

-
- Meeting will begin shortly with a **short round of introductions** and a **thorough project overview**
 - Following overview, **statement by His Eminence, Metropolitan Nathanael** of the Greek Orthodox Metropolis of Chicago
 - **Written responses to 2nd Ward Survey - “Frequently Asked Questions” (FAQs)** provided for audience
 - Attendees will be muted until Q&A
 - **Instructions on how to participate in Q&A** will be provided following the FAQs
 - **Meeting is being recorded** and will be made available publicly

Project Team



Steve Fifield
CEO & Chairman
Fifield Companies
Developer



Lindsey Senn
Executive Vice President
Fifield Companies
Developer



Joe Pitsor
Assistant Vice President
Fifield Companies
Developer



Katie Jahnke Dale
Partner
DLA Piper
Zoning Counsel



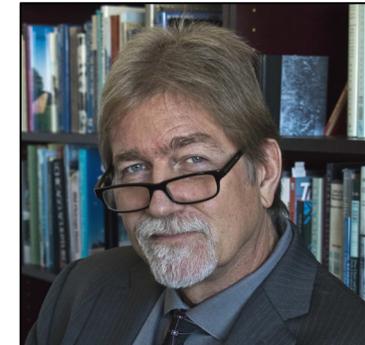
Brian Kidd
Partner
Pappageorge Haymes
Architect



Michael Henning
Associate
Pappageorge Haymes
Architect



Luay Aboona
Principal
KLOA
Traffic Consultant



George Kisiel
President
Okrent Kisiel Associates
Urban Planning Expert

125 W Maple



Sinclair / Jewel-Osco Redevelopment



- 390 luxury apartments
- 35 stories / 396 feet tall
- New 54,000 square foot flagship Jewel-Osco grocery store
- Leased in 12 months
- Overall improvement to Gold Coast neighborhood



Street View of Project Site

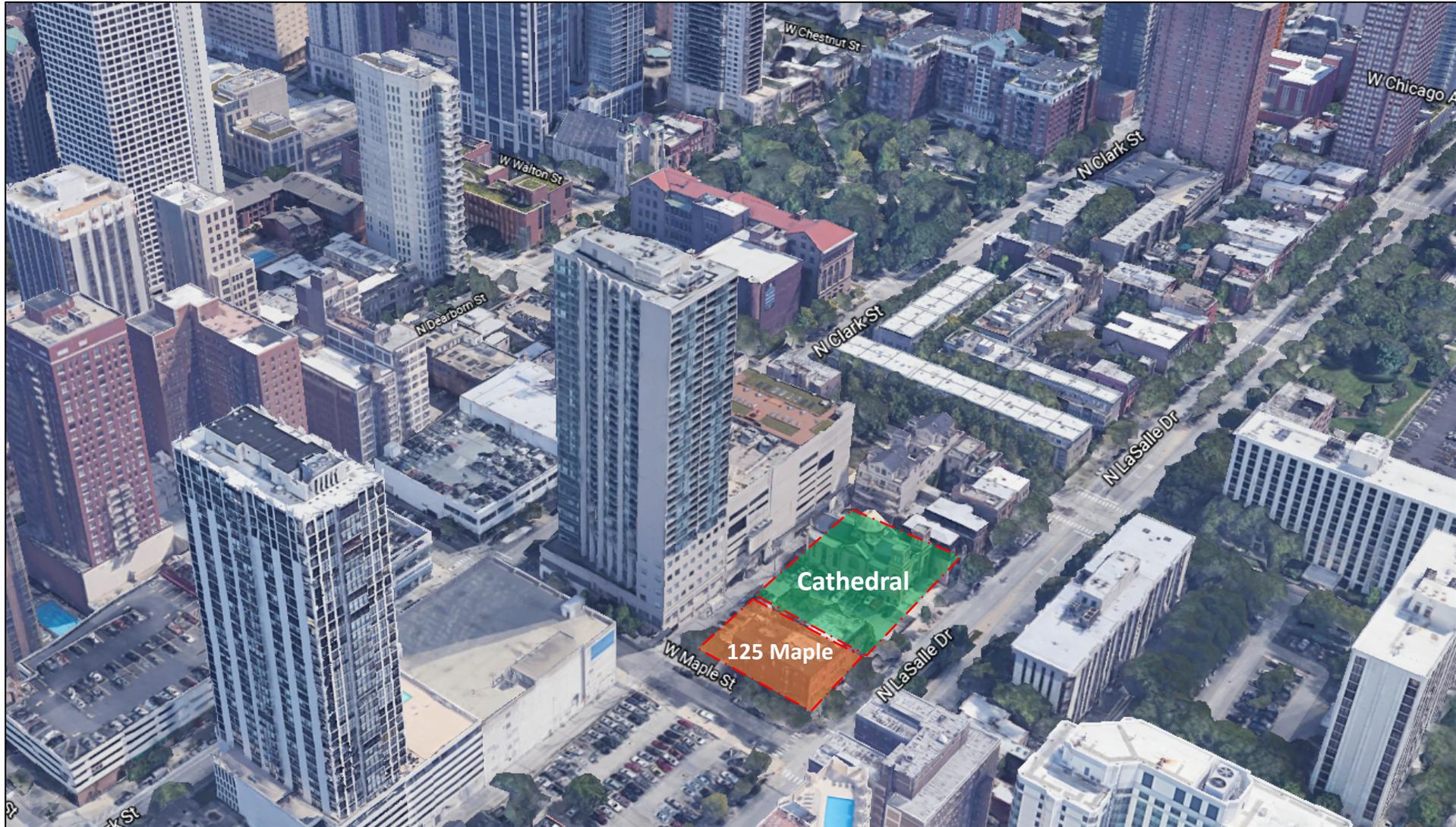


LaSalle Dr & Maple St looking SE

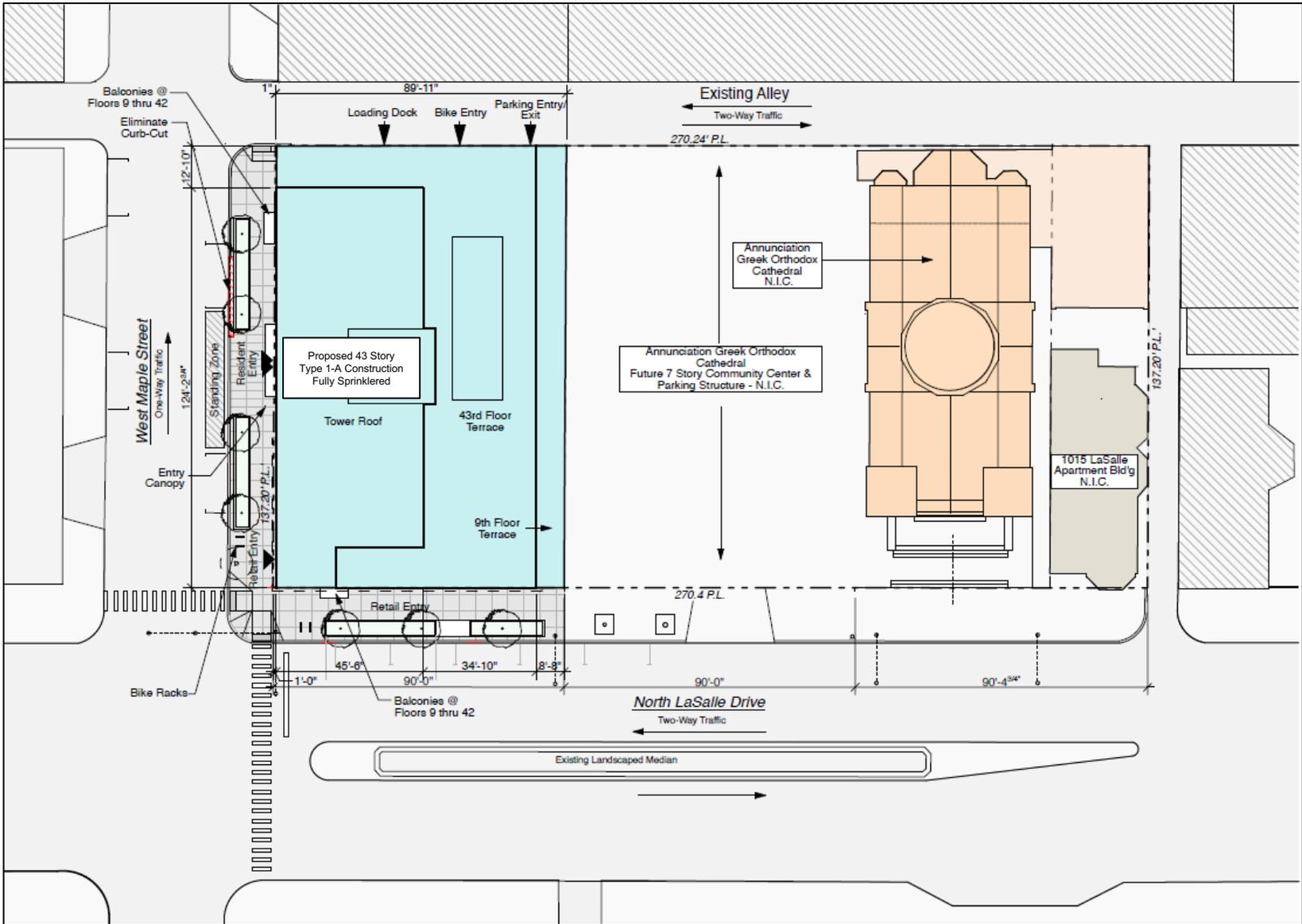
Project Site



LaSalle Dr looking NE



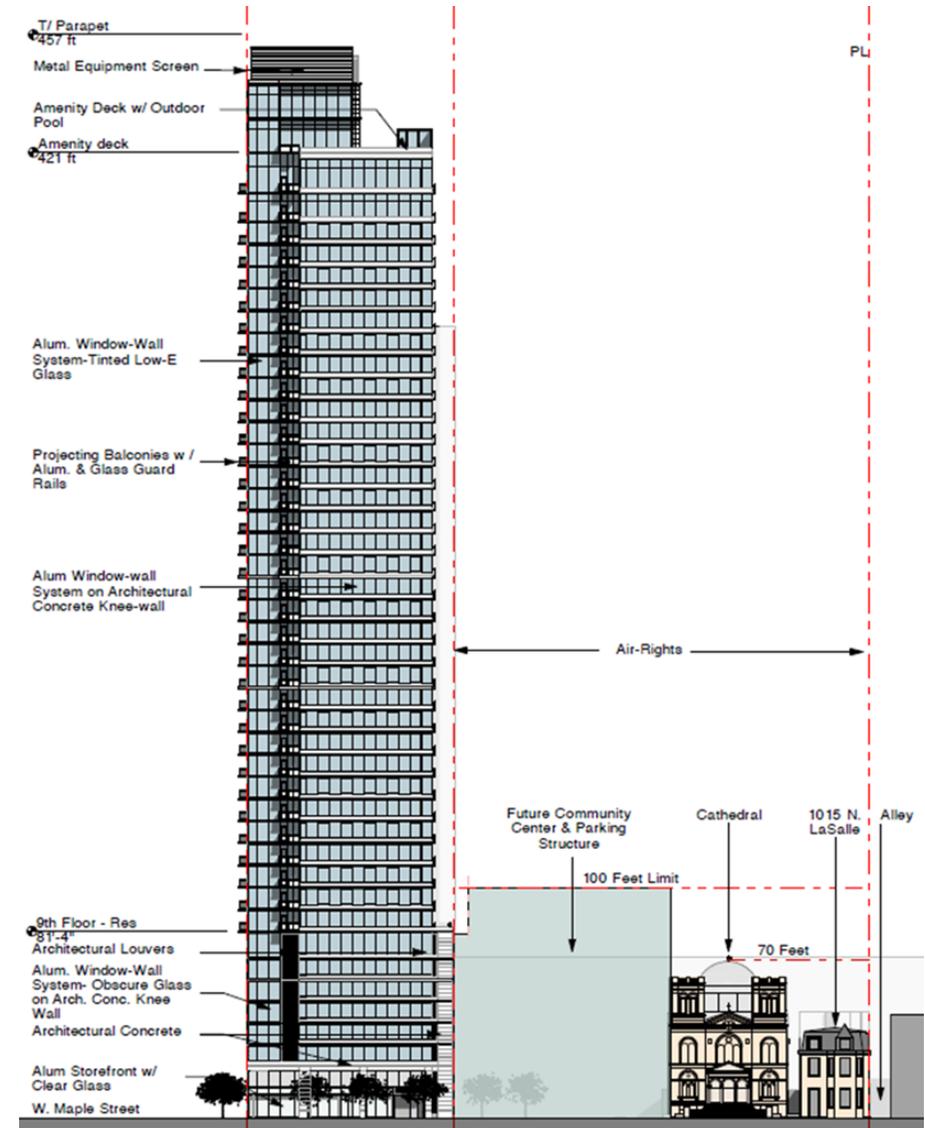
Planned Development Boundary



Apartment Building Summary



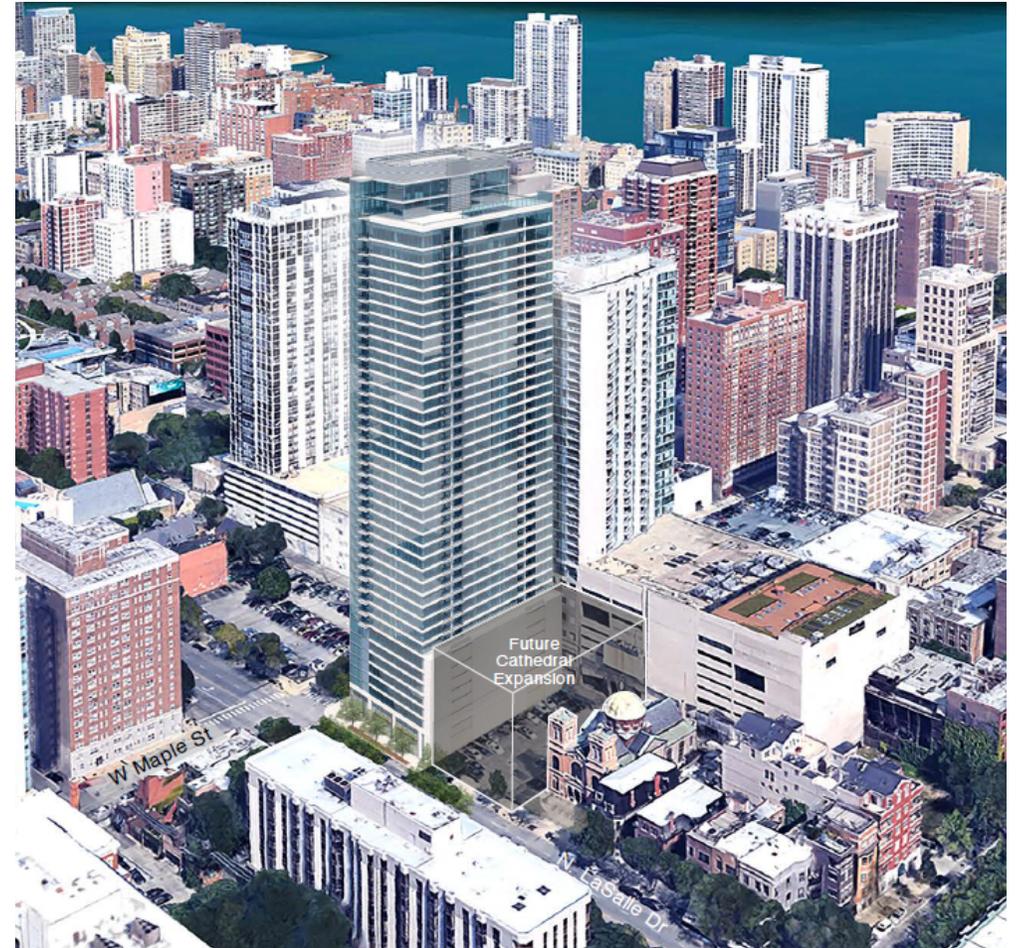
- 43 stories / 457 feet tall
- 406 luxury apartment homes
- Includes studios, mostly 1-beds, 2-beds, and handful of 3-beds
- 3,700 square feet of service retail
- 146 parking spaces / 7 story parking garage above first floor



Cathedral's Community Center



- 7 stories / 100 feet
- Uses may include:
 - Classrooms
 - Office space
 - Banquet hall with kitchen
 - Atrium
 - Chapel
 - Parking

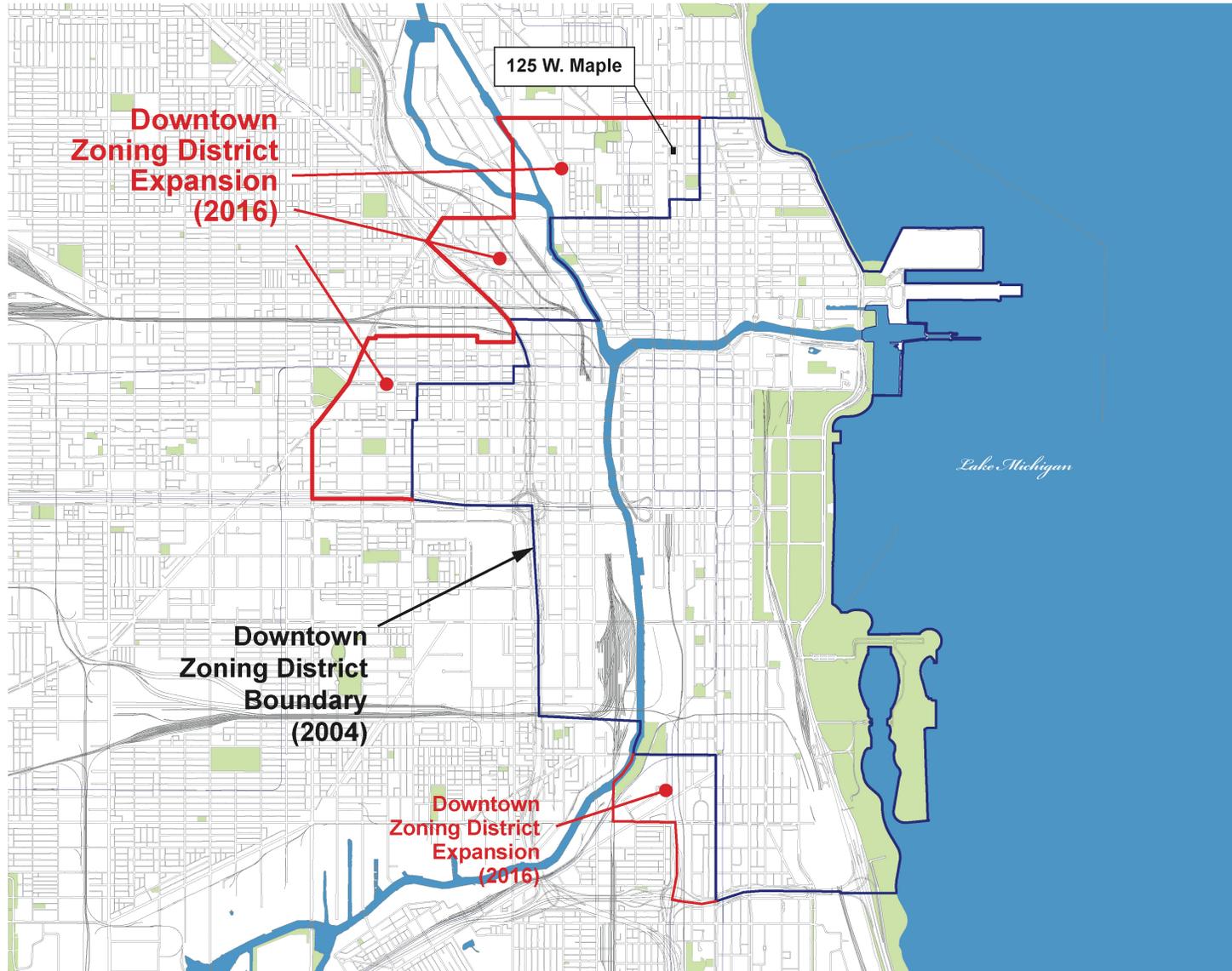




Chicago Zoning Ordinance

- Controls Use and Bulk
- Bulk Standards
 - Floor Area Ratio (FAR)
 - Lot Area per DU (MLA)
- Bonus Provisions:
 - Amenity Based
 - Upper Level Setbacks
 - Underground Parking
 - Green Roofs
- Bonuses Only Available in Downtown Districts

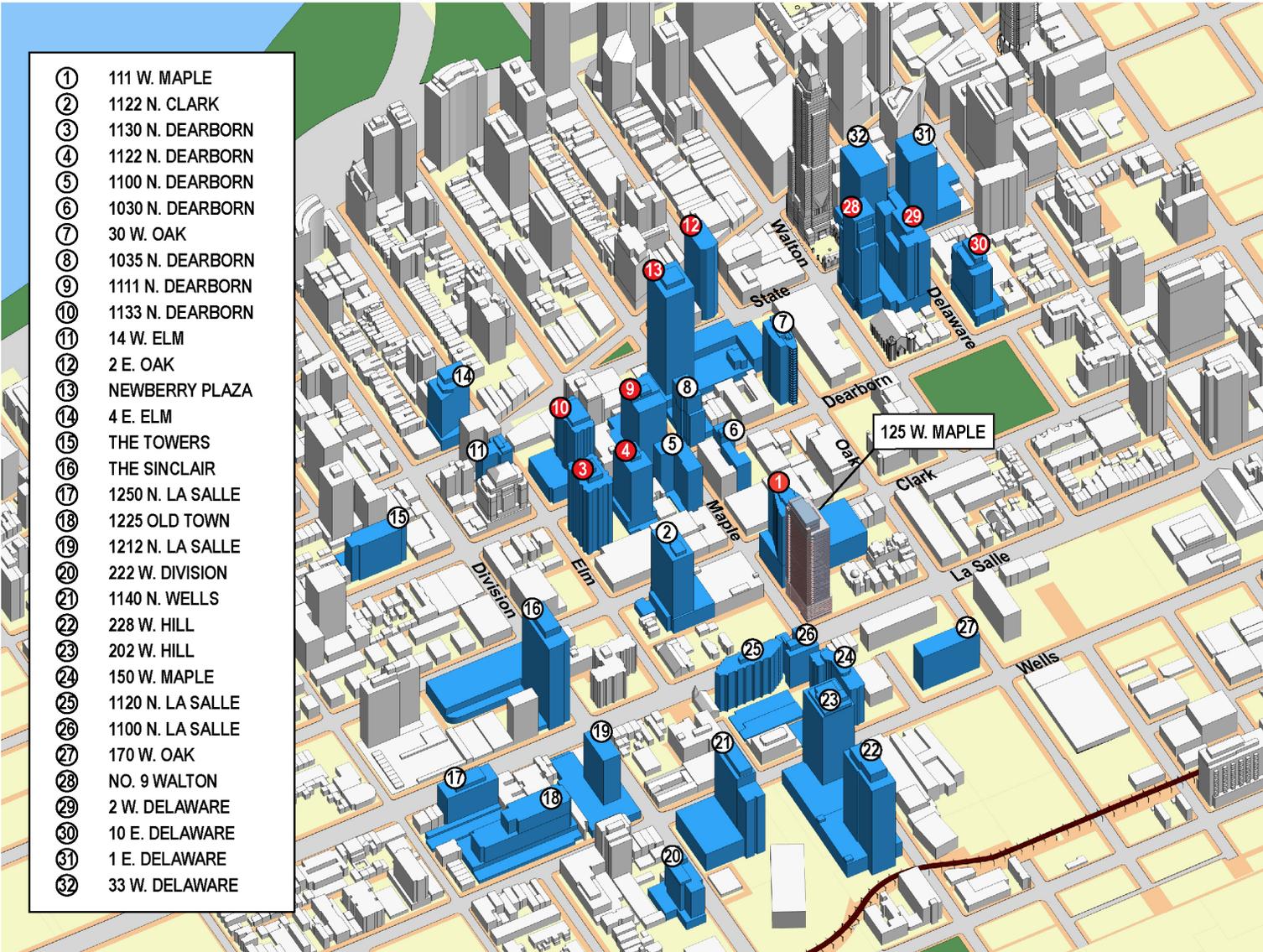
Context Comparison: Zoning



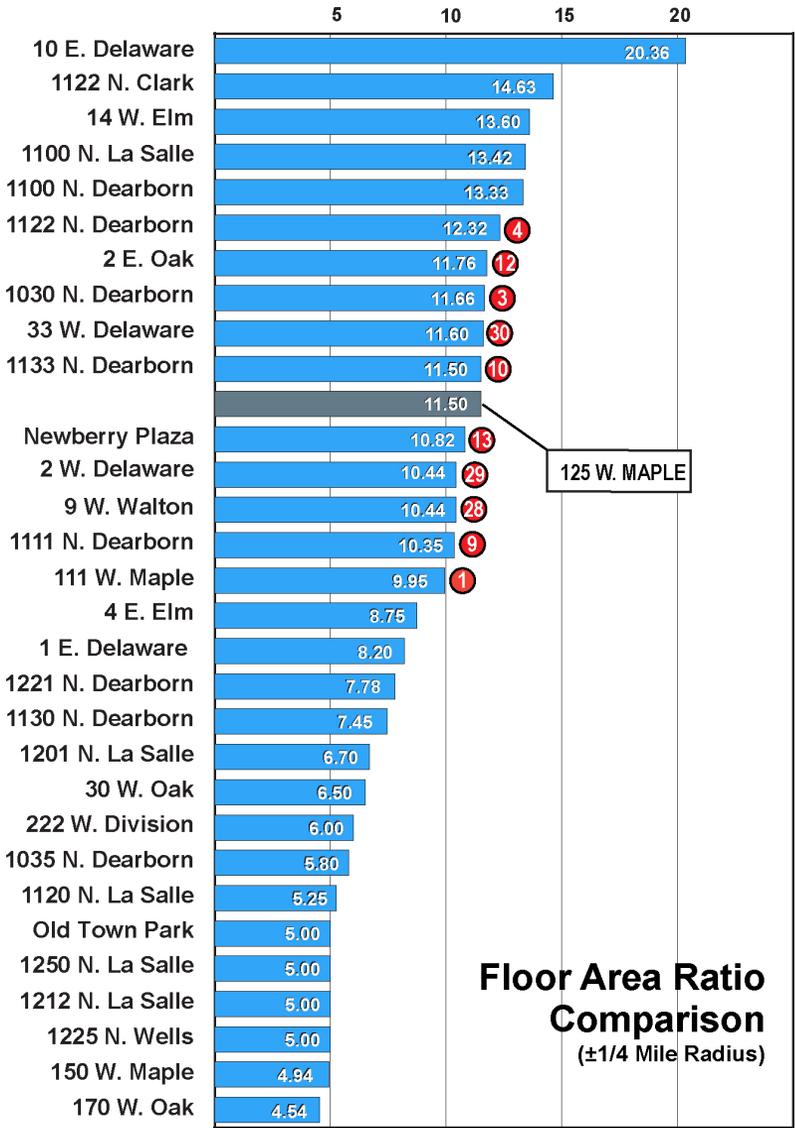
Chicago Zoning Ordinance

- 2016 Policy Changes
- Bonus Provisions:
 - “Buy” Additional FAR
 - Neighborhood Opportunity Fund
 - Affordable Housing
- Expanded Downtown Zoning
 - Access to Transit/Resources
 - Able to Sustain Higher Density
- Subject Property Located in Expansion Area

Context Comparison: Floor Area Ratio

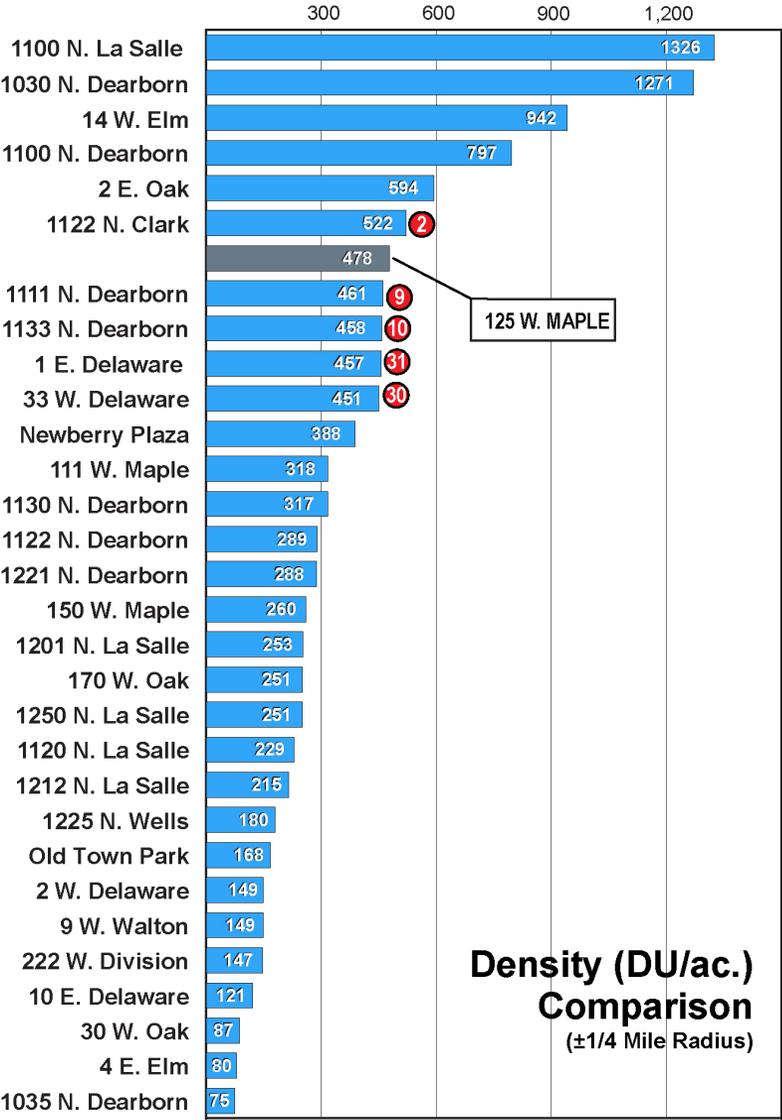
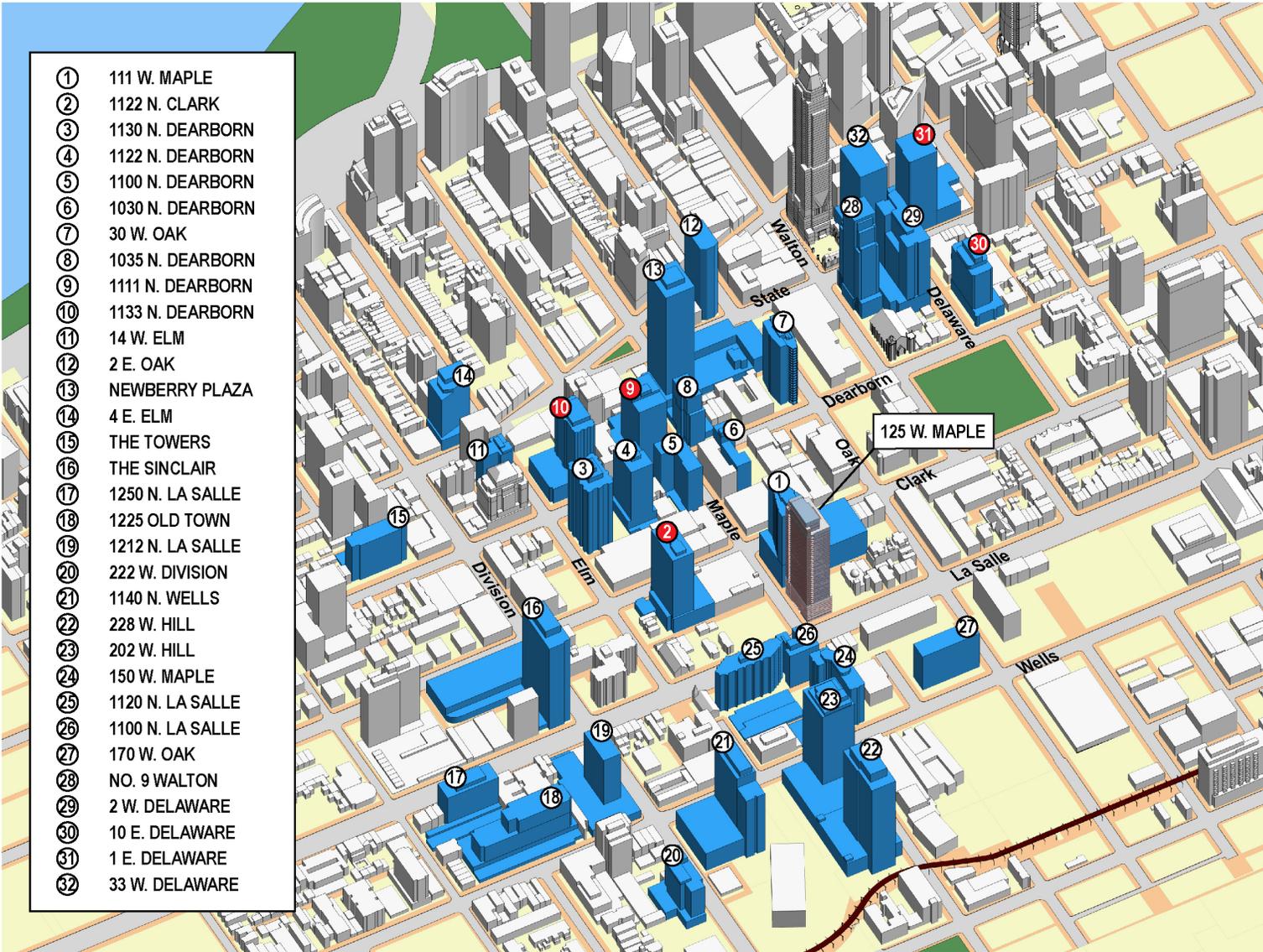


- ① 111 W. MAPLE
- ② 1122 N. CLARK
- ③ 1130 N. DEARBORN
- ④ 1122 N. DEARBORN
- ⑤ 1100 N. DEARBORN
- ⑥ 1030 N. DEARBORN
- ⑦ 30 W. OAK
- ⑧ 1035 N. DEARBORN
- ⑨ 1111 N. DEARBORN
- ⑩ 1133 N. DEARBORN
- ⑪ 14 W. ELM
- ⑫ 2 E. OAK
- ⑬ NEWBERRY PLAZA
- ⑭ 4 E. ELM
- ⑮ THE TOWERS
- ⑯ THE SINCLAIR
- ⑰ 1250 N. LA SALLE
- ⑱ 1225 OLD TOWN
- ⑲ 1212 N. LA SALLE
- ⑳ 222 W. DIVISION
- ㉑ 1140 N. WELLS
- ㉒ 228 W. HILL
- ㉓ 202 W. HILL
- ㉔ 150 W. MAPLE
- ㉕ 1120 N. LA SALLE
- ㉖ 1100 N. LA SALLE
- ㉗ 170 W. OAK
- ㉘ NO. 9 WALTON
- ㉙ 2 W. DELAWARE
- ㉚ 10 E. DELAWARE
- ㉛ 1 E. DELAWARE
- ㉜ 33 W. DELAWARE



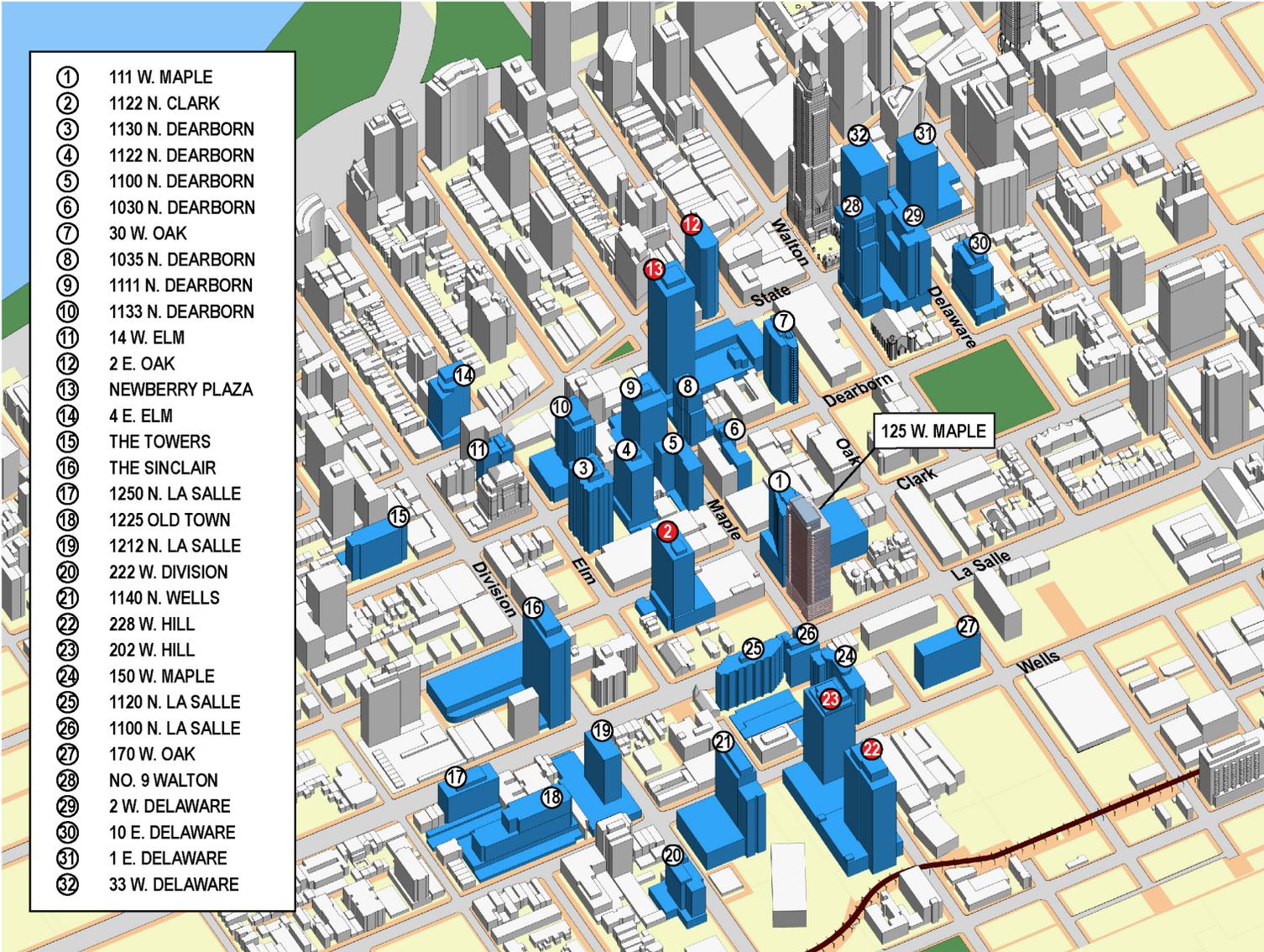
Floor Area Ratio Comparison
(±1/4 Mile Radius)

Context Comparison: Density

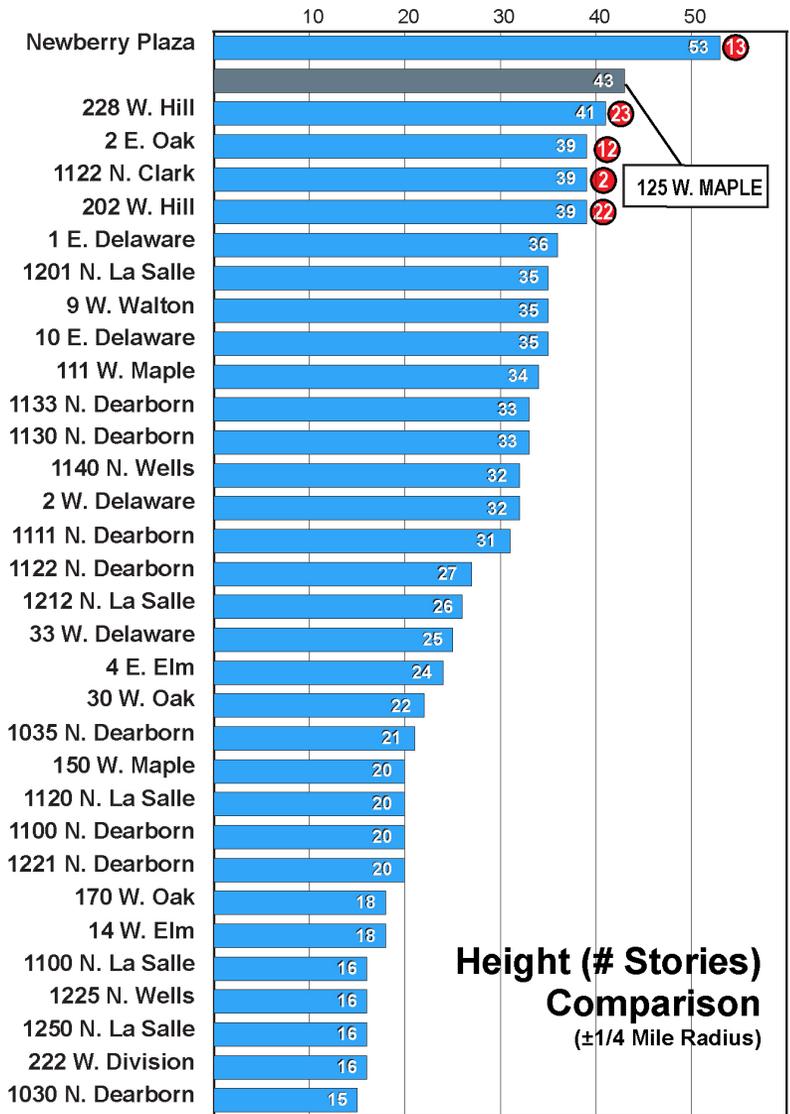


Density (DU/ac.) Comparison
(±1/4 Mile Radius)

Context Comparison: Height

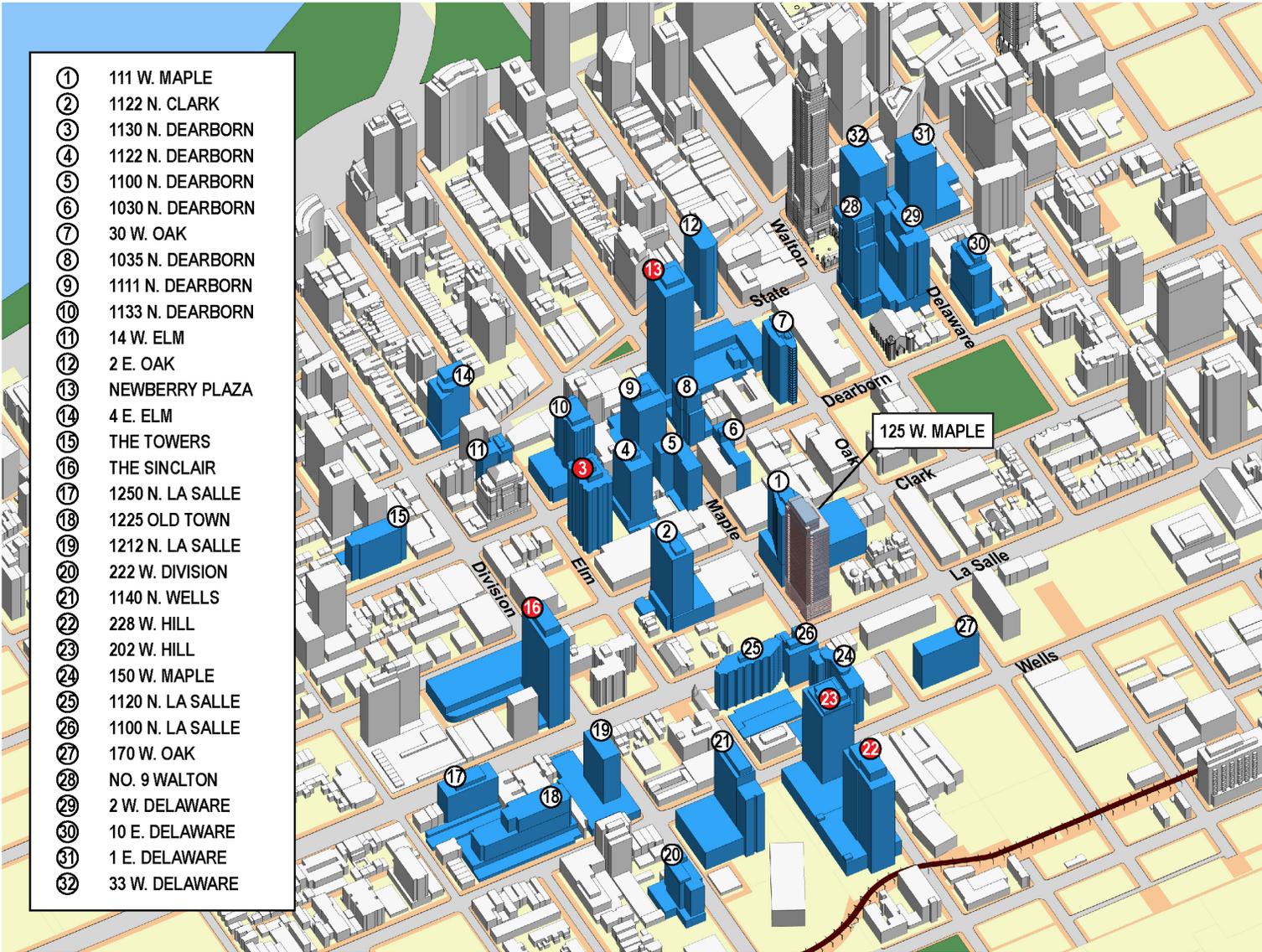


- ① 111 W. MAPLE
- ② 1122 N. CLARK
- ③ 1130 N. DEARBORN
- ④ 1122 N. DEARBORN
- ⑤ 1100 N. DEARBORN
- ⑥ 1030 N. DEARBORN
- ⑦ 30 W. OAK
- ⑧ 1035 N. DEARBORN
- ⑨ 1111 N. DEARBORN
- ⑩ 1133 N. DEARBORN
- ⑪ 14 W. ELM
- ⑫ 2 E. OAK
- ⑬ NEWBERRY PLAZA
- ⑭ 4 E. ELM
- ⑮ THE TOWERS
- ⑯ THE SINCLAIR
- ⑰ 1250 N. LA SALLE
- ⑱ 1225 OLD TOWN
- ⑲ 1212 N. LA SALLE
- ⑳ 222 W. DIVISION
- ㉑ 1140 N. WELLS
- ㉒ 228 W. HILL
- ㉓ 202 W. HILL
- ㉔ 150 W. MAPLE
- ㉕ 1120 N. LA SALLE
- ㉖ 1100 N. LA SALLE
- ㉗ 170 W. OAK
- ㉘ NO. 9 WALTON
- ㉙ 2 W. DELAWARE
- ㉚ 10 E. DELAWARE
- ㉛ 1 E. DELAWARE
- ㉜ 33 W. DELAWARE

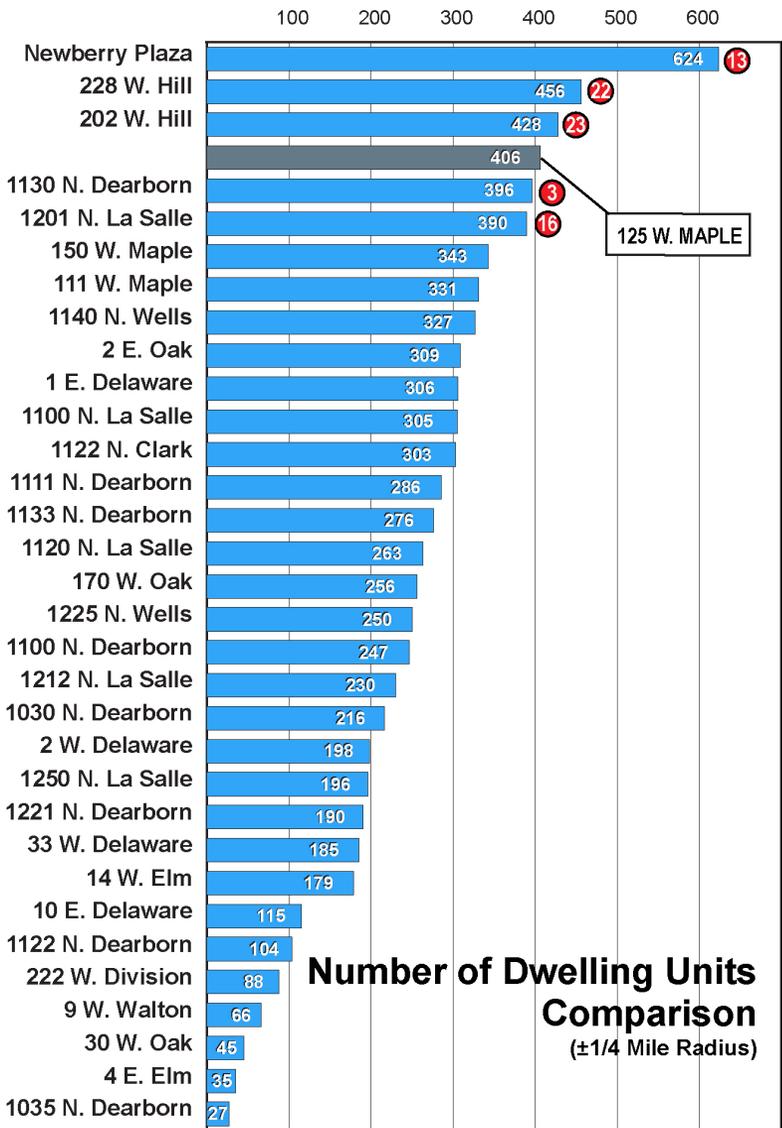


Height (# Stories)
Comparison
(±1/4 Mile Radius)

Context Comparison: Dwelling Units

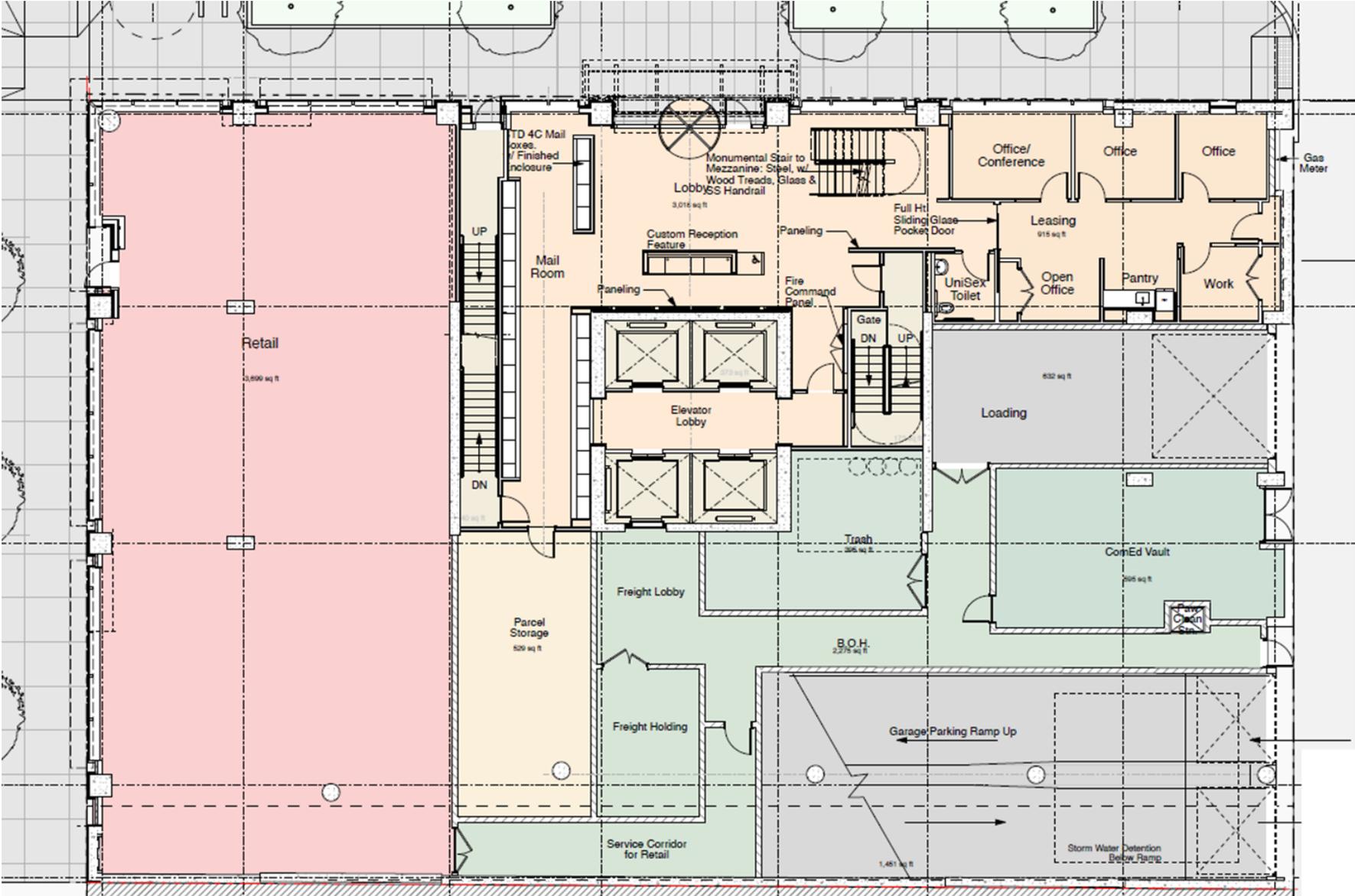


- ① 111 W. MAPLE
- ② 1122 N. CLARK
- ③ 1130 N. DEARBORN
- ④ 1122 N. DEARBORN
- ⑤ 1100 N. DEARBORN
- ⑥ 1030 N. DEARBORN
- ⑦ 30 W. OAK
- ⑧ 1035 N. DEARBORN
- ⑨ 1111 N. DEARBORN
- ⑩ 1133 N. DEARBORN
- ⑪ 14 W. ELM
- ⑫ 2 E. OAK
- ⑬ NEWBERRY PLAZA
- ⑭ 4 E. ELM
- ⑮ THE TOWERS
- ⑯ THE SINCLAIR
- ⑰ 1250 N. LA SALLE
- ⑱ 1225 OLD TOWN
- ⑲ 1212 N. LA SALLE
- ⑳ 222 W. DIVISION
- ㉑ 1140 N. WELLS
- ㉒ 228 W. HILL
- ㉓ 202 W. HILL
- ㉔ 150 W. MAPLE
- ㉕ 1120 N. LA SALLE
- ㉖ 1100 N. LA SALLE
- ㉗ 170 W. OAK
- ㉘ NO. 9 WALTON
- ㉙ 2 W. DELAWARE
- ㉚ 10 E. DELAWARE
- ㉛ 1 E. DELAWARE
- ㉜ 33 W. DELAWARE



Number of Dwelling Units Comparison
(±1/4 Mile Radius)

Ground Floor Plan



Retailers in Fifield's Portfolio



Logan Apartments



Knox Heights



Luxe on Madison



Luxe on Madison

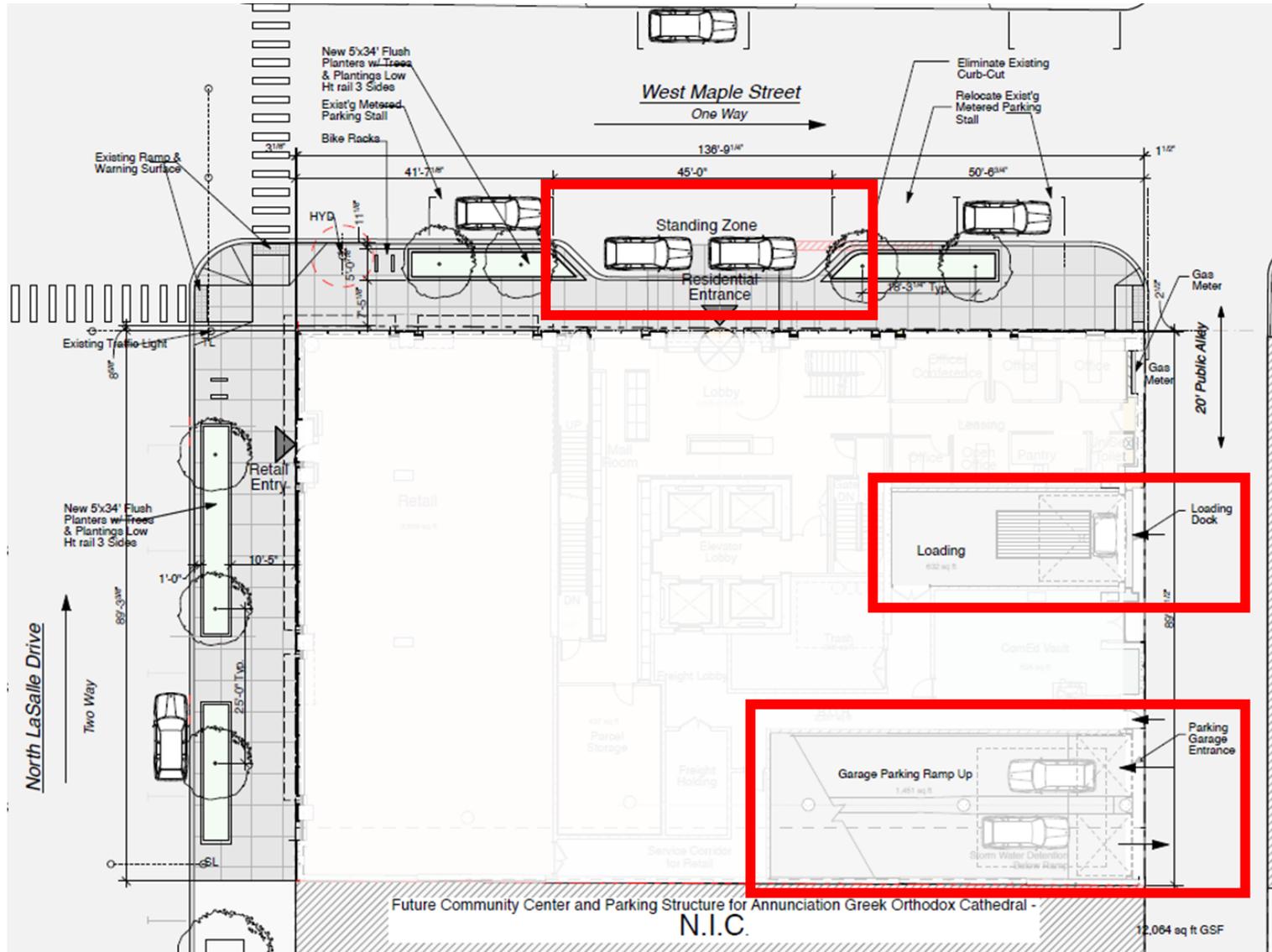


Logan Apartments



727 W Madison

Traffic & Loading

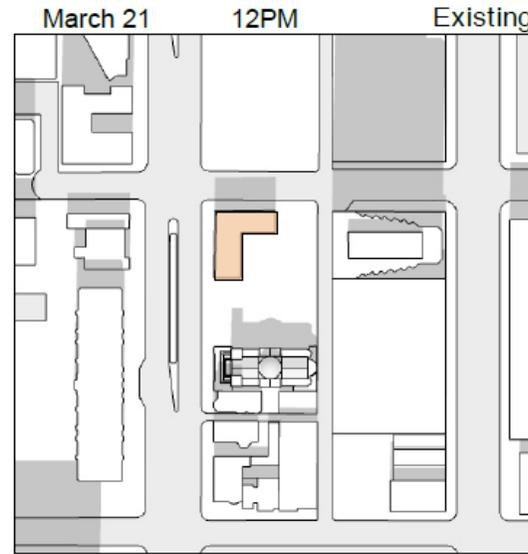


- Loading and parking off alleyway
- Better traffic flow on Maple with current parking lot curb cut for 127 Maple removed
- Standing zone for residential entrance

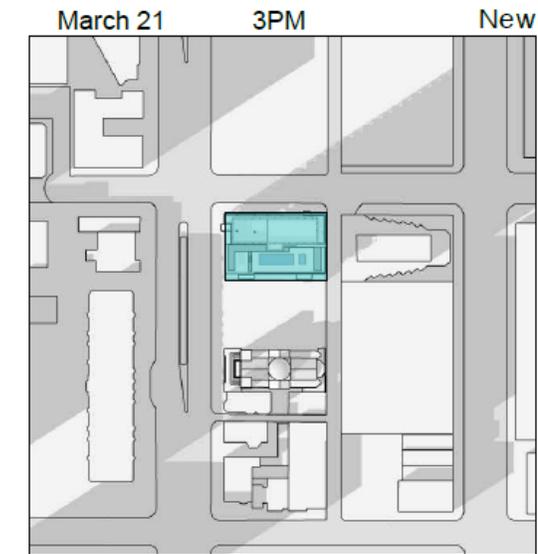
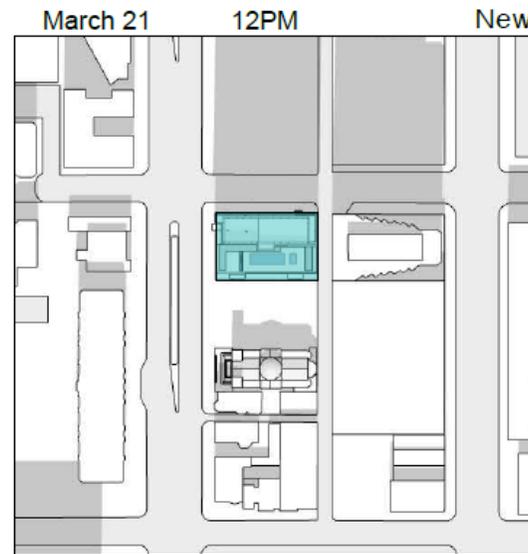
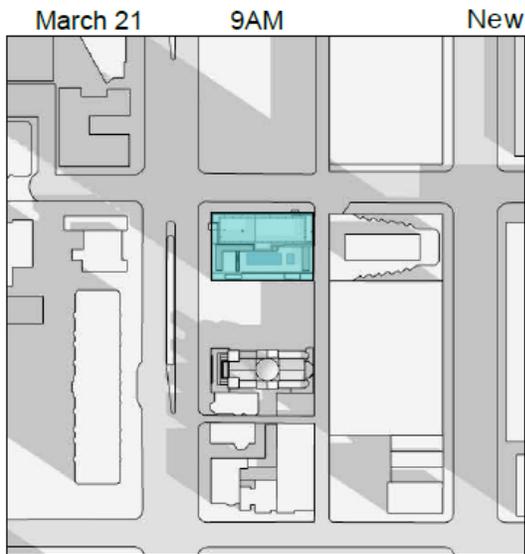
- Alley width of 20 feet will be maintained (typical width is 16 feet)
- Relocation of utility poles to expand usable width
- Loading dock depth of 35 feet to accommodate 20 foot moving truck, which is maximum size needed for largest apartments
- 45 foot standing zone along Maple Street
- Traffic from parking garage – only 1.5 new trips per minute during *peak* hours

Shadow Study – March (Equinox)

Existing →



Proposed →



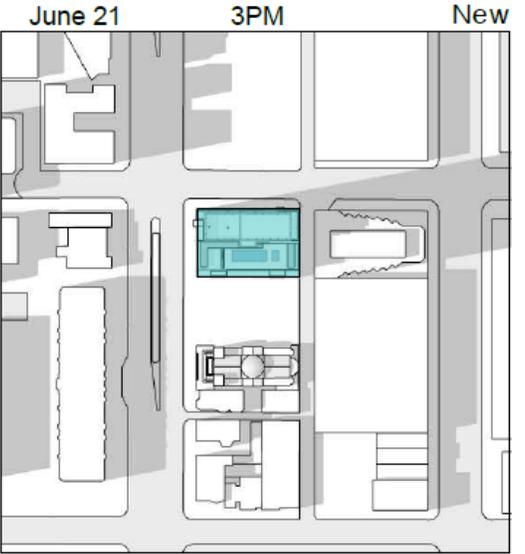
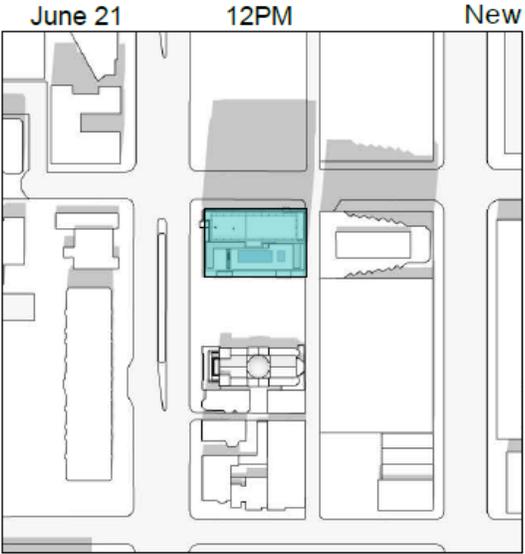
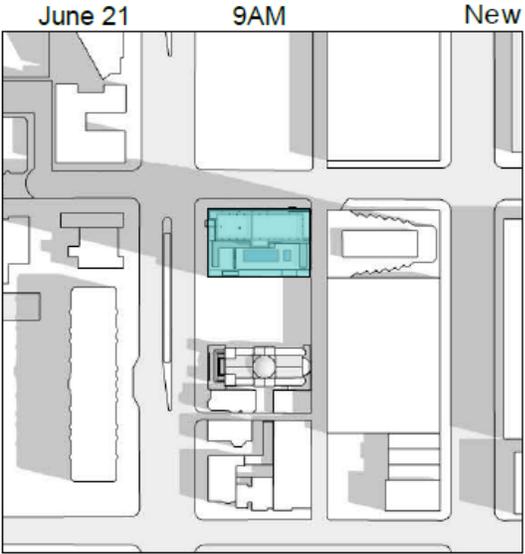
Shadow Study – June (Summer Solstice)



Existing →



Proposed →



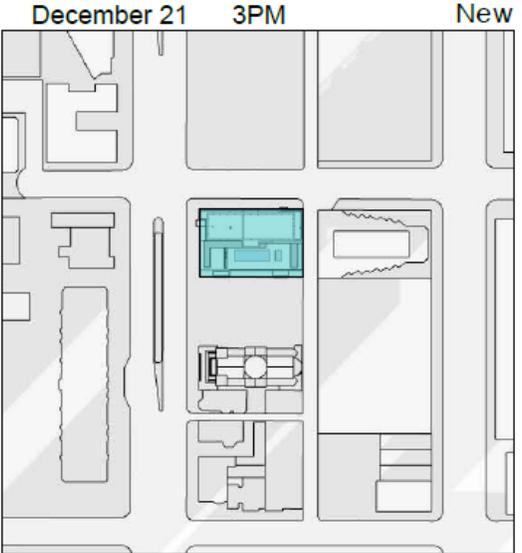
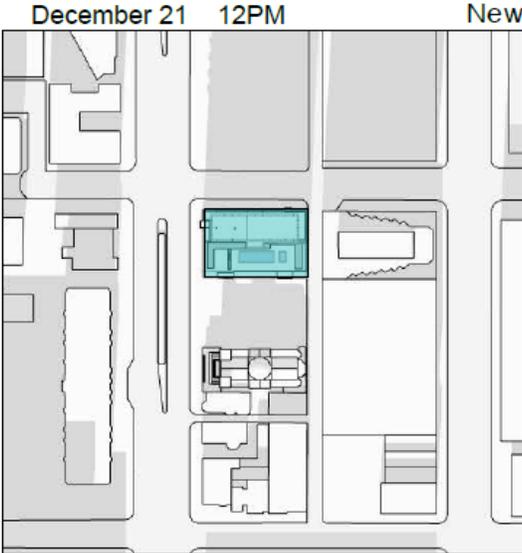
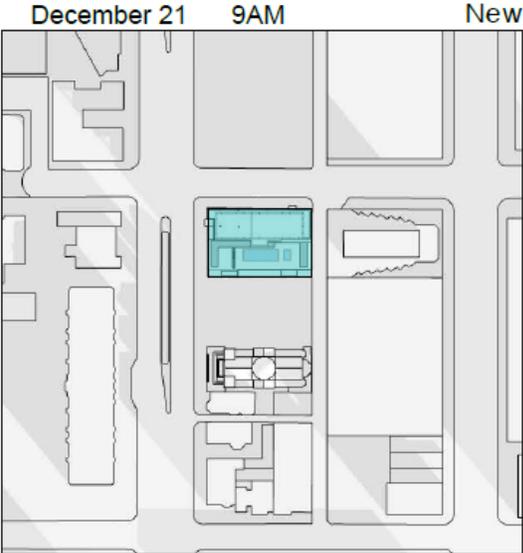
Shadow Study – December (Winter Solstice)



Existing →



Proposed →



Community Benefits



- ✓ **Over \$2.0 million** a year in annual city property tax revenue generated
- ✓ **400+** construction jobs created
- ✓ **15+** permanent on-site building jobs created
- ✓ **\$5.5 million** payment to support affordable housing
- ✓ **\$5.7 million** payment into Neighborhood Opportunity Fund
- ✓ **11** affordable housing units on-site
- ✓ Significant financial support for the Annunciation Greek Orthodox Church

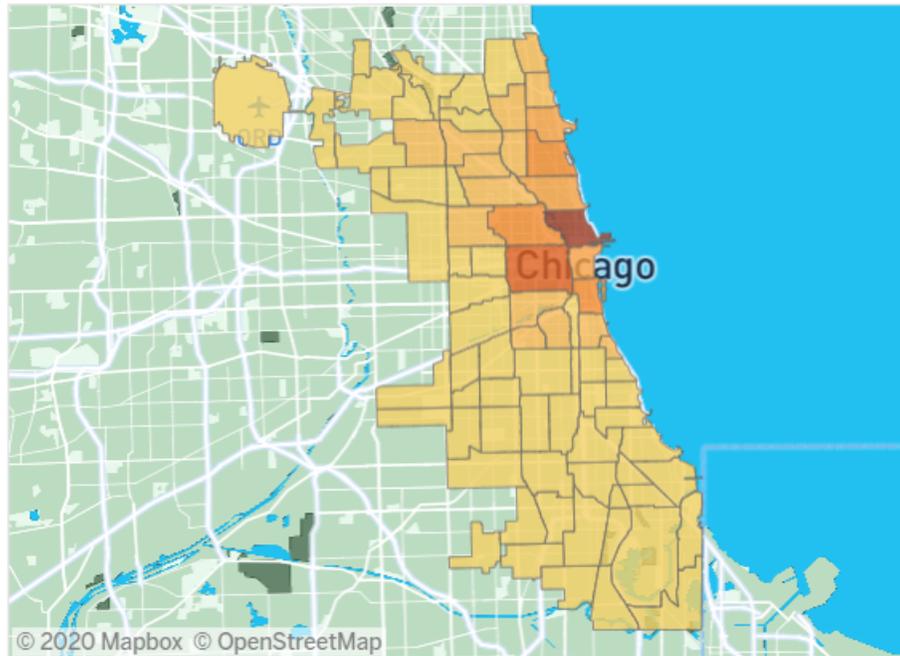
Affordable Housing Opportunity Fund



Fifield's current proposal will contribute **\$5.5 million** to the Affordable Housing Opportunity Fund (AHOF) benefiting communities throughout the city

In-Lieu Fee Payments by Community Area

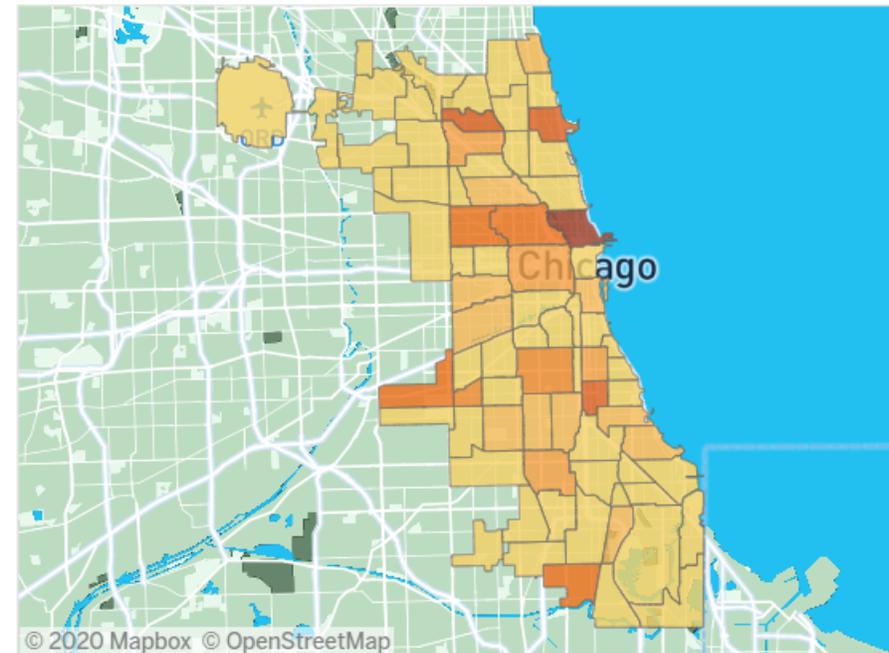
Select to Filter, Ctrl+Select for Multiple



In-Lieu Fee... (\$4.90M) \$39.49M

AHOF Investments by Community Area

Select to Filter, Ctrl+Select for Multiple



AHOF Inve... (\$1.00M) \$9.65M

Neighborhood Opportunity Fund



- Fifield's current proposal will contribute **\$5.7 million** into Neighborhood Opportunity Fund (NOF)
- Provides grants to commercial and cultural projects in neighborhoods that lack private investment
- 93% minority-led business



PROGRAM ACHIEVEMENTS

- **1,400+ APPLICATIONS RECEIVED**
- **\$47M IN FUNDING**
- **191 PROJECTS**
 - **174 SMALL (\$22.5M)**
 - **17 LARGE (\$24.5M)**
- **74% MINORITY OWNED BUSINESSES**
- **93% MINORITY-LED BUSINESSES**



2020 NOF Recipients

- 1) **Free Street Theater** - \$47,000 grant to renovate storefront theater at 4346 S. Ashland Ave.
- 2) **Bombon Cake Gallery & Design** - \$168,375 grant for renovation and build-out of neighborhood bakery at 834 W. 26th St.
- 3) **Digital Adventures** - \$46,500 grant for build-out of new location for children's technology education center at 4259 S. Cottage Grove Ave.
- 4) **Gala Enterprises** - \$178,000 grant for remodel of historic building into new food market at 10658 S. Michigan Ave.





2nd Ward “Frequently Asked Questions”

The following slides provide written responses to online comments provided to the 2nd Ward over the prior few weeks.

Will this proposal block views from some adjacent units (commonly referred to as “reducing light and air”)?

This proposal is in downtown Chicago, which is home to many high-rise buildings, and it is unavoidable that some views will be blocked – similar to when existing high-rises were developed and blocked some of their neighbor’s views.

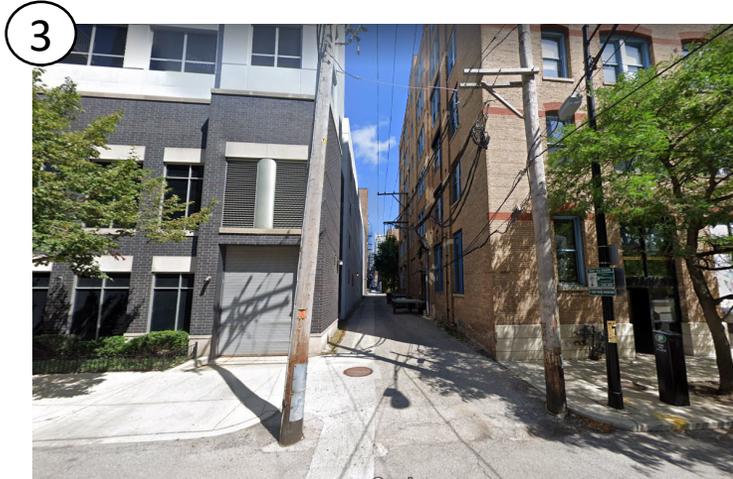
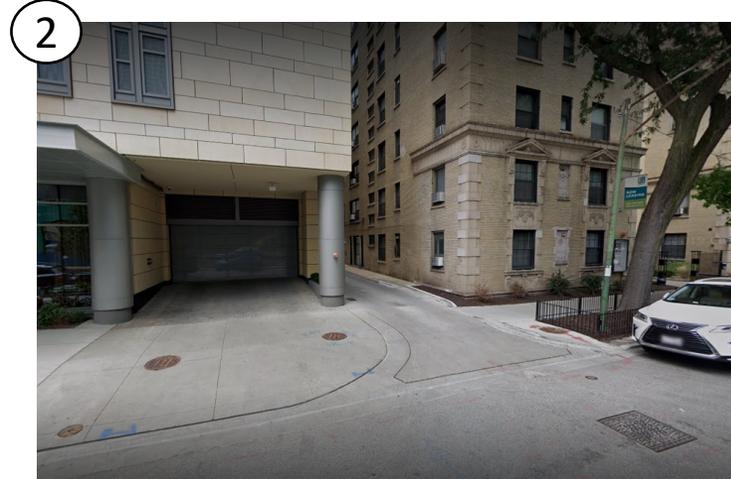
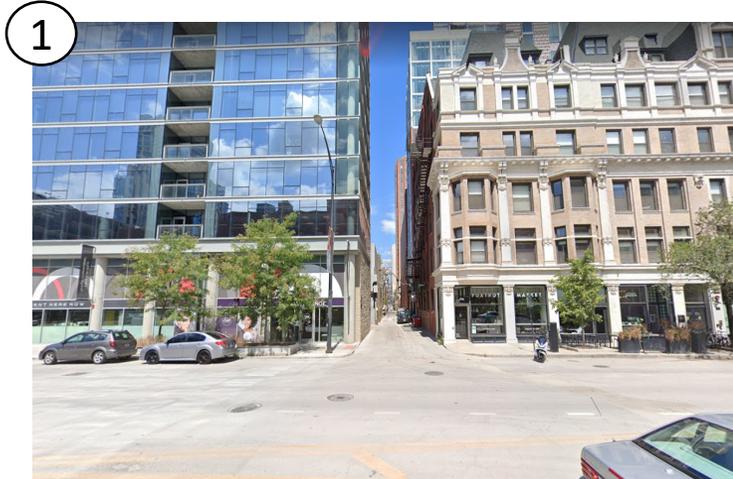
Can the public alley accommodate the parking access and traffic flow?

The alley is more than capable of handling the slight increase in car traffic, and will see significant improvements due to this proposal.

The 20' wide alley is already wider than your typical Chicago alley, which is usually 16' wide. We will also relocate the utility poles adjacent to our building to expand the usable width of the alley while our loading dock minimizes impact by containing move in and outs within the structure.

The following slide provides a visual of several similar alleys nearby.

Alley Width



#	1	2	3	4
Property Name	Bush Temple Apartments	4 East Elm Condos	Kingsbury on the Park	Huron Point Condos
Address	810 N Clark St	4 E Elm St	653 N Kingsbury	421 W Huron St
No. Units	129	35	130	99
Year Built	2019	2016	2002	2001
Adjacent Building	805 N LaSalle	18 E Elm	645 N Kingsbury	430 W Erie
No. Units	292	148	200	NA
Distance	20 ft.	15 ft.	20 ft.	15 ft.

Is the height normal for the community?

The context of the surrounding community is relevant, being in downtown Chicago where height is a feature of the urban landscape. Our proposal is compatible with the neighborhood, with several nearby structures in the same height range.

*We are also following the “rules of the road”, as this site falls within the **City’s Neighborhood Opportunity Bonus system** that encourages added height and density in return for critical financial contributions into the **City’s Neighborhood Opportunity Fund**, portions of which benefit under-served communities throughout Chicago and line up with Mayor Lightfoot’s INVEST South / West Initiative. Our contribution into this important fund will be \$5.7 million.*

Will the CTA need to add extra service to service the new residents?

This site is one of the best transit-served communities in the entire City. There are multiple daily bus routes operating near the building, including several stops on LaSalle Street alone, as well as the Clark/Division Red Line station two blocks to the north. These transit options serve tens of thousands of customers daily and can absorb the new building residents.

Can the building “footprint” absorb the proposed building?

A typical residential floor plates is 8,000 square feet and 15,000 square feet – our proposal falls within this range.

Will there be on-site affordable units?

Yes – we will have a total of 11 on-site units. The unit mix will be proportionate to the mix of market rate studio, 1-bedroom and 2-bedroom units as mandated by the Chicago Municipal Code.

How can the building hold this (relatively) few parking spaces?

*Similar to the Sinclair, **this is a Transit-Oriented Development**. A TOD allows proposals located near public transit stations to host a reduced parking requirement as there are alternative transportation modes in close proximity.*

Further, the parking demand at the Sinclair is directly applicable to this project. At that building only approximately 35% of residents own cars, and 27% drive to work.

Can Maple Street absorb the proposal's residential vehicular traffic?

*The preliminary traffic data reveals low daily alley traffic volume, with the proposal increasing vehicle movements by **1.5 cars per minute during peak hours**, having a negligible increase in on-street traffic.*

*Furthermore, the intersections of LaSalle & Maple and Clark & Maple are projected to continue **operating at or above design standards after completion of the building.***

Will this have a negative impact on my property values?

To the contrary, density and property values are directly correlated. **Downtown Chicago** (*typically seen as including the 60654, 60610, 60611, 60601 and 60602 zip codes*) **contains the largest number of high rises and units with among the highest property values in the City.**

This proposal will also generate an additional \$2 million in annual property tax revenue to bolster the City's depleted fiscal reserves, lessening the tax burden on existing residents in the community.

What dust mitigation strategy will you employ during construction?

*If dust is an issue, it tends to be during site work. We will have **an erosion control plan in place** to mitigate its impact on the surrounding community.*

What is the construction timeline? When will it begin and when will it end?

*We would like to begin in early **Quarter 2 of 2021** and anticipate roughly **20 months of construction**, with a completion in **late 2022 or early 2023**.*

Logistics plans includes:

- Alley to remain open
- Pedestrian canopy along LaSalle
- Pedestrian traffic on Maple rerouted across street
- Parking lanes on LaSalle and Maple temporarily closed
- Crane located on Maple and skip located on Maple or LaSalle



Live “Question and Answer” Portion

Please use the raise your hand to ask a question live.

*Attendee’s who have questions will be called on and
“unmuted” to speak.*

