



CHICAGO PLAN COMMISSION

Department of Planning and Development

**1300 West Carroll Ave.
(27th Ward - Alderman Walter Burnett Jr.)
1300 W. Carroll Owner, LLC**



Community Area Snapshot

Community Data Snapshot | Near West Side



Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Near West Side.

General Population Characteristics, 2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Total Population	67,881		2,746,388		8,577,735	
Total Households	33,918		1,142,725		3,266,741	
Average Household Size	1.9		2.4		2.6	
Percent Population Change, 2010-20	23.7		1.9		1.7	
Percent Population Change, 2000-20	46.2		-5.2		5.3	

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	27,402	43.6	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	6,275	10.0	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	15,213	24.2	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	11,625	18.5	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	2,301	3.7	67,780	2.5	209,283	2.5

Source: 2016-2020 American Community Survey five-year estimates.

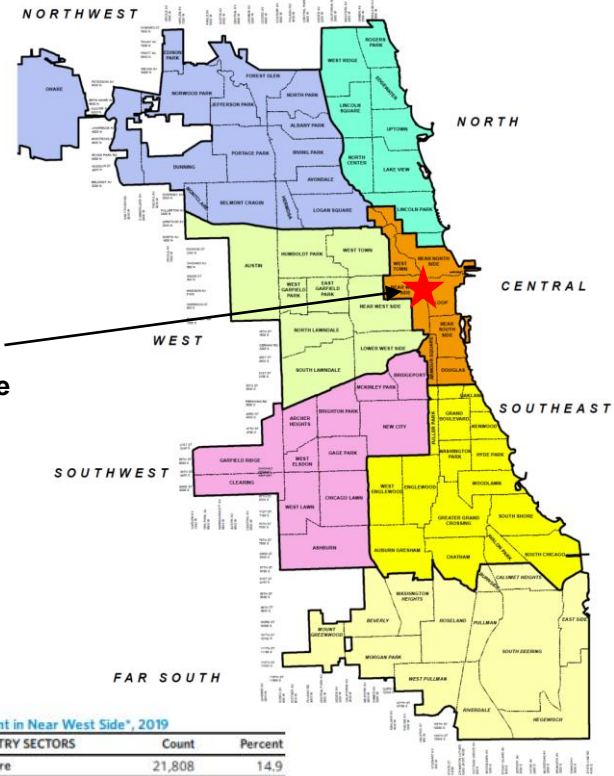
Universe: Total population

Age Cohorts, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,744	6.0	165,844	6.1	508,895	6.0
5 to 19	7,911	12.6	451,994	16.7	1,624,354	19.2
20 to 34	25,868	41.2	741,583	27.5	1,781,246	21.1
35 to 49	13,171	21.0	541,728	20.1	1,688,609	20.0
50 to 64	7,358	11.7	456,024	16.9	1,625,883	19.2
65 to 74	3,033	4.8	198,316	7.3	713,897	8.4
75 to 84	1,107	1.8	99,423	3.7	348,205	4.1
85 and Over	624	1.0	44,435	1.6	160,449	1.9
Median Age	31.7		34.8		37.7	

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population



Site Location
Near West Side

Employment of Near West Side Residents*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	5,600	18.2
2. Health Care	3,840	12.5
3. Finance	3,225	10.5
4. Education	2,867	9.3
5. Administration	2,363	7.7

TOP EMPLOYMENT LOCATIONS

1. The Loop	8,899	28.9
2. Outside of Chicago	8,758	28.4
3. Near West Side	4,838	15.7
4. Near North Side	3,184	10.3
5. West Town	540	1.8

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019).

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

Employment in Near West Side*, 2019

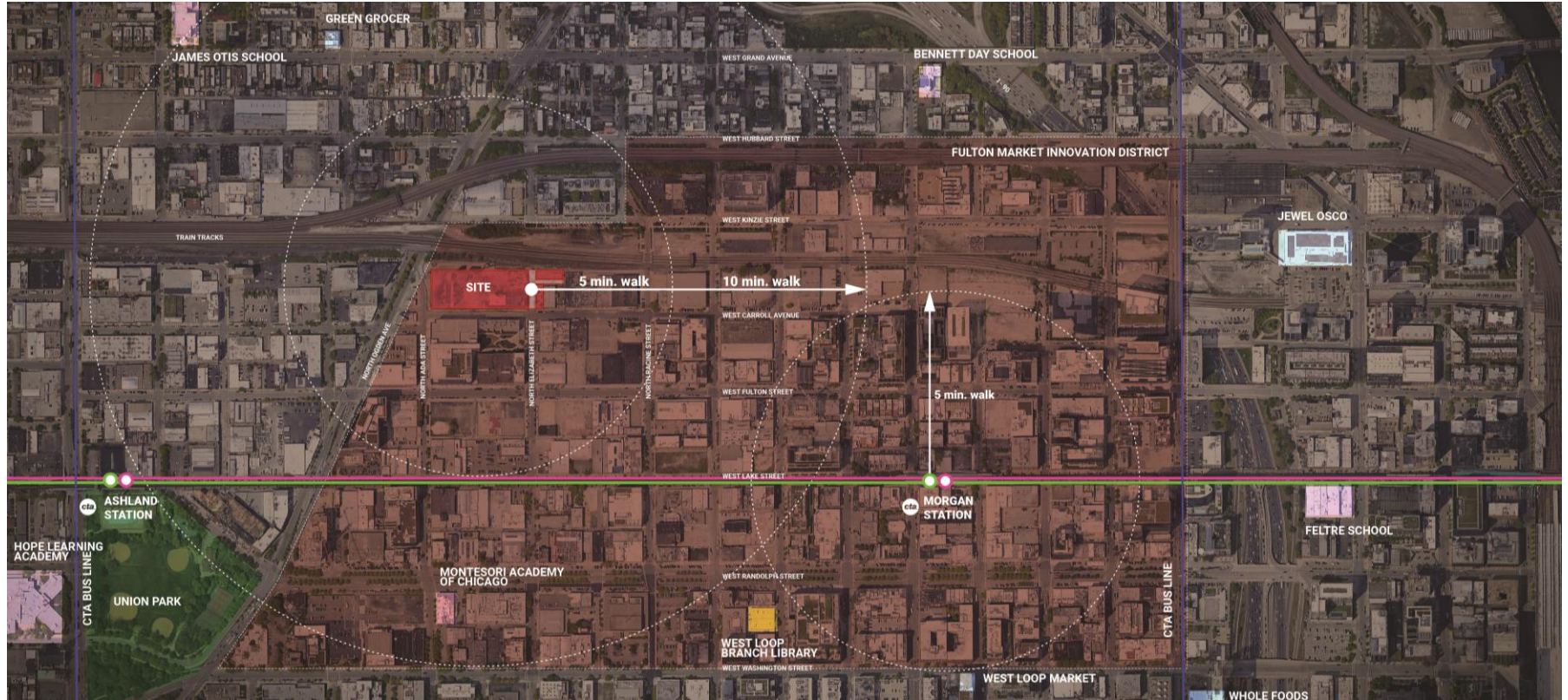
TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	21,808	14.9
2. Professional	19,937	13.7
3. Administration	16,497	11.3
4. Finance	16,038	11.0
5. Education	15,411	10.6

TOP RESIDENCE LOCATIONS

1. Outside of Chicago	70,851	48.6
2. Lake View	5,023	3.4
3. West Town	4,942	3.4
4. Near West Side	4,838	3.3
5. Near North Side	4,525	3.1



Fulton Market District Site Context Map



- Project Location
- Fulton Market Innovation District
- Parks
- Libraries
- Schools
- Grocery Store

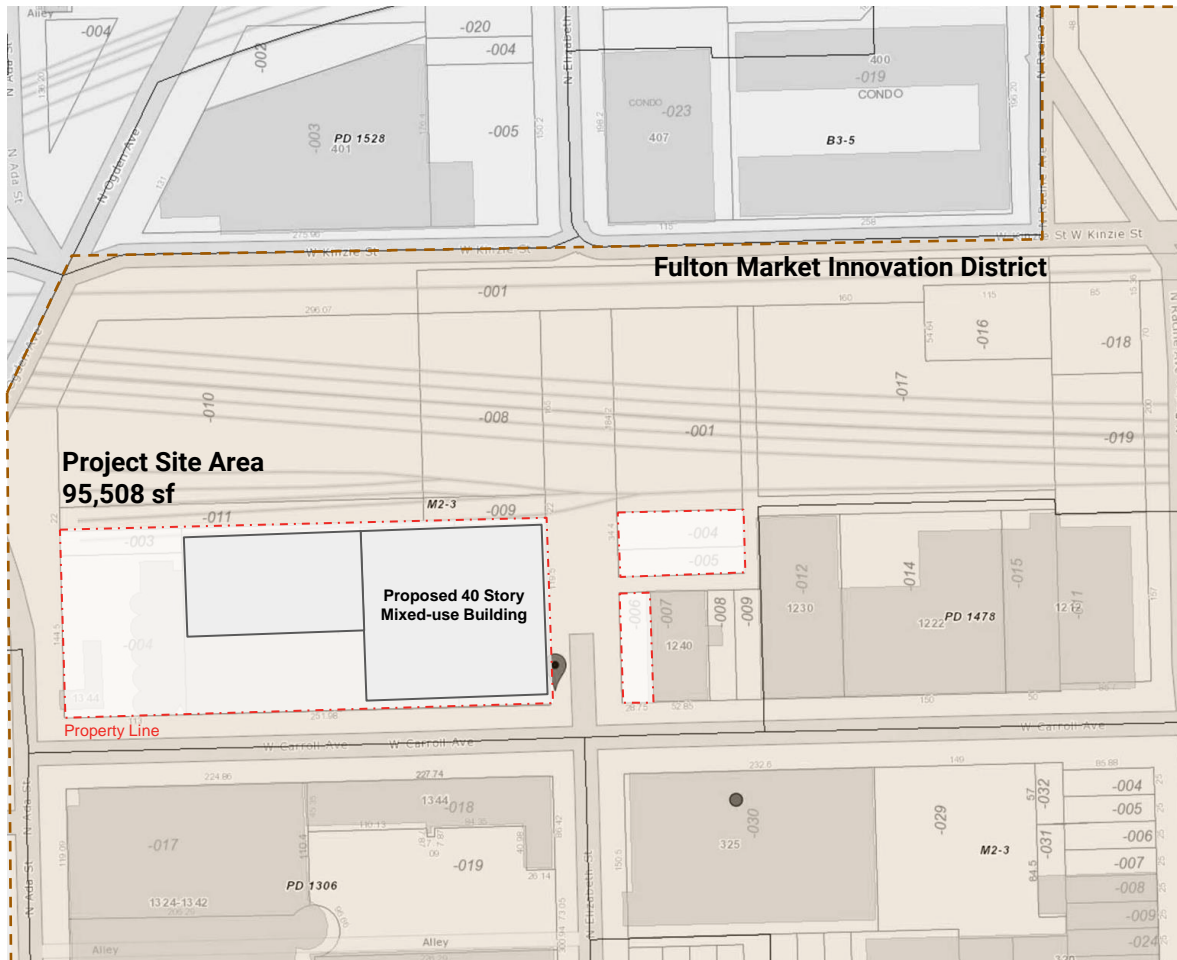


Fulton Market District Zoning Map

- Project Property Boundary
- Fulton Market Innovation District
- Proposed Building

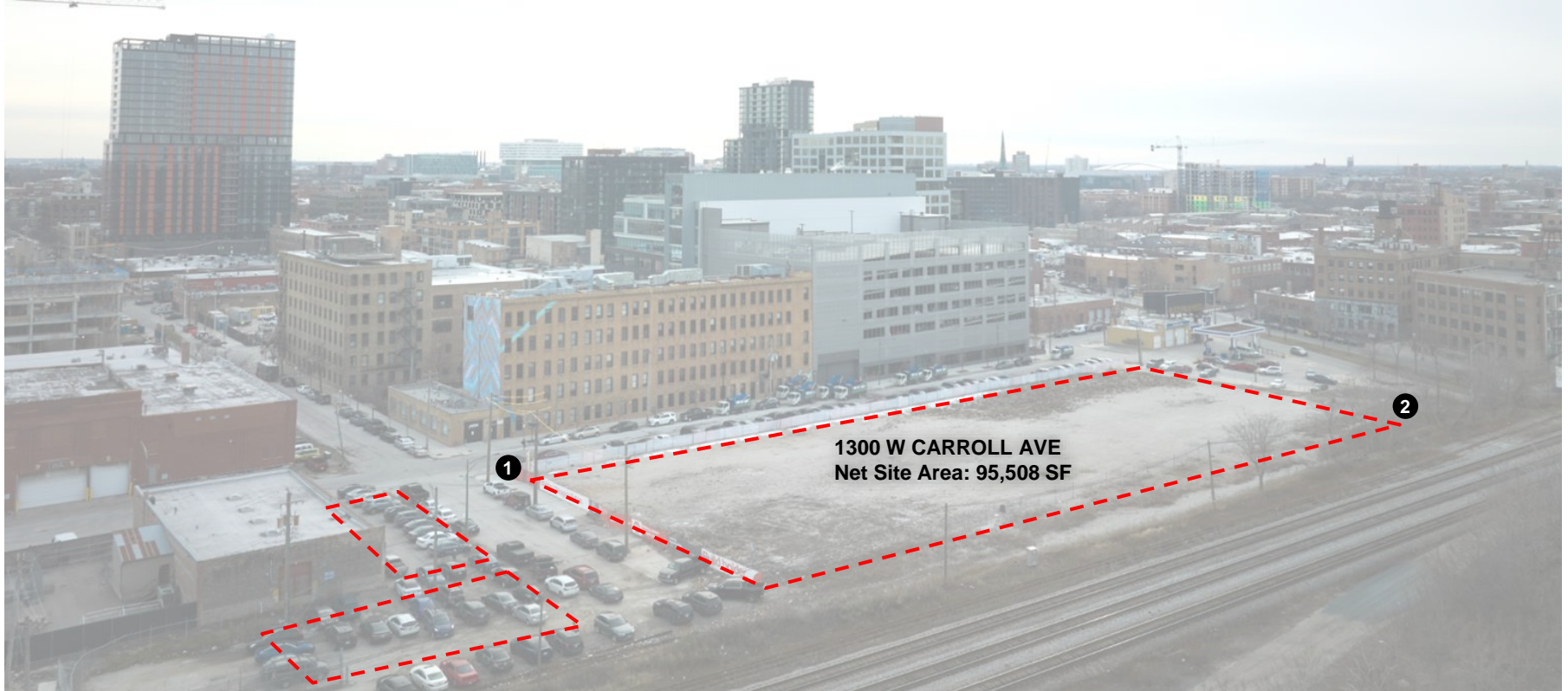
Existing Zoning

Source: Chicago Zoning and Land Use Map
(Department of Planning and Development)





Existing Site Context





Existing Site Context



1 Southeast Corner
Ogden Ave. and Ada St.

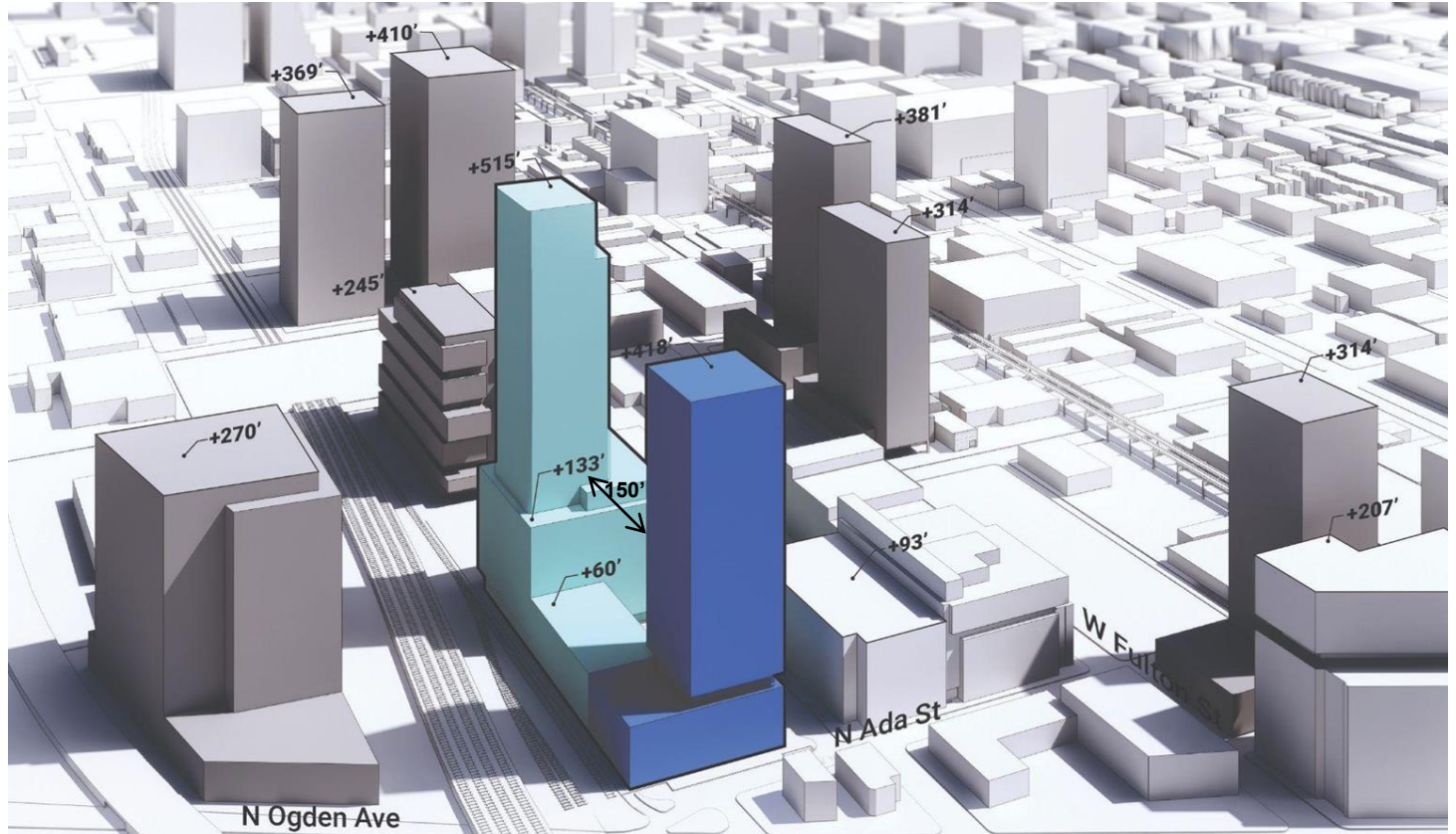


2 Northwest Corner
Carroll Ave. and Elizabeth St.



Aerial View Northwest Looking East

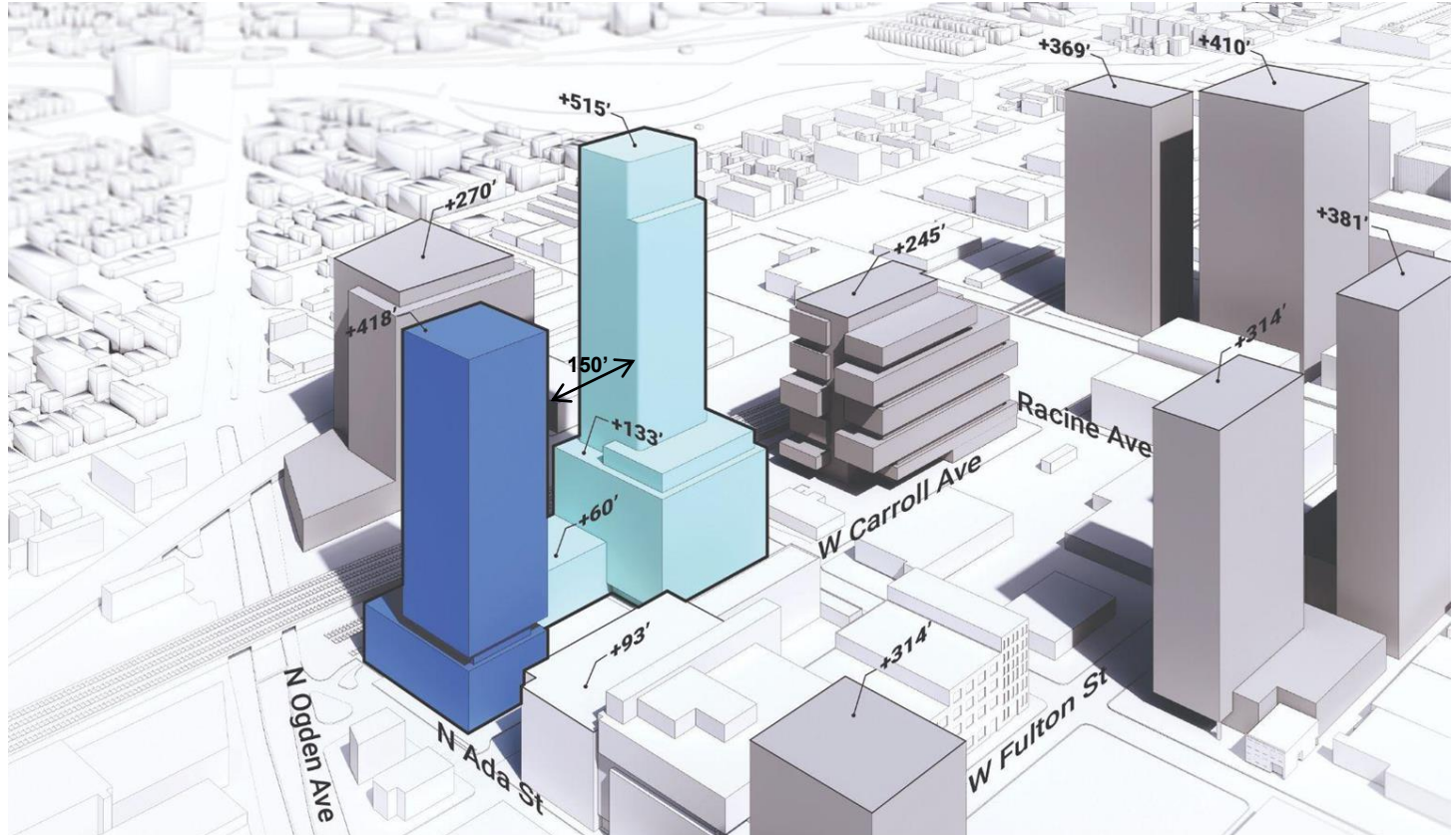
- Phase I
- Phase II
- Local PDs





Aerial View Southwest Looking East

- Phase I
- Phase II
- Local PDs





Planning Context



WEST LOOP DESIGN GUIDELINES

City of Chicago • Department of Planning & Development • September 2017

West Loop Design Guidelines

City of Chicago
Department of Planning and Development
September, 2017

Assist in development and define standards to preserve character, high quality design, and dynamic nature of the West Loop neighborhood.



Fulton Market Innovation District Plan

City of Chicago
Department of Planning and Development
February, 2021 (Updated)

Accommodate new development while protecting fundamental characteristics of the area, including the historic and cultural assets.



Project Timeline and Community Outreach

As presented to DPD and Community

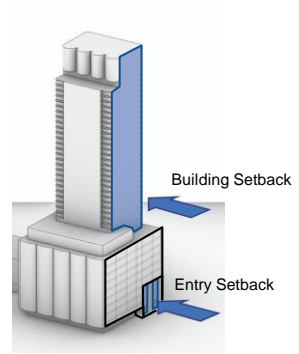
Fall 2021

Winter 2022



Current Design

Spring 2023



Application Introduced

November 17, 2021

Community Group Meetings

West Central Association (WCA)

November 17, 2021

West Loop Community Organization (WLCO)

December 7, 2021

Neighbors of West Loop (NOWL)

December 13, 2021

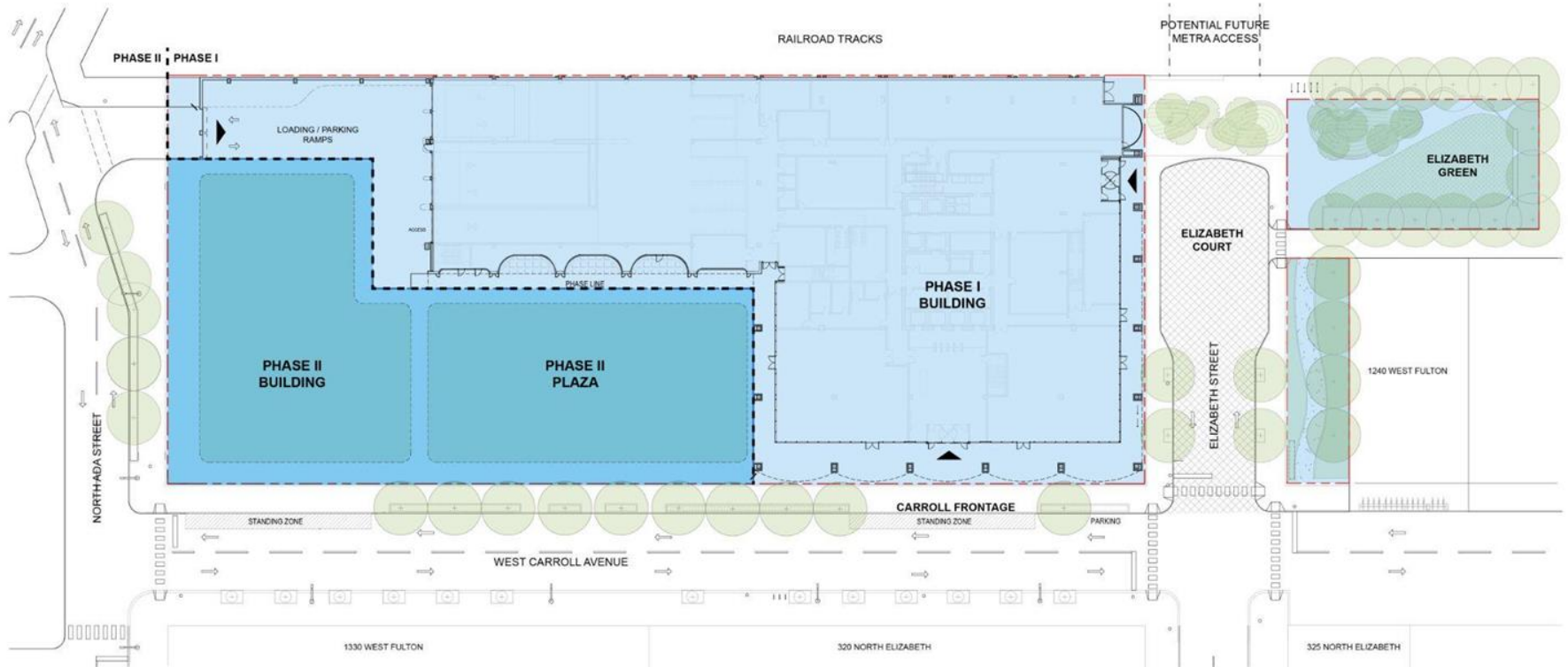
Community Meeting

February 22, 2023

- FAR reduced from 11.5 to 10.0
- Replaced "bar" typology with a "point" building for a less visually-dense skyline.
- Increased open space by 14,680 SF, a 63% increase.
- Reduced podium size.
- Reduced total residential unit count from 971 to 741.
- Located portion of parking below grade and reduced height of parking deck.
- Relate facade of residential entry at the ground floor to building above.
- Inset residential entry to create more recognizable residential address.

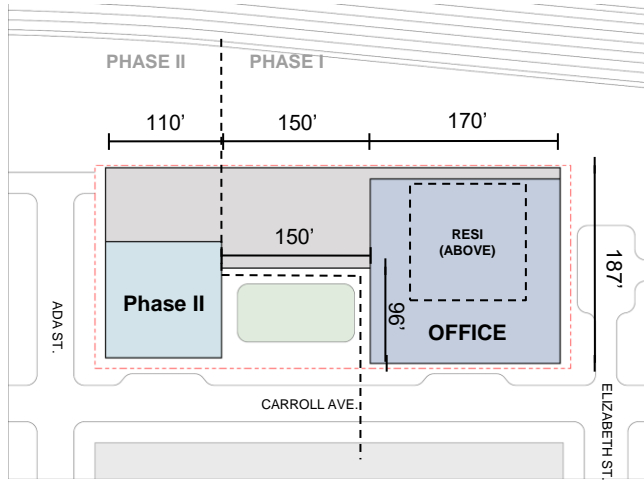


Phasing Strategy





Phasing Strategy



Total FAR 10.0

Net Site Area 95,508 sf
 Total FAR Area 955,080 sf
 Area of Public Right-of-Ways 39,337 sf

Total Units 741
 Total Parking Spaces 405

phase I (residential & office)

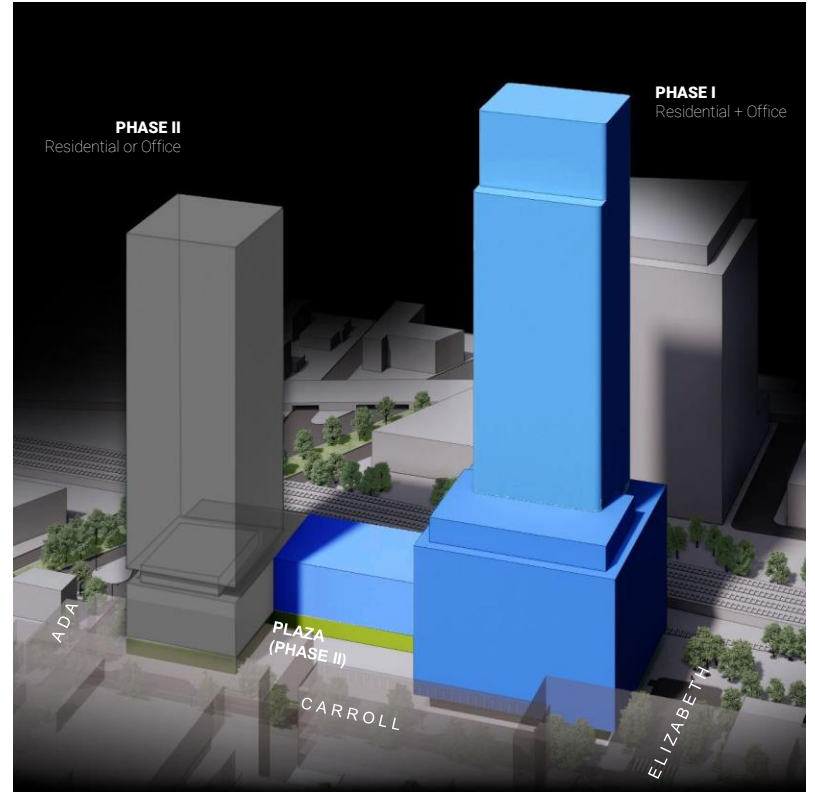
FAR 9.4
 Net Site Area 65,297 sf
 Parking Spaces 249
 Residential Above Ground 199
 Office Below Ground 50

Residential Building
 Units 361
 Height 515 ft

phase II (residential option) (subject to future site plan approval)

FAR 11.3
 Net Site Area 30,211 sf
 Parking Spaces 156

Units 380
 Height 418 ft



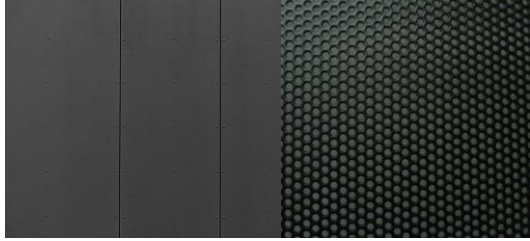


Post Industrial Context





Material Samples



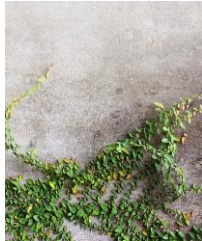
Aluminum Cladding
Painted, Textured, or Perforated



Insulated Vision
Glass



Cementitious Cladding



Biodiverse Planting





New and Existing Streetscape

View of residential drop off and open space along Elizabeth St.



Existing View





New and Existing Streetscape

Pedestrian view of retail arcade along Carroll Ave.



Existing View





New and Existing Streetscape

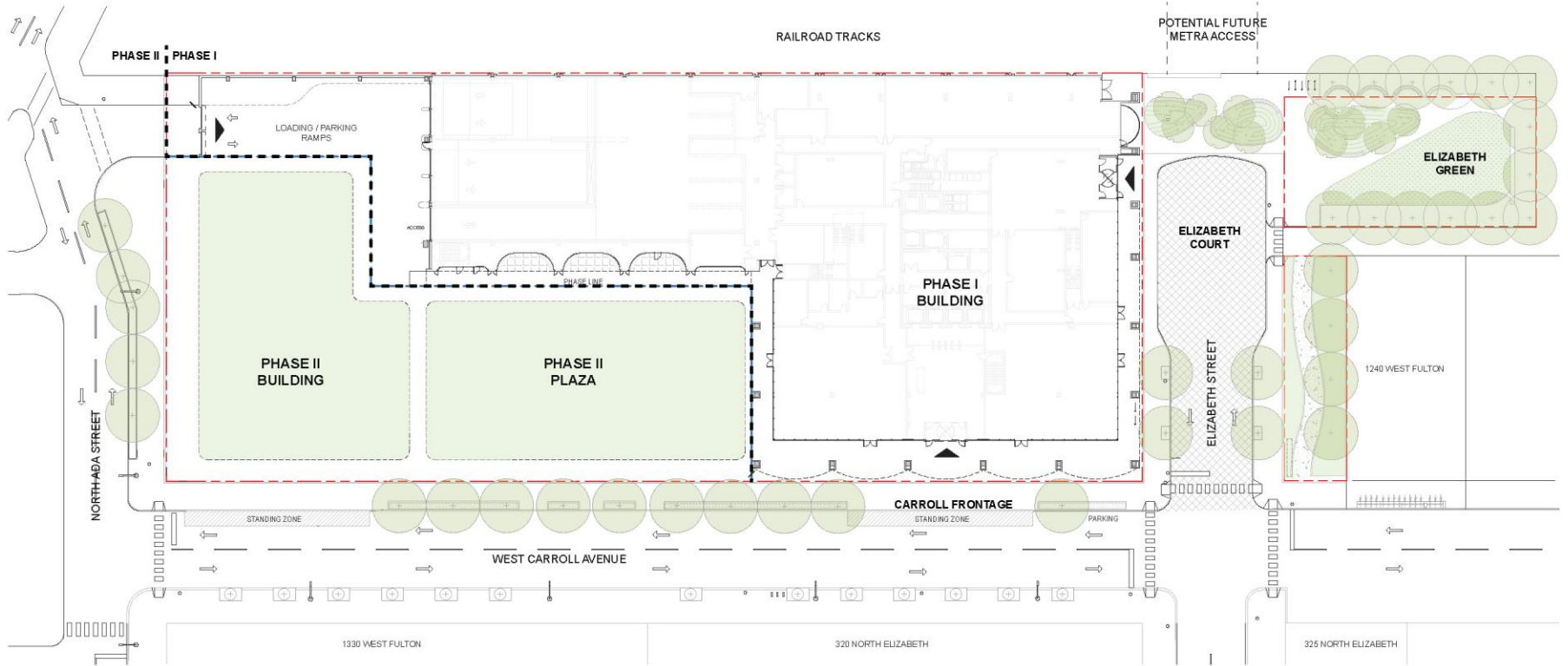
Pedestrian view of residential entry along Elizabeth St.



Existing View



Plans Site Plan



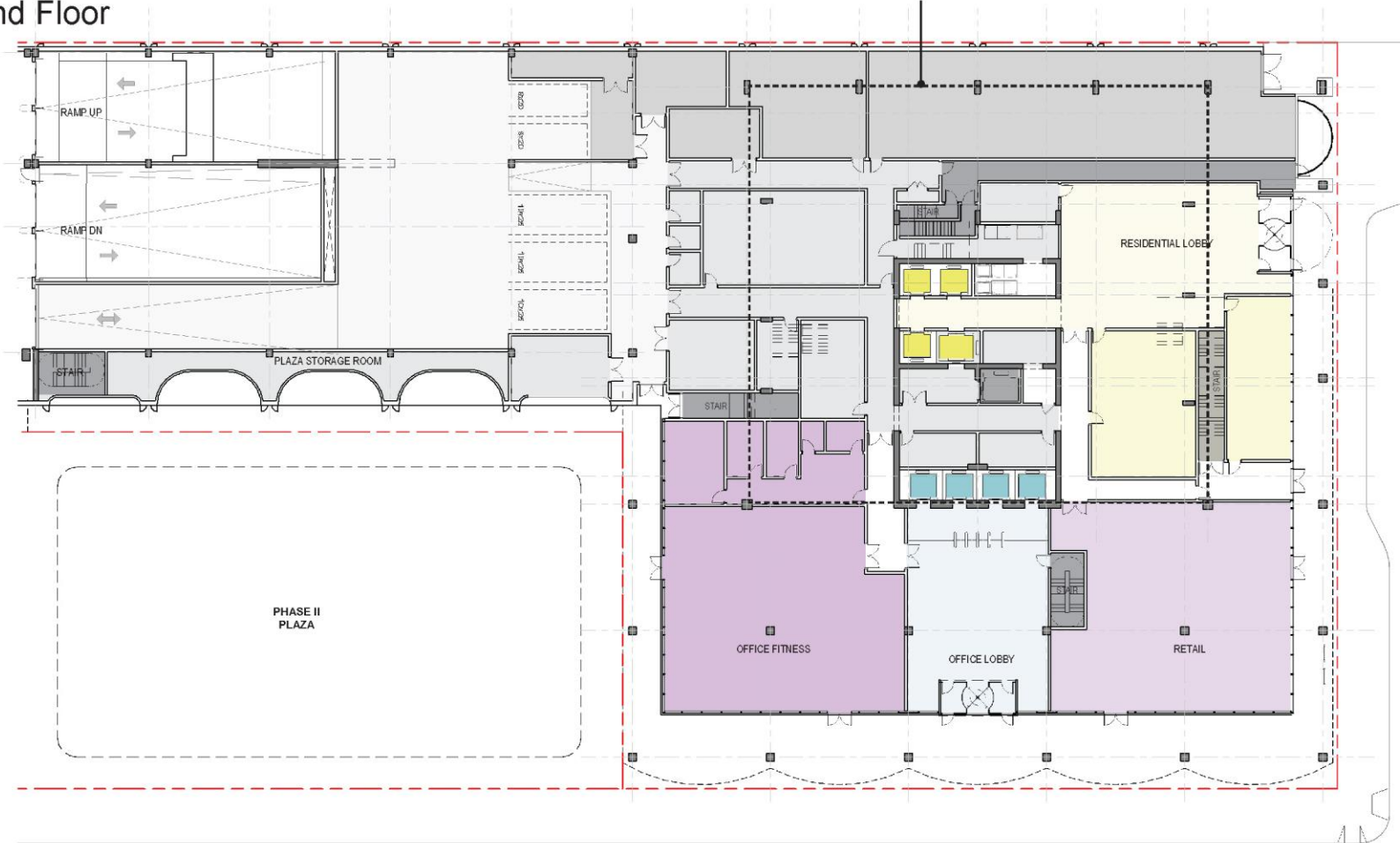
Open Space (Phase One)

17,160 SF



Plans Ground Floor

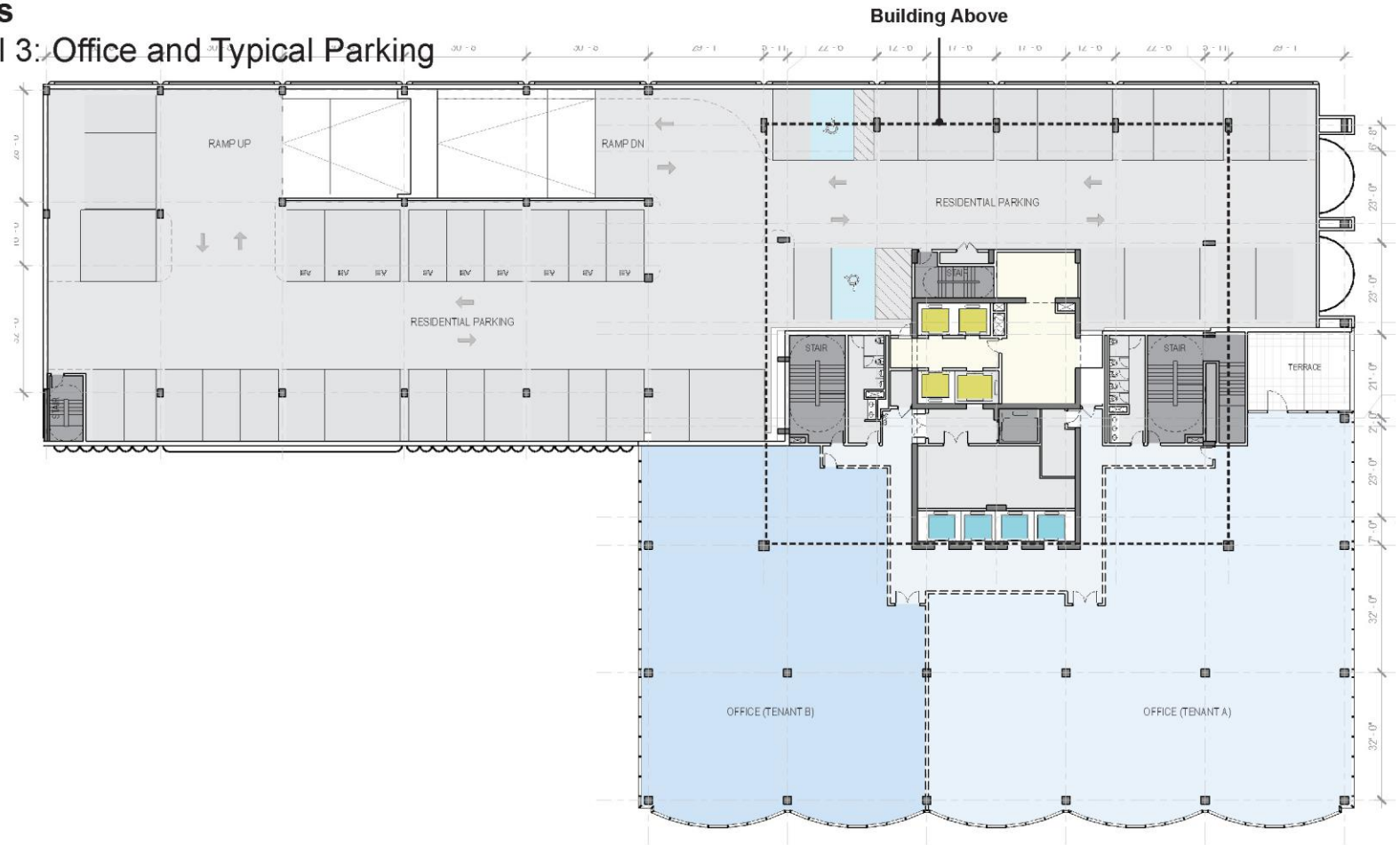
Building Above





Plans

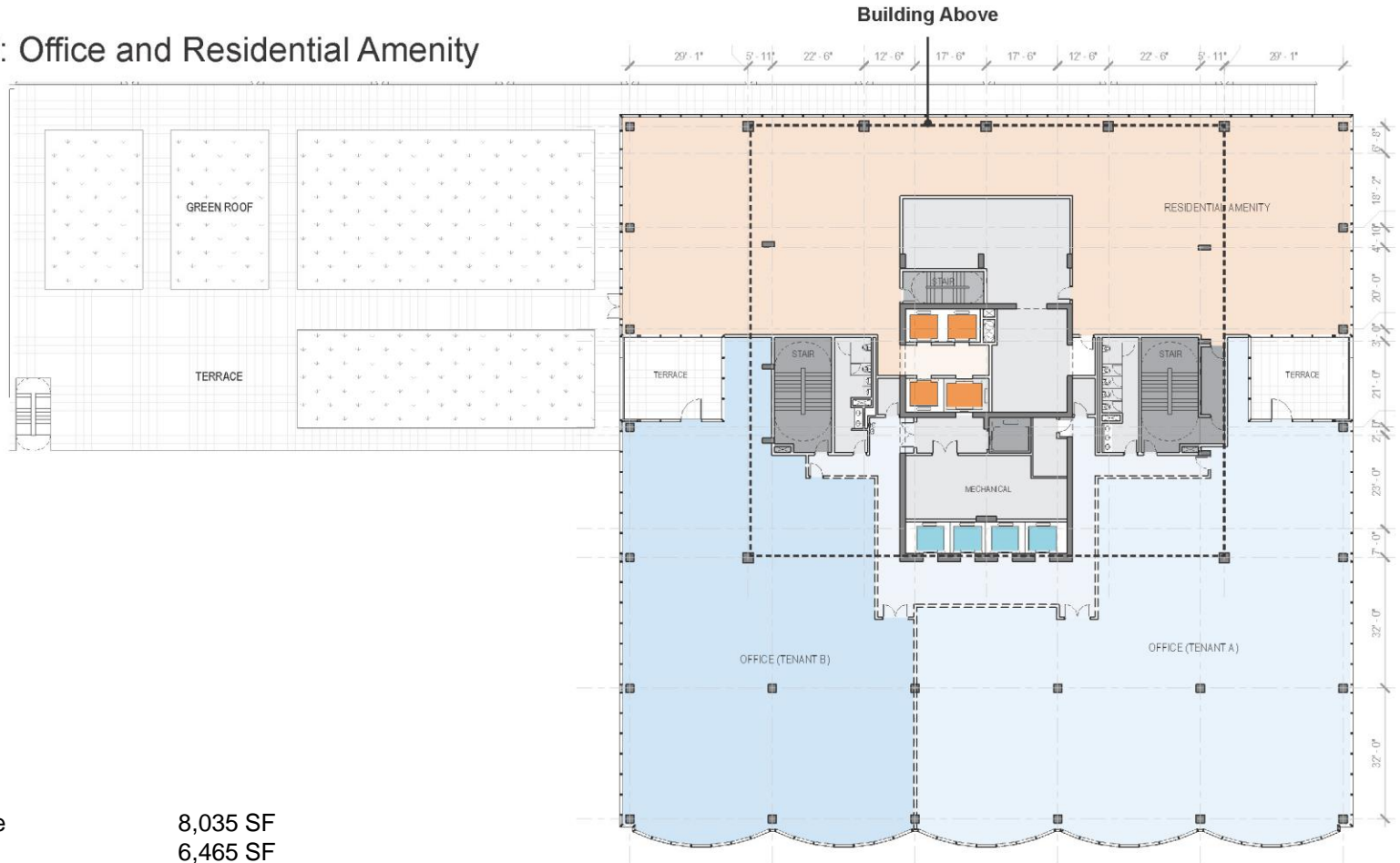
Level 3: Office and Typical Parking





Plans

Level 5: Office and Residential Amenity



Outdoor Terrace
Green Roof
Balcony Space

8,035 SF
6,465 SF
960 SF



Plans

Level 10: Office Amenity

Building Above



Outdoor Terrace

8,200 SF

Green Roof

1,580

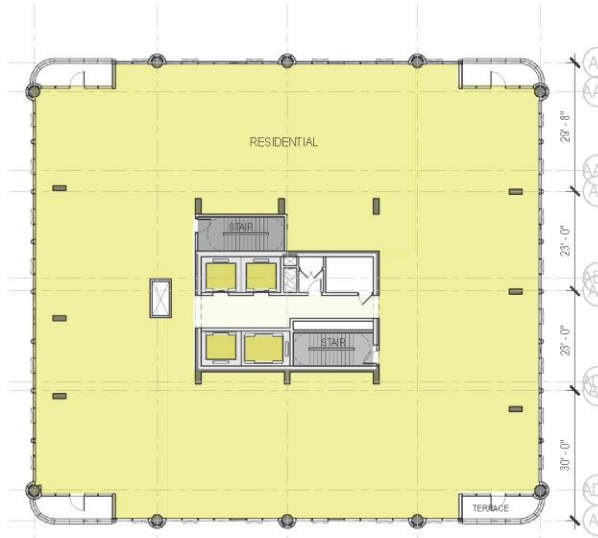
Four Seasons Terrace

1,100 SF



Plans

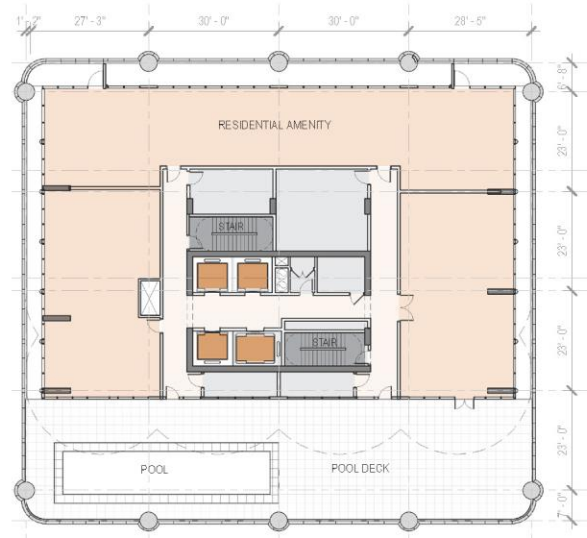
Typical Residential and Amenity



Level 12
Typical Residential Plan

Balcony Space

340 SF



Level 39
Rooftop Amenity Level

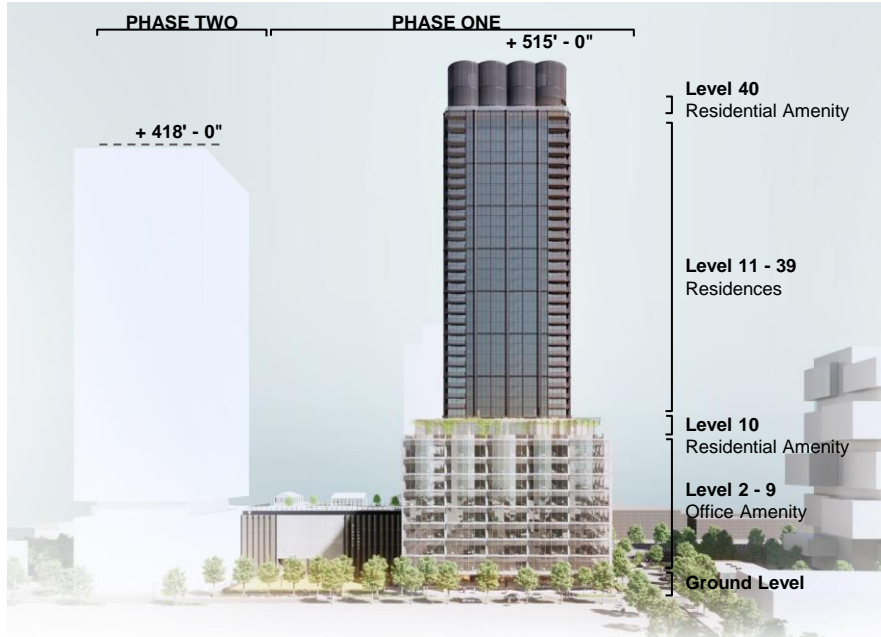
Outdoor Terrace

2,730 SF





Elevations



South



North



Section North - South Section

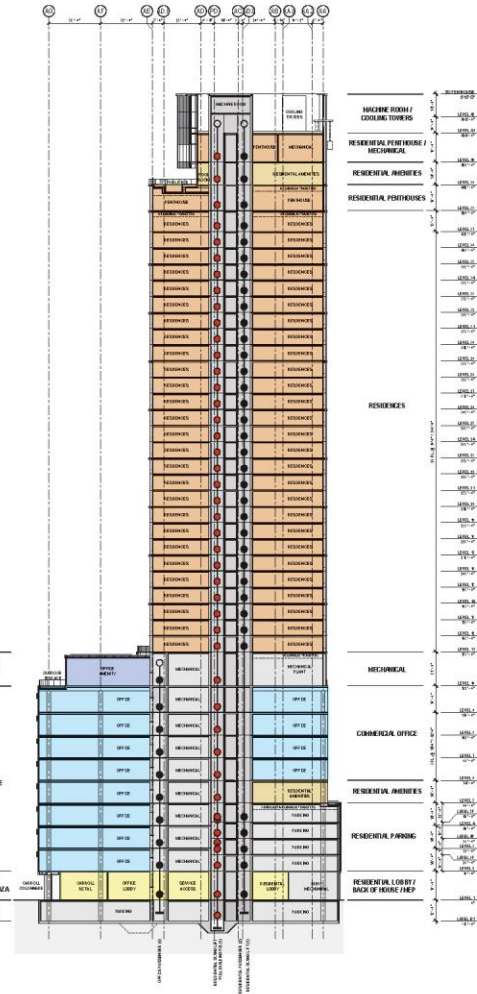
Level 40
Residential
Level 39
Residential Amenity

Levels 11 - 38
Residential

Levels 10
Office Amenity

Levels 2 - 9
Office

Ground Level
Retail / Lobbies
Basement
Parking



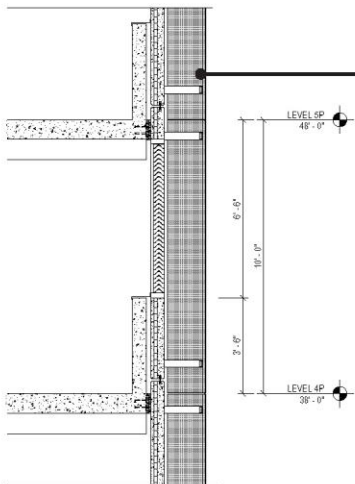
Levels 41 - 42
Mechanical

Levels 2 - 5
Parking



Typical Facade

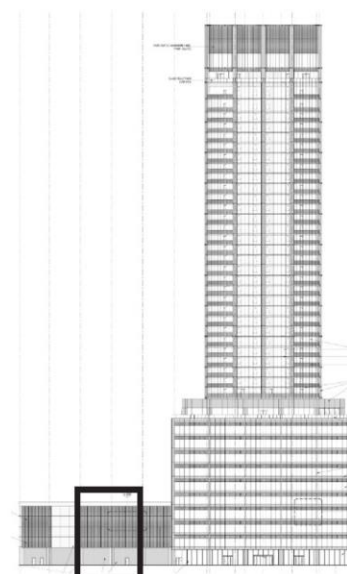
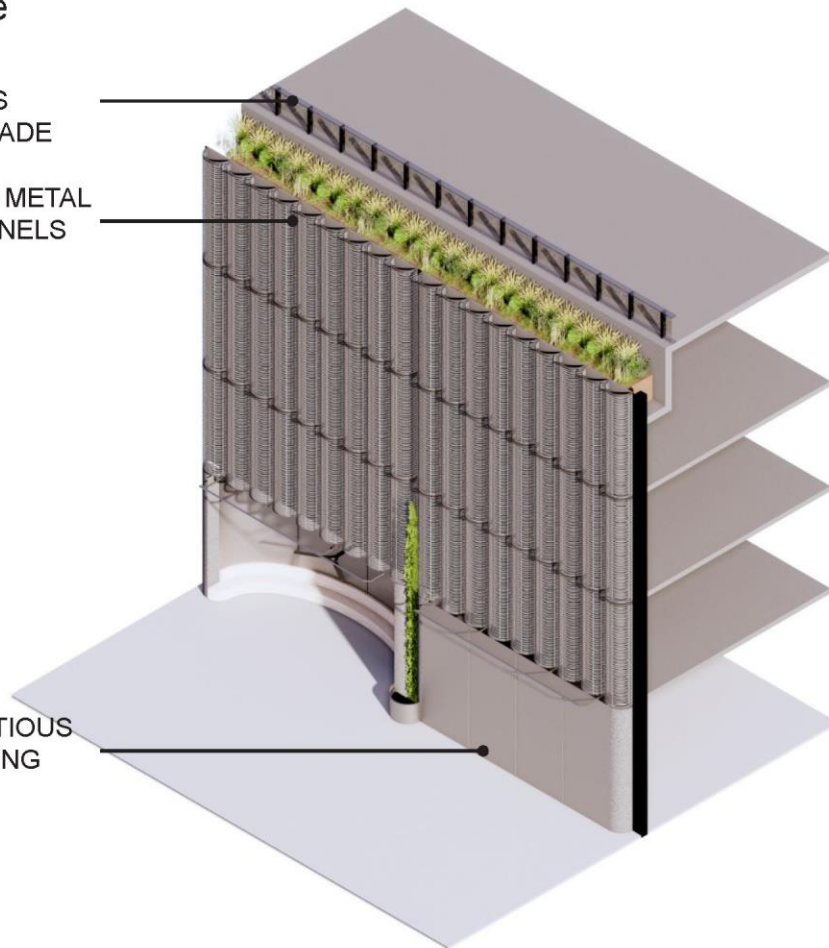
Podium Facade at Base



GLASS
BALUSTRADE

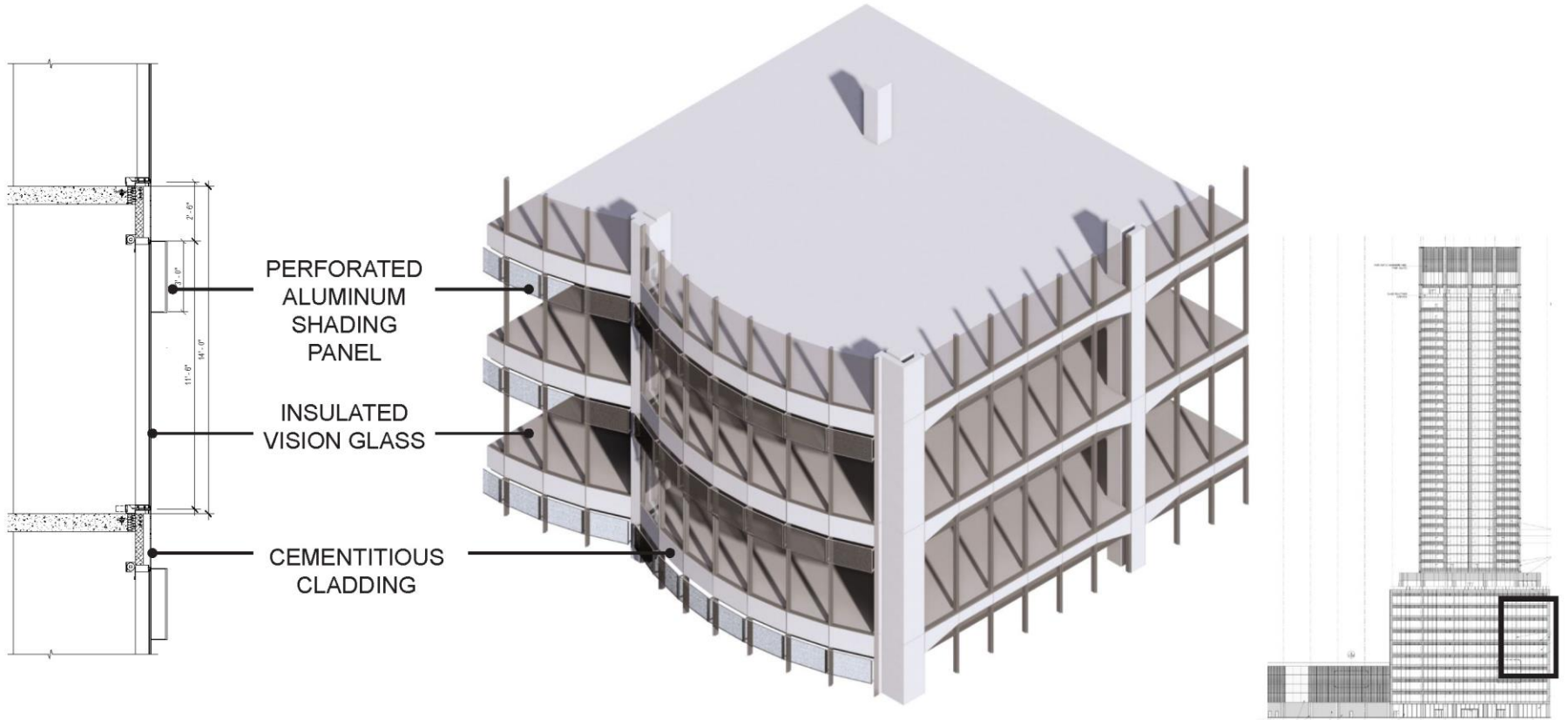
TEXTURED METAL
INFILL PANELS

CEMENTITIOUS
CLADDING



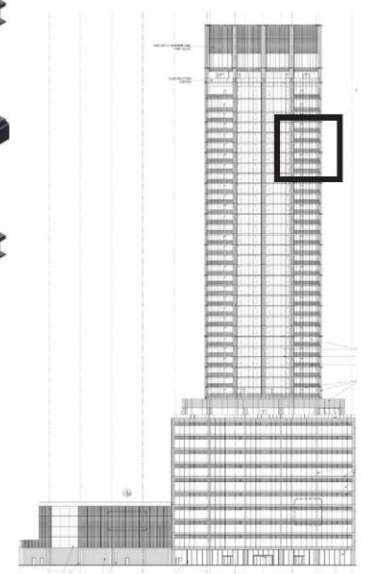
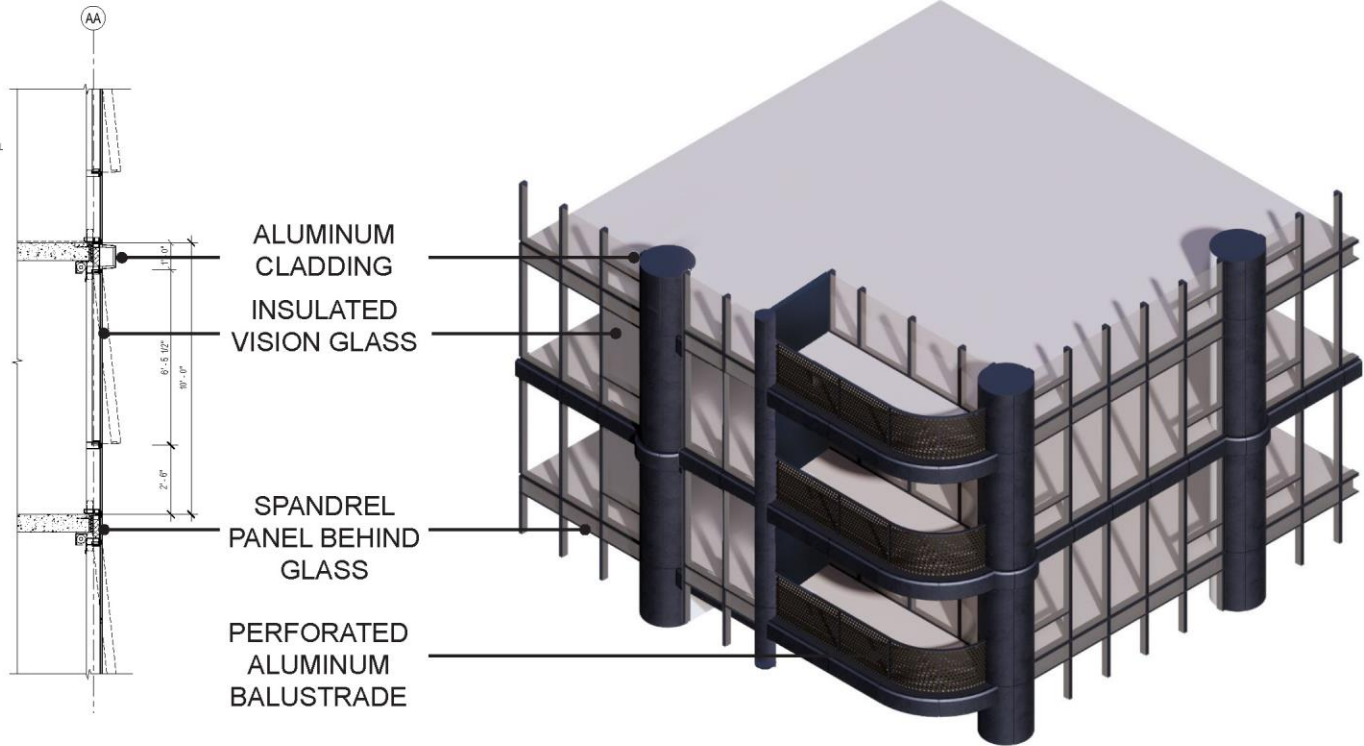


Typical Facade Office Facade



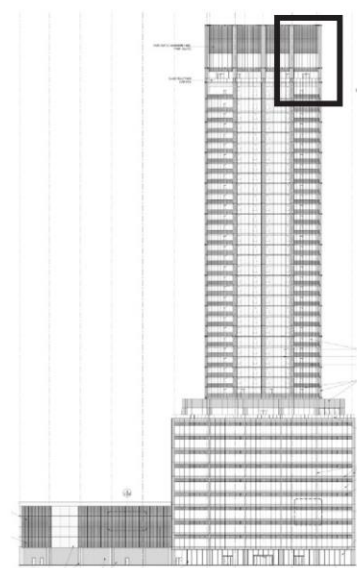
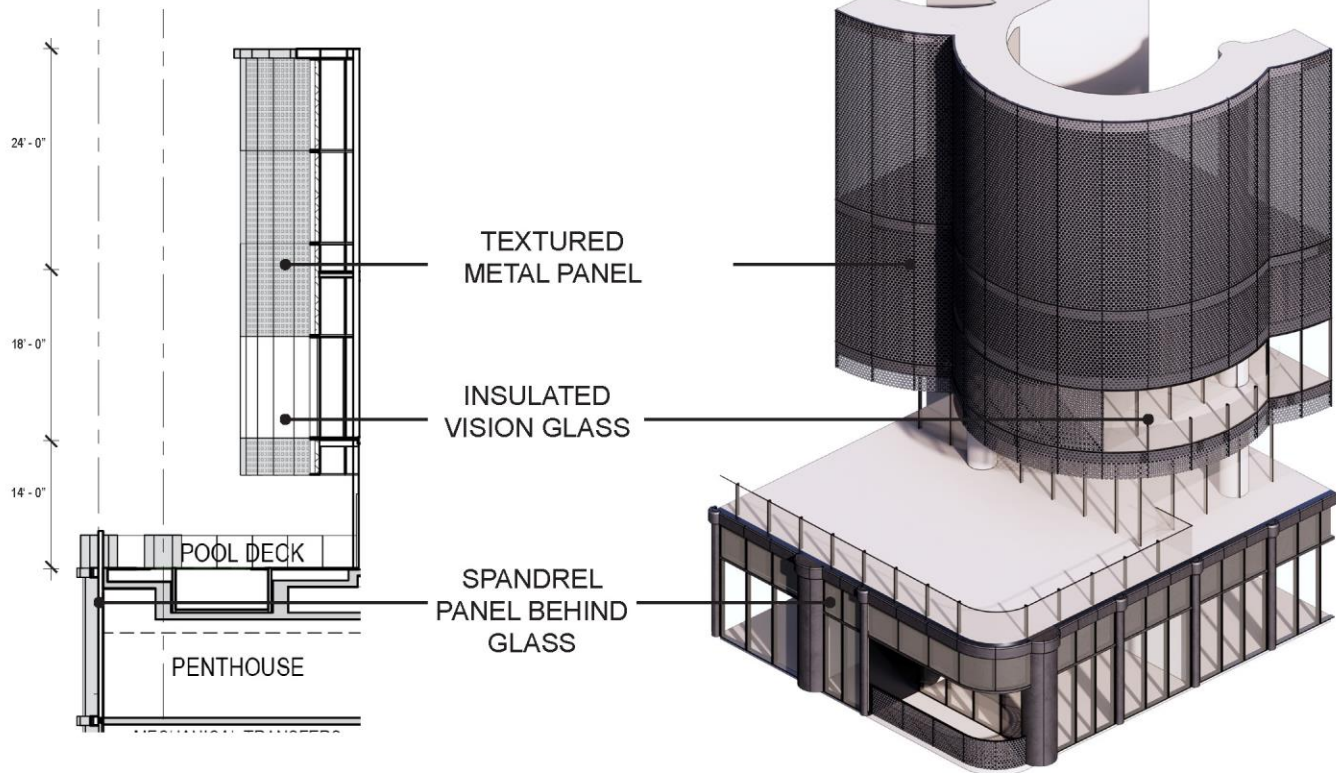


Typical Facade Residential Facade





Typical Facade Crown Facade





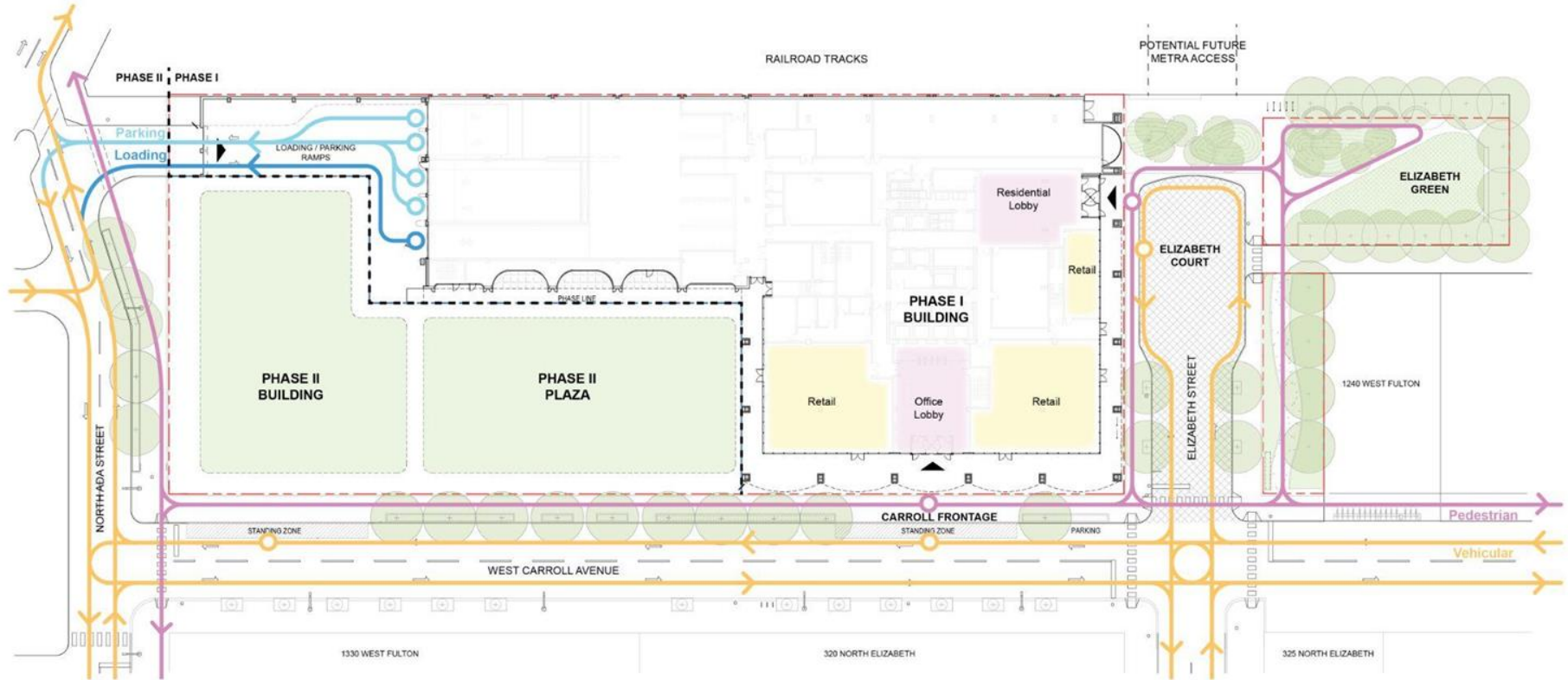
Traffic Study

- Overall, the existing street system has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- Access to the 1300 W. Carroll Avenue development will be provided via an access drive on Ada Street. This access drive will be able to adequately accommodate traffic to the proposed development.
- A traffic signal at the intersection of Ogden Avenue with Carroll Avenue is not warranted during either peak hour.
- As part of other planned developments, it was recommended that the intersections of Carroll Avenue with Elizabeth Street and Ada Street be improved to provide high visibility crosswalks, sidewalks and associated pedestrian facilities.





Streetscape and Landscape Plan





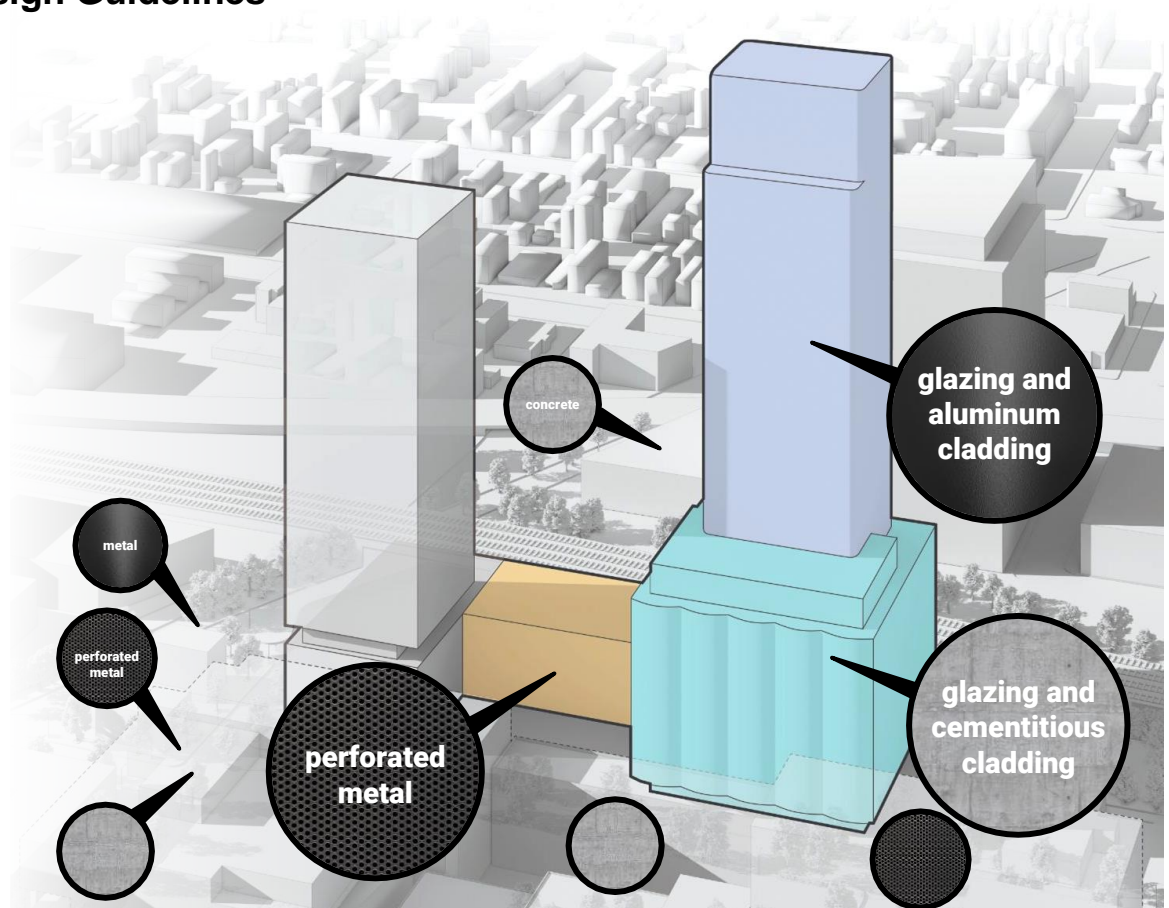
Compliance with Urban Design Guidelines

1.1 Design Excellence (1.1.6)

“Encourage new development to respect the urban authenticity of existing historic buildings rather than encourage mimicry or replication of historic building designs and details in new buildings.”

1.6 Material Guidelines (1.6.3)

“Materials should be compatible with the existing buildings and with the district in general, regarding character, color and texture. New buildings and additions may employ alternative materials...that compliment and maintain a design vocabulary and scale that is appropriate to the street block face and district.”





Compliance with Urban Design Guidelines

1.1 Design Excellence (1.1.8)

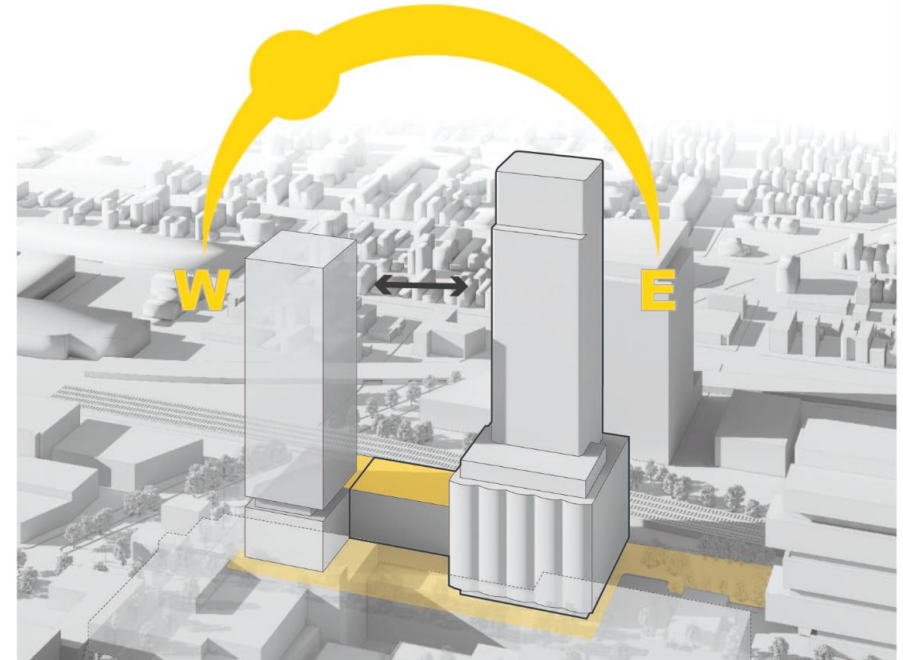
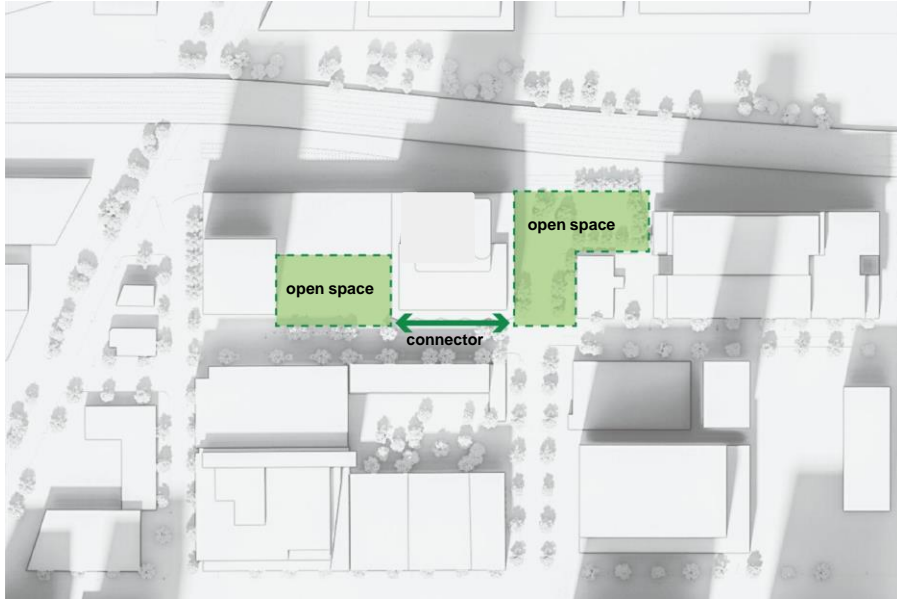
“Ensure access to high quality open space by creating a safe, comfortable, accessible, vibrant, and attractive public realm and pedestrian environment.”

2.3 Tower Design Impacts to the Public Realm (2.3.2)

“For larger sites, design building program into thinner structure to allow for publicly accessible open spaces on site. This space could be used for outdoor cafes, or for leisure space for building occupants and the general public.”

2.3 Tower Design Impacts to the Public Realm (2.3.1)

“Where appropriate, design residential uses into a thinner and taller tower form that is set back to allow for more solar access within the public realm.”





Compliance with Urban Design Guidelines

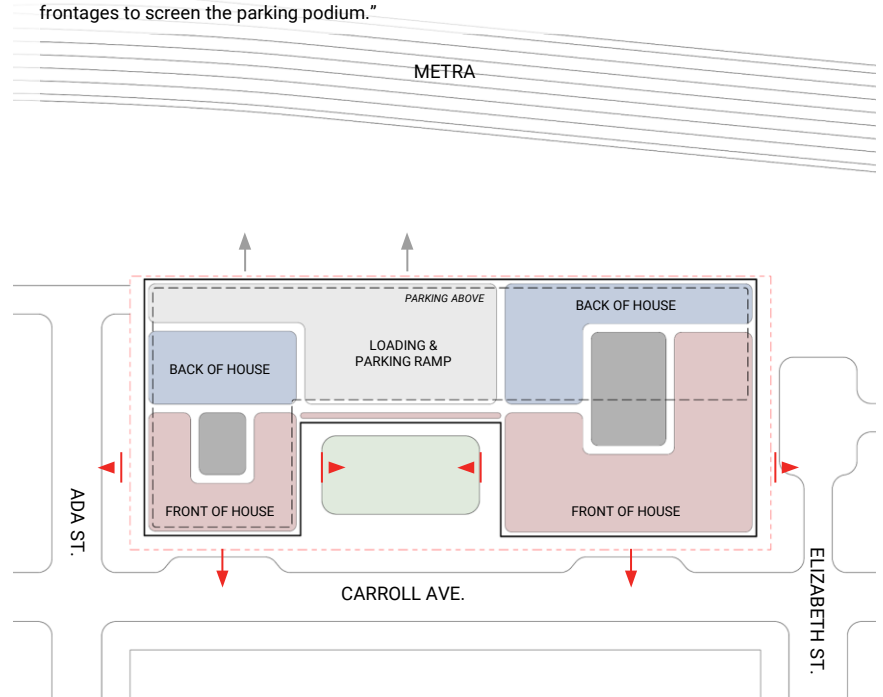
2.4 Height Transitions (2.4.3)

"When multiple towers are located on a single site or block, a diversity of heights related to the context should be used."



1.4 Location & Buffering of Parking Podiums (1.4.2)

"Locate active building program elements along the street frontages to screen the parking podium."

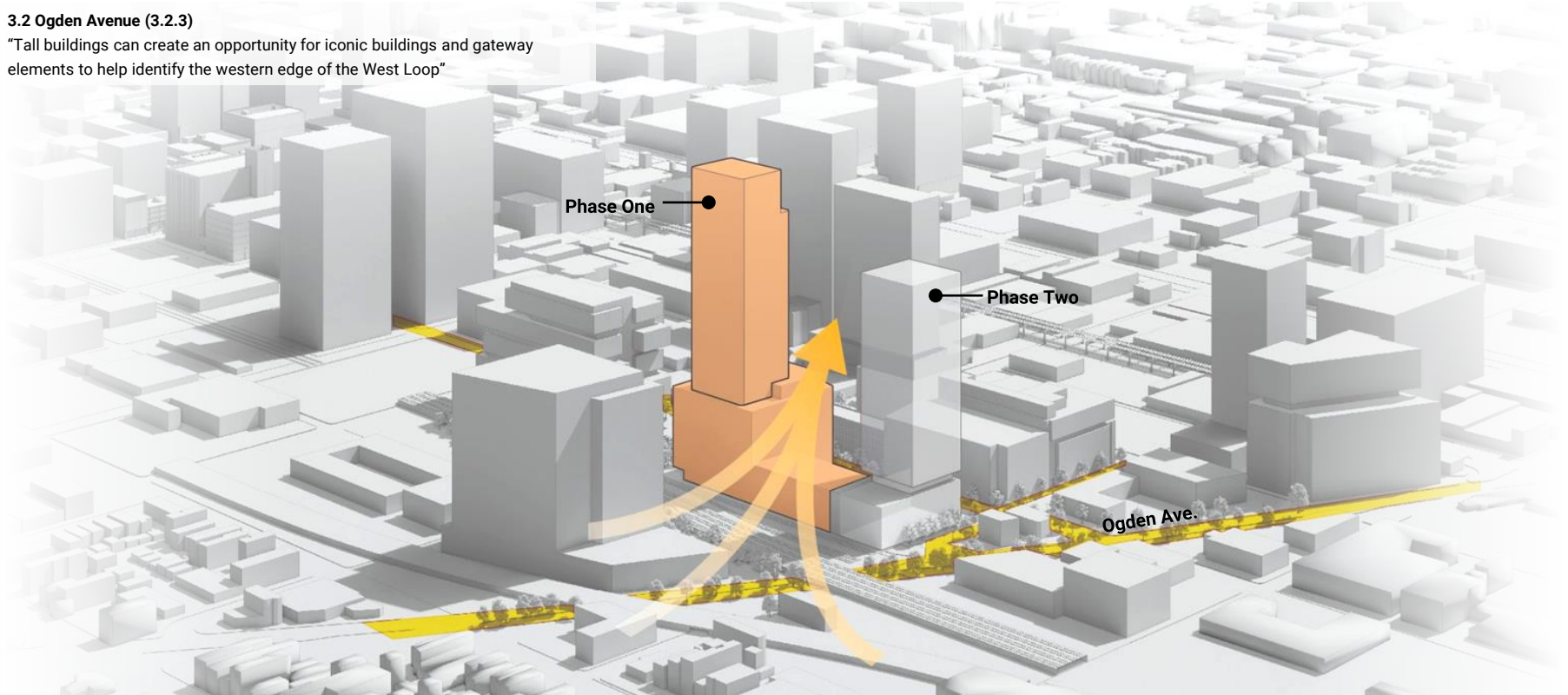




Compliance with Urban Design Guidelines

3.2 Ogden Avenue (3.2.3)

"Tall buildings can create an opportunity for iconic buildings and gateway elements to help identify the western edge of the West Loop"





Sustainable Development Policy



Office Building

100 Points Total

LEED Silver (80 points)

Projects will comply with requirements to meet USGBC LEED Silver v4

Green roof will cover more than 50% of the project (10 points)

Project will have both extensive and intensive green roof to absorb stormwater and reduce urban heat island effect.

80% Waste Diversion (10 points)

Residential Building

100 Points Total

Green Globes 2-Globes (70 points)

Green roof will cover more than 50% of the project (10 points)

Project will have both extensive and intensive green roof to absorb stormwater and reduce urban heat island effect.

80% Waste Diversion (10 points)

Bikeshare Sponsorship (5 points)

Project will provide a 15 dock Divvy station.

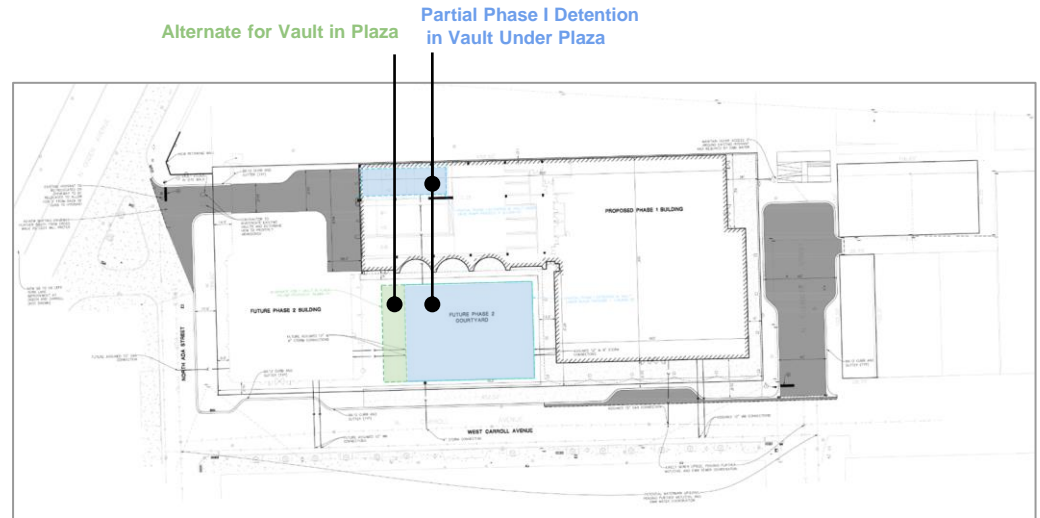
EV Charger Readiness (5 points)



Stormwater Management

Stormwater Management Ordinance Compliance

- Stormwater Management is designed to comply with Chapter 11-18 Stormwater Management of the Municipal Code of Chicago and The Department of Water Management 2016 Regulations for Sewer Construction and Stormwater Management.
- The site will meet or exceed the Rate Control, Volume Control, Erosion and Sediment Control, and Operation and Maintenance requirements set forth in the referenced documents through the use of underground detention and stormwater Best Management Practices (BMP's).
- The site will release stormwater at a rate consistent with the capacity of the City's sewer system, retain runoff as possible to reduce hydrologic modification effects of new development, and control construction erosion and sedimentation impacts generated from construction activities.



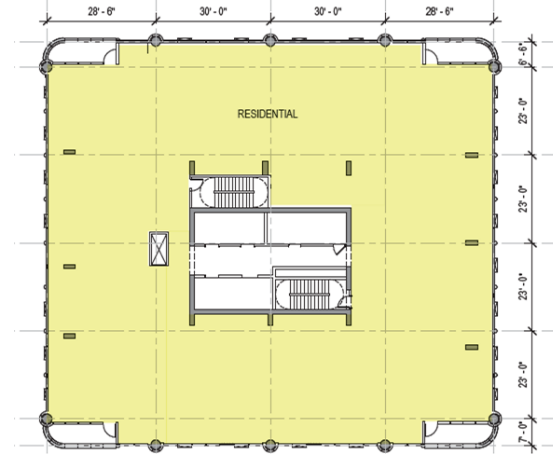


Affordability Requirements

Unit Type	Overall Number	Number Affordable
Studio	81	16
Conv.	54	11
1 Bedroom	167	33
2 Bedroom	59	12

361

72



Typical Residential Floor Plan

20% Affordability Requirement

Phase 1

361 units overall

72.2 affordable units required and provided on site

Applicant has agreed to provide 72 affordable units on site and pay an in-lieu fee for the fractional 0.2 unit.

Project Falls within FMID

- Applicant has submitted a DOH intake to initiate the process and committed to work with DOH to exceed the 20% requirement of the 2021 ARO
- Applicant will continue to provide updates to DOH, including prior to building permit



Economic and Community Benefits

Community Considerations & Economic Impact

Neighborhood Opportunity Fund Payment (Phase 1)	\$4,274,198
Neighborhoods Opportunity Fund	\$3,419,358.40
Local Improvement Fund	\$427,419.80
Adopt-a-Landmark	\$427,419.80
Affordable Housing Units	72
MBE / WBE Participation Goal	26% / 6%
Estimated Construction Jobs	1,000
New Trees Along Carroll Avenue	
New Green Space Adjacent to Elizabeth Street	
Total Open Space in Phase I	17,160 SF





DPD Recommendations

1. The proposed development is in conformance with the West Loop Design Guidelines approved and adopted by the Chicago Plan Commission. The proposed residential and office high-rise buildings promote pedestrian scale and accessibility with active uses at the base and high-quality materials and design. In addition, the project will enhance the pedestrian experience with a ground floor open space accessible to the public.;
2. The proposed planned development allows flexibility in application of selected use, bulk, and development standards in order to promote excellence and creativity in building design and high-quality urban design (per 17-8-0105);
3. The proposed planned development complies with building orientation and massing (per 17-8-0905-B), as evidenced by locating active uses, doors, and windows adjacent to the sidewalk. Furthermore, the building façade, at pedestrian level, is appropriately scaled within the context of the existing streetscape;
4. The proposed planned development demonstrates Urban Design (per 17-8-0906-A), as evidenced by reinforcing desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics along West Carroll Ave., and North Elizabeth Street Street;
5. The proposed development complies with the standards and guidelines of Section 17-8-0900 (17-13-0609-A); and b. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-13-0609-B);
6. Planned developments should be designed to promote pedestrian interest, safety, and comfort (17-8-0905-A). Buildings should be located abutting the sidewalk with doors, windows, and active uses adjacent to it. (17-8-0905-B-1). Primary pedestrian entrances should be located at sidewalk level and should be obvious to pedestrians by forming a significant focal element of the building (17-8-0905-B-2).