With roots dating back more than 100 years, FitzGerald is a national architecture, interior design, and sustainability firm committed to the creation of exemplary environments that better our world. Located in Chicago and Denver with projects across the country, its diverse community of talented people recognizes the lasting impact of the built environment on quality of life and advocates for each community’s concerns, needs, and desires. Its passionate team of industry leaders is skilled at navigating regional and federal regulations to balance health and sustainability initiatives with affordability and constructability.

58 People
Founded in 1919
Offices in Chicago (HQ) and Denver
17 Licensed Architects in 21 states
3 Registered Interior Designers
4 NCIDQ-Certified Interior Designers
10 LEED Accredited Professionals, 2 Green Globes Professionals, & 2 WELL Accredited Professionals
5 CSI Construction Document Technologists
1 CSI Certified Construction Contract Administrator
Expert in architectural design, interior design, sustainability, entitlements, adaptive reuse
Annually studies 125+ multifamily projects, totaling over 16,000 residential units
RESIDENTIAL DISTRICTS
- R1 Single Family
- R2 Single Family
- R4 Multifamily Housing

MIXED-USE DISTRICTS
- TX Transit Mixed-Use
- CX Core Mixed-Use

BUSINESS DISTRICTS
- B1 Service Commercial
- B3 Business

INDUSTRIAL DISTRICTS
- M2 Light Industry

Special Use Permit
- Site Plan Approval/Planned Development

MAP LEGEND
- ●●●● EXISTING BICYCLE ROUTE
- IDOT ROAD
- PACE BUS STOP

ZONING MAP
LOCATION MAP
PROJECT SITE
A NW corner of Site from Kilpatrick Ave

B Looking from SW corner of site down Main St and Kilpatrick Ave

C Looking from SW corner of site down Kilpatrick St and Main St
Context Photos

D  SW corner of Site from Kilpatrick Ave

E  Looking East down Main St

F  Looking from SE corner of site down Main St and Kenton Ave
Context Photos

Looking at SE corner of Site down Main St and Kenton Ave

Looking from SE corner of site down Kenton Ave and Main St

From NE corner of site looking South down Kenton Ave
J Looking from NW corner on Kilpatrick Ave down the North side of property line that neighbors existing homes

K Looking from NE corner on Kenton Ave down the North side of property line that neighbors existing homes

L From Elm Terrace looking at the North side of proposed site
UPPER RESIDENTIAL FLOOR PLAN

UNIT COUNT PER FLOOR:
STUDIO: 2
1 BED: 6
2 BED: 7
TOTAL UNITS PER FLOOR: 15

UNIT COUNT PER BUILDING:
STUDIO: 8
1 BED: 24
2 BED: 28
TOTAL UNITS PER FLOOR: 60

TOTAL UNIT COUNT FOR BOTH BUILDINGS: 120

NORTH-SOUTH SITE SECTION DIAGRAM

UNIT COUNT PER FLOOR:
STUDIO: 2
1 BED: 6
2 BED: 7
TOTAL UNITS PER FLOOR: 15

UNIT COUNT PER BUILDING:
STUDIO: 8
1 BED: 24
2 BED: 28
TOTAL UNITS PER FLOOR: 60

TOTAL UNIT COUNT FOR BOTH BUILDINGS: 120
APARTMENT BUILDINGS: TYPE III CONSTRUCTION

TOWNHOMES: TYPE V CONSTRUCTION

SOUTH ELEVATION

MASONRY BASE

FIBER CEMENT CLADDING AND MISCELLANEOUS MASONRY

35'-0"

70'-0"

60'-0"

APARTMENT BUILDINGS: TYPE III CONSTRUCTION

WEST ELEVATION

EAST ELEVATION

MASONRY BASE

FIBER CEMENT CLADDING AND MISCELLANEOUS MASONRY

35'-0"
**Current Proposal - Building Elevations**

**APARTMENT BUILDINGS: TYPE III CONSTRUCTION**

- **NORTH ELEVATION**
  - 70'-0"
  - 60'-0"

- **SOUTH ELEVATION**
  - 33'-0"?

- **WEST ELEVATION**
  - Existing taller trees to remain

- **EAST ELEVATION**
  - 70'-0"
  - 60'-0"

**TOWN HOMES: TYPE V CONSTRUCTION**

- **SOUTH ELEVATION**
  - Existing taller trees to remain

**FACE BRICK**

**FIBER CEMENT CLADDING**

**5 FEET HIGH SOLID FENCE**

Luz and Associates #1 LLC
6.2 Materials

Typical South Elevation on Main Street

1. Face Brick
2. Face Brick
3. Fiber Cement Panel
4. Fiber Cement Panel
5. Fiber Cement Panel
6. Stone Coping
7. Metal Railing

Typical North Elevation of Townhomes

1. Face Brick
2. Face Brick
3. Face Brick
4. Fiber Cement Panel
5. Fiber Cement Panel
6. Stone Coping
7. Metal Railing
Building Rendering
Site Plan Shadows - September

September 21st - 8:30 AM

September 21st - 11:30 AM

September 21st - 2:30 PM

September 21st - 4:30 PM