



CHICAGO PLAN COMMISSION

Department of Planning and Development

Porsche of Downtown Chicago

570 W. Monroe (Near West Side, 42nd Ward)

Napleton Automotive Group

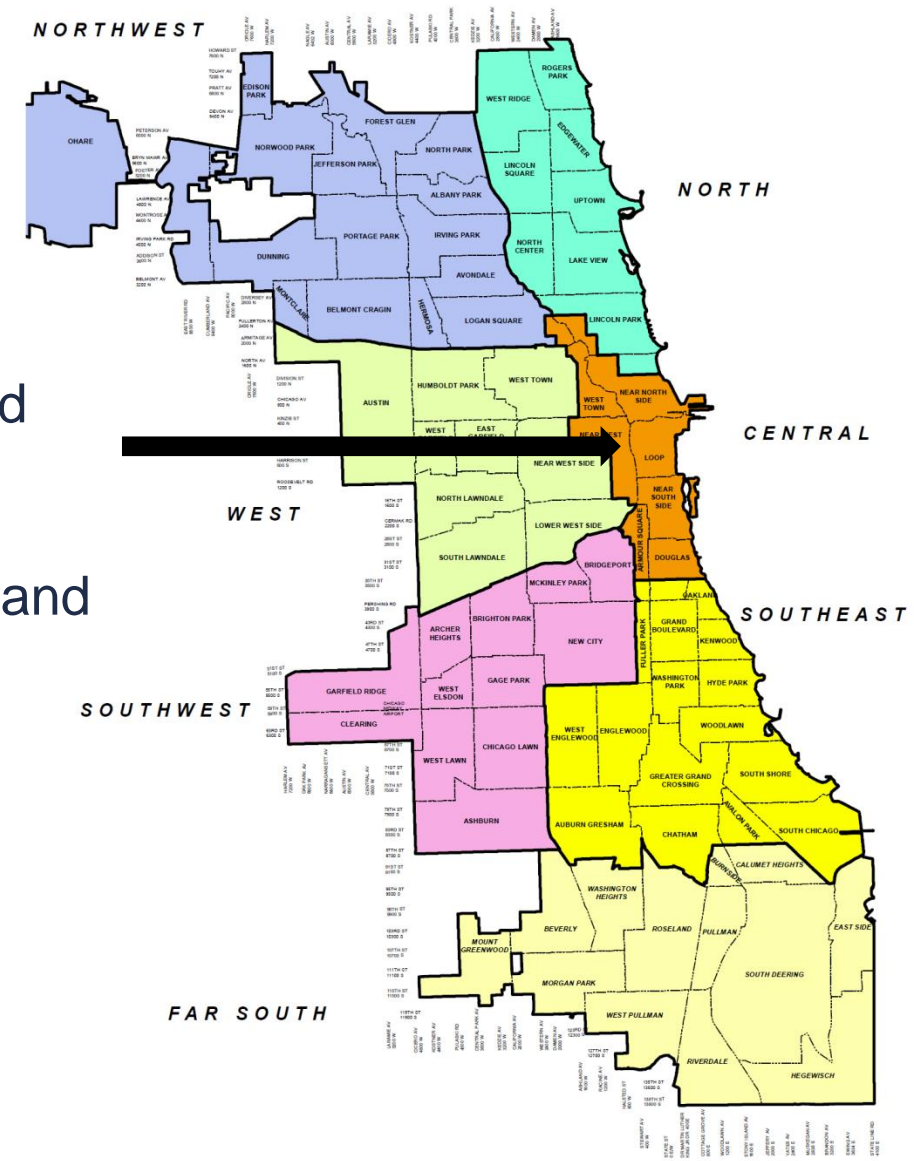
*TEMPLATE FOR CPC PRESENTATION
DPD STAFF WILL PRESENT SLIDES 1-7
APPLICANT TO PRESENT FROM SLIDE 8
AND BEYOND, DPD STAFF WILL ADD A FINAL
RECOMMENDATION SLIDE*

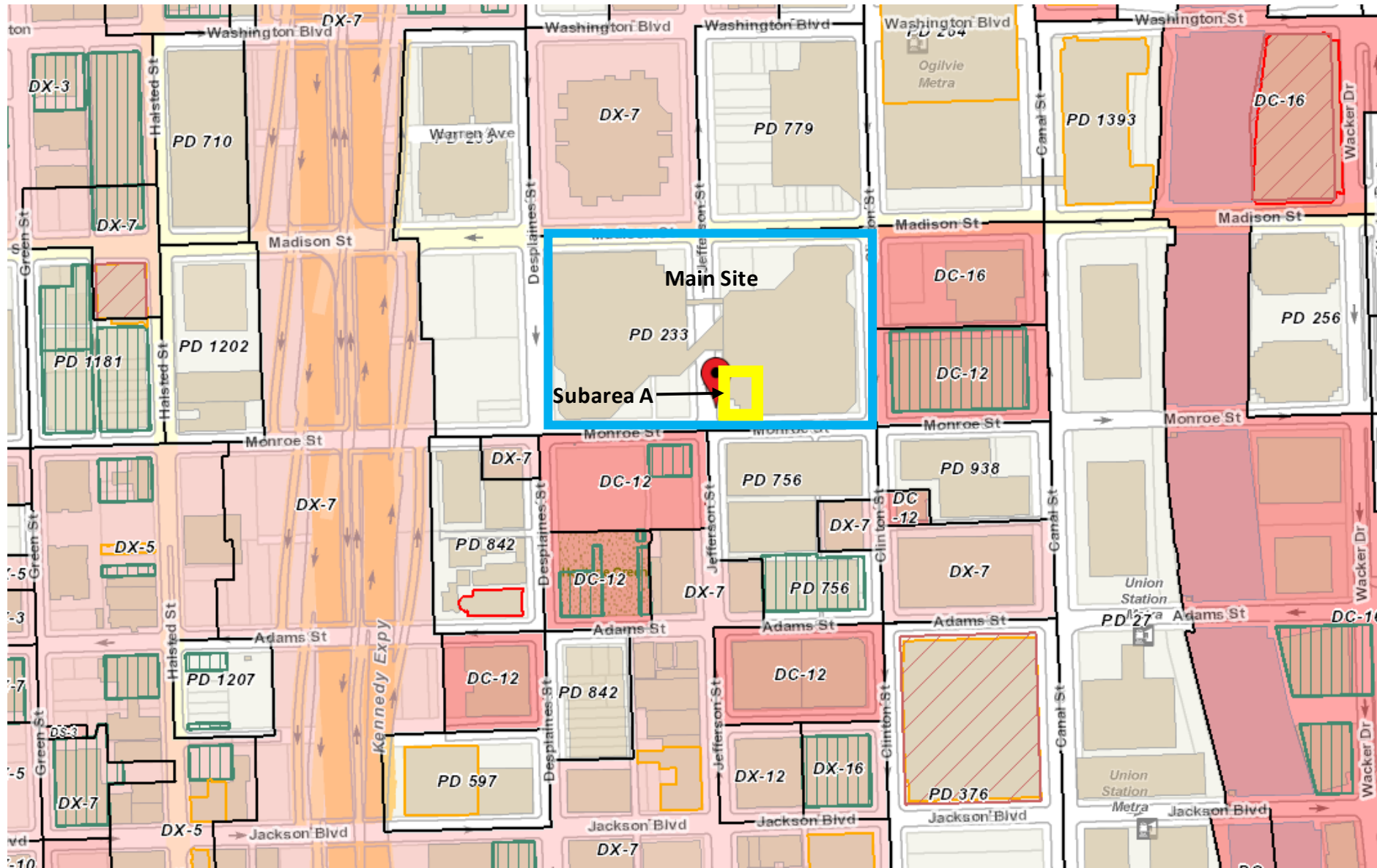
May 21, 2020

★ Community Area Snap Shot

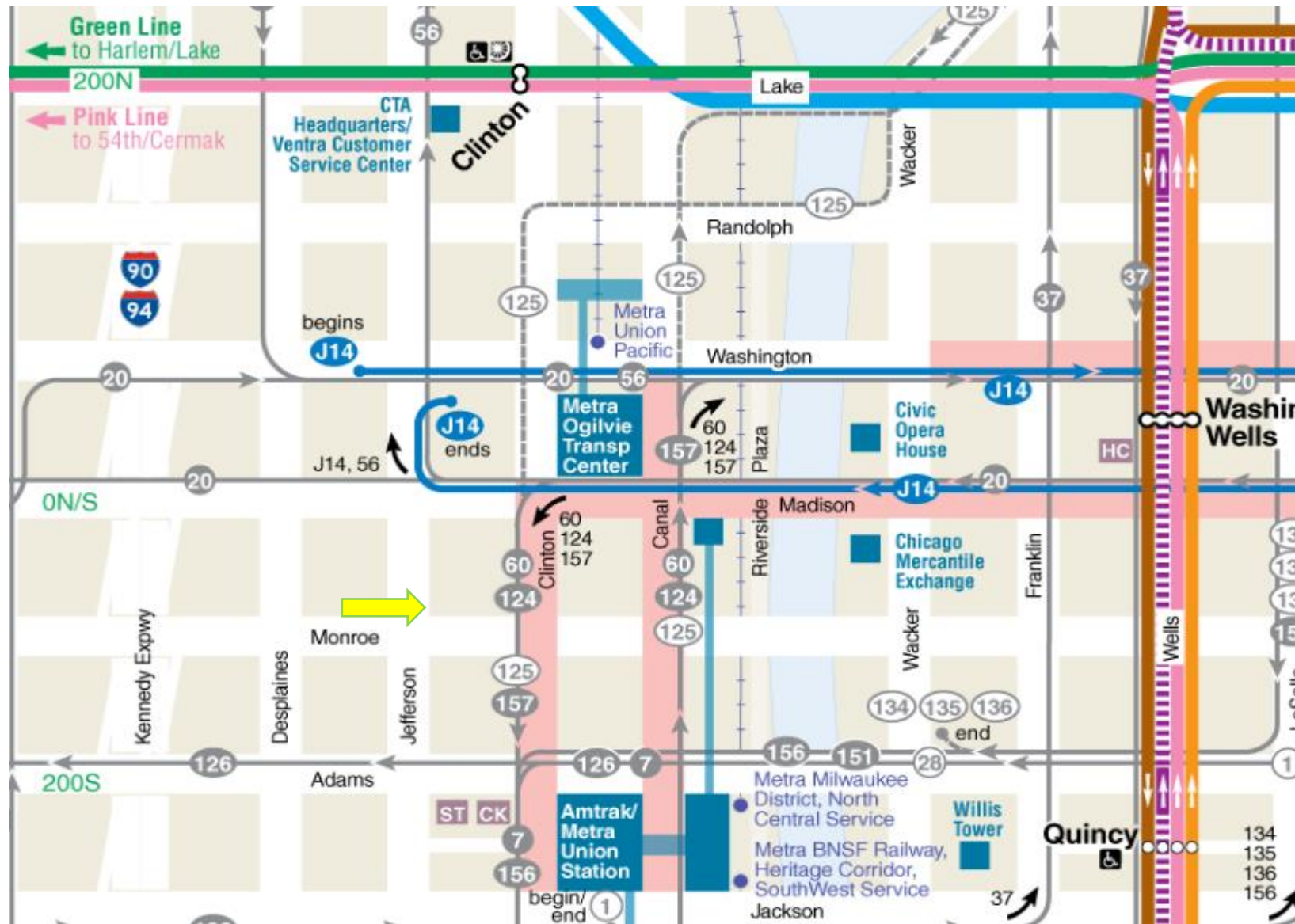
COMMUNITY AREA INFORMATION:

- Near West Side – Located just west of the Chicago River and Adjacent to the loop. It is home to both Union Station and Ogilvy. The Near West Side includes the West Loop, Fulton Market, Greek town, University Village, South Water Market and the Illinois Medical District.
- Demographics
 - Population – 61,768
 - Density – 11,000/ Square Mile
 - Median Household Income - \$73,000
- Underlying Zoning – PD 233





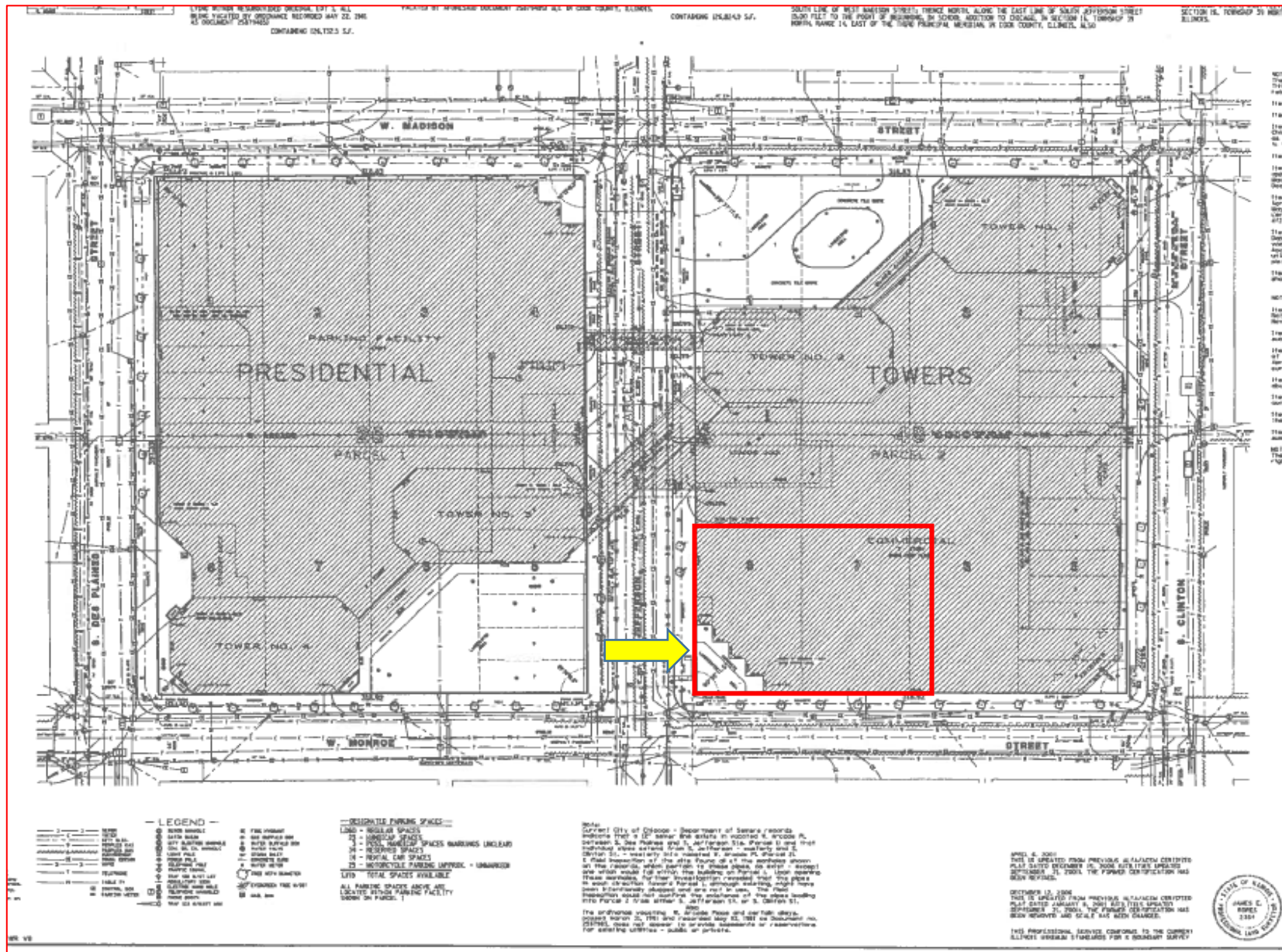
SITE CONTEXT PLAN – Zoning Map




SITE CONTEXT PLAN – Transit Lines



North



SITE CONTEXT PLAN – Existing Survey



Project Timeline + Community Outreach

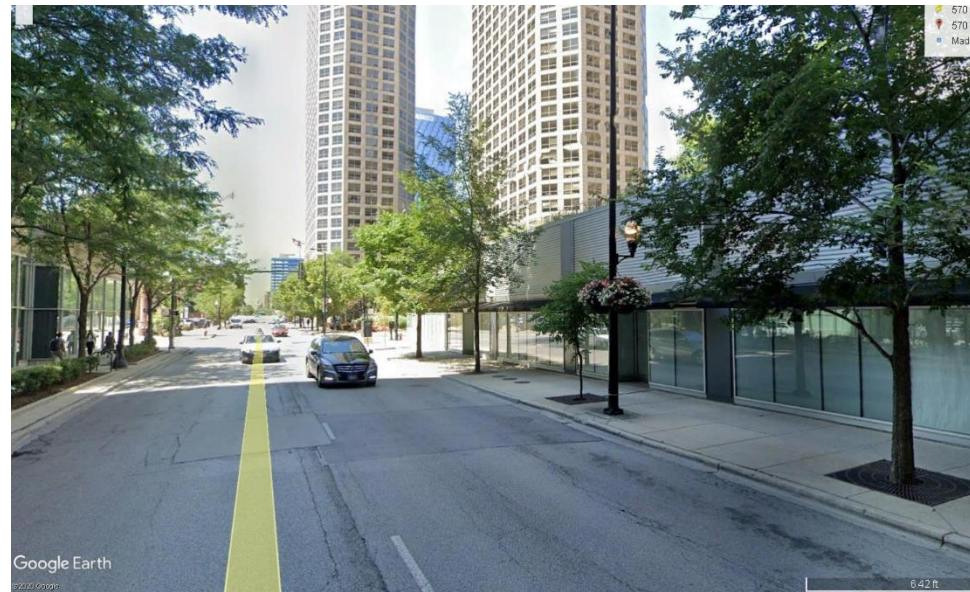
- Date of PD Filing – March 18, 2020
- Technical Amendment to PD to add proposed use: “Indoor Light Equipment Sales/Rental” and “Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs” as permitted uses
- Met with Alderman Reilly on December 17, 2019



Pedestrian View – South on Jefferson

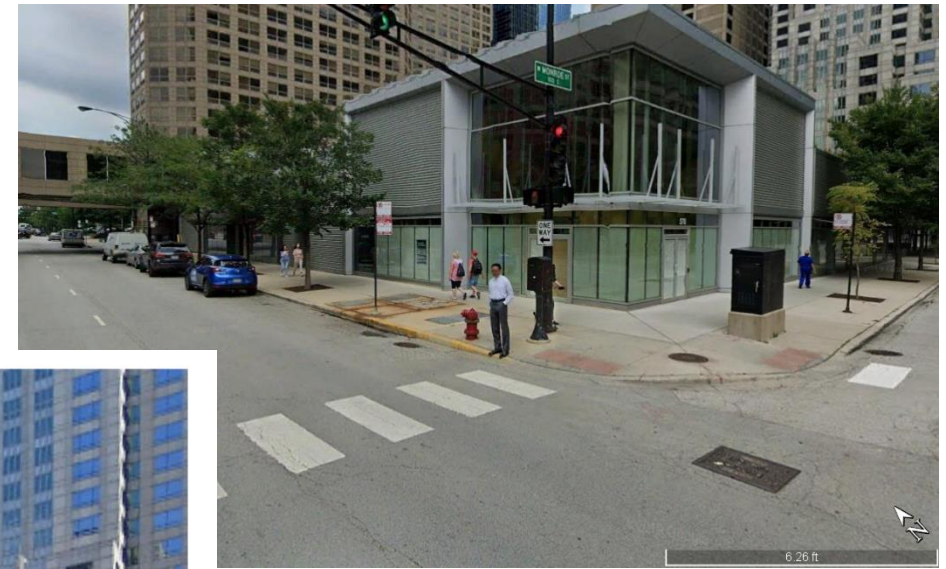


Pedestrian Views – Corner of Jefferson and Monroe

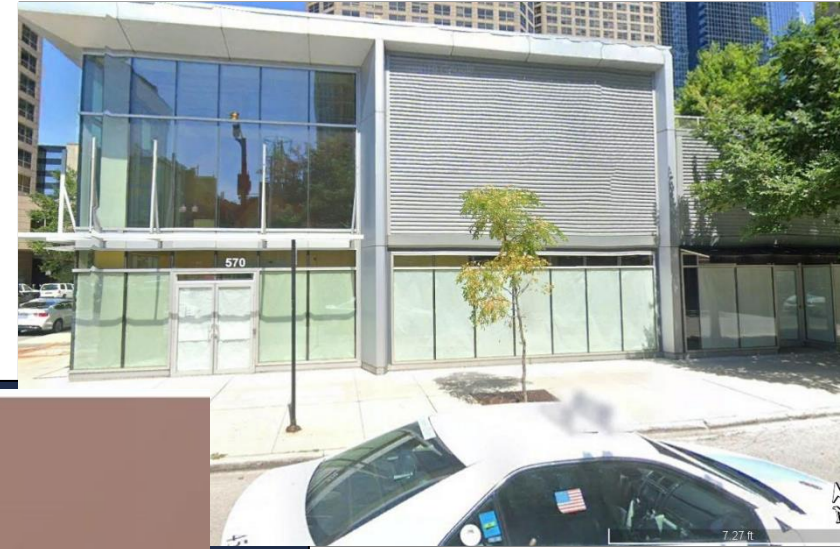


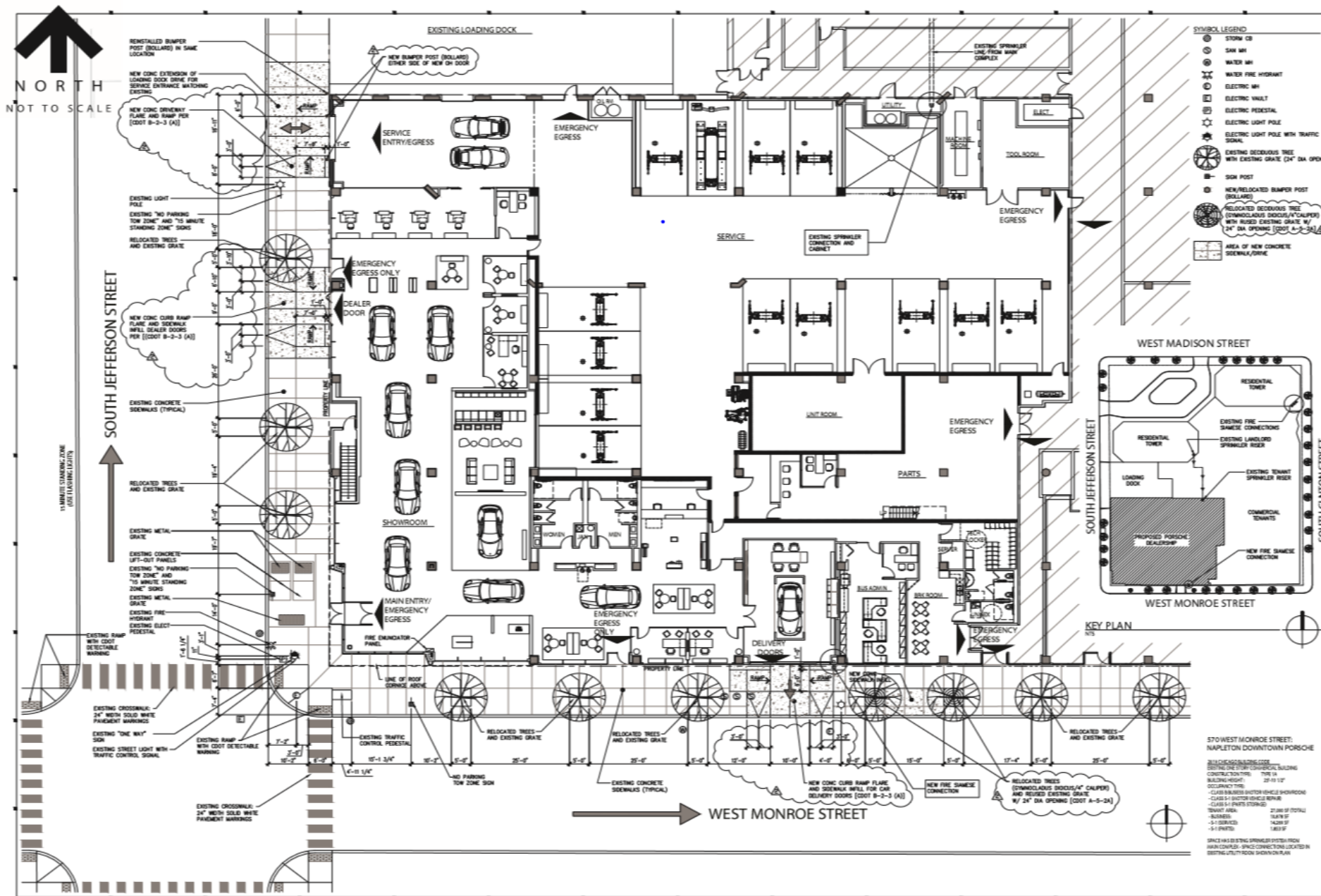
Pedestrian View – West on Monroe

Pedestrian Context - Jefferson



Pedestrian Context - Monroe





- SYMBOL LEGEND**
- STORM CS
 - SM MH
 - WM MH
 - WATER FIRE HYDRANT
 - ELECTRIC MH
 - ELECTRIC VAULT
 - ELECTRIC PEDESTAL
 - ELECTRIC LIGHT POLE
 - ELECTRIC LIGHT POLE WITH TRAFFIC SIGNAL
 - EXISTING DECIDUOUS TREE WITH EXISTING GRADE (24" DIA SPACING)
 - NEW/RELOCATED BAMPER POST (BOLLARD)
 - RELOCATED DECIDUOUS TREE (DIAMETER/ODDUS/4" CALIPER) WITH RISED EXISTING GRADE W/ 14" DIA OPENING (CDDT A-2-A2)
 - AREA OF NEW CONCRETE SIDEWALK/DRIVE



RC BOWMAN ARCHITECTURE
 628 CIRCLE #16
 10801 PULASKI, CHICAGO, IL 60642
 TEL: 773-333-7708 FAX: 773-333-7923
 EMAIL: cbbowman@rcbarch.com
 202501 FROM FILE: 24-000003-0001



CHICAGO PORSCHE
 570 WEST MONROE ST
 CHICAGO, IL

REVISED PER CDDT	03-20
REVISED PER FIRE	03-20
CDDT FIRE DEPT ISSUE	03-09-20
CONTRACT ISSUES	
PERMIT ISSUES	
SD ISSUES	

PROJECT NO.	09-009-100
DRAWING DATE	09/19/2020
DRAWN BY	ICB
CHECKED BY	ICB
DRAWING SCALE	AS NOTED

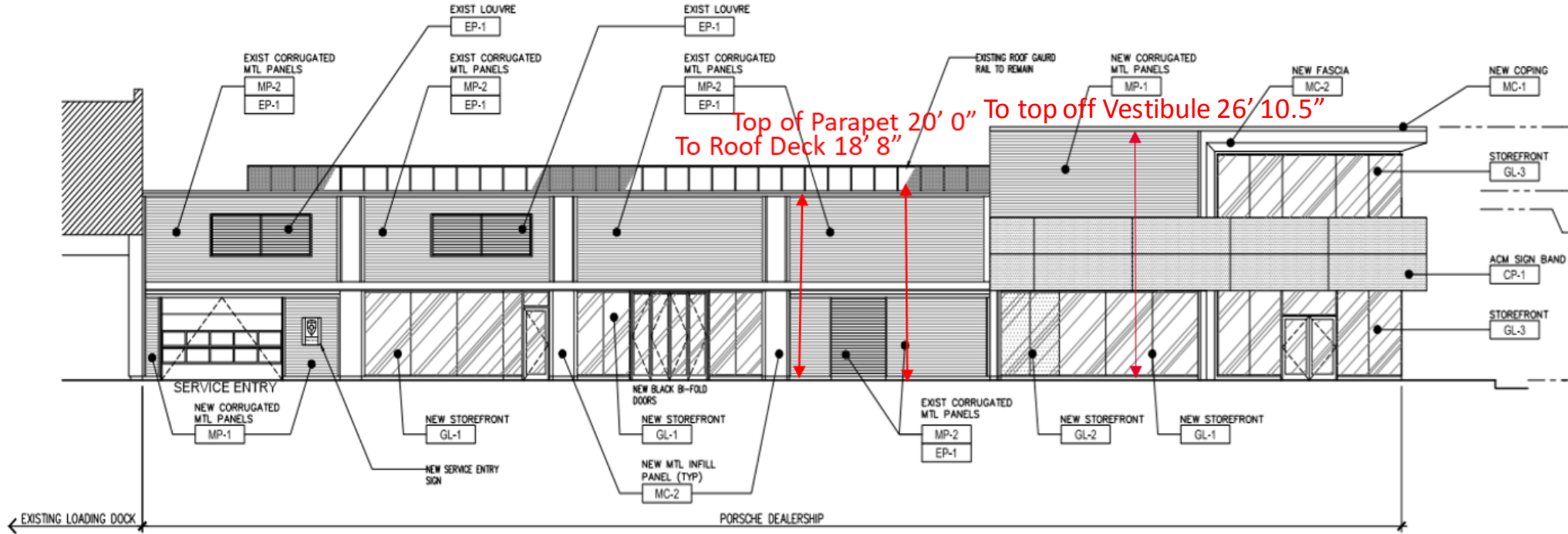
CDDT EXHIBIT SITE PLAN

EXH-1

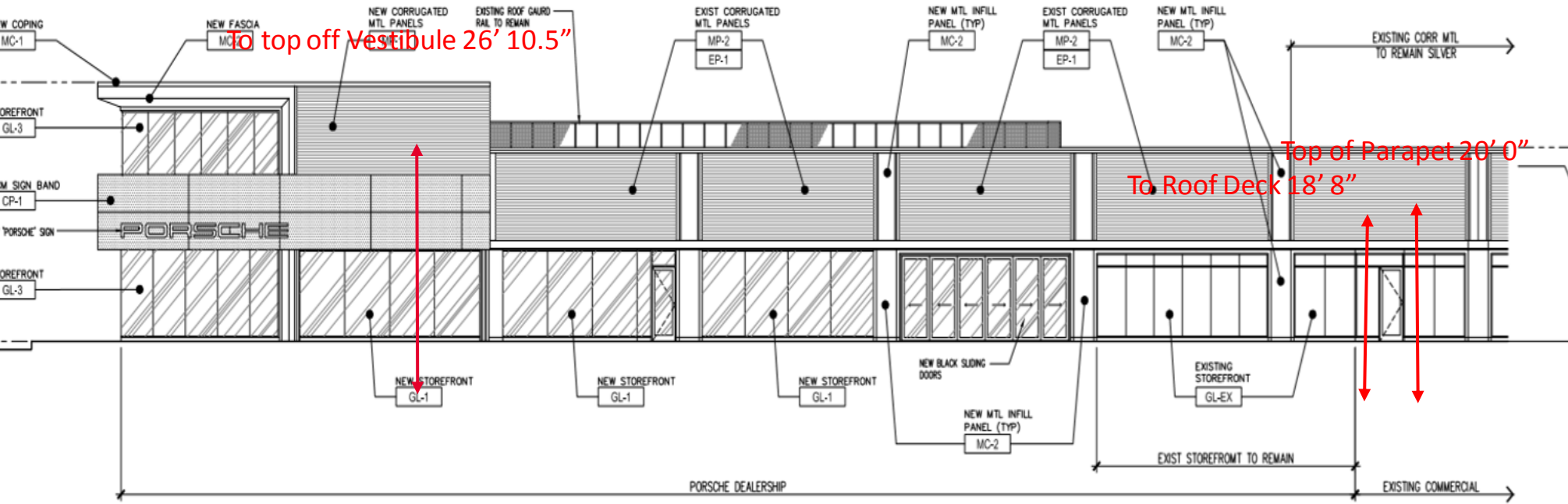
COPYRIGHT 2020

SITE + GROUND FLOOR PLAN

EXTERIOR FINISHES:	
CP-1	ALUMINUM COMPOSITE PANELS (ACM) MANUFACTURER: ALPOLIC COLOR: BSX SILVER PANEL SIZE: 4'X12'
MP-1	CORRUGATED METAL PANELS MANUFACTURER: SEE FINISH SCHEDULE COLOR: BLACK SMOOTH TEXTURE
MP-2	EXISTING CORRUGATED METAL PANELS COLOR: PAINTED BLACK TO MATCH 'MP-1'
MC-1	METAL ROOF COPING FINISH: GALVANIZED PRE-FINISHED BLACK TO MATCH MP-1 (CORRUGATED PANELS)
MC-2	METAL FASCIA FINISH: GALVANIZED PRE-FINISHED BLACK TO MATCH MP-1 (CORRUGATED PANELS)
EP-1	EXTERIOR PAINT FINISH: BLACK TO MATCH MP-1 (CORRUGATED PANELS)
GL-1	'FIN WALL' FRAMELESS STOREFRONT GLAZING SYSTEM WITH 1" CLEAR INSUL GLASS IN CLEAR ANODIZED FRAMING T/B
GL-2	'FIN WALL' FRAMELESS STOREFRONT GLAZING SYSTEM WITH 1" CLEAR INSUL OPAQUE SPANDREL GLASS IN CLEAR ANODIZED FRAMING T/B
GL-3	CURTAINWALL STOREFRONT GLAZING SYSTEM WITH 1" INSUL CLEAR GLASS IN BLACK AND CLEAR ANODIZED FRAMING

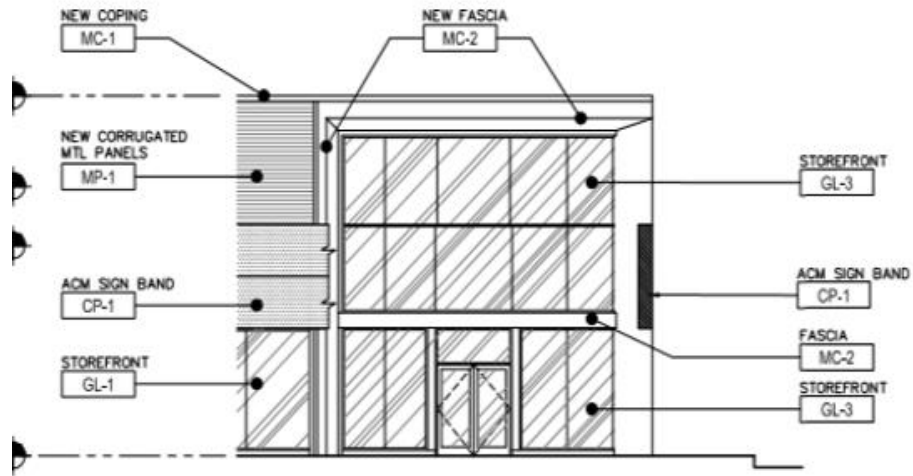


WEST ELEVATION
SCALE: 1/8" = 1'-0"

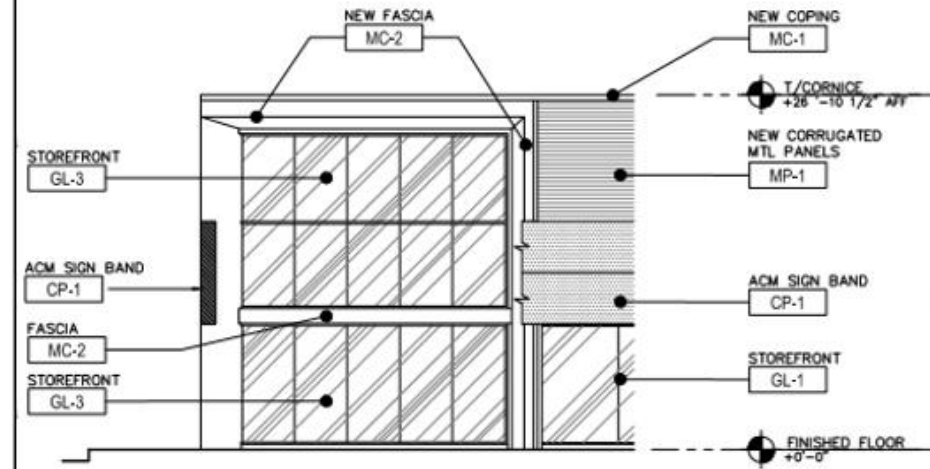


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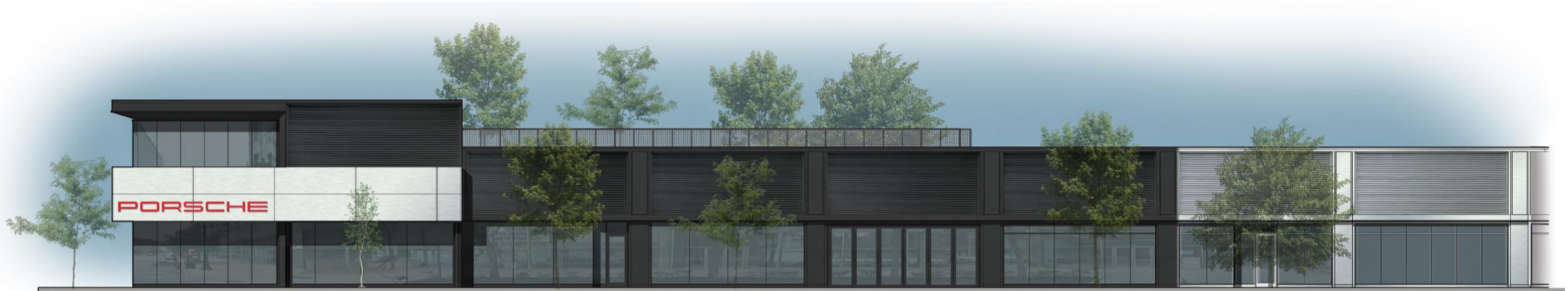
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



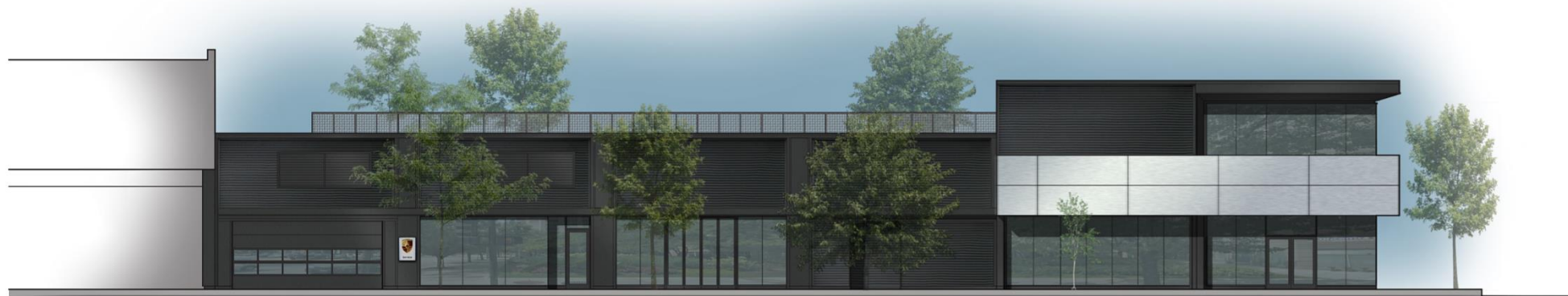
1A PARTIAL WEST ELEVATION (VESTIBULE)
SCALE: 1/8" = 1'-0"



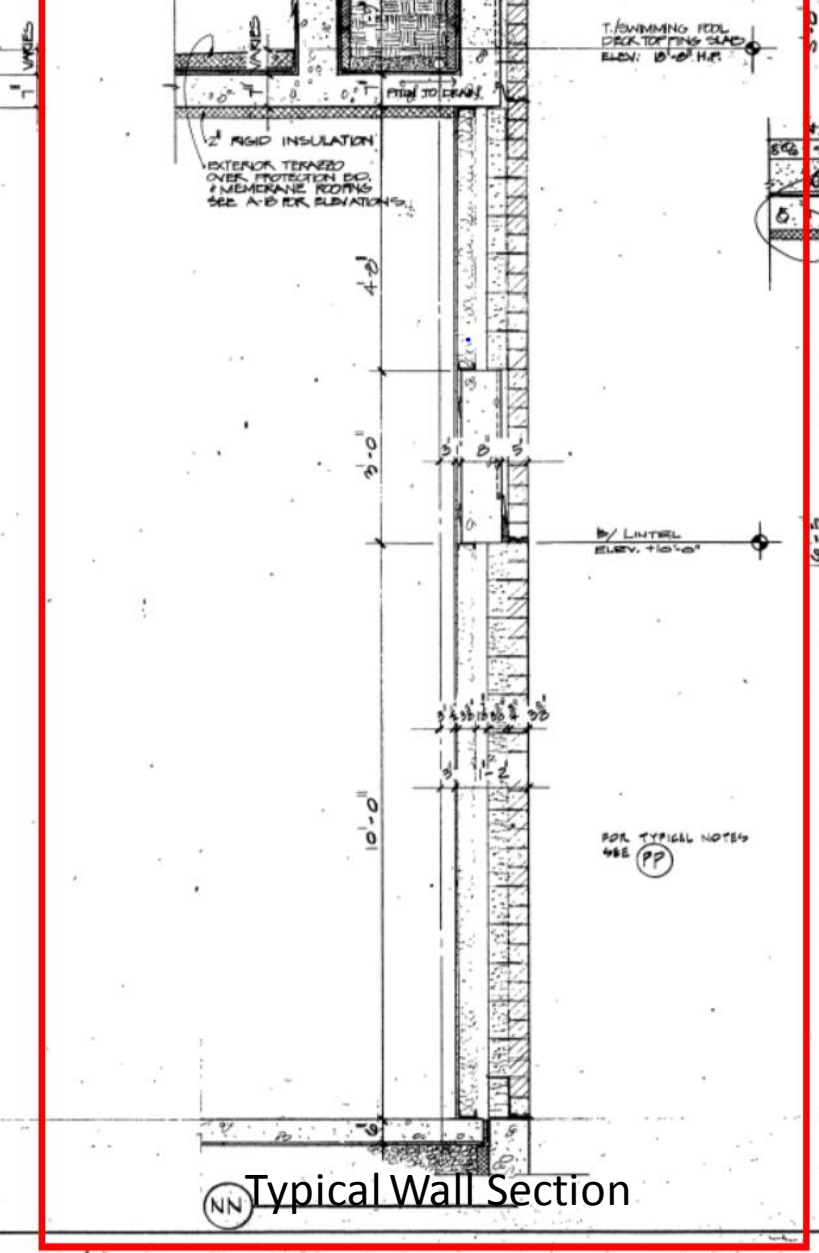
2A PARTIAL SOUTH ELEVATION (VESTIBULE)
SCALE: 1/8" = 1'-0"



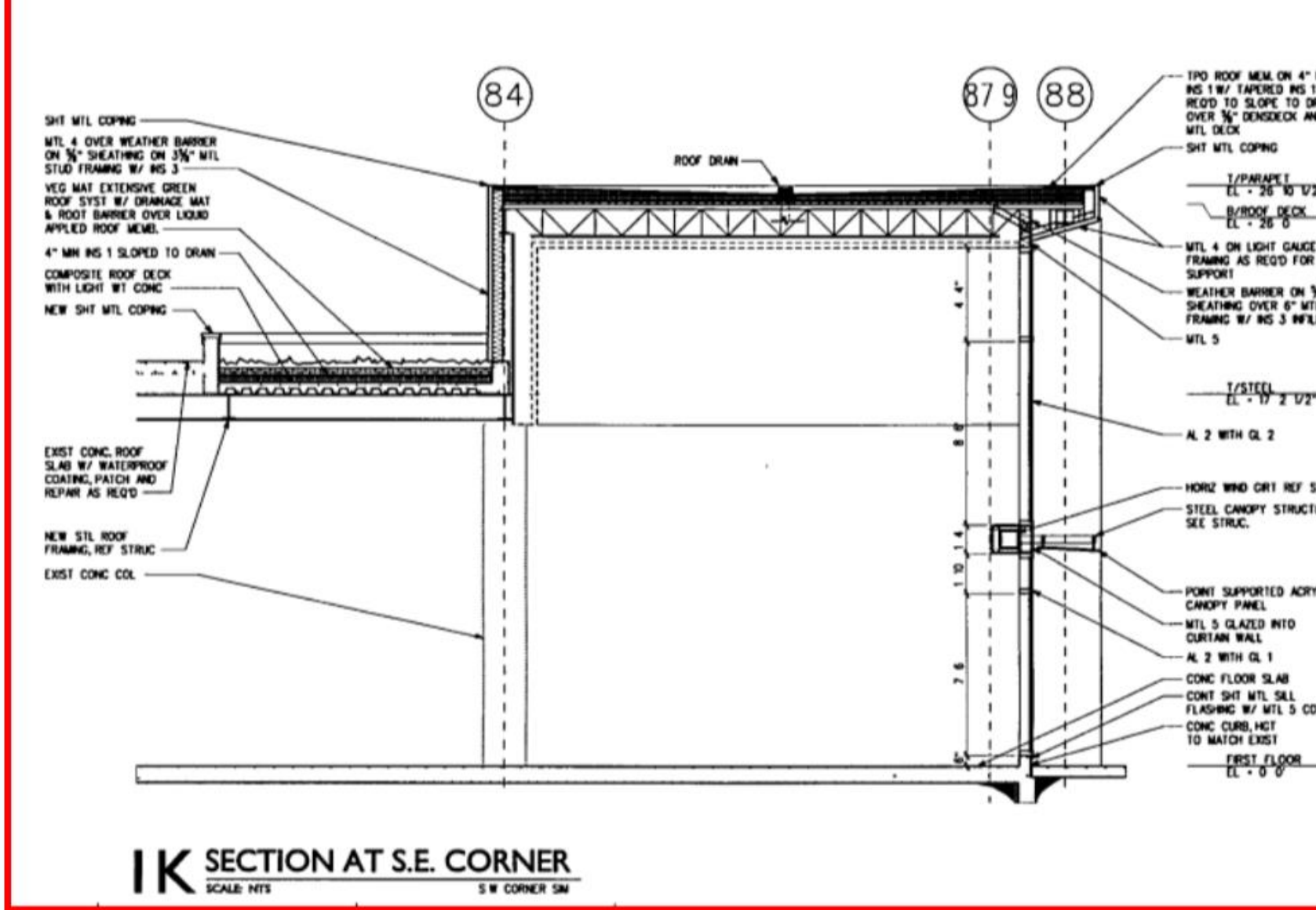
MONROE STREET ELEVATION



JEFFERSON STREET ELEVATION



Typical Wall Section



Vestibule Section

1. Promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles;

The site fits within a walkable neighborhood with limited vehicle access points and is within a block of multiple marked bicycle and transit lanes.

2. Promote transit, pedestrian and bicycle use;

Employees are encouraged to commute via transit and use the CTA Bus lines on Clinton and Canal or rail at Ogilvie and Union Station. Bicycle parking will be available within the parking or service area.

3. Ensure accessibility for persons with disabilities;

The site is ADA-accessible.

4. Minimize conflict with existing traffic patterns in the vicinity;

The site uses existing driveways, simple access and circulation patterns, and an existing curbside drop-off/pick-up zone.

5. Minimize and mitigate traffic congestion associated with the proposed development;

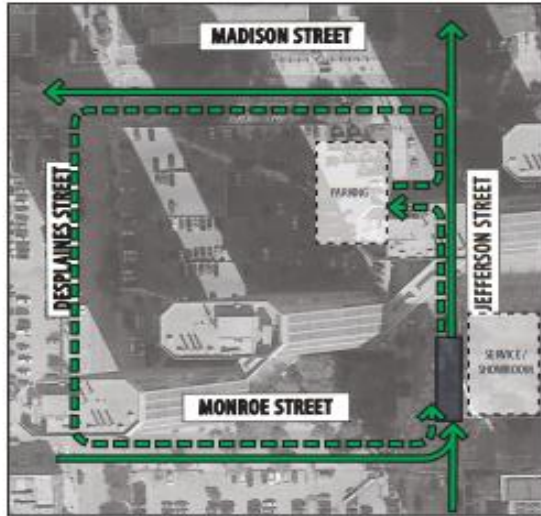
The site will keep vehicle inventory and truck deliveries off-site.

6. Provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas; and

Emergency access is unchanged from the previous use and delivery trucks will serve off-site inventory.

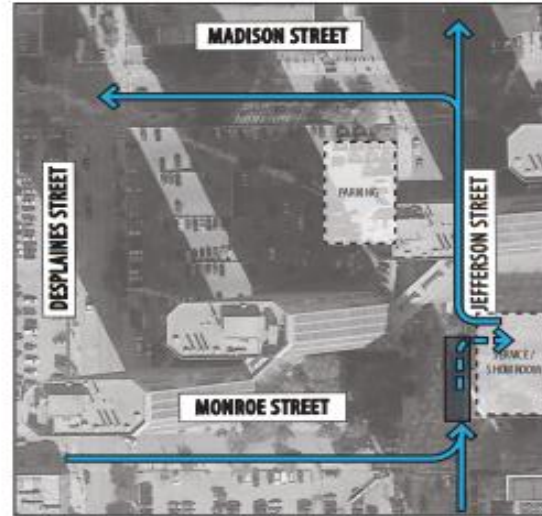
7. Provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas.

Bicycle parking will be available within the vehicle parking of service area. Parking will be within a garage across the street.



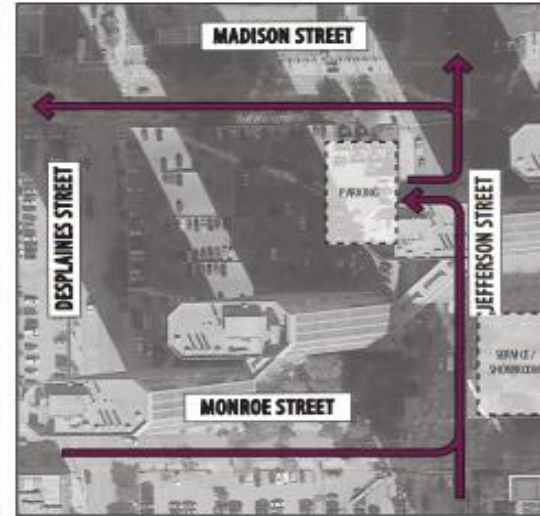
CUSTOMER (SALES)

- Arrival / Departure
- - → Valet to/from Parking
- Curbside Loading Area



CUSTOMER (SERVICE)

- Arrival / Departure
- - → Valet to Service
- Curbside Loading Area



EMPLOYEE

- Arrival / Departure

1. Create safe and attractive walkways and pedestrian routes;

- *The site fits within a walkable neighborhood with limited vehicle access points.*

2. Providing street-level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest;

- *The entire exterior perimeter of the space is a continuous frameless storefront providing pedestrian view into the showroom display areas where cars will be prominent along with interior graphics and informational displays visible from the sidewalk.*

3. Avoiding blank walls, especially near sidewalks

- *The entire ground level is frameless glass storefront up to 10'-0" AFF. The only solid walls are at an existing base building exit stair enclosure which is outside of our leased area.*

4. Emphasizing building entries through architecture and design

- *The main entry is emphasized with an existing two-story corner atrium recessed from the public way extending above the remaining building to either side. of the entry.*

Our landscape plan isn't formatting right to Powerpoint, it is not readable. I will try and send you an attachment to add at a different date.

Sustainable Energy Requirement

- We are required to obtain 25 points for this moderate renovation.

Compliance Options	Points Required	Sustainable Strategies Menu																															
		Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife			
Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.2 Exceed Energy Code (5%)	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	20	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	10	5	5	10	5	10	5	10	
Options With Certification																																	
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	NA	10	5	5	10	5	10		
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	5	5	20	10	20	NA	NA	NA	NA	10	5	5	10	5	10	5	10	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	NA	NA	10	5	5	10	5	10	5	10	
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	NA	10	5	5	10	5	10	5	10		
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	NA	10	5	5	10	5	10	5	10		
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	NA	10	5	5	10	5	10	5	10		
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	10	5	5	10	5	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	20	10	20	10	20	NA	5	5	5	10	5	10	5	10		
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	5	10		
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	5	10		

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

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)

25 Points Required:

- Exceed Energy Code by 5% - 20 Points
- EV Charging Station – 10 Points
- Total – 30 Points

M/WBE Hiring Goals

Applicant commits to comply with City MBE/WBE Hiring Goals. Applicant's goal is to award contracts as follows:

- **MBE Contracts**
 - 25% of total hard costs of construction budget
- **WBE Contracts**
 - 6% of total hard costs of construction budget
- **City Residential Hiring**
 - 50% of total construction work hours

- Porsche does not have an established dealer in the City of Chicago at this time. All business and tax dollars are new additional dollars.
- Walmart’s location has been empty for several years.

Sales Tax Revenue Benefit

Job Creation

	Sales	Price Per Sale	Total Sales Tax Dollars
New Cars	450	\$70,000	\$31,500,000
Used Cars	400	\$35,000	\$14,000,000
Service/Parts			\$5,000,000
Total Sales Tax Revenue			\$50,500,000

- 40-50 New Jobs
- Average salary over \$75,000
- Job Breakdown
 - 1 General Manager
 - 4 Managers
 - 12 Sales People
 - 4 Office Staff
 - 25 Service employees including writers, technicians and porters

  DPD Recommendations (staff to complete)