



# COMMITTEE ON DESIGN

## Department of Planning and Development

2033 North Kingsbury Street

**2<sup>nd</sup> Ward / Ald. Hopkins**

**Developer: Sterling Bay**

**Designer: Pappageorge Haymes Partners**

**Attorneys: DLA Piper**

August 02, 2023

2033 N. Kingsbury is an important transition between the small-scale residential neighborhood to the east and the future development of Lincoln Yards to the west. The design is defined by this role as a bridge between two communities, emphasizing open space and visual connections across the site. In addition, the site's proximity to the Clybourn Metra Stop and the Armitage CTA stop means that designing for the pedestrian realm and the human scale is crucial.

The 25-story building features ground-floor retail, 2 levels of parking, and a large open space at the southern corner of the site. The tower massing steps back to create outdoor amenity spaces at the 4th, 15th, and 25th floors, responding to the height of the surrounding buildings and taking advantage of the views of the Chicago skyline to the east.

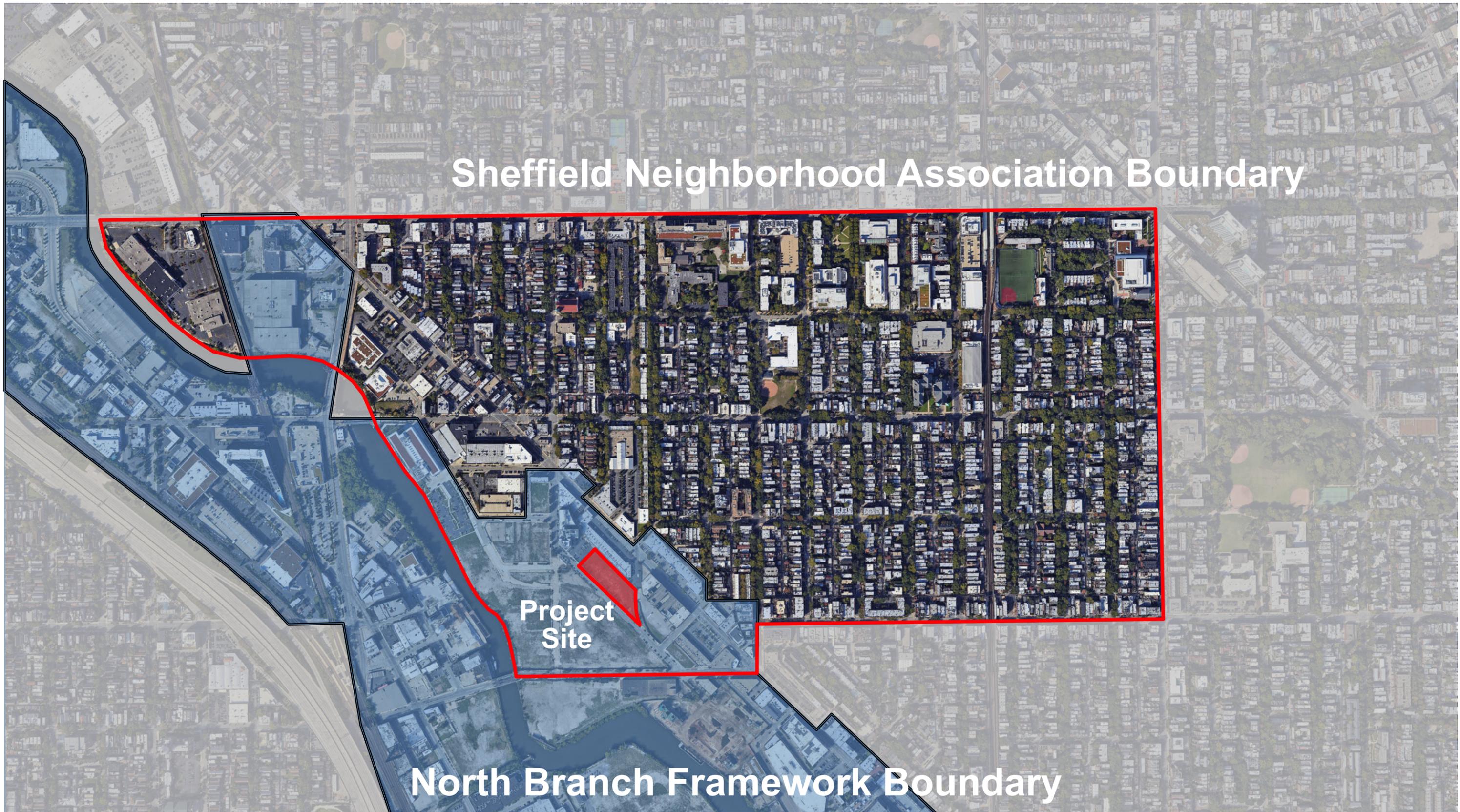


## Project Narrative

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Sheffield Neighborhood Association Boundary

Project Site

North Branch Framework Boundary

## Site Context



## **Pedestrian Connectivity**

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**Site Context**

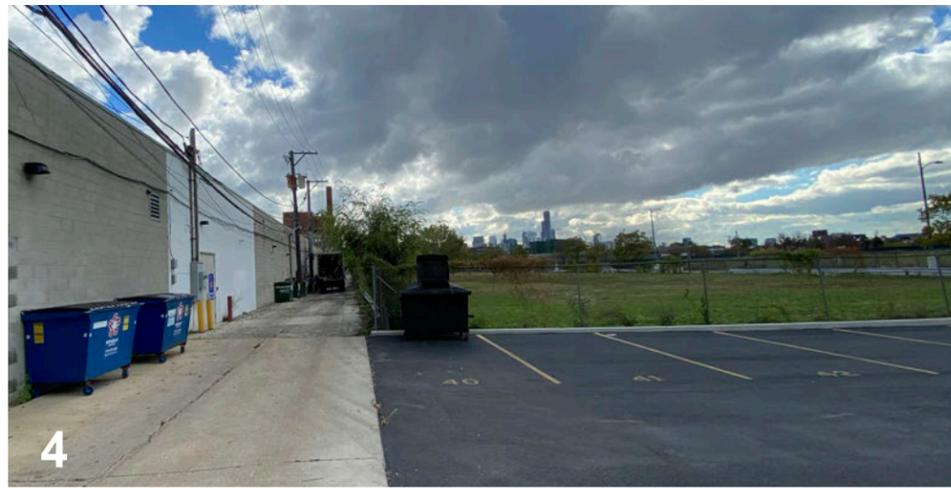
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1  
Kingsbury and Magnolia- Looking Northwest



4  
NE Corner of Site @ Alley- Looking Southwest



2  
Kingsbury- Looking Northwest



5  
Mid block on Kingsbury - Looking Southeast



3  
Kingsbury- Looking Southeast



6  
Mid block on Kingsbury- Looking Northeast

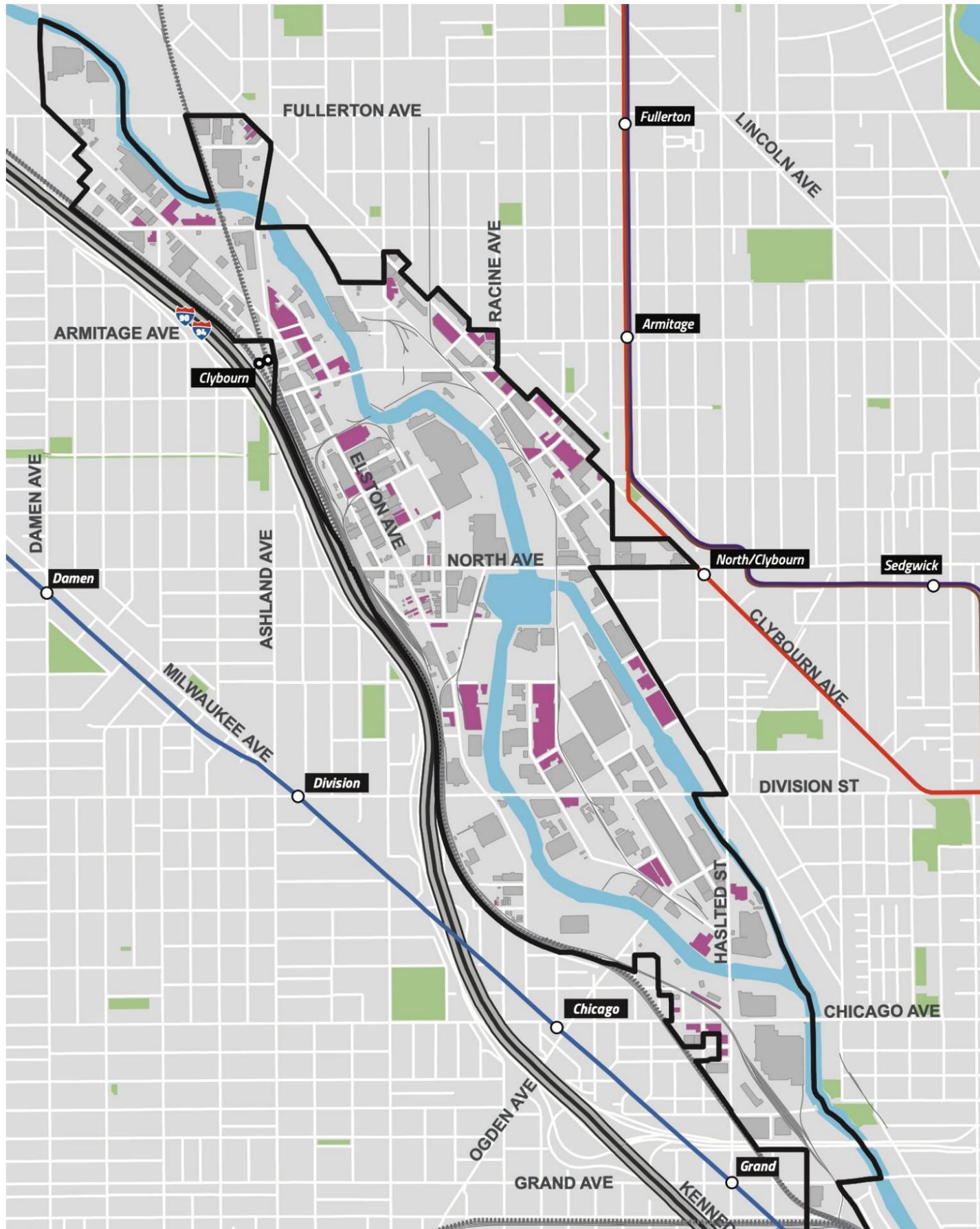


## Site Context

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## Goal #1:

Maintain the North Branch Industrial Corridor as an important economic engine and vital job center within the City of Chicago

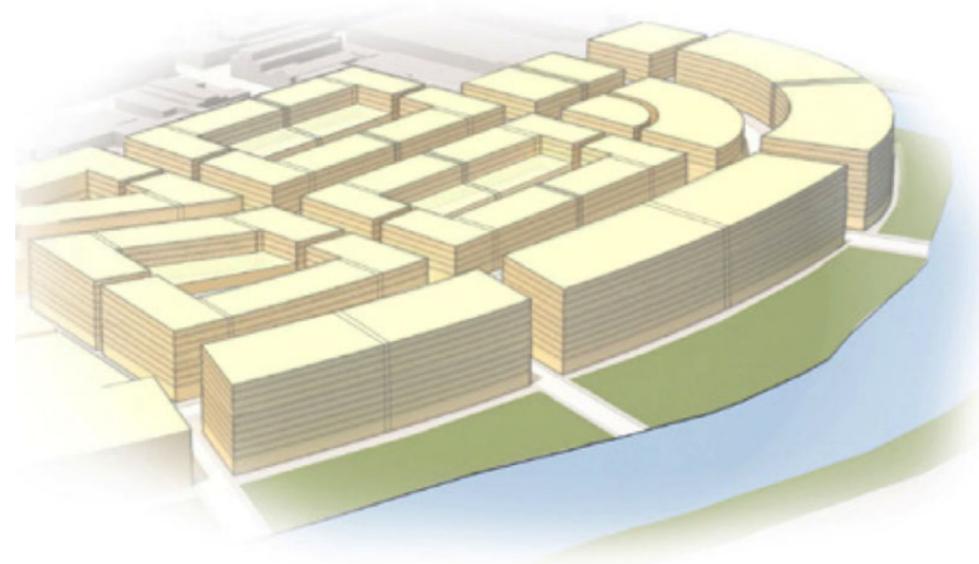
## Goal #2:

Provide better access for all transportation modes

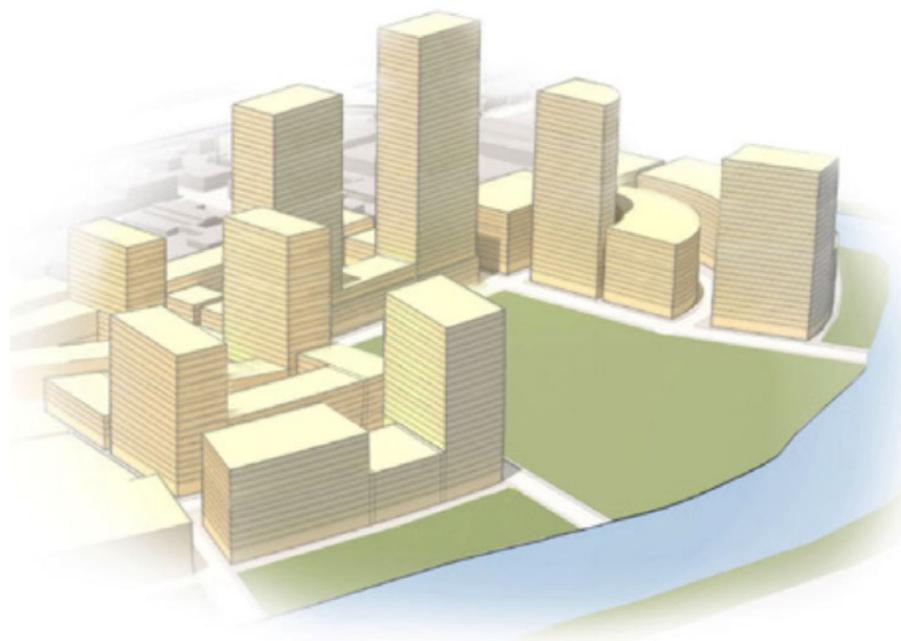
## Goal #3:

Build upon the North Branch Industrial Corridor's unique natural and built environment.

## North Branch Framework



**FLOOR AREA RATIO BUILT OUT  
ON ALL BLOCKS**



**FLOOR AREA RATIO DISTRIBUTED  
FOR OPEN SPACE**

## Principle 1.1:

*Allow mixed-use development in appropriate locations with provisions for affordable housing and publicly accessible open space.*

## Principle 1.4:

*Through the public planned-development review process, support density and height to encourage mixed-use developments that provide high-quality, publically accessible open spaces and non-vehicular transportation improvements.*

## Principle 3.1:

*Integrate a variety of public open spaces that are available year-round, designed for a range of ages and abilities, and enhance the health of the community and workforce.*

### **Floor Area Ratio Distributed to Allow Open Space**

**Support increases in density and height in relation to publicly-accessible open spaces through the Planned Development process.**

**Locate parking, loading, and vehicular circulation to minimize its visibility.**

**Buildings should frame public open spaces and add vitality to the public realm.**

# Site Design & Massing Principles



**1** CONTINUOUS RIVER TRAIL WITH PEDESTRIAN ACCESS FROM PUBLIC STREETS



**2** STEPPED BUILDING MASSING WITH ACTIVATED TERRACES AND ROOFTOPS EXTEND RIVERFRONT CHARACTER INTO DEVELOPMENT SITES



**3** LOCATE LOWER BUILDINGS WITH ACTIVE FRONTAGE ADJACENT TO RIVER TRAIL TO CREATE PEDESTRIAN FRIENDLY SCALE AND INCREASE SUNLIGHT ACCESS



**4** LOCATE TALLER BUILDINGS BEHIND LOW BUILDINGS OR PODIUM STRUCTURES WITH ACTIVE FRONTAGES ALONG RIVER TRAIL



**5** STEP DOWN HEIGHT OF BUILDINGS TO TRANSITION TO SCALE OF ADJACENT NEIGHBORHOODS



**6** CREATE PUBLICLY ACCESSIBLE OPEN SPACES WITHIN PLANNED DEVELOPMENTS

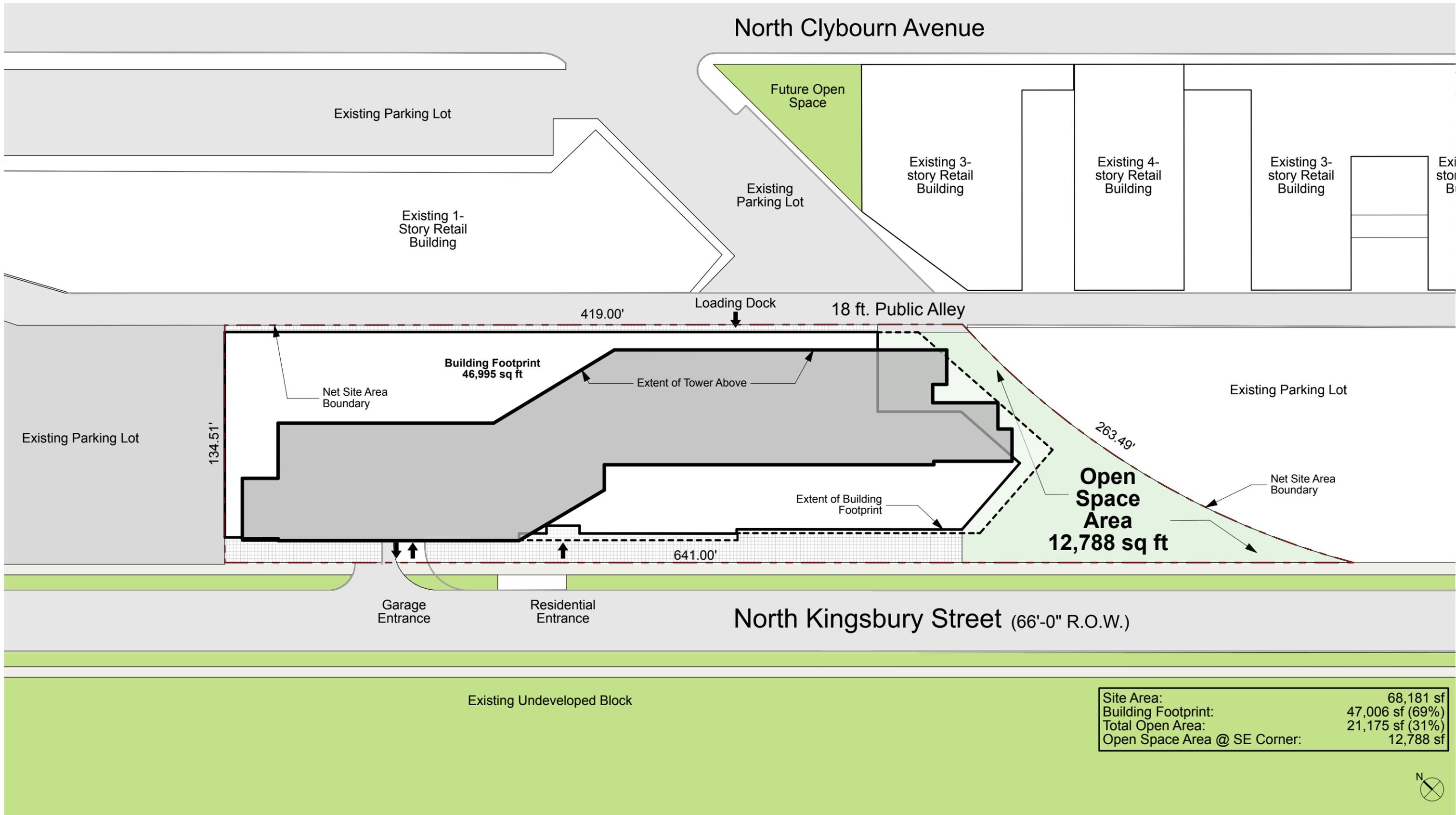


## Prior Design

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View Looking North  
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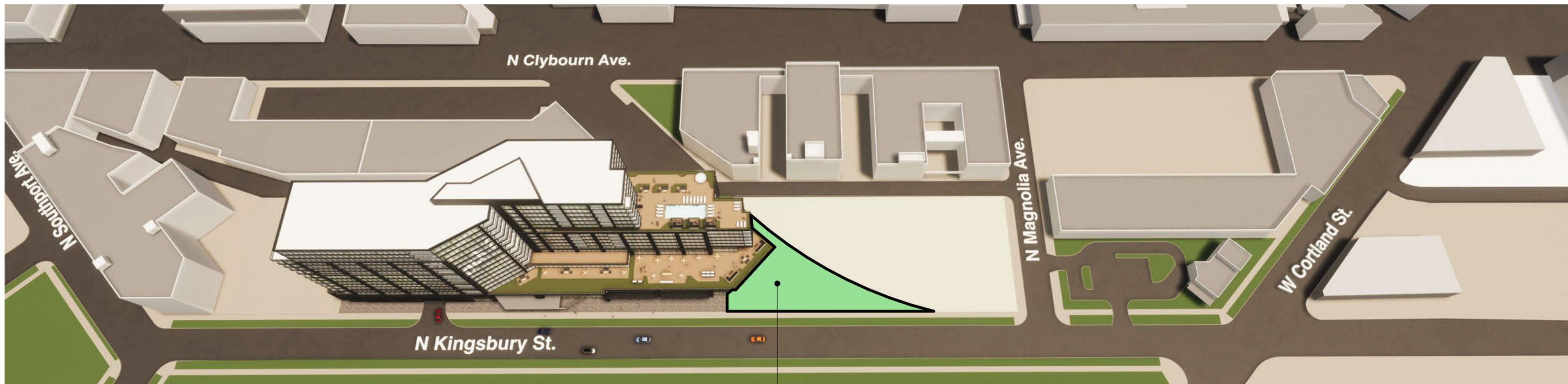
Site Area:	68,181 sf
Building Footprint:	47,006 sf (69%)
Total Open Area:	21,175 sf (31%)
Open Space Area @ SE Corner:	12,788 sf

## Prior Design

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**Site Plan Diagram**  
 16 Floors @ 184'-2" Tall  
 10th Floor Pool Amenity Deck  
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**Prior Design**  
 16 Floors @ 184'-2" Tall  
 10th Floor Pool Amenity Deck

**12,788sf Open Space**



**Current Proposed Design**  
 25 Floors @ 275'-0" Tall  
 25th Floor Pool Amenity Deck

**21,681sf Open Space  
 (70% More Open Space)**

**Aerial View of Open Space**

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View of Open Space Area  
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**Prior Design**  
16 Floors @ 184'-2" Tall  
10th Floor Pool Amenity Deck



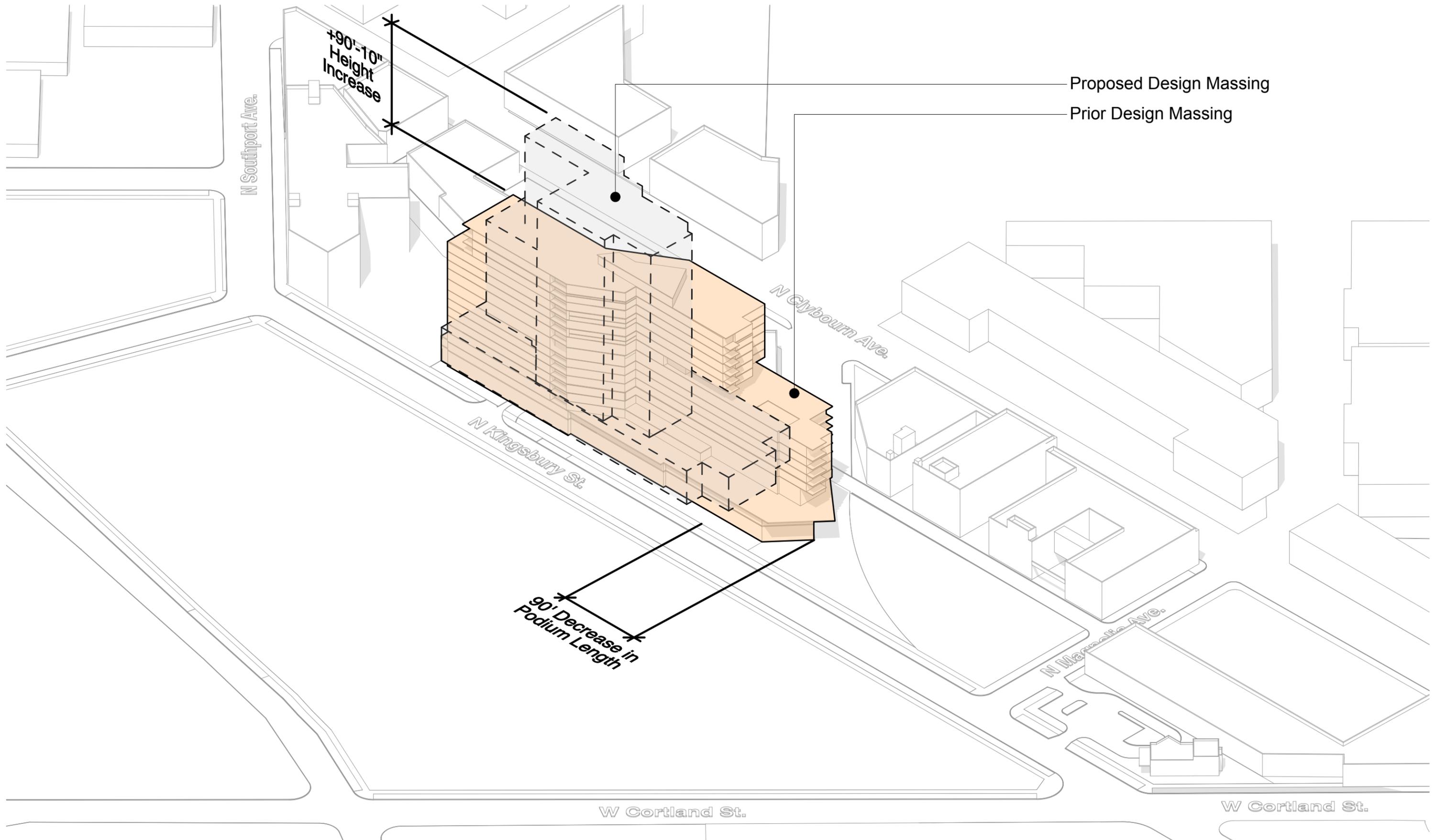
**Current Proposed Design**  
25 Floors @ 275'-0" Tall  
25th Floor Pool Amenity Deck

## **Comparative View of Site**

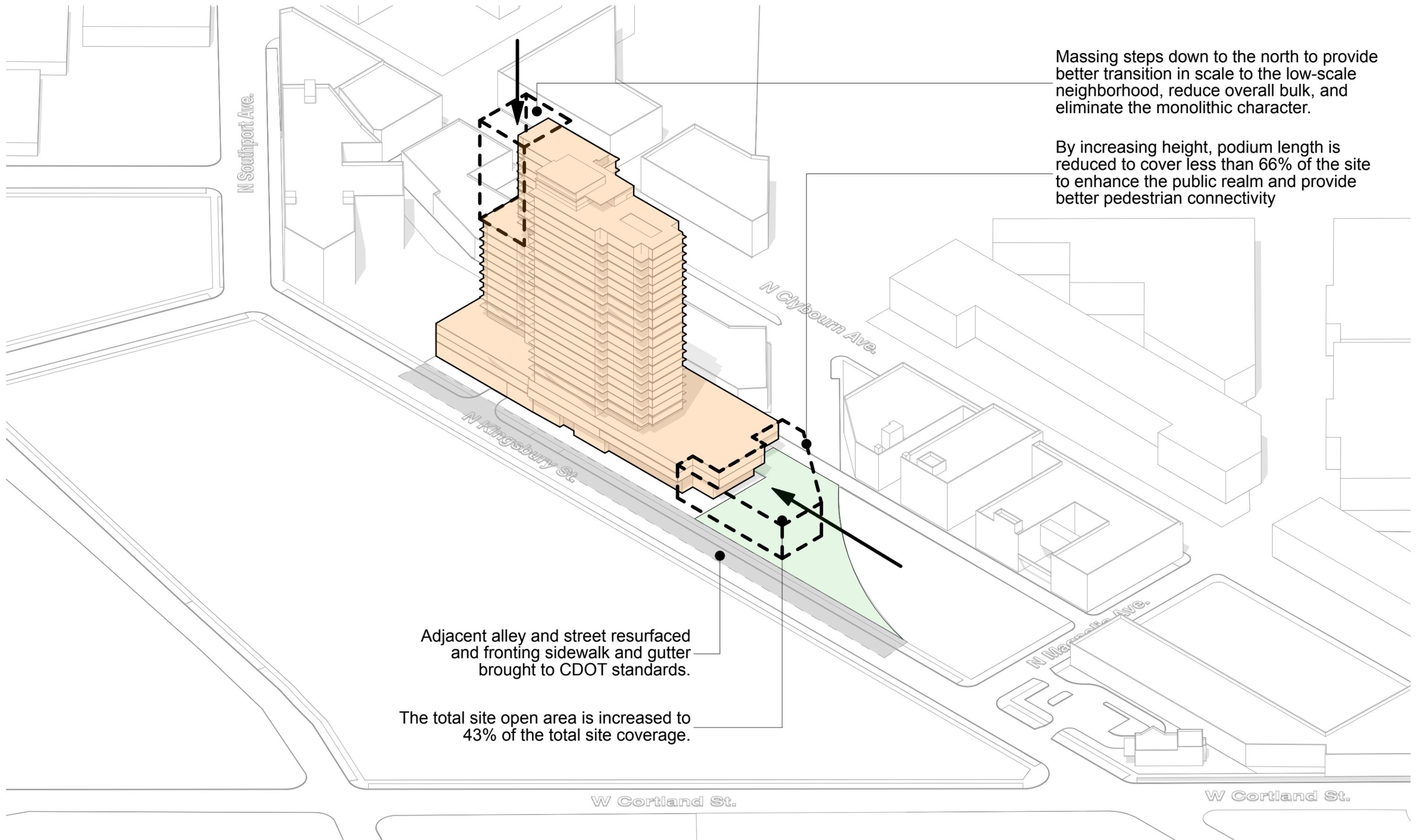
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Looking West - Future Development  
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## Prior Design



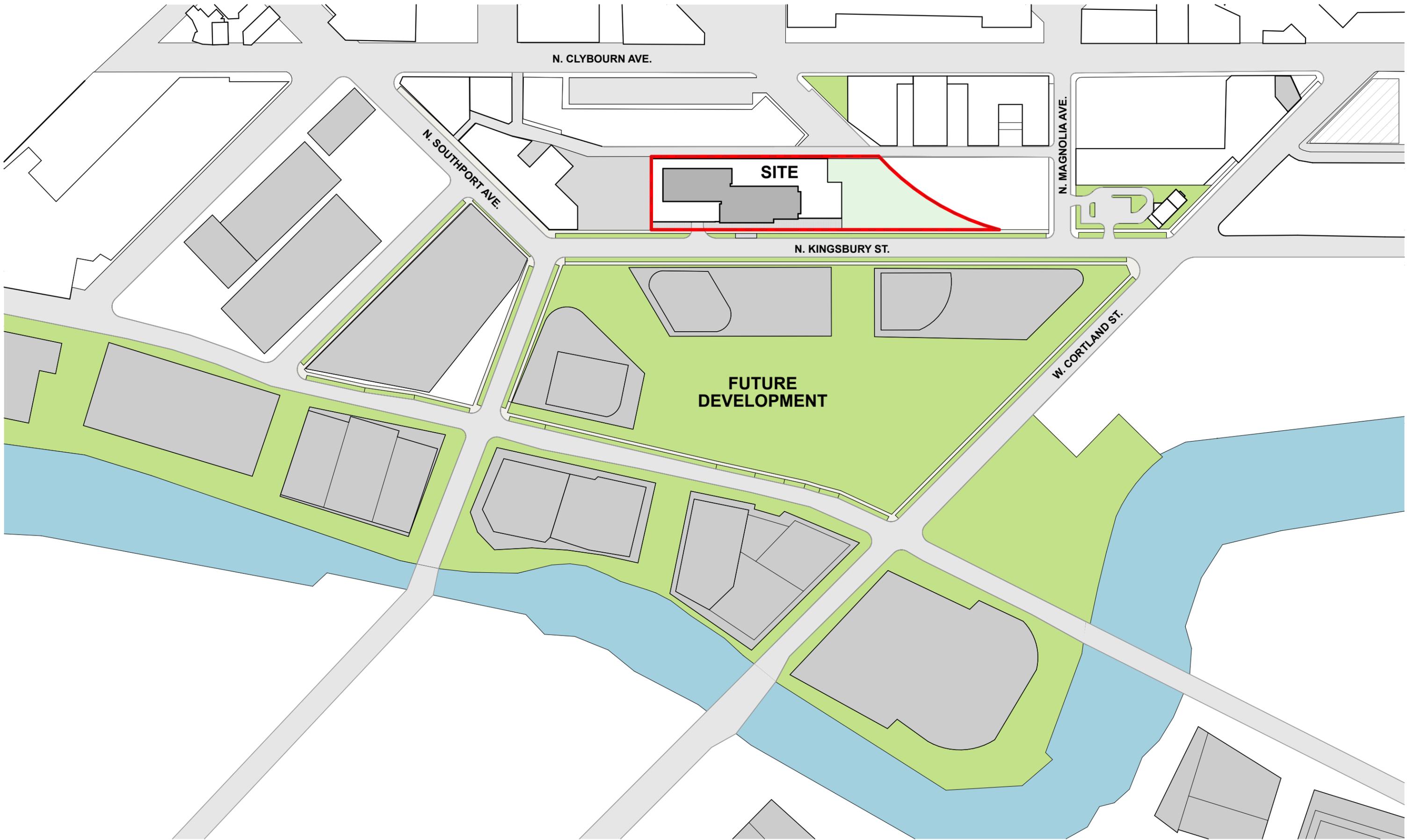
Massing steps down to the north to provide better transition in scale to the low-scale neighborhood, reduce overall bulk, and eliminate the monolithic character.

By increasing height, podium length is reduced to cover less than 66% of the site to enhance the public realm and provide better pedestrian connectivity

Adjacent alley and street resurfaced and fronting sidewalk and gutter brought to CDOT standards.

The total site open area is increased to 43% of the total site coverage.

# DPD Review Recommendations

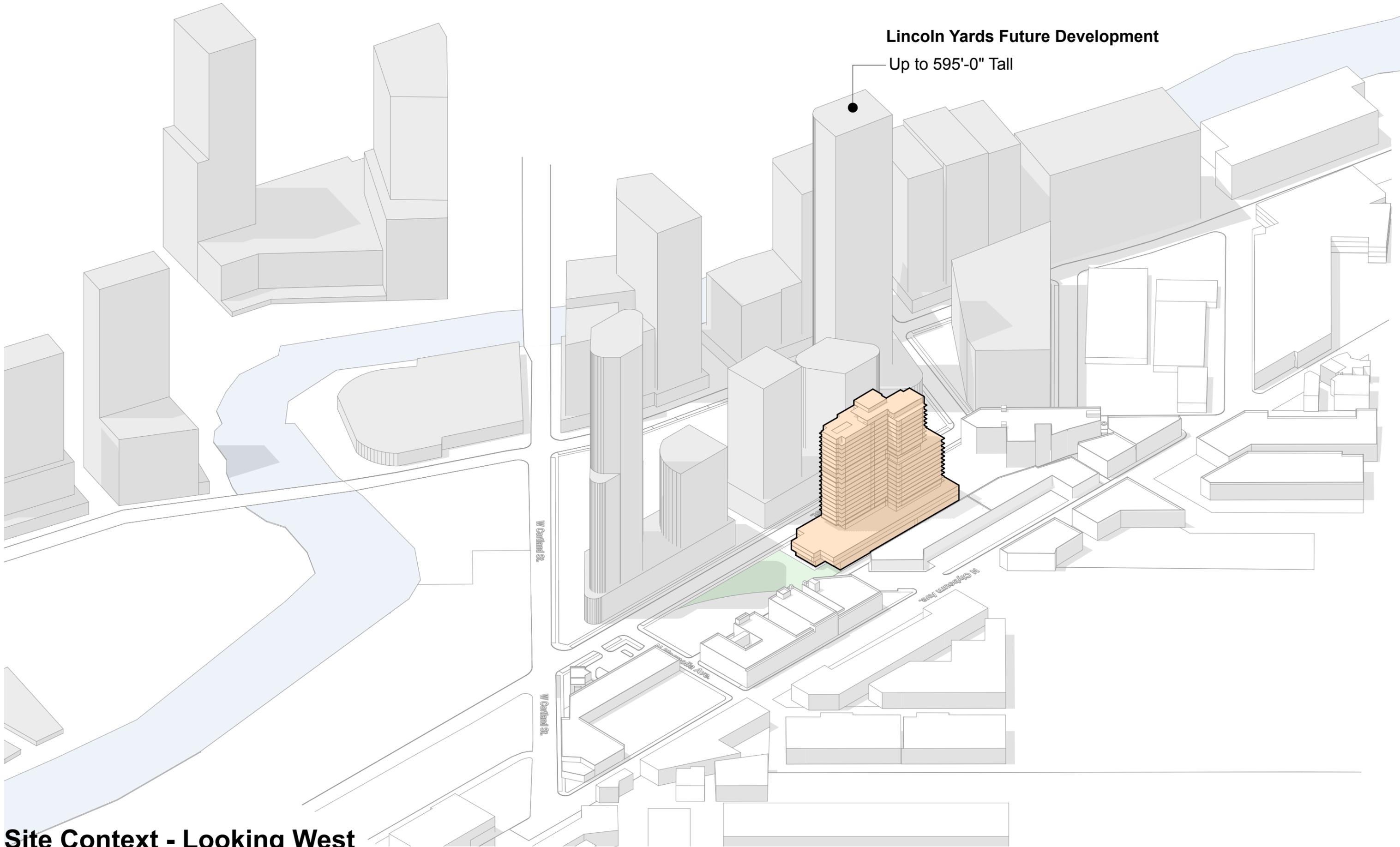


# Site Context

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**Site Context - Looking West**

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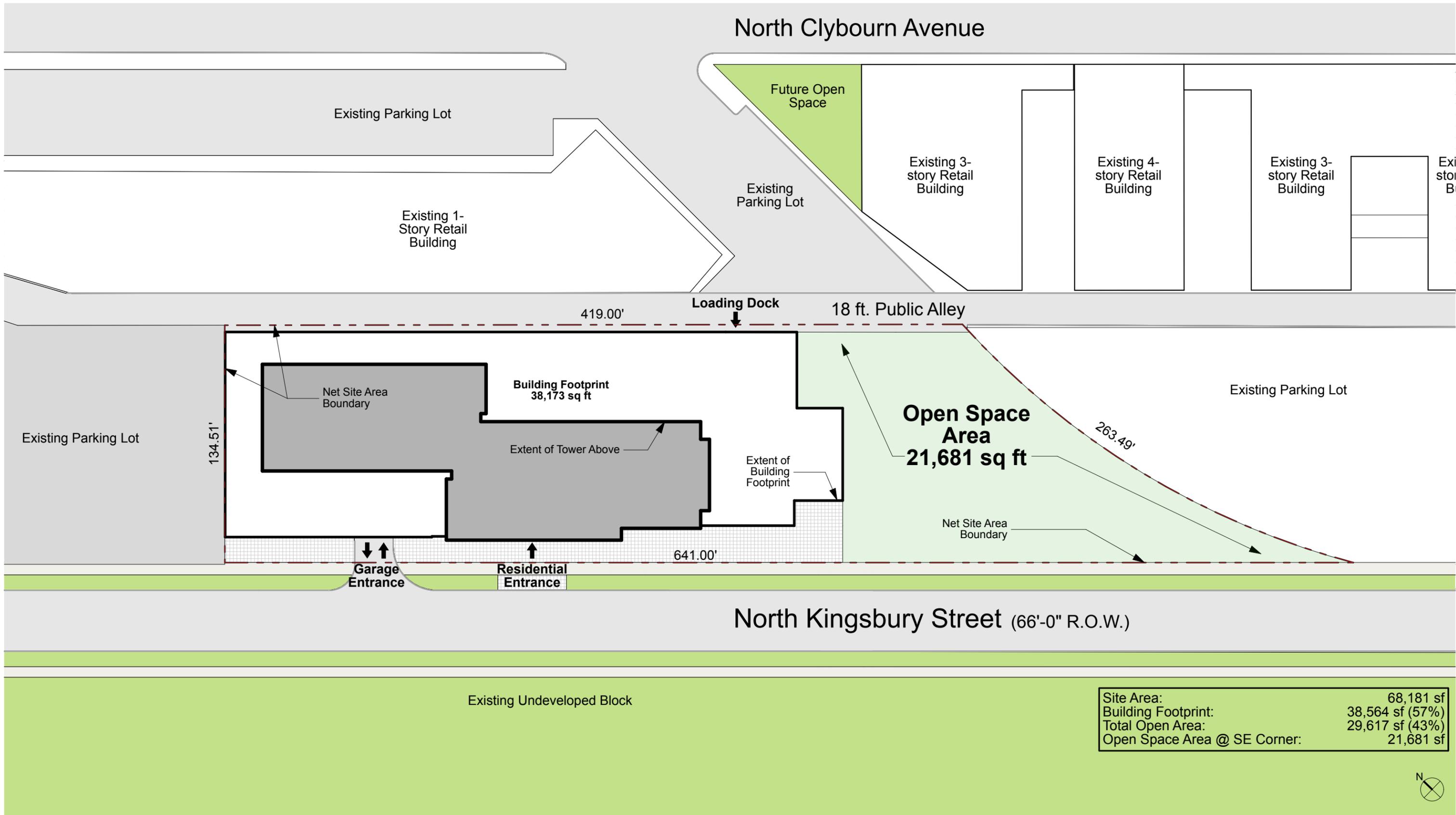


**Current Proposed Design**

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View Looking East  
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Site Area:	68,181 sf
Building Footprint:	38,564 sf (57%)
Total Open Area:	29,617 sf (43%)
Open Space Area @ SE Corner:	21,681 sf





**LANDSCAPE PLANS IN DEVELOPMENT**

## Landscape Plans



**LANDSCAPE PLANS IN DEVELOPMENT**

## Landscape Plans



# Floor Plans

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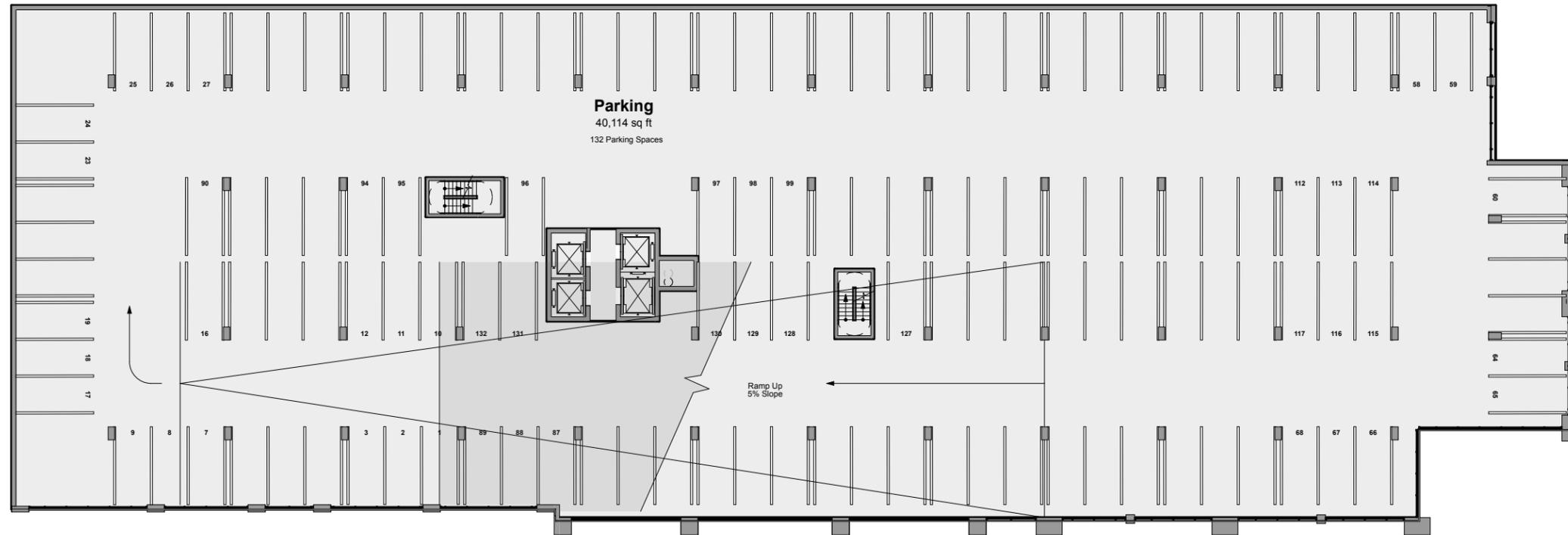
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## 1st Floor Plan

SCALE: 1/32" = 1'-0"

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# Floor Plans

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## 2nd-3rd Floor Plan

SCALE: 1/32" = 1'-0"

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# Floor Plans

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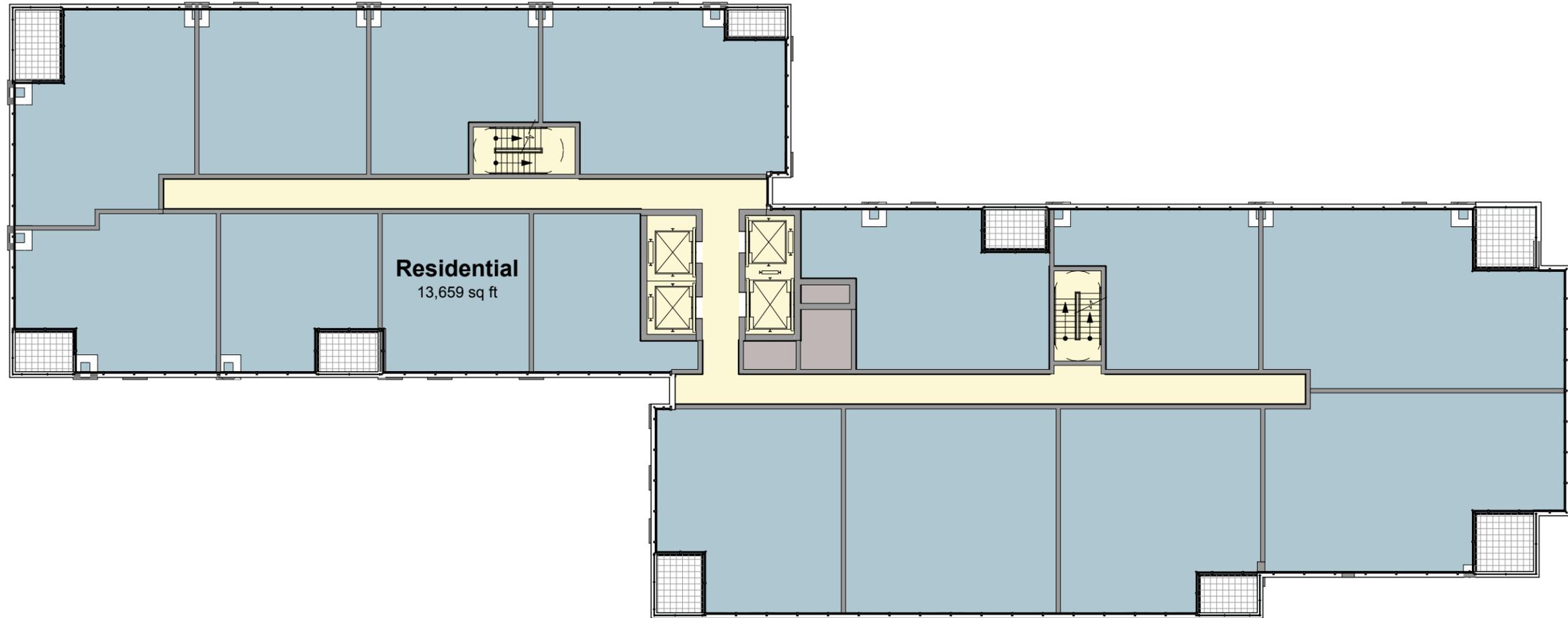
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## 4th Floor Plan

SCALE: 1/32" = 1'-0"

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# Floor Plans

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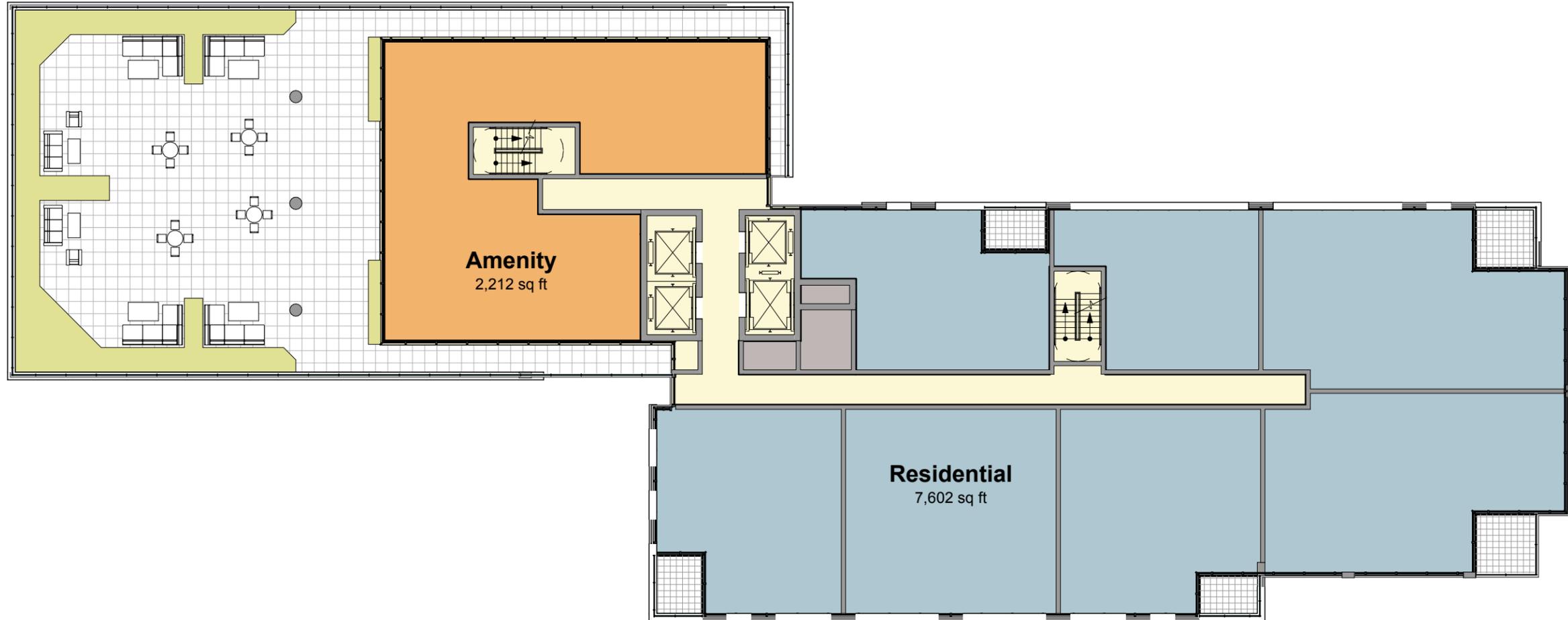
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## 5th-14th Floor Plan

SCALE: 1" = 20'

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# Floor Plans

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## 15th Floor Plan

SCALE: 1" = 20'

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# Floor Plans

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## 16th Floor Plan

SCALE: 1" = 20'

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# Floor Plans

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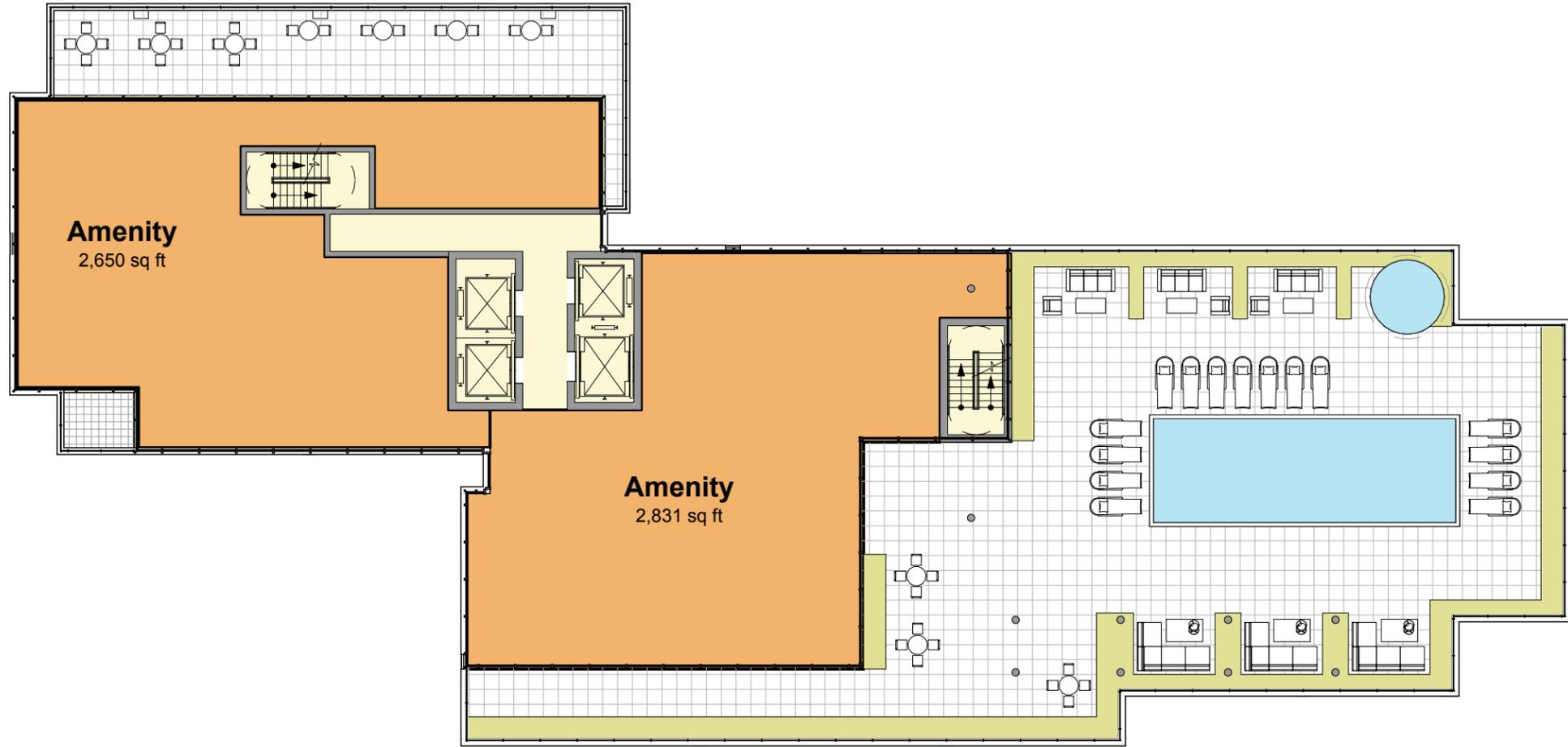
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17th-24th Floor Plan

SCALE: 1" = 20'

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# Floor Plans

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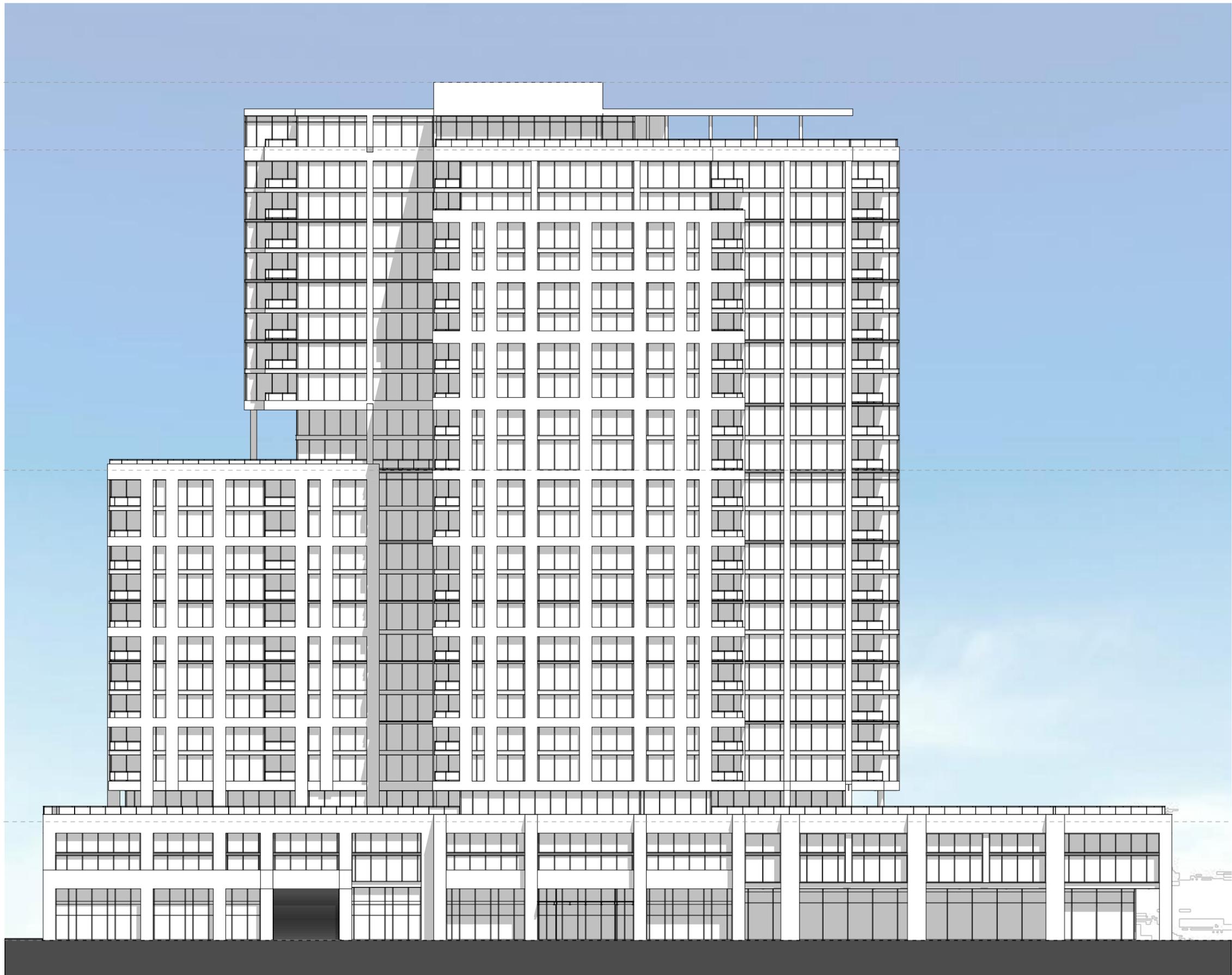
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## 25th Floor Plan

SCALE: 1" = 20'

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T/Roof  
+275'-0"

25th Floor  
+253'-4"

15th Floor  
+150'-8"

4th Floor  
+38'-0"

1st Floor  
+0'-0"

# Elevations

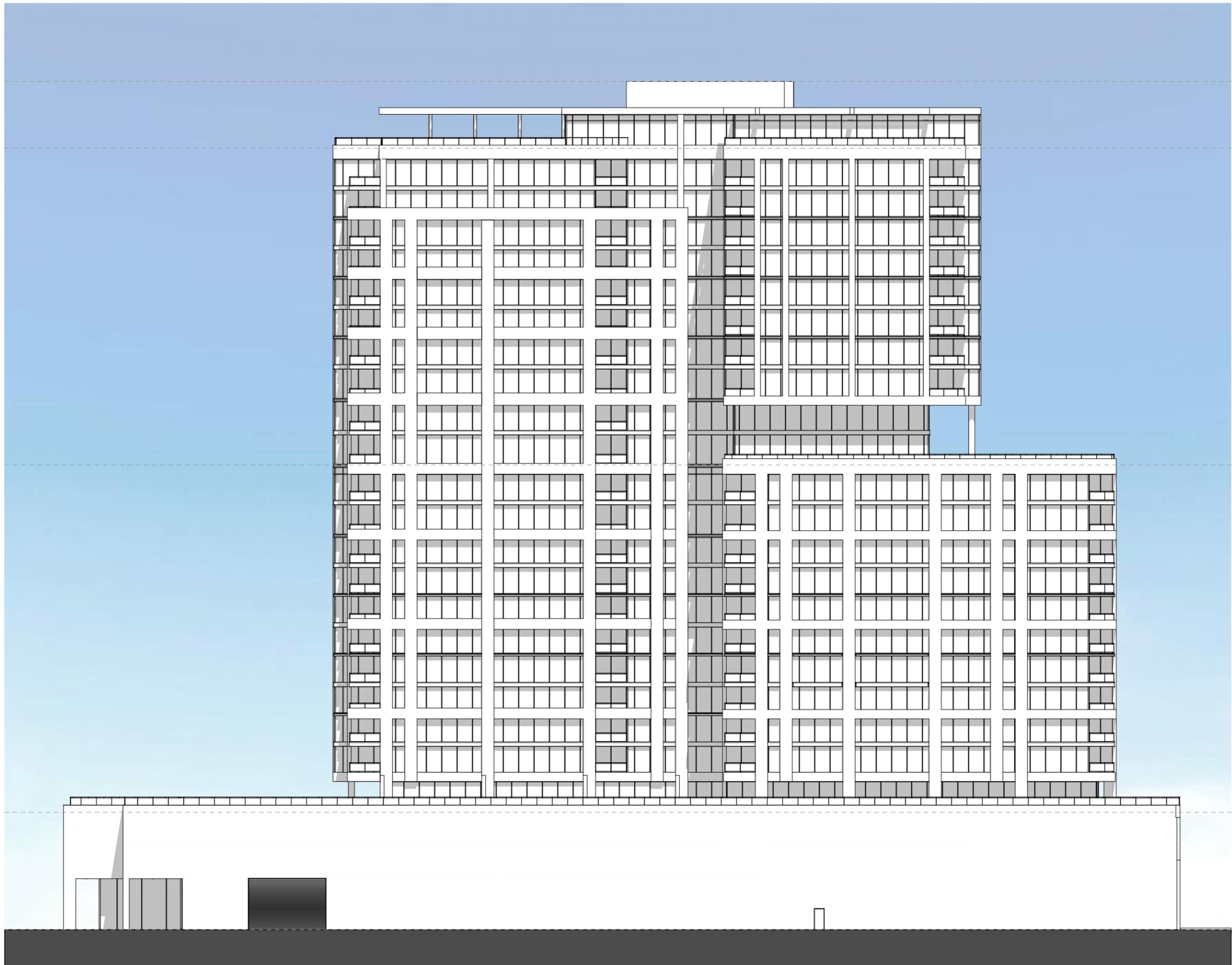
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**South Elevation**

SCALE: 1/32" = 1'-0"

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T/Roof  
+275'-0"

25th Floor  
+253'-4"

15th Floor  
+150'-8"

4th Floor  
+38'-0"

1st Floor  
+0'-0"

# Elevations

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North Elevation

SCALE: 1/32" = 1'-0"

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T/Roof  
+275'-0"

25th Floor  
+253'-4"

15th Floor  
+150'-8"

4th Floor  
+38'-0"

1st Floor  
+0'-0"

### East Elevation

SCALE: 1/32" = 1'-0"

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T/Roof  
+275'-0"

25th Floor  
+253'-4"

15th Floor  
+150'-8"

4th Floor  
+38'-0"

1st Floor  
+0'-0"

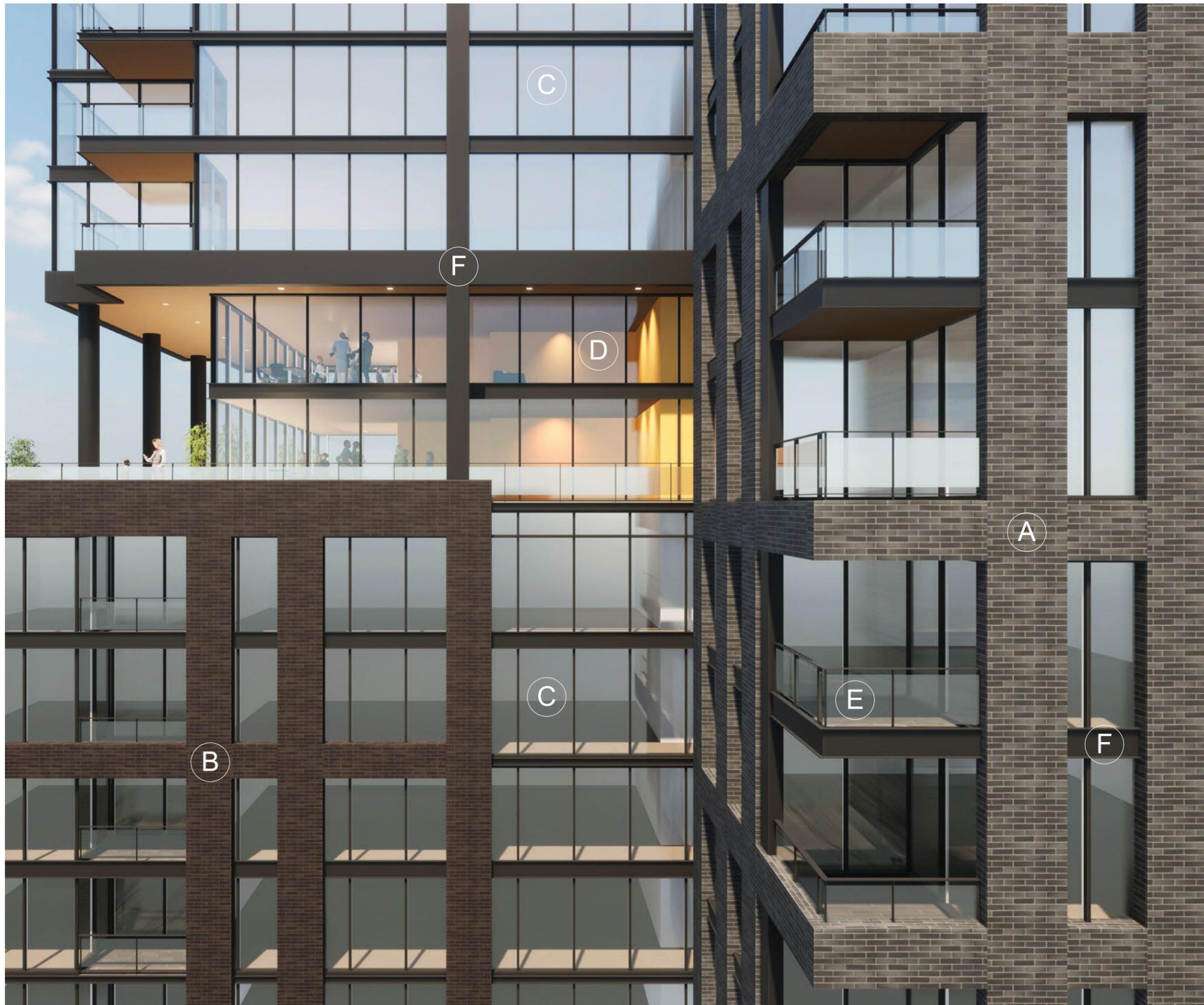
### West Elevation

SCALE: 1/32" = 1'-0"

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# Elevations

2033 North Kingsbury Street | Chicago, Illinois



**Key Notes**

- Ⓐ Masonry Brick - Color 01
- Ⓑ Masonry Brick - Color 02
- Ⓒ Glazing at Dwelling Units
- Ⓓ Glazing at Amenity Spaces
- Ⓔ Glass and Aluminum Railing
- Ⓕ Painted Aluminum Slab Edge Cover

**Preliminary Facade Study**

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## View Looking North

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## **View Looking West**

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## **View Looking Southwest**

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## **View Looking South**

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# 4th Floor Amenity Deck

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## **4th Floor Amenity Deck**

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## **15th Floor Amenity Deck**

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## **25th Floor Amenity Deck**

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## **25th Floor Amenity Deck**

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**THANK YOU**