

WEST ADDISON DEVELOPMENT

1111 W ADDISON ST

19 JANUARY 2018

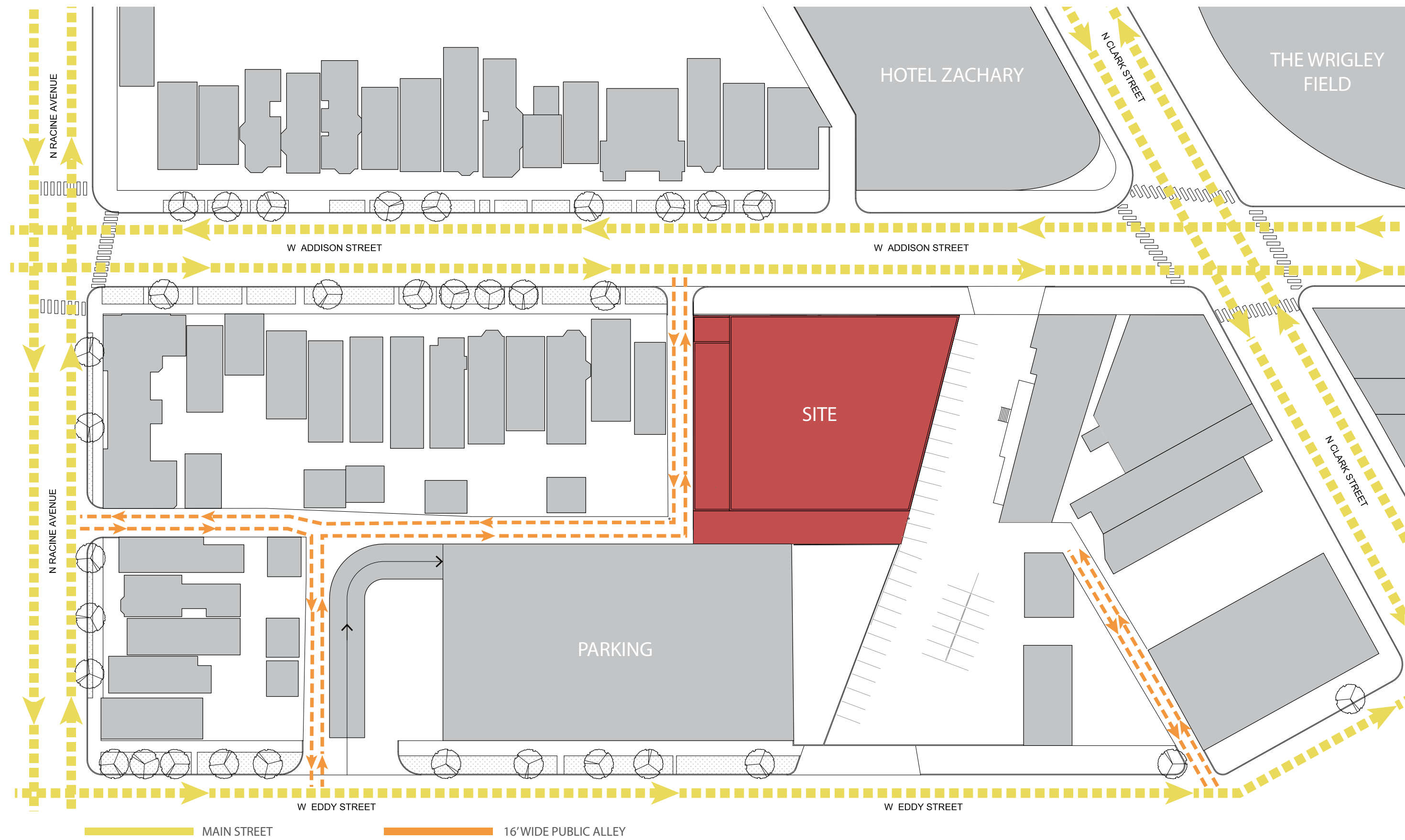
Hirsch | **MPG**
ARCHITECTURE + PLANNING

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SITE LOCATION AND CONTEXT



TRAFFIC FLOW DIAGRAM



PROPERTY ZONING ANALYSIS		
DATE: November 15, 2017		
ZONING ANALYSIS		
PROPERTY ADDRESS: 1111 West Addison Street, Chicago, IL 60613		
	Existing / Required	Proposed/Projected
Zoning District	B3-2 (current Chicago code)	B3-3
Net Site Area	19,845 sf (per survey)	19,845 sf
Uses	Existing fast food restaurant, parking lot	Retail, Restaurant, Health club
Residential Units	N/A	None
Accessory Parking	25 existing parking spaces provided on Taco Bell lot	25 off-street parking spaces provided * **
Non-Accessory Parking	N/A	None
Maximum FAR	2.2 = 43,659 sf excl. parking structures and basement	3.0 = 59,535 sf (Actual FAR: 2.91 = 57,774 sf)
Minimum Lot Area/Unit	N/A	N/A
Bicycle Parking	N/A	25 bicycle parking spaces * **
Loading Berths	0	(2) x 10'x25' required; (1) x 10'x50' proposed
Front Setback	0'-0"	0'-0"
Side Setback(s)	0'-0"	0'-0"
Rear Setback	0'-0"	0'-0"
Height	Max. 50'-0" Height	Max. 65'-0" Height
Open Space	N/A	N/A
References	Chicago Zoning Code	Chicago Zoning Code



*Site is approximately 940' from the Addison Red Line Station and thus the site is Transit Served, allowing 50% reduction in non-residential parking and providing 1 bicycle space for each parking space which would have been required by the zoning ordinance.

** Parking Calculation:

Ground Floor Retail (excluding stairs and upper floor retail lobby):
15,879 gsf: 0 parking for first 10,000 sf of space. 2.5 spaces for every 1000k after = (15,879-10,000) = 5,879 / 1,000 = 5.879 (round up)
6 x 2.5 = 15 spaces required for ground floor retail

Health Club:
Maximum occupancy: 350 people
Parking required for health club: 10% of max. occupancy = 35 spaces required.
Total parking: 50 spaces

50% reduction per 17-10-0102-B Transit-Served Locations:

25 parking spaces
25 bicycle parking spaces

EXISTING CONDITIONS



TACO BELL FAST FOOD RESTAURANT AND
OUTDOOR PARKING - VIEW FROM NORTHWEST



TACO BELL FAST FOOD RESTAURANT AND
OUTDOOR PARKING - VIEW FROM NORTHEAST

SITE CONTEXT - ADJACENT NEW DEVELOPMENTS



CUBS HEADQUARTERS - THE PARK AT WRIGLEY



ADDISON & CLARK DEVELOPMENT



HOTEL ZACHARY

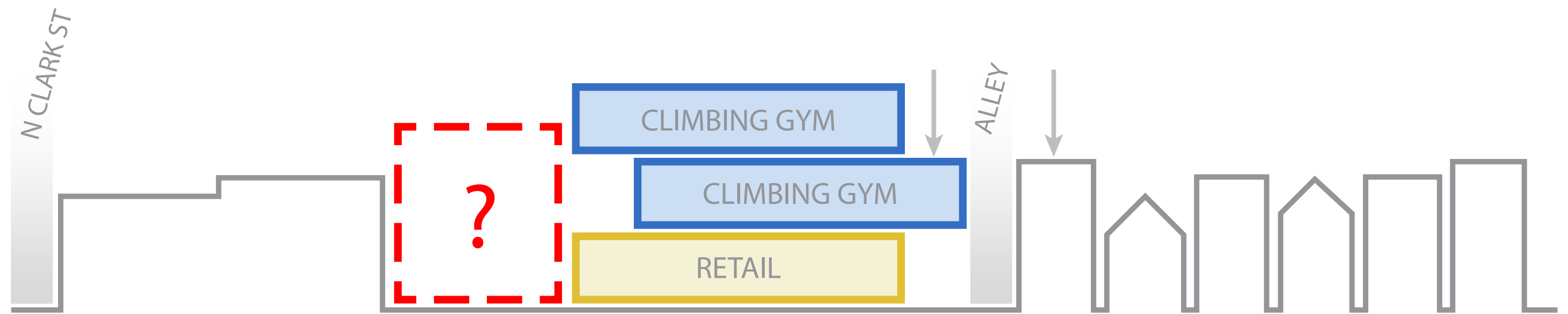
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CONCEPT DIAGRAM



CONCEPT DIAGRAM

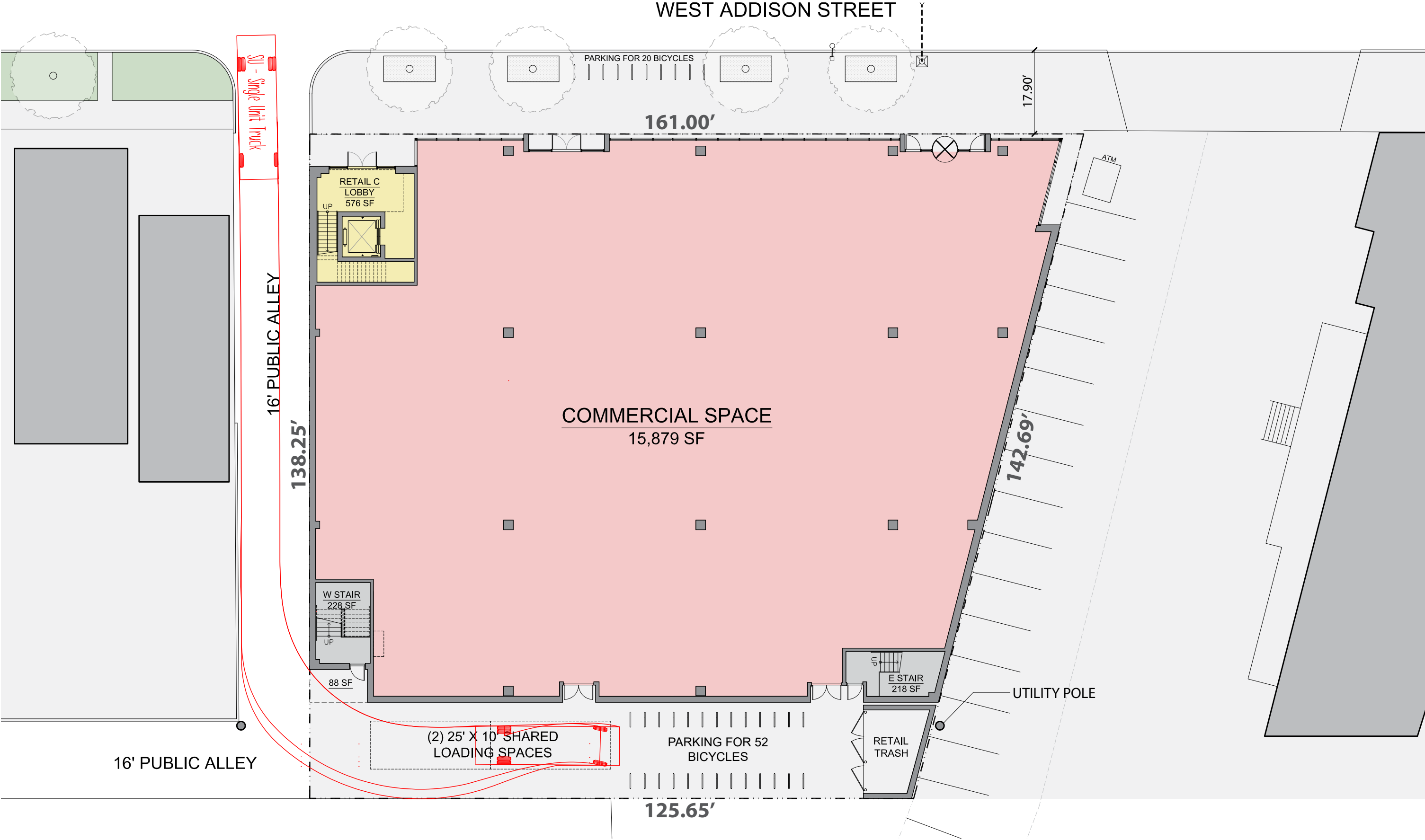


VIEW OPPORTUNITIES

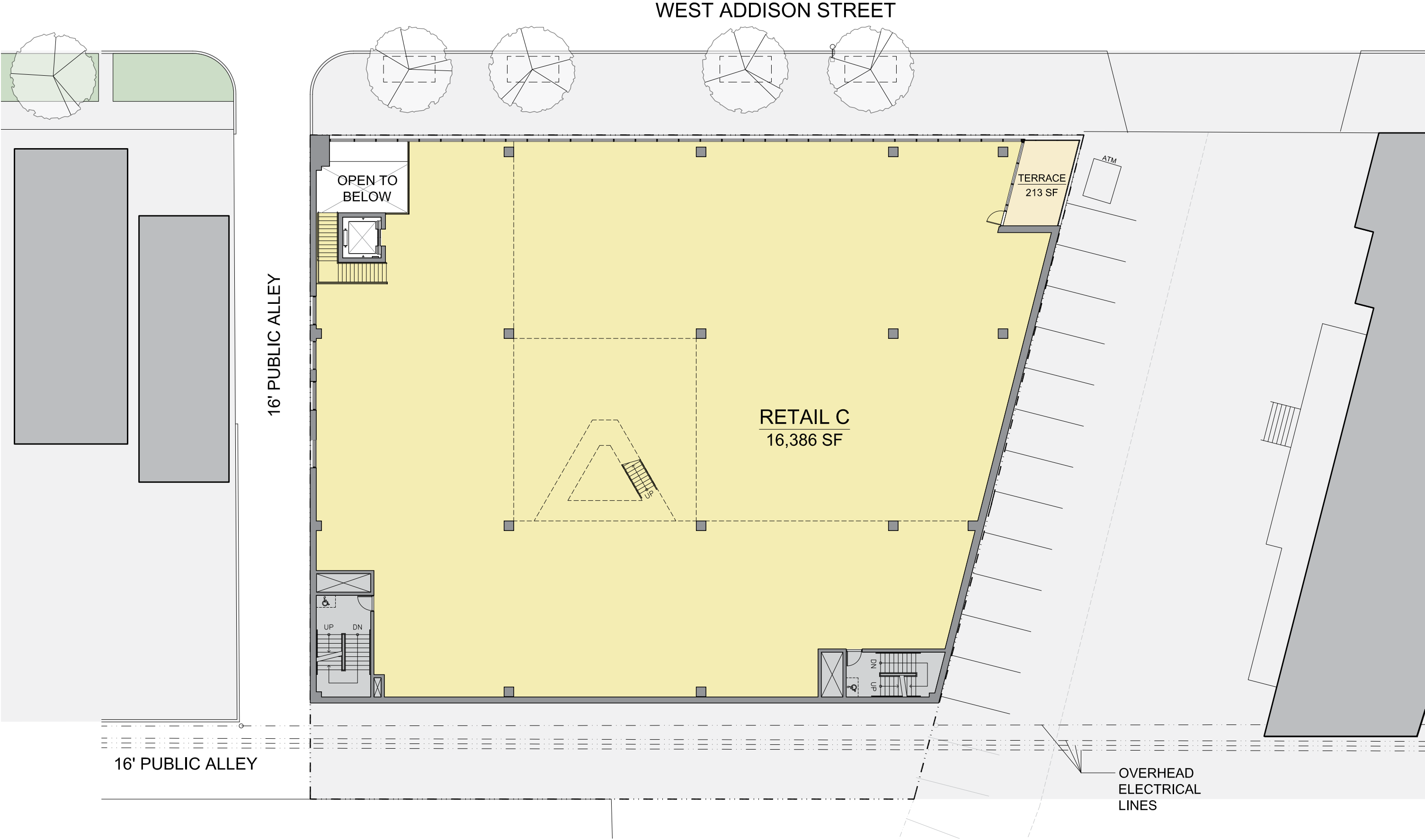
BUILDING VIEWS



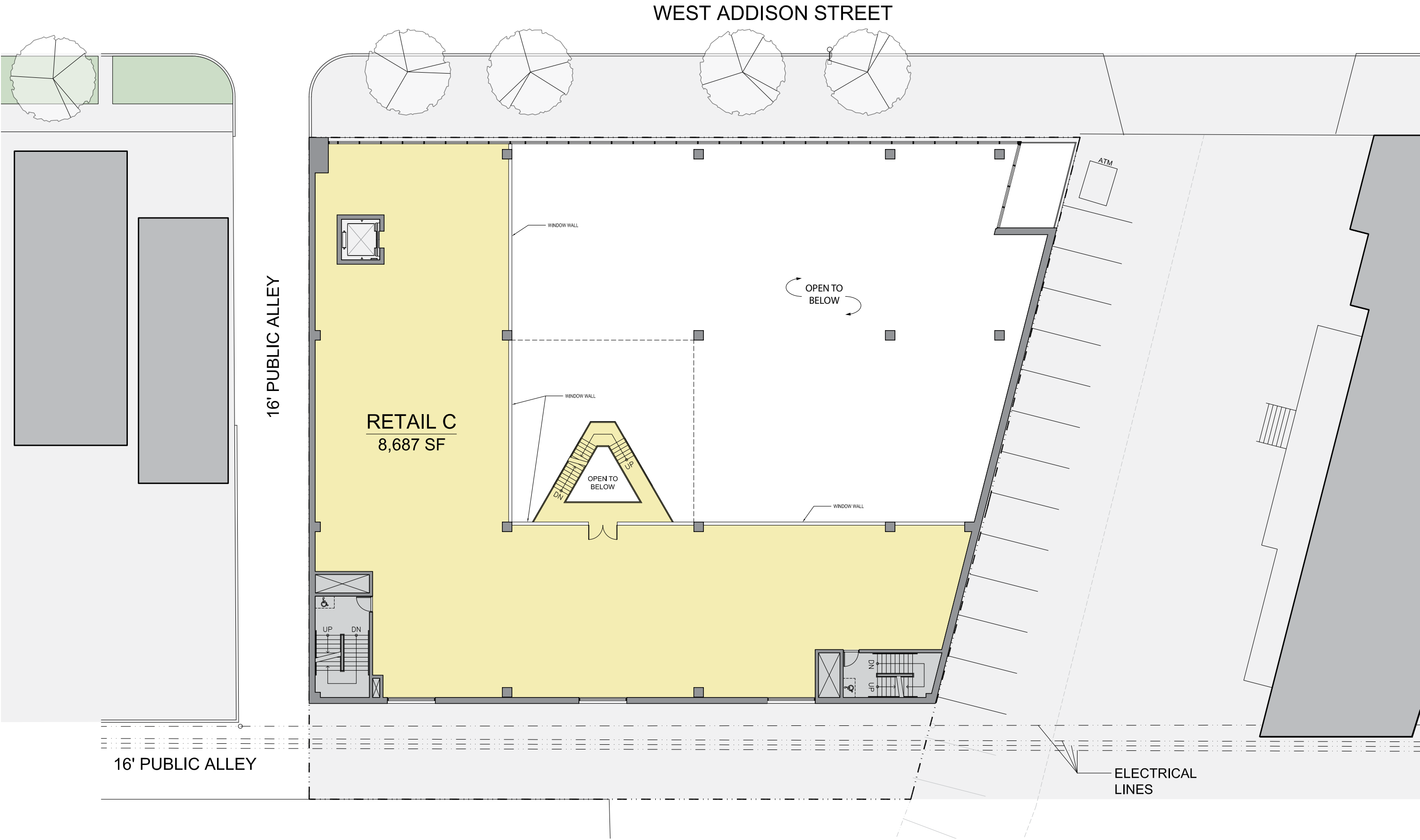
FLOOR PLANS - FIRST FLOOR



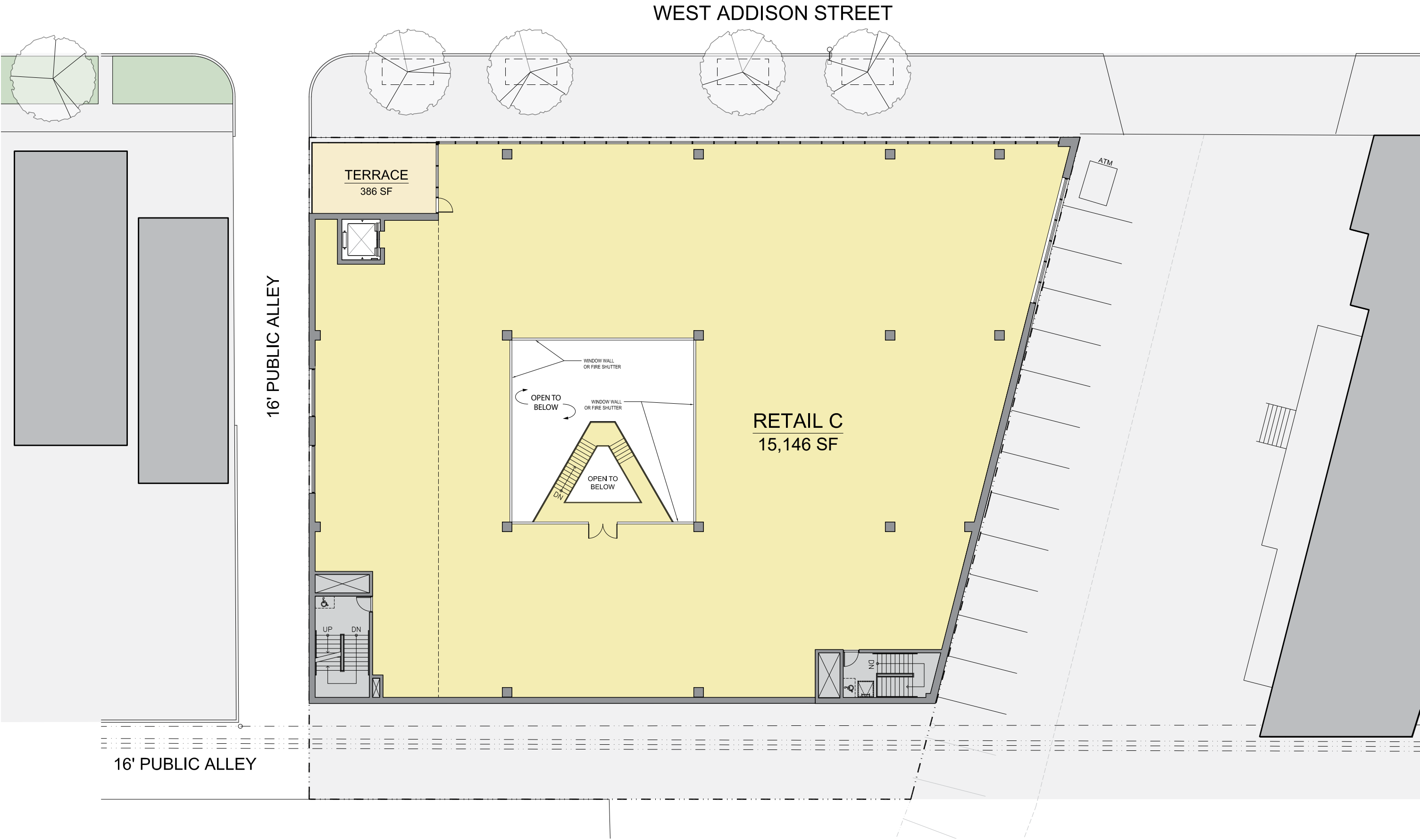
FLOOR PLANS - SECOND FLOOR



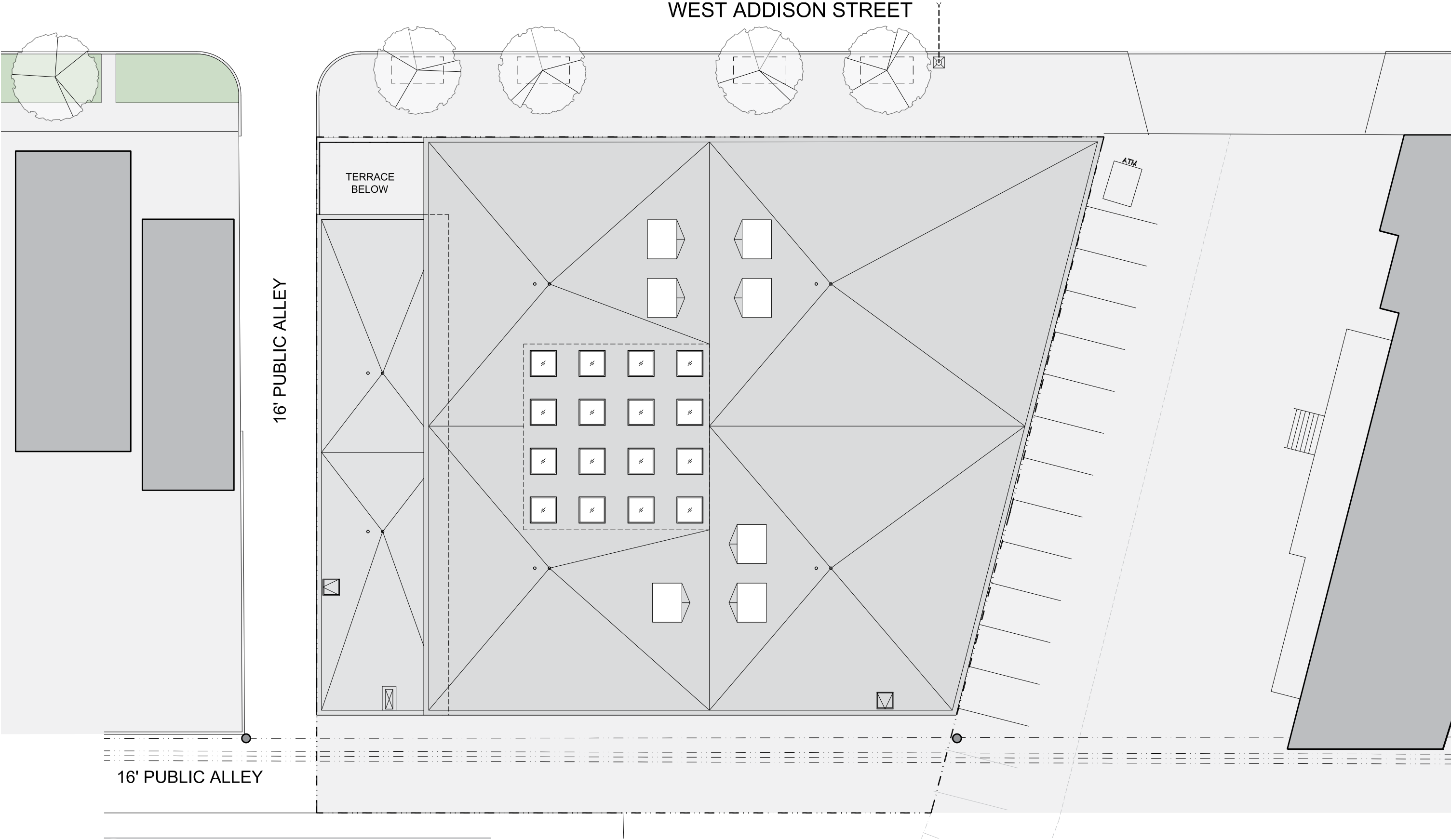
FLOOR PLANS - THIRD FLOOR



FLOOR PLANS - FOURTH FLOOR



FLOOR PLANS - ROOF PLAN



BUILDING VIEWS



BUILDING VIEWS



BUILDING VIEWS - EAST FACADE GRAPHIC



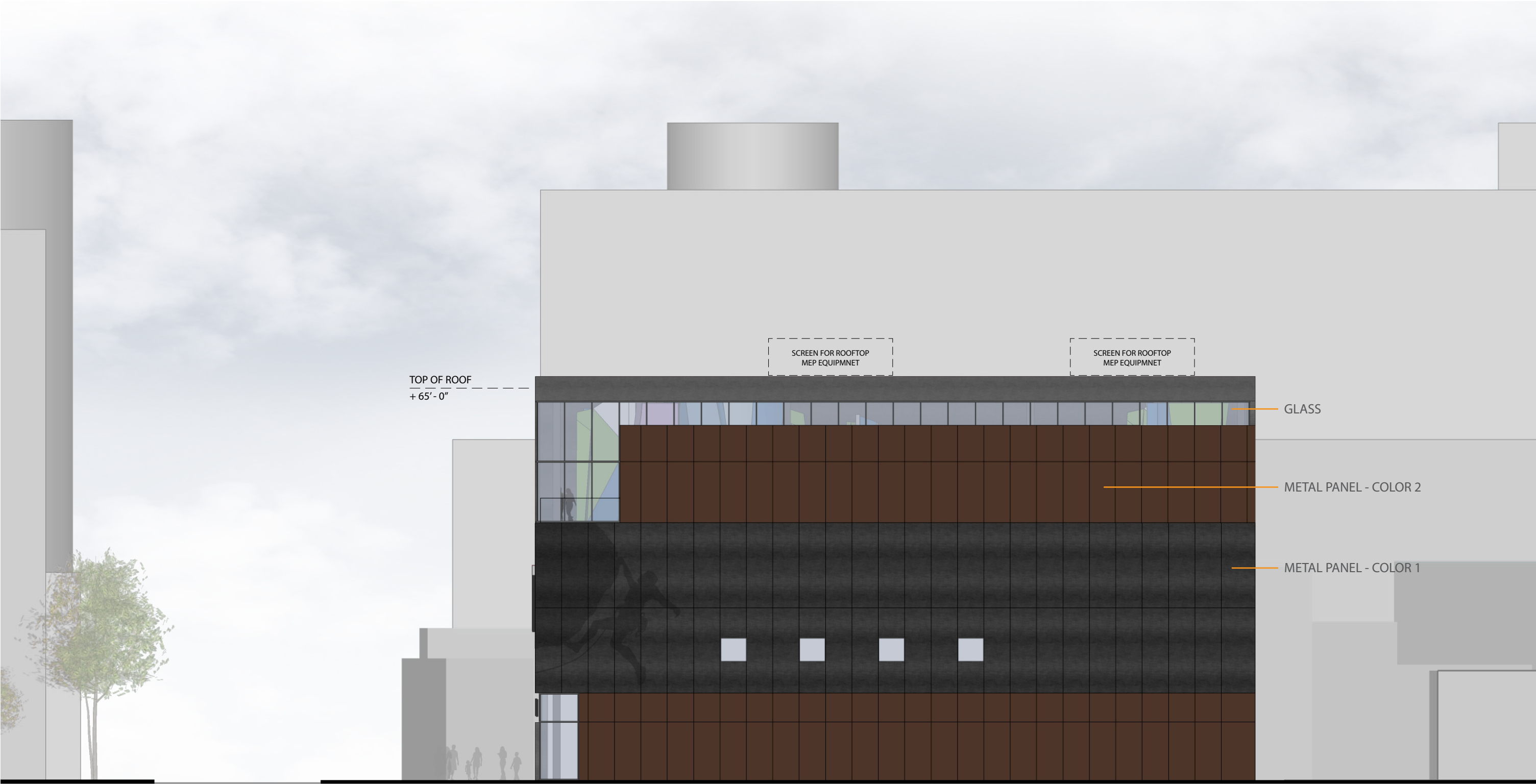
NORTH ELEVATION



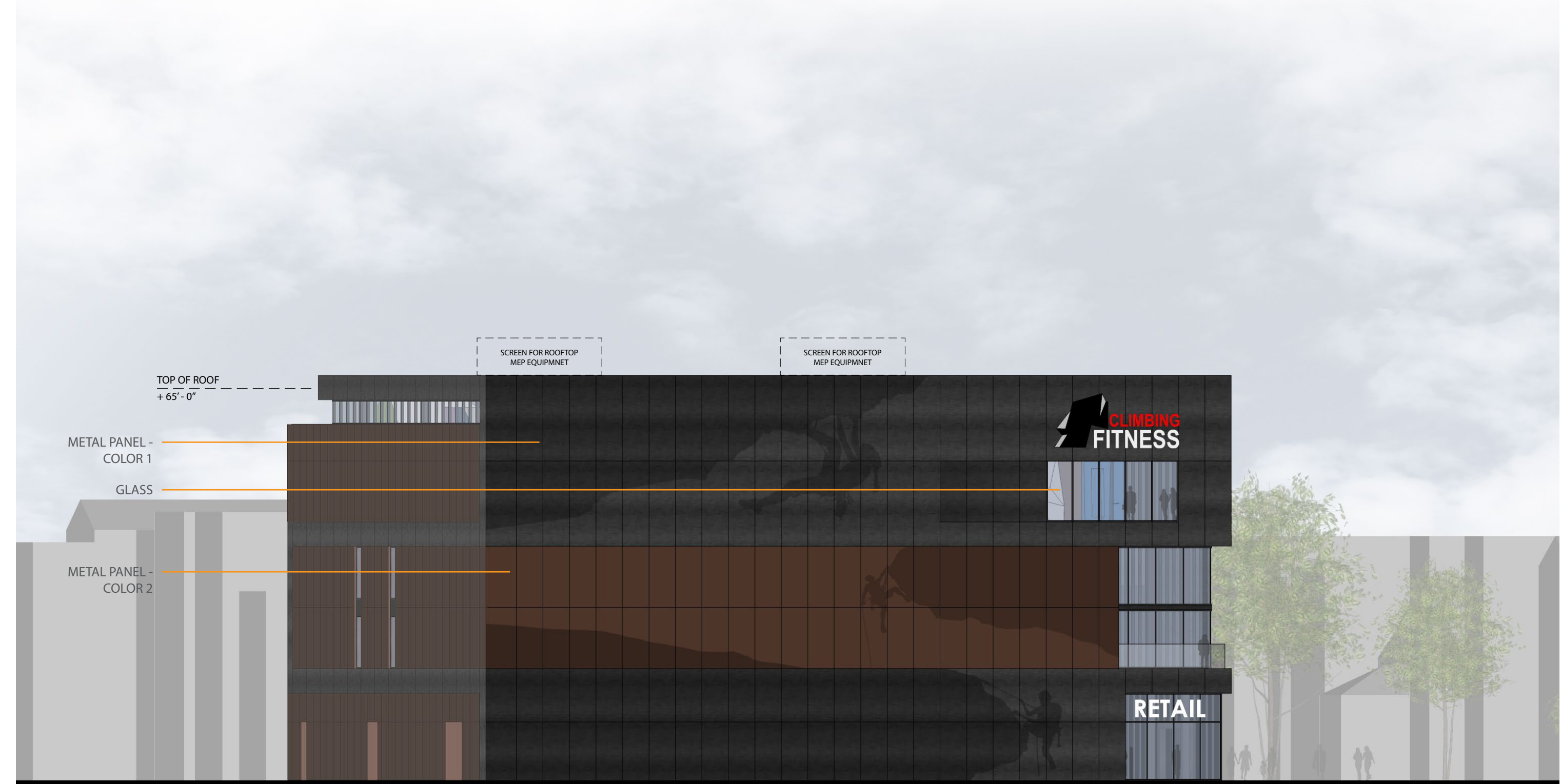
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



PLANET GRANITE CLIMBING GYM



PLANET GRANITE INTRODUCTION

Planet Granite has been in business in the San Francisco Bay Area since 1994. We have 4 clubs, 3 in the Bay Area and one in Portland, Oregon. The climbing gyms offer climbing, yoga and the usual features of a regular heath club. At Planet Granite the best climbers in the country train for far away expeditions and newcomers to the sport can learn in a comfortable and safe environment. Being one of the first companies to open and operate indoor rock climbing facilities, we have brought climbing to the mainstream. Climbing keeps people fit and healthy and is inherently social - you have time to chat to the people around you between routes. We are fanatical about creating community and continuously host presentations by world class climbers, climbing movie nights, competitions, climb-a-thon fundraisers for various charities, “meet a new climbing partner” nights and a number of other events to bring people together. We are a major part of our member’s social life and help create strong communities in the places that we operate. In 2017 we merged with Earth Treks, a similar operator of climbing gyms in the Washington DC , and Denver, CO areas with the intention of growing our company by bringing our climbing offering and mission to new communities. We feel the Wrigley Field are is a perfect fit.

PHILANTHROPIC MISSION

From its inception, Planet Granite has reached out to the communities around us. We offer our facilities free of charge to non-profit entities which serve disadvantaged kids. Examples of this include the Sunnyvale Firefighters who have a station across the street from us and have been regularly bringing local disadvantages kids to our South Bay facility since we opened over 20 years ago. We proudly display a full size inscribed fireman’s axe that they gave us to commemorate this relationship. We have a history of giving money to local charities which introduce climbing to “at risk” kids in the neighborhoods in which we operate. We formalized this in 2010 with our “PG Gives Back” program which has given a total of \$700,000 in cash since then. In 2016 we gave a total of \$130,000 to Big City Mountaineers, The Sharmafund, Environmental Traveling Companions, Outward Bound and several other organizations. We will seek to partner with folks in Chicago to continue this mission of using climbing to transform lives.

<https://planetgranite.com/giving-back/>

These are examples of the work we do to try to give back to our community. This philosophy is woven into our culture and mission.

Planet Granite is an unusual business. We are successful and make money, but strive to do much more than that. We have found that being an asset to the community is the best route to creating a business that both endures and is a pleasure to run.

Micky Lloyd
Founder, Planet Granite

THANK YOU

