

An architectural rendering showing a modern glass skyscraper on the left and a classical stone building with a dome on the right. The scene includes a street with cars, pedestrians, and trees. The entire image is overlaid with a semi-transparent white filter.

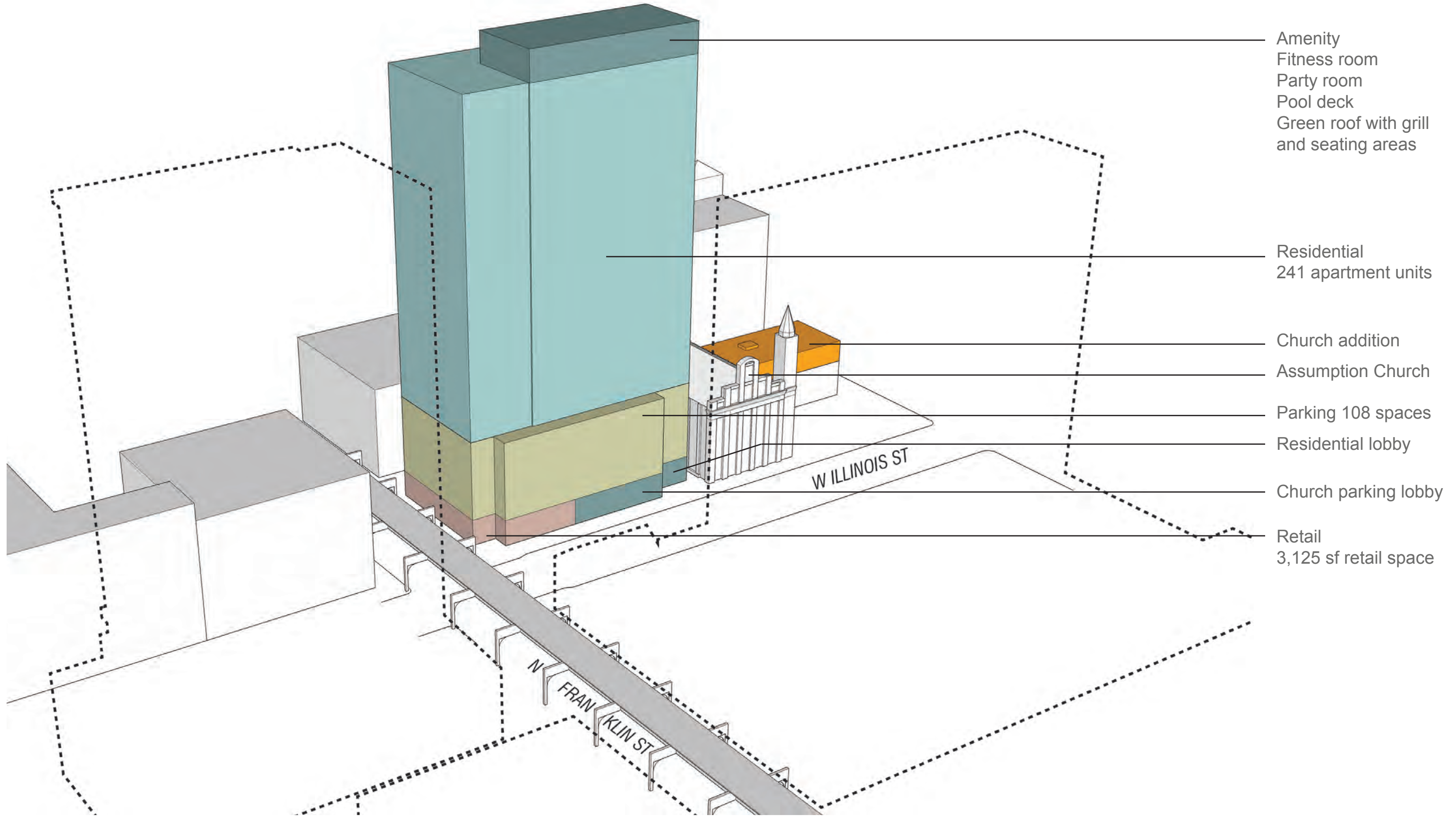
Alderman
Response

July 23, 2015
Alderman
Brendan Reilly

Tower at Illinois & Franklin

FitzGerald
Associates Architects

Program



Southeast

Design:

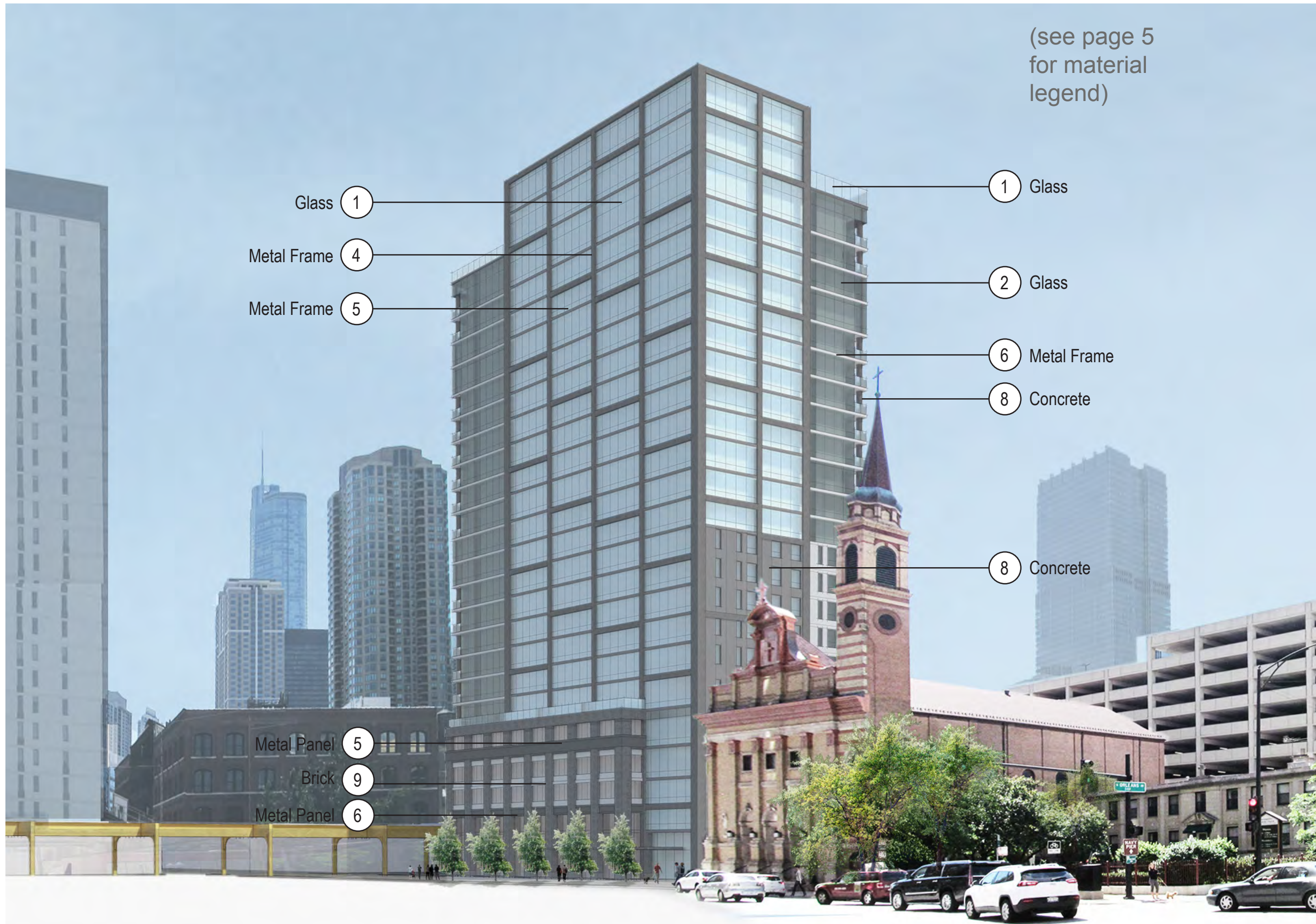
-Grey metallic framed glass tower with expressed metal slab edges

-Inset balcony clusters alternating at corners

-Gradient effect achieved through two different colors of glass

-Parking clad in same glazing system for unified look along Franklin Street





(see page 5 for material legend)

- Glass ①
- Metal Frame ④
- Metal Frame ⑤
- Metal Panel ⑤
- Brick ⑨
- Metal Panel ⑥
- Glass ②
- Metal Frame ⑥
- Concrete ⑧
- Concrete ⑧

Northwest

Design:

-Gray metal framed glass tower with alternating dark grey metal framed glass facade

-Building mass breaks down to minimize visual impact and compliments church mass (tower)

- Brick and glass podium is contextual to scale of church and neighborhood mill buildings

- Podium pilasters compliment church pilasters

Material Palette



3



2



1

Glazing

- 1. SunGuard SuperNeutral 68
- 2. SunGuard SuperNeutral 54
- 3. PPG Solarban z75

Metal Panel + Frames

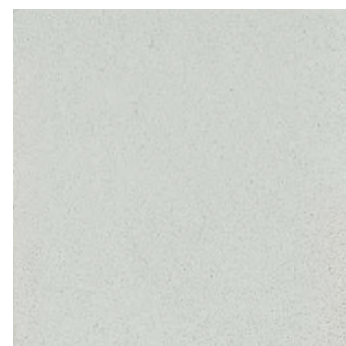
- 4. PPG Duranar Sunstorm Gray Velvet
- 5. PPG Duranar Sunstorm Silverstorm
- 6. PPG Duranar Sunstorm Satin Nickel

Painted Concrete

- 7. Modac Paint Color 73559
- 8. Modac Paint Color 73530

Masonry

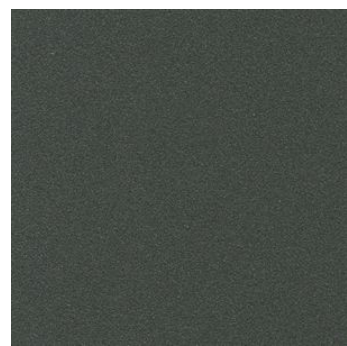
- 9. Sioux City Brick Ebonite Smooth



6



5



4



8



7



9

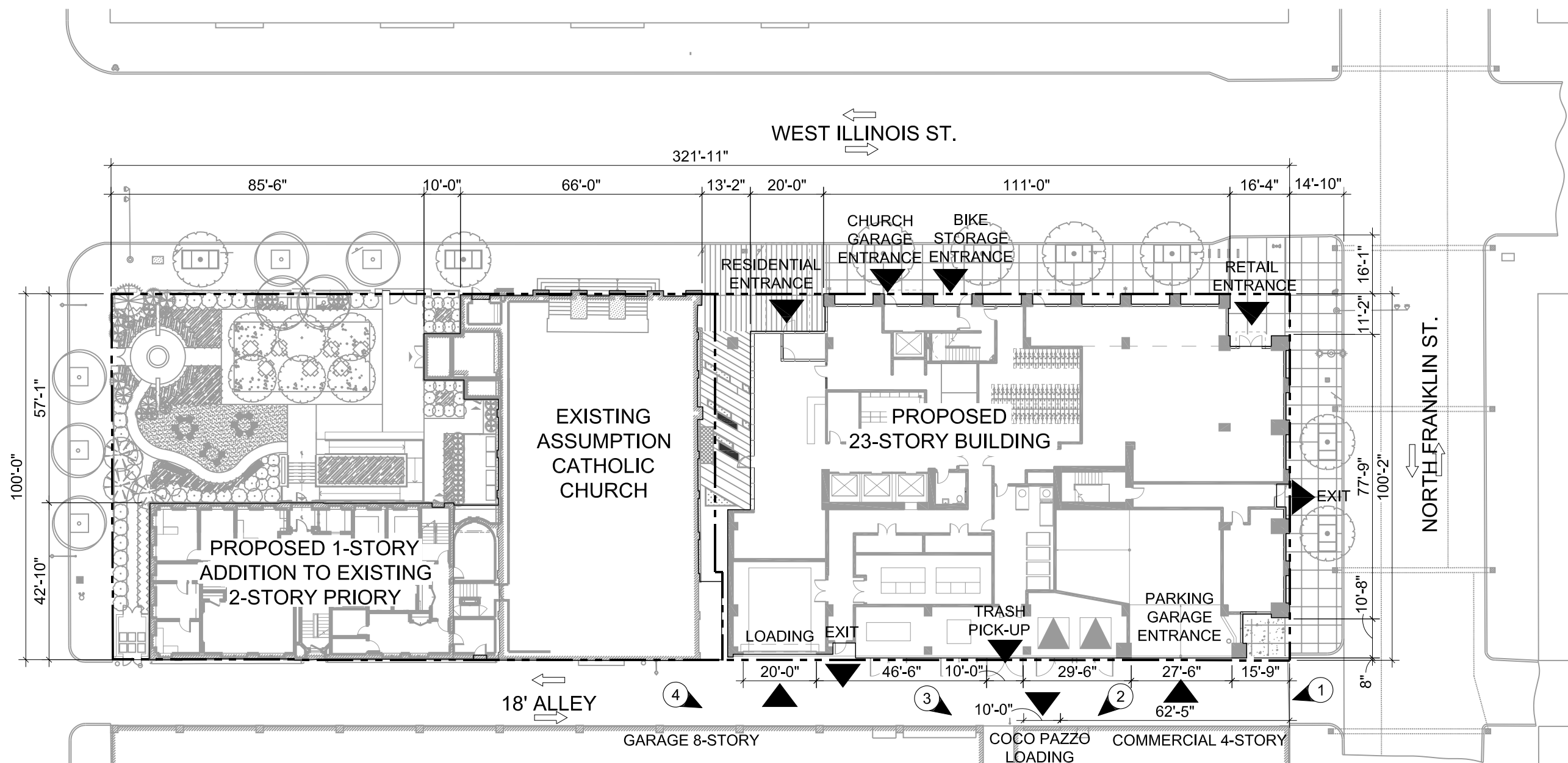
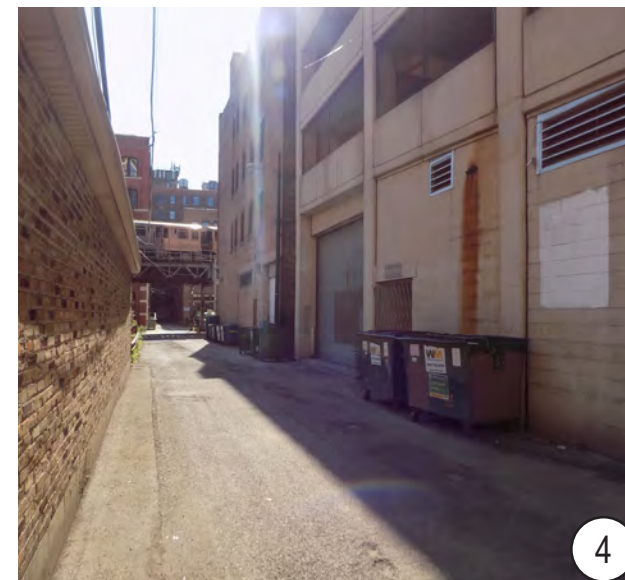


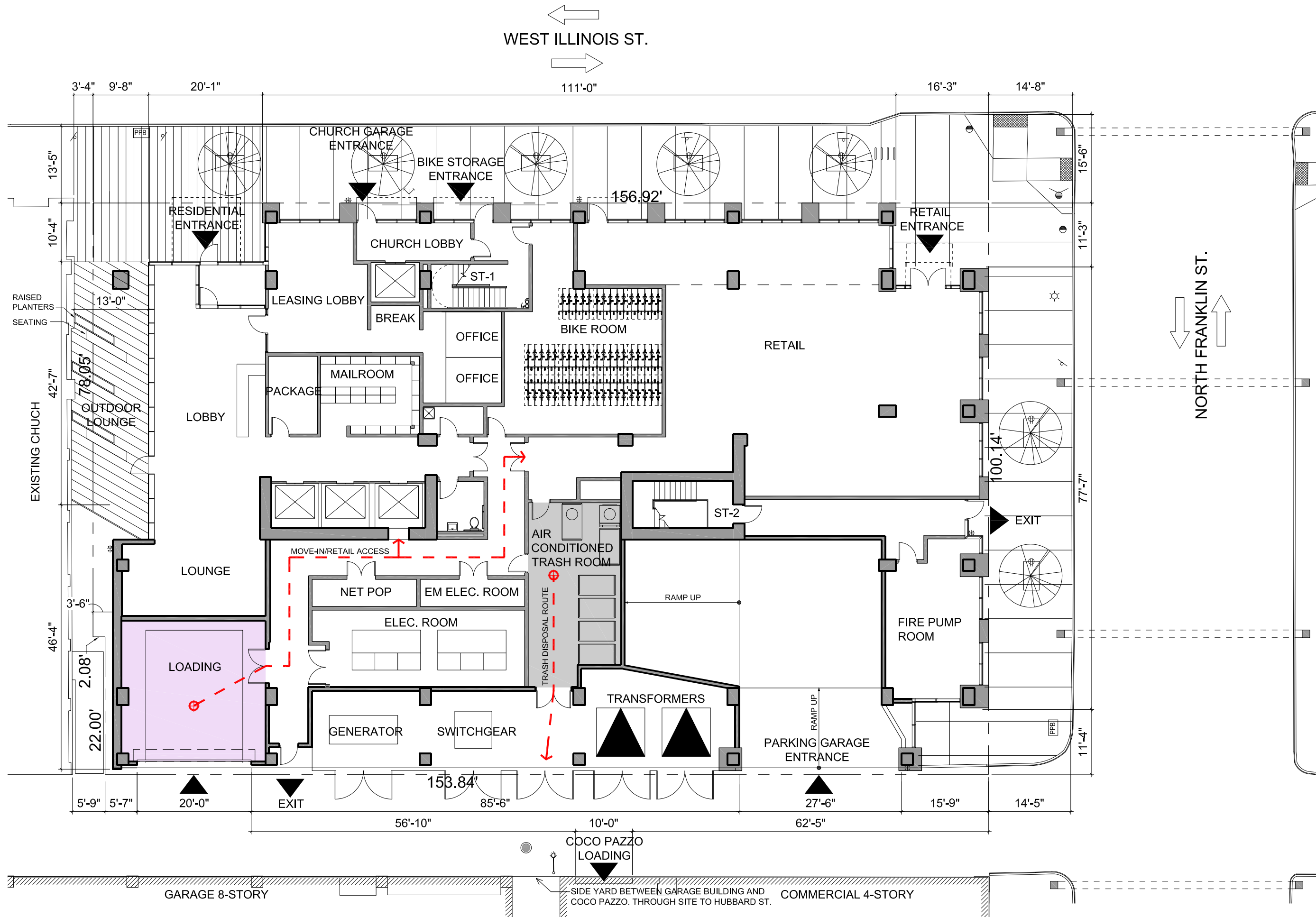


Street Views

North Elevation
(left)

Looking West
(right)





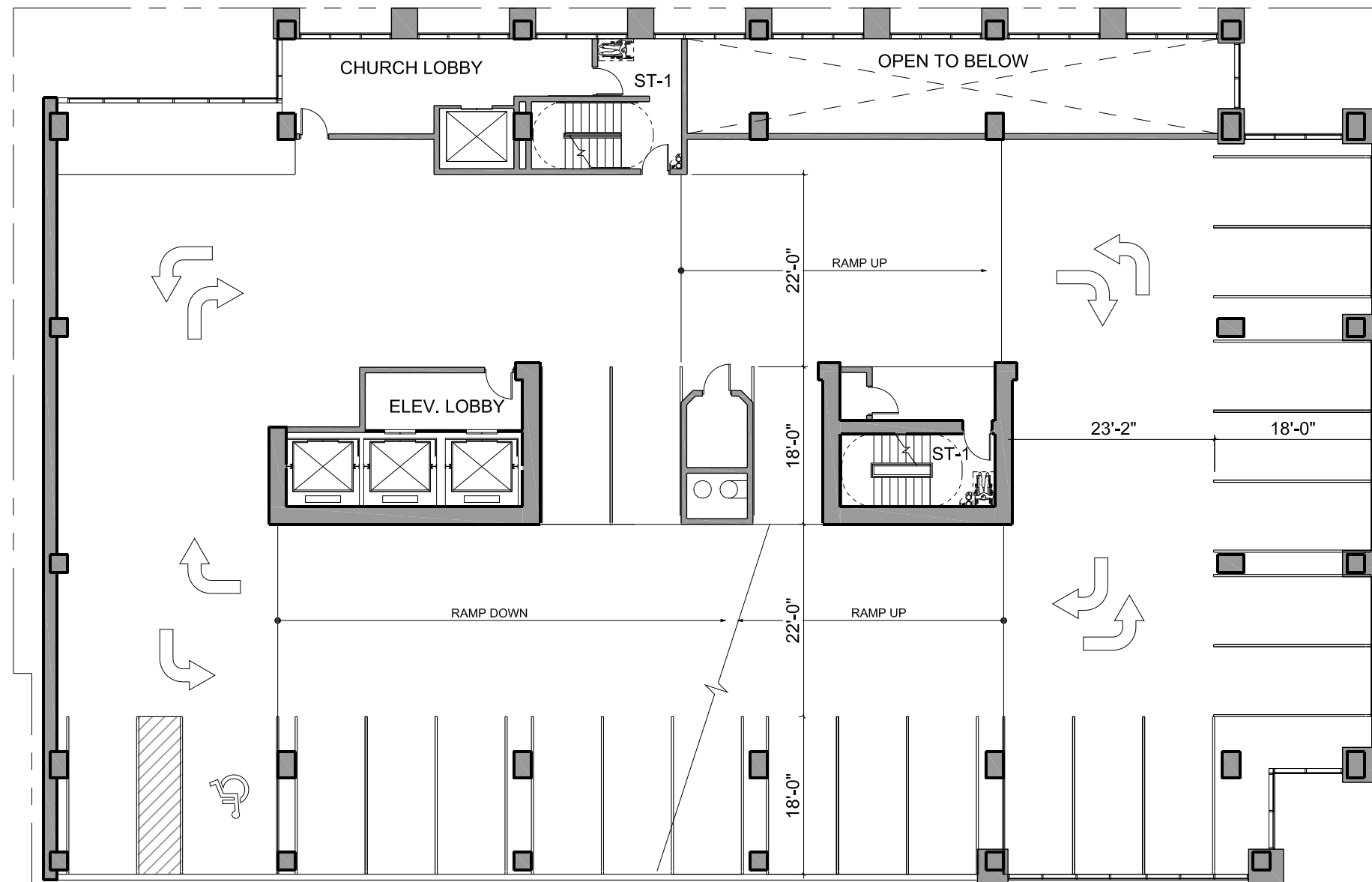
Typical Garage Floor (Second Floor Shown)

Parking Count:

108 Total Stalls

-73 Resident
Parking

- 35 Church
Parking



Typical Tower Floor

241 Total Units

Unit Mix:

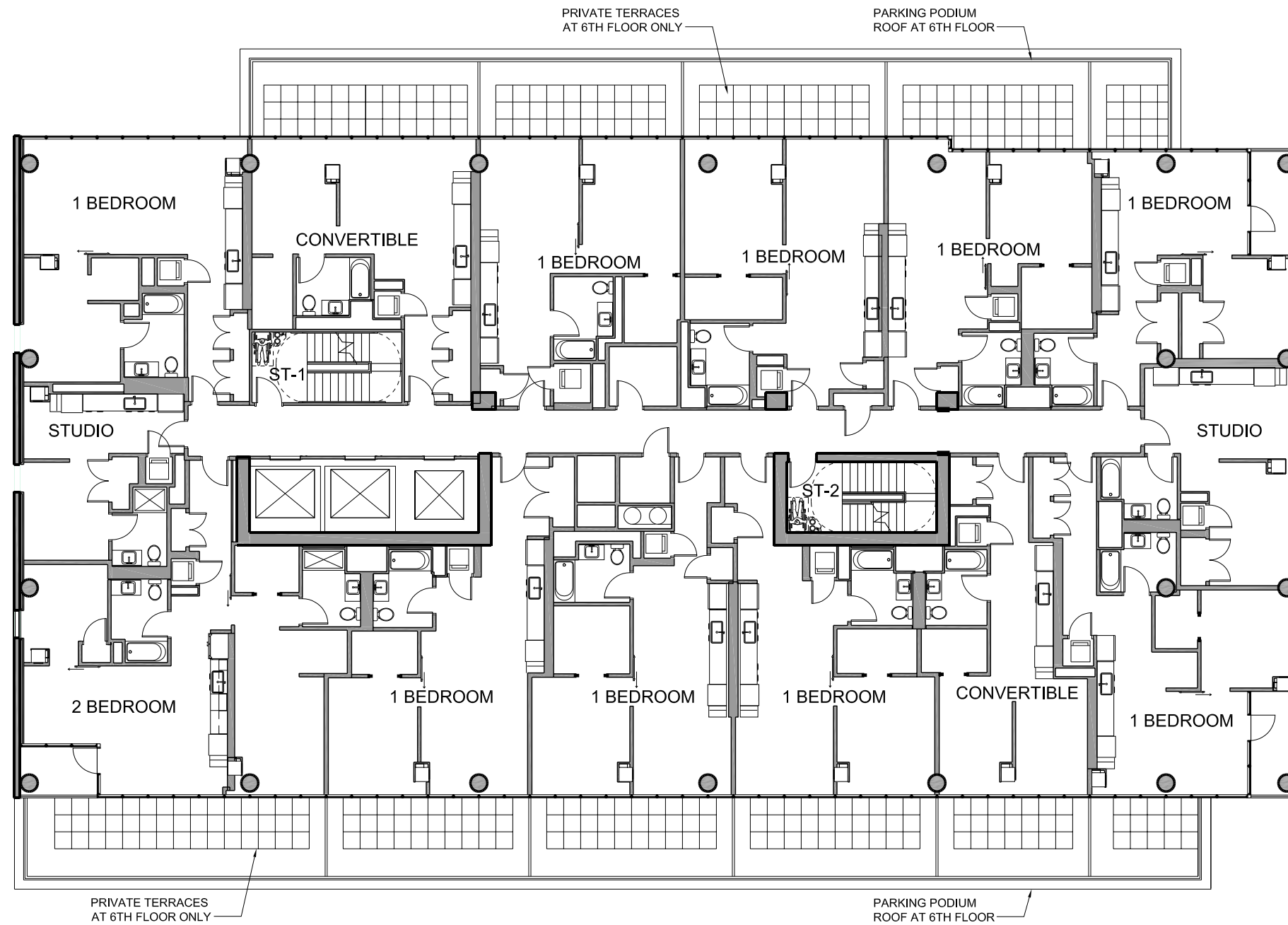
-36 Studios

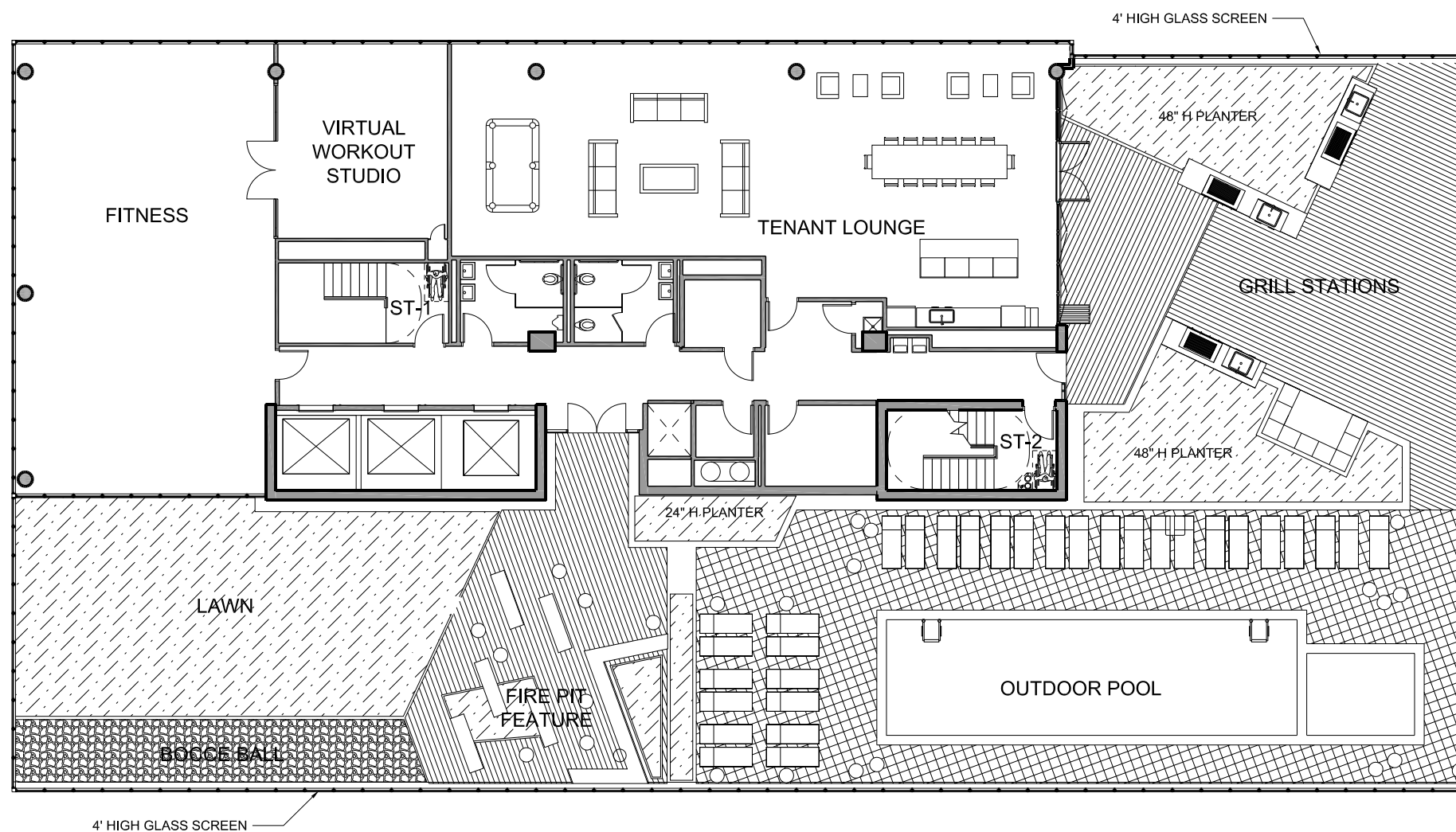
-32 Convertibles

-141 One Bedrooms

-29 Two Bedrooms

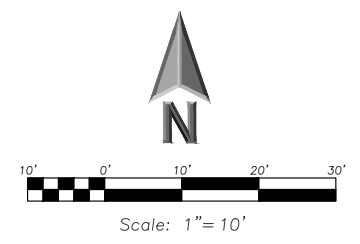
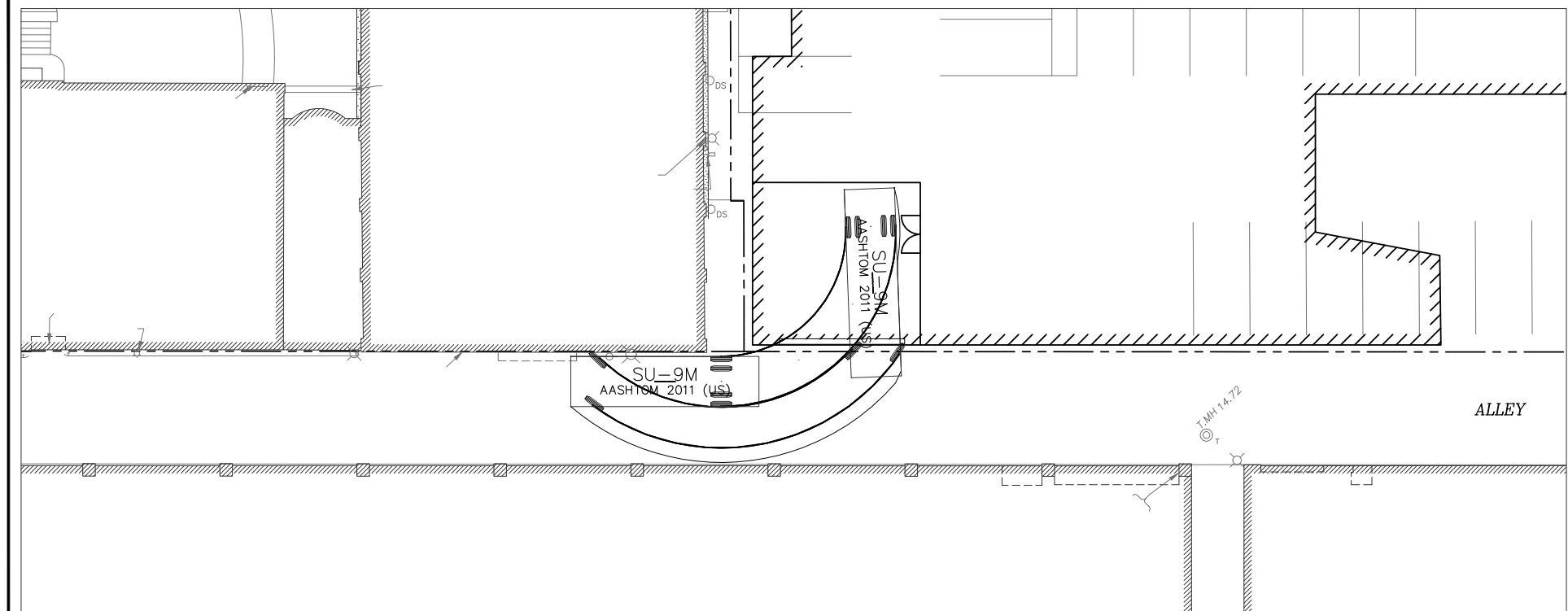
-3 Three Bedrooms





Auto Turn Diagrams - Loading

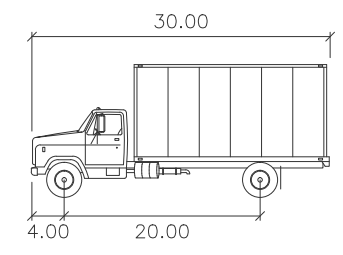
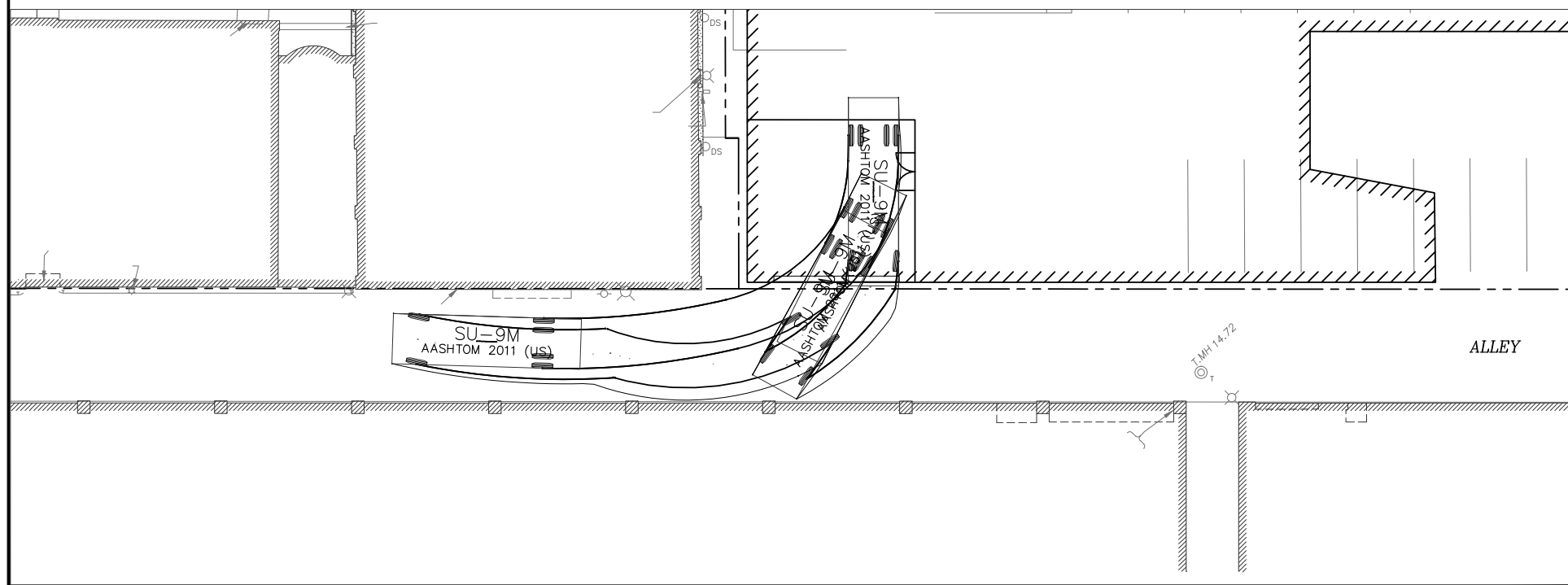
Enter Loading Zone



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LICENSE NO. 184-003220
EXPIRES: 04/30/2015

301 W Illinois Street
Chicago, Illinois 60654

Exit Loading Zone



SU-9M feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	01/01/01	Revised Per ...

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Approved By: XXX Project No: 0000.00

Sheet Title:
**AUTOTURN
EXHIBIT**

Sheet No:
EX-1.1

Plotfile: 3/26/15 @ 2:21 pm By: EKAUSER

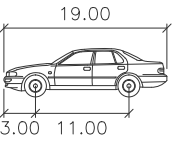
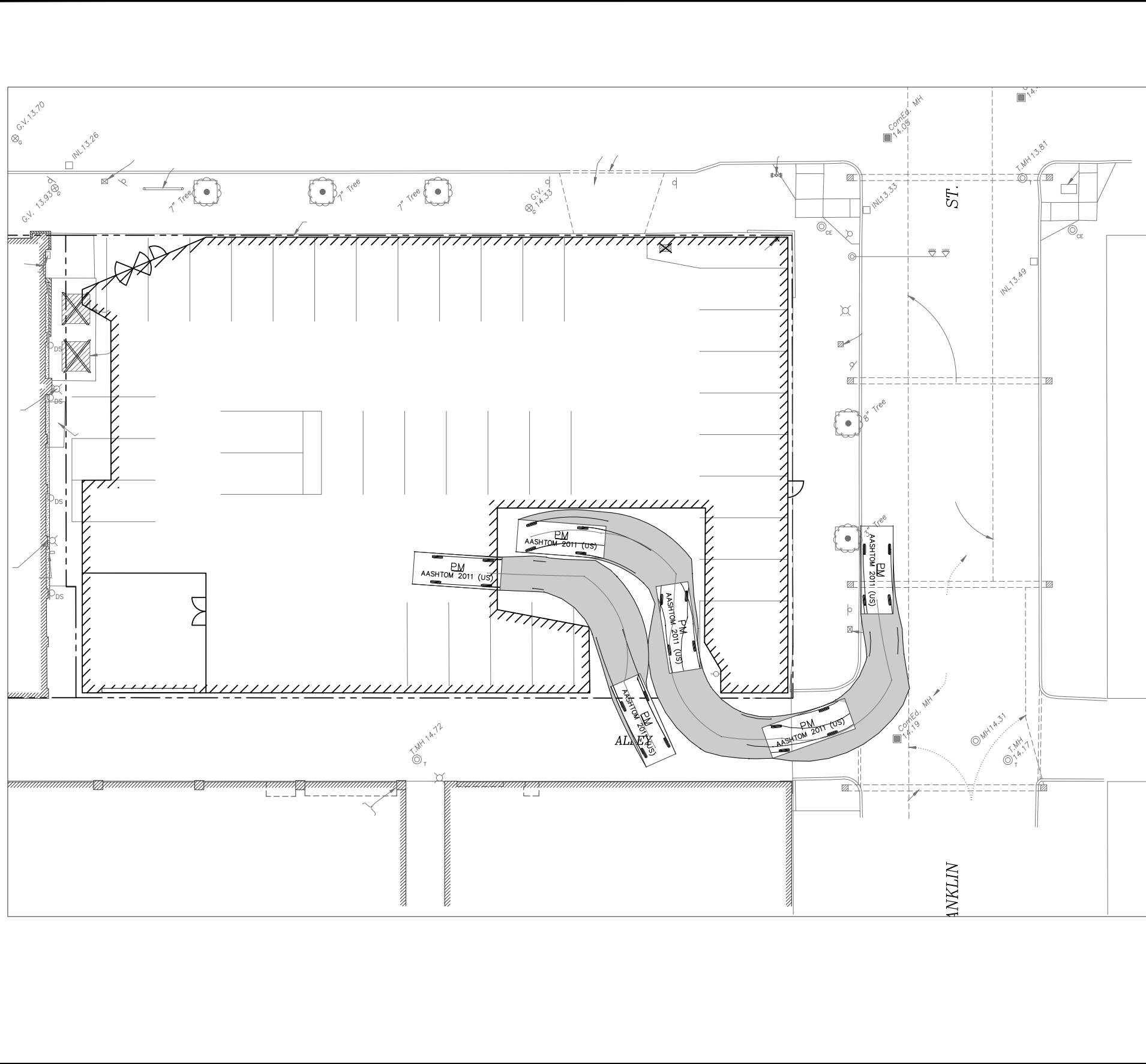
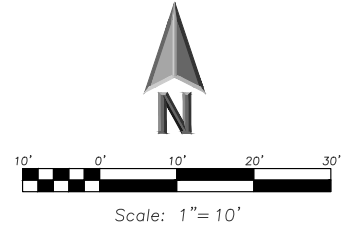
Auto Turn Diagrams - Garage



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PM feet

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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 Plotted: 3/28/15 @ 2:21 pm By: EEAUSER