



CHICAGO PLAN COMMISSION

Department of Planning and Development

PLANNED DEVELOPMENT: TEAM PIONEROS

1614-1638 N. Pulaski Rd. (26th Ward/Ald. Roberto Maldonado)

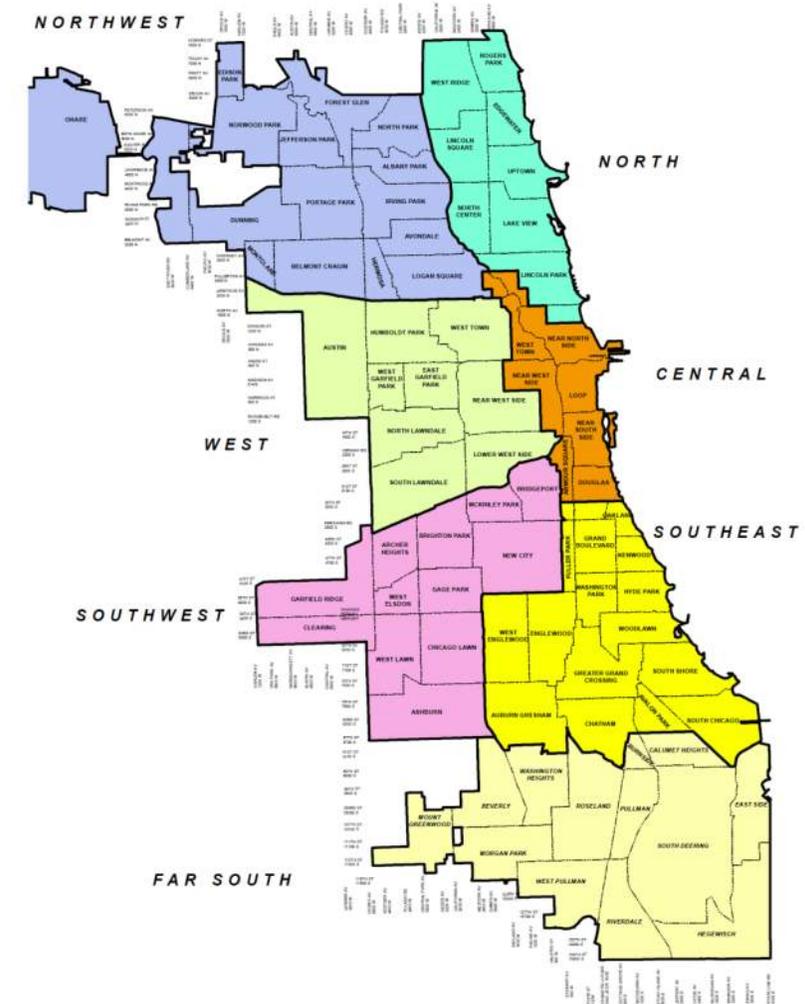
APPLICANT: Park Row Development

01/19/2023

★ Community Area Snapshot

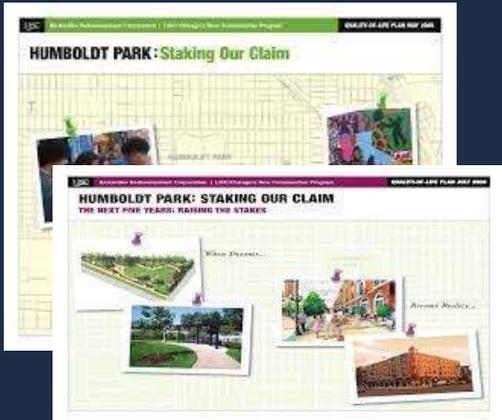
COMMUNITY AREA INFORMATION:

- Humboldt Park
- 54,165 Residents (2020)
 - -3.8% Population Increase(2010-20)
 - -17.7% Population Decrease (2000-20)
- 33.1% Black, 9.0 % White, 55.4% Latino
- Median House Income: \$41,536
 - City of Chicago Median Household Income: \$62,097
- Number of Households: 19,072
 - Housing Occupancy: 37.6% Owner-Occupied, 62.4% Renter-Occupied
 - Average Household Size: 2.8



* CMAP Community Data Snapshot: Humboldt Park, Chicago Community Area, July 2022 Release

★ Planning Context



Humboldt Park: Staking Our Claim – Quality of Life Plan

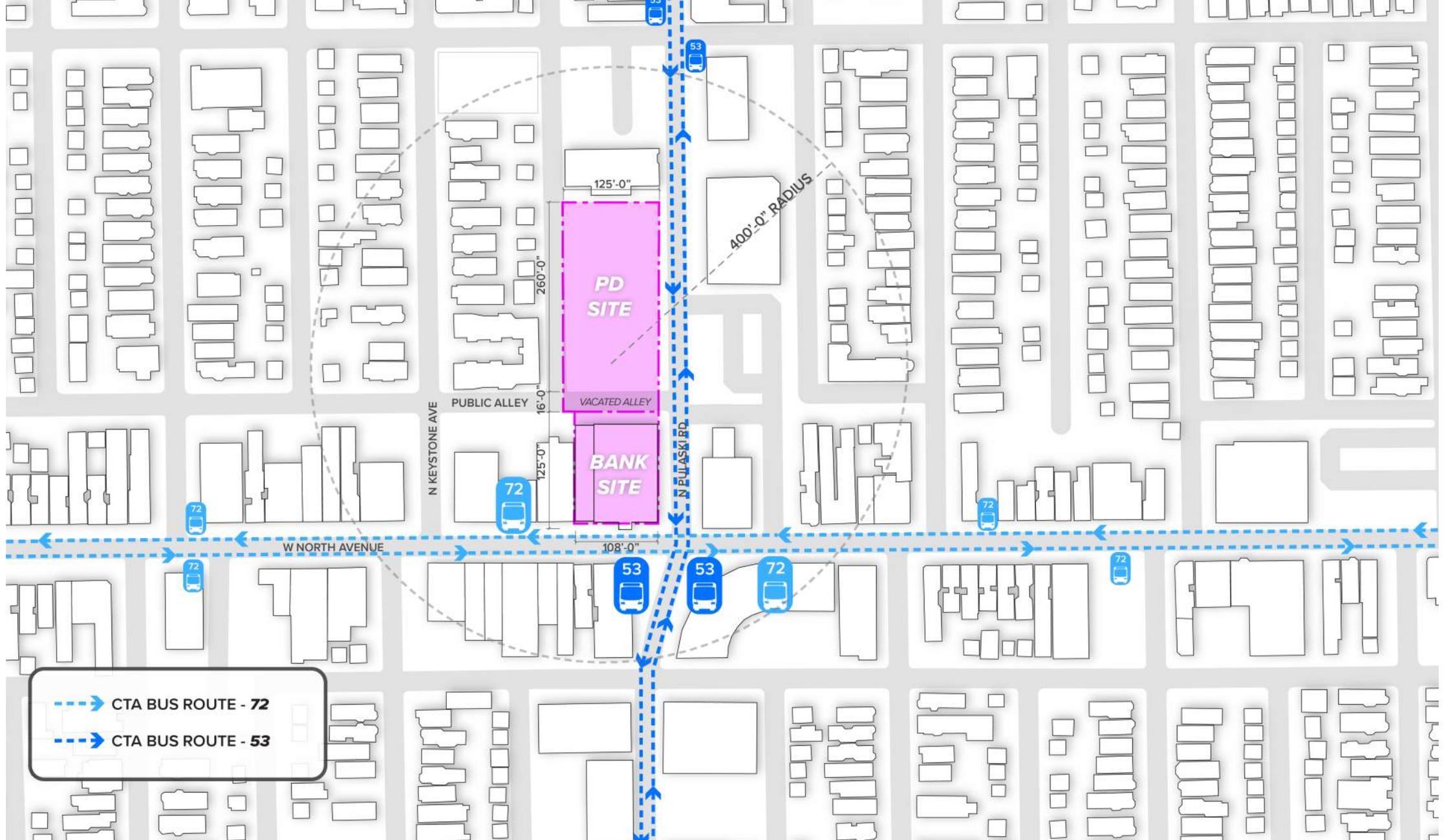
- 2005, 2008
- LISC Chicago

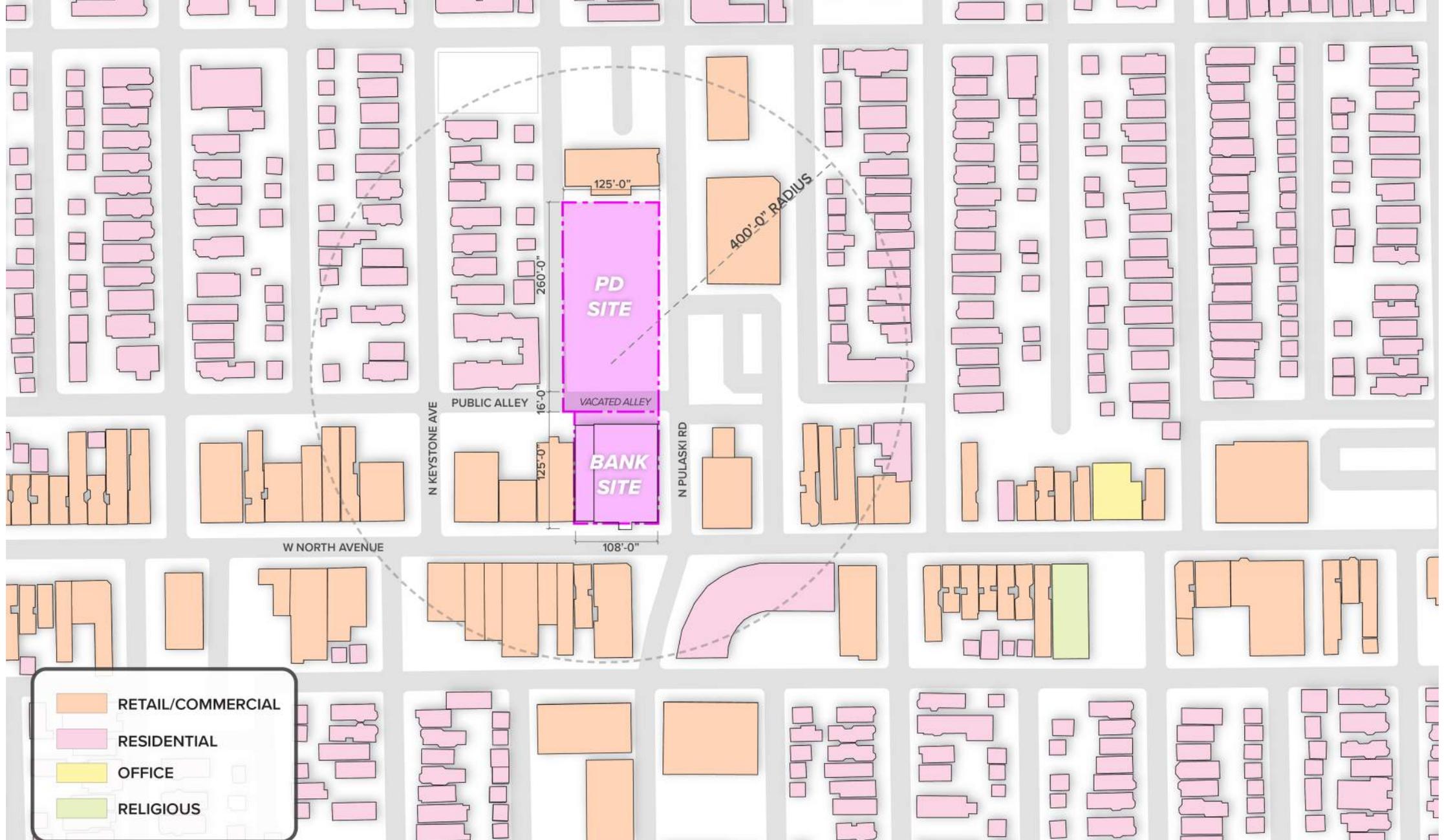


INVEST South/West, Humboldt Park – Pioneer Bank RFP– Visioning Sessions

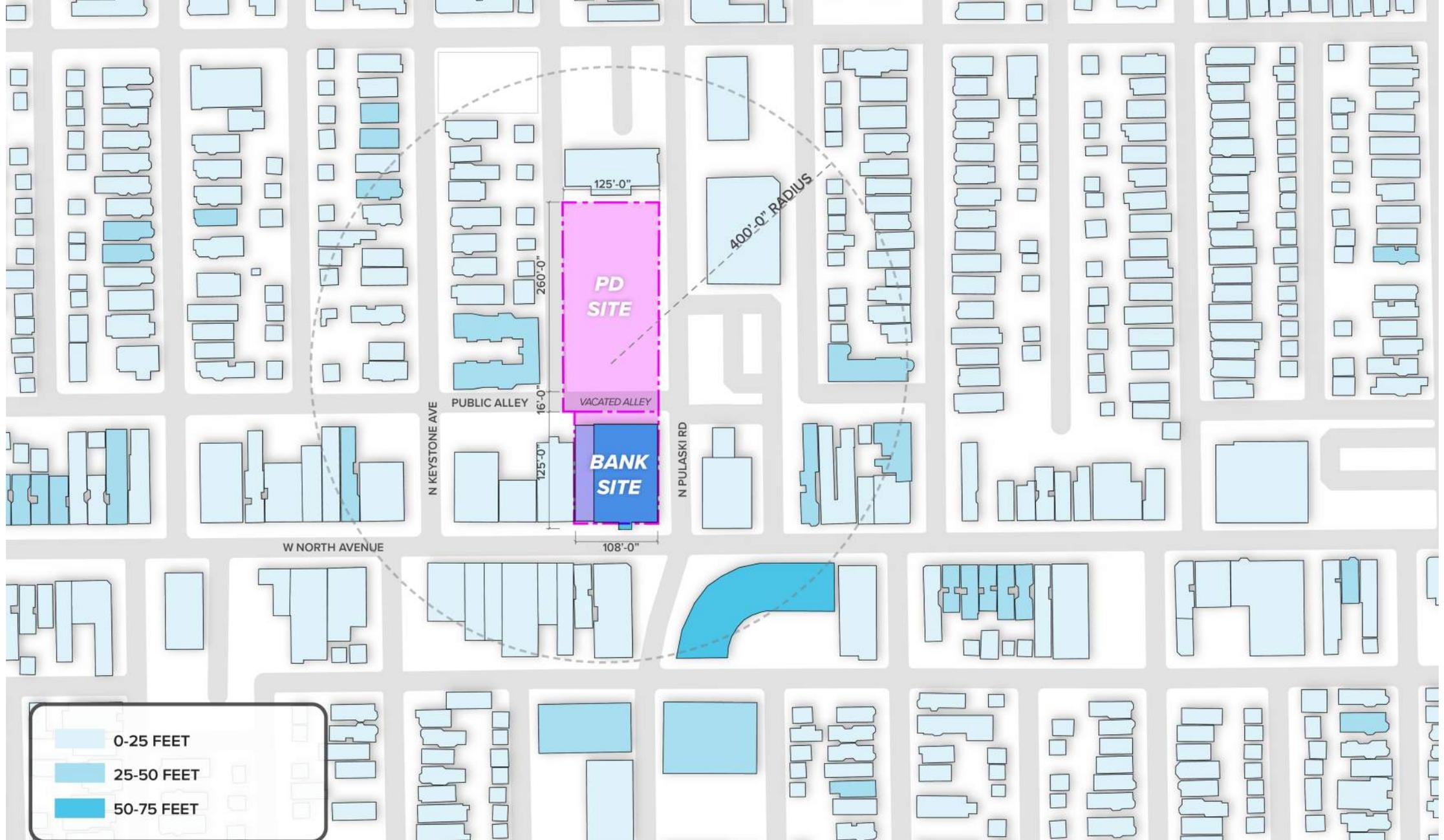
- 2021
- Chicago DPD



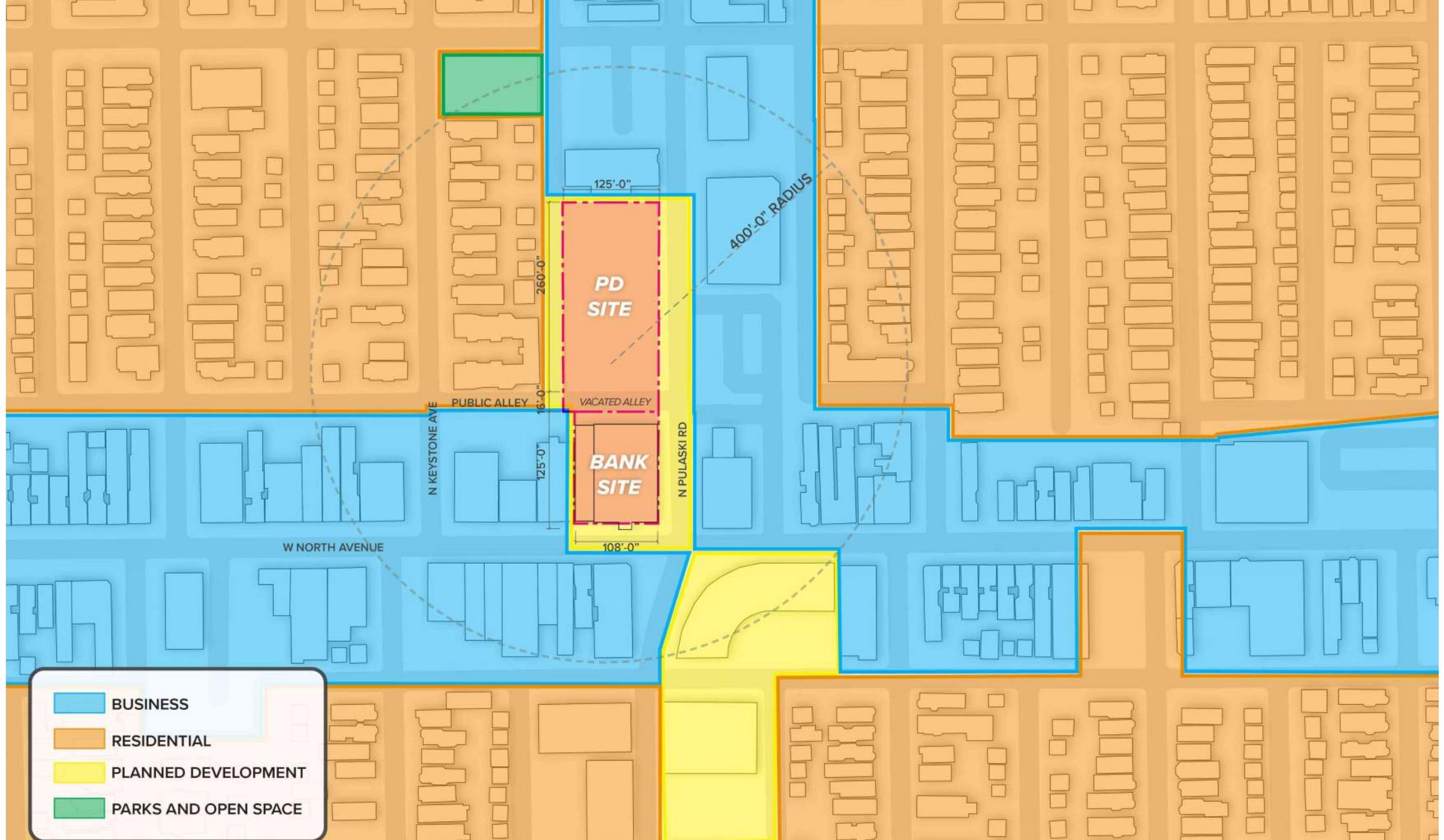




SITE CONTEXT STUDIES - SURROUNDING BUILDING TYPES



SITE CONTEXT STUDIES - SURROUNDING BUILDING HEIGHTS





Project Description

The Applicant is proposing the following:

- Develop a **9-story, mixed-use building with 85 units of affordable housing**
- 4 Library staff and 9 visitor parking spaces.
- 58 private tenant parking spaces.
- A Chicago Public Library branch location along Pulaski Road.
- A community center for neighborhood use
- An exterior marketplace for public use
- A Humboldt Park Health Counseling Services Center

Project Narrative

The site, 1614-1638 N. Pulaski Road, is located in Humboldt Park, immediately north of the landmarked Pioneer Trust and Saving Bank at the northwest corner of North Avenue and Pulaski Road. The subject site is a 34,518 square foot parking lot, zoned B3-2. It is a transit served location on two major CTA bus routes, the Number 72 (North Avenue) and the Number 53 (Pulaski Road).

The Applicant, 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 to be constructed on the site, 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.

The Bank Building is going to be restored into a center for Latino commerce, a cultural hub, an incubator, and work space that will include architects' and professional offices, a Business Technology Education Center (BTEC), JGMA's offices and offices for the Latino architects organization Arquitectos.

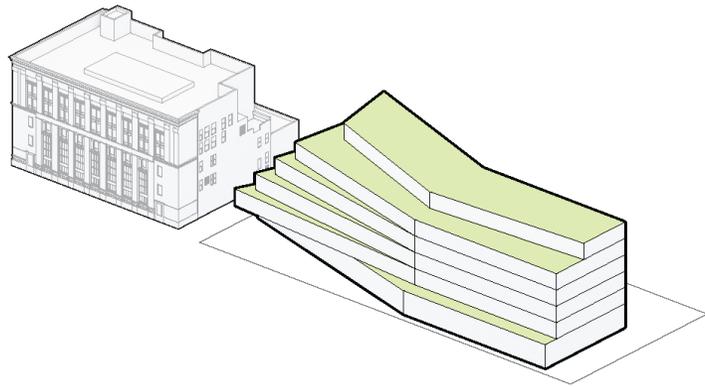
The new mixed use building that will be constructed on the site will stretch the past into the future with a design that directly connects to the north side of the Bank. The new construction will house an outdoor market, a new Chicago Public Library branch and shared community space on the first floor, with one garage level holding 58 parking spaces directly above. Setting back from the lower levels, the third floor will feature counseling services by Humboldt Park Health, various tenant interior amenity spaces 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 9-story structure with 85 apartment units.

Project Timeline + Community Outreach

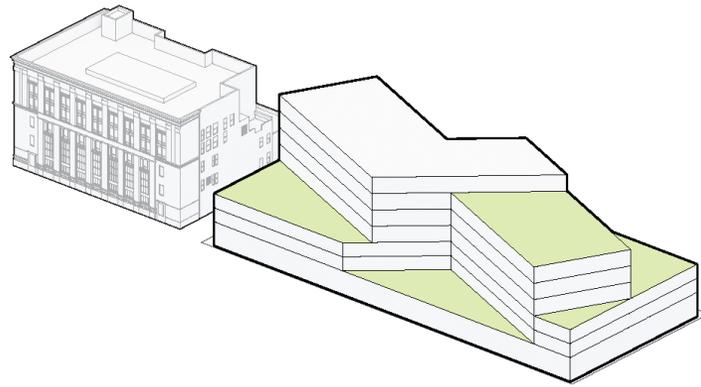
Date of PD Filing: July 20, 2022

Dates of Community Meetings held at Clemente High School

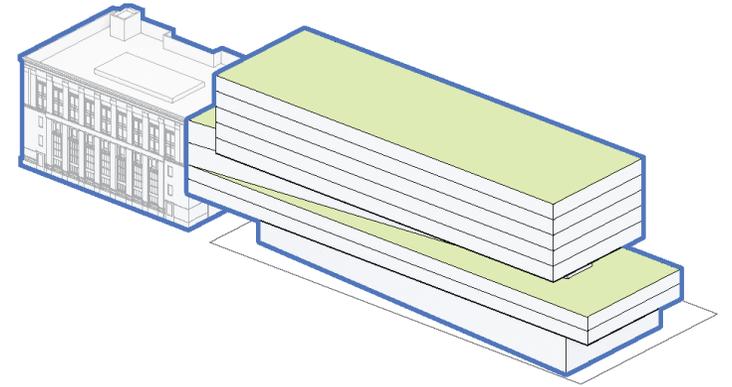
- **February 2022:** Virtual Meeting with Puerto Rican Agenda Co-Chair who shared support of the Pioneros project and invited the team to present at the March 2022 meeting. Puerto Rican Agenda is a non-profit community organization with over 30 partners.
- **March 2022:** In Person Community Meeting where the team presented the project, which was received favorably by community attendees.
- **August 2022:** Attended In Person Meeting with neighborhood business owners and organizations.
- **December 2022:** Virtual Meeting with Puerto Rican Agenda Co-Chair where we were invited to attend the next in person community meeting.
- **December 2022:** Attended two In Person Community Meetings hosted by Puerto Rican Agenda. Project received favorable support.



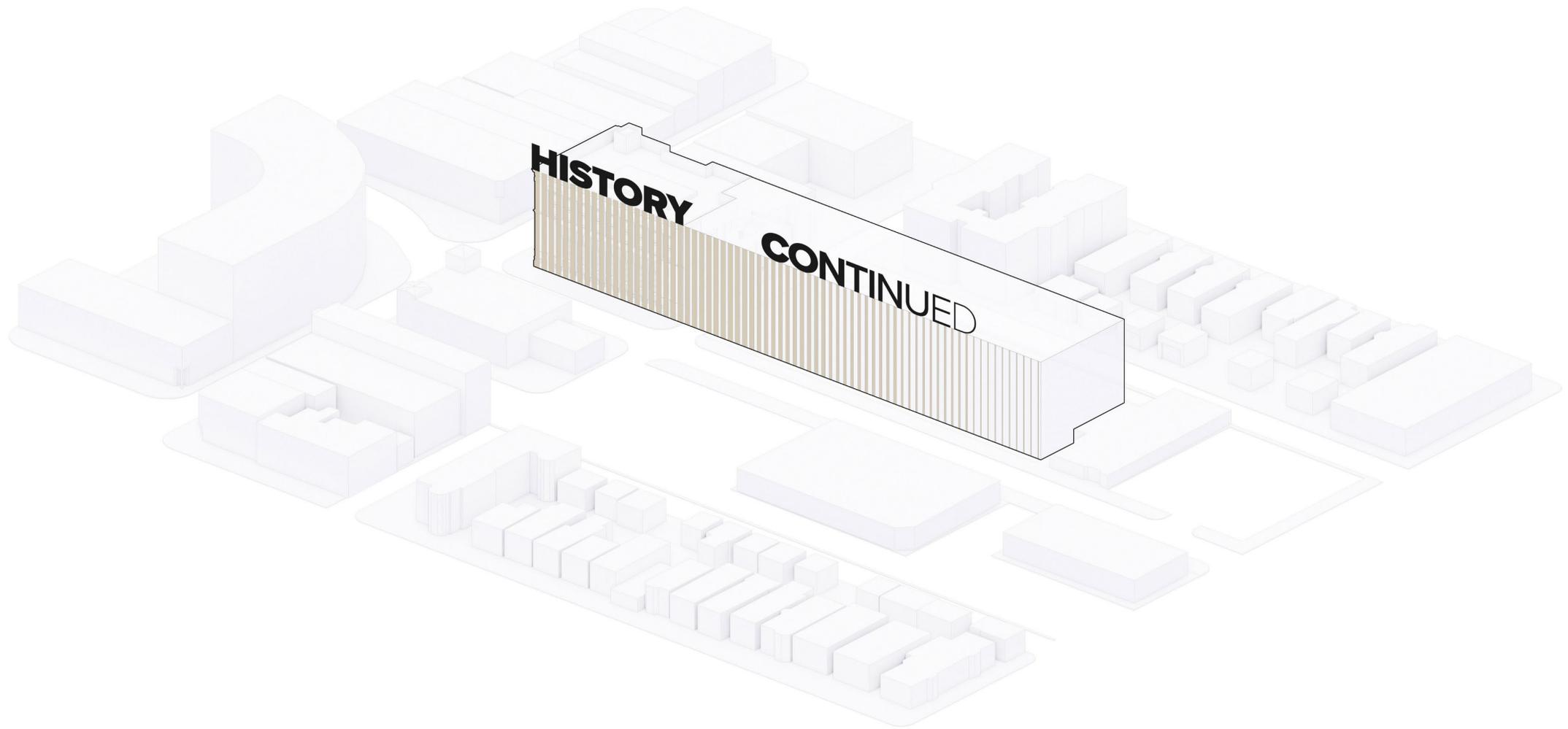
TERRACE

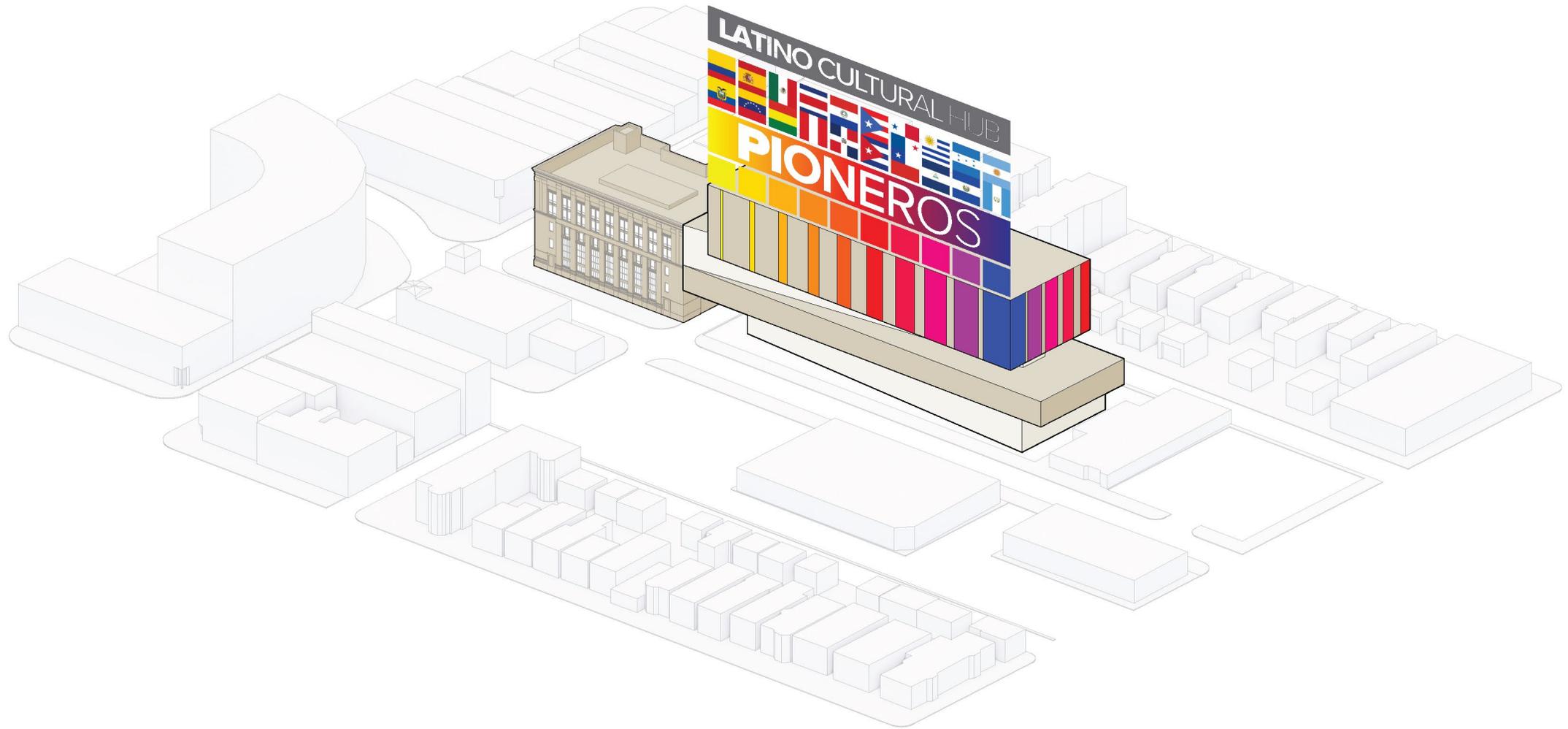


ROTATE



EXTEND - PREFERRED ALTERNATIVE

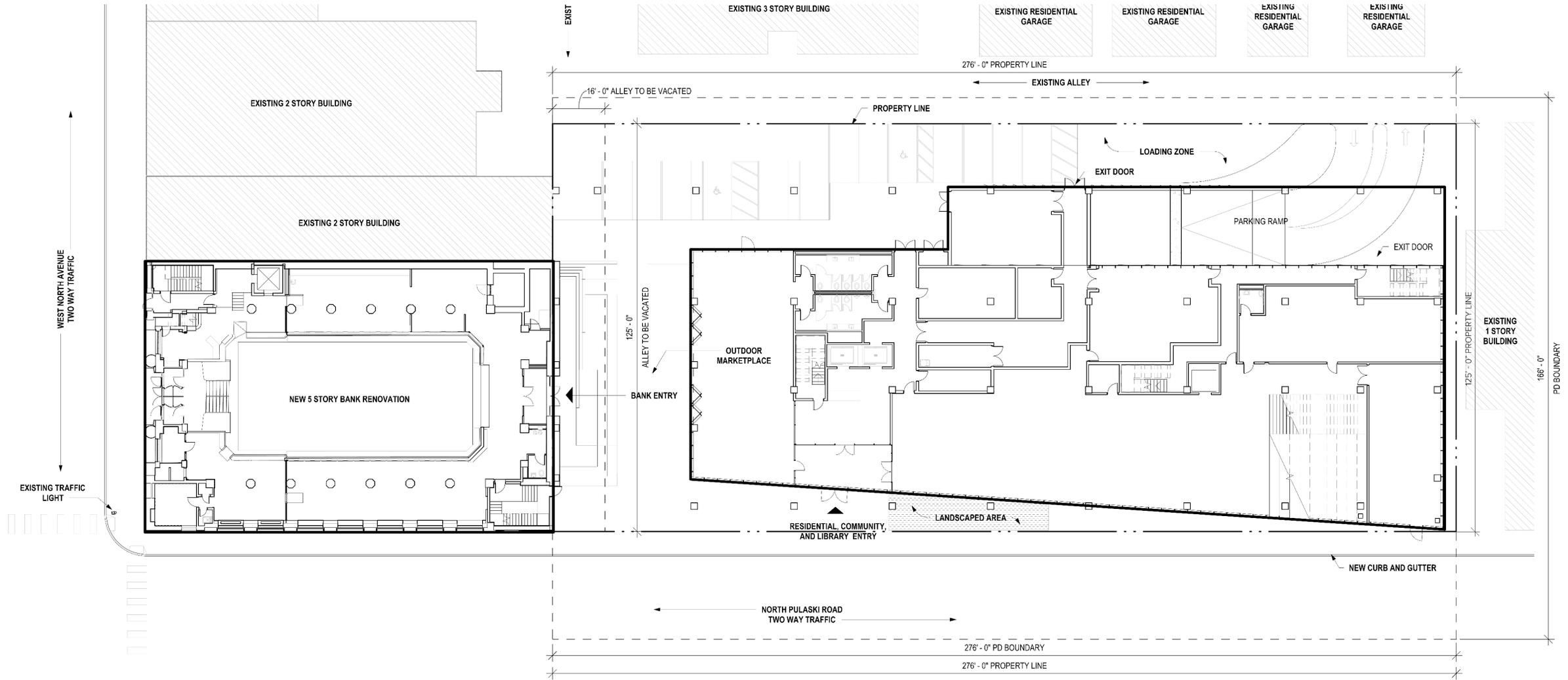


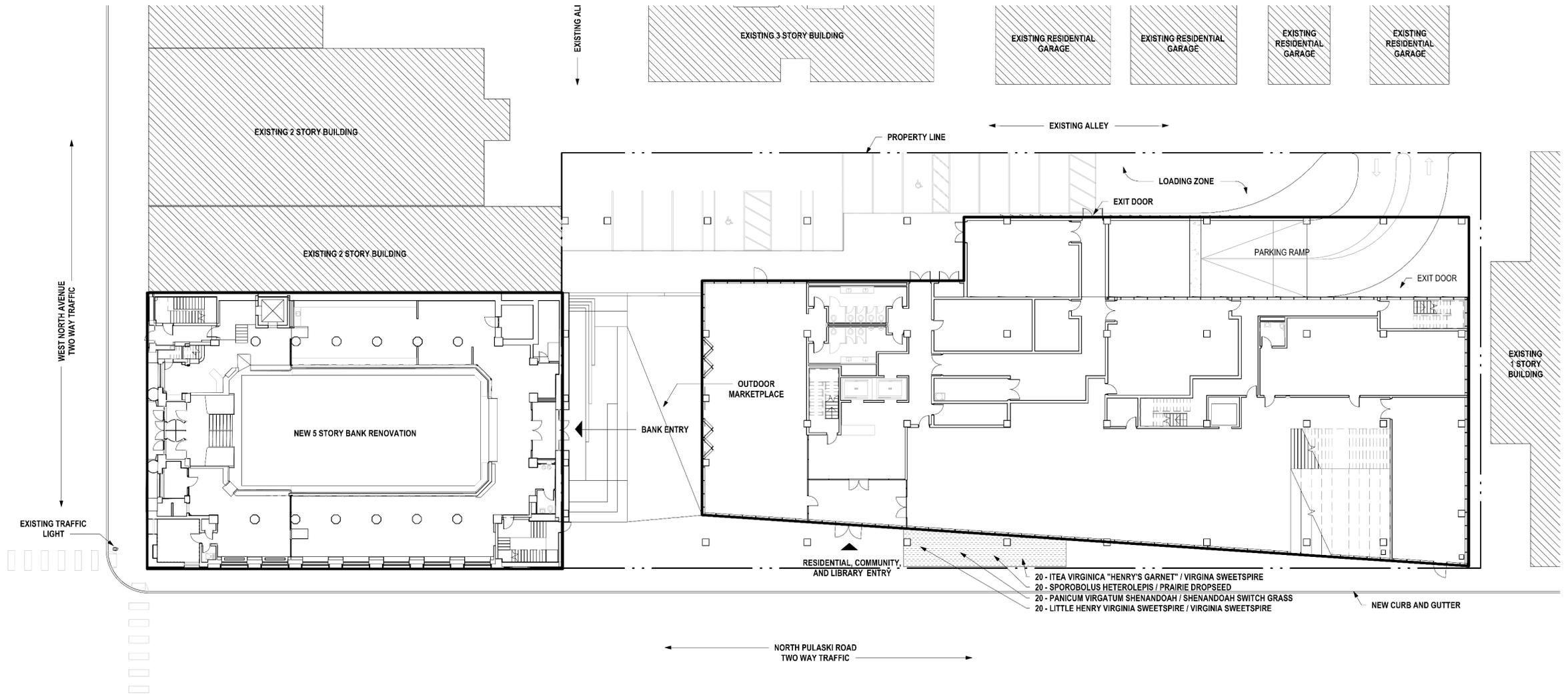


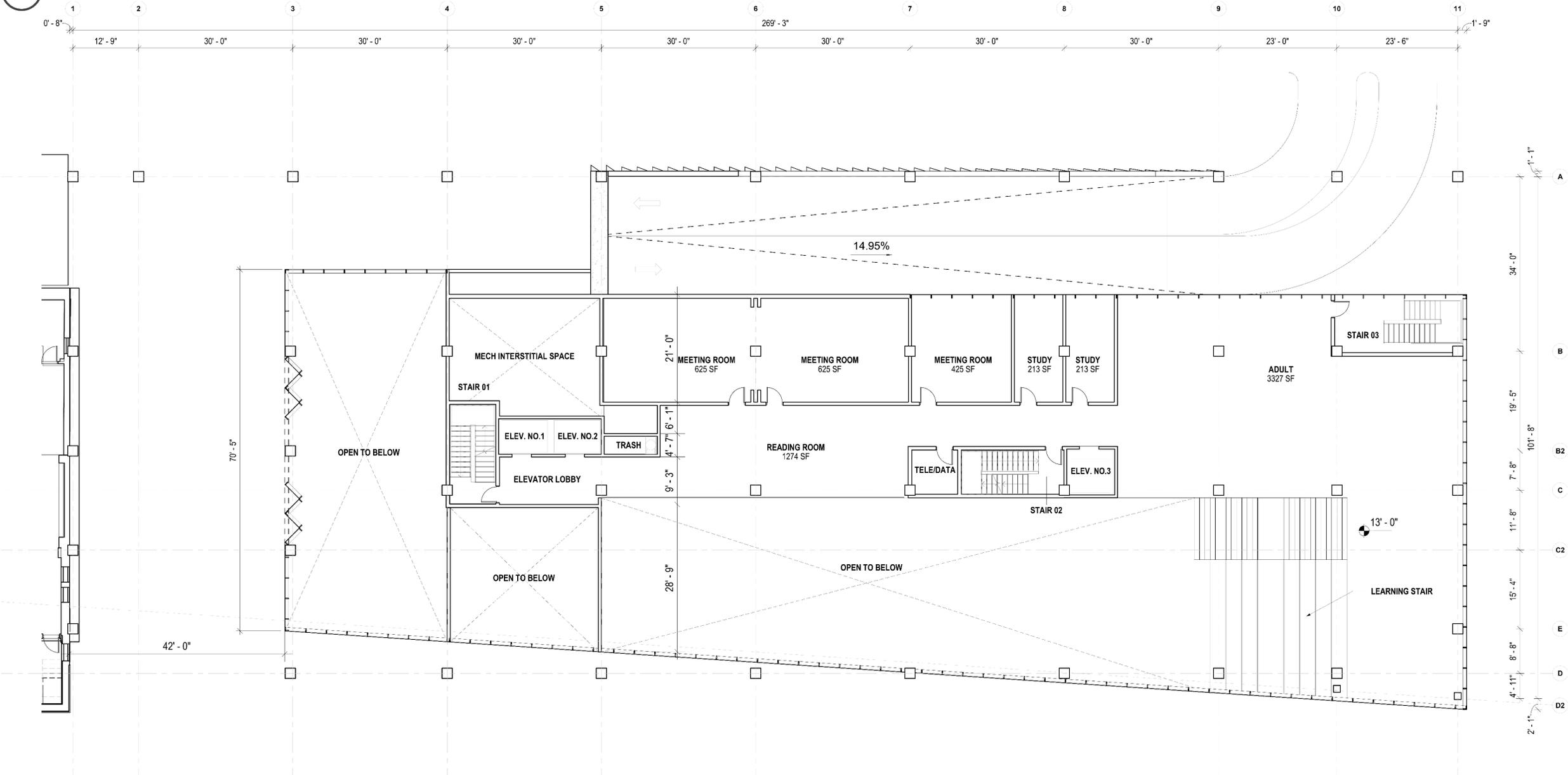


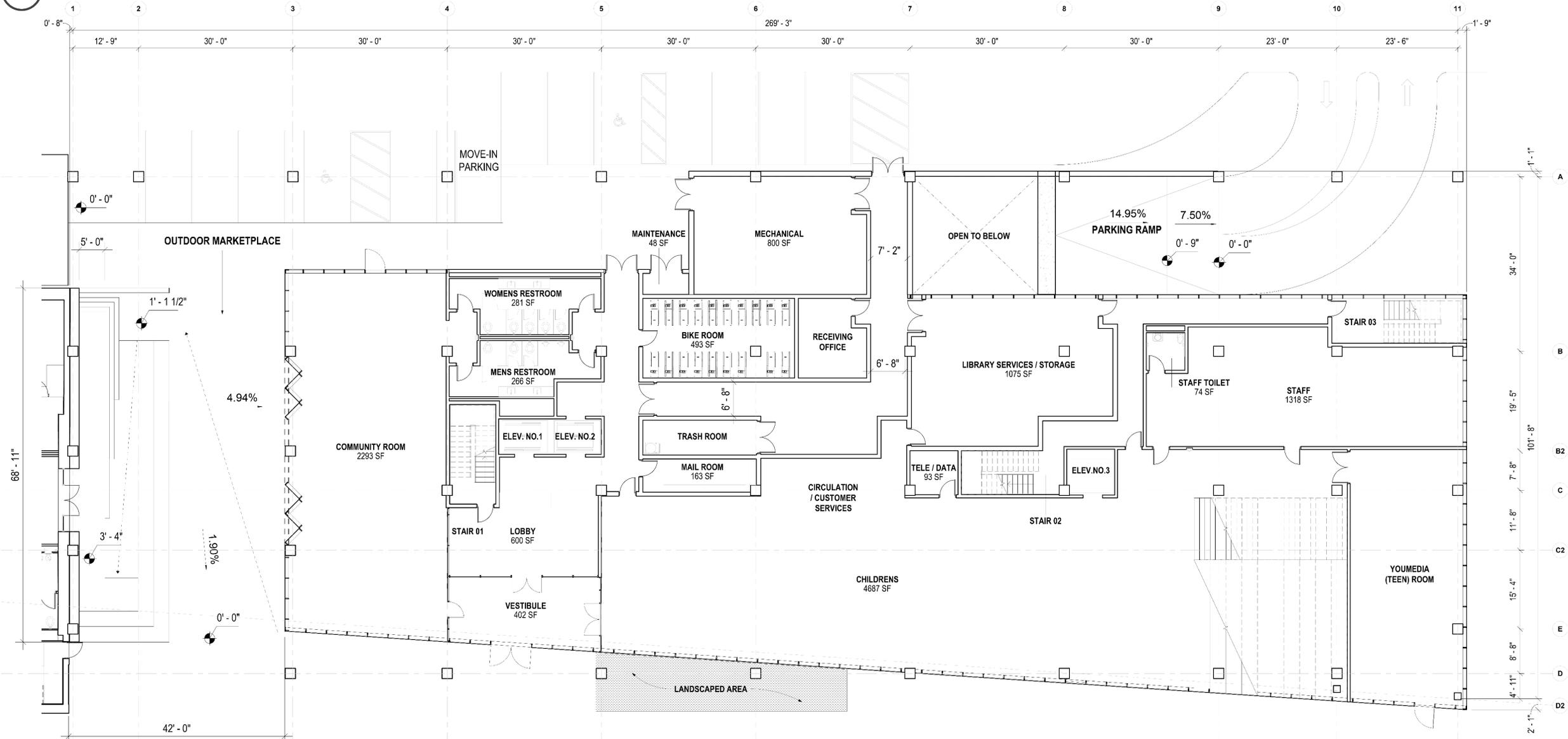




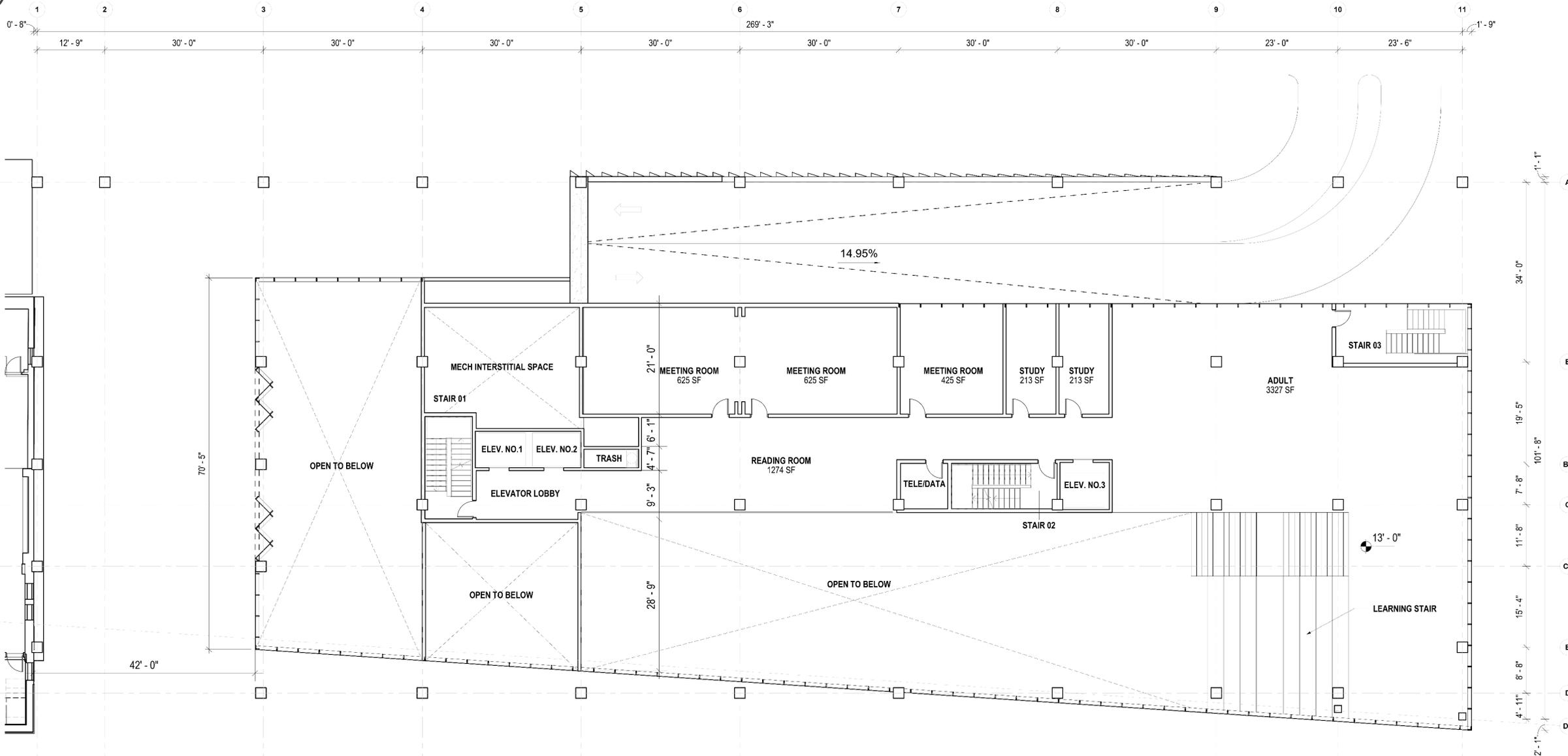




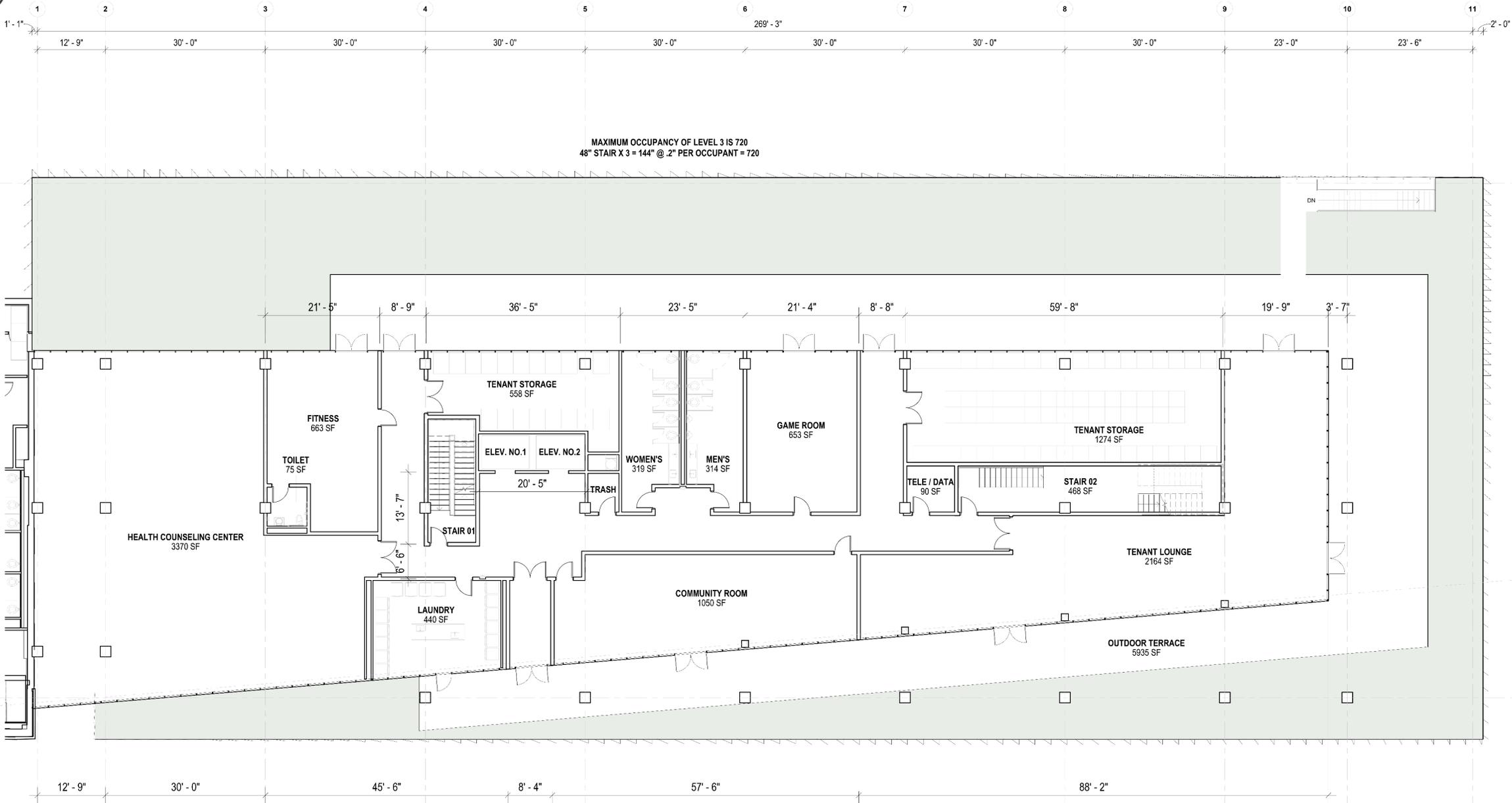




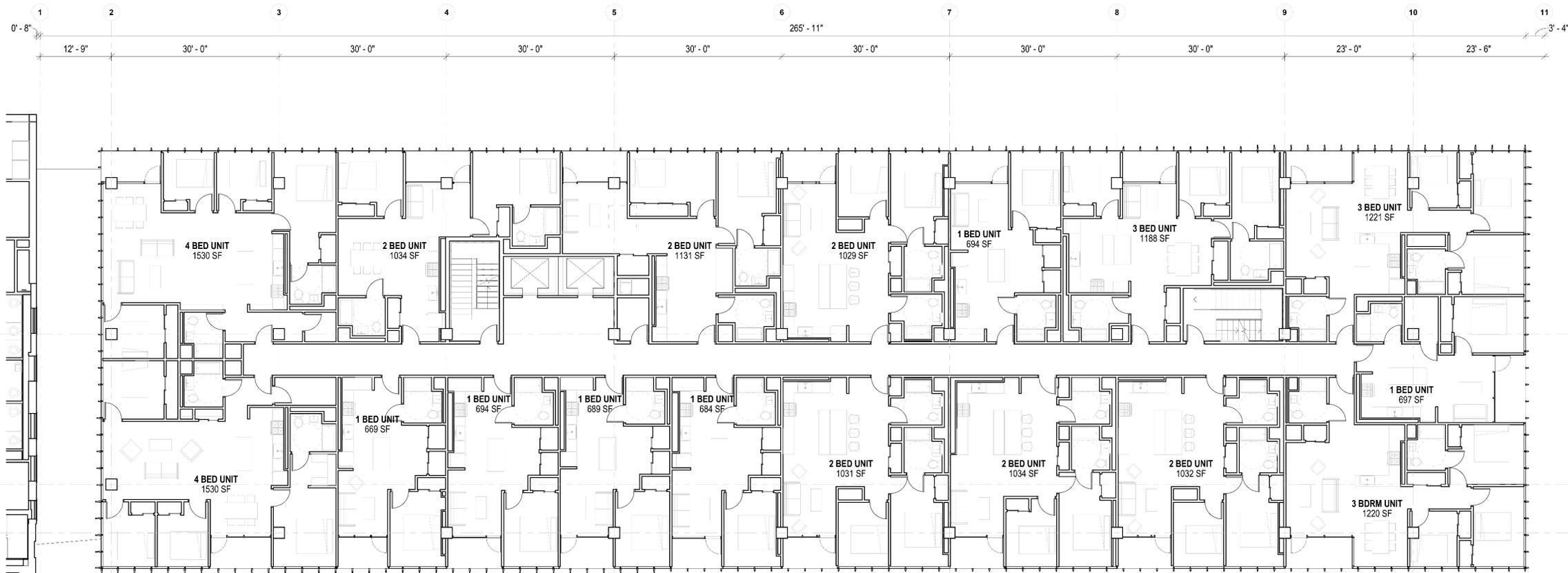
LEVEL 02 FLOOR PLAN

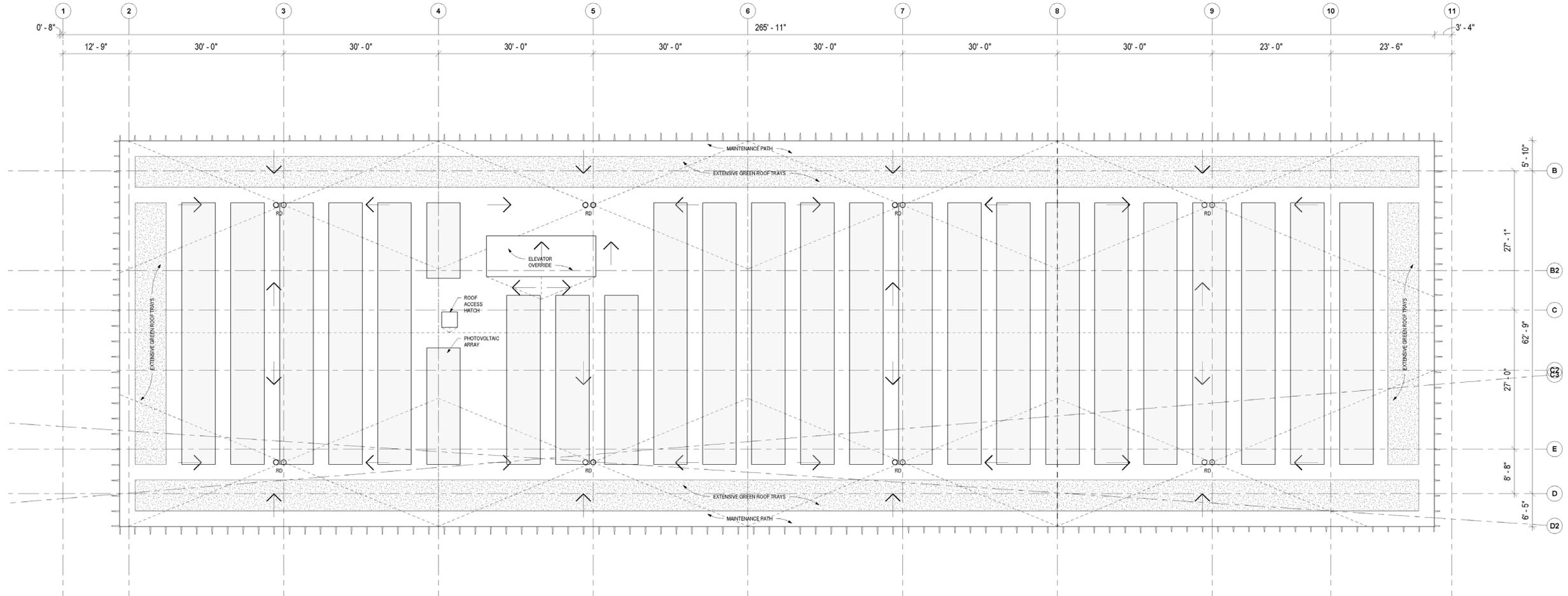


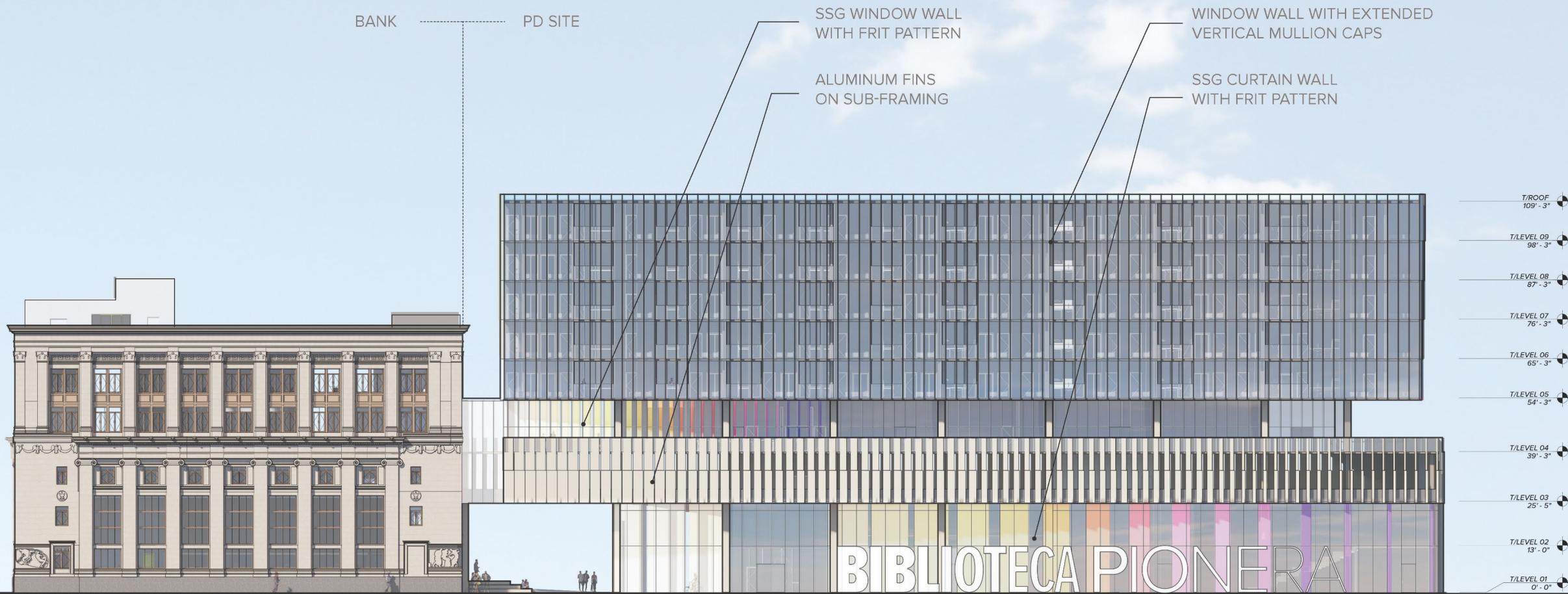
LEVEL 03 FLOOR PLAN



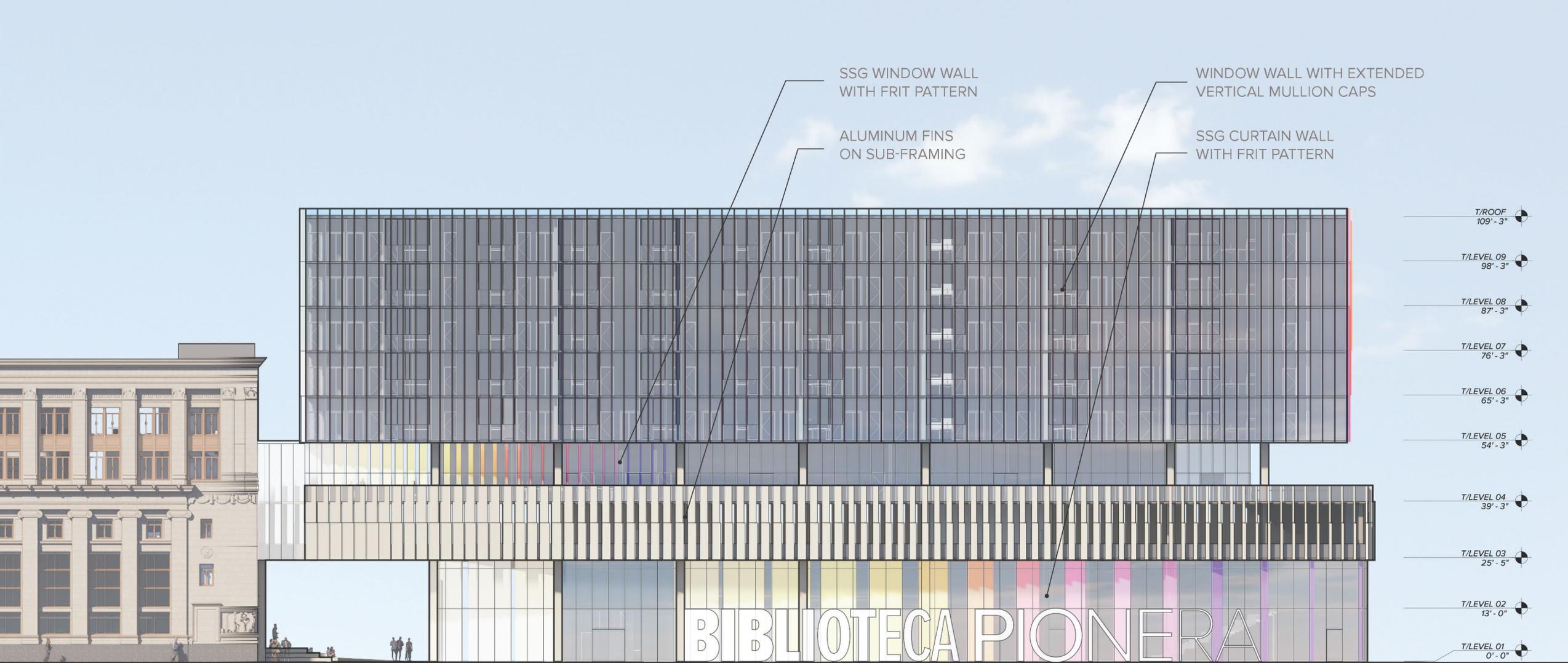
LEVEL 04 FLOOR PLAN







OVERALL EAST BUILDING ELEVATION



SSG WINDOW WALL
WITH FRIT PATTERN

WINDOW WALL WITH EXTENDED
VERTICAL MULLION CAPS

ALUMINUM FINNS
ON SUB-FRAMING

SSG CURTAIN WALL
WITH FRIT PATTERN

T/ROOF
109' - 3"

T/LEVEL 09
98' - 3"

T/LEVEL 08
87' - 3"

T/LEVEL 07
76' - 3"

T/LEVEL 06
65' - 3"

T/LEVEL 05
54' - 3"

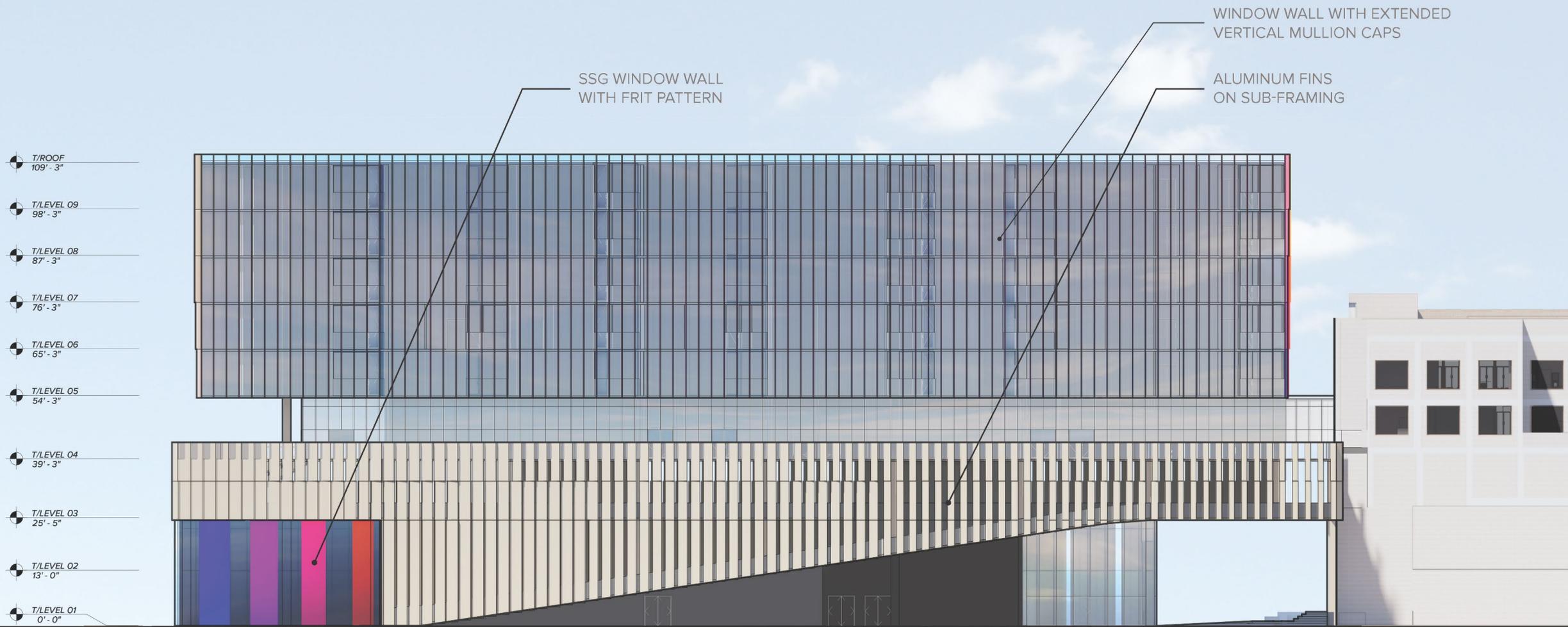
T/LEVEL 04
39' - 3"

T/LEVEL 03
25' - 5"

T/LEVEL 02
13' - 0"

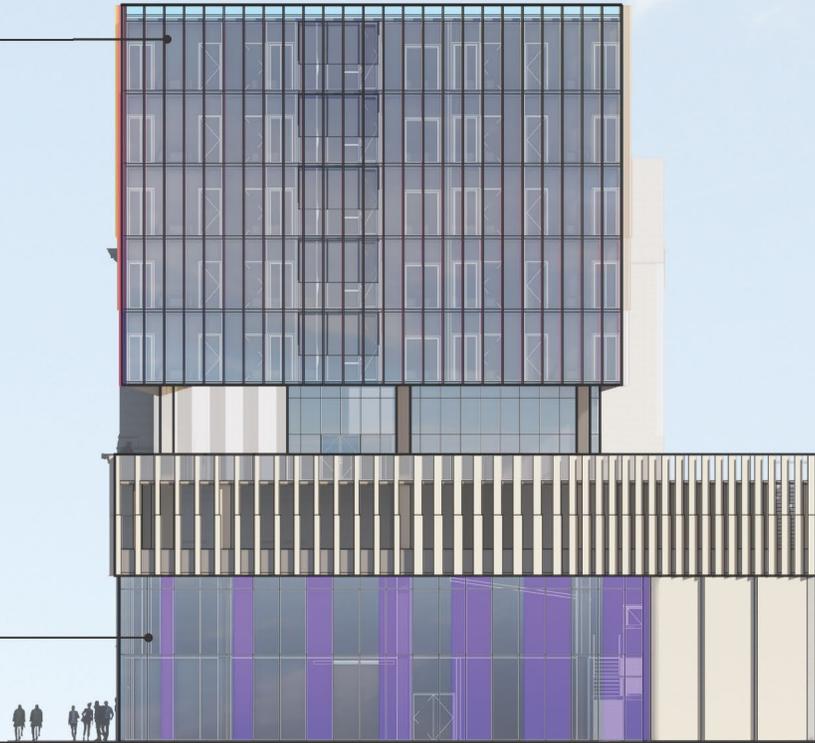
T/LEVEL 01
0' - 0"

BIBLIOTECA PIONERA



ALUMINUM FINNS
ON SUB-FRAMING

SSG WINDOW WALL
WITH FRIT PATTERN



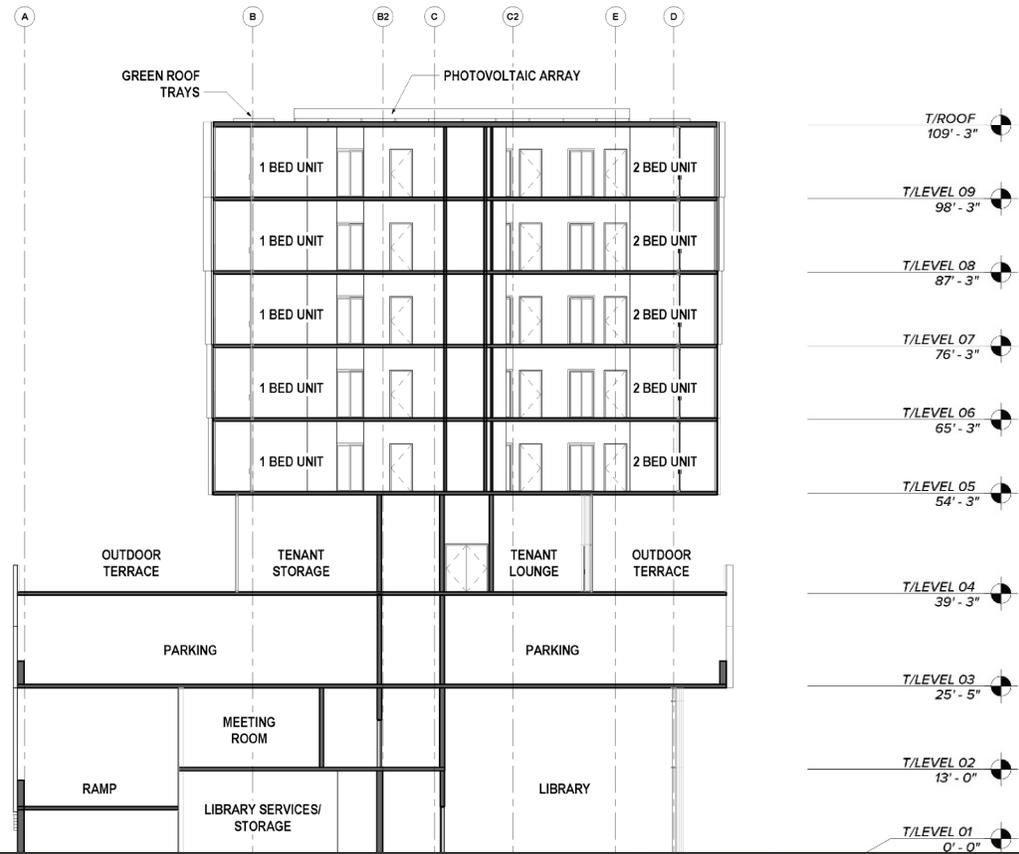
- T/ROOF
109' - 3"
- T/LEVEL 09
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- T/LEVEL 08
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- T/LEVEL 06
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- T/LEVEL 03
25' - 5"
- T/LEVEL 02
13' - 0"
- T/LEVEL 01
0' - 0"

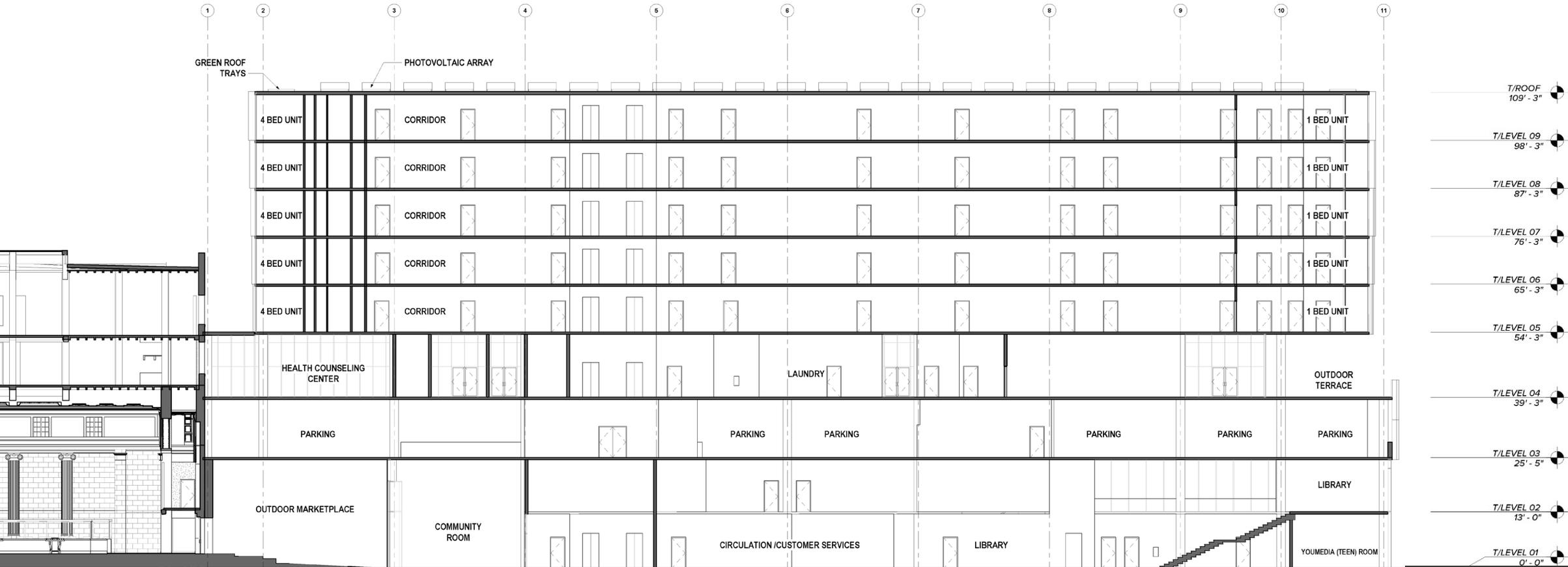
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0' - 0"



WINDOW WALL WITH EXTENDED VERTICAL MULLION CAPS

OPERABLE CURTAIN WALL





LONGITUDINAL SECTION





CURRENT RENDER – “AFTER”



RENDERING – VIEW FROM EAST (PULASKI AVE)



RENDERING - VIEW FROM NORTHEAST



RENDERING - VIEW WEST FACADE



RENDERING - VIEW LOOKING TOWARD DOWNTOWN



WINDOW WALL WITH EXTENDED VERTICAL MULLION CAPS

SSG WINDOW WALL WITH FRIT PATTERN

ALUMINUM FINNS ON SUB-FRAMING

SSG CURTAIN WALL WITH FRIT PATTERN



WINDOW WALL WITH CUSTOM ALUMINUM MULLION CAPS IN VARIOUS COLORS AND DIMENSIONS FROM 6" TO 18" IN DEPTH

GLAZED UNIT BALCONY GUARDRAILS

EXTERIOR GRADE FRAMED SOFFIT INSULATED FOR RESIDENTIAL UNITS ABOVE

INSULATED ACM SLAB EDGE COVER

ALUMINUM WINDOW WALL (STRUCTURAL SILICONE GLAZED AMENITY)

CONCRETE PREDESTAL PAVERS AT AMENITY LEVEL

GLAZED GUARDRAIL AT LEVEL 4

INTENSIVE GREEN ROOF TRAYS PROVIDING STORMWATER RETENTION

ALUMINUM COMPOSITE MATERIAL (ACM) FIN MOUNTED TO SLAB EDGES

TENSION CABLE VEHICULAR CRASH BARRIER

ALUMINUM CURTAIN WALL (STRUCTURAL SILICONE GLAZED) WITH SEMI-TRANSPARENT CERAMI FRIT COLOR GRADIENT

- The Project will comply fully with the Stormwater Management Ordinance by managing the 100-year storm event in a below-grade vault with a controlled release structure. Additional Best Management Practices will be employed to manage the “Volume Control” portion of the Stormwater Regulation.



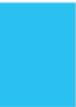
- The Project exceeds the Minimum Affordable Housing Ordinance Requirements as all 85 units will be affordable.

Public Benefits

- Promotes unified planning and development through site and project design.
- Ensures a level of amenities appropriate to the nature and scale of the Project (per 17-8-0104), as evidenced by presence of 85 affordable units.
- Promotes a flexible application of selected bulk, use and development standards to provide a creative, urban design (per 17-8-0105), as evidenced through elevation details, massing that respects the site context, and material selections.
- Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities.
- Provides buildings abutting the sidewalk with doors, windows and active uses and amenities.
- Limits the amount of on-site parking while also shielding in from major commercial streets.
- Ensures that all sides and areas of the Project that are visible to the public are treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade.
- 450 Estimated temporary construction jobs and 20 estimated permanent jobs.
- Community health & wealth services run by Humboldt Park Health.

Minority- and Women-Owned Business Enterprise Goals

- Minimum 26% Participation from Qualified Minority Business Enterprises
- Minimum 6% Participation from Qualified Women Business Enterprises
- Minimum 50% Participation from Chicago Residents

  **DPD Recommendations (staff to complete)**