



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**MORINGSIDE SOUTH**

**171 W. OAK STREET (2<sup>ND</sup> Ward)**

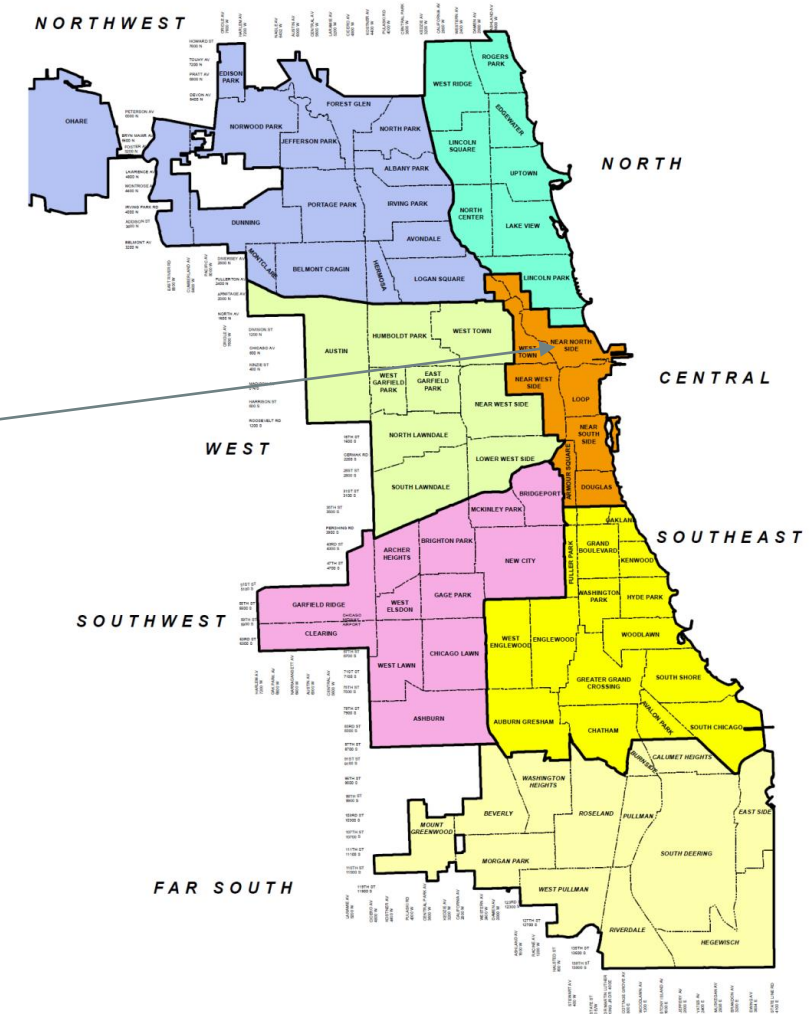
**MORNINGSIDE SOUTH AFFORDABLE LLC**

10/21/2021

# ★ Community Area Snap Shot

## COMMUNITY AREA INFORMATION:

- Near North Side
- Demographic Data:
  - 105,481 population
  - Avg HH income: \$106,000
  - 81.6% of residents have a Bachelor's degree or higher
  - 56.9% of households are one-person households
  - 57.8% of housing is renter occupied
  - Median age: 34.9
  - 57% of residents take transit, walk or bike to work



Source: CMAP Community Data Snapshot, August 2021 release

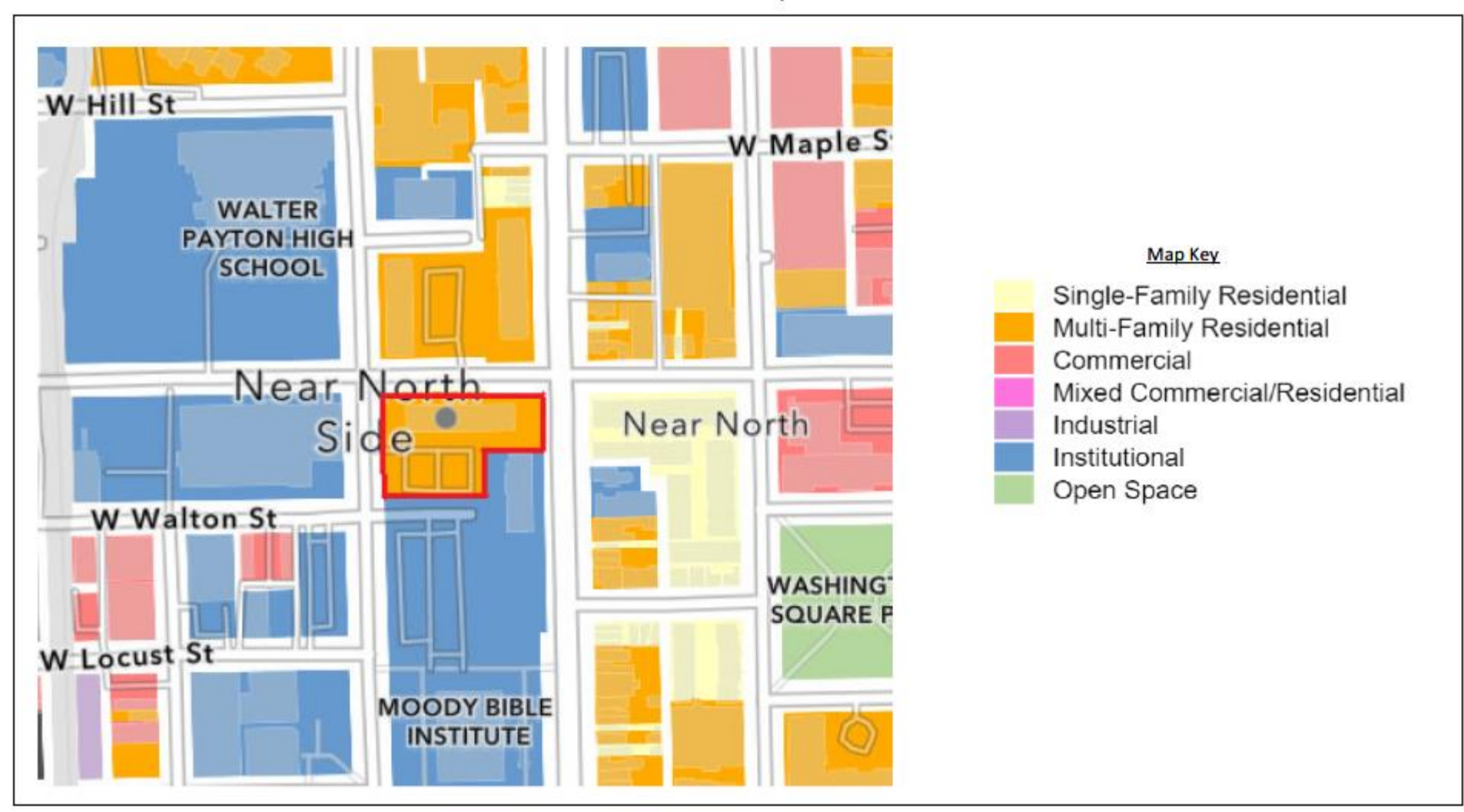


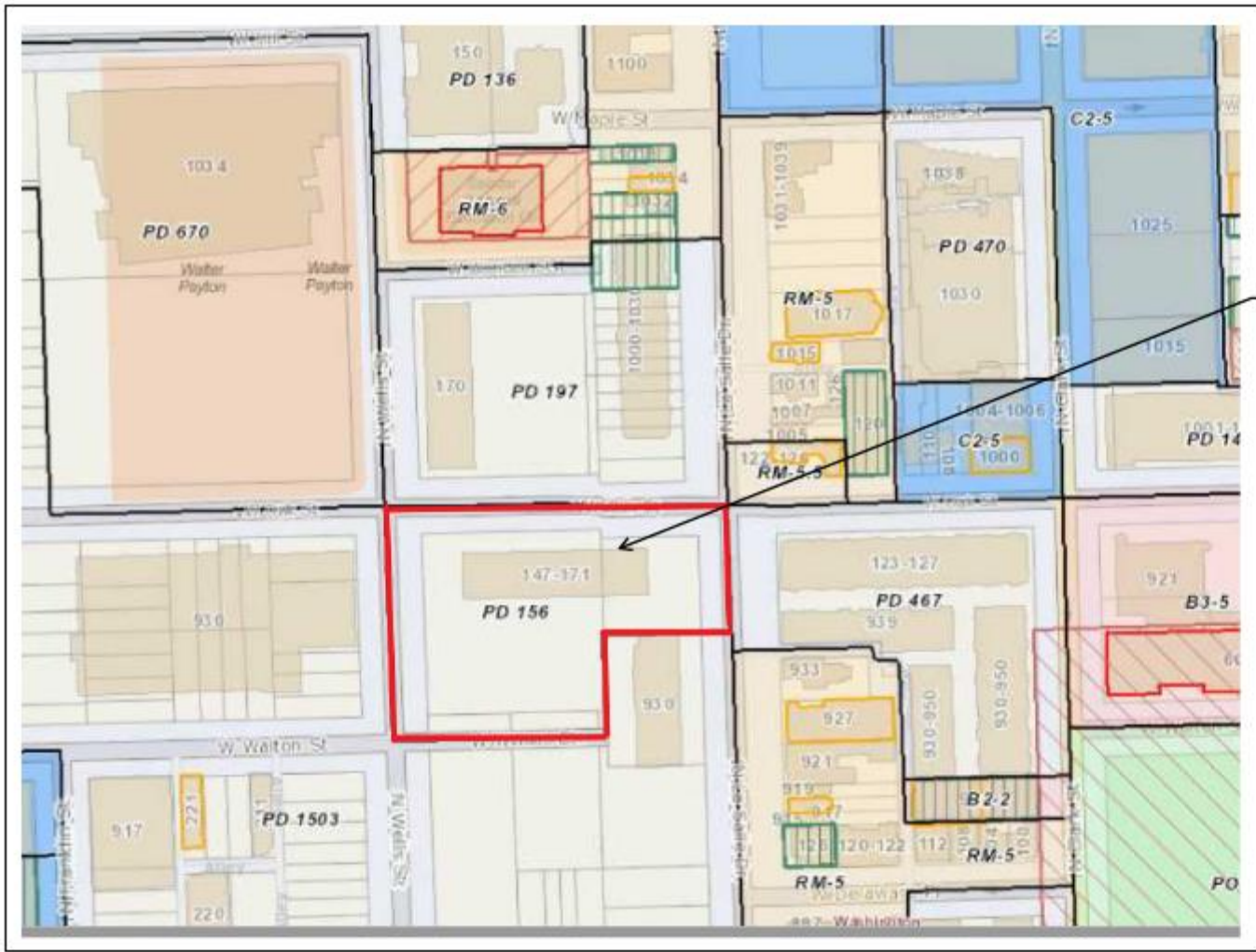


# SITE CONTEXT PLAN



# LAND USE MAP





Subject  
Property



Front View facing southeast





West Oak Street facing east

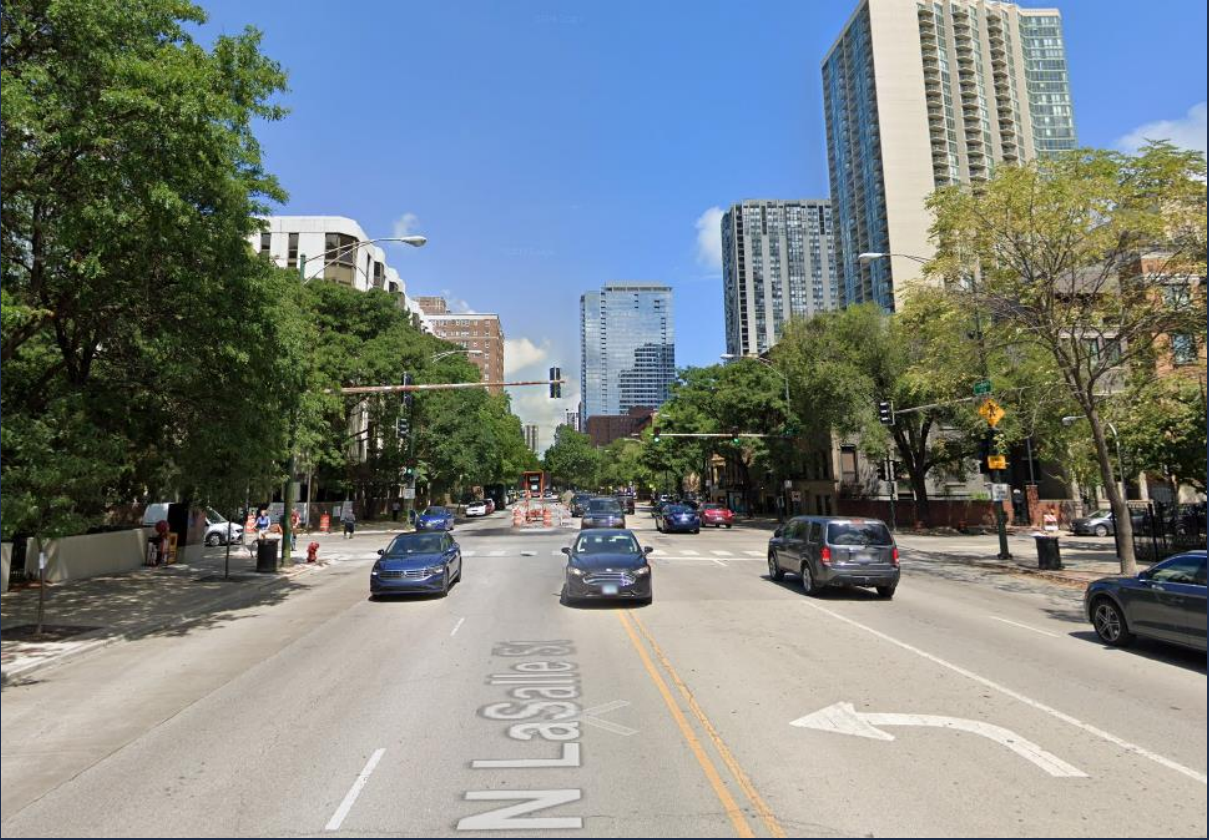


West Oak Street facing west





**North LaSalle facing north**



**North LaSalle facing south**





North Wells facing north



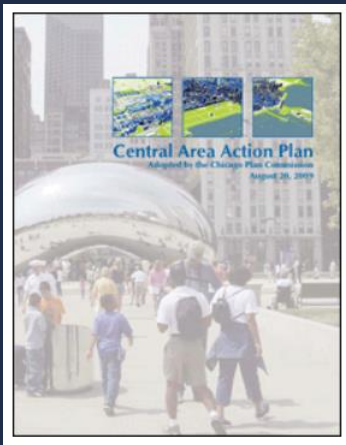
North Wells facing north

# ★ Planning Context



## The Chicago Central Area Plan

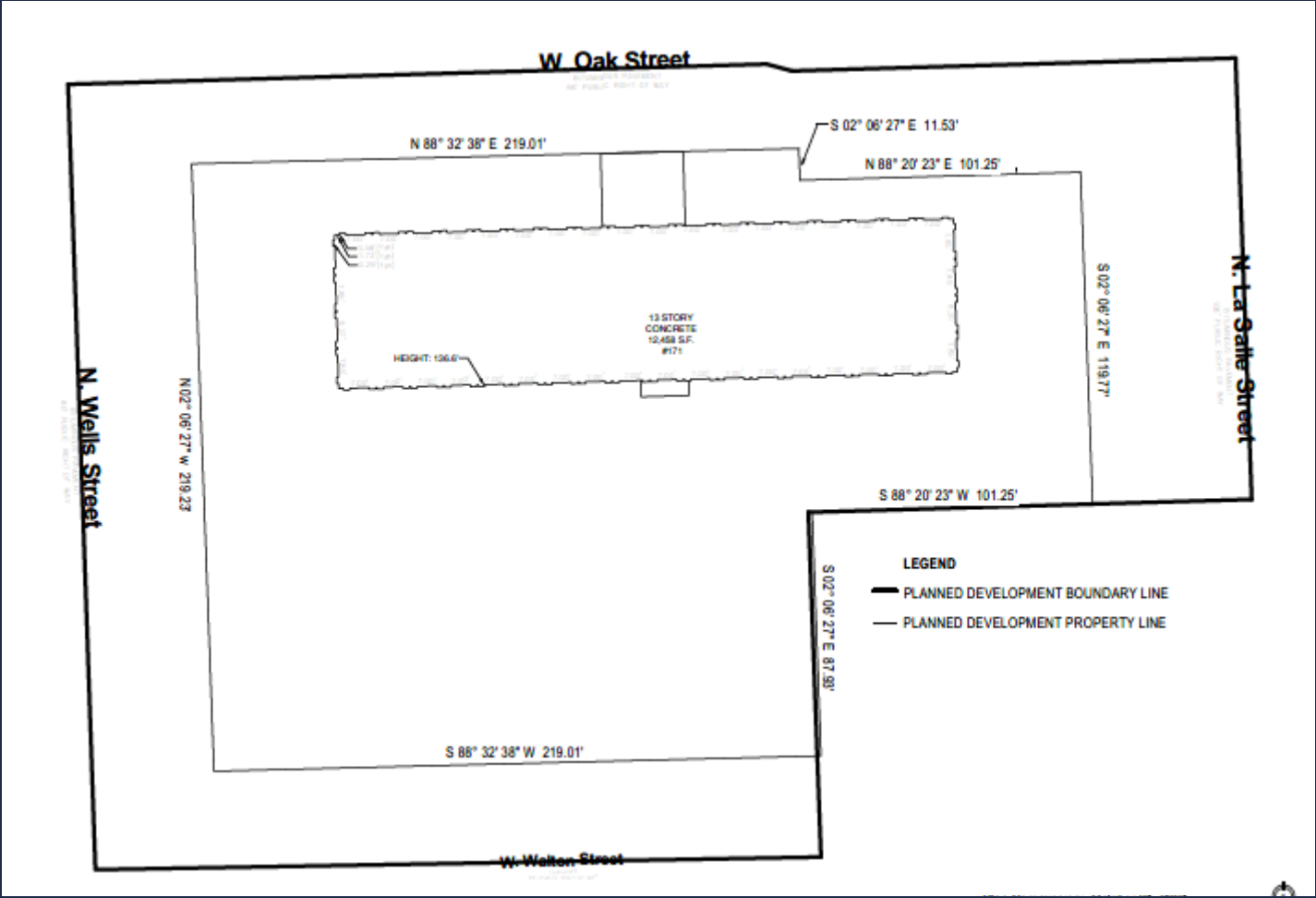
- Adopted in May 2003 by the Chicago Plan Commission
- Direct growth to create a dynamic central area made up of vibrant and diverse mixed-used urban districts.
- Develop high-density, mixed-use corridors which extend from the expanded Loop and are linked to transit
- Support a diverse collection of livable neighborhoods and special places



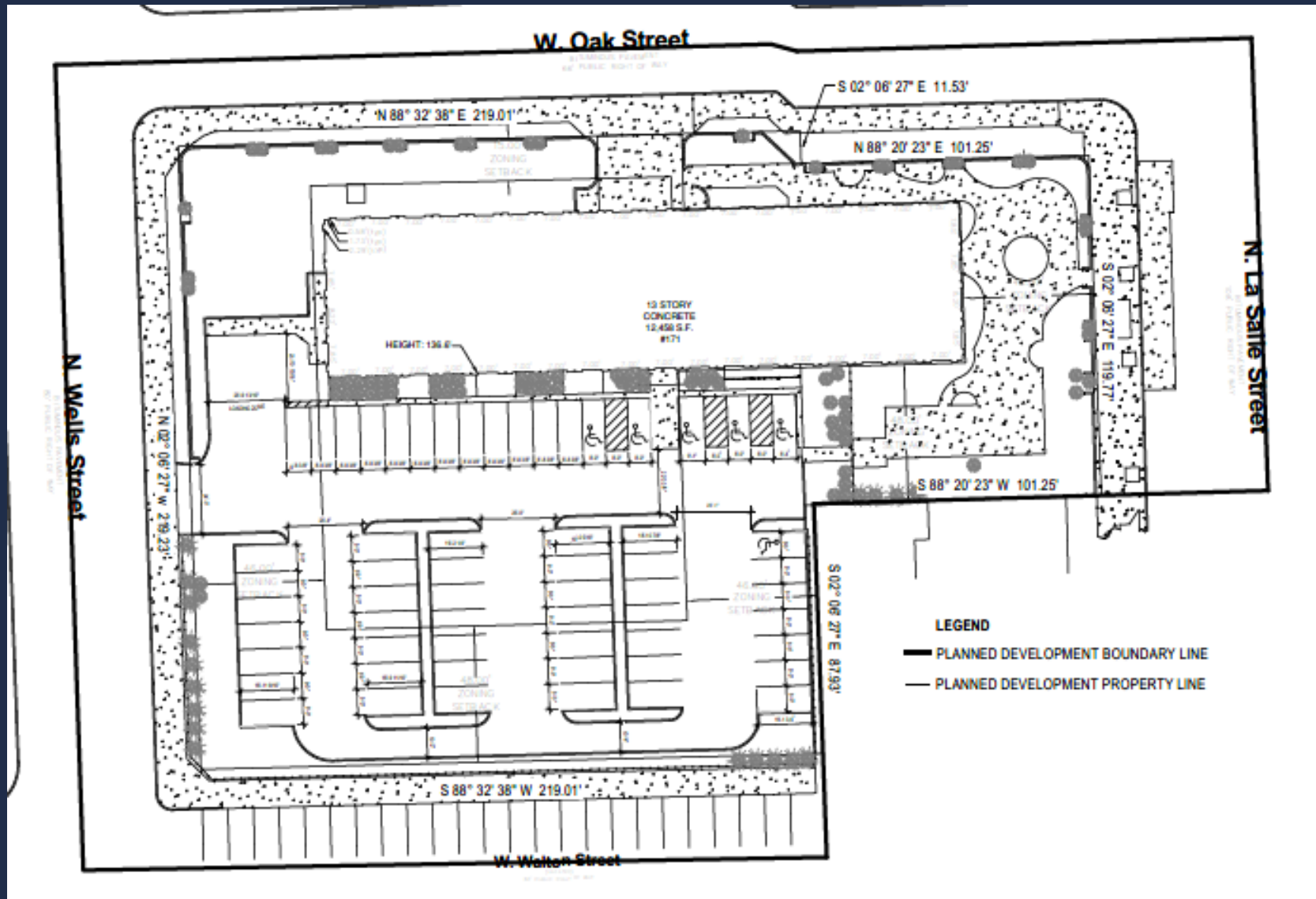
## Central Area Action Plan

- Adopted in August 2009 by the Chicago Plan Commission
- Maintain Chicago's position as the economic engine of the region
- Support dense residential growth to enhance urban vibrancy and utilize urban infrastructure



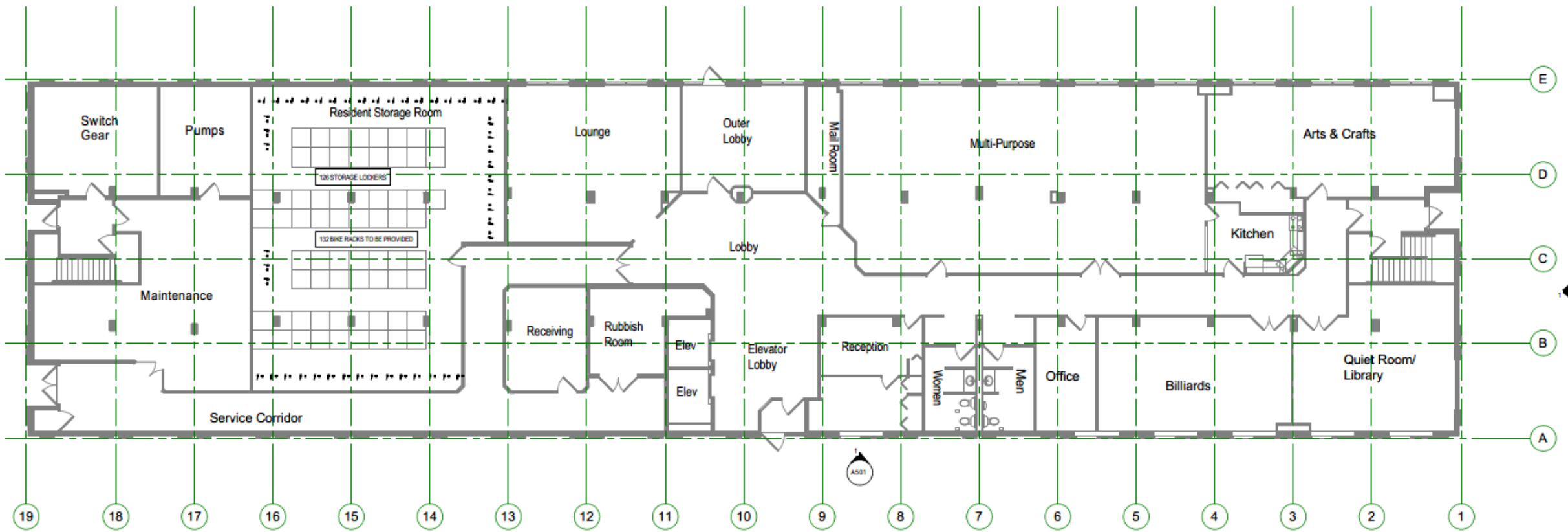


PD BOUNDARY MAP

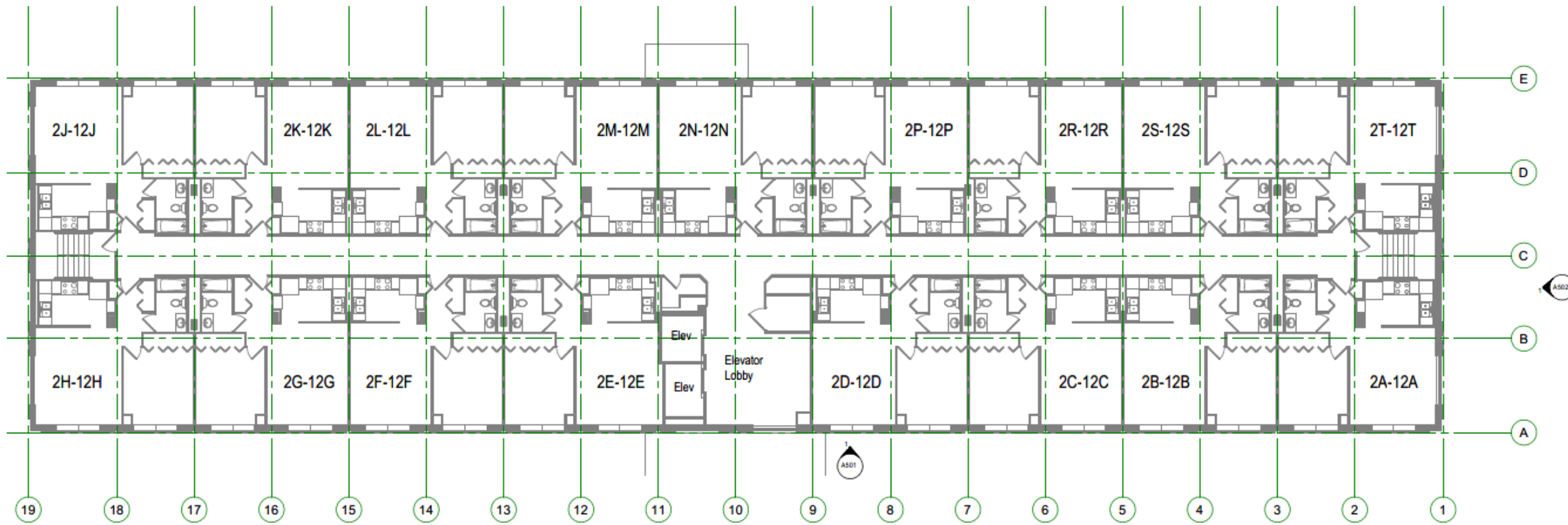


SITE PLAN



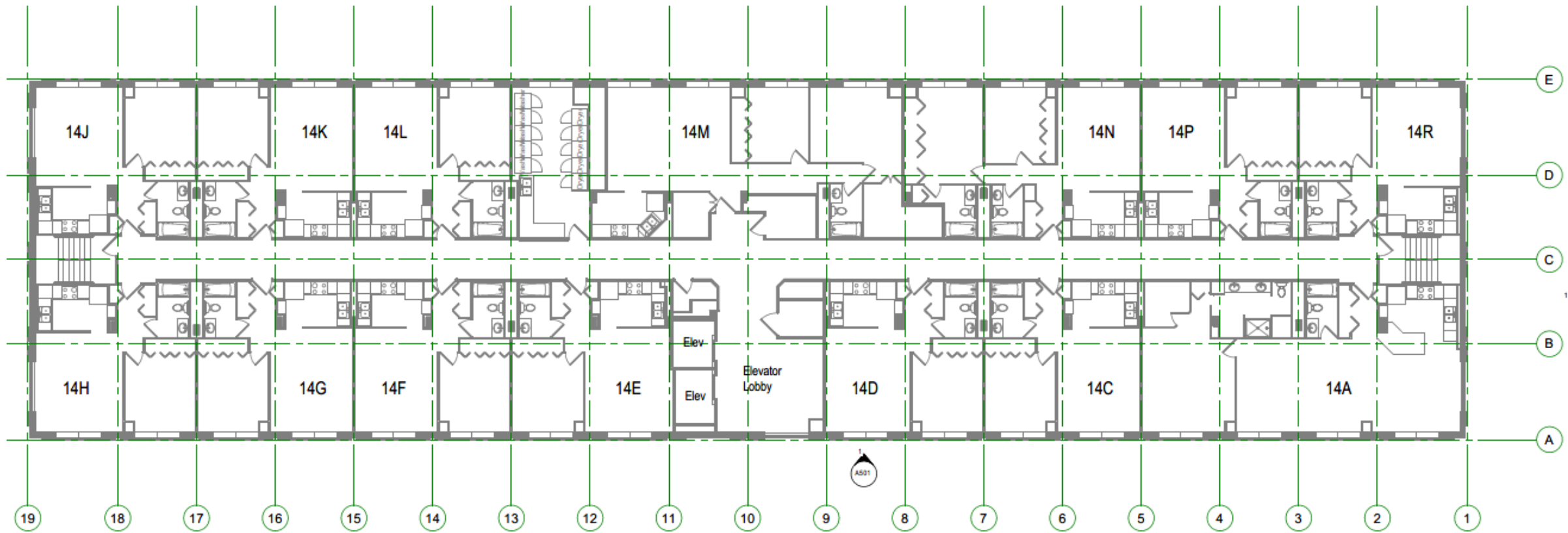


FIRST FLOOR PLAN



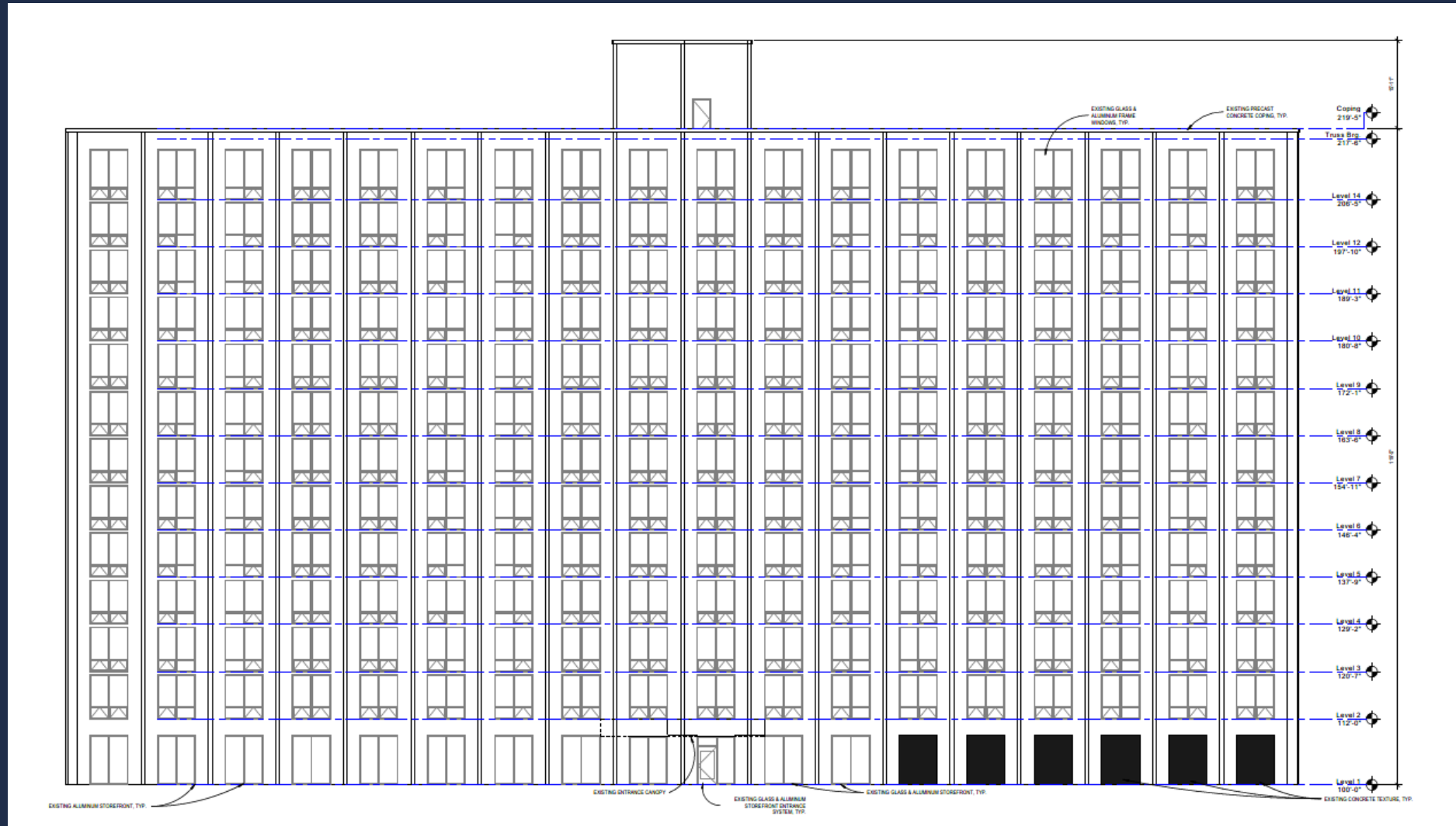
**TYPICAL RESIDENTIAL FLOOR PLAN 2-12**





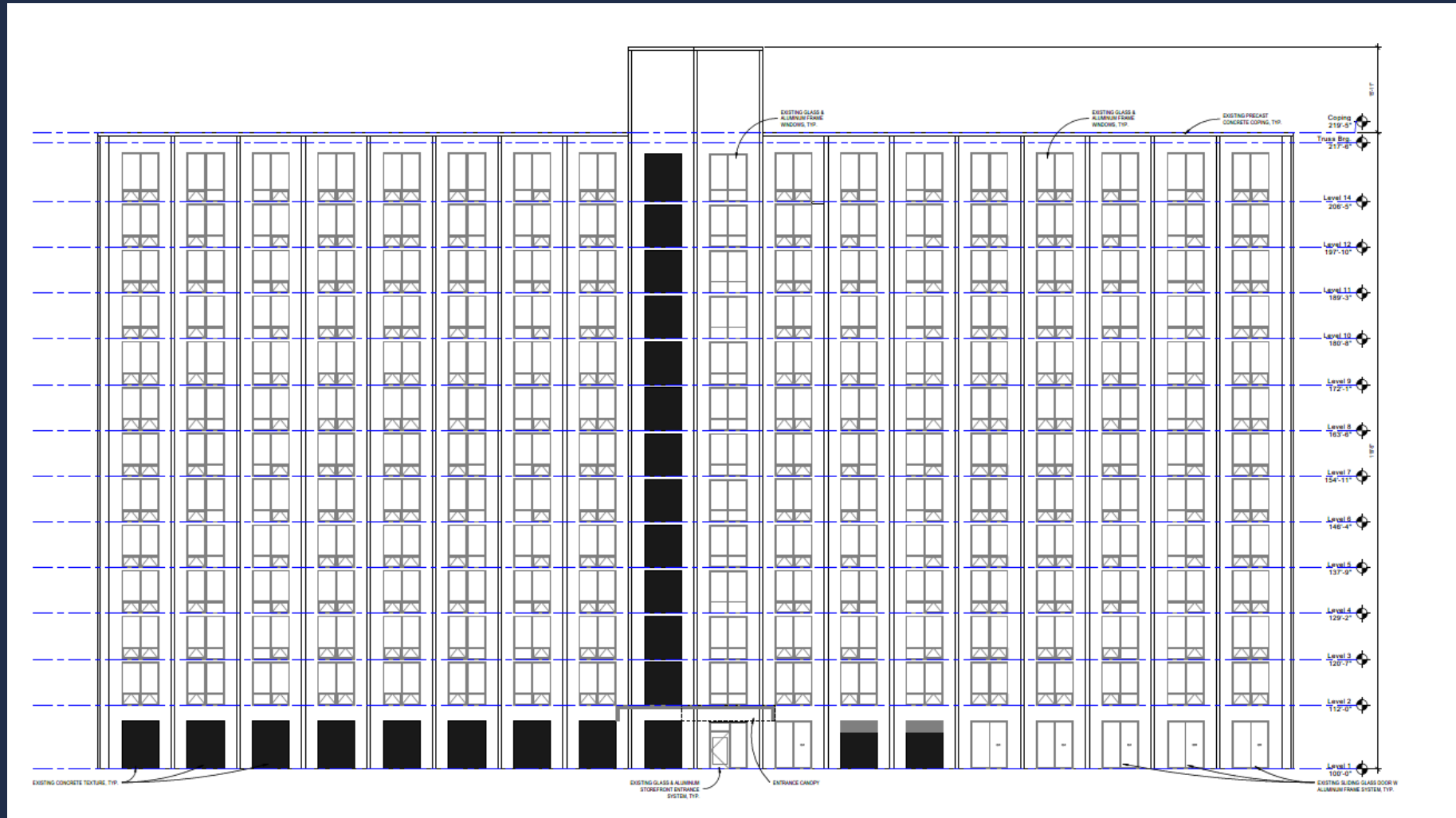
**RESIDENTIAL FLOOR PLAN 14<sup>th</sup> floor (13<sup>th</sup>)**

# NORTH ELEVATION DRAWING:

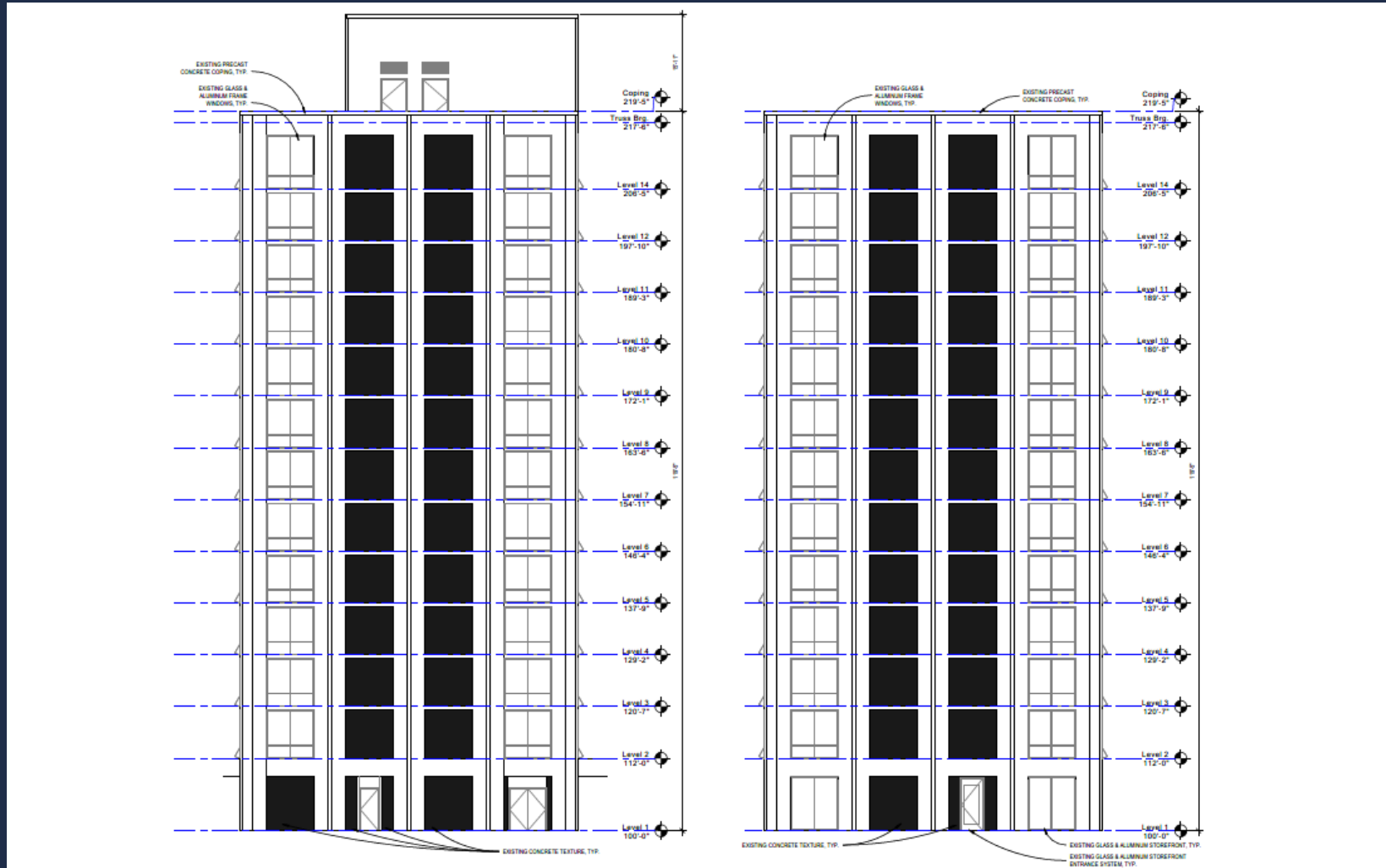




# SOUTH ELEVATION DRAWING:



# WEST AND EAST ELEVATION DRAWING:





Compliance Options	Points Required		Sustainable Strategies Menu																															
	Starting Points	Number of Optional Points Required (Substantial Renovation / Moderate Rehab)	Health	Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife				
<b>Compliance Paths</b>			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star							3.1 Exceed Stormwater Ordinance by 25%					4.1 Working Landscapes			5.1 Green Roof 50-100%		6.1 Proximity to Transit Service		7.1 Bike Parking Residential					8.1 80% Waste Diversion	9.1 Workforce Development	10.1 Bird Protection (Basic)		10.2 Bird Protection (Enhanced)		
Options Without Certification				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%)	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 10-year detention for lot-to-lot buildings	3.6 10-year Detention for Bypass	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.2 Green Roof 100%	6.2 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.2 Bike Sharing Sponsorship	7.3 Bike Parking Commercial & Industrial	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Roadside	7.7 CTA Digital Displays	8.2 90% Waste Diversion	9.2 Workforce Development	10.2 Bird Protection (Enhanced)					
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	10	10	5	10	
Options With Certification																																		
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	NA	10	5	10	5	10		
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	5	20	10	20	NA	NA	NA	5	5	NA	10	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	20	10	20	NA	20	NA	5	5	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	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	NA	5	20	10	20	NA	NA	NA	5	5	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	20	10	20	NA	NA	NA	5	5	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	5	5	NA	10	5	10	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	10	20	40	5	5	5	NA	5	20	10	20	10	20	NA	5	5	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	20	10	20	10	20	NA	5	5	NA	10	5	5	10	10	5	10	
Passive House	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	20	10	20	10	20	NA	5	5	NA	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-NP, 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

**25 points required for Moderate Renovation**



## Minimum Affordable Requirements Ordinance Requirements

The Affordable Requirements Ordinance does not apply because no new units are being added to the building, the units will not be converted to condos, the proposed renovation does not meet the definition of a “substantial rehab” (rehabilitation that exceeds \$75,000 per dwelling unit), the project is not receiving financial assistance or City land, and the overall approved floor area is not being increased, however:

- The Applicant is continuing to lease 90 units under a HAP contract

**Public Benefits:**

**Rehab project will generate 50 construction jobs and 4 new permanent jobs  
Building interior to be renovated and upgraded**

**The City's Participation Goals:**

**Applicant is committed to  
26% Participation from Qualified Minority Business Enterprises  
6% Participation from Qualified Women Business Enterprises**

# ★ DPD Recommendations

The proposal:

- Is compliant with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104); and,
- Promotes transit, pedestrian and bicycle use (17-8-0904-A-2).

