



CHICAGO PLAN COMMISSION

Department of Planning and Development

1130 N STATE

1120-1130 N STATE (20728, 2nd Ward)

QUICK'S LLC

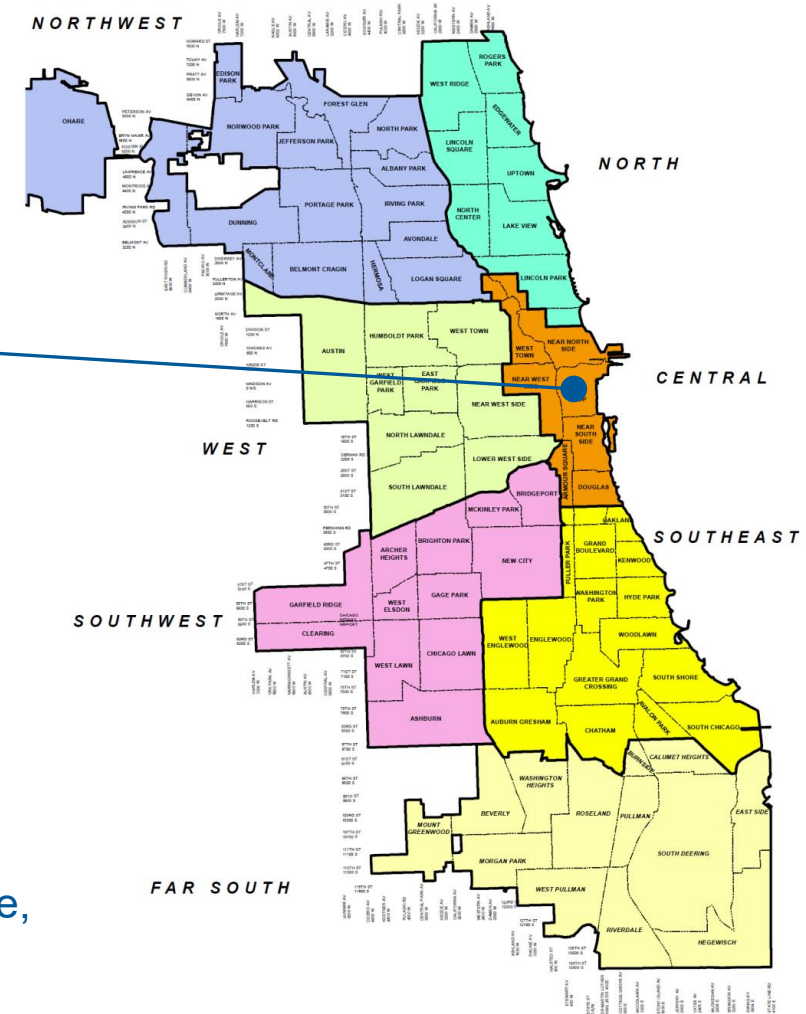
08/19/2021

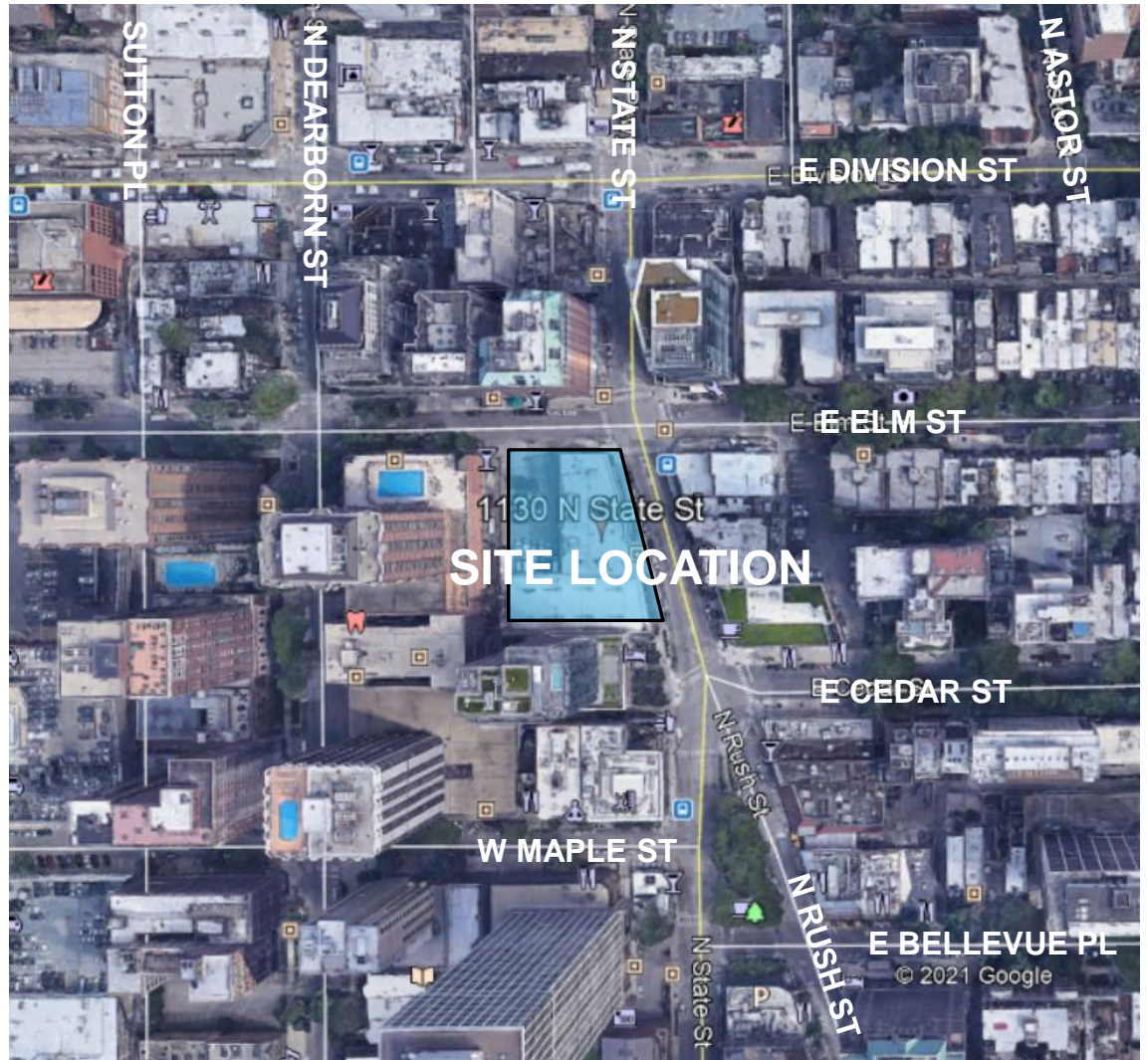
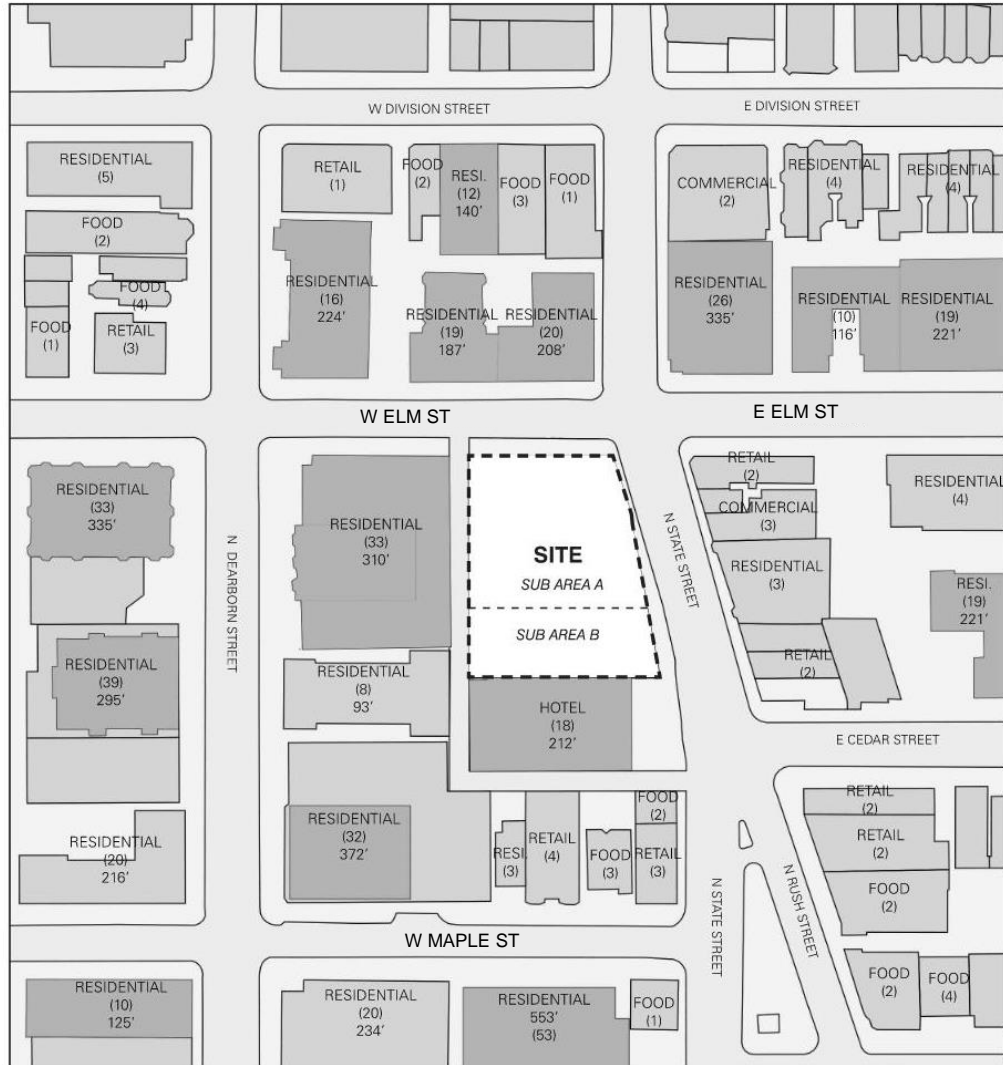


Community Area Snap Shot

COMMUNITY AREA INFORMATION:

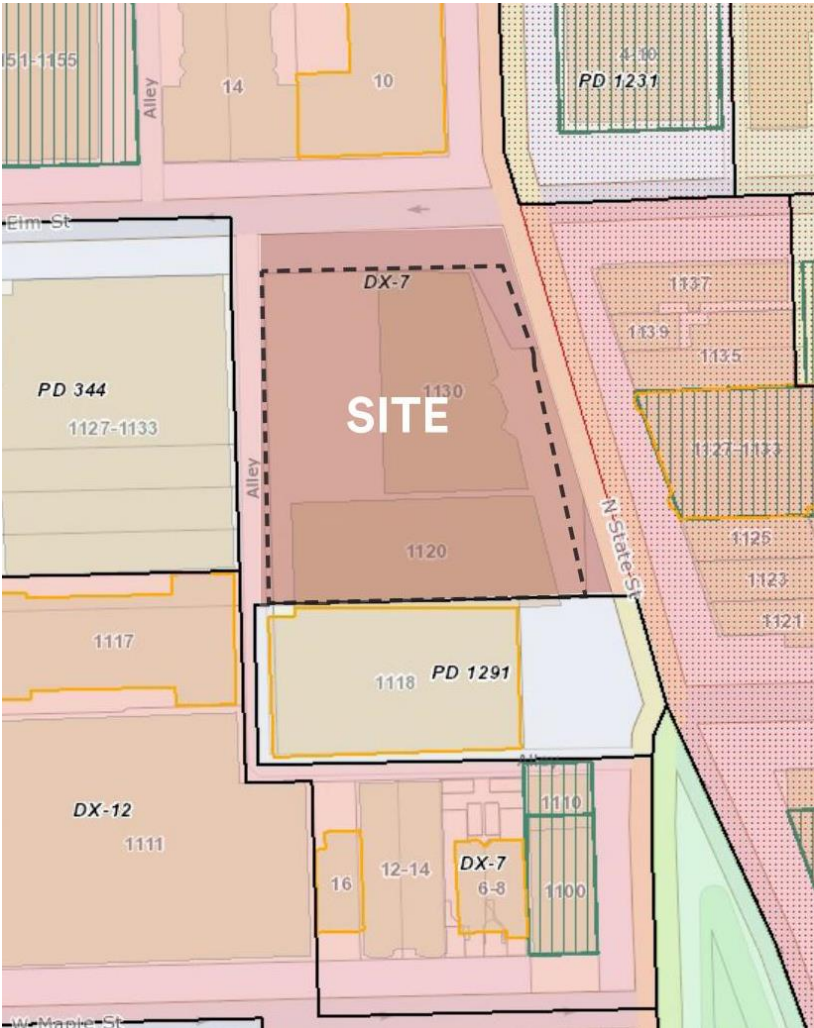
- Near North Side, 1130 N State St
- Demographic Data: *Source CMAP*
 - 93,318 population
 - Avg HH income: \$106,000
 - 68,400 housing units
 - 57.8% of housing is renter occupied
 - Median age: 34
 - 86% of residents are between the ages of 20-64
 - 25% drive to work
- Historic Context: Gold Coast Historic District
 “The Gold Coast Historic District is a historic district in Chicago, IL. Part of Chicago’s Near North Side community area, it is roughly bounded by North Ave, Lake Shore Drive, Oak Street and Clark Street.” *Wikipedia*



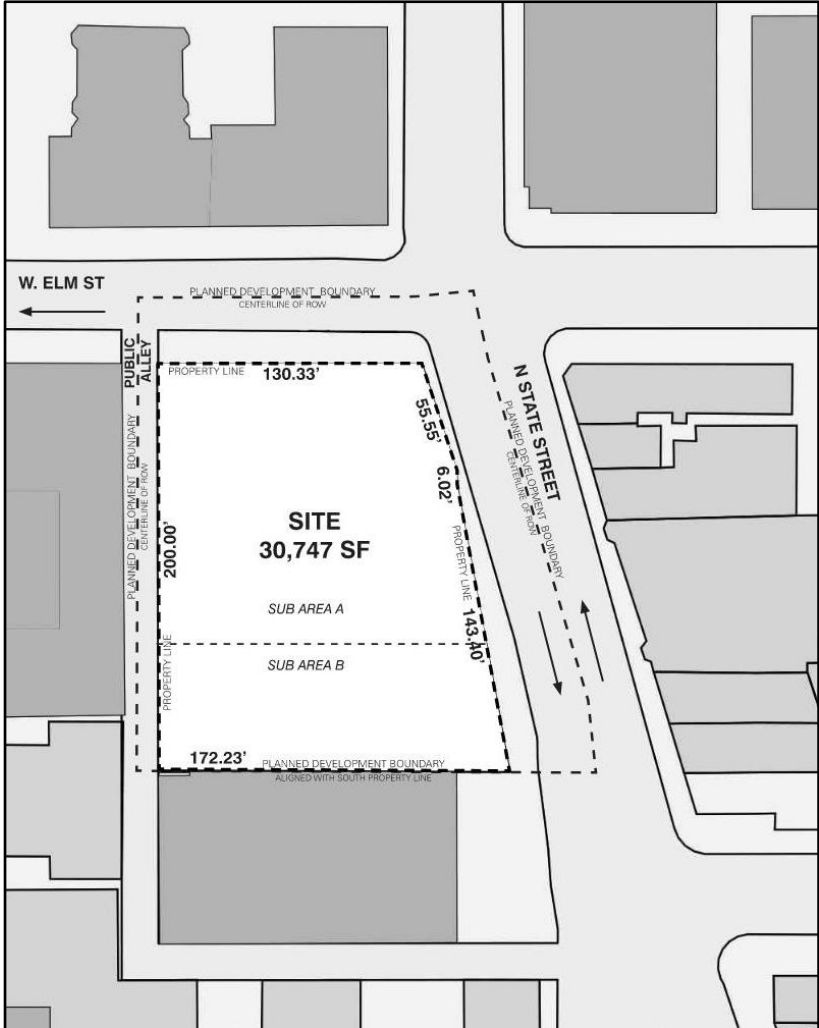




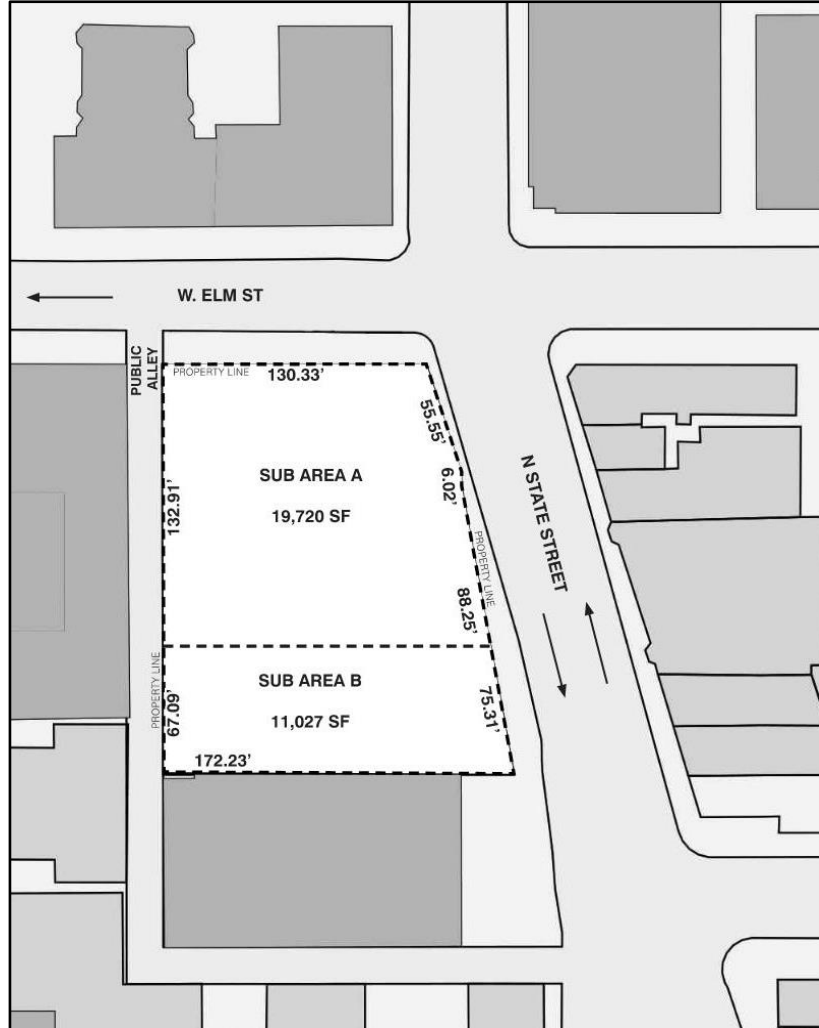
CONTEXT PHOTOS



**ZONING MAP
DISTRICT: DX-7**



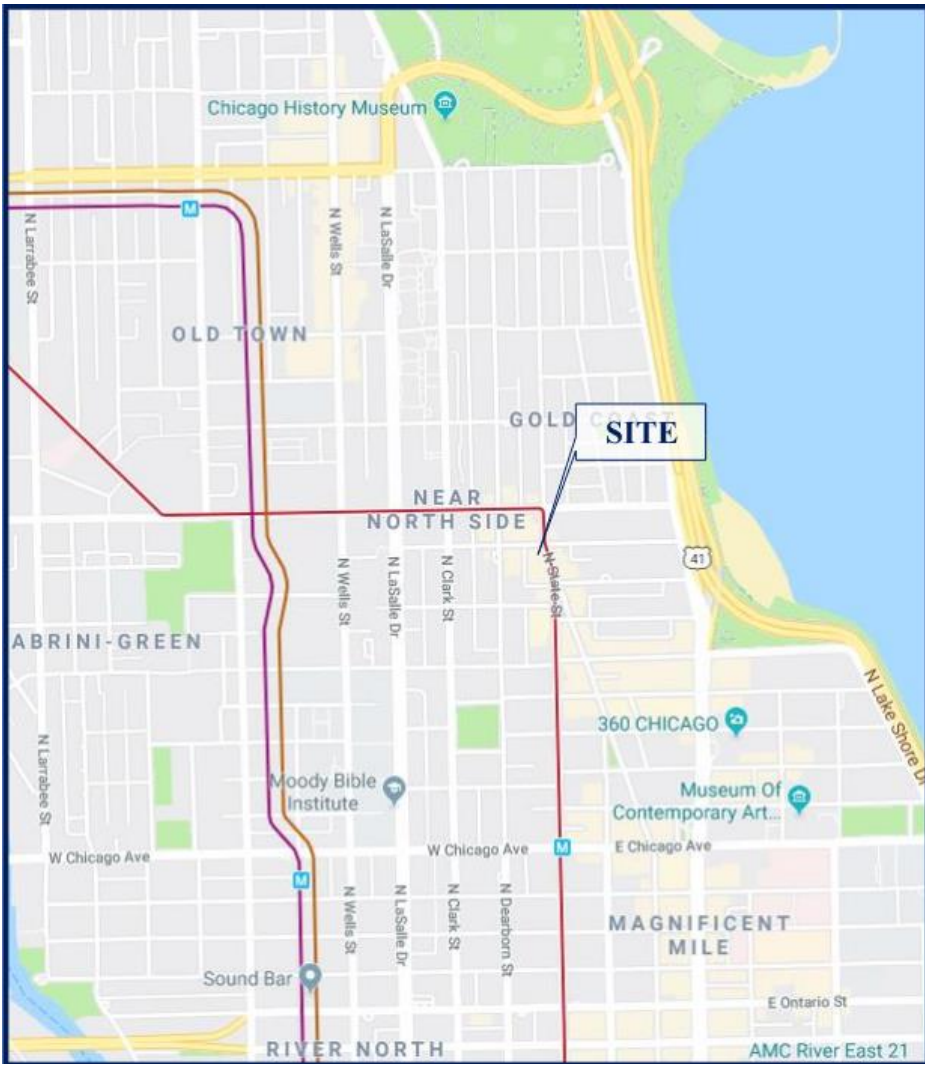
PD BOUNDARY AND PROPERTY LINE MAP



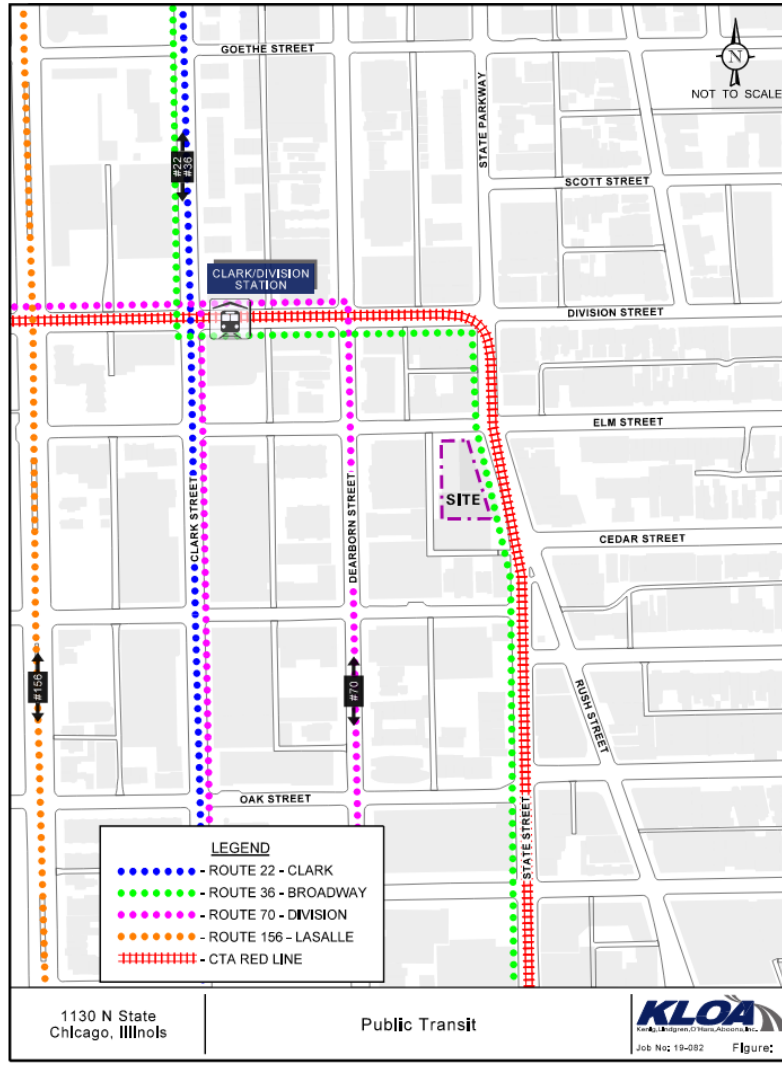
SUB AREA MAP



ZONING, PROPERTY LINE, AND SUB AREA MAPS



STREETS



MASS TRANSIT

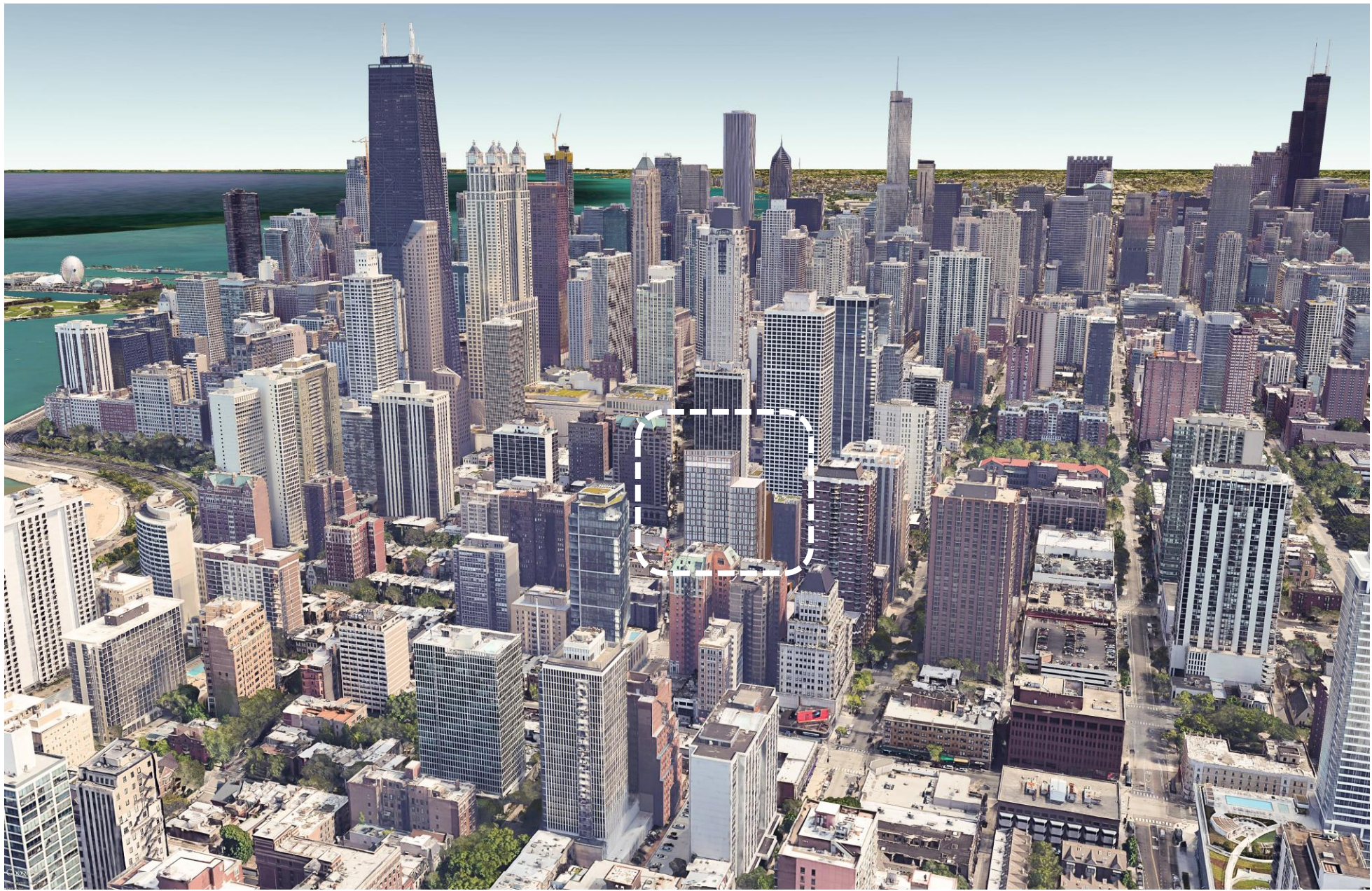


NEAREST STATION





AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTH



VIEW LOOKING WEST ON ELM



VIEW LOOKING NORTH ON STATE

STREET LEVEL VIEWS

Pedestrian Context



VIEW TODAY

VIEW FROM CORNER OF STATE & ELM

Pedestrian Context



VIEW FROM ELM



VIEW TODAY

Pedestrian Context



VIEW TODAY

NIGHTTIME VIEW FROM CORNER OF STATE & ELM

Pedestrian Context



VIEW FROM STATE

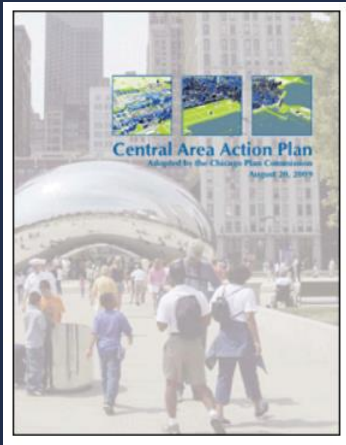


VIEW TODAY

★ Planning Context



Central Area Plan 2003



Central Area Action Plan 2009

- Build great places: The scale and density of new development pays attention to the effect on the neighborhood by stepping the massing to respond to nearby developments.
- Create successful open spaces: The state street façade is setback to align with the face of Viceroy Chicago revealing generous streetscape, opening-up and connecting with the historic Mariano park
- Ensure a walkable environment throughout: A generous sidewalk on Elm street preserves the view corridor to lake Michigan. The street level façade is faceted, breaking down the street wall into smaller pedestrian scale elements.
- Maintain the diversity of the central area: This mixed-use building brings new residential and retail to a downtown neighborhood already rich in diversity of land uses including office, retail, commercial, entertainment, residential, and civic uses.
- Maintain a critical density: This development brings 300 new residential units and 10,000-20,000 sf of new active retail to a site that was a low density, two story, single-use retail development.
- Emphasize environmental sustainability: Exceed energy code by 10%, 100 Yr detention, working landscapes, green roof 50-100%, indoor water use reduction 25%, proximity to transit, EV charging station/ readiness, CTA digital display, 80% waste diversion, basic bird protection.

Date of PD Filing:
May 26, 2021

Dates of Community Meetings:

1. April 2019
2. October 2020
3. June 2021

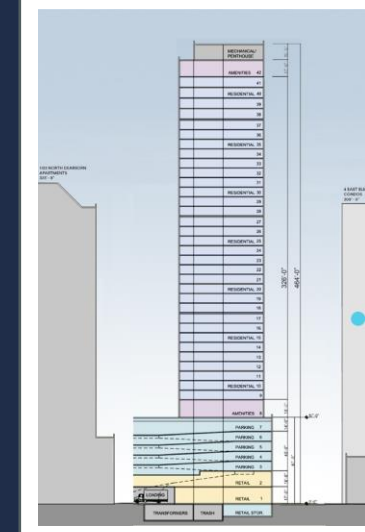
Project Changes Based on Feedback from April Community Meeting:

- Lowered Density
- Reduced Apartments
- Lowered Height
- Removed 2nd Floor Retail

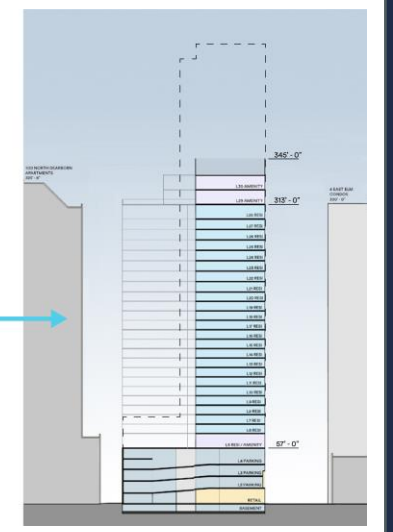
Project Changes Based on Feedback from DPD:

- Align Setbacks with Adjacent Context
- Enhance Streetscape
- Widen Sidewalks
- Increase Height on the Corner Mass

April 2019



October 2020

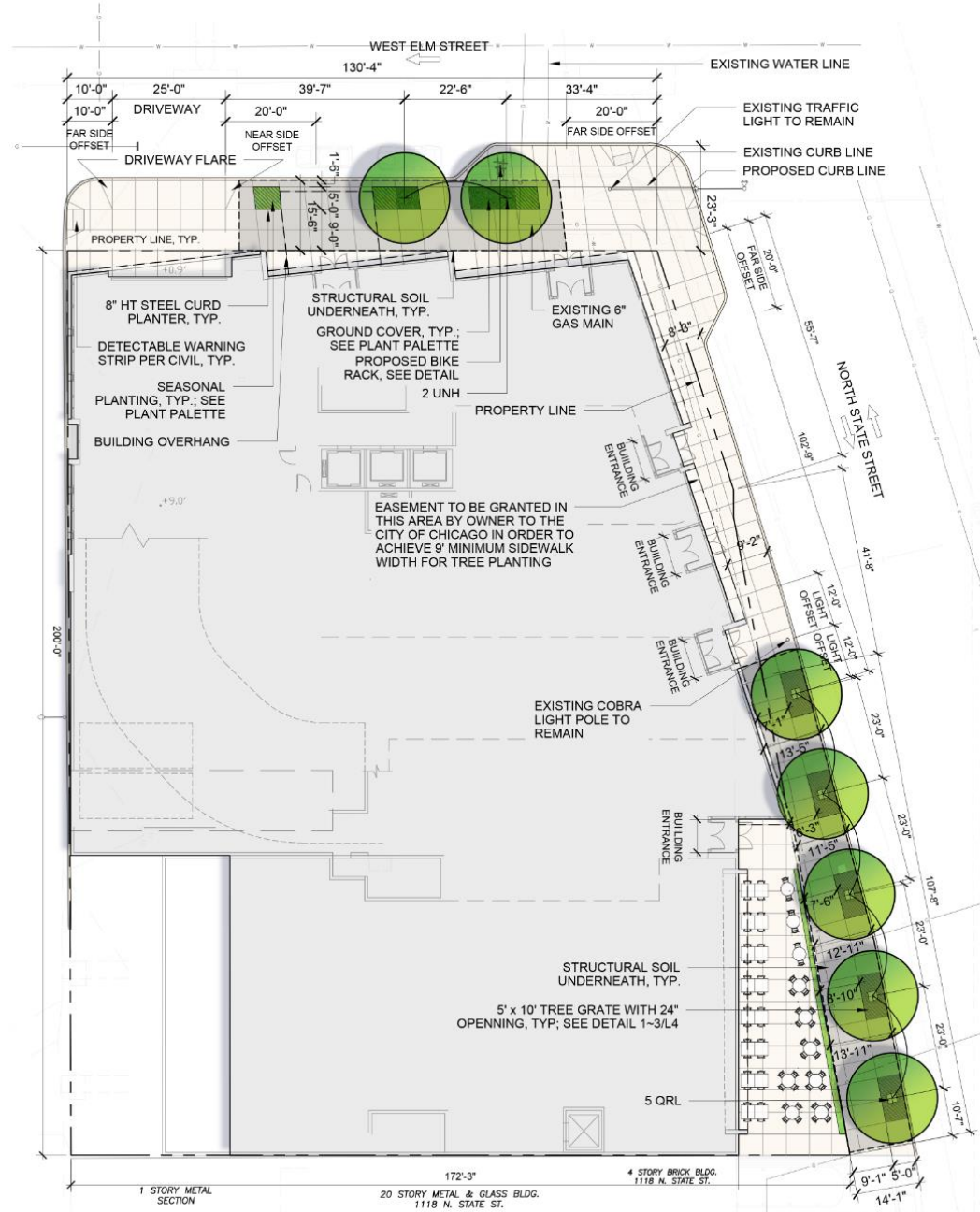


October 2020

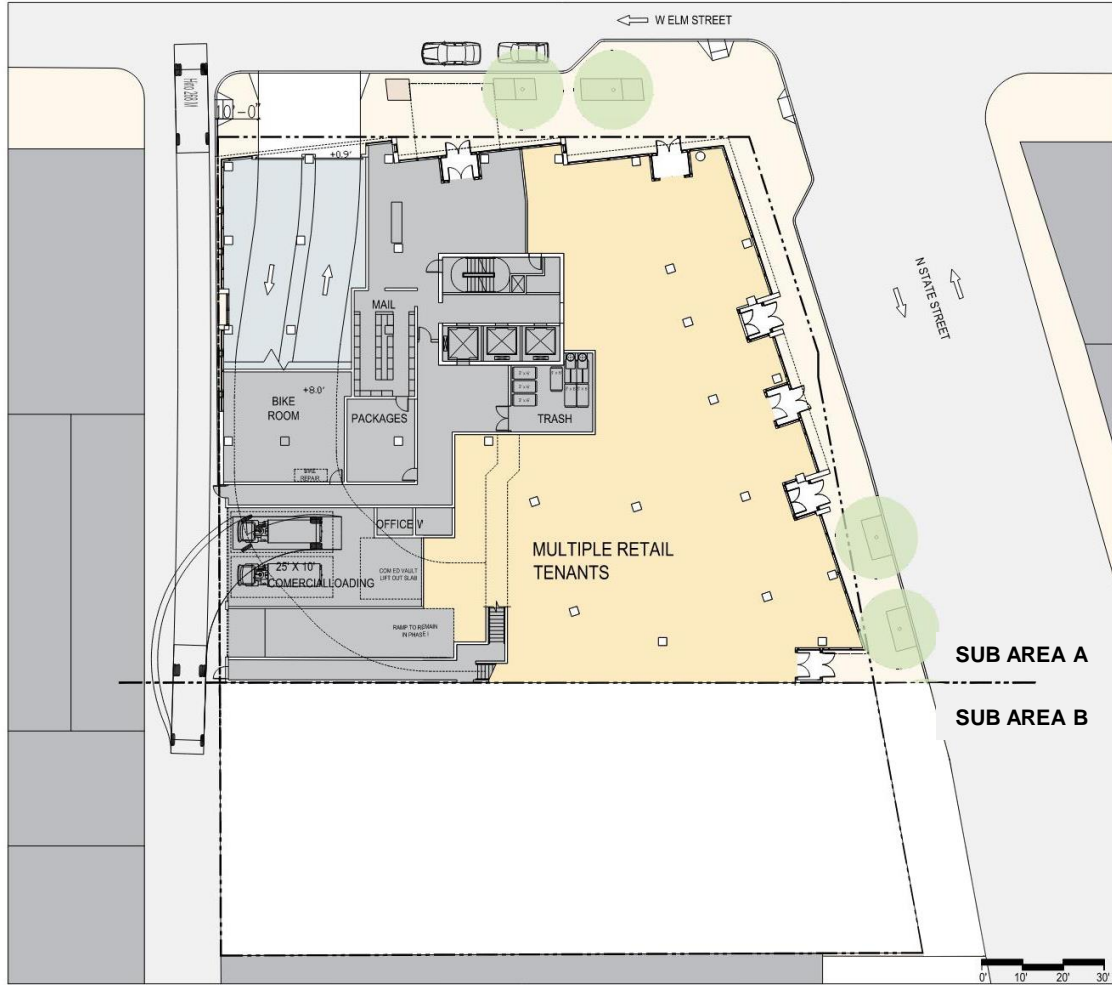


June 2021

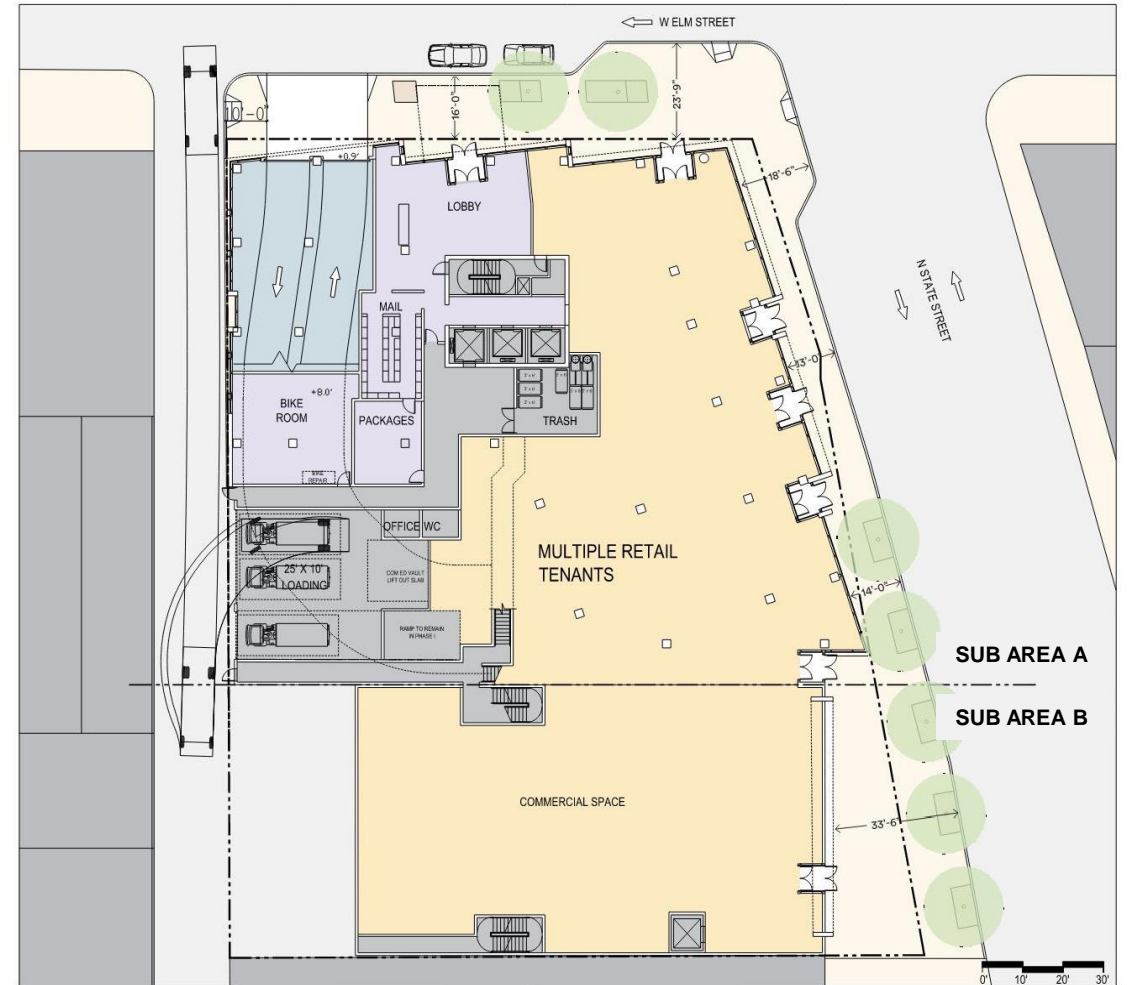




LANDSCAPE PLAN, SUB AREA A+B



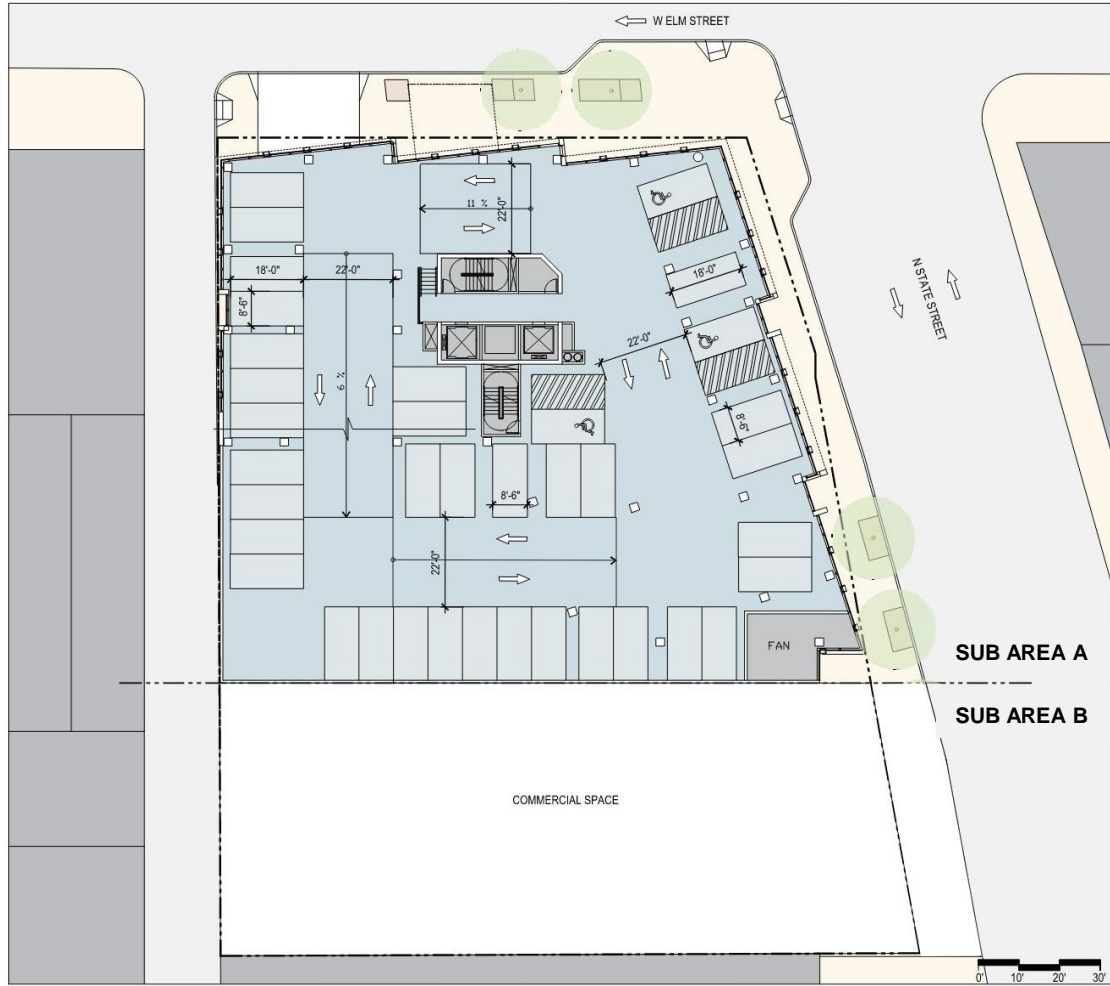
SUB AREA A



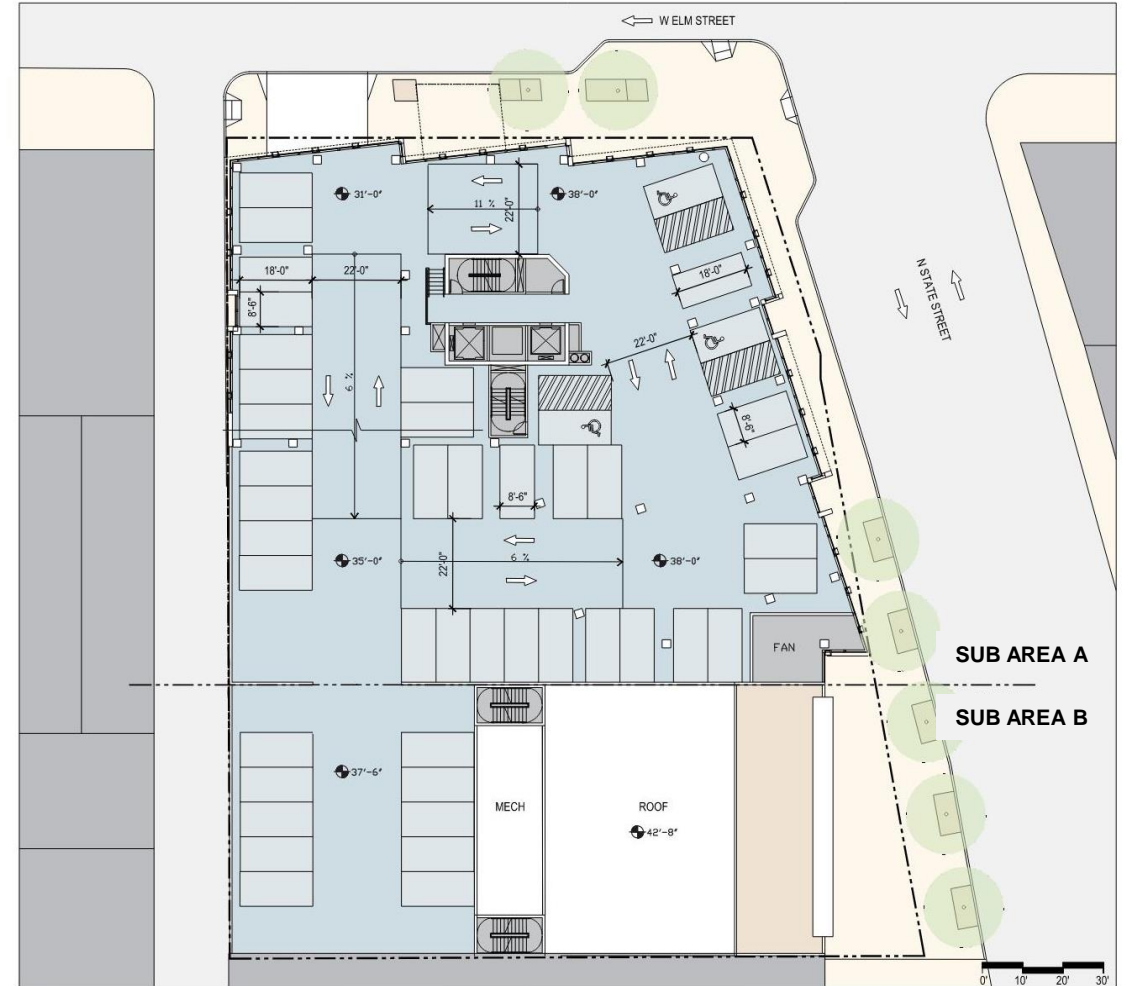
SUB AREA A + B



GROUND FLOOR PLAN

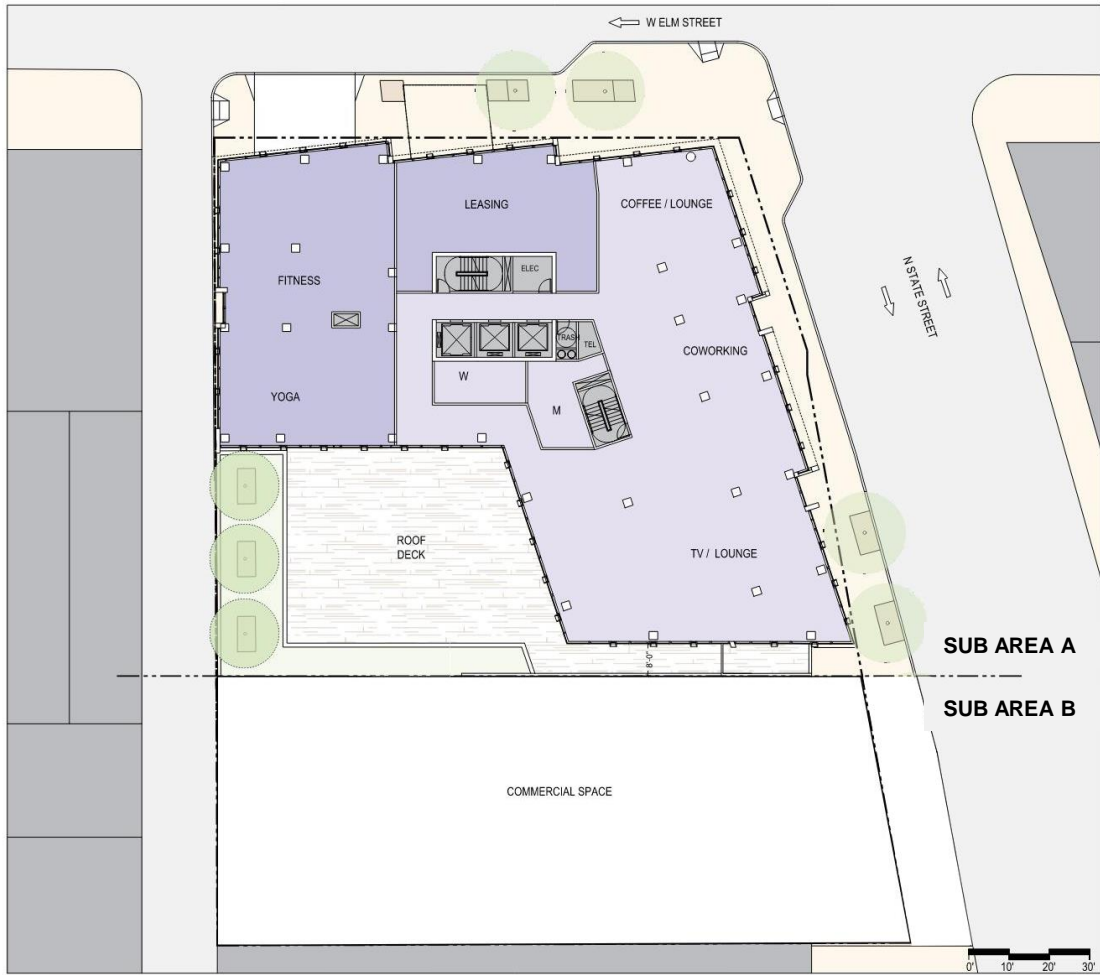


SUB AREA A, LEVEL 4

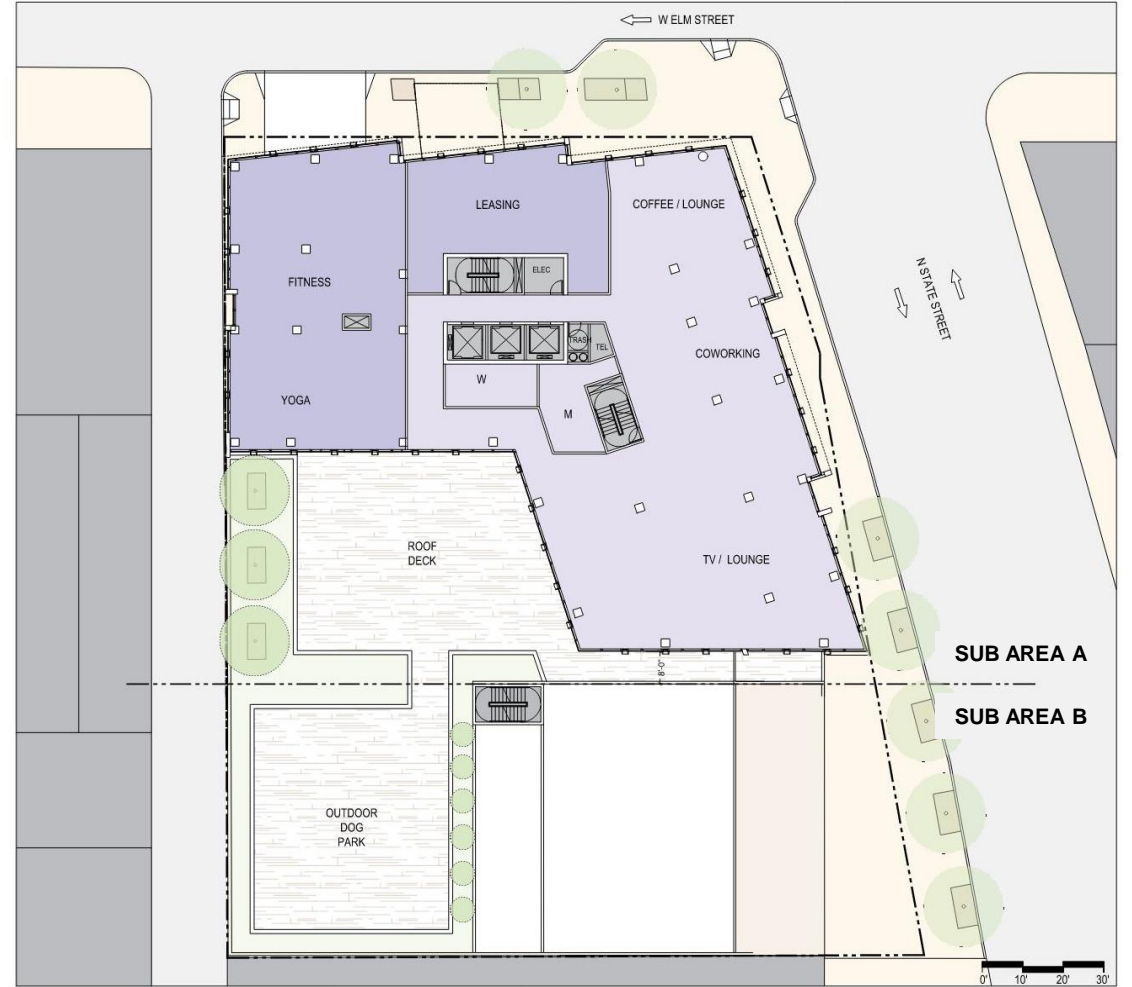


SUB AREA A + B, LEVEL 4





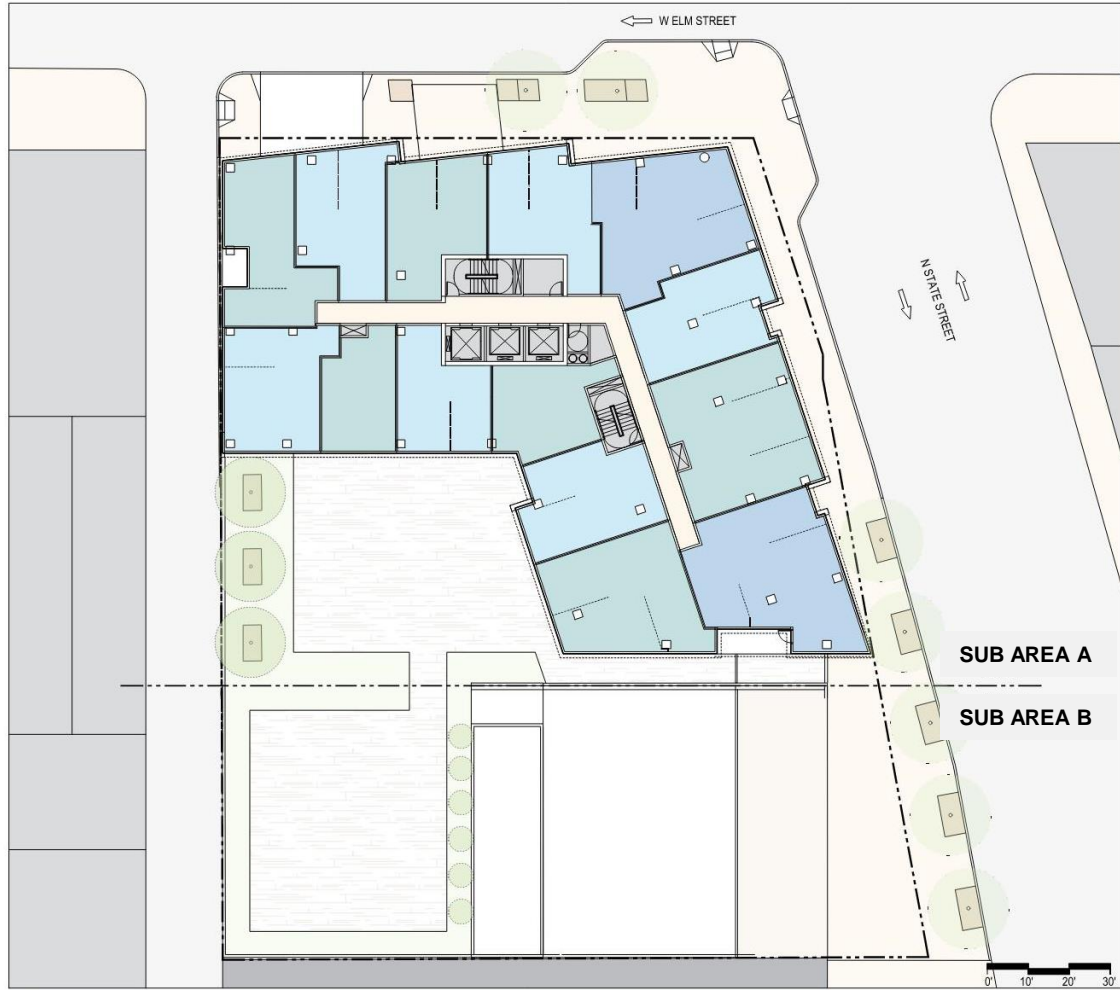
SUB AREA A, LEVEL 5



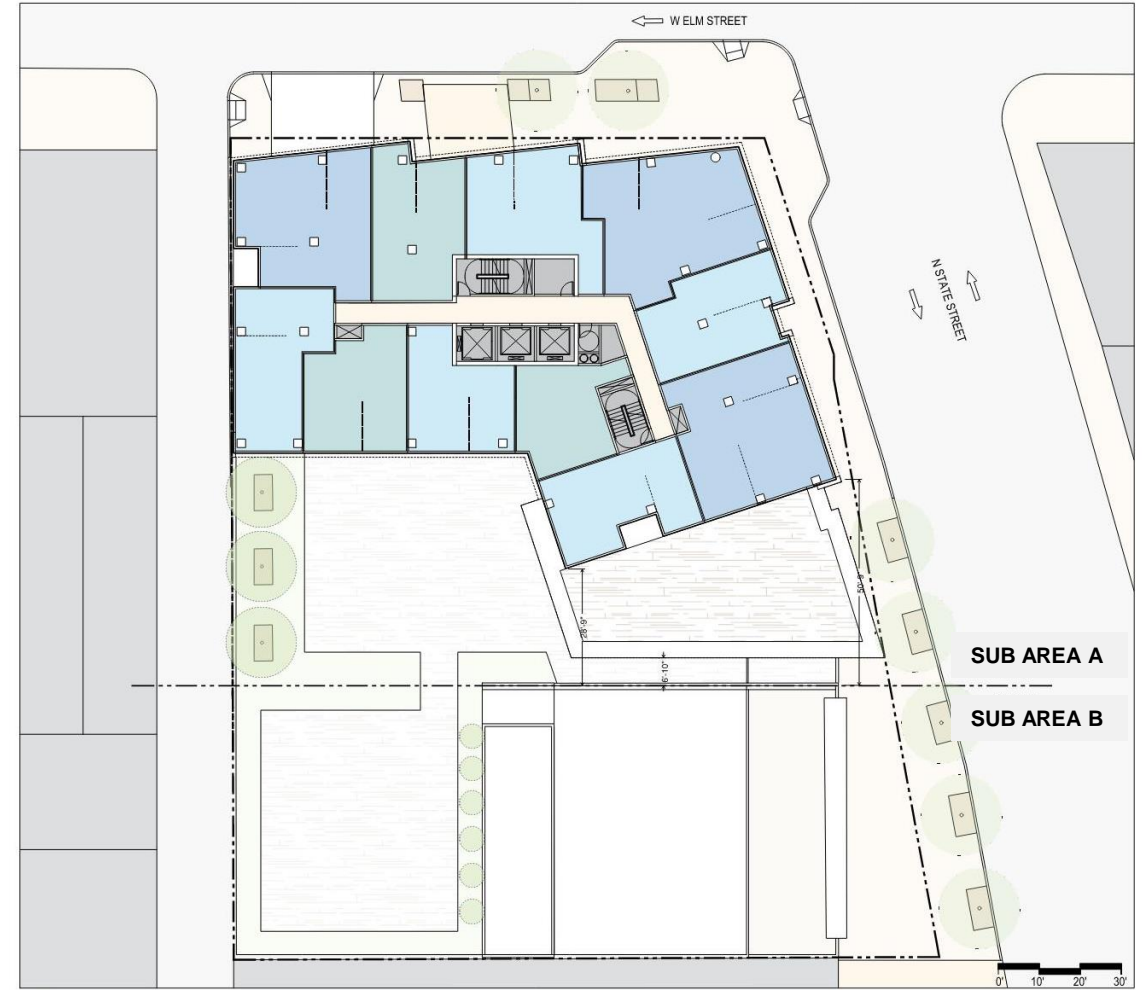
SUB AREA A + B, LEVEL 5



AMENITY FLOOR PLAN, LEVEL 5

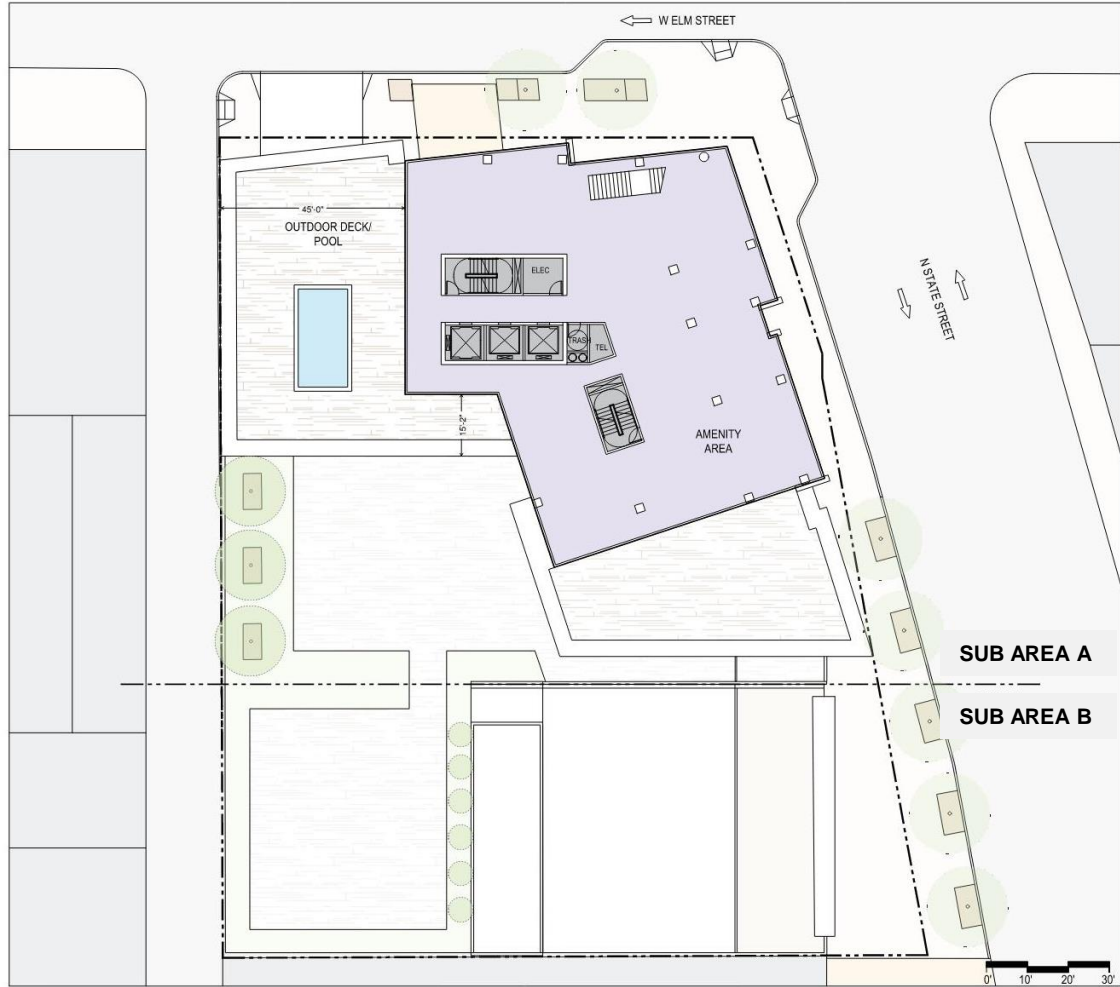


TIER 1, LEVELS 6-20

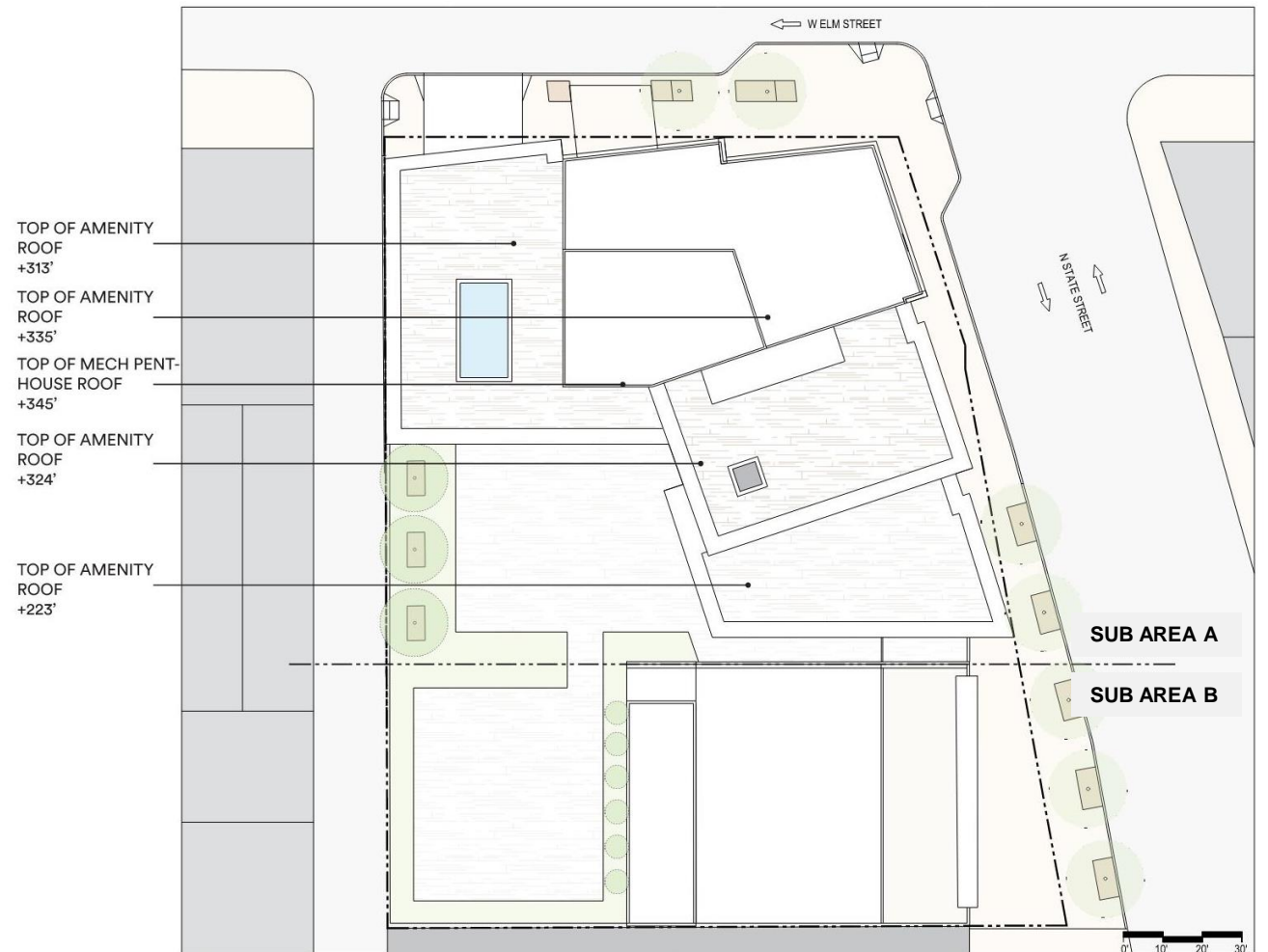


TIER 2, LEVELS 21-28





AMENITY PLAN, LEVEL 29



ROOF LEVEL



TOP AMENITY AND ROOF FLOOR PLANS

BUILDING HEIGHT 345'

LEVEL 30 319'

GLASS AND METAL HANDRAIL SYSTEM, TYP

HIGH PERFORMANCE GLAZING WINDOW WALL SYSTEM W/ ALUMINUM MULLIONS, TYP

METAL SLAB ENCLOSURE, TYP

LEVEL 21 223'

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

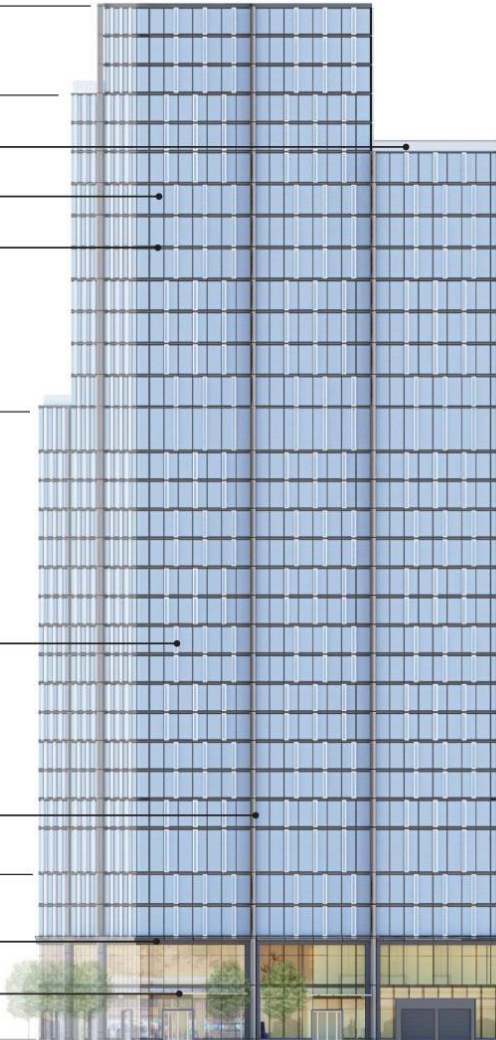
STONE EXPRESSED CLAD WING WALL, TYP

AMENITY 57'

STONE EXPRESSED FRAME AT RETAIL STORE FROM GLAZING, TYP

METAL AND GLASS CANOPY SYSTEM, TYP

GROUND 0'



NORTH ELEVATION

BUILDING HEIGHT 345'

GLASS AND METAL HANDRAIL SYSTEM, TYP

HIGH PERFORMANCE GLAZING WINDOW WALL SYSTEM W/ ALUMINUM MULLIONS, TYP

METAL SLAB ENCLOSURE, TYP

LEVEL 21 223'

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

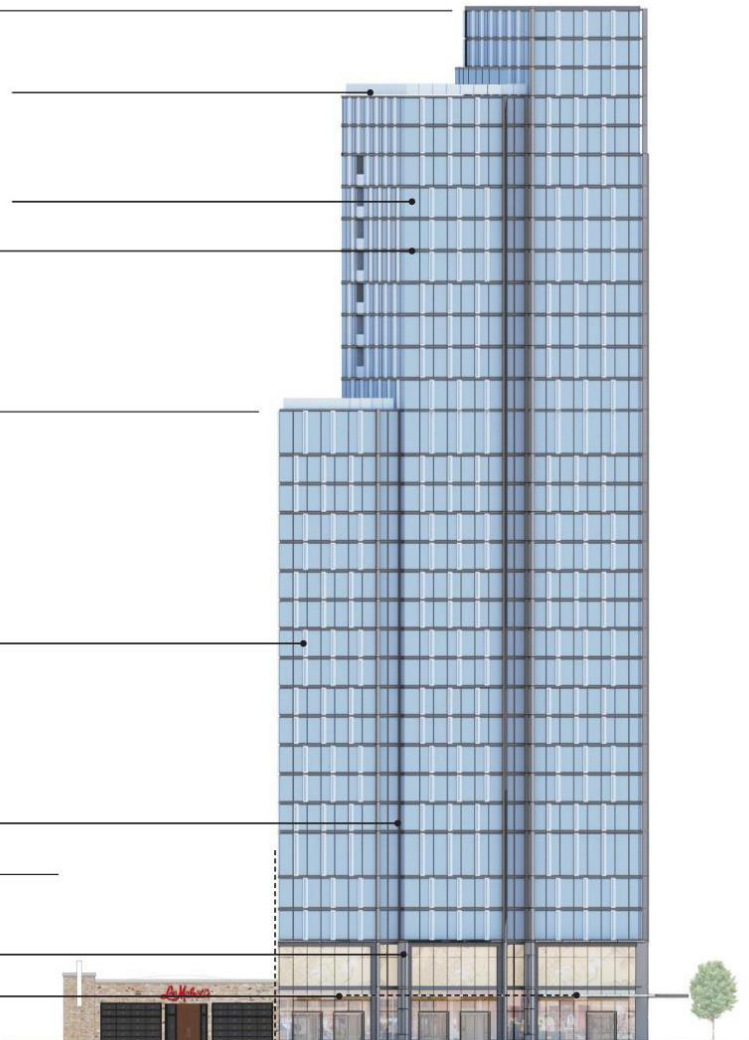
STONE EXPRESSED CLAD WING WALL, TYP

AMENITY 57'

STONE EXPRESSED FRAME AT RETAIL STORE FROM GLAZING, TYP

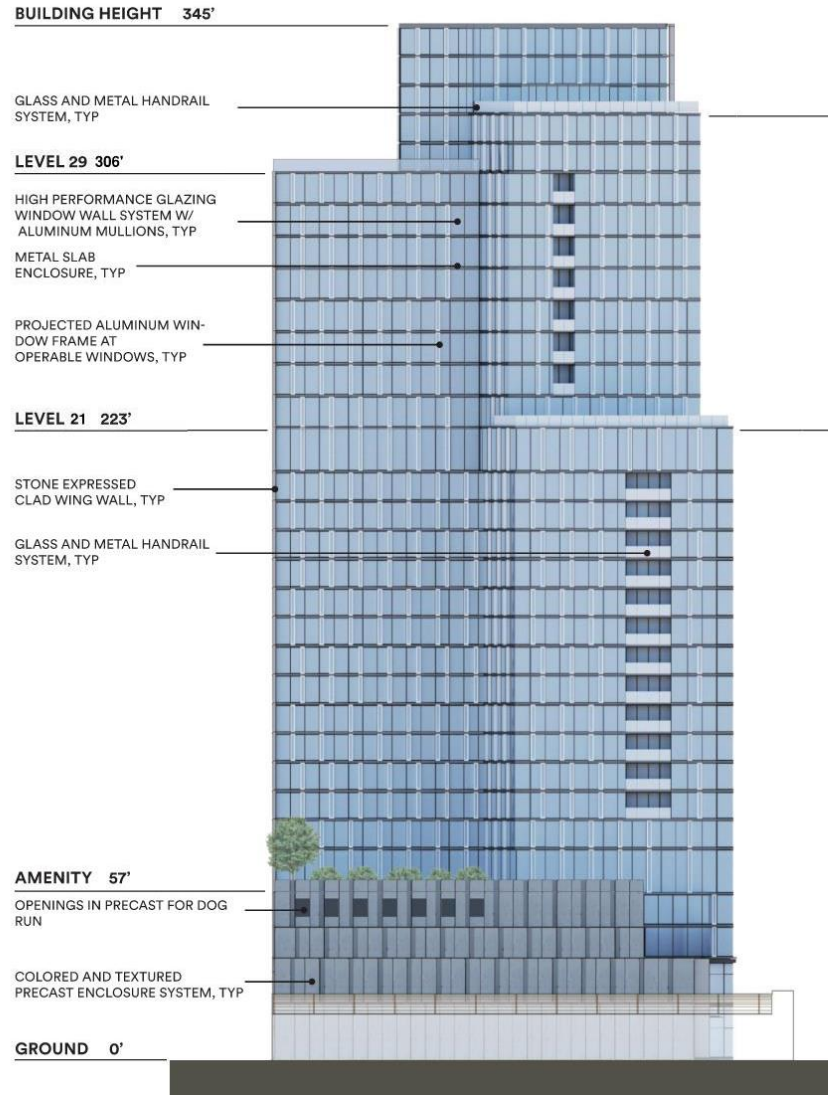
METAL AND GLASS CANOPY SYSTEM, TYP

GROUND 0'

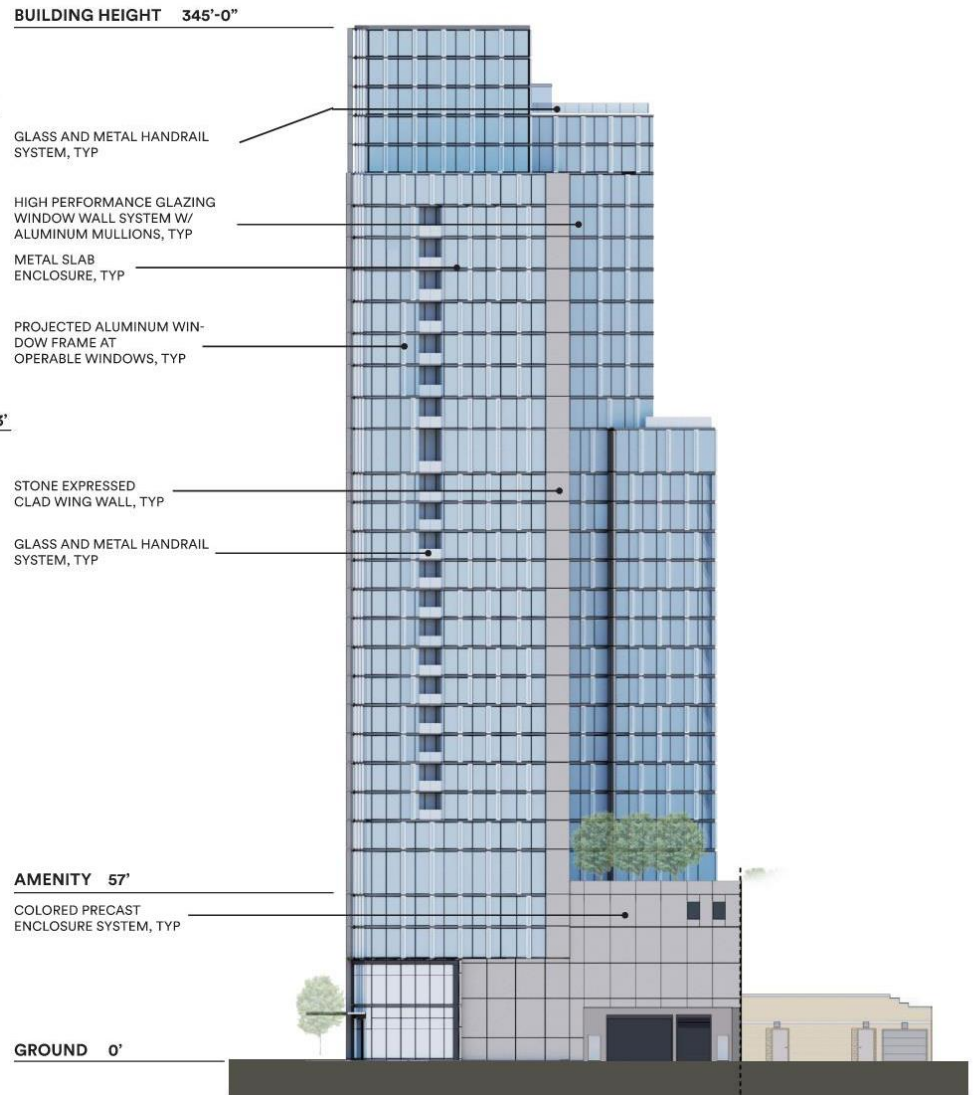


EAST ELEVATION

BUILDING ELEVATIONS, SUB AREA A



SOUTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS, SUB AREA A

BUILDING HEIGHT 345'

LEVEL 30 319'

GLASS AND METAL HANDRAIL SYSTEM, TYP

HIGH PERFORMANCE GLAZING WINDOW WALL SYSTEM W/ ALUMINUM MULLIONS, TYP

METAL SLAB ENCLOSURE, TYP

LEVEL 21 223'

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

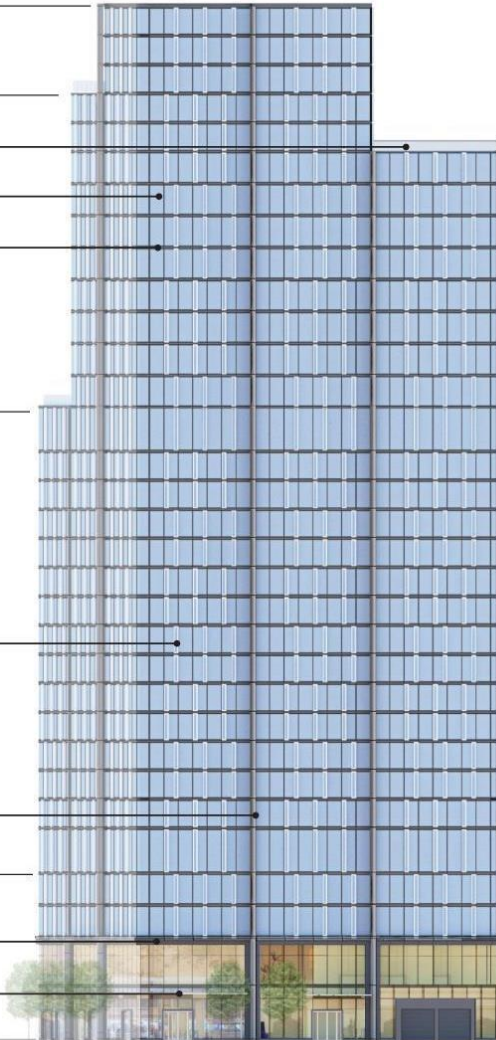
STONE EXPRESSED CLAD WING WALL, TYP

AMENITY 57'

STONE EXPRESSED FRAME AT RETAIL STORE FROM GLAZING, TYP

METAL AND GLASS CANOPY SYSTEM, TYP

GROUND 0'



NORTH ELEVATION

BUILDING HEIGHT 345'

GLASS AND METAL HANDRAIL SYSTEM, TYP

HIGH PERFORMANCE GLAZING WINDOW WALL SYSTEM W/ ALUMINUM MULLIONS, TYP

METAL SLAB ENCLOSURE, TYP

LEVEL 21 223'

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

STONE EXPRESSED CLAD WING WALL, TYP

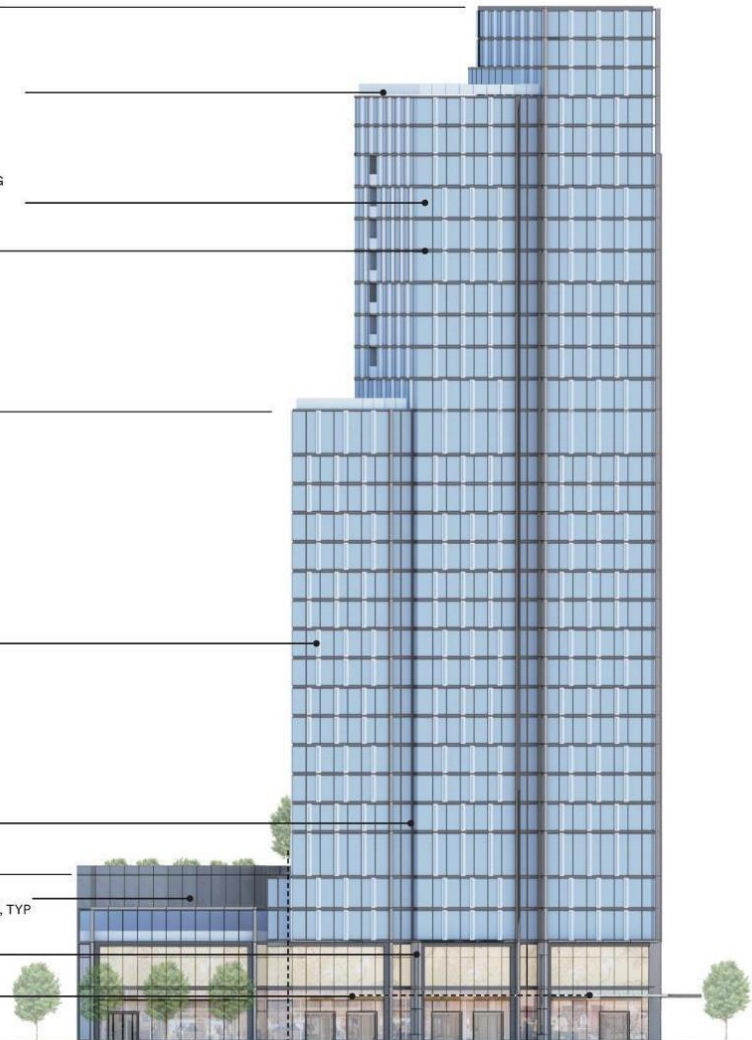
AMENITY 57'

COLORED AND TEXTURED PRECAST ENCLOSURE SYSTEM, TYP

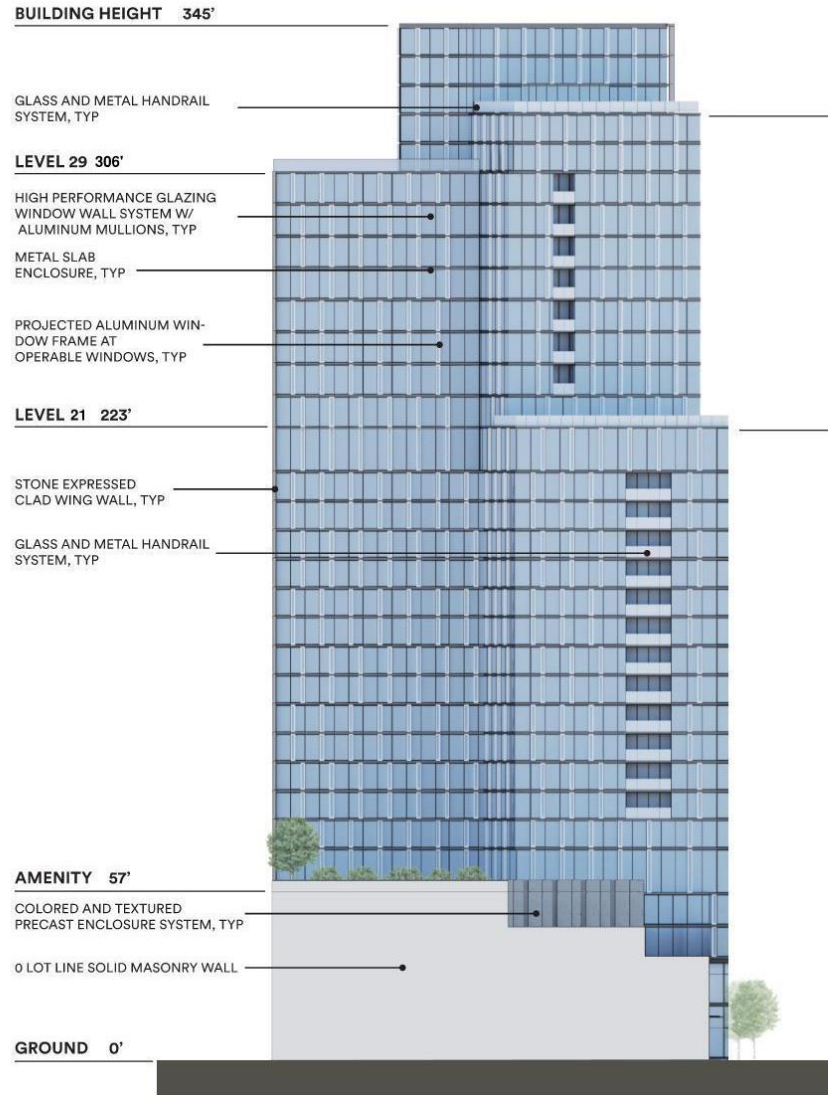
STONE EXPRESSED FRAME AT RETAIL STORE FROM GLAZING, TYP

METAL AND GLASS CANOPY SYSTEM, TYP

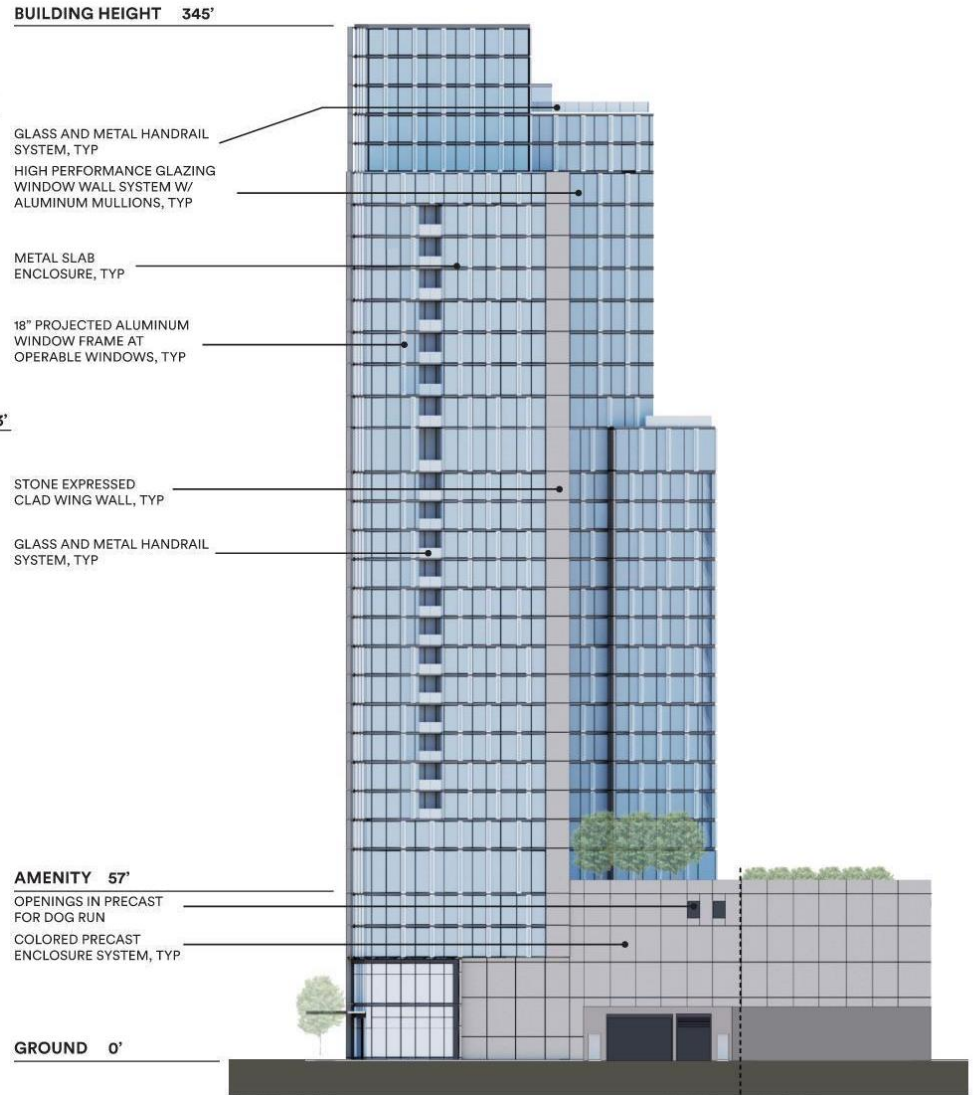
GROUND 0'



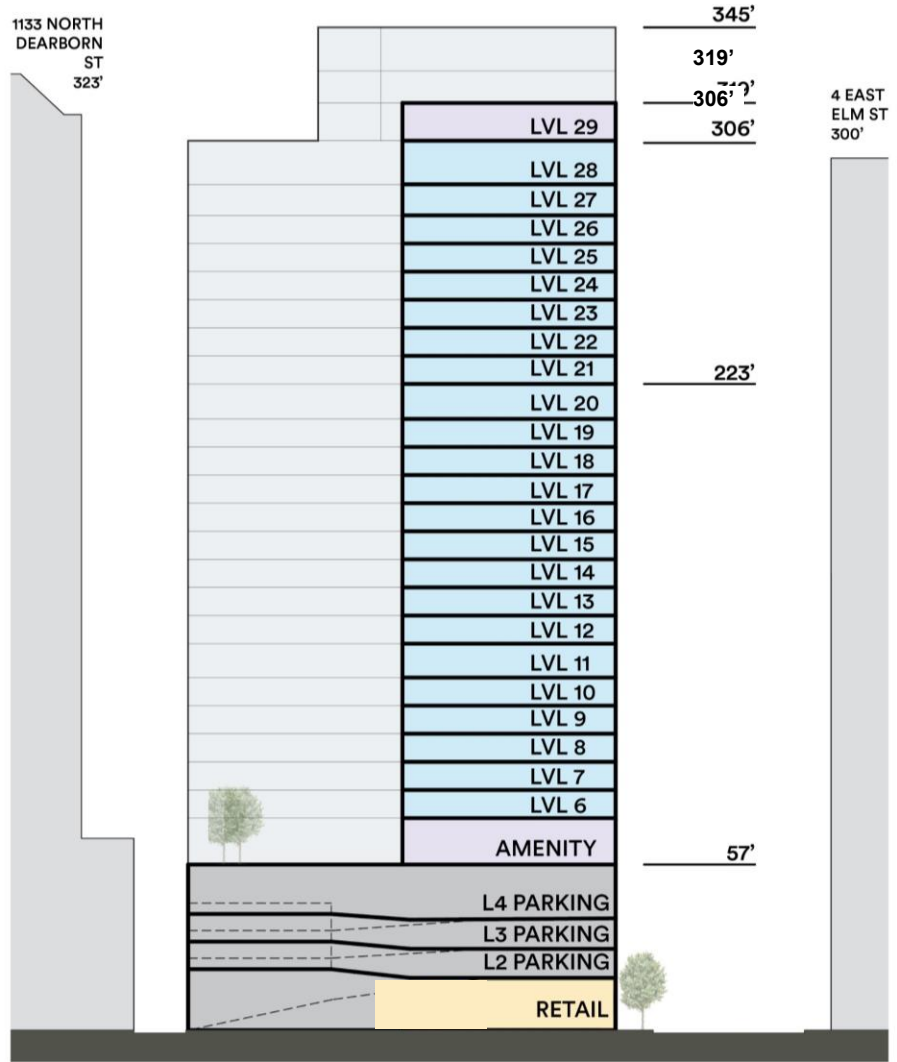
EAST ELEVATION



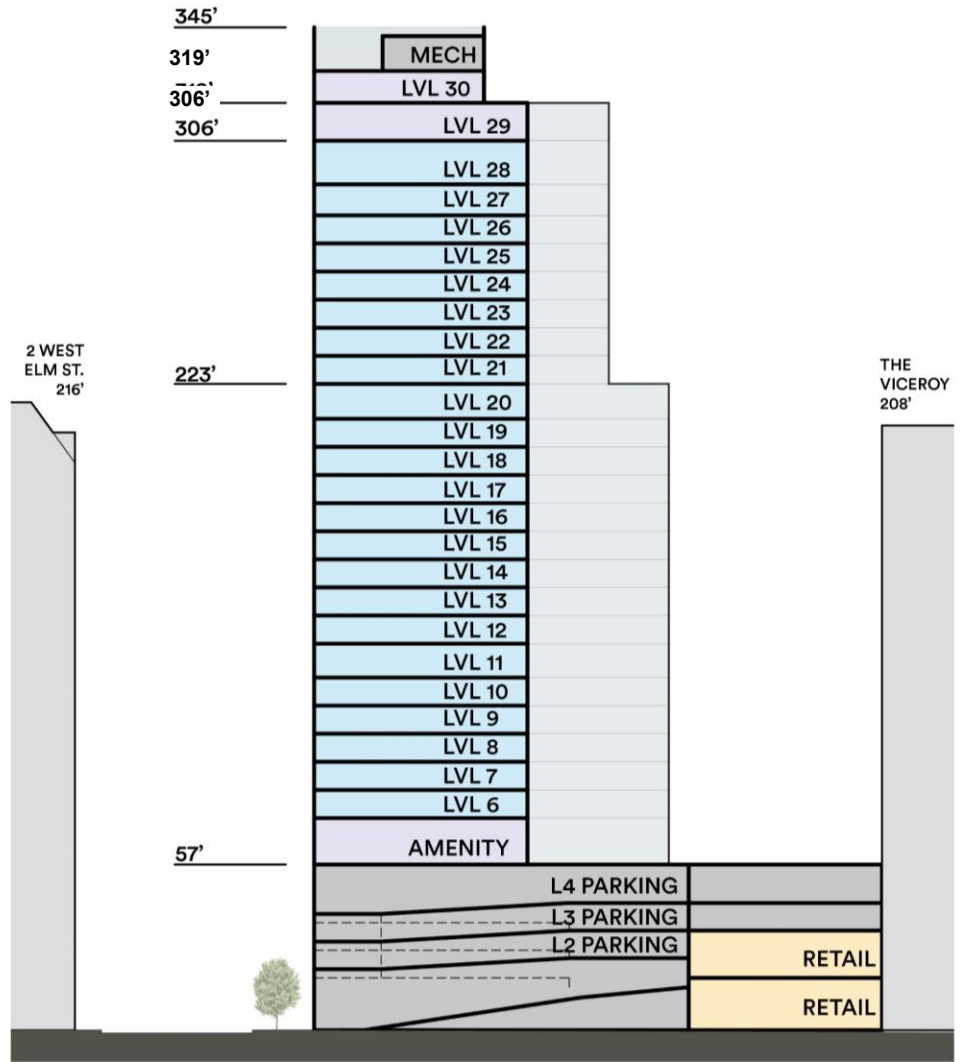
SOUTH ELEVATION



WEST ELEVATION

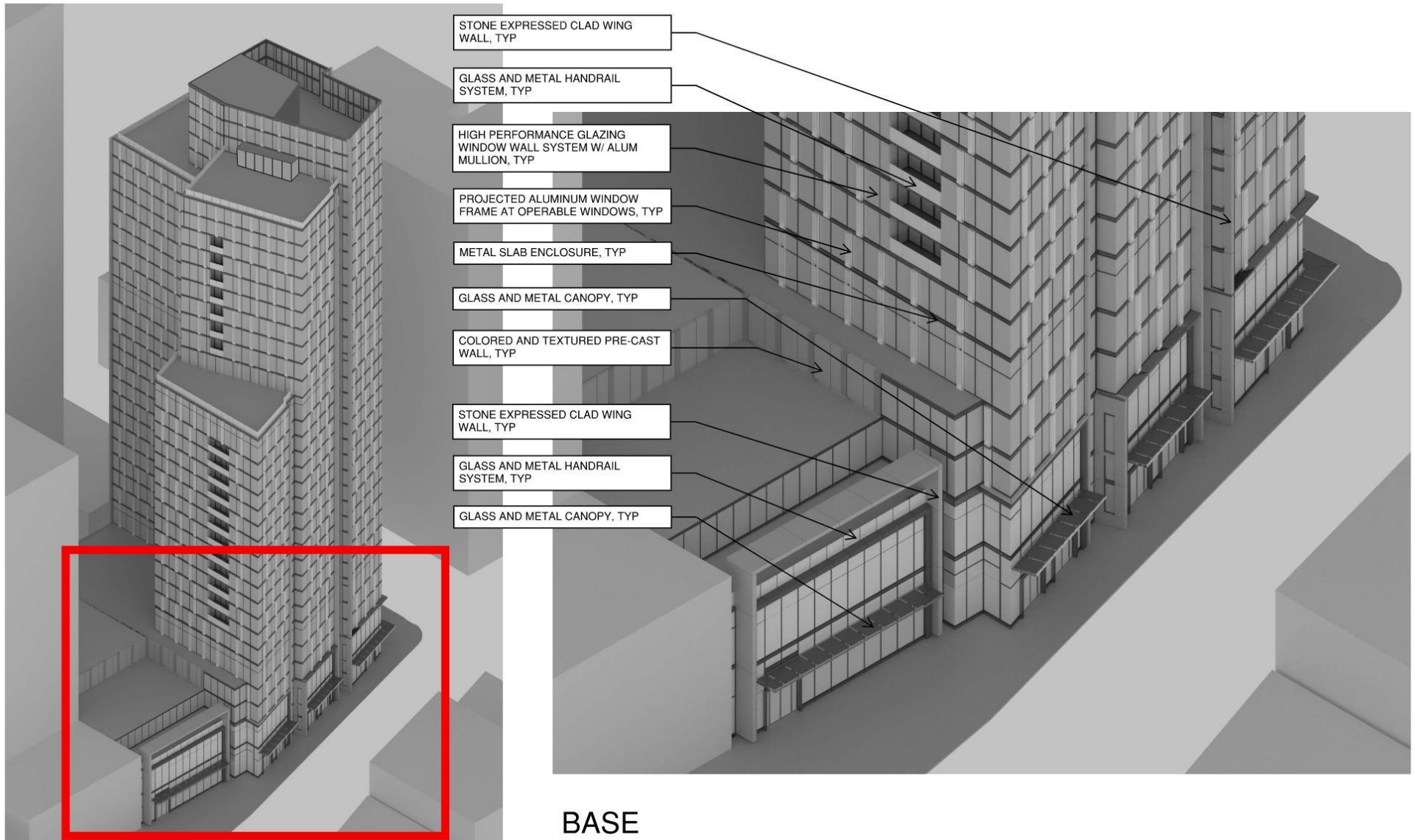


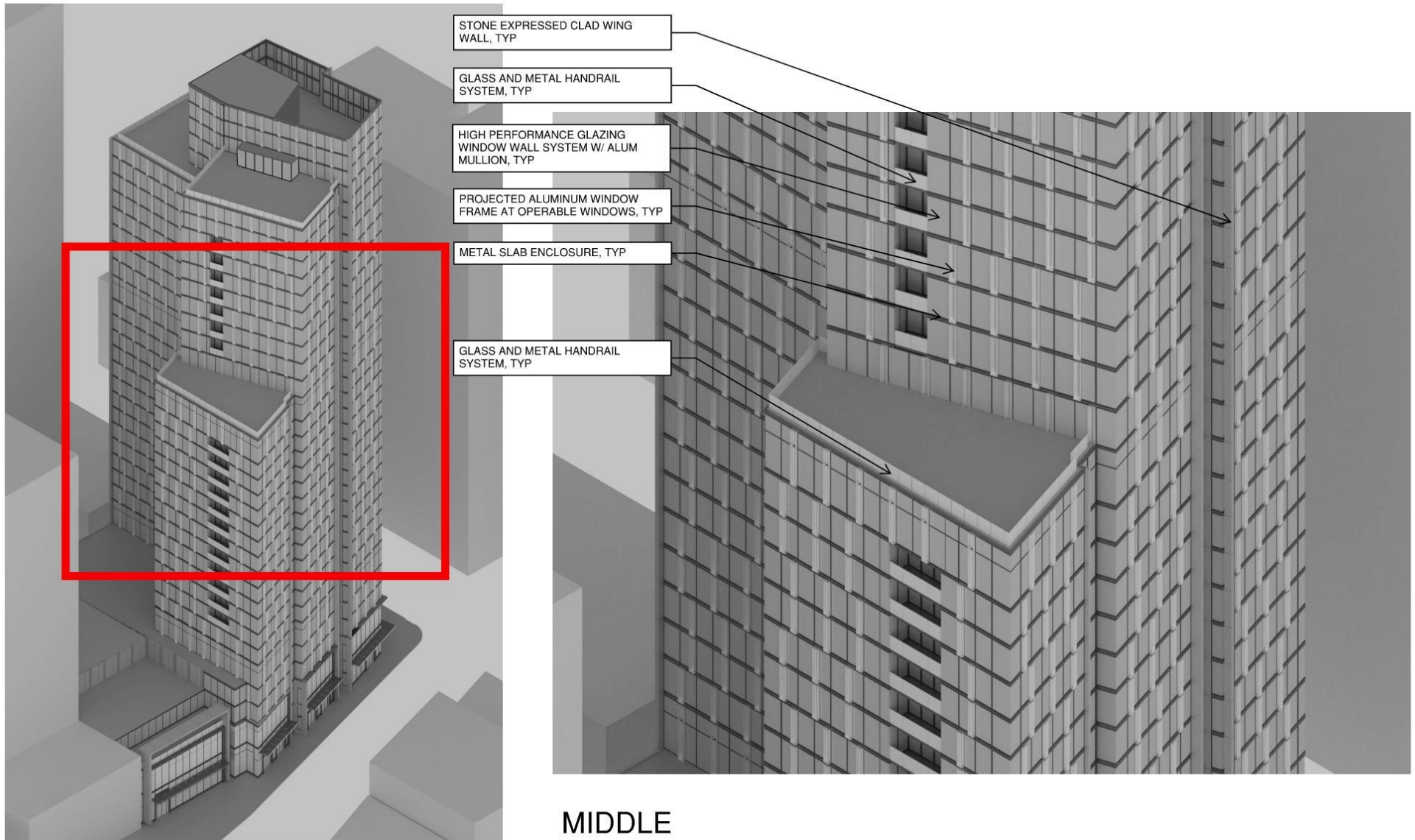
WEST - EAST SECTION

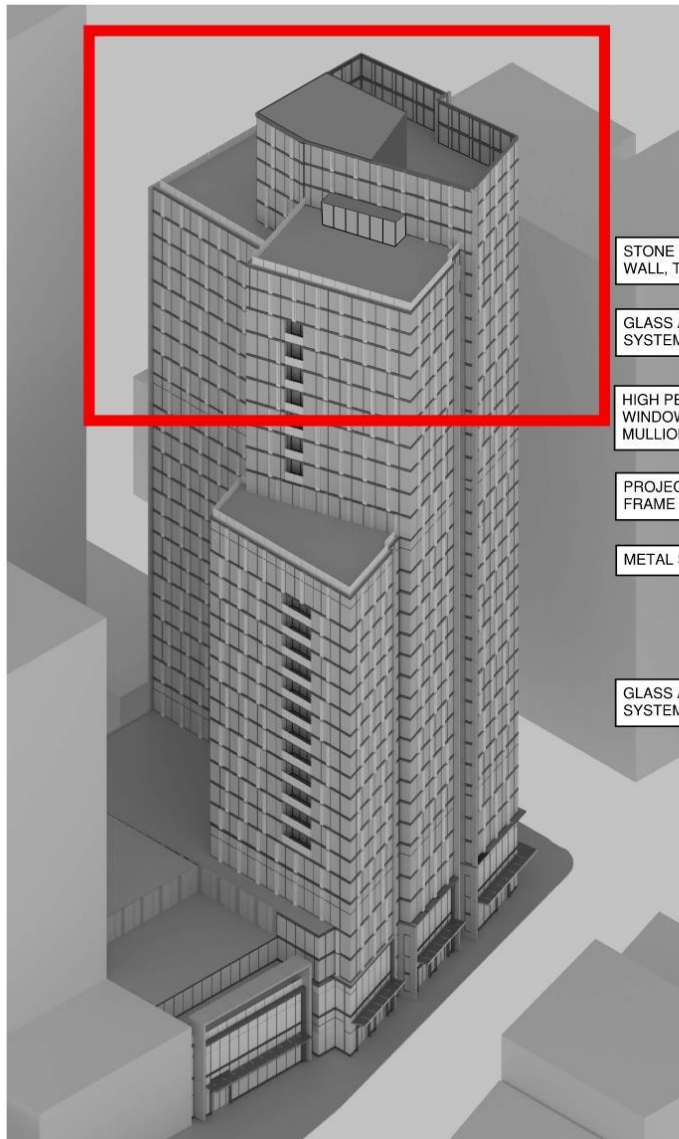


NORTH - SOUTH SECTION

BUILDING SECTIONS







STONE EXPRESSED CLAD WING WALL, TYP

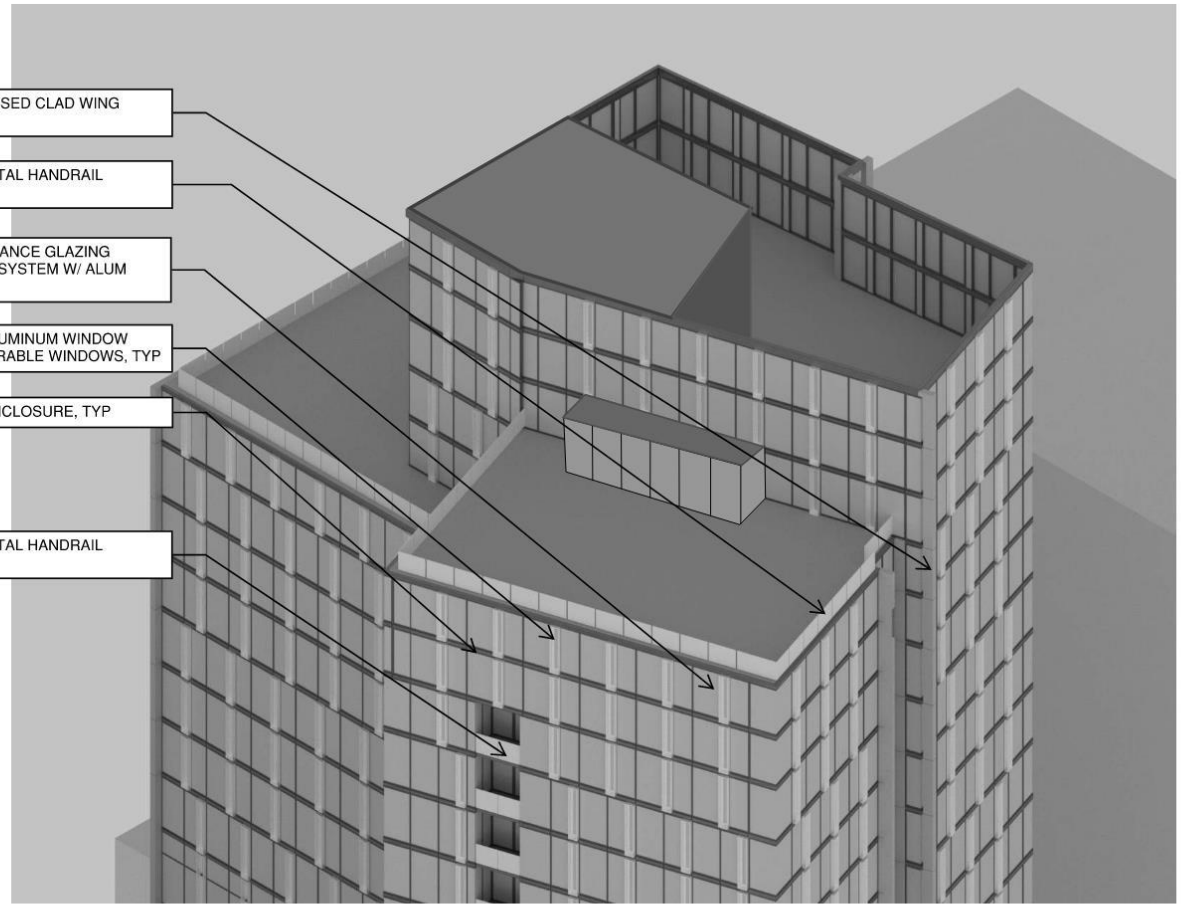
GLASS AND METAL HANDRAIL SYSTEM, TYP

HIGH PERFORMANCE GLAZING WINDOW WALL SYSTEM W/ ALUM MULLION, TYP

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

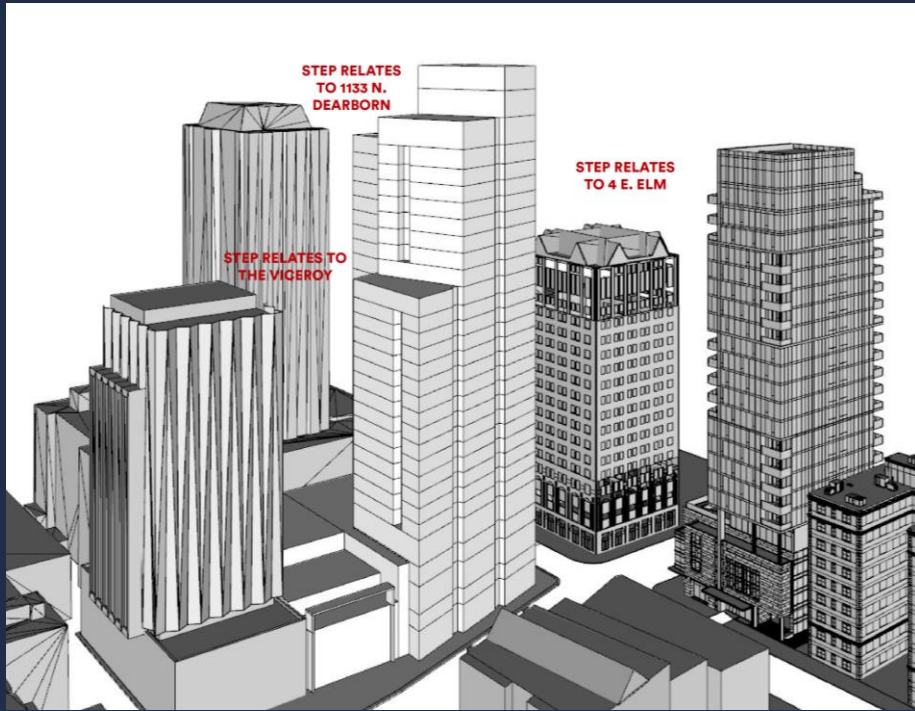
METAL SLAB ENCLOSURE, TYP

GLASS AND METAL HANDRAIL SYSTEM, TYP

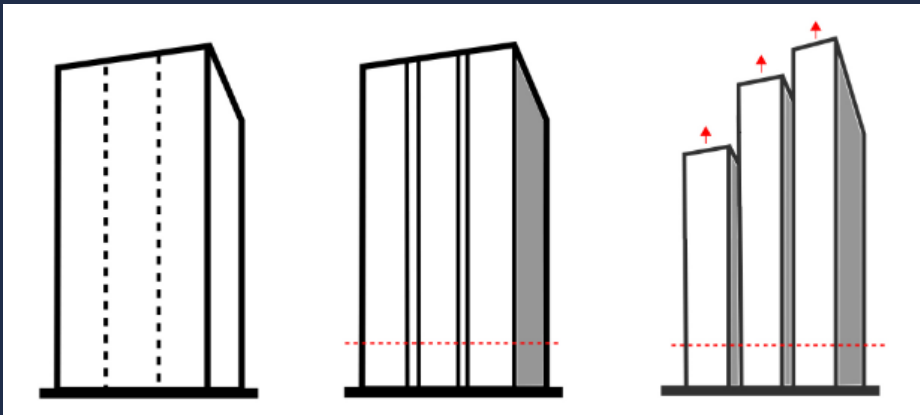


TOP

17-8-0905 (06)

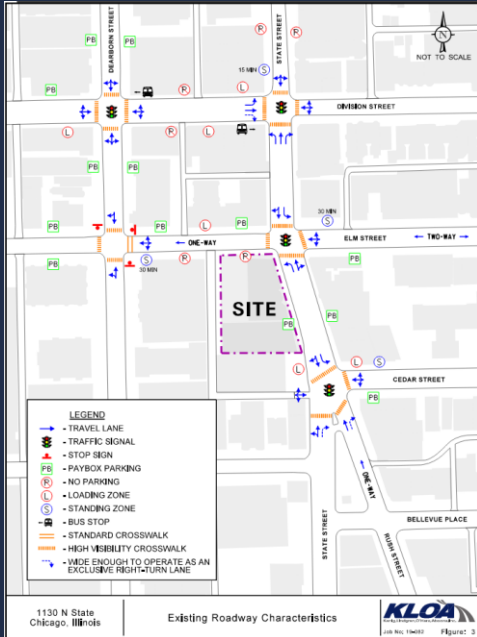
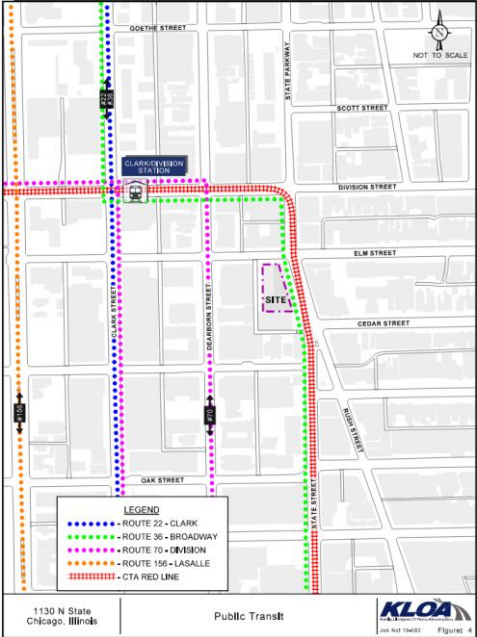
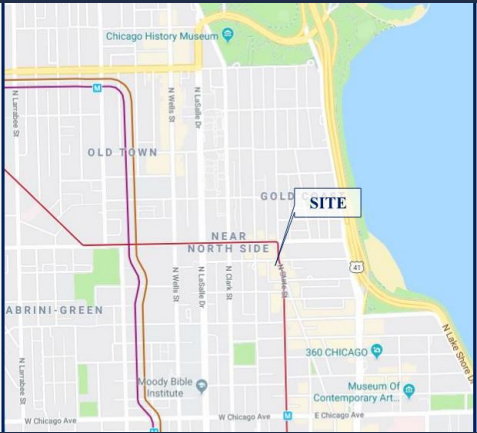


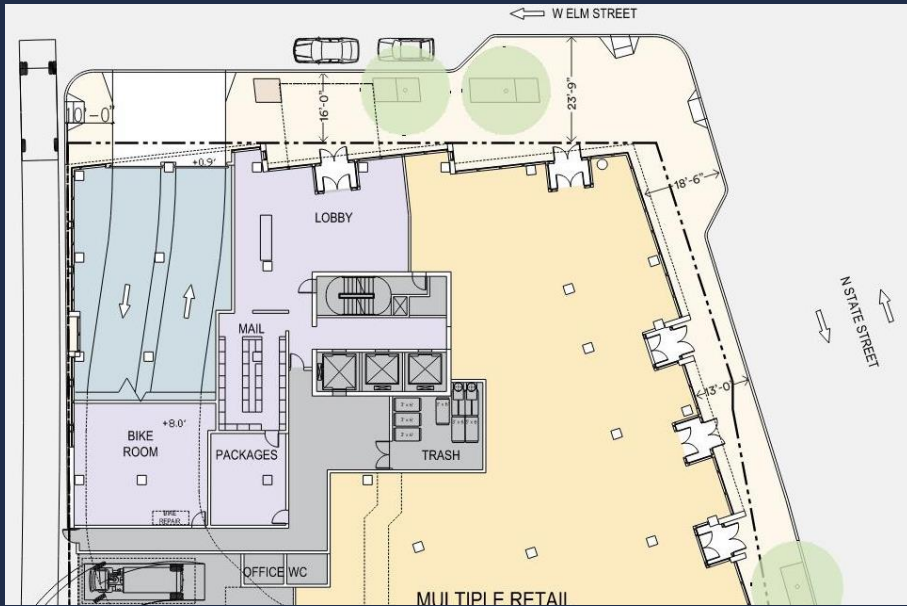
- BUILDING STEPS RELATE TO SURROUNDING CONTEXT
- BUILDING MASS IS SUBDIVIDED INTO SMALLER ELEMENTS TO HAVE A MORE PEDESTRIAN SCALE
- THE CORNER MASS IS TALLER TO CREATE A SIGNIFICANT ARCHITECTURAL FEATURE AT THE INTERSECTION OF STREETS
- THE BUILDING STEPS IN PLAN AS WELL AS IN ELEVATION TO FOLLOW THE STREET SHAPE , WIDEN THE SIDEWALK AND CREATE A MORE PEDESTRIAN FRIENDLY ENVIRONMENT



17-8-0904 Transportation, Traffic and Parking

- PROMOTE SAFE AND EFFICIENT CIRCULATION OF PEDESTRIANS, CYCLISTS AND MOTOR VEHICLES
- ENCOURAGE THE USE OF MASS TRANSIT AND BICYCLE USE
- MINIMIZE AND MITGATE EXISTING TRAFFIC PATTERNS IN THE VICINITY
- ENSURE ACCESSIBILITY FOR PERSONS WITH DISABILITIES
- MINIMIZE THE VIEW OF LOADING AND SERVICE AREAS BY LOCATING THOSE AREAS IN THE ALLEY
- MINIMIZE THE VISUAL IMPACT OF VEHICLE PARKING ON THE SITE
- PARKING IS LOCATED IN THE PODIUM OF THE BUILDING AND SCREENED WITH A WALL SYSTEM CONSISTENT WITH THE RESIDENTIAL FAÇADE
- IMPROVE PEDESTRIAN ORIENTATION





17-8-0905 Pedestrian Orientation

- SAFE ATTRACTIVE SIDEWALKS
- STREET-LEVEL ACTIVE SPACES
- EXPRESSED ENTRIES
- ACTIVE USE BASE WITH WINDOWS AND DOORS
- ENTRIES AS FOCAL POINTS
- PARKING IS SCREENED WITH SIMILAR EXTERIOR WALL SYSTEM AS RESIDENTIAL
- MORE THAN 60% OF THE STREET FAÇADE IS ATTRACTIVE STOREFRONT
- BUILDING FAÇADE IS APPROPRIATELY SCALED TO THE PEDESTRIAN AT THE BASE OF THE BUILDING
- SIDEWALK WIDTHS HAVE BEEN INCREASED WHERE THEY CAN BE

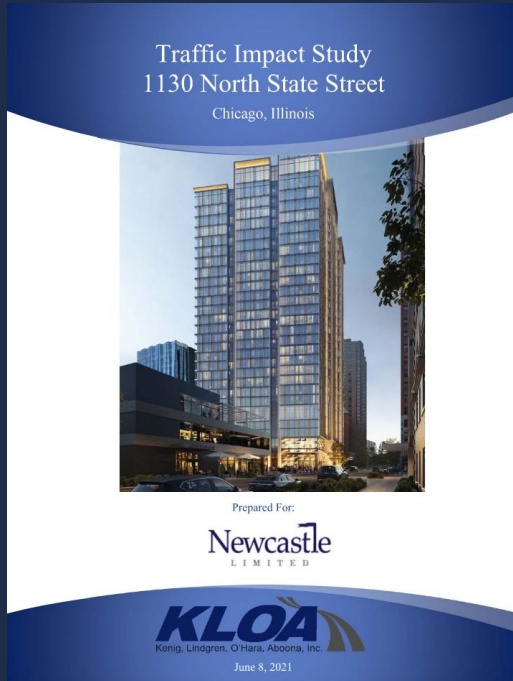




17-8-0906 Urban Design

- REINFORCES NEIGHBORHOOD URBAN FEATURES
- HAS APPROPRIATE SCALE IN BULK AND DENSITY
- SIGNAGE WILL BE APPROPRIATE IN SCALE TO NEIGHBORHOOD
- BUILDING MASSING REINFORCES ACTIVE STREET SCAPE
- ALIGNS WITH NEIGHBORING BUILDINGS
- BUILDING DESIGN AND MASSING HOLDS THE STREET CORNER
- BUILDING MASSING AND FORM CREATES A SENSE OF PLACE





- GIVEN THE LOCATION OF THE SITE WITHIN AN URBAN AREA AND ITS PROXIMITY TO ALTERNATIVE MODES OF TRANSPORTATION, THE NUMBER OF GENERATED TRIPS WILL BE REDUCED.
- THE EXISTING STREET SYSTEM HAS ADEQUATE CAPACITY TO ACCOMMODATE THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT.
- IN ORDER TO IMPROVE TRAFFIC OPERATIONS AT THE INTERSECTION OF STATE STREET WITH ELM STREET, THE TRAFFIC SIGNAL SHOULD BE UPGRADED TO PROVIDE A NORTHBOUND LEFT-TURN ARROW.
- ACCESS TO THE SITE WILL BE PROVIDED OFF ELM STREET AT APPROXIMATELY THE SAME LOCATION OF THE EXISTING ACCESS DRIVE SERVING THE EXISTING PUBLIC PARKING THAT CURRENTLY OCCUPIES THE SITE AND WILL ADEQUATELY ACCOMMODATE THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT.
- OUTBOUND MOVEMENTS FROM THE PROPOSED ACCESS DRIVE SHOULD BE UNDER STOP-SIGN CONTROL AND AUDIO/VISUAL WARNING DEVICES SHOULD BE PROVIDED AT THE ACCESS DRIVE TO WARN PEDESTRIANS OF EXITING VEHICLES COUPLED WITH “WATCH FOR PEDESTRIAN” SIGNS TO ALERT OUTBOUND VEHICLES FROM THE PARKING GARAGE.
- IN ORDER TO ACCOMMODATE DROP-OFF AND PICK-UP CURB ACTIVITIES, A 50-FOOT STANDING ZONE IS PROPOSED ON ELM STREET.
- TRUCK LOADING WILL BE PROVIDED OFF THE NORTH/SOUTH ALLEY THUS MINIMIZING THE IMPACT ON AREA STREETS.

TOTAL OPEN SPACE
AREA: 17,599 SF

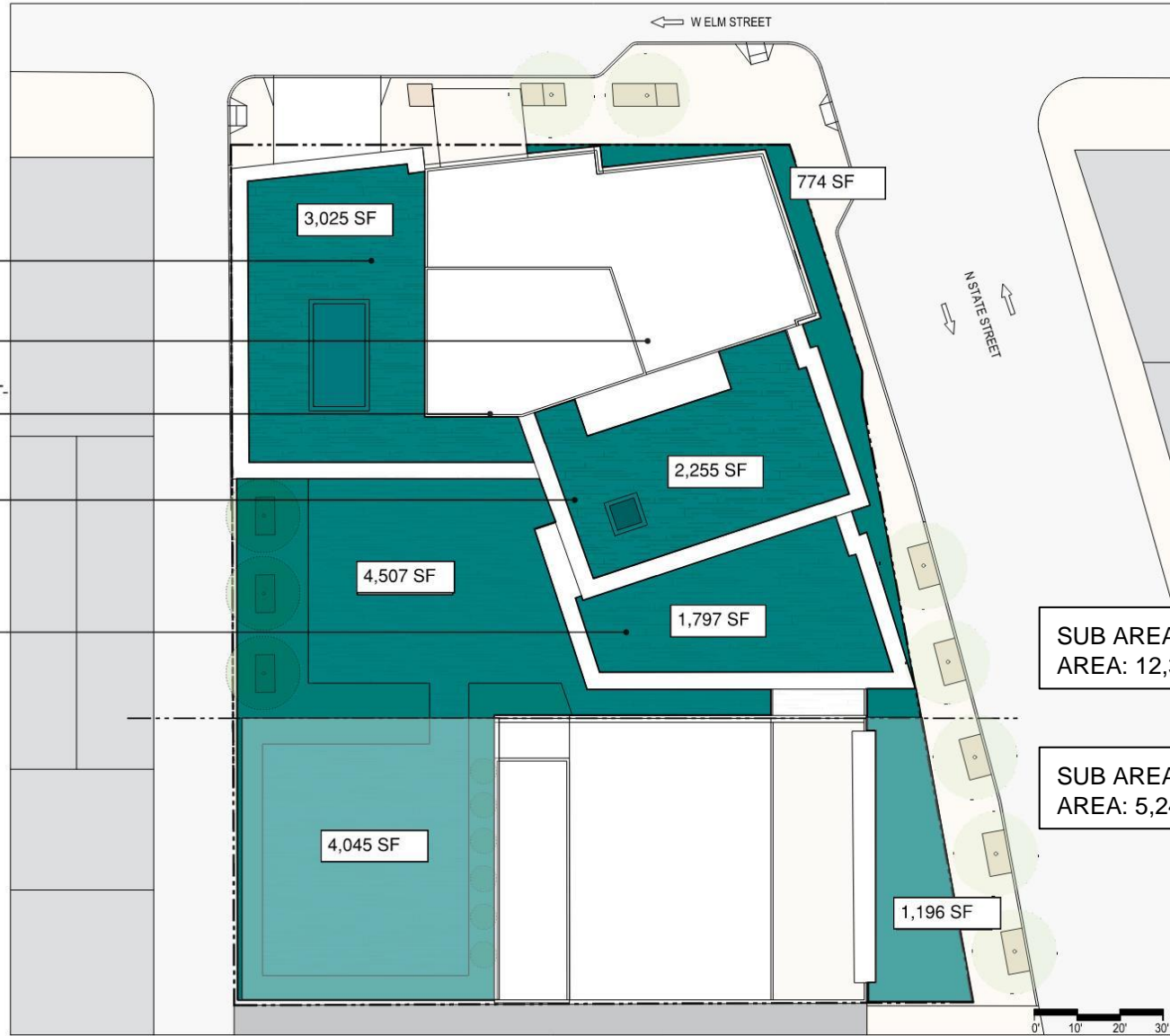
TOP OF AMENITY
ROOF
+313'

TOP OF AMENITY
ROOF
+335'

TOP OF MECH PENT-
HOUSE ROOF
+345'

TOP OF AMENITY
ROOF
+324'

TOP OF AMENITY
ROOF
+223'



SUB AREA A OPEN SPACE
AREA: 12,358 SF

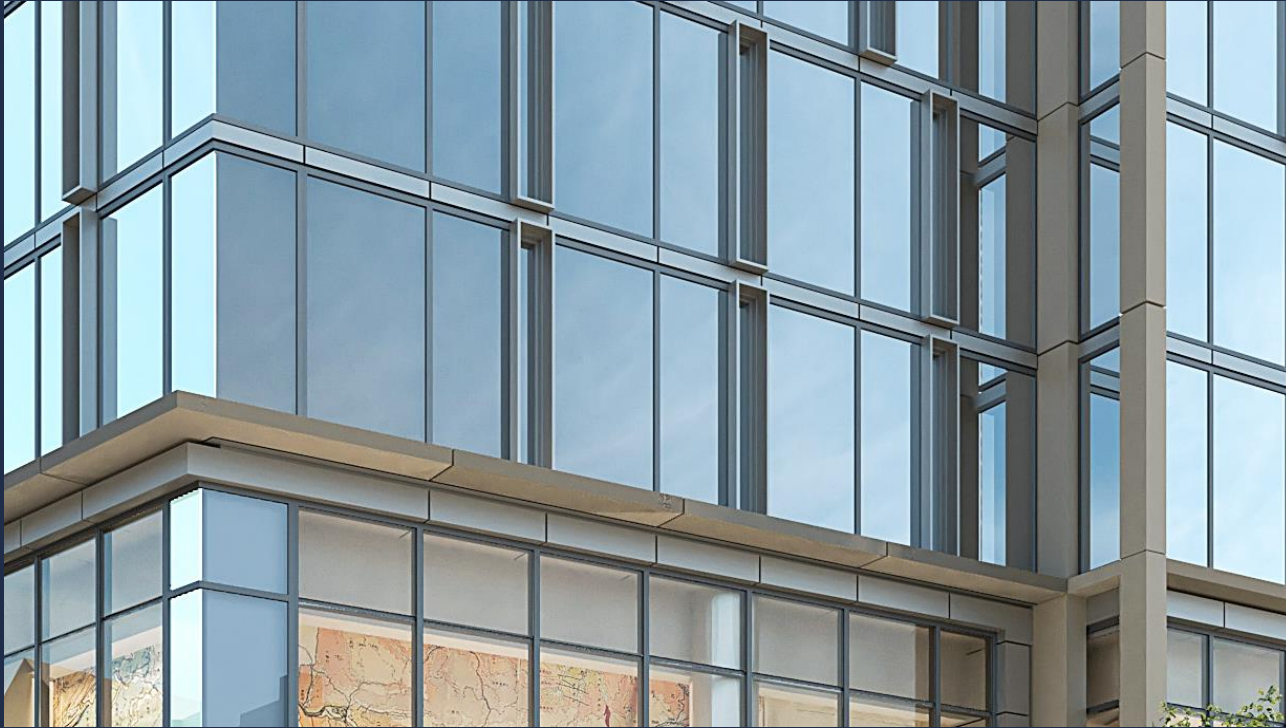
SUB AREA B OPEN SPACE
AREA: 5,241 SF



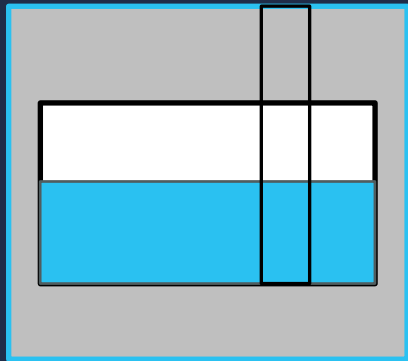
OPEN SPACE DIAGRAM

17-8-0907 Building Design

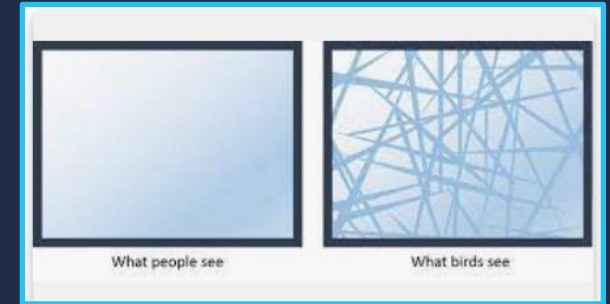
- USE OF HIGH QUALY DETAILS, MATERIALS AND FINISHES APPROPRIATE FOR THE PRIMARY STREET FACADE



STONE EXPRESSED MATERIALS & METAL CLAD
SLAB ENCLOSURE AND WINDOW MULLIONS



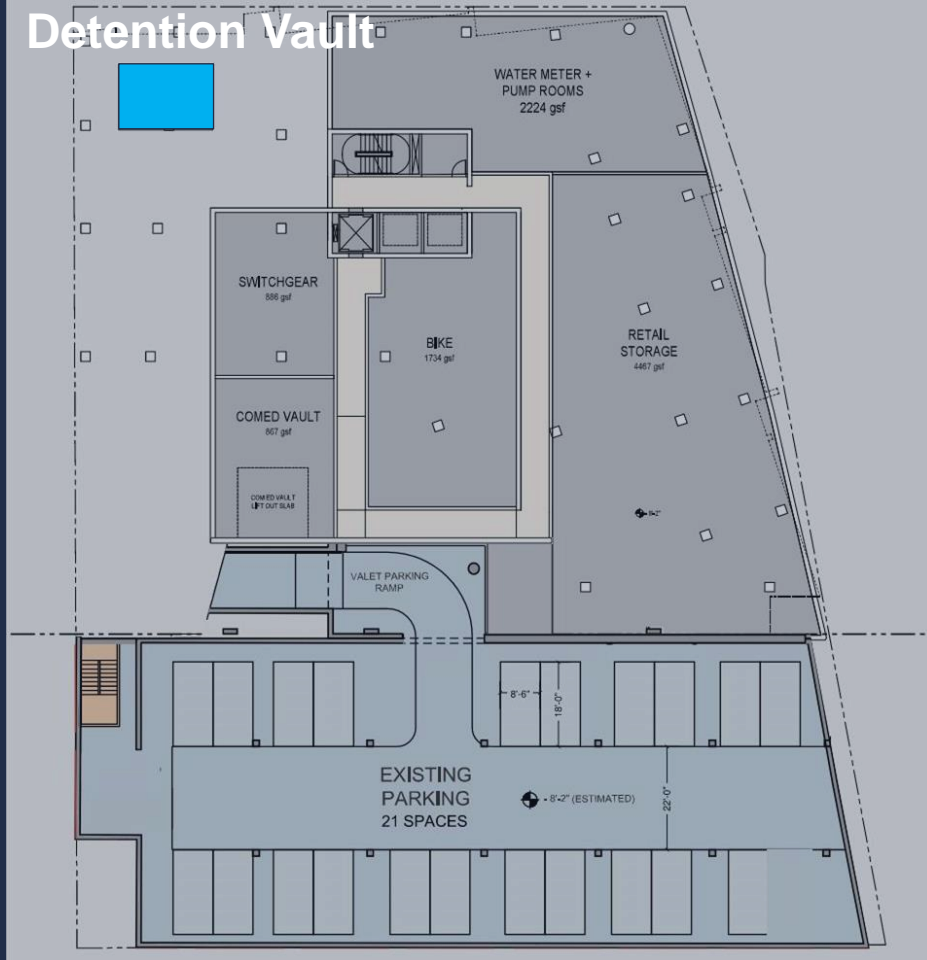
- Exceed energy code by 10%
- 100 Year detention lot to lot
- Working landscapes
- Green roof 50-100%
- Indoor water use reduction 25%
- Proximity to transit
- EV charging station
- EV readiness
- CTA digital display
- 80% waste diversion
- Basic bird protection



Stormwater Management

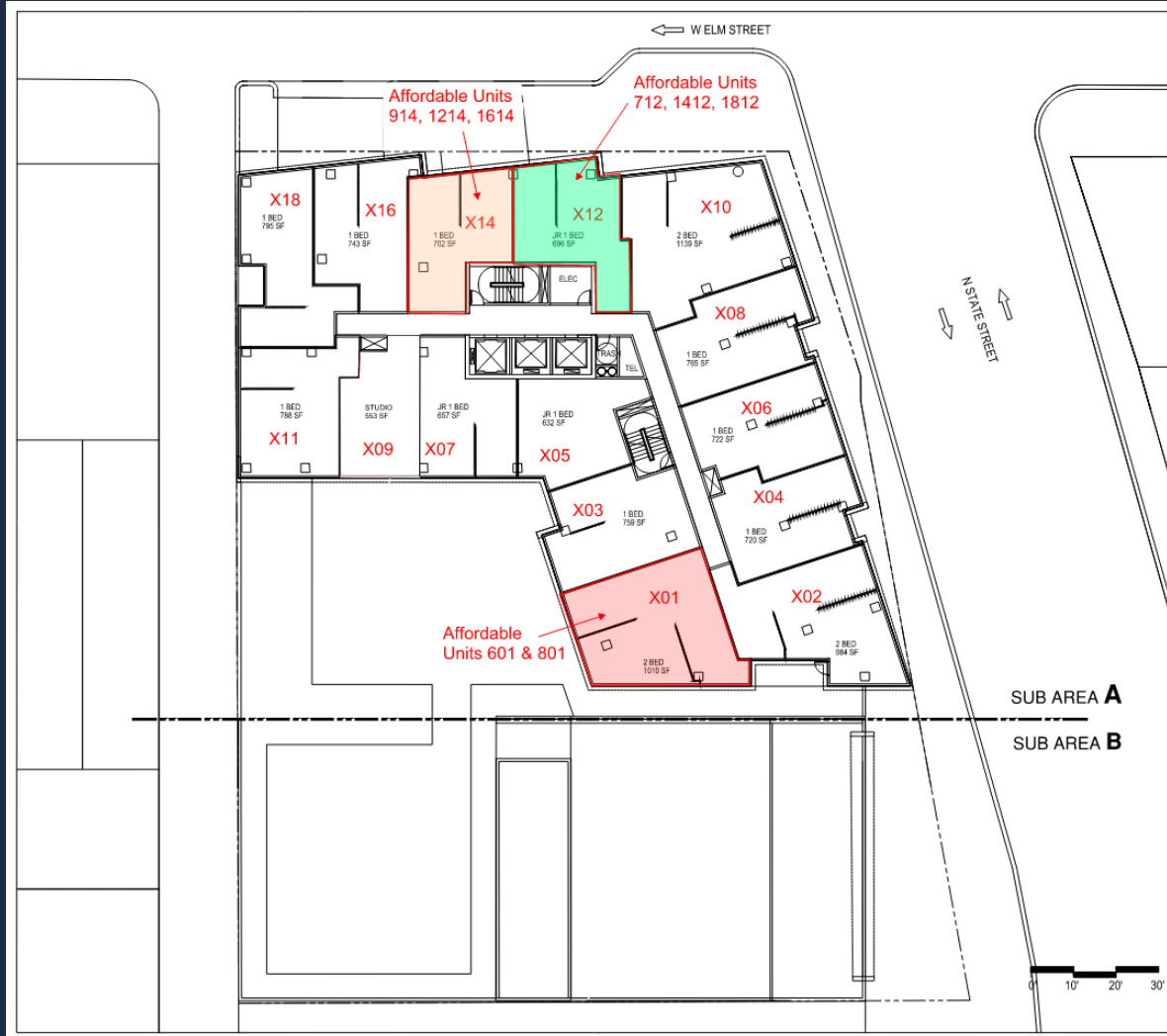
- REGULATED DEVELOPMENT REQUIRING BOTH RATE AND VOLUME CONTROL
- ANTICIPATED NEED FOR DETENTION VAULT
- VOLUME CONTROL WILL BE ACHIEVED THROUGH THE USE OF GREEN ROOFS

Detention Vault



Basement Plan

STORM WATER MANAGEMENT



- 304 Total Units
- 30 Units (10%) per ARO
- 8 Units On-site
- Fee in Lieu (\$4,134,658) for Remaining 22 Units

- \$2M in New Annual Property Tax Revenue
- 400 Construction Jobs
- 65 Permanent, On-site Jobs
- 24/7 Staffed Lobby
- Enhanced Pedestrian Experience
- New, Active Neighborhood Retail
- City Participation Goals:
 - 26% MBE
 - 6% WBE
 - 50% City Residents
- \$4,759,635.60 Neighborhood Opportunity Fund
- \$100M in Project Costs

★ DPD Recommendations

- The proposed development is compliant with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposal promotes economically beneficial development patterns (17-8-0103);
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104);
- The proposal is designed to reinforce desirable urban features in the surrounding area;
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); and,
- The project is designed to promote pedestrian interest, safety, and comfort (17-8-0905-A).

