



# Office of the City Clerk



SO2012-6544

Office of the City Clerk

## City Council Document Tracking Sheet

<b>Meeting Date:</b>	10/3/2012
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App. No. 17588 at 4117 N Kilpatrick Ave
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

Ordinance

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development No. 1039 District symbols and indications as shown on Map No. 11-K in the area bounded by

West Berteau Avenue; the Chicago, Milwaukee and St. Paul Railroad right-of-way;  
a line 150 feet south of and parallel to West Berteau Avenue; and North Kilpatrick  
Avenue

to those of an RM5 Residential Multi-Unit District, and a corresponding use district is hereby established in the area above described

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the RM5 Residential Multi-Unit District symbols and indications as shown on Map No. 11-K in the area bounded by

West Berteau Avenue; the Chicago, Milwaukee and St. Paul Railroad right-of-way;  
a line 150 feet south of and parallel to West Berteau Avenue; and North Kilpatrick  
Avenue

to those of Residential Planned Development No. 1039, as amended, which is established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance takes effect after its passage and approval.

Common Address of Property: 4117 N. Kilpatrick Avenue

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

Nancy Kapp

Jeanmarie Kapp

Colleen James

7. On what date did the owner acquire legal title to the subject property? Applicant Contract Purchaser

8. Has the present owner previously rezoned this property? If yes, when?

Applicant has never rezoned the property

9. Present Zoning District RPD 1039 Proposed Zoning District RM-5 to RPD 1039, as amended

10. Lot size in square feet (or dimensions) 49,635 square feet

11. Current Use of the property Unused

12. Reason for rezoning the property <sup>AMENDED</sup> Planned Development needed for proposed senior housing and increase in underlying zoning from RT-4 to RM-5 and then to RPD 1039, as amended, to allow for number of units requested.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
98 Units of Independent Senior Housing; 34 parking spaces; no commercial space; and a building height of 42 feet.

14. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES \_\_\_\_\_ NO X

**RESIDENTIAL PLANNED DEVELOPMENT NO. 1039, AS AMENDED**  
**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential Planned Development Number 1039, as amended, ("Planned Development") consists of approximately 49,635 square feet (1.14 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, RRG Development, Inc. ("Applicant).
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of fourteen (14) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Floor Plans; Building Elevations (North, South, East and West); Elevation Material Key; and, Chicago Builds Green form prepared by

Applicant: RRG Development, Inc.  
 Address: 4117 North Kilpatrick Avenue  
 Introduced: October 3, 2012  
 Plan Commission: December 20, 2012

Worn Jerabek Architects P.C. and dated December 20, 2012, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are permitted in the area delineated herein as a Residential Planned Development: elderly housing, accessory off-street parking and accessory uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 49,635 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

Applicant: RRG Development, Inc.  
Address: 4117 North Kilpatrick Avenue  
Introduced: October 3, 2012  
Plan Commission: December 20, 2012

12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, promotes and conserves energy and maximizes the preservation of natural resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all new buildings within this Planned Development to Energy Star certification standards and in accordance with the City of Chicago's sustainable development matrix in effect as of the date of approval of this Planned Development.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to RT-4 (Residential Two-Flat, Townhouse and Multi-Unit District).

Applicant: RRG Development, Inc.  
Address: 4117 North Kilpatrick Avenue  
Introduced: October 3, 2012  
Plan Commission: December 20, 2012

RESIDENTIAL PLANNED DEVELOPMENT No. \_\_\_\_\_  
PLAN OF DEVELOPMENT  
BULK REGULATIONS AND DATA TABLE

GROSS SITE AREA:

65,417.3 square feet

AREA IN PUBLIC RIGHT-OF-WAY:

15,782.3 square feet

NET SITE AREA:

49,635 square feet (1.14 acres)

MAXIMUM PERMITTED FAR:

1.8

MAXIMUM BUILDING HEIGHT:

42'

MINIMUM SETBACKS FROM PROPERTY LINE:

Per approved Site/Landscape Plans

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

34

MINIMUM NUMBER OF OFF-STREET BIKE PARKING SPACES:

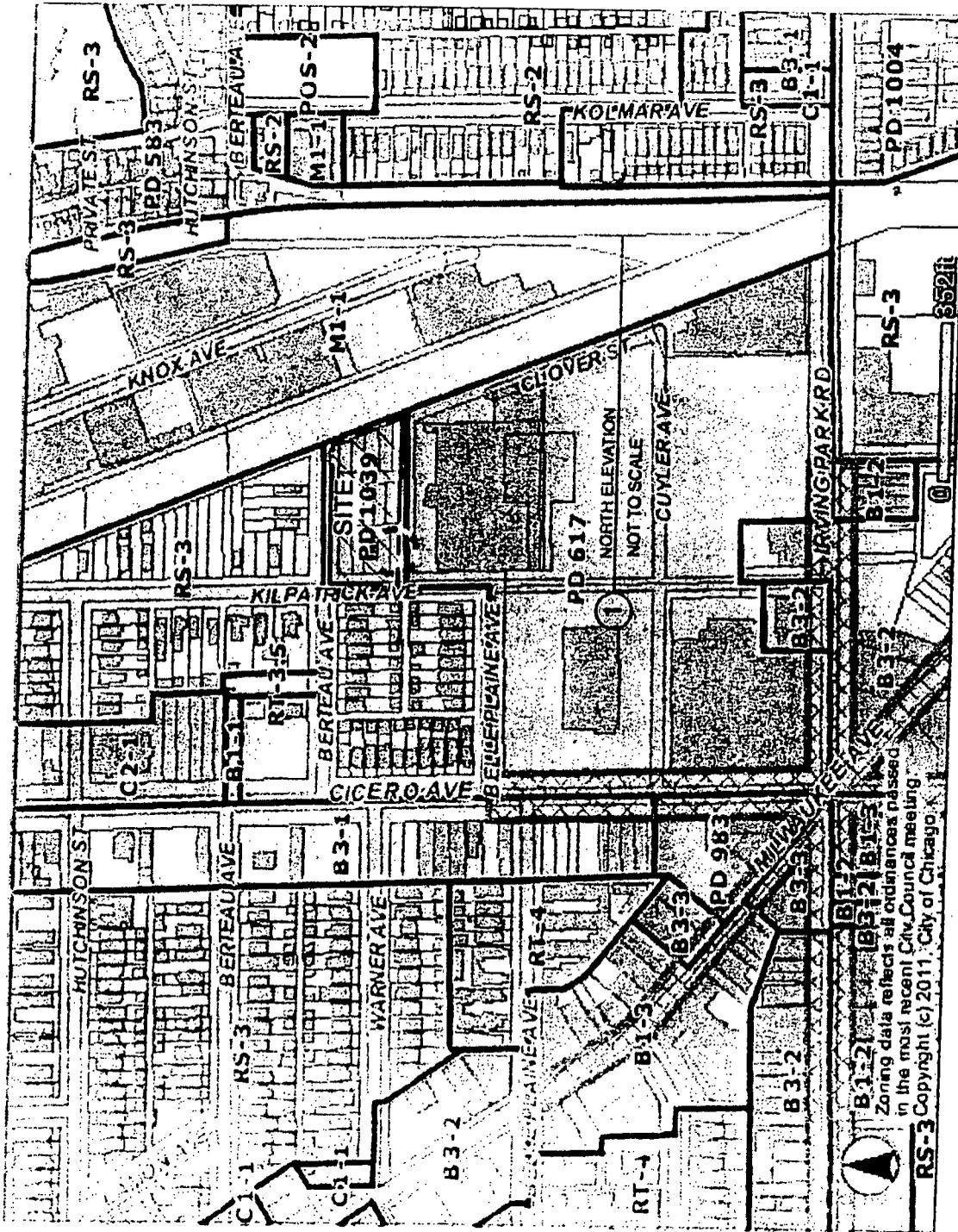
9

MINIMUM NUMBER OF OFF-STREET LOADING BERTHS:

1 (10' x 25')

Applicant: RRG Development, Inc.  
Address: 4117 North Kilpatrick Avenue  
Introduction: October 3, 2012  
Plan Commission: December 20, 2012

FINAL FOR PUBLICATION



ISSUE DATE: 12/06/12

DRAWING:

**PD Zoning Map**

SCALE: N.T.S.

ADDRESS: 4117 N. Kilpatrick Avenue  
Chicago, IL, 60641

APPLICANT: The Kilpatrick Renaissance LP (TBF)

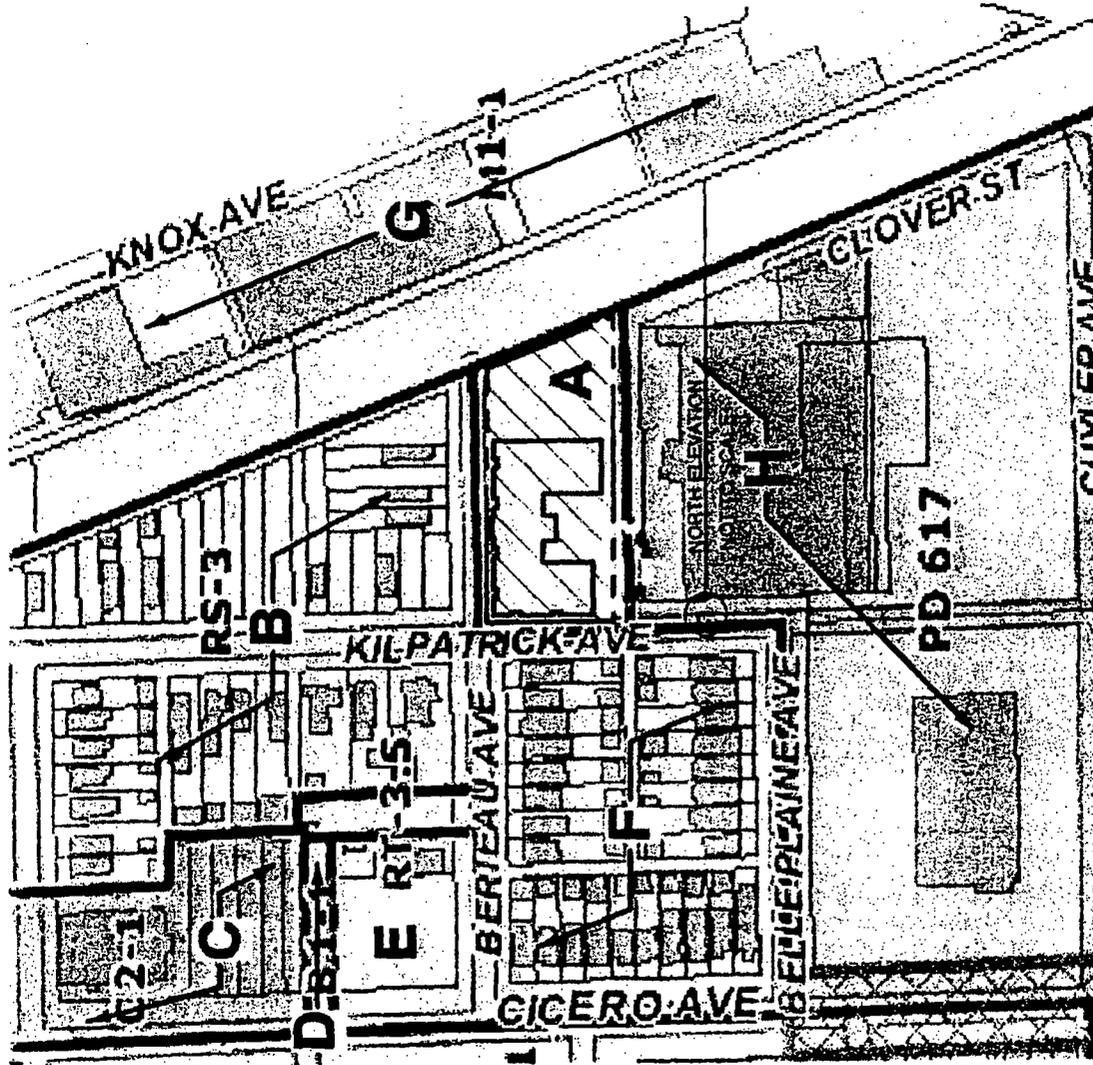
INTRO DATE: October 3, 2012  
CPC DATE: December 20, 2012

**THE KILPATRICK RENAISSANCE**

**WORN JERABEK ARCHITECTS, P.C.**  
212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654  
PHONE: 312 642.5587 FAX 312 642.4188 WWW.WJAWORKS.COM

**RS-3**  
Zoning data reflects all ordinances passed in the most recent City Council meeting  
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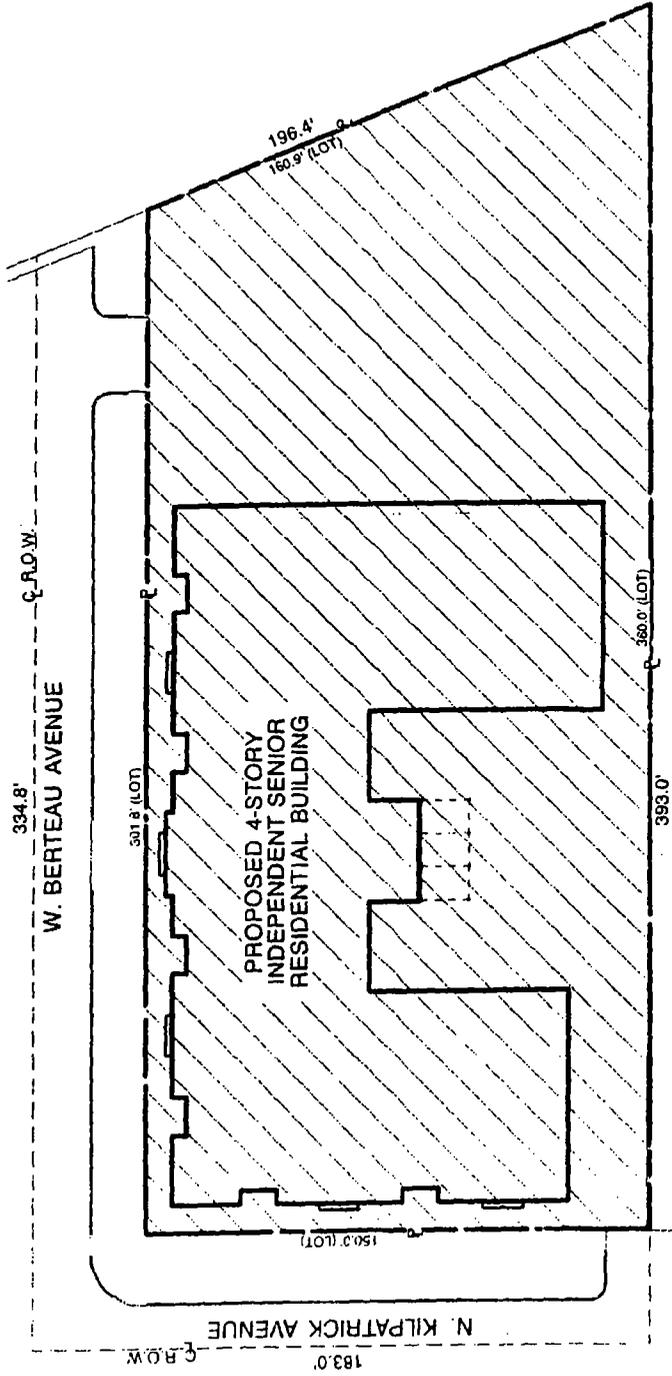


- KEY:**
- A PROJECT SITE (PD #1039)
  - B RS-3 RESIDENTIAL DISTRICT (2-3 STORIES)
  - C C2-1 COMMERCIAL DISTRICT
  - D B1-1 BUSINESS DISTRICT (1-2 STORIES)
  - E PARKING LOT
  - F RT-3.5 RESIDENTIAL DISTRICT (2-3 STORIES)
  - G M-1 MANUFACTURING DISTRICT
  - H PD 617 (COMMERCIAL DEVELOPMENT - RETAIL, GROCERY STORE)

ISSUE DATE: 12/06/12

<p><b>DRAWING:</b> PD LANDUSE</p> <p><b>SCALE:</b> N.T.S.</p> <p><small>© 2012 WORN JERABEK ARCHITECTS, P.C.</small></p>	<p><b>ADDRESS:</b> 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p> <p><b>APPLICANT:</b> The Kilpatrick Renaissance LP (TBF)</p> <p><b>INTRO DATE:</b> October 3, 2012 <b>CPC DATE:</b> December 20, 2012</p>	<p><b>THE KILPATRICK RENAISSANCE</b></p> <p><b>WORN JERABEK ARCHITECTS, P. C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312-642-5587 FAX: 312-642-4189 WWW.WJAWORKS.COM</p>
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PROPERTY LINE

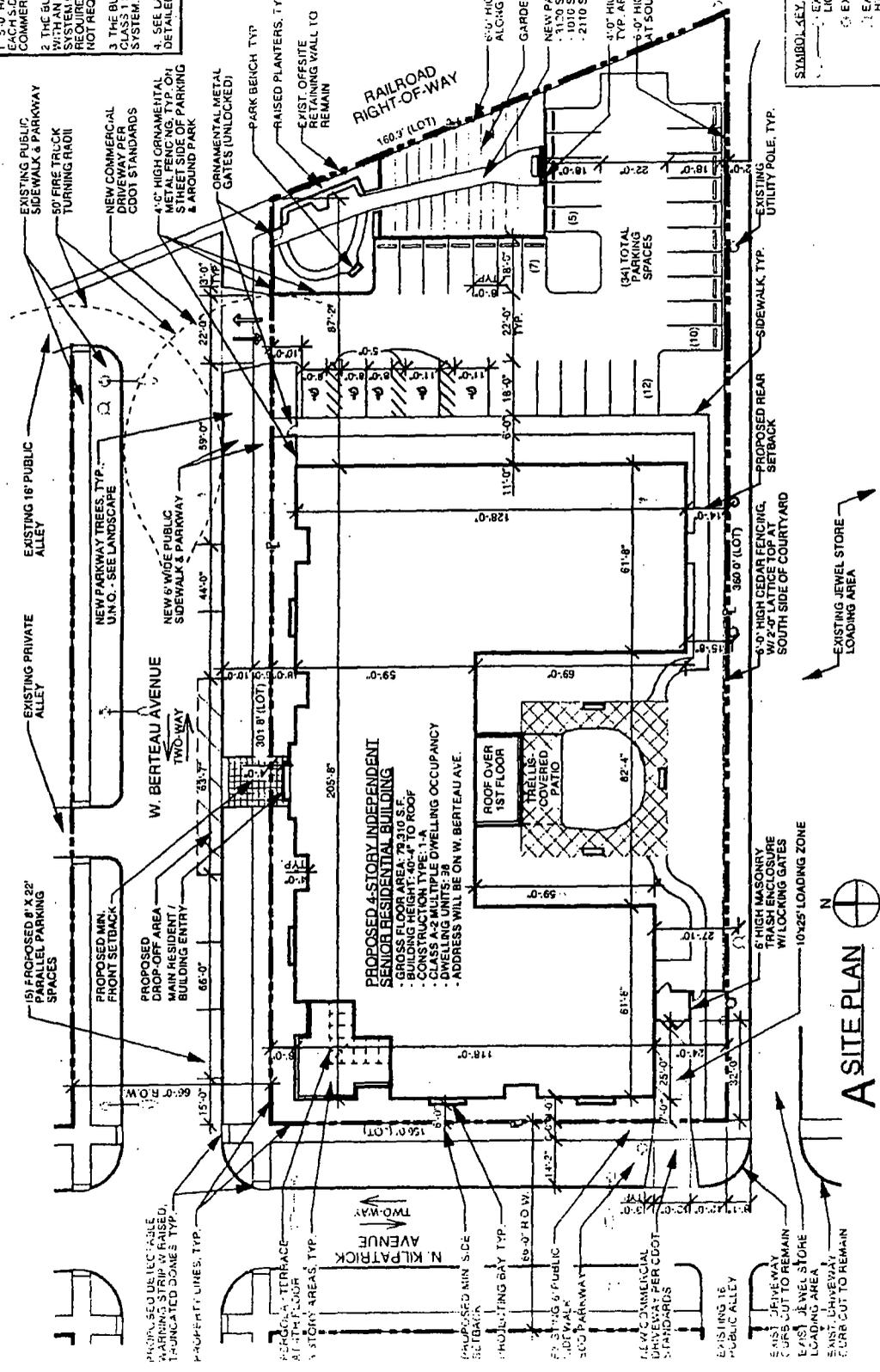
PLANNED DEVELOPMENT BOUNDARY

ISSUE DATE: 12/06/12

<p>DRAWING: <b>PD BOUNDARY</b></p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p> <p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p><b>THE KILPATRICK RENAISSANCE</b></p> <p><b>WORN JERABEK ARCHITECTS, P.C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX 312.642.4189 WWW.WJAWORKS.COM</p>
<p>SCALE: N.T.S.</p>		

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- NOTES:
1. 5'-0" RADIUS CURBS & CUTTER CH
  2. 10'-0" RADIUS CURBS & CUTTER CH
  3. 15'-0" RADIUS CURBS & CUTTER CH
  4. 20'-0" RADIUS CURBS & CUTTER CH
  5. 25'-0" RADIUS CURBS & CUTTER CH
  6. 30'-0" RADIUS CURBS & CUTTER CH
  7. 35'-0" RADIUS CURBS & CUTTER CH
  8. 40'-0" RADIUS CURBS & CUTTER CH
  9. 45'-0" RADIUS CURBS & CUTTER CH
  10. 50'-0" RADIUS CURBS & CUTTER CH
  11. 55'-0" RADIUS CURBS & CUTTER CH
  12. 60'-0" RADIUS CURBS & CUTTER CH
  13. 65'-0" RADIUS CURBS & CUTTER CH
  14. 70'-0" RADIUS CURBS & CUTTER CH
  15. 75'-0" RADIUS CURBS & CUTTER CH
  16. 80'-0" RADIUS CURBS & CUTTER CH
  17. 85'-0" RADIUS CURBS & CUTTER CH
  18. 90'-0" RADIUS CURBS & CUTTER CH
  19. 95'-0" RADIUS CURBS & CUTTER CH
  20. 100'-0" RADIUS CURBS & CUTTER CH



- SYMBOLS:
- EXISTING CITY STREET LIGHT
  - EXISTING UTILITY POLE
  - EXISTING CITY FIRE HYDRANT

A SITE PLAN

ISSUE DATE: December 6, 2012

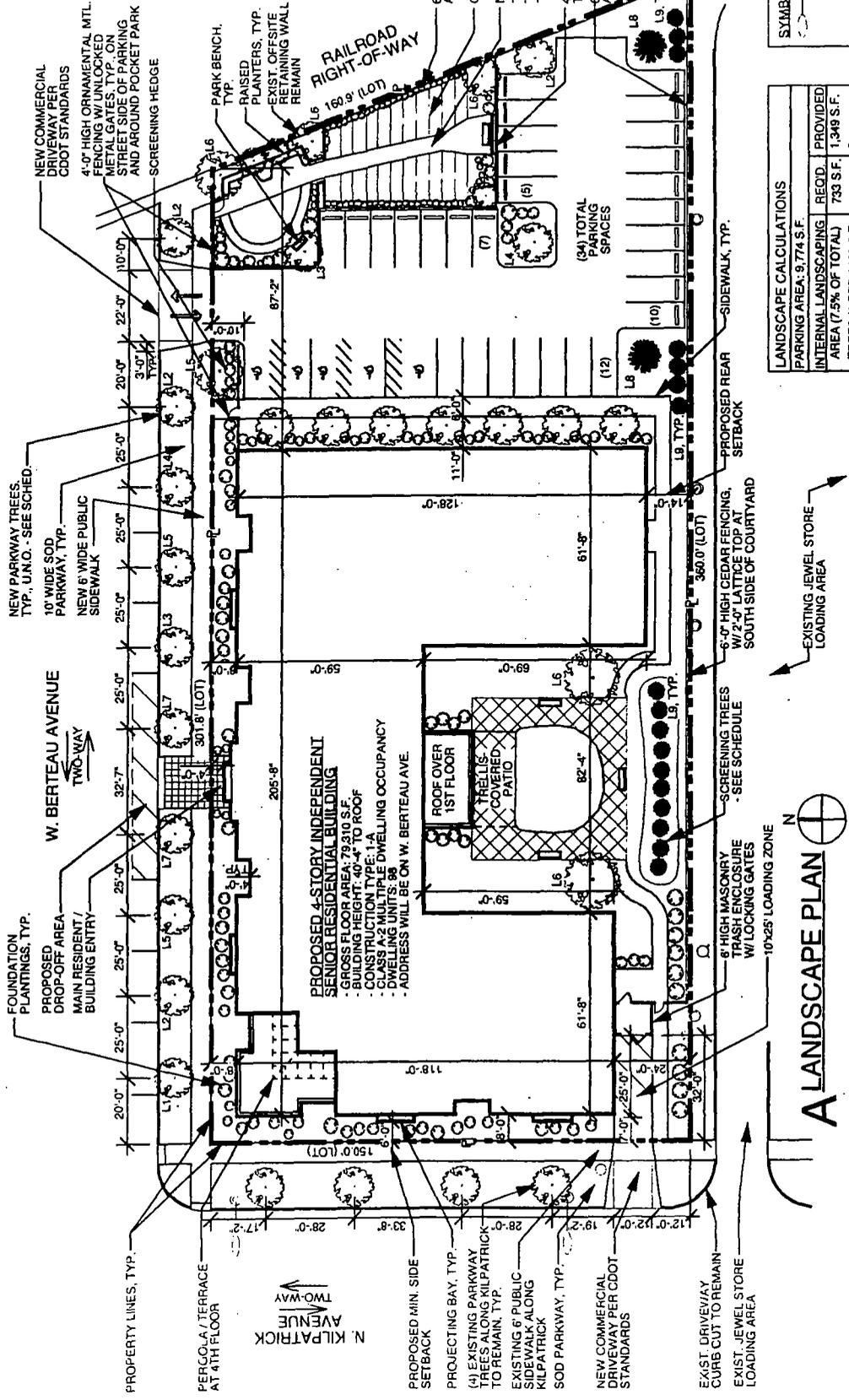
<p>DRAWING: <b>SITE PLAN</b></p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, Illinois 60641</p> <p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p><b>The Kilpatrick Renaissance</b></p> <p><b>WORN JERABEK ARCHITECTS, P. C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>
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SCALE: N.T.S.

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TREE SCHEDULE	TAG	COMMON BOTANICAL NAME
L1	CHINQUAPIN OAK	QUERCUS MOBILENSIS
L2	KENTUCKY COFFEE	GYNOCLEADIS DIONICA
L3	SAWTOOTH OAK	QUERCUS ACUTISSIMA
L4	SHINGLE OAK	QUERCUS IMBRICARIA
L5	WHITE OAK	QUERCUS ALBA
L6	AMERICAN BIRCH	BETULA PAPERIFERA
L7	PRYMSON KING MAPLE	ACER PLATANOIDES
L8	BLUE SPRUCE	PICEA PUNGENS
L9	ARBOREVIATA	THUJA OCCIDENTALIS

\*NOTE: ALL TREES TO BE MIN 2 1/2" CALIPER AT 6" ABOVE THE ROOT BALL



**SYMBOL KEY:**

	EXISTING CITY STREET LIGHT
	EXISTING UTILITY POLE
	EXISTING CITY FIRE HYDRANT

**LANDSCAPE CALCULATIONS**

LANDSCAPE CALCULATIONS	REQD.	PROVIDED
PARKING AREA: 9,774 S.F.		
INTERNAL LANDSCAPING AREA (7.5% OF TOTAL)	739 S.F.	1,349 S.F.
TREES (1 PER / 125 S.F.)	6	6

ISSUE DATE: December 6, 2012

DRAWING: LANDSCAPE PLAN

ADDRESS: 4117 N. Kilpatrick Avenue  
Chicago, Illinois 60641

APPLICANT: The Kilpatrick Renaissance LP (TBF)

INTRO DATE: October 3, 2012  
CPC DATE: December 20, 2012

**The Kilpatrick Renaissance**

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SCALE: N.T.S.  
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ISSUE DATE: 12/06/12

DRAWING:

**FIRST FLOOR PLAN**

SCALE: N.T.S.

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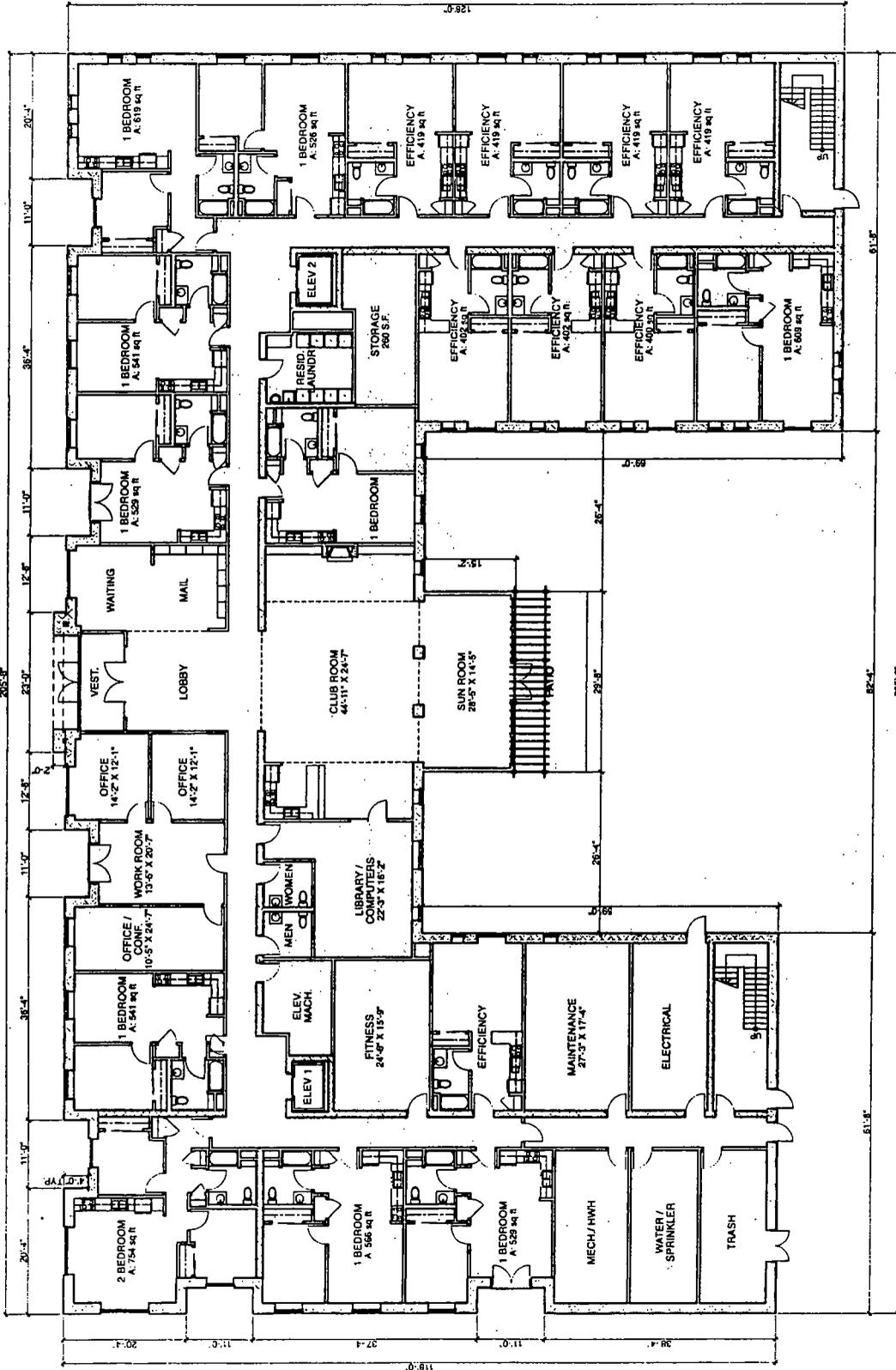
ADDRESS: 4117 N. Kilpatrick Avenue  
Chicago, IL, 60641

APPLICANT: The Kilpatrick Renaissance LP (TBF)

INTRO DATE: October 3, 2012  
CPC DATE: December 20, 2012

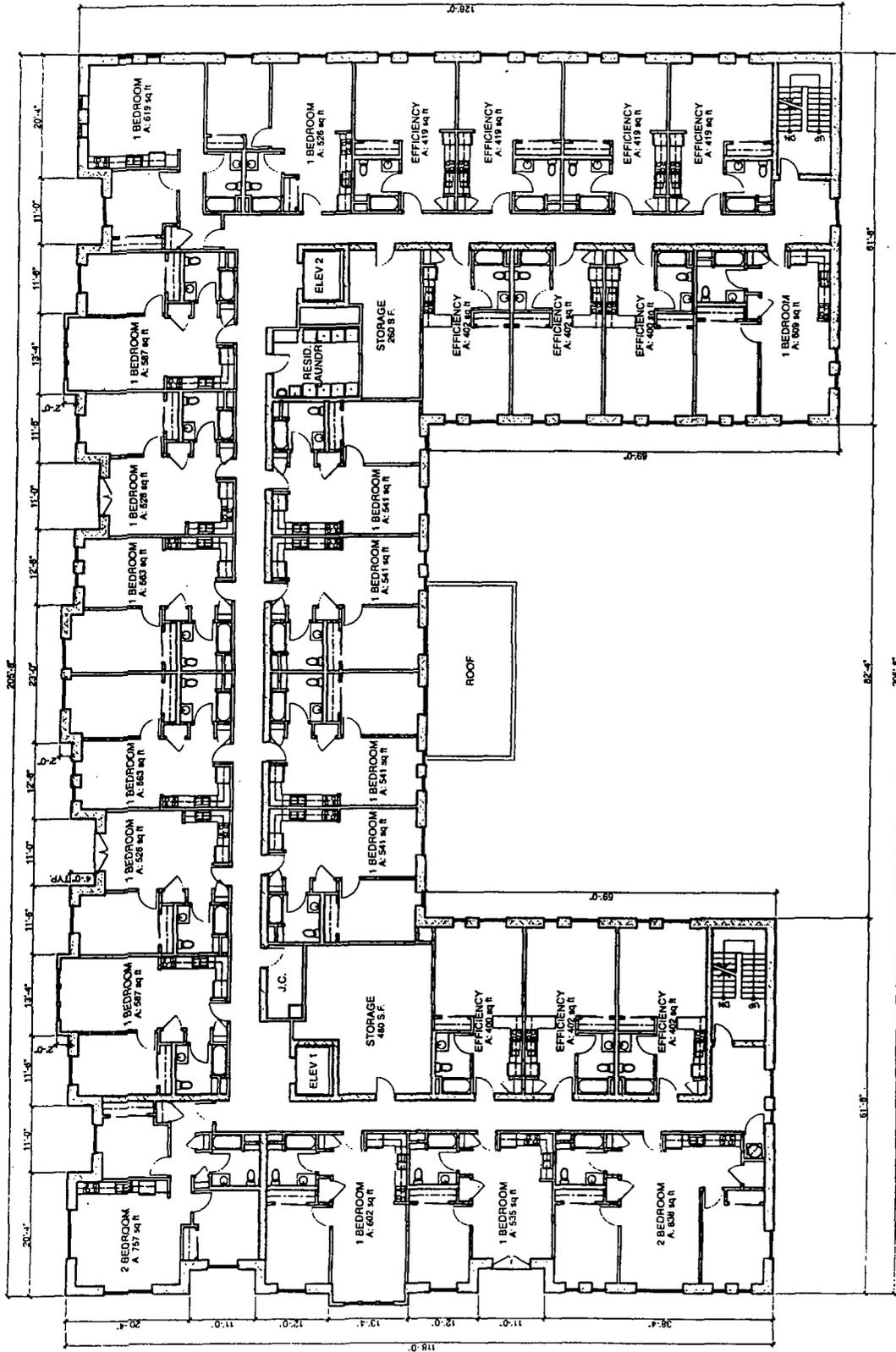
**THE KILPATRICK RENAISSANCE**

**WORN JERABEK ARCHITECTS, P. C.**  
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1 FIRST FLOOR PLAN  
NOT TO SCALE





1 SECOND & THIRD FLOOR PLAN  
NOT TO SCALE

ISSUE DATE: 12/06/12

DRAWING:  
**TYPICAL FLOOR PLAN**  
SCALE: N.T.S.

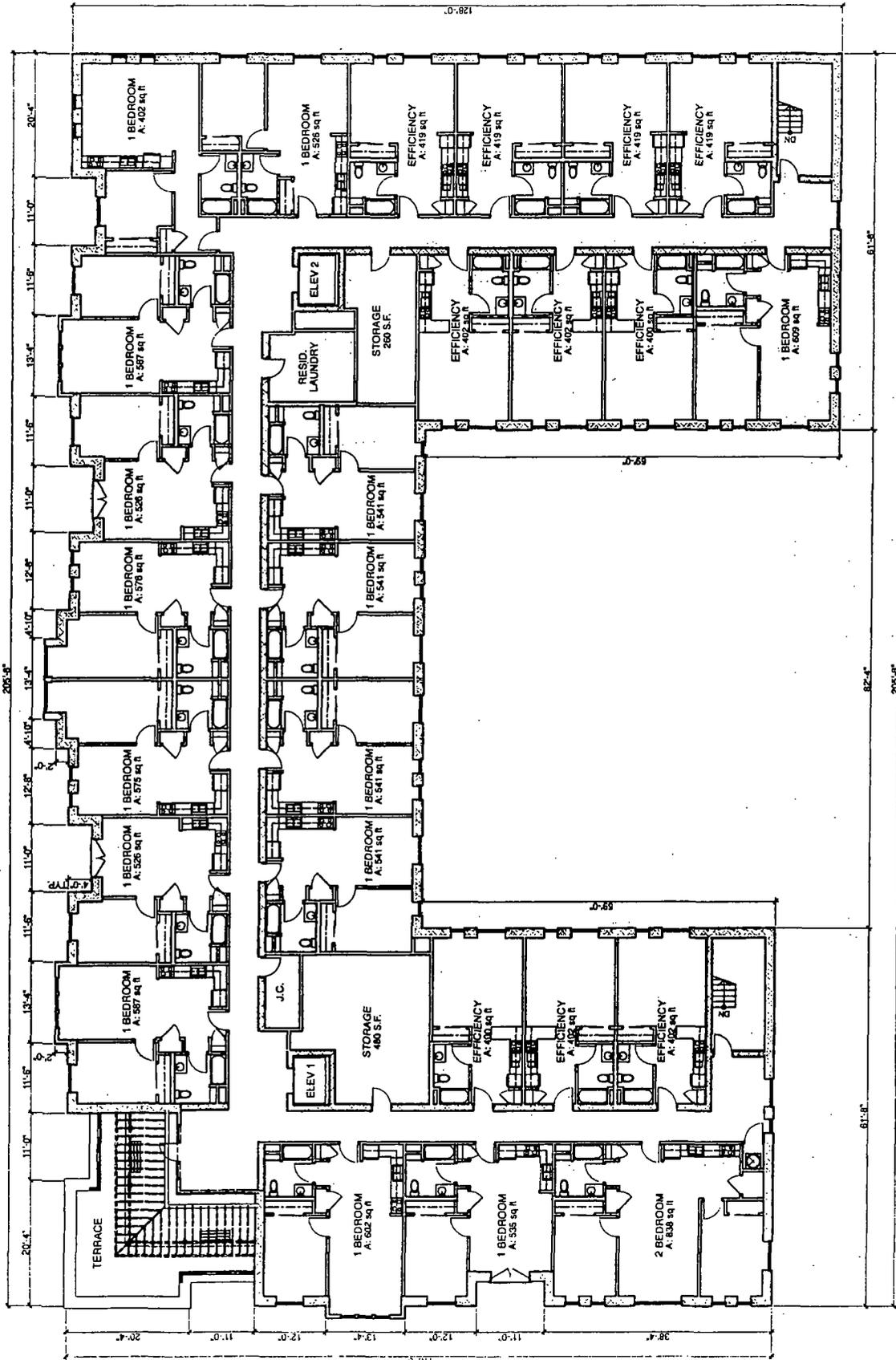
ADDRESS: 4117 N. Kilpatrick Avenue  
Chicago, IL, 60641

APPLICANT: The Kilpatrick Renaissance LP (TBF)

INTRO DATE: October 3, 2012  
CPC DATE: December 20, 2012

**THE KILPATRICK RENAISSANCE**

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1 FOURTH FLOOR PLAN  
NOT TO SCALE

ISSUE DATE: 12/06/12

DRAWING:  
**FOURTH FLOOR PLAN**  
SCALE: N.T.S.

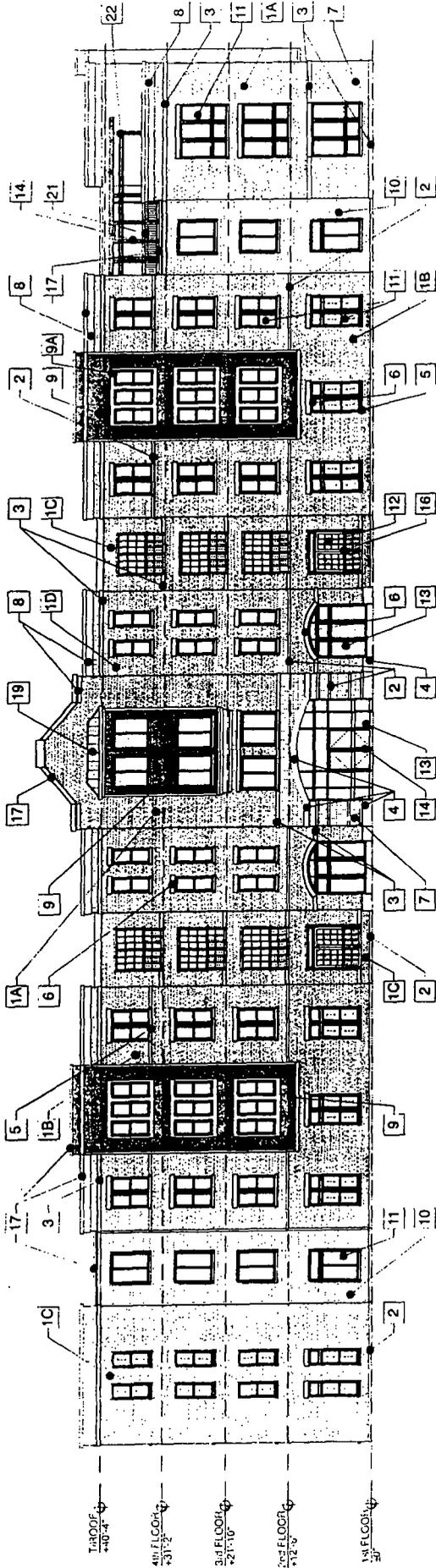
ADDRESS: 4117 N. Kiptrick Avenue  
Chicago, IL, 60641

APPLICANT: The Kiptrick Renaissance LP (TBF)

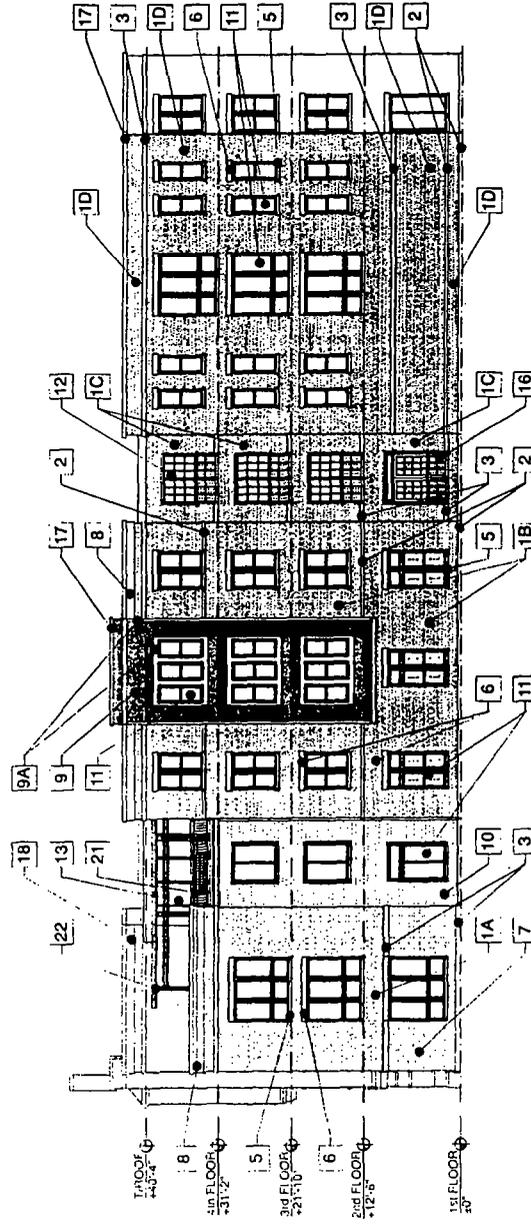
INTRO DATE: October 3, 2012  
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**THE KILPATRICK RENAISSANCE**

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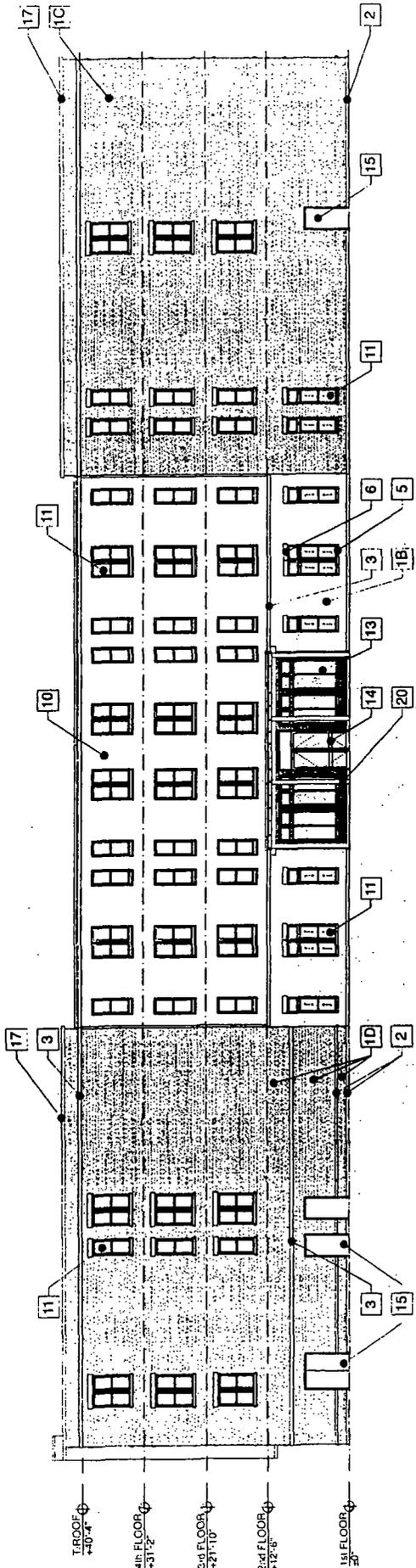
1 NORTH ELEVATION  
NOT TO SCALE



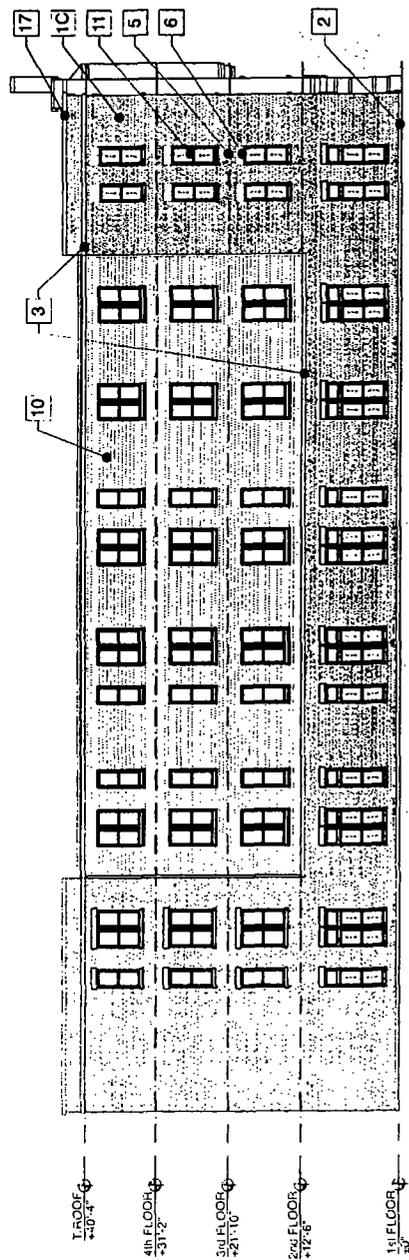
2 WEST ELEVATION  
NOT TO SCALE

ISSUE DATE: 12/06/12

<p><b>THE KILPATRICK RENAISSANCE</b></p> <p><b>WORN JERABEK ARCHITECTS, P.C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p> <p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>	<p>DRAWING: <b>ELEVATIONS</b></p> <p>SCALE: N.T.S.</p> <p>© 2012 WORN JERABEK ARCHITECTS, P.C.</p>
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1 SOUTH ELEVATION  
NOT TO SCALE



2 EAST ELEVATION  
NOT TO SCALE

ISSUE DATE: 12/06/12

<p>DRAWING: <b>ELEVATIONS</b></p>	<p>ADDRESS: 4117 N. Kilpatrick Avenue Chicago, IL, 60641</p> <p>APPLICANT: The Kilpatrick Renaissance LP (TBF)</p> <p>INTRO DATE: October 3, 2012 CPC DATE: December 20, 2012</p>
<p><b>THE KILPATRICK RENAISSANCE</b></p>	<p><b>WORN JERABEK ARCHITECTS, P. C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>

SCALE: N.T.S.

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ELEVATION MATERIAL KEY	
1A FACE BRICK #1 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) -COLOR BY ARCH.	13 PRE-FINISHED ALUMINUM STOREFRONT WINDOWS
1B FACE BRICK #2 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) -COLOR BY ARCH.	14 PRE-FINISHED STOREFRONT DOOR
1C FACE BRICK #3 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) -COLOR BY ARCH.	15 PAINTED STEEL DOOR AND FRAME
1D FACE BRICK #4 - 3 5/8"(H) x 3 5/8"(D) x 11 5/8"(L) -COLOR BY ARCH.	16 PRE-FINISHED STEEL JULIET BALCONY
2 3 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM-"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	17 PRE-FIN. 24 GA. GALV. STEEL PARAPET COPING, 5" PROFILE, KYNAR 500 FINISH
3 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM-"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	18 PRE-FINISHED GALVANIZED STEEL GUTTER & DOWNSPOUT
4 11 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM-"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	19 PRE-FINISHED 24 GA. STEEL STANDING SEAM ROOFING-COLOR BY ARCH.
5 3 5/8" (H) x 1'-11 5/8" (L) CAST STONE SILL-"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	20 FIBERGLASS PERGOLA
6 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE HEAD TRIM-"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	21 PRE-FINISHED STEEL RAILING-FINISH BY ARCH.
7 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE-"PRAIRIE STONE" GROUND FACE FINISH, "LIMESTONE" COLOR	22 PAINTED STEEL PERGOLA STRUCTURE
8 PRE-FINISHED FIBER-CEMENT & POLYURETHANE CORNICE	
9 PRE-FINISHED FIBER-CEMENT BOARD PANELS, SMOOTH FINISH, JAMES HARDIE -COLOR BY ARCH.	
9A PRE-FINISHED FIBER-CEMENT TRIM, 5 1/2" (W) x 1 1/4" (D), SMOOTH FINISH, JAMES HARDIE- COLOR BY ARCH.	
10 PRE-FINISHED FIBER-CEMENT LAP SIDING, CEDARMILL FINISH, JAMES HARDIE-COLOR BY ARCH.	
11 PRE-FINISHED ALUMINUM WINDOWS	
12 PRE-FINISHED ALUMINUM FRENCH-DOORS	

ISSUE DATE: 12/06/12

DRAWING:  
**ELEVATION  
MATERIAL KEY**  
SCALE: N.T.S.

ADDRESS: 4117 N. Kilpatrick Avenue  
Chicago, IL, 60641

APPLICANT: The Kilpatrick Renaissance LP (TBF)

INTRO DATE: October 3, 2012  
CPC DATE: December 20, 2012

**THE KILPATRICK RENAISSANCE**

**WORN JERABEK ARCHITECTS, P. C.**  
212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654  
PHONE: 312.642.5567 FAX: 312.642.4189 WWW.WJAWORKS.COM

# CHICAGO BUILDS GREEN

**Project Name:**

The Kilpatrick Renaissance

**Project Location:**

\* Street Number (if the address only includes one street number, please fill only the cell "From");

From*	To*	Direction:	Street Name:	Select Street Type:
4117		N.	Kilpatrick	Ave

Ward No: Community Area No:

45	15
----	----

**Project Type:**

Check applicable:

Planned Development    
  Redevelopment Agreement    
  Zoning Change

PD No:     
 RDA No:     
 From:  To:

Public project    
  Landmark

**Project Size:**

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
49,564 s.f.	20,260 s.f.	10,230 s.f.

**DPD Project Manager:**

Enter First Name Last Name

Patrick Murphey

**BG/GR Matrix:**

Select project category:

Res. < 4 units (Market rate)    
  Res. > 20 units affordable

**Financial Incentives:**

Check applicable:

TIF    
  Empowerment Zone Grant    
  Class L  
 GRIF    
  Ind. Dev. Revenue Bonds    
  Class 6b  
 SBIF    
  Bank Participation Loan    
 DOH  
 Land Sale Write Down

**Density Bonus:**

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

# FINAL FOR PUBLICATION

Required per Zoning  
Code or Green  
Roof/Building Green  
Matrix

To be Provided by  
the development:

*Please fill, if applicable*

**Landscaping:**

7' Landscape Setback  
Interior Landscape Area  
No. of Interior Trees  
No. of Parkway Trees

Square footage:	362 s.f.	0	944 s.f.	0
Square footage:	733 s.f.	0	1,349 s.f.	0
	6	0	6	0
	14	0	14	0

**Open Space:**

River Setback  
Private Open Space  
Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	6,810 s.f.
Square footage:	0	3,120 s.f.

**Stormwater Management (At-grade volume control):**

Permeable paving  
Raingarden  
Filter strip  
Bioswale  
Detention pond  
Native landscaping  
Rain-water collection cistern/barrel  
Total impervious area reduction

Square footage:	9,510 s.f.	0
Check applicable:	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
Square footage:	1,600 s.f.	0
Gallons:	0	0
Square footage:	11,110 s.f.	0

**Other sustainable surface treatments:**

Green roof  
Energy Star roof  
High-albedo pavement

Square footage:	0	0
Square footage:	0	19,510 s.f.
Square footage:		0

**Transportation:**

No. of accessory parking spaces  
Total no. of parking spaces (Accessory + Non-Acc.)  
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)  
No. of bicycle parking  
Within 600 ft of CTA or Metra station entrance

0	34	0
	34	0
0		0
0	9	0

Check if applicable:

**Building Certification:**

Energy Star building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

**Energy efficiency strategies not captured above:**

*-IE: Other than Energy Star Roof – or Energy Star Building Certification-*

- added wall and roof insulation
- high performance window glazing
- advanced air sealing techniques (building envelope)
- Energy Star appliances
- Energy Star light fixtures
- daylight and motion-sensing light fixture controls

**Other sustainable strategies and/or Project Notes:**

- site connectivity / pedestrian access
- low VOC interior sealants and adhesives
- low formaldehyde engineered wood products
- mold-resistant drywall at damp locations
- low-flow "Watersense" plumbing fixtures