



CHICAGO PLAN COMMISSION

Department of Planning and Development

400 NORTH ELIZABETH - MULTIFAMILY
400 NORTH ELIZABETH ST. (27th Ward)

WELDON DEVELOPMENT GROUP
MARK GOODMAN & ASSOCIATES, INC.

05/16/2024

Community Area Snapshot

COMMUNITY AREA INFORMATION:

- WEST TOWN, 400 N. ELIZABETH ST.
- DEMOGRAPHIC DATA: SOURCE CMAP, 2020

TOTAL POPULATION: 87,781

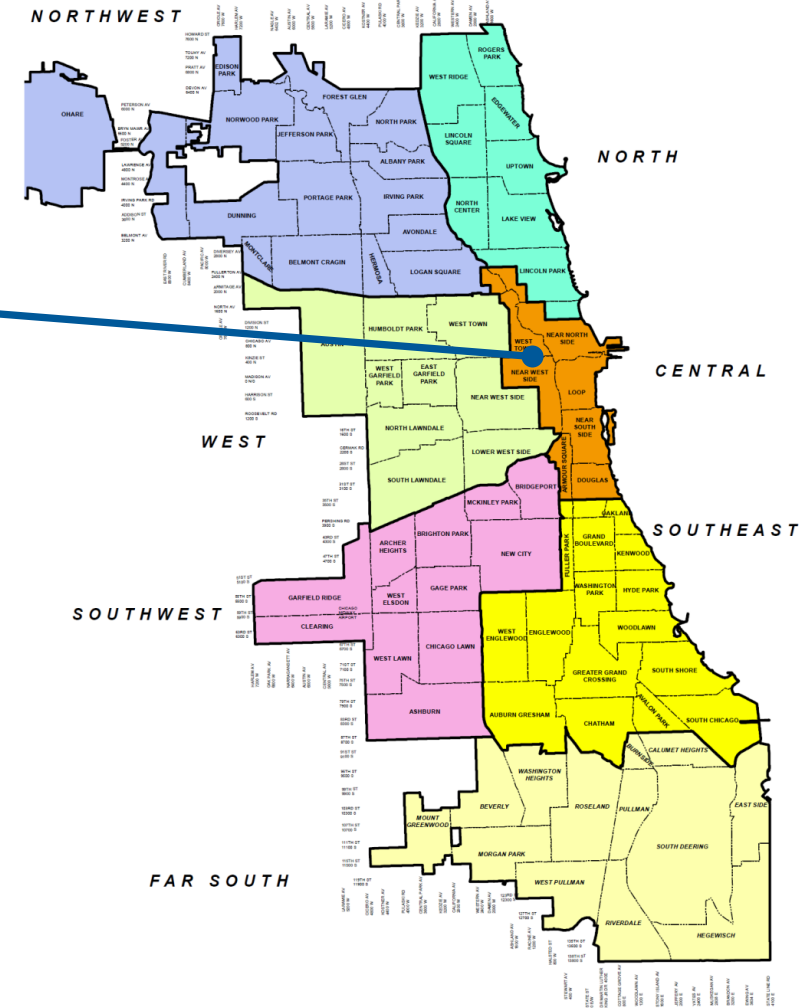
AVG. HH INCOME: \$104,639

HOUSING UNITS: 42,920

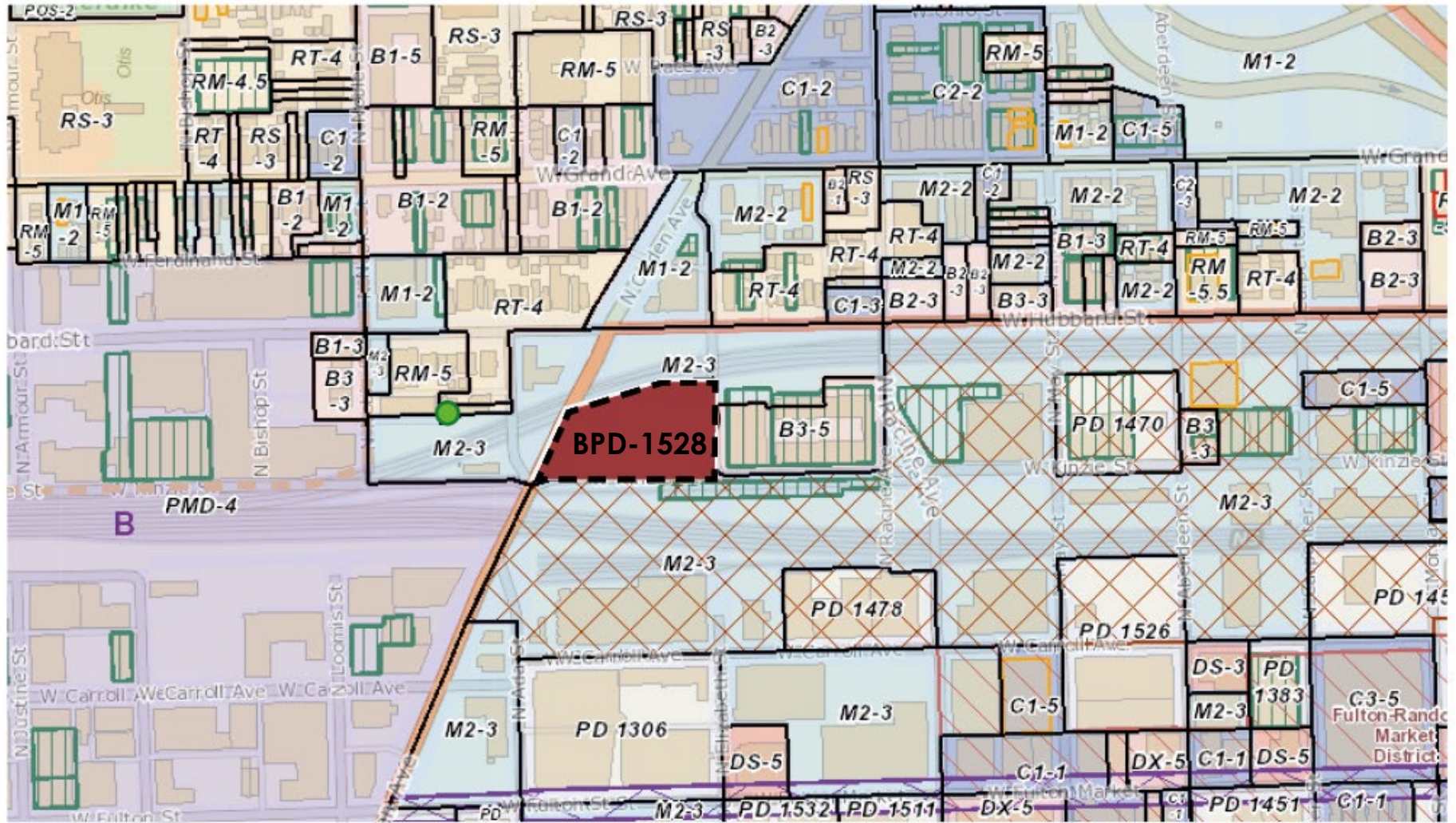
MEDIAN AGE: 32

45.7% OF RESIDENTS ARE BETWEEN THE AGES OF 20-34









39.7% DRIVE TO WORK

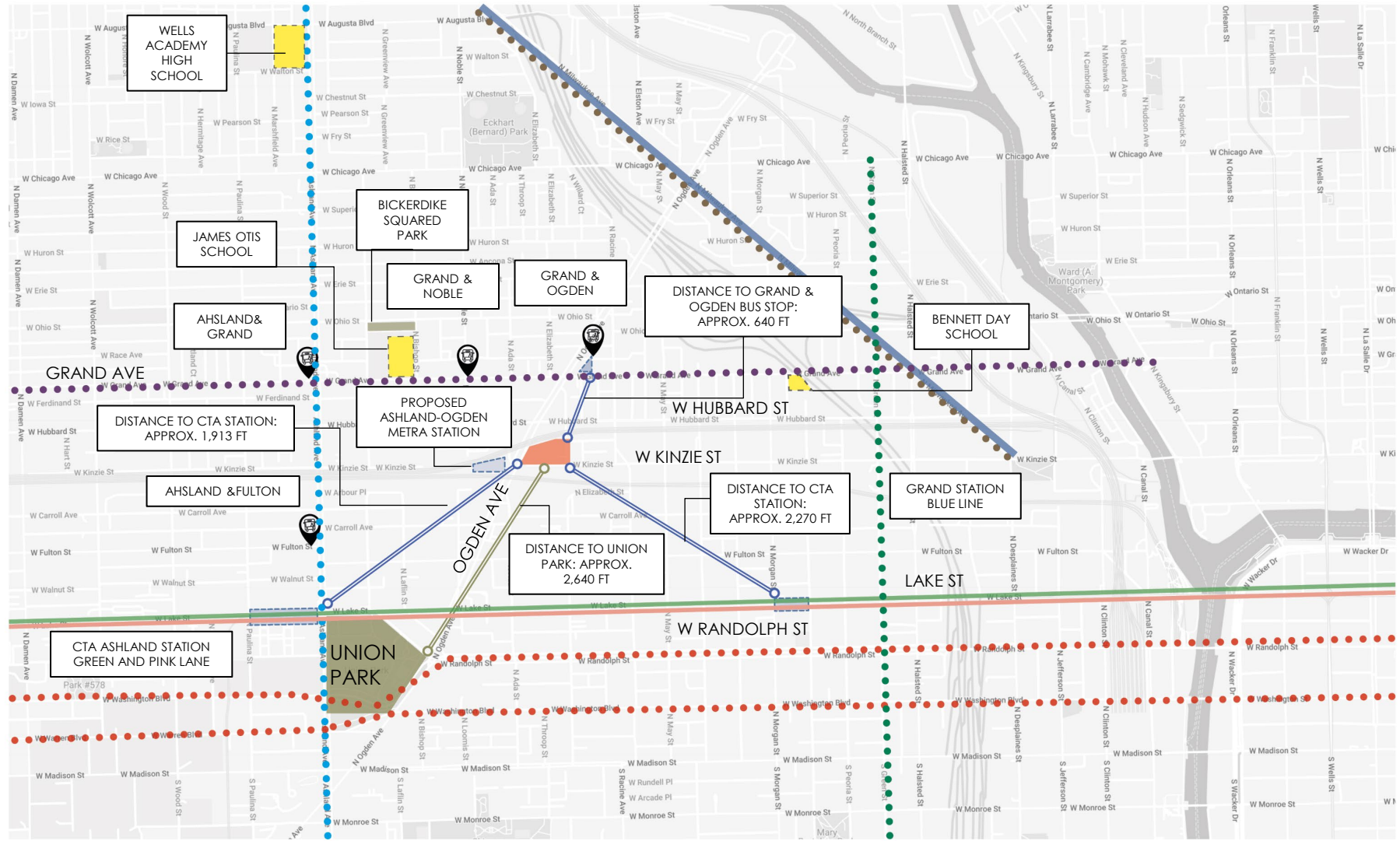


- BUSINESS
- COMMERCIAL
- MANUFACTURING
- RESIDENTIAL
- PLANNED DEVELOPMENT
- PLANNED MANUFACTURING
- DOWNTOWN MIXED
- DOWNTOWN RESIDENTIAL
- PLOT OF DEVELOPMENT
BPD-1528



LAND USE CONTEXT PLAN – EXISTING ZONING

-  CTA- GREEN & PINK LANE
-  CTA- BLUE LANE
-  BUS ROUTE 19 - UNITED CENTER EXPRESS
-  BUS ROUTE 9/X9- ASHLAND/ASHLAND EXPRESS
-  BUS ROUTE 56 – MILWAUKEE AVE
-  BUS ROUTE 65 - GRAND AVE
-  BUS ROUTE 8 - HALSTED ST
-  BUS STOP



SITE CONTEXT



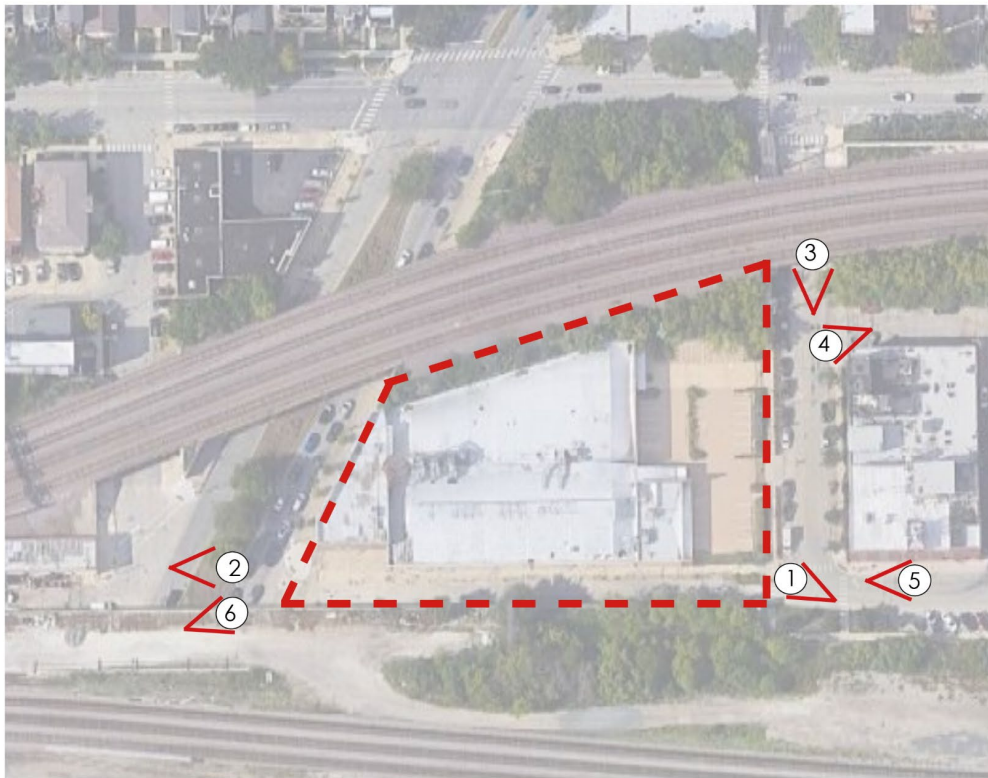
LOOKING NW FROM KINZIE ST

1



LOOKING SW FROM ELIZABETH ST

2



LOOKING SW FROM ELIZABETH ST



LOOKING SW FROM ELIZABETH ST

3



LOOKING W FROM KINZIE ST

4



LOOKING E FROM KINZIE ST

5

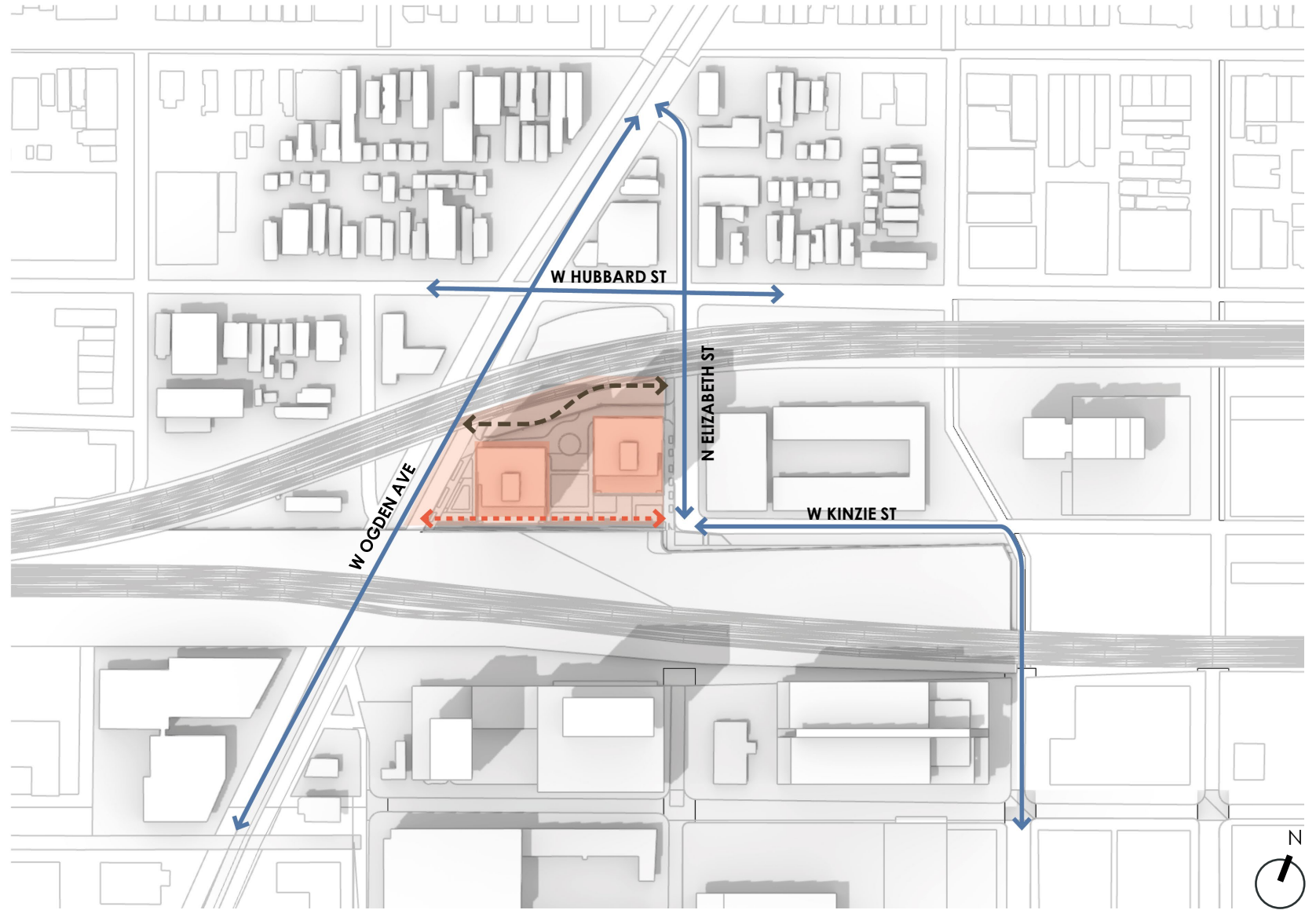


LOOKING W FROM KINZIE ST

6

SITE CONTEXT

- ←- - - - -> PEDESTRIAN ACCESS EASEMENT
- ←- - - - -> VEHICULAR CIRCULATION
- ←- - - - -> INTERNAL VEHICULAR ACCESS



SITE CONTEXT PLAN



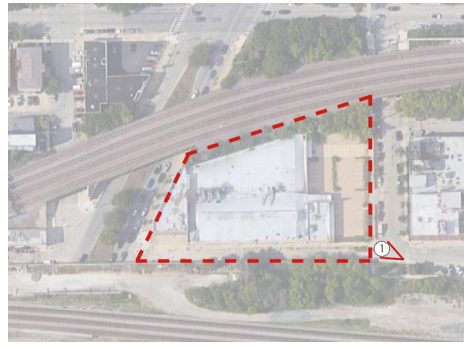
1. 400 N ABERDEEN STREET 275 FT
2. WEST END ON FULTON 190 FT
3. 160 N ELIZABETH 293 FT
4. 166 N ABERDEEN 250 FT
5. 160 N MORGAN STREET 350 FT
6. 906 W RANDOLPH STREET 495 FT
7. 1234 W RANDOLPH 460 FT
8. 1300 W LAKE STREET 537 FT
9. 1300 W CARROLL 530 FT
10. 1200 W FULTON 600 FT
11. 315 N MAY STREET N 410 FT
12. 420 N MAY 575 FT
13. 350 N MORGAN 288 FT
14. 370-401 N MORGAN STREET 478 FT
15. 170 N GREEN STREET 455 FT
16. 919 W FULTON 172 FT
17. 210 N MORGAN STREET 380 FT
18. 1114 W CARROLL AVENUE 379 FT
19. 1200 W CARROLL 227 FT
20. 225 N ELIZABETH 314 FT
21. 220 N ADA STREET 314 FT
22. 1138 W LAKE 300 FT
23. 1300 W CARROLL 418 FT
24. 1143 W LAKE 450 FT
25. 1201 FULTON 381 FT

- COMPLETED RECENTLY
- UNDER CONSTRUCTION
- APPROVED
- PROPOSED

SURROUNDING DEVELOPMENT



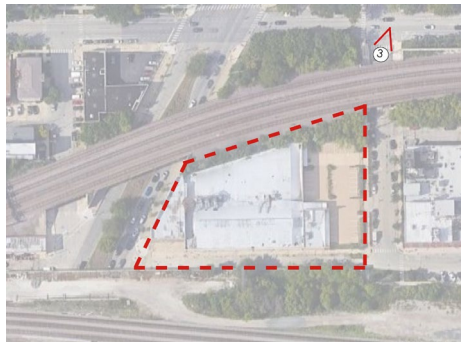
AERIAL VIEW LOOKING EAST



PEDESTRIAN CONTEXT _ View Looking Northwest From N. Elizabeth St. & W. Kinzie Ave.



PEDESTRIAN CONTEXT _ View Looking Northeast from N. Odgen Ave. & W. Kinzie Ave.



PEDESTRIAN CONTEXT_ View Looking Southwest From N. Elizabeth St. & W. Hubbard Ave.

Planning Context



APPROVED BY THE CHICAGO PLAN COMMISSION IN JULY 2014, THE FULTON MARKET INNOVATION DISTRICT (FMID) PLAN OUTLINES 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 PLAN UPDATE WAS ADOPTED BY THE CHICAGO PLAN COMMISSION IN FEBRUARY 2021. THE UPDATE ALLOWS RESIDENTIAL USES NORTH OF LAKE STREET AND ESTABLISHES A 30 PERCENT AFFORDABILITY GOAL FOR NEW RESIDENTIAL PROJECTS IN THAT AREA. THE UPDATE ALSO IDENTIFIES NEW OPEN SPACE AND PUBLIC ART OPPORTUNITIES, AND ESTABLISHES LOCAL INFRASTRUCTURE PRIORITIES, AMONG OTHER IMPROVEMENTS.



WEST LOOP DESIGN GUIDELINES

City of Chicago • Department of Planning & Development • September 2017

THE WEST LOOP DESIGN GUIDELINES, ADOPTED IN SEPTEMBER 2017, ARE THE RESULT OF A COMMUNITY PROCESS LED BY THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT (DPD).

DPD HAS PREPARED THESE DESIGN GUIDELINES TO HELP THE WEST LOOP BUILD ON THE CENTRAL AREA CHARACTERISTICS OF AN EMPLOYMENT, TRANSPORTATION, CULTURAL AND RESIDENTIAL CENTER FOR THE CITY; WHILE PRESERVING THE URBAN CHARACTER AND SCALE THAT HAS MADE IT SO ATTRACTIVE.

Project Timeline + Community Outreach

DATE OF PD FILING

- DECEMBER 13, 2023

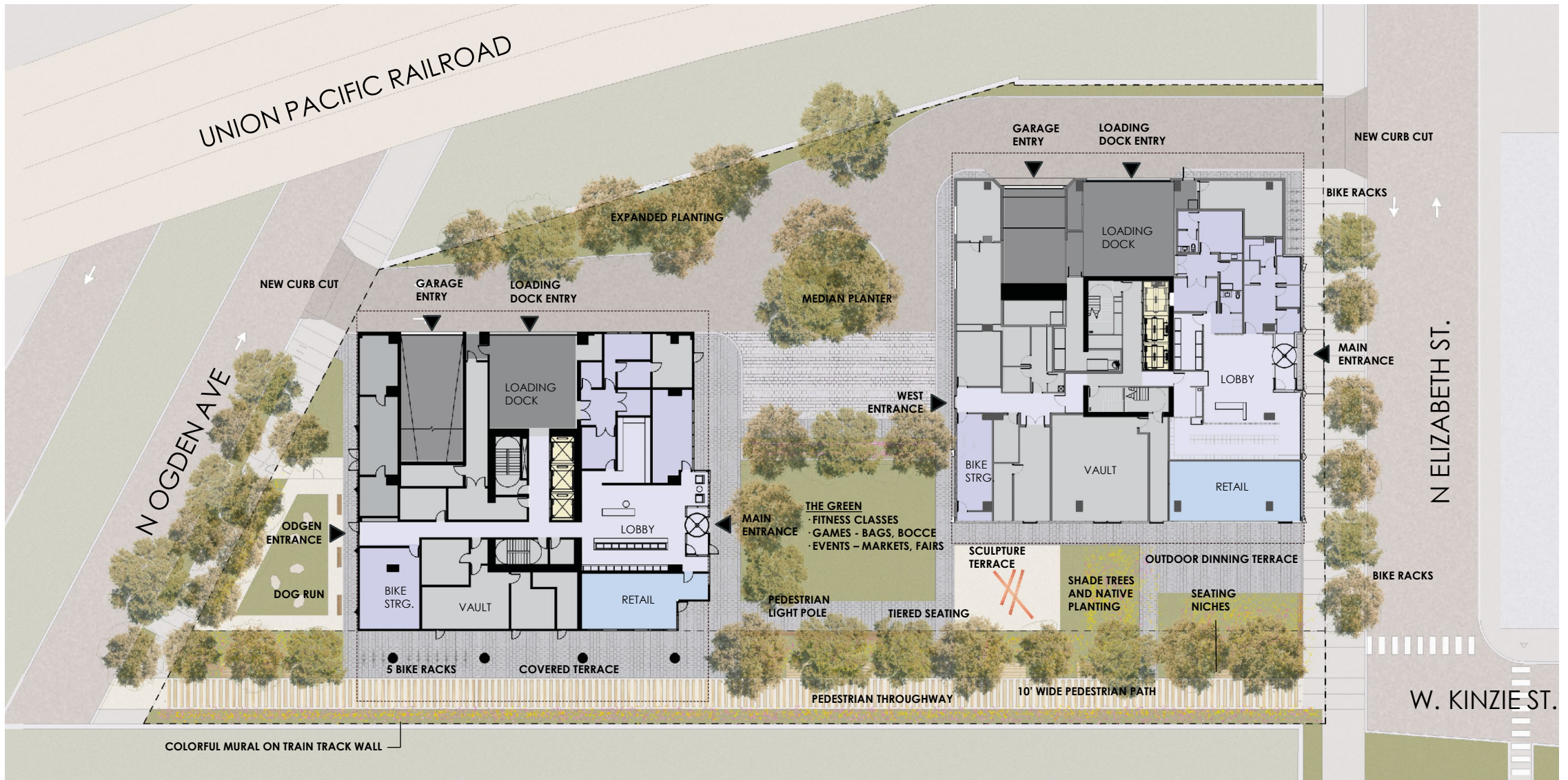
DATES OF COMMUNITY MEETINGS

- MARCH 5, 2024 – COMMUNITY MEETING
- MARCH 4, 2024 – KEY STAKEHOLDER (NEIGHBORS OF RIVER WEST)
- FEBRUARY 28, 2024 – WCA BOARD MEETING
- FEBRUARY 5, 2024 – COMMUNITY MEETING
- DECEMBER 20, 2024 – WCA BOARD MEETING
- DECEMBER 11, 2023 – NOWL BOARD MEETING
- NOVEMBER 30, 2023 – DPD WORKING SESSION
- OCTOBER 3, 2023 – DPD INTAKE MEETING

PROJECT CHANGES BASED ON FEEDBACK FROM DPD

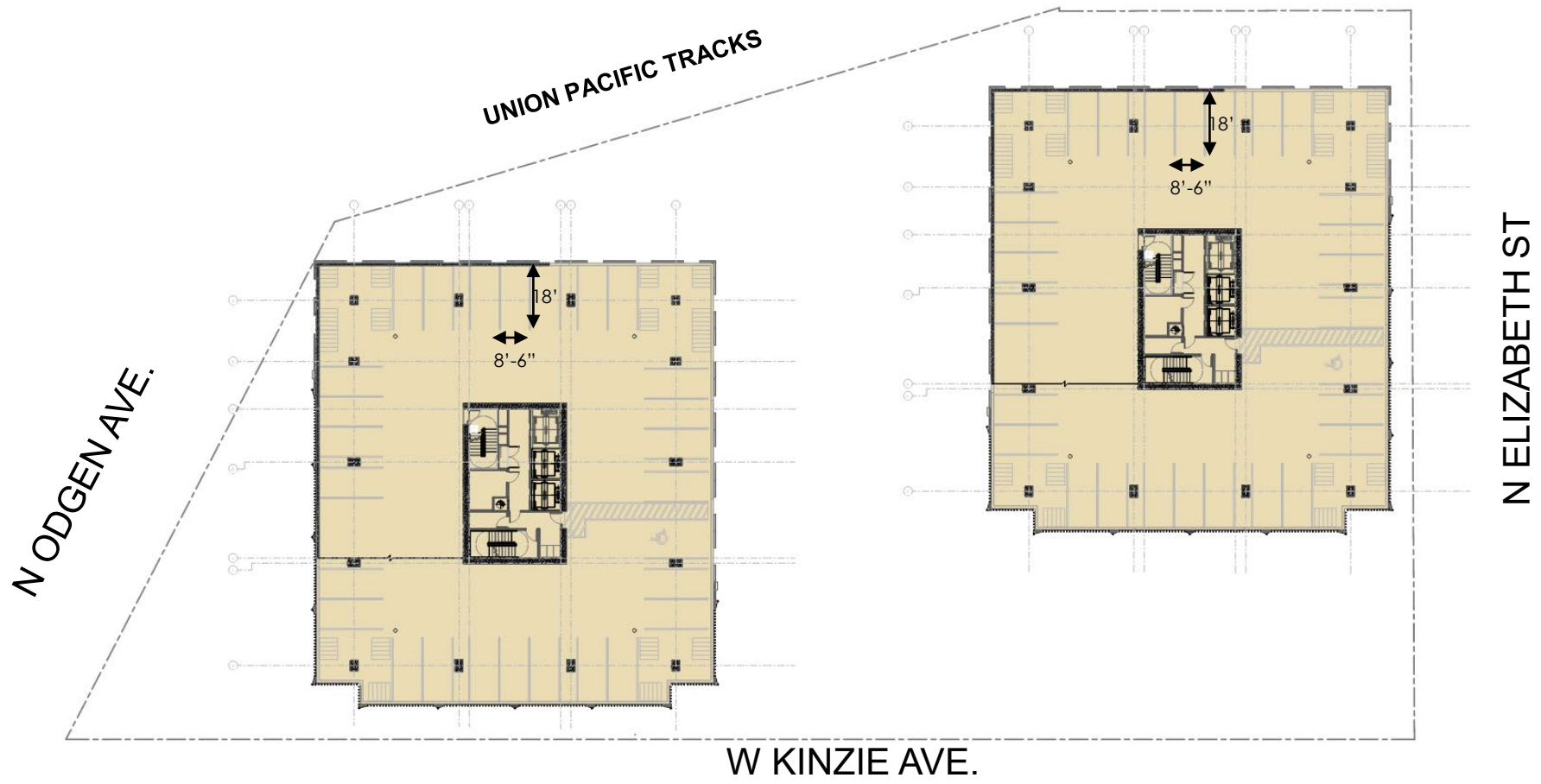
- INCREASE ACTIVE GROUND SPACE ALONG THE 30' PEDESTRIAN EASEMENT.
- REMOVED VEHICULAR CURB ALONG ELIZABETH AND RELOCATED TO INTERNAL DRIVE.
- REMOVED VEHICULAR LAYBY LAND ALONG ELIZABETH.
- REDESIGNED PATHWAYS ALONG THE 30' PEDESTRIAN EASEMENT TO IMPROVE DIRECT PASSAGE AND ENCOURAGE BOTH BICYCLE AND PEDESTRIAN TRAFFIC.
- INCORPORATED ADDITIONAL SEATING, LIGHTING, AND OTHER SITE FEATURES INTO THE LANDSCAPE.
- ADJUSTED EAST AND WEST BUILDING TOWER HEIGHTS TO INCREASE DIFFERENCE BETWEEN THE TWO.





SITE + GROUND FLOOR PLAN

W HUBBARD AVE

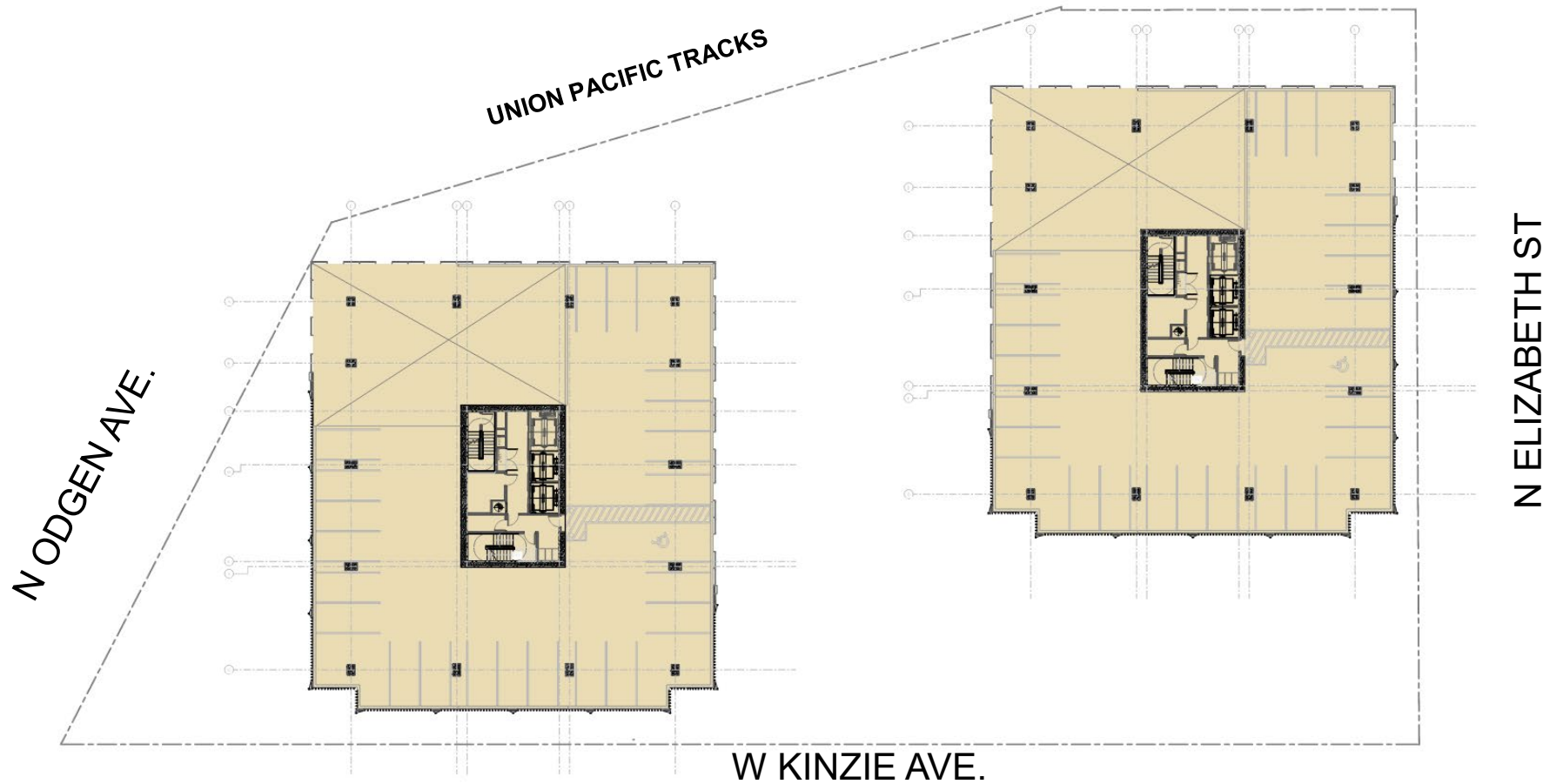


- METRA TRACKS**
- PARKING
 - AMENITIES
 - AMENITIES TERRACE
 - RESIDENTIAL



TYPICAL PARKING PLAN

W HUBBARD AVE



UNION PACIFIC TRACKS

N ODGEN AVE.

N ELIZABETH ST

W KINZIE AVE.

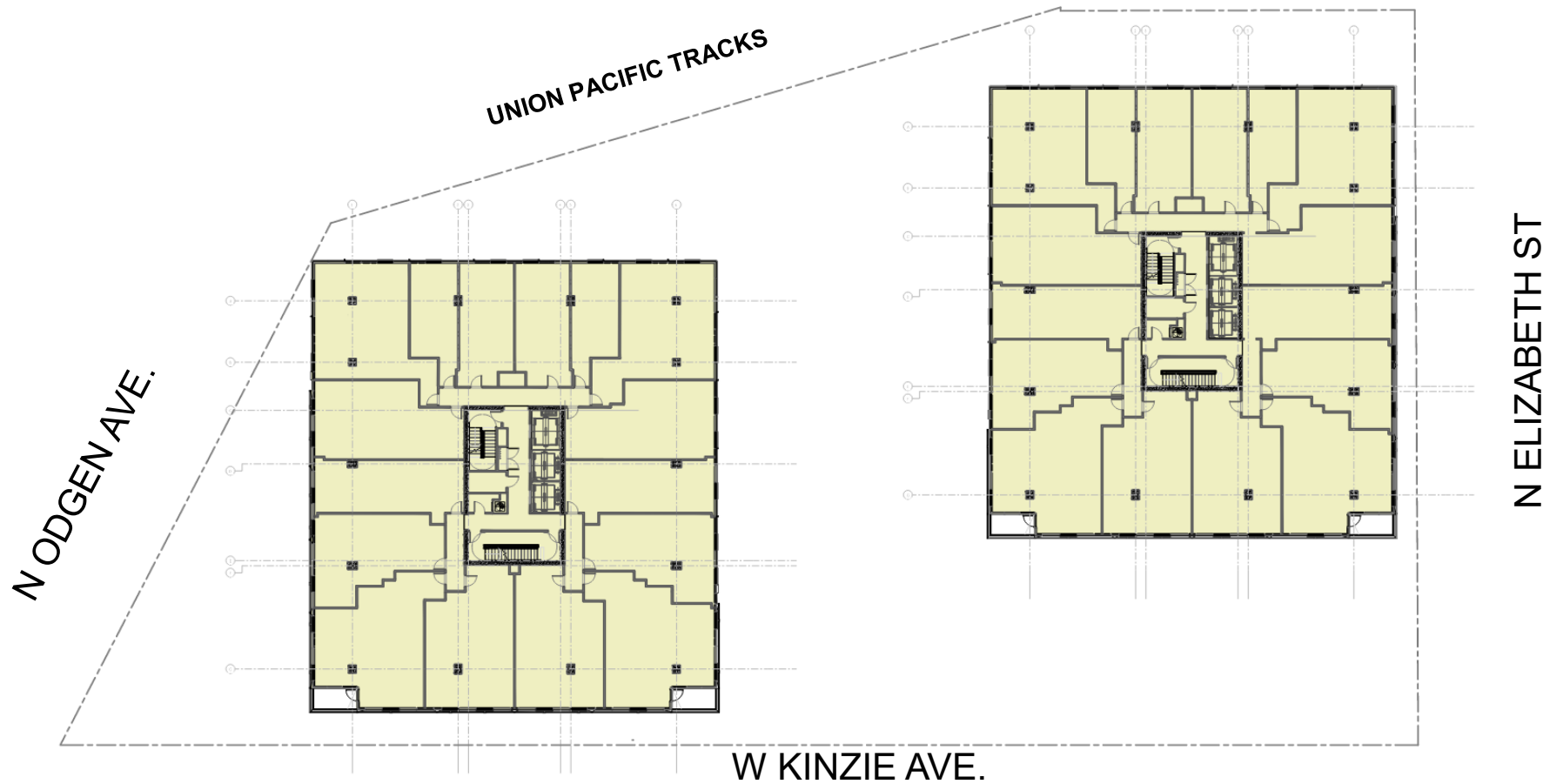
METRA TRACKS

-  PARKING
-  AMENITIES
-  AMENITIES TERRACE
-  RESIDENTIAL



LEVEL 7 PARKING PLAN

W HUBBARD AVE



UNION PACIFIC TRACKS

N ODGEN AVE.

N ELIZABETH ST

W KINZIE AVE.

METRA TRACKS

-  PARKING
-  AMENITIES
-  AMENITIES TERRACE
-  RESIDENTIAL



LEVEL 8 TYPICAL FLOOR PLAN

W HUBBARD AVE

UNION PACIFIC TRACKS

N ODGEN AVE.

N ELIZABETH ST

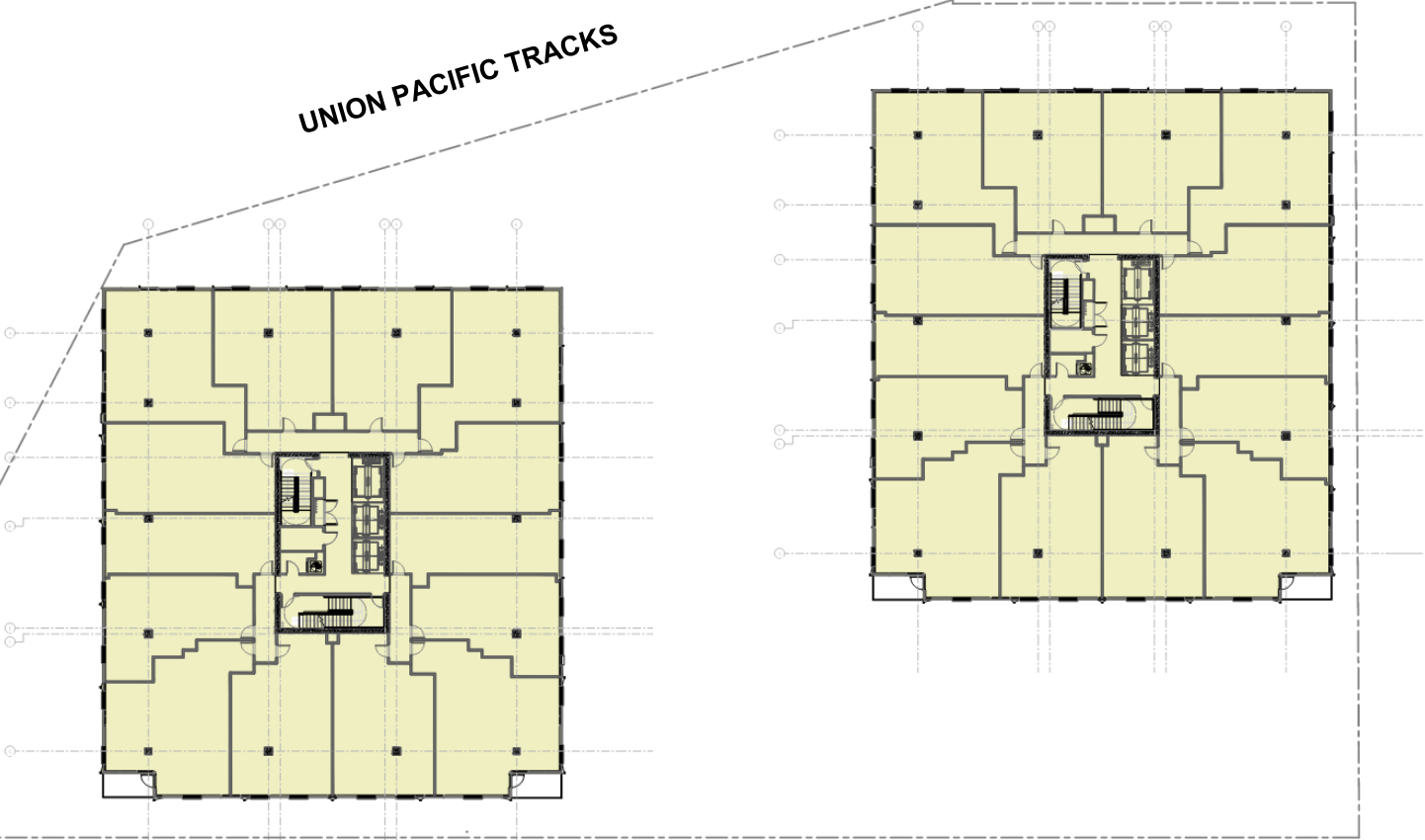
W KINZIE AVE.

METRA TRACKS

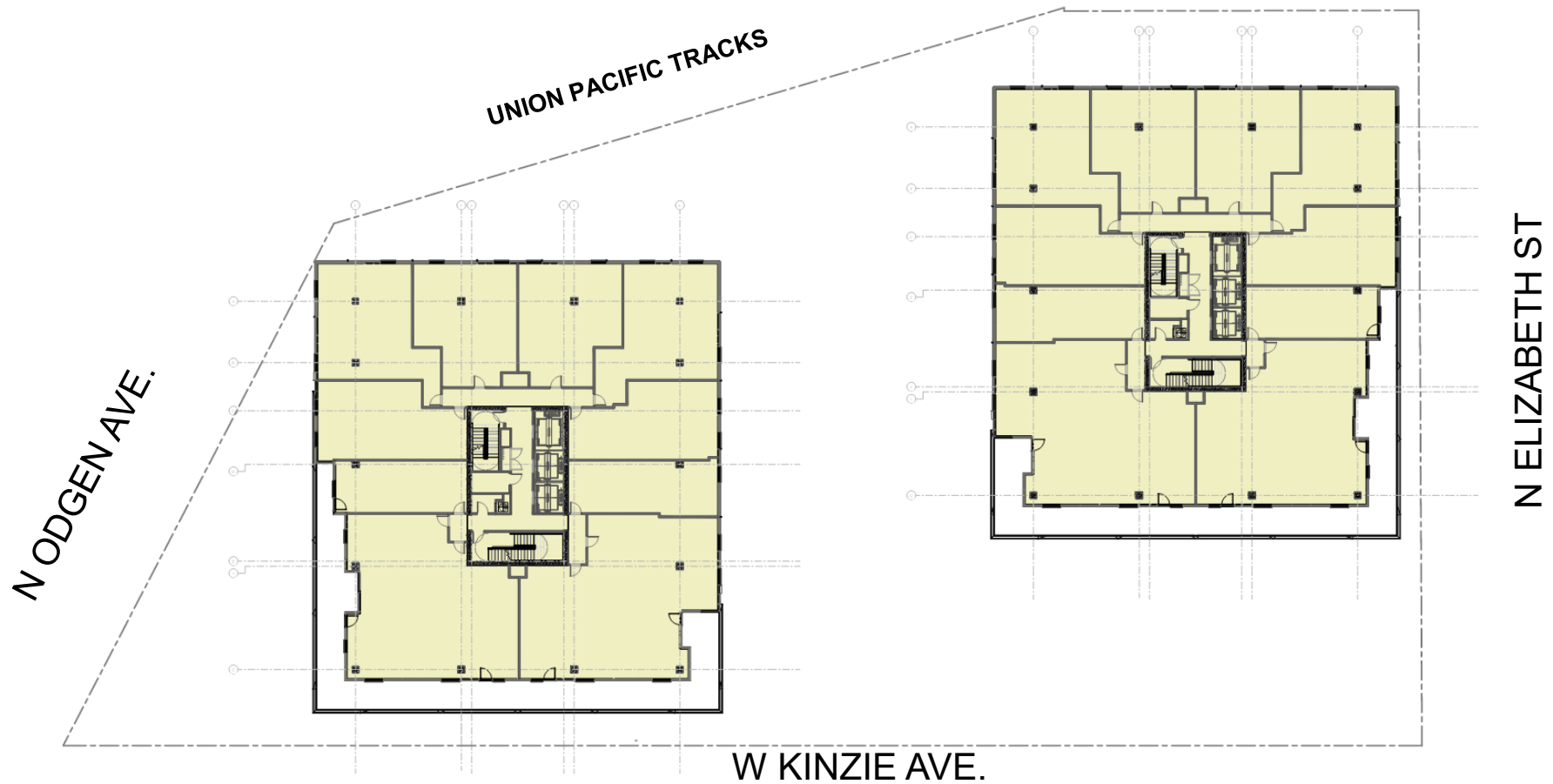
- PARKING
- AMENITIES
- AMENITIES TERRACE
- RESIDENTIAL



LEVEL 27 FLOOR PLAN



W HUBBARD AVE



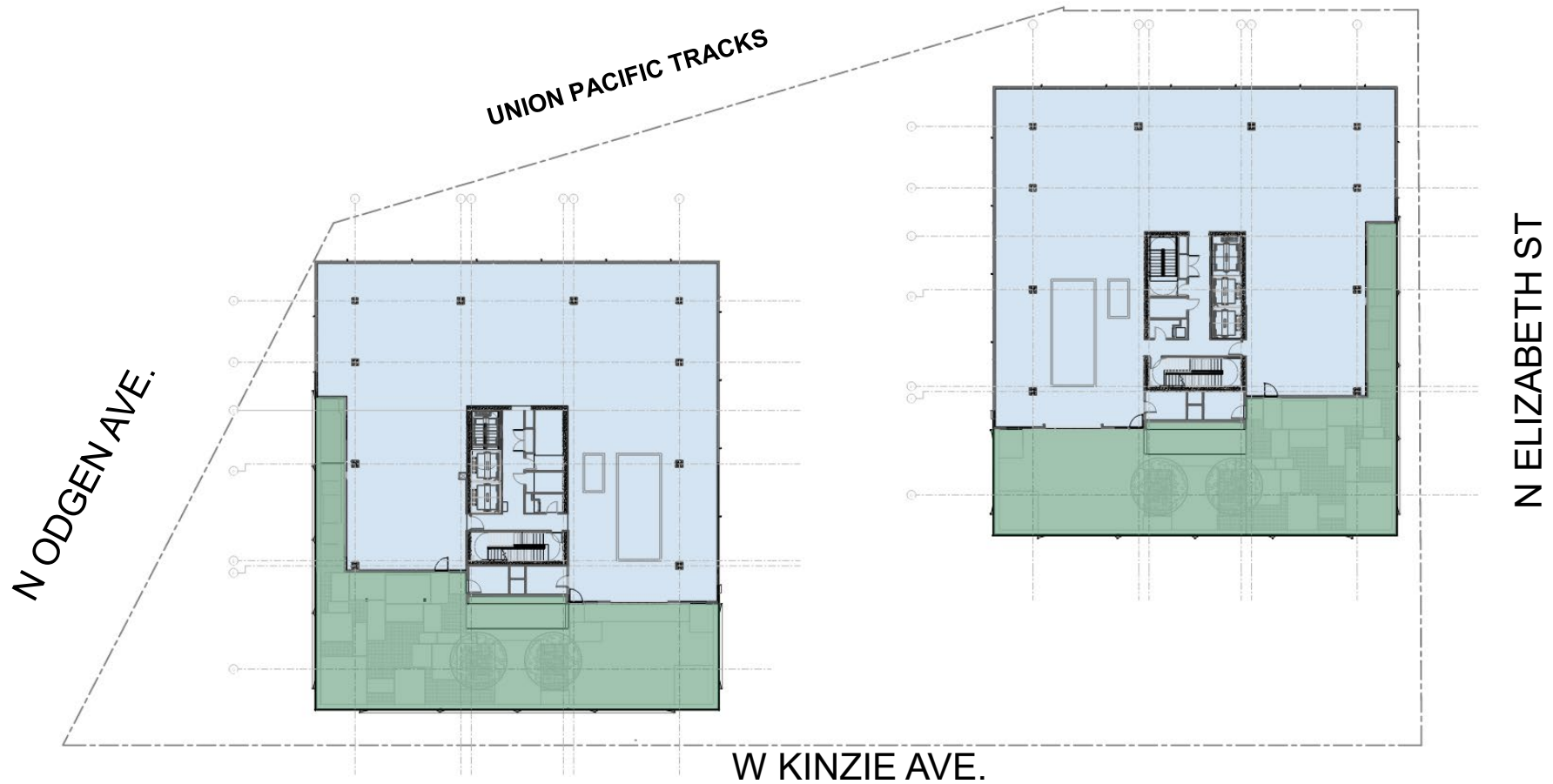
- PARKING
- AMENITIES
- AMENITIES TERRACE
- RESIDENTIAL

METRA TRACKS



LEVEL 32 FLOOR PLAN

W HUBBARD AVE



UNION PACIFIC TRACKS

N ODGEN AVE.

N ELIZABETH ST

W KINZIE AVE.

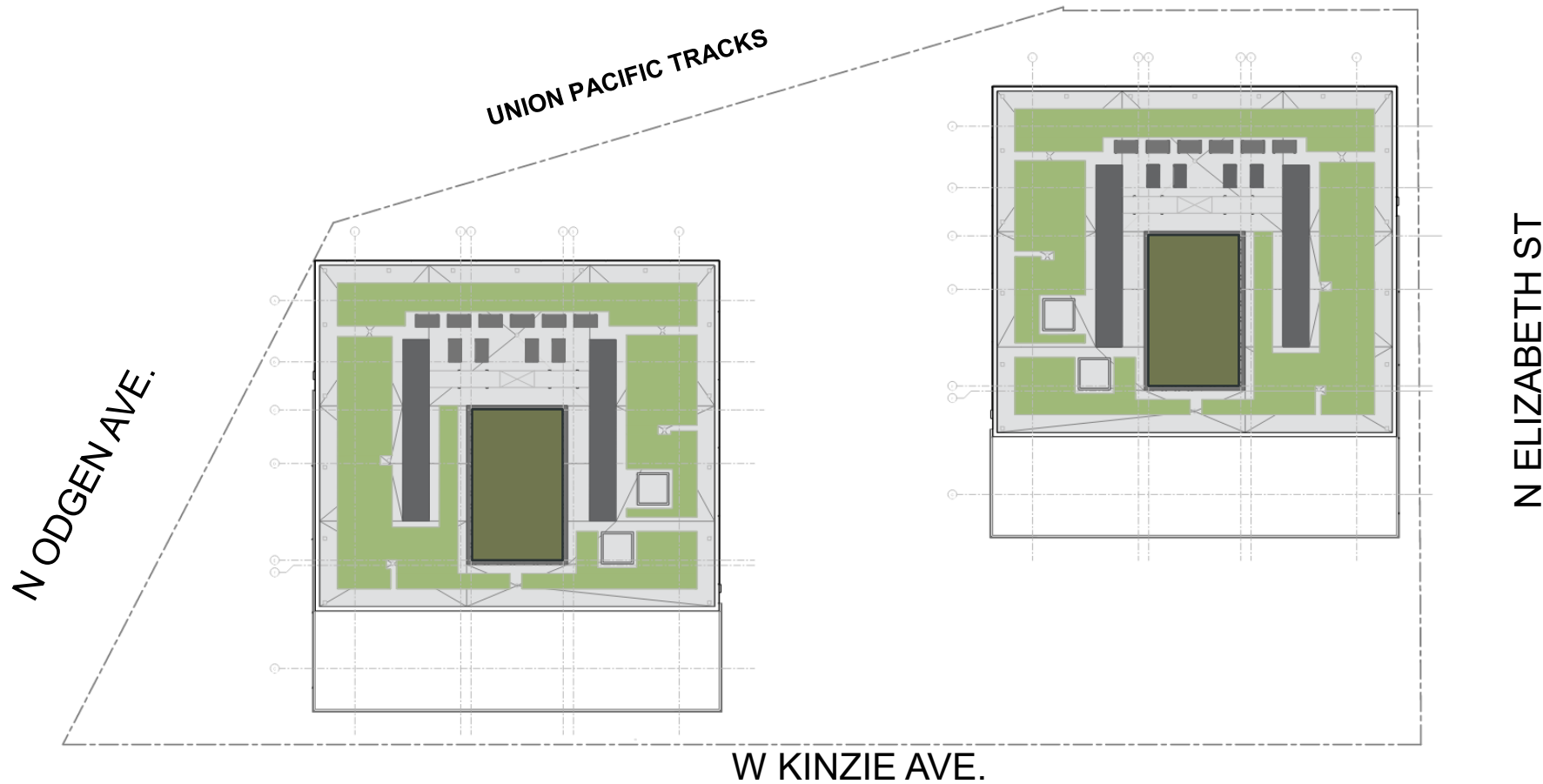
METRA TRACKS

-  PARKING
-  AMENITIES
-  AMENITIES TERRACE
-  RESIDENTIAL



LEVEL 33 FLOOR PLAN

W HUBBARD AVE

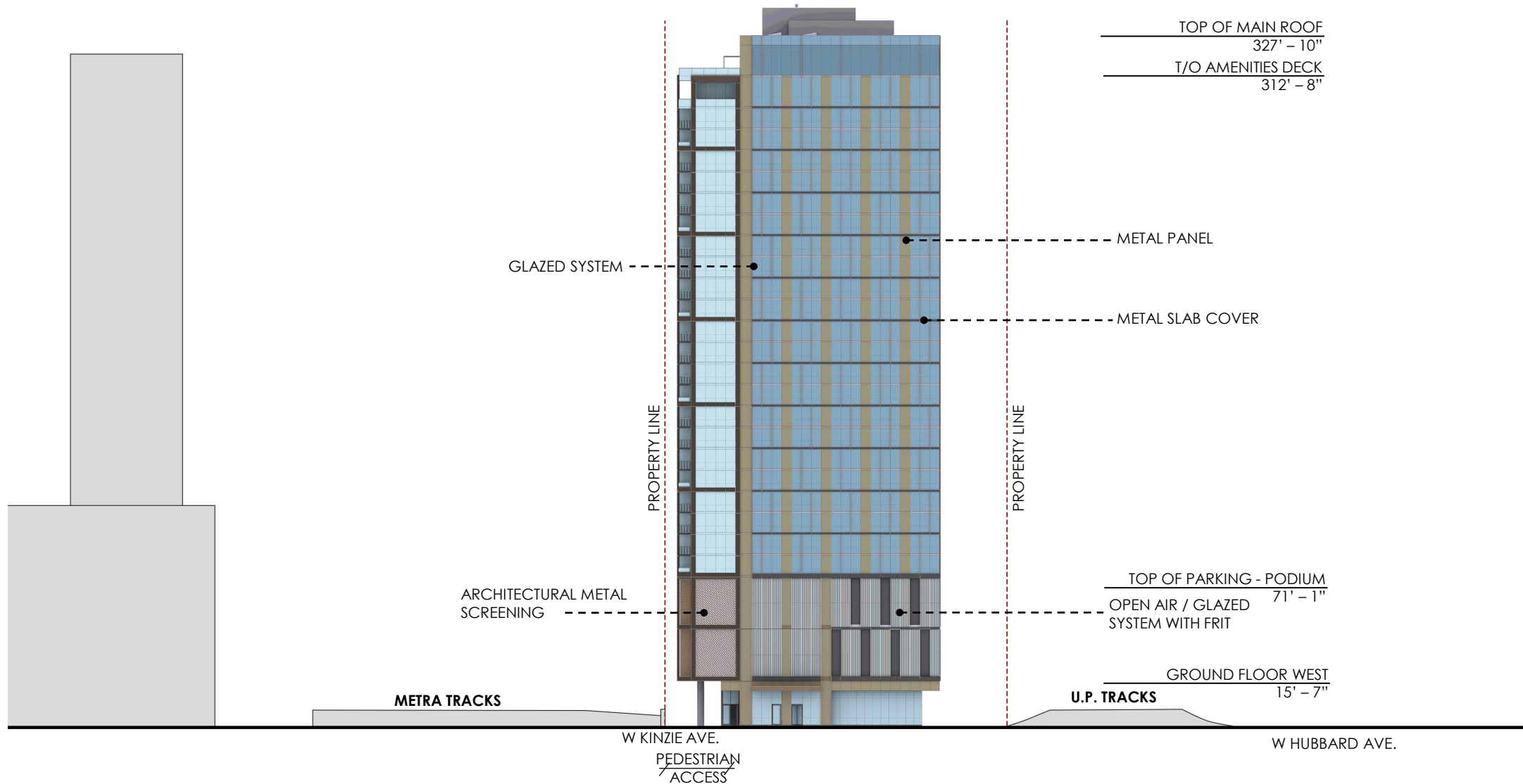


- PARKING
- AMENITIES
- AMENITIES TERRACE
- RESIDENTIAL





BUILDING EAST ELEVATION – EAST BUILDING



BUILDING EAST ELEVATION – WEST BUILDING

TOP OF MAIN ROOF
348' - 5"
T/O AMENITIES DECK
333' - 3"

GLAZED SYSTEM

TOP OF PARK - PODIUM
71' - 1"

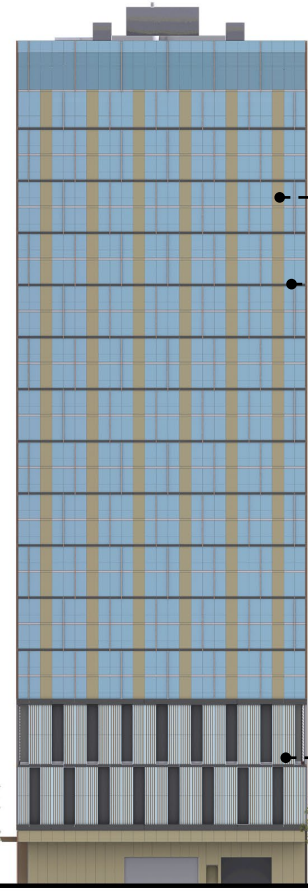
OPEN AIR / GLAZED
SYSTEM WITH FRIT

GROUND FLOOR T1
15' - 7"

PROPERTY LINE

N ELIZABETH ST.

EAST BUILDING



TOP OF MAIN ROOF
327' - 10"
T/O AMENITIES DECK
312' - 8"

METAL PANEL

METAL SLAB COVER

PROPERTY LINE

TOP OF PARKING - PODIUM
71' - 1"

OPEN AIR / GLAZED
SYSTEM WITH FRIT

GROUND FLOOR T2
15' - 7"

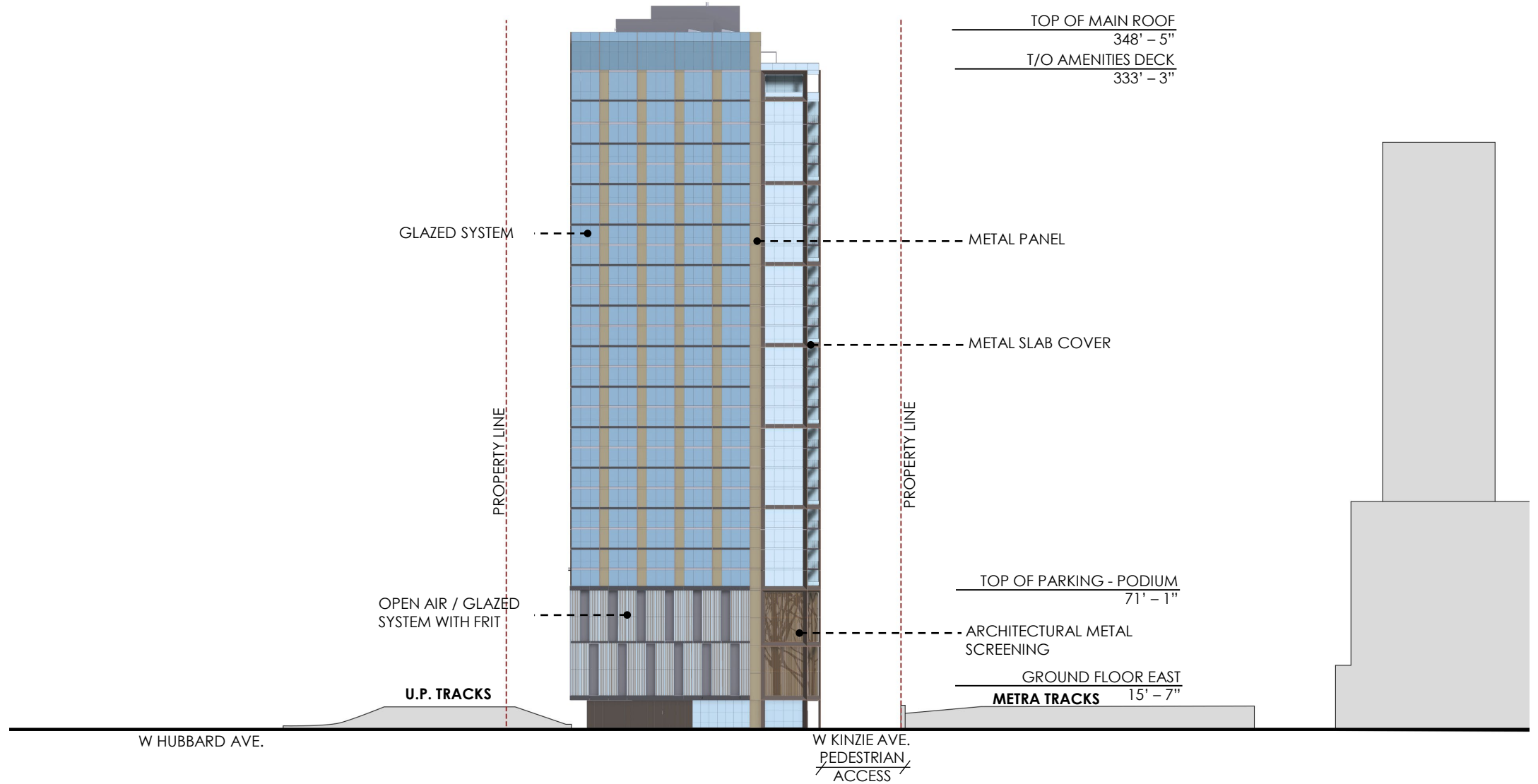
WEST BUILDING

N ODGEN AVE.

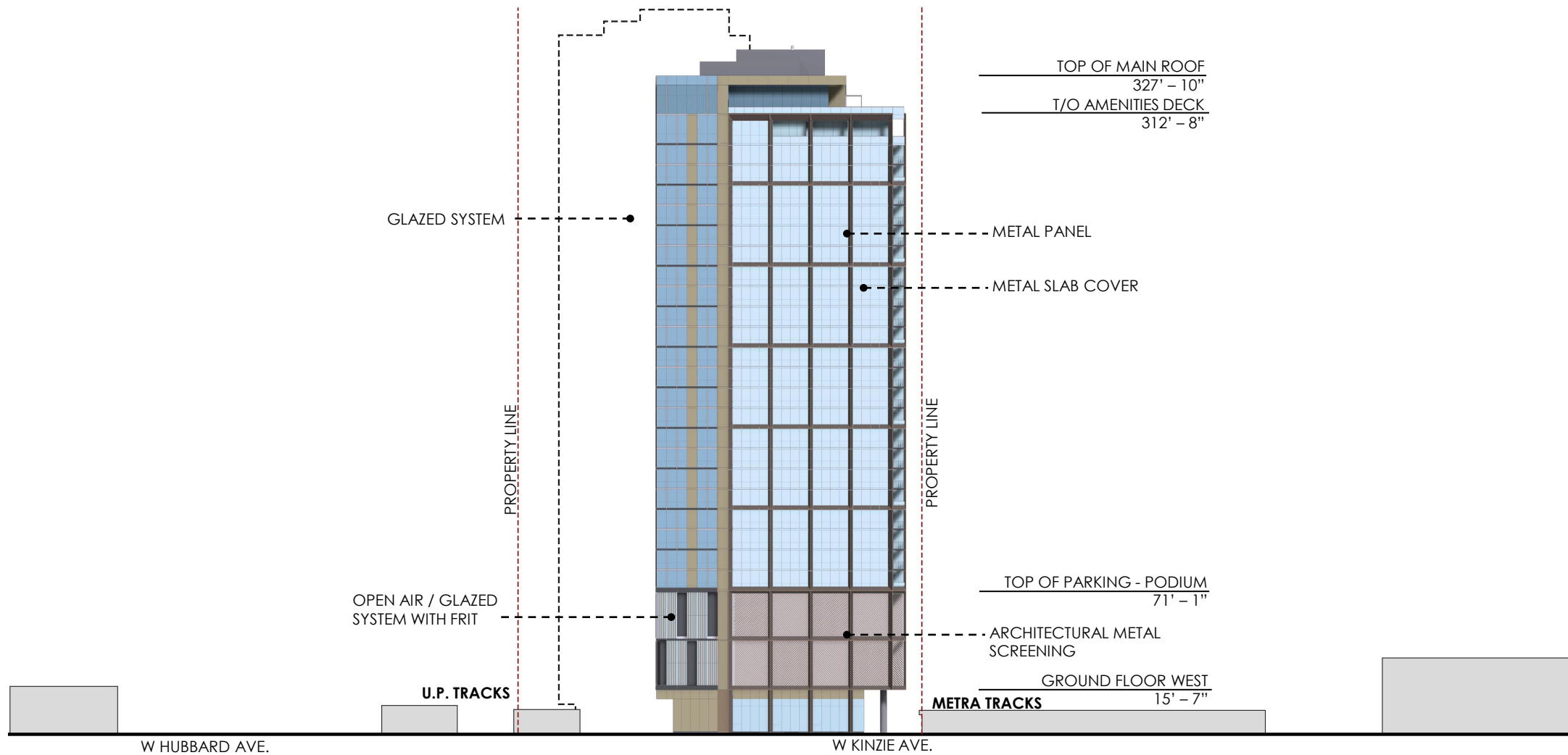
BUILDING NORTH ELEVATION



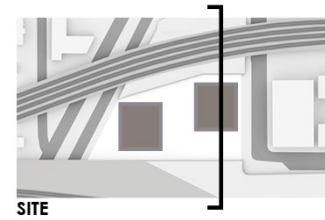
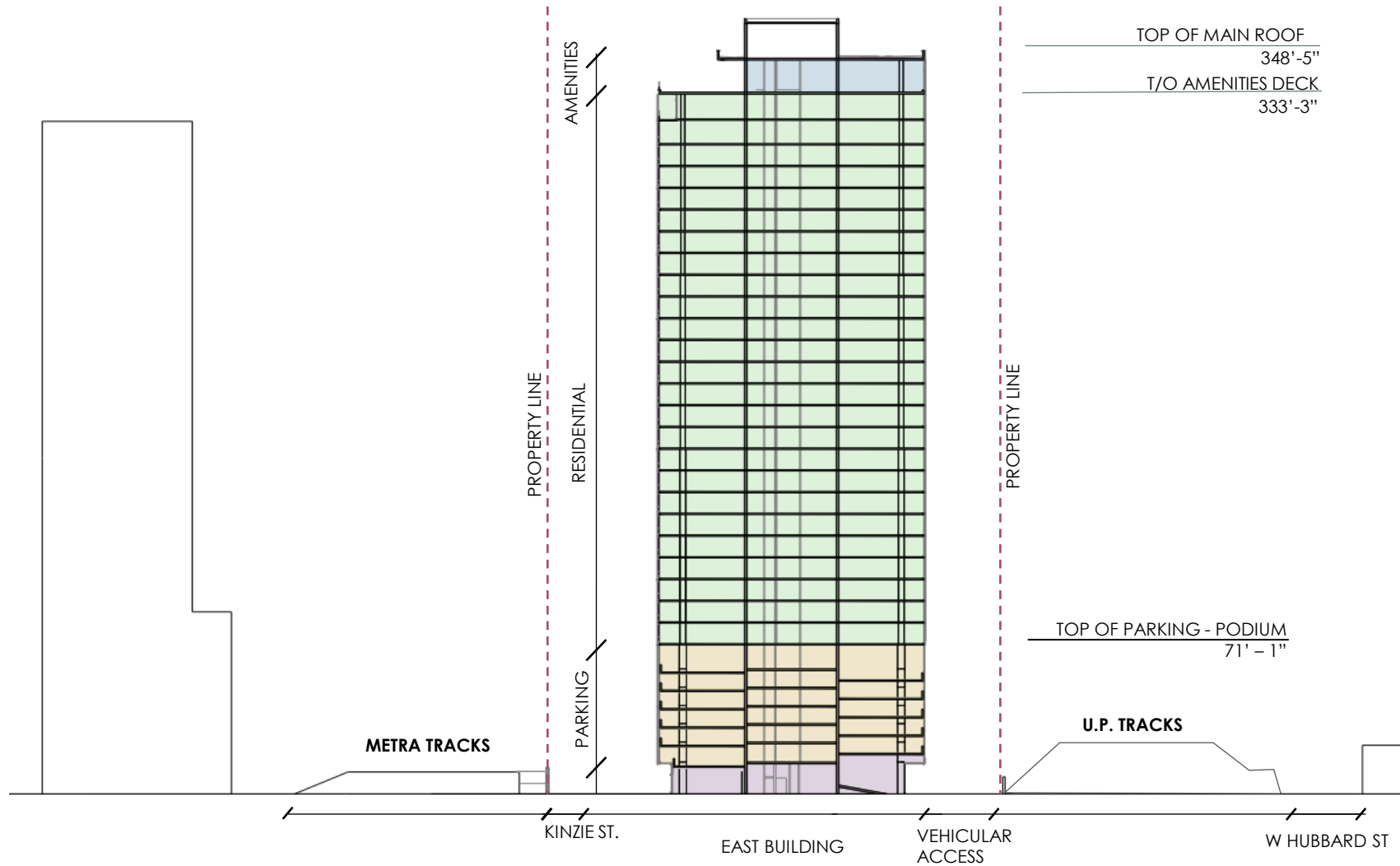
BUILDING SOUTH ELEVATION



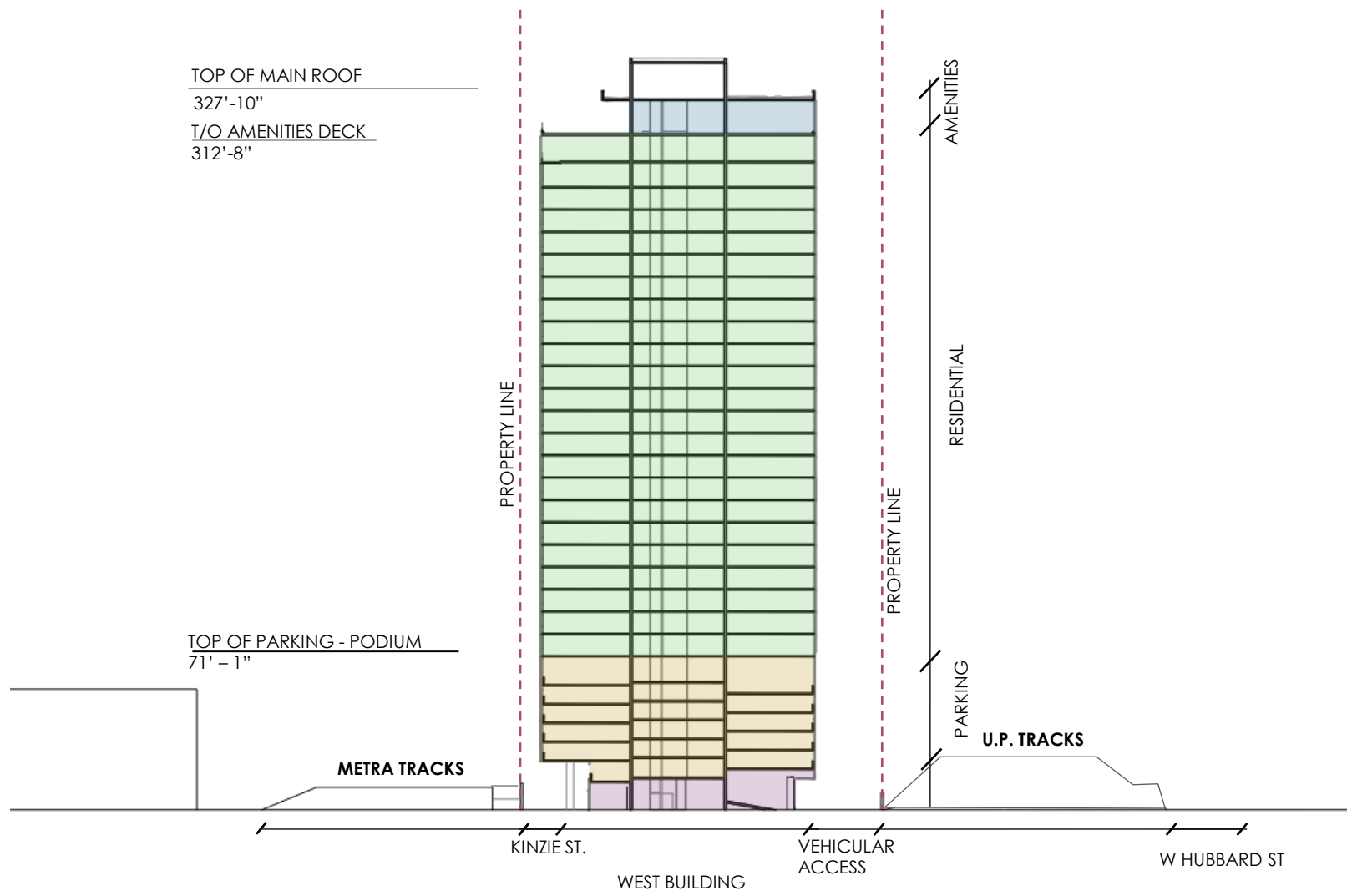
BUILDING WEST ELEVATION – EAST BUILDING



BUILDING WEST ELEVATION – WEST BUILDING



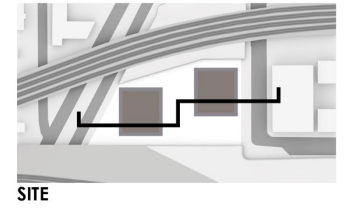
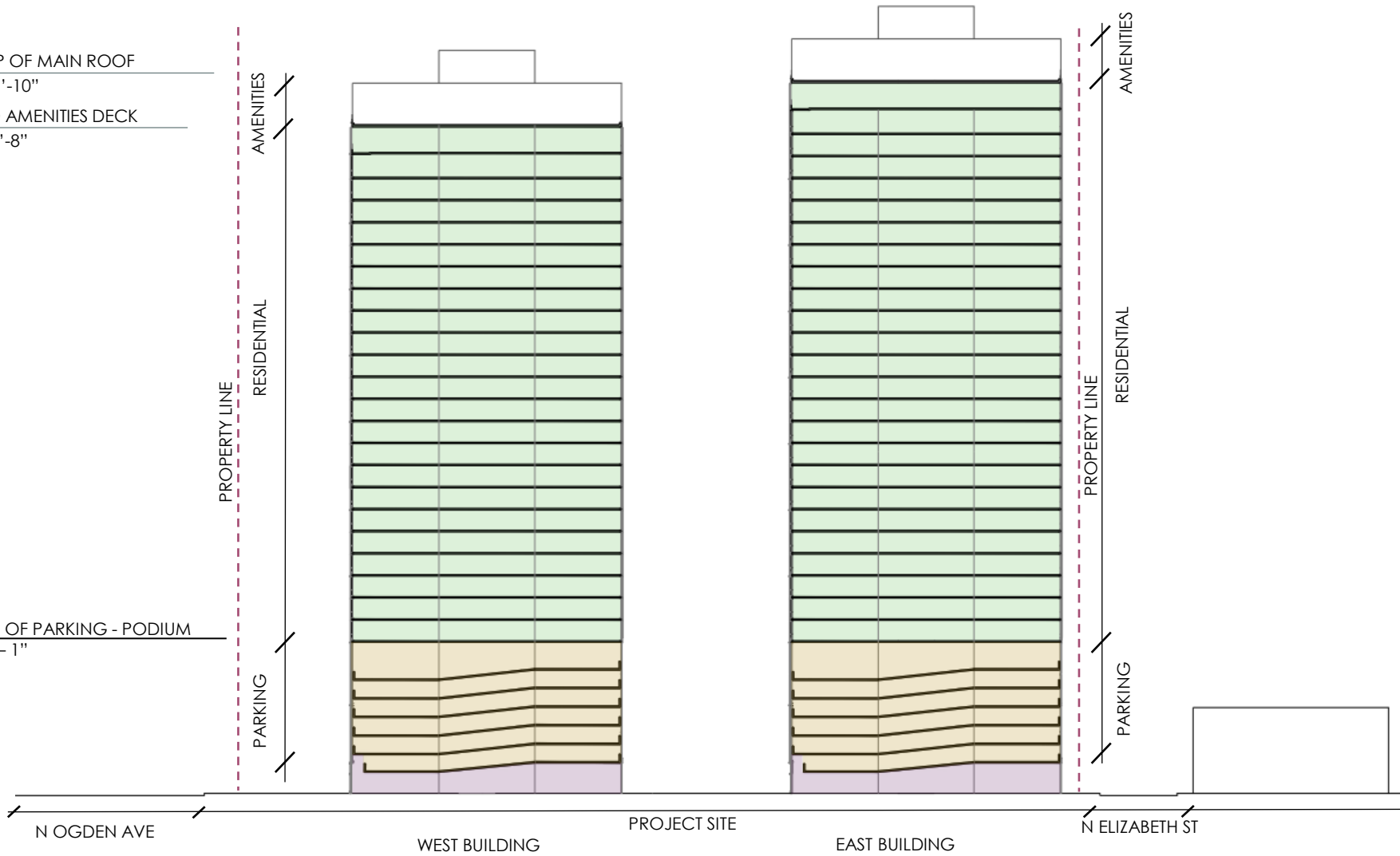
BUILDING SECTIONS



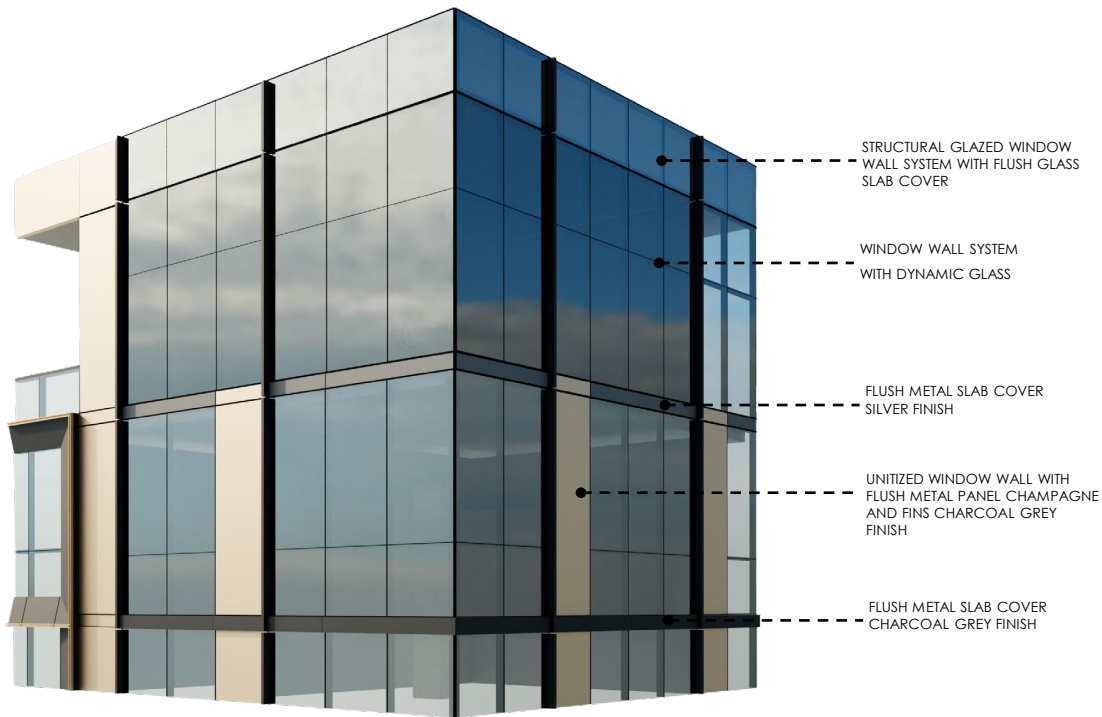
BUILDING SECTIONS

TOP OF MAIN ROOF
327'-10"
T/O AMENITIES DECK
312'-8"

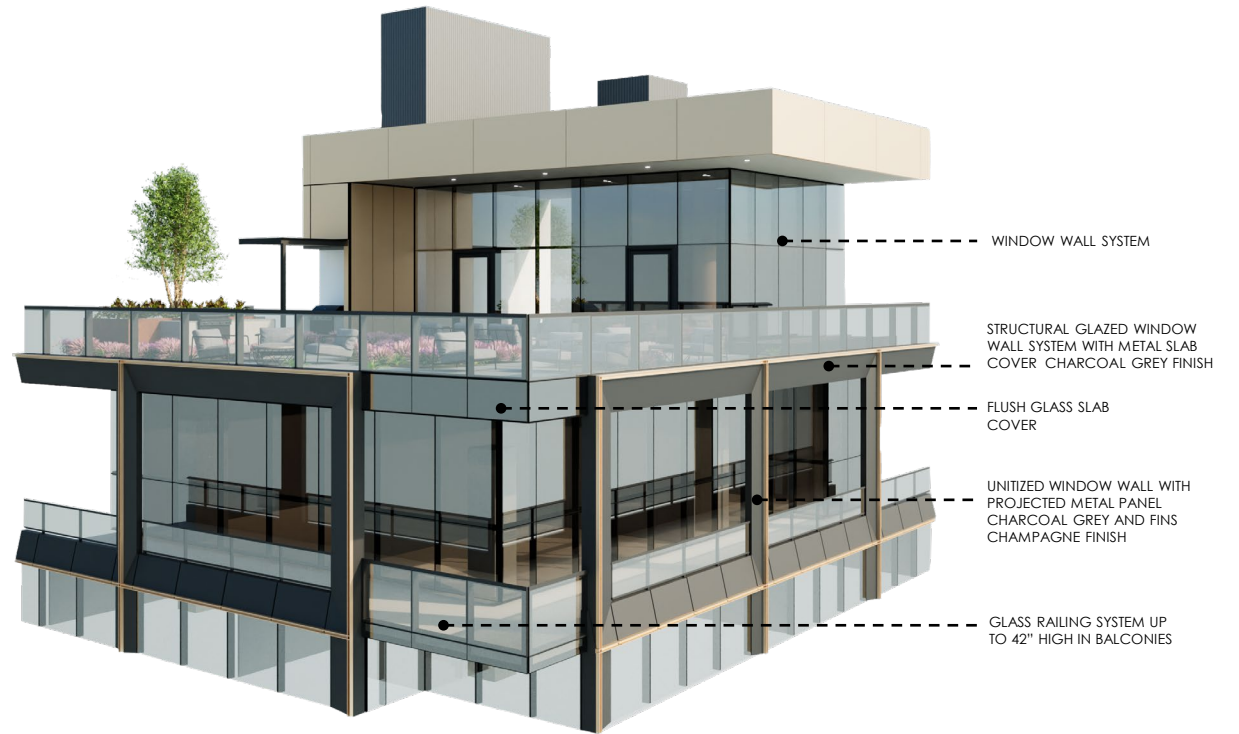
TOP OF PARKING - PODIUM
71' - 1"



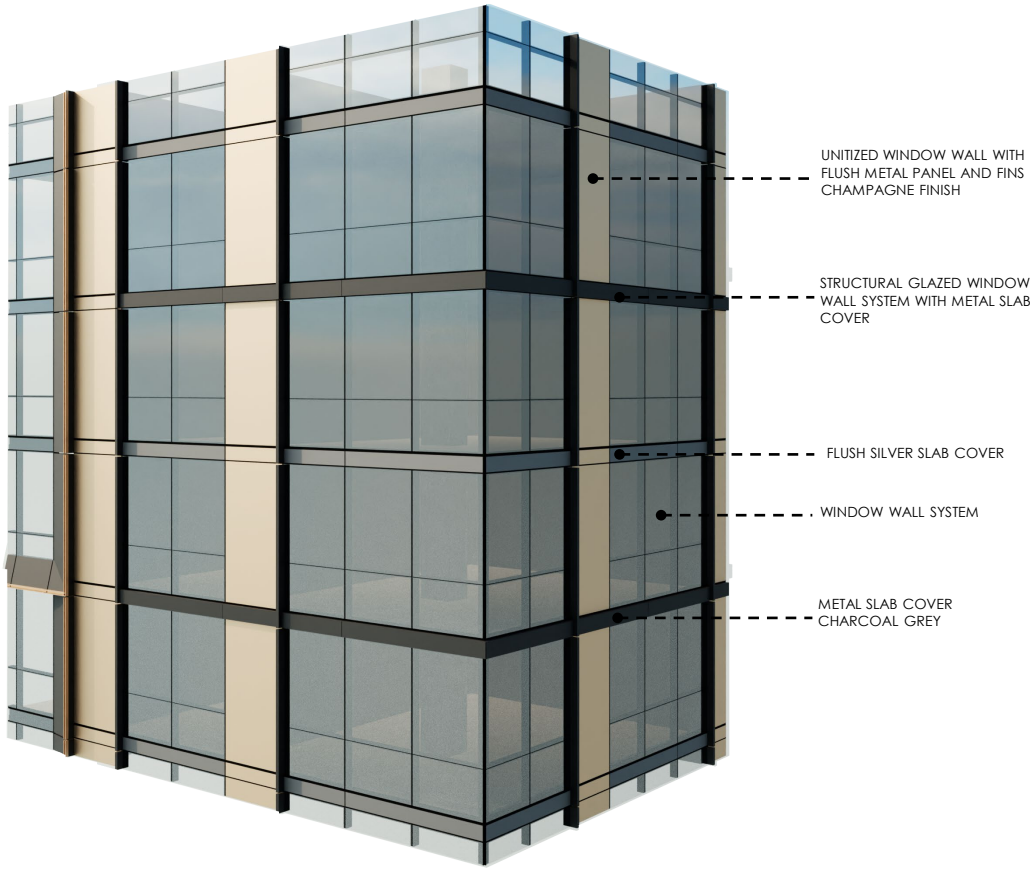
BUILDING SECTIONS



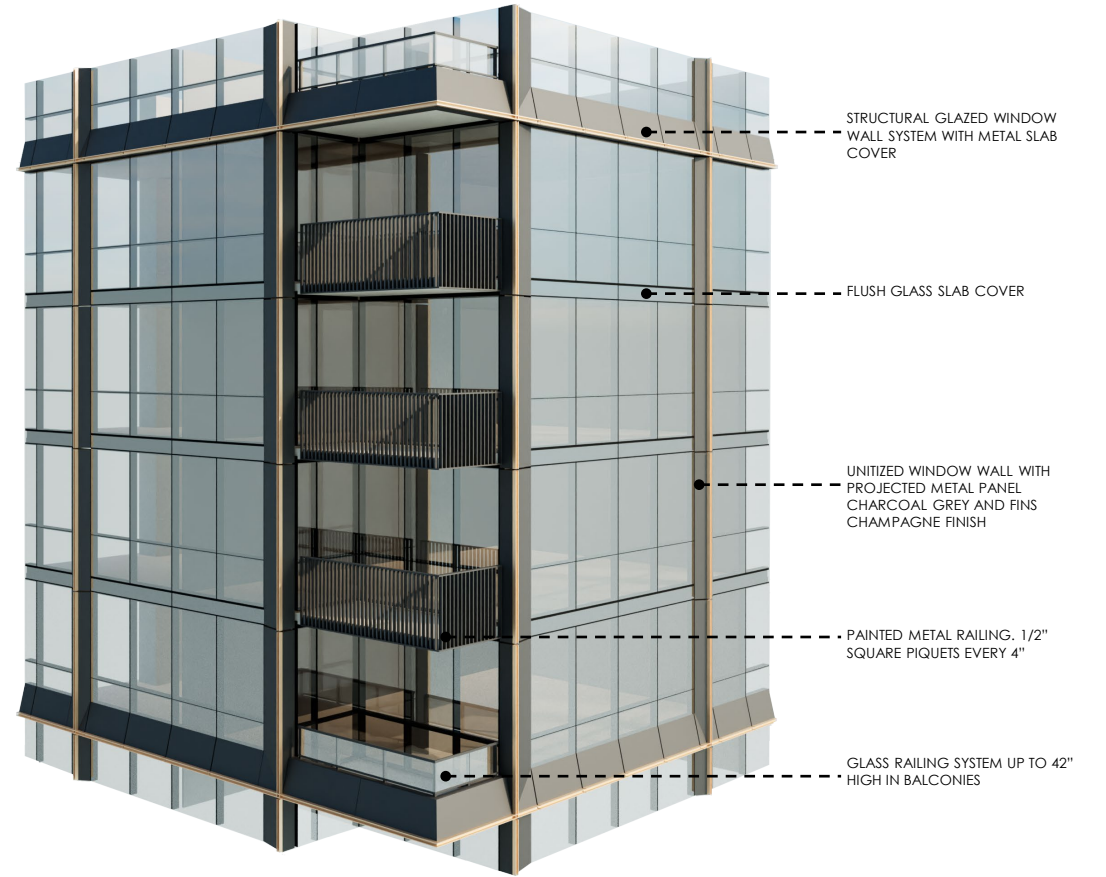
NORTHEAST CORNER – EAST BUILDING



SOUTHEAST CORNER – EAST BUILDING



NORTHEAST CORNER – EAST BUILDING



SOUTHEAST CORNER – EAST BUILDING



SOUTHEAST CORNER – EAST BUILDING



NORTHEAST CORNER – EAST BUILDING

FAÇADE SECTIONS - PODIUM



SE VIEW



NW VIEW



INTERNAL STREET LEVEL VIEW OF EAST TOWER LOOKING NE



STREET VIEW FROM THE CORNER OF N.ELIZABETH ST AND W.KINZIE ST

RENDERINGS



INTERNAL STREET LEVEL VIEW OF WEST TOWER LOOKING NW



STREET LEVEL VIEW FROM ELIZABETH ST LOOKING W

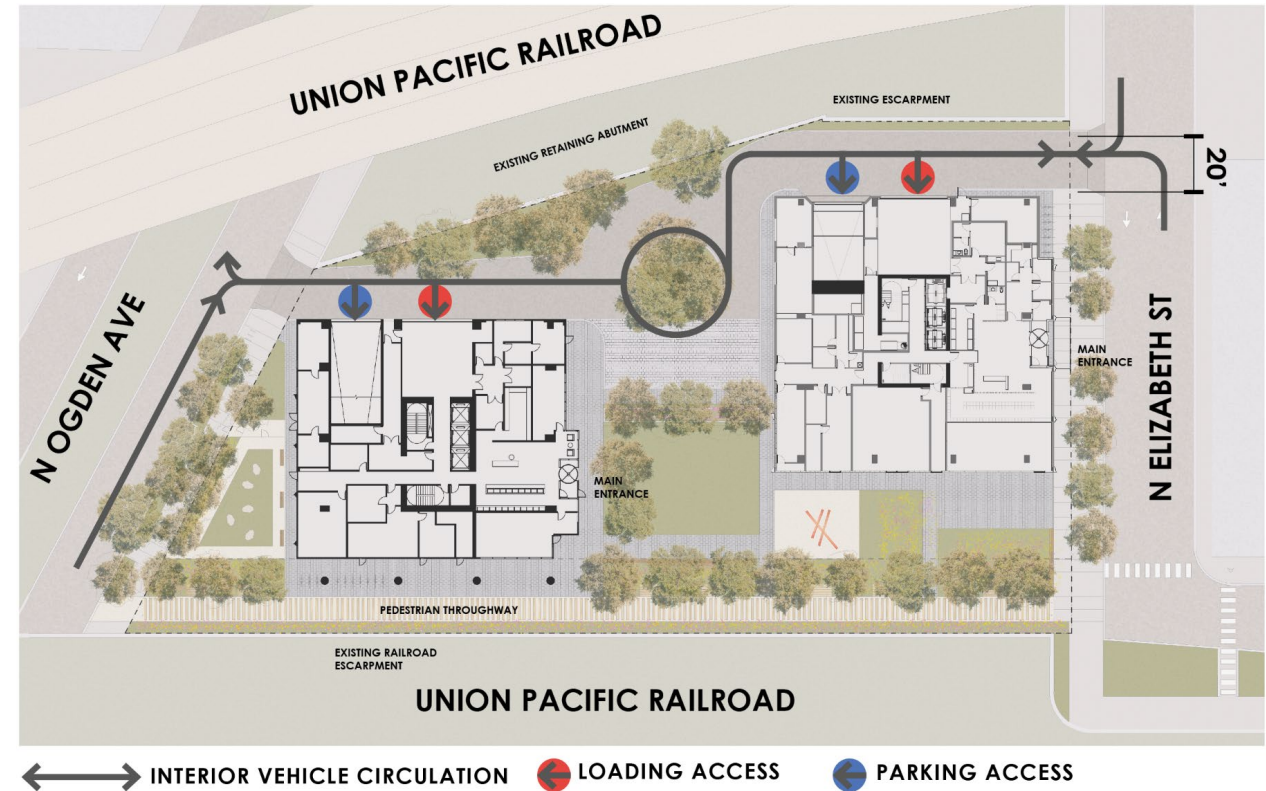


STREET LEVEL VIEW OF PEDESTRIAN W.KENZIE ST LOOKING W

RENDERINGS

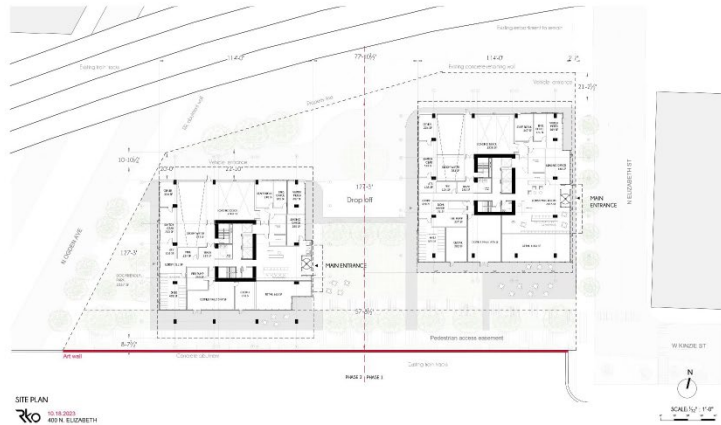
17-8-0904 TRANSPORTATION, TRAFFIC AND PARKING:

- PROMOTE THE SAFE AND EFFICIENT CIRCULATION OF PEDESTRIANS, CYCLISTS AND MOTOR VEHICLES;
- PROMOTE TRANSIT, PEDESTRIAN AND BICYCLE USE;
- ENSURE ACCESSIBILITY FOR PERSONS WITH DISABILITIES;
- MINIMIZE CONFLICT WITH EXISTING TRAFFIC PATTERNS IN THE VICINITY;
- MINIMIZE AND MITIGATE TRAFFIC CONGESTION ASSOCIATED WITH THE PROPOSED DEVELOPMENT;
- PROVIDE SAFE AND AMPLE ACCESS FOR EMERGENCY AND DELIVERY VEHICLES, WHILE MINIMIZING THE ADVERSE VISUAL IMPACT OF VEHICULAR SERVICE AREAS;
- PROVIDE ADEQUATE BICYCLE AND VEHICLE PARKING, WHILE MINIMIZING THE ADVERSE VISUAL IMPACT OF ANY OFF-STREET PARKING AREAS.



STREET VIEW FROM THE CORNER OF N.ELIZABETH ST AND W.KINZIE ST

Travel Demand Management Plan
400 North Elizabeth Street
Chicago, Illinois



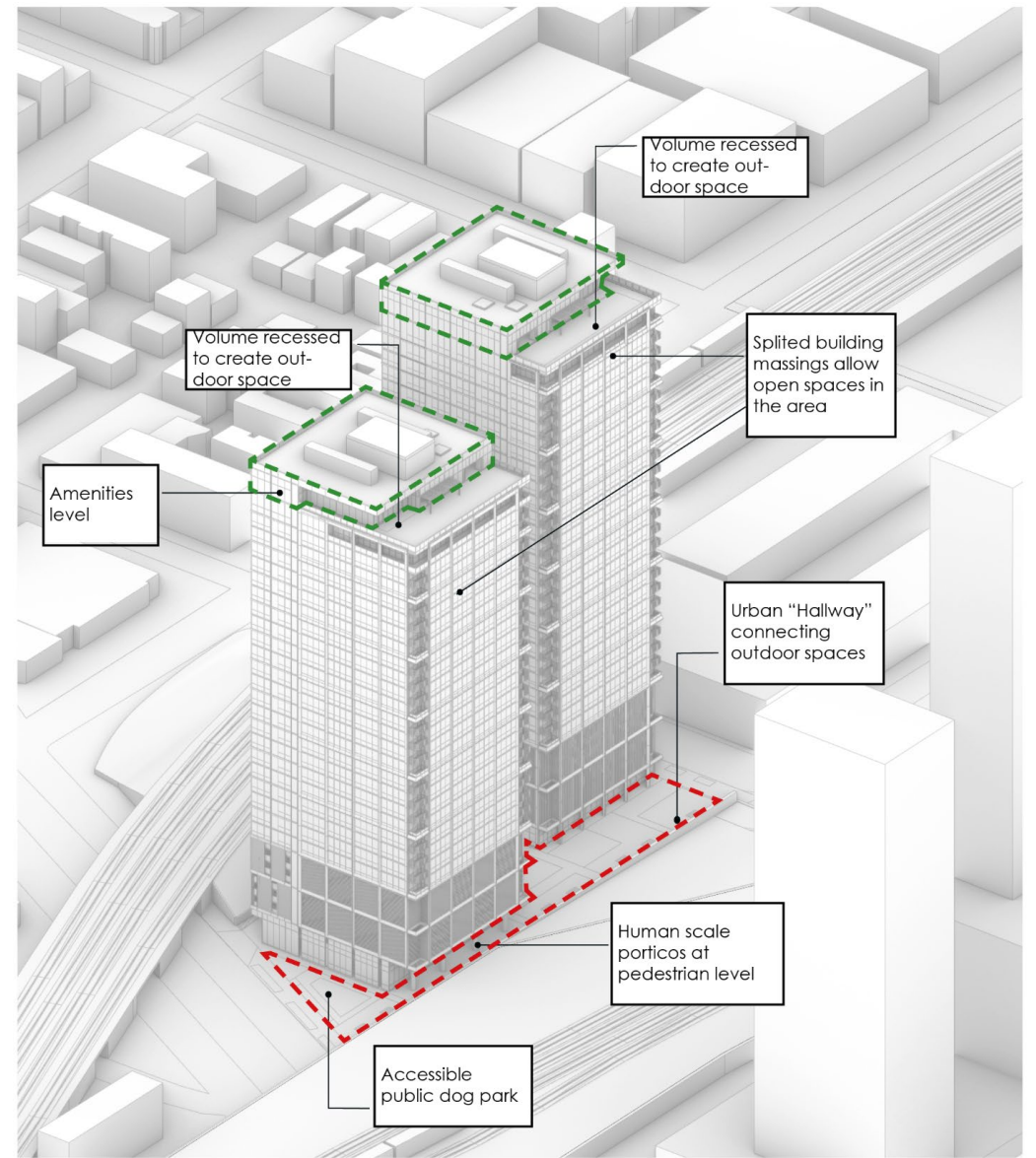
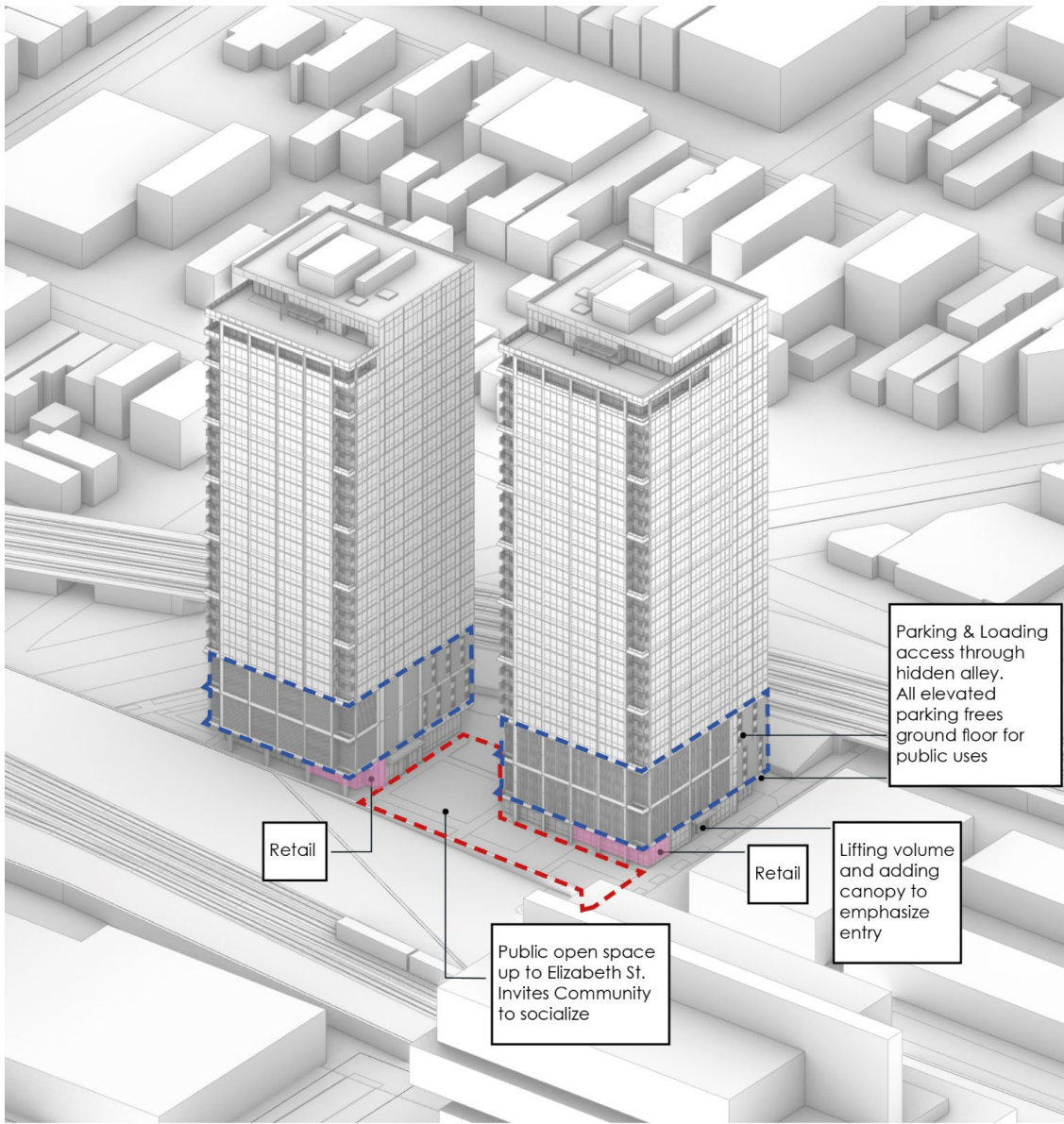
Prepared For:

WELDON

KLOA
Kerig, Lindgren, O'Hara, Aboona, Inc.

April 24, 2024

- GIVEN THE LOCATION OF THE SITE WITHIN AN URBAN AREA AND ITS PROXIMITY TO ALTERNATIVE MODES OF TRANSPORTATION, THE TOTAL NUMBER OF NEW GENERATED TRIPS WILL BE REDUCED.
- THE LOW VOLUME OF TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT WILL HAVE A LIMITED IMPACT ON THE AREA STREET SYSTEM.
- THE SIGNALIZED INTERSECTION OF OGDEN AVENUE WITH GRAND AVENUE SHOULD BE MONITORED IN THE FUTURE TO DETERMINE IF THE EXISTING AND BACKGROUND TRAFFIC VOLUMES RESULT IN THE NEED FOR TRAFFIC SIGNAL TIMING MODIFICATIONS.
- A PEDESTRIAN WALKWAY WILL BE PROVIDED ALONG THE SOUTH SIDE OF THE SITE BETWEEN OGDEN AVENUE AND ELIZABETH STREET. THIS WALKWAY WILL IMPROVE PEDESTRIAN ACCESS FOR THE PROPOSED DEVELOPMENT AND SURROUNDING USES.
- ACCESS TO THE DEVELOPMENT WILL BE PROVIDED VIA A PROPOSED FULL MOVEMENT ACCESS DRIVE OFF ELIZABETH STREET AND A PROPOSED RIGHT-IN/RIGHT-OUT ACCESS DRIVE OFF OGDEN AVENUE. THESE ACCESS DRIVES WILL BE ABLE TO ADEQUATELY ACCOMMODATE THE TRAFFIC GENERATED BY THE PROPOSED DEVELOPMENT.
- AS PART OF THE DEVELOPMENT, THE SIGNALIZED INTERSECTION OF OGDEN AVENUE WITH:
 - HUBBARD AVENUE WILL BE IMPROVED AS FOLLOWS:
 - UPGRADING EXISTING TRAFFIC SIGNAL EQUIPMENT.
 - PROVISION OF NORTHBOUND AND SOUTHBOUND LEFT-TURN ARROWS AND PROTECTED LEFT-TURN PHASES.
 - PROVISION OF COUNTDOWN PEDESTRIAN SIGNALS FOR ALL MOVEMENTS.
 - RESTRIPING THE NORTHBOUND APPROACH TO PROVIDE A 10-FOOT WIDE EXCLUSIVE LEFT-TURN LANE.





OPEN SPACE + LANDSCAPING



Exposed aggregate pedestrian path with brick accents



Adirondack seating niches



Heavy timber benches



Pedestrian light columns



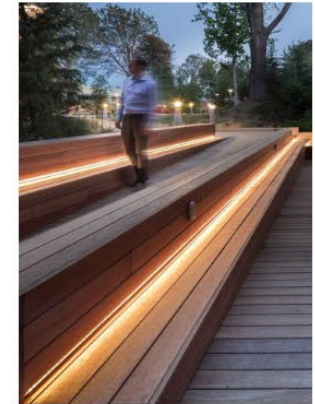
Warm colored brick plaza paving



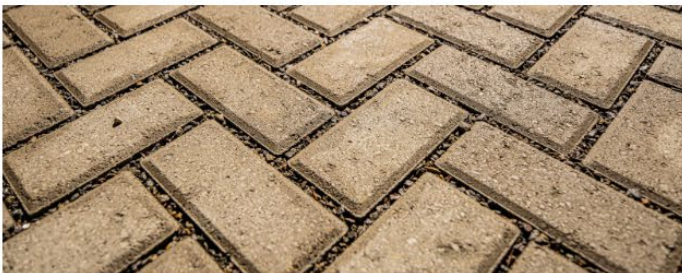
Mural wall



Heavy timber picnic tables



Bench cove lighting



Permeable brick drop-off paving



Brightly colored public art



Dog run artificial turf and boulders



Tree uplighting

OPEN SPACE + LANDSCAPING MATERIALS



CHAMPAGNE



CHARCOAL GREY



BRONZE



SILVER



METAL FAÇADE CLADDING SYSTEM REFERENCE



Compliance Options	Points Required		Sustainable Strategies Menu																																						
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	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)						
Compliance Paths																																									
Options Without Certification																																									
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	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	5	5	5	5	5	5	5
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	NA	NA	NA	NA	5	NA	NA	NA	10	10	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	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	5	5	10	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	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	5	10	10	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	NA	5	20	10	20	NA	NA	5	NA	NA	10	5	5	5	10	10	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	NA	5	20	10	20	NA	NA	5	NA	NA	10	5	5	5	10	10	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	20	10	20	NA	20	NA	5	NA	NA	10	5	5	5	10	10	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	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	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	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	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	20	10	20	10	20	10	20	5	NA	NA	10	5	5	10	10	5	10	10	5	10			
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	10	20	5	5	5	5	10	10	5	10	10	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:

2.1 Designed to earn the Energy Star = 30 points
 2.3 Exceed Energy Code (5%) = 30 points
 5.1 Green Roof 50-100% = 10 points
 7.1 Proximity to Transit Service = 5 points
 7.3 Bike Parking Residential = 5 points
 7.5 EV Charging Stations = 10 points
 7.6 EV Charger Readiness = 5 points
 7.7 CTA Digital Displays = 5 points
Total = 100 points

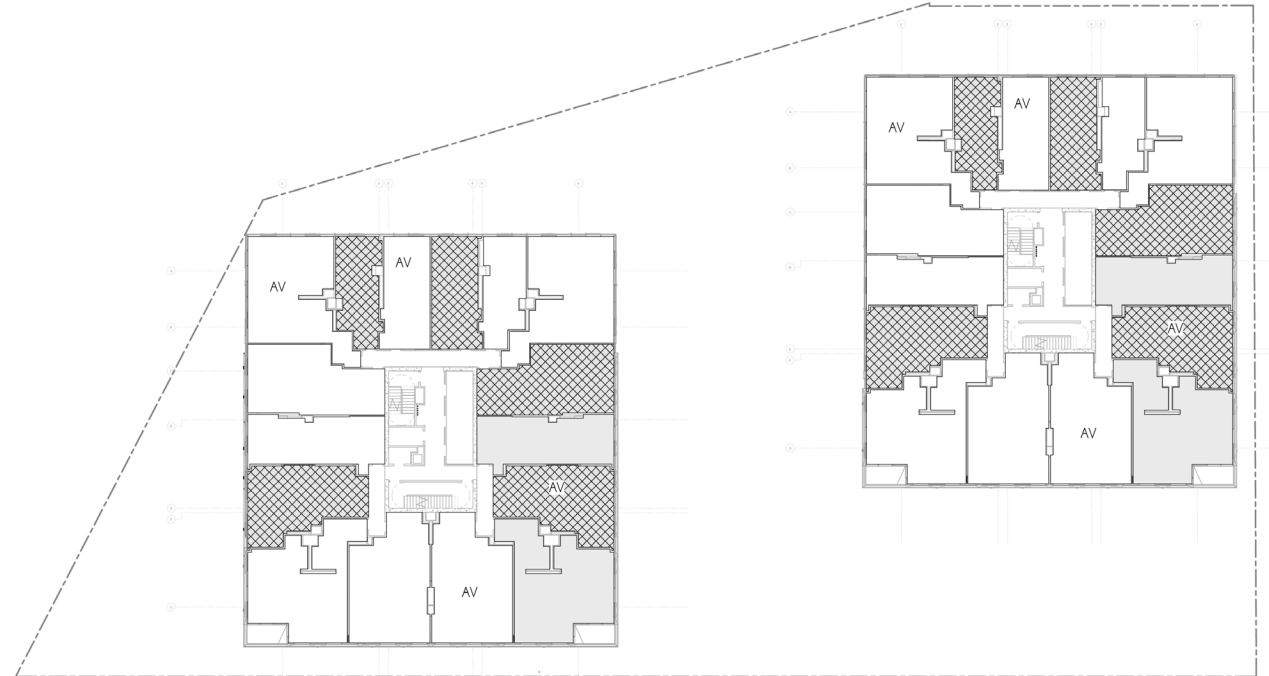
* PROPOSED GEOTHERMAL ENERGY EXCHANGE SYSTEM TO PROVIDE RENEWABLE HEATING AND COOLING ENERGY*

- PROJECT IS A REGULATED DEVELOPMENT FOR STORMWATER MANAGEMENT.
- PROJECT WILL MANAGE 100-YEAR STORM EVENTS WITH ON-SITE STORMWATER FACILITIES.
- STORMWATER WILL BE COLLECTED FROM THE ROOFS AND OPEN SITE AND WILL BE STORED IN UNDERGROUND STORMWATER DETENTION STORAGE.
- VOLUME CONTROL WILL BE MET BY REDUCTION OF EXISTING IMPERVIOUS AREA BY MINIMUM OF 15%.
- STORMWATER DISCHARGE WILL BE RESTRICTED AND WILL BE CONNECTED TO 24" SEWER MAIN IN ELIZABETH AVE




724 TOTAL UNITS

- 145-UNIT ARO REQUIREMENT PER ARO.
- ALL 145 UNITS TO BE PROVIDED ON-SITE.
 - WEIGHTED AVERAGE OF 60% AMI
 - 1/3 (48 UNITS) AT OR BELOW 50% AMI
 - 1/6 (8 UNITS) AT OR BELOW 40% AMI

*LEVEL 8 AS REFERENCE



LEGEND

	TYPE A
	TYPE B
	AFFORDABLE HOUSING UNITS
AV	AUDIO/VISUAL ALARM CONDUIT

	TOTAL	ARO	MARKET
STUDIO	38	8	30
1BD / 1BA	87	17	70
2BD/1BA	98	52	46
2BD/2BA	158	0	158
3BD/3BA+Den	1	0	1
3BD/3.5BA + Den	1	0	1
TOTAL	383	77	306

EAST BUILDING

	TOTAL	ARO	MARKET
STUDIO	38	8	30
1BD / 1BA	81	16	65
2BD/1BA	136	45	91
2BD/2BA/BAL	42	0	42
2BD/2BA/BL + DE	42	0	42
3BD/3BA+Den	1	0	1
3BD/3.5BA + Den	1	0	1
TOTAL	341	69	272

WEST BUILDING

PUBLIC AMENITIES/NEIGHBORHOOD IMPROVEMENT:

- + 28,000 SF OF OPEN “GREEN” LANDSCAPE AND HARDSCAPE AREAS
- PUBLICLY ACCESSIBLE:
 - DOG PARK, LAWN SPACE, KINZIE PEDESTRIAN STREET, RETAIL SEATING AND TERRACE INTERNAL DRIVEWAY TO HELP MITIGATE SURROUNDING TRAFFIC.
- RIGHT-IN / RIGHT-OUT AT N ODGEN AVE
- ELIZABETH ST ENTRY & EXIT
- ON-SITE BUILDING LOADING AND UNLOADING

ECONOMIC BENEFITS:

- ESTIMATED 800 + PERMANENT AND TEMPORARY JOB
- \$600,000 CONTRIBUTION TO **“TRAFFIC MITIGATION AND NEIGHBORHOOD BEAUTIFICATION FUND”**
- \$750,000 CONTRIBUTION TO **“KINZIE INDUSTRIAL CORRIDOR CONVERSION FUND”**
- +\$6,000,000 IN FAR BONUS FUNDS

COMMITMENT TO THE CITY’S PARTICIPATION GOALS:

- 26% PARTICIPATION FROM MINORITY BUSINESS ENTERPRISES
- 6% PARTICIPATION FROM WOMEN BUSINESS ENTERPRISES
- 50% PARTICIPATION FROM CHICAGO RESIDENTS





DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- Consistent with plans adopted by the Plan Commission or approved by the City Council, including the West Loop Design Guidelines and Fulton Market Innovation District Plan (17-8-0103);
- Complies with the floor area ratio standards of the zoning district applicable to the subject property and is appropriate for downtown (DX) districts (17-8-0901);
- Promotes safe and efficient access to transit and circulation, and encourages pedestrian and bicycle uses (17-8-0904-A).