



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**125 Maple**

**125 W. Maple Street (2<sup>nd</sup> Ward)**

**Fifield Companies**

08/19/2021



**RENDERING FROM NORTHWEST DIRECTION**





**MASSING OF COMMUNITY CENTER FROM LASALLE STREET**

# ★ Community Area Snap Shot

## COMMUNITY AREA INFORMATION: Near North Side

### General Population Characteristics, 2015-2019

	Near North Side
Total Population	93,318
Total Households	57,169
Average Household Size	1.6
Percent Population Change, 2010-19	15.9
Percent Population Change, 2000-19	28.2

Source: 2000 and 2010 Census, 2015-2019 American Community Survey five-year estimates.

### Employment of Near North Side Residents\*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	11,268	22.1
2. Finance	6,387	12.5
3. Health Care	5,379	10.5
4. Education	3,722	7.3
5. Administration	3,531	6.9

TOP EMPLOYMENT LOCATIONS	Count	Percent
1. The Loop	16,946	33.2
2. Outside of Chicago	13,622	26.7
3. Near North Side	10,056	19.7
4. Near West Side	3,875	7.6
5. Hyde Park	665	1.3

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2018).

\*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

### Household Size, 2015-2019

	Near North Side	
	Count	Percent
1-Person Household	32,516	56.9
2-Person Household	19,733	34.5
3-Person Household	3,141	5.5
4-or-More-Person Household	1,779	3.1

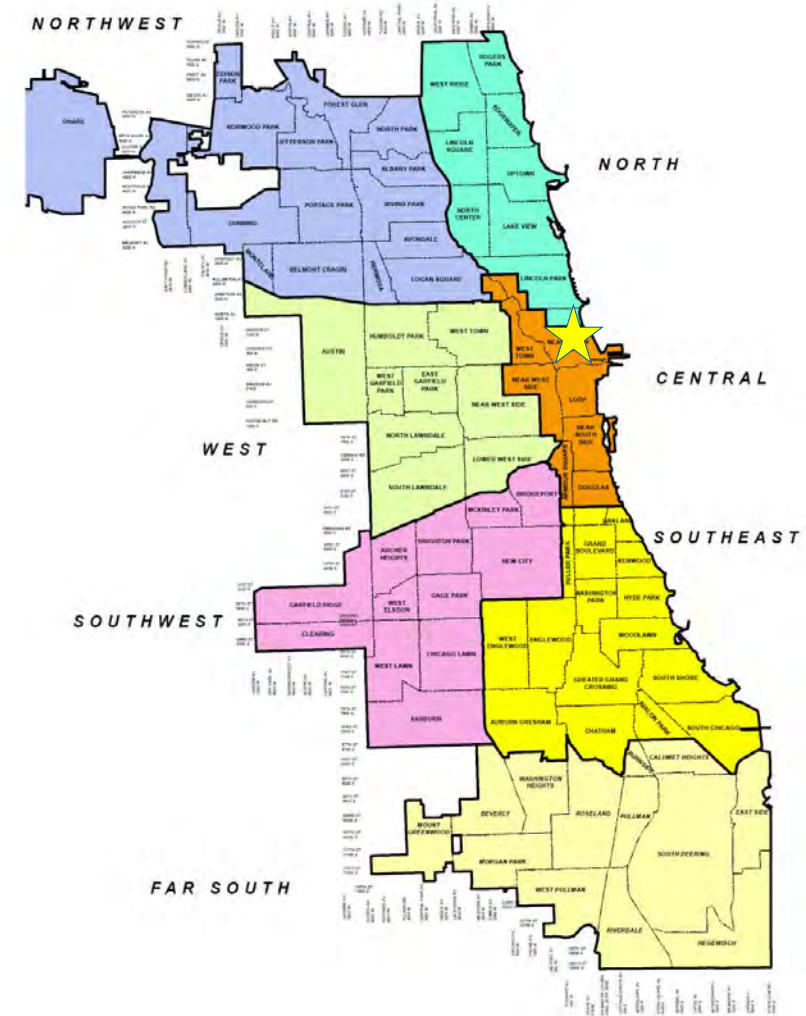
Source: 2015-2019 American Community Survey five-year estimates.

### Employment in Near North Side\*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Accommodation and Food Service	29,508	16.3
2. Professional	28,553	15.8
3. Health Care	22,396	12.4
4. Retail Trade	17,227	9.5
5. Administration	15,293	8.5

TOP RESIDENCE LOCATIONS	Count	Percent
1. Outside of Chicago	78,788	43.6
2. Near North Side	10,056	5.6
3. Lake View	8,654	4.8
4. West Town	6,002	3.3
5. Lincoln Park	4,960	2.7





# ★ Planning Context



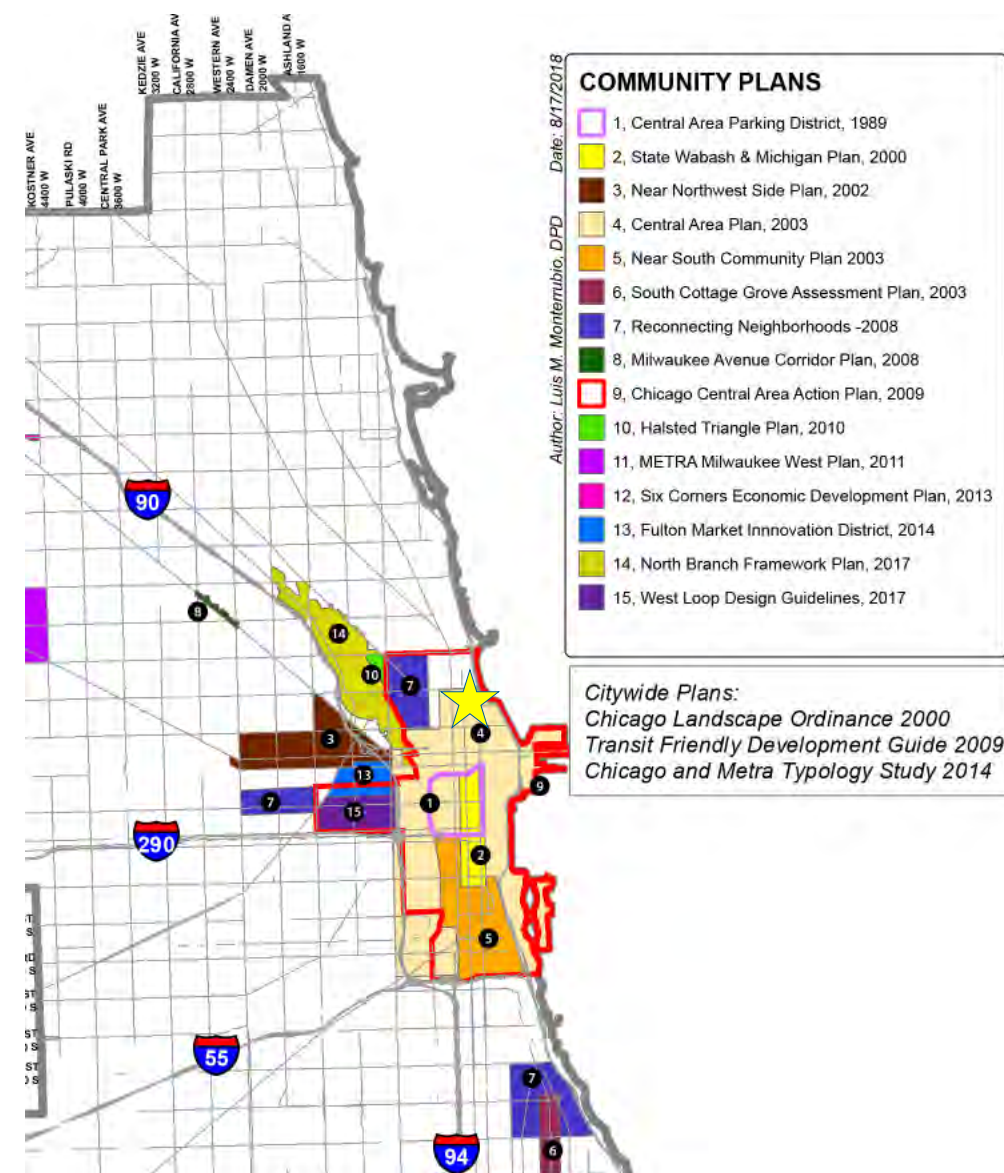
## The Chicago Central Area Plan Near North Recommendations:

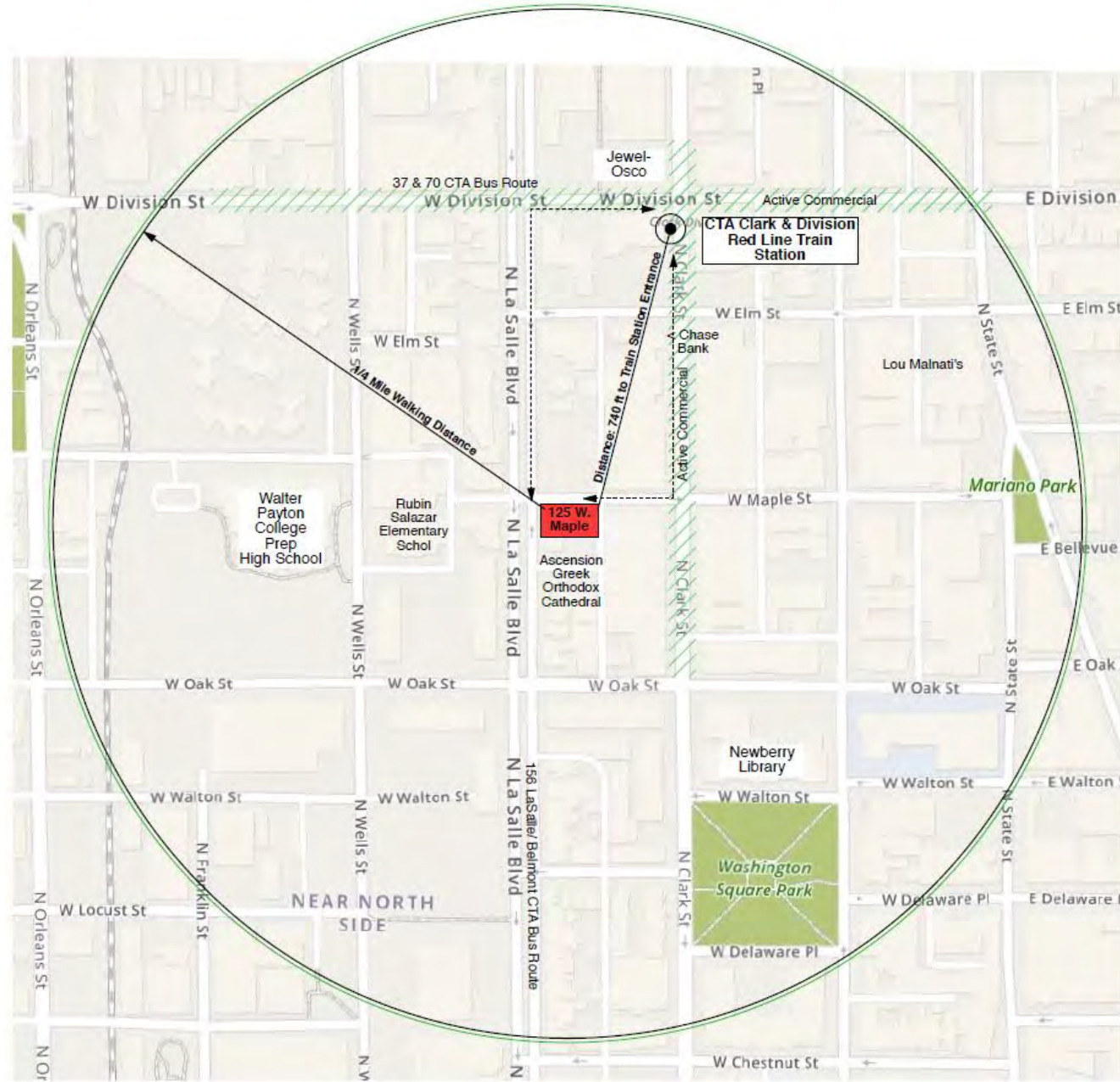
- Larger scale development should be focused along the LaSalle Street corridor.
- River North will continue its development as a mix of restaurants, entertainment, hotel, retail and residential uses.



## Central Area Action Plan Near North Visions/Goals:

- Higher densities should be supported around existing and planned transit stations and along major street corridors.



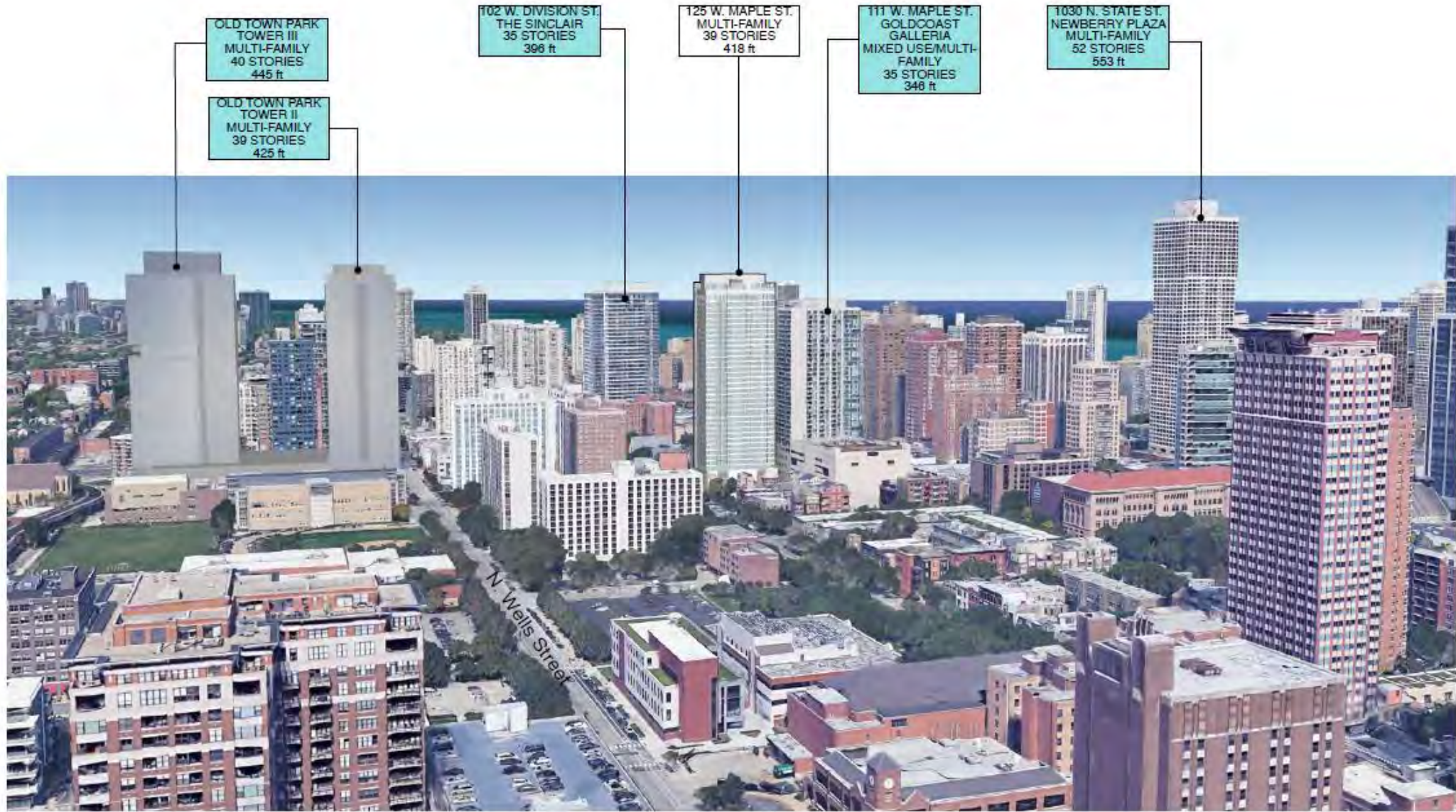


# SITE CONTEXT PLAN







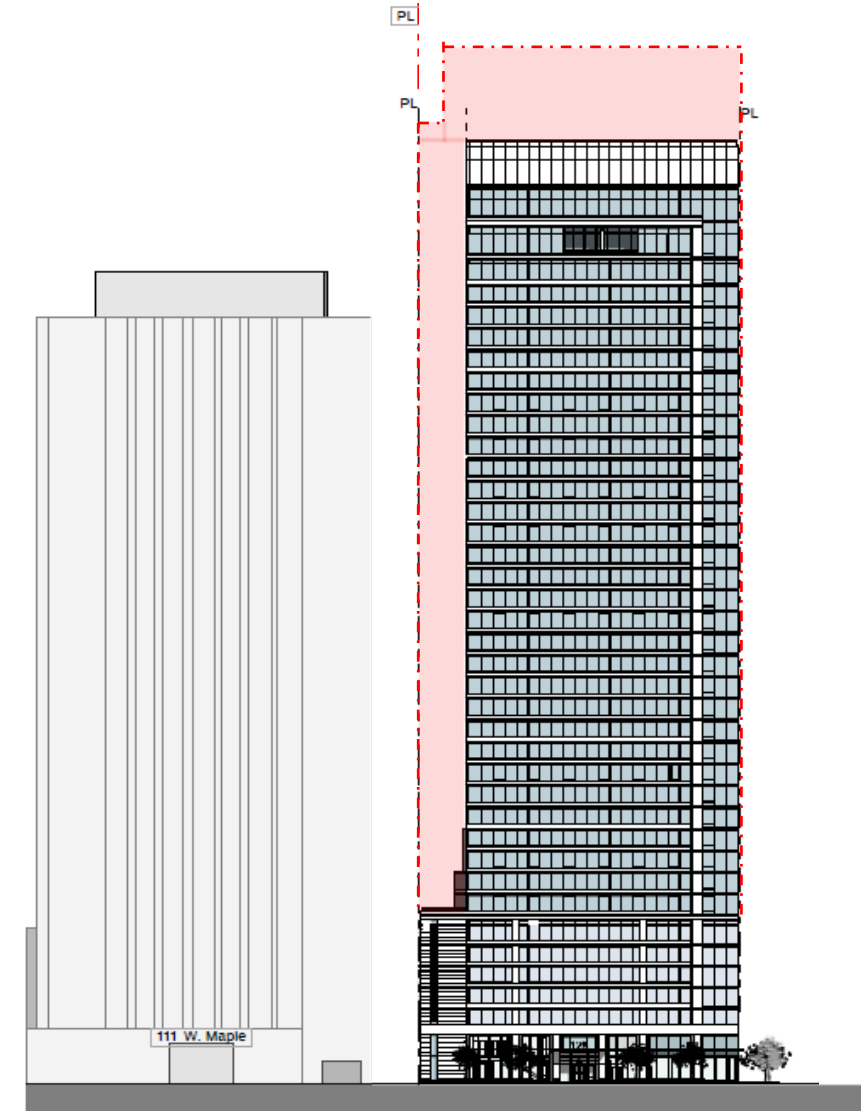


**AERIAL VIEW FROM SOUTHWEST DIRECTION WITH HEIGHT CONTEXT**



# Project Timeline + Community Outreach

- Date of PD Filing – May 26, 2021
- Dates of Community Meetings
  - Multiple meetings with 111 W Maple Association (including April 2020, October 2020 and July 2021)
  - Multiple meetings with surrounding community stakeholders and neighborhood associations
  - 1<sup>st</sup> Public Community Meeting on July 15, 2020
  - 2<sup>nd</sup> Public Community Meeting on July 12, 2021
- Changes based on feedback:
  - Reduced density from 406 units to 303 units
  - Increased setback from 111 W Maple from 20 feet to 40 feet
  - Reduced building height by nearly 40 feet
  - Identified enhancements to alleyway between site and 111 W Maple to improve traffic flow
  - Identified enhancements to improve safety



Red box represents the outline of the initial 406 unit design.





**RENDERING FROM SOUTHWEST DIRECTION**





LaSalle Dr & Maple St Looking SE



LaSalle Dr Looking NE @ OA Site



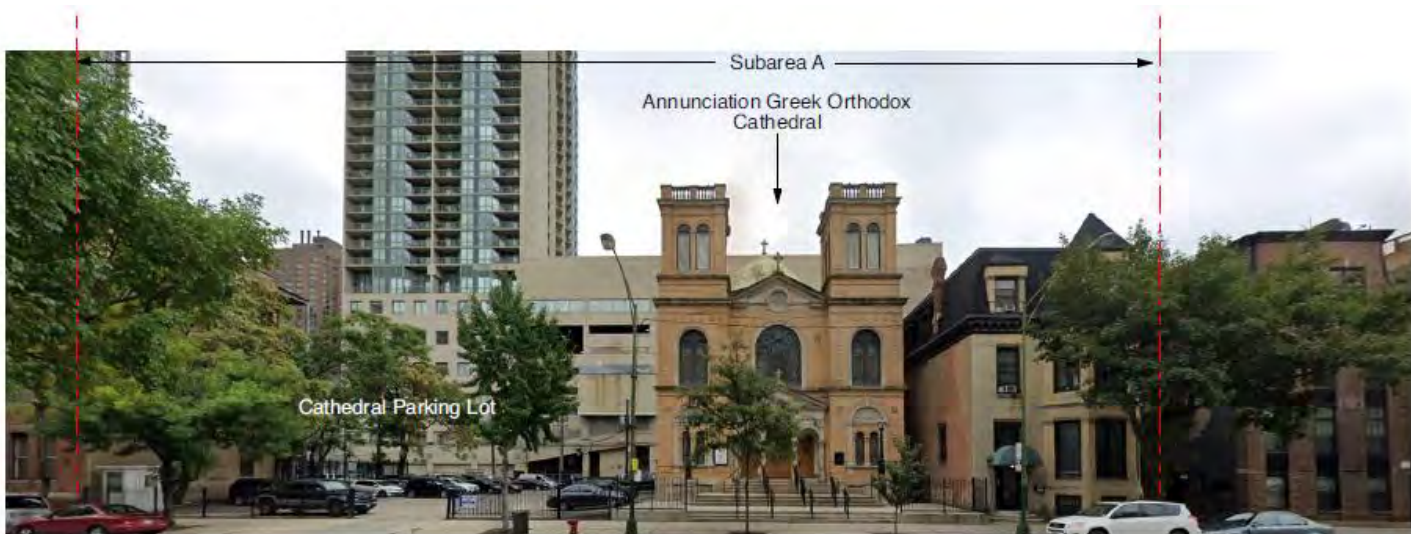
Maple St looking W



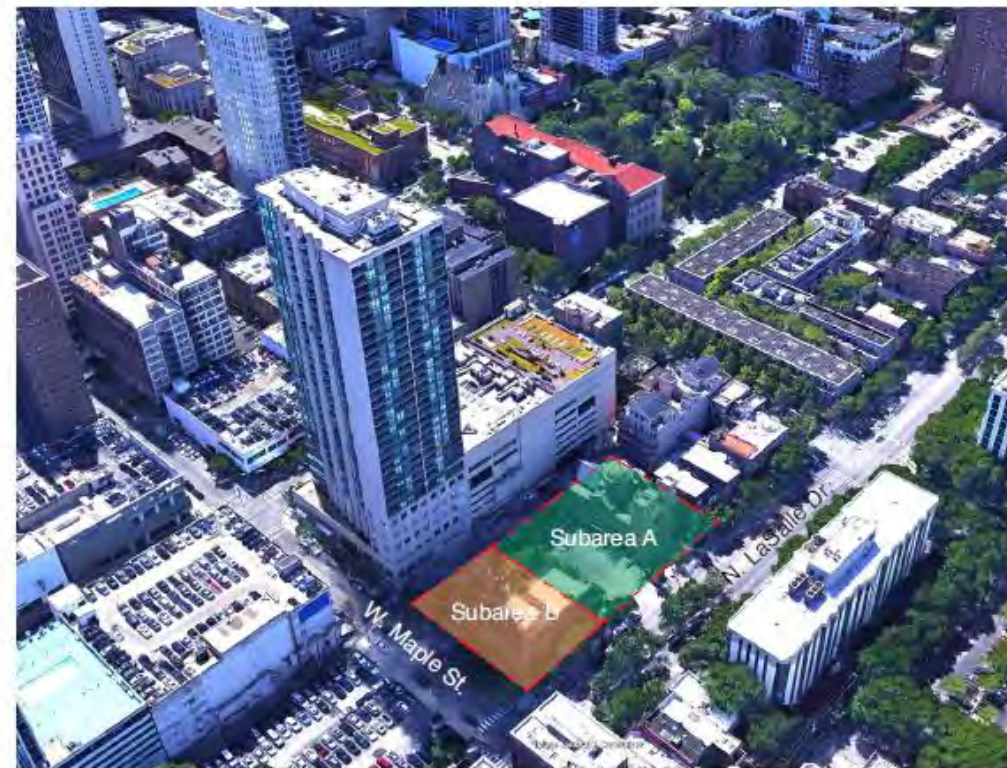
Maple St @ Alley







LaSalle Dr



Aerial of Existing Site





**RENDERING FROM SOUTHEAST DIRECTION**



Current



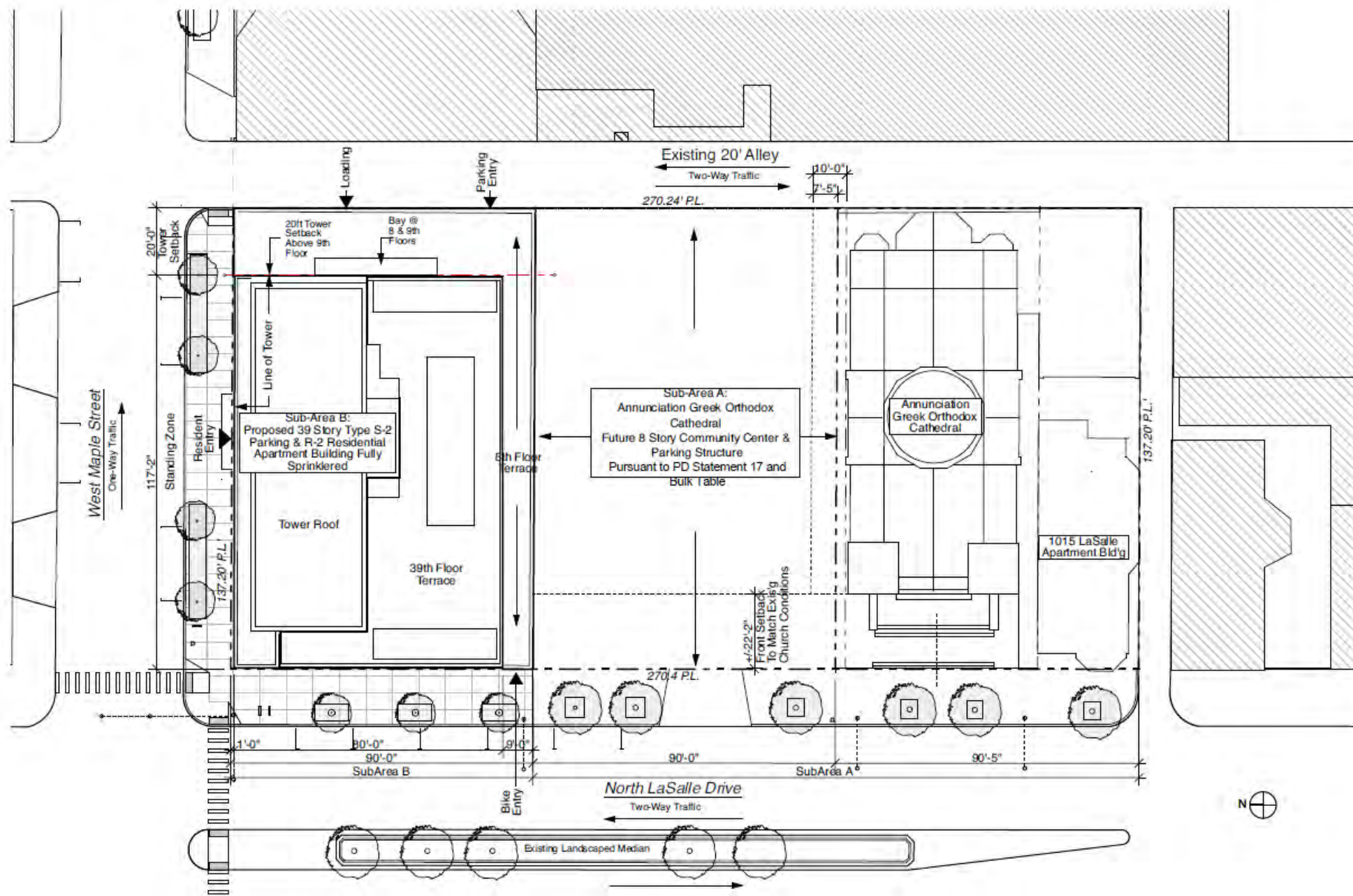
PEDESTRIAN CONTEXT





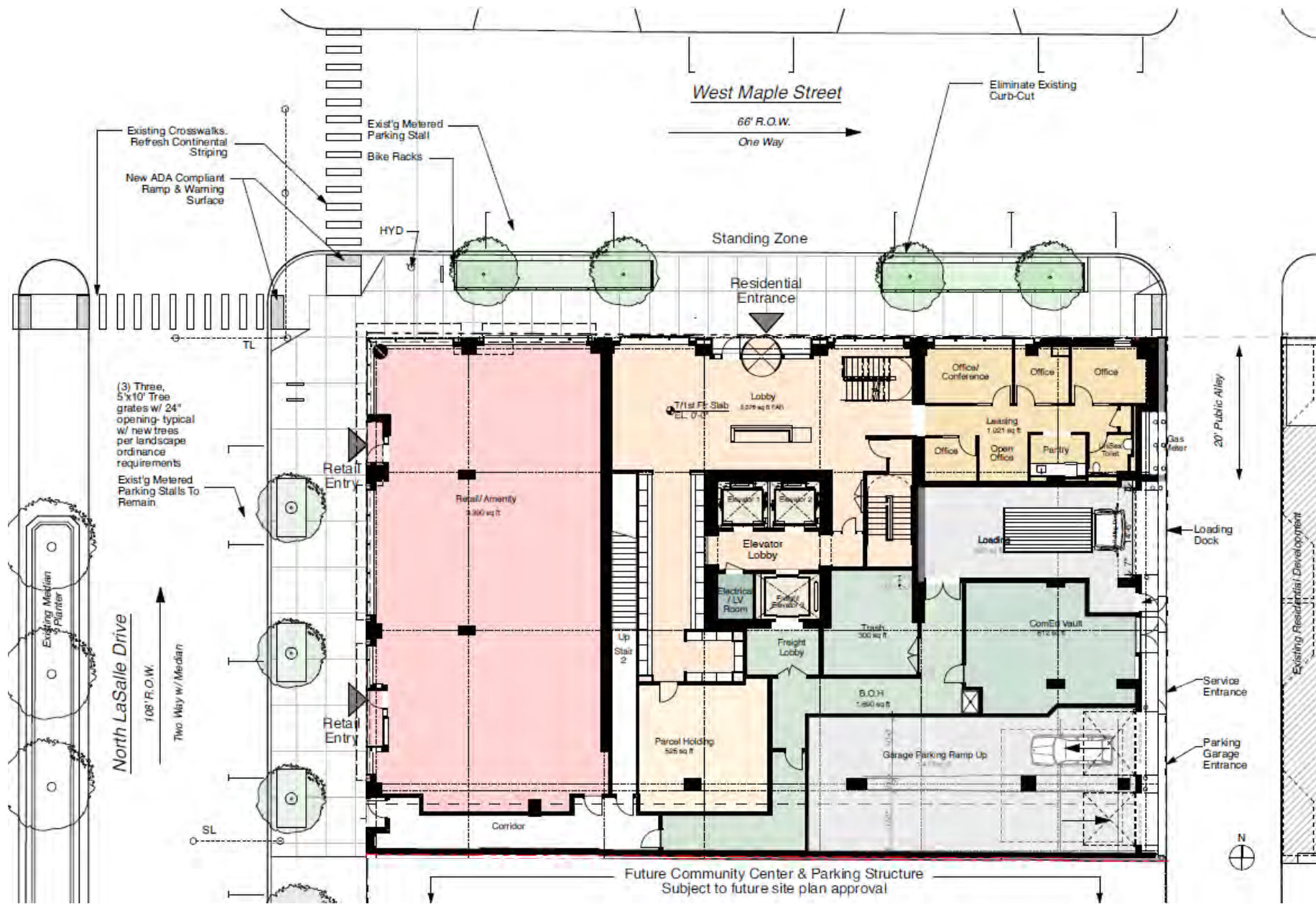
**PEDESTRIAN CONTEXT – BUILDING ENTRANCE**





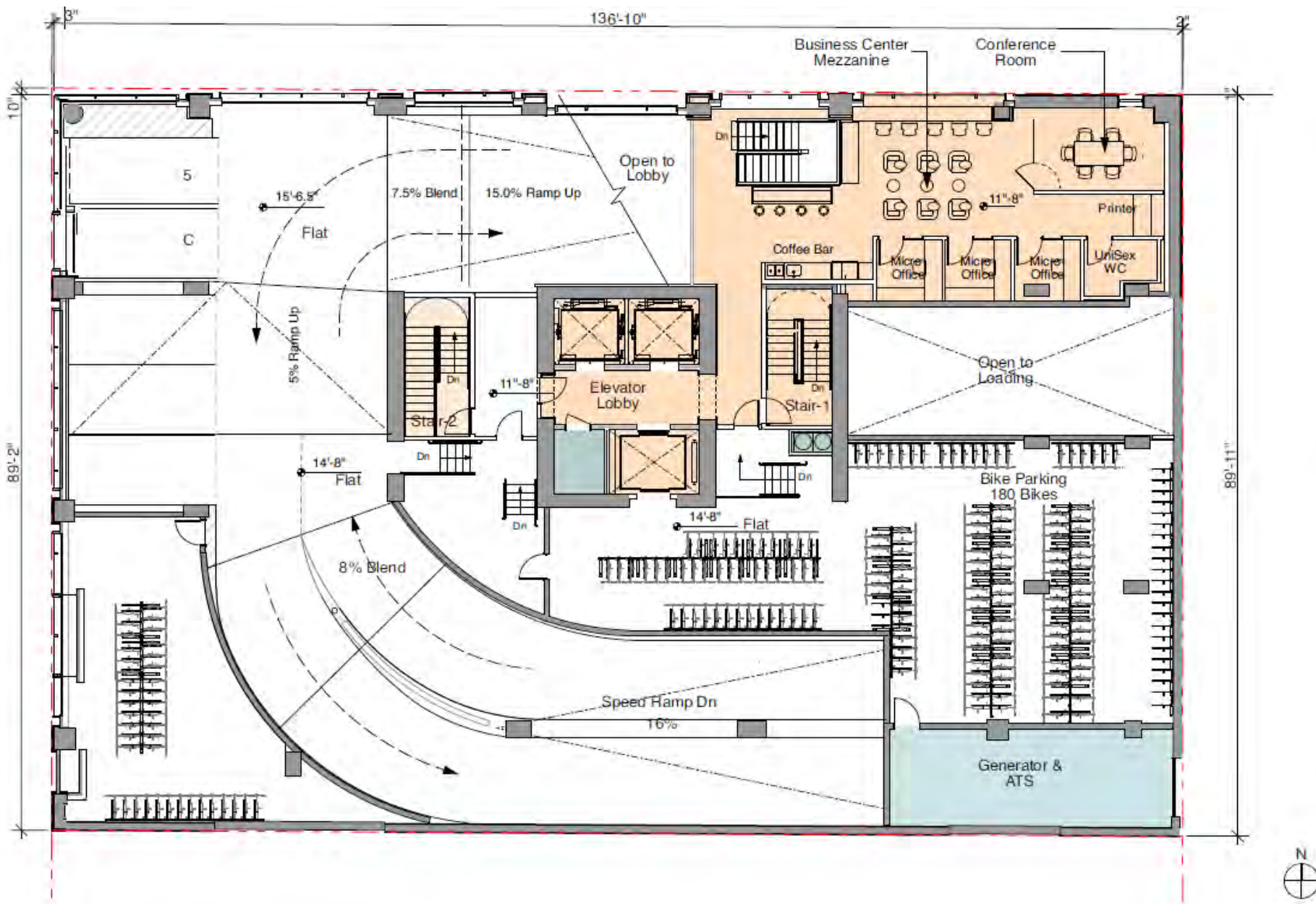
# OVERALL PD SITE PLAN





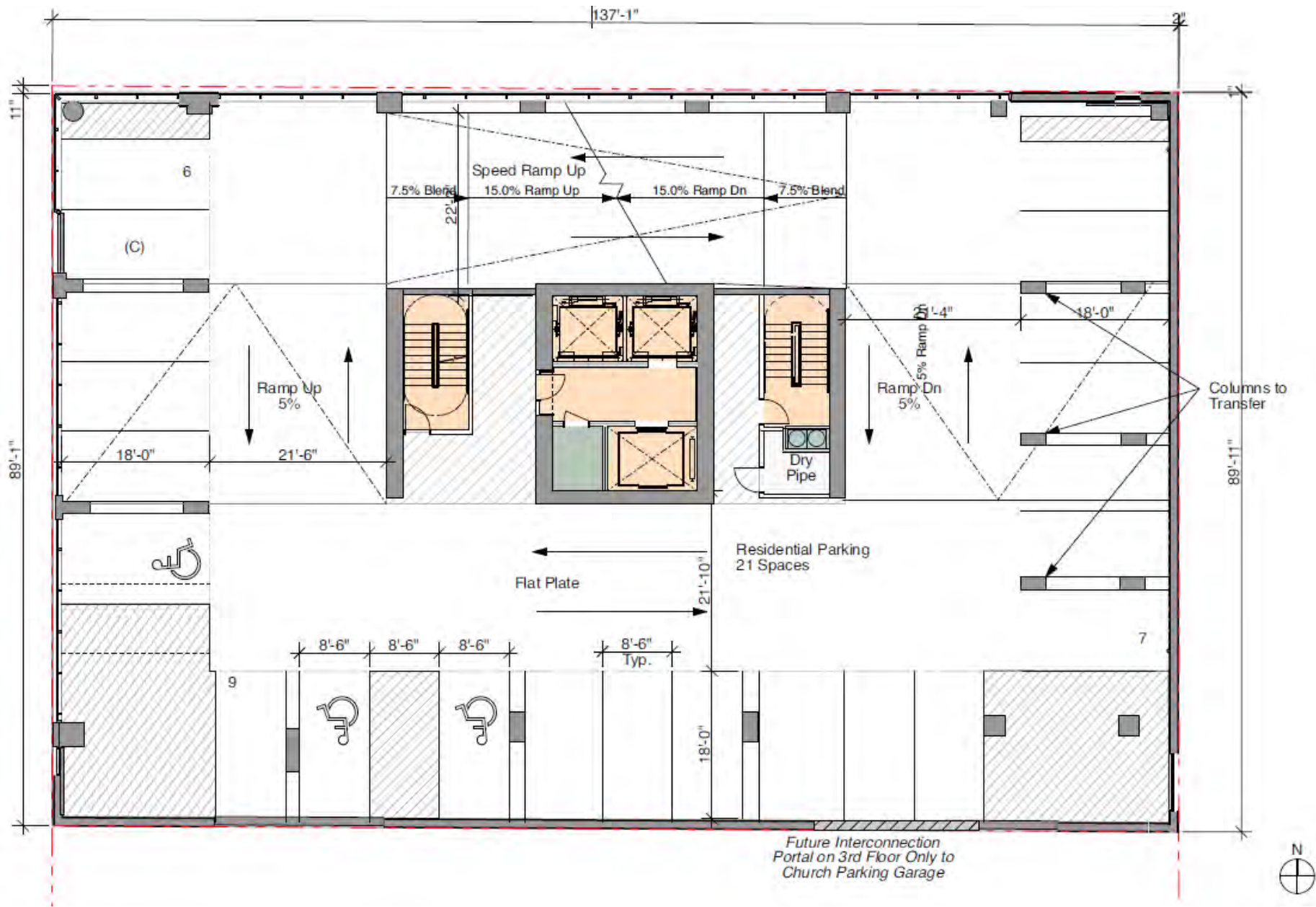
**125 MAPLE GROUND FLOOR PLAN**



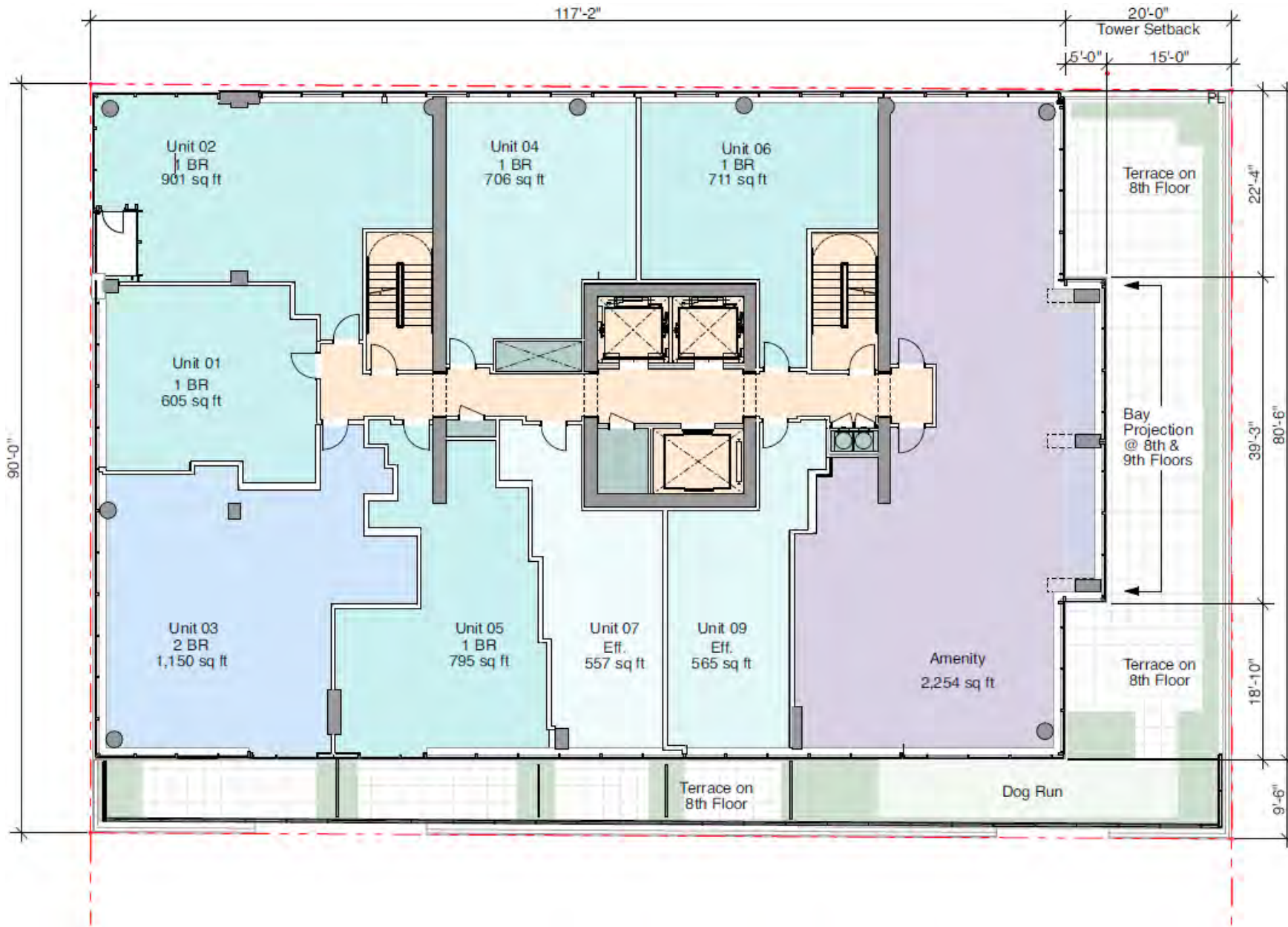


**2ND FLOOR PARKING AND MEZZANINE PLAN**



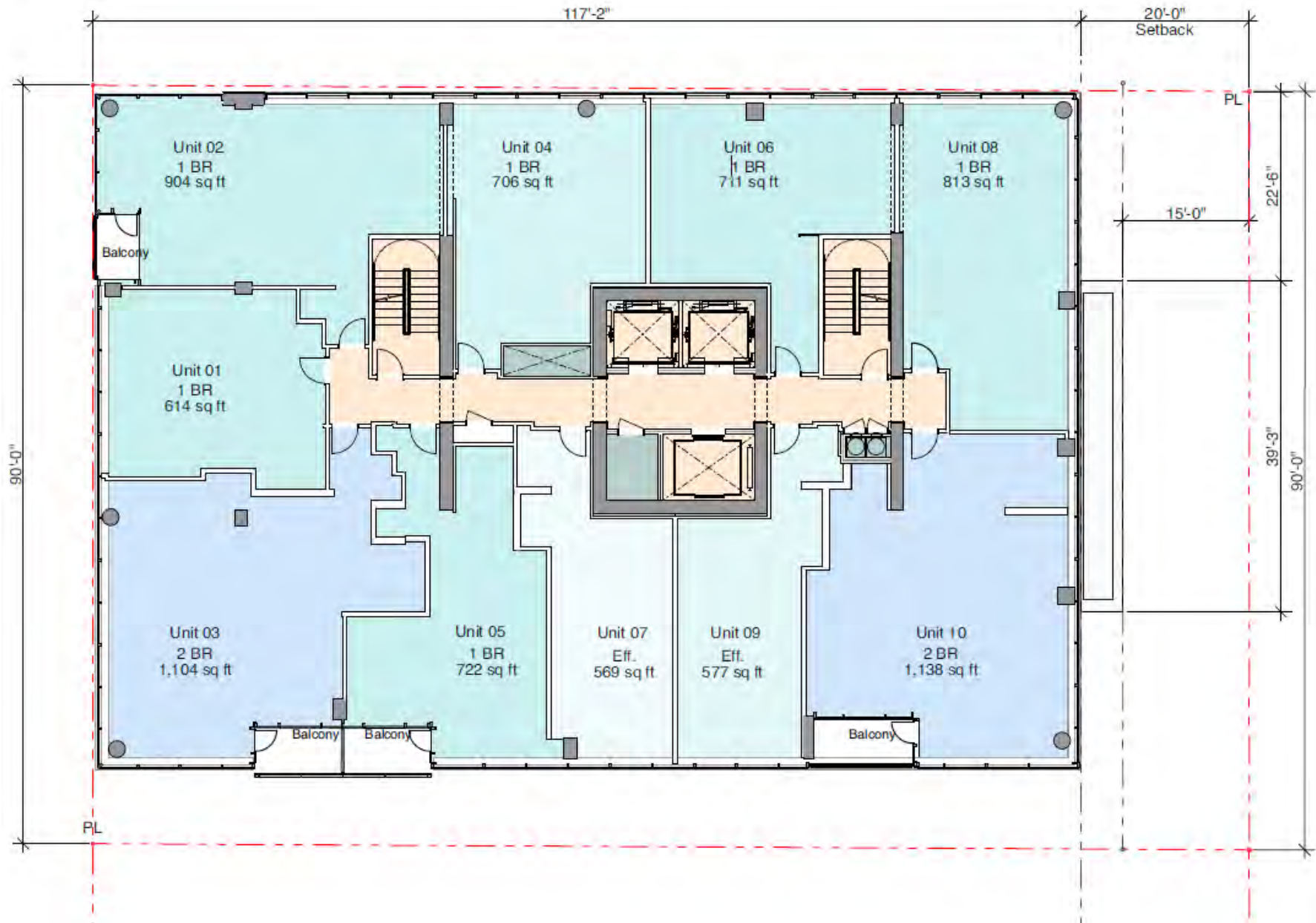


**TYPICAL PARKING FLOOR PLAN**

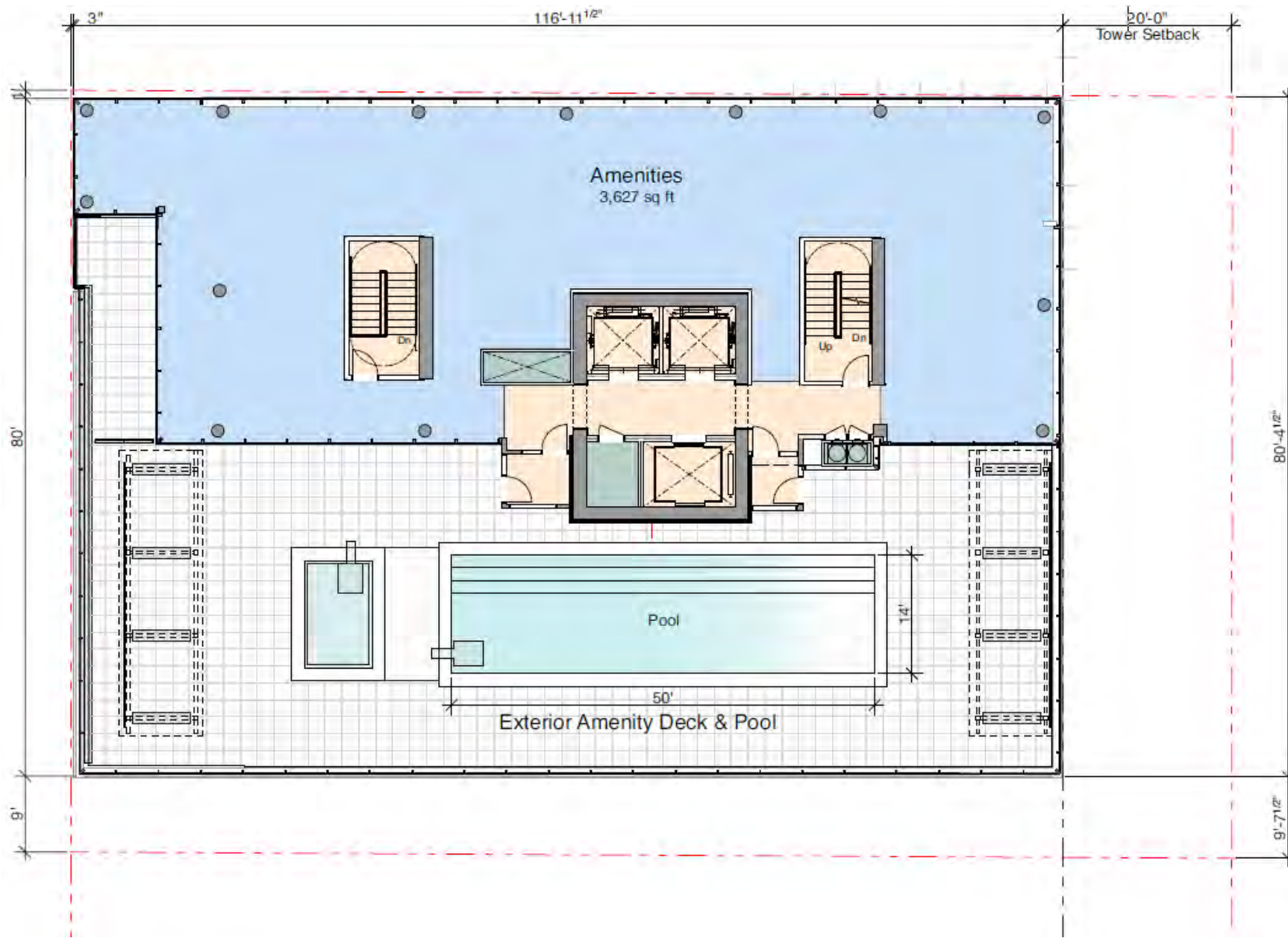


**TYPICAL RESIDENTIAL FLOOR PLAN**



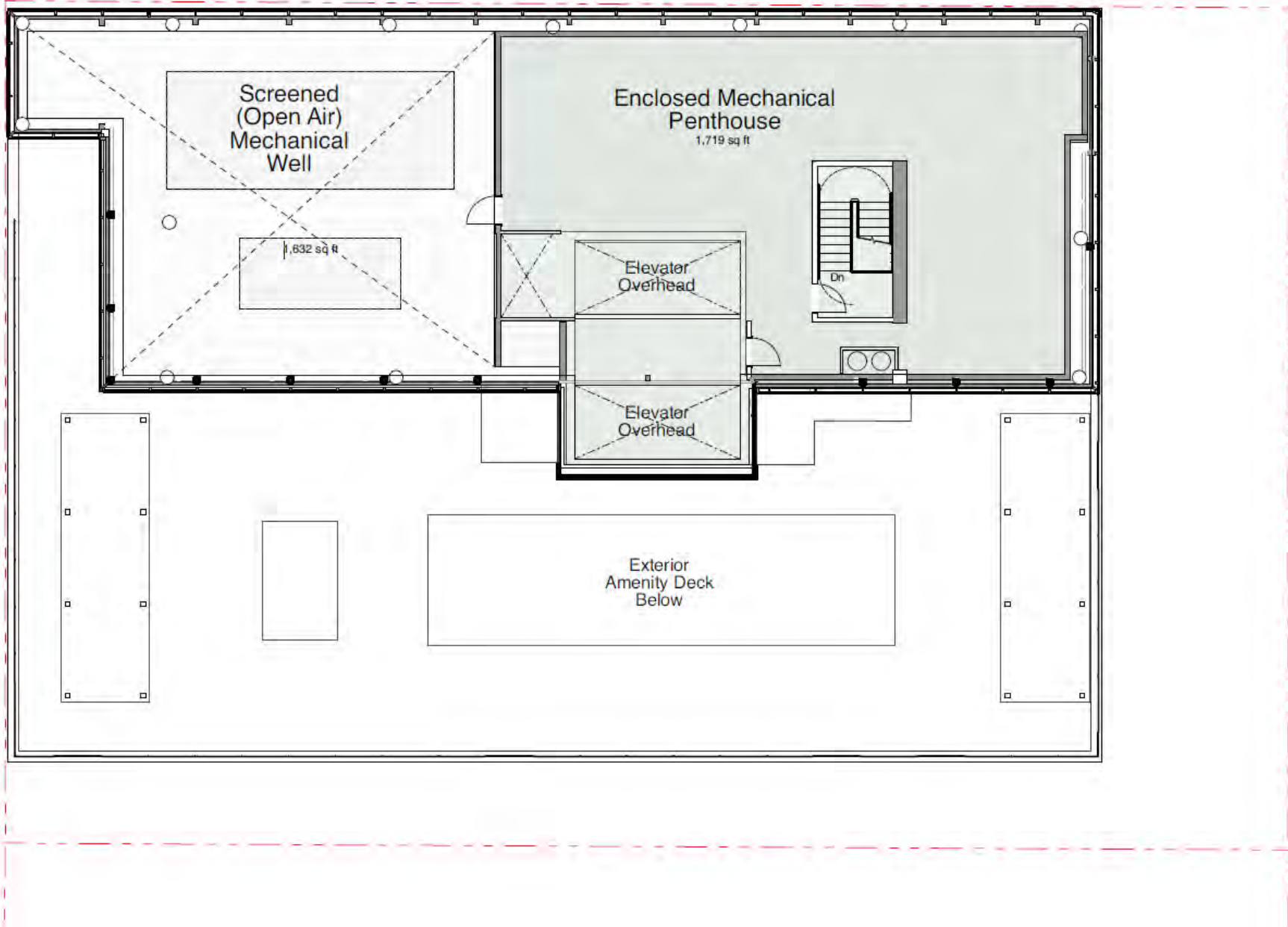


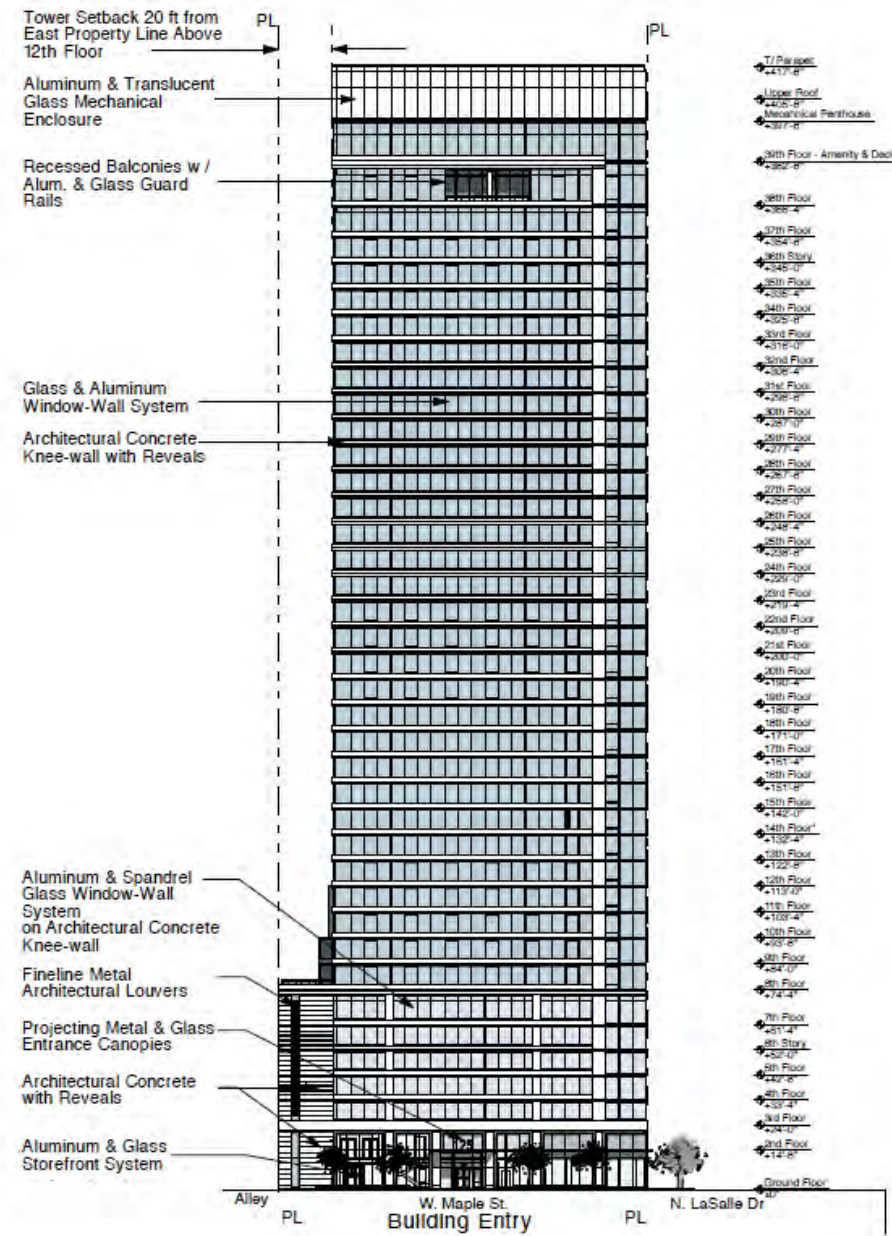
**TYPICAL RESIDENTIAL FLOOR PLAN**



**ROOFTOP AMENITY FLOOR PLAN**

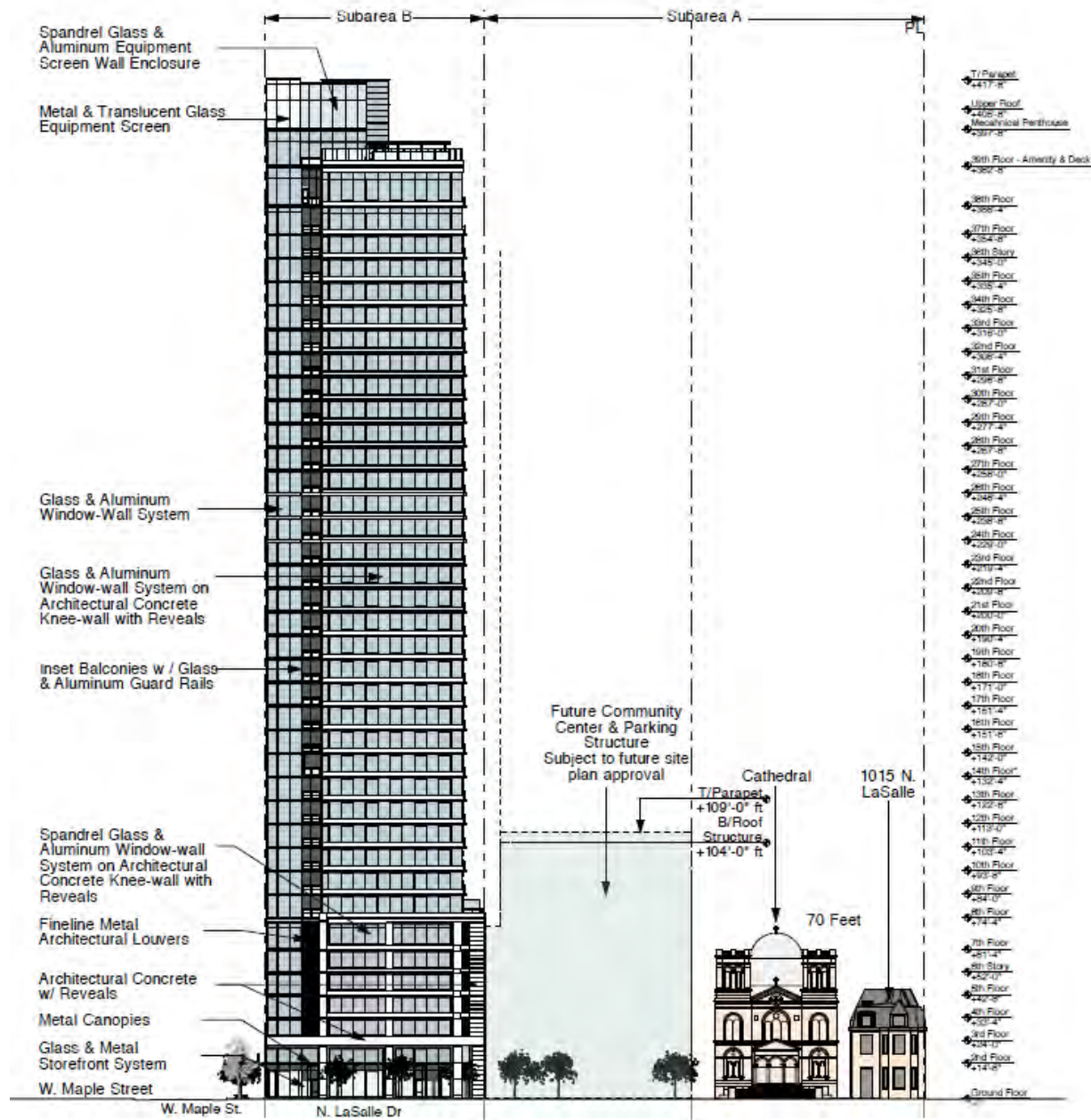




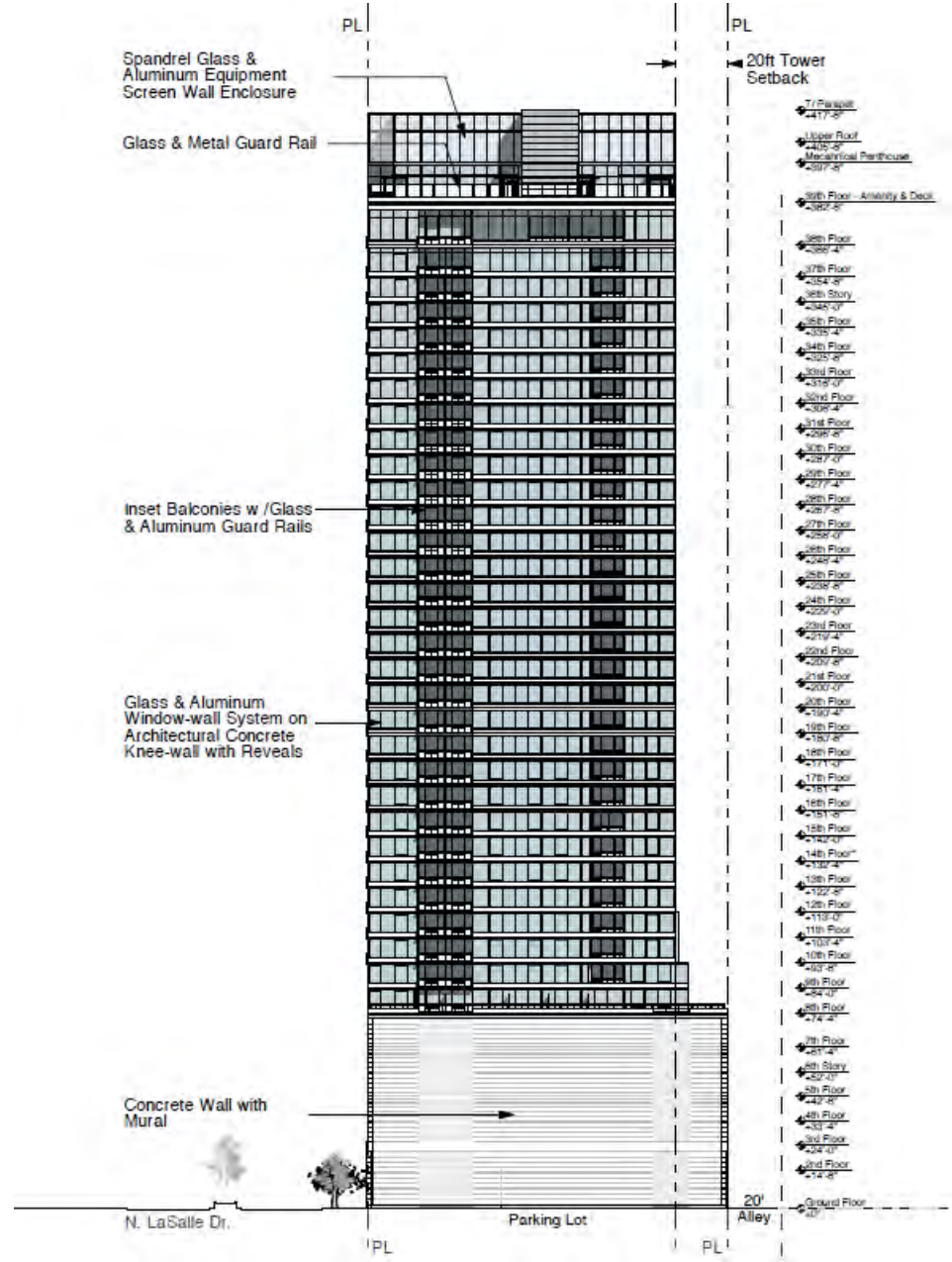


# NORTH ELEVATION



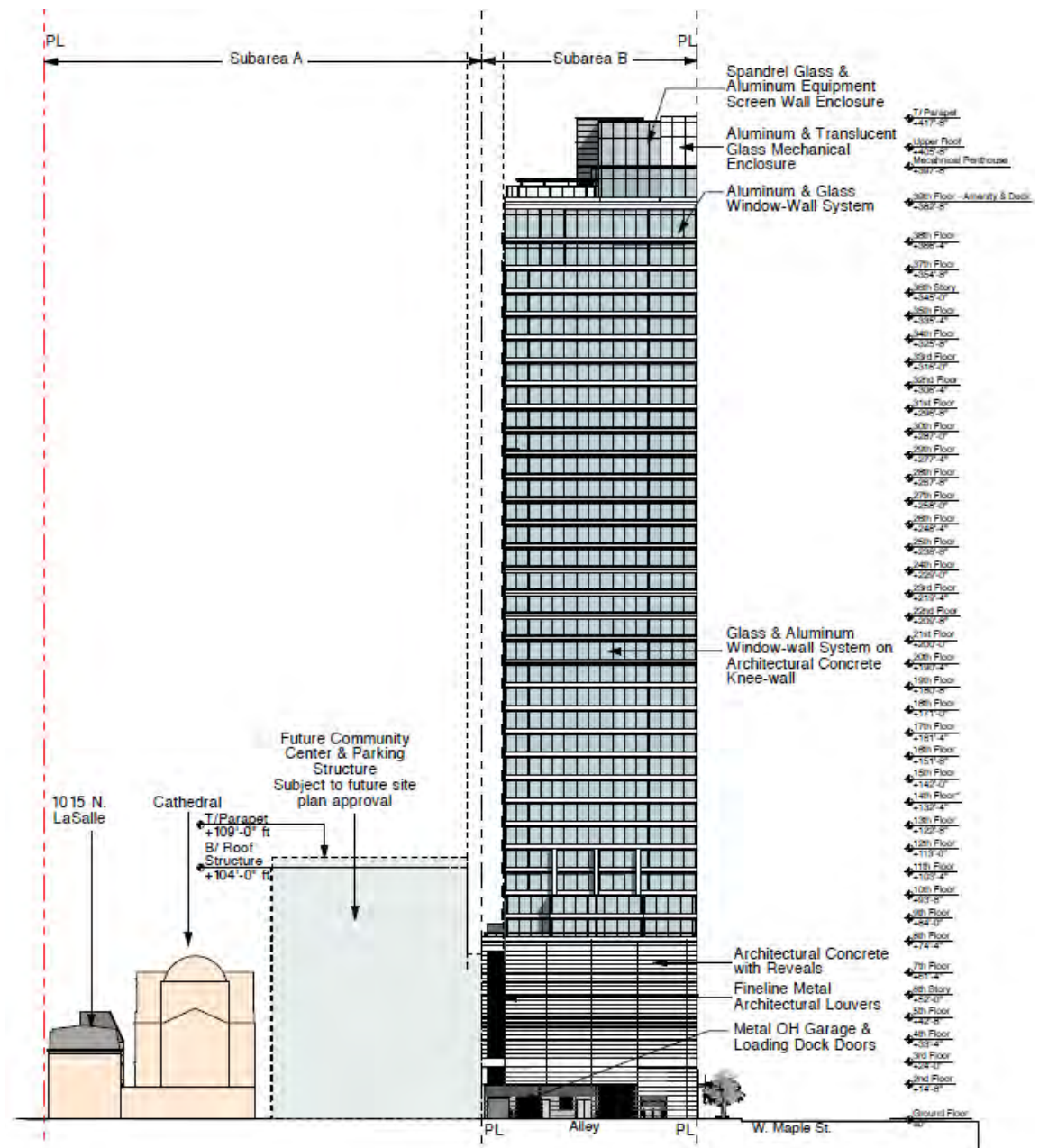


# WEST ELEVATION



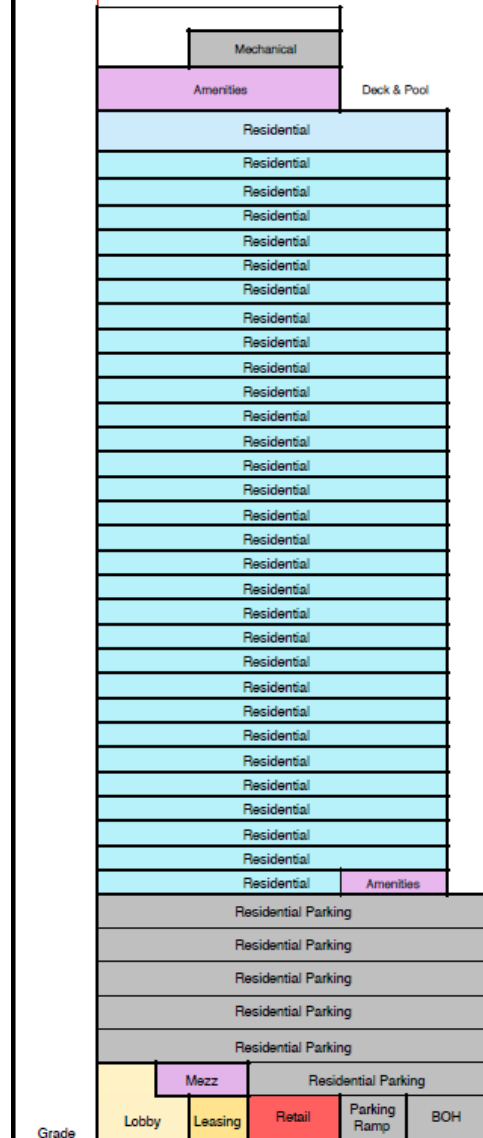
# SOUTH ELEVATION





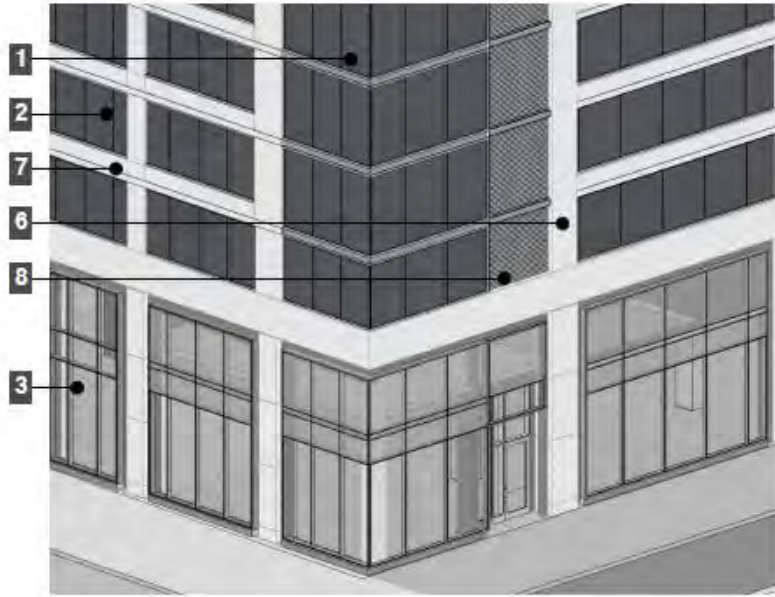
# EAST ELEVATION

PL	Use	Levels	Floor to Floor	OA Height
<i>Tower: 9ft Getback from South, 20ft setback from East</i>				
			FT	FT
	T/Screenwall		12.00	418.67
	Mech PH/Roof		8.00	398.67
	Amenity	39	15.00	383.67
PH	Res	38	16.67	367.00
	Res	37	11.67	355.33
	Res	36	9.67	345.67
	Res	35	9.67	336.00
	Res	34	9.67	326.33
	Res	33	9.67	316.67
	Res	32	9.67	307.00
	Res	31	9.67	297.33
	Res	30	9.67	287.67
	Res	29	9.67	278.00
	Res	28	9.67	268.33
	Res	27	9.67	258.67
	Res	26	9.67	249.00
	Res	25	9.67	239.33
	Res	24	9.67	229.67
	Res	23	9.67	220.00
	Res	22	9.67	210.33
	Res	21	9.67	200.67
	Res	20	9.67	191.00
	Res	19	9.67	181.33
	Res	18	9.67	171.67
	Res	17	9.67	162.00
	Res	16	9.67	152.33
	Res	15	9.67	142.67
	Res	14	9.67	133.00
	Res	13	9.67	123.33
	Res	12	9.67	113.67
	Res	11	9.67	104.00
	Res	10	9.67	94.33
	Res	9	10.00	84.33
	Res	8	10.00	74.33
	Parking	7	13.00	61.33
	Parking	6	9.33	52.00
	Parking	5	9.33	42.67
	Parking	4	9.33	33.33
	Parking	3	9.33	24.00
	Mezz & Park'g	2	9.33	14.67
	Lobby/BOH/Retail	1	14.67	0.00
Grade	MEP Services			

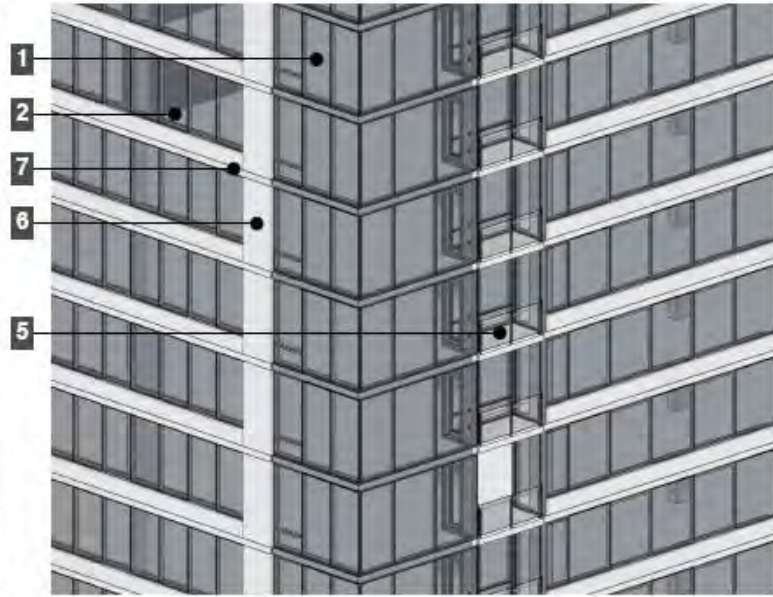


# BUILDING SECTIONS

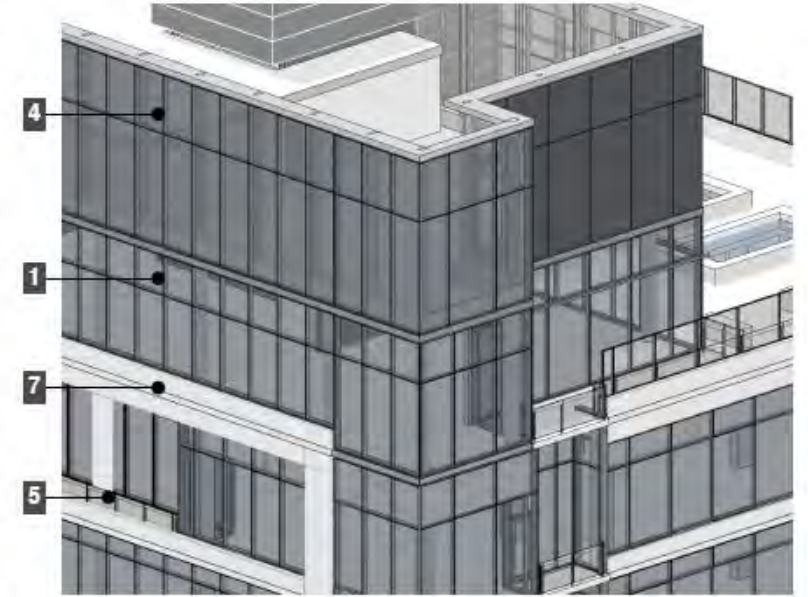




Base



Middle



Top

**MATERIAL LEGEND**

1. Aluminum & Glass Window Wall System w/ Insulated Slab Edge Covers
2. Aluminum & Glass Window Wall System on Architectural Conc. Knee-wall
3. Aluminum & Glass Storefront System
4. Aluminum & Translucent Glass Window Wall System @ Mechanical Enclosure
5. Aluminum & Glass Balcony Railings
6. Architectural Conc. w/ Reveals
7. Architectural Conc. Knee-walls w/ Reveals
8. Fine-line Metal Architectural Louvers

**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.**

## 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 Maple St to reduce traffic congestion & remove adverse visual impact of service zones
- Screened parking levels

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

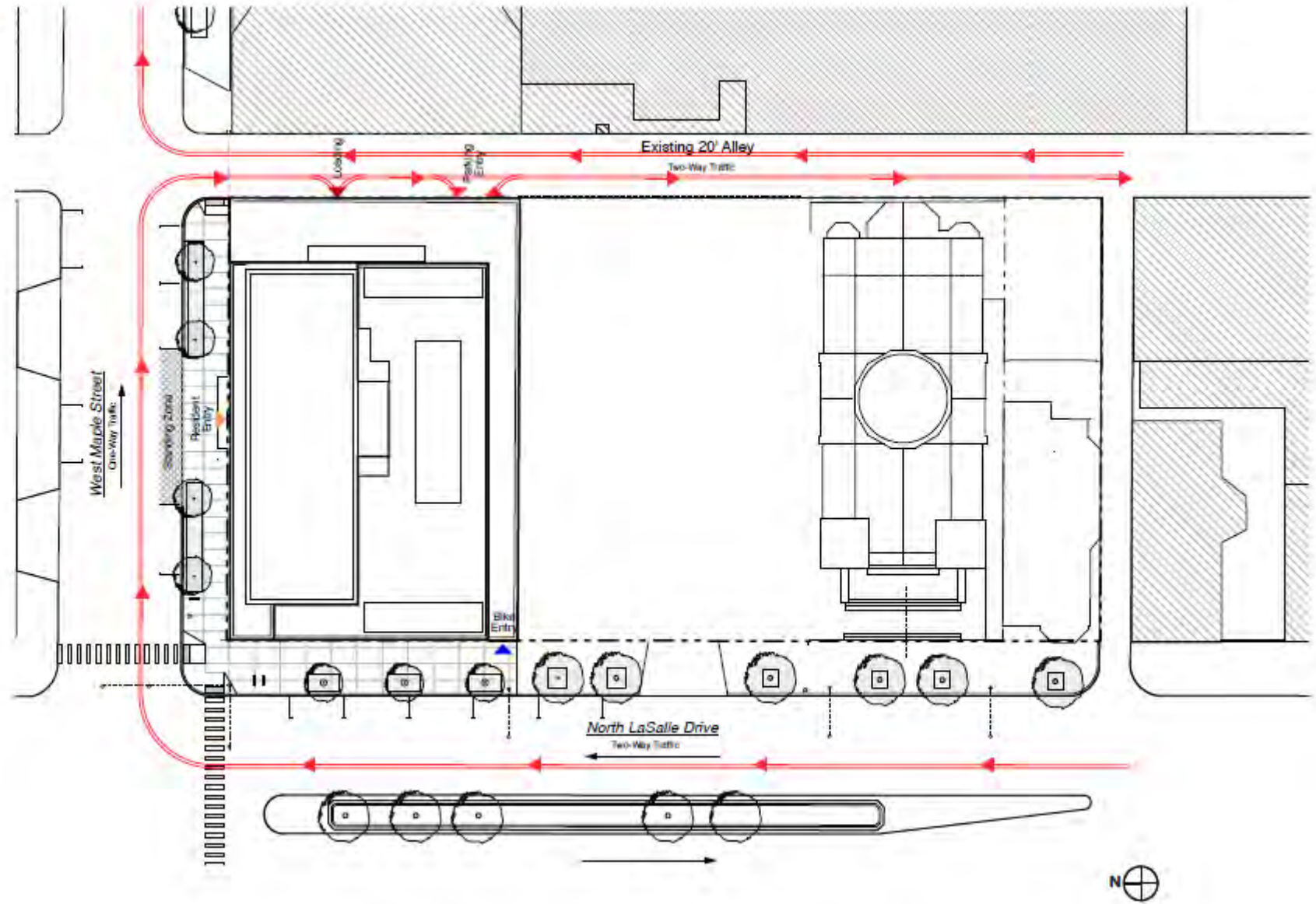
- Parking entrance on alley to maximize pedestrian safety
- Secure bicycle parking offered inside building, entrance on LaSalle Dr

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

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

### LEGEND

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





Traffic Impact Study  
125 West Maple Street

Chicago, Illinois



Prepared For:



**KLOA**  
Keng, Lindgren, O'Hara, Aboona, Inc.  
August 2, 2021

- Number of trips will be reduced due to the location with an urban area and proximity to alternative modes of transportation
- Existing street system can sufficiently accommodate traffic generated by the proposed development
- Access to parking garage and loading dock from public alley will limit impact on Maple Street and will be adequate given:
  - Existing alley adjacent to apartment building will be wider (23 ft) than a typical public alley (16 ft)
  - Existing alley carries a low traffic volume today
  - Alley's intersections with Maple Street and Oak Street will operate at a level of service B during both peak hours
- Visual warning devices should be provided at the garage exits
- Consideration should be given to providing electric vehicle charging stations
- Consideration should be given to providing transit monitors in the lobby



**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.
  - Limited sections of blank walls are articulated material relief.
  - 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 LaSalle and is in alignment with the higher density developments along Maple St.
  - Signage will be appropriate to the scale and character the surrounding area.
- 17-8-0906-B Building Orientation & Massing**
- The building "holds" the corner site and *Parking Access is through the alley.*
  - Design establishes a street wall with active features lining the sidewalk.
  - Service areas are located on the alley.

Active uses at sidewalk along Maple and Lasalle

Building "holds" the corner

Building pedestrian entrance is highlighted



## 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.

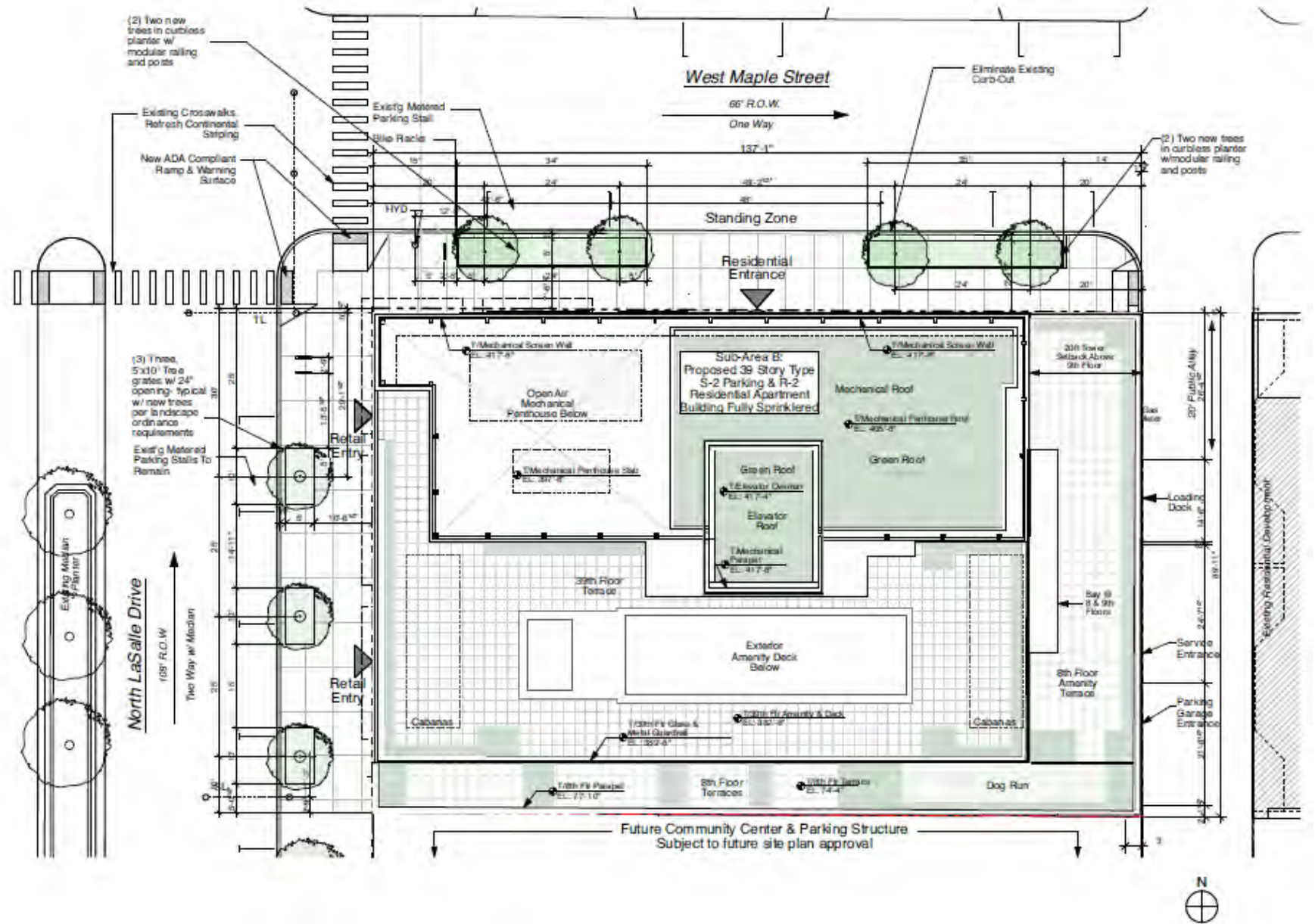
### Landscape Ordinance Analysis Sub Area B

#### West Maple Street

- Length ..... 137'-2"
  - Number of trees req'd (1 per 25 ft) ..... 5
  - Number of existing trees to remain ..... 0
  - Number of added trees provided ..... 4
- (Additional trees beyond this number cannot be provided due to offsets from ROW and alley)

#### North LaSalle Drive

- Length ..... 90'-0"
- Number of trees req'd (1 per 25 ft) ..... 3
- Number of existing trees to remain ..... 0
- Number of added trees provided ..... 3





Painted Architectural  
Concrete W/Reveals



Architectural Louver



Translucent Glass



Clear Glass And Aluminum  
Thermally Broken Window  
Wall System





City of Chicago

Stormwater Management Ordinance Manual

January 2016



Dept. of Water Management  
Thomas H. Powers, PE  
Commissioner



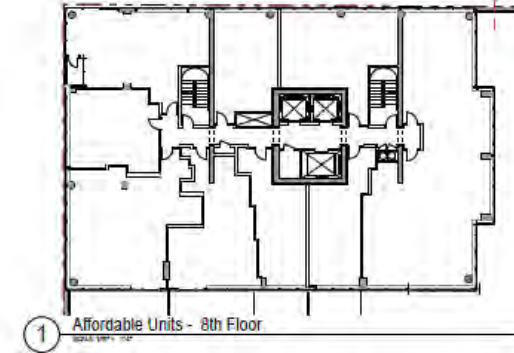
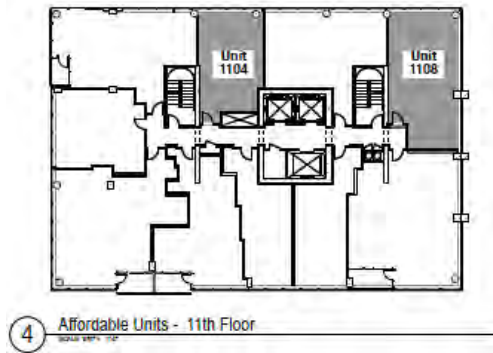
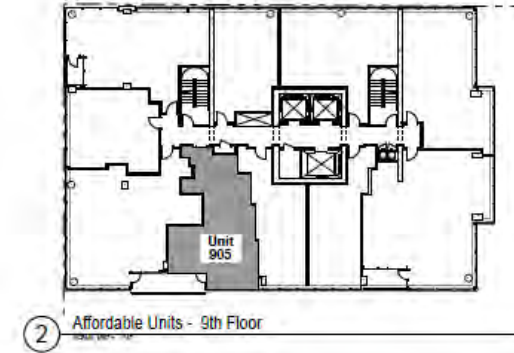
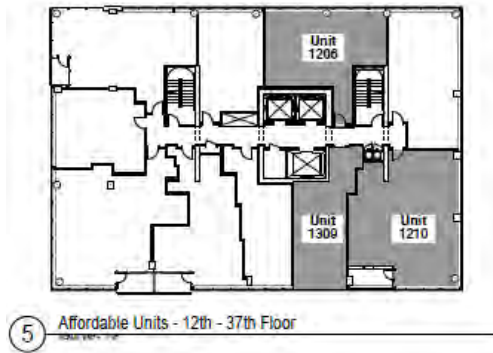
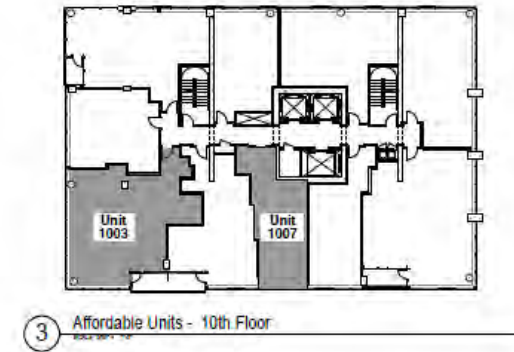
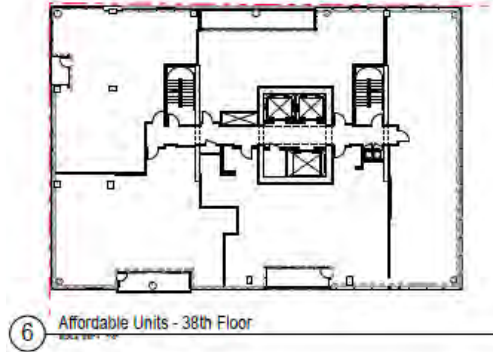
City of Chicago  
Rahm Emanuel  
Mayor

- The project has been 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



# Affordable Requirements Ordinance

- The proposal is located in a downtown district and has a total of 303 units
- The ARO obligation is 30 ARO Units (10% of 303 rounded down)
- 8 to be provided on-site
- Affordable to households earning no more than 60% AMI
- 2 studios, 4 one-bedrooms, 2 two-bedrooms
- In-Lieu fee owed for 22 units: \$4,134,658



Affordable Units			
Number	Type	Area	Quantity
<b>Efficiency</b>			
Unit 1309	Eff	565 SF	
Unit 1007	Eff	557 SF	
Total			2
<b>1 Bed</b>			
Unit 1104	1 Bed	591 SF	
Unit 905	1 Bed	743 SF	
Unit 1206	1 Bed	823 SF	
Unit 1108	1 Bed	814 SF	
Total			4
<b>2 Bed</b>			
Unit 1003	2 Bed	1,102 SF	
Unit 1210	2 Bed	1,142 SF	
Total			2
<b>Total Affordable DU's</b>			<b>8</b>



# Public Benefits

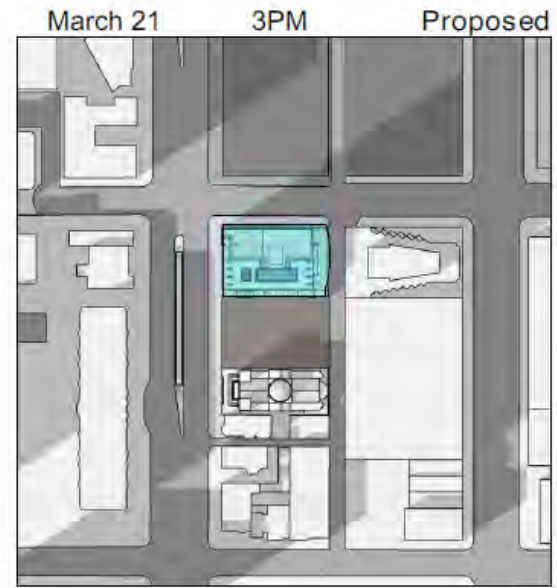
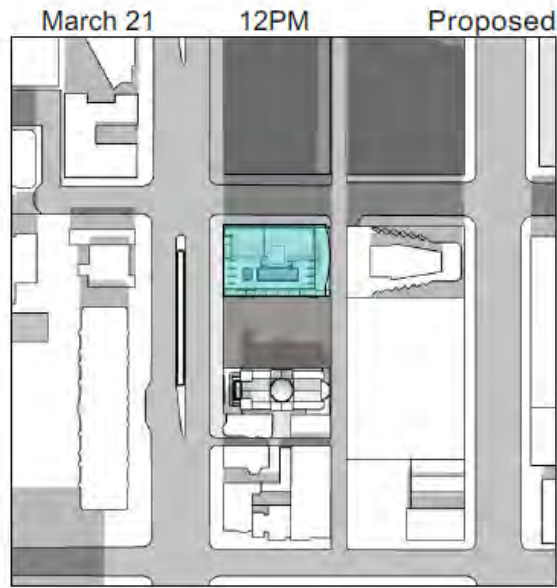
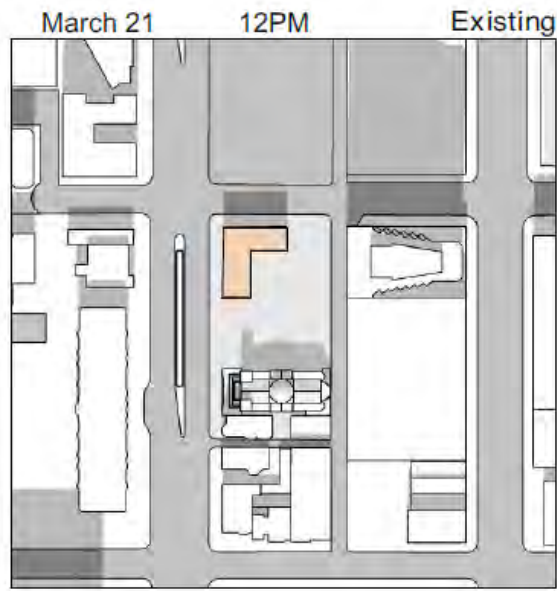
- ✓ \$1.5 million in annual city property tax revenue
- ✓ \$4.1 million payment to support affordable housing
- ✓ \$1.9 million payment into Neighborhood Opportunity Fund
- ✓ 375 construction jobs created
- ✓ 12 permanent on-site building jobs created
- ✓ 8 affordable housing units on-site
- ✓ Over 3,000 SF of retail space
- ✓ Improvements to pedestrian walkways along LaSalle Street and Maple Street
- ✓ Compliance with City's Participation Goals



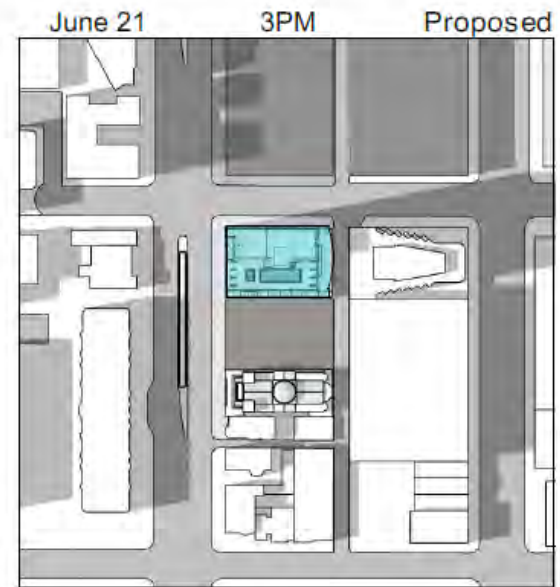
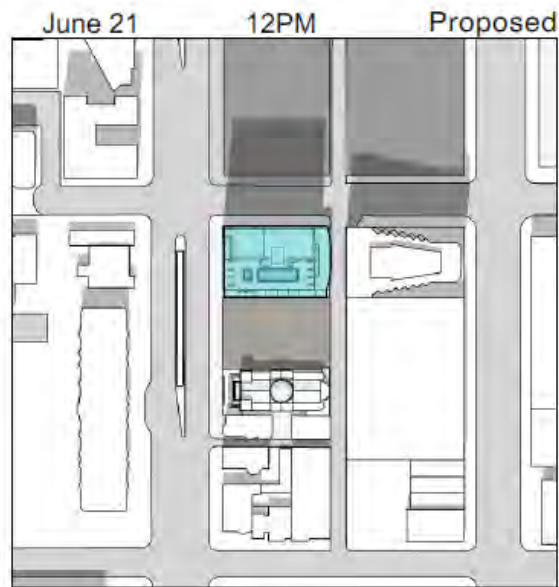
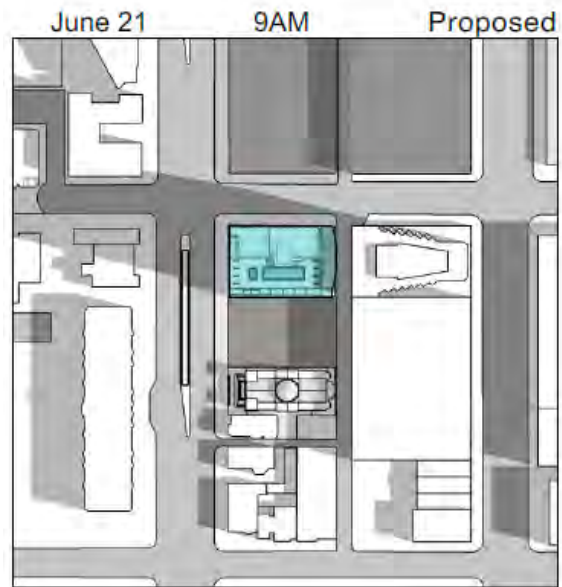
# ★ DPD Recommendations

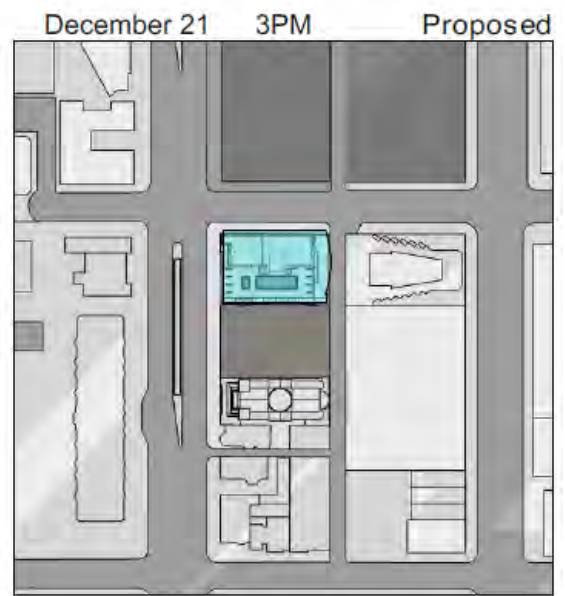
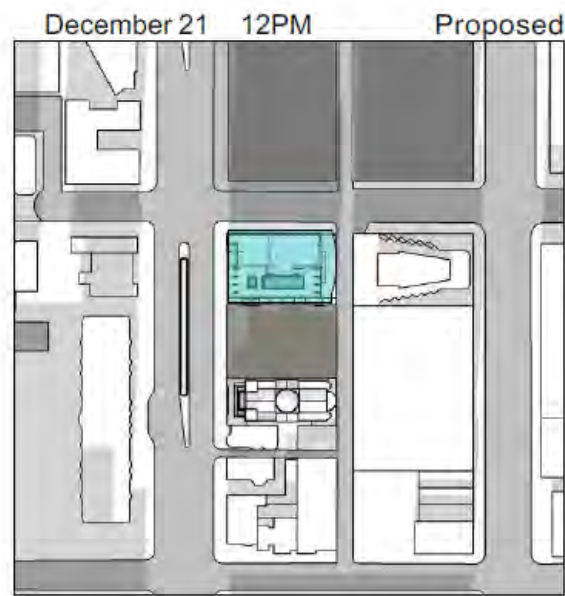
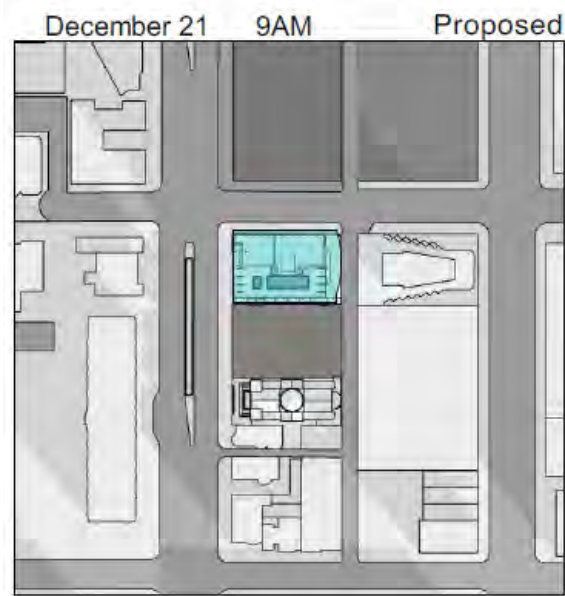
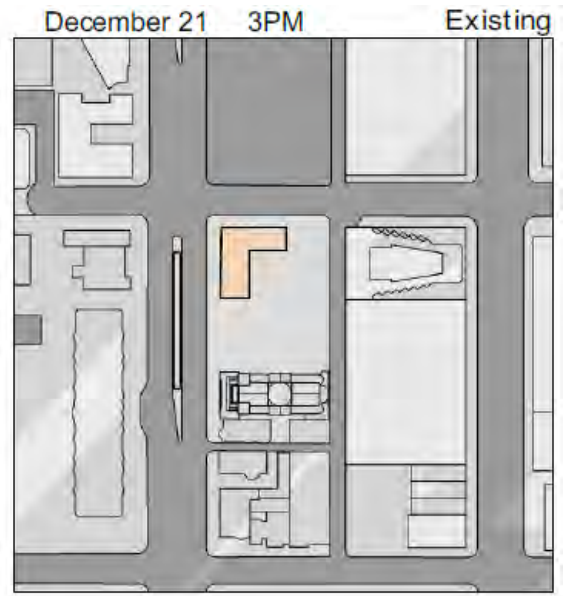
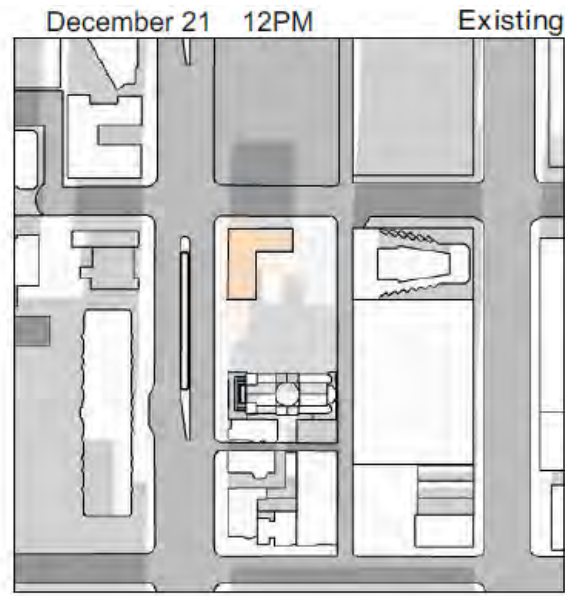
- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles and ensures accessibility (17-8-0904-A-1&3).
- The project is designed to promote pedestrian interest, safety, and comfort by providing safe walkways and an active street presence (17-8-0905-A-1&2).
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-8-0907-B-1).
- The proposed building is constructed with materials and finishes that are of high-quality (17-8-0907-B-3).











**SHADOW STUDY – DECEMBER**





**MASSING OF COMMUNITY CENTER FROM LASALLE STREET**