



CHICAGO PLAN COMMISSION

Department of Planning and Development

Westhaven Park IID

Lake/Damen/Maypole

BMH-I, LLC (Brinshore-Michaels)

March 18, 2021



Community Information

Community Area: Near West Side
Alderman/Ward: Burnett/27th

COMMUNITY INFORMATION:*

Population: 62,733
 Population Change (10yr): +14.3%
 Race/Ethnicity:

White:	41.3%
Black:	28.1%
Asian:	18.6%
Hispanic:	9.4%

Median Age: 30.9

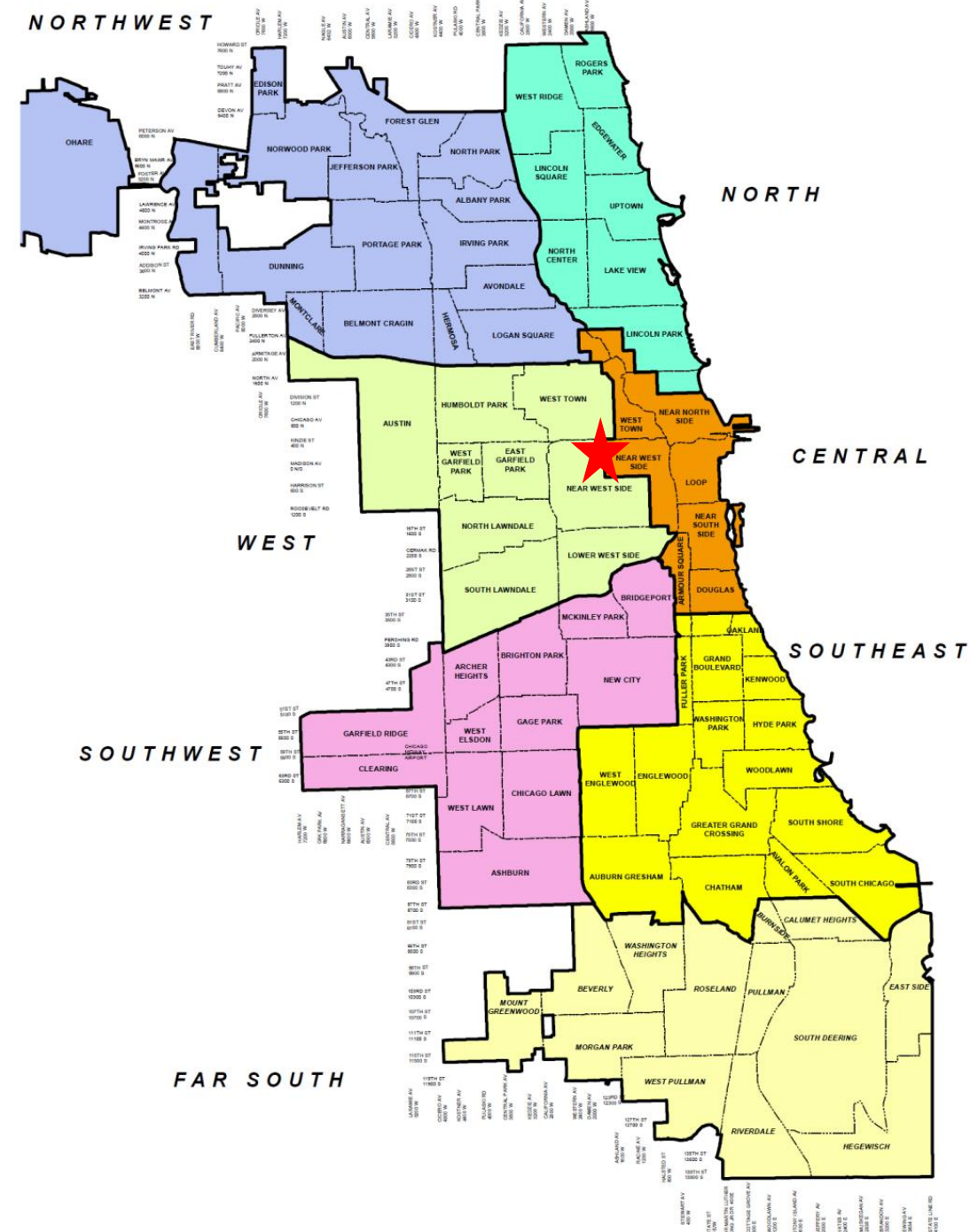
(Chicago, 34.3; Chicagoland, 37.2)

*CMAP Community Snapshot June 2020

AREA INFORMATION

-- Transitional area between Kinzie Industrial Corridor to north, United Center to the south and Fulton Market District to east and residential/mixed-use areas to the west.

--Site of the former **Henry Horner Homes**



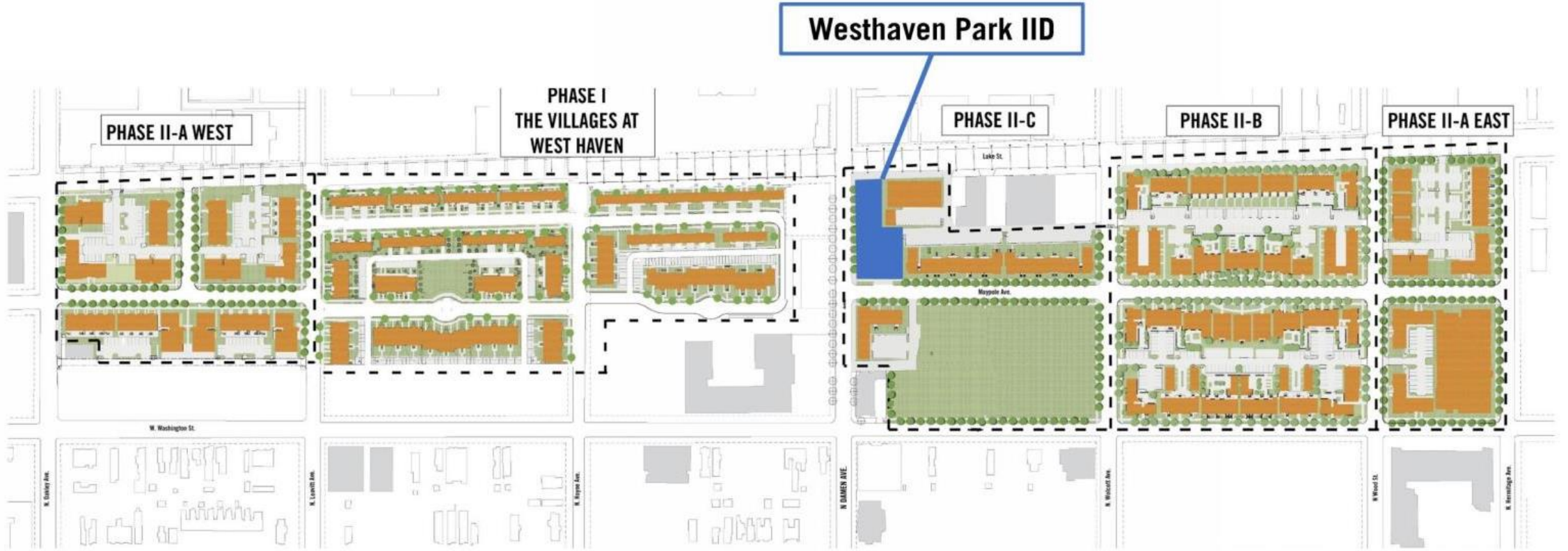
★ Former Henry Horner Homes

Henry Horner Homes Public Housing Development:

- **Built:** 1958
- **Demolished:** 2006
 - Part of CHA's Transformation Plan/Plan Forward
 - 1996 HUD provides HOPE VI grant to fund redevelopment
 - 2001 Brinshore-Michaels procured redevelopment site
 - Redevelopment governed by the Mothers' Guild and Gautreaux Consent Decrees
 - Subject of Alex Kotlowitz's *There Are No Children Here*

Westhaven Park IID is the **last building to fulfill** the Mothers' Guild Consent Decree **requirement to provide 461 replacement units** to former Horner residents





Master Plan – Phased Development

SITE CONTEXT PLAN

Westhaven Park

8 Phase Mixed-Income Redevelopment:

Developed to Date

WESTHAVEN MIXED INCOME REVITALIZATION PROGRAM

WESTHAVEN PARK PHASES	Total Units	Public Housing	Affordable	Market Rate	Tenure
Westhaven Park Apartments (2005)	155	87	31	37	Rental
Westhaven Park Tower (2006)	79	0	7	72	Ownership
Westhaven Park Tower Rental (2006)	34	34	0	0	Rental
City Flats (2007)	60	0	12	48	Ownership
Westhaven Park IIB (2008)	127	70	27	30	Rental
Westhaven Park IIC (2011)	92	46	32	14	Rental
WHP Villages (2019)	200	95 (RAD)	50	55	Rental
COMPLETED TO DATE	747	332	159	256	602 Rental/ 139 Ownership





Community Outreach

Starting June 2020: Westhaven Park IID presented at monthly meetings at the **Henry Horner Working Group:**

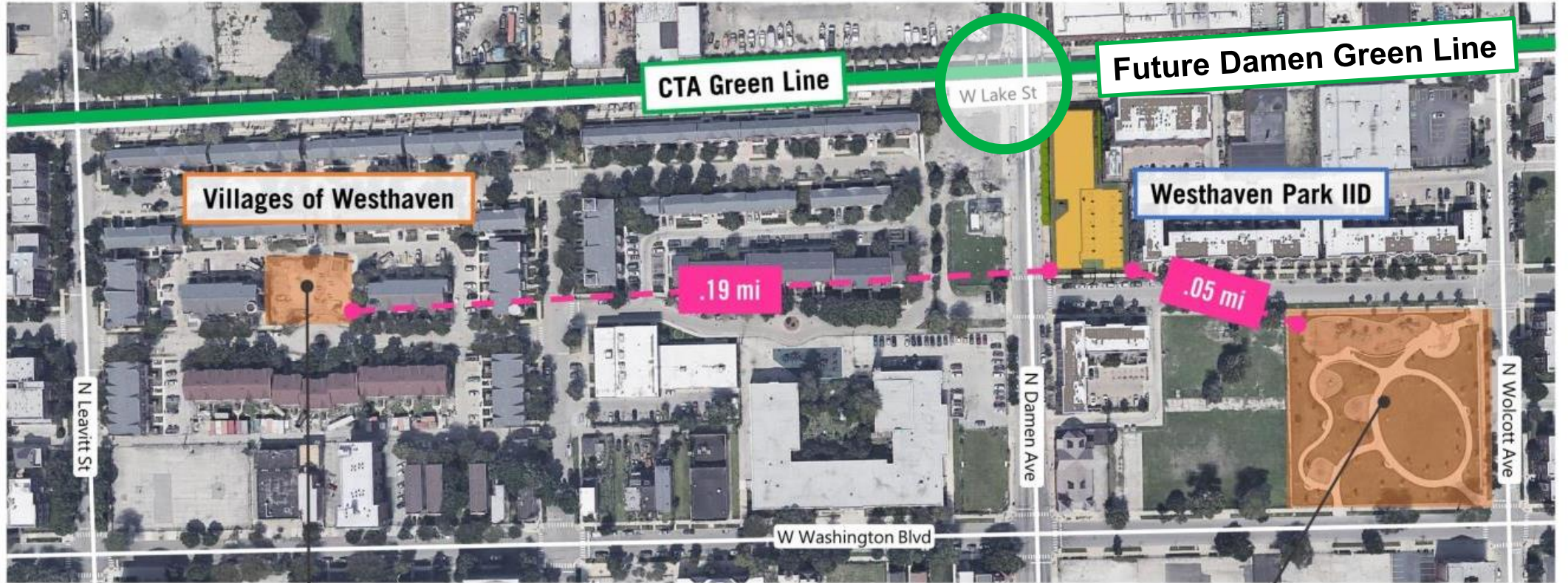
Working Group consists of:

- CHA
- City of Chicago
- Gautreaux Plaintiffs Counsel (BPI)
- Mother Guild Counsel (Shriver Center),
- HRC Counsel (U of C Housing Clinic)
- Horner Residents Committee participates regularly
- Horner Local Advisory Council participates regularly

March 11, 2021: Community Outreach Presentation

Aldermanic Support

- Alderman Burnett provides supports letter for all funding applications
And participates regularly in Henry Horner Working Group



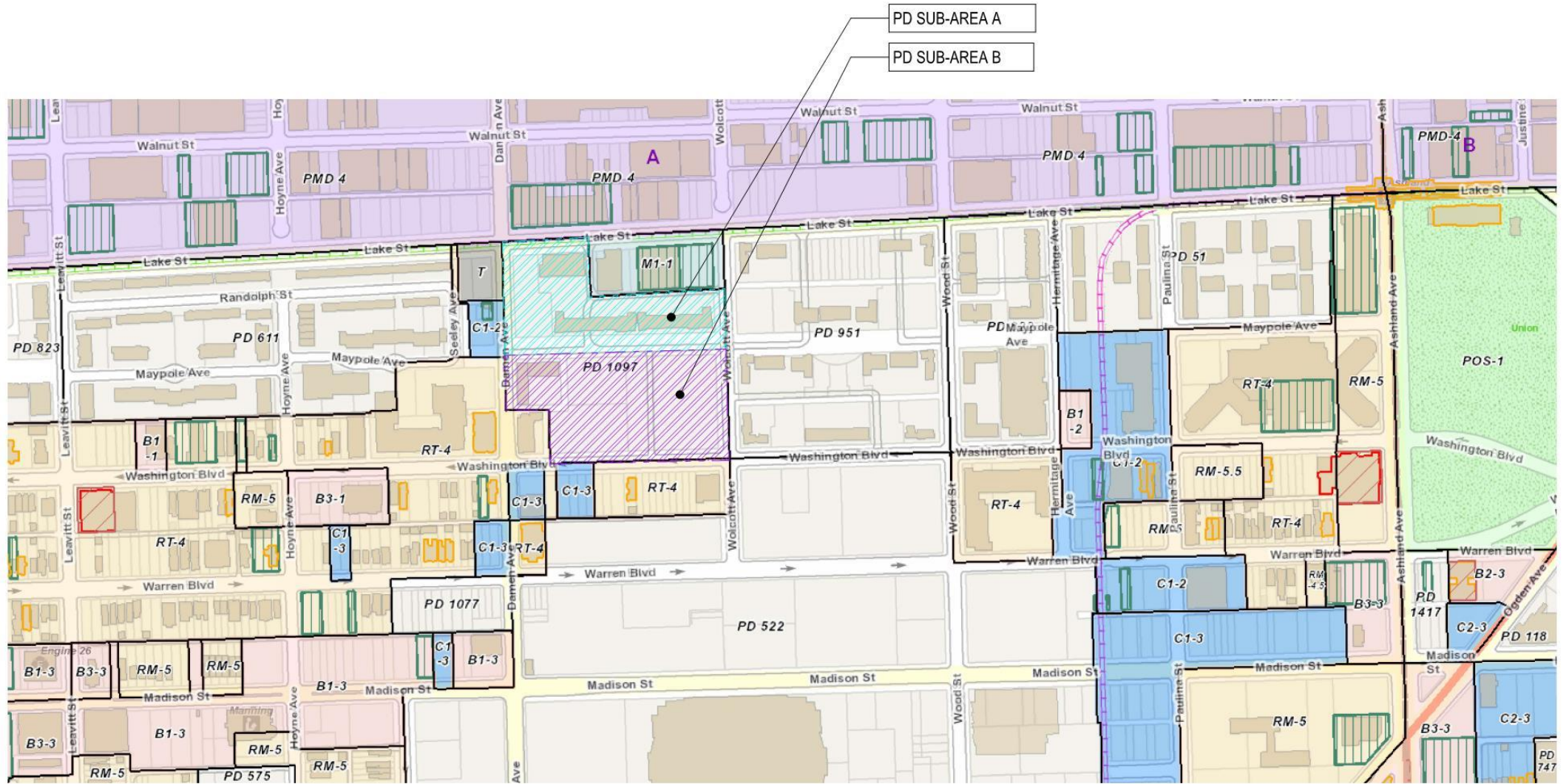
Villages of Westhaven Pocket Park



Park #587

Master Plan – Proximity Map


SITE CONTEXT PLAN



Master Plan – Zoning Map

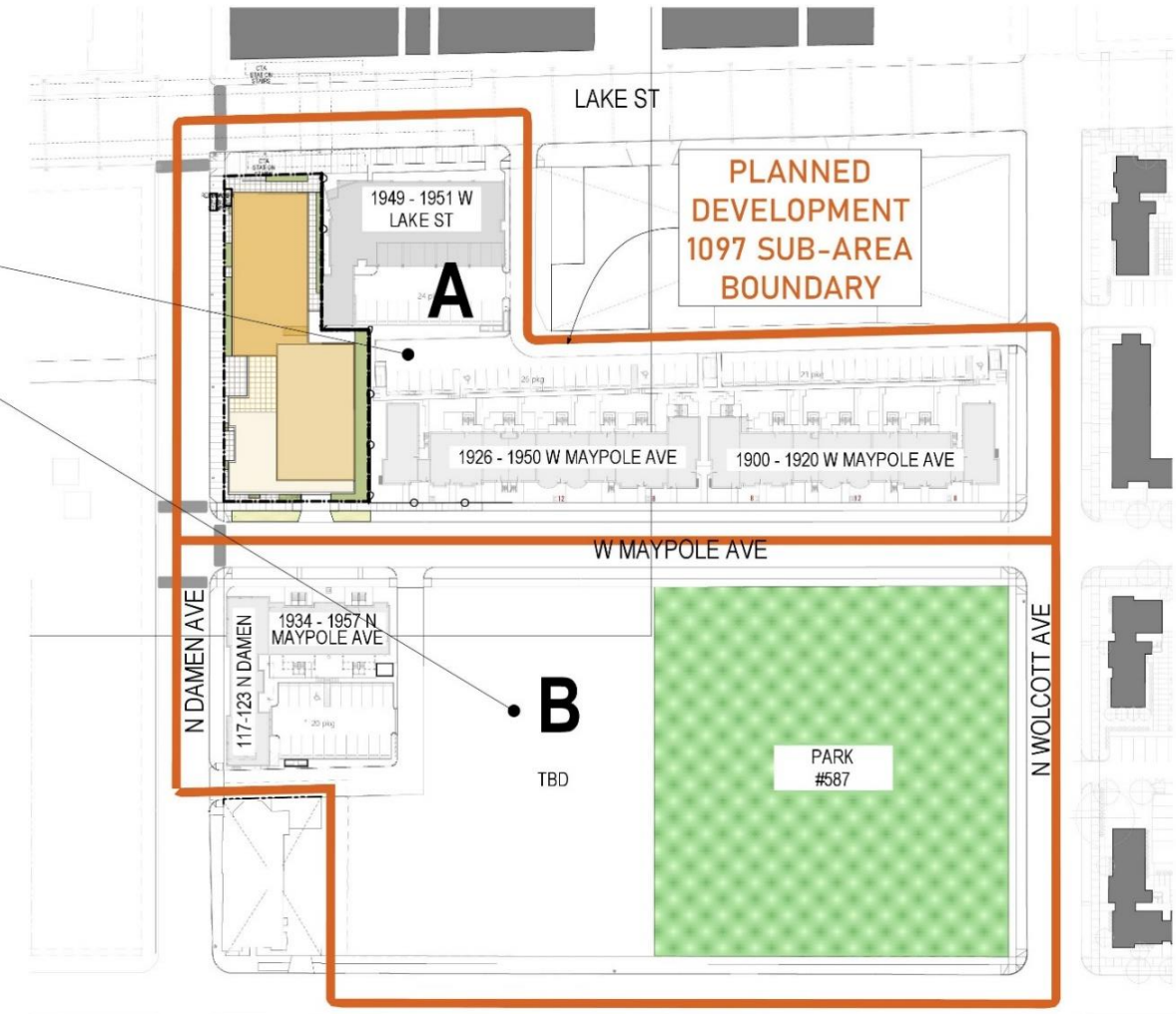
SITE CONTEXT PLAN



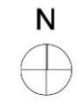
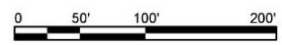
-  PROPOSED BUILDING
-  EXISTING PARK
-  PD SUB-AREA BOUNDARY

PD SUB-AREA A

PD SUB-AREA B



Property Line and Boundary Map
SCALE: 1" = 100'



Master Plan – PD Development Boundary

SITE CONTEXT PLAN



AERIAL VIEW FROM NORTH EAST



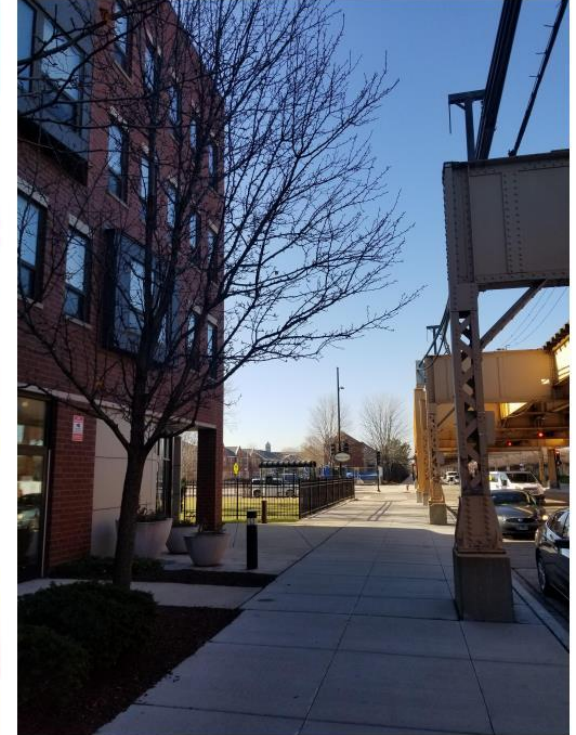
East Edge of Property looking south to Maypole



South Edge of Property looking west to Damen



West Edge of Property looking north to Lake



North Edge of Property looking west to Damen



View to site from SE across Maypole



View to site from NW across Damen & Lake



View to site from SW across Damen



View to site from W across Damen

★ Planning Context



Reconnecting Neighborhoods

Adopted: July 15, 2019

Partner Agencies: MPC, RTA, HNTB

RECOMMENDATIONS

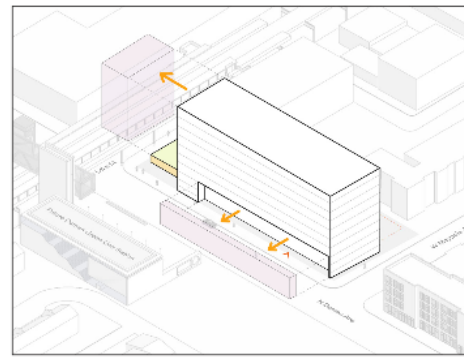
- Construct Green Line Station at Damen and Lake
- Streetscape should support transit accessibility
- Retail and residential infill is encouraged along Damen and Madison
- Damen should be a key commercial corridor.
- Commercial storefronts should be accessible to transit
- Mix of uses should be encouraged
- Key intersections should encourage pedestrian mobility and safety
- Improve the aesthetics of the streetscape
- Gateway treatments should be added to key community entrances.

★ Project Timeline

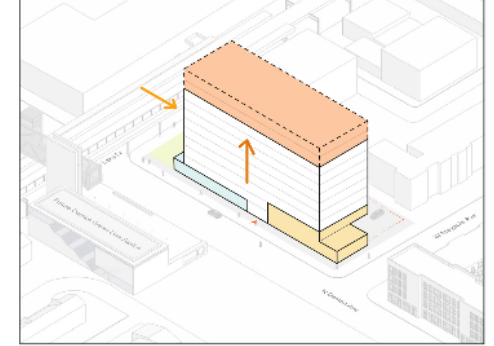
- **Intake:** October 2019
- **Intake Letter:** December 2019
- **Zoning/Design Review Round I:** June—July 2020
- **PD Introduction:** July 22, 2020
- **Joint DPD/DOH Design Letter:** August 4, 2020
- **Zoning/Design Review Round II:** September 22, 2021
- **Plan Commission:** January—February 2021
- **Plan Commission:** March, 18, 2021

RECOMMENDATIONS

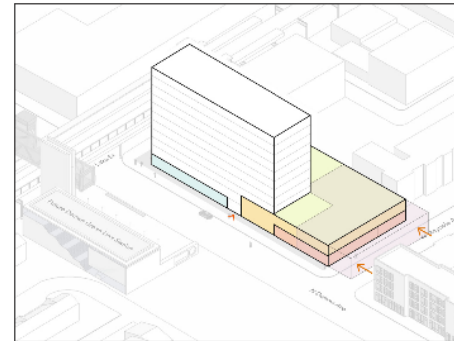
- Ensure better context and massing relative to the surrounding buildings.
- Decrease the height of the building on the south side of the property closer to the abutting 3 and 4 story building and increase the height closer to Damen and Lake.
- Vary roof line to create more architectural interest.



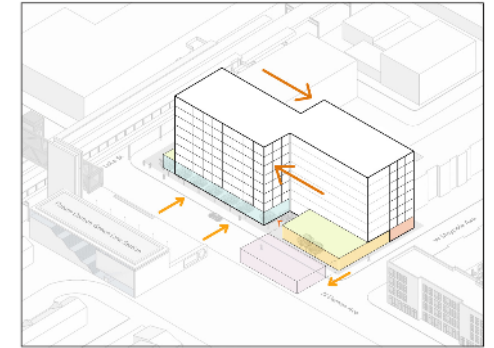
Scheme 1



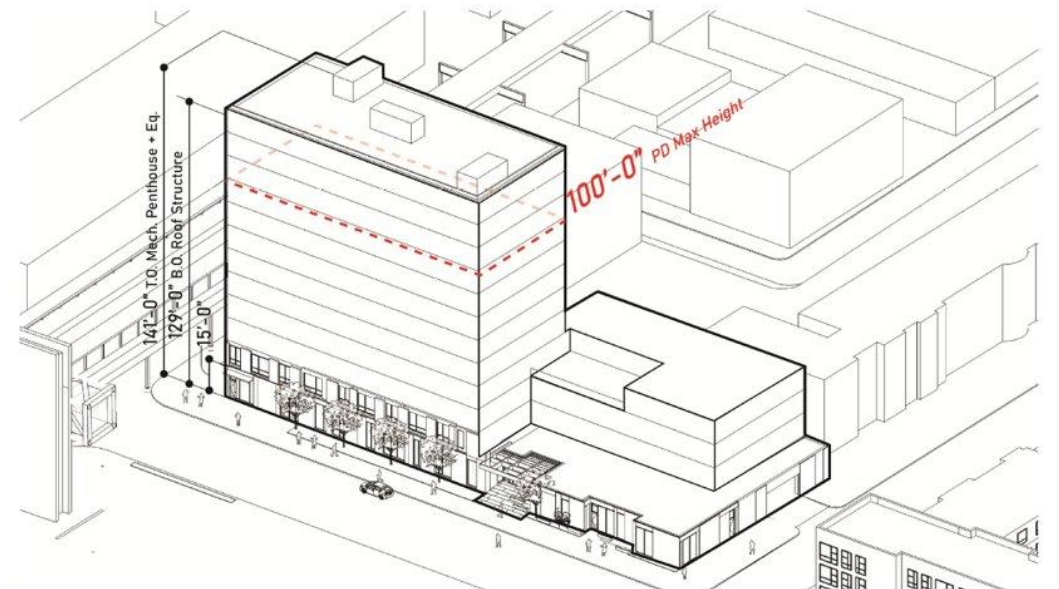
Scheme 2



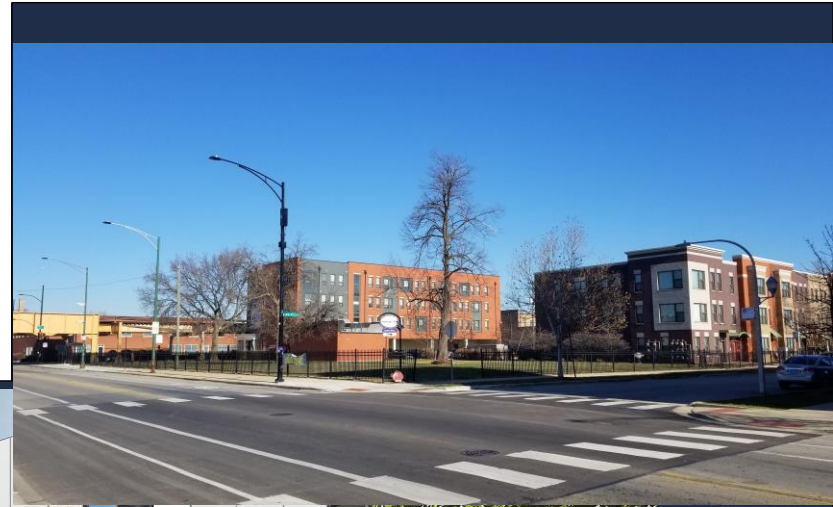
Scheme 3



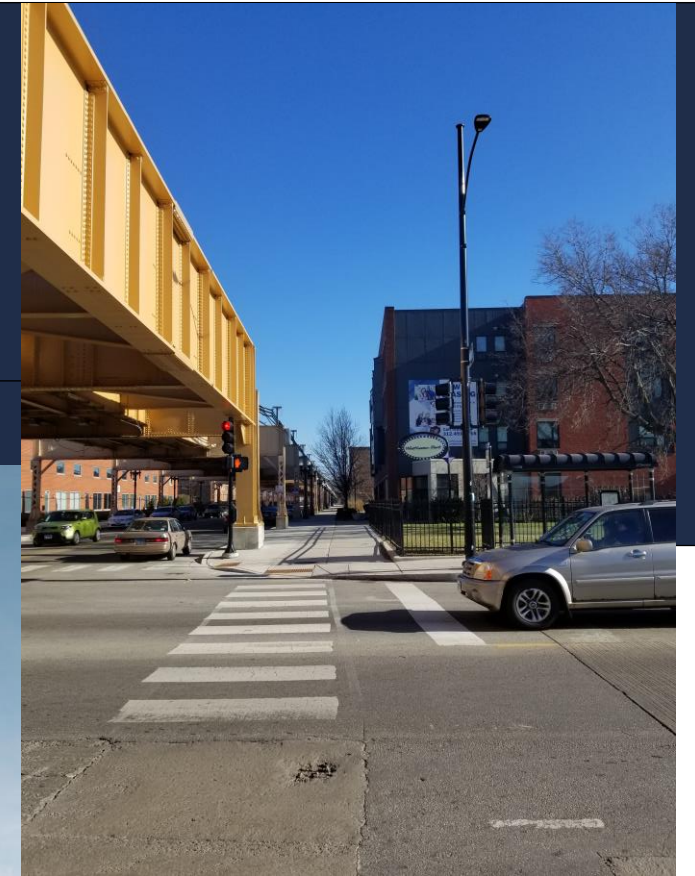
Scheme 4



Pedestrian Context



Pedestrian Context



Pedestrian Context

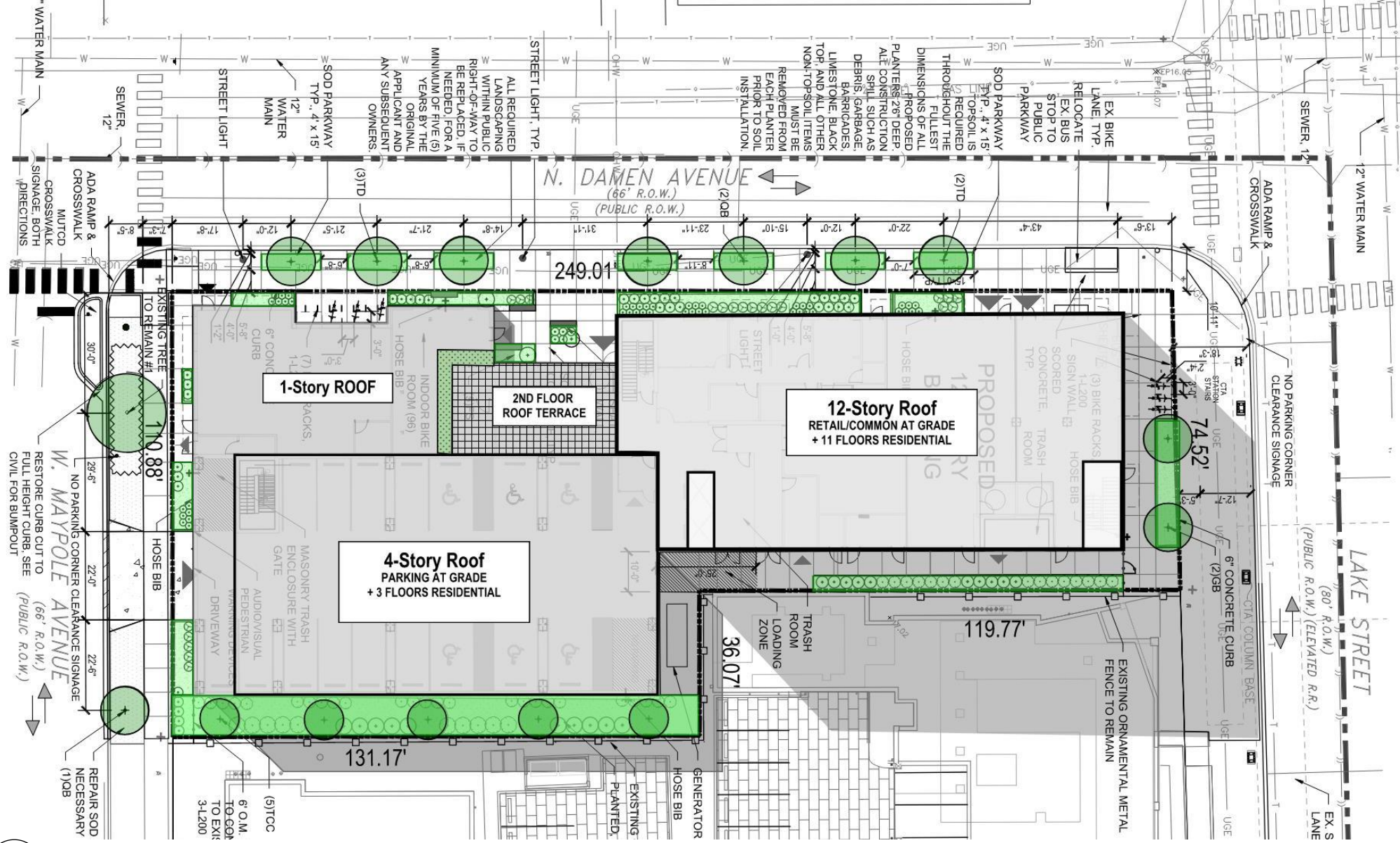




AERIAL VIEW FROM SOUTH WEST



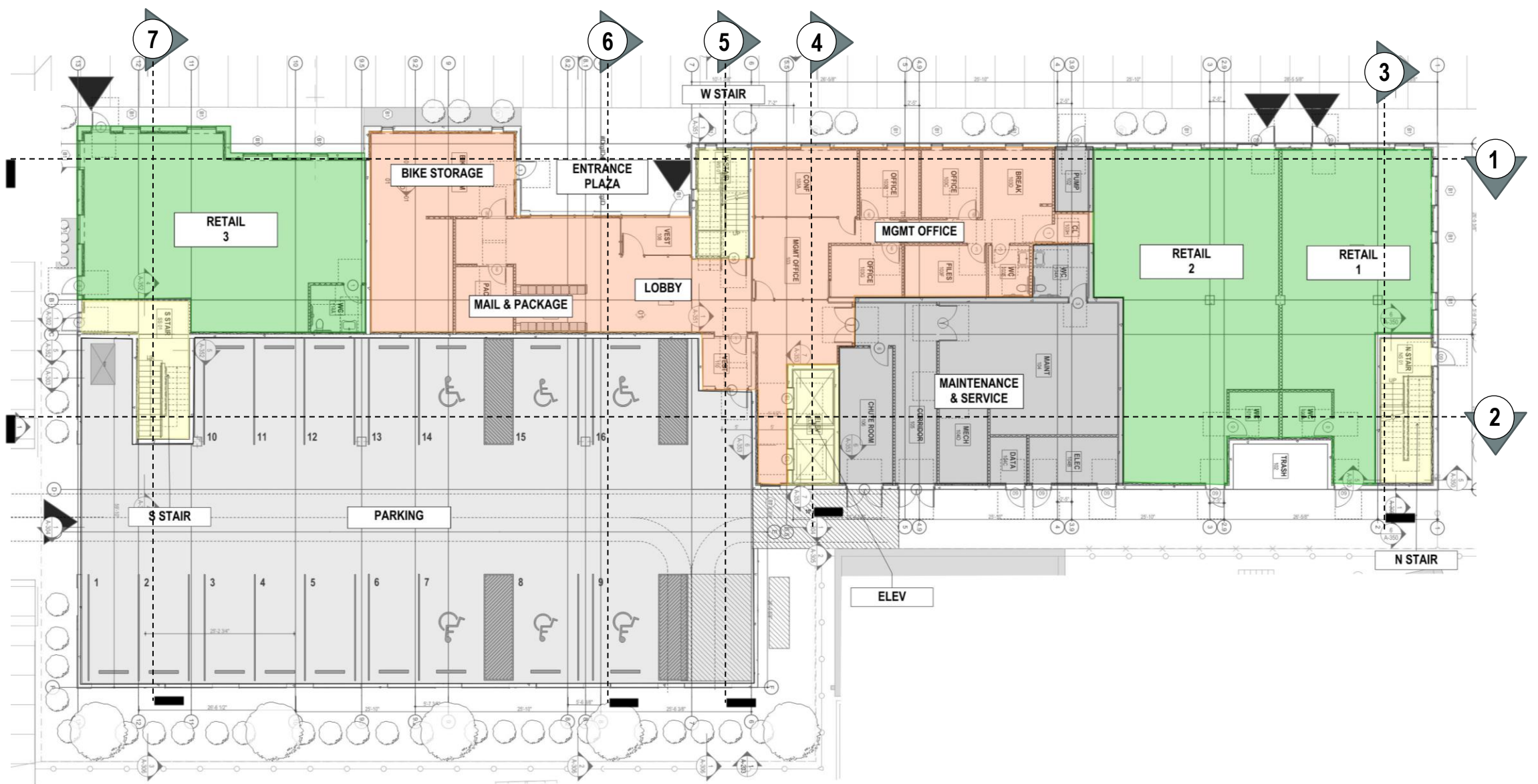
AERIAL VIEW FROM NORTH EAST



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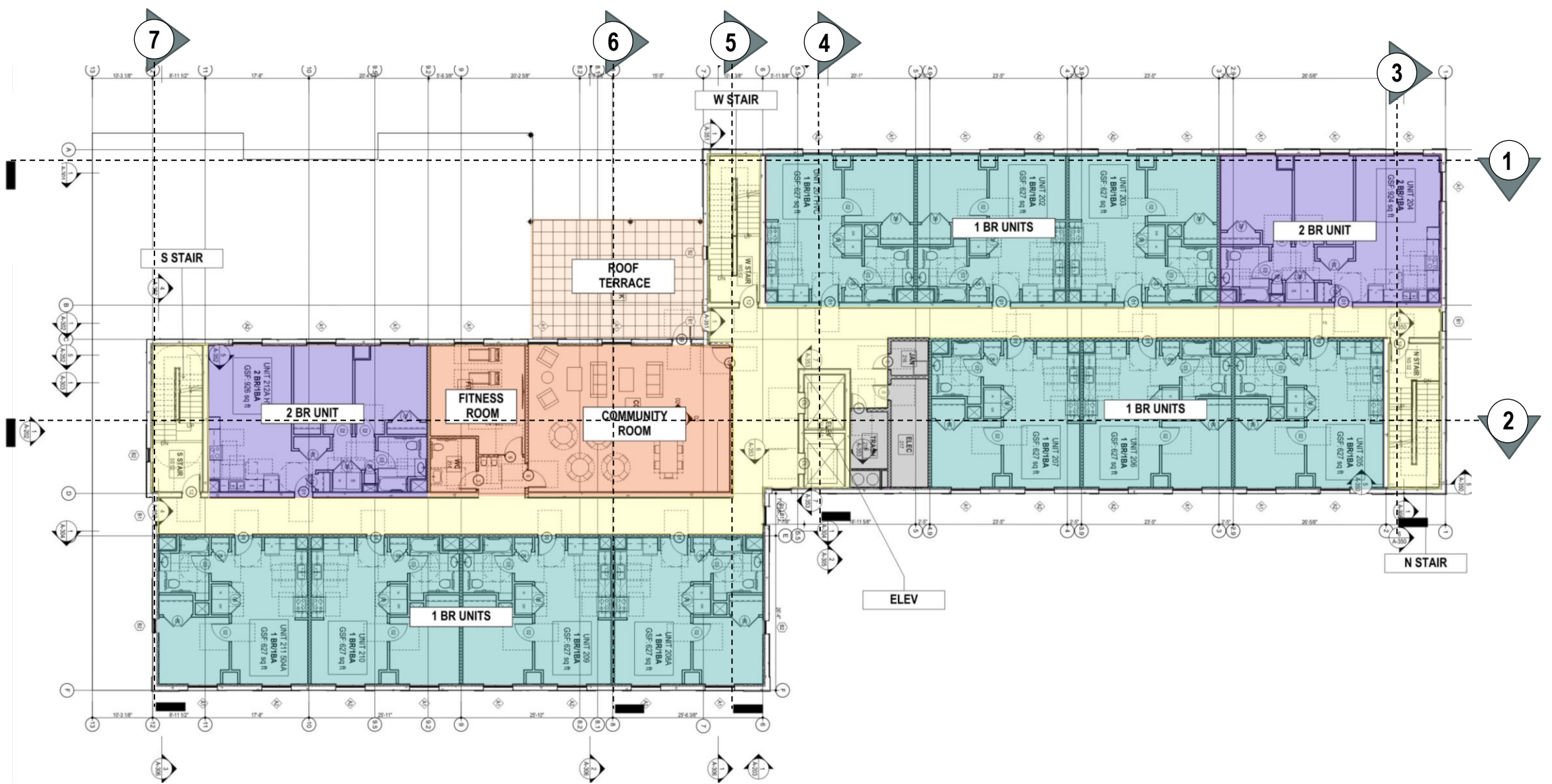


Site Plan



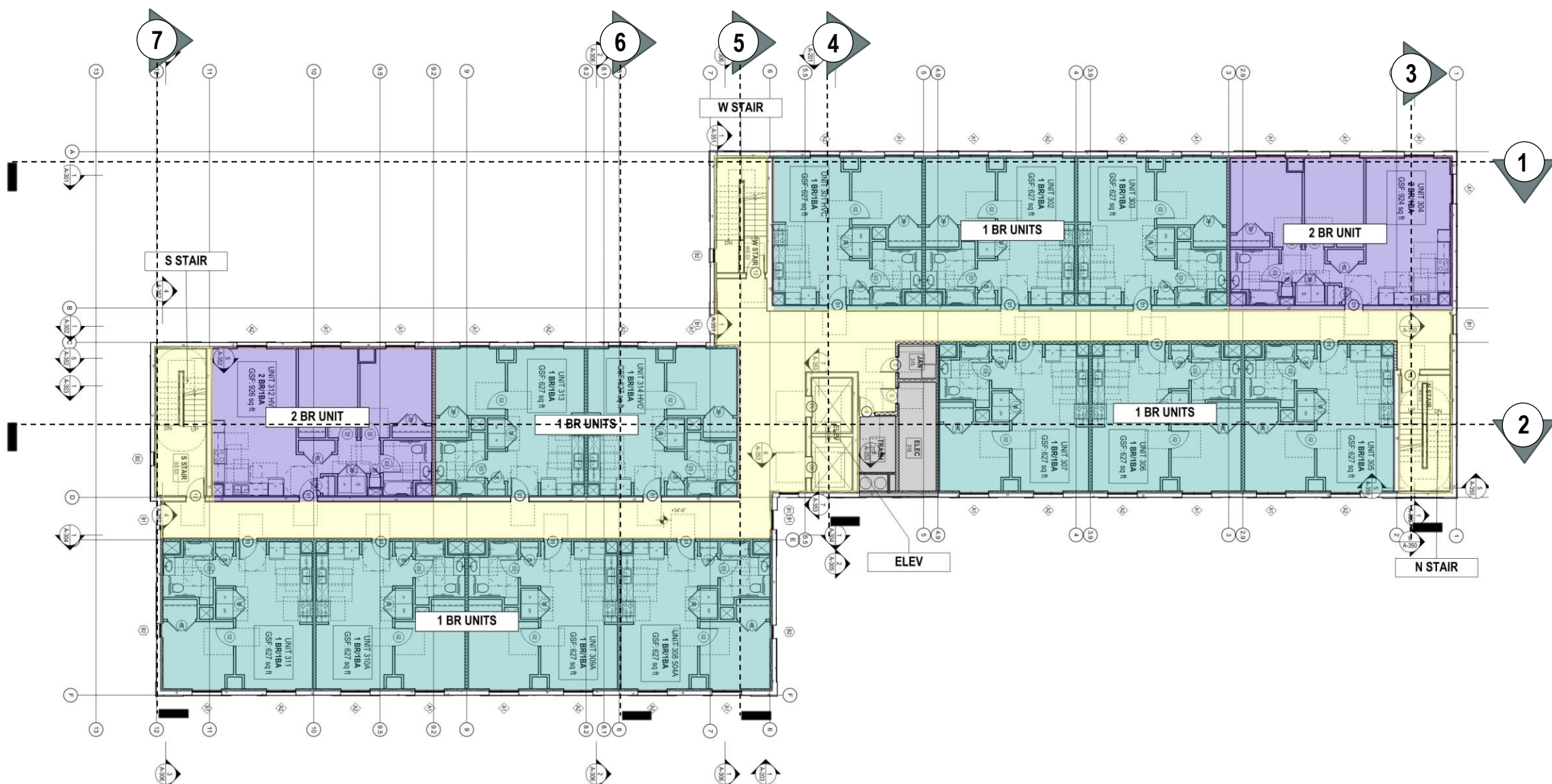
○ 1st Floor Plan





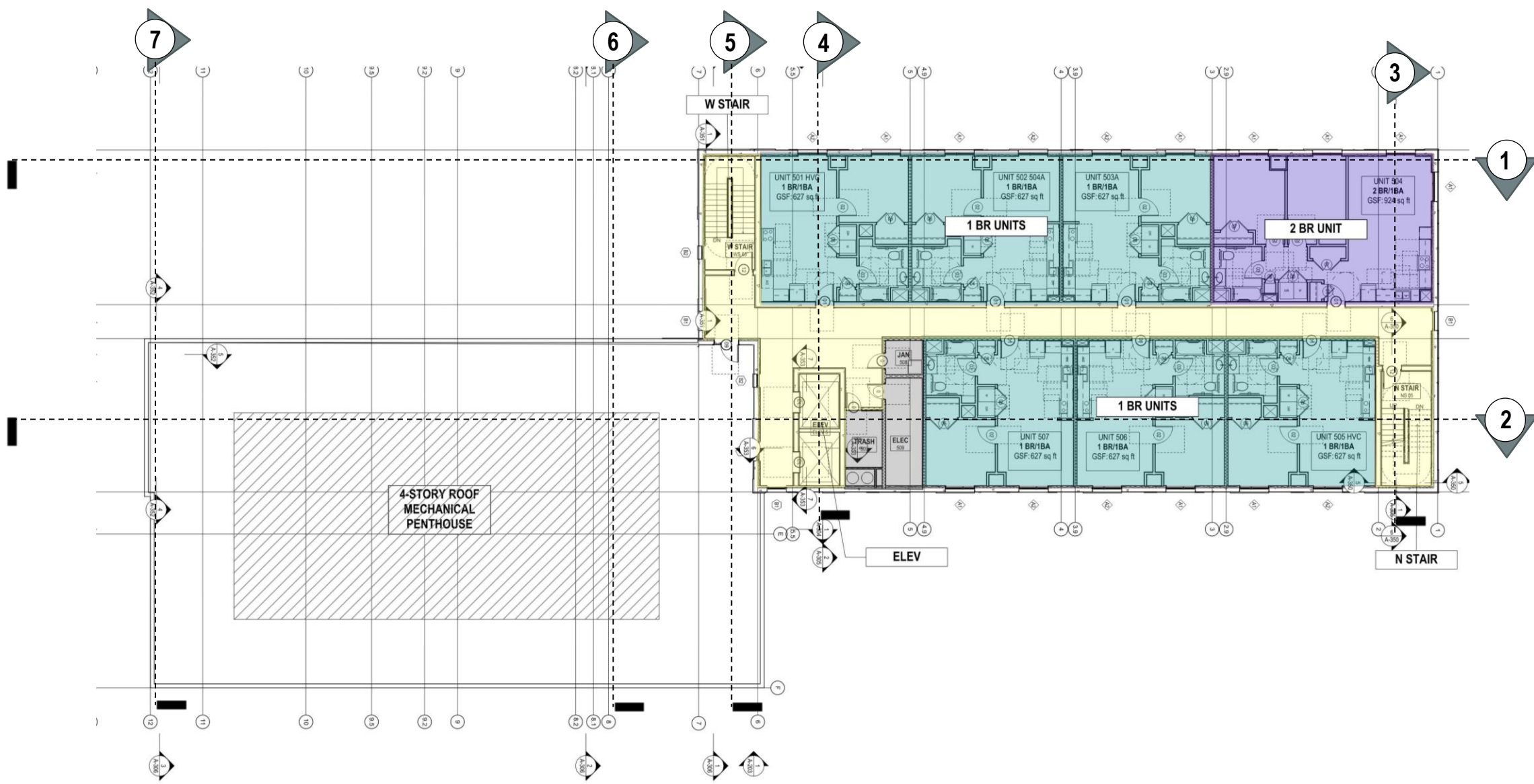
2nd Floor Plan





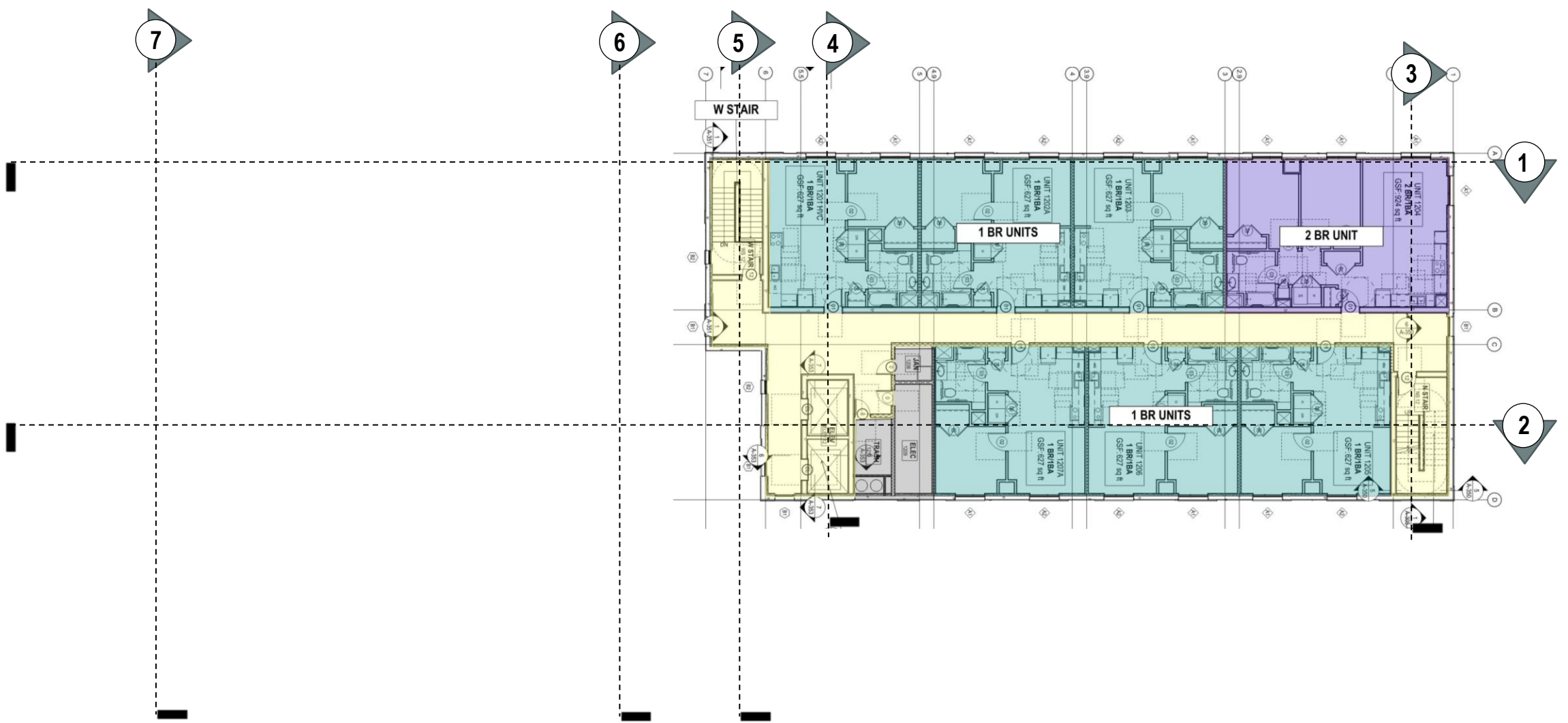
3rd & 4th Floor Plan





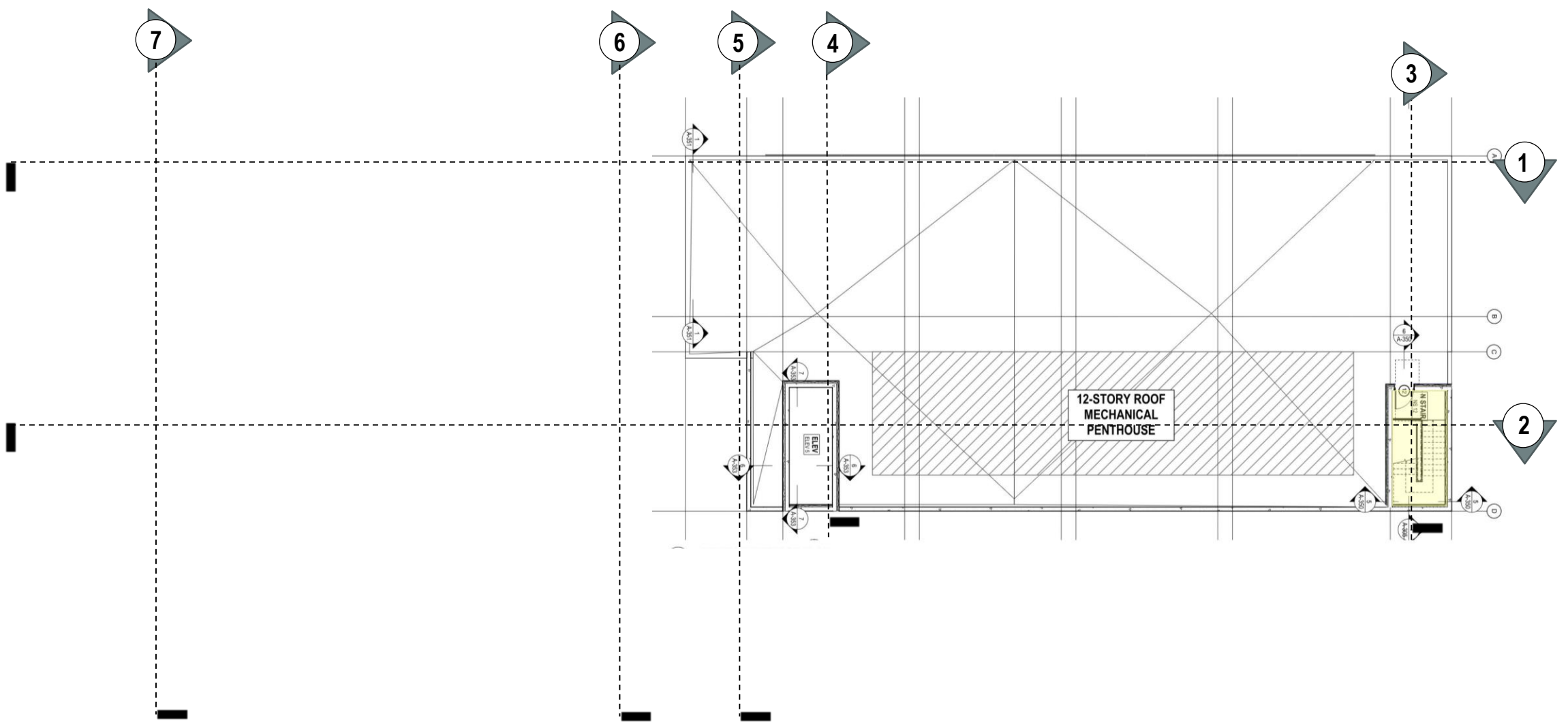
○ 5th Floor Plan





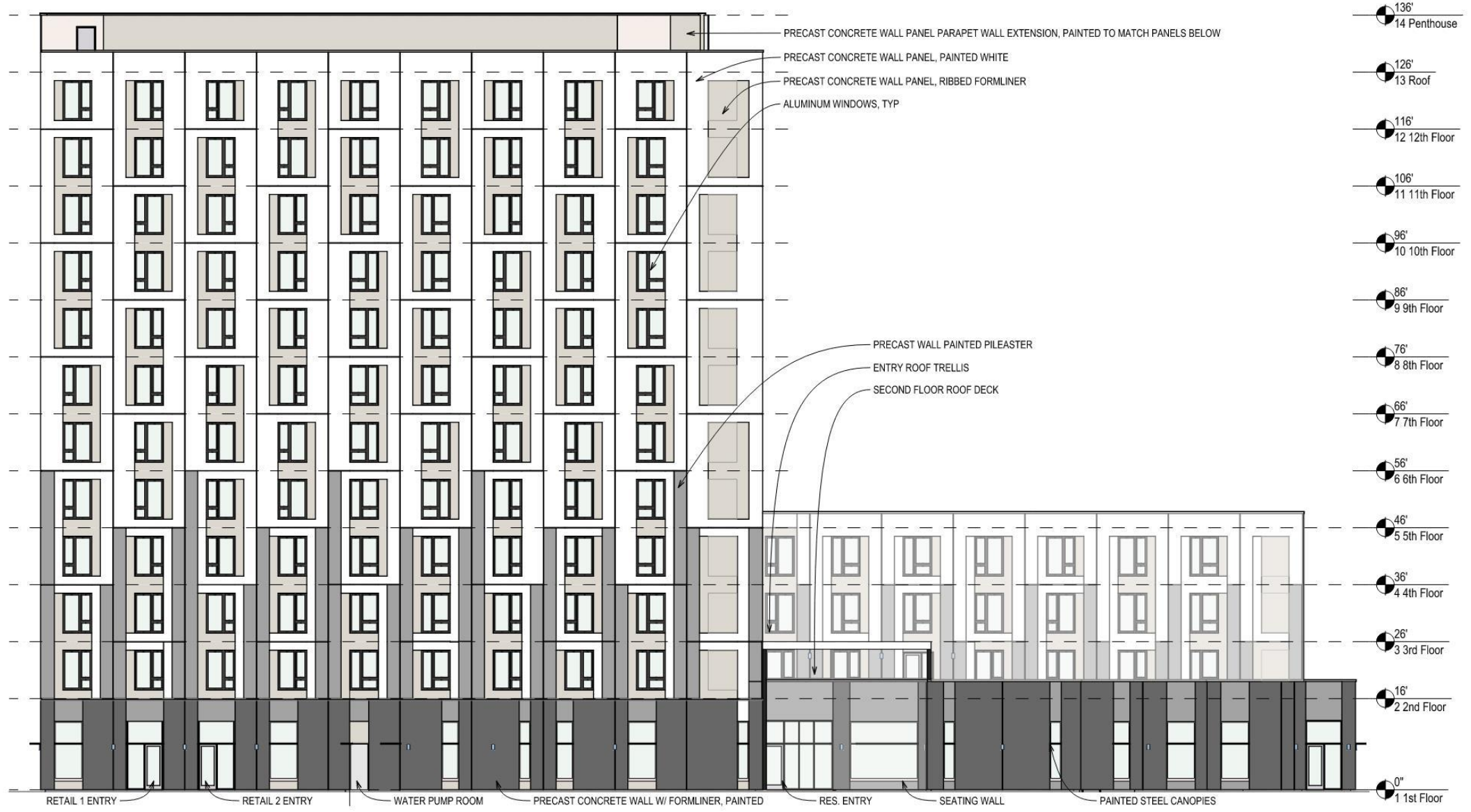
○ 6th to 12th Floor Plan



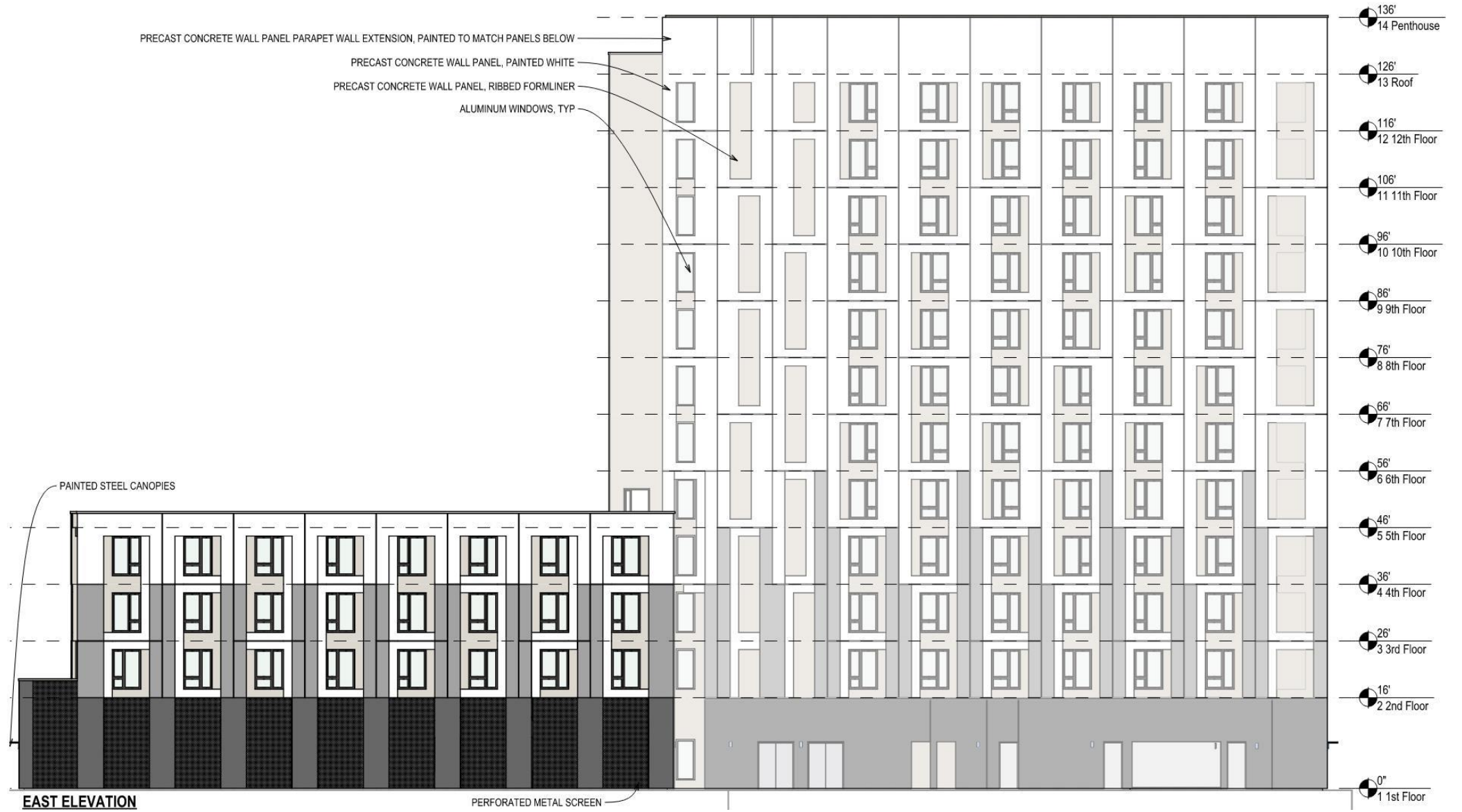


○ Roof Plan

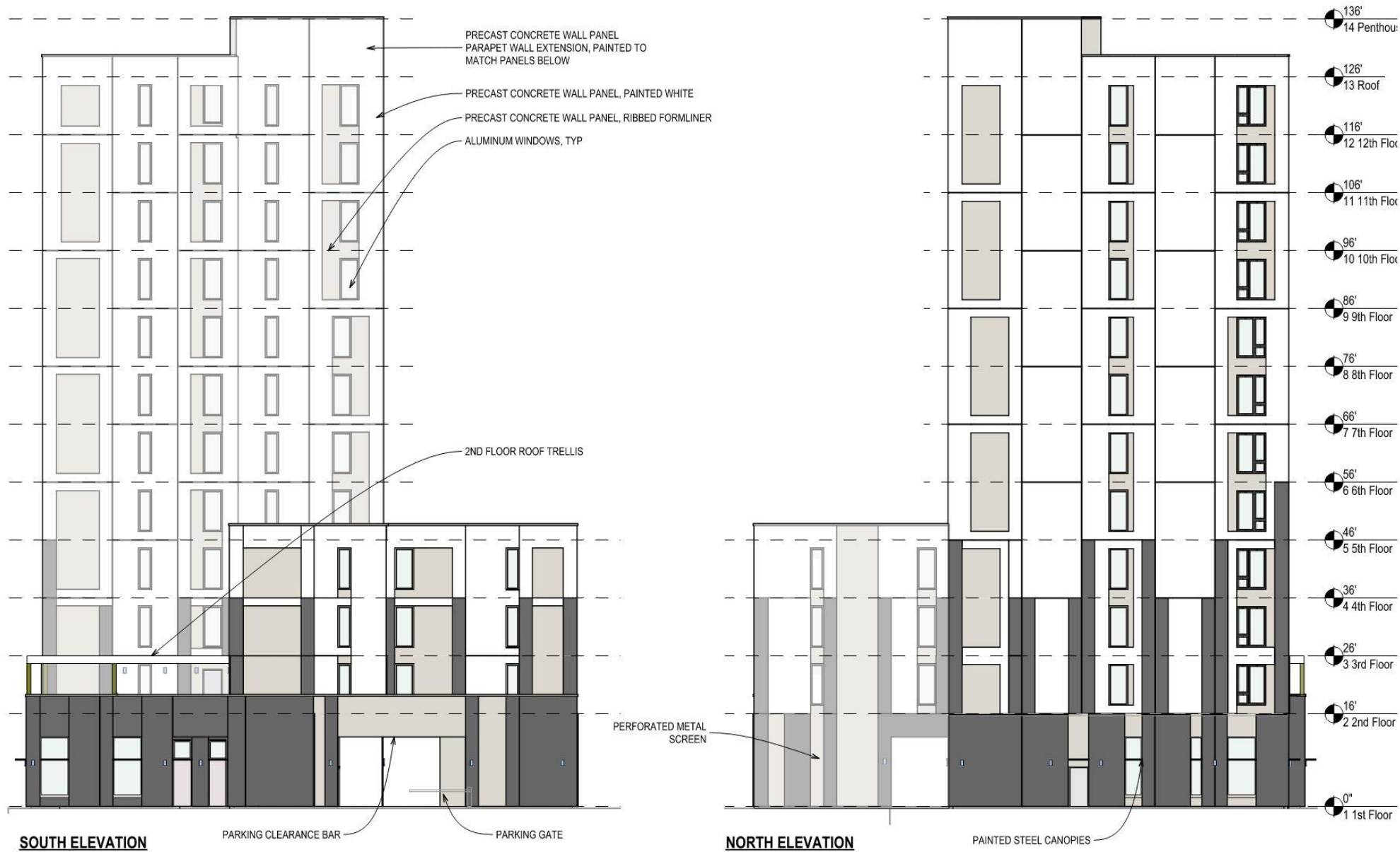




BUILDING ELEVATION (WEST)



BUILDING ELEVATION (EAST)

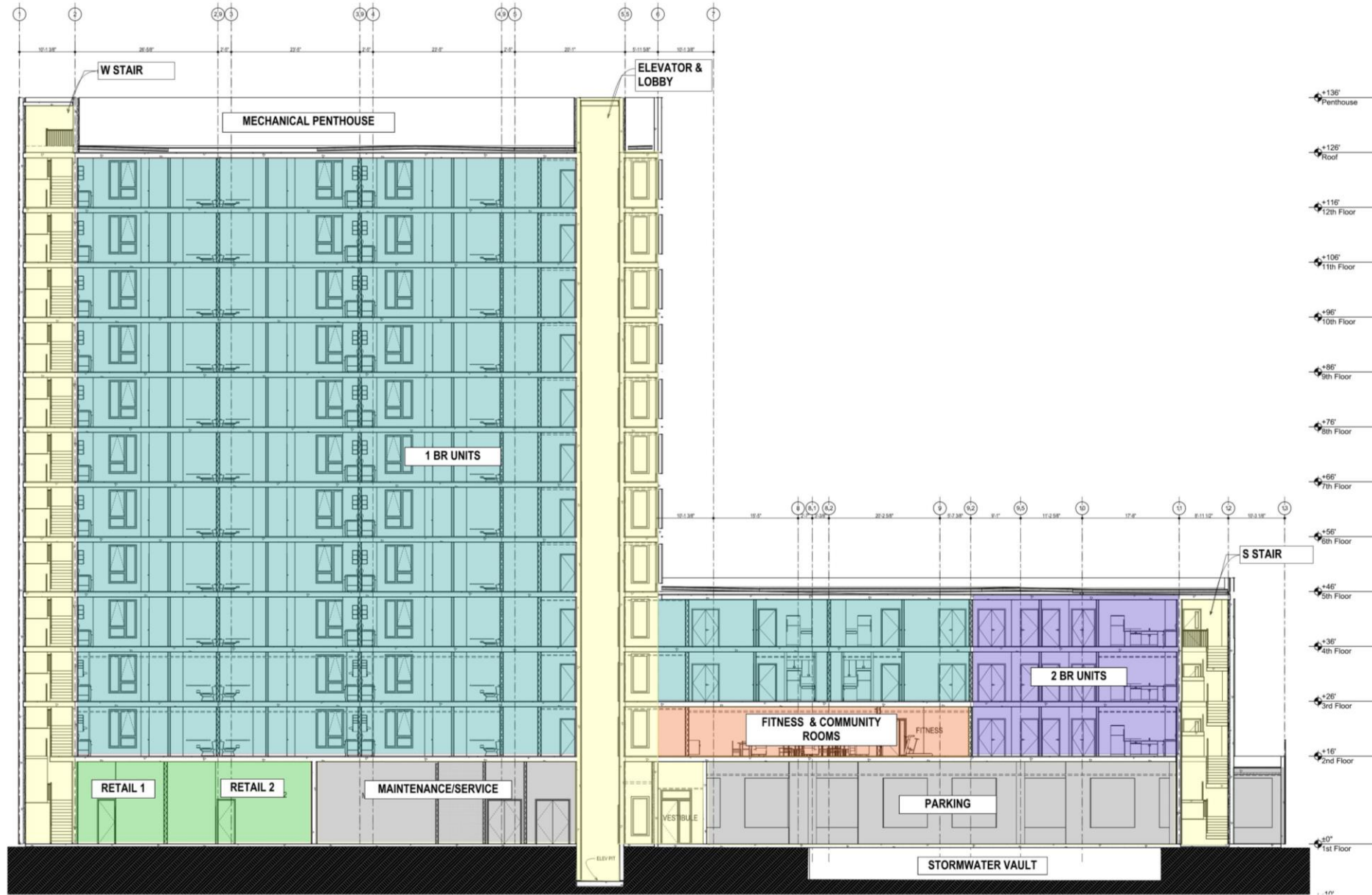


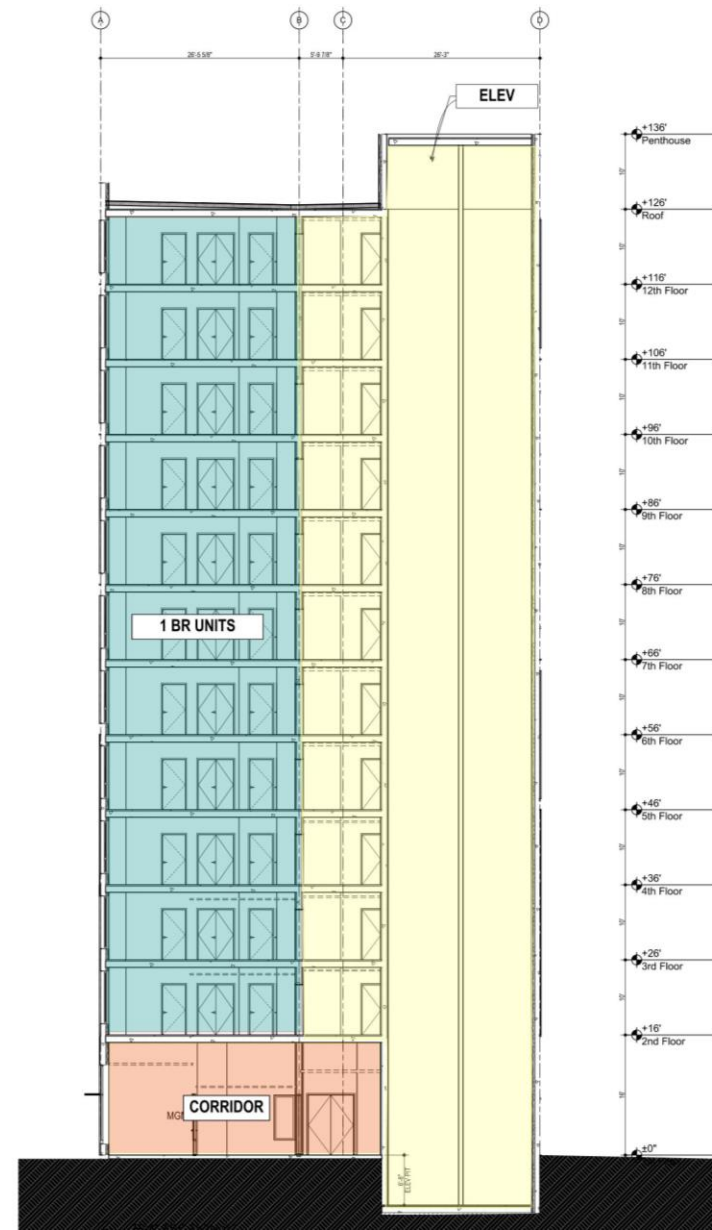
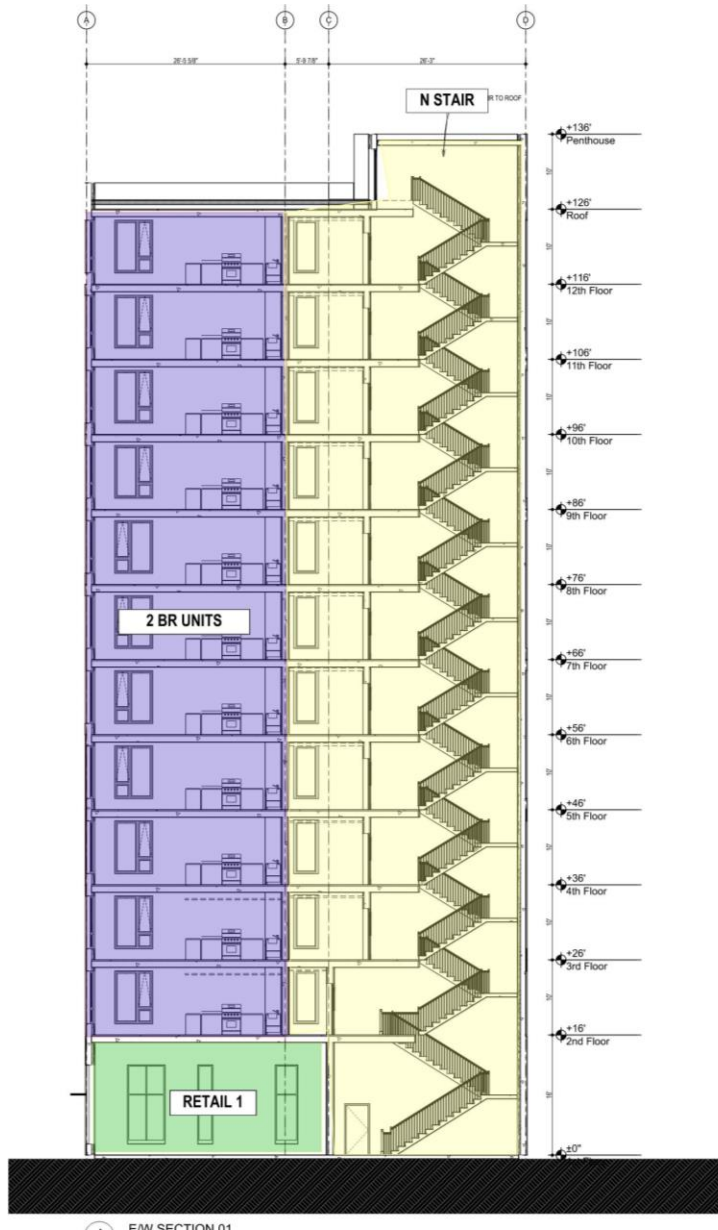
BUILDING ELEVATION (NORTH & SOUTH)

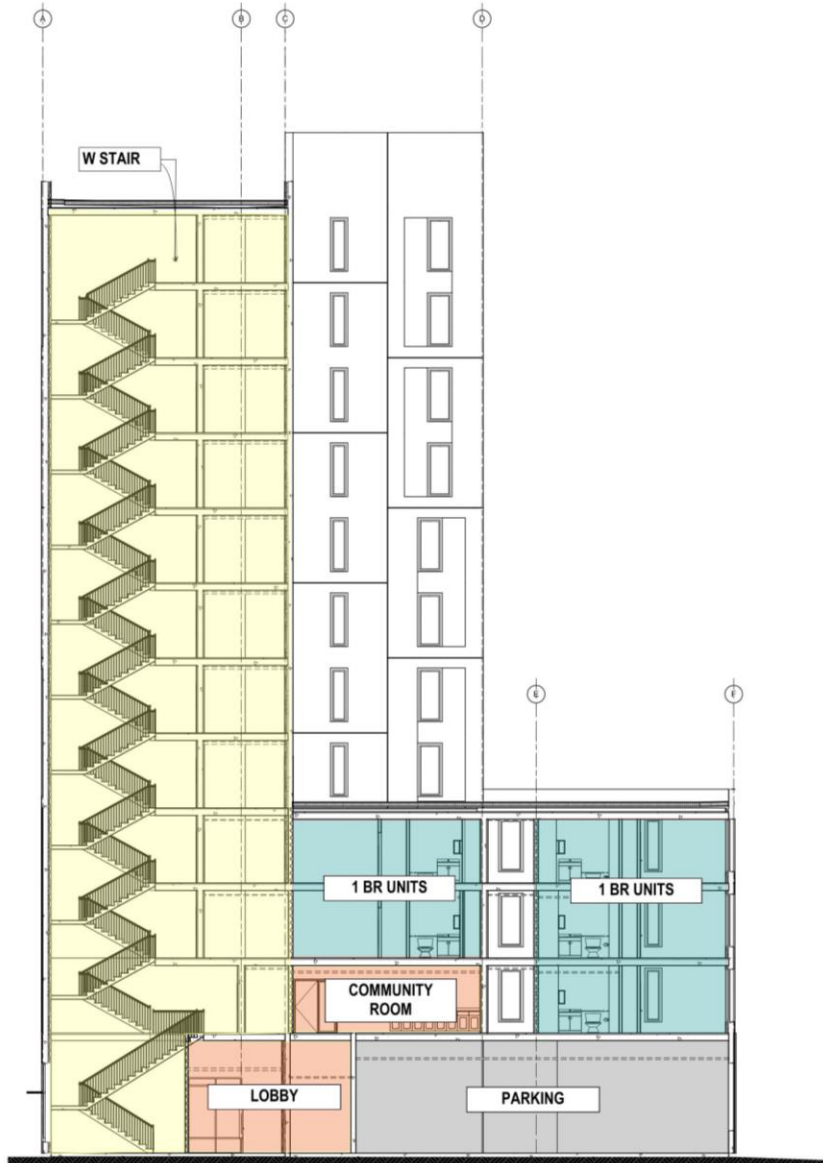


BUILDING SECTIONS

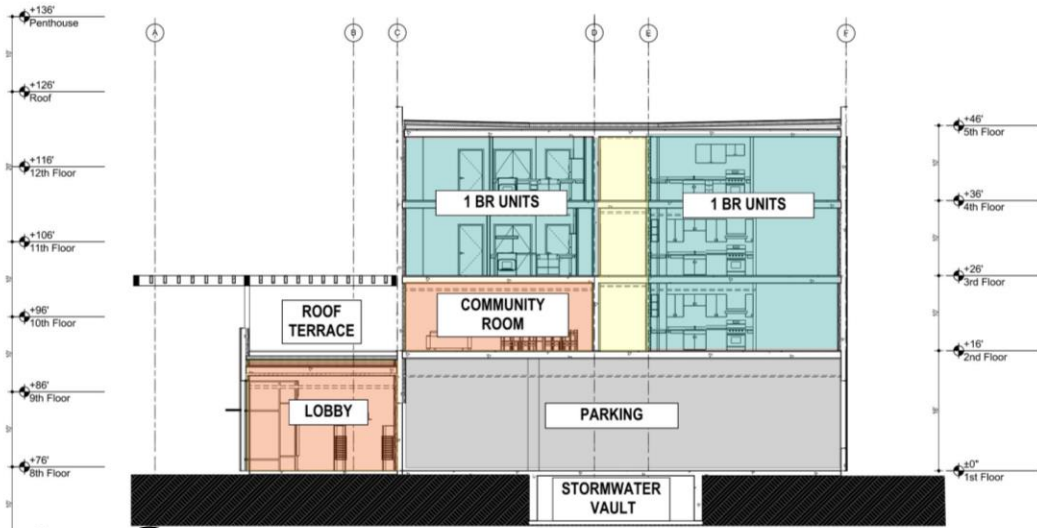
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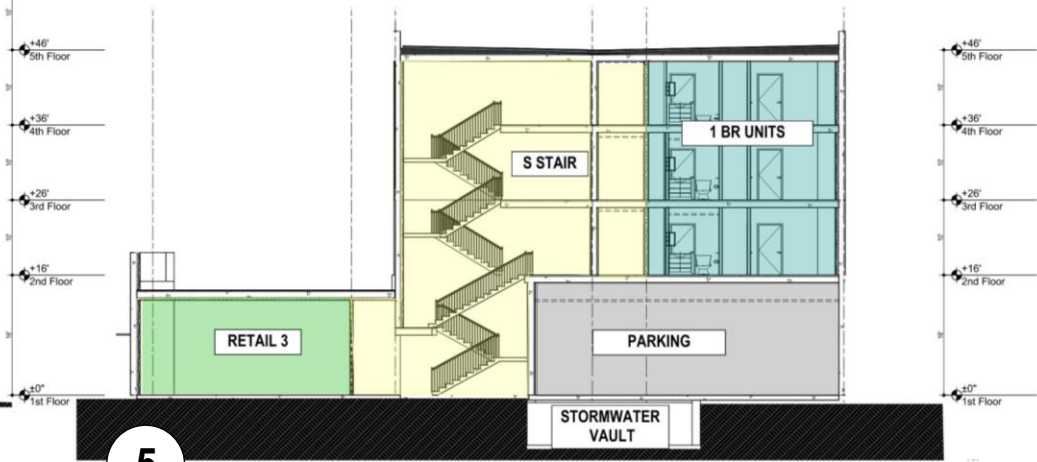




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4



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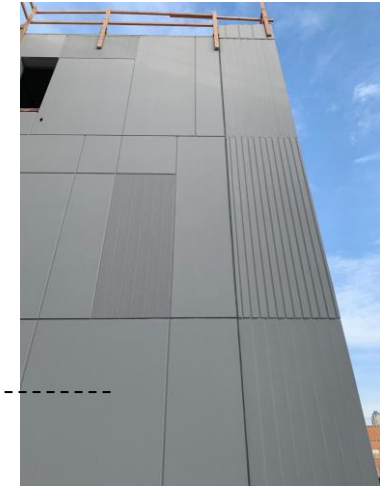
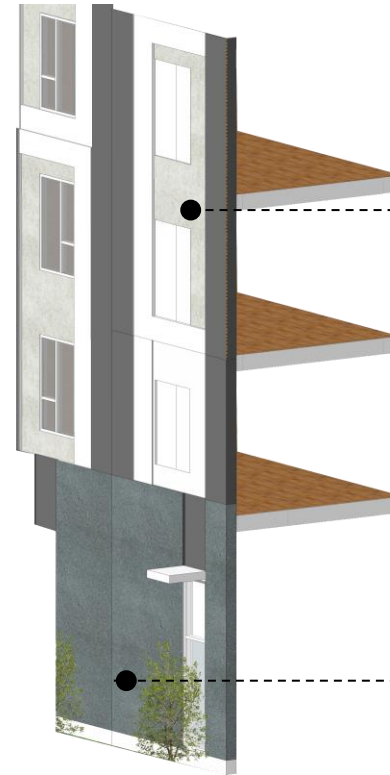
BUILDING SECTIONS



ALUMINIUM WINDOWS



PAINTED STEEL CANOPY



PRECAST CONCRETE
PANELS WITH TEXTURED PATTERN

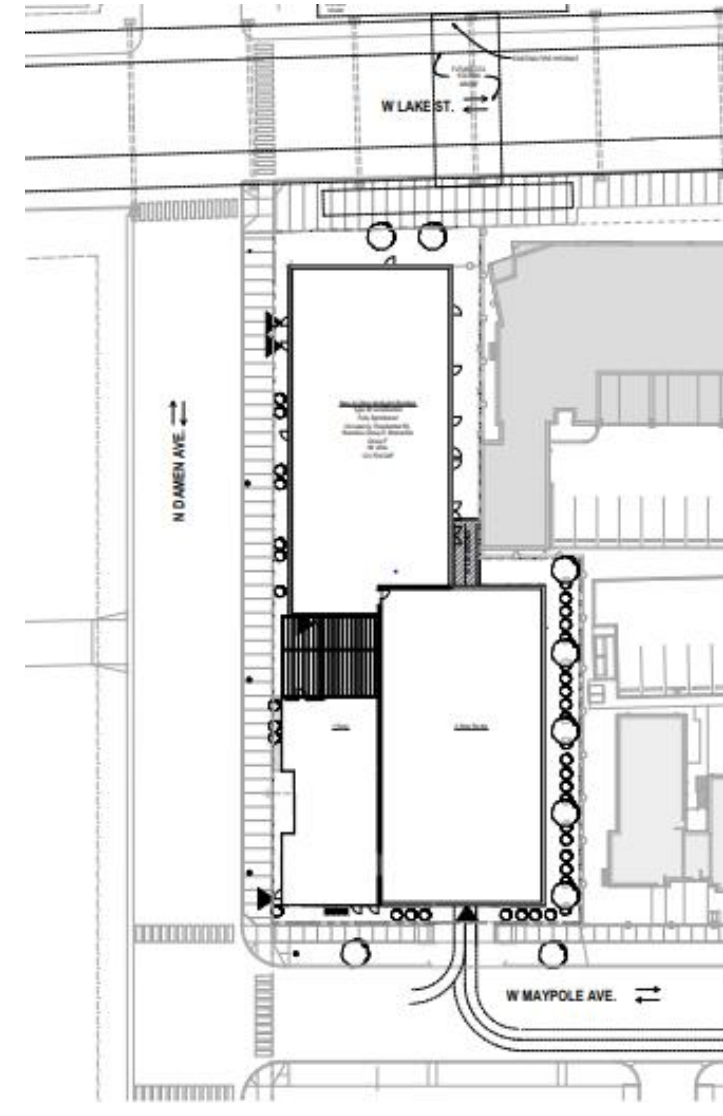




Transportation, Traffic, and Parking Guidelines

The proposed development:

- Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles
- Promotes transit, pedestrian and bicycle use
- Ensures accessibility for persons with disabilities
- Provides safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas
- Provides adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas.





Urban Design and Pedestrian-Oriented Guidelines Sections 17-8-0905 and -0906

The proposed development:

- Creates safe and attractive walkways and pedestrian routes
- Avoids blank walls, especially near sidewalks
- Emphasizes building entries through architecture and design
- Reinforces desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics
- Creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character

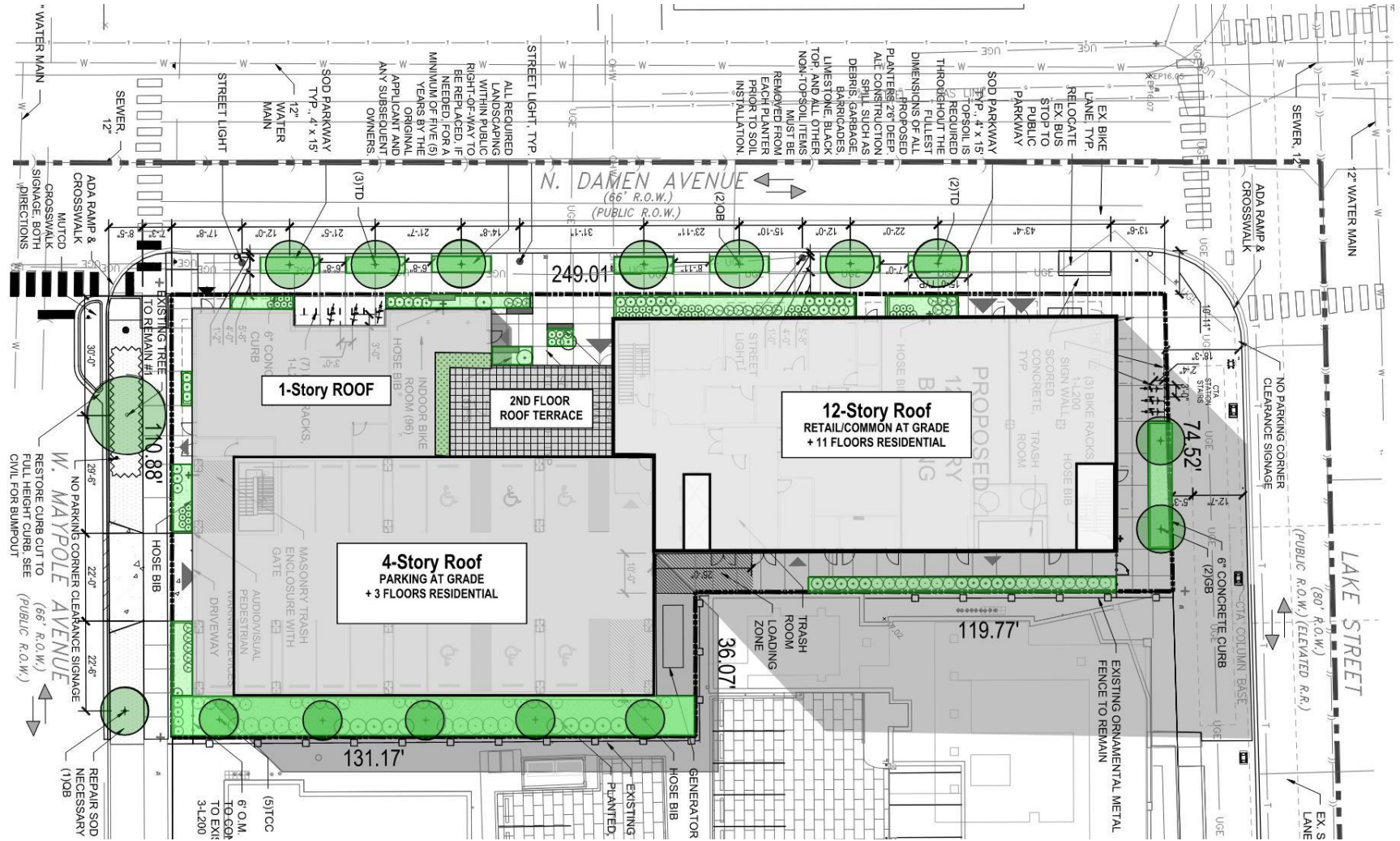




Landscape Ordinance Sections 17-8-0909

The proposed development:

- Provides adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents
- Provides substantial landscaping of the open areas on the building and the site (including contiguous public ways)





Building Design Guidelines in Relation to Context and Materials Sections 17-8-0907

The proposed development:

- Promotes design excellence
- Ensures creativity and flexibility in building design that uniquely responds to the program and location
- Is up-to-date sustainability and good urban design practices, including but not limited to, energy efficiency and effective landscape where appropriate.





Sustainability Strategy



Chicago Sustainable Development Policy 2017.01.12 Westhaven IID Sustainable Design Strategies 12.09.20

The proposed development:

- Designated to earn and exceed Energy Star rating by 10%
- Provides working landscapes
- Provides Tree Plantings
 - 11 Trees
- Will provide an indoor water use reduction of 25%
- Is located proximate to transit and only has 16 parking spaces
- Provides 106 new bike parking spaces
 - 96 interior, 10 exterior
- Will provide diversion of 80% of waste

Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health		Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife							
Compliance Paths	Starting Points	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (6%)	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)	
Options Without Certification	0	100	50	25	40	30	20	10	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	10	10	5	10		
Options Available	0	100	50	25	40	30	20	10	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10			
Options With Certification	85	5	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	NA	5	5	5	NA	10	5	10
LEED Platinum	90	10	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	NA	5	5	5	NA	10	5	10
LEED Gold	80	20	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	5	5	NA	10	5	10	
LEED Silver	80	20	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	5	5	NA	10	5	10	
Green Globes 4-Globes	90	10	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	5	5	NA	10	5	10	
Green Globes 3-Globes	80	20	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	5	5	NA	10	5	10	
Green Globes 2-Globes	70	30	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	5	5	NA	10	5	10	
Living Building Challenge	100	0	0	0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	5	5	NA	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	20	10	20	10	20	NA	NA	5	5	5	NA	10	5	10	
Enterprise Green Communities*	80	20	0	0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	5	10
PassiveHouse	70	30	0	0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	5	5	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



Project Summary and Benefits

Community Benefits

- The development exceeds the requirements of the Affordable Housing Ordinance
- 63 of 96 units will be affordable units (65%+)
- The City's Participation Goals will be met:
 - 26% Participation from Qualified Minority Business Enterprises (MBE)
 - 6% Participation from Qualified Women Business Enterprises (WBE)
 - 50 % City Residency

Economic Development Benefits

- 155 temporary construction jobs
- 5 permanent jobs

Total Project Cost: \$41.2M



DPD Recommendations

- In general conformance with the Reconnecting Neighborhoods Plan;
- Promotes unified planning and development through the site design, which strives to fit into the context and character of the immediate area with creative use of massing and varying setbacks;
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood;
- Ensures a level of amenities appropriate to the nature and scale of the project;
- Promotes a flexible application of selected bulk, use and development standards to provide a creative, urban design;
- Creates a seamless transition in bulk and scale from the lower density uses to the east and south;
- Provides buildings abutting the sidewalk with doors windows and active use at the ground floor;
- Limits the amount of on-site parking while also shielding in from major commercial streets;
- Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns; and
- Ensures that all sides and areas of the Project that are visible to the public are treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade.