



CHICAGO PLAN COMMISSION

Department of Planning and Development

DO-RITE DONUTS & CHICKEN

N. KINGSBURY & W. CORTLAND (2nd Ward)

Alloy Property Company 2, LLC

06/16/2022

★ Community Area Snap Shot

LINCOLN PARK COMMUNITY AREA INFORMATION:

DEMOGRAPHICS:

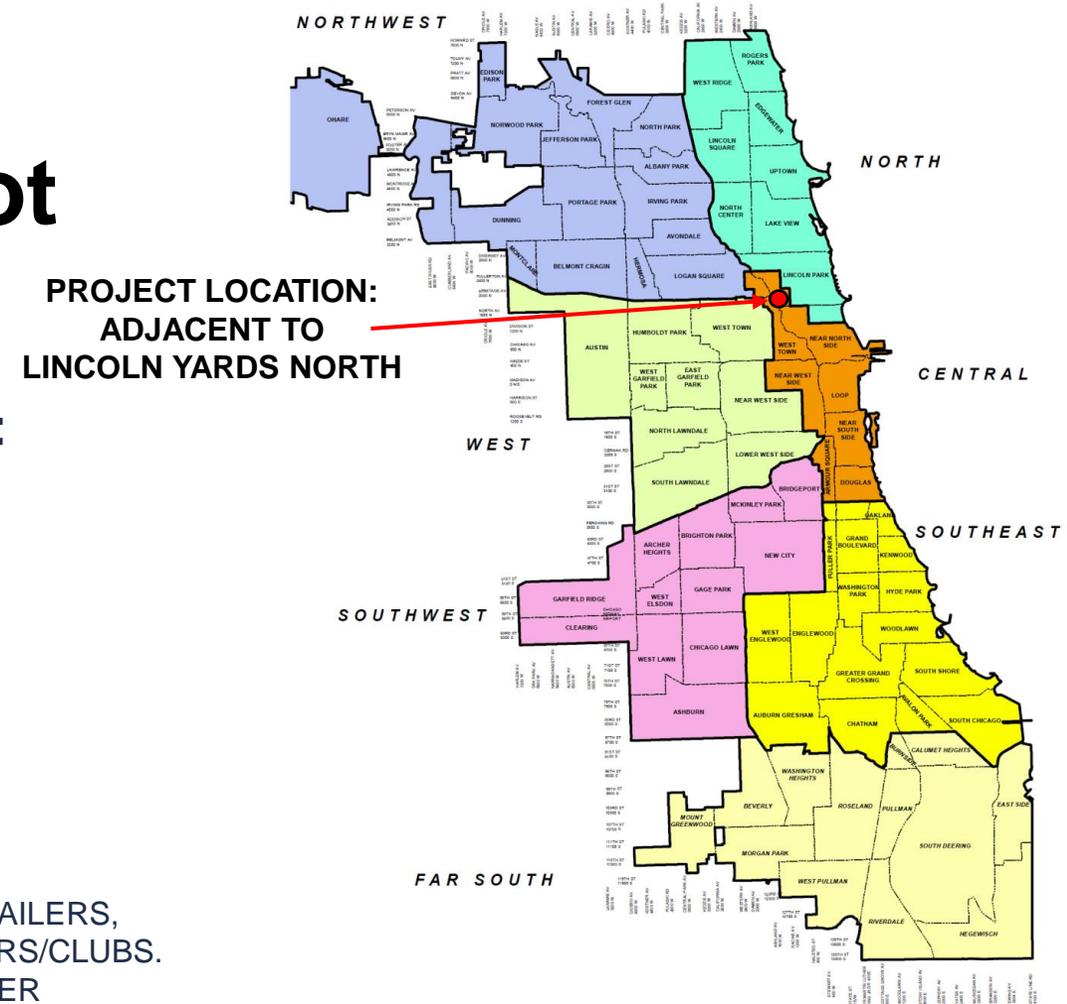
- 61% OF RESIDENTS ARE BETWEEN THE AGES OF 20-49
- 17% ARE LESS THAN 19 YEARS OLD
- 22% ARE OVER THE AGE OF 50
- ROUGHLY 68,000 RESIDENTS ACCORDING TO THE 2017 CENSUS ESTIMATES
- MEDIAN HOUSEHOLD INCOME OF \$109,000

CULTURAL/HISTORIC CONTEXT:

- FORMER STEEL MANUFACTURING DISTRICT.
- LOCATED ALONG THE CHICAGO RIVER AND KEY EAST WEST CONNECTORS
- THE NEIGHBORHOOD CONTAINS A LARGE NUMBER OF UPSCALE NATIONAL RETAILERS, BOUTIQUES, BOOKSTORES, THEATRES, RESTUARANTS, AND WELLKNOWN BARS/CLUBS.
- LINCOLN PARK IS HOME TO SECOND CITY, STEPPENWOLF THEATRE, AND OTHER ENTERTAINMENT VENUES.
- LINCOLN PARK IS A VIBRANT AND CONTINUINGLY EVOLVING NEIGHBORHOOD.

SOURCES:

- <https://www.lincolnparkchamber.com/>
- <https://www.cmap.illinois.gov/data/community-snapshots>



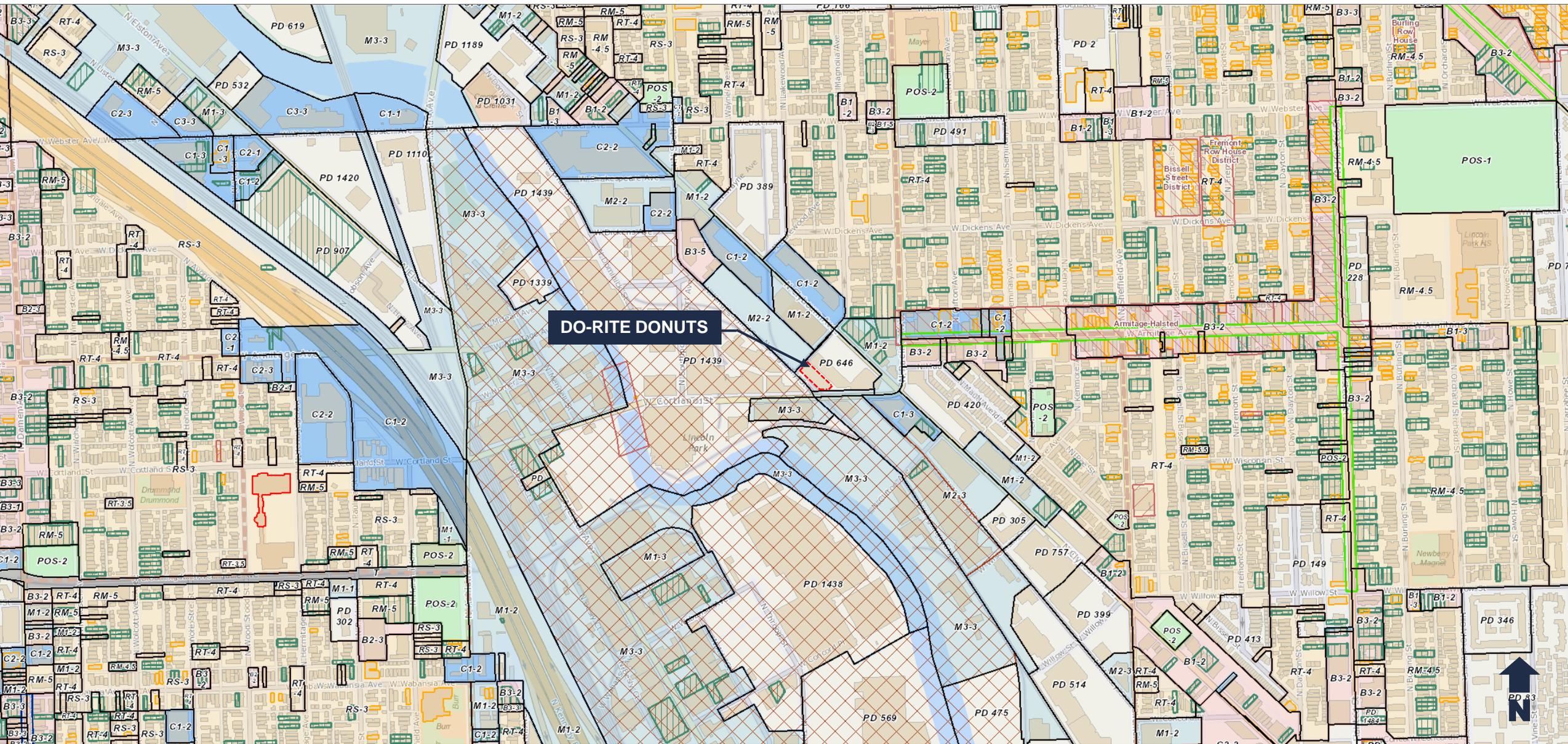


EXISTING METRA STOP

DO-RITE DONUTS

EXISTING BUS STOPS

**EXISTING L STOP
(BROWN + PURPLE)**



DO-RITE DONUTS





AERIAL VIEW FROM SOUTHWEST DIRECTION

Pedestrian Context

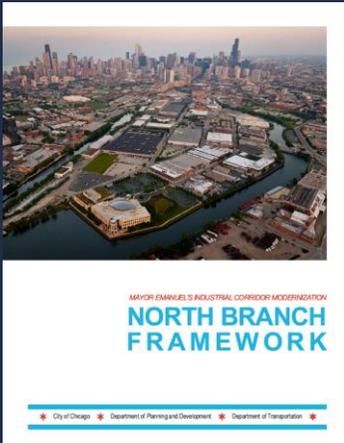


PROPOSED SITE – ACTIVATING USE OF SOUTHWEST CORNER AT INTERSECTION OF KINGSBURY AND CORTLAND



EXISTING SITE – VIEW FROM SOUTHWEST CORNER AT INTERSECTION OF KINGSBURY AND CORTLAND

★ Planning Context

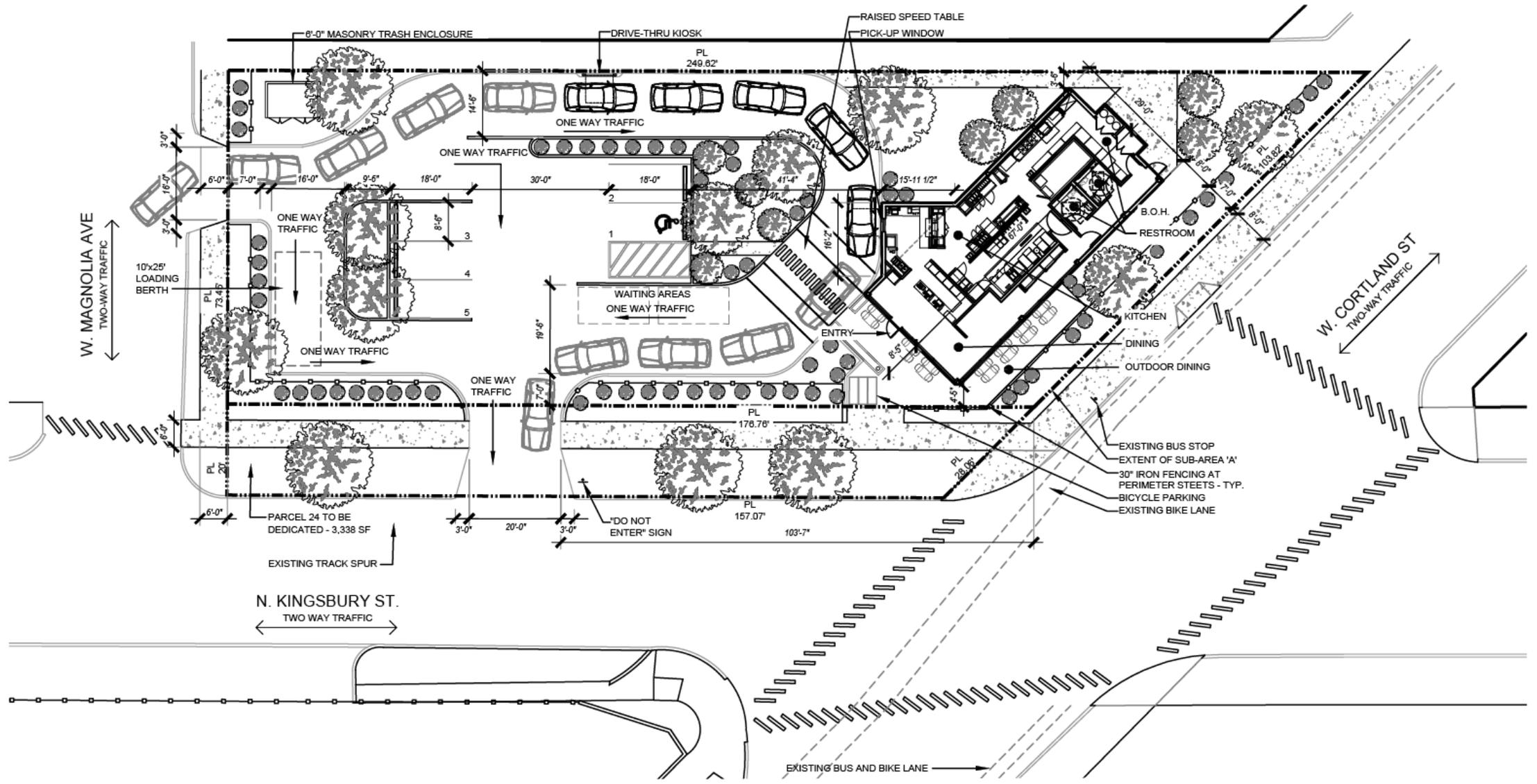


NORTH BRANCH FRAMEWORK

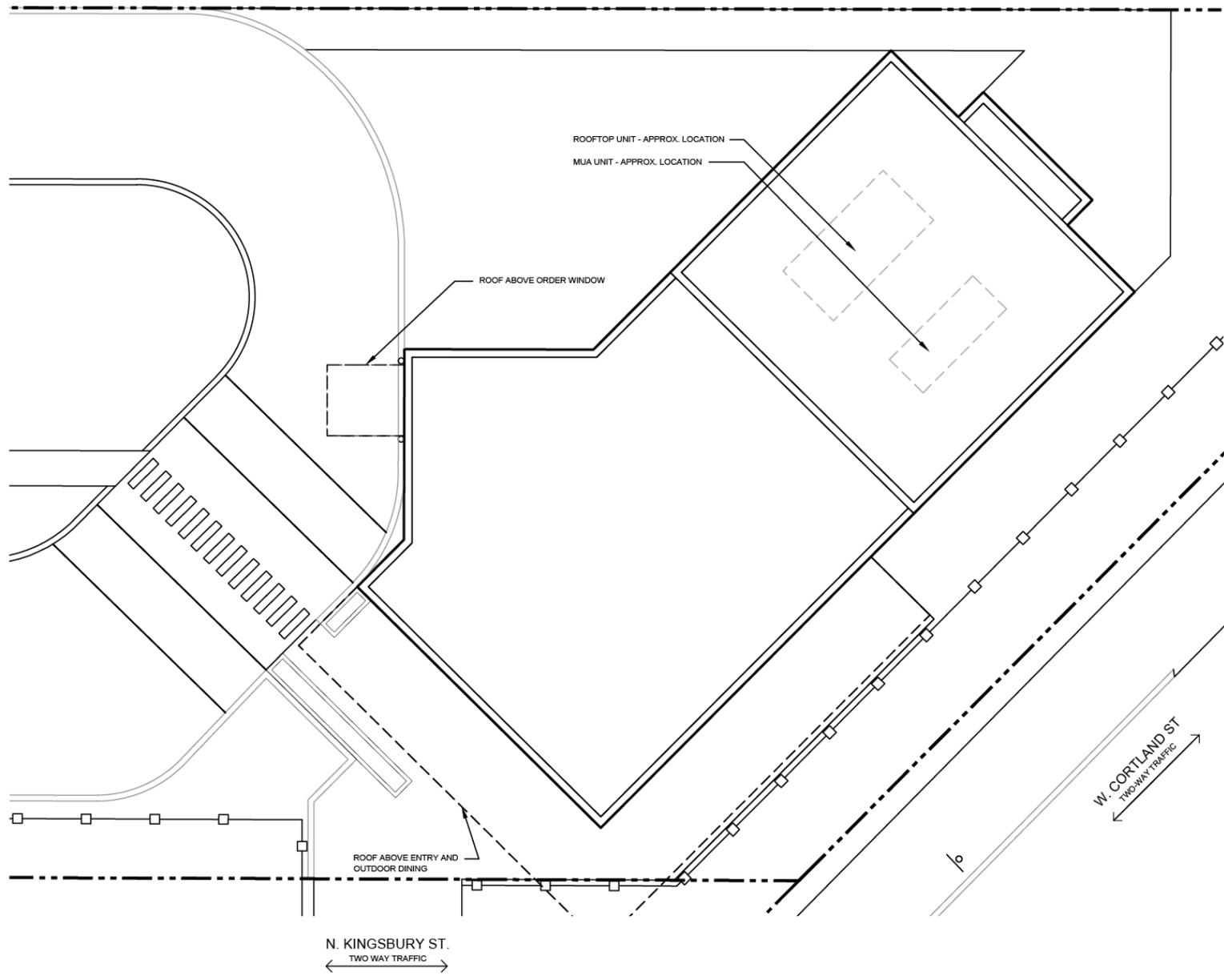
- Published - May 2017
- Lead Organization – Chicago Department of Planning & Development
- Plan Goals
 - Maximize the North Branch as an economic & vital job center
 - Provide better access for all transportation modes
 - Enhance natural resources & built assets throughout the corridor

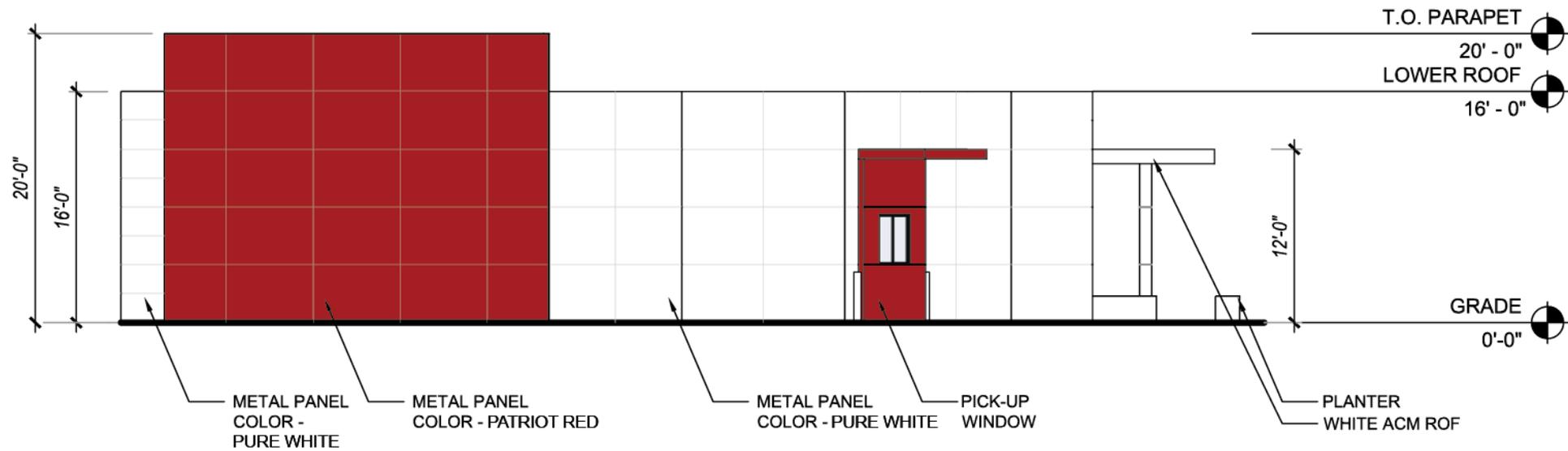
Project Timeline + Community Outreach

- Existing PD 646 approved July 30, 1997
- Amendment Application introduced November 12, 2021
- Met with Sheffield Neighbors Association (SNA)
 - October 20, 2021
 - April 4, 2022

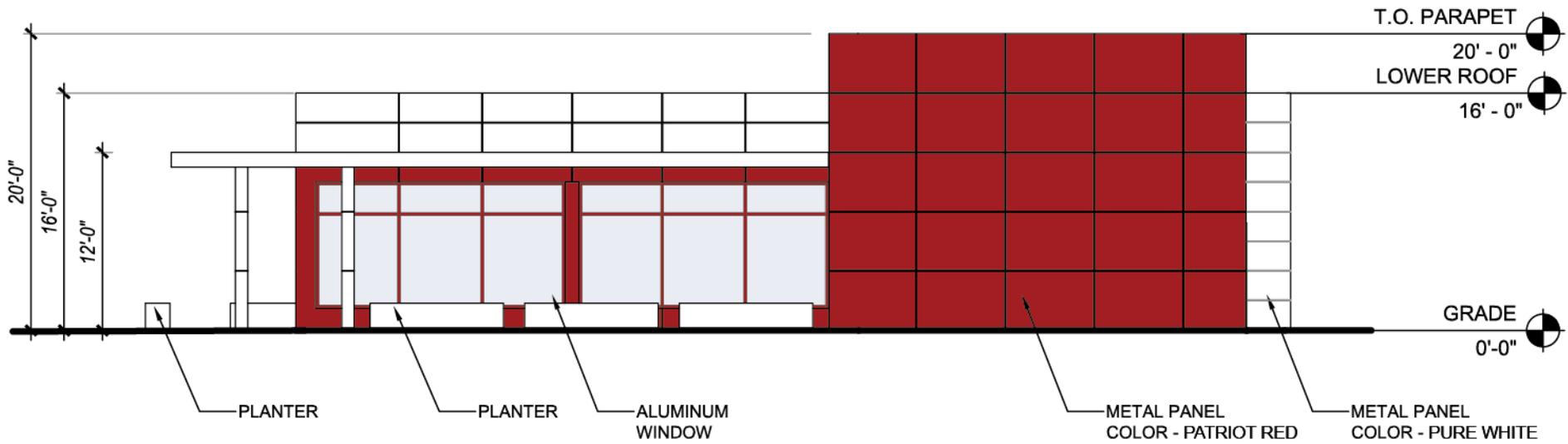


SITE + GROUND FLOOR PLAN

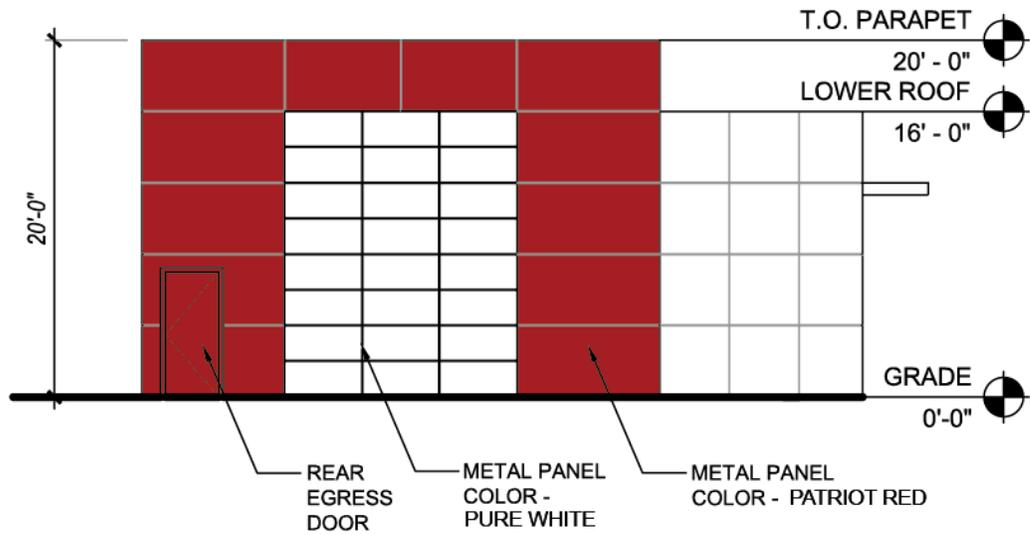




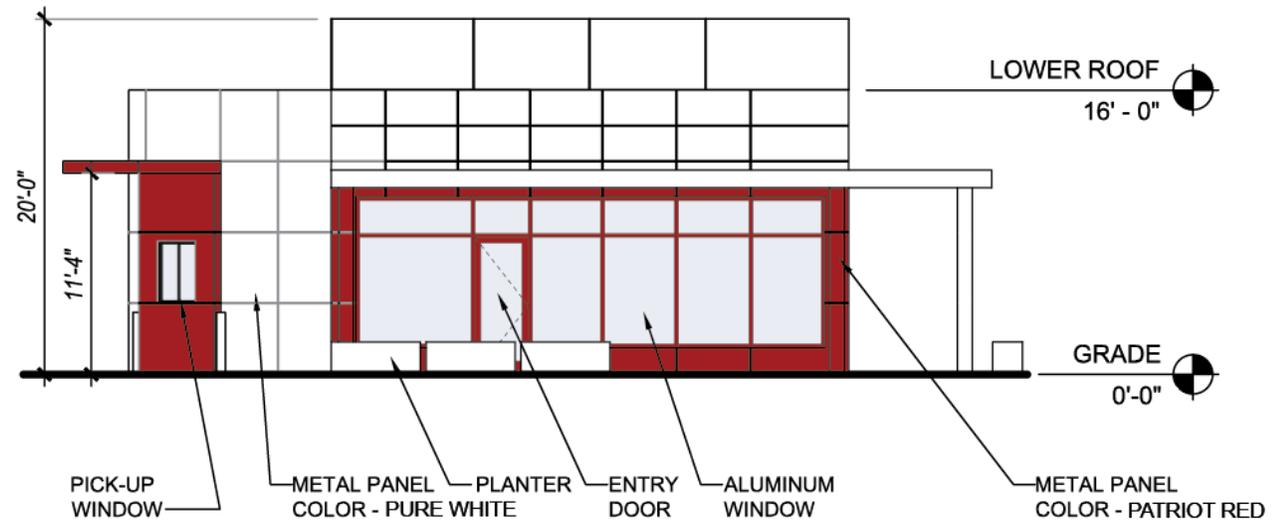
BUILDING ELEVATION (NORTH)



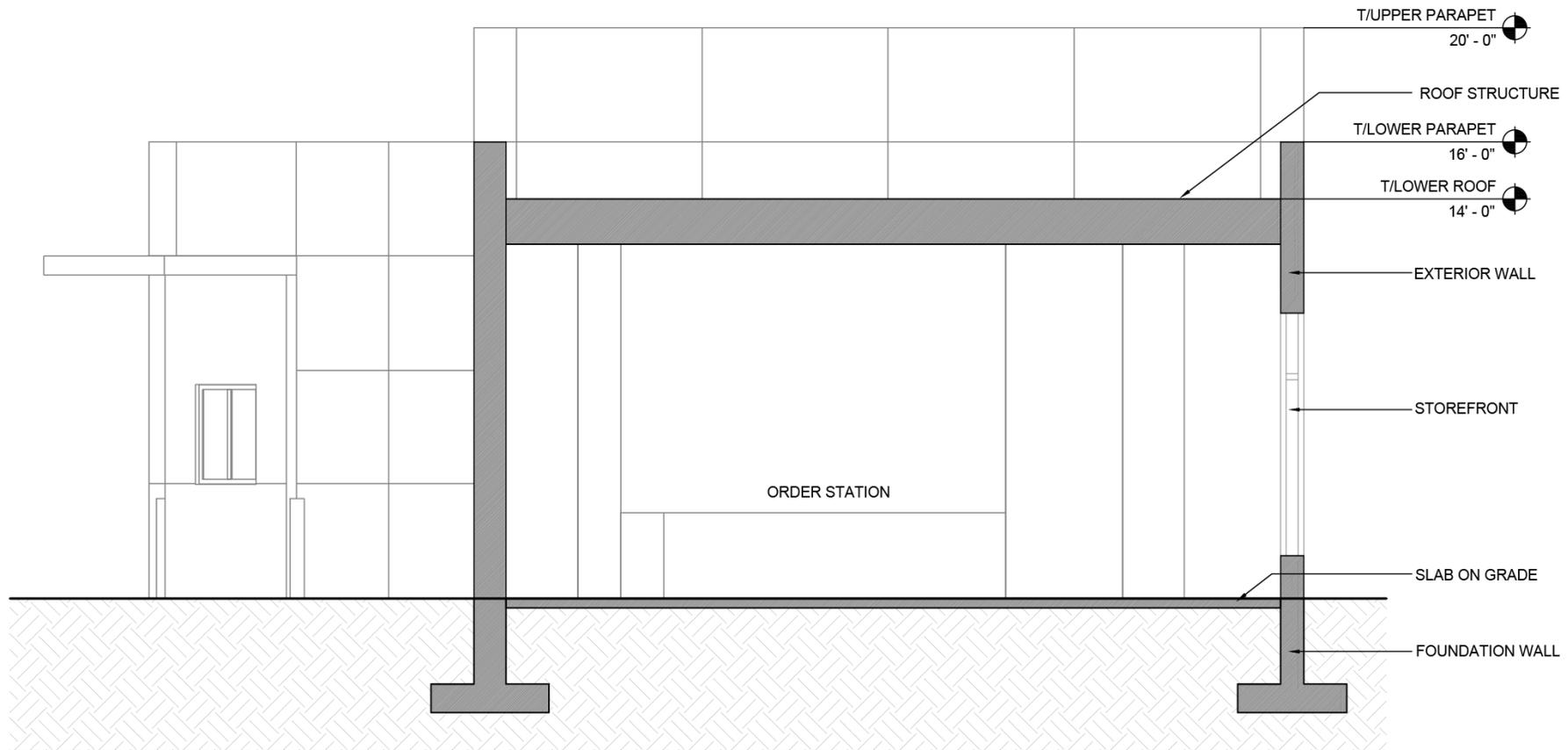
BUILDING ELEVATION (SOUTH)



EAST ELEVATION

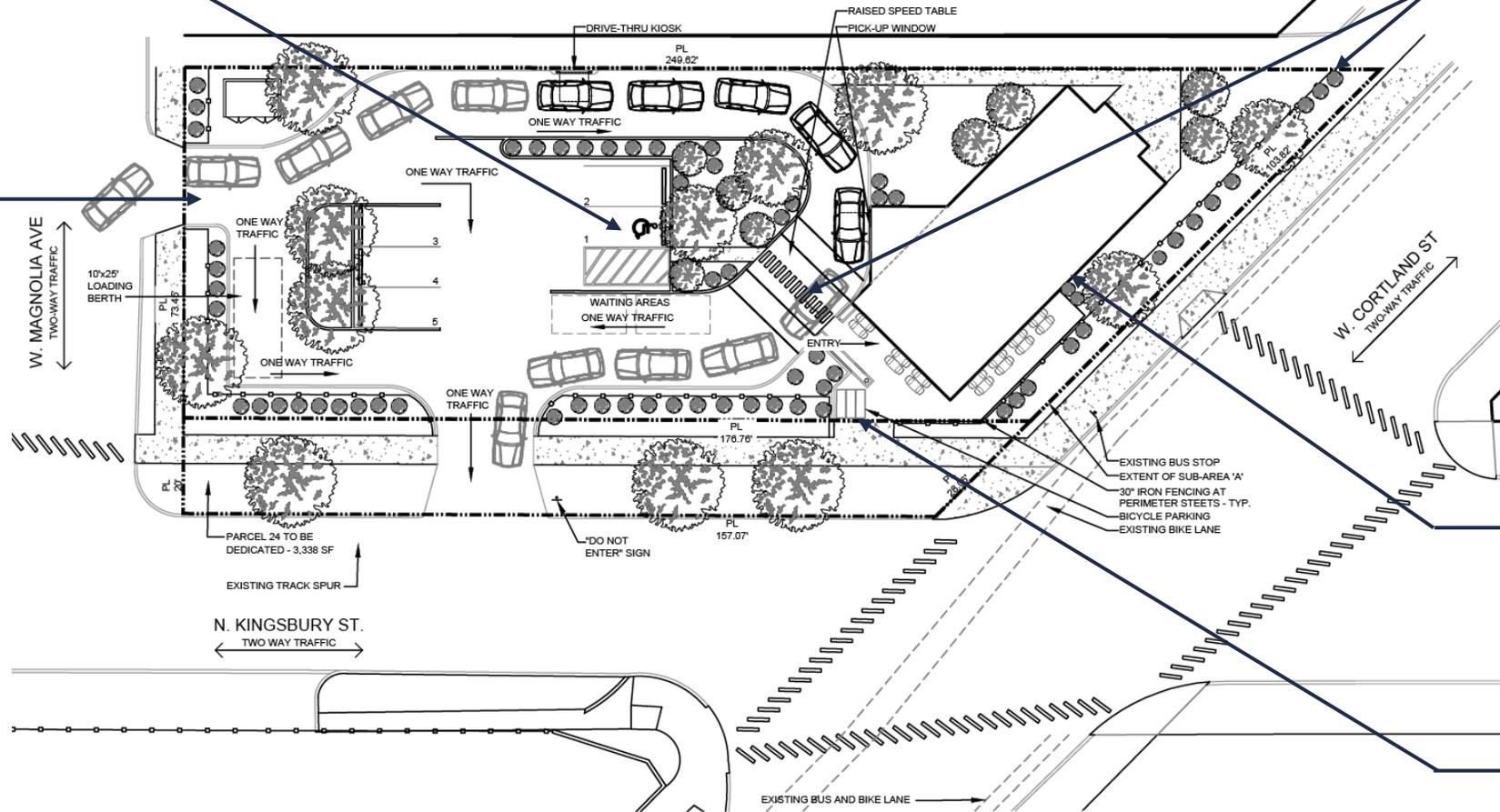


WEST ELEVATION



Accessible parking spot located close to entry to maximize safety

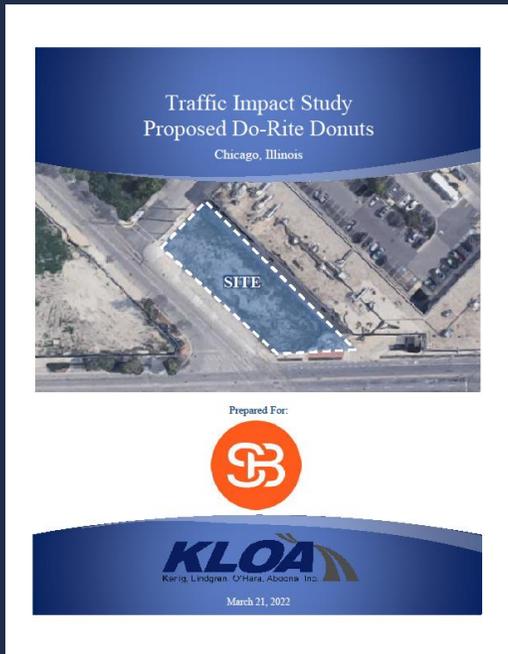
Minimize conflict with existing traffic patterns and mitigate associated traffic congestion by locating entry drive off W. Magnolia Ave away from the intersection of N. Kingsbury and W. Cortland



Parking area designed to maximize pedestrian safety by utilizing one way traffic patterns, a raised speed table at crosswalk to entry and perimeter fencing to separate parking surface and sidewalk

Promote transit, pedestrian and bicycle use by positioning the building parallel to W. Cortland Street along the existing transit paths

Bicycle parking located near entry and easily accessible from the existing bicycle lanes and bus stop on W. Cortland



- The number of trips that will be generated will be reduced given that coffee/donut stores generate a large percentage of pass-by trips.
- The traffic that will be generated by the proposed Do-Rite Donuts store will not have a significant impact on the adjacent intersections
- The traffic generated will increase the traffic travelling through the area intersections by only two percent or less during the peak hours.
- The drive-through through lane is proposed to provide stacking for 10 vehicles, which will be sufficient to accommodate the projected demand.
- The proposed access system with an inbound-only access drive on Magnolia Avenue and an outbound-only access drive on Kingsbury Street will be adequate and will minimize the conflict at the intersection of Cortland Street with Kingsbury Street.
- “Do Not Enter” signs should be placed at the access drive facing Kingsbury Street.
- A stop sign should be provided on the southwest-bound approach (Magnolia Avenue) at its intersection with Kingsbury Street.

The entry canopy provides covered dining along the Southwest corner of the building with storefront facades that create a continuity between the spaces

Emphasized entry located near the corner of the intersection

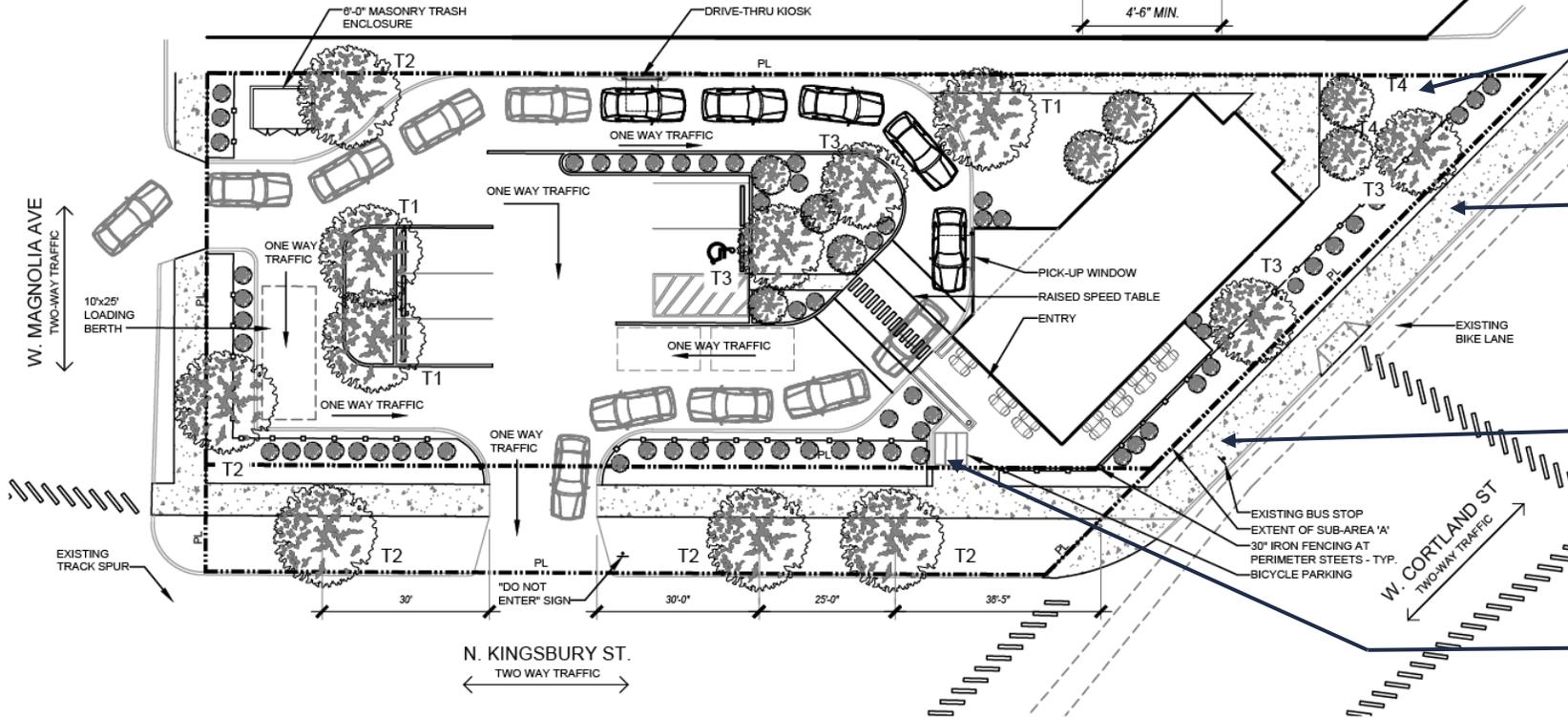
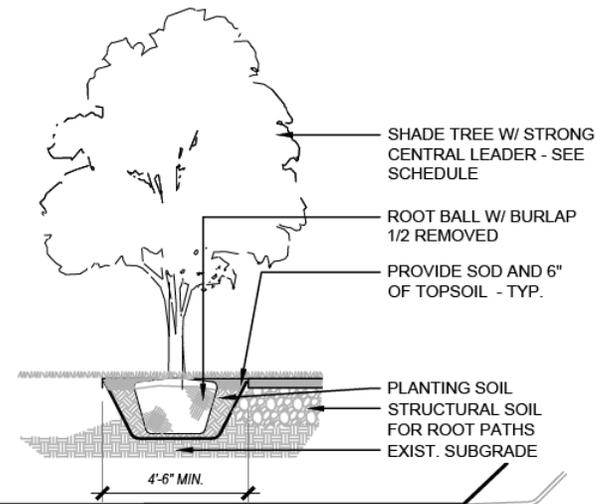
Building located on the Southeast perimeter of the site to activate the corner and exert prominence along the adjacent intersection of W. Cortland and N. Kingsbury



The relief and scale of the Alucobond panels, planters, and landscaping assist the design in reducing the building scale at the pedestrian way

Building positioned parallel to W. Cortland Street to ensure the continuity of the existing streetscape

LANDSCAPE SCHEDULE					
TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
T1	3	ACER NIGRUM	BLACK MAPLE	2 1/2" CAL.	VARIES
T2	5	CELTIS OCCIDENTALIS	HACKBERRY	2 1/2" CAL.	@ 25'-0" L.F.
T3	4	AESCULUS GLABRA	OHIO BUCKEYE	2 18/2" CAL.	VARIES
T4	2	CATALPA SPECIOSA	NORTHERN CATALPA	2 1/2" CAL.	VARIES

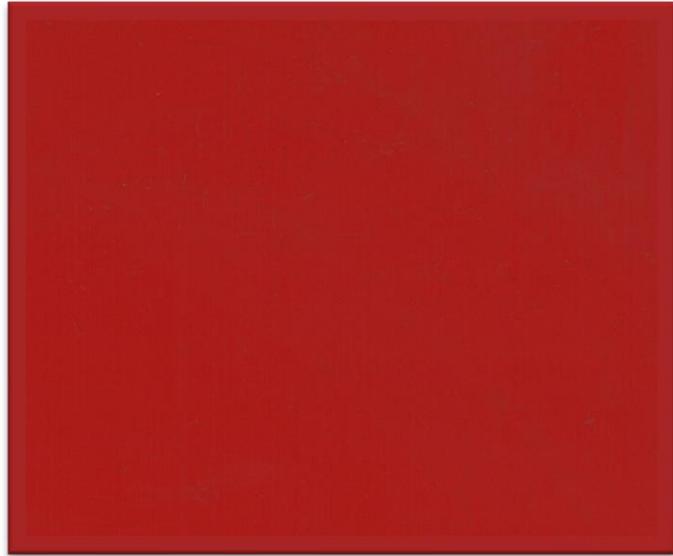


Parkway trees are spaced according to landscape requirements

Providing an 8'- 0" curb-attached sidewalk along Cortland Street

Open spaces are located on the SW corner of the site to maximize sunlight exposure

Providing 3 bicycle parking spaces



ALUCOBOND
SERIES: THE CLASSIC COLLECTION
DO-RITE RED: PARIOT RED



ALUCOBOND
SERIES: THE CLASSIC COLLECTION
DO-RITE WHITE: PURE WHITE



Compliance Options	Points Required		Sustainable Strategies Menu																																		
	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	Health	Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife					
Compliance Paths			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)		
Options Without Certification																																					
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10		
Options With Certification																																					
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10		
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10		
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10		
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10		
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10		
Enterprise Green Communities	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10		
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10		

*only available to affordable housing projects funded by DPD's Housing Bureau

TOTAL TARGET: 105

TOTAL REQUIRED: 100

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects: projects including partial or minor upgrades to building systems and minor repairs to the exterior
 Substantial Renovation Projects: projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

- **The regulated site will handle stormwater through a dual effort of infiltration and detention**
- **The first inch of rain will be diverted into an infiltration system through permeable pavers**
- **The remainder of the rainfall will be routed to an underground detention vault designed for 100-year flood**
- **The water in the detention vault will be slowly released into the storm sewer with a restrictor**
- **The connection is desired to be on Kingsbury St.**

Public Benefits

- **ACTIVATING** dormant corner, deterring garbage accumulation
- **REPAIRING** public curbs and sidewalks to meet accessibility requirements
- **IMPROVING** bus stop area
- **ADDING** landscaping and planting throughout the site
- **CREATING** 100 temporary construction jobs

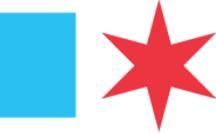
The City's Participation Goals are:

26% Participation from Qualified Minority Business Enterprises

6% Participation from Qualified Women Business Enterprises

50% Participation from Chicago Residents

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>



DPD Recommendations

- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-8-901).
- The project is consistent with the North Branch Framework Plan as adopted by Plan Commission and approved by City Council (17-8-0903).
- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1).
- The project is designed to promote pedestrian safety, and comfort by providing safe walkways and providing active uses facing the street (17-8-0905-A-1&2).