



COMMITTEE ON DESIGN

Department of Planning and Development

ADDRESS

Humboldt Park / 26th Ward / Ald. Maldonado

TEAM PIONEROS

JGMA

Neal & Leroy

April 13, 2022

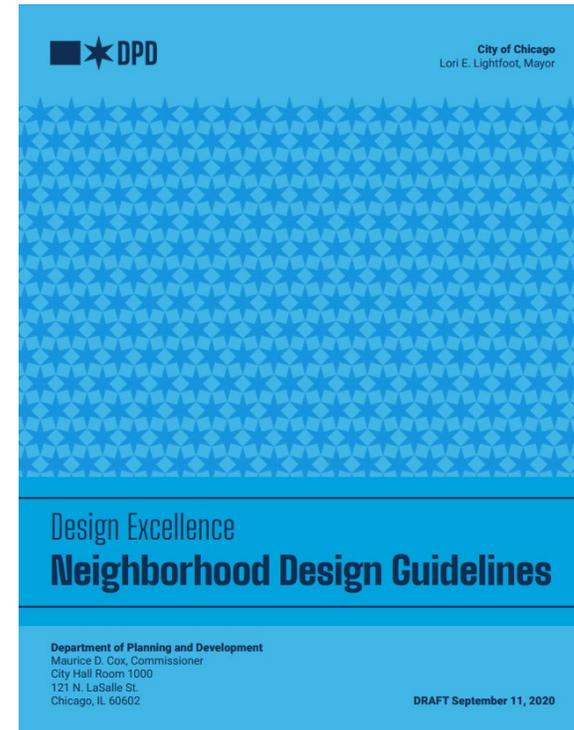
PLANNING + DESIGN GUIDELINES



Pioneer Bank RFP

City of Chicago Department of Planning and Development, 2021

- Accommodate new development while protecting fundamental characteristics of the area including the historic & cultural assets
- Create cultural hub for the neighborhood
- Include outdoor gathering space that links the Pioneer Bank building and new affordable housing building together.
- Prioritize pedestrian access and active ground floor uses.
- Ensure scale of the building is appropriate and sensitive to the surrounding residential context and to the historic Pioneer Bank building.



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Considers opportunities for re-purposing existing buildings, rather than building new.
- Provides visual buffers between on-site open spaces and adjacent incompatible land uses and/or views

PROJECT NARRATIVE

PROJECT INTRO

Located at 4000 W North Avenue in Humboldt Park. The site sits on the corner of W North Avenue and N Pulaski Road and is made up of the landmarked Pioneer Trust and Saving Bank along with its .75-acre parking lot to the north.

Team Pioneros, or the pioneer team, is the result of a design concept envisioned by JGMA and led by Park Row Development in collaboration with multiple firms making up the 100 percent Latino-owned team. Designer JGMA envisions the new building as a continuation of the existing bank building that highlights the future of the neighborhood and is meant to be experienced from all sides with a multi-colored facade.

Restoring the bank building into a center for Latino commerce would be the first goal of the project, to do this JGMA proposes anchoring the building themselves by moving their River North office to the top two floors of the refurbished structure. The lower three floors would become a cultural hub, incubator, and workspace in collaboration with the Business Technology Education Center (BTEC) and the Latino architects organization Arquitectos. The new addition seeks to stretch the past into the future with a design that directly connects to the north side of the bank. This new construction will house a public plaza, a new Chicago Public Library branch and Humboldt Park Health on the first floor, with two garage levels holding 115 parking spaces directly above. Setting back from the lower levels, the fourth floor will feature a large community room, and an expansive outdoor amenity space. Perched on top of all that will be the residential portion of the design, the remaining floors will round out the nine-story structure with 83 apartment units. The design intent is to put the housing portion up on a pedestal allowing for all residents to have a view, these units will be split into 50 for those making 60 percent of the Area Median Income (AMI) and 33 for those making 30 percent AMI. The 218,099 square-foot building will come with a price tag of \$52.5 million similarly funded by TIF, credits, debt, and public library funding.

Facade

- Ground floor remains highly transparent to allow views into library and community based programming.
- Ground floor has high degree of permeability to pedestrians.
- Colorful metal panels refer to the cultural heritage of the community from the north and the bank building's limestone from the south.

Massing

- Building height increased north of the bank.
- Massing references the existing bank datums and transitions to the north with complimentary proportions.
- Upper floors setback from the parking levels to express residential use from amenities and parking floors.
- Maintains street wall along Pulaski.

Sustainability

- Located within directly adjacent to the North Avenue bus corridor.
- Building is sited partially on a vacant lot and infills the urban fabric.
- Native planting in landscaped areas.

Program

- Mixed use building has a variety of ground floor programming including a community meeting room, public library and health center.
- A public plaza is open and inviting to the community.

Public Realm

- Native plants soften street frontage
- Grade level plaza on Pulaski
- Plaza is accessed from Pulaski and accessible to first floor program

Site Design

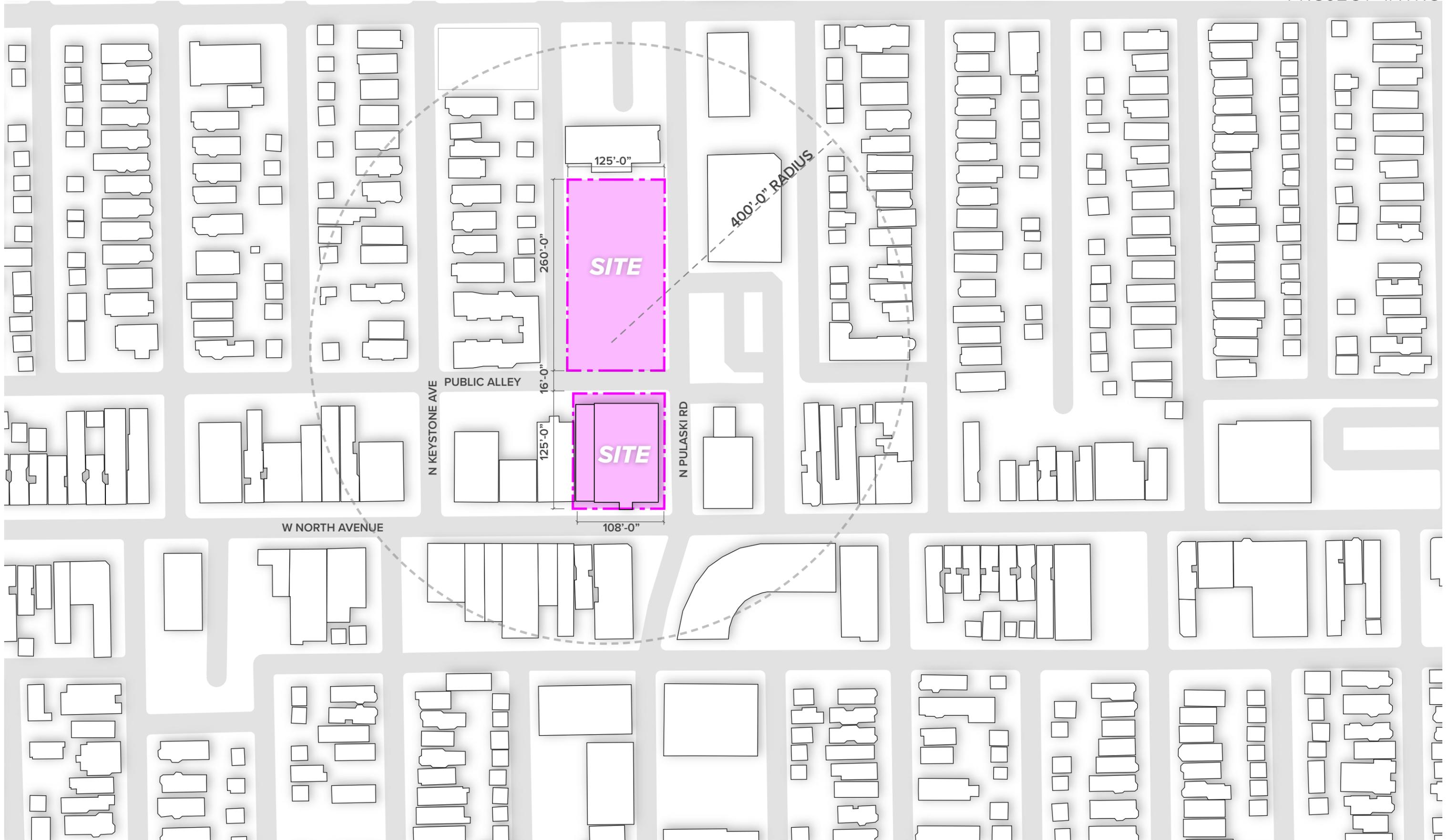
- Skyline views from residential amenity floor.
- Ground floor geometry opens up to pedestrians.
- Residential and visitor parking is accessed from the alley to limit traffic impact on Pulaski.





SITE MAP

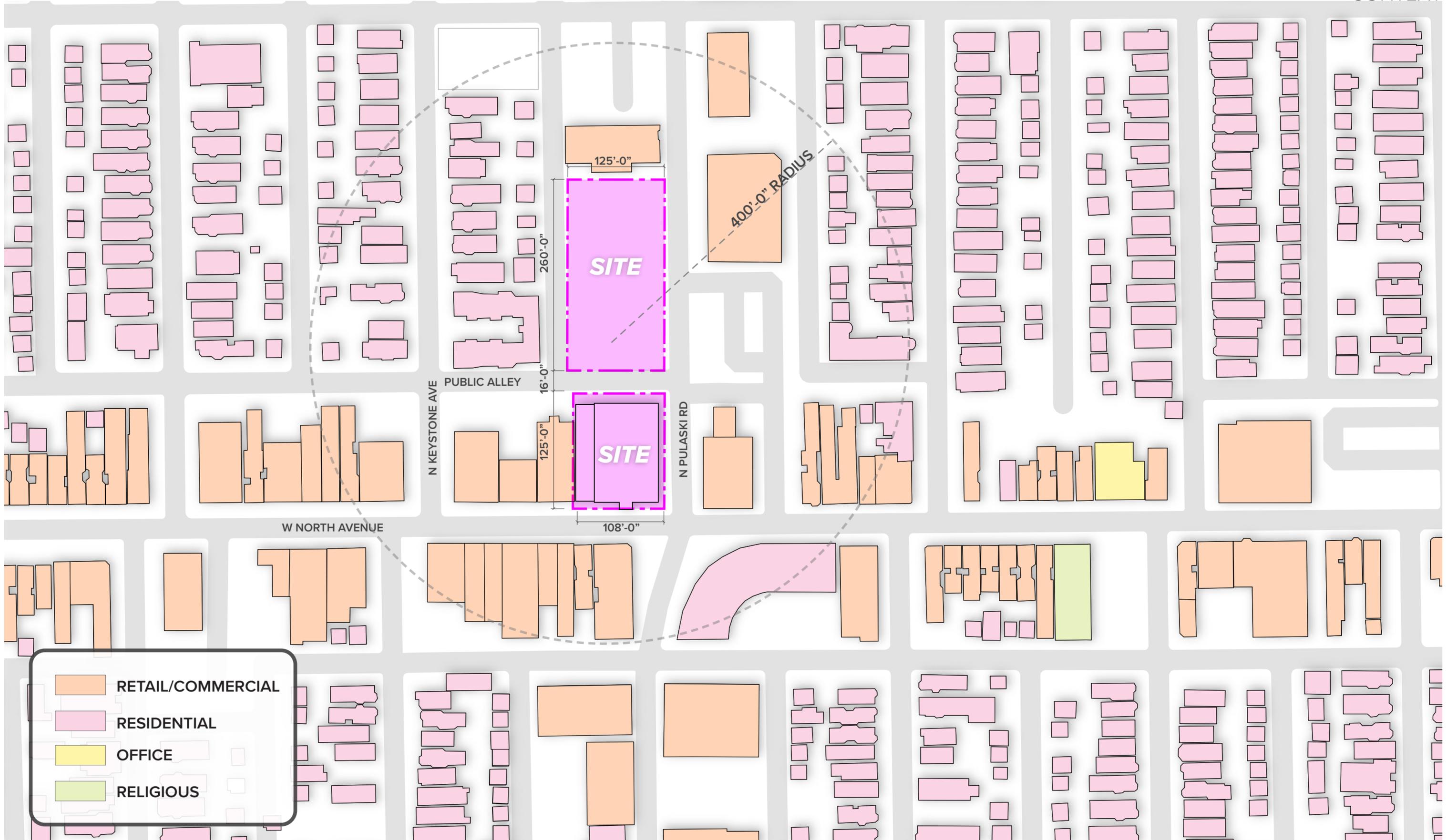
PROJECT INTRO





SURROUNDING BUILDING TYPES

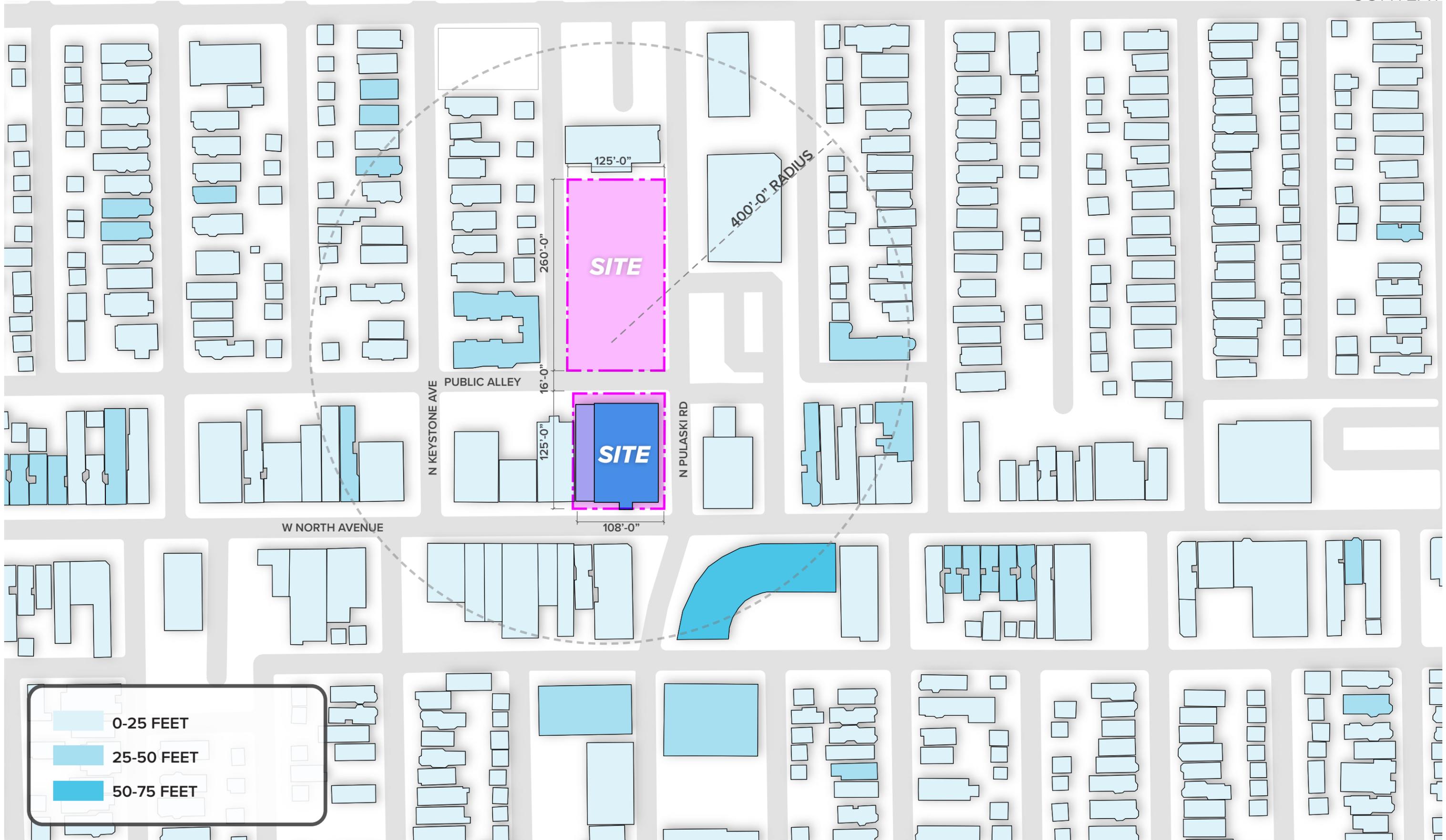
CONTEXT





SURROUNDING BUILDING HEIGHTS

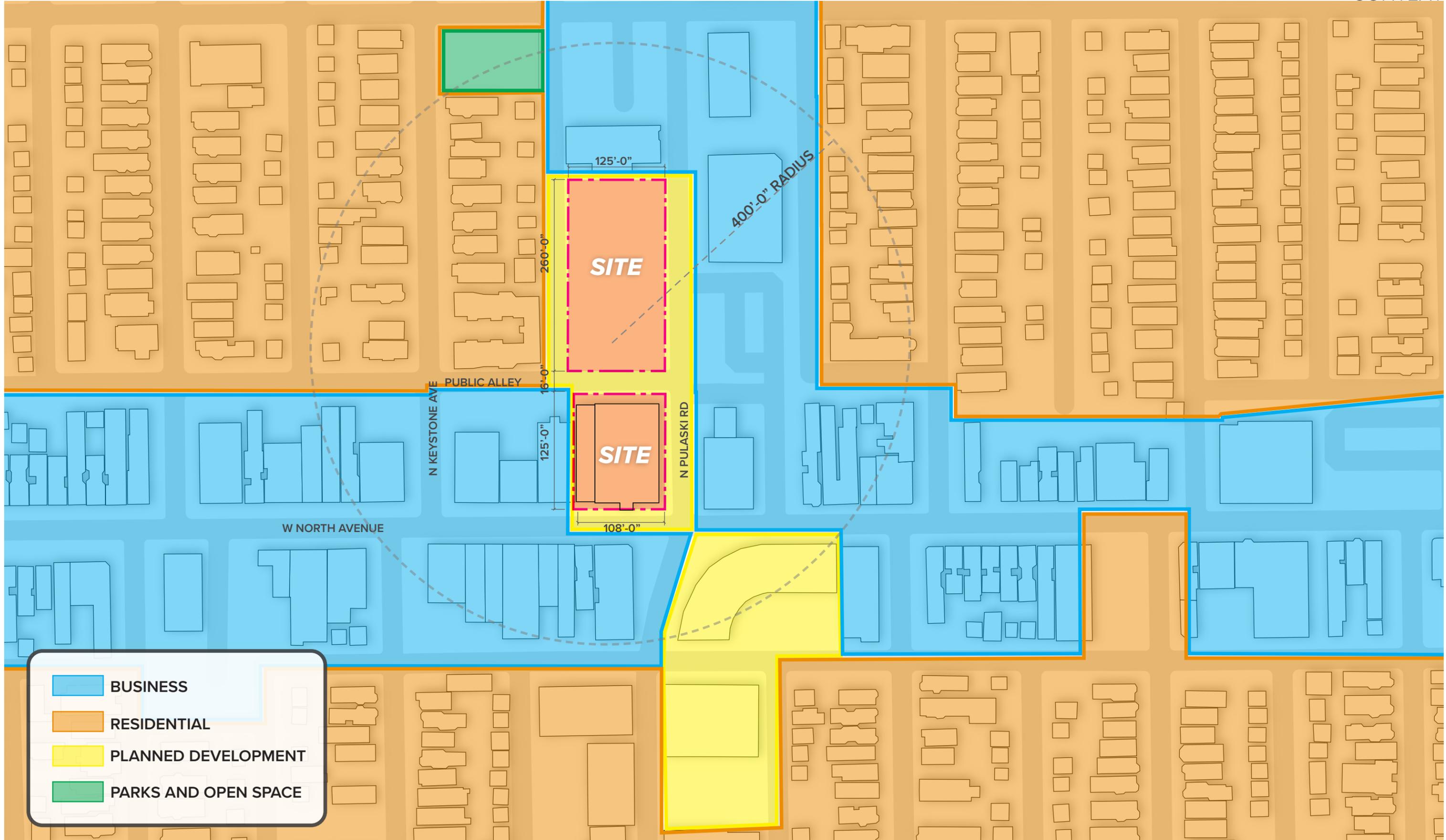
CONTEXT





SURROUNDING ZONING

CONTEXT



CONTEXT

HISTORICAL IMAGES

KARL M. VITZTHUM

SANBORN MAP

COMMUNITY AND CULTURAL ORGANIZATIONS

PIONEER BANK

“NORTH AVENUE, THE BUSIEST, HOMIEST OF CHICAGO AND HOW IT HAS GROWN”



NORTH AVE LOOKING WEST



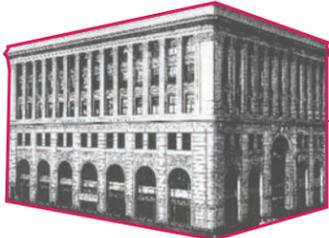
PULASKI RD LOOKING NORTH



FULLERTON STATE BANK
1425 WEST FULLERTON AVE.
1923
CURRENT USE: PRIVATE RESIDENCE



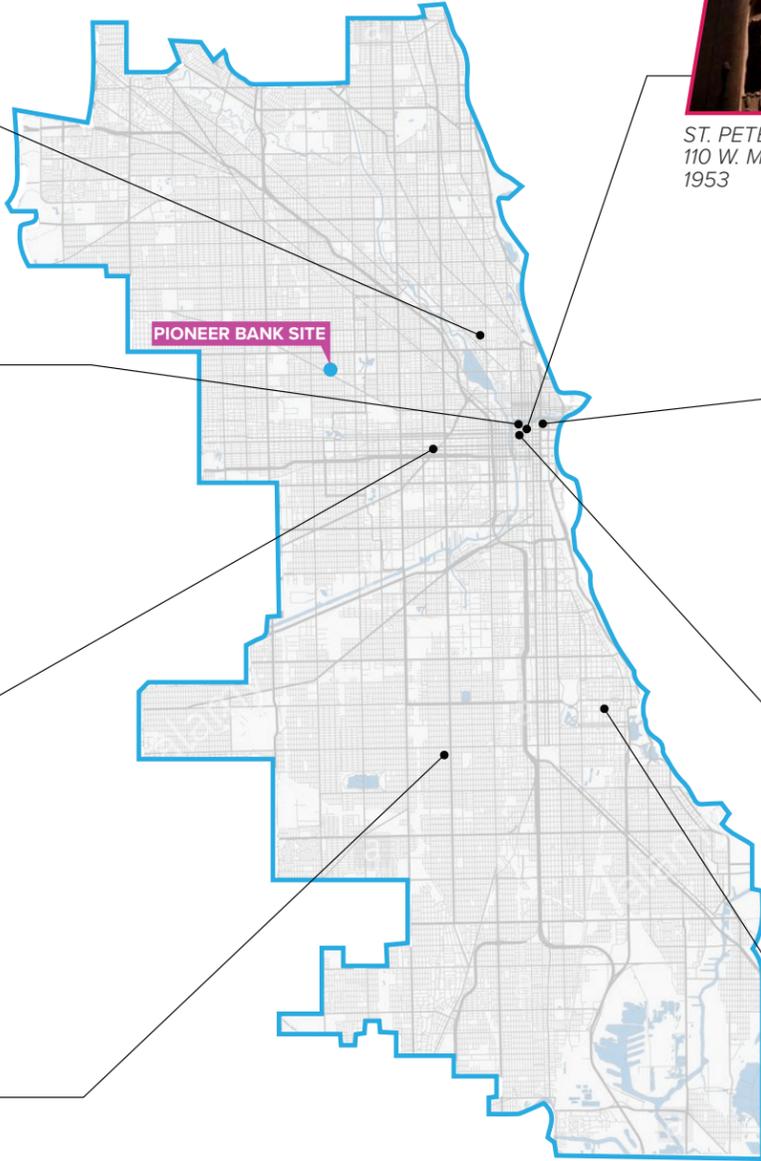
STEBEN CLUB BUILDING
188 W. RANDOLPH ST.
1929



HOME BANK AND TRUST COMPANY BUILDING
1200-08 NORTH ASHLAND AVE.
1926
CURRENT USE: CVS



MARQUETTE STATE BANK
6314 SOUTH WESTERN AVE.
1924
CURRENT USE: MARQUETTE BANK



ST. PETER'S CATHOLIC CHURCH
110 W. MADISON ST.
1953



OLD REPUBLIC BUILDING
307 N. MICHIGAN AVE.
1924



ONE NORTH LASALLE BUILDING
1 N. LASALLE ST.
1930



HYDE PARK - KENWOOD NATIONAL BANK
1525 EAST 53RD ST.
1928
CURRENT USE: RETAIL, BANK, OFFICE





CASE STUDIES

CASE STUDY IMAGES

CHICAGO PUBLIC LIBRARIES

CASE STUDIES



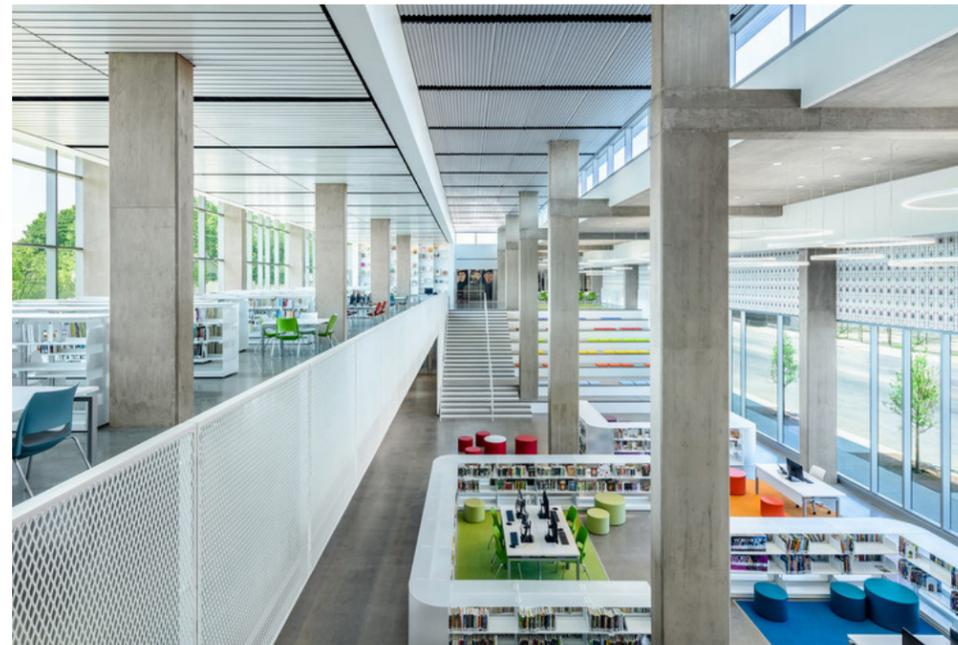
**NORTHTOWN LIBRARY
AND APARTMENTS** PERKINS & WILL



**INDEPENDENCE LIBRARY
AND APARTMENTS** JOHN RONAN



**TAYLOR STREET
APARTMENTS** SOM



ASTORIAHUSET AND NYBROGATAN 17

CASE STUDIES



STONY ISLAND ARTS BANK

CASE STUDIES

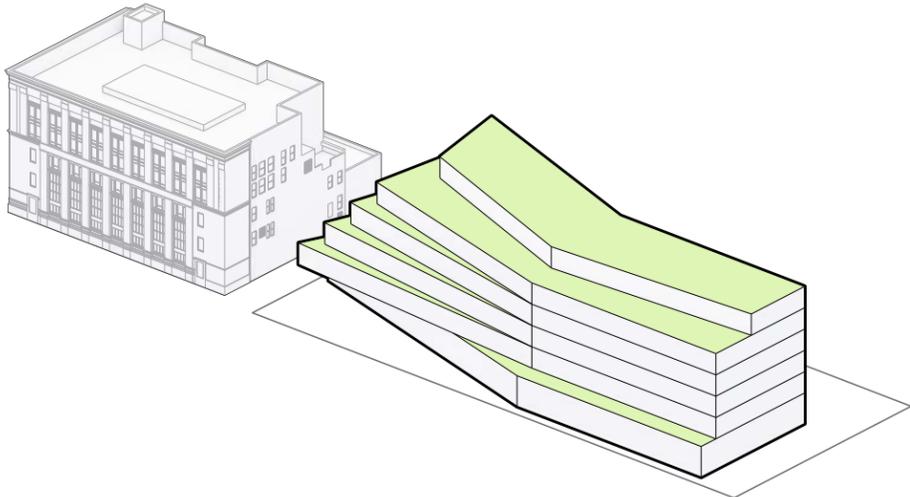


CONCEPTUAL DIAGRAMS

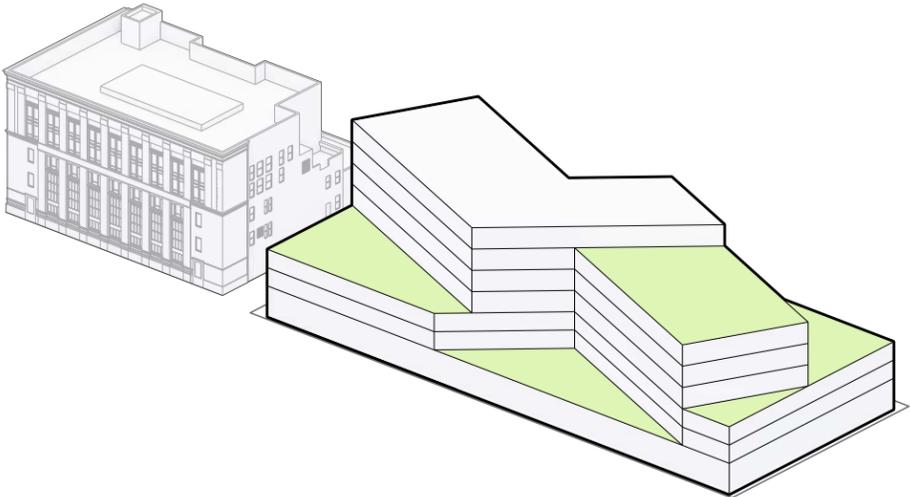
MASSING OPTIONS
DESIGN CONCEPT
PROGRAM STACKING

MASSING OPTIONS

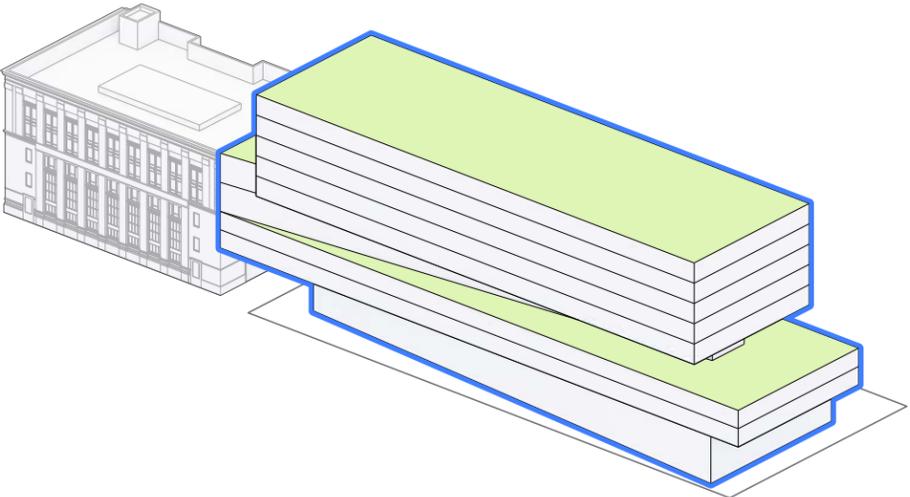
CONCEPTUAL DIAGRAMS



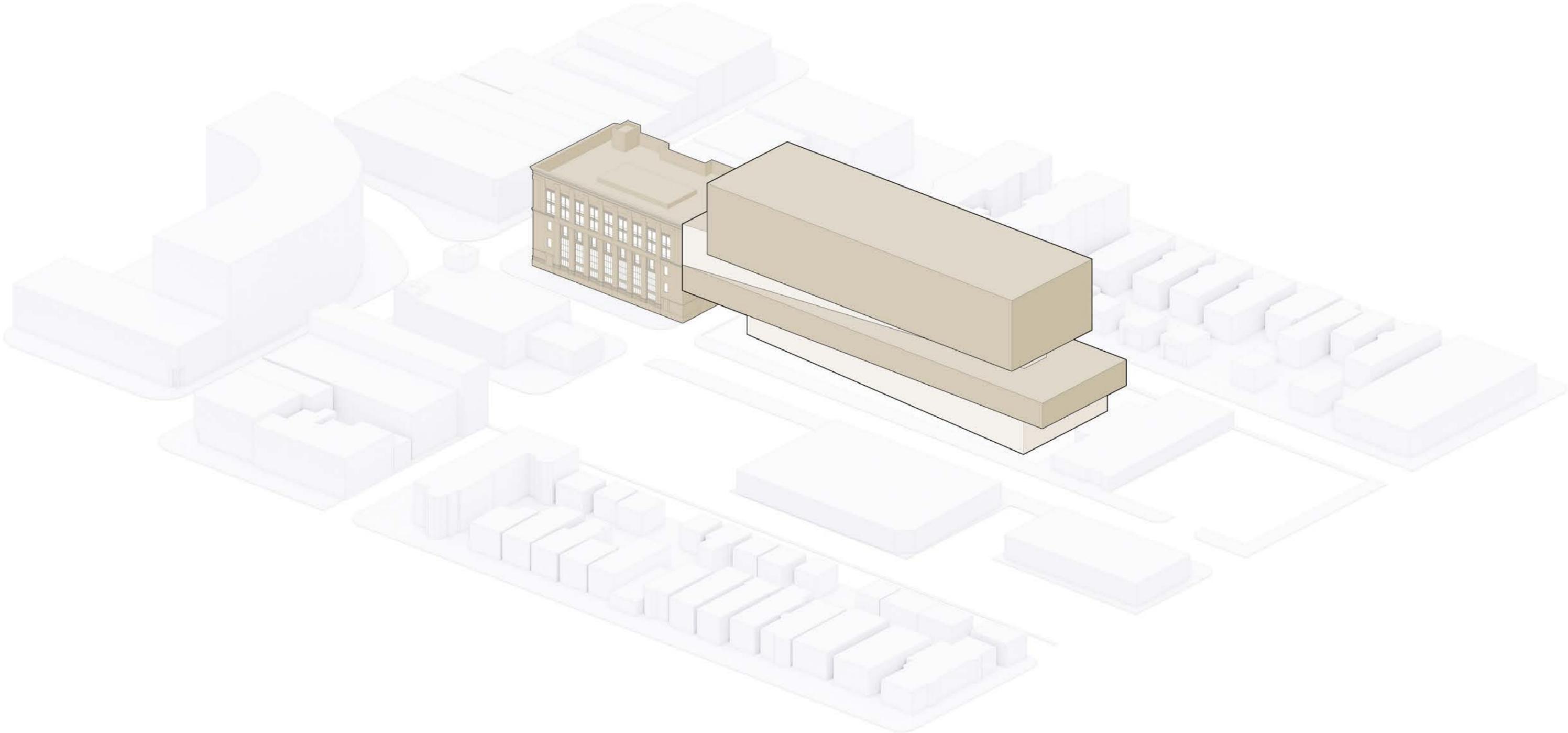
TERRACE

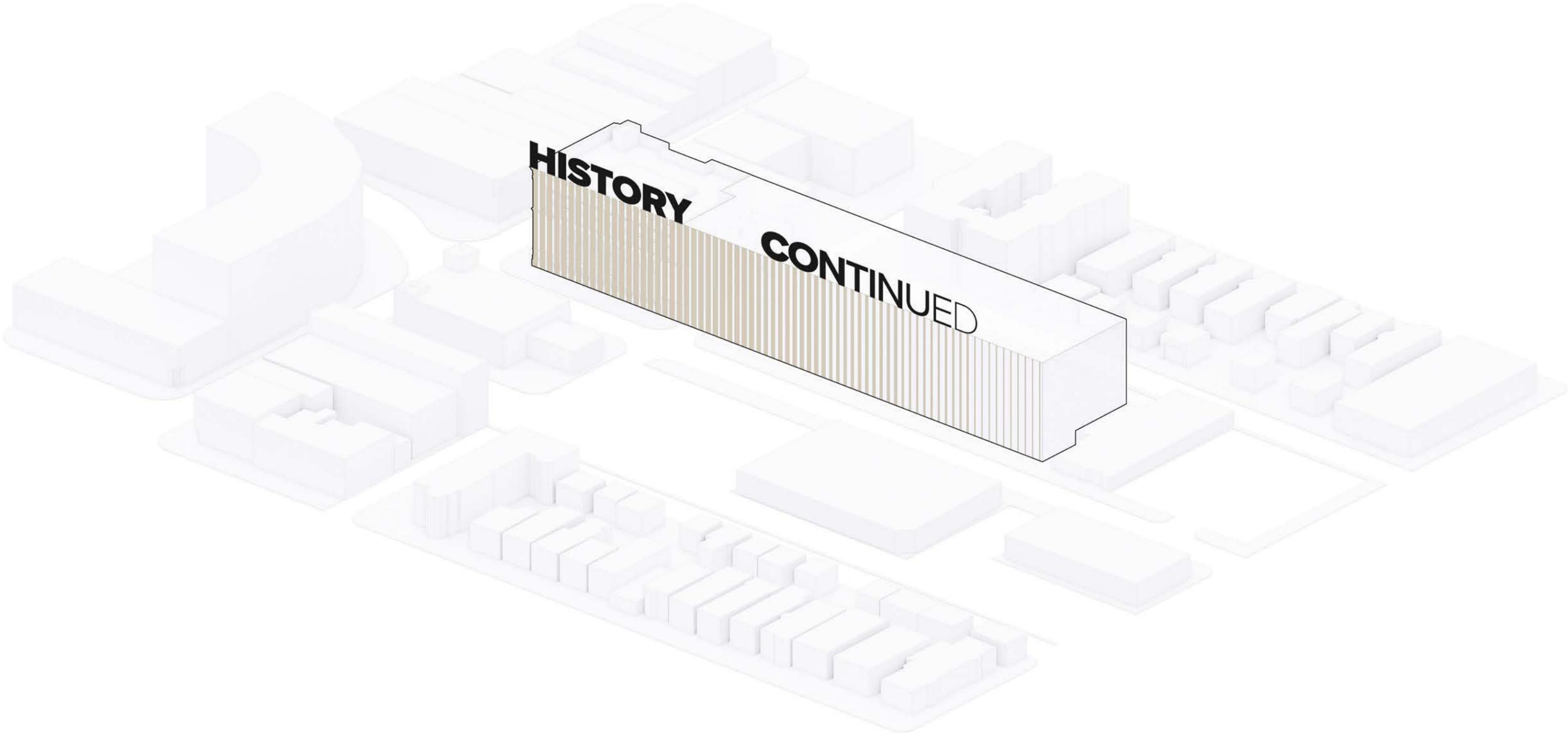


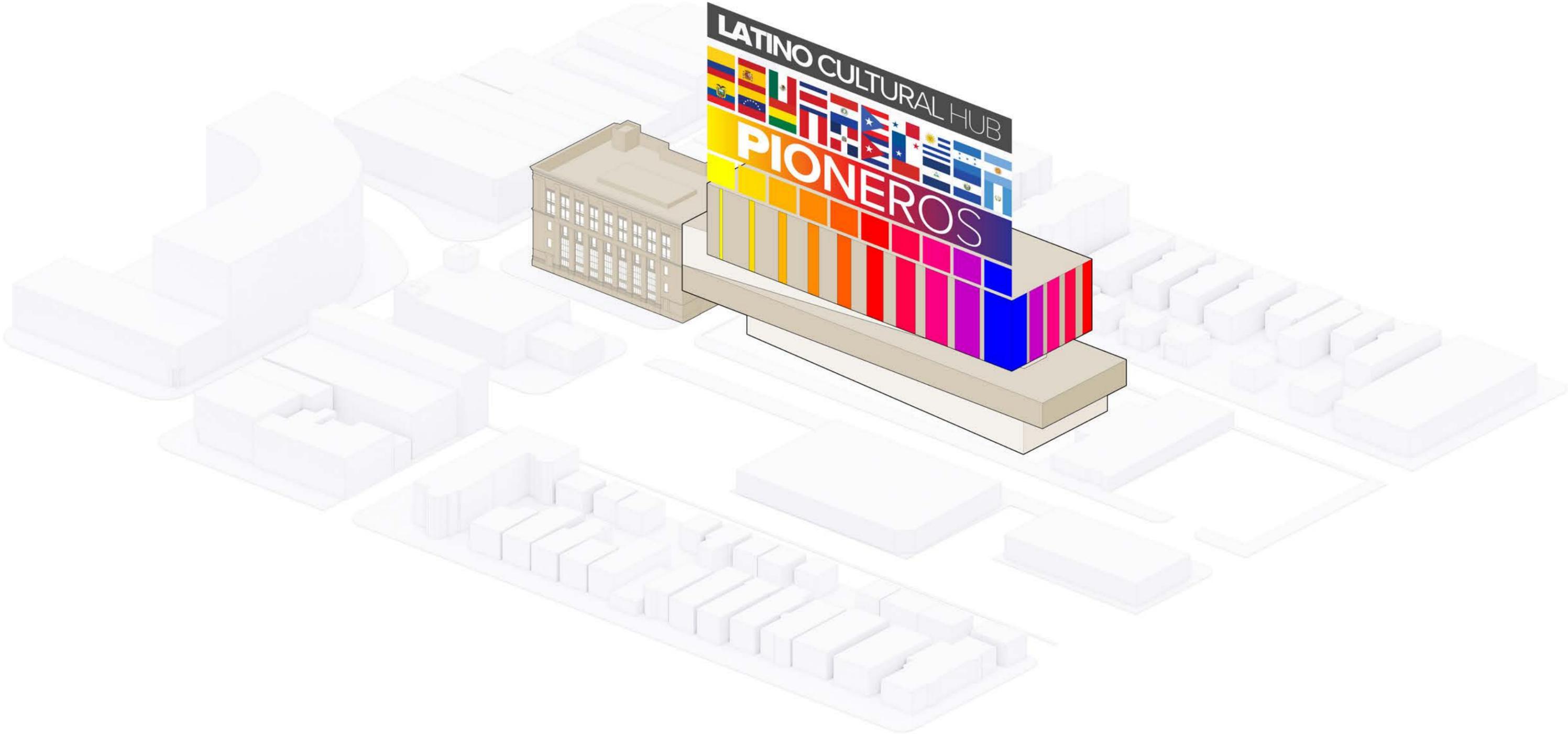
TWIST



SHIFT

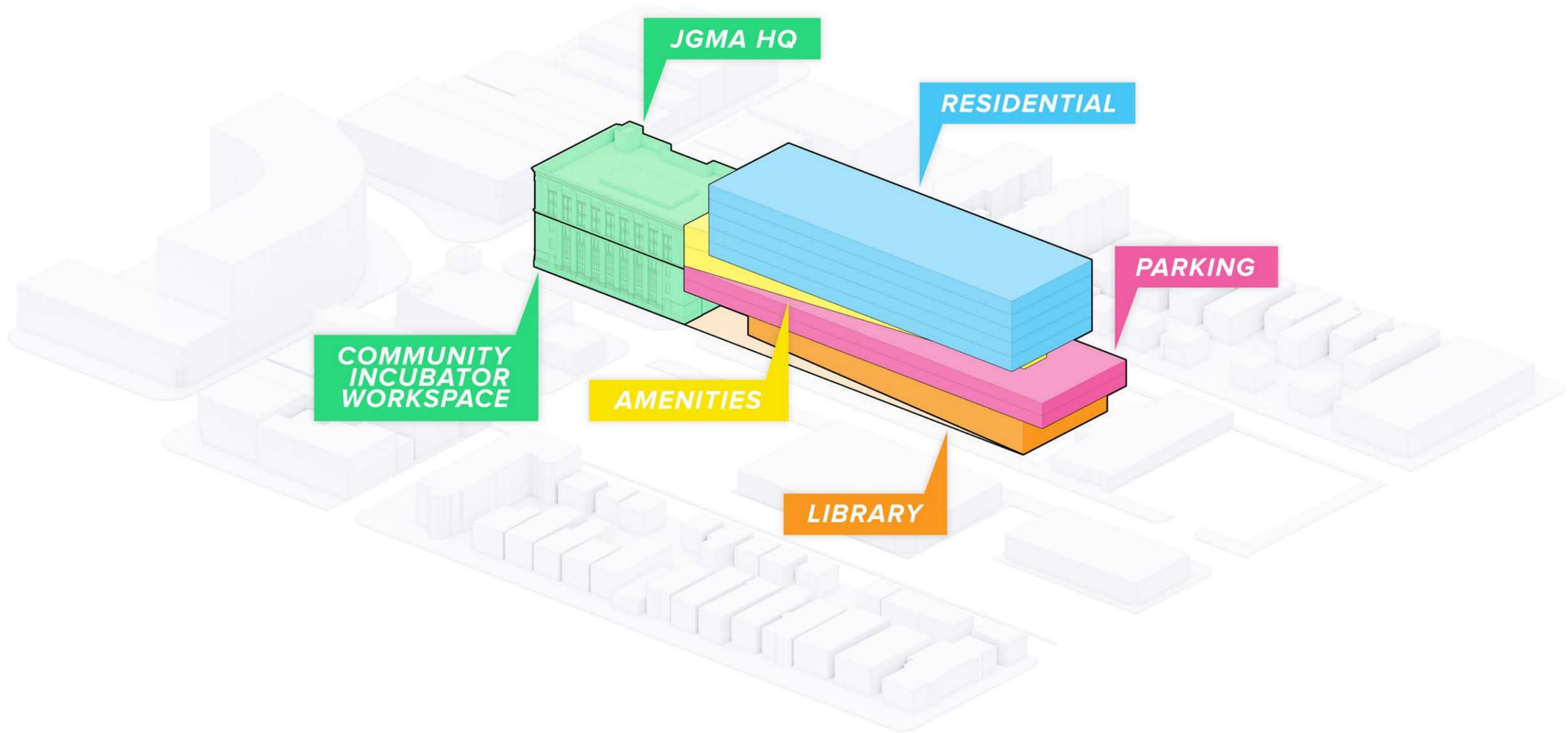






PROGRAM STACKING

CONCEPTUAL DIAGRAMS



ARCHITECTURAL DRAWINGS

SITE PLAN
ELEVATIONS
FLOOR PLANS

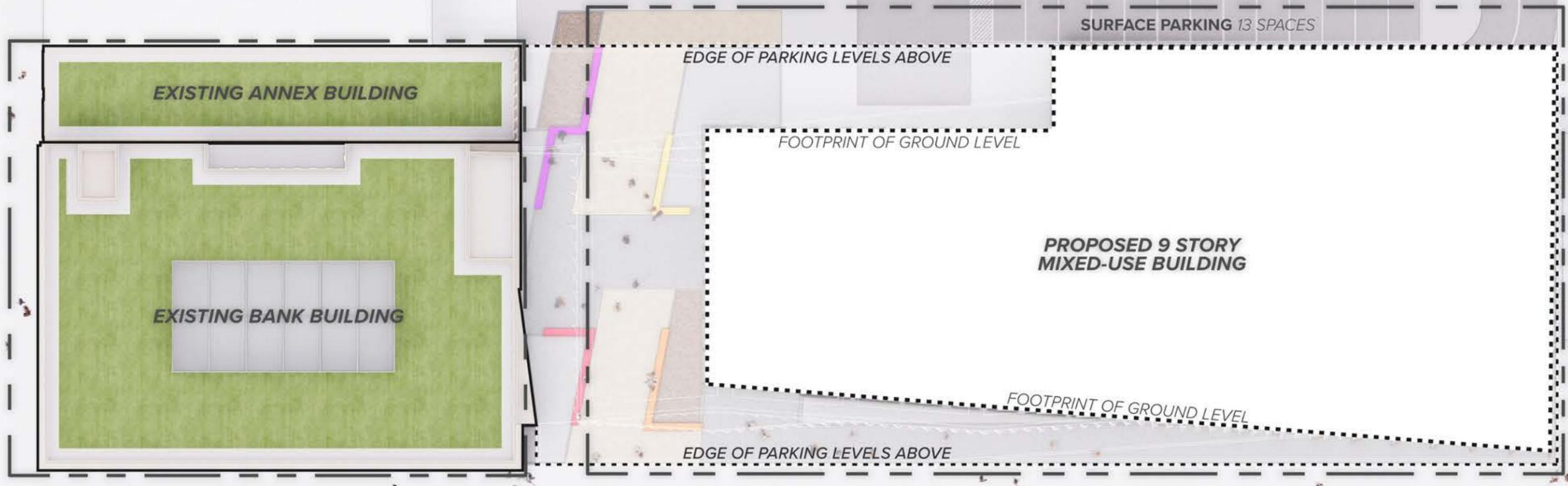


SITE PLAN

PLANS + ELEVATIONS

W NORTH AVE

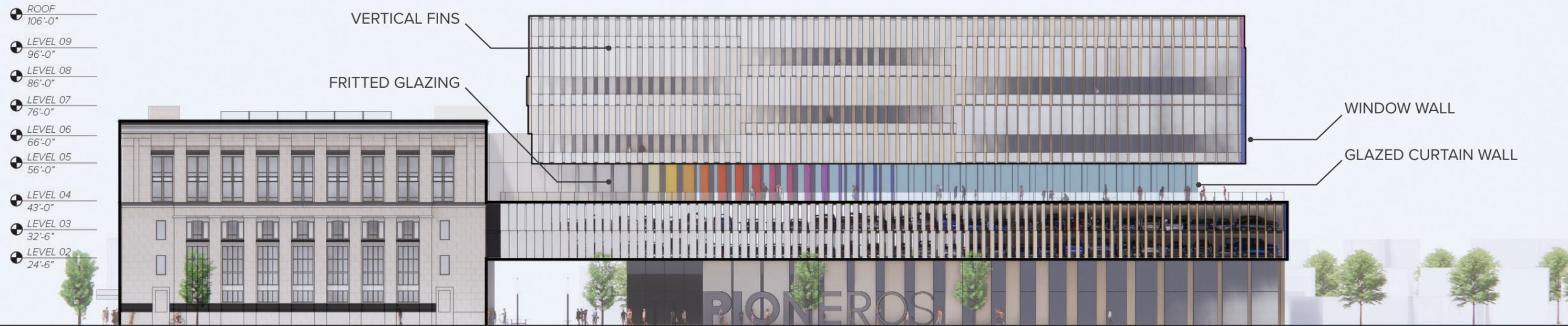
ALLEY



N PULASKI RD

EAST ELEVATION

PLANS + ELEVATIONS

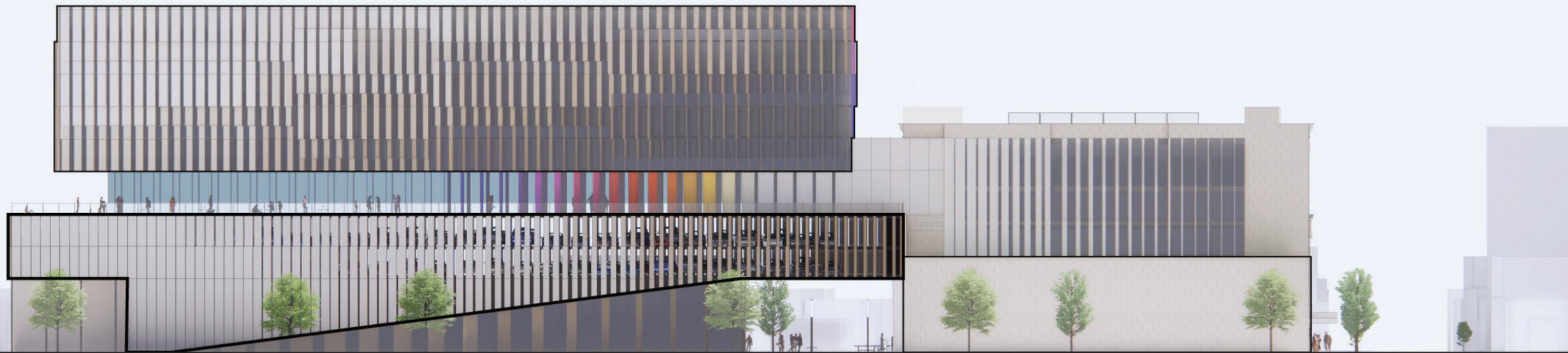


N PULASKI RD

WEST ELEVATION

PLANS + ELEVATIONS

- ROOF
106'-0"
- LEVEL 09
96'-0"
- LEVEL 08
86'-0"
- LEVEL 07
76'-0"
- LEVEL 06
66'-0"
- LEVEL 05
56'-0"
- LEVEL 04
43'-0"
- LEVEL 03
32'-6"
- LEVEL 02
24'-6"



SOUTH ELEVATION

PLANS + ELEVATIONS

- ROOF
106'-0"
- LEVEL 09
96'-0"
- LEVEL 08
86'-0"
- LEVEL 07
76'-0"
- LEVEL 06
66'-0"
- LEVEL 05
56'-0"
- LEVEL 04
43'-0"
- LEVEL 03
32'-6"
- LEVEL 02
24'-6"

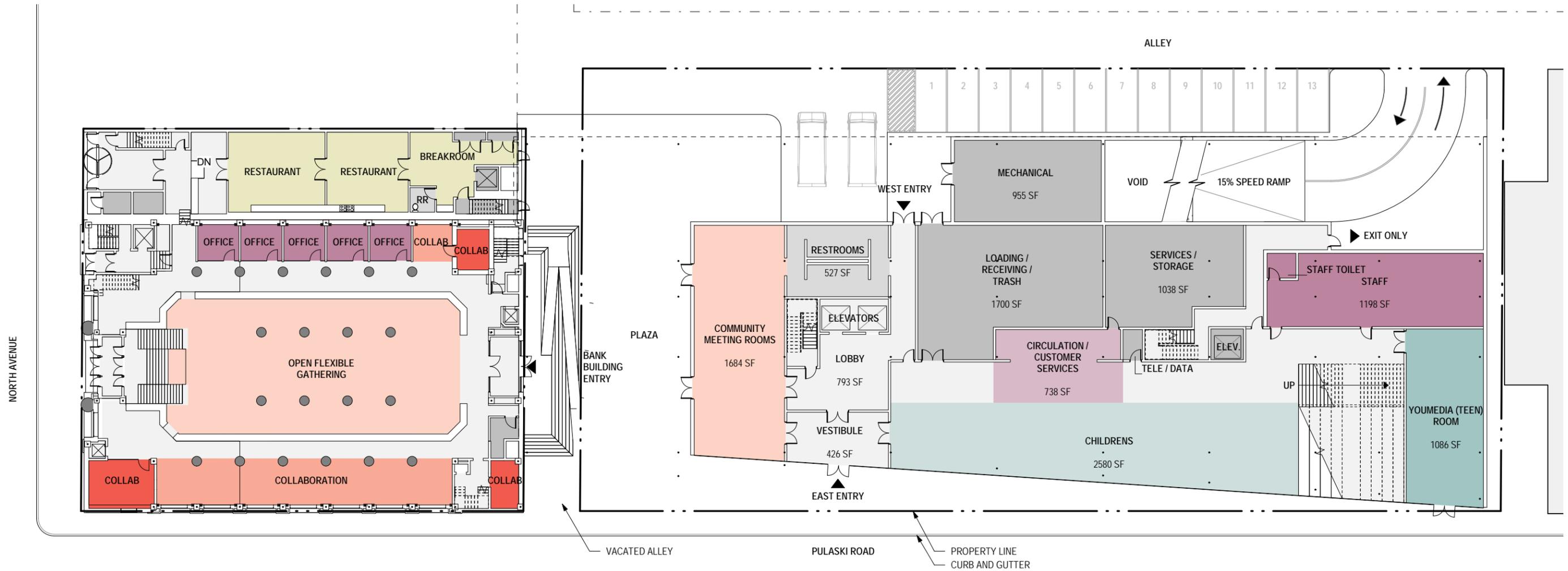


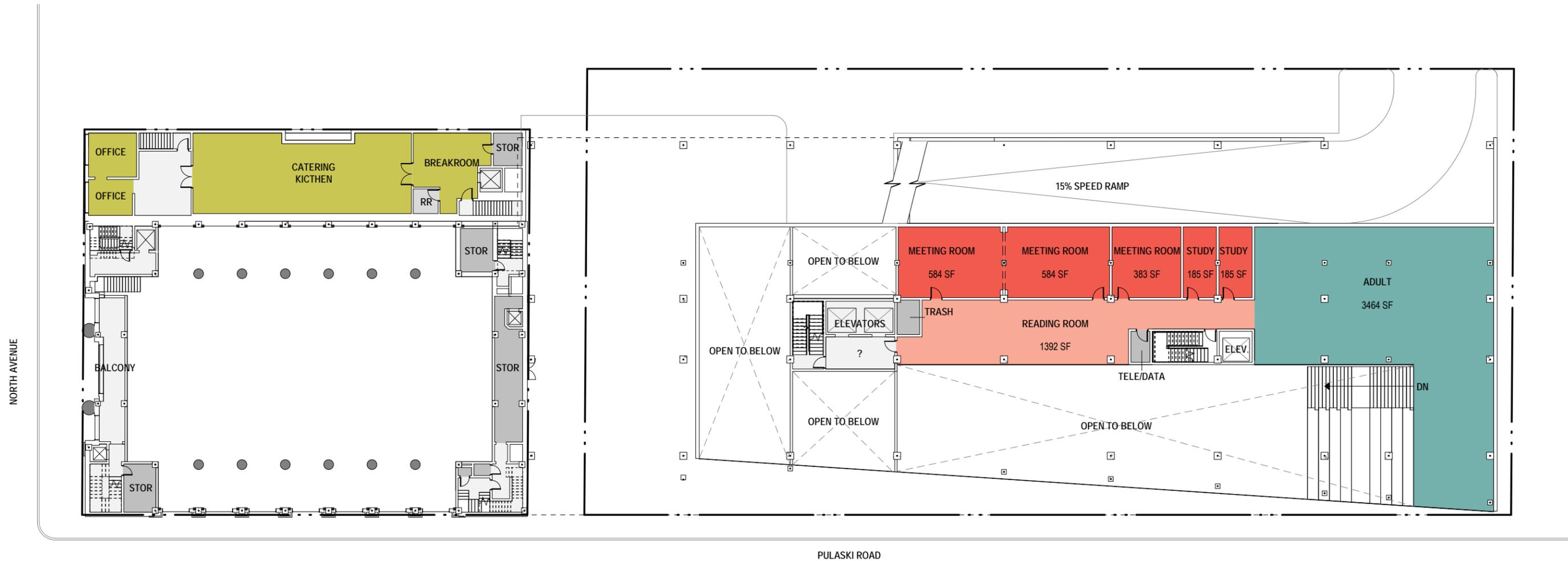
W NORTH AVE

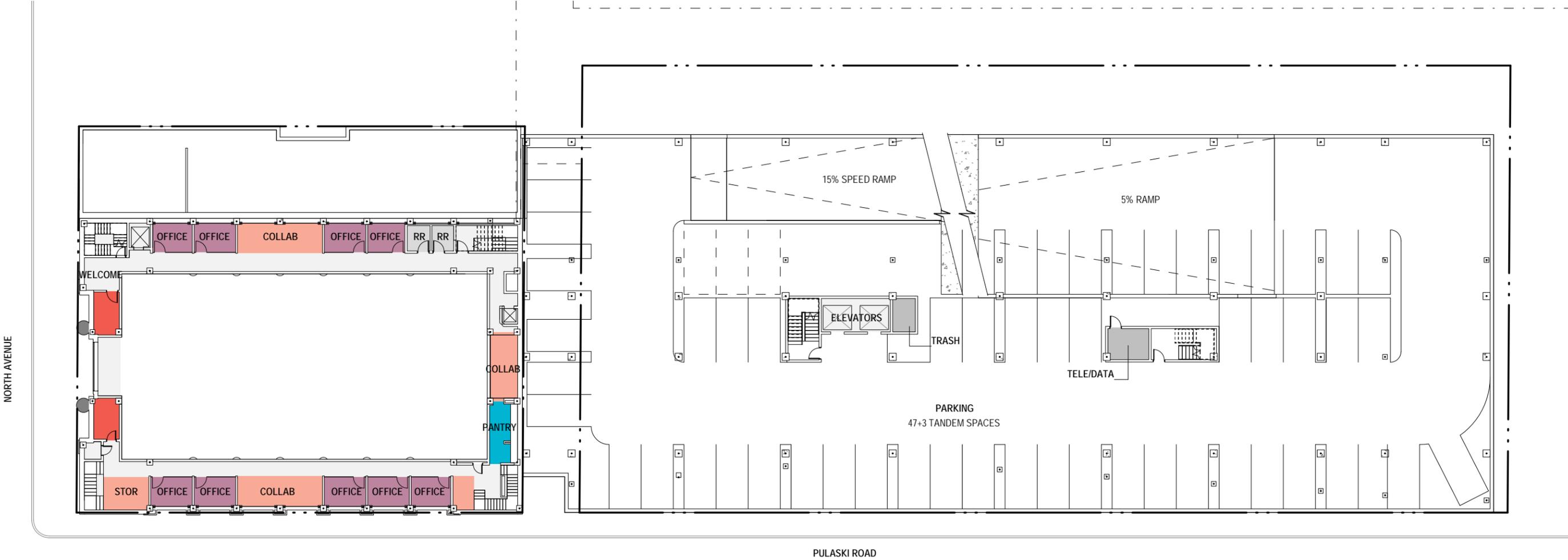
NORTH ELEVATION

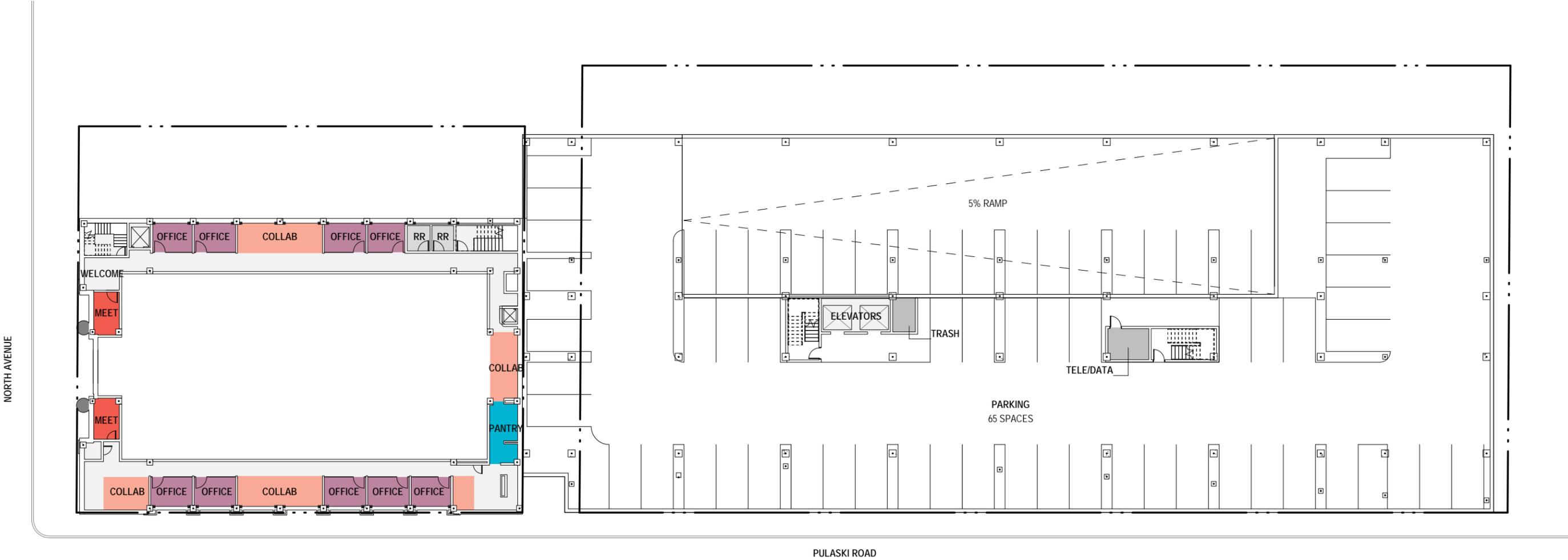
PLANS + ELEVATIONS

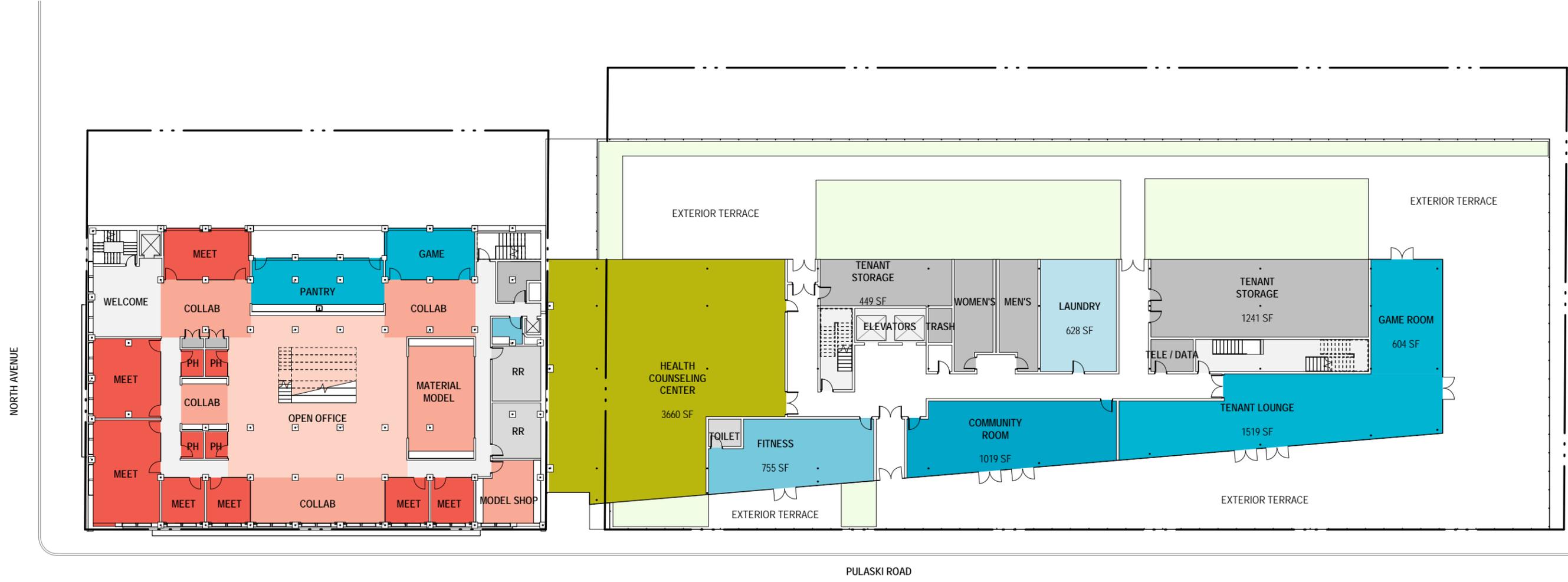


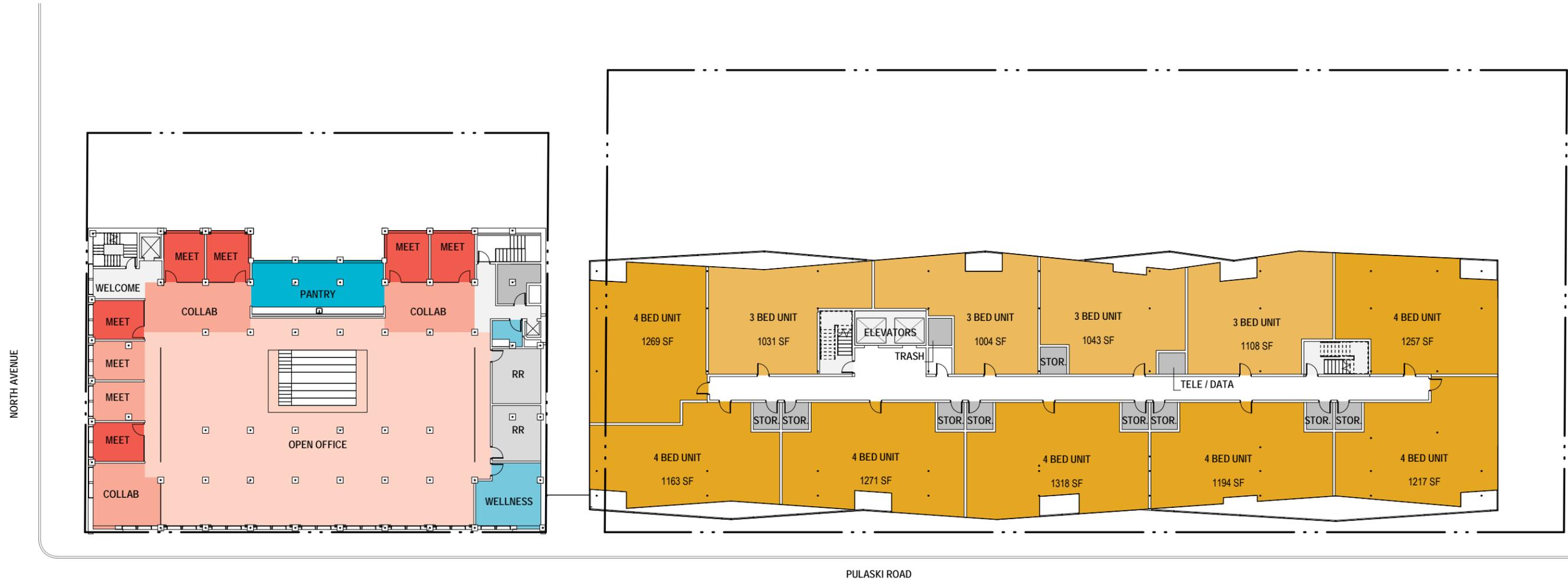


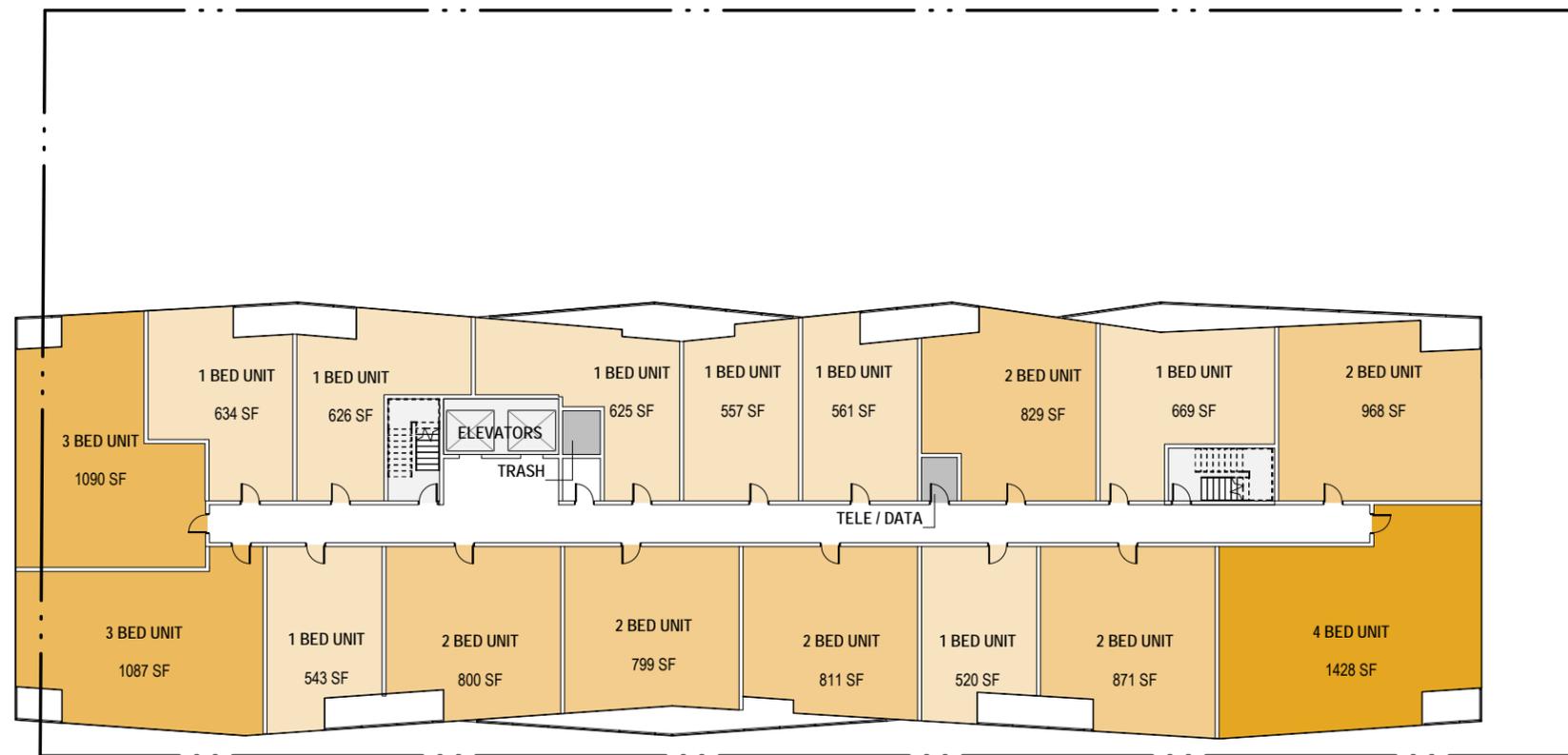
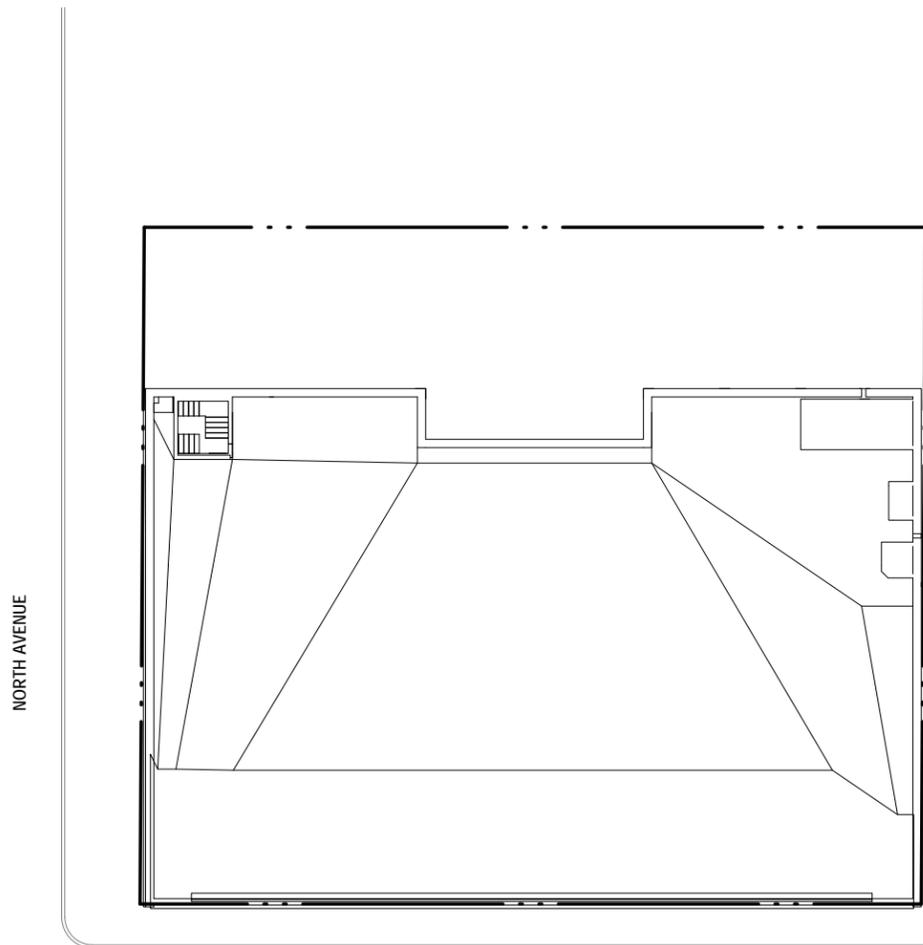




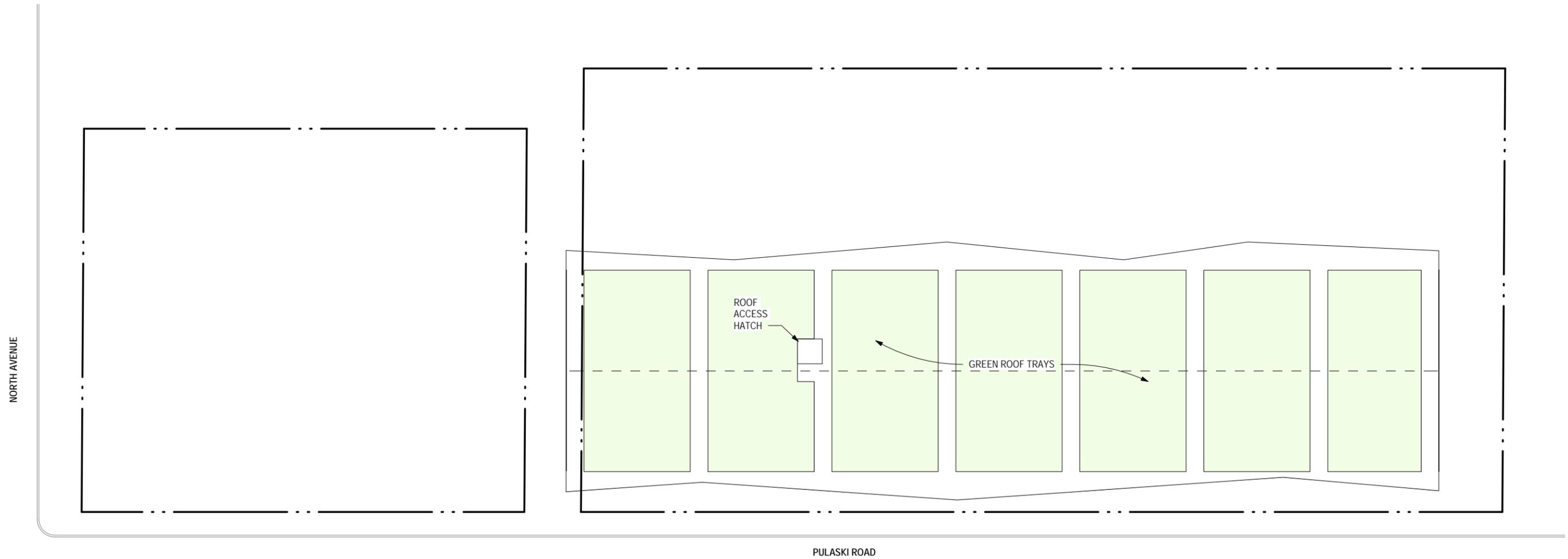








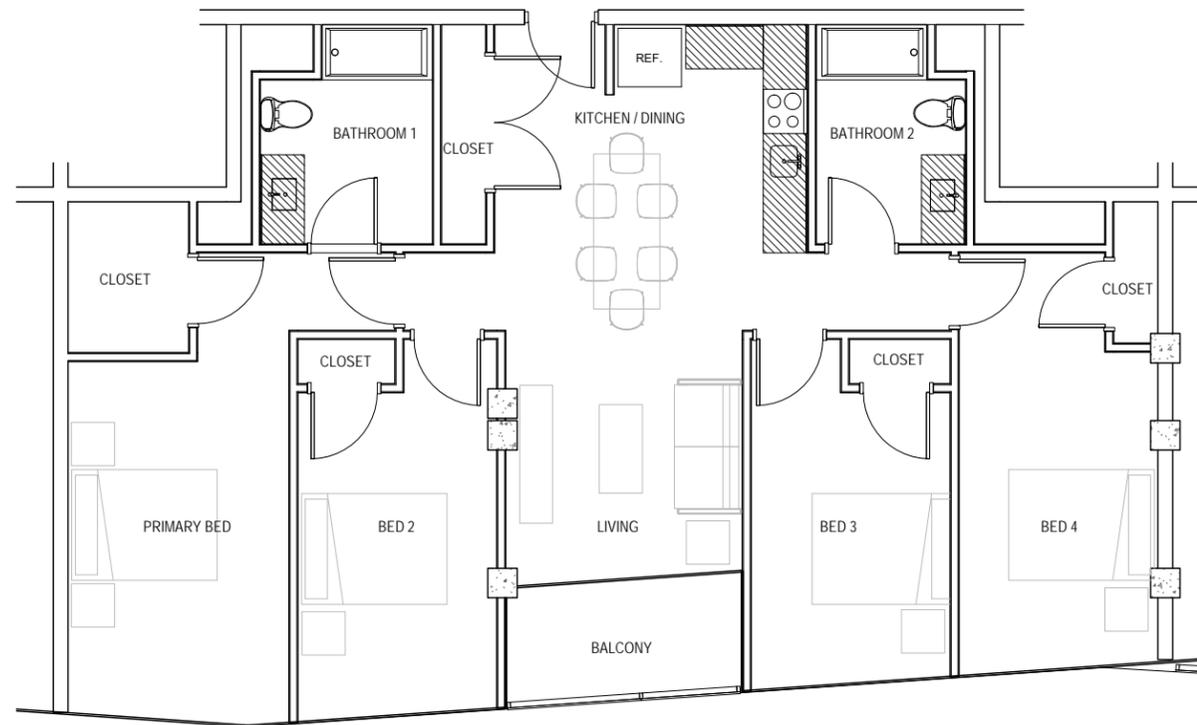
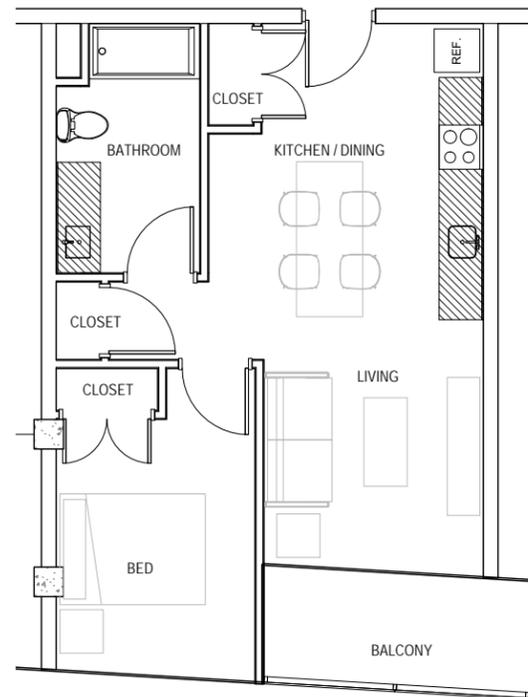
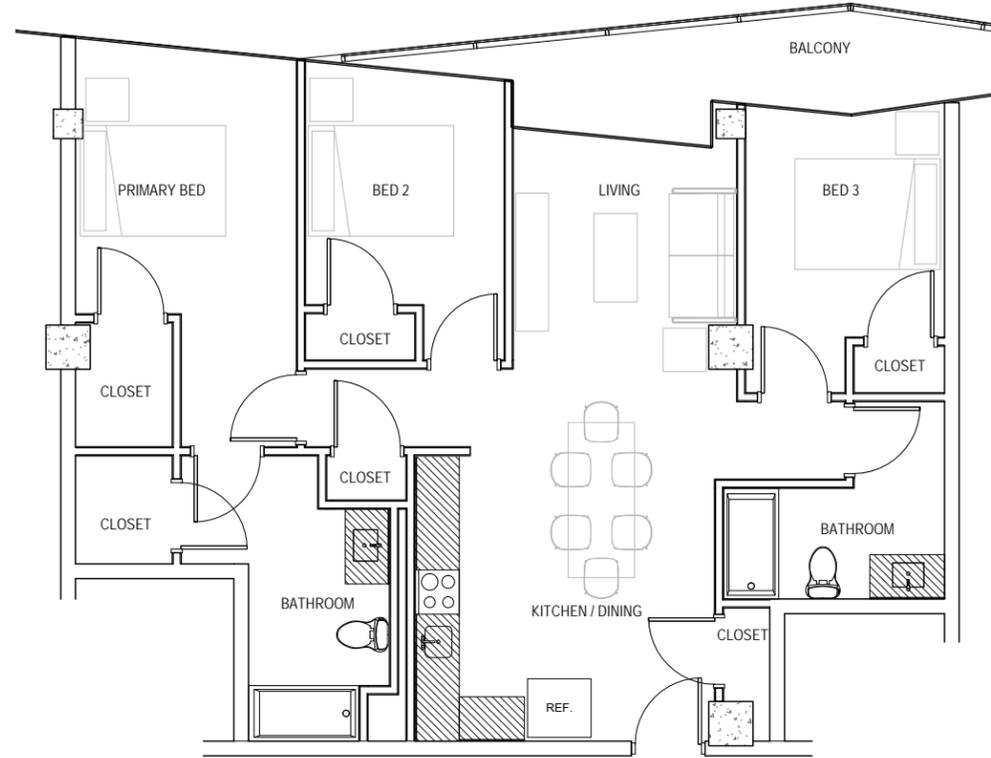
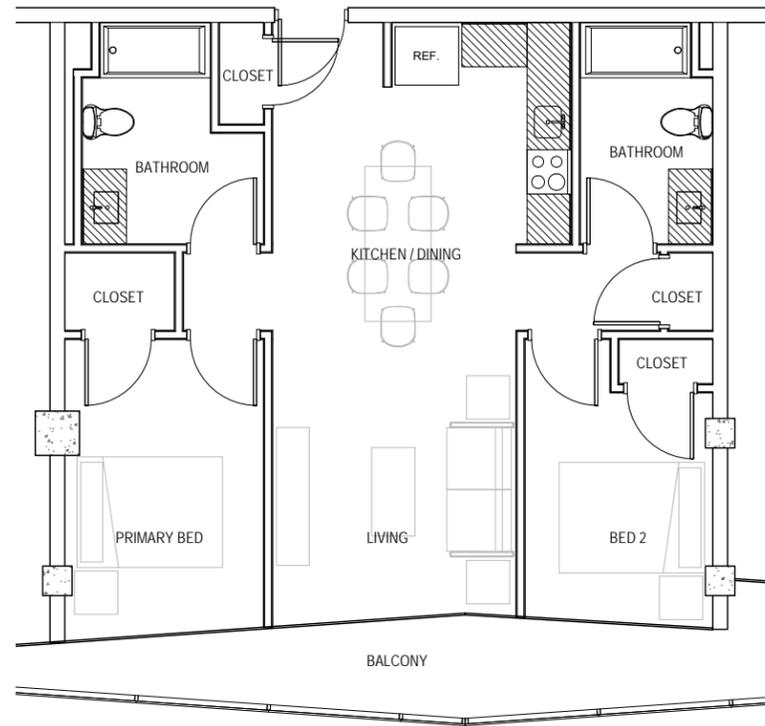
PULASKI ROAD





TYPICAL UNIT PLANS

PLANS + ELEVATIONS



RENDERINGS

- EAST FACADE + BANK CONNECTION
- VIEW FROM NORTH & PULASKI
- LIBRARY APPROACH FROM PULASKI
- VIEW OF WEST FACADE
- VEHICULAR APPROACH FROM ALLEY
- LOOKING TOWARD DOWNTOWN



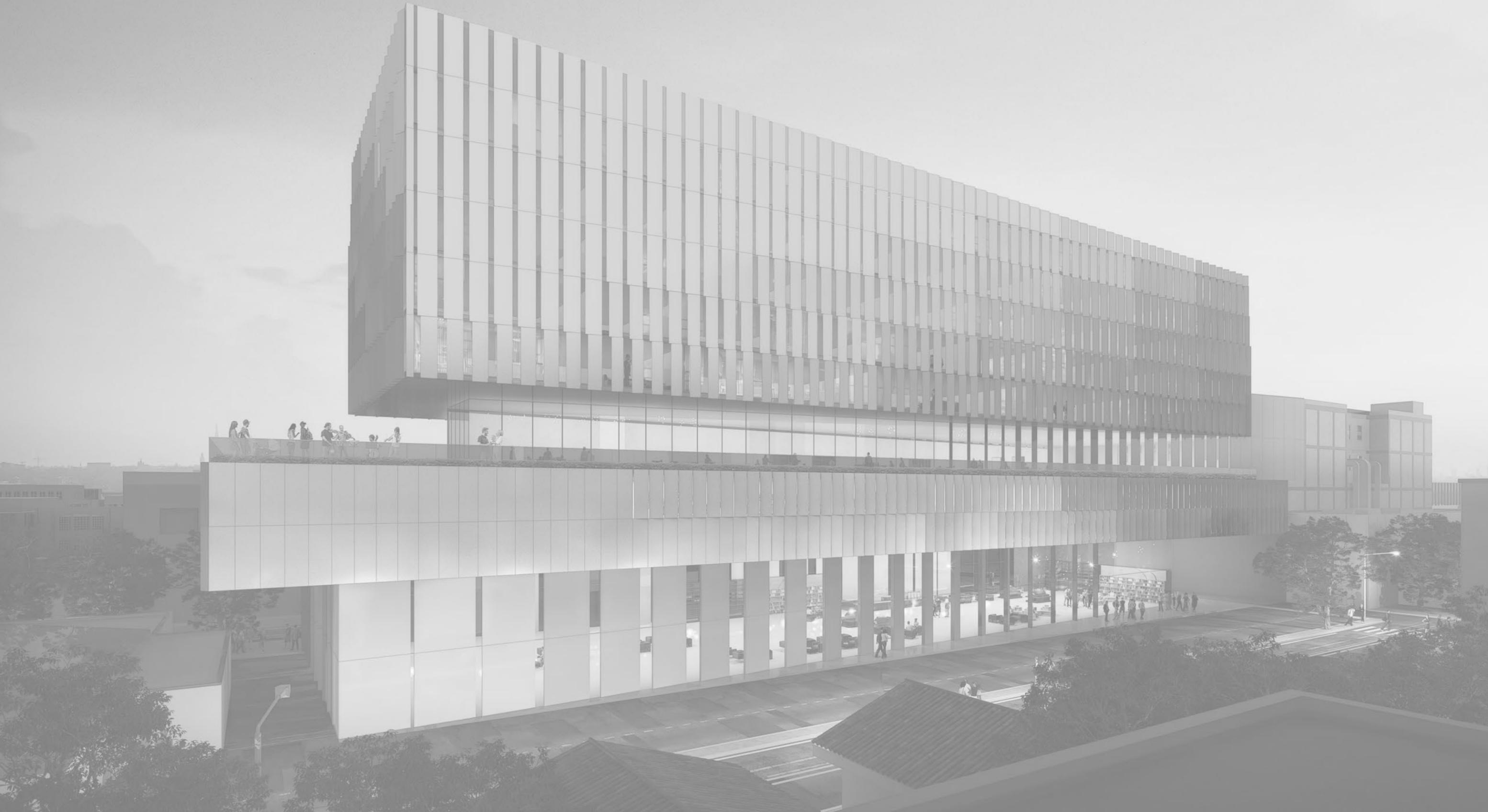










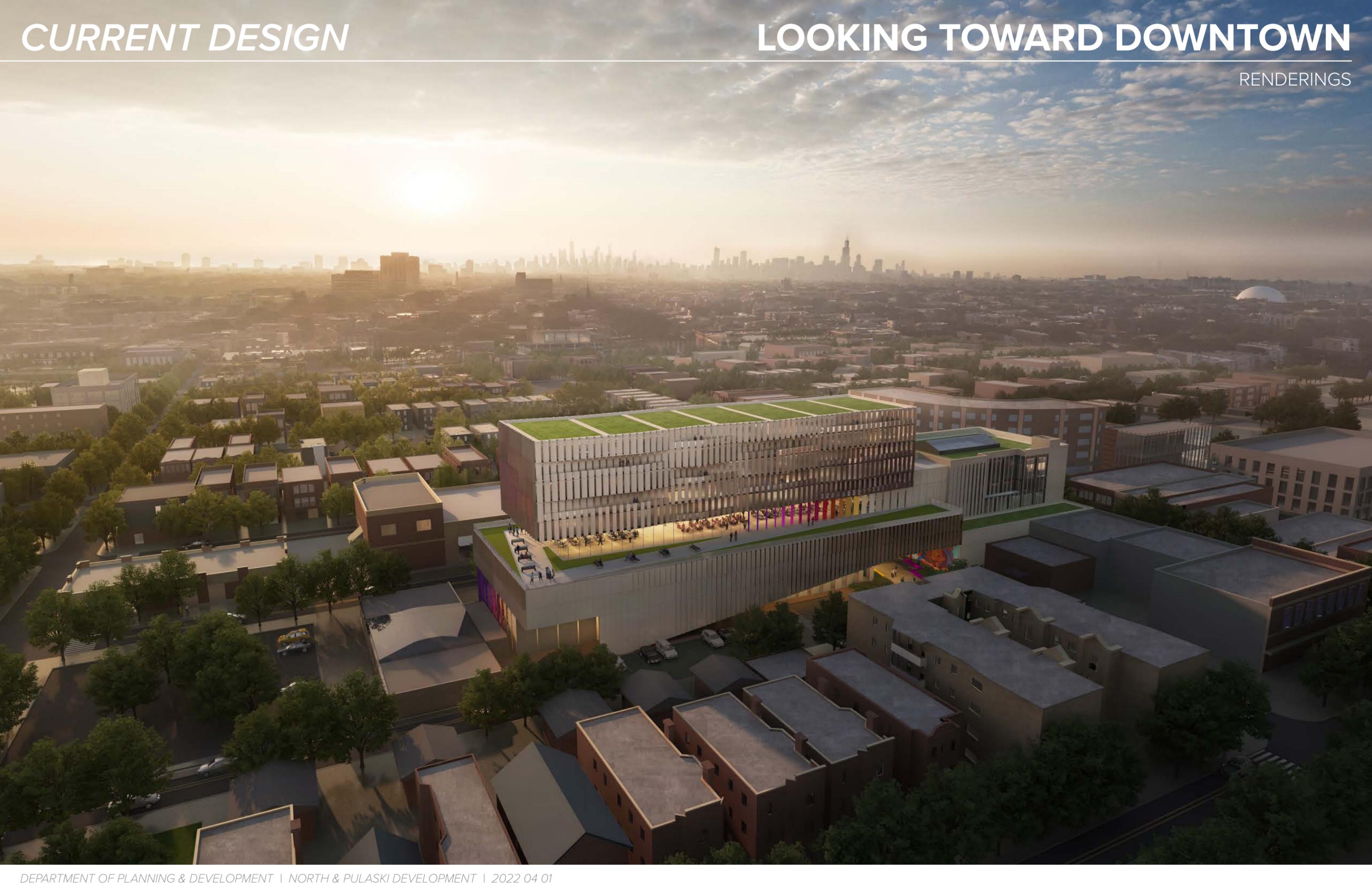












BUILDING PROGRAM

BUILDING LOGISTICS

21137 NORTH/PULASKI INVEST SOUTH WEST BUILDING PROGRAM	TOTAL	FIRST	MEZZANINE	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH	NINTH
ISSUED 04/01/2022							11 UNITS	17 UNITS	17 UNITS	17 UNITS	17 UNITS
RESIDENTIAL (79 UNITS: 32 1 BDRMS, 24 2 BDRMS, 12 3 BDRMS, 11 4 BDRMS)	66,707	0	0	0	0	0	13,031	13,419	13,419	13,419	13,419
CIRCULATION + UTILITY	26,795	4,926	1,018	791	791	5,309	2,792	2,792	2,792	2,792	2,792
AMENITY & LOBBY (INCLUDING HEALTH COUNSELING)	11,226	2,677	0	0	0	8,549	0	0	0	0	0
LIBRARY	15,679	8,464	7,215	0	0	0	0	0	0	0	0
TERRACE (OUTDOOR SPACE NOT INCLUDED IN GROSS)	19,971	5,852	0	0	0	14,119	0	0	0	0	0
PARKING (115 RESIDENTIAL AND 13 VISITOR SPACES)											
TOTAL GROSS SF	120,407	16,067	8,233	791	791	13,858	15,823	16,211	16,211	16,211	16,211



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