

**KILBOURN AND VAN BUREN DEVELOPMENT**

**Detailed Planned Development Description and Owner's Statement of Intent  
September 26, 2014**

700 E Kilbourn Avenue  
Project Number:  
File Number: FN 140579

PURPOSE:

Carroll Properties, Inc. requests that the zoning for the property at 700 E. Kilbourn Ave. be amended to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

ENUMERATION OF DOCUMENTS:

Detailed Planned Development Description and Owner's Statement of Intent

Exhibit A	Ground Floor Use Table
Exhibit B	Statistical Sheet
Exhibit C	Existing Site Photographs
Exhibit D	Alternate Elevations (224 Unit Scheme)
G0-01	Project Information
V0-01	Plat of Survey
C1-00	Site and Landscape Plan
C2-00	Demolition Plan
C3-00	Grading Plan North
C3-01	Grading Plan South
C4-00	Utility Plan
A1-01	Ground Floor Plan
A1-02	Second to Sixth Floor Plan
A1-03	Seventh Floor Plan
A1-04	Eighth to Thirteenth Floor Plan
A1-05	Fourteenth to Thirtieth Floor Plan
A1-06	Thirty-First to Thirty-Fourth Floor Plan
A1-07	Thirty-Fifth Floor Plan
A1-08	Penthouse Floor Plan
A1-09	Roof Plan
A2-01	South and West Elevations
A2-02	North and East Elevations
A3-01	Building Sections and Section Details
A3-02	Section Details

## **295-907 DISTRICT STANDARDS**

DETAILED PLANNED DEVELOPMENT DESCRIPTION AND OWNER'S STATEMENT OF INTENT for property located at northeast corner at the intersection of East Kilbourn Avenue and North Van Buren Street.

### DESCRIPTION OF THE OVERALL DEVELOPMENT

#### A. USES:

The development is for the new construction of a multifamily residential and commercial high-rise. Uses incidental to the residential occupancy shall include parking, assembly, and building service uses. Refer to Exhibit A for a list of uses at the ground floor commercial area.

File number 121671, a minor modification to the original Detailed Planned Development (FN 081081), grants permission to use an existing surface parking lot at 700 East Kilbourn Avenue as a principal use parking lot until April 30, 2015. This Detailed Planned Development (FN 140579) recognized the terms set forth by the modification. A new minor modification will be applied for, if the current use is to continue past April 30, 2015.

A vacant building currently occupies the property. The existing structure will not be razed until a building permit application, such as a "new construction" or "foundation only" permit, has been filed with the Department of Neighborhood Services.

#### B. DESIGN STANDARDS:

The form of the tower is derived from the intersection of the garage podium and residential tower. The exterior building materials are grouped into two primary categories. One category is comprised of a metal and glass window system. The other has metal and glass windows set into precast or painted cast-in-place concrete walls. Metal and glass guardrails at the residential balconies are integrated into the massing of the tower, or partially projected from the exterior plane. The undersides of concrete balconies shall be painted.

Exterior glass shall be vision glazing or opaque spandrel panels. Glass with a translucent finish will be used at the parking garage and mechanical areas. Concrete exposed to public view shall receive a smooth-rubbed finish. Prior to application of acrylic waterproof coating, exterior concrete will be patched and ground to eliminate visible defects.

Metal louvers shall be incorporated at the transom level of the ground floor commercial glazing and on the east and north elevations of the garage podium. Louvers may also be required at the south elevation of the mechanical penthouse.

Of notable concern is the treatment of the façade at the garage podium, in order to reduce the size of elements into a human scale. This is achieved by relating the fenestration size and patterning of the garage façade, along Kilbourn Avenue and Van Buren Street, to that of the residential units occurring in the above tower. The visual mass of the podium is also reduced by the use of continuous glazing at the ground floor and southern elevation. Spandrel glass may be used where necessary to conceal utility closets occurring at the ground floor window system.

Sustainability features have been incorporated into the building design as follows:

1. The orientation of window components of the exterior envelope have been rotated eight degrees west of true north. Preliminary studies have indicated that this orientation will reduce the amount of energy needed for heating and cooling.
2. Exterior balconies are located on the south façade to provide optimal solar shading for the windows below. The balcony width will be determined in order to minimize direct sunlight into conditioned floor space during peak cooling months, while maximizing daylight exposure during peak heating months.

C. DENSITY:

See section 2. c-1-g of Exhibit B.

D. SPACE BETWEEN STRUCTURES

See attached site plan.

E. SETBACKS:

Minimum Setback from South Property Line: 0'-0"

Dimensions at the ground floor of the building to the south property line vary from 2'-0" to 35'-8". See plan sheet C1-00 – Site and Landscape Plan.

Minimum Setback from West Property Line: 0'-0"

Dimensions at the ground floor of the building to the west property line are 3'-0", and 4'-0" at the garage door. See plan sheet C1-00 – Site and Landscape Plan.

Minimum Setback from North Property Line: 5'-0"

Minimum Setback from East Property Line: 6'-0"

F. SCREENING:

1. Vegetation will be located at the southeast corner to screen the loading dock access drive
2. An opaque stained horizontal board wood fence will be provided around the resident-pet amenity area on the east side yard.

G. OPEN SPACES:

1. An outdoor plaza will be provided at the southwest corner of the site. The plaza will be at grade, and slope away from the building at a rate compliant with ADA accessible guidelines.
2. An outdoor open area, intended for use by building residents and their pets will be provided along the east side yard.
3. An occupied outdoor rooftop terrace, intended for use as a common amenity area, will be located on the seventh floor. This will occur on the sixth floor of the 224 unit scheme.
4. An occupied outdoor rooftop terrace, intended for use as a common amenity area, will be located on the thirty-first floor. This will occur on the twenty-sixth floor of the 224 unit scheme.
5. An occupied outdoor rooftop terrace, intended for use as a common amenity area, will be located on the penthouse level.

H. CIRCULATION, PARKING AND LOADING:

1. The primary residential entry and lobby will be located on Kilbourn Avenue. A secondary entrance will be provided on the east and pedestrian exits will be provided on the north, east, and / or west.
2. The ground floor commercial area will have pedestrian entries along Kilbourn Avenue and / or Van Buren Street
3. Vehicular access for building tenants will be from Van Buren Street. Parking will be located within structure. Entrance to the parking area will be located a minimum distance of four feet from the property line.
4. The loading dock entrance will be located on Kilbourn Avenue. The loading dock will provide an enclosed area within the building for loading and unloading of trucks for the purpose of residential move-ins / move-outs, deliveries of materials and equipment for residential and commercial tenants, and removal of trash. Trash will be compacted and stored in the trash room, within the building. Dumpsters will be staged in the indoor loading area at the time of scheduled pick-ups and returned to the trash room by building maintenance staff. No dumpsters will be staged or stored outside of the building.

5. Indoor bicycle storage will be provided for building tenants. Storage shall accommodate a minimum of one bicycle for every four residential units.
6. Exterior bicycle racks will be provided for fourteen bicycles. See plan sheet C1-00 – Site and Landscape Plan for location of bicycle parking.
7. A minimum of 10 vehicle parking spaces will be reserved in the parking garage for use by the ground floor commercial tenant.

#### I. LANDSCAPING:

1. See plan sheet C1-00 – Site and Landscape Plan.
2. Landscaping is required by code to screen surface parking lots and does not apply to this project site.
3. Proposed Landscaping:
  - South – New public concrete sidewalk. New private terrace concrete hardscape. Vegetative areas will be located within the property line, along the edge of the outdoor plaza and between the residential entry and loading dock. Existing E. Kilbourn Avenue parkway to remain and be repaired around curb cut at loading dock access drive. Trees will be included in the parkway, as indicated on sheet C1-00.
  - West – New public concrete sidewalk. New private concrete sidewalk inside property line. Trees will be added, as indicated on sheet C1-00.
  - North – New private concrete sidewalk.
  - East – New vegetative area adjacent to the loading dock access drive. New hardscape plaza with decorative metal fence. New permeable artificial turf resident-pet amenity area with opaque stained horizontal board wood fence.
4. Final landscape and plaza details will be finalized with planning department staff.

#### J. LIGHTING:

1. All exterior lighting fixture shall be cut-off fixtures, compliant with 295-409.
  - No light source shall be visible from an adjoining property or public right-of-way.
  - Maximum illumination at the property line shall be five foot-candles. Where the property line borders building located at 946 N. Van Buren Street and 935 N Cass St, illumination shall be one foot-candle.
2. Glass with translucent finish, located at top of building, will be backlight in order to allow the appearance of the color, visible at the glazing, to change.
3. Up-lighting of building facades shall be provided, as appropriate.
4. Exterior lighting shall be provided at building entries and exits, and at open spaces at ground floor and roof decks. Lighting shall be provided by bollards, wall sconces, and / or floor recessed lights.
5. Down-lighting, up-lighting, and / or wall sconces shall be provided at overhangs, canopies, residential, commercial, vehicle and service entrances and exits.

#### K. UTILITIES:

1. See plan sheet C4-00 – Utility Plan.
2. South - Sanitary sewer service point of connection. Storm sewer directing surface drainage to connect to existing combined sewer in E. Kilbourn Avenue.
3. West - Steam heat (if applicable), roof downspout and water service.
4. North - Gas meter and gas service point of connection
5. East - Above ground electric service off existing feed. Electrical pads for equipment on grade.

#### L. SIGNS

1. See elevation drawing sheets A2-01 and A2-02 for sign locations. See elevation and section details on sheet A3-02 for sign details and quantities.
2. One project identification sign will be located at the primary residential entry, facing Kilbourn Avenue. Sign dimensions are approximately nine feet high by twenty-six feet wide.
3. One area of approximately twenty-six feet wide by approximately twenty-six feet high, on garage podium facing Kilbourn Avenue, will be reserved for commercial identification signage. Text and / or imagery shall be located behind the exterior glass façade. Signage will be finalized with planning department staff.
4. Signage shall be provided at the garage parking and loading dock entries. Each sign shall have maximum dimensions of ten feet wide by one foot, eight inches tall.
5. Commercial tenants shall have vertical and horizontal 'type A' signage along Van Buren Street. Vertical signs shall be attached to the exterior and project over the public sidewalk. Horizontal signs will be suspended from the second floor overhang.
6. Temporary signs will be included for the building.
  - One sign pertaining to the construction of the buildings will be provided and not exceed 48 square feet.
  - One sign, not exceeding 36 square feet, advertising the leasing or rental of the residential units and commercial space will be provided.

#### M. SIGN ILLUMINATION

1. The permanent signs will be illuminated in compliance with the current planned development regulations.
2. The source of illumination shall not be visible or intermittent.

**EXHIBIT A**  
**USES AT GROUND FLOOR COMMERCIAL AREA**

Educational Uses

School, Specialty or Personal Instruction

Community-Serving Uses

Library  
Cultural Institution  
Community Center

Commercial & Office Uses

General Office  
Government Office  
Bank or Other Financial Institution  
Retail Establishment, General  
Artist Studio

Healthcare & Social Assistance

Medical Office

General Service Uses

Personal Service  
Business Service

Accommodation And Food Service

Tavern  
Assembly Hall (Community Meeting or Similar)  
Restaurant, Sit-down  
Restaurant, Fast-food / Carry-out

Entertainment And Recreational Uses

Recreation Facility, Indoor  
Health Club

Temporary Uses

Temporary Real Estate Sales Office  
– Limited Use Standards Apply

Note: Any use ancillary and accessory to the principal use, multifamily, are permitted.

**EXHIBIT B  
STATISTICAL SHEET**

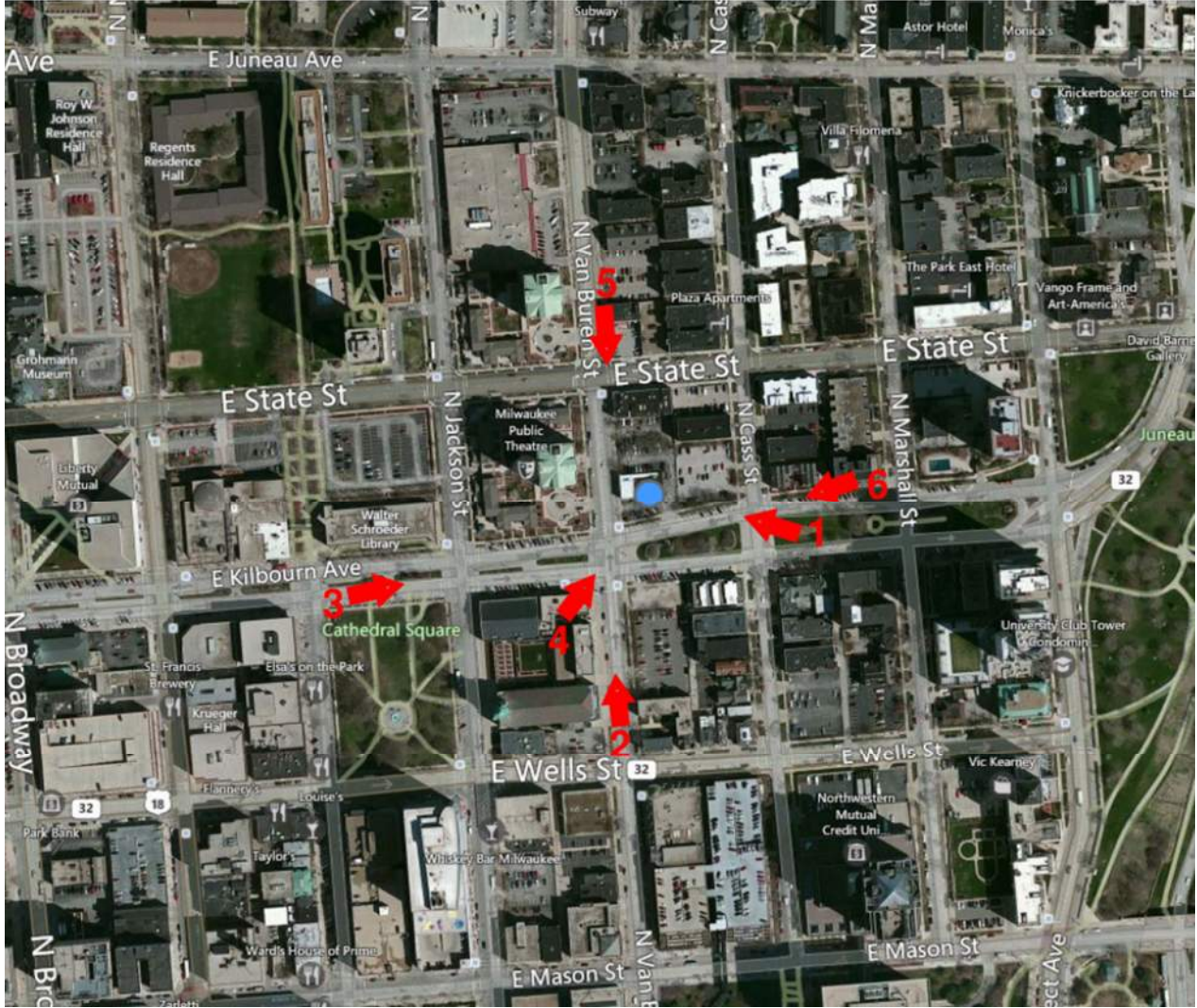
**295-907. Planned Development District (DPD)**

- 2. c-1-a: Gross land area.  
28,504 SF
- 2. c-1-b: Maximum amount of land covered by principle building.  
23,100 SF, 81%
- 2. c-1-c: Maximum amount of land devoted to loading dock and garage access.  
750 SF, 3%
- 2. c-1-d: Minimum amount of land devoted to landscaped open space.  
0 SF, 0%
- 2. c-1-e: Maximum proposed dwelling unit density and area devoted to non-residential use.  
130 SF of land per unit or 104 SF of land per unit.  
Maximum square footage of commercial area shall be 10,000 SF.
- 2. c-1-f: Proposed number of buildings.  
One
- 2. c-1-g: Number of dwelling units.  
Minimum 224 Units / Maximum 275 Units
- 2. c-1-h: Average number of bedrooms per unit.  
1.6 bedrooms per unit, including studio apartments.
- 2. c-1-i: Parking spaces provided and ratio per unit.  
1.2 parking spaces per unit.  
Residential: Minimum 267 Spaces / Maximum 350 Spaces  
Commercial: Minimum 10 Spaces



**EXHIBIT C  
SITE CONTEXT PHOTOS**

Vicinity Map





1. View to Site from Southeast



2. View to Site from South



3. View to Site from West



4. View of Property from Southwest





5. View to Site from North



6. View of Neighboring Buildings to the South



**EXHIBIT D  
ALTERNATE ELEVATIONS (224 UNIT SCHEME)**

1. View from South West



architecture  
planning  
interiors  
sustainable design

912 West Lake Street Chicago Illinois 60607-1707  
t 312 563 9100  
f 312 563 1919  
[www.fitzgeraldassociates.net](http://www.fitzgeraldassociates.net)



## 2. View from South East



architecture  
planning  
interiors  
sustainable design

912 West Lake Street Chicago Illinois 60607-1707  
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