



CHICAGO PLAN COMMISSION

Department of Planning and Development

125 Maple

125 W. Maple Street (2nd Ward)

Fifield Companies

07/15/2021

★ Community Area Snap Shot

COMMUNITY AREA INFORMATION: Near North Side

General Population Characteristics, 2015-2019

	Near North Side
Total Population	93,318
Total Households	57,169
Average Household Size	1.6
Percent Population Change, 2010-19	15.9
Percent Population Change, 2000-19	28.2

Source: 2000 and 2010 Census, 2015-2019 American Community Survey five-year estimates.

Employment of Near North Side Residents*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	11,268	22.1
2. Finance	6,387	12.5
3. Health Care	5,379	10.5
4. Education	3,722	7.3
5. Administration	3,531	6.9

TOP EMPLOYMENT LOCATIONS	Count	Percent
1. The Loop	16,946	33.2
2. Outside of Chicago	13,622	26.7
3. Near North Side	10,056	19.7
4. Near West Side	3,875	7.6
5. Hyde Park	665	1.3

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2018).

*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

Household Size, 2015-2019

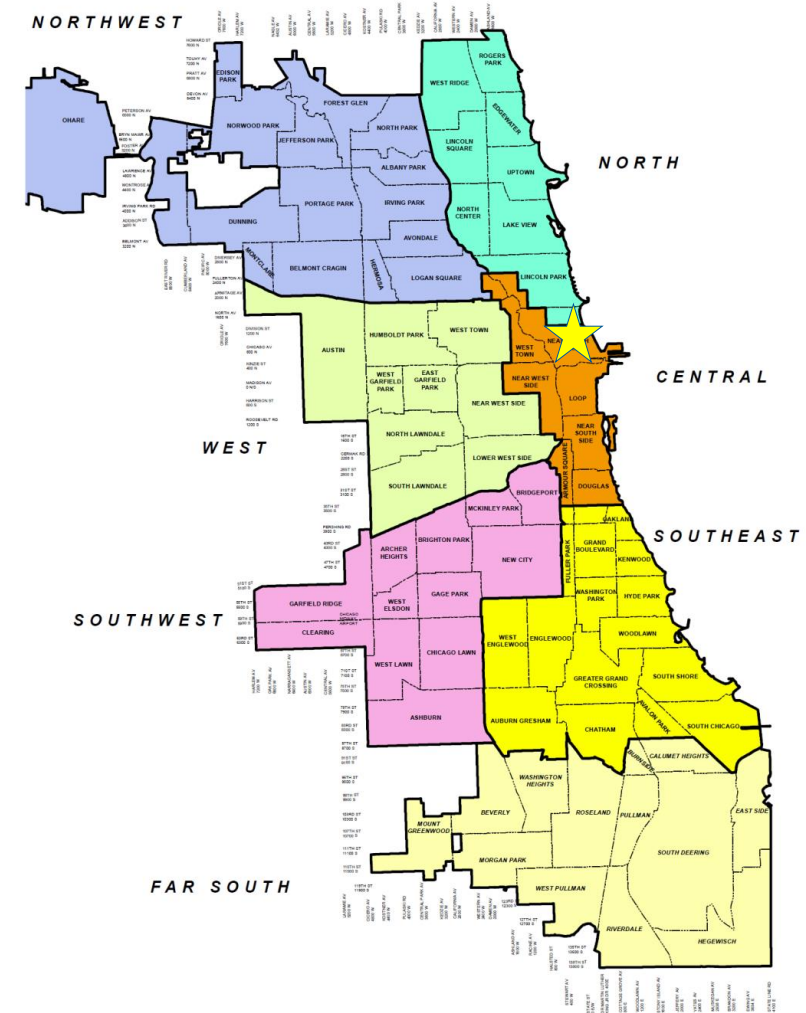
	Near North Side	
	Count	Percent
1-Person Household	32,516	56.9
2-Person Household	19,733	34.5
3-Person Household	3,141	5.5
4-or-More-Person Household	1,779	3.1

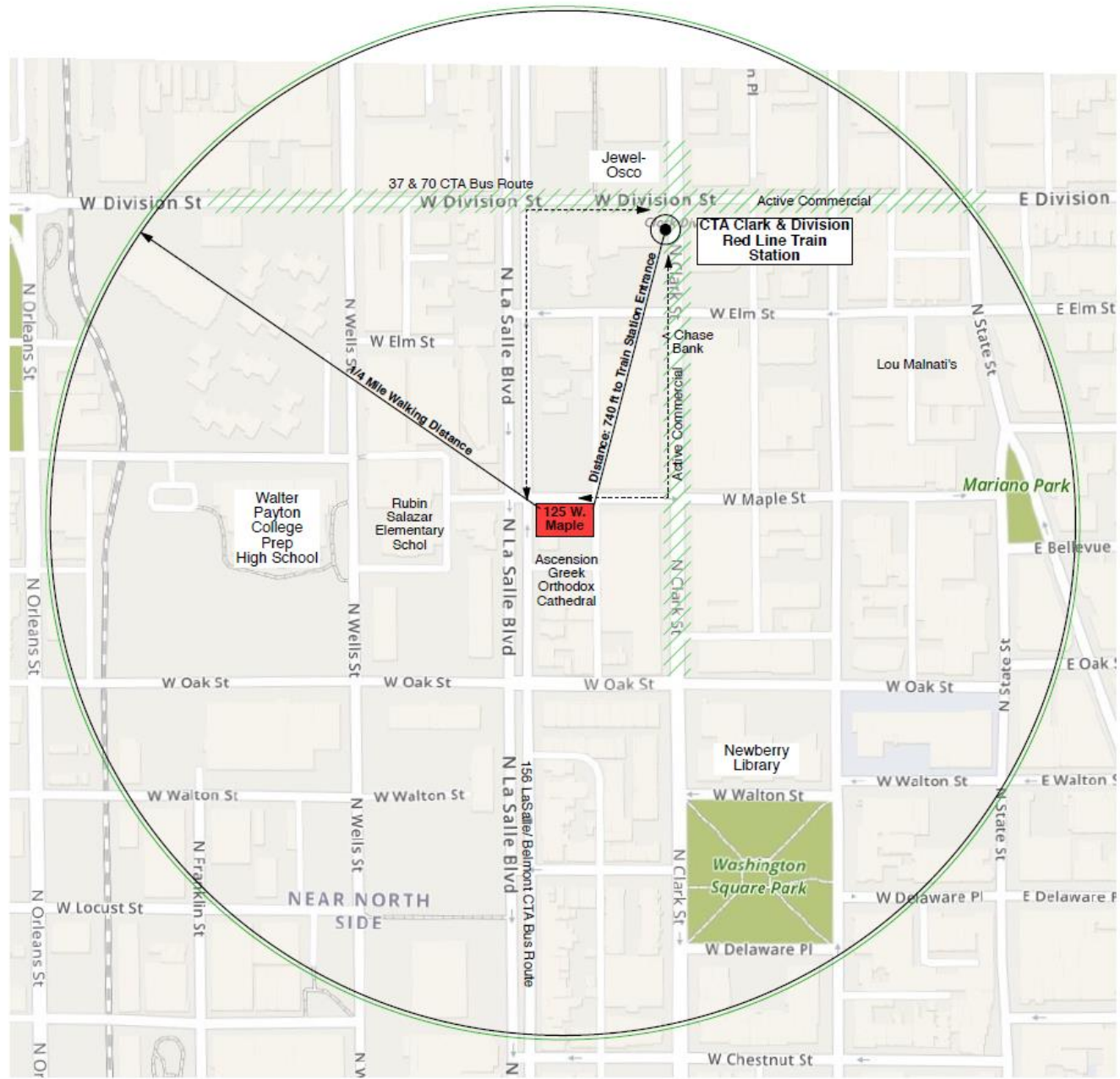
Source: 2015-2019 American Community Survey five-year estimates.

Employment in Near North Side*, 2018

TOP INDUSTRY SECTORS	Count	Percent
1. Accommodation and Food Service	29,508	16.3
2. Professional	28,553	15.8
3. Health Care	22,396	12.4
4. Retail Trade	17,227	9.5
5. Administration	15,293	8.5

TOP RESIDENCE LOCATIONS	Count	Percent
1. Outside of Chicago	78,788	43.6
2. Near North Side	10,056	5.6
3. Lake View	8,654	4.8
4. West Town	6,002	3.3
5. Lincoln Park	4,960	2.7





SITE CONTEXT PLAN



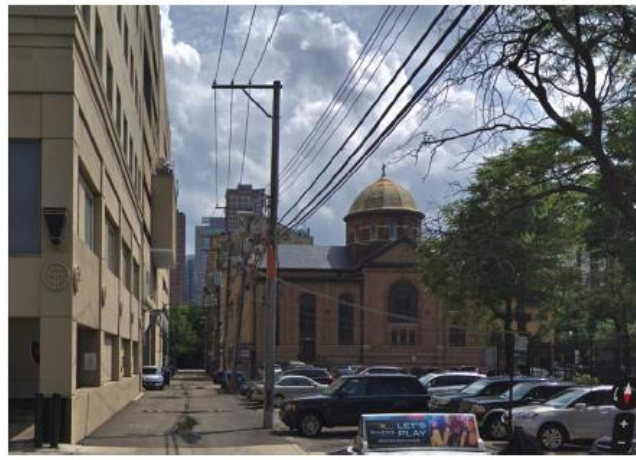
LaSalle Dr & Maple St Looking SE



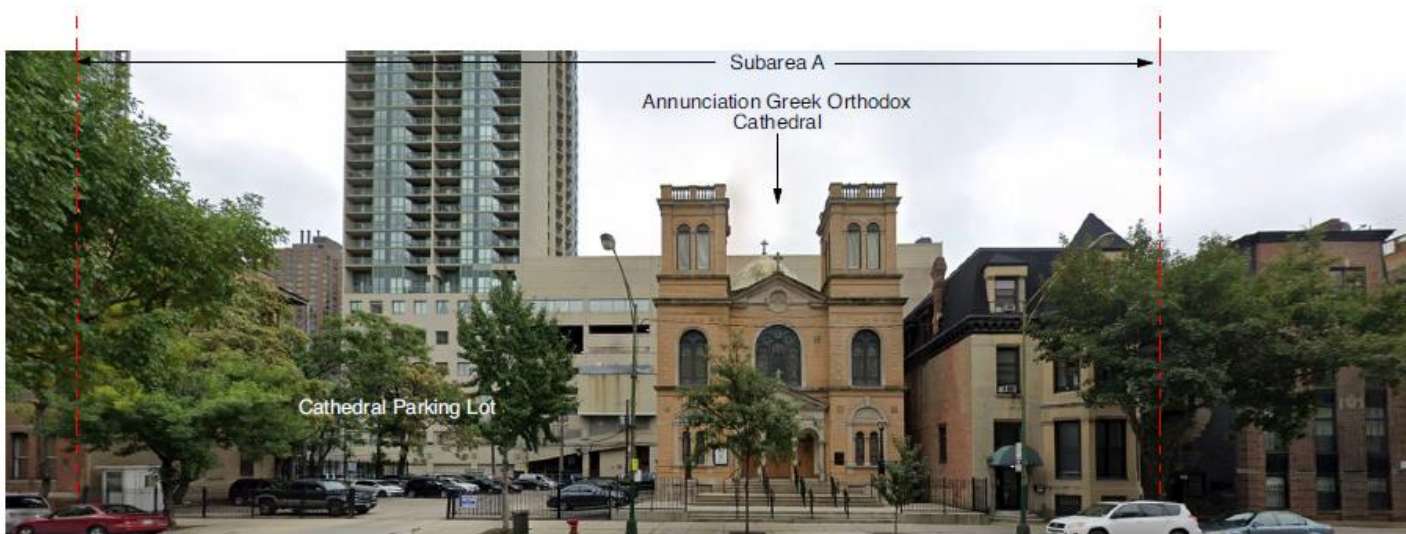
LaSalle Dr Looking NE @ OA Site



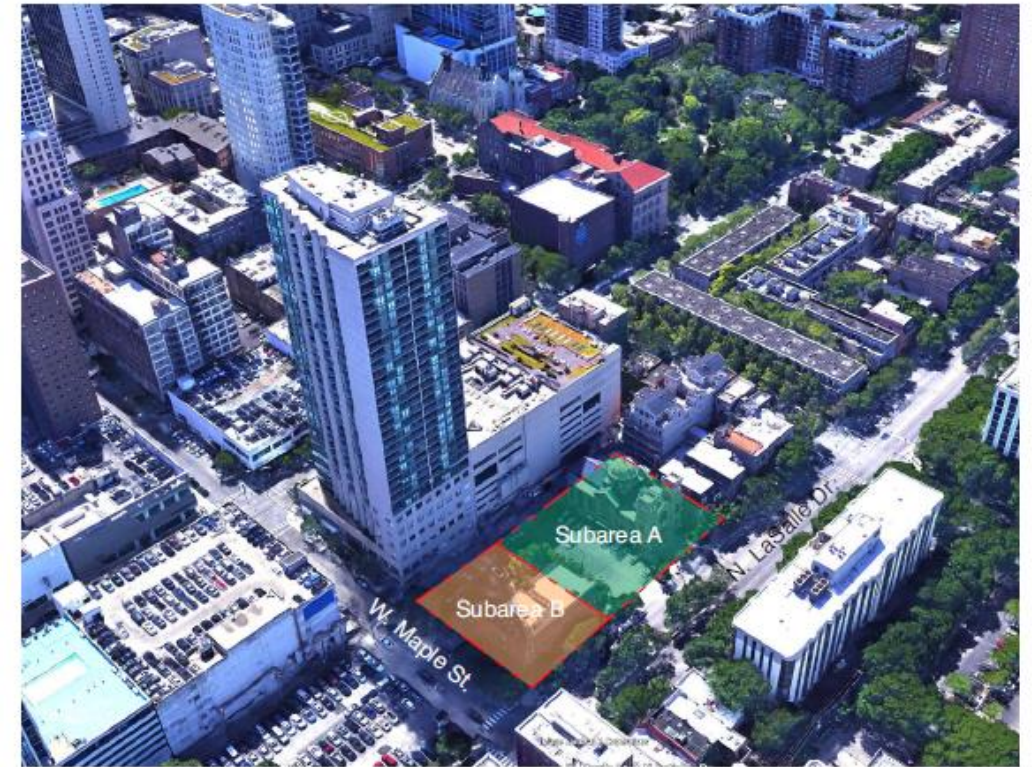
Maple St looking W



Maple St @ Alley



LaSalle Dr



Aerial of Existing Site

EXISTING SITE CONTEXT AND AERIAL FROM NORTHWEST DIRECTION



RENDERING FROM NORTHWEST DIRECTION



RENDERING FROM SOUTHWEST DIRECTION



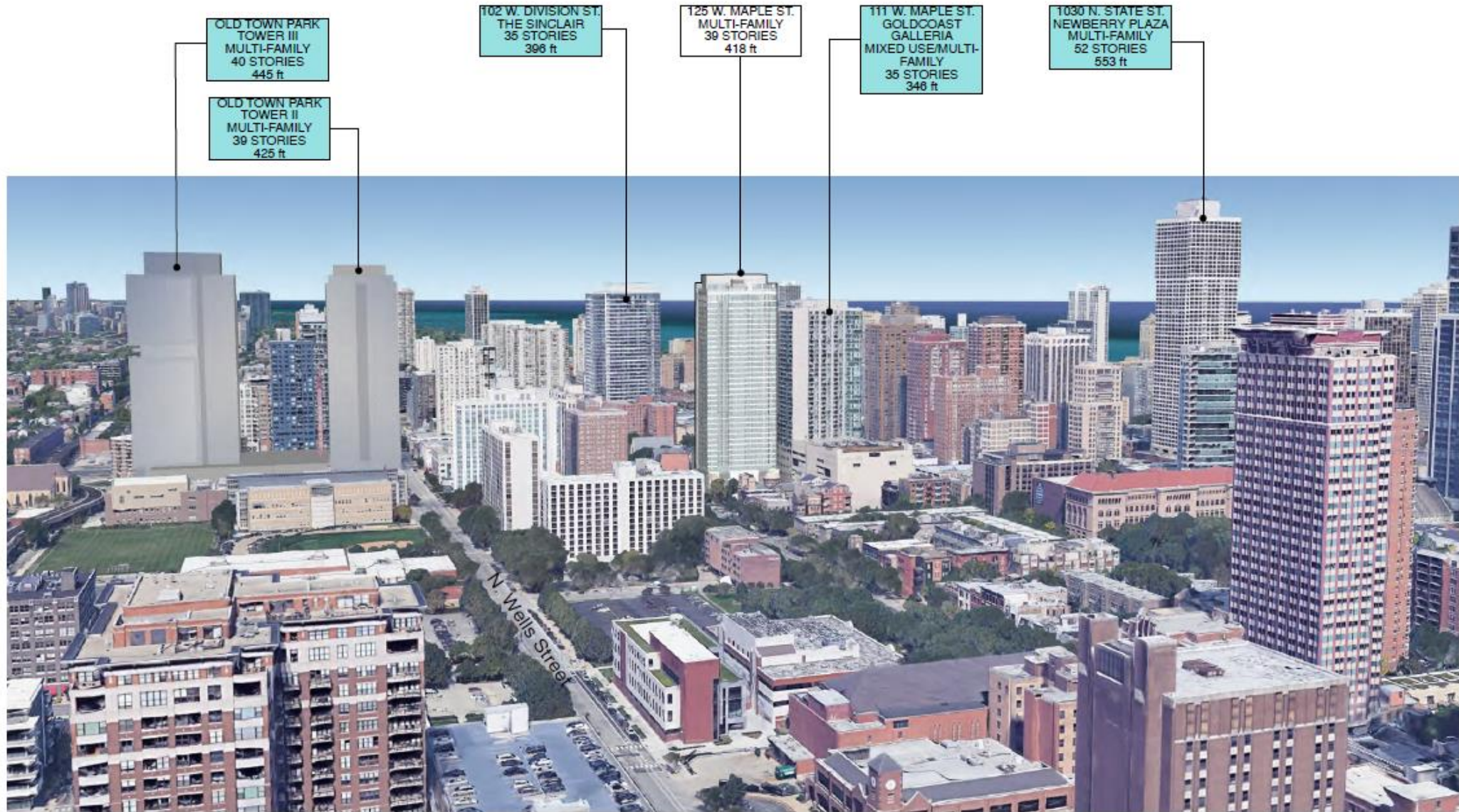
RENDERING FROM SOUTHEAST DIRECTION



MASSING OF COMMUNITY CENTER FROM LASALLE STREET



MASSING OF COMMUNITY CENTER FROM LASALLE STREET



AERIAL VIEW FROM SOUTHWEST DIRECTION WITH HEIGHT CONTEXT

Current



Proposed

PEDESTRIAN CONTEXT



PEDESTRIAN CONTEXT – BUILDING ENTRANCE

★ Planning Context



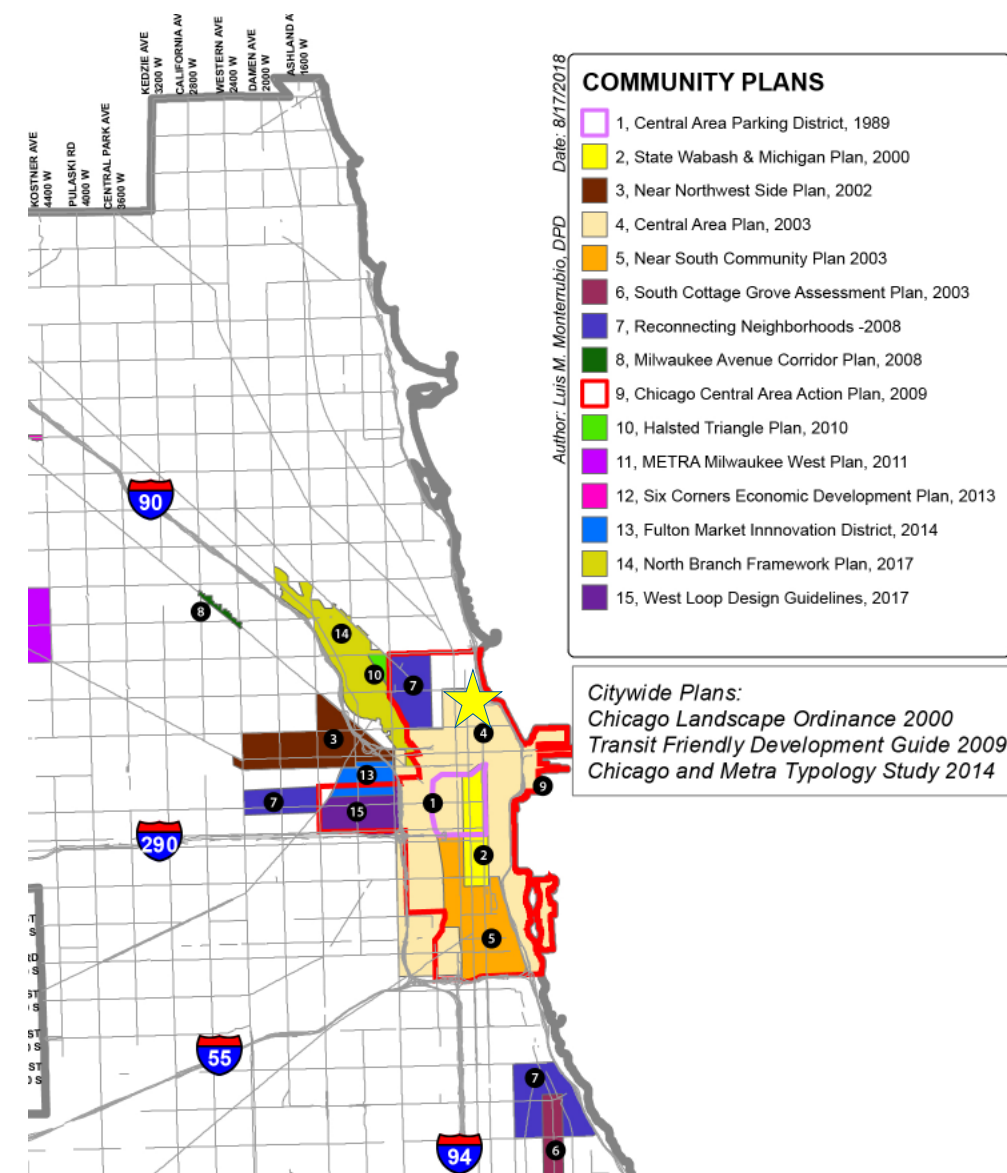
The Chicago Central Area Plan Near North Recommendations:

- Larger scale development should be focused along the LaSalle Street corridor.
- River North will continue its development as a mix of restaurants, entertainment, hotel, retail and residential uses.



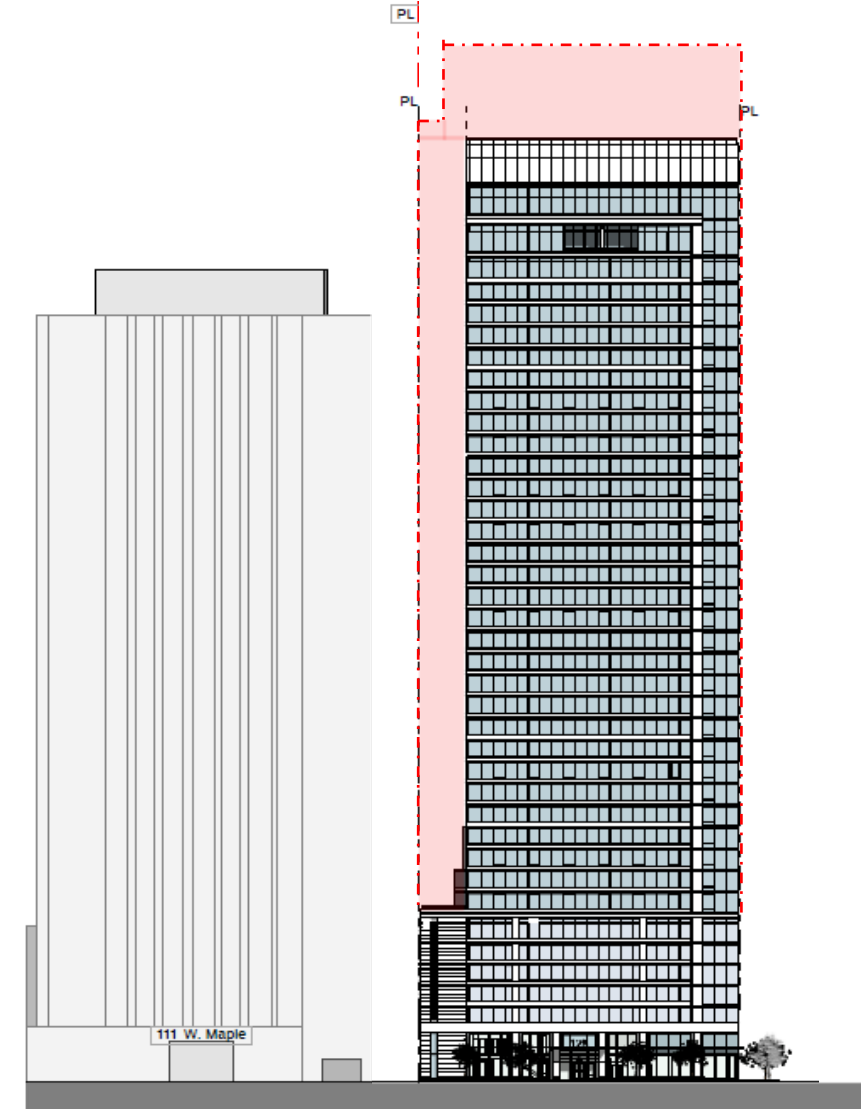
Central Area Action Plan Near North Visions/Goals:

- Higher densities should be supported around existing and planned transit stations and along major street corridors.

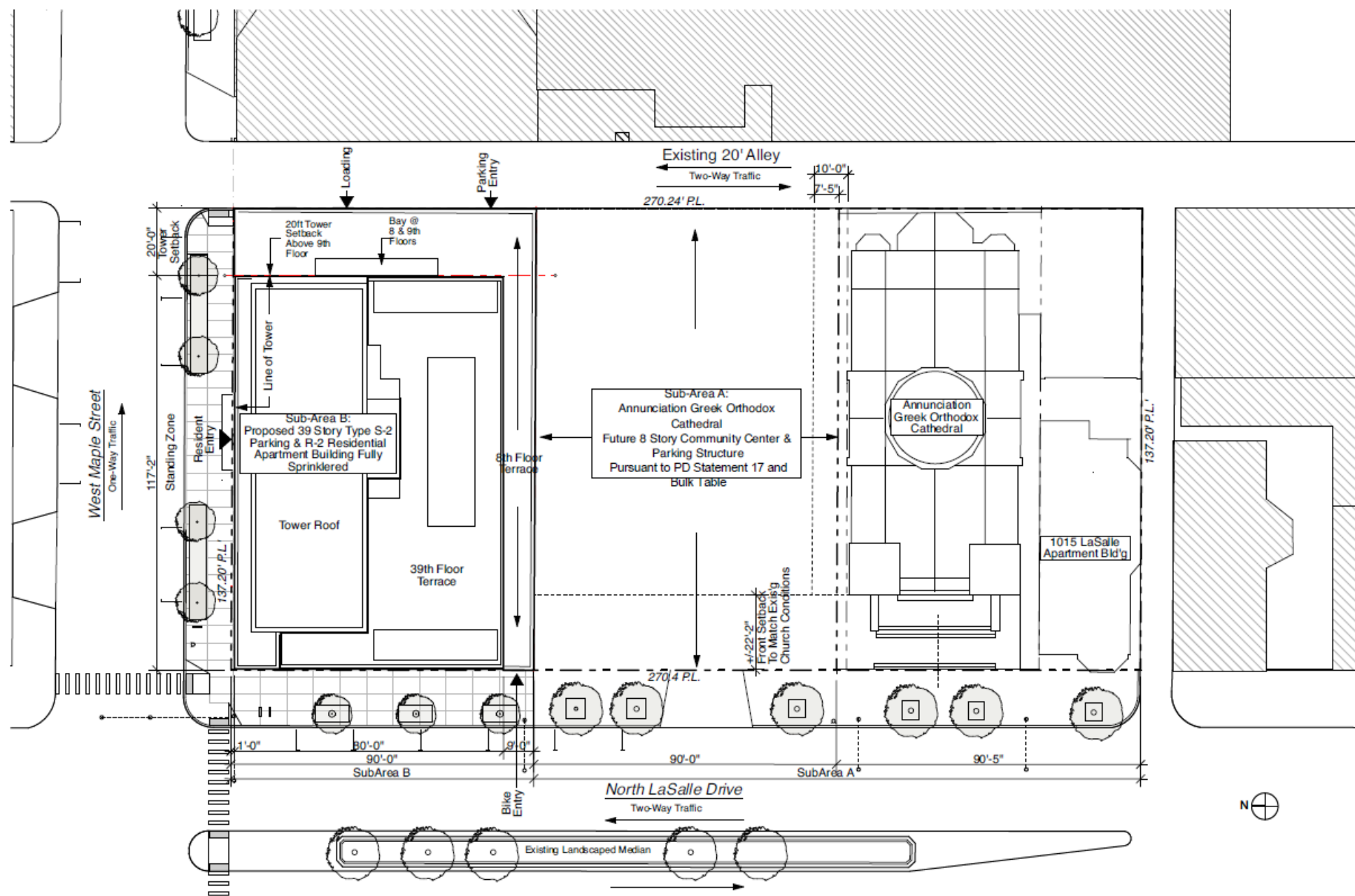


Project Timeline + Community Outreach

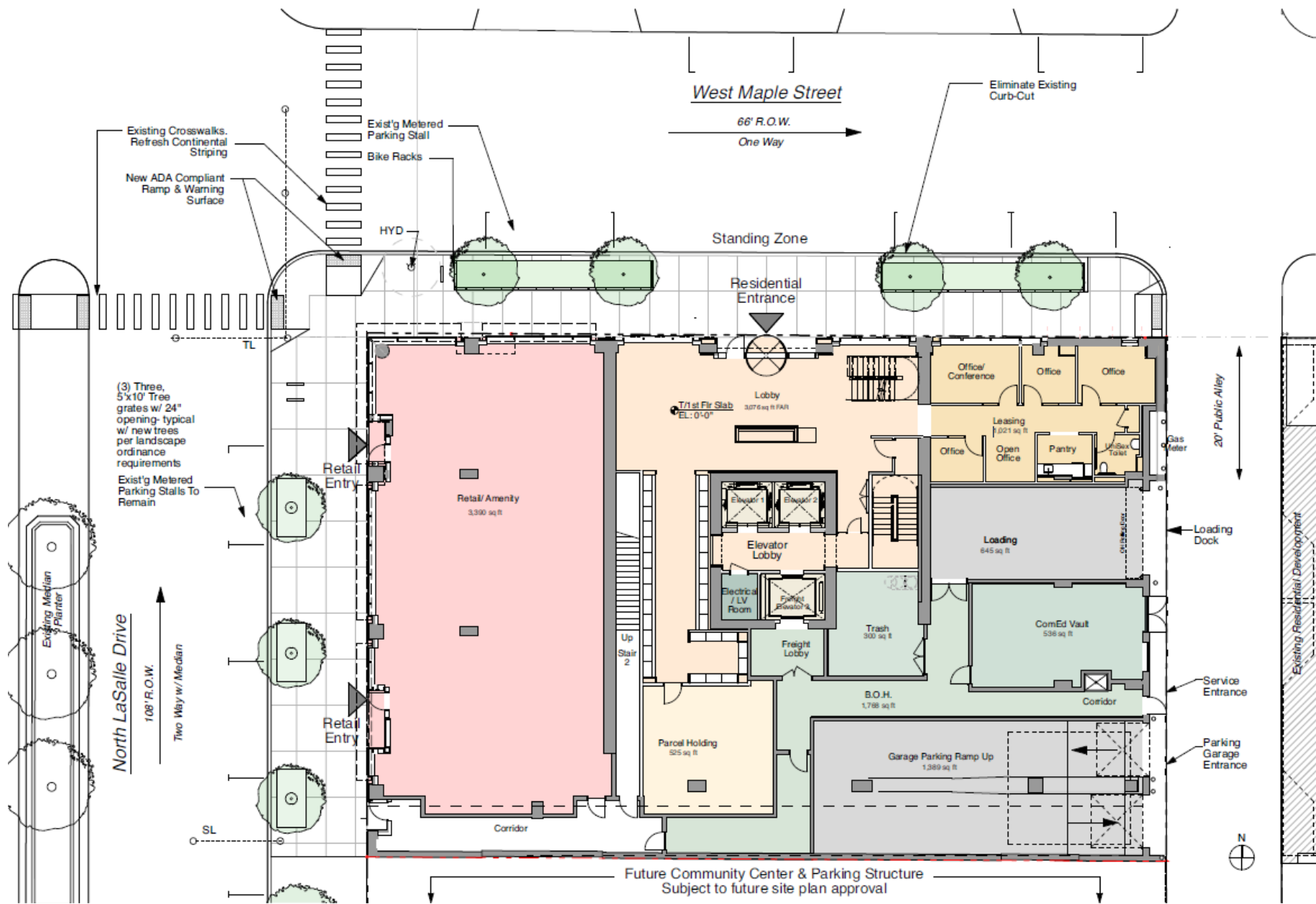
- Date of PD Filing – May 26, 2021
- Dates of Community Meetings
 - Multiple meetings with 111 W Maple Association
 - Multiple meetings with surrounding community stakeholders and neighborhood associations
 - 1st Public Community Meeting on July 15, 2020
 - 2nd Public Community Meeting on July 12, 2021
- Changes based on feedback:
 - Reduced density from 406 units to 303 units
 - Increased setback from 111 W Maple from 20 feet to 40 feet
 - Reduced building height by nearly 40 feet
 - Identified enhancements to alleyway between site and 111 W Maple to improve traffic flow



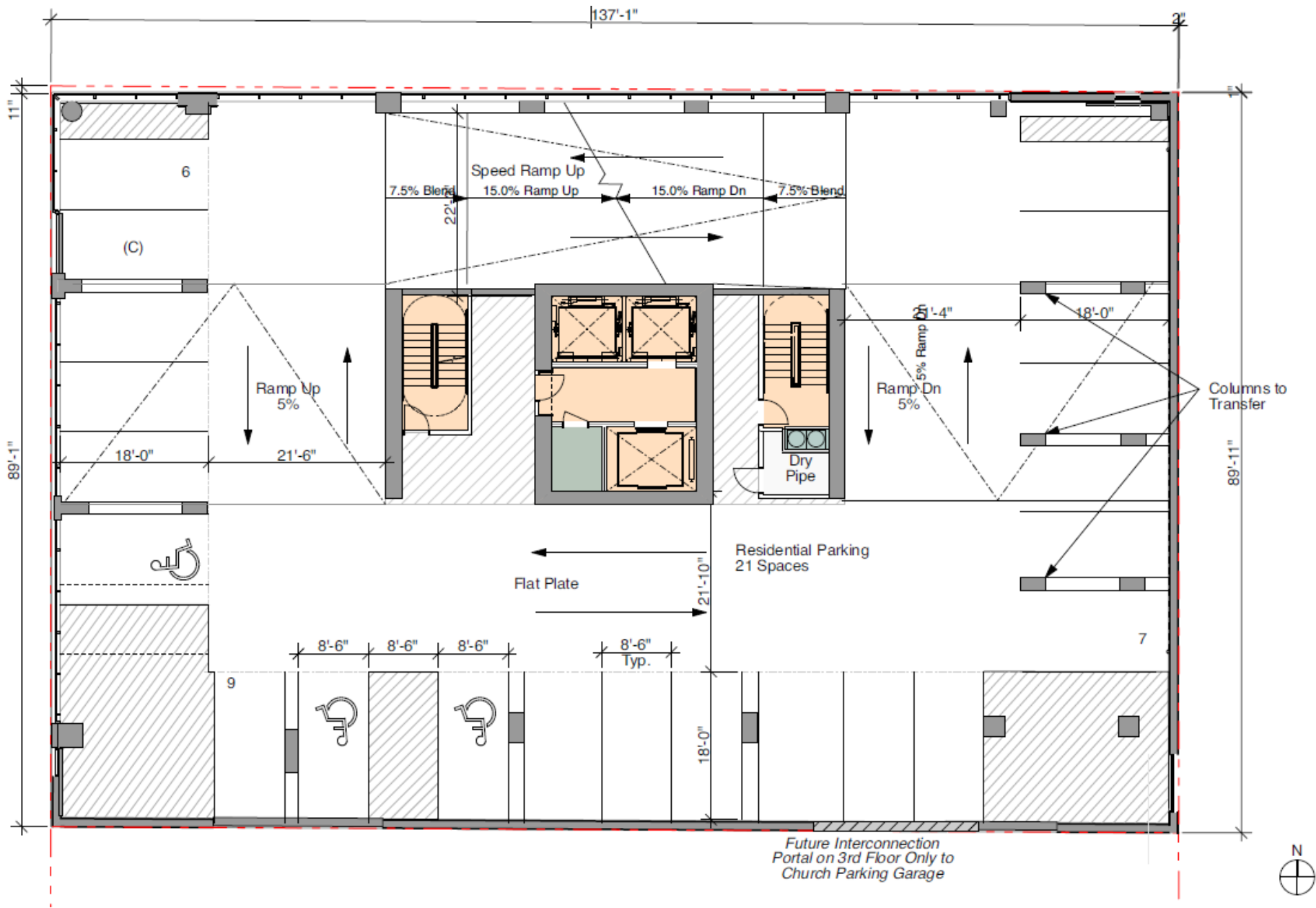
Red box represents the outline of the initial 406 unit design.



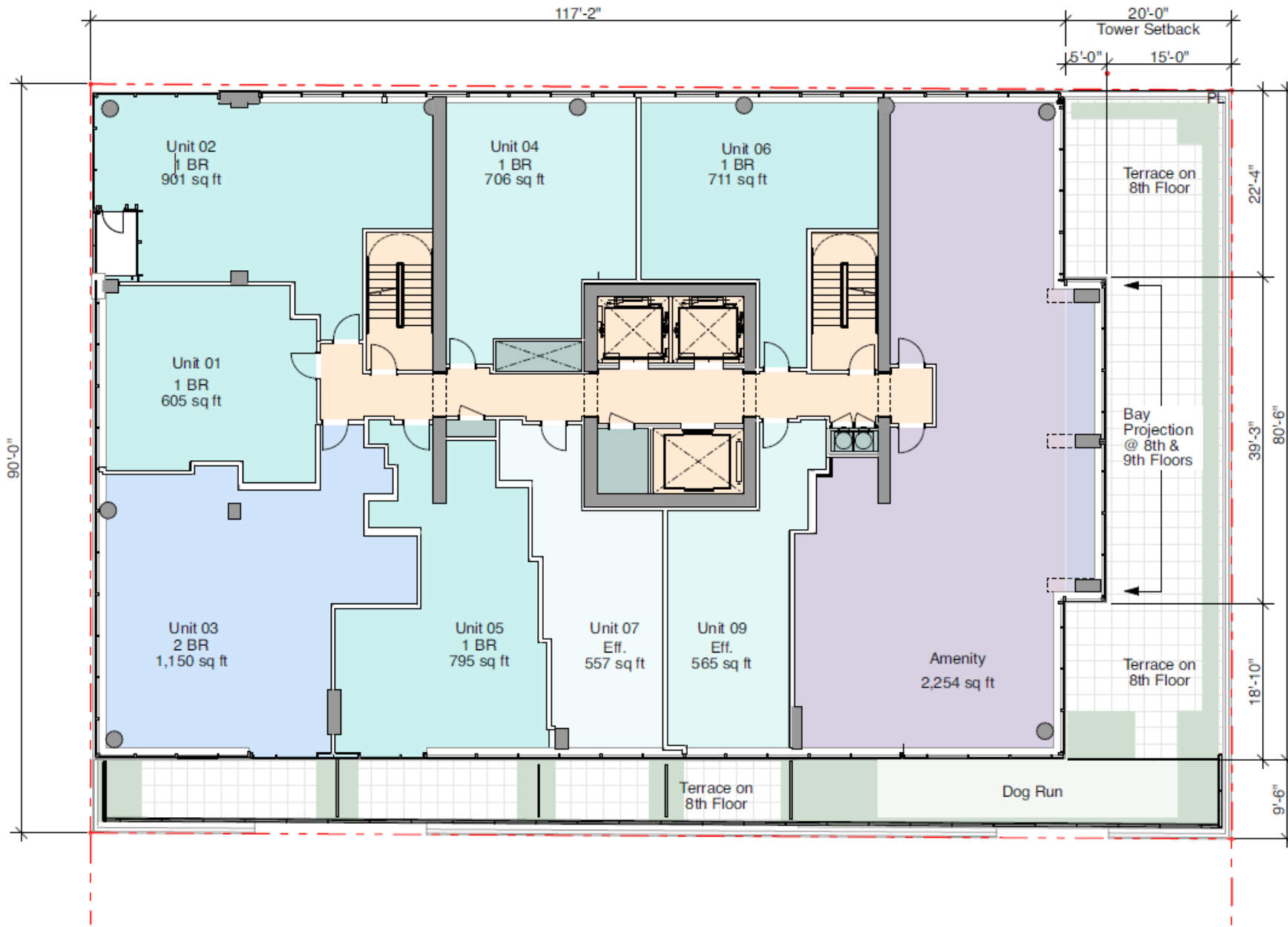
OVERALL PD SITE PLAN



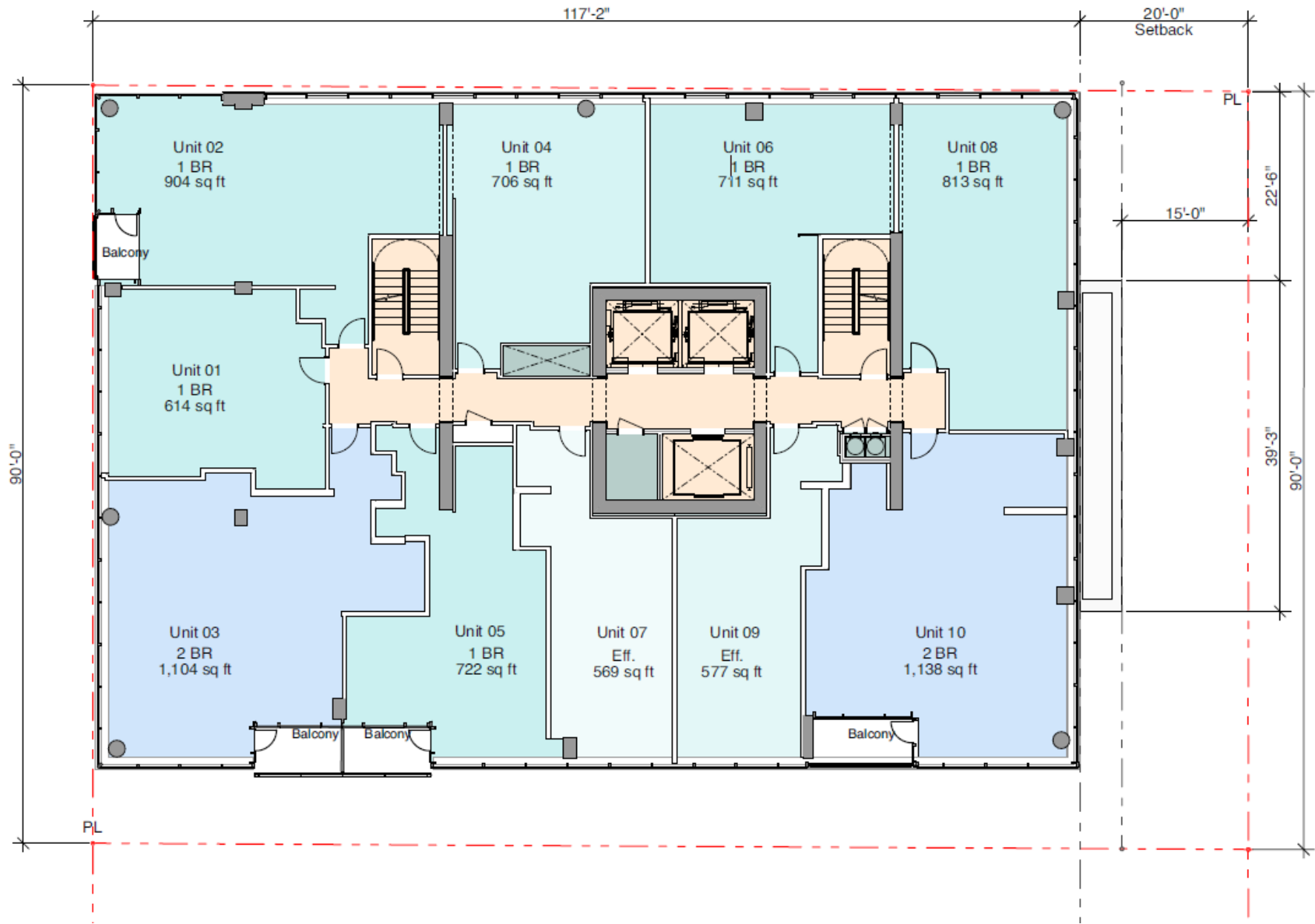
125 MAPLE GROUND FLOOR PLAN



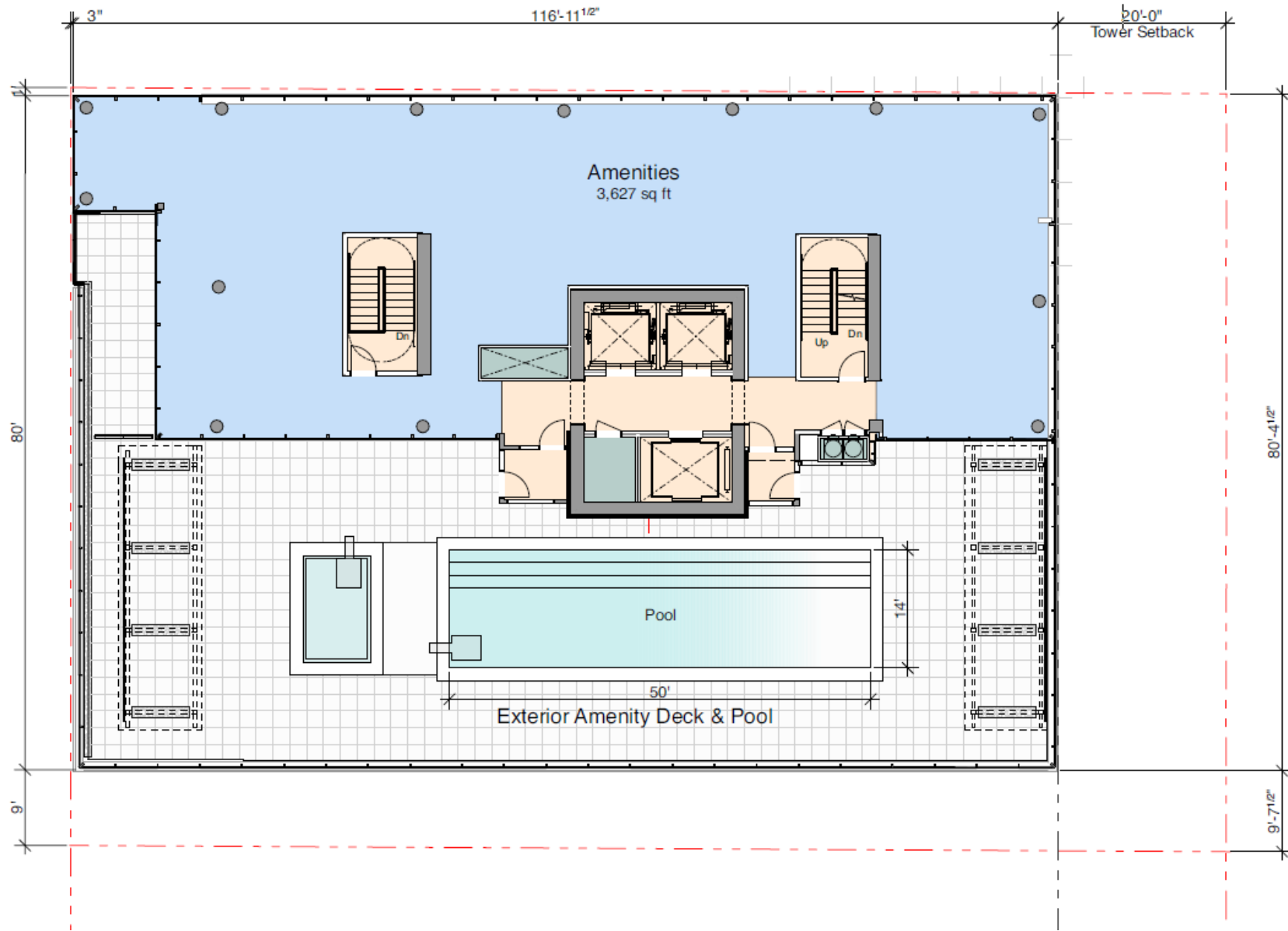
TYPICAL PARKING FLOOR PLAN



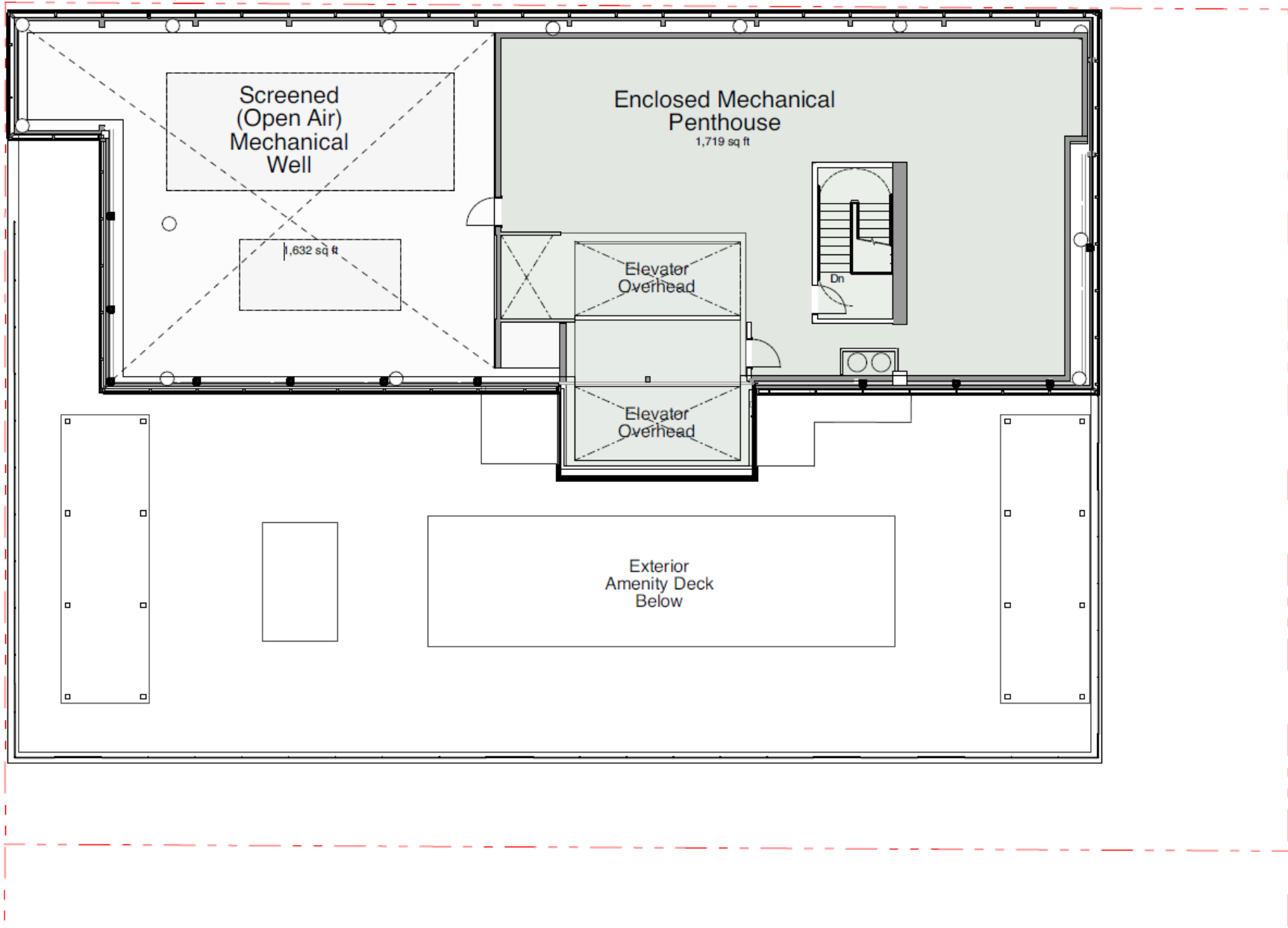
TYPICAL RESIDENTIAL FLOOR PLAN

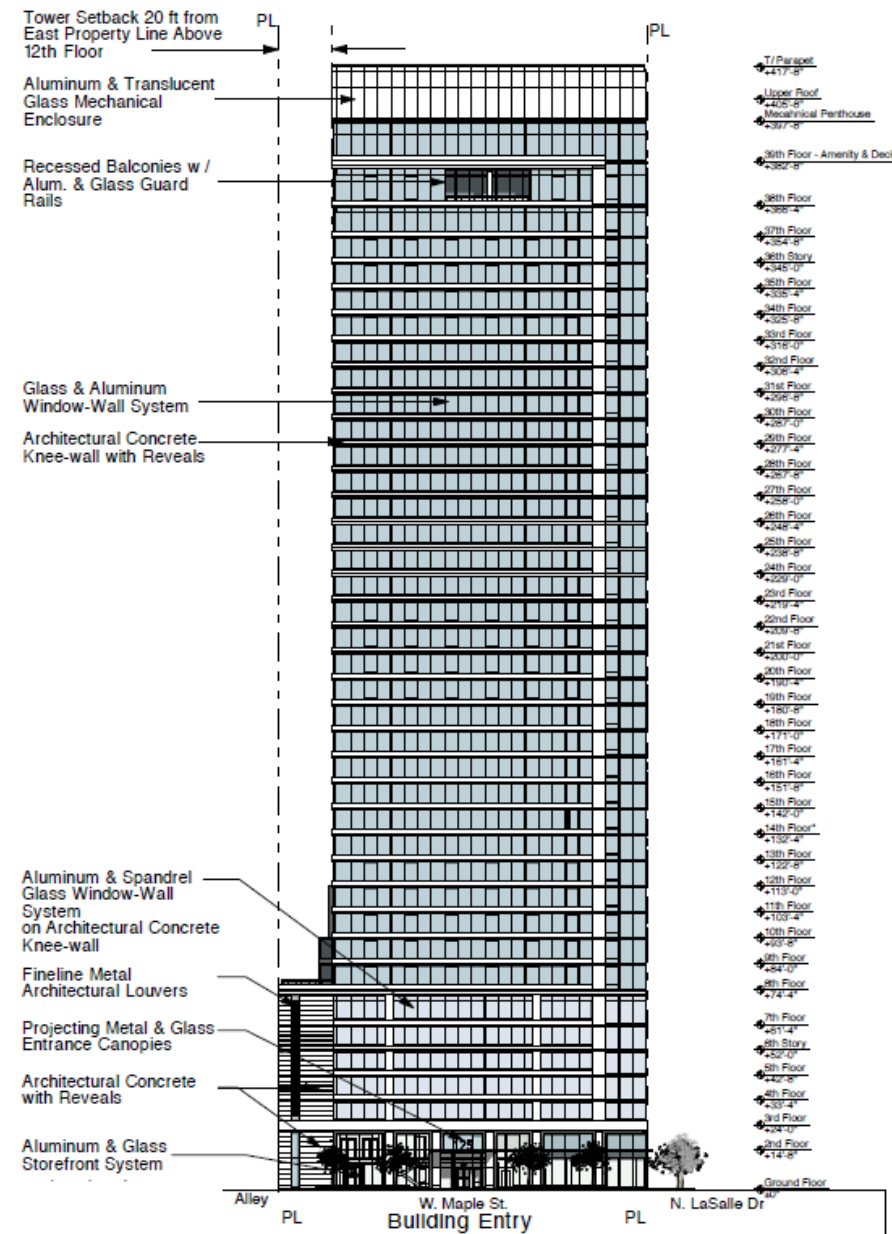


TYPICAL RESIDENTIAL FLOOR PLAN

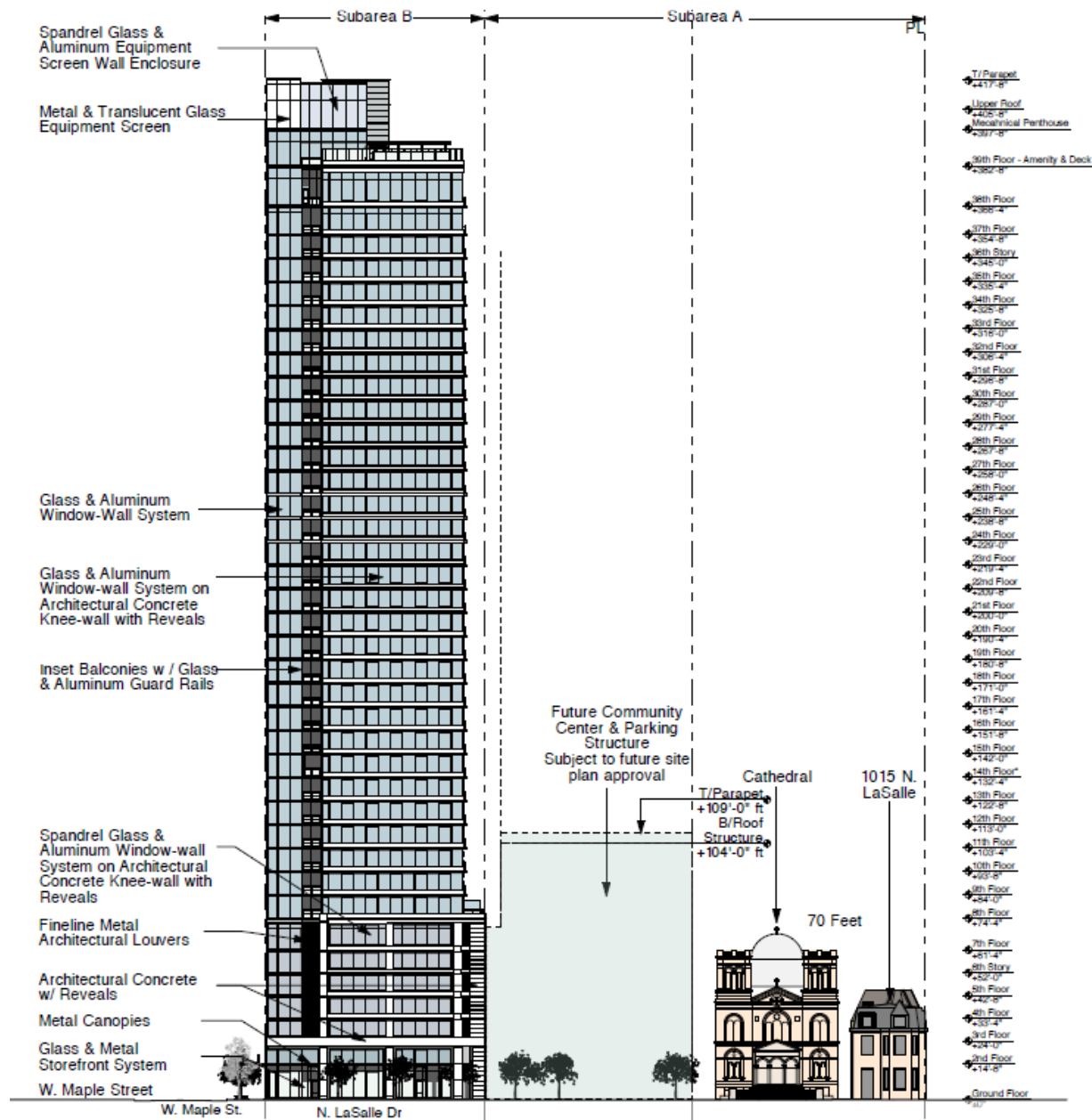


ROOFTOP AMENITY FLOOR PLAN

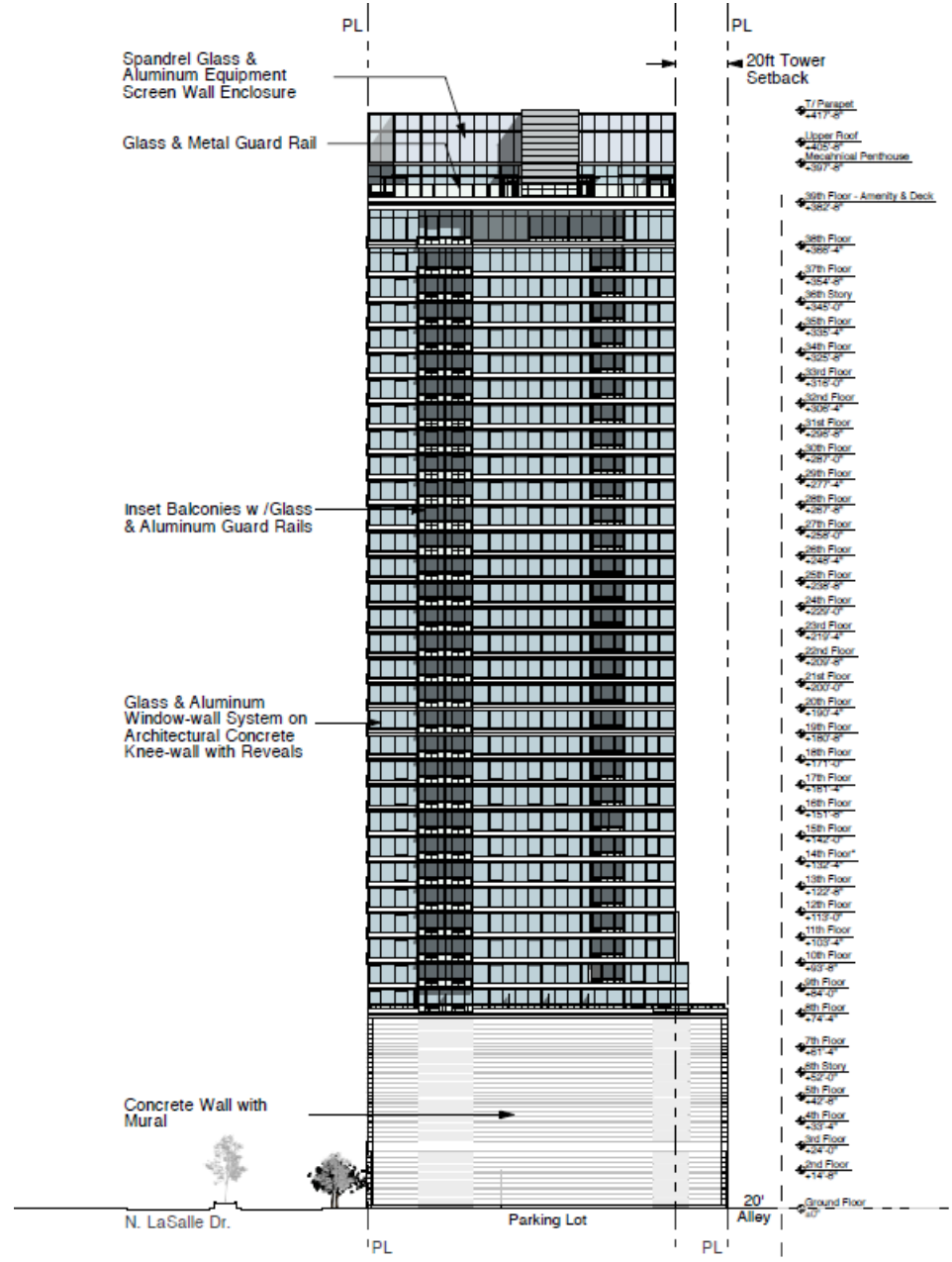




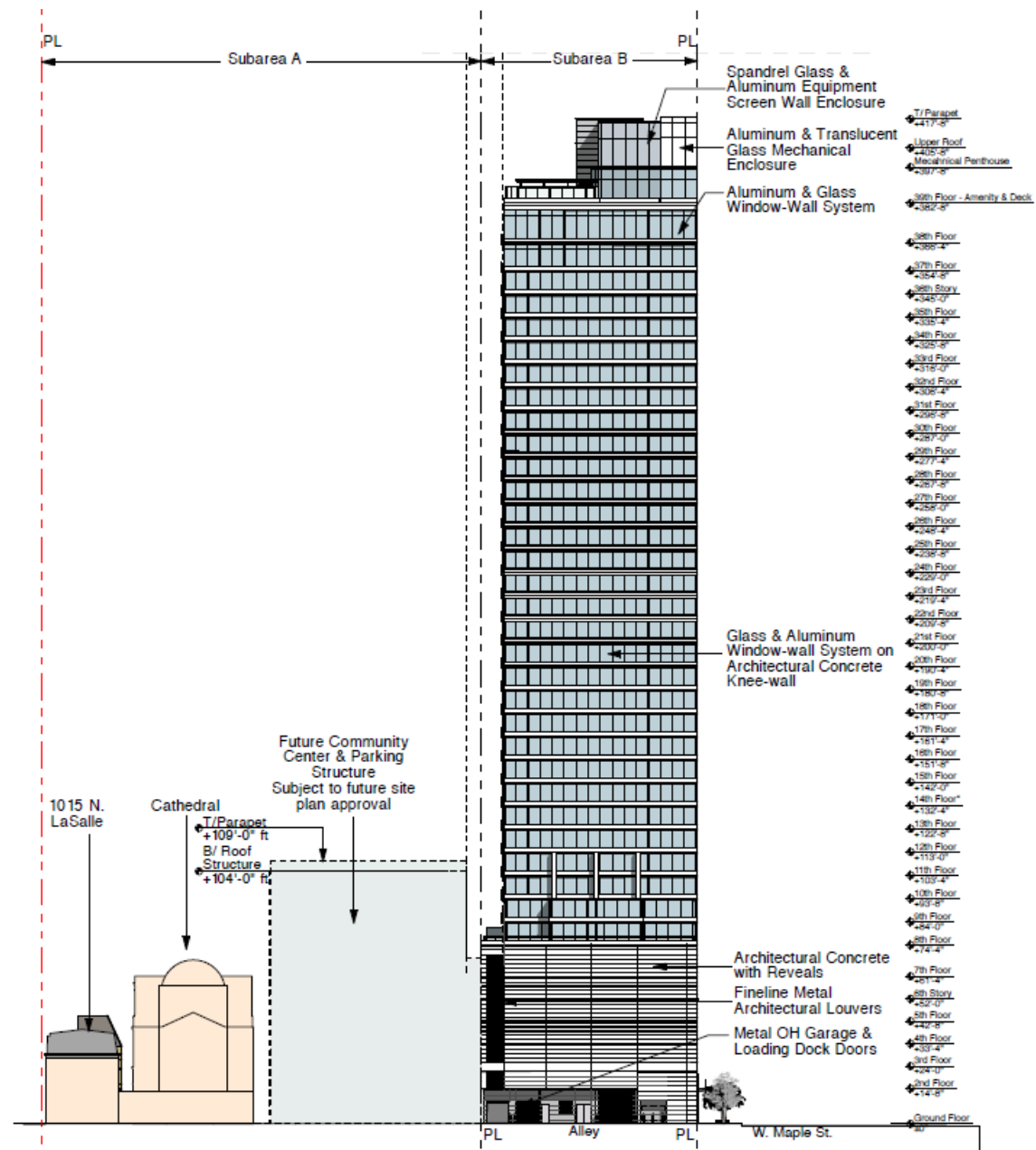
NORTH ELEVATION



WEST ELEVATION

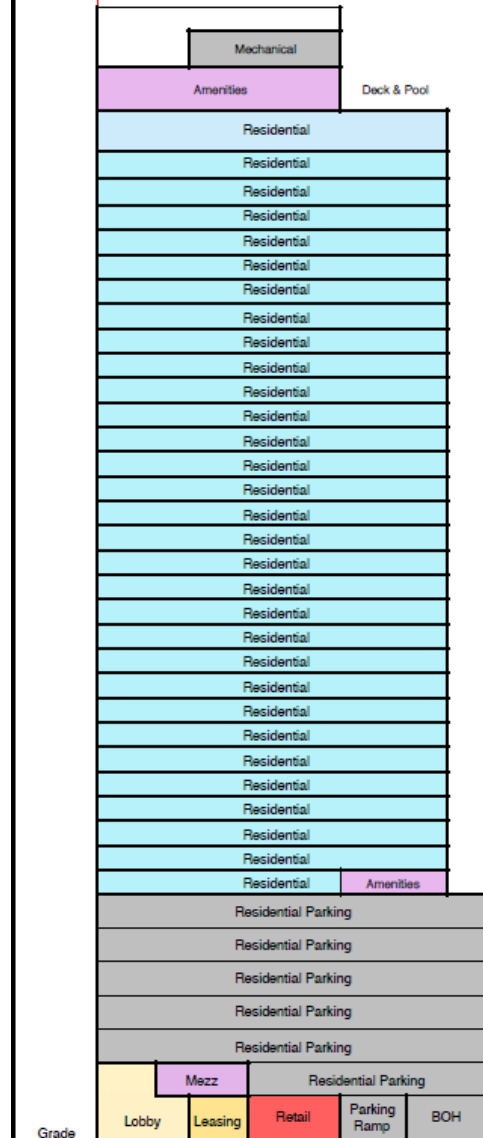


SOUTH ELEVATION

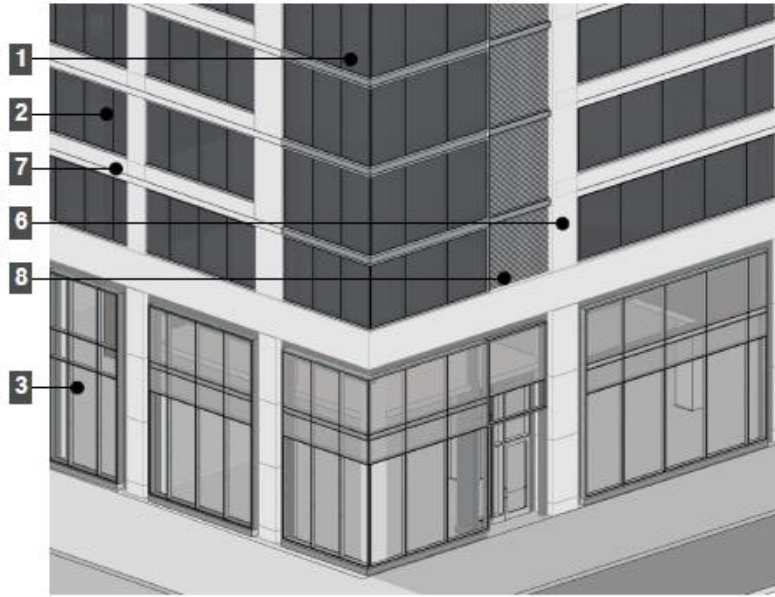


EAST ELEVATION

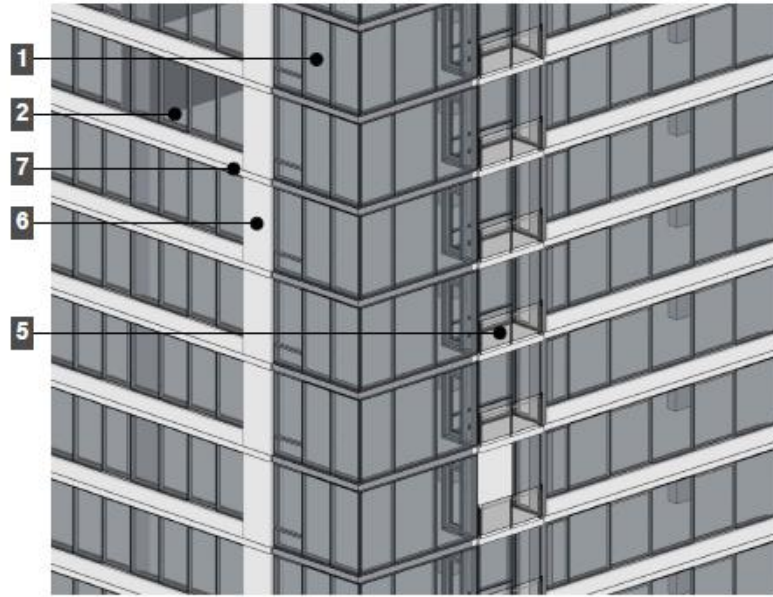
PL	Use	Levels	Floor to Floor	OA Height
<i>Tower: 9ft Getback from South, 20ft setback from East</i>				
			FT	FT
	T/Screenwall		12.00	418.67
	Mech PH/Roof		8.00	398.67
	Amenity	39	15.00	383.67
PH	Res	38	16.67	367.00
	Res	37	11.67	355.33
	Res	36	9.67	345.67
	Res	35	9.67	336.00
	Res	34	9.67	326.33
	Res	33	9.67	316.67
	Res	32	9.67	307.00
	Res	31	9.67	297.33
	Res	30	9.67	287.67
	Res	29	9.67	278.00
	Res	28	9.67	268.33
	Res	27	9.67	258.67
	Res	26	9.67	249.00
	Res	25	9.67	239.33
	Res	24	9.67	229.67
	Res	23	9.67	220.00
	Res	22	9.67	210.33
	Res	21	9.67	200.67
	Res	20	9.67	191.00
	Res	19	9.67	181.33
	Res	18	9.67	171.67
	Res	17	9.67	162.00
	Res	16	9.67	152.33
	Res	15	9.67	142.67
	Res	14	9.67	133.00
	Res	13	9.67	123.33
	Res	12	9.67	113.67
	Res	11	9.67	104.00
	Res	10	9.67	94.33
	Res	9	10.00	84.33
	Res	8	10.00	74.33
	Parking	7	13.00	61.33
	Parking	6	9.33	52.00
	Parking	5	9.33	42.67
	Parking	4	9.33	33.33
	Parking	3	9.33	24.00
	Mezz & Park'g	2	9.33	14.67
	Lobby/BOH/Retail	1	14.67	0.00
Grade	MEP Services			



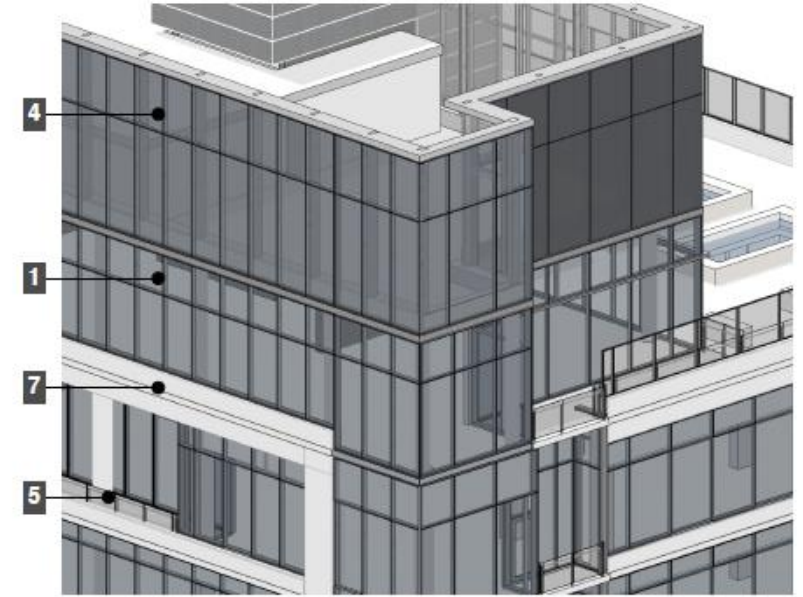
BUILDING SECTIONS



Base



Middle



Top

MATERIAL LEGEND

1. Aluminum & Glass Window Wall System w/ Insulated Slab Edge Covers
2. Aluminum & Glass Window Wall System on Architectural Conc. Knee-wall
3. Aluminum & Glass Storefront System
4. Aluminum & Translucent Glass Window Wall System @ Mechanical Enclosure
5. Aluminum & Glass Balcony Railings
6. Architectural Conc. w/ Reveals
7. Architectural Conc. Knee-walls w/ Reveals
8. Fine-line Metal Architectural Louvers

17-8-0907 Building Design

17-8-09-07-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:

- Separated bicycle entry & accessible pedestrian entry
- Parking & loading on alley off of Maple St to reduce traffic congestion & remove adverse visual impact of service zones
- Screened parking levels

17-8-0904-C Parking:

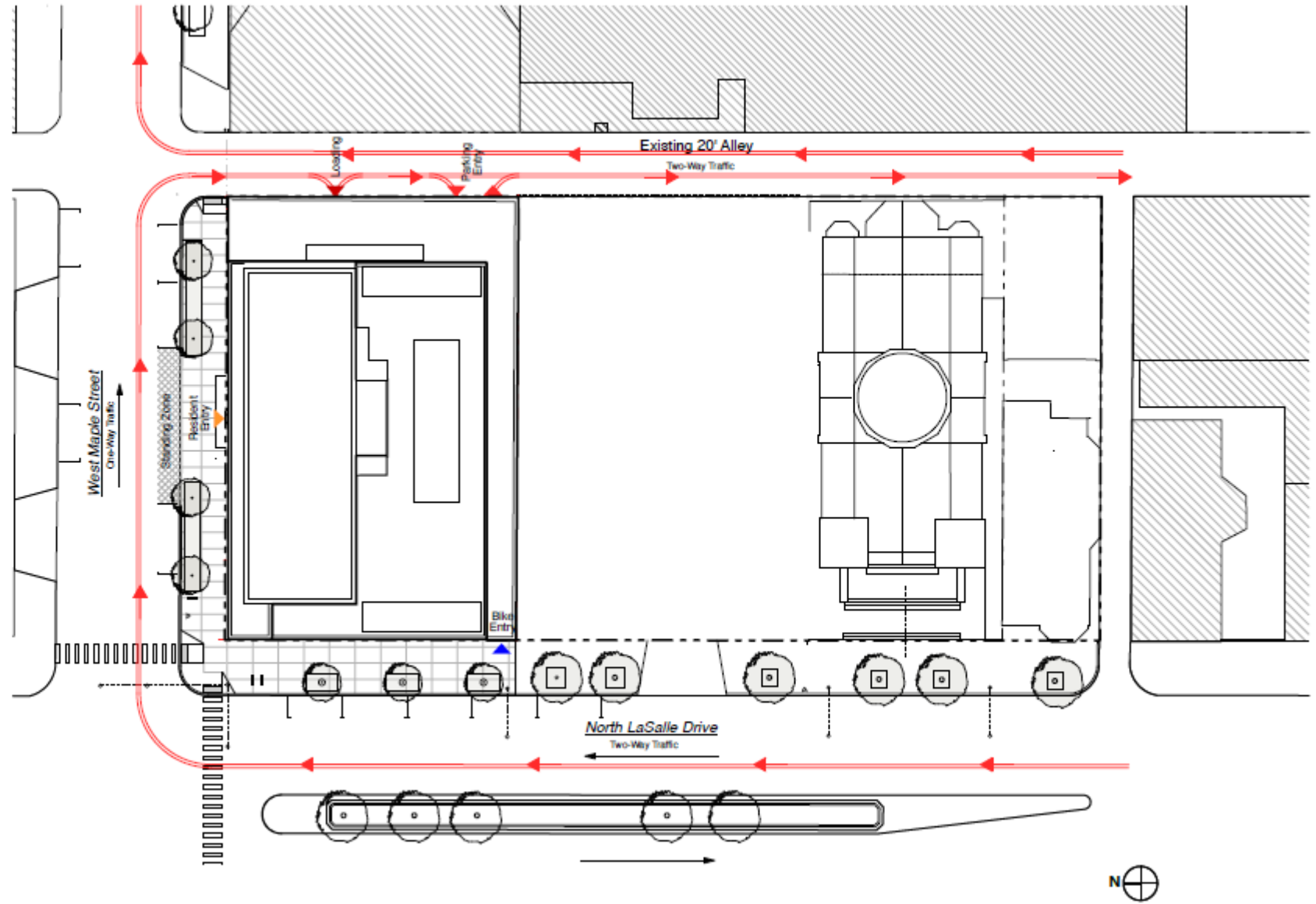
- Parking entrance on alley to maximize pedestrian safety
- Secure bicycle parking offered inside building, entrance on LaSalle Dr

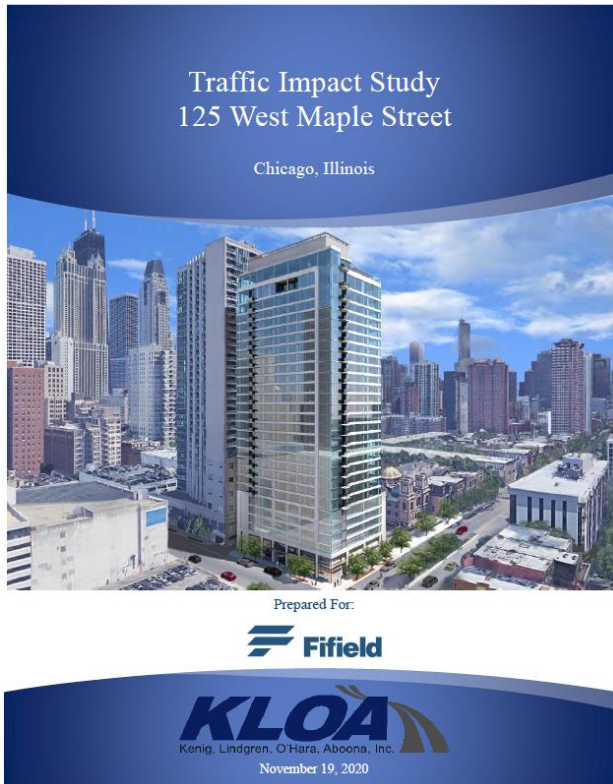
17-8-0904-D Parking in "D" Districts:

- Parking entrance off of alley to diminish affects on pedestrian traffic

LEGEND

Vehicular Traffic	→→→
Pedestrian Entry	▲
Bike Entry	▲
Loading Entry	▲
Parking Entry/Exit	▲





- Number of trips will be reduced due to the location with an urban area and proximity to alternative modes of transportation
- Existing street system can sufficiently accommodate traffic generated by the proposed development
- Access to parking garage and loading dock from public alley will limit impact on Maple Street and will be adequate given:
 - Existing alley is wider (20 ft) than a typical public alley (16 ft)
 - Existing alley carries a low traffic volume today
 - Alley's intersections with Maple Street and Oak Street will operate at a level of service B during both peak hours
- Visual warning devices should be provided at the garage exits
- Consideration should be given to providing electric vehicle charging stations
- Consideration should be given to providing transit monitors in the lobby



17-8-0905 - Pedestrian Orientation

17-8-0905-A General Intent

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

17-8-0905-B Building Features

- Building Abuts Sidewalk
- Primary entrances occur at sidewalk level
- Building entries are highlighted through use of lighting signage and other architectural features
- At least 60% of the grade level facade is comprised of clear non-reflective glazing allowing views of active interior uses.
- Limited sections of blank walls are articulated material relief.
- Pedestrian level facades are broken up into bays with an articulated storefront system.

17-8-0906 - Urban Design

17-8-0906-A General Intent

- Design reinforces urban features consistent within the surrounding area, with massing and streetscape characteristics.
- Building base is a transition in scale from the lower the scale along LaSalle and is in alignment with the higher density developments along Maple St.
- Signage will be appropriate to the scale and character the surrounding area.

17-8-0906-B Building Orientation & Massing

- The building "holds" the corner site and *Parking Access is through the alley.*
- Design establishes a street wall with active features lining the sidewalk.
- Service areas are located on the alley.

Active uses at sidewalk along Maple and Lasalle

Building "holds" the corner

Building pedestrian entrance is highlighted

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 area and health/fitness facilities.

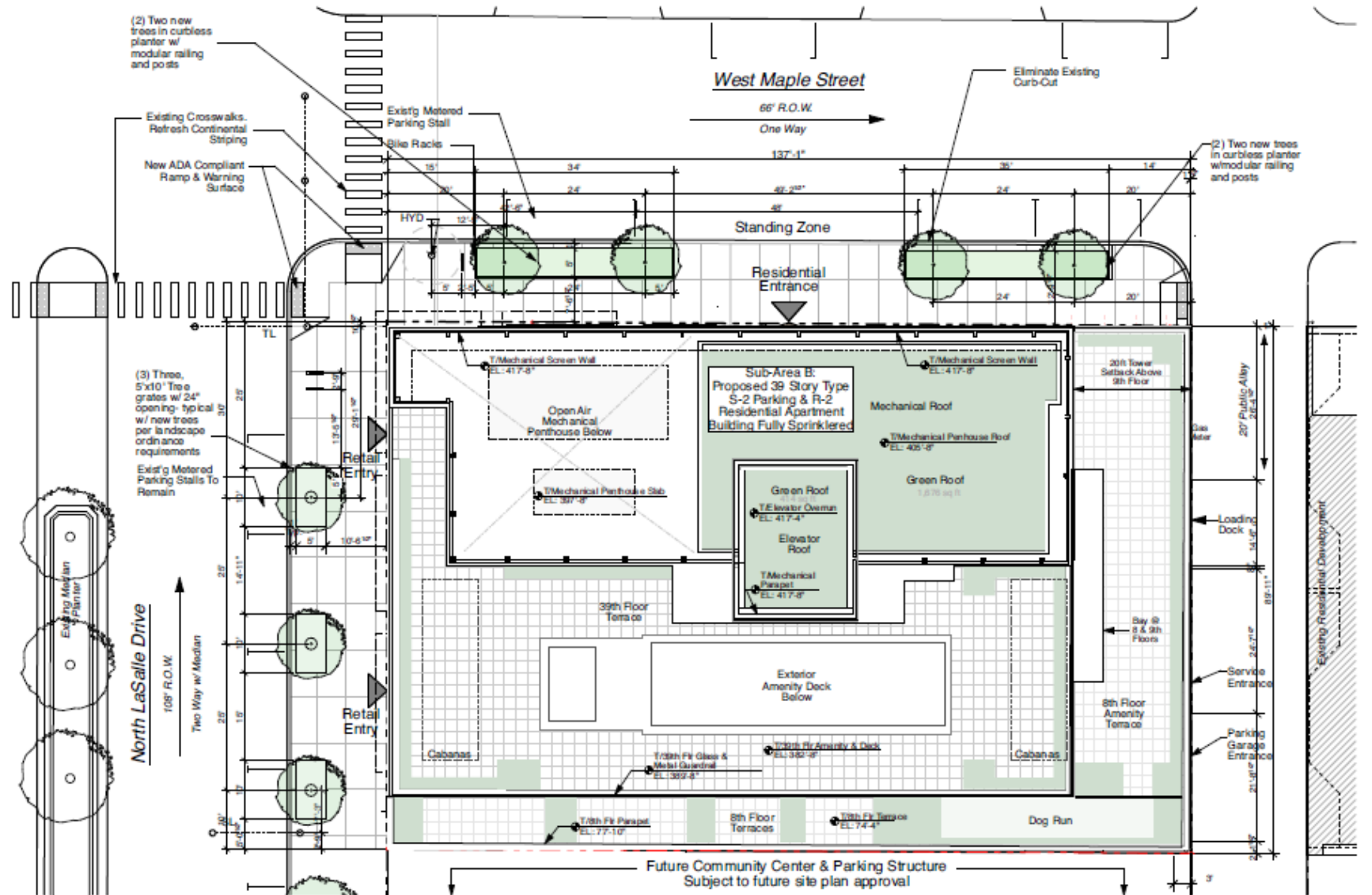
Landscape Ordinance Analysis Sub Area B

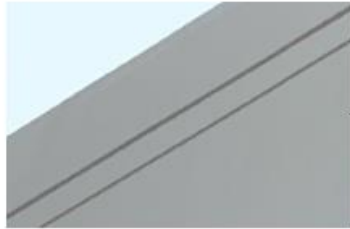
West Maple Street

- Length.....137'-2"
- Number of trees req'd(1 per 25 ft).....5
- 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 and alley)

North LaSalle Drive

- Length.....90'-0"
- Number of trees req'd(1 per 25 ft).....3
- Number of existing trees to remain.....0
- Number of added trees provided.....3





Painted Architectural
Concrete W/Reveals



Architectural Louver



Translucent Glass



Clear Glass And Aluminum
Thermally Broken Window
Wall System

Compliance Options	Points Required		Sustainable Strategies Menu																																				
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy							Stormwater						Landscapes				Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife							
Compliance Paths			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one		Choose one											5.1 Green Roof 50-100%	5.2 Green Roof 100%	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	10	20	10	20	5	5	5	5	5	5	5	5	10	10	5	10			
Options With Certification																																							
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	10	5	5	NA	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	NA	NA	10	5	5	10	10	5	10				
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	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	NA	NA	10	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	NA	NA	10	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	NA	NA	10	5	5	10	10	5	10				
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	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	NA	NA	10	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	5	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

The Matrix above represents the current assumption as to how the project will meet the Chicago Sustainable Development Program required by the city. The design team and contractor should all be familiar with the requirements of each of the items highlighted in green to assure these metrics are met and the appropriate documentation is provided in the format required by the city.

SUSTAINABLE DEVELOPMENT POLICY

City of Chicago

Stormwater Management Ordinance Manual

January 2016

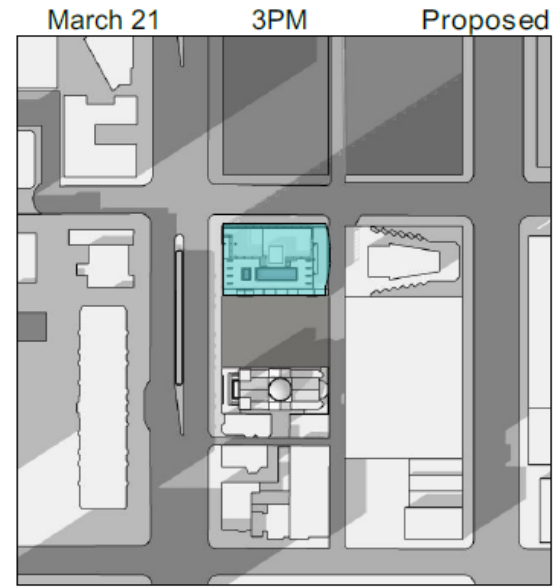
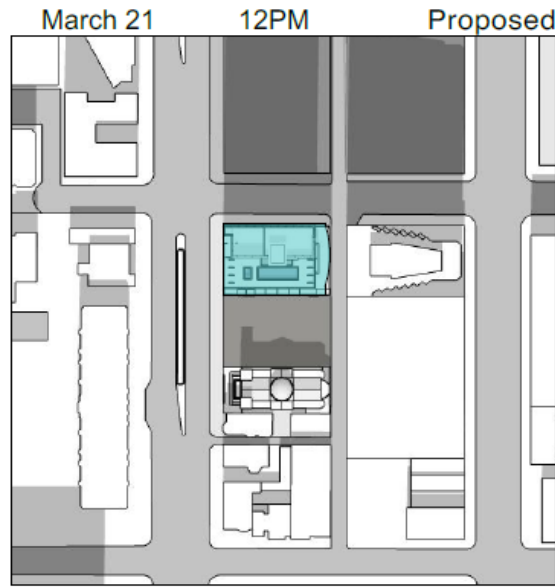
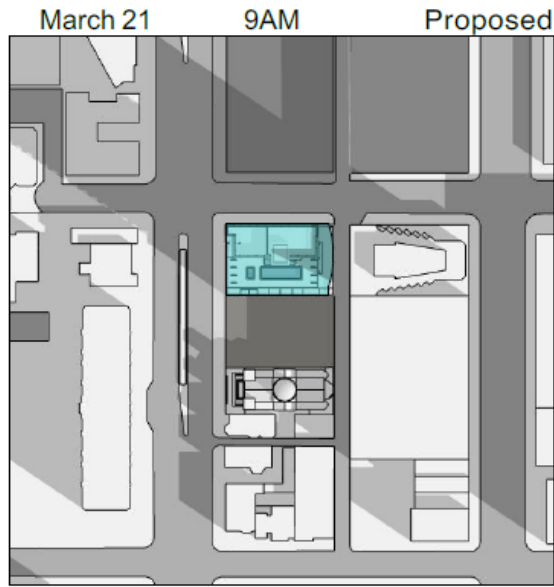
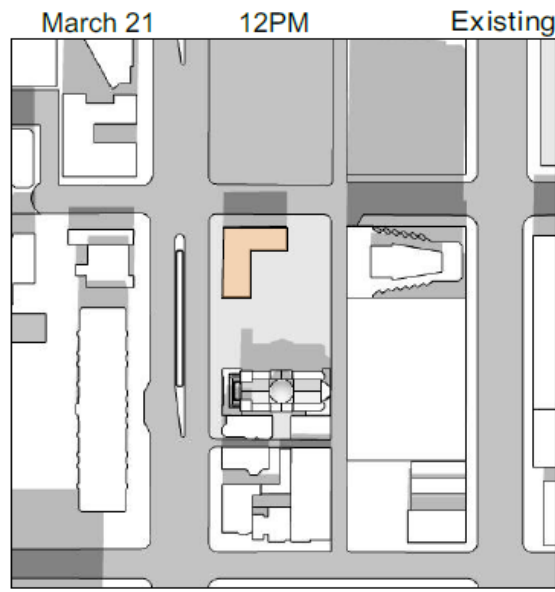


Dept. of Water Management
Thomas H. Powers, PE
Commissioner

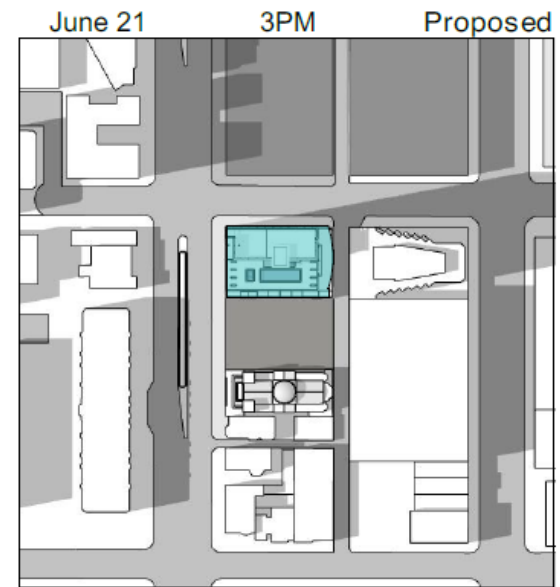
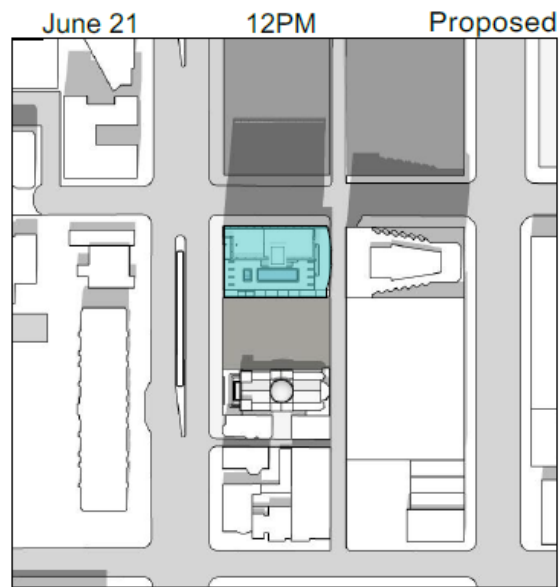
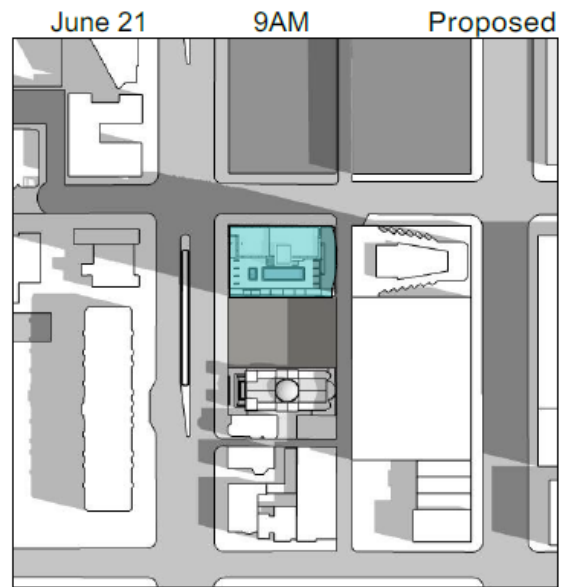
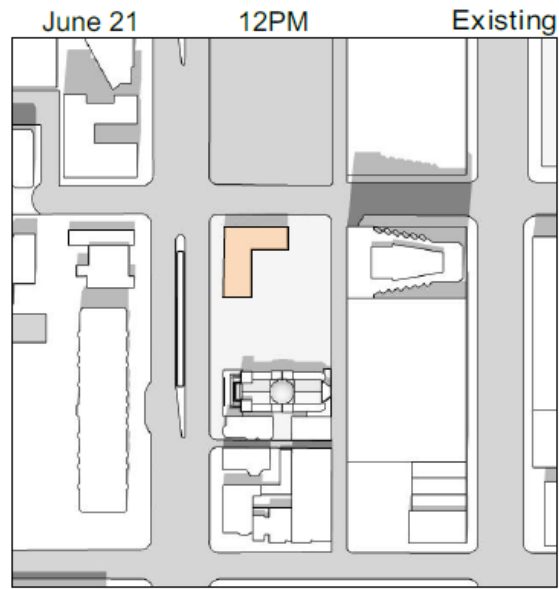
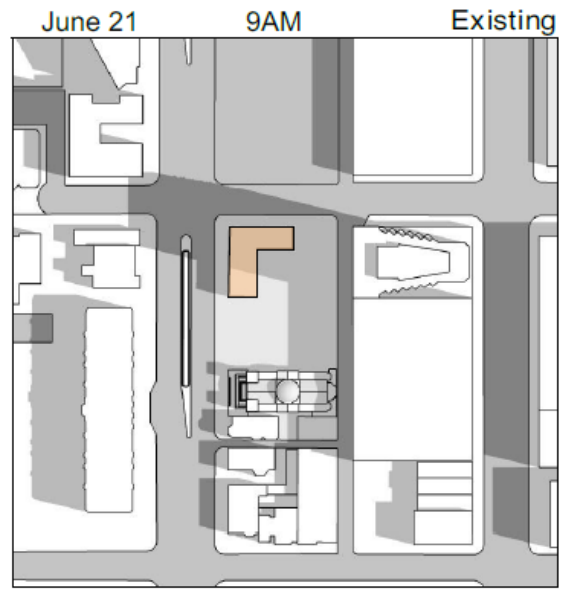


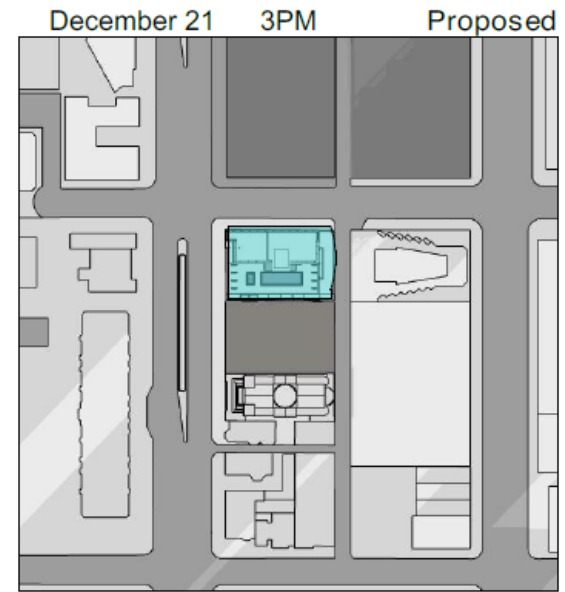
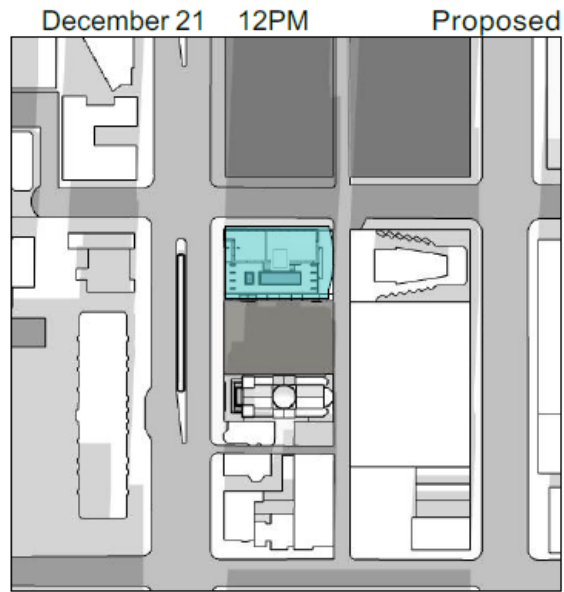
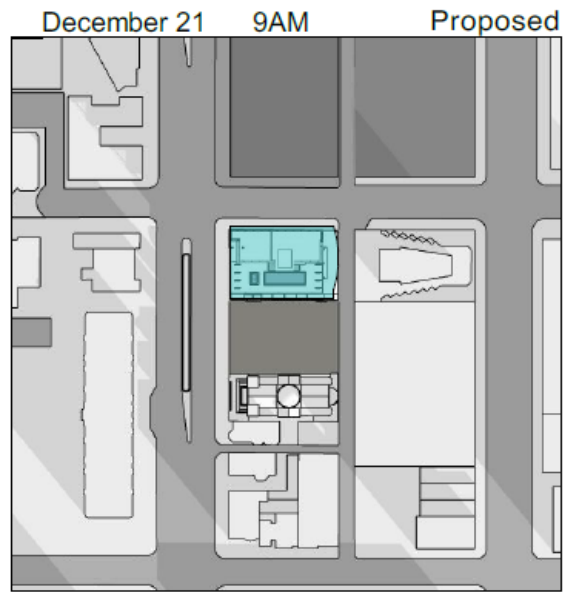
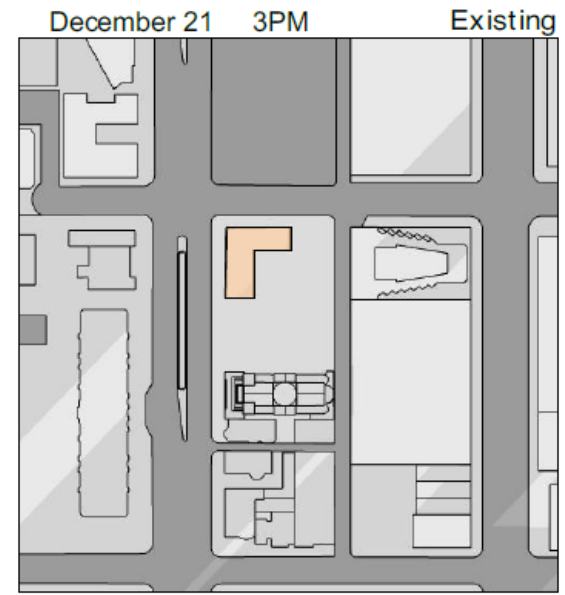
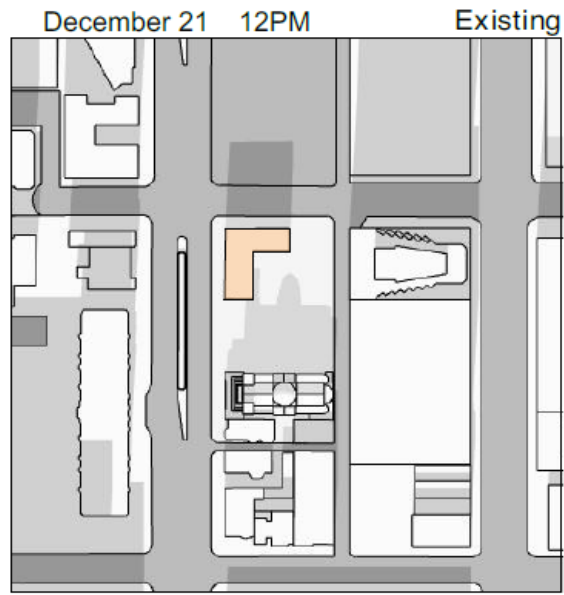
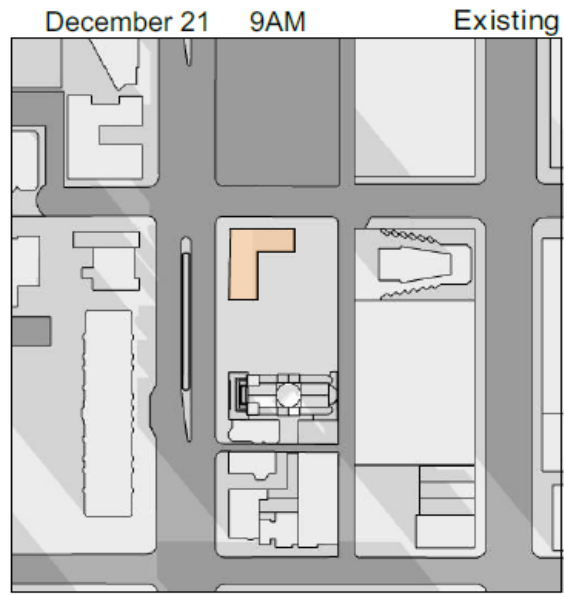
City of Chicago
Rahm Emanuel
Mayor

- The project has been classified as a Regulated Development
- The project is considered a Lot-to-Lot Development. Stormwater requirements are provided based on a 10-year rainfall event.
- Stormwater is collected from the building roofs and conveyed to an underground detention vault
- Flow from the detention vault is restricted and released in a controlled rate
- Volume control for this project is achieved by reducing the imperviousness of the site through the use of green roof



SHADOW STUDY – MARCH





SHADOW STUDY – DECEMBER

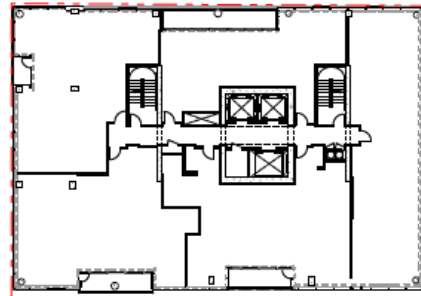


AFFORDABLE REQUIREMENTS ORDINANCE

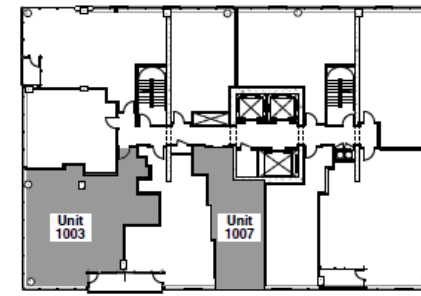
✓ 30 units (10%) required

✓ 8 units (2.5%) required onsite

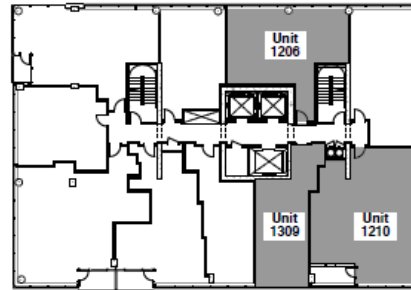
✓ In-lieu fee for 22 units (\$4.1 million payment to support affordable housing)



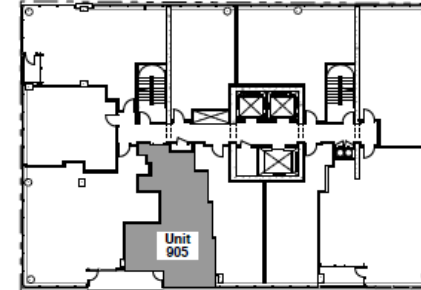
6 Affordable Units - 38th Floor



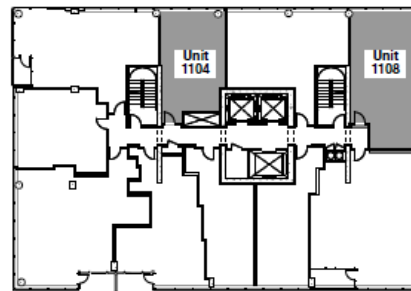
3 Affordable Units - 10th Floor



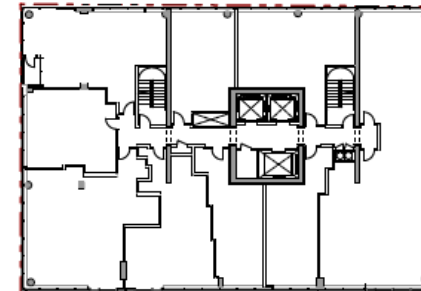
5 Affordable Units - 12th - 37th Floor



2 Affordable Units - 9th Floor



4 Affordable Units - 11th Floor



1 Affordable Units - 8th Floor

Affordable Units			
Number	Type	Area	Quantity
Unit 1309	Eff.	565 SF	2
Unit 1007	Eff.	567 SF	
Total			
1 Bed			
Unit 1104	1 Bed	591 SF	4
Unit 905	1 Bed	743 SF	
Unit 1206	1 Bed	823 SF	
Unit 1108	1 Bed	814 SF	
Total			
2 Bed			
Unit 1003	2 Bed	1,102 SF	2
Unit 1210	2 Bed	1,142 SF	
Total			
Total Affordable DU's			8



Public Benefits

- ✓ \$1.5 million in annual city property tax revenue
- ✓ \$4.1 million payment to support affordable housing
- ✓ \$1.9 million payment into Neighborhood Opportunity Fund
- ✓ 375 construction jobs created
- ✓ 12 permanent on-site building jobs created
- ✓ 8 affordable housing units on-site
- ✓ Over 3,000 SF of retail space
- ✓ Improvements to pedestrian walkways along LaSalle Street and Maple Street
- ✓ Compliance with City's Participation Goals

★ DPD Recommendations

- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles and ensures accessibility (17-8-0904-A-1&3).
- 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).
- 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).
- The proposed building is constructed with materials and finishes that are of high-quality (17-8-0907-B-3).

