



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

### **LEXINGTON SQUARE**

**7400-7404 W. Talcott Ave./7401-7425 W. Everell Ave.**

**41<sup>st</sup> Ward**

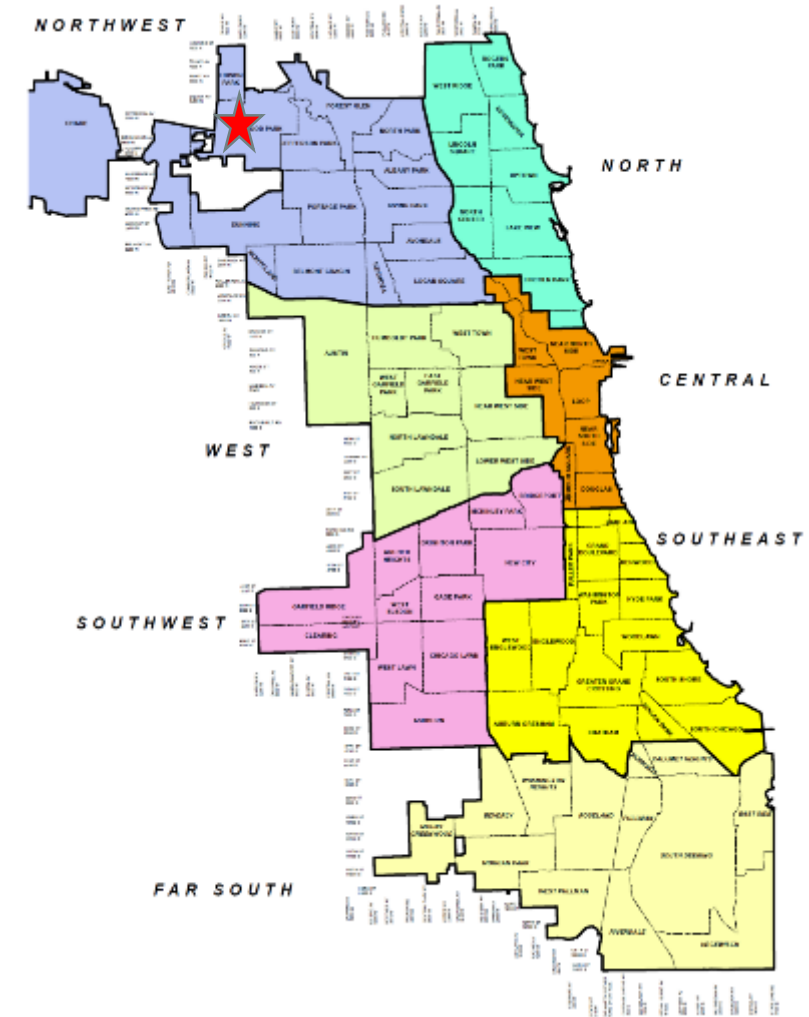
**Applicant: Lexington Homes, LLC**

August 19, 2021

# ★ Community Area Snap Shot

## NORWOOD PARK COMMUNITY AREA:

- Population: 38,084
- Average Household Size: 2.5
- Median Income: \$83,985
- Median Age: 42.9 years
- Household size: 68.5% 2-persons or more
- Owner-occupied housing units: 74.6%



1. Single Family Homes
2. Resurrection College Prep High School
3. Assisted Living Facility
4. Presence Resurrection Life center
5. Presence Resurrection Retirement Community
6. Amita Health Resurrection medical Center



## SITE CONTEXT PLAN





**SITE CONTEXT- EVERELL LOOKING EAST**





**SITE LOOKING SOUTHEAST**



**SITE LOOKING SWHETHWEST**





**VIEW FROM TALCOTT LOOKING NORTH ON PRIVATE DRIVE**

1



**EAST-WEST ACCESS DRIVE FROM PRIVATE ROAD**



**SITE CONTEXT- TALCOTT AVENUE**







**Project Site**  
Height: 30'-0"

1. Single Family Homes -(1-2 Stories)
2. Resurrection College Prep High School -(2 Story Building)
3. Assisted Living Facility -(4 Story Building)
4. Presence Resurrection Life center -(2 Story Building)
5. Presence Resurrection Retirement Community (6 Story Building)
6. Amita Health Resurrection medical Center-(5 story Building)





# Pedestrian Context



PRIVATE DRIVE VIEW



# Pedestrian Context





# Project Timeline + Community Outreach



- Date of PD Filing: May 26, 2021
- Project revisions include:
  - elimination of townhomes,
  - emergency access only to W. Everell,
  - increased open space





**OVERALL SITE PLAN**



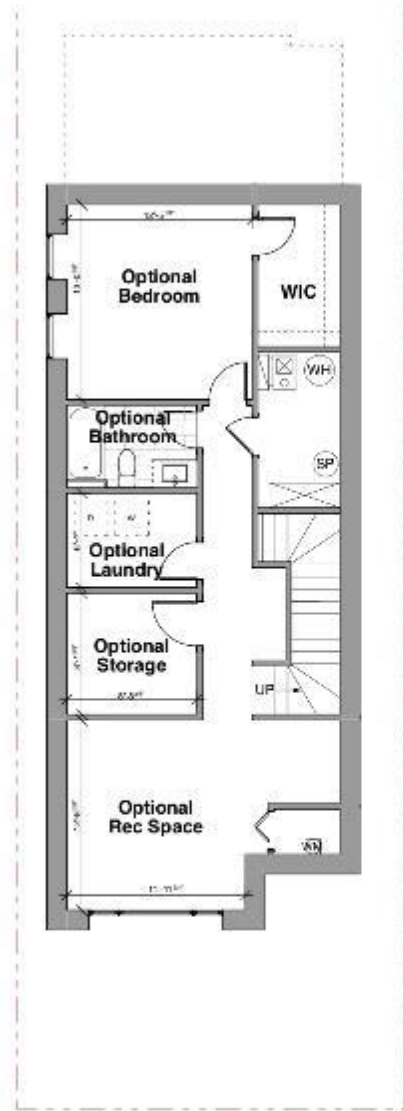


SITE PLAN (NORTH)

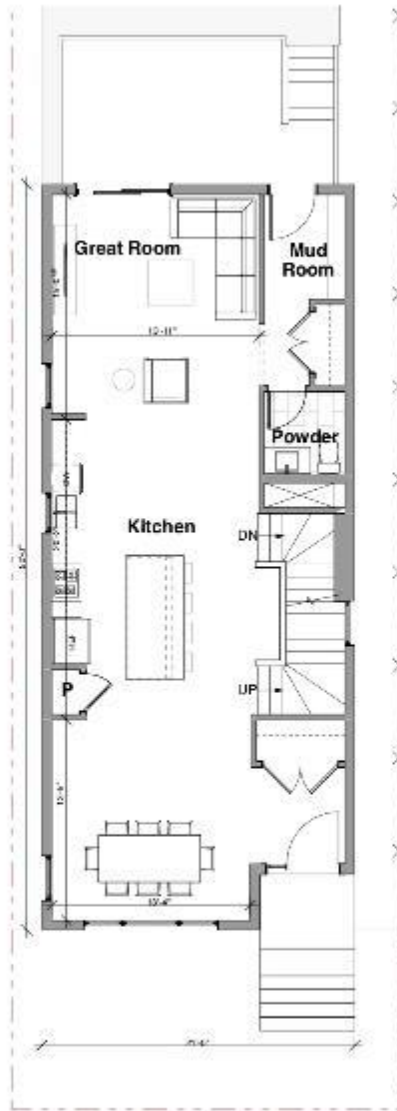








Standard Basement Plan



Standard 1st Floor Plan



Standard 2nd Floor Plan





Standard Basement Plan

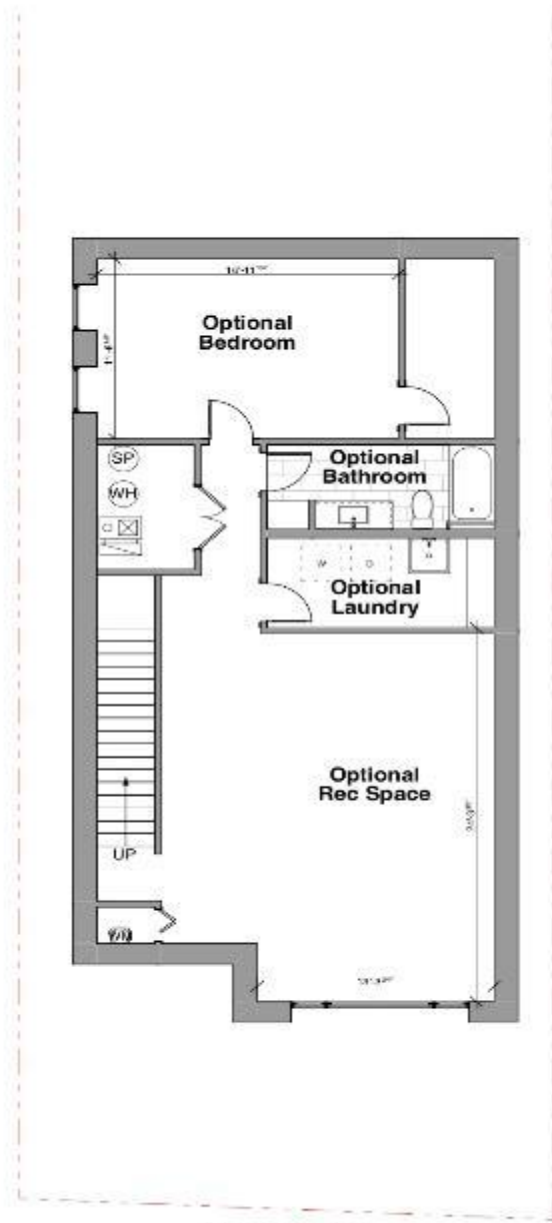


Standard 1st Floor Plan



Standard 2nd Floor Plan

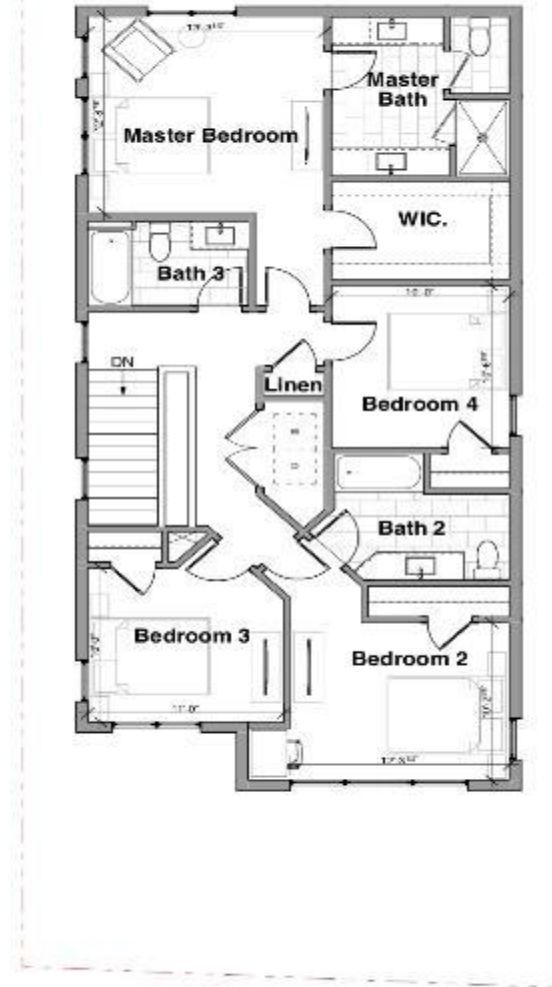




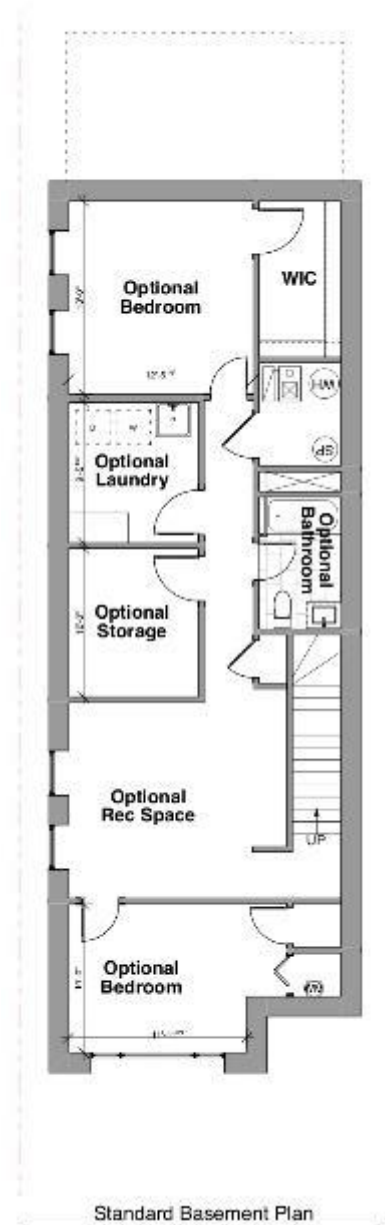
Basement Plan



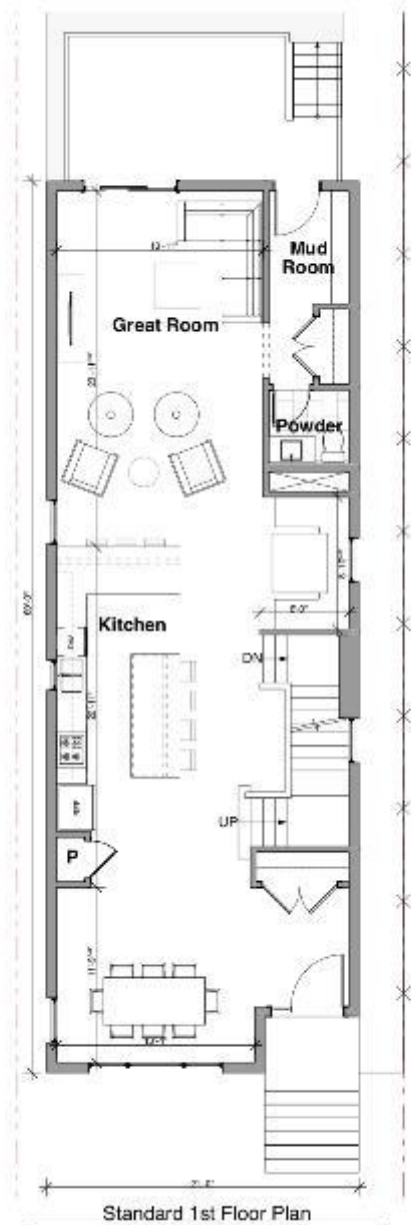
1st Floor Plan



2nd Floor Plan



Standard Basement Plan



Standard 1st Floor Plan



Standard 2nd Floor Plan





**Material Legend**

1	Pre-finished Fiber Cement Siding
2	Pre-finished Fiber Cement Trim
3	Face Brick
4	Masonry Stone
5	Stone/Cast Stone Trim
6	Premium Vinyl Window w/ insulated glass
7	Asphalt Shingle Roof
8	Metal Roof







**Material Legend**

1	Pre-finished Fiber Cement Siding
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**BUILDING ELEVATION (East Street Elevation)**

**Material Legend**

1	Pre-finished Fiber Cement Siding
2	Pre-finished Fiber Cement Trim
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4	Masonry Stone
5	Stone/Cast Stone Trim
6	Premium Vinyl Window w/ insulated glass
7	Asphalt Shingle Roof
8	Metal Roof

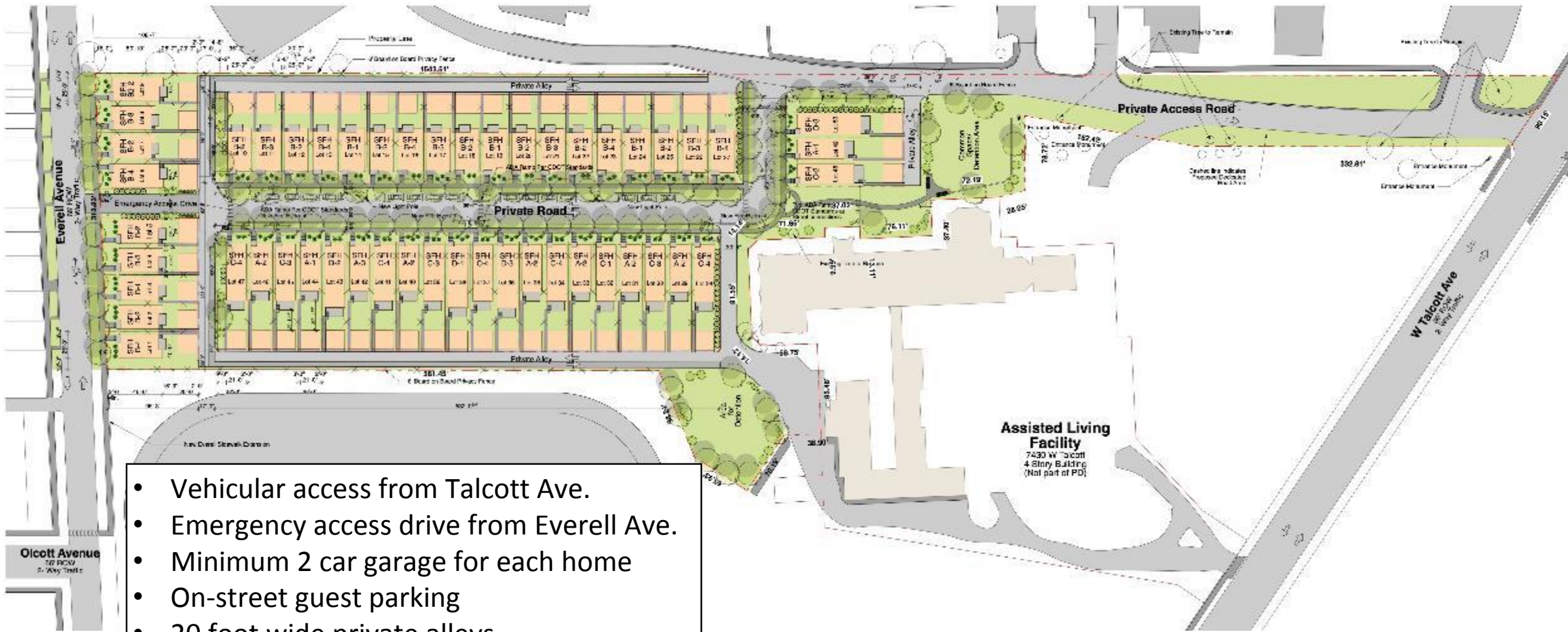


1. North Street Elevation: Everell Ave.



2. South Street Elevation





- Vehicular access from Talcott Ave.
- Emergency access drive from Everell Ave.
- Minimum 2 car garage for each home
- On-street guest parking
- 20 foot wide private alleys

**TRANSPORTATION, TRAFFIC, AND PARKING**





**17-8-0906-A General Intent.**

1. reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;
2. create seamless or gradual transitions in *bulk* and scale;

**17-8-0906-B Building Orientation and Massing.**

1. Create active “*street* or building walls” lining the sidewalk.
2. Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another.

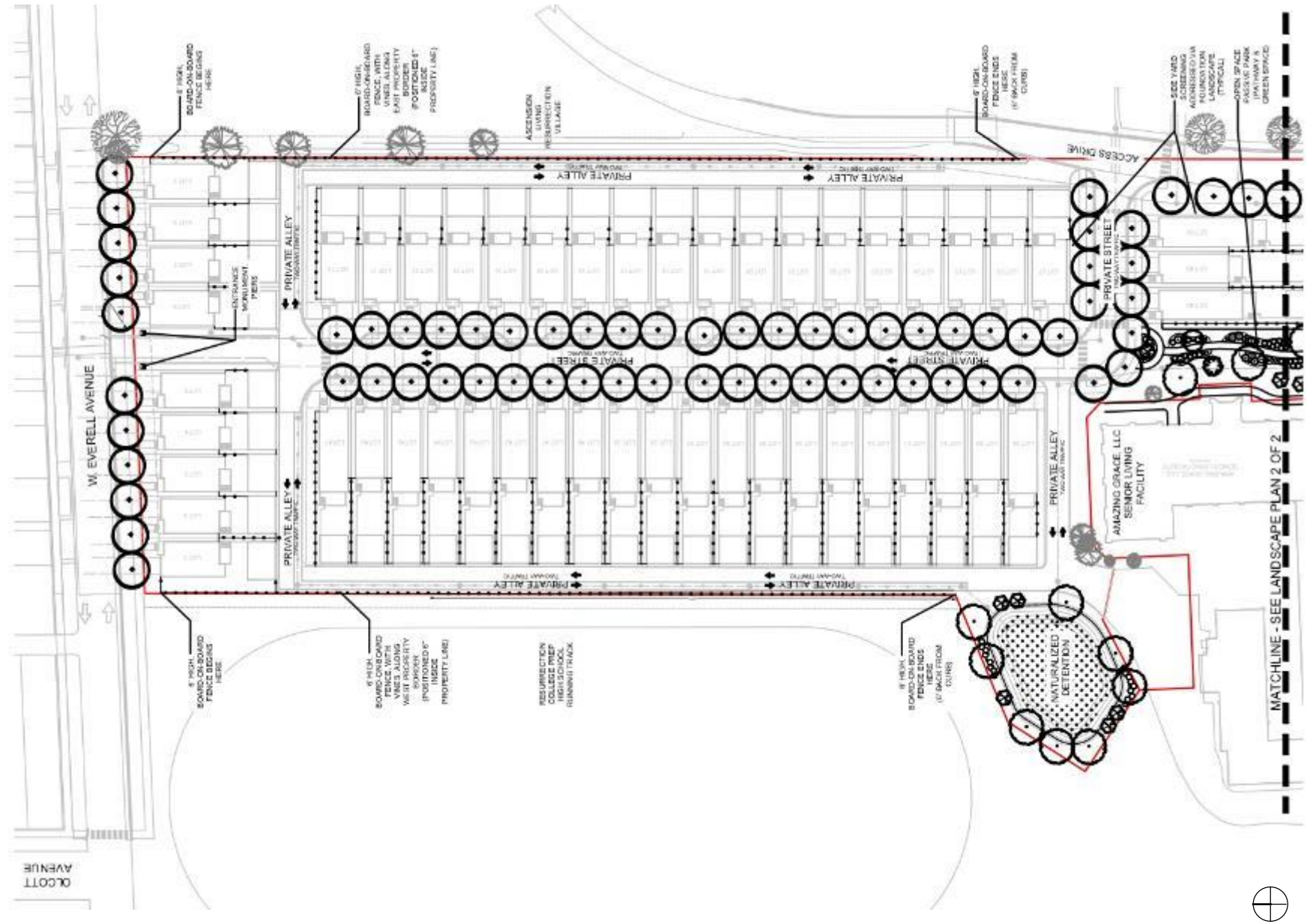


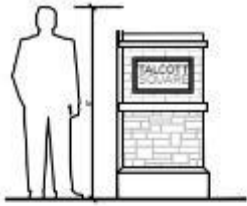
### 17-8-0909-A General Intent.

1. provide adequate, inviting, usable and accessible open spaces; and
2. provide substantial landscaping of the open areas on the site.

### 17-8-0909-B Design.

1. Open spaces should be located to ensure maximum exposure to sunlight.
2. In addition to providing a visual amenity to the street, open space should be designed to allow public gathering space and activity.





**ENTRANCE PIERS: PEDESTRIAN ENTRANCE @ W. EVERALL AVENUE**

NOT TO SCALE



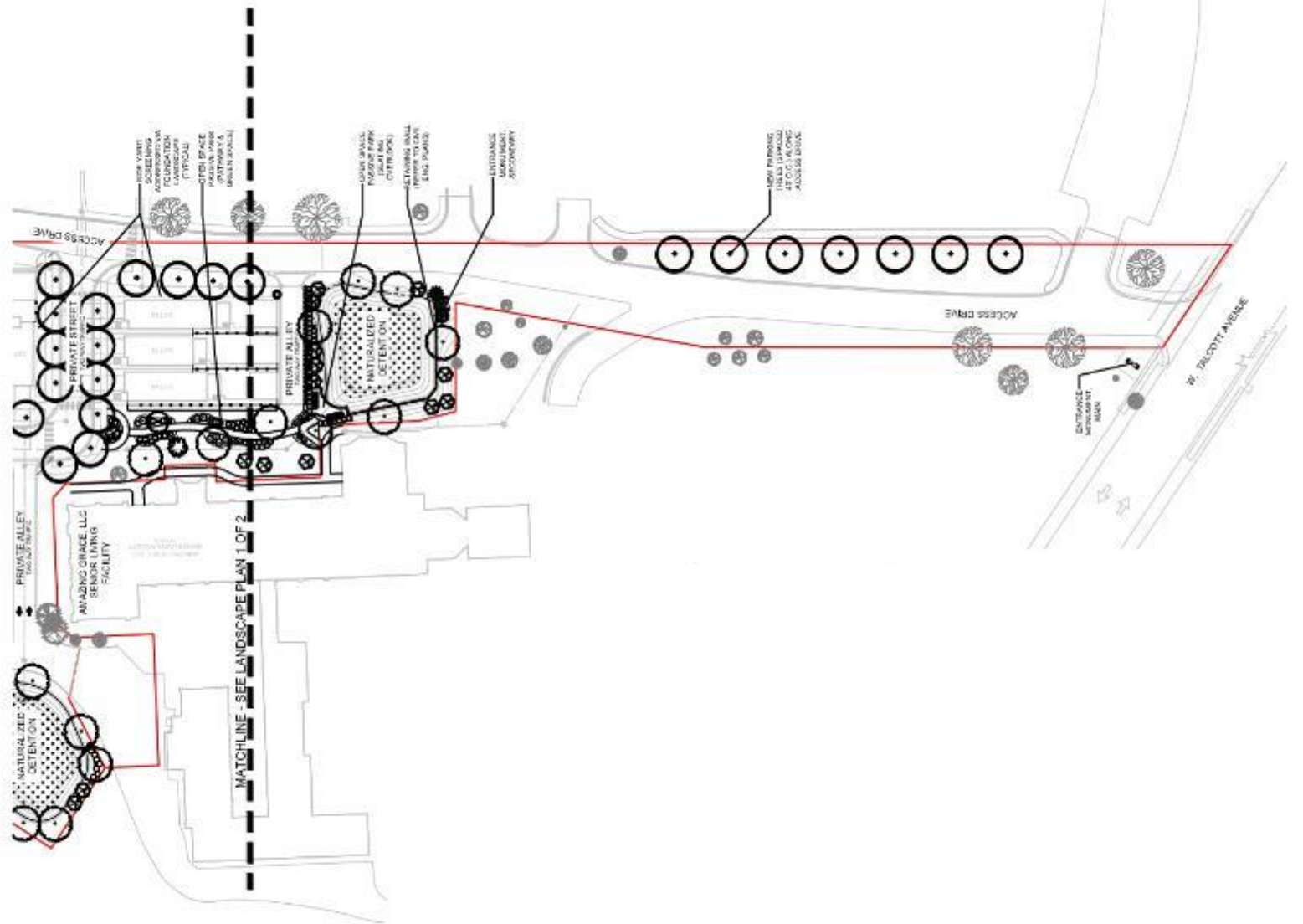
**ENTRANCE MONUMENT: SECONDARY @ ACCESS DRIVE**

NOT TO SCALE

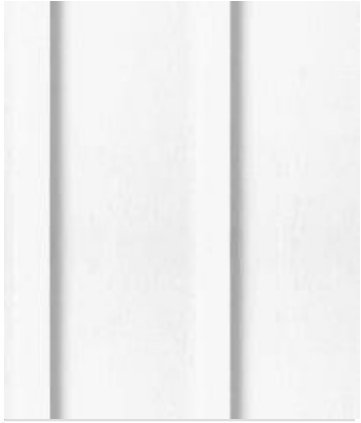


**ENTRANCE MONUMENT: MAIN @ W. TALCOTT AVENUE**

NOT TO SCALE



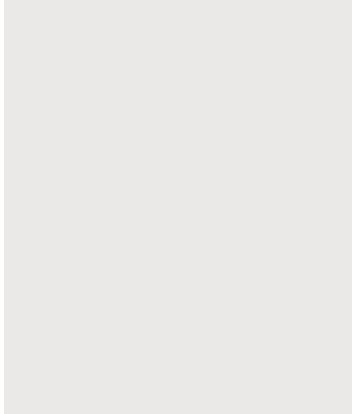




**Fiber Cement Siding**



**Stone**

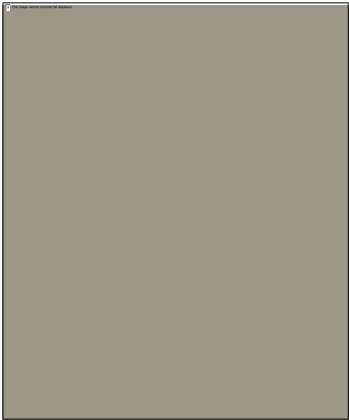


**Fiber Cement Trim**



**Roof**





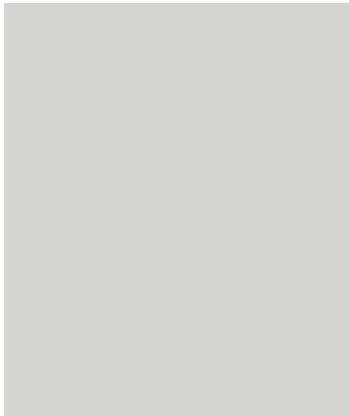
**Fiber Cement Siding 1**



**Fiber Cement Siding 2**



**Stone**



**Fiber Cement Trim**



**Fiber Cement Siding 3**



**Roof**







**Brick 1**



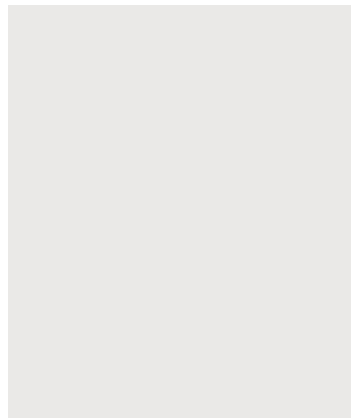
**Brick 2**



**Stone**



**Fiber Cement Siding**



**Fiber Cement Trim**



**Roof**





**Brick 1**



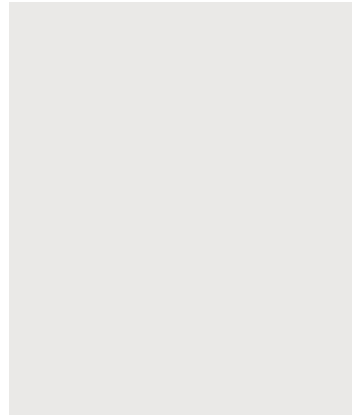
**Brick 2**



**Stone**



**Fiber Cement Siding**



**Fiber Cement Trim**



**Roof**





# Chicago Sustainable Development Policy 2017<sub>01.12</sub>

7401 W Everell  
12/28/20



**DPD**  
CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																																					
			Health								Energy								Stormwater				Landscapes				Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife	
			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	9.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)					
<b>Compliance Paths</b>	Starting Points	Number of Optional Points Required <small>(New Construction, Substantial Renovation, Moderate Renovation)</small>																																						
<b>Options Without Certification</b>																																								
<b>All Options Available</b>	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	5	5	10	5	10	5	10		
<b>Options With Certification</b>																																								
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	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	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	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	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	NA	10	20	40	5	5	5	NA	NA	NA	20	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	10	20	10	20	40	5	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	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							

\*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

- The proposed stormwater management design will exceed the Stormwater Management Ordinance requirements by 25%
- Stormwater management (Rate Control and Volume Control) requirements will be met onsite through the implementation of two (2) naturalized / dry detention basins in addition to some volume being filtered through permeable pavers in the private alleys and provided within the alley subgrade stone.
- Based on preliminary analysis of surrounding sewer network, the stormwater management facility will be interconnected and have two (2) separate connections to the public sewer – one north of the site on W Everell Ave, and one to the existing private storm sewer east of the site which eventually drains to the public sewer on W Peterson Ave.





- **\_\_\_\_\_ Construction Jobs**
  - **Addition of property to real estate tax rolls with estimated annual real estate taxes of \$800,000 - \$ 1 Million**
- **Construction of sidewalk extending west along with stormwater and drainage improvements**
  - **Commitment to City's participation goals:**
    - 26% Participation from Qualified Minority Business Enterprises**
    - 6% Participation from Qualified Women Business Enterprises**
    - 50% Participation from Chicago Residents**

# **DPD Recommendations (staff to complete)**