



Vue53

53RD STREET TIF ADVISORY COUNCIL

1330 E. 53RD STREET
CHICAGO, IL 60615

May 7, 2013



AGENDA

01 PROJECT SITE

02 HOW DID WE GET HERE

03 Vue53

04 COMMUNITY CONCERNS



01

PROJECT SITE



S. KIMBARK AVE.

EAST 53rd STREET

S. KENWOOD AVE.

S. DORCHESTER AVE.

01

PROJECT SITE



02

HOW DID WE GET HERE

VISIONING WORKSHOPS

COMMUNITY SMALL GROUP MEETINGS

53RD STREET TIF MEETING January 30, 2013

CITY OF CHICAGO MEETINGS



COMMUNITY SMALL GROUP MEETINGS INCLUDING:

- Murray School Administration
- Murray School Parent Teacher Organization
- Nichols Park Advisory Council
- South East Chicago Commission
- Hyde Park – Kenwood Community Conference
- Hyde Park Chamber of Commerce
- SOUL (Southsiders Organized for Unity and Liberation)
- Chicago Urban League
- Kimbark Plaza Merchants Association
- Coalition for Equitable Community Development
- Many individual community members & Hyde Park residents

WHAT DID WE HEAR?

Economic Activity is Important

- 300 Construction Jobs
- Four to Six Permanent Jobs
- Dozens of Retail Jobs

Project Needs to Reflect Diversity

- 25% Minority-Owned Business
- 5% Woman-Owned Business
- 50% City of Chicago Residency
- Local Hiring Initiative

Affordable Housing is Important

- 10% of units on site at 60% AMI
- 5% of units on site at 80% AMI
- 5% off-site units at 60% AMI

No Public Subsidy

- Not Seeking TIF
- Will contribute \$7.7 Million to 53rd Street TIF
- 100% private financing

Neighborhood Desires more Retail

- +/- 29,000 SF of retail
- Four to Six new Stores
- Mix of Local and National Tenants
- Focus on Missing Segments

Eliminate the “Gap in the Smile”

- Connect Kimbark Plaza to East end of 53rd St.
- Put More Eyes / Ears on the Street
- Enhance Pedestrian Friendly Experience

CHANGES IMPLEMENTED FROM COMMUNITY & CITY PROCESS

COMMUNITY FEEDBACK:

INCREASED AFFORDABLE HOUSING

REDUCED BUILDING HEIGHT BY ONE FLOOR

ADDED RESIDENTIAL UNITS ON 2nd AND 3RD FLOORS TO SCREEN PARKING

INCREASED PARKING BY OVER 5%

MOVED LOADING DOCK AWAY FROM KENWOOD

CITY OF CHICAGO FEEDBACK:

RELOCATED VEHICULAR ACCESS FURTHER WEST

MOVED RETAIL / PARKING GARAGE ELEVATORS EAST OF VEHICULAR ACCESS

03

VUE53 LIFESTYLE



AMPLE AMENITIES

(Fitness Area, Club Room, Multiple Lounges)

IN-UNIT LAUNDRY

SUSTAINABLE BUILDING DESIGN

4th FLOOR OUTDOOR TERRACE

24-HOUR DOOR PERSON

IN-BUILDING PARKING

03

ENTRY



BUILDING LOBBY



RETAIL LEVEL PLAN



PARKING / AMENITY LEVEL PLAN



03

STREET FRONT



TYPICAL RESIDENTIAL LEVEL



03

UNIT INTERIORS

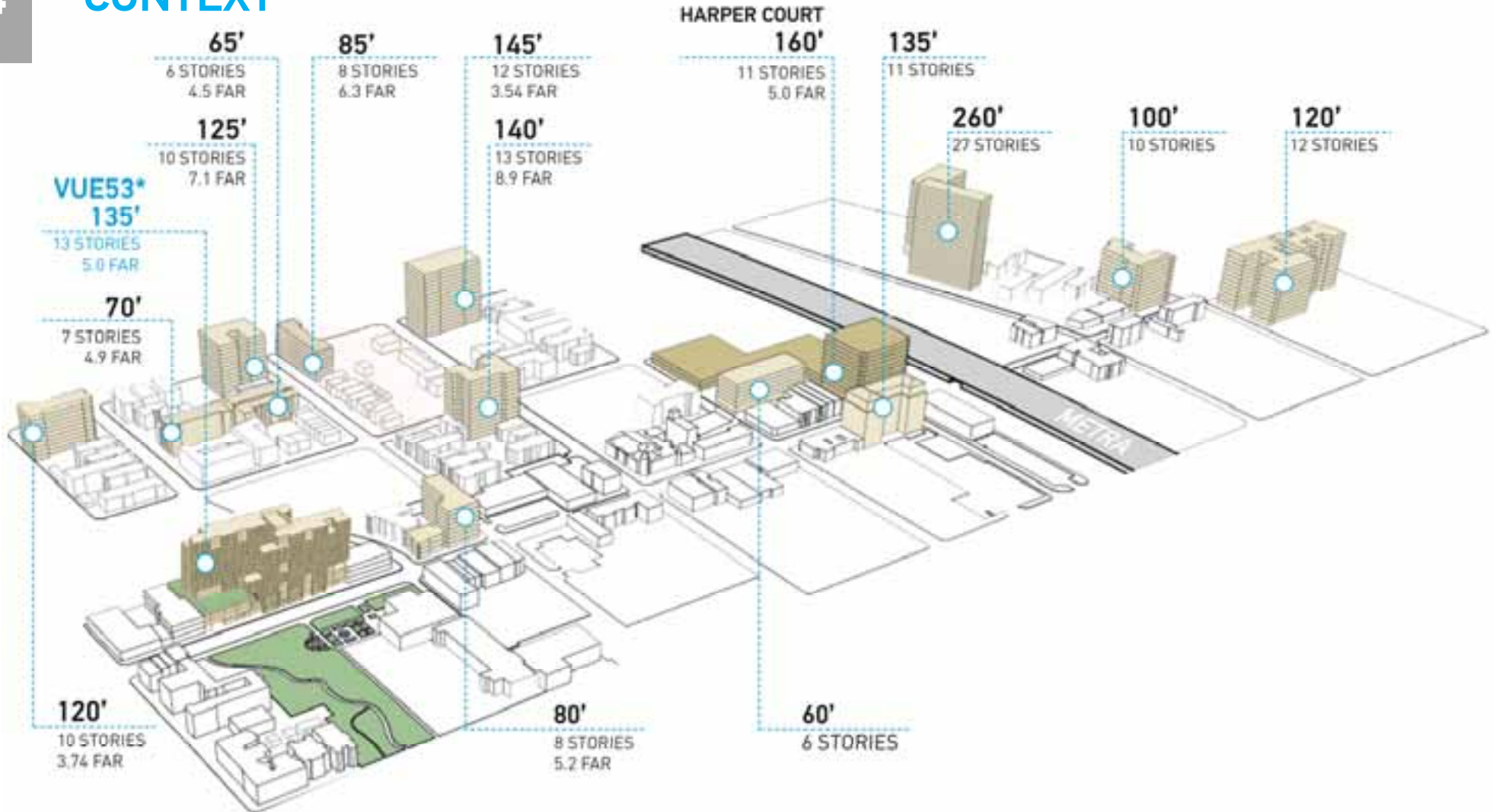


03

VIEW FROM PARK



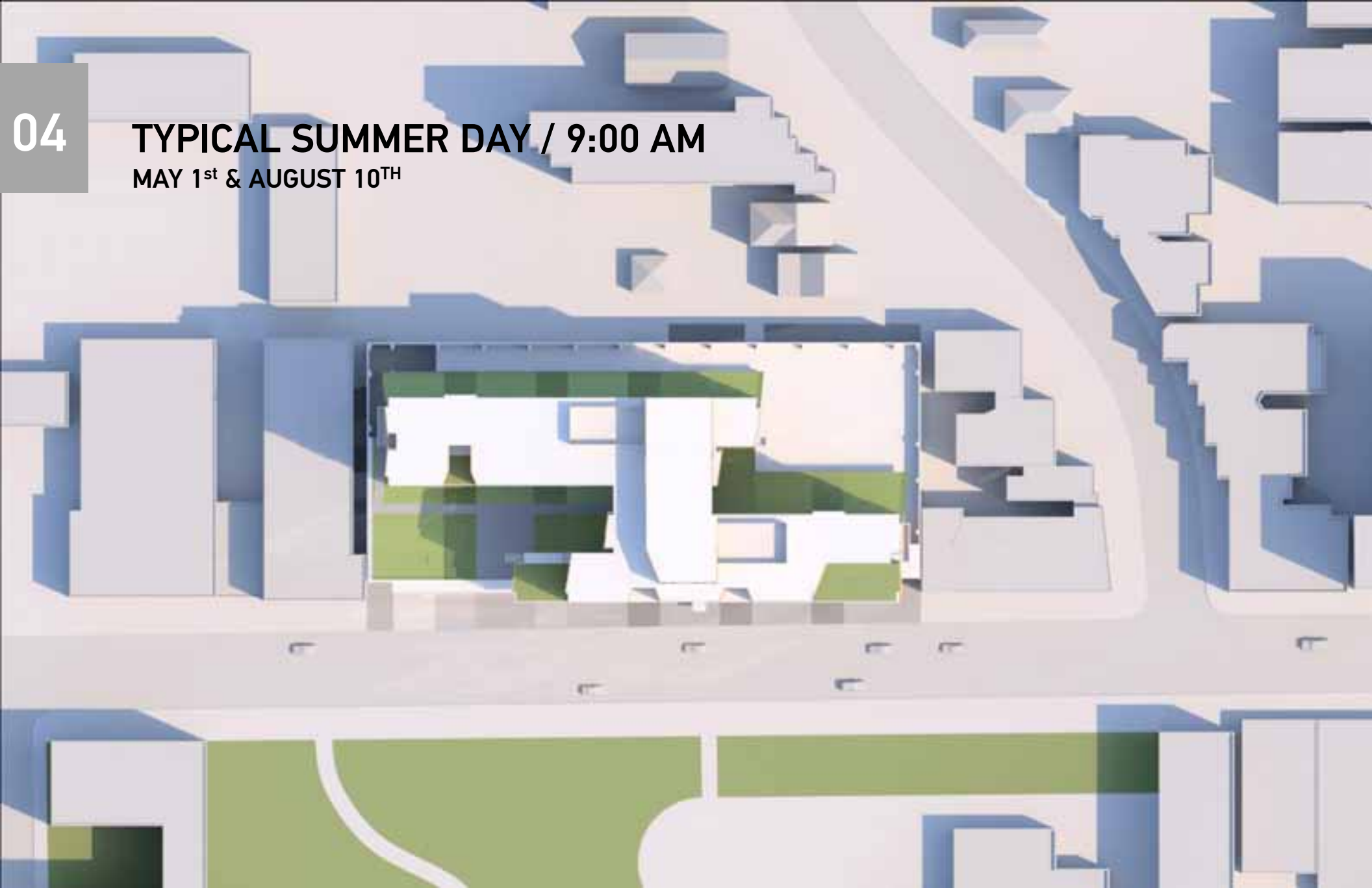
CONTEXT



* 135' to top of primary roof, 154' to top of mechanical penthouse

04

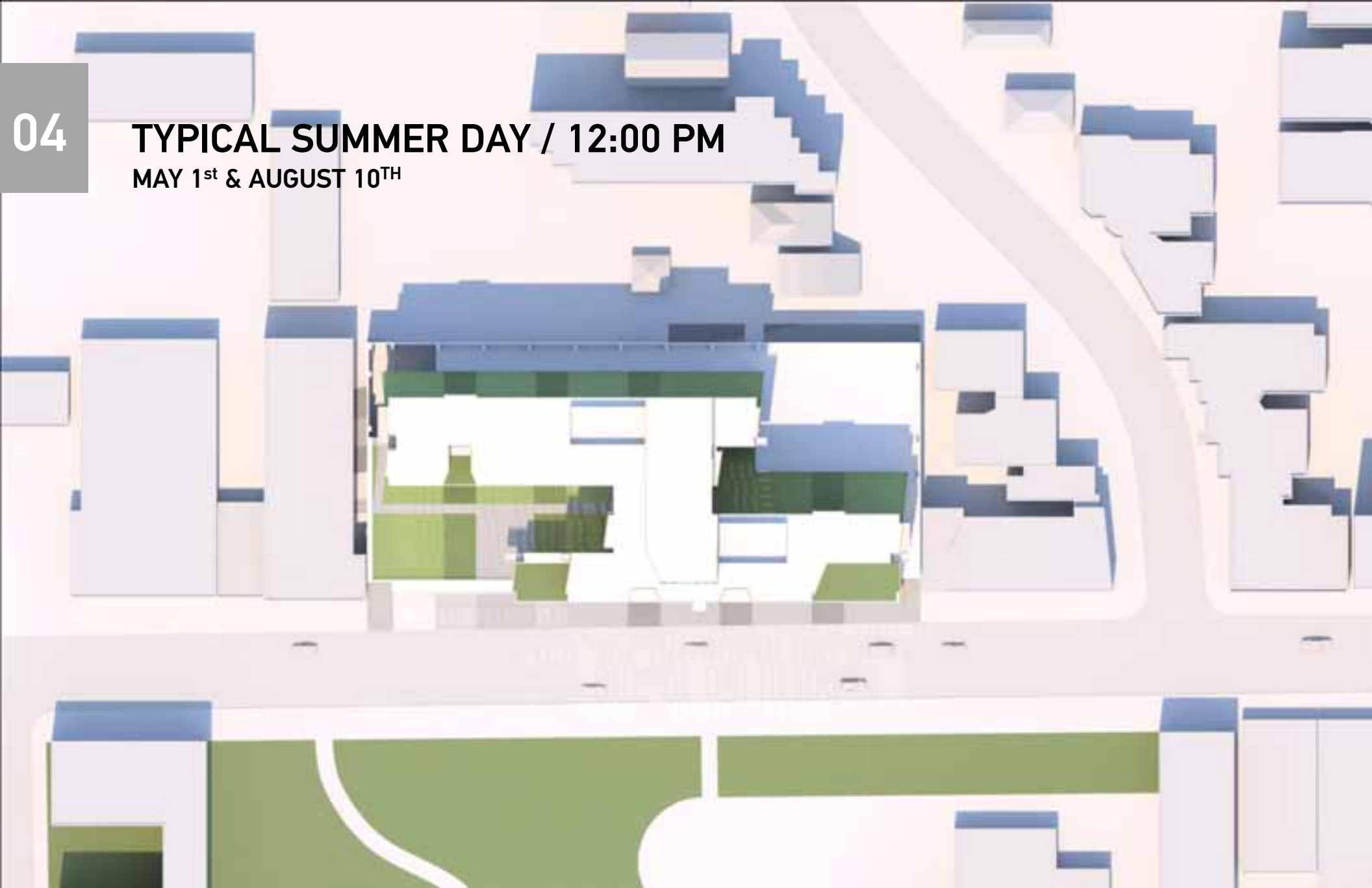
TYPICAL SUMMER DAY / 9:00 AM
MAY 1ST & AUGUST 10TH



04

TYPICAL SUMMER DAY / 12:00 PM

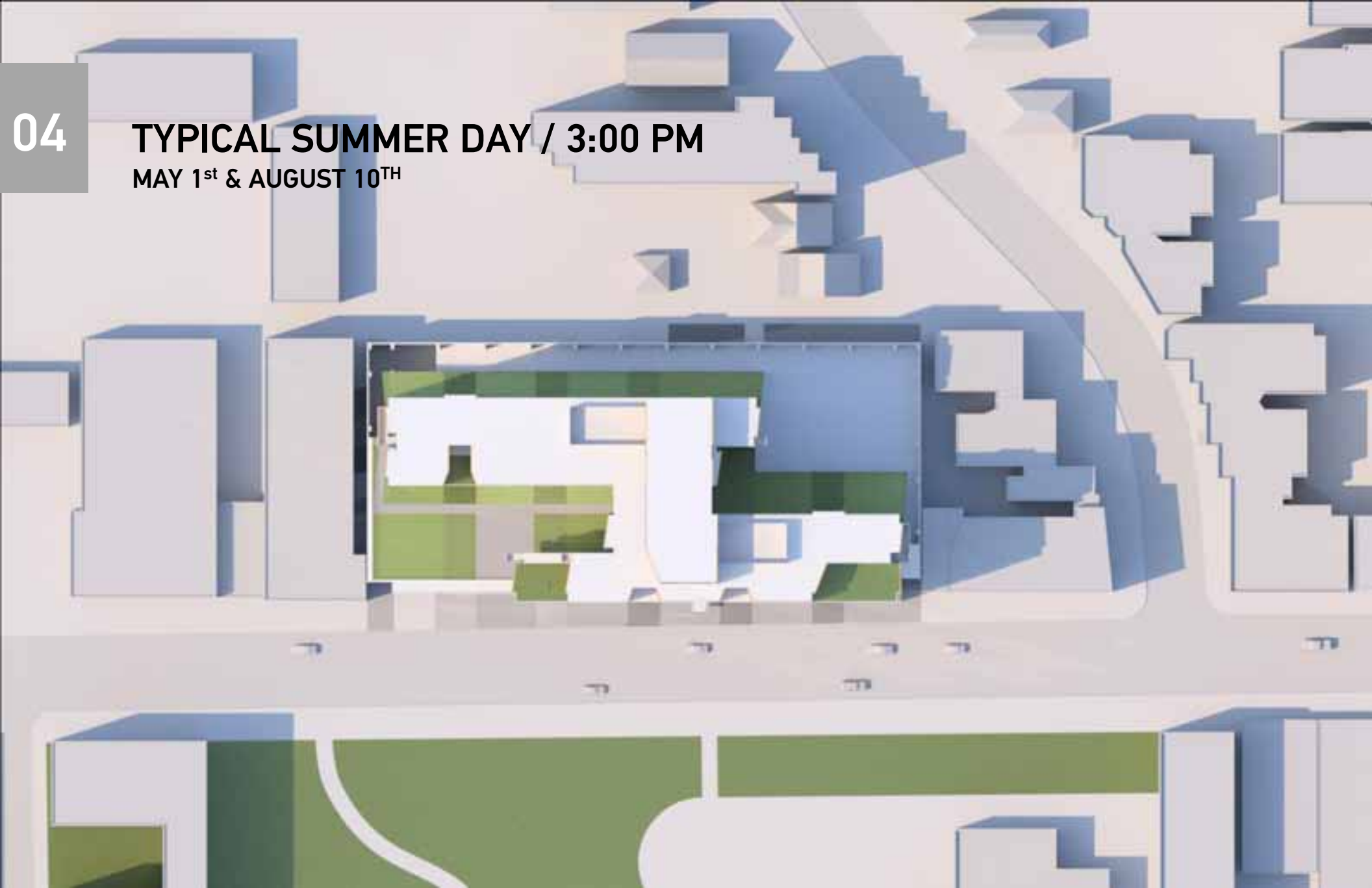
MAY 1ST & AUGUST 10TH



04

TYPICAL SUMMER DAY / 3:00 PM

MAY 1ST & AUGUST 10TH



04

SPRING & FALL EQUINOX / 9:00 AM
MARCH 20TH & SEPTEMBER 22ND



04

SPRING & FALL EQUINOX / 12:00 PM

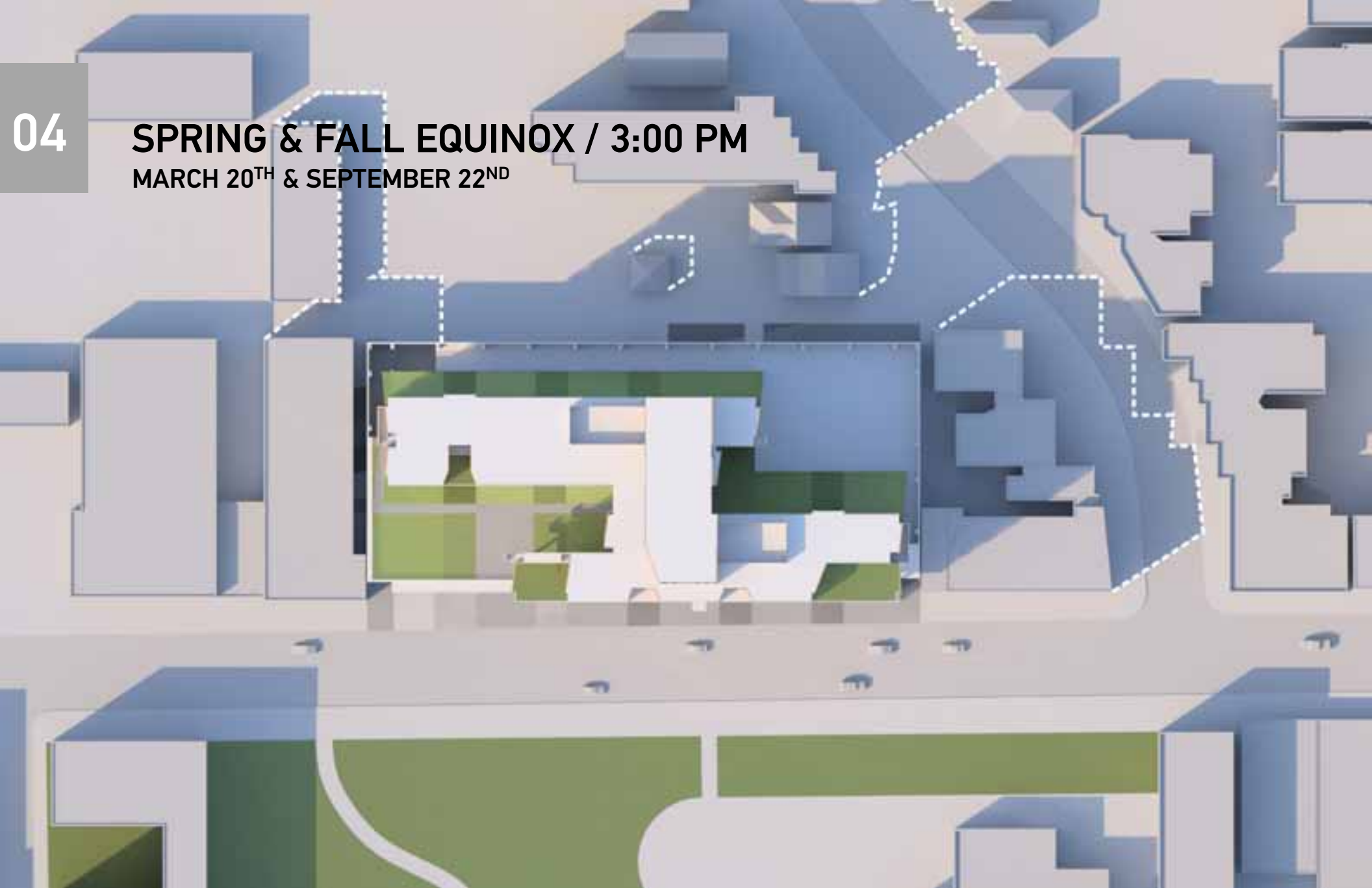
MARCH 20TH & SEPTEMBER 22ND



04

SPRING & FALL EQUINOX / 3:00 PM

MARCH 20TH & SEPTEMBER 22ND



TRANSIT-ORIENTED DEVELOPMENT

Two Metra Stations within 1/2 Mile

Multiple CTA Bus Stops Nearby

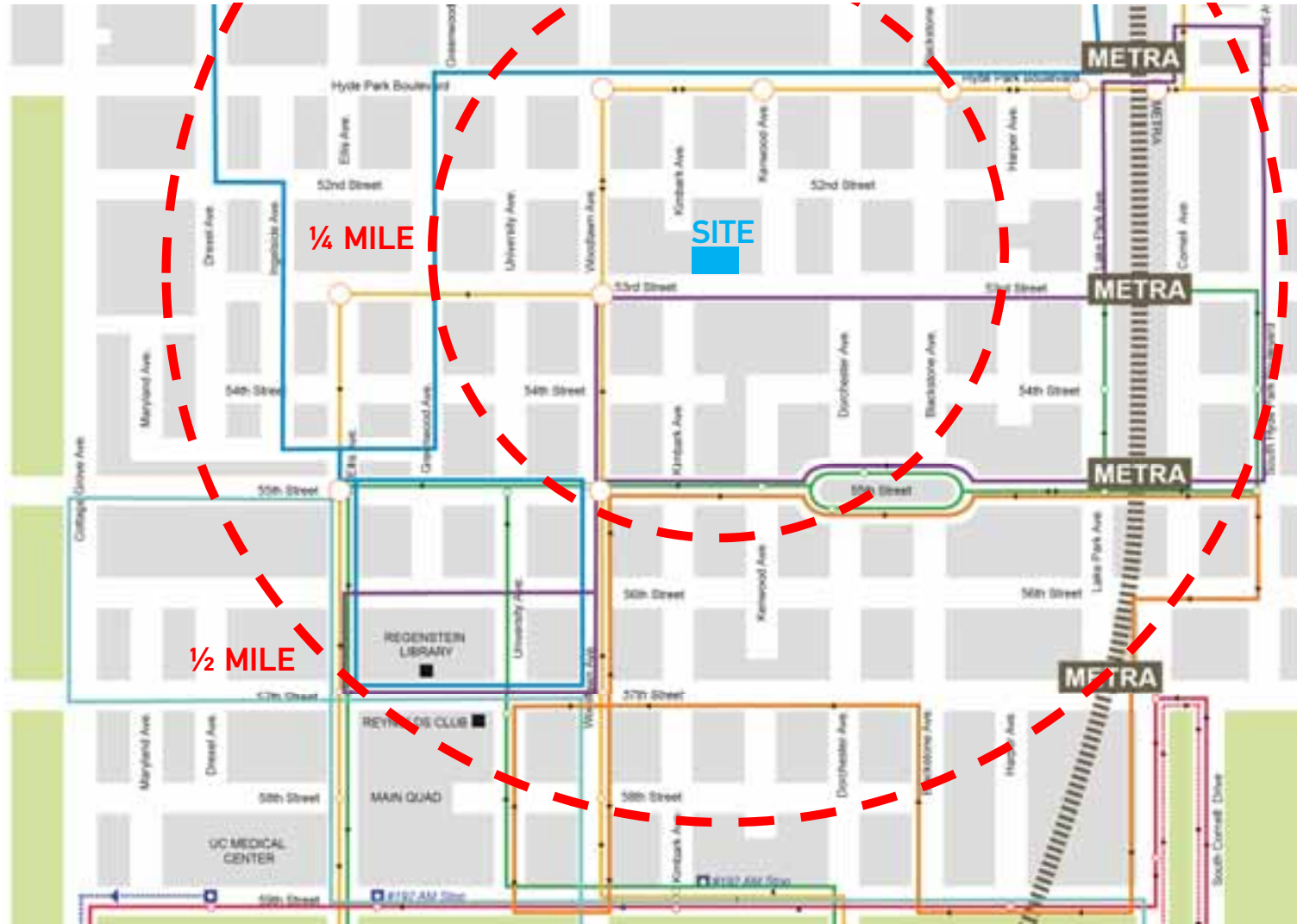
Multiple UofC Shuttle Stops Nearby



“TRANSIT-ORIENTED DEVELOPMENT IS OFTEN DESCRIBED AS HIGHER-DENSITY MIXED-USE DEVELOPMENT WITHIN WALKING DISTANCE – OR A HALF MILE – OF TRANSIT STATIONS.”

- The Center for Transit Oriented Development

DISTANCE TO PUBLIC TRANSIT



TRAFFIC GENERATION FOR Vue53

Vue53 will have Minimal Impact on Traffic on 53rd Street

Adjoining Streets will Continue at Satisfactory Levels of Service

	Weekday AM Peak (7:00 – 9:00 AM)			Weekday PM Peak (4:00 – 6:00 PM)		
	In	Out	Total	In	Out	Total
Existing Gas Station / Car Wash*	59	43	102	55	71	126
Projected Vue53	20	58	78	74	55	129
New Traffic Generation	-39	15	-24	19	-16	3

Traffic counts performed on Wednesday, January 23, 2013 by KLOA

PARKING

230 Parking Spaces (includes 2 employee spaces)

- Zoning Requires 200 Parking Spaces (15% Premium)

Will Utilize Car Sharing Services in Building

- I-Go, Zip Car and the like
- Each Shared vehicle takes 15 to 20 privately owned cars off the road

125 Bike Parking Spaces

Two Curb Cuts Removed on 53rd Street

Three to Four Street Parking Spaces Added





