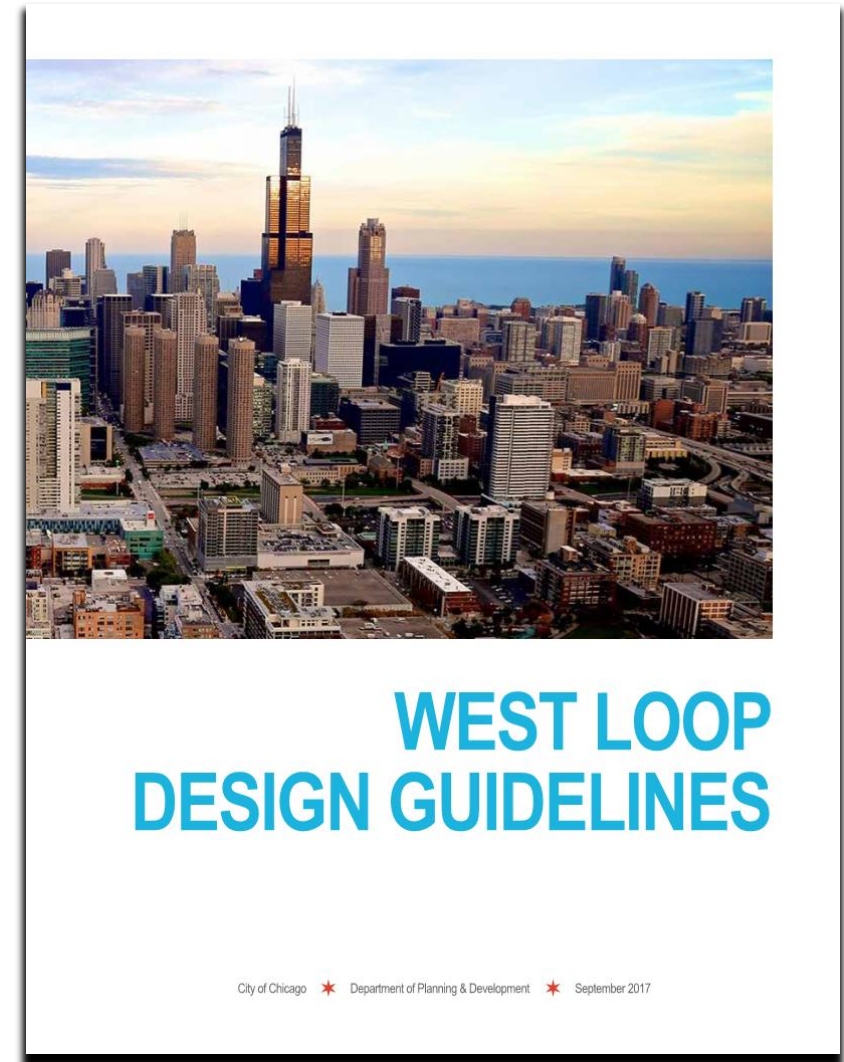
April 23, 2021 – Intake Submission R1

May 28, 2021 – Intake Submission R2

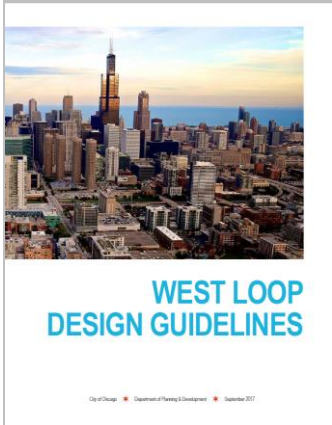
## **Project Changes Based on Feedback**

Window size/articulation and materiality at base change to brick and in line with historic district. Brick continues under tower

Balconies introduced at all tower corners



# ★ Planning Context



## 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 Innovation 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



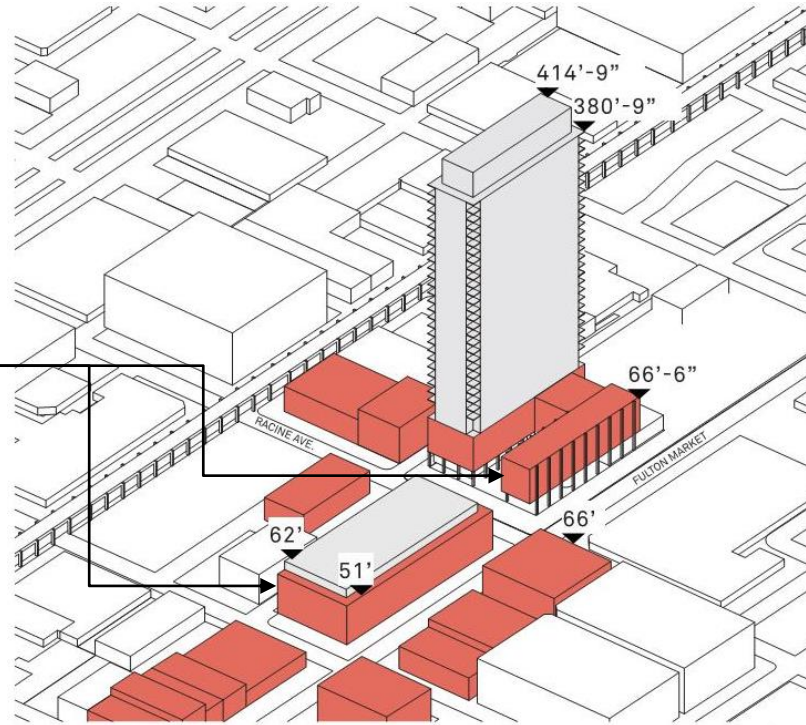


### 1.2 Preserve and Enhance Streetwalls

Streetwall continued at similar scale to neighborhood and activated with residential and retail program.

Lower volume along Fulton Market at same height and scale as buildings across the street in historic district and rendered in similar brick material

The corner is held at the Racine Ave & Fulton Market intersection creating a dialogue with the buildings on the opposite corners.



AXON VIEW LOOKING SW



FULTON MARKET LOOKING E

 BRICK FACADE



### 1.1 Design Excellence

The building massing locates a lower, 5-story volume along Fulton Market in keeping with the scale of the neighbor. A taller tower volume is located along the south property line to provide relief to Fulton Market.

A red brick base with metal structure compliments the palette of the adjacent historic district while the metal X-brace motif of the tower references the industrial motifs of the city at large.

A generous public realm - activated by retail, residential, and art programming - is provided at the ground plane by locating all parking below grade and lifting the volume along Fulton Market

### 1.2 Preserve and Enhance Streetwalls

Residential and retail program activate the streetwalls along Fulton Market & Racine Ave.

### 1.3 Design of The Building Base

Height of the lower volume along Fulton Market is in line with the heights of the historic neighboring buildings while the tower volume is set back to the south property to relieve the scale of Fulton Market

### 1.4 Location & Buffering of Parking Podiums

All parking is located below grade allowing large open space at a ground plane and street activating program like F&B, retail, and residential

### 1.5 Architectural Components

Project metal canopies mark all entrances into the building and take cues from the historic metal canopies adjacent to the site.

The lower volume along Fulton Market holds the corner at Racine & Fulton Market while lifting it from the ground plane draws people into the plaza.

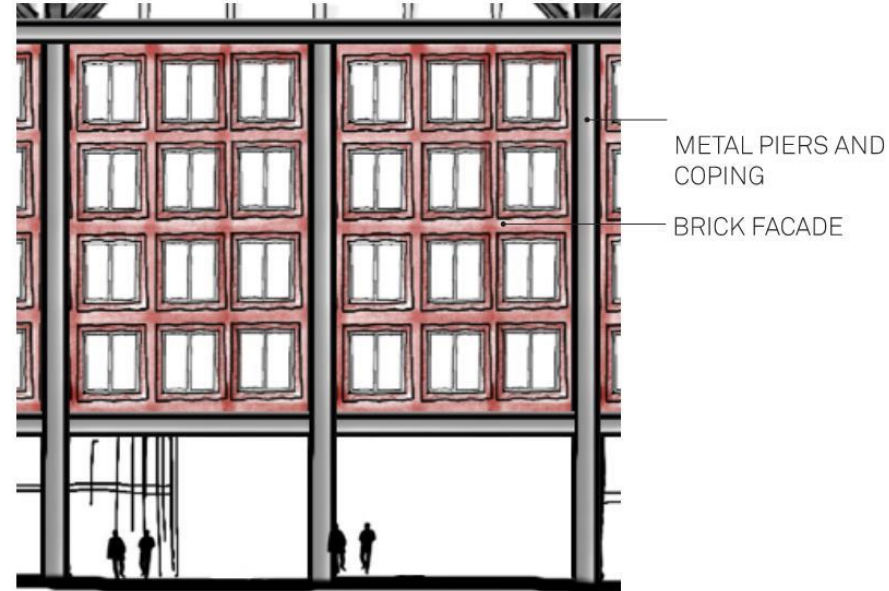




The facade composition and window sizes and proportions of the adjacent historic building facade across Racine Ave were studied and integrated into the Pavilion facade, establishing a continuation of the scale and character of the historic district onto our site.



ADJACENT HISTORIC BUILDING FACADE DIAGRAM

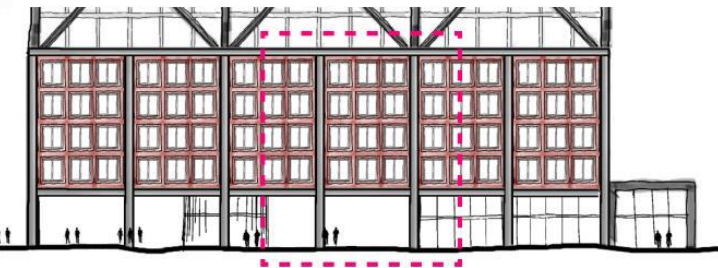


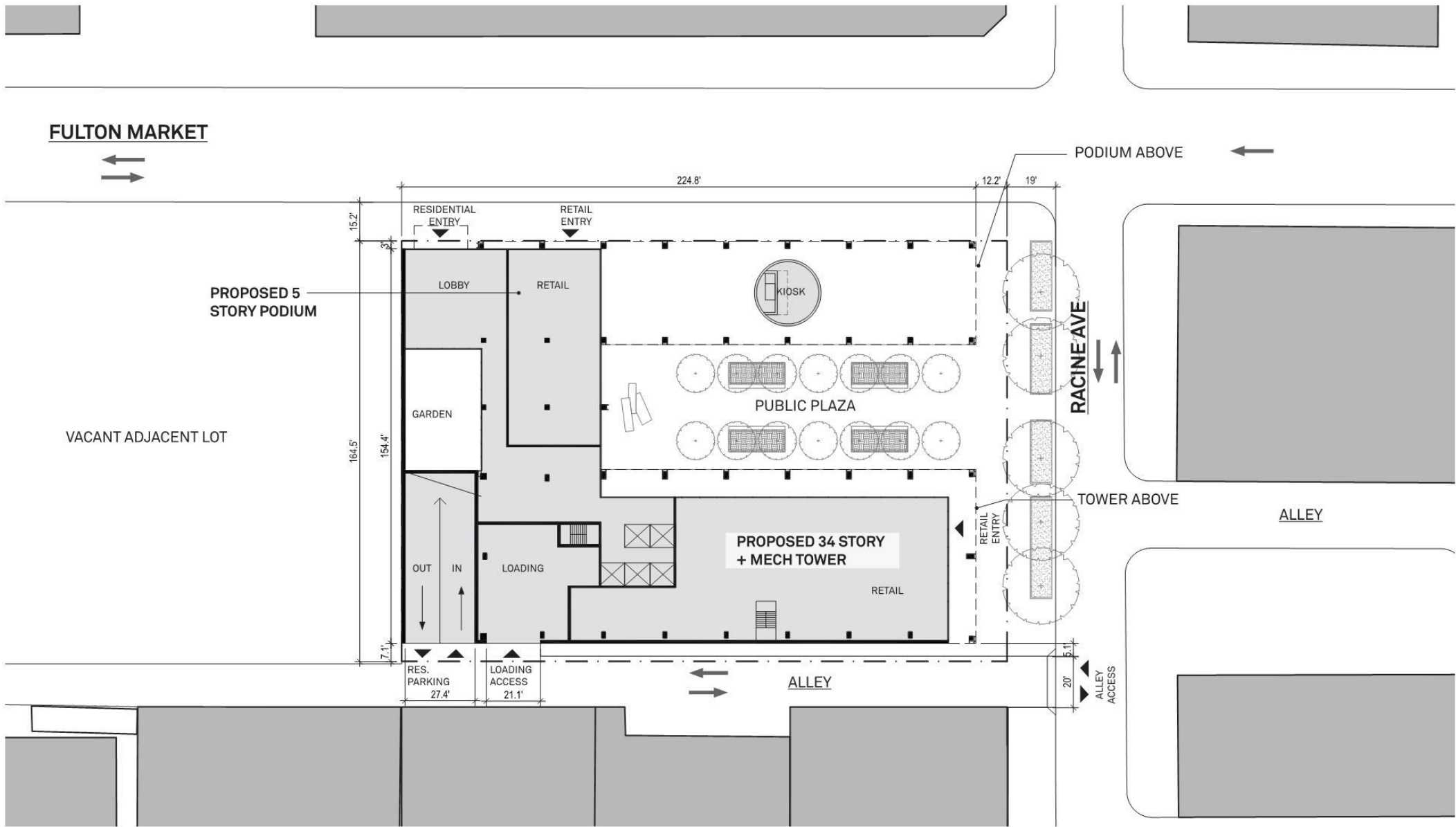
ENLARGED ELEVATION



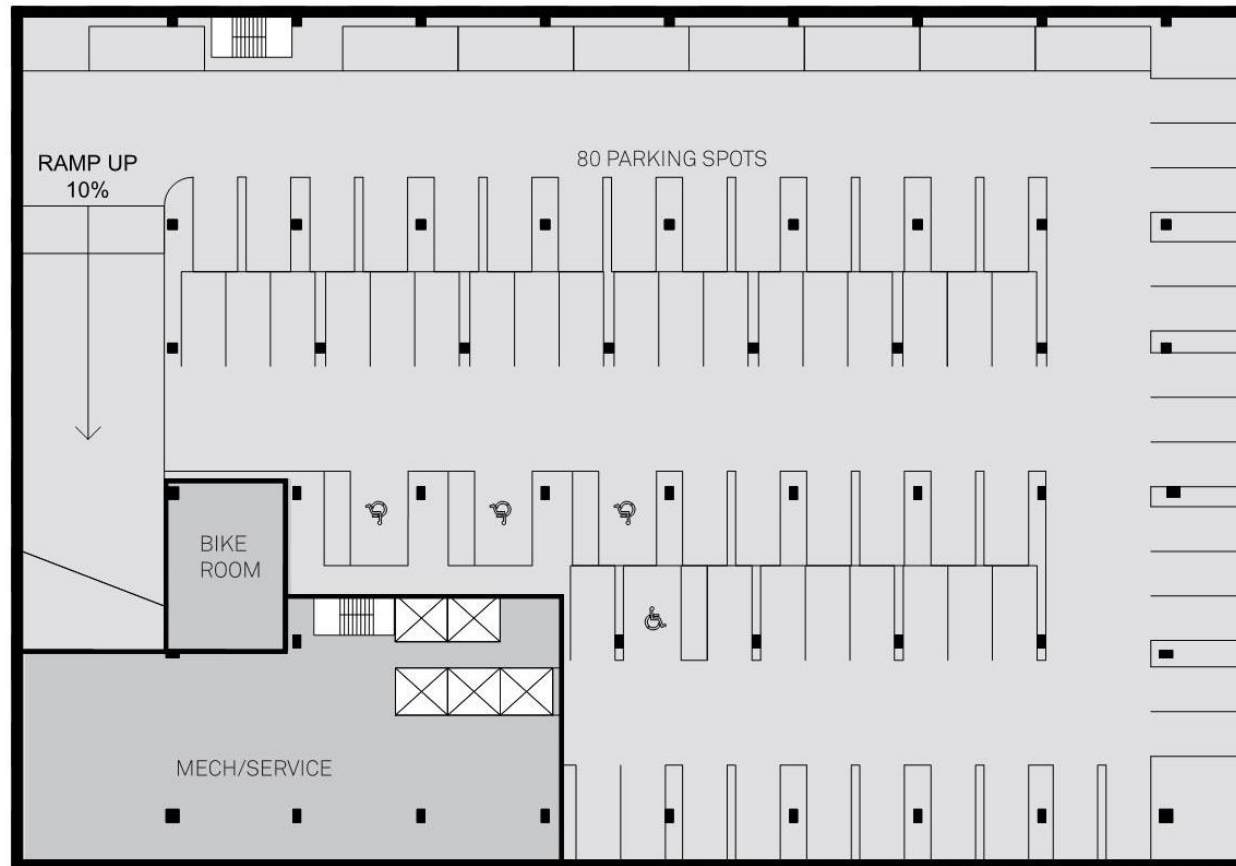
FULTON MARKET ELEVATION

RACINE AVE

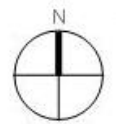




# SITE + GROUND FLOOR PLAN

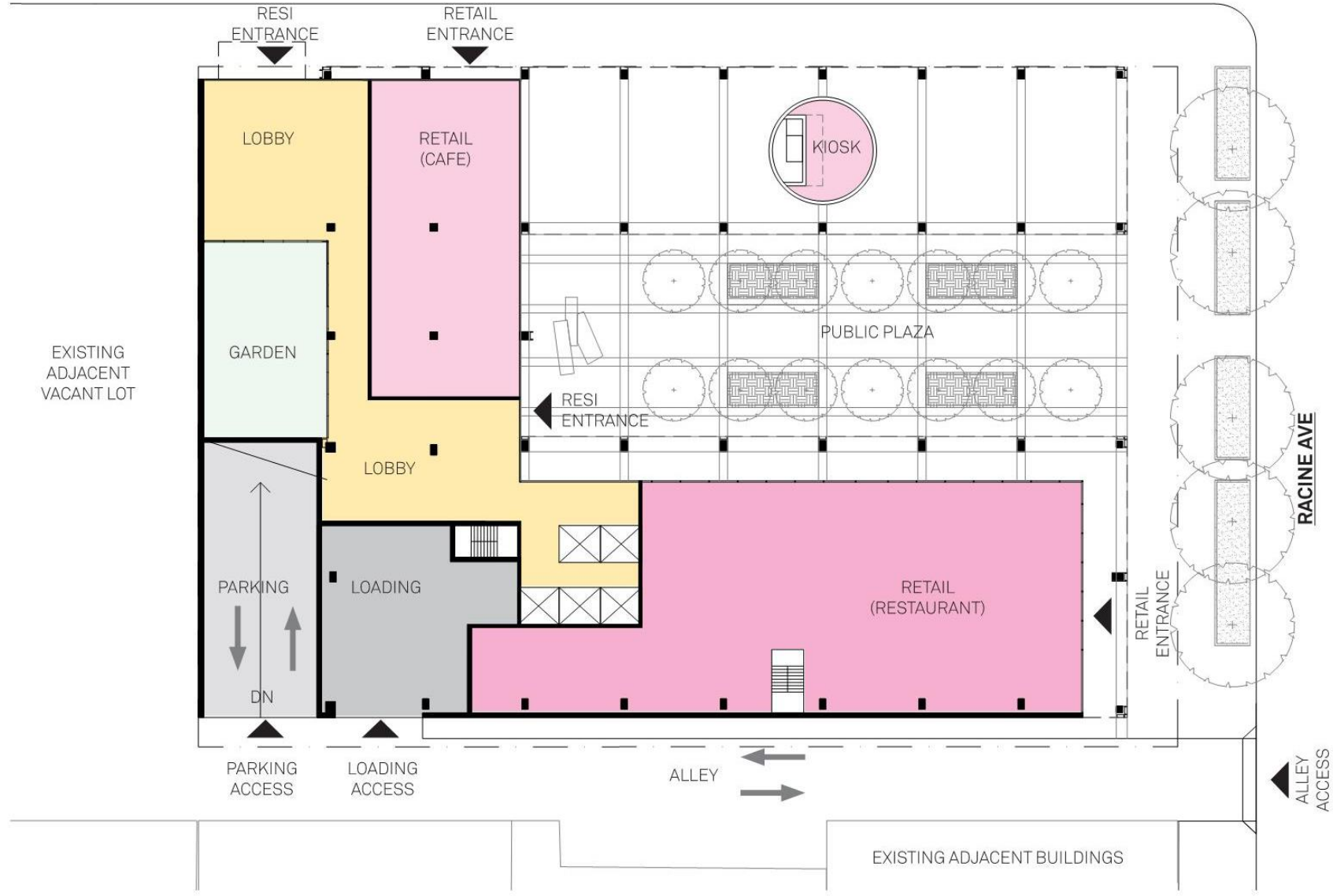


80 TOTAL PARKING SPOTS





FULTON MARKET



GROUND FLOOR PLAN

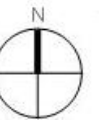
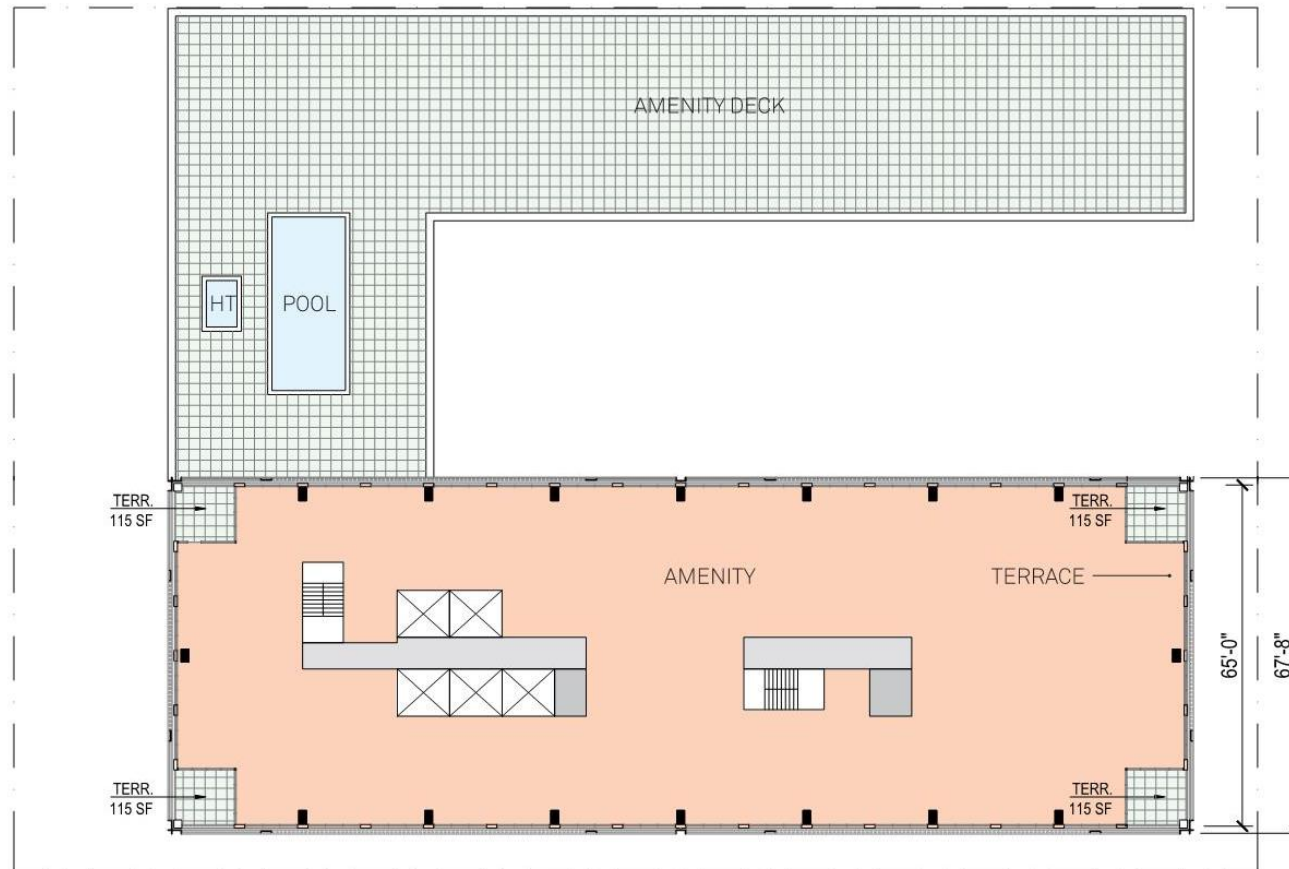




TYP. PODIUM RESI FLOOR DRAFT UNIT MIX	
STUDIO	7
1BR	7
2BR	5
3BR	3
TOTAL (TYP. FLOOR)	22
TOTAL (WHOLE BLDG)	433
GROSS AREA: 22,060 SF	



# TYPICAL PODIUM PLAN

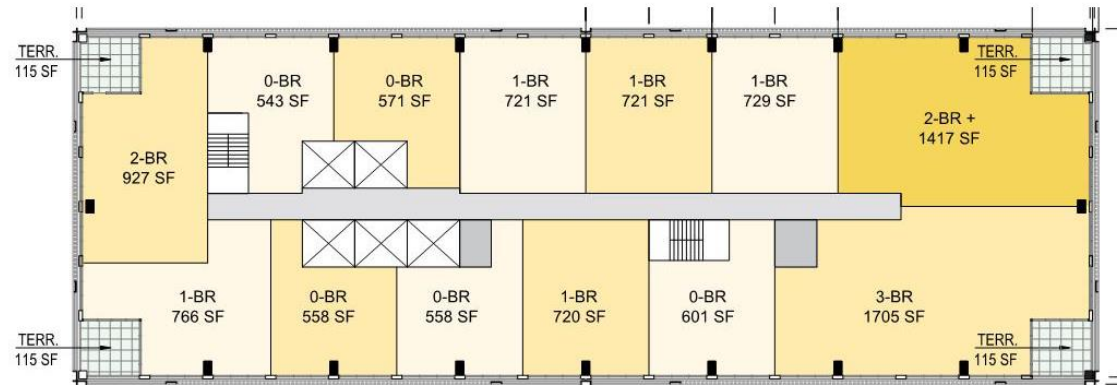


# AMENITY FLOOR PLAN



**TOWER TIER 2 TYPICAL FLOOR PLAN**

TYP. TOWER RESI FLOOR DRAFT UNIT MIX	
STUDIO	3
1BR	5
2BR	3
3BR	1
TOTAL (TYP. FLOOR)	12
TOTAL (WHOLE BLDG)	433
GROSS AREA: 12,050 SF	

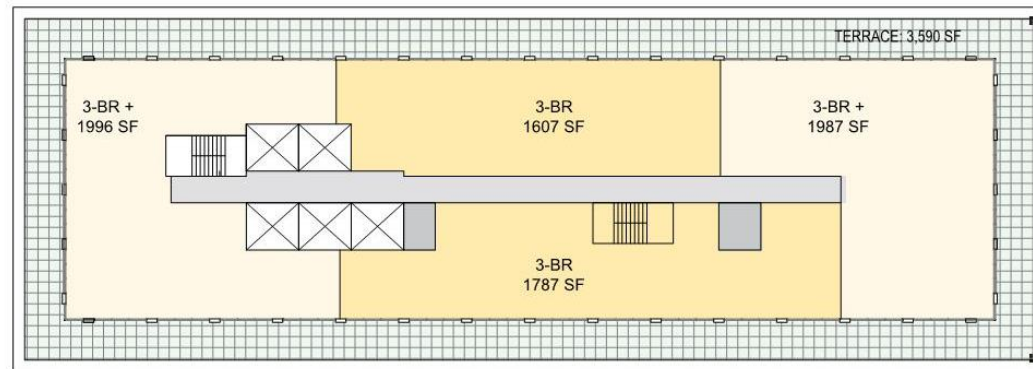


**TOWER TIER 1 TYPICAL FLOOR PLAN**

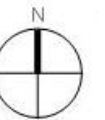
TYP. TOWER RESI FLOOR DRAFT UNIT MIX	
STUDIO	5
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2BR	2
3BR	1
TOTAL (TYP. FLOOR)	13
TOTAL (WHOLE BLDG)	433
GROSS AREA: 12,050 SF	



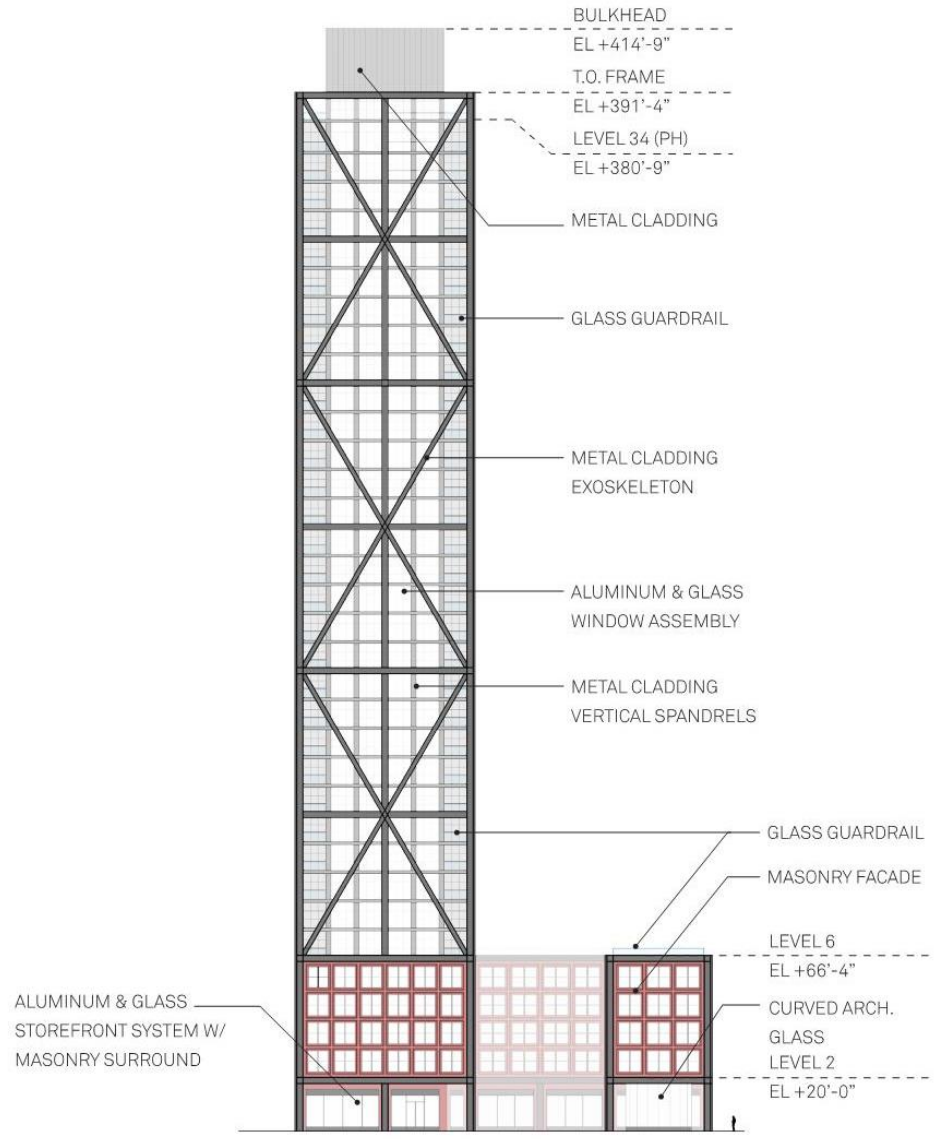
# TYPICAL TOWER FLOOR PLANS



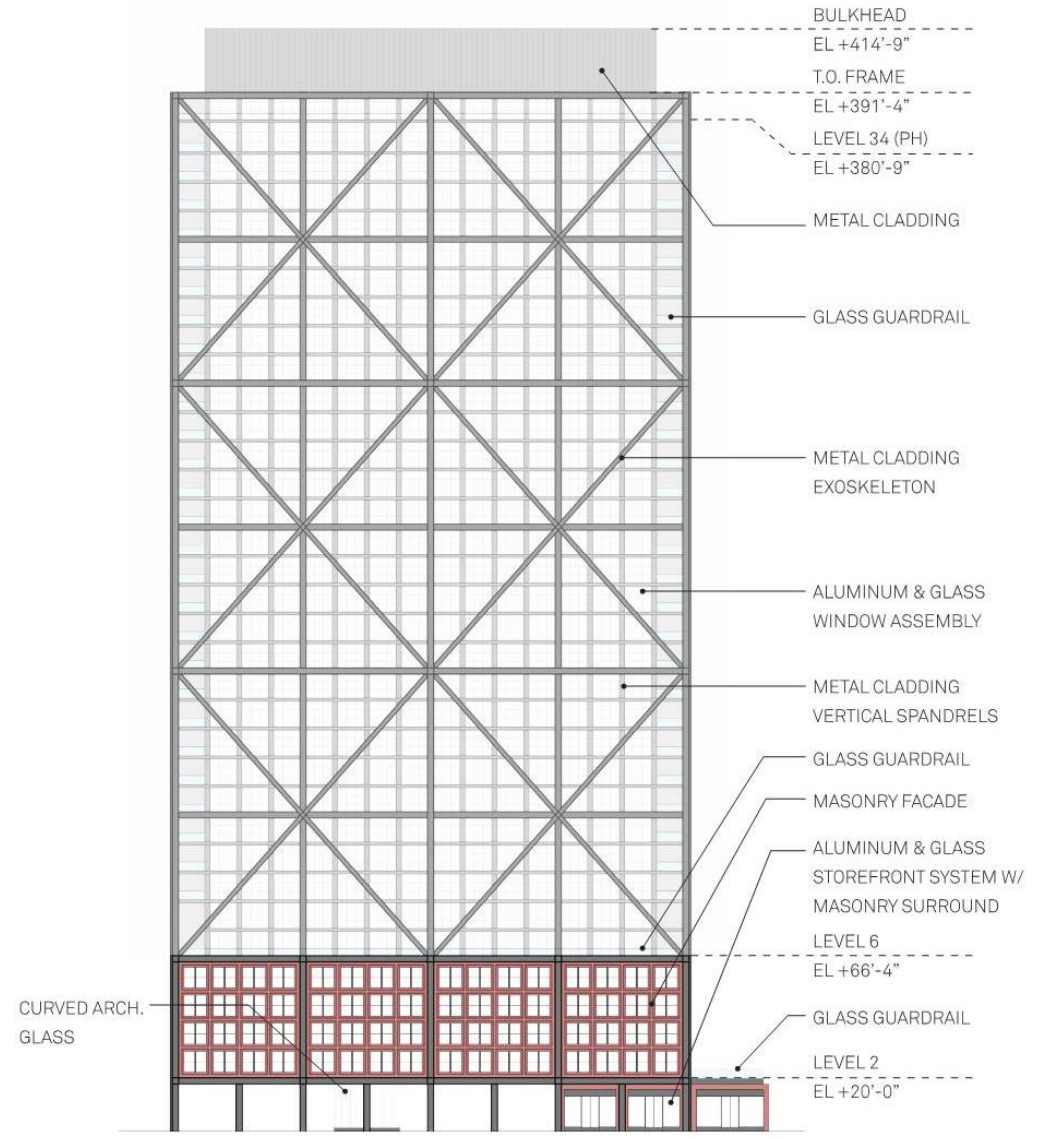
TYP. TOWER RESI FLOOR DRAFT UNIT MIX	
STUDIO	0
1BR	0
2BR	0
3BR	4
TOTAL (TYP. FLOOR)	4
TOTAL (WHOLE BLDG)	433
GROSS AREA: 8,860 SF	



# LEVEL 34 (PENTHOUSE) FLOOR PLAN

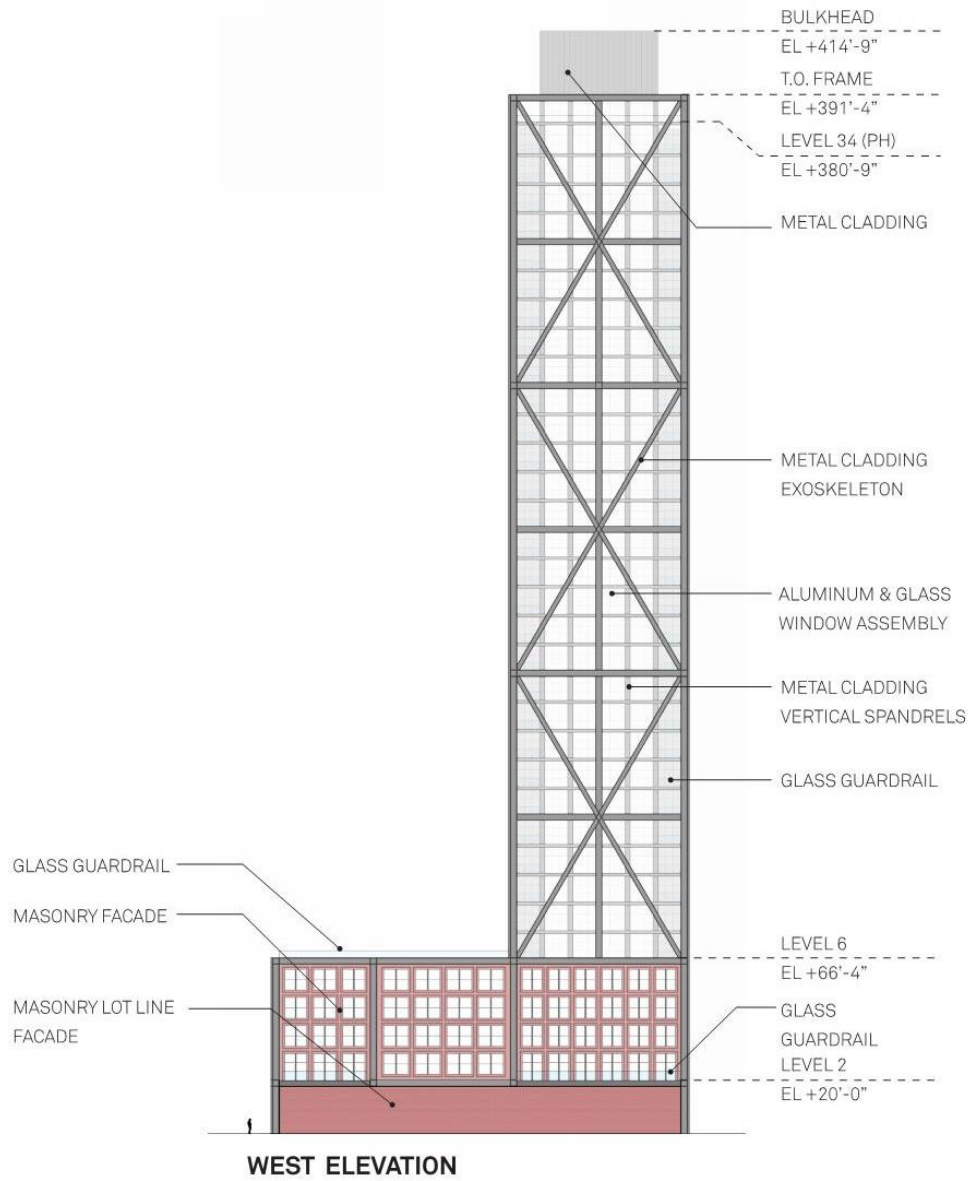


**EAST ELEVATION**

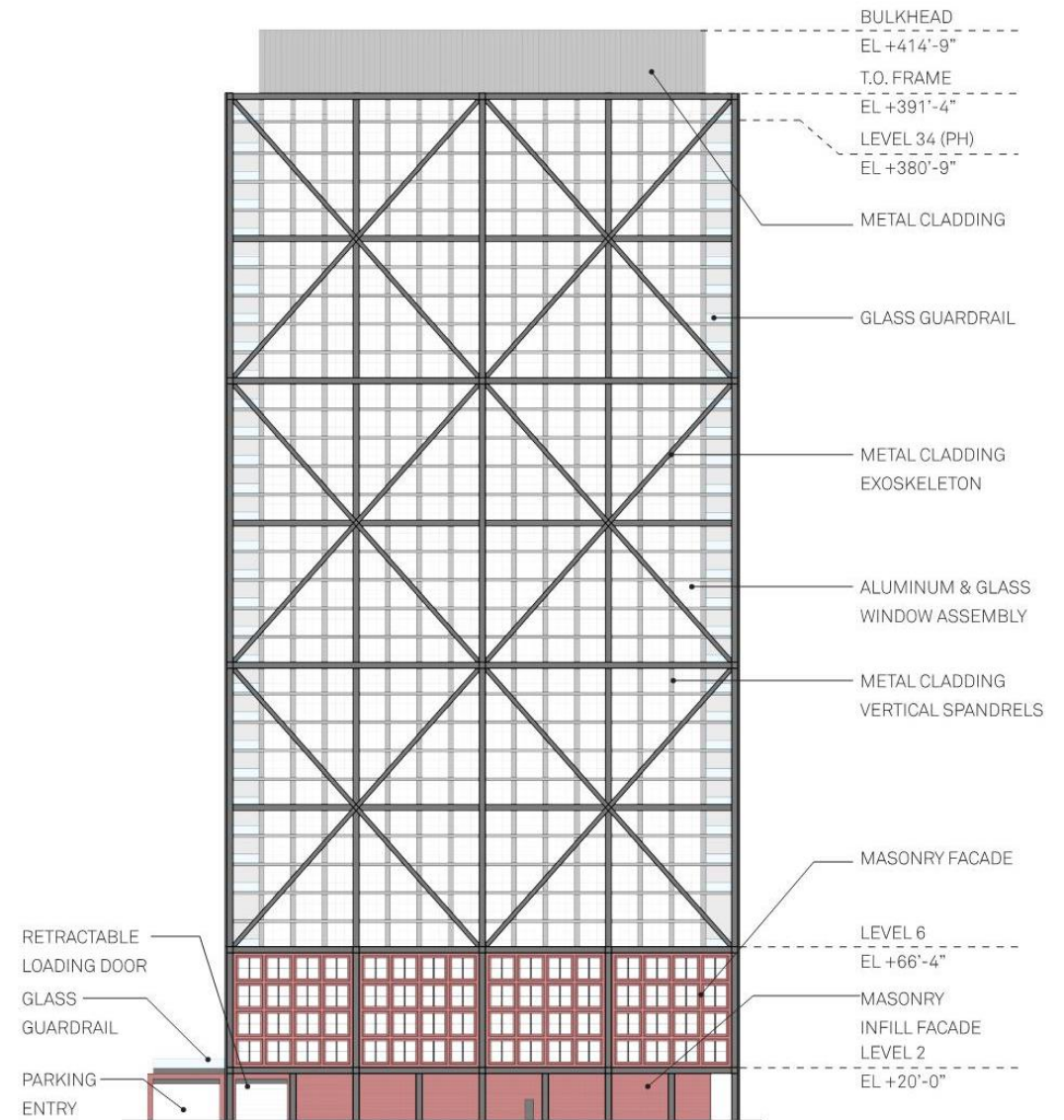


**NORTH ELEVATION**

# NORTH & EAST ELEVATIONS

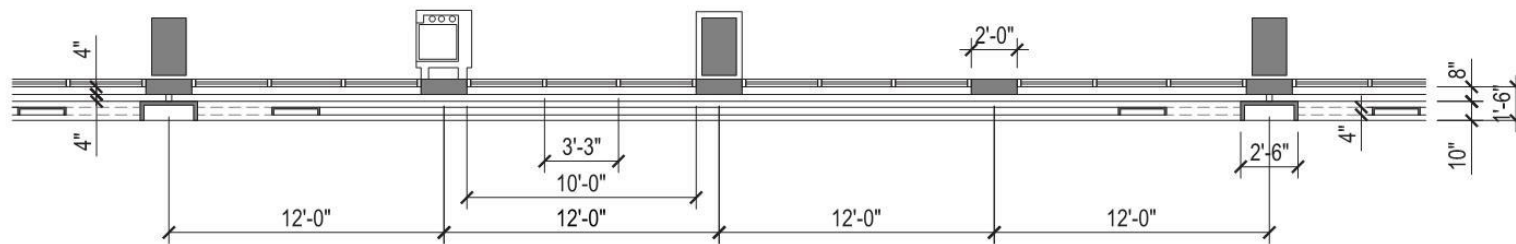
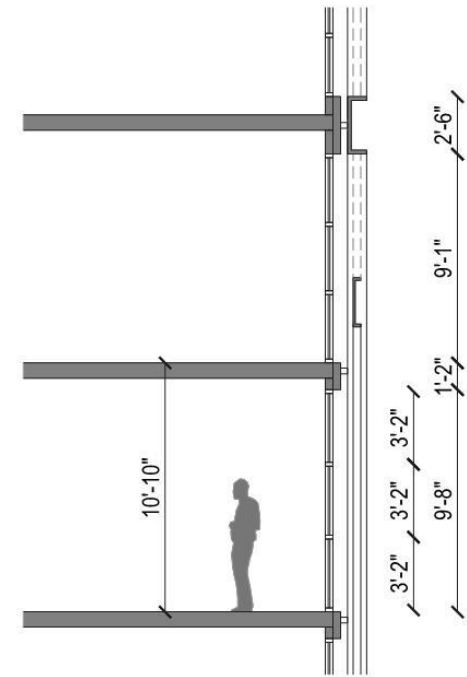
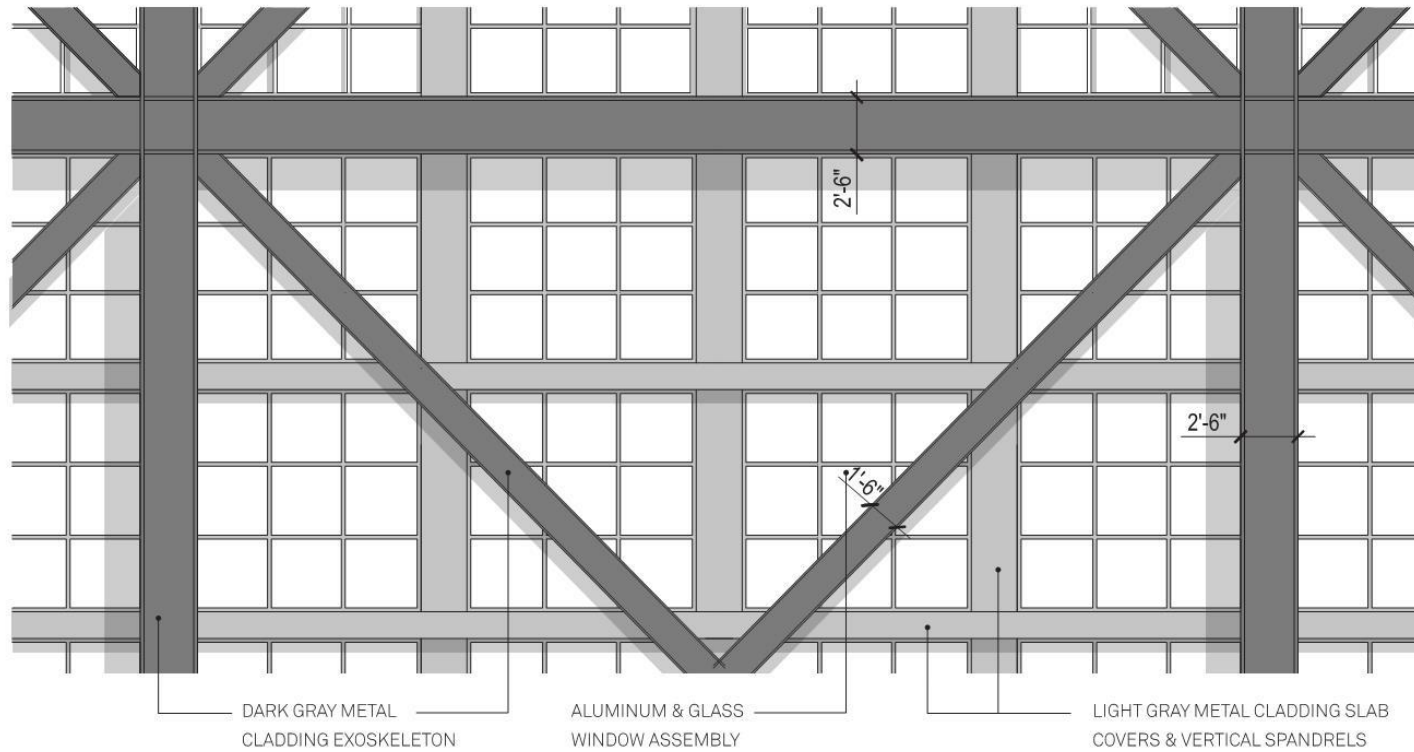


WEST ELEVATION

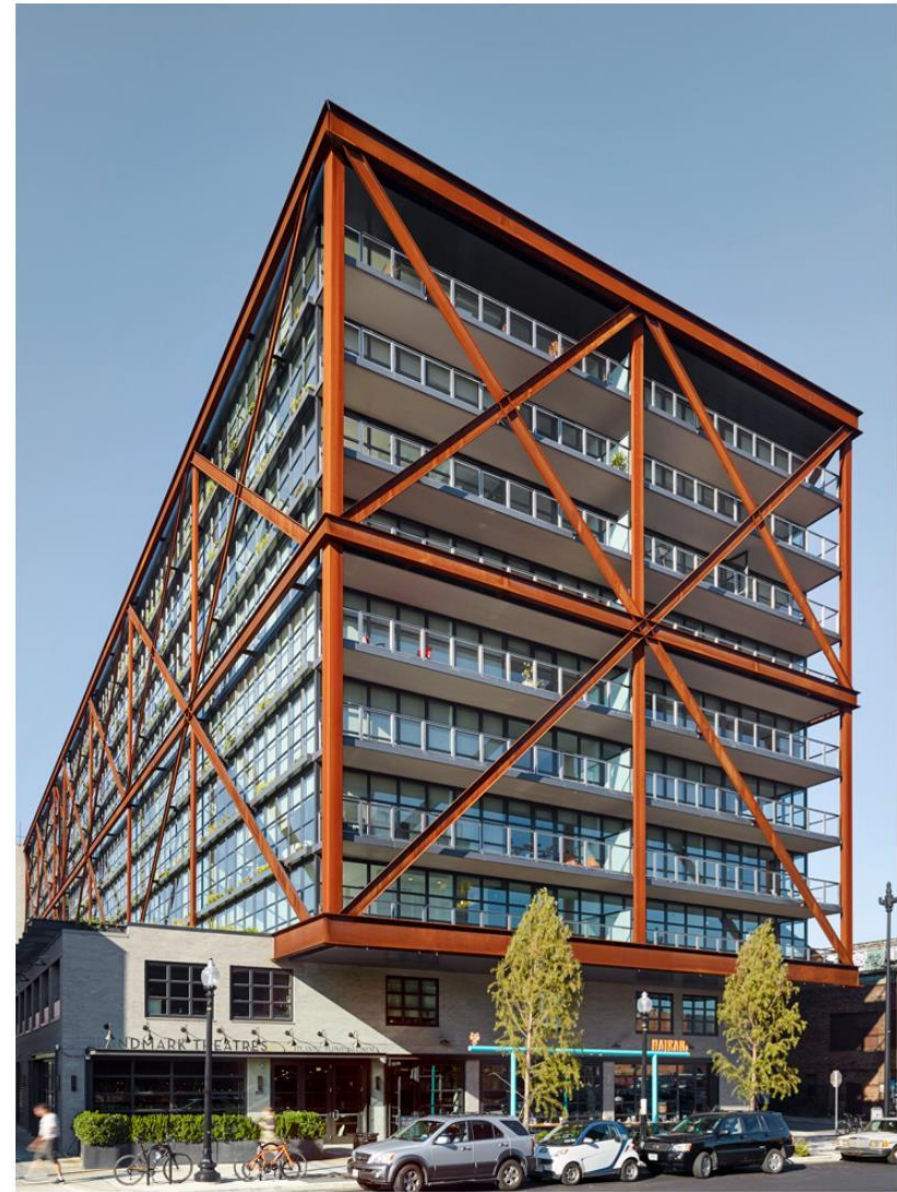


SOUTH ELEVATION

# WEST & SOUTH ELEVATIONS

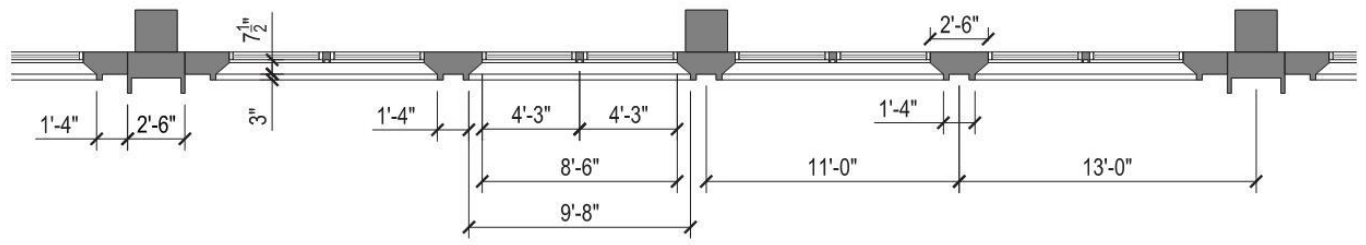
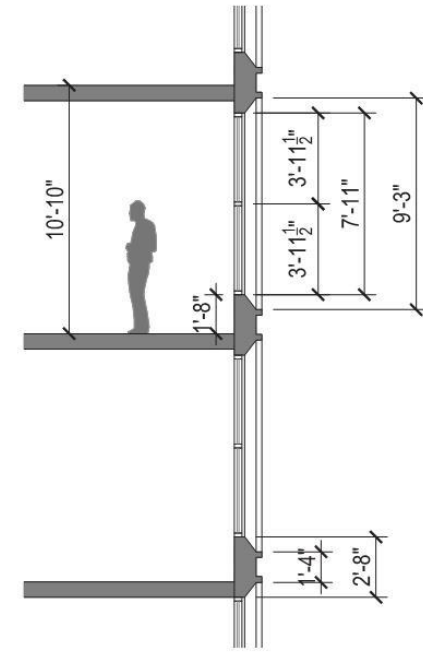
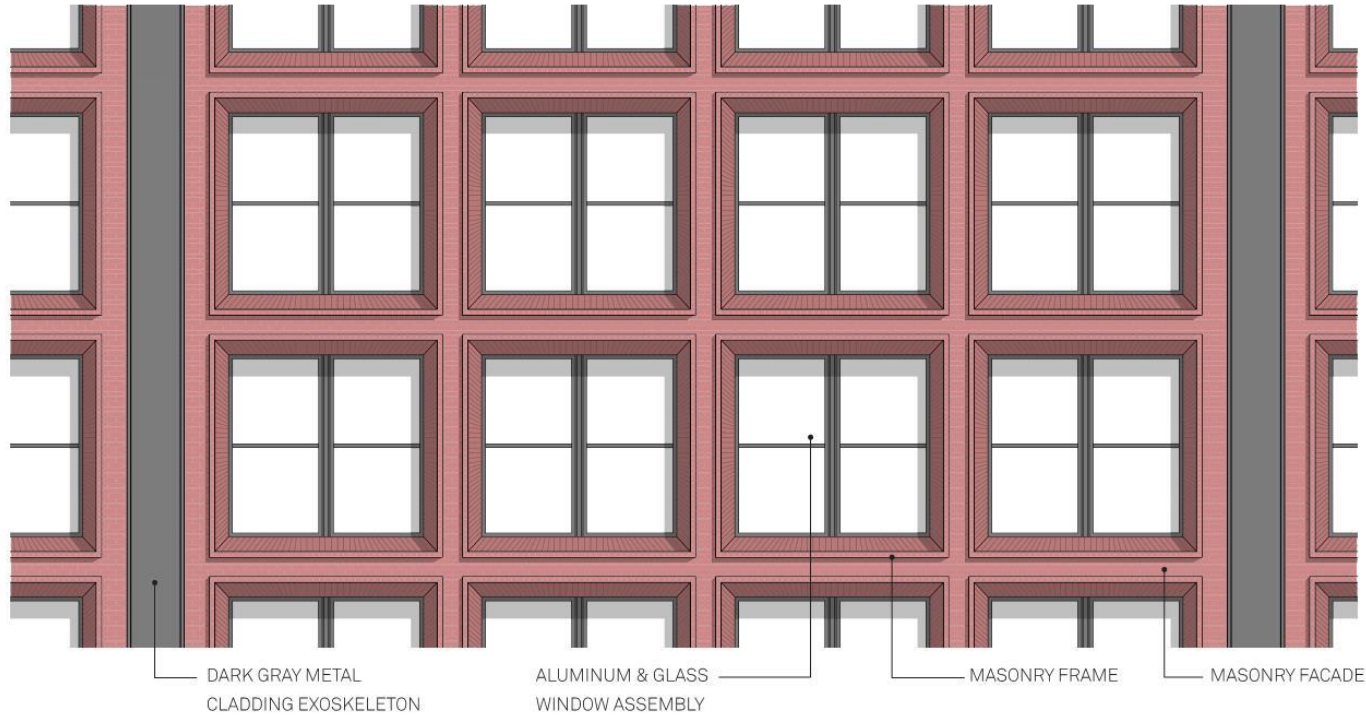


# TOWER FAÇADE DETAIL

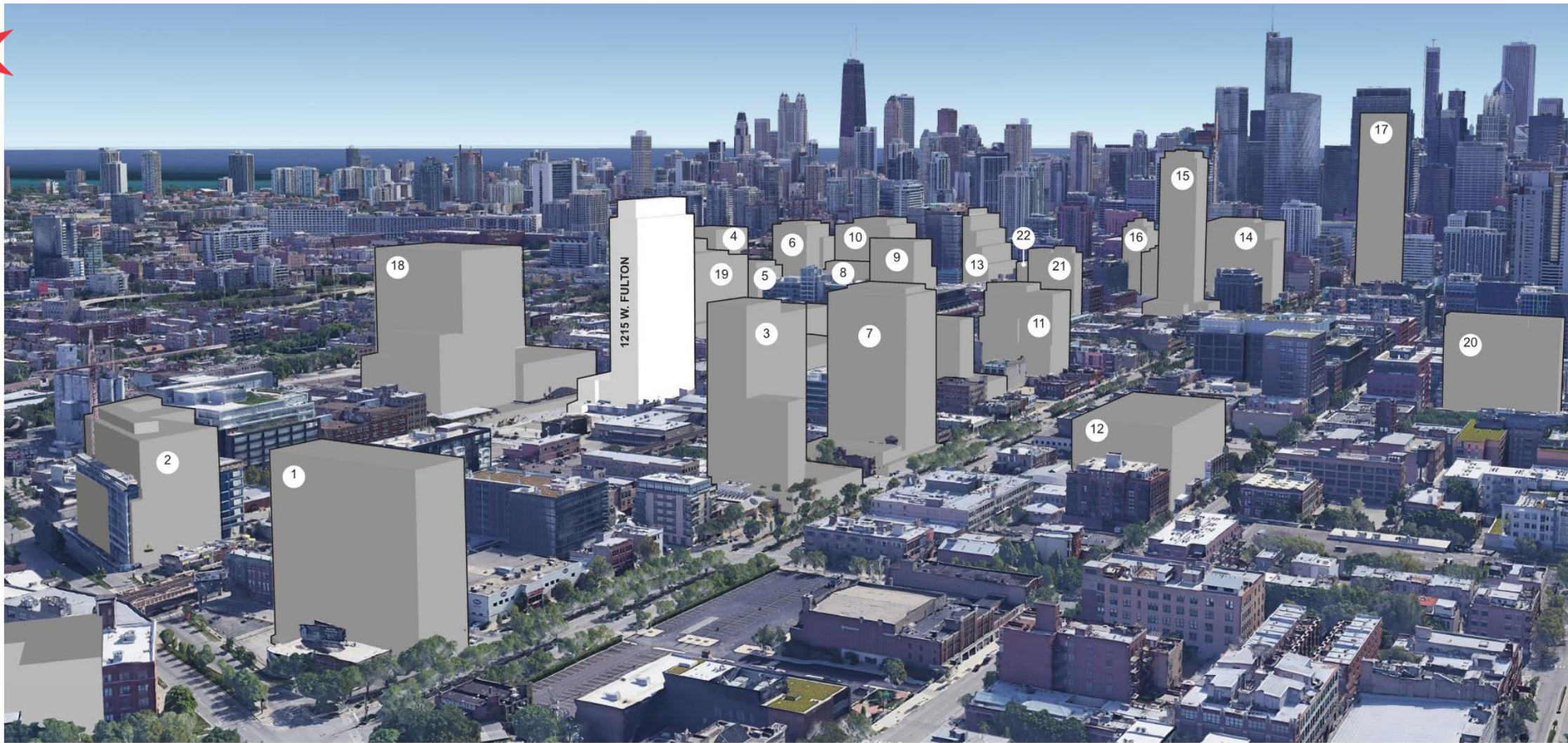


TOWER FAÇADE PRECEDENT – ATLANTIC PLUMBING, WASHINGTON DC





# PODIUM FAÇADE DETAIL



1. 1400 W. RANDOLPH ST.  
HEIGHT: 282'

4. 1000 W. CAROLL AVE.  
HEIGHT: 288'

7. 1234 W. RANDOLPH ST.  
HEIGHT: 197'

10. 330 N. GREEN ST.  
HEIGHT: 267'

13. 800 W. FULTON MRKT.  
HEIGHT: 300'

16. 800 W. LAKE ST.  
HEIGHT: 265'

19. 1111 W. CAROLL ST.  
HEIGHT: 300'

22. 215 N. PEORIA ST.  
HEIGHT: 177'

2. 1375 W. FULTON ST.  
HEIGHT: 190'

5. 345 N. MORGAN  
HEIGHT: 178'

8. 320 N. SANGAMON ST.  
HEIGHT: 177'

11. 160 N. ABERDEEN ST.  
HEIGHT: 235'

14. 167 N. GREEN ST.  
HEIGHT: 167'

17. 725 W. RANDOLPH ST.  
HEIGHT: 550'

20. 845 W. MADISON ST.  
HEIGHT: 222'

3. 160 N. ELIZABETH ST.  
HEIGHT: 292'-8"

6. 360 N. GREEN ST.  
HEIGHT: 250'

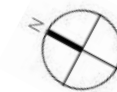
9. 1150 W. LAKE ST.  
HEIGHT: 325'

12. 1230 W. WASHINGTON BLVD.  
HEIGHT: 125'

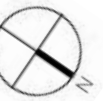
15. 900 W. RANDOLPH ST.  
HEIGHT: 495'

18. 1200 W. FULTON MRKT.  
HEIGHT: 338'

21. 920 W. LAKE ST  
HEIGHT: 225'



# AERIAL VIEW LOOKING NORTHEAST



RENDERING – CORNER OF FULTON MARKET & RACINE AVE LOOKING SW



1/28/21 DESIGN



4/23/21 DESIGN

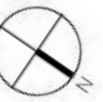


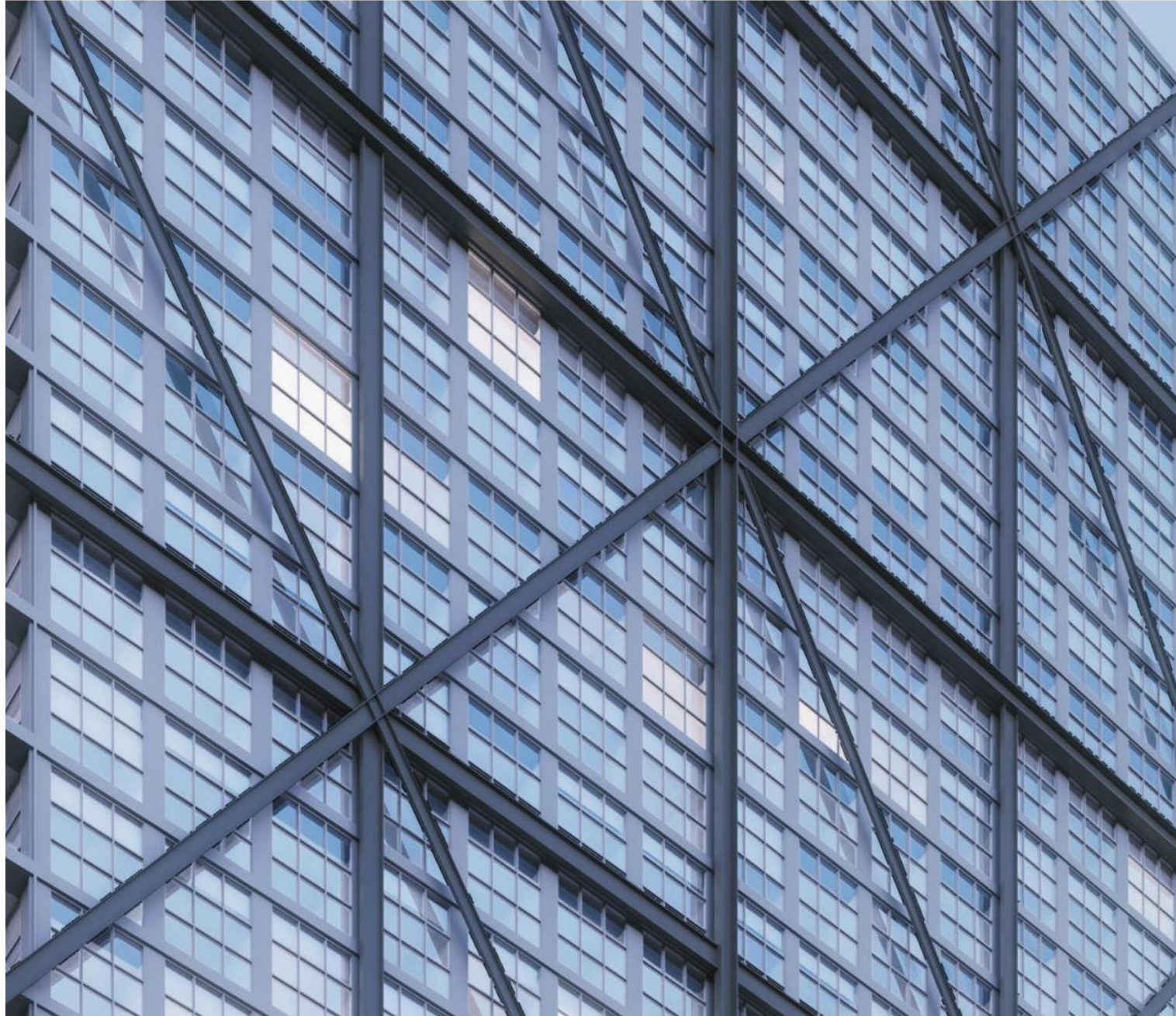
- BALCONIES ADDED AT EAST FAÇADE
- BRICK FAÇADE CONTINUES UNDER TOWER
- WINDOW ARTICULATION RELATES TO HISTORIC BUILDING ACROSS RACINE AVE; VERTICAL SPANDREL ADDED TO TOWER WINDOW WALL TO RELATE TO BRICK FAÇADE RHYTHM BELOW

5/25/21 DESIGN



- BALCONIES DISPERSED BETWEEN ALL FOUR CORNERS OF TOWER





RENDERING - TOWER FAÇADE DETAIL

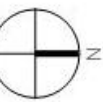


EXISTING

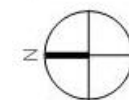
PEDESTRIAN CONTEXET –FULTON MARKET & RACINE AVE LOOKING SW



EXISTING

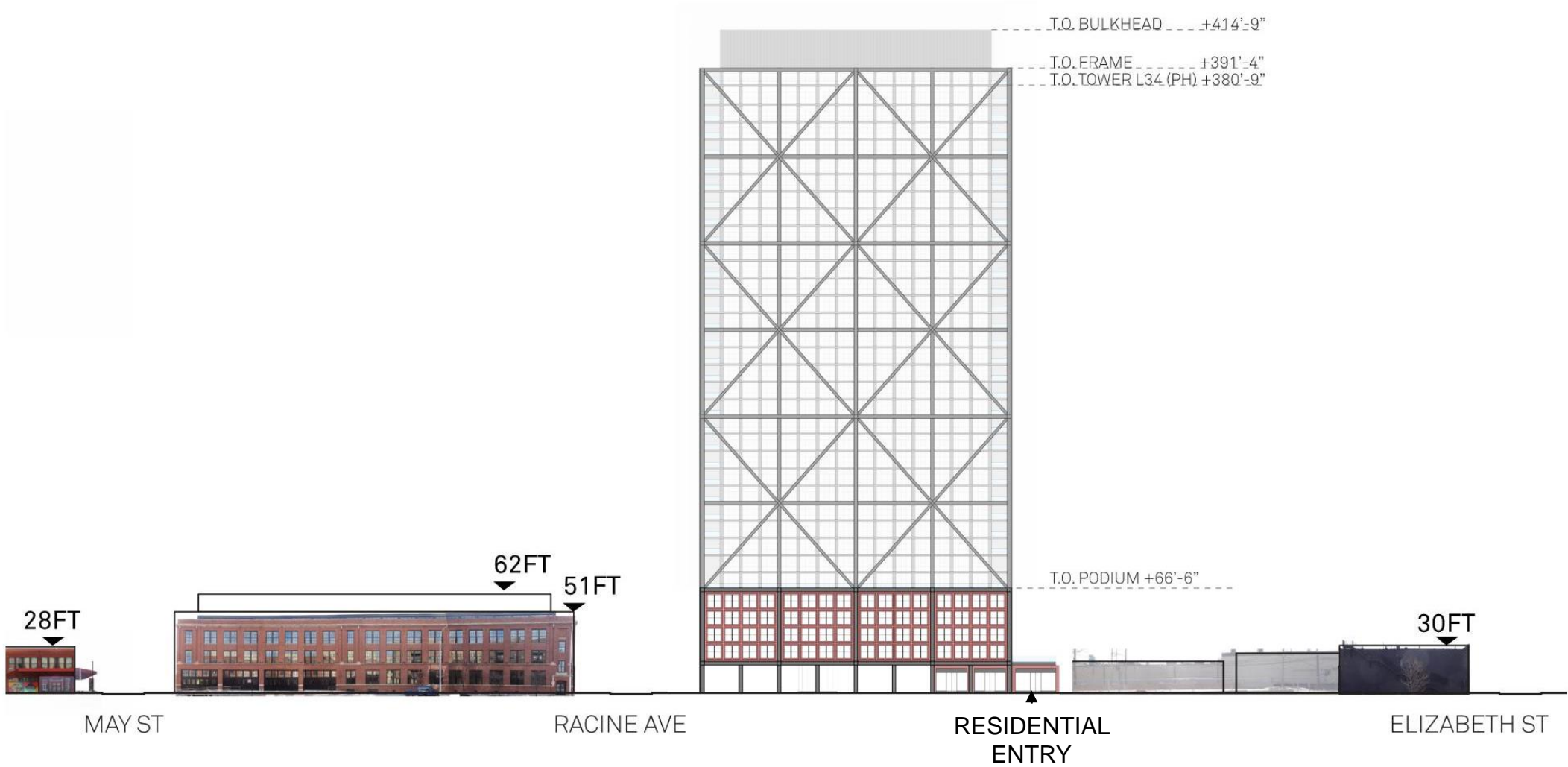


PEDESTRIAN CONTEXT – RACINE AVE. LOOKING WEST INTO PLAZA

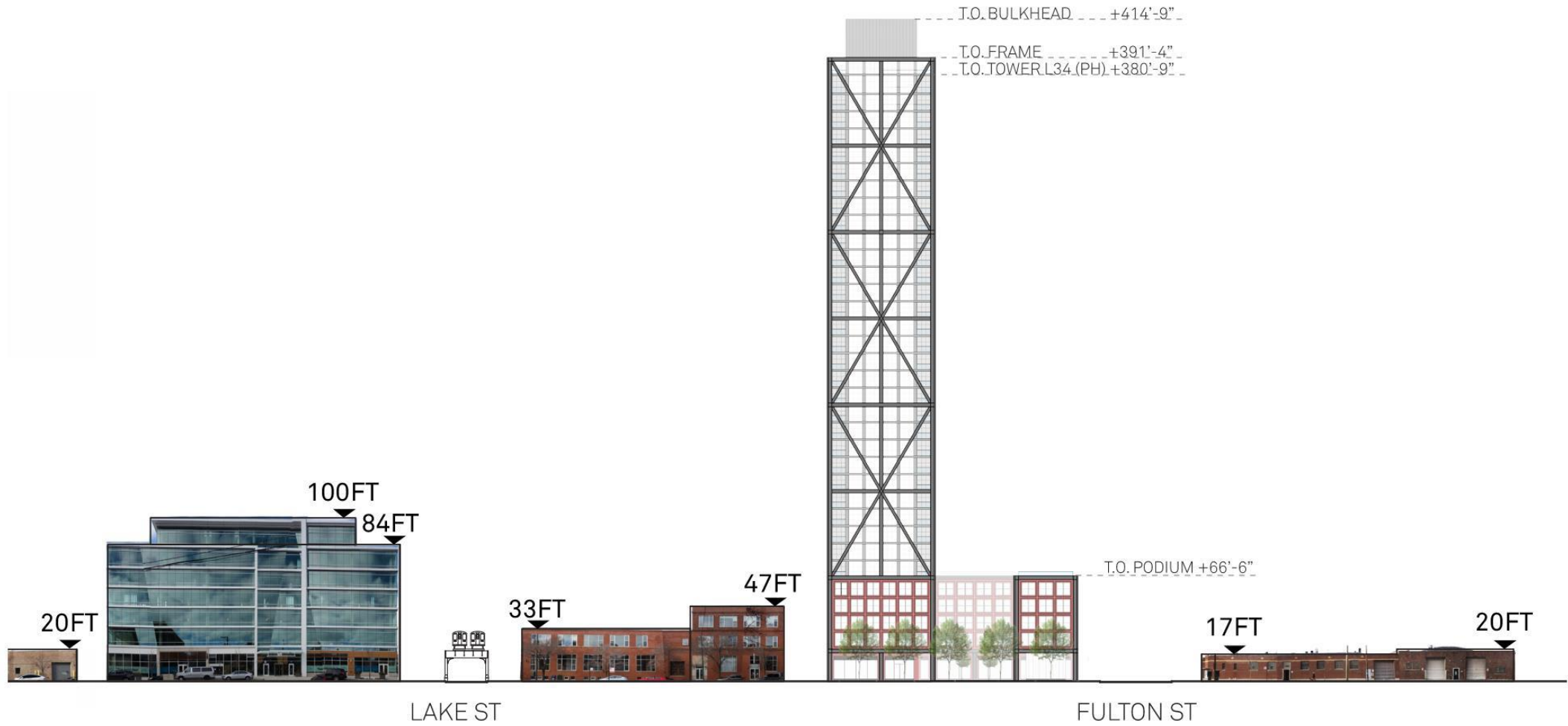


PEDESTRIAN CONTEXT – FROM PLAZA LOOKING EAST TOWARDS RACINE AVE.





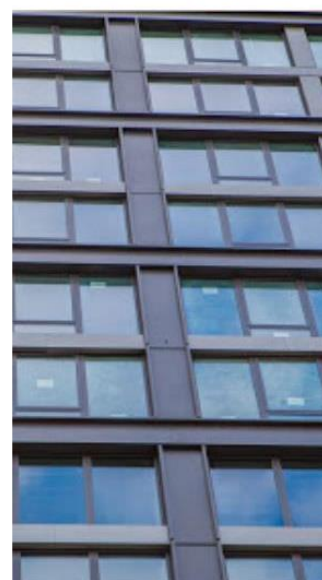
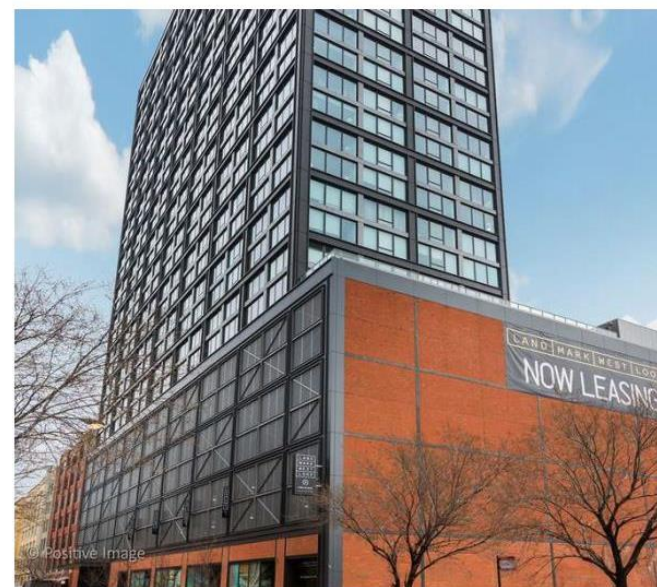
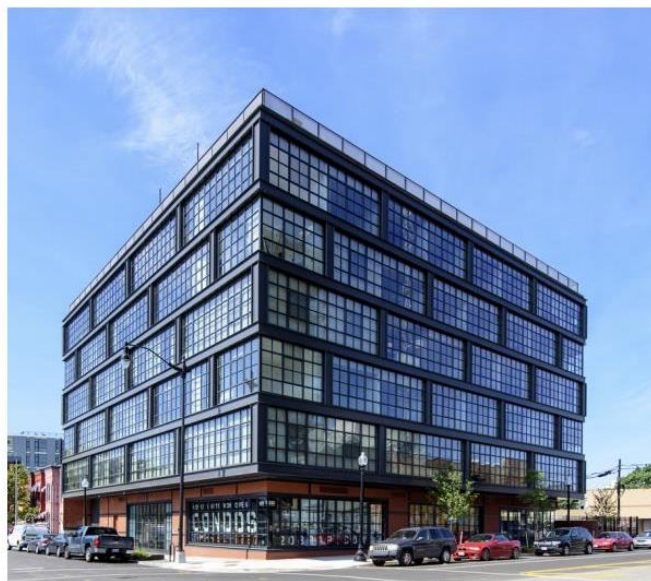
# NORTH STREETSCAPE ELEVATION



# EAST STREETSCAPE ELEVATION



# GROUND PLANE CHARACTER & ARCHITECTURAL REFERENCES



# FAÇADE MATERIALITY



### 17-8-0905-B1

Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it. Exceptions are appropriate when building setbacks would allow the widening of a narrow sidewalk or where a large site allows a plaza or open space.

### 17-8-0905-B2

Primary pedestrian entrances should be located at sidewalk level. These entrances should be obvious to pedestrians by forming a significant focal element of the building, and such features should help provide building identity and presence on the *street*.

### 17-8-0906-A2

Create seamless or gradual transitions in *bulk* and scale when high-intensity development occurs in or near areas with a lower-intensity character

### 17-8-0906-B1

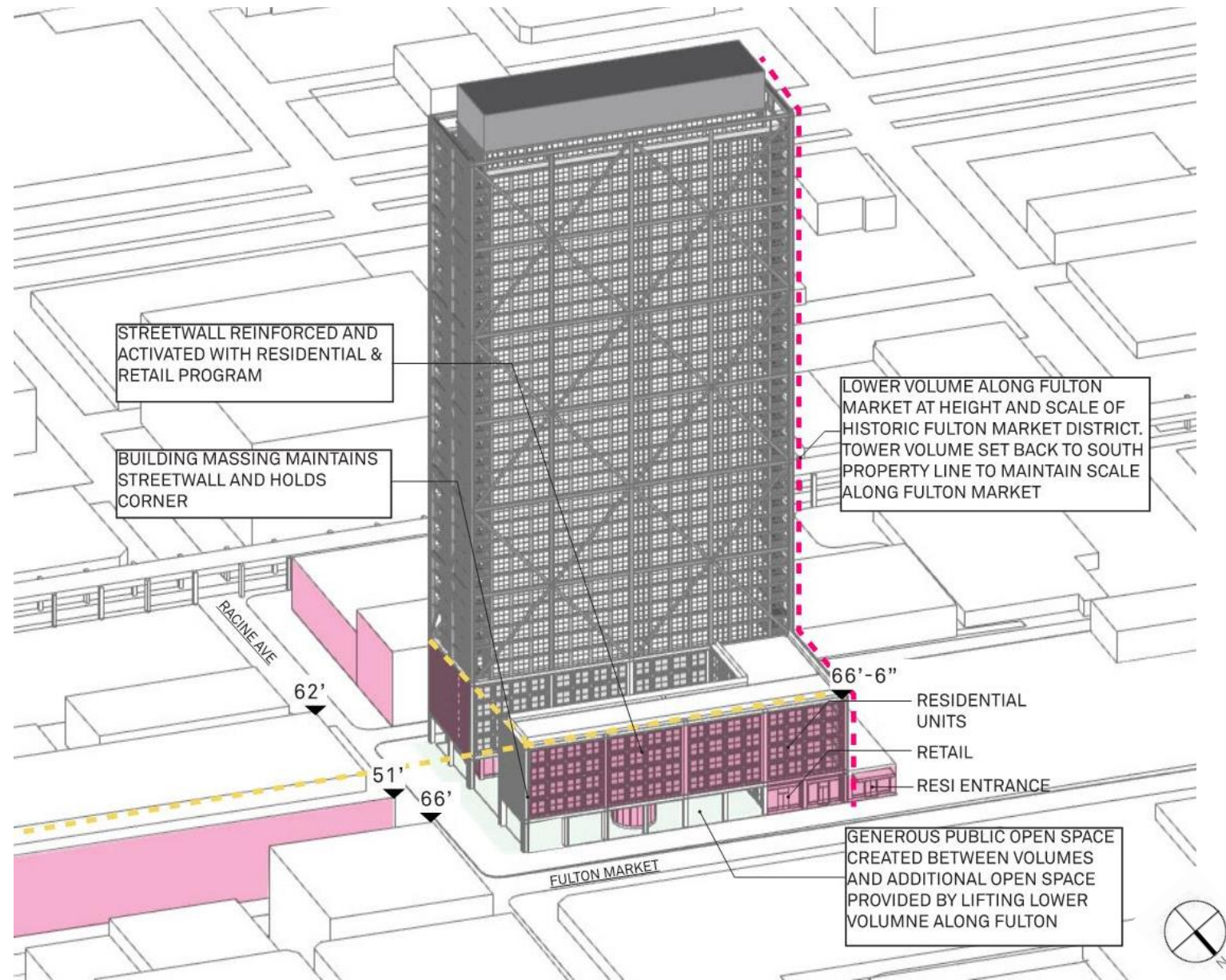
Building orientation and massing should create active “*street* or building walls” lining the sidewalk.

### 17-8-0906-B2

Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another be avoided.

### 17-8-0906-B4

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. Parking areas and driveways should not be located at corners.





### 17-8-0905-A2

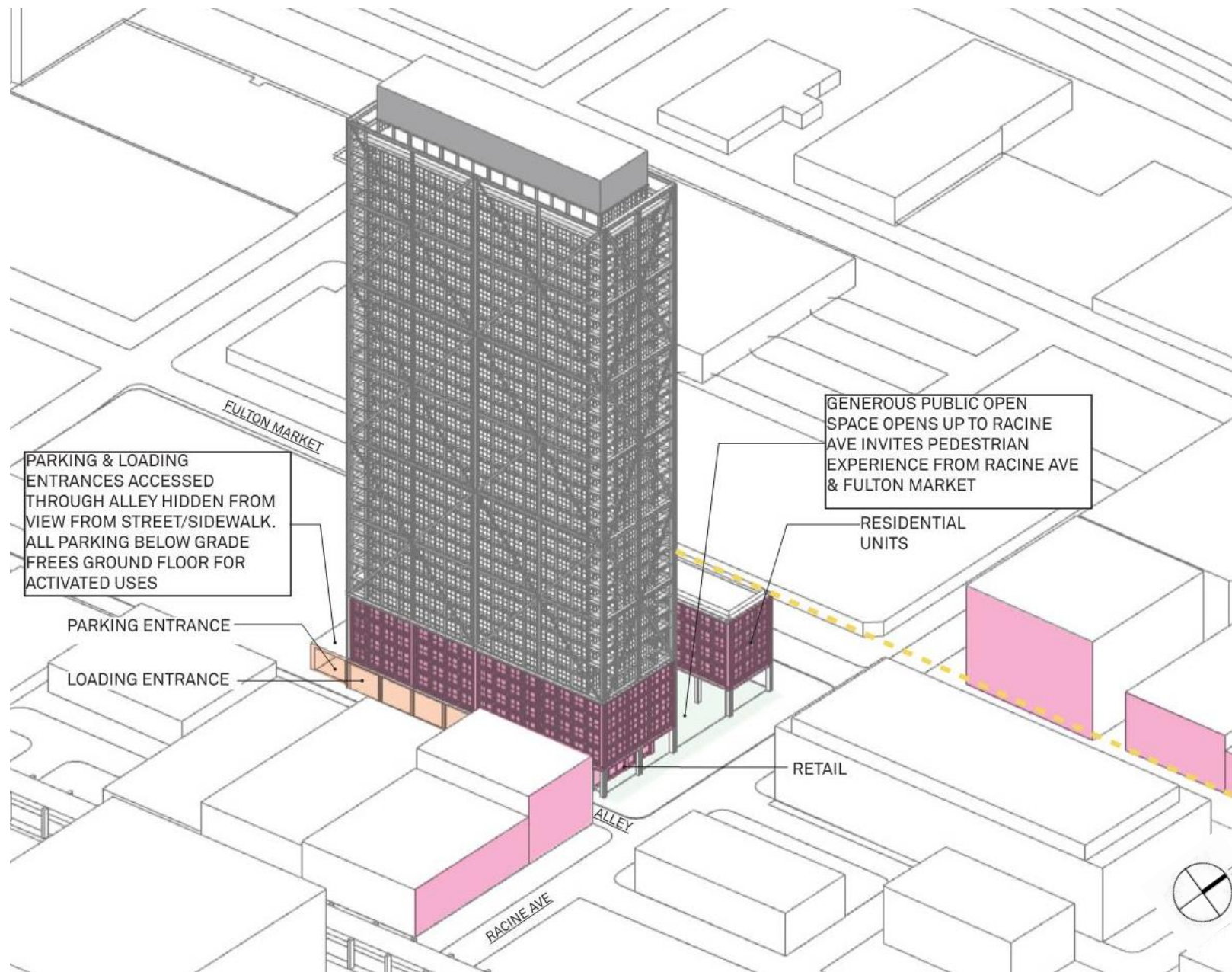
Providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest

### 17-8-0906-A2

Create seamless or gradual transitions in *bulk* and scale when high-intensity development occurs in or near areas with a lower-intensity character

### 17-8-0906-D1

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.





**17-8-0904-A General Intent.**

One curb cut at the alley is being proposed (existing condition has three curb cuts) and all residential, retail, service and bike entry are at level grade. Parking & loading located off alley and not visible from street.

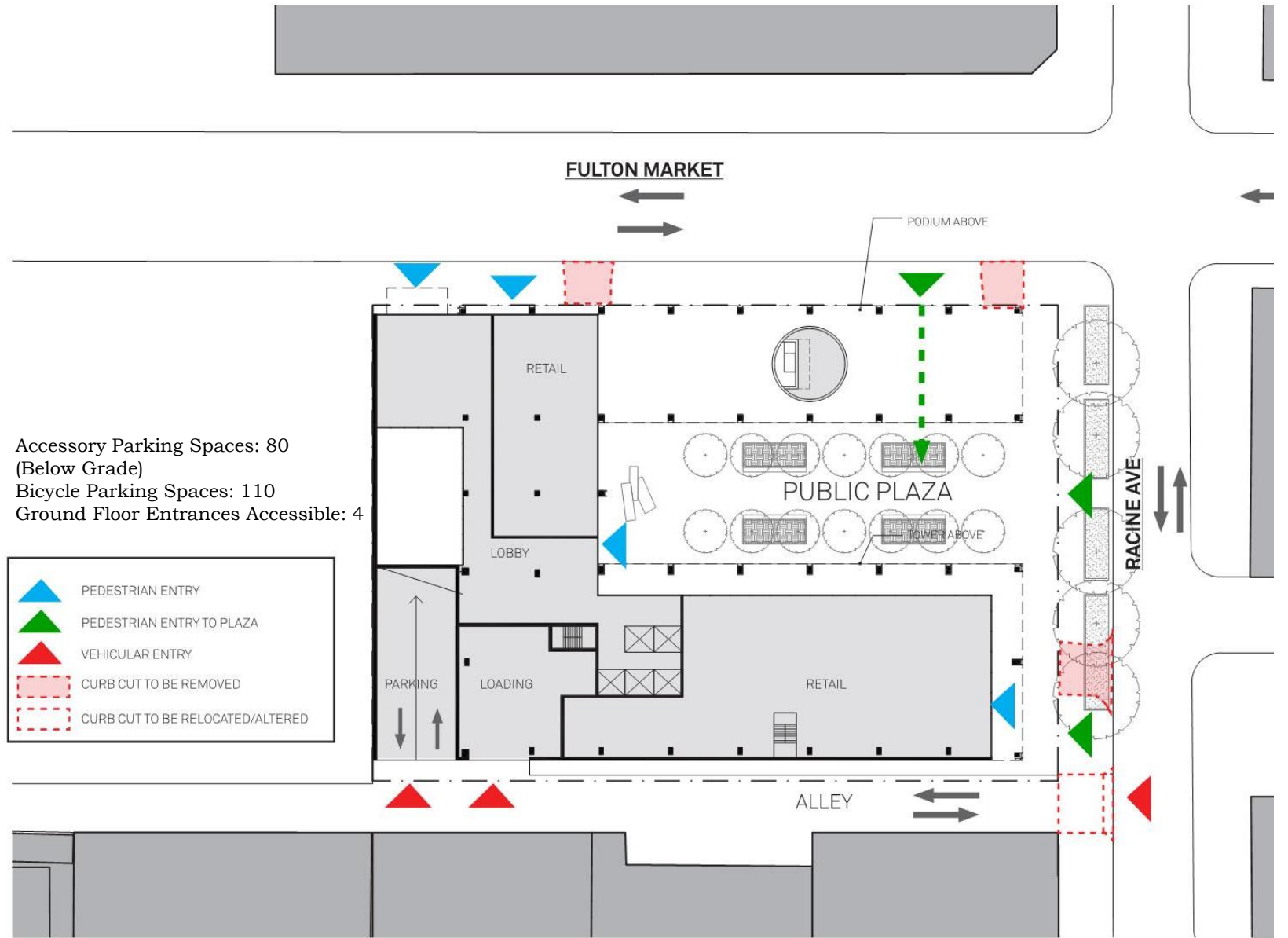
**17-8-0904-B Transportation.**

All streets and sidewalks will be constructed according to CDOT standards.

**17-8-0904-C Parking.**

All parking is located below grade, allowing the ground floor to be activated with residential, retail/F&B, and generous public open space

Accessory Parking Spaces: 80  
(Below Grade)  
Bicycle Parking Spaces: 110  
Ground Floor Entrances Accessible: 4





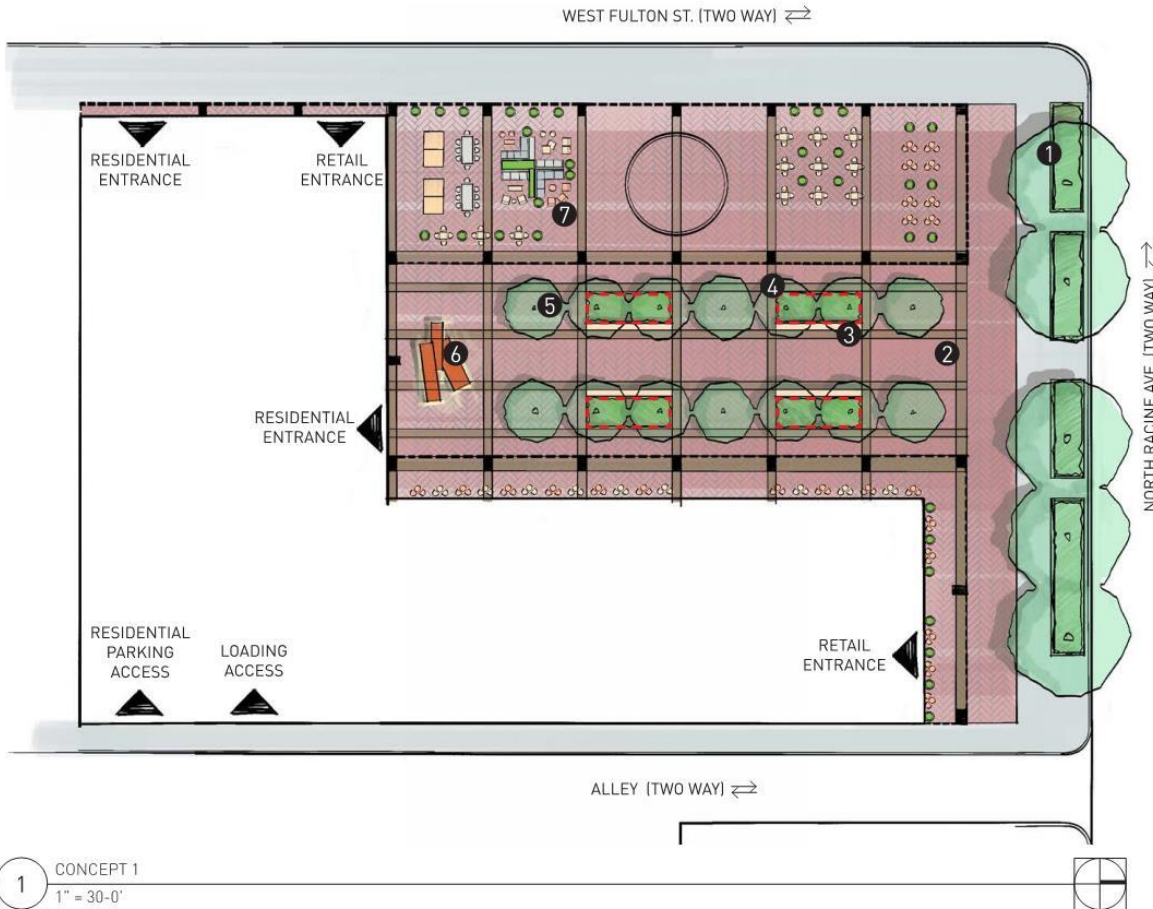
- The location of the site within an urban area and its proximity to alternative modes of transportation, lead to a reduction in the number of generated trips. In addition, some employees & tenants will utilize taxis or ride-sharing to arrive at the site.
- Overall, the existing street system surrounding the proposed development has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- The intersections of Lake Street with Elizabeth Street, Racine Avenue and May Street should be monitored in the future to determine if the traffic control at any of these intersections will need to be modified to address traffic increases primarily resulting from background growth and assumed developments in the traffic study.
- Access to the 1215 West Fulton Market development will be provided off the east-west alley south of the site which will be able to adequately accommodate traffic to and from the proposed development.
- To further minimize the impact of the development, foster alternative modes of transportation other than the automobile, and to enhance pedestrian/bicycle safety the following should be implemented:
  - Electric vehicle charging stations will be provided within the parking garage.
  - Due to its proximity to the Morgan CTA Pink and Green Line station and Grand CTA Blue Line station, a CTA transit information kiosk will be provided within the lobby.



Prepared For:  
Fulton Market Companies







1 CONCEPT 1  
1" = 30'-0"

**LEGEND:**

- 1 PARKWAY PLANTING & STREET TREES
- 2 PAVEMENT BANDS
- 3 BENCH
- 4 LUSH PLANTING
- 5 ALLEE
- 6 SCULPTURE
- 7 MOVABLE SEATING

SITE AREA: 39,001 SF  
PUBLIC PLAZA AREA: 16,810 SF (43%)



4 LUSH PLANTING



5 ALLEE



6 SCULPTURE



# LANDSCAPE PLAN OPTION 1

PRELIMINARY PLANTING PRECEDENTS

SHADE TREES



HONEY LOCUST



WHITE SWAMP OAK



NEW HORIZON ELM

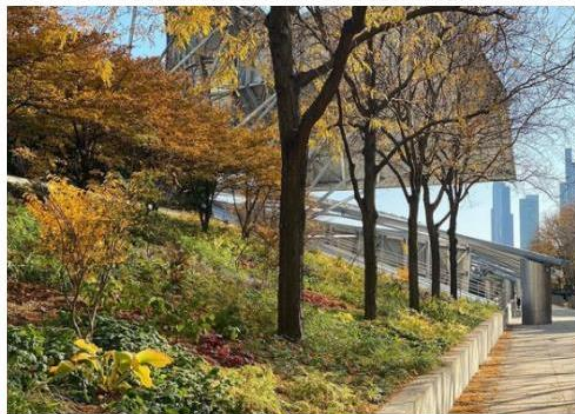


REDPOINTE MAPLE

PERENNIALS



- Actaea 'Black Negligee', Black Negligee Black Bugbane
- Alchemilla mollis, Lady's Mantle
- Allium cernuum 'Nodding', Wild Onion
- Allium 'Summer Beauty', Summer Beauty Allium
- Ajuga reptans 'Catlin's Giant', Catlin's Giant Bugleweed
- Amsonia tabernaemontana 'Blue Ice', Blue Ice Blue Star
- Anemone canadensis, Meadow Anemone
- Aquilegia canadensis, Wild Columbine
- Astilbe arendsii 'Fanal', Fanal Astilbe
- Astilbe chinensis 'Pumila', Pumila Astilbe
- Astilbe x 'Chocolate Shogun', Chocolate Shogun Astilbe



- Baptisia 'Blueberry Sundae', Blueberry Sundae False Indigo
- Bergenia 'Winter Glow', Winter Glow Pigsqueak
- Brunnera macrophylla 'Jack of Diamonds', Jack of Diamonds Siberian Bugloss
- Calamintha nepeta ssp. nepeta, Lesser Calamint
- Geranium sanguineum 'Album', White Bloody Cranesbill
- Geranium sanguineum 'Max Frei', Max Frei Bloody Cranesbill
- Helleborus 'Walhellvor', Ivory Prince Hellebore
- Helleborus 'Royal Heritage', Royal Heritage Hellebore
- Heuchera 'Autumn Bride', Autumn Bridge Heuchera
- Heuchera 'Carnival Watermelon', Carnival Watermelon Heuchera
- Heuchera 'Obsidian', Obsidian Heuchera



- Heuchera 'Obsidian', Obsidian Heuchera
- Hosta 'August Moon', August Moon Hosta
- Hosta 'Halcyon', Halcyon Hosta
- Hosta 'Praying Hands', Praying Hands Hosta
- Liatris spicata 'Kobold', Kobold Gayfeather
- Mertensia virginica, Virginia Bluebells
- Polemonium 'Heaven Scent', Heaven Scent Jacob's Ladder
- Pulmonaria 'Trevi Fountain', Trevi Fountain Lungwort
- Rudbeckia fulgida 'Viette's Little Suzy', Little Suzy Black-eyed Susan
- Stachys x 'Hummelo', Hummelo Alpine Betony
- Tiarella 'Elizabeth Oliver', Elizabeth Oliver Foamflower

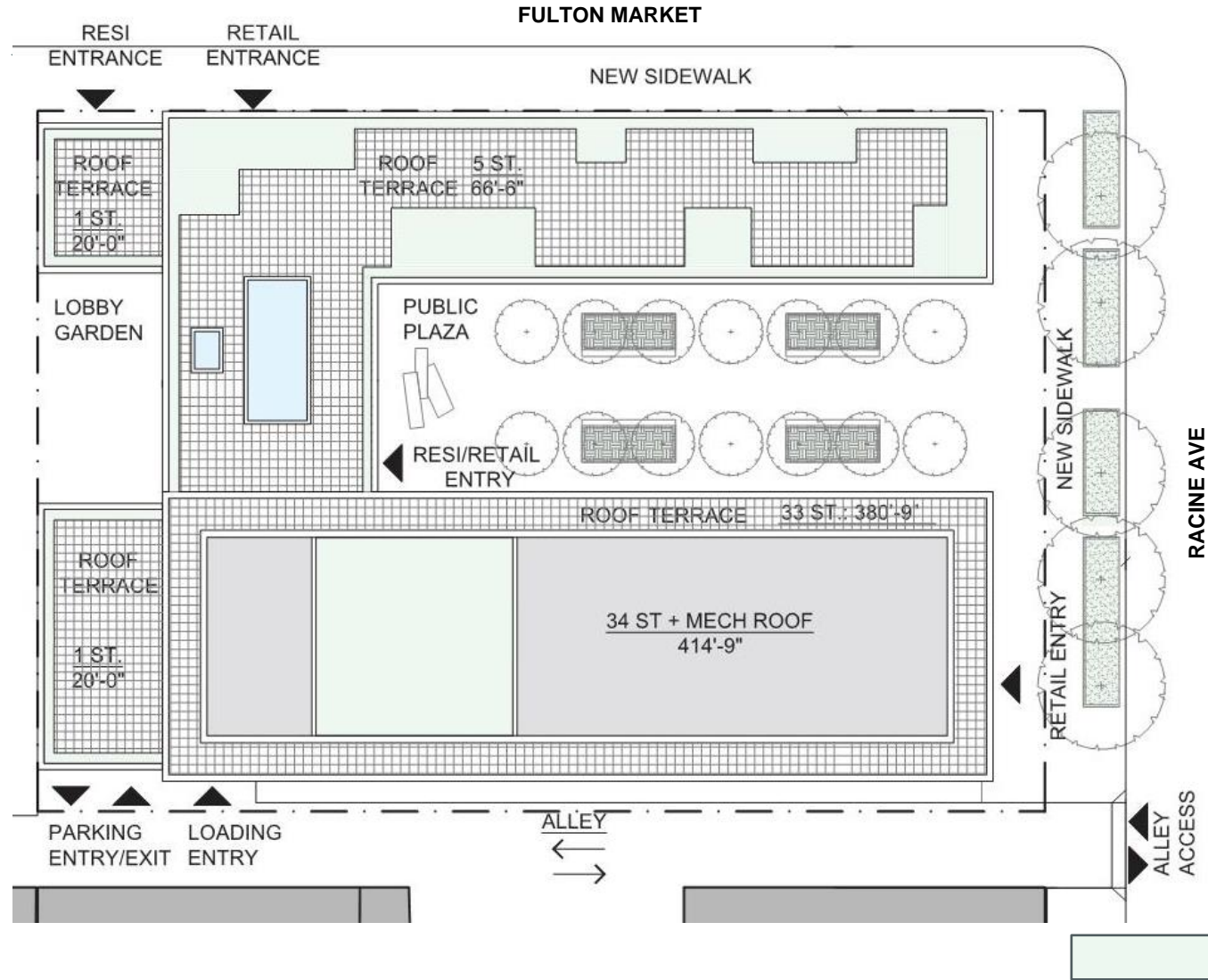


## ZONING CODE 17-8-0909 Parks, Open Space, & Landscaping.

**17-8-0909-A – General Intent**  
Landscaped Public Plaza connected to the public way provides inviting, usable, and accessible recreation areas for workers, visitors, and residents. Additionally, an expansive amenity terrace at Level 6 provides additional recreation space.

**17-8-0909-B – Design**  
Open spaces have been located to provide sunlight exposure and public gathering is encouraged in the Public Plaza at grade level.

**17-8-0909-C – Residential Development**  
On site amenities have been provided including a pool, accessible green roofs, and a dog play area.



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)	
<b>Options Without Certification</b>																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	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	
<b>Options With Certification</b>																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	10	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	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	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	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	5	20	10	20	NA	NA	NA	5	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	5	20	10	20	NA	NA	NA	5	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	5	20	10	20	NA	20	NA	5	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	5	5	5	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	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	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	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	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

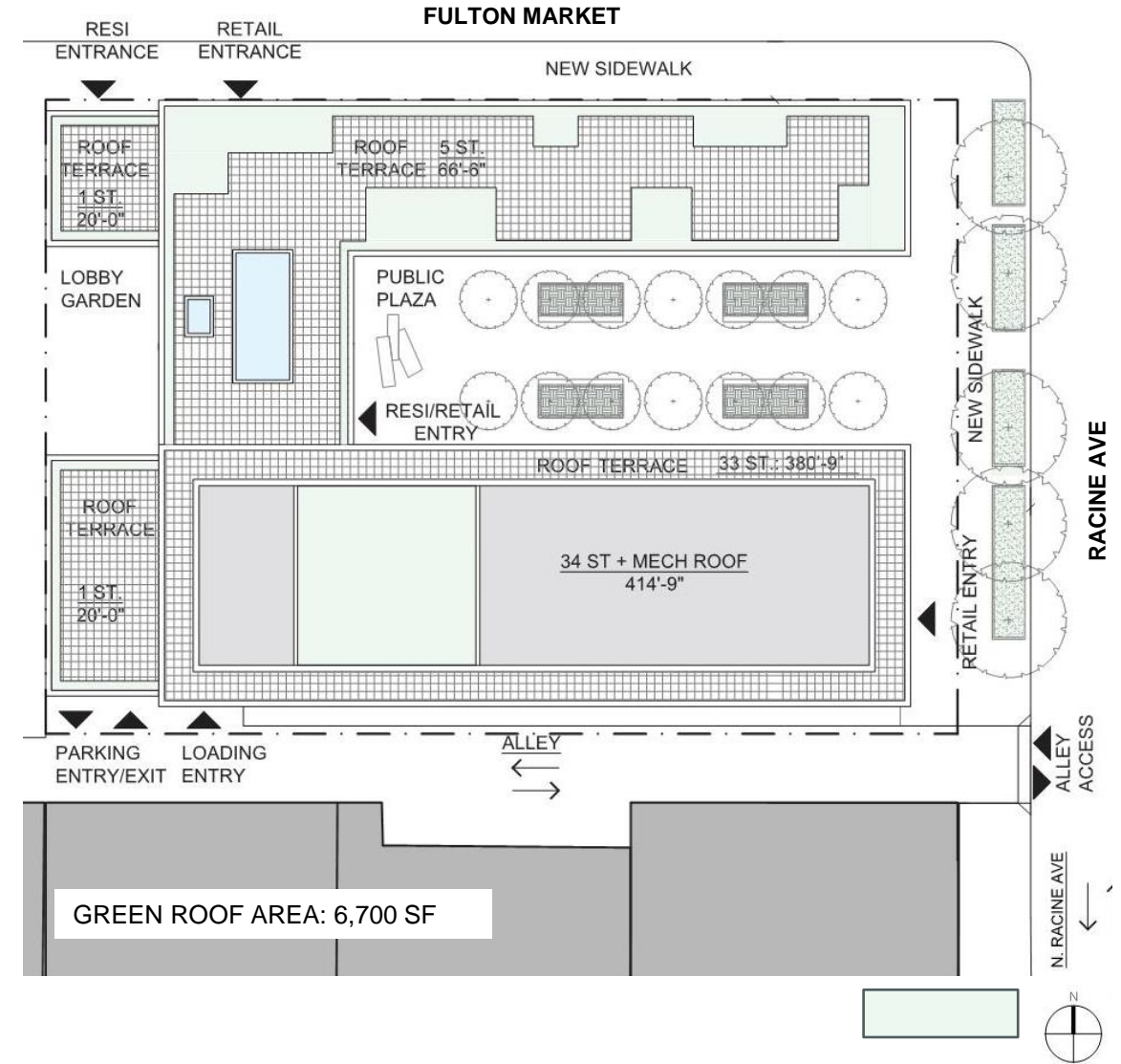
## PROPOSED COMPLIANCE STRATEGY

- Green Globes Building Certification – 2 Globes = 70 PTS
- 7.5 EV Charging Stations = 10 pts
- 7.6 EV Charger Readiness = 5 pts
- 7.7 CTA Digital Display = 5 pts
- 8.1 80% Waste Diversion = 10 pts
- **Total Points = 100 pts**



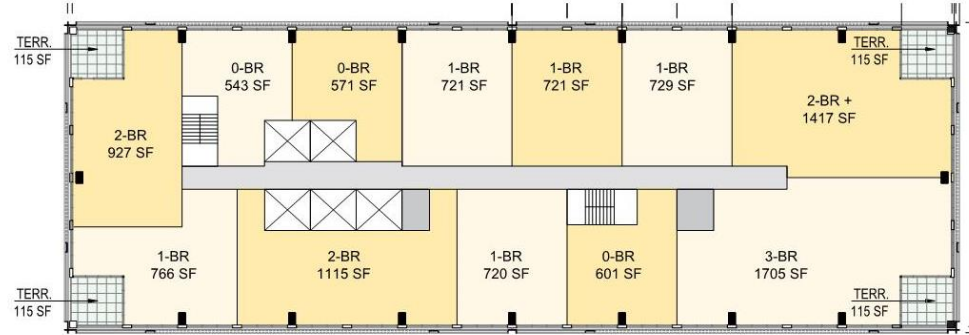


- Project is classified as a Regulated Development.
- The project is considered a Lot-to-Lot Development. Stormwater volumetric requirements are provided based on a 10-year rainfall event. Overflows for the 100-year rainfall event are routed to the public right-of-way.
- Stormwater is collected from the building roofs and conveyed to a detention vault located in the basement.
- Stormwater flow from the detention vault is restricted and released in a controlled manner to manage the peak rate of discharge to the City combined sewer system.
- The maximum release rate is based on the Monroe West Outlet Drainage Basin and complies with the Chicago Stormwater Ordinance.
- The Volume Control requirement is satisfied by reducing the imperviousness of the site by incorporating a green, vegetated roof that retains water on-site.



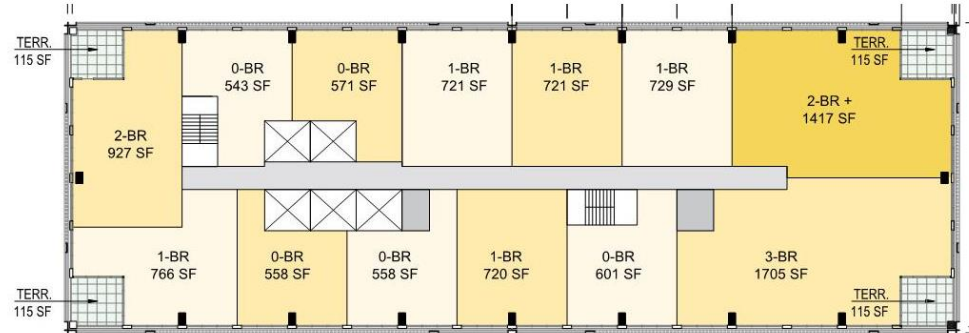


- 433 Total units.
- 87-unit ARO requirement per Near North Pilot.
- All 87 Units to be provided on-site
  - 43 “First Units” at 60% AMI
  - 44 “Additional Units” at 100% AMI



TOWER TIER 2 TYPICAL FLOOR PLAN

TYP. TOWER RESI FLOOR DRAFT UNIT MIX	
STUDIO	3
1BR	5
2BR	3
3BR	1
TOTAL (TYP. FLOOR)	12
TOTAL (WHOLE BLDG)	433
GROSS AREA:	12,050 SF



TOWER TIER 1 TYPICAL FLOOR PLAN

TYP. TOWER RESI FLOOR DRAFT UNIT MIX	
STUDIO	5
1BR	5
2BR	2
3BR	1
TOTAL (TYP. FLOOR)	13
TOTAL (WHOLE BLDG)	433
GROSS AREA:	12,050 SF

Typical Residential Tower Levels



- \$160,000,000 Project Budget
- 300 temporary construction jobs / 30 permanent jobs
- Developer is committed to Mayoral Executive Order goals of 26% MBE, 6% WBE, and 50% City residency





# DPD Recommendations

- ❖ The proposed planned development is in general conformance with the Fulton Market Innovation district plan approved and adopted by the Chicago Plan Commission. Details of which were included earlier in this report;
- ❖ The proposed planned development has been designed to be compliant with the West Loop Design Guidelines approved and adopted by the Chicago Plan Commission. Details of which were included earlier in this report;
- ❖ The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses will meet the needs of the immediate community;
- ❖ All sides and areas of the buildings that are visible to the public 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);





# DPD Recommendations

- ❖ Building Orientation and Massing (per 17-8-0905-B), as evidenced by the primary pedestrian entrances being located at sidewalk level and forming a significant focal element of the building; Building façades at pedestrian level should be appropriately scaled within the context of the existing streetscape;
- ❖ Urban Design (per 17-8-0906-A), as evidenced by reinforcing desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics; and
- ❖ Parks, Open Space, and Landscaping (per 17-8-0909) where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents; and