



CHICAGO PLAN COMMISSION Department of Planning and Development

PD Amendment (PD #1151)

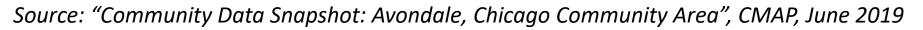
2704-18 West Roscoe Street / 3401-25 North California Avenue (33rd Ward)

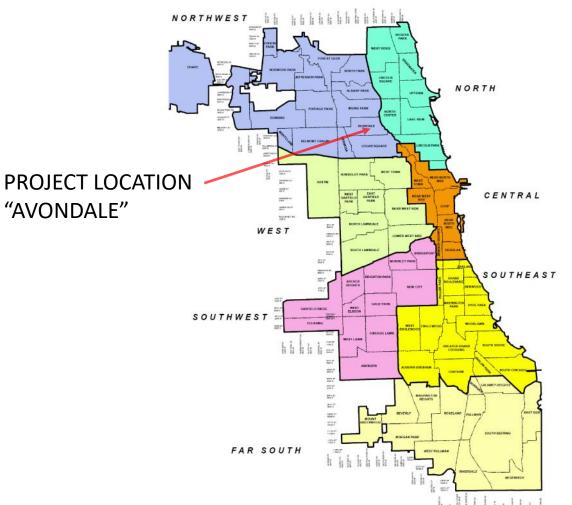
WMS Property, LLC May 21, 2020



DEMOGRAPHICS:

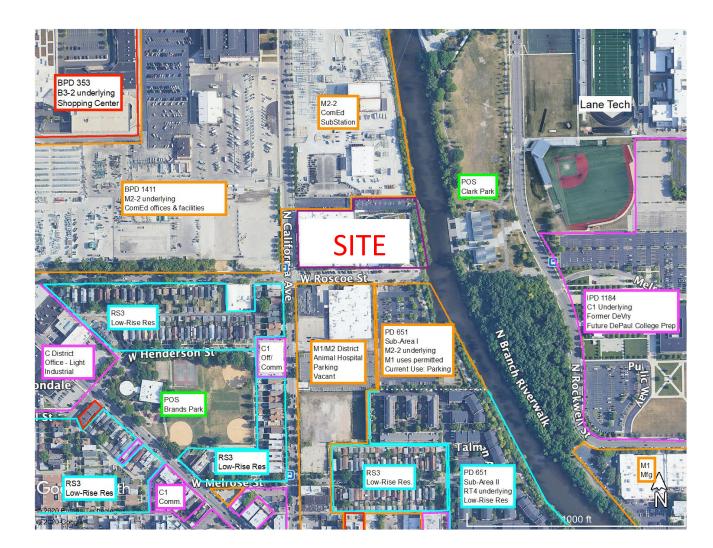
- 37,368 TOTAL POPULATION
- 57.5% OF POPULATION IS LATINO
- 55.8% IS BELOW AGE 35
- \$51,703 MEDIAN INCOME
- 19.7% HAVE NO VEHICLE
- 48.6% HAVE ONE VEHICLE
- 49.9% CARPOOL, USE PUBLIC TRANSIT OR WALK/BIKE TO WORK
- 5.5% UNEMPLOYMENT



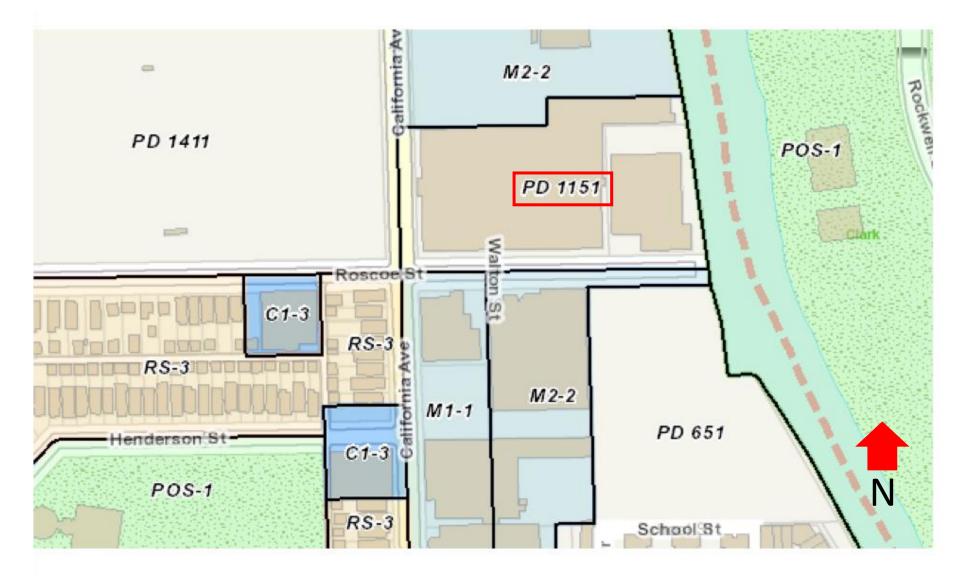




- MIX OF LAND USES
- GENERALLY INDUSTRIAL/COMMERCIAL TO NORTH AND SOUTH
- REGIONAL COMED FACILITY TO NORTH AND WEST
- RESIDENTIAL TO THE SOUTHWEST AND FURTHER
 SOUTH
- 66% OF AVONDALE RESIDENTIAL IS MULTIFAMILY
- 7.9% OF AVONDALE IS COMMERCIAL
- 10.3% OF AVONDALE IS INDUSTRIAL
- CHICAGO RIVER BORDERS SITE AND AREA ON EAST
- CALIFORNIA AND HORNER PARK, INCLUDING MCFETRIDGE SPORTS COMPLEX TO NORTH













CHAMBERLAIN UNIV.

EXISTING LOCATION

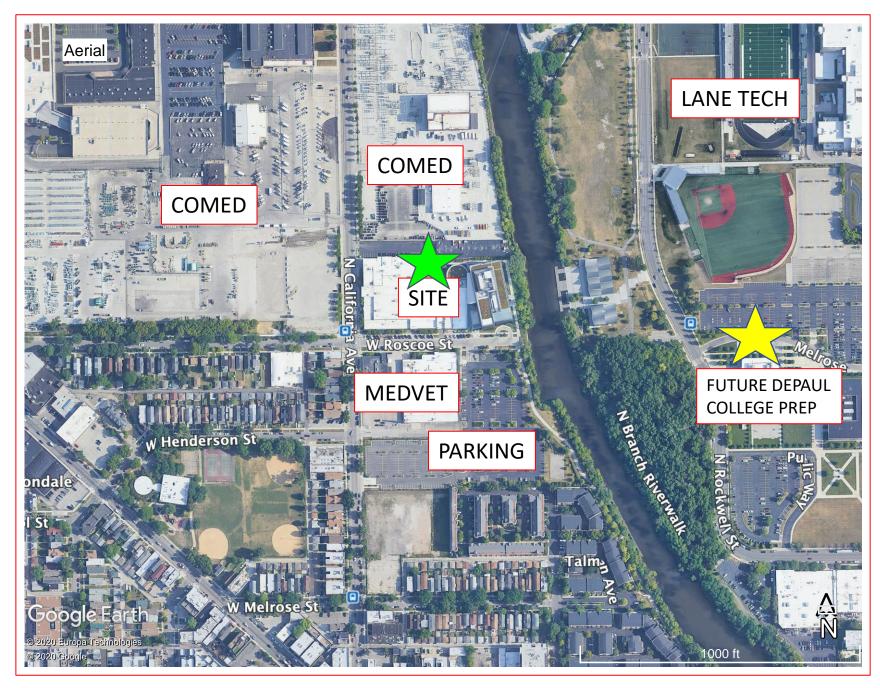
CURRENT STAFF: 61

CURRENT STUDENTS: 800

FUTURE LOCATION

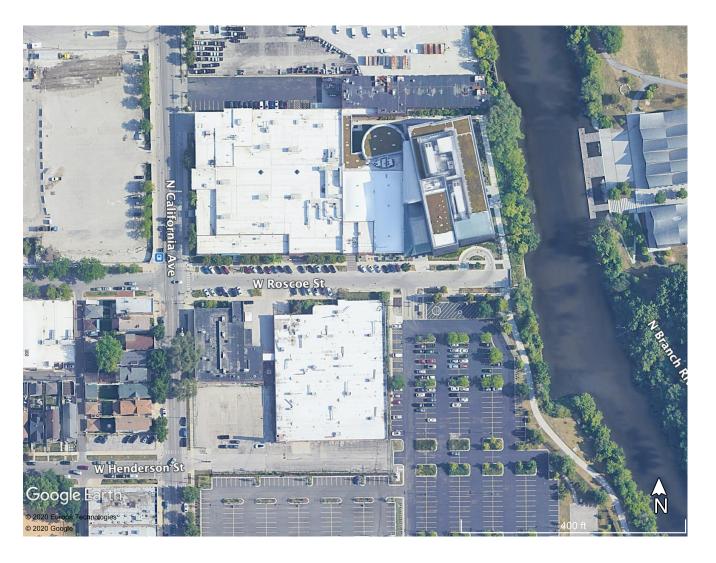
FUTURE STAFF: 70

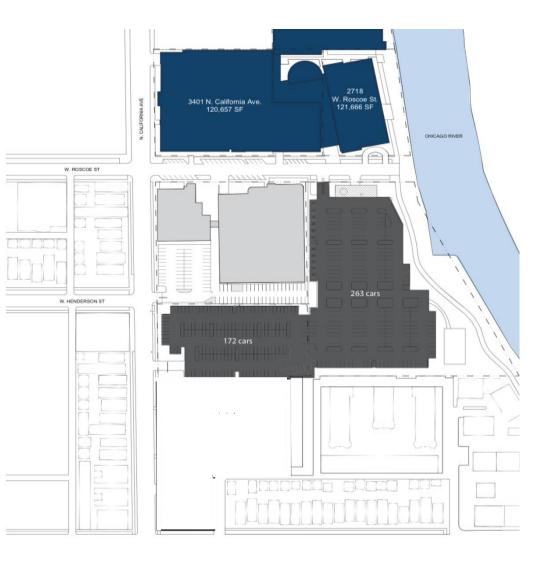
FUTURE STUDENTS: 900





OVERVIEW MAP















Front of 2718 W. Roscoe

Turnaround at east end of Site





California Frontage of 3401 N. California





East along Roscoe from California

Southeast from California at Roscoe





Southwest from Roscoe/California

New ComEd Building West of Site

PLANNING CON

PLANNING CONTEXT – ADDISON CORRIDOR

A STRATEGIC PLAN FOR THE ADDISON CORRIDOR

A PLAN TO CREATE + RETAIN JOB-GENERATING BUSINESSES AND TO GUIDE INFRASTRUCTURE INVESTMENT + COMMUNITY ACCESS TO RIVER + OPEN SPACE

Competitive

Concentration of proven industry sectors
 Proximity of educated and skilled work force
 Public investment in infrastructure
 Built on existing businesses

Innovative

Incubator for green entrepreneurs
Synergistic marketing Corridor-wide
Integration of business + community interests

Sustainable

'Going Green' incentives for businesses
 District-wide sustainability practices
 Transit-oriented services

CITY OF CHICAGO

DEPARTMENT OF COMMUNITY DEVELOPMENT

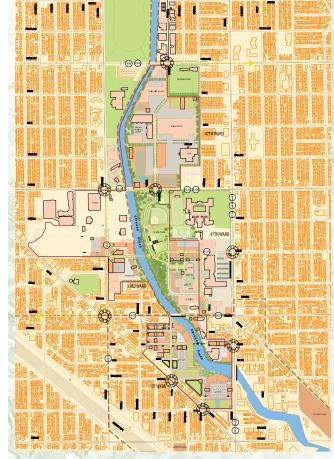


Figure S-1. Location Map

ADDISON CORRIDOR STRATEGIC PLAN

Strategic Master Plan Executive Summary

- Proven industrial \ business sector targets: building products, professional + scientific services, computer + electronic products
- Proximity to work force, especially well-educated workers
- Focus on continuing education + training at center of corridor
- Incubator for new and small entrepreneurial businesses
- 'Green' focus on campuses and in buildings
- Attractive riveredge setting
- Development-ready sites
- Existence of anchor \ legacy businesses, both large + small
- Existing critical mass of properties
- Variety of parcel sizes + floorplates
- \$tate of the art utilities + infrastructure
- Improved employee access \ transit
- Success stories of similar plans in different cities
- Joint marketing + branding
- City + community commitment
- Tools to make it happen
- Financial incentives (TBD)



Central Campus: Urban Business + Training/ Educational Zone

NORTH CAMPUS CENTRAL CAMPUS SOUTH CAMPUS

• Campus that brings together institutions and businesses around unique open space amenities along the river

- New Land Uses focused on mix of high-tech and institutions with emphasis on professional training and continuing Education
- Clark Park recreational sports facility Improvements support educational use (baseball field and canoe launch completed)
- Roscoe River access
- Bridge over River conceived at Roscoe, constructed north of Addison
- California Ave. bike lane (completed)





PROPOSED PROJECT – ADDITIONAL USE

- TWO VACANT BUILDINGS PREVIOUSLY OCCUPIED BY WMS GAMING
- 3401 N. CALIFORNIA
 - 1-STORY
 - 120,657 SF
 - ORIGINAL WMS HQ
 - ONCE HOUSED 400+ EMPLOYEES
- 2704-2718 W. ROSCOE
 - 4-STORY
 - 121,666 SF
 - COMPLETED IN 2013



•130 Years of Academic Excellence

•68,000+ Nursing and Healthcare Alumni

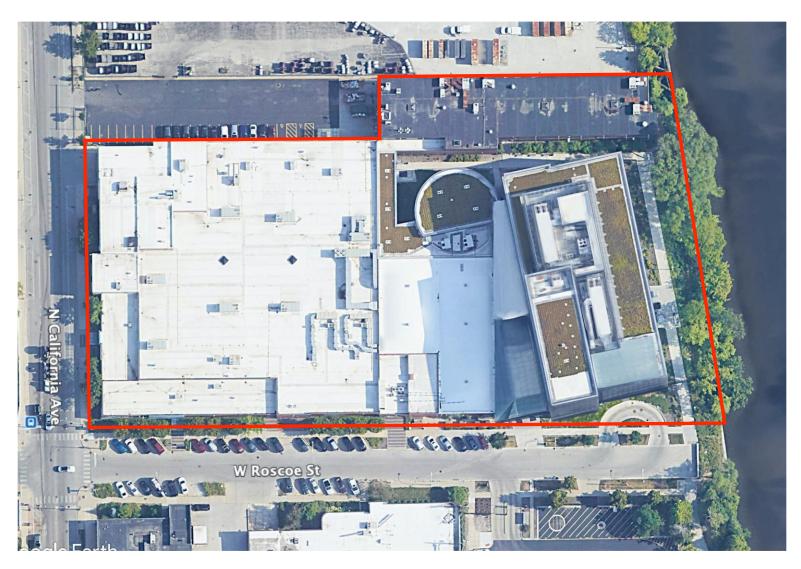
- •22 Campuses nationwide
- Relocating within Addison Corridor



FUTURE CAMPUS

CURRENT CAMPUS







Current Chamberlain Typical Occupancy

Students:400Staff:42

Future Chamberlain Typical Occupancy

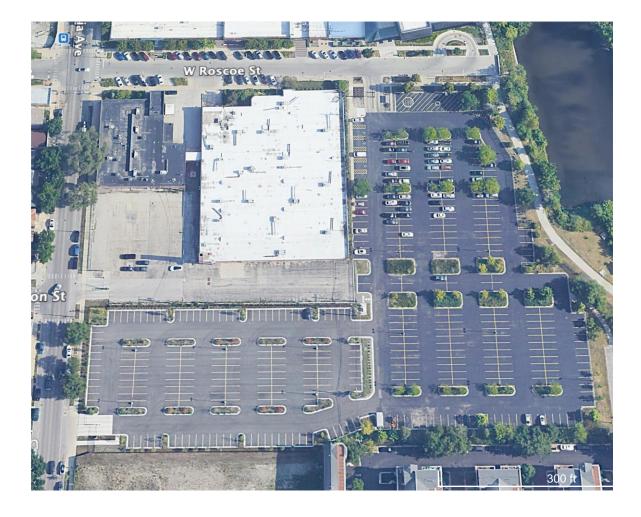
Students:450Staff:50

Current Chamberlain Parking:275 SpacesFuture Chamberlain Parking:427 Spaces available

Other Uses:

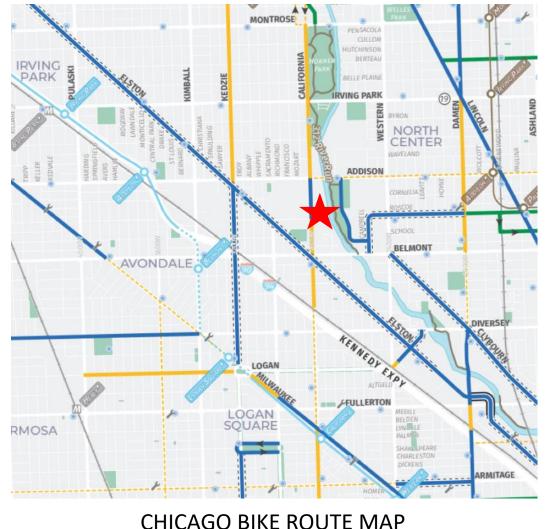
Office: 46,666 sf – 73 spaces Light industrial/Tech Space: 120,657 sf – 30 spaces

Total Parking Required:	414 spaces
Total Parking to be Provided:	427 spaces



SECTION 17-8-0904 COMPLIANCE TRANSPORTATION, TRAFFIC AND PARKING

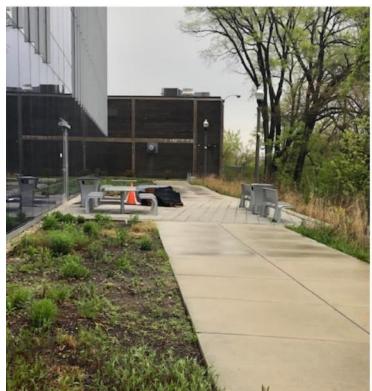
- Circulation on existing streets
- Roscoe/California intersection signalized
- California Avenue Bike Lane and Bike Parking to be added
- Parking Lots with separate access to Roscoe and California
- Applicant will submit a traffic study to CDOT for review and approval
- Prior to Certificate of Occupancy, Applicant to undertake or fund undertaking of any improvements or upgrades necessitated by project.
- Traffic or public way improvements will be coordinated directly with CDOT



COMPLIANCE WITH 17-8-0905 AND -0906 PEDESTRIAN AND URBAN DESIGN GUIDELINES

- Pedestrian Entrances Facing Streets
- Roscoe Building Entrance Location Creates Separate "Campus" Access
- Landscape Buffer Between Sidewalks and Buildings
- Separate Entrances for Each Building
- Continuous Riverwalk along River



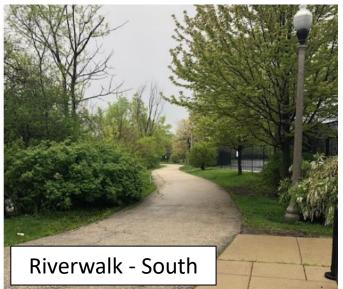




COMPLIANCE WITH 17-8-0509 & 17-8-0909 WATERWAYS, OPEN SPACE, AND LANDSCAPE ORDINANCE

- Buildings and Parking Setback from Chicago River
- Riverwalk Exists, to be Retained with Public Access during Park District Hours
- Existing Parking Lots Fully Landscaped Per Ordinance
- Improved Roscoe Terminus at River under CDOT Review
- Extensive Landscaping along Buildings' Perimeter







COMPLIANCE WITH 17-8-0907 BUILDING DESIGN

- EXISTING CALIFORNIA BUILDING TO BE RETAINED CONTINUING CONTINUITY OF LONGSTANDING FRONTAGE
- ROSCOE BUILDING AT FAR EAST END WITHOUT ANY BUILDING CONTEXT AND WITH BLUE GLASS FAÇADE EVOKING ITS NEIGHBOR THE CHICAGO RIVER





California Avenue Frontage

Roscoe Street Frontage

SUSTAINABILITY AND STORMWATER MANAGEMENT

- 2718 W. ROSCOE BUILDING ACHIEVED PLATINUM LEED CERTIFICATION BASIC LEED REQUIRED
- NO ALTERATION PROPOSED DETRACTING FROM COMPLIANCE
- EXISTING BUILDINGS CONFORM WITH STORMWATER MANAGEMENT ORDINANCE
- EXTENSIVE GREEN ROOFS ON ROSCOE BUILDING TO BE RETAINED
- REFLECTIVE WHITE ROOFS ON BALANCE OF BUILDINGS







- REUSE OF EXISTING 240,000 SQ. FT. OF BUILDINGS
- RETAINS EXISTING INSTITUTION IN THE CITY AND WITHIN ADDISON CORRIDOR
- USE CONSISTENT WITH ADDISON CORRIDOR PLAN
- ACTIVATES LONG VACANT SITE
- FURTHERS CITY'S EXTENSIVE HEALTHCARE CAPACITY
- M/WBE PARTICIPATION IN BUILDOUT







The proposed amendment to PD #1151 meets the following provisions of Chapter 17-8:

- Encourages unified planning and development (per 17-8-0102), as evidenced by the identification of specific locations for required off-street parking that will serve both the primary college/university use and secondary office/industrial use within IPD #1151;
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103) as evidenced by the compatibility of off-street parking within the broader industrial park and educational campus character of the surrounding area;
- Further encourages the use of shared parking (per 17-8-0904-C3) as demonstrated by the ability of the parking area located at 2703-2725 West Roscoe Street and 23to be shared with other buildings located outside of PD #651; and,
- All parking lots fully comply with the Chicago Landscape Ordinance.

Recommendation: Approval, and recommendation to the City Council Committee on Zoning, Landmarks and Building Standards of "Passage Recommended".