



CHICAGO PLAN COMMISSION

Department of Planning and Development

**Business-Institutional Planned Development #1309 Amendment:
Fifth Third Arena**

**1801-53 W. Jackson Blvd., 301 S. Damen Ave.
(27th Ward/Ald. Walter Burnett)**

Applicant: 1851 Land LLC

8/17/23



Project Description

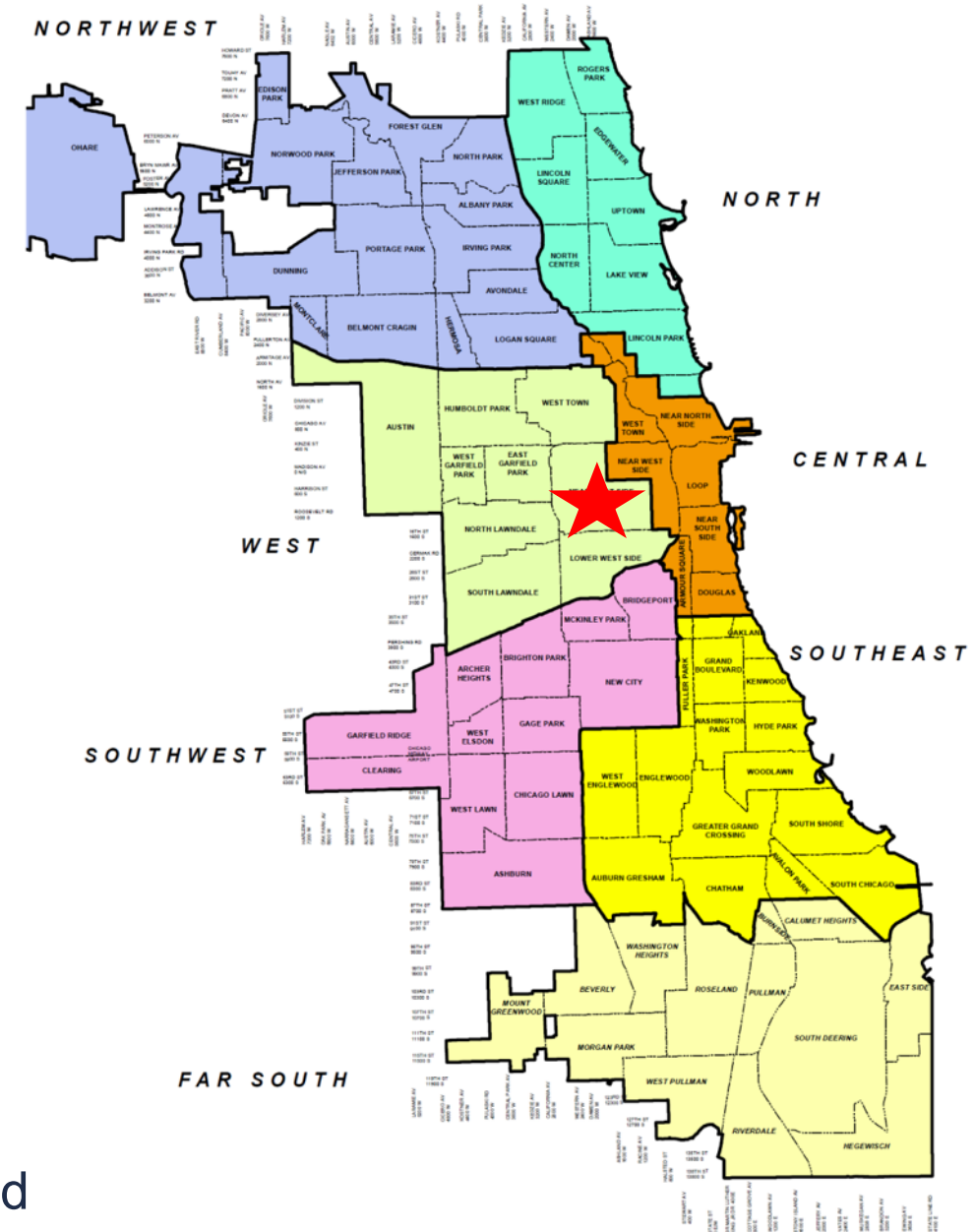
The Applicant is proposing the following:

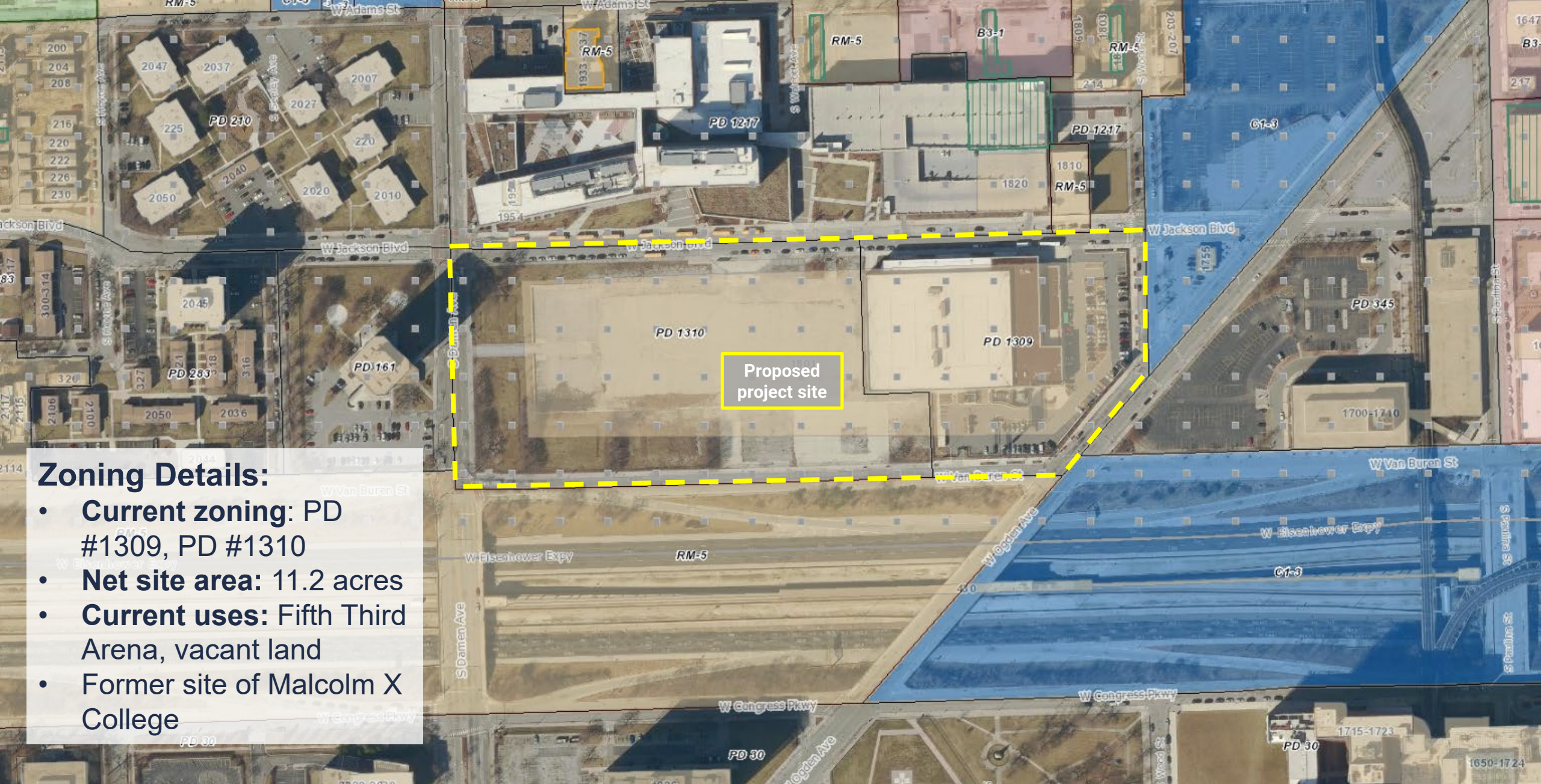
- Amend Planned Development #1309 to revise the PD boundary, subarea map, statements and bulk table, this revision would add roughly 7.2 acres to the PD net site area;
- Develop a two-story addition to the existing Fifth Third Arena to add roughly 135,000 square feet of floor area, and a surface parking lot with 219 vehicle parking spaces;
- Revise the underlying zoning from a B3-3 (Community Shopping District) to a C2-5 (Motor Vehicle-Related Commercial District)

★ Community Area Profile

NEAR WEST SIDE:

- Includes IMD, UIC, West Loop, University Village, Tri-Taylor, Roosevelt Square
- Community Data:
 - 63,200 residents; 36% increase (2000-19)
 - Demographics: 43% White, 27% Black, 18% Asian, 9% Latino
 - Educational attainment: 37% Bachelor's Degree, 32% Graduate Degree
 - Income disparities: 32% households earn \$50k or less, 30% earn \$150k or more
 - Housing: 64% renter-occupied, 36% owner-occupied





Zoning Details:

- **Current zoning:** PD #1309, PD #1310
- **Net site area:** 11.2 acres
- **Current uses:** Fifth Third Arena, vacant land
- **Former site of** Malcolm X College

VIEW - SOUTHEAST



VIEW - NORTHEAST



SITE CONTEXT PLAN – LOOKING NORTHEAST



EXISTING CONDITIONS – JACKSON BLVD. at WOOD ST., LOOKING WEST



EXISTING CONDITIONS – JACKSON BLVD., LOOKING EAST



EXISTING CONDITIONS – OGDEN AVE. AT WOOD ST., LOOKING NORTHWEST

Proposed Addition to the Chicago Blackhawks Training Facility and Private Ice Arena

Net site area: 11.2 acres

Use:

- Professional team practice and training
- Private league games and events

Gross floor area: 135,000 sf

Height: 52'

Vehicle parking:

- 113 existing
- 219 new spaces proposed
- *332 Total*

Bicycle parking:

- 26 existing
- 36 new spaces proposed
- *62 Total*



The project is part of the ongoing reimagining of hockey at Chicago Blackhawks Community Ice Arena. The design will transform the area to be the new home of Midwest hockey by way of expanding the building to four rinks complemented with guest amenities and impactful programming focused on benefitting the West Side of Chicago.



Public Benefits

- 260 estimated construction jobs
- Meeting or exceeding all MWBE city requirements, aligned with city-approved exemptions
- A commitment to community hiring

Community Programming

- Healthy Hawks – which teaches children about making nutritious food choices and fueling their bodies for exercise.
- L.E.A.D. – Leadership Education and Development—a program that teaches leadership, respect and other key skills gained from being a member of a team.
- First Stride Skates – an offering that allows community partners and schools to utilize our ice with free equipment rental.
- Back to School Event – in partnership with Community Goods, West Side students are invited to ‘shop’ for school supplies, receive free eye exams, and engage in fun activities including face painting, playing hockey in the inflatable rink, and meeting Blackhawks players and Joe Robinson of JoeFreshGoods. The team hires all the our Support West small businesses to participate with their incredible food and beverage offerings.

Project Timeline

- January 2023: DPD Zoning Intake Meeting
- April 2023: Community meeting held with 27th Ward
- June 2023: PD application filed
- Projected Construction Completion Q1 2026

Altrio
18 Stories +/- 200'

West Point Plaza
21 Stories +/- 240'

Malcolm X College
10 Stories +/- 110'

EXISTING MASSING

PROPOSED MASSING

MASSING PLAN – VIEW FROM NORTHEAST



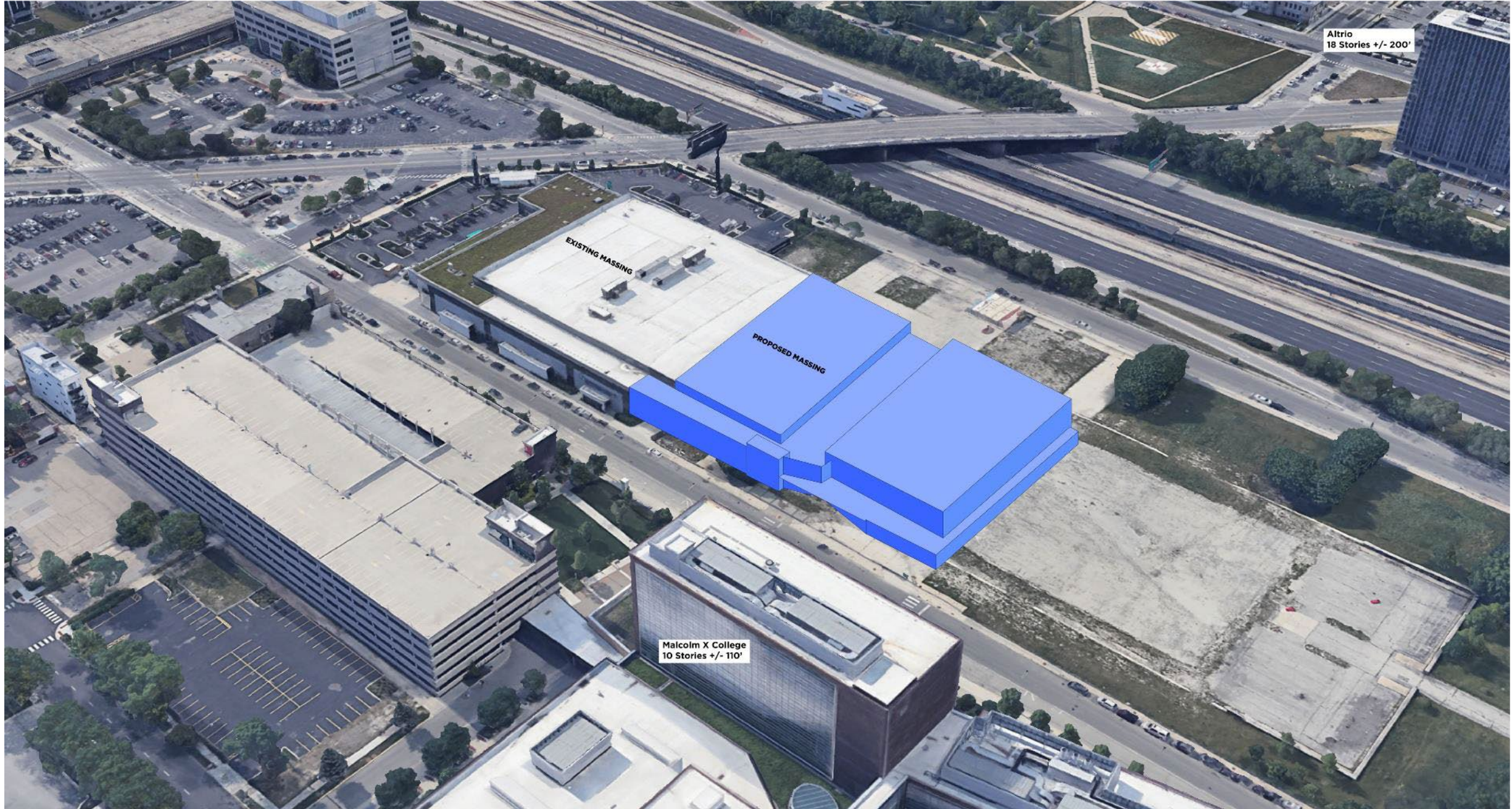
United Center
12 Stories +/- 140'

Malcolm X College
10 Stories +/- 110'

PROPOSED MASSING

EXISTING MASSING

MASSING PLAN – VIEW FROM SOUTH



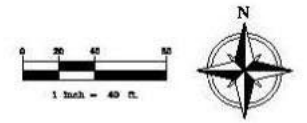
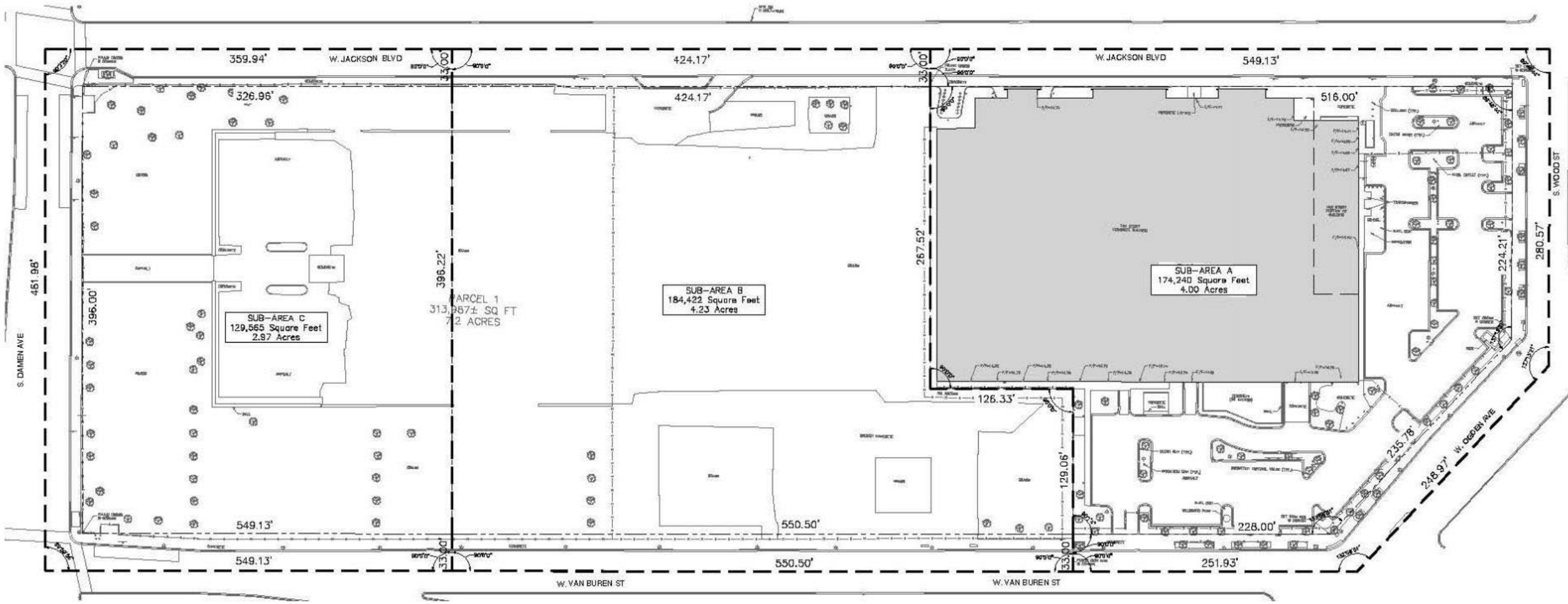
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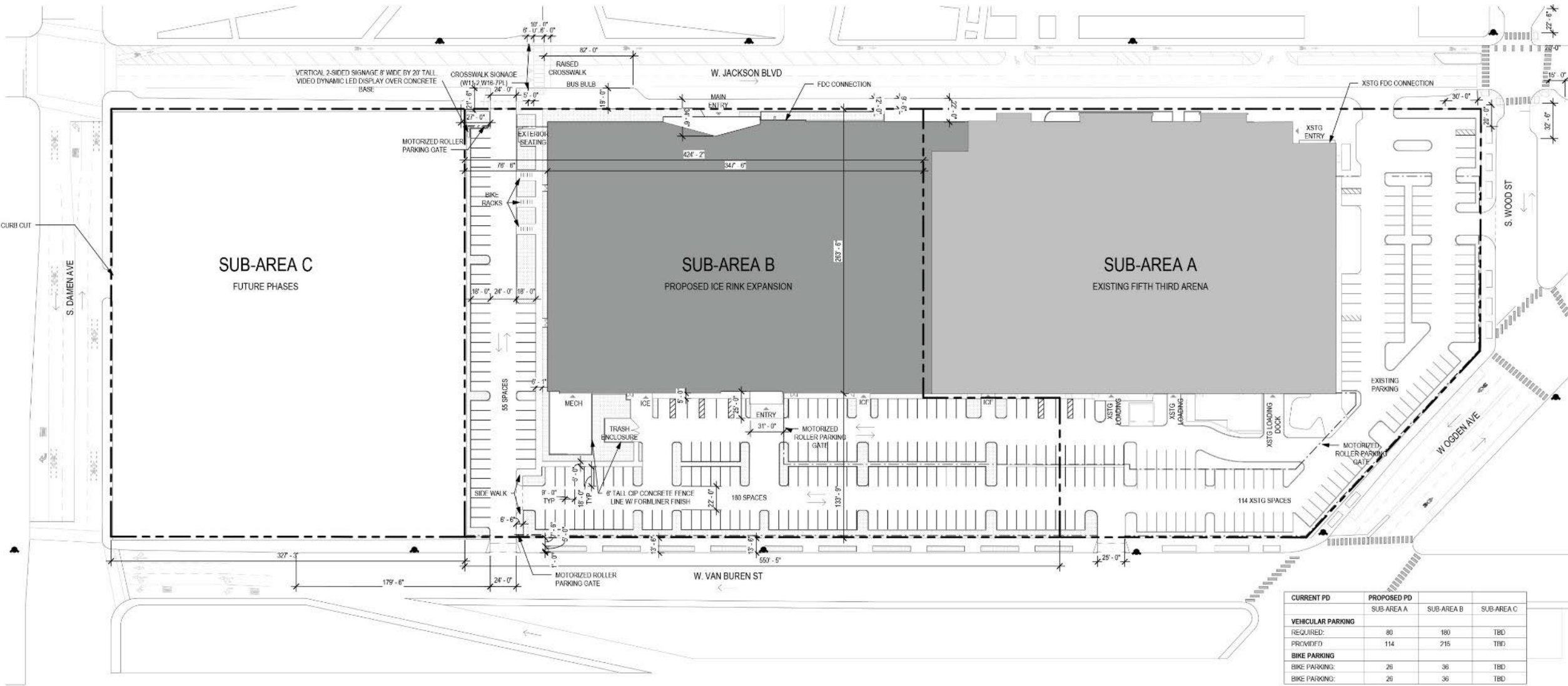
EXISTING MASSING

PROPOSED MASSING

Malcolm X College
10 Stories +/- 110'

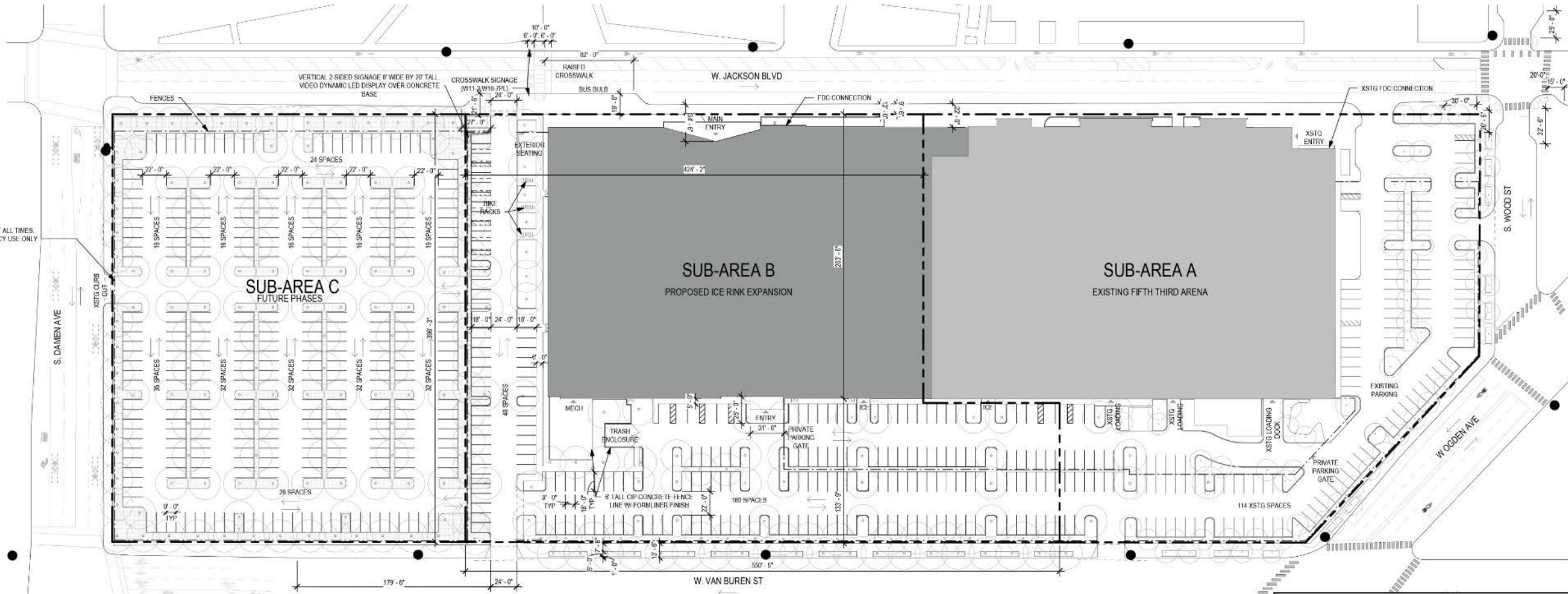
MASSING PLAN – VIEW FROM NORTHWEST





CURRENT PD	PROPOSED PD	SUB-AREA A	SUB-AREA B	SUB-AREA C
VEHICULAR PARKING				
REQUIRED:	80	180	TBD	
PROVIDED:	114	215	TBD	
BIKE PARKING				
BIKE PARKING:	26	36	TBD	
BIKE PARKING:	26	36	TBD	

GATED AT ALL TIMES.
EMERGENCY USE ONLY



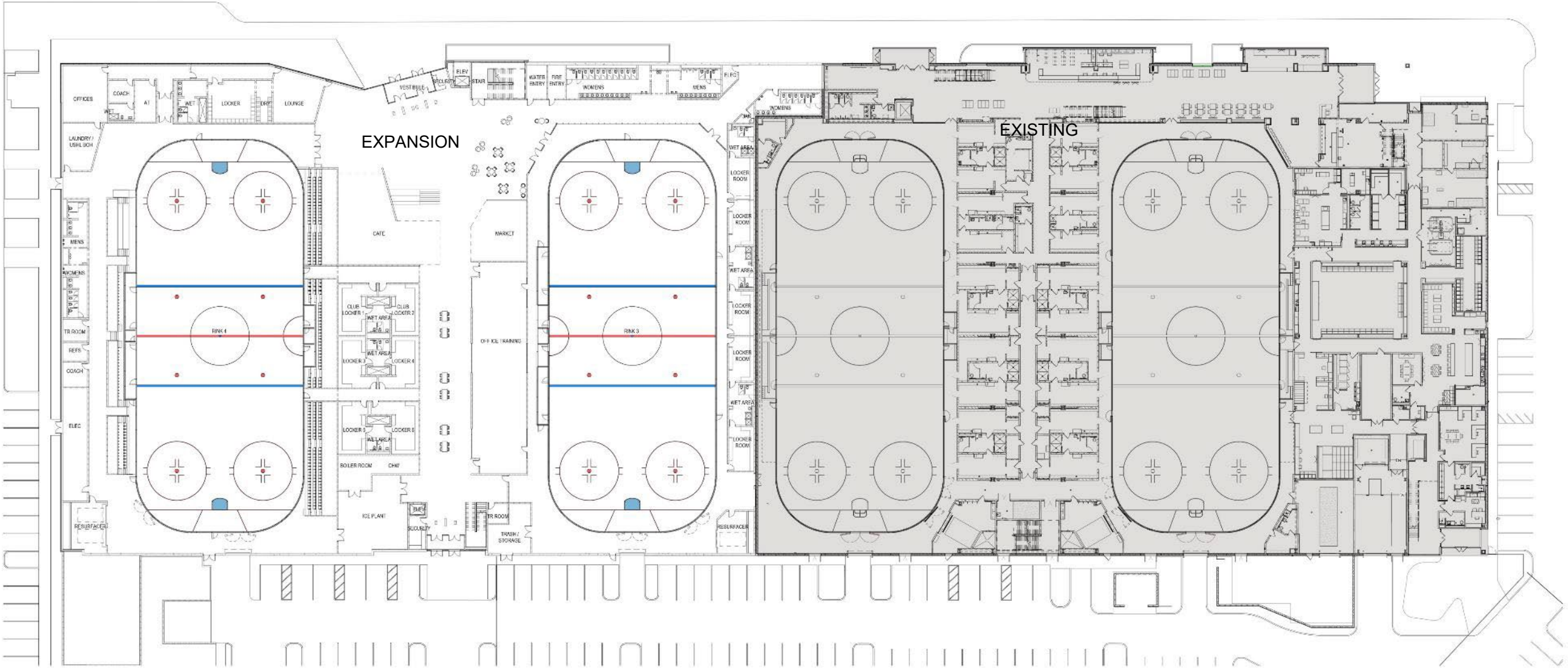
**Landscape Requirements
Sub-Area C**

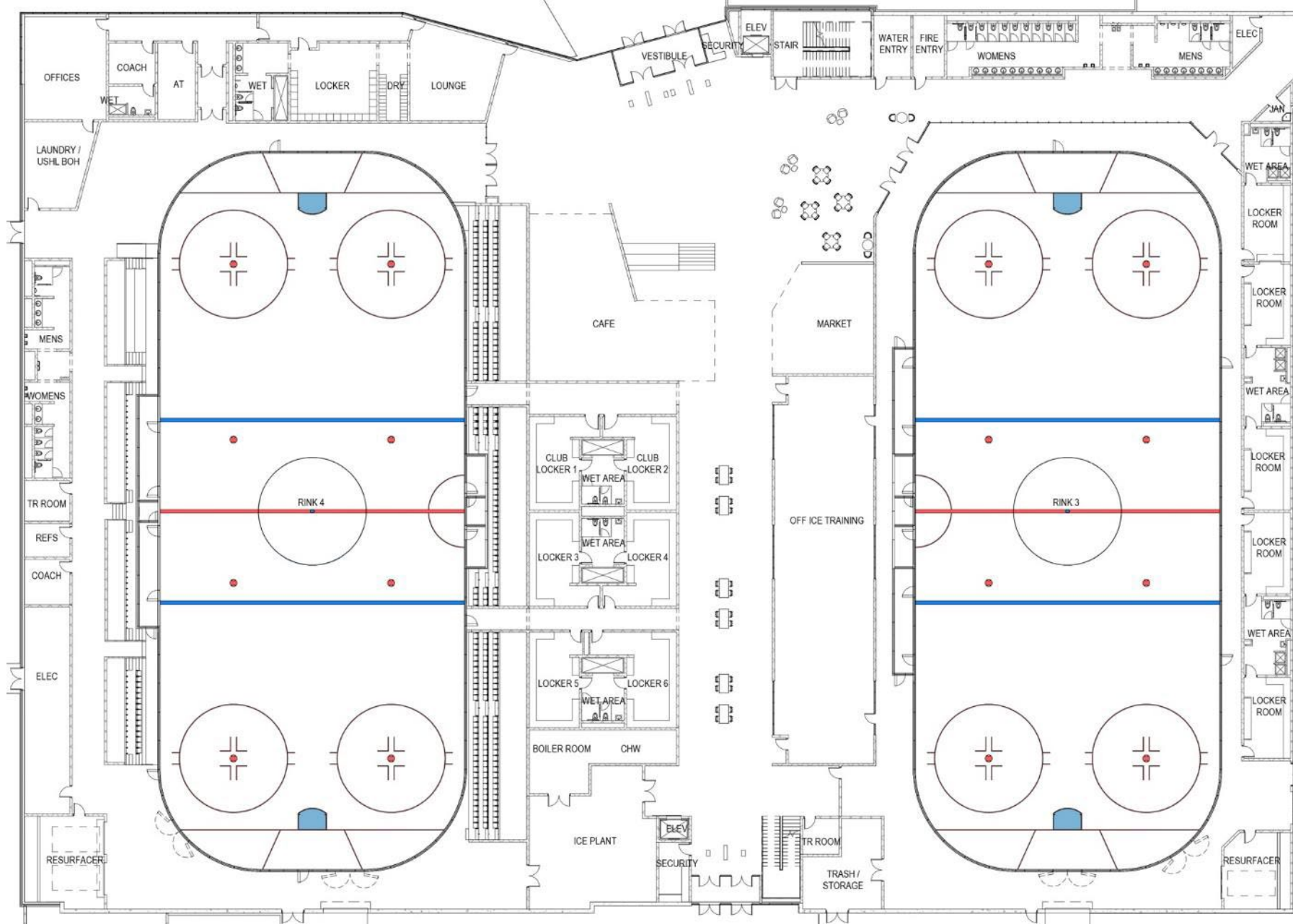
Parking Count: 301 Spaces
 Total VUA Area: 102,317 sf
 Internal landscaped area: 10% x 102,317 = 10,232 sf
 Actual landscaped area: 13,635 sf
 Required trees: 10,232 / 125 = 82
 Proposed trees: 83

Setbacks:

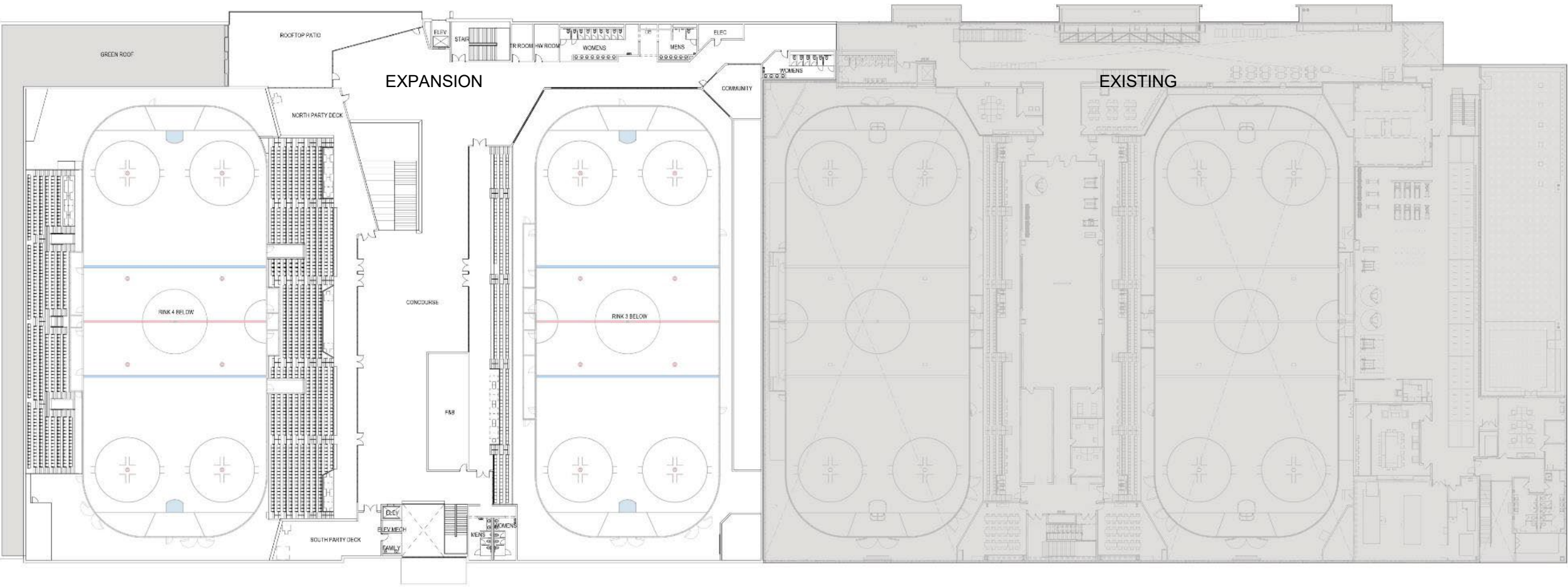
7'W LANDSCAPE SETBACK - Provided
 DECIDUOUS SHRUB HEDGE SCREEN - To be Provided
 4'H ORNAMENTAL METAL FENCE - Provided
 SETBACK TREES @ 25' OC - To be Provided

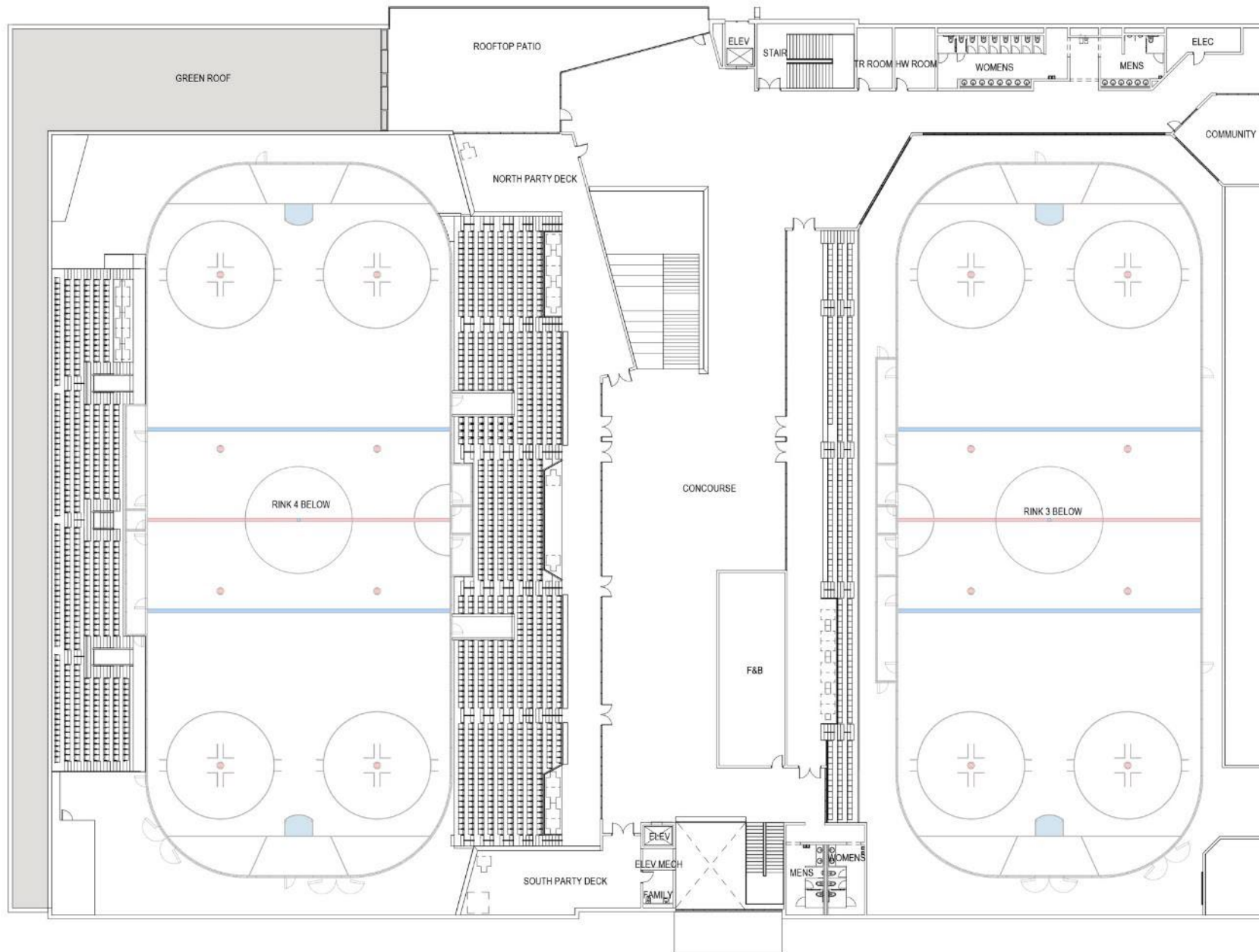
LEGEND	
FENCELINE	— — — — —
SITE BOUNDARIES	—————
TREE	○
VEGETATION	▨
FIRE HYDRANT	●

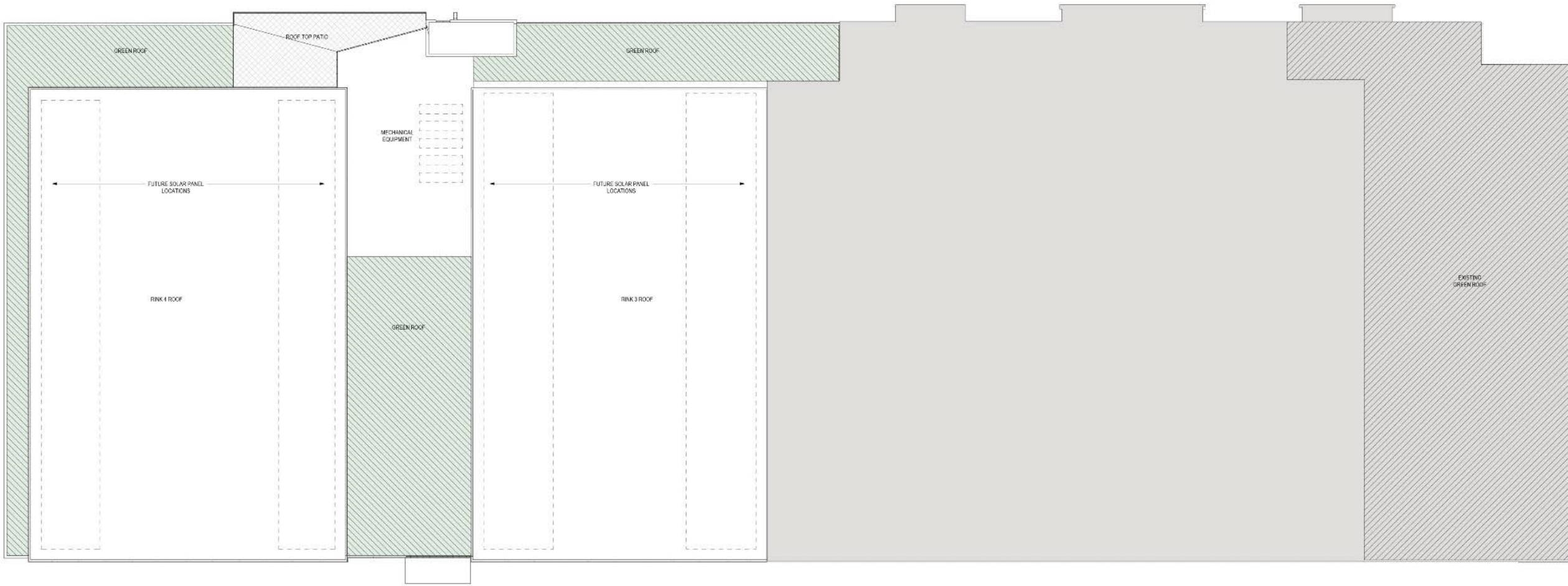




FIRST FLOOR PLAN-DETAIL







CURRENT PD - GREEN ROOF PERCENTAGE			
	GREEN ROOF SF	TOTAL FOOTPRINT	PERCENTAGE
SUB-AREA A	24,240 SF	93,650 SF	25.9%
SUB-AREA B	17,618 SF	88,240 SF	20%
SUB-AREA C	TBD	TBD	TBD



PROJECT RENDERING – NORTHWEST AERIAL VIEW



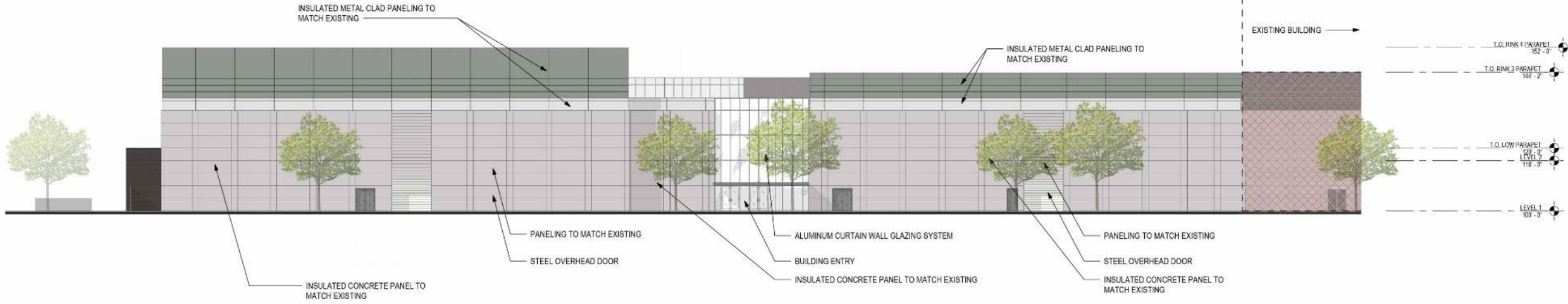
PROJECT RENDERING – JACKSON BLVD.



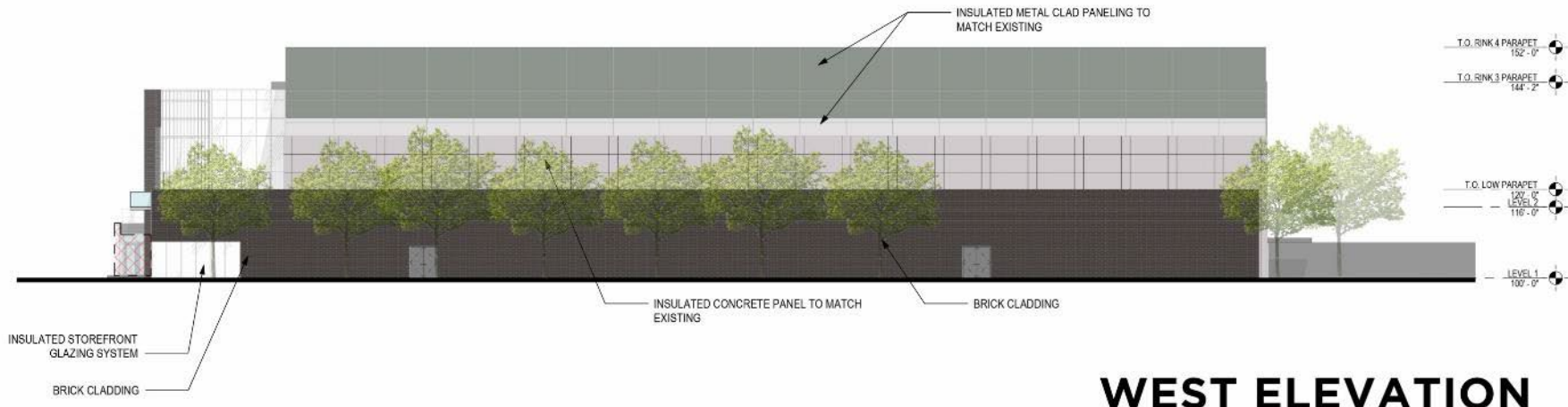
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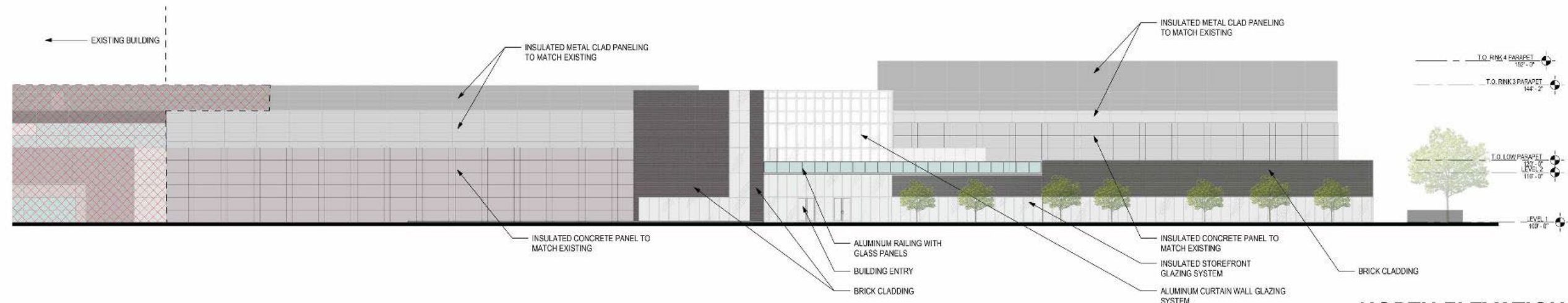
PROJECT RENDERING – SOUTHWEST AERIAL VIEW



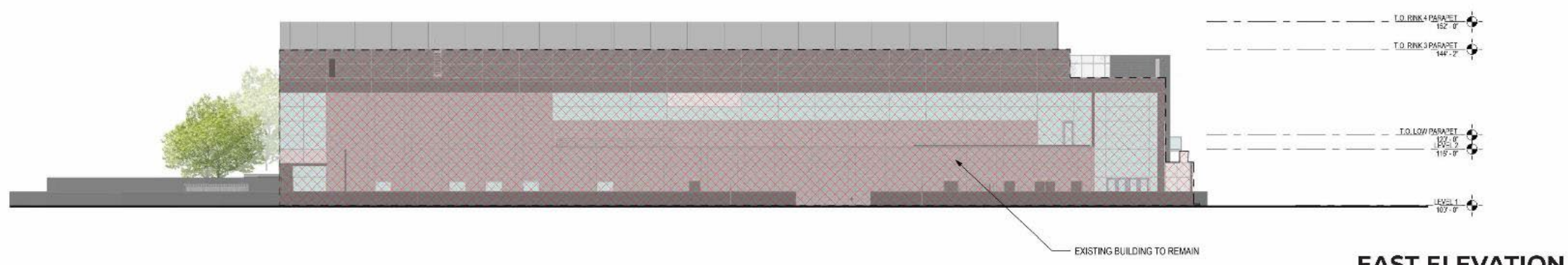
SOUTH ELEVATION



WEST ELEVATION



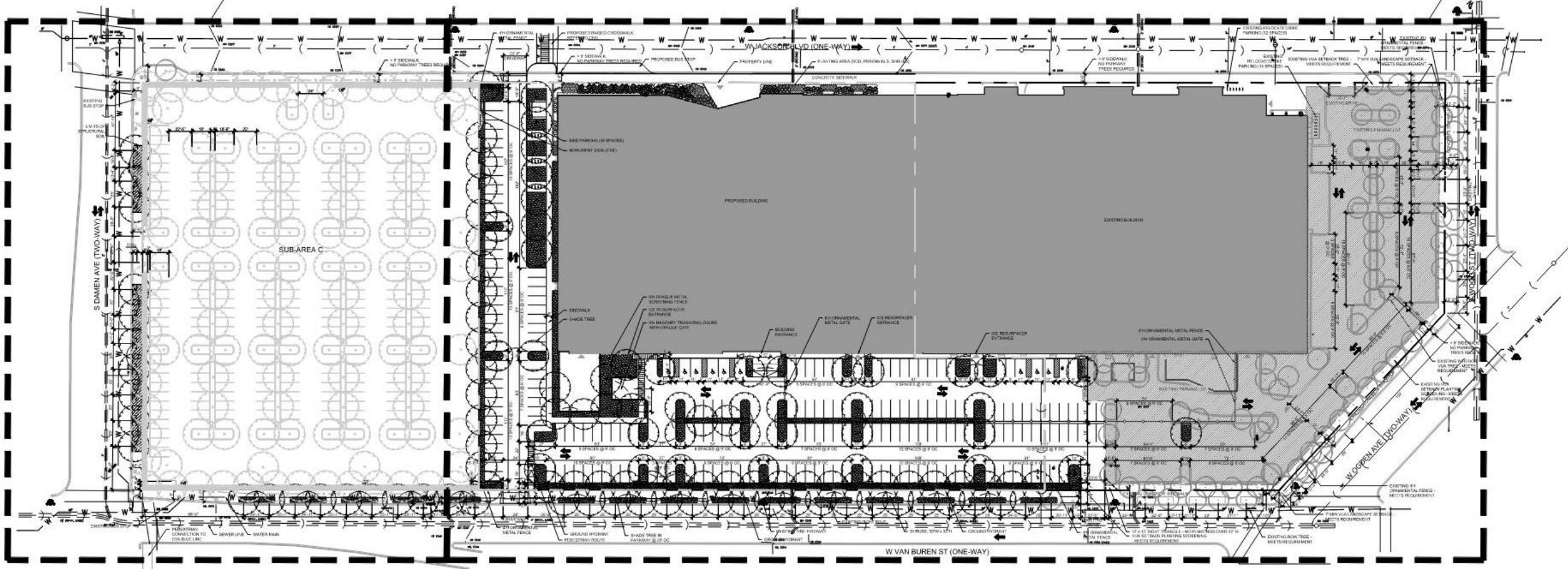
NORTH ELEVATION



EAST ELEVATION

1
L-002

1
L-003

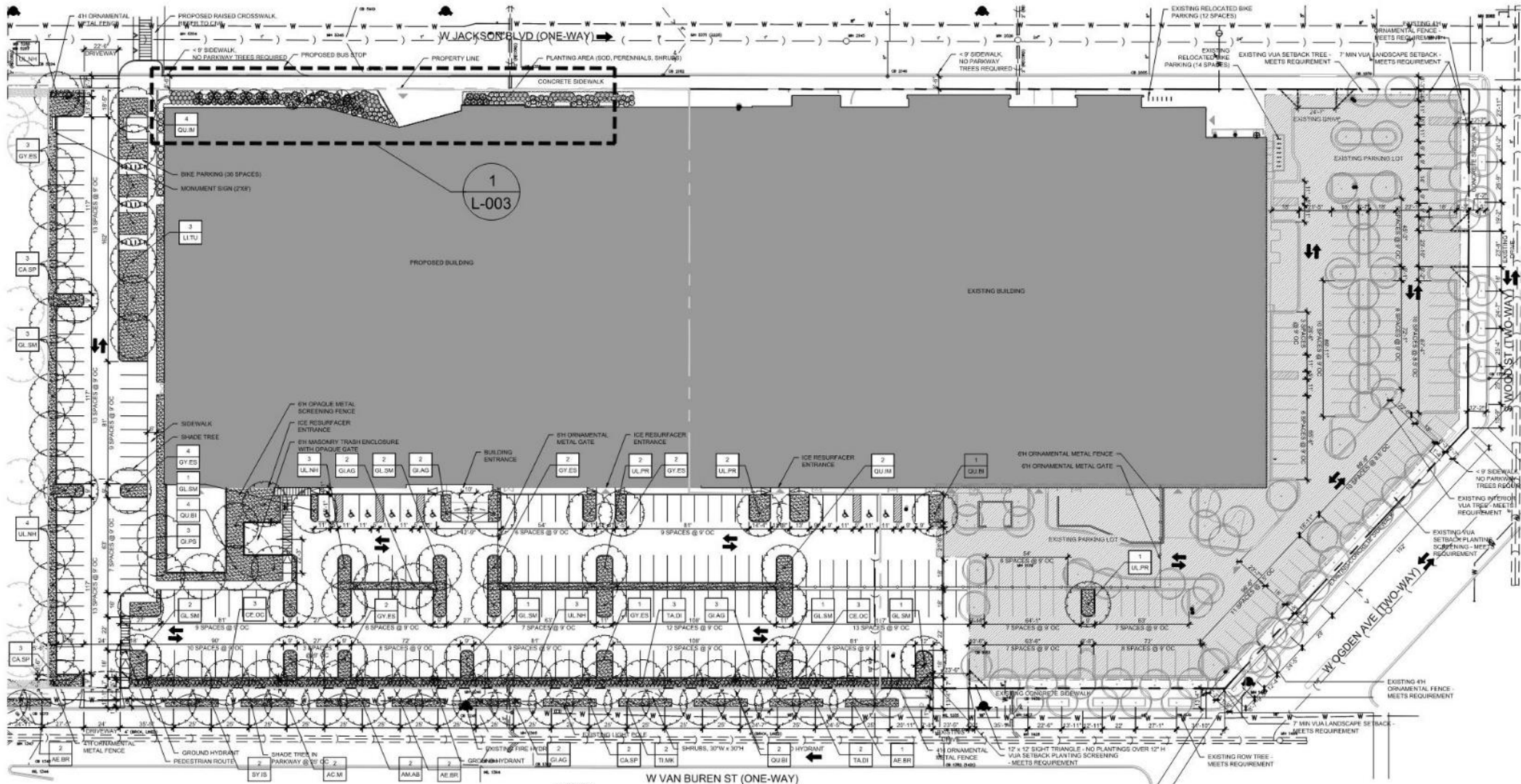


VEHICULAR USE AREA (VUA) INTERIOR CALCULATIONS

332 SPACE PARKING LOT INCLUDING 15 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA:	117,382 SF
REQUIRED INTERNAL LANDSCAPED AREA:	10.0% x 117,382 SF = 11,738 SF
ACTUAL LANDSCAPED AREA:	16,950 SF
REQUIRED INTERNAL TREE PLANTING:	11,738/125 = 93
ACTUAL TREE PLANTING:	93 (32 EXISTING + 61 NEW)

STREET TREE REQUIREMENTS

STREET TREES @ 25' OC:	
W VAN BUREN ST	22 (MEETS REQUIREMENT)
W OGDEN AVE	2 (MEETS REQUIREMENT)
S WOOD ST	6 (MEETS REQUIREMENT)
W JACKSON BLVD	0 (MEETS REQUIREMENT)



1 LANDSCAPE PLAN ENLARGEMENT
1"=60'-0"

GENERAL NOTES:

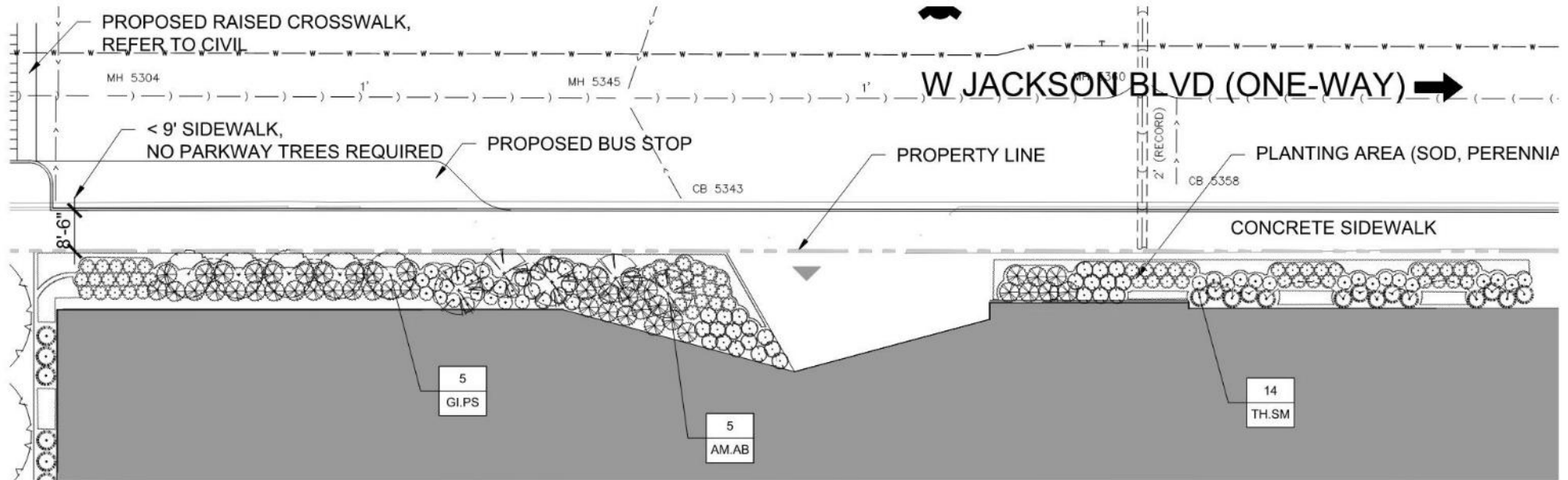
- TOPSOIL IS REQUIRED THROUGHOUT THE FULLEST DIMENSIONS OF ALL TREE PLANTERS 2'-6" DEEP. ALL CONSTRUCTION SPILL SUCH AS DEBRIS, GARBAGE, BARRICADES, LIMESTONE, BLACK TOP, AND ALL OTHER NON-TOPSOIL ITEMS MUST BE REMOVED FROM EACH PLANTER PRIOR TO SOIL INSTALLATION.
- ALL REQUIRED LANDSCAPE WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED, IF NEEDED, FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.
- SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL THROUGH THE BOLT LUGS AND MANUFACTURER'S 3" BOLTING HARDWARE.
- 4" LAYER OF 1" BLACK LAVA ROCK INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.

LEGEND

	EXISTING PARKING LOT	332 SPACE PARKING LOT INCLUDING 15 ACCESSIBLE SPACES TOTAL VEHICULAR USE AREA: 117,382 SF REQUIRED INTERNAL LANDSCAPED AREA: 10.0% x 117,382 SF = 11,738 SF ACTUAL LANDSCAPED AREA: 16,950 SF
	SOD	
	EXISTING TREE TO REMAIN	REQUIRED INTERNAL TREE PLANTING: 11,738/125 = 93 ACTUAL TREE PLANTING: 93 (32 EXISTING + 61 NEW)
	SHADE TREE	
	SHRUBS	

7W LANDSCAPE SETBACK DECIDUOUS SHRUB HEDGE SCREEN 4H ORNAMENTAL METAL FENCE SETBACK TREES @ 25' OC	PROVIDED PROVIDED PROVIDED PROVIDED
STREET TREE REQUIREMENTS STREET TREES @ 25' OC:	
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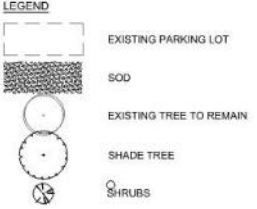
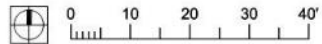
L-003



PLANT SCHEDULE - FRONT ENTRY							CSDP 4.1 WORKING LANDSCAPES	
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATVE/NAT/NVR (Y/N)	PLANT TYPE (T/S/F/G)
FASTGATE TREES								
GLPS	5	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair tree	B&B	2.5' cal	6' CBH	Y	T
ORNAMENTAL TREES								
AMAB	5	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	8' ht	Multi-stemmed, 5-8 canes	Y	T
EVERGREEN TREES								
THSM	14	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	B&B	8-12' ht	Single Stem, Straight Leader	Y	T
SHRUBS								
CO BC		<i>Cornus sericea</i> 'Bergeson Compact'	Bergeson Compact Redtwig Dogwood	pot	#5	36" o.c.	Y	S
DIKO		<i>Dierville</i> 'Kodak Orange'	Kodak Orange Diervilla	pot	#5	36" o.c.	Y	S
HYJA		<i>Hydrangea paniculata</i> 'Jane'	Little Lime Panicle Hydrangea	pot	#5	36" o.c.	N	S
SHRUBS								
TA TA		<i>Taxus x media</i> 'Tautoni'	Tautoni Yew	pot	#5	42" o.c.	N	S
PERENNIALS AND GRASSES								
AL SB		<i>Anemone</i> 'Summer Beauty'	Summer Beauty Ornamental Onion	pot	#1	15" o.c.	N	F
CA SZ		<i>Carex flacca</i> 'Blue Zinger'	Blue Zinger Sedge	pot	#1	12" o.c.	N	G
HE AB		<i>Heuchera</i> 'Autumn Bride'	Autumn Bride Heuchera	pot	#1	18" o.c.	N	F
HO HA		<i>Hosta</i> 'Halcyon'	Halcyon Hosta	pot	#1	18" o.c.	N	F
SE AU		<i>Sesieria autumnalis</i>	Autumn Moor Grass	pot	#1	12" o.c.	N	G
BULBS								
MJ AR		<i>Muscari armeniacum</i>	Grape Hyacinth	bulb	8/9cm	5" o.c.	NA	NA
NA MH		<i>Narcissus</i> 'M. Hood'	Mt Hood Daffodil	bulb	1.4/1.6 cm	8" o.c.	NA	NA

PLANTING NOTES:
 SUBMIT PLANT MATERIAL & GROWING MEDIA PRODUCT DATA FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT, AOR, & OWNER'S REP PRIOR TO PURCHASE AND INSTALLATION.
 INCLUDE PHOTOS AND NOTE HEIGHTS AND WIDTHS OF ALL PLANT MATERIAL.
 PROVIDE PLANT LIST AND SUPPLYING NURSERIES / GROWERS FOR EACH ITEM.
 ALL PLANT LOCATION SHALL BE FINALIZED, FACED, AND APPROVED BY LA IN THE FIELD PRIOR TO INSTALLATION.
 BULB LAYOUT SHALL BE FIELD DIRECTED BY LA. BULBS SHALL BE INSTALLED IN OCTOBER AND/OR NOVEMBER.
 ALL PLANT SUBSTITUTIONS MUST BE REVIEWED WITH & APPROVED BY LA.

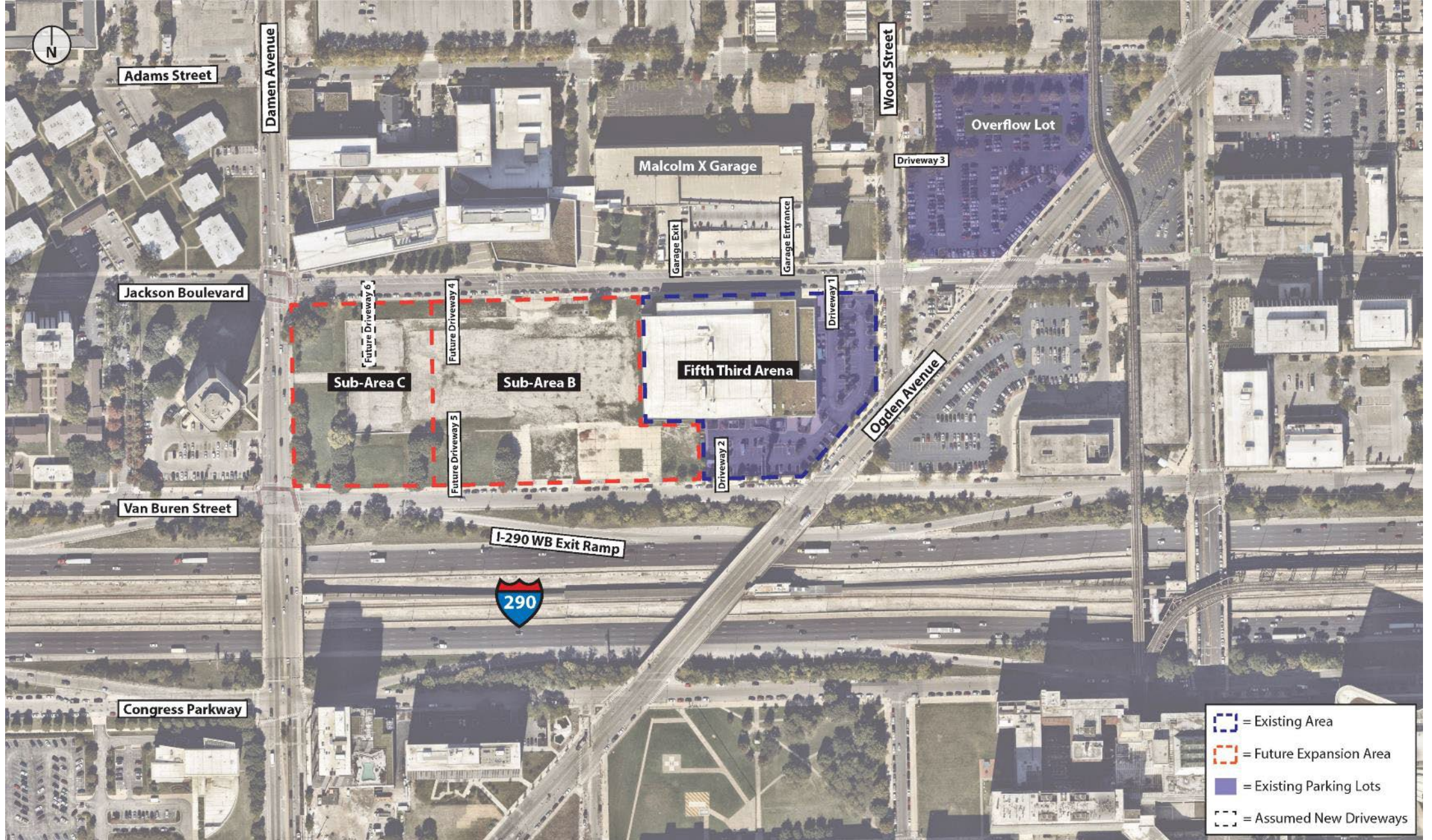
1 LANDSCAPE PLAN ENLARGEMENT - FRONT ENTRY
 1"=20'-0"

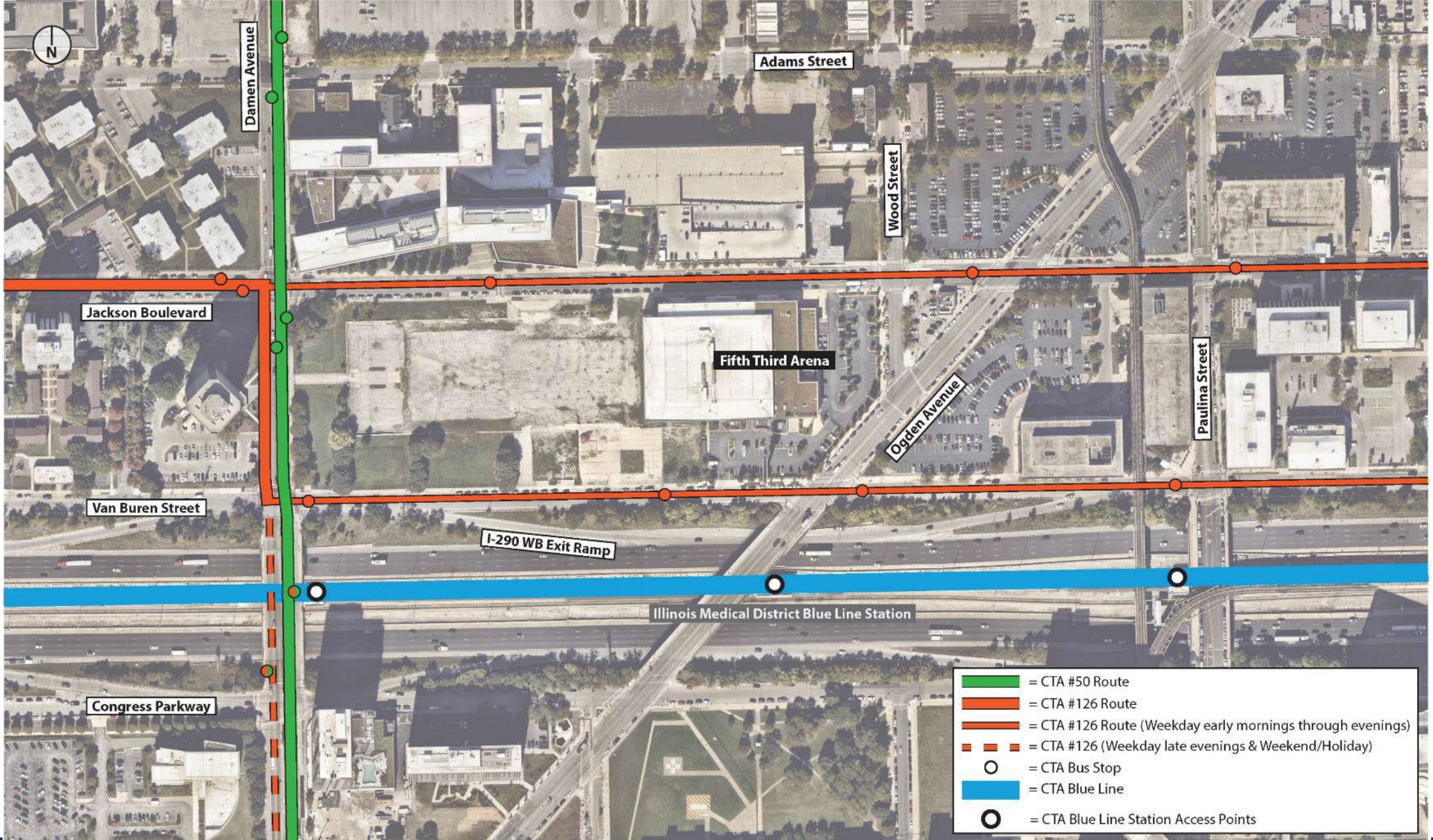


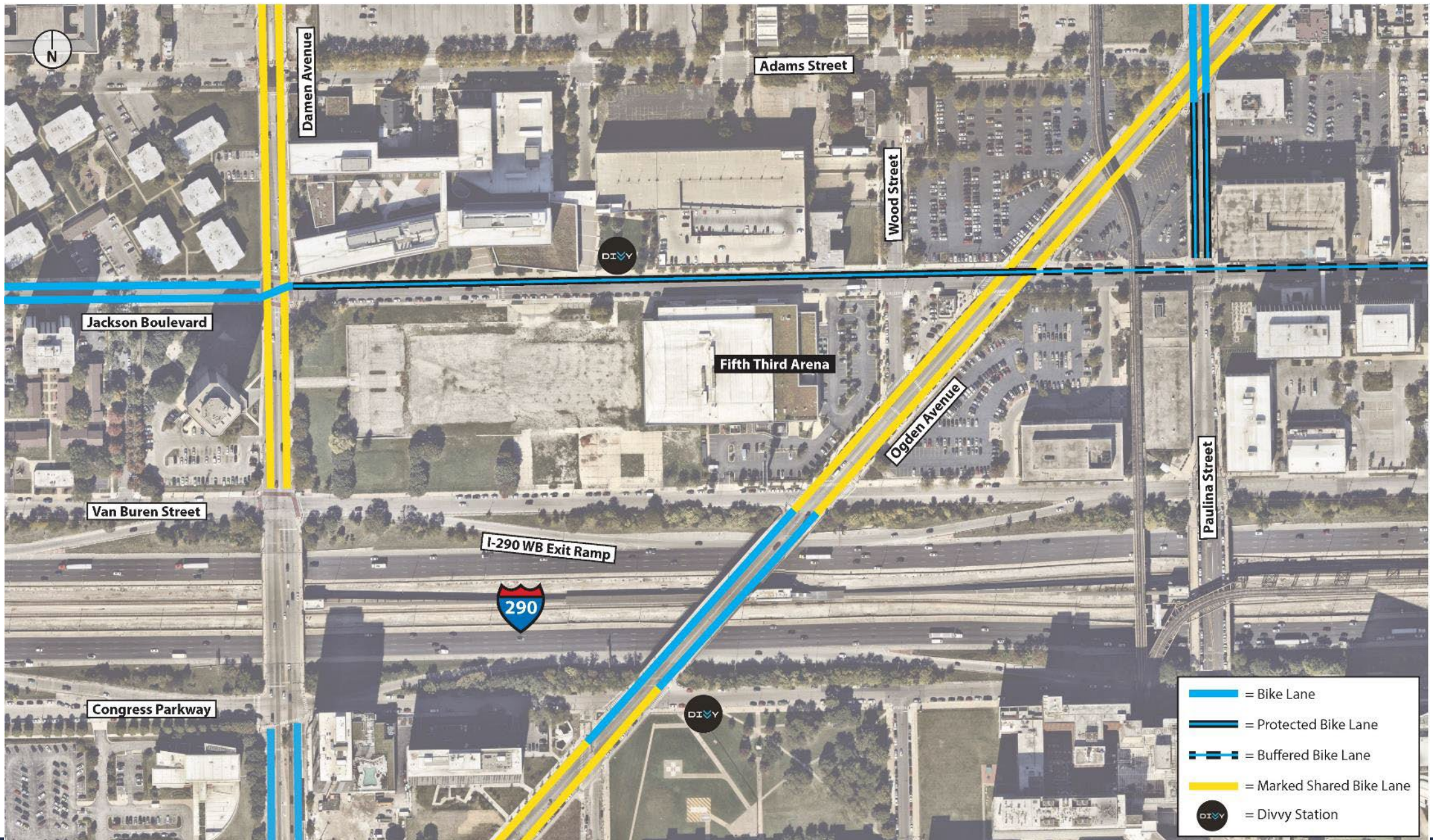
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L-004

LANDSCAPE PLAN-DETAIL NORTH WEST CORNER



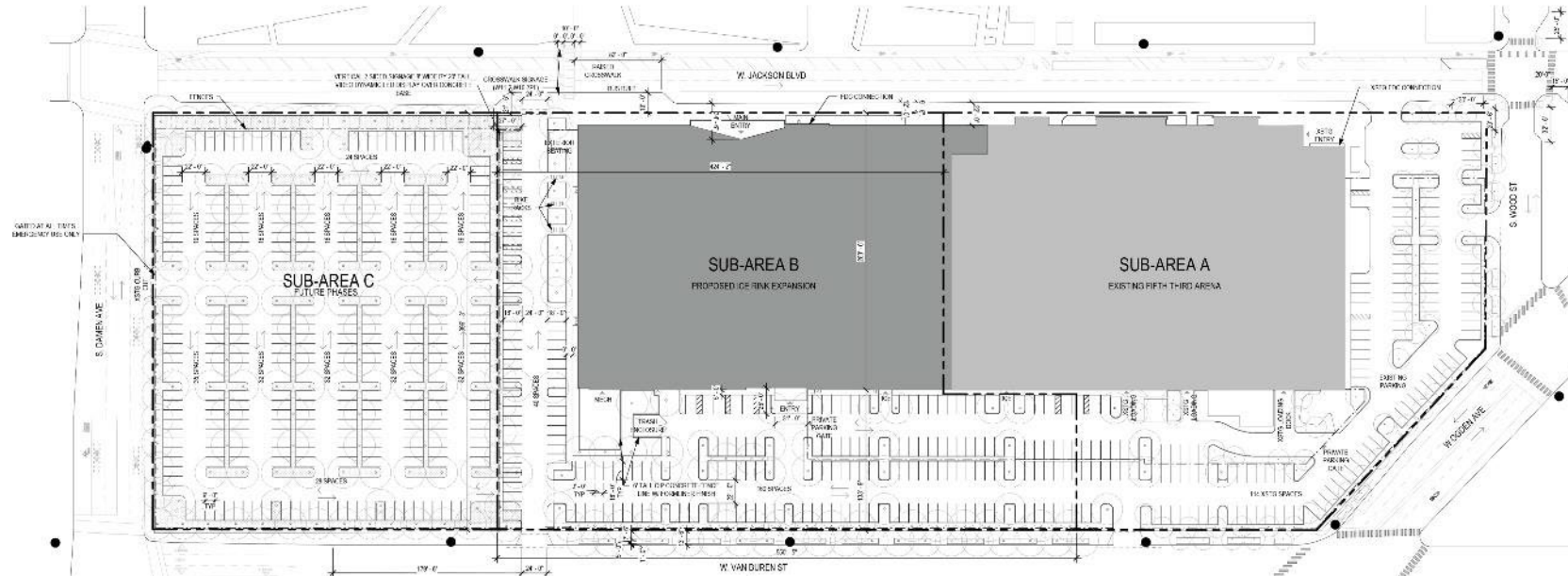




TRANSPORTATION & PARKING ANALYSIS

Transportation & Parking Findings & Recommendations

- **Pedestrian Improvements:**
 - Raised crosswalk on Jackson Boulevard
 - Curb extensions at Jackson/Wood and at driveways
 - Pedestrian countdown timers at Jackson/Damen
 - High-visibility crosswalk markings
- **Transit Enhancements:**
 - Bus bulb on Jackson Boulevard
 - Real-Time Arrival signage in Arena
- **Vehicular Circulation & Parking**
 - Signal timing adjustments at Damen/Van Buren
 - Sufficient on-site parking for daily operations, in overflow lots for tournaments



Stormwater Compliance Summary:

- Project will comply with City of Chicago Stormwater Management Ordinance;
- 4'-6" Stormtrap to be installed under West parking lot and partially under Southwest portion of the parking lot;
 - Will contain approx. 45,000 cubic feet of storage;
- More details to be confirmed by Applicant and Department of Water Management during building permit application process.



MEETING AGENDA

PROJECT: Blackhawks FTA Expansion
GS Project #23014

TOPIC: Stormwater Introduction

MEETING DATE: 07/11/23
MEETING TIME: 2:00 PM CDT

LOCATION: Zoom Meeting

INVITED ATTENDEES: Andrew Billing, Chicago DOB
Andrew Totten, McHugh
Mark Moen, HBK
Jared Hagedorn, GS
Ben Wright, GS

Terry Savarise, UC

- 1. Introduction to Project**
 - a. Addition to current Blackhawks training Facility
 - i. Essentially doubling current facility in size
 - b. 4.2 acres (Sub Area B)
 - c. Project location: 1801 W Jackson Blvd Chicago.
- 2. Stormwater Design**
 - a. Stormtrap to be installed under the West parking lot and partially under Southwest portion of the parking lot.
 - i. Stormtrap to be 4'-6"
 - ii. About 45,000 cubic feet of storage
 - b. Invert of 48" city sewer in Van Buren is coming in at about 5.9 CCD or 8'-0" below grade
 - i. Invert of connecting pipe can be 4" lower than Spring Line of 48" if need be, but that is the lowest elevation
 - c. Catch Basin for project will have to be Type 1 or Type 2
 - d. If floor of StormTrap is below crown of 48" sewer a Tideflex backflow prevention device will need to be installed on pipe connecting to 48"
 - e. Original design (Sub Area A) used Bio retention throughout parking lot to meet Volume Control part of stormwater ordinance
 - f. Green Roof counts towards the impervious reduction tabulation to meet Volume Control
 - g. Impervious area reduction needs to be a 15% reduction from where you start on whole site
 - i. For example, if existing site is 85% impervious then proposed must be at 70% minimum
 - h. Use of Bio infiltration areas throughout project to meet Volume Control is likely
 - i. Possibility of adding "aggregate burrito" to manage Volume Control
 - j. Building will have internal drains and not scuppers
- 3. Sub Area C**
 - a. Will Sub-Area C be sold to another owner?
 - i. If so there would need to be an easement agreement to address O&M of shared stormwater management system on Sub-Area B

FTA Expansion
07/11/23
PAGE 2 OF 2

- b. Bulletin 75 rain data
 - i. Current stormwater design criteria utilizes Bulletin 70 rain data
 - ii. Bulletin 75 data will be required to be used in the updated Chicago Stormwater Ordinance
 1. Once published everyone has 6 months from that date to be grandfathered in
 - a. Have to be completely engineered design, reviewed and paid invoice fee
 2. August 1st is target date for publication of updated ordinance
 3. Roughly increases detention capacity requirements by 20-25%
- 4. Process**
 - a. Send meeting minutes to Andrew Billing
 - i. Emailing minutes and will prove to DPD that the team met with him.
 - b. Can review Stormwater design and calculations with Andrew before Building Permit
 - i. Civil Plans
 - ii. Stormwater Calcs
 - iii. Geotech Report
 - iv. Invoice Fee for stormwater
 1. \$3,000 because over 50,000 sqft of building



DPD Recommendations

DPD Recommendation: Approve zoning map amendment to PD #1309 to revise the boundary and subarea map and facilitate the development of a two-story addition to the existing Fifth Third Arena to add roughly 135,000 square feet of floor area, and a surface parking lot with 219 vehicle parking spaces;

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- Encourages unified planning and development (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Promotes transit, pedestrian and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns. (17-8-0904-A-1– A-3)
- Reinforces desirable urban features found within the surrounding area; creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character (17-8-0906)

It is the recommendation of the Department of Planning and Development that the application for a zoning map amendment for PD #1309 be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards.



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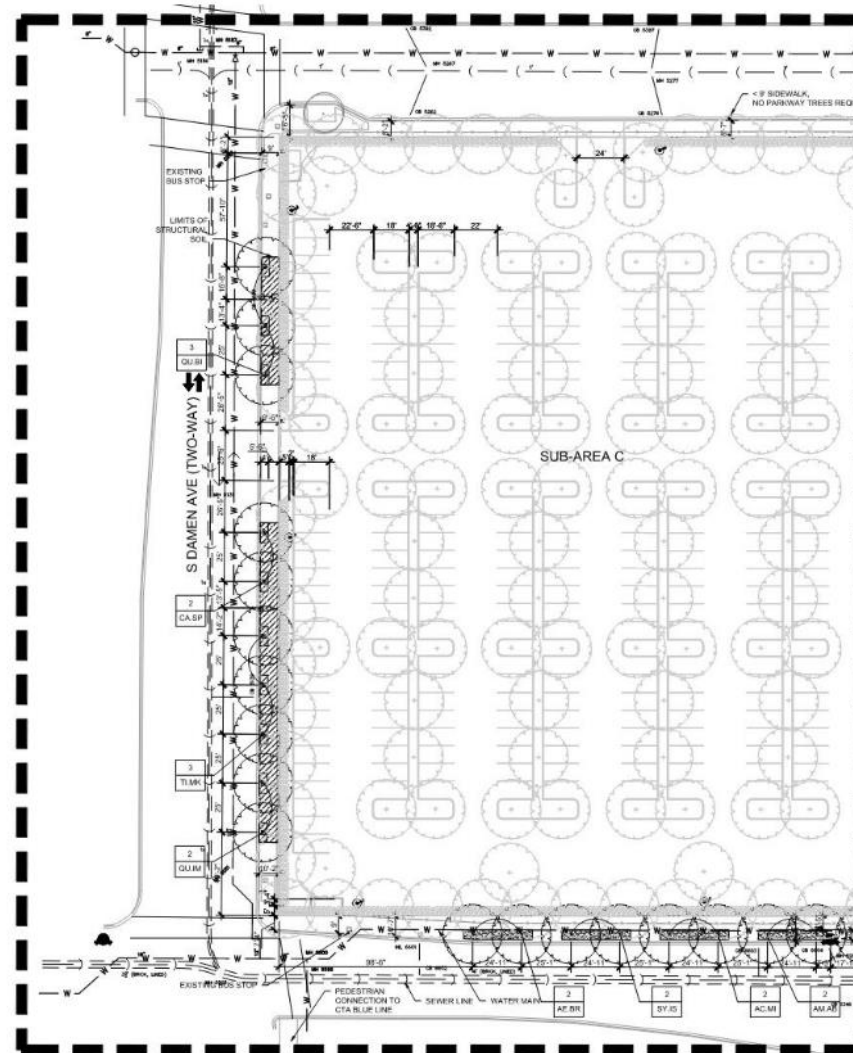
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THANK
YOU.



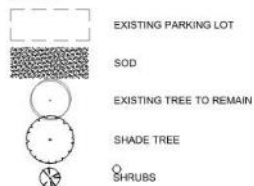
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 DECIDUOUS SHRUB HEDGE SCREEN
 4H ORNAMENTAL METAL FENCE
 SETBACK TREES @ 25' OC

STREET TREE REQUIREMENTS
 STREET TREES @ 25' OC:

PROVIDED
 PROVIDED
 PROVIDED

W VAN BUREN ST
 W OGDEN AVE
 S WOOD ST
 W JACKSON BLVD

22 (MEETS REQUIREMENT)
 2 (MEETS REQUIREMENT)
 6 (MEETS REQUIREMENT)
 0 (MEETS REQUIREMENT)

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