



CHICAGO PLAN COMMISSION

Department of Planning and Development

1649 N Halsted

2nd Ward

DK Halsted LLC

08/17/2023

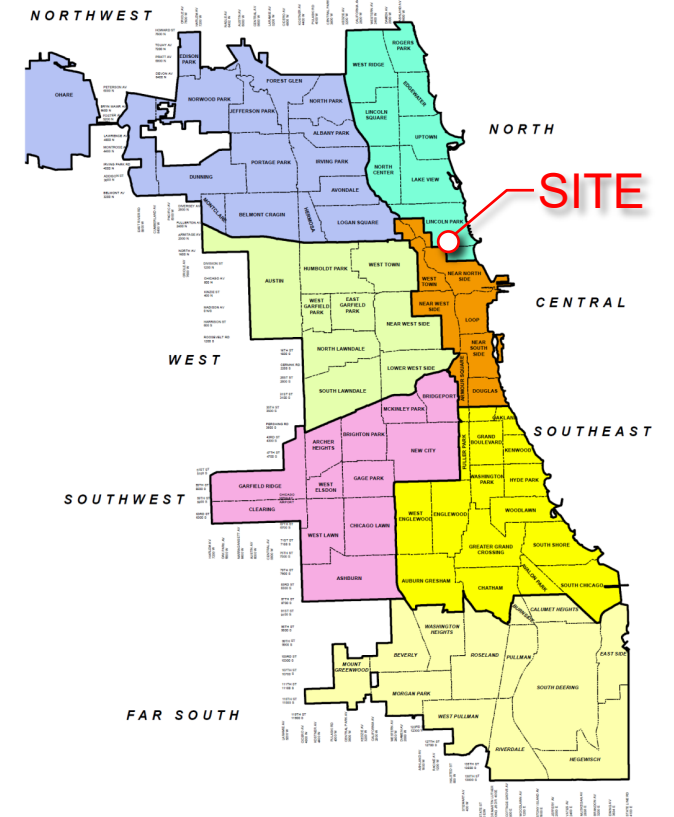
Community Area Snapshot

LINCOLN PARK DEMOGRAPHICS:

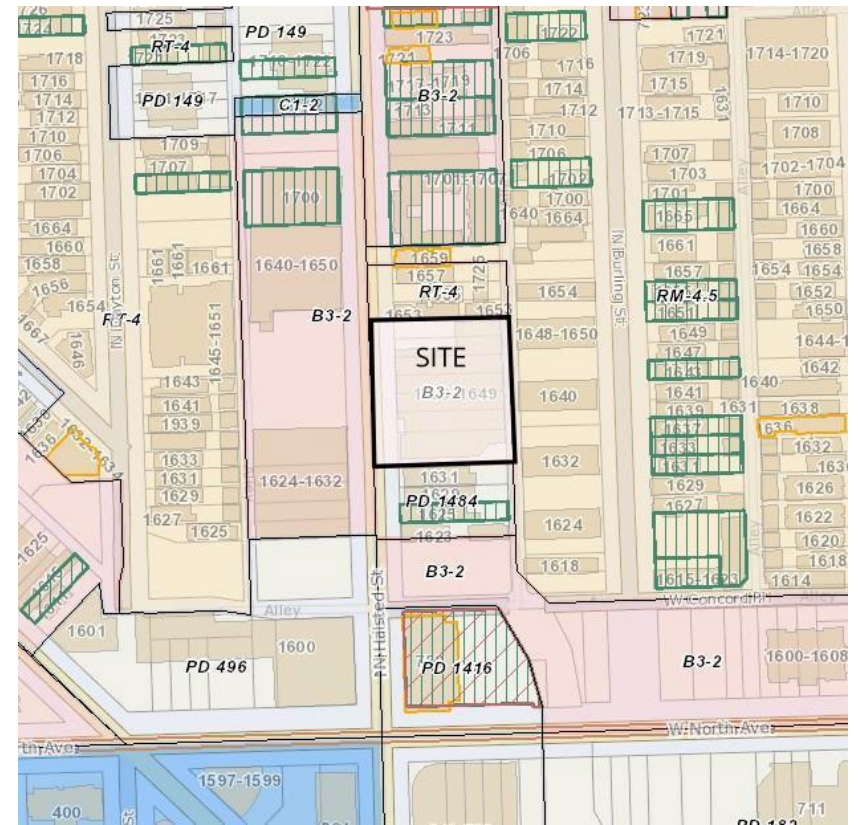
- The project is located within the Lincoln Park community area
- Population is younger, whiter, higher income, and has a higher educational attainment than the city and region as a whole

NEIGHBORHOOD CONTEXT

- Walkable neighborhood with excellent access to transit, shopping, entertainment, jobs, and other daily needs
- High demand for housing, especially affordable units
- Majority of housing units are renter occupied (54.5%) and have 5+ units (60.7%)
- Small multi family units are being reduced while single family units are increasing proportionally
- Multi vehicle households are declining (20.2%) and households with 0 or 1 vehicle are increasing in proportion (79.8%). Nearly a third of households have no vehicle.
- More than 2/3rds (68.7%) of commuters work from home, take transit, bike/walk, or carpool to work (and increasing) with driving alone down 7.1 percentage points over 10 years



Steppenwolf Theater



SITE CONTEXT AND LAND USE PLAN



Connected Communities ORDINANCE



1. Creates and connects to jobs and encourages more **homes and businesses near transit** by expanding existing TOD incentives more equitably across the city.
2. Improves the **safety of our streets and sidewalks near transit** for Chicagoans while they walk, bike, or roll.
3. Increases **housing** opportunities, affordability, and accessibility **near transit**.

In high-cost and gentrifying neighborhoods, the ordinance strengthens affordability requirements and incentives, reduces barriers to more moderate-cost housing, and protects naturally occurring lower-cost housing from deconversion.

In all neighborhoods, the ordinance encourages more sustainable, equitable development and welcoming streets so that every Chicagoan— whether walking, riding a bicycle, rolling a wheelchair, or driving a car— can participate in the economic and cultural life of our great city.

WE WILL CHICAGO HOUSING & NEIGHBORHOODS

GOAL 1

Preserve and increase affordable, quality and accessible housing choices for all.

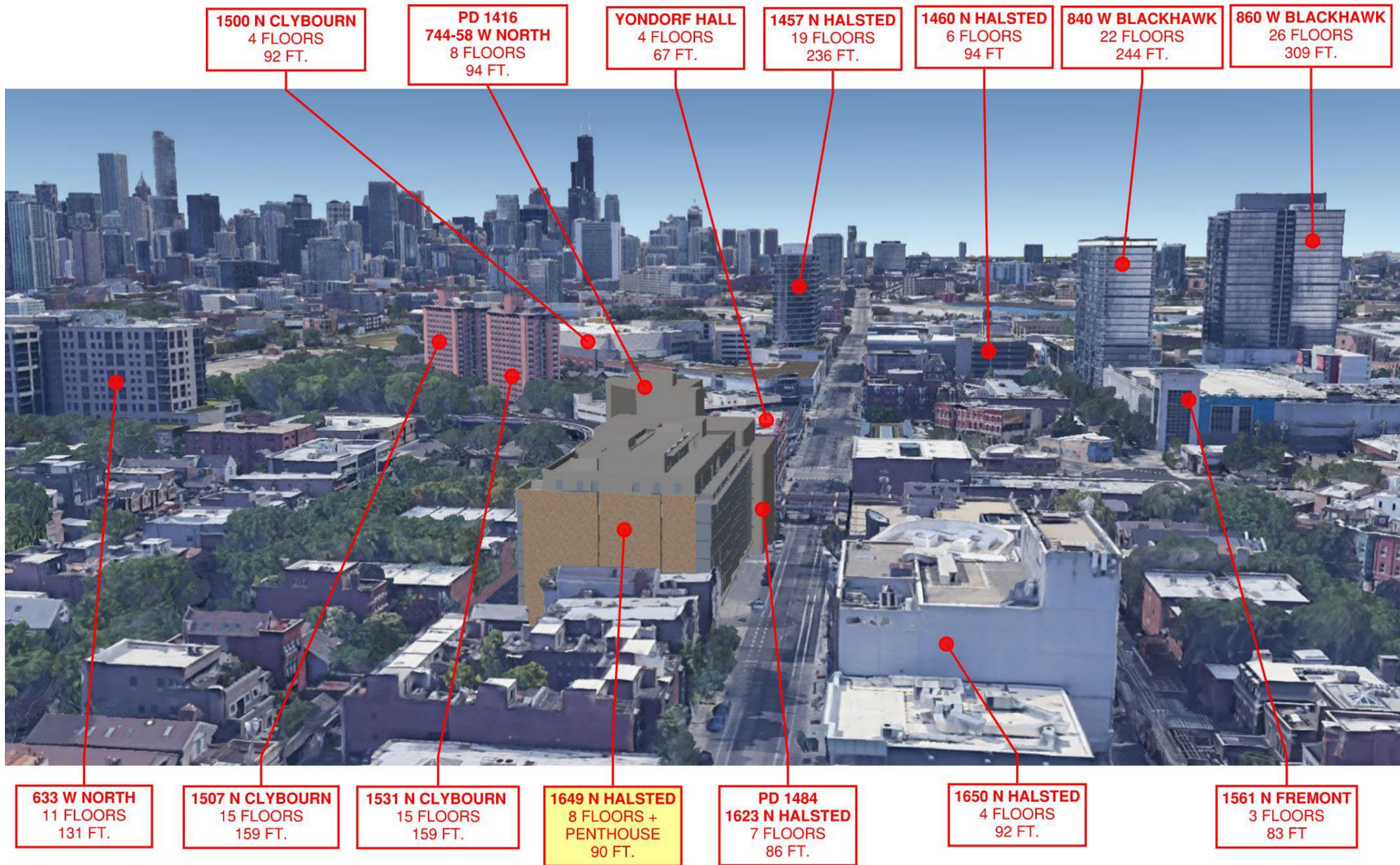
GOAL 2

Prevent Chicagoans from being involuntarily displaced, especially those that have been historically marginalized.

GOAL 3

Attract and retain residents and increase density to strengthen neighborhood vibrancy.

- 3.1** Update the City's rules and regulations to support increased equitable development.
- 3.2** Focus future growth and density in and around transit hubs, key commercial corridors and/or anchors.
- 3.3** Prioritize redevelopment of vacant land and buildings.



AERIAL VIEW FROM NORTH ON HALSTED



PROPOSED VIEW FROM NORTH



EXISTING VIEW FROM NORTH



PROPOSED VIEW FROM SOUTH



EXISTING VIEW FROM SOUTH



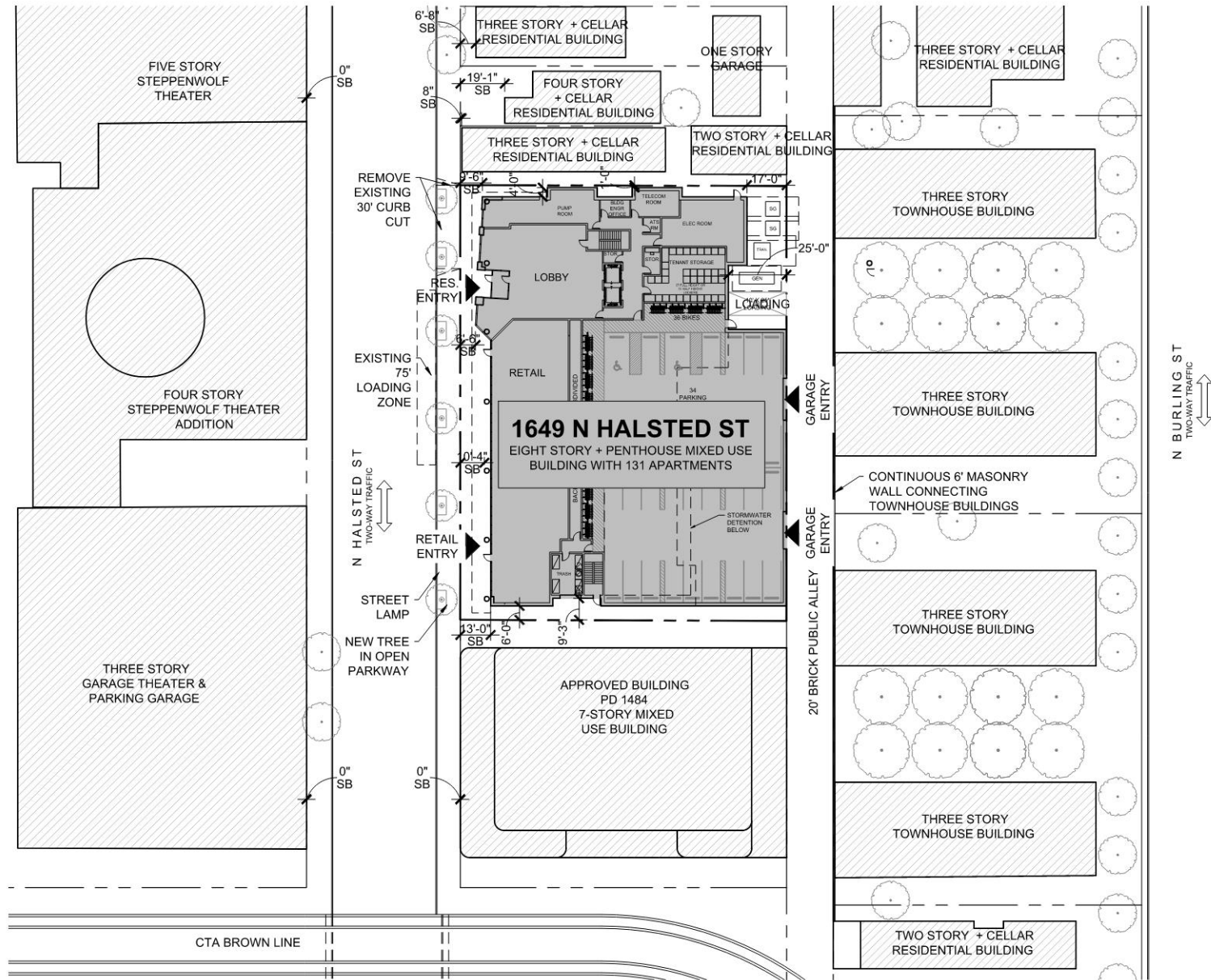
VIEW FROM NORTHWEST ON HALSTED ST

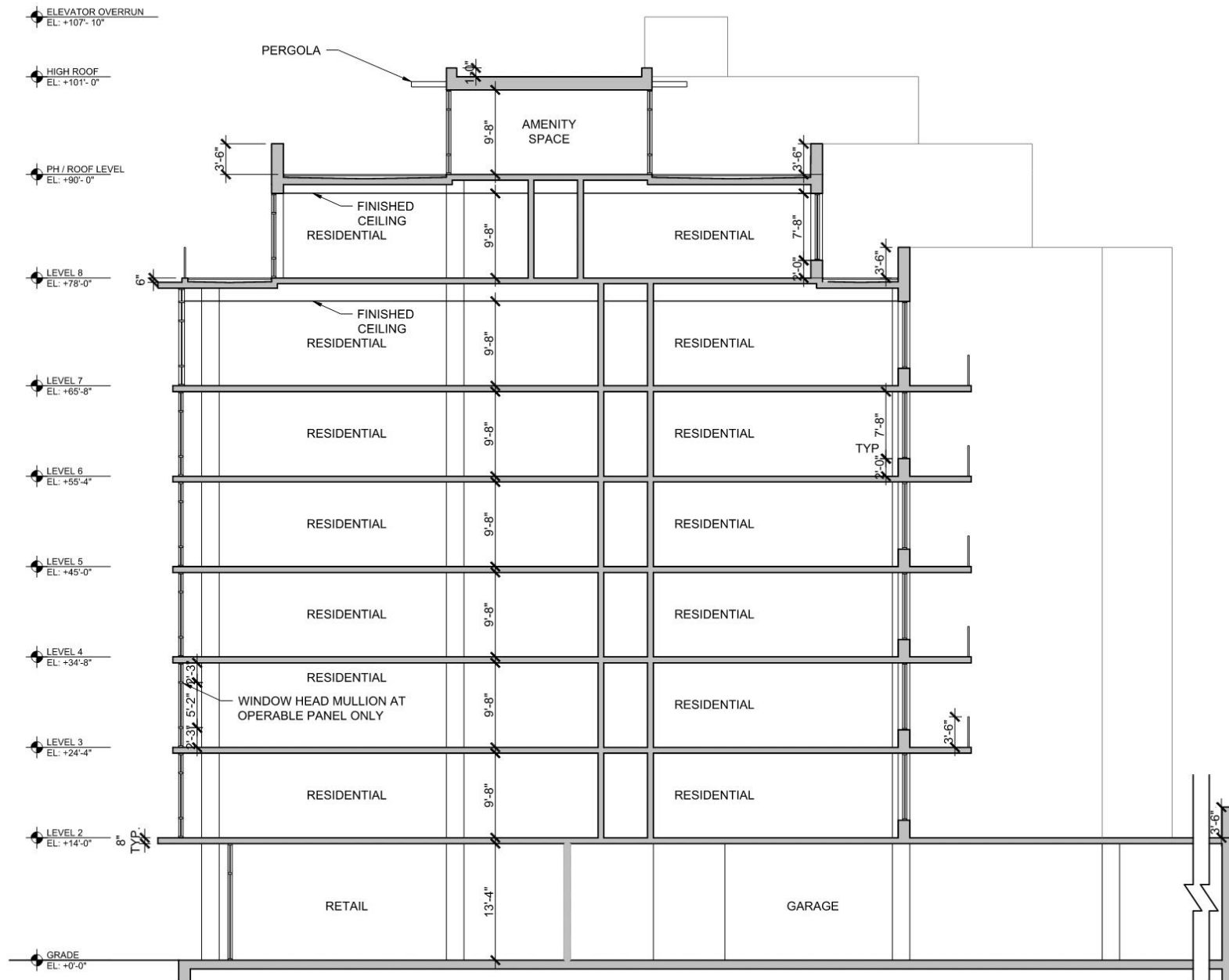


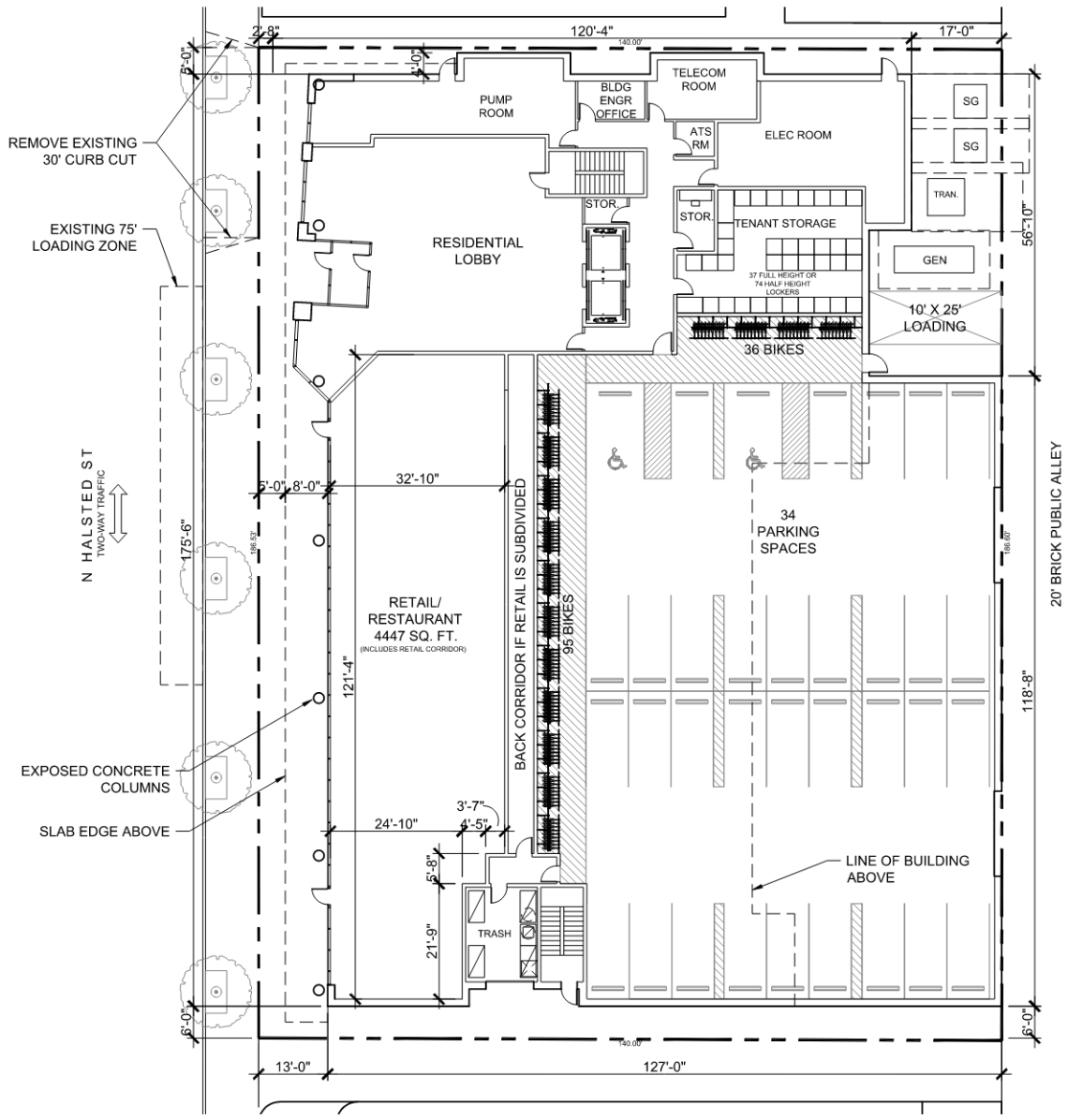
VIEW FROM SOUTHWEST ON HALSTED ST



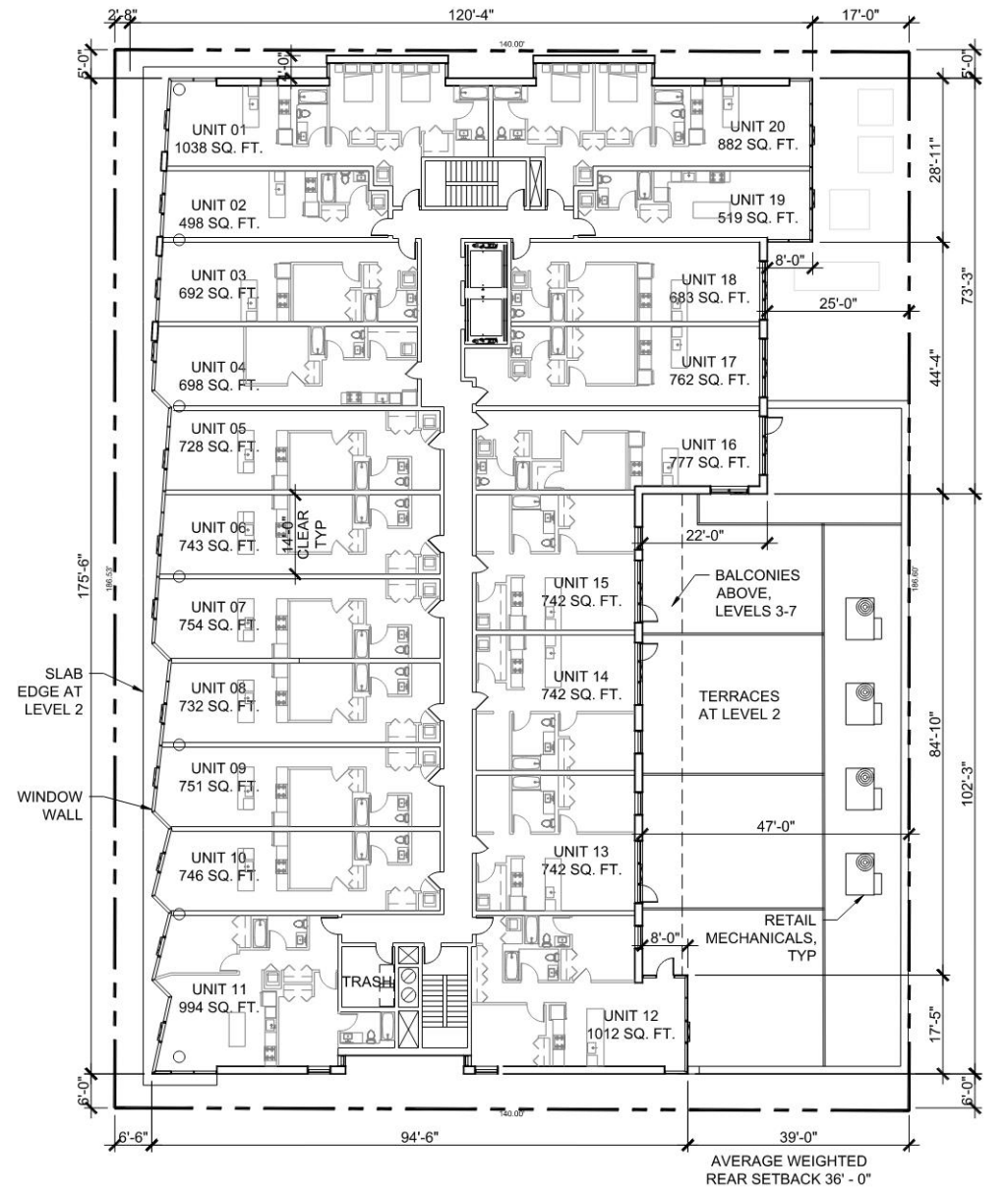
VIEW FROM SOUTHEAST IN ALLEY







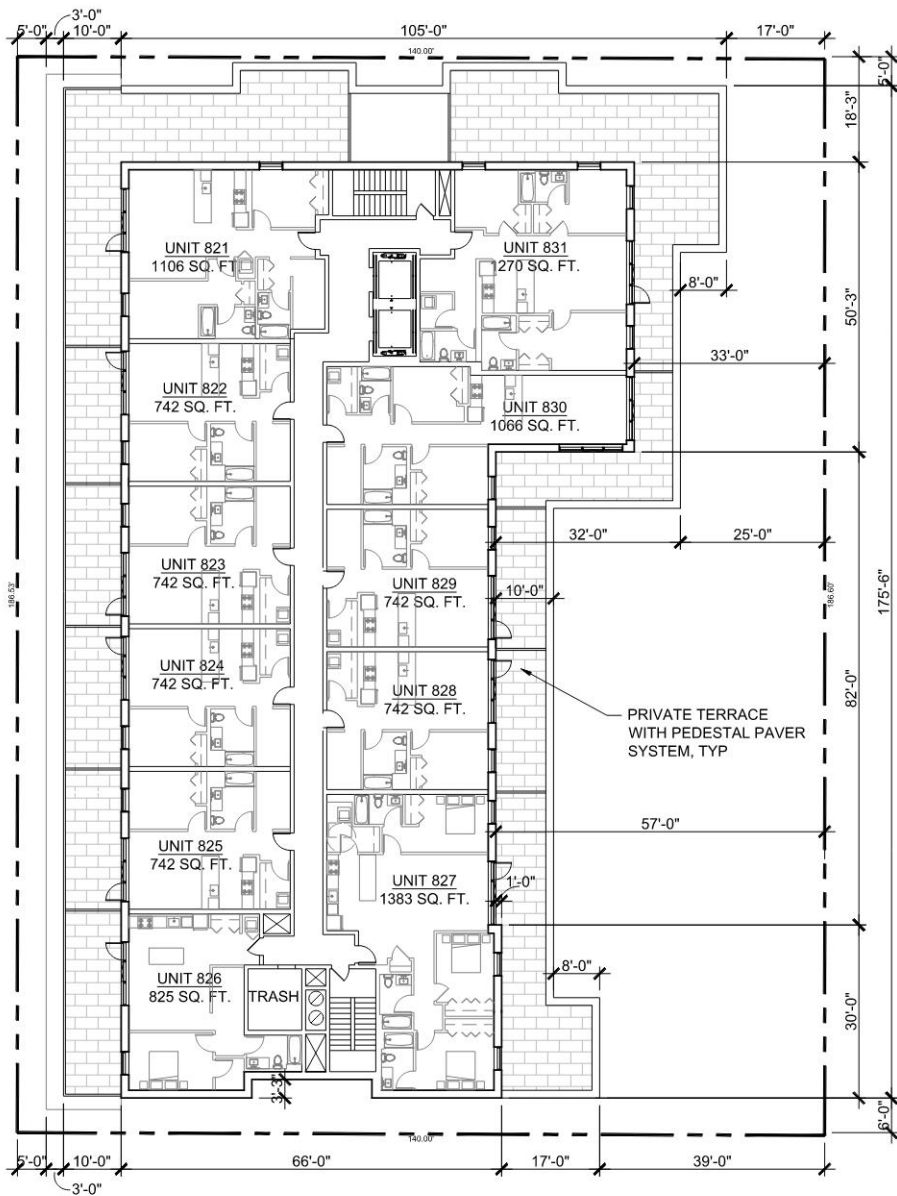
GROUND FLOOR PLAN



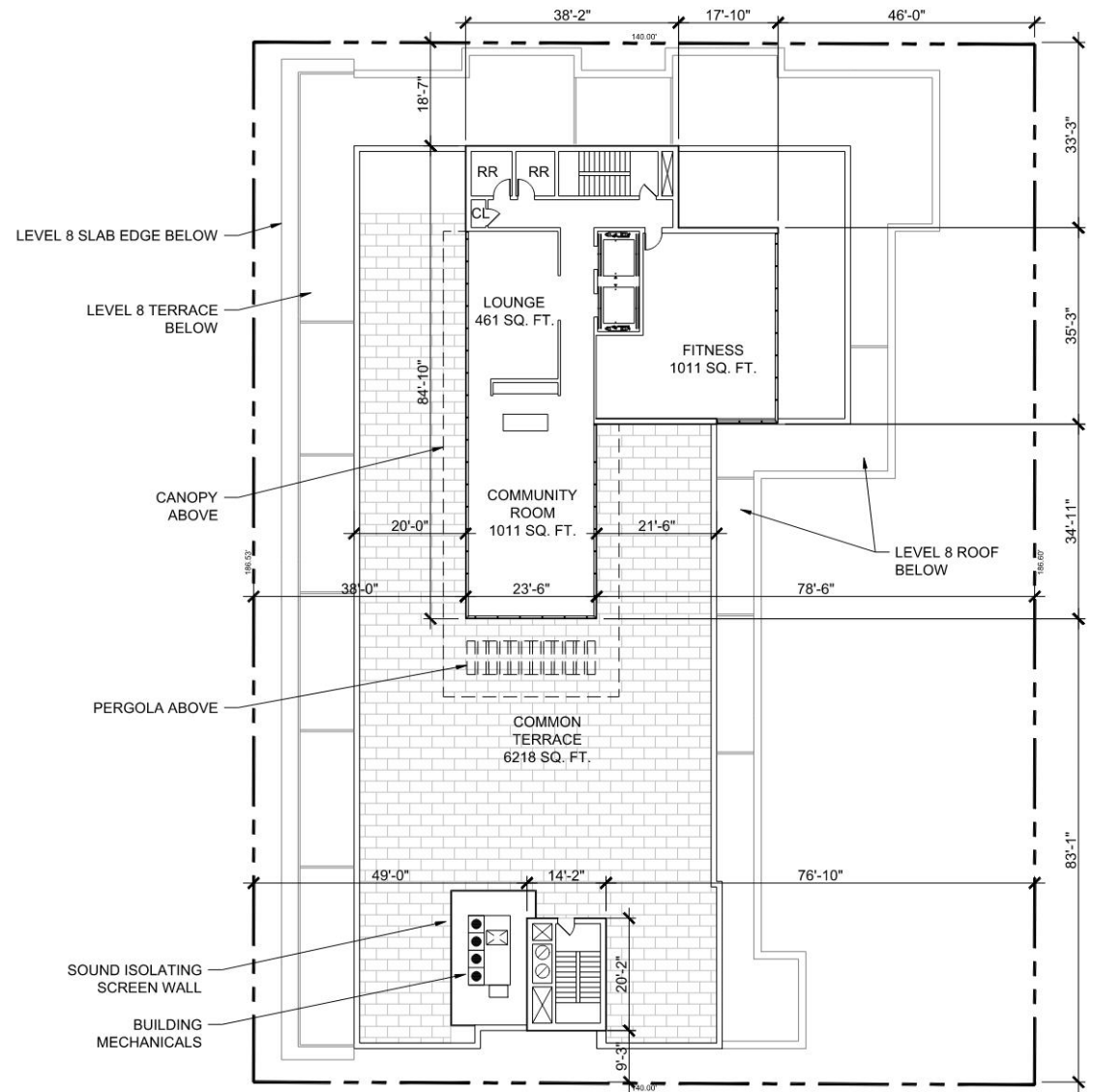
LEVEL 2-7 PLAN

FLOOR PLANS





8TH FLOOR PLAN

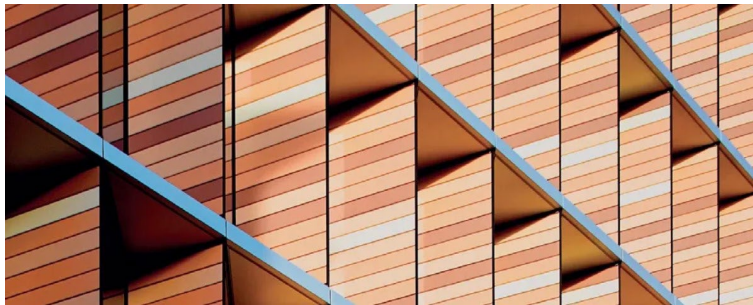


PENTHOUSE/ROOF PLAN

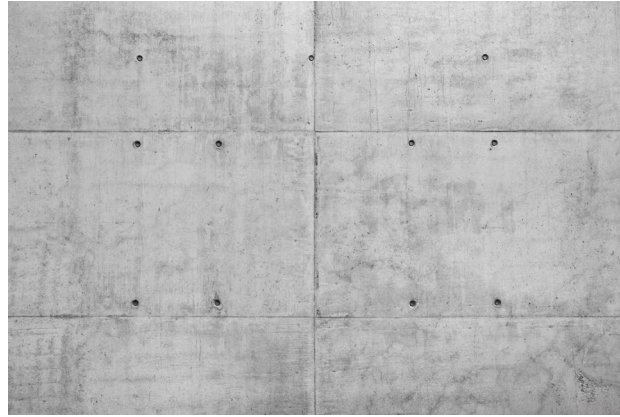




Brick



Terra Cotta Rainscreen
(Color-matched to brick)



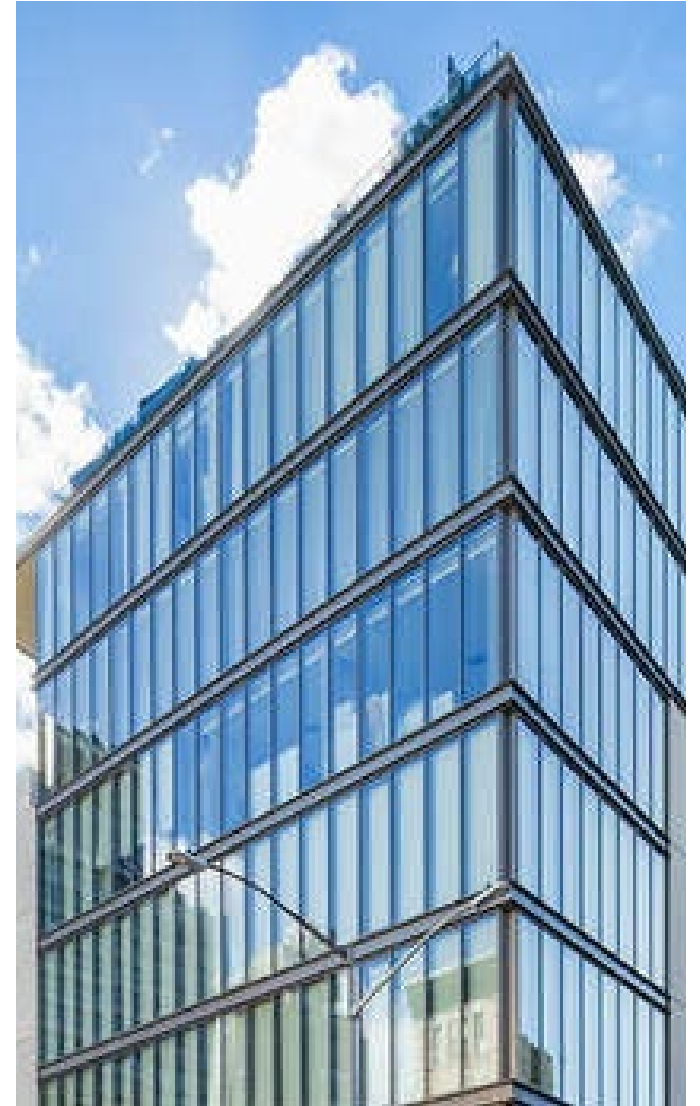
Concrete



Metal Panel

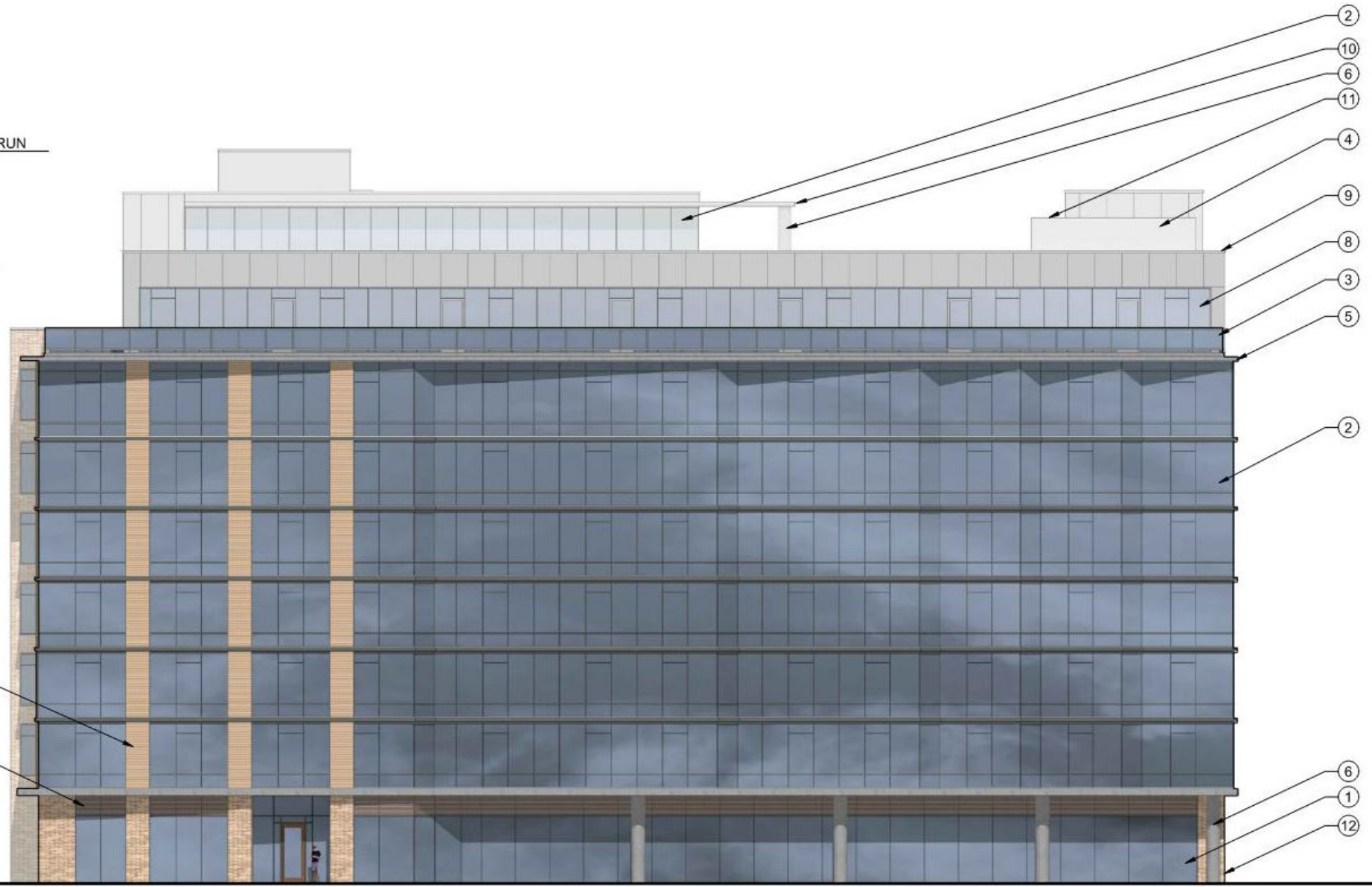


Slatted wood transom

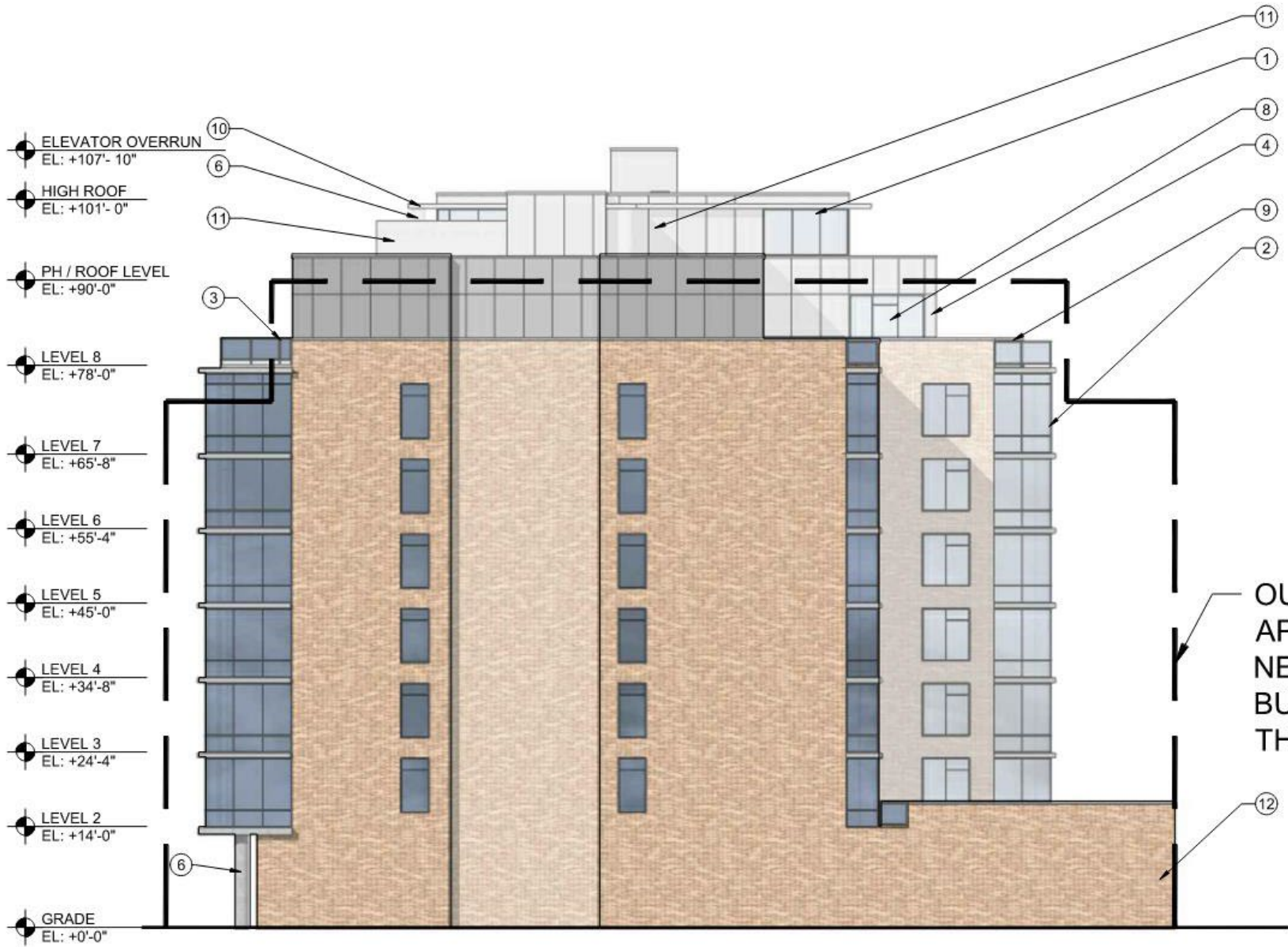


Window wall

- ELEVATOR OVERRUN
EL: +107'-10"
- HIGH ROOF
EL: +101'-0"
- PH / ROOF LEVEL
EL: +90'-0"
- LEVEL 8
EL: +78'-0"
- LEVEL 7
EL: +65'-8"
- LEVEL 6
EL: +55'-4"
- LEVEL 5
EL: +45'-0"
- LEVEL 4
EL: +34'-8"
- LEVEL 3
EL: +24'-4"
- LEVEL 2
EL: +14'-0"
- GRADE
EL: +0'-0"



- KEYNOTE MATERIAL LEGEND:**
 NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET
- ① STOREFRONT SYSTEM
 - ② WINDOW WALL SYSTEM
 - ③ ALUMINUM AND GLASS RAILING SYSTEM
 - ④ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 1
 - ⑤ PROJECTED SLAB
 - ⑥ CONCRETE COLUMN
 - ⑦ PANELIZED METAL PANEL CLADDING SYSTEM COLOR 2
 - ⑧ WINDOW SYSTEM
 - ⑨ COPING
 - ⑩ PERGOLA
 - ⑪ MECHANICAL SCREEN WALL
 - ⑫ BRICK
 - ⑬ TERRACOTTA
 - ⑭ SLATTED WOOD TRANSOM



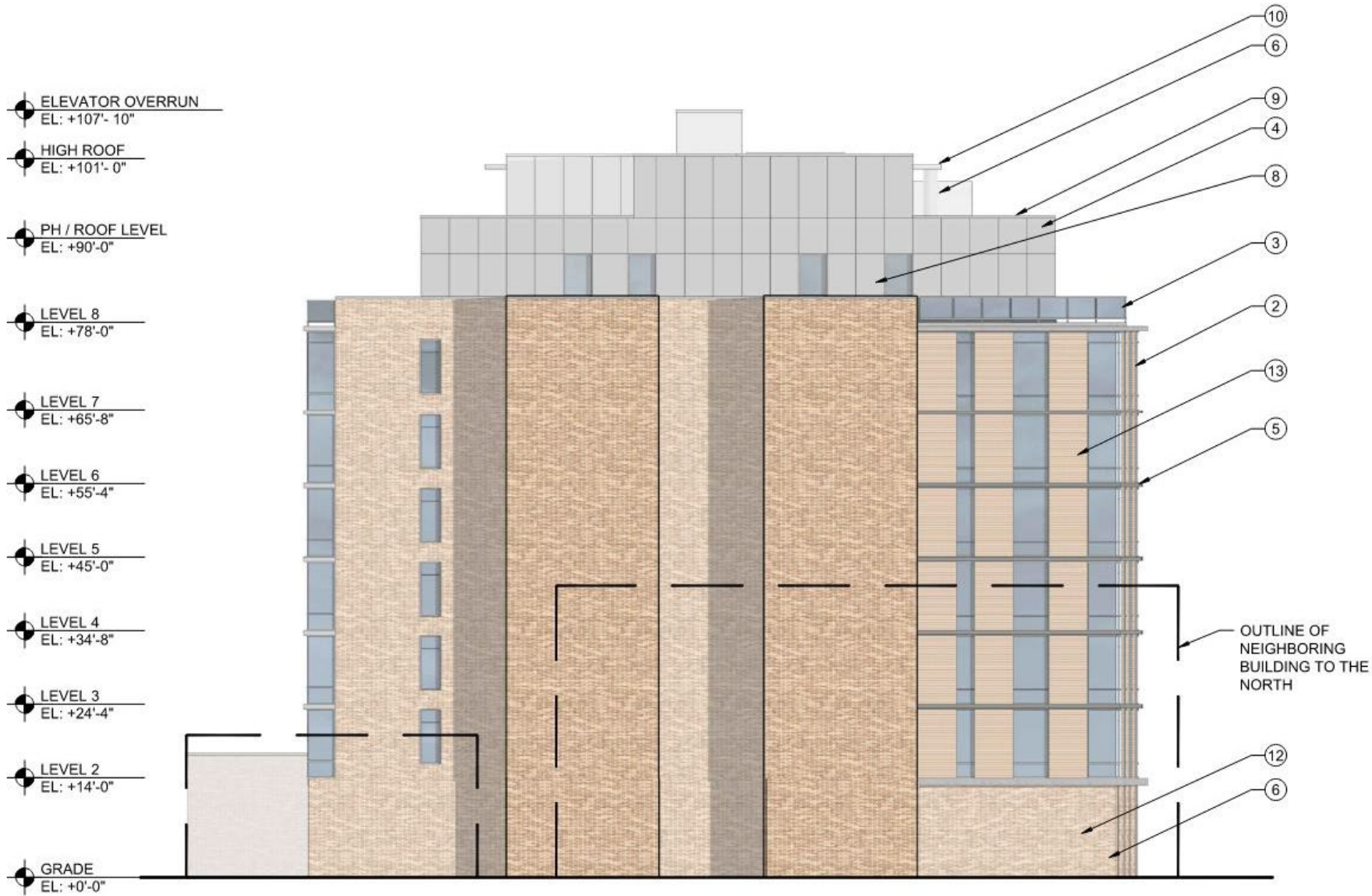
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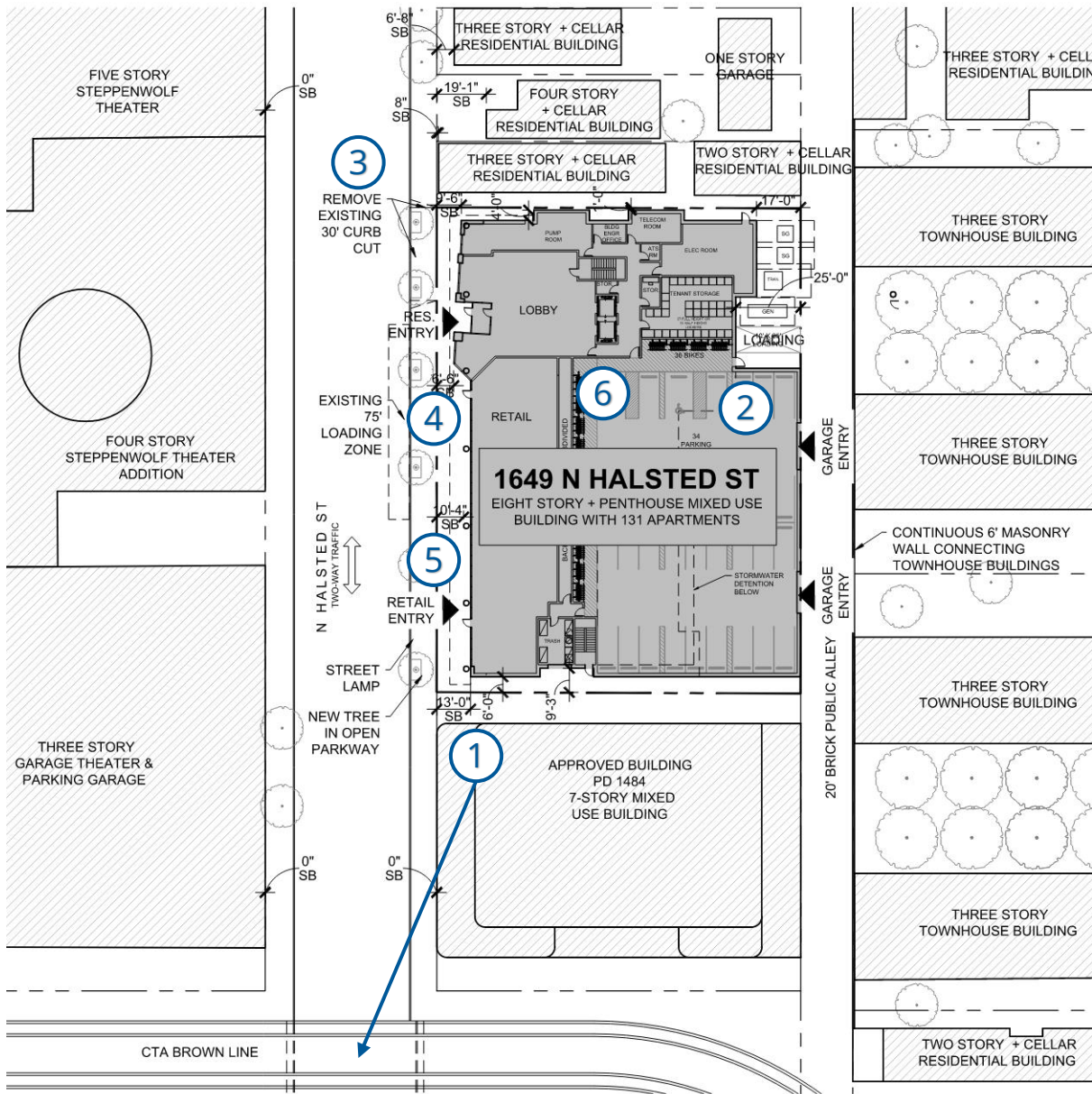
OUTLINE OF APPROVED NEIGHBORING BUILDING TO THE SOUTH



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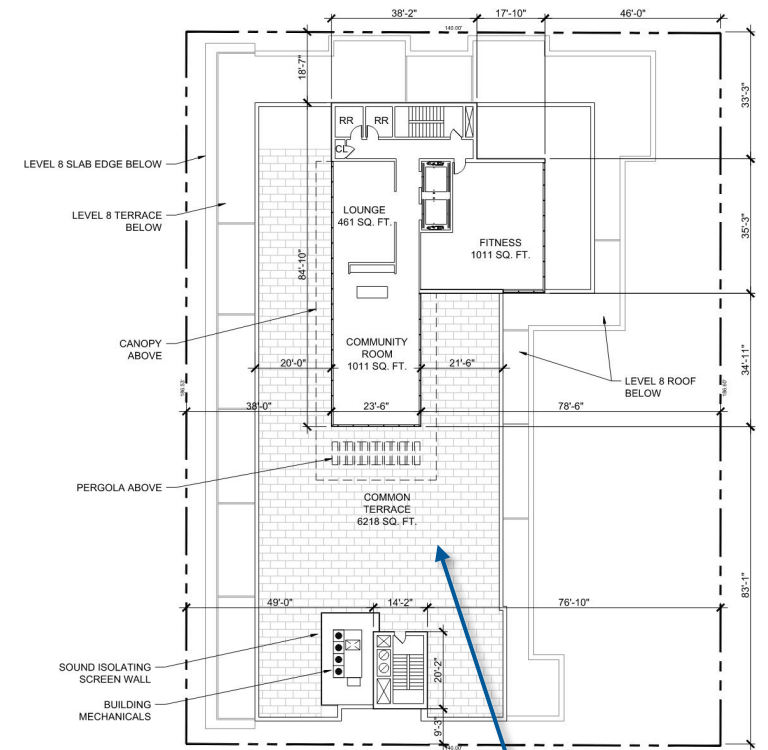


1. Less than 500' from the CTA red line station, transit- and pedestrian-oriented development
2. Reduced parking as a transit-served location (0.26 parking ratio)
3. Eliminated curb cut on Halsted, all vehicular access from the alley behind the building
4. Widened sidewalk with building setback and landscape improvements
5. All access at grade for accessibility
6. Secure interior bike parking (1 space per unit)



New street trees will be provided along Halsted St where previously none existed.

Large building setbacks at grade to create a wider sidewalk



ROOF PLAN

The large outdoor dining area at grade is envisioned as a living gathering space, especially before and after Steppenwolf Theater events.

A large rooftop terrace will be provided for building occupants.



June 2021
Original design presented to Alderman

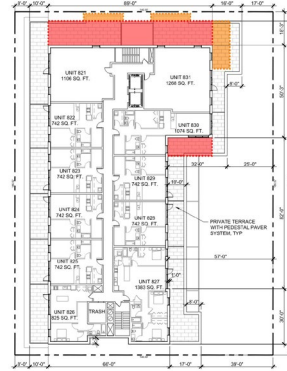
December 2021
DPD Intake Meeting

April 2022
Reviewed plans with Lincoln Park Chamber of Commerce and Old Town Merchants & Residents Association

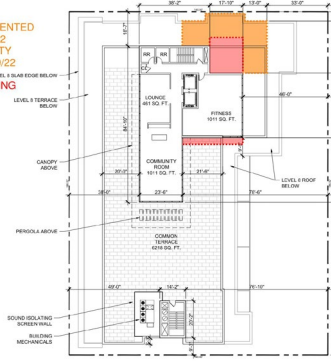
June 29, 2022
Community-wide meeting

Further massing reductions

INITIAL MASSING REDUCTION PRESENTED TO LCA ON 05/10/22 AND AT COMMUNITY MEETING ON 06/29/22
PROPOSED MASSING REDUCTION



INITIAL MASSING REDUCTION PRESENTED TO LCA ON 05/10/22 AND AT COMMUNITY MEETING ON 06/29/22
PROPOSED MASSING REDUCTION



March 13, 2023
Community-wide meeting



June 14, 2023
Final design presented to Alderman & DPD

August 2021
Met with Steppenwolf

February 8, 2022
Presentation to Lincoln Central Association (LCA) Zoning & Planning Committee



May 10, 2022
Presentation to LCA full membership



May-June 2023
Alternate designs proposed to Alderman & DPD

**Alderman
Community Group
Community Organization
City Department**

| Compliance Paths | 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) | | | | | | | | |
| 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 | 20 | 10 | 20 | 10 | 20 | 5 | 5 | 5 | 5 | 10 | 5 | 5 | 10 | 10 | 5 | 10 | | | | | | | | |

PROPOSED COMPLIANCE PATH
Planned Developments Require 100 Points

2.1 Designed to earn the Energy Star (30 points)
 2.2 Exceed Energy Code by 5% (20 points)

3.1 Exceed Stormwater Ordinance by 25% (10 points)

5.1 Green Rood 50-100% (10 points)

6.1 Indoor Water Use Reduction 25% (10 points)

7.1 Proximity to Transit Service (5 points)
 7.3 Bike Parking Residential (5 points)
 7.6 EV Charger Readiness (5 points)
 7.7 CTA Digital Displays (5 points)

Total = 100 Points



AFFORDABLE REQUIREMENTS ORDINANCE

| Summary | | | | | | | |
|-----------|-------------|------------|---------------------|------------|------------|---------------------|--------------------------------------|
| unit type | market rate | | | ARO | | | affordable v. market square footage* |
| | how many? | % of total | avg. square footage | how many?* | % of total | avg. square footage | |
| studio | 10 | 9% | 509 | 2 | 10% | 495 | 97% |
| one-bed | 77 | 69% | 743 | 14 | 70% | 700 | 94% |
| two-bed | 22 | 20% | 1,026 | 4 | 20% | 1,017 | 99% |
| three-bed | 2 | 2% | 1,327 | 0 | #VALUE! | #DIV/0! | #DIV/0! |

- Total Units in Project: 131
- Total Affordable Units: 20
- Units will be at a weighted average of 60% AMI
- 1/3 (7 units) will be at or below 50% AMI; of which 1/6 (1 unit) will be at or below 40%
- \$941,643.60 fee in lieu for remaining 6.2 units

- Replaces a vacant, obsolete structure with a new, active use, including a new restaurant with outdoor dining.
- Provides 20 units of on-site affordable housing and a \$941,636.60 fee in lieu toward affordable housing nearby
- Provides a significant number of construction & permanent jobs.
- We have committed to repairing the historic brick alley (site to Willow).
- Increases safety and vibrancy of this portion of the Halsted corridor.
- Provides nearly \$400 million in economic impact over 20 years
- Unique Partnership with Steppenwolf Theater Company
- Estimated project cost: \$53MM
- Estimated construction jobs: 150+
- Estimated permanent jobs: 50+
- 26% MBE, 6% WBE and 50% City residency hiring goals
- Developer will contribute \$300,000 in public benefit funds to be used at CDOT's discretion to help:
 - fund construction of new park land at Larrabee and North
 - facilitate connection of pedestrian and cycling connections
 - construct public plazas and landscape improvements within rights-of-way
 - fund adjacent public improvements





DPD Recommendations

- A) Promotes **economically beneficial development patterns that are compatible with the character of existing neighborhoods** (per 17-8-0103), as evidenced by the proposed uses of the development, with those such specifics being in context with the character of the immediate community;
- B) Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A-2, 3 & 4), as evidenced through the **site's proximity to public transit, bicycle facilities, and accessible pedestrian network**;
- C) Contributes to **positive urban design and a pedestrian-oriented environment** by promoting a more active and vibrant public realm (17-8-0906).