



**PROPOSED  
DEVELOPMENT / PROJECT  
QUESTIONNAIRE**

<i>Please return completed questionnaire to:</i>	
<b>42nd Ward Committee</b>	Larry Gage, Chairperson & NOWL President Email: <a href="mailto:Larry@neighborsofwestloop.com">Larry@neighborsofwestloop.com</a>
<b>27th Ward Committee</b>	Bob Aiken, Chairperson & NOWL Vice President Email: <a href="mailto:Bob@neighborsofwestloop.com">Bob@neighborsofwestloop.com</a>
<b>25th Ward Committee</b>	Adam Powers, Chairperson & NOWL Secretary Email: <a href="mailto:Adam@neighborsofwestloop.com">Adam@neighborsofwestloop.com</a>
<b>28th Ward Committee</b>	May Toy, Co-Chairperson & Parks Co-Chair Email: <a href="mailto:May@neighborsofwestloop.com">May@neighborsofwestloop.com</a>
<b>Completed by:</b>	Fred Krol, Sterling Bay, LLC
<b>Date Completed:</b>	October 4, 2016

<b>PROJECT INFORMATION &amp; CONTACTS</b>	
<b>Project Name:</b>	210 N. Carpenter
<b>Project Address:</b>	200-210 N. Carpenter St., 1032-1056 W. Lake St., 1039 W. Lake St., 201-211 N. Aberdeen St.
<b>Owner/Developer(s):</b>	1056 W. Lake, LLC; SBC Lake, LLC, c/o Sterling Bay, LLC, 1040 West Randolph St., Chicago, IL 60607
<b>Architect(s):</b>	Jay Longo, Solomon Cordwell Buenz, 625 N. Michigan Ave., Suite 800, Chicago, IL 60611, 312-896-1100
<b>Attorney(s):</b>	Rich Klawiter / Katie Jahnke Dale, DLA Piper LLP (US), 203 N. LaSalle St., Suite 1900, Chicago, IL 60601, 312-368-7243/2153
<b>Contractor(s):</b>	TBD
<b>Consultant(s):</b>	Traffic: KLOA, Inc., 9575 W. Higgins Road, Suite 400, Rosemont, IL 60018, Luay Aboona, 847-518-9990
<b>Main Contact:</b>	Fred Krol, Sterling Bay, LLC, 1040 W. Randolph St., Chicago, IL 60607, 312-202-3482, <a href="mailto:fkrol@sterlingbay.com">fkrol@sterlingbay.com</a>

***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., 1325 W. Fulton St., 218 N. Elizabeth St., 1330 W. Fulton St., 323 N. Ada St., 300-320 N. Elizabeth St., 1237-1245 W. Fulton Market, 1227 W. Fulton Market, 1055 W. Fulton Market, 1043 W. Fulton Market, 813 W. Fulton Market, 821 W. Fulton Market, 825 W. Fulton Market, 221 N. Green, 370 N. Carpenter St., 1040

W. Randolph St., 1000 W. Randolph St., 945 W. Randolph 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., 330 N. Green St., 333 N. Green St., and property near the vicinity of Green St. and Kinzie St.

<p><i>Are you seeking a rezoning, but not under a PD?</i></p>	<p>No</p>
<p>➤ <i>If Yes, do you plan to submit the development under a T-1 Application? (Chicago Zoning Code 17-13-0301)</i></p>	
<p>➤ <i>If the answer to the above bullet point is "No", will you consider submitting the development under a T-1 Application?</i></p>	

<b>CURRENT SITE DESCRIPTION</b>			
<i>Current Zoning + FAR:</i>	C1-2	<i>Site Control of property?</i>	Yes
<i>TIF District, if applicable:</i>	Kinzie Industrial Corridor (no TIF funds being sought)	<i>Planned Manufacturing?</i>	No
<i>Current Owner:</i>	1056 W. Lake, LLC		
<i>Current Use:</i>	210 N. Carpenter is currently vacant land; 1039 W. Lake contains a brick, 2-story commercial 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?*

Height limit is 45'/50'; overall FAR limit is 60,935 sf.

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

See above and attached photos.

<b>DEVELOPMENT PROPOSAL</b>	
<i>Pre-Bonus FAR:</i>	5.0
<i>Proposed Zoning + FAR:</i>	DX-5/PD, with an FAR of 8.1
<i>Proposed Use:</i>	Office with ancillary retail/commercial uses
<i>Are you seeking a zoning change?</i>	Yes
<i>Are you seeking a PD/PD Amendment?</i>	Yes
<i>    Elective or Mandatory?</i>	Mandatory
<i>PD/PD Amendment trigger:</i>	Neighborhoods Opportunity Fund Bonus; Height
<i>List all bonuses:</i>	Neighborhoods Opportunity Fund Bonus
<i>New construction or rehab?</i>	New construction
<i>Number of buildings:</i>	One
<i>Land cost or value?</i>	
<i>Approximate project budget?</i>	TBD

<b>Building #1</b>	Answer or N/A		Answer or N/A
<i>Height (to roof/parapet):</i>	Approx. 140' to top of 10 <sup>th</sup> floor parapet	<i># Stories:</i>	13 stories
<i>Height (to mech./penthouse):</i>	Approx. +/-186'	<i># Hotel Units:</i>	N/A
<i>Retail (ft<sup>2</sup>):</i>	Approximately 12,500 GSF for restaurants/retail.	<i># Condo Units:</i>	N/A
<i>Restaurant (ft<sup>2</sup>):</i>	See above	<i># Rental Units:</i>	N/A
<i>Banquet/ballroom (ft<sup>2</sup>):</i>	N/A	<i># Studio Units:</i>	N/A
<i>Office (ft<sup>2</sup>):</i>	Approximately 206,000 GSF	<i>Avg. ft<sup>2</sup> of Studio Unit:</i>	N/A
<i>Manufacturing (ft<sup>2</sup>):</i>	N/A	<i># Convertible/Jr. 1Bd Units:</i>	N/A
<i>Warehouse (ft<sup>2</sup>):</i>	N/A	<i>Avg. ft<sup>2</sup> of Convertible Unit:</i>	N/A
<i>Green space (ft<sup>2</sup>):</i>	50% green roof; approx. 10,000 sf	<i># 1 Bedroom Units:</i>	N/A
<i>Dedicated dog run/area (ft<sup>2</sup>):</i>	N/A	<i>Avg. ft<sup>2</sup> of 1 Bedroom Unit:</i>	N/A
<i>Parking (total ft<sup>2</sup>):</i>	Approx. 38,000 GSF	<i># 2 Bedroom Units:</i>	N/A
<i># Parking spaces (total):</i>	Minimum of 94	<i>Avg. ft<sup>2</sup> 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. ft<sup>2</sup> of 3 Bedroom Unit:</i>	N/A
<i># Public Parking spaces:</i>	N/A	<i>Avg. cost/ft<sup>2</sup> – Rental units:</i>	N/A
<i># Loading Berths:</i>	Two, each 10' x 25'	<i>Avg. cost/ft<sup>2</sup> – Condo units:</i>	N/A

<b>Building #2</b>	Answer or N/A		Answer or N/A
<i>Height (to roof/parapet):</i>	N/A	<i># Stories:</i>	N/A
<i>Height (to mech./penthouse):</i>	N/A	<i># Hotel Units:</i>	N/A
<i>Retail (ft<sup>2</sup>):</i>	N/A	<i># Condo Units:</i>	N/A
<i>Restaurant (ft<sup>2</sup>):</i>	N/A	<i># Rental Units:</i>	N/A
<i>Banquet/ballroom (ft<sup>2</sup>):</i>	N/A	<i># Studio Units:</i>	N/A
<i>Office (ft<sup>2</sup>):</i>	N/A	<i>Avg. ft<sup>2</sup> of Studio Unit:</i>	N/A
<i>Manufacturing (ft<sup>2</sup>):</i>	N/A	<i># Convertible/Jr. 1Bd Units:</i>	N/A
<i>Warehouse (ft<sup>2</sup>):</i>	N/A	<i>Avg. ft<sup>2</sup> of Convertible Unit:</i>	N/A
<i>Green space (ft<sup>2</sup>):</i>	N/A	<i># 1 Bedroom Units:</i>	N/A
<i>Dedicated dog run/area (ft<sup>2</sup>):</i>	N/A	<i>Avg. ft<sup>2</sup> of 1 Bedroom Unit:</i>	N/A
<i>Parking (total ft<sup>2</sup>):</i>	N/A	<i># 2 Bedroom Units:</i>	N/A

# Parking spaces (total):	N/A	Avg. ft <sup>2</sup> of 2 Bedroom Unit:	N/A
# Deeded Parking spaces:	N/A	# 3 Bedroom Units:	N/A
# Rental Parking spaces:	N/A	Avg. ft <sup>2</sup> of 3 Bedroom Unit:	N/A
# Public Parking spaces:	N/A	Avg. cost/ft <sup>2</sup> – Rental units:	N/A
# Loading Berths:	N/A	Avg. cost/ft <sup>2</sup> – Condo units:	N/A

<b>BUILDING/SITE DESIGN</b>	
<i>Structure Type:</i>	Concrete
<i>Exterior Surfaces:</i>	Masonry/Glass/Aluminum window frame
<i>Garage Height:</i>	N/A
<i>Parking Entrance/Exit:</i>	Off Aberdeen St.
<i>Delivery Location:</i>	Off Aberdeen St.
<i>Setbacks (ground &amp; upper level):</i>	6' setback from property line on north side; building façade set back on floors 11-13
<i>LEED Certification type:</i>	Anticipated LEED Silver certification
<i>Green/sustainable features:</i>	50% Green Roof; high efficiency HVAC exterior enclosure systems, high recycled content building materials, construction site recycling efforts
<i>Project Amenities:</i>	Ground floor restaurant/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 restaurant/retail tenant signage
<i>Exterior Lighting:</i>	Restaurant/retail entry lighting; and exterior lighting to provide illumination on Lake St. (similar to the illumination provided by the Bridgford Foods building)

<b>Additional Information</b>	
<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 regarding the project?</i></p>	Yes

<ul style="list-style-type: none"> <li>➤ <i>If Yes, DPD contact person:</i></li> <li>➤ <i>If Yes, date of last meeting:</i></li> </ul>	<p>Scott Mangum</p> <p>August 2016</p>
<p><i>Have you met with any other Chicago City Department/Agencies regarding the proposal?</i></p> <ul style="list-style-type: none"> <li>➤ <i>If Yes, please list name(s) &amp; title(s):</i></li> </ul>	<p>No</p>
<p><i>Regarding this project, have you meet with any other community organizations?</i></p> <ul style="list-style-type: none"> <li>➤ <i>If Yes, please list organization(s)</i></li> <li>➤ <i>If Yes, did any organization approve the project?</i></li> <li>➤ <i>Did any organization raise any issues or changes requested? If so, please list issues/changes.</i></li> </ul>	<p>Yes</p> <p>WCA, WLCO</p> <p>Waiting for response</p> <p>Lighting on Lake Street</p>
<p><i>Have you conducted a traffic study?</i></p> <ul style="list-style-type: none"> <li>➤ <i>If Yes, list date of study and attach</i></li> <li>➤ <i>If No, do you have plans to do so?</i></li> </ul>	<p>Yes</p> <p>In process of completion</p>
<p><i>Have you conducted an airflow study?</i></p> <ul style="list-style-type: none"> <li>➤ <i>If Yes, list date of study and attach</i></li> <li>➤ <i>If No, do you have plans to do so?</i></li> </ul>	<p>No</p> <p>No</p>
<p><i>Have you conducted a shade study?</i></p> <ul style="list-style-type: none"> <li>➤ <i>If Yes, list date of study and attach</i></li> <li>➤ <i>If No, do you have plans to do so?</i></li> </ul>	<p>No</p> <p>No</p>

*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 – November 2016 (target); Construction Start – March 2017; Construction Complete – May 2018

*May we post/publish the answers provided here on our website?*

Yes, provided this questionnaire is posted in its entirety.

***Please email this completed questionnaire to the  
NOWL Chairperson for the applicable Ward listed on Page 1.***