



CHICAGO PLAN COMMISSION

328 W. 40th Place | Planned Development 2023

Fuller Park | 3rd Ward | Alderman Dowell

Developer: The Missner Group, LLC

Designer: Ware Malcomb, SpaceCo, Kathryn Talty Landscape Architecture

Attorneys: Burke, Warren, MacKay & Serritella, P.C.

March 16, 2023

★ Community Area Snapshot

Fuller Park

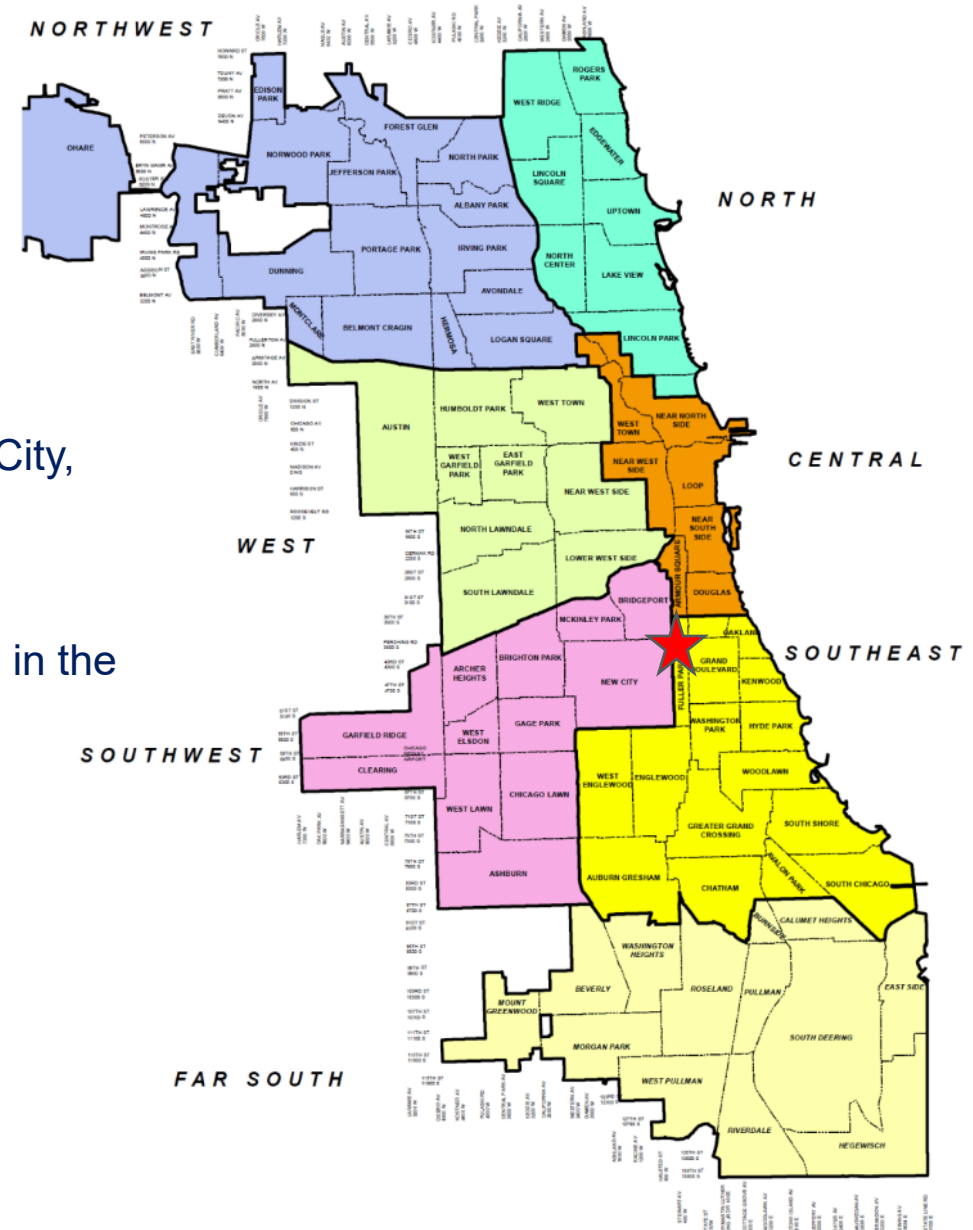
Southeast Planning Region

NEIGHBORHOOD HISTORIC CONTEXT:

- Fuller Park is a small neighborhood located between Bronzeville & New City, adjacent to the Dan Ryan Expressway (I 90/94)
- The neighborhood is named for a small park at 45th & S. Princeton Ave. (1/2 mile south of the proposed site)
- Construction of the Expressway displaced 1/3 of neighborhood residents in the 1950s

COMMUNITY AREA DEMOGRAPHICS (CMAP 2016-2020):

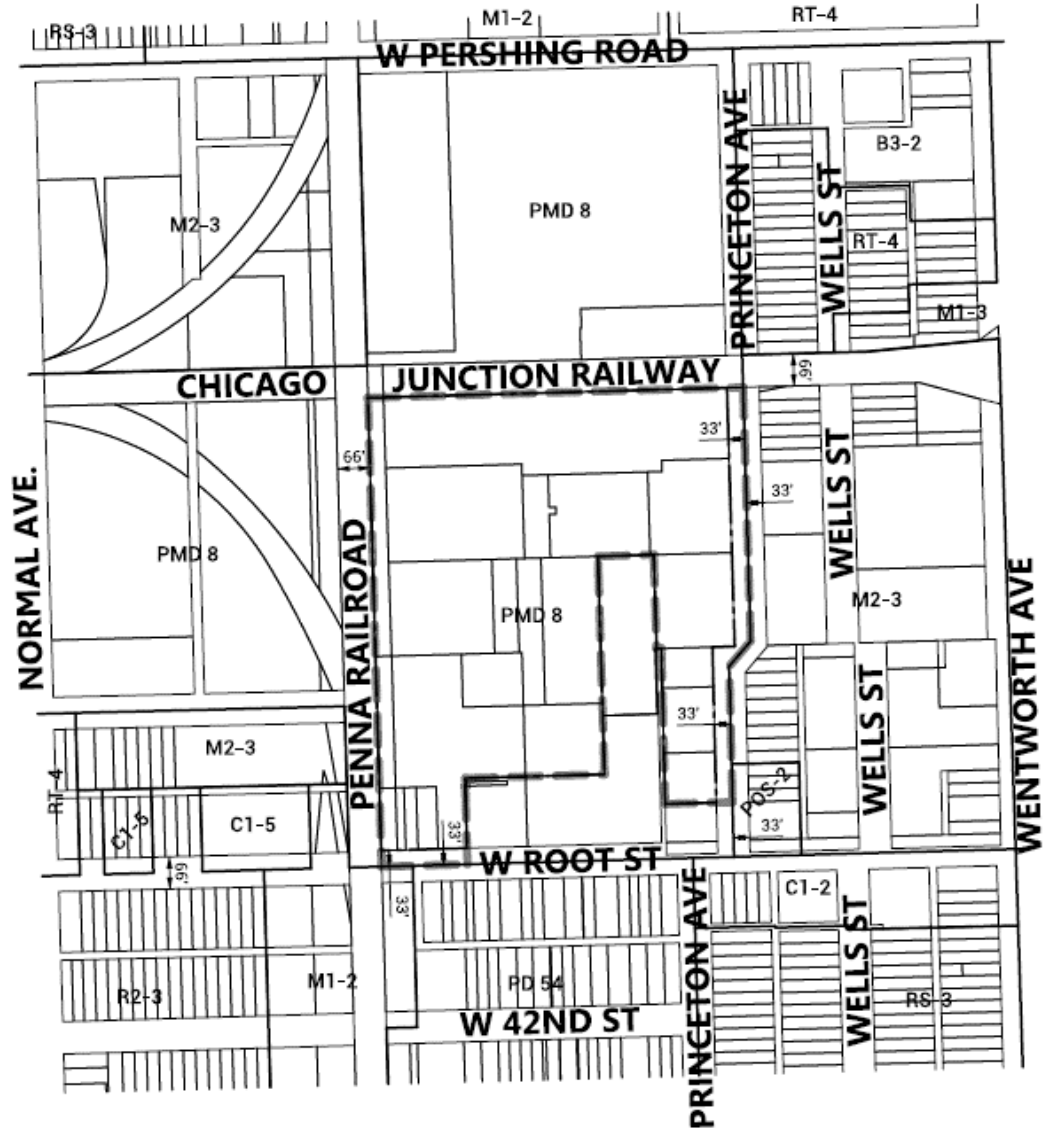
- Population: 2,567
- Race/Ethnicity: 86.6% African American; 6.5% Latino; 5% White
- Median Age: 47.4
- Median Income: \$17,217
- 67.9% of the population earn less than \$25,000
- 57.1% of the population live in 1-person households
- 33.5% of the population takes public transit or walks/bikes to work
- 23.9% Unemployment Rate (58.5% not in Labor Force)





Project Overview



- The Applicant requests a change of the subject property from PMD 8-A (Planned Manufacturing District) to a Planned Development.
- The development will **invest over \$27 million in the Fuller Park neighborhood** on Chicago's near South Side.
- **1-Story, 180,900 ft² Speculative Industrial Building**
- **50-75 temporary construction jobs projected**
- **75-100 permanent jobs projected**
- **9,000 ft² of Interior Office Space**
- **35 Loading Docks**
- 176 Parking Spaces
- 38 Trailer Parking Spaces
- 18 Bike Parking Spaces
- **Total Proposed FAR is 0.33**



SCALE: 1" = 300'

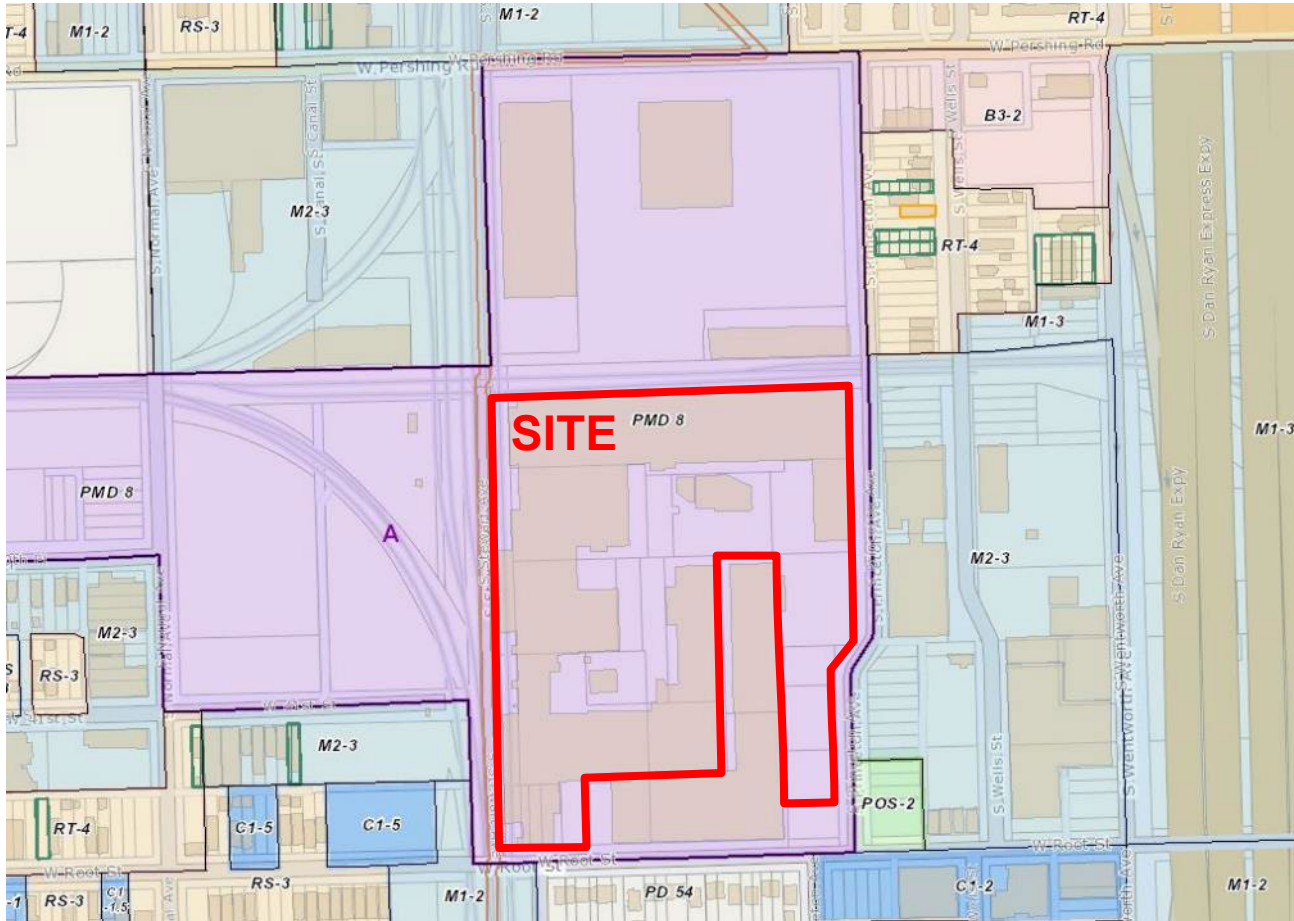
APPLICANT: THE MISSNER GROUP
 ADDRESS: 328 W. 40TH PLACE
 INTRODUCTION DATE: [INSERT]
 CHICAGO PLAN COMMISSION DATE: [INSERT]

EXISTING ZONING MAP

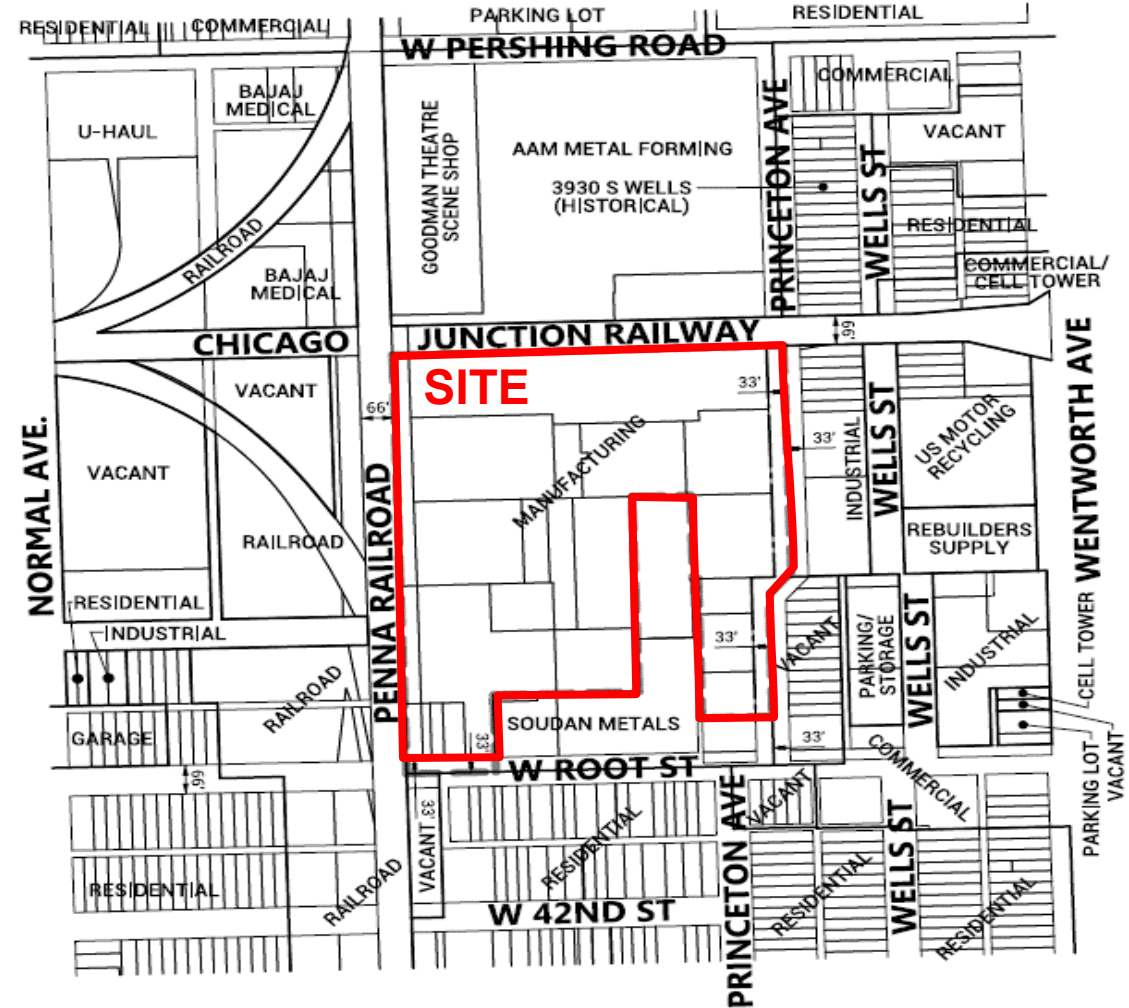
-  = PROPERTY LINE
-  = PLANNED DEVELOPMENT BOUNDARY



SITE CONTEXT PLAN



ZONING MAP



APPLICANT: THE MISSNER GROUP
 ADDRESS: 328 W. 40TH PLACE
 INTRODUCTION DATE: [INSERT]
 CHICAGO PLAN COMMISSION DATE: [INSERT]
 EXISTING LAND USE MAP

— = PROPERTY LINE
 - - - = PLANNED DEVELOPMENT BOUNDARY



SCALE: 1" = 300'

LAND USE CONTEXT PLAN



Bridgeport

US Cellular Field

WENTWORTH GARDENS

Fuller Park

SITE

Red Line

Green Line

IIT

PARK BOULEVARD

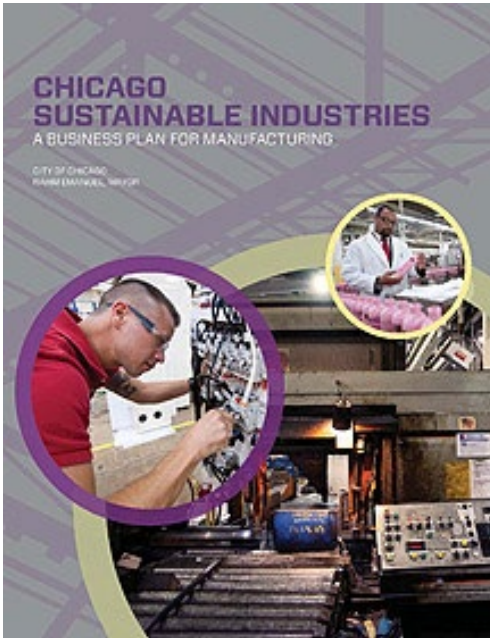
Bronzeville

190/194

AERIAL VIEW FROM THE NORTH



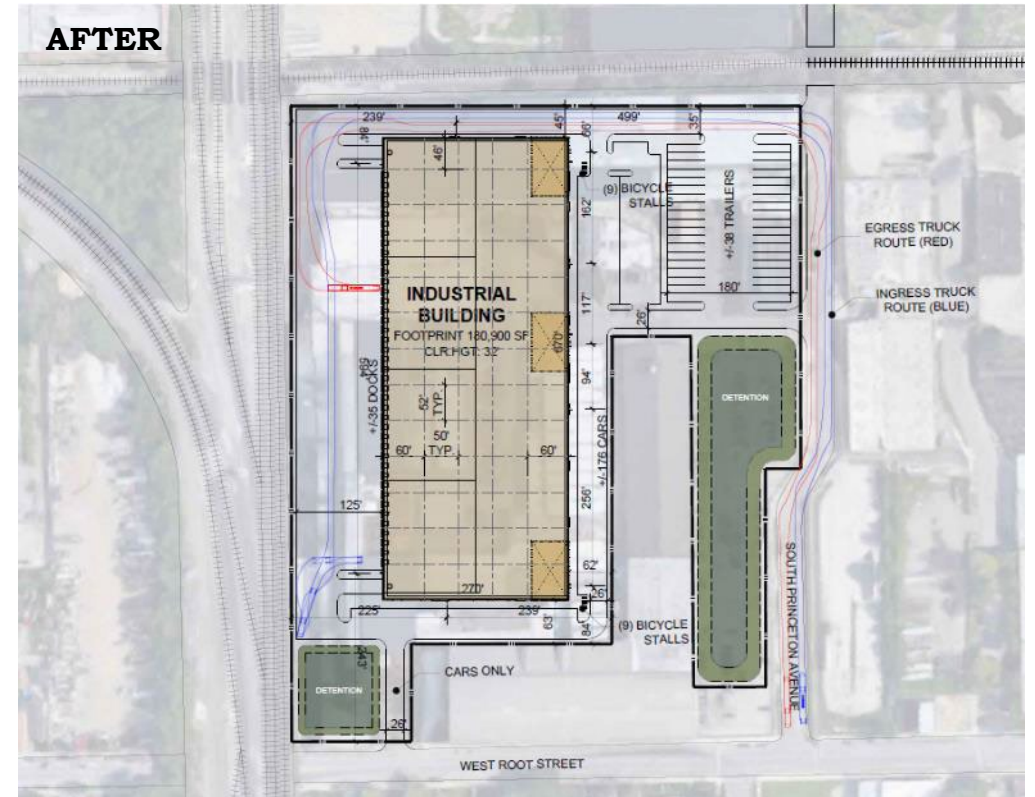
PEDESTRIAN CONTEXT



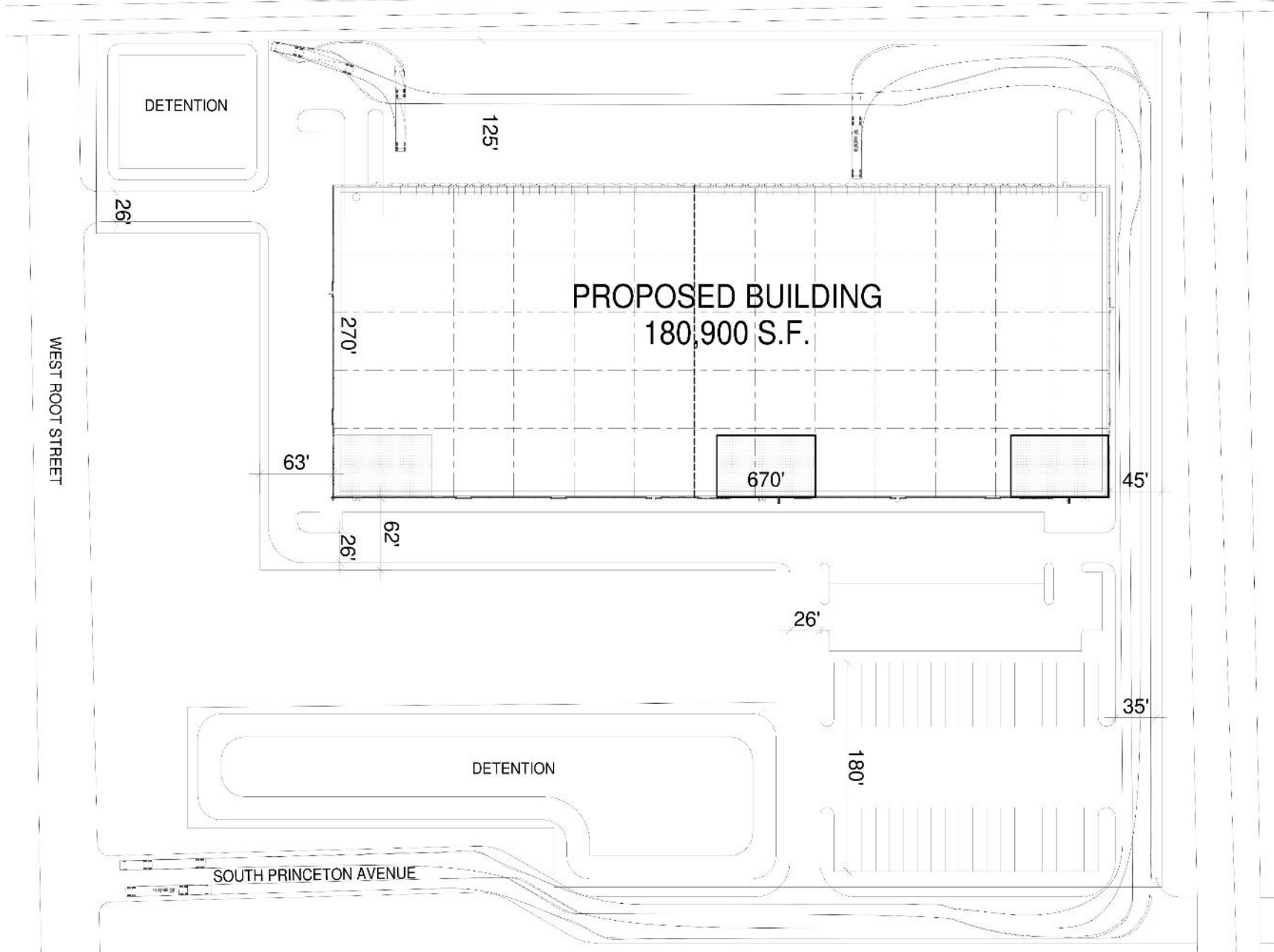
CHICAGO SUSTAINABLE INDUSTRIES (CSI)

- Published November 2013
- Prepared by the Department of Housing and Economic Development and approved by the Chicago Plan Commission
- Outlines goals and strategies to reinforce and expand Chicago's manufacturing base and prepare industrial corridors for next-generation industrial uses.
- CSI goals include enhancement of interdependent manufacturing, freight, and logistics facilities.
- This project is located in a designated industrial corridor and is consistent with CSI goals.

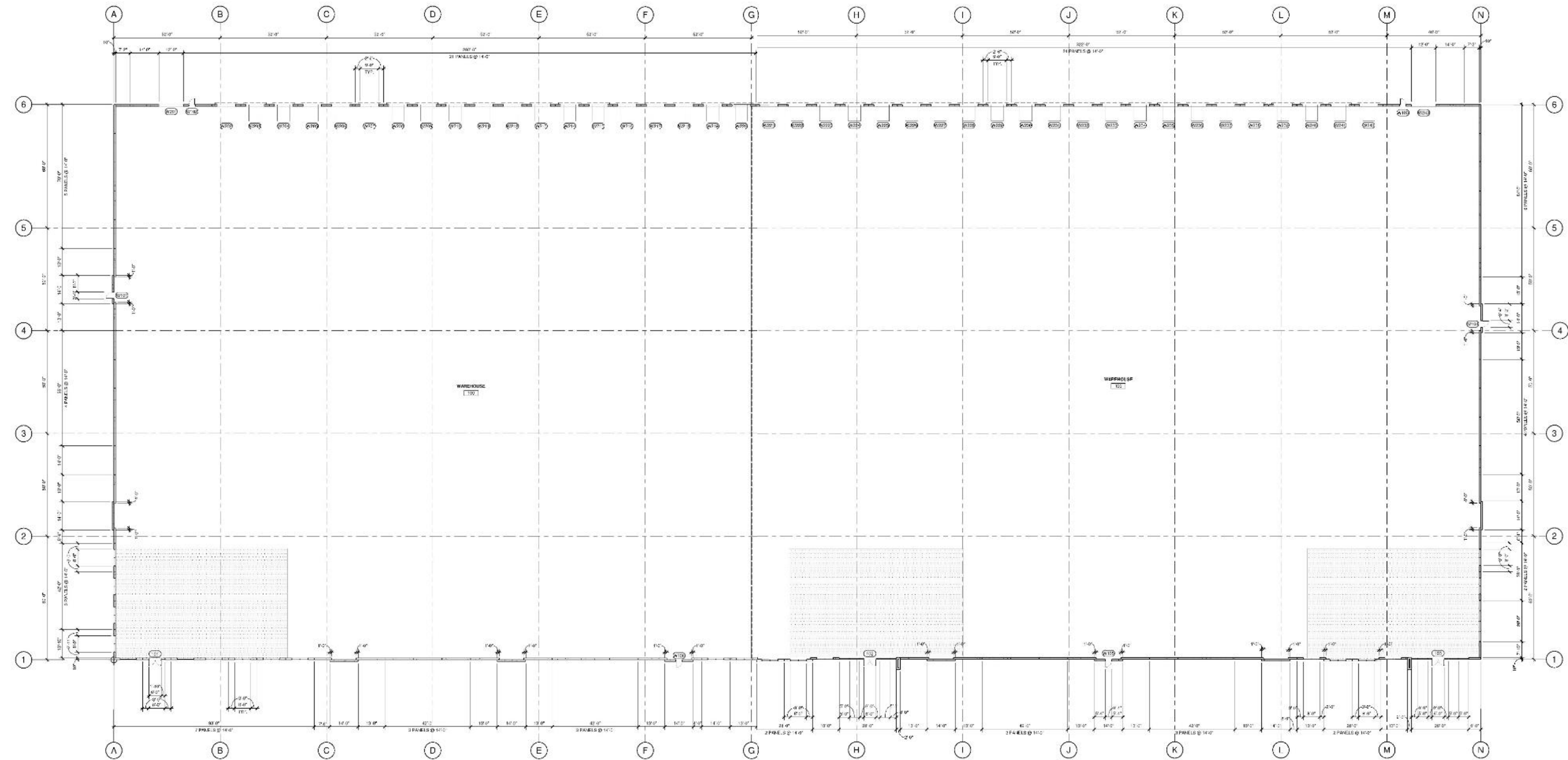
- PD Filing | November 3, 2022
- Initial Community Meeting | March 28, 2022
- Second Community Meeting | September 8, 2022
- Final Community Meeting | January 10, 2023
- No changes to site plan based on the community meeting



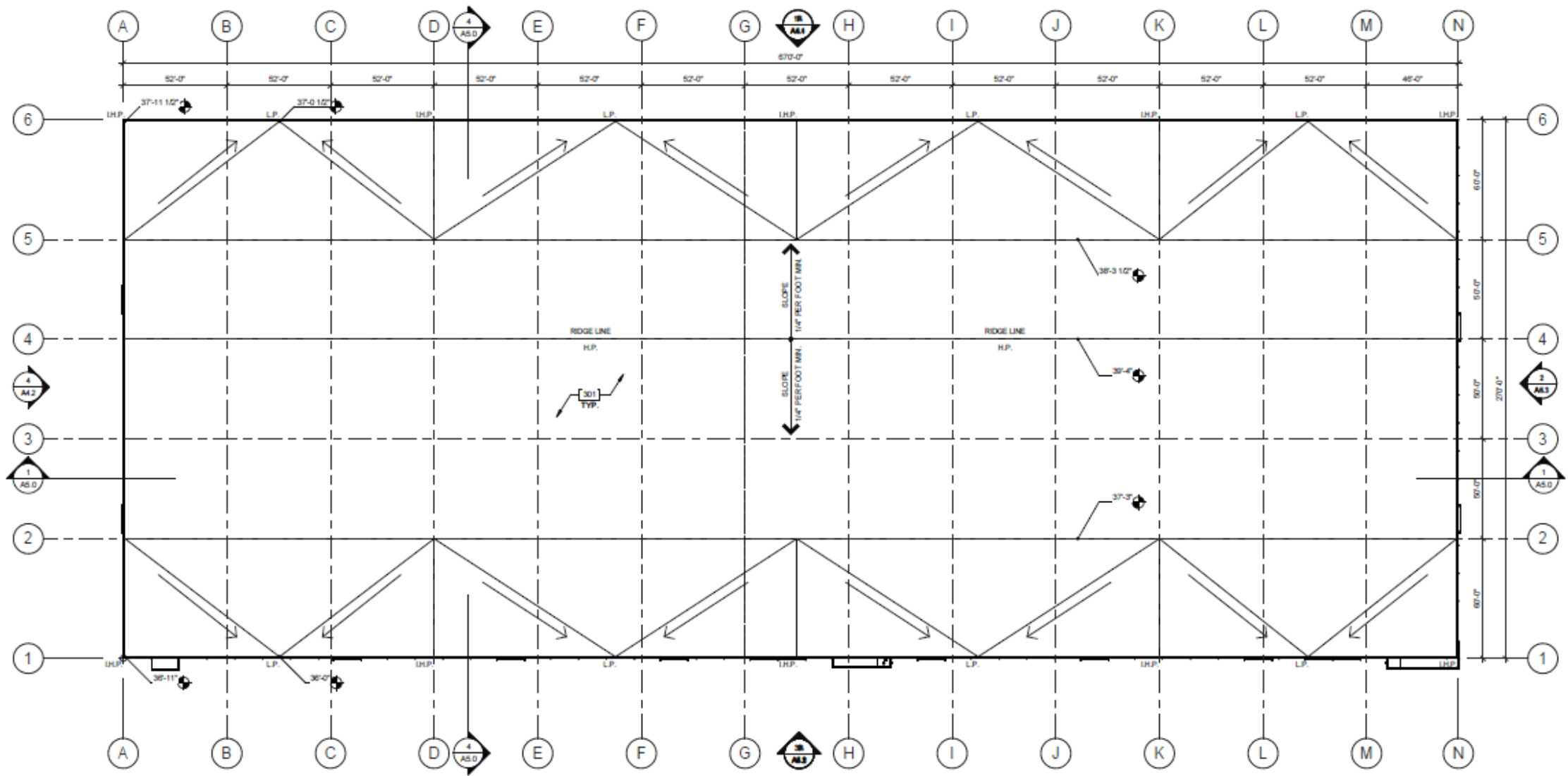
PROJECT TIMELINE & COMMUNITY OUTREACH



GROUND FLOOR PLAN



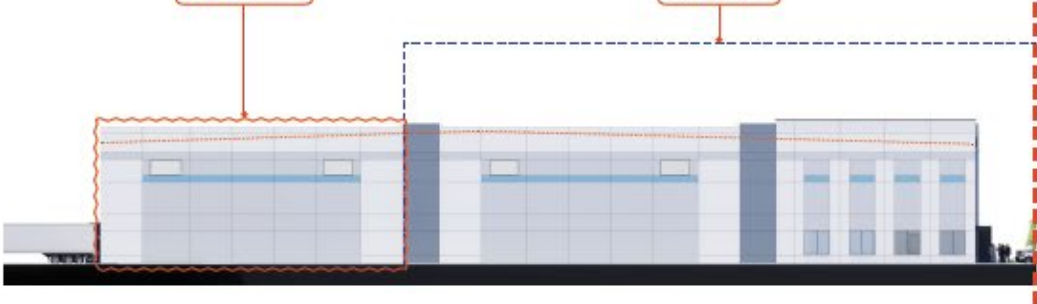
GROUND FLOOR PLAN (ENLARGED)



ROOF PLAN

POTENTIAL LOCATION FOR FUTURE MURAL

OUTLINE OF EXISTING BUILDING



South Elevation



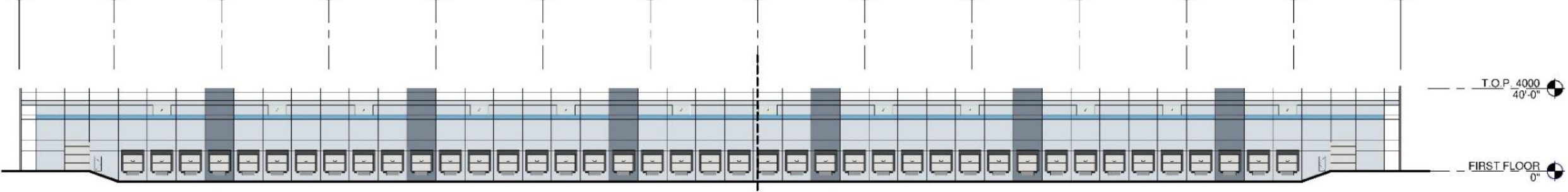
North Elevation

OUTLINE OF EXISTING BUILDING



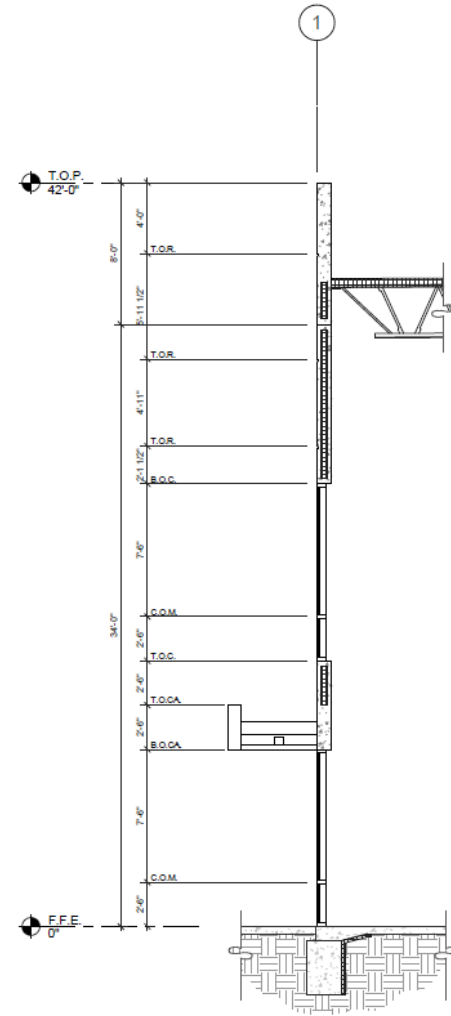
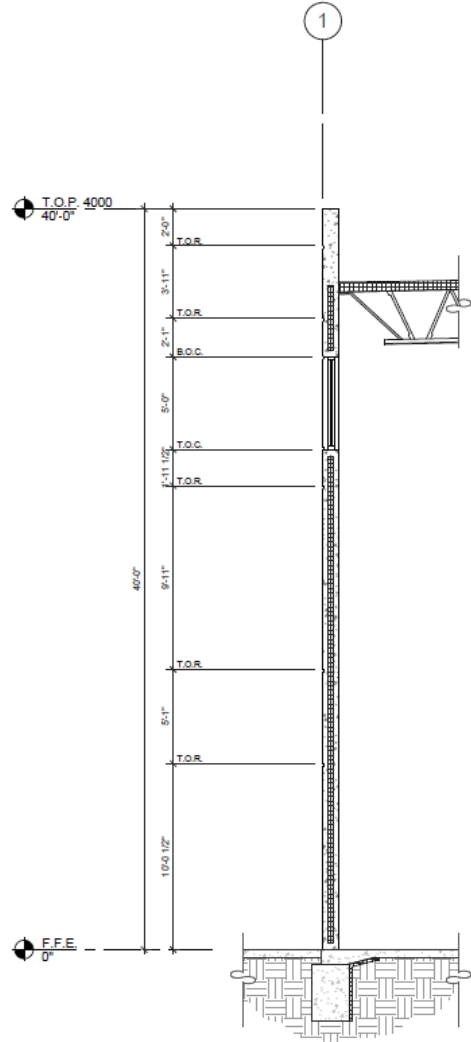
East Elevation

N M L K J I H G F E D C B A

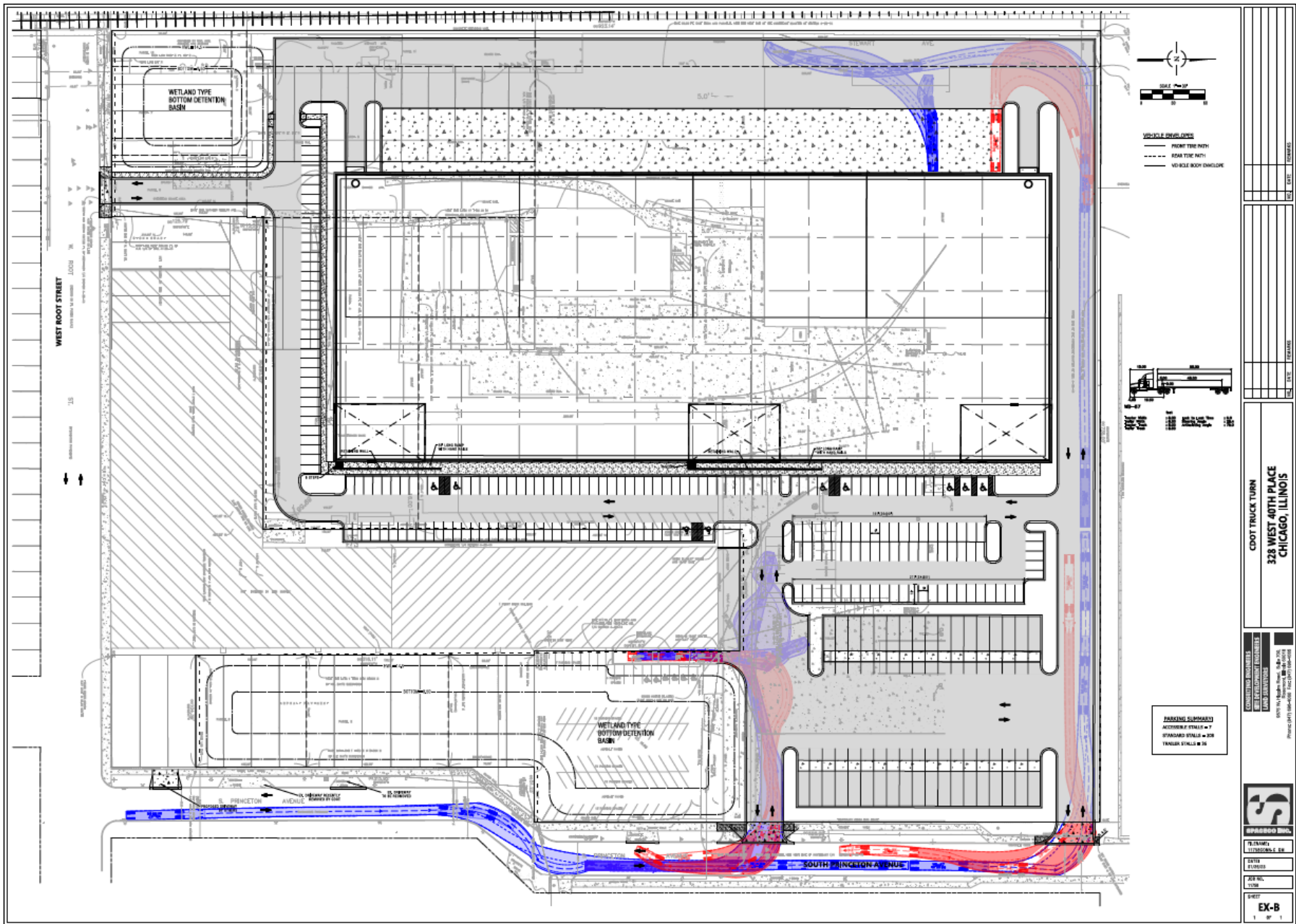


West Elevation

BUILDING ELEVATIONS



EXTERIOR WALL SECTIONS



TRANSPORTATION, TRAFFIC, AND PARKING

Traffic Impact Study
328 West 40th Place
Chicago, Illinois



Prepared For:
THE MISSNER GROUP

Prepared By:
KLOA
Kerr, Lindgren, O'Hara, Alcorn, Inc.
July 20, 2021

Summary of Traffic Study

- Prepared by KLOA
- The truck traffic generated by the development is anticipated to have a limited impact on the street system as the majority of truck traffic is expected to arrive and depart the site outside of peak hours.
- Given the low clearance of the viaducts on Princeton Avenue (north of the site) and Root Street (west of the site), all truck traffic will approach and depart the site to and from the east via Root Street.
- Area intersections have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications are required.
- The proposed access system will be adequate in accommodating the traffic estimated to be generated by the development.
- Here is a link to the Traffic Study located on the City of Chicago website:
<https://www.chicago.gov/city/en/sites/air-quality-zoning/home/current-projects.html>

Summary of Air Quality Study

AIR QUALITY IMPACT STUDY

PROPOSED PROJECT
328 WEST 40TH PLACE
CHICAGO, ILLINOIS

Prepared For:
THE MISSNER GROUP, LLC
DES PLAINES, ILLINOIS

Prepared By:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
NAPERVILLE, ILLINOIS

CEC Project 325-137

SEPTEMBER 2022



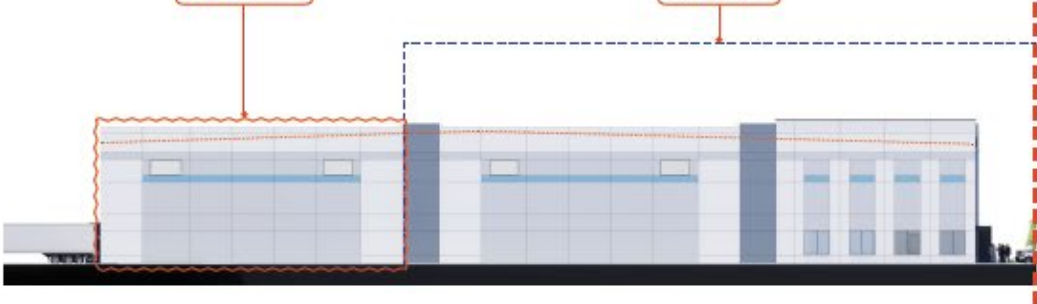
Civil & Environmental Consultants, Inc.

1230 East Dixie Road, Suite 200 | Naperville, IL 60563 | p: 630-963-6026 f: 630-963-6027 | www.cecinc.com

- Prepared by Civil & Environmental Consultants, Inc.
- The AQIS reviewed the modeled concentrations of PM_{2.5}, PM₁₀, and NO₂ from Project generated emissions, including building comfort heating and on-site and off-site traffic from passenger cars and trucks. When added to background concentrations of each pollutant in the ambient air, total concentrations are below the application NAAQS thresholds for all pollutants. The proposed 328 West 40th Place Project is not expected to cause or contribute to an exceedance of any NAAQS for PM_{2.5}, PM₁₀, or NO₂.
- Here is a link to the Air Quality Study located on the City of Chicago website:
<https://www.chicago.gov/city/en/sites/air-quality-zoning/home/current-projects.html>

POTENTIAL LOCATION FOR FUTURE MURAL

OUTLINE OF EXISTING BUILDING



South Elevation



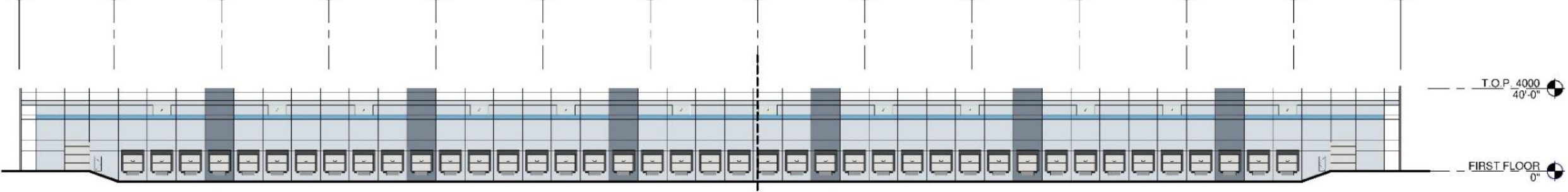
North Elevation

OUTLINE OF EXISTING BUILDING



East Elevation

N M L K J I H G F E D C B A

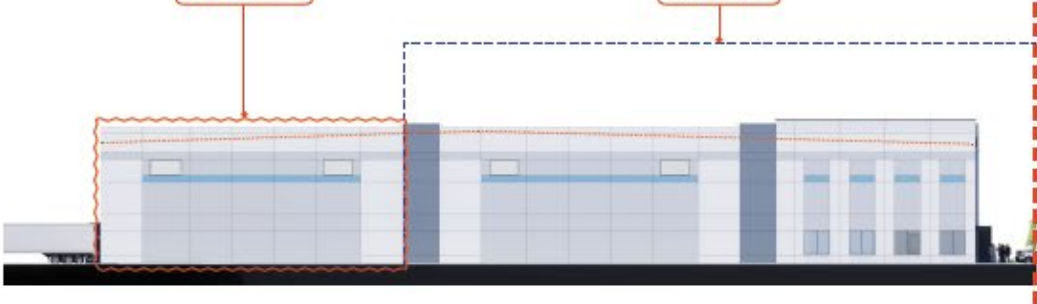


West Elevation

BUILDING MATERIALS

POTENTIAL LOCATION FOR FUTURE MURAL

OUTLINE OF EXISTING BUILDING



South Elevation



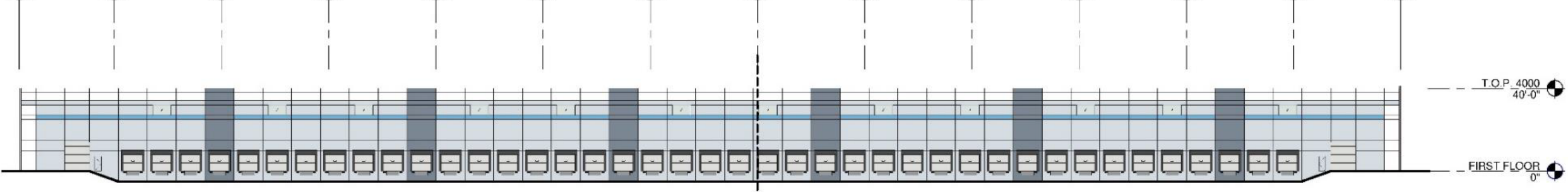
North Elevation

OUTLINE OF EXISTING BUILDING



East Elevation

N M L K J I H G F E D C B A



West Elevation

BUILDING ELEVATIONS

LEED Credit Category:	Total	Yes	Maybe	No
Integrative Process (IP)	1	0	1	0
Location & Transportation (LT)	20	10	3	7
Sustainable Sites (SS)	11	2	4	5
Water Efficiency (WE)	11	6	1	4
Energy & Atmosphere (EA)	33	20	10	3
Materials & Resources (MR)	14	5	3	6
Indoor Environmental Quality (EQ)	10	5	1	4
Innovation (IN)	6	2	4	0
Regional Priority (RP)	4	0	2	2
Sum:	110	50	33	31

CSD Credit Category:	Total	Yes	Maybe
LEED Silver	80	80	0
Exceed Energy Code by 10%, maybe 25%	40	0	40
Working Landscapes	5	5	0
Tree Planting	5	5	0
EV Charger Stations	10	10	0
EV Charger Readiness	5	5	5
CTA Digital Displays	5	0	0
80% Construction Waste Diversion	10	0	10
Sum:	160	105	55

SUSTAINABLE DEVELOPMENT POLICY

Summary of Stormwater Compliance

- Held meeting with DOB Stormwater Reviewer on November 16th, 2022. Summary and notes from that meeting are:
 - 100-year storm detention will be provided for the development in open detention ponds located in the southwest corner of the site and east of the existing building.
 - Drainage from west half of the building and loading dock will be conveyed to the Southwest detention pond. Southwest and east detention ponds will be connected with a 100 yr capacity storm pipe. Sewer analysis for the connecting pipe will be provided with final engineering submittal.
 - Detention pond will be wetland type ponds with native type vegetations. The ponds will be design to provide 6” of standing water.
 - Due to high groundwater table, volume control requirement will be met by oversizing the detention ponds, Discussion about the ground water table elevation was done separately via email. See attached determination of the ground water table elevation.
 - Storm and sanitary services will be connected to 96”x76.8” sewer in Princeton Ave. Both sewers in Princeton and Root are over 5 year level of service. One storm connection to Princeton will be acceptable.
 - Slope in ponds is currently design at 4:1 slope. 3:1 is acceptable in dry ponds.
 - Downspouts from the existing building may be connected to the detention ponds. 25 year capacity will need to be calculated to include the offsite area.



Community & Economic Benefits

City Participation Goals:

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents
- Hired Communities Empowered Through Construction to assist in the meeting of the above goals.

Project Benefits:

- \$27 million project investment
- Construction Jobs: 50-75
- Permanent Jobs: 75-100



DPD Recommendations

DPD has determined that this project is consistent with the surrounding neighborhood's mix of manufacturing and commercial uses and that the project presents an opportunity to invest in a historic manufacturing district and to create new jobs in the Fuller Park neighborhood.

The Department has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- 1. The proposed rezoning of the subject property is appropriate under Chapter 17-13 of the Zoning Ordinance.** The proposed planned development classification for the project is: **1) appropriate because of growth and development trends** (17-13-0308-B); **2) compatible with the character of the surrounding area in terms of uses, density and scale** (17-13-0308-C); **3) compatible with surrounding zoning districts** (17-13-0308-D)

- 2. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:**
 - a. The proposed planned development promotes economically beneficial development patterns that are compatible with the existing neighborhood** (17-8-0103);
 - b. The project is in strict compliance with the underlying FAR standards of the PMD-8 zoning designation** and is in substantial compliance with the other development control standards of the PMD-8 zoning designation (per 17-8-0901);
 - c. Service areas for dumpsters, loading docks and mechanical equipment are located away from the street. Landscaping and walls are used to screen such activities from view** (per 17-8-0906-D);
 - d. The project will reduce the speed and contamination of stormwater runoff from the site** (per 17-8-0908-B).

With these considerations the Department of Planning and Development recommends that this PD application be approved and forwarded to the City Council Committee on Zoning, Landmarks and Building Standards with "passage recommended" as amended.

  Q & A

