



**PROPOSED
DEVELOPMENT / PROJECT
QUESTIONNAIRE**

<i>Please return completed questionnaire to:</i>	
Matt Letourneau, Development Committee Chairperson Email: Matt@neighborsofwestloop.com	
42nd Ward Representative	Nick Sickler Email: Nick@neighborsofwestloop.com
27th Ward Representative	Lena Elias-Bluett Email: Lena@neighborsofwestloop.com
25th Ward Representative	Matt Letourneau Email: Matt@neighborsofwestloop.com
28th Ward Representative	May Toy Email: May@neighborsofwestloop.com
<i>Completed by:</i>	Fred Krol
<i>Date Completed:</i>	December 8, 2017

PROJECT INFORMATION & CONTACTS	
Project Name:	333 N. Green / 330 N. Green
Project Address:	322-338 North Halsted / 800-856 West Wayman / 323-349 North Peoria / 323-343 North Green / 322-344 North Green, Chicago, IL 60607
Owner/Developer(s):	330 N. Halsted, LLC; 330 N. Green, LLC, c/o Sterling Bay, LLC, 1040 W. Randolph St., Chicago, IL 60607
Architect(s):	Gensler/SOM, 11 East Madison Street, Suite 300, Chicago, IL 60602
Attorney(s):	Rich Klawiter / Katie Jahnke Dale, DLA Piper LLP (US), 444 W. Lake St., Suite 900, Chicago, IL 60606 312-368-7243/2153
Contractor(s):	TBD
Consultant(s):	Traffic: KLOA, Inc., 9575 W. Higgins Road, Suite 400, Rosemont, IL 60018, Luay Aboona, 847-518-9990
Main Contact:	Fred Krol, Sterling Bay, LLC, 1040 W. Randolph St., Chicago, IL 60607, 312-202-3482, fkrol@sterlingbay.com

Are there any other projects/properties within the Neighbors of the West Loop boundaries* that the Owner/Developer(s) has a financial interest? If so, please list names & addresses:

* Chicago River to the east, Grand Avenue to the north, Ogden & Ashland to the west, 290 Expressway to the south
Applicant owns no other property within the Neighbors of the West Loop boundaries, but affiliates of the Applicant own:
311 N. Morgan St., 345 N. Morgan St., 1311-1325 W. Fulton St., 218 N. Elizabeth St., 1330 W. Fulton St., 323 N. Ada St., 1237-1245 W. Fulton Market, 1227 W. Fulton Market, 1055 W. Fulton Market, 1043 W. Fulton Market, 370 N. Carpenter St., 1040 W. Randolph St., 160 N. Morgan St., 110 N. Carpenter St., 113 N. May St., 118-122 N. Aberdeen St., 172 N. Ada St., 158 N. Ada St., 626 W. Jackson Blvd., 1100 W. Grand Ave., 1100 W. Fulton Mkt., and property near the vicinity of Green St. and Kinzie St.

Are you seeking a rezoning, but not under a Planned Development ?	No
➤ If Yes, do you plan to submit the development under a Type-1 Application? (Chicago Zoning Code 17-13-0301)	
➤ If the answer to the above bullet point is "No", will you consider submitting the development under a Type-1 Application?	
Do you plan to apply for the Neighborhood Opportunity Bonus ? ➤ If yes, please provide details	Yes, this project seeks a bonus of 4.5 FAR.

CURRENT SITE DESCRIPTION			
Current Zoning + Floor Area Ratio (FAR):	M2-3	Site Control of property?	Yes
Tax Increment Financing (TIF) District, if applicable:	Yes	Within a Planned Manufacturing District (PMD)?	No
Current Owner:	330 N. Halsted, LLC and 330 N. Green, LLC		
Current Use:	333 N. Green is currently a surface parking lot; 330 N. Green is a vacant building.		

Under the current zoning + FAR listed above, what is the tallest (measured ground to roof in feet) and highest (measured by either FAR or # of floors) structure you could build on the site?

Currently, there is no height limit; overall Floor Area limit is 327,822.

Please describe the existing conditions of the site (attach site/area context photos):

Please see above and existing photos.

DEVELOPMENT PROPOSAL	
Pre-Bonus FAR:	3.0
Proposed Zoning + FAR:	DX-7/PD with an FAR of 11.5
Proposed Use:	Office with ground floor retail
Are you seeking a zoning change?	Yes
Are you seeking a PD/PD Amendment?	Yes
Elective or Mandatory?	Mandatory
PD/PD Amendment trigger:	Height, Bonus Floor Area
List all bonuses:	4.5 FAR bonus
New construction or rehab?	New construction
Number of buildings:	Two new buildings
Land cost or value?	
Approximate project budget?	TBD

Building #1 (333 N. Green)		Answer or N/A	
<i>Height (to roof/parapet):</i>	+/- 245'	<i># Stories:</i>	19
<i>Height (to mech./penthouse):</i>	+/- 280'	<i># Hotel Units:</i>	N/A
<i>Retail (ft²):</i>	Approx. 41,000 sf for restaurants/retail	<i># Condo Units:</i>	N/A
<i>Restaurant (ft²):</i>	See above	<i># Rental Units:</i>	N/A
<i>Banquet/ballroom (ft²):</i>	N/A	<i># Studio Units:</i>	N/A
<i>Office (ft²):</i>	Approx. 506,000 sf	<i>Avg. ft² of Studio Unit:</i>	N/A
<i>Manufacturing (ft²):</i>	N/A	<i># Convertible/Jr. 1Bd Units:</i>	N/A
<i>Warehouse (ft²):</i>	N/A	<i>Avg. ft² of Convertible Unit:</i>	N/A
<i>Green space (ft²):</i>	Approx. 6,200 sf green roof	<i># 1 Bedroom Units:</i>	N/A
<i>Dedicated dog run/area (ft²):</i>	N/A	<i>Avg. ft² of 1 Bedroom Unit:</i>	N/A
<i>Parking (total ft²):</i>	Approx. 143,000 sf	<i># 2 Bedroom Units:</i>	N/A
<i># Parking spaces (total):</i>	Approx 326	<i>Avg. ft² of 2 Bedroom Unit:</i>	N/A
<i># Deeded Parking spaces:</i>	N/A	<i># 3 Bedroom Units:</i>	N/A
<i># Rental Parking spaces:</i>	TBD	<i>Avg. ft² of 3 Bedroom Unit:</i>	N/A
<i># Public Parking spaces:</i>	TBD	<i>Avg. cost/ft² – Rental units:</i>	N/A
<i># Loading Berths:</i>	2	<i>Avg. cost/ft² – Condo units:</i>	N/A

Building #2 (330 N. Green)		Answer or N/A	
<i>Height (to roof/parapet):</i>	+/- 275'	<i># Stories:</i>	20
<i>Height (to mech./penthouse):</i>	+/- 295'	<i># Hotel Units:</i>	N/A
<i>Retail (ft²):</i>	Approx. 25,000 sf for restaurants/retail	<i># Condo Units:</i>	N/A
<i>Restaurant (ft²):</i>	See above	<i># Rental Units:</i>	N/A
<i>Banquet/ballroom (ft²):</i>	N/A	<i># Studio Units:</i>	N/A
<i>Office (ft²):</i>	Approx. 632,000 sf	<i>Avg. ft² of Studio Unit:</i>	N/A
<i>Manufacturing (ft²):</i>	N/A	<i># Convertible/Jr. 1Bd Units:</i>	N/A
<i>Warehouse (ft²):</i>	N/A	<i>Avg. ft² of Convertible Unit:</i>	N/A

<i>Green space (ft²):</i>	Approx 23,100 sf green roof	<i># 1 Bedroom Units:</i>	N/A
<i>Dedicated dog run/area (ft²):</i>	N/A	<i>Avg. ft² of 1 Bedroom Unit:</i>	N/A
<i>Parking (total ft²):</i>	Approx. 109,000 sf	<i># 2 Bedroom Units:</i>	N/A
<i># Parking spaces (total):</i>	205	<i>Avg. ft² of 2 Bedroom Unit:</i>	N/A
<i># Deeded Parking spaces:</i>	N/A	<i># 3 Bedroom Units:</i>	N/A
<i># Rental Parking spaces:</i>	TBD	<i>Avg. ft² of 3 Bedroom Unit:</i>	N/A
<i># Public Parking spaces:</i>	TBD	<i>Avg. cost/ft² – Rental units:</i>	N/A
<i># Loading Berths:</i>	3	<i>Avg. cost/ft² – Condo units:</i>	N/A

BUILDING/SITE DESIGN	
<i>Structure Type:</i>	Concrete/ Steel
<i>Exterior Surfaces:</i>	Masonry/Glass/Aluminum window frame
<i>Garage Height:</i>	N/A
<i>Parking Entrance/Exit:</i>	Off Green St. – 333 N. Green Off Peoria St. – 330 N. Green
<i>Delivery Location:</i>	Off Green St. – 333 N. Green Off Peoria St. – 330 N. Green
<i>Setbacks (ground & upper level):</i>	East elevation setback; south elevation upper floor setback; north elevation upper floor setback (330 N. Green) Variable setbacks on all sides (333 N. Green)
<i>LEED Certification type:</i>	TBD
<i>Green/sustainable features:</i>	High efficiency HVAC exterior enclosure systems, high recycled content building materials, construction site recycling efforts
<i>Project Amenities:</i>	Ground floor commercial/retail
<i>Streetscaping:</i>	Landscaping as required by the City of Chicago.
<i>Public green/open space:</i>	N/A
<i>Signage:</i>	Building-mounted, illuminated signage
<i>Exterior Lighting:</i>	Commercial/retail entry lighting

West Loop Design Guidelines	
<i>Please complete and attach the West Loop Design Guidelines Checklist.</i>	
➤ <i>Please highlight elements of your project that adhere to the Design Guidelines:</i>	See separate response
➤ <i>Please identify any Design Guidelines that the project does not observe (and explain why):</i>	See separate response

Additional Information	
<p><i>Any encroachments into the public right of way:</i></p> <p>➤ <i>If Yes, please describe:</i></p>	No
<p><i>Seeking Financial Assistance from the City?</i></p> <p>➤ <i>If Yes, please select all that apply:</i></p> <p><input type="checkbox"/> <i>TIF assistance</i></p> <p><input type="checkbox"/> <i>Land write down or negotiated sale</i></p> <p><input type="checkbox"/> <i>Class L</i></p> <p><input type="checkbox"/> <i>County Tax Abatement Program (ie., Class 6 - Industrial or 7 - Commercial)</i></p> <p><input type="checkbox"/> <i>Other</i></p>	No
<p><i>Have you met with the Chicago Department of Planning and Development (DPD) regarding the project?</i></p> <p>➤ <i>If Yes, DPD contact person:</i></p> <p>➤ <i>If Yes, date of last meeting:</i></p>	<p>Yes</p> <p>Noah Szafraniec</p>
<p><i>Have you met with any other Chicago City Department/Agencies regarding the proposal?</i></p> <p>➤ <i>If Yes, please list name(s) & title(s):</i></p>	No
<p><i>Regarding this project, have you meet with any other community organizations?</i></p> <p>➤ <i>If Yes, please list organization(s)</i></p> <p>➤ <i>If Yes, did any organization approve the project?</i></p> <p>➤ <i>Did any organization raise any issues or changes requested? If so, please list issues/changes.</i></p>	No
<p><i>Have you conducted a traffic study?</i></p> <p>➤ <i>If Yes, list date of study and attach</i></p> <p>➤ <i>If No, do you have plans to do so?</i></p>	<p>Yes</p> <p>In process of completion</p>
<p><i>Have you conducted an airflow study?</i></p> <p>➤ <i>If Yes, list date of study and attach</i></p> <p>➤ <i>If No, do you have plans to do so?</i></p>	<p>No</p> <p>No</p>
<p><i>Have you conducted a shade study?</i></p> <p>➤ <i>If Yes, list date of study and attach</i></p> <p>➤ <i>If No, do you have plans to do so?</i></p>	No

What is the proposed schedule for the project (i.e. next steps, planning commission, ideal break ground, time from ground breaking to completion, etc.)?

Plan Commission – February 2018 (target); Construction Start – 1Q 2018;
Construction Complete 1Q 2020

Please advise if there is any reason why the information provided in this questionnaire cannot be distributed to the community.

Yes, provided it is distributed after December 13, 2017 and this questionnaire is posted in its entirety.

***Please email this completed questionnaire to the
NoWL Development Committee Chairperson listed on Page 1.***