



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**3831 W Chicago Ave**

**3833-3859 W Chicago Avenue, 739-757 N Springfield Ave and  
746-756 N. Avers Ave (37<sup>th</sup> Ward)**

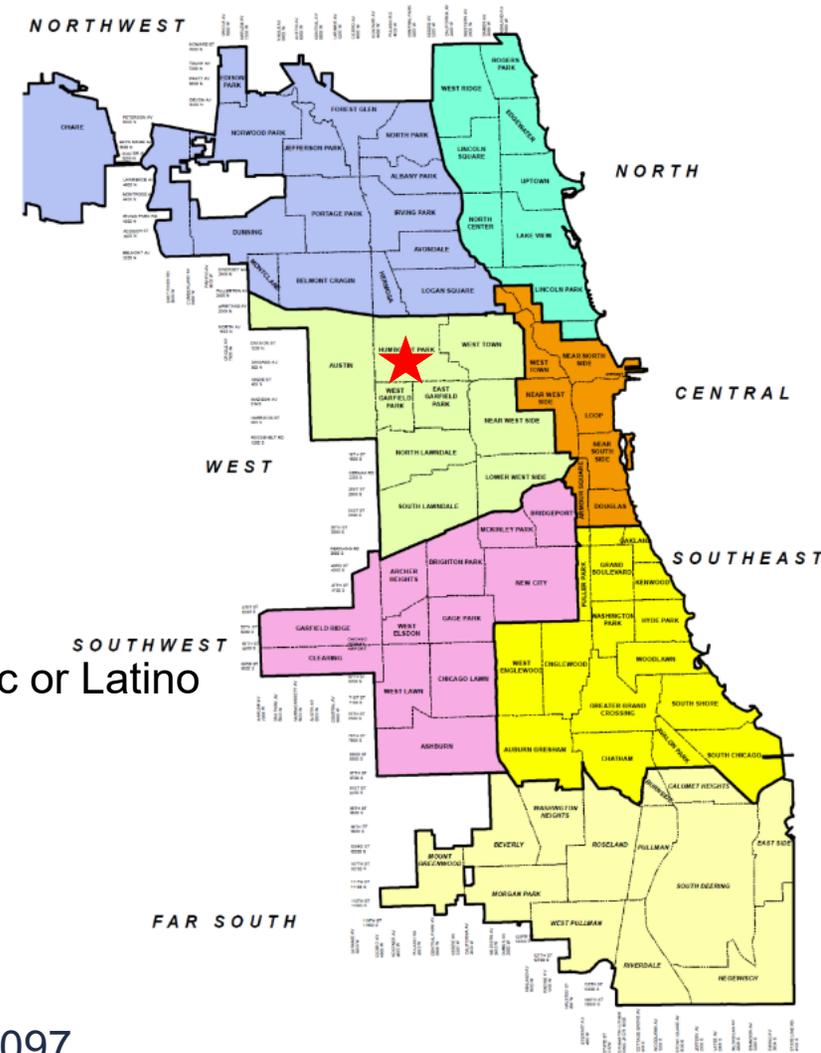
**548 Development, LLC**

October 20, 2022

# ★ Community Area Snapshot

## COMMUNITY AREA INFORMATION:

- Humboldt Park
- Demographic Data\*
  - 54,165 total population
  - Diverse neighborhood: 33% Black, and 55% Hispanic or Latino
  - 45% of the neighborhood has 1 or less cars.
  - Number of Households: 19,072
    - 62% is Renter Occupied
    - 66.5% are Family Households
    - Average Household Size: 2.8
  - Median Income: \$41,536
    - City of Chicago Median Household Income: \$62,097



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





**SITE CONTEXT**

# Planning Context



## Humboldt Park: Staking Our Claim – Quality of Life Plan

- 2005, 2008
- LISC Chicago

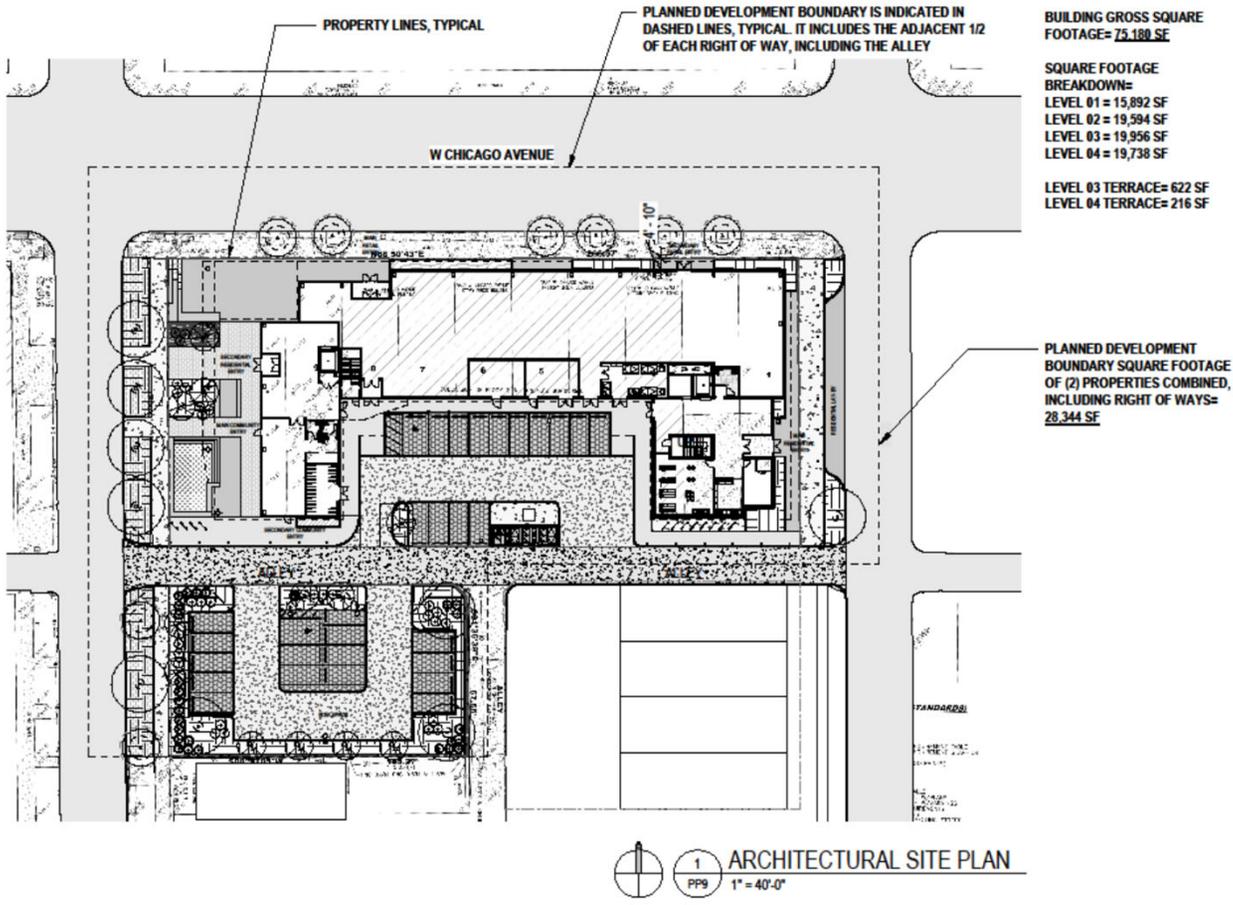
## INVEST South/West, Humboldt Park – Chicago Ave Corridor RFP – Visioning Sessions

- 2021
- Chicago DPD

# Vicinity & Bus Route Map



# SITE CONTEXT PLAN



**PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**



# Project Timeline + Community Outreach

**INTRODUCTION DATE: SEPTEMBER 21, 2022**

**DATES OF PROJECT MEETINGS:**

- January, 2022: Project Submittal and Discussion
- May – September 2022: Review process and project modifications
- January – March 2022: Community Outreach and series of meetings

**DPD PD REVIEW PROCESS**

- March 29, 2022: Intake Meeting
- April - September 2022: DPD Review

**PROJECT CHANGES BASED ON FEEDBACK:**

- Improvements to the building and façade design
- Improved parking lot design and landscaping
- Improvements to ground level

- The project is being financed with both Low-Income Housing Tax Credits (LIHTC) from the Illinois Housing Development Authority and TIF funds from the City of Chicago. LIHTC will restrict the affordability of 80% of the total units to families at or below 60% of the AMI for a period of not less than 30 years. Pursuant to the 2021 ARO Rules:

When the construction, rehabilitation or preservation of a residential development is assisted by TIF funds, the TIF guidelines will prevail in the event of a conflict with the ARO. However, even if the TIF guidelines otherwise apply, the TIF Redevelopment Agreement (TIF RDA) must require a term of no less than 30 years.

- Residential Developments that receive a land write down or other forms of financial assistance as defined in Subsection (B), such as Low-Income Housing Tax Credits (LIHTCs), will be monitored according to the more restrictive requirements of such programs, rather than the ARO. However, if the program requires a term that is less than 30 years, the project will be subject to the requirements of the ARO for the years after the program ends for a total 30-year term.



**The City's Participation Goals are:**  
**26% Participation from Qualified Minority Business Enterprises**  
**6% Participation from Qualified Women Business Enterprises**  
**50% Participation from Chicago Residents**

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>

- The City of Chicago's Participation Goals are:
- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents





- 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.

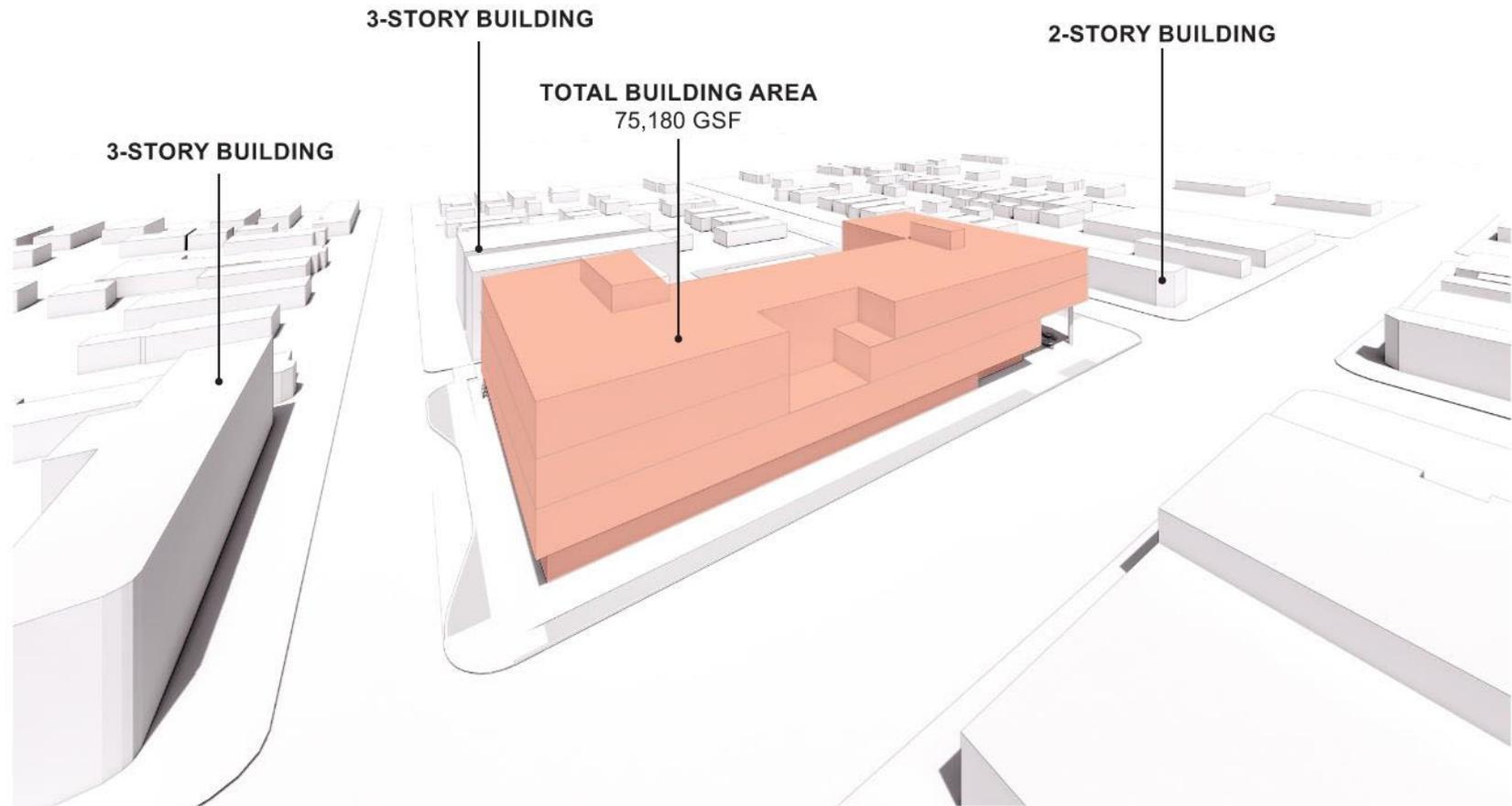


**SITE CONTEXT**

 **Aerial View**



**AERIAL VIEW FROM NORTHEAST DIRECTION**



**URBAN DESIGN & MASSING**

# Pedestrian Context



**CHICAGO AVENUE & SPRINGFIELD AVENUE – NORTHWEST CORNER**

# Pedestrian Context



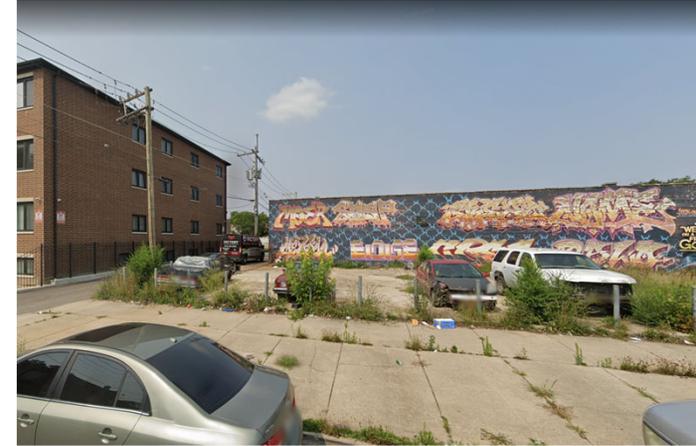
AVERS AVENUE – SOUTHEAST CORNER



# Pedestrian Context



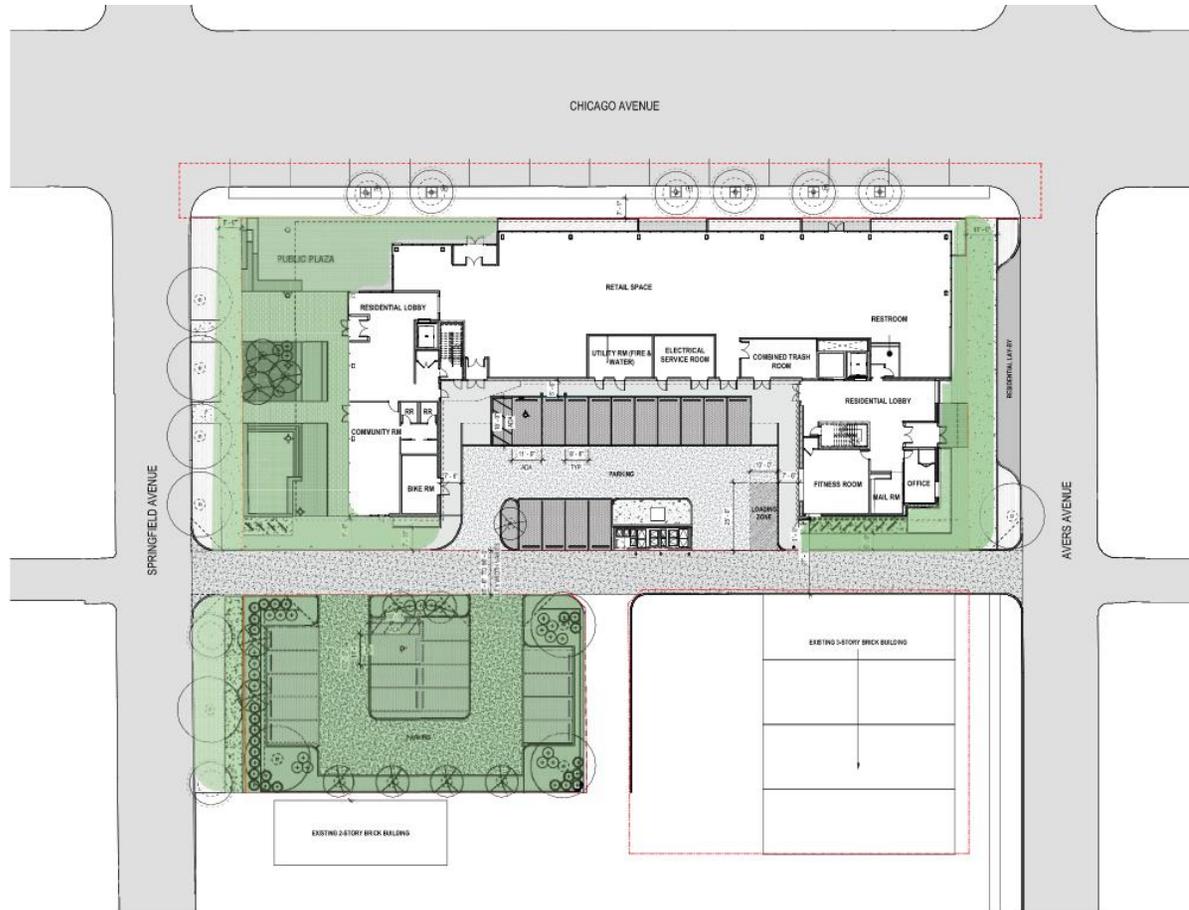
AVERS AVENUE – SOUTHEAST CORNER



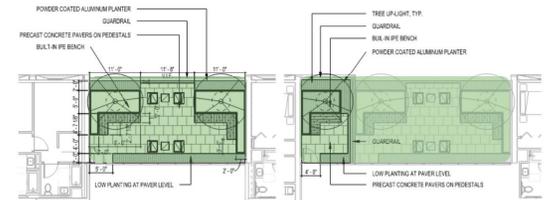
 **Pedestrian Context**



**ALLEY - REAR RESIDENTIAL ENTRY**



Level 1 Site Plan



Level 3 & Level 4 Terrace Plans

- Creation of a large covered Plaza space along Springfield Avenue. Designing the additional Flexible Parking area to provide support to the Plaza area during events and gatherings. Creating small pockets of terraced areas for residents on the third and fourth floors.
- Residential on-site amenities include plaza open space, fitness room, community spaces and upper level terraces.

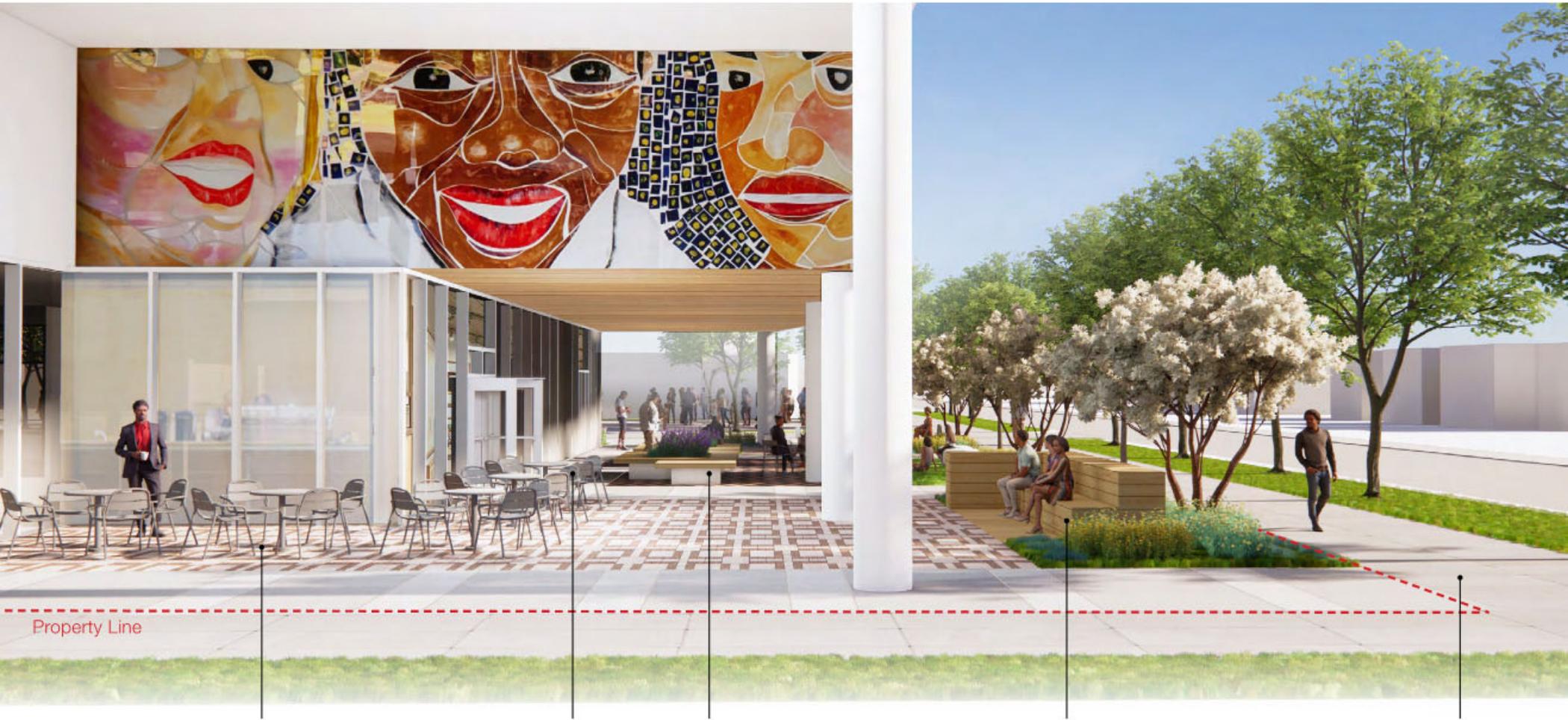
## OPEN SPACE + LANDSCAPING

UPDATE ILLUSTRATIVE SITE PLAN

ADD PRECEDENT IMAGES TO THIS PLAN



## GROUND FLOOR LANDSCAPING AND PLAZA PLAN



Property Line

Cafe / Bar Seating Area

Circulation Elevated Seating

Plaza Amphitheater

Sidewalk

## COMMUNITY PLAZA – PEDESTRIAN CONTEXT



Flexible Lawn Area

## COMMUNITY PLAZA – PEDESTRIAN CONTEXT



Property Line

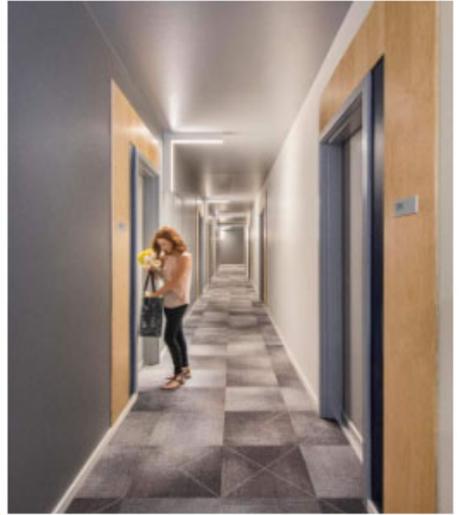
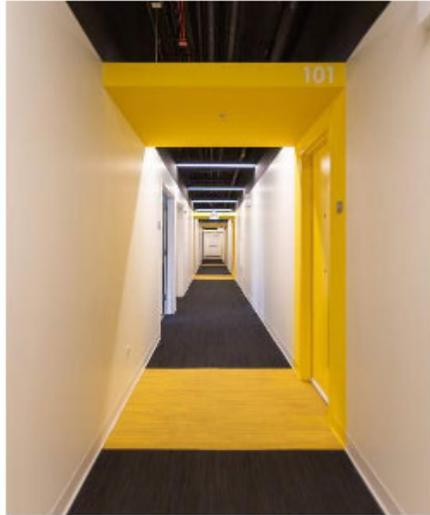
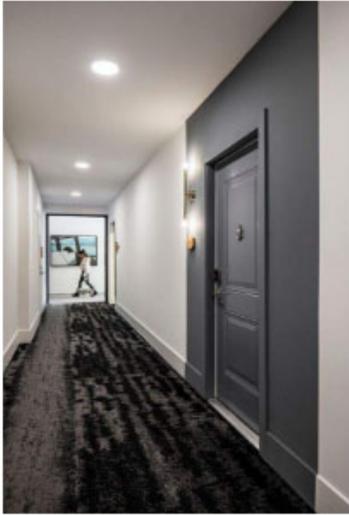
Bike Racks

Play / Chat Zone

# COMMUNITY PLAZA – PEDESTRIAN CONTEXT



**INTERIOR RESIDENTIAL AMENITY SPACE**



**INTERIOR RESIDENTIAL CORRIDOR**



UPPER LEVEL RESIDENT TERRACE DESIGN INTENT

W Chicago Ave

Glass Railing

Elevated Planters  
with Small Ornamen-  
tal Trees

Roof Tray

Paver System

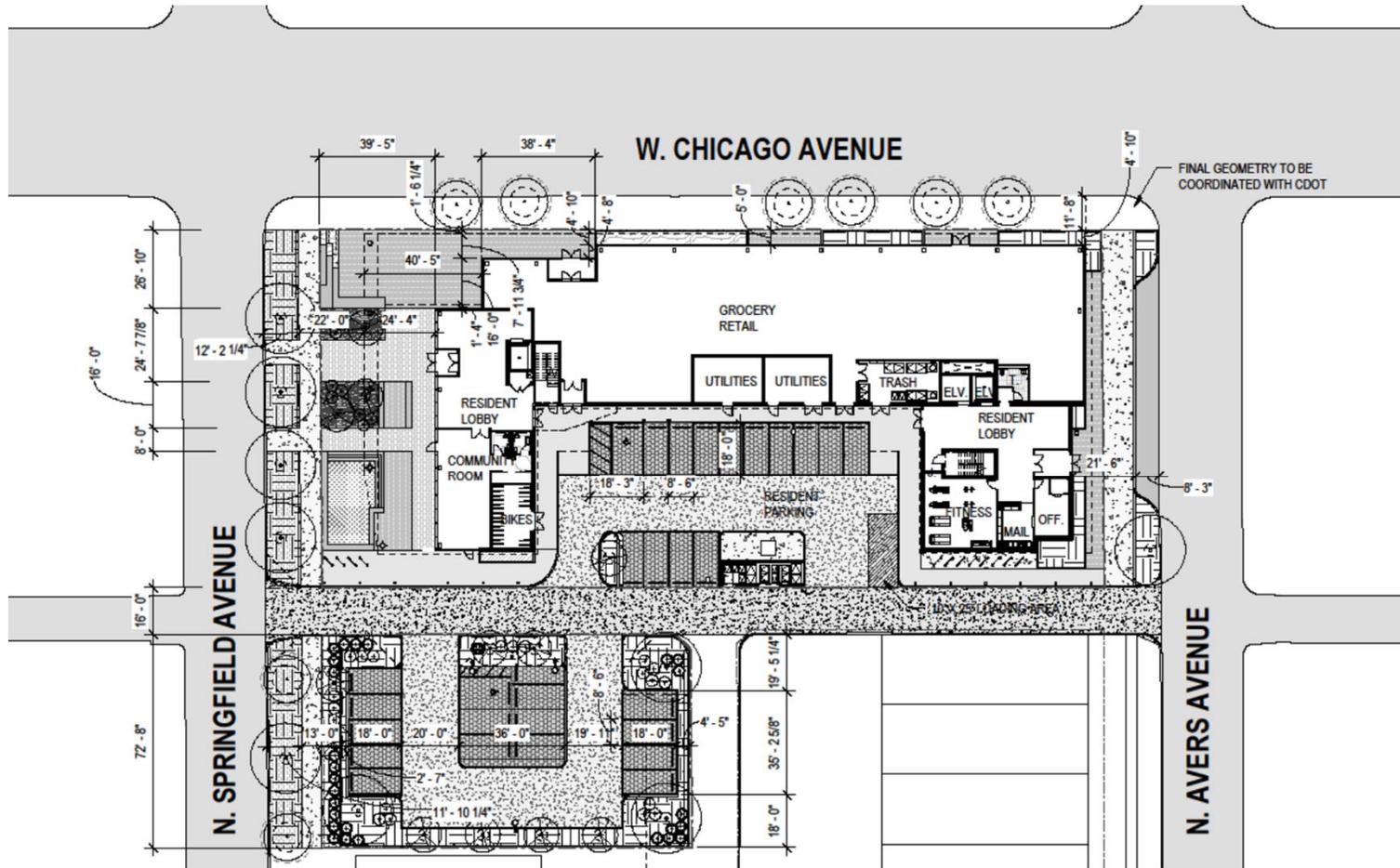


## UPPER LEVEL RESIDENT TERRACE PLANS

**OPT 1 | PATCH**  
**PLAZA SITE PLAN**



**GROUND FLOOR LANDSCAPING AND PLAZA PLAN**



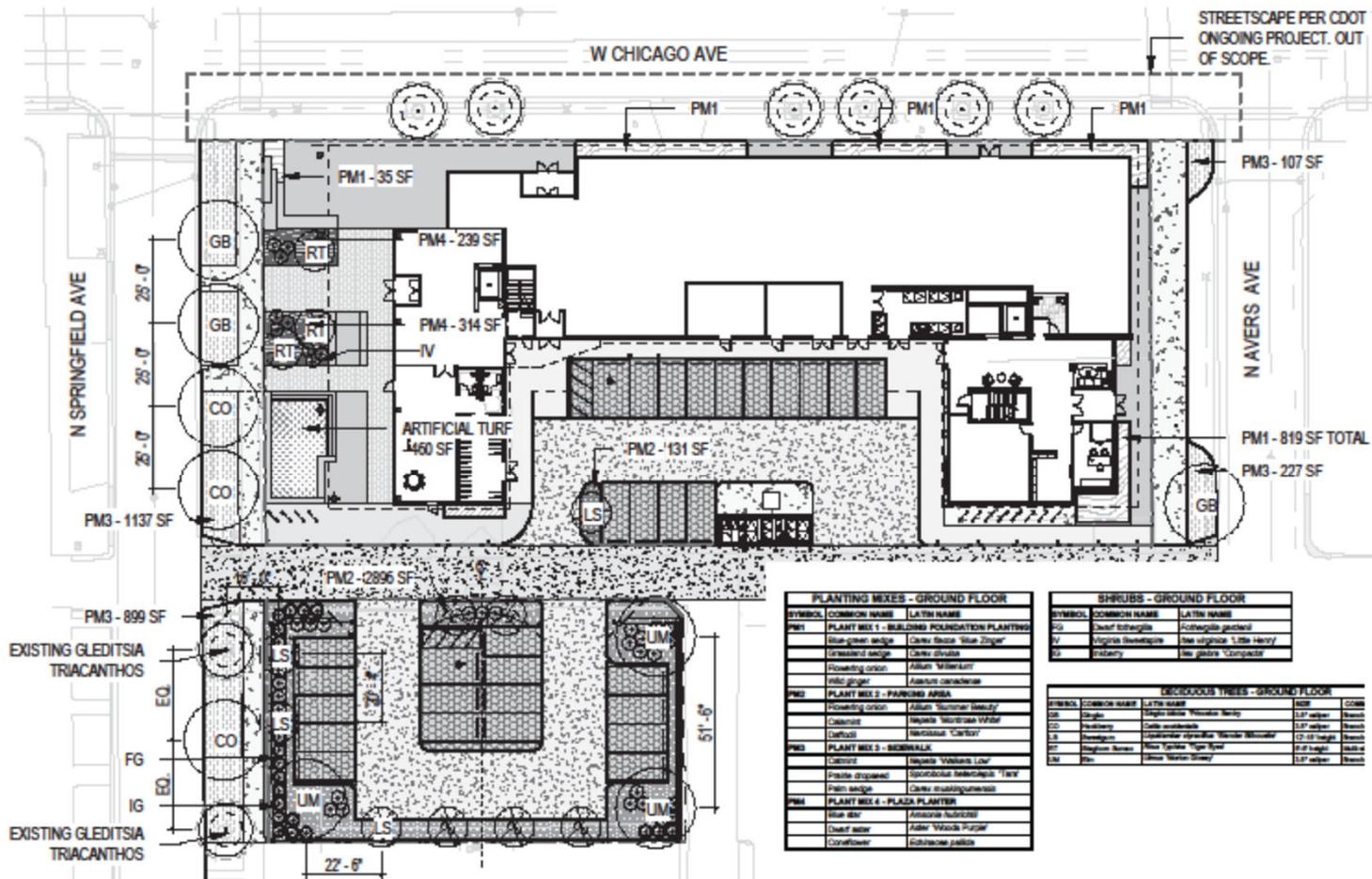
- Parking Count
- 14 Residential (including 1 ADA space)
  - 16 Commercial (including 1 ADA space)
  - 30 Total parking spaces within the Planned Development Boundary
  - EV Parking Spaces and/ or future accommodations are provided at (1) minimum parking space at the Residential Parking space and available for use by the accessible parking space.

1 ARCHITECTURAL SITE PLAN  
DCH-DPC/1 1" = 30'-0"

NOT TO SCALE



# DIMENSIONED SITE PLAN

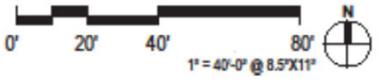


**LANDSCAPE PLANTING PLAN  
GROUND FLOOR**

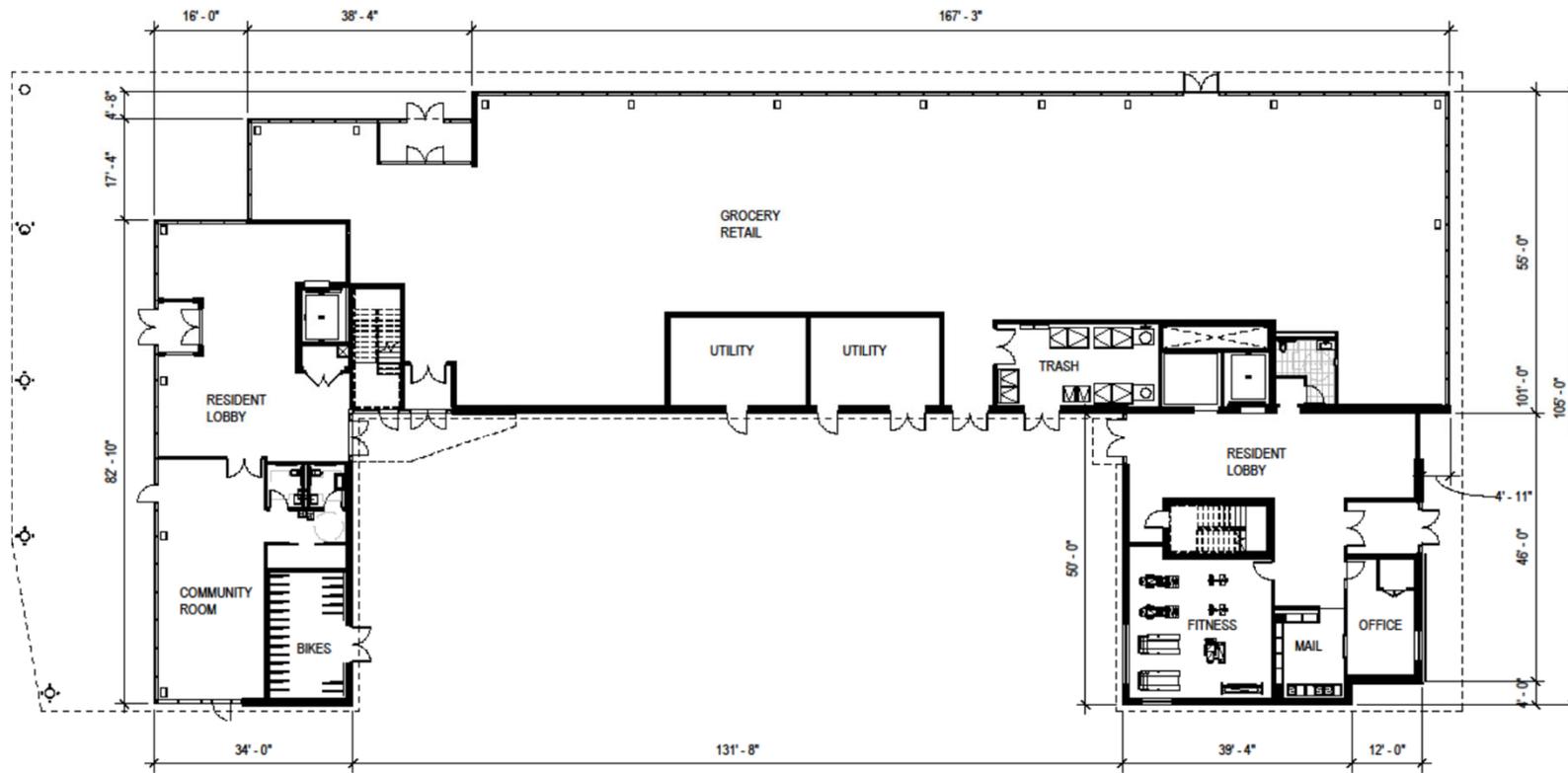
PLANTING MIXES - GROUND FLOOR		
SYMBOL	COMMON NAME	LATIN NAME
<b>PM1 PLANT MIX 1 - BUILDING FOUNDATION PLANTING</b>		
Blue-green sage	Common Sage	<i>Salvia angustifolia</i>
Shrubbery sage	Common Sage	<i>Salvia angustifolia</i>
Flowering orion	Common Sage	<i>Salvia angustifolia</i>
White gerard	Common Sage	<i>Salvia angustifolia</i>
<b>PM2 PLANT MIX 2 - PARKING AREA</b>		
Flowering orion	Common Sage	<i>Salvia angustifolia</i>
Calceol	Common Sage	<i>Salvia angustifolia</i>
Darkblue	Common Sage	<i>Salvia angustifolia</i>
<b>PM3 PLANT MIX 3 - BIOSWALE</b>		
Common	Common Sage	<i>Salvia angustifolia</i>
White striped	Common Sage	<i>Salvia angustifolia</i>
Pink sage	Common Sage	<i>Salvia angustifolia</i>
<b>PM4 PLANT MIX 4 - PLAZA PLANTER</b>		
Blue sage	Common Sage	<i>Salvia angustifolia</i>
Dark sage	Common Sage	<i>Salvia angustifolia</i>
Common	Common Sage	<i>Salvia angustifolia</i>

SHRUBS - GROUND FLOOR		
SYMBOL	COMMON NAME	LATIN NAME
GB	Dark Forsythia	<i>Forsythia koreanii</i>
RT	Virginia Sweetspire	<i>Ilex verticillata</i>
CO	Indigo	<i>Indigofera tinctoria</i>

DECIDUOUS TREES - GROUND FLOOR				
SYMBOL	COMMON NAME	LATIN NAME	HT	DBH
LS	Large Tree	<i>Quercus macrocarpa</i>	12'-0"	12"
CO	Medium	<i>Quercus macrocarpa</i>	12'-0"	12"
LS	Medium	<i>Quercus macrocarpa</i>	12'-0"	12"
RT	Medium	<i>Quercus macrocarpa</i>	12'-0"	12"
UM	Small	<i>Quercus macrocarpa</i>	12'-0"	12"



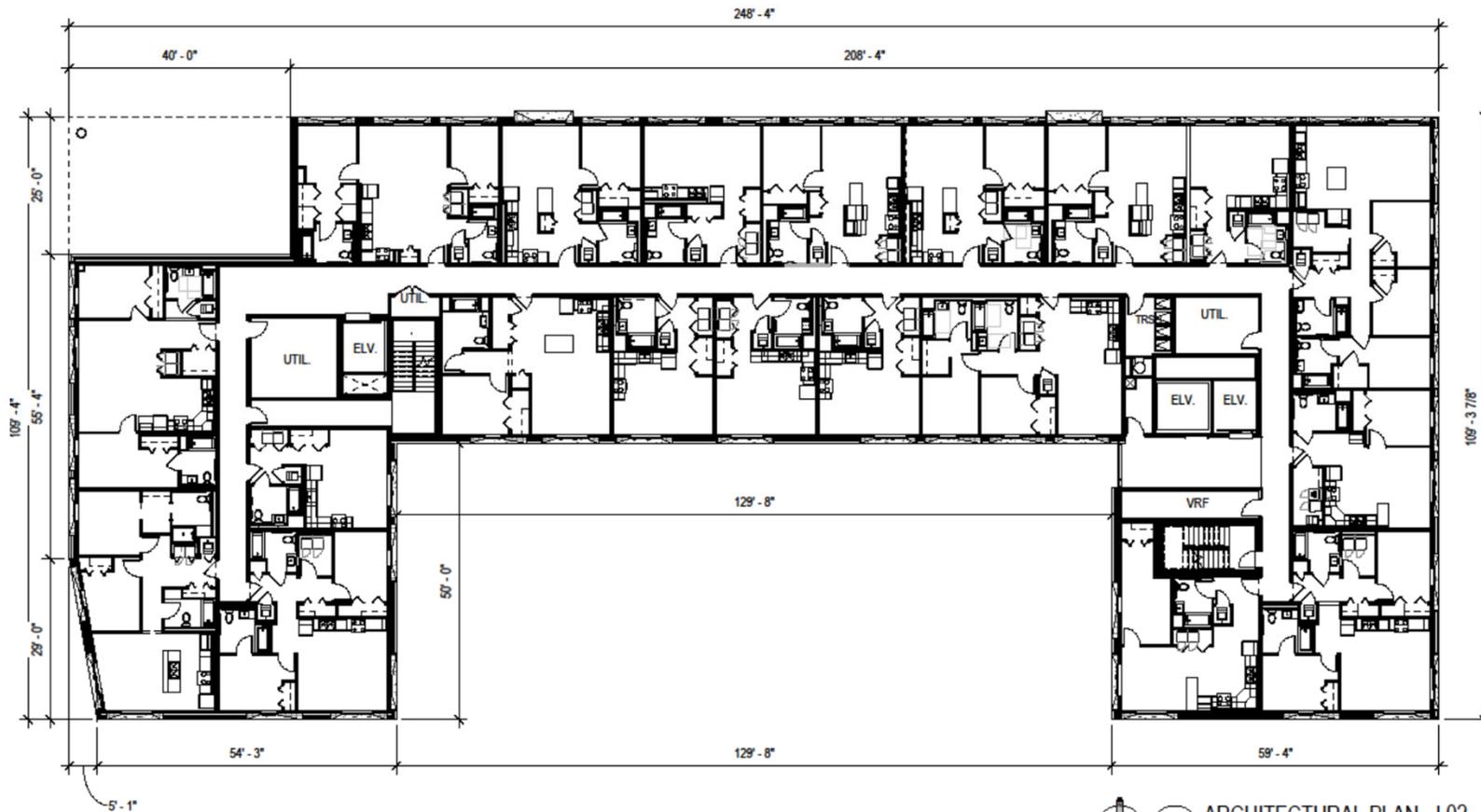
**GROUND FLOOR LANDSCAPING AND PLAZA PLAN**



1 LEVEL 1 PLAN  
 DCH-DPD2 1/16" = 1'-0"

NOT TO SCALE 

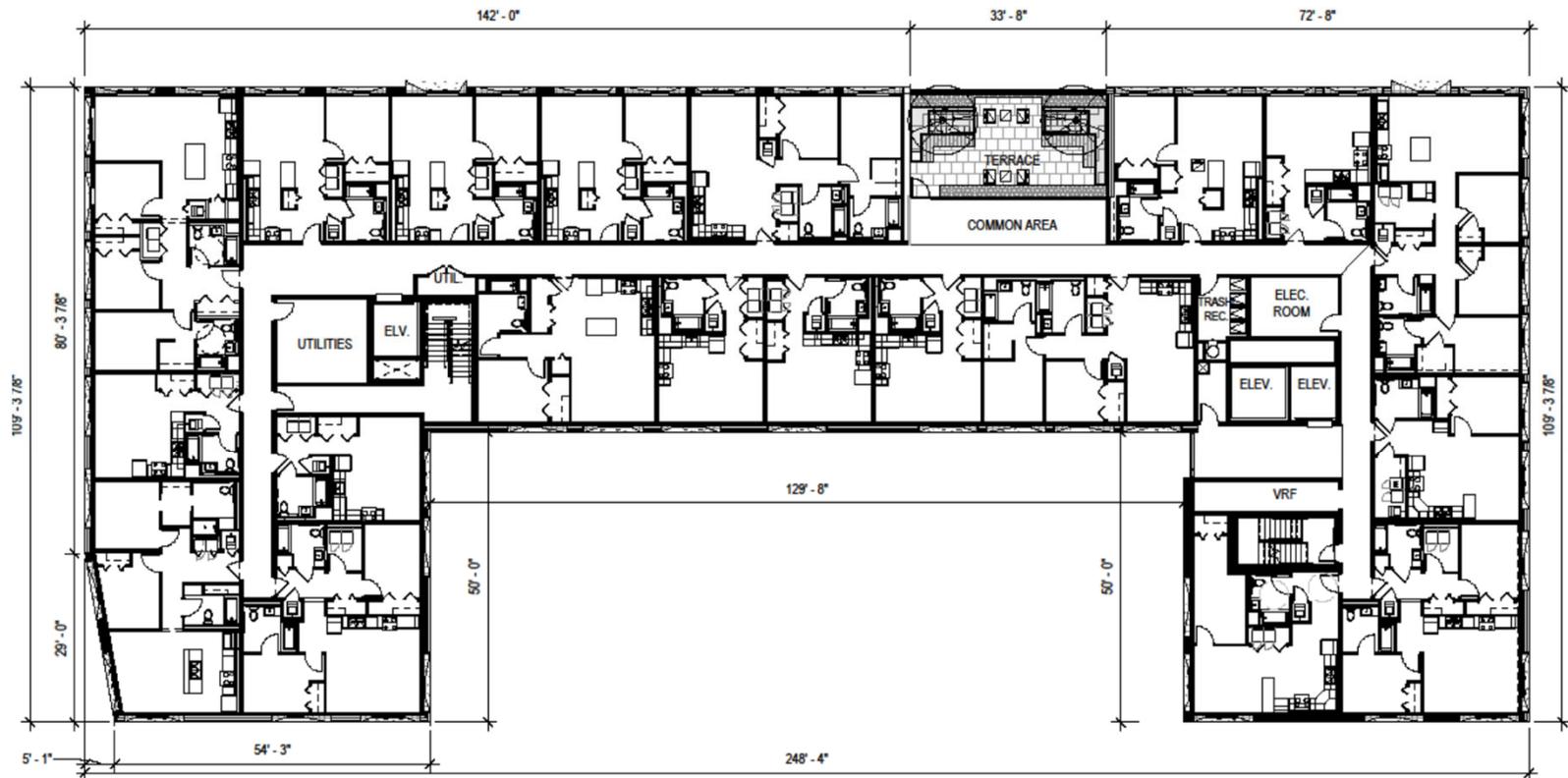
**LEVEL 01 FLOOR PLAN**



1 ARCHITECTURAL PLAN - L02  
 D04-DP03 1/16" = 1'-0"

NOT TO SCALE 

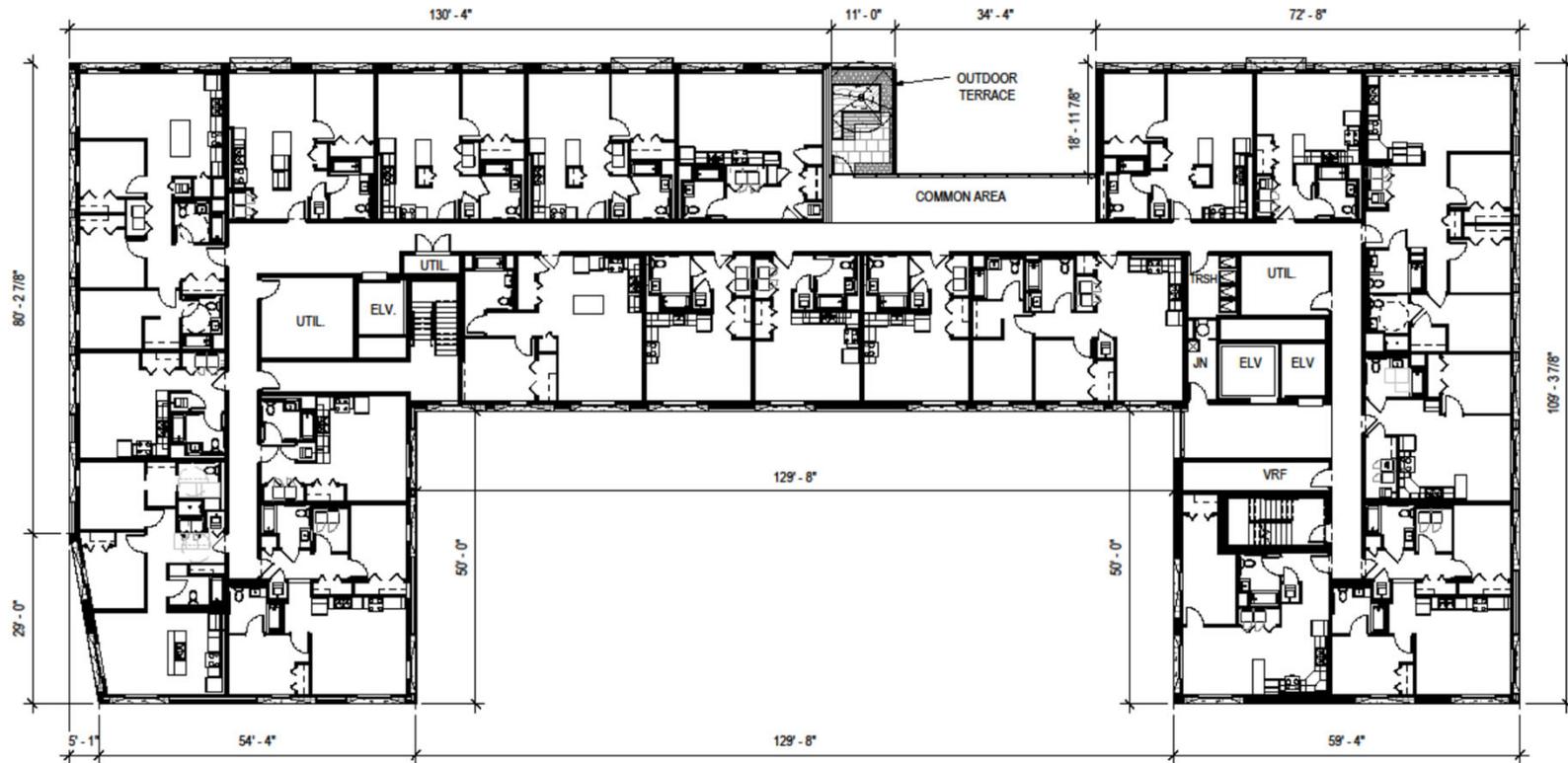
**LEVEL 02 FLOOR PLAN**



1 ARCHITECTURAL PLAN - L03  
 DOH-DPDA 1/16" = 1'-0"

NOT TO SCALE 

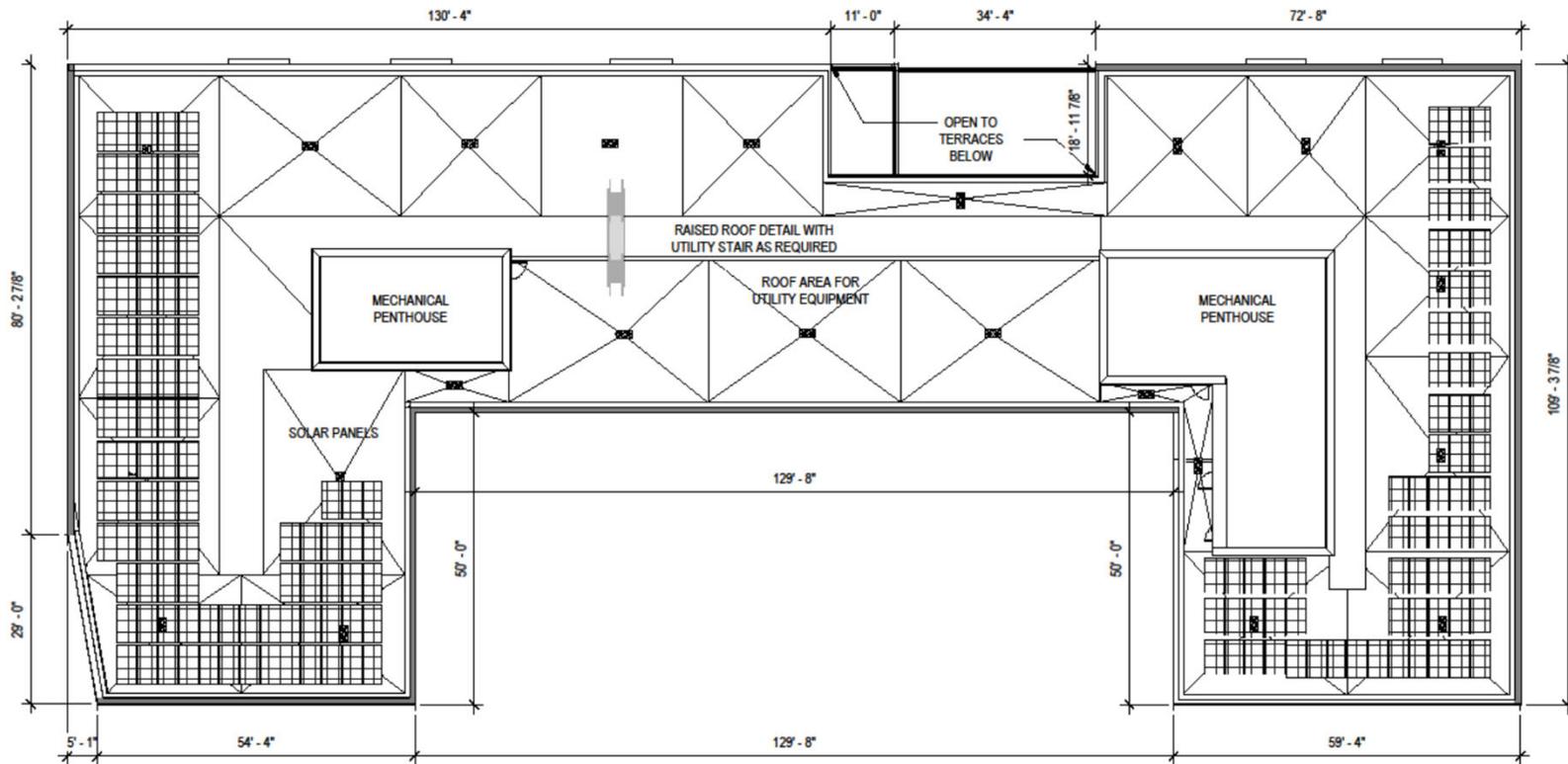
# LEVEL 03 FLOOR PLAN



1 ARCHITECTURAL PLAN - L04  
 DOH-DPD 6 1/16" = 1'-0"

NOT TO SCALE 

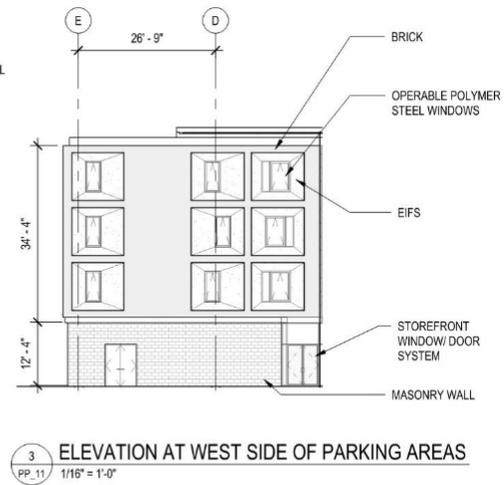
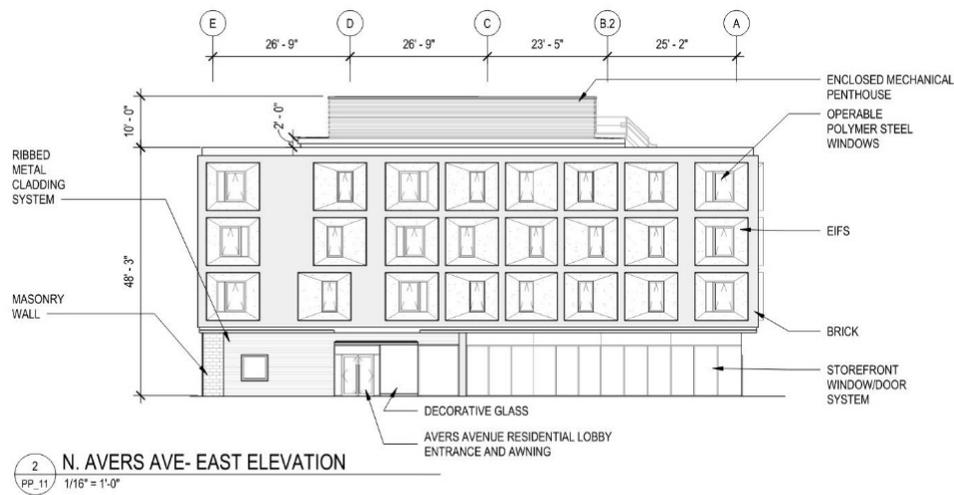
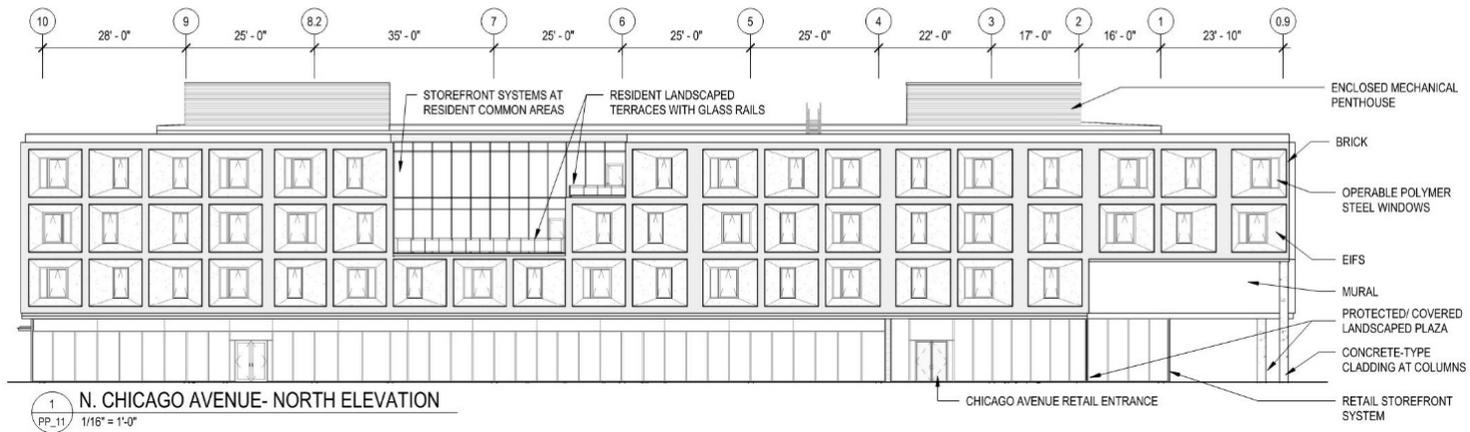
# LEVEL 04 FLOOR PLAN



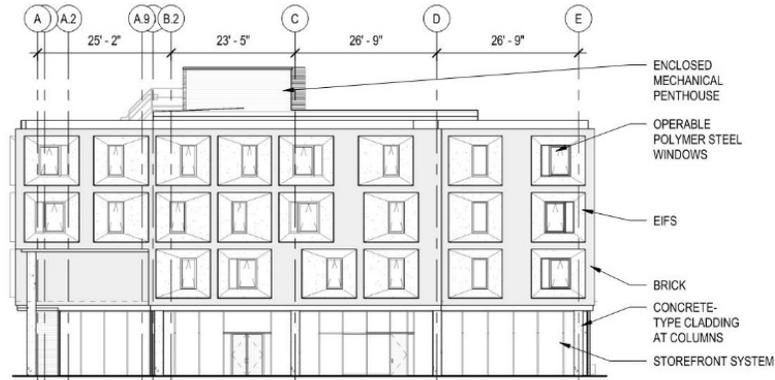
1 ARCHITECTURAL PLAN - L04  
 DOH-DPDB 1/16" = 1'-0"

NOT TO SCALE 

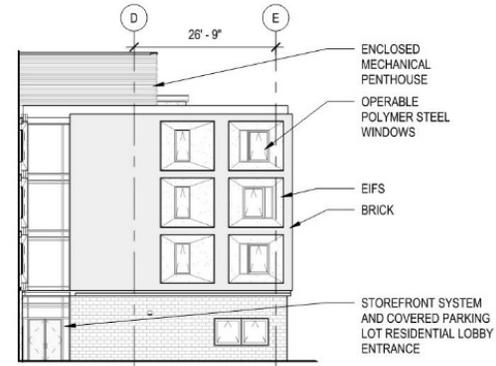
# ROOF LEVEL FLOOR PLAN



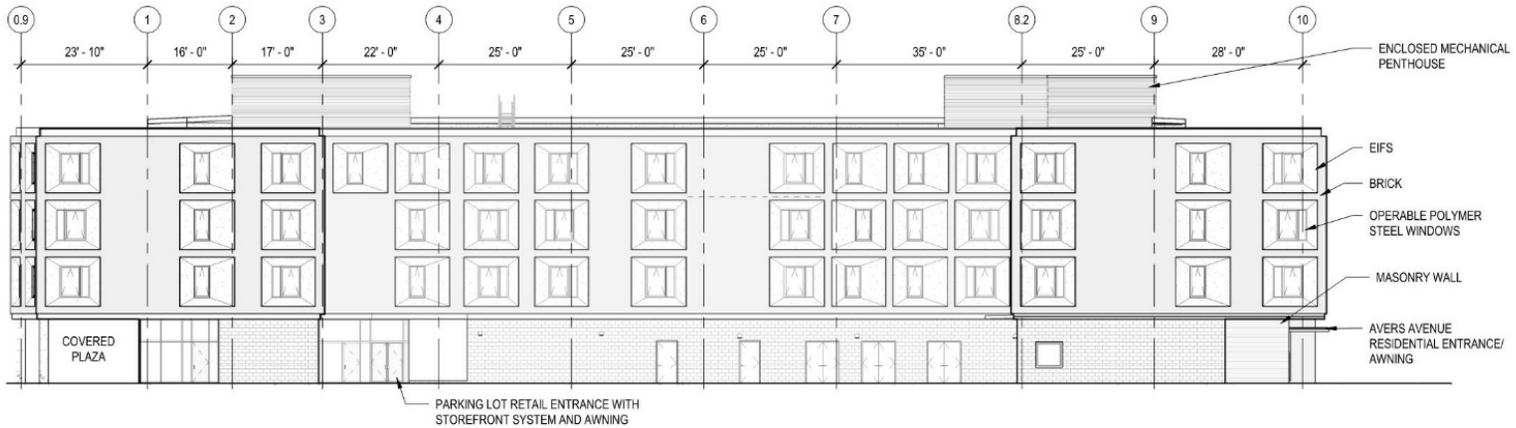
# BUILDING ELEVATIONS



3 N. SPRINGFIELD AVE. - WEST ELEVATION  
PP\_12 1/16" = 1'-0"

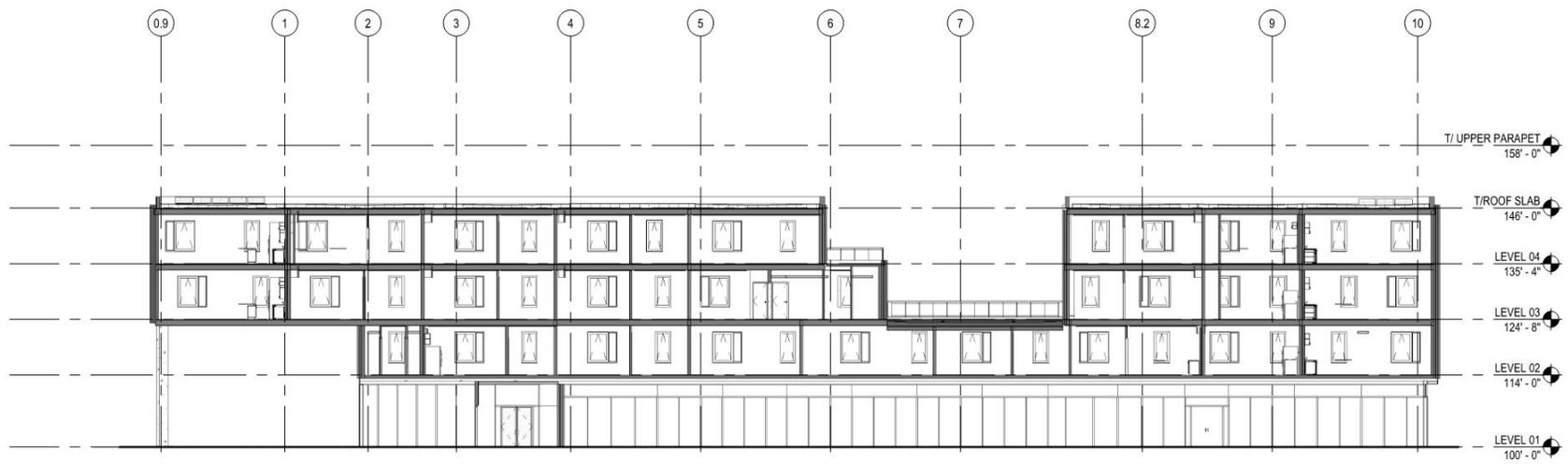


2 EAST ELEVATION AT PARKING AREA  
PP\_12 1/16" = 1'-0"

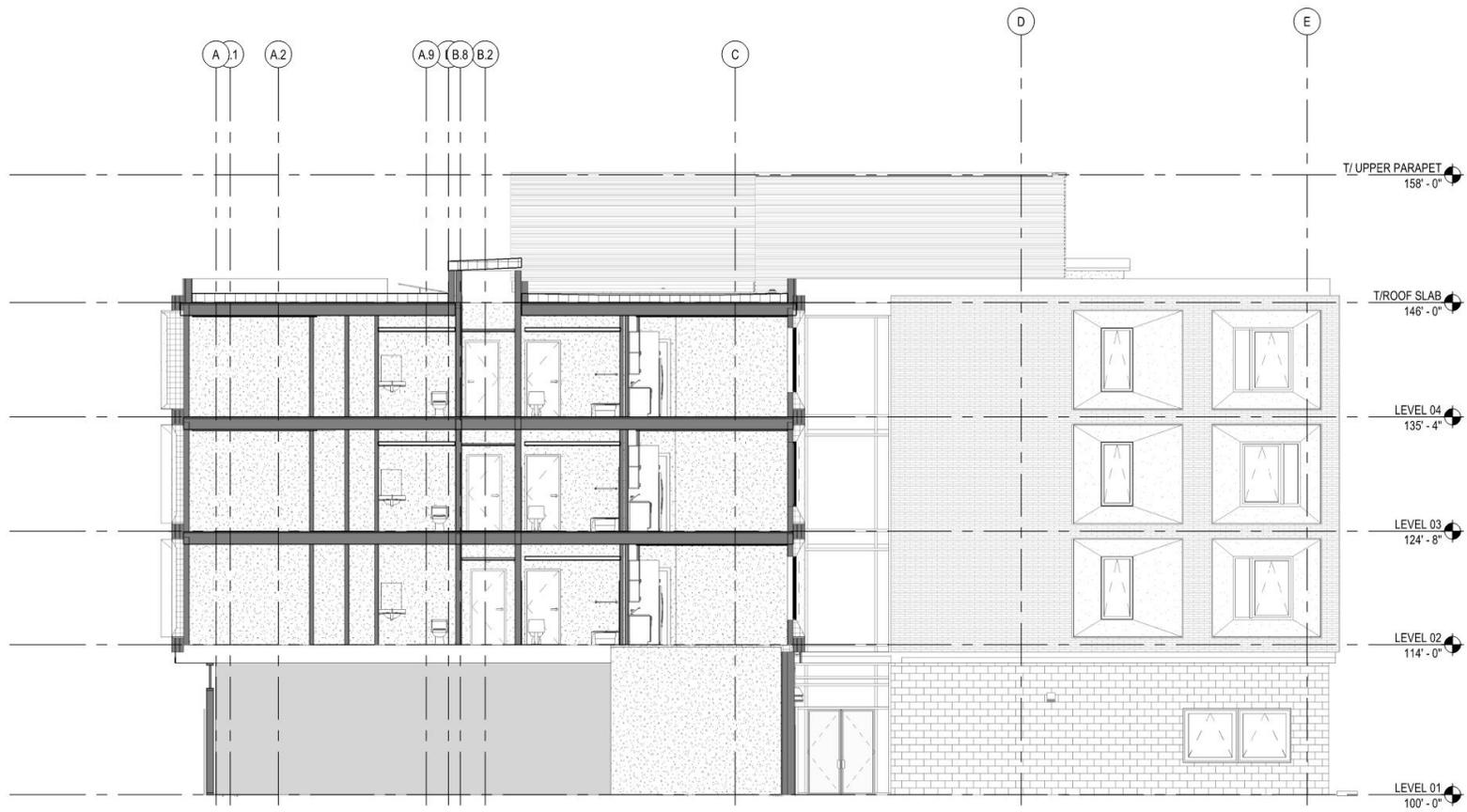


1 SOUTH ELEVATION FROM ALLEY  
PP\_12 1/16" = 1'-0"

# BUILDING ELEVATIONS

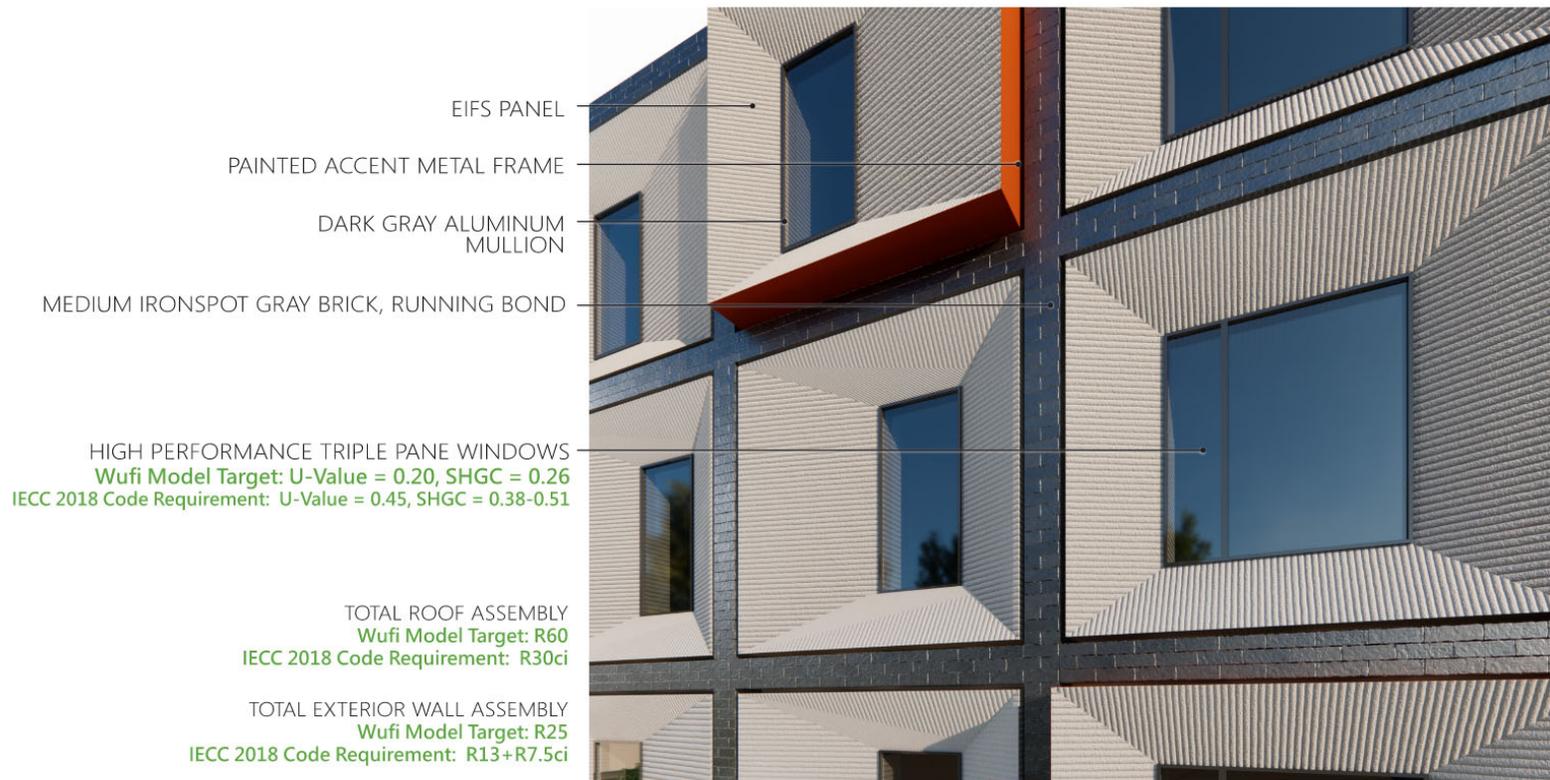


# BUILDING SECTIONS



# BUILDING SECTIONS





- **PHIUS – PASSIVE BUILDING STANDARD**
- **ENVELOPE DESIGN:** an innovative building envelope aims to significantly reduce thermal bridging and a thickened wall assembly, high performing operable windows and reduced window to wall ratio
- **BUILDING SYSTEMS:** an energy recovery ventilator system improves indoor air quality and occupant comfort along with meeting Passive House and energy standard requirements
- **SOLAR PANELS**
- **BICYCLE RACKS**
- **ELECTRICAL VEHICLE CHARGING STATIONS**

## SUSTAINABILITY INITIATIVES



**BUILDING MATERIALS**





# DPD Recommendations

**the proposed Institutional Planned Development is appropriate for the following reasons:**

- The Proposed Planned Development encourages unified planning and development. (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Promotes transit, pedestrian, and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns, as well as Encourages shared parking (17-8-0904-A-1– A-7, 17-8-0904-C)
- Strengthens the street by filling in gaps between buildings that interrupt the consistency of the buildings fronting the street (17-8-0906-B-3)
- All sides and areas of the buildings that are visible to the public are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (17-8-0907-B-3)