



CHICAGO PLAN COMMISSION

Department of Planning and Development

4715 N Western

Proposed Planned Development

47th Ward

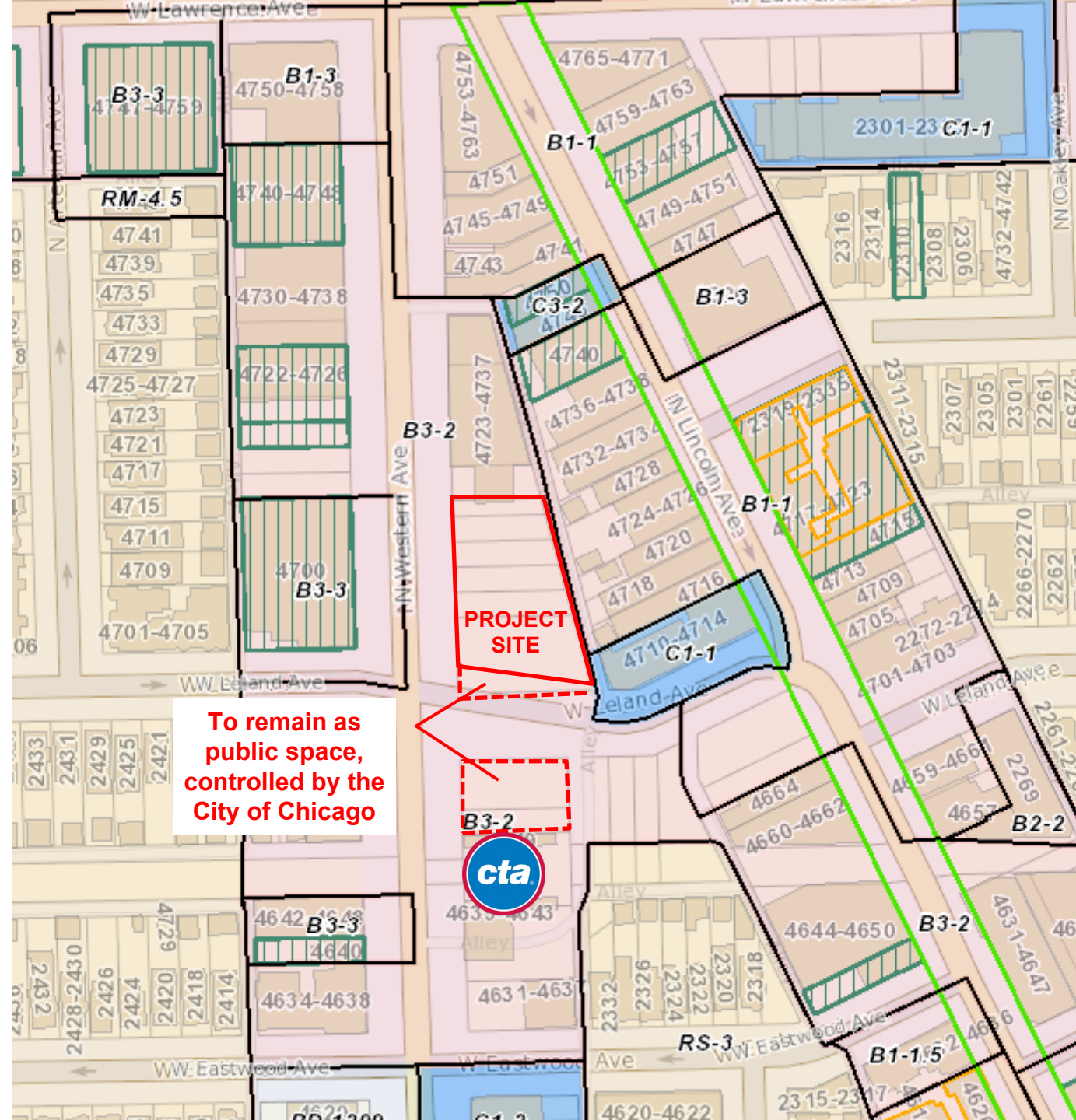
The Community Builders

11/17/2022

 **Project
Location**



Zoning

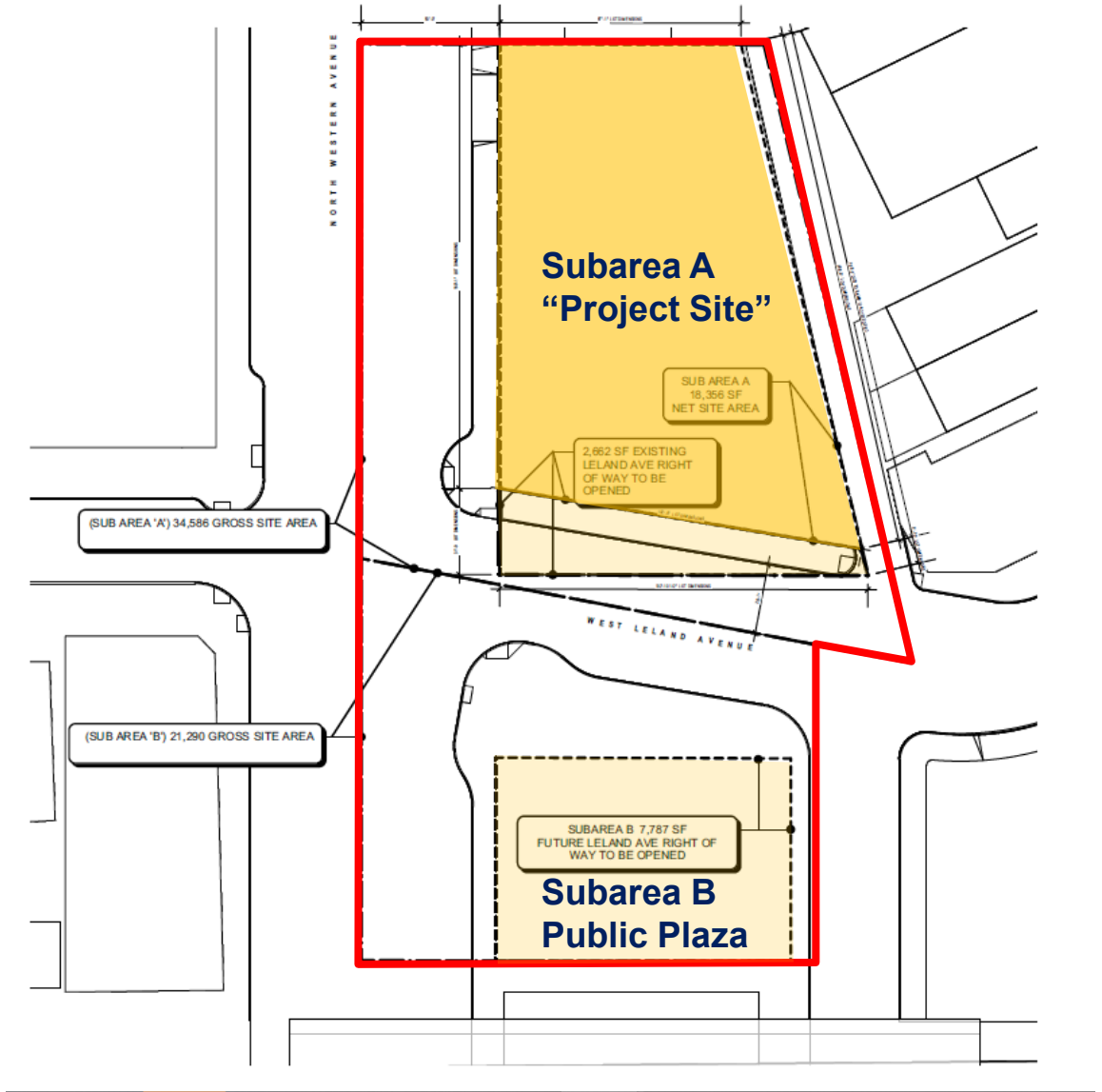




PD Boundary

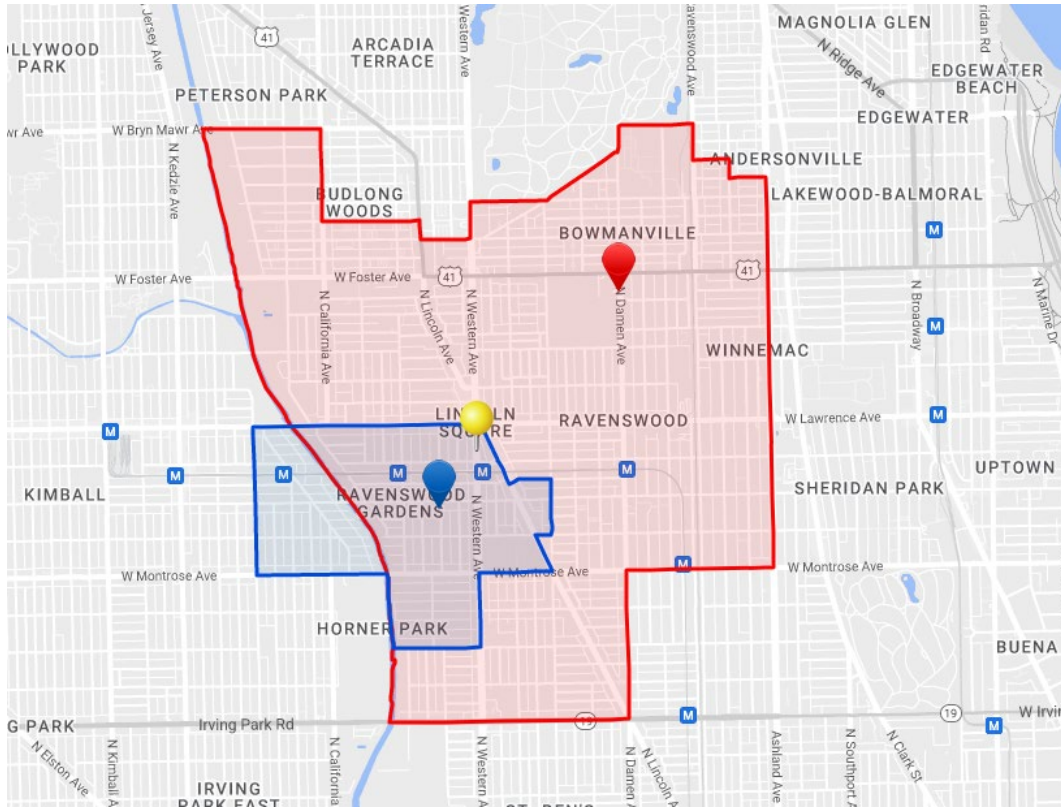
	Subarea A "Project Site"	Subarea B	Total Max.
Proposed Use	63-unit affordable housing with 36 parking spaces	Public plaza (existing use to remain)	
Ownership	Conveyed to TCB for development	Retained by City of Chicago	
FAR	4.58	2.63	4.0

PROPERTY LINE AND PLANNED DEVELOPMENT, BOUNDARY, SUBAREA, AND RIGHT OF WAY ADJUSTMENT MAP



★ Site Context Map

School Name	Serving Grades	Address
Amundsen HS	9-12	5110 N DAMEN AVE, Chicago, IL, 60625
Waters	K-8	4540 N CAMPBELL AVE, Chicago, IL, 60625



Proximity to K-12 Institutions

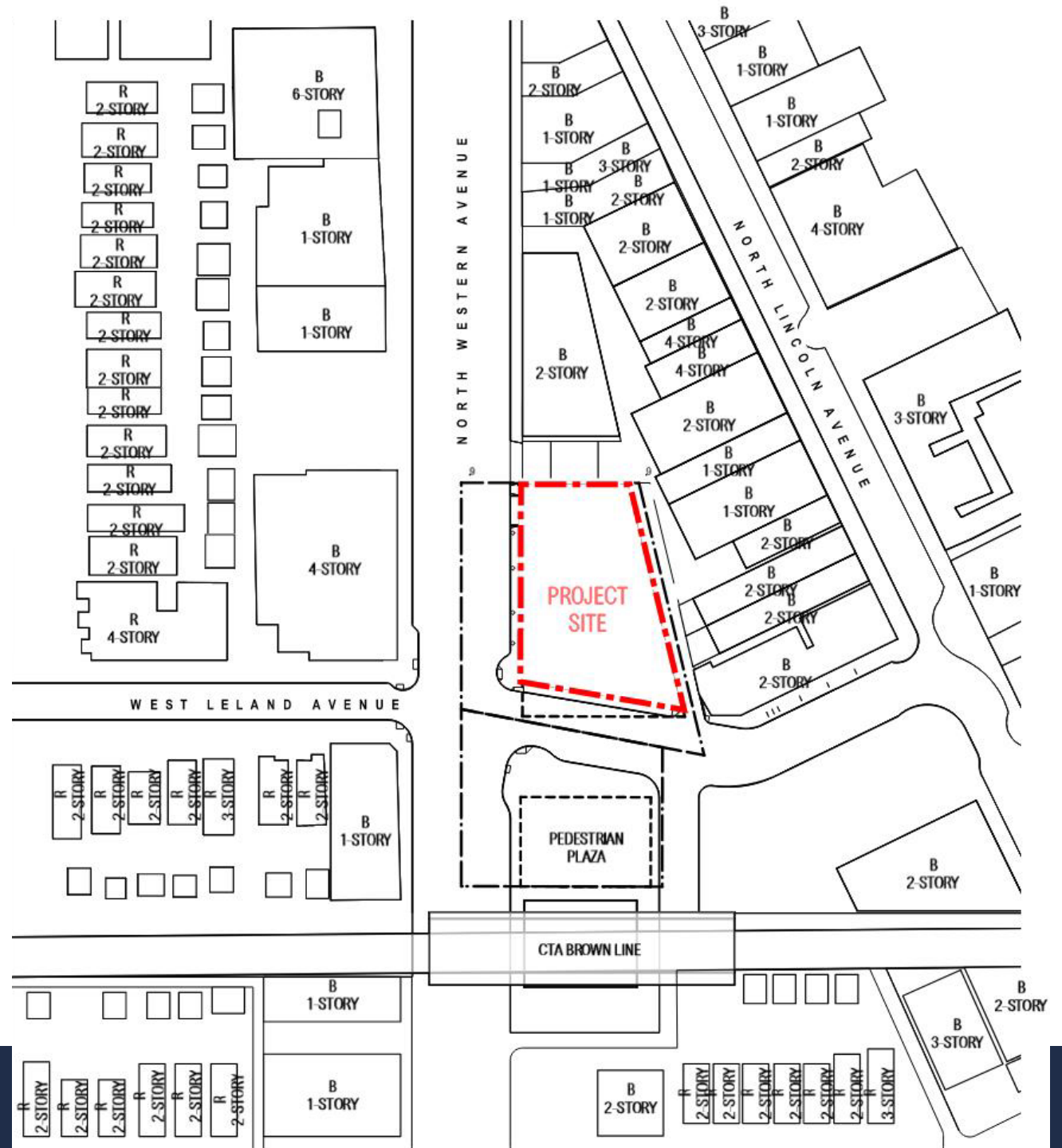
Neighborhood Anchors:

- Directly across the street from the Western Brown Line CTA train station
- Adjacent to the highly-popular and nationally recognized central commercial district block of 4700 N. Lincoln.
- Included in the block are popular business such as:
 - Café Selmarie
 - Timeless Toys
 - Artango Bar & Steakhouse
 - The Chopping Block
 - Northwestern Primary Care (Recently Opened)
 - Genes Sausage
 - Mertz Apothecary
 - The Book Cellar
 - Jerry's Sandwiches
- Other major nearby community anchors and businesses
 - DANKHaus German American Cultural Center
 - Old Town School of Folk Music
 - Davis Theater
 - Lincoln Square Athletic Club

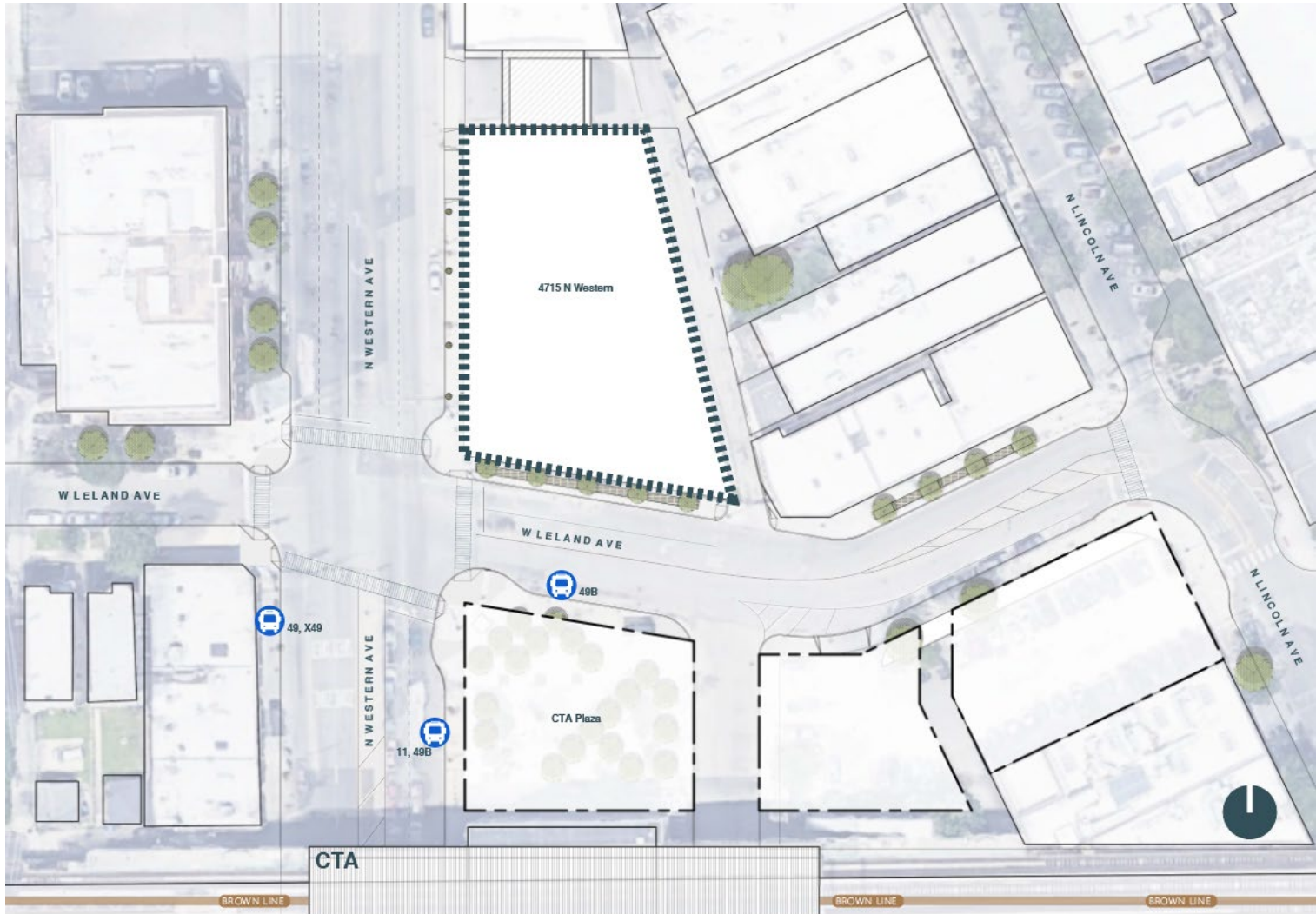
Neighborhood Anchors



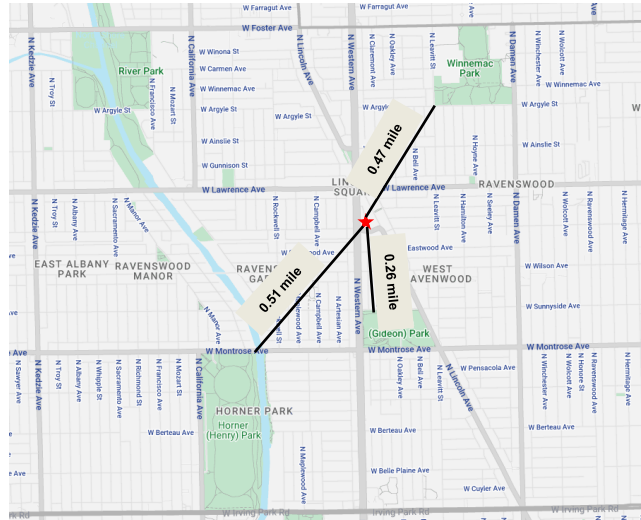
Surrounding Context



Site Context Map



Site Boundary – CTA Station and Bus Lines



Proximity to Public Parks



Project Timeline + Community Outreach

MAJOR PROJECT MILESTONES

- DOH Multi-Family Financial Assistance Application Submission: July 1, 2021
- DOH Stage 2 Project Selection: December 6, 2021
- Planned Development Zoning Application City Council Introduction: September 21, 2022

STAKEHOLDER MEETINGS

- Heart of Lincoln Square Neighbors Association (6/10/2021 and 10/9/2019)
- Greater Rockwell Organization (6/1/21 and 11/15/2019)
- Lincoln Square North Neighbors (6/10/2021)
- Lincoln Square Ravenswood Chamber of Commerce (6/2/2021)
- Individual meetings with several businesses along Lincoln and Western Avenue (2020 and 2021)
- Two DPD and DOH listening sessions - 1 with residents and 1 with small businesses (March 2022)

PUBLIC MEETINGS and OUTREACH

- Online Survey: 415 people completed in early 2021
- Public Meetings: Nearly 1,000 participants
 - Community Visioning Session: January 21, 2021
 - Community Vision Survey Results: March 18, 2021
 - Application Concept Presentation: May 11, 2021 (Virtual Meeting with 300+ Attendees)
 - 4715 2022 Update: April 13, 2022

PROJECT FEATURES CAPTURING INPUT INCLUDE:

1. Modulate upper floors
2. Use of masonry to complement neighborhood context
3. Gateway improvements: wider sidewalk along Leland, activated ground floor, improved landscaping and public art
4. Increased density and affordability near transit
5. Preservation of some public parking
6. Space for vehicular maneuvering in alley

Planning Context

LINCOLN SQUARE SSA #21

2019 MASTER PLAN



Prepared by Teska Associates, Inc. | San Schwartz Engineering | Goodman Williams Group | Adopted July 9, 2019

2019 LINCOLN SQUARE MASTER PLAN:

- Published by Lincoln Square Ravenswood Chamber of Commerce
- Transportation Goals:
 - Improve Safety for People Walking and Biking
 - Improve Traffic Flow
 - Reinforce Sense of Place
 - Improve Connection
- Progress Goals:
 - Preserve Character
 - Support Local Businesses
 - Help to Fill Vacancies
 - Encourage a Range of Residential
 - Promote Quality Development that Reflects Community Vision and Corridor Character
- Reinforce Place Goals:
 - Identify and Develop Near Term Projects
 - Partner with Local Agencies to Develop Long Range Projects

★ Planning Context

LINCOLN SQUARE CTA STATION AREA STUDY:

PROPOSED CONCEPT PLAN



4715 N Western
Project Site

LELAND AVENUE

WESTERN AVENUE

TRANSITWAY

ALLEY

LINCOLN SQUARE
ATHLETIC CLUB
(LSAC)

LINCOLN AVENUE

NORTH

LELAND AVENUE

Traffic calming and decorative features slow traffic, support a two-way bike route, and safer pedestrian sidewalks. The street may be closed temporarily for fests and events

FARMERS MARKET PARKING LOT

(34 spaces)
Market shelter and decorative features support day-to-day parking, market events, and community fests

TRANSIT PLAZA

Decorative streetscape features support pedestrian access, green buffering, lighting, bike storage, kiosk vending, and public seating

TRANSITWAY

Decorative streetscape features separate pedestrian access from the bus drop off area

UNDER THE 'EL' TRACKS

Decorative streetscape features support a safer pedestrian route to and from the station area

Planning Context

DPD NEIGHBORHOOD DESIGN GUIDELINES



- Adopted by the Chicago Plan Commission on March 17, 2022
- Urban design guidelines for neighborhood commercial corridors (like Western Avenue)
- The proposal at 4715 N Western aligns with the Neighborhood Design Guidelines by:
 - Prioritizing infill, mixed-use TOD development
 - Massing and design influenced by urban context
 - Contributing to the public realm by increasing and improving pedestrian space

Planning Context

WESTERN AVENUE CORRIDOR STUDY

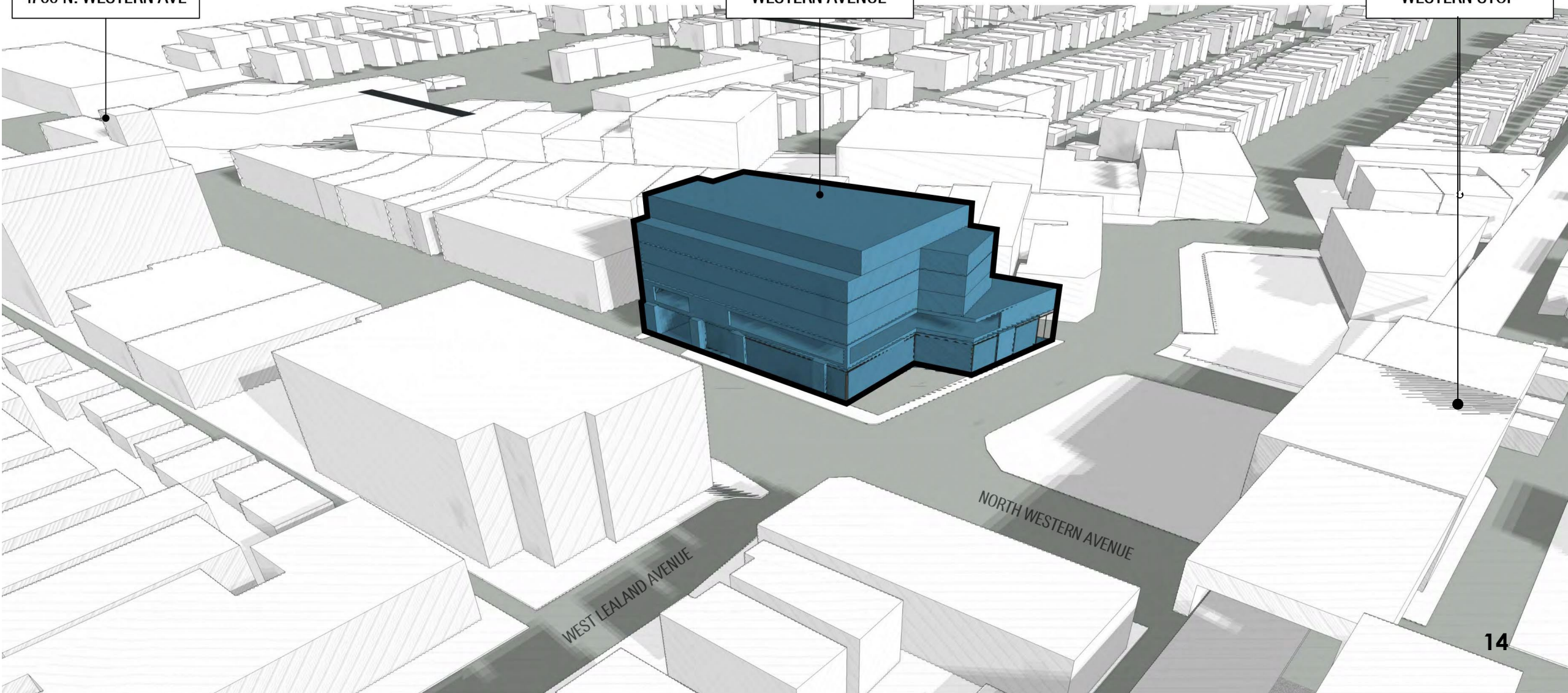


- Draft proposed for adoption in 2022
- Goals to create:
 - Thriving places
 - Safe + attractive streets
 - Resilient communities
- 4715 N Western aligns with the Western Avenue Corridor Study by:
 - Develops one of the identified opportunity sites in a proposed neighborhood center
 - Addressing housing affordability concerns in the area
 - Creating a commercial and mixed-use development on the corridor
 - Creating a vibrant public realm
 - Complementing other nearby improvements

DANK HAUS
4750 N. WESTERN AVE

4715 NORTH
WESTERN AVENUE

CTA BROWN LINE
WESTERN STOP



Elevations







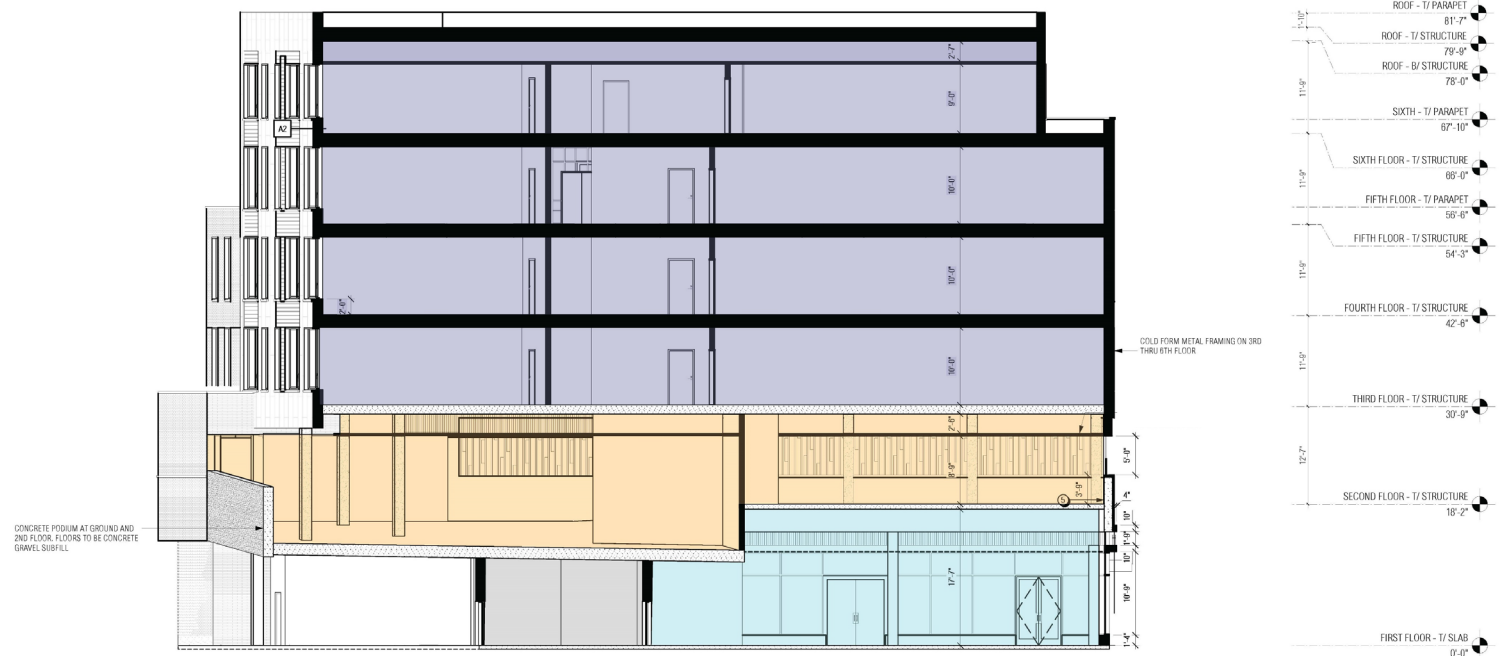
1 WESTERN SITE ELEVATION
Scale: 1/16" = 1'-0"



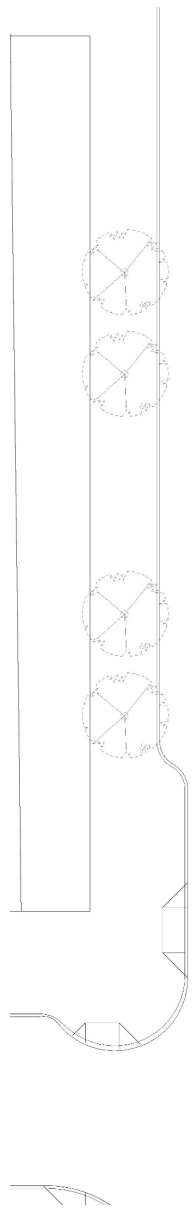


Section

-  COMMERCIAL SPACE
-  RESIDENTIAL
-  BOH
-  PARKING



Site Plan

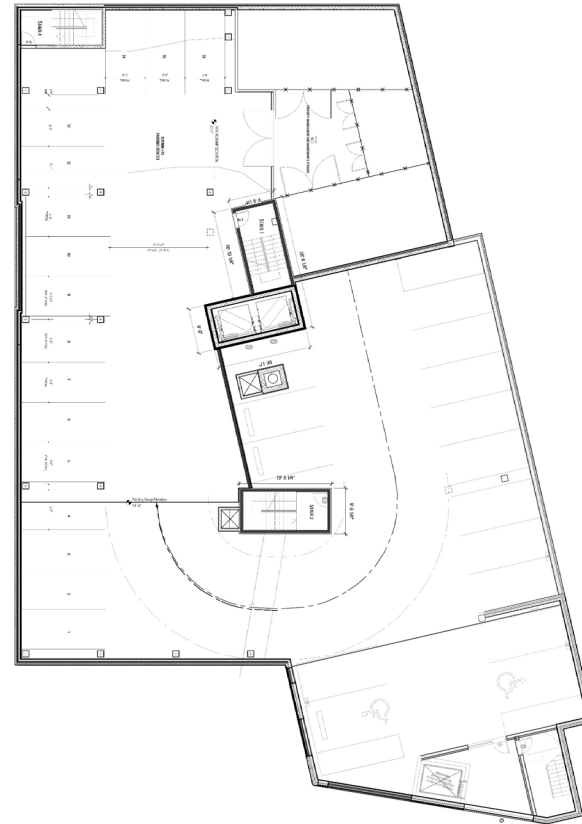
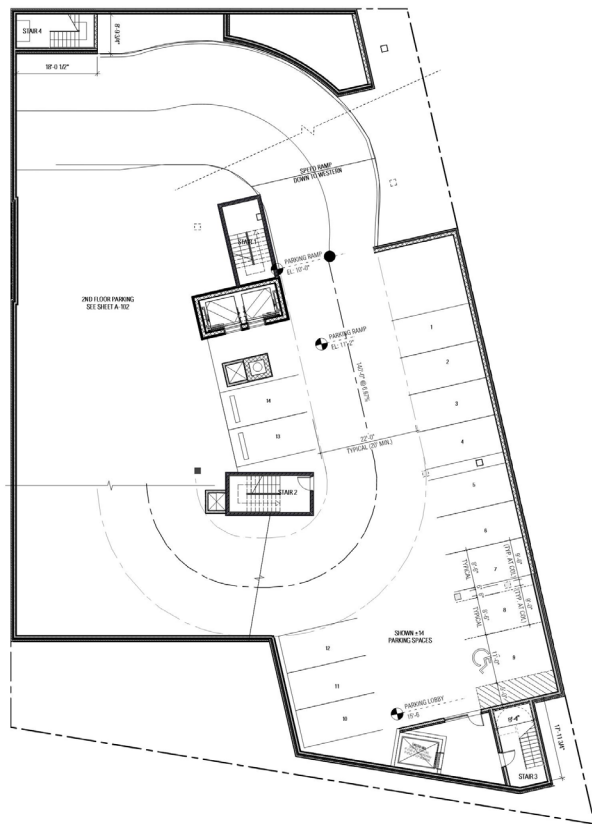


- COMMERCIAL SPACE
- RESIDENTIAL AMMENITY
- BOH
- CIRCULATION



SITE + GROUND FLOOR PLAN



Floor Plan







PARKING FLOOR PLANS (1.5 + 2)

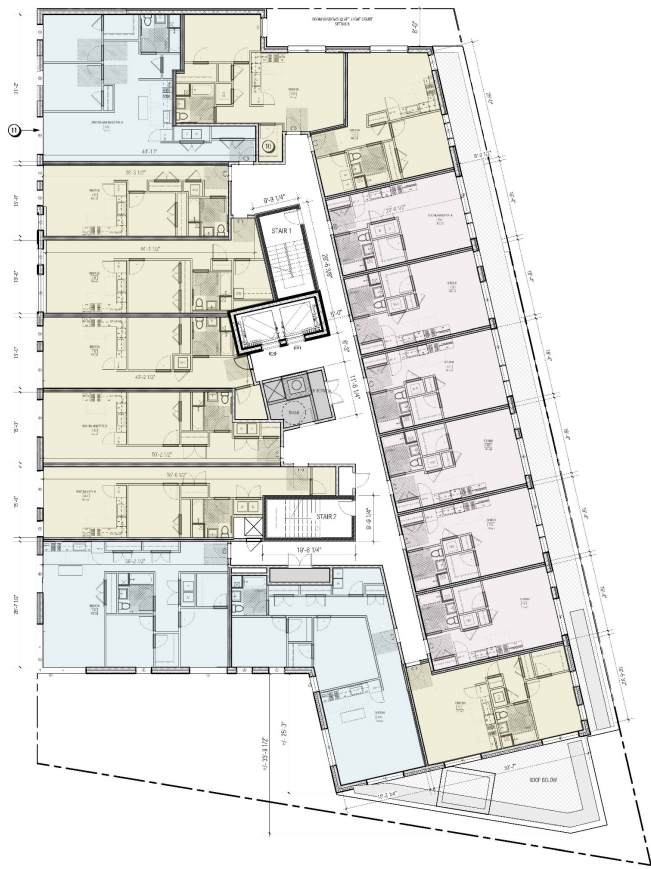


Floor Plan

 STUDIO- 25 UNITS
 1 BED- 29 UNITS

 2 BED- 9 UNITS
 CIRCULATION

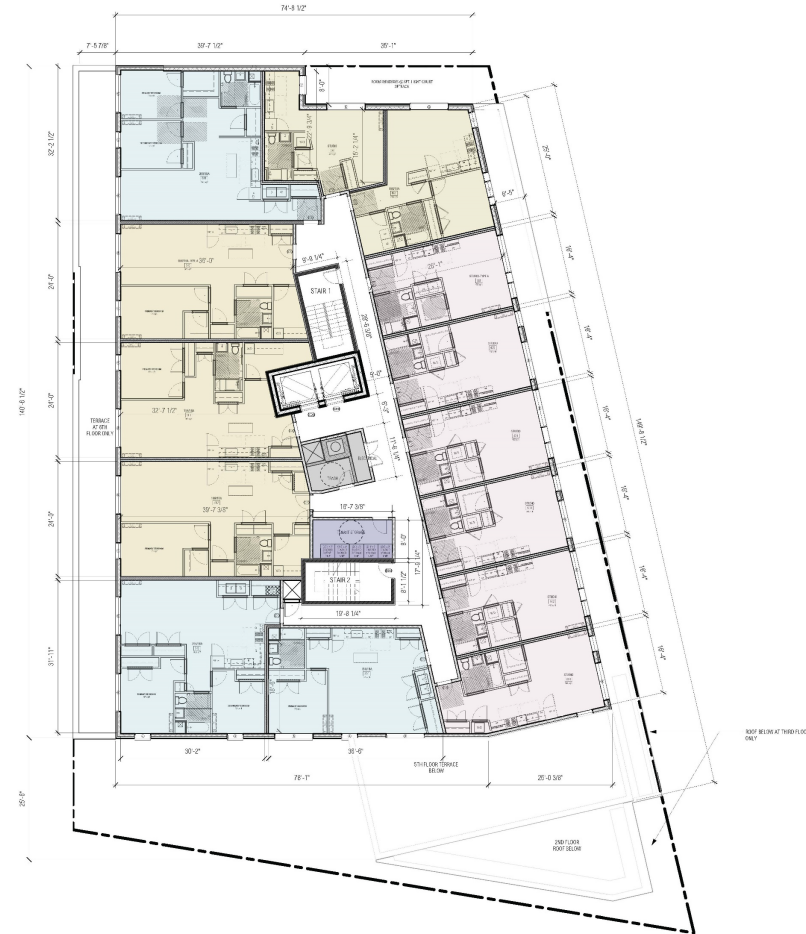
 BOH
 RESIDENTIAL AMMENITY



3RD AND 4TH FLOOR



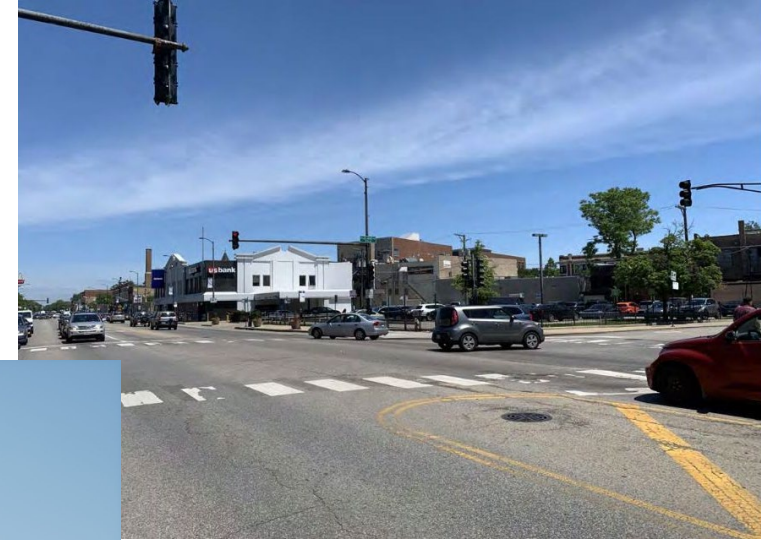
5TH FLOOR



6TH FLOOR



View from SW corner of Leland and Western



View from SW corner of Leland and Western



View from SE corner of Leland and Western



View Across Western Ave

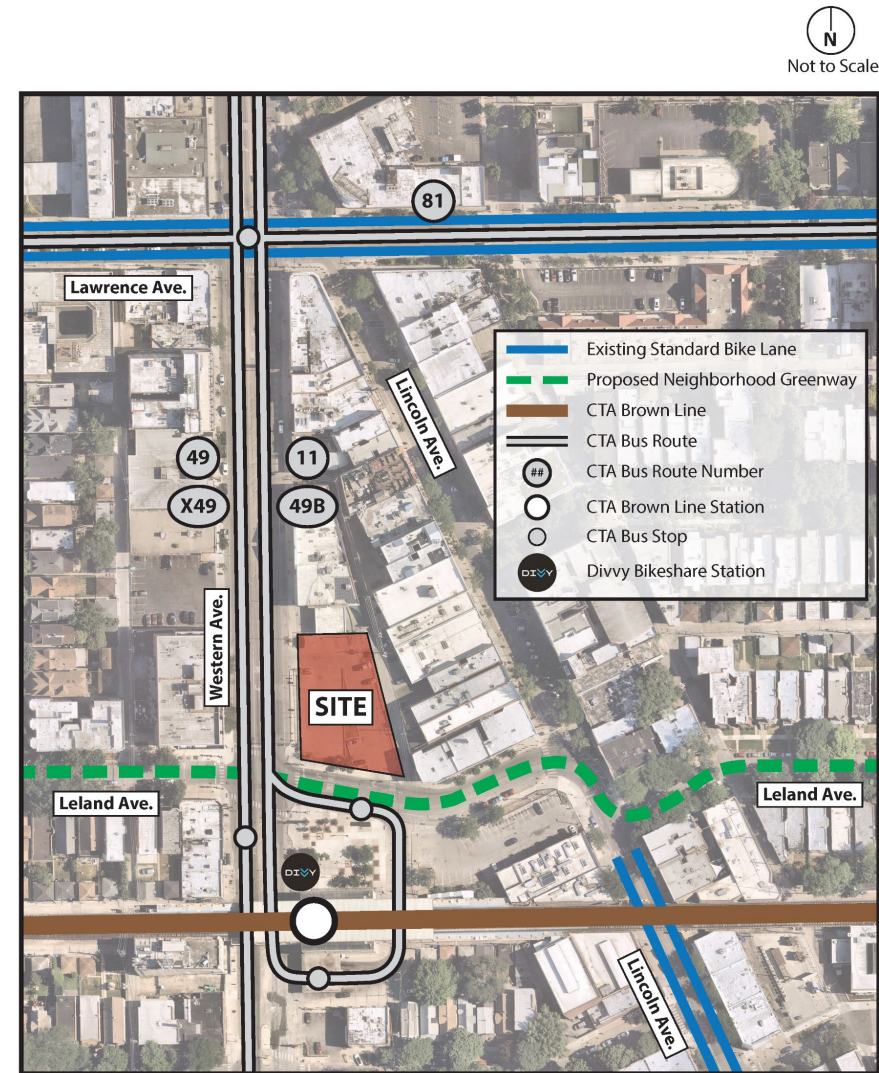


View South Down Western Ave



Traffic Analysis

- Within one block of CTA station, 3 high-frequency bus routes, and 1 Divvy station
- On-site bicycle parking accommodating 66 bikes
- Single vehicular access connects on-site garage to Western Avenue
- Vehicle parking contained in garage and along alley
- Loading zone located within alley, which will be widened by 2 feet
- No meaningful impact anticipated due to vehicle traffic
- Improved pedestrian environment with reduced curb cuts and wider sidewalks
- Coordinate with CDOT to realign public alley at Leland to accept truck turns and increase pedestrian visibility after Leland Greenway is implemented



Sam Schwartz
A TYLin Company

Figure 1
Site Location Map

Sustainability

4715 N Western

CSDP COMPLIANCE PATH A

YES

Aspirational



DPD
CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																																
			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	Choose one		Choose one		Choose one		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	Choose one	Choose one	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			Choose one			
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																	
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	20	10	20	10	20	5	5	5	10	5	10	5	10	5	10
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	5	5	10	5	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	NA	5	20	10	20	NA	NA	NA	5	5	5	10	5	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	5	5	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	10 / 0 / 0	40	NA	NA	NA	10	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	10 / 0 / 0	40	NA	NA	NA	10	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	5	5	10	5	5	10	10	5	10	
Livable Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	5	5	5	10	5	5	10	10	5	10
Livable Building Challenge Petal	90	10 / 0 / 0	40	NA	NA	NA	30	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	10	20	NA	5	5	5	10	5	5	10	10	5	10	
Enterprise Green Communities	80	10 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	10	5	5	5	10	5	5	10	10	5	10	
Passive House	70	10 / 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	5	5	10	5	5	10	10	5	10	

*Only available to affordable housing projects funded by DPD's Housing Bureau

Stormwater Management

The project will be a regulated development for Stormwater Management because of the project size. The project will meet the 2016 Stormwater Management Regulations requirements. Pending further review with the Stormwater Management reviewer, the stormwater storage volume will be based on a 100-year magnitude storm event. Detention will be provided in an underground cast in place detention vault located below parking garage drive in ramp. Stormwater discharge will connect to the existing 60" sewer in Western Avenue.

Volume control could be achieved by reduction of the existing impervious area or by providing oversized detention storage.

City of Chicago

Stormwater Management Ordinance Manual

January 2016



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



City of Chicago
Rahm Emanuel
Mayor

ARO Requirements

ARO REQUIREMENTS

- 4715 N Western complies with all ARO rules and regulations passed on October 01, 2021, since the project 100% affordable



AFFORDABLE REQUIREMENTS ORDINANCE

RULES

Updated October 1, 2021



City of Chicago
Mayor Lori E. Lightfoot

Department of Housing
Commissioner Marisa Novara

Community Benefits



- 100% affordable units for lower and moderate-income households
- Pedestrian friendly public realm improvements
 - Active ground floor with outdoor seating
 - Widened sidewalks
 - Improved streetscape with additional trees and other plantings
- 18 public parking spaces to serve commercial district
- Ground floor commercial space
- 15+ full time job opportunities anticipated



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).