CHICAGO PLAN COMMISSION
Department of Planning and Development

1203 N. California
1201-1209 North California Avenue 26th Ward
Hispanic Housing Development Corporation

12/16/2021
# Community Area Snap Shot

## Site and Neighborhood Standards

<table>
<thead>
<tr>
<th></th>
<th>In project’s census tract use ACS 2019 5 Year Data</th>
<th>In project’s community area use CMAP’s ACS 2018 5 Year Data</th>
<th>In Chicago ACS 2019 5-year data</th>
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<tbody>
<tr>
<td>% African American</td>
<td>4.2%</td>
<td>7.0%</td>
<td>29.2%</td>
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<tr>
<td>% White</td>
<td>5.2%</td>
<td>62.7%</td>
<td>33.3%</td>
</tr>
<tr>
<td>% Latino (1 or more races)</td>
<td>88.9%</td>
<td>22.7%</td>
<td>28.8%</td>
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<tr>
<td>% American Indian</td>
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<td>0.1%</td>
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<tr>
<td>% Asian</td>
<td>0%</td>
<td>4.8%</td>
<td>6.5%</td>
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<tr>
<td>% Other</td>
<td>0%</td>
<td>2.8%</td>
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</tr>
<tr>
<td>% Multiracial</td>
<td>1.7%</td>
<td>n/a</td>
<td>1.9%</td>
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Community Area Map
Project Site: West Town
LAND USE CONTEXT PLAN
CTA Bus Route #70

CTA Bus Route #94

Building Height ~21'-8"

Building Height ~38'

Building Height ~18'

Building Height ~40'

Building Height ~40'

Building Height ~45'

Building Height ~61'

Building Height ~32'

Building Height ~61'

Building Height ~61'

1201 N California Ave, Chicago, IL 60622

Image Courtesy of Bing Maps
EXISTING CONDITION

17-8-0905-B Building Features
The building facade joins the sidewalk with ground level doors, windows and active uses across its length. A rhythm of pilasters and windows subdivides the frontage with vertical registration points scaled to adjoining structures and the pedestrian experience. The ground level facade is 60% transparent in the height zone of 2ft to 8ft high. Clear passage widths on sidewalks are ensured through compliance w/ CDOT standards.
HUMBOLDT PARK - QUALITY OF LIFE PLAN by Local Initiatives Support Corporation (LISC) Chicago

A. Published May 2005
B. Plan Strategies include:
   • Improve local schools
   • Create a community of wellness
   • Provide resources to sustain healthy individuals and families
   • Increase community control over use of physical resources
   • Engage youth in the community
   • Improve physical, economic, and social infrastructure
   • Provide jobs through training and local business development
Project Timeline + Community Outreach

• PD Introduction - 04/22/2020
• Outreach: Monthly meetings with membership of the Puerto Rican Agenda including November 6, 2021
  • PRA is a non-profit community-based organization comprised of local Puerto Rican leaders ensuring the self-determination of Puerto Ricans in Chicago, throughout the diaspora, and in Puerto Rico through policy and advocacy.
  • The Agenda is comprised of local organizations, businesses, and residents
Design Development

- January 8, 2021 - IHDA Submission
- August 31-September 14, 2021 - Department of Planning Design Excellence Review
- October, 2021 - Joint Design Review (DPD/DOH)
The design for this submission was the conclusion of several meetings with community constituents and Alderman Maldonado of the 26th Ward to create an iconic and contemporary building that represents the culture of the neighborhood.

A key feature of this project was to incorporate a mural from artist Antonio Beniquez (the artist for the current “Humboldt” mural along the adjacent property to the north). This mural would be a symbol for the community of Humboldt Park.
The project team collaborated with the Department of Planning in September 2021 for a 4-week Design Excellence program to refine the concept development.

Pappageorge Haymes proposed four massing options to the Department of Planning. The setback option (left) was chosen by the Department for further development.

The design team produced an updated building design reflecting a setback option with 11 stories (right). The response after the second meeting with DPD was to pursue a shorter building that held the corner with a defined base, middle, and top design.
In response to DPD design recommendations and cost issues, a 9-story massing option was further developed (left). The proposed designs (top right and bottom right) focused on a vertical corner element to “hold the corner” at Division and California. An articulated 2-story base was used to create the “base” with architectural banding and setbacks to define the “middle” and “top”.

DPD recommended further design iterations of the rounded corner option (bottom right) which represents the current design.
CURRENT DESIGN
1. Phenolic Rainscreen Panel System
2. Panel Joint, Typ.
3. Face Brick w/ Cavity Wall
4. Brick Reveal, Typ.
5. Cast Stone
6. Wrought Iron Railing
7. GFRC Cornice
8. GFRC Panel System
10. Metal Entry/Exit Door, Typ.
11. Aluminum Parapet Coping
<table>
<thead>
<tr>
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<tr>
<td>1st</td>
<td>Commercial</td>
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<tr>
<td>2nd</td>
<td>Residential (8 Units)</td>
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<tr>
<td>3rd</td>
<td>Residential (8 Units)</td>
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<td>4th</td>
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<td>Roof</td>
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<tr>
<td>Und.</td>
<td>Mech. Roof</td>
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Community Room
Parking
Common Area
Residential (8 Units)
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Common Area
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Residential (8 Units)
Common Area
Mechanical
2nd Floor +13'-0"
3rd Floor +23'-1"
4th Floor +33'-2"
5th Floor +43'-3"
6th Floor +53'-4"
7th Floor +63'-5"
8th Floor +73'-6"
9th Floor +83'-7"
9th Floor Clg. +92'-11"
Underside Mech. Roof +102'-6"
1st Floor +0'-0"
Masonry Veneer
Cast Iron Railing
Operable Window
Masonry Header
Cast Stone Banding
Cast Stone Window Sill
Wall Niche
Interior Floor Finish
GFRC Cornice
GFRC Wall Panel System
Architectural Phenolic Rainscreen System
Storefront Window System
Reveal Joint, Typ.
Storefront Entry System
Granite Base
Exterior Sidewalk Surface
Horizontal Reveal Joint
10 7/8"
10 1/8"
1 3/8"
2'-0" 5/8"
1 1/2"
1 3/4"
1 3/8"
2'-8"
3 5/8"
3 5/8"
4" 2'-0"
2"
2 5/8"
3 4"
GFRC Turrent Cornice
GFRC Parapet Cornice
Roofing System
GFRC Continuous Header
GFRC Decorative Panel
Interior Floor Finish
Horizontal Reveal
Granite Window
GFRC Water Table
Horizontal Reveal Joint, Typ.
GFRC Banding
GFRC or Cast Stone Banding

FACADE SECTIONS
17-8-0904-A General Intent.
- Accessible entries
- Parking off alley (no new curb cuts)
- Loading in rear off alley

17-8-0904-B Transportation.
- No new roadways
- Existing street/alley maintained and restored

17-8-0904-C Parking
- Indoor parking (19)
- Indoor bike parking (49)
- (4) EVSE-Ready spaces
Safe and attractive public walkways are facilitated through the placement of ground level active uses on both the California Ave. and Division St. frontages. Ground level facade articulation including windows, masonry pilasters, canopies and recessed doorways establishes a language emphasizing and differentiating commercial and residential entry points.
PEDESTRIAN CONTEXT - STREETSCAPE ELEVATIONS (CALIFORNIA STREET)
PEDESTRIAN CONTEXT

17-8-0905-A General Intent

- Ground level active uses along California and Division Streets
- Safe and attractive public walkways
- Ground level articulation
- Canopies and recessed doorways

Area map w/ View Indicators
PEDESTRIAN CONTEXT

17-8-0905-B Building Features

- Ground level doors, windows, active uses
- Rhythm of pilasters
- Subdivided frontages scaled to adjacent structures
- 60% ground level transparency between 2ft - 8ft
- Clear passage on sidewalks to CDOT standards

Area map w/ View Indicators
17-8-0906-B Building Orientation and Massing
- Completes street wall
- Frontages lined with active uses
- Curved corner emphasizes location at Humboldt Park and Paseo Boricua

17-8-0906-C Residential Development
- Interaction with community through ground level uses
- Multiple entrances
- Controlled residential entry

17-8-0906-D Transitions
- Loading/Mechanical screened and located remotely from building entrance
17-8-0907-B General Guidelines.
- Scale/Articulation appropriate for location fronting large urban park

17-8-0907-C High-rise Buildings
- The building will feature a clearly defined base, middle and top with bases and middle stories in the same vertical plane
BUILDING MATERIALS

GFRC/CAST STONE
ARCHITECTURAL PANEL SYSTEM
BRICK MASONRY VENEER
### Sustainable Development Policy 2017

**1201 N. California • July 27, 2021**

#### Compliance Options

<table>
<thead>
<tr>
<th>Compliance Paths</th>
<th>Points Required</th>
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<tbody>
<tr>
<td><strong>Starting Points</strong></td>
<td><strong>Health</strong></td>
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<tr>
<td>Regional, Local and Federal Requirements</td>
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<tr>
<td><strong>Energy Star Certified Projects</strong></td>
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<tr>
<td><strong>2018-2020 Energy Conservation Achievements</strong></td>
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#### Compliance Paths with Certification

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<td><strong>Energy</strong></td>
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<td><strong>2017-2018 Energy Conservation Achievements</strong></td>
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#### Options Available

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<td>10</td>
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</table>

### Compliance Paths

- **Regional, Local and Federal Requirements**
- **Energy Star Certified Projects**
- **2018-2020 Energy Conservation Achievements**
- **2019-2020 Energy Conservation Achievements**
- **2020-2021 Energy Conservation Achievements**

### Compliance Paths with Certification

- **2017-2018 Energy Conservation Achievements**
- **2018-2019 Energy Conservation Achievements**
- **2019-2020 Energy Conservation Achievements**

### Options Available

- **2017-2018 Energy Conservation Achievements**
- **2018-2019 Energy Conservation Achievements**
- **2019-2020 Energy Conservation Achievements**

### SUSTAINABLE DEVELOPMENT POLICY
STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

Stormwater Detention Vault provided per Stormwater Management Ordinance
50% Net Roof Area
This project will be providing 64 units as “Affordable” units with the following breakdown:

- 49% (31 units) will be set at 30% AMI
- 29% (18 units) will be set at 50% AMI
- 22% (14 units) will be set at 60% AMI
- One unit reserved for on-site maintenance personnel

Unit Mix:

- (40) 3 Bedroom - 2 Bath
- (15) 2 Bedroom - 1.5 Bath
- (9) 1 Bedroom - 1 Bath
Economic and Community Benefits

• Identify Benefits
  • Improvements to public infrastructure (sidewalks/roadwork)
  • Social/Community benefits within cultural district(s)
  • Additional retail (economic traffic, jobs)
  • Affordable family housing stock in gentrifying neighborhood
• Approximately 104 jobs created through construction
• Youth Build Construction Apprenticeship Program Participation
• 2 FTE permanent jobs and 1 FTE temporary job during operation
DPD Recommends Approval of a Residential-Business Planned Development for 1203 N California for the following reasons:

• Promotes unified planning and development through the design, which fits into the context and character of the immediate area;
• Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood;
• Ensures a level of amenities appropriate to the nature and scale of the project;
• Promotes a flexible application development standards to provide a creative urban design;
• Provides buildings abutting the sidewalk with doors windows and active use at the ground floor;
• Limits the amount of on-site parking while also shielding in from major commercial streets;
• Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns; and
• Ensures that all sides 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.