



CHICAGO PLAN COMMISSION

Department of Planning and Development

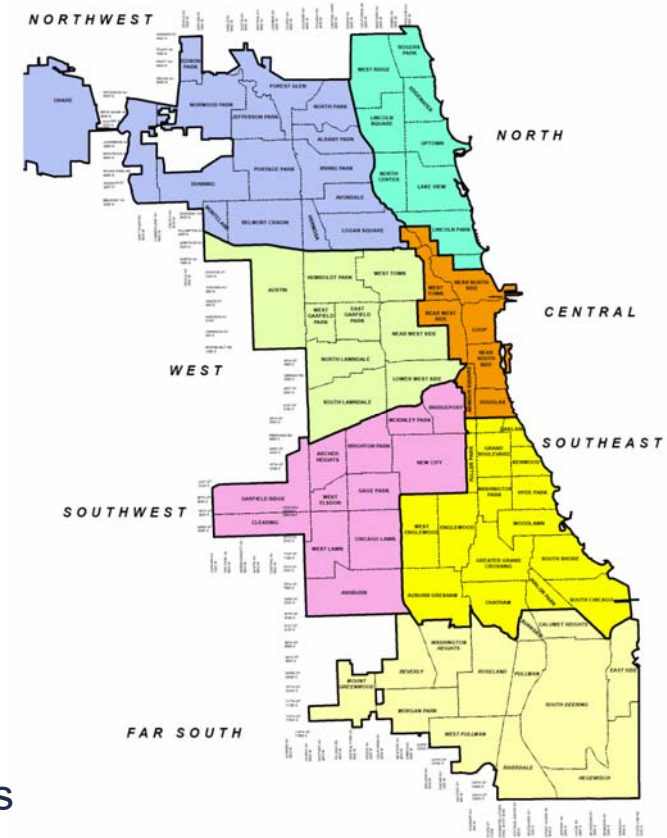
PROJECT NAME	Onni Fulton Market
PROJECT ADDRESS (No. Ward)	354 N. Union/355 N. Halsted (34th Ward)
APPLICANT NAME	Onni 352 N. Union Chicago LLC

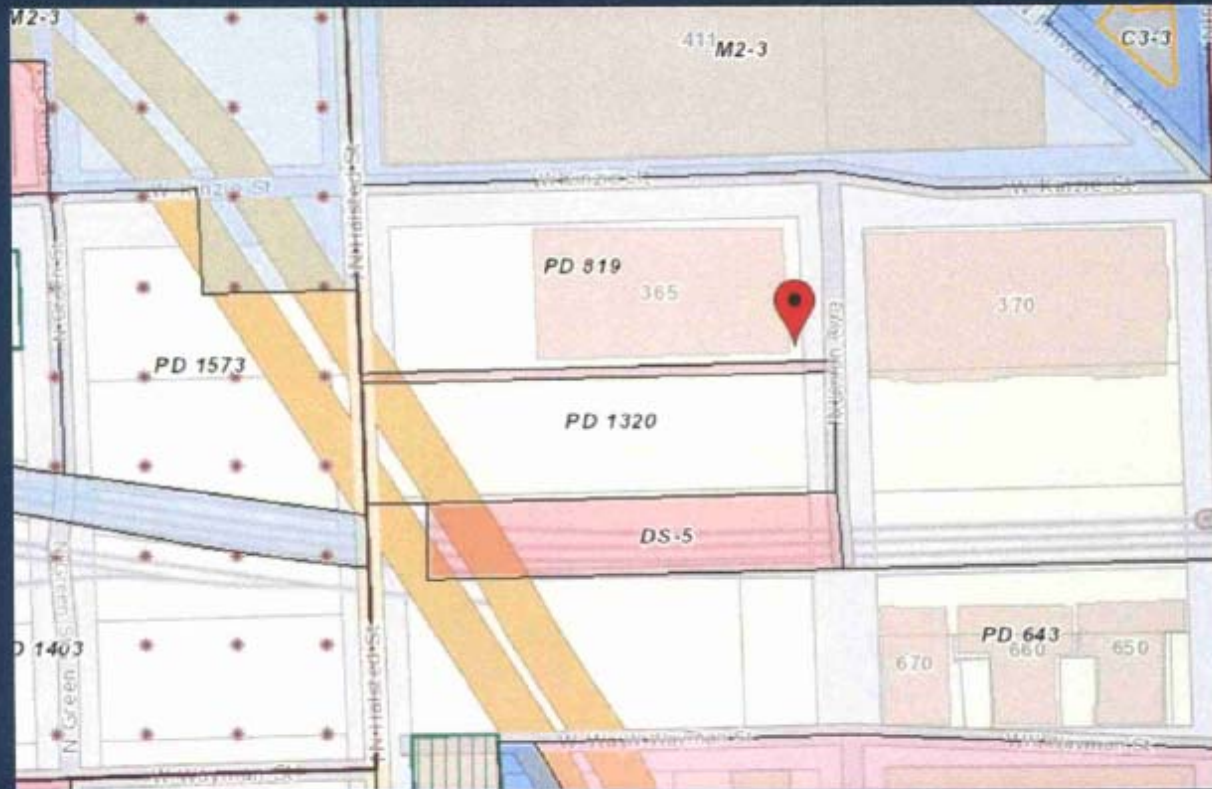
December 21, 2023

Community Area Snap Shot

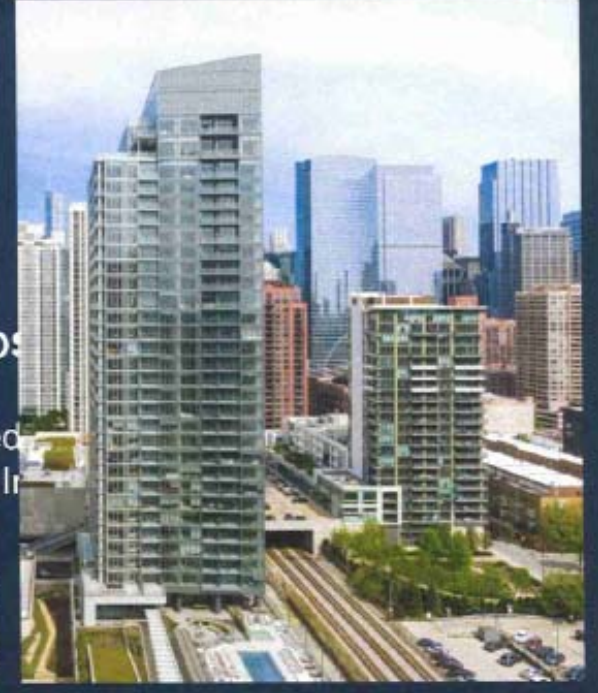
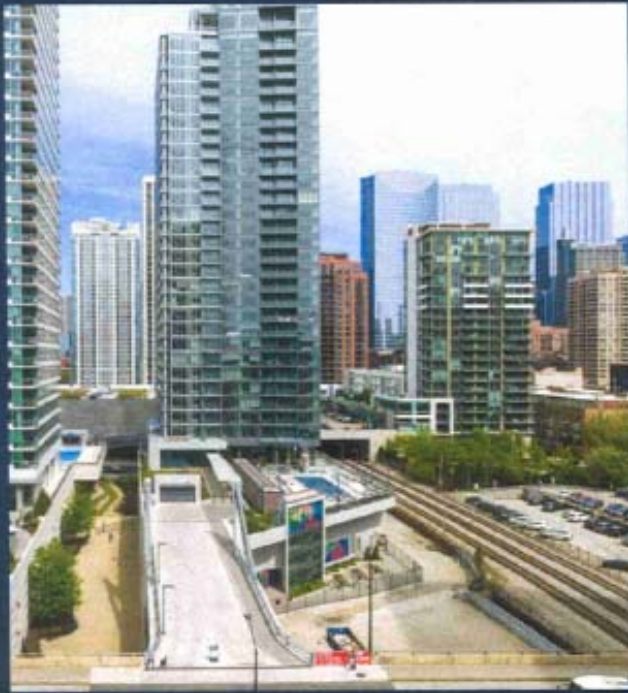
COMMUNITY AREA INFORMATION:

- Near West Side Community Area
- Demographic Data:
 - Population: 67,881
 - Median Age: 31.8
 - Median Income: \$98,569
 - High Walkability: 100%
 - Multi-Family Dwellings (20 or more units): 63.9%
- Currently zoned Residential Planned Development No. 1320, as amended, approved June 27, 2018.





LAND USE CONTEXT PLAN



AERIAL VIEW FROM THE EAST

Eat & Drink

1. Abu
2. Abu Via
3. Au Cheval
4. Bar Stern
5. Beatrix
6. Benjamins Fulton Market
7. Duck Duck Goat
8. Feddesen
9. Gibsons Italia
10. Girl & The Goat
11. Lo Jaxx
12. Lo Scorbio
12. Little Goat Diner
14. JSRA
15. Manohara
16. Onale
17. Piccolo Sogno
18. Roman Sco
19. Rococo
20. Rustic
21. The Emily Hotel
 - Fava
 - Sushi By Bow
 - Selen
22. Sushi & Soba
22. The Howlin
 - Lazy Bird
 - Cabre
 - Ciro
24. The Press Room
25. Tote Out Market
26. Truck Tavern
27. Nohu
28. Montevideo

Hangout Favorites

1. Fairgrounds Coffee & Tea
2. Fozzini
3. La Colombe Coffee Roasters
4. Orange Theory
5. Pivvie
6. Pigeet Pilates
7. Pure Barre
8. Row House
9. Savvdo Coffee
10. Studio Three
11. Team Moment
12. RealGood Staff Co
12. East Bank Club

Shopping & Daily

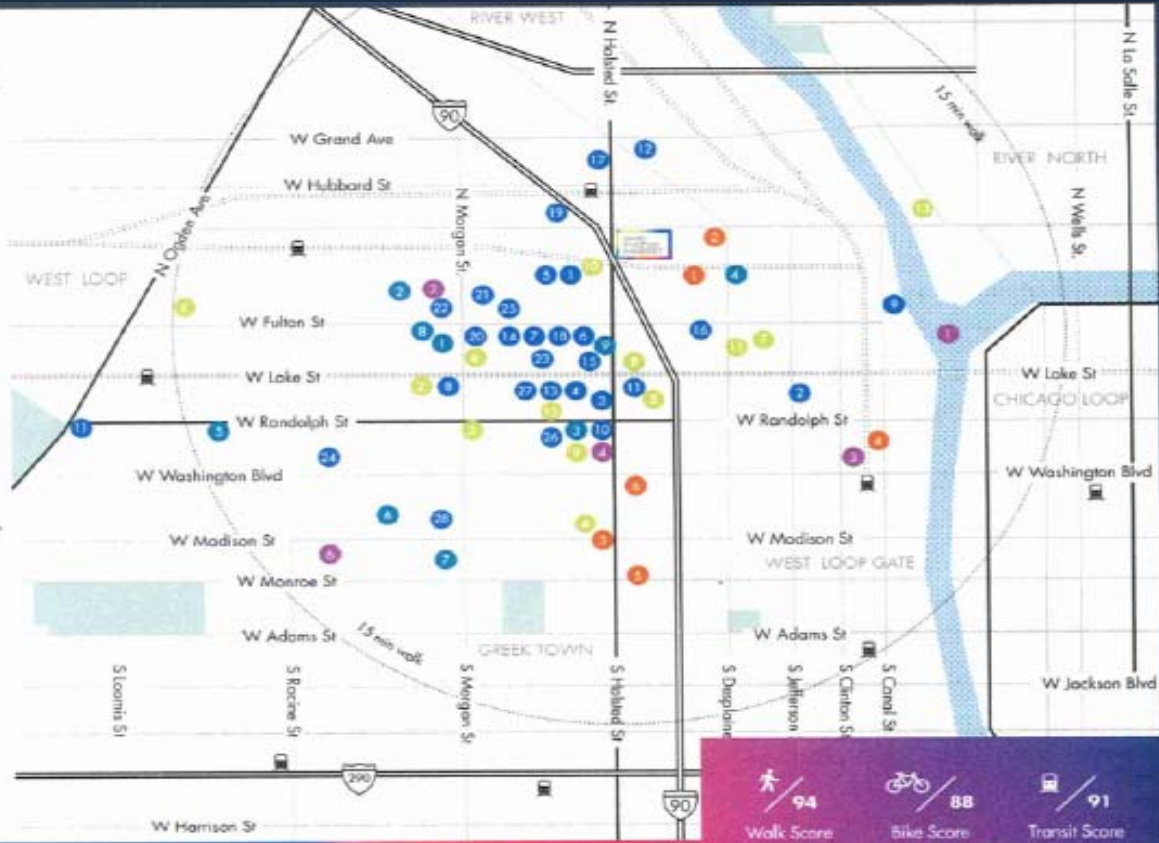
- Convenience**
1. Bentley's Pet Stuff
 2. Jewel-Oxxo
 3. Marzani's
 4. MetroMarket
 5. Walgreens
 6. Whole Foods Market

Salons & Services

1. Analle - Ivy Salon
2. Barucci Beauty
3. Covshed Spa @ Soba House
4. Kirstie Cleaners
5. Soko Salon
6. Spa Derma
7. Sydney's Pet Grooming
8. Tuckler Papp's Pet Resort
9. West Loop Nail Salon

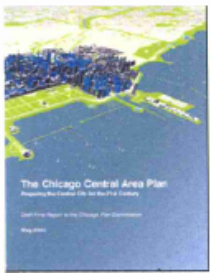
Scenic Locations

1. Chicago River
2. Google HQ
3. Ogilvie Train Station
4. Soba House Chicago
5. University of Illinois Chicago
6. WDR Museum



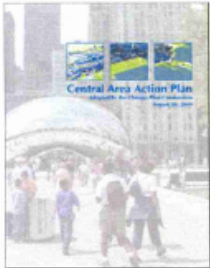
PEDESTRIAN CONTEXT

★ Planning Context



Chicago Central Area Plan (2003)

- Direct growth to create a dynamic Central Area with vibrant and diverse mixed-use districts
 - Support a diverse collection of livable neighborhoods and special places
- Strengthen connections to keep the Central Area easy to reach and get around
 - Improve the quality of the pedestrian environment



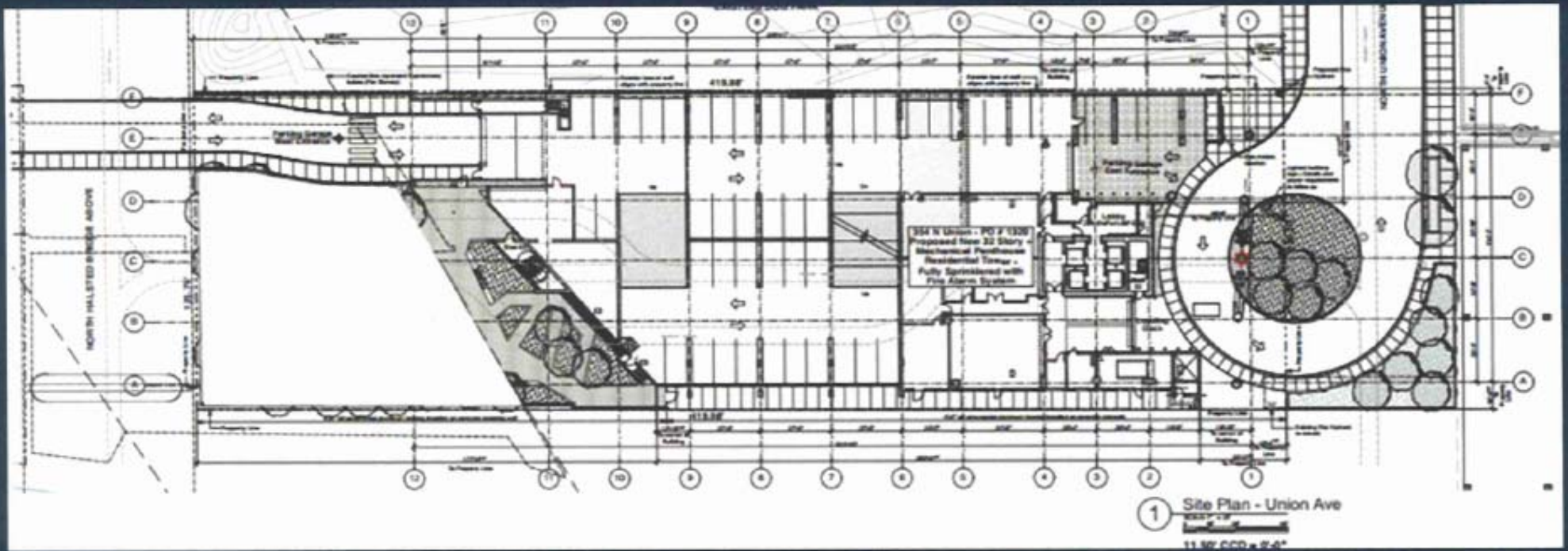
Central Area Action Plan (2009)

West Loop Subarea: 2020 Vision/ Goals

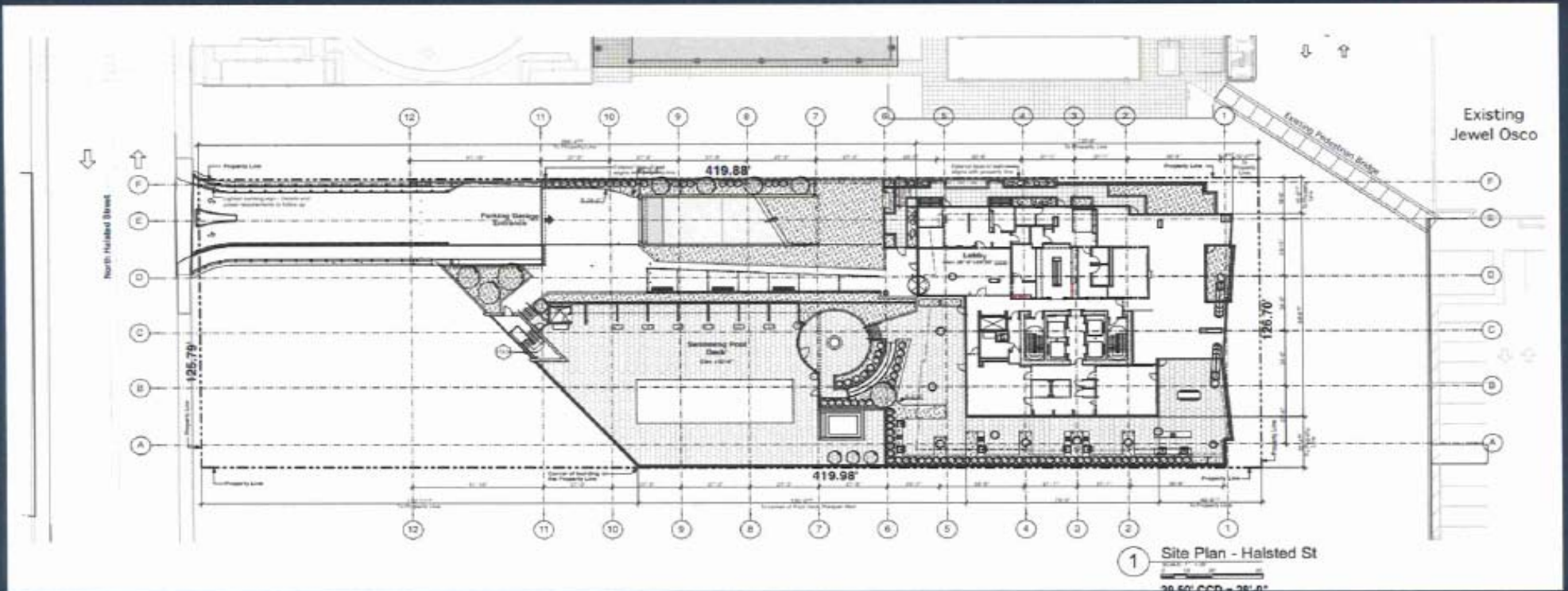
- Higher densities should be supported around existing and planned transit stations and along major street corridors
- High development densities and a strong preference for job generating uses should accompany the substantial new investment in West Loop transportation projects.
- The West Loop will feature an enhanced streetscape that improves the pedestrian environment for commuters, residents, visitors, and tourists.

Project Timeline + Community Outreach

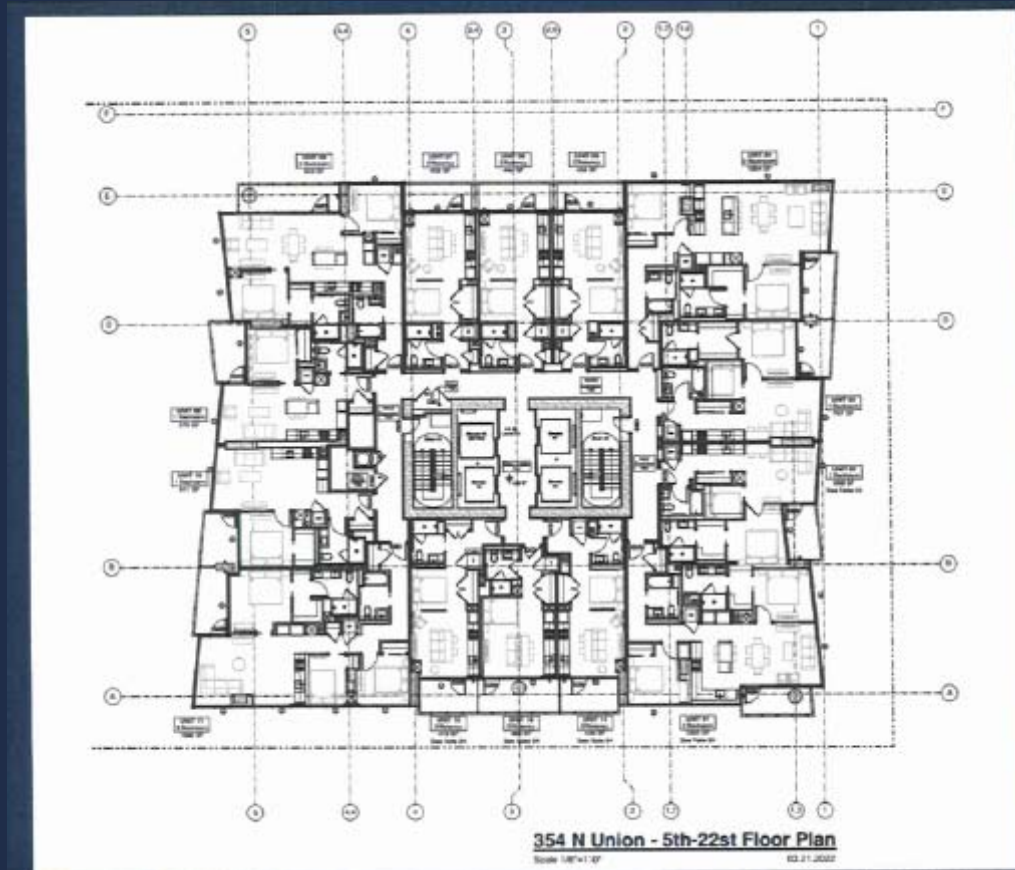
- PD Filed September 13, 2023
- Date(s) of Community Meeting(s)
 - Neighbors of West Loop – Support Email sent on August 22, 2023
 - West Central Association – Support Letter sent on August 1, 2023



SITE + GROUND FLOOR PLAN – UNION AVE



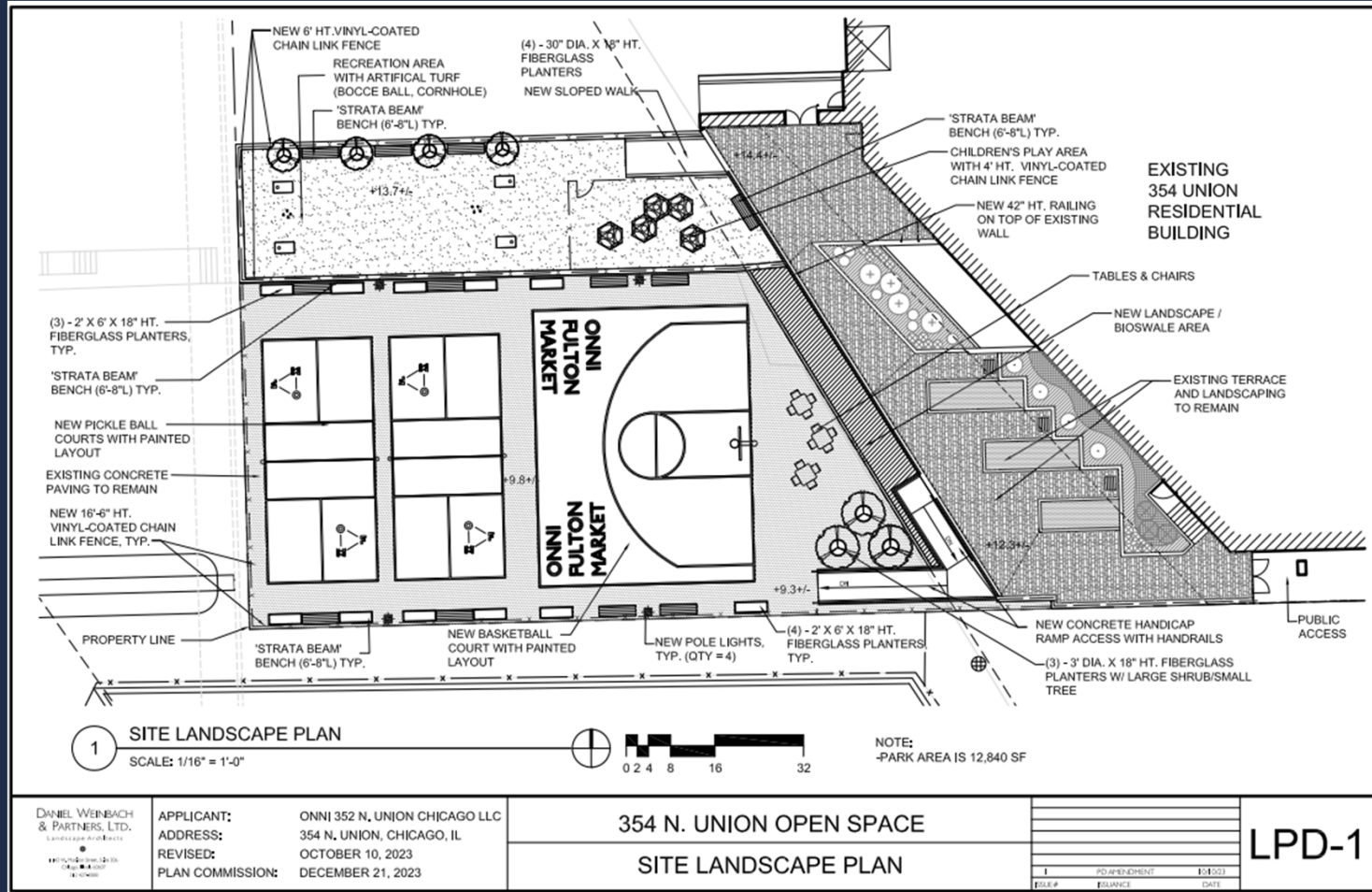
SITE + GROUND FLOOR PLAN – HALSTED ST



TYPICAL FLOOR PLANS FOR LODGING USE



BUILDING ELEVATIONS – EAST and WEST



OPEN SPACE + LANDSCAPING PROGRAMMING

PUBLIC BENEFITS

- **Public Access to Open Space**
- **Approximately 8 construction jobs**
- **Approximately 5 permanent jobs**

**The Project's Target Goals are:
26% of annual dollar value of all construction contracts to be
awarded to qualified MBEs and 6% to qualified WBEs**
<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>

ECONOMIC AND COMMUNITY BENEFITS



DPD Recommendations

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104).