



COMMITTEE ON DESIGN

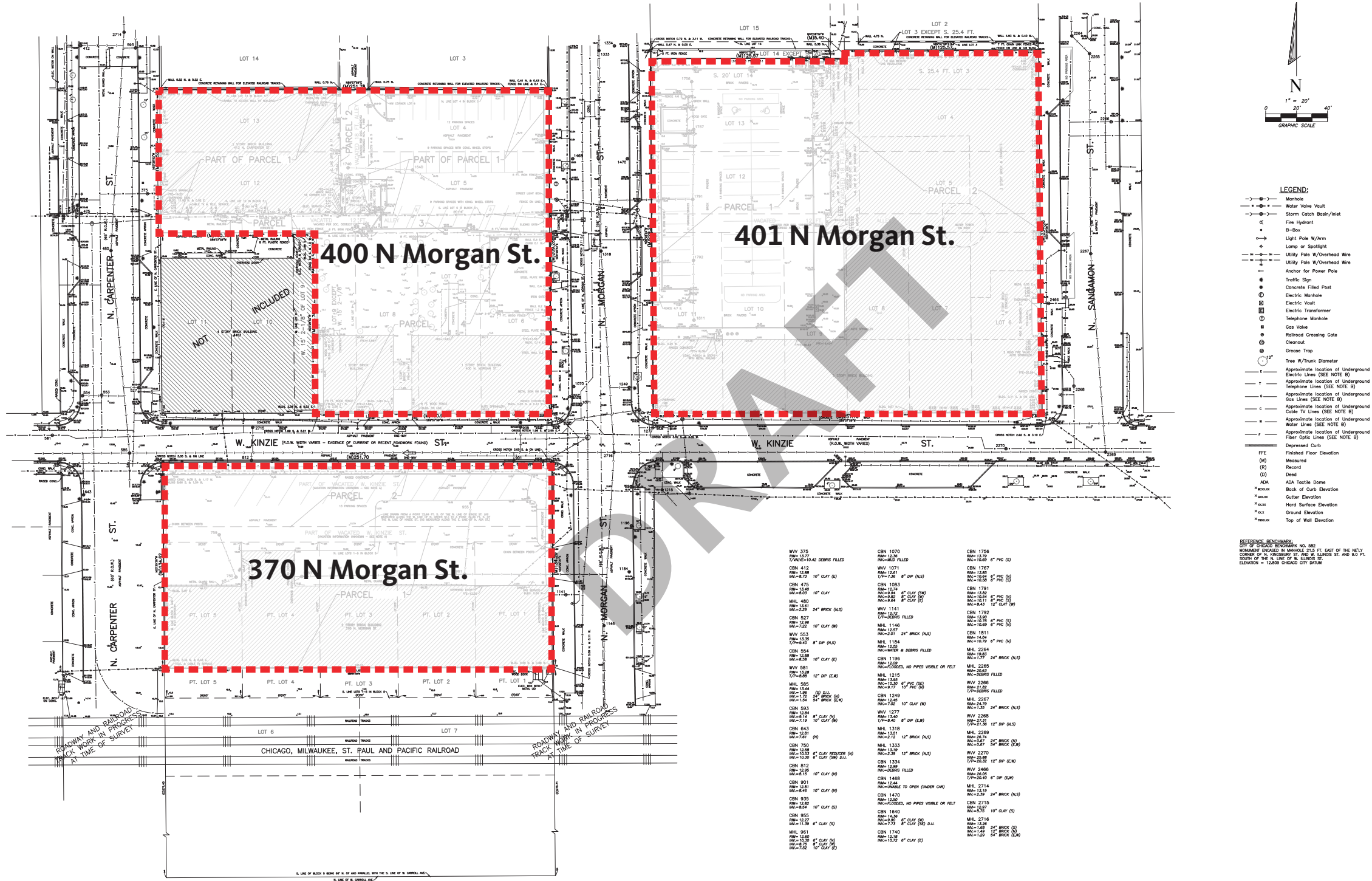
Department of Planning and Development

370, 400, 401 N Morgan St.

Fulton Market Innovation District / 27th Ward / Ald. Burnett
Vista Property
Gensler
DLA Piper

December 14, 2022

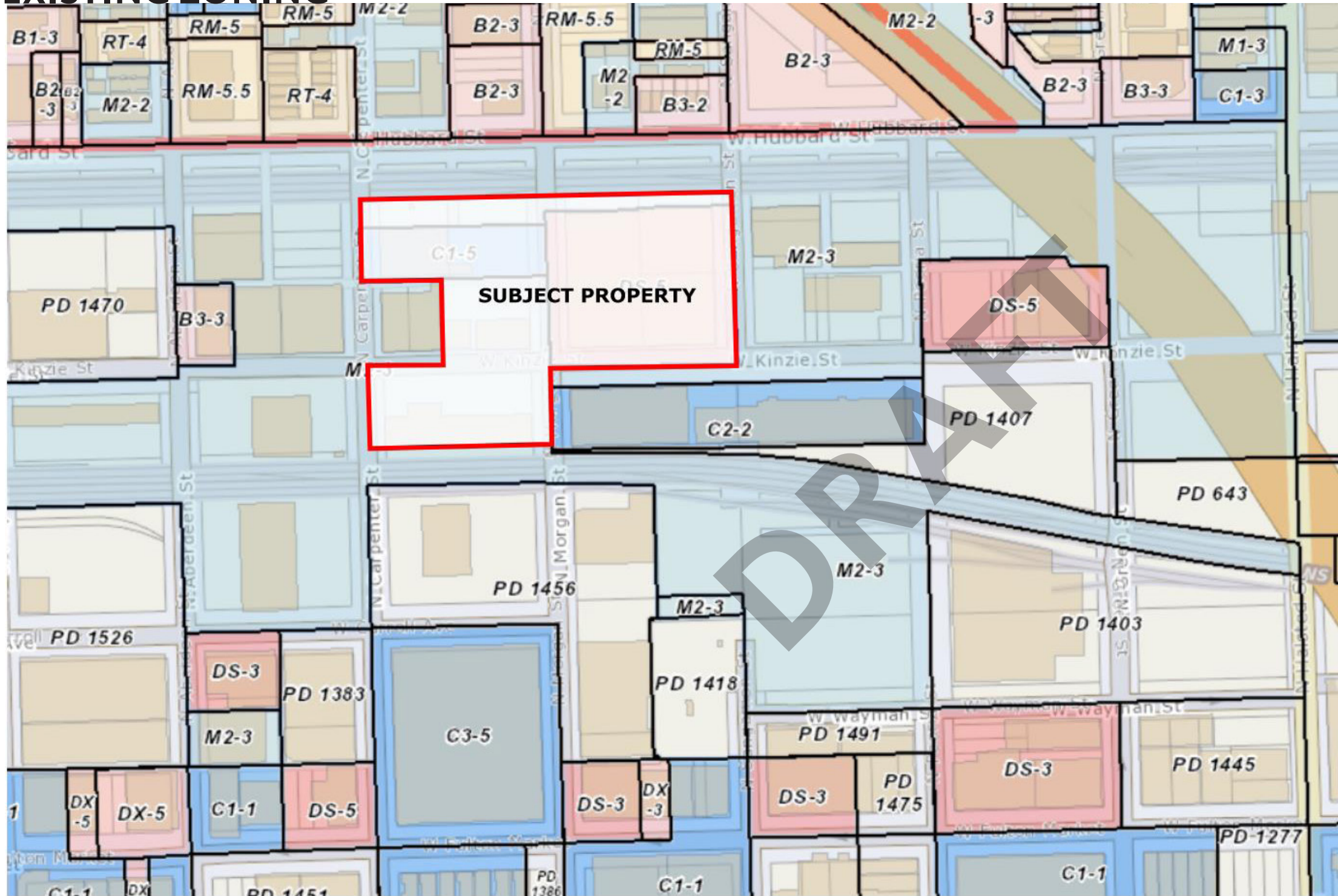
SITE PLAN (EXISTING)



PARCEL PHASING

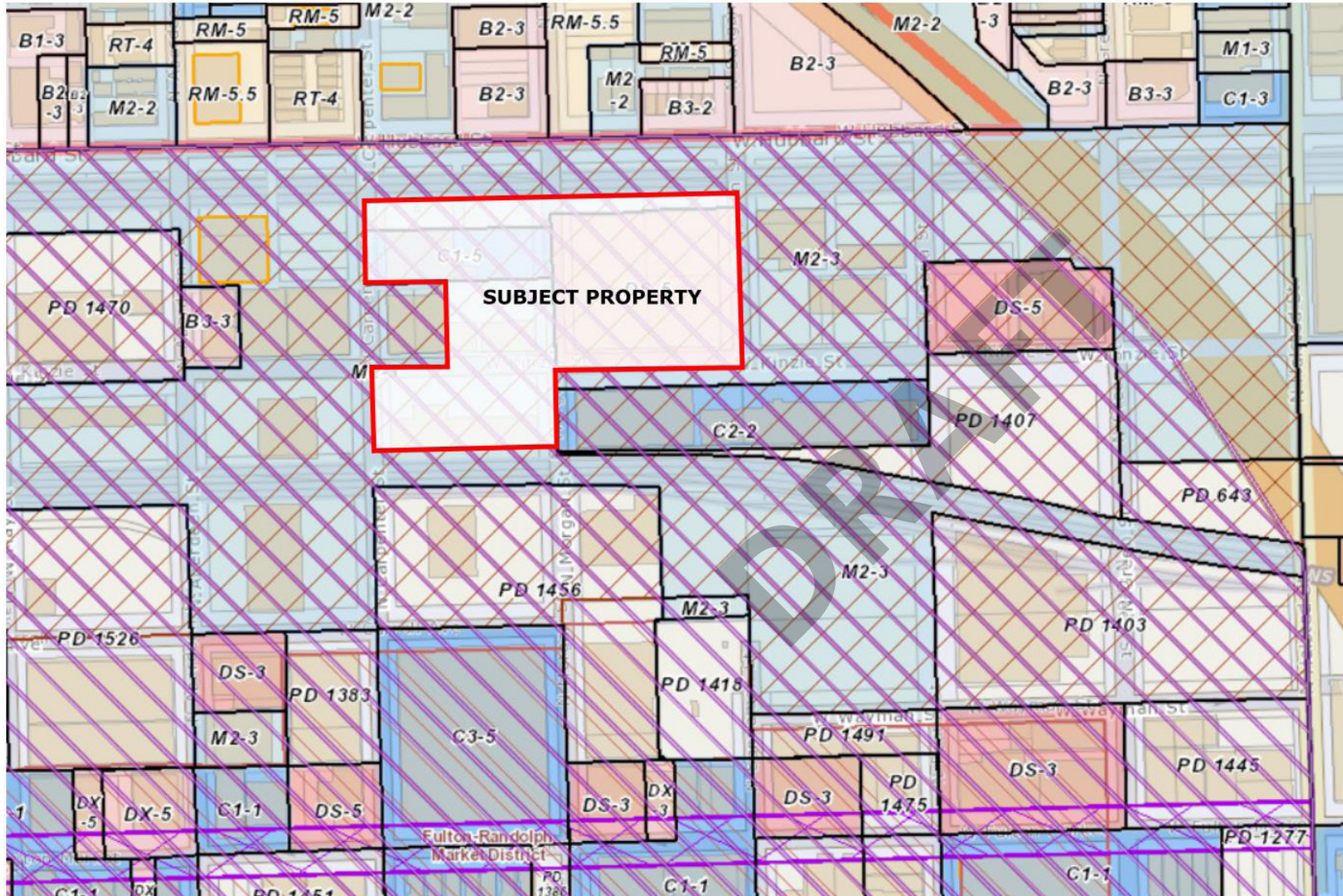


EXISTING ZONING



Existing Zoning Map
Scale: NTS

LAND USE CONTEXT PLAN



- Pedestrian Streets 
- Special Districts 
- Industrial Corridors 

Existing Zoning Map 
 Scale: NTS

SITE PHOTOS (MORGAN STREET)



MORGAN ST NW



MORGAN ST NE



MORGAN ST SW



MORGAN ST SE

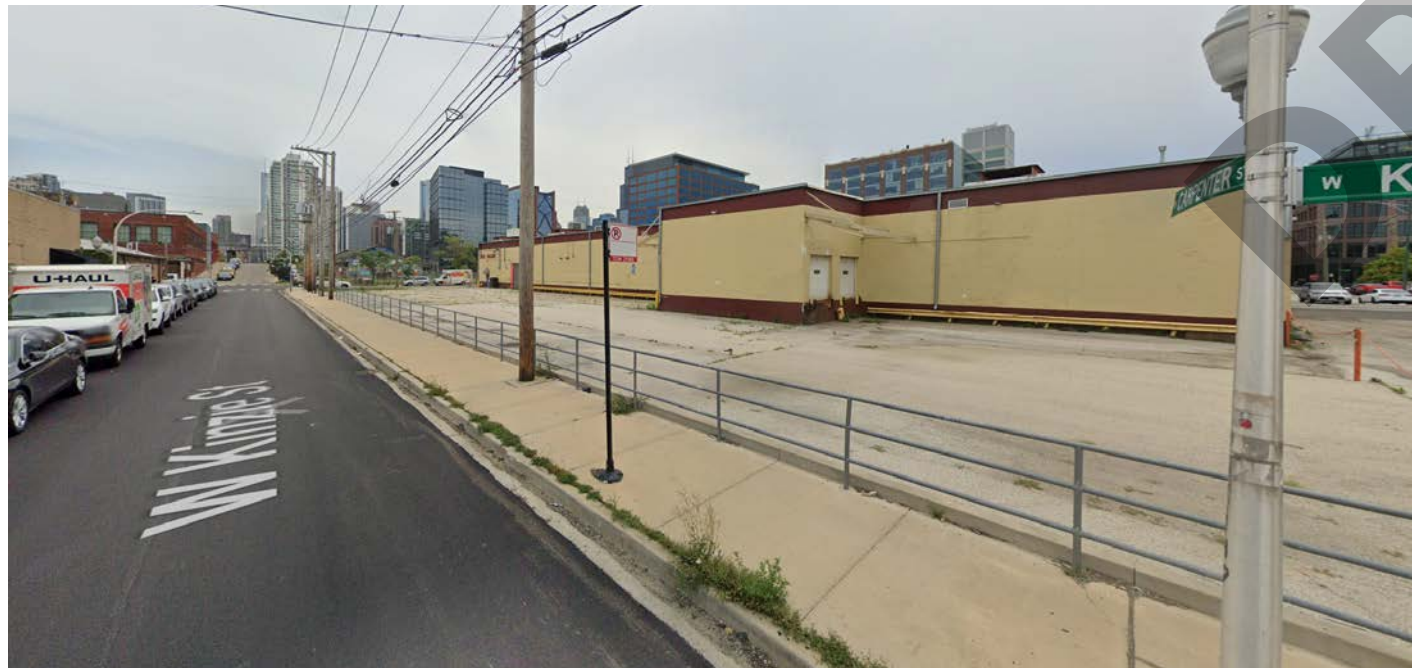
SITE PHOTOS (KINZIE STREET)



KINZIE ST NW



KINZIE ST NE



KINZIE ST SW



KINZIE ST SE

SITE PHOTOS (CARPENTER STREET)



CARPENTER ST (CHARACTER BUILDING)



CARPENTER ST (CHARACTER BUILDING)



CARPENTER & HUBBARD ST



HUBBARD ST

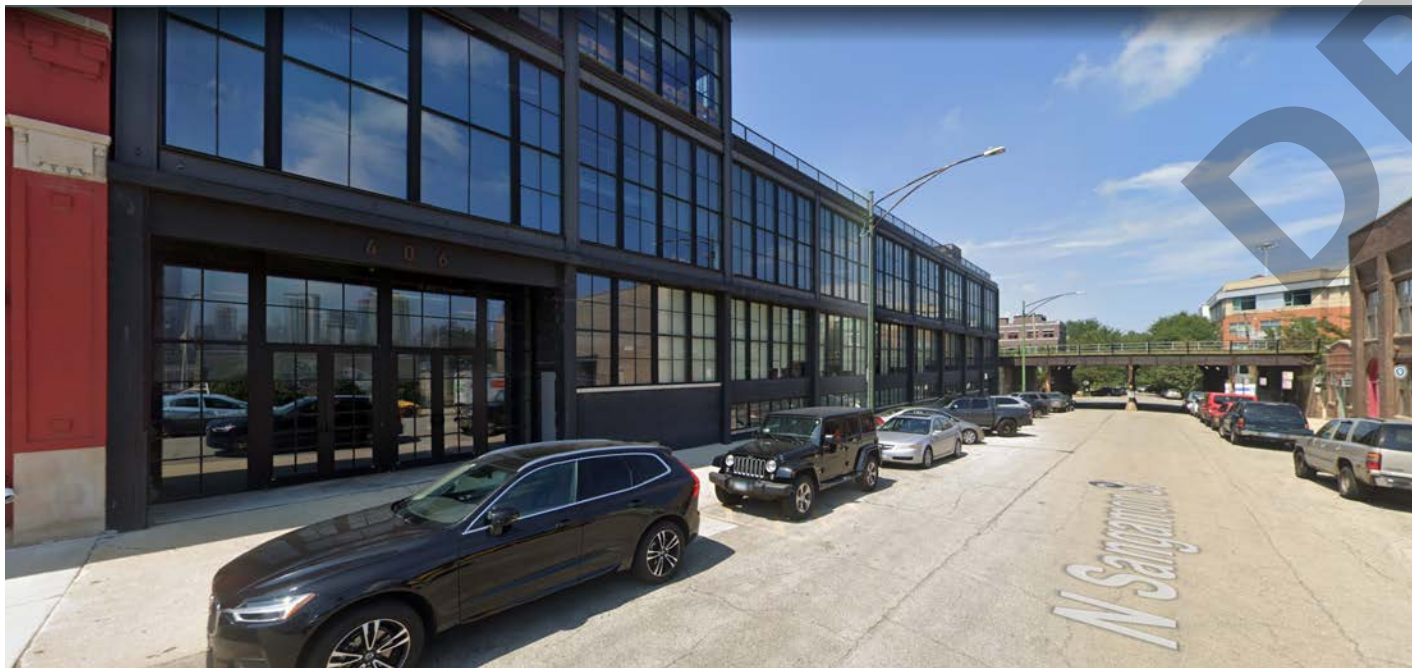
SITE PHOTOS



KINZIE & MORGAN



KINZIE & MORGAN

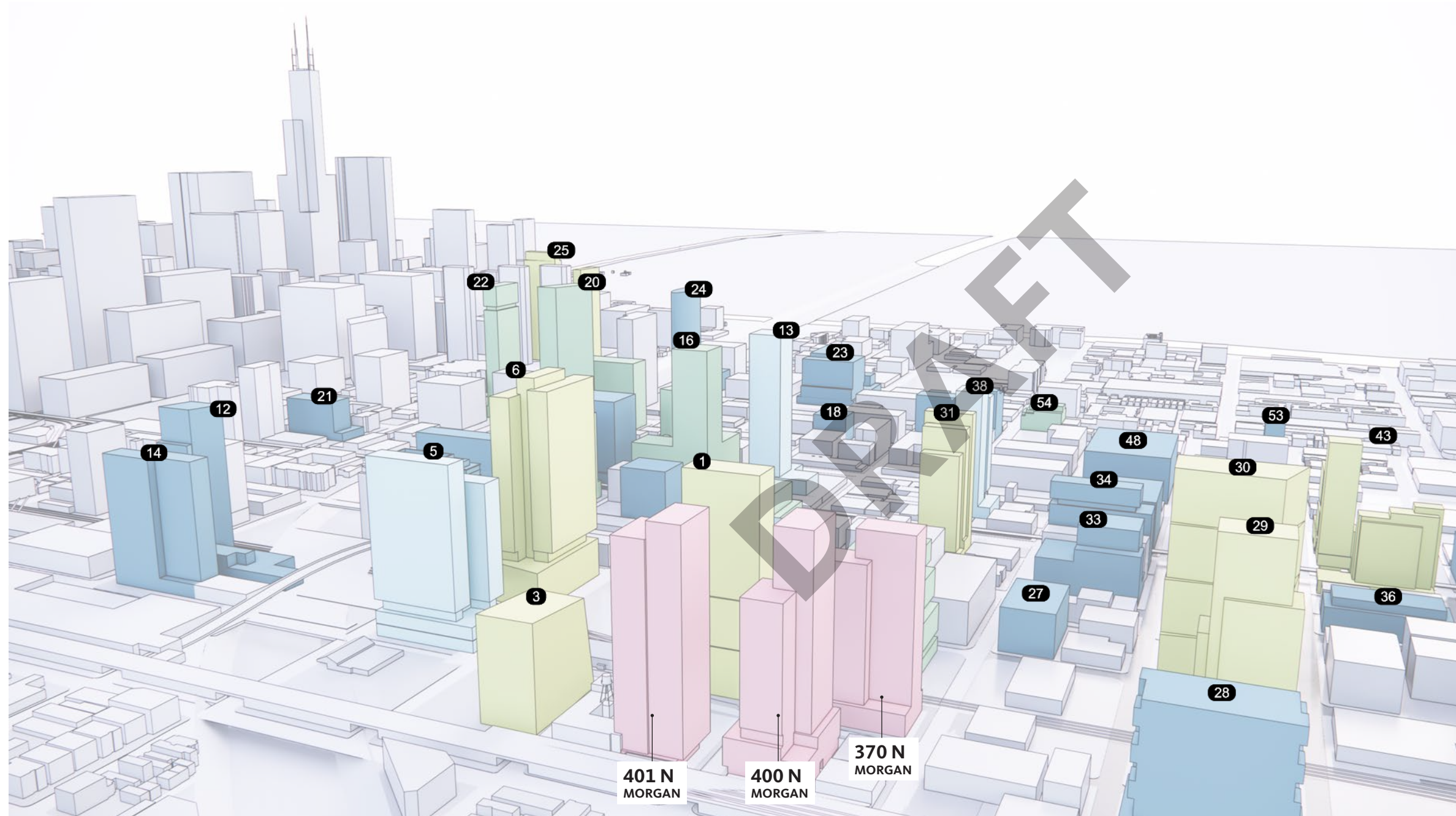


SANGAMON ST SW



SANGAMON & KINZIE

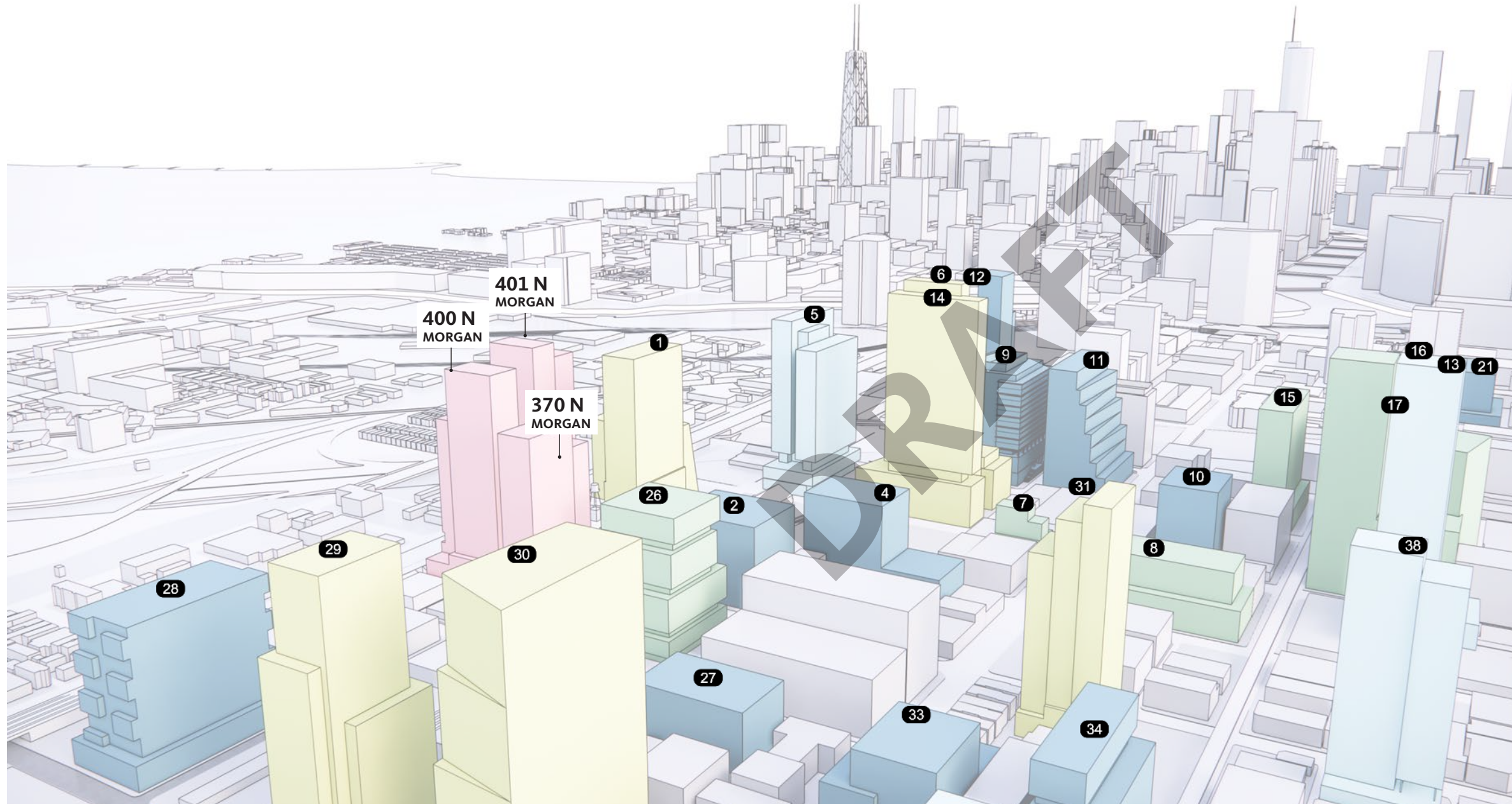
CONTEXT AERIAL VIEWS | NW



- THIS PROJECT
- PROPOSED
- APPROVED
- UNDER CONSTRUCTION
- RECENTLY BUILT

- | | |
|----------------------------|-----------------------------|
| 1. 375 N MORGAN ST | 33. 1043 W FULTON MARKET ST |
| 2. 345 N MORGAN ST | 34. 210 CARPENTER ST |
| 3. 415 N SANGAMON ST | 35. 210 N ABERDEEN ST |
| 4. 320 N SANGAMON ST | 36. 1155 W FULTON MARKET ST |
| 5. 360 N GREEN ST | 37. 1200 W CARROLL ST |
| 6. 330 N GREEN ST | 38. 160 N MORGAN ST |
| 7. 900 W FULTON MARKET ST | 39. 171 N ABERDEEN ST |
| 8. 917 W FULTON MARKET ST | 40. 166 N ABERDEEN ST |
| 9. 333 N GREEN ST | 41. 1200 FULTON MARKET ST |
| 10. 215 N PEORIA ST | 42. 1215 W FULTON MARKET ST |
| 11. 800 W FULTON MARKET ST | 43. 1150 W LAKE ST |
| 12. 354 N UNION AVE | 44. 1245 W FULTON MARKET ST |
| 13. 900 W RANDOLPH ST | 45. 1201 W LAKE ST |
| 14. 365 N HALSTED ST | 46. 1300 W CARROLL AVE |
| 15. 800 W LAKE ST | 47. 400 N ELIZABETH ST |
| 16. 170 N GREEN ST | 48. 110 N CARPENTER ST |
| 17. 167 N GREEN ST | 49. 1234 W RANDOLPH ST |
| 18. 900 W WASHINGTON BLVD | 50. 1330 W FULTON MARKET ST |
| 19. 939 W WASHINGTON BLVD | 51. 1325 W FULTON MARKET ST |
| 20. 725 W RANDOLPH ST | 52. 160 N ELIZABETH ST |
| 21. 165 N DESPLAINES ST | 53. 19 N MAY ST |
| 22. 640 WASHINGTON BLVD | 54. 1010 W MADISON ST |
| 23. 855 W MADISON ST | 55. 1217 W WASHINGTON BLVD |
| 24. 727 W MADISON ST | 56. 180 N ADA ST |
| 25. 601 W MONROE ST | 57. 180 N ADA ST |
| 26. 350 N MORGAN ST | 58. 1400 W RANDOLPH ST |
| 27. 318 N CARPENTER ST | 59. 1454 W RANDOLPH ST |
| 28. 400 N ABERDEEN ST | 60. 601 W MONROE ST |
| 29. 1112 W CARROLL AVE | |
| 30. 315 N MAY ST | |
| 31. 210 N MORGAN ST | |
| 32. 1100 W FULTON | |

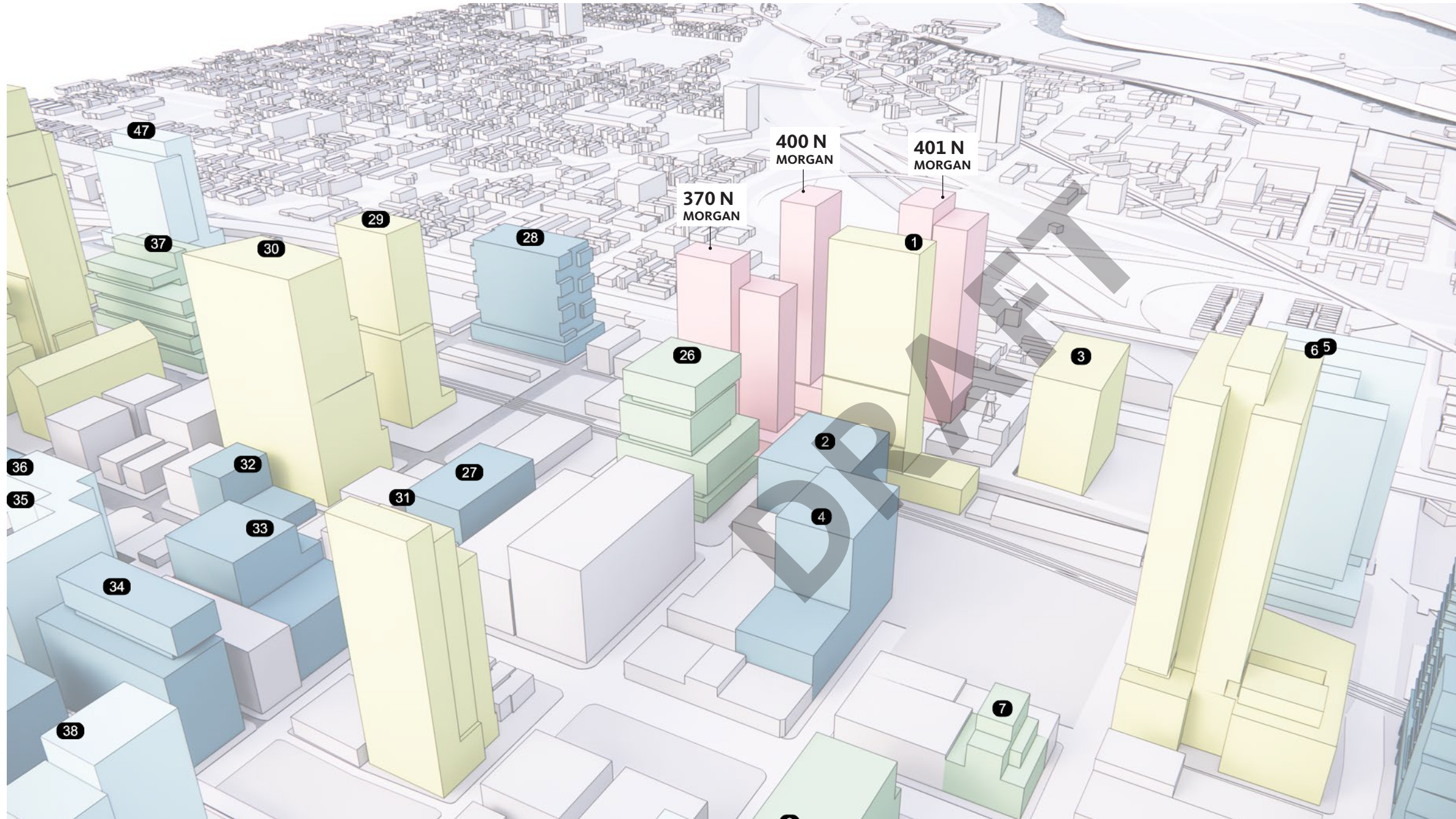
CONTEXT AERIAL VIEWS | SW



- THIS PROJECT
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- UNDER CONSTRUCTION
- RECENTLY BUILT

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CONTEXT AERIAL VIEWS | SE



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SITE ACCESS



W HUBBARD ST.



“SERVICE”

W KINZIE ST.

“NEIGHBORHOOD”

“MAIN”

N ABERDEEN ST.

N CARPENTER ST.

N MORGAN ST.

N PEORIA ST.

ENVIRONMENT



WINTER WIND

NOISE

TO/FROM EXPRESSWAY

SPRING WIND

HANCOCK

SUMMER SUN

NOISE

SUMMER WIND

WINTER SUN

WILLIS

ACTIVE GROUND PLANE



HUBBARD STREET IMPROVEMENTS

PRIMARY FRONTAGES

W KINZIE ST.

N SANGAMON ST.

N ABERDEEN ST.

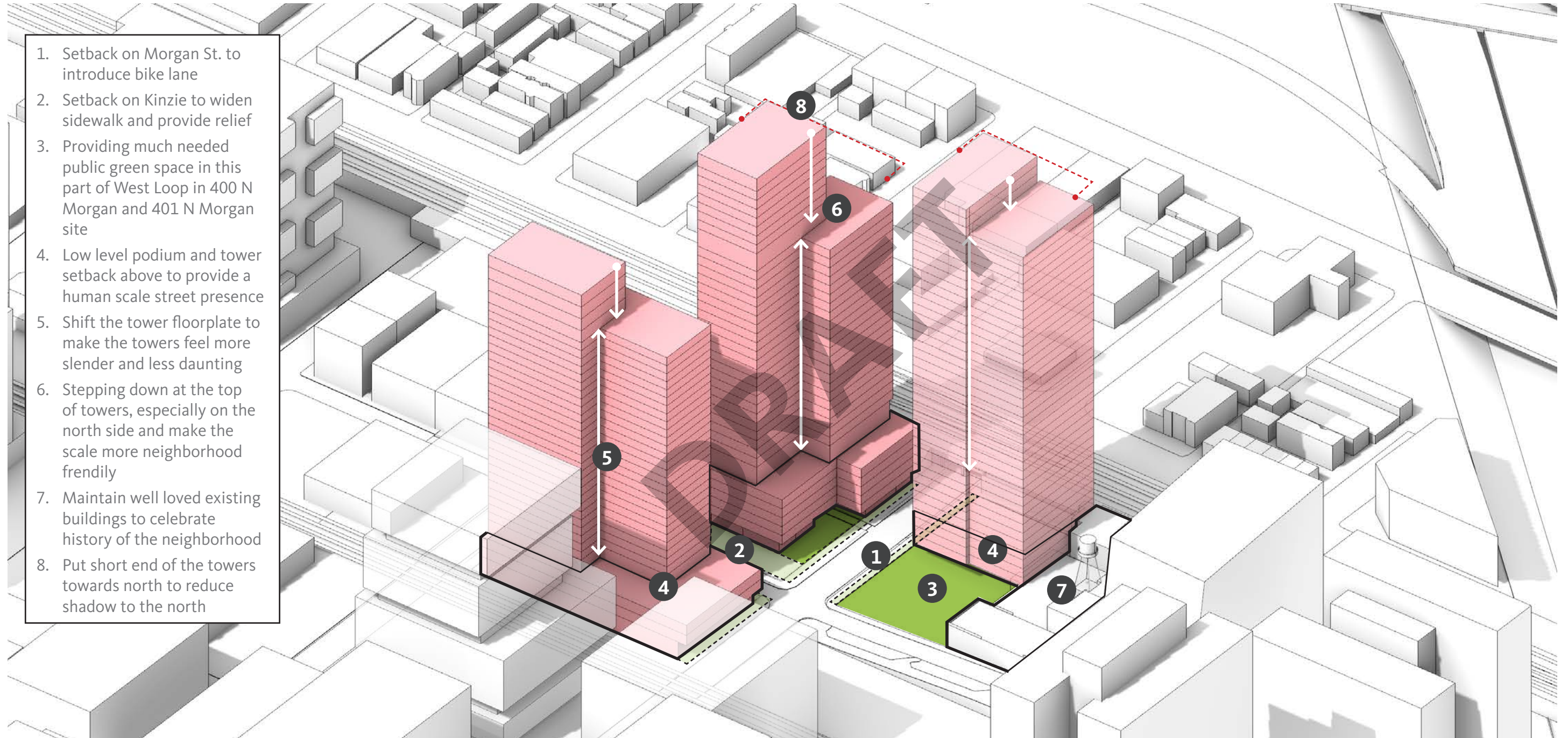
N CARPENTER ST.

N MORGAN ST.

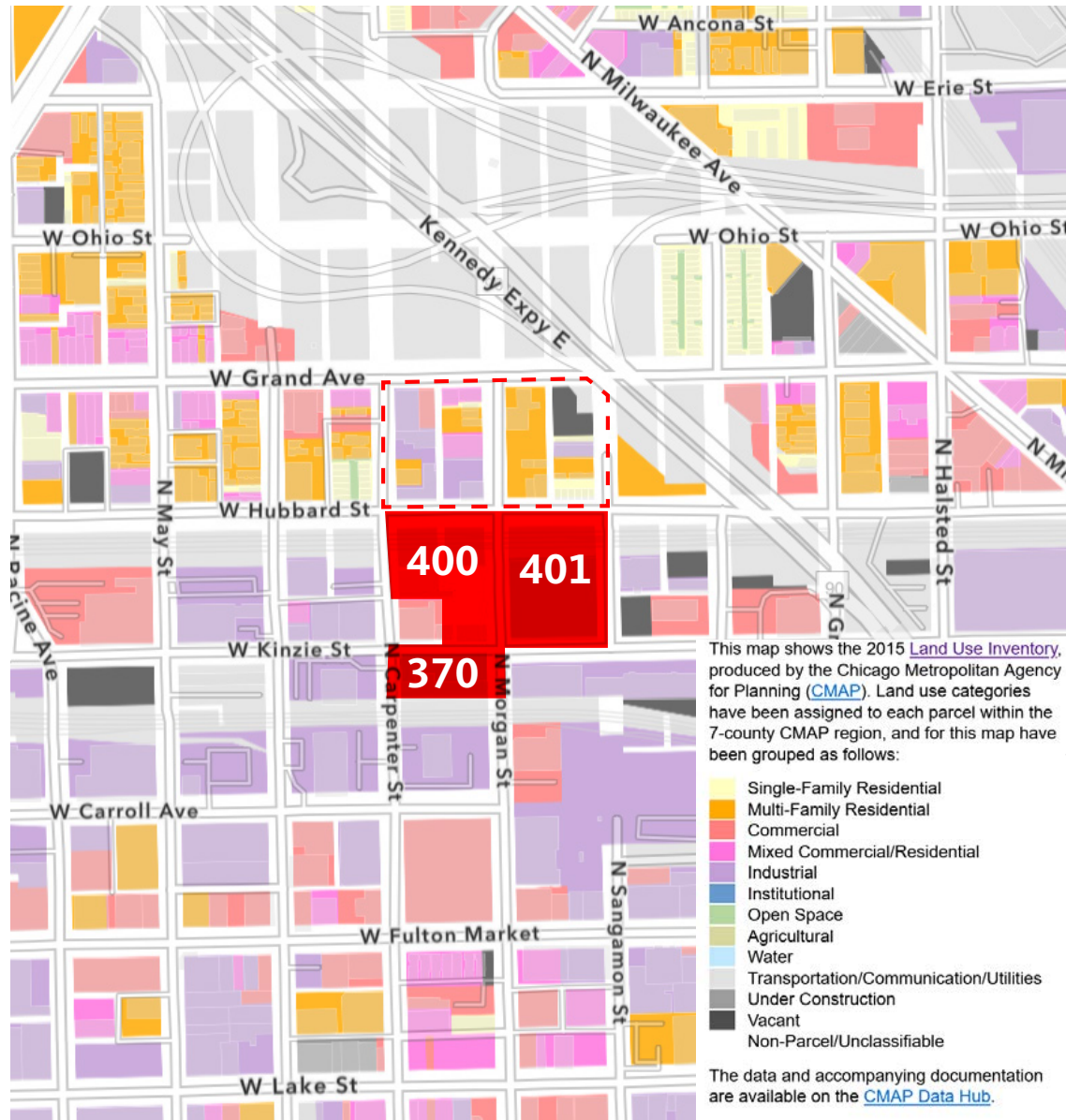
N PEORIA ST.

URBAN DESIGN

1. Setback on Morgan St. to introduce bike lane
2. Setback on Kinzie to widen sidewalk and provide relief
3. Providing much needed public green space in this part of West Loop in 400 N Morgan and 401 N Morgan site
4. Low level podium and tower setback above to provide a human scale street presence
5. Shift the tower floorplate to make the towers feel more slender and less daunting
6. Stepping down at the top of towers, especially on the north side and make the scale more neighborhood friendly
7. Maintain well loved existing buildings to celebrate history of the neighborhood
8. Put short end of the towers towards north to reduce shadow to the north



NORTH CONTEXT & LAND USE



Observations:

1. There is a large low rise residential neighborhood north of Hubbard, while only a small portion of it is directly north of our site;
2. In the two blocks directly north of our site, less than 25% of the land is used for residential, while 50% of it is industrial/mixed-use/no-use, and there is a school with a playground and parking occupying a large portion as well;
3. This small area is at the edge of the neighborhood, flanked by highways on both the north and the east side

SHADOW STUDY

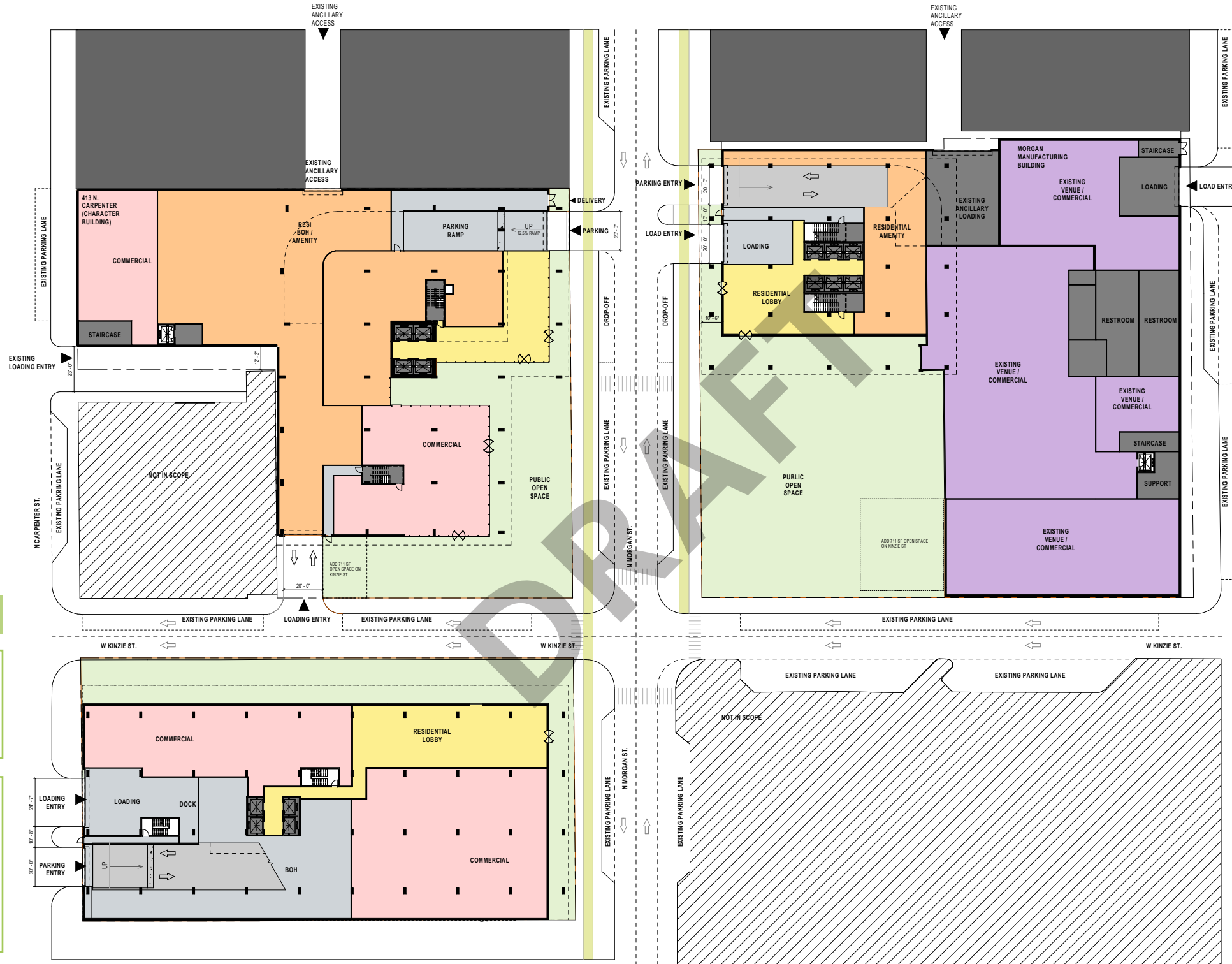


SITE PLAN



LEGEND

- RESIDENTIAL
- COMMERCIAL
- RETAIL
- SUPPORT
- GREEN SPACE



WEST LOOP DESIGN GUIDELINES

2.2.1 If there are multiple tall buildings on a single site, maximize the separation between the buildings to allow solar access.

2.3.2 For larger sites, design building program into thinner structures to allow for publicly accessible open space on site. This space could be used for outdoor cafes, or for leisure space for building occupants.

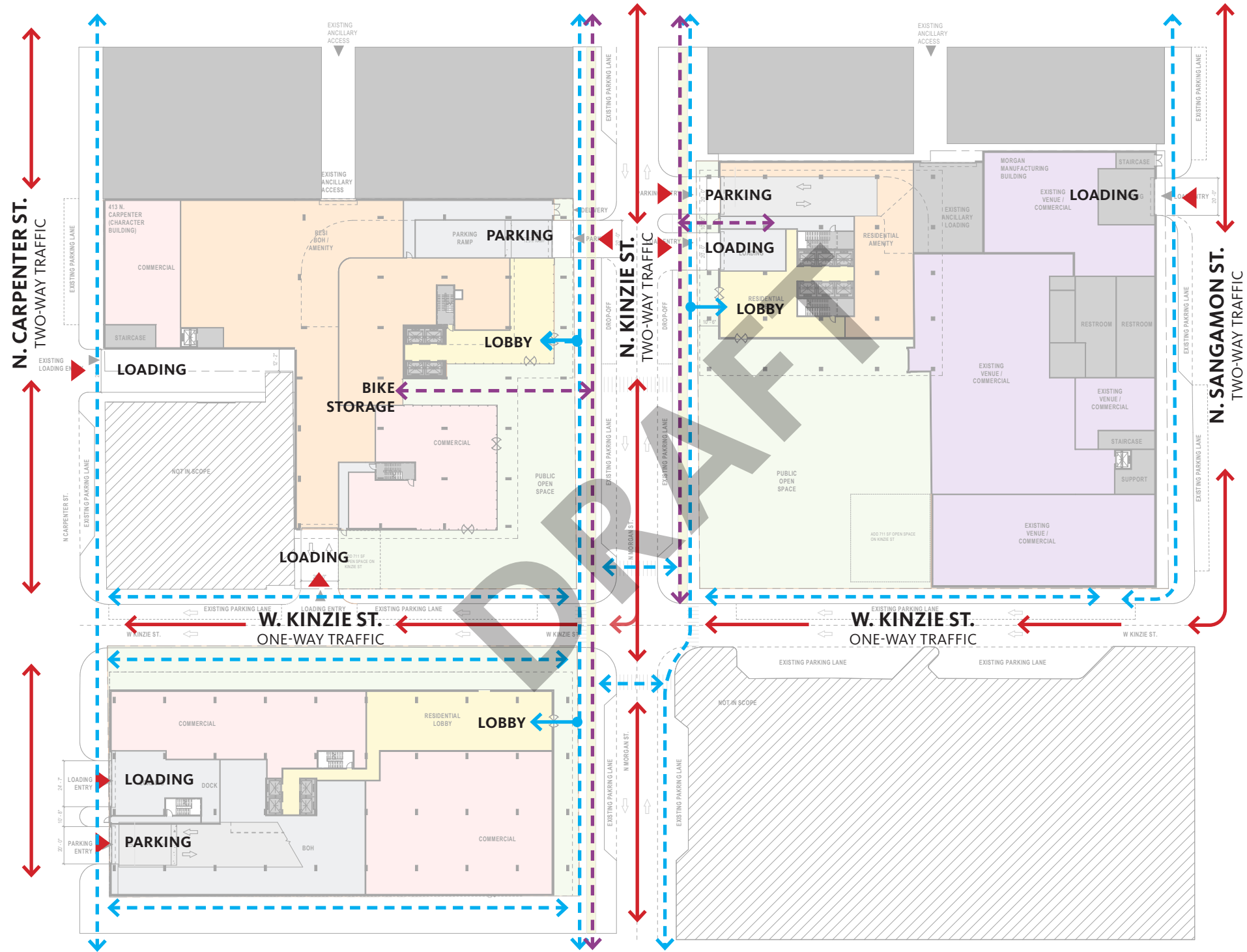


VEHICULAR AND PEDESTRIAN CIRCULATION



LEGEND

- VEHICULAR
- PEDESTRIAN
- BICYCLE



DESIGN EVOLUTION - 400 N MORGAN PODIUM

EARLY STUDY



CURRENT DESIGN



DESIGN EVOLUTION - ALLEYWAY BETWEEN MORGAN/CARPENTER

EXISTING CONDITION



PROPOSED



DESIGN EVOLUTION - KINZIE STREETScape (WEST)

EXISTING CONDITION



PROPOSED



DESIGN EVOLUTION - KINZIE STREETScape (EAST)

PREVIOUS (06/15/2022)

PHASE 1: 370 N MORGAN

PHASE 1: 400 N MORGAN



EXISTING MORGAN MANUFACTURING BUILDING

PROPOSED

PHASE 1: 370 N MORGAN

PHASE 1: 400 N MORGAN



EXISTING MORGAN MANUFACTURING BUILDING

AERIAL VIEW LOOKING SOUTHEAST



LOOKING SOUTH ON N MORGAN STREET

WEST LOOP DESIGN GUIDELINES

1.1.3 Encourage a diversity of design approaches in the West Loop that entail innovative, creative and sustainable architectural designs constructed with high quality materials and state of the art construction methods.

1.2.2 Building orientation and massing should create active streetwalls lining the sidewalks

1.3.1 With high density buildings, step the base to be compatible in height with adjacent lower scale buildings.

1.4.1 Consider low scale linear buildings along lower scale streets, for example townhouses that buffer and screen a parking deck from a residential street.

1.6.3 Materials should be compatible with the existing buildings and with the district in general, regarding character, color and texture. New buildings and additions may employ alternative materials, including high quality glass, metal, concrete and wood materials that complement and maintain a design vocabulary and scale that is appropriate to street block face and district.

2.3.1 Where appropriate, design residential uses into a thinner and taller tower form that is set back to allow for more solar access within the public realm.

3.1.4 Due to the relatively narrow sidewalk conditions along these high traffic corridors, large developments should incorporate strategic setbacks to provide space for additional streetscape and trees along the public realm.



FUTURE PHASE (401 N MORGAN)

PHASE 1: 400 N MORGAN

PHASE 1: 370 N MORGAN

LOOKING NORTH ON N MORGAN STREET

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PHASE 1: 370 N MORGAN

PHASE 1: 400 N MORGAN

LOOKING EAST ON KINZIE STREET

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PHASE 1: 400 N MORGAN

PHASE 1: 370 N MORGAN

LOOKING WEST ON KINZIE STREET

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PHASE 1: 370 N MORGAN



PHASE 1: 400 N MORGAN

LOOKING WEST ON KINZIE STREET

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PHASE 1: 400 N MORGAN

LOOKING NORTHWEST @ KINZIE & MORGAN STREET

WEST LOOP DESIGN GUIDELINES

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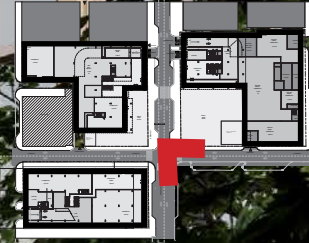
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PHASE 1: 370 N MORGAN

FUTURE PHASE (401 N MORGAN)

UPDATED 400 N MORGAN - GROUND FLOOR PLAN



LEGEND

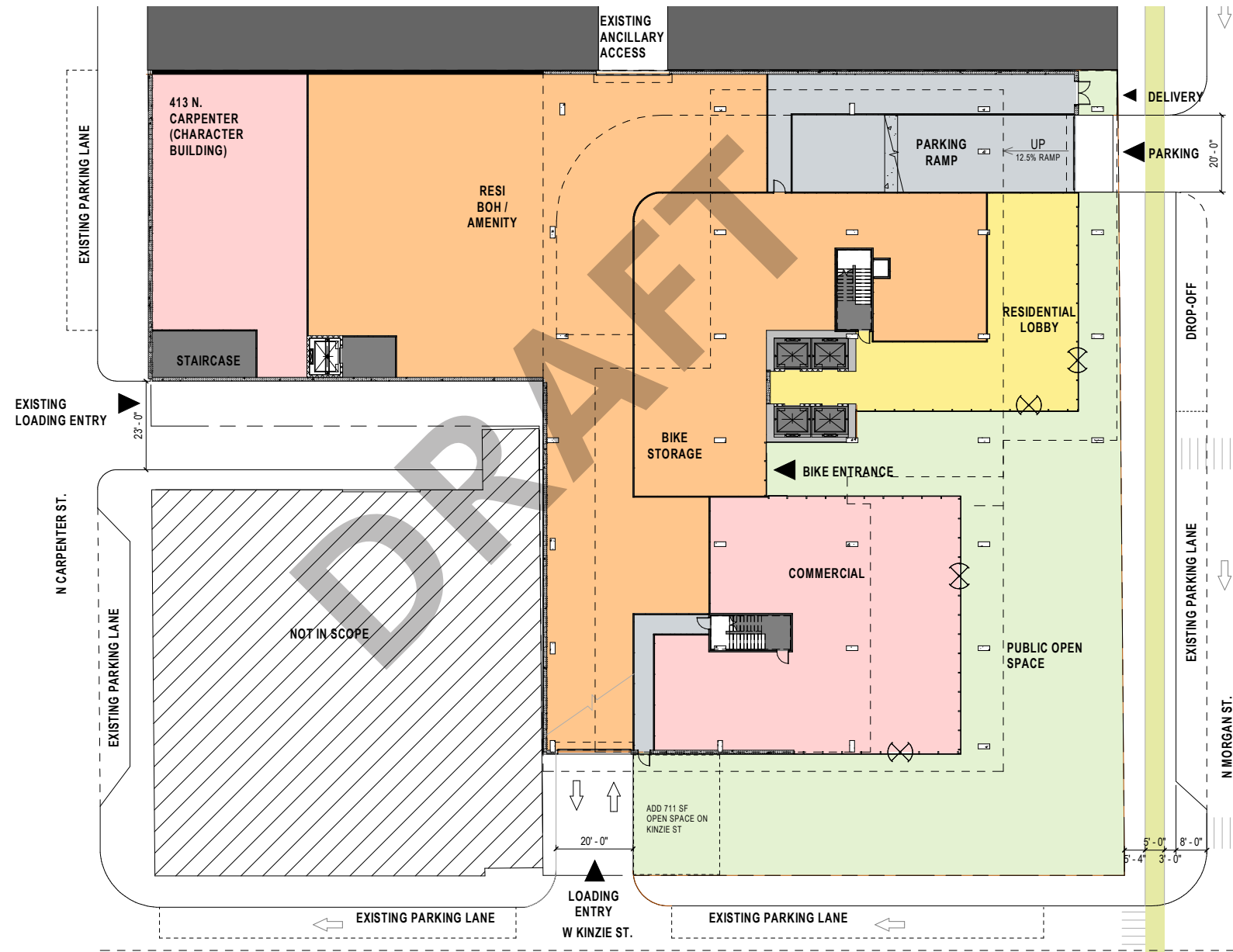
- RESIDENTIAL
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WEST LOOP DESIGN GUIDELINES

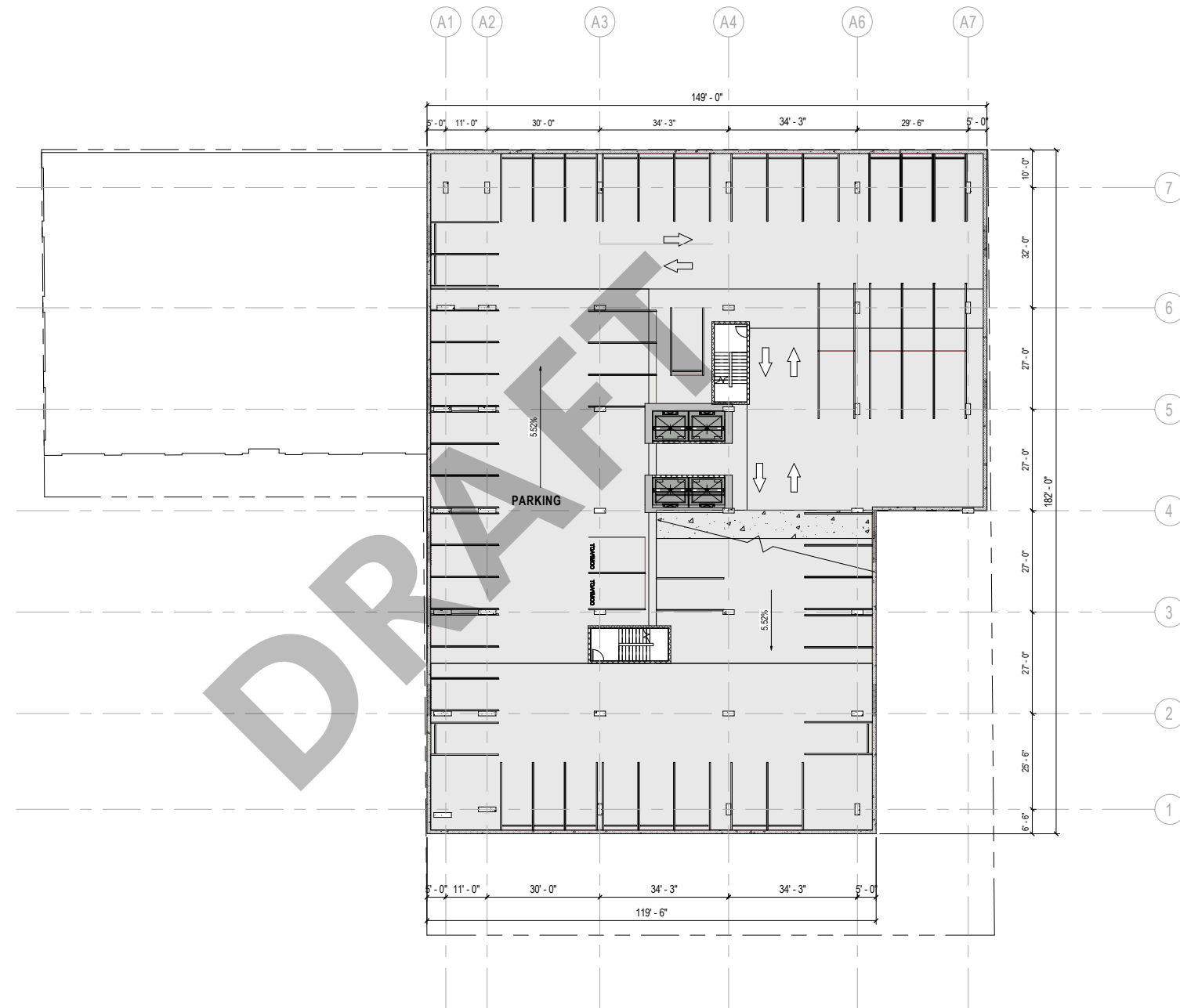
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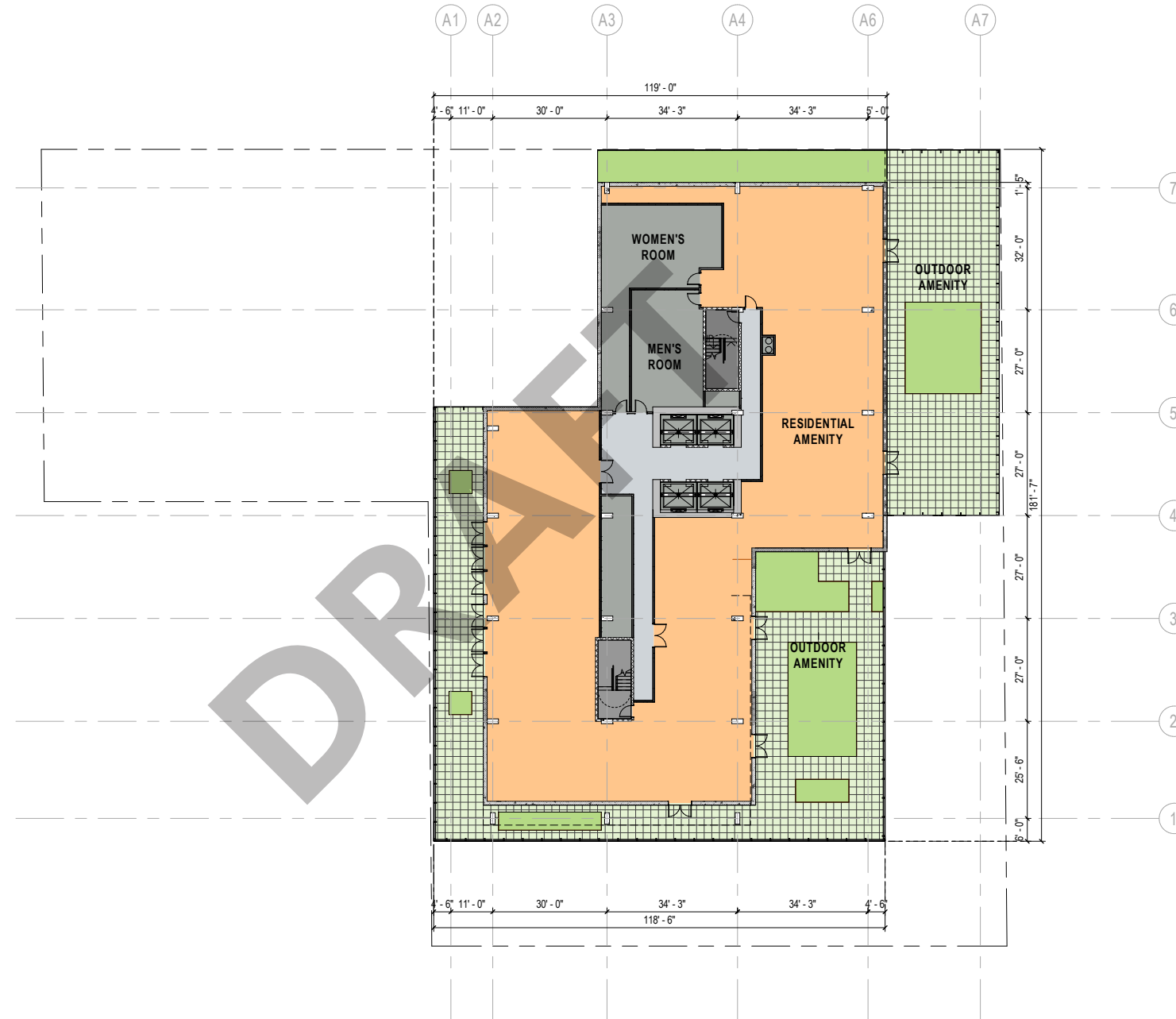
UPDATED 400 N MORGAN - PARKING PLAN - LEVEL 2-4



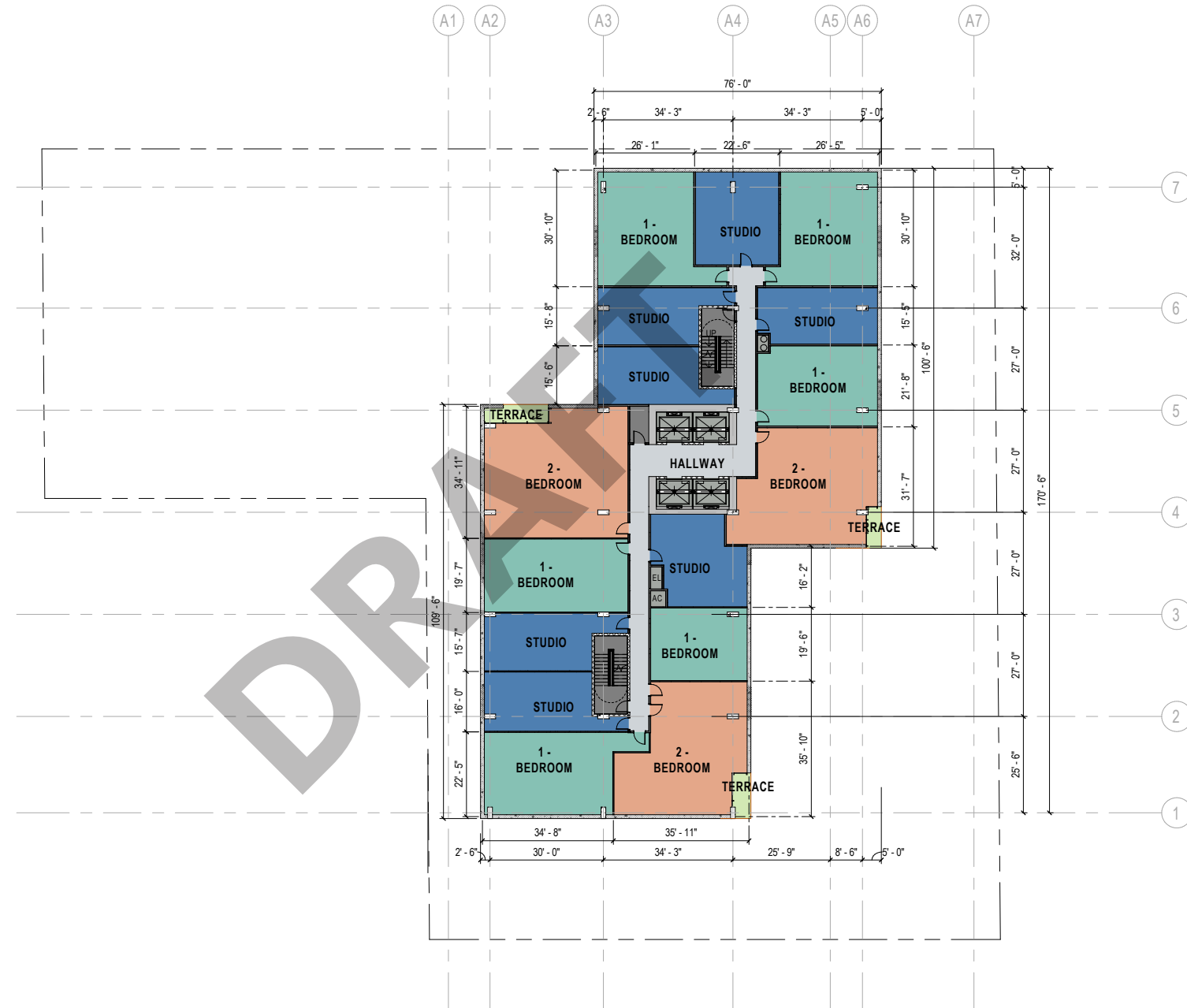
UPDATED 400 N MORGAN - PODIUM RESIDENTIAL PLAN LEVEL 5-6



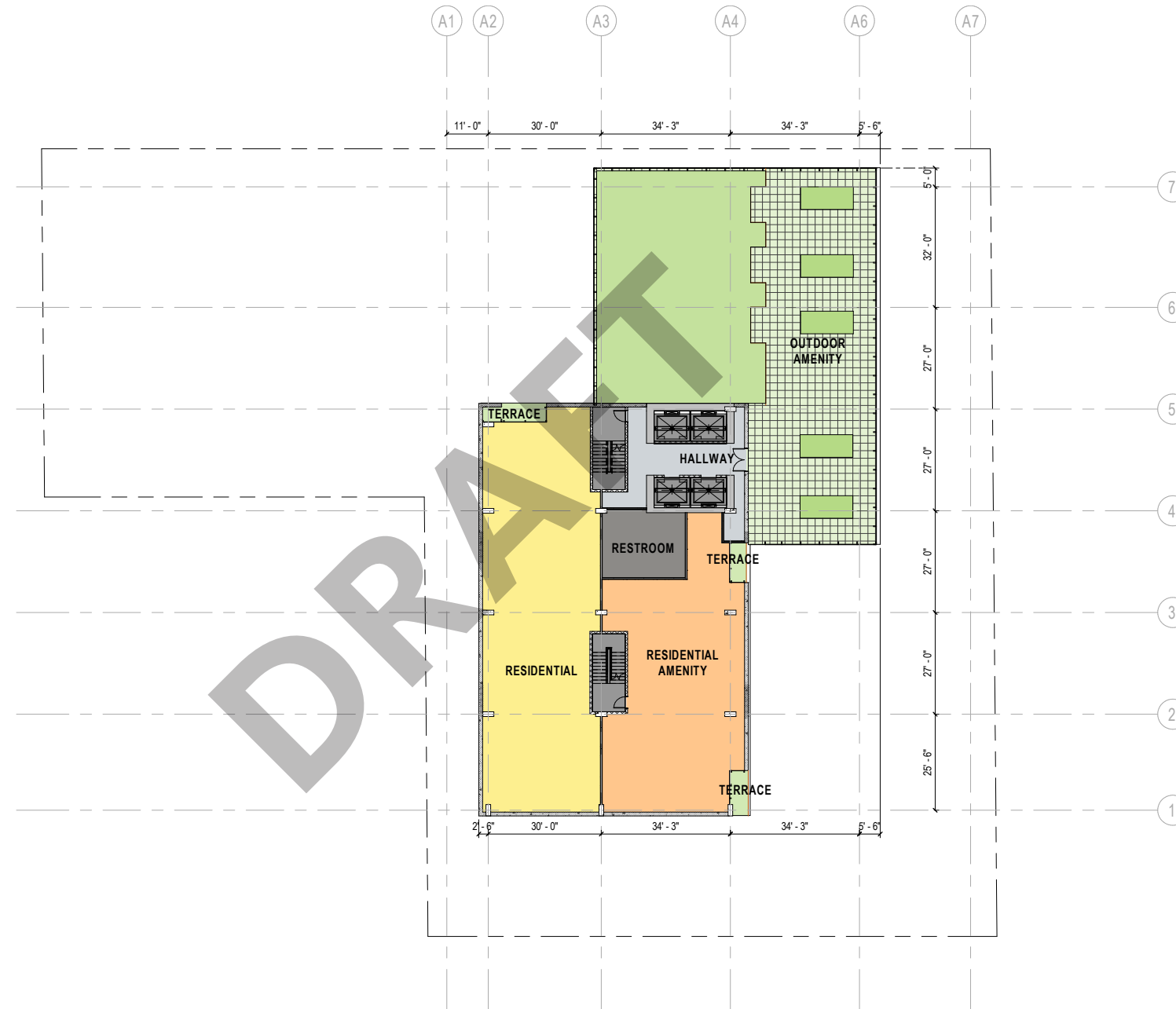
UPDATED 400 N MORGAN - AMENITY PLAN - LEVEL 7



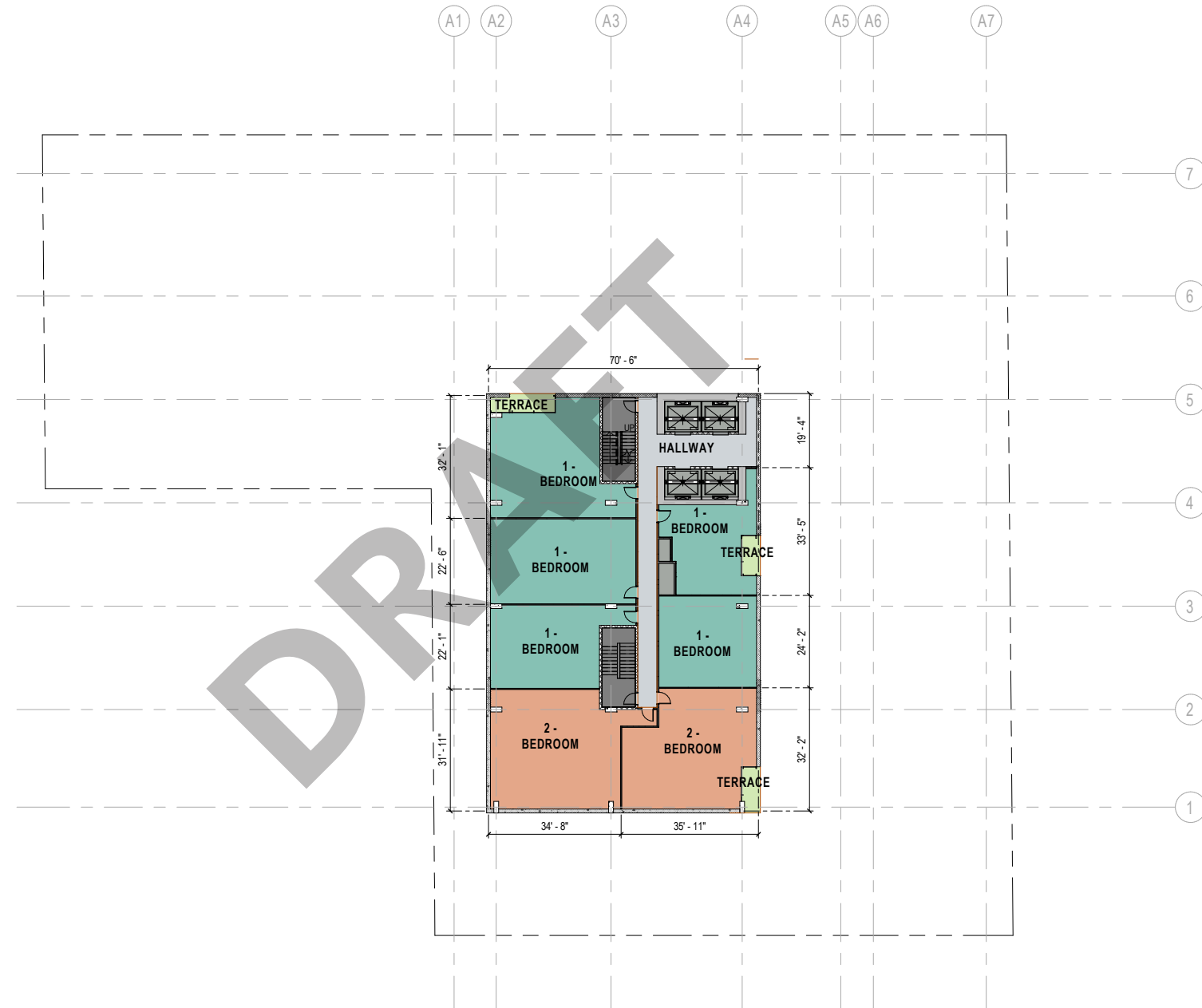
UPDATED 400 N MORGAN - TOWER TYPICAL RESIDENTIAL PLAN LEVEL 8-28



UPDATED 400 N MORGAN - AMENITY PLAN - LEVEL 29



UPDATED 400 N MORGAN - HIGHRISE TYPICAL RESIDENTIAL PLAN LEVEL 30-40



400 N MORGAN ELEVATION

WEST LOOP DESIGN GUIDELINES

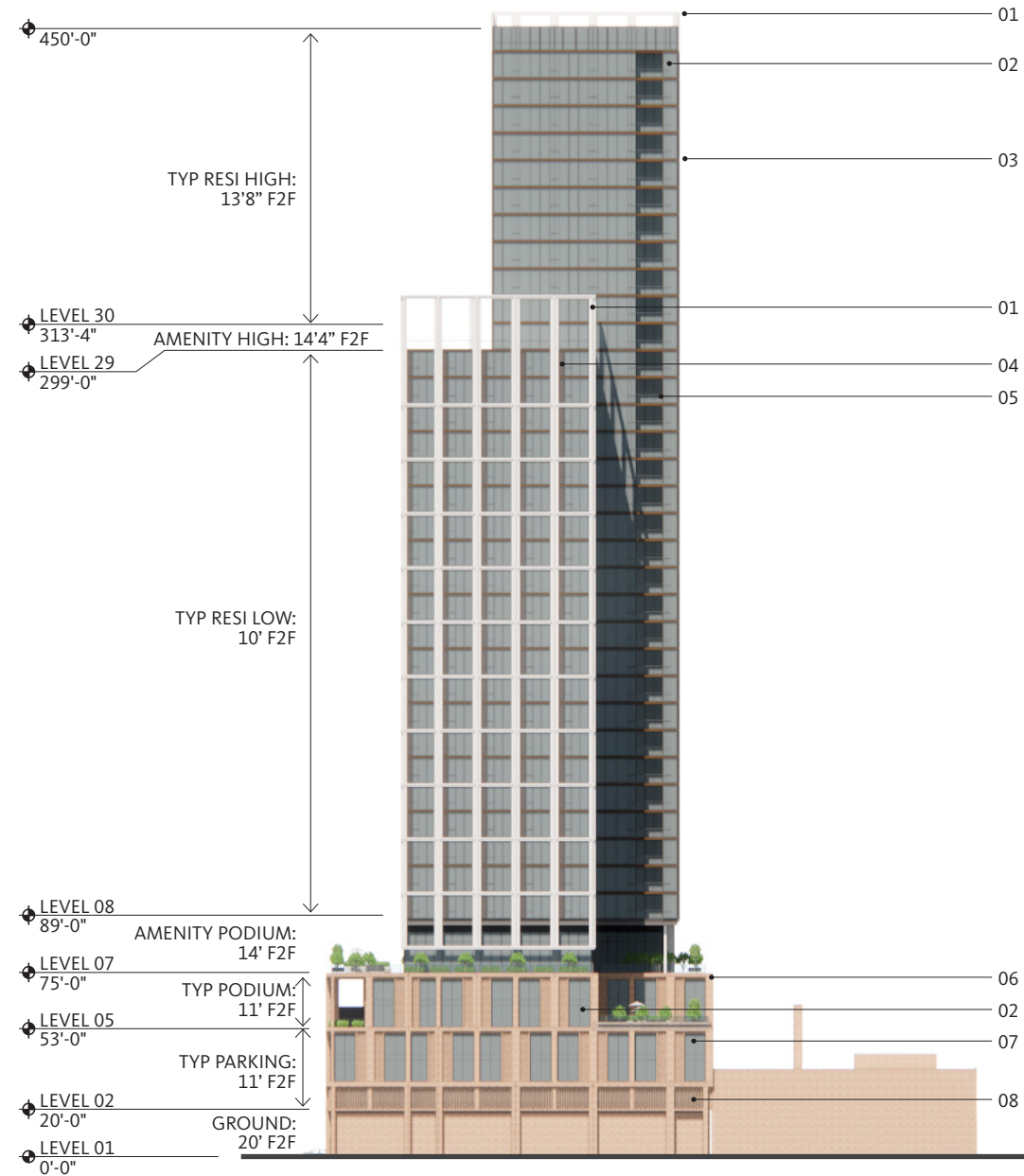
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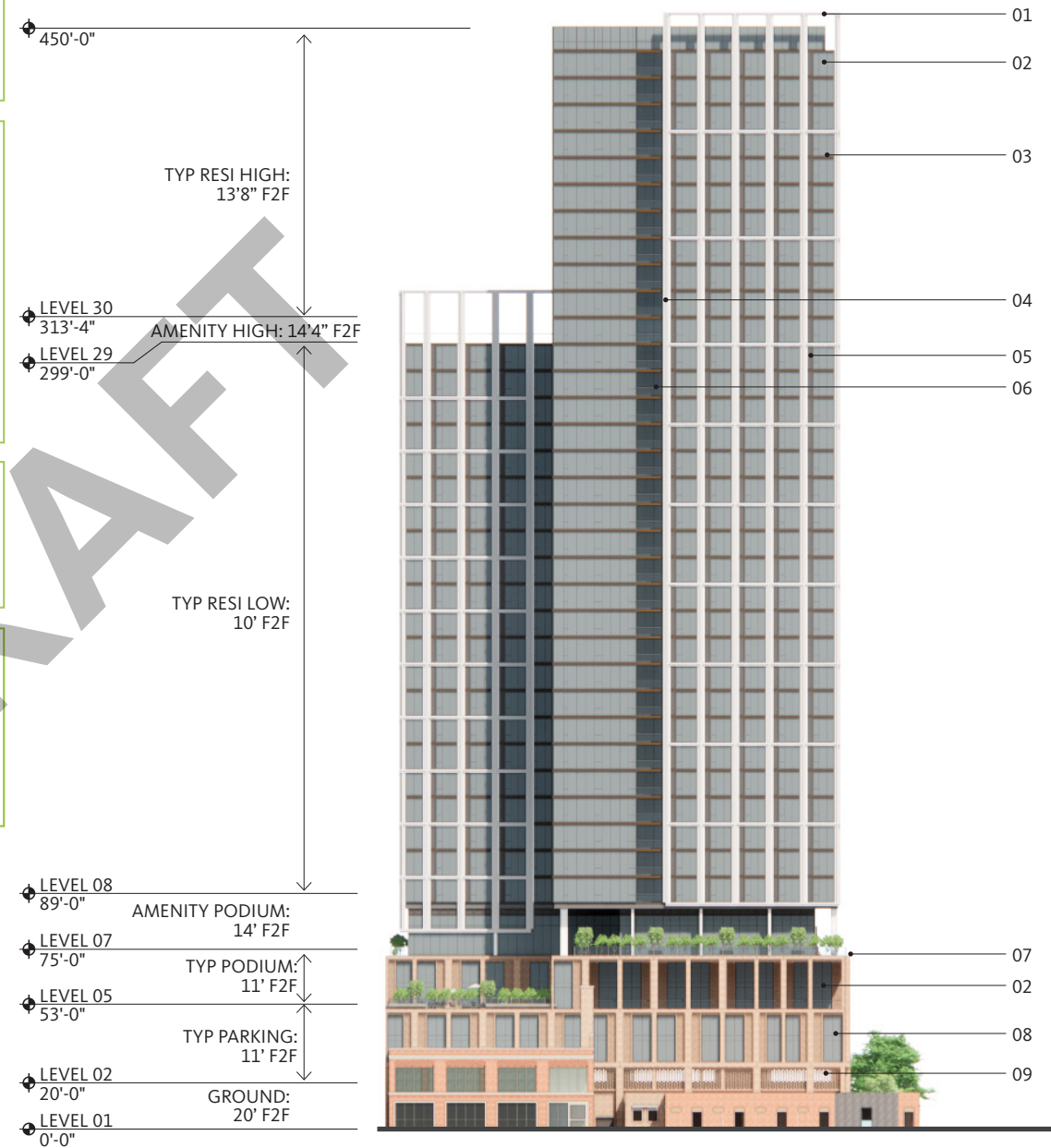
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2.4.1 Tall buildings and their podiums should use a stepped approach to building design, in order to transition between surrounding lower scale buildings and high density buildings on the same block face.

- 01 LIGHT METAL FRAME
- 02 VISION GLASS
- 03 DARK METAL SPANDREL
- 04 DARK METAL PANEL
- 05 GLASS RAILING
- 06 MASONRY
- 07 PARKING GLASS
- 08 PARKING SCREEN

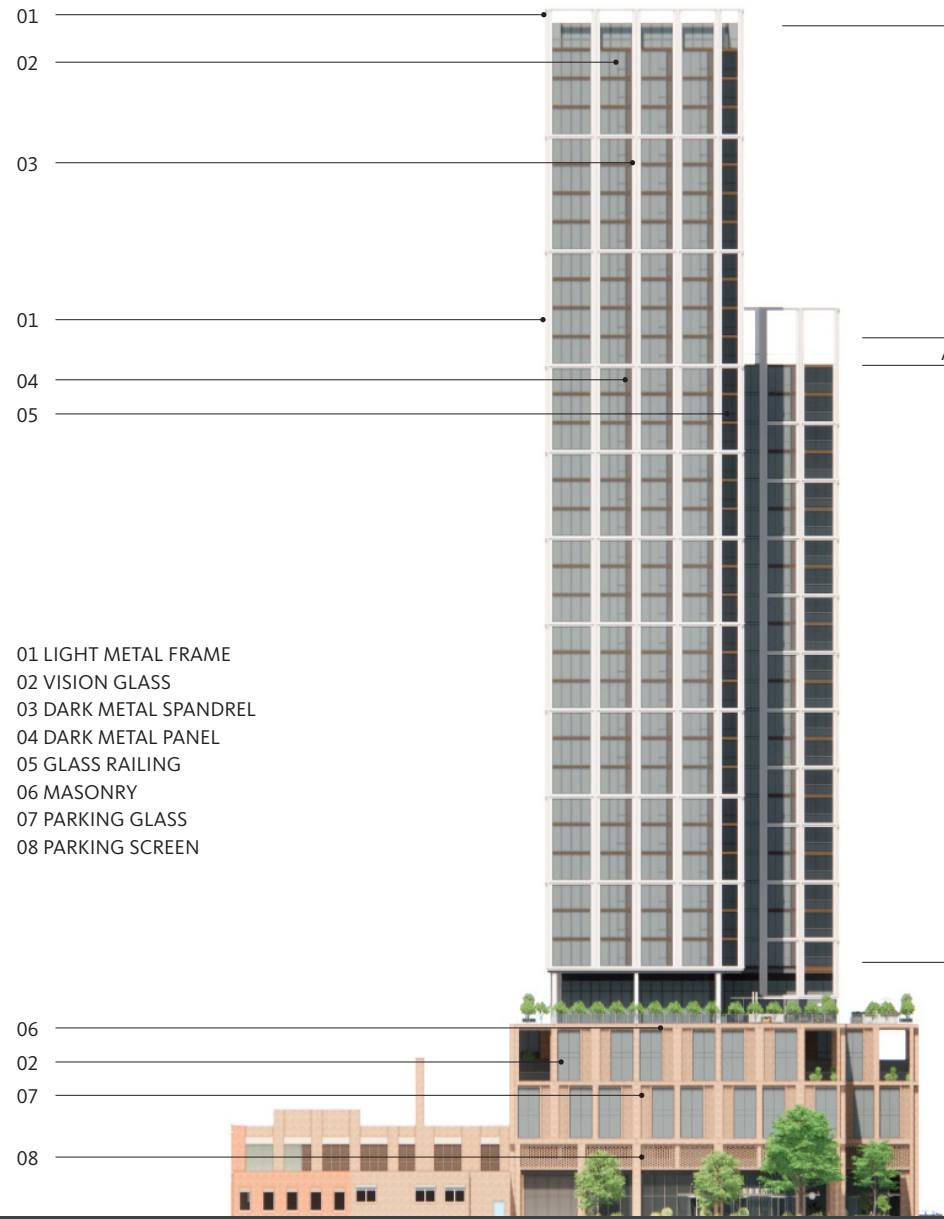


NORTH ELEVATION

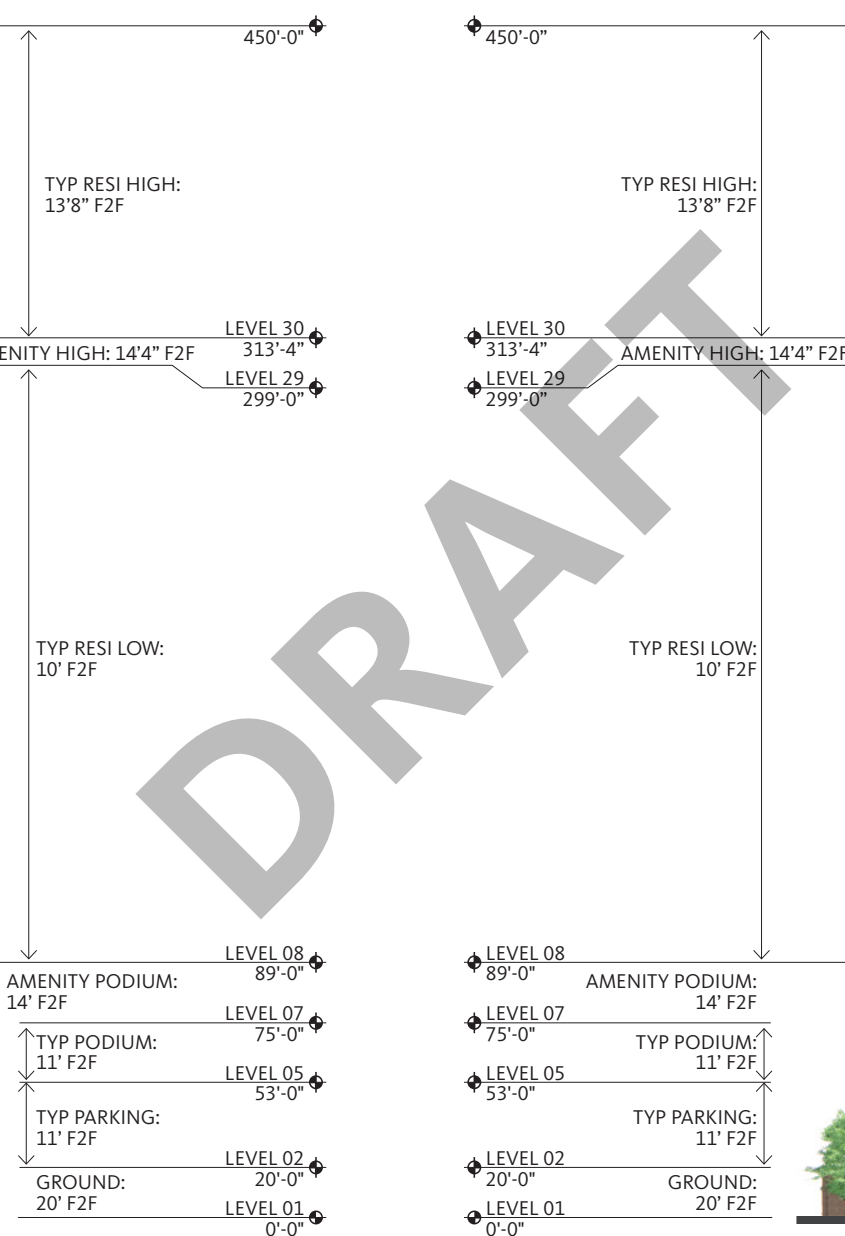


WEST ELEVATION

400 N MORGAN ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST LOOP DESIGN GUIDELINES

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UPDATED 370 N MORGAN - GROUND FLOOR PLAN



LEGEND

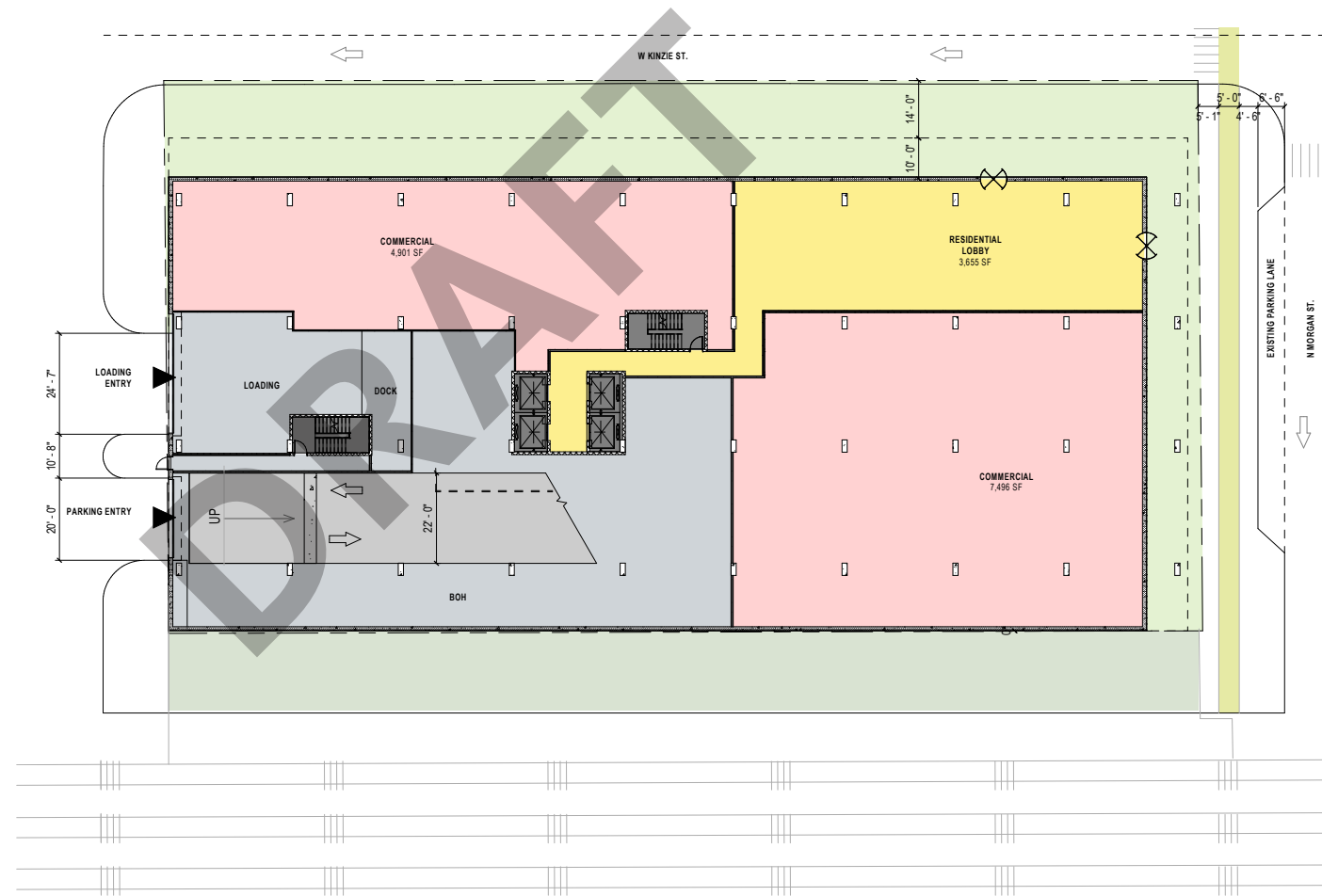
- RESIDENTIAL
- COMMERCIAL
- RETAIL
- SUPPORT
- GREEN SPACE

WEST LOOP DESIGN GUIDELINES

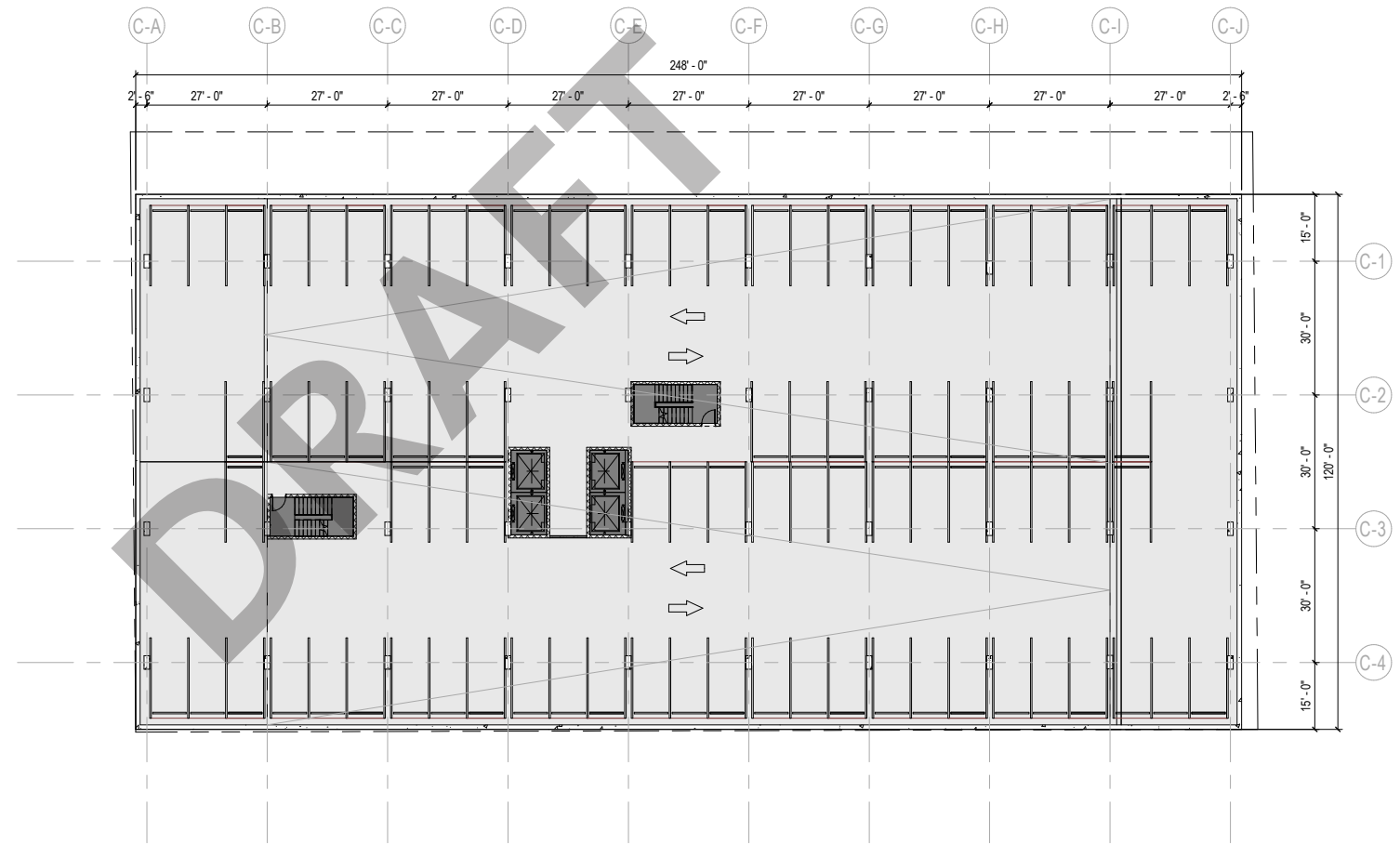
2.3.2 For larger sites, design building program into thinner structures to allow for publicly accessible open space on site. This space could be used for outdoor cafes, or for leisure space for building occupants.

3.1.4 Due to the relatively narrow sidewalk conditions along these high traffic corridors, large developments should incorporate strategic setbacks to provide space for additional streetscape and trees along the public realm.

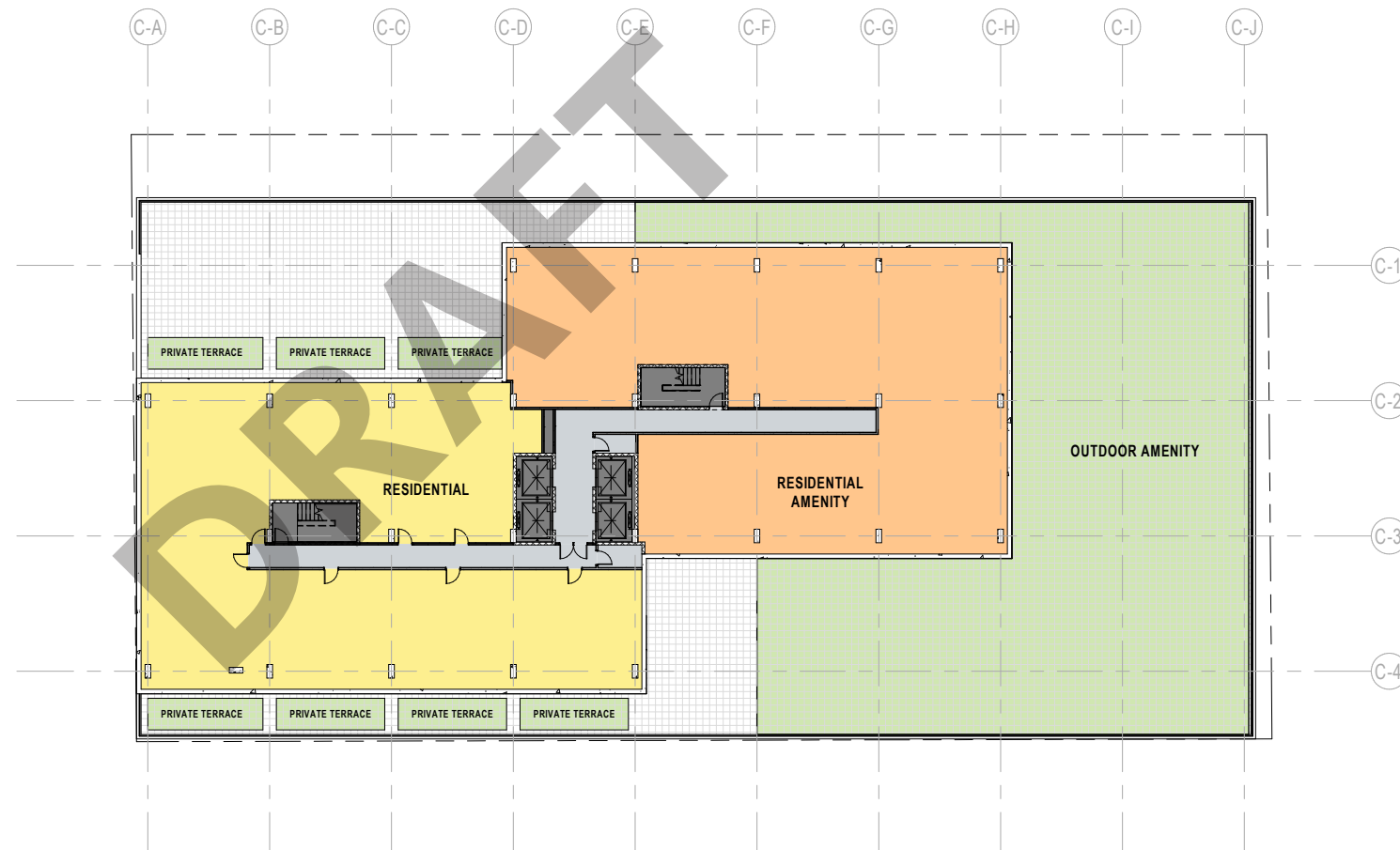
1.2.2 Building orientation and massing should create active streetwalls lining the sidewalks



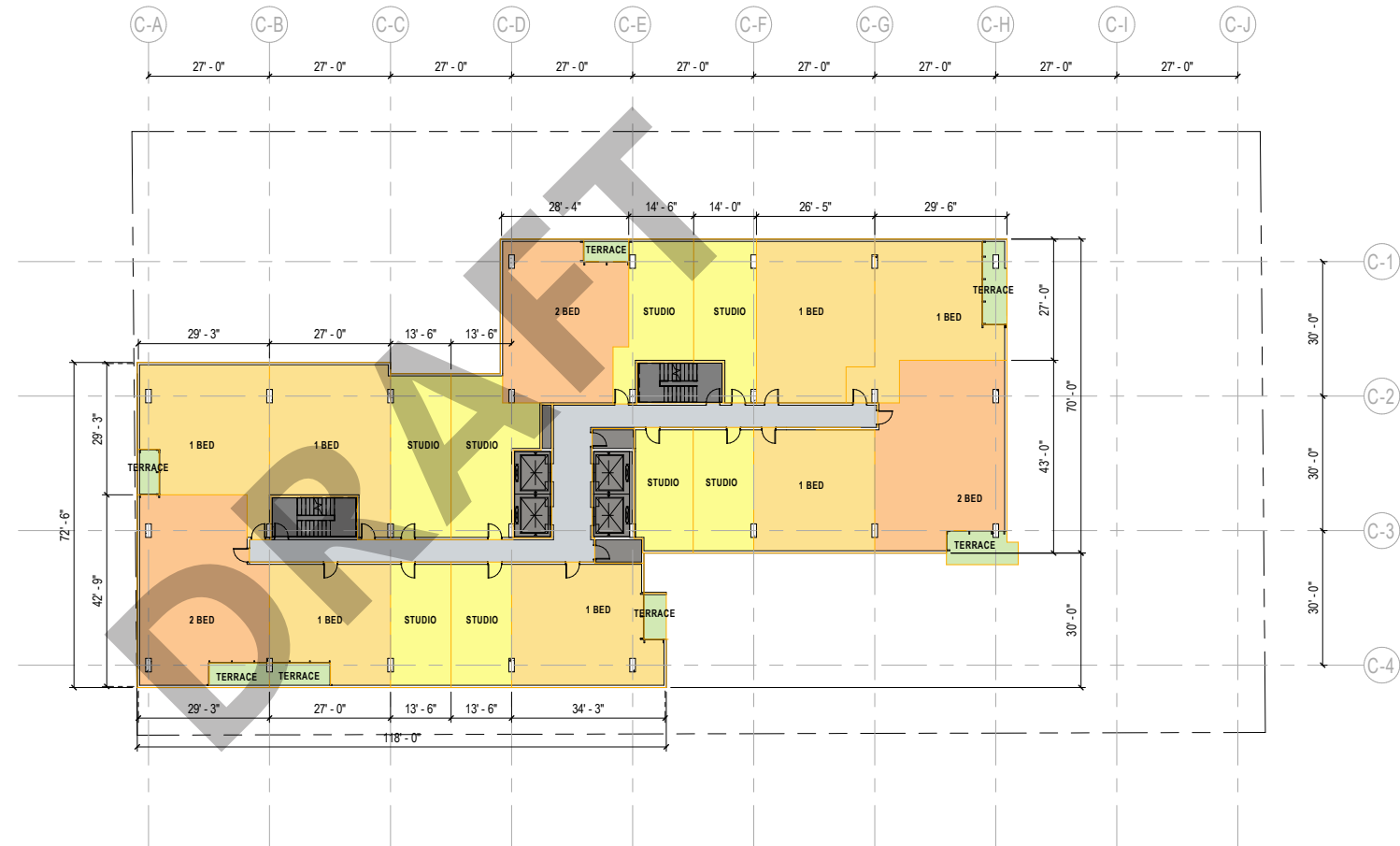
UPDATED 370 N MORGAN - PARKING PLAN - LEVEL 2-3



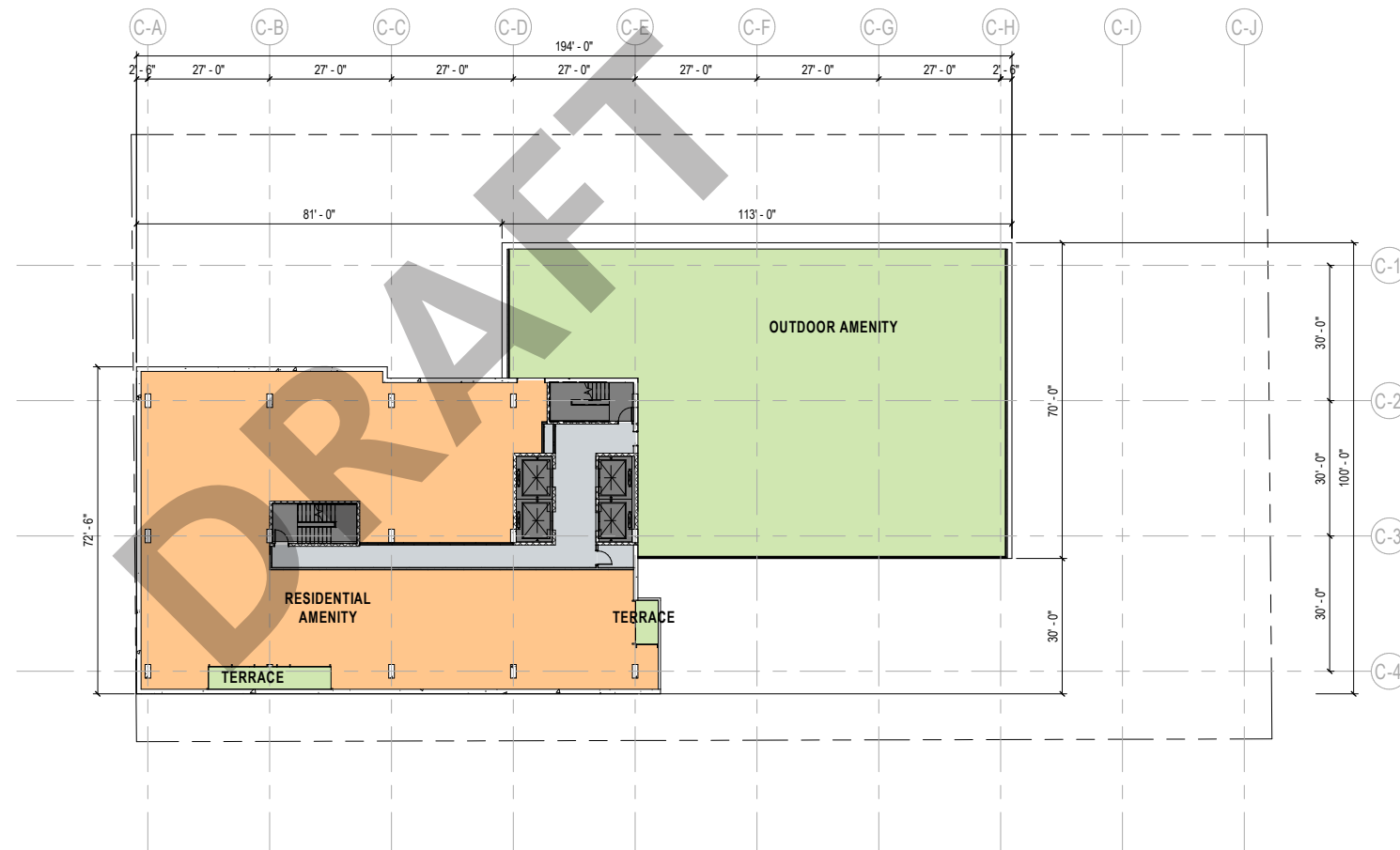
UPDATED 370 N MORGAN - AMENITY PLAN - LEVEL 4



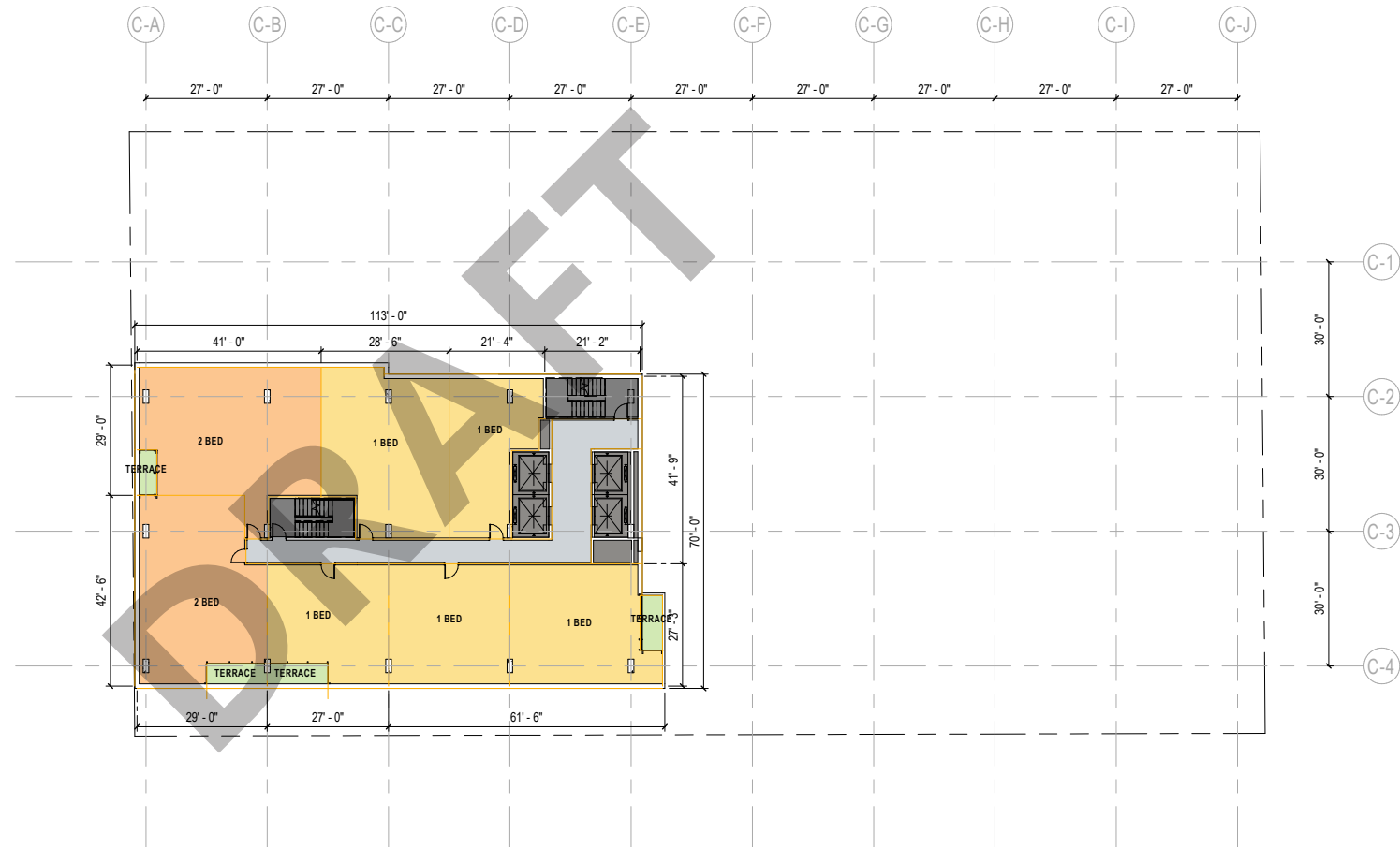
UPDATED 370 N MORGAN - TYPICAL RESIDENTIAL PLAN LEVEL 5-29



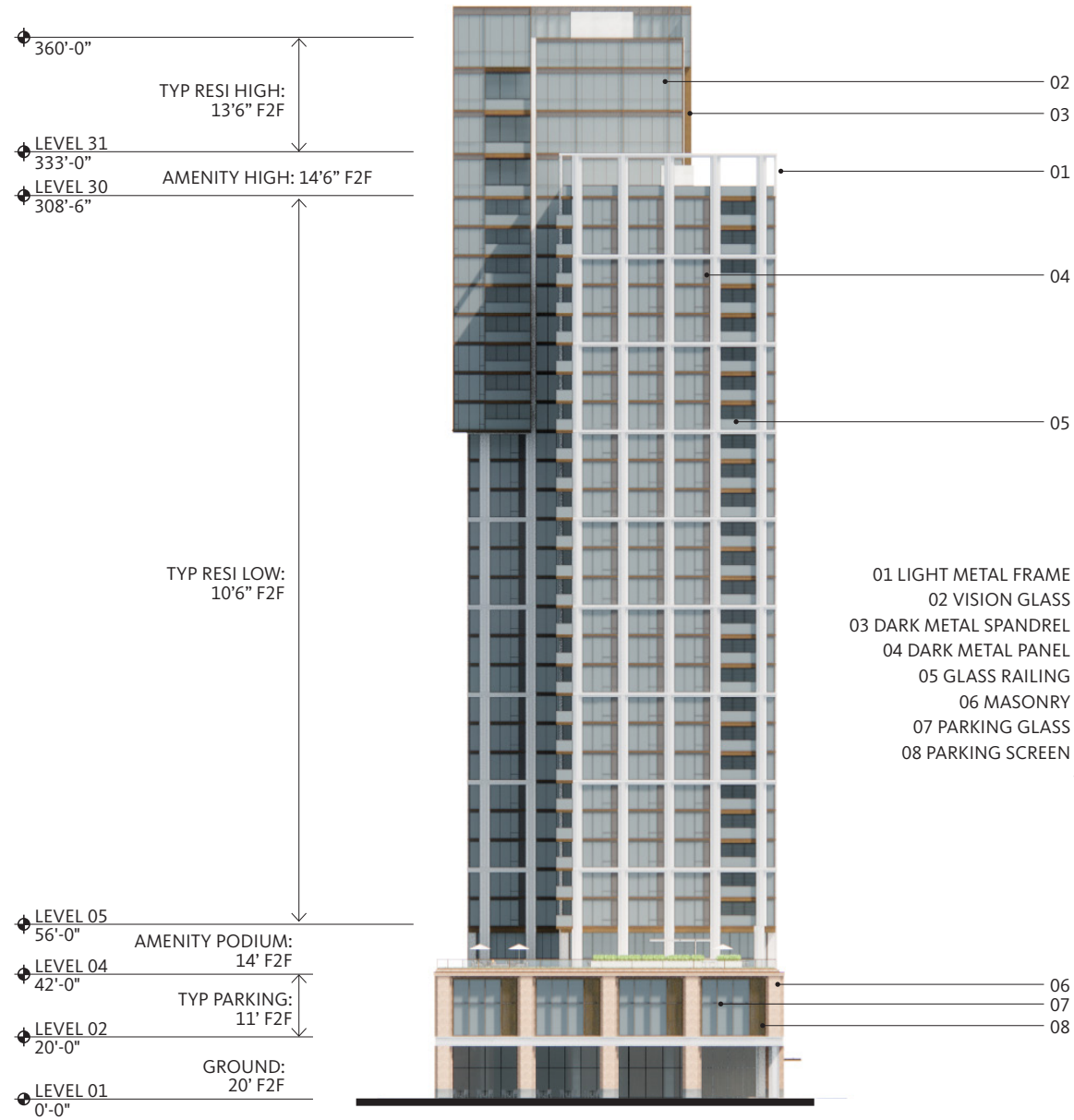
UPDATED 370 N MORGAN - AMENITY PLAN - LEVEL 30



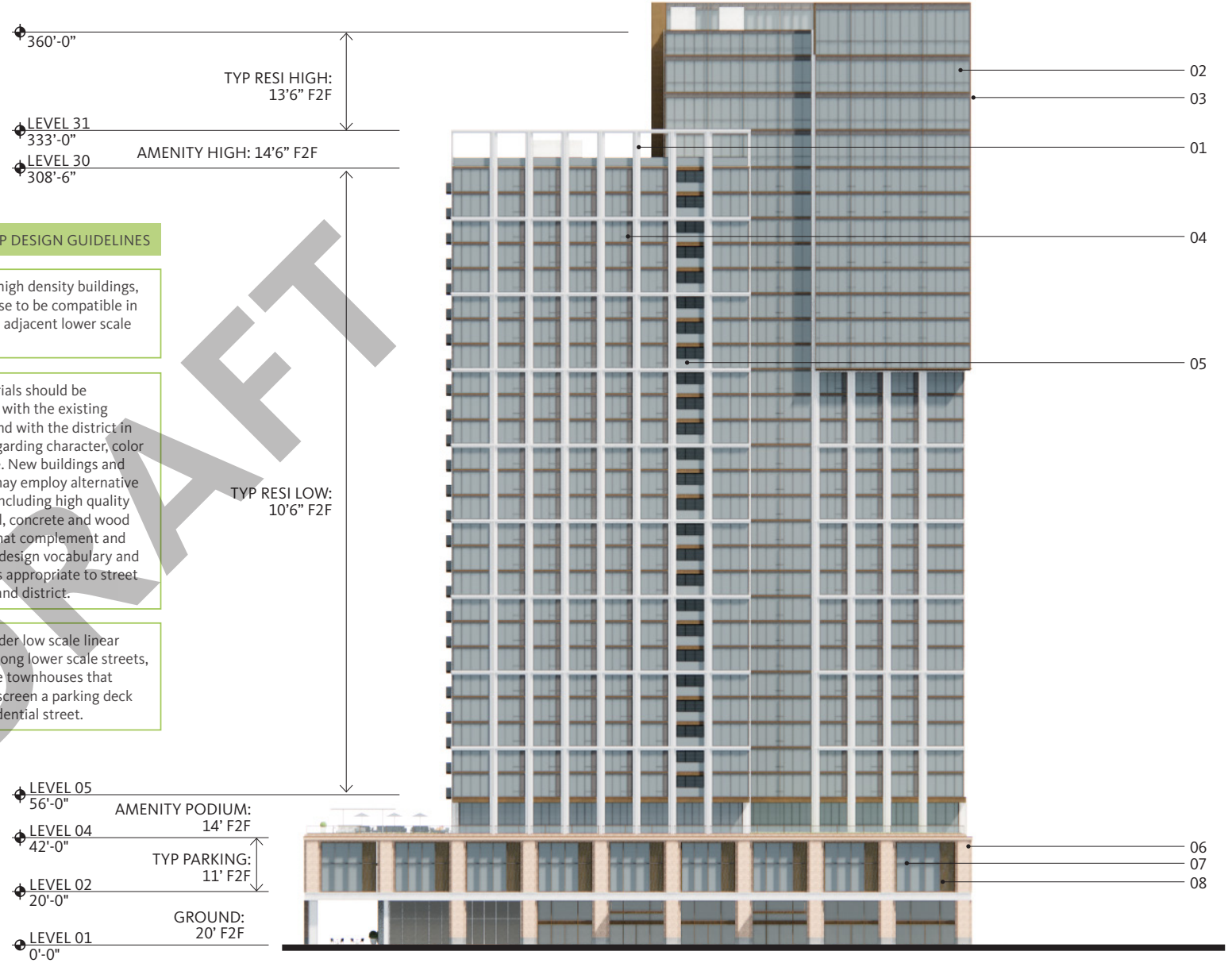
UPDATED 370 N MORGAN - TOP RESIDENTIAL PLAN LEVEL 31-33



370 N MORGAN ELEVATION



EAST ELEVATION



NORTH ELEVATION

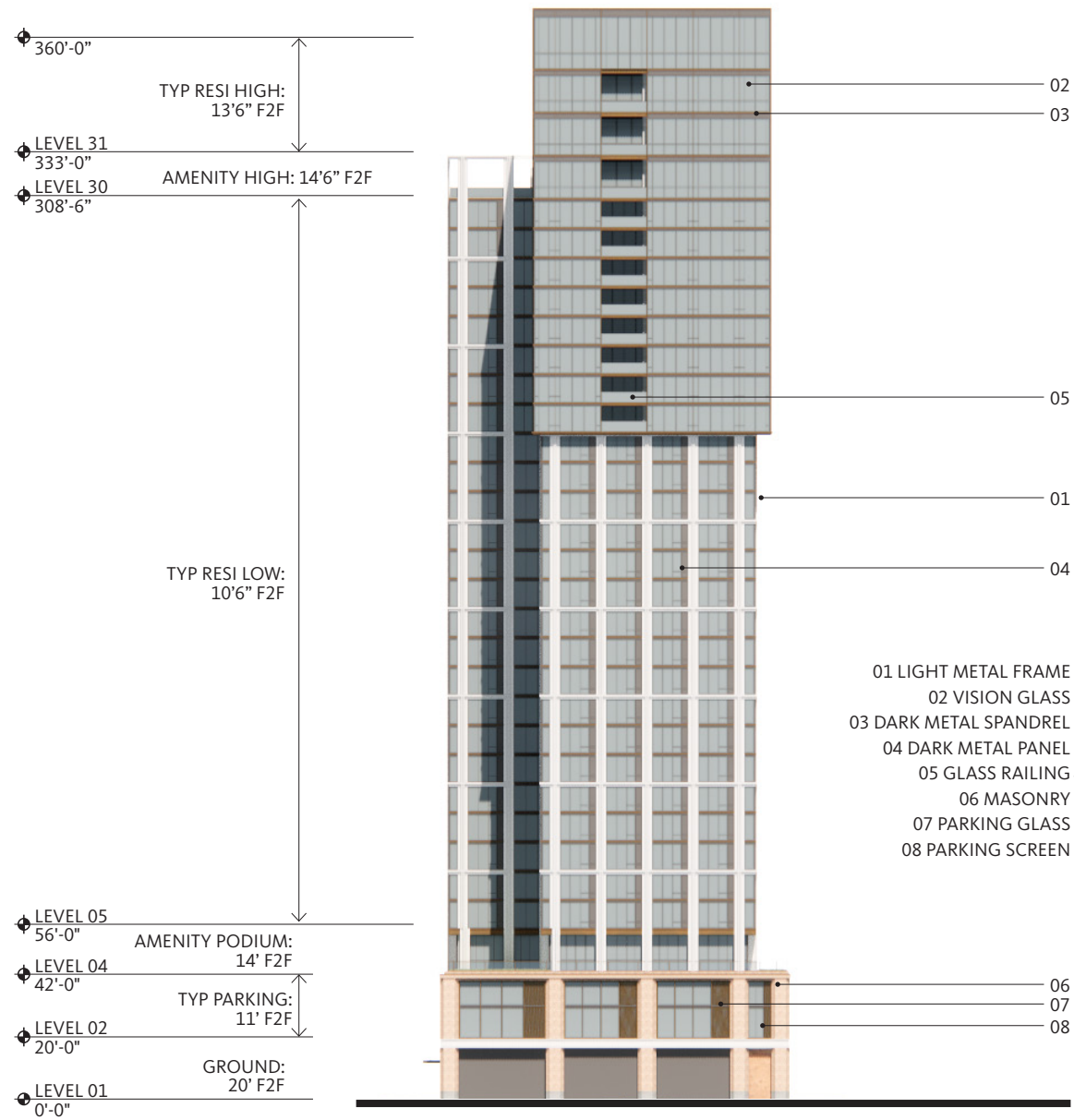
WEST LOOP DESIGN GUIDELINES

1.3.1 With high density buildings, step the base to be compatible in height with adjacent lower scale buildings.

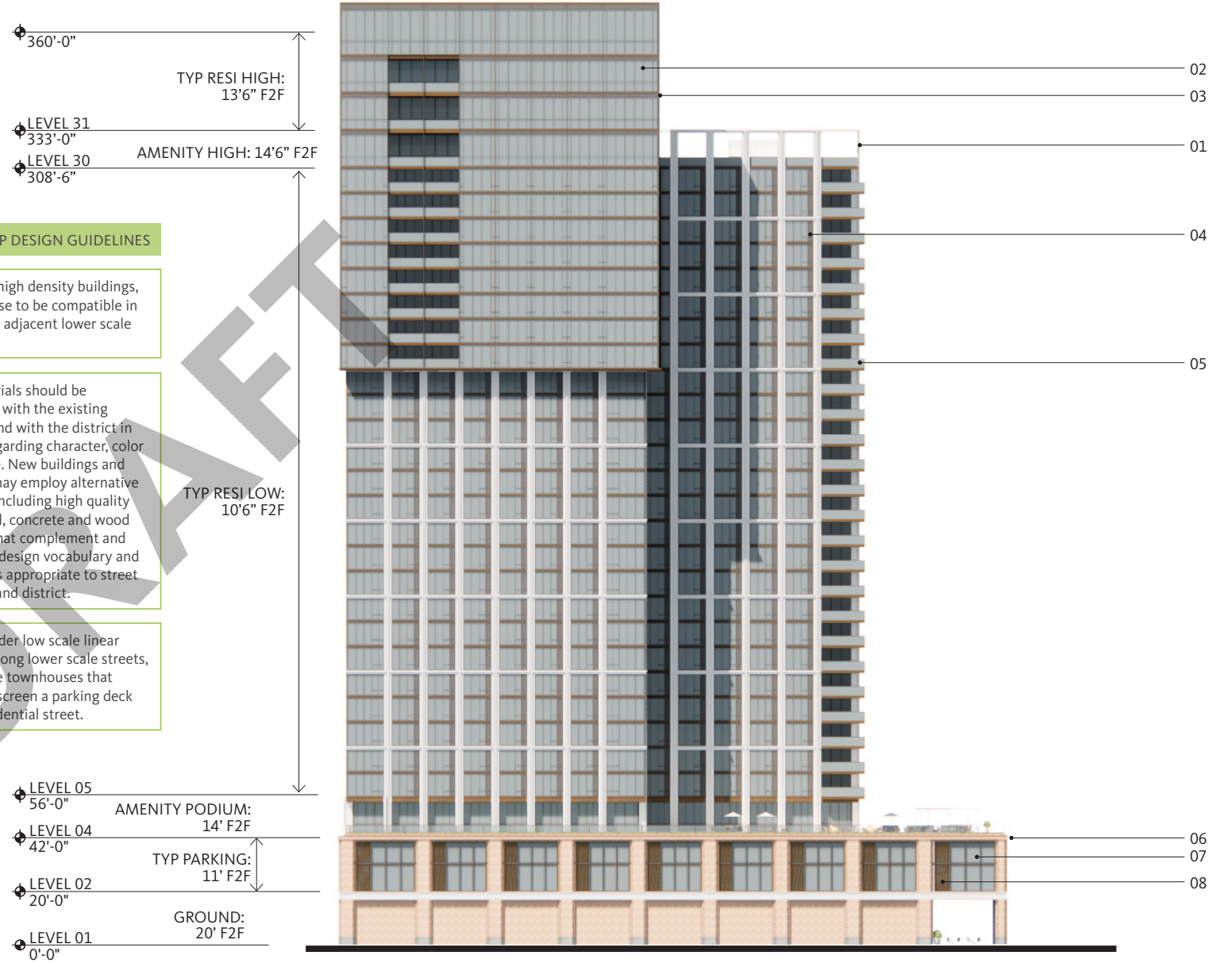
1.6.3 Materials should be compatible with the existing buildings and with the district in general, regarding character, color and texture. New buildings and additions may employ alternative materials, including high quality glass, metal, concrete and wood materials that complement and maintain a design vocabulary and scale that is appropriate to street block face and district.

1.4.1 Consider low scale linear buildings along lower scale streets, for example townhouses that buffer and screen a parking deck from a residential street.

370 N MORGAN ELEVATION



WEST ELEVATION



SOUTH ELEVATION

WEST LOOP DESIGN GUIDELINES

1.3.1 With high density buildings, step the base to be compatible in height with adjacent lower scale buildings.

1.6.3 Materials should be compatible with the existing buildings and with the district in general, regarding character, color and texture. New buildings and additions may employ alternative materials, including high quality glass, metal, concrete and wood materials that complement and maintain a design vocabulary and scale that is appropriate to street block face and district.

1.4.1 Consider low scale linear buildings along lower scale streets, for example townhouses that buffer and screen a parking deck from a residential street.



THANK YOU!