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New Homes

'Boutique' buildings, units are all the fashion

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Chicago is a city that does things big – the tallest building, the largest convention facility, the largest public library, even the most extensive collection of French impressionist paintings outside of the Louvre.

Therefore, it may come as a surprise to learn that when it comes to residential development in the city, some Chicago developers are thinking small, or more precisely, they're thinking "boutique."

While a boutique is usually defined as a small business offering specialized products and services, the term can be applied to buildings as well. A boutique building usually has fewer homes than a building of a comparable type; it might offer residents special services and it provides homes with outstanding designs and finishes.

In the River North neighborhood, the developer of Superior 100 used the building's small, elliptically shaped footprint to create an intimate atmosphere. There are no more than four homes on each floor, and each residence is a corner unit with a curving expanse of floor-to-ceiling windows and views in at least two directions. For buyers seeking additional privacy, half-floor residences are available on floors 20 through 26.

In the South Streeterville neighborhood, construction is nearing completion and deliveries are underway at 550 St. Clair, a modern 26-story condominium tower only a few steps from Michigan Avenue's Magnificent Mile. With 112 homes, the building is more intimate than most mid-rises and the sleek architecture and stunning finishes make this an elegant place to call home.

And at Ten East Delaware, a luxury building of 121 homes in the Gold Coast, the building's boutique status is not only a matter of size, but also of on-call personalized services. Through a partnership with the neighboring Talbott Hotel, residents of Ten East Delaware will enjoy hotel-style amenities such as catering, housekeeping and 24-hour room service.

Superior 110

Superior 110 will be among the most luxurious buildings in River North and, at 27 stories, one of the tallest, said Jon Zitzman, president of JFJ Development, developer of Superior 110.

Although it towers over the neighborhood (where other nearby new construction cannot exceed 14 to 16 floors), Superior 110 will be an intimate 58-unit, full-amenity building with only two or four units per floor. Superior 110's amenities include 24-hour door attendant, fitness facility, business lounge, 26th floor dog run and contemporary lobby. Construction is underway, with deliveries planned in November, Zitzman said.

Superior 110 has standard features not typically found in other developments, such as three-inch width hardwood floors, full-size front-loading washers and gas dryers and a 42-inch plasma

television. Kitchens feature 1¼-inch quartz or stone counters, Italian Snaidero cabinets, Sub-Zero refrigerators, Wolf gas ranges, Bosch dishwashers, Dacor microwaves, low-voltage under cabinet lighting, glass tile backsplashes and designer pendant lighting. Master baths feature walk-in showers with stone or porcelain floor and surrounds, Grohe freehand and handheld fixtures and frameless shower doors. Second baths feature whirlpool tubs and porcelain tile flooring and surrounds. Both bathrooms have Italian Snaidero cabinets, Grohe Atrio fixtures and Kohler Ladeno under mount sinks, said sales broker Greg Eldridge.

For information, visit www.Superior110.com.

550 St. Clair

Located on the south-west corner of St. Clair and Ohio streets, 550 St. Clair was designed by David Brininstool, an architect at the Chicago-based firm Brininstool + Lynch. The reinforced concrete, steel and glass curtain wall high-rise was built on a 10,300-square-foot site.

“Sleek interiors with minimalist urban finishes showcase the open floor plans and spectacular views from the floor-to-ceiling windows,” said developer Mark Sutherland, principal of Sutherland Pearsall Development.

“We have a very high level of standard finishes, which means most people will not need to spend more on upgrades as they likely will in most competing buildings,” Sutherland said.

Each home features modular kitchen cabinets from Alno, a high-end line from Germany, topped with matte-finish black granite countertops and backsplash. Upper cabinetry is equipped with frosted-glass doors. Premium appliances include Sub-Zero refrigerators with built-in icemakers and Bosch built-in ovens and cook tops, microwaves with exhaust hoods, multi-cycle dishwashers, Grohe single-lever chrome faucets with pullout sprayers and continuous feed under-sink garbage disposals. Brazilian cherry or maple hardwood flooring is standard throughout, as is an in-unit washer/dryer, 10-foot or 11-foot exposed concrete ceilings per plan, 8-foot-high solid core doors and floor-to-ceiling windows with energy efficient, Lo-E thermal pane glass.

Prices of available units range from \$288,500 to \$1.9 million, said Ron Ruby, managing broker for Weichert Realtors First Chicago, the exclusive marketing and sales agent.

Building amenities include a 24-hour door attendant and security desk, a lap pool and a fully equipped fitness room with men’s and women’s saunas. An urban garden terrace facing north, south and west will be located on the eighth floor amenity level. For information, call (312) 222-0550 or visit www.550StClair.com.

Ten East Delaware

Ten East Delaware includes one-, two- and three-bedroom floor plans ranging from 845 to 3,095 square feet. Prices range from \$550,000 to \$2.6 million and indoor parking is available starting at \$65,000, said Michael Reschke, chairman of The Prime Group Inc., developer of Ten East Delaware.

For information, call (312) 397-1010 or visit www.teneastdelaware.com.