

# 3831 W. CHICAGO AVENUE

COMMITTEE ON DESIGN PRESENTATION  
DEPARTMENT OF PLANNING AND DEVELOPMENT

APRIL 13, 2022

ARCHITECT

**LJC**

DEVELOPMENT TEAM

**548**  
Capital

GENERAL CONTRACTOR

**MILHOUSE**  
**POWER**  
CONSTRUCTION



# Design Narrative

The development will consist of 60 apartments (80% LIHTC/20% Market Rate), 20,000 sq ft of commercial and community space & art. The development will provide an atmosphere where residents and members of the surrounding communities can live, work, shop, and play. The new development will be a four-story multi-family building.

Bore out of the community planning process of site visioning for the Humboldt Park – Chicago Ave RFP, as a potential development site along the corridor, the development is part of the City of Chicago's Invest South/West initiative and will be designed to meet the City of Chicago Design Excellence standard.

The building will achieve Enterprise Green Communities Criteria and is striving to achieve Passive House (PHIUS) certification to provide a healthy and sustainable lifestyle for the residents. The high level of sustainable and energy efficient features will reduce the energy costs to the residents and the property. Highly efficient electric heat pumps will provide central heat and air conditioning to the individual units.

Geared towards young families and professionals, the building will have a mix of studio, 1,2 and 3 BR units. The building is also currently planning for the installation of solar arrays, electric charging stations and green landscaping features. The plan currently calls for 7,300 sf of retail and commercial spaces to activate the transit rich corridor of Chicago Avenue.

The interiors will be finished with environmentally rated and healthy material throughout. Flooring will be a combination of vinyl plank. Apartments will be furnished with EnergyStar® rated appliances including range, refrigerator, disposal, microwave and washer/dryer. Blinds will be included in each unit.

# ★ Planning + Design Guidelines



## 3601 – 25 W Chicago Ave RFP

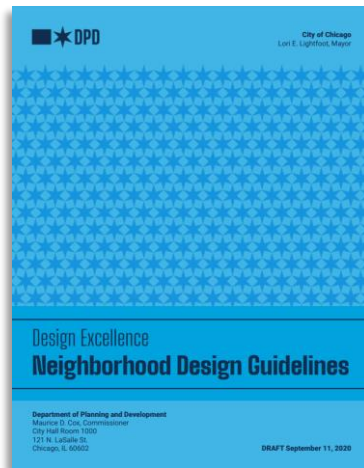
City of Chicago Department of Planning and Development, April 2021

- Development aligns with RFP Visioning Sessions for Corridor Site Selection



## LISC Quality of Life Plans

LISC Chicago, 2005, 2008



## Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020



## Design Excellence Guiding Principles

City of Chicago Department of Planning and Development, September 2020







# PROJECT VISION



**A PEOPLE-DRIVEN, NEIGHBORHOOD-FOCUSED PROJECT THAT  
REFLECTS HUMBOLDT PARK'S DESIRE FOR SELF-DETERMINATION  
THROUGH COMMUNITY WEALTH-BUILDING**



A DEVELOPMENT THAT EMBODIES THE INVEST SOUTH/WEST  
COMMUNITY IMPROVEMENT INITIATIVE BY RE-ACTIVATION OF ONE  
OF THE KEY COMMERCIAL CORRIDORS ON CHICAGO'S WEST SIDE





CREATION OF A TRANSFORMATIVE PROJECT THAT ACKNOWLEDGES  
HUMBOLDT PARK'S CULTURAL AND ARTISTIC HERITAGE YET  
ESTABLISHES ITS OWN IDENTITY AND DEFINED SENSE OF PLACE

**A DEVELOPMENT ENCOURAGING INVESTMENT ON ADJACENT  
BLOCKS AND OFFERING A VIBRANT DISTRICT WHERE HUMBOLDT  
PARK RESIDENTS CAN LIVE, SHOP, AND SOCIALIZE**

A woman with her hair in braids is shown in profile, tending to a small potted plant on a rooftop garden. She is wearing a patterned tank top and dark pants. The garden is filled with various plants, including some with bright orange and pink flowers. In the background, there are buildings and a clear blue sky. The text is overlaid on a semi-transparent dark band across the middle of the image.

**CREATION OF A SUSTAINABLE DEVELOPMENT  
PROMOTING INTEGRATION WITH THE NATURAL ENVIRONMENT  
AND A HEALTHY LIFESTYLE**

A man in a white t-shirt and shorts is crouching on a pink-painted ground, painting a pink circle on a cardboard template. In the background, a large, colorful mural covers a brick wall, featuring various faces and figures. Other people are visible in the background, also engaged in painting. The scene is outdoors, with a brick building and trees in the distance.

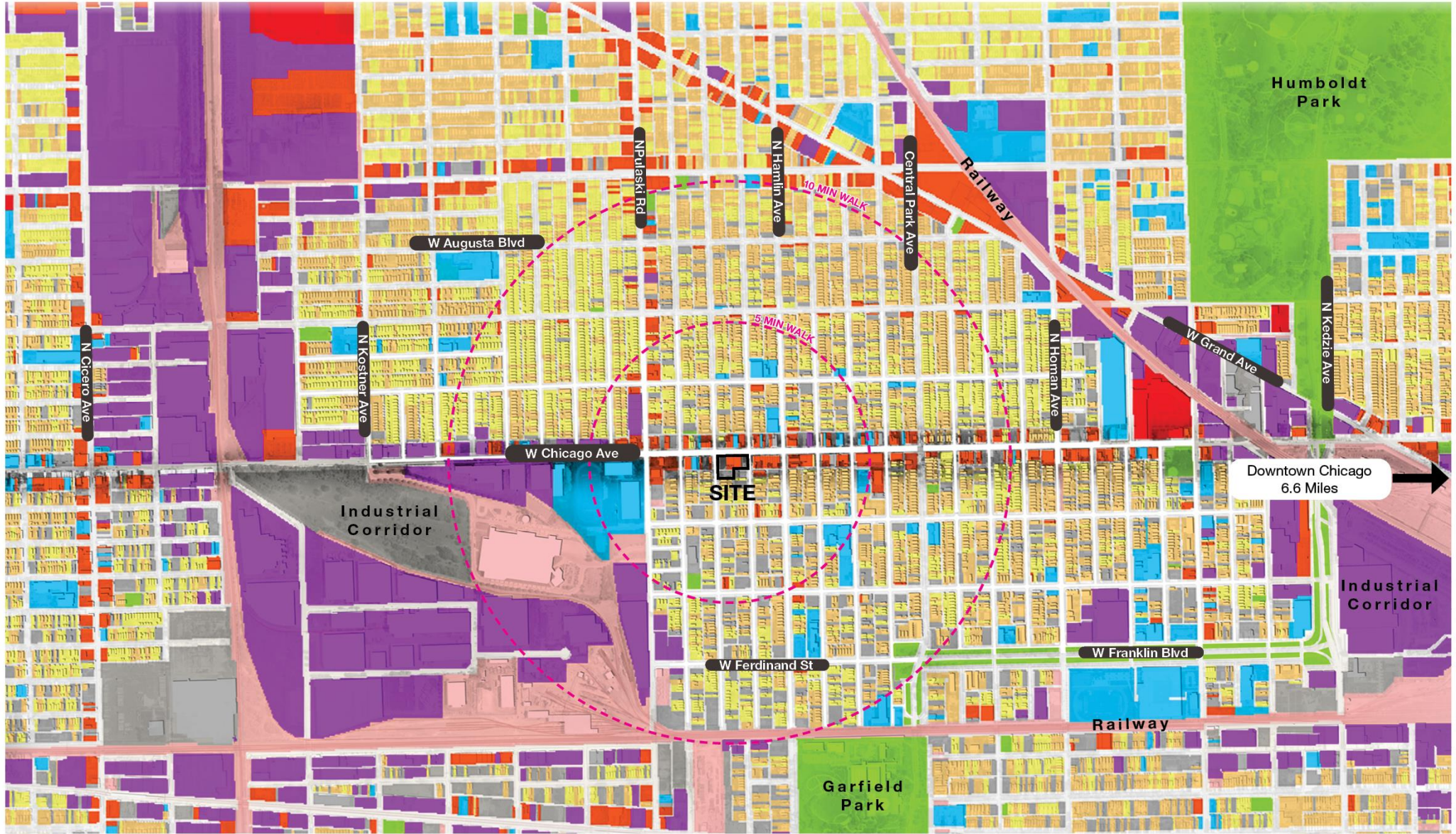
**INTEGRATING ARCHITECTURE, LANDSCAPE AND URBAN DESIGN IN  
OUTDOOR SPACE THAT ENGAGES WITH THE COMMUNITY**



# SITE CONTEXT AND ANALYSIS



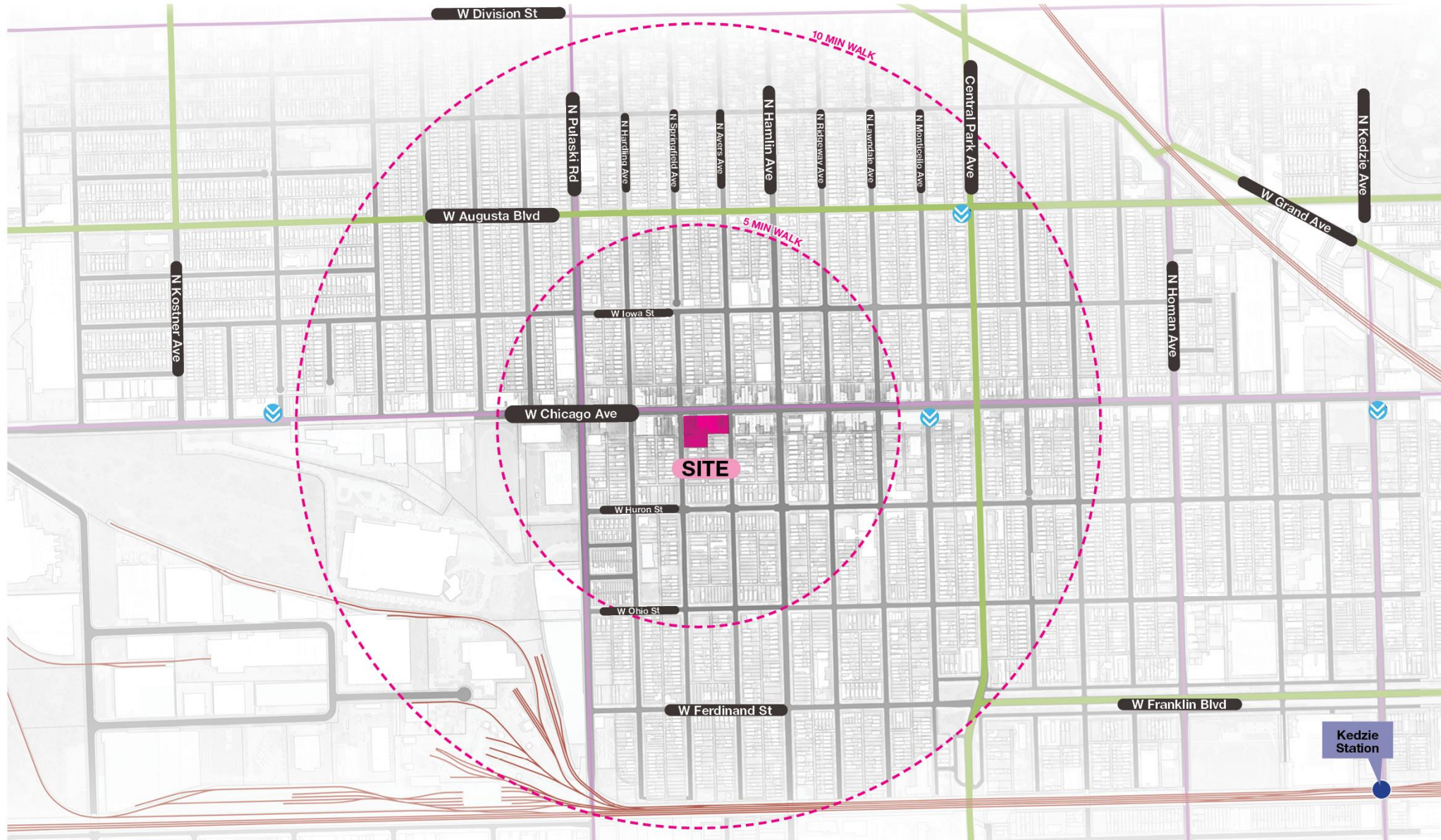
 ZONING/LAND USE MAP



-  Residential SF
-  Residential MF
-  Commercial
-  Institutional
-  Industrial
-  Transportation ROW
-  Open Space
-  Vacant



 **ASSET MAP | TRAFFIC**



-  Bus
-  Railway
-  Train Station
-  Bike Trail
-  Divvy Station

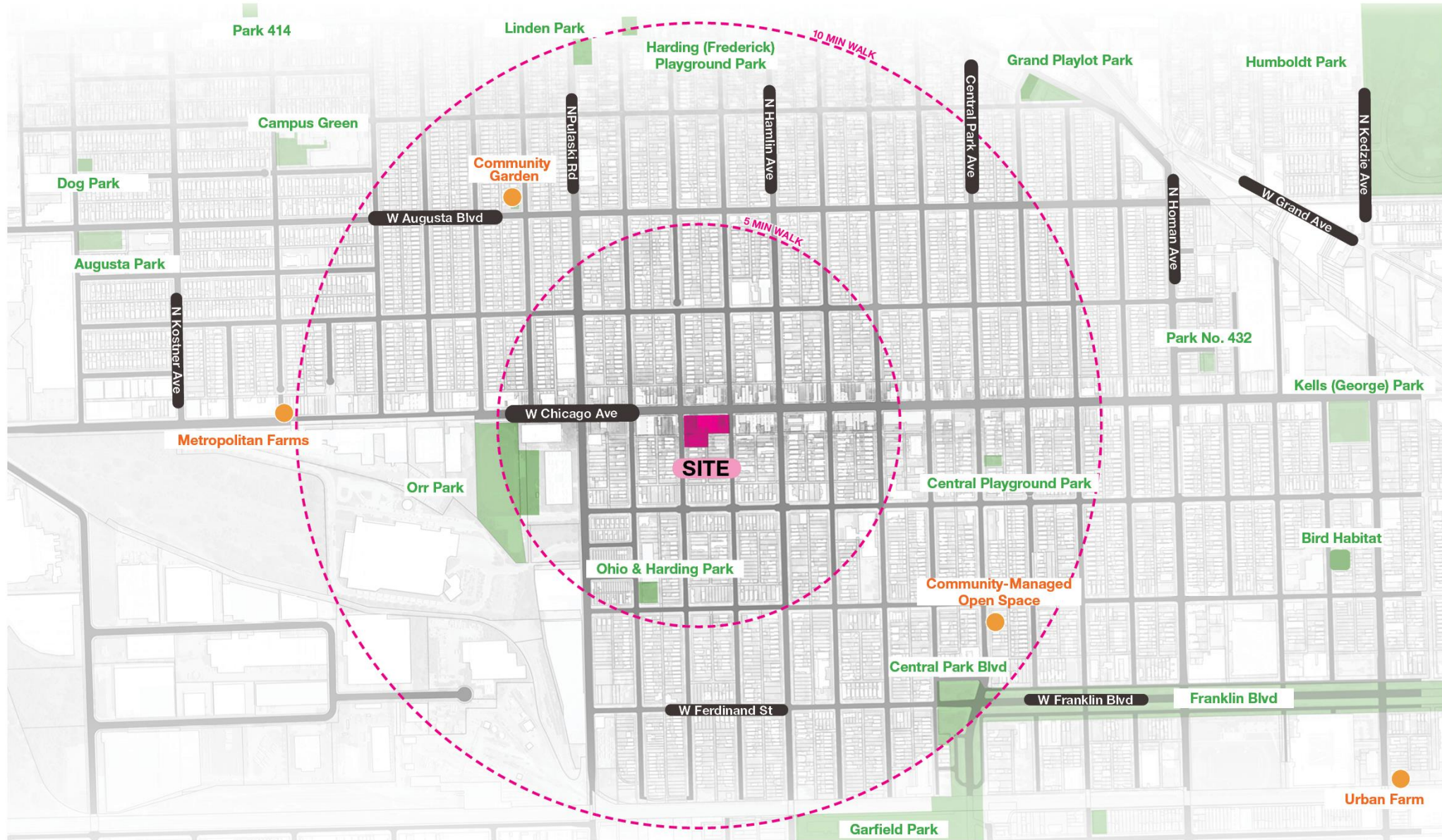


**ASSET MAP | COMMUNITY AMENITY**





 **ASSET MAP | GREEN SPACE**

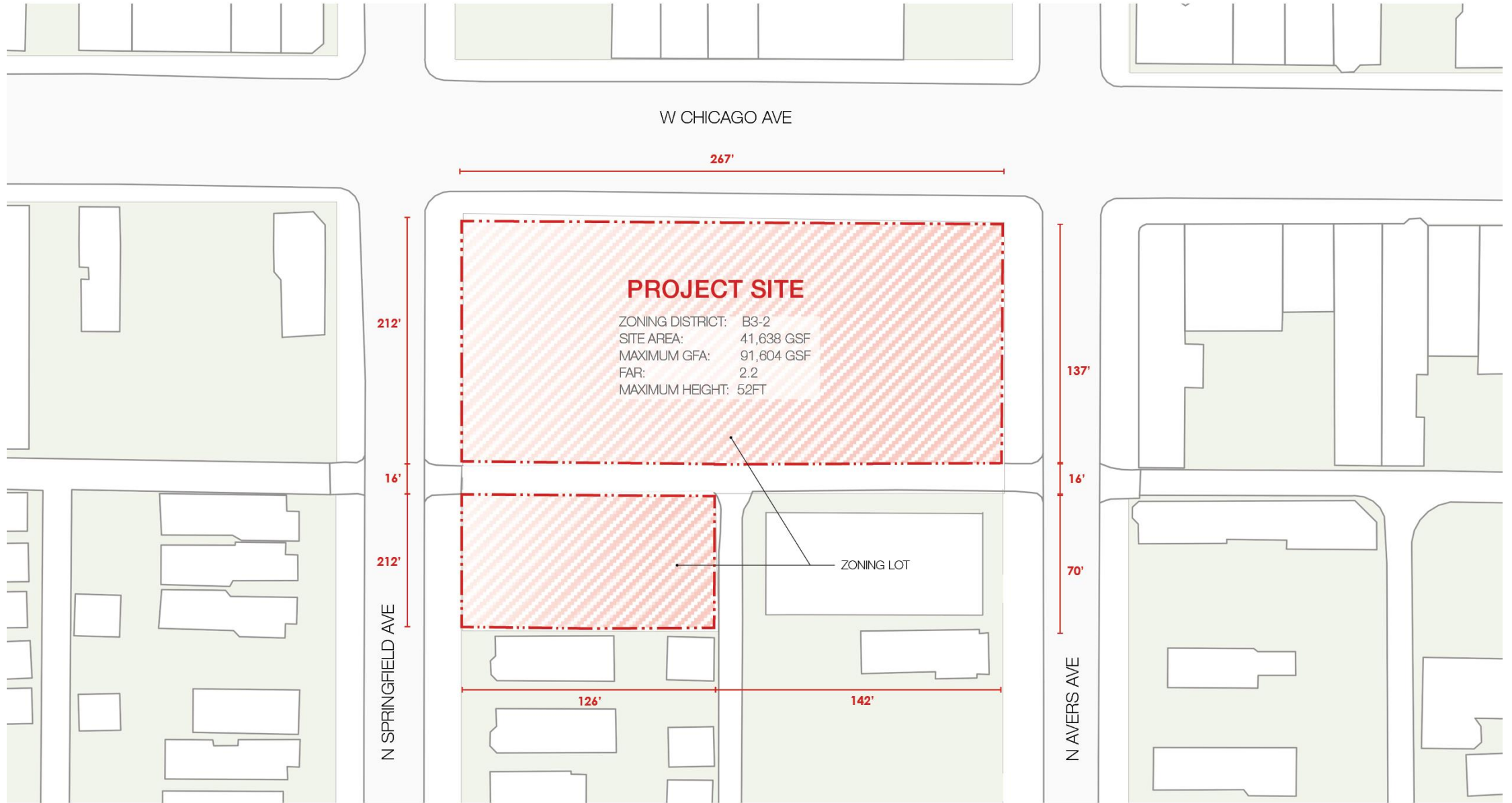


 LOCAL CONTEXT AND AMENITIES



● Bus Stop    — Bus Route





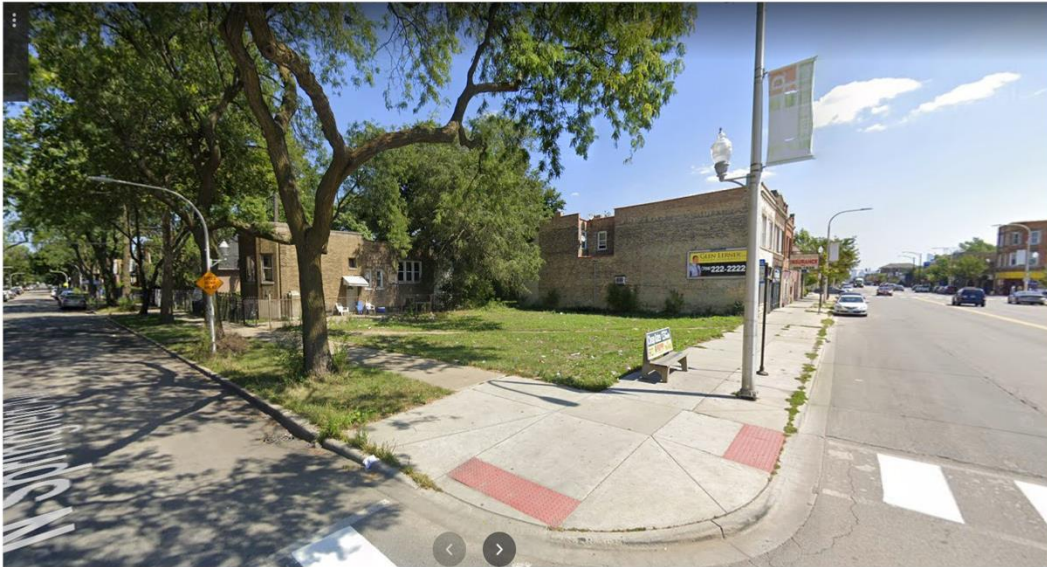
**PROJECT SITE**

ZONING DISTRICT: B3-2  
SITE AREA: 41,638 GSF  
MAXIMUM GFA: 91,604 GSF  
FAR: 2.2  
MAXIMUM HEIGHT: 52FT

ZONING LOT



★ SITE PHOTOS



 SITE PHOTOS





# SUSTAINABLE STRATEGIES





*"In the NCP quality of life plan released in May 2005, titled "Humboldt Park: Staking Our Claim," the task force envisioned a "prosperous, inclusive" community with excellent educational opportunities, living-wage jobs or the opportunity to start small businesses, services for seniors and people with disabilities, safe housing for all income levels, culturally sensitive and affordable health care, attractive and safe open space, safe streets with no fears of gangs or crime, and public and private beautification efforts."*



**SUSTAINABILITY**

## ECOLOGY

- Solar study - where to put trees
- Water collecting - filtration / bio planter
- Photovoltaic - how much upfront cost
- Understanding wind direction
- Biodiversity - pollinator/certain species corridor
- Micro-climate, green roofs

## SOCIAL

- Social equity - food production? Education?
- Education purpose - high school next door
- Support event , farmers market
- Community hub
- Diversity? - African-American majority, Puerto Rican
- Roots in Humboldt Park Community (example:
- Liberty Bank building - black-owned business)
- Streetscape + landscape - welcoming people in
- Puerto Rican parade, Latino celebrations
- Support artists / young professionals
- Bike station, EV charging

## ECONOMY

- Energy saving from landscape
- Provide space for business - living-wage jobs
- (Low-medium income, mixed African-American (46.5%)/Hispanic neighborhood (53.7%))

In order to meet the Project's sustainability goals, our architectural design will incorporate the following Net Zero Building Standards:

- Reducing Energy Consumption
- Utilizing Renewable Energy Resources
- Maximizing Building Envelope Performance

Incentives and Certifications Pursued:

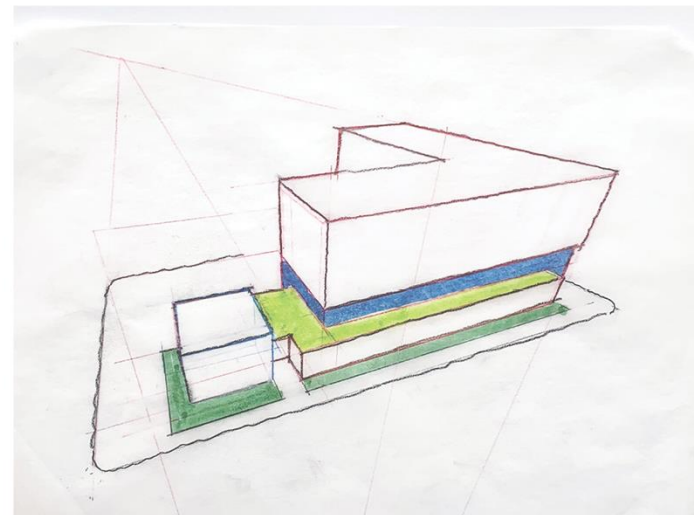
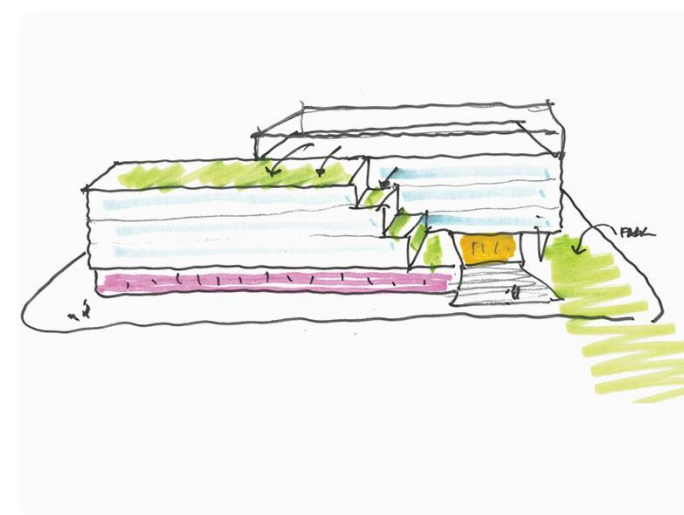
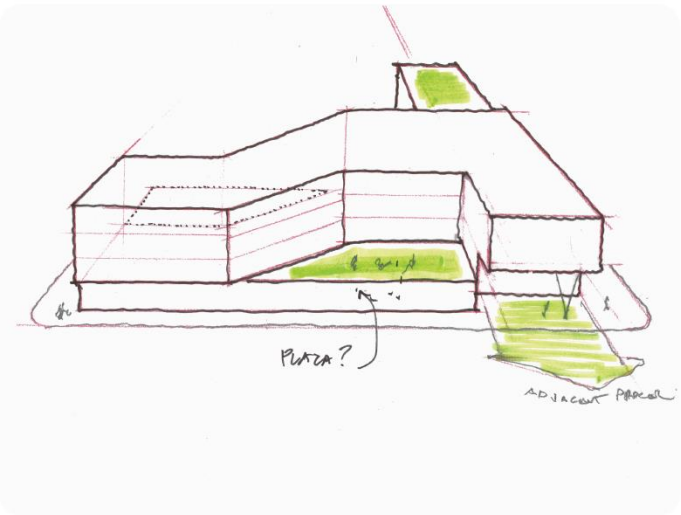
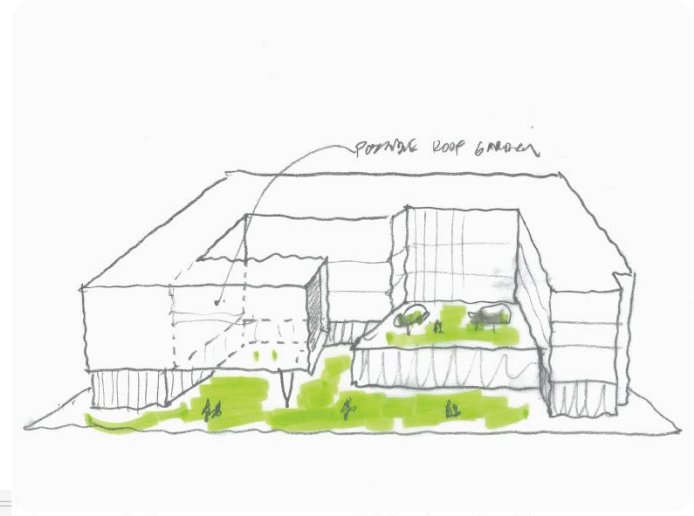
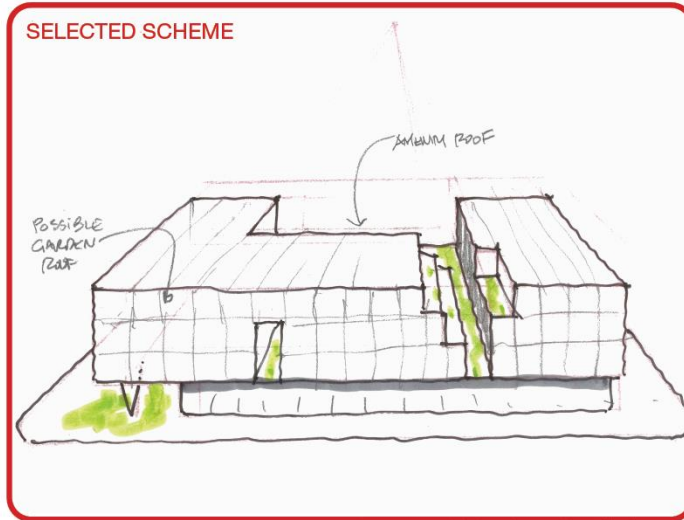
- PHIUS
- Energy Star Multifamily Residential
- Affordable Housing New Construction, Passive Building Incentive
- Zero Energy Ready Homes
- Indoor AirPLUS
- Green Communities Plus







# DESIGN CONCEPT





## TOPOGRAPHY / CARVING / GATHERING

The project planning concept is centered around the intent to offer community wealth-building; both from a cultural standpoint as well as an economic one.

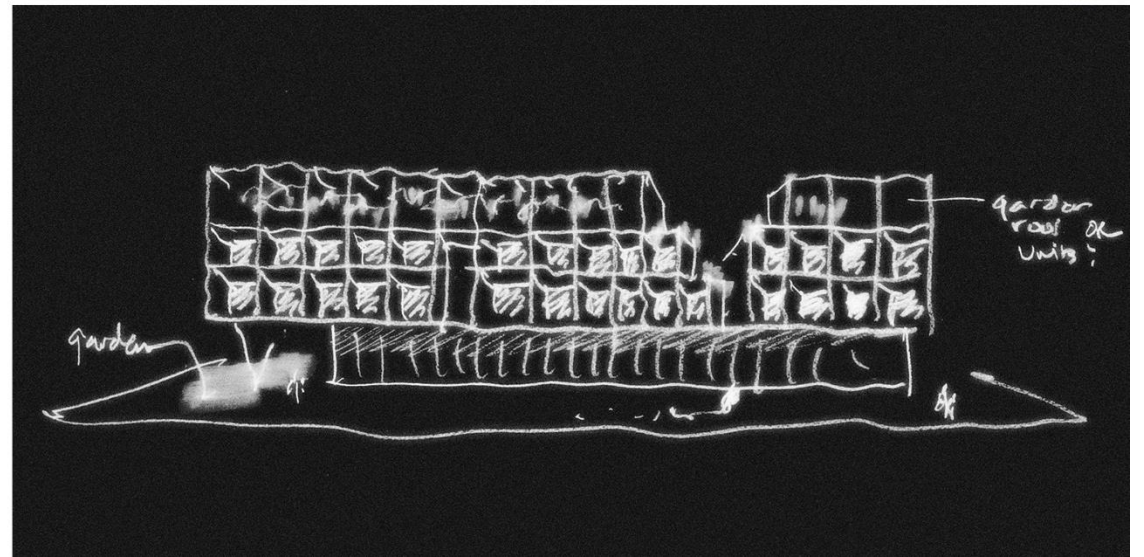
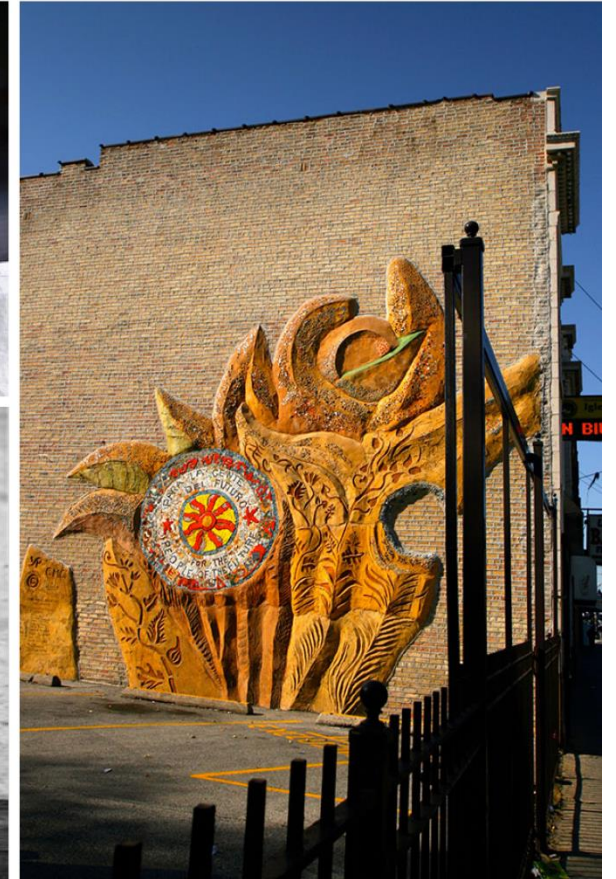
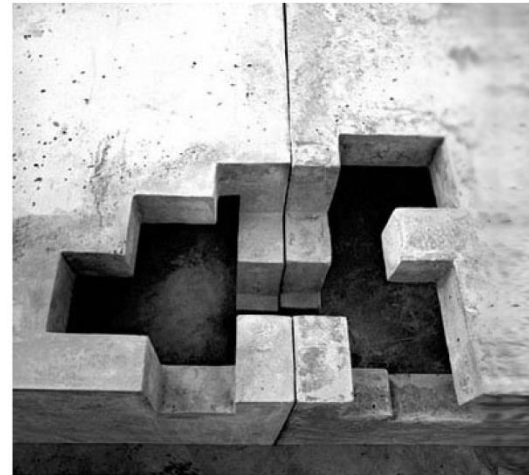
The building footprint is held back from N. Springfield Avenue in order to create a multipurpose outdoor plaza for the community. The value of this space is enhanced by its adjacencies; it aligns with the open lot to the north across W. Chicago Avenue, and directly links to flexible community space within the building. Together, these spaces offer indoor-outdoor opportunities for gathering, discussion, celebration and other cultural activities for the citizens of the neighborhood.

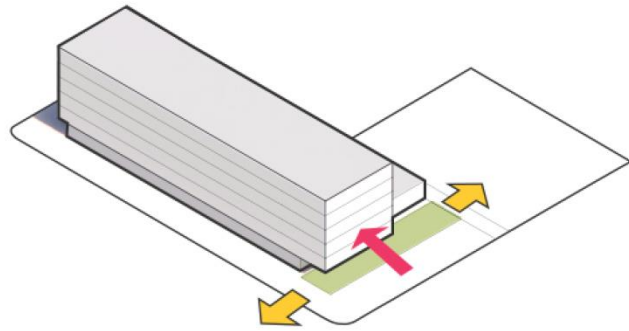
The main building anchors the parcel's urban corners along W. Chicago Avenue. Sustainability is at the heart of the design; the building is conceived of as a landscaped urban topography with a variety of programmed green space uses, ranging from leisure to education.

Retail area is maximized along the frontage of W. Chicago Avenue; the building envelope is stepped to offer additional opportunities for outdoor seating and landscape along the commercial corridor.

The architectural character is that of a monolithic form carved to offer a series of outdoor "moments" for its residents. To the west, the building overhangs the plaza, offering protected outdoor space and offering wall and soffit surfaces ideal for displaying community art. The green concept and sustainable vision culminates at the roof, where an array of photovoltaic panels concentrate solar radiation as energy that can be used to generate electricity or be stored in batteries or thermal storage.

The building materiality is rooted in the history of W. Chicago Avenue. Brick is the main facade cladding; it is used in a simply as an organizational grid and in a more detailed way within each window module. A vibrant use of color is integrated into the glazed areas on the building's north facade, into the community area of the plaza, and on the facade of the smaller office building. Finally, a large art mural will give the exterior plaza a personalized community identity.

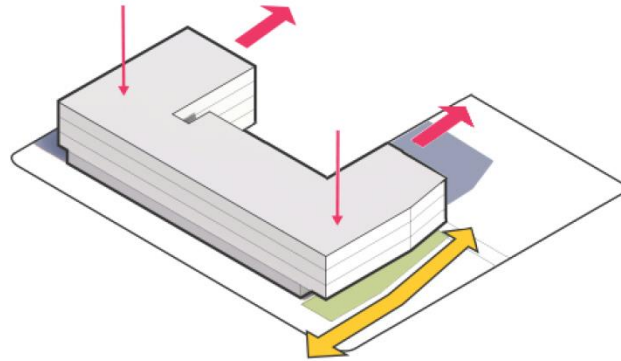




THE BUILDING ANCHORS THE EAST AND WEST URBAN CORNERS AND MAXIMIZES W. CHICAGO AVENUE STREET FRONTAGE

ITS MASSING PRIORITIZES OPEN SPACE TO THE WEST, ACROSS THE OPEN PARCEL NORTH OF THE SITE ALONG W. CHICAGO AVENUE

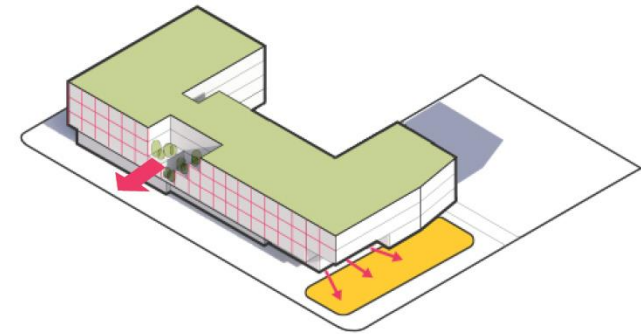
1



THE U-SHAPED APARTMENT LAYOUT RESULTS IN A LOWER BUILDING AND PROTECTED OUTDOOR SPACE AT PARKING AREA.

A FLEXIBLE-USE OUTDOOR SPACE LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY REINFORCES MANY OPPORTUNITIES FOR COMMUNITY USE AND ENGAGEMENT WITH THE DEVELOPMENT

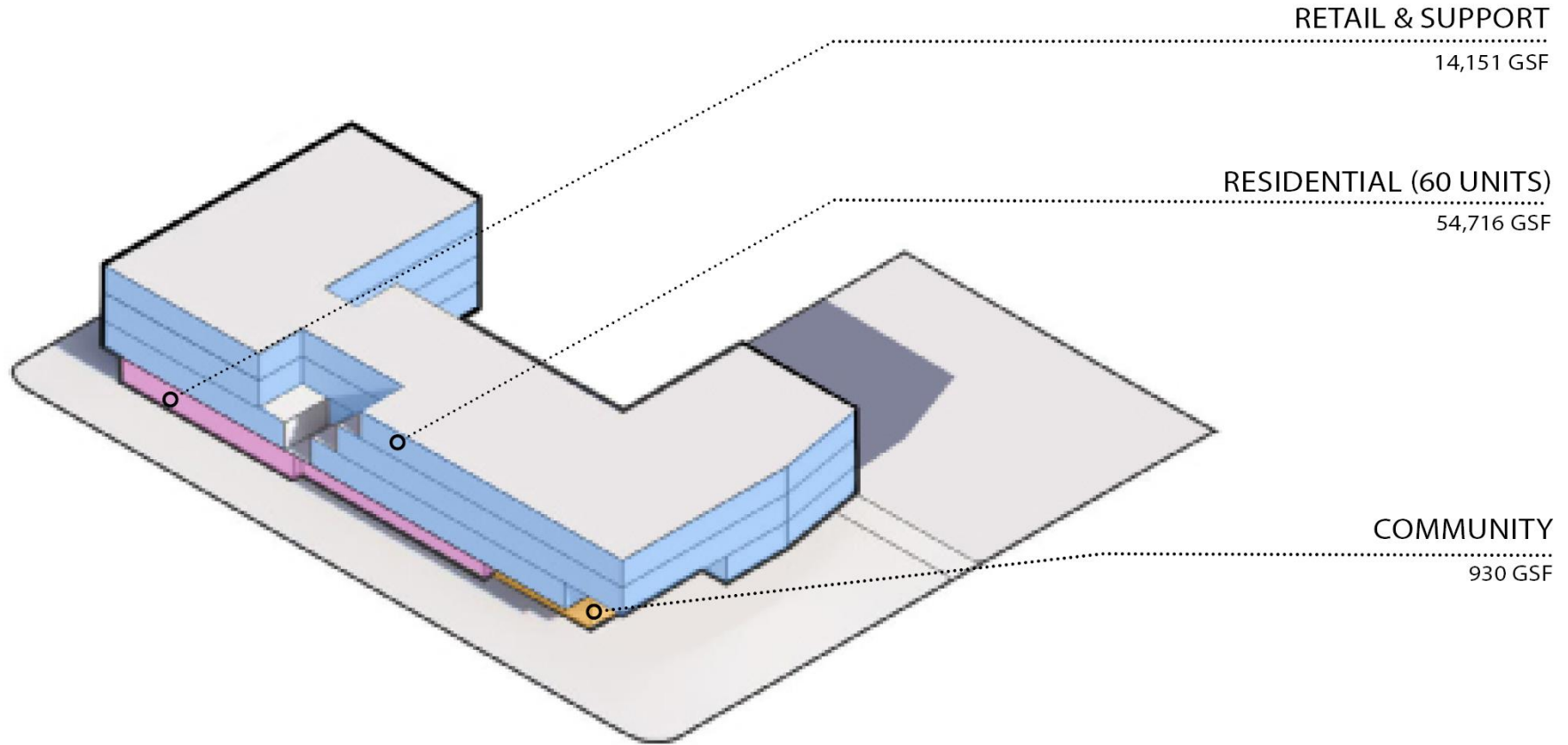
2



THE BUILDING MASS IS CARVED TO CREATE A LANDSCAPE TOPOGRAPHY ON UPPER LEVELS AND A GENEROUS INDOOR-OUTDOOR COMMUNITY ROOM AT THE NORTHWEST CORNER.

THE OFFICE/AMENITY BUILDING'S COLORFUL FACADE REFLECTS THE VIBRANCE OF THE HUMBOLDT PARK COMMUNITY AND ITS CULTURE

3



GROUND FLOOR PLATE: 15,081 GSF  
SECOND FLOOR PLATE: 18,269 GSF  
THIRD FLOOR PLATE: 18,376 GSF  
FOURTH FLOOR PLATE: 18,071 GSF

TOTAL AREA **69,797** GSF



## mo·sa·ic

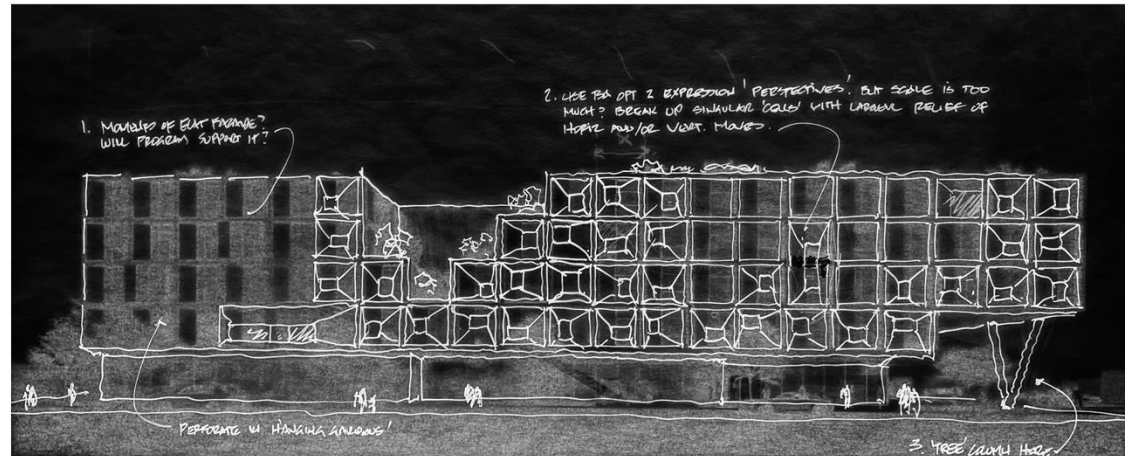
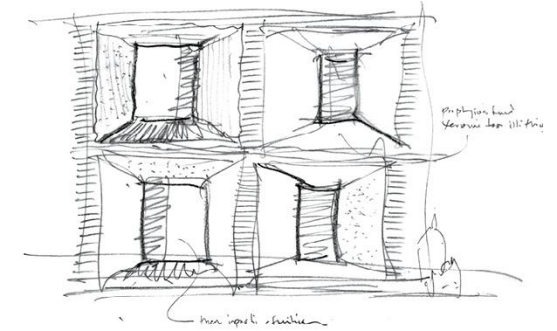
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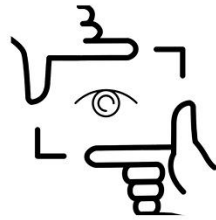
noun

1. a combination of diverse elements forming a coherent whole

“a facade concept whose character represents the voices of a multitude and features an exploration of scale, materiality and subtle detail to convey the complex individuality of society”

MOSAIC/ TAPESTRY/ PATCHWORK QUILT





per·spec·tive

/per spektiv/

*noun*

*1. a particular attitude toward or way of regarding something; a point of view*

*“a facade of framed elements symbolizing varying perspectives and points of view; seeing and acknowledging the myriad of communities and celebrating their respective voices”*

**PERSPECTIVES/ LENS/ VIEWPOINT**







VIEW FROM THE NORTH









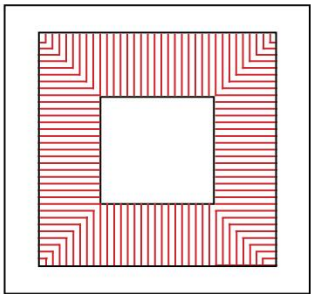




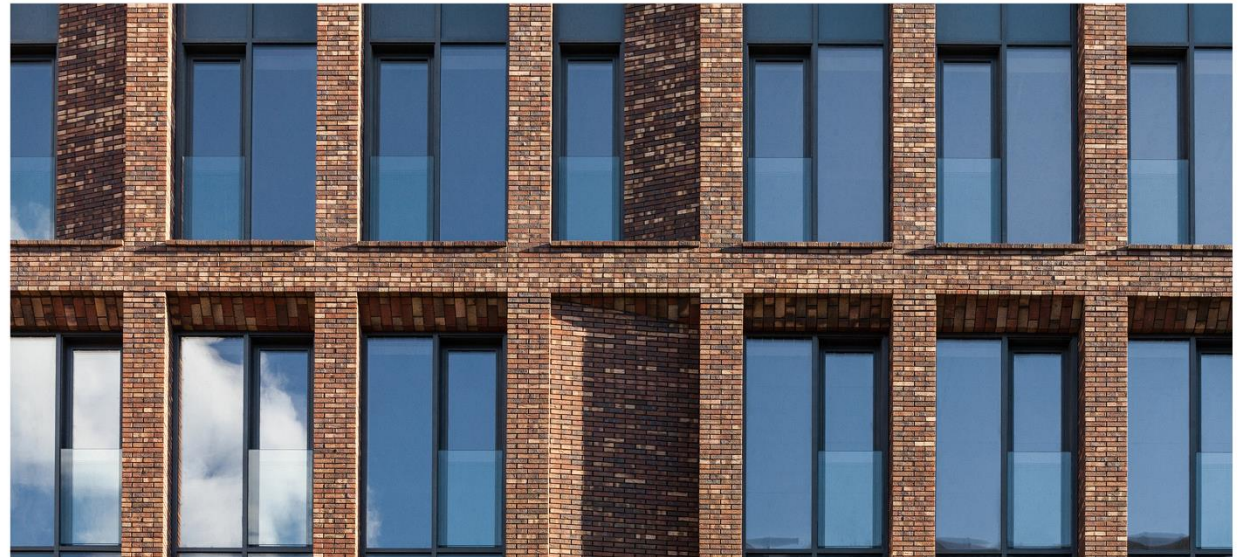
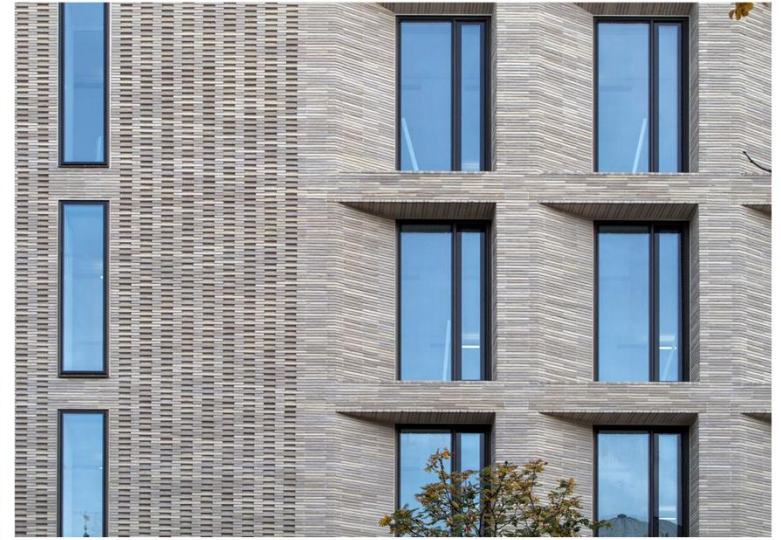
**CONCEPT** TEXTURE AND PATTERN  
INSPIRED BY NEIGHBORHOOD CONTEXT

 **FACADE DETAIL**

- PRECAST CONCRETE PANEL
- PAINTED ACCENT METAL FRAME
- DARK GRAY ALUMINUM MULLION
- MEDIUM IRONSPOT GRAY BRICK, RUNNING BOND
- HIGH PERFORMANCE, VISION GLASS
- OPERABLE VENTILATION WINDOW

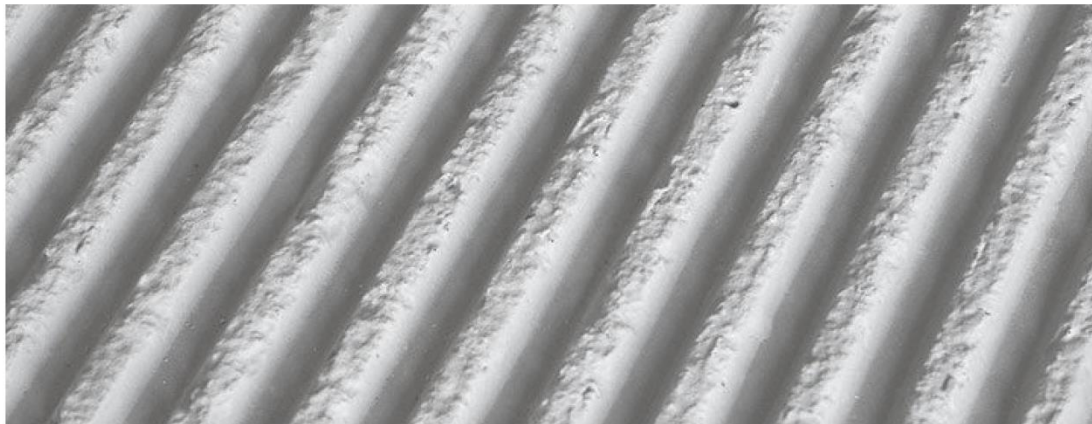


  **FACADE MATERIAL PRECEDENT**  
BRICK GRID

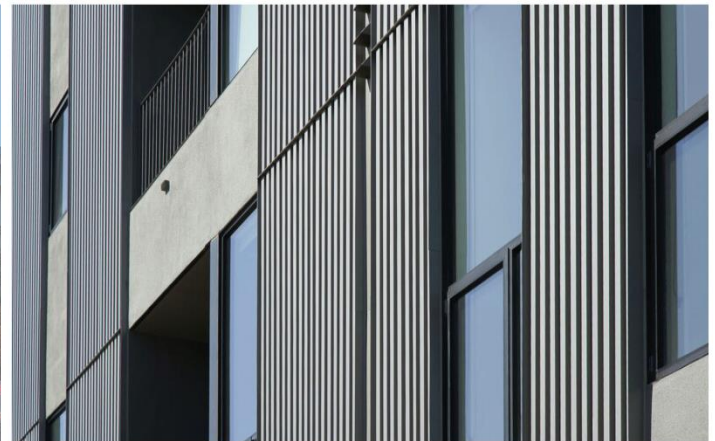
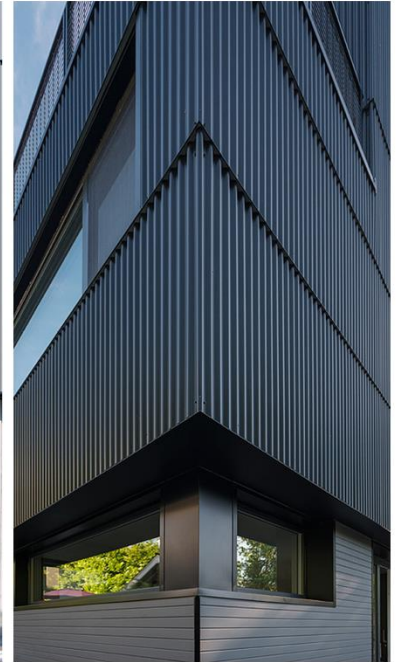




  **FACADE MATERIAL PRECEDENT**  
PRECAST PANELS



 **FACADE MATERIAL PRECEDENT**  
RIBBED METAL





# PROJECT PLANNING

  **OPEN SPACE PROGRAMS**  
*10 minutes walking distance*

**Humbolt Park**

- Museum
- Lake
- Park beach
- Soccer
- Softball
- Basketball
- Tennis
- Playground
- Garden
- Waterfall
- Wetland area

**Garfield Park**

- Museum
- Lake
- Park beach
- Soccer
- Softball
- Basketball
- Tennis
- Playground
- Garden
- Waterfall
- Wetland area



**George Kells Park**

Baseball field  
Playground



**Orr Park**

Football/soccer field  
Running track



**Central  
Playground  
Park**

Playground



**Ohio & Harding  
Park**

Baseball field  
Playground



**Linden Park**

Playground



**Harding  
(Frederick)  
Playground  
Park**

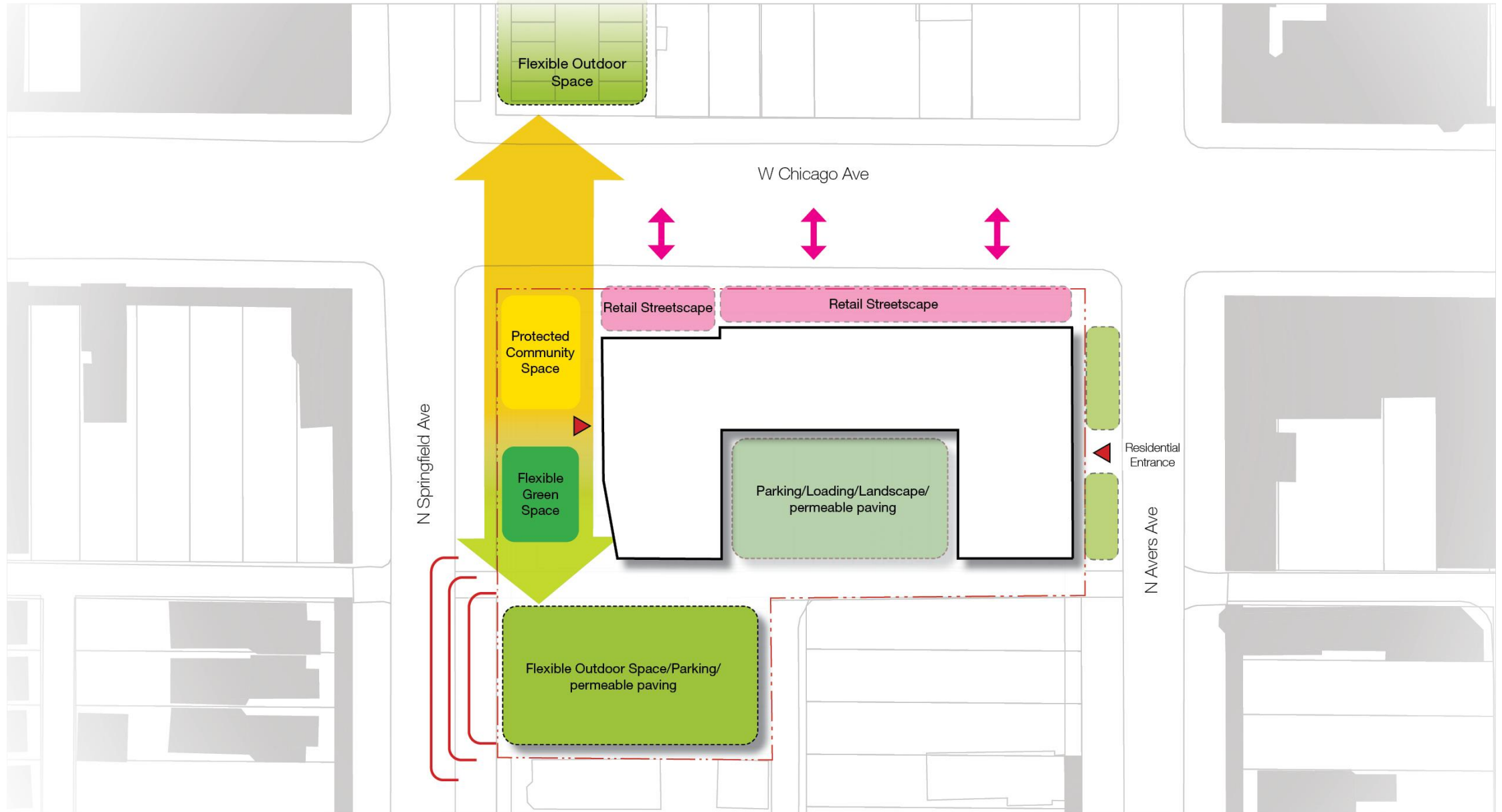
Baseball field  
Playground



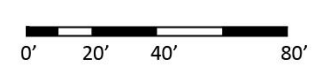
**Project Site**

- Office space
- Outdoor Dining
- Community meeting space
- Farmer's market
- Educational landscape
- Biodiversed landscape
- Productive landscape
- Respite landscape

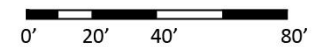
  OPEN SPACE/LANDSCAPE IDEATION



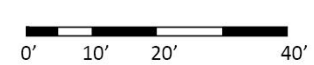
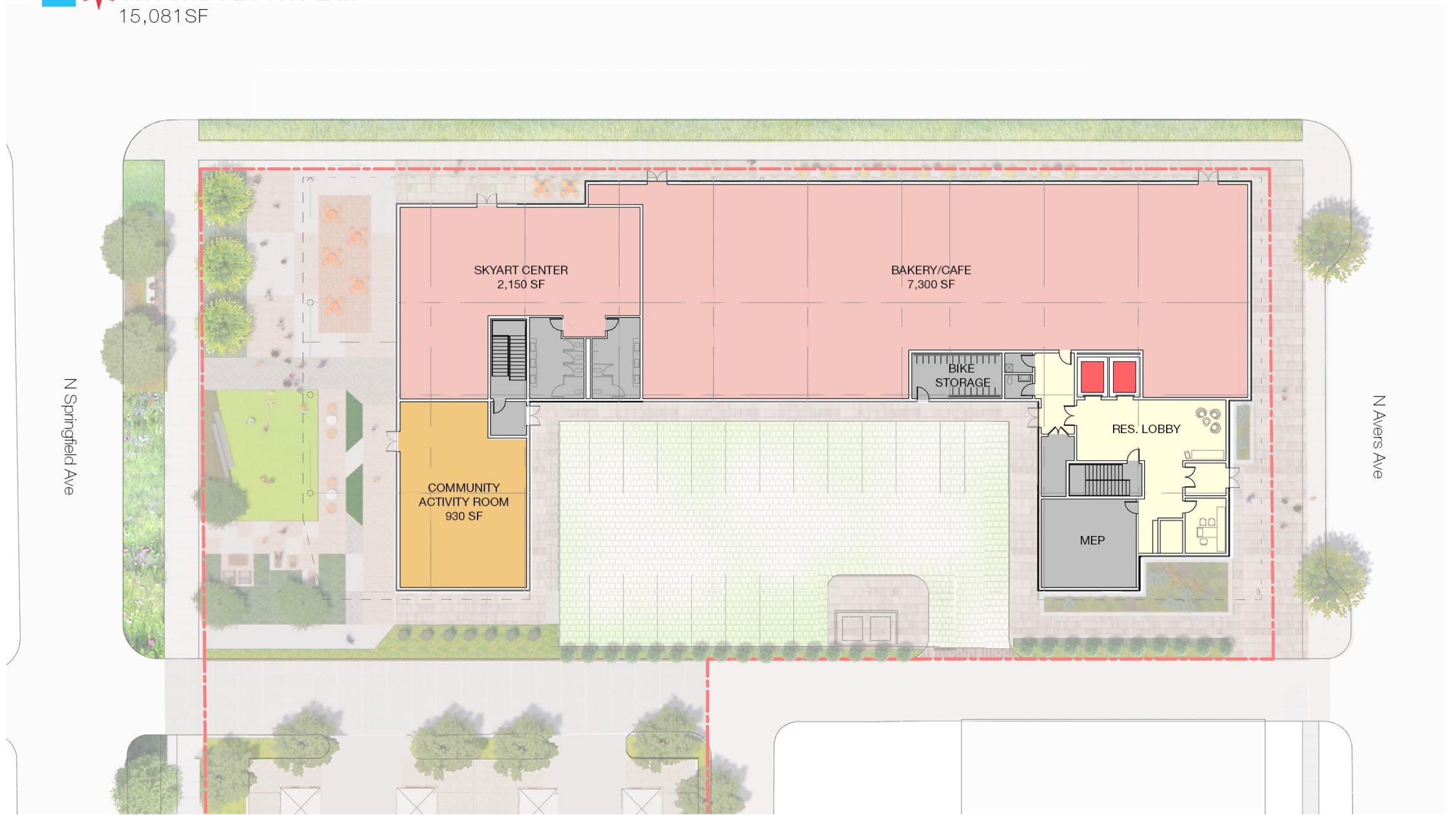
 SITE PLAN



 **LANDSCAPE PLAN**



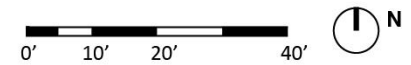
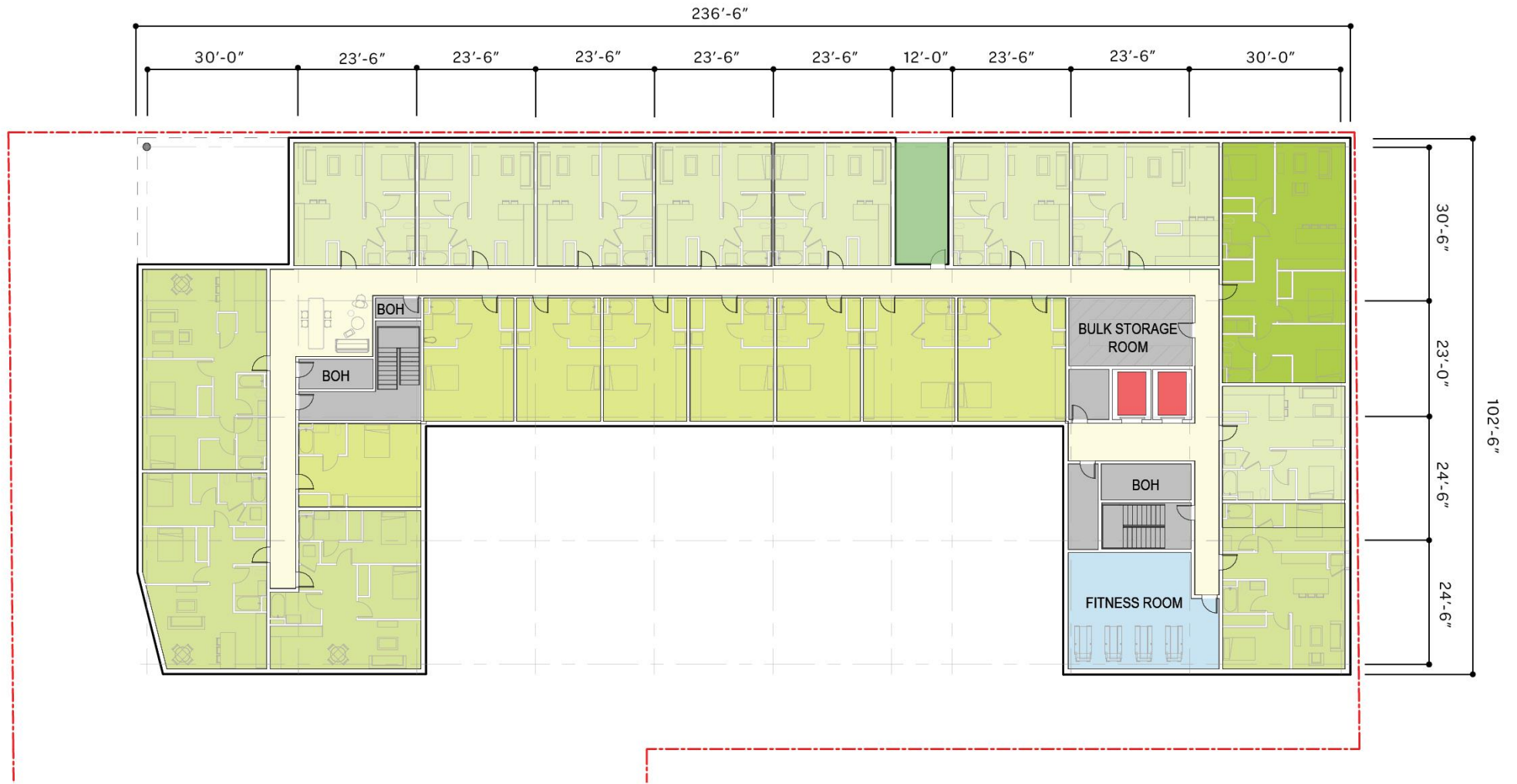
**GROUND FLOOR PLAN**  
15,081 SF





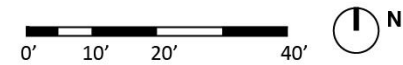
 **SECOND FLOOR PLAN**  
Area 18,269 SF

Units: 21  
Studio: 8  
1 BR: 8  
2 BR: 4  
3 BR: 1



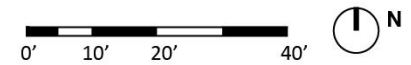
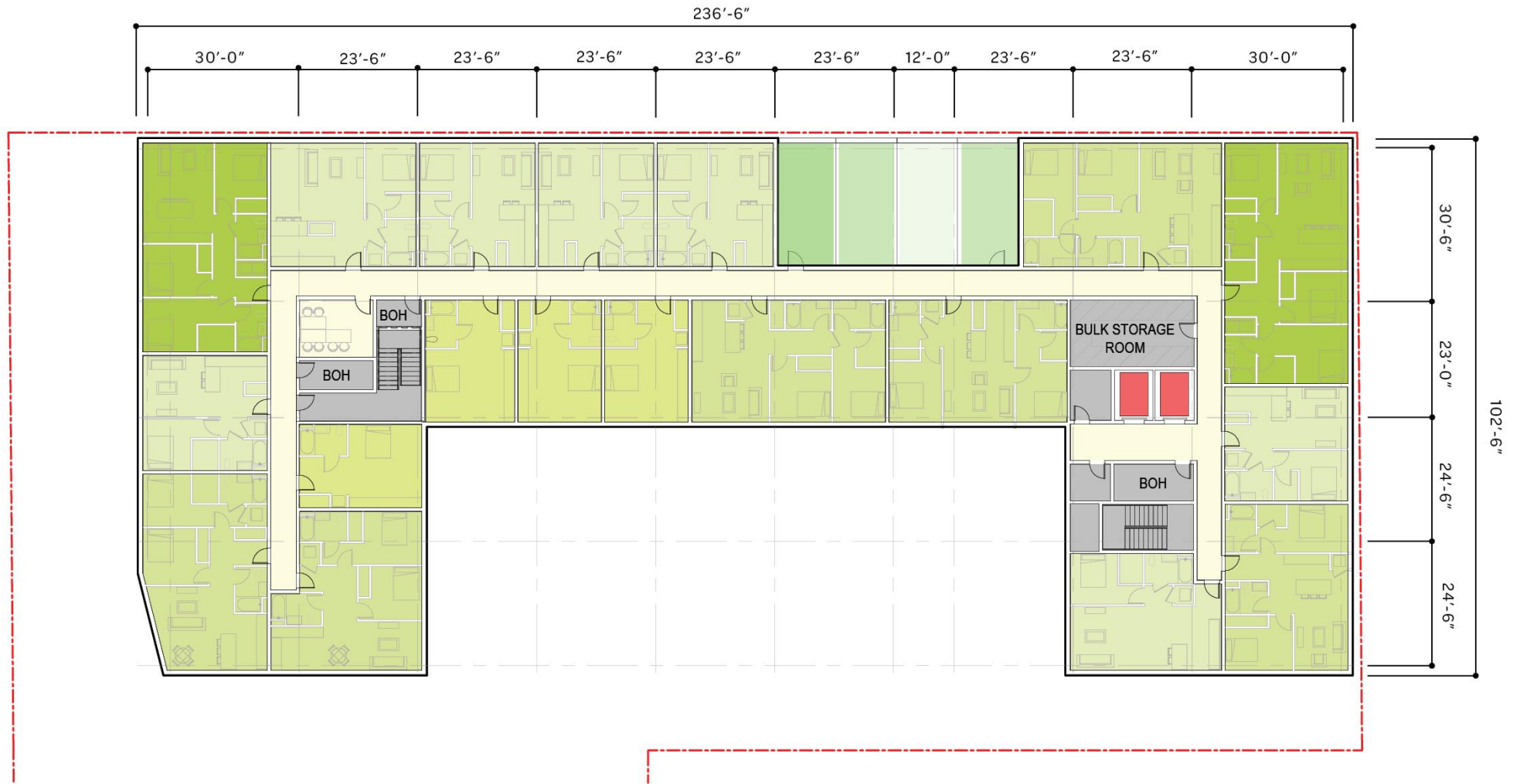
**THIRD FLOOR PLAN**  
Area 18,376 SF

- Units: 20
- Studio: 4
- 1 BR: 9
- 2 BR: 5
- 3 BR: 2



**FOURTH FLOOR PLAN**  
Area 18,071 SF

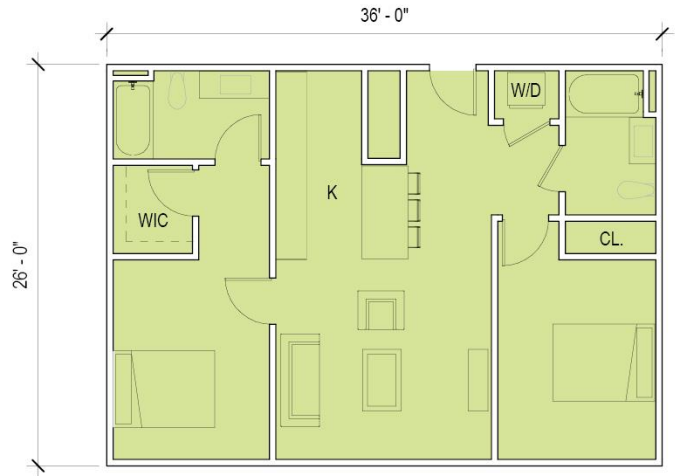
- Units: 19
- Studio: 4
- 1 BR: 7
- 2 BR: 6
- 3 BR: 2



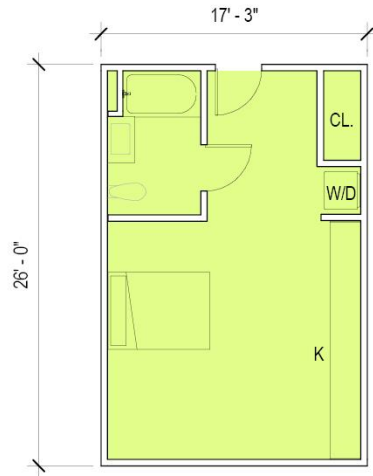
 ENLARGED TYPICAL UNIT PLANS

	unit RSF	bdrms per unit	baths per unit	%	QTY	subtotal unit RSF	subtotal bdrms	subtotal baths
studio	440 rsf	1	1	26.7%	16 units	7,040 rsf	16	16
1 BR	610 rsf	1	1	40.0%	24 units	14,640 rsf	24	24
2 BR	885 rsf	2	2	25.0%	15 units	13,275 rsf	30	30
3 BR	1,110 rsf	3	2	8.3%	5 units	5,550 rsf	15	10
<b>SUBTOTALS</b>	<b>675 avg. unit RSF</b>			<b>100.0%</b>	<b>60 units</b>	<b>40,505 RSF</b>	<b>85</b>	<b>80</b>

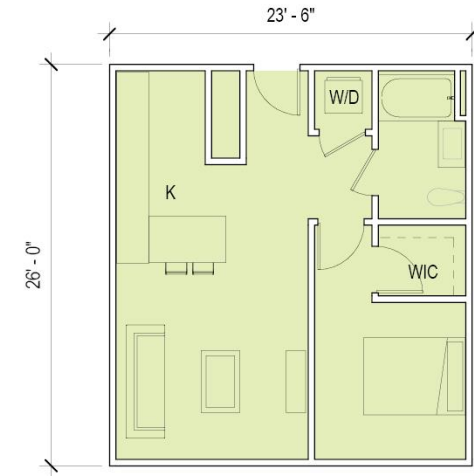
projected GSF on residential floors: **46,028 GSF** (@ 88% efficiency)  
 projected GSF for the project: **48,801 GSF** (@ 83% efficiency)



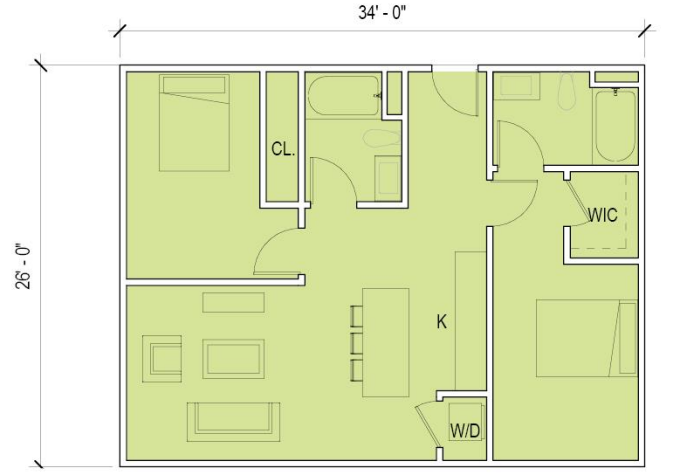
2BR-950 SF



STUDIO-440 SF



1 BR-610 SF

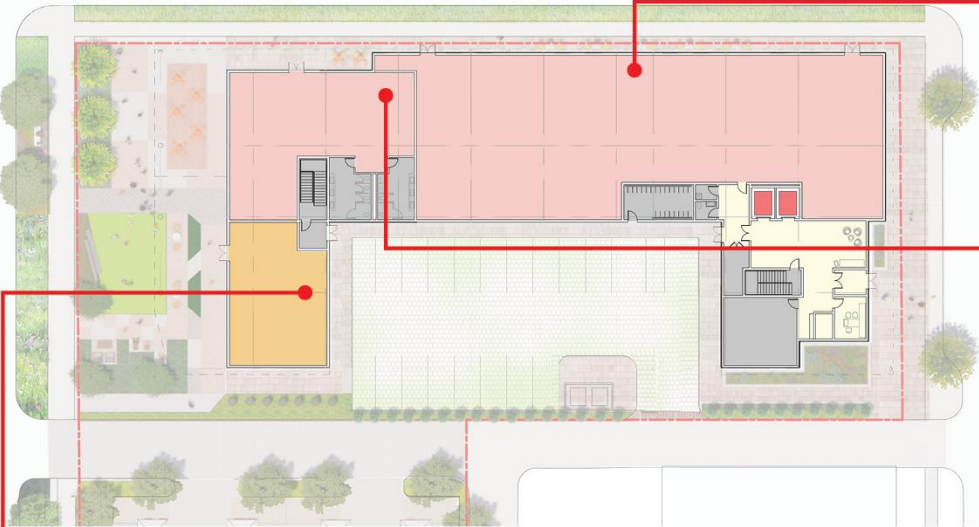


2BR-885 SF

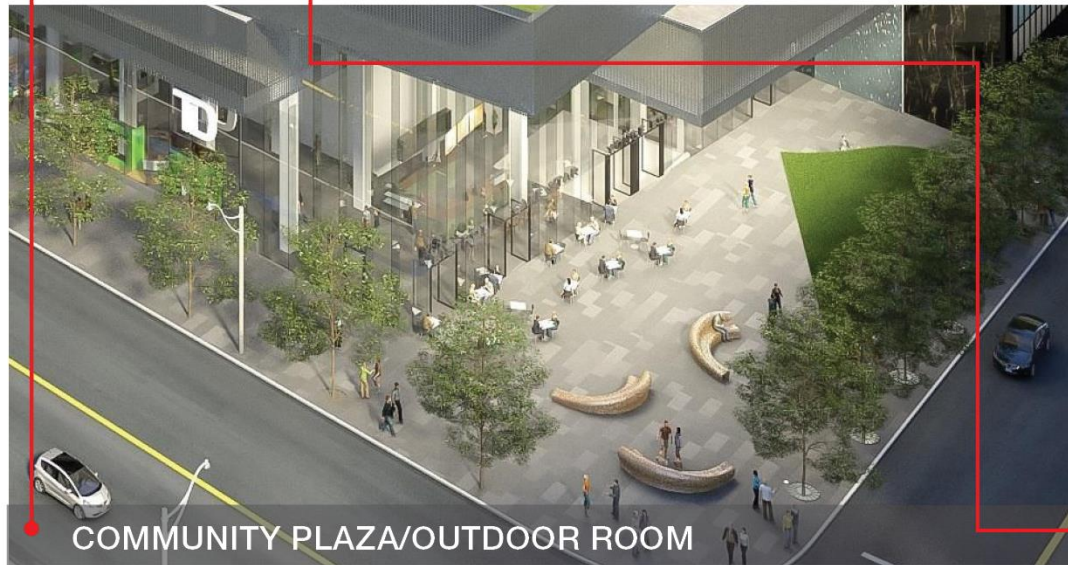
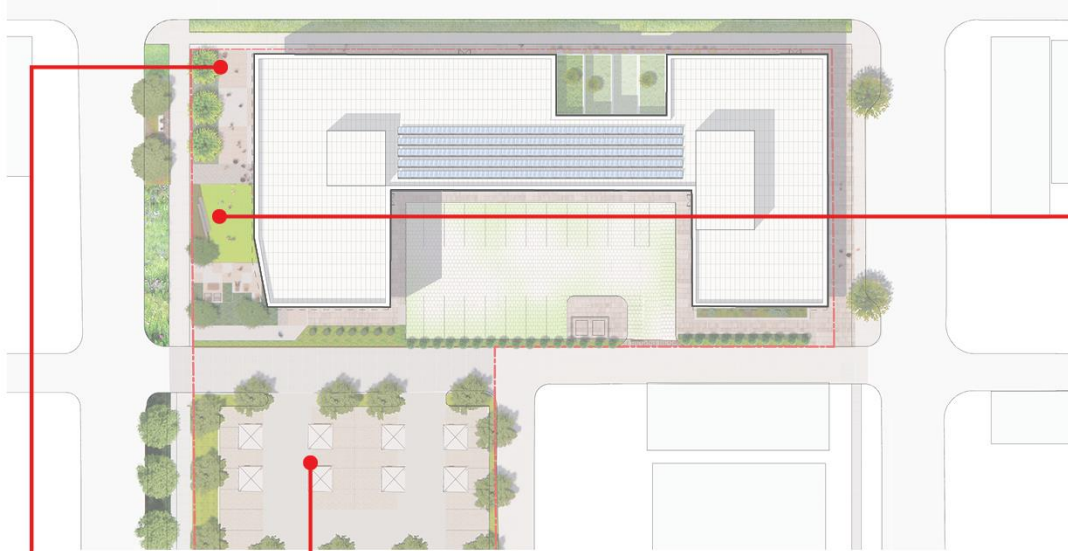


3BR-1110 SF

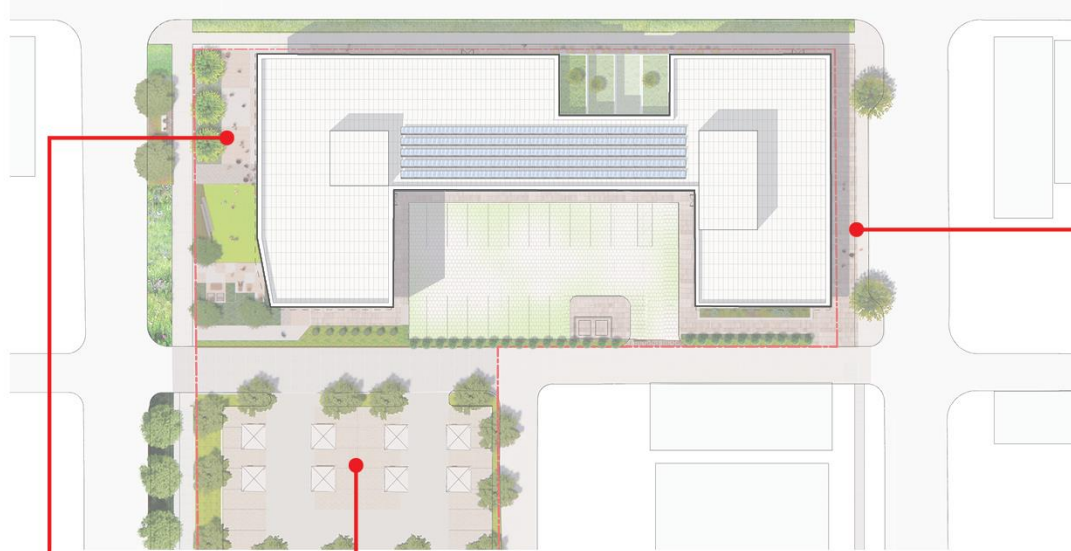
 REFERENCE IMAGES



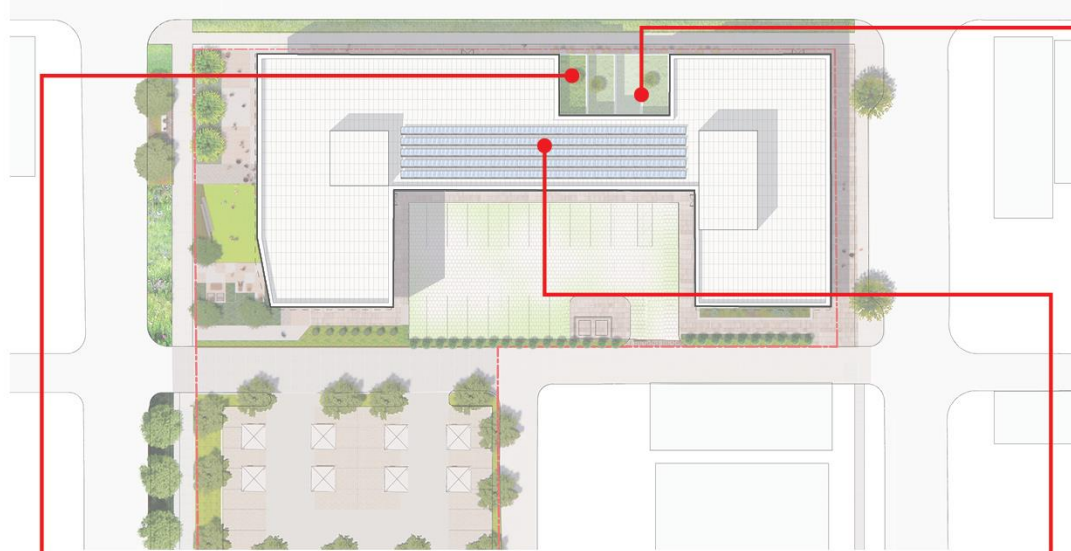
 **★ REFERENCE IMAGES**



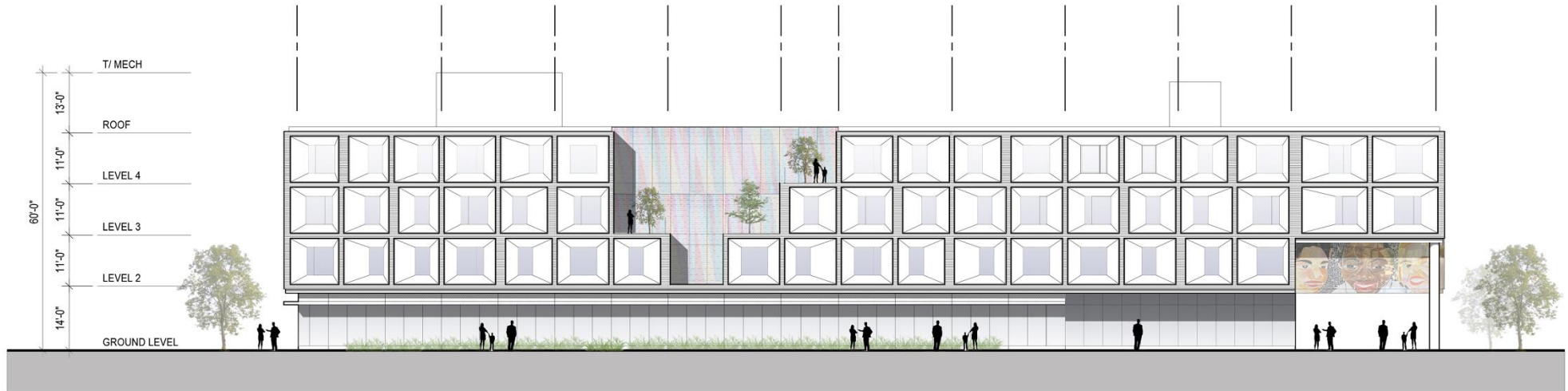
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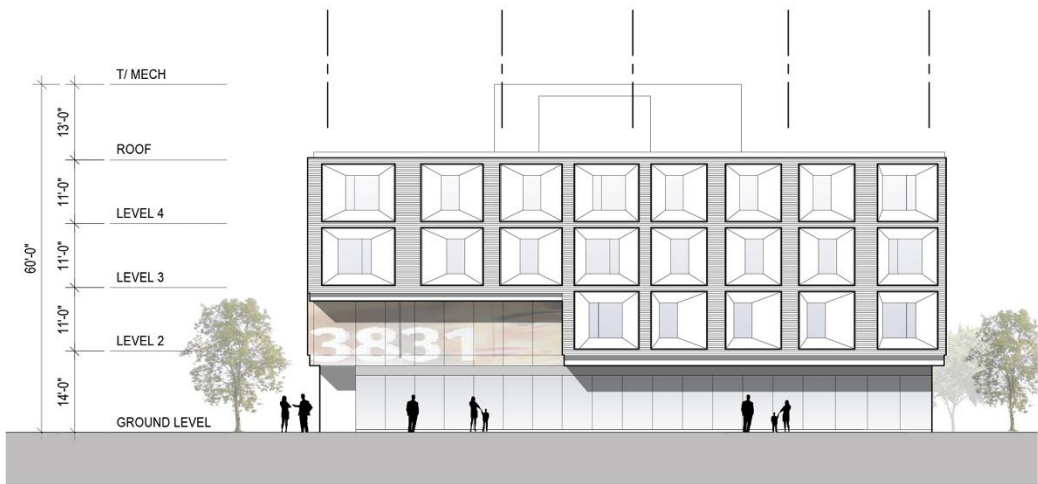




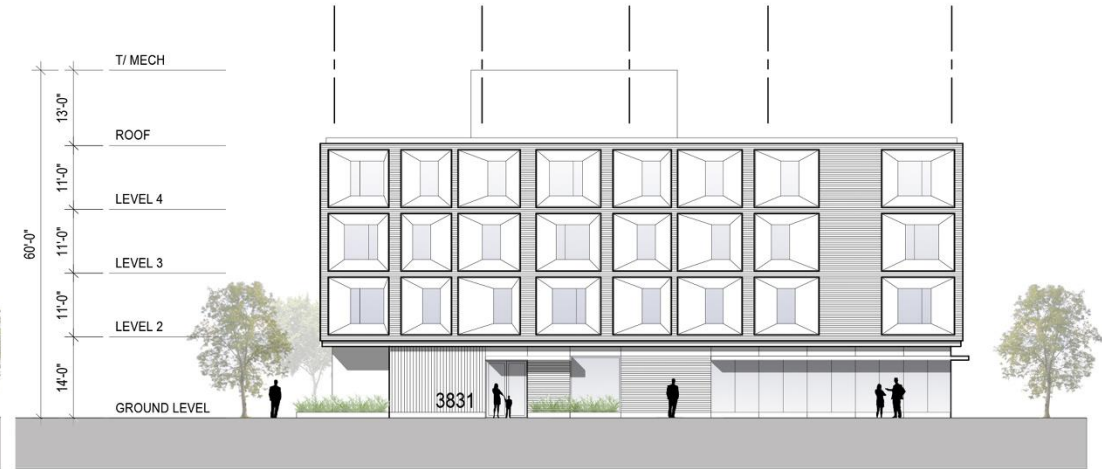
NORTH ELEVATION



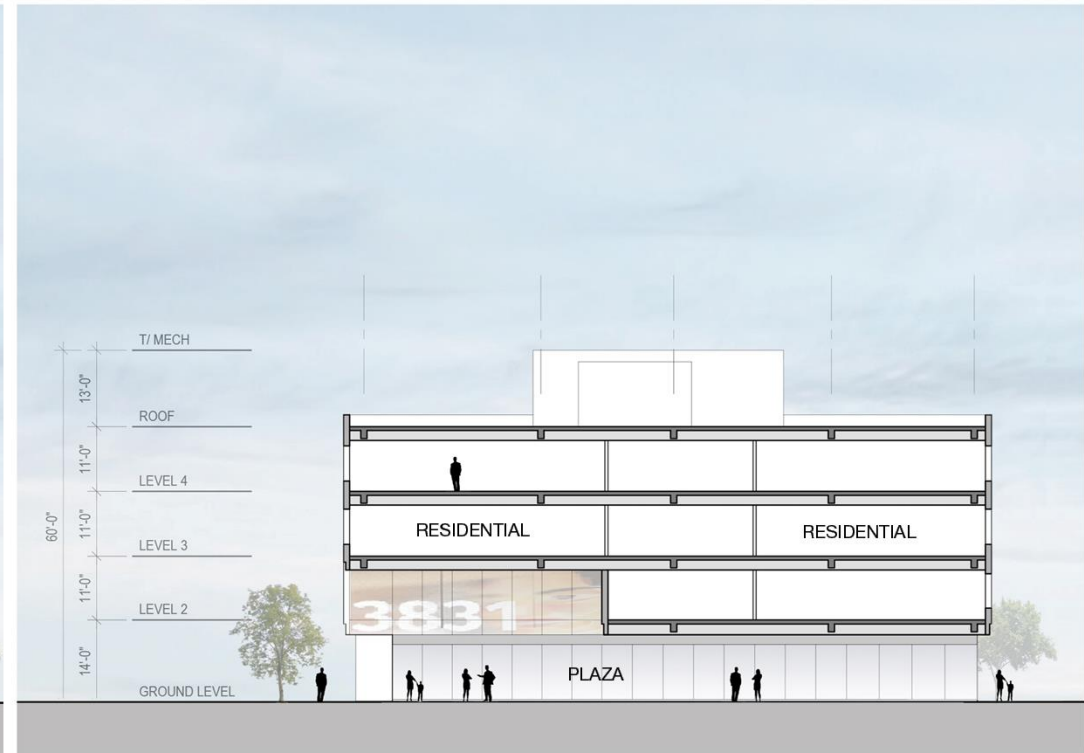
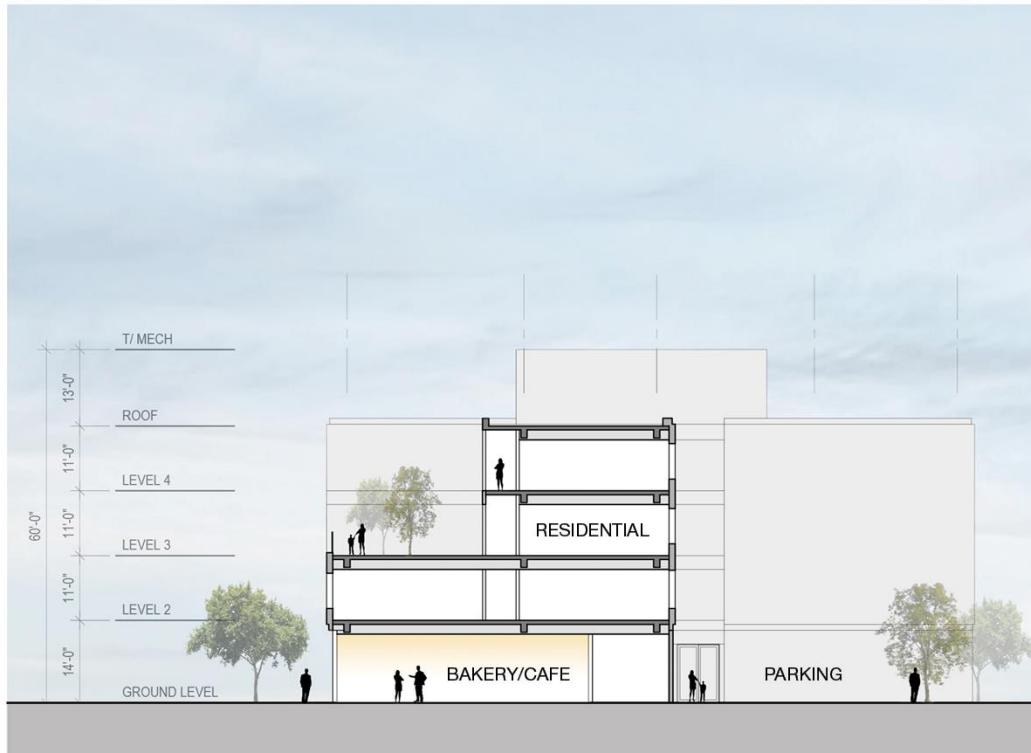
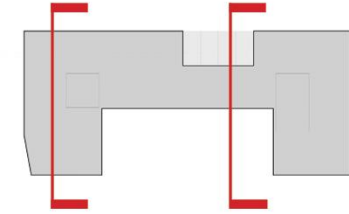
SOUTH ELEVATION

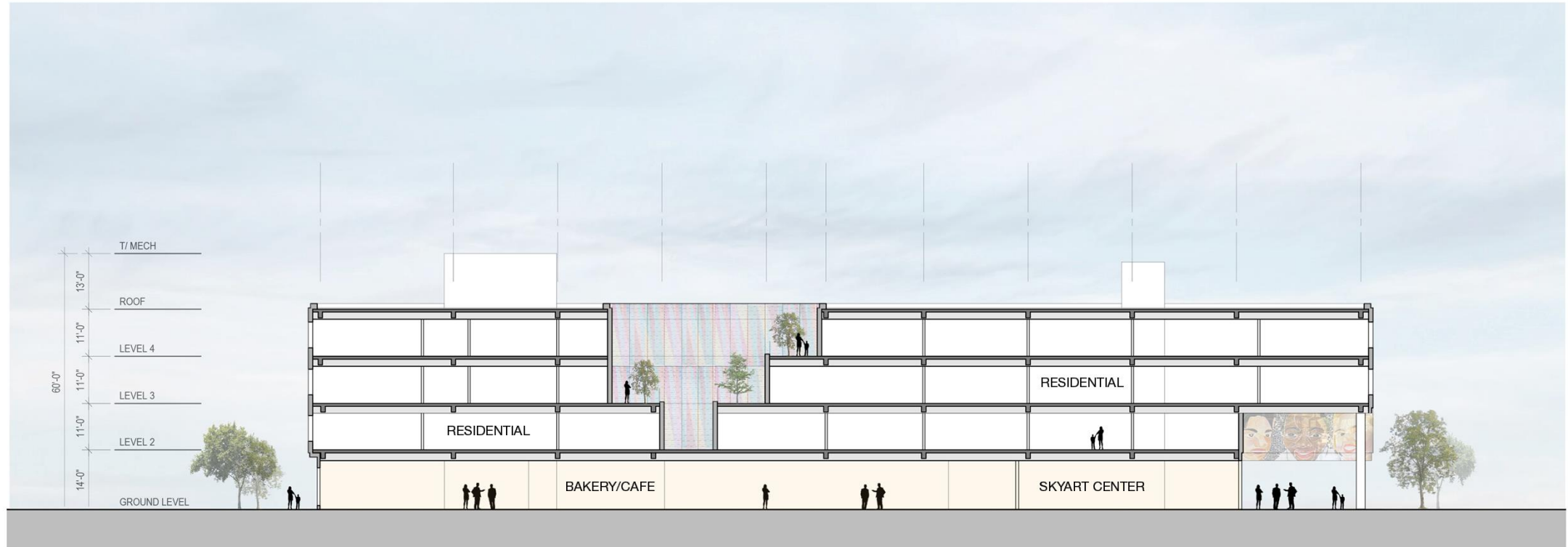


WEST ELEVATION



EAST ELEVATION







LJCT