CHICAGO PLAN COMMISSION
Department of Planning and Development

1210 N. State Parkway – Proposed Planned Development Amendment

2nd Ward / Ald. Hopkins / Near North Side

Lookout LLC

Newcastle Limited

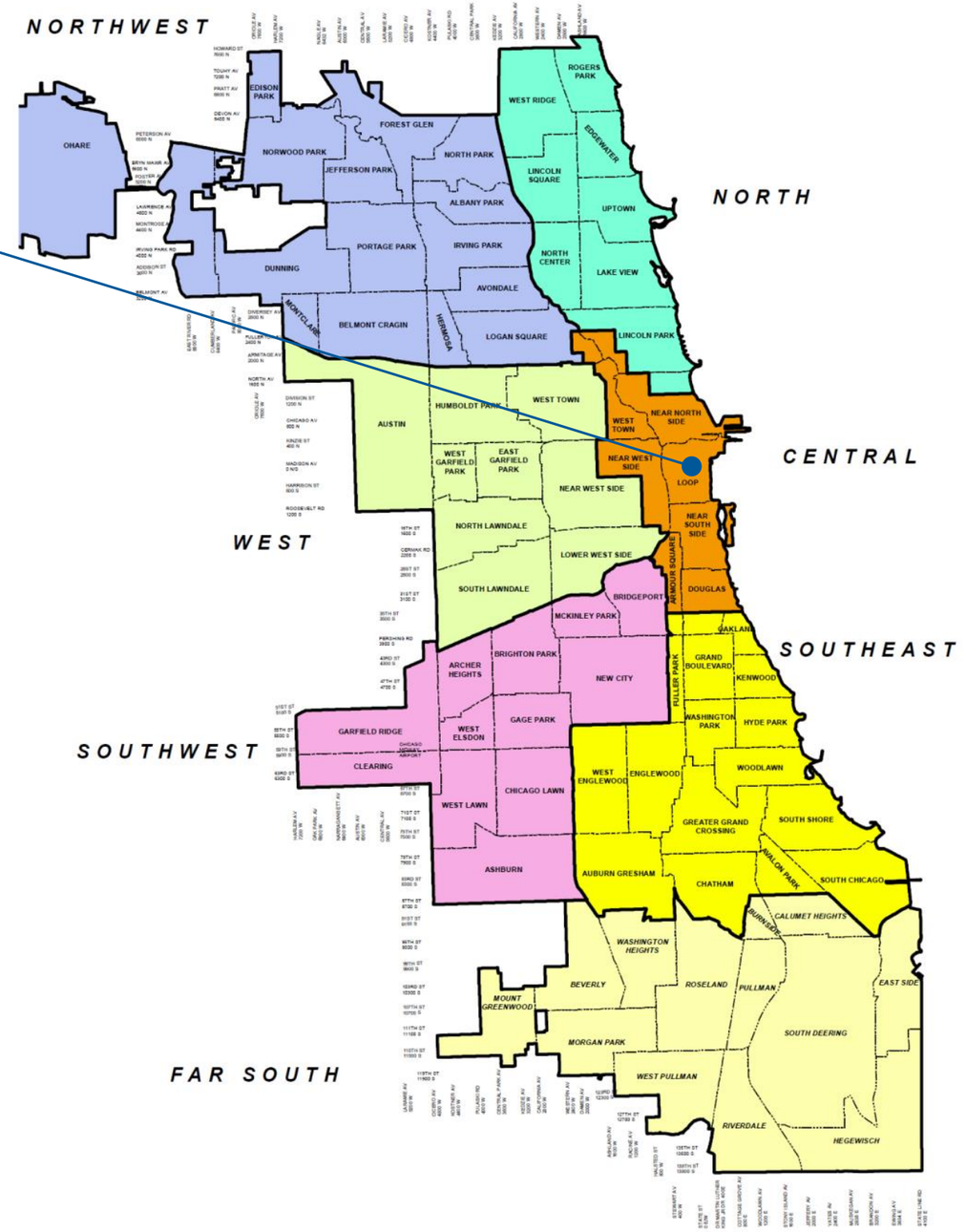
February 16, 2023

PROJECT DESCRIPTION

The Applicant requests a rezoning of the subject property from the Residential-Business Planned Development 1465 to Residential-Business Planned Development 1465, as amended, to allow for Medical Services as a permitted use in the existing building. No other physical changes are proposed to the existing building.

COMMUNITY AREA SNAPSHOT

Near North Side - 1210 N. State Parkway



General Population Characteristics, 2020

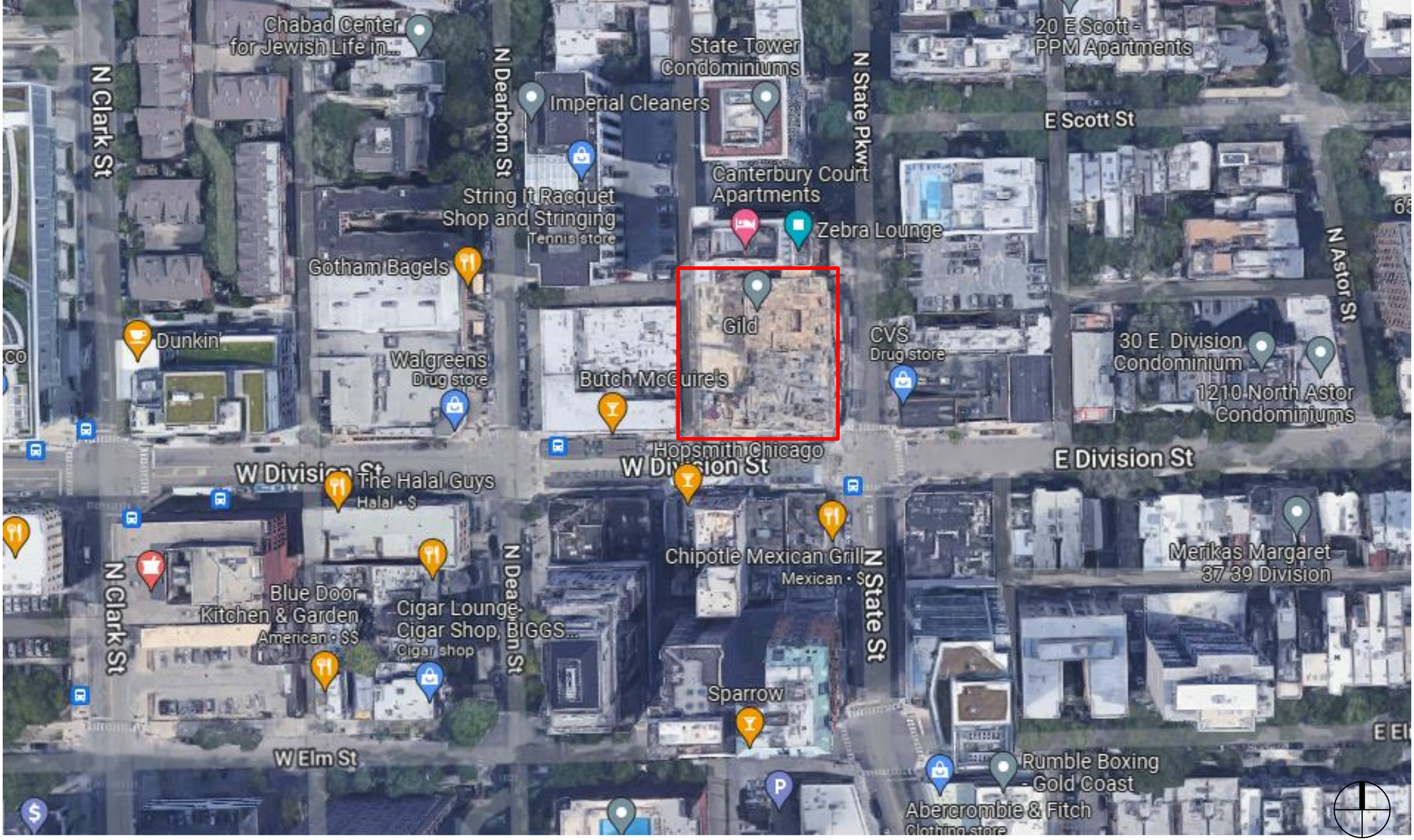
	Near North Side	City of Chicago	CMAP Region
Total Population	105,481	2,746,388	8,577,735
Total Households	66,685	1,142,725	3,266,741
Average Household Size	1.6	2.4	2.6
Percent Population Change, 2010-20	31.1	1.9	1.7
Percent Population Change, 2000-20	44.9	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

Age Cohorts, 2016-2020

	Near North Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,075	3.2	165,844	6.1	508,895	6.0
5 to 19	5,146	5.4	451,994	16.7	1,624,354	19.2
20 to 34	40,387	42.3	741,583	27.5	1,781,246	21.1
35 to 49	16,444	17.2	541,728	20.1	1,688,609	20.0
50 to 64	15,699	16.5	456,024	16.9	1,625,883	19.2
65 to 74	9,391	9.8	198,316	7.3	713,897	8.4
75 to 84	3,818	4.0	99,423	3.7	348,205	4.1
85 and Over	1,445	1.5	44,435	1.6	160,449	1.9
Median Age	34.7		34.8		37.7	

Source: 2016-2020 American Community Survey five-year estimates. Universe: Total population



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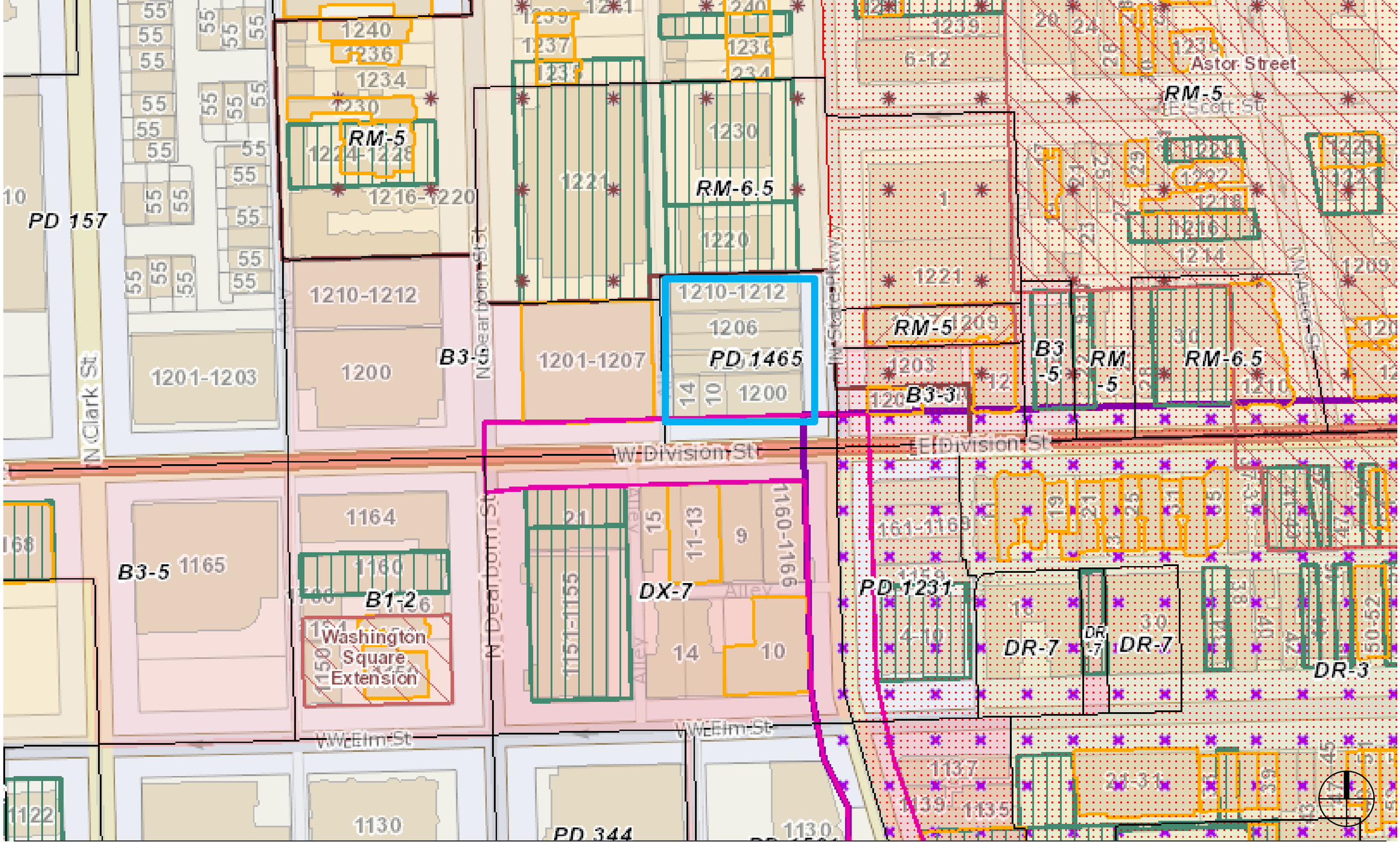
Site Context Plan

1200 N. STATE STREET
02/16/2023



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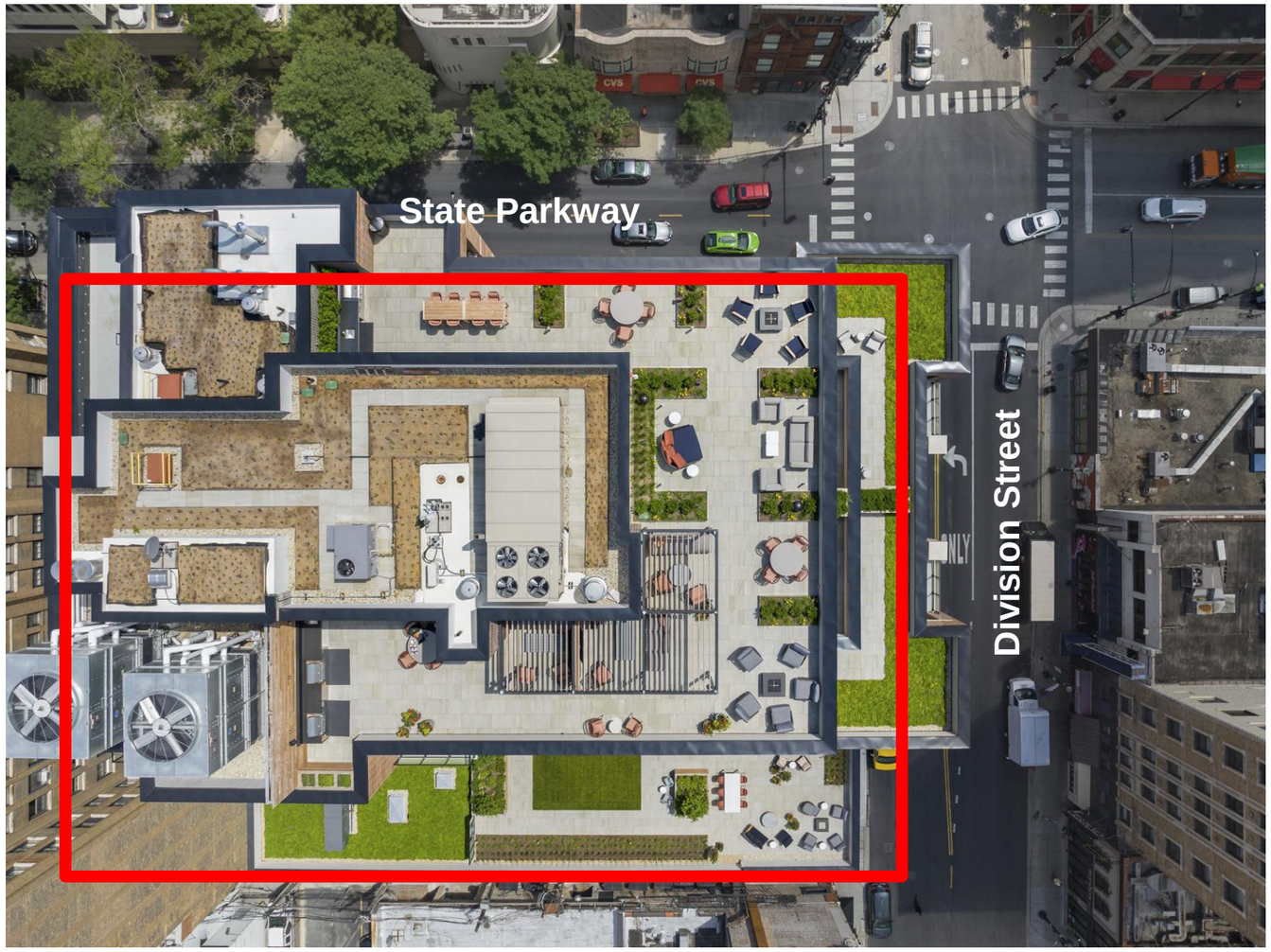
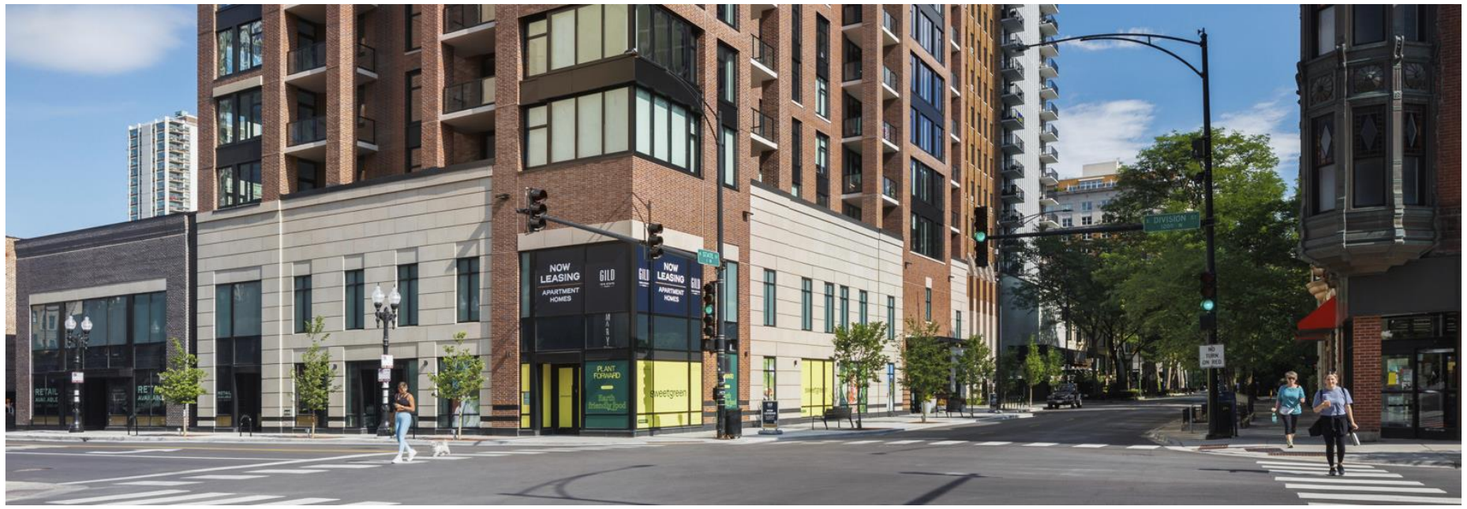
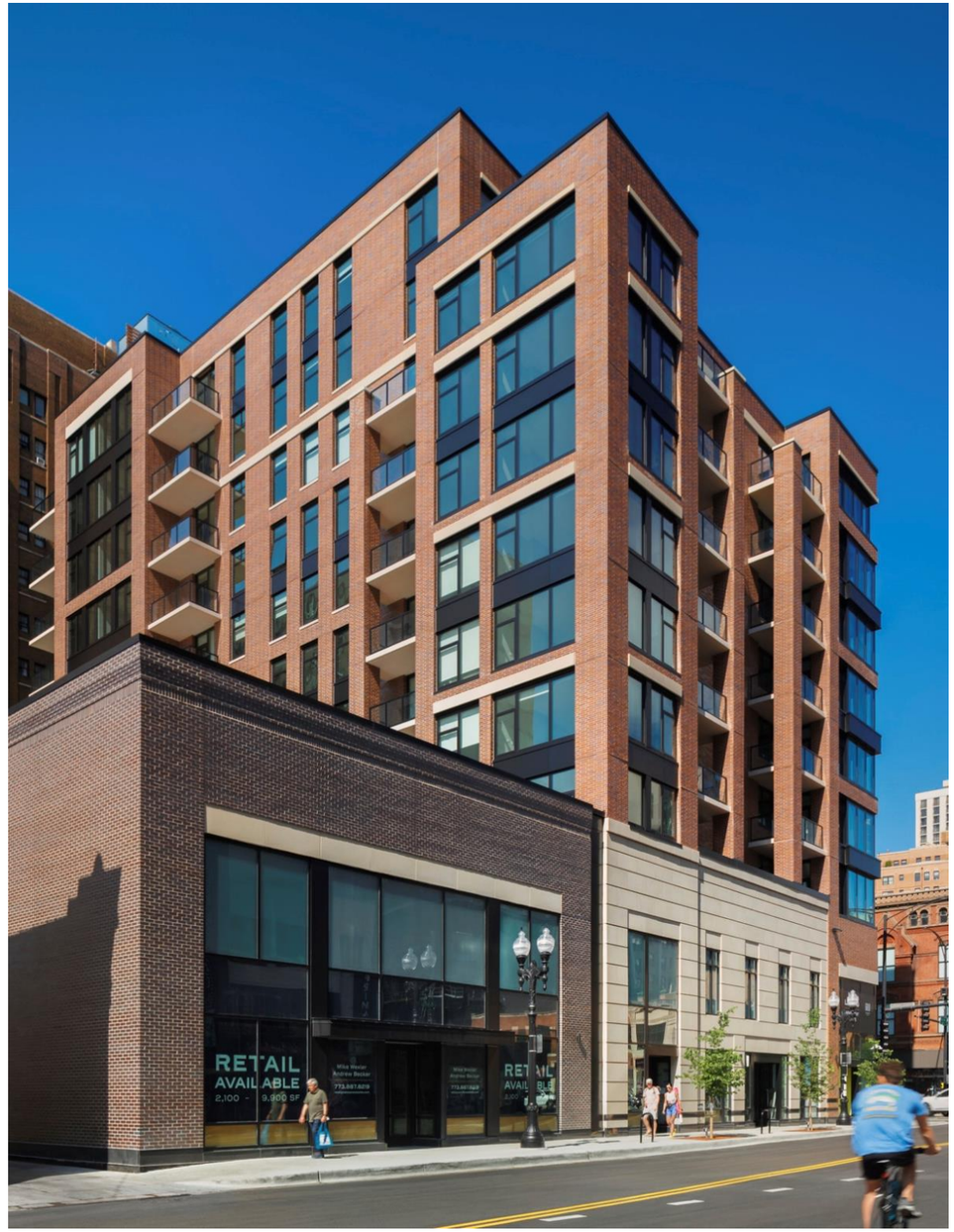
ZONING MAP

1200 N. STATE STREET
02/16/2023


State Parkway
Division Street

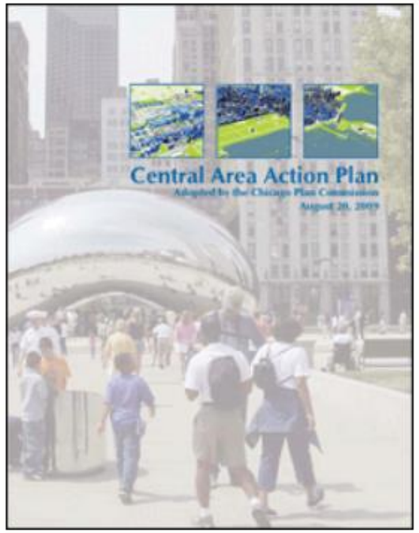




EXISTING STREET CONTEXT WILL REMAIN THE SAME

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.

PROJECT TIMELINE

- Residential-Business Planned Development 1465 approved January 15, 2020
- Construction commenced 10/15/2020
- Project Completed 3/15/2022
- Amendment application filed January 18,2023
  - The only purpose of the amendment is to add “medical service” as permitted to use. No physical changes to the building are proposed

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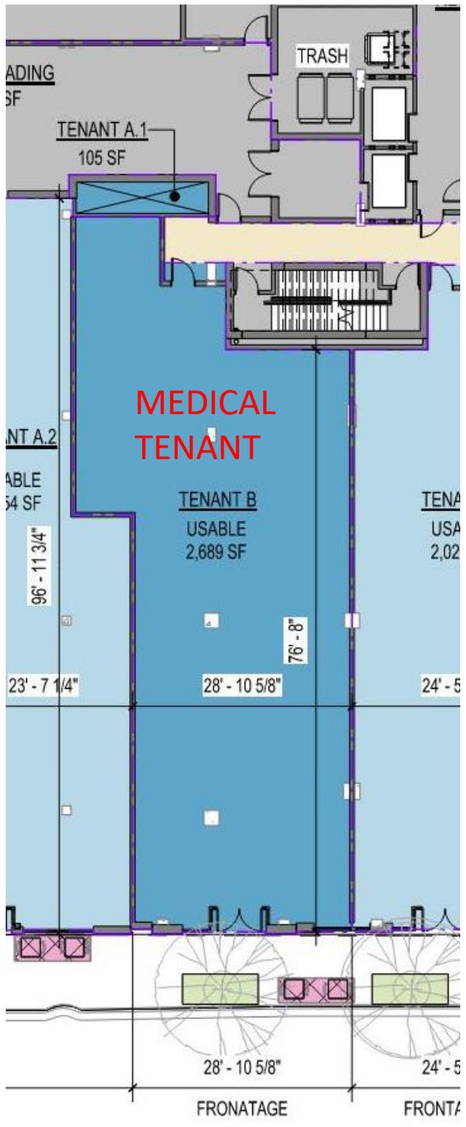
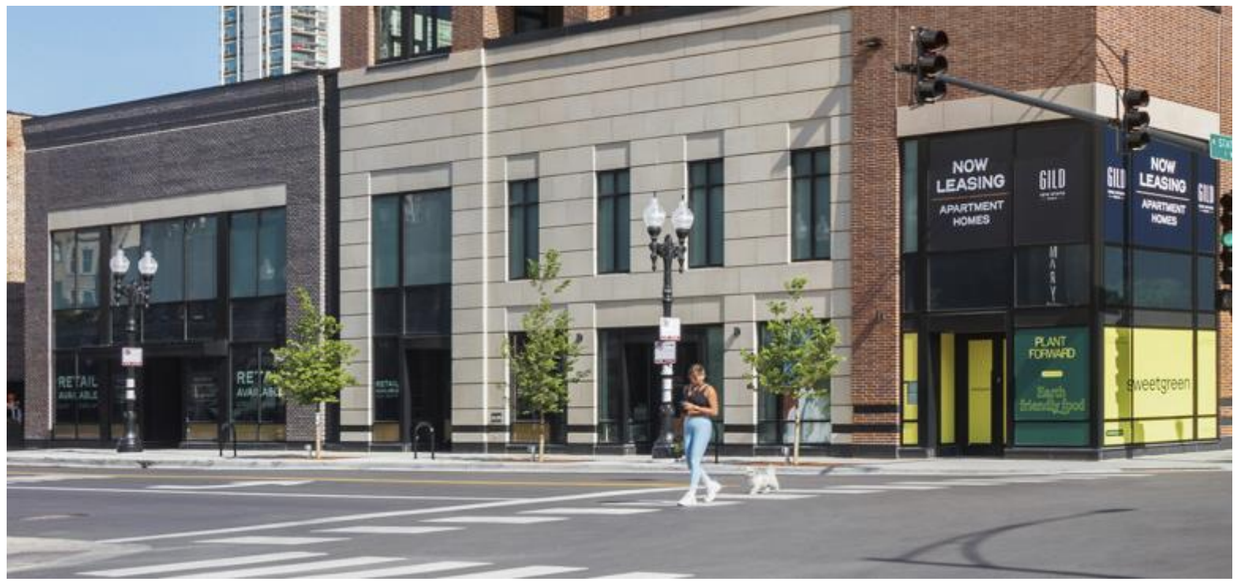
Site + Ground Floor Plan

1200 N. STATE STREET
02/16/2023



W. DIVISION STREET

1 SOUTH ELEVATION
1/8" = 1'-0"



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BUILDING ELEVATION (LOOKING SOUTH)

1200 N. STATE STREET
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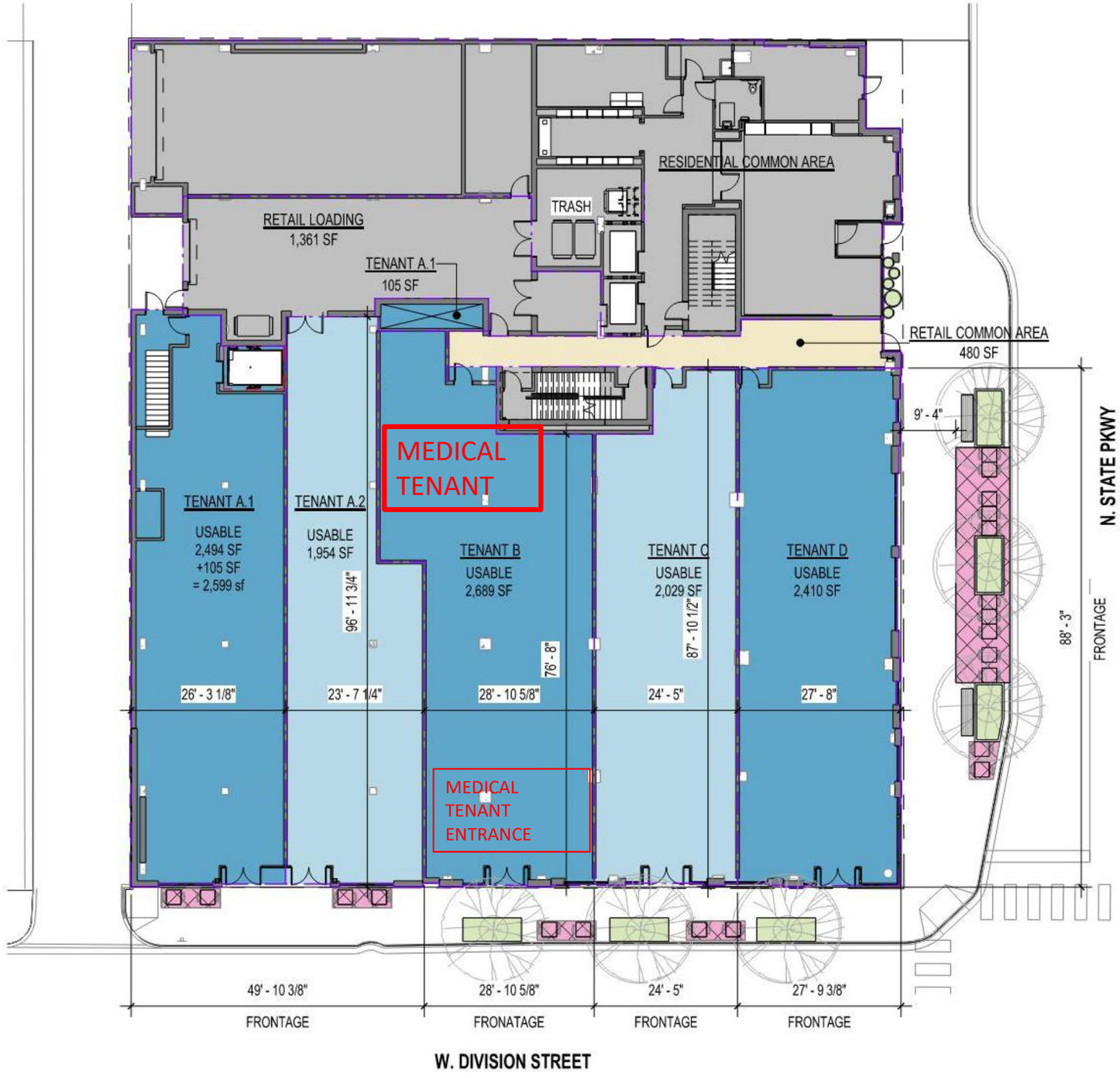
RETAIL LOADING
1,361 SF
TENANT A.1
105 SF
TRASH
RESIDENTIAL COMMON AREA
RETAIL COMMON AREA
480 SF
9' - 4"
N. STATE PKWY
88' - 3"
FRONTAGE
MEDICAL
TENANT
TENANT A.1
USABLE
2,494 SF
+105 SF
= 2,599 sf
TENANT A.2
USABLE
1,954 SF
TENANT B
USABLE
2,689 SF
TENANT C
USABLE
2,029 SF
TENANT D
USABLE
2,410 SF
96' - 11 3/4"
76' - 8"
87' - 10 1/2"
26' - 3 1/8"
23' - 7 1/4"
28' - 10 5/8"
24' - 5"
27' - 8"
MEDICAL
TENANT
ENTRANCE
100'
49' - 10 3/8"
28' - 10 5/8"
24' - 5"
27' - 9 3/8"
FRONTAGE
FRONATAGE
FRONTAGE
FRONTAGE
W. DIVISION STREET

DPD RECOMMENDATION

DPD has concluded that this proposal is appropriate for this site and supports this amendment for the following reasons:

- The proposed change to PD 1465 to accommodate Medical Service as a permitted use is consistent with other zoning both adjacent to this site and in the immediate area;

- Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses are in context with the character of the adjacent properties and meet the needs of the immediate community;

- The proposed development complies with the standards and guidelines of Section 17-8-0900 (17-13-0609-A, see above);

- Per 17-13-0308-C, the proposed development is compatible with surrounding developments in terms of land use, as well as, the density and scale of the physical structure.

- Per 17-13-0308-D, the proposed development is compatible with surrounding zoning.

- Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies.