



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

TRANSMITTED VIA EMAIL

August 17, 2021

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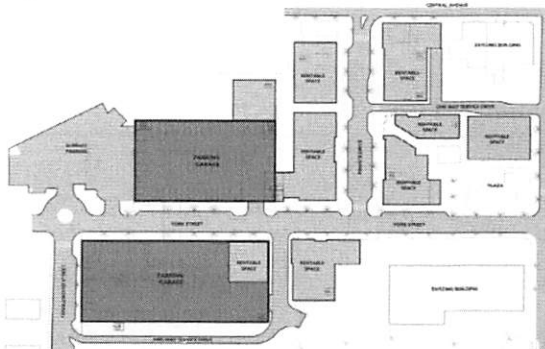
Re: **DPD – Comment Letter # 2**
3955 N Kilpatrick Ave – Planned Development

The Applicant, GW Properties, seeks approval of a map amendment to rezone the subject property from RS-3 to B3-1 and a Planned Development to establish a large commercial development at the property generally located at 3955 North Kilpatrick Avenue.

REVIEW COMMENTS

The Department of Planning and Development's (DPD) comments and recommendations are provided below.

1. **Alternative Development Schemes.** Due to the subject site's proximity to transit and the Six Corner neighborhood shopping and entertainment district, DPD analysis determined a medium-scale development as more appropriate. Such a proposal should provide a well-integrated mix of commercial and residential land uses utilizing sound urban design principles that promote walkability and communal open space. Provide at least two alternative development schemes that apply the urban design principles found in the Design Excellence Neighborhood Design Guidelines. Please refer to the Central Yards development in Memphis, TN, for an example of urban mixed-use development on a similar-sized property that prioritizes the pedestrian experience and conceals vehicular parking.



2. **Design Excellence.** According to Section 17-8-0105, planned development regulations are intended to allow flexibility in applying selected use, bulk, and development standards to promote

excellence and creativity in building design and high-quality urban design. According to Section 17-8-0907-A1 of the Zoning Code, design excellence is expected in buildings located in planned developments. The development as proposed does not appropriately apply the urban design principles found in the Neighborhood Design Guidelines.

3. **Off-Street Parking.** Revise the development scheme to reduce the footprint of off-street parking. The proposed development provides for 136% of off-street parking required by the Code. All off-street parking, serving commercial uses, contemplated for the site is provided via surface parking lots. Sec. 17-8-0904-C4 recommends that multi-level parking structures be utilized to minimize surface parking; similar recommendations can be found in the Neighborhood Design Guidelines. Further, the Six Corner Master Plan determined a surplus of surface parking within the area with a 40% utilization at peak hours.
4. **Traffic & Parking Impact Study.** Amend the traffic study to account for the inclusion of residential dwelling units. Provide a parking demand analysis conducted by a qualified traffic engineering firm. The study should include the following:
 - a. A description of the anticipated parking demand boundaries for the development.
 - b. An inventory of public off-street parking spaces and capacity that exists within the surrounding Six Corners shopping district.
 - c. A map indicating the location of the parking spaces/lots and their relationship to the proposed development.
 - d. An estimate of the number of additional vehicles generated from the proposed development and their parking needs.
 - e. The rationale for parking space reduction or increase requests.
 - f. A description of how the Applicant intends to address the parking needs as identified in the professional study.
5. **Sustainability Exhibit.** Provide additional details related to how the development would achieve the proposed 105 sustainability points. Where possible, sustainable development elements should be reflected on official exhibits such as the site and landscape plans.
6. **Lot Coverage Exhibit.** Revise the development plans to reduce the level of impervious surfaces and provide an impervious surface exhibit. Lot coverage should be minimized to reduce the speed and contamination of stormwater runoff flows from a site. (Sec. 17-8-0908-B). Centrally located communal open space for residents of a mixed-use development should also be a prominent feature.
7. **Phasing Exhibit.** The Applicant indicated that the residential and commercial components would not be constructed concurrently. Submit a phasing plan for review.

PROJECT REVIEW

All reviews are considered preliminary until an application is filed. Applications are not considered complete until the conclusion of a formal review by DPD and all comments have been resolved.

Required Plans. In accordance with the Plan Commission Development Manual, all required plans must be fully dimensioned with measurements that delineate the project's area, setbacks, building heights, and building separations. All plans must include labels, callouts, and data boxes that identify the project's floor area, dwelling unit count, building materials, vehicle parking, bicycle parking, and location of required yards.

- a. Elevations (Required).
- b. Floor Plans (Required).

- c. Landscape Plan (Required).
- d. Material Palette Exhibit (Required).
- e. Renderings (Required).
- f. Site Plan (Required).

Building Massings Diagrams. In addition to one preferred building massing diagram, two alternative conceptual building massing diagrams are recommended for proposed buildings of more than three stories.

Applicant Response. Please submit a written response letter responding to each comment individually. The Applicant should revise plans in accordance with the comments. Unless otherwise specified, documents and plans should include a date and be provided in a PDF format. Documents and plans should be provided separately and compiled.

Review Presentation. Enclosed with this letter is a template presentation, applicants are highly encouraged to complete the template. The template should be updated to illustrate plan changes when submitting revised plans for review. Please submit a complete presentation in PowerPoint format (.pptx).

REVIEW GUIDELINES

Development Manual. Please review the Development Manual for Chicago Plan Commission Projects. The manual provides supporting information for Planned Development (PD) applications, Lake Michigan and Chicago Lakefront Protection applications, proposed zoning map amendments within designated industrial corridors, and interagency referral items.

Neighborhood Design Guidelines. Please review the draft Neighborhood Design Guidelines. The draft guidelines are intended to be used for all public and private projects located along Chicago's commercial corridors. Recommendations contained in the guidelines will assist applicants in conforming to the standards and guidelines for planned developments (Sec. 17-8-0900). The Applicant is encouraged to review the guidelines and submit a written narrative describing the project's conformance to its recommendations.

Area Plan. The project site is within the planning boundaries of the Six Corners Economic Development Master Plan. The Plan's recommendations will be used to guide the review of this project. The Applicant is encouraged to review the Plan and submit a written narrative describing the project's conformance to its recommendations.

PROJECT COMPLIANCE

The Applicant must coordinate with the appropriate staff to ensure conformance with applicable regulations of the City of Chicago's Affordable Requirements Ordinance, Landscape Ordinance, Stormwater Management Ordinance, and Sustainable Development Policy. Additionally, the Applicant must coordinate with the appropriate staff to obtain approvals from the Mayor's Office for People with Disabilities (MPOD), the Chicago Department of Transportation (CDOT), the Chicago Fire Department (CFD), and Assets Information and Services (AIS). The project may also require review by the Committee on Design and River Ecology and Governance Task Force. It is the Applicant's responsibility to ensure compliance with all applicable ordinances, regulations, and policies. Questions related to the

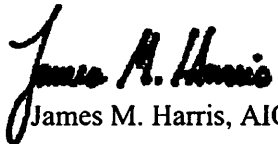
reviews and approvals mentioned above must be directed to the appropriate staff member listed below. Please copy the assigned project manager on all correspondences related to interdepartmental review and approvals.

- Chicago Fire Department (CFD) – Fire Code Compliance (Site Review)
 - John Javorka | john.javorka@cityofchicago.org
- Chicago Department of Housing (DOH) – Affordable Housing Compliance
 - Ricardo Lopez | ricardo.lopez@cityofchicago.org
- Chicago Department of Transportation (CDOT) – Plan Review Committee
 - William Higgins | william.higgins@cityofchicago.com
- Chicago Department of Water Management – Stormwater Compliance
 - Andrew Billing | abilling@mackieconsult.com
- Chicago Department of Planning and Development (DPD) – Sustainability Compliance
 - Bradley Roback | bradley.roback@cityofchicago.org
- Chicago Department of Planning and Development (DPD) – Landscaping Compliance
 - Ron Daye | ron.daye@cityofchicago.org
- Chicago Transit Authority (CTA) – Development Impacting Transit
 - Christina Bader | cbader@transitchicago.com
- Mayor's Office for People with Disabilities (MPOD) – Accessibility Compliance
 - Matthew Sepanik | matthew.sepanik@cityofchicago.org

The comments provided herein may not be comprehensive; additional comments may be provided throughout the project's review as deemed necessary.

If you have any questions or concerns, please do not hesitate to contact me.

Best,


James M. Harris, AICP

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Department of Planning and Development
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E: james.harris@cityofchicago.org

Cc: 45# Ward Office (Ald. James Gardiner)
Encl: CDOT Requirements, CFD Requirements,
ARO Profile, Development Manual, Master
PD Addendum, Design Guidelines, Review
Presentation Template, Sustainable
Development Metric, Six Corners Master Plan