



CHICAGO PLAN COMMISSION

Department of Planning and Development

1245 W FULTON MARKET ST MIXED USED DEVELOPMENT

1245 W FULTON MARKET ST (27th Ward)

1245 W. Fulton, LLC

12/16/2021



Project Description

The Applicant requests a change of the subject property from C3-3 (Commercial Manufacturing and Employment District / M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development;

To permit the construction of a 28-story, 314'-0"- tall building with ground floor commercial space, and residential use above. The project will contain 95 accessory vehicular parking spaces and 199 bicycle parking spaces.

A 2.0 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 9.0.

Community Area Snap Shot

Demographic Data: Near West Side

GENERAL POPULATION CHARACTERISTICS, 2014-2018

Near West Side	
Total Population	62,733
Total Households	28,208
Average Household Size	2.2
% Population Change, 2000-10	18.2
% Population Change, 2010-18	14.3
% Population Change, 2000-18	35.1

EMPLOYMENT OF NEAR WEST SIDE RESIDENTS, 2017*

By Industry Sector	Count	Percent
Professional	5,328	18.3
Health Care	3,774	12.9
Finance	3,010	10.3
Education	2,556	8.8
Administration	2,252	7.7
By Employment Location		
Outside of Chicago	8,632	29.6
The Loop	8,318	28.5
Near West Side	3,829	13.1
Near North Side	3,189	10.9
West Town	562	1.9

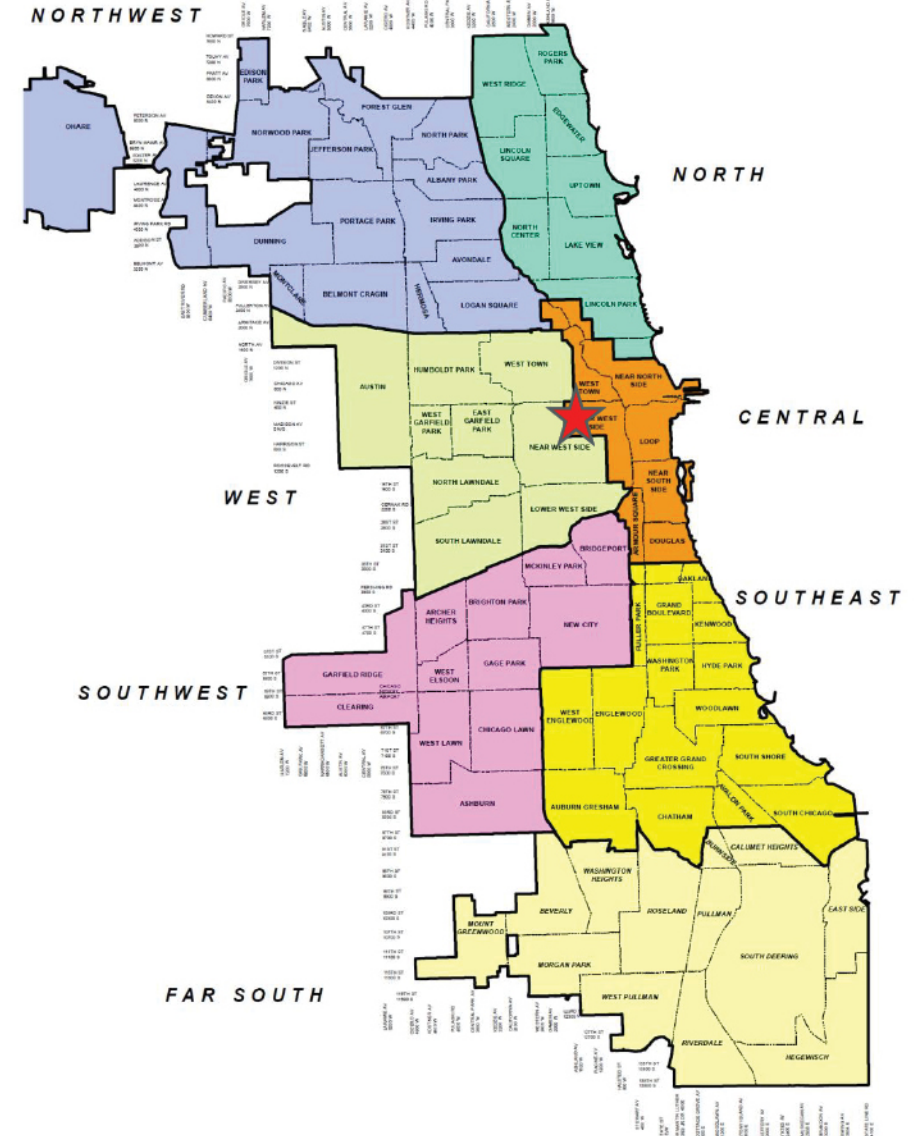
Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program (2017).
 *Excludes locations outside of the CMAP region.

HOUSEHOLD SIZE, 2014-2018

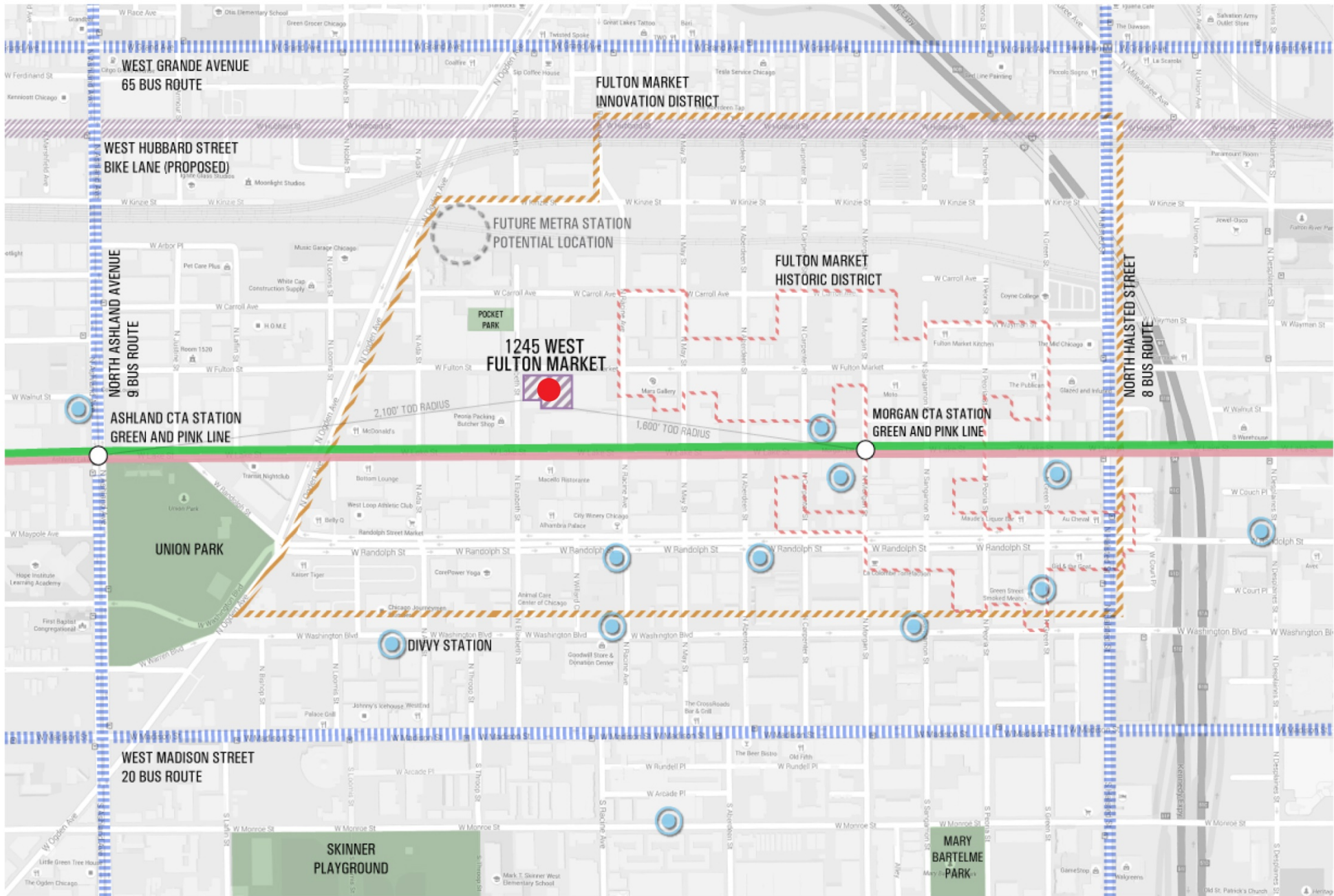
Near West Side		
	Count	Percent
1 Person Household	13,040	46.2
2 People Household	9,242	32.8
3 People Household	3,199	11.3
4 or More People Household	2,727	9.7

EMPLOYMENT IN NEAR WEST SIDE, 2017*

By Industry Sector	Count	Percent
Health Care	23,215	18.5
Professional	17,501	14.0
Finance	16,298	13.0
Administration	13,863	11.1
Accommodation and Food Service	9,893	7.9
By Residence Location		
Outside of Chicago	61,294	48.9
Lake View	4,349	3.5
West Town	4,094	3.3
Near West Side	3,829	3.1
Near North Side	3,513	2.8



source: <https://www.cmap.illinois.gov/data/community-snapshots>



SITE CONTEXT PLAN

1245 W Fulton Market Street
Proposed by Sterling Bay

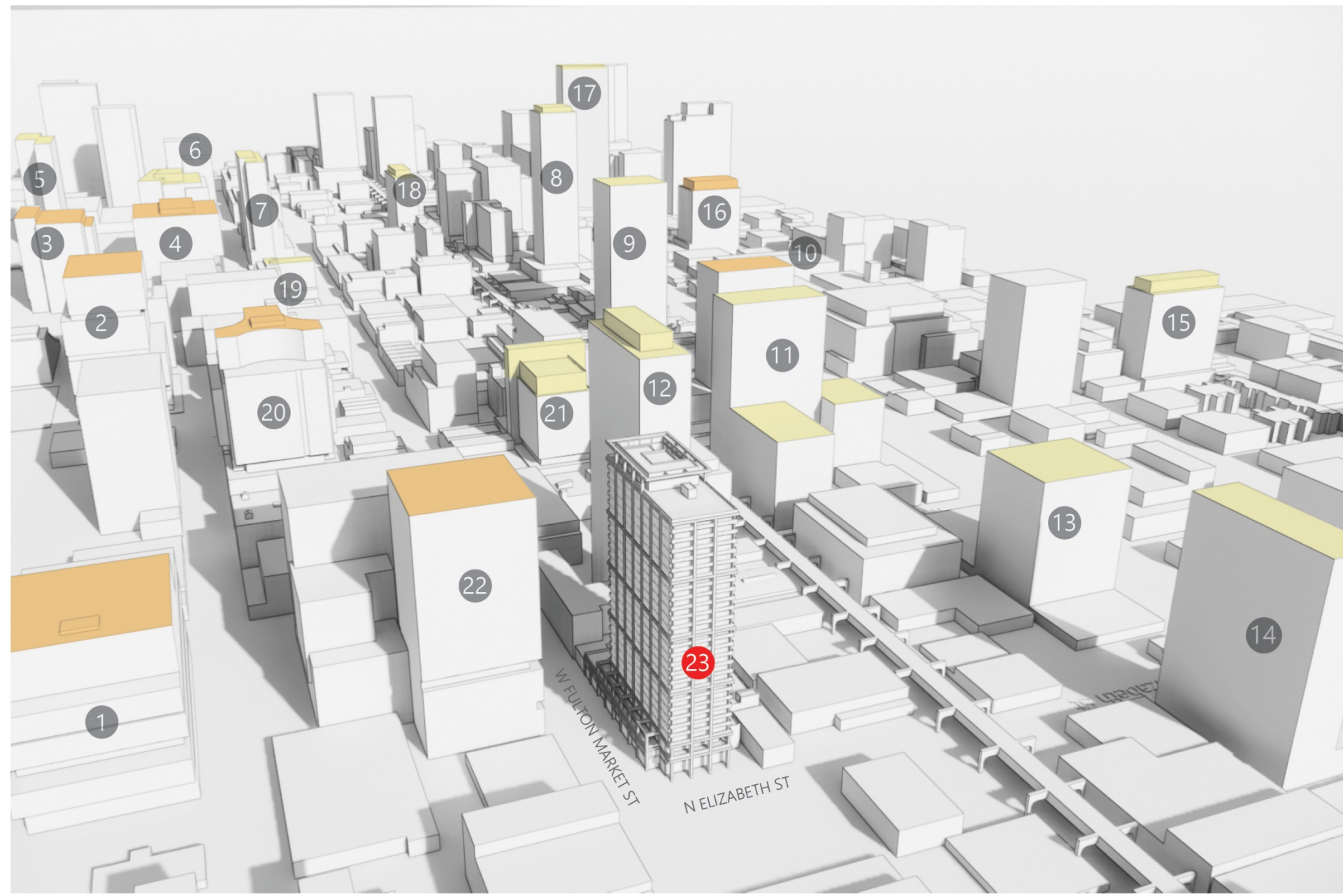


AERIAL VIEW FROM WEST

1. 1200 W CARROLL, 227'-0"
2. 1000 W CARROLL, 288'-0"
3. 360 N GREEN, 250'-6"
4. 330 N GREEN, 267'-0"
5. 365 N HALSTED, 375'-0"
6. 333 N GREEN, 280'-2"
7. 800 W FULTON, 300'-0"
8. 900 W RANDOLPH, 495'-0"
9. 160 N MORGAN, 360'-0"
10. 166 N ABERDEEN, 250'-0"
11. 1132 W LAKE, 330'-0"
12. 1215 W FULTON MARKET, 414'-9"
13. 1234 W RANDOLPH, 200'-0"
14. 160 N ELIZABETH, 293'-0"
15. 19 N MAY, 240'-0"
16. 850 W WASHINGTON, 245'-0"
17. 725 W RANDOLPH, 550'-0"
18. 800 W LAKE, 264'-0"
19. 905 W FULTON MARKET, 60'-0"
20. 1111 W CARROLL, 300'-0"
21. 210 N ABERDEEN, 190'-0"
22. 1200 W FULTON MARKET, 300'-0"

23. 1245 W FULTON MARKET, 314'-0"

	APPROVED BY CPC
	PROPOSED



WEST LOOP DEVELOPMENT CONTEXT

1215 West Fulton Market
Developed by Fulton St Co
(Approved)

34 stories
414 ft
Apartments

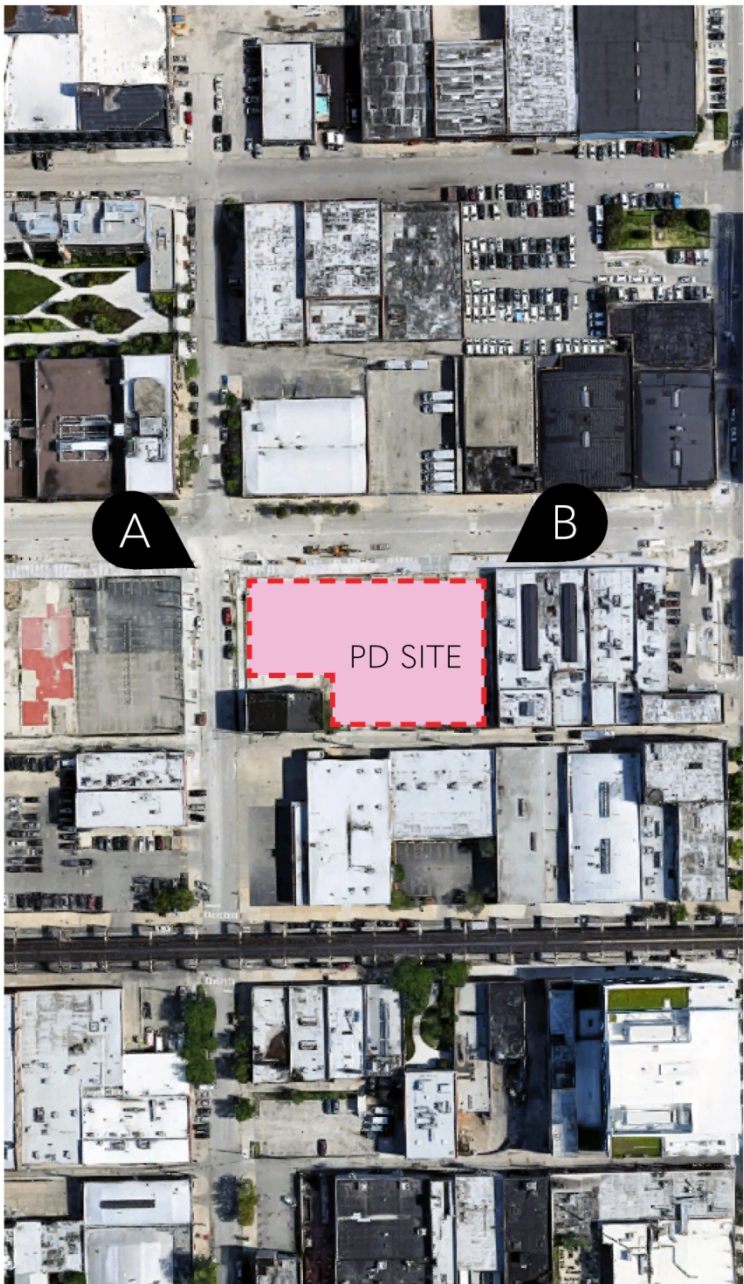


1245 West Fulton Market
Developed by Sterling Bay
(Proposed)

28 stories
314 ft
350 Apartments



VIEW LOOKING EAST DOWN WEST FULTON MARKET



A: View of existing site looking SE



B: View of existing site looking SW





VIEW FROM NORTHEAST - LOOKING WEST DOWN W FULTON MARKET



VIEW FROM NORTHWEST – LOOKING SOUTH DOWN N ELIZABETH ST

Planning Context



WEST LOOP DESIGN GUIDELINES

WEST LOOP DESIGN GUIDELINES

- Published September 2017
- Chicago Department of Planning & Development
- Plan Goals-


The WLDG “builds upon previous planning efforts to ensure that the West Loop continues to build on the central area characteristics of an employment, transportation, cultural and residential center for the city; while maintaining the urban character and scale that has made it so attractive.”



FULTON MARKET INNOVATION DISTRICT

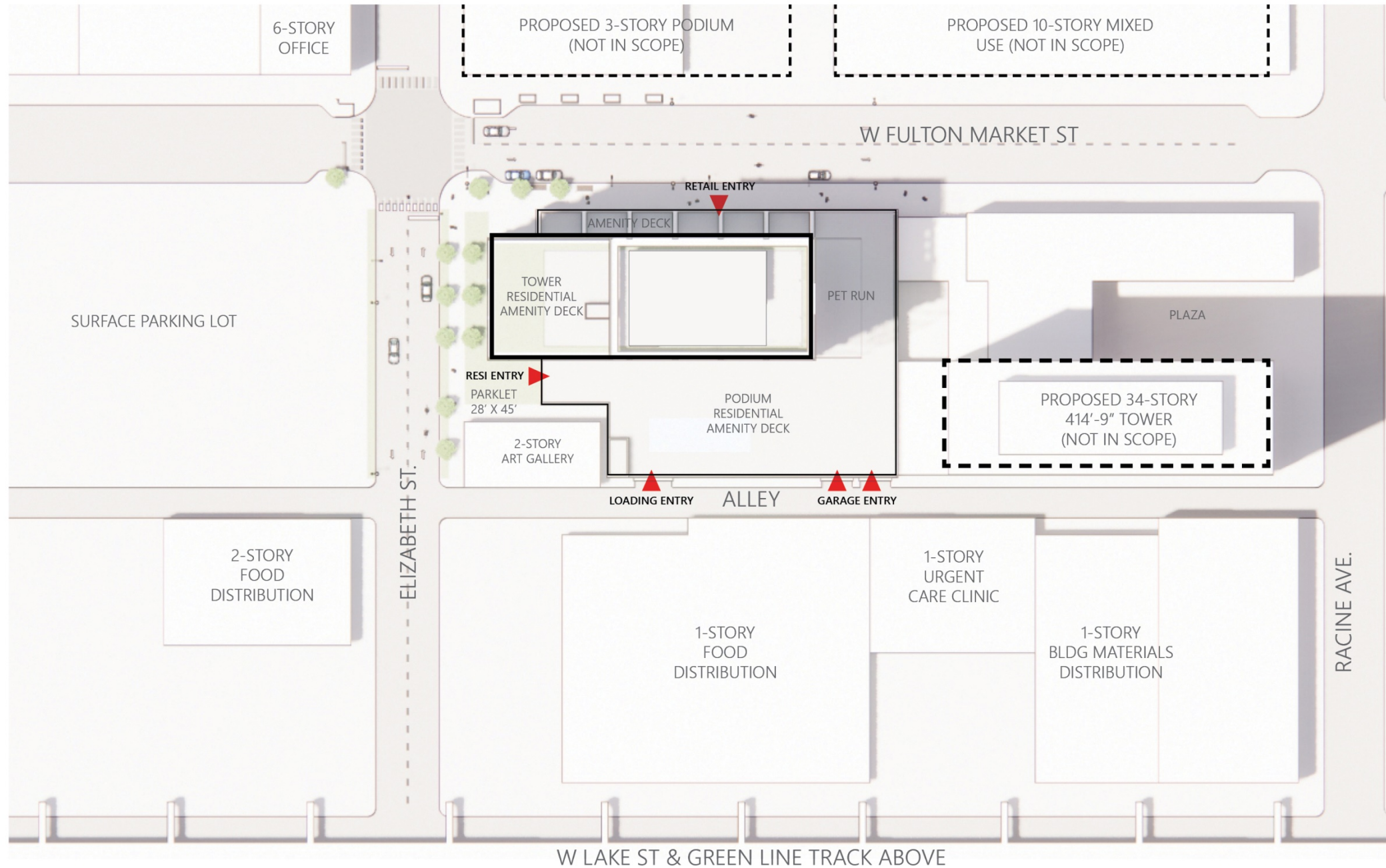
- Adopted July 2014, updated 2021
- Chicago Department of Planning & Development
- Plan Goals-

“The area should continue to evolve as a desirable, functional, mixed-use and mixed-income neighborhood for workers, residents and visitors.”

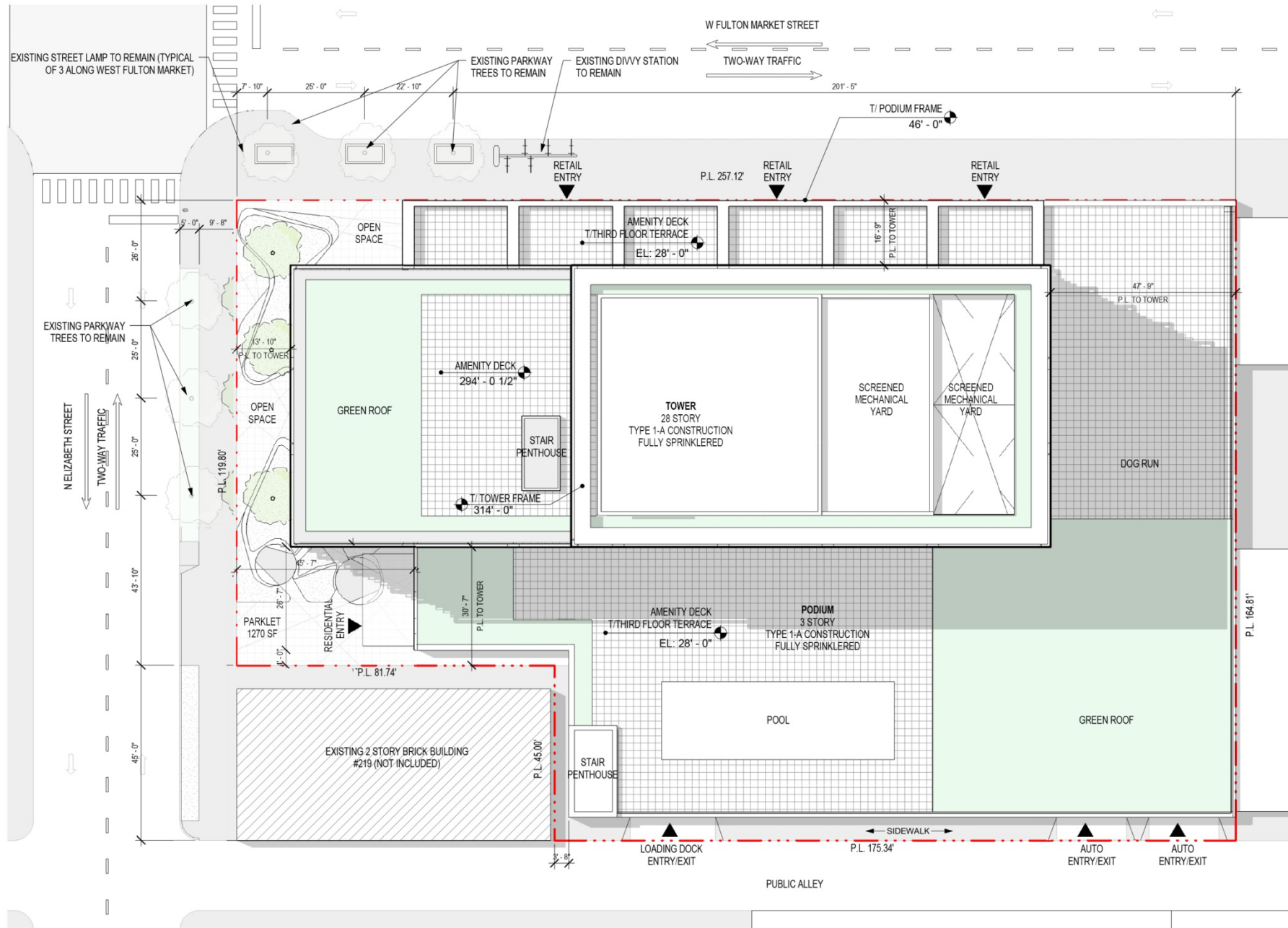


Project Timeline + Community Outreach

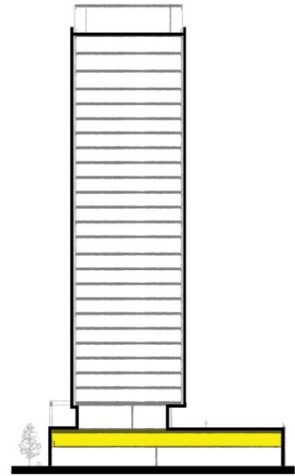
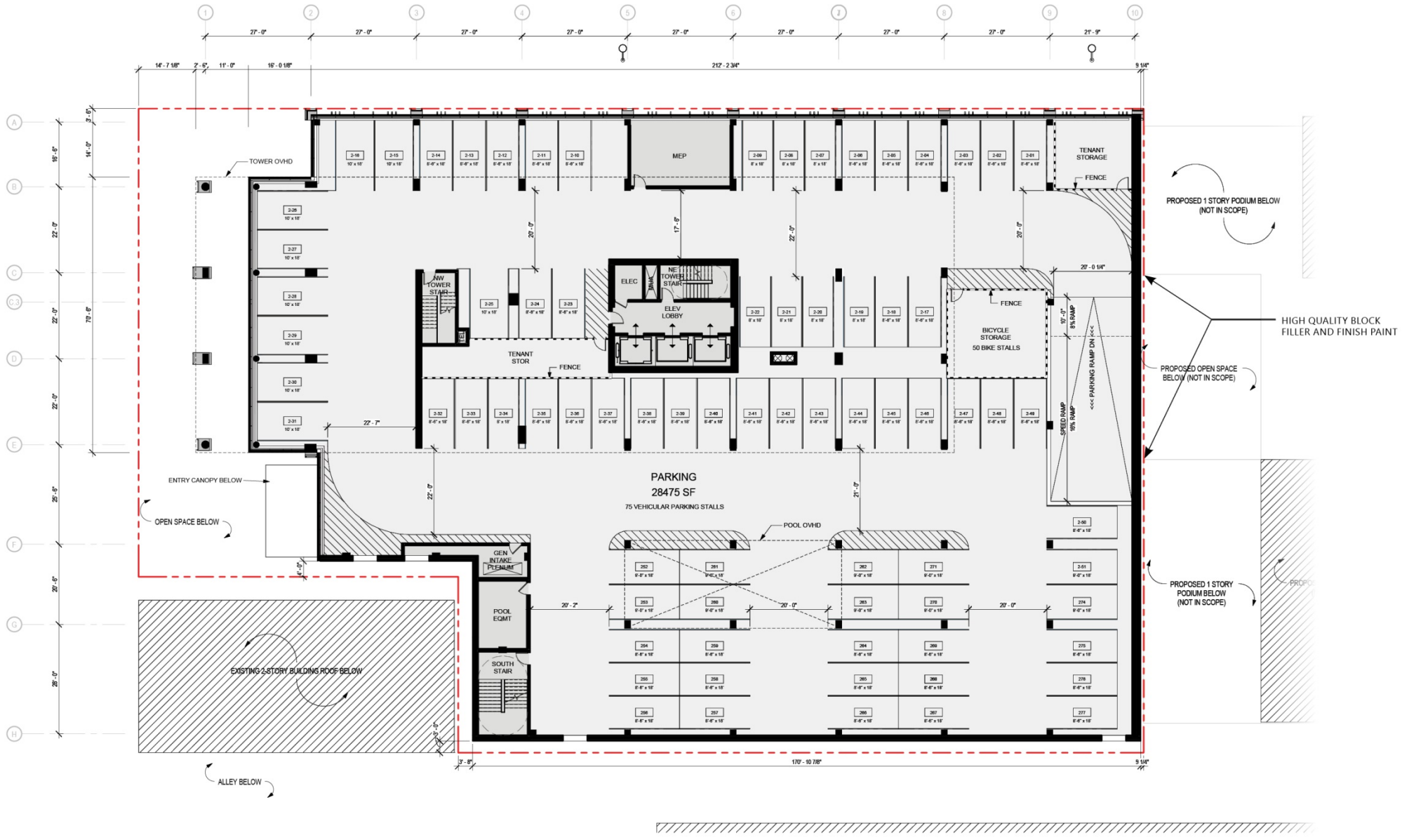
- Introduced to City Council – May 26, 2021
- Plan Review Committee Meetings
 - April 8th, 2021
 - May 24th, 2021
 - June 30th, 2021
- Date(s) of Community Meeting(s)
 - WCA – May 19, 2021
 - WLCO – June 1, 2021
 - NOWL – June 14, 2021
 - Community Meeting – July 14, 2021
- Changes Based on Feedback
 - Prioritized open space on Elizabeth Street over West Fulton Market Street
 - Relocated main residential entrance to Elizabeth St
 - Demonstrated a sensitivity of the podium height to the West Fulton Market street wall by introducing open podium “frame”
 - To add more landscaping interest, a double row of trees added along Elizabeth to get a tree canopy of varied height
 - Tower massing revised to be more slender, less imposing to West Fulton Market St
 - Podium materiality revised



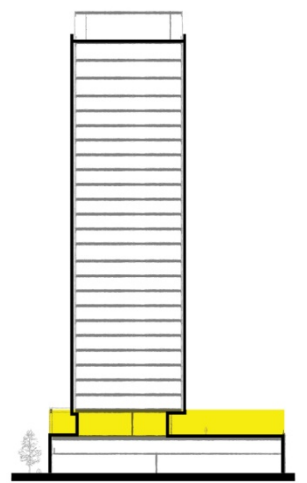
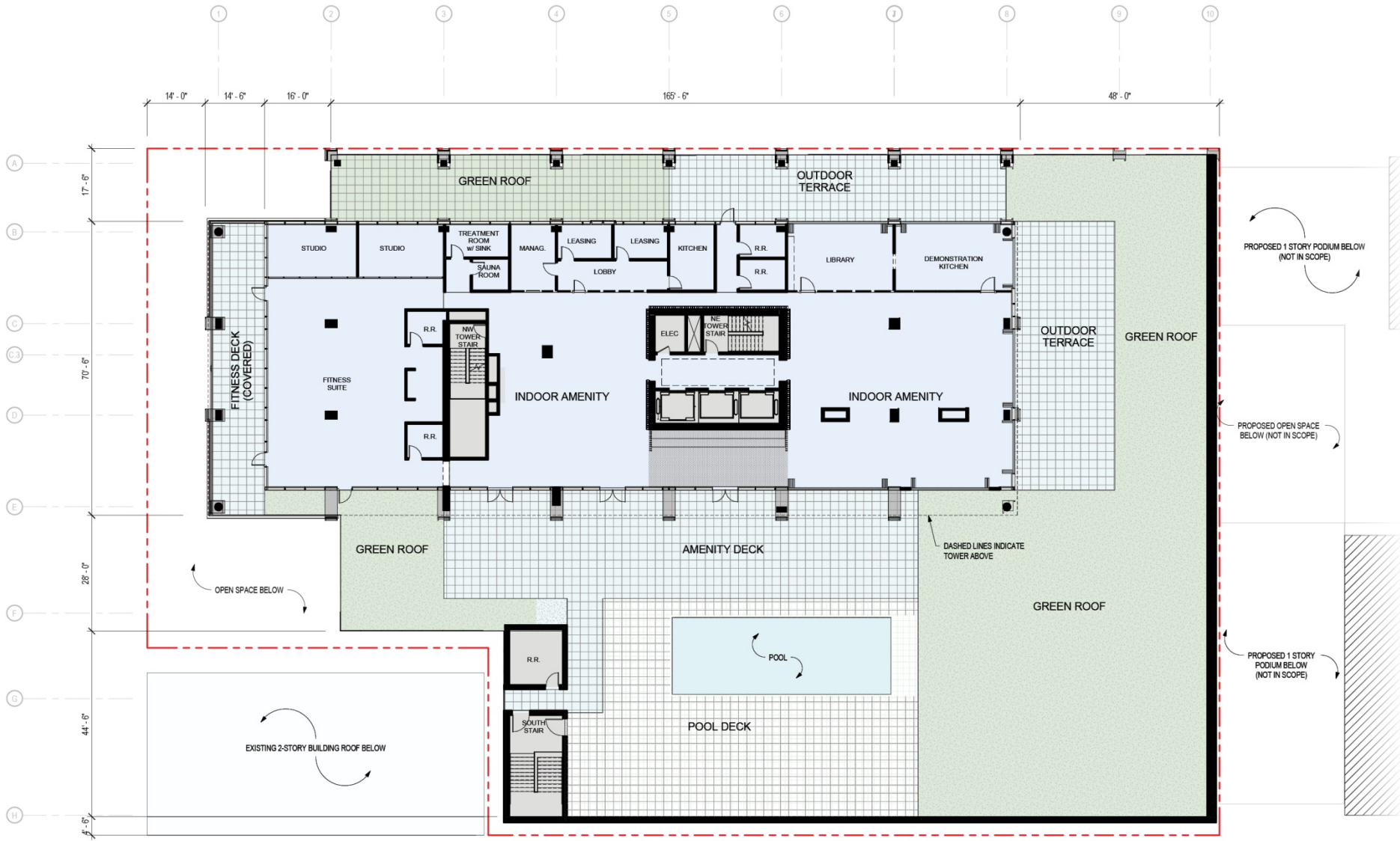
CONTEXT SITE PLAN



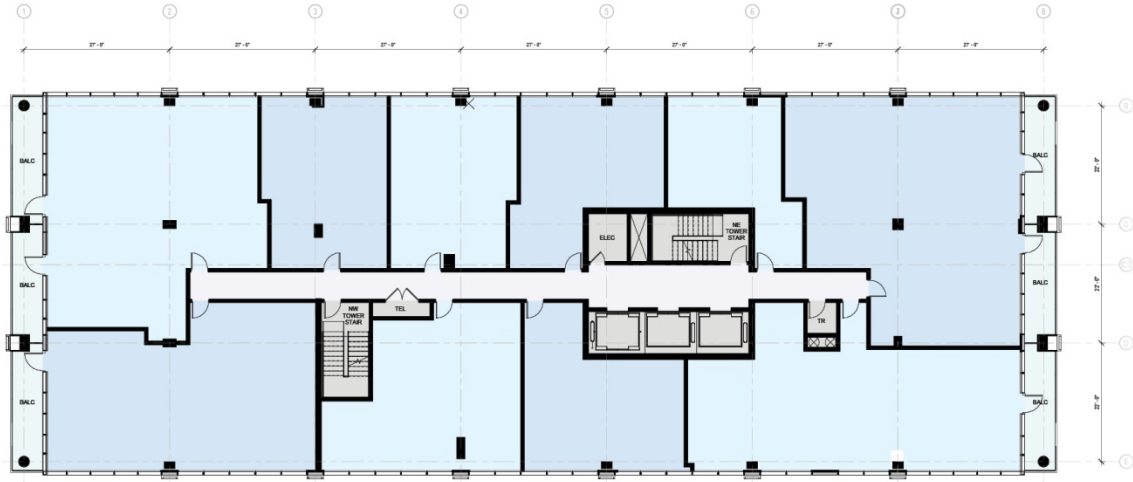
DETAILED SITE PLAN



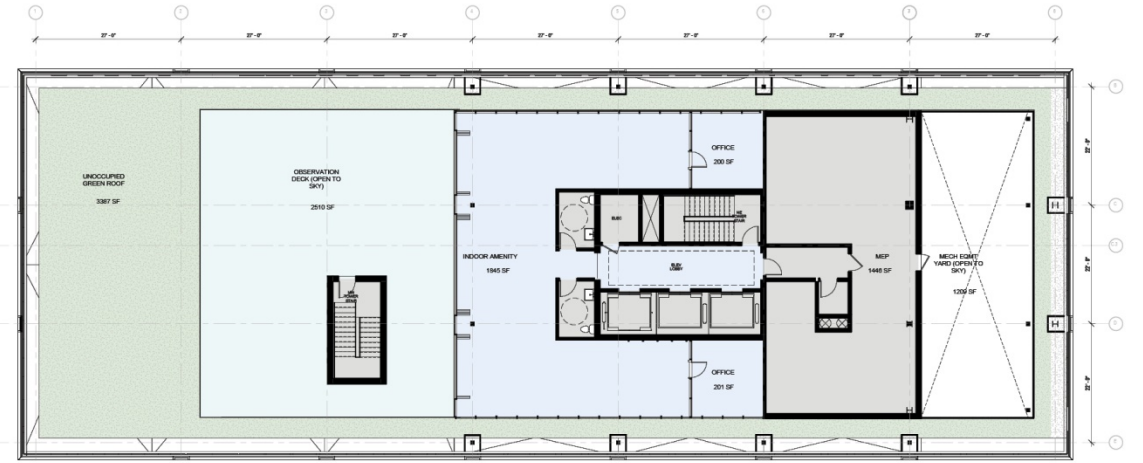
LEVEL 2 – PARKING & MECHANICAL



LEVEL 3 – RESIDENTIAL AMENITY & OUTDOOR DECK



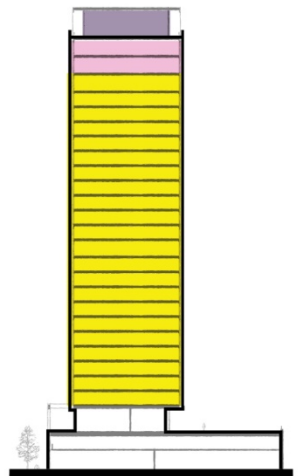
LEVEL 26, LEVEL 27 FLOOR PLAN

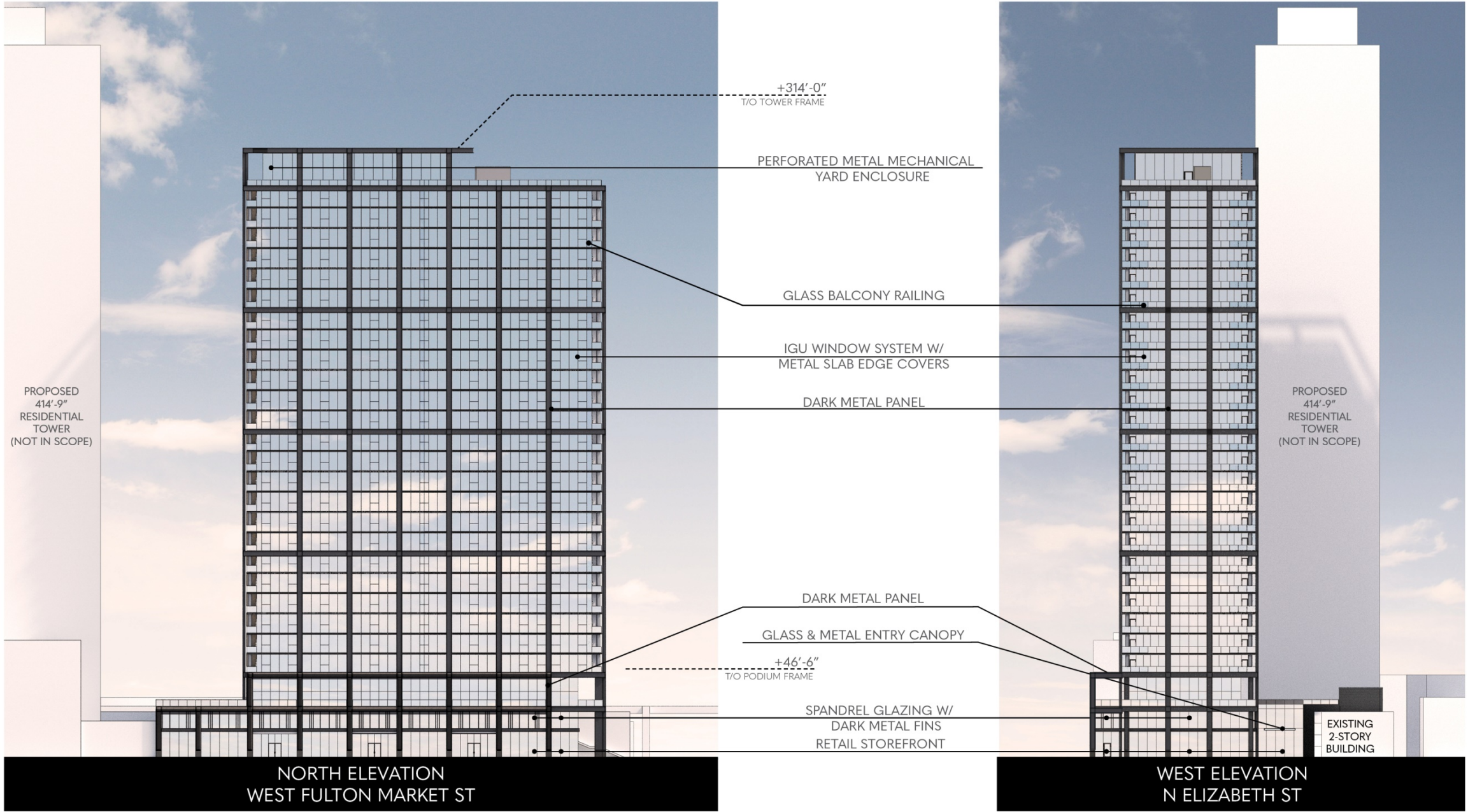


LEVEL 28 FLOOR PLAN

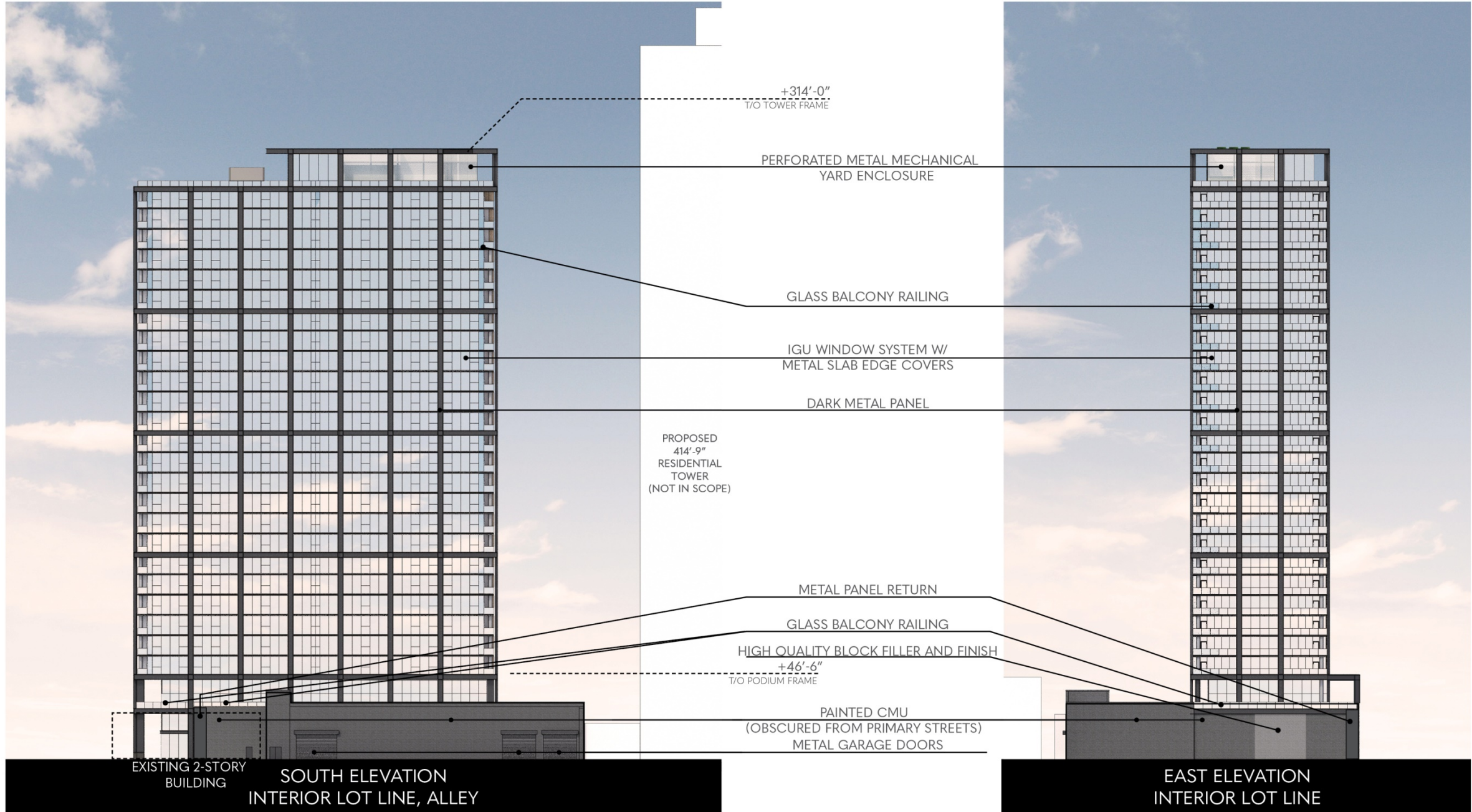


LEVEL 4 TO LEVEL 25 FLOOR PLAN

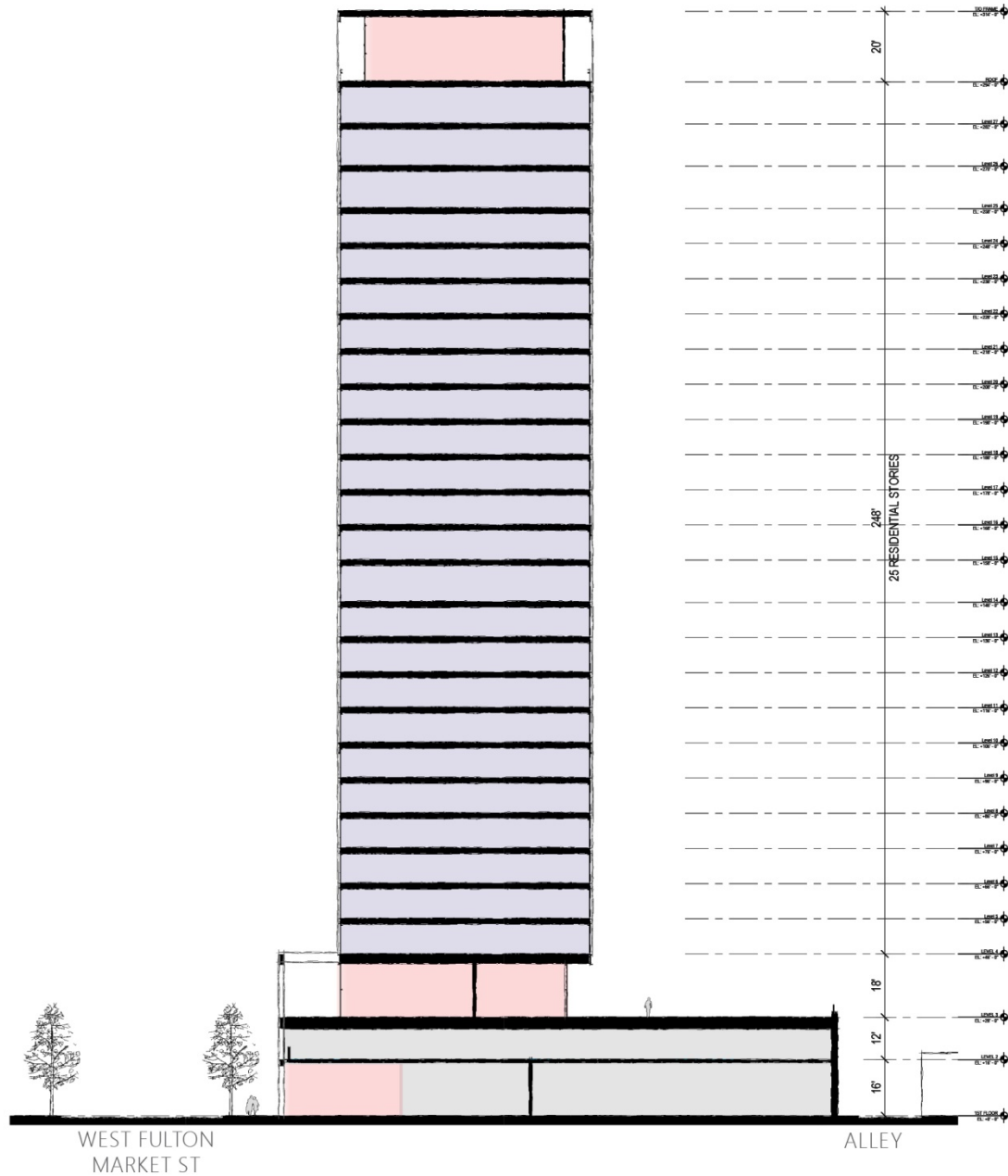




ELEVATIONS



ELEVATIONS



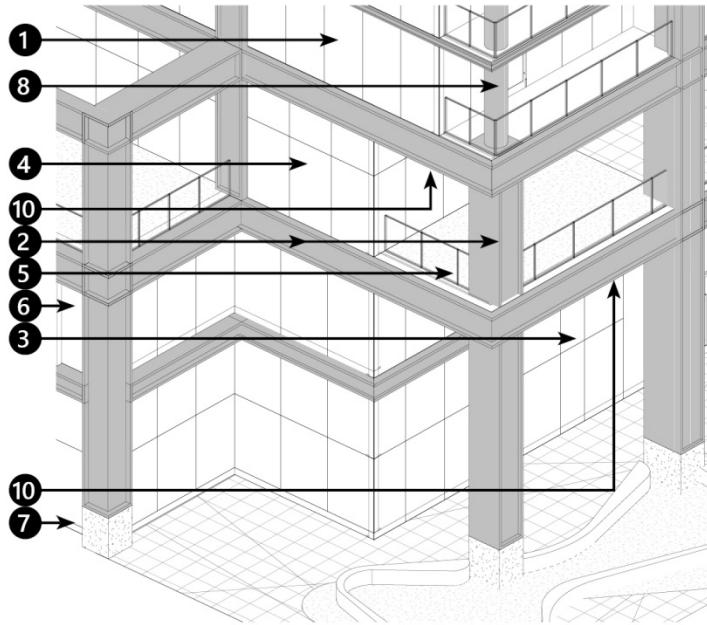
TOWER ROOF AMENITY DECK
RESIDENTIAL UNITS

RESIDENTIAL UNITS
PODIUM ROOF AMENITY DECK
PARKING
LOBBY, RETAIL, PARKING, BOH

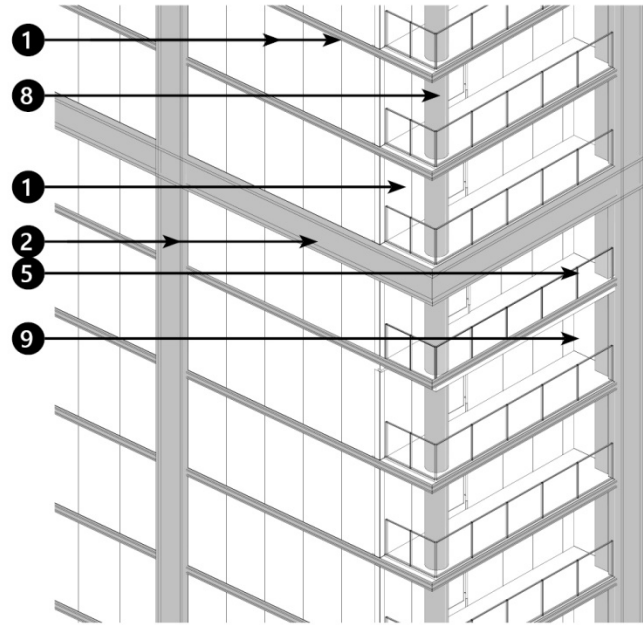
WEST FULTON
MARKET ST

ALLEY

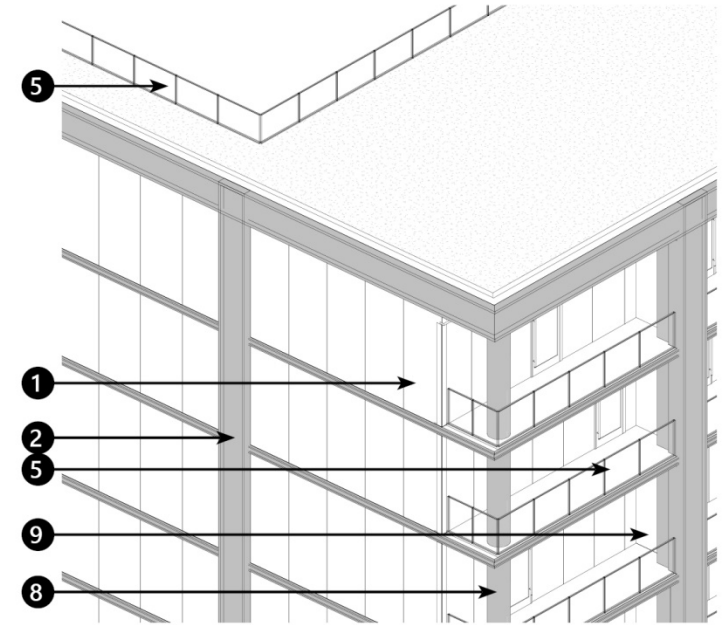
DIAGRAMMATIC BUILDING SECTION



BASE



MIDDLE



TOP

MATERIAL LEGEND

1. TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
2. TOWER - DARK METAL PANEL CLADDING
3. PODIUM - GLASS AND METAL STOREFRONT SYSTEM
4. PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM
5. GLASS GUARDRAIL
6. SPANDREL GLASS W/ ALUMINUM MULLION CAPS
7. GRANITE BASE AT PILASTERS
8. PAINTED COLUMN
9. FROSTED GLASS BALCONY DIVIDER
10. WOOD-LOOK METAL EXTERIOR CEILING AT WEST SIDE OF TOWER LEVEL 2 AND LEVEL 3

17-8-0907 Building Design

17-8-0907-B General Guidelines.

3. All sides and areas of buildings that are visible to the public should be treated with **materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing façade.**

17-8-0904-Transportation, Traffic Circulation and Parking

17-8-0904-A General Intent

- Existing curb cut on West Fulton Market removed.

17-8-0904-B Transportation

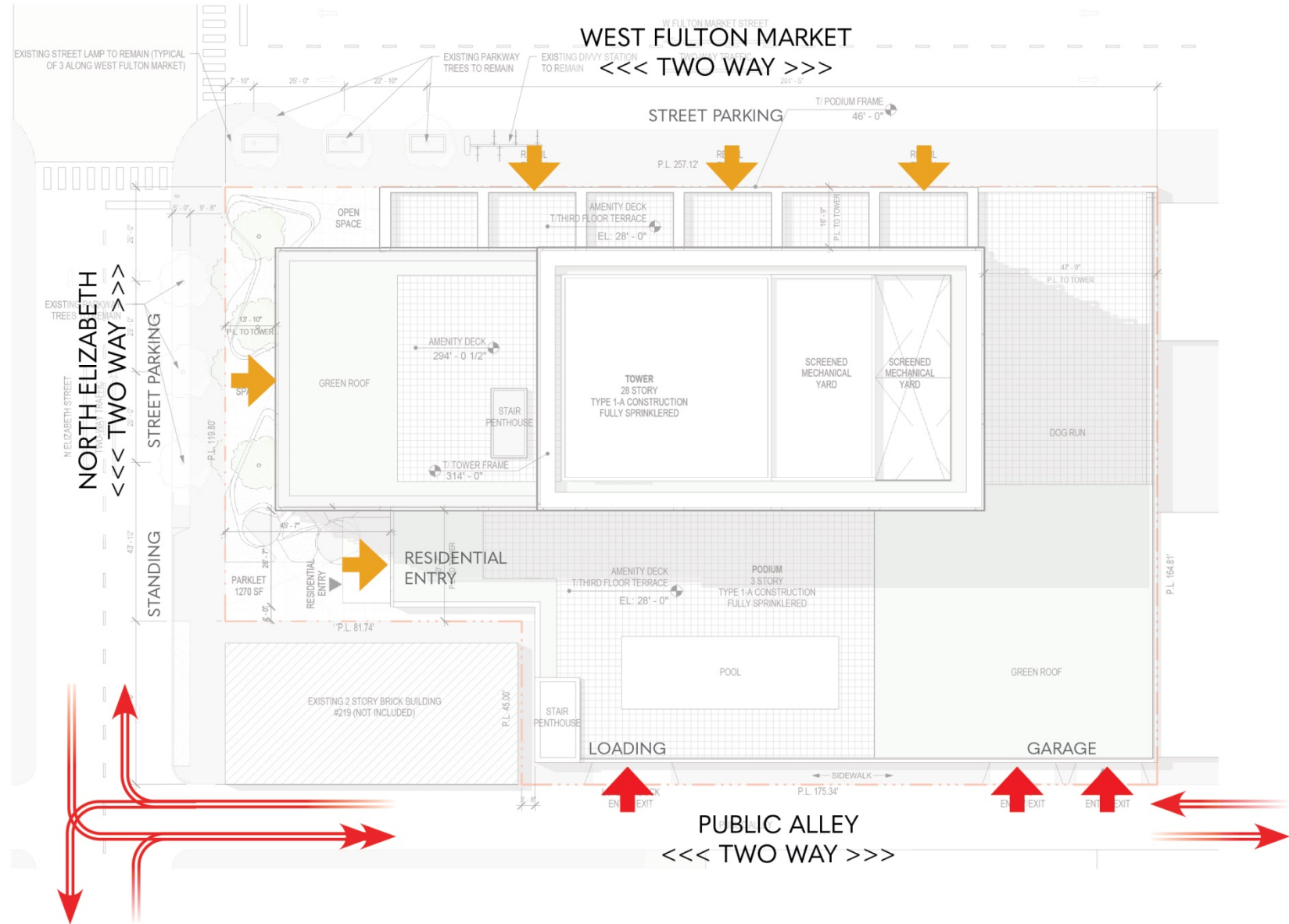
- New sidewalk provided on alley and inside SW corner of property.

17-8-0904-C Parking

- Vehicular garage entry points on alley.
- Garage entry/exit features mirrors, lighting, clear signage, vehicular markings, and other traffic calming features.

17-8-0904-D Parking in "D" Districts

- Service functions accessed from alley.
- Facade design conceals visibility of second level garage parking.



Traffic Impact Study 1245 West Fulton Market

Chicago, Illinois



Prepared For:



KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

December 3, 2021

KEY FINDINGS

- Given the location of the site within an urban area and its proximity to alternative modes of transportation, the number of generated trips will be reduced. In addition, some employees will utilize taxis or ride -sharing to arrive at the site.
- Overall, the existing street system surrounding the proposed development has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- The intersections of Lake Street with Elizabeth Street, Racine Avenue and May Street should be monitored in the future to determine if the traffic control at any of these intersections will need to be modified to address traffic increases primarily resulting from background growth and assumed developments in the traffic study.
- Access to the 1245 West Fulton Market development will be provided off the east-west alley south of the site. With the increased effective width of the alley, the public alley will be adequate in accommodating the traffic estimated to be generated by the proposed development.
- To further minimize the impact of the development, foster alternative modes of transportation other than the automobile, and to enhance pedestrian/bicycle safety the following should be implemented:
 - Consideration should be given to providing electric vehicle charging stations within the parking garage.
 - Due to its proximity to the Morgan CTA Pink and Green Line station and Grand CTA Blue Line station, consideration should be given to providing a CTA transit information kiosk within the lobby of the apartment building.

17-8-0905-Pedestrian Orientation

17-8-0905-A General Intent

- Safe, attractive walkways with street level active uses on interior.

17-8-0905-B Building Features

- Building abuts the sidewalk and avoids unnecessary setbacks at sidewalk level.
- Primary entrances all occur at sidewalk level.
- Entrances denoted with lighting, signage and other architectural features.

17-8-0906- Urban Design

17-8-0906-A General Intent

- Design demonstrates sensitivity to established street wall height, particularly height of adjacent building podiums.
- Massing configuration places most mass against the highway where it is less imposing on existing street wall.

17-8-0906-D Transitions

- Service uses are provided on alley.

Active uses at sidewalk along W Fulton Market



17-8-0909 Parks, Open Space, and Landscaping.

17-8-0909-C Residential Development

- Development to include on-site amenities including common open space, recreational facilities, dog runs/exercise areas and health/fitness facilities.

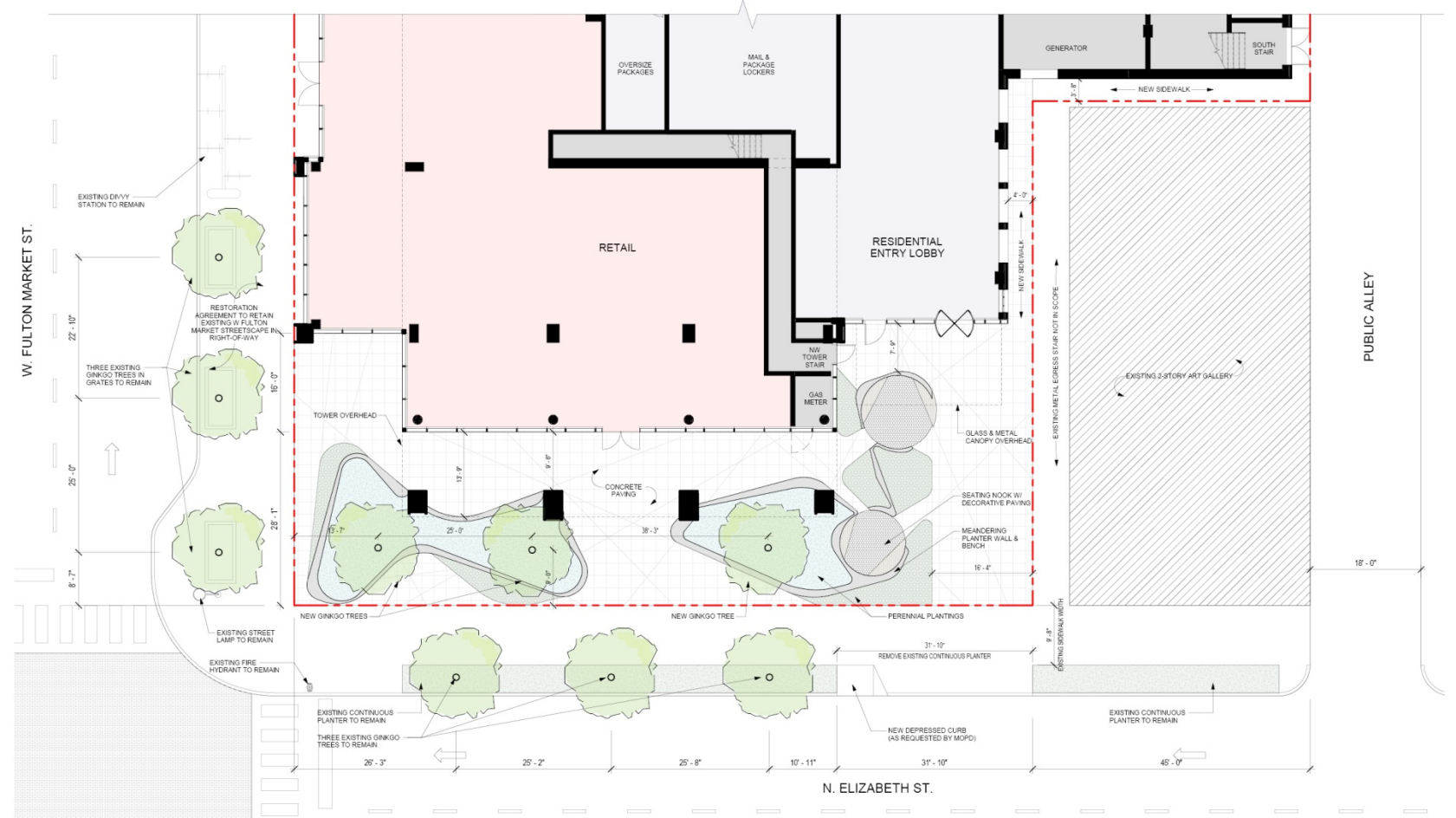
Landscape Ordinance Analysis

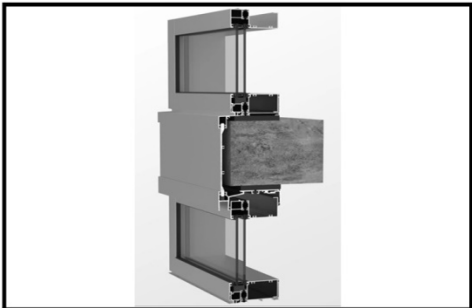
W Fulton Market St

- Length 257'
 - Number of trees req'd (1 per 25 lf) 10
 - Number of existing trees to remain 3
 - Number of added trees provided 0
- (Additional trees beyond this number cannot be provided due to maintaining West Fulton Market Streetscape as-is per City direction)

N Elizabeth St

- Length 119.75'
 - Number of trees req'd (1 per 25 lf) 5
 - Number of existing trees to remain 3
 - Number of added trees provided 3 inside P.L.
- (Additional trees provided inside right-of-way)





A - TOWER - GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS



D - PODIUM - GLASS AND ALUMINUM WINDOW SYSTEM



G - PAINTED CMU BLOCK



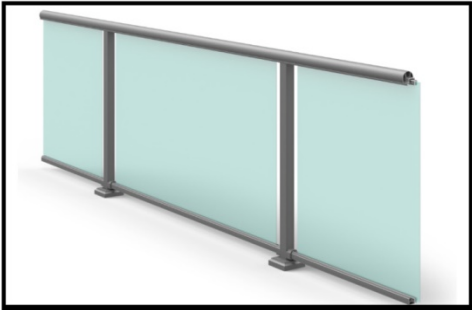
K - DARK METAL PANEL CLADDING AT BALCONIES



N - FROSTED GLASS RESIDENTIAL UNIT BALCONY DIVIDERS



B - TOWER - DARK METAL PANEL CLADDING



E - GLASS BALCONY RAILING



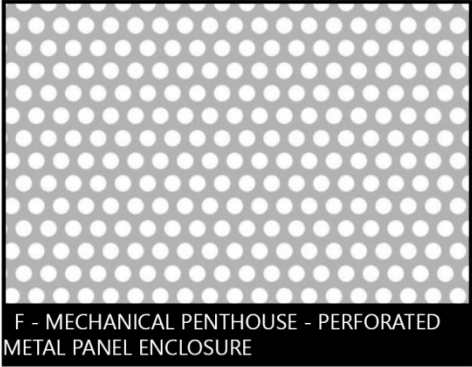
H - MECHANICAL LOUVER



L - GRANITE BASE AT PILASTERS



C - PODIUM - GLASS AND METAL STOREFRONT SYSTEM



F - MECHANICAL PENTHOUSE - PERFORATED METAL PANEL ENCLOSURE



J - SPANDREL GLASS W/ ALUMINUM CAPS



M - WOOD-LOOK METAL PANEL SOFFIT AT 2ND AND 3RD FLOOR WEST

BUILDING MATERIALS

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	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)	
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	20	10	20	10	20	5	5	5	5	10	5	5	5	10	10	5	10
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	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	5	NA	5	20	10	20	NA	NA	NA	5	5	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	5	20	10	20	NA	20	NA	5	5	5	5	10	10	5	10			
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	5	10	10	5	10			
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	5	10	10	5	10			
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	5	5	5	10	10	5	10			
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	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	5	20	10	20	10	20	NA	5	5	5	5	10	10	5	10			
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	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	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	10	10	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

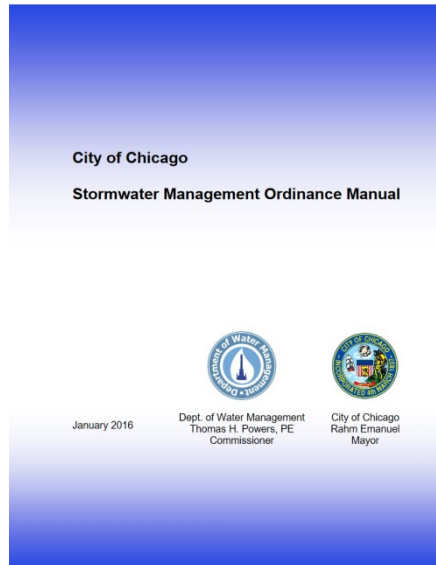
*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

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

Sustainable Development Policy Path

- Green Globes 2-Globes (70 pts)
- 3.1 Exceed Stormwater Ordinance by 25% (10 pts)
- 7.5 EV charging stations (10 pts)
- 8.1 Waste Diversion 80% (10 pts)

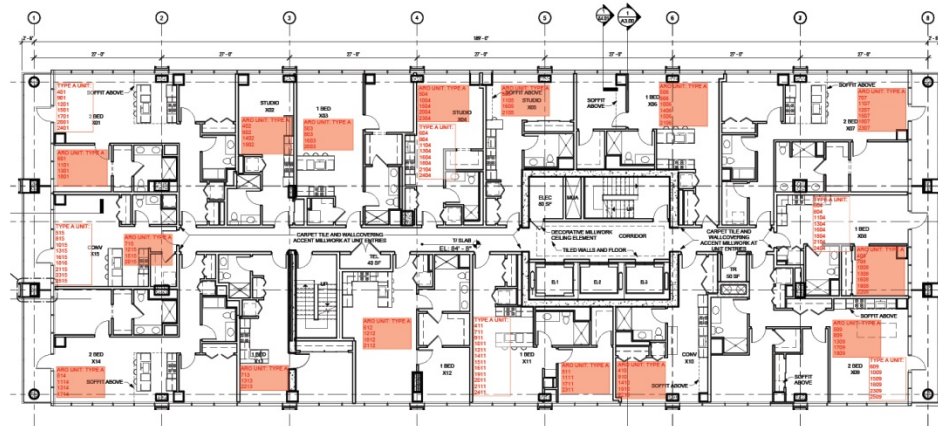
COMPLIANCE NARRATIVE



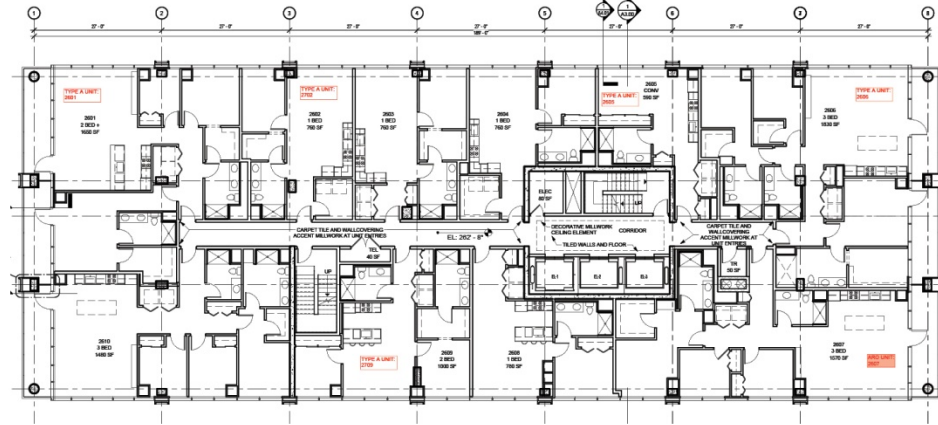
- Stormwater Management Ordinance does apply to this project and will therefore need to meet the volume control requirements.
- The project proposal includes a green roof on the podium and below grade detention vault.

AFFORDABLE UNITS:

- 70 units required
- 70 affordable units on site
- Project falls within FMID
- 2021 FMID Plan update states “DOH will encourage residential developers to apply for financial assistance to include more affordable housing units within FMID” and that “The City is committed to providing a menu of affordable options” to exceed the goals of the ARO
- Applicant has submitted a DOH intake to initiate the process and committed to work with DOH to exceed the 20% requirement of the 2021 ARO
- Applicant will provide updates to DOH, including prior to building permit



LEVELS 4 - 25



LEVELS 26,27

Type	# of Unit	# of ARO
Studio	66	13
Convertible	46	9
1 Bed	140	28
2 Bed	92	19
3 Bed	6	1
Total	350	70



Public Benefits

- Project cost: \$110m
- Jobs:
 - Estimated Construction jobs – 323
 - Estimated Permanent jobs – 10
- New trees along Elizabeth
- New parklet along Elizabeth
- Eliminate existing curb cut on West Fulton Market, promoting the pedestrian experience
- 9,000+ square feet of retail and active space, fronting on West Fulton Market and Elizabeth, creating an active pedestrian environment
- \$ 1,795,355 bonus cost | \$1,436,284.16 for Invest South/West | \$179,535.52 for Local Improvements and Adopt-a-Landmark

Participation Goals:

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>



DPD Recommendations

- ❖ The proposed planned development is in general conformance with the Fulton Market Innovation district plan approved and adopted by the Chicago Plan Commission;
- ❖ The proposed planned development has been designed to be compliant with the West Loop Design Guidelines approved and adopted by the Chicago Plan Commission;
- ❖ The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses will meet the needs of the immediate community;
- ❖ The project is designed to promote pedestrian interest, safety, and comfort by providing safe walkways and an active street presence (17-8-0905 - A -1&2)
- ❖ Building Orientation and Massing (per 17-8-0905-B), as evidenced by the primary pedestrian entrances being located at sidewalk level and forming a significant focal element of the building; Building façades at pedestrian level should be appropriately scaled within the context of the existing streetscape;



DPD Recommendations

- ❖ Urban Design (per 17-8-0906-A), as evidenced by reinforcing desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;
- ❖ The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-8-0907 - B -1)
- ❖ All sides and areas of the buildings that are visible to the public are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-B-3);
- ❖ Parks, Open Space, and Landscaping (per 17-8-0909) where appropriate for the site, provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents.