



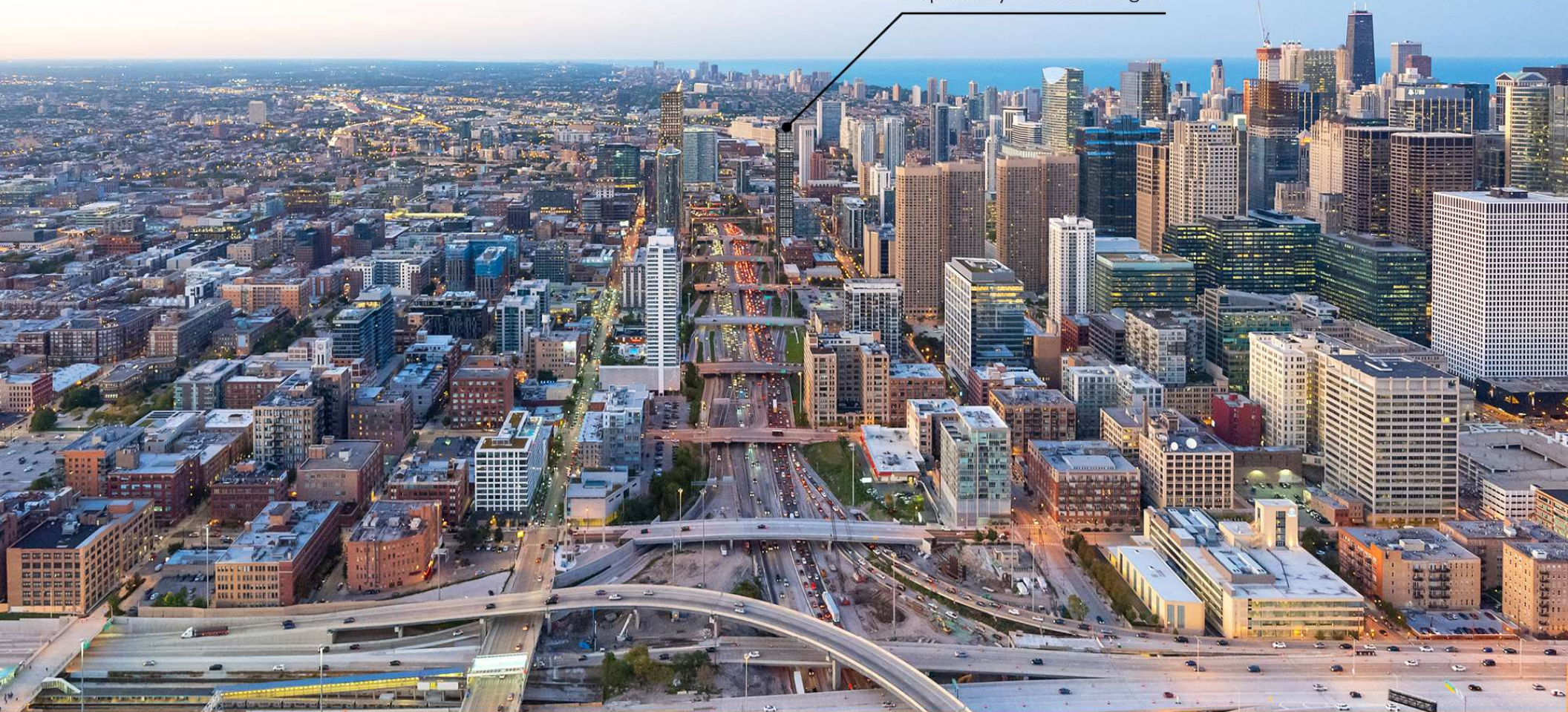
CHICAGO PLAN COMMISSION

Department of Planning and Development

640 W. WASHINGTON - MIXED USED DEVELOPMENT
640 W. WASHINGTON BOULEVARD (42nd Ward)
CRESCENT HEIGHTS

05/20/2021

640 West Washington
Proposed by Crescent Heights



AERIAL VIEW FROM SOUTH

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

HOUSEHOLD SIZE, 2014-2018

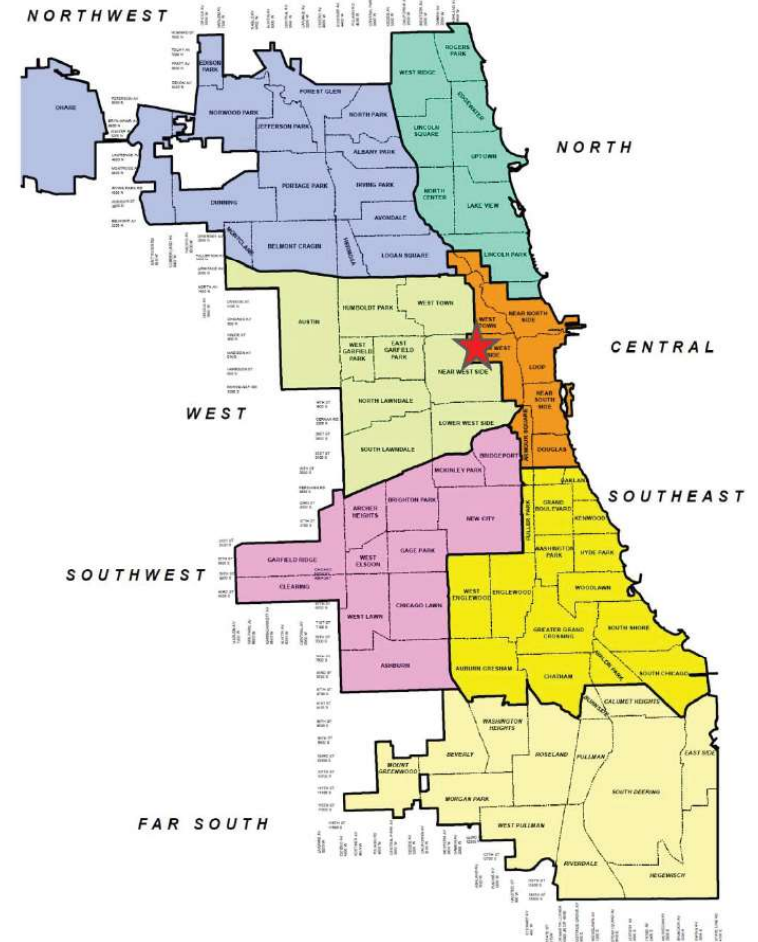
	Near West Side	
	Count	Percent
1 Person Household	13,040	46.2
2 People Household	9,242	32.8
3 People Household	3,199	11.3
4 or More People Household	2,727	9.7

EMPLOYMENT IN NEAR WEST SIDE, 2017*

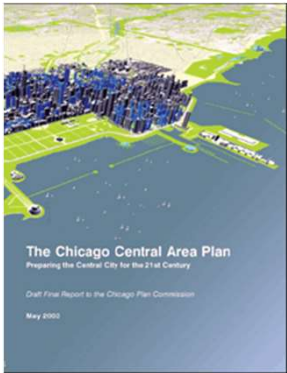
By Industry Sector	Count	Percent
Health Care	23,215	18.5
Professional	17,501	14.0
Finance	16,298	13.0
Administration	13,863	11.1
Accommodation and Food Service	9,893	7.9
By Residence Location		
Outside of Chicago	61,294	48.9
Lake View	4,349	3.5
West Town	4,094	3.3
Near West Side	3,829	3.1
Near North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

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

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

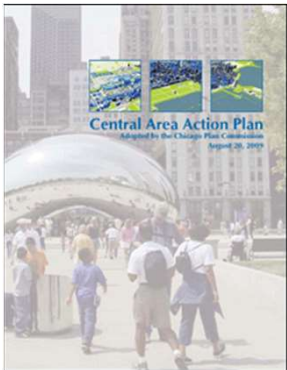


Planning Context



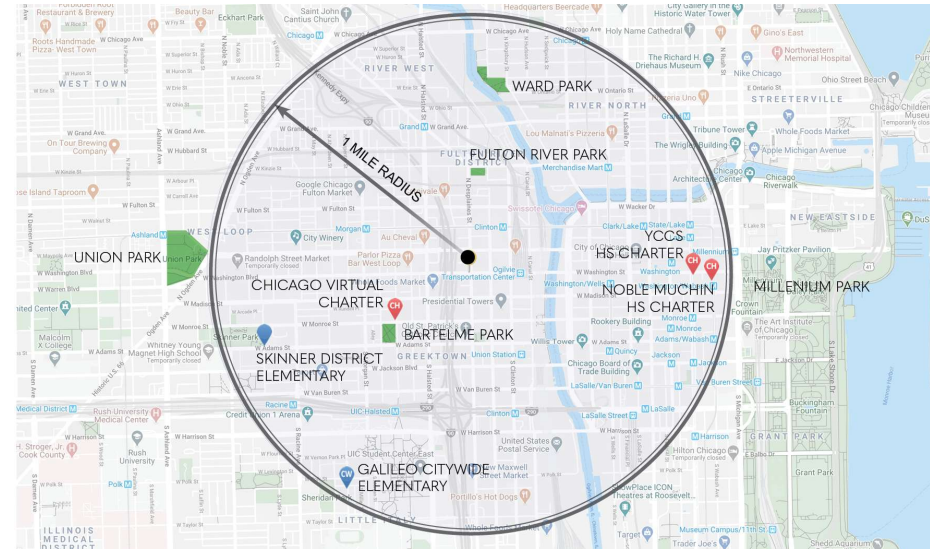
Chicago Central Area Plan

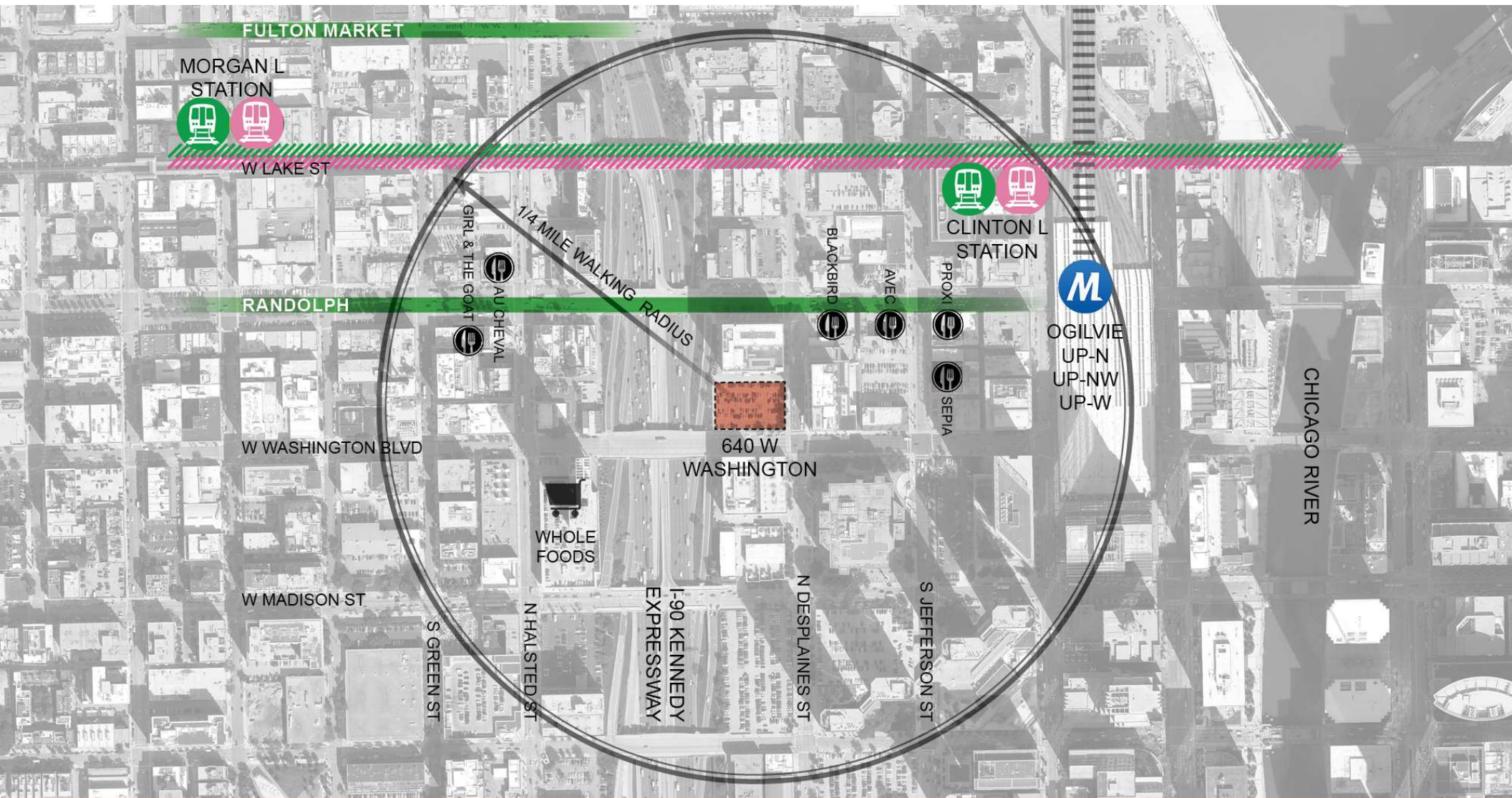
- Adopted 2003
- Expanded Loop/West Loop District
 - High standards of design will be encouraged for new buildings adjacent to the Kennedy, which will be seen by thousands of motorists each day.



Central Area Action Plan

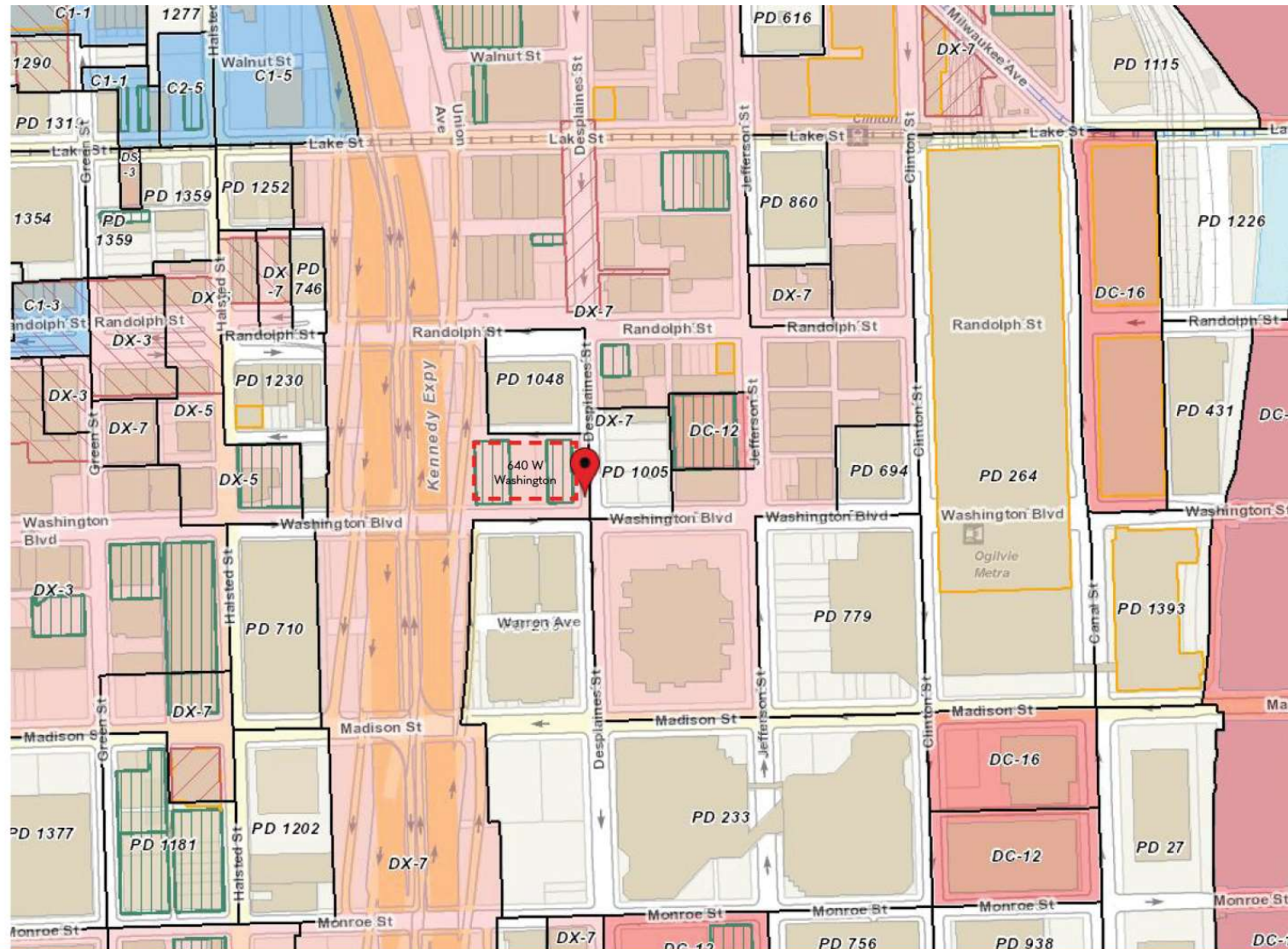
- Adopted 2009
- West Loop District
 - High development densities encouraged



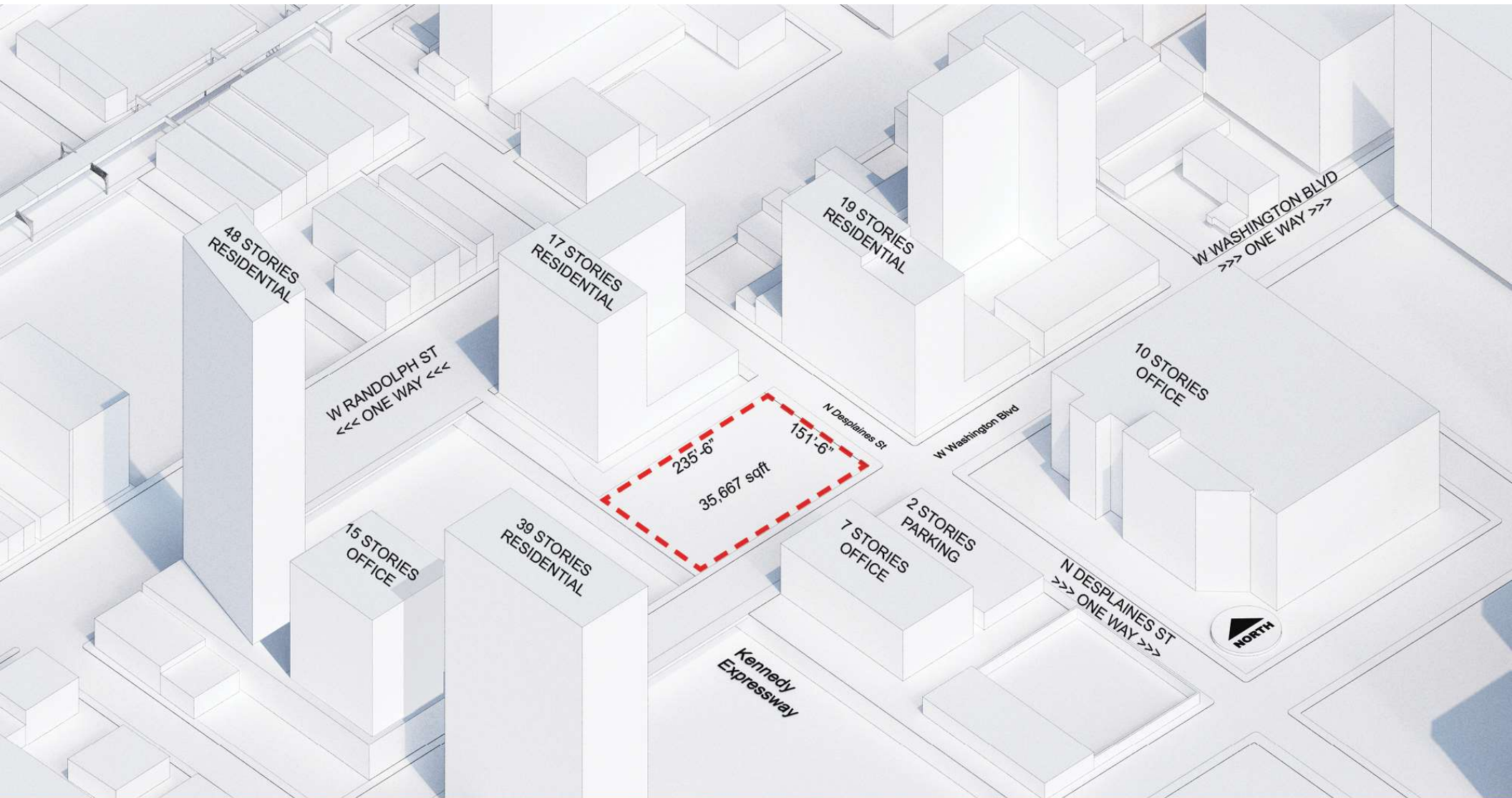


SITE CONTEXT PLAN

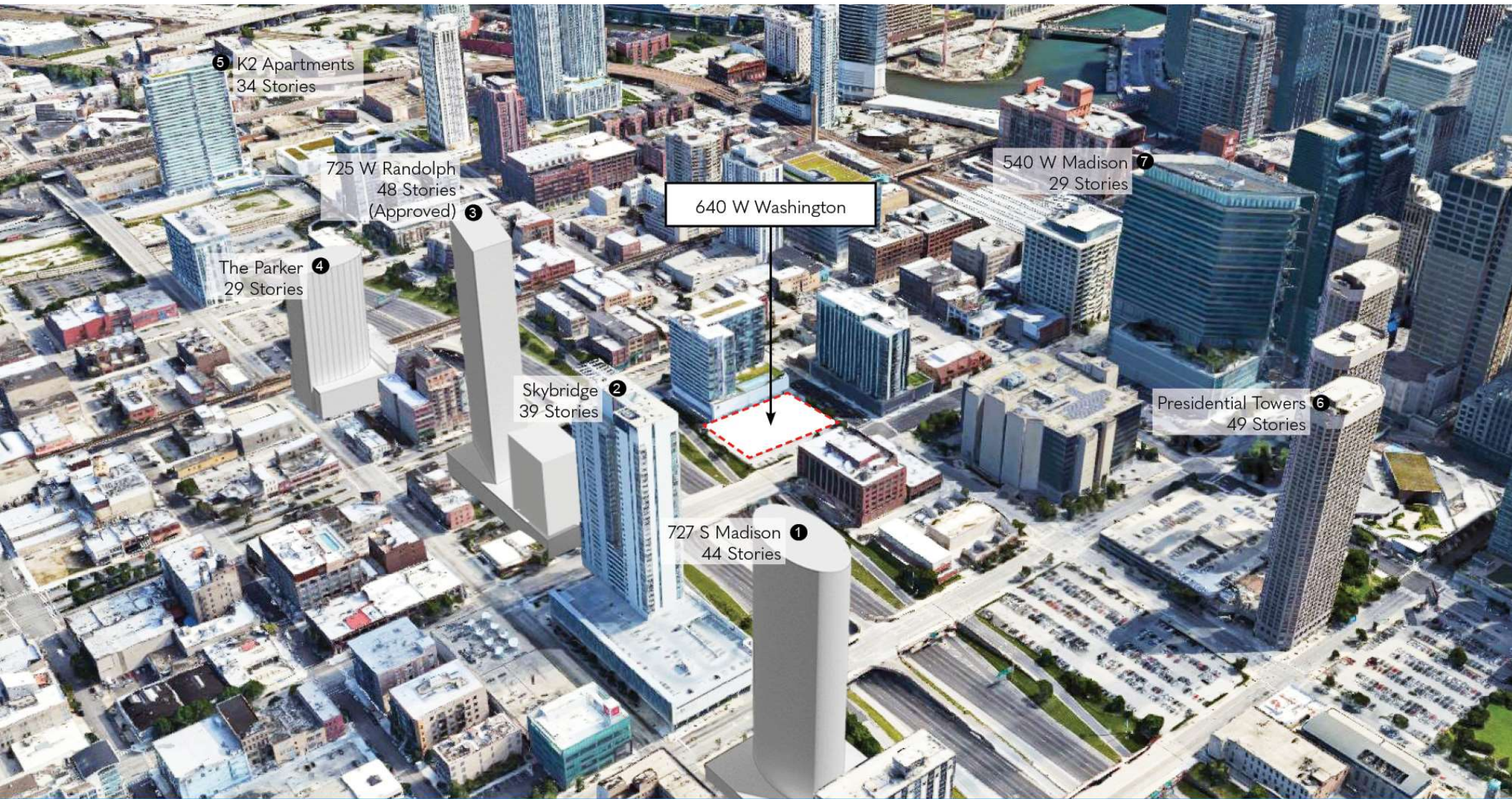
- Zoning
DX-7 w/ 35,667sf site area
Proposed 11.5 FAR
(Base 7.0 + 4.5 NOF Bonus)
- Height
47 stories
515'-0" tall
- Use
413 apartments
20,000+ sf residential
amenity
Active amenity deck
Ground floor retail
- Parking
137 vehicular stalls
217 bicycle stalls



LAND USE CONTEXT & PROPOSED METRICS



AERIAL VIEW FROM SOUTHWEST SHOWING LAND USE AND BUILDING HEIGHTS



5 K2 Apartments
34 Stories

725 W Randolph
48 Stories
(Approved) 3

The Parker 4
29 Stories

Skybridge 2
39 Stories

640 W Washington

727 S Madison 1
44 Stories

540 W Madison 7
29 Stories

Presidential Towers 6
49 Stories

AERIAL VIEW FROM SOUTHWEST



Project Timeline + Community Outreach

- Date of PD Filing – January 27th 2021
- Date(s) of Community Meeting(s)
 - NOWL – 2/3/2021 & 10/12/2020
 - Neighboring Associations
 - Skybridge – 7/22/2020
 - R+D659 – 7/16/2020
- Plan Review Committee Meetings – April 2020 & March 2021
- Changes Based on Feedback
 - Reduced on-site parking
 - Added pedestrian walkway to west side of site
 - Reduced width of curb cut on Washington Blvd
 - Active/Pedestrian friendly uses at ground floor added
 - Façade materials refined

725 West Randolph
Developed by Related
(Approved)

48 stories & 15 stories
550' & 250'
Hotel, Apartments & Office

640 West Washington
Developed by Crescent Heights
(Proposed)

47 stories
515'
Apartments



AERIAL VIEW FROM SOUTHEAST



VIEW FROM WEST OVERLOOKING KENNEDY EXPRESSWAY



Skybridge
Existing
39 stories, 407'
Condos, Grocer

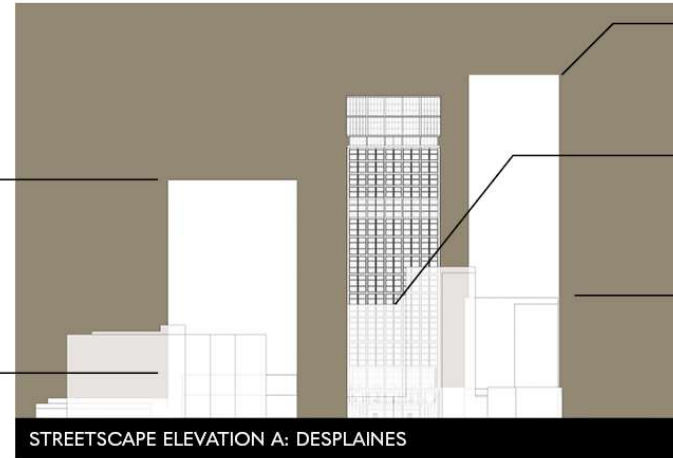
659 W Washington
Existing South Neighbor
6 stories, 90'
Office, Retail

725 West Randolph
Developed by Related
(Approved)

48 stories, 550'+
Hotel, Residential

Skybridge
Existing
39 stories, 407'
Residential, Grocer

659 W Washington
Existing South Neighbor
6 stories, 90'
Office, Retail



STREETSCAPE ELEVATION A: DESPLAINES

725 West Randolph
Developed by Related
(Approved)

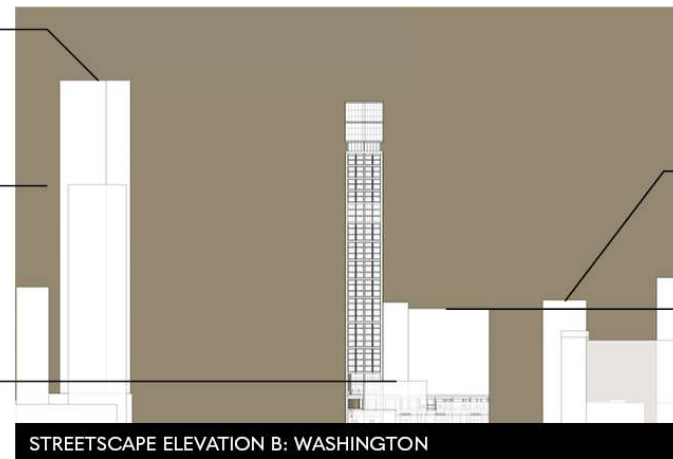
48 stories, 550'+
Hotel, Residential

Catalyst
Existing East Neighbor

19 stories, 205'
Apartments, Retail

R+D 659
Existing North Neighbor

17 stories, 191'
Condos, Retail



STREETSCAPE ELEVATION B: WASHINGTON

Catalyst
Existing East Neighbor

19 stories, 205'
Apartments, Retail

R+D 659
Existing North Neighbor

17 stories, 191'
Condos, Retail

STREETSCAPE PLAN AND ELEVATIONS



A: View of existing site looking NW



B: View of existing site looking NE



PEDESTRIAN CONTEXT



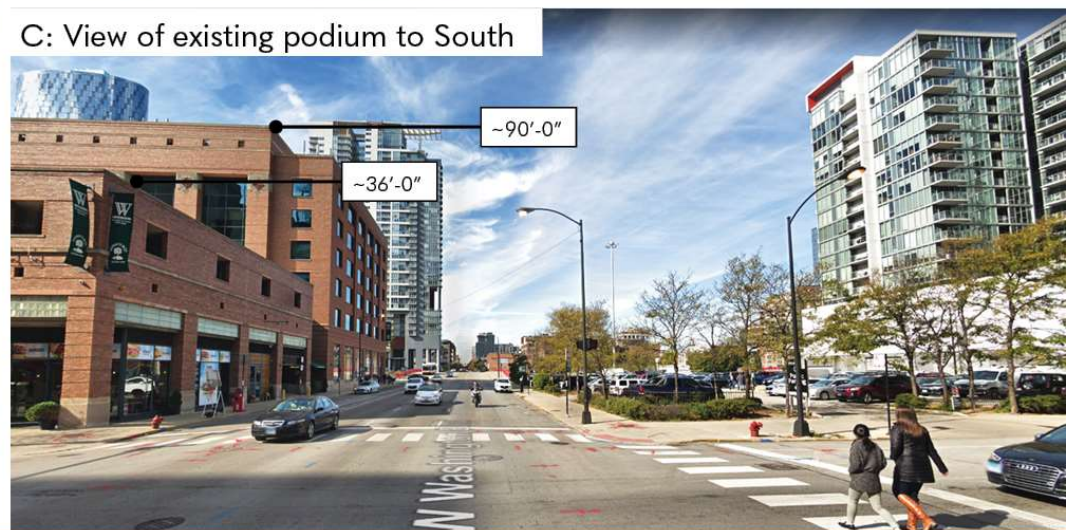
B: View of existing podium to East



A: View of existing podium to North



C: View of existing podium to South



PEDESTRIAN CONTEXT



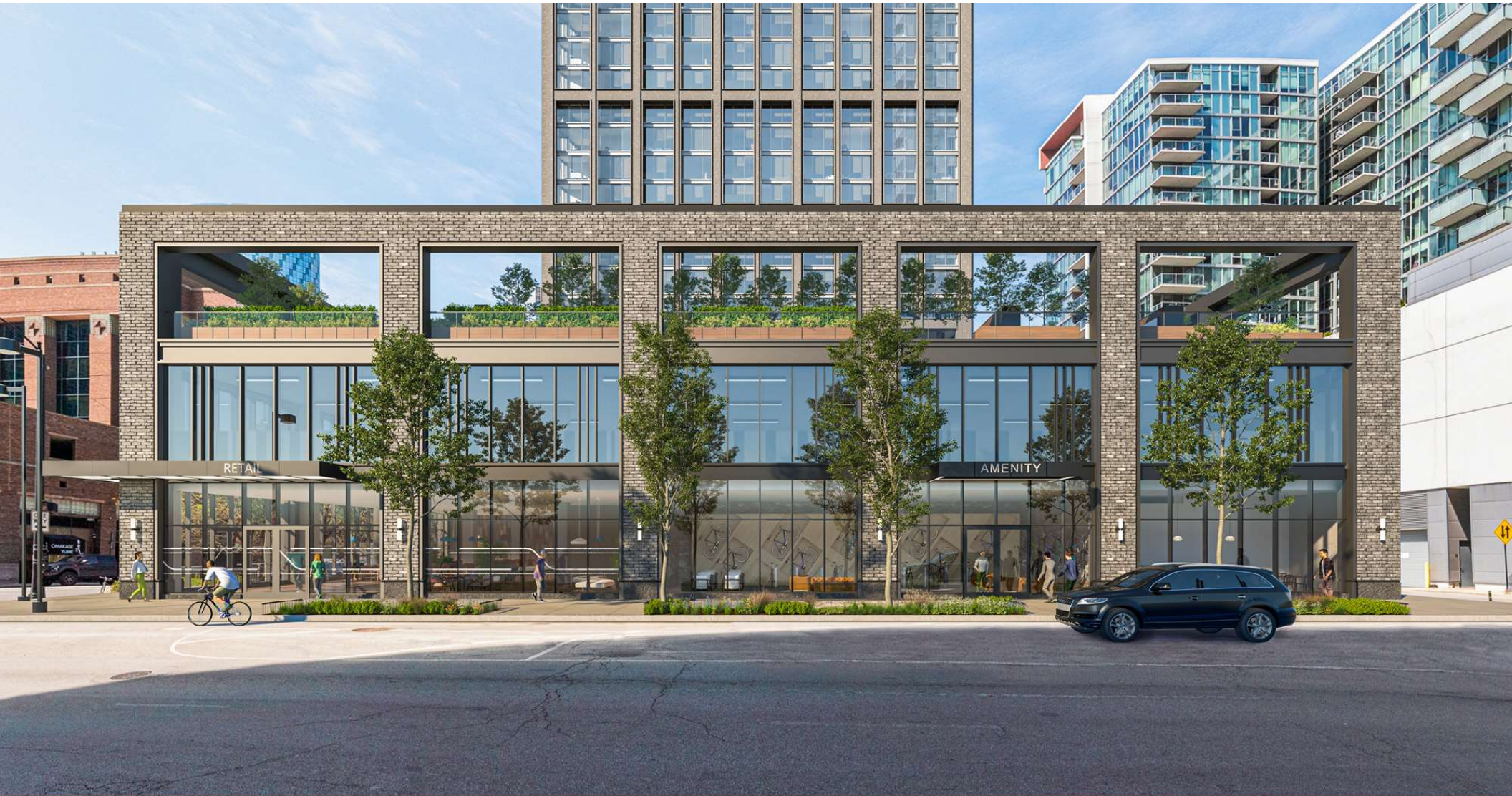
VIEW FROM SOUTHEAST – CORNER OF DESPLAINES AND WASHINGTON



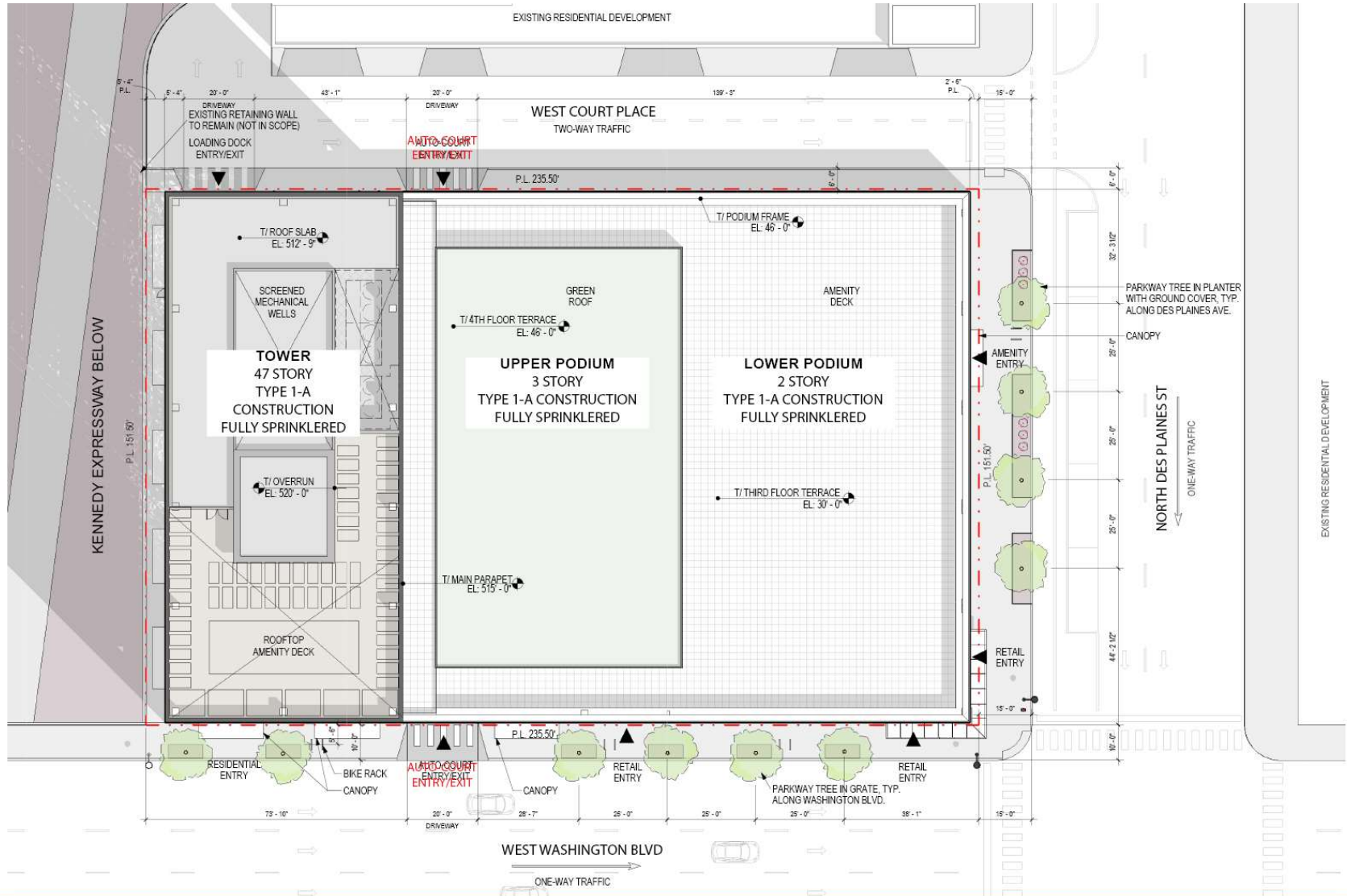
VIEW FROM SOUTHWEST – WASHINGTON OVERLOOKING KENNEDY EXPRESSWAY



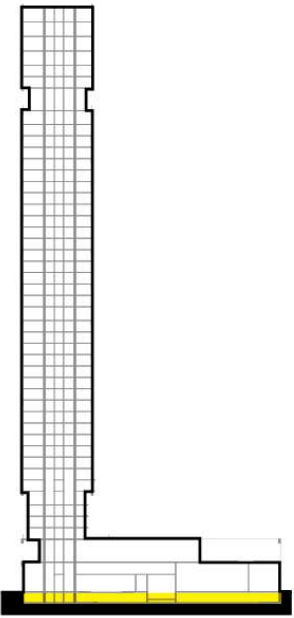
VIEW ALONG WASHINGTON AT PORTE COCHERE AND RESIDENTIAL ENTRY



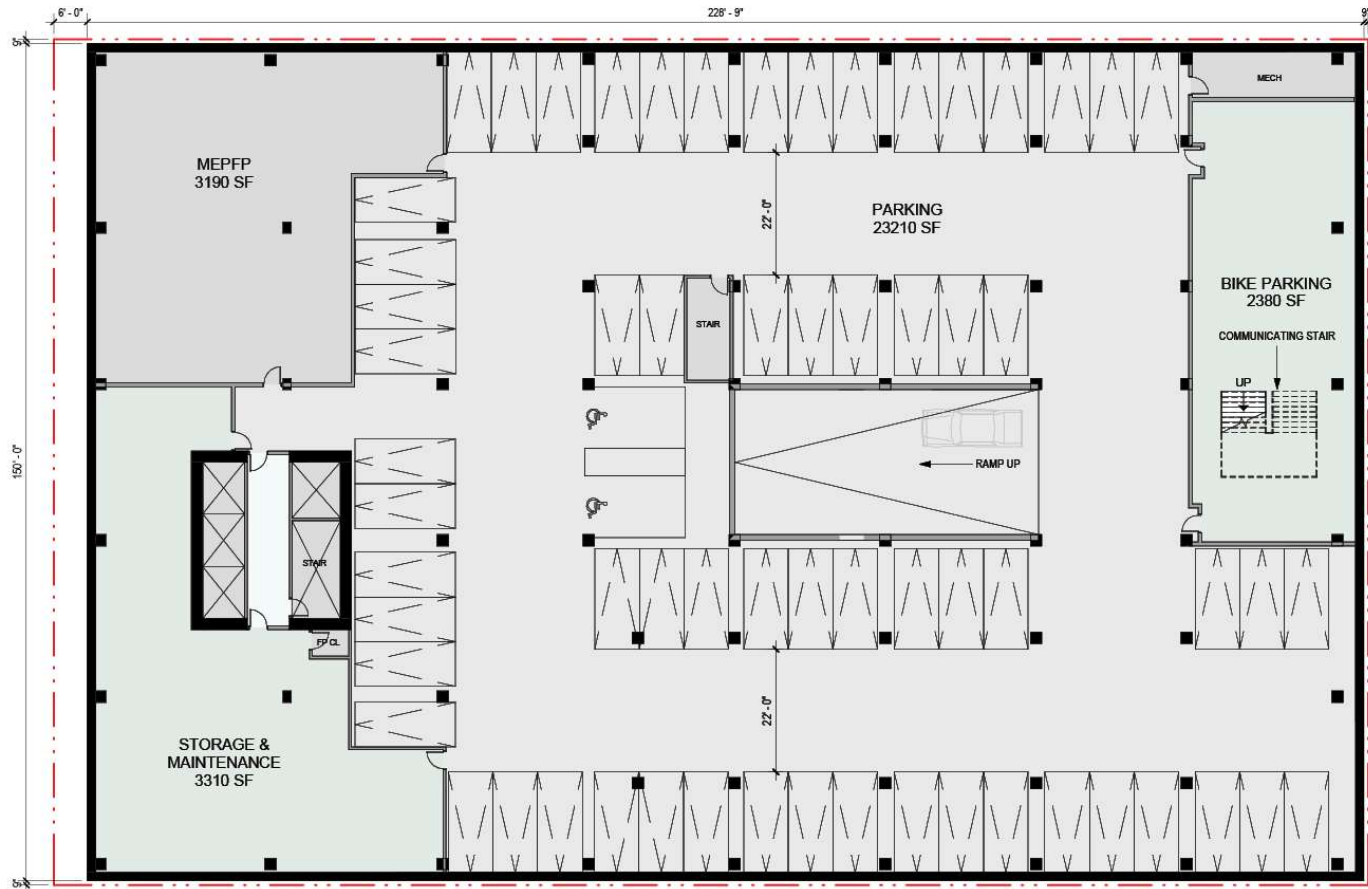
VIEW ALONG N DESPLAINES ST



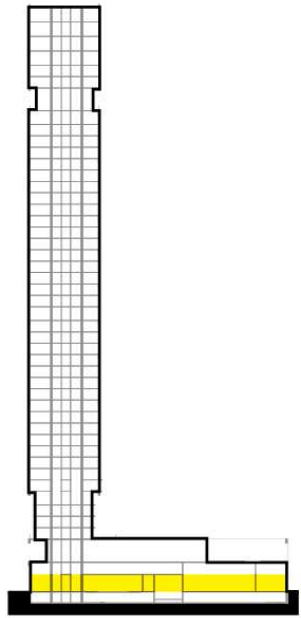
SITE PLAN



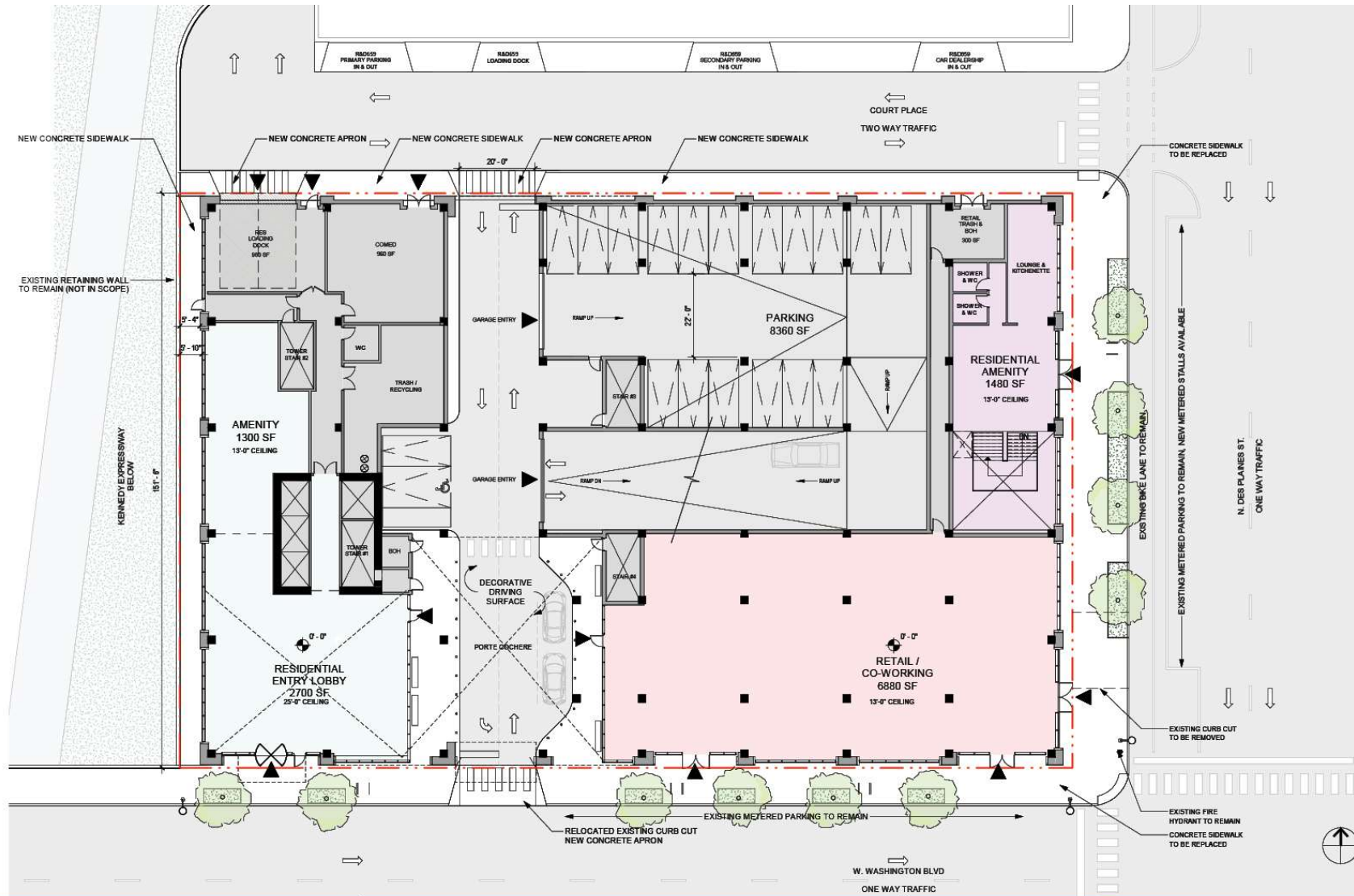
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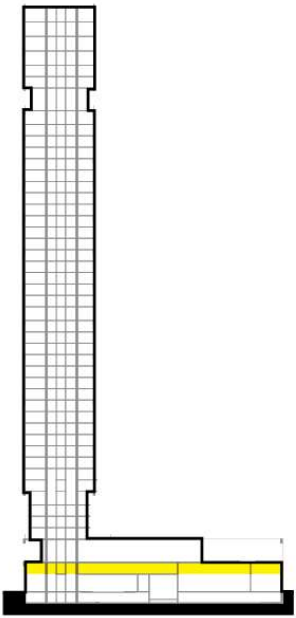
LEVEL B1 – BASEMENT - PARKING



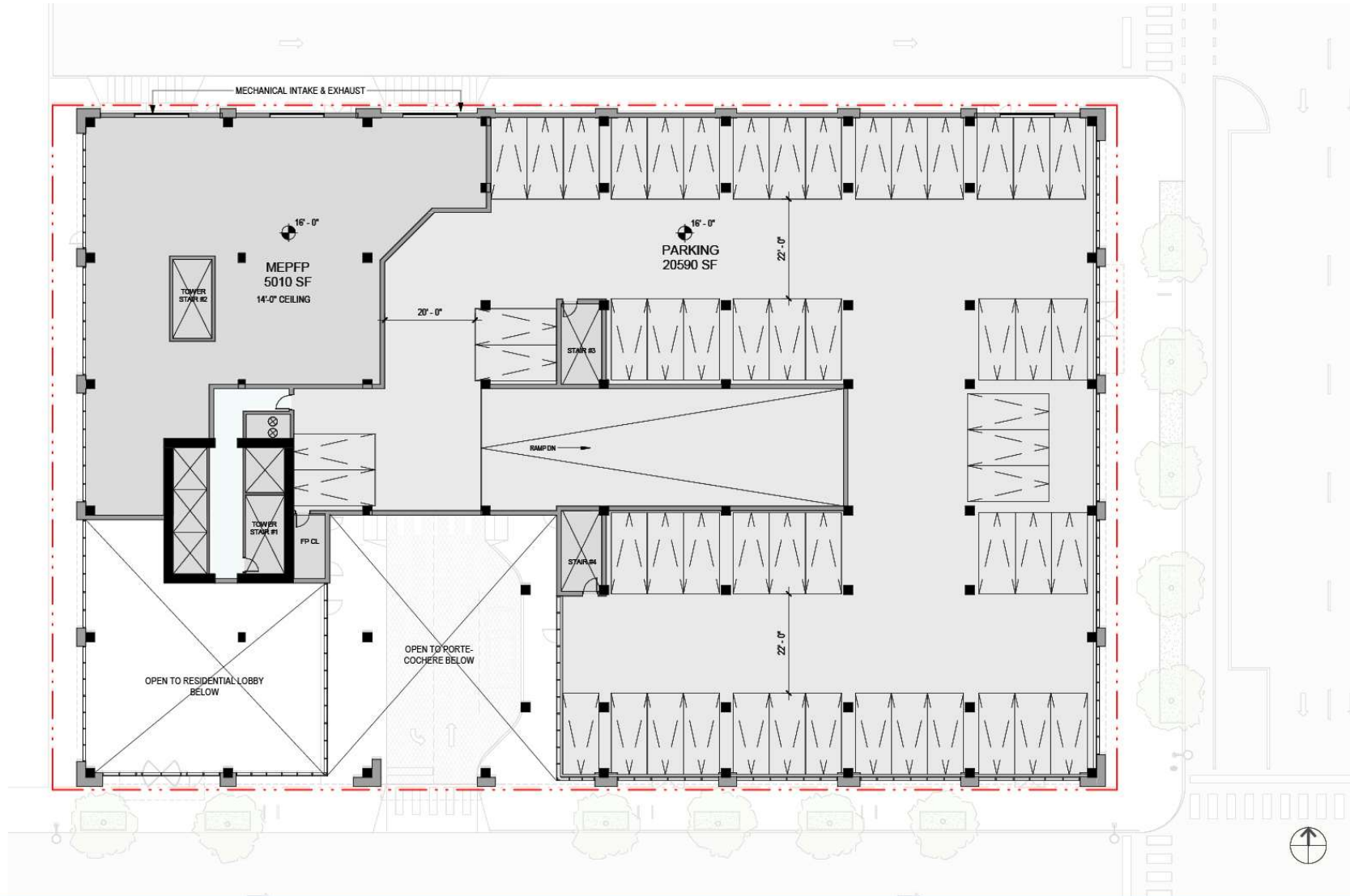
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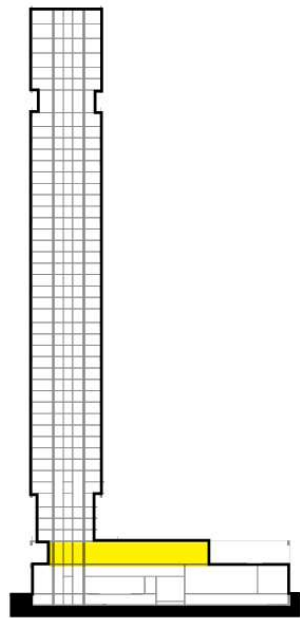
LEVEL 1 – GROUND FLOOR RETAIL, AMENITY, PARKING, PORTE-COCHERE, RESIDENTIAL LOBBY



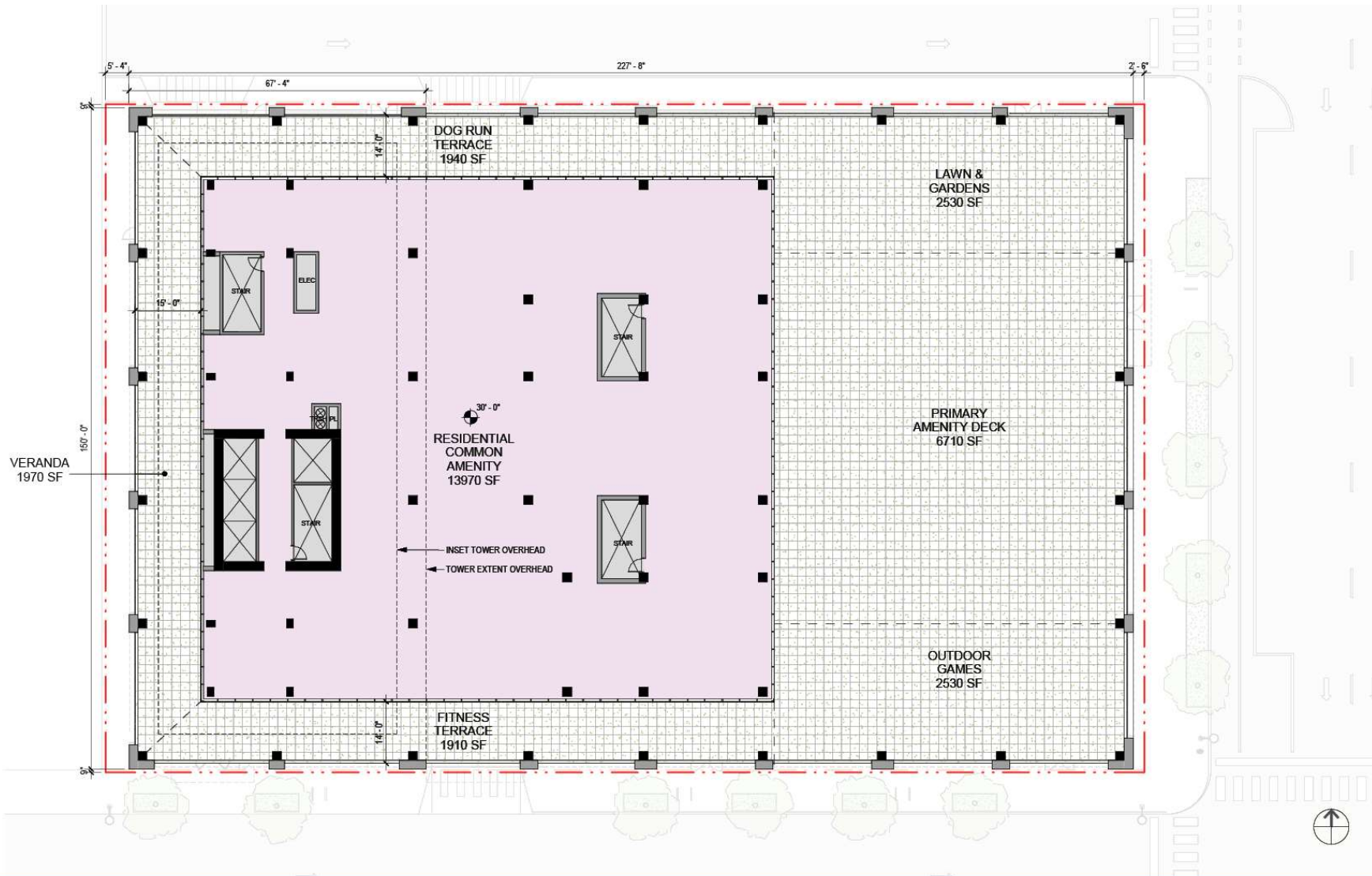
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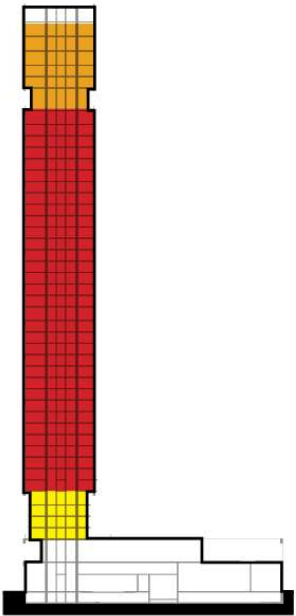
LEVEL 2 – PARKING & MECHANICAL



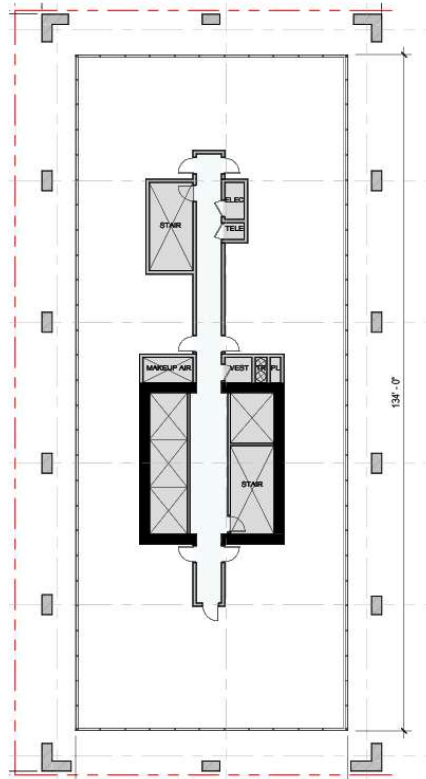
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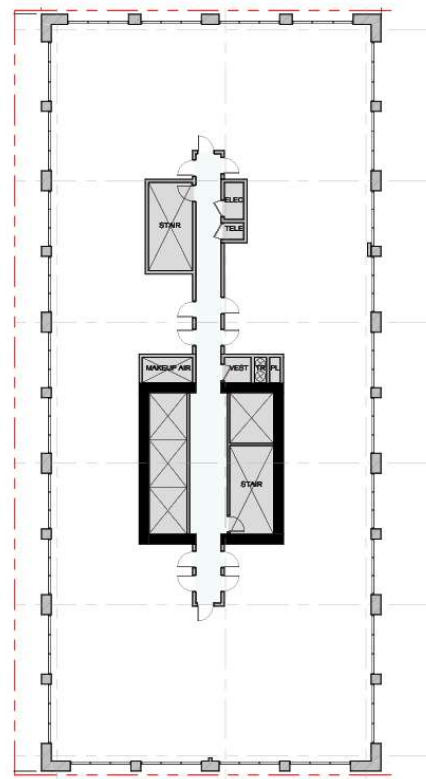
LEVEL 3 – RESIDENTIAL AMENITY & OUTDOOR DECK



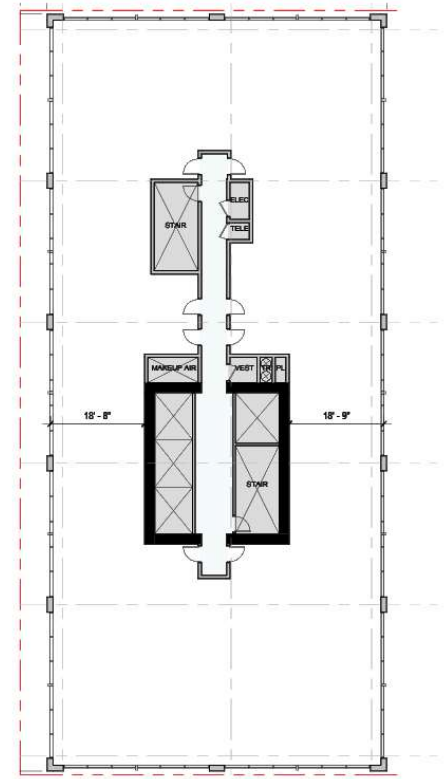
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Zone A



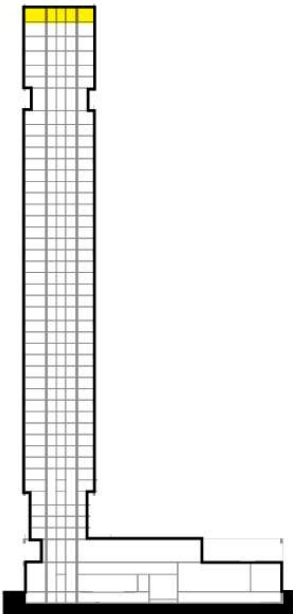
Zone B & C



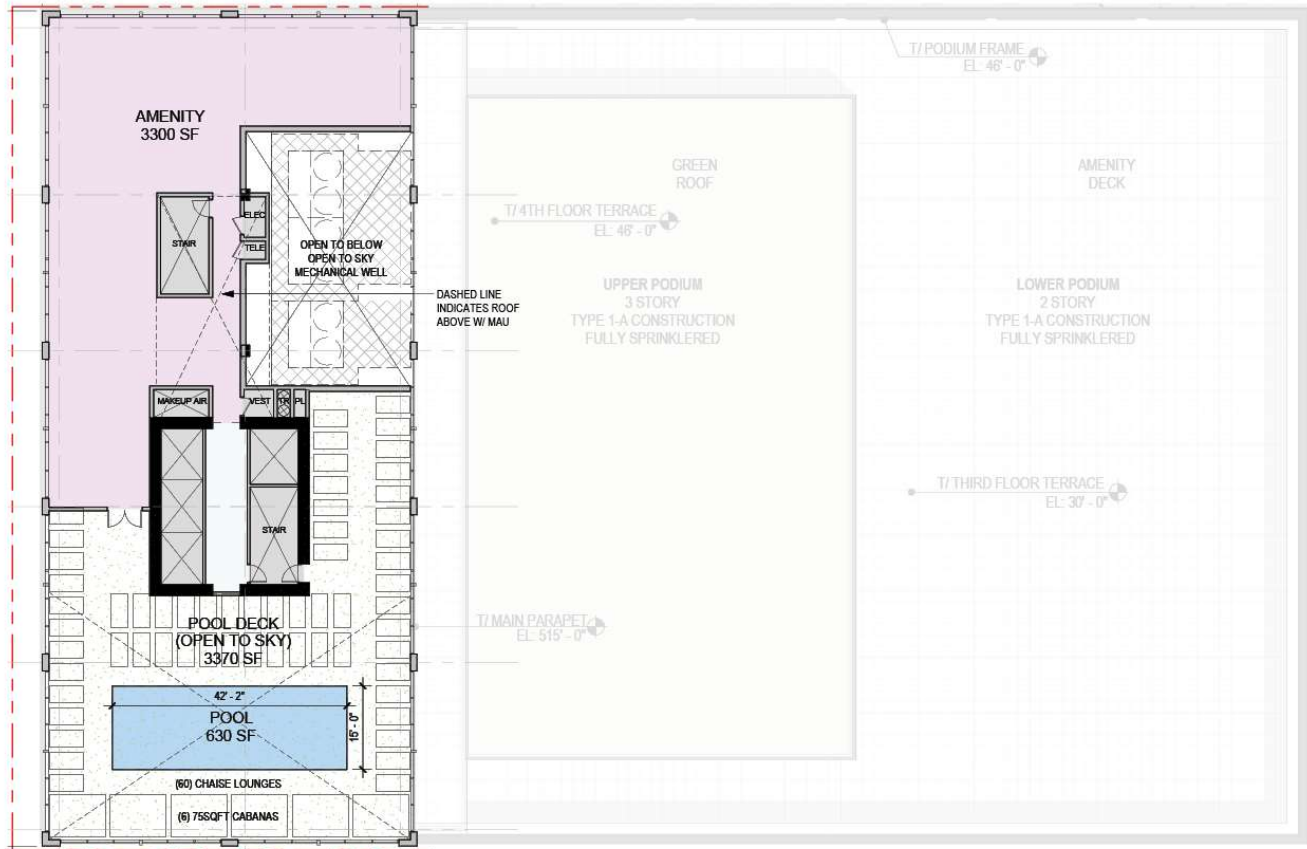
Zone D



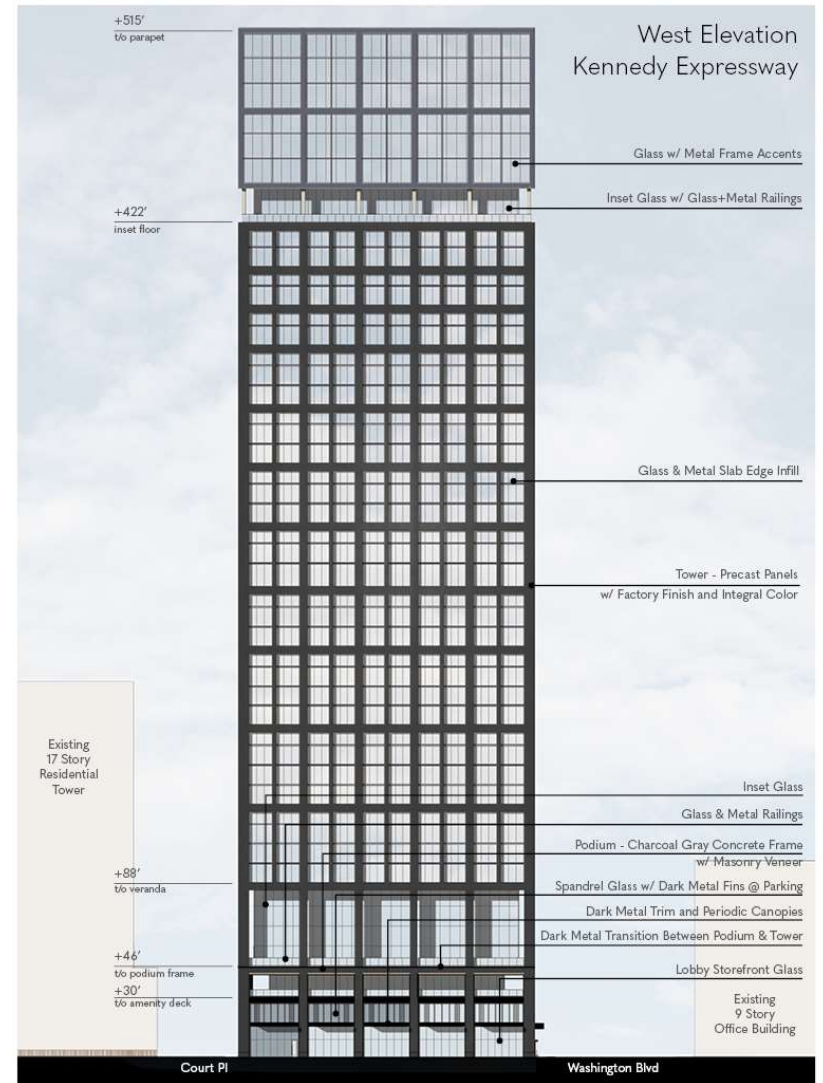
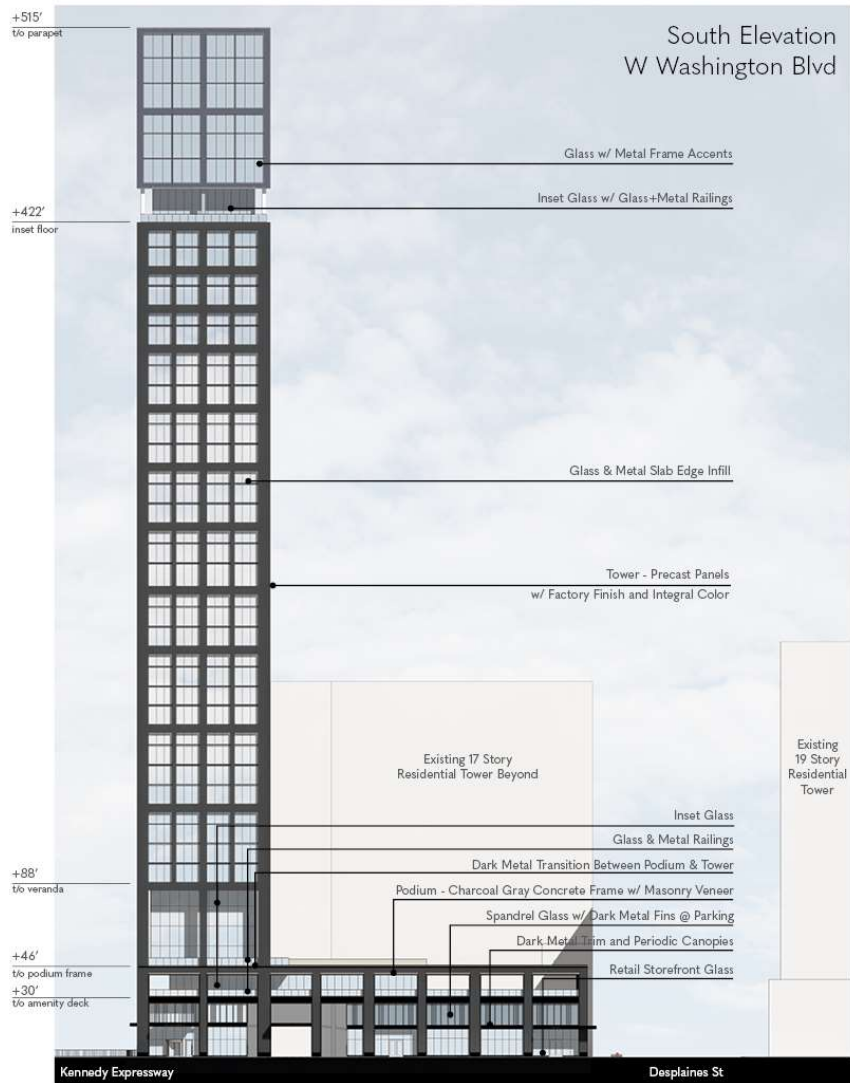
TYPICAL TOWER LEVELS



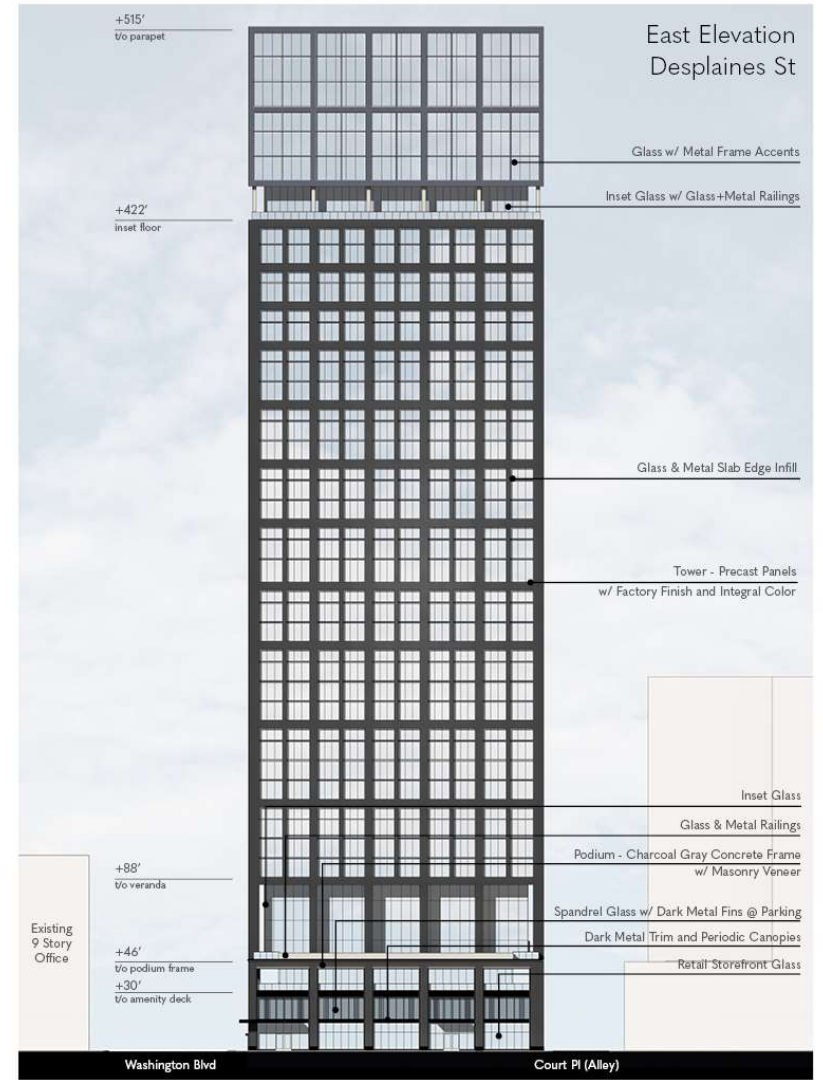
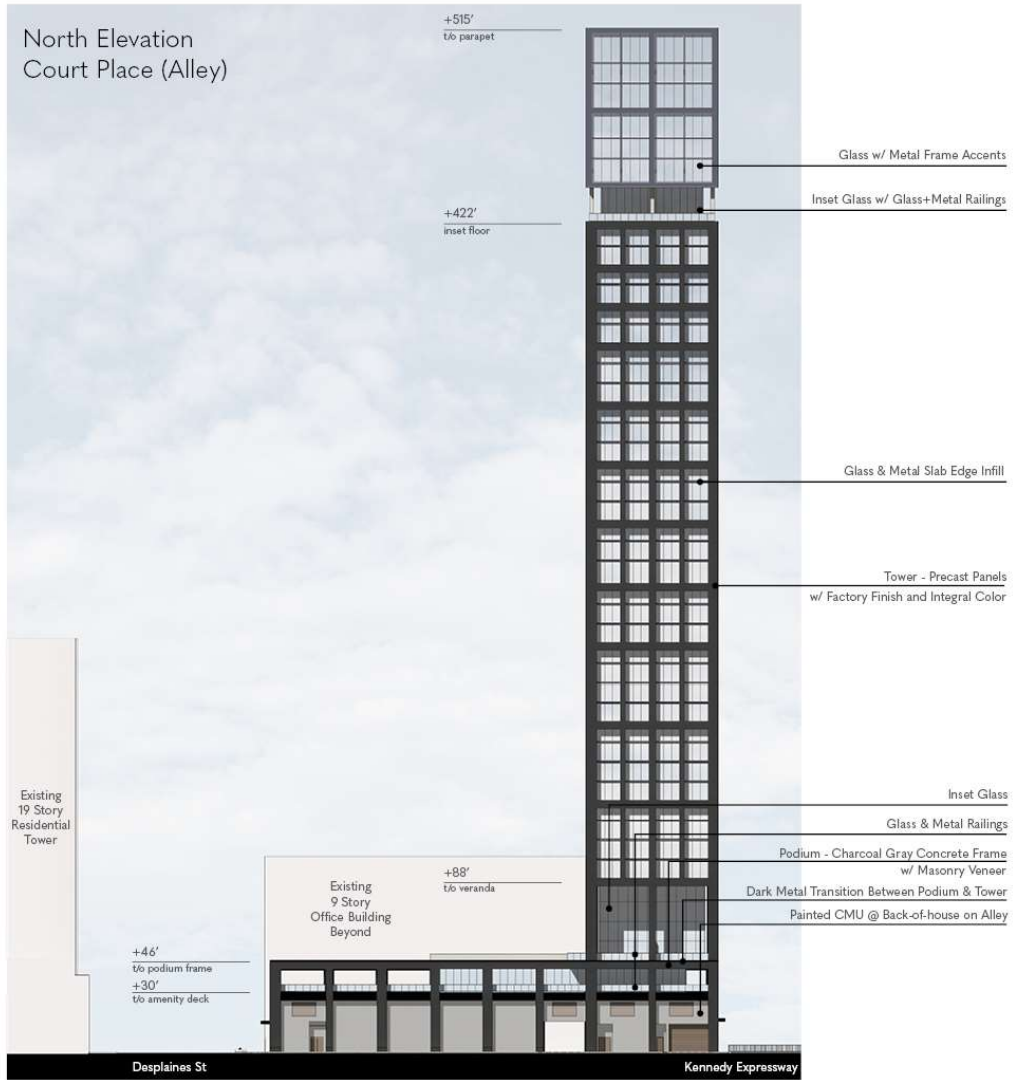
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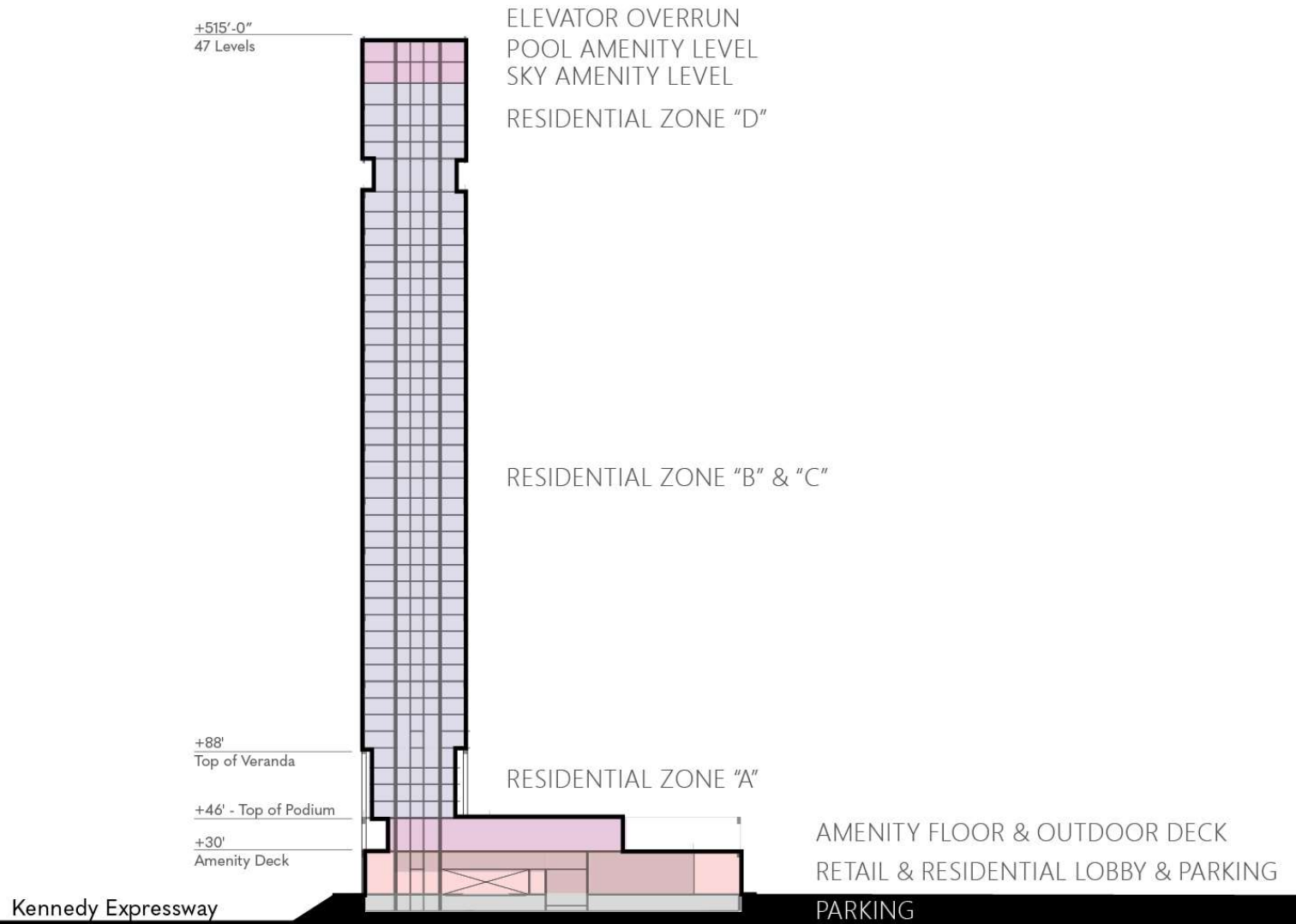
ROOF LEVEL



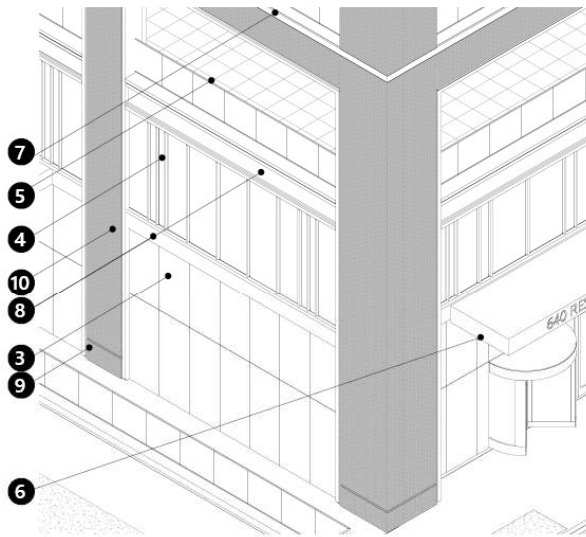
ELEVATIONS



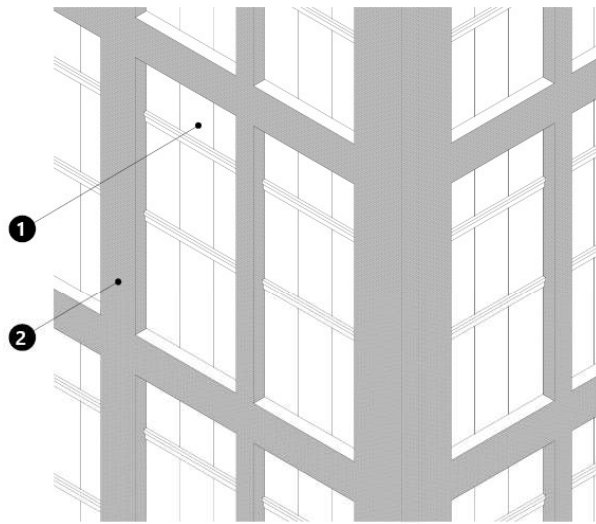
ELEVATIONS



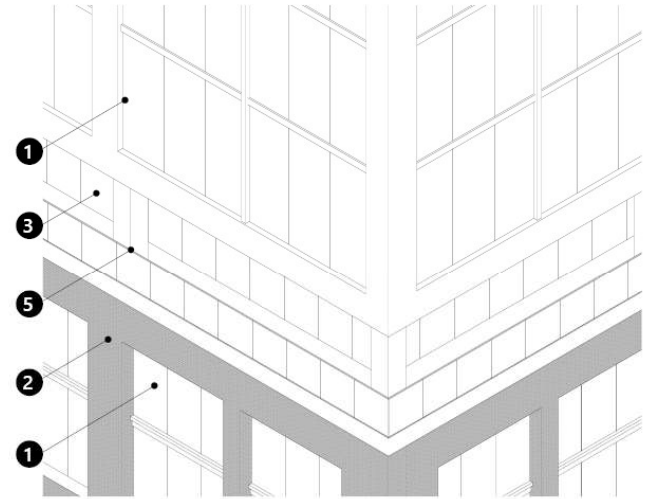
DIAGRAMMATIC BUILDING SECTION



BASE



MIDDLE



TOP

MATERIAL LEGEND

- 1. GLASS AND ALUMINUM WINDOW SYSTEM W/ METAL PANEL SLAB EDGE COVERS
- 2. PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR
- 3. GLASS AND ALUMINUM WINDOW SYSTEM
- 4. GLASS AND ALUMINUM WINDOW SYSTEM WITH METAL FINIS
- 5. RESIDENTIAL TERRACE BALCONY WITH GLASS AND METAL GUARDRAIL
- 6. METAL CANOPY WITH INTEGRAL BACKLIT ADDRESS SIGNAGE
- 7. DARK METAL TRIM
- 8. METAL SPANDREL PANEL
- 9. STONE BASE
- 10. BRICK

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

- Porte cochere vehicular site entry/exit w/ internal lay-by standing reduces vehicular standing on Washington Blvd, improving pedestrian experience.
- Existing curb cut on Washington Blvd shifted slightly.
- Existing curb cut on Desplaines removed. Provides safety benefit to existing bike lane. Provides possibility for new metered street parking.

17-8-0904-B Transportation

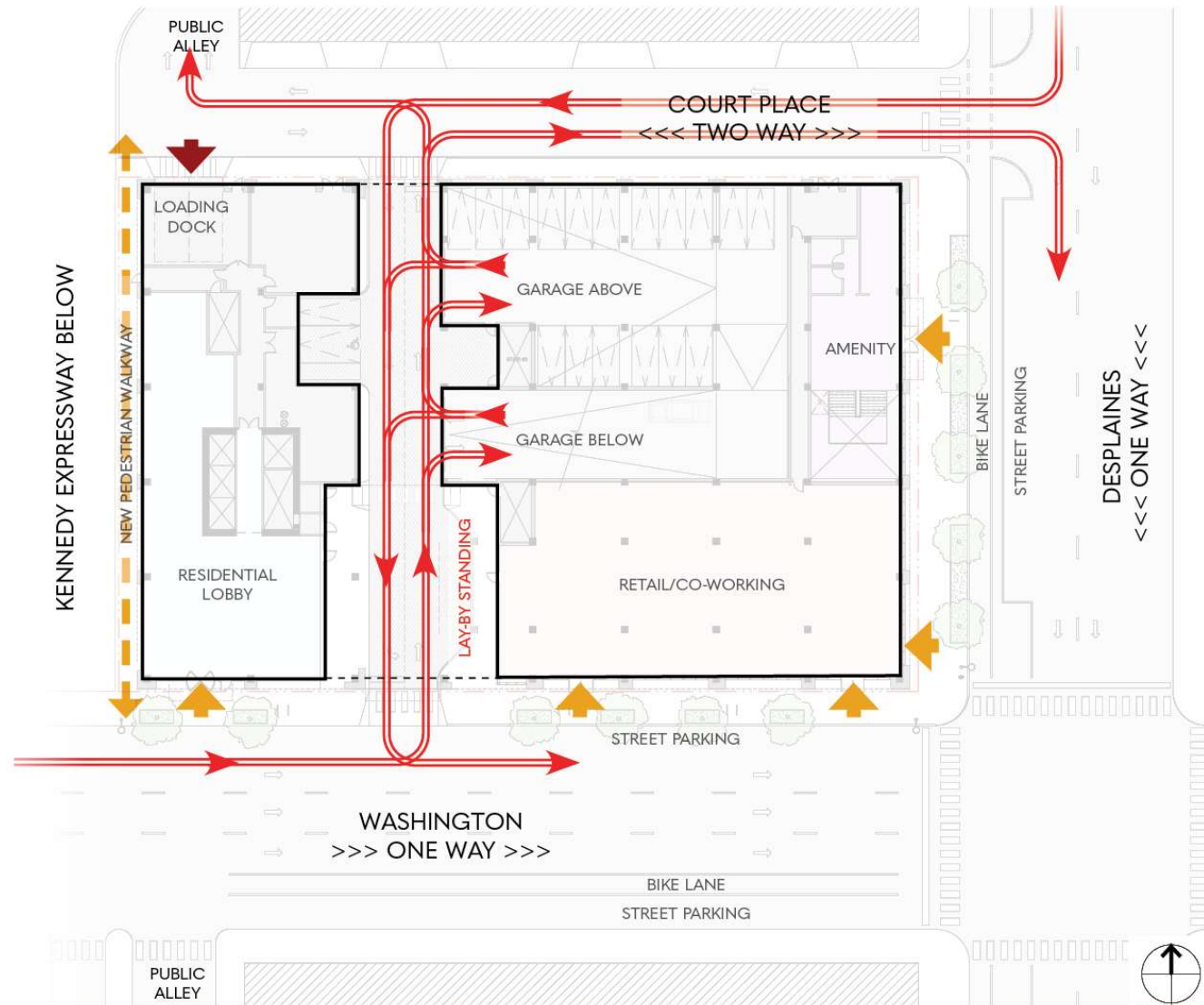
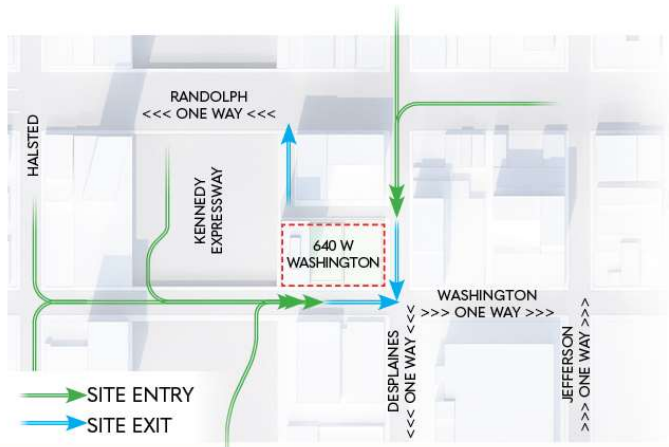
- New pedestrian walkway provided on west side of site.
- New sidewalk provided on Court Place.

17-8-0904-C Parking

- Internal-to-site roadway conceals vehicular garage entry points from public view.
- Porte Cochere entry/exit features mirrors, lighting, clear signage, vehicular markings, pedestrian markings and other traffic calming features.

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

- Service functions accessed from Court Place.
- Vehicular parking partially concealed underground.
- Facade design conceals visibility of second level garage parking.

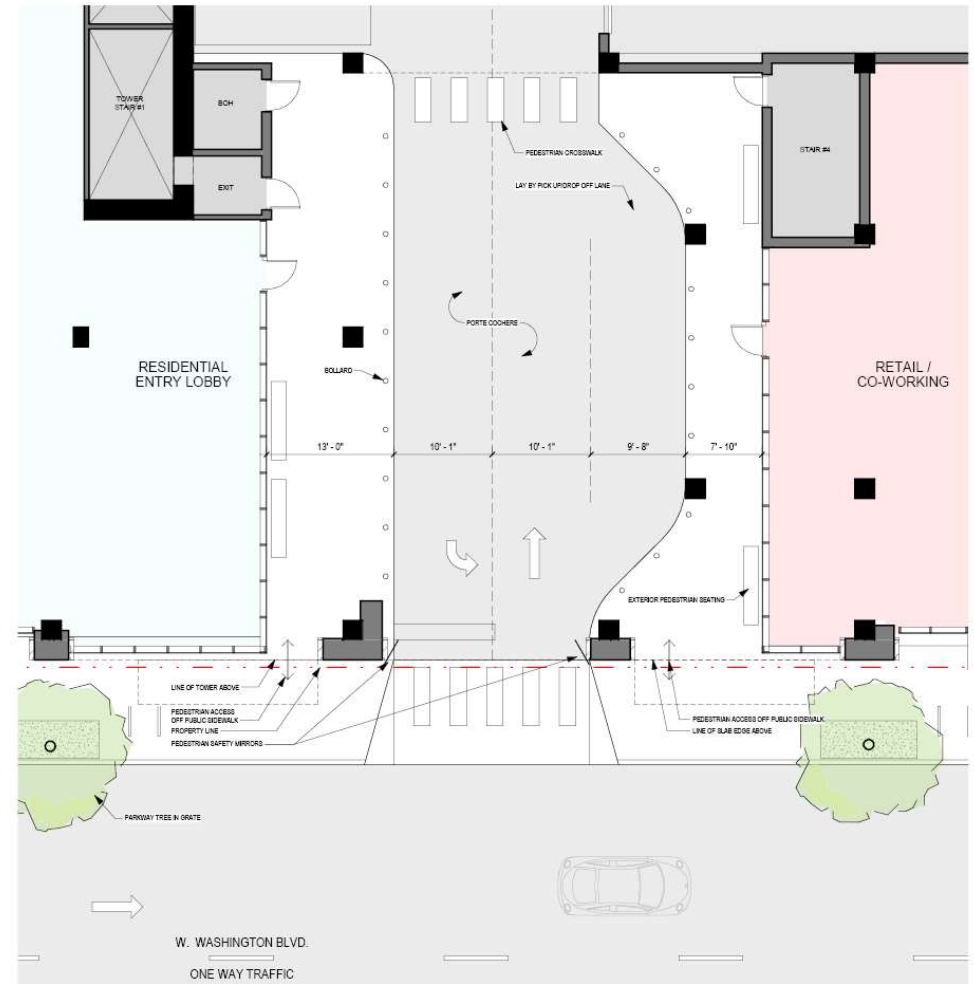
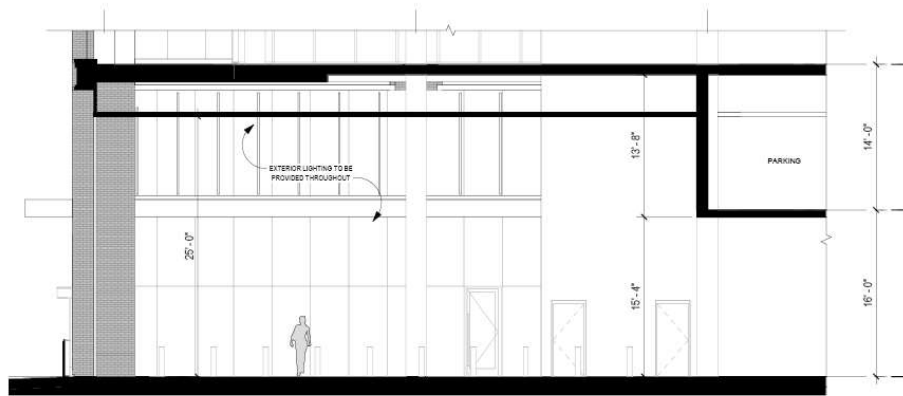


TRANSPORTATION, TRAFFIC CIRCULATION AND PARKING

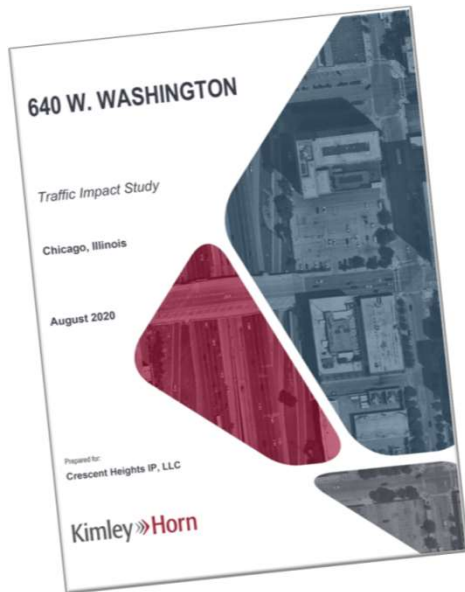
The porte cochere will provide weather protection and cover from the elements for pedestrians or visitors arriving to the site or who are engaging in short term loading activities (Uber, Lyft, Taxis, food/parcel delivery).

This area features a number of elements designed to improve the pedestrian experience, including:

- A narrow two-lane driveway (20'-0") flanked on either side by large interior covered sidewalks.
- Lay-by standing zone for vehicles.
- Bollards to protect pedestrian zones along with "curbless" transitions.
- Material change in flooring between vehicular zone and pedestrian zone.
- Clearly demarcated pedestrian crossings.
- Benches for pedestrians.
- Clear vehicular signage and mirrors
- Tall, well-lit and comfortable space



PORTE COCHERE DESIGN



KEY SITE DESIGN ELEMENTS

- **A two-way internal access driveway will accommodate parking access/circulation and an off-street drop-off/pick-up zone**
- **The plan provides fewer parking spaces than the existing commuter lot**
- **The plan reduces the number of driveways serving the site from 2 to 1 (removes a driveway from DesPlaines Street) and creates an opportunity for 3 additional on-street parking spaces**

KEY FINDINGS

- **The site fits within a highly walkable neighborhood with limited vehicle access points, adjacent marked bike lanes, and close proximity to multiple bus and rail transit options**
- **The proposed development will not create significant impacts on the capacity of surrounding intersections**
- **Parking will be prohibited/eliminated along the west side of the public alley from the site north to Randolph Street**

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-B Building Orientation and Massing

- Design "holds" all four corners of the site.

17-8-0906-D Transitions

- Service uses are provided on Court Place, which acts as de facto alley.

Design "holds" the corner

Architectural demarcations of pedestrian entrances

Active uses at sidewalk along Washington and Desplaines



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.

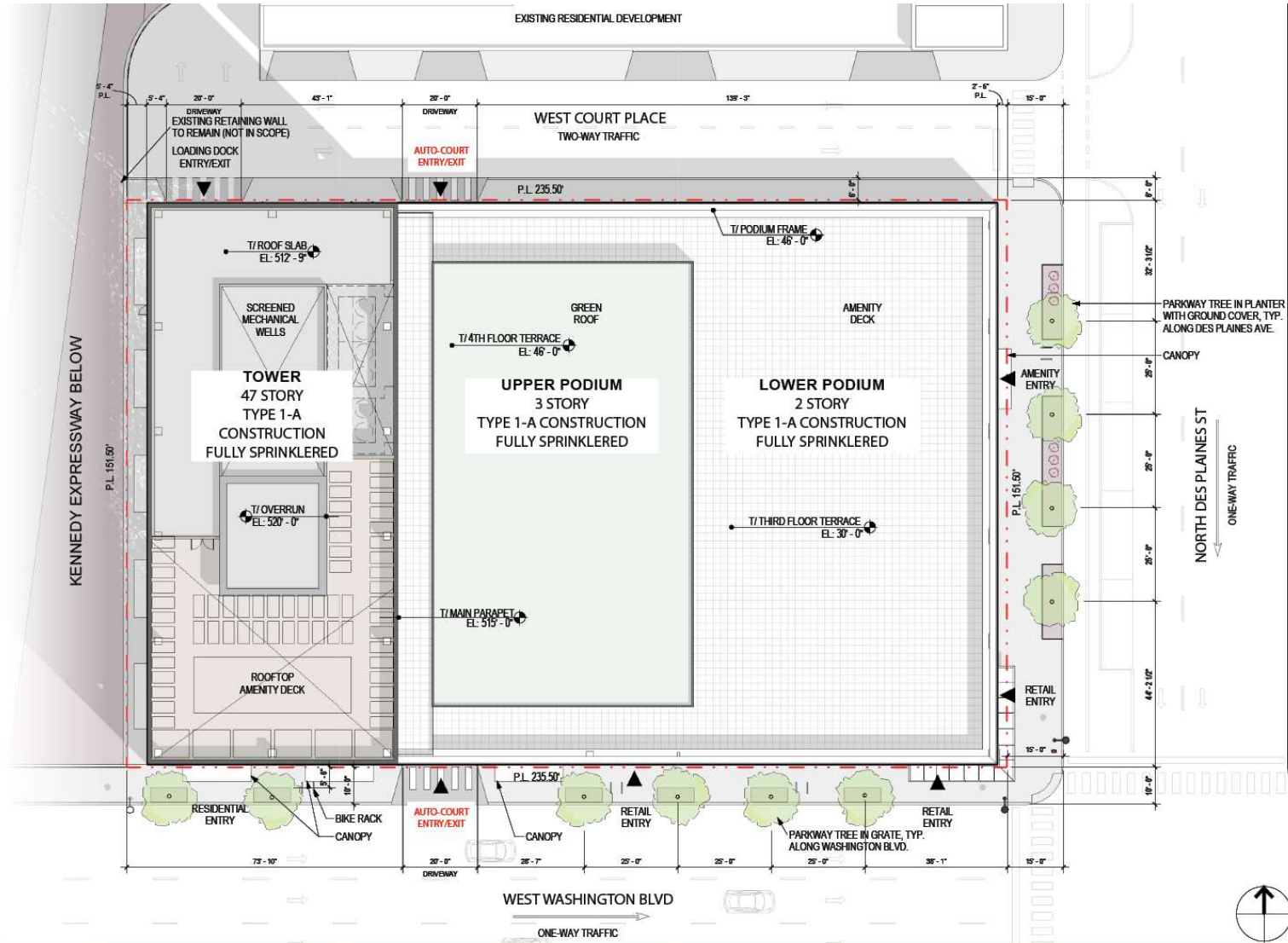
Landscape Ordinance Analysis

W Washington Blvd

- Length 235.5'
- Number of trees req'd (1 per 25 lf) 9
- Number of existing trees to remain 0
- Number of added trees provided 6
(Additional trees beyond this number cannot be provided due to offsets from ROW and internal-to-site roadway)

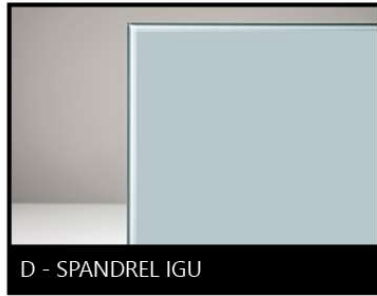
N Desplaines St

- Length 151.5'
- Number of trees req'd (1 per 25 lf) 6
- Number of existing trees to remain 0
- Number of added trees provided 4
(Additional trees beyond this number cannot be provided due to offsets from ROW)





A - PRECAST PANELS W/ FACTORY FINISH AND INTEGRAL COLOR



D - SPANDREL IGU



G - TOWER METAL SLAB EDGE



K - WARM GRAY PODIUM BRICK



B - INSULATED GLASS UNIT (IGU)



E - METAL FINNS @ 2ND LVL PODIUM



H - GLASS AND METAL RAILINGS



L - DARK STONE PODIUM BASE



C - METAL WINDOW SYSTEM



F - PODIUM METAL CANOPIES/TRIM



J - PAINTED CMU @ ALLEY

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.**

Compliance Options	Points Required		Sustainable Strategies Menu																																		
			Health	Energy							Stormwater				Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife							
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	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 6-ft-tall 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					
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	5	10	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	NA	NA	NA	20	10	20	NA	NA	NA	5	5	5	5	10	10	10	5	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	5	5	5	10	10	10	5	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	10	5	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	5	5	20	10	20	NA	NA	NA	5	5	5	5	10	10	10	5	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	5	5	20	10	20	NA	NA	NA	5	5	5	5	10	10	10	5	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	10	5	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	5	5	5	NA	NA	10	5	10	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	10	5	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	5	5	10	10	10	5	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	10	10	10	5	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

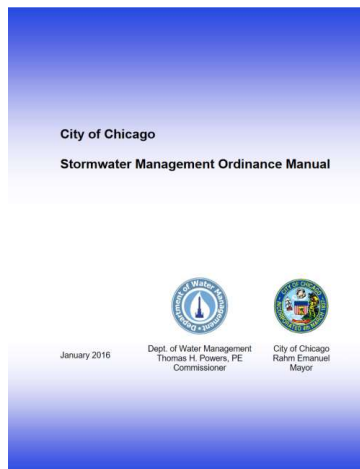
*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

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

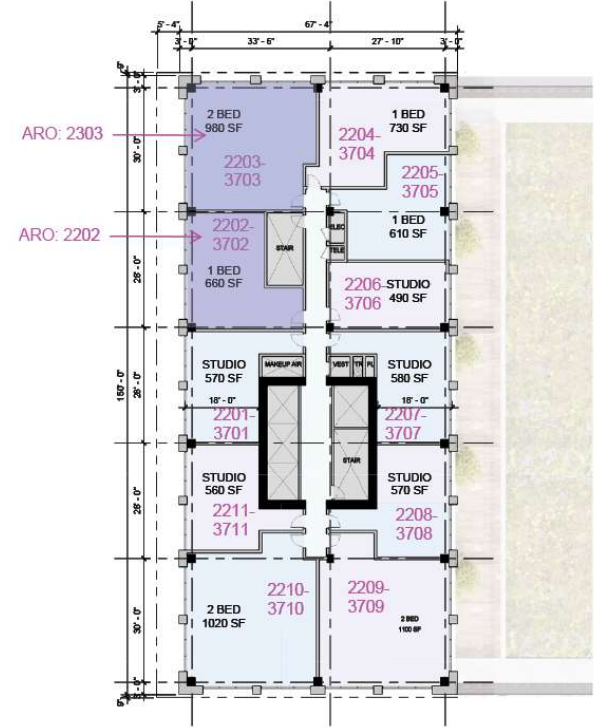
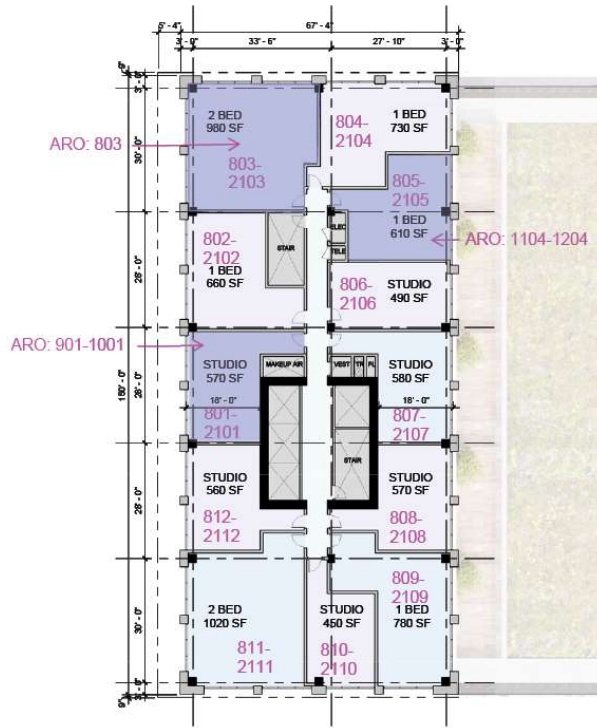
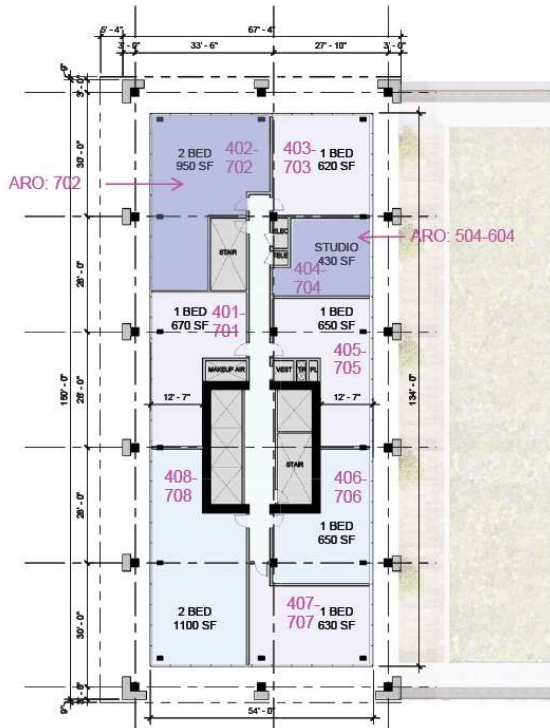
Sustainable Development Policy Path

- Exceed Energy Code
- Exceed Storm Water Ordinance
- Indoor Water Use Reductions
- Ev Charging Stations
- Tree Planting
- Green Roof
- Proximity To Transit
- Bike Parking
- 80% Waste Diversion

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 in the basement.



AFFORDABLE UNITS:

- 41 units required
- 10 affordable units (2.5%) on site (plans in progress)
- \$5M fee paid in-lieu for the remaining



Public Benefits

- Jobs:
 - Estimated Construction jobs – 815
 - Estimated Permanent jobs – 30
- New curb and sidewalk on Court Place
- New pedestrian walkway on west side of site
- Eliminate existing curb cut on Desplaines, promoting the pedestrian experience and the bike lane
- 8,000 square feet of retail and active amenity space, fronting on Desplaines and Washington, creating an active pedestrian environment
- Payment of approximately \$3,723,634 to the Neighborhood Opportunity Fund, 10% of which would be available for improvements in the neighborhood

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 Zoning Administrator recommends that the proposed Residential-Business Planned Development is appropriate for the following reasons:

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);
2. It is **compatible with the character of the surrounding area in terms of uses, density and building scale** (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses and the goals and objectives of the Central Area Action Plan (2009);
3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the time of occupancy (17-13-609-C);
4. The proposal is **compatible with surrounding zoning** (17-13-308-D). The proposed planned development is compatible with surrounding zoning districts and planned developments, further, the proposed uses are permitted in the current underlying zoning classification of DX-7;
5. The proposal **promotes transit, pedestrian and bicycle use, ensures accessibility** for persons of all mobilities and minimizes conflicts with existing traffic patterns in the vicinity (17-8-0904-A1)