



City of Chicago



SO2021-2144

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/26/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1120-1130 N State St - App No. 20728
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

**FINAL FOR
PUBLICATION**

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map 3-F in the area bounded by:

West Elm Street; North State Street; a line 200 feet south of and parallel to West Elm Street;
and the 18.5 foot public alley next west of and parallel to N. State Street

to those of a Residential-Business Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 1120-1130 N. State, Chicago, Illinois

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number _____, (Planned Development) consists of approximately 30,747 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property") and is owned or controlled by the "Applicant," Quick's LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's

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Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow CDOT's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

In addition, owing to the unique infrastructure challenges in the adjacent area, the Applicant has agreed to establish and fund an escrow in the amount of \$500,000 (the "Escrow Amount") prior to the issuance of any building permits (the "Gold Coast Pedestrian Improvement Fund"). The Gold Coast Pedestrian Improvement Fund will fund work to be performed by or at the direction of, and with the approval of, CDOT within ¼ mile of the Property including, but not limited to, sidewalk paving, landscaping and landscaping related fencing or raised islands, lighting, street paving changes to facilitate sidewalk widening or landscaping, and installation of bike racks and/or seating amenities located in the Public Way. The Applicant's responsibility shall be limited to the Escrow Amount and any sums remaining in the Gold Coast Pedestrian Improvement Fund sixty (60) months following the issuance of a certificate of occupancy shall be remitted to the Applicant.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; PD Boundary and Property Line Map; Sub Area Map; an Existing Zoning Map; an Existing Land Use Map; a Landscape and Site Plan (Sub Area A and Subarea A + B); Site, Landscape, and Ground Floor Plan (Sub Area A and Subarea A + B); a Roof Plan; Building Elevations (North, South, East and West; Sub Area A and Subarea A + B) and Axons (Top, Middle, and Base); prepared by Solomon Cordwell Buenz and dated August 26, 2021 and an Affordable Housing Profile Form submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development ___: Dwelling Units located above the ground floor; Animal Services (excluding Shelter and Boarding Kennels and Stables); Artist Work or Sales Space; Business Support Services; Eating and Drinking Establishments; Financial Services; Food and Beverage Retail Sales; Vacation Rental; Office; Personal Service; General Retail Sales; Indoor Participant Sports and Recreation; Co-located Wireless Communication Facilities and related, incidental and accessory uses and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 30,747 square feet and a base FAR of 7.0.

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The Applicant acknowledges that the project has received a bonus FAR of 4.5 FAR, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total overall FAR for the Planned Development is 11.5. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3

The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II

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review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant’s goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant’s proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant’s submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant’s preliminary outreach plan, (b) a description of the Applicant’s outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant’s outreach efforts, and (d) updates (if any) to the applicant’s M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from DX-7 Downtown Mixed-Use District to this Planned Development (PD), triggers the requirements of Section 2-44-080 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (ARO Units) as affordable units, or with the approval of the commissioner of the Department of Housing (“DOH”), subject to the transition provisions of Section 2-44-040(c), in consultation with the commissioner of the Department of Planning and Development (“DPD”) as appropriate (here, the “Commissioner”); (ii) pay a fee in lieu of the development of the Required Units (“Cash Payment”); or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a downtown district within the meaning of the ARO, and the project has a total of 304 units. As a result, the Applicant’s affordable housing obligation is 30 ARO Units (10% of 304 rounded down), 8 of which are Required Units (25%

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of 30, rounded up). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$187,939 per unit (“Cash Payment”) and providing 8 affordable units in the rental building to be constructed in the PD, as set forth in the Affordable Housing Profile Form attached hereto as an Exhibit. The Applicant agrees that the affordable units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the PD, or elects to build a for-sale project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the requirements and number of required Affordable Units without amending the PD. Prior to the issuance of any building permits for any residential building in the PD, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the PD, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the PD.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to the DX-7 Downtown Mixed-Use District.

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	44,935
Area of Public Rights-of-Way (sf):	14,188
Net Site Area (sf):	30,747
Subarea A:	19,720
Subarea B:	11,027
Maximum Floor Area Ratio:	11.5
Subarea A:	16.8
Subarea B:	2.0
Maximum Permitted Dwelling Units:	
Subarea A:	304
Subarea B:	0
Minimum Off-Street Parking Spaces:	132
Subarea A:	111 in Phase 1; 132 total in Phase 2
Subarea B:	21 in Phase 1; 0 in Phase 2
Bicycle Parking Spaces:	180
Subarea A:	180
Subarea B:	0
Minimum Off-Street Loading Spaces:	2 (10'x25') in Phase 1; 1 (10'x25') in Phase 2
Maximum Building Height:	
Subarea A:	345'
Subarea B:	57'
Minimum Setbacks:	In accordance with plans

ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: ARO@cityofchicago.org

Date: 6-21-21

DEVELOPMENT INFORMATION

Development Name: State and Elm
Development Address: 1120-30 N. State

Zoning Application Number, if applicable: _____ Ward: 2

If you are working with a Planner at the City, what is his/her name? _____

Type of City Involvement
check all that apply

- City Land
- Planned Development (PD)
- Financial Assistance
- Transit Served Location (TSL) project
- Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ARO Web Form completed and attached - or submitted online on
- ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
- If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
- If ARO units proposed are off-site, required attachments are included (see next page)
- If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

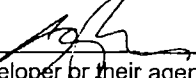
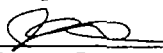
Developer Name Quick's LLC
 Developer Contact Kurt Pairitz
 Developer Address C/O Newcastle Limited 150 N. Michigan suite 2700 Chicago 60601
 Email kpairitz@newcastlelimited.com Developer Phone 312 252 1401
 Attorney Name DLA Piper Attorney Phone 312 368 7243

TIMING

Estimated date marketing will begin 1/1/23
 Estimated date of building permit* 9/1/22
 Estimated date ARO units will be complete 5/1/23

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

 Developer or their agent	6-21-21 Date
 Justin Root or Denise Roman, DOH	July 8, 2021 Date



AFFORDABLE REQUIREMENTS ORDINANCE

Last updated January 11, 2019



AFFORDABLE HOUSING ORDINANCE

Applicant Contact Information

Name: Kurt R Pairitz

Email: kpairitz@newcastlelimited.com

Development Information

Address

Printed Date: 06/21/2021

Number From: 1120 Number To: 1130 Direction: N

Street Name: State Postal Code: 60610

Development Name

State and Elm

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

Information

Ward: 2

ARO Zone: Downtown

Details

ARO Trigger: DP

Total Units 304

Development Type: Rent

TSL Project: TSL-or FAR doesn't exceed 3.5

Date Submitted: 06/21/2021

Requirements

Affordable Units 30 *On-site aff. Units 8

How do you intend to meet your required obligation

On-Site: 8 Off-Site: 0

On-Site to CHA or Authorized Agency: 0 Off-Site to CHA or Authorized agency: 0

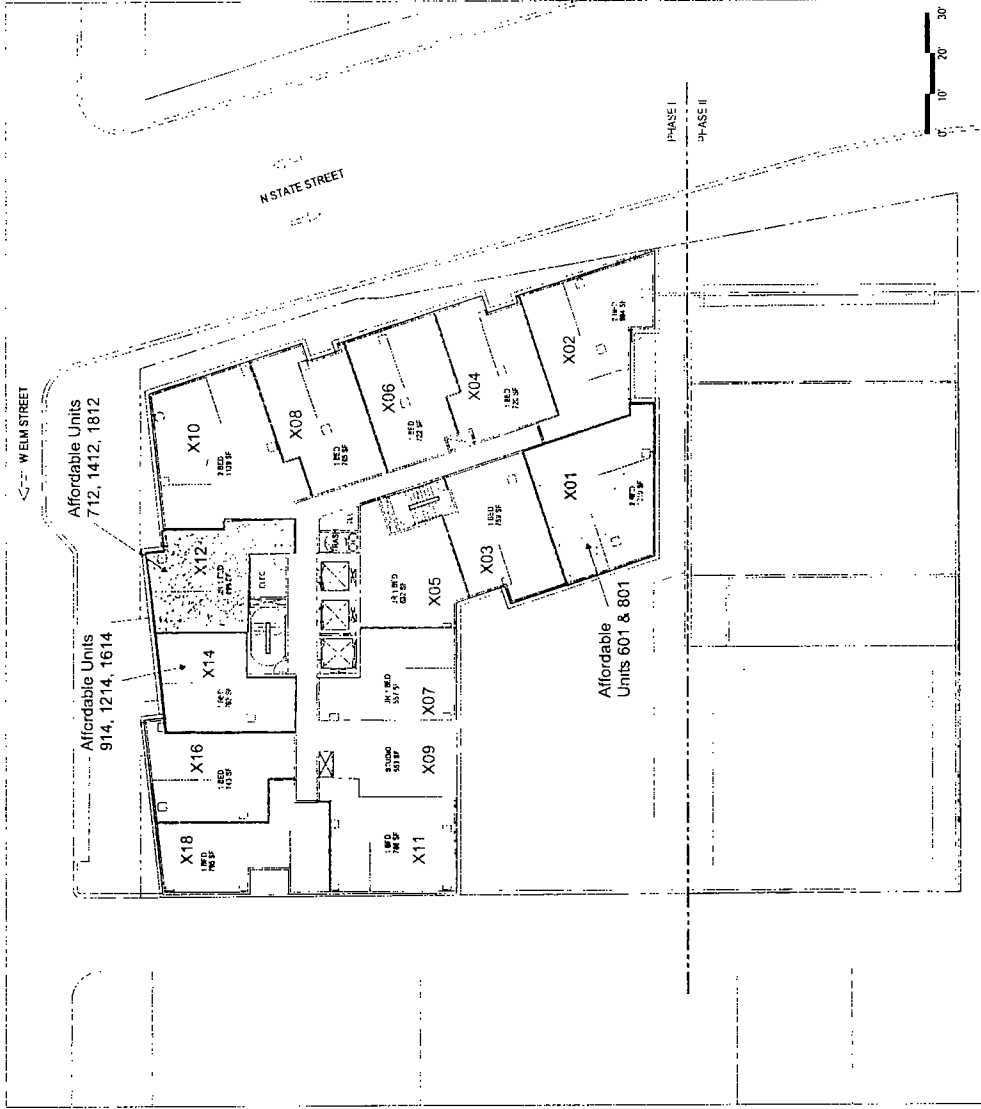
Total Units: 8 In-Lieu Fee Owed: 4,134,658

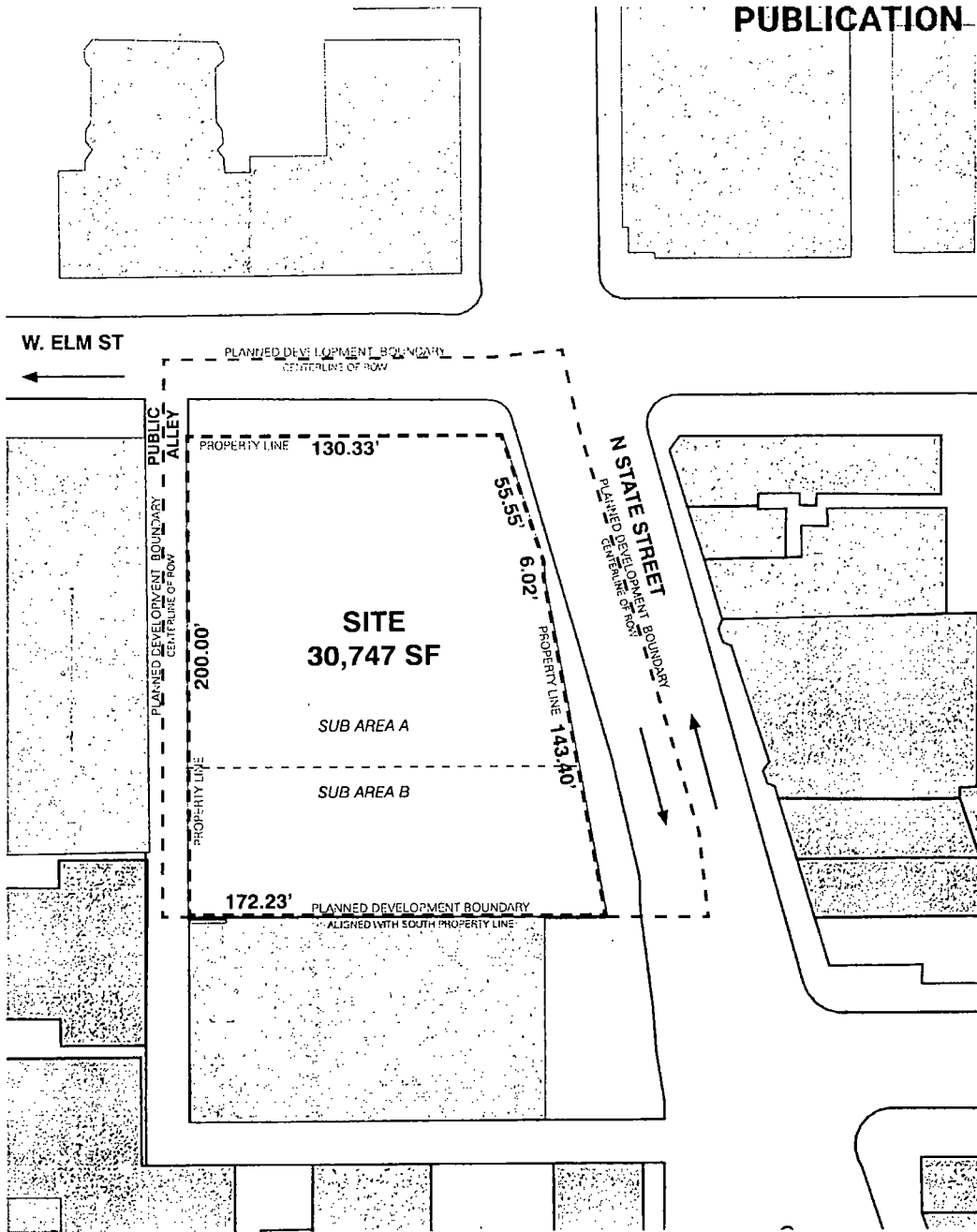
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All projects with proposed ARO units must complete this tab

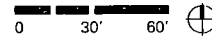
Market Rate Units	Affordable Units		Summary							
	available separately	available separately	unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable vs market square footage
Parking	yes	yes	studio	15	5%	553	0	0%	0	0%
Laundry	yes TBD	same as market rate	one-bed	205	69%	735	6	75%	699	95%
Appliances	yes TBD	same as market rate	two-bed	76	26%	1,129	2	25%	1,010	89%
Refrigerator	yes TBD	same as market rate								
age/EnergyStar/make/model/color	yes TBD	same as market rate								
Dishwasher	yes TBD	same as market rate								
age/EnergyStar/make/model/color	yes TBD	same as market rate								
Stove/Oven	yes TBD	same as market rate								
age/EnergyStar/make/model/color	yes TBD	same as market rate								
Microwave	yes TBD	same as market rate								
age/EnergyStar/make/model/color	yes TBD	same as market rate								
Bathroom(s)	1 Bedrm: 1 Bath 2 Bedrm: 2 Bath	1 Bedrm: 1 Bath 2 Bedrm: 2 Bath								
how many?										
Half bath? Full bath?										
Kitchen countertops	quartz	quartz								
material										
Flooring	Luxury Vinyl Tile	Luxury Vinyl Tile								
material										
HVAC	central heat pump	central heat pump								
Other										

Project Name	State and Elm
Zoning Application number, if applicable	
Address	1120-30 N. State Street
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	\$4/sf
Total Units in Project	304
Total Affordable units	8



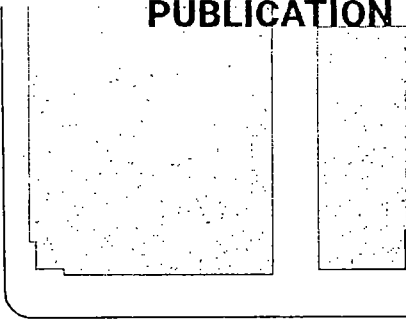
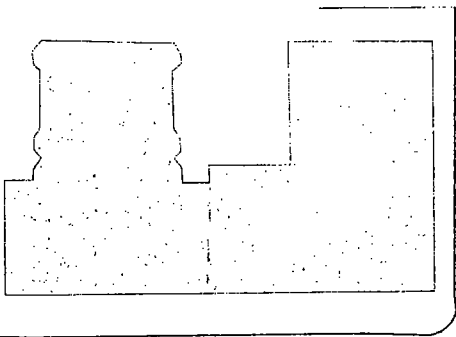


PD BOUNDARY AND PROPERTY LINE MAP

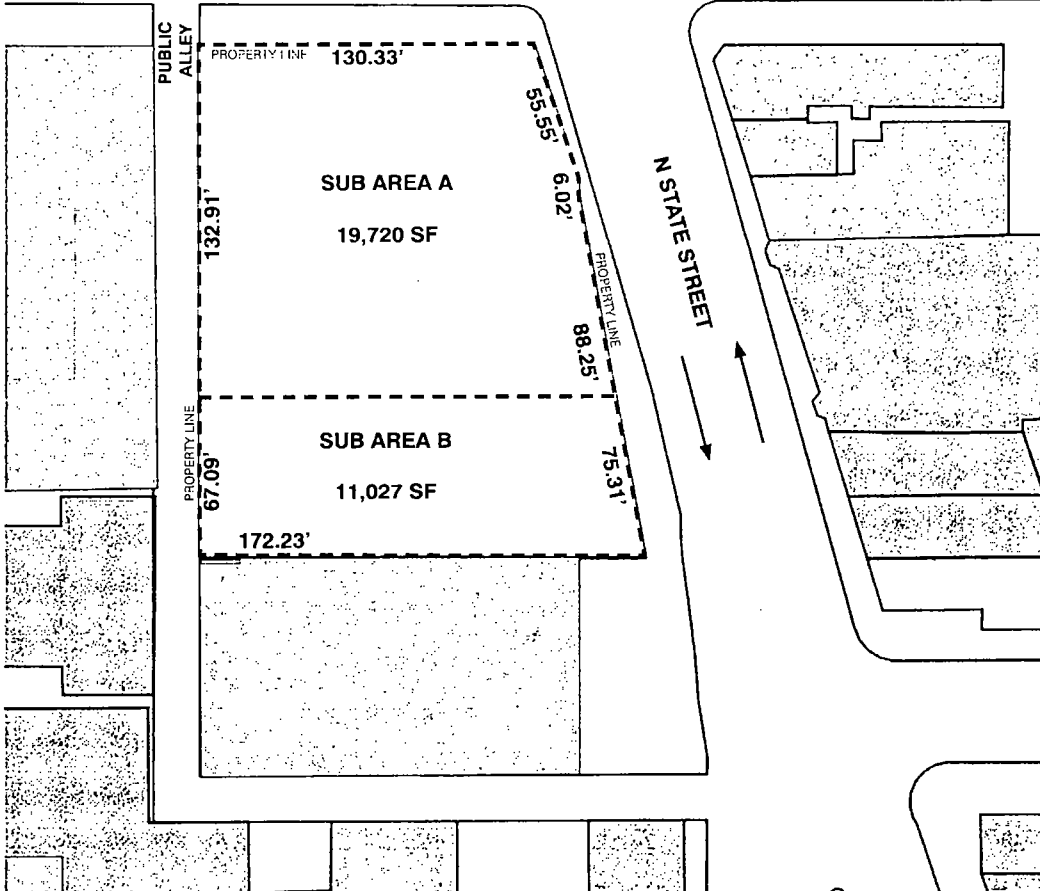


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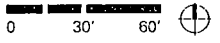




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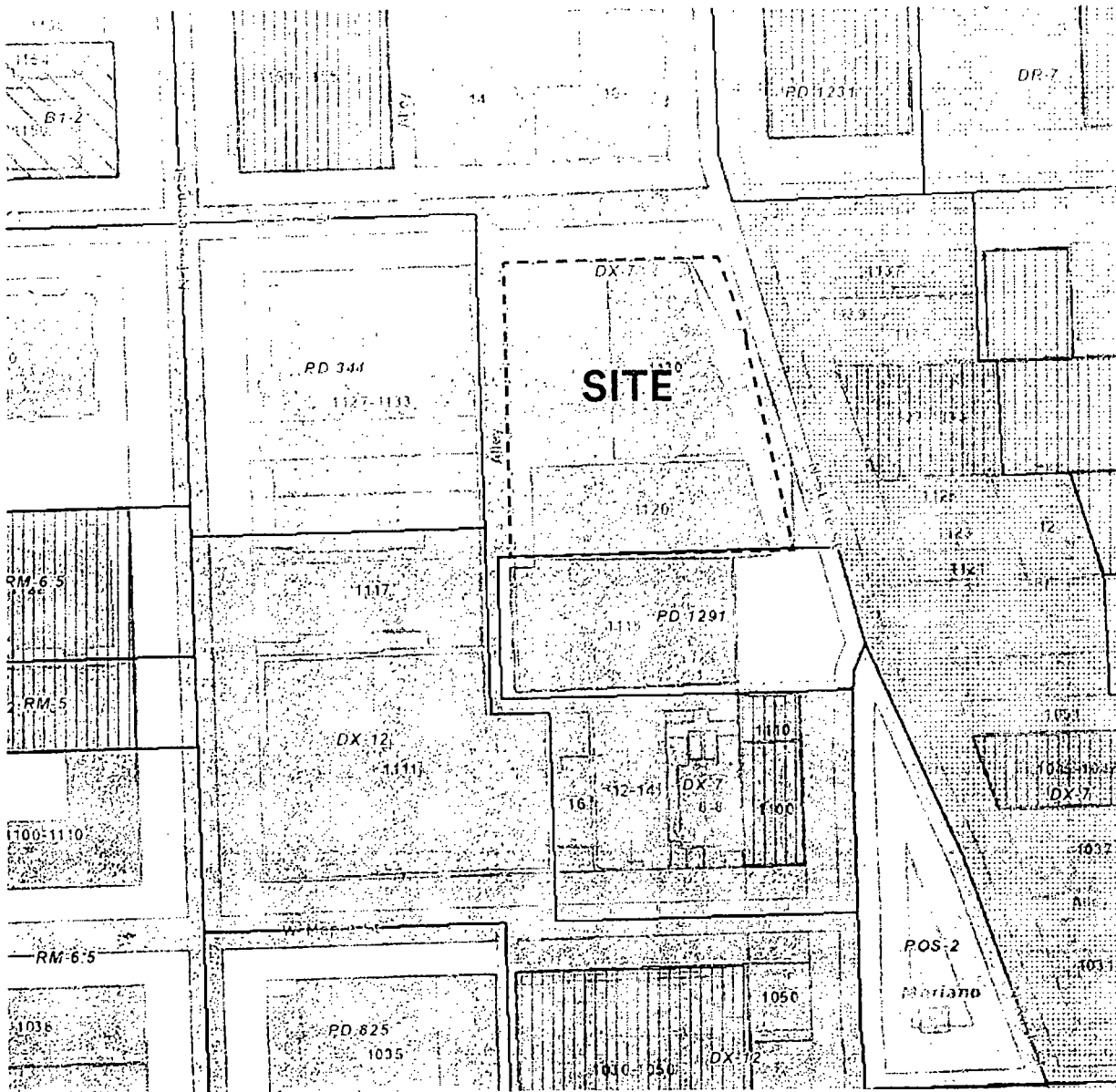


SUB AREA MAP



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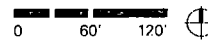
EXISTING ZONING MAP

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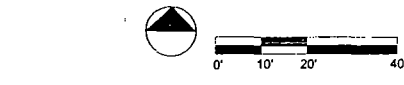
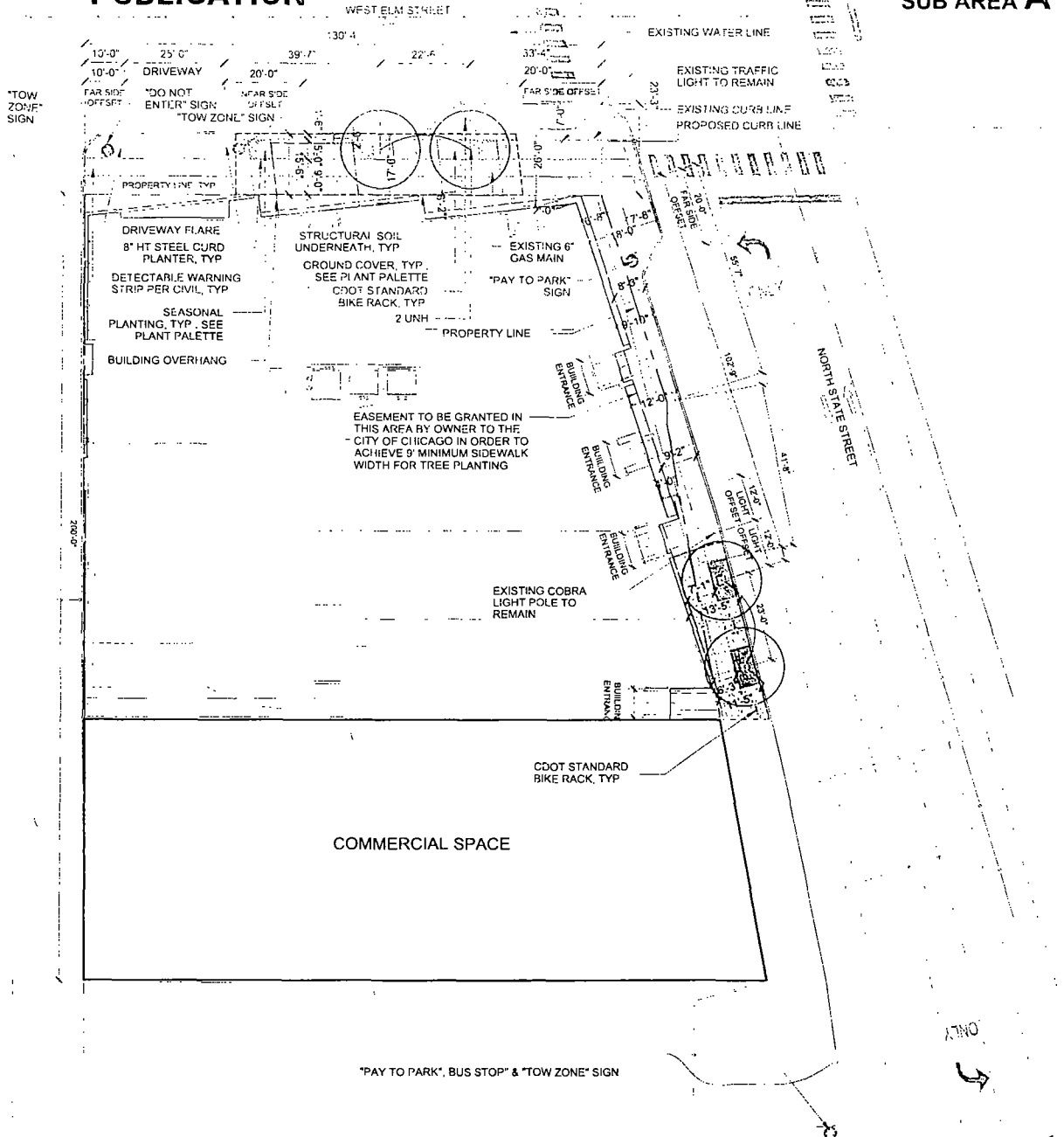


EXISTING LAND USE MAP



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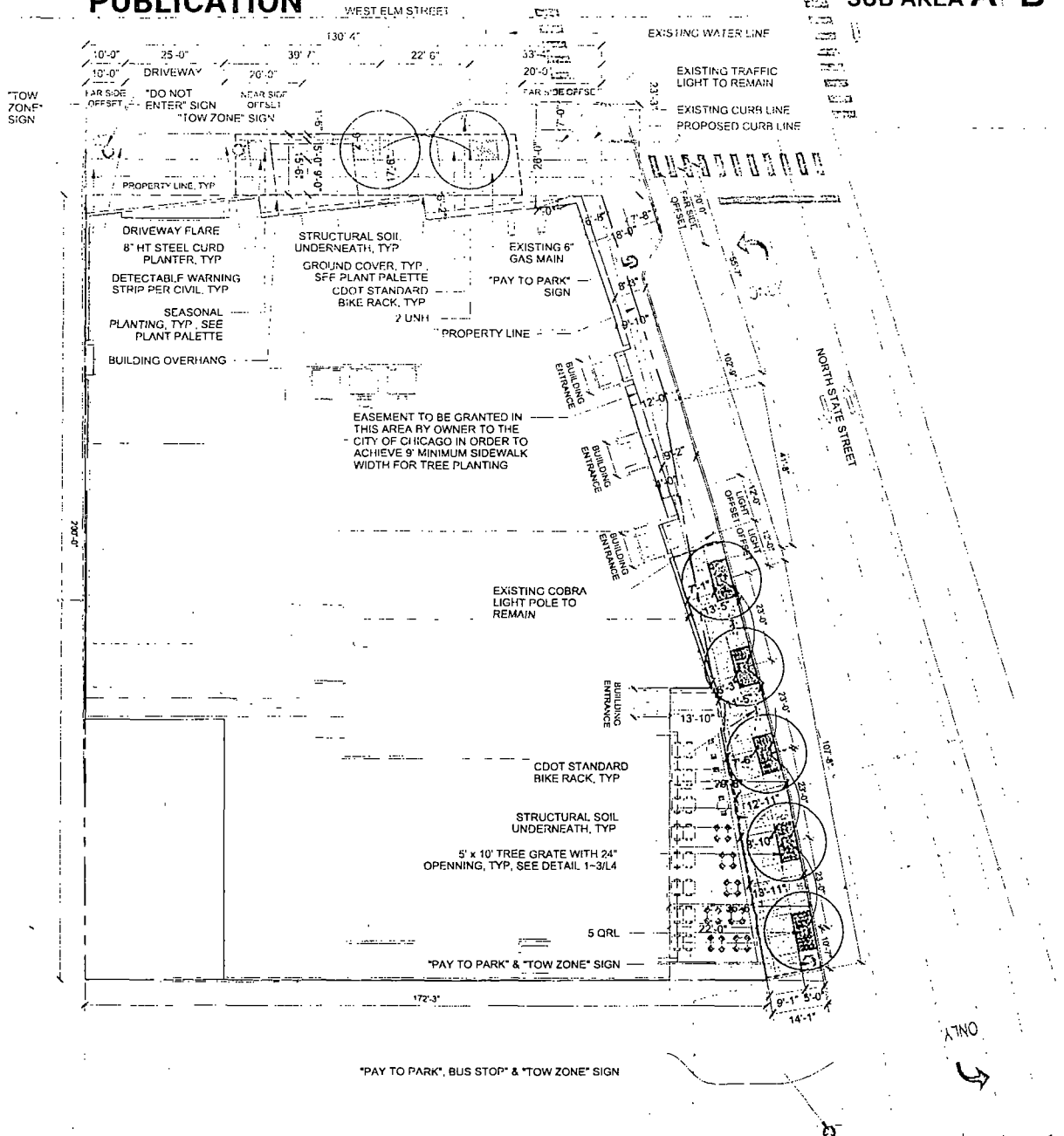




SITE PLAN & LANDSCAPE PLAN

Applicant: Quick's LLC
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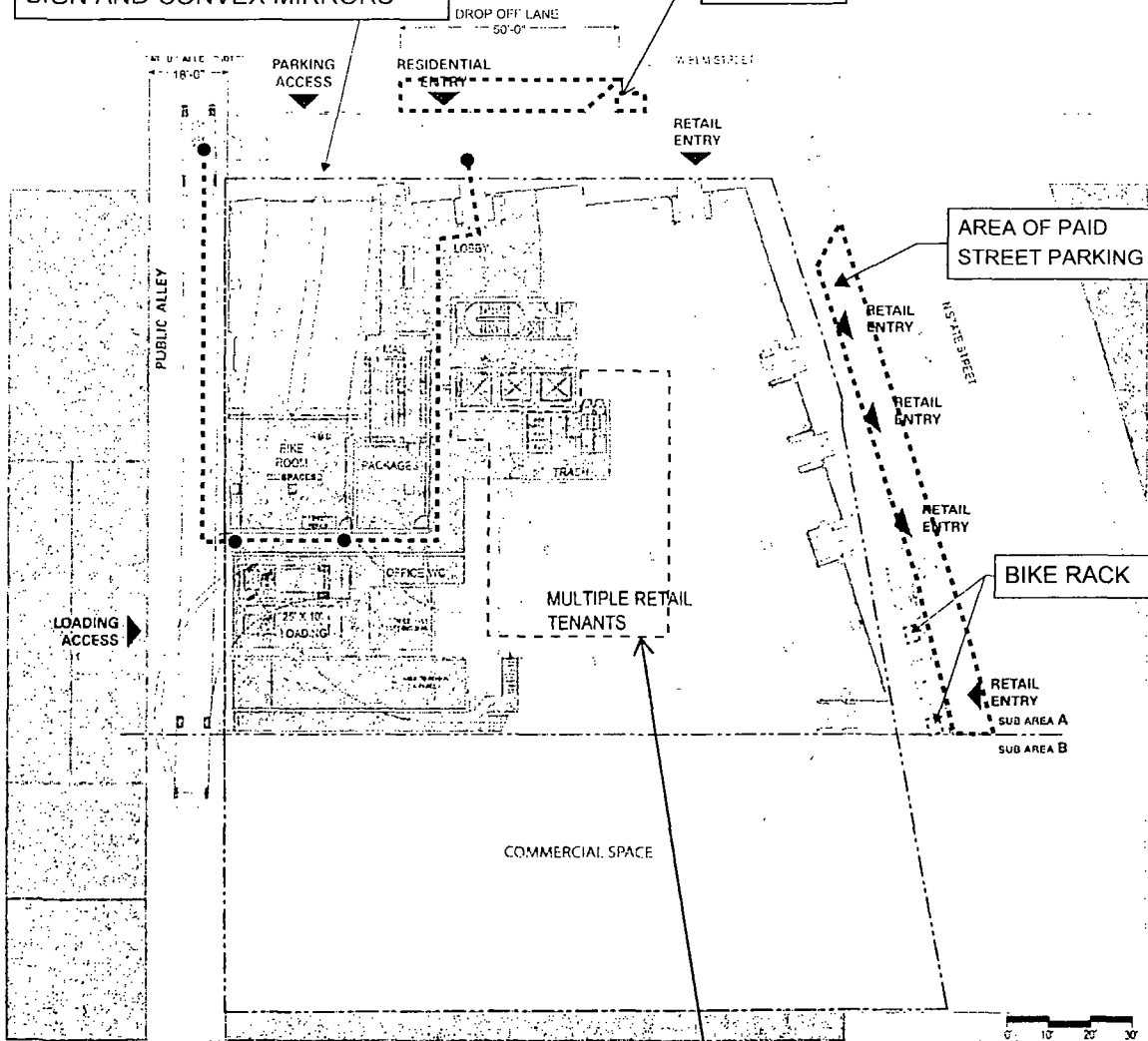
REFER TO LANDSCAPE
DRAWING FOR CURB AND
SIDEWALK DIMENSIONS

●-----● BIKE PARKING
ACCESS

SUB AREA A

AUDIBLE/ VISUAL WARNINGS AT
GARAGE ENTRANCE WITH STOP
SIGN AND CONVEX MIRRORS

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BASEMENT BIKE STORAGE WITH
110 RACKS AND ELEVATOR ACCESS
BELOW THIS LOCATION

ROUND PLAN

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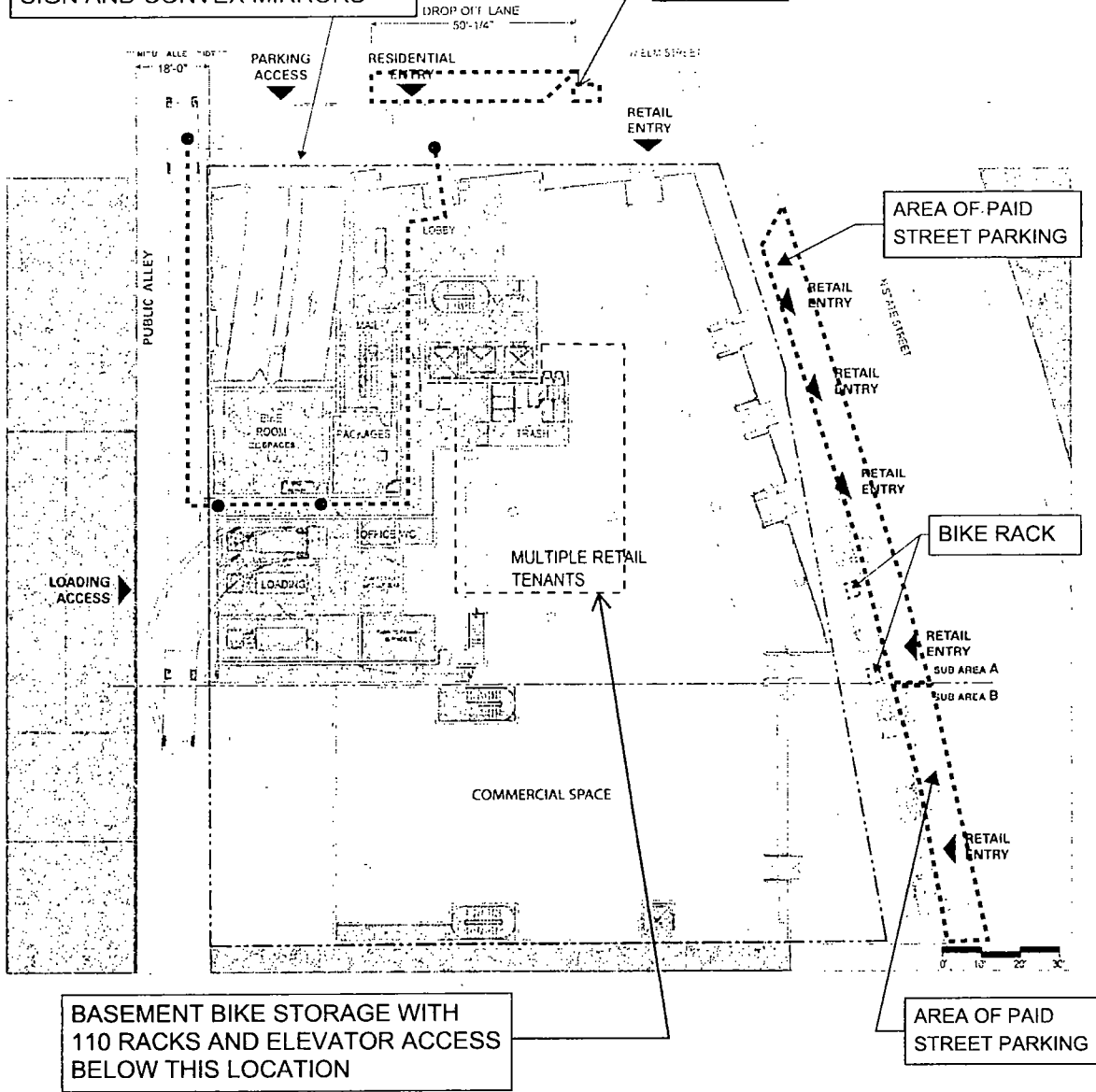
REFER TO LANDSCAPE DRAWING FOR CURB AND SIDEWALK DIMENSIONS

● - - - ● BIKE PARKING ACCESS

SUB AREA A+B

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AUDIBLE/ VISUAL WARNINGS AT GARAGE ENTRANCE WITH STOP SIGN AND CONVEX MIRRORS

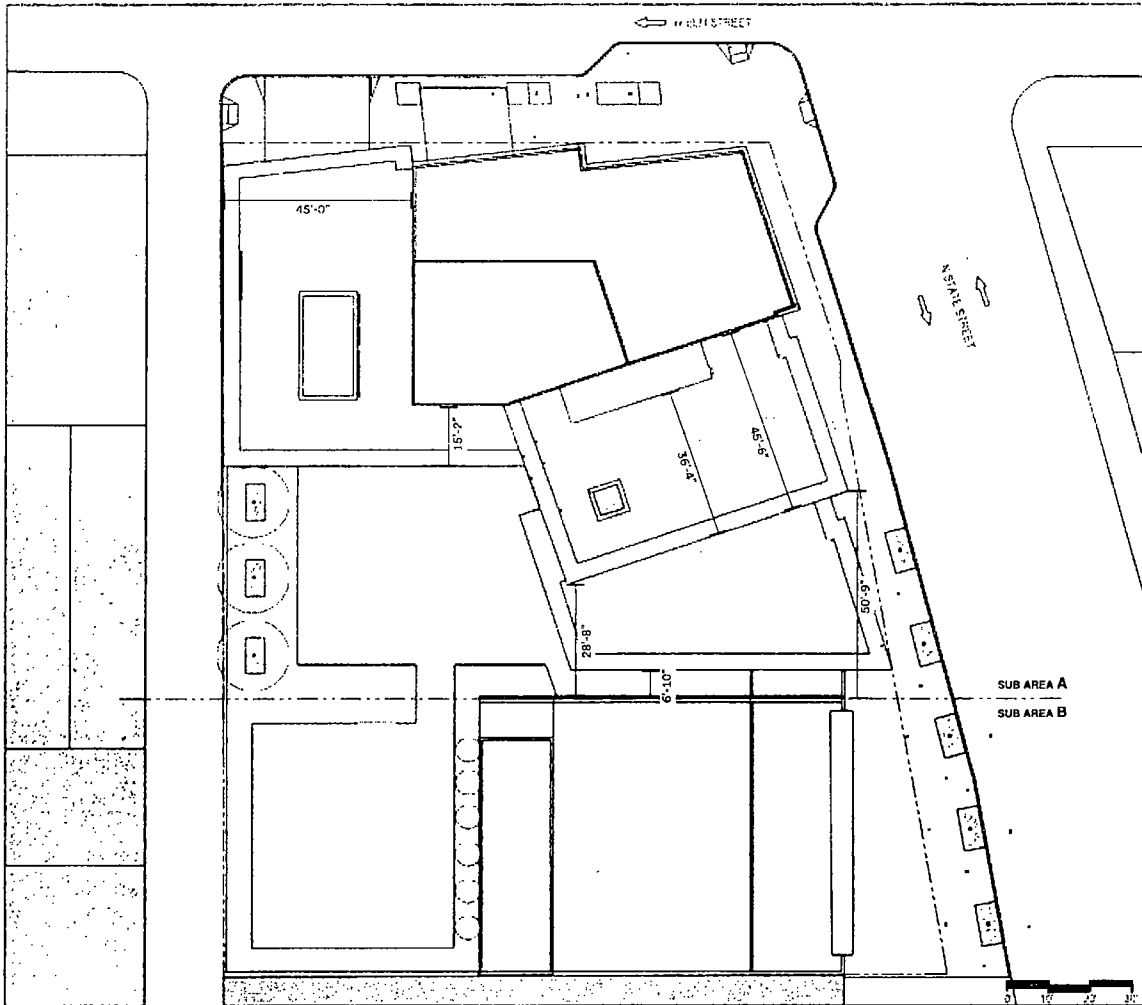


GROUND PLAN

Applicant: Quick's LLC
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ROOF PLAN



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LEVEL 30 319'

LEVEL 29 306'

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 WIN-
DOW FRAME AT
OPERABLE WINDOWS, TYP

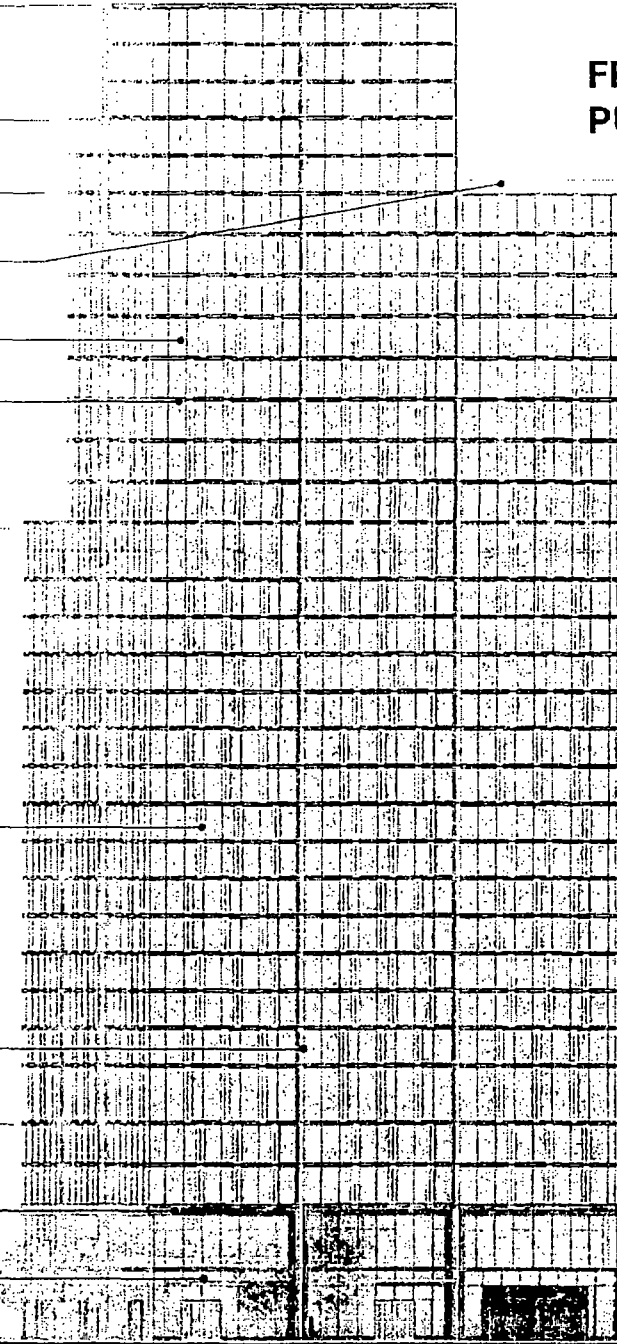
STONE EXPRESSED
CLAD WING WALL, TYP

AMENITY 57'

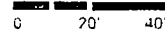
STONE EXPRESSED FRAME
AT RETAIL STORE FROM
GLAZING, TYP

METAL AND GLASS
CANOPY SYSTEM, TYP

GROUND 0'



NORTH ELEVATION



Applicant: Quick's LLC
Address: 1120-1130 N. State
Introduced: May 26, 2021
Plan Commission: August 26, 2021



BUILDING HEIGHT 345'

SUB AREA A

FINAL FOR PUBLICATION

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

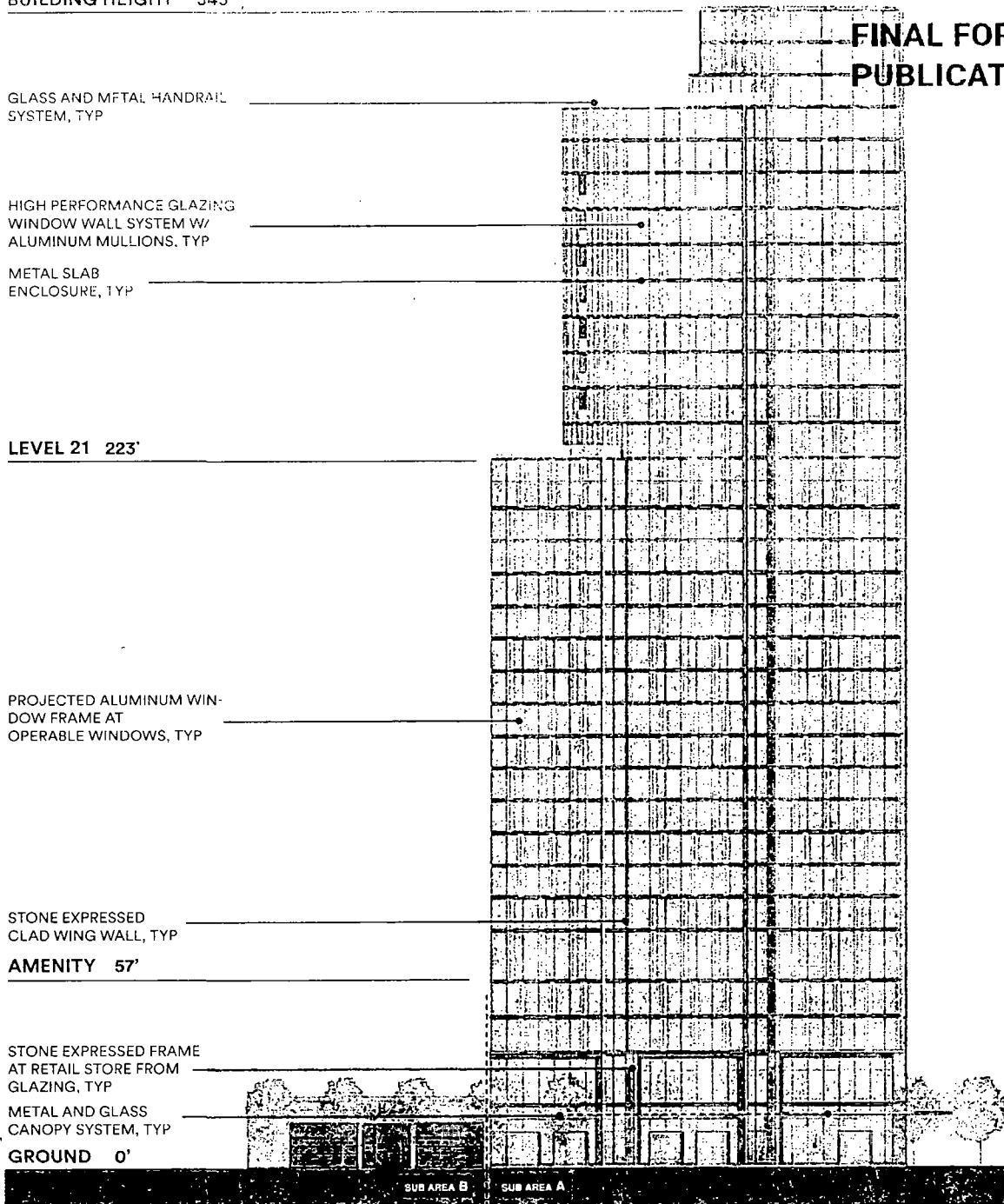
STONE EXPRESSED CLAD WING WALL, TYP

AMENITY 57'

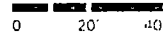
STONE EXPRESSED FRAME AT RETAIL STORE FROM GLAZING, TYP

METAL AND GLASS CANOPY SYSTEM, TYP

GROUND 0'



EAST ELEVATION



Applicant: Quick's LLC
Address: 1120-1130 N. State
Introduced: May 26, 2021
Plan Commission: August 26, 2021



BUILDING HEIGHT 345'

SUB AREA A

FINAL FOR PUBLICATION

GLASS AND METAL HANDRAIL SYSTEM, TYP

LEVEL 30 319'

LEVEL 29 306'

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

METAL SLAB ENCLOSURE, TYP

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

LEVEL 21 223'

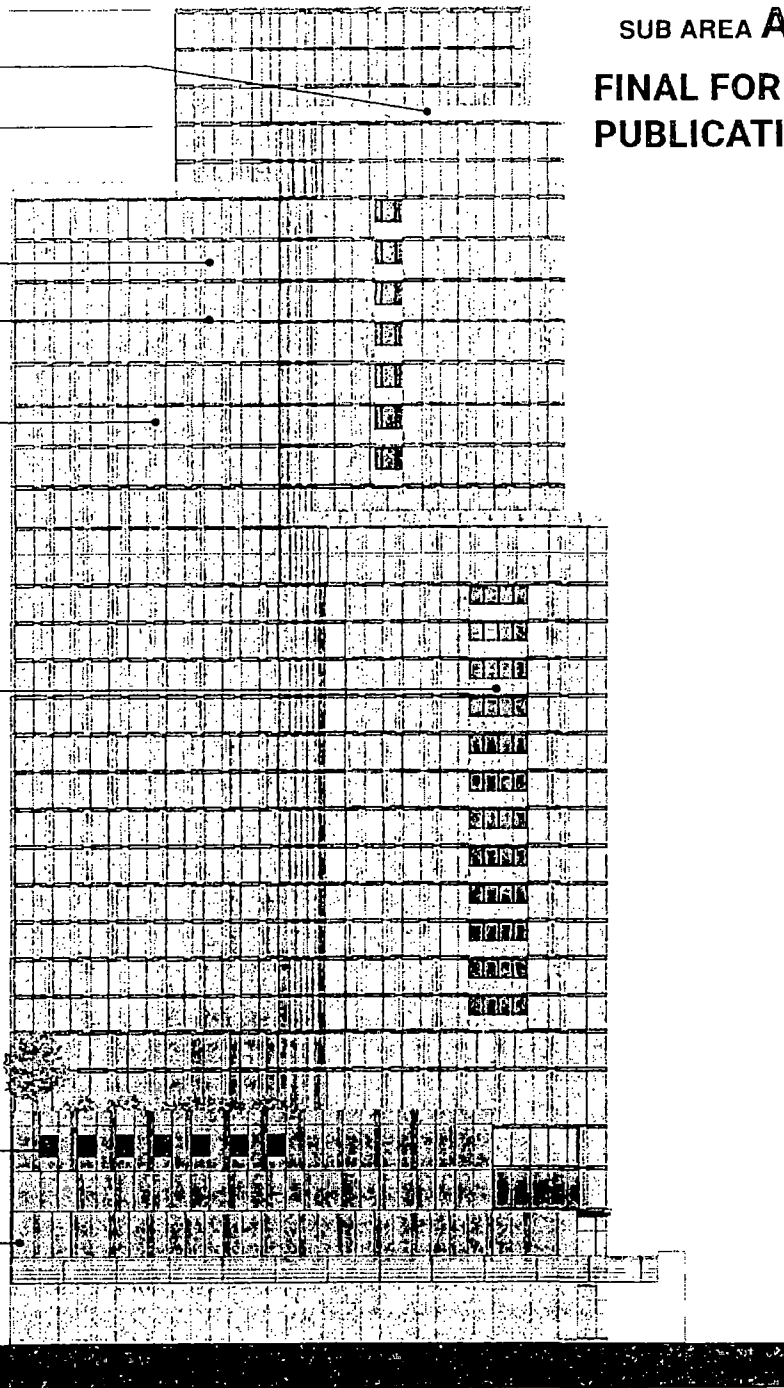
GLASS AND METAL HANDRAIL SYSTEM, TYP

AMENITY 57'

OPENINGS IN PRECAST FOR DOG RUN

COLORED AND TEXTURED PRECAST ENCLOSURE SYSTEM, TYP

GROUND 0'



SOUTH ELEVATION

0 20' 40'

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Address: 1120-1130 N. State
Introduced: May 26, 2021
Plan Commission: August 26, 2021



BUILDING HEIGHT 345'

SUB AREA A

FINAL FOR PUBLICATION

LEVEL 30 319'

GLASS AND METAL HANDRAIL SYSTEM, TYP
HIGH PERFORMANCE GLAZING WINDOW WALL SYSTEM W/ ALUMINUM MULLIONS, TYP

METAL SLAB ENCLOSURE, TYP

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

LEVEL 21 223'

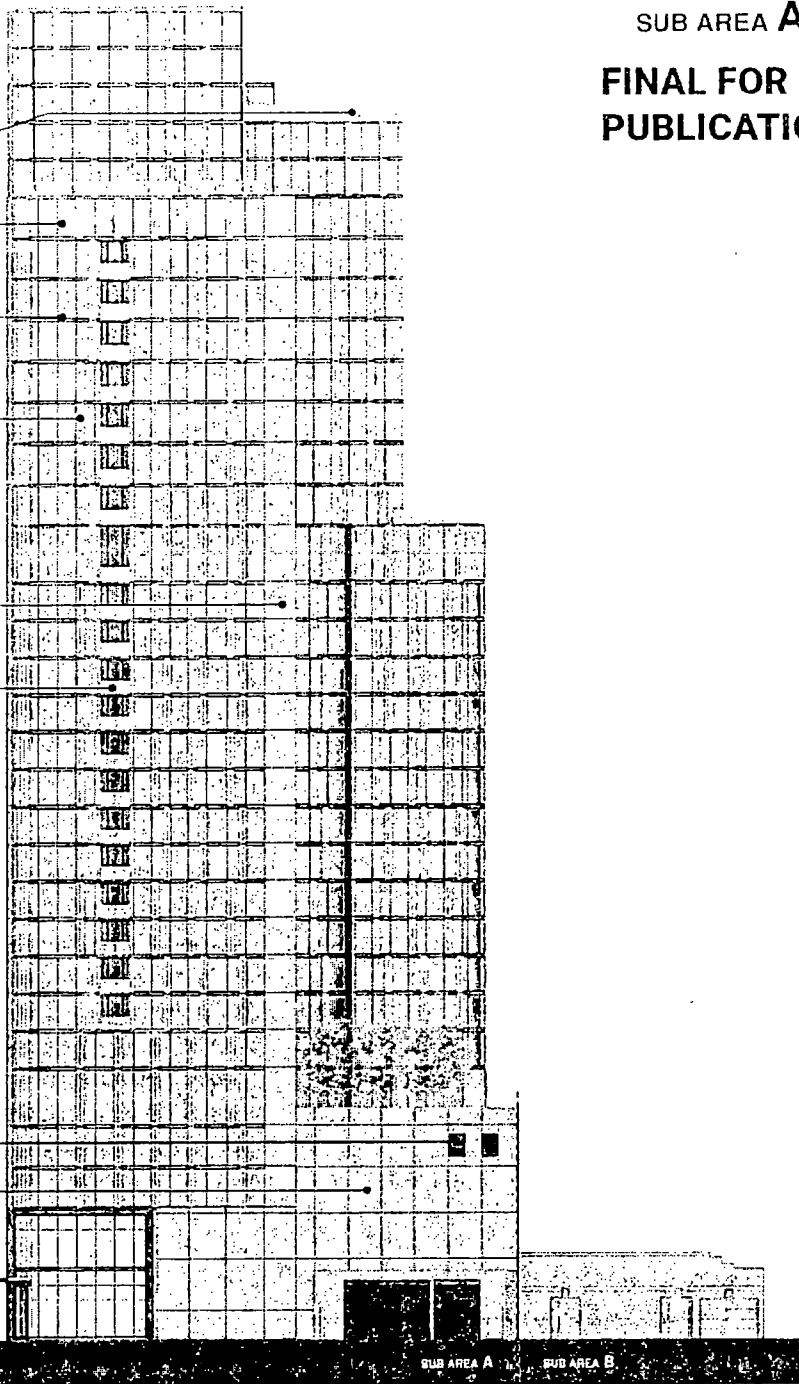
STONE EXPRESSED CLAD WING WALL, TYP

GLASS AND METAL HANDRAIL SYSTEM, TYP

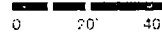
AMENITY 57'

OPENINGS IN PRECAST FOR DOG RUN
COLORED PRECAST ENCLOSURE SYSTEM, TYP

GROUND 0'



WEST ELEVATION



Applicant: Quick's LLC
Address: 1120-1130 N. State
Introduced: May 26, 2021
Plan Commission: August 26, 2021



BUILDING HEIGHT 345'

SUB AREA A+B

FINAL FOR PUBLICATION

LEVEL 30 319'

LEVEL 29 306'

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

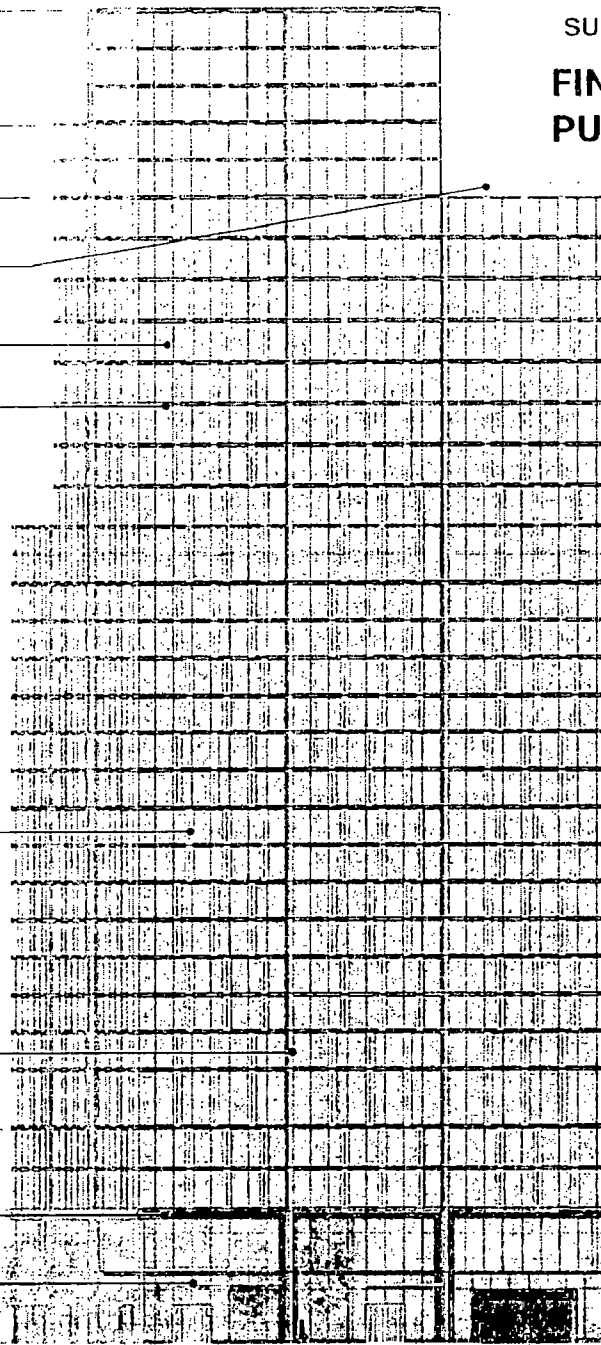
STONE EXPRESSED CLAD WING WALL, TYP

AMENITY 57'

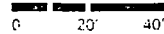
STONE EXPRESSED FRAME AT RETAIL STORE FROM GLAZING, TYP

METAL AND GLASS CANOPY SYSTEM, TYP

GROUND 0'



NORTH ELEVATION



Applicant: Quick's LLC
Address: 1120-1130 N. State
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FINAL FOR PUBLICATION

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

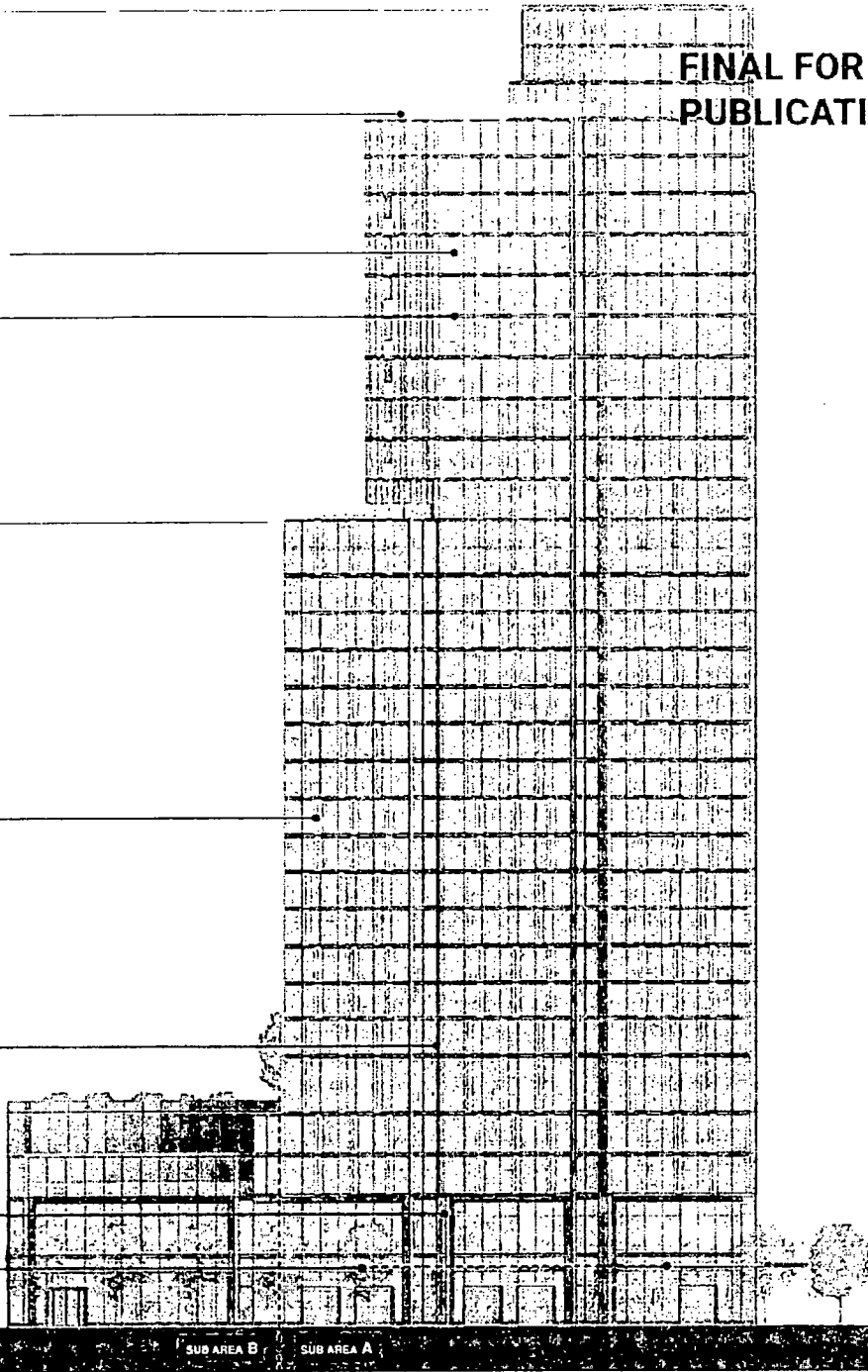
STONE EXPRESSED CLAD WING WALL, TYP

AMENITY 57'

STONE EXPRESSED FRAME AT RETAIL STORE FROM GLAZING, TYP

METAL AND GLASS CANOPY SYSTEM, TYP

GROUND 0'



EAST ELEVATION

0 20 40'

Applicant: Quick's LLC
Address: 1120-1130 N. State
Introduced: May 26, 2021
Plan Commission: August 26, 2021



BUILDING HEIGHT 345'

SUB AREA A+B

FINAL FOR PUBLICATION

GLASS AND METAL HANDRAIL SYSTEM, TYP

LEVEL 30 319'

LEVEL 29 306'

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

METAL SLAB ENCLOSURE, TYP

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

LEVEL 21 223'

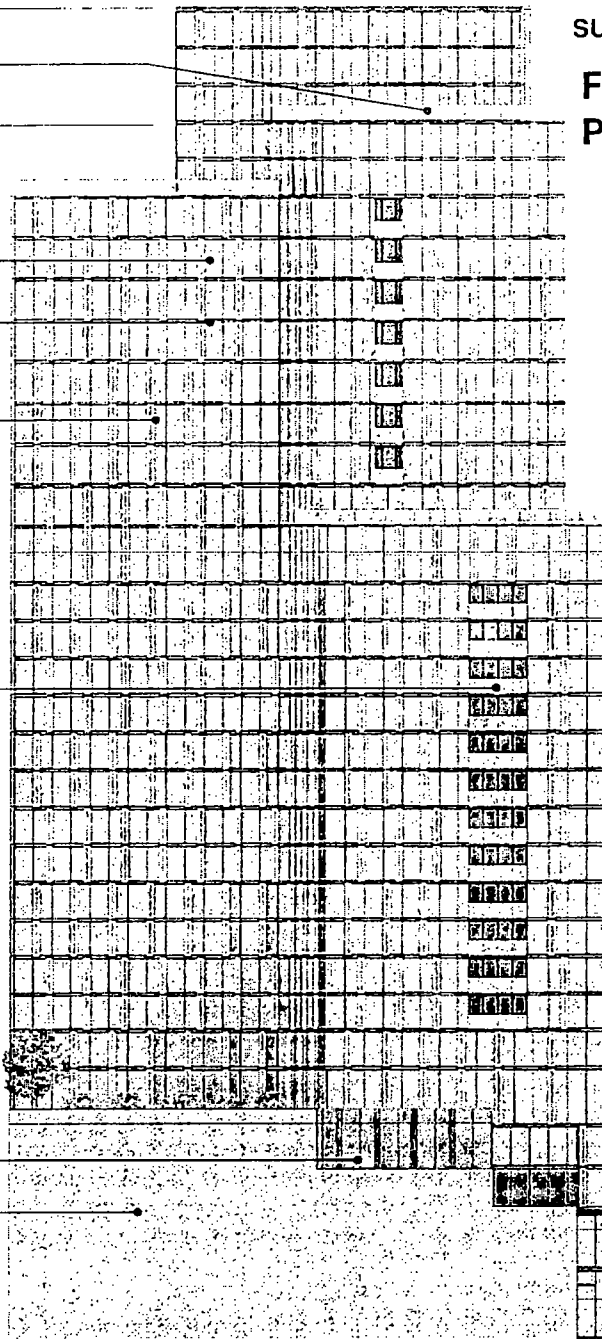
GLASS AND METAL HANDRAIL SYSTEM, TYP

AMENITY 57'

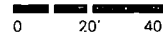
COLORED PRECAST ENCLOSURE SYSTEM, TYP

0 LOT LINE SOLID MASONRY WALL

GROUND 0'



SOUTH ELEVATION



Applicant: Quick's LLC
Address: 1120-1130 N. State
Introduced: May 26, 2021
Plan Commission: August 26, 2021



BUILDING HEIGHT 345'

SUB AREA A+B

FINAL FOR PUBLICATION

LEVEL 30 319'

GLASS AND METAL HANDRAIL SYSTEM, TYP
HIGH PERFORMANCE GLAZING WINDOW WALL SYSTEM W/ ALUMINUM MULLIONS, TYP

METAL SLAB ENCLOSURE, TYP

PROJECTED ALUMINUM WINDOW FRAME AT OPERABLE WINDOWS, TYP

LEVEL 21 223'

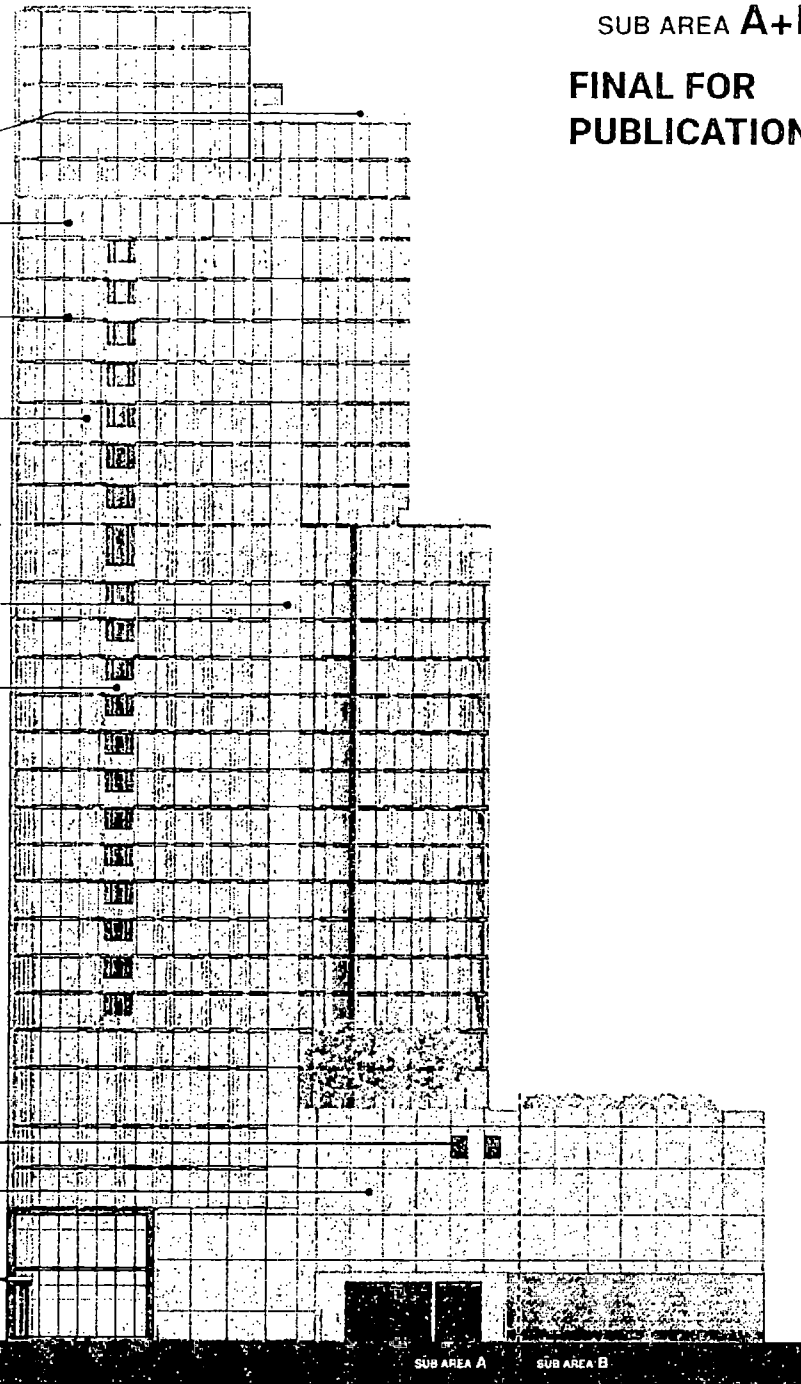
STONE EXPRESSED CLAD WING WALL, TYP

GLASS AND METAL HANDRAIL SYSTEM, TYP

AMENITY 57'

OPENINGS IN PRECAST FOR DOG RUN
COLORED PRECAST ENCLOSURE SYSTEM, TYP

GROUND 0'

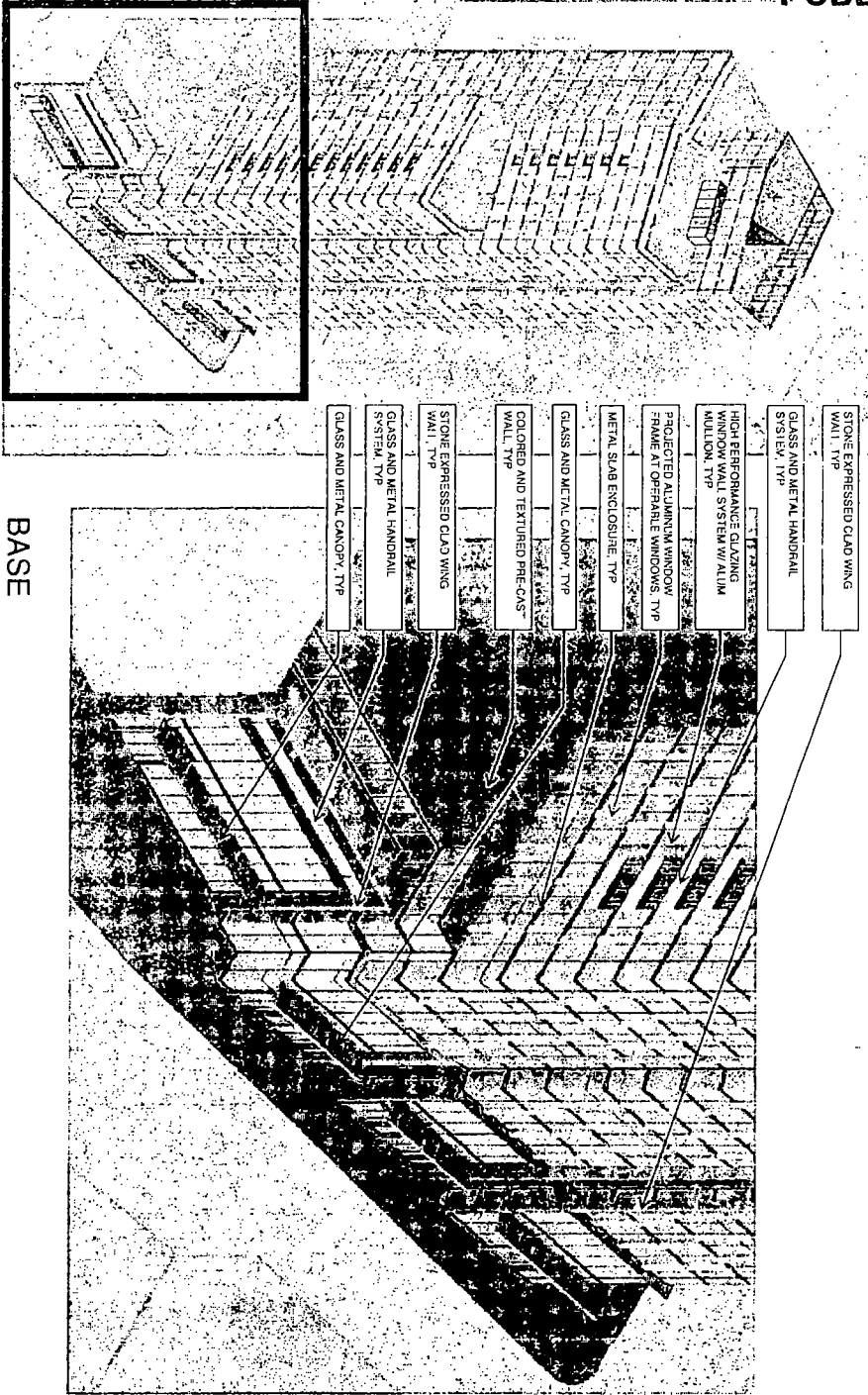


WEST ELEVATION

0 20 40'

Applicant: Quick's LLC
Address: 1120-1130 N. State
Introduced: May 26, 2021
Plan Commission: August 26, 2021





AXON

Applicant: Quick's LLC

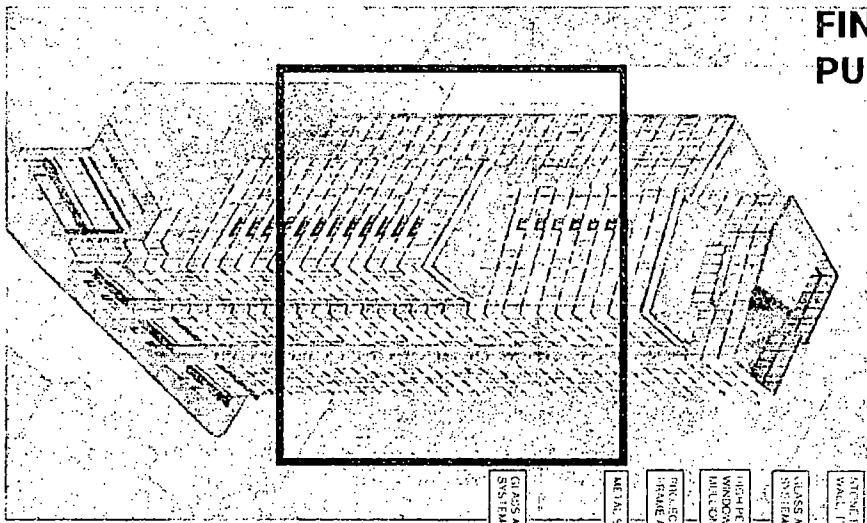
Address: 1120-1130 N. State

Introduced: May 26, 2021

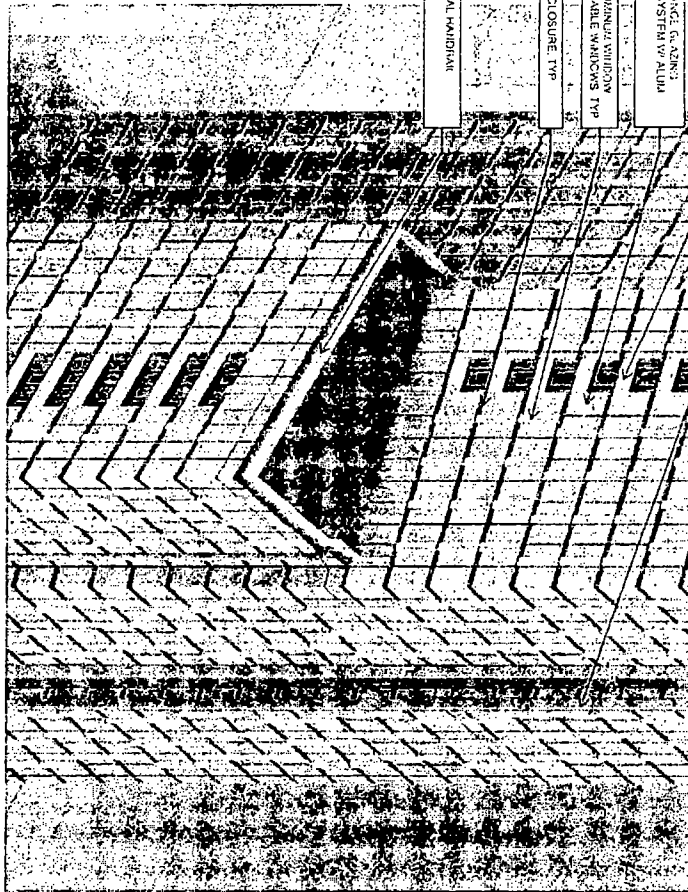
Plan Commission: August 26, 2021



FINAL FOR PUBLICATION



MIDDLE

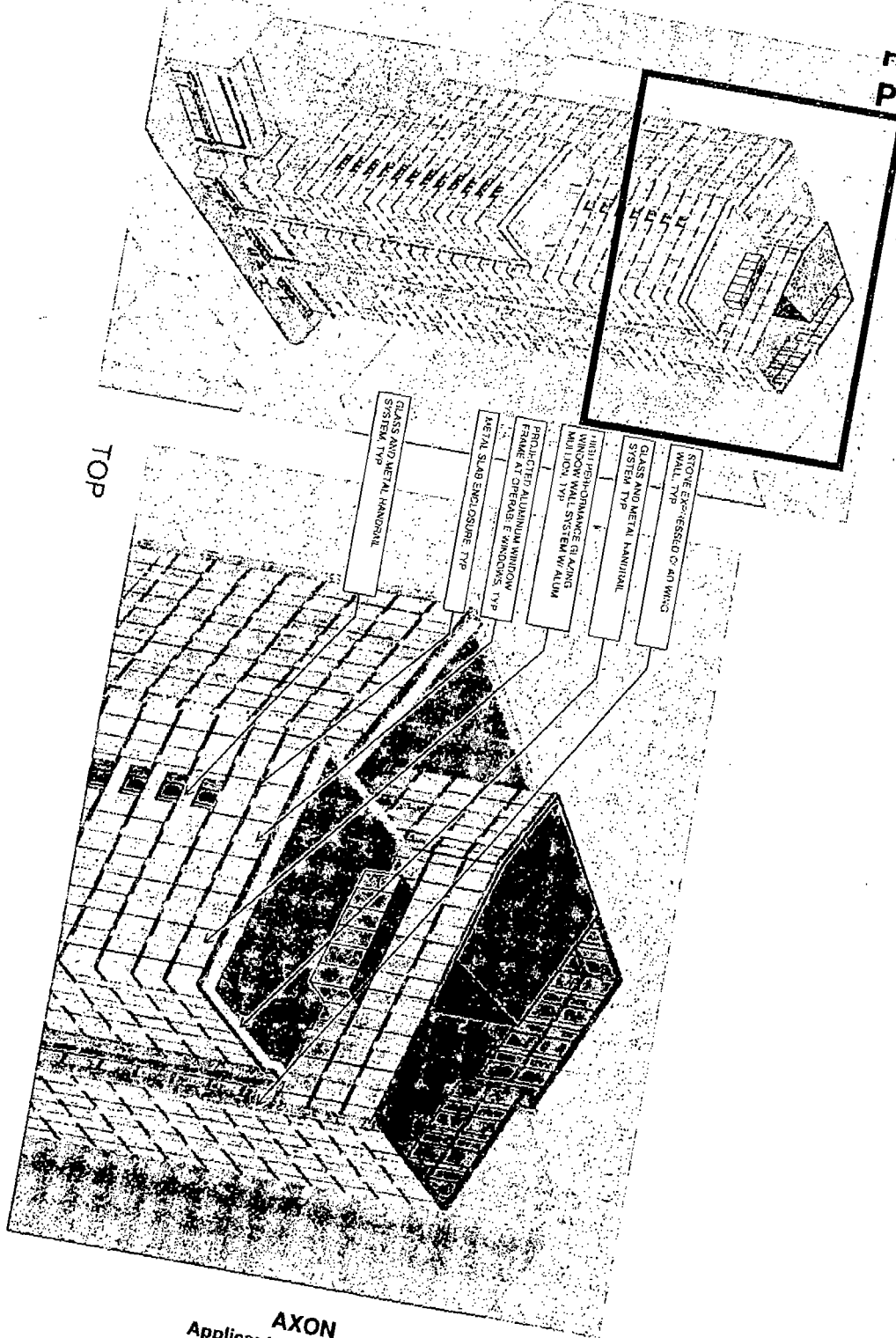


- INTERIOR EXPOSED TO 3000'S WALL, TYP
- GLASS AND METAL HANDRAIL SYSTEM, TYP
- INTERIOR EXPOSED TO 3000'S WALL, TYP
- GLASS AND METAL HANDRAIL SYSTEM, TYP
- INTERIOR EXPOSED TO 3000'S WALL, TYP
- GLASS AND METAL HANDRAIL SYSTEM, TYP
- INTERIOR EXPOSED TO 3000'S WALL, TYP
- GLASS AND METAL HANDRAIL SYSTEM, TYP
- INTERIOR EXPOSED TO 3000'S WALL, TYP
- GLASS AND METAL HANDRAIL SYSTEM, TYP
- INTERIOR EXPOSED TO 3000'S WALL, TYP
- GLASS AND METAL HANDRAIL SYSTEM, TYP



AXON
Applicant: Quick's LLC
Address: 1120-1130 N. State
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FINAL FOR PUBLICATION



AXON

Applicant: Quick's LLC

Address: 1120-1130 N. State

Introduced: May 26, 2021

Plan Commission: August 26, 2021



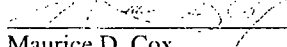
Solomon Cordwell Buenz



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: August 26, 2021

Re: Proposed Residential-Business Planned Development (1120-30 North State Street)

On August 26, 2021, the Chicago Plan Commission recommended approval of the proposed Residential-Business Planned Development, submitted by Quick's LLC. The applicant is proposing to rezone the site from DX-7 (Downtown Mixed-Use) to a Residential-Business Planned Development to construct a 345'-tall mixed-use, two-phased development, containing a total of 304 residential units, 132 accessory parking spaces, and commercial space. The first phase (Subarea A) is proposed to include all 304 residential units, approximately 10,000 square feet of commercial space, with a total FAR (Floor Area Ratio) of 16.8. The second phase (Subarea B) is proposed to include approximately 21,700 square feet of commercial space with a total FAR of 2.0. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Emily Thrun at 312-744-0756.

Cc: PD Master File (Original PD, copy of memo)