



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

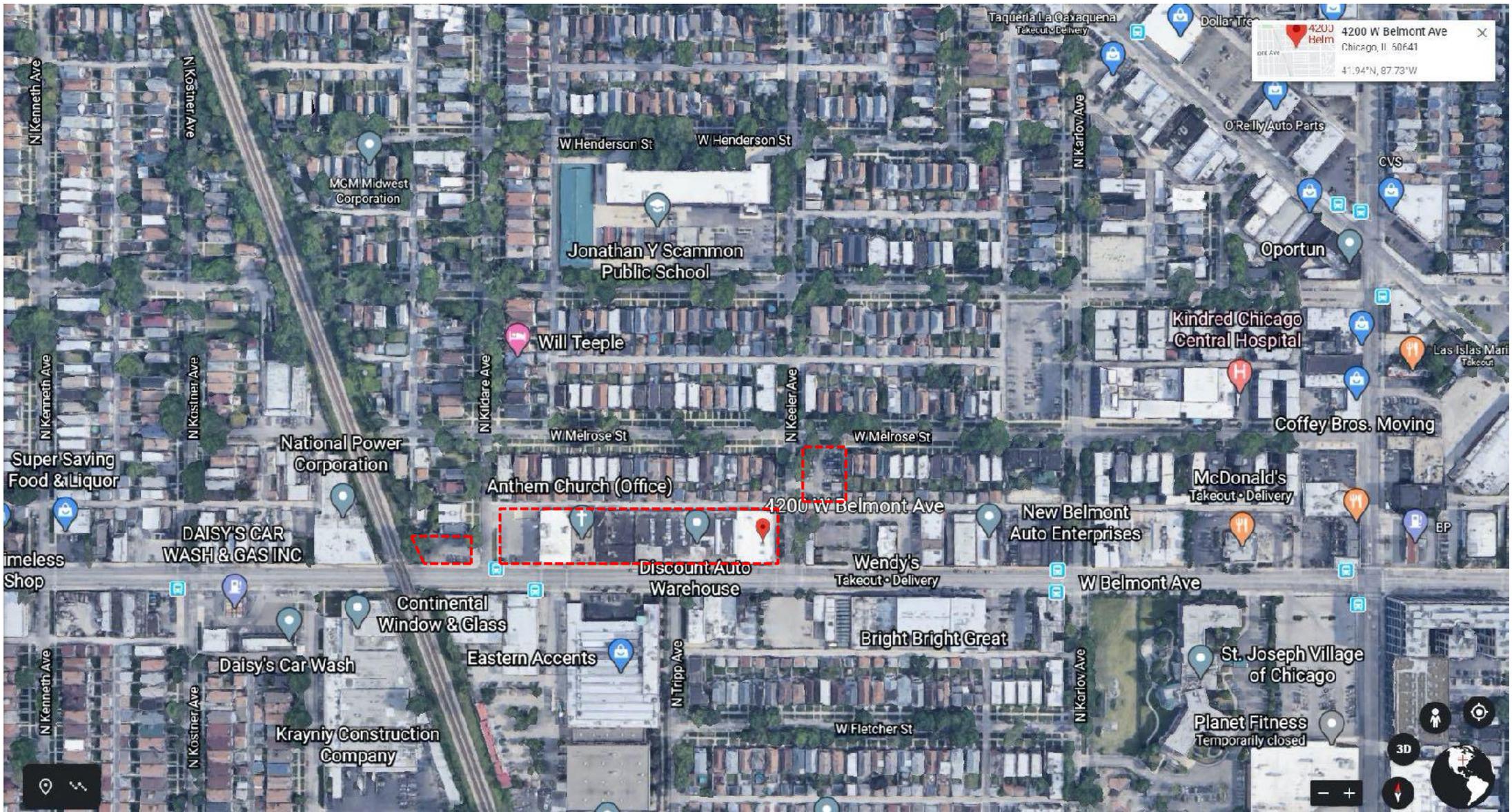
**The4200**

**4200 W Belmont Ave, 3202 N Kildare Ave, 4157 W Melrose St  
(30th Ward)**

**Noah Properties, LLC**

05/21/2020

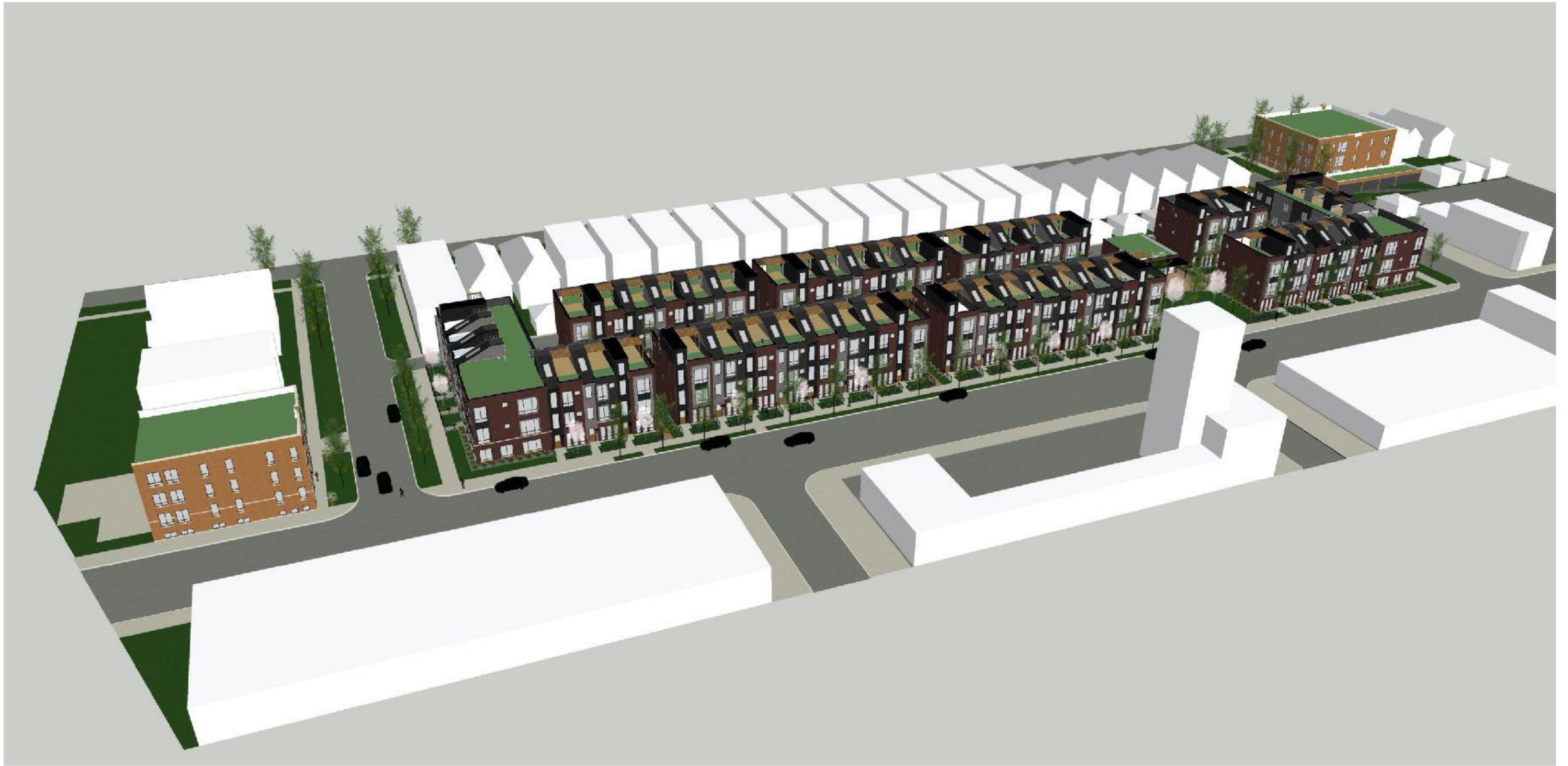












AERIAL VIEW



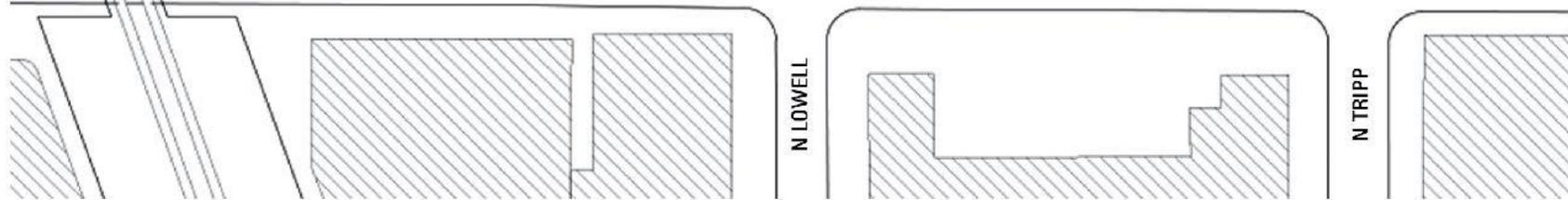
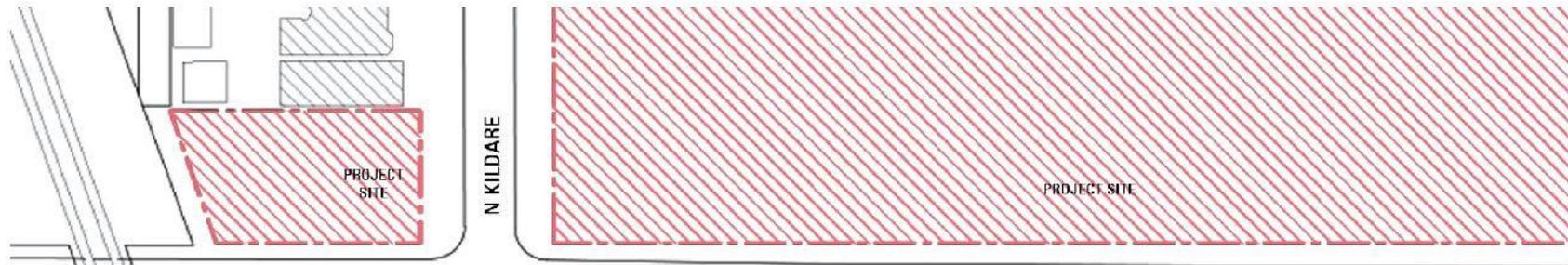
**3202 N KILDARE CONTEXT IMAGES**

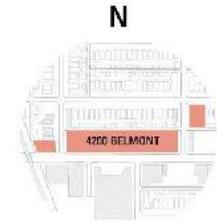


# 4200 W BELMONT CONTEXT IMAGES

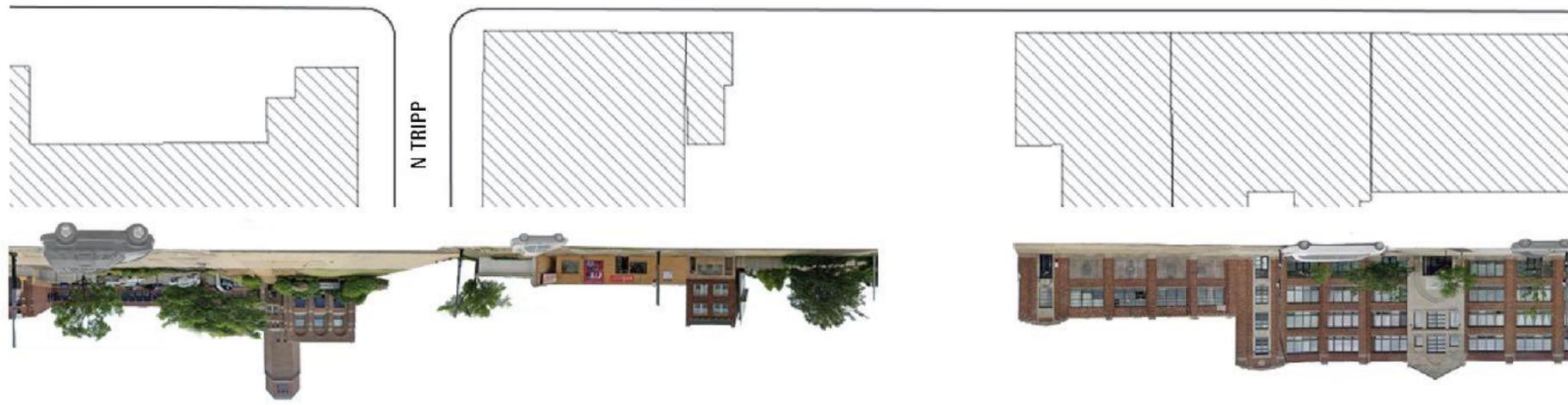


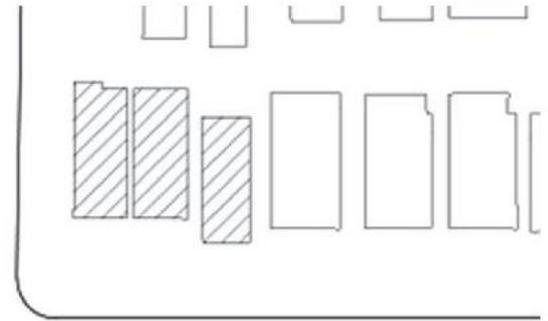
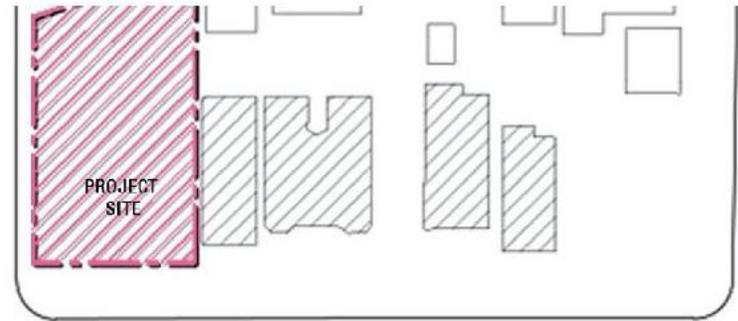
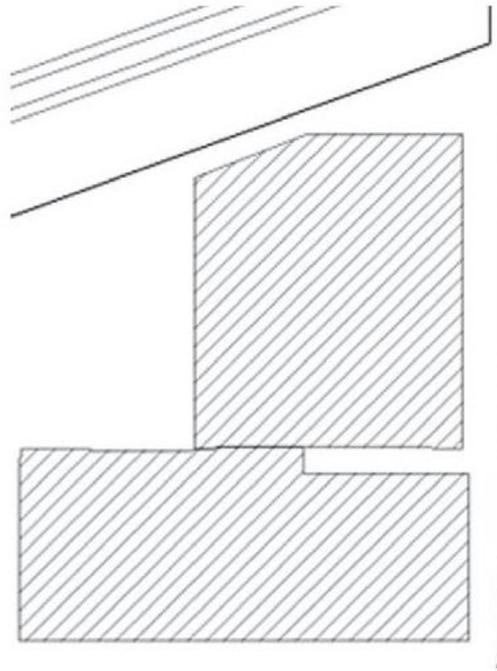
4157 W MELROSE CONTEXT IMAGES





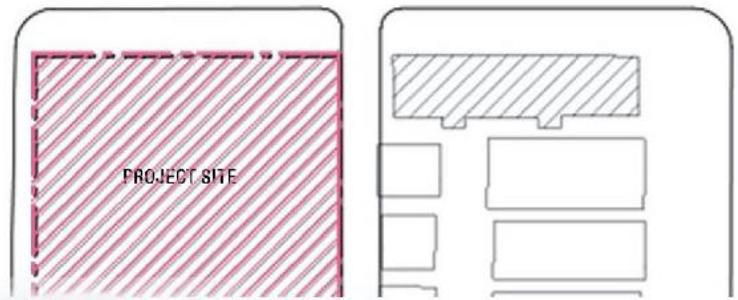
W BELMONT



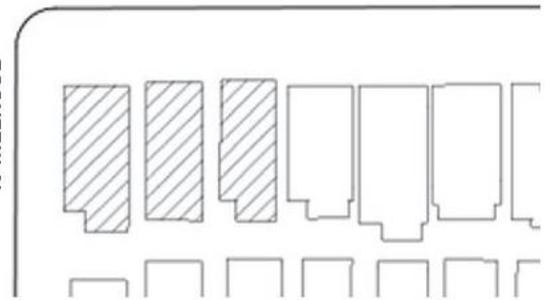


N KILDARE

W BELMONT



N MELROSE





# 4200 W BELMONT COMMON OPEN SPACE



# 4200 W BELMONT STREET FACADE



# 4200 W BELMONT & 3202 N KILDARE CORNER



# 3202 N KILDARE STREET & NORTH FACADE



# 4157 W MELROSE STREET FACADE



# 4200 W BELMONT INTERIOR DRIVE AISLE



- Community Meeting Date: 08/27/2019
- PD Filing Date: 02/19/2020



### Design Changes Based on Feedback:

- Re-arranged site plan to allow additional greenspace at townhomes
- Changed project from rentals to all for-sale units
- Removed driveway on Belmont for townhomes
- Added parkway along Belmont sidewalk where public way width allows
- Lowered stair pop-ups at front facade and added more variety at townhomes
- Lowered height of 4155 Melrose by a half-story
- Sprinklered all buildings to allow removal of exterior stairs
- Added additional trash and recycling areas at townhomes

# Community Outreach

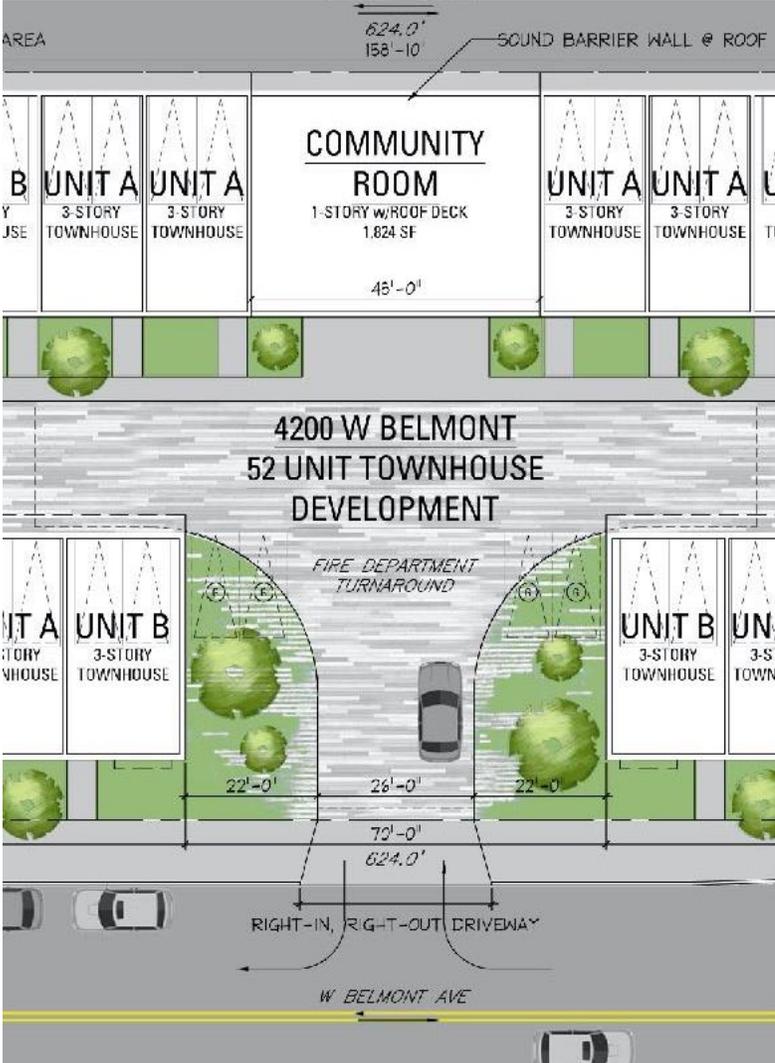
## BEFORE



## AFTER

# Community Outreach

## BEFORE



## AFTER

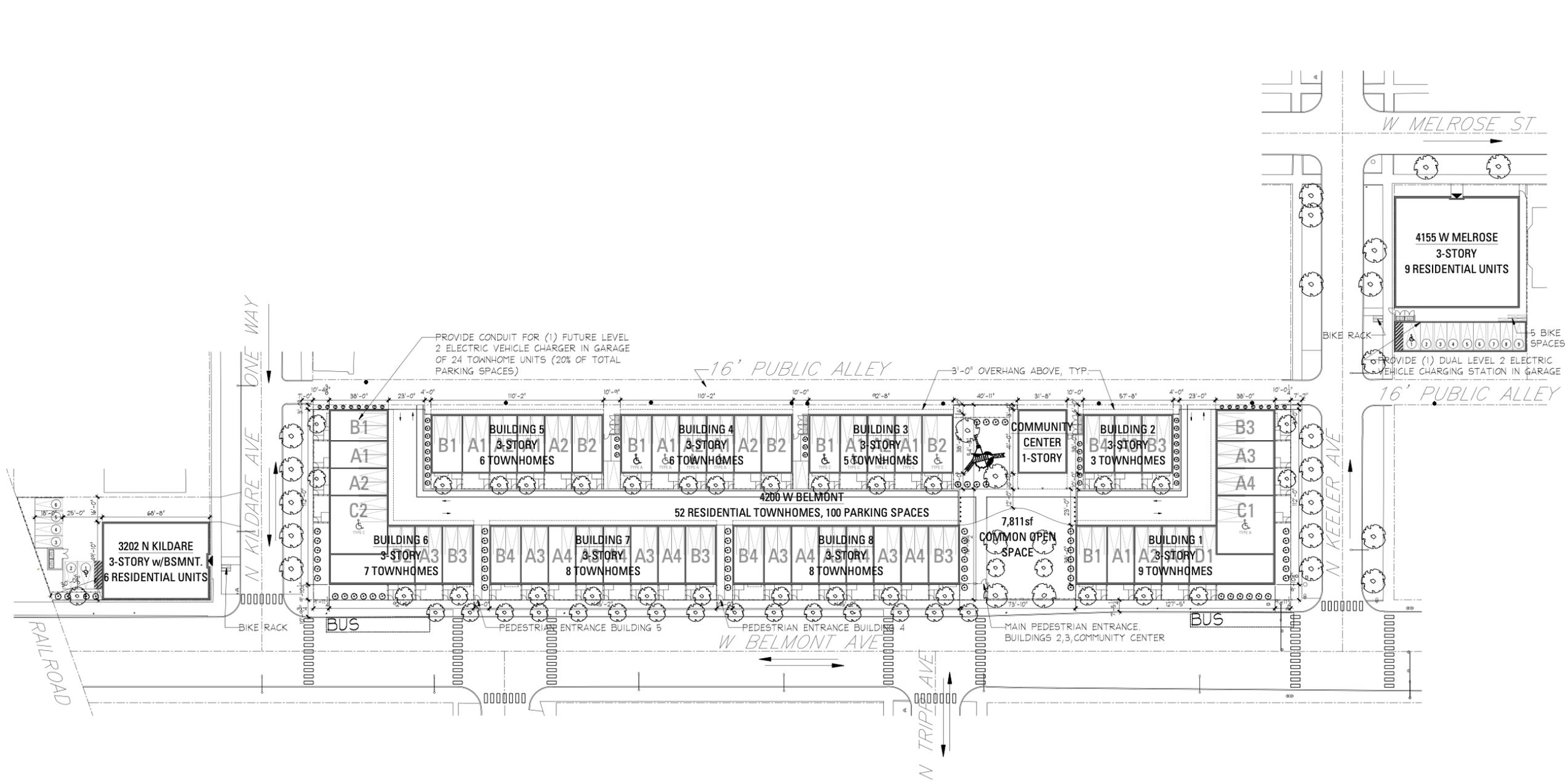


# Community Outreach

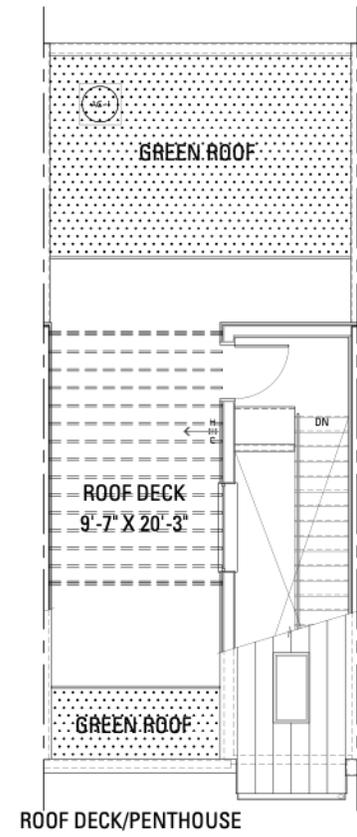
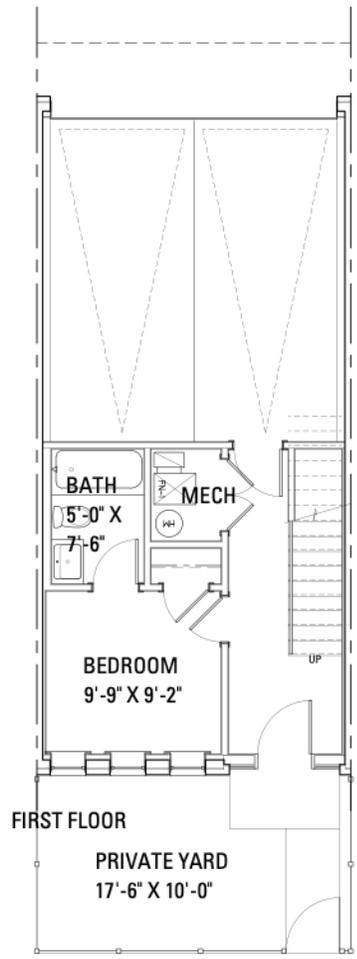
**BEFORE**



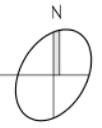
**AFTER**



**SITE + GROUND FLOOR PLAN**

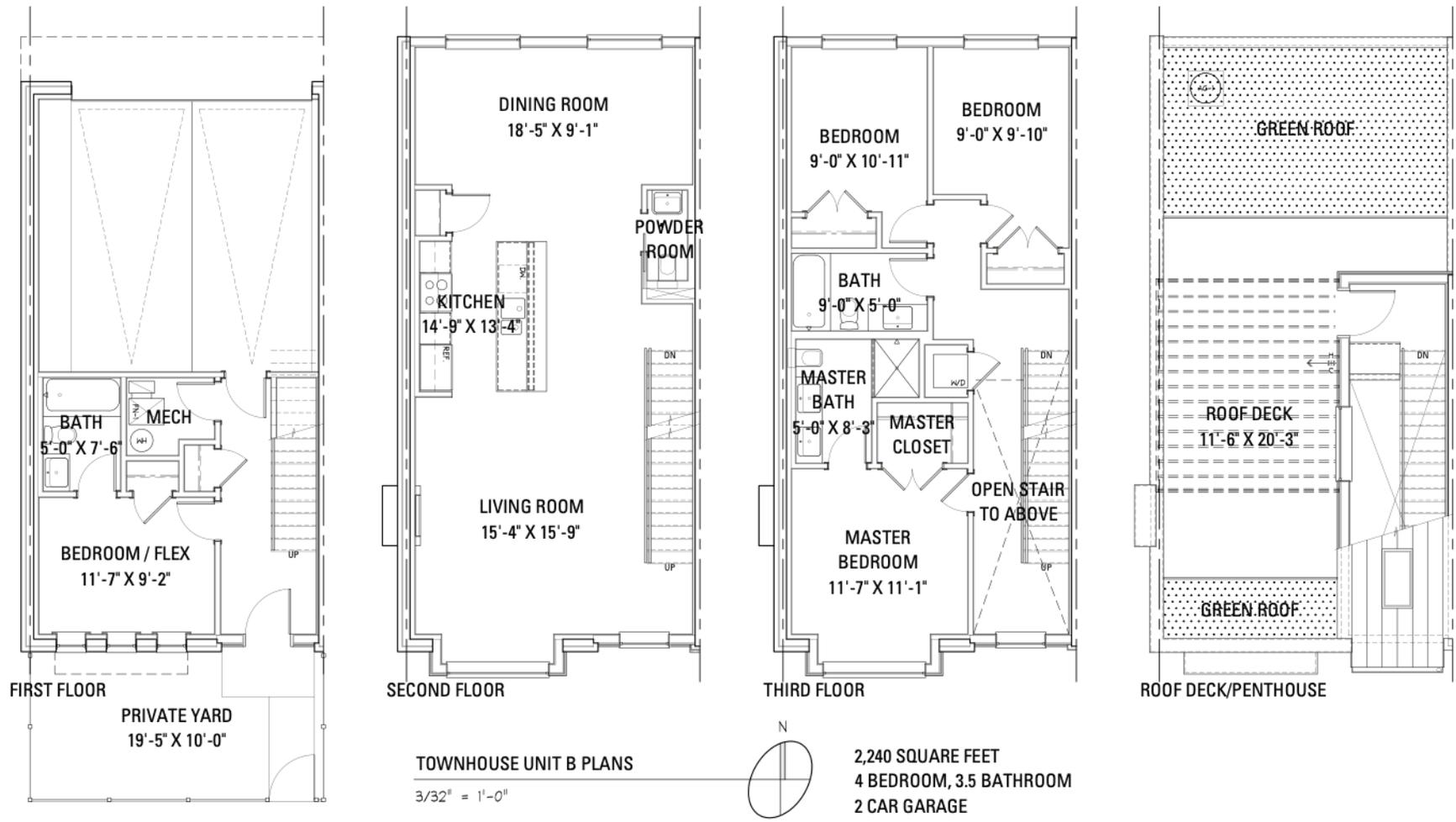


TOWNHOUSE UNIT A PLANS  
3/32" = 1'-0"

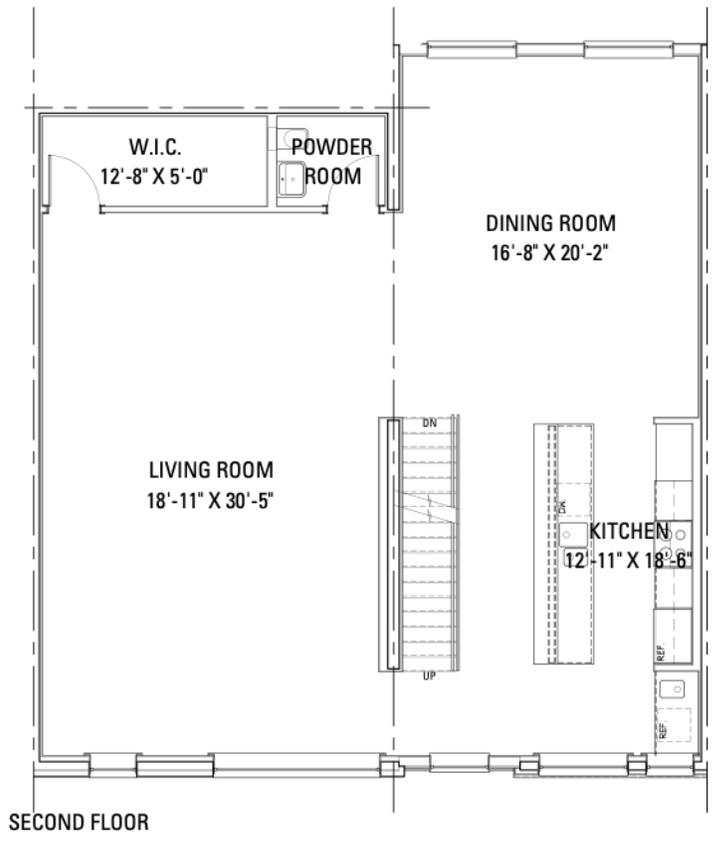
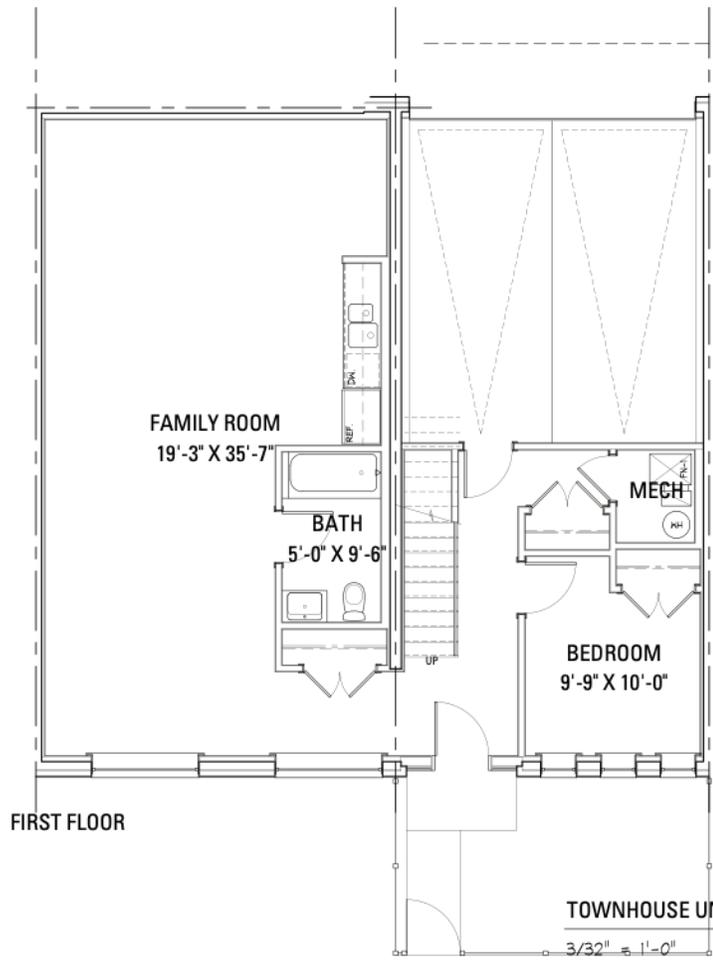


1,950 SQUARE FEET  
3 BEDROOM, 3.5 BATHROOM  
2 CAR GARAGE

**TYPICAL FLOOR PLANS**



# TYPICAL FLOOR PLANS



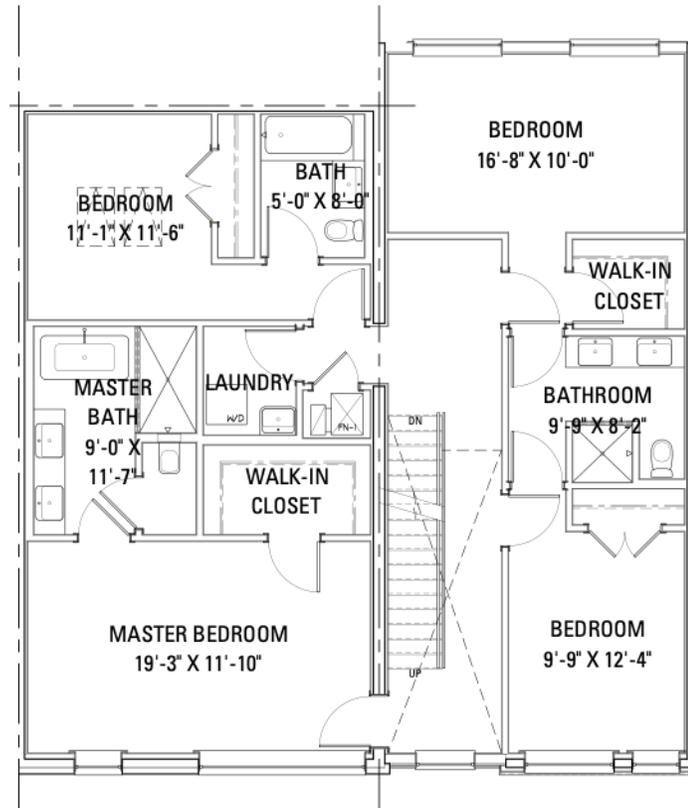
TOWNHOUSE UNIT C PLANS

3/32" = 1'-0"

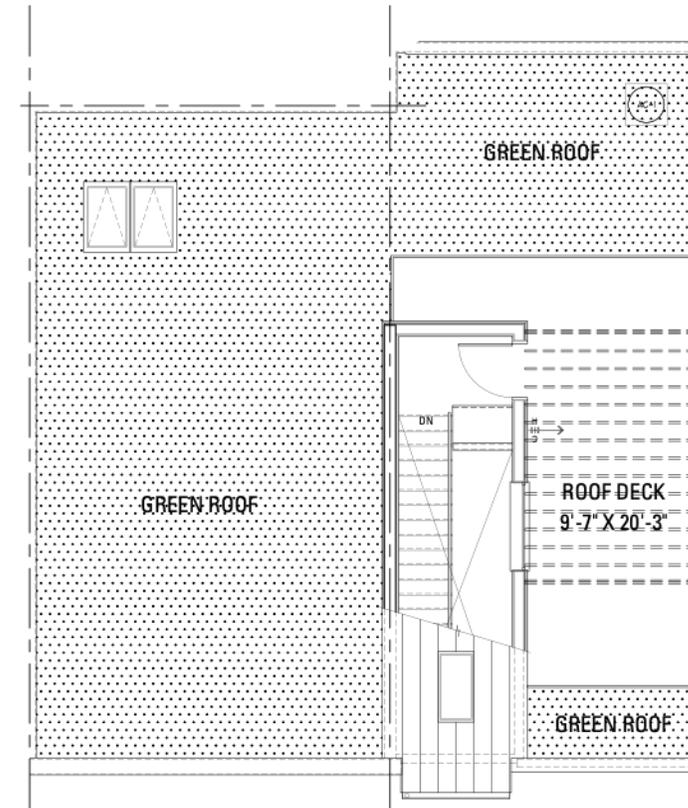


4,210 SQUARE FEET  
5 BEDROOM, 4.5 BATHROOM  
2 CAR GARAGE

TYPICAL FLOOR PLANS



THIRD FLOOR



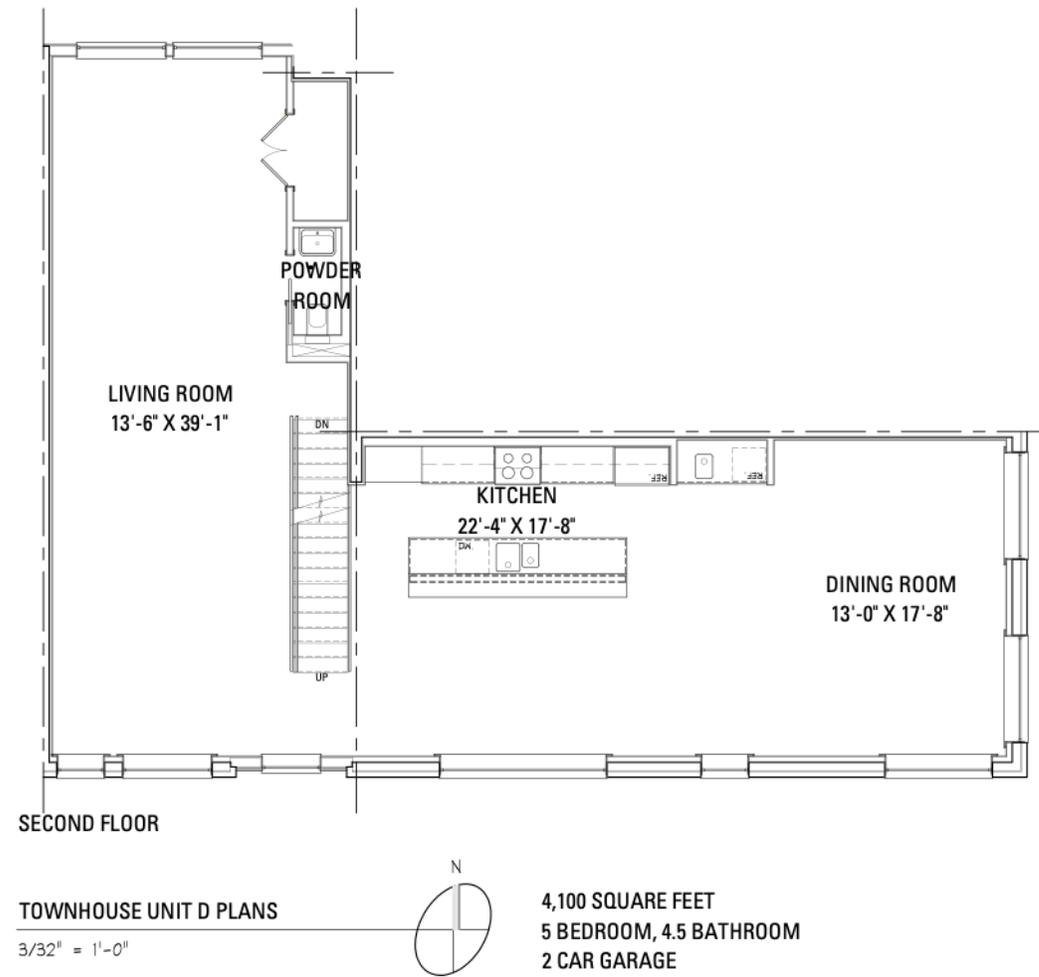
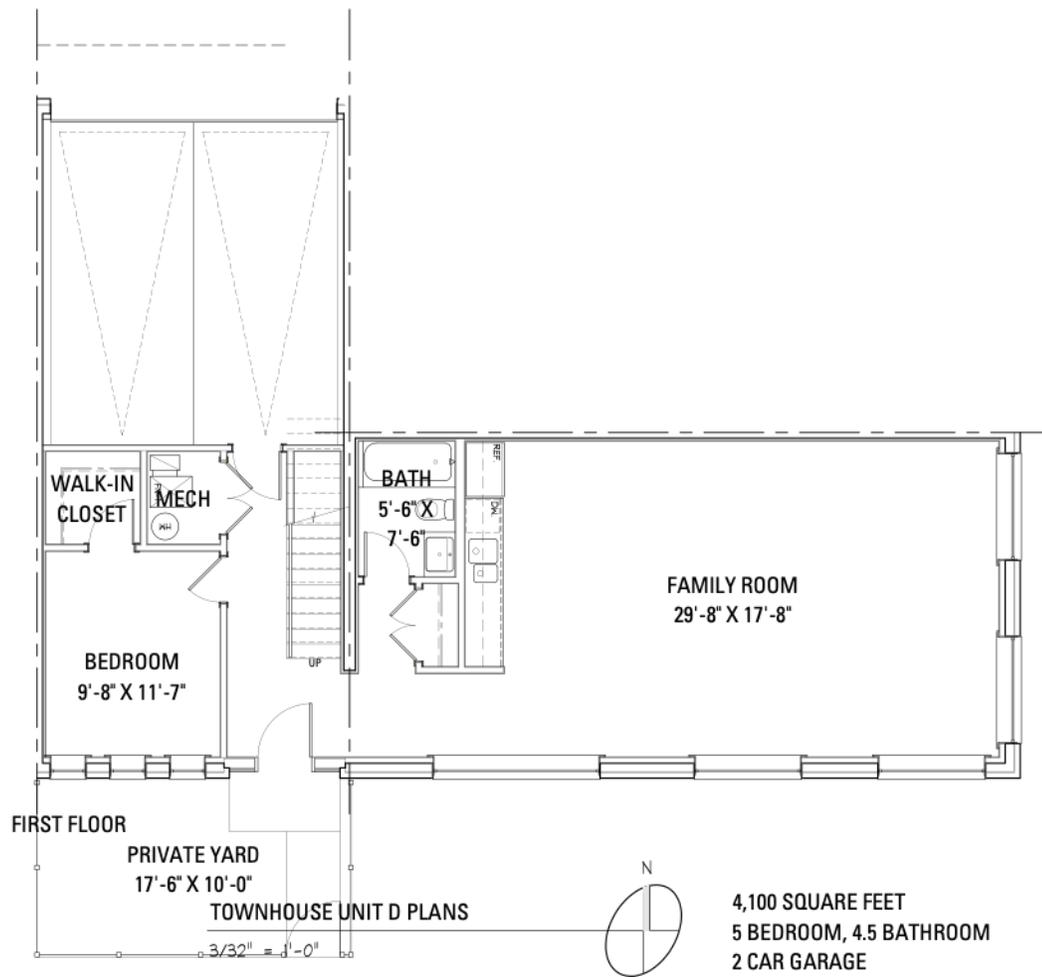
ROOF DECK/PENTHOUSE

TOWNHOUSE UNIT C PLANS

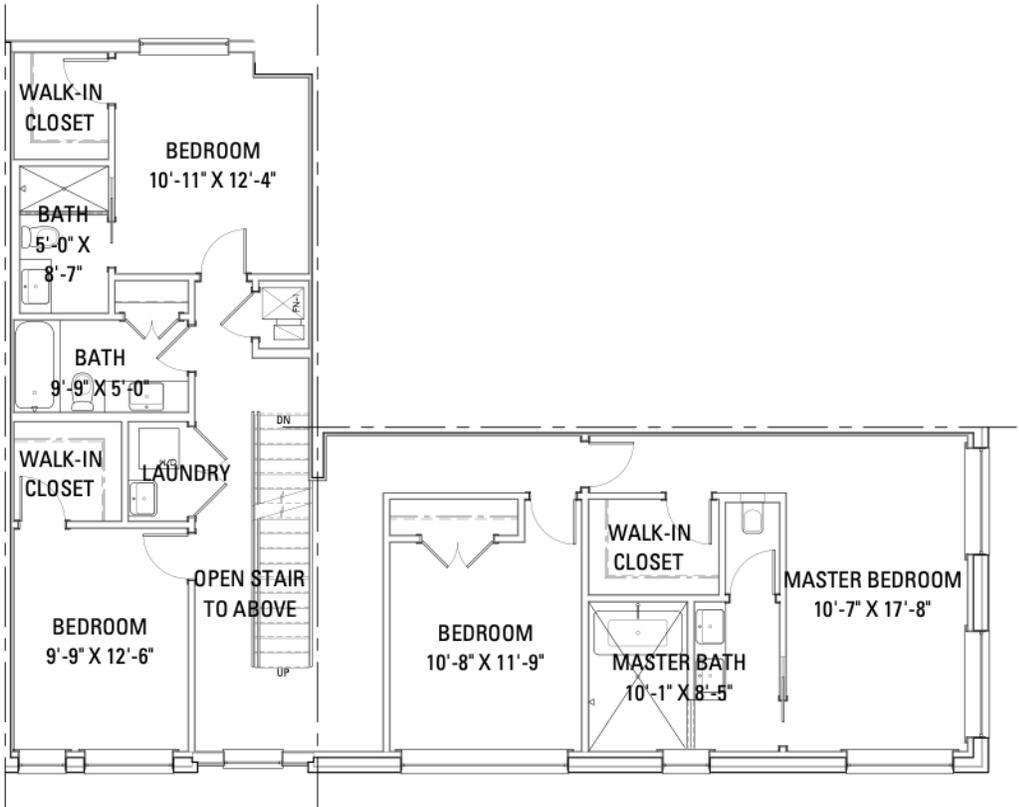
3/32" = 1'-0"



4,210 SQUARE FEET  
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 2 CAR GARAGE



# TYPICAL FLOOR PLANS

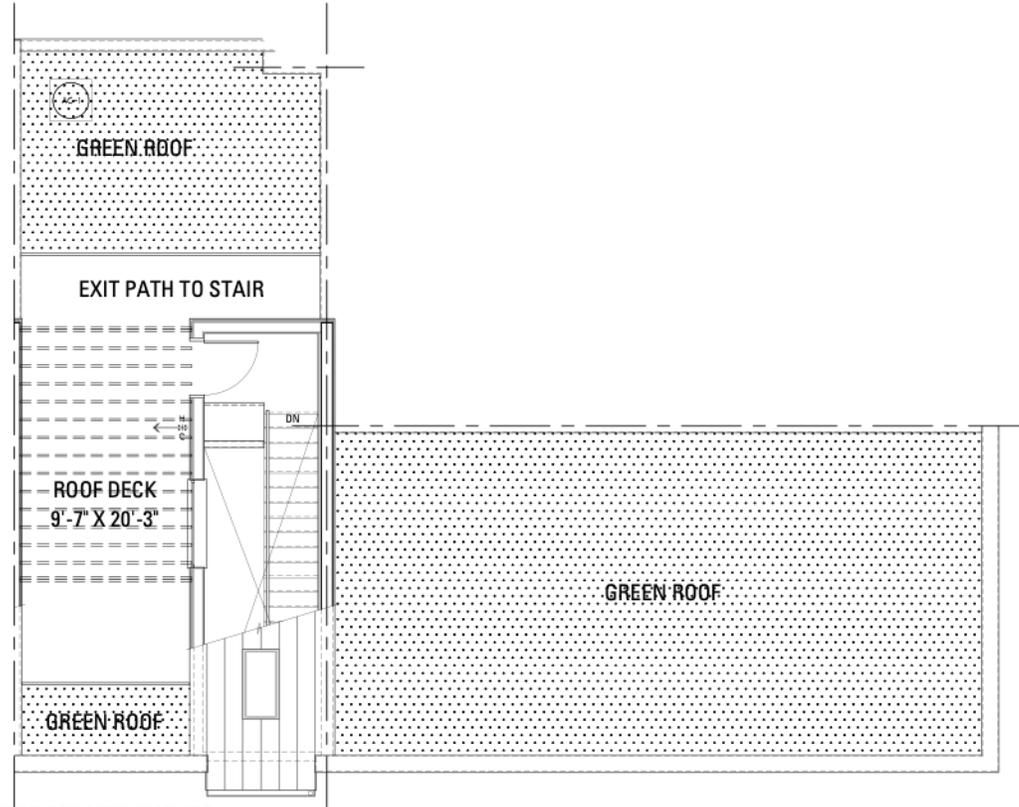


THIRD FLOOR

TOWNHOUSE UNIT D PLANS  
 3/32" = 1'-0"



4,100 SQUARE FEET  
 5 BEDROOM, 4.5 BATHROOM  
 2 CAR GARAGE



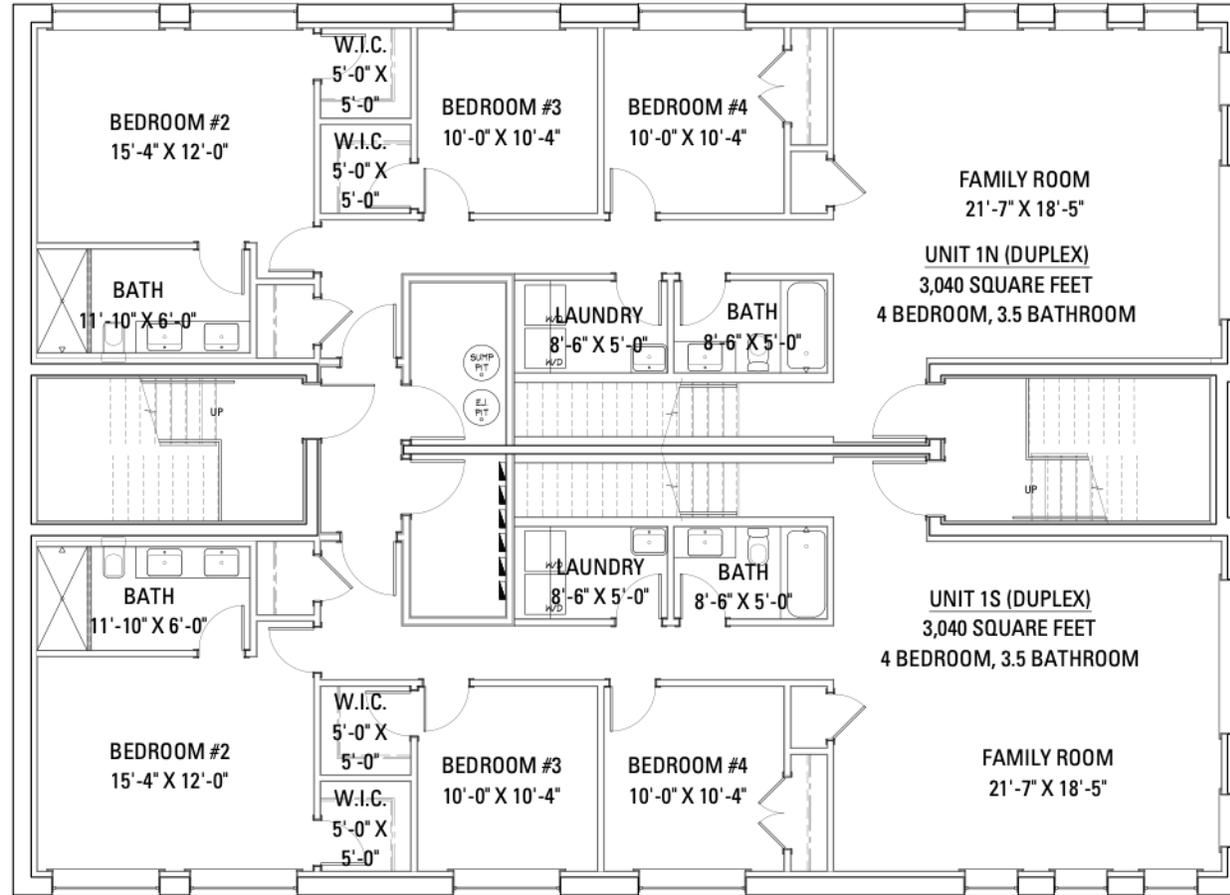
ROOF DECK/PENTHOUSE

TOWNHOUSE UNIT D PLANS  
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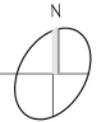


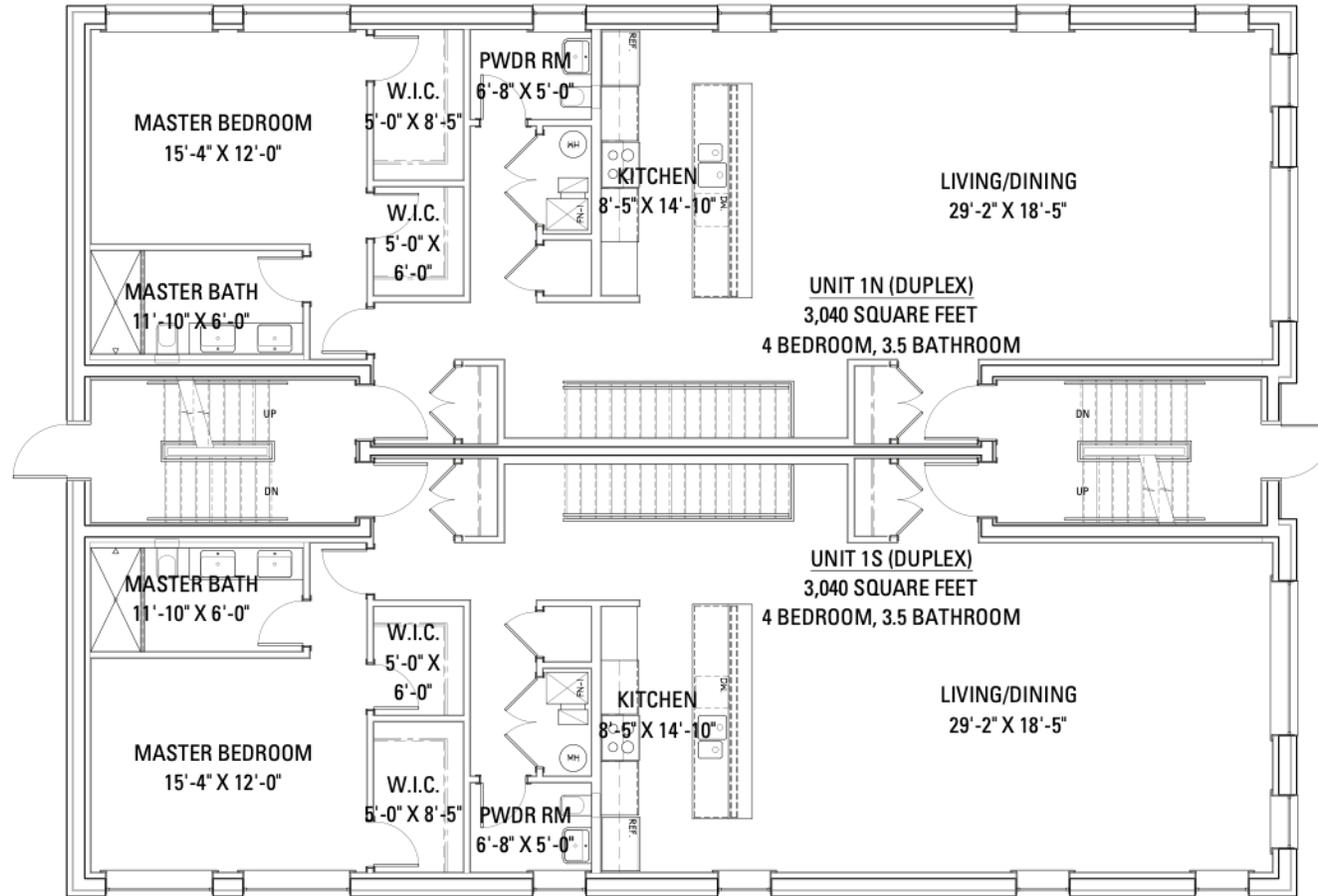
4,100 SQUARE FEET  
 5 BEDROOM, 4.5 BATHROOM  
 2 CAR GARAGE

TYPICAL FLOOR PLANS



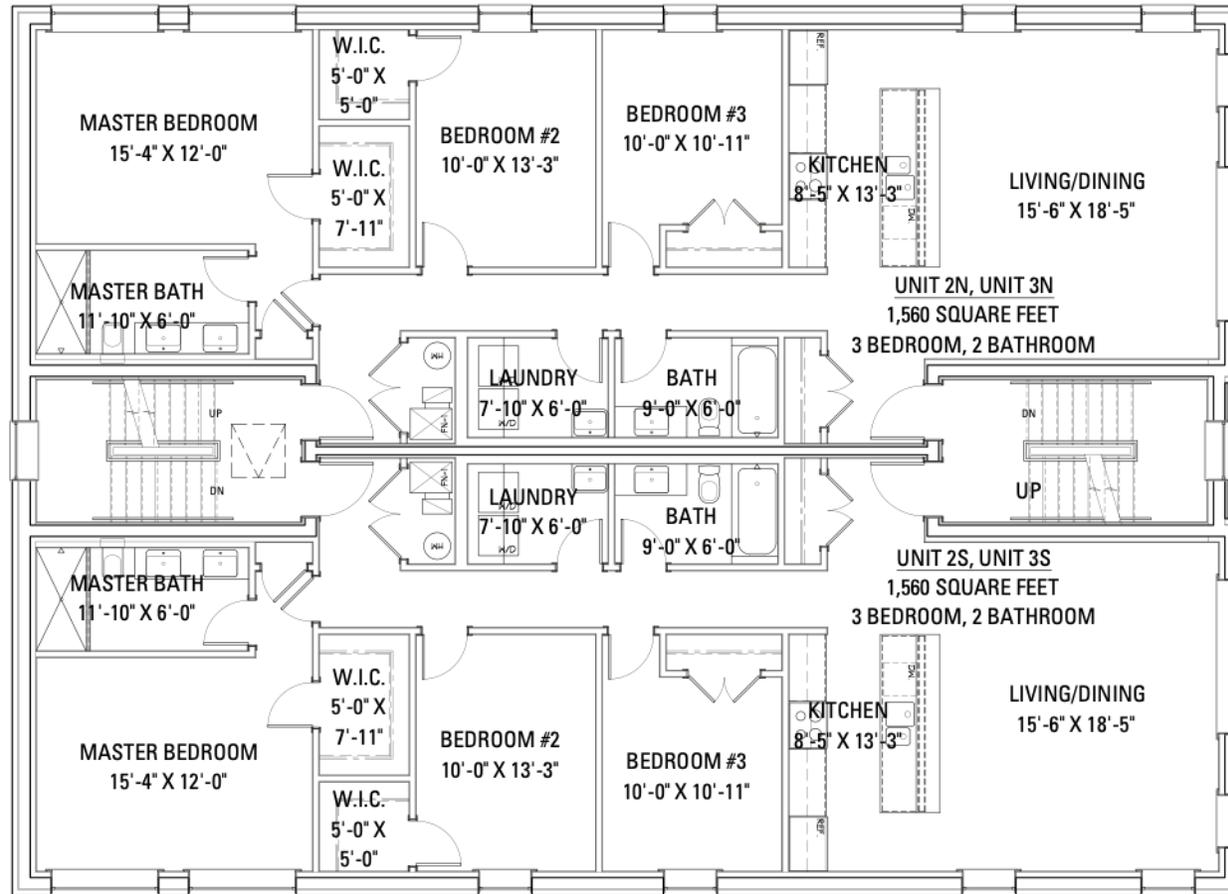
**BASEMENT**  
**3202 N KILDARE PLANS**  
 3/32" = 1'-0"





FIRST FLOOR  
 3202 N KILDARE PLANS  
 3/32" = 1'-0"



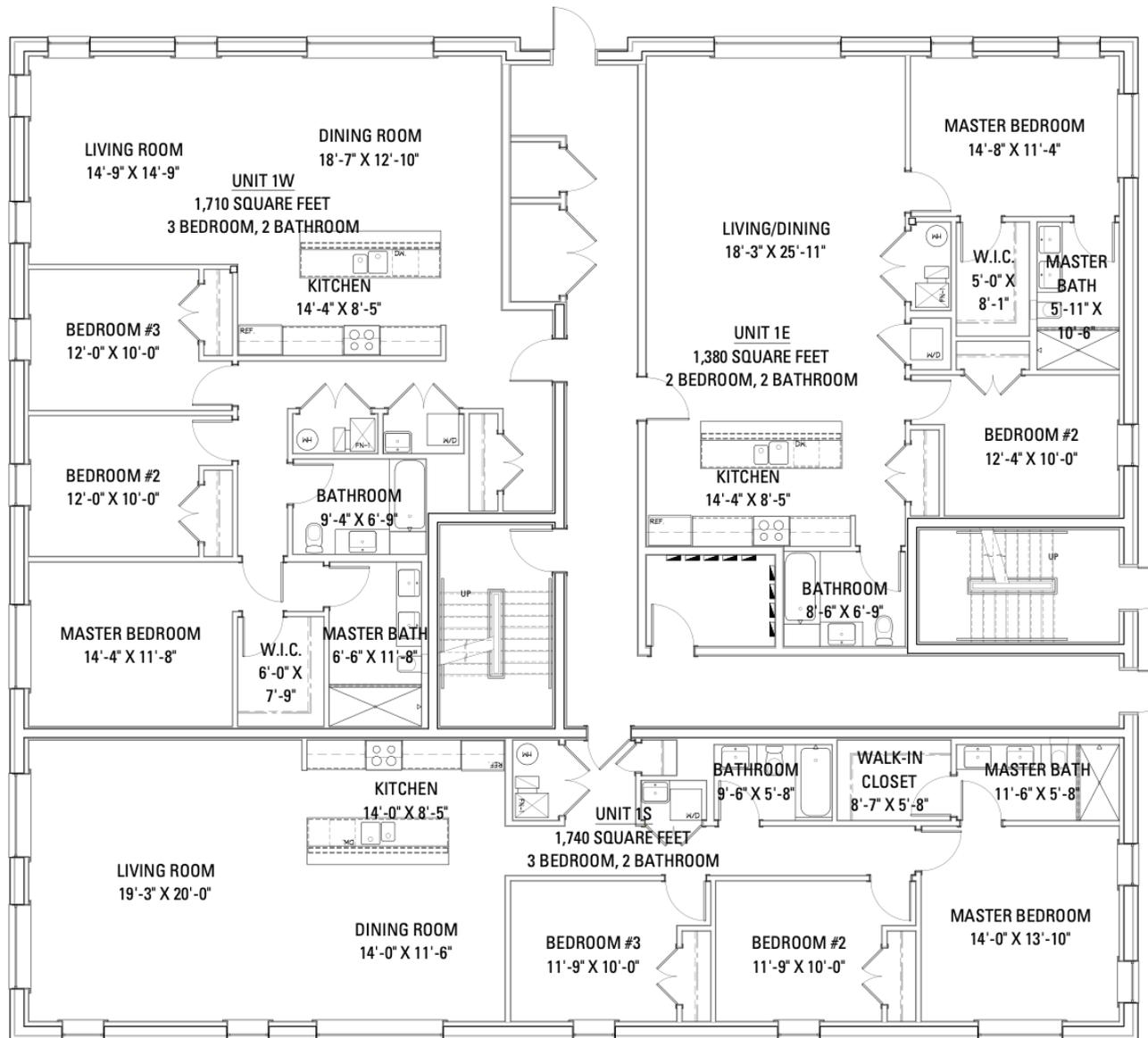


SECOND/THIRD FLOOR

3202 N KILDARE PLANS

3/32" = 1'-0"



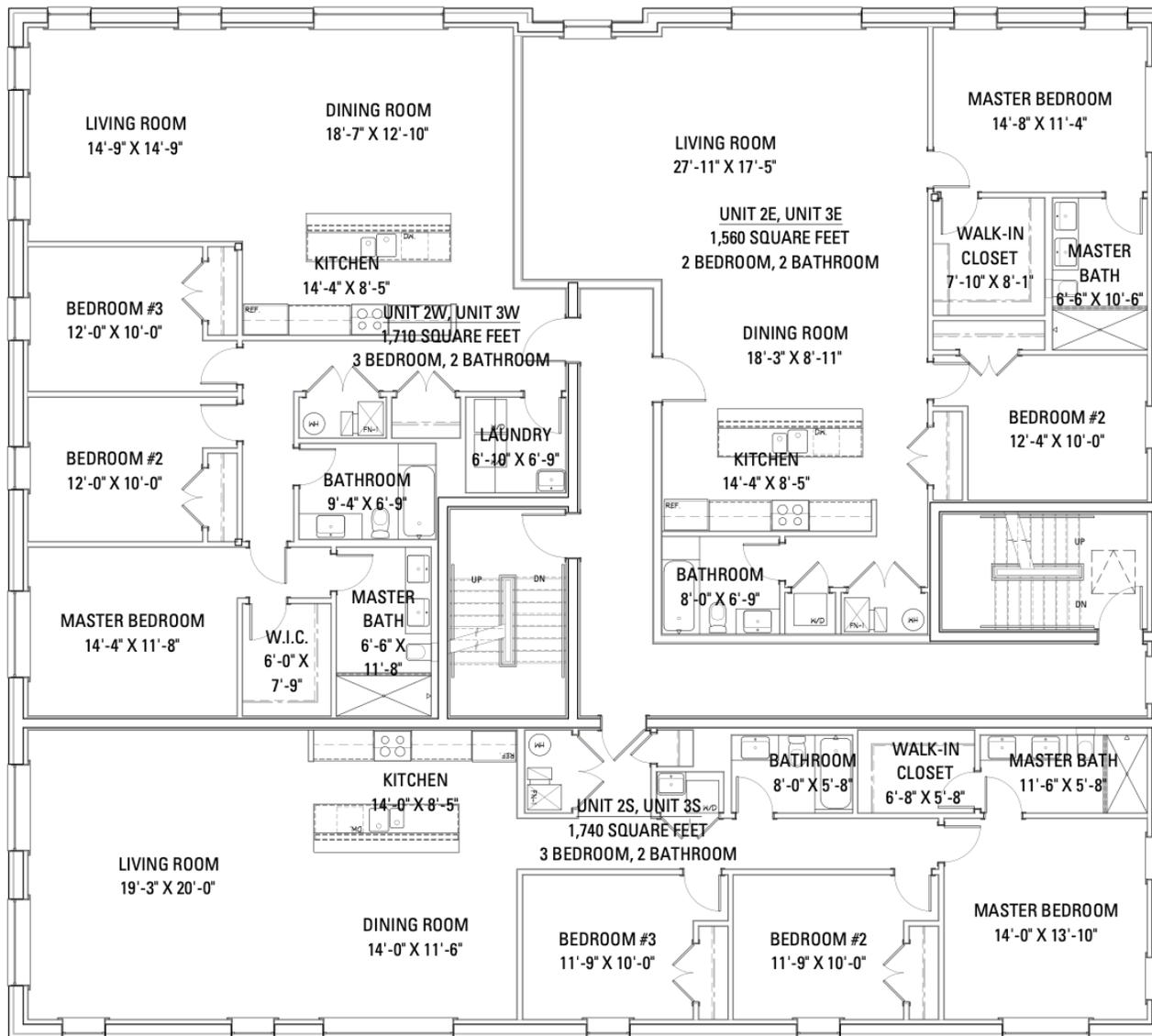


FIRST FLOOR  
4155 W MELROSE PLANS

3/32" = 1'-0"



# TYPICAL FLOOR PLANS

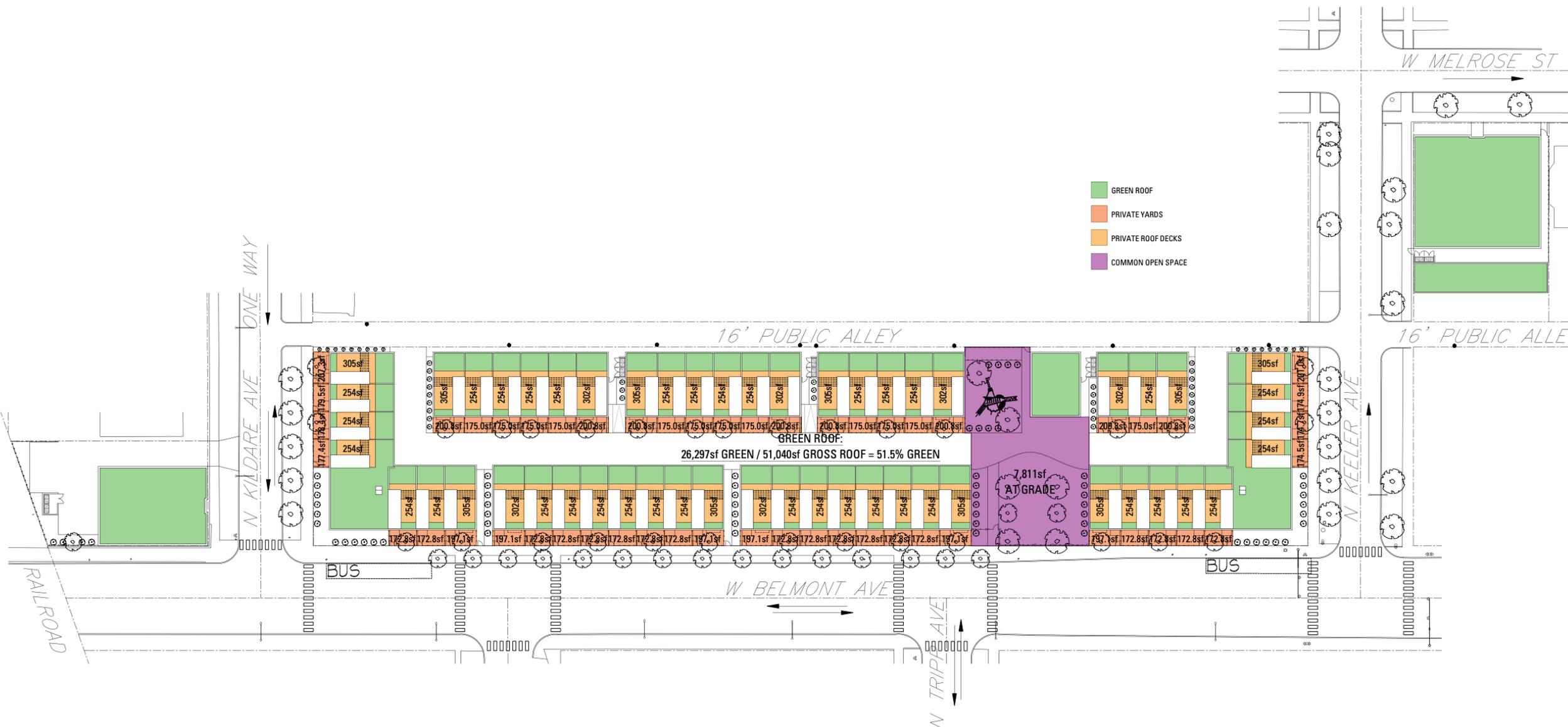


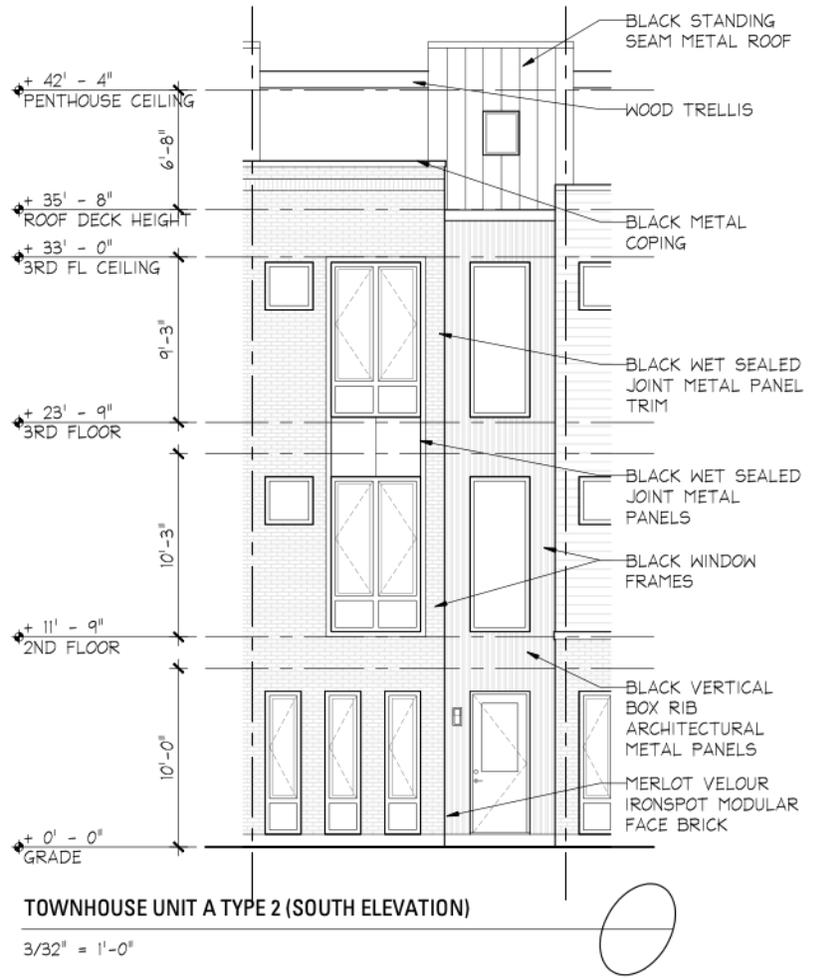
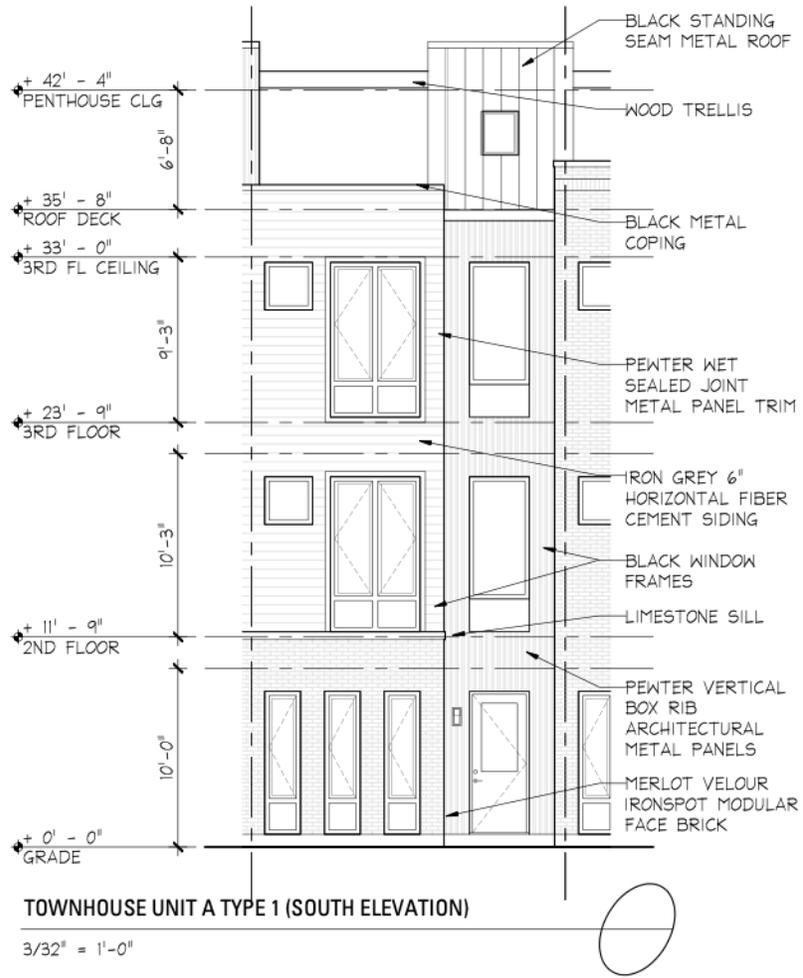
SECOND/THIRD FLOOR  
4155 W MELROSE PLANS

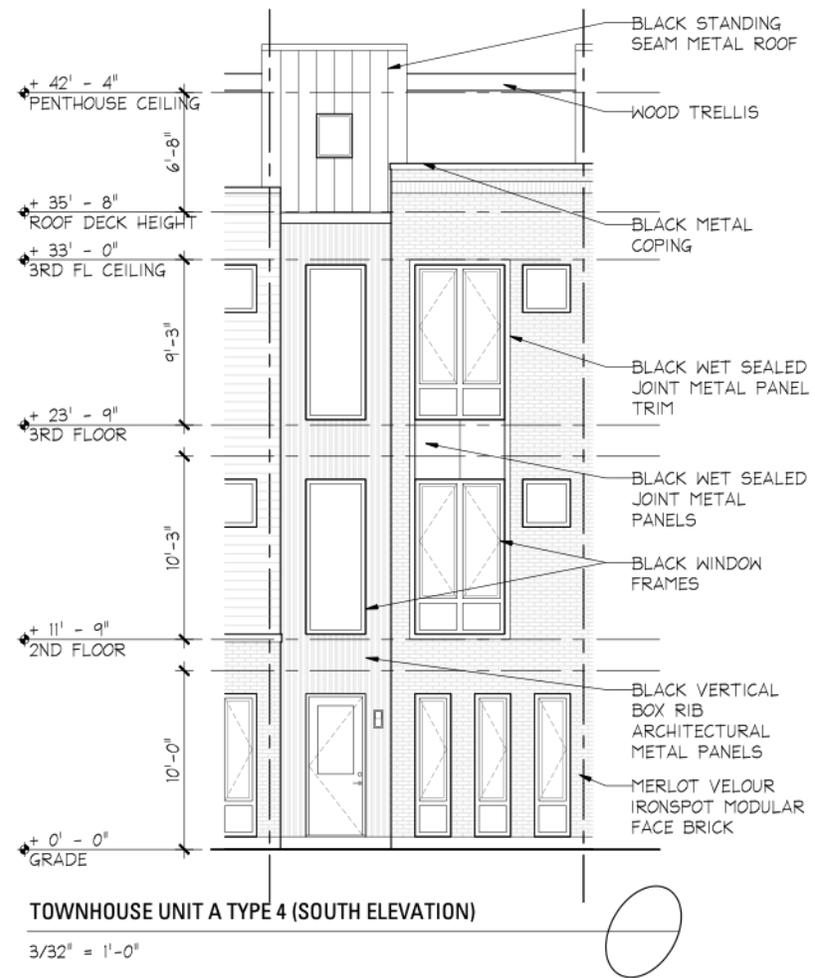
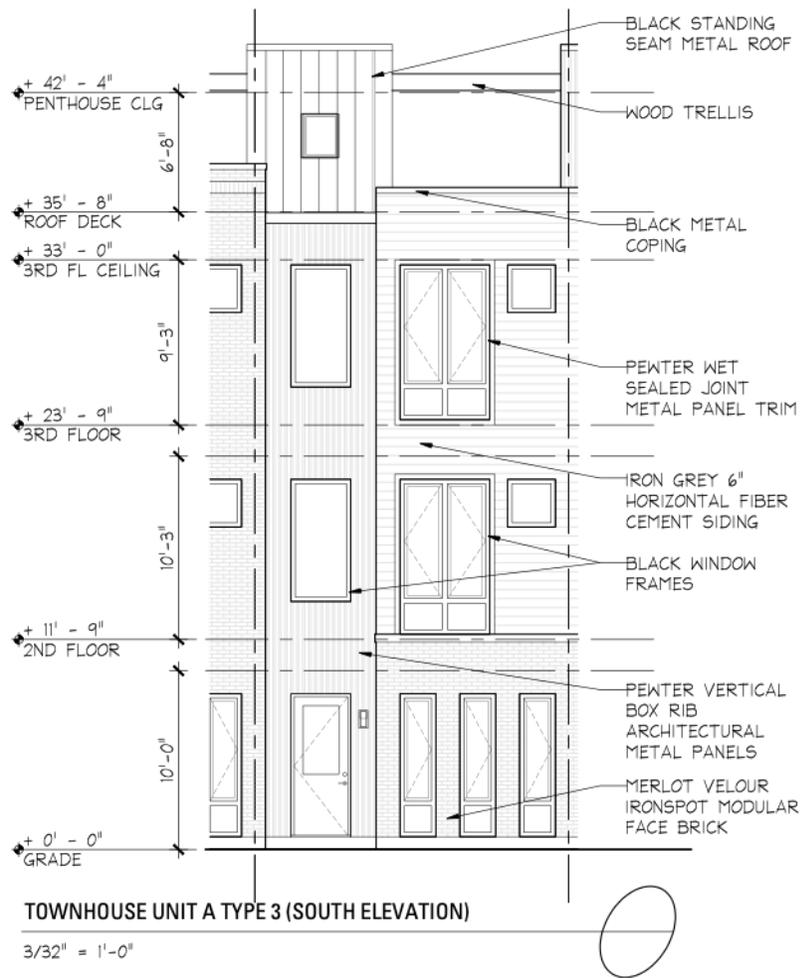
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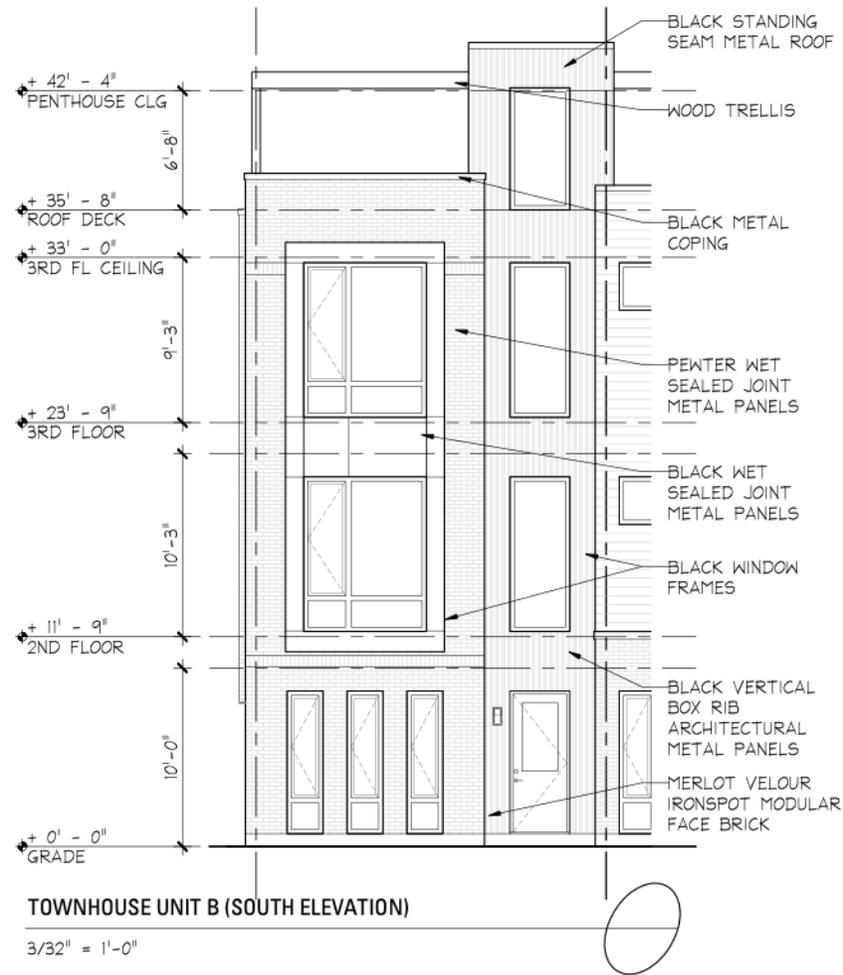


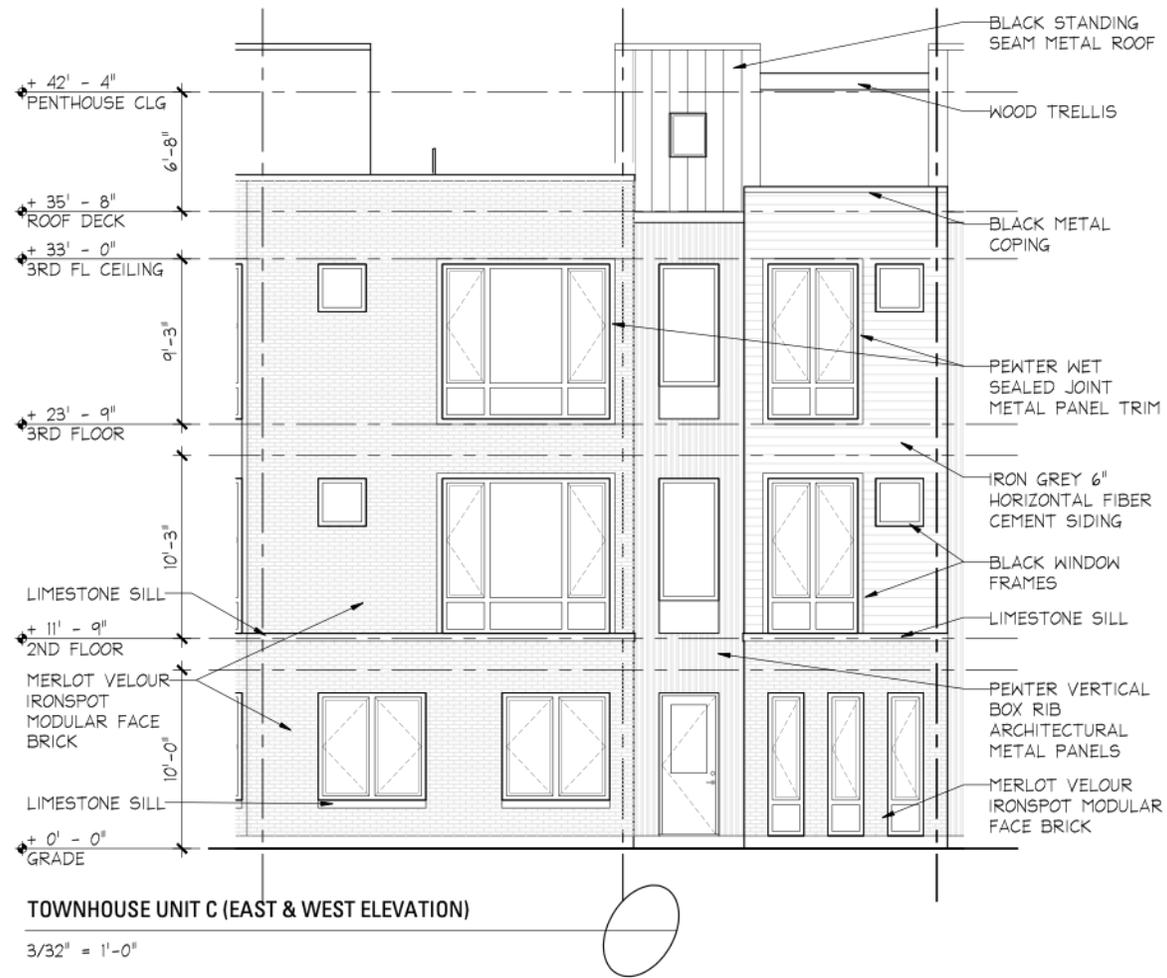
# ROOF PLAN





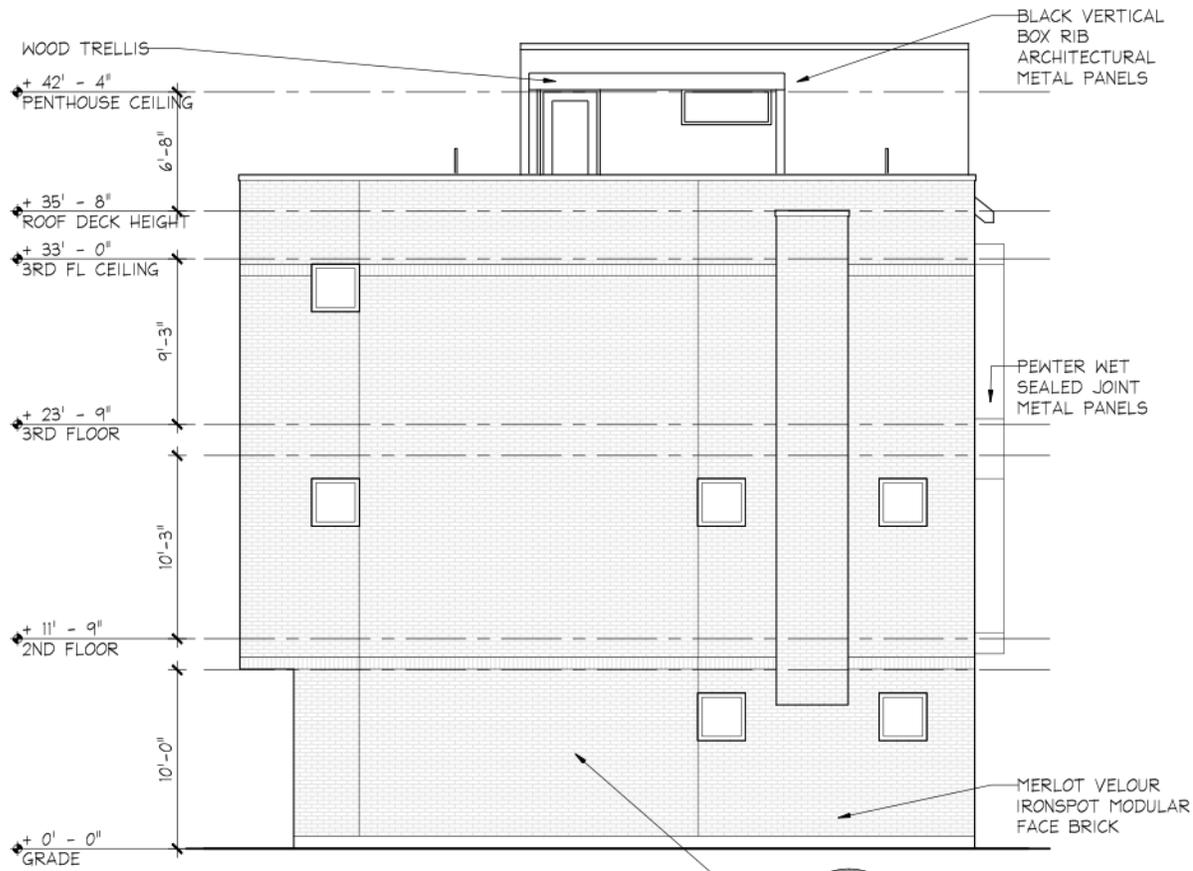








# BUILDING ELEVATIONS

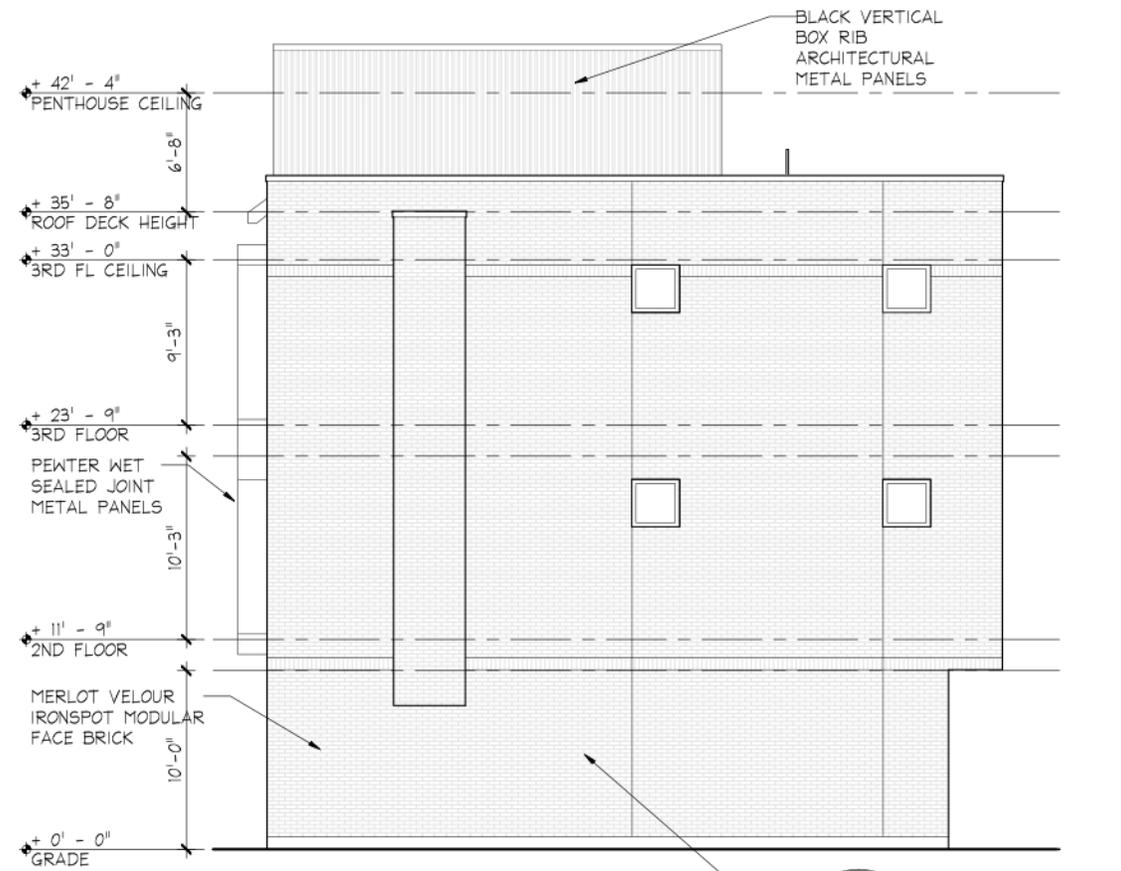


TOWNHOUSE SIDE (EAST & WEST ELEVATION)

3/32" = 1'-0"



PROJECTING BRICK PATTERN @ BASE, UP TO SOLDIER COURSE



TOWNHOUSE SIDE (EAST & WEST ELEVATION)

3/32" = 1'-0"



PROJECTING BRICK PATTERN @ BASE, UP TO SOLDIER COURSE

# BUILDING ELEVATIONS



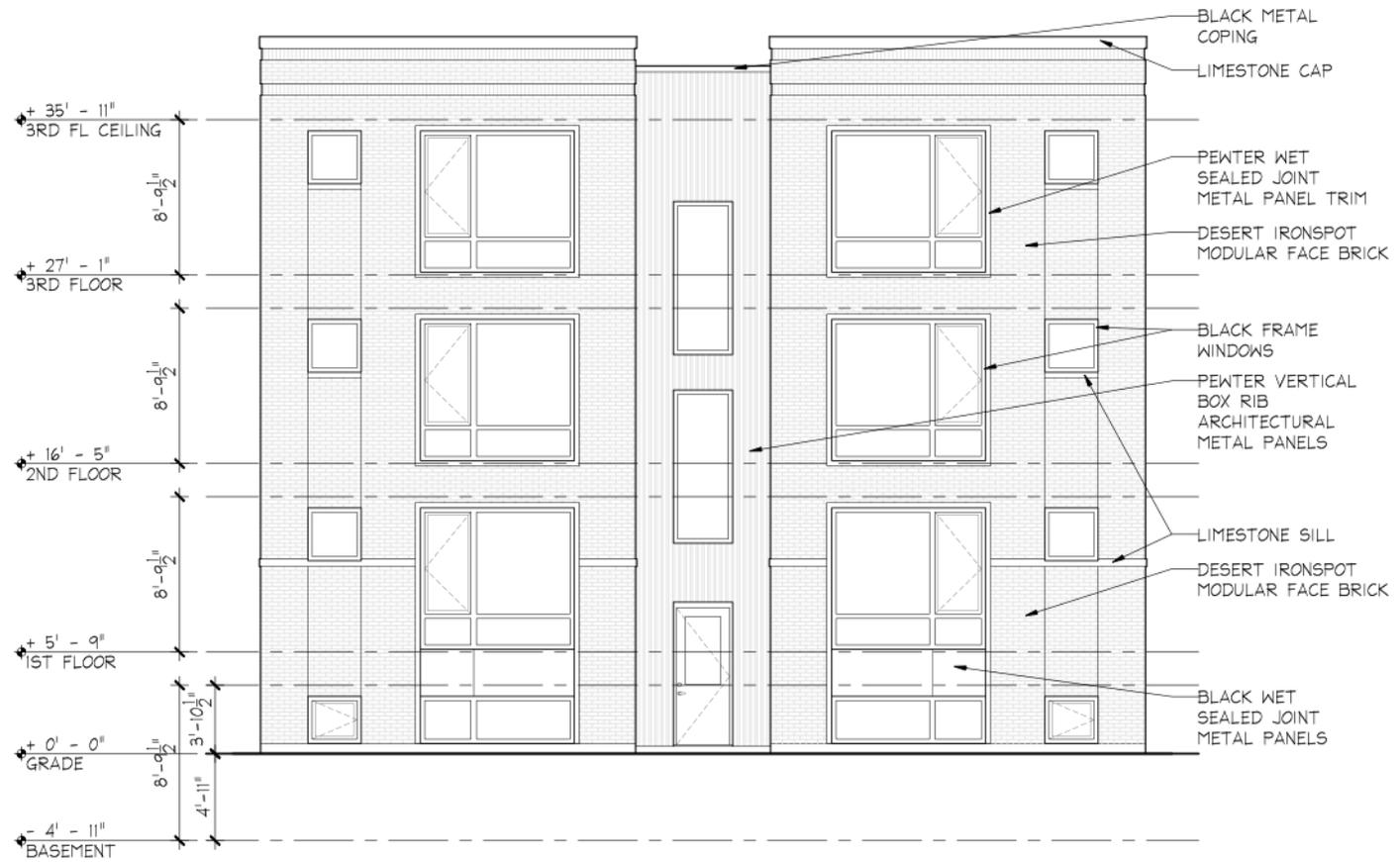


INT. DRIVEWAY FACADE AT BUILDINGS 7, 8 - WEST (NORTH ELEV)

3/32" = 1'-0"

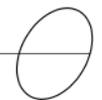


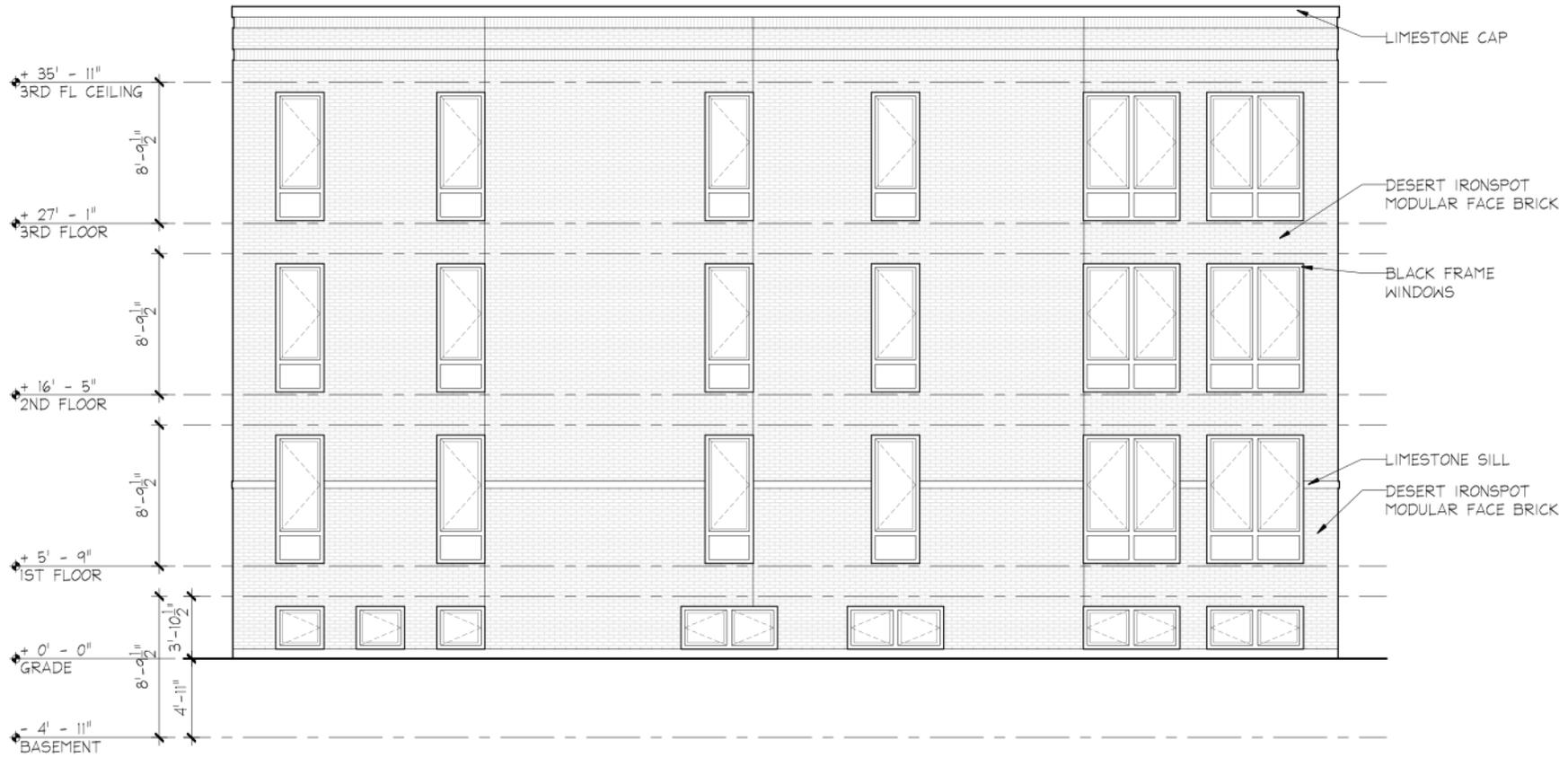




3202 N KILDARE EAST (FRONT)

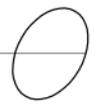
3/32" = 1'-0"

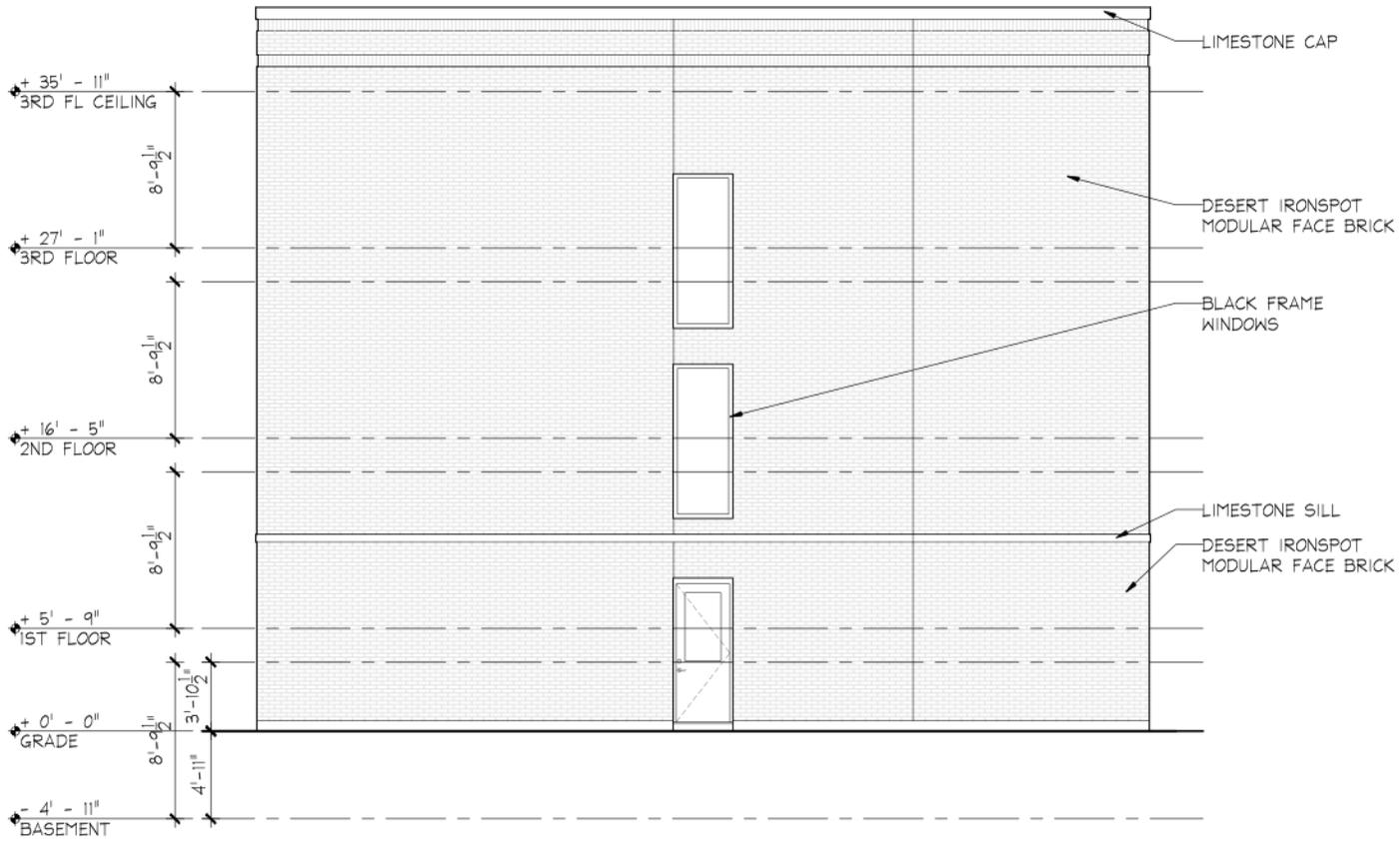




3202 N KILDARE NORTH

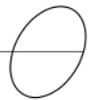
3/32" = 1'-0"





3202 N KILDARE WEST

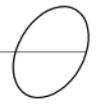
3/32" = 1'-0"





3202 N KILDARE SOUTH

3/32" = 1'-0"





4155 W MELROSE NORTH (FRONT)

3/32" = 1'-0"





4155 W MELROSE WEST

3/32" = 1'-0"

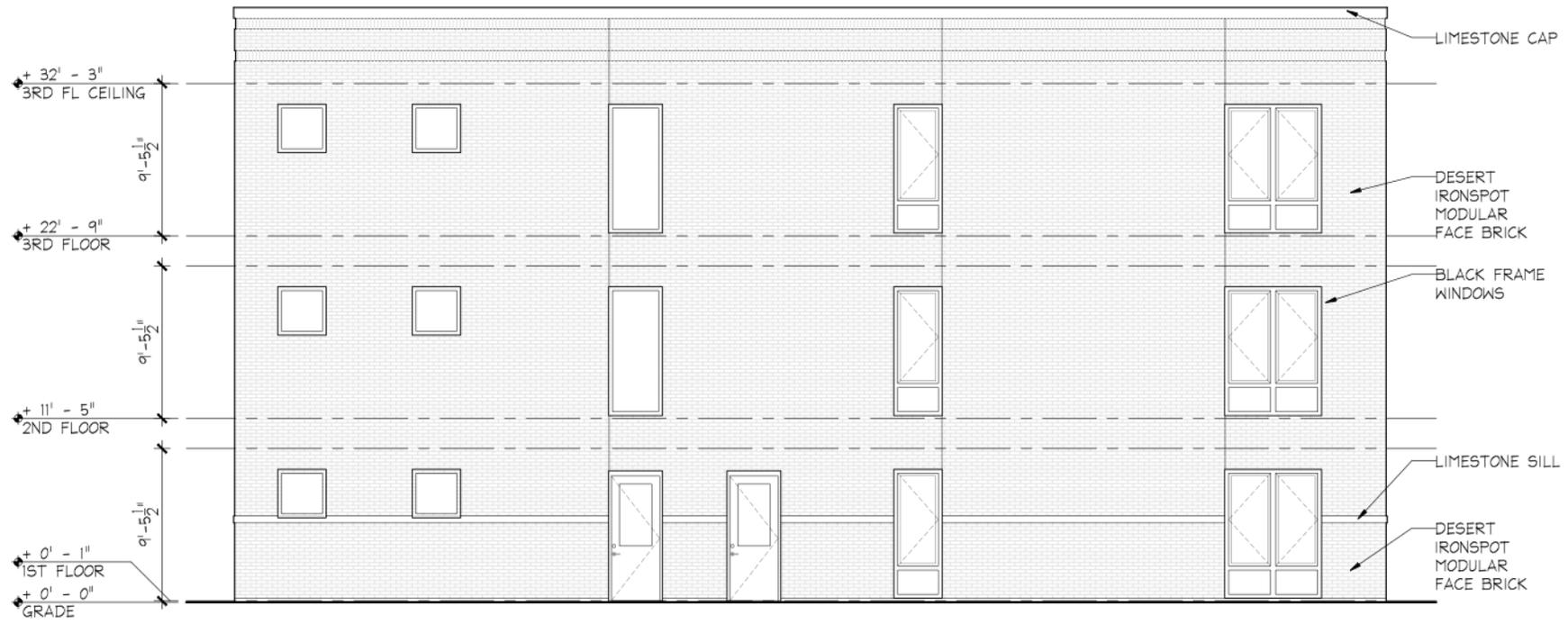




4155 W MELROSE SOUTH

3/32" = 1'-0"





4155 W MELROSE EAST

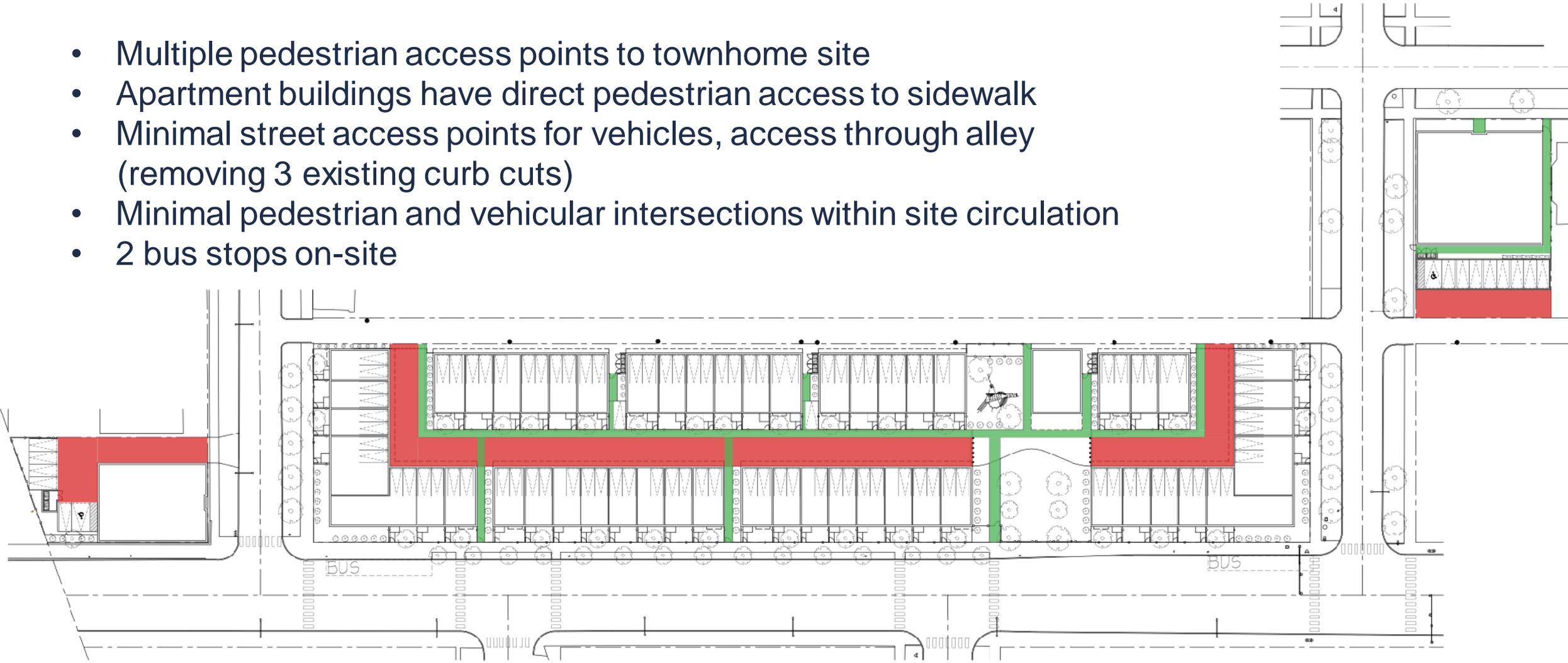
3/32" = 1'-0"





## RED: VEHICULAR CIRCULATION GREEN: PEDESTRIAN CIRCULATION

- Multiple pedestrian access points to townhome site
- Apartment buildings have direct pedestrian access to sidewalk
- Minimal street access points for vehicles, access through alley (removing 3 existing curb cuts)
- Minimal pedestrian and vehicular intersections within site circulation
- 2 bus stops on-site



Traffic study will be required prior to Part 2 approval.

The scope of the study will include:

- Existing street conditions
- Estimate volume of traffic generated by
- the proposed development
- Evaluate adequacy of the proposed
- access drives

W BELMONT AVE

N KILDARE AVE

W MELROSE ST

N KEELER AVE

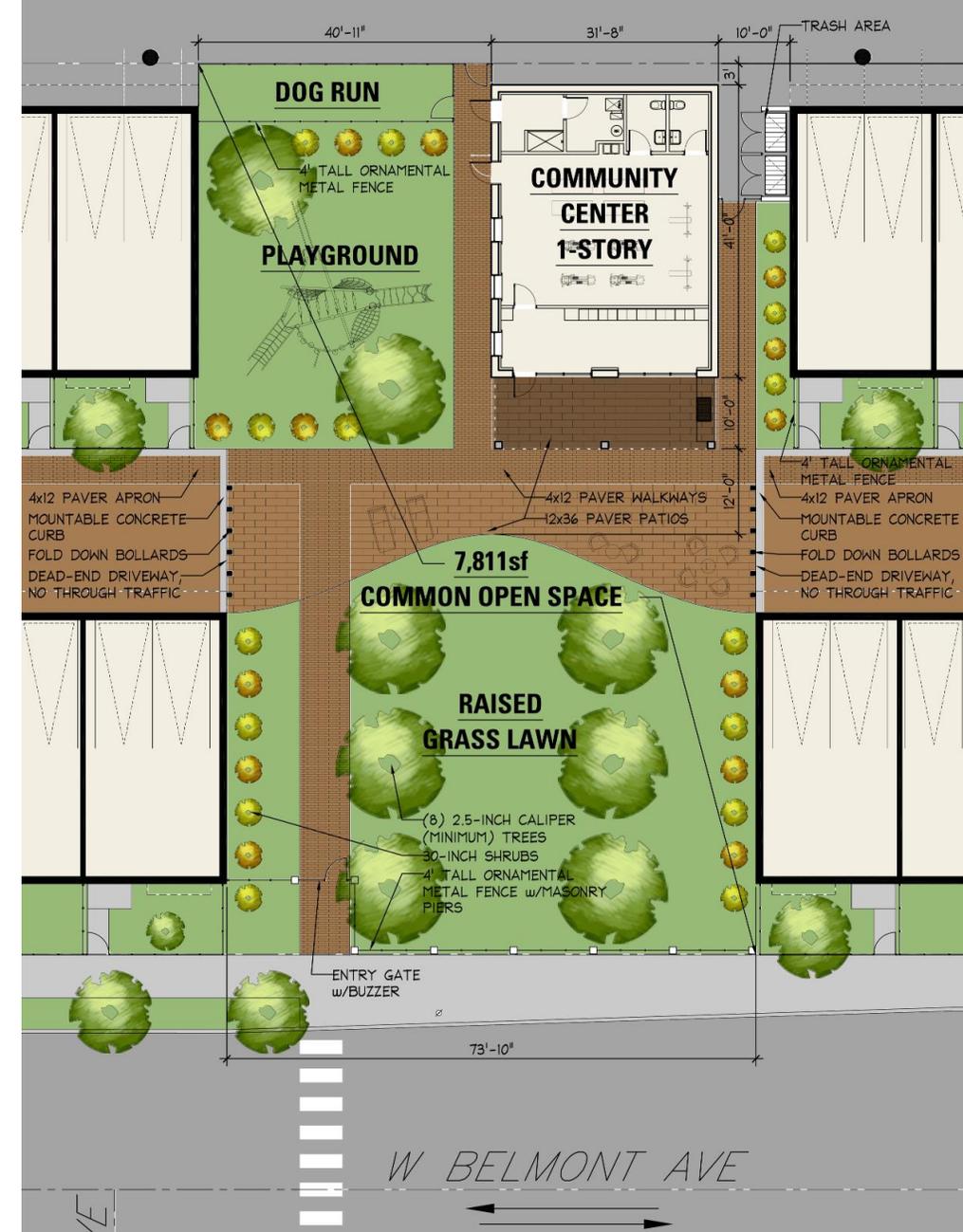
## URBAN DESIGN FEATURES:

- Residential unit entrance at grade level approximately every 20' along sidewalk
- Multiple windows and glass entry door into the residence at grade level
- Each unit entry is architecturally marked by a vertical section of differing materiality
- Each unit has a front yard against the sidewalk to encourage neighbor interaction and safety



## OPEN SPACE & LANDSCAPING:

- On-site open space is provided in the amount of 150sf per unit in the form of a common park adjacent to the community center
- The open space is 73'-10" wide and faces South to maximize sunlight exposure and be a visual amenity to the street
- Amenities included are a playground area, a dog run, a dog wash room, a fitness room, a grill station, and open grass and paver areas

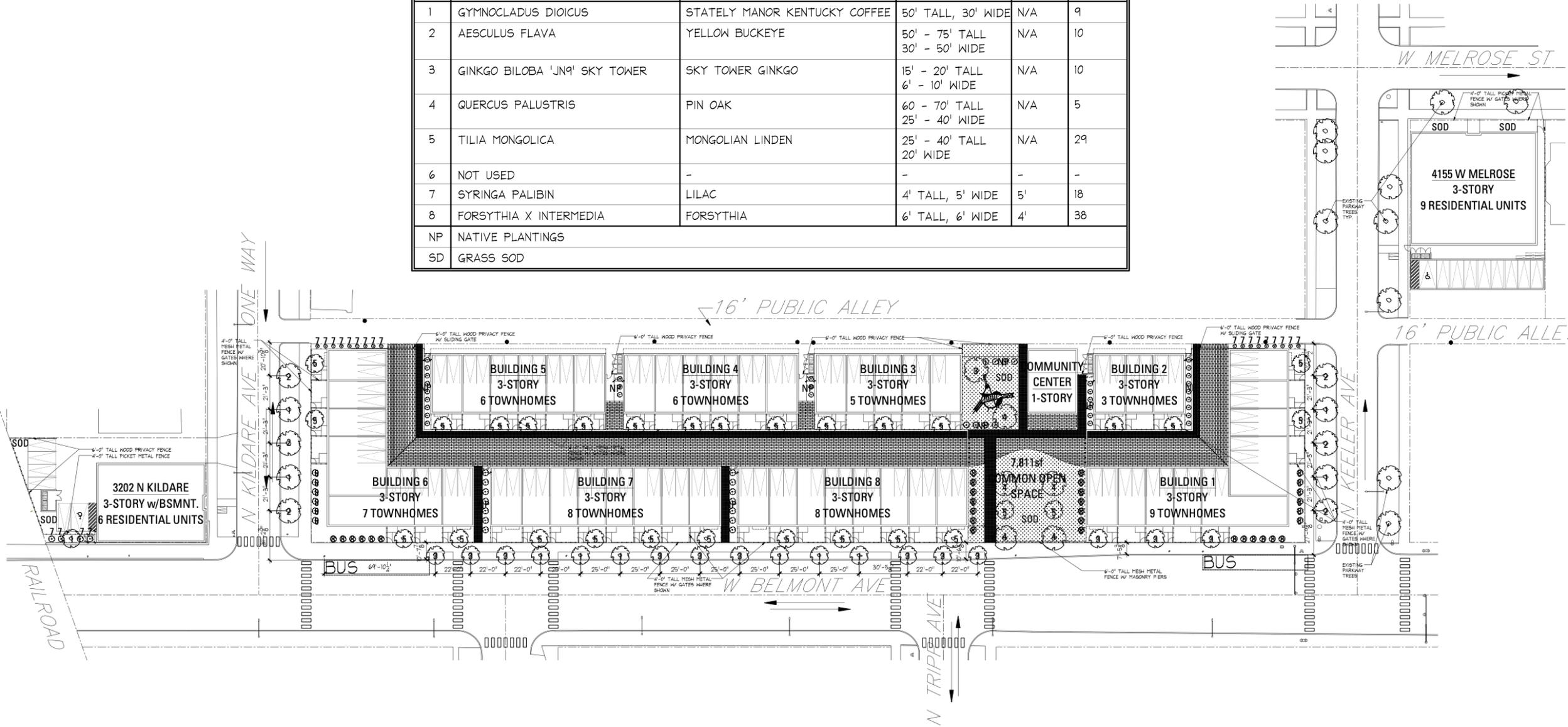


## OPEN SPACE & PRIVATE YARDS:

- Private open space is provided for each unit in an at-grade front yard, and a private roof deck.
- Private front yards vary from 172.8sf to 201.0sf
- Private roof decks vary from 254sf to 305sf



PLANTING SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
1	GYMNOCLADUS DIOICUS	STATELY MANOR KENTUCKY COFFEE	50' TALL, 30' WIDE	N/A	9
2	AESCLUSUS FLAVA	YELLOW BUCKEYE	50' - 75' TALL 30' - 50' WIDE	N/A	10
3	GINKGO BILOBA 'JN9'	SKY TOWER GINKGO	15' - 20' TALL 6' - 10' WIDE	N/A	10
4	QUERCUS PALUSTRIS	PIN OAK	60 - 70' TALL 25' - 40' WIDE	N/A	5
5	TILIA MONGOLICA	MONGOLIAN LINDEN	25' - 40' TALL 20' WIDE	N/A	29
6	NOT USED	-	-	-	-
7	SYRINGA PALIBIN	LILAC	4' TALL, 5' WIDE	5'	18
8	FORSYTHIA X INTERMEDIA	FORSYTHIA	6' TALL, 6' WIDE	4'	38
NP	NATIVE PLANTINGS				
SD	GRASS SOD				



**OPEN SPACE + LANDSCAPING**

## BUILDING DESIGN:

- All buildings are primarily of masonry and face brick construction
- Other claddings are of durable materials including box rib metal panels with Kynar finish and pre-finished fiber cement siding
- The townhome site was arranged to hold the corner and limit visuals in to the interior driveway
- All sidewalls have windows and brick details



**New Construction = 100 points required**

**Designed to earn the Energy Star = 30 points**

**Exceed Energy Code (10%) = 30 points**

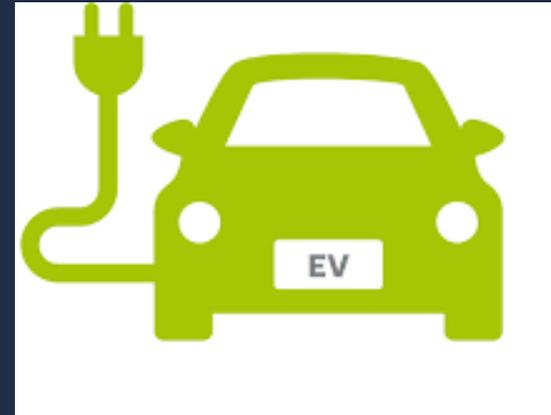
**Tree Planting = 5 points**

**Green Roof 50-100% = 10 points**

**Indoor Water Use Reduction (25%) = 10 points**

**EV Charging Stations = 10 points**

**EV Charger Readiness = 5 points**

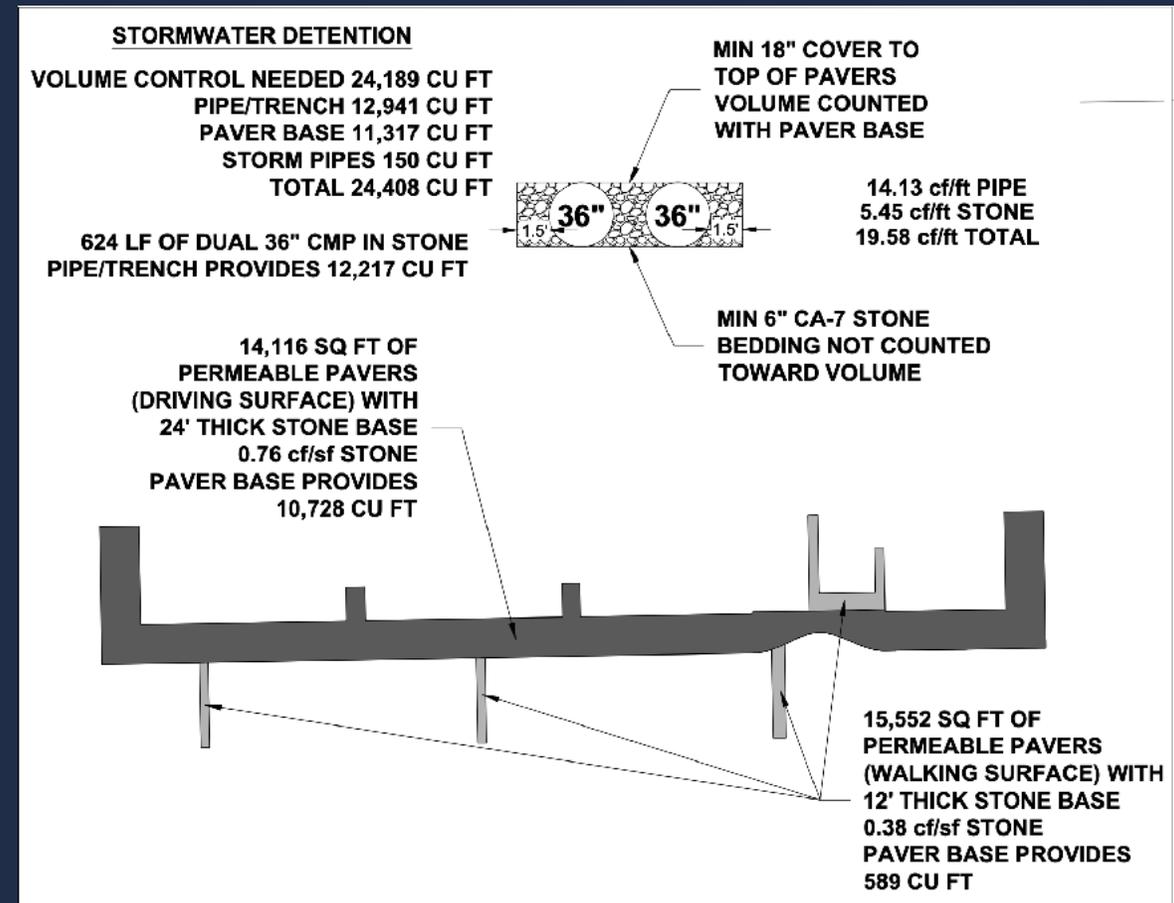


The project complies with the stormwater ordinance through the use of:

- Underground CMP pipes
- Permeable pavers
- Clean crushed stone that underlies the permeable pavers and surrounds the CMP pipe.

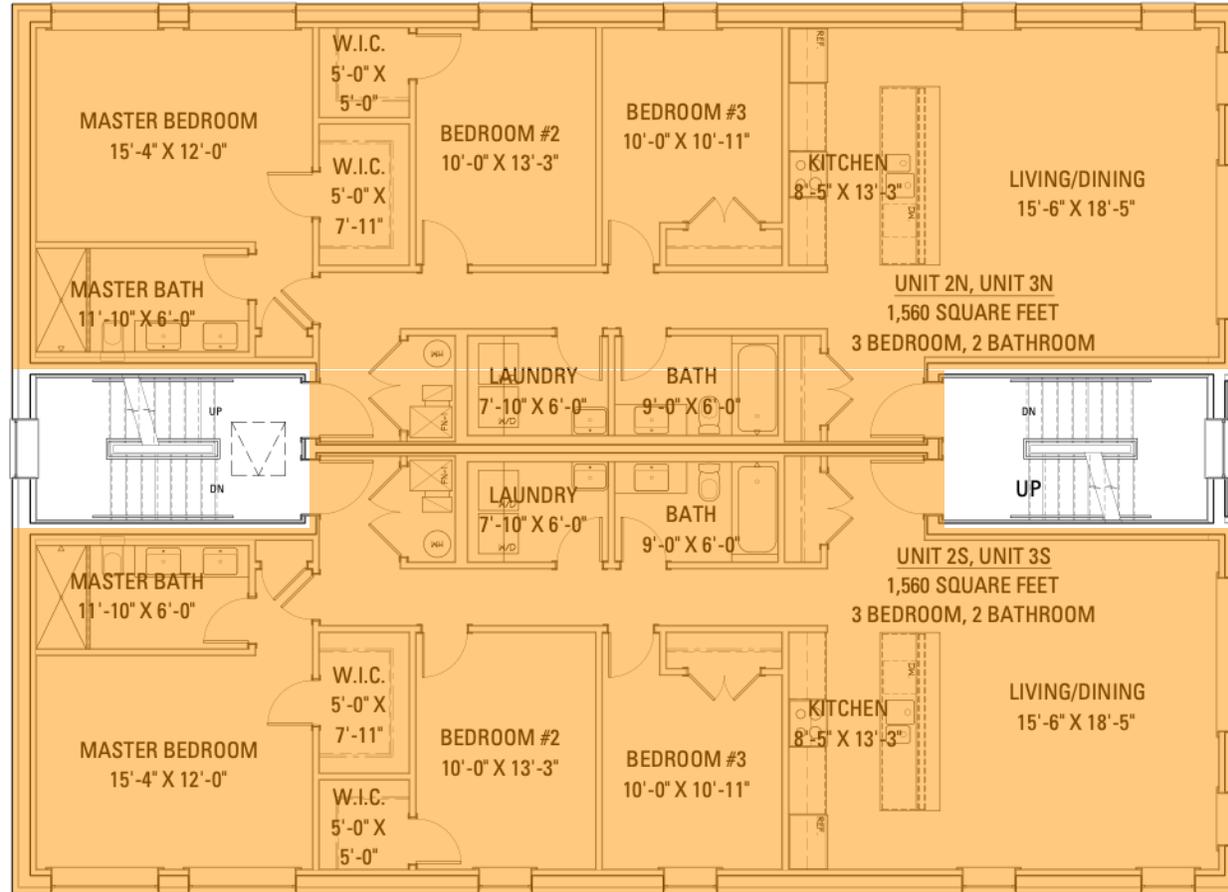
This system both stores water for the rate control requirement and infiltrates water for the volume control requirement.

The project also increases the pervious surface, compared to the existing conditions with the permeable pavers and green roofs.



The project complies with the affordable requirements ordinance by providing 10% (7 units) of the total 67 units as for-sale affordable units.

Unit #	Bedrooms	Accessible
3202 N Kildare #2S	3	
3202 N Kildare #2N	3	
3202 N Kildare #3N	3	
4157 W Melrose #1W	3	Type A
4157 W Melrose #1S	3	Type C
4157 W Melrose #2W	3	
4157 W Melrose #2S	3	

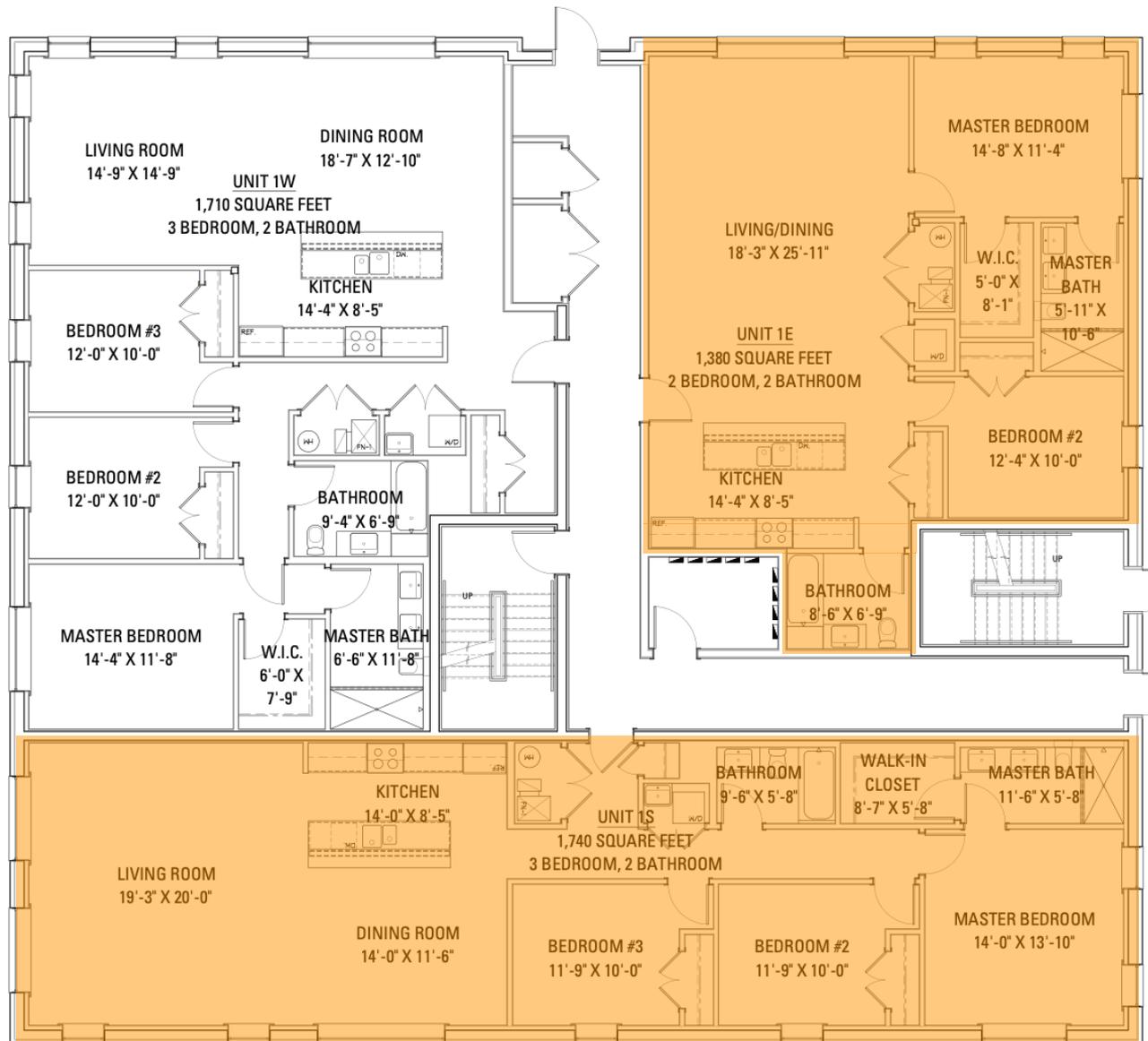


SECOND/THIRD FLOOR

3202 N KILDARE PLANS

3/32" = 1'-0"

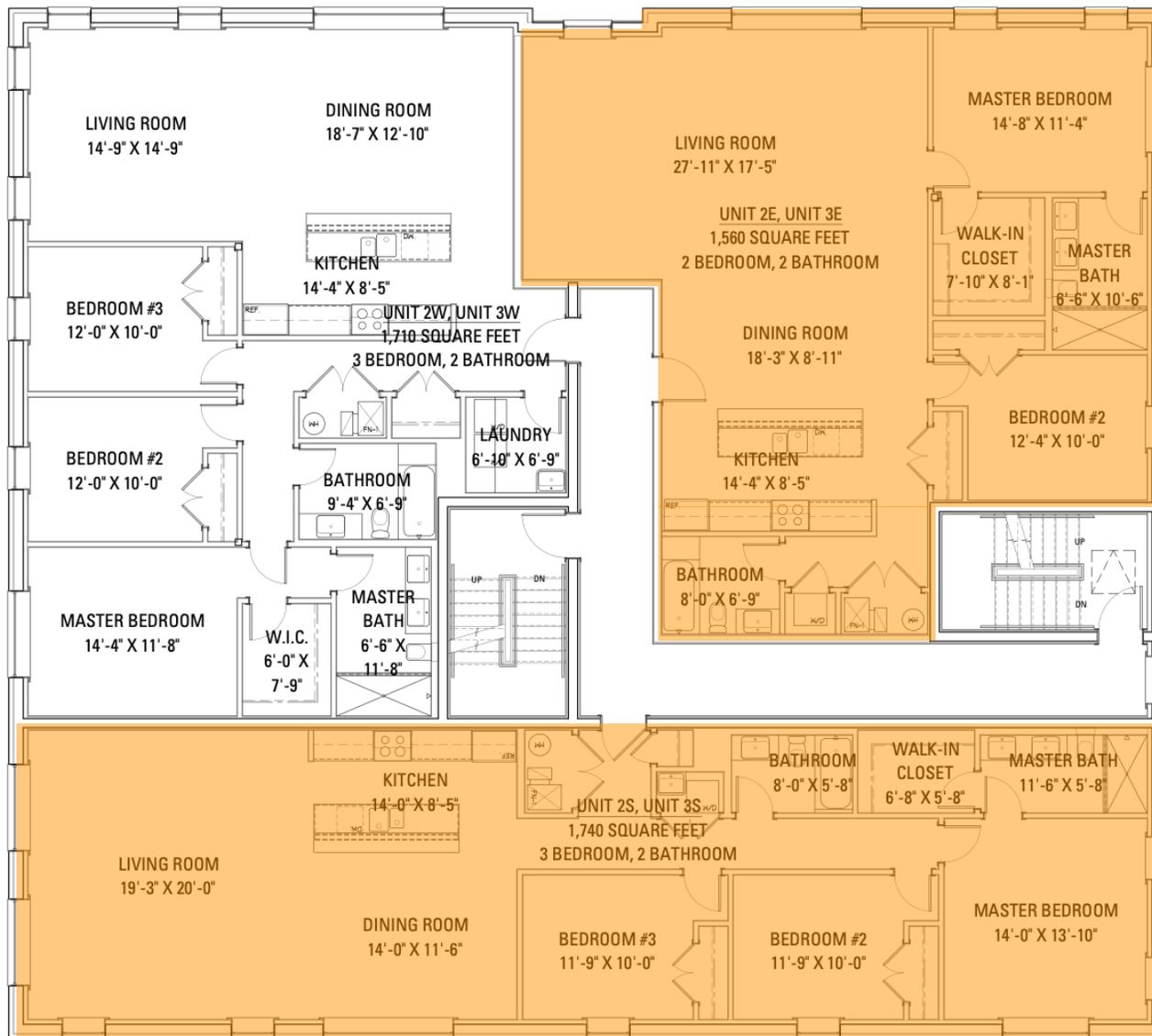




FIRST FLOOR  
4155 W MELROSE PLANS

3/32" = 1'-0"





SECOND/THIRD FLOOR  
4155 W MELROSE PLANS

3/32" = 1'-0"



**Public benefits of this project include:**

- **Environmental remediation of the existing contaminated site.**
- **Improvements and restoration of portions of the public way (curbs, gutters, sidewalks) consistent with CDOT standards.**
- **\$34,559 Open Space Impact Fee to help create public open spaces in Chicago.**
- **Approximately 200 jobs throughout the construction of the project.**
  - Participation goals of:**
    - 26% Participation from Qualified Minority Business Enterprises**
    - 6% Participation from Qualified Women Business Enterprises**
    - 50% Participation from Chicago Residents**

# ★ DPD Recommendations

- The project is in strict compliance with the FAR standards and substantial compliance with other development standards of the underlying zoning district (17-8-0901).
- 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 interest, safety, and comfort (17-8-0905-A).
- Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it. (17-8-0905-B-1).
- The proposal provides adequate, inviting, usable and accessible parks, open spaces and recreation areas and provides substantial landscaping of the open areas (17-8-0909-A-1&2).
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.

