



CHICAGO PLAN COMMISSION

Department of Planning and Development

1150 Lake Mixed Use Development

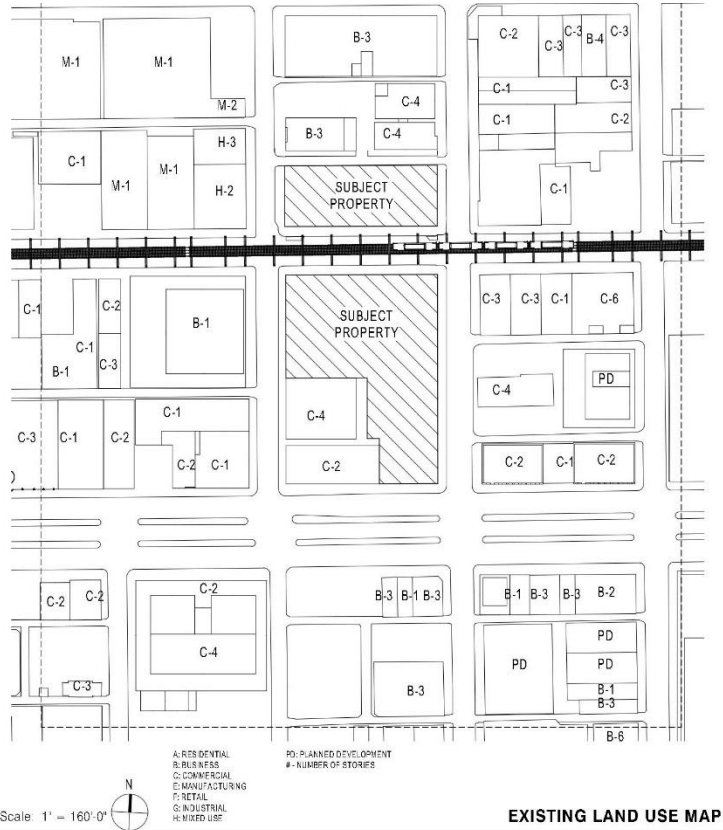
1132-57 W Lake; 146-208 N May; 1132-40 W Randolph; 169-209 N Racine (27th Ward)

LG Development Group

February 21, 2020



Community Area Snap Shot



EXISTING LAND USES INCLUDE COMMERCIAL/ MANUFACTURING USES NORTH OF LAKE STREET & COMMERCIAL/RESIDENTIAL USES SOUTH OF LAKE STREET.

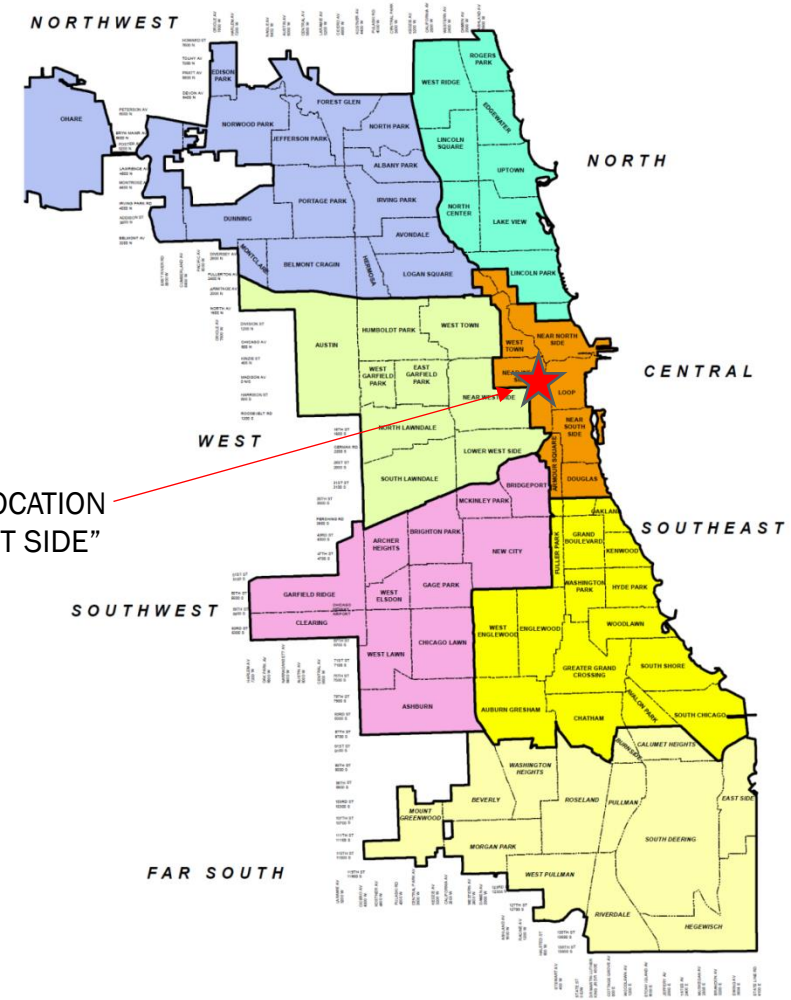
DEMOGRAPHICS:

- 54% OF RESIDENTS ARE BETWEEN THE AGES OF 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

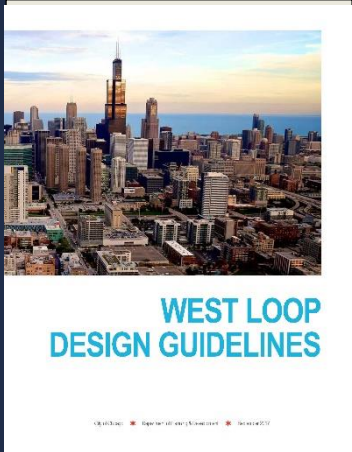
CULTURAL/HISTORIC CONTEXT:

- FORMER MEAT PACKING DISTRICT COMPRISED OF HISTORICALLY RELEVANT WAREHOUSES AND LANDMARKED BUILDINGS.
- CURRENTLY BOASTS CULTURAL HOTSPOTS SUCH AS RESTAURANT ROW & GREEKTOWN.
- FULTON MARKET MAINTAINS AN INDUSTRIAL VIBE WHICH HAS ATTRACTED MANY TOP CORPORATIONS TO OFFICE HERE.
- WEST LOOP PROVIDES RESIDENTS WITH AN IMPRESSIVE OFFERING OF ART GALLERIES, LOCAL SHOPS, DINING EXPERIENCES AND MUCH MORE.
- WEST LOOP IS A VIBRANT AND CONTINUINGLY EVOLVING NEIGHBORHOOD.

KEY MAP



★ Planning Context

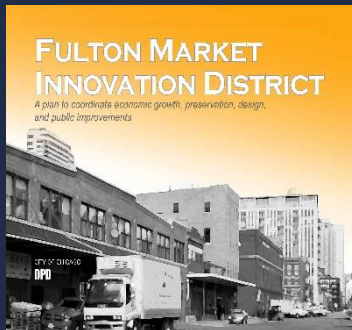


WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Lead Organization – Chicago Department of Planning & Development
- Plan Goals-
 - 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 made it so attractive.”

FULTON MARKET INNOVATION DISTRICT

- Published July 2014
- Lead Organization – Chicago Department of Planning & Development
- Plan Goals-
 - The FMID “identifies a vision to preserve existing jobs while accommodating private sector investments that reinforce the area’s expanding role as an innovation-driven employment center.”
 - The FMID plan includes a formal land use plan, design guidelines, infrastructure/streetscape projects & historic preservation, among others.



★ Project Timeline + Community Outreach

- PD Filing – 10/7/19
- Community Meetings:
 - WCA 4/10/19
 - WCA 2/06/20
 - WLCO 5/7/19
 - WLCO 2/4/20
 - NOWL 8/12/19
 - NOWL 2/10/20
 - Community Meeting 7/30/19
- Major Modifications Based on Community/DPD Input
 - Single residential tower for increased solar access
 - Ground level public open space - 'People Alleys'
 - More contextual materiality, massing, and siting
 - Significantly improved Building Design
 - Increased setbacks, especially along Randolph Street
 - Better adherence to the West Loop Design Guidelines
 - Significantly Improved traffic & site logistics

BEFORE



AFTER



Renderings



Renderings



Renderings



Renderings



Renderings



Community Area Snap Shot



Pedestrian Context



SE CORNER OF RANDOLPH ST. AT MAY ST LOOKING NORTH.



RANDOLPH STREET - SOUTH

Pedestrian Context



THE CORNER OF MAY ST AND LAKE ST LOOKING WEST.



May Street - West Elevation

Pedestrian Context



NE CORNER OF LAKE ST
AND RACINE AVE.

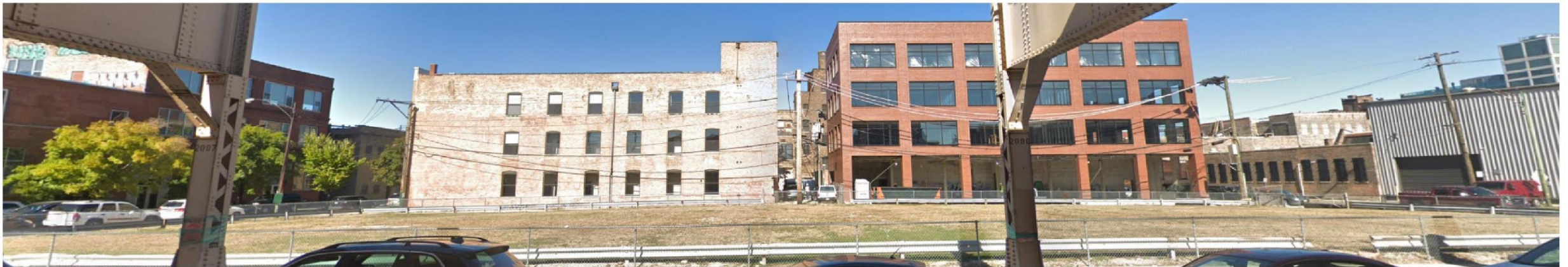


LAKE STREET LOOKING SOUTH

Pedestrian Context



NW CORNER OF RACINE ST AND LAKE ST LOOKING SOUTHEAST.



LAKE STREET - LOOKING NORTH

Pedestrian Context



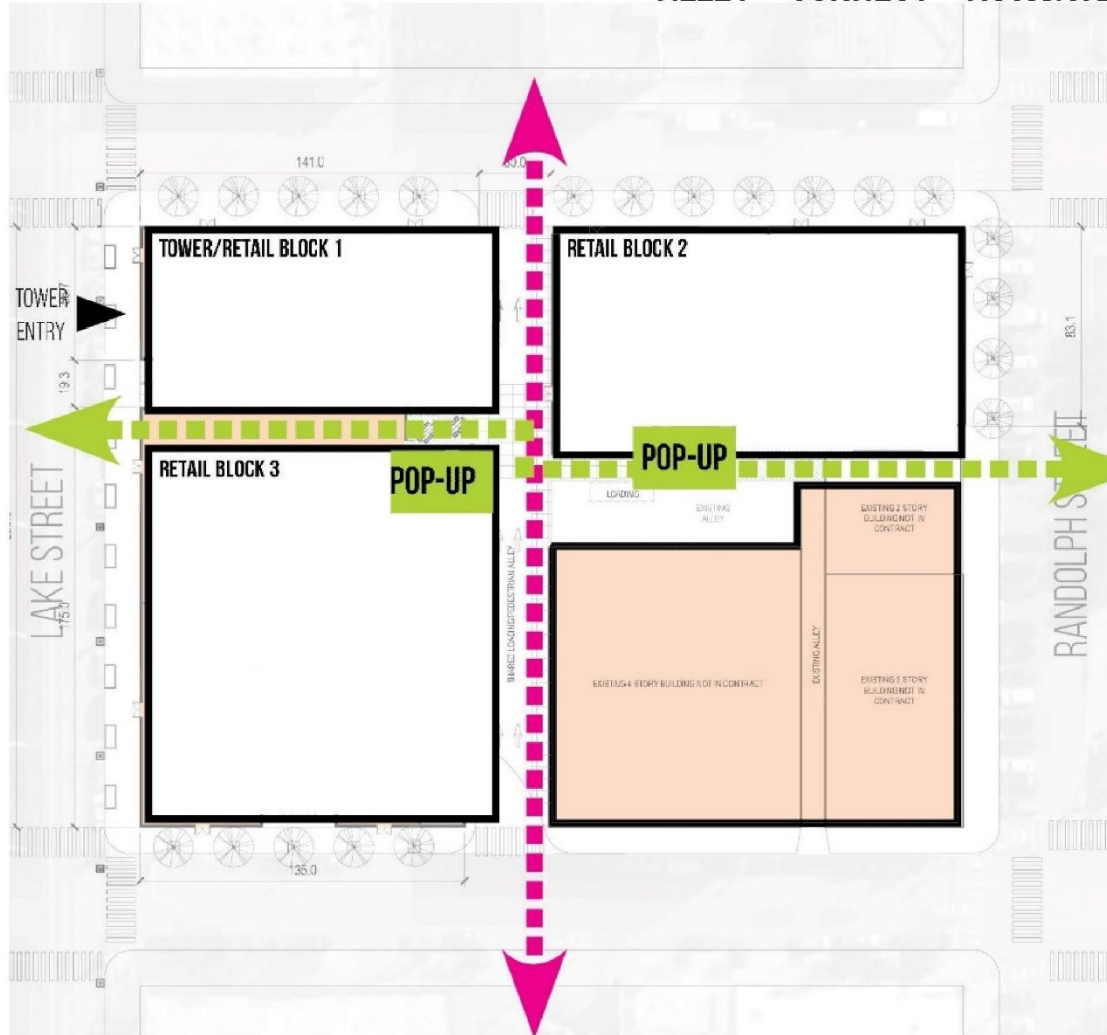
SW CORNER OF RANDOLPH ST. AT RACINE AVE LOOKING NORTH.

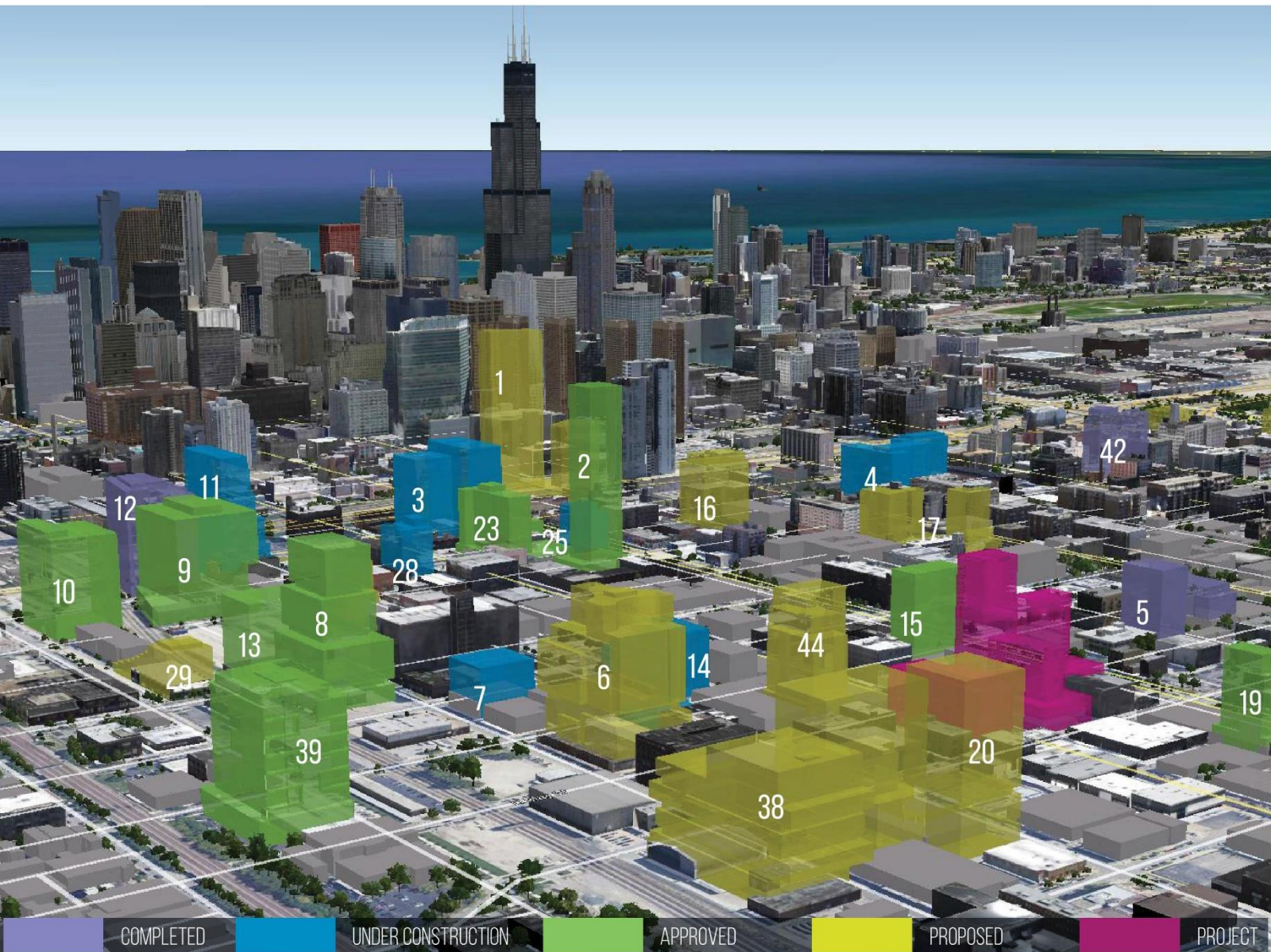


RACINE AVE - EAST

Public Amenities

ALLEY > CONNECT > ACTIVATE





COMPLETED

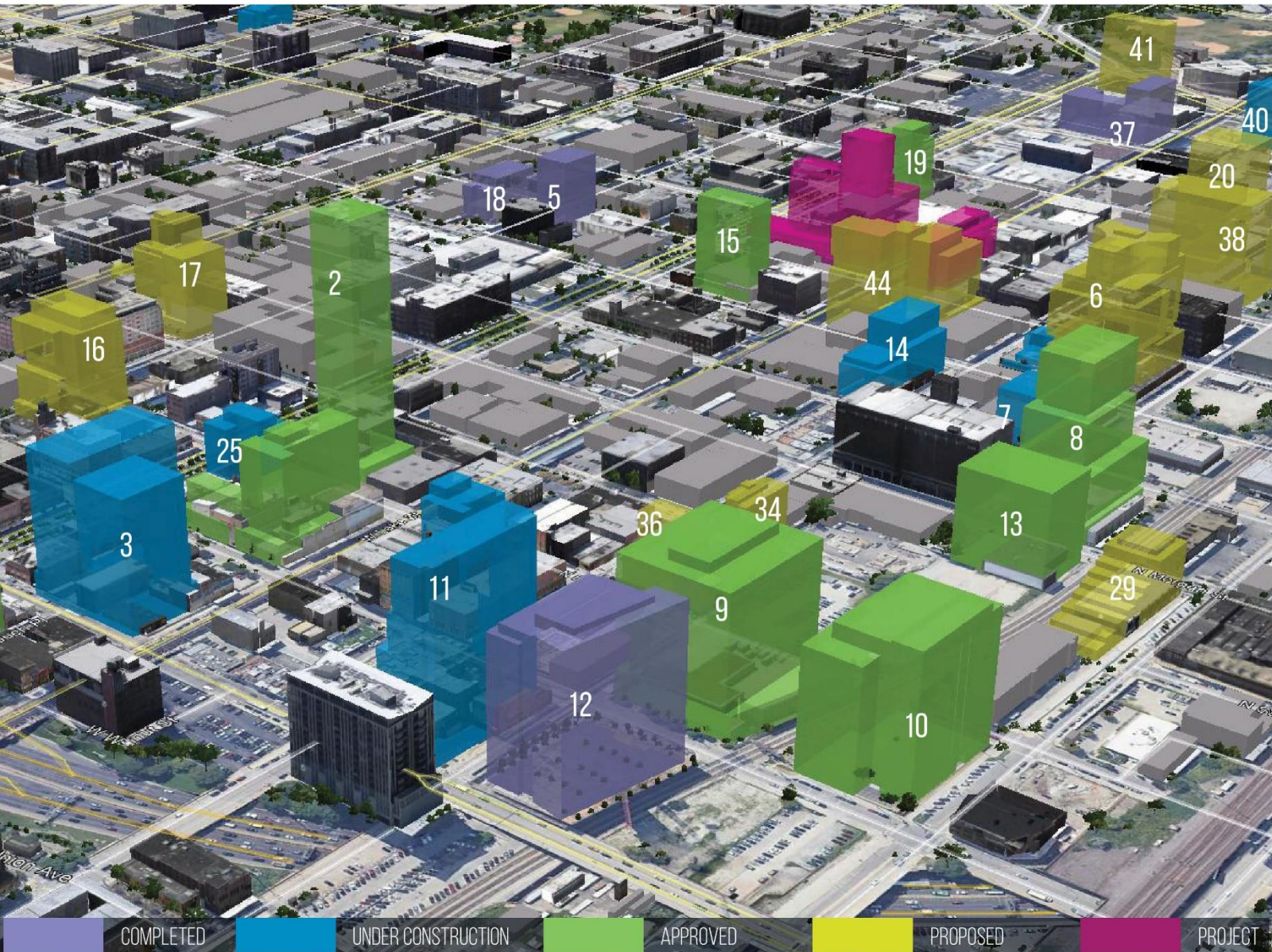
UNDER CONSTRUCTION

APPROVED

PROPOSED

PROJECT

1. **725 W RANDOLPH ST**
MAX HEIGHT: 615 FT
2. **900 W RANDOLPH ST**
MAX HEIGHT: 495 FT
3. **167 N GREEN ST**
MAX HEIGHT: 275 FT
4. **845 W MADISON**
MAX HEIGHT: 190 FT
5. **113 N MAY ST**
MAX HEIGHT: 151 FT
6. **1111 W CARROLL AVE**
MAX HEIGHT: 300 FT
7. **318 N. CARPENTER ST**
MAX HEIGHT: 104'
8. **1000 W CARROLL AVE**
MAX HEIGHT: 345 FT
9. **330 N GREEN ST**
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10. **360 N GREEN ST**
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11. **800 W FULTON MARKET**
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12. **333 N GREEN ST.**
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13. **310 N SANGAMON ST**
MAX HEIGHT: 170 FT
14. **1043 W. FULTON MRKT**
MAX HEIGHT: 147 FT
15. **166 N ABERDEEN ST**
MAX HEIGHT: 241 FT
16. **850 W WASHINGTON**
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17. **935 W WASHINGTON**
MAX HEIGHT: 184 FT
18. **1115 W WASHINGTON**
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19. **1234 W RANDOLPH ST**
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33. **1045 W RANDOLPH ST**
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36. **900 W FULTON MRKT**
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38. **1200 W CARROLL AVE**
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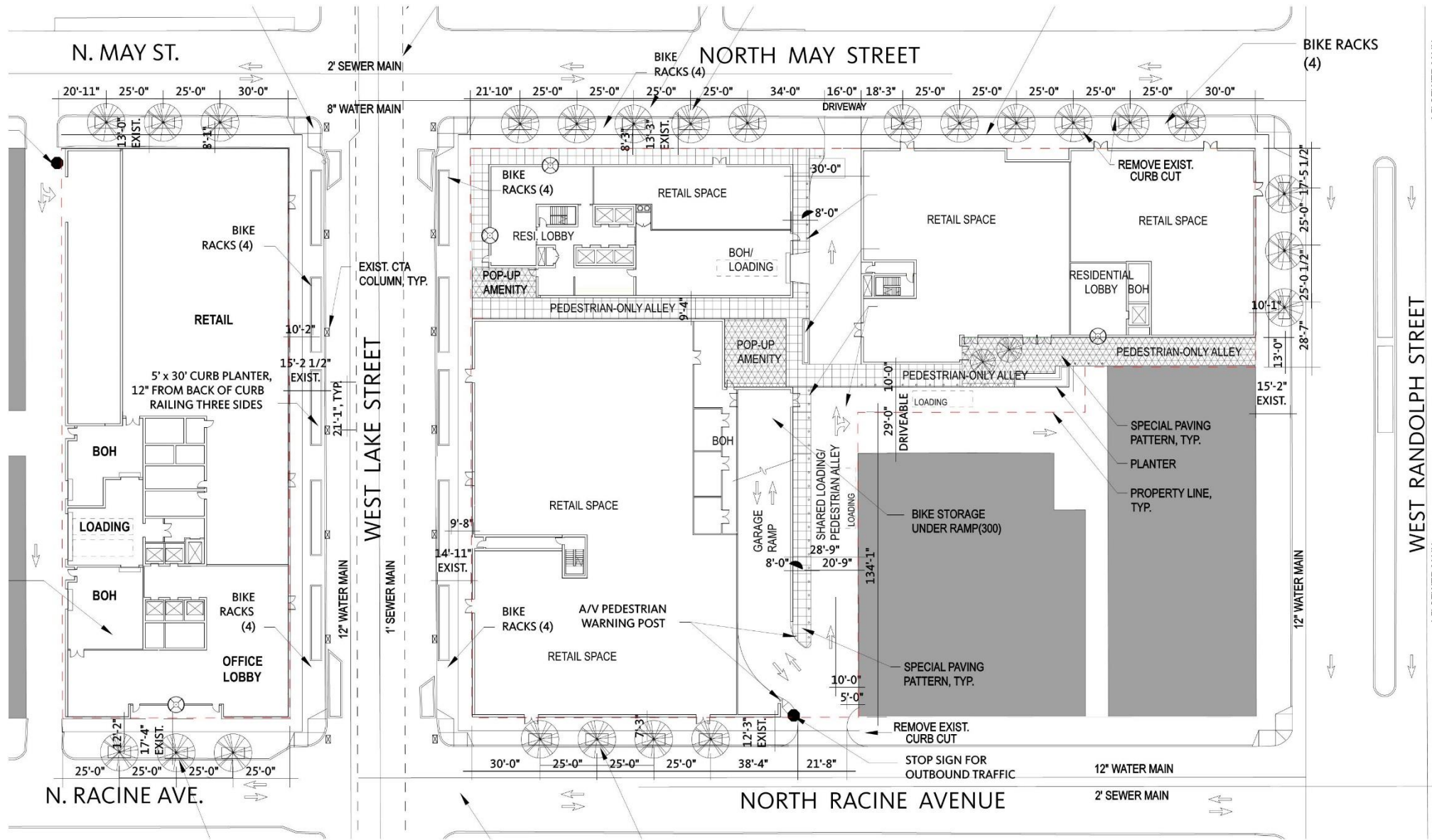
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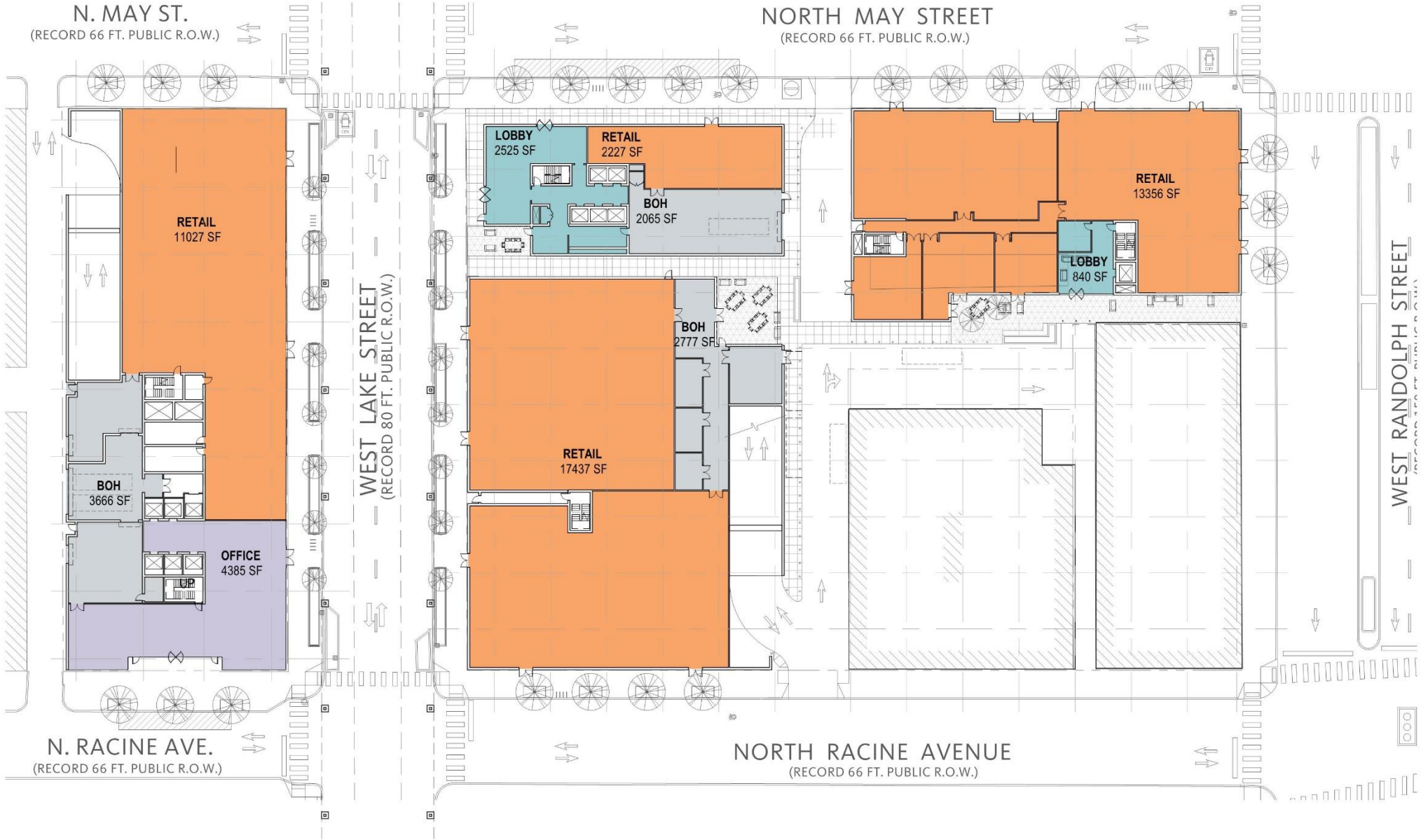
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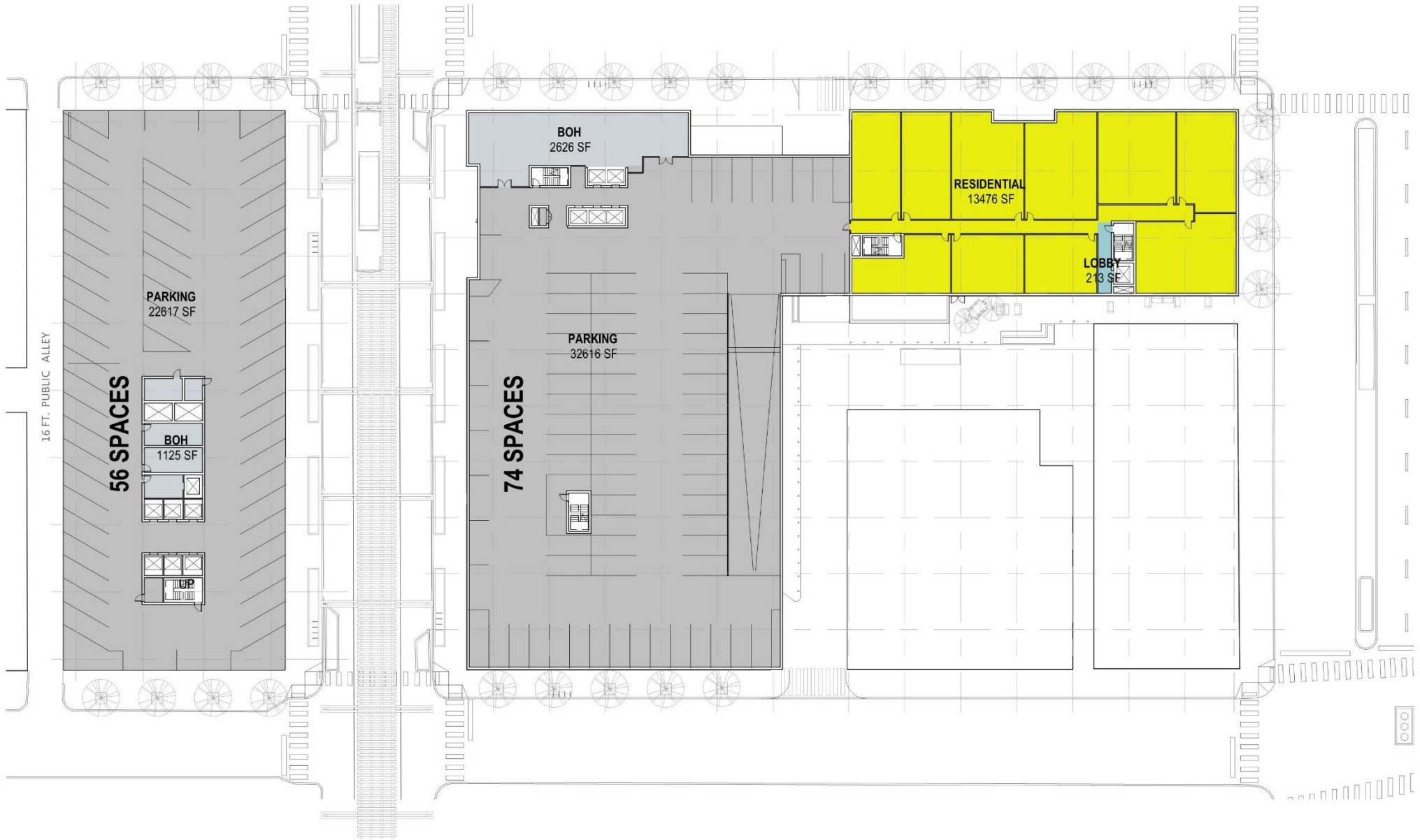
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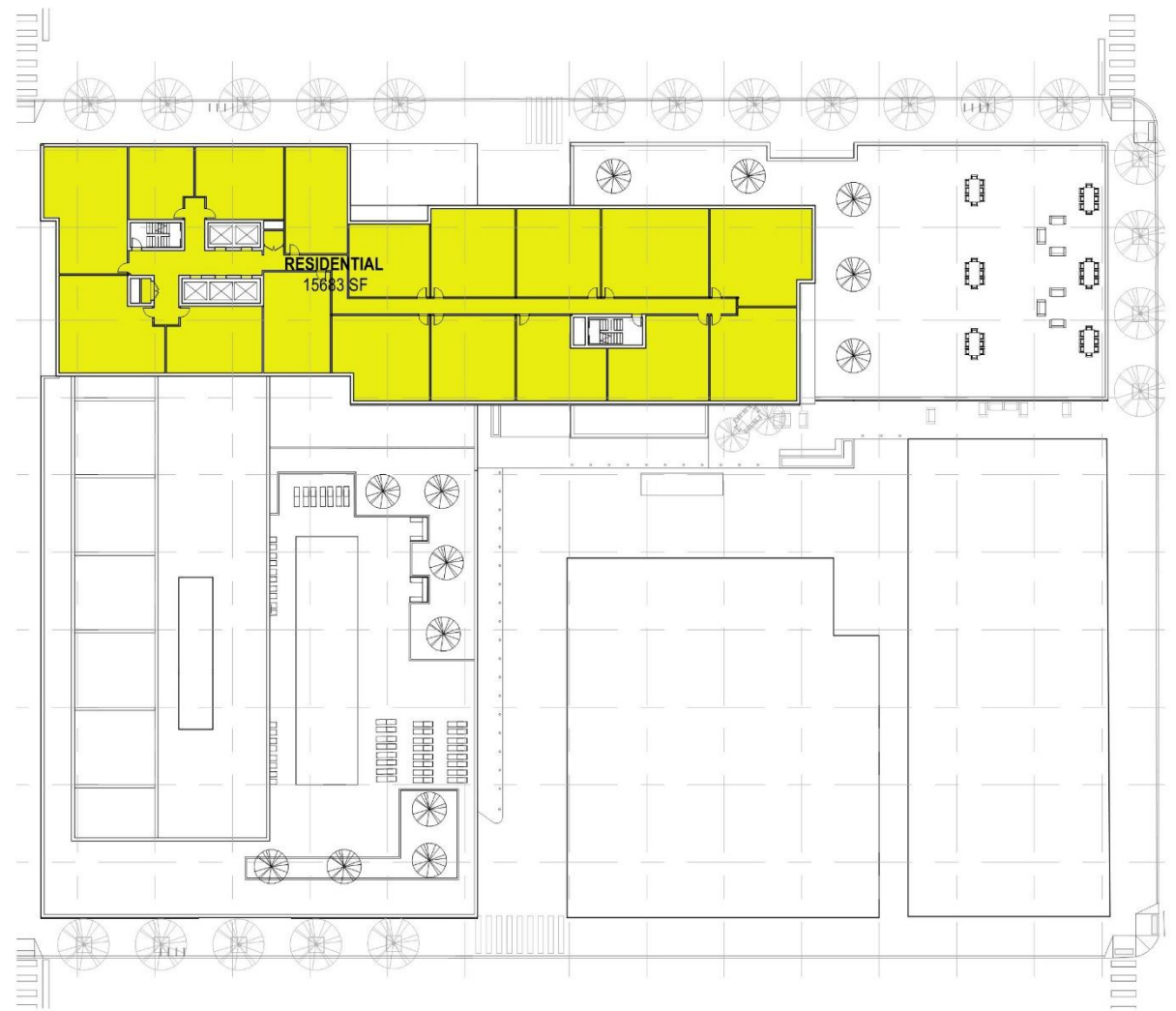
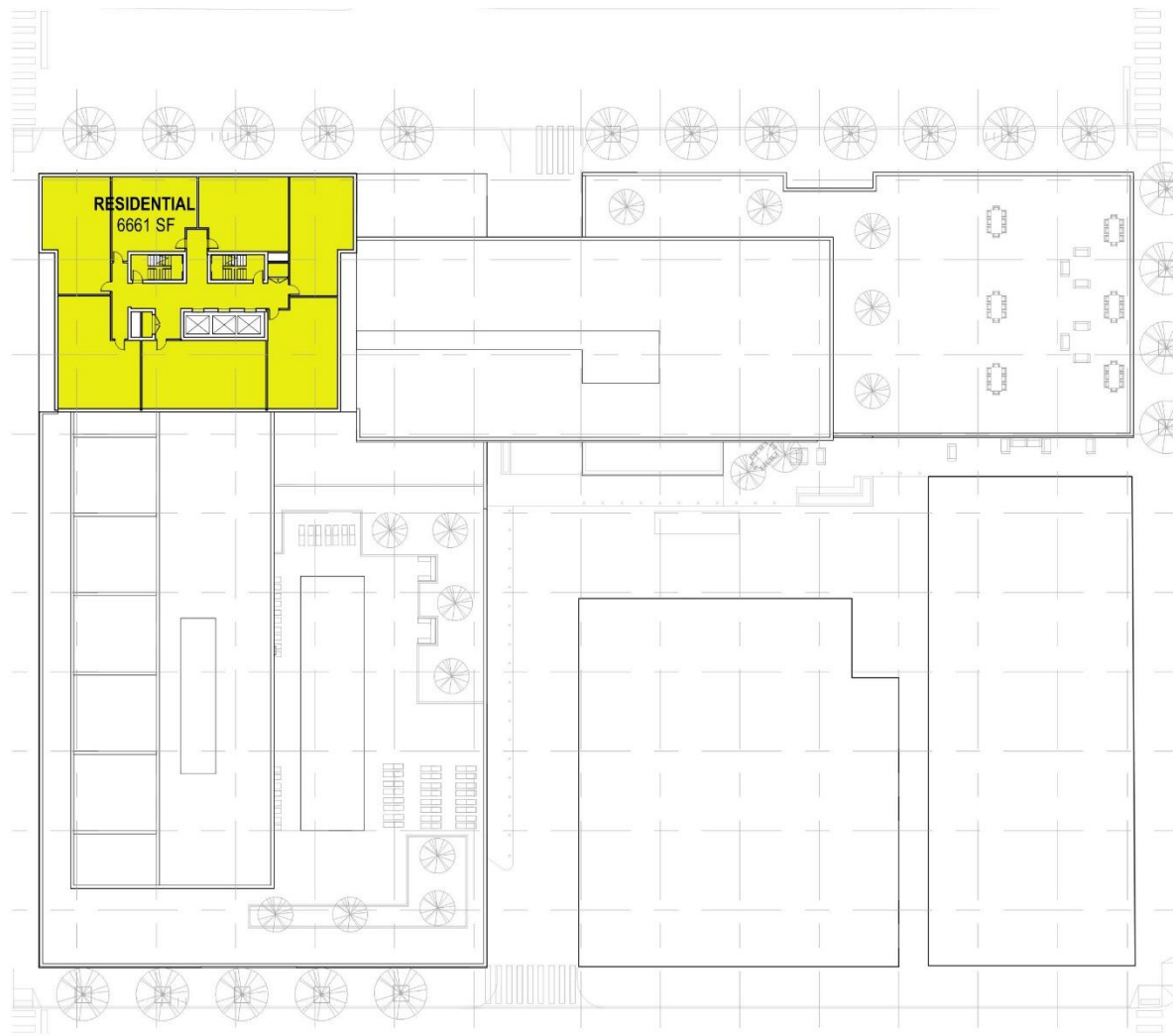
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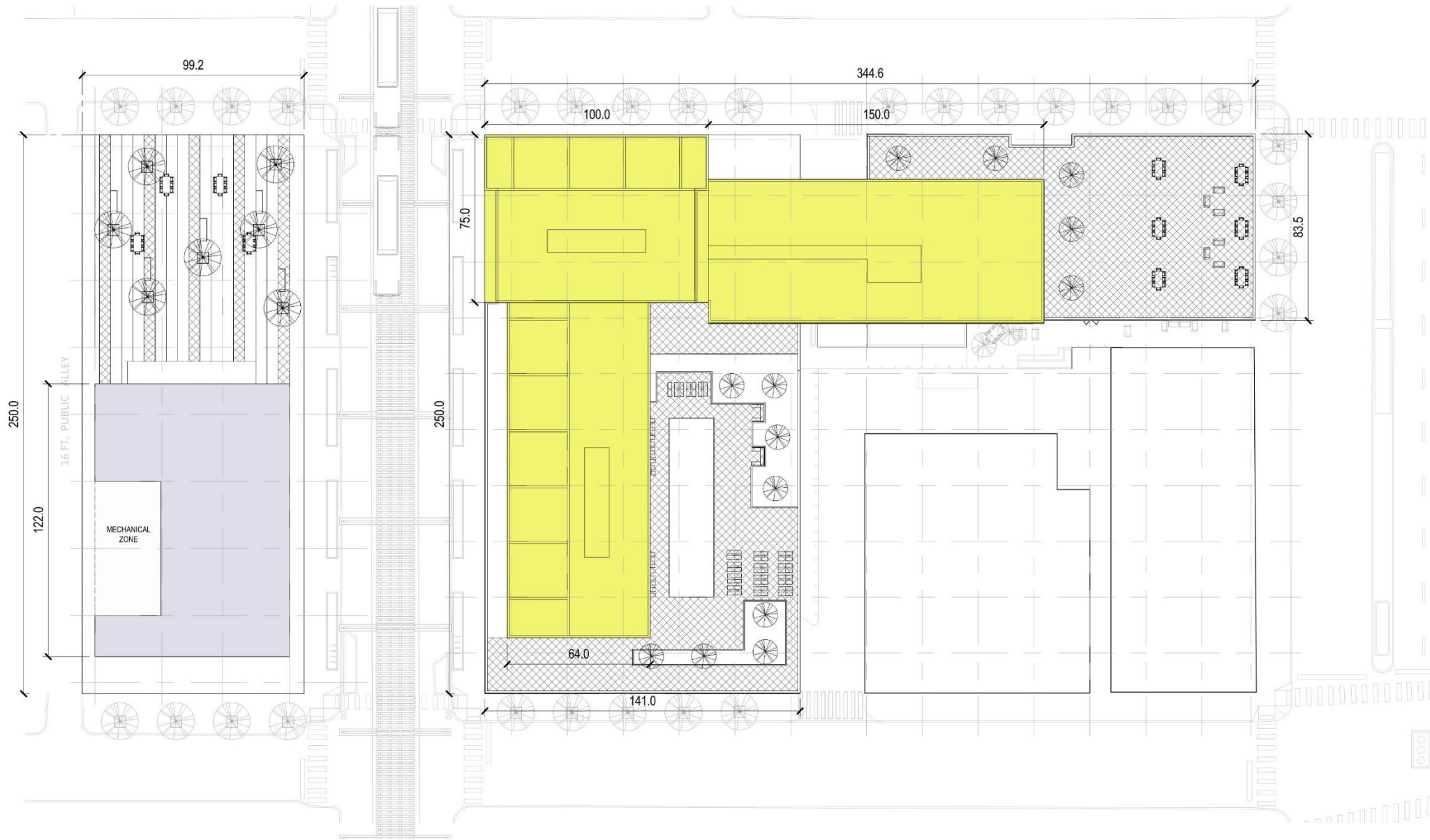








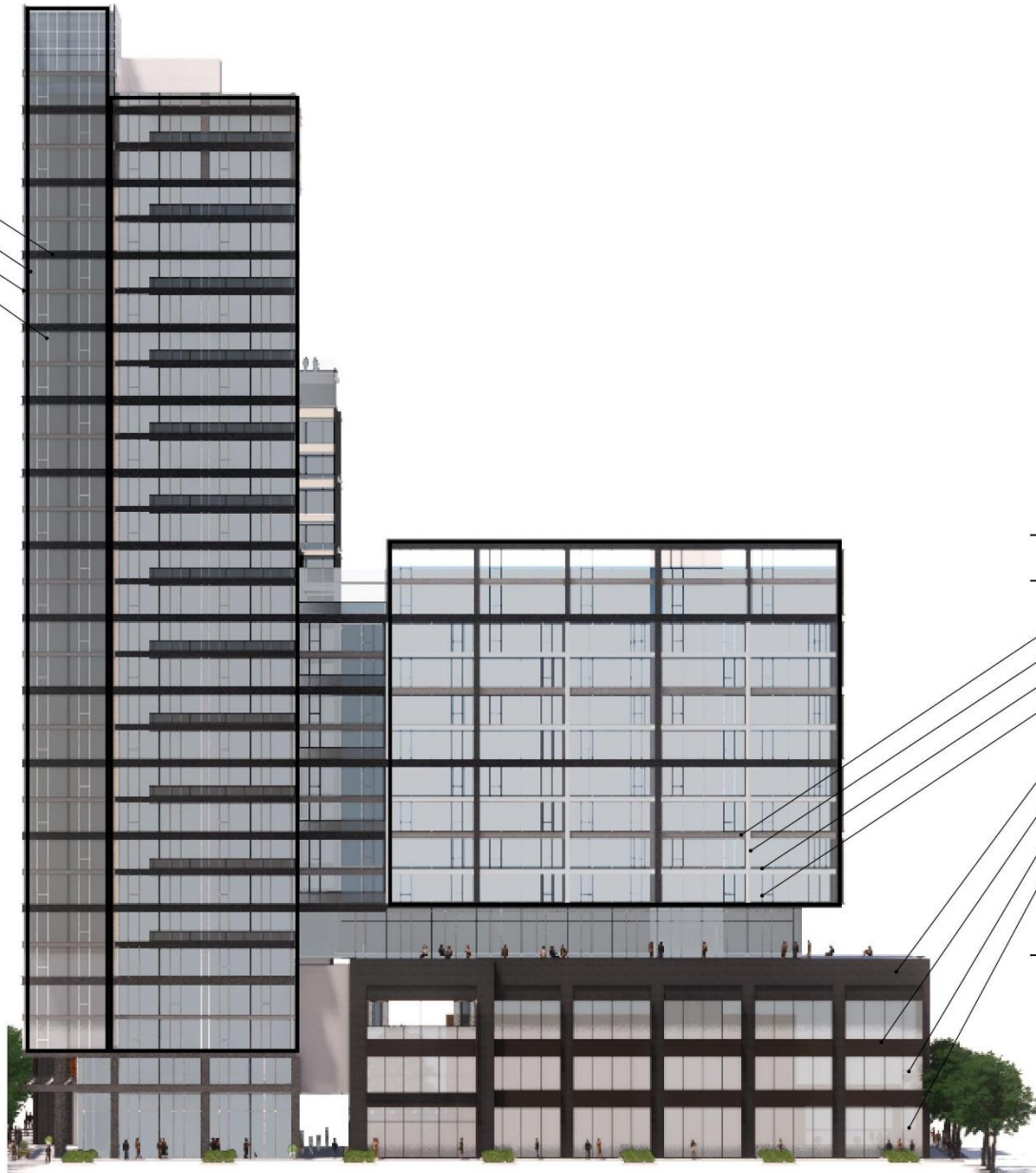






DARK METAL SPANDREL, ARTICULATED
INSULATED VISION GLASS
DARK METAL SLAB COVER, ARTICULATED
ALUMINIUM MULLION

T/O MECH
+325'-0"
T/O LEVEL 29
+311'-8"



T/O CANOPY
+176'-4"

T/O LEVEL 14
+166'-8"

DARK METAL SPANDREL, ARTICULATED
INSULATED VISION GLASS
DARK METAL SLAB COVER, ARTICULATED
ALUMINIUM MULLION
DARK BRICK MASONRY
METAL SPANDREL
INSULATED VISION GLASS
STOREFRONT

T/O PODIUM
+55'-0"

WEATHERED METAL FINISHED ALUMINUM MULLION
MIX OF SSG AND VARYING HEIGHT MULL CAPS

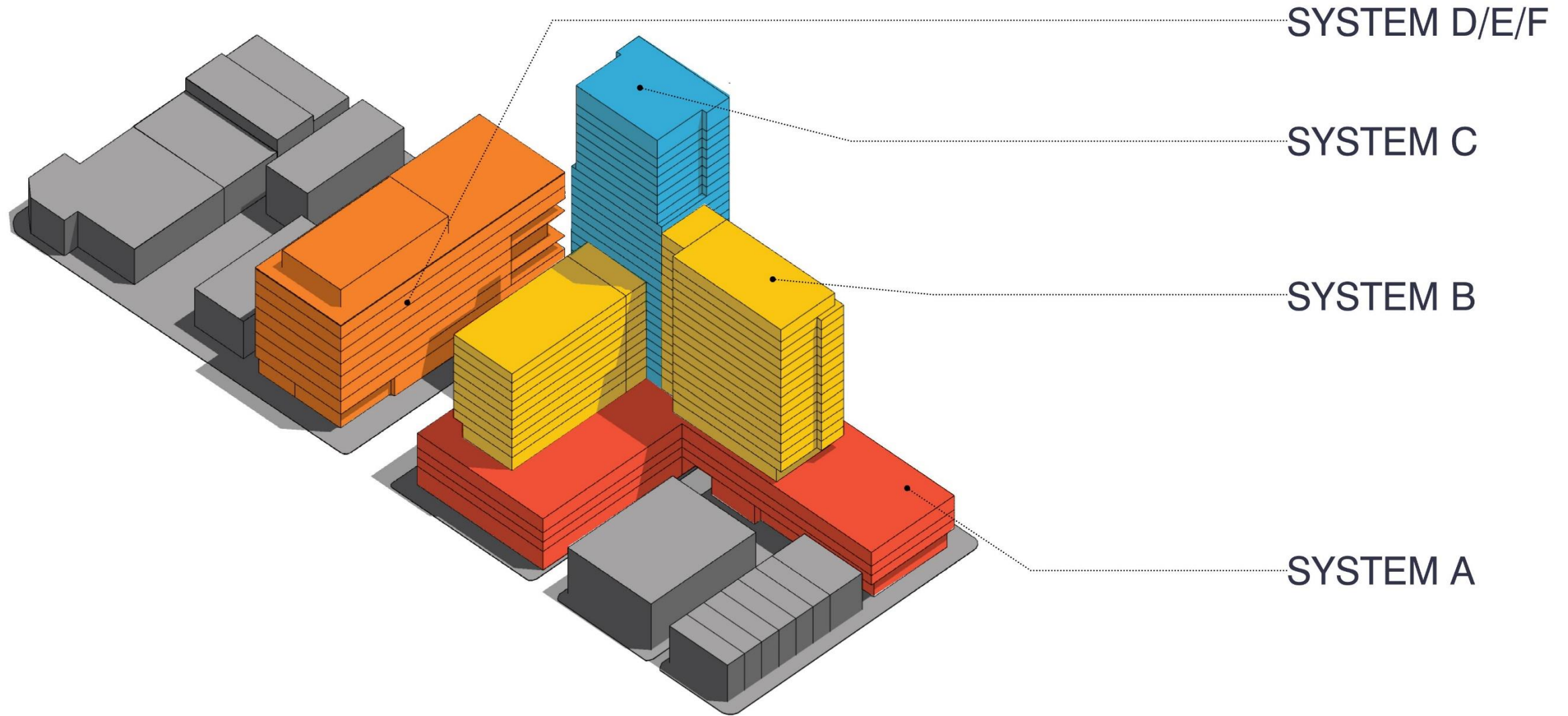
GLASS RAILING
WEATHERED METAL FINISHED SPANDREL

GLASS BALCONY RAILING
GLASS RAILING

WEATHERED METAL GLASS STOREFRONT
DARK STONE BASE



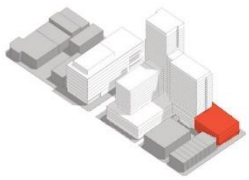
T/O LEVEL 8
+111'-0"





SYSTEM A

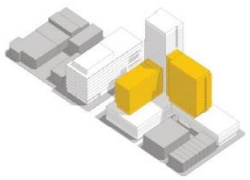
- DARK MASONRY
- RESIDENTIAL BALCONIES
- DARK METAL ACCENTS
- DARK METAL WINDOWS





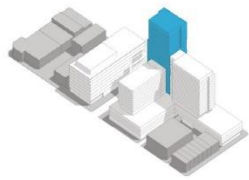
SYSTEM B

- DOUBLE HEIGHT METAL EXPRESSION
- PAINTED ALUMINUM + GLASS WALL SYSTEM



SYSTEM C

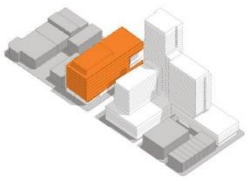
- DOUBLE HEIGH METAL EXPRESSION
- METAL AND GLASS RAILINGS @ BALCONIES
- PAINTED ALUMINUM + GLASS WALL SYSTEM





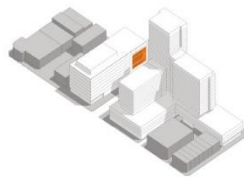
SYSTEM D

- PAINTED ALUMINUM + GLASS WALL SYSTEM
- PROJECTED PAINTED ALUMINUM FIN



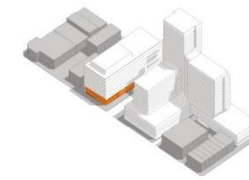
SYSTEM E

- EXTERIOR OFFICE BALCONY
- METAL COLUMNS
- ALUMINUM AND GLASS RAILINGS
- PROJECTED PAINTED ALUMINUM FIN



SYSTEM F

- VERTICAL LOUVERED GARAGE
- METAL COLUMNS
- RETAIL GLAZING SYSTEM @ GRADE



TRANSPORTATION, TRAFFIC & PARKING:

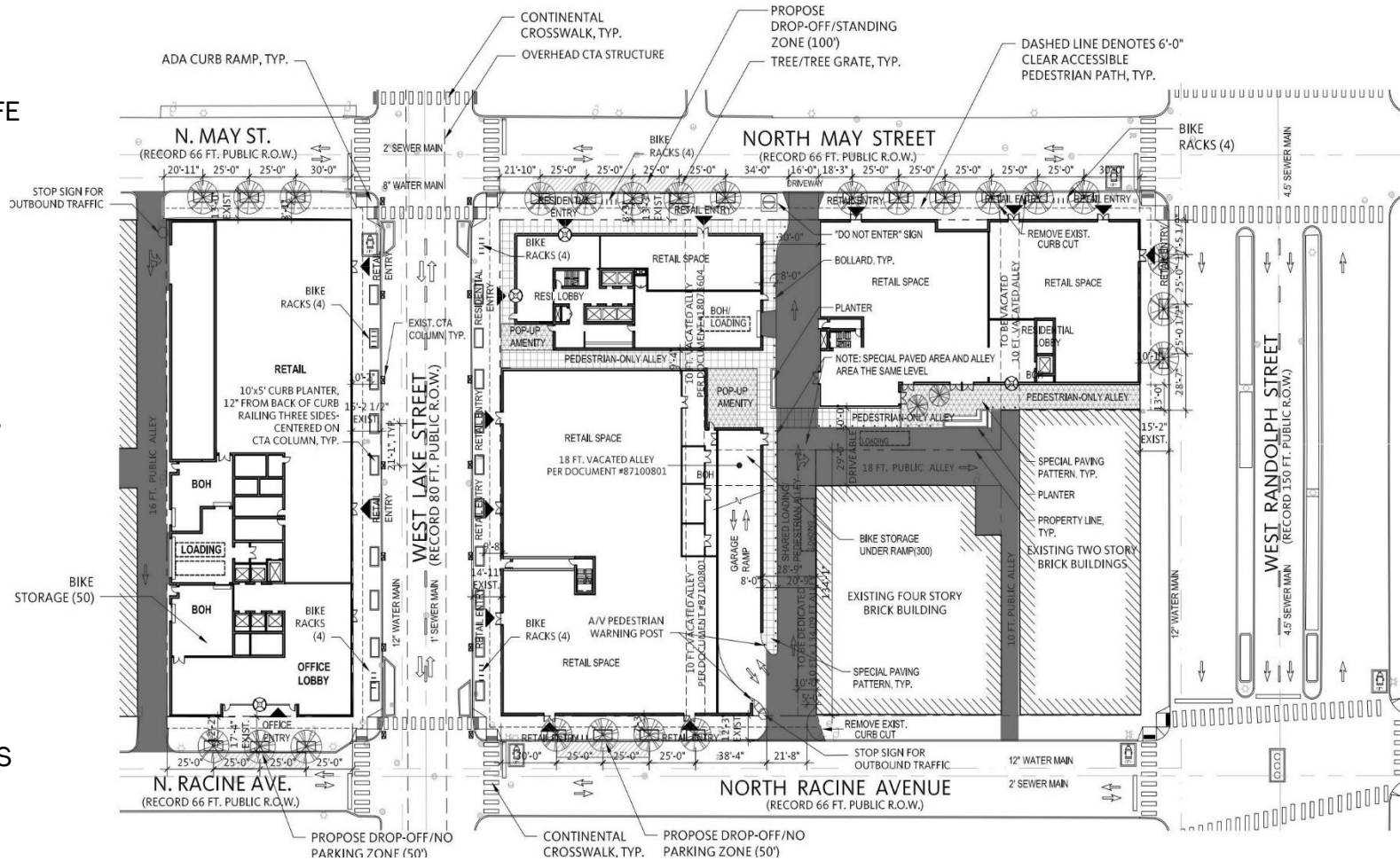


17-8-0904-A:

THE PROJECT PROMOTES SAFE AND EFFICIENT PEDESTRIAN, BICYCLIST & VEHICULAR CIRCULATION BY ALLOCATING ALL VEHICLE TRAFFIC INTO PRIVATE AND PUBLIC ALLEYS. ADEQUATE BICYCLE AND VEHICLE PARKING IS PROVIDED ON-SITE WHILE ALSO RESPECTING THE T.O.D. NATURE OF THE SITE. EXISTING TRAFFIC PATTERNS ARE RESPECTED AND NEW TRAFFIC WILL BE MITIGATED BY LOCATION OF PRIVATE ALLEYS AND CURBSIDE DROPOFF/PICK-UP ZONES.

17-8-0904-B:

ALL STREETS AND SIDEWALKS SHALL BE RECONSTRUCTED ACCORDING TO CDOT STANDARDS.



17-8-0904-C:

ALL PARKING IS DESIGNED IN SUCH A WAY TO BE AWAY FROM PUBLIC VIEW AND AWAY FROM PEDESTRIAN INTERACTION

17-8-0904-D:

NEW ALLEYS ARE CREATED TO ACCESS PARKING GARAGES AND EXISTING ALLEYS ARE ALSO UTILIZED FOR GARAGE ACCESS AND LOADING FUNCTIONS. ABOVE GRADE GARAGE AREAS ARE LINED WITH ACTIVE USES AND ARCHITECTURAL FAÇADE ARTICULATION TO SCREEN THE GARAGE USE FROM PUBLIC VIEW.

PEDESTRIAN ORIENTED & URBAN DESIGN:



DESIGN | EXPERIENTIAL IDEAS_People Alleys

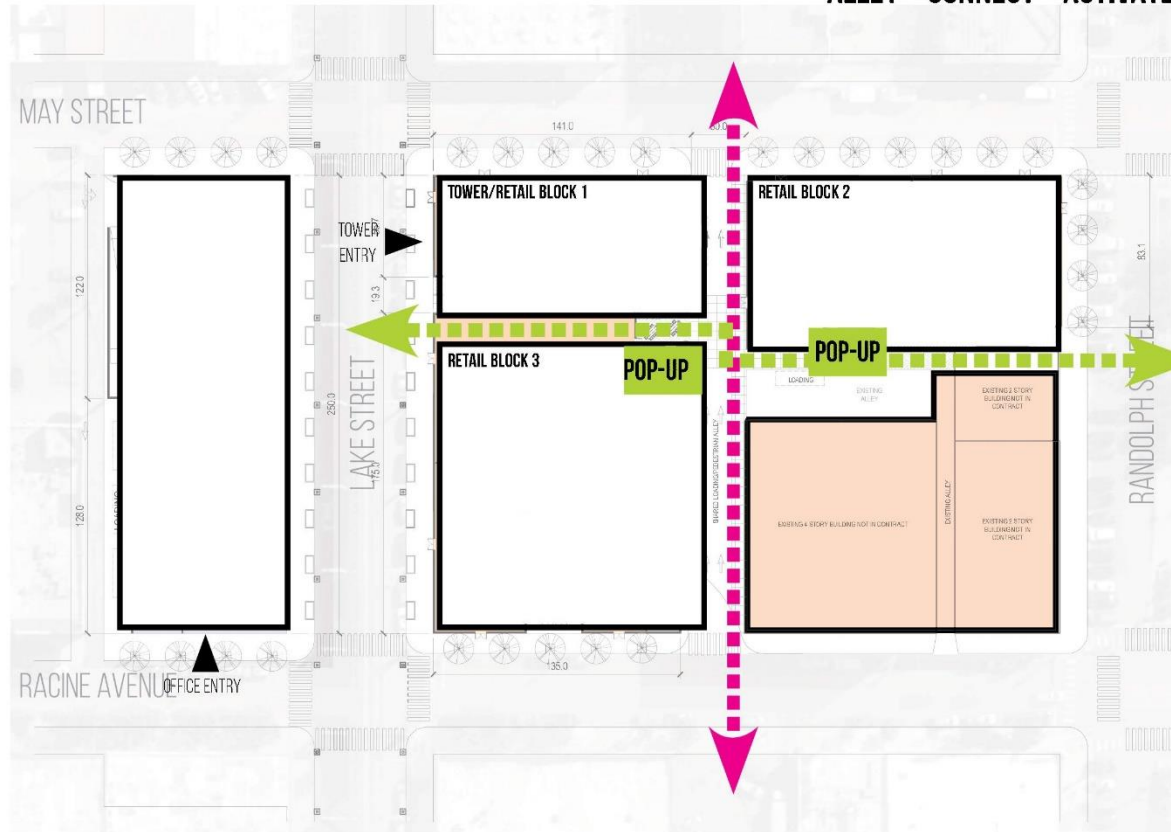
17-8-0905-A:

THE PROJECT PROMOTES PEDESTRIAN INTEREST, SAFETY & COMFORT BY PROVIDING 'PEOPLE ALLEYS' IN BOTH N/S AND E/W DIRECTIONS.



17-8-0905-B:

THE BUILDING FEATURES ARE HIGHLY ARTICULATED AND DESIGNED AT A PEDESTRIAN SCALE. ACTIVE USES LINE ALL STREET FRONTAGES AND PROVIDE AN INVITING AND COMFORTABLE PEDESTRIAN REALM.



17-8-0906-A:

STREETSCAPE FEATURES OF THE SURROUNDING AREA ARE INCORPORATED AT THE LOWER LEVELS OF THE BUILDING. THE BUILDING IS MASSED AND SITED IN A WAY THAT RESPECTS EXISTING CONTEXT.

17-8-0906-B:

EXISTING STREETWALLS ARE REINFORCED BY THE BUILDING'S MASSING AND SETBACKS.

17-8-0906-C:

THE BUILDING INTERACTS WITH THE SURROUNDING PROPERTIES AND EMBRACES ITS' CONTEXT.

17-8-0906-D:

SERVICE AREAS ARE LOCATED AT NEWLY LOCATED ALLEYS, AWAY FROM PUBLIC VIEW.



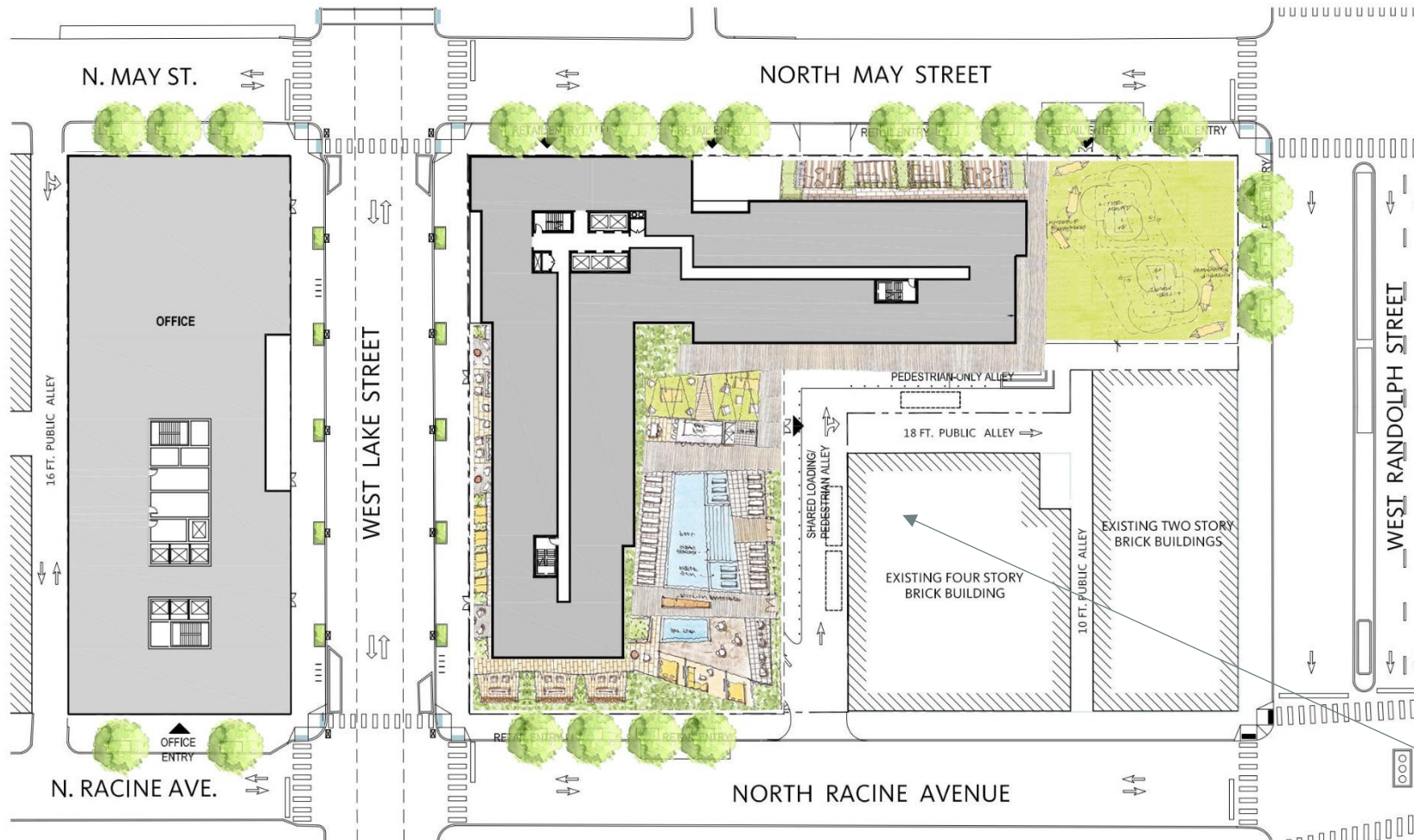
OPEN SPACE & LANDSCAPING SUMMARY:

17-8-0909-A:

ABUNDANT OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL AND 5TH LEVEL AMENITY TERRACE.

17-8-0909-B:

OPEN SPACES ARE ORIENTED IN A WAY THAT TAKES MAXIMUM ADVANTAGE OF SOUTHERN SUN EXPOSURES. GROUND LEVEL OPEN SPACES ALLOW THE PUBLIC TO NAVIGATE AND GATHER AROUND INTERIOR PROGRAM FUNCTIONS.



17-8-0909-C:

THE RESIDENTIAL DEVELOPMENT PROVIDES AMPLE FITNESS, OPEN SPACE, DOG RUNS & RECREATIONAL AMENITIES

5TH LEVEL AMENITY TERRACE PLAN OVERLAID WITH SITE LANDSCAPING.



BUILDING DESIGN GUIDELINES - COMPLIANCE:

17-8-0907-A-1:

INTERNATIONALLY RENOWNED ARCHITECT, GENSLER, WAS TASKED WITH MEETING A HIGH STANDARD OF DESIGN EXCELLENCE

17-8-0907-A-2:

THE BUILDINGS ARE DESIGNED TO RESPOND TO THE PROGRAM & LOCATION. THIS IS EVIDENT IN FAÇADE TREATMENT, SETBACKS, MASSING & STREET-LEVEL DESIGN CONSIDERATIONS.

17-8-0907-A-3

THE PROPOSED DESIGN INCLUDES A WIDE ARRAY OF SUSTAINABILITY SOLUTIONS INCLUDING, BUT NOT LIMITED TO, ENERGY EFFICIENCY & LANDSCAPING



SE VIEW



NE VIEW

17-8-0907-B-1:

ABUNDANT SETBACKS ARE PROVIDED TO RESPECT THE SCALE OF THE EXISTING SITE CONTEXT. ADDITIONALLY, LIKE-KIND MATERIALITY IS PLANNED FOR THE LOWER LEVELS TO BE MORE ALIGNED WITH SURROUNDING PROPERTIES

17-8-0907-B-2:

BUILDING COMPONENTS AT INTERSECTIONS ARE LINED WITH ACTIVE USES WITH WELL-LIT AND ARTICULATED FACADES

17-8-0907-B-3:

ALL FACADES ARE ARTICULATED WITH HIGH QUALITY MATERIALS AND ARCHITECTURAL DETAILING

17-8-0907-C:

CLEAR BASES, MID-SECTIONS & TOPS ARE DESIGNED WHILE ALSO ENHANCING VERTICALITY



SUSTAINABILITY SUMMARY:

- **Work with the Department of Planning & Development** to meet or exceed the Chicago Sustainable Development Policy.
- 115 menu item points are targeted and at least **100 points will be obtained** from a diverse array of strategies ranging from energy efficiency, stormwater reduction, natural landscapes, water conservation, transportation initiatives & wildlife preservation.

Chicago Sustainable Development Policy 2017.01.12



Compliance Options	Points Required	Sustainable Strategies Menu																																		
		Health				Energy				Stormwater				Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife								
Starting Points	Number of Optional Points Required New Construction, Substantial Renovation, Nonresidential Renovation	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 retention for retro-fit 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																																				
All Options Available	0	100	50	25	40	30	20	30	40	50	10	20	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	10	
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	5	5	5	5	5	5	5	5	5	5	5	5	10	
LEED Gold	90	10/0/0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	10
LEED Silver	80	20/0/0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	10
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	10	
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	10	
Green Globes 2-Globes	70	30/0/0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	10	
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	10	
Living Building Challenge Petal	90	10/0/0	40	NA	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	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	5	5	5	5	5	5	5	5	5	5	5	5	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	5	5	5	5	5	5	5	5	5	5	5	5	5	10	

*only available to affordable housing projects financed by DPD's Housing Bureau.

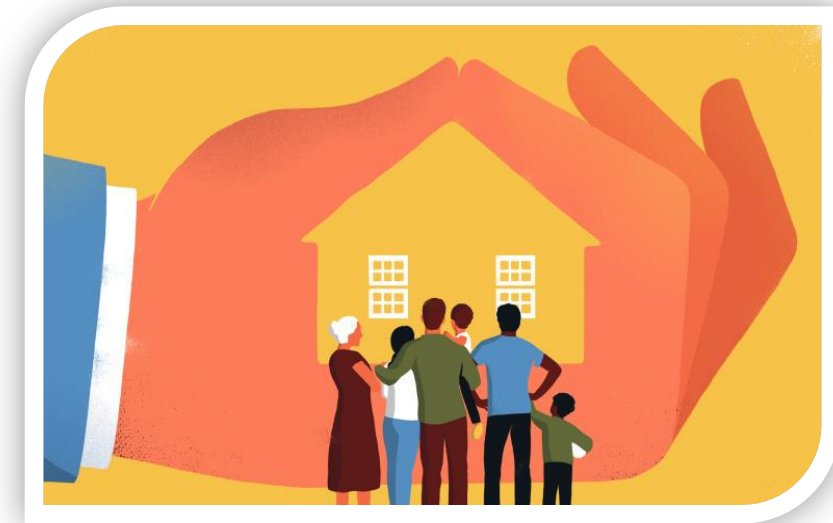


<https://www.soilsolutions.com/wp-content/uploads/2019/11/sustainability-report-singapore-1280x720.jpg>



AFFORDABLE HOUSING SUMMARY:

- **Work with the Department of Housing** to provide up to 110 affordable units to the residents of Chicago.
- LG Development Group has demonstrated a **proven track record** of providing on-site affordable housing on a variety of projects ranging from apartments to luxury condominiums. Recent developments including 1241 N. Milwaukee, 1647 N Milwaukee, 1879 N Milwaukee, 111 S Peoria & 1220 W Jackson all provided on-site affordable units.
- 10% or 55 units will be reserved for households earning up to 60% of the Area Median Income.
- An additional 10% or 55 units will be reserved for households earning up to 100% of the Area Median Income.
- The added affordable units will contribute to a long term solution for residents burdened by housing affordability.



https://tedideas.files.wordpress.com/2017/05/featured_art_affordable_housing.jpg?w=750



GENERAL CONTRACTOR & DEVELOPER MBE/WBE STRATEGY:

- **Work with CEC**, *Communities Empowered Through Construction*, to generate awareness and hiring among interested and qualified local contractors, minority and women-owned firms.
- Seek **Partnership** opportunities with minority and women-owned businesses for inclusion in the general contracting team.
- Encourage all awarded contractors to identify and utilize **second and third tier MBE/WBE** subcontractors, vendors & suppliers.

PROJECT FACTS:

- **Project Cost:** ~ \$315 Million
- **Construction Jobs:** ~ 500
- **Permanent Jobs:** ~ 50
- **Neighborhood Opportunity Fund Contribution:** ~ \$6.1 Million
- **Local Impact Fund Contribution:** ~ \$612,000
- **Annual Tax Contribution:** ~ \$3,000,000



<https://technical.ly/dc/wp-content/uploads/sites/5/2019/04/diverse-team-e1572896545731.jpg>



DPD Recommendations