



CHICAGO PLAN COMMISSION

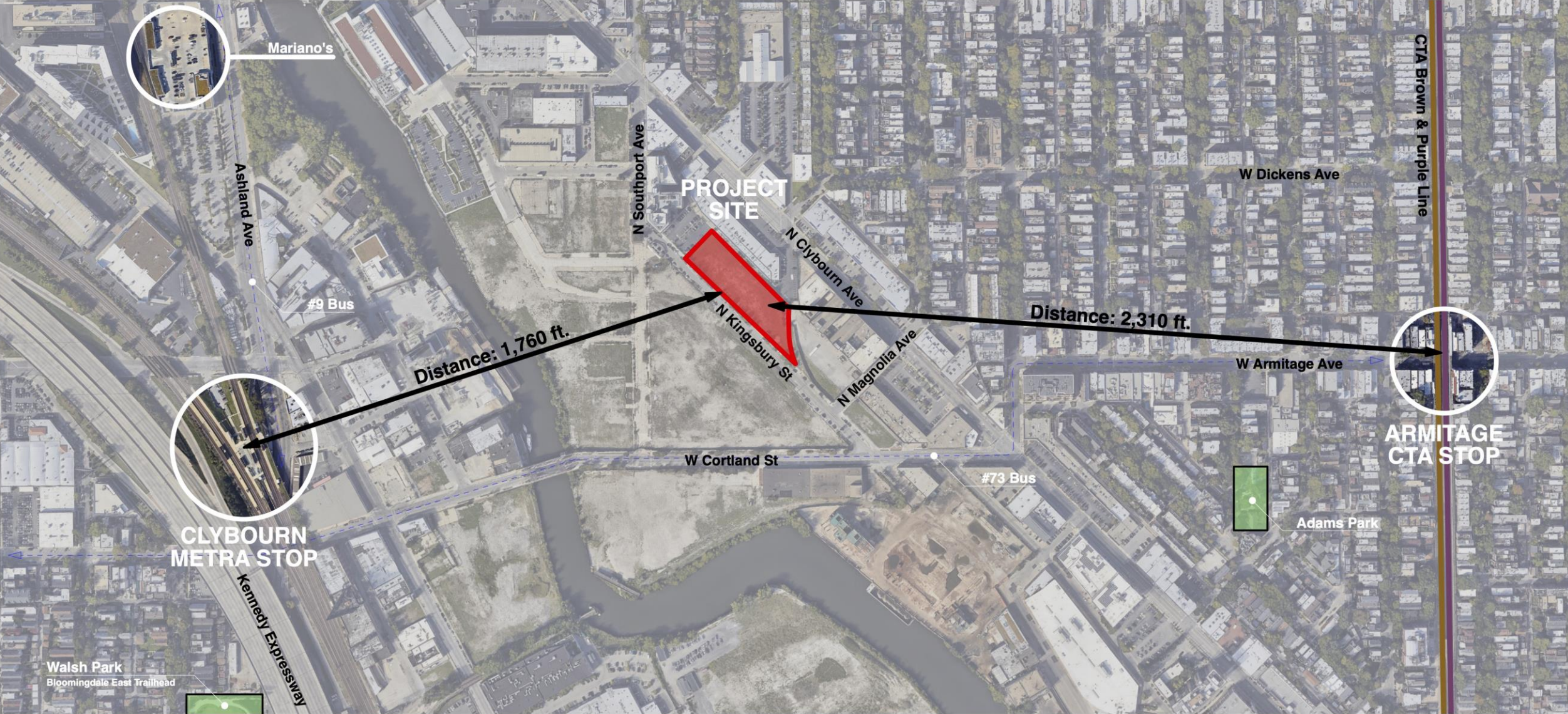
Department of Planning and Development

KINGSBURY RESIDENCES

2033 NORTH KINGSBURY STREET (2nd Ward)

ALLOY PROPERTY COMPANY 2, LLC

05/16/2024



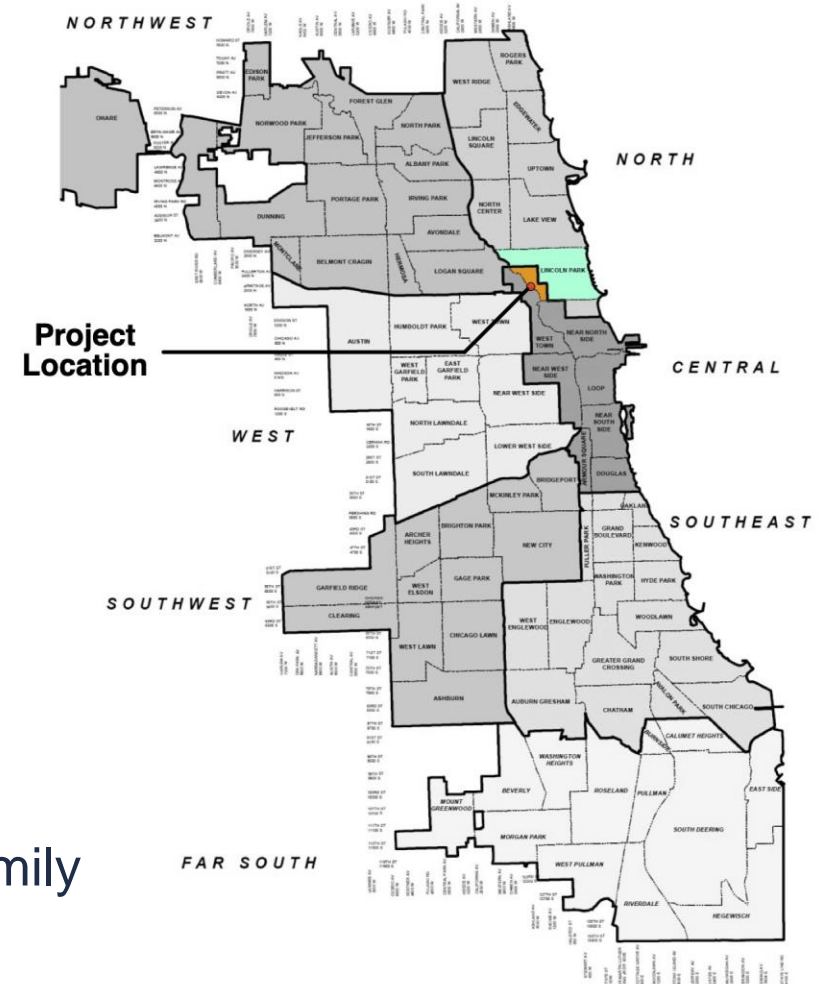
SITE CONTEXT PLAN

★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

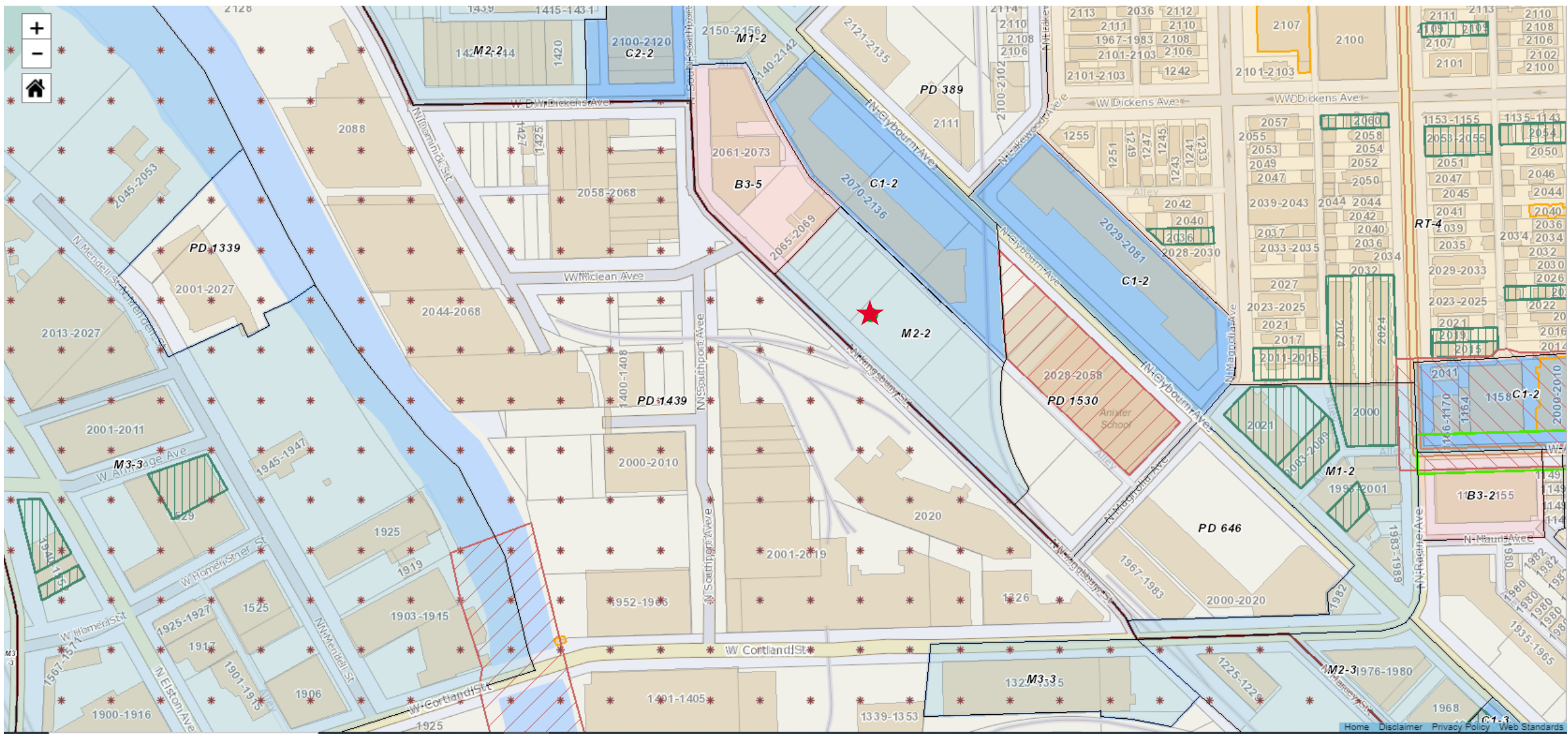
- Central Planning Area
- Lincoln Park Community Area
 - Total Population: 70,492
 - Total Households: 35,570 (Avg. Household Size: 1.9)
 - 13% Affordable Housing
 - Median Age: 31.1
 - 37.2% Walk/Bike to Work
 - Land Use: 17.8% Multifamily Residential, 16.1% Single-Family Residential, 15.4% Open Space, 3.2% Mixed Use

Source: <https://www.cmap.illinois.gov/data/community-snapshots>
CMAP: July 2023 Release

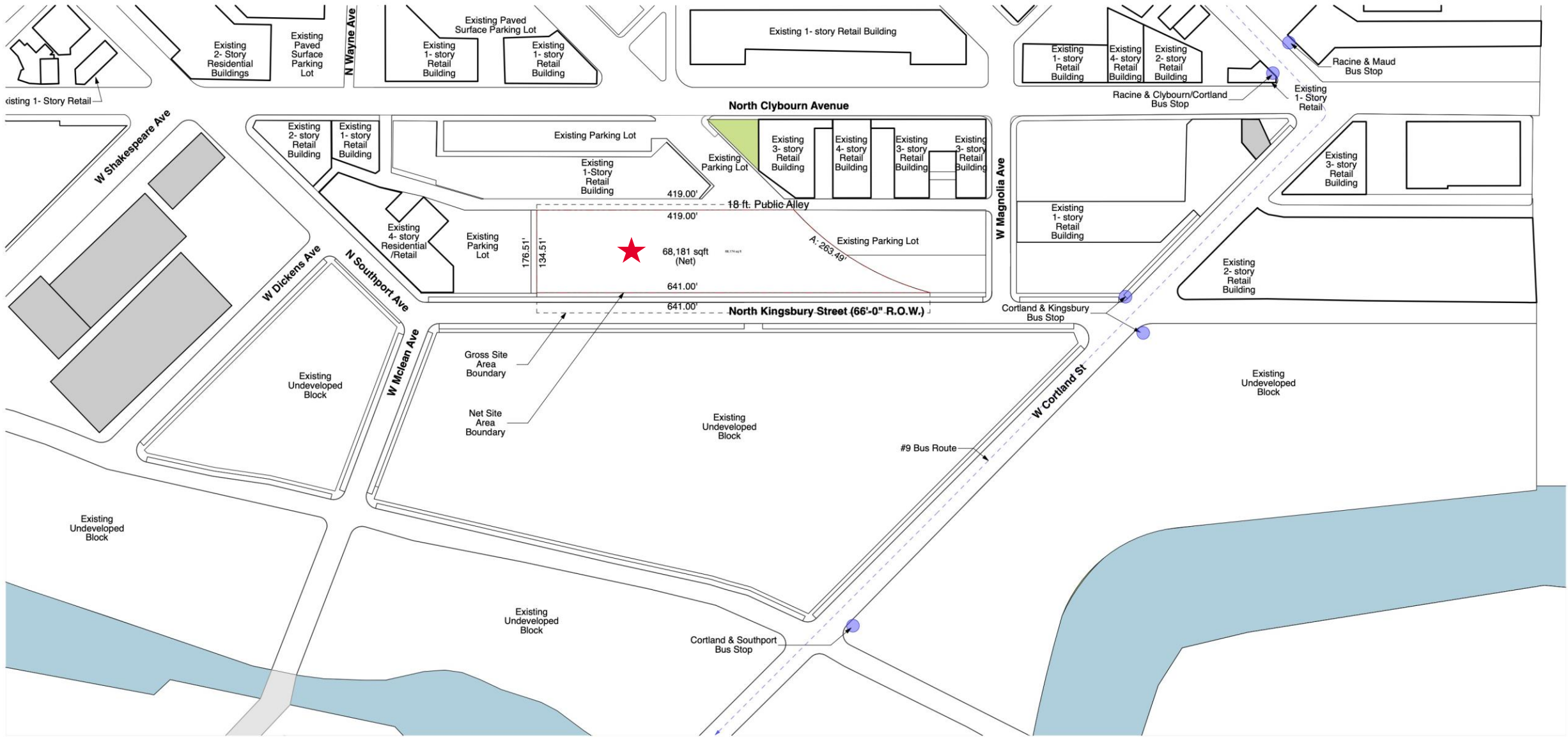




EXISTING SITE CONTEXT



ZONING MAP



LAND USE CONTEXT PLAN



Lincoln Yards
Planned Development

550'

595'

370'

235'

235'

275'

AERIAL VIEW FROM THE EAST



Planning Context

North Branch Framework Adopted May 2017



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.

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, publicly 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.



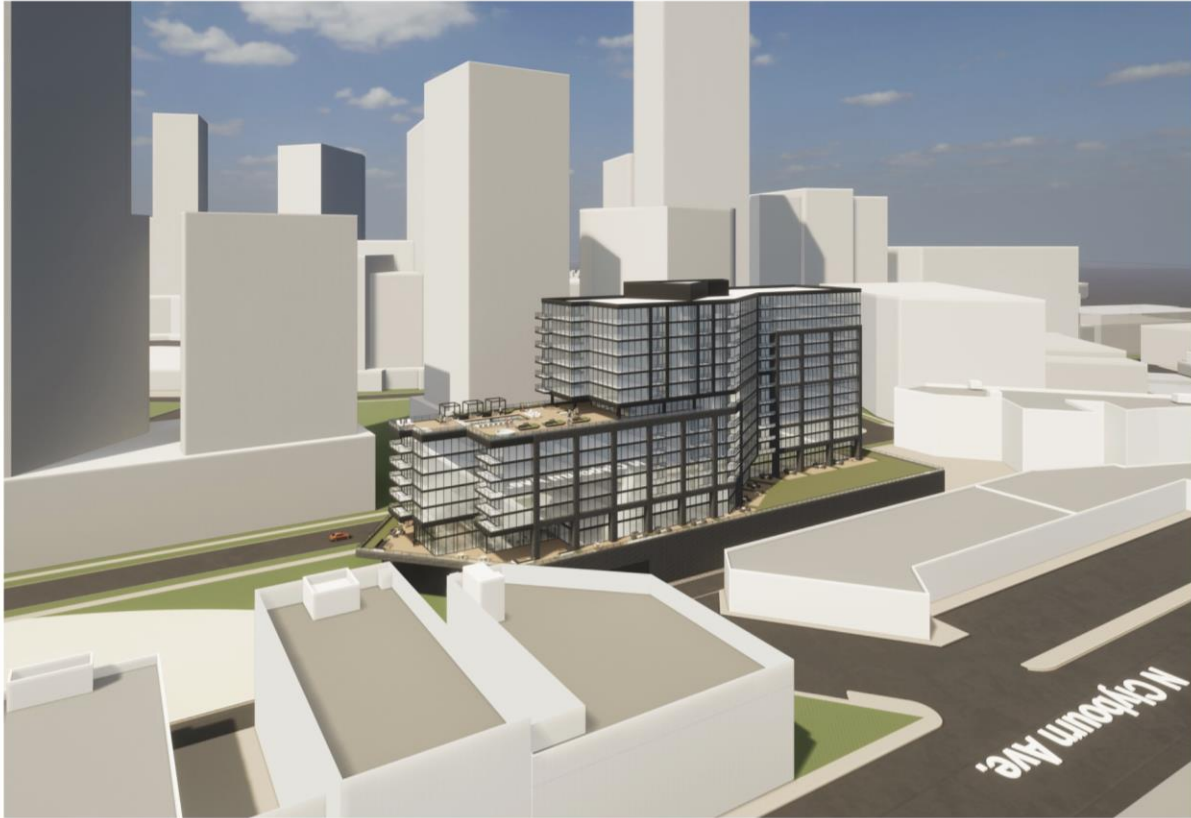
STEP DOWN HEIGHT OF BUILDINGS TO TRANSITION TO SCALE OF ADJACENT NEIGHBORHOODS



CREATE PUBLICLY ACCESSIBLE OPEN SPACES WITHIN PLANNED DEVELOPMENTS

Project Timeline + Community Outreach

- Sheffield Neighborhood Association Meeting: April 4, 2022
- PD Application Introduced: September 21, 2022
- Community Meeting: June 13, 2023
- Committee on Design Presentation: August 9, 2023



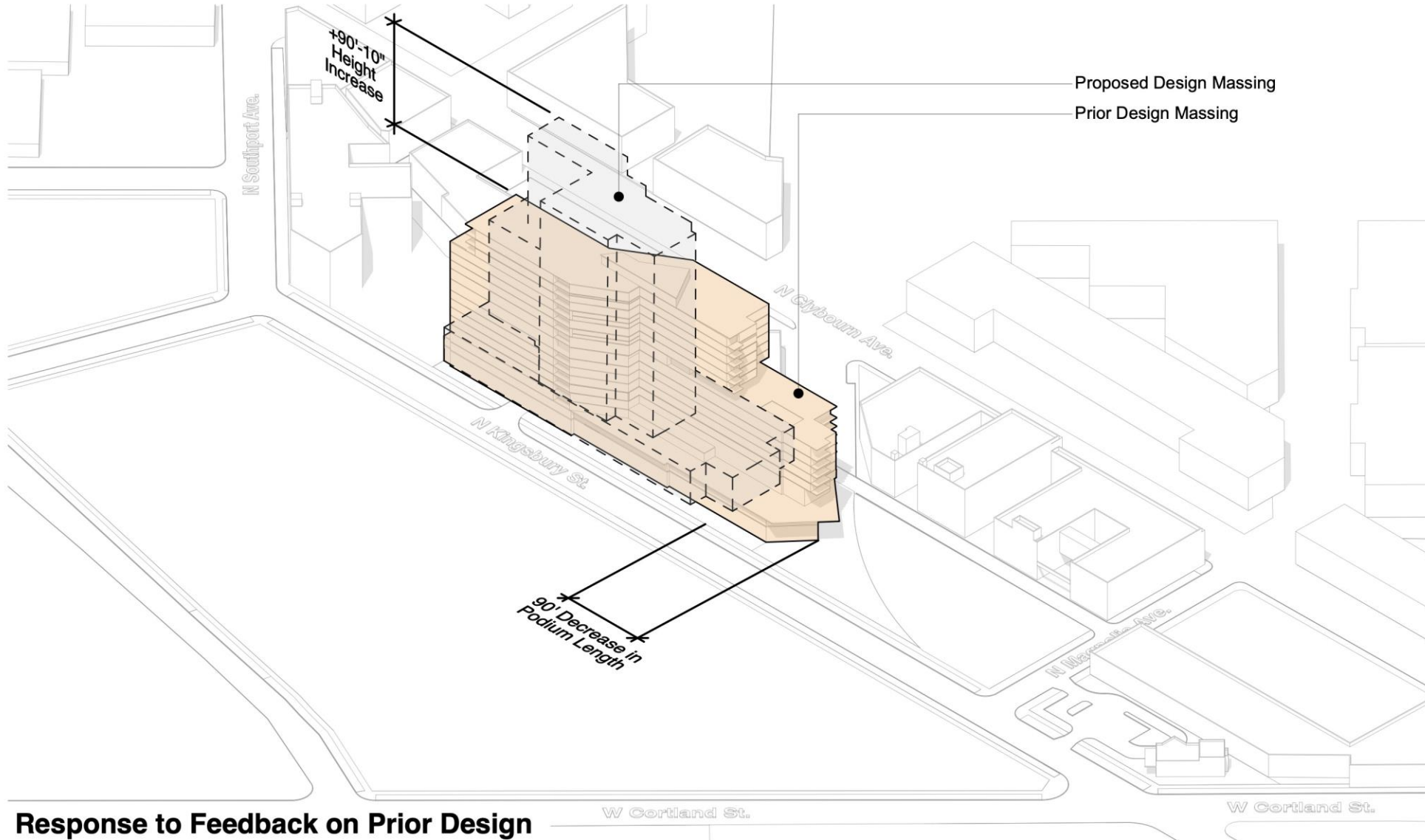
Prior Design
16 Floors @ 184'-2" Tall
10th Floor Pool Amenity Deck
Open Space Area: 12,788 sf



Current Proposed Design
24 Floors @ 275'-0" Tall
24th Floor Pool Amenity Deck
Open Space Area: 22,430 sf

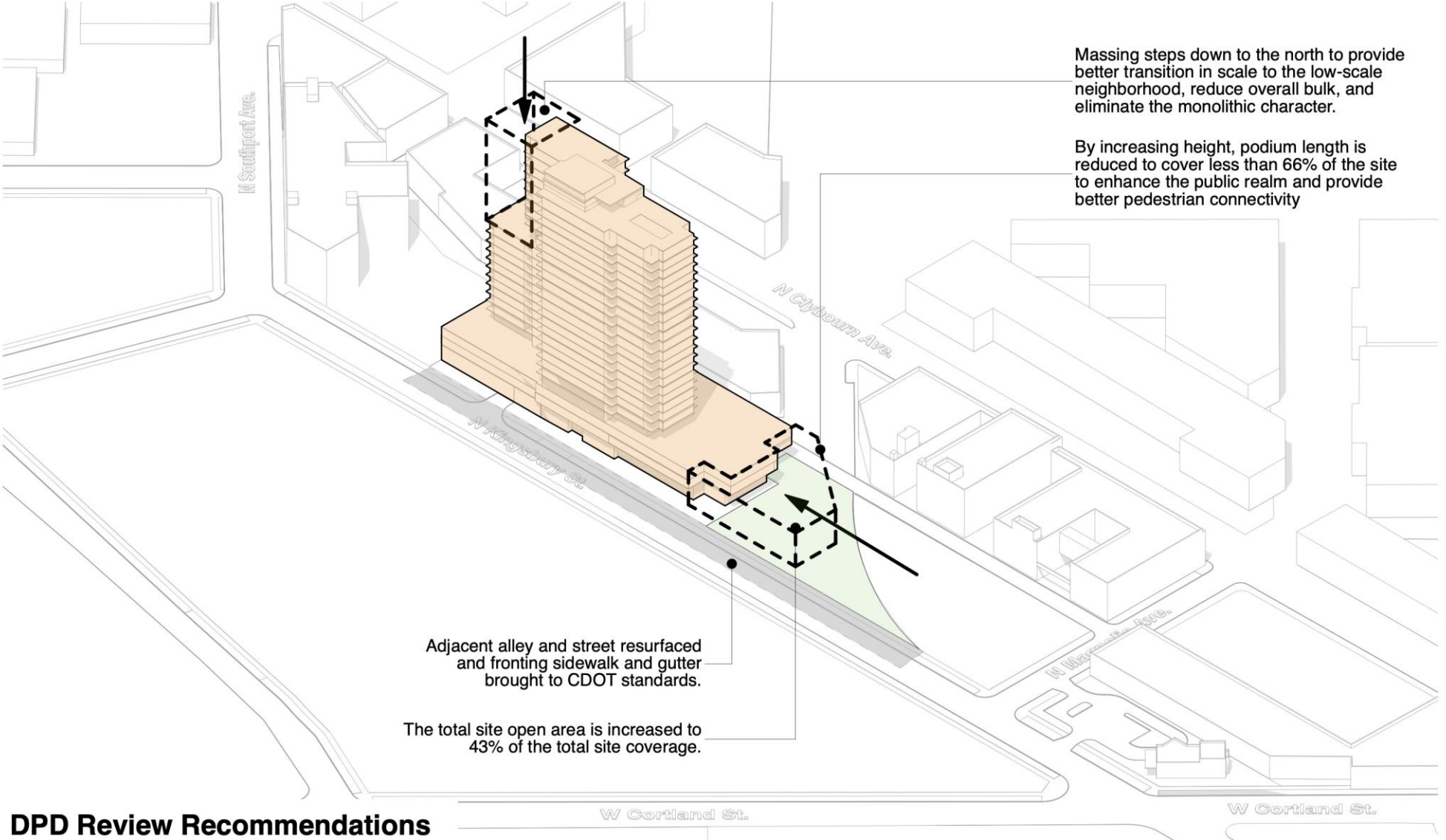
View from East

Design Evolution



- Decrease in podium length allows for increased open space and a better visual and physical connection between N Clybourn Ave. and N Kingsbury St.

Design Evolution

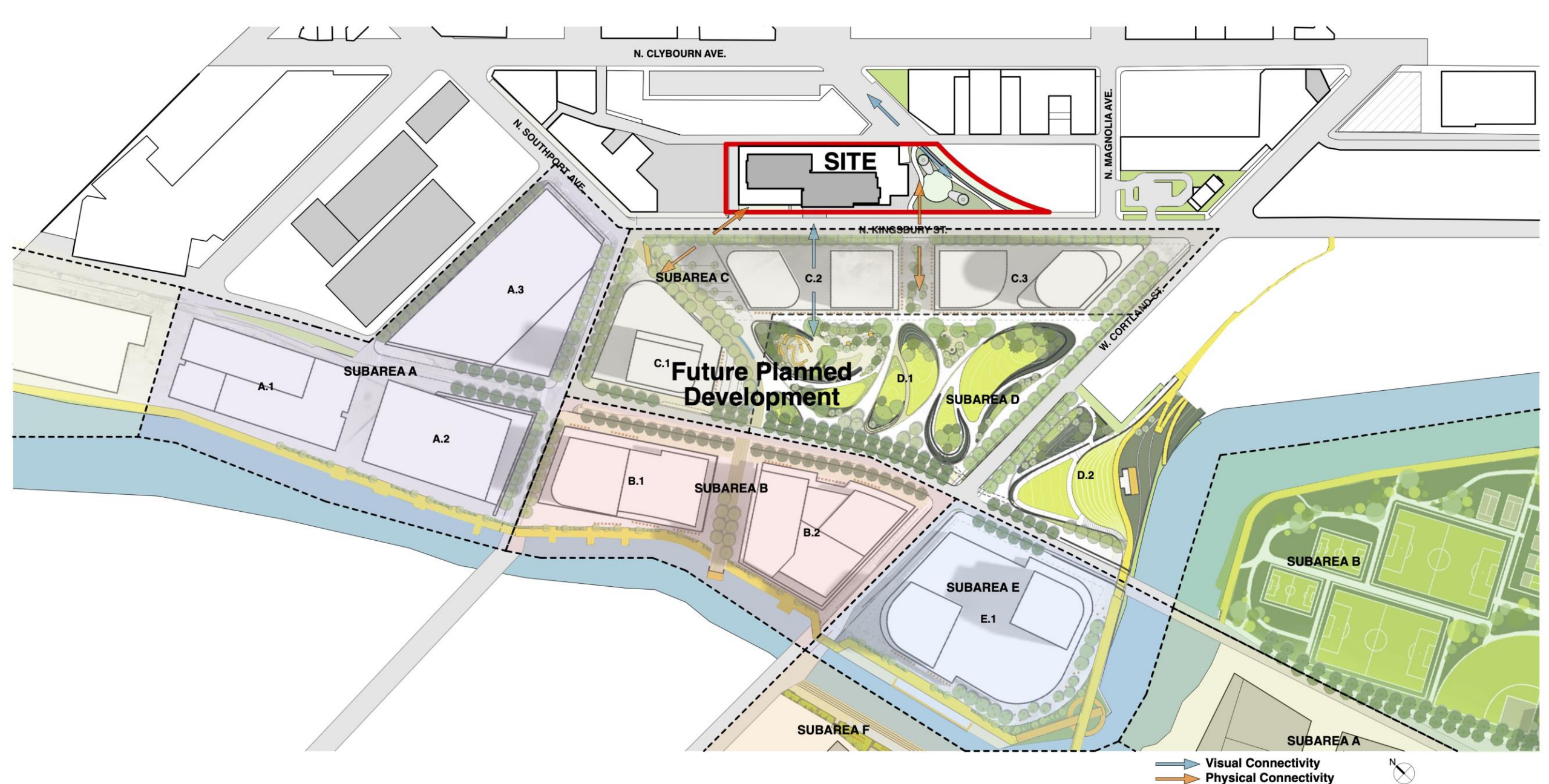


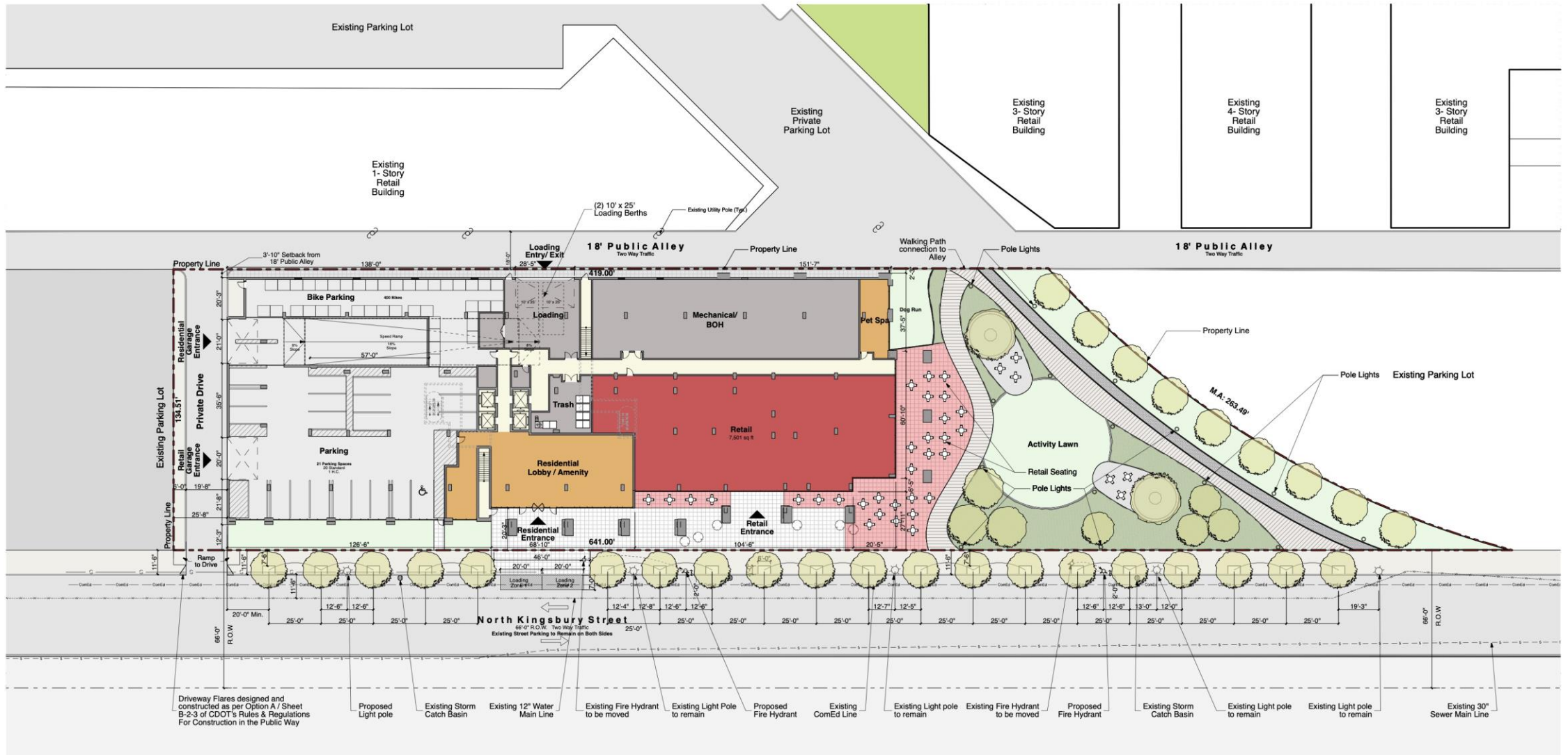
Massing steps down to the north to provide better transition in scale to the low-scale neighborhood, reduce overall bulk, and eliminate the monolithic character.

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.





Driveway Flares designed and constructed as per Option A / Sheet B-2-3 of CDOT's Rules & Regulations For Construction in the Public Way

Proposed Light pole

Existing Storm Catch Basin

Existing 12" Water Main Line

Existing Fire Hydrant to be moved

Existing Light Pole to remain

Proposed Fire Hydrant

Existing ComEd Line

Existing Light pole to remain

Existing Fire Hydrant to be moved

Proposed Fire Hydrant

Existing Storm Catch Basin

Existing Light pole to remain

Existing Light pole to remain

Existing 30" Sewer Main Line



SITE + GROUND FLOOR PLAN



AERIAL VIEW FROM THE SOUTHWEST



AERIAL VIEW FROM THE EAST



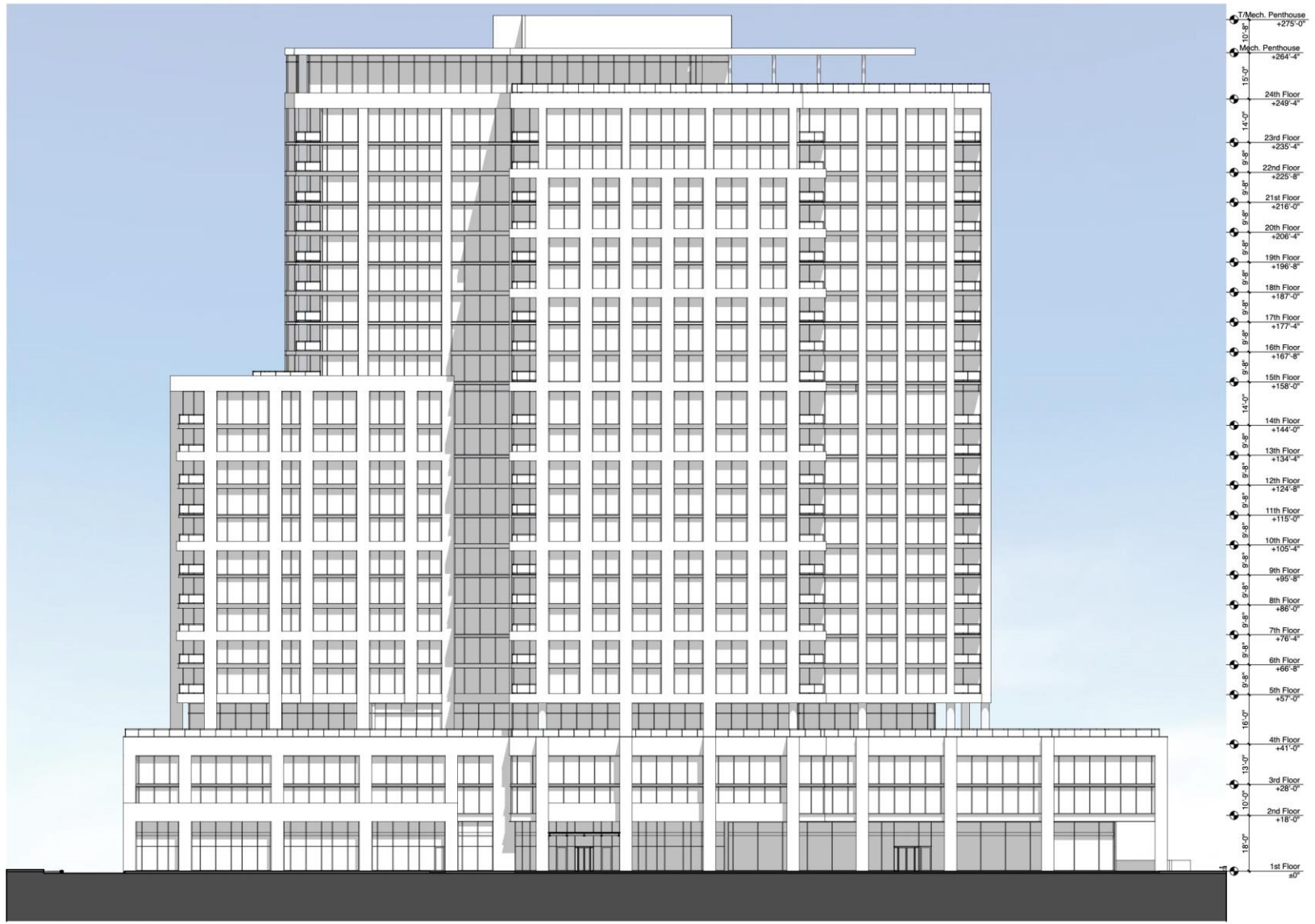
AERIAL VIEW FROM THE NORTH



PEDESTRIAN CONTEXT

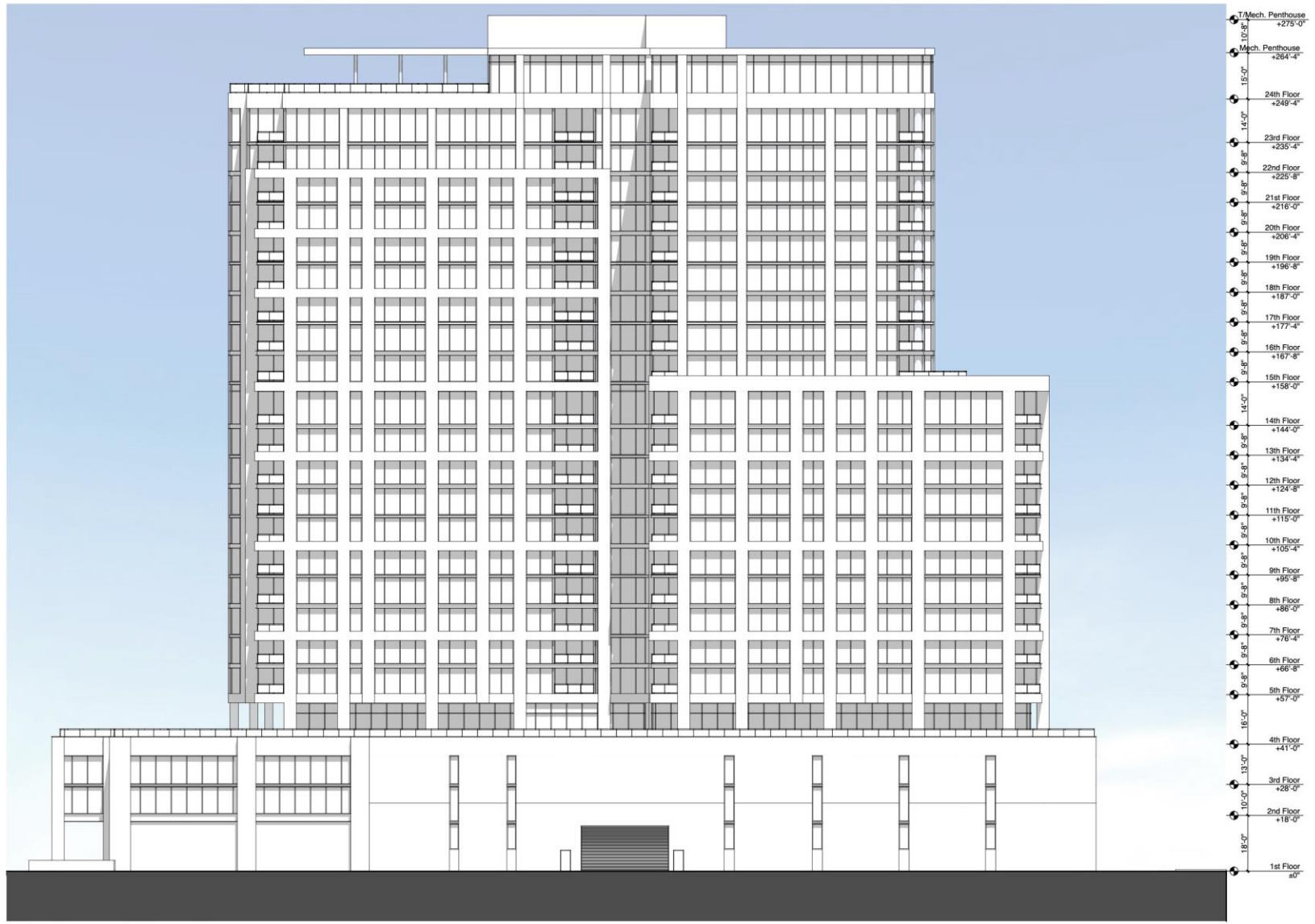


PEDESTRIAN CONTEXT



Southwest Elevation

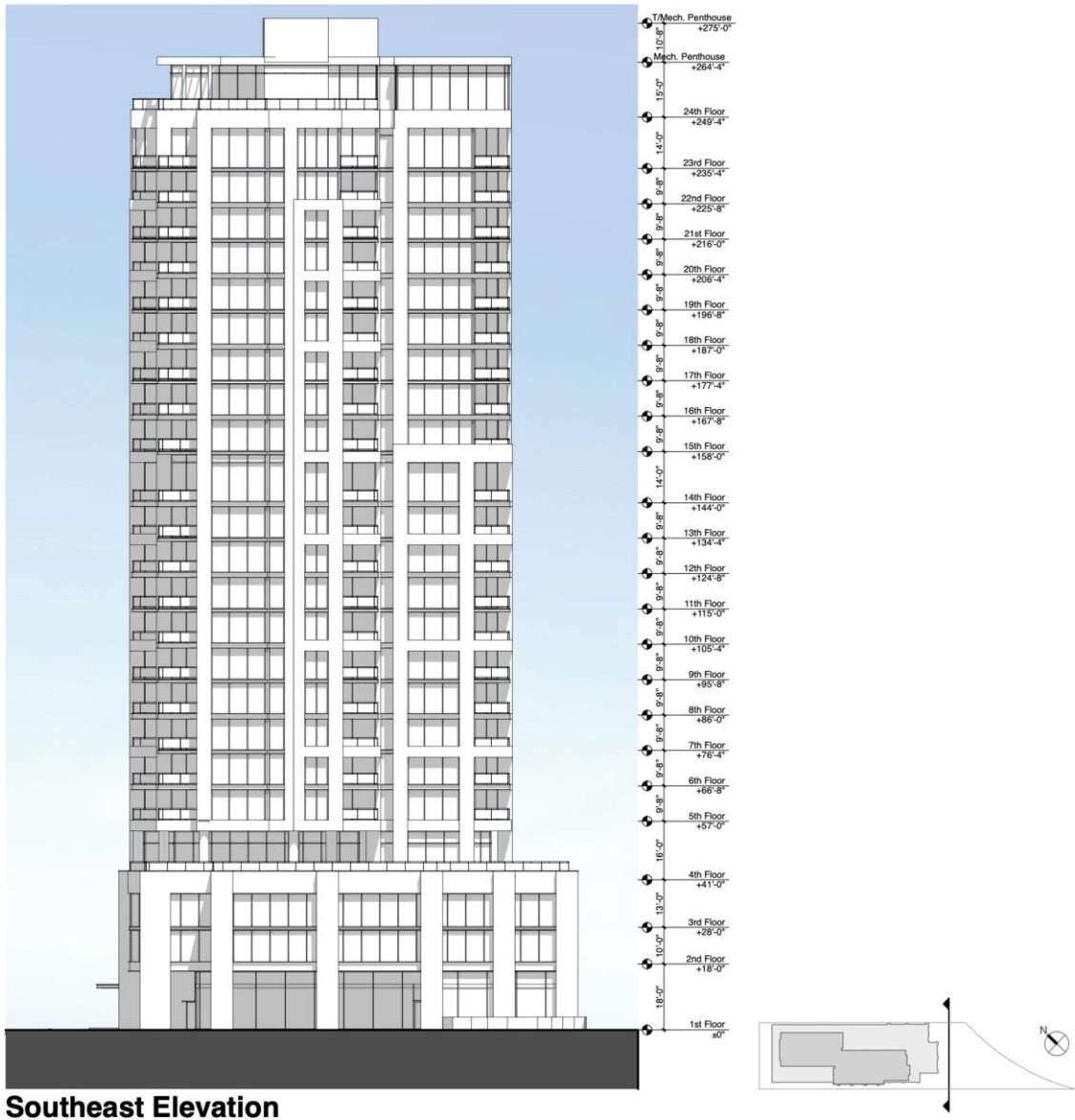




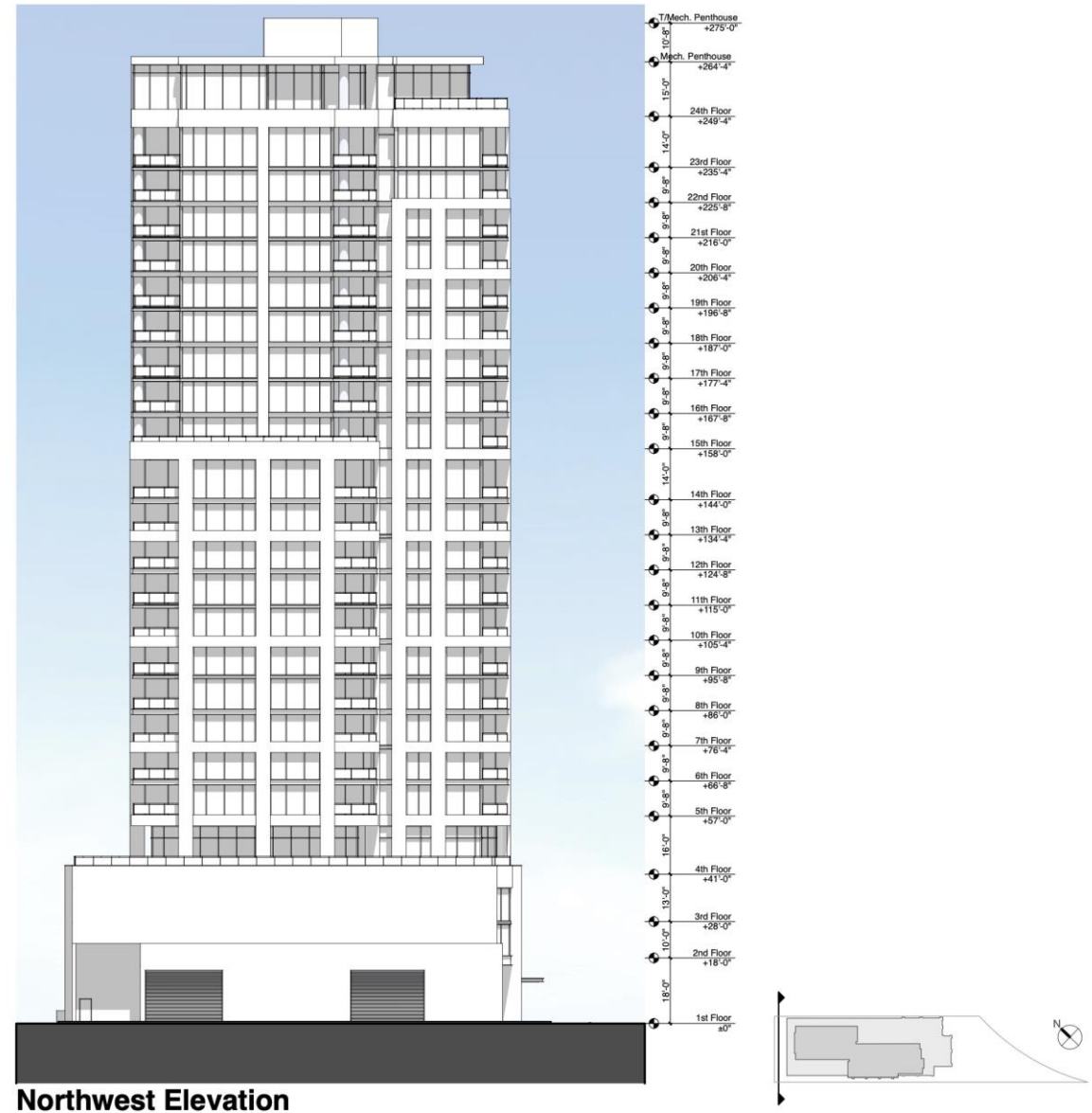
Northeast Elevation



BUILDING ELEVATION



Southeast Elevation



Northwest Elevation

BUILDING ELEVATION



Key Notes

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

Traffic Impact Study 2033 N. Kingsbury Street Development

Chicago, Illinois



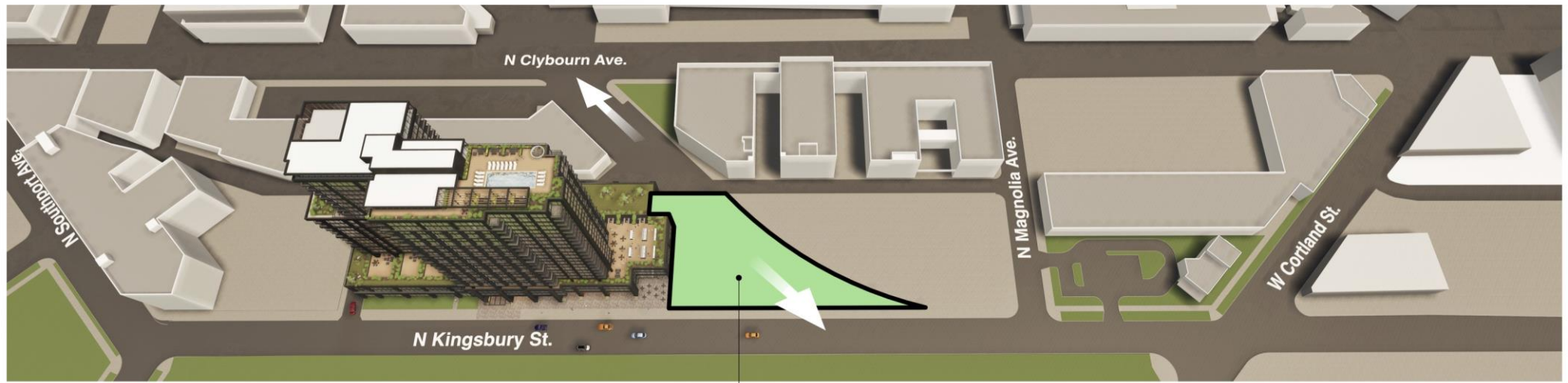
Prepared For:



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

April 16, 2024

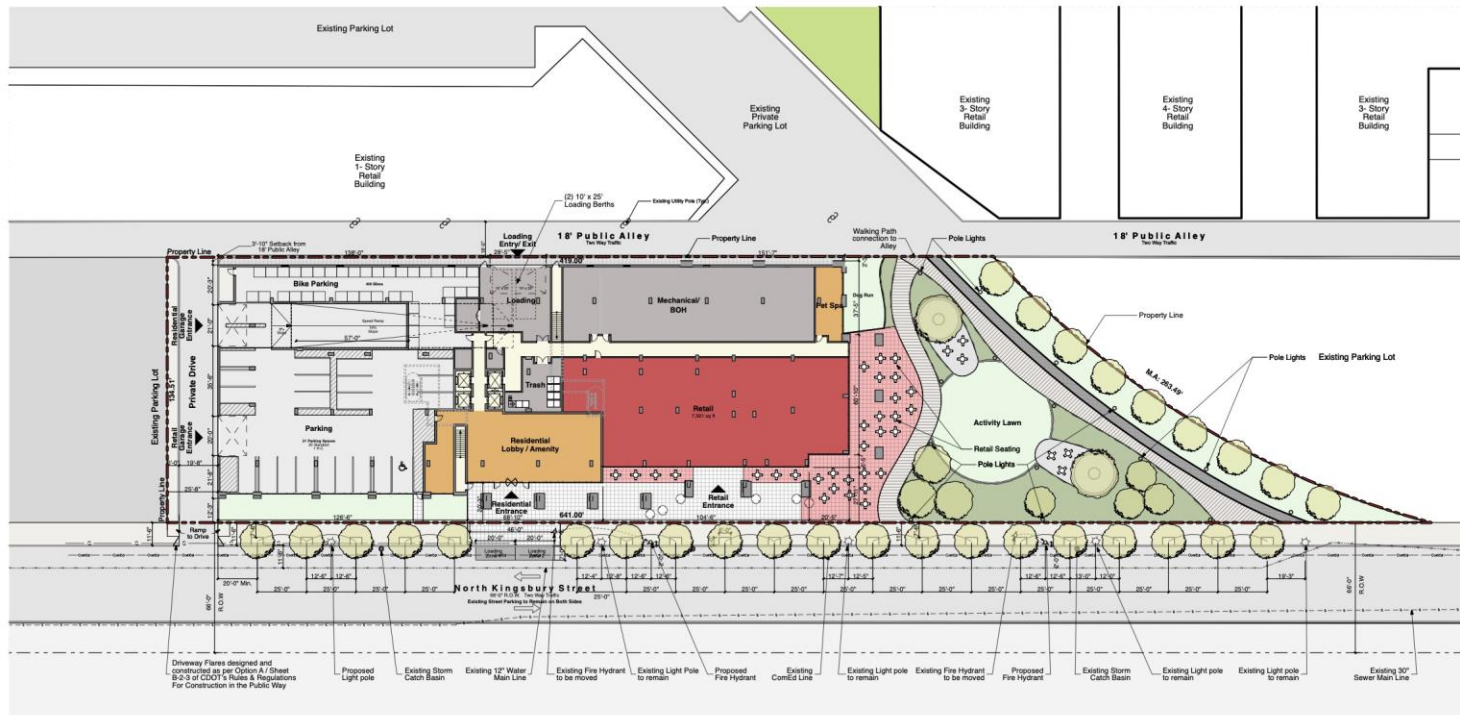
- Given the location of the site within an urban area and its proximity to alternative modes of transportation, the number of single occupancy vehicle trips will be reduced.
- The traffic generated by the proposed development will not have a significant impact on the study area intersections
- A stop sign should be provided on the southwest-bound approach (Magnolia Avenue) at its intersection with Kingsbury Street upon buildout of the proposed development.
- The proposed private drive will be approximately 20-feet wide which will allow for two-way traffic and in and out movements at the garage access.
- The proposed access for the development via a private drive connecting Kingsbury Street to the public alley will adequately disperse the traffic generated by the development along the area street system and will ensure efficient and flexible access is provided.



Current Proposed Design

22,430sf Open Space

View of Open Space Area



OPEN SPACE + LANDSCAPING



OPEN SPACE + LANDSCAPING

Chicago Sustainable Development Policy 2017.01.12



Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health		Energy							Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife			
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one		Choose one			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	Choose one		Choose one		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	Choose one		
					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	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%)	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification			40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10	
Options With Certification			40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10		
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	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	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	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)

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

Stormwater detention will be provided for this 1.56-acre regulated development in accordance with the City of Chicago, Stormwater Management Ordinance. It is likely that underground detention will be provided to accommodate rate control, since the project is nearly a lot-to-lot development, and volume control will be achieved via mix of infiltration at-grade green space and a green roof. A new sewer connection will be made to the 30-inch diameter sewer in North Kingsbury Street.



Building Metrics		
Net Site Area	68,181sf (1.565 acres)	
Proposed Building Unit Mix		
	Total	Unit Mix
Efficiency Unit	49	13.8%
Conv. Unit	40	11.3%
1 Bed	186	52.4%
2 Bed	70	19.7%
3 Bed	10	2.8%
	355	
Affordable Housing Units	71	20%
Market Rate Units	284	

Typical Floor Plan

- 355 Total Units
- 71 (20%) Affordable Units
- Weighted Average 60% AMI
 - 24 Units At or Below 50% AMI
 - 4 Units At or Below 40% AMI

Onsite Affordable Housing Units:	71
MBE/WBE Participation Goal:	26% / 6%
Estimated Construction Jobs:	Approximately 1,750

- Replaces vacant site with new, active use including ground-level commercial space
- Devotes 33% of the site to open space that includes access through the site, green space, plaza area, and integrated seating
- Improves surrounding streetscape and adds new lighting
- Increases safety and vibrancy of this portion of the North Branch Corridor



DPD Recommendations

The Zoning Administrator recommends that the proposed Residential-Business Planned Development is appropriate for the following reasons:

1. It **complies with all Planned Development standards and guidelines** (17-8-0900 and 17-13-0609-A);
2. It is **compatible with the character of the surrounding area in terms of uses, density and building scale** (17-13-0609-B). The materials, uses and density of the project are consistent with the surrounding land uses and the goals and objectives of the North Branch Framework Plan (2017);
3. Public **infrastructure facilities and city services will be adequate** to serve the proposed development at the time of occupancy (17-13-609-C);
4. The proposal is **compatible with surrounding zoning** (17-13-308-D). The proposed planned development is compatible with surrounding zoning districts and planned developments;
5. The proposal **promotes transit, pedestrian and bicycle use, ensures accessibility** for persons of all mobilities and minimizes conflicts with existing traffic patterns in the vicinity (17-8-0904-A1)

  **FOR FURTHER REFERENCE**

Pedestrian Context



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

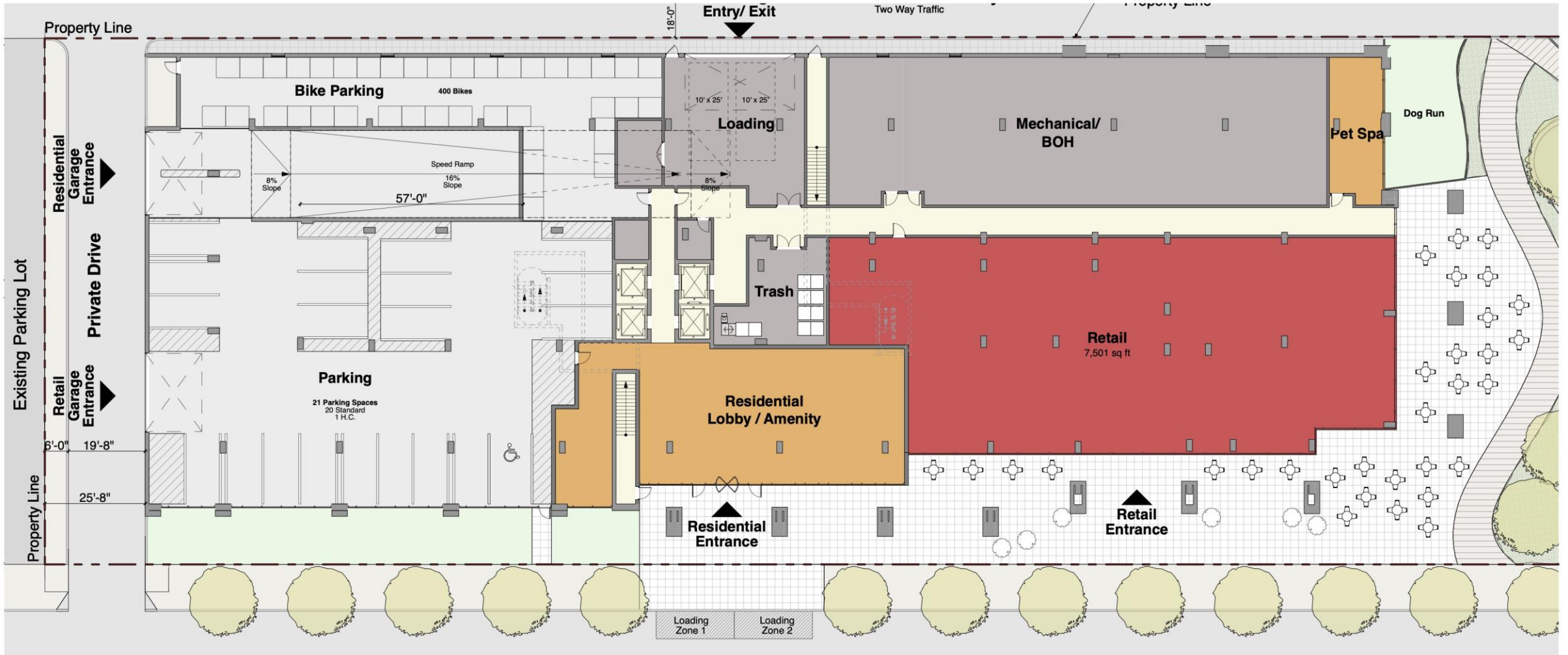


6
Mid block on Kingsbury- Looking Northeast

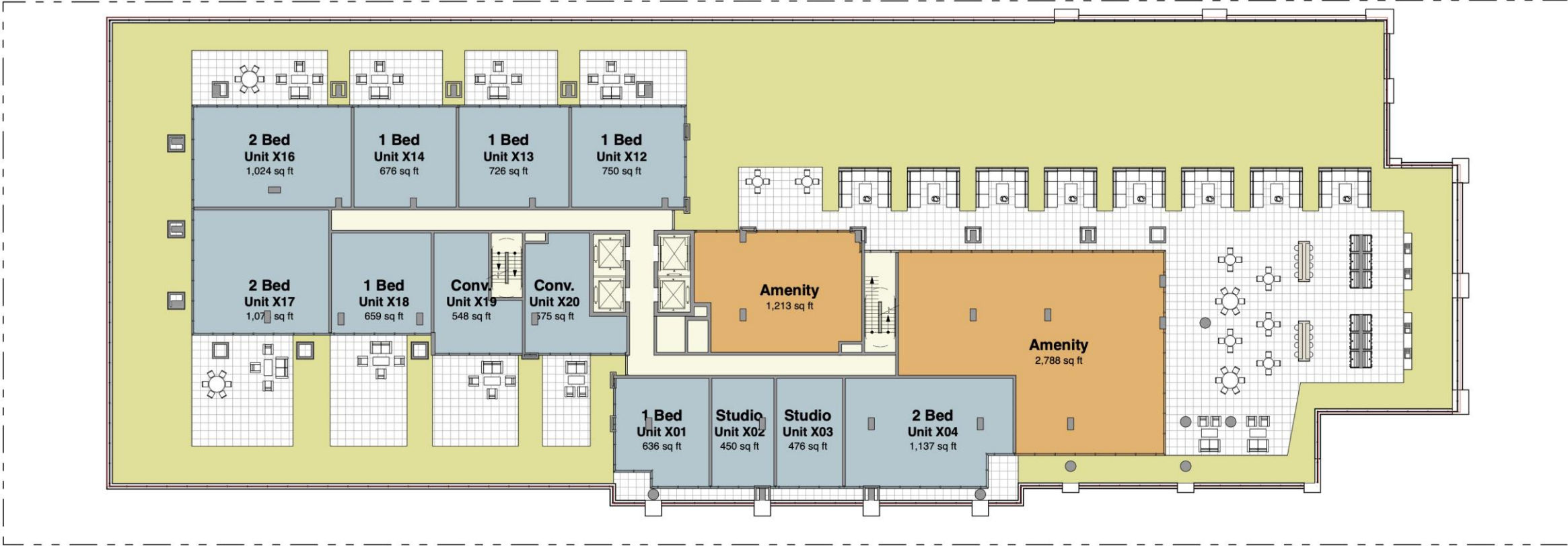


Pedestrian Context





1ST FLOOR PLAN

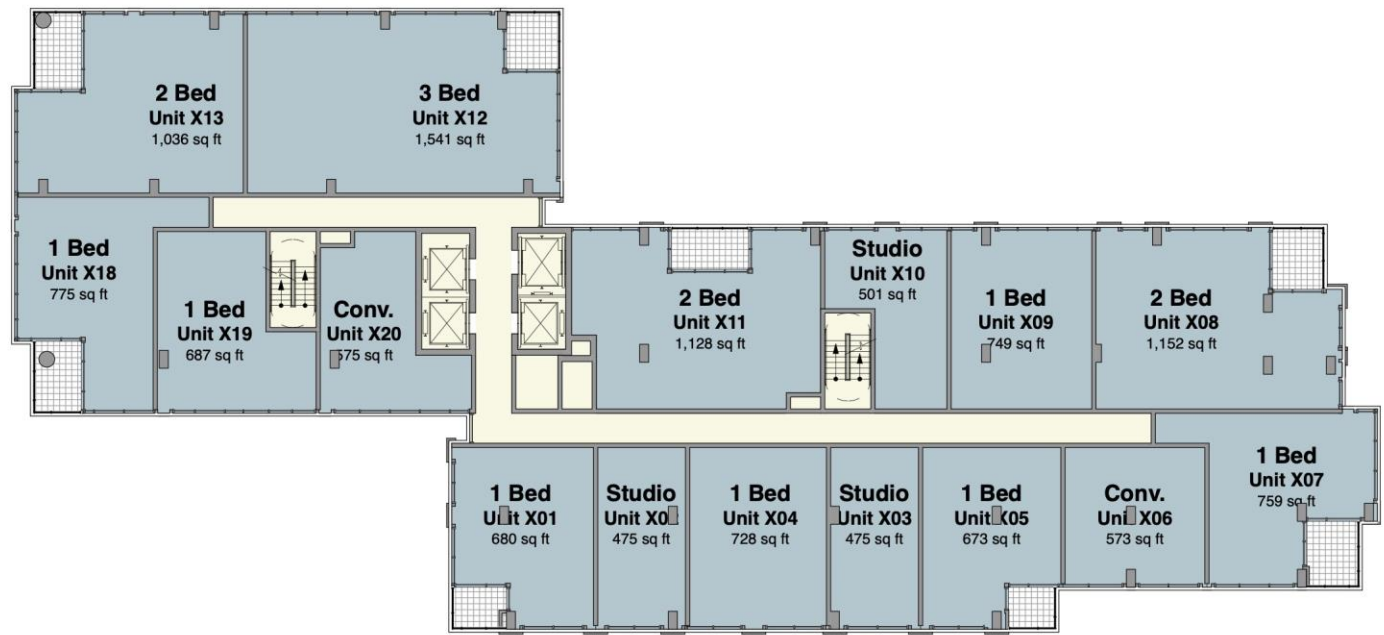


4TH FLOOR PLAN

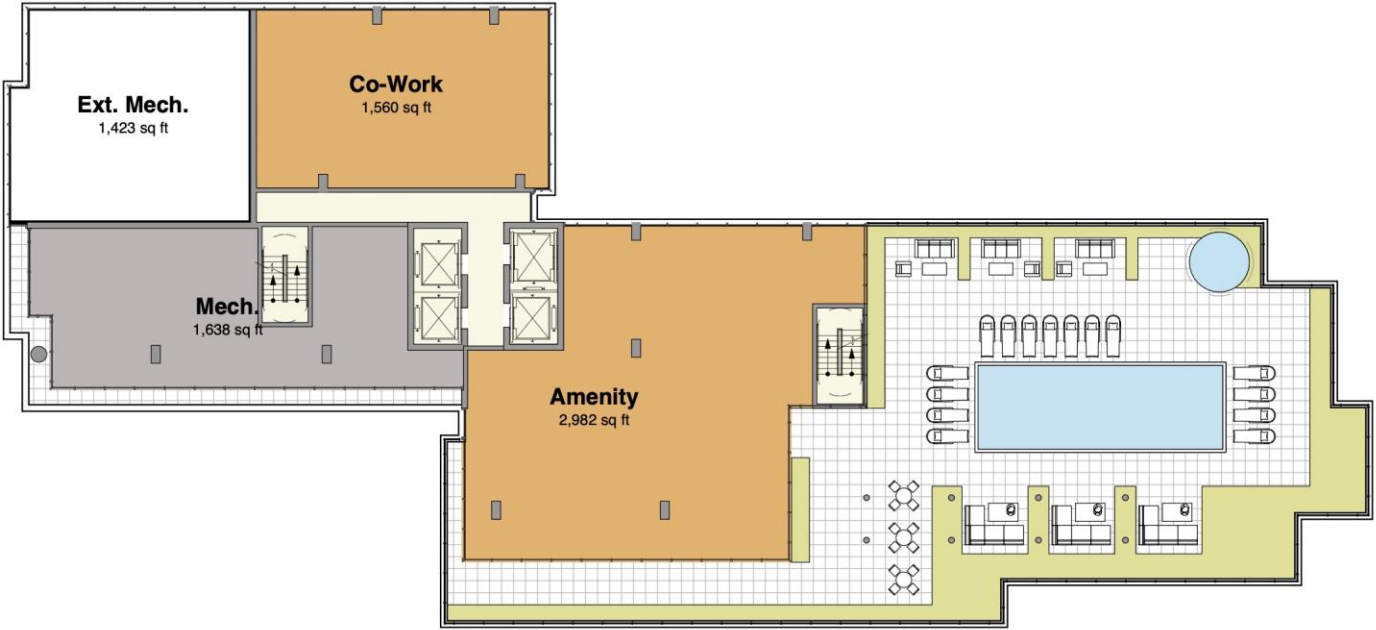


5TH-14TH FLOOR PLAN

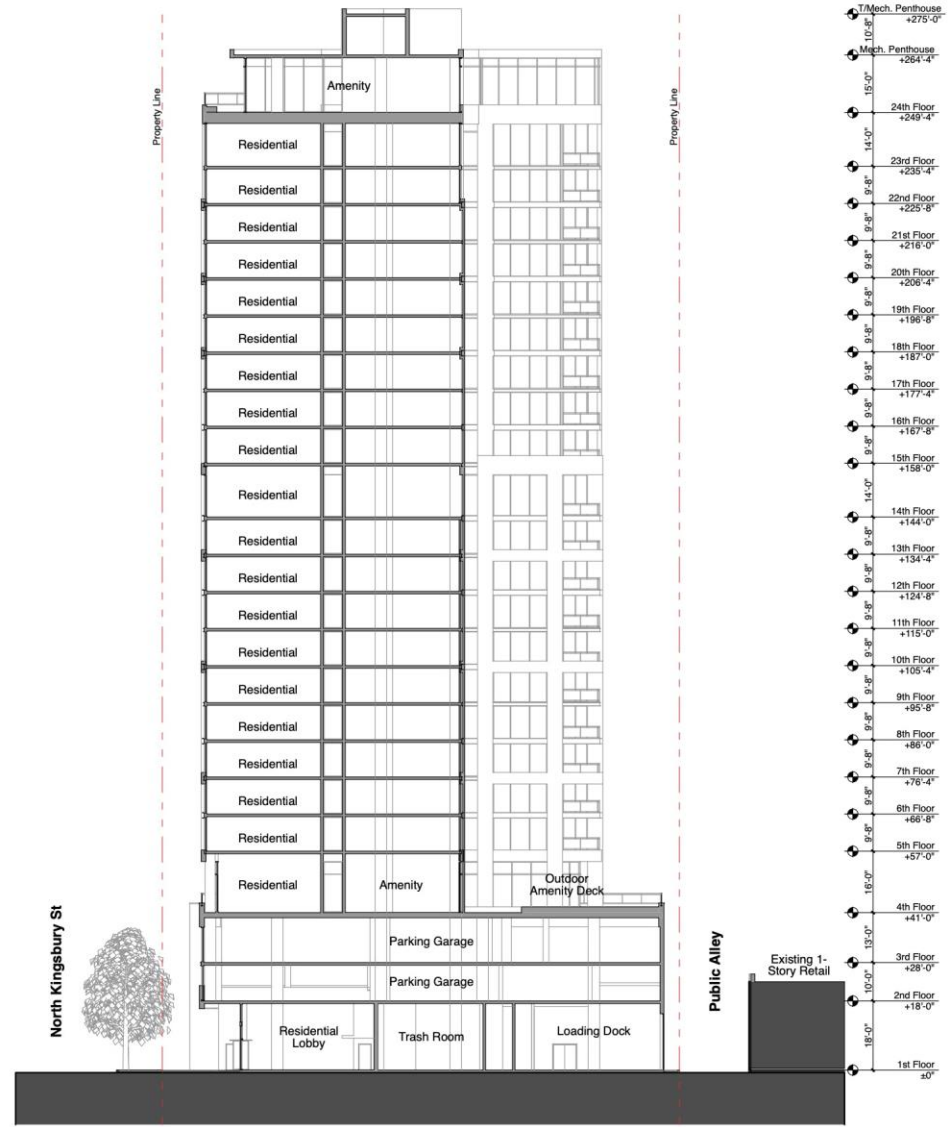




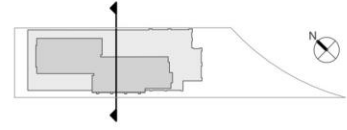
16TH-23RD FLOOR PLAN



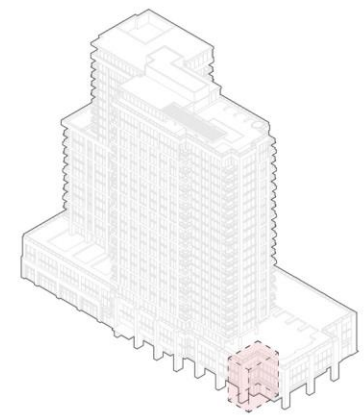
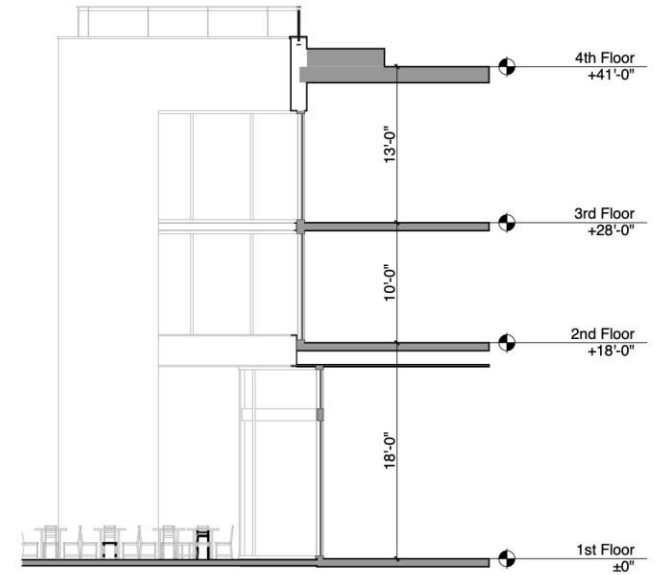
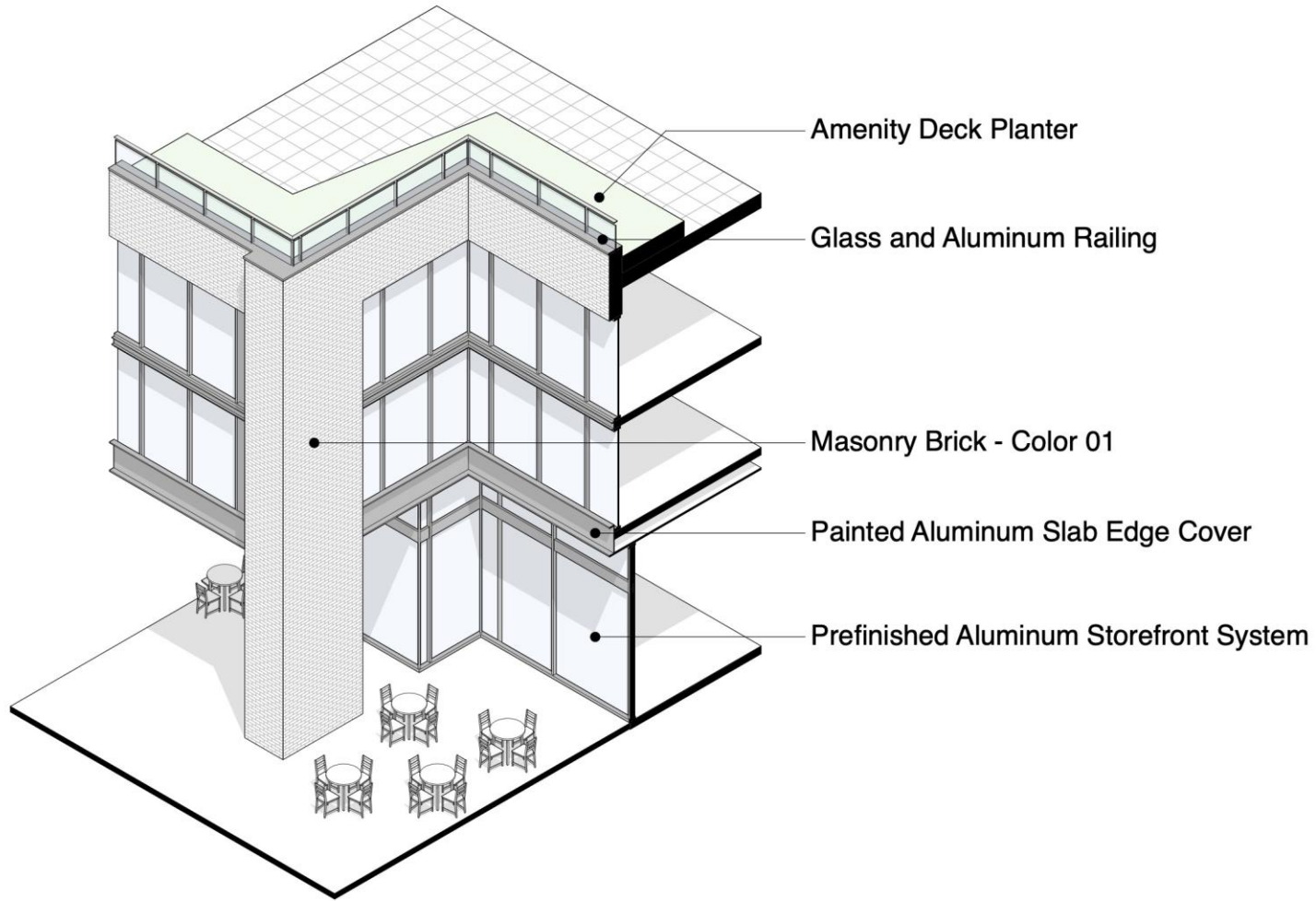
24TH FLOOR PLAN



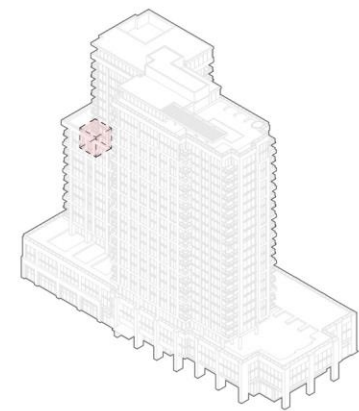
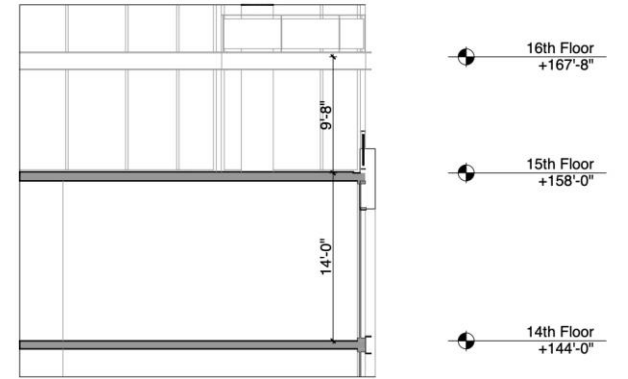
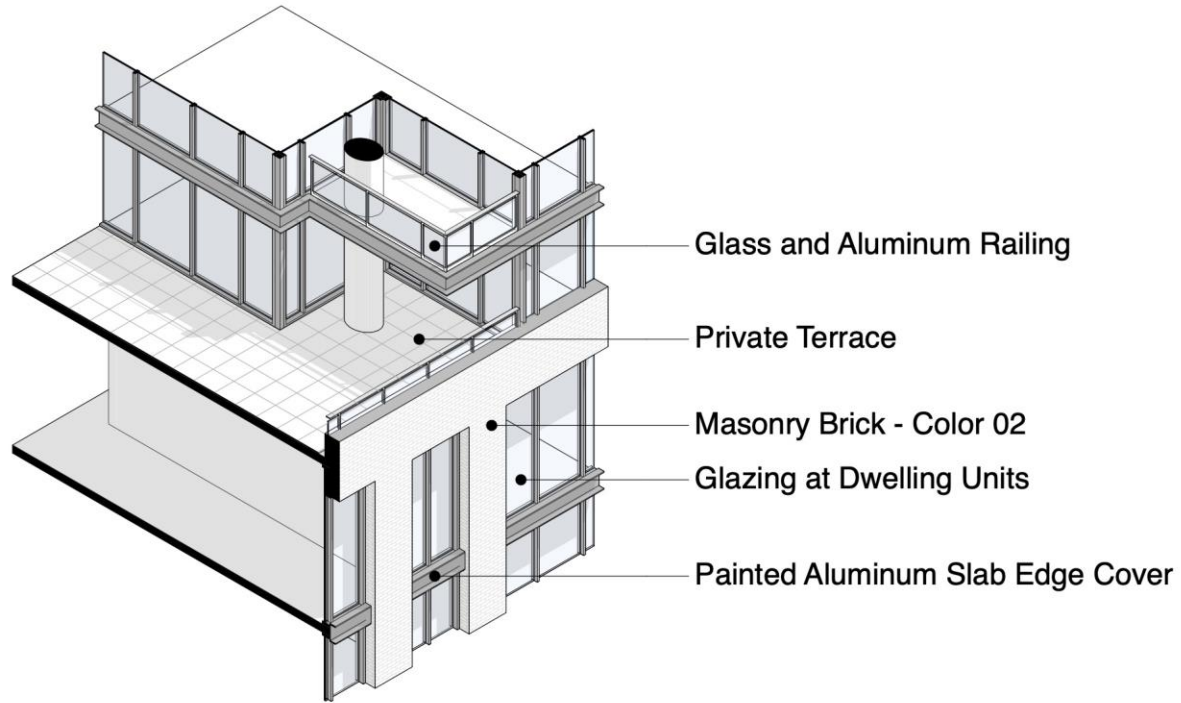
17'-0"	T/Mech. Penthouse	+275'-0"
15'-0"	Mech. Penthouse	+264'-4"
14'-0"	24th Floor	+249'-4"
9'-8"	23rd Floor	+235'-4"
9'-8"	22nd Floor	+225'-8"
9'-8"	21st Floor	+216'-0"
9'-8"	20th Floor	+206'-4"
9'-8"	19th Floor	+196'-8"
9'-8"	18th Floor	+187'-0"
9'-8"	17th Floor	+177'-4"
9'-8"	16th Floor	+167'-8"
14'-0"	15th Floor	+158'-0"
9'-8"	14th Floor	+144'-0"
9'-8"	13th Floor	+134'-4"
9'-8"	12th Floor	+124'-8"
9'-8"	11th Floor	+115'-0"
9'-8"	10th Floor	+105'-4"
9'-8"	9th Floor	+95'-8"
9'-8"	8th Floor	+86'-0"
9'-8"	7th Floor	+76'-4"
9'-8"	6th Floor	+66'-8"
9'-8"	5th Floor	+57'-0"
18'-0"	4th Floor	+41'-0"
10'-0"	3rd Floor	+28'-0"
18'-0"	2nd Floor	+18'-0"
±0"	1st Floor	±0"

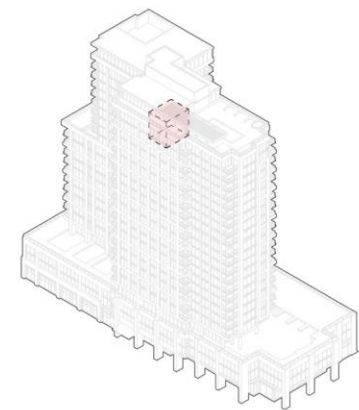
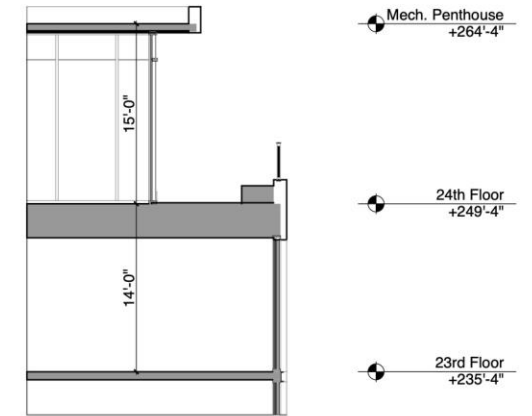
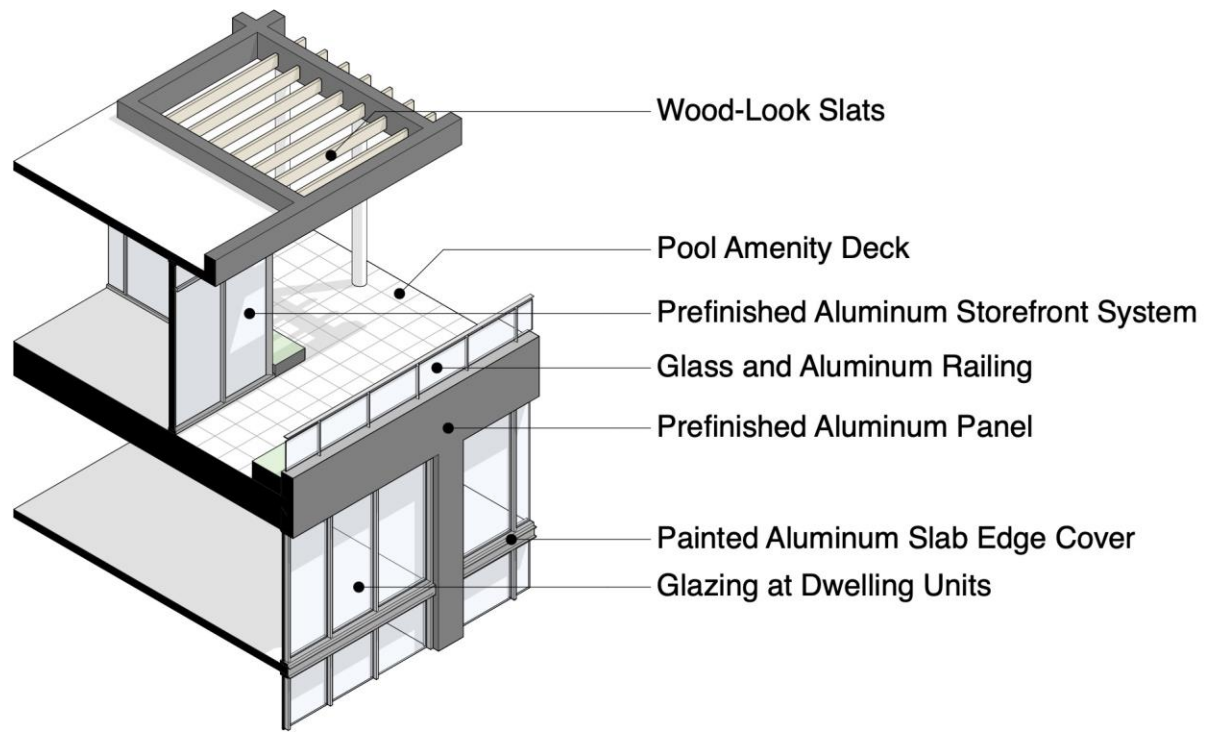


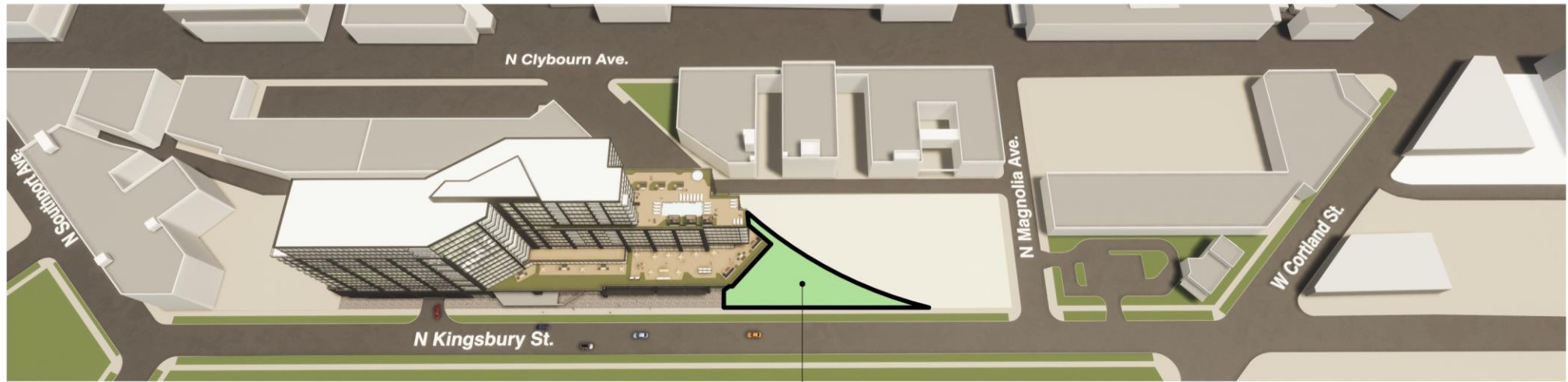
BUILDING SECTIONS



FACADE SECTIONS



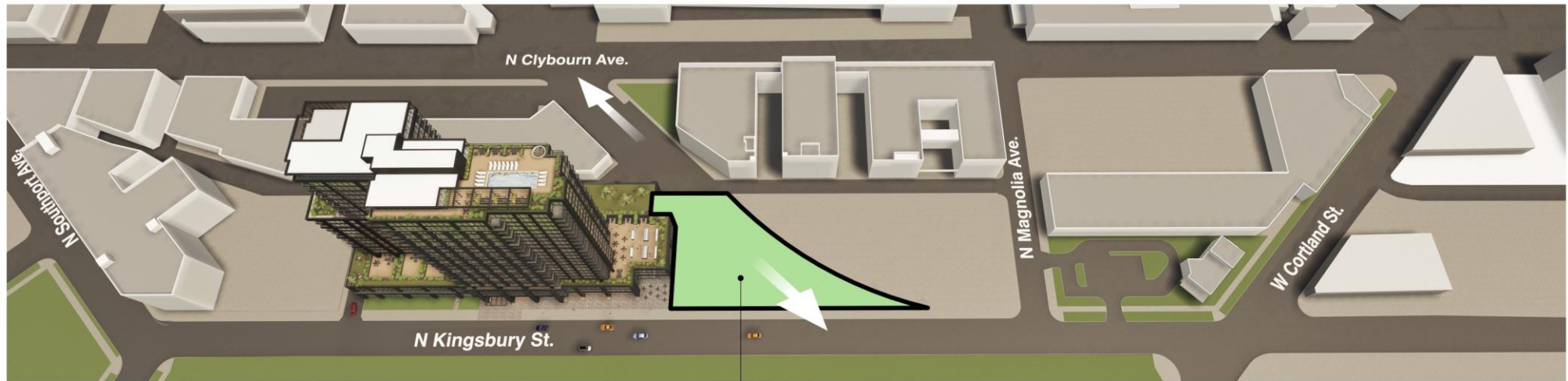




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View of Open Space Area