

# Coveted New Row Houses Coming to Downtown Chicago

Chicago Architecture Blog

Written by Editor on February 3, 2015

You don't have to be a real estate broker to know that townhouses and graystones in downtown Chicago are among the most highly-desired properties in the midwest. Just watch a few of the seemingly hundreds of episodes of House Hunters on HGTV and you'll see dozens of aspirational 20- and 30-something couples lusting after historic-looking, small-scale urban dwellings in the heart of the city. Of course, with scarcity comes price pressure, so few are able to buy their dream homes and end up in Ravenswood, North Center, or beyond.

But a few more opportunities may soon open up on tony West Chestnut Street.

A company called Chestnut Row Homes LLC wants to build 10 brand new three-story multi-family townhouses on the corner of Clark and Chestnut, just east of the 37-story 121 West Chestnut tower, and its shorter neighbor, 119 West Chestnut.

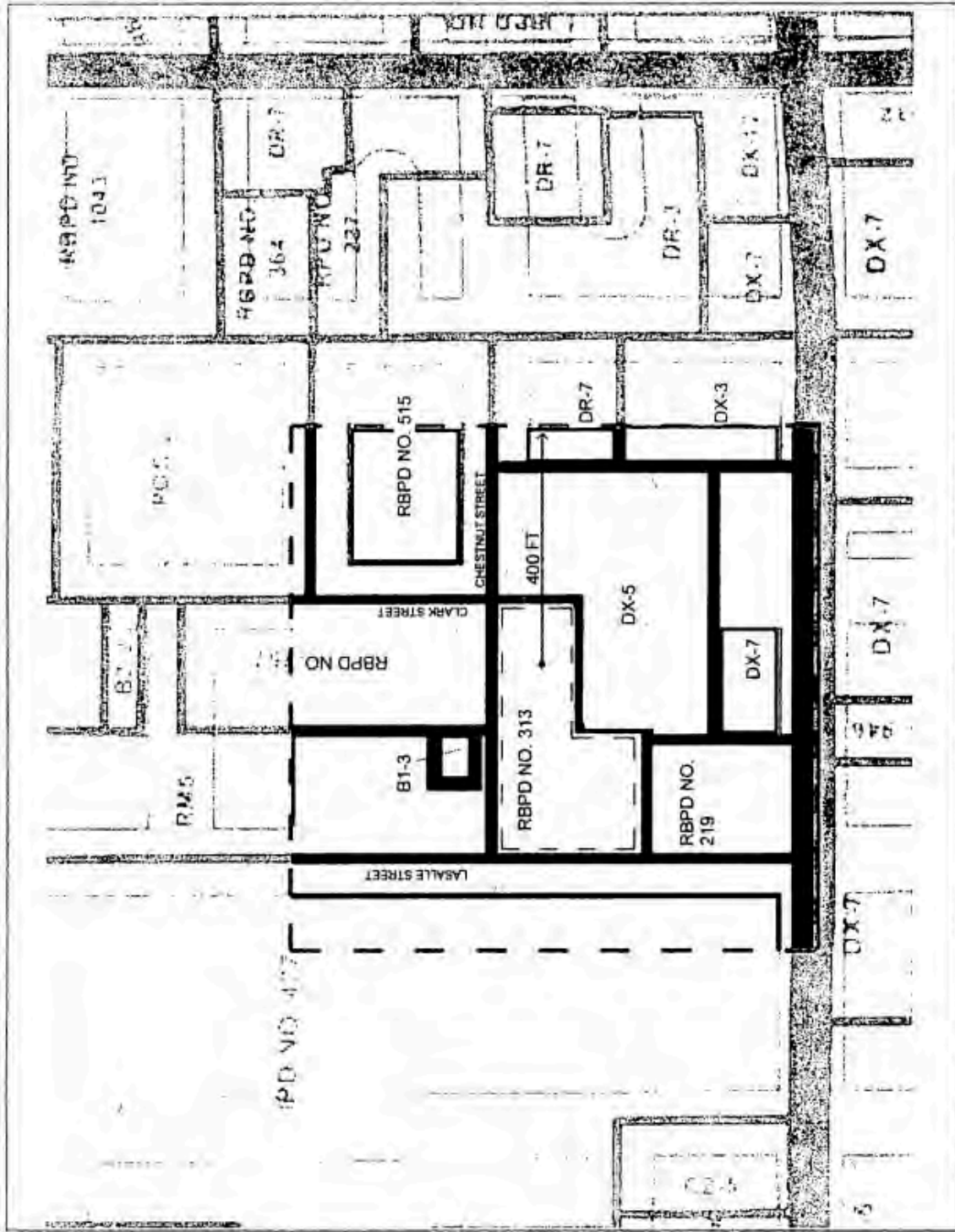
The condo boards of both of those buildings have signed off on the plan and sent endorsements to the city saying it's okie dokie to them for ten new homes to go up, along with a passel of private and public parking pads.

We don't normally do stories about buildings this small, but it's not every day that new rowhouses go up in the heart of downtown Chicago, especially right next to a huge skyscraper. Currently the space at 111 West Chestnut is just a vacant lot. Unfortunately, this plan will only develop the northern half of that vacant space.

Drawings from architecture firm Booth Hansen show seven stoops and seven bay windows facing Chestnut Street to the north, and an additional three bay windows facing east over North Clark Street.

Just the facts, ma'am:

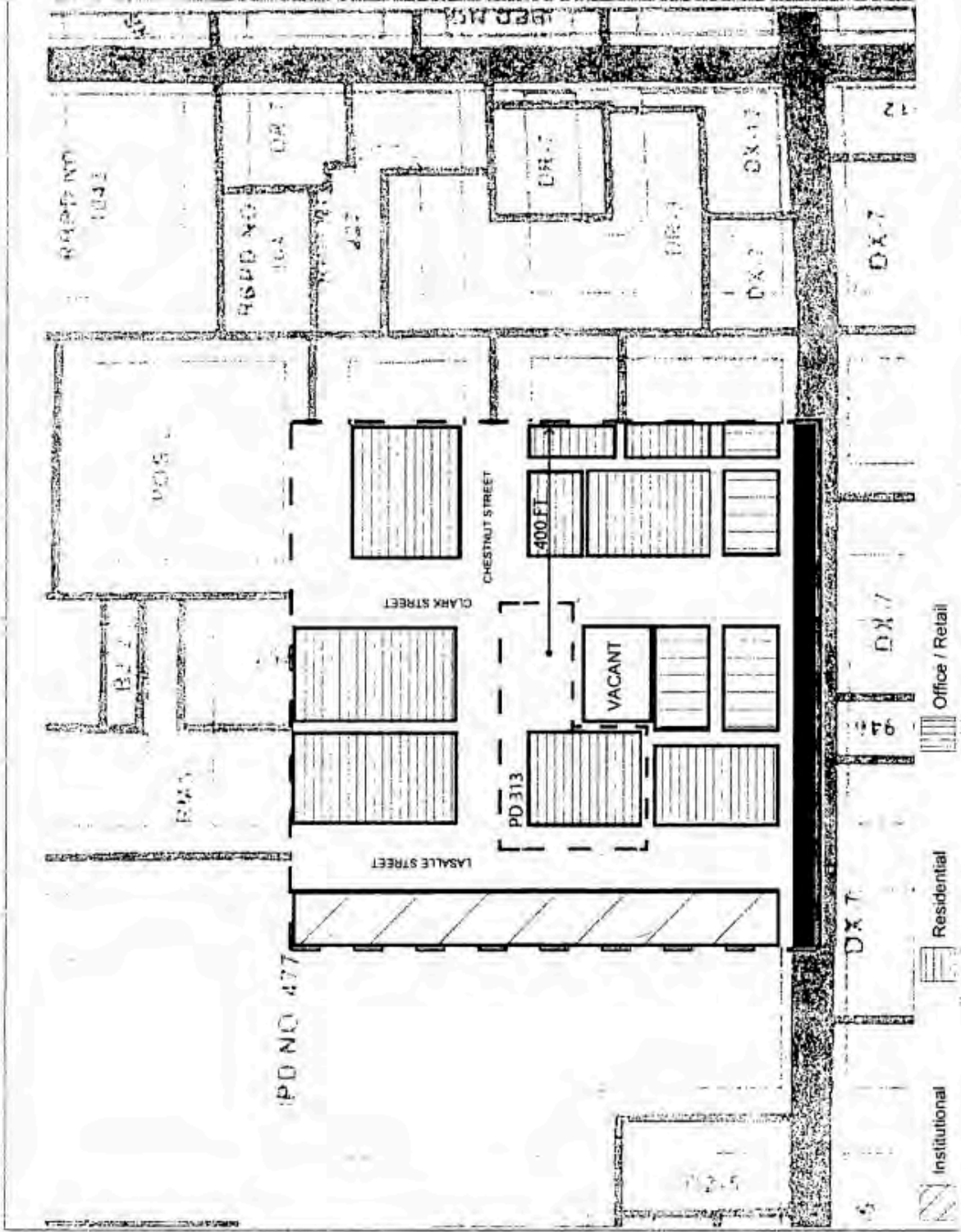
- Developer: Chestnut Row Homes, LLC
- Architecture firm: Booth Hansen
- Address: 111 West Chestnut Street
- Neighborhood: Near North
- Residences: 10
- Maximum height: 44 feet
- Resident parking spaces: at least 12
- Other parking spaces: up to six
- Gross site size: 28,284 square feet
- Net site size: 15,154 square feet
- Permitted floor area ratio: 0.777 (Zoning: PD313)
- Green roof alert! 2,739 square feet for all buildings combined



BOOTH HANSEN

# EXISTING ZONING MAP

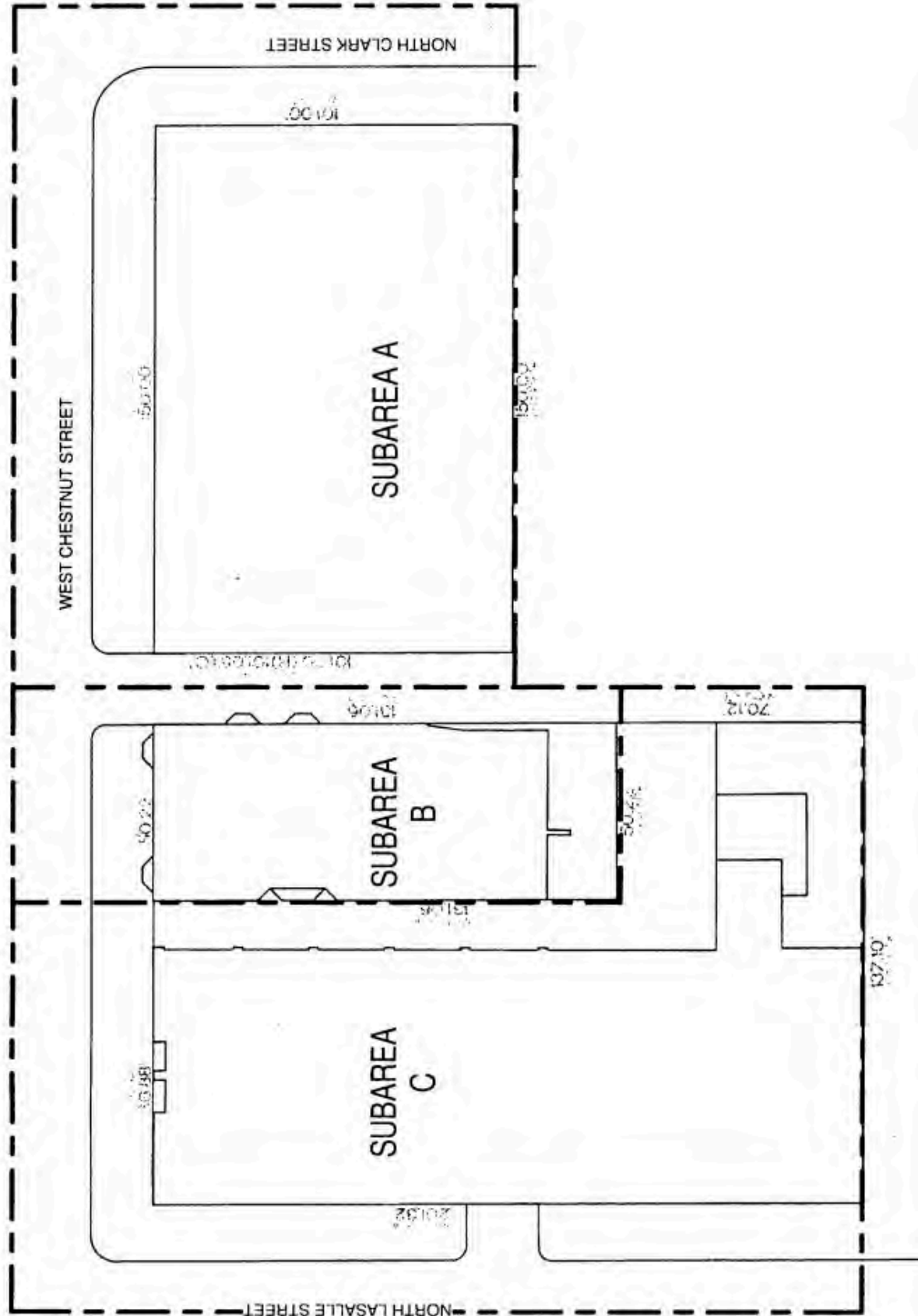
Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission



Applicant: Chestnut Row Homes LLC  
 Address: 119 and 121 West Chestnut St.  
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# EXISTING LAND USE MAP

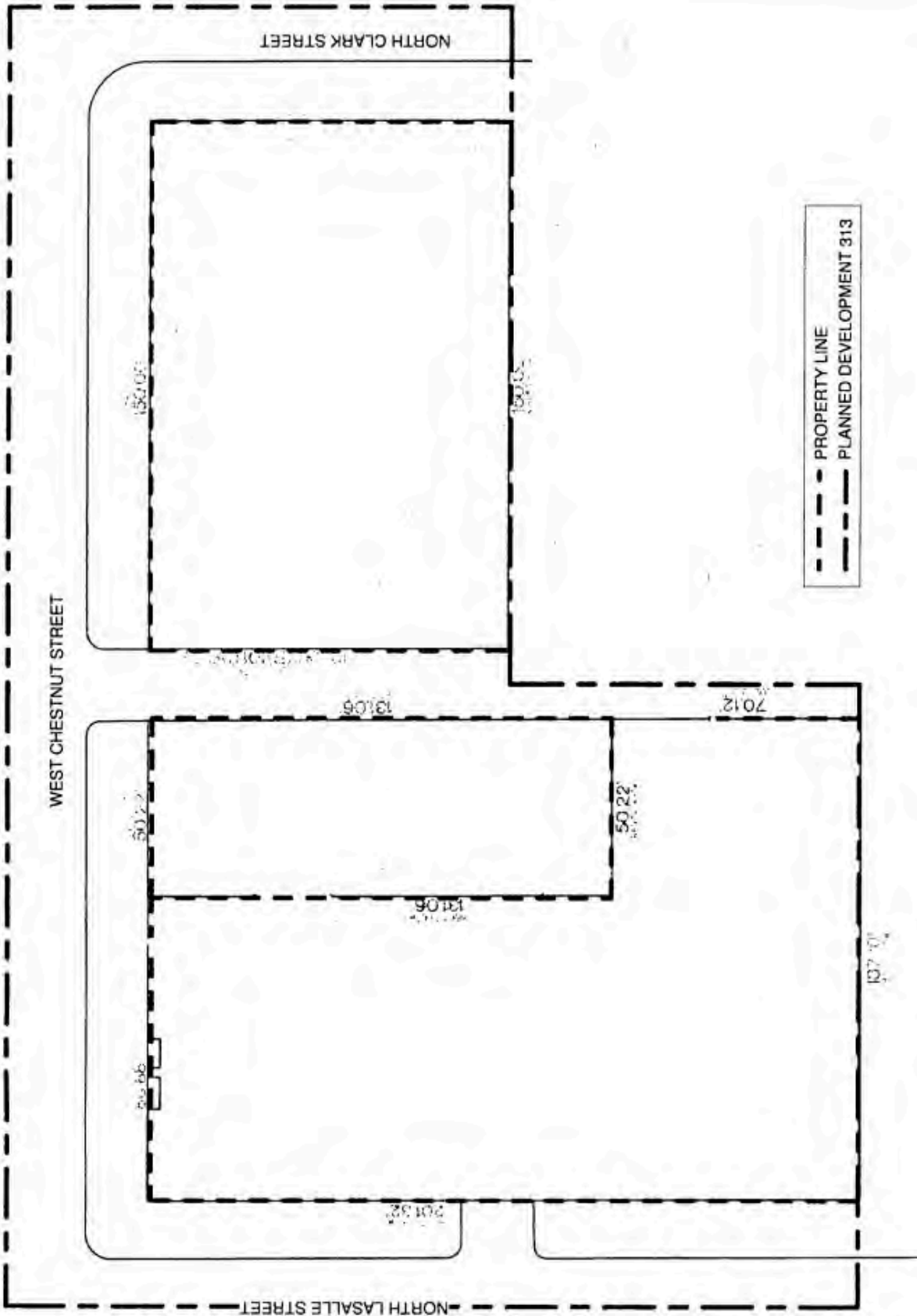
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# SUBAREA PLAN

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
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 Plan Commission: \_\_\_\_\_

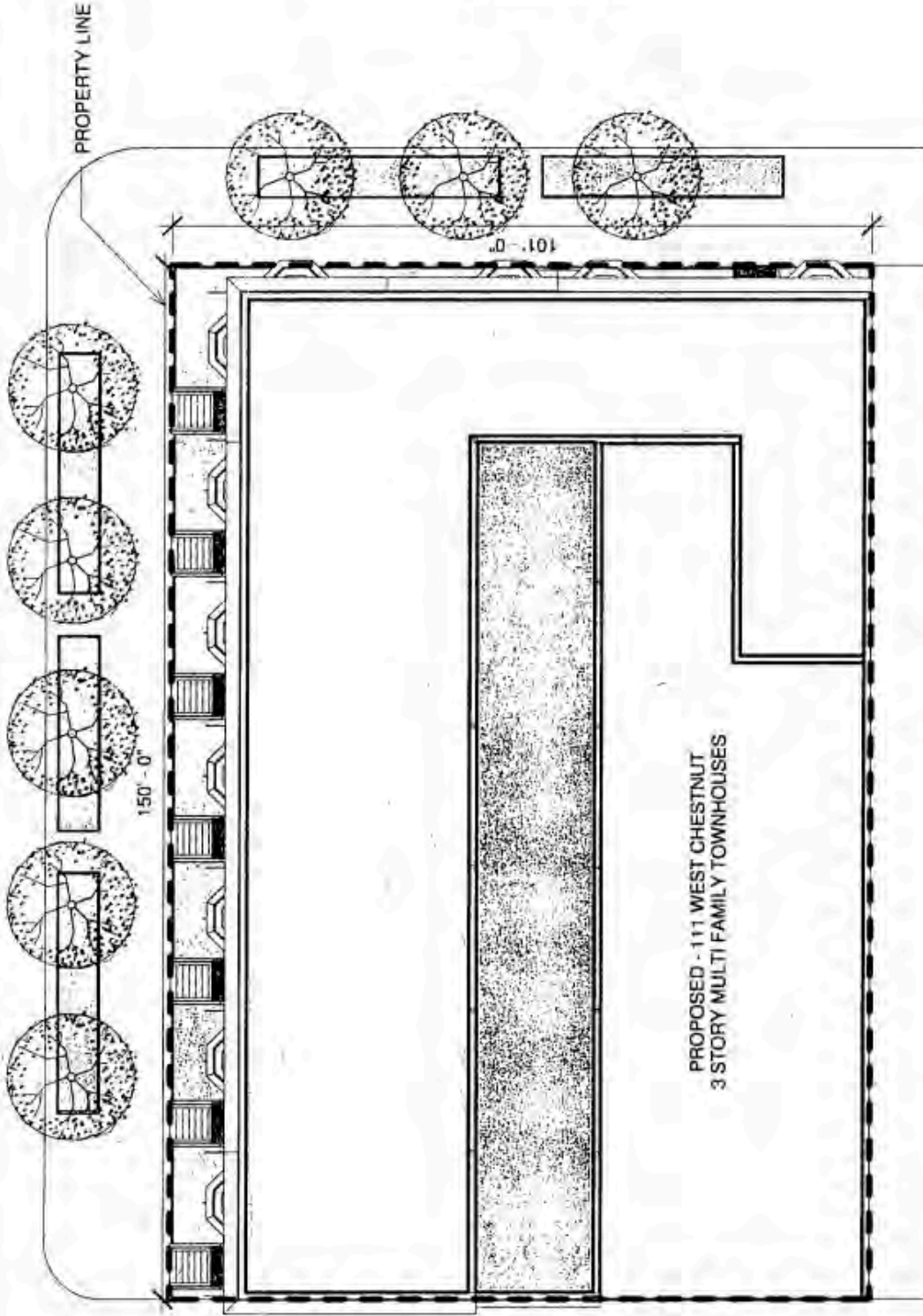


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# PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant Chestnut Row Homes LLC  
 Address 111, 119 and 121 West Chestnut St  
 Introduced January 21, 2015  
 Plan Commission \_\_\_\_\_

WEST CHESTNUT ST.



NORTH CLARK ST

PROPERTY LINE

150'-0"

101'-0"

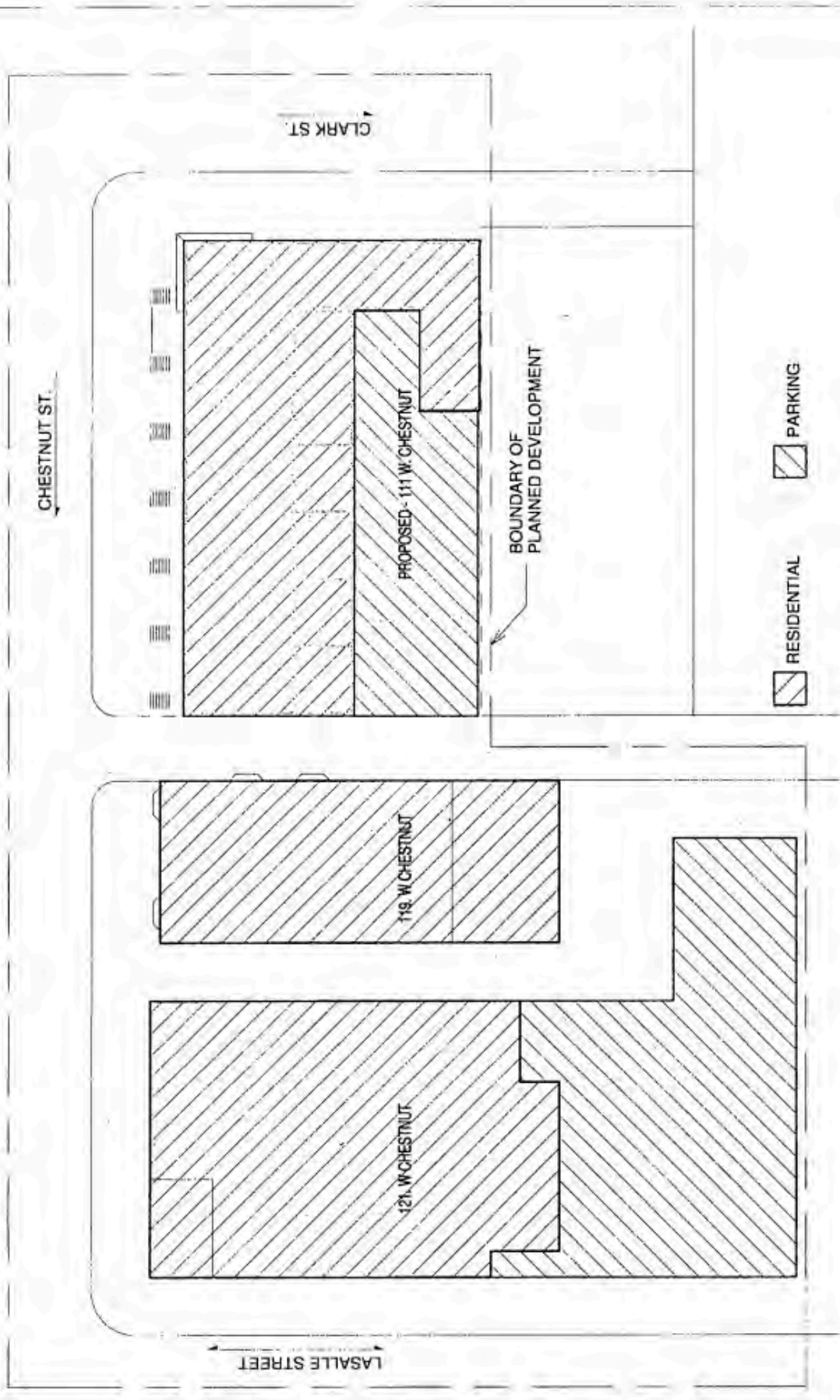
PROPOSED - 111 WEST CHESTNUT  
3 STORY MULTI FAMILY TOWNHOUSES



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### SITE PLAN (SUBAREA A)

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
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 Plan Commission: \_\_\_\_\_



CHESTNUT ST.

CLARK ST.

PROPOSED - 111 W CHESTNUT

BOUNDARY OF  
PLANNED DEVELOPMENT

RESIDENTIAL

PARKING



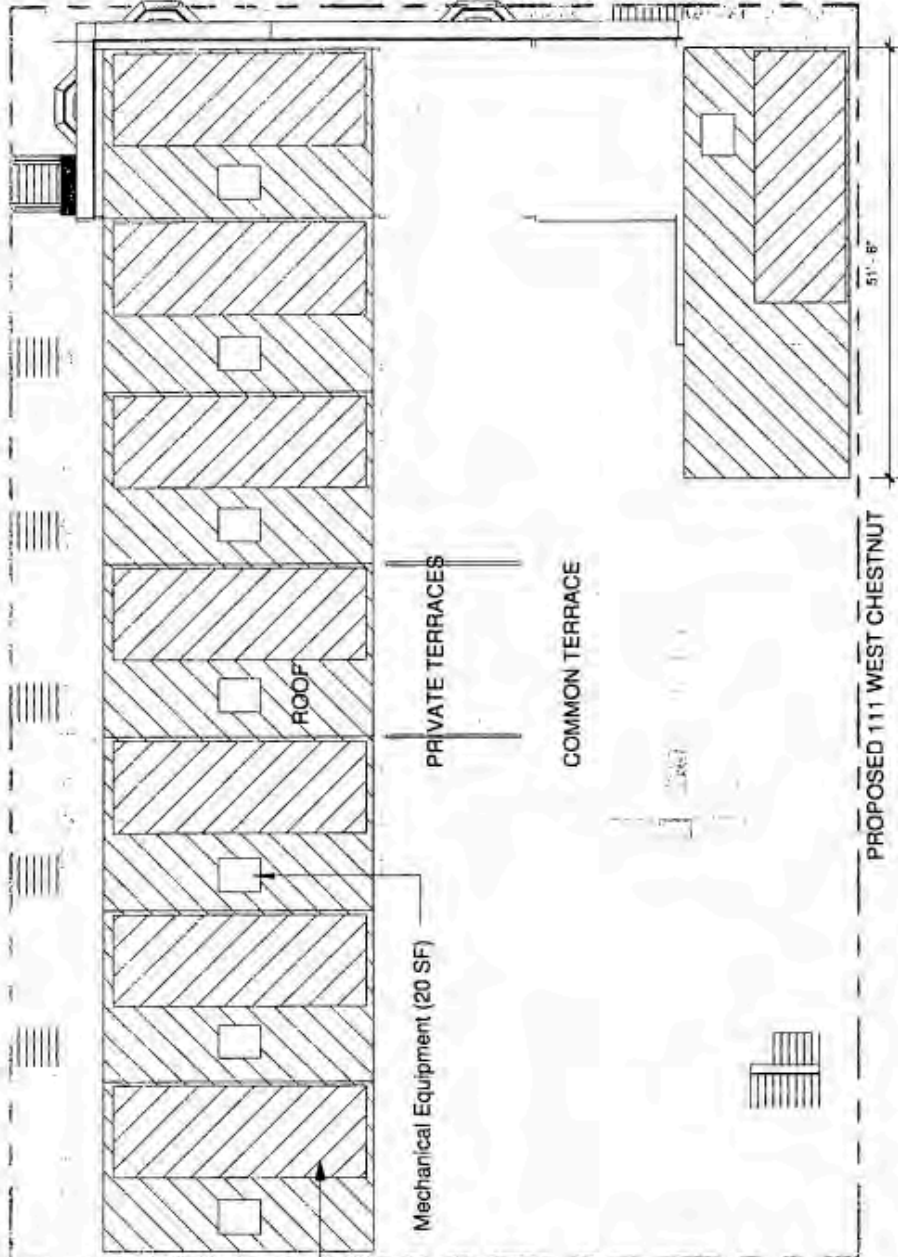
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# GENERALIZED LAND USE PLAN

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St.  
 Introduced: January 21, 2015  
 Plan Commission: \_\_\_\_\_

WEST CHESTNUT ST.  
ONE WAY TRAFFIC WEST

NORTH CLARK ST.  
ONE WAY TRAFFIC SOUTH



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# GREEN ROOF PLAN

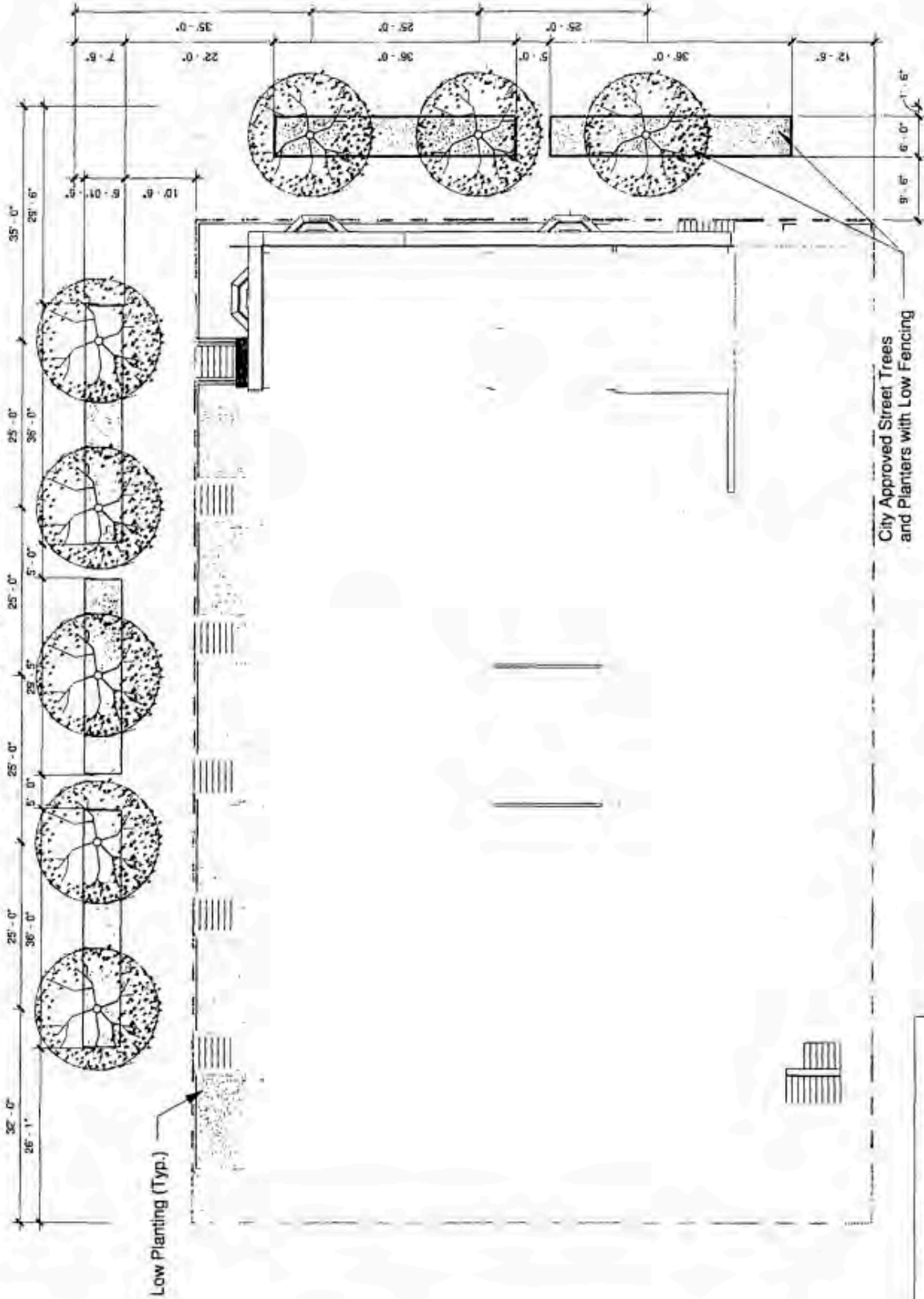
Total Roof Area = 5638 SF  
 (Total Crosshatch Area)  
 Minus Mechanical = 160 SF = 5478 SF  
 Green Roof Area = 5478 SF x 50% = 2739 Total SF  
 (only)

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St  
 Introduced: January 21, 2015  
 Plan Commission \_\_\_\_\_



WEST CHESTNUT ST.  
ONE WAY TRAFFIC WEST

NORTH CLARK ST.  
ONE WAY TRAFFIC SOUTH



Low Planting (Typ.)

City Approved Street Trees  
and Planters with Low Fencing



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# LANDSCAPE PLAN

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**111 W. CHESTNUT TENNISHOMES**

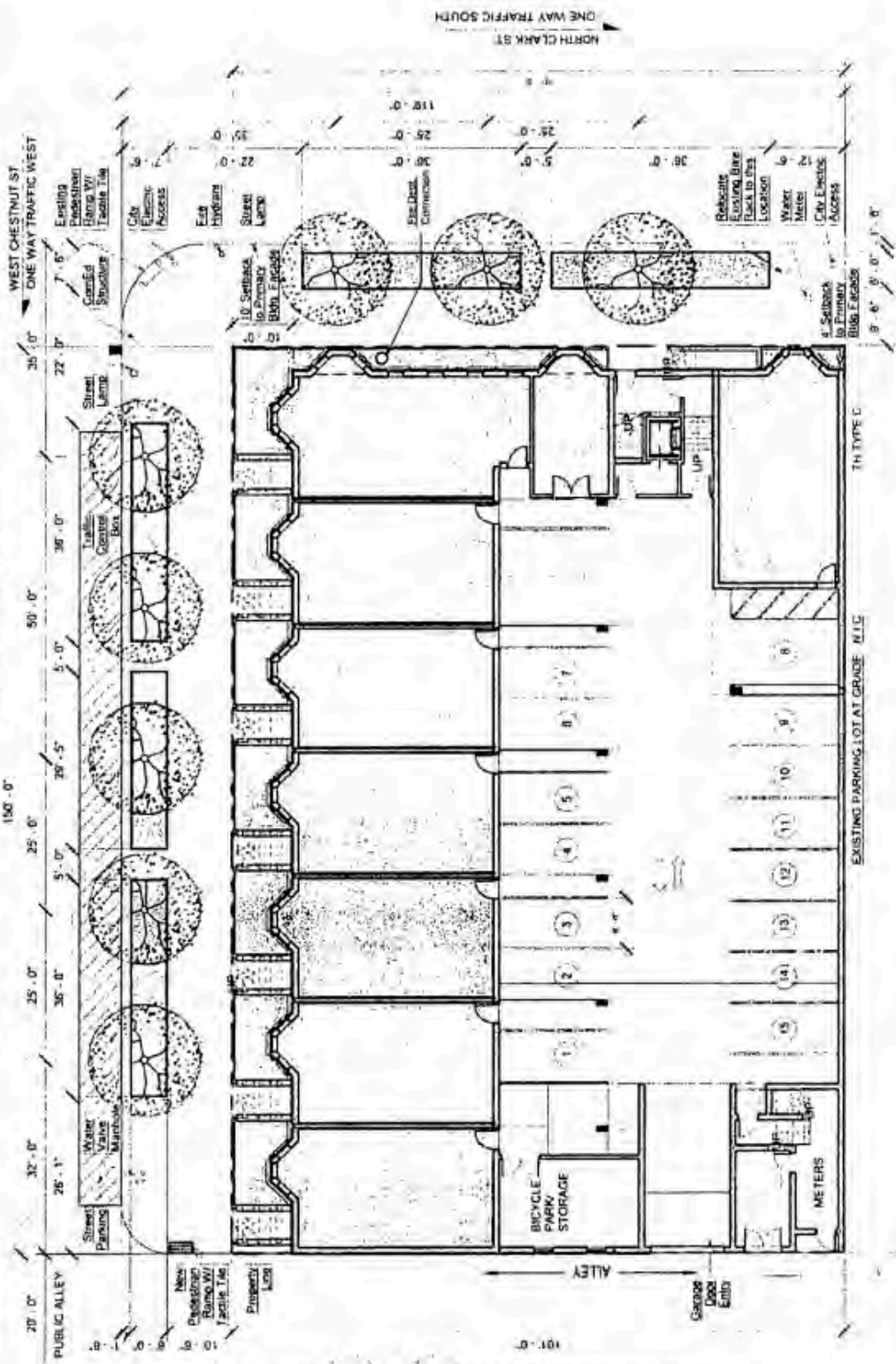
**CHICAGO FIRE DEPT SITE REVIEW CHECKLIST**

- 1. Site contains 8 townhome/houseunits with separate entrances.
- 2. In Chestnut. On Clark. Enclosed parking, lot/bed with auto entrance/exit with alley.
- 3. Address(es) not determined. Chestnut Street address will be used.
- 4. Construction type - II.
- 5. Height - 41 ft to roof, 3.5 stories. Area is as follows:

Summing:	6714 sf townhomes • 6285 sf parking/misc
Level 1:	9720 sf townhomes
Level 2:	7606 sf townhomes
Level 3:	5706 sf townhomes
Total:	31,248 sf
Occupancy/Type:	Multifamily Residential

- 6. All buildings will be considered. Fire Dept. Schematic Connections are indicated at Chestnut and Clark. (See plans)
- 7. No handrails required.
- 8. Fire alarm system not required.
- 9. See separate approval for adjacent surrounding streets, parking lot and driveway.
- 10. Existing Fire Hydrant is located at southeast corner of Clark and Chestnut, at the corner of the subject site. (See site plan)

- 11. No fire lanes required.
- 12. No curb cut or mountable curb.
- 13. Fire is adjacent to City street on two sides.
- 14. Existing electrical utility poles are located on the west side of the alley adjacent to the site.
- 15. No fences or gates.
- 16. Garage is concrete framed.

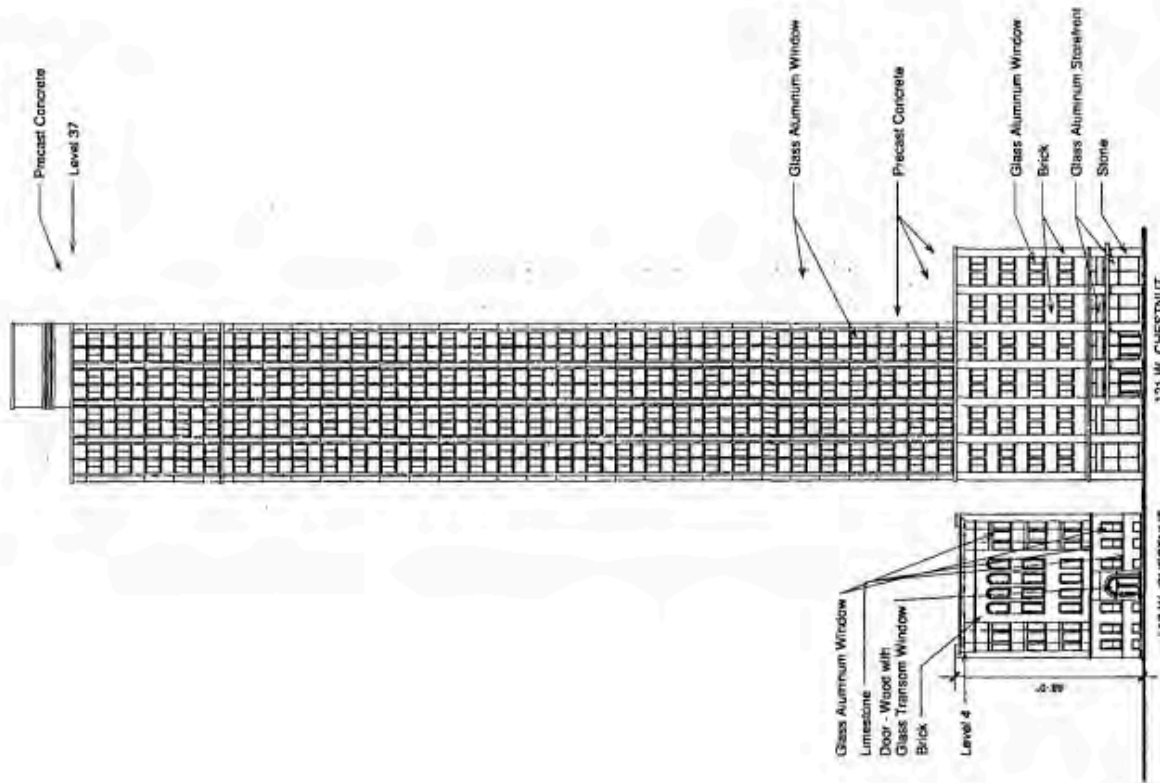


Prepared: Chicago Fire Dept. (111 W. Chestnut)  
 Address: 111 W. Chestnut (111 W. Chestnut)  
 Date: January 21, 2015  
 City: Chicago

**SITE PLAN (111 W. CHESTNUT)**

REVISION 11  
 DECEMBER 12, 2014





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# NORTH BUILDING ELEVATIONS (SUBAREA B AND C)

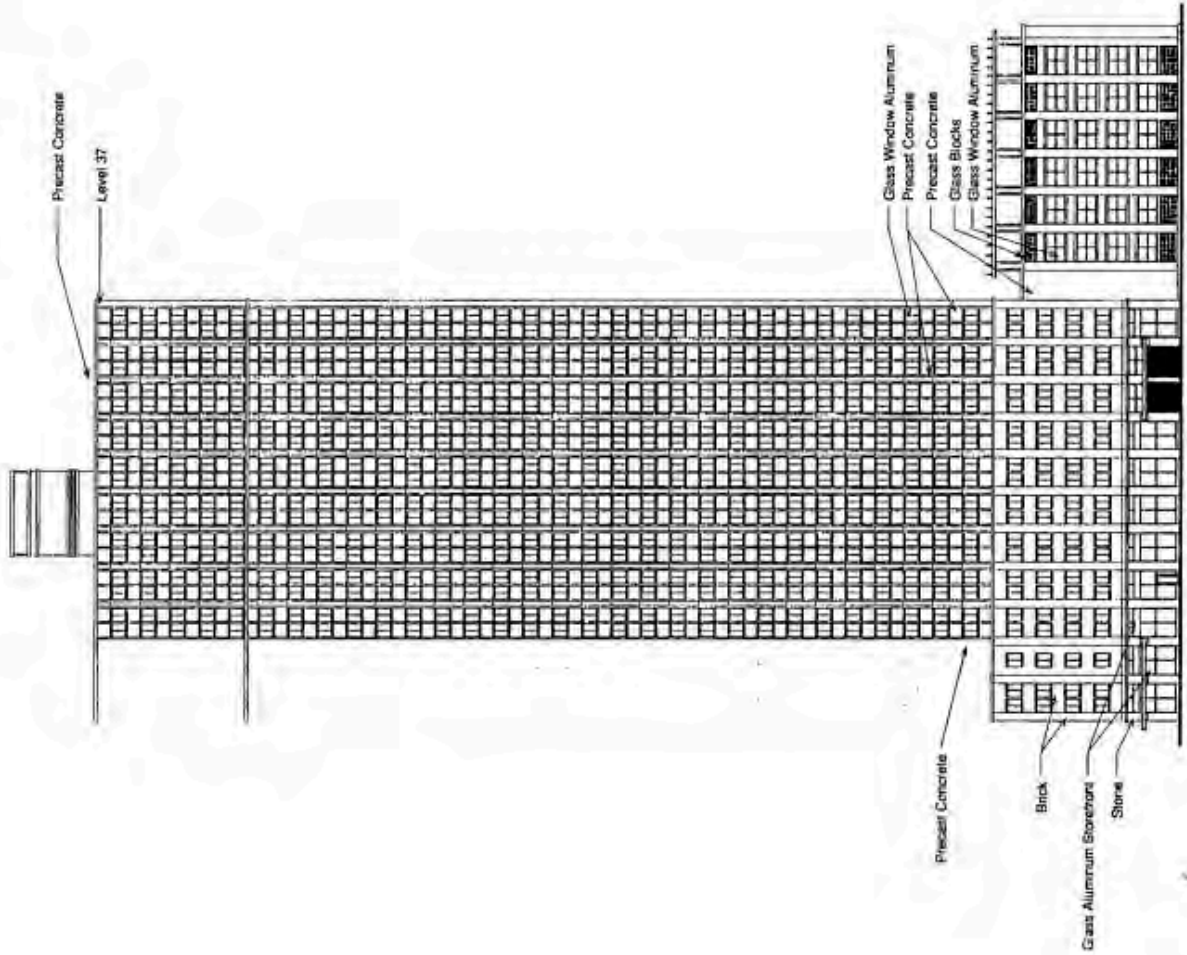
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# WEST BUILDING ELEVATION (SUBAREA C)

121 W. CHESTNUT

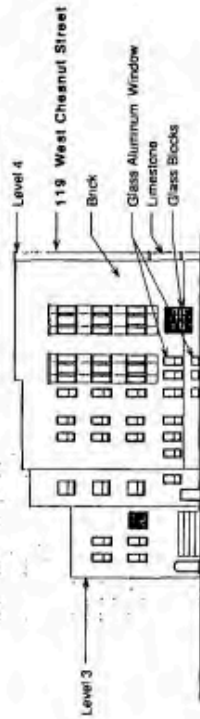


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Precast Concrete  
Level 37

121 West Chestnut Street

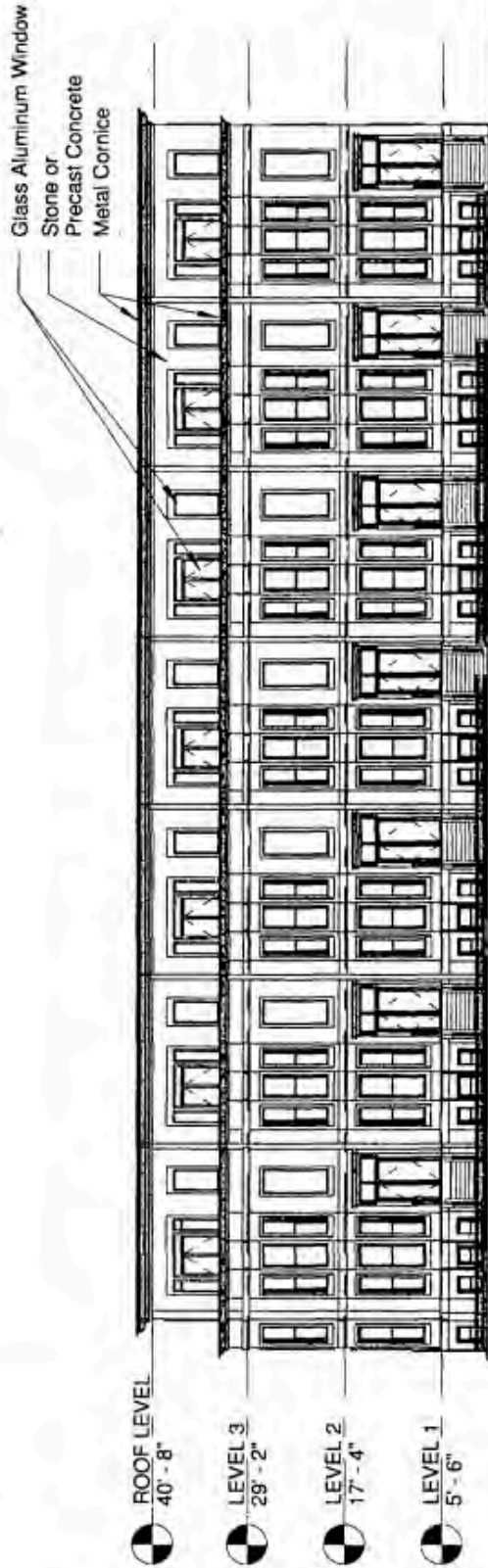
Precast Concrete  
Glass Aluminum Window  
Precast Concrete



BOOTH-HANSEN

# EAST BUILDING ELEVATIONS (SUBAREA B AND C)

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Address: 111, 119 and 121 West Chestnut St  
Introduced: January 21, 2015  
Plan Commission \_\_\_\_\_



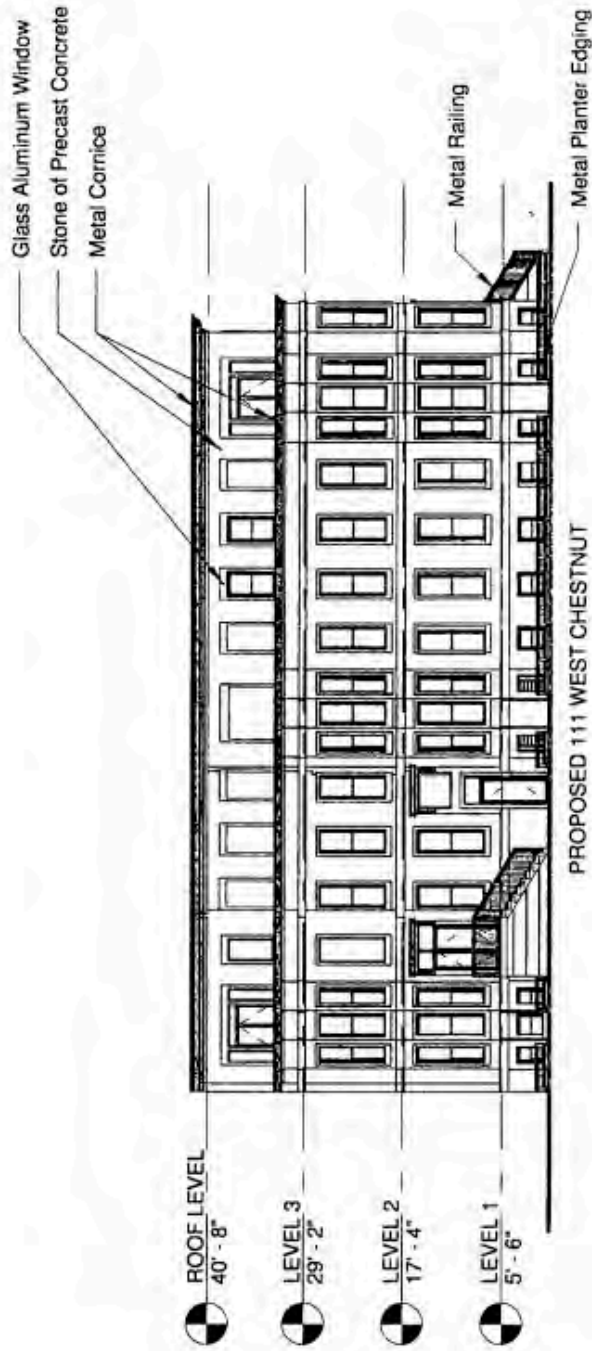
PROPOSED 111 WEST CHESTNUT



BOOTH HANSEN

NORTH BUILDING ELEVATION (SUBAREA A)

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St  
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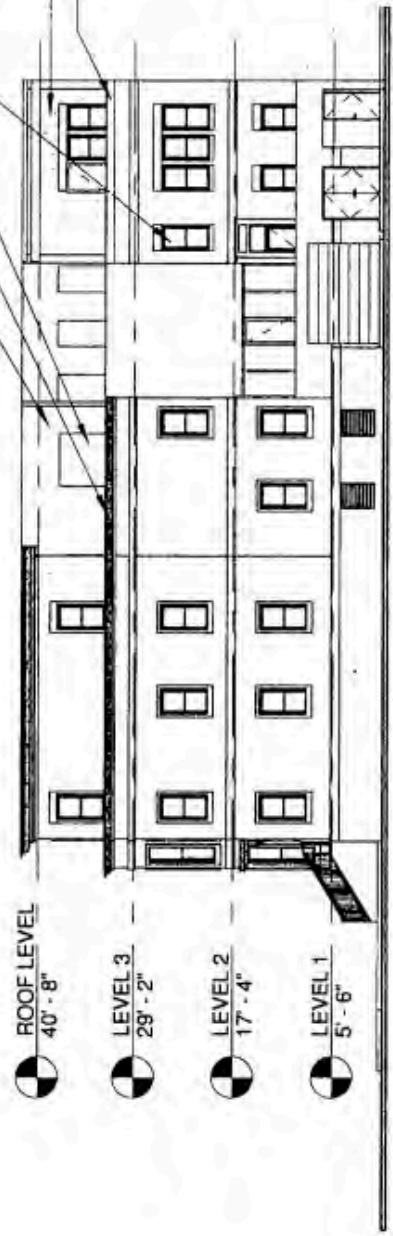
BOOTH HANSEN

EAST BUILDING ELEVATION (SUBAREA A)

Applicant: Chestnut Row Homes LLC  
 Address: 111, 119 and 121 West Chestnut St  
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Stone or  
Precast Concrete  
Metal Cornice  
Glass Aluminum Window

Brick  
Stone or  
Precast Trim



ROOF LEVEL  
40' - 8"

LEVEL 3  
29' - 2"

LEVEL 2  
17' - 4"

LEVEL 1  
5' - 6"

PROPOSED 111 WEST CHESTNUT



BOOTH HANSEN

# WEST BUILDING ELEVATION (SUBAREA A)

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