



CHICAGO PLAN COMMISSION

Department of Planning and Development

North Union / The Moody Bible Institute of Chicago

142-172 W Chicago/ 800-934 N LaSalle/ 152-314 W Walton/ 801-921 and 828-950 N Wells/ 201-315 and 230-314 W Oak/ 859-1037 and 930-1036 N Franklin/ 210-232 W Chestnut/ 200-210 W Institute (27th and 2nd Ward)

North Union LLC / The Moody Bible Institute of Chicago

05/20/2021

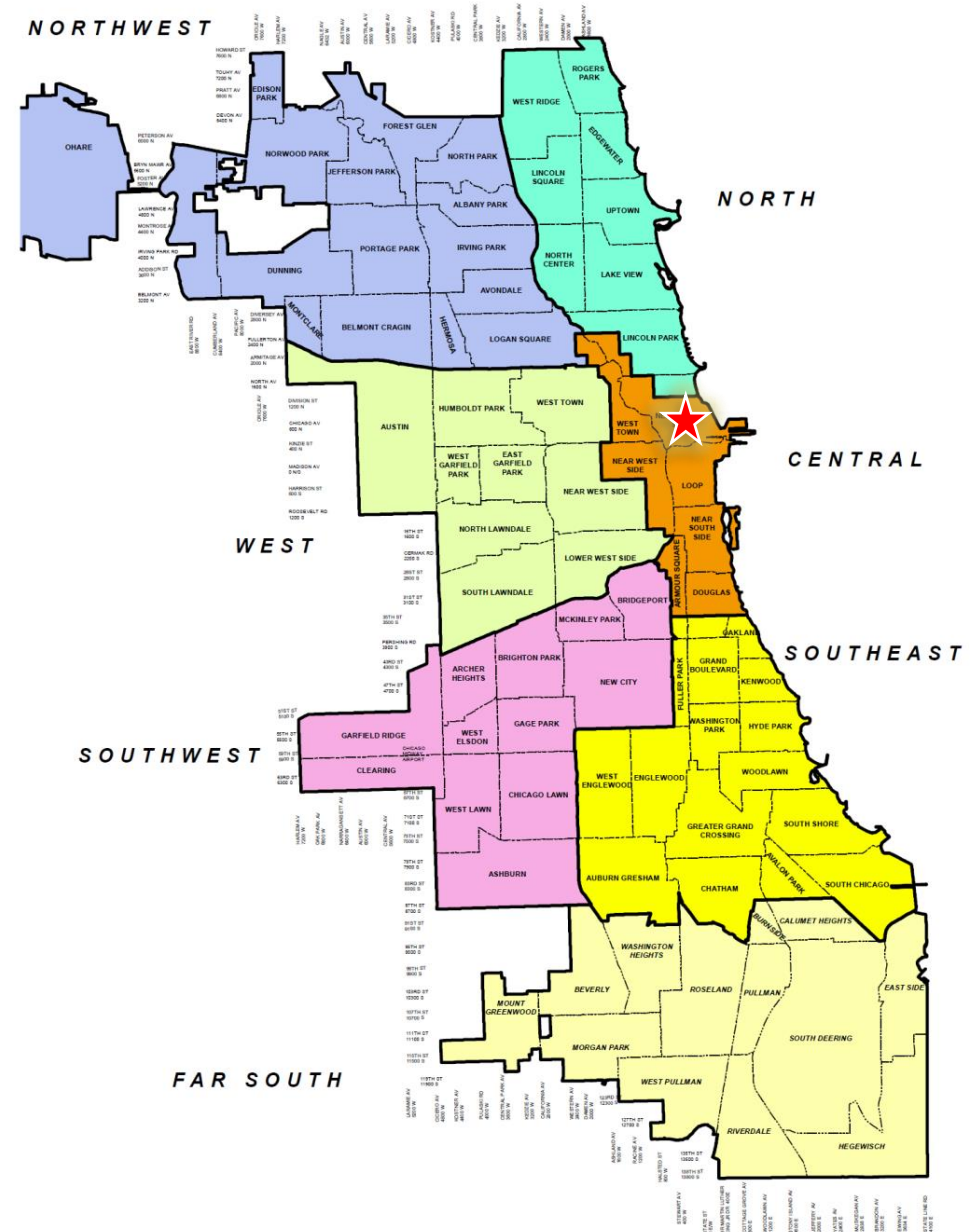
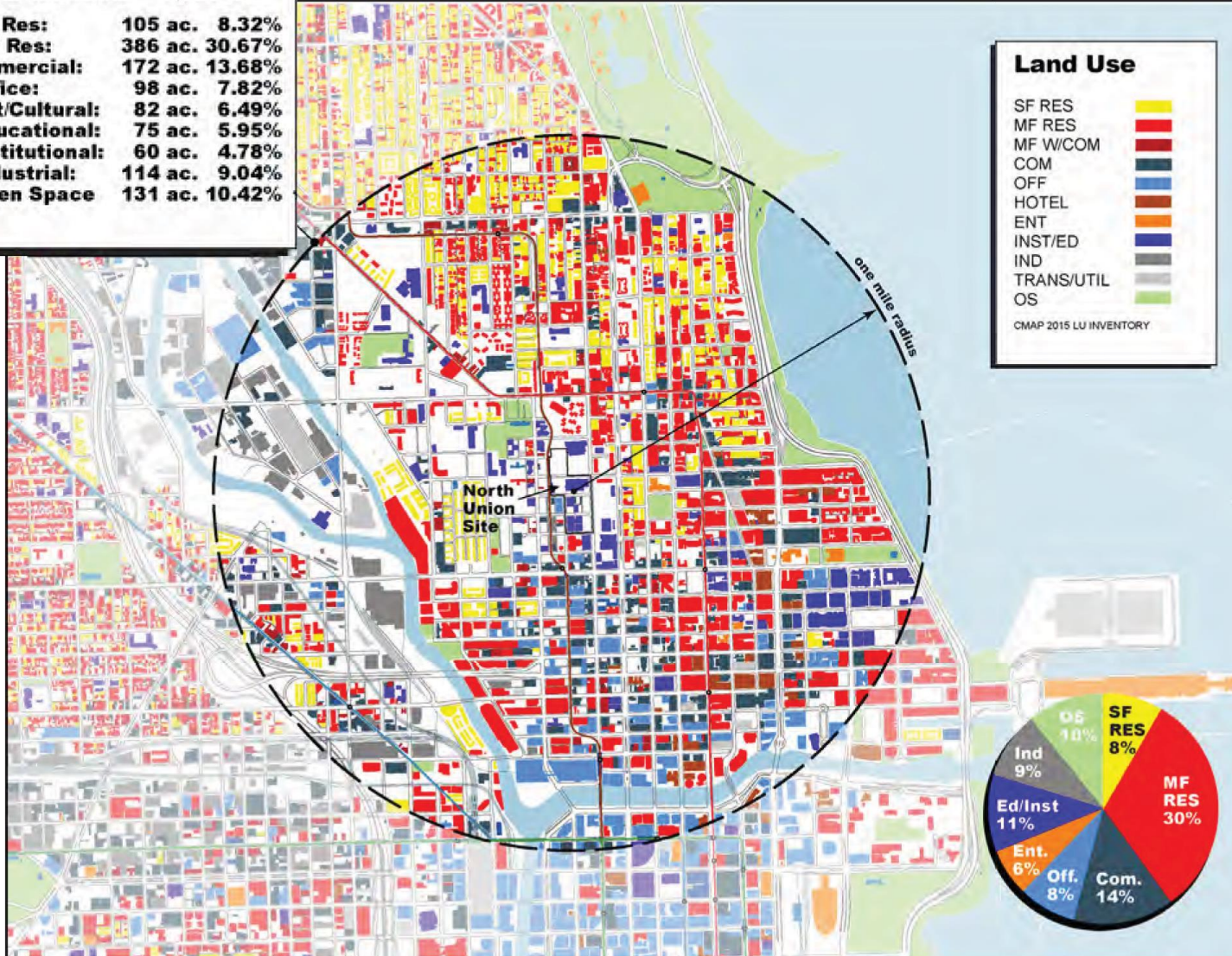


Community Area Snap Shot

One Mile Radius

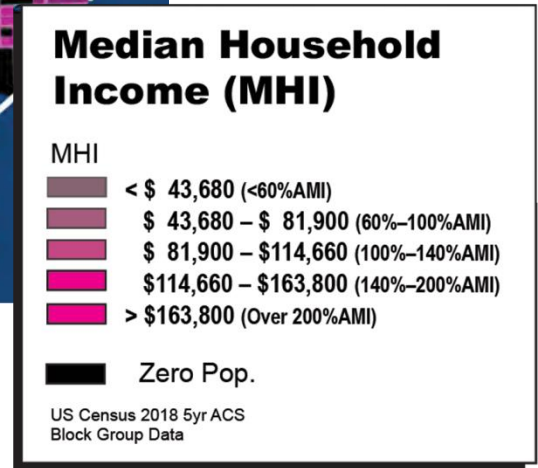
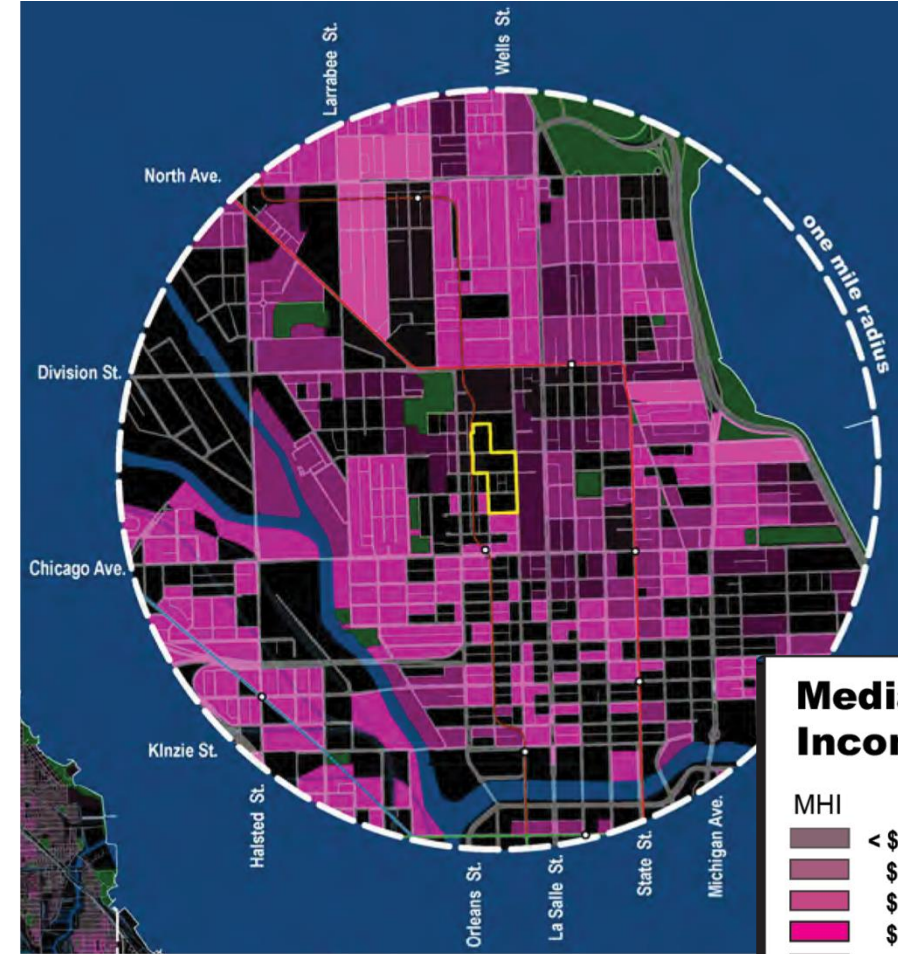
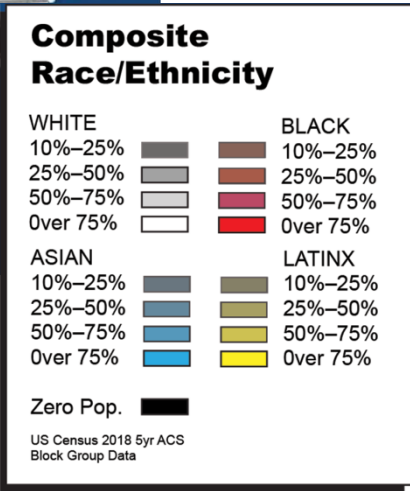
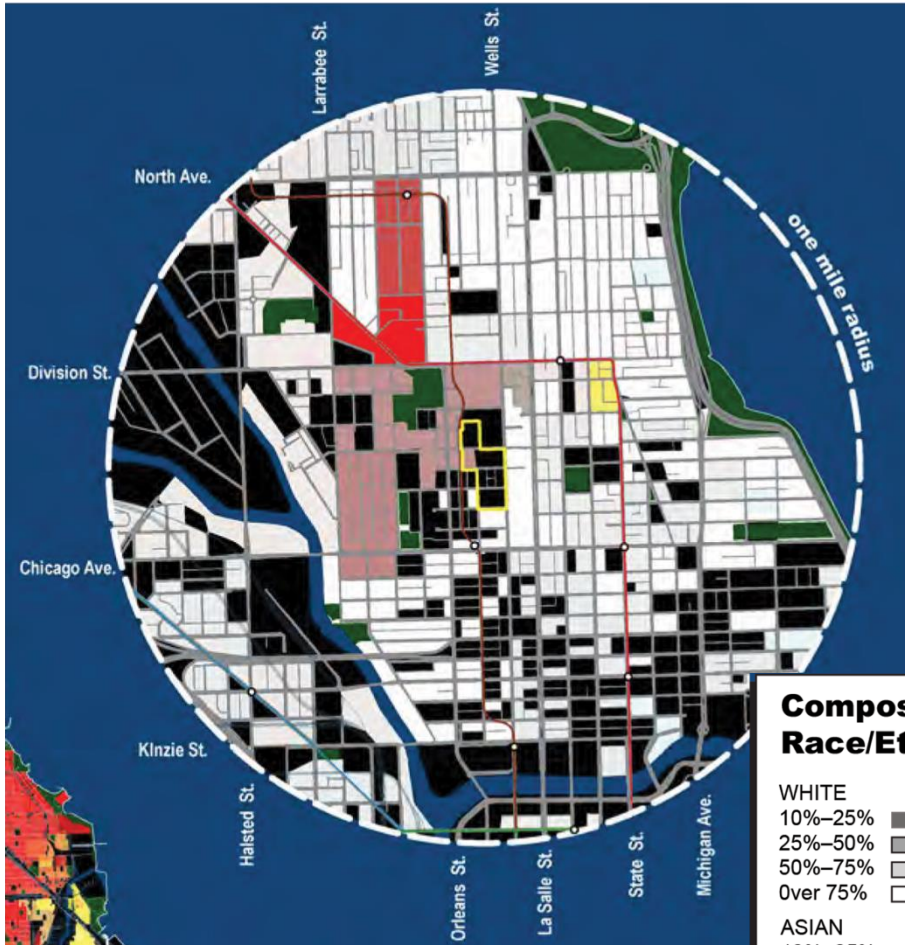
Total Net Land: 1,223 ac.

SF Res:	105 ac.	8.32%
MF Res:	386 ac.	30.67%
Commercial:	172 ac.	13.68%
Office:	98 ac.	7.82%
Ent/Cultural:	82 ac.	6.49%
Educational:	75 ac.	5.95%
Institutional:	60 ac.	4.78%
Industrial:	114 ac.	9.04%
Open Space	131 ac.	10.42%

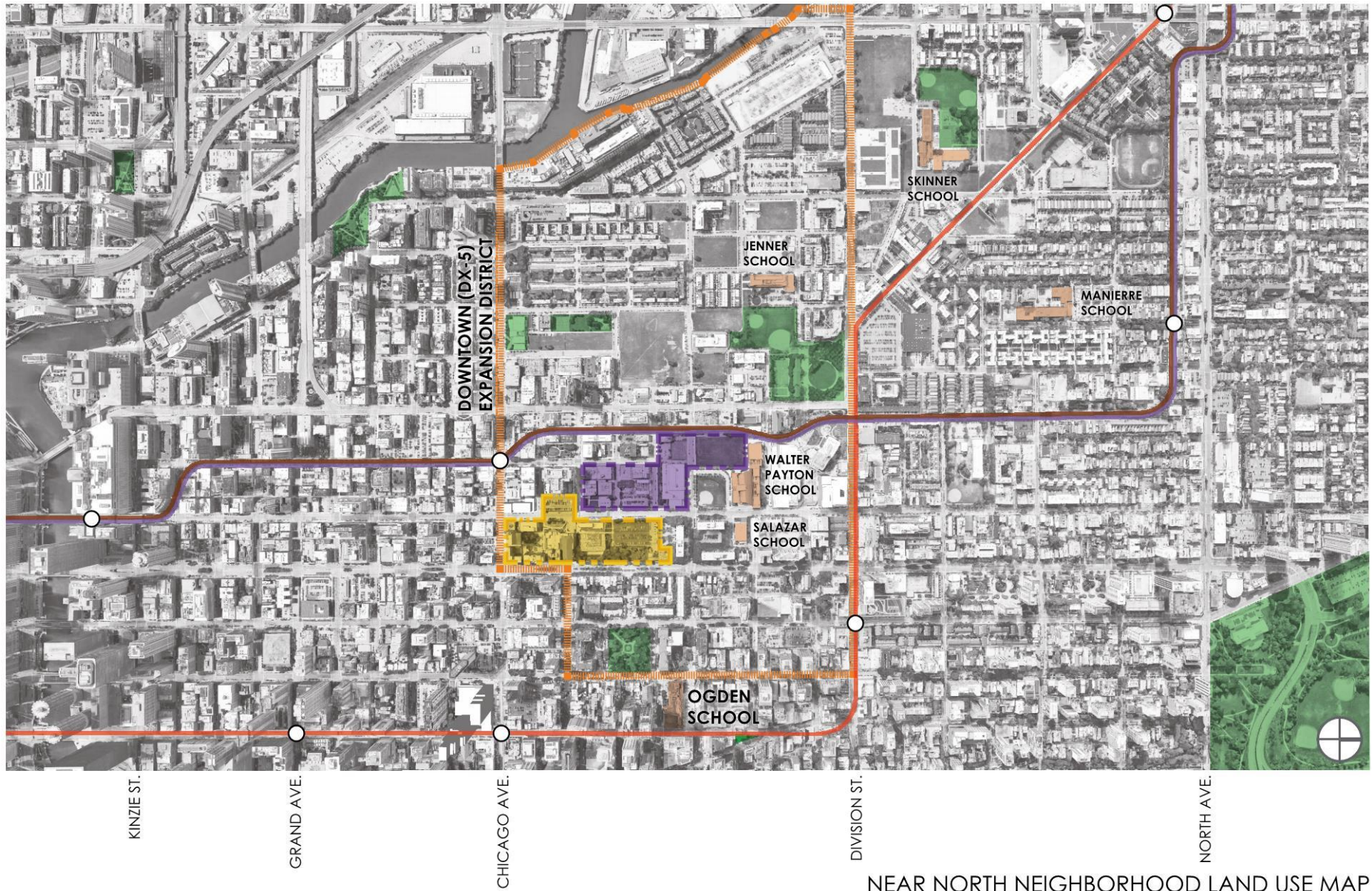


Land Use: One Mile Radius

★ Community Area Snap Shot



HALSTED ST.
 I-90/94
 DESPLAINES ST.
 METRA /
 AMTRAK RAIL
 CHICAGO RIVER
 ORLEANS ST.
 FRANKLIN ST.
 WELLS ST.
 LASALLE ST.
 CLARK ST.
 DEARBORN ST.
 STATE ST.



DX EXPANSION DISTRICT
 NEIGHBORHOOD SCHOOLS
 MOODY BIBLE INSTITUTE
 JDL PROPOSED DEVELOPMENT
 PARK AND OPEN SPACE

NEAR NORTH NEIGHBORHOOD LAND USE MAP

SITE CONTEXT PLAN

BULK DATA

PLANNED DEVELOPMENT AREA: **749,186.1 SF**

MAX FAR: **5.57**

 **JDL NORTH UNION DEVELOPMENT AREA: 355,150.2 SF**

(SUBAREAS B,C,D,E,F)

MAX FAR AREA: 2,924,999 SF

MAX HEIGHT: 695'

MAX UNITS: 2,656

 **MOODY BIBLE AREA: 394,035.9 SF**

(SUBAREA A)

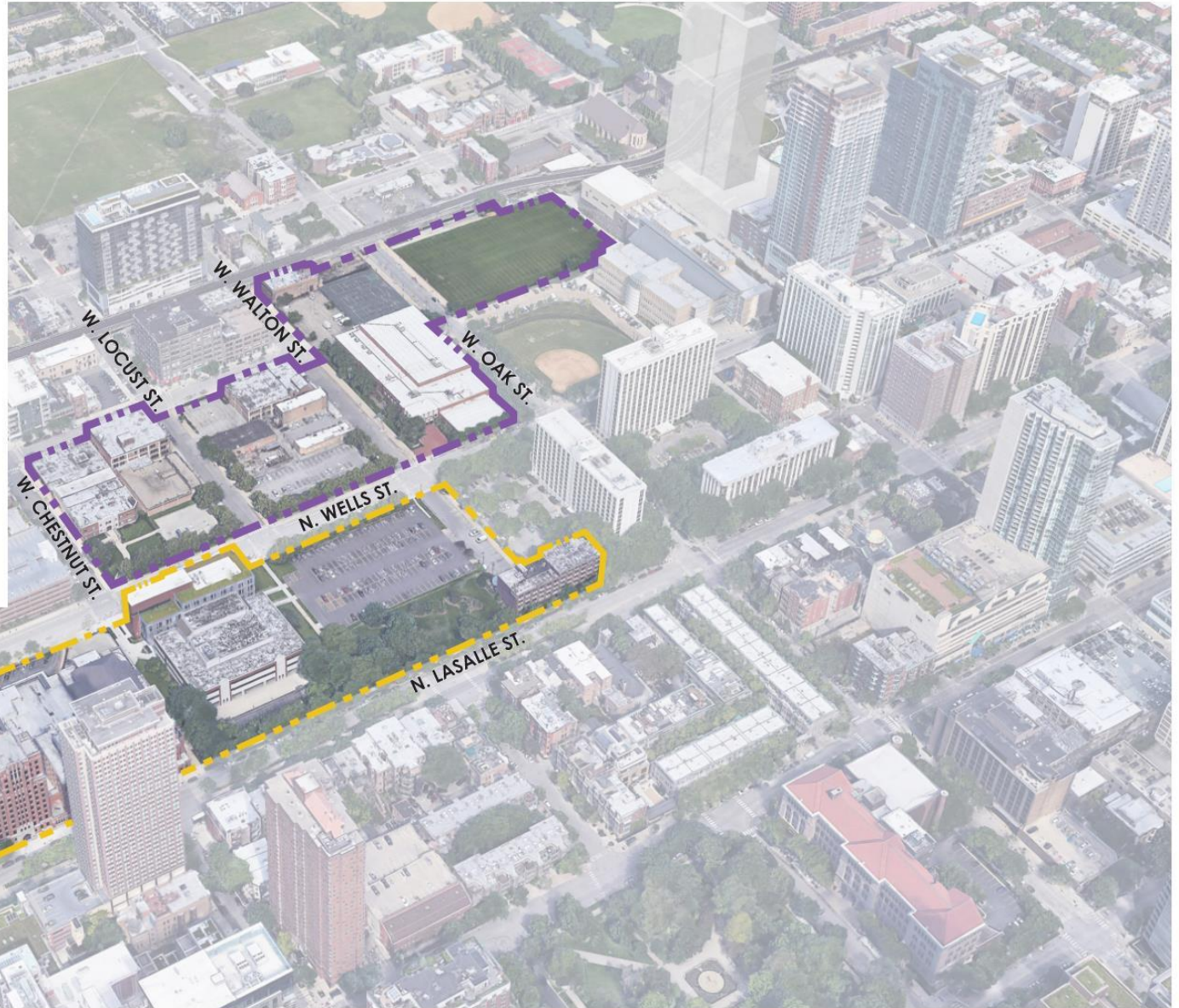
MAX FAR AREA: 1,250,000 SF

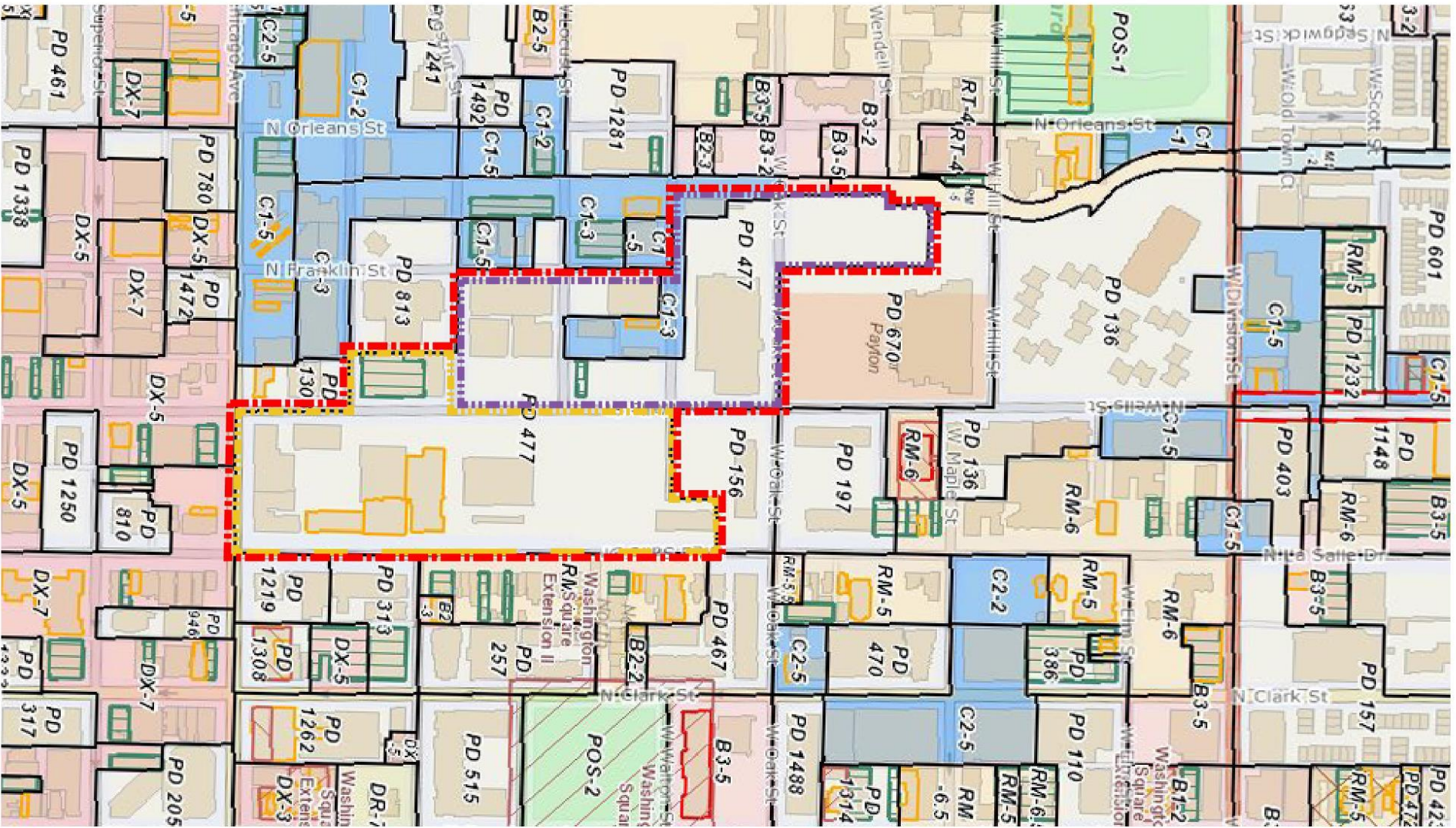
EXISTING FAR AREA: 663,315 SF

REMAINING: 586,685 SF

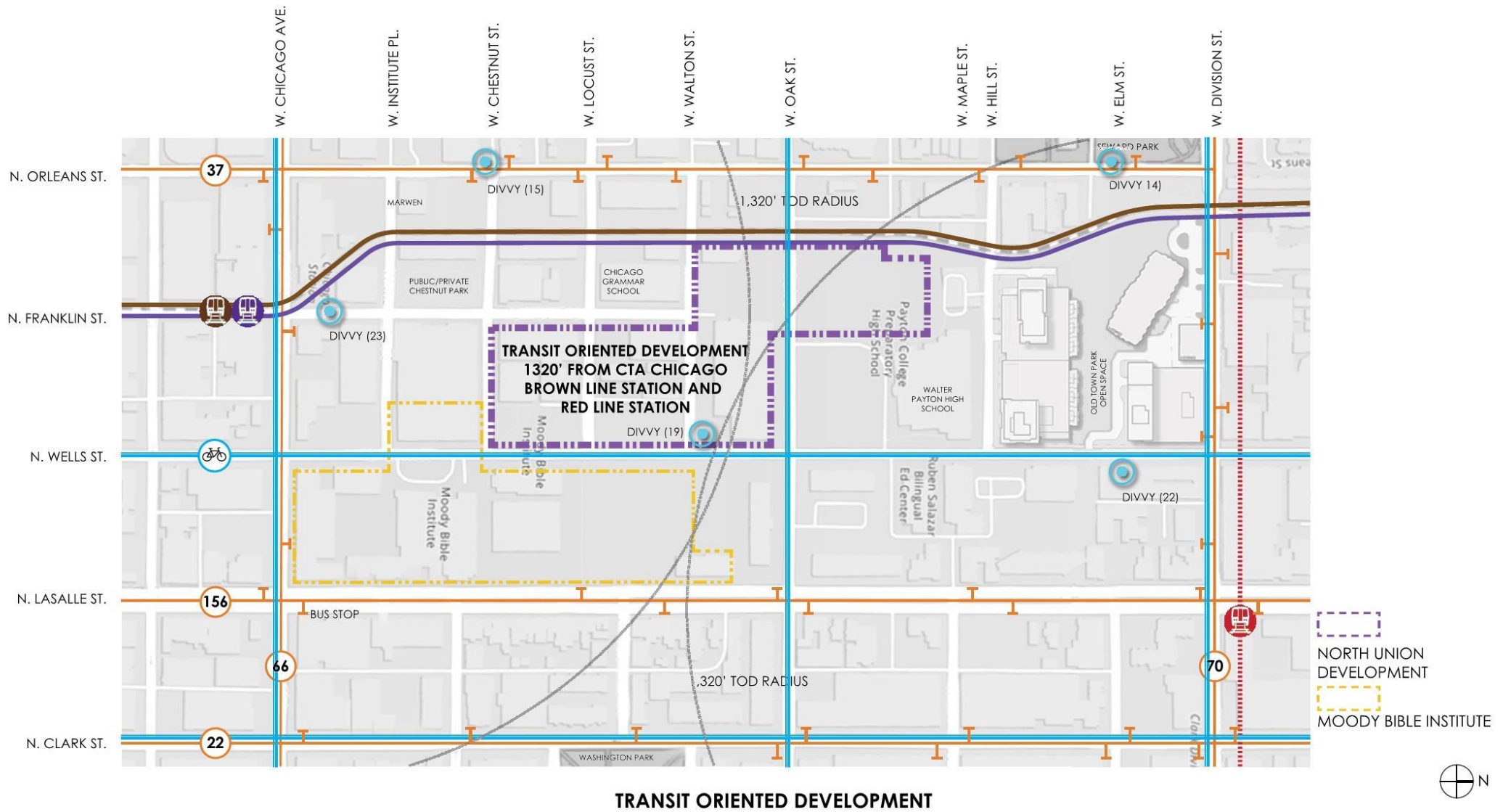
MAX OVERALL HEIGHT: 350'

MAX UNITS: 1,372





EXISTING ZONING MAP



SITE CONTEXT PLAN – TRANSIT ORIENTED DEVELOPMENT

BULK DATA TABLE

PLANNED DEVELOPMENT AREA: 749,186.1 SF

NORTH UNION DEVELOPMENT AREA: 355,150.2 SF

MAX DWELLING UNITS: 2,656

MAX FAR: 5.57

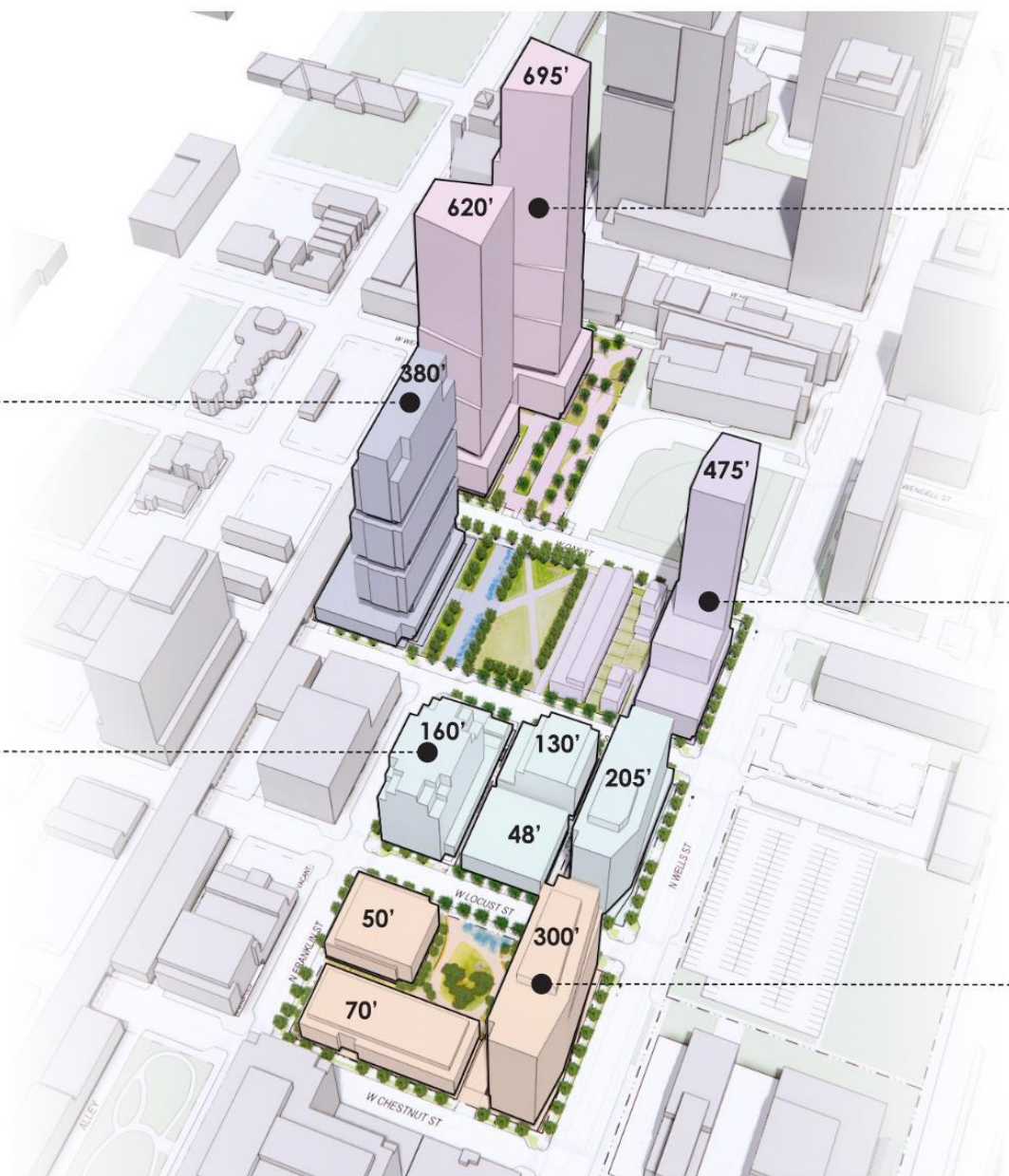
PHASE FOUR (est. start 2027) ④
TOTAL FAR: 389,370 SF
TOTAL DU: 379 UNITS / 31 AFF
TOTAL RETAIL: 0 SF
PRIVATE OPEN SPACE: 4,000 SF
PUBLIC OPEN SPACE: 2,000 SF
PARKING RATIO: .51 / DU

PHASE ONE/TWO (est. start 2023) ②
TOTAL FAR: 418,900 SF
TOTAL DU: 334 UNITS / 26 AFF
TOTAL RETAIL: 26,725 SF
PRIVATE OPEN SPACE: 2,000 SF
PUBLIC OPEN SPACE: 0 SF
PARKING RATIO: .48 / DU

PHASE FIVE (est. start 2029) ⑤
TOTAL FAR: 1,168,750 SF
TOTAL DU: 1,209 UNITS / 143 AFF
TOTAL RETAIL: 0 SF
PRIVATE OPEN SPACE: 8,000 SF
PUBLIC OPEN SPACE: 49,500 SF
PARKING RATIO: .51 / DU

PHASE THREE (est. start 2025) ③
TOTAL FAR: 420,099 SF
TOTAL DU: 248 UNITS / 32 AFF
TOTAL RETAIL: 0 SF
PRIVATE OPEN SPACE: 12,000 SF
PUBLIC OPEN SPACE: 36,000 SF
PARKING RATIO: .8 / DU

PHASE ONE/TWO (est. start 2021) ①
TOTAL FAR: 527,880 SF
TOTAL DU: 486 UNITS / 41 AFF
TOTAL RETAIL: 5,765 SF
PRIVATE OPEN SPACE: 12,000 SF
PUBLIC OPEN SPACE: 23,000 SF
PARKING RATIO: .48 / DU





EXISTING AERIAL VIEW FROM SOUTHWEST DIRECTION



PROPOSED AERIAL VIEW FROM SOUTHWEST DIRECTION



EXISTING AERIAL VIEW FROM SOUTHEAST DIRECTION



PROPOSED AERIAL VIEW FROM SOUTHEAST DIRECTION

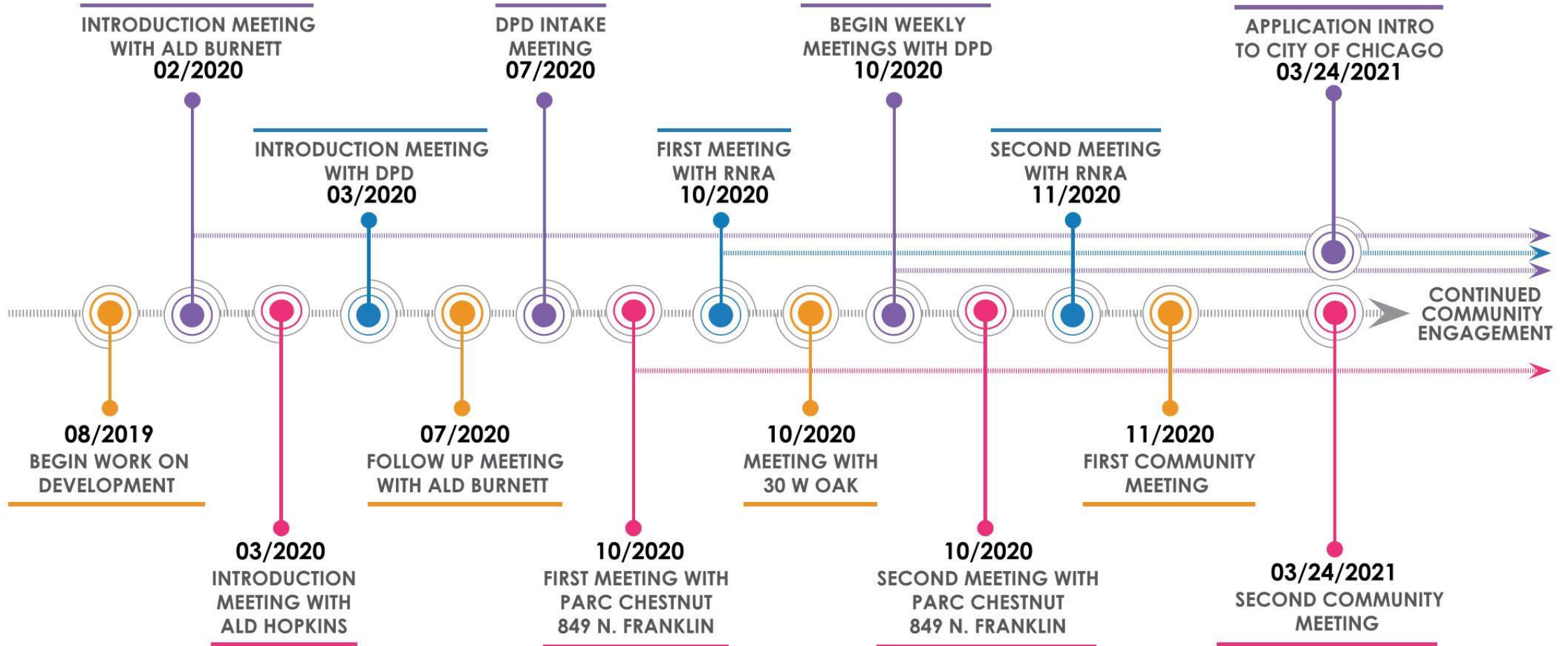


Planning Context

DPD MASTER PLAN DEVELOPMENT ADDENDUM

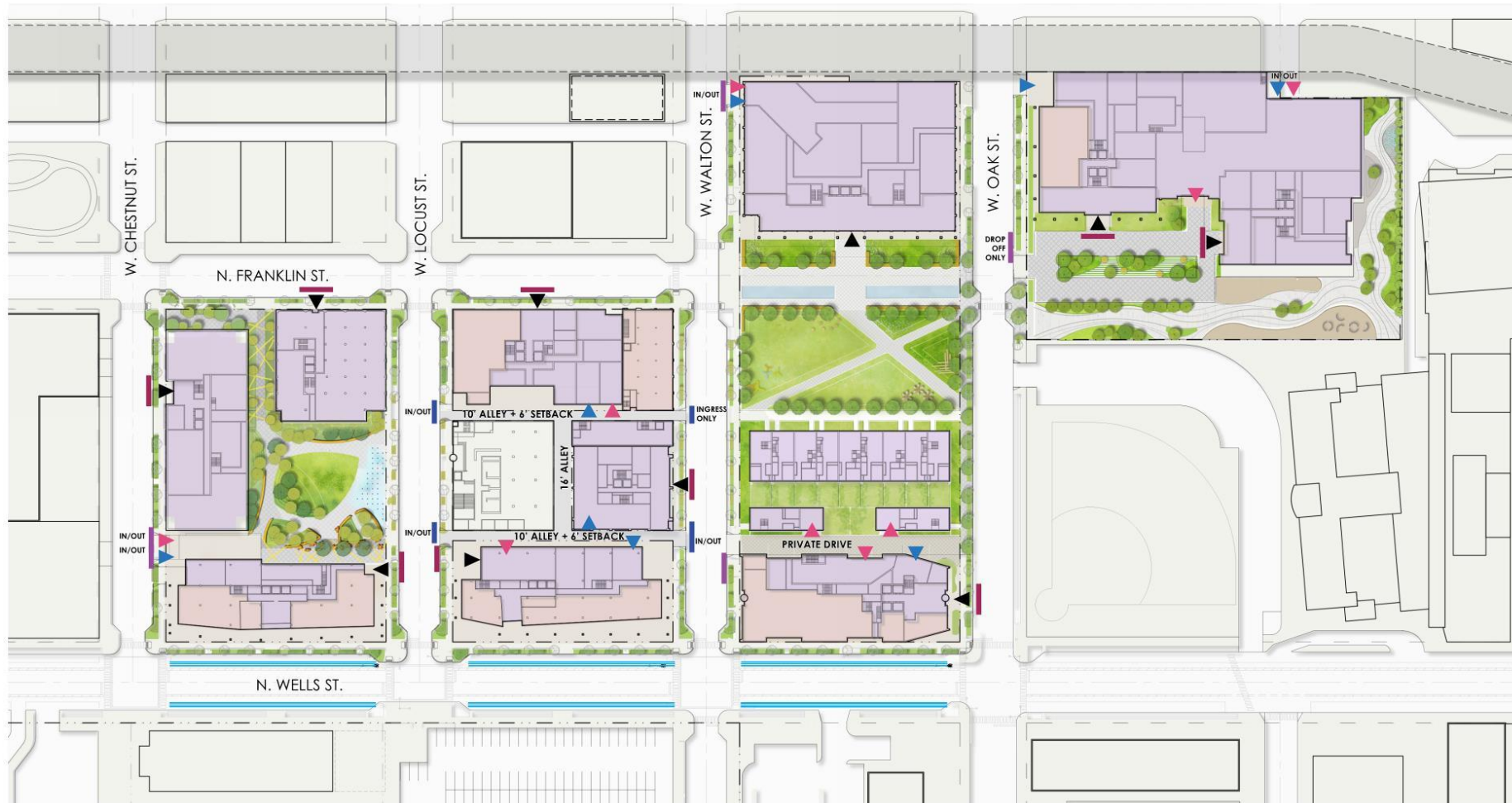
- Presented to CPC on April 15, 2021
- Chicago Department of Planning & Development
- Goals:
 - Master PDs are of a scale and complexity that input from the immediate surrounding community is necessary to ensure that all potential impacts on the surrounding neighborhood and supporting infrastructure are identified and vetted throughout the design development and project approval process.

Project Timeline + Community Outreach







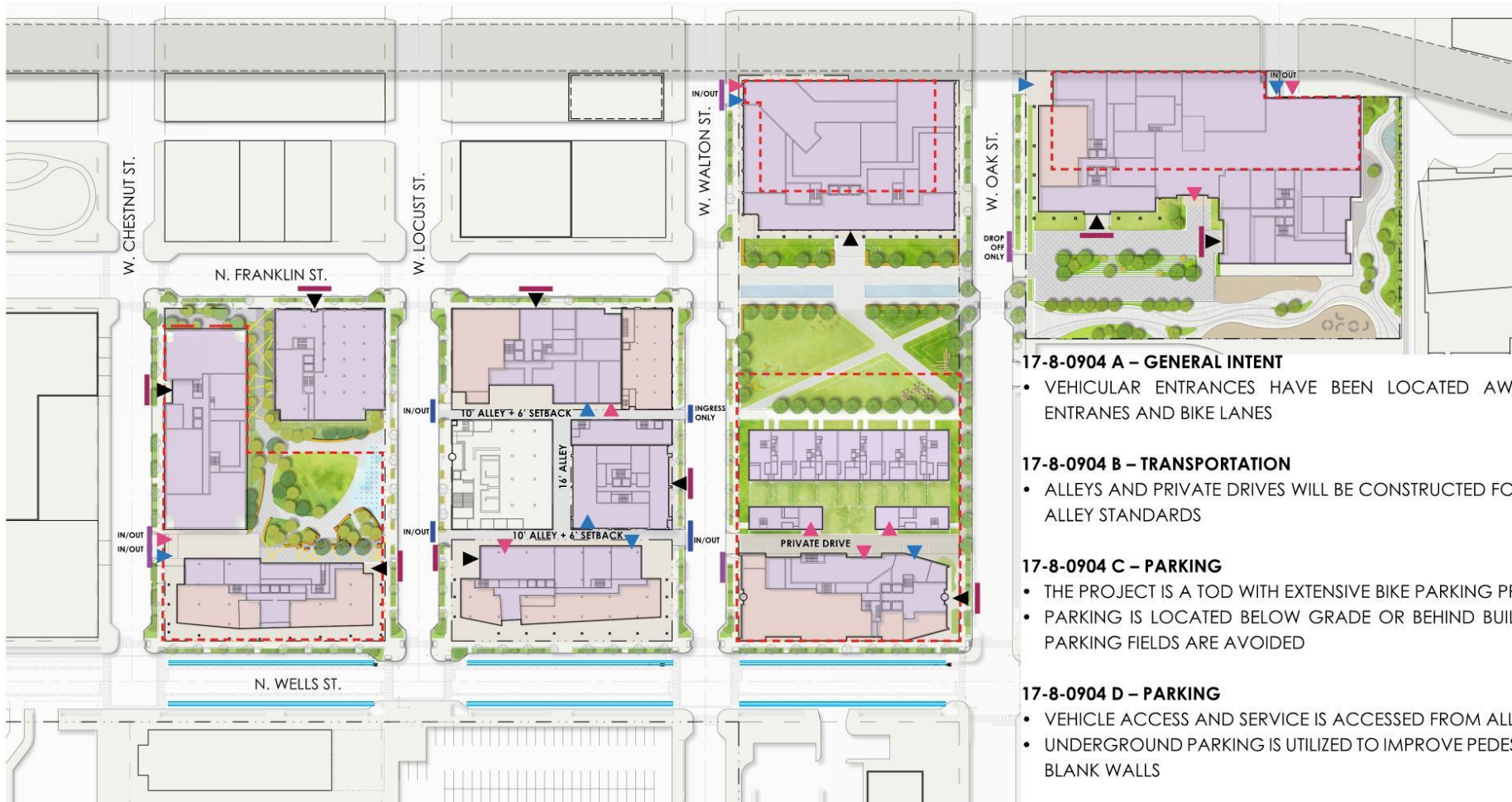
MASTER PLAN DEVELOPMENT MODIFICATIONS

- INCREASED PUBLIC OPEN SPACE BETWEEN W WALTON ST AND W OAK ST
- INCREASED PUBLIC OPEN SPACE NORTH OF W OAK ST
- STUDIED & RELOCATED LOADING AND PARKING ENTRY FOR ALL BUILDINGS
- ELIMINATED THREE CURB CUTS
- INCREASED PUBLIC ALLEY WIDTHS TO ACCOMMODATE LOADING AND TRASH REMOVAL
- RELOCATED PODIUM PARKING TO UNDERGROUND PARKING AT 205 W OAK ST
- REFINED ARCHITECTURAL SCULPTING & BUILDING DESIGN
 - 300/310 W OAK ST MASSING BASED ON WIND IMPACT STUDY
 - 312 W WALTON ST MASSING BASED ON WIND IMPACT STUDY
 - 205 W OAK ST MASSING BASED ON ADJACENCY TO HIGH SCHOOL
 - 878 N WELLS ST MASSING BASED ON WELLS STREET WALL
 - 920 N WELLS ST MASSING BASED ON WELLS STREET WALL
 - TOWNHOUSE MASSING
 - REMOVED SINGLE FAMILY HOMES ON W WALTON ST



PROPOSED NORTH UNION SITE PLAN: CIRCULATION PLAN

- | | | | | |
|---|--|---|--|--|
|  RETAIL |  NO PARKING ZONE |  EXISTING BIKE LANE |  PROPOSED RESIDENTIAL ENTRY |  PROPOSED LOADING ENTRY |
|  RESIDENTIAL |  PROPOSED CURB CUTS |  EXISTING CURB CUTS |  PROPOSED VEHICULAR ENTRY | |



17-8-0904 A – GENERAL INTENT

- VEHICULAR ENTRANCES HAVE BEEN LOCATED AWAY FROM PEDESTRIAN ENTRANCES AND BIKE LANES

17-8-0904 B – TRANSPORTATION

- ALLEYS AND PRIVATE DRIVES WILL BE CONSTRUCTED FOLLOWING CDOT GREEN ALLEY STANDARDS

17-8-0904 C – PARKING

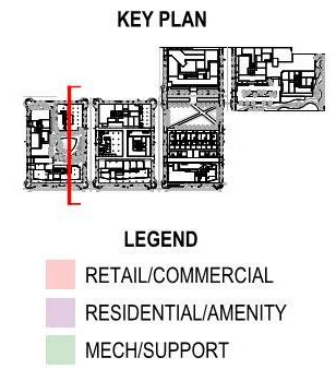
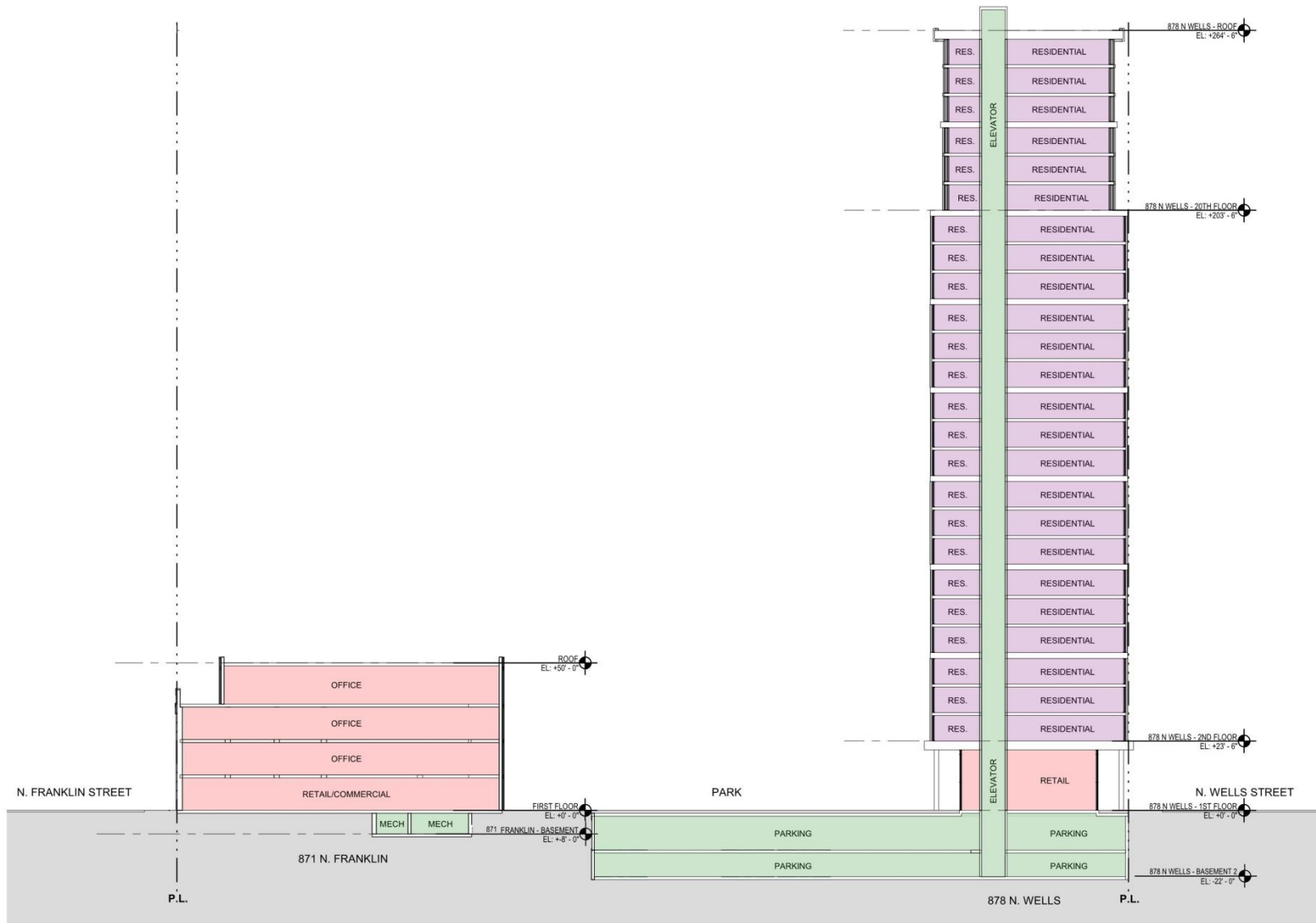
- THE PROJECT IS A TOD WITH EXTENSIVE BIKE PARKING PROVIDED
- PARKING IS LOCATED BELOW GRADE OR BEHIND BUILDINGS SO THAT LARGE PARKING FIELDS ARE AVOIDED

17-8-0904 D – PARKING

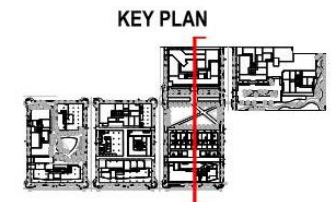
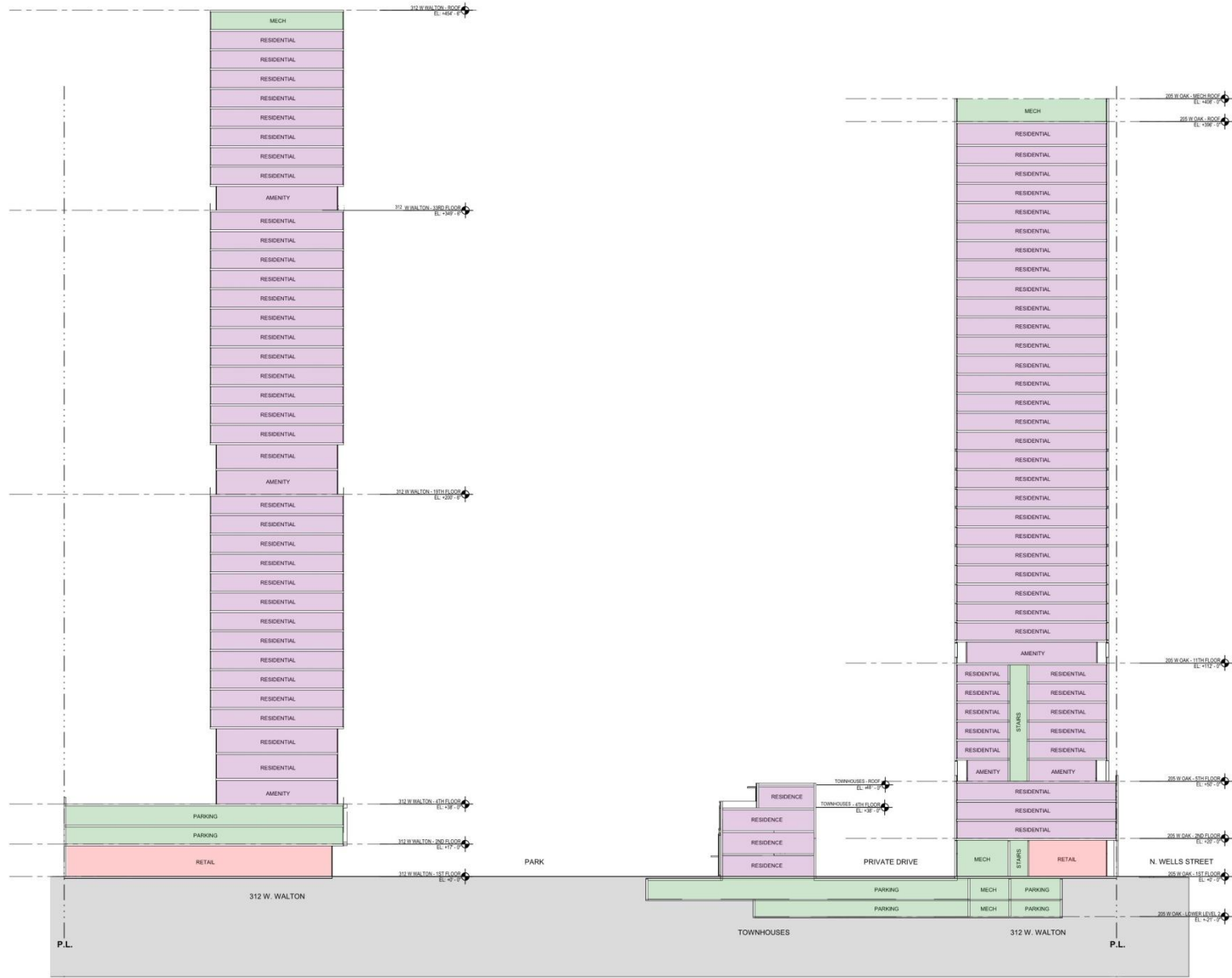
- VEHICLE ACCESS AND SERVICE IS ACCESSED FROM ALLEYS
- UNDERGROUND PARKING IS UTILIZED TO IMPROVE PEDESTRIAN EXPERIENCE AND BLANK WALLS

PROPOSED NORTH UNION SITE PLAN: CIRCULATION PLAN

- | | | | | |
|---------------|----------------------|----------------------|------------------------------|-----------------------------------|
| ■ RETAIL | ■ NO PARKING ZONE | ■ EXISTING BIKE LANE | ▲ PROPOSED RESIDENTIAL ENTRY | ▲ PROPOSED LOADING ENTRY |
| ■ RESIDENTIAL | ■ PROPOSED CURB CUTS | ■ EXISTING CURB CUTS | ▲ PROPOSED VEHICULAR ENTRY | ■ BELOW GRADE OR SCREENED PARKING |

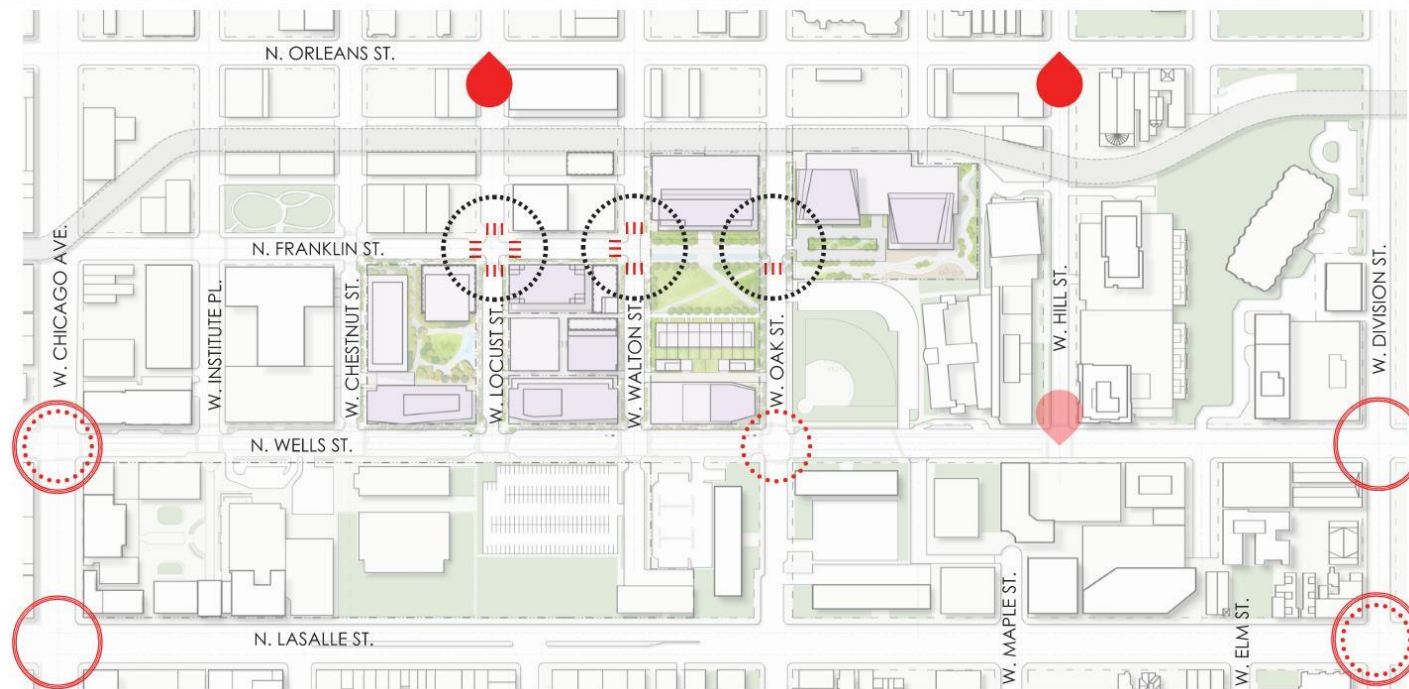


SITE SECTION



SITE SECTION

INTERSECTION	IMPROVEMENT	RESPONSIBLE PARTY
WELLS / DIVISION	<ul style="list-style-type: none"> • RESTRIPE DIVISION ST. TO PROVIDE EXCLUSIVE LEFT-TURN LANES • PROVIDE PROTECTED PERMISSIVE LEFT-TURN PHASES FOR THE EASTBOUND AND WESTBOUND APPROACHES ON DIVISION ST. 	OLD TOWN PARK (PRIOR COMPLETION OF PHASE 1)
LASALLE / DIVISION	<ul style="list-style-type: none"> • TRAFFIC SIGNAL TIMING MODIFICATIONS 	NORTH UNION
WELLS / OAK	<ul style="list-style-type: none"> • TRAFFIC SIGNAL TIMING MODIFICATIONS 	NORTH UNION
WELLS / CHICAGO	<ul style="list-style-type: none"> • PROVIDE LEAD SOUTHBOUND LEFT-TURN PHASE • TRAFFIC SIGNAL TIMING MODIFICATIONS 	NORTH UNION
LASALLE / CHICAGO	<ul style="list-style-type: none"> • PROVIDE EASTBOUND LEAD LEFT-TURN PHASE • PROVIDE NORTHBOUND LEAD LEFT-TURN PHASE 	ONE CHICAGO SQUARE
ORLEANS / HILL	<ul style="list-style-type: none"> • INSTALL TRAFFIC SIGNAL • PROVIDE PEDESTRIAN COUNTDOWN SIGNALS 	OLD TOWN PARK (PRIOR COMPLETION OF PHASE 2)
WELLS / HILL	<ul style="list-style-type: none"> • INSTALL TRAFFIC SIGNAL • PROVIDE PEDESTRIAN COUNTDOWN SIGNALS 	NORTH UNION
ORLEANS / LOCUST	<ul style="list-style-type: none"> • INSTALL TRAFFIC SIGNAL • PROVIDE PEDESTRIAN COUNTDOWN SIGNALS 	NORTH UNION
FRANKLIN / WALTON	<ul style="list-style-type: none"> • INSTALL HIGH VISIBILITY CROSSWALKS 	NORTH UNION
FRANKLIN / LOCUST	<ul style="list-style-type: none"> • INSTALL HIGH VISIBILITY CROSSWALKS 	NORTH UNION
FRANKLIN / OAK	<ul style="list-style-type: none"> • INSTALL HIGH VISIBILITY CROSSWALKS 	NORTH UNION



TRAFFIC STUDY

DEVELOPMENT AND MAINTENANCE AGREEMENT (DEMA)

- OVER 2.5 ACRES OF PUBLIC OPEN SPACE
- OPEN 6AM - 11PM
- DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND CITY WILL BE IN PLACE PRIOR TO ANY CONSTRUCTION PERMITS
- DEVELOPER MAINTAINED (E.G., SNOW REMOVAL, LIGHTING, PLANTINGS)
- ENTIRE OPEN SPACE PLAN WILL BE BUILT OVER TIME
- PUBLICLY ACCESSIBLE ART WITHIN OPEN SPACE
- CHICAGO BASED ARTISTS

PUBLIC OPEN SPACE AREA TOTALS BY SUBAREA

SUBAREA B = 51,500 SF

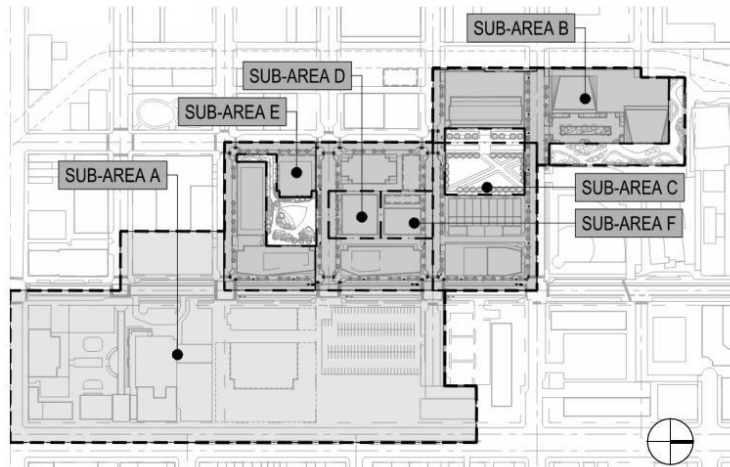
SUBAREA C = 36,000 SF

SUBAREA D = 0 SF

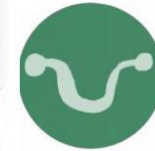
SUBAREA E = 23,000SF

SUBAREA F = 0 SF

TOTAL = 110,500 SF



**TIMELESS
LANDSCAPE**



**CONTINUOUS
GREEN SPACE**

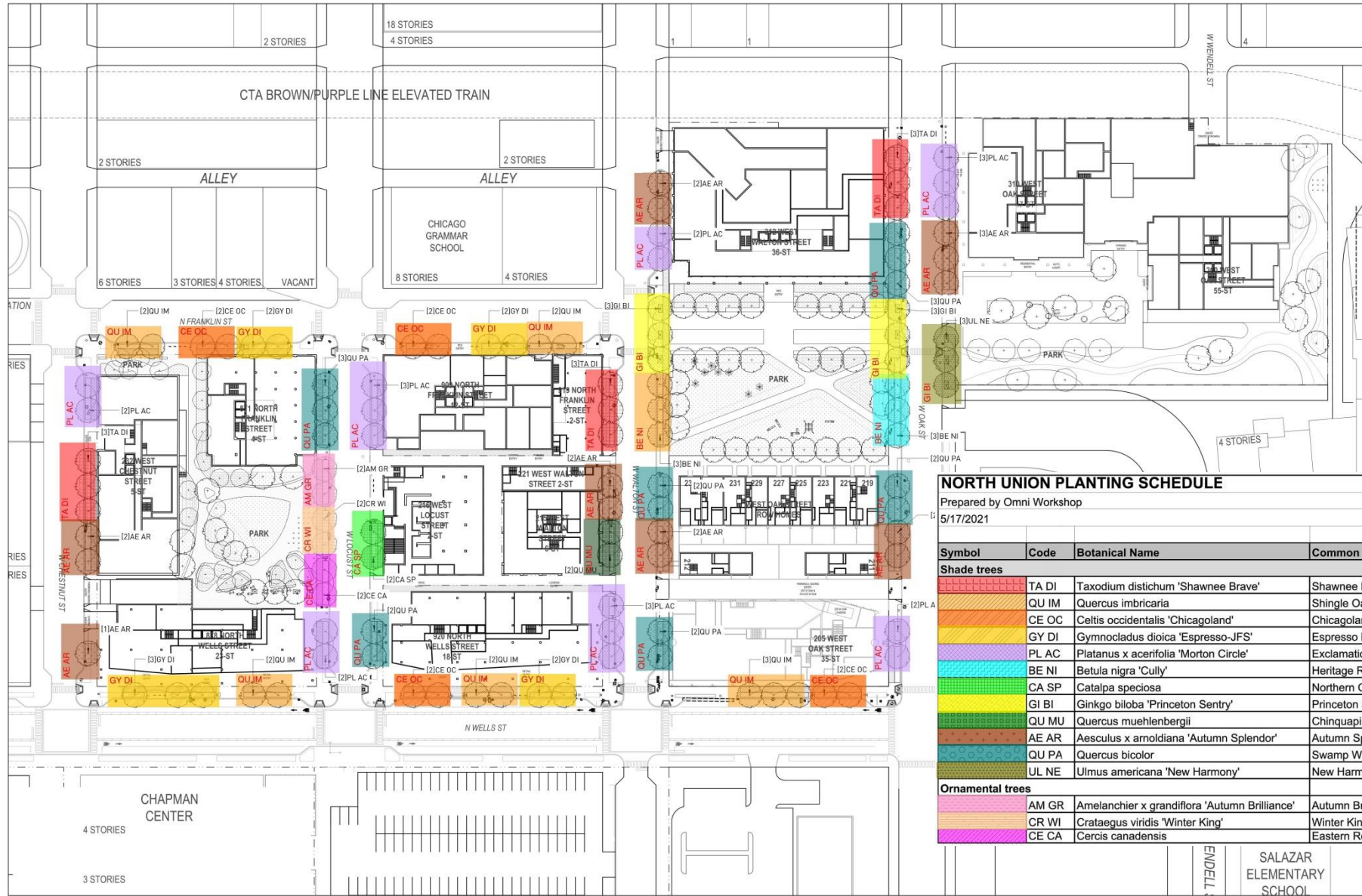


**IMMERSIVE
NATURE**



**LAYERED
VIEWS**





NORTH UNION PLANTING SCHEDULE

Prepared by Omni Workshop
5/17/2021

Symbol	Code	Botanical Name	Common Name	Size
Shade trees				
	TA DI	<i>Taxodium distichum</i> 'Shawnee Brave'	Shawnee Brave Bald Cypress	4" Caliper
	QU IM	<i>Quercus imbricaria</i>	Shingle Oak	4" Caliper
	CE OC	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry	4" Caliper
	GY DI	<i>Gymnocladus dioica</i> 'Espresso-JFS'	Espresso Kentucky Coffeetree	4" Caliper
	PL AC	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation London Planetree	4" Caliper
	BE NI	<i>Betula nigra</i> 'Cully'	Heritage River Birch, single stem	4" Caliper
	CA SP	<i>Catalpa speciosa</i>	Northern Catalpa	4" Caliper
	GI BI	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	4" Caliper
	QU MU	<i>Quercus muehlenbergii</i>	Chinquapin Oak	4" Caliper
	AE AR	<i>Aesculus x arnoldiana</i> 'Autumn Splendor'	Autumn Splendor Horsechestnut	4" Caliper
	QU PA	<i>Quercus bicolor</i>	Swamp White Oak	4" Caliper
	UL NE	<i>Ulmus americana</i> 'New Harmony'	New Harmony American Elm	4" Caliper
Ornamental trees				
	AM GR	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT.
	CR WI	<i>Crataegus viridis</i> 'Winter King'	Winter King Green Hawthorn	8' HT.
	CE CA	<i>Cercis canadensis</i>	Eastern Redbud	8' HT.

ENDELL
SALAZAR
ELEMENTARY
SCHOOL

LANDSCAPE PLAN – TREE IDENTIFICATION



CREATING SAFE AND ATTRACTIVE WALKWAYS AND PEDESTRIAN ROUTES



AVOID BLANK WALLS, ESPECIALLY NEAR SIDEWALKS AND EMPHASIZE BUILDING ENTRIES



PROVIDING STREET-LEVEL SPACES WITHIN BUILDINGS THAT ARE DESIGNED TO ACCOMMODATE ACTIVE USES

EXAMPLE OF PRIMARY PEDESTRIAN ENTRANCE

PRIMARY PEDESTRIAN ENTRANCES SHOULD BE LOCATED AT SIDEWALK LEVEL. THESE ENTRANCES SHOULD BE OBVIOUS TO PEDESTRIANS BY FORMING A SIGNIFICANT FOCAL ELEMENT OF THE BUILDING, AND SUCH FEATURES SHOULD HELP PROVIDE BUILDING IDENTITY AND PRESENCE ON THE STREET.



EXAMPLE OF ACTIVE USES AT GRADE AND FACING STREETS

A LARGE MAJORITY OF PARKING HAS BEEN LOCATED BELOW GRADE TO SCREEN FROM VIEW AND ENSURE ACTIVE USES FACING THE STREET



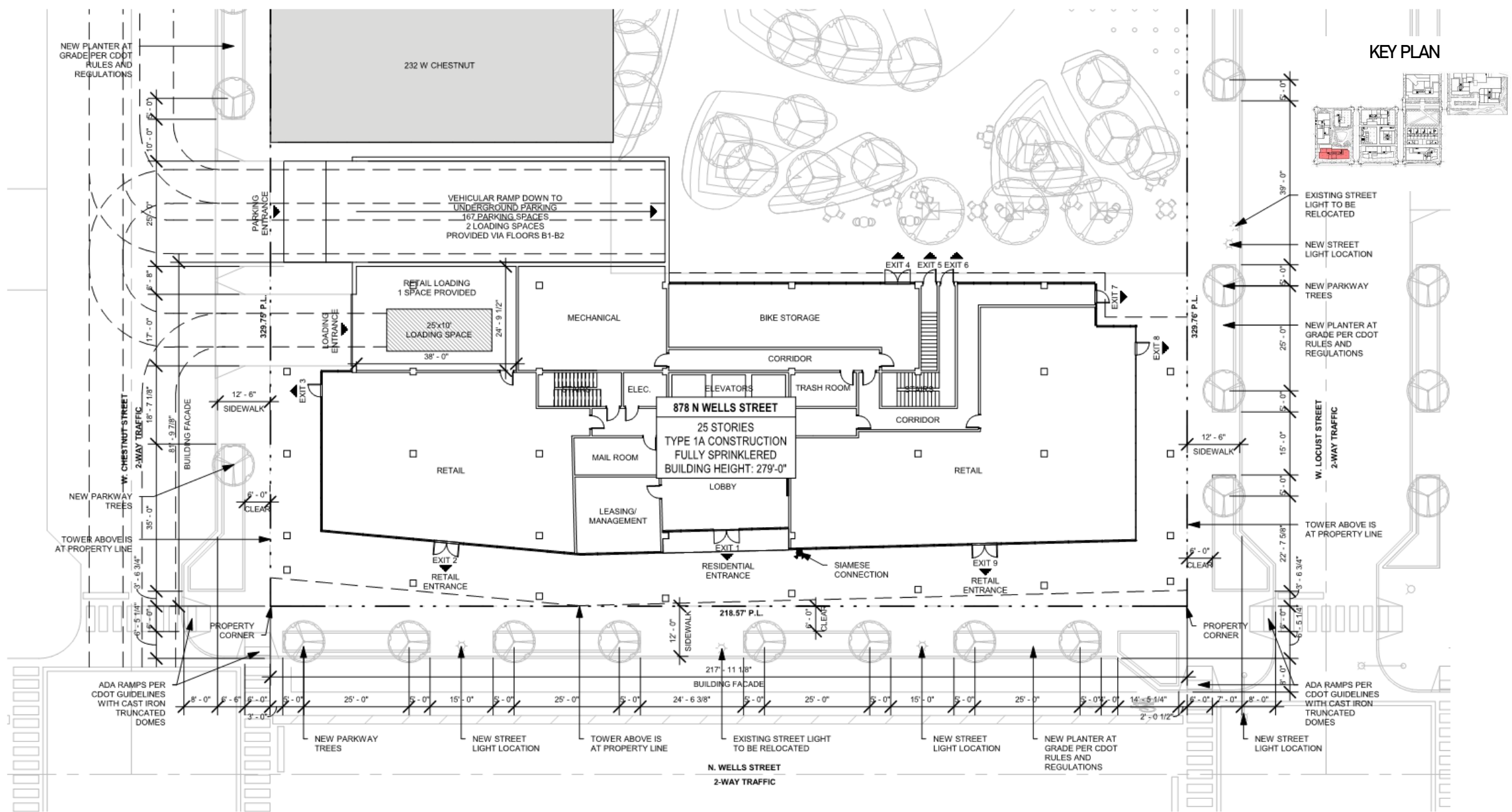
EXAMPLE OF PEDESTRIAN ENTRANCES AND SIDEWALK WHERE HEAVY PEDESTRIAN MOVEMENT IS EXPECTED

ALL BUILDINGS HAVE BEEN LOCATED ABUTTING SIDEWALKS. AS WELLS STREET IS A PEDESTRIAN FRIENDLY THOROUGHFARE, THE SIDEWALKS HAVE BEEN WIDENED AND LINED WITH ACTIVE USES AS INDICATED IN BLUE. ALL GRADE-LEVEL RETAIL, A MINIMUM OF 60% OF THE STREET-FACING BUILDING FAÇADE BETWEEN 2 FEET AND 8 FEET IN HEIGHT SHOULD BE COMPRISED OF CLEAR, NON- REFLECTIVE WINDOWS THAT ALLOW VIEWS OF INDOOR COMMERCIAL SPACE OR PRODUCT DISPLAY AREAS.



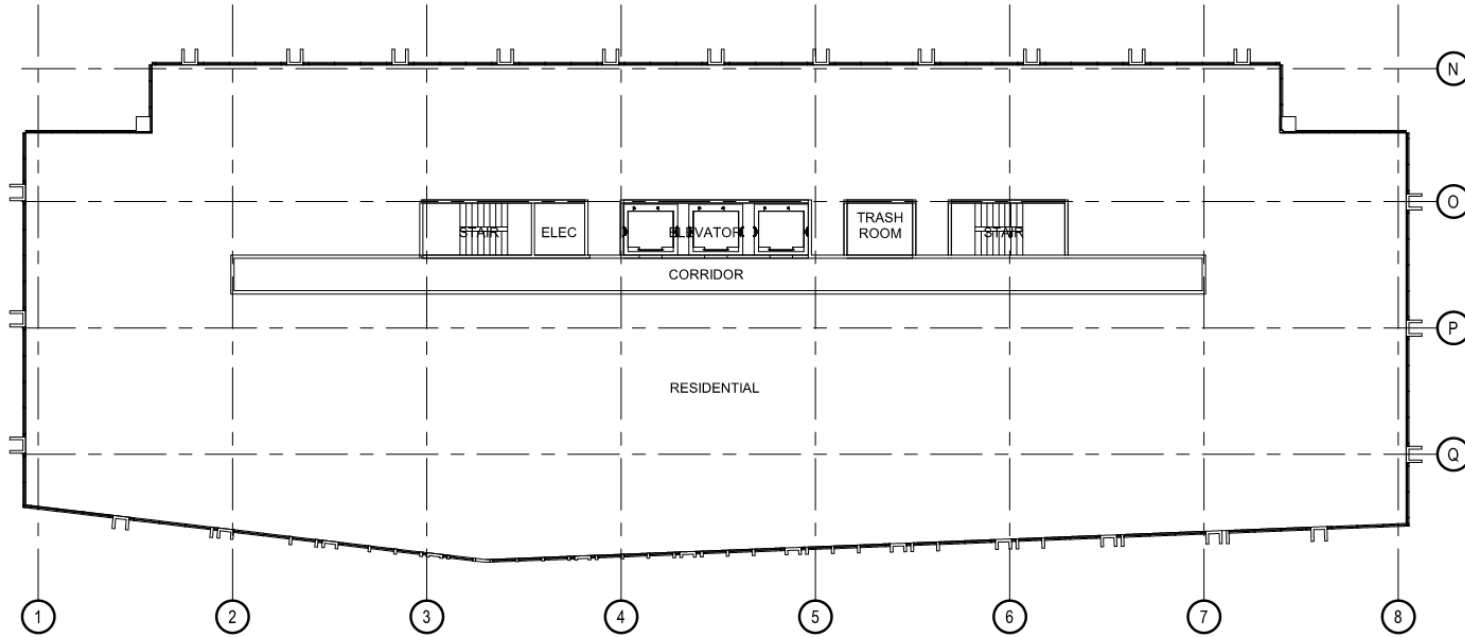
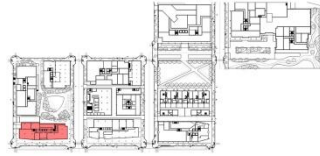


RENDERING— 878 N. WELLS



GROUND FLOOR/SITE PLAN – 878 N. WELLS STREET

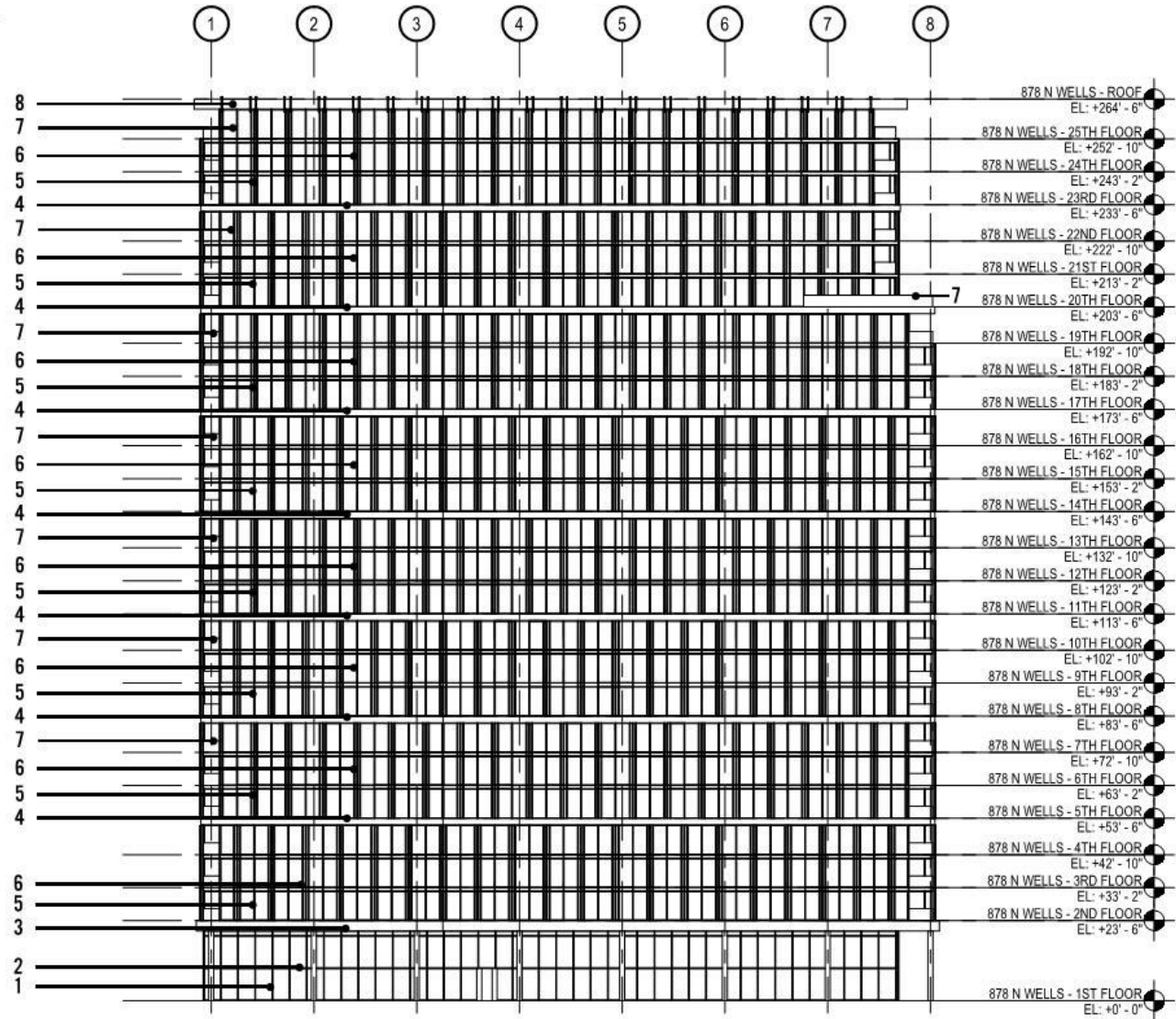
KEY PLAN



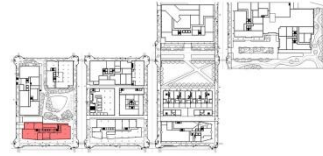
TYPICAL FLOOR PLAN – 878 N. WELLS STREET

MATERIAL LEGEND

- 1. STRUCTURALLY GLAZED RETAIL STOREFRONT
- 2. METAL CLAD COLUMNS
- 3. SLAB EDGE OVERHANG
- 4. METAL SLAB EDGE COVER
- 5. WINDOW WALL SYSTEM
- 6. EXTRUDED METAL MULLIONS
- 7. GLASS AND ALUMINUM RAILING
- 8. MULLIONS WRAPPING SLAB EDGE
- 9. PAINTED CONCRETE WALL
- 10. METAL OVERHEAD DOOR
- 11. RETAIL STOREFRONT WITH FROSTED GLASS

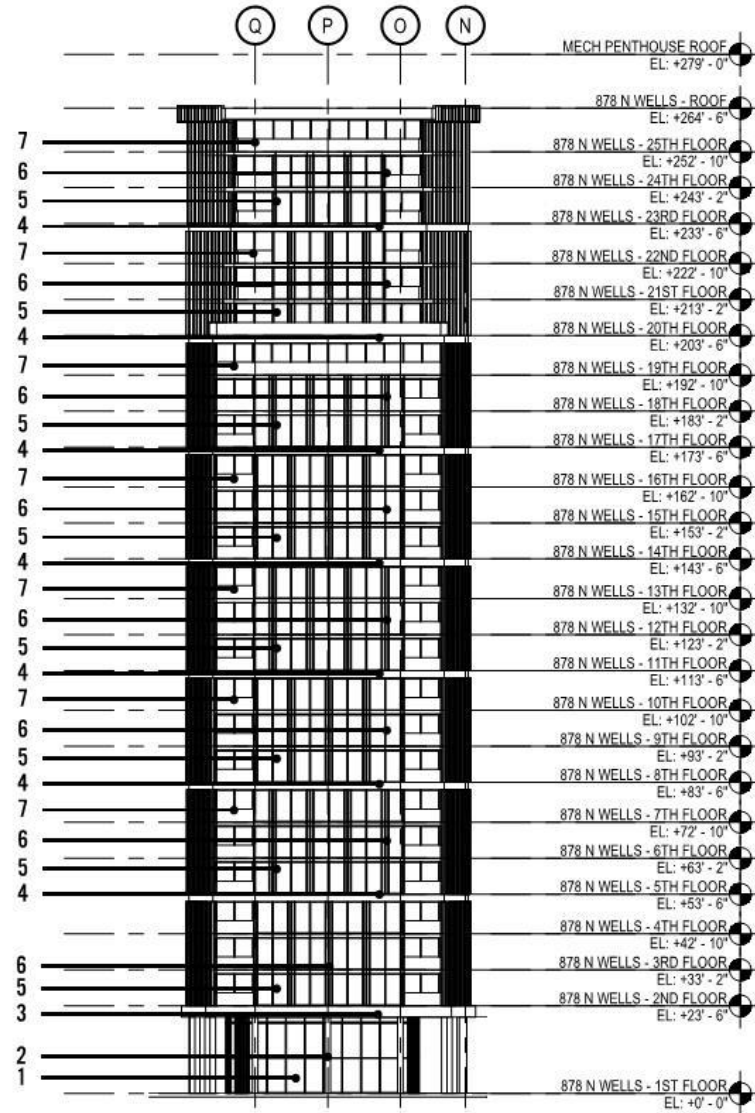


KEY PLAN

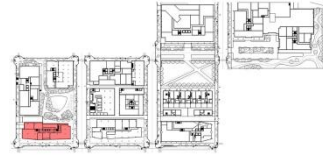


MATERIAL LEGEND

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. METAL CLAD COLUMNS
3. SLAB EDGE OVERHANG
4. METAL SLAB EDGE COVER
5. WINDOW WALL SYSTEM
6. EXTRUDED METAL MULLIONS
7. GLASS AND ALUMINUM RAILING
8. MULLIONS WRAPPING SLAB EDGE
9. PAINTED CONCRETE WALL
10. METAL OVERHEAD DOOR
11. RETAIL STOREFRONT WITH FROSTED GLASS



KEY PLAN





VARIED VERTICAL MULLIONS



EMPHASIZED VERTICAL MULLIONS/COLUMNS



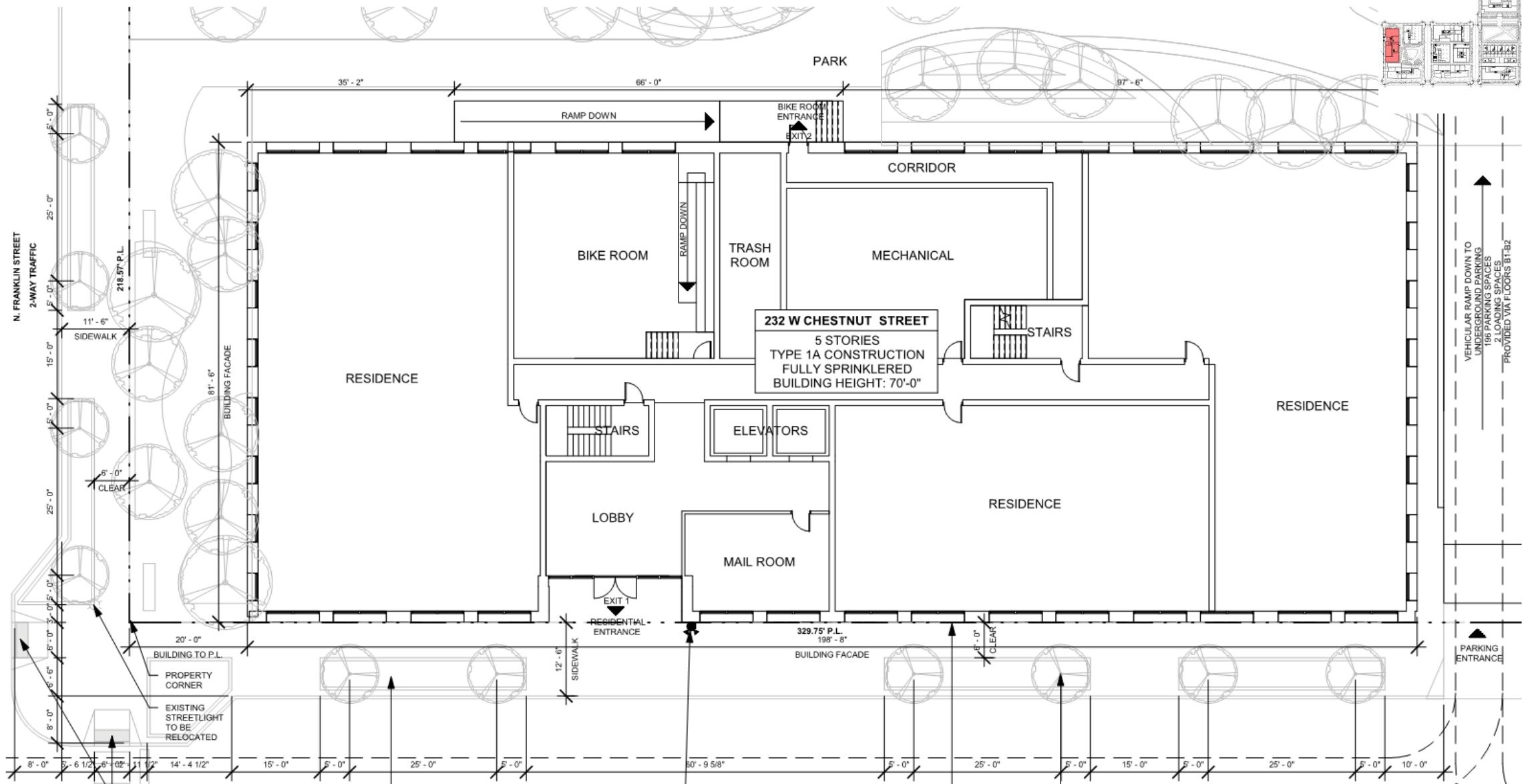
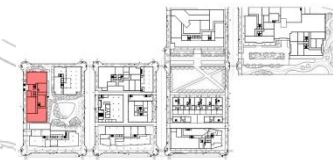
LIGHT WARM GRAY METAL

BUILDING MATERIALS – 878 N. WELLS



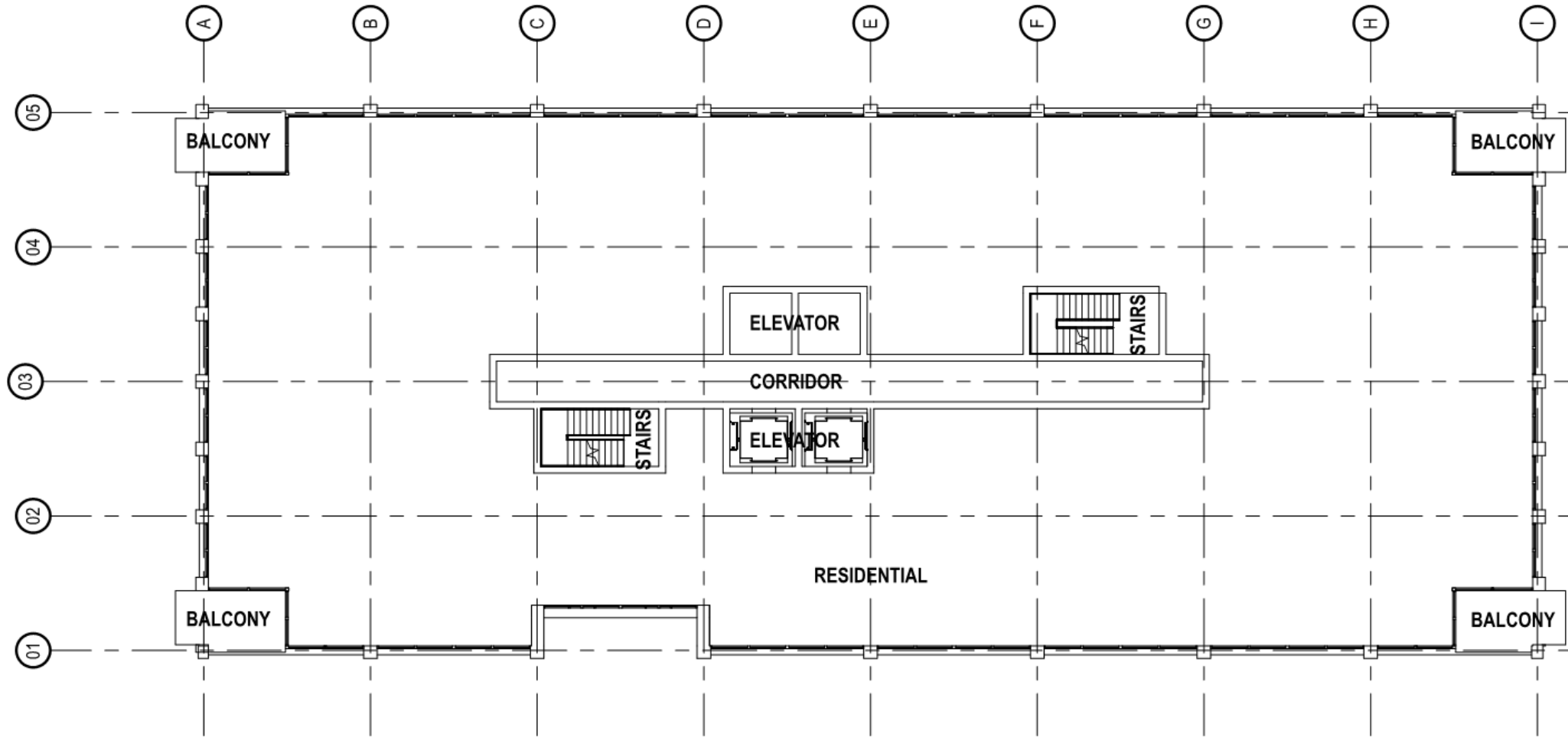
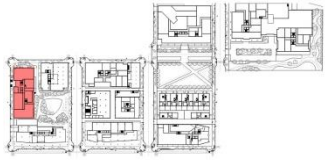
RENDERING— 232 W. CHESTNUT

KEY PLAN



GROUND FLOOR/SITE PLAN – 232 W. CHESTNUT STREET

KEY PLAN

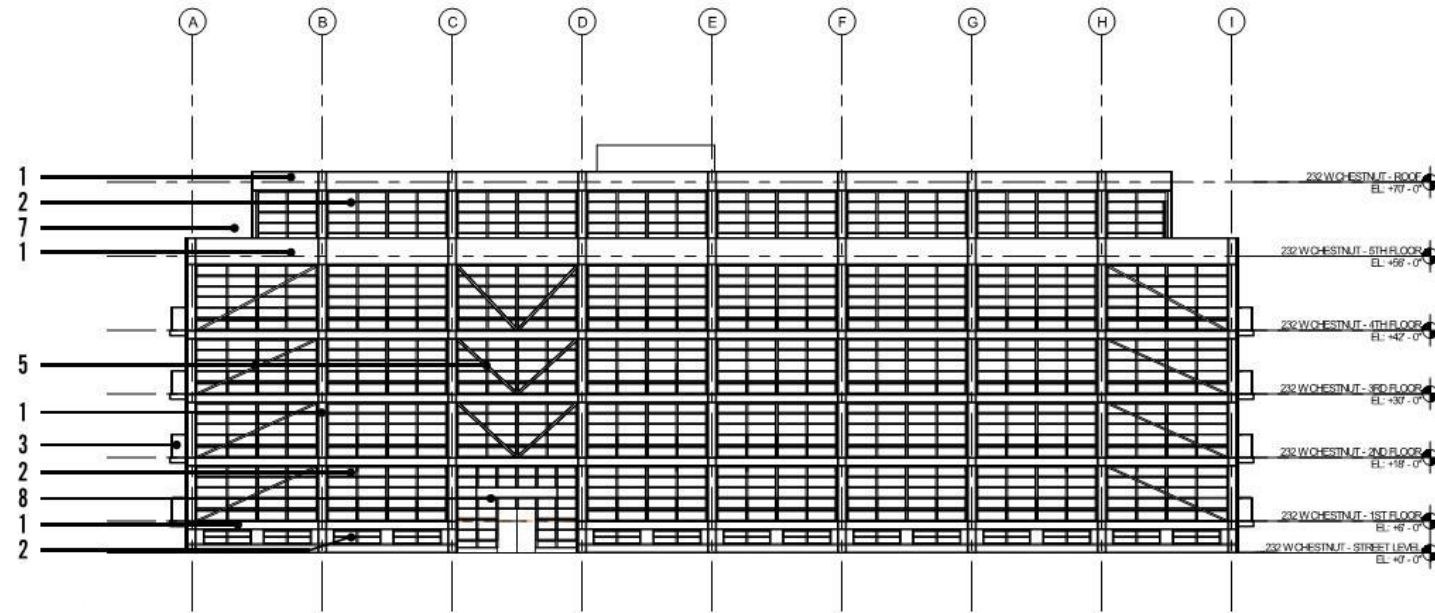
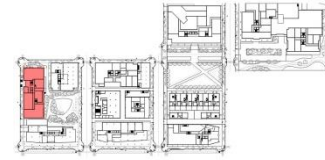


TYPICAL FLOOR PLAN – 232 W. CHESTNUT STREET

MATERIAL LEGEND

1. EXTERIOR ALUMINUM PANELS
2. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS WITH ALUMINUM AND GLASS GUARDRAIL
3. RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
4. EXTERIOR ALUMINUM PANELS
5. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
6. MECHANICAL SCREEN TO MATCH WINDOW WALL SYSTEM
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. EXTERIOR ALUMINUM CANOPY

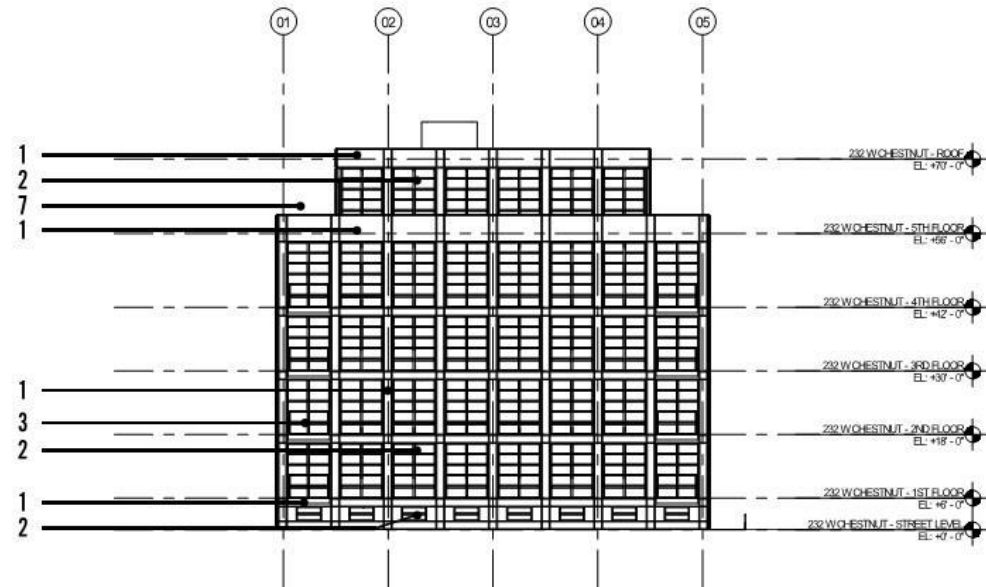
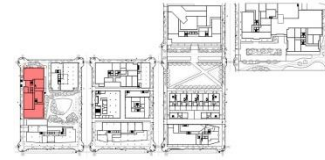
KEY PLAN



MATERIAL LEGEND

1. EXTERIOR ALUMINUM PANELS
2. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS WITH ALUMINUM AND GLASS GUARDRAIL
3. RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
4. EXTERIOR ALUMINUM PANELS
5. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
6. MECHANICAL SCREEN TO MATCH WINDOW WALL SYSTEM
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. EXTERIOR ALUMINUM CANOPY

KEY PLAN





CORNER BALCONIES WITHIN
FRAMES AT CORNERS



EXTRUDED METAL FRAMES

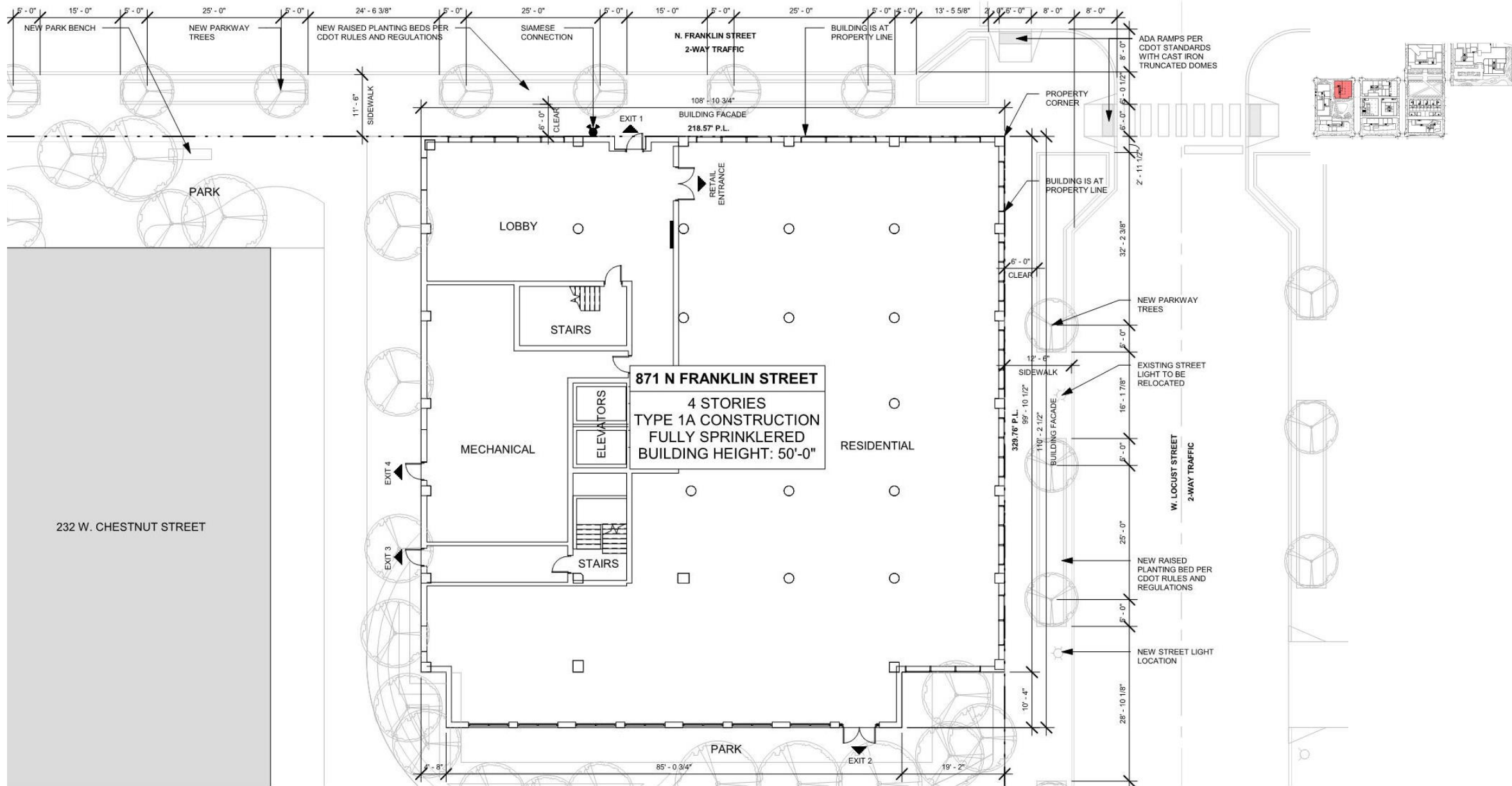


FORAGED CHARCOAL

BUILDING MATERIALS – 232 W. CHESTNUT

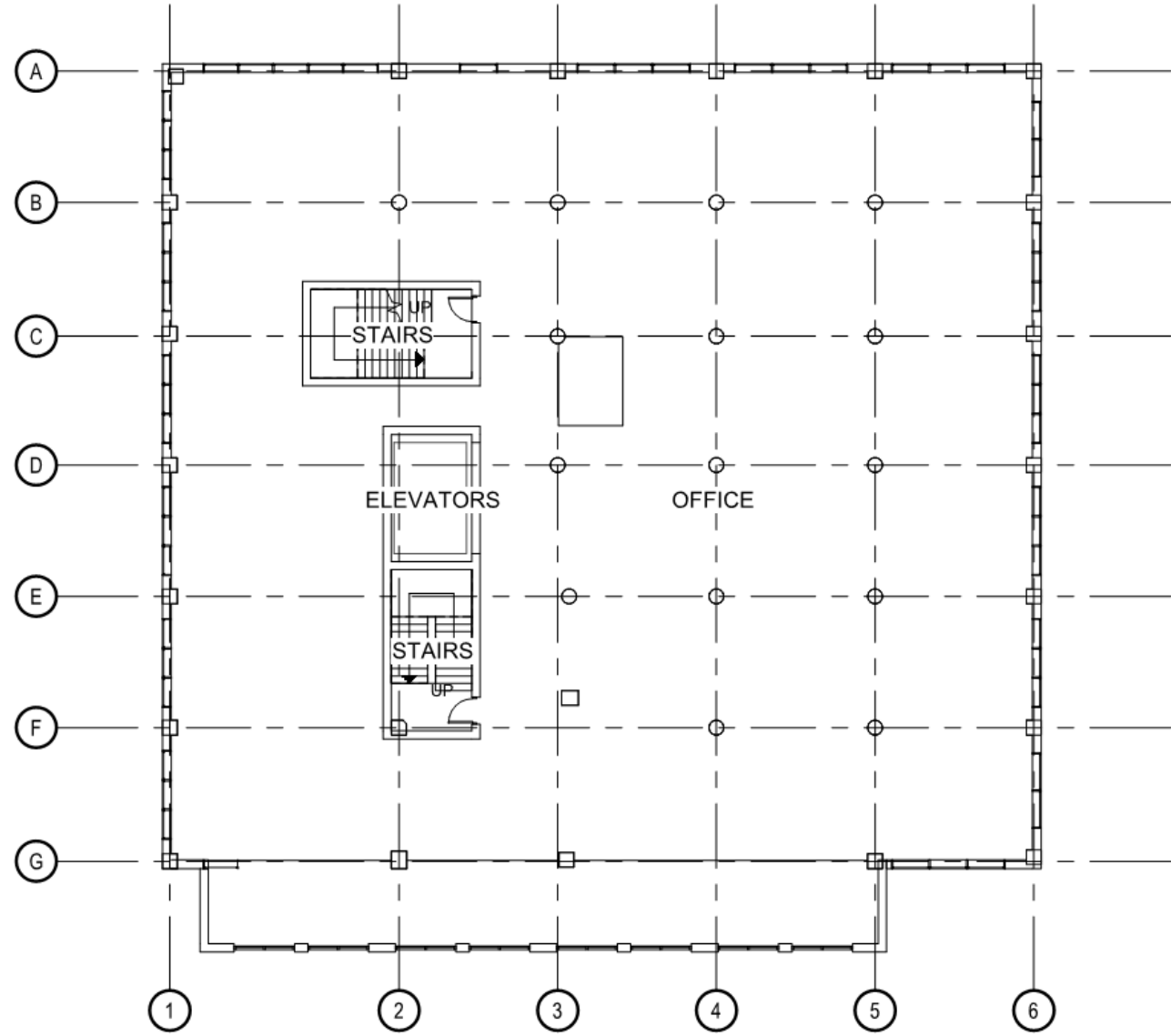
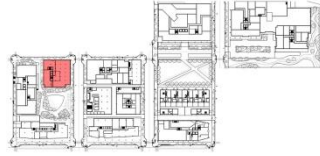


RENDERING— 871 N. FRANKLIN



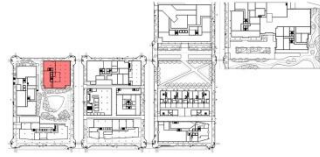
GROUND FLOOR/SITE PLAN – 871 N. FRANKLIN STREET

KEY PLAN



TYPICAL FLOOR PLAN – 871 N. FRANKLIN STREET

KEY PLAN

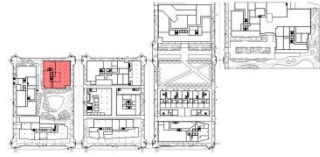


MATERIAL LEGEND

- 1. EXISTING MASONRY CLADDING
- 2. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
- 3. CAST STONE COPING
- 4. NEW ALUMINUM STOREFRONT
- 5. METAL PANEL CLADDING



KEY PLAN



MATERIAL LEGEND

- 1. EXISTING MASONRY CLADDING
- 2. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
- 3. CAST STONE COPING
- 4. NEW ALUMINUM STOREFRONT
- 5. METAL PANEL CLADDING





PUNCHED WINDOWS WITH
CLEAR GLASS



DARK METAL AT TOP FLOOR

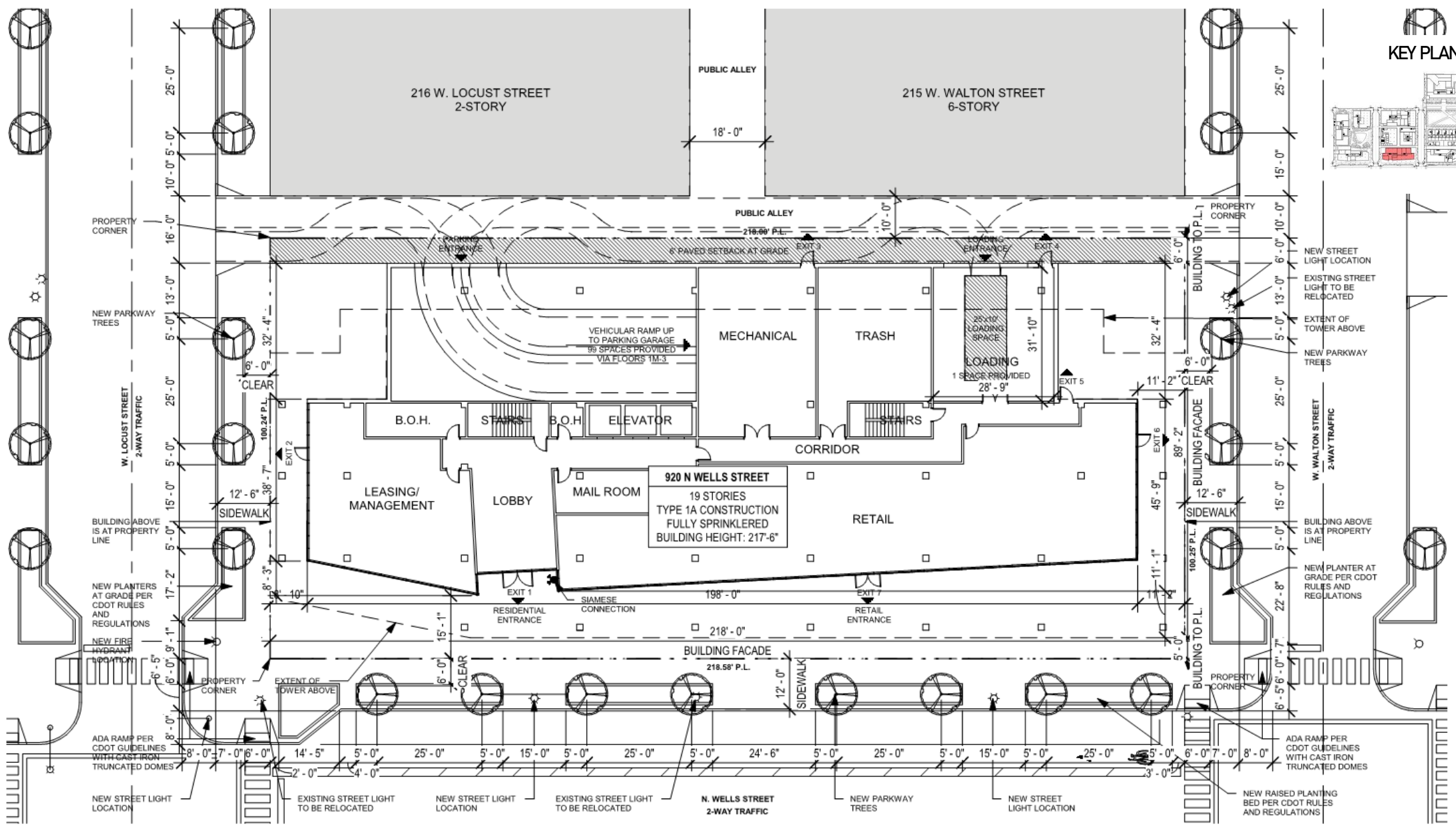
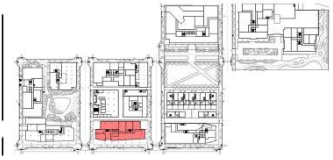


EXISTING MASONRY TO REMAIN

BUILDING MATERIALS – 871 N. FRANKLIN

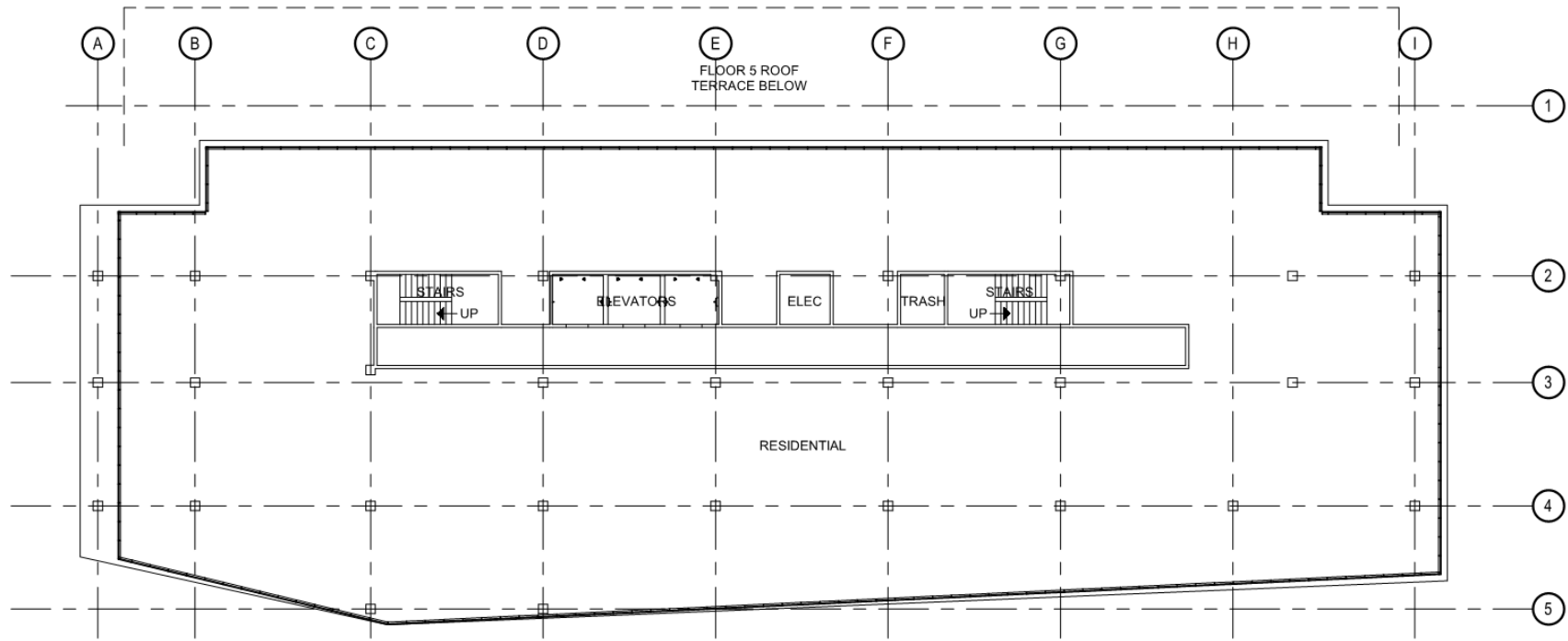
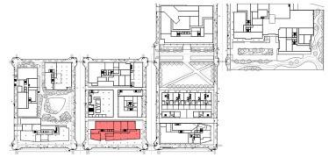


RENDERING— 920 N. WELLS



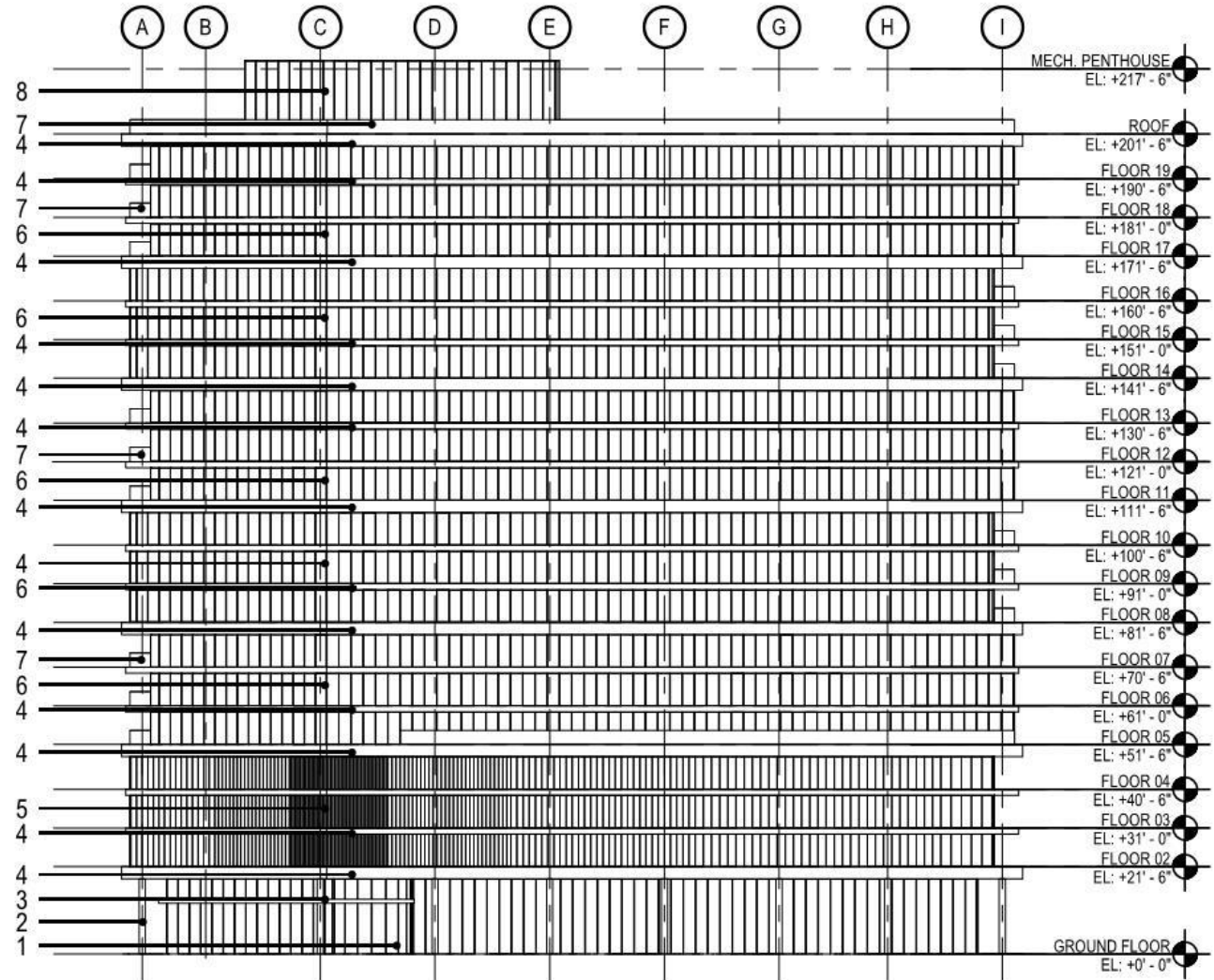
GROUND FLOOR/SITE PLAN – 920 N. WELLS STREET

KEY PLAN

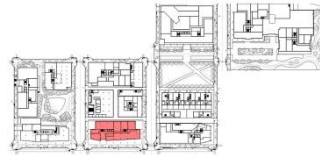


MATERIAL LEGEND

1. STRUCTURALLY GLAZED STOREFRONT
2. METAL CLAD COLUMNS
3. METAL CANOPY
4. METAL SLAB EDGE COVER
5. SCALLOPED METAL PANELS
6. WINDOW WALL SYSTEM
7. GLASS AND ALUMINUM RAILING
8. METAL SCREEN SYSTEM TO MATCH WINDOW WALL
9. CONCRETE WALL
10. METAL OVERHEAD DOOR

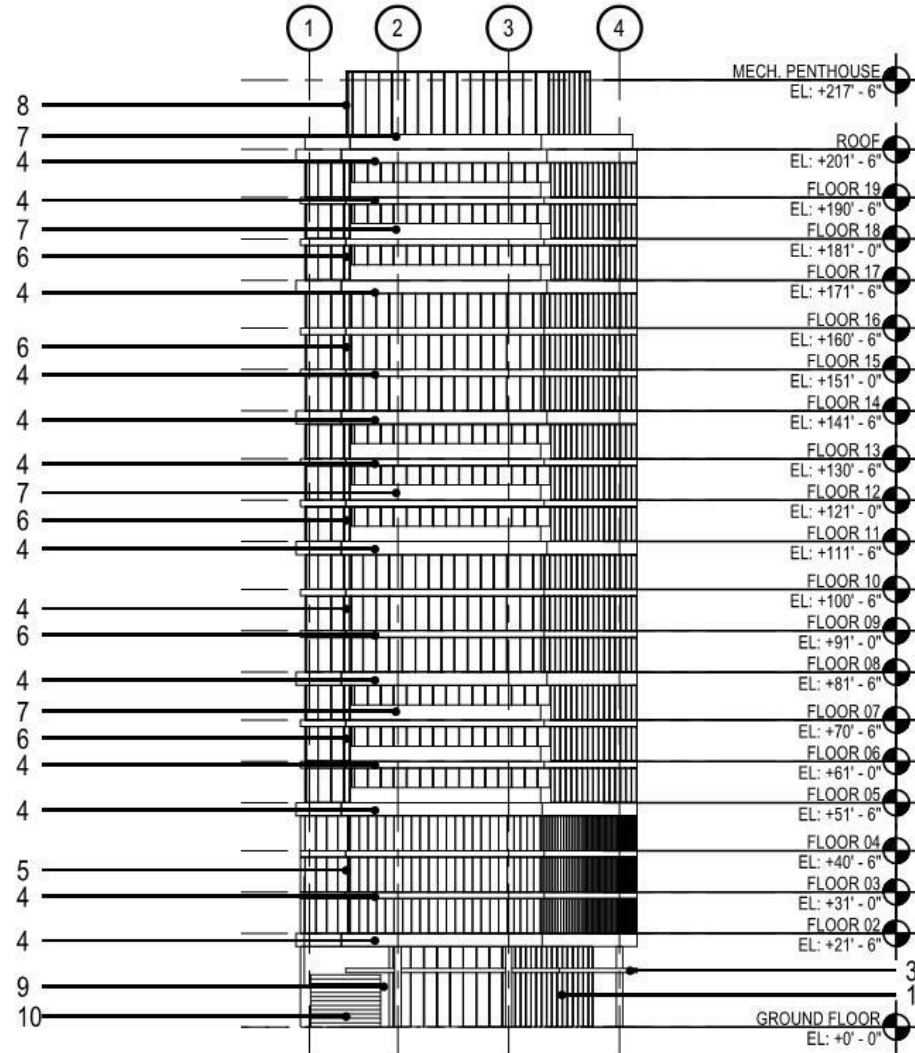


KEY PLAN

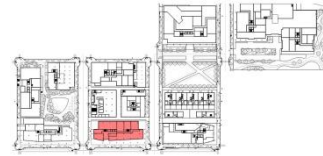


MATERIAL LEGEND

1. STRUCTURALLY GLAZED STOREFRONT
2. METAL CLAD COLUMNS
3. METAL CANOPY
4. METAL SLAB EDGE COVER
5. SCALLOPED METAL PANELS
6. WINDOW WALL SYSTEM
7. GLASS AND ALUMINUM RAILING
8. METAL SCREEN SYSTEM TO MATCH WINDOW WALL
9. CONCRETE WALL
10. METAL OVERHEAD DOOR



KEY PLAN





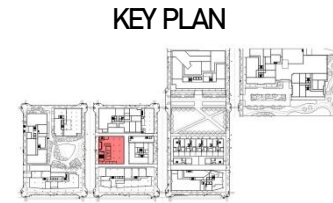
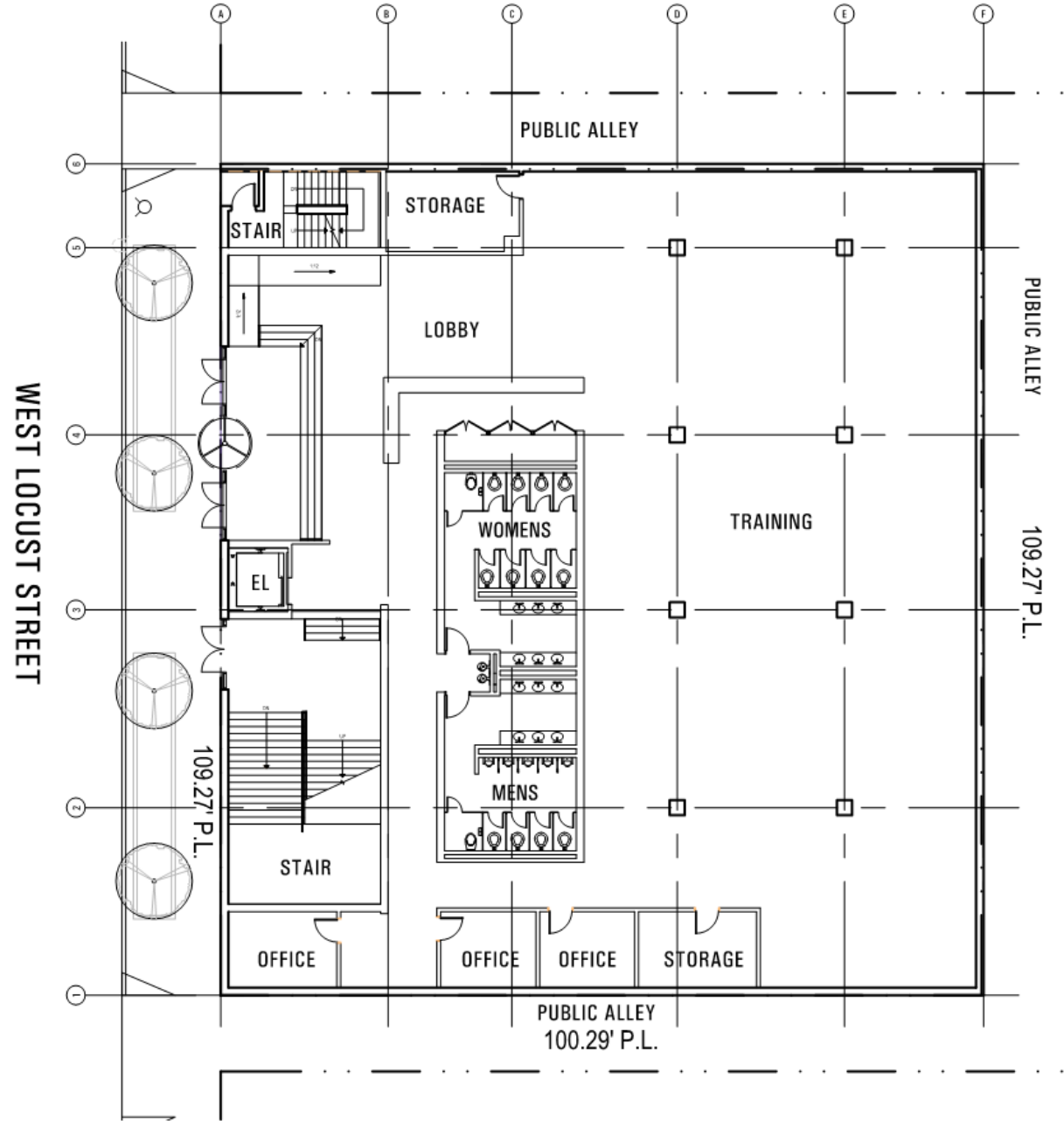
EMPHASIZED HORIZONTAL SLAB EDGES



DARK WARM GRAY METAL

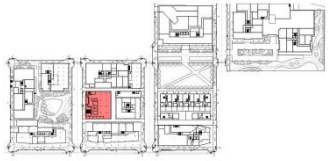


CLEAR GLASS WINDOW WALL



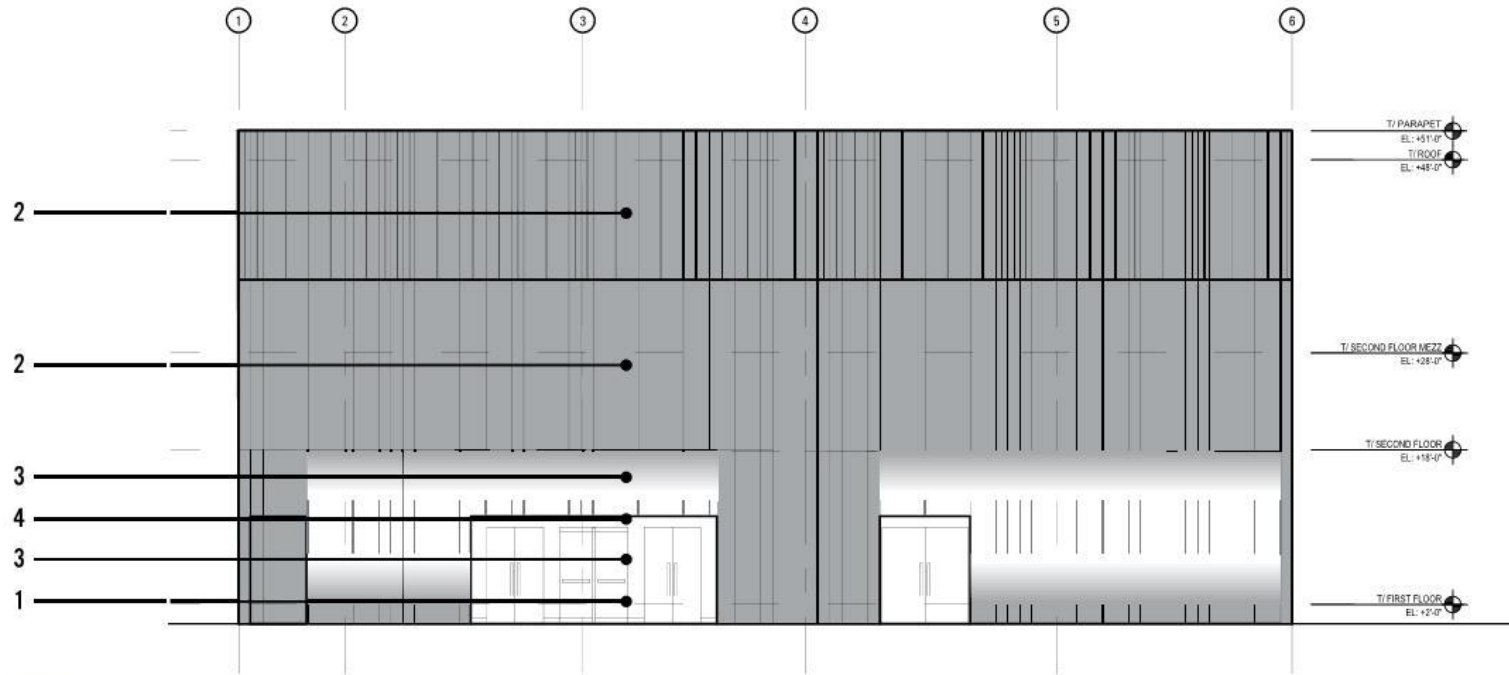
GROUND FLOOR/SITE PLAN – 216 W. LOCUST STREET

KEY PLAN

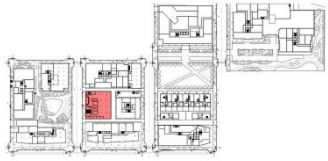


MATERIAL LEGEND

- 1. STRUCTURALLY GLAZED RETAIL STOREFRONT
- 2. GLASS AND ALUMINUM WINDOW WALL SYSTEM WITH OPAQUE FRIT PATTERN
- 3. GLASS AND ALUMINUM WINDOW WALL SYSTEM WITH GRADIENT FRIT PATTERN
- 4. TRANSPARENT GLASS AND ALUMINUM WINDOW WALL SYSTEM
- 5. GLASS AND ALUMINUM WINDOW PUNCHED WINDOW

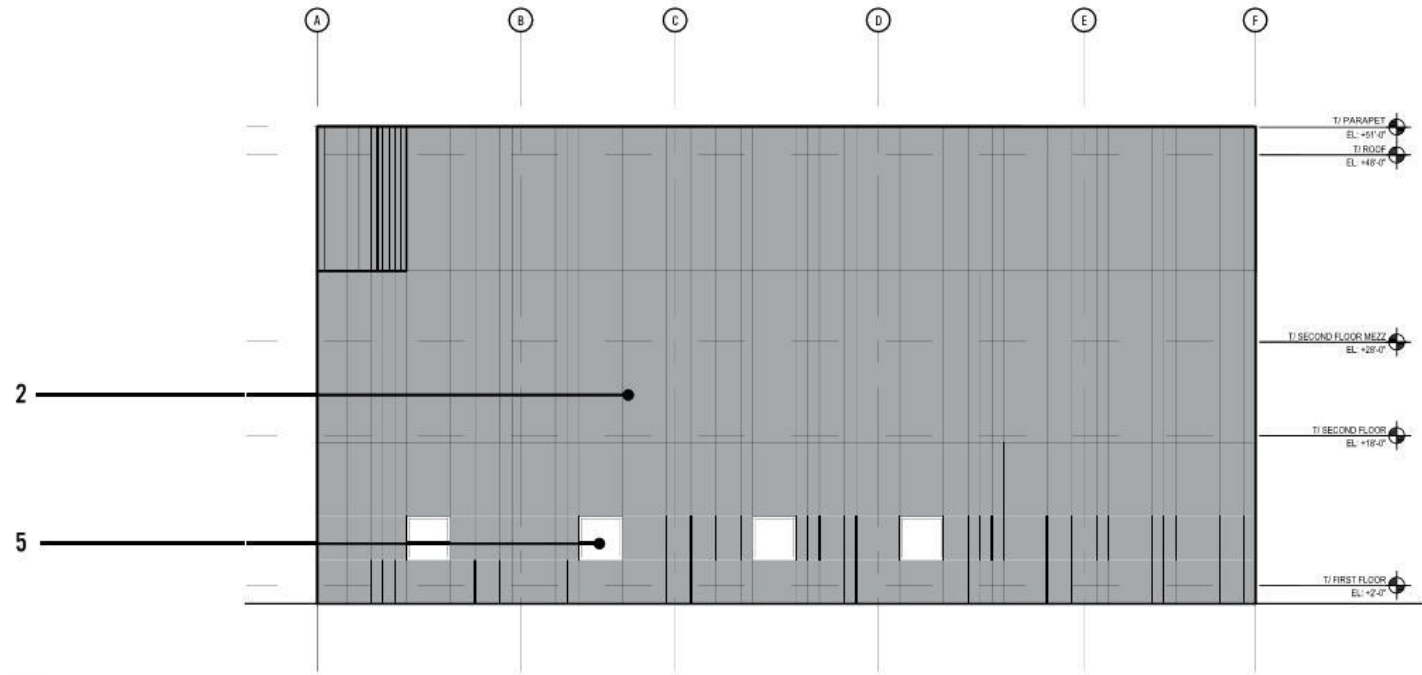


KEY PLAN



MATERIAL LEGEND

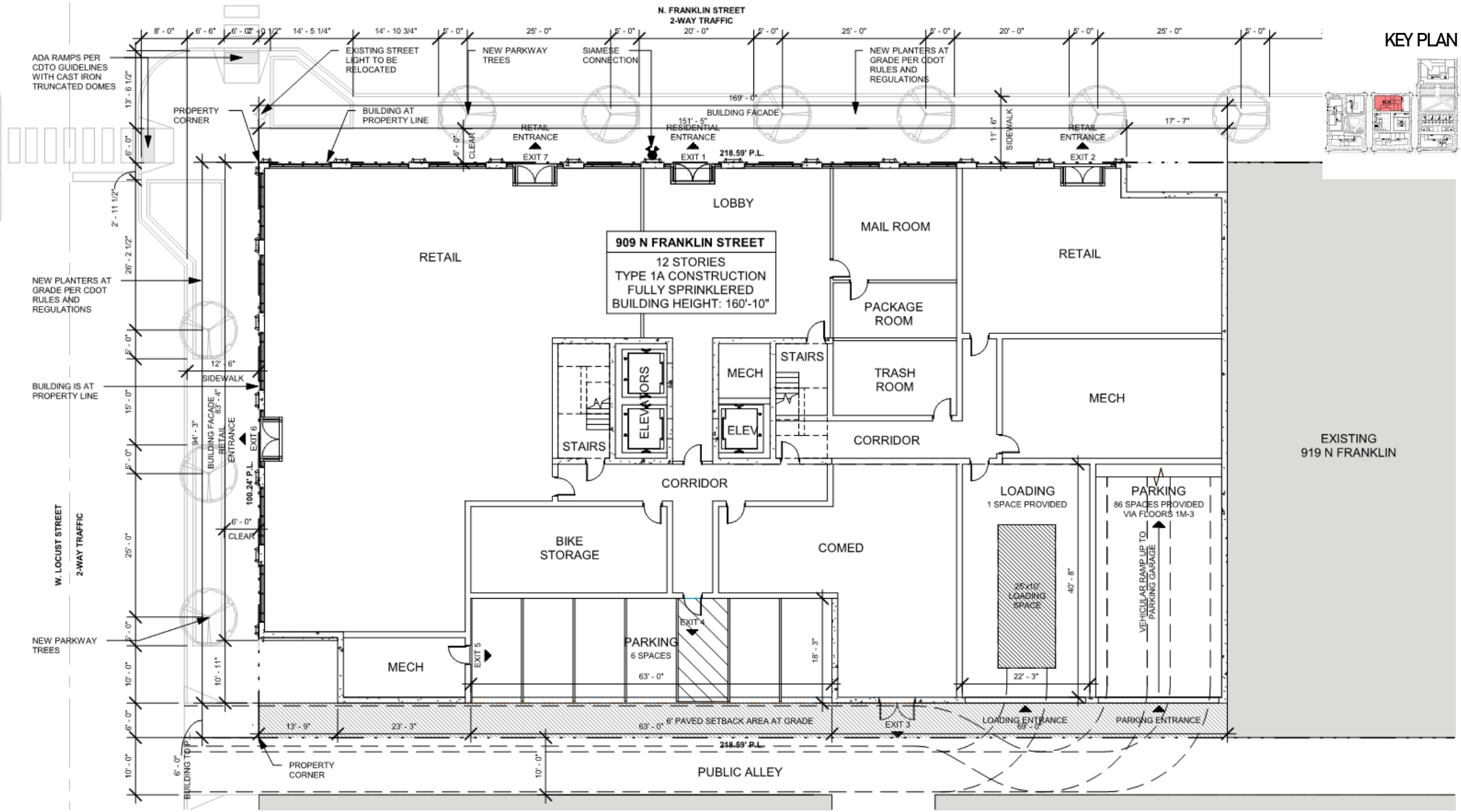
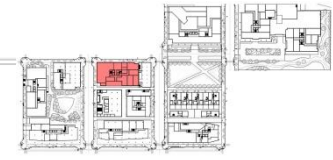
- 1. STRUCTURALLY GLAZED RETAIL STOREFRONT
- 2. GLASS AND ALUMINUM WINDOW WALL SYSTEM WITH OPAQUE FRIT PATTERN
- 3. GLASS AND ALUMINUM WINDOW WALL SYSTEM WITH GRADIENT FRIT PATTERN
- 4. TRANSPARENT GLASS AND ALUMINUM WINDOW WALL SYSTEM
- 5. GLASS AND ALUMINUM WINDOW PUNCHED WINDOW





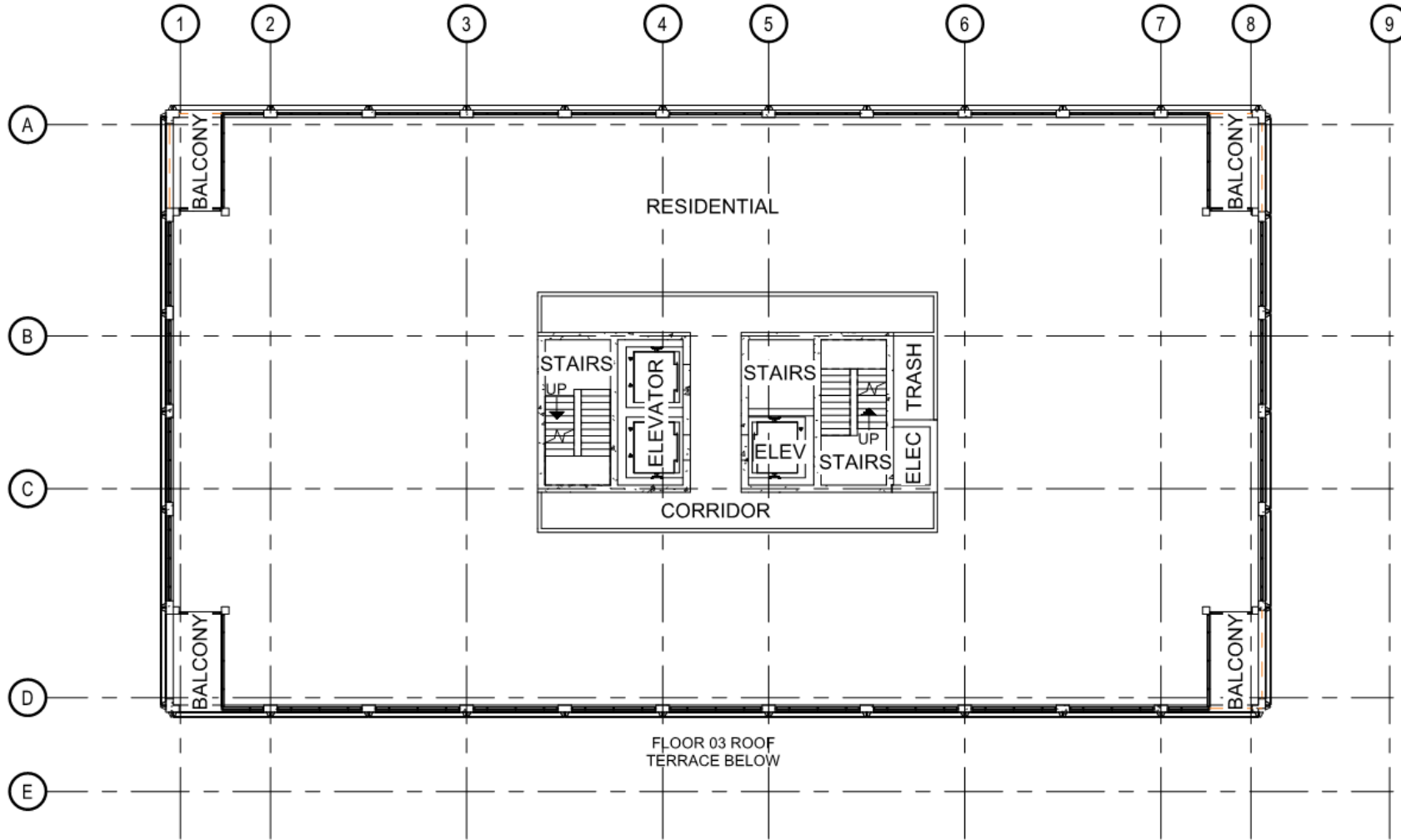
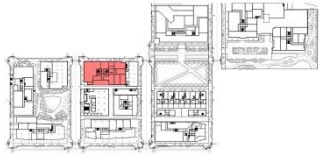
RENDERING— 909 N. FRANKLIN

KEY PLAN



GROUND FLOOR/SITE PLAN – 909 N. FRANKLIN STREET

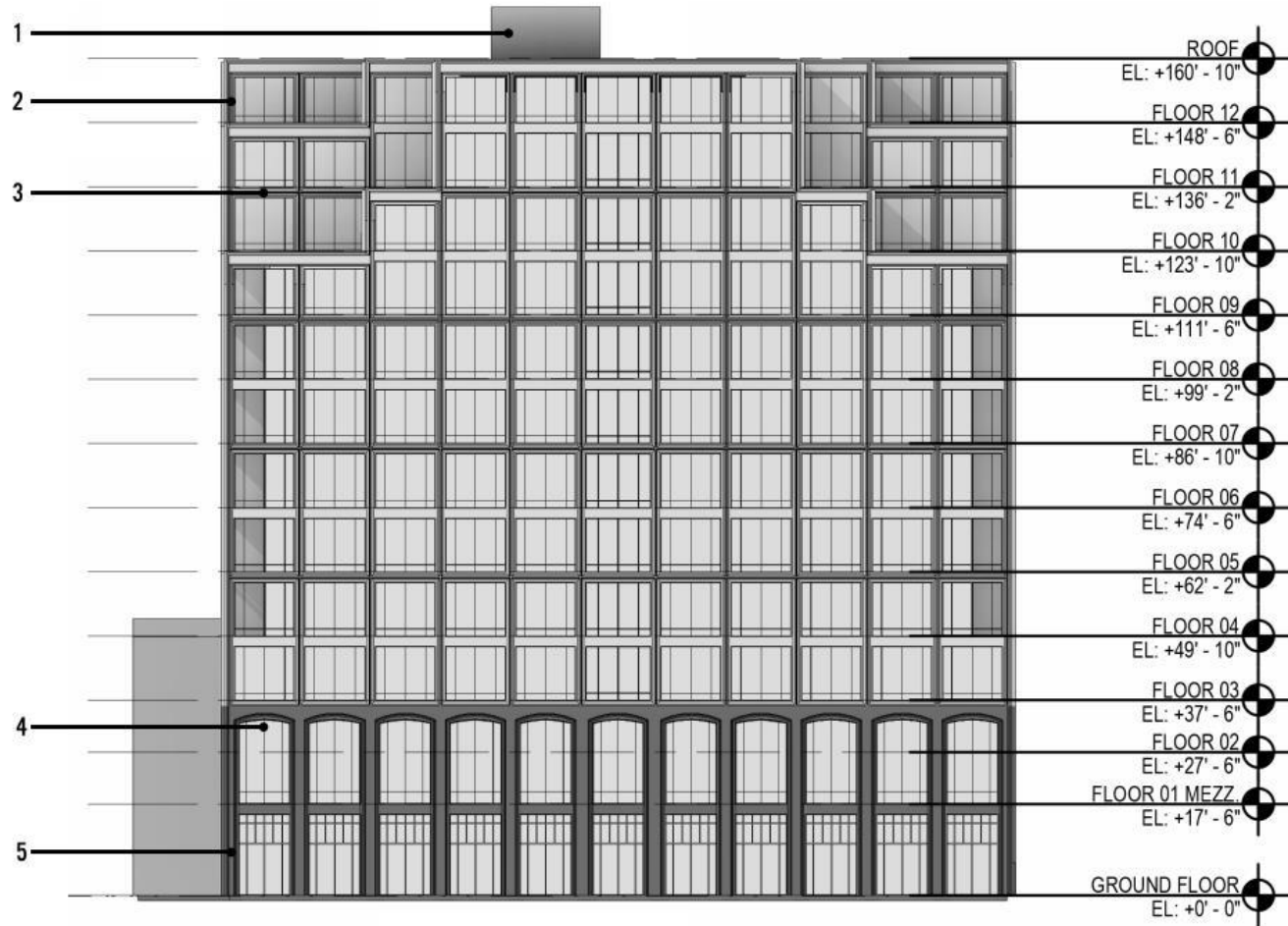
KEY PLAN



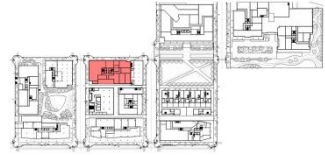
TYPICAL FLOOR PLAN – 909 N. FRANKLIN STREET

MATERIAL LEGEND

- 1. METAL PANEL CLADDING AT ELEVATOR OVERRUN
- 2. ALUMINUM AND GLASS WINDOW WALL
- 3. ARTICULATED PRE-CAST CLADDING AT WITH SCULPTED DETAILING AT EDGES
- 4. ARTICULATED METAL PANEL CLADDING WITH SCALLOPED/BEVELED DETAILS AT WINDOWS
- 5. ALUMINUM AND GLASS STOREFRONT WITH EXTERIOR APPLIED MUNTINS
- 6. DEFS EXTERIOR CLADDING

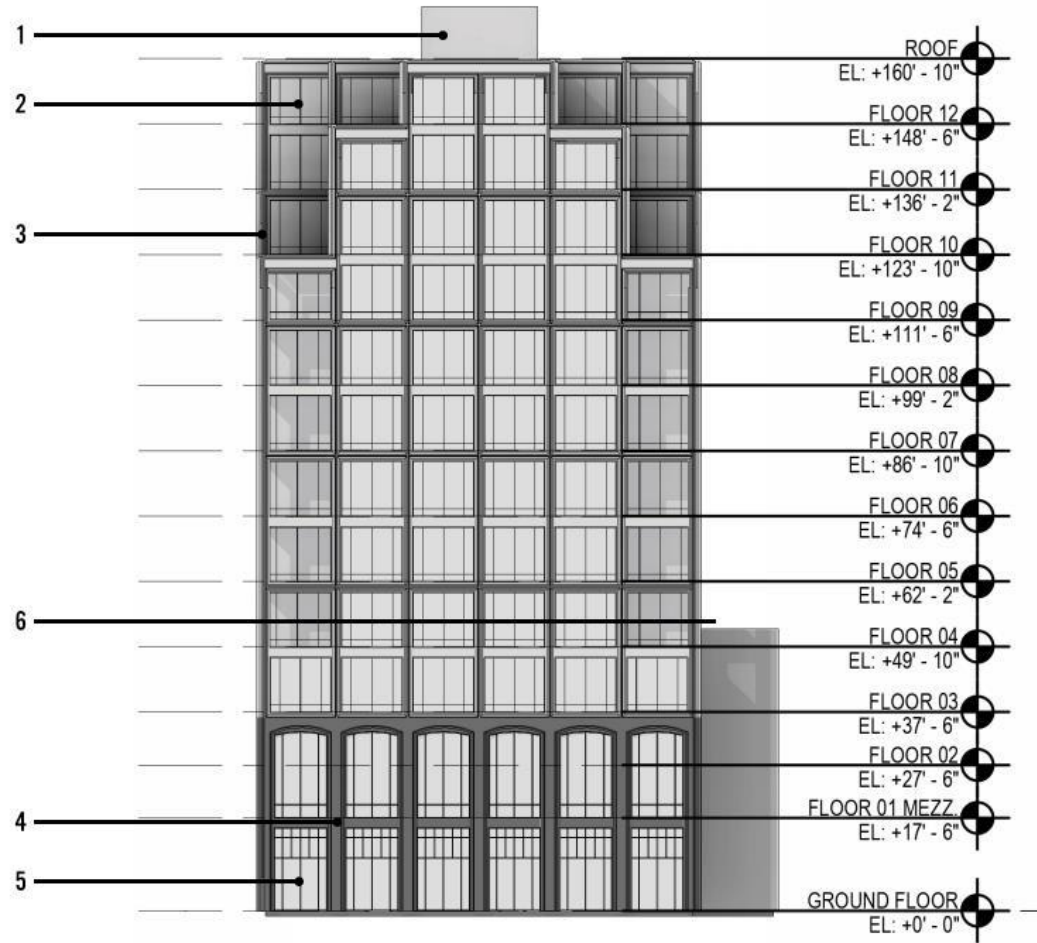


KEY PLAN

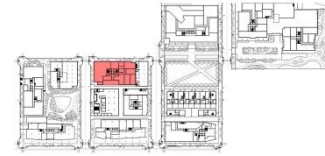


MATERIAL LEGEND

1. METAL PANEL CLADDING AT ELEVATOR OVERRUN
2. ALUMINUM AND GLASS WINDOW WALL
3. ARTICULATED PRE-CAST CLADDING AT WITH SCULPTED DETAILING AT EDGES
4. ARTICULATED METAL PANEL CLADDING WITH SCALLOPED/BEVELED DETAILS AT WINDOWS
5. ALUMINUM AND GLASS STOREFRONT WITH EXTERIOR APPLIED MUNTINS
6. DEFS EXTERIOR CLADDING



KEY PLAN

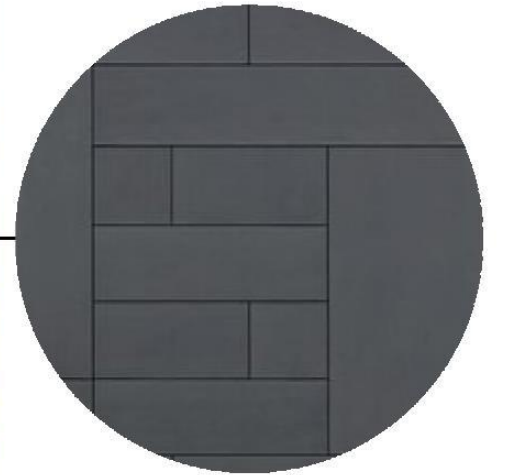




EMPHASIZED FRAMES AT PUNCHED WINDOWS

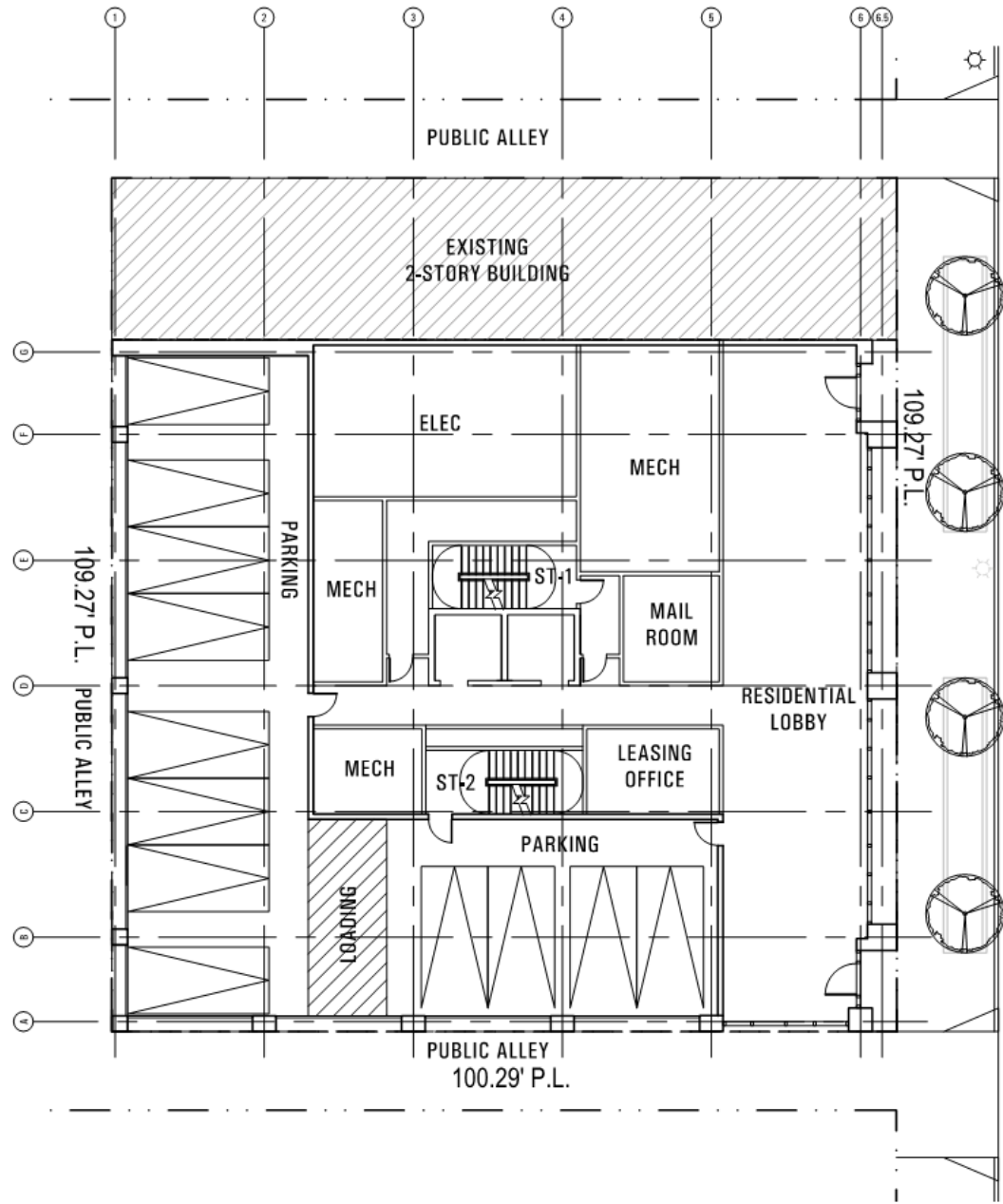


WARM GRAY CAST STONE

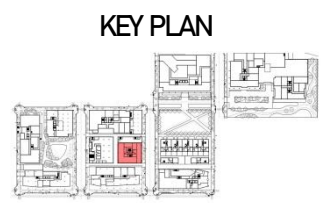
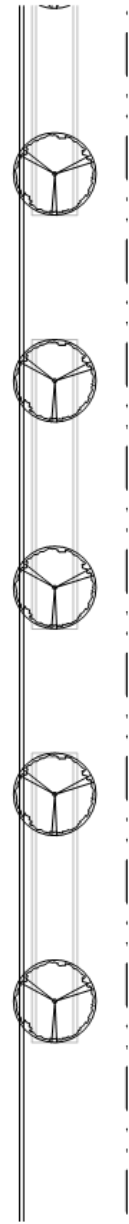


DARY GRAY CAST STONE AT PEDESTRIAN LEVEL

BUILDING MATERIALS – 909 N. FRANKLIN

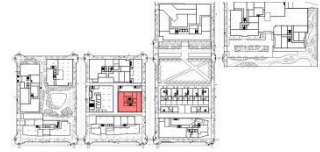


WEST WALTON STREET



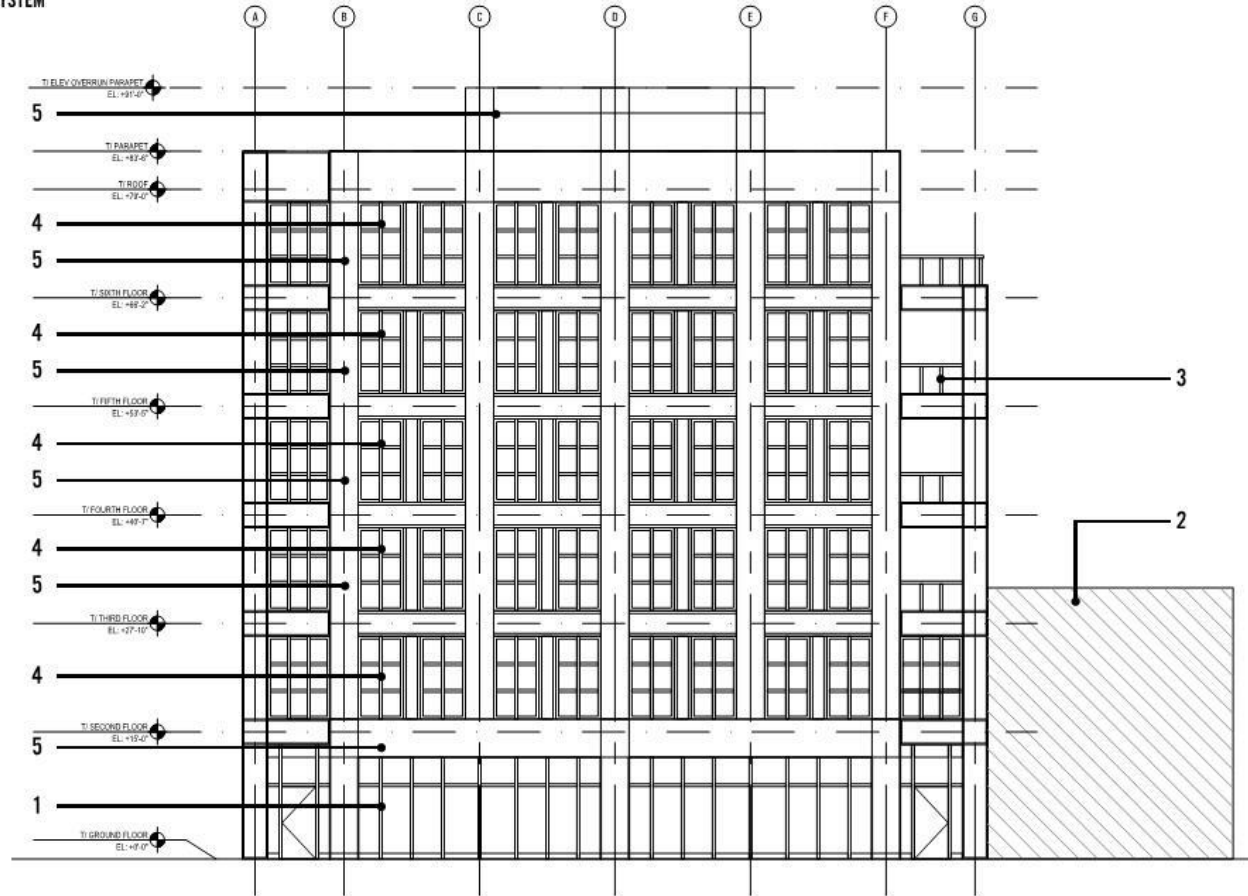
GROUND FLOOR/SITE PLAN – 215 W. WALTON STREET

KEY PLAN

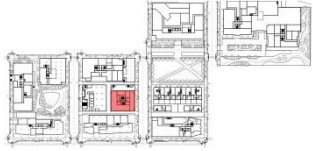


MATERIAL LEGEND

- 1. STRUCTURALLY GLAZED RETAIL STOREFRONT
- 2. MASONRY FACE BRICK CLADDING
- 3. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
- 4. GLASS AND ALUMINUM WINDOW WALL SYSTEM
- 5. METAL FRAME CLADDING
- 6. METAL OVERHEAD COILING DOOR

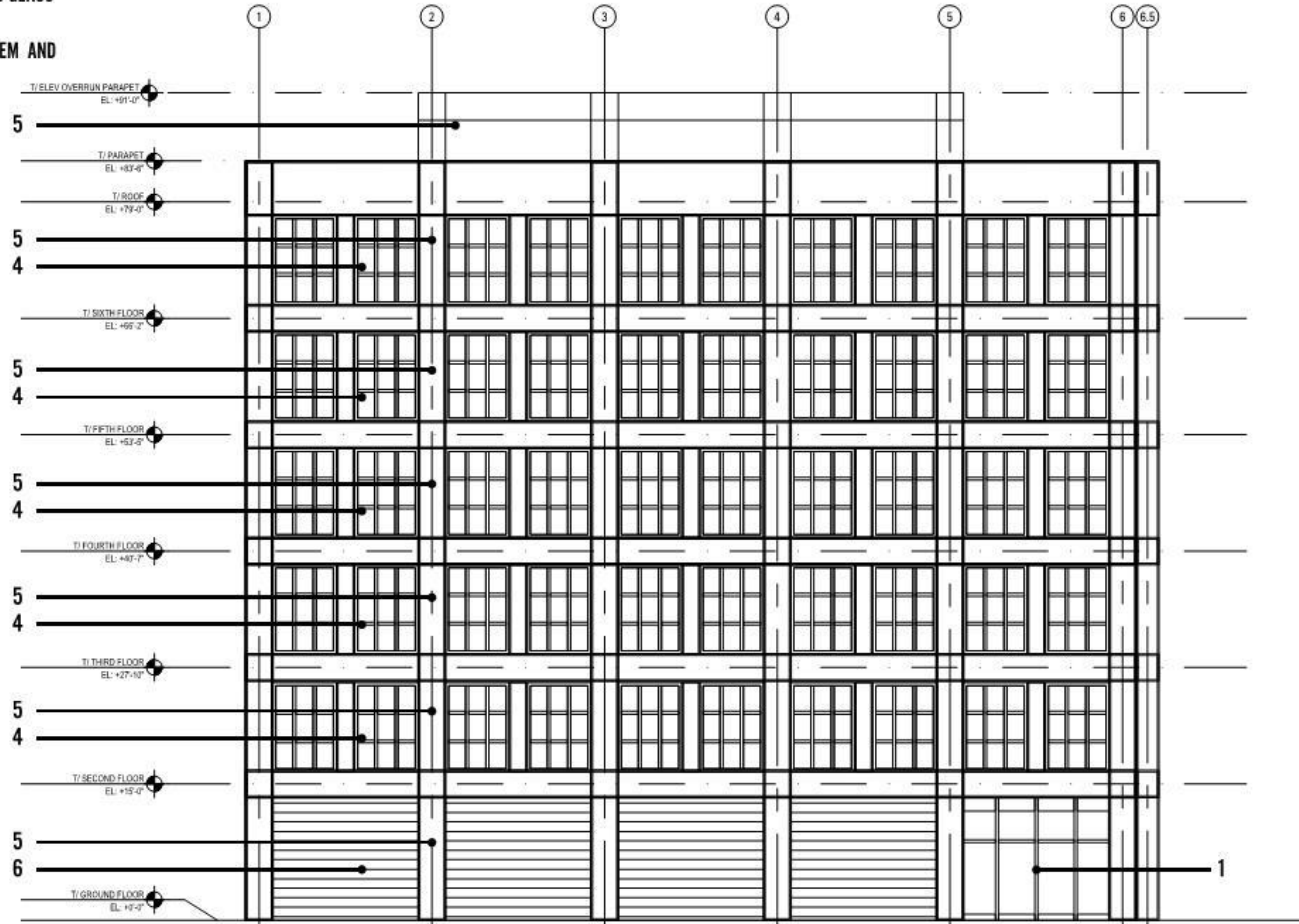


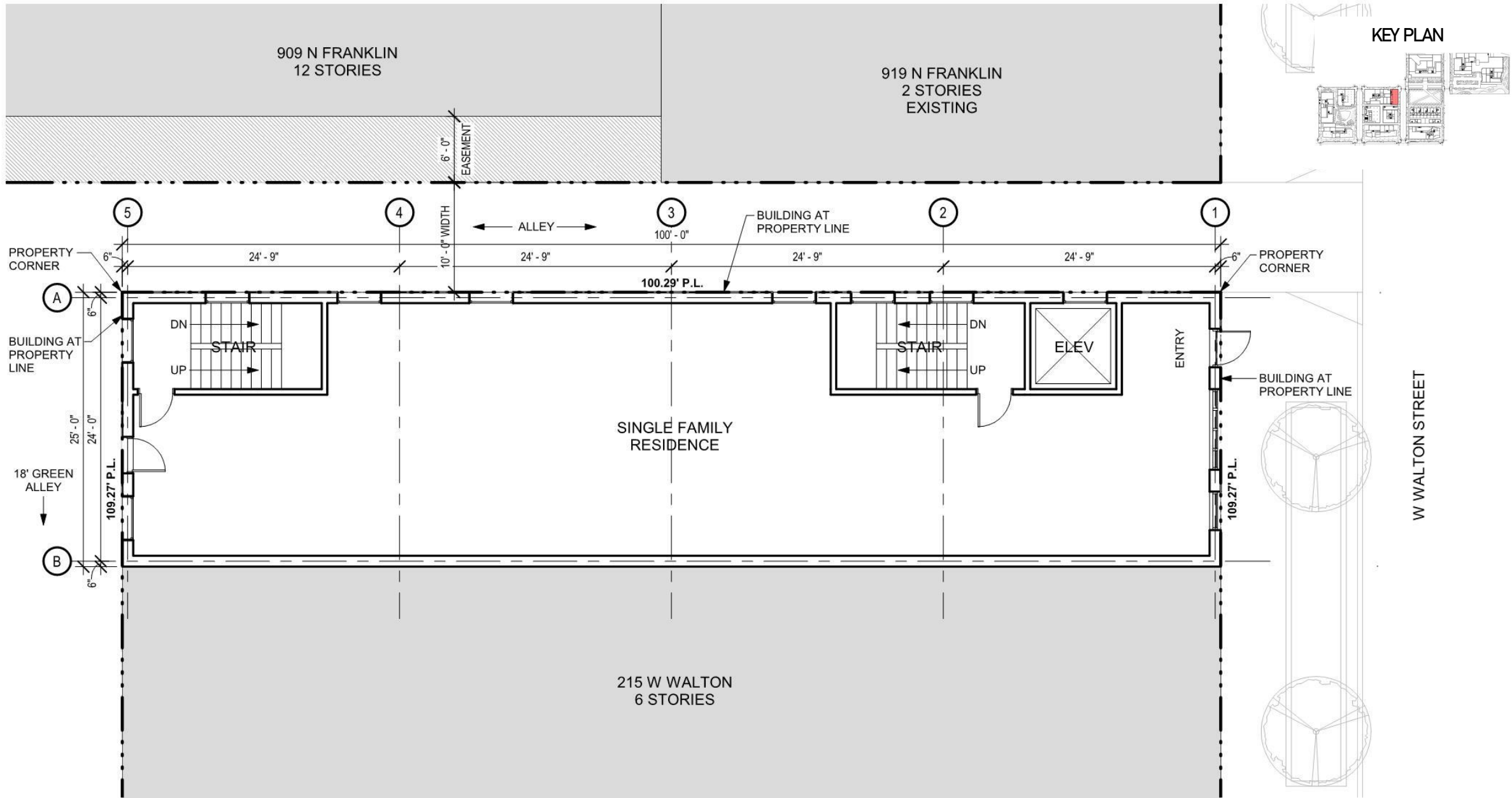
KEY PLAN



MATERIAL LEGEND

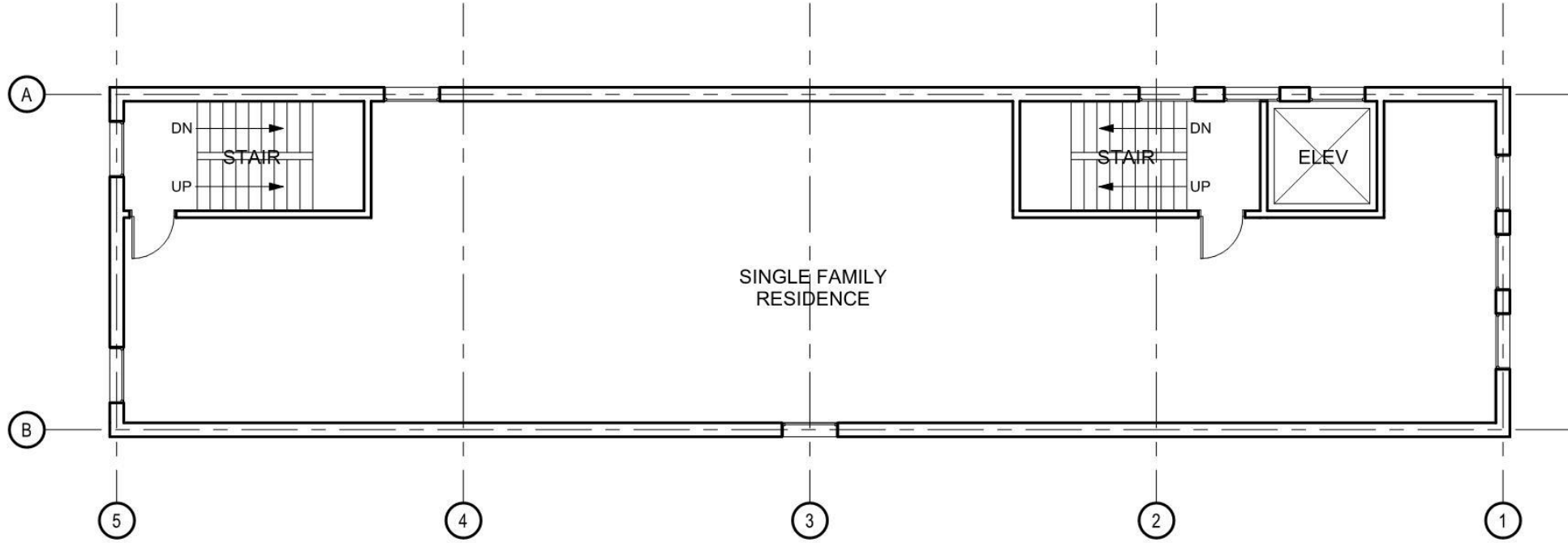
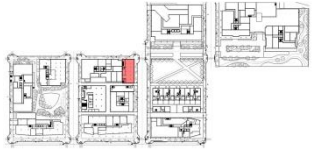
1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. MASONRY FACE BRICK CLADDING
3. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. METAL FRAME CLADDING
6. METAL OVERHEAD COILING DOOR





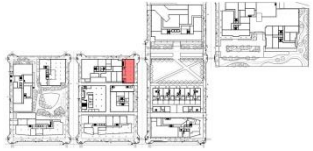
GROUND FLOOR/SITE PLAN – 221 W. WALTON STREET

KEY PLAN



TYPICAL FLOOR PLAN – 221 W. WALTON STREET

KEY PLAN

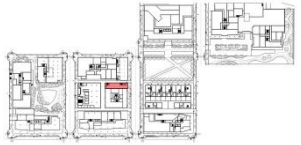


MATERIAL LEGEND

- 1. GLASS AND ALUMINUM STOREFRON
- 2. NEW PUNCHED WINDOW IN EXISTING OPENING
- 3. EXISTING MASONRY
- 4. EXISTING STEEL LINTEL
- 5. EXISTING TERRA COTTA TILE DETAILING
- 6. PARAPET CAP
- 7. METAL DOOR

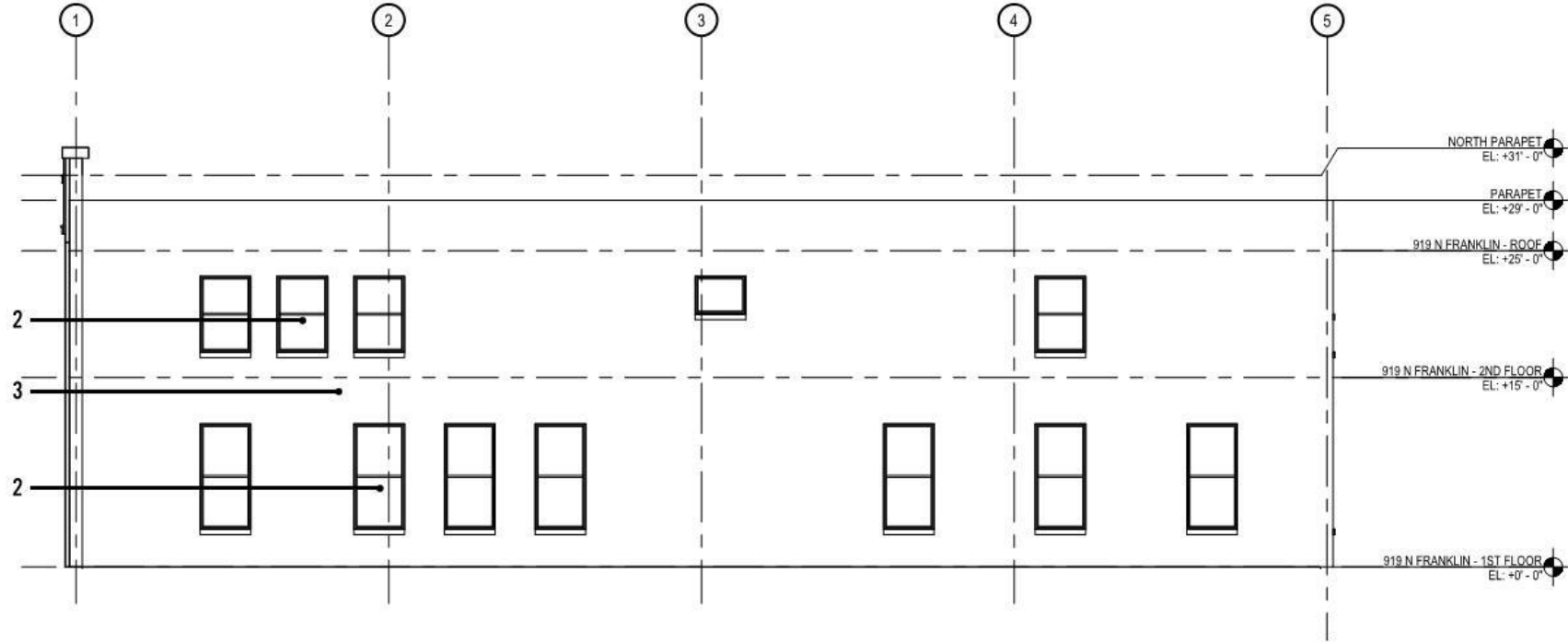


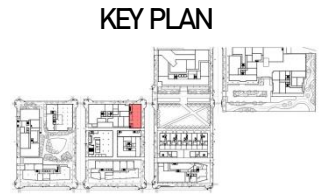
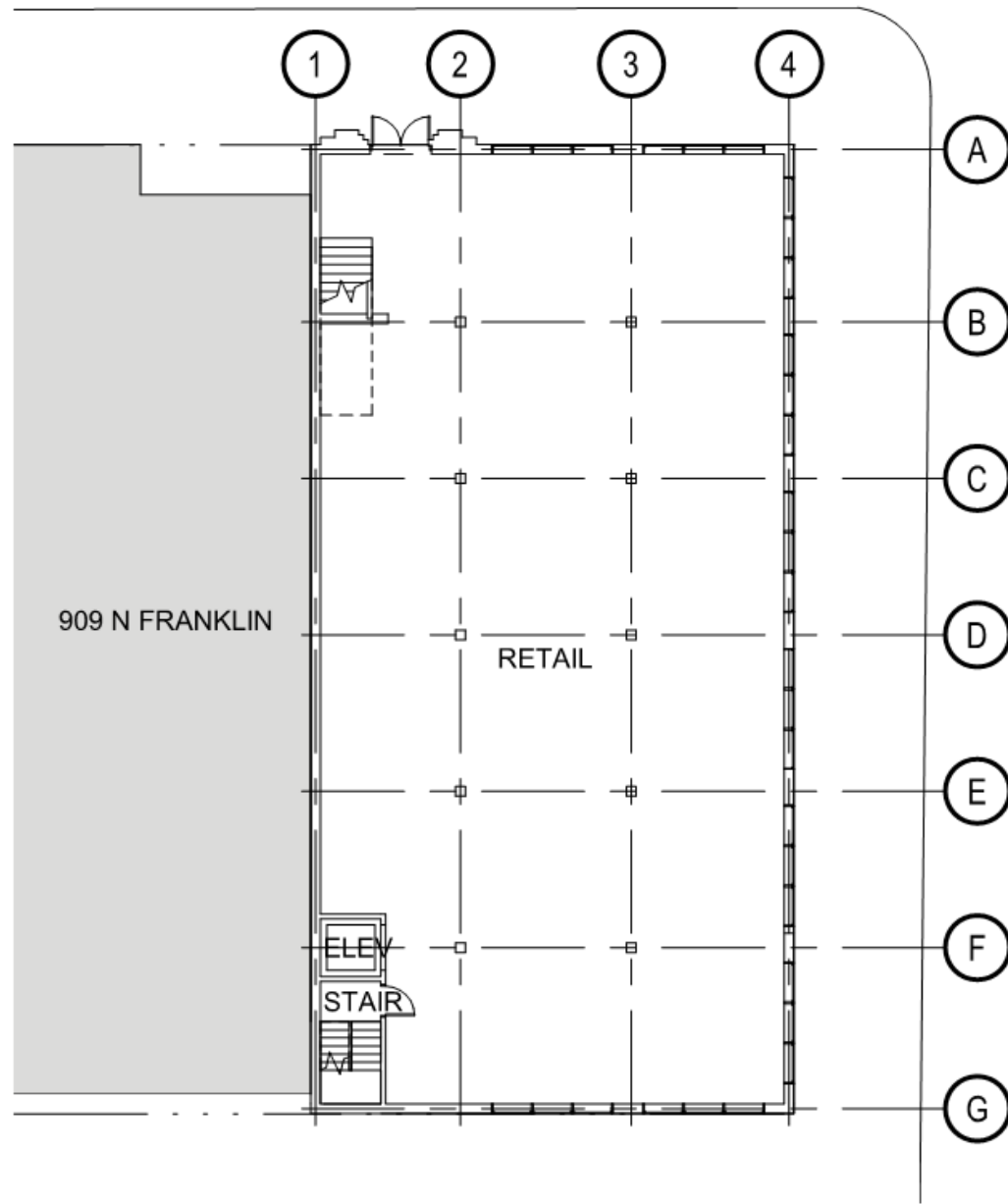
KEY PLAN



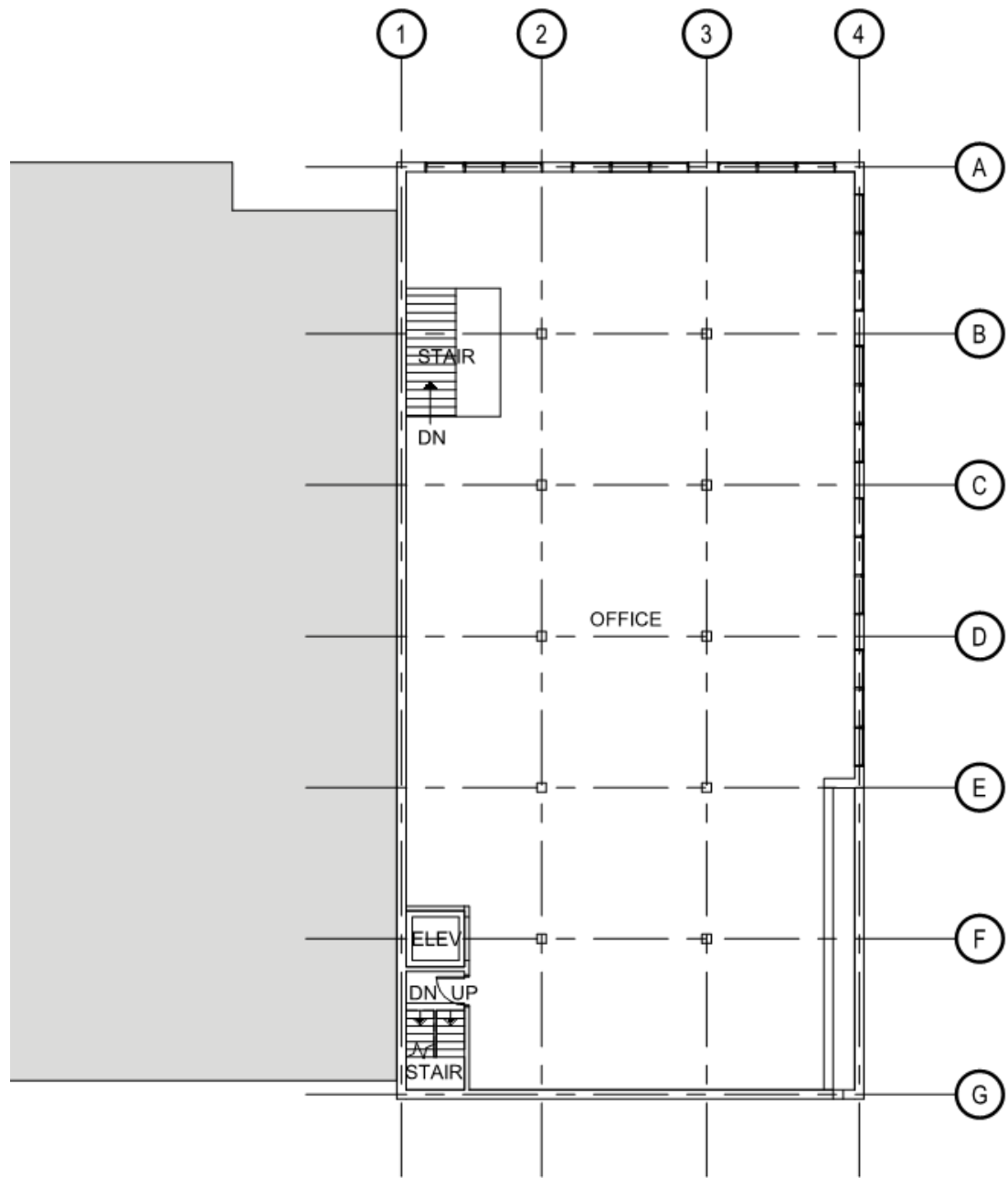
MATERIAL LEGEND

- 1. GLASS AND ALUMINUM STOREFRON
- 2. NEW PUNCHED WINDOW IN EXISTING OPENING
- 3. EXISTING MASONRY
- 4. EXISTING STEEL LINTEL
- 5. EXISTING TERRA COTTA TILE DETAILING
- 6. PARAPET CAP
- 7. METAL DOOR



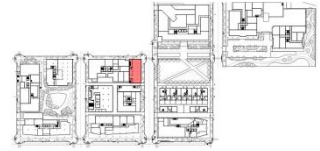


GROUND FLOOR/SITE PLAN – 919 N. FRANKLIN STREET



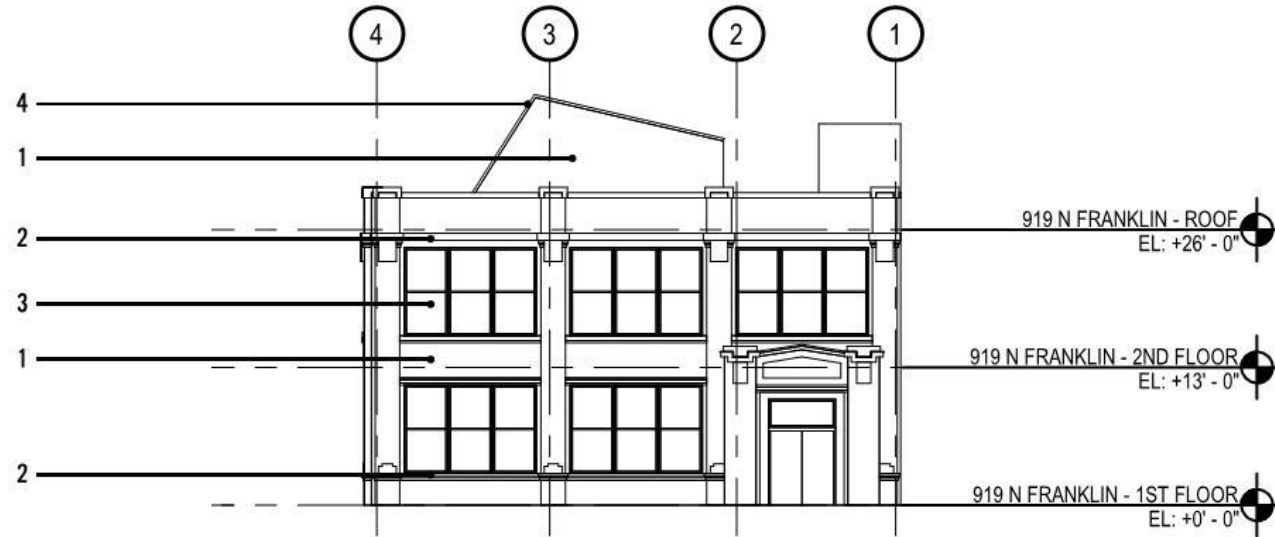
GROUND FLOOR/SITE PLAN – 919 N. FRANKLIN STREET

KEY PLAN



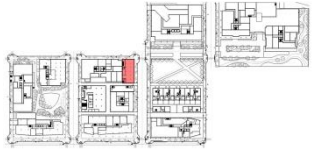
MATERIAL LEGEND

- 1. EXISTING MASONRY CLADDING
- 2. CAST STONE COPING/BANDING
- 3. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
- 4. METAL SEAMED ROOFING



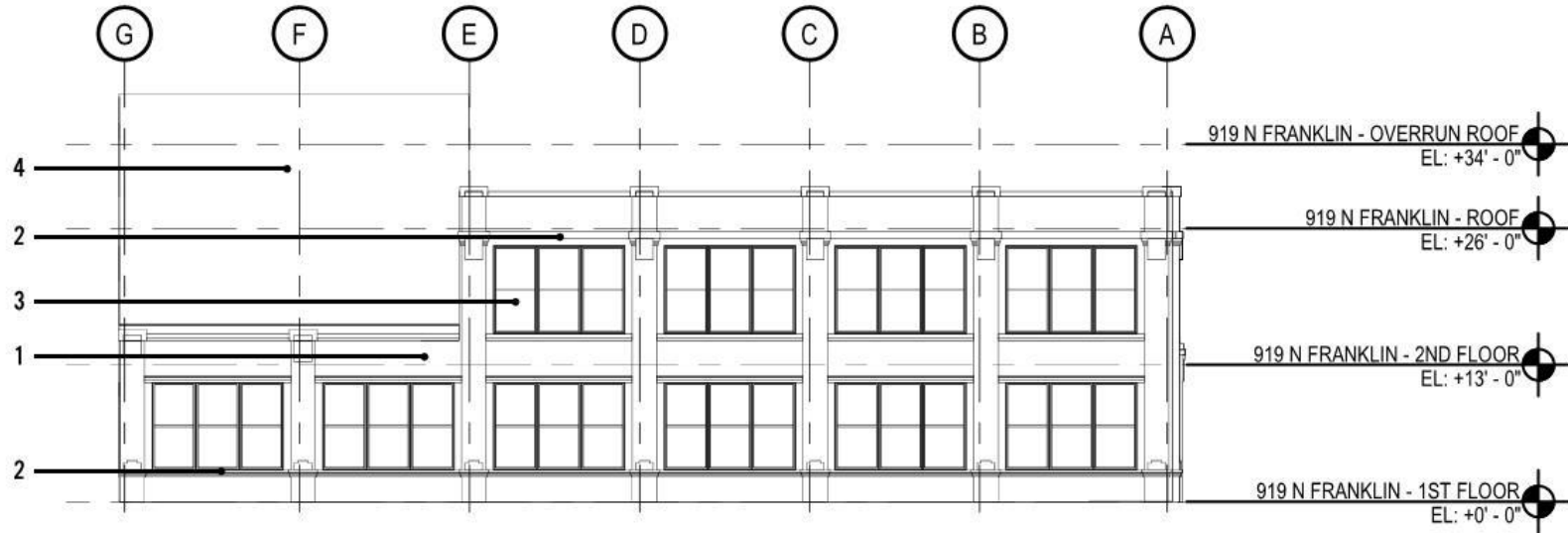
919 N FRANKLIN – WEST ELEVATION

KEY PLAN



MATERIAL LEGEND

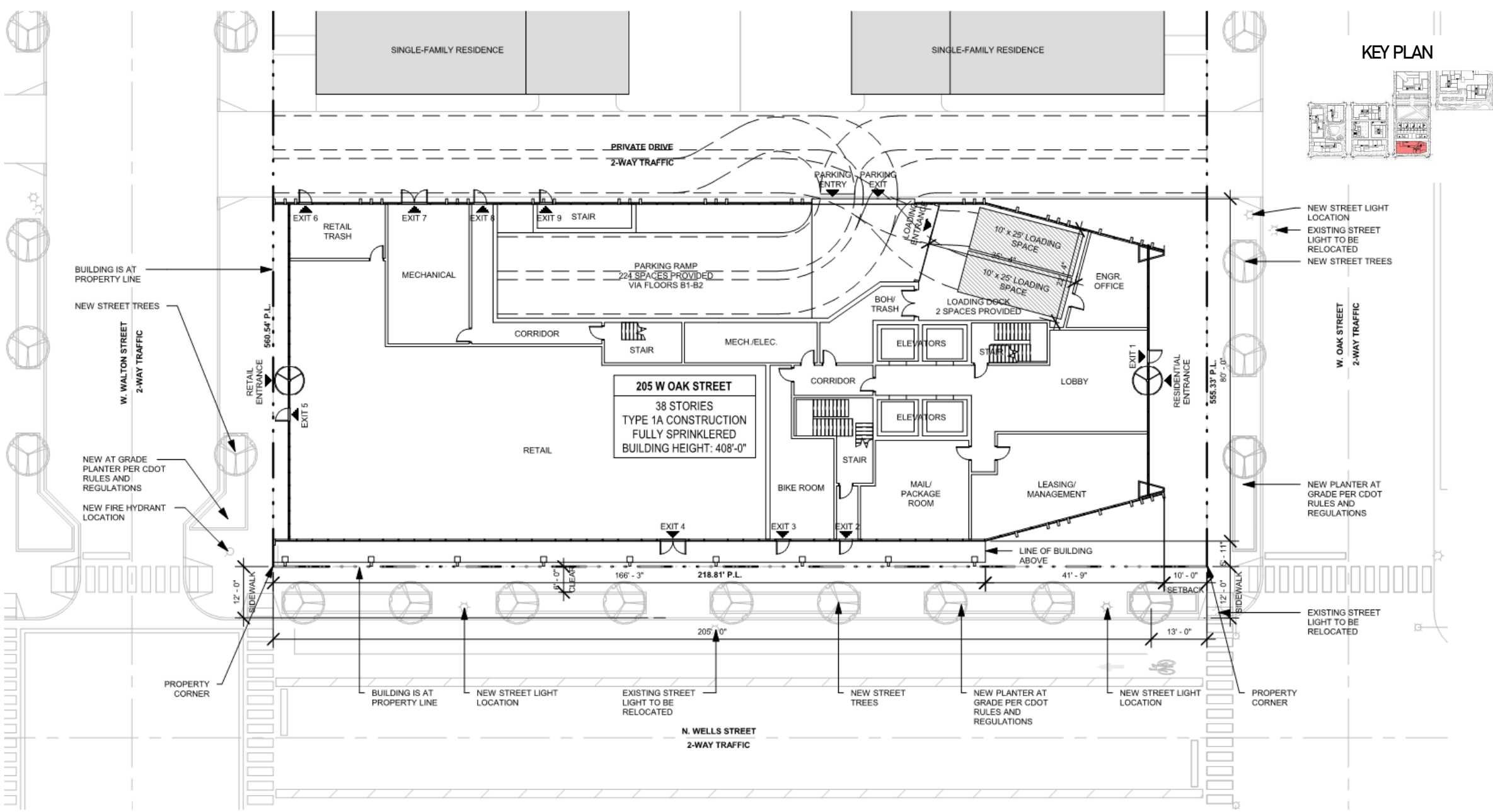
- 1. EXISTING MASONRY CLADDING
- 2. CAST STONE COPING/BANDING
- 3. NEW ALUMINUM WINDOWS WITH EXTERIOR APPLIED HISTORIC MUNTINS
- 4. METAL SEAMED ROOFING



919 N FRANKLIN – NORTH ELEVATION

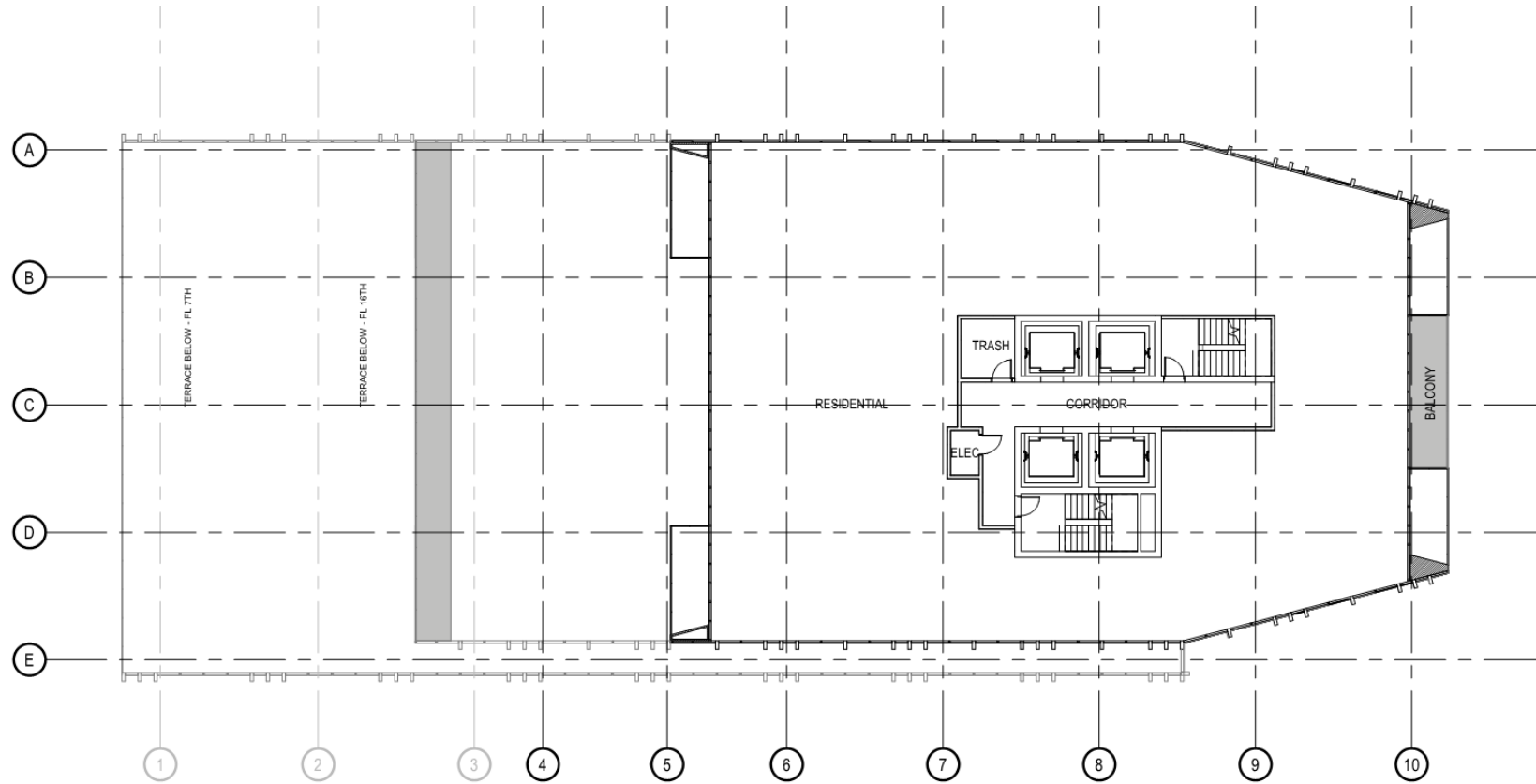
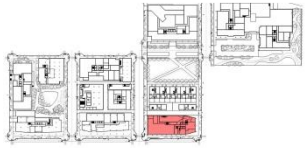


RENDERING— 205 W. OAK



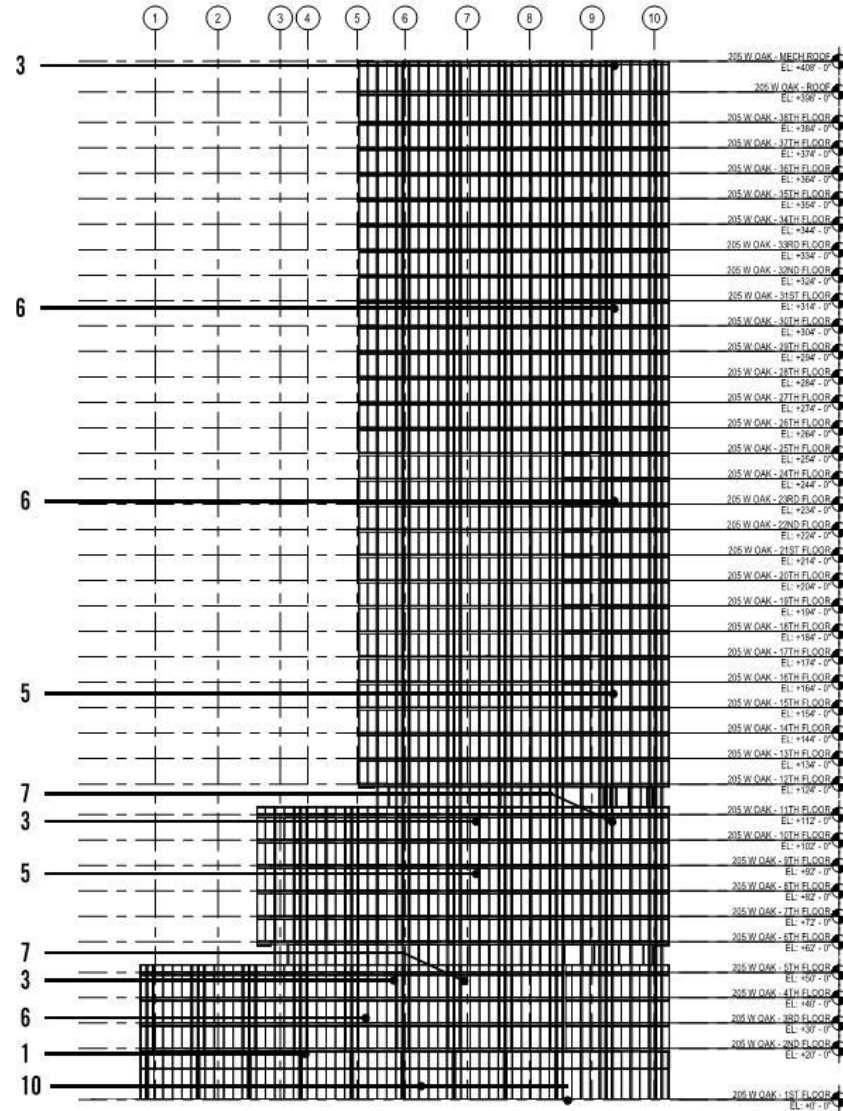
GROUND FLOOR/SITE PLAN – 205 W. OAK STREET

KEY PLAN

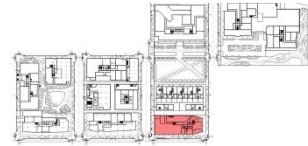


MATERIAL LEGEND

1. ARCHITECTURAL SPANDREL GLASS
2. PODIUM N/S GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
3. AMENITY AND/OR RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WALL SYSTEM & RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. WINDOW WALL SYSTEM WITH GLASS AND ALUMINUM WINDOW AND OPAQUE SPANDREL GLASS PANELS, WITH METAL FINIS (6"-8" PROJECTION)
7. ALUMINUM/METAL FINIS (16"X6" APPROX.)
8. MECHANICAL SCREEN
9. EXTERIOR ALUMINUM PANELS
10. STRUCTURALLY GLAZED RETAIL STOREFRONT WITH CANOPY ABOVE

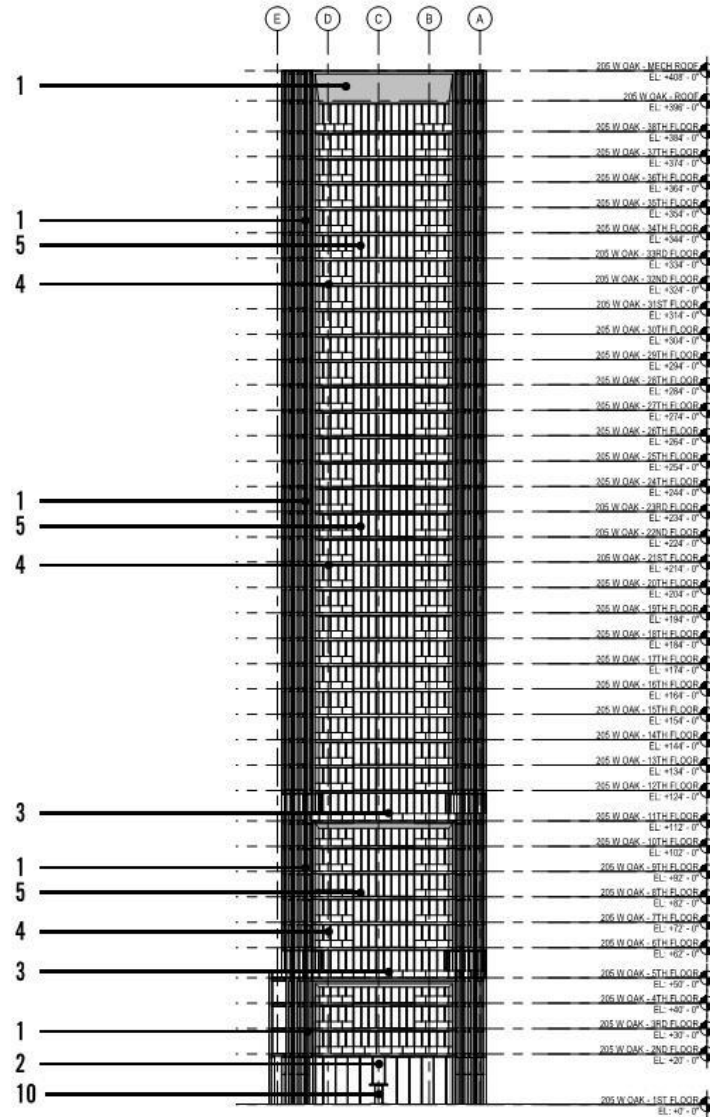


KEY PLAN

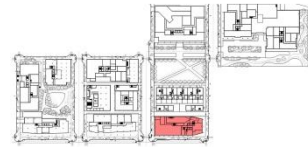


MATERIAL LEGEND

1. ARCHITECTURAL SPANDREL GLASS
2. PODIUM N/S GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
3. AMENITY AND/OR RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
4. GLASS AND ALUMINUM WALL SYSTEM & RESIDENTIAL BALCONY WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. WINDOW WALL SYSTEM WITH GLASS AND ALUMINUM WINDOW AND OPAQUE SPANDREL GLASS PANELS, WITH METAL FINIS (6"-8" PROJECTION)
7. ALUMINUM/METAL FINIS (16"X6" APPROX.)
8. MECHANICAL SCREEN
9. EXTERIOR ALUMINUM PANELS
10. STRUCTURALLY GLAZED RETAIL STOREFRONT WITH CANOPY ABOVE



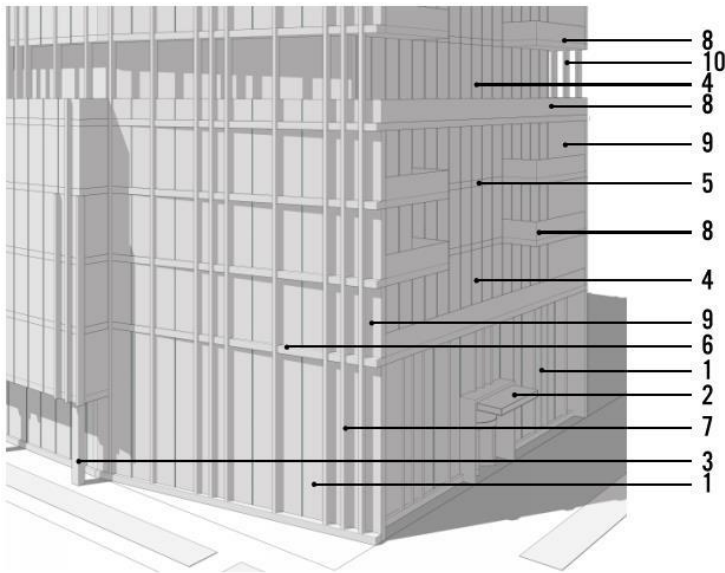
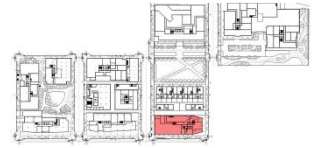
KEY PLAN



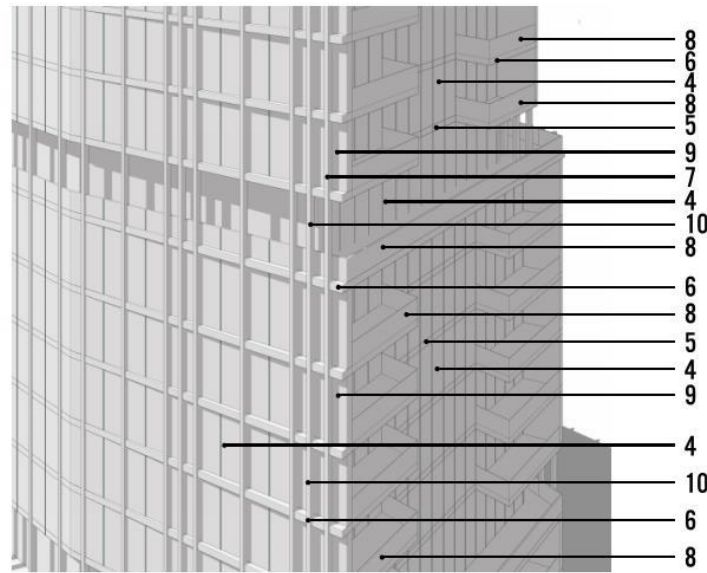
MATERIAL LEGEND

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. METAL CANOPY
3. METAL CLAD COLUMNS
4. CLEAR VISION GLASS AT WINDOW WALL SYSTEM
5. OPAQUE SPANDREL GLASS AT WINDOW WALL SYSTEM
6. EXTRUDED SLAB EDGE COVER
7. EXTRUDED METAL MULLION AT WINDOW WALL SYSTEM
8. GLASS AND ALUMINUM GUARDRAIL TO MATCH WINDOW WALL SYSTEM
9. BALCONY WING WALLS TO MATCH WINDOW WALL SYSTEM
10. EXTENDED MULLIONS AT INSET BALCONY
11. GLASS AND ALUMINUM SCREEN TO MATCH WINDOW WALL
12. ROOF AND MECHANICAL EQUIPMENT TO BE CONCEALED BY GLASS AND ALUMINUM SCREEN

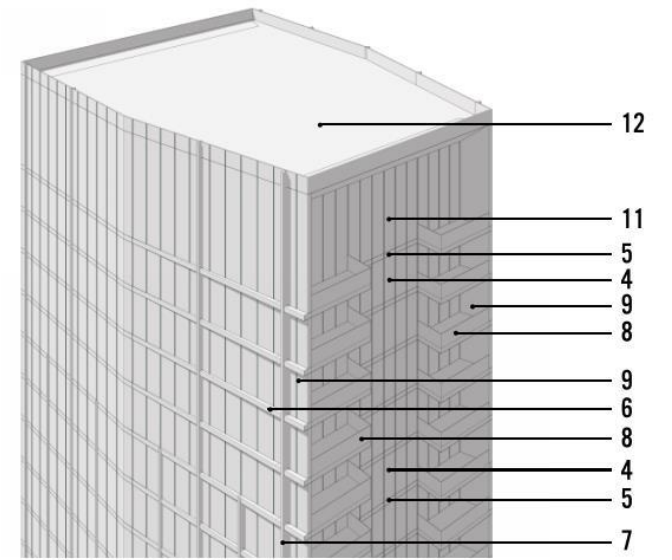
KEY PLAN



BASE AXON



MIDDLE AXON



TOP AXON



EMPHASIZED VERTICAL MULLIONS AND FRAMES



CLEAR GLASS WINDOW WALL



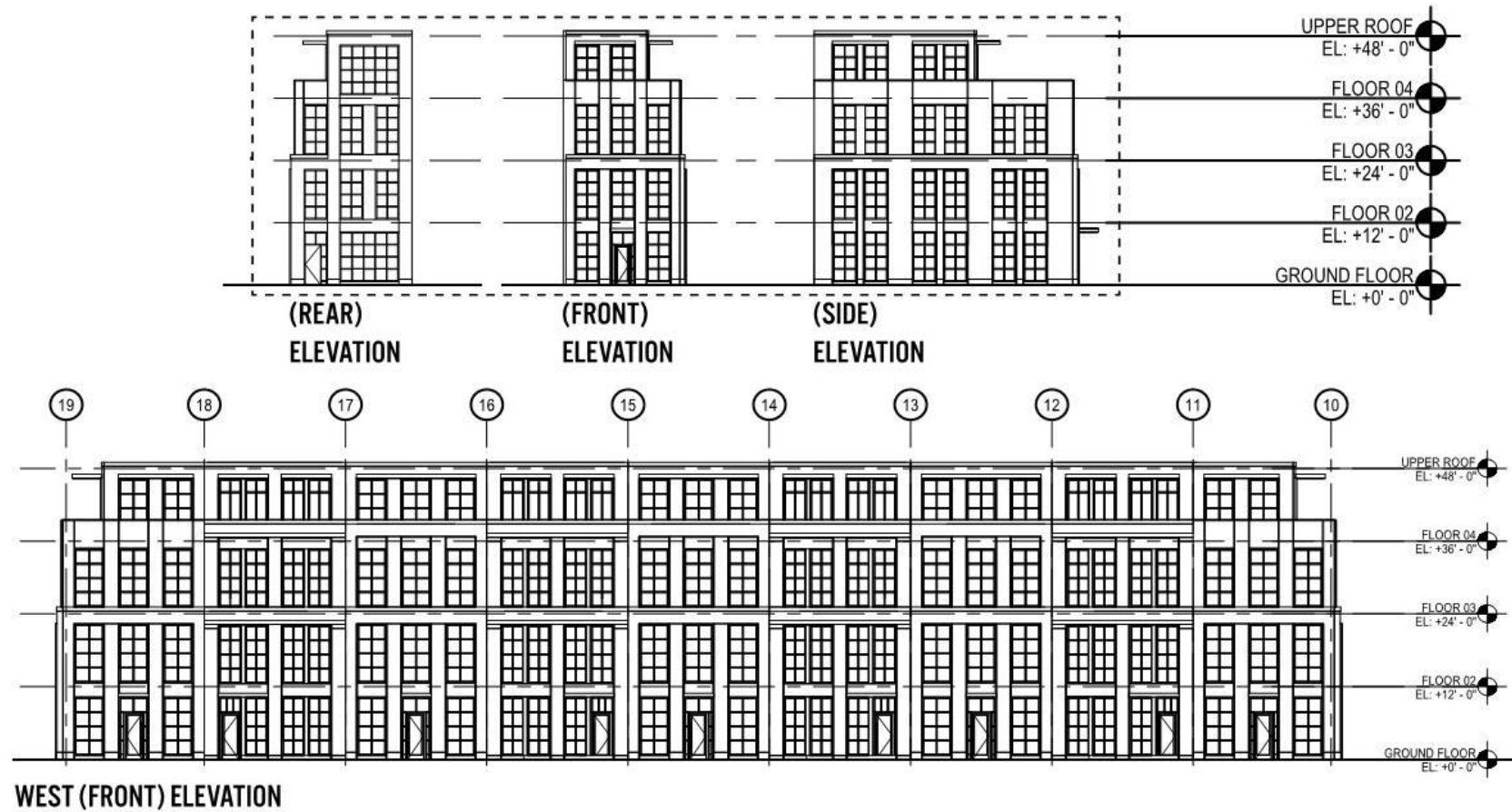
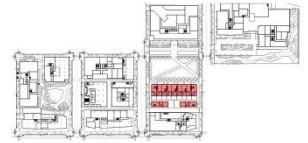
DARK GRAY METAL

BUILDING MATERIALS – 205 W. OAK

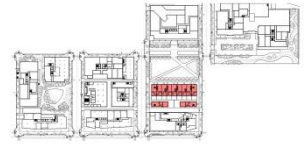


RENDERING - 235-305 W. OAK

KEY PLAN



KEY PLAN



MATERIAL LEGEND:

- 1. MASONRY CLADDING
- 2. PUNCHED WINDOW
- 3. GLASS SIDE LITES AND TRANSOM
- 4. METAL PANEL CLADDING
- 5. EXTRUDED METAL FRAME
- 6. OPEN METAL CANOPY
- 7. CAST STONE





BROWN/RED BRICK AT LOWER FLOORS



DARK METAL AT UPPER FLOORS



DIVIDED LITE WINDOWS WITH METAL PANELS

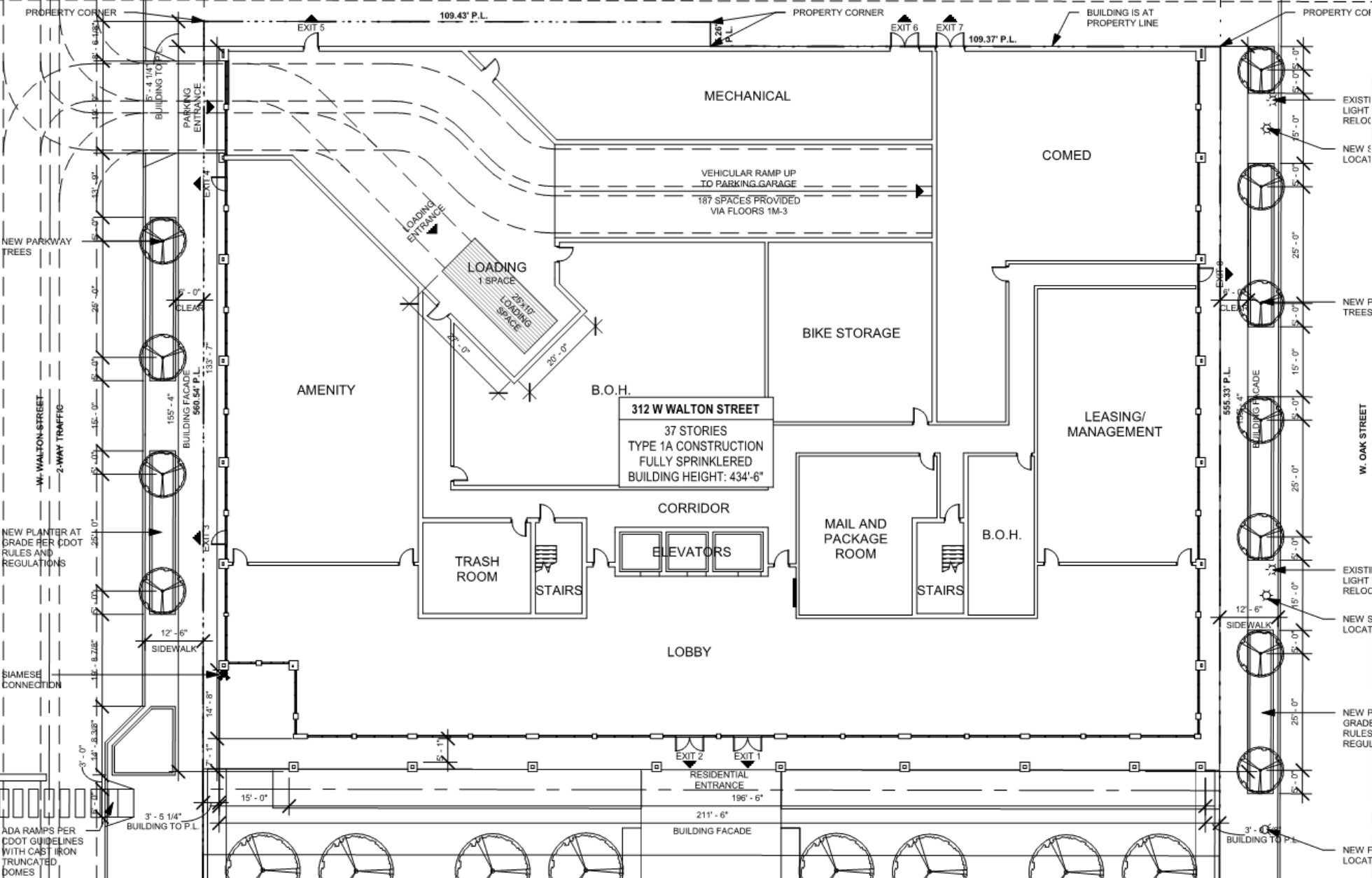
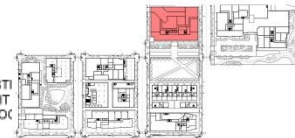
BUILDING MATERIALS – 235-305 W. OAK



RENDERING - 312 W. WALTON

CTA TRACKS ABOVE

KEY PLAN



EXIST LIGHT RELOC

NEW LIGHT LOCAT

NEW PARKWAY TREES

W. OAK STREET 2-WAY TRAFFIC

EXISTING STREET LIGHT TO BE RELOCATED

NEW STREET LIGHT LOCATION

NEW PLANTER AT GRADE PER CDOT RULES AND REGULATIONS

NEW FIRE HYDRANT LOCATION

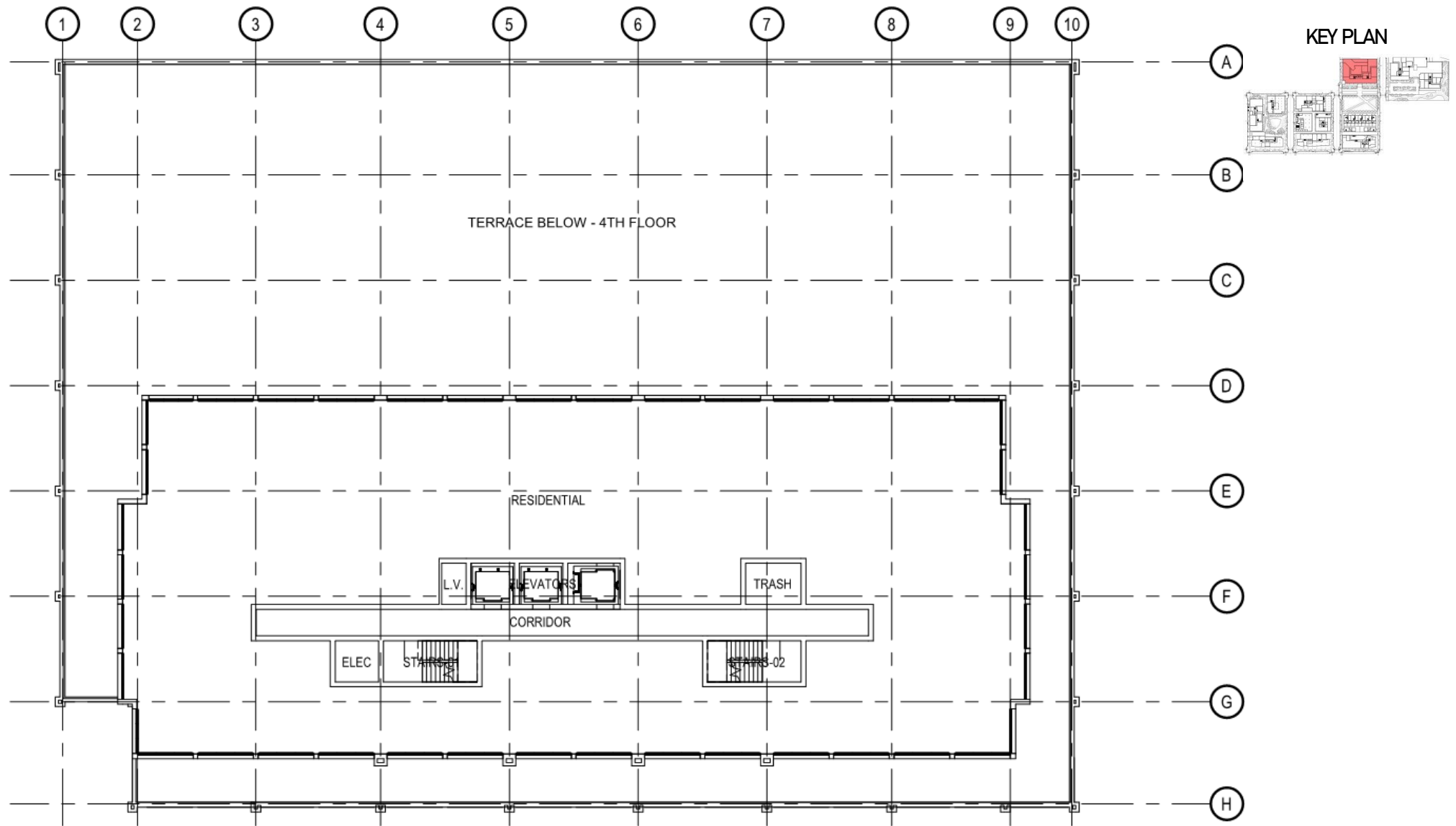
NEW PARKWAY TREES

NEW PLANTER AT GRADE PER CDOT RULES AND REGULATIONS

SIAMESE CONNECTION

ADA RAMPS PER CDOT GUIDELINES WITH CAST IRON TRUNCATED DOMES

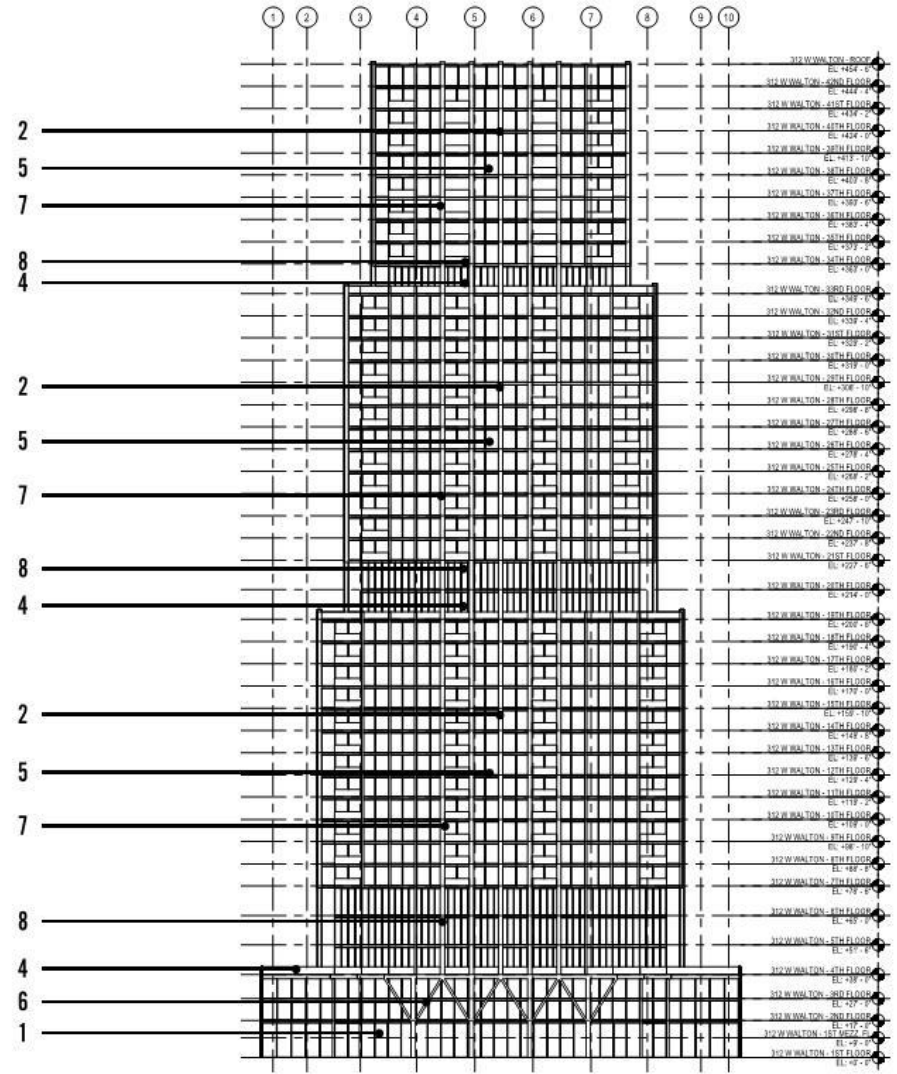
GROUND FLOOR/SITE PLAN – 312 W. WALTON STREET



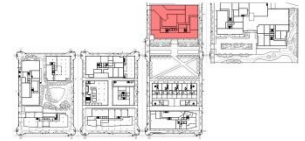
TYPICAL FLOOR PLAN – 312 W. WALTON STREET

MATERIAL LEGEND

1. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. METAL CLAD COLUMNS
3. METAL PANELS
4. AMENITY TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. OUTDOOR AMENITY WITH TERRACE SETBACK WITH WALL SYSTEM

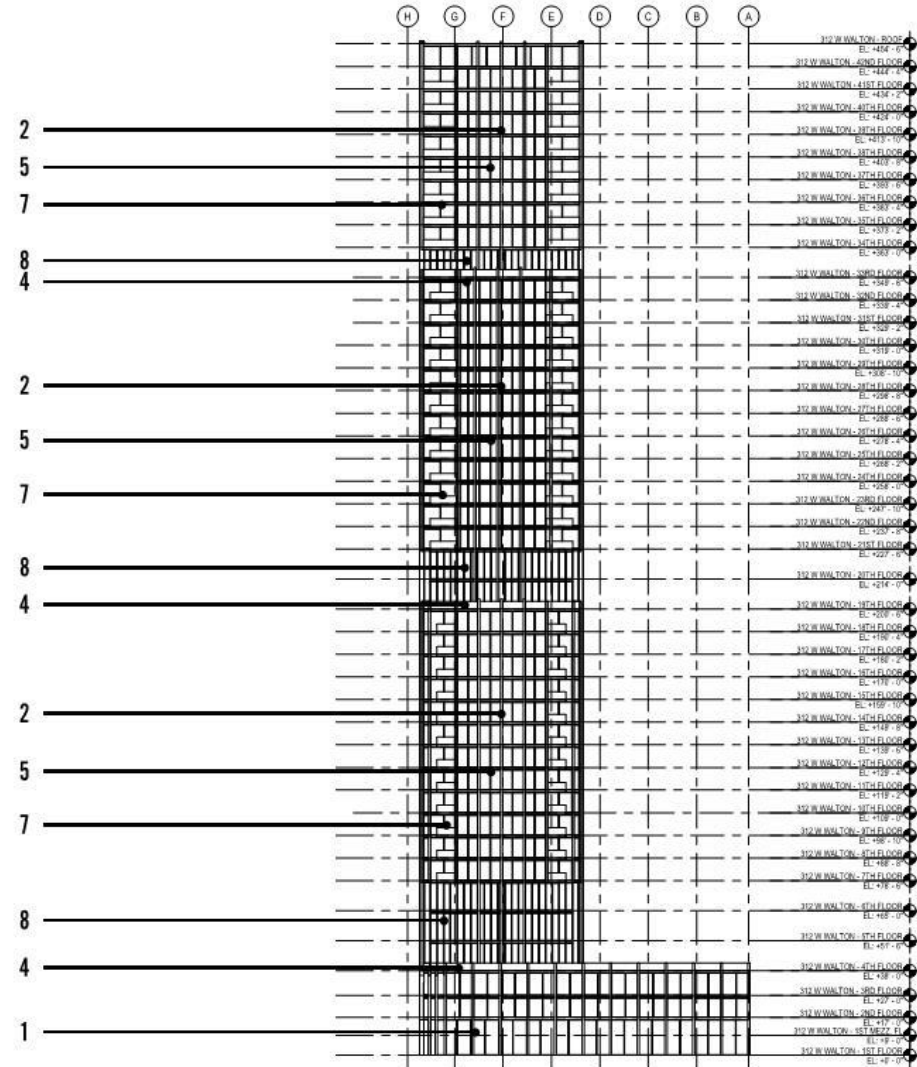


KEY PLAN

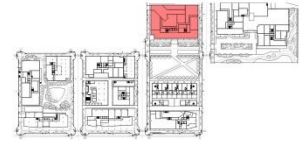


MATERIAL LEGEND

1. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. METAL CLAD COLUMNS
3. METAL PANELS
4. AMENITY TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
5. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
6. ALUMINUM CLAD ARCHITECTURAL STEEL BRACING
7. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
8. OUTDOOR AMENITY WITH TERRACE SETBACK WITH WALL SYSTEM



KEY PLAN





CLEAR GLASS WINDOW WALL



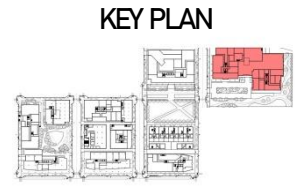
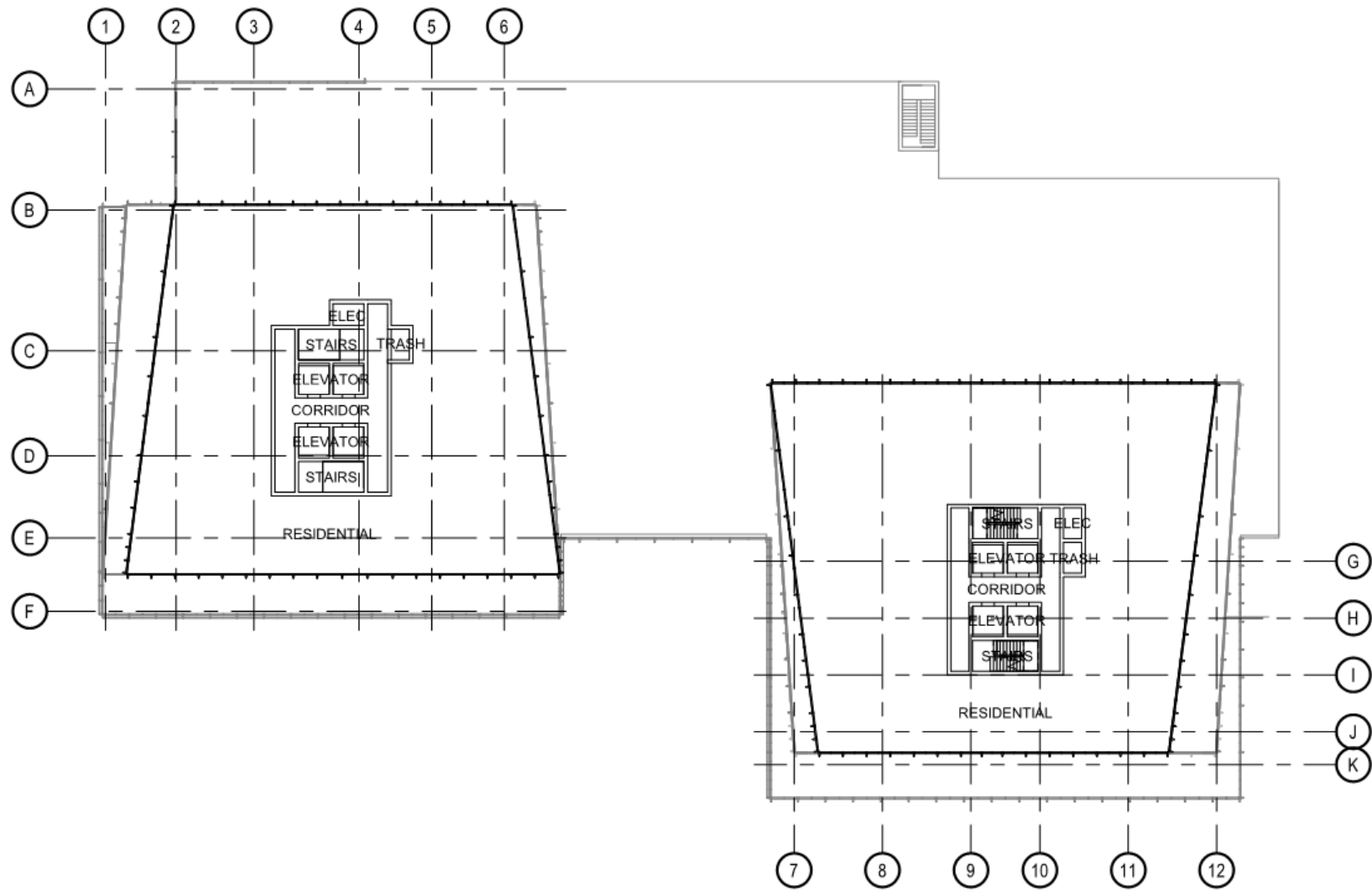
MEDIUM GRAY METAL



EMPHASIZED VERTICAL MULLIONS



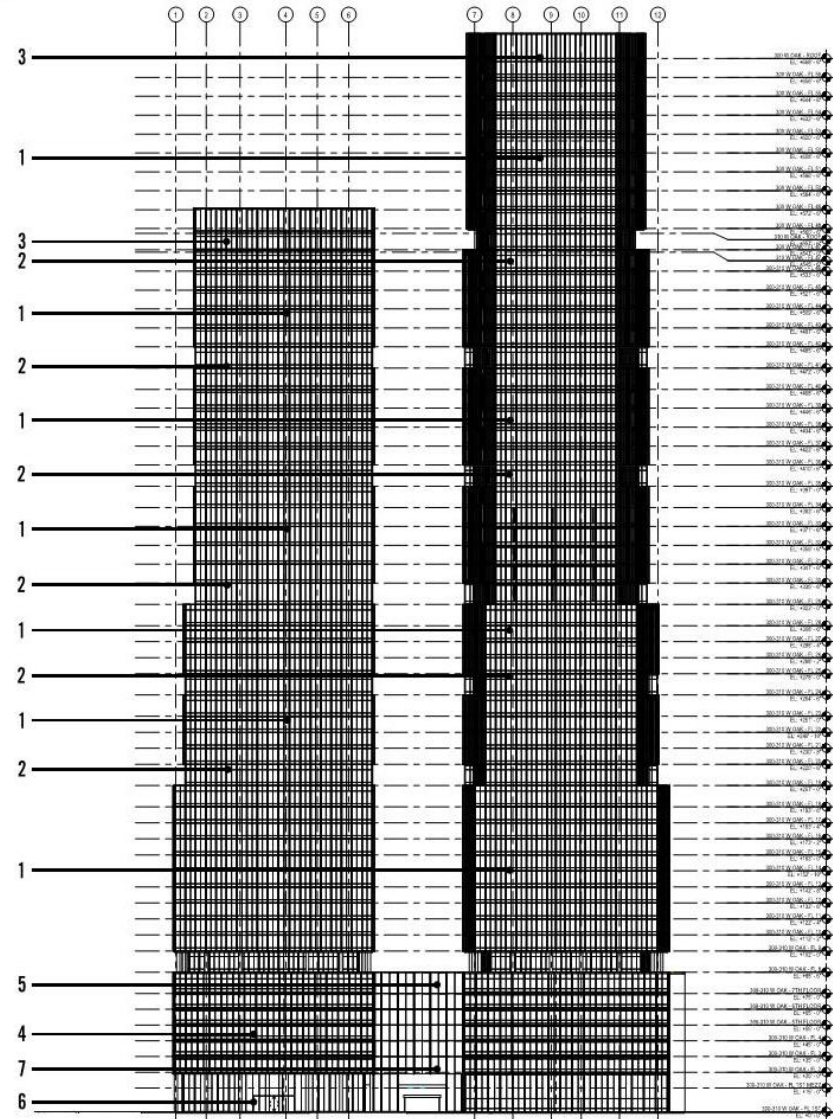
RENDERING – 300-310 W. OAK



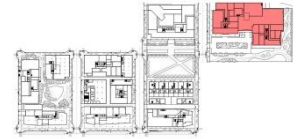
TYPICAL FLOOR PLAN – 300-310 W. OAK STREET

MATERIAL LEGEND

1. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
3. MECHANICAL SCREEN TO MATCH WINDOW WALL
4. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. AMENITY TERRACE WITH ALUMINUM AND GLASS
6. STRUCTURALLY GLAZED RETAIL STOREFRONT
7. METAL PANEL CLAD WALL
8. PERFORATED METAL SCREEN WITH VARYING DENSITY

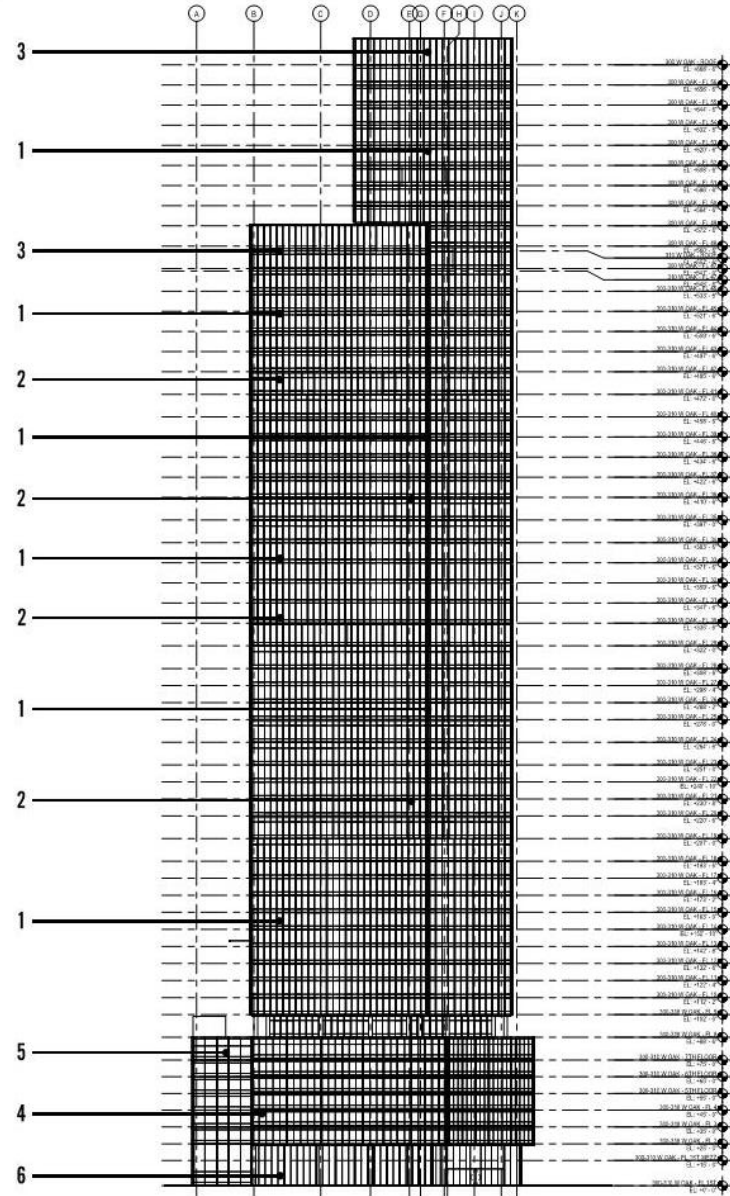


KEY PLAN

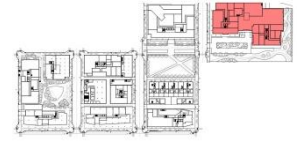


MATERIAL LEGEND

1. GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
2. RESIDENTIAL TERRACE WITH ALUMINUM AND GLASS GUARDRAIL
3. MECHANICAL SCREEN TO MATCH WINDOW WALL
4. PODIUM GLASS AND ALUMINUM WINDOW WALL SYSTEM AND OPAQUE SPANDREL GLASS PANELS
5. AMENITY TERRACE WITH ALUMINUM AND GLASS
6. STRUCTURALLY GLAZED RETAIL STOREFRONT
7. METAL PANEL CLAD WALL
8. PERFORATED METAL SCREEN WITH VARYING DENSITY



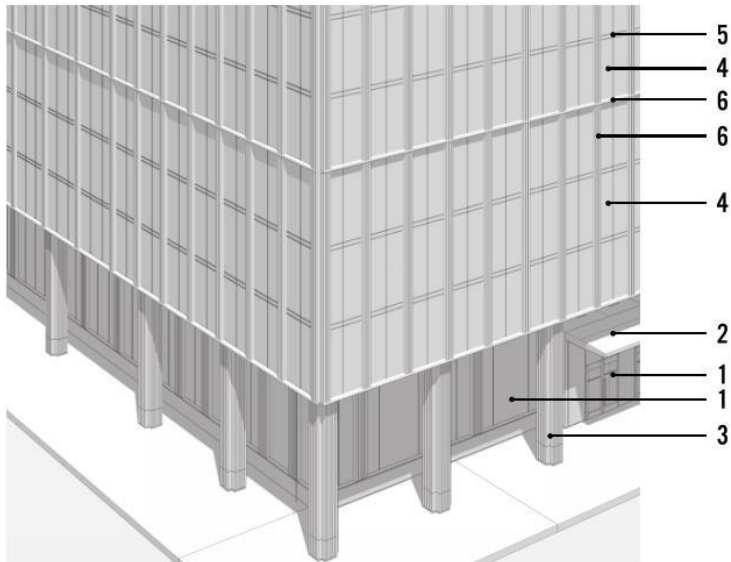
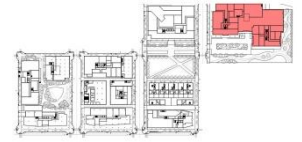
KEY PLAN



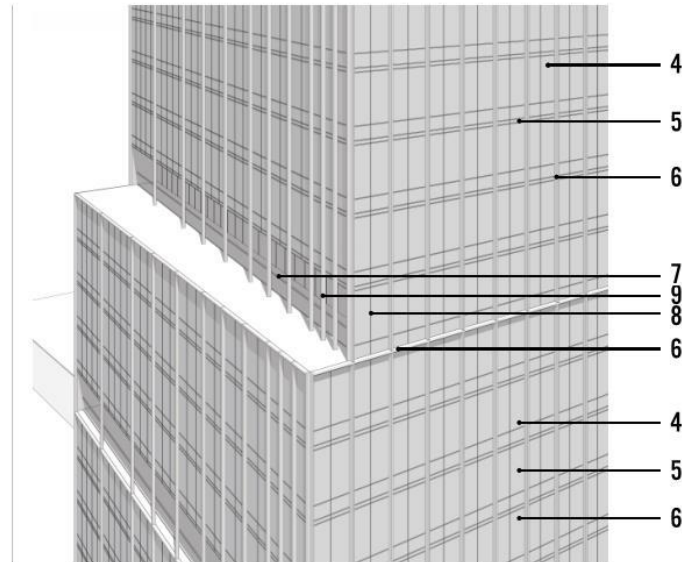
MATERIAL LEGEND

1. STRUCTURALLY GLAZED RETAIL STOREFRONT
2. METAL CANOPY
3. METAL CLAD COLUMNS
4. CLEAR VISION GLASS AT WINDOW WALL SYSTEM
5. OPAQUE SPANDREL GLASS AT WINDOW WALL SYSTEM
6. EXTRUDED METAL MULLION AT WINDOW WALL SYSTEM
7. GLASS AND ALUMINUM GUARDRAIL TO MATCH WINDOW WALL SYSTEM
8. TERRACE WING WALLS TO MATCH WINDOW WALL SYSTEM
9. EXTENDED MULLIONS AT INSET TERRACE
10. GLASS AND ALUMINUM SCREEN TO MATCH WINDOW WALL
11. ROOF AND MECHANICAL EQUIPMENT TO BE CONCEALED BY GLASS AND ALUMINUM SCREEN

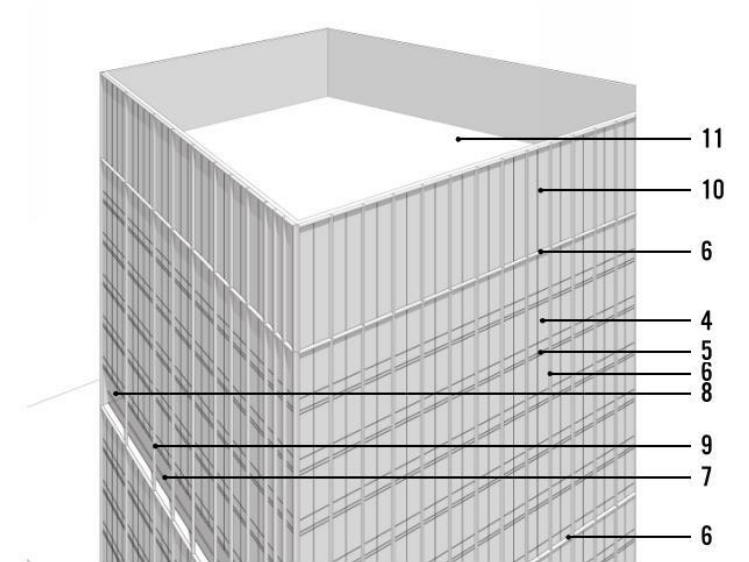
KEY PLAN



BASE AXON



MIDDLE AXON



TOP AXON



MINIMAL MULLIONS WITH VERTICAL EMPHASIS

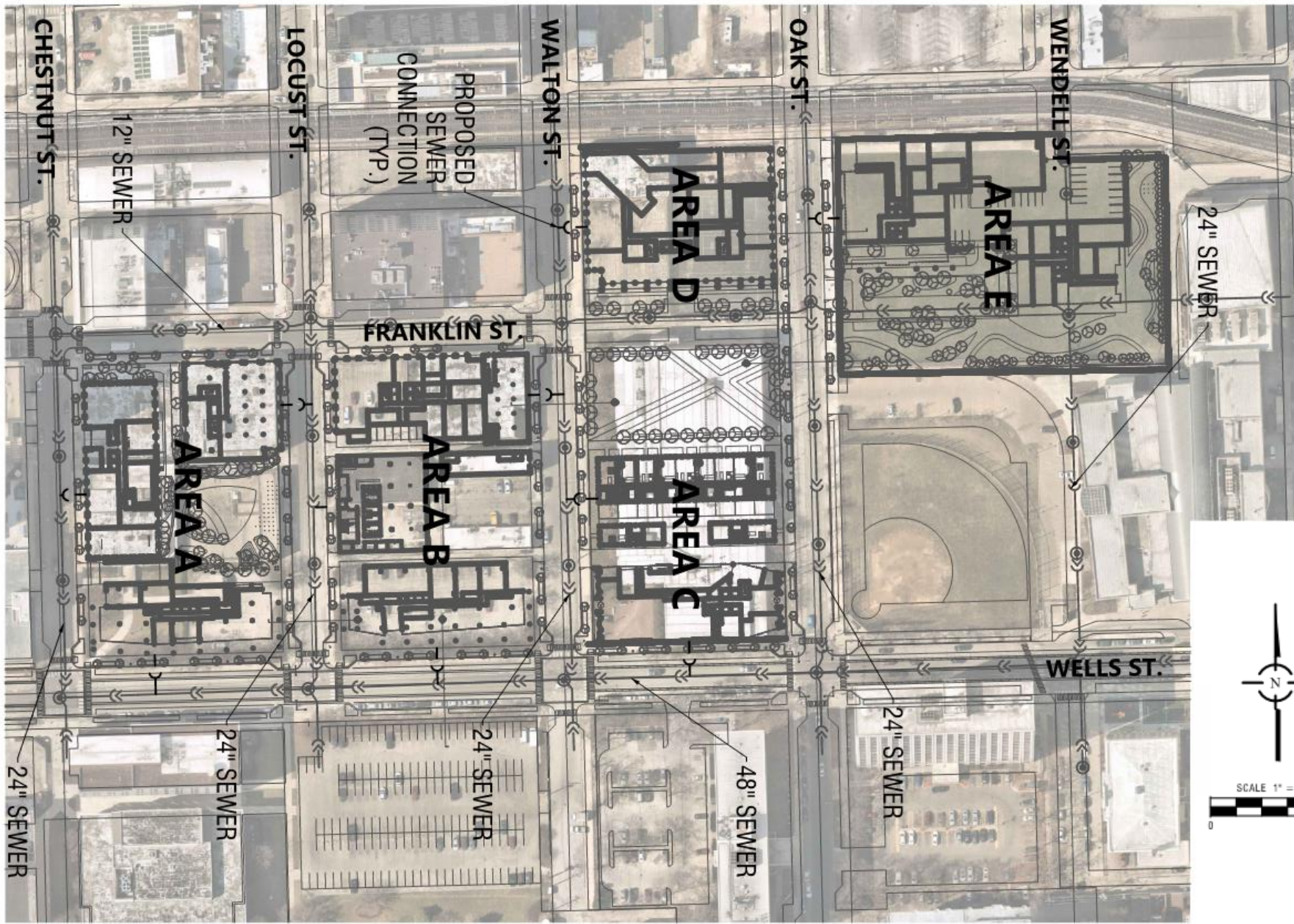


SEMI-REFLECTIVE GLASS WINDOW WALL



CHAMPAGNE GOLD COLORED METAL

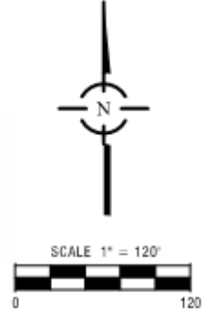
BUILDING MATERIALS – 300-310 W. OAK



AREA	TOTAL AREA (SF)	PUBLIC OPEN SPACE (SF)	PRIVATE OPEN SPACE (SF)	GREEN ROOF (SF)
A	71,720	23,000	12,000	17,748
B	71,860	0	2,000	25,345
C	49,880	36,000	12,000	7,879
D	34,350	2,000	4,000	15,504
E	94,980	49,500	8,000	21,018

NOTES:

1. STORMWATER MANAGEMENT AND VOLUME CONTROL TO BE PROVIDED FOR EACH AREA PER CHICAGO STORMWATER MANAGEMENT ORDINANCE REQUIREMENTS.
2. STORM AND SANITARY SERVICES TO BE CONNECTED TO ADJACENT SEWER MAIN PENDING SEWER DEPARTMENT REVIEW.

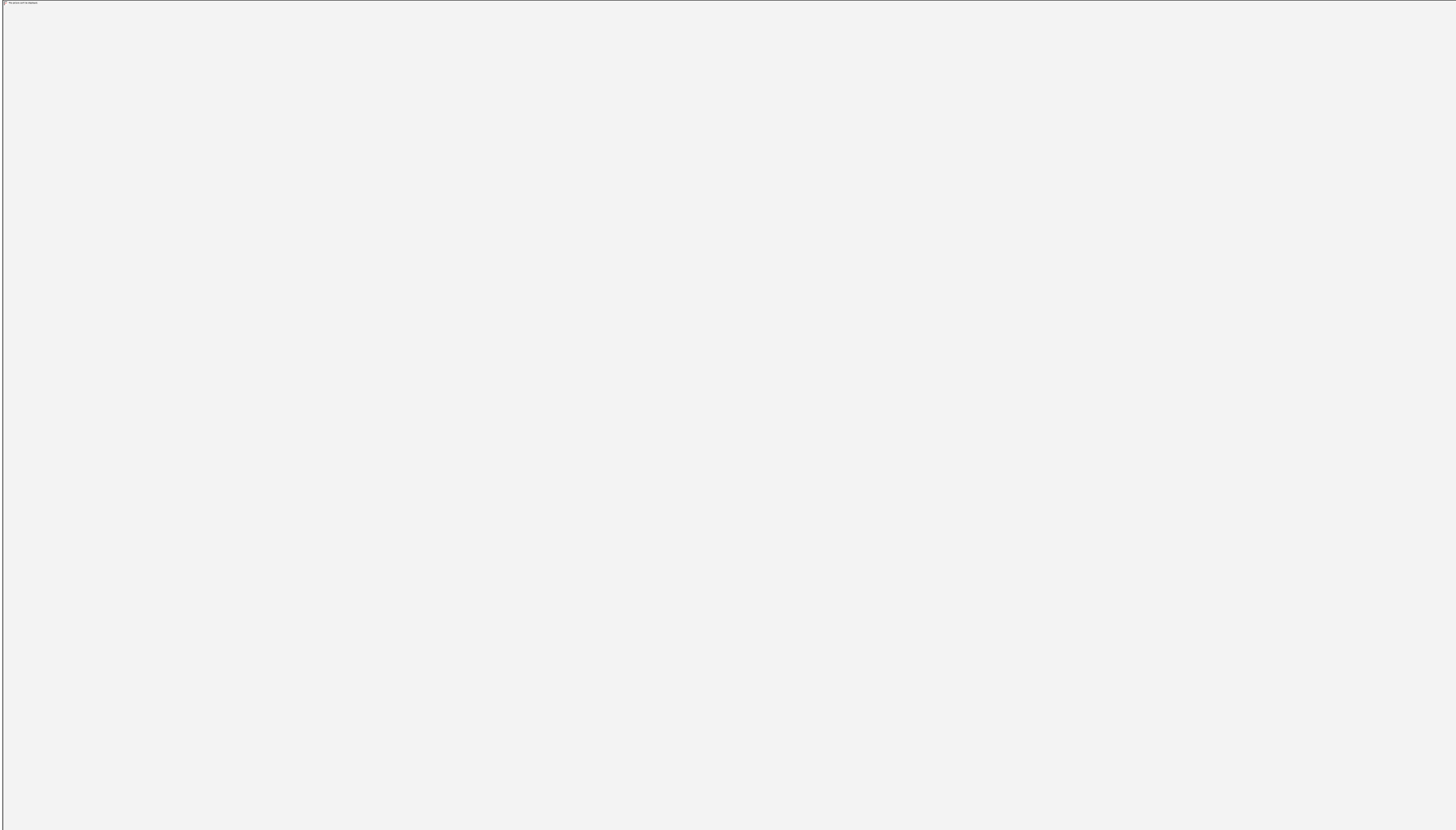


STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

- 266 Units Required (10% of 2,656)
- Applicant exceeding requirement by providing **354 units**
 - 236 Units On-site
 - 118 Units Off-Site
- 20% will be accessible
- Preference in leasing or selling such units to people with disabilities
- May provide larger units and will give preference to multi-person households
- May provide units to households at multiple income levels with weighted average of 60% AMI

- MEETING WOMEN/MINORITY OWNED BUSINESS ENTERPRISE EXSECUTIVE ORDER
W/MBE - 26% WBE – 6% MBE – 50%





★ DPD Recommendations

- The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1);
- The proposal promotes pedestrian interest, safety, and comfort (17-8-0905-A);
- The proposal provides adequate, inviting, usable and accessible parks, open spaces, and recreation areas (17-8-0909-A)
- The proposal contains buildings that have been rated “orange” by the Chicago Historic Resources Survey that will be preserved (17-8-0911); and,
- The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B).

