



**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>	345 N. Morgan, LLC
<i>Date Completed:</i>	3/4/2019

PROJECT INFORMATION & CONTACTS	
<i>Project Name:</i>	311 N Morgan, 345 N Morgan, 1000 W Carroll Planned Development
<i>Project Address:</i>	311 N Morgan, 345 N Morgan, 1000 W Carroll
<i>Owner/Developer(s):</i>	Sterling Bay
<i>Architect(s):</i>	Skidmore, Owings & Merrill, LLP
<i>Attorney(s):</i>	DLA Piper
<i>Contractor(s):</i>	TBD
<i>Consultant(s):</i>	TBD
<i>Main Contact:</i>	Fred Krol, Sterling Bay 312-202-3482

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*

210 N. Carpenter, McDonalds HQ @ 110 N. Carpenter, Fulton West @ 1330 W. Fulton, 1000 W. Fulton, The Ace Hotel @ 311 N. Morgan, 111 N. Canal, 400 S. Jefferson, 330 N. Green, 333 N. Green

<p>Are you seeking a rezoning, but not under a Planned Development?</p>	<p>No</p>
<p>➤ If Yes, do you plan to submit the development under a Type-1 Application? (Chicago Zoning Code 17-13-0301)</p>	<p>N/A</p>
<p>➤ If the answer to the above bullet point is “No”, will you consider submitting the development under a Type-1 Application?</p>	<p>N/A</p>
<p>Do you plan to apply for the Neighborhood Opportunity Bonus?</p> <p>➤ If yes, please provide details</p>	<p>Yes. The neighborhood opportunity bonus is being utilized to increase the to an FAR of 8.1.</p>

CURRENT SITE DESCRIPTION			
Current Zoning + <u>Floor Area Ratio</u> (FAR):	M2-3 / PD1282 3.0 / 5.0	Site Control of property?	Yes
<u>Tax Increment Financing</u> (TIF) District, if applicable:	Kinzie Industrial	Within a <u>Planned Manufacturing District</u> (PMD)?	No
Current Owner:			
Current Use:	Various uses		

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?

288ft – 0in

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

311 N. Morgan is currently hotel/residential use.
345 N. Morgan is currently commercial use and surface parking.
1000 W. Carroll is currently commercial use and surface parking.

DEVELOPMENT PROPOSAL	
Pre-Bonus FAR:	5.0
Proposed Zoning + FAR:	DX-5, 8.1
Proposed Use:	Commercial, parking, and accessory and incidental uses
Are you seeking a zoning change?	Yes
Are you seeking a PD/PD Amendment? Elective or Mandatory?	Yes Elective
PD/PD Amendment trigger:	Mandatory Planned Development pursuant to Sections 17-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)
List all bonuses:	Neighborhoods Opportunity Bonus
New construction or rehab?	New construction
Number of buildings:	Three
Land cost or value?	
Approximate project budget?	

Building #1	Answer or N/A		Answer or N/A
<i>Height (to roof/parapet):</i>	288'-0"	<i># Stories:</i>	18
<i>Height (to mech./penthouse):</i>	263'-0"	<i># Hotel Units:</i>	n/a
<i>Retail (ft²):</i>	8,674 sf	<i># Condo Units:</i>	n/a
<i>Restaurant (ft²):</i>	n/a	<i># Rental Units:</i>	n/a
<i>Banquet/ballroom (ft²):</i>	n/a	<i># Studio Units:</i>	n/a
<i>Office (ft²):</i>	463,725 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>	n/a	<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>	75,200 sf	<i># 2 Bedroom Units:</i>	n/a
<i># Parking spaces (total):</i>	144	<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>	n/a	<i>Avg. ft² of 3 Bedroom Unit:</i>	n/a
<i># Public Parking spaces:</i>	n/a	<i>Avg. cost/ft² – Rental units:</i>	n/a
<i># Loading Berths:</i>	3	<i>Avg. cost/ft² – Condo units:</i>	n/a

Building #2	Answer or N/A		Answer or N/A
<i>Height (to roof/parapet):</i>	178'-0"	<i># Stories:</i>	11
<i>Height (to mech./penthouse):</i>	153'-0"	<i># Hotel Units:</i>	n/a
<i>Retail (ft²):</i>	7,646 sf	<i># Condo Units:</i>	n/a
<i>Restaurant (ft²):</i>	n/a	<i># Rental Units:</i>	n/a
<i>Banquet/ballroom (ft²):</i>	n/a	<i># Studio Units:</i>	n/a
<i>Office (ft²):</i>	168,911 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>	n/a	<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>	20,056 sf	<i># 2 Bedroom Units:</i>	n/a
<i># Parking spaces (total):</i>	37	<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>	n/a	<i>Avg. ft² of 3 Bedroom Unit:</i>	n/a
<i># Public Parking spaces:</i>	n/a	<i>Avg. cost/ft² – Rental units:</i>	n/a
<i># Loading Berths:</i>	n/a	<i>Avg. cost/ft² – Condo units:</i>	n/a

Building/Site Design	
<i>Structure Type:</i>	Steel, Concrete
<i>Exterior Surfaces:</i>	Glass, Metal, Brick
<i>Garage Height:</i>	Levels 2-3
<i>Parking Entrance/Exit:</i>	Accessible from Carpenter Avenue and private service drive
<i>Delivery Location:</i>	Accessible from Carpenter Avenue and private service drive
<i>Setbacks (ground & upper level):</i>	10'-0"
<i>LEED Certification type:</i>	LEED Silver
<i>Green/sustainable features:</i>	Green Roof
<i>Project Amenities:</i>	
<i>Streetscaping:</i>	Per City of Chicago Zoning Ordinance
<i>Public green/open space:</i>	Per City of Chicago Zoning Ordinance
<i>Signage:</i>	Per City of Chicago Zoning Ordinance
<i>Exterior Lighting:</i>	Per City of Chicago Zoning Ordinance

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

Additional Information	
<p><i>Any encroachments into the public right of way:</i></p> <ul style="list-style-type: none"> ➤ <i>If Yes, please describe:</i> 	TBD
<p><i>Seeking Financial Assistance from the City?</i></p> <ul style="list-style-type: none"> ➤ <i>If Yes, please select all that apply:</i> <ul style="list-style-type: none"> <input type="checkbox"/> <i>TIF assistance</i> <input type="checkbox"/> <i>Land write down or negotiated sale</i> <input type="checkbox"/> <i>Class L</i> <input type="checkbox"/> <i>County Tax Abatement Program (ie., Class 6 - Industrial or 7 - Commercial)</i> <input type="checkbox"/> <i>Other</i> 	No
<p><i>Have you met with the Chicago Department of Planning and Development (DPD) regarding the project?</i></p> <ul style="list-style-type: none"> ➤ <i>If Yes, DPD contact person:</i> ➤ <i>If Yes, date of last meeting:</i> 	No Heidi Sperry
<p><i>Have you met with any other Chicago City Department/Agencies regarding the proposal?</i></p> <ul style="list-style-type: none"> ➤ <i>If Yes, please list name(s) & title(s):</i> 	No
<p><i>Regarding this project, have you meet with any other community organizations?</i></p> <ul style="list-style-type: none"> ➤ <i>If Yes, please list organization(s)</i> ➤ <i>If Yes, did any organization approve the project?</i> ➤ <i>Did any organization raise any issues or changes requested? If so, please list issues/changes.</i> 	Pending
<p><i>Have you conducted a traffic study?</i></p> <ul style="list-style-type: none"> ➤ <i>If Yes, list date of study and attach</i> ➤ <i>If No, do you have plans to do so?</i> 	Pending
<p><i>Have you conducted an airflow study?</i></p> <ul style="list-style-type: none"> ➤ <i>If Yes, list date of study and attach</i> ➤ <i>If No, do you have plans to do so?</i> 	No No

<p><i>Have you conducted a shade study?</i></p> <ul style="list-style-type: none">➤ <i>If Yes, list date of study and attach</i>➤ <i>If No, do you have plans to do so?</i>	<p>Pending</p>
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<p><i>What is the proposed schedule for the project (i.e. next steps, planning commission, ideal break ground, time from ground breaking to completion, etc.)?</i></p>

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

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