



CHICAGO PLAN COMMISSION

Department of Planning and Development

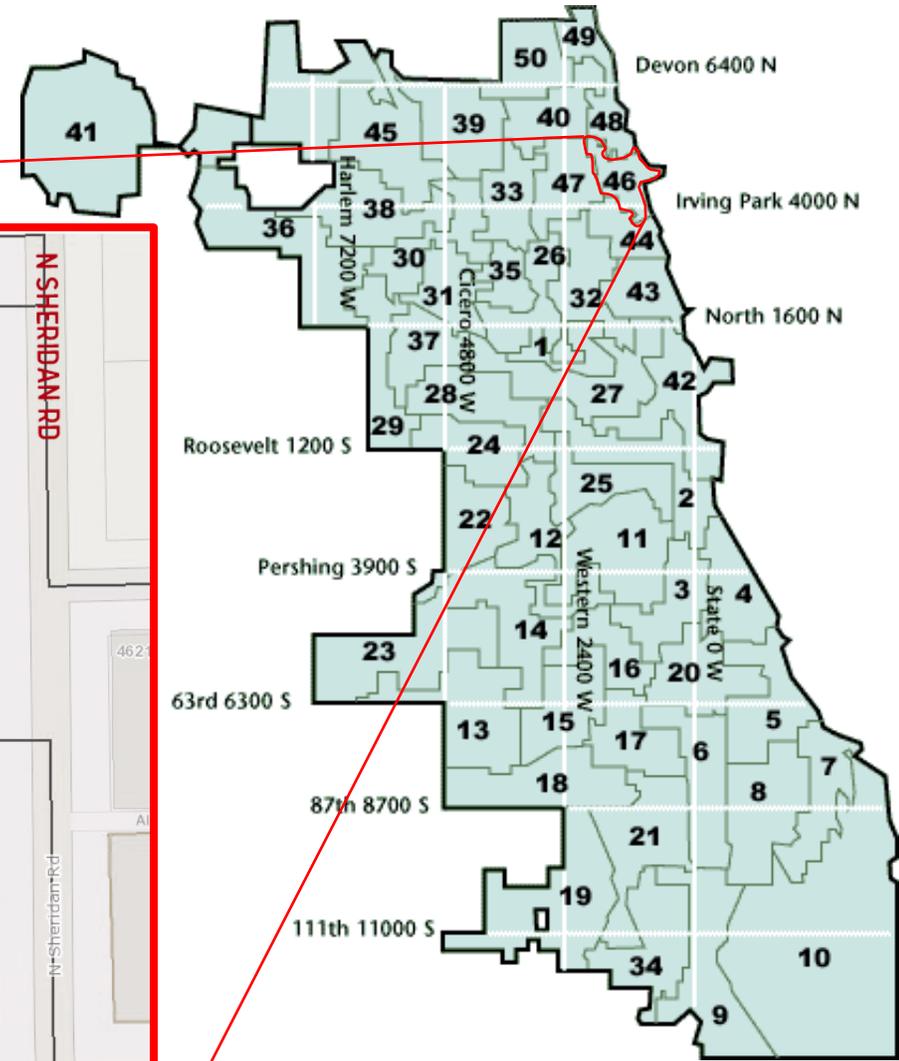
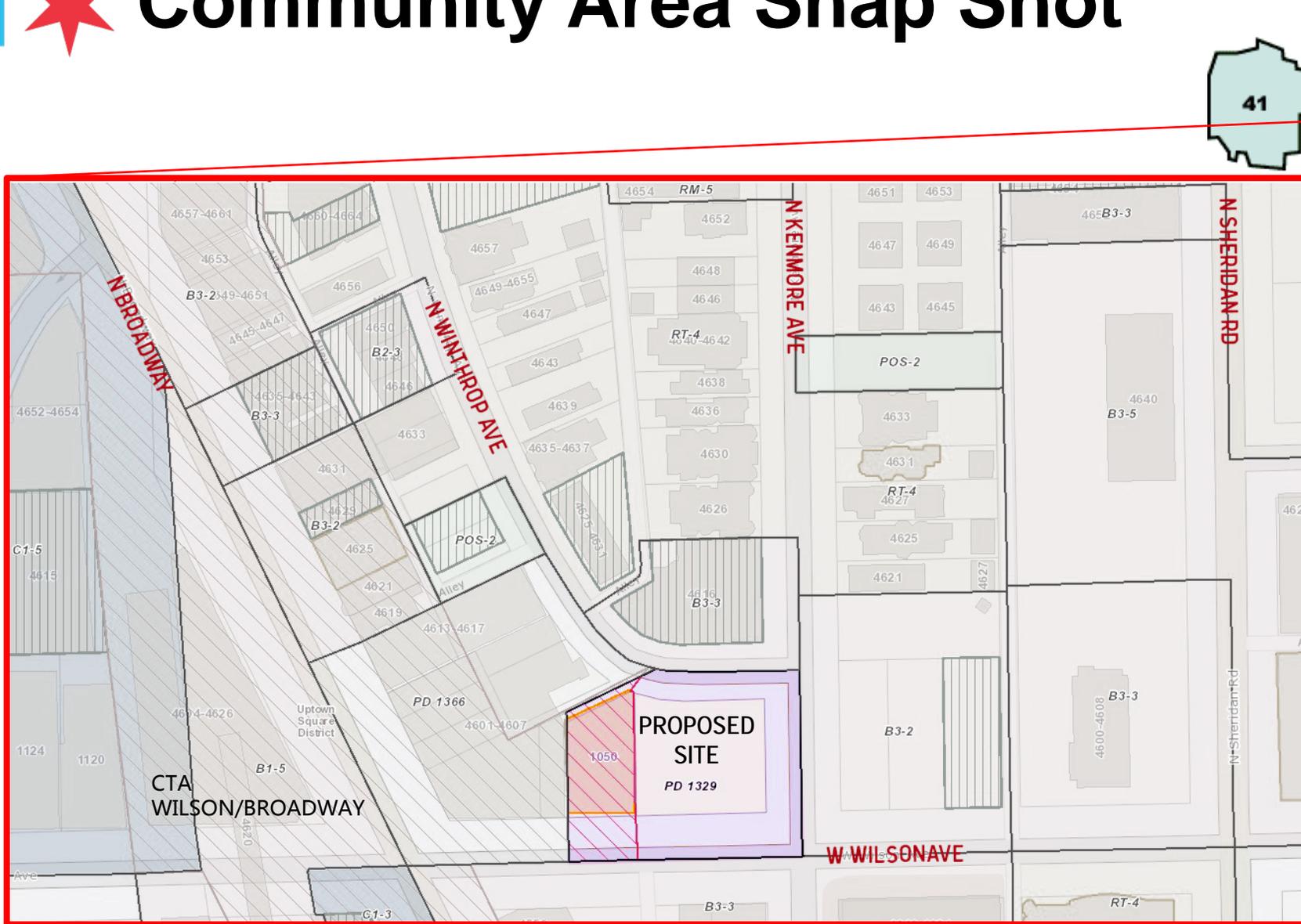
4600 N Kenmore

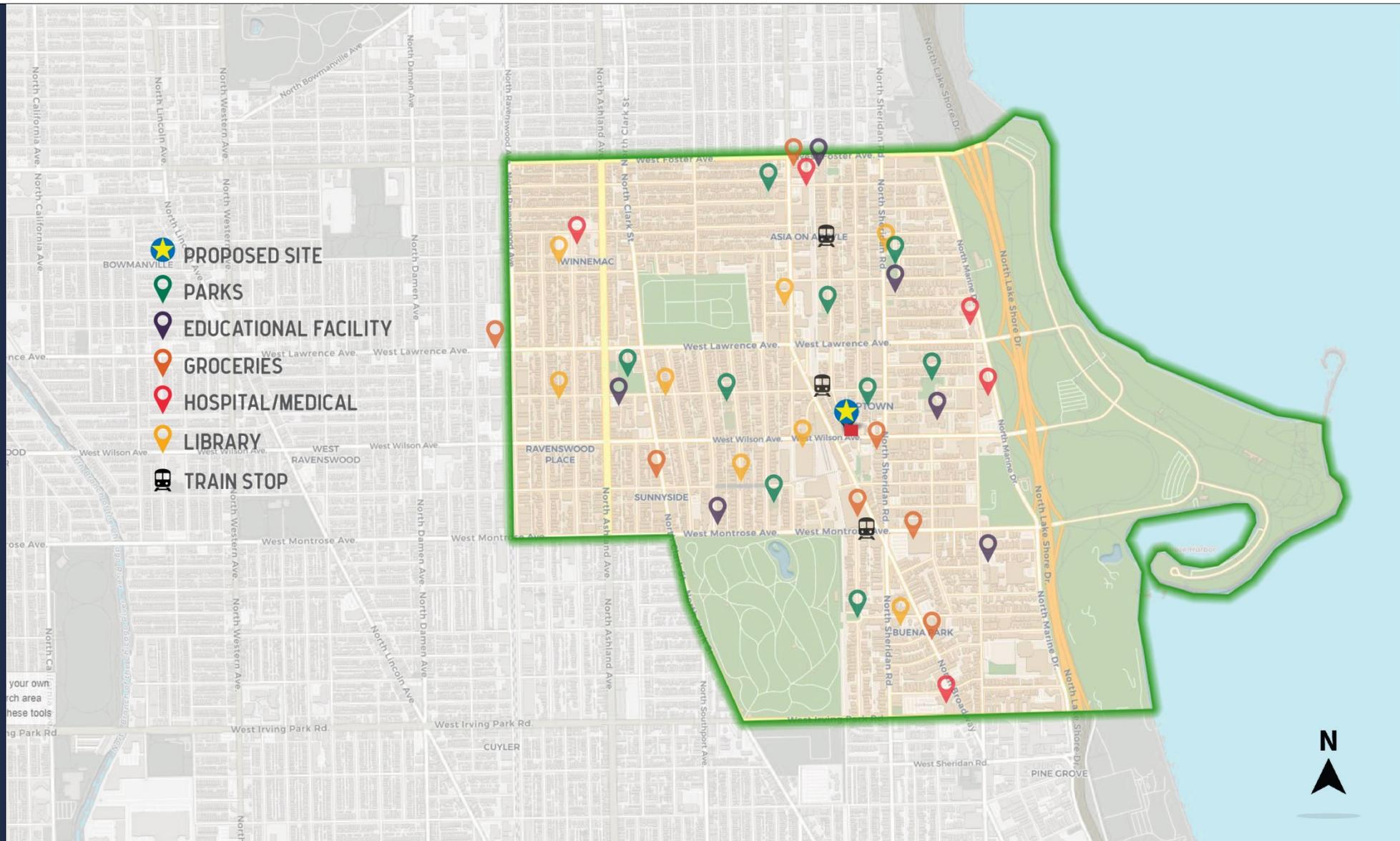
4600 N Kenmore Ave (1050 W Wilson Ave) [46th Ward]

1050 Wilson Partners LLC

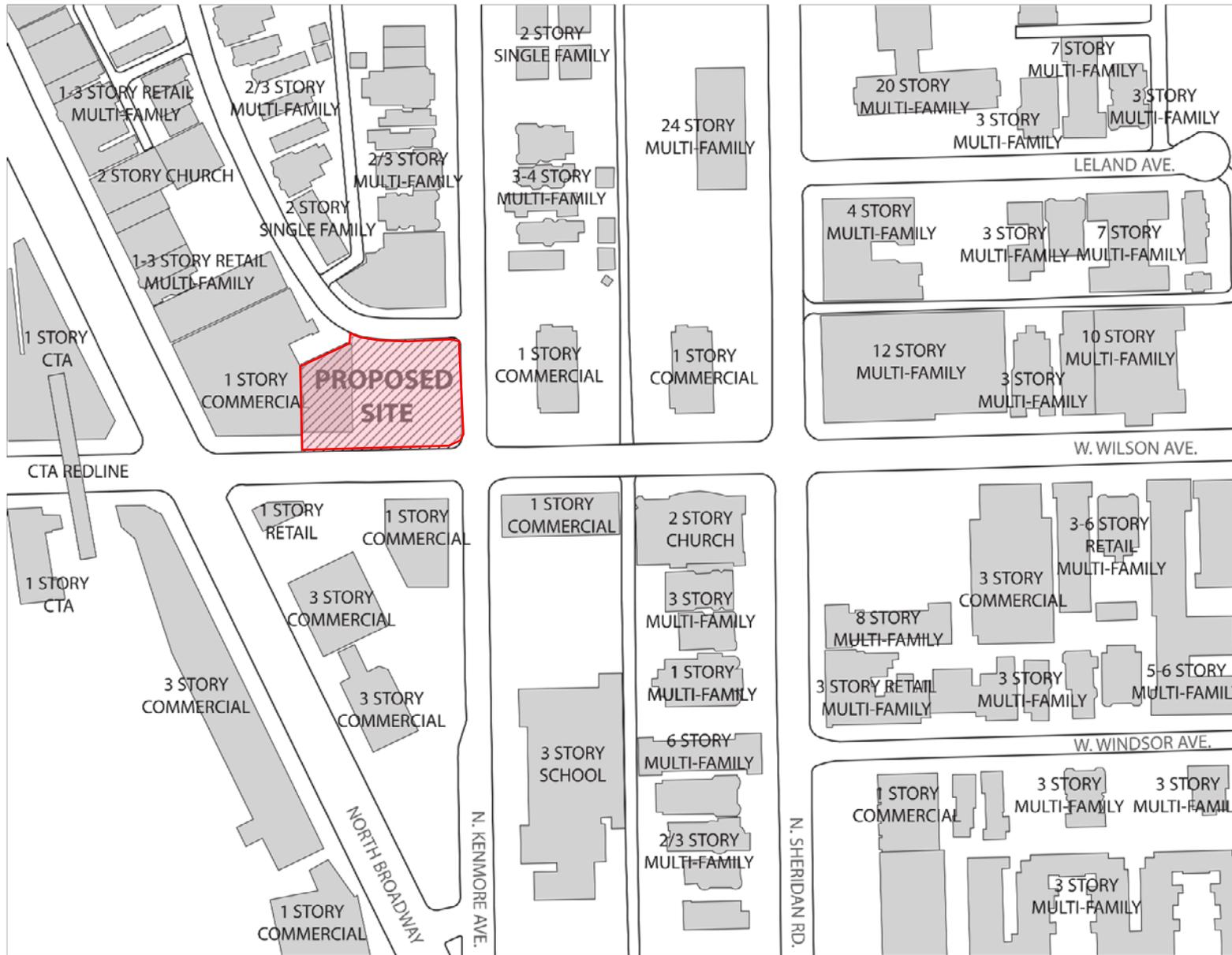
12/17/2020

Community Area Snap Shot





SITE CONTEXT PLAN



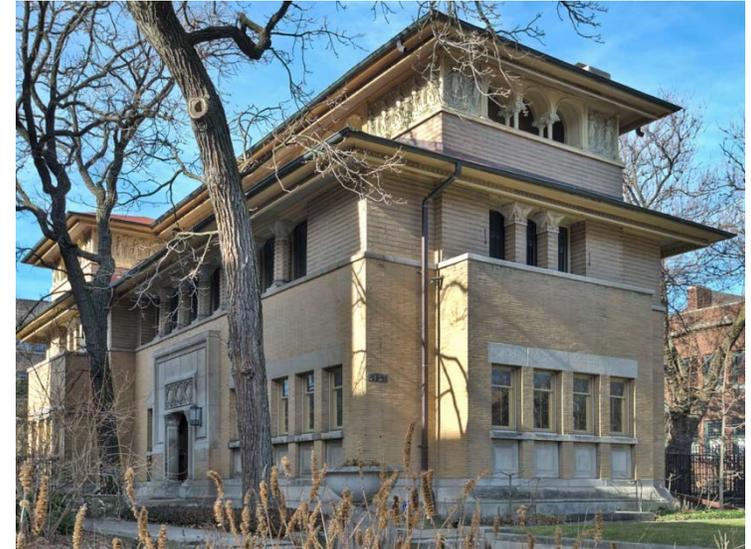
LAND USE CONTEXT PLAN

Community Area Snap Shot | Uptown

COMMUNITY AREA INFORMATION:

- Uptown Community
- Total Population: 58,424
 - 54.1% White non-Hispanic
 - 15.1% Hispanic or Latino
 - 17.5% Black non-Hispanic
 - 9.9% Asian non-Hispanic
- Median Income: \$51,889

★ Community Area Snap Shot

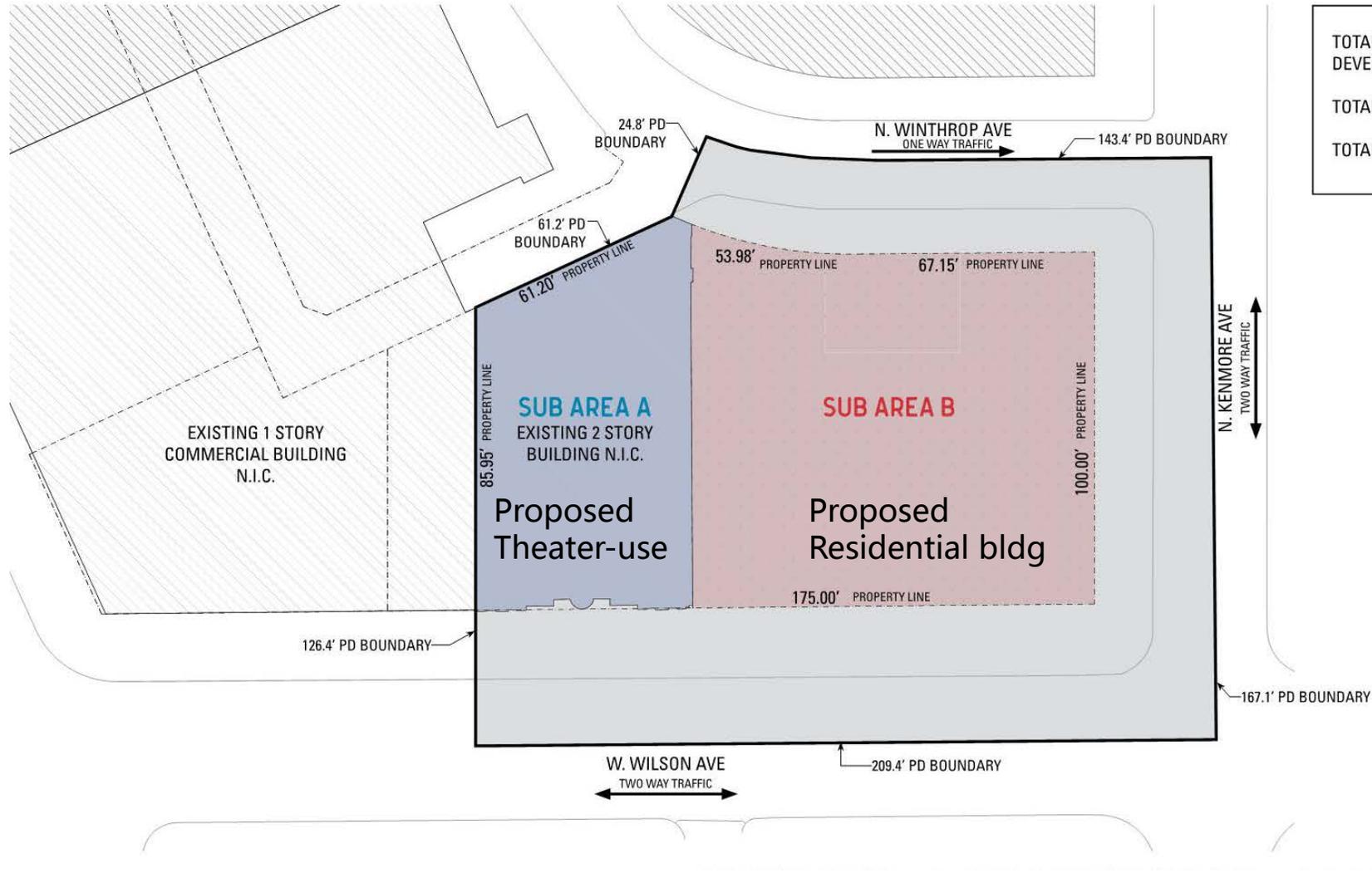




Google Earth

AERIAL VIEW FROM SOUTHEAST

Community Area Snap Shot



TOTAL GROSS PLANNED DEVELOPMENT SITE AREA:	33,220 SF
TOTAL NET SITE AREA:	17,627 SF
TOTAL AREA IN RIGHT-OF-WAY:	15,593 SF



★ Pedestrian Context

South elevation



east elevation



← PROPOSED

↑ EXISTING

★ Project Timeline + Community Outreach

- PD originally approved in October 2016
- Proposed changes:
 - Add theater as a permitted use in existing building
 - Reduce height from 8 stories to 5
 - Reduce unit count from 110 to 62
 - Relocate parking access



LEVEL 01 + SITE PLAN

Total SF = 10,568
 Parking = 16 spots
 Retail SF = 2,542

- PARKING
- LOBBY
- SERVICE
- RESIDENTIAL
- RETAIL



SITE + GROUND FLOOR PLAN

TYPICAL FLOOR

Total SF = 10,698
18 Units
(12) 1 Bedroom
(6) Efficiency

- COMMON**
- SERVICE**
- RESIDENTIAL**



TYPICAL FLOOR PLAN (LEVELS 02-04)

FLOOR 05

Total SF = 6,984
8 Units
(2) 2 Bedroom
(5) 1 Bedroom
(1) Efficiency

- COMMON**
- SERVICE**
- RESIDENTIAL**
- GREEN ROOF**



ROOF

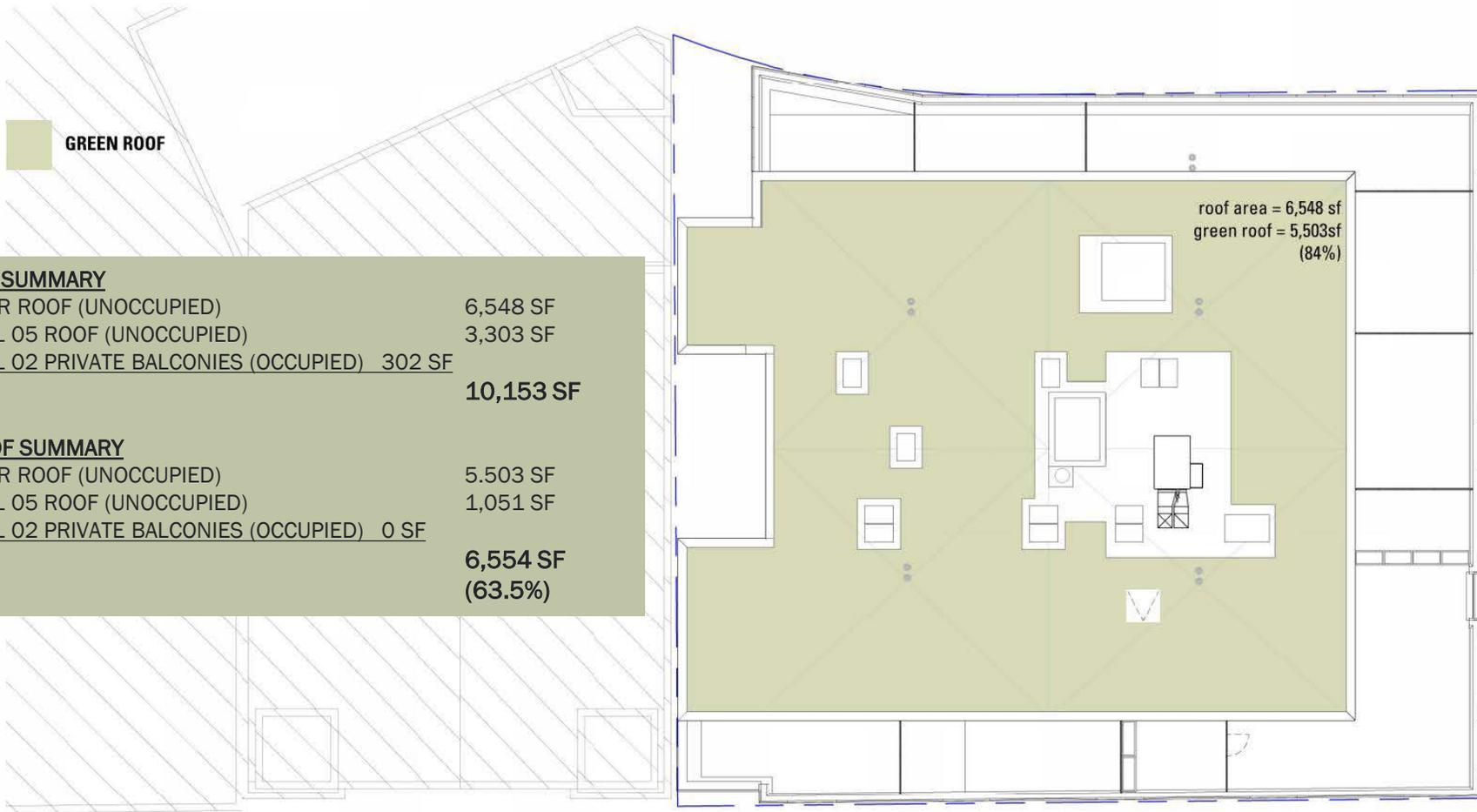
GREEN ROOF

ROOF AREA SUMMARY

- UPPER ROOF (UNOCCUPIED) 6,548 SF
 - LEVEL 05 ROOF (UNOCCUPIED) 3,303 SF
 - LEVEL 02 PRIVATE BALCONIES (OCCUPIED) 302 SF
- 10,153 SF**

GREEN ROOF SUMMARY

- UPPER ROOF (UNOCCUPIED) 5,503 SF
 - LEVEL 05 ROOF (UNOCCUPIED) 1,051 SF
 - LEVEL 02 PRIVATE BALCONIES (OCCUPIED) 0 SF
- 6,554 SF
(63.5%)**





BUILDING ELEVATION (SOUTH)



EXPOSED RIVET
FASTENED ACM
PANELS - FLAT
EXPOSED RIVET
FASTENED ACM
PANELS - FOLDED

U/S ELEVATOR OVERRIDE ROOF
62' - 6"

ROOF
59' - 0"

T/J PARAPET LOWER
52' - 0"

LEVEL 05
48' - 0"

SIGNAGE

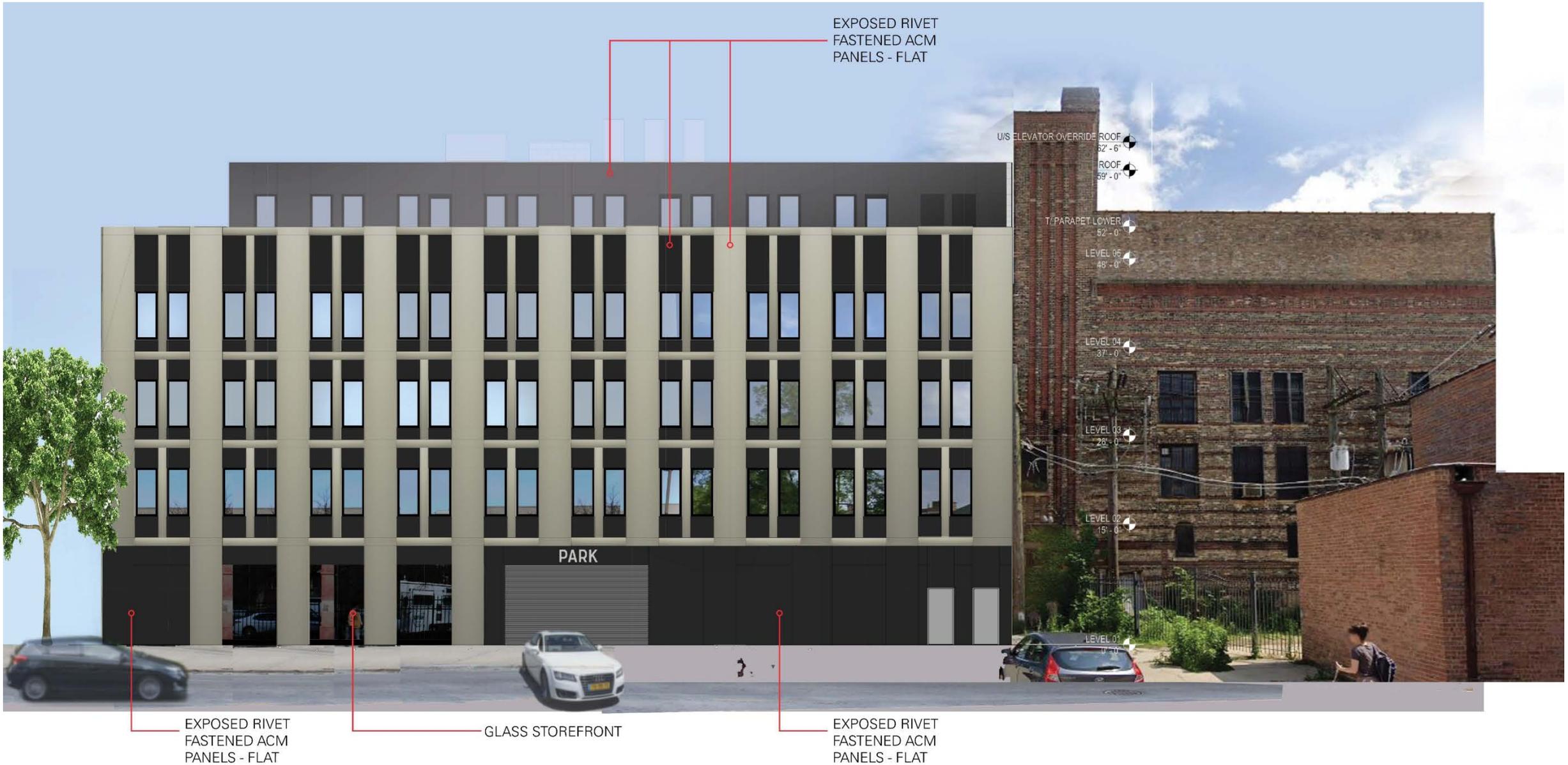
4
6
0
0

LEVEL 01
48' - 0"

GLASS STOREFRONT

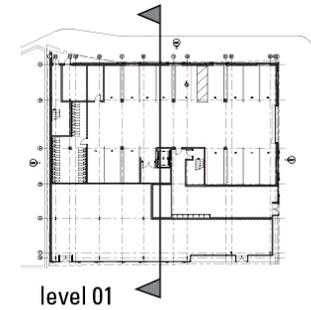
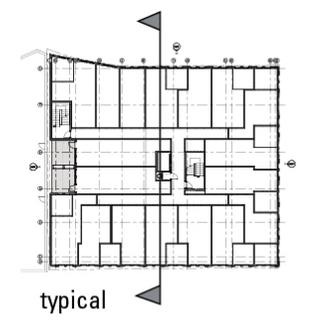
EXPOSED RIVET
FASTENED ACM
PANELS - FLAT

BUILDING ELEVATION (EAST)

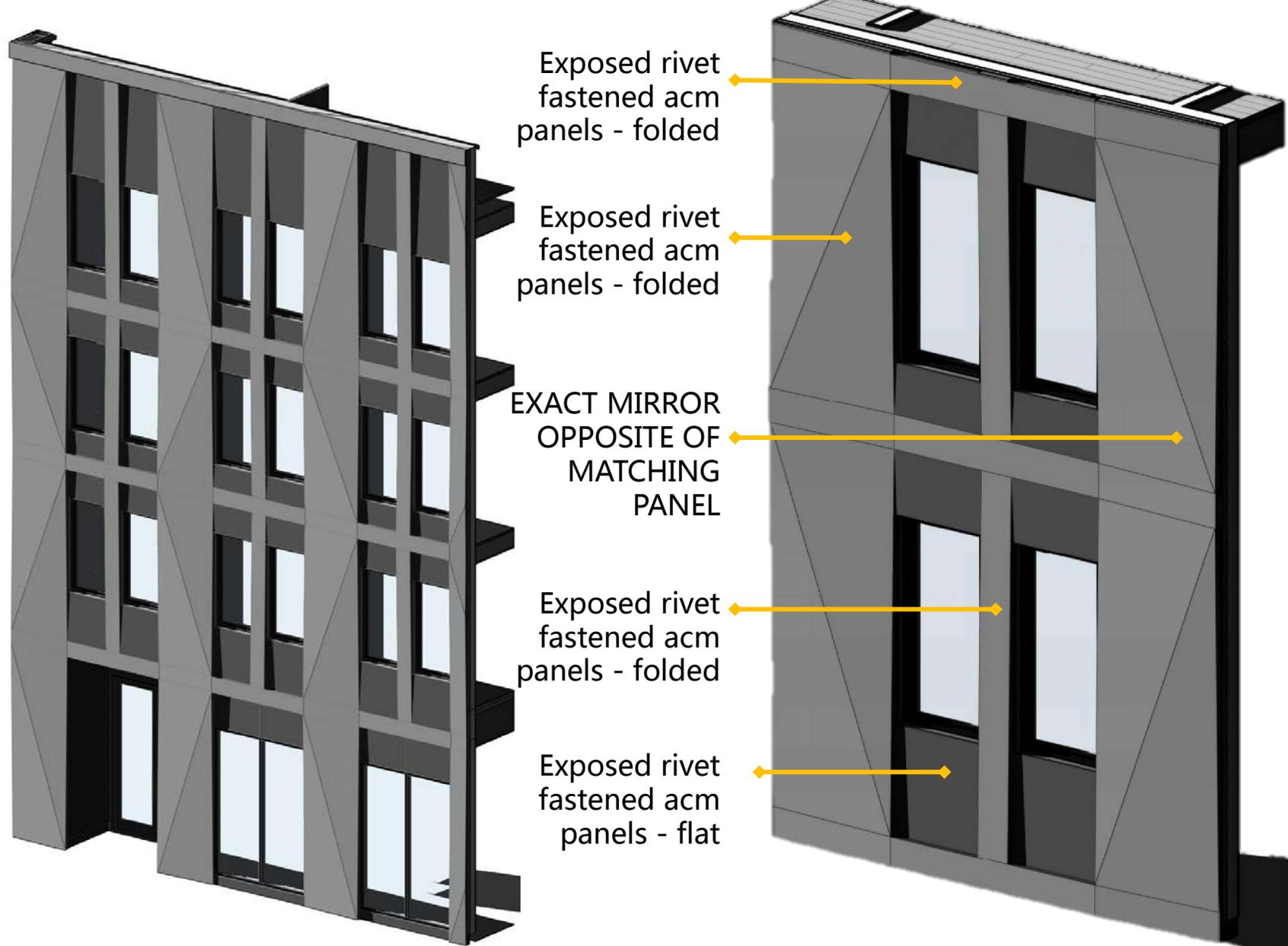


BUILDING ELEVATION (NORTH)

- PARKING
- LOBBY
- SERVICE
- RESIDENTIAL
- RETAIL



BUILDING SECTION



FAÇADE SECTIONS

17-8-0904-A Transportation, Traffic Circulation and Parking;

General Intent

1. promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles;
2. promote transit, pedestrian and bicycle use;
3. ensure accessibility for persons with disabilities;
4. minimize conflict with existing traffic patterns in the vicinity;
5. minimize and mitigate traffic congestion associated with the proposed development;
6. provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas; and
7. provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas

17-8-0904-B Transportation, Traffic Circulation and Parking;

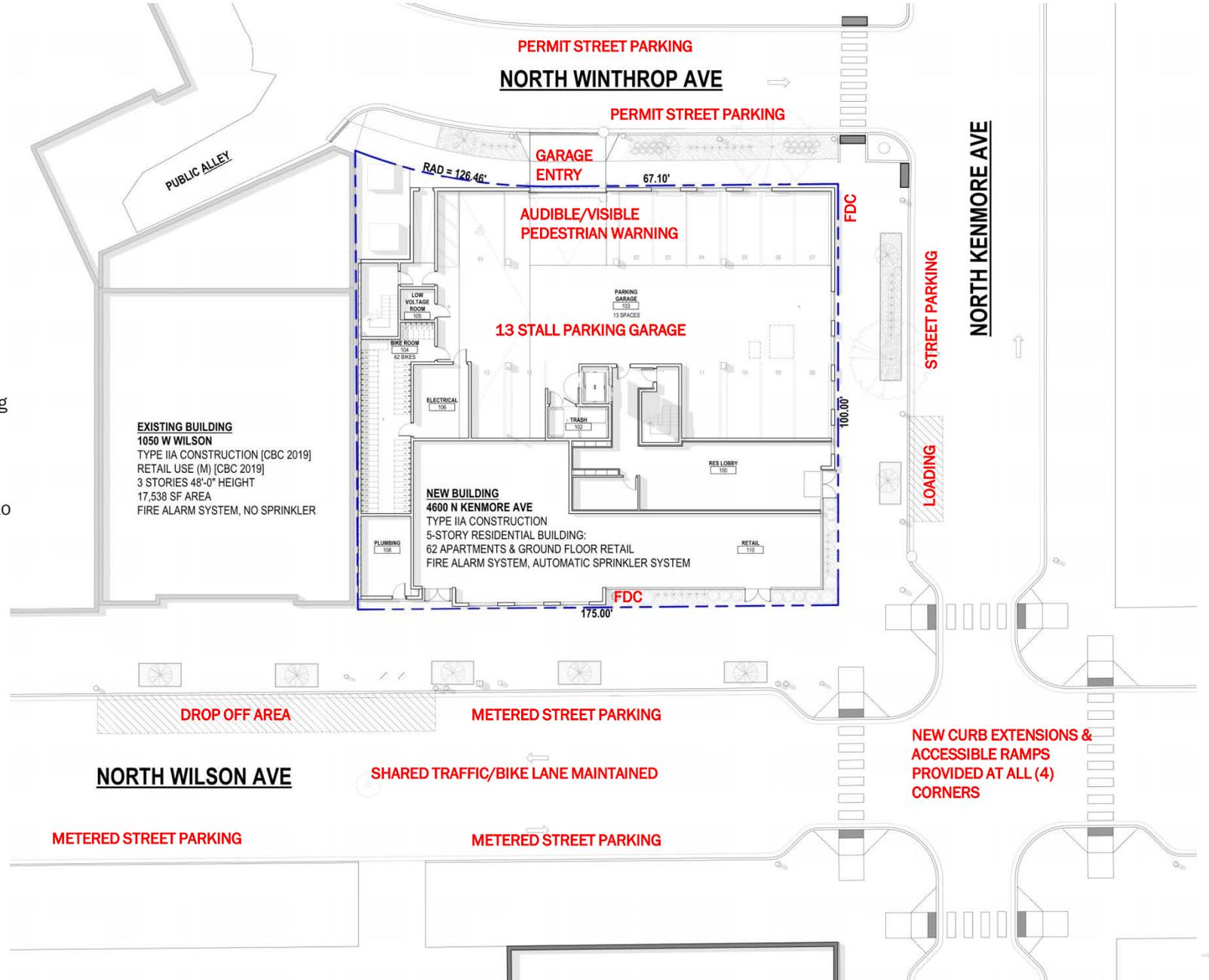
Transportation

1. All streets should be constructed to city standards pertaining to paving and construction materials and be dedicated for public use. Deviations from standard widths (cross-sections) may be approved as part of the PD approval process.
2. n/a

17-8-0904-C Transportation, Traffic Circulation and Parking;

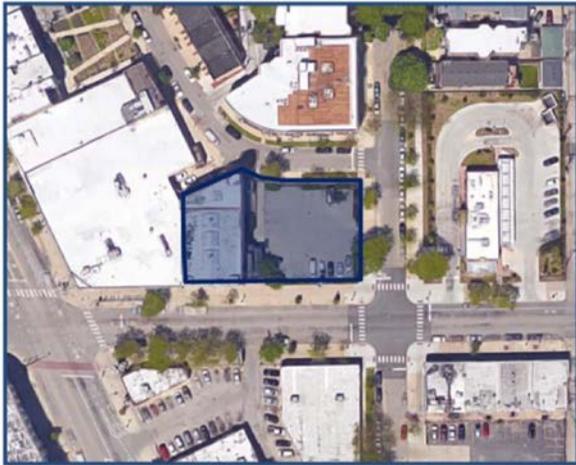
Parking

1. n/a
2. n/a
3. Shared parking garage for residents provided with (13) stalls.



TOD Transportation Study 1050 West Wilson Avenue

Chicago, Illinois



KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

May 11, 2020

TRAFFIC STUDY CONCLUSIONS & RECOMMENDATIONS

- FOR FUTURE RESIDENTS THAT DO NOT OWN A VEHICLE
 - SITE IS LOCATED 250FT FROM WILSON RED AND PURPLE LINE STATION
 - SITE IS LOCATED WITHIN WALKING DISTANCE TO SEVERAL CTA BUS ROUTES
 - SITE IS LOCATED NEAR MULTIPLE DIVVY STATIONS AND CAR-SHARING VEHICLES
- VEHICLE ACCESS
 - *PARKING GARAGE ACCESS WILL BE PROVIDED ALONG WINTHROP AVENUE
 - EXISTING DRIVE ON KENMORE WILL BE REMOVED
- LOADING
 - LOADING PROPOSED ON KENMORE IN FRONT OF THE BUILDING MAIN ENTRANCE
- RESIDENTIAL PARKING
 - PROPOSED DEVELOPMENT QUALIFIES FOR THE TOD ORDINANCE
 - *DEVELOPMENT PROPOSED TO PROVIDE (13) OFF-STREET PARKING SPACES, OR A RATIO OF APPROXIMATELY 0.21, WITHIN THE GROUND FLOOR PARKING GARAGE.
 - ADDITIONAL PARKING EXISTS IN THE AREA ALONG WILSON AVE AND NORTH BROADWAY (ON-STREET PAY BOX PARKING)
- THEATER PARKING
 - PROPOSED THEATER WILL NOT PROVIDE ON-SITE PARKING
 - MULTIPLE PARKING LOTS EXIST WITHIN CLOSE PROXIMITY OF THE SITE ALONG WITH ON-STREET PARKING AVAILABLE
- TRANSPORTATION SUSTAINABILITY CONCLUSIONS AND RECOMMENDATIONS
 - *INDOOR BIKE STORAGE WITH 62 SPACES WILL BE PROVIDED FOR THE RESIDENTS
 - ADDITIONAL BIKE RACKS WILL BE PROVIDED NEAR THE RETAIL OFF OF WILSON AVE
 - CONSIDERATION TO DEDICATING A SPACE WITHIN THE PARKING GARAGE FOR A CAR-SHARING VEHICLE
 - CONSIDERATION TO PROVIDING CTA TRANSIT INFORMATION KIOSK

*CHANGES MADE SINCE TRAFFIC STUDY PER PLANNING DEPARTMENT
REQUESTS ON NOVEMBER 6, 2020



17-8-0905-B Pedestrian-Orientation; Building Features

1. Building abuts sidewalk with doors and windows on all (3) elevations.
2. Primary entrance is demarcated by a reveal and signage and is located at sidewalk level off of Kenmore.
3. Retail tenant located on prominent elevations off of W Wilson Avenue and N Kenmore Avenue. Residential parking garage entrance is located off of N Winthrop Avenue.
4. No large expanse of blank wall located on pedestrian walkways.
5. 80% of street-facing façade at grade-level retail is comprised of clear, non-reflective windows.
6. Solid windowless walls are limited and are articulated with architectural elements.
7. Pedestrian-level façade is articulated to reduce the scaled appearance of a heightened podium of 15ft.
8. Sidewalk widths will be maintained on all (3) open elevations.

17-8-0905-B Urban Design; Building Features

1. Building lines (3) sidewalks
2. Building aligns with neighboring building and follows the extents of the existing sidewalks.
3. *Street wall* is maintained. No gaps between buildings exist.
4. Development holds the corner and driveway is not located at any corner of the property.
5. n/a
6. n/a

17-8-0905-C Urban Design; Residential Development

1. Residential Development is neither gated nor walled off.
2. n/a
3. n/a

17-8-0905-D Urban Design; Transitions

1. Service area located away from street and away from residential building entrances.

LEVEL 01 + SITE PLAN

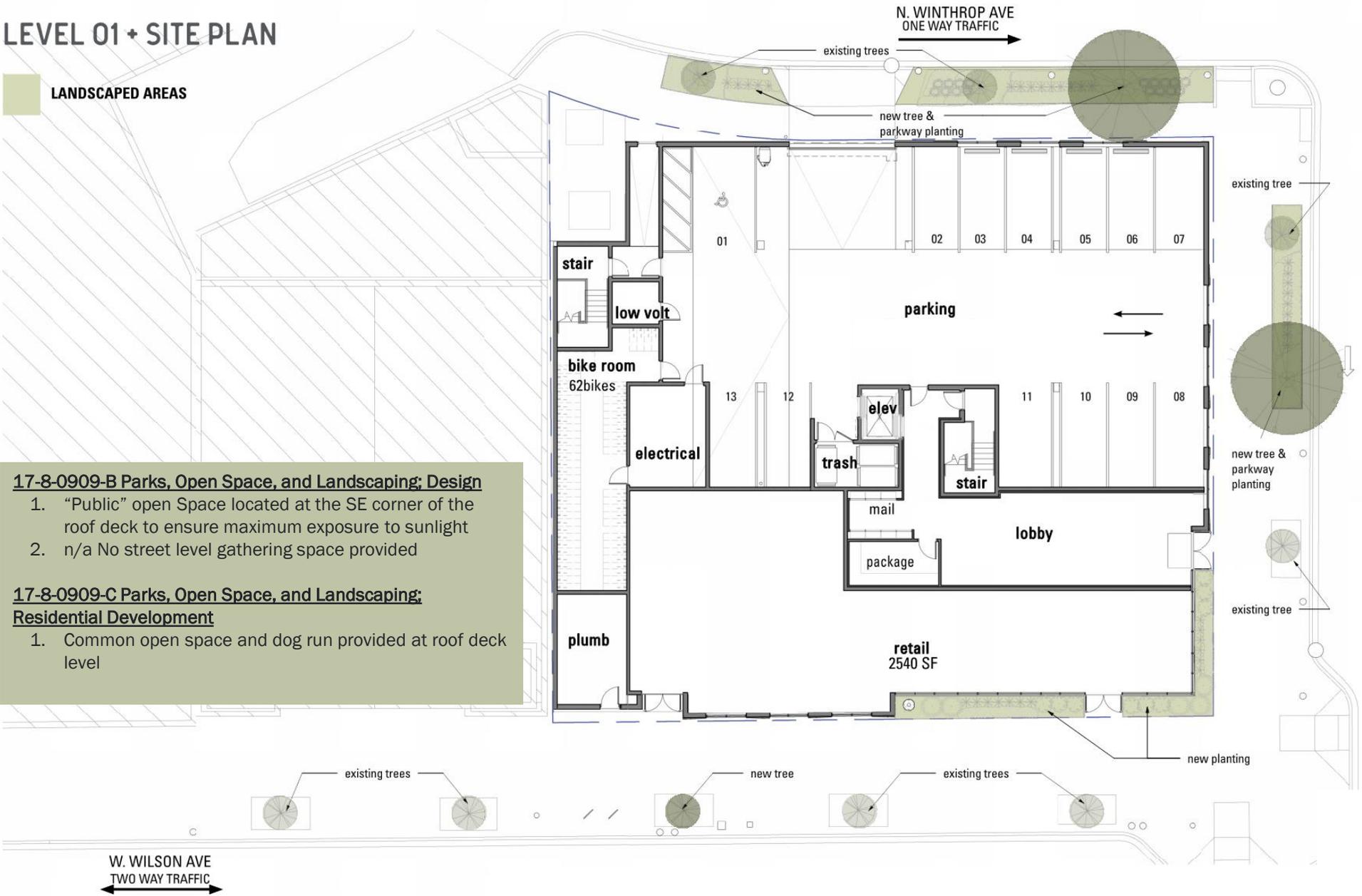
LANDSCAPED AREAS

17-8-0909-B Parks, Open Space, and Landscaping; Design

1. "Public" open Space located at the SE corner of the roof deck to ensure maximum exposure to sunlight
2. n/a No street level gathering space provided

17-8-0909-C Parks, Open Space, and Landscaping; Residential Development

1. Common open space and dog run provided at roof deck level



FLOOR 05

Total SF = 6,984
 8 Units
 (2) 2 Bedroom
 (5) 1 Bedroom
 (1) Efficiency

roof area = 3,303 sf
 green roof = 1,051 sf
 (32%)

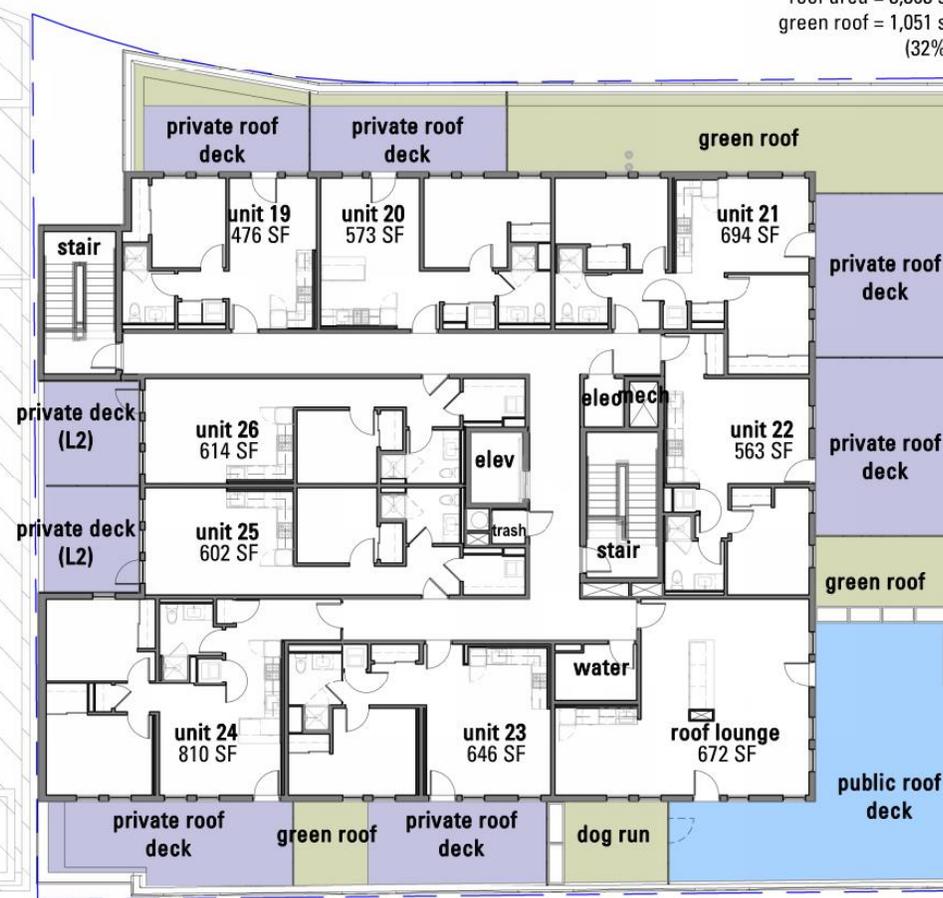
- PUBLIC ROOF DECK
- RES ROOF DECK
- GREEN ROOF

17-8-0909-B Parks, Open Space, and Landscaping; Design

1. "Public" open Space located at the SE corner of the roof deck to ensure maximum exposure to sunlight
2. n/a No street level gathering space provided

17-8-0909-C Parks, Open Space, and Landscaping; Residential Development

1. Common open space and dog run provided at roof deck level



Operable windows -
BLACK



Stacbond
stb-406
bronze metallic
(FOLDED AND
FLAT PANELS)



Stacbond
stb-417
Umbra grey
(FLAT PANELS)



Glass storefront - BLACK



Exposed rivet
fastened acm
panels

BUILDING MATERIALS



Compliance Options	Points Required		Sustainable Strategies Menu																																		
			Health	Energy					Stormwater					Landscapes		Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife								
Compliance Paths	Starting Points		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	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						Choose one		Choose one		Choose one										Choose one		Choose one														
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	30	20	10	20	5	5	5	5	10	5	5	10	10	5	10		

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)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

AFFORDABLE REQUIREMENTS ORDINANCE

- PD is subject to 2007 ARO
- 10% required (6 units)
 - Unit to be provided on-site

ECONOMIC AND COMMUNITY BENEFITS

- Project will create 50 Full-time jobs and 250 construction jobs
- Applicant is committed to pursuing City M/WBE goals
 - 26% MBE
 - 6% WBE
 - 50% City Residency



DPD Recommendations

DPD has concluded that **this proposal is appropriate for this site and supports this development** for the following reasons:

Promotes economically beneficial development patterns (per 17-8-0103);

Promotes unified planning and development (per 17-8-0102);