



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

1201-35 WEST WASHINGTON BOULEVARD /  
22-42 NORTH RACINE AVENUE

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

**DAC Developments, LLC**

**Pappageorge Haymes Partners**

**Acosta Ezgur, LLC**

**AUGUST 19TH, 2021**



# Project Description

The Applicant requests a rezoning of the subject property from the C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Residential-Business Planned Development;

The proposal is comprised of three sub-areas:

Sub-Area A is improved with an existing 3-story commercial/office building measuring 108 feet in height.

On Sub-Area B, the applicant proposes to construct a 19-story, 213'-tall building with 4,000 square feet of ground floor commercial space and 288 dwelling units above.

Sub-Area C, located at 1229 W. Washington Blvd. is improved with 4-story commercial/office building measuring 57 feet in height.

The overall planned development would contain 183 accessory vehicular parking spaces, 185 bicycle parking spaces and 5 loading berths, and approximately 10,000 square feet of tenant amenity space.

# Community Area Snap Shot

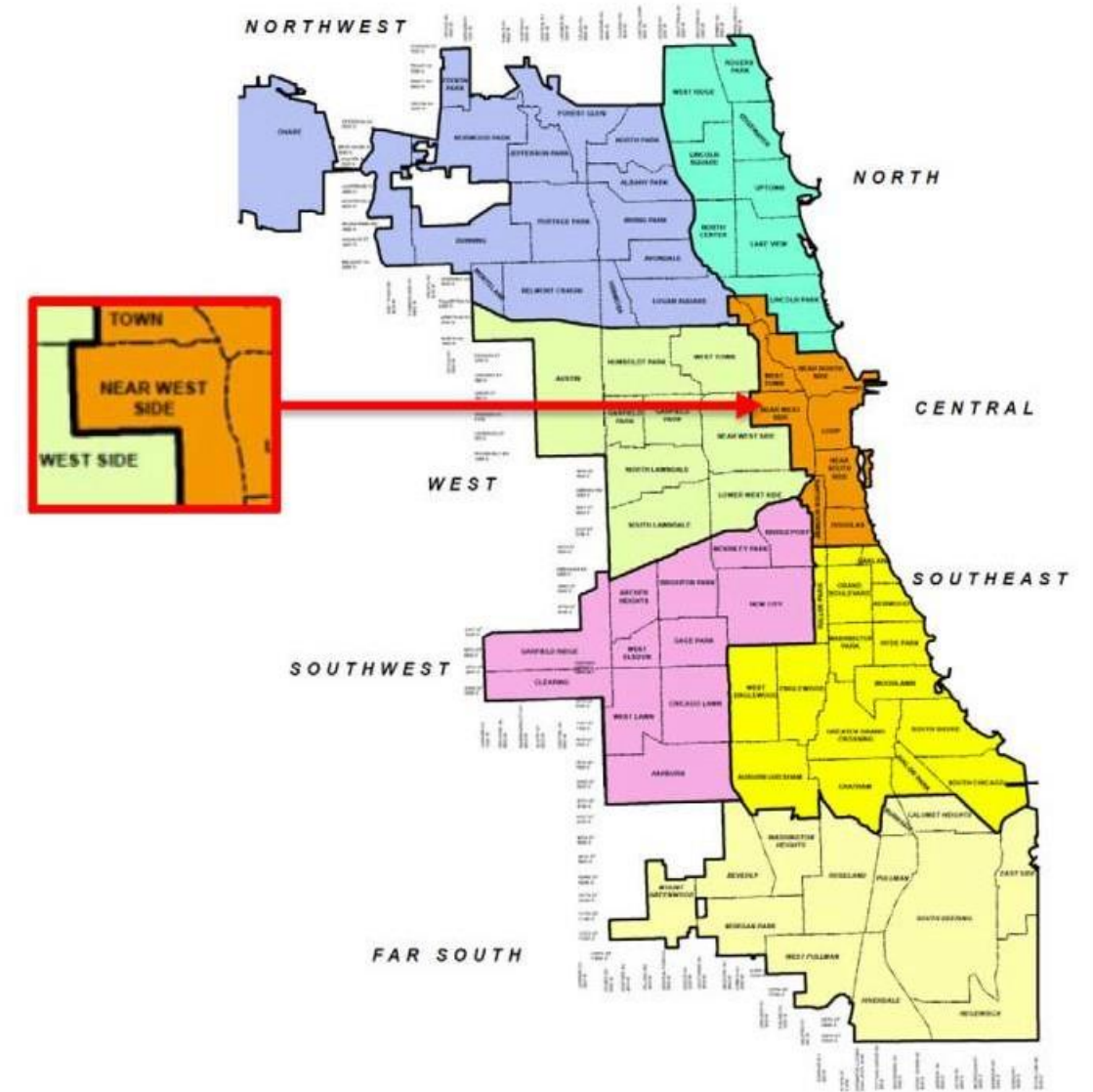
## COMMUNITY DEMOGRAPHICS:

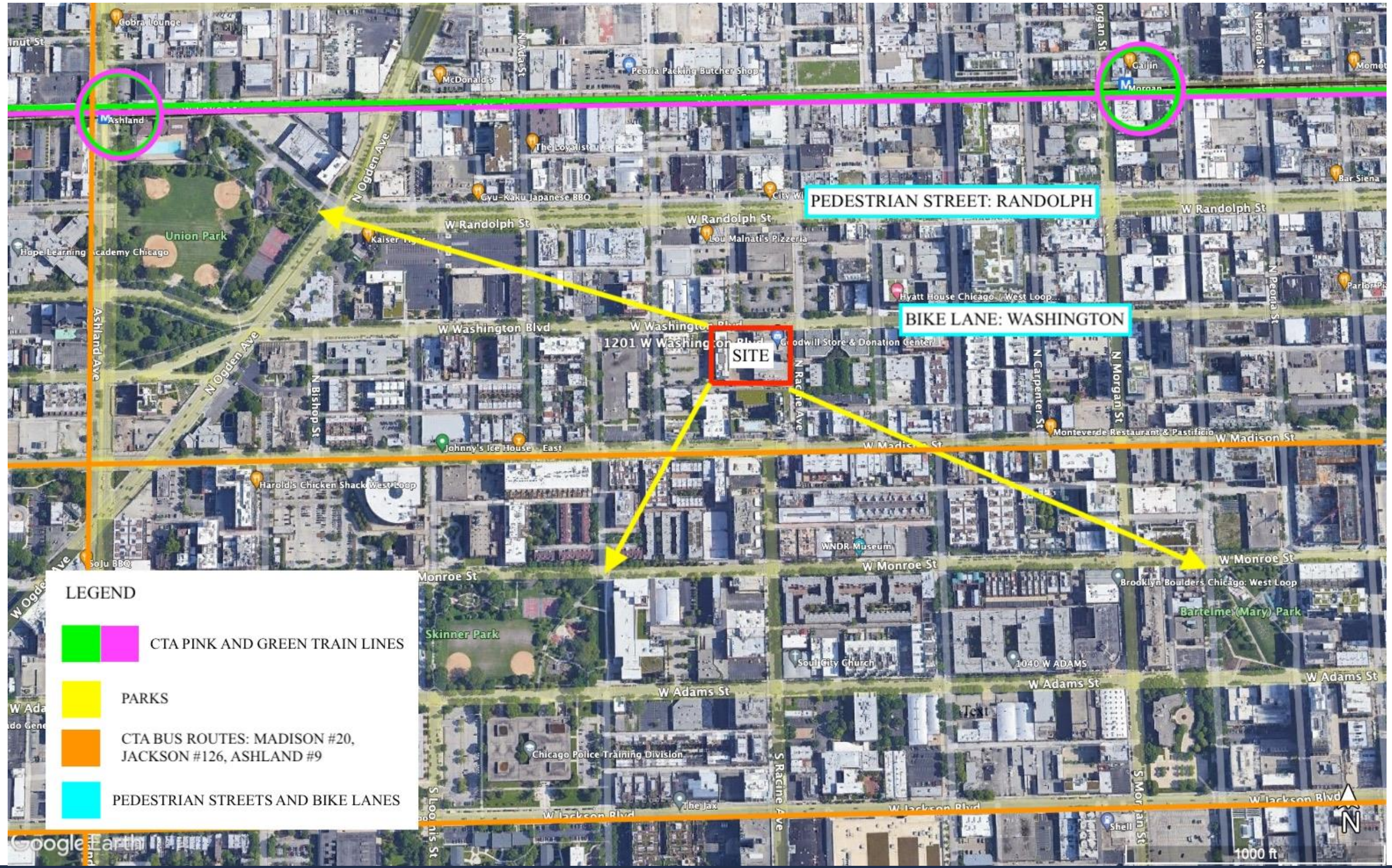
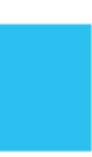
- Near West Side Neighborhood Population 62,733
- Number of Households 28,208
- Average Household Size 2.2
- 42.5% ages of 20-34
- Median Estimated Income \$83,575

## NEIGHBORHOOD HISTORIC CONTEXT:





- Historically the Near West Side has been a sparsely populated industrial quarter.
- Recently, more warehouses and industrial spaces in this neighborhood have been left vacant, providing opportunity for post industrial developments.
- Destination for many new companies and residents moving in.

Source: <https://www.cmap.illinois.gov/data/community-snapshots>



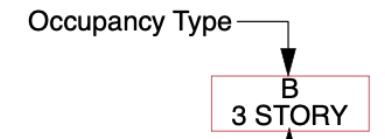
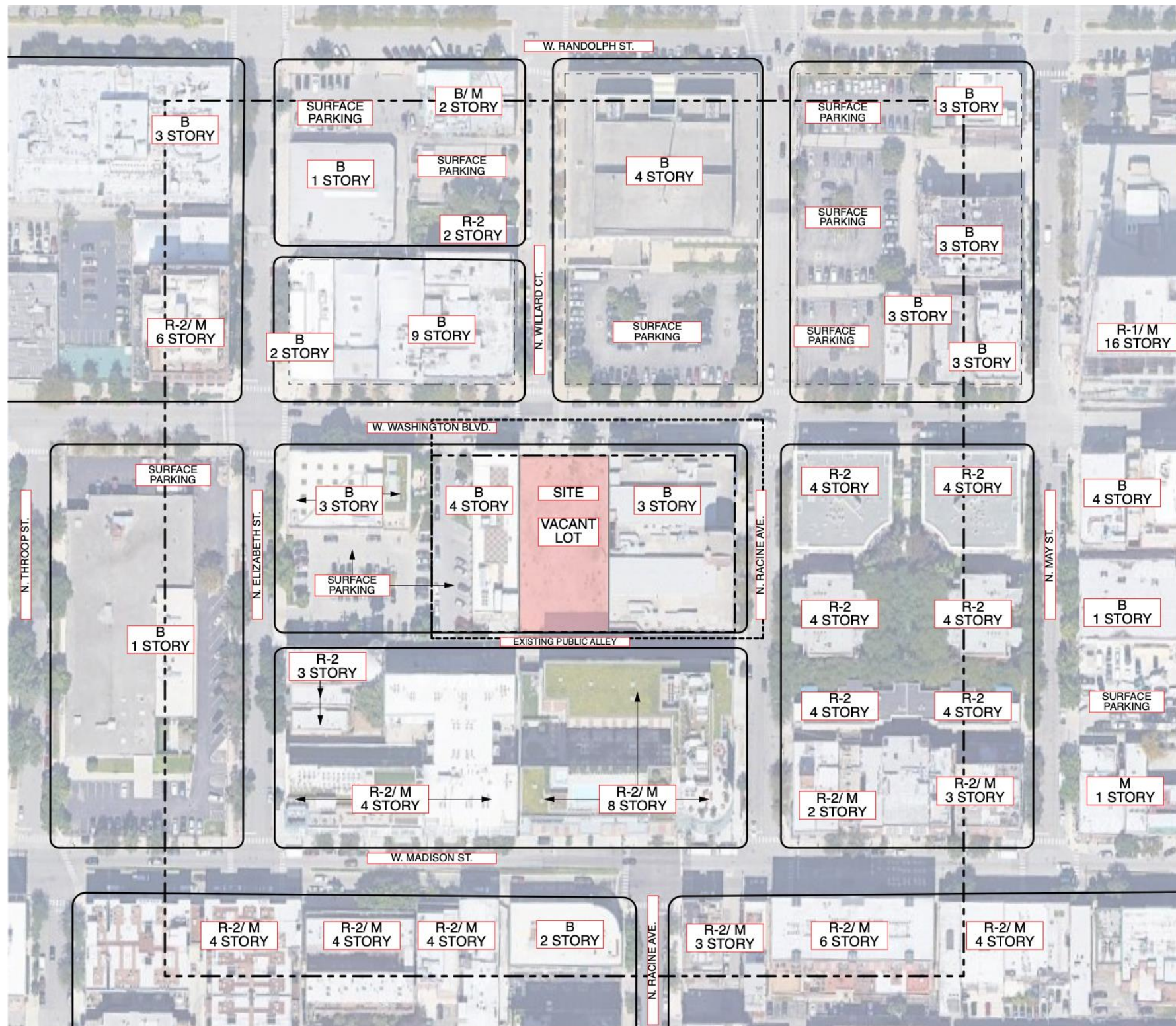


**LEGEND**

-  CTA PINK AND GREEN TRAIN LINES
-  PARKS
-  CTA BUS ROUTES: MADISON #20, JACKSON #126, ASHLAND #9
-  PEDESTRIAN STREETS AND BIKE LANES

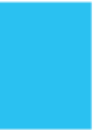
# SITE CONTEXT





- Occupancy Key:
- B Business
  - M Mercantile
  - R-1 Hotel
  - R-2 Multi-Family Res
  - R-2/M Multi-Family over 1st Flr Mercantile

# LAND USE PLAN



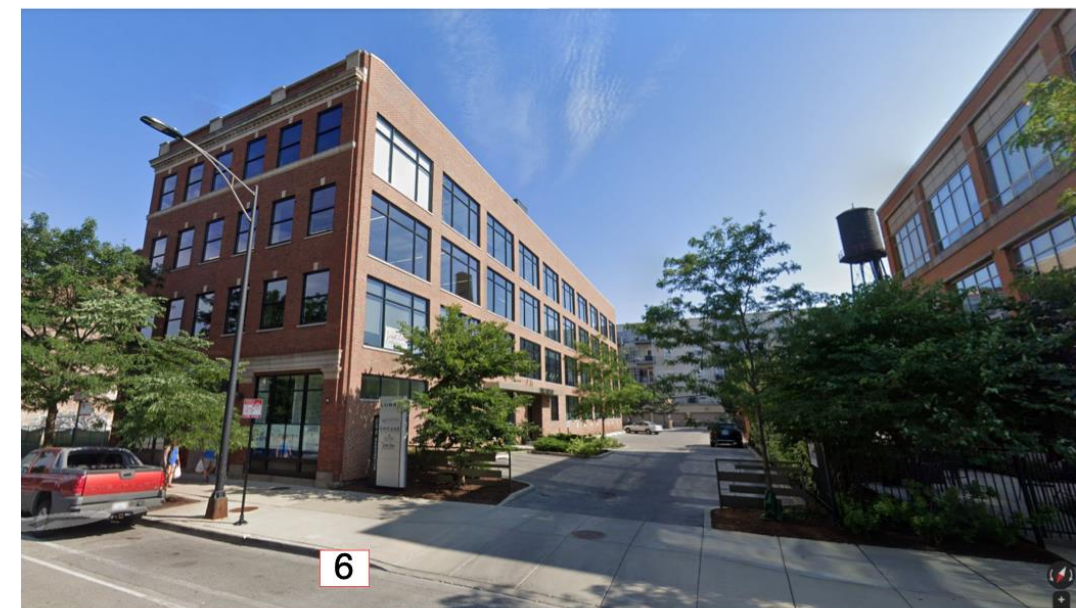
Washington Blvd & Willard Ct Looking NW



Photo Locations

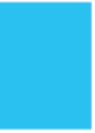


Washington Blvd & Racine Ave. Looking SW



1229 W. Washington Blvd. Parking Lot

# ADJACENT SITE CONTEXT



3

Washington Blvd & Willard Ct Looking NW



4

Washington Blvd & Willard Ct Looking N



5

Washington Blvd & Racine Ave Looking E



7

Public Alley south of Site Looking West



8

Public Alley south of Site Looking East

# ADJACENT SITE CONTEXT



# ★ Project Timeline + Community Outreach

- PD Pre Intake: 3/13/20
- PD Intake Meeting: 5/28/20
- PD Filing: 6/23/21
- WCA Meeting: 3/17/21
- WLCO Meeting: 4/6/21
- NOWL Meeting: 4/12/21
- Full Community Meeting: 6/19/21



Original Scheme  
View at Washington & Racine Looking SW



Proposed Scheme  
View at Washington & Racine Looking SW

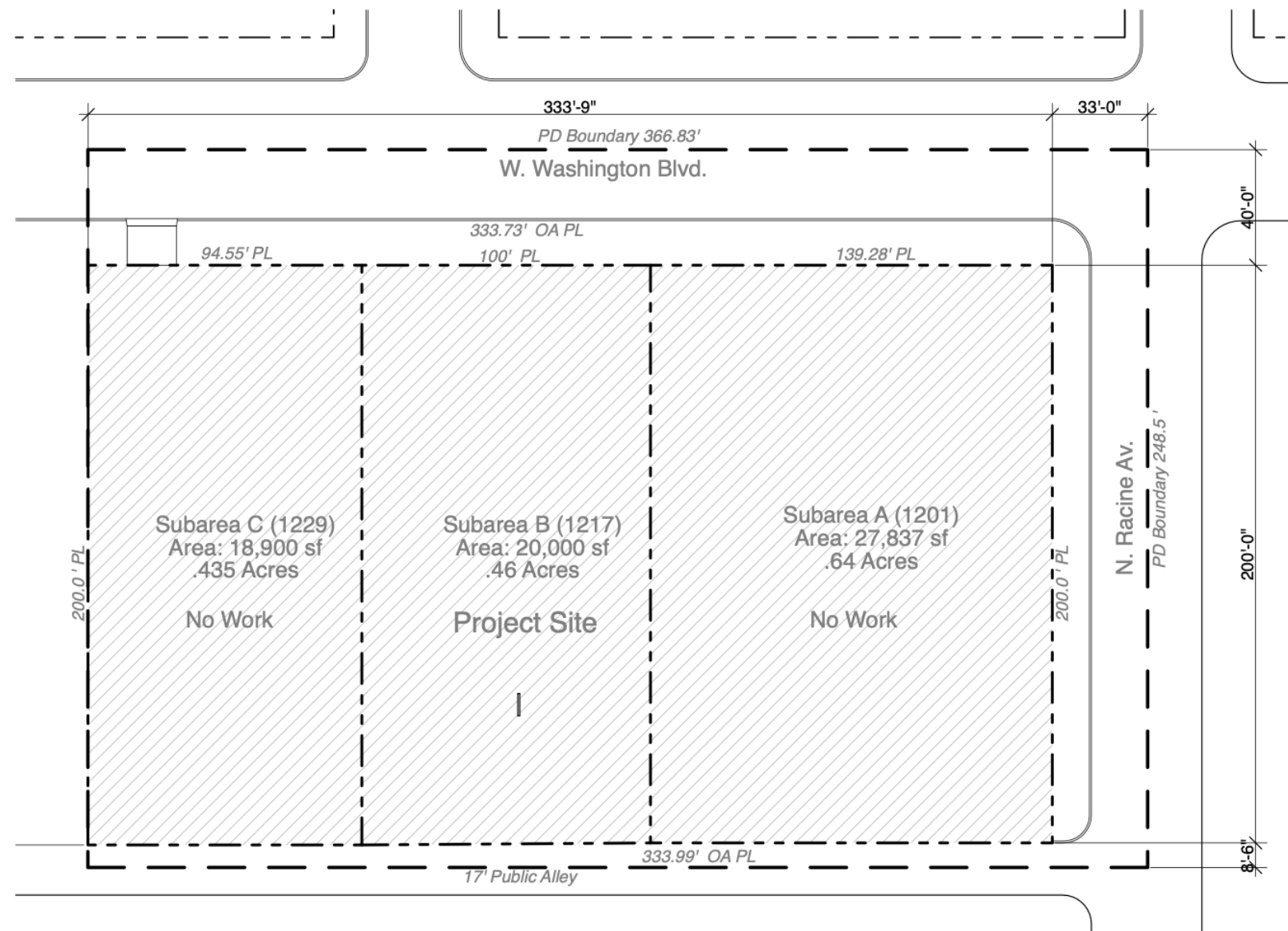
# ★ Planning Context



## WEST LOOP DESIGN GUIDELINES

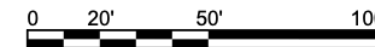
### WEST LOOP DESIGN GUIDELINES

- Published September 2017
- By the Department of Planning & Development
- Goal: Maintain and strengthen the character of West Loop
- Provides guidelines for tall building design such as implementing setbacks and provided height transitions to maintain an approachable human scale.
- Establishes a trajectory for Randolph Street as a commercially developed, green, and pedestrian friendly corridor through the West Loop and Near West Side neighborhoods

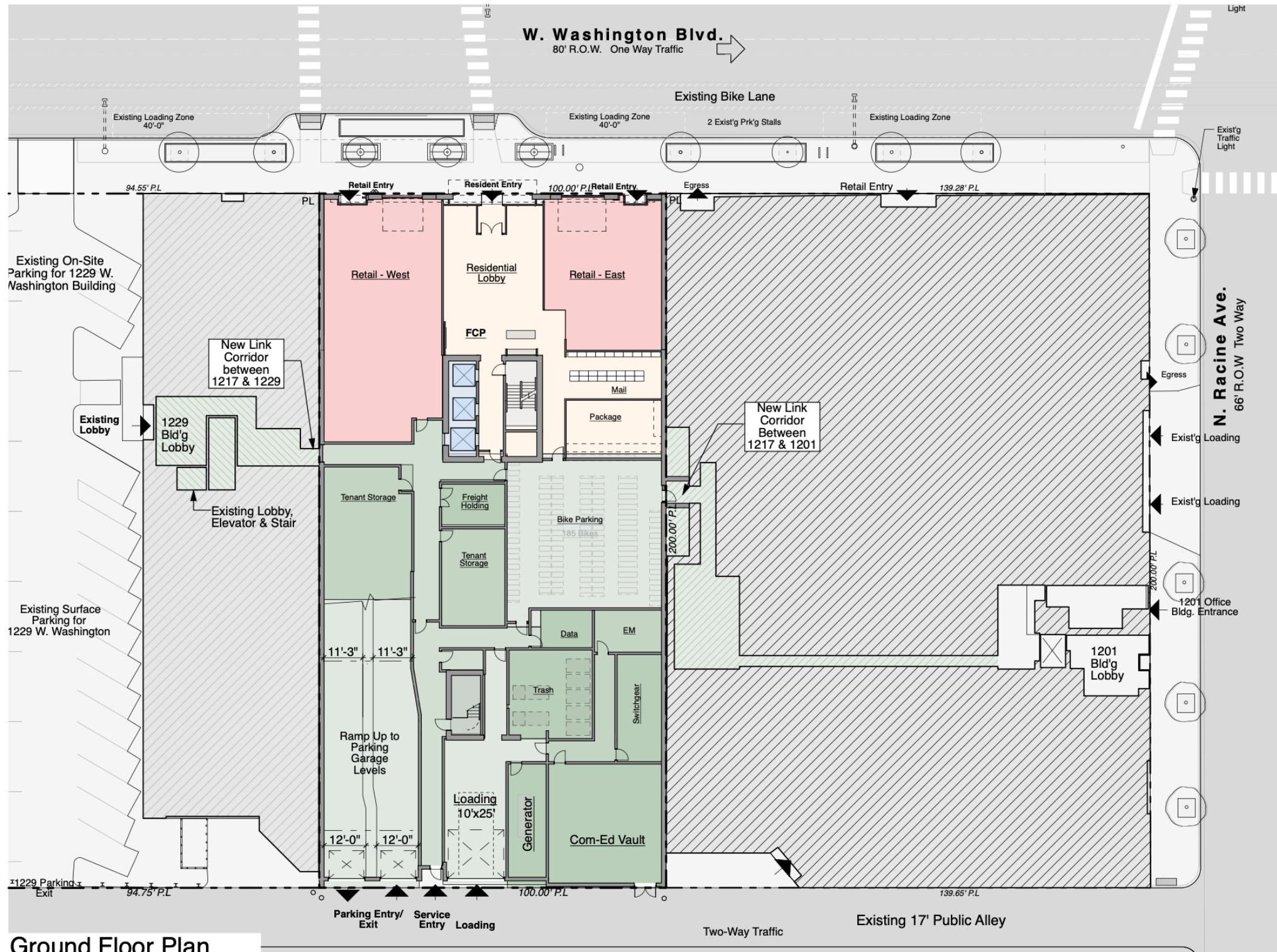


### PD Boundary

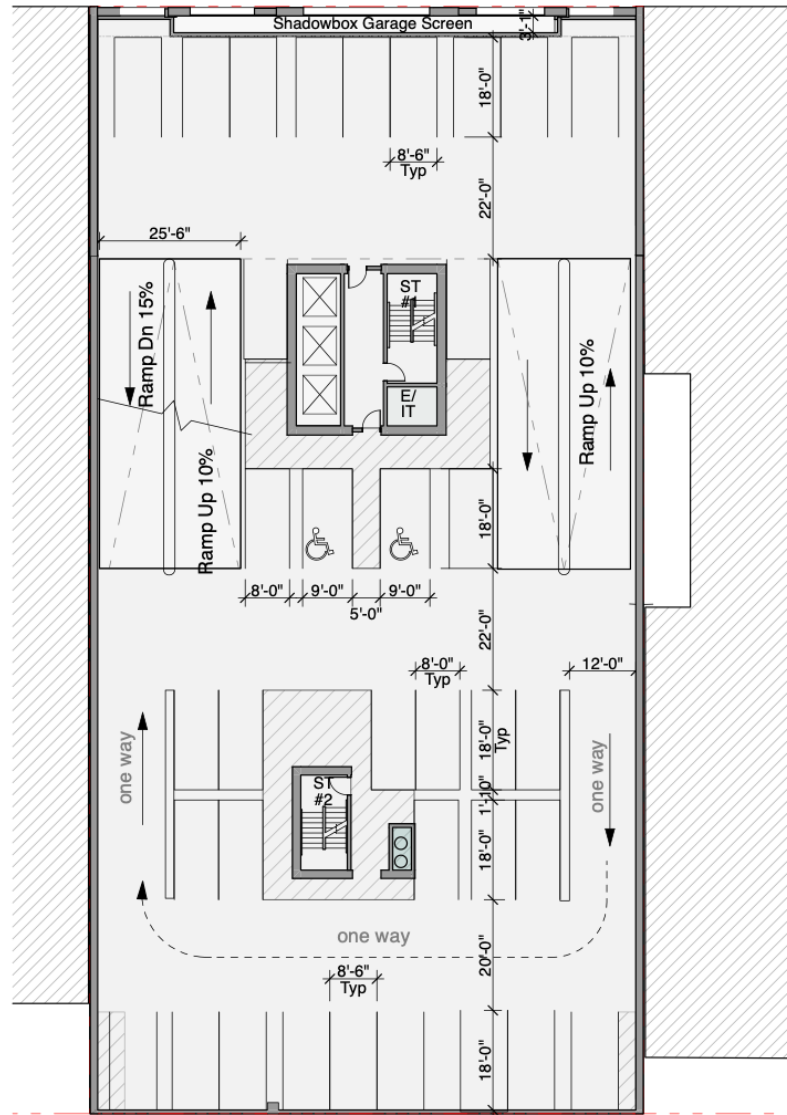
Gross Site Area:	91,161 SF
Area in R.O.W.:	24,388 SF
Net Site Area:	66,773 SF



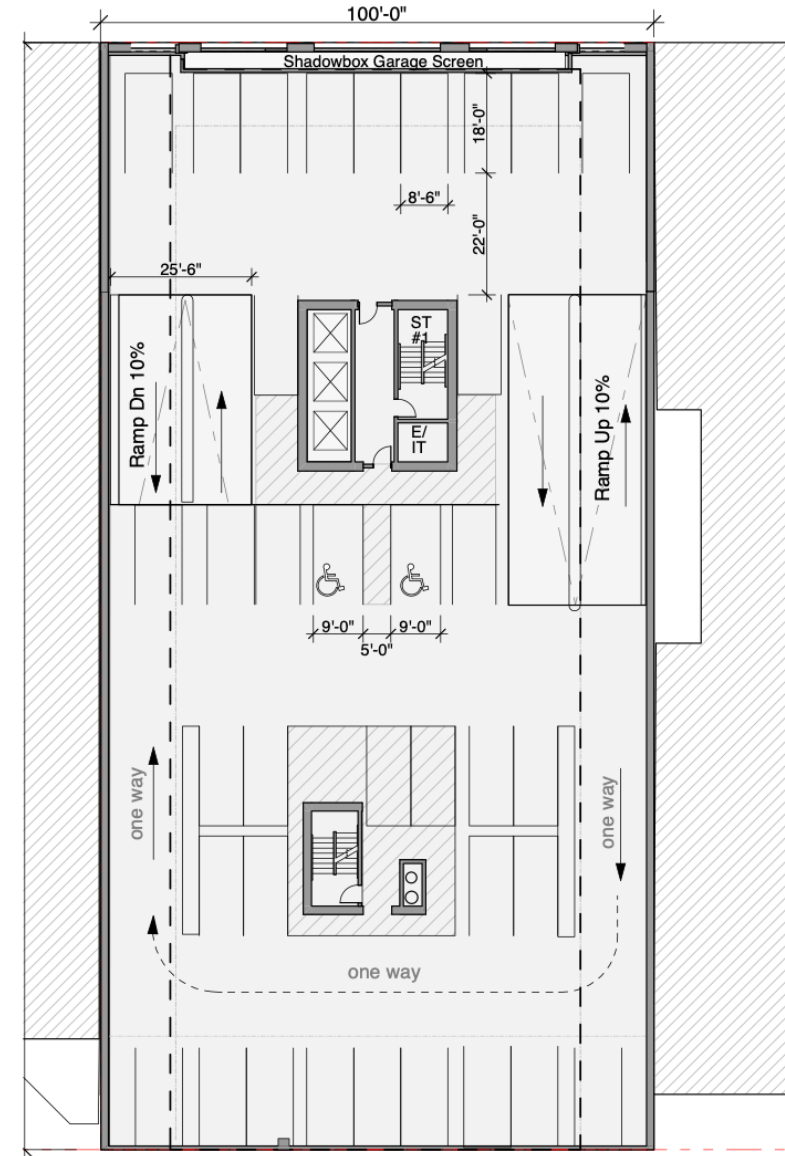




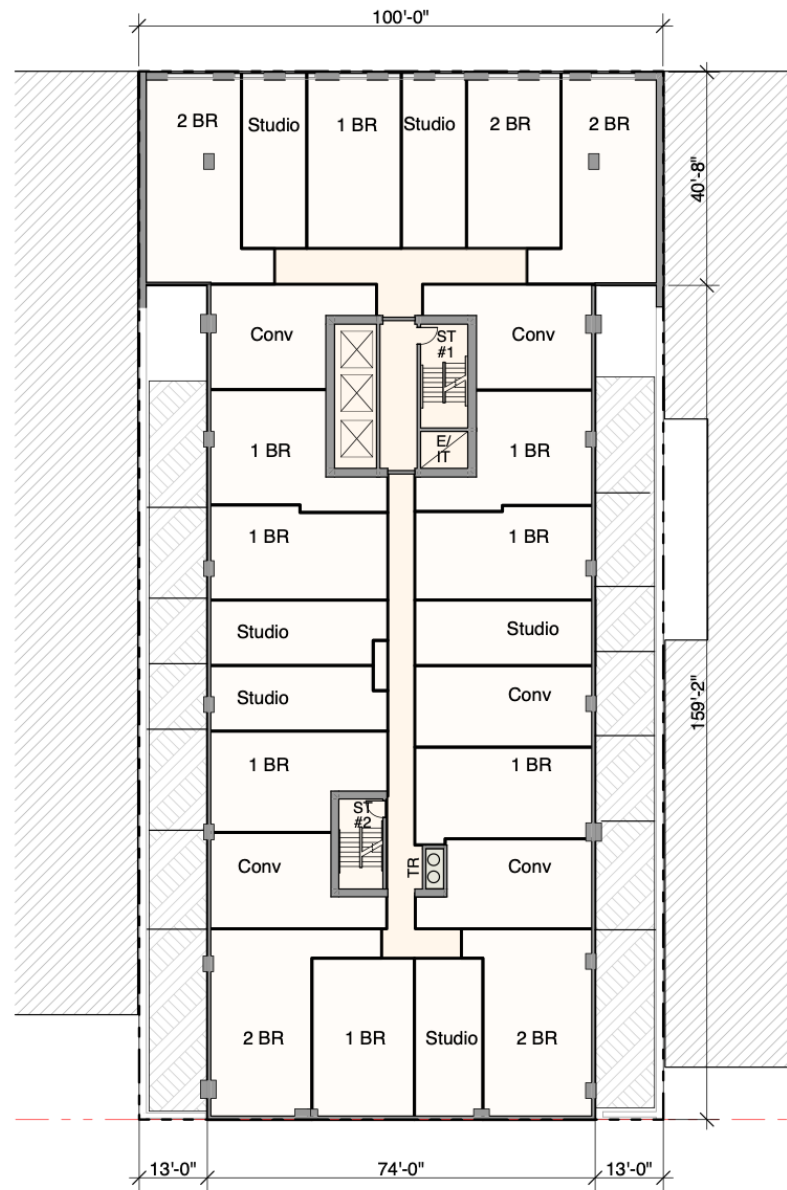
# GROUND FLOOR PLAN



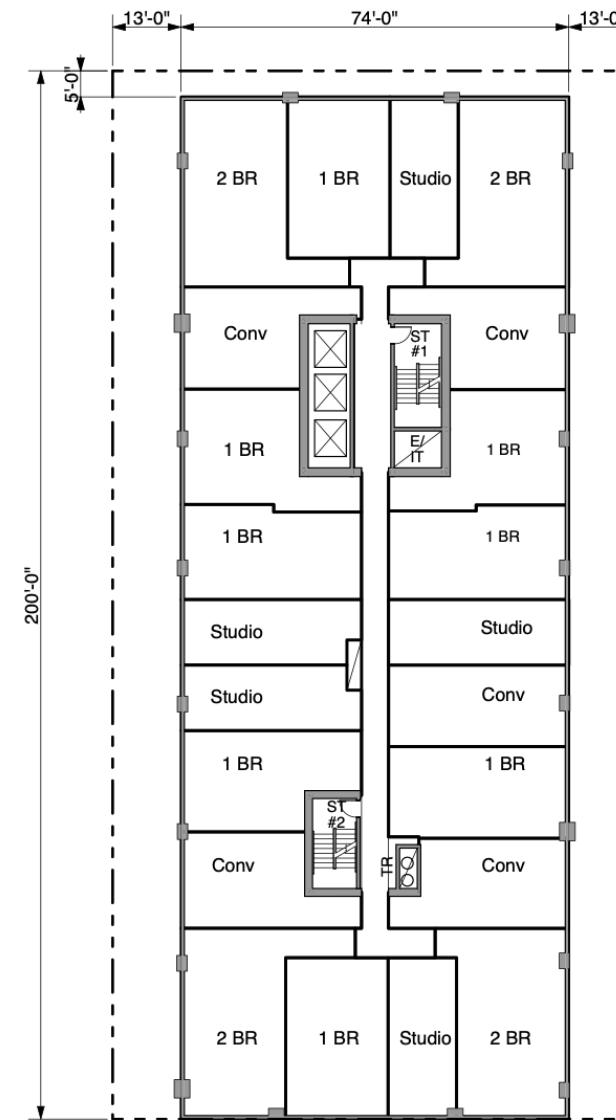
2nd - 3rd Floor Parking Plans



4th Floor Parking Plan

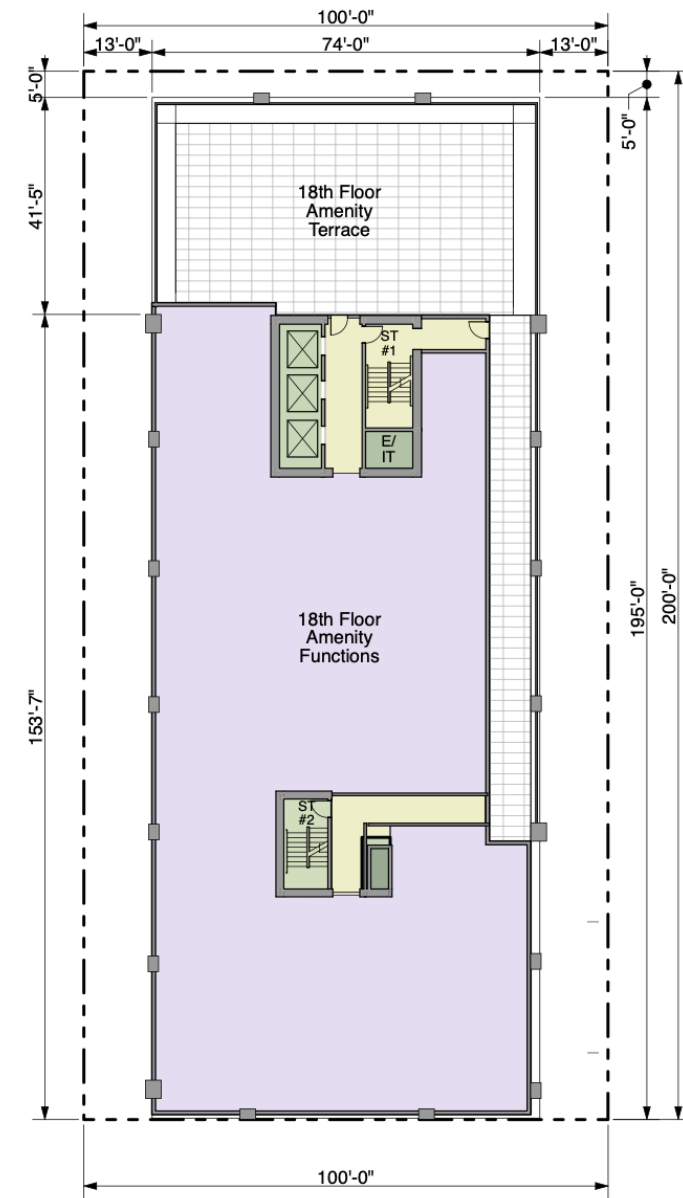


5th Floor Demising Plan

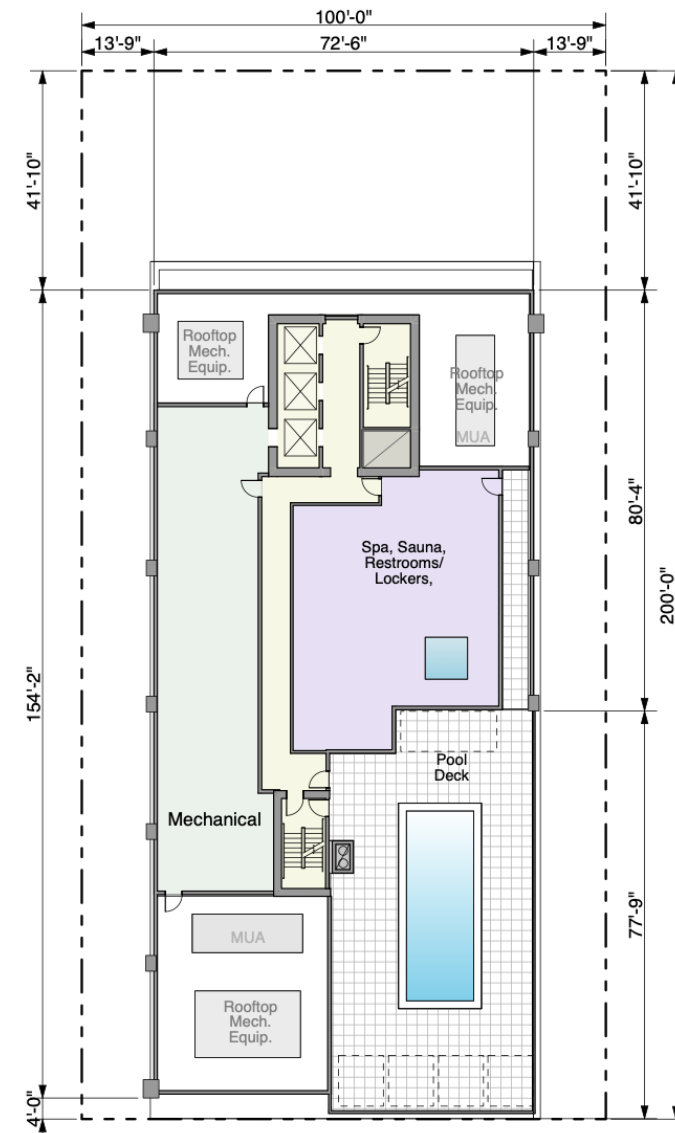


6th-17th Floor Demising Plans



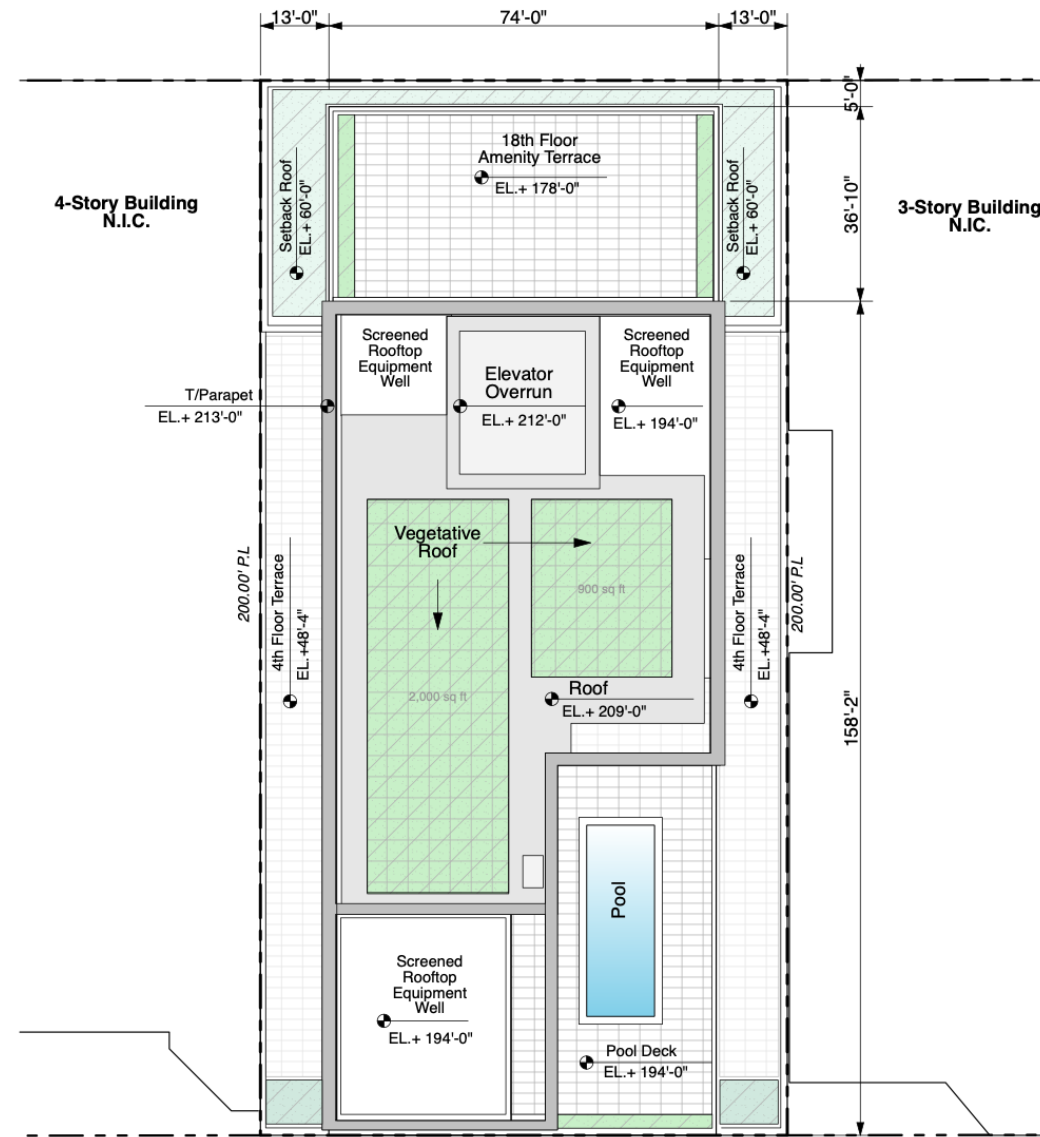


18th Floor Amenities

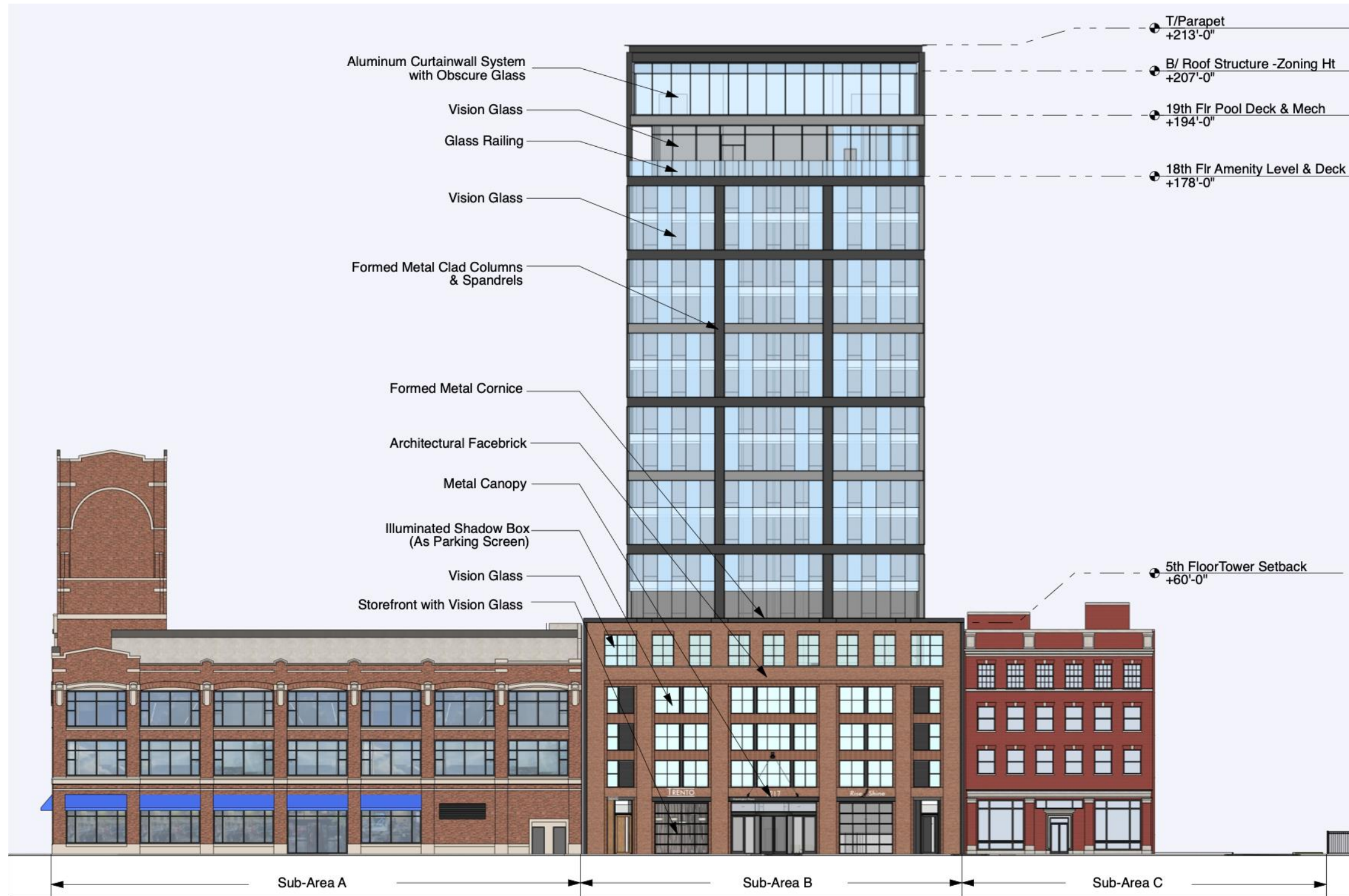


19th Floor Amenities & Mechanical





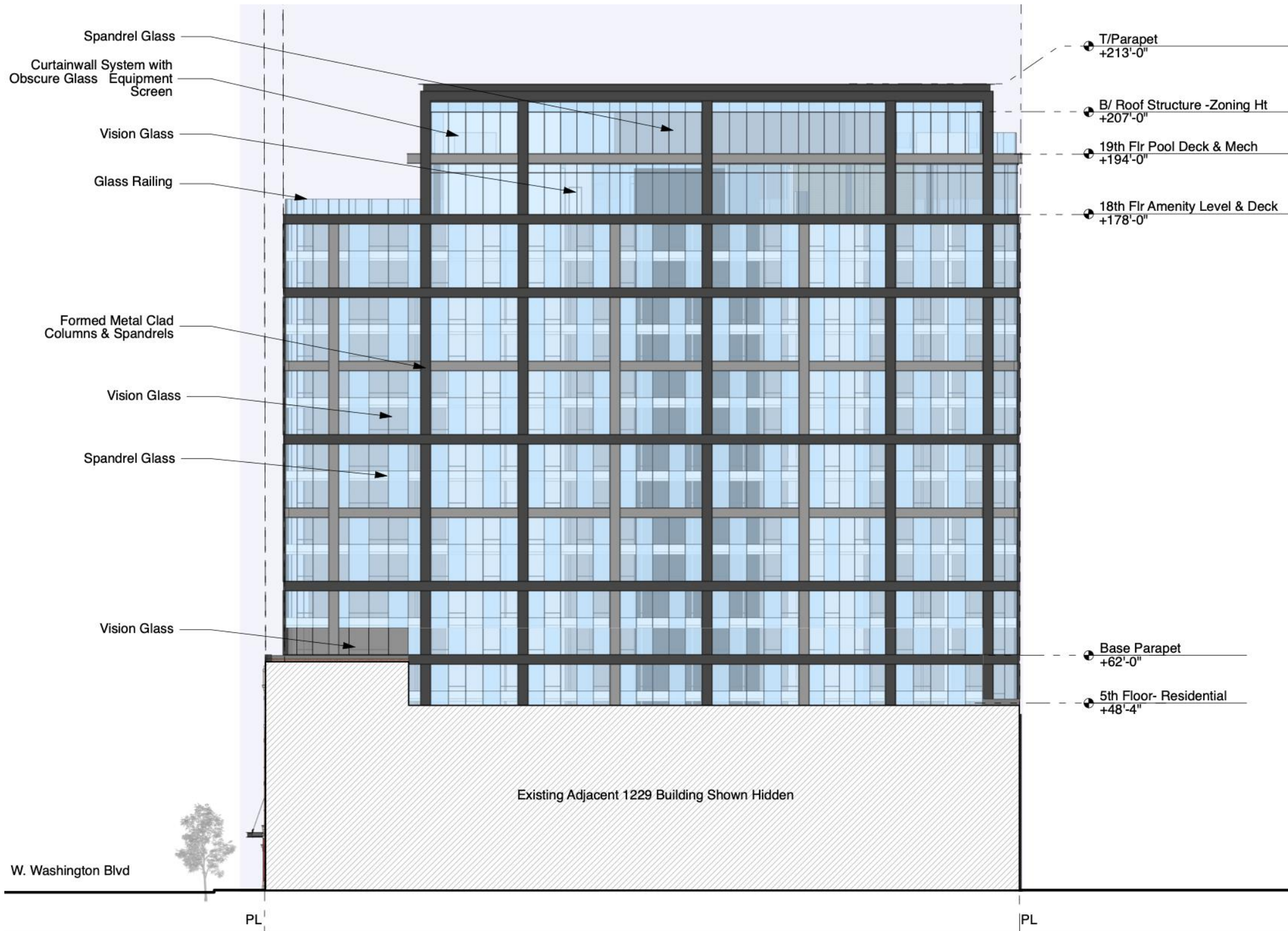
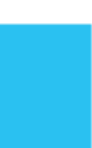
Roof Plan



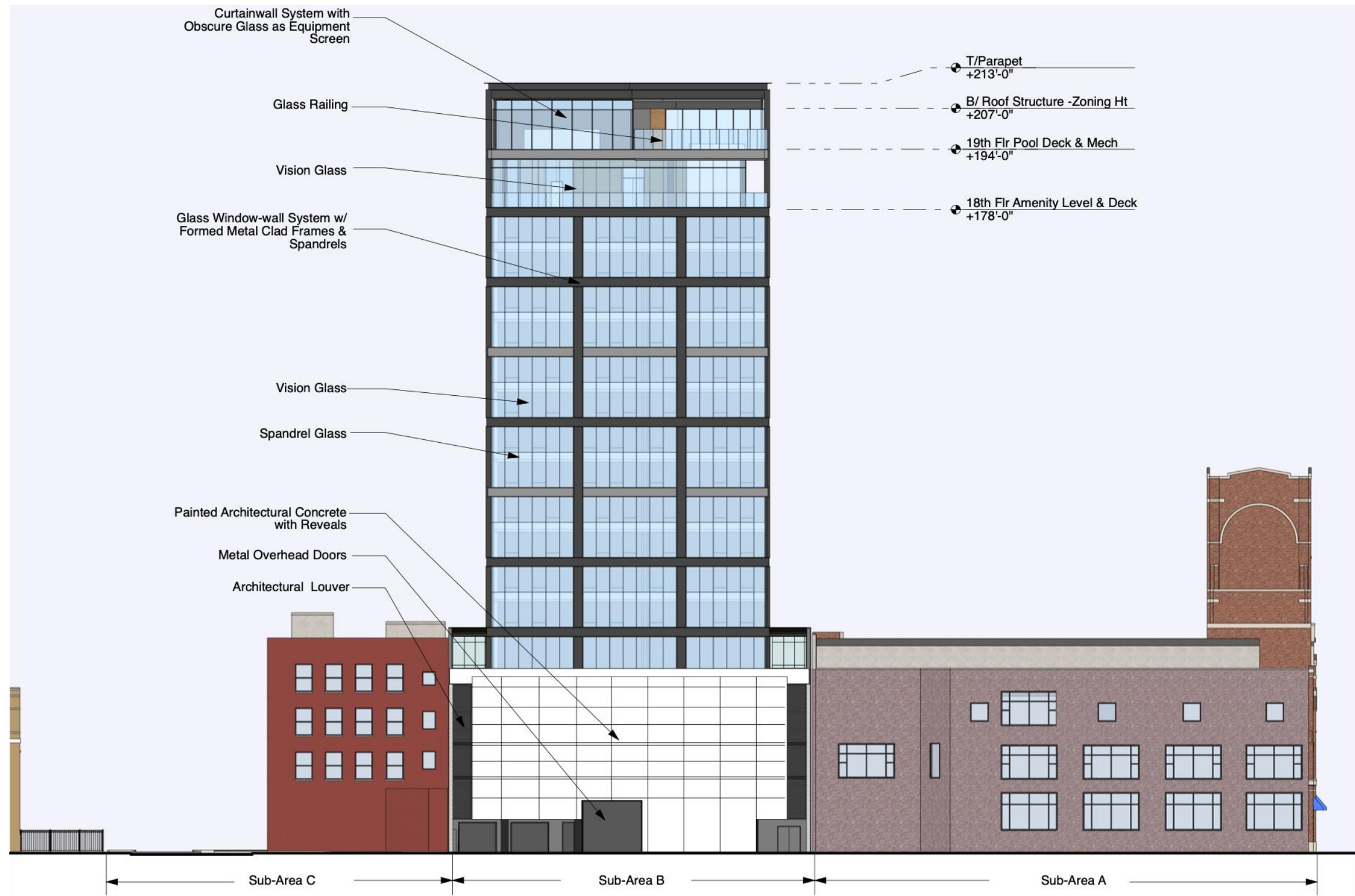
# NORTH ELEVATION - WASHINGTON BLVD FRONTAGE



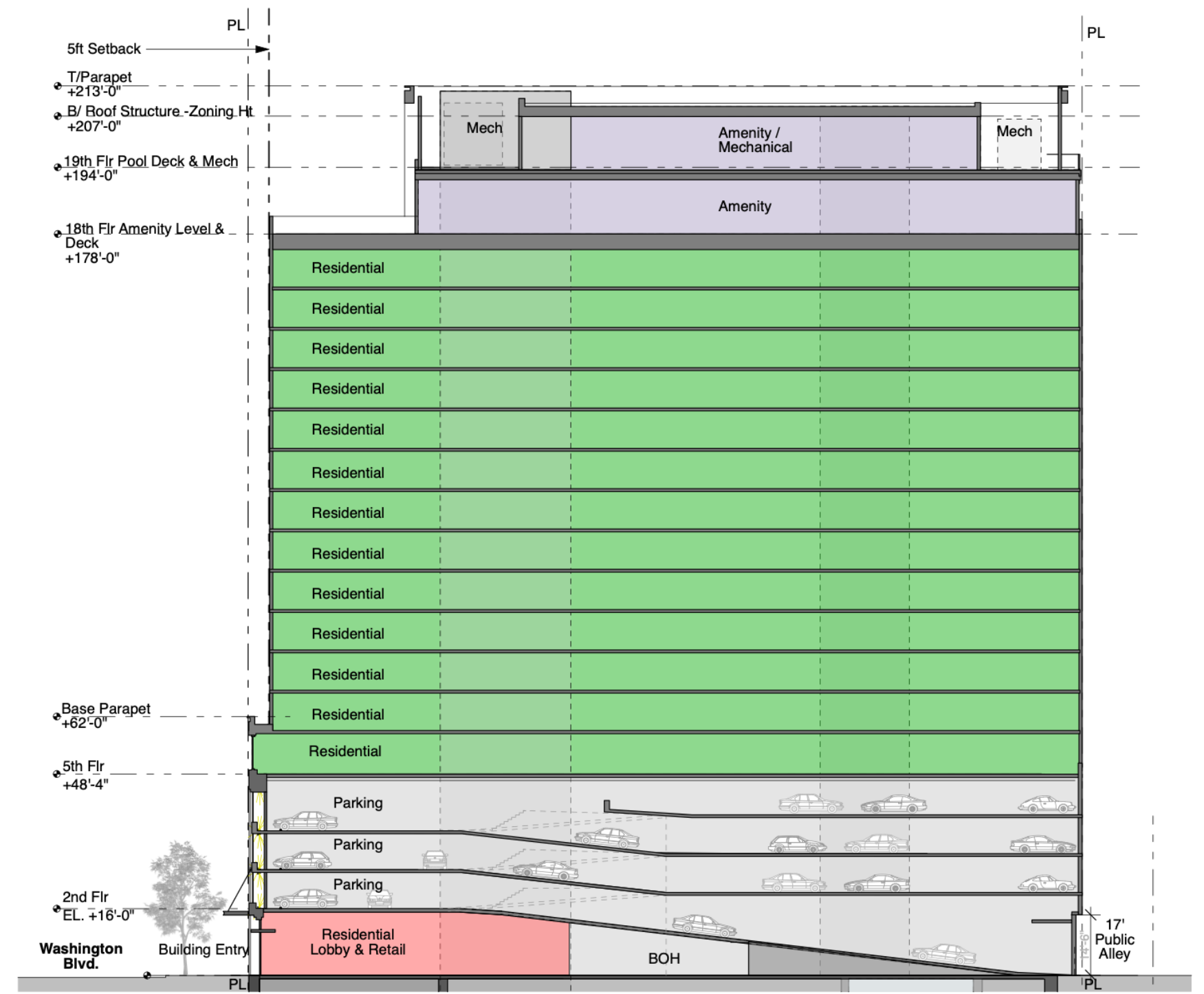
# EAST ELEVATION



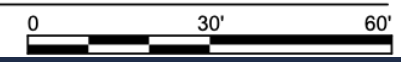
# WEST ELEVATION



# SOUTH ELEVATION - ALLEY



Building Section Diagram N-S view to East





1200-1234 W Randolph  
198 Ft

1230 W Washington  
129 Ft

19 N May  
207 Ft

1217 W Washington  
213 Ft

1166 W Madison  
105 Ft



Current Proposal

-  Proposed Projects
-  Approved Projects
-  Under Construction
-  Built

Aerial View from SW



VIEW FROM WASHINGTON + RACINE

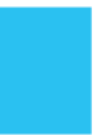




VIEW LOOKING EAST DOWN WASHINGTON



STREET VIEW ON WASHINGTON LOOKING WEST



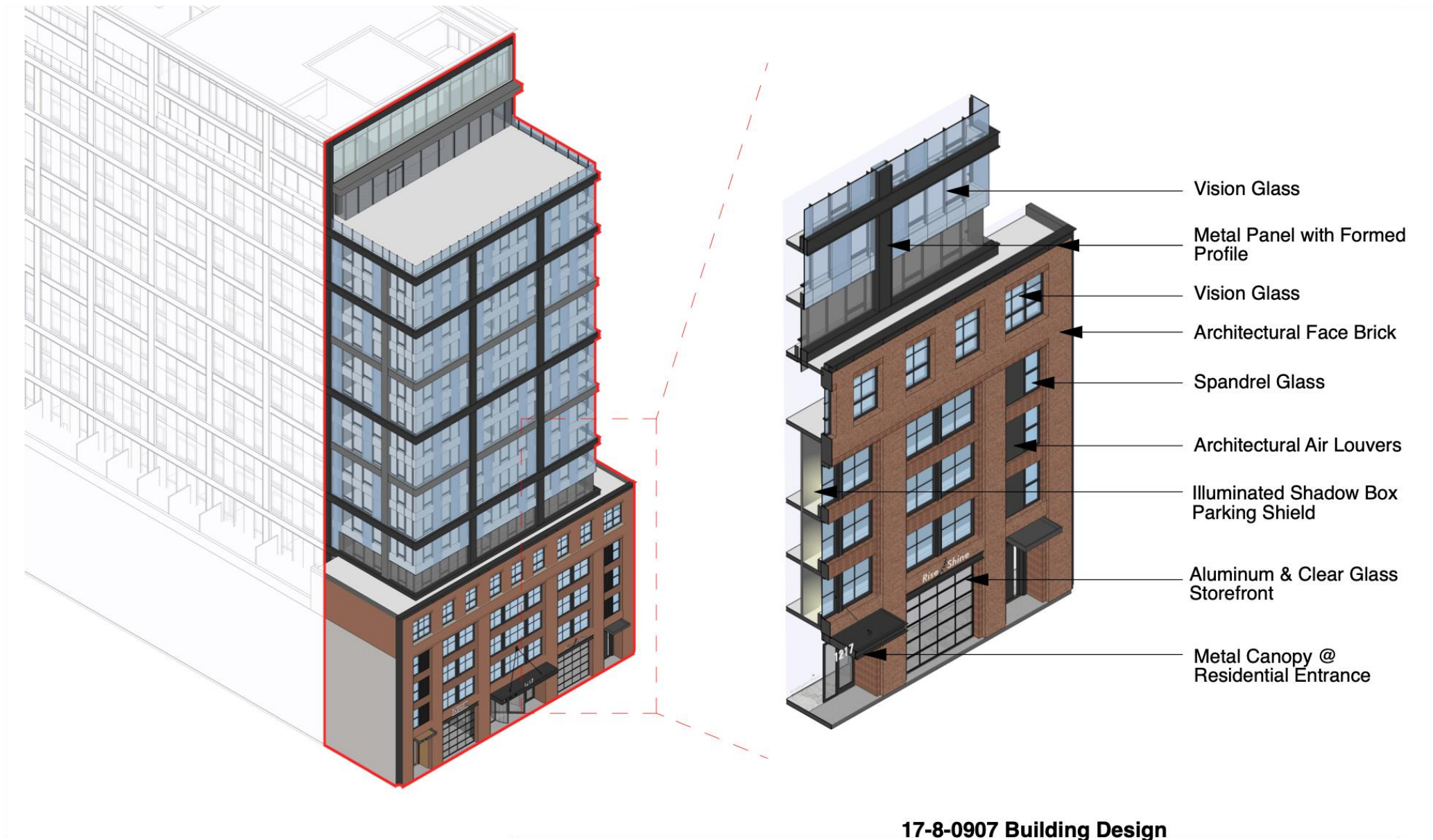
Street View on Washington Looking East

# STREET VIEW ON WASHINGTON LOOKING EAST



Street View Looking South on Willard Ct.

# STREET VIEW ON WILLARD CT. LOOKING SOUTH

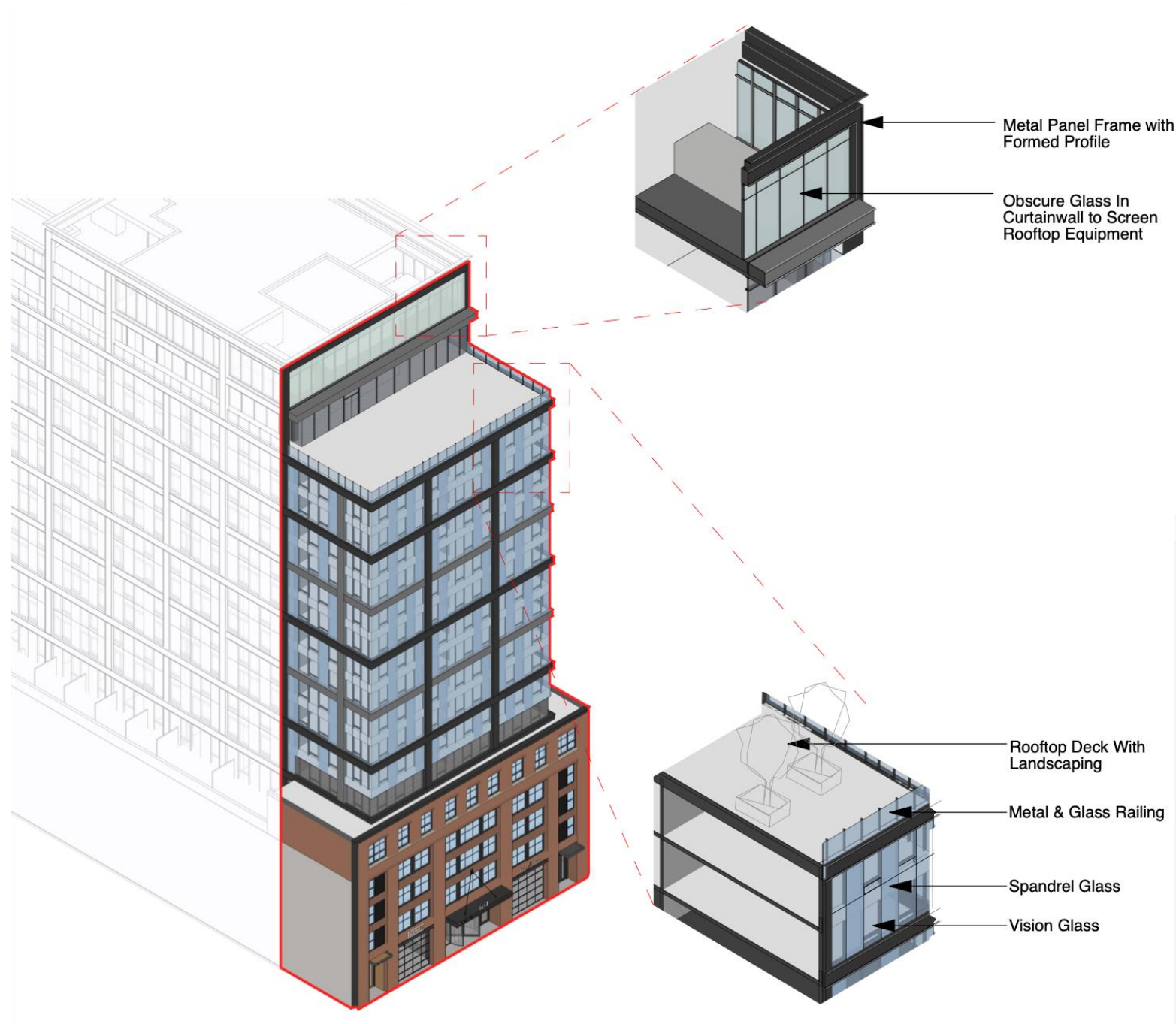


Axonometric View of Podium N Elevation

**17-8-0907 Building Design**

17-8-09-07-B General Guidelines.

3. All sides and areas of 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 the primary street-facing façade.**

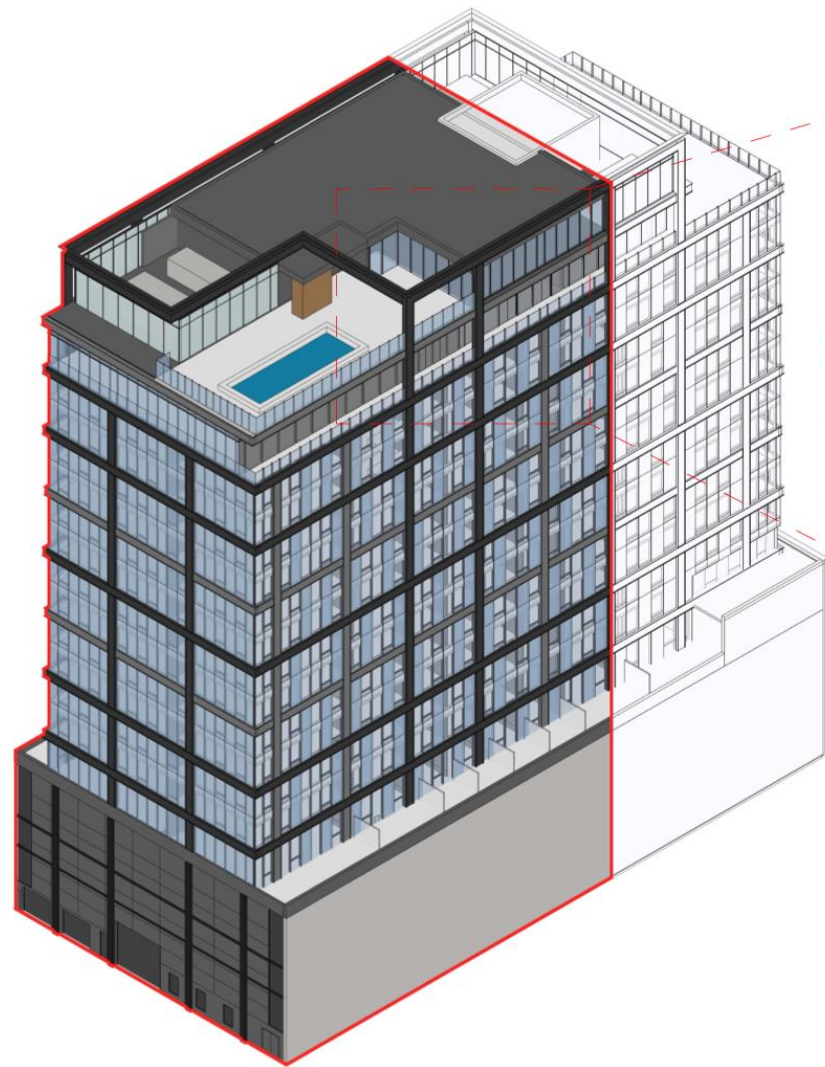


Axonometric View of Amenity & Mechanical Screen

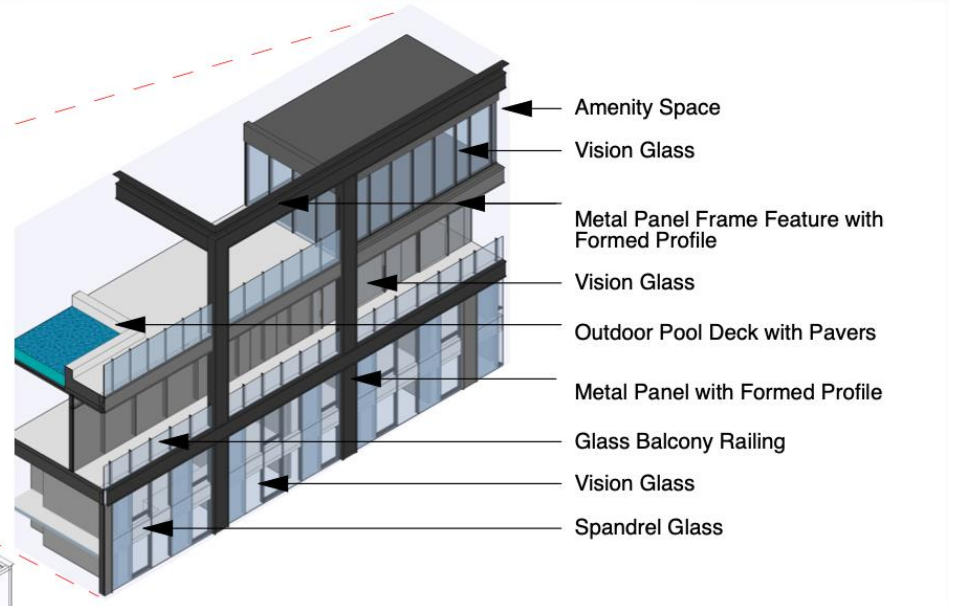
**17-8-0907 Building Design**

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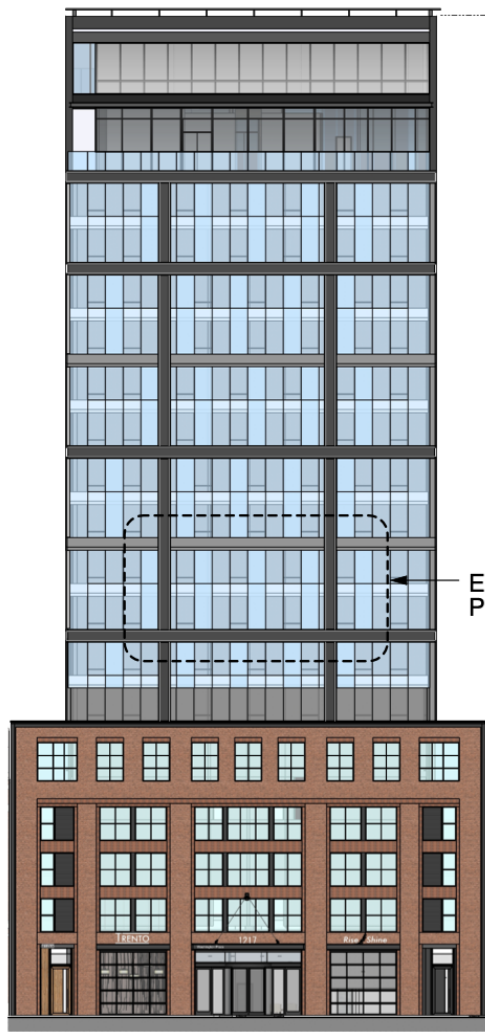
Axonometric View @ Pool Deck



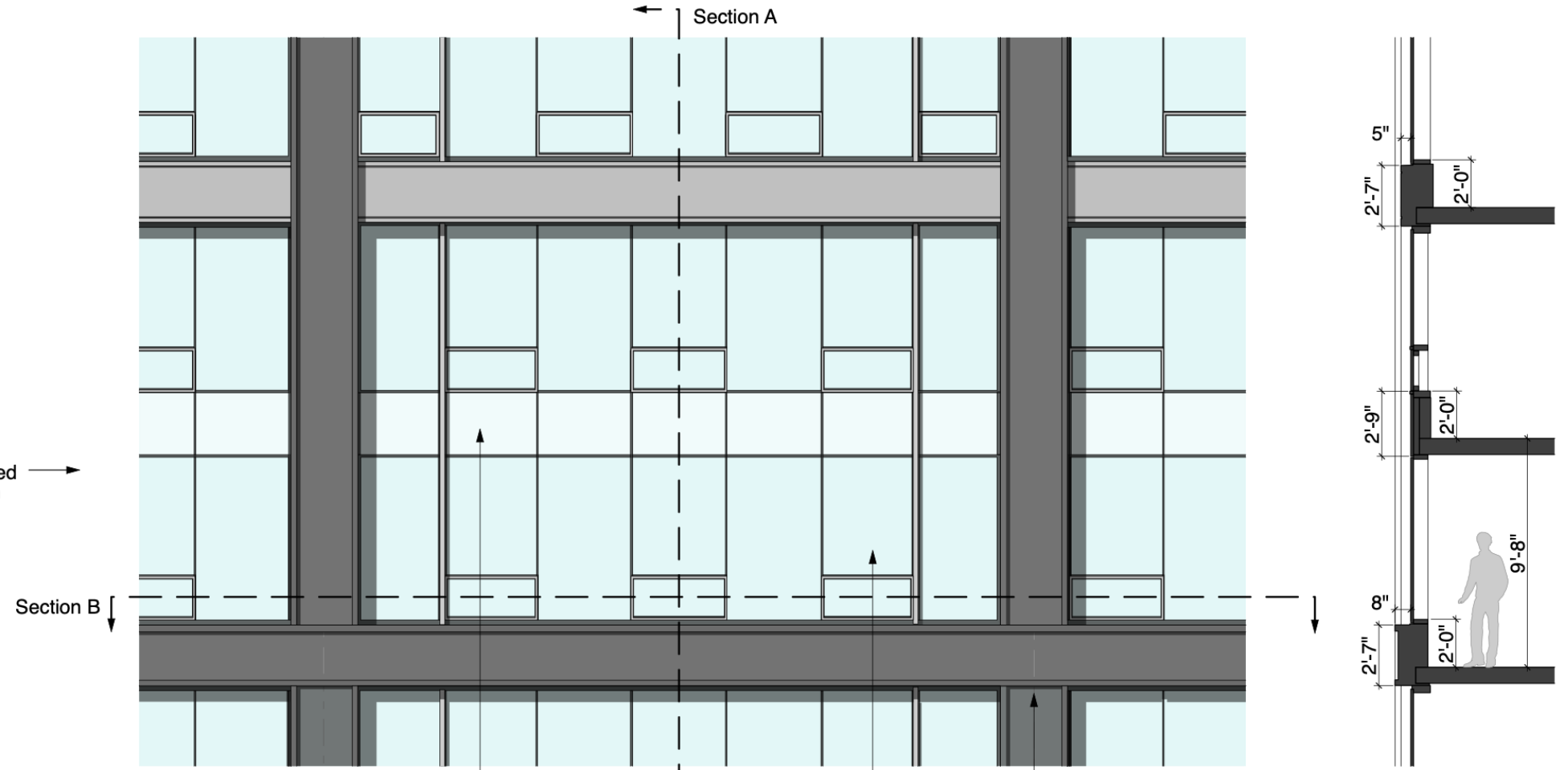
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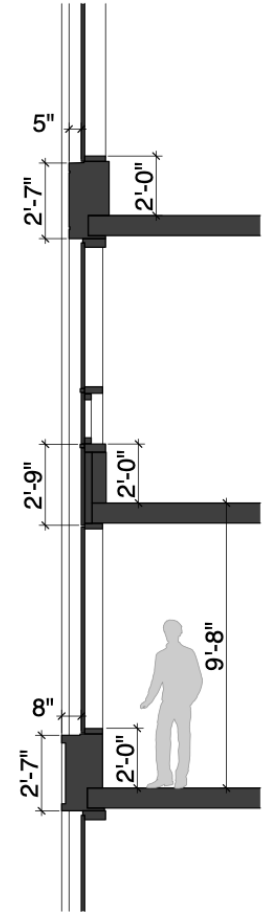


Enlarged Portion



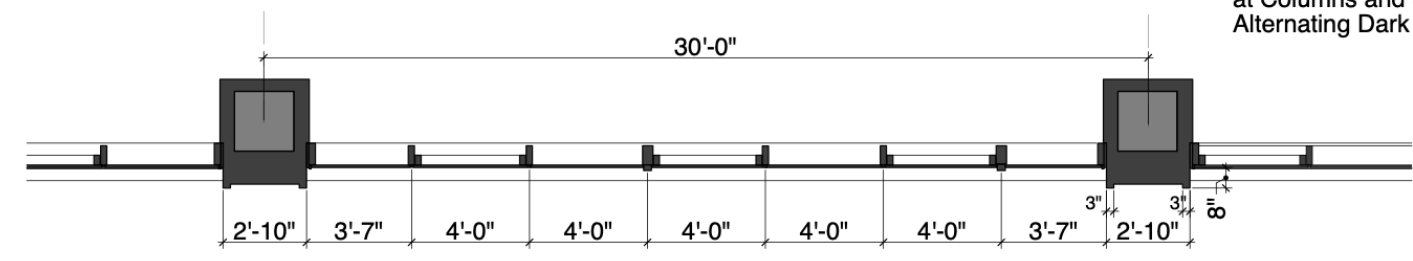
Section A

Section B



Section A

Spandrel Glass in Window System      Aluminum & Glass Window System      Metal Cladding with Formed Profile at Columns and Spandrels - Alternating Dark & Light Grey



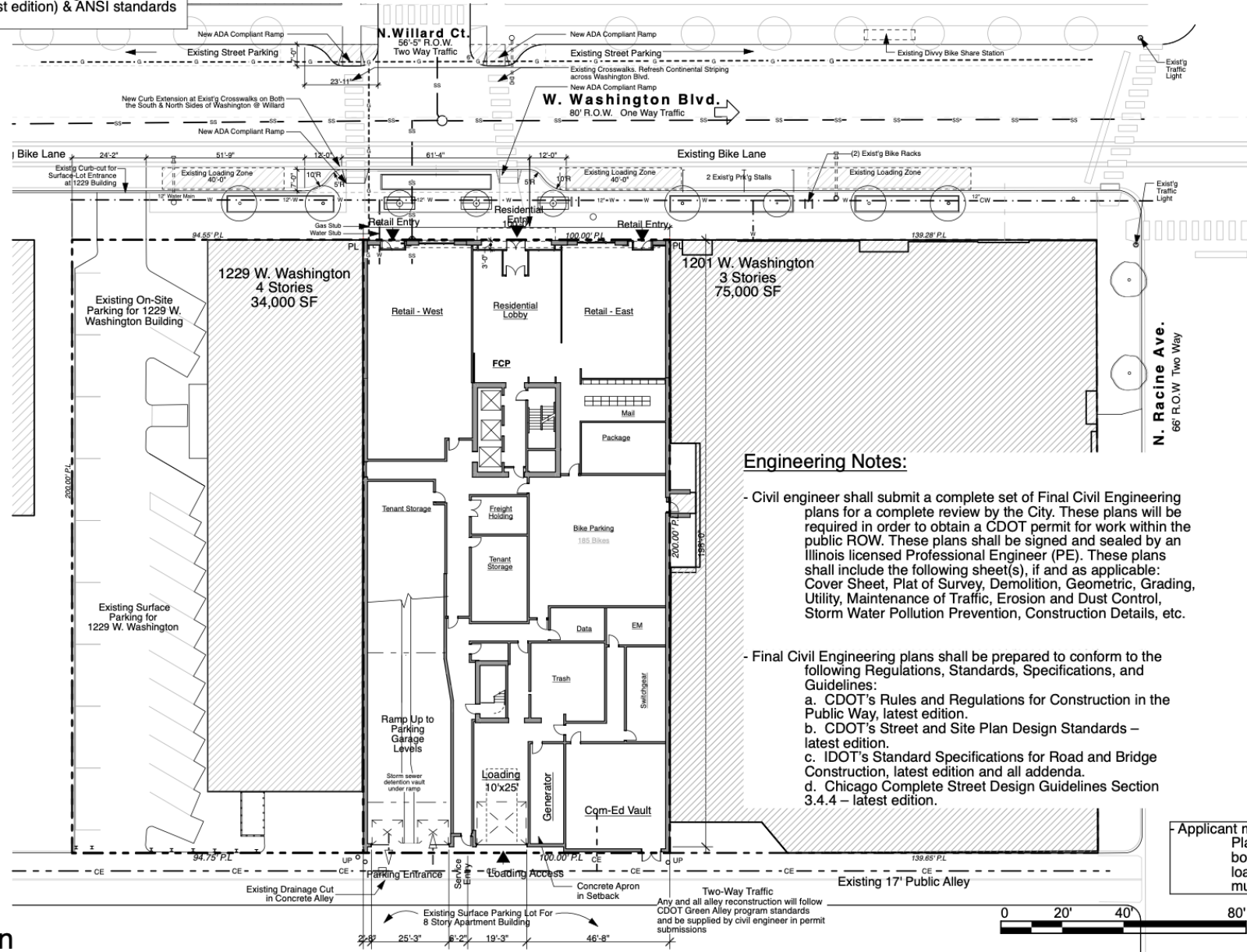
Section B





Install curb extension on Washington Blvd, for Cross-walk Shortening. Final configuration to be submitted in civil drawings at time of permit submission

New 72" wide curb ramp w/ 24" wide cast iron detectable warning surface per CDOT (Rules and Regulations for Constr. in the Public Way, latest edition) & ANSI standards typ.



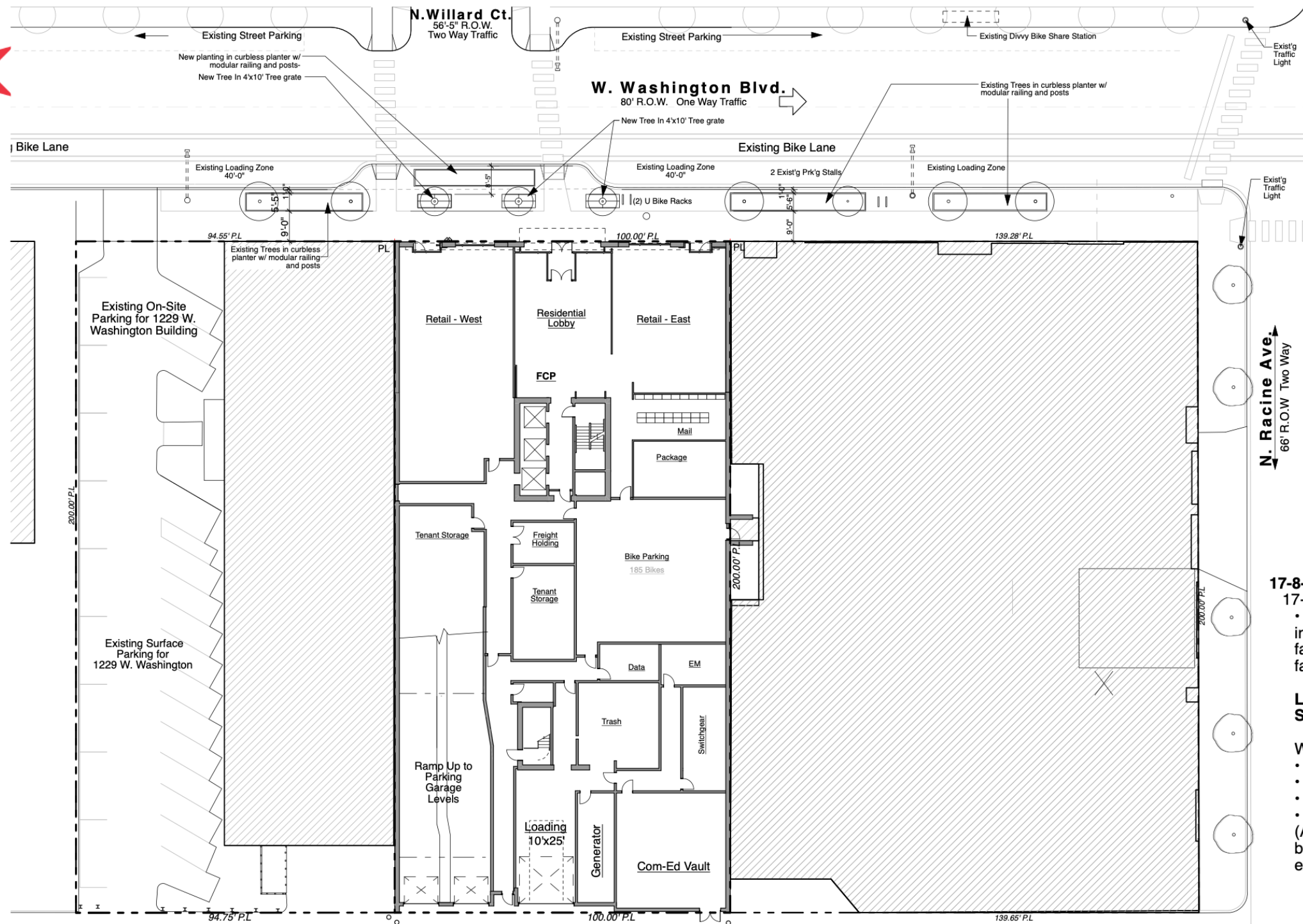
**Engineering Notes:**

- Civil engineer shall submit a complete set of Final Civil Engineering plans for a complete review by the City. These plans will be required in order to obtain a CDOT permit for work within the public ROW. These plans shall be signed and sealed by an Illinois licensed Professional Engineer (PE). These plans shall include the following sheet(s), if and as applicable: Cover Sheet, Plat of Survey, Demolition, Geometric, Grading, Utility, Maintenance of Traffic, Erosion and Dust Control, Storm Water Pollution Prevention, Construction Details, etc.
- Final Civil Engineering plans shall be prepared to conform to the following Regulations, Standards, Specifications, and Guidelines:
  - a. CDOT's Rules and Regulations for Construction in the Public Way, latest edition.
  - b. CDOT's Street and Site Plan Design Standards – latest edition.
  - c. IDOT's Standard Specifications for Road and Bridge Construction, latest edition and all addenda.
  - d. Chicago Complete Street Design Guidelines Section 3.4.4 – latest edition.

- Applicant must submit final pavement marking and signage plans to CDOT's Plan Review Committee for review and approval prior to permitting for both developments. All changes impacting parking restrictions, loading/standing zones, or anything that require ordinance introduction must be coordinated with the Ward office

**Hardscape Plan**

- Applicant will be responsible for installing all proposed pavement marking and signage changes as shown on the approved pavement marking and signage plan per civil permit drawings.



**Landscape/Forestry Notes:**

- 2 exist'g trees in parkway north of site to be replaced. New trees proposed to be replaced/added per site/landscape plan. An existing tree survey of trees to remain will be submitted with landscape drawings in permit submission.
- Each 4" diameter parkway tree genera will be planted in groups of 3 or less. Approved parkway trees include the following Catalpa speciosa, Celtis occidentalis, Ginkgo biloba, Gymnocladus dioicus, Taxodium distichum 'Shawnee Brave', Quercus bicolor, Quercus macrocarpa, Robinia pseudoacacia Chicago Blues only, and Tilia americana. Acer, Gleditsia, and Pyrus are not permitted.

New planting in curbside planters w/ modular railing and posts- Grant of Privilege to be applied for prior to permit. See Landscape Notes for planting species

4'x10' Tree grate w/ 24" opening- typical w/ new tree per landscape ordinance requirements. See Landscape Notes for tree genera

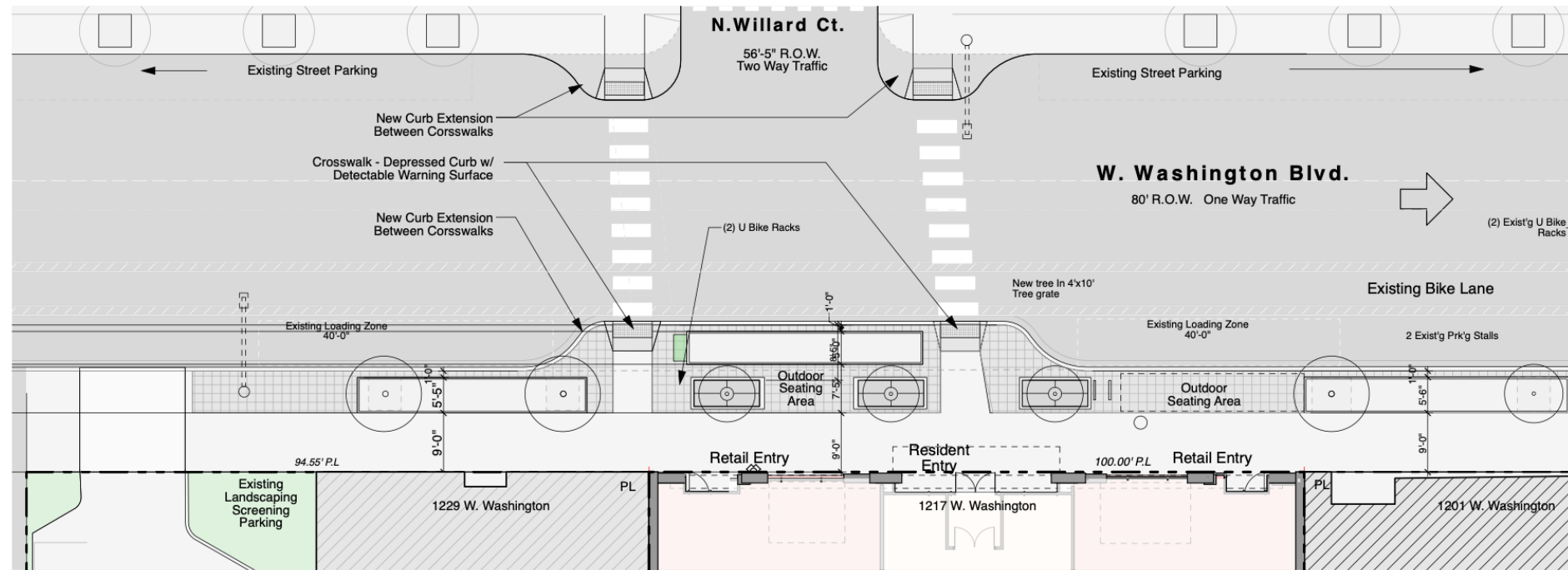
New 72" wide curb ramp w/ 24" wide cast iron detectable warning surface per CDOT (Rules and Regulations for Constr. in the Public Way, latest edition) & ANSI standards typ.

**17-8-0909 Parks, Open Space, and Landscaping.**  
 17-8-0909-C Residential Development

- Development to include on-site amenities including common open space, recreational facilities, dog runs/exercise area and health/fitness facilities.

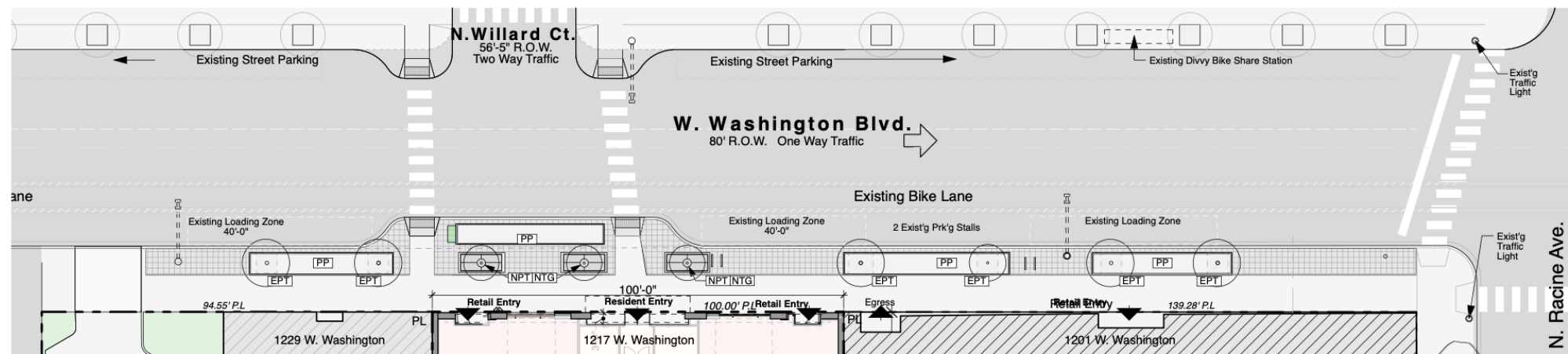
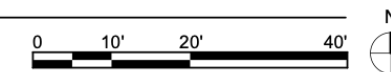
**Landscape Ordinance Analysis Sub Area B**

- West Washington Blvd
- Length.....100'-0"
  - Number of trees req'd(1 per 25 ft).....3
  - Number of existing trees to remain.....0
  - Number of added trees provided.....3
- (Additional trees beyond this number cannot be provided due to offsets from ROW Proximity to existing trees at Subarea A to remain)

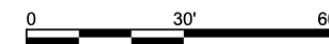


Streetscape Note Key	
[EPT]	Existing Parkway Tree
[NPT]	New Parkway Tree - genera per landscape
[PP]	New Flush Parkway Tree Beds w/ & Low Rail - Preservation of existing Parkway Trees per plan Drought Tolerant Planting - per Landscape
[TG]	New Cast Iron Parkway Tree Grate
[Patterned Box]	Patterned Concrete Parkway Areas
[Symbol]	Existing Fire Hydrant
[Symbol]	Existing Davit Arm Street Light

**Streetscape Plan Detail**



**Overall Streetscape Plan**





### 17-8-0904 Transportation, Traffic Circulation and Parking

#### 17-8-0904-A General Intent:

- Separated bicycle entry & accessible pedestrian entry
- Parking & loading on alley off of Racine Ave to reduce traffic congestion & remove adverse visual impact of service zones
- Screened parking levels

#### 17-8-0904-C Parking:

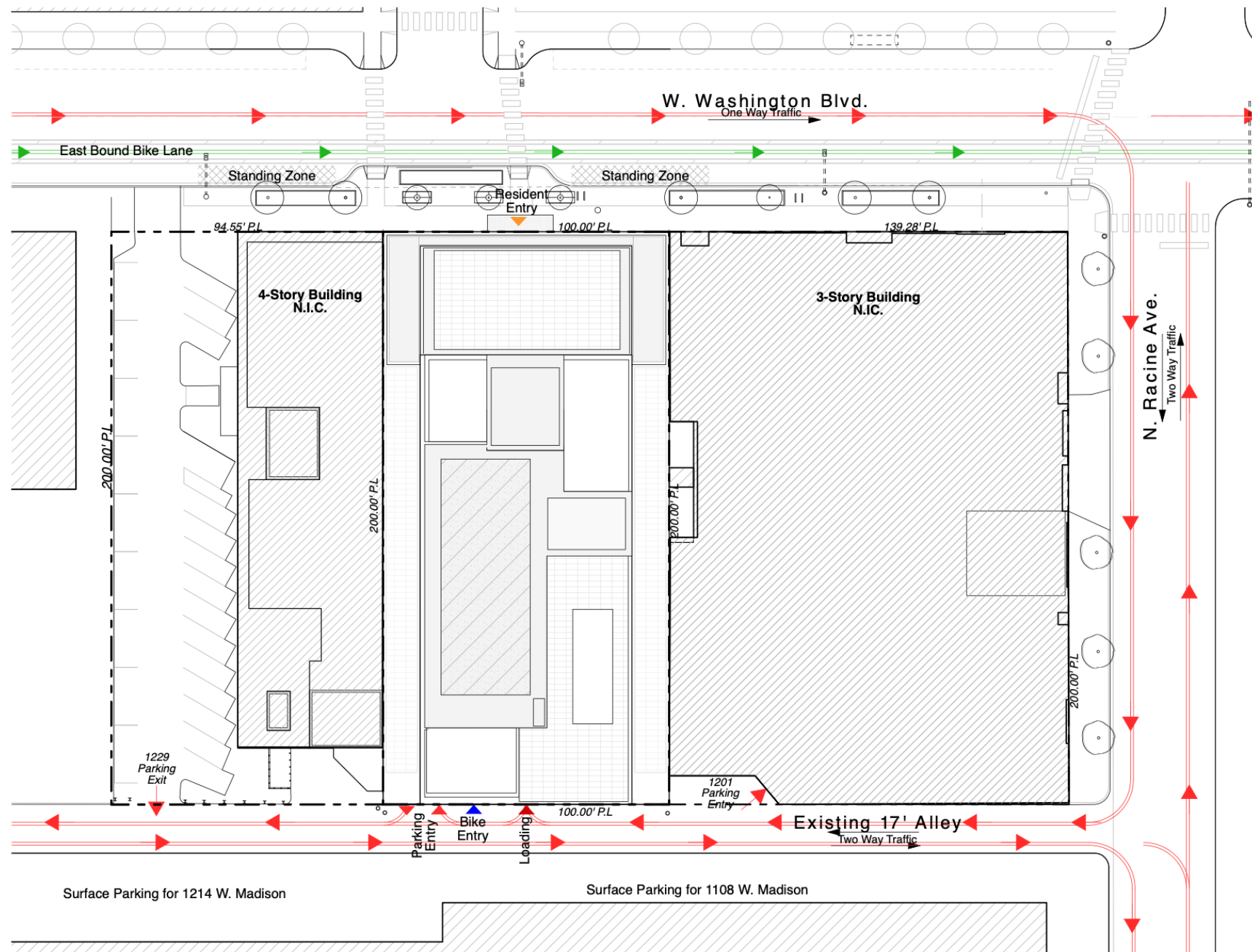
- Parking entrance on alley to maximize pedestrian safety
- Secure bicycle parking offered inside building.

#### 17-8-0904-D Parking in "D" Districts:

- Parking entrance off of alley to diminish affects on pedestrian traffic

### LEGEND

Vehicular Traffic	
Bike Traffic	
Pedestrian Entry	
Bike Entry	
Loading Entry	
Parking Entry/Exit	





Street View on Washington - Building Base

**17-8-0905 - Pedestrian Orientation**

17-8-0905-A General Intent

- Safe, attractive walkways with street level active uses on interior along pedestrian routes.

17-8-0905-B Building Features

- Building abuts sidewalk
- Primary entrances occur at sidewalk level
- Building entries are highlighted through use of lighting signage and other architectural features
- At least 60% of the grade level facade is comprised of clear non-reflective glazing allowing views of active interior uses.
- Pedestrian level facades are broken up into bays with an articulated storefront system.

**17-8-0906 - Urban Design**

17-8-0906-A General Intent

- Design reinforces urban features consistent within the surrounding area, with massing and streetscape characteristics.
- Building base is a transition in scale from the lower the scale along Washington.
- Signage will be appropriate to the scale and character the surrounding area.

17-8-0906-B Building Orientation & Massing

- The building respects the street-wall as an infill and mends a gap between adjacent sub-areas
- *Parking Access is through the alley.*
- Design street-wall with active features lining the sidewalk.
- Service areas are located on the alley.

Architectural Demarcation of Pedestrian Entrances

Active Uses along entire Frontage

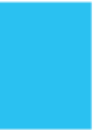


Original Scheme  
View at Washington & Racine Looking SW



Proposed Scheme  
View at Washington & Racine Looking SW





Tower:

- The tower is set back 5ft from the north elevation on Washington, the 18th & 19th Floor including mechanical are set back 25 ft from north facade. The perceived setback is greater by being setback 13 ft from the east and west extent of the podium.
- The facades of the tower have a articulated frame pattern that contrast with and projects from the glass plane, providing more depth and visual interest (WLDG sec. 1.6.2-3).
- The overall facade expression provides depth in it's detailing, and visual interest in-keeping with design excellence. The structural expression aligned without the shifted pattern, creates a rational relation between the design of the tower and the design of the podium. (WLDG sec. 1.6.2-3)
- The material of the mechanical screen wall is an extension of the curtainwall system and pattern, unifying the expression. (WLDG sec. 1.6.2)



Revised Ht Scheme 6/25/2021 - reviewed



Proposed Revised Design per Comments

Podium/Building Base:

- The large window bays have been scaled down to relate more with the rhythm of bays or fenestration proportions of the flanking buildings of 1201 & 1229 Washington. (WLDG sec. 1.3.4-5)
- The entryway is made prominent with architectural elements such as a metal and glass canopy, a recessed entry doors, lighting, address and signage. The combination of masonry and metal detailing are contextual to the West Loop. (WLDG sec. 1.5.1-2)



Tower:

- Increase the number of major dark frame features .
- Increase profile depth of articulation of horizontal & vertical frame expression (WLDG sec. 1.6.2-3).
- Complete frame expression at penthouse. (WLDG sec. 1.6.2-3)
- The material of the mechanical screen wall is an extension of the curtainwall system and pattern, unifying the expression. (WLDG sec. 1.6.2)



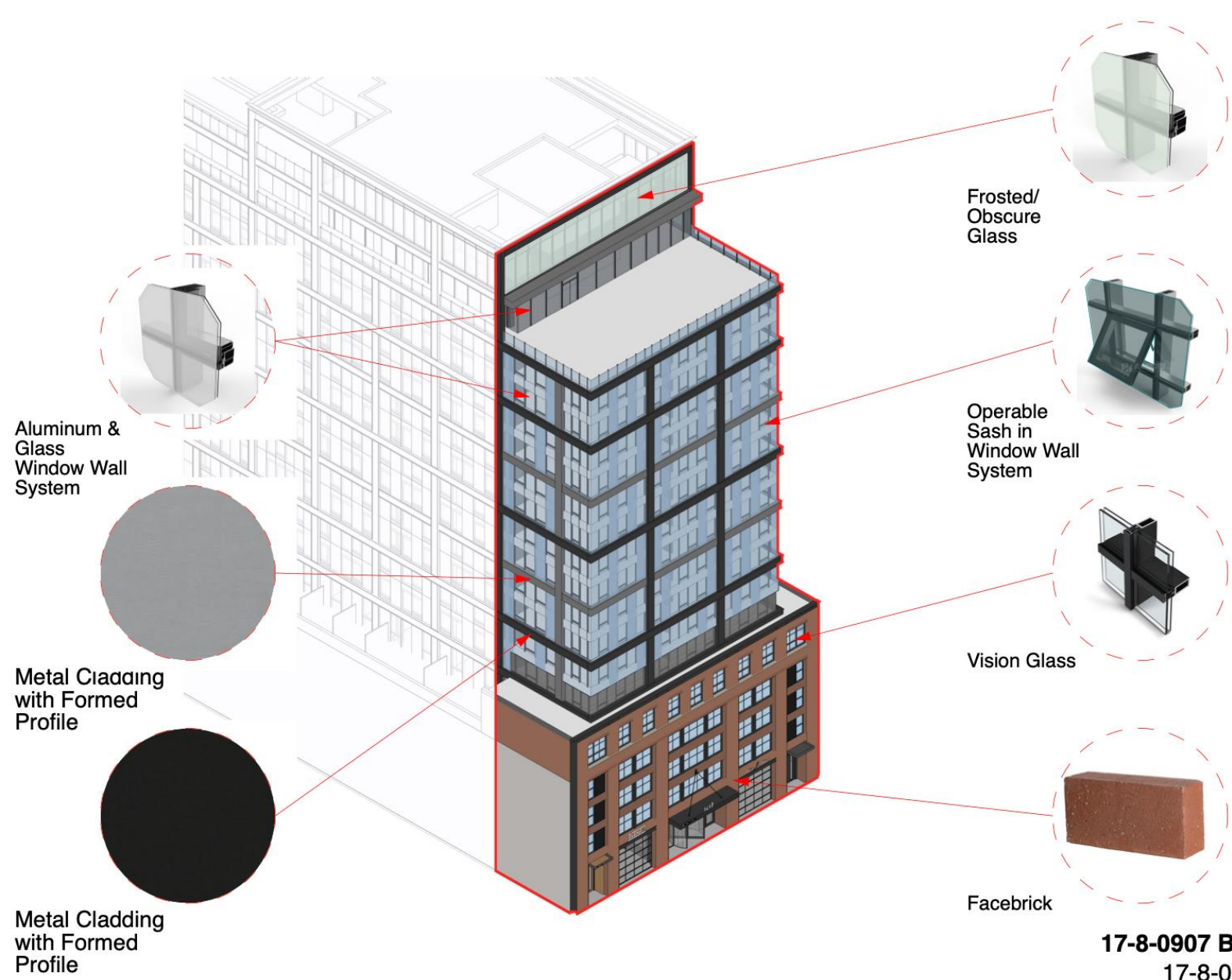
Revised Ht Scheme 6/25/2021 - reviewed



Podium/Building Base:

- Matching industrial aesthetic windows at 5th floor matching garage floors. (WLDG sec. 1.3.4-5)
- add metal detail to cap podium base. (WLDG sec. 1.5.1-2)





**17-8-0907 Building Design**

17-8-09-07-B General Guidelines.

3. All sides and areas of 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 the primary street-facing façade.**



- The Project is classified as a Regulated Development
- The Project is considered a Lot-to-Lot Development. Stormwater requirements are provided based on a 10-year rainfall event.
- Stormwater is collected from the building roofs and conveyed to an underground detention vault.
- Flow from the detention vault is restricted and released in a controlled rate.
- Volume Control for this project is achieved by reducing the imperviousness of the site through the use of green roof.



- The Property is located in the Near North Pilot Area, the percentage of units in a residential housing project required to be affordable, whether rental or for-sale, is increased from 10% to 20%.
- **58 affordable units** to be provided on-site (20% of 288, rounded up)
  - **29 units** will be reserved for households earning up to 60% of the Area Median Income.
  - **29 units** will be reserved for households earning up to 100% of the Area Median Income.



## **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:** ~\$100 Million
- **Construction Jobs:** ~300
- **Permanent Jobs:** ~25
- **Annual Tax Contribution:** \$1,200,000





# DPD Recommendations

- ❖ The proposed development is in general conformance 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 allows flexibility in application of selected use, bulk, and development standards in order to promote excellence and creativity in building design and high-quality urban design (per 17-8-0105);
- ❖ The proposed planned development complies with building orientation and massing (per 17-8-0905-B), as evidenced by locating active uses, doors, and windows adjacent to the sidewalk. Furthermore, the building façade, at pedestrian level, is appropriately scaled within the context of the existing streetscape;
- ❖ The proposed planned development demonstrates 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