

CHICAGO PLAN COMMISSION

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

THE 78 PD 1434 AMENDMENT
SOUTH LOOP/ 3RD WARD / ALD. DOWELL
RELATED MIDWEST
GENSLER
DLA PIPER

September 18, 2025

The 78 Project Summary

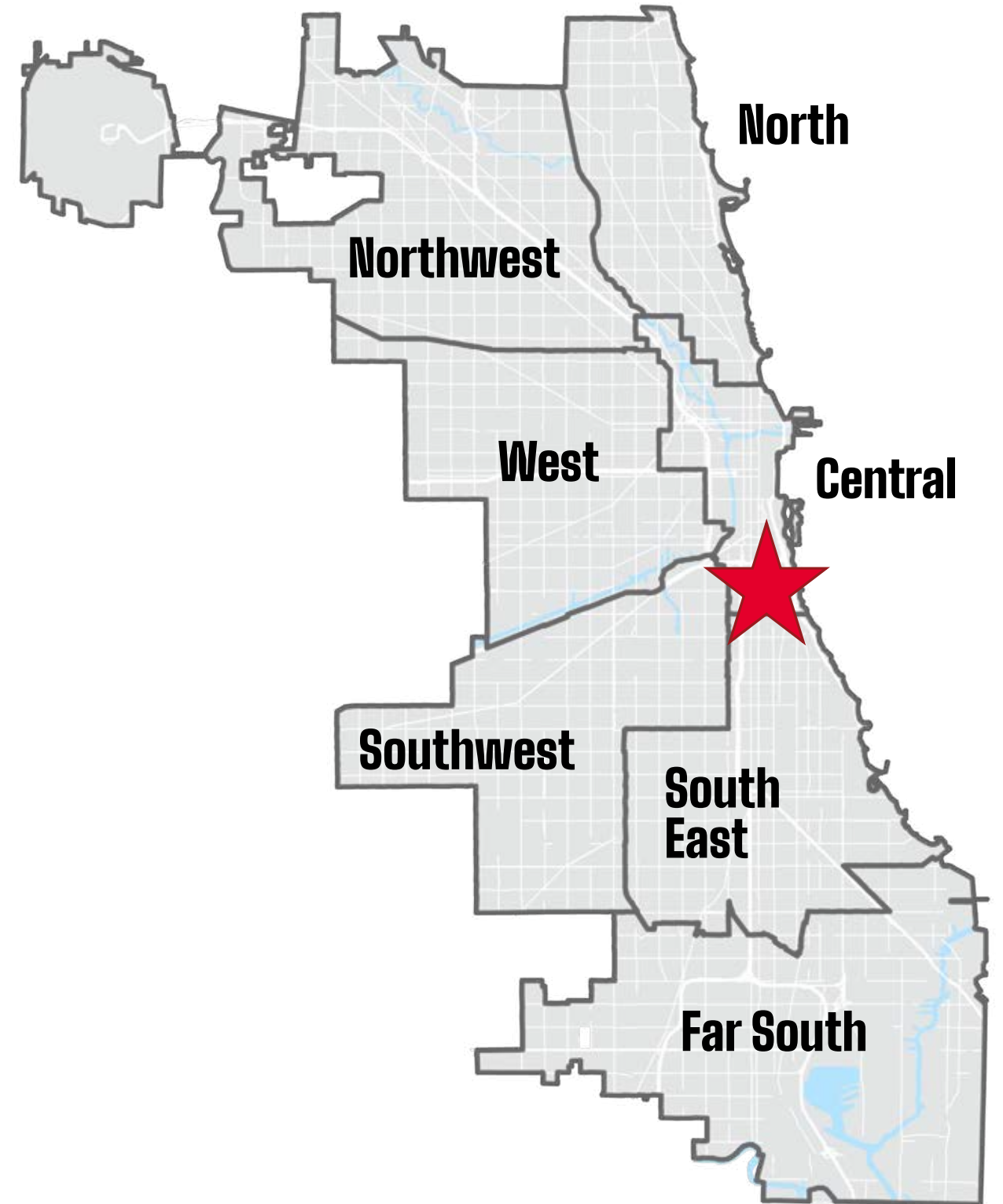
The applicant, Roosevelt/Clark Partners, LLC, has submitted an application for a proposed amendment to Planned Development 1434 at the property generally located at 101-213 West Roosevelt Road/ 1200-1558 South Clark Street, Chicago, Illinois

Community Area Snapshot

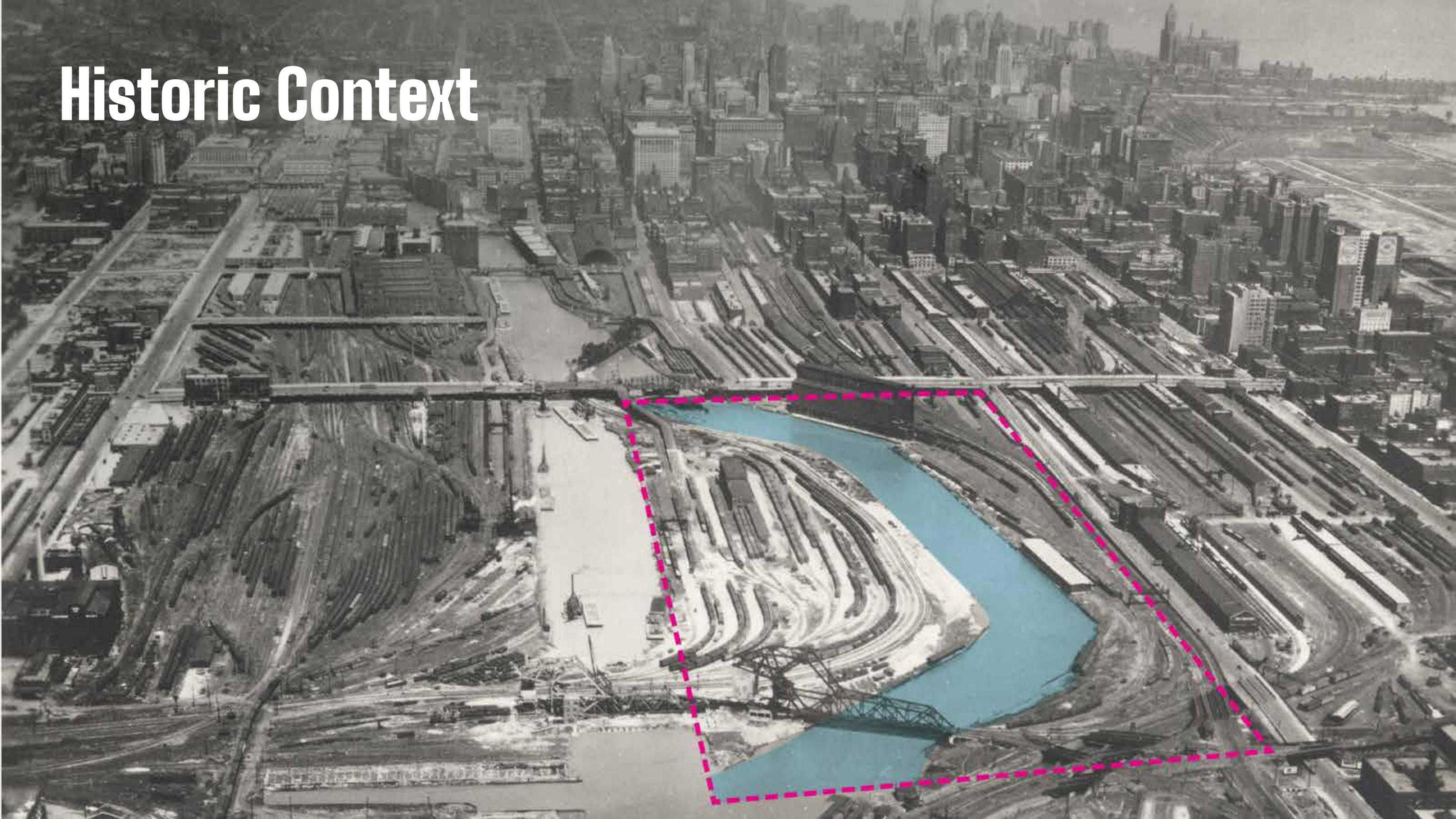
Near South Side Community Area Information

Demographics:

- 29,174 RESIDENTS
- 50% WHITE / 7% HISPANIC / 21% BLACK / 17% ASIAN / 4% OTHER
- MEDIAN HOUSEHOLD INCOME OF \$125,000
- MEDIAN AGE: 35.4
- LAND USE: 8.6% Multifamily Residential, 5.2% Single-Family Residential, 10.9% Open Space, 0.8% Mixed Use. 27.7% Commercial, 33.7% Transportation



Historic Context



Site Context Plan

CTA RAPID TRANSIT

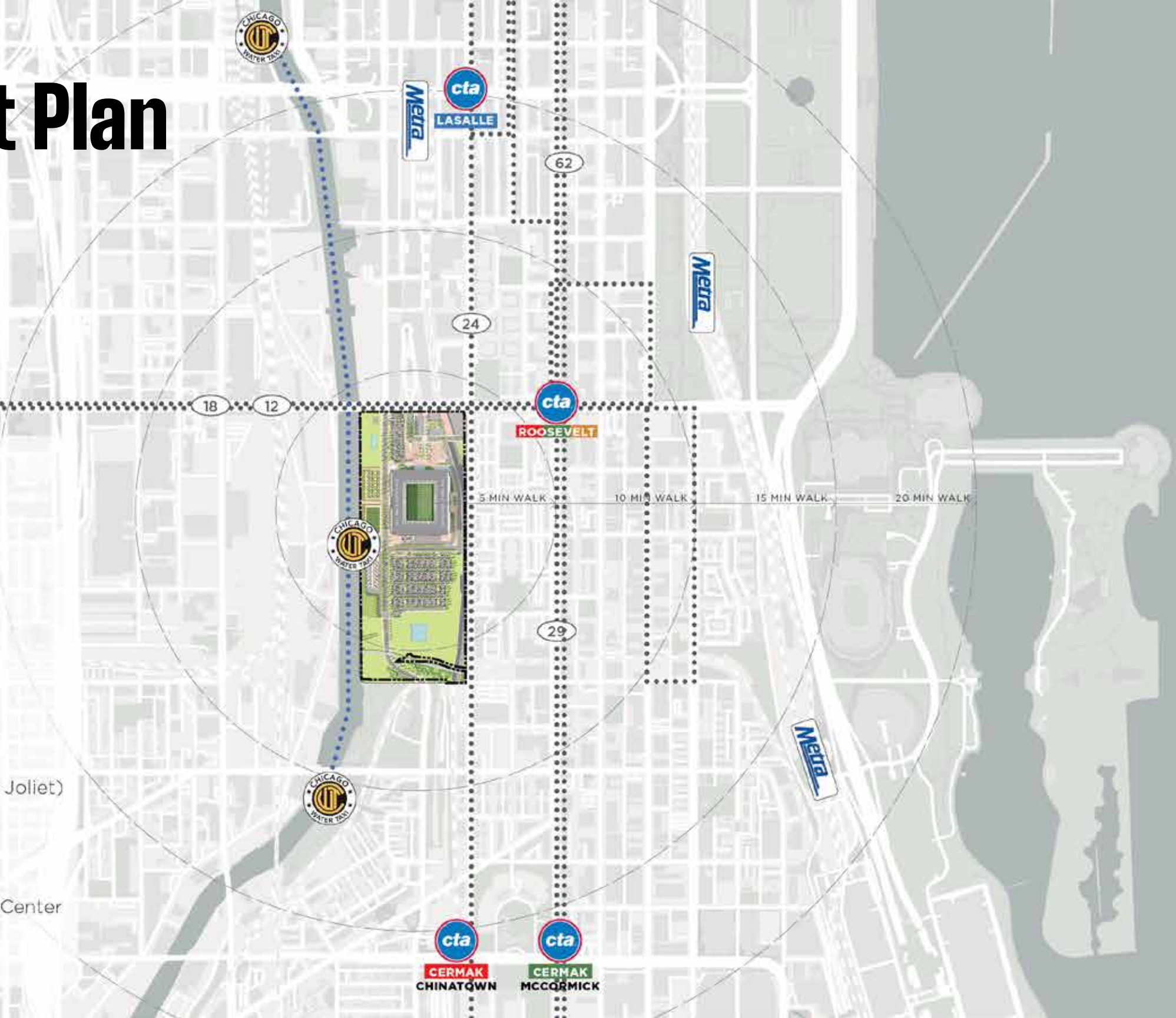
- Red Line
- Green Line
- Orange Line
- CTA Bus Routes
- Route 12 (Roosevelt)
- Route 18 (16th-18th)
- Route 29 (State)
- Route 62 (Archer)
- Route 24 (Wentworth)

METRA

- Rock Island (LaSalle Street Station to Joliet)
- Metra Electric (Millenium Station to University Park/Blue Island)

WATER TAXI

- Union Station/Ogilvie Transportation Center
- Michigan Avenue
- Chinatown



Aerial View From South West



Aerial View From North East



Existing Site Conditions



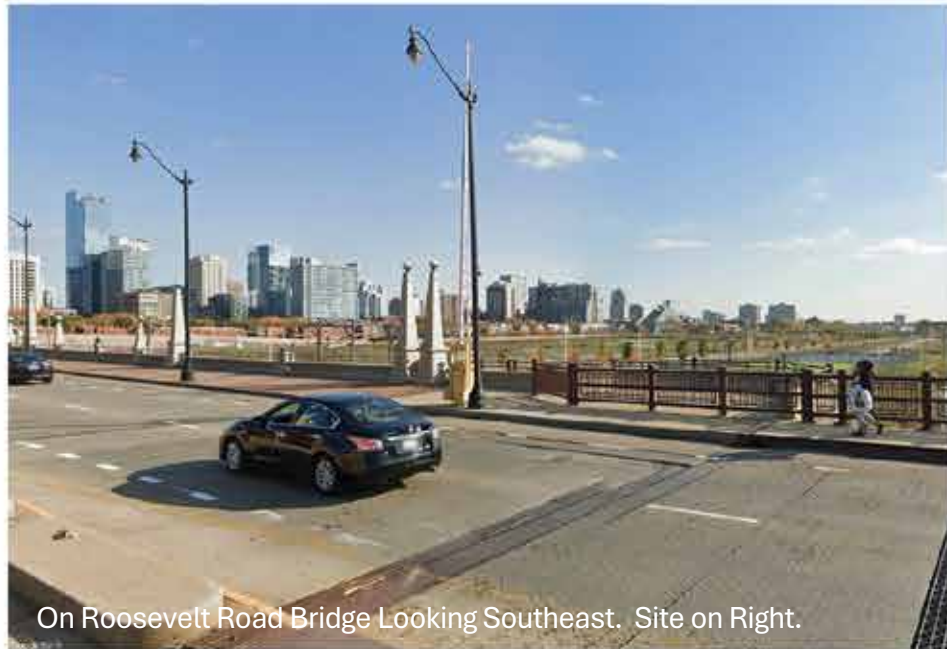
North Edge of Site on Wells Street.



On Clark Street Ramp Looking South, Metra Tracks on the Right.



Edge of the Chicago River, Looking South Site on Left



On Roosevelt Road Bridge Looking Southeast. Site on Right.



On Clark Street Looking South, with Wall at the Metra Tracks.

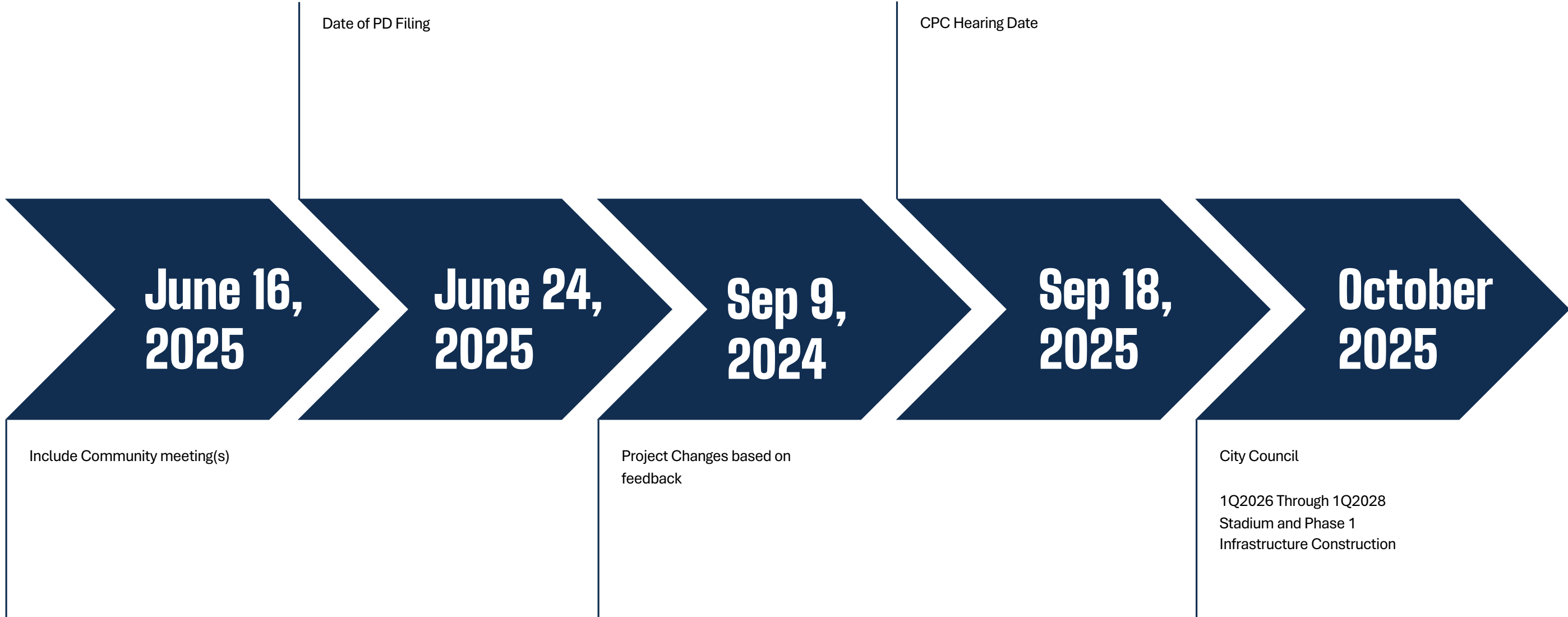


The Deteriorated Edge of the Chicago River at the Site

The Future of the 78



Project Timeline + Community Outreach



Community Outreach

COMMUNITY MEETINGS WITH KEY STAKEHOLDERS

- Planned Development Community Meeting – June 16th
- Near South Planning Board – July 1st & August 12th
- One Community Near South – July 29th
- South Loop Neighbors – August 12th
- Dearborn Tower – August 12th
- Dearborn Park II – August 18th
- Alderman Lee & Chinatown Leaders – August 21st
- Burnham Station – September 4th
- Planned Development Community Meeting II – September 9th

COMMUNITY FEEDBACK

- The community's reception to the Fire being the anchor to The 78 has been overwhelmingly positive
- The community requested more details regarding traffic, site connectivity, noise, safety, housing, and opportunities to engage. All of which will be addressed in a future community meeting and ongoing coordination with Alderman Dowell.

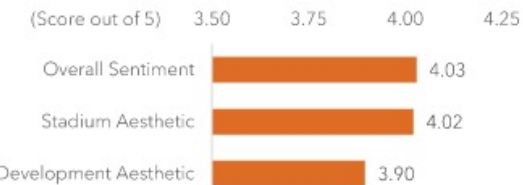
The 78 and Chicago Fire South Loop Neighbors survey results



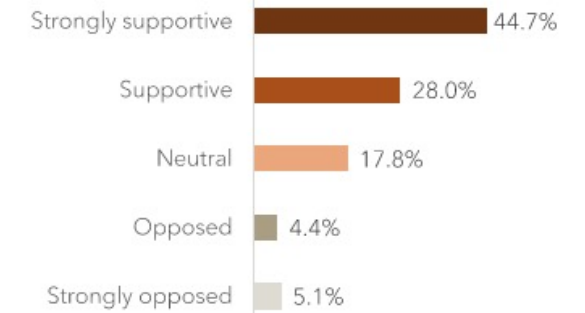
To gauge community sentiment regarding the proposed developments at The 78 and the Chicago Fire stadium, South Loop Neighbors conducted an online survey from **June 22 to August 8, 2025**. The survey generated in depth data and allowed additional comments. The key findings are summarized below.

Summary

- **653** total responses
- **301** write in comments
- **74%** were homeowners



Overall Sentiment



Concerns to be Addressed

Rank	Concerns	% of Respondents Selecting Concern
1	Traffic congestion during events	61.1%
2	Need to improve public transportation	53.3%
3	Better pedestrian connectivity to nearby neighborhoods	48.9%

Project Impact

Riverfront: Half mile of improved public riverfront with ample space for leisure

Open Space: Over 6 acres of public open spaces for the community to enjoy

Transit: New roadway, bikeway, waterway, and pedestrian connections

Activations: Year-round community activations around the stadium

Meanwhile Uses: Bridge Sports Chicago, a 5-acre sports park

Affordable Housing: 20% affordable housing created

Previously made \$10m affordable housing payment to the city

Jobs & Careers: Thousands of jobs created; community hiring to benefit local residents

Master Plan



Character Districts

Fireline District

Anticipation

Discovery

The Stadium

DHIO SEED

The Courtyards

Recreation

Respite

The Wilds

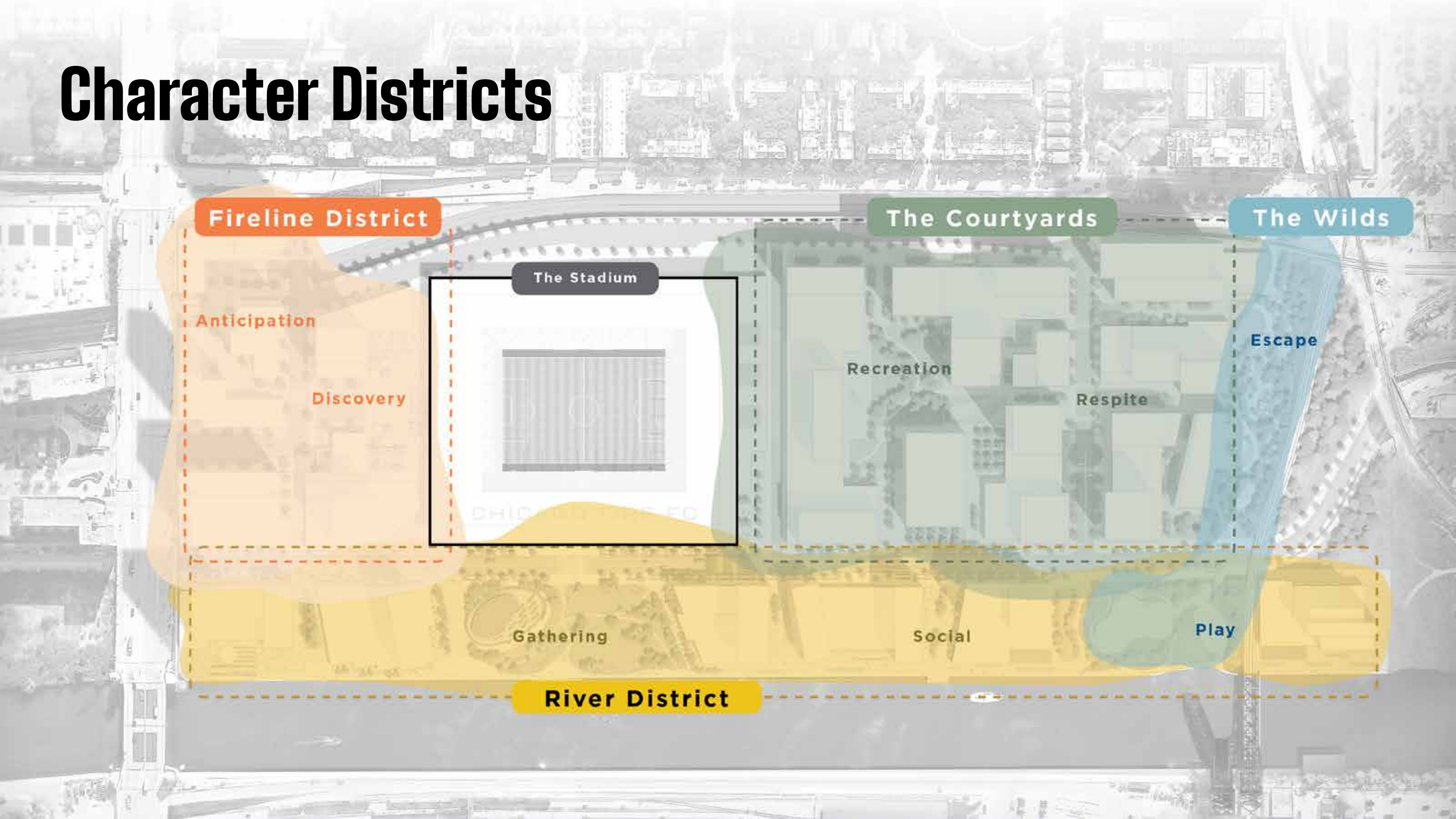
Escape

Gathering

Social

Play

River District





Fireline District



River District

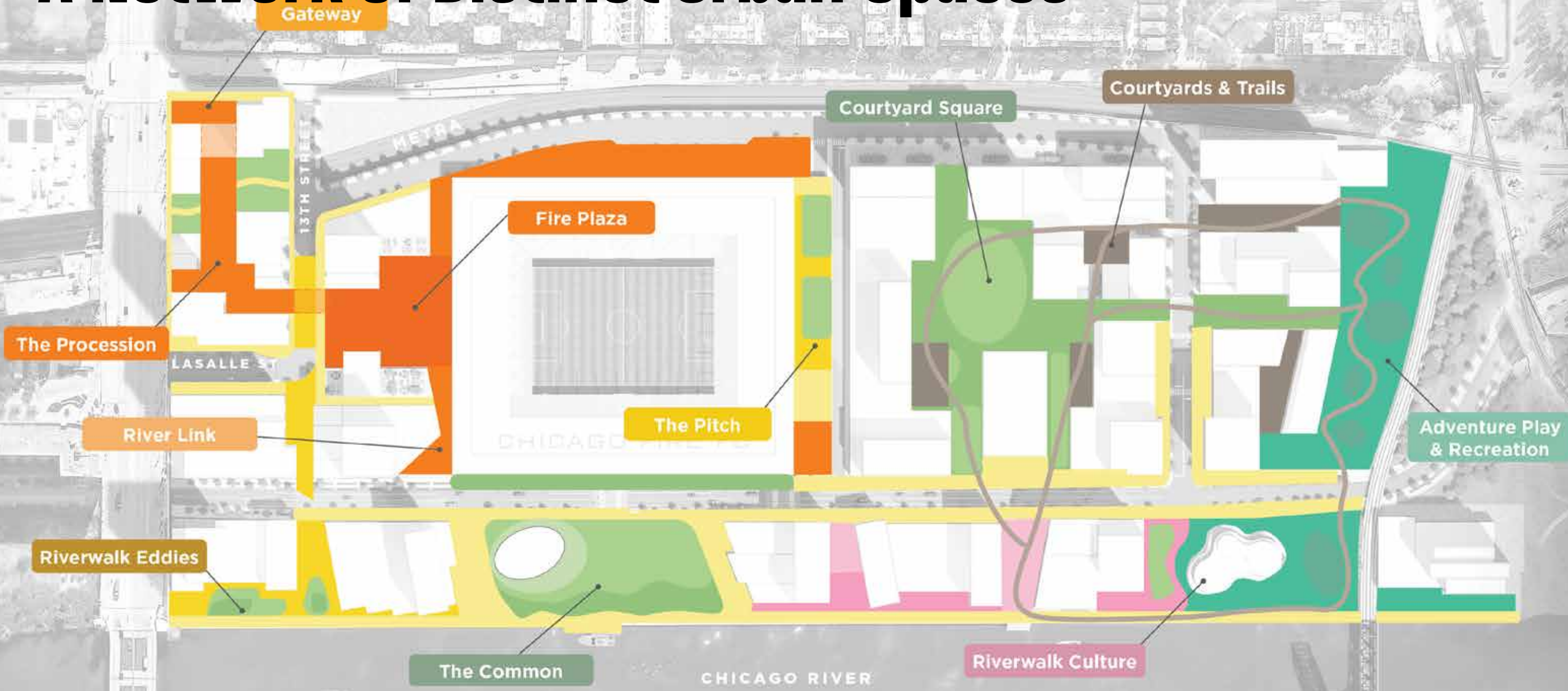


The Courtyards



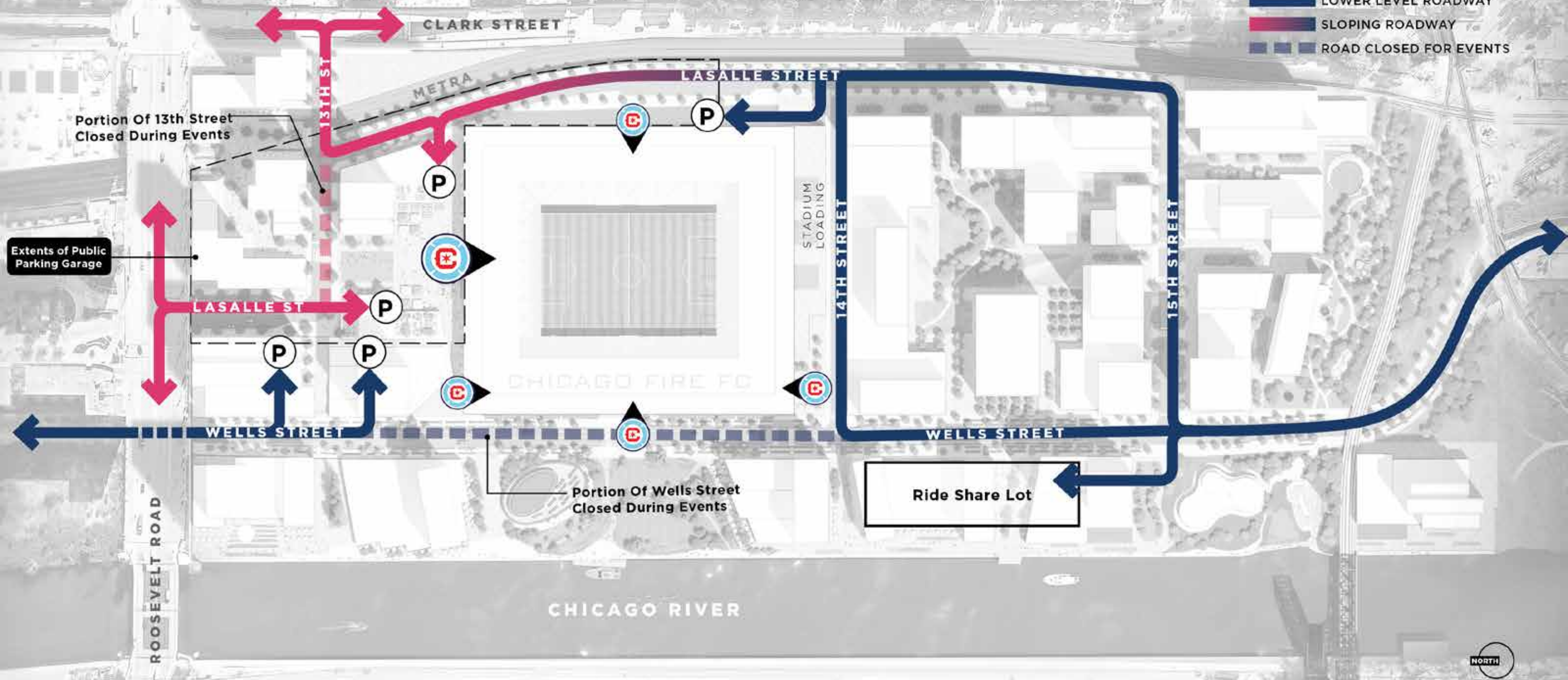
The Wilds

A Network of Distinct Urban Spaces

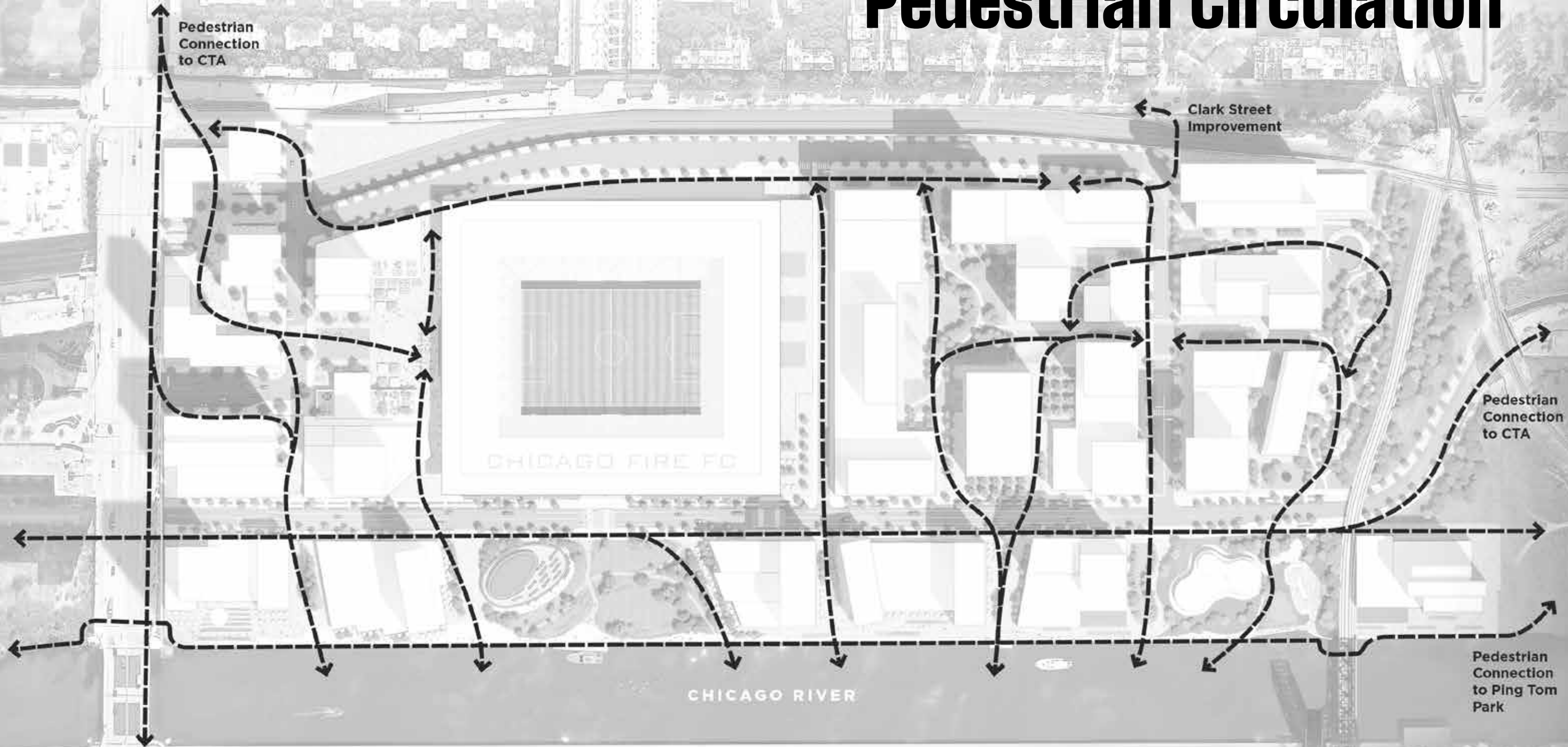


Site Circulation and Access

- UPPER LEVEL ROADWAY
- LOWER LEVEL ROADWAY
- SLOPING ROADWAY
- ROAD CLOSED FOR EVENTS



Pedestrian Circulation

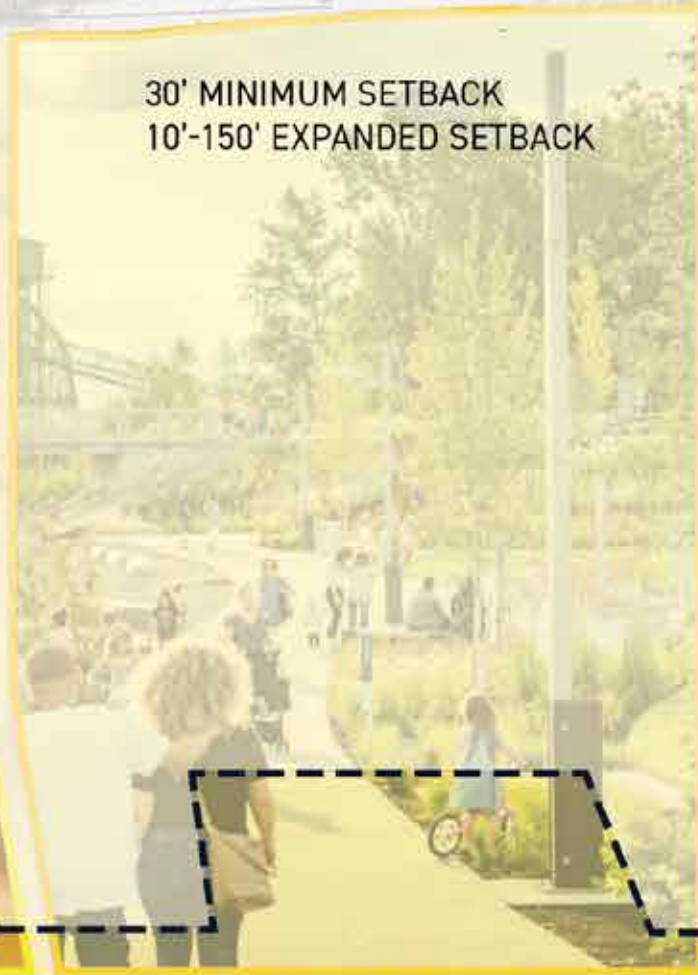


Setbacks and Riverfront

ZONE A
"THE FIRE"



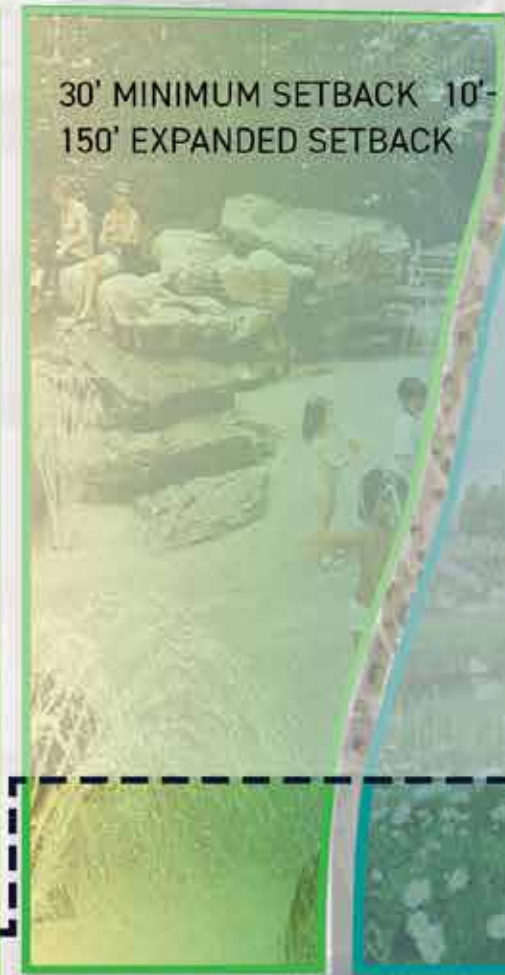
ZONE B
"THE PITCH"



ZONE C
"THE COURTYARDS"



ZONE D
"THE WILDS"



ZONE E
"THE CONNECTOR"



URBAN

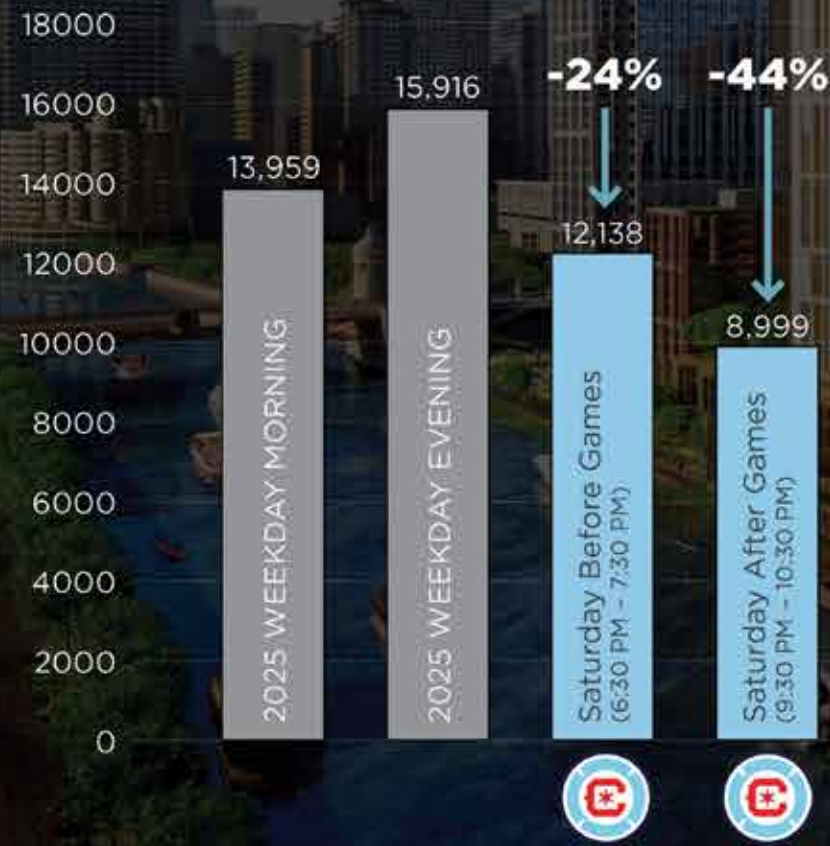
NATURAL

ST. CHARLES
AIR LINE BRIDGE

Riverfront Character



Traffic Study Conclusions



Saturday Traffic Will Be Lighter Than Weekday Rush

BEFORE GAMES:
Traffic will be about 20% lighter than weekday rush hour.

AFTER GAMES:
Traffic will be about 40% lighter than weekday rush hour.

Lots of Ways to Get There Without Driving

CLOSE TO PUBLIC TRANSPORTATION:
3 CTA Train Lines (the "L")
4 Bus Routes
2 Metra Train Lines

Safe sidewalks and paths connect to transit.

Protected bike lanes nearby.

A Plan Is in Place For Game Days

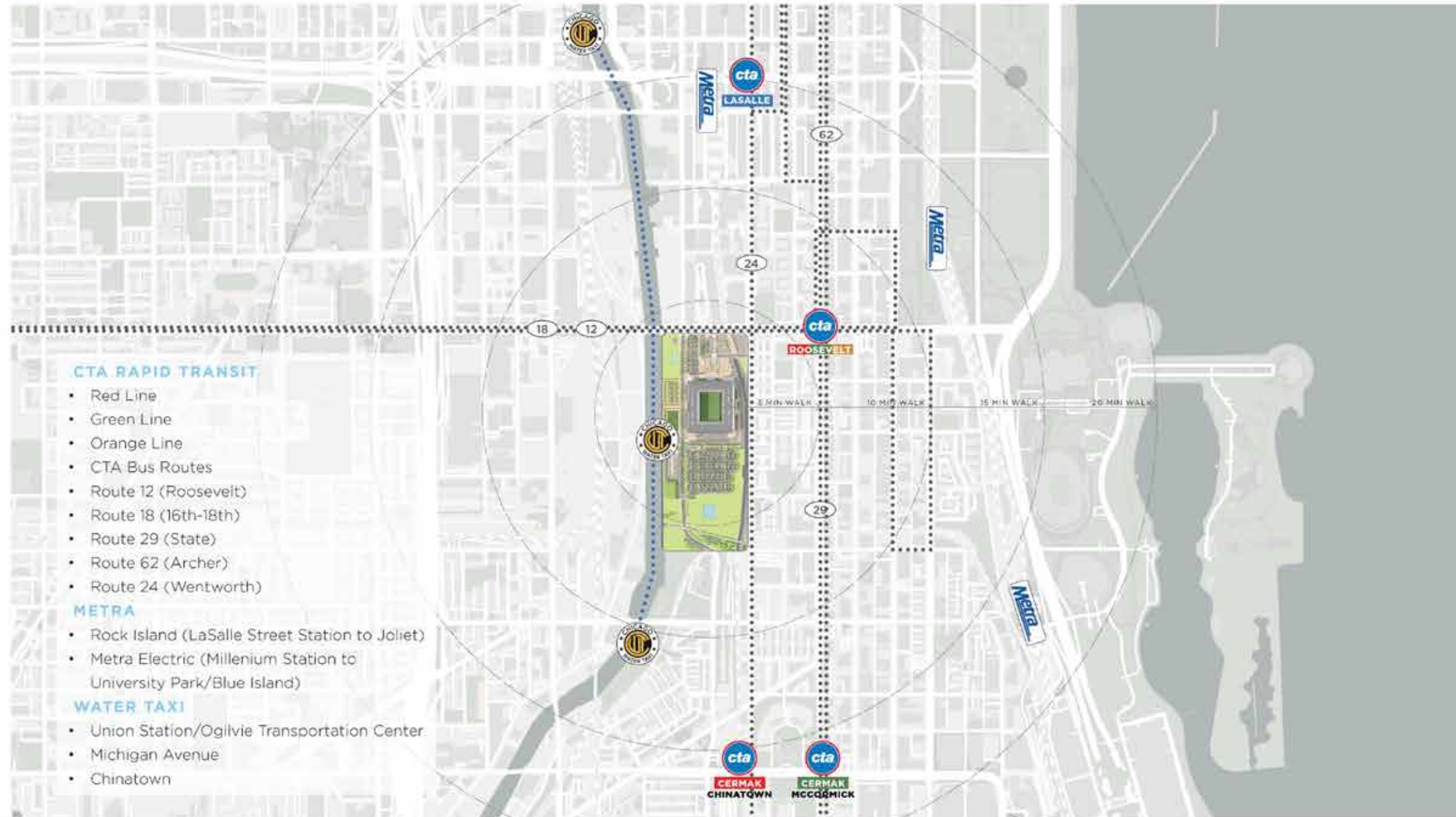
Working with CDOT to improve streets and access routes.

Special game day traffic plan with city and emergency teams to keep travel easier and safer.

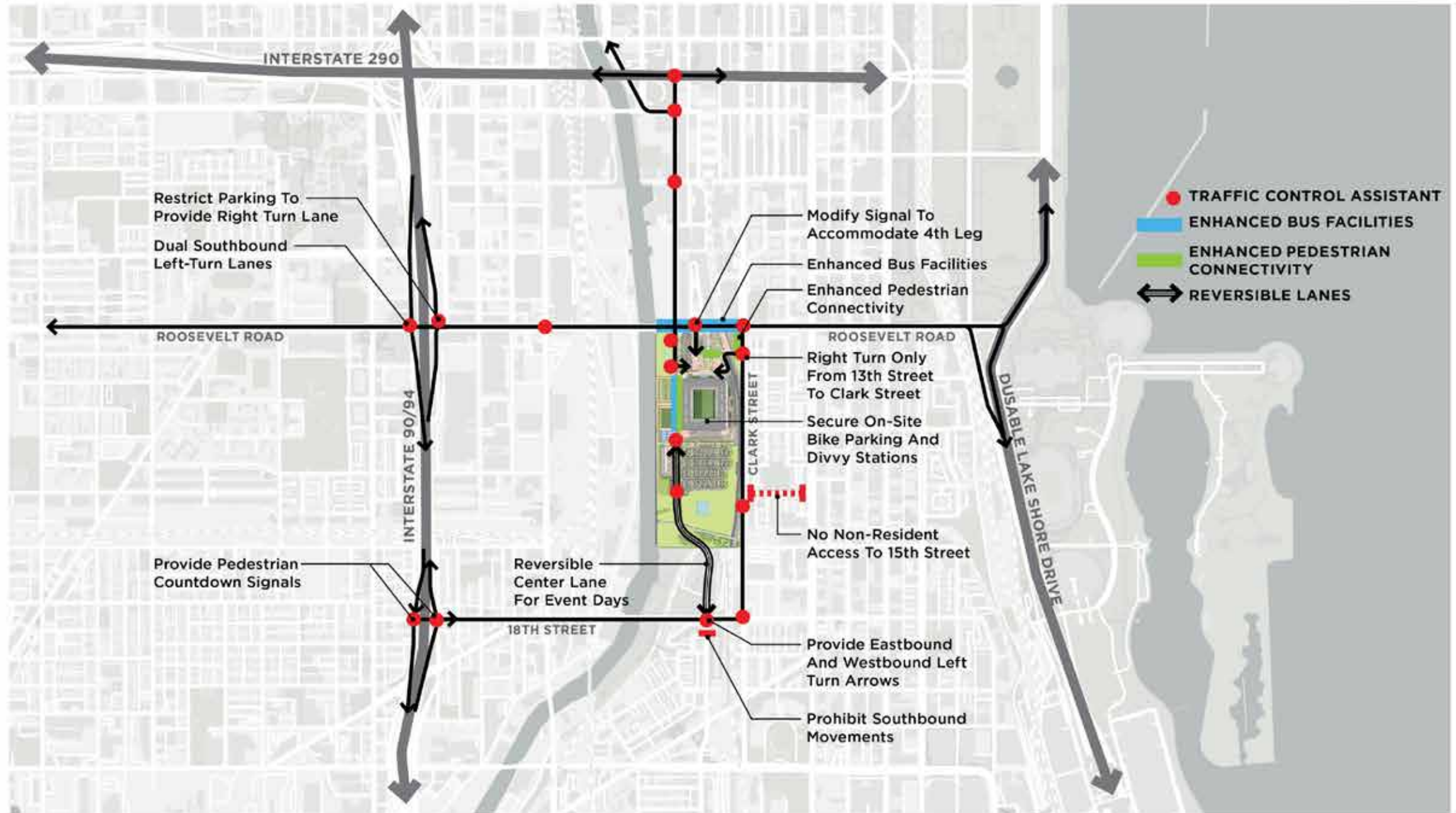
Area of Traffic Study



Public Transportation



Game Day Traffic Management Plan



Game Day Highway Access and Management



Phase 1 Community Amenities

- 1420 Feet of Accessible Public Riverfront
- 1.5 Miles of Public Bike Paths
- 3 Acres of Multi-Use Field, Soccer Pitch, and Pickleball Courts
- Accessible Routes from Roosevelt Level Down to the Riverfront Level
- New Water Taxi Stop
- Divvy Stations
- Public Parking
- Neighborhood Event Programming
- Improvements to Roosevelt Road and Clark Street

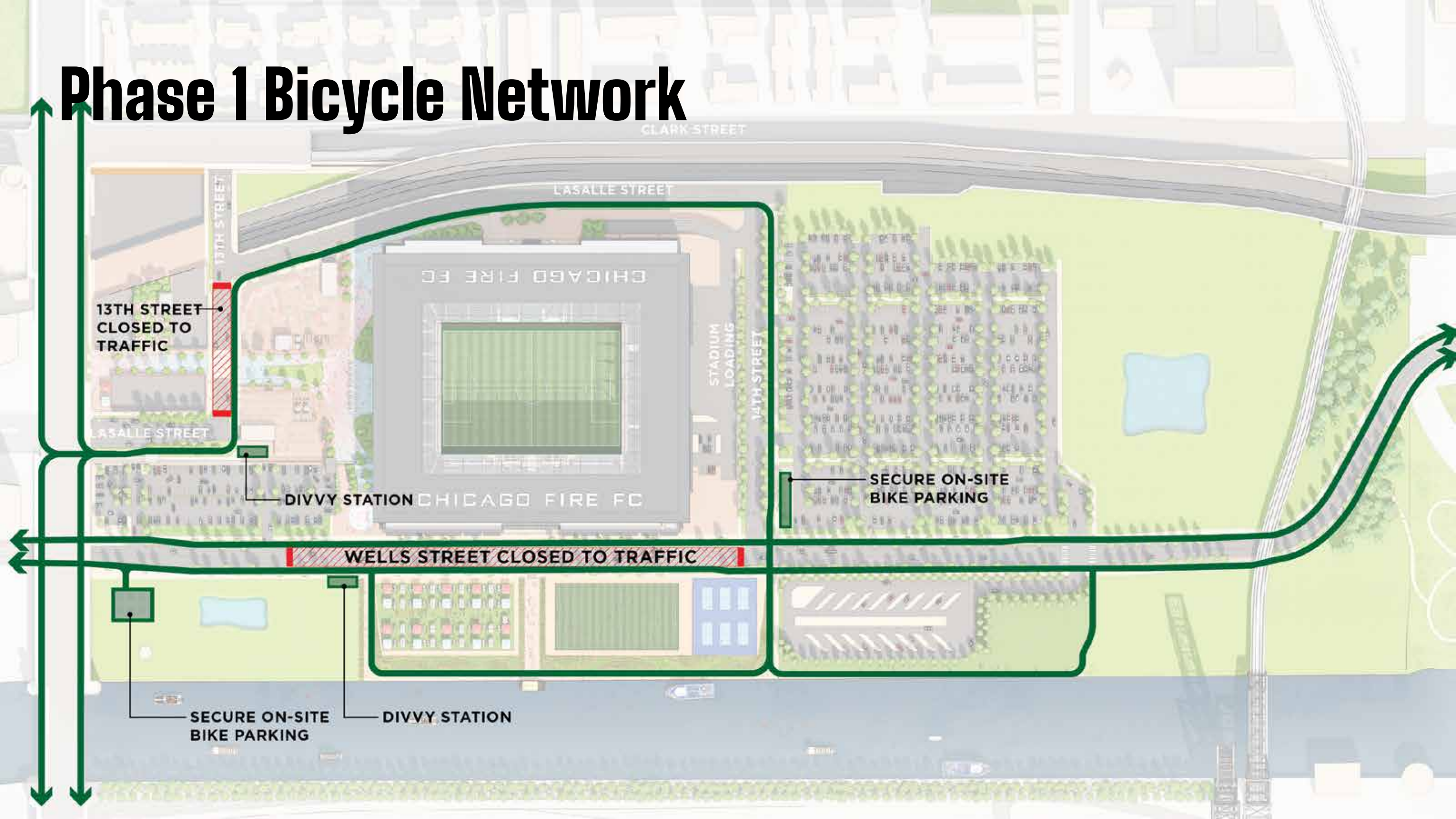
Phase 1 Development



Phase 1 Pedestrian Network



Phase 1 Bicycle Network



CLARK STREET

LASALLE STREET

13TH STREET

13TH STREET
CLOSED TO
TRAFFIC

LASALLE STREET

DIVVY STATION CHICAGO FIRE FC

WELLS STREET CLOSED TO TRAFFIC

STADIUM
LOADING

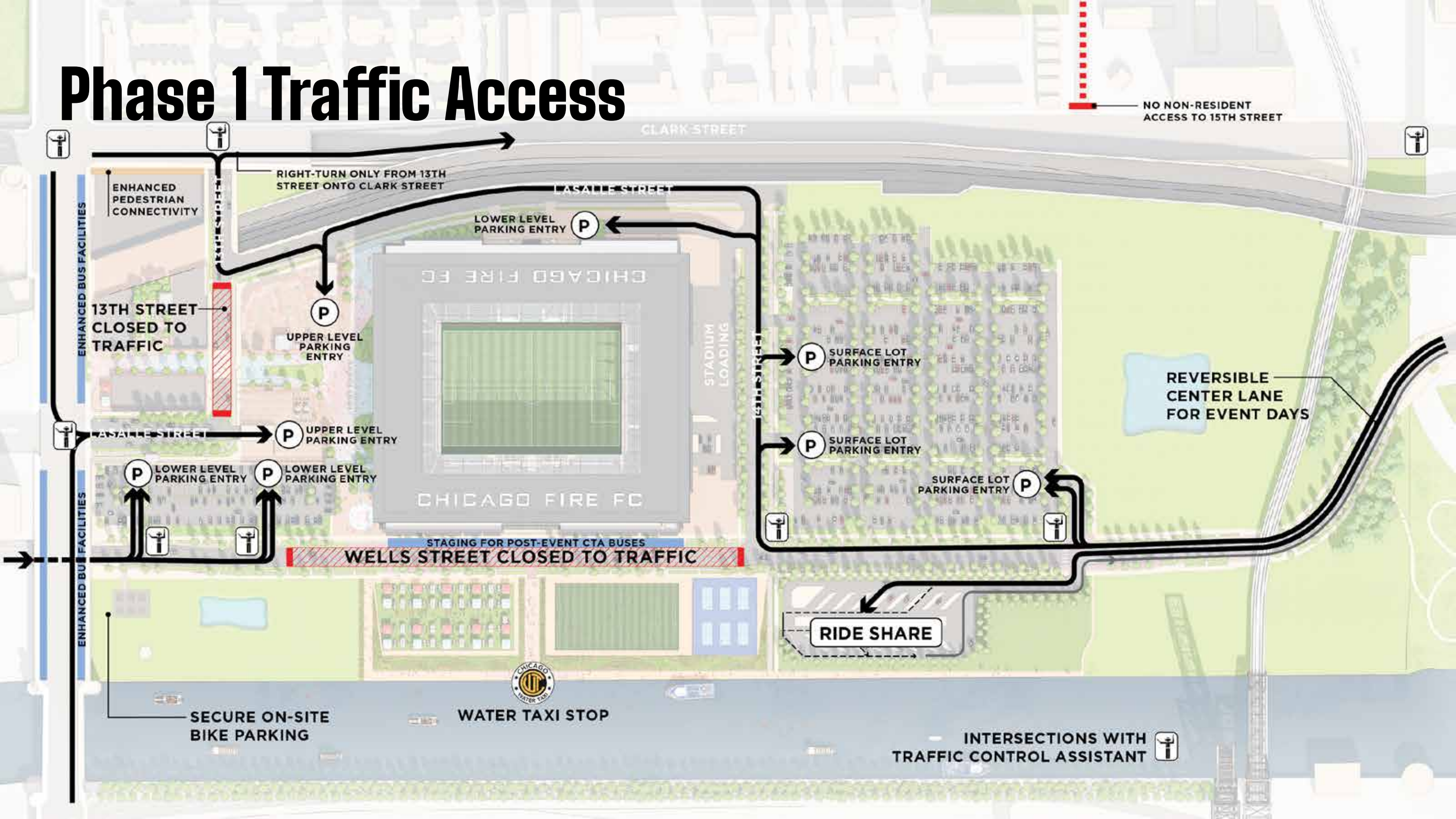
14TH STREET

SECURE ON-SITE
BIKE PARKING

SECURE ON-SITE
BIKE PARKING

DIVVY STATION

Phase 1 Traffic Access



Phase 1 Fire Community Plaza



Phase 1 Fire Community Plaza

CHICAGO FIRE FC

FIRE UP
CHICAGO FIRE FC

FIRE UP

TACO



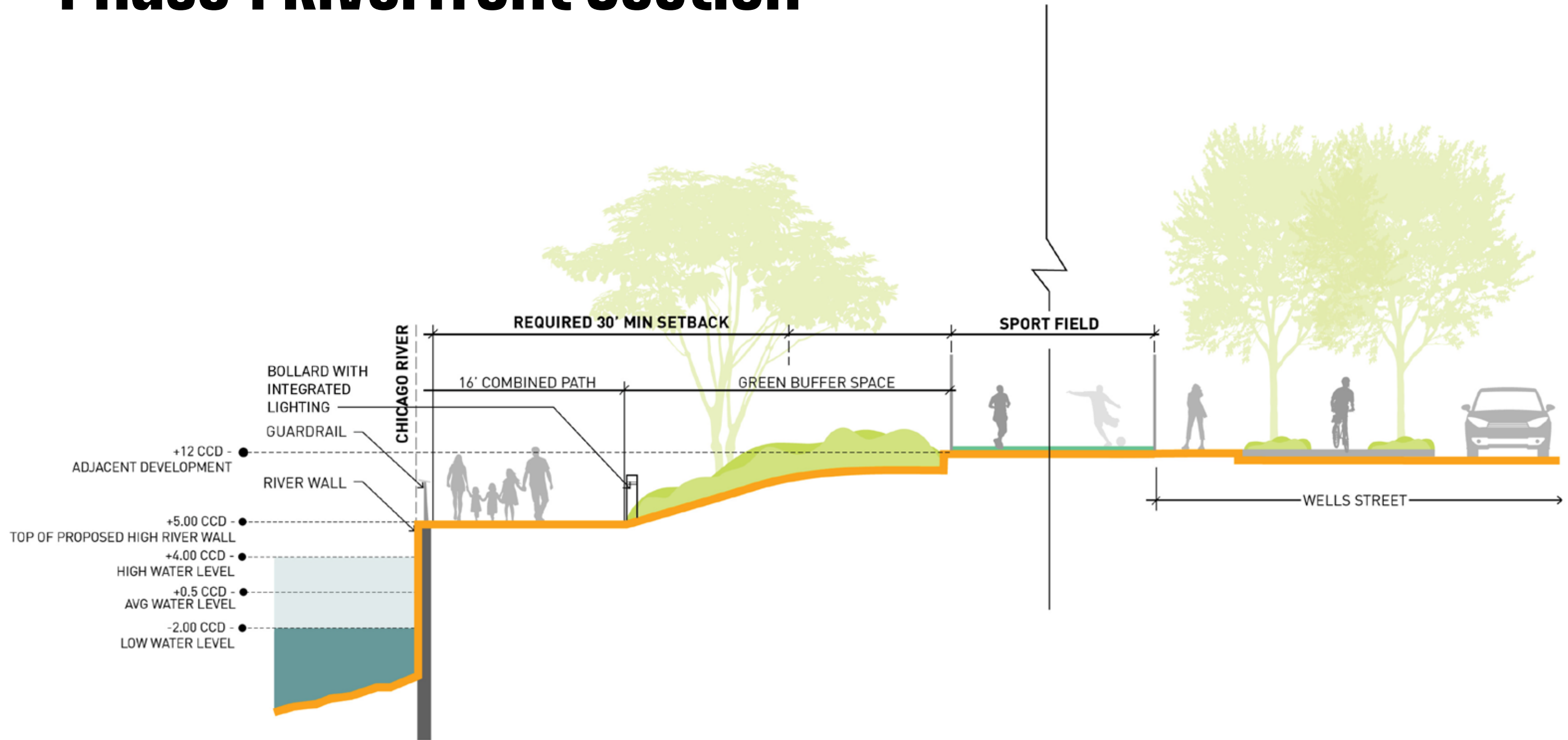
Phase 1 Wells St Access



Phase 1 Riverfront



Phase 1 Riverfront Section



Phase 1 Stadium Elevations



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

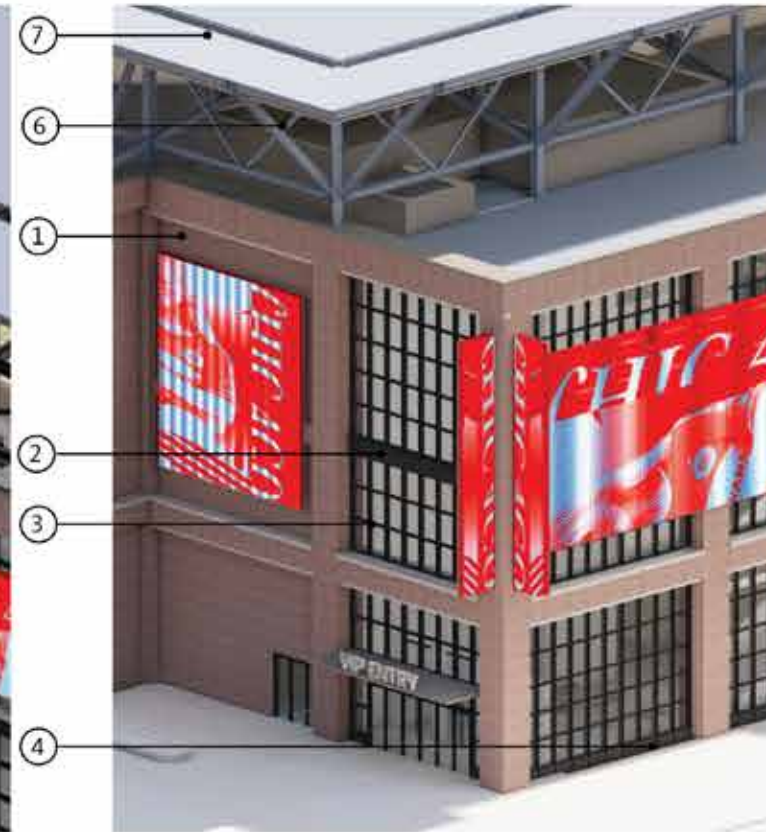
Phase 1 Stadium Façade Materials

Building Materials

- ① Brick Masonry
- ② Decorative Steel Channel w/
High Performance Paint
- ③ Curtain Wall System
- ④ Metal Spandrel Panel
- ⑤ Steel Entry Gate
- ⑥ Steel Canopy Truss Structure
- ⑦ PVC Canopy
- ⑨ Burnished Block



NORTH FACADE



NORTHWEST FACADE



SOUTH EAST FACADE

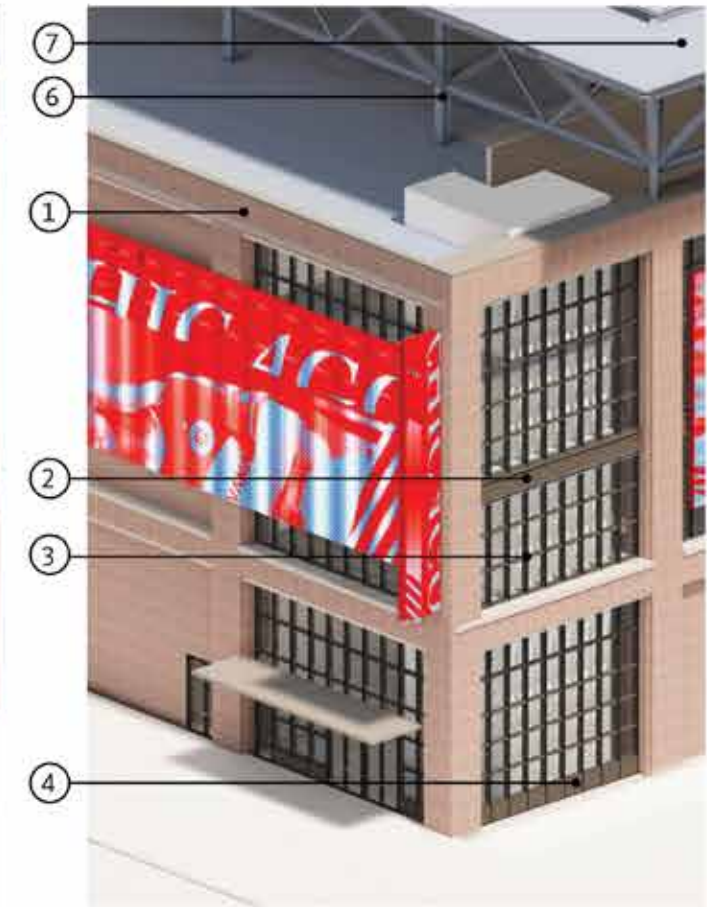
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- ⑦ PVC Canopy
- ⑧ Metal Panel System



WEST ELEVATION



SOUTHWEST ELEVATION

Sustainable Development Policy – Phase 1, Stadium

The Project (Phase 1 Stadium) will achieve 100 Points under the 2024 Chicago Sustainable Development Policy.

The anticipated path to compliance is as follows:

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification	
A. Bird Protection					
A.1	Bird Protection (Basic)	20	Y	Y	
A.2	Bird Protection (Enhanced)	30	Y	Y	30 Points
B. Energy					
B.1	Exceed Current Energy Transformation Code (5%)	20	Y	N	
B.2	Exceed Current Energy Transformation Code (10%)	30	Y	N	30 Points
B.3	Rooftop Solar-Ready Construction*	5	Y	Y	
B.4	On-site Renewable Energy Provision of 5-10%*	10	Y	Y	
B.5	On-site Renewable Energy Provision of 10-20%*	20	Y	Y	
B.6	On-site Renewable Energy Provision of > 20%*	30	Y	Y	
B.7	Building Electrification	30	Y	N	
B.8	Maximum 40% Glass	10	Y	N	
B.9	Meet ComEd New Construction Best Practice Requirements	20	Y	N	
C. Landscape and Green Infrastructure					
C.1	Green Roof Coverage (>50%)	10	Y	Y	
C.2	Green Roof Coverage (100%)	20	Y	Y	
C.3	Productive Landscapes	5	Y	Y	
C.4	Native Landscapes	5	Y	Y	
C.5	Tree Health	5	Y	Y	
C.6	Industrial Landscaped Buffer*	10	Y	Y	
C.7	Non-toxic Pavement Sealants	5	Y	Y	5 Points
C.8	Naturalize River Edges	10	Y	Y	
C.9	Exceed River Setback for Naturalized Space	5	Y	Y	
C.10	Aquatic River Habitat	10	Y	Y	
D. Public Health and Community Benefits					
D.1	Well Building Standard	50	Y	Y	
D.2	Fitwel Certification	30	Y	Y	
D.3	100% on-site ARO	10 to 15	Y	Y	
D.4	Air Quality Monitoring*	10	Y	Y	10 Points
D.5	Indoor Air Quality	5	Y	Y	5 Points
D.6	Cleaner Industrial Operations Equipment*	5	Y	Y	
D.7	Cleaner Construction Equipment	5	Y	Y	5 Points
D.8	Community Resiliency Asset	10 to 15	Y	Y	
D.9	Workforce Development*	10	Y	Y	
D.10	Exceed Requirements for Accessible Dwelling Units	5	Y	Y	

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification	
E. Stormwater					
E.1	Sump Pump Capture and Reuse	5	Y	Y	5 Points
E.2	Exceed Stormwater Ordinance by 25%*	10	Y	Y	
E.3	Exceed Stormwater Ordinance by 50%*	20	Y	Y	
E.4	100% Stormwater Infiltration	40	Y	Y	
E.5	100-year Detention for Lot-to-Lot buildings	25	Y	Y	
E.6	100-year Detention for Bypass	5	Y	Y	
F. Transportation					
F.1	Divvy Bikeshare Sponsorship	5	Y	N	5 Points
F.2	Residential Bike Parking Facilities	5	Y	N	
F.3	Non-Residential Bike Parking Facilities	5	Y	N	
F.4	EV Charging Stations 30%	5	Y	N	
F.5	EV Charging Stations Fast Charger	10	Y	N	
F.6	EV Charger Readiness (Basic)	5	Y	N	
F.7	EV Charger Readiness (Enhanced)	10	Y	N	
F.8	Commercial EV Fleet Readiness*	10	Y	Y	
F.9	CTA Digital Display	5	Y	Y	5 Points
G. Waste					
G.1	80% Waste Diversion	5	Y	N	5 Points
G.2	80% Waste Diversion + 10% reuse	10	Y	N	
H. Water					
H.1	Indoor Water Use Reduction (25%)	5	Y	N	5 Points
H.2	Indoor Water Use Reduction (40%)	10	Y	N	
Sustainability Excellence & Innovation					
-	Sustainability Excellence and Innovation	5 to 20	Y	Y	20 Points

Third-party Building Certification Program	Points
LEED Gold	80
LEED Platinum	90
LEED Zero	95
Three Green Globes	80
Four Green Globes	90
Green Globes Journey to Net Zero Carbon / Net Zero Energy	95

Third-party Building Certification Program	Points
PHIUS	90
PHIUS Zero	95
ILFI Living Building Challenge	90
ILFI Zero Energy	95
Enterprise Green Communities	80
National Green Building Standard Gold	70
National Green Building Standard Emerald	80

* Recommended strategy for Air Quality Ordinance and industrial use category projects

130 Points

Stormwater Management Ordinance Compliance

- Identify How Project Complies with the Stormwater Management Ordinance

<https://www.chicago.gov/content/dam/city/depts/water/general/Engineering/SewerConstStormReq/2016StormwaterManual.pdf>

Economic and Community Benefits

\$8B+

private economic investment in Chicago

\$2B+

stabilized annual economic impact

\$140M+

annual stabilized tax revenue

10K+

construction and professional services jobs created

5K+

permanent jobs created

1K+

new affordable units*