



Humboldt Park Chicago Ave Community Roundtable

March 2022

Agenda

1. **Welcome**
2. **Chicago Ave Development Overview**
3. **3831 W Chicago Ave, Development**
548 Development
4. **The Ave: 3601-25 W Chicago Ave ISW Development**
KMW Communities | POAH | CEC

Welcome!

Community

Adrienne Whitney-Boykin, WHPDC
Nefertari Cutler, WHPDC
Alicia Ivy, Admin. Assist – 27th Ward
& Humboldt Park Resident
John Groene, NHS.
Quentin Love, Turkey Chop
Abraham Fattah, The Ice Cream Bar
Ken Johnson, Bro N Laws Barbeque
Ellen Moiani, Noble Network of Charter Schools
Maurice Fears, The Children’s Place
Cathy Krieger, The Children’s Place
Bruce Hardy, The Children’s Place
Franklin Williams, Headliners Barbershop
Sam Abuaqel, Income Patriot Tax Service

Dr. Michael Early
Shirley Rodgers
Keith D. Muhammad
Frances Simmons-Ellis, ABT Training Academy
Derrick Ellis, Chicago Avenue Suppliers, LLC
Travis Moore-Murray, Mayors Office &
Humboldt Park Resident
Ja’Net Defell, Community Desk Chicago
Jonathan L. Klein, Barr Management
Denis Vulich, VCOR Asset Management
Kathy Anderson

City

Alderman Water Burnett Jr.
(27th Ward)

Alderman Emma Mitts
(37th Ward)

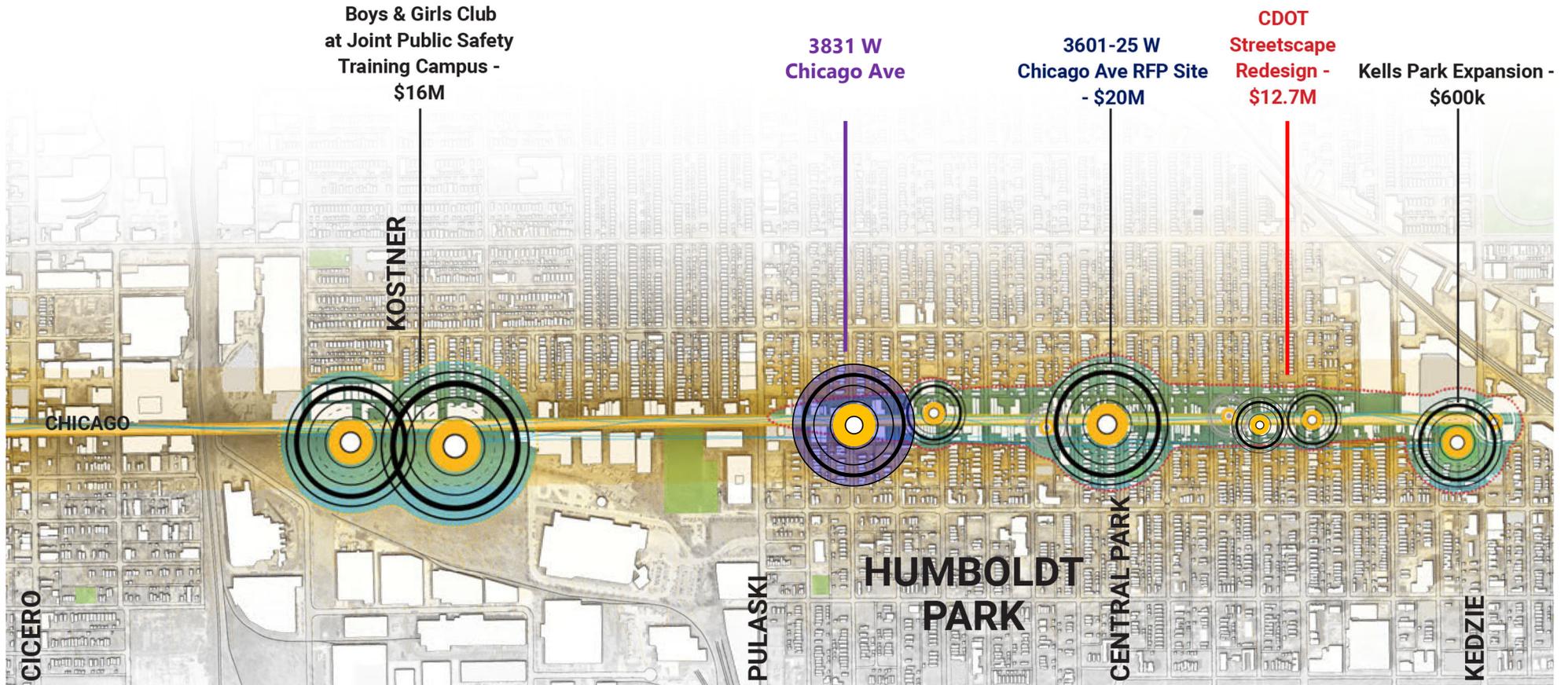
DPD

Mayor’s Office

*If information is missing or in error, please email: ernest.bellamy@cityofchicago.org

Humboldt Park - Chicago Ave Development Overview

Chicago Ave Corridor Developments



Source: Perkins + Will

Joint Public Safety Training Campus (JPSTC)

Out lot Site Plan

Chicago Ave



Joint Public Safety Training Campus (JPSTC)

Under Construction



Joint Public Safety Training Campus (JPSTC)

Boys & Girls Club of Chicago



*View of Northwest entrance
of Boys & Girls Club
along Chicago Ave*



*Shared Plaza between
Boys & Girls Club and JPSTC
along Chicago Ave*

Joint Public Safety Training Campus (JPSTC)

Culver's & Peach's Restaurants



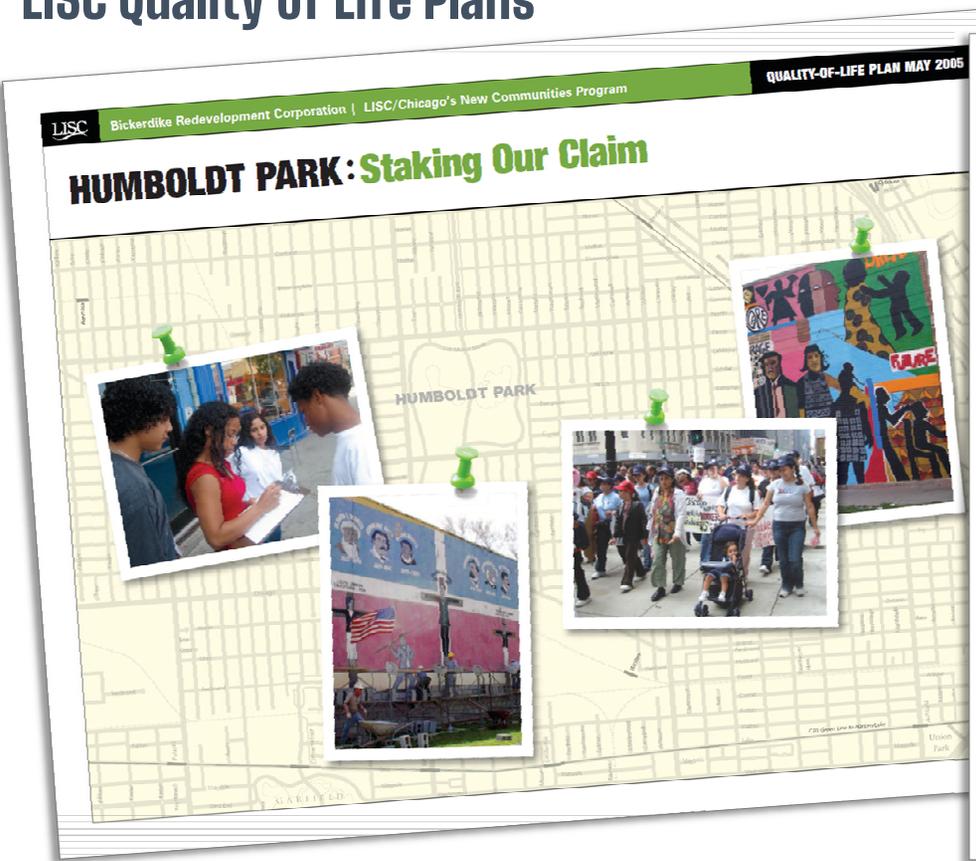
*Culver's and Peach's Restaurant
along Chicago Ave*



*Close-up view of shared
seating Plaza for Restaurants*

Previous Planning Efforts

LISC Quality of Life Plans



Previous Development Priorities

On Chicago Ave



Health & Wellness

- Create a Community of Wellness where health is a dimension of community improvement

Business Support

- Provide job training
- Improve local businesses development

Quality Foods

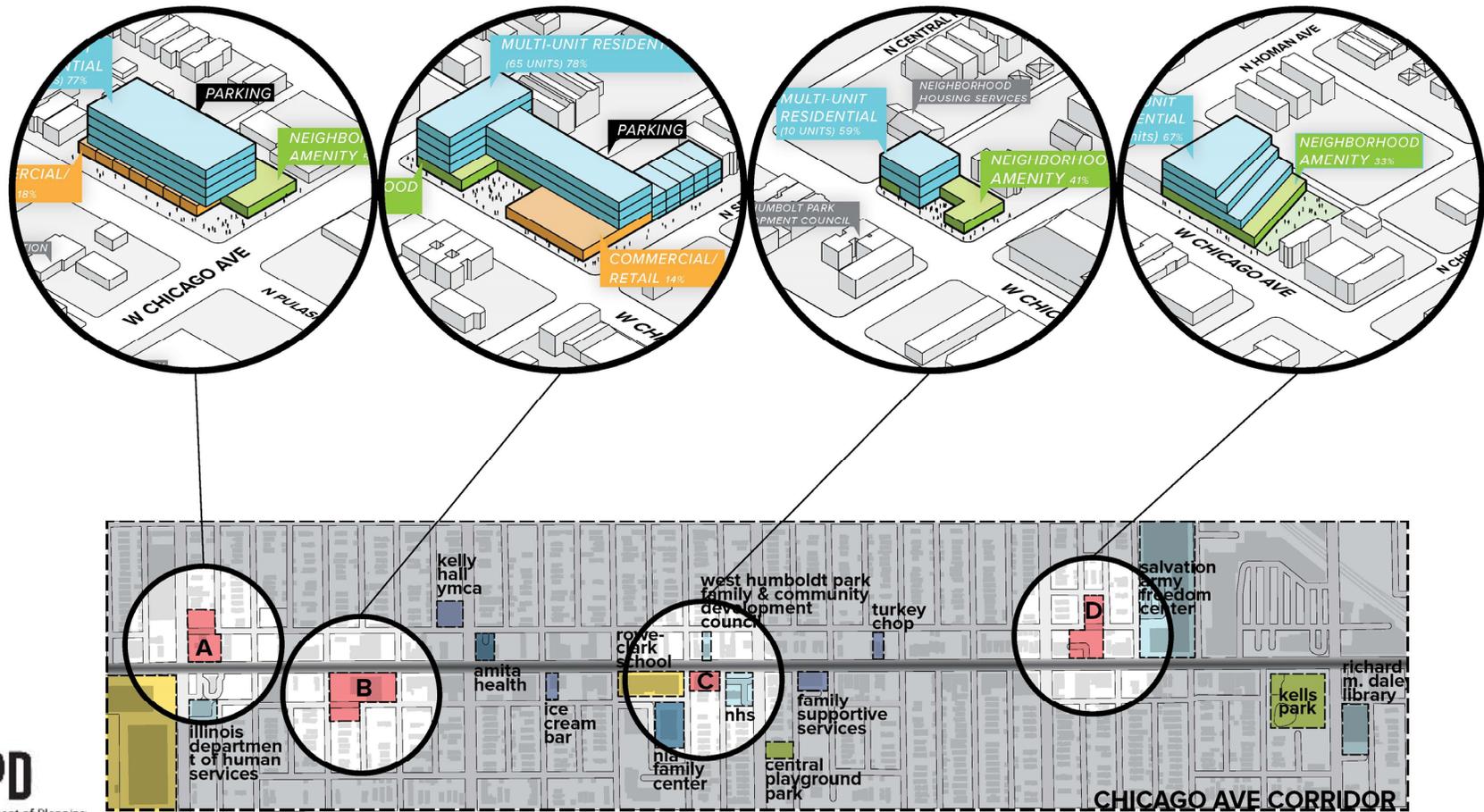
- Resources to sustain healthy individuals

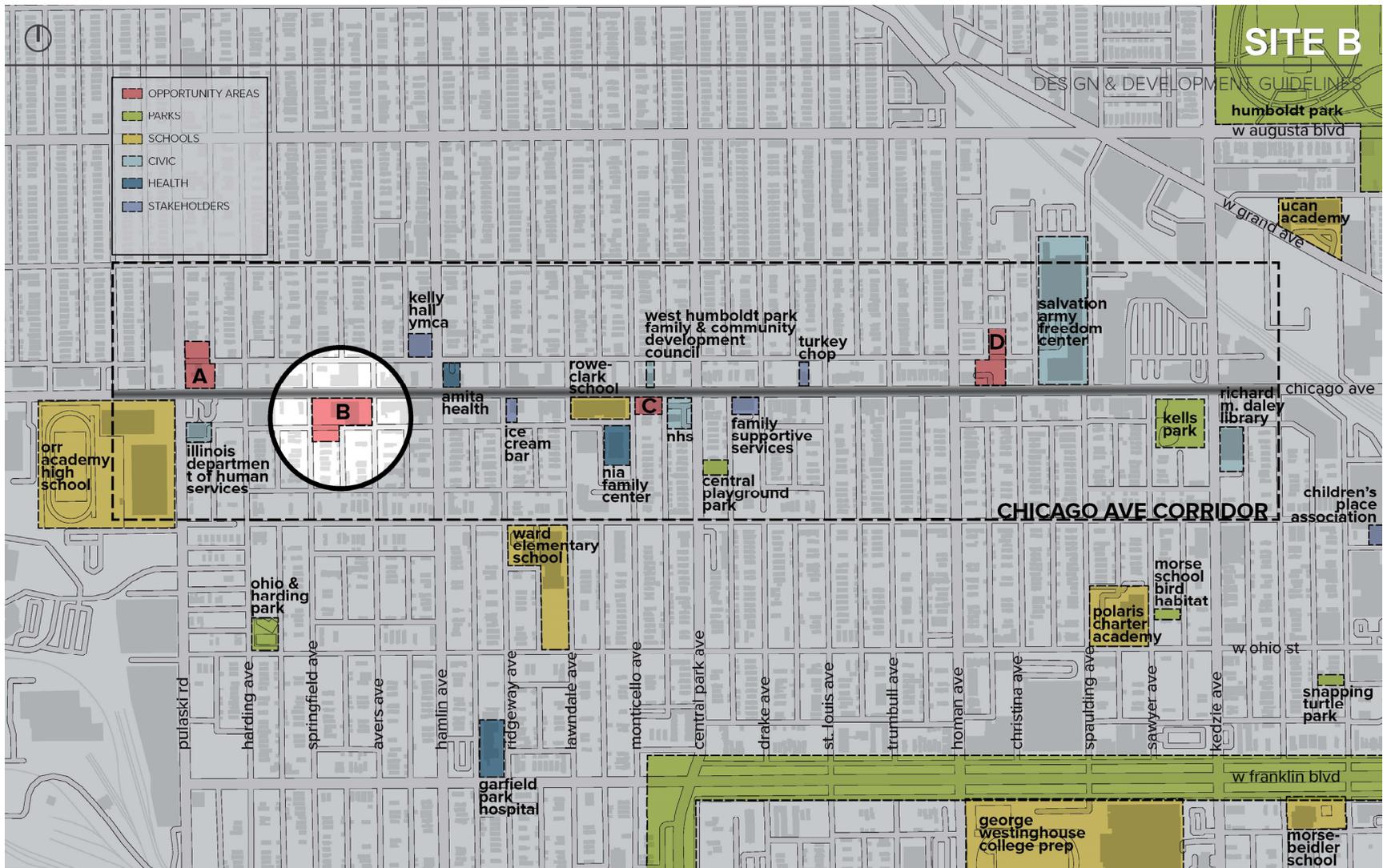
Youth & Culture

- Engage with Youth in Productive Ways
- Improve schools using a community-based and culturally sensitive approach

Chicago Ave ISW RFP Visioning

Development Opportunity Sites 2021





① EXISTING

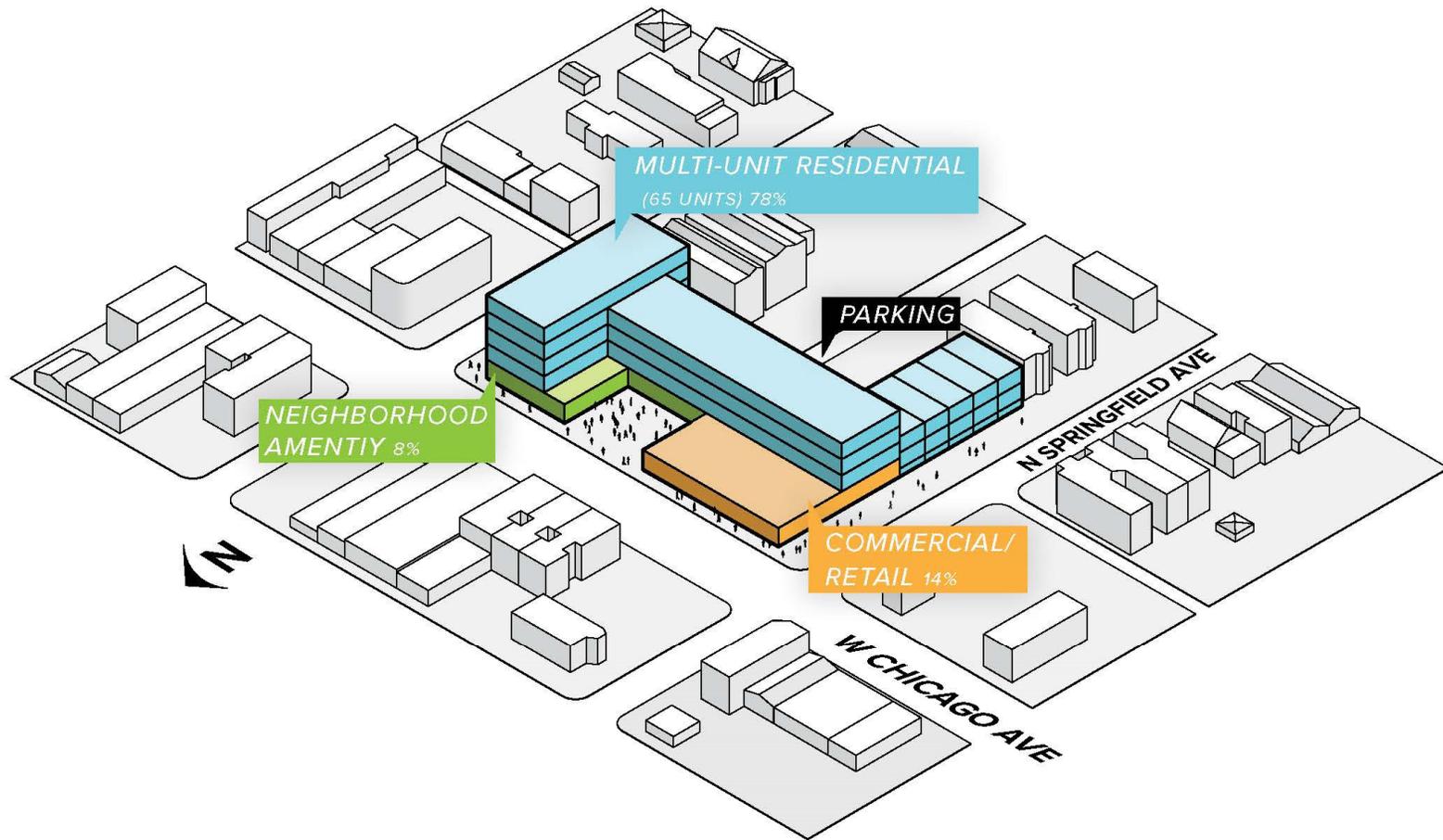
SITE B

DESIGN & DEVELOPMENT GUIDELINES



SITE B

OPTION 01



3831 W Chicago Ave

Development

Developer: 548 Development

Architect: Lamar Johnson Collaborative



3831 W. CHICAGO AVENUE

PRESS & COMMUNITY ANNOUNCEMENT
MARCH 23, 2022

LJC7



DM#S dwrq
P dgdj lqj# S duqhu
) #FHR



Lamar Johnson
Principal-in-Charge



Shannon Riddle
Principal-In-Charge
Architecture



Elias Vavaroutsos
Principal/Design Leader



Lesley Roth
Principal-In-Charge
Urban Planning/Design



Z lœxu# F #
P lœrxv# #LL
Fkdip dq2 FHR



F œxgh#
Srz hu#
Suvzghq2 FRR



Nho# #
Wd |aru
Suvzghq



Kristin Barrero
Project Manager/
Project Architect



Shuying Wu
Landscape Designer



Brianna Keller
Project Designer



Madeline Smith
Sustainability Manager



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Glr# #Ghy



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Srz hu#
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YIn# Suvzghq

LJC7



Lamar Johnson
Collaborative 7





LJC7



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PROJECT VISION



VISION

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

VISION

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



VISION

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



VISION

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



VISION

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



VISION

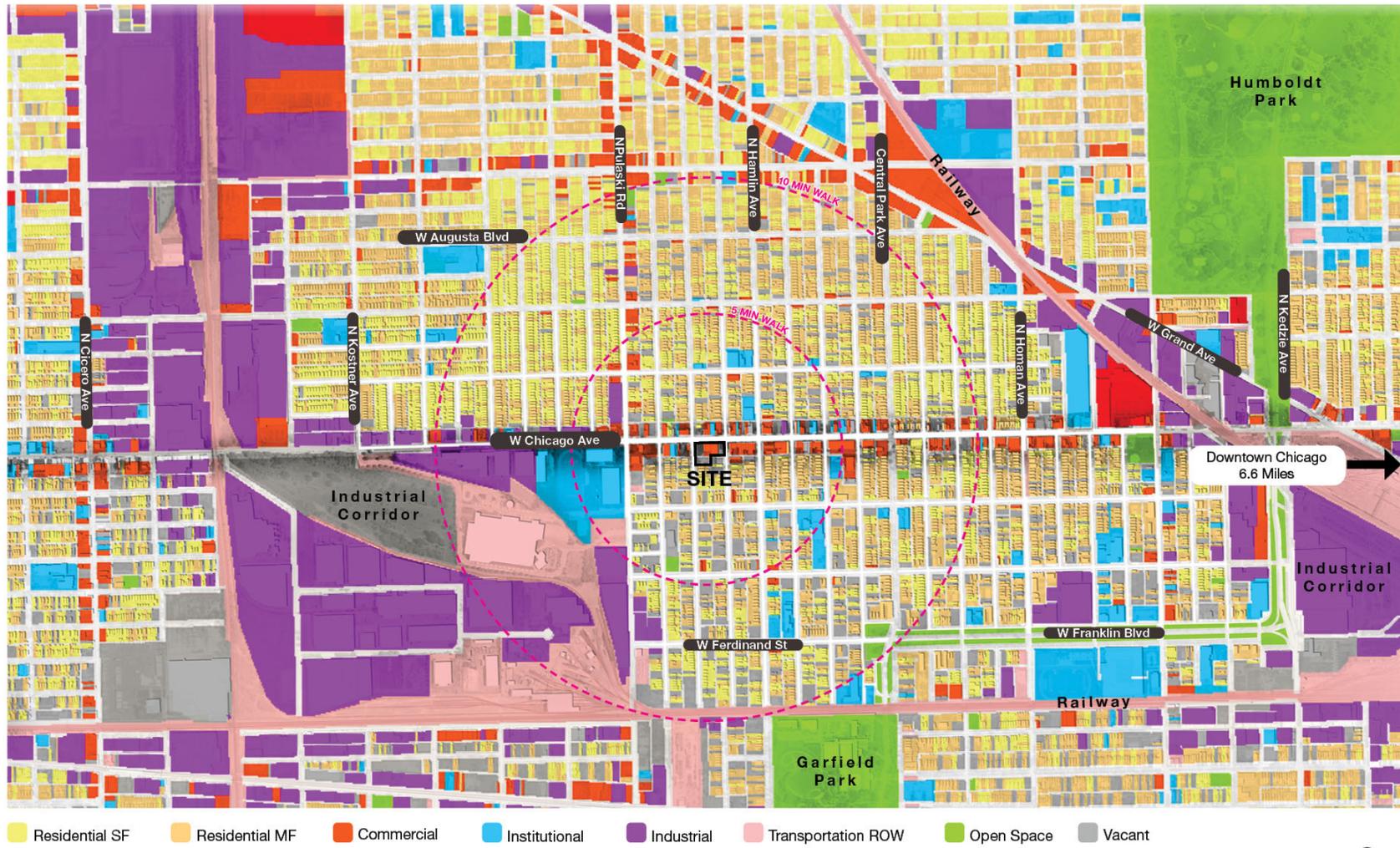
INTEGRATING ARCHITECTURE, LANDSCAPE AND URBAN DESIGN IN
OUTDOOR SPACE THAT ENGAGES WITH THE COMMUNITY





SITE CONTEXT AND ANALYSIS

ZONING/LAND USE MAP



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

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ASSET MAP | TRAFFIC



Bus Railway Train Station Bike Trail Divvy Station

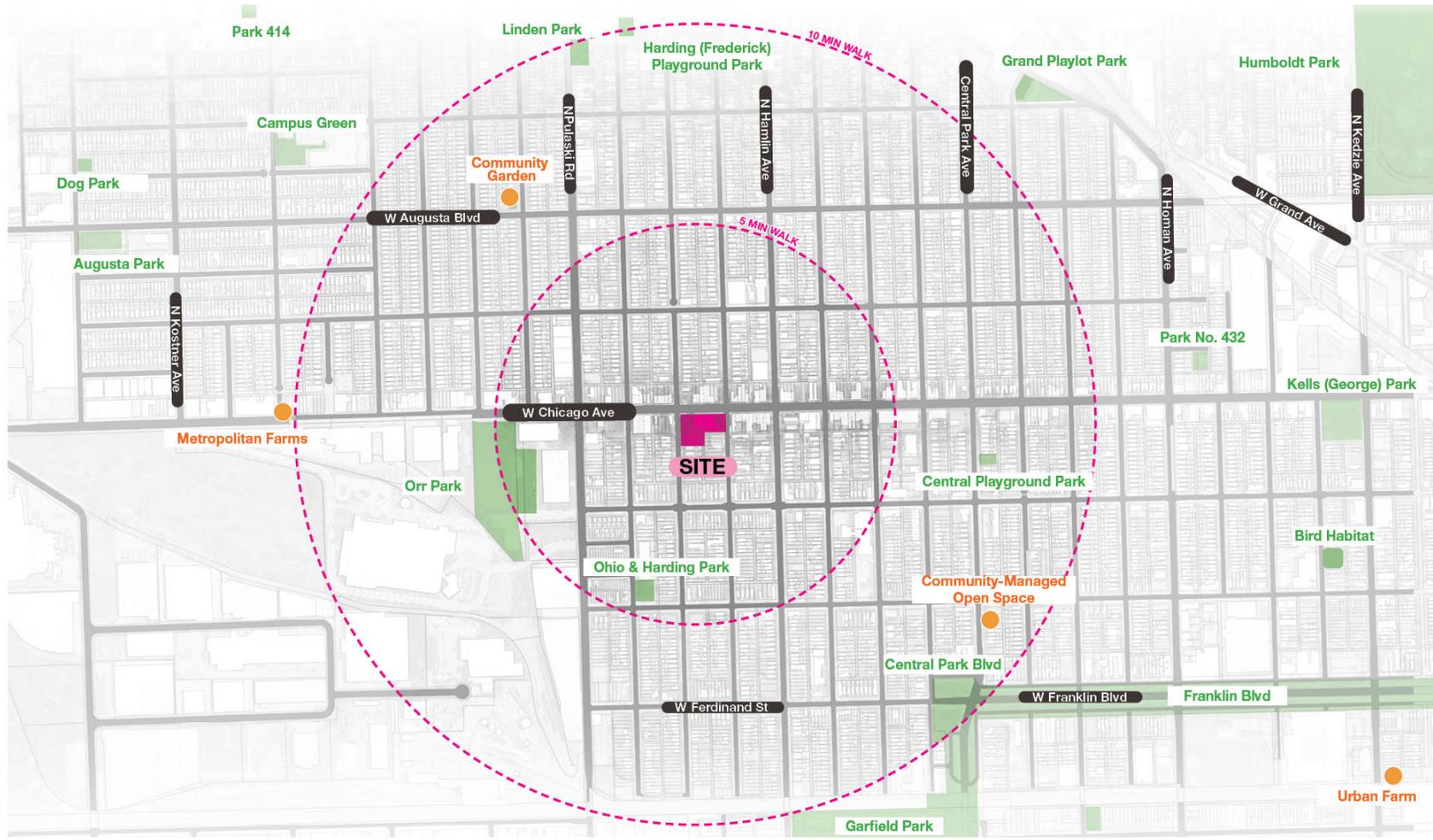
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ASSET MAP | COMMUNITY AMENITY



ASSET MAP | GREEN SPACE



■ Park ● Urban Farm

LJC⁷



LOCAL CONTEXT AND AMENITIES



● Bus Stop — Bus Route

LJC¹



SITE DATA



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SITE PHOTOS



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SITE PHOTOS



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SUSTAINABLE STRATEGIES

SUSTAINABLE STRATEGIES



ECOLOGY

"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."



ECONOMY

SUSTAINABILITY



SOCIAL

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%))

SUSTAINABLE STRATEGIES

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.

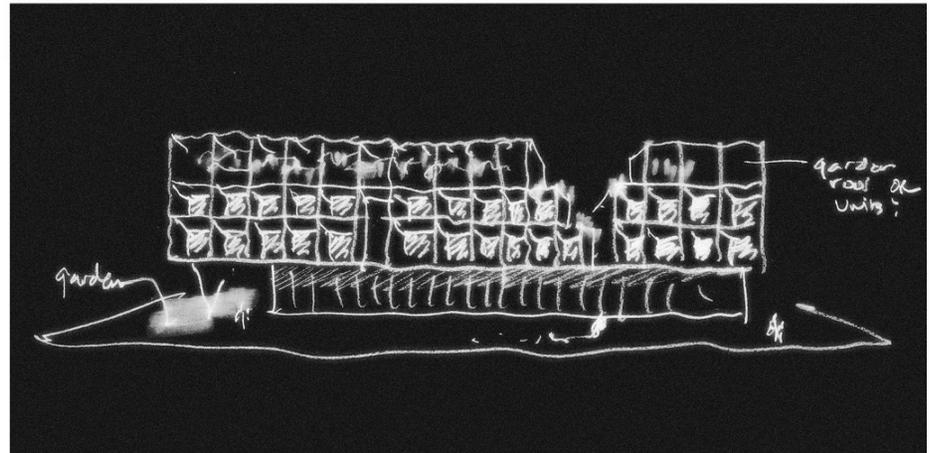
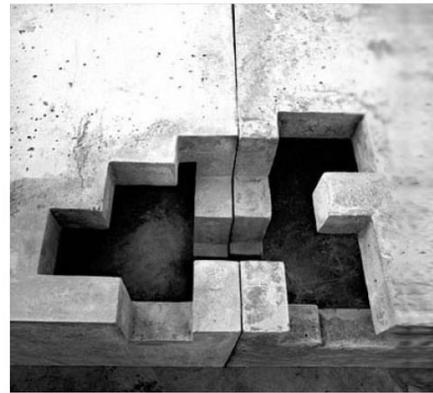
The building footprint is held back from N. Springfield Avenue in order to create a multipurpose outdoor plaza for the community. The value of this space is enhanced by its adjacencies; it aligns with the open lot to the north across W. Chicago Avenue, and directly links to flexible community space within 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.

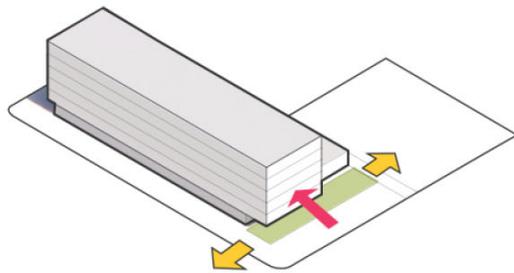
Retail area is maximized along the frontage of W. Chicago Avenue; the building envelope is stepped to offer additional opportunities for outdoor seating and landscape along the commercial corridor.

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.



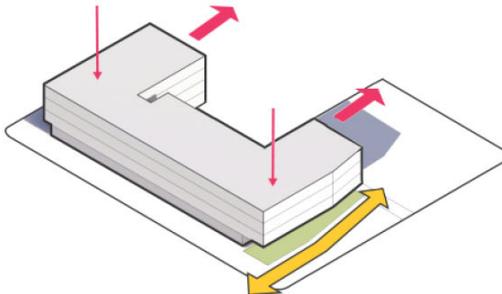
CONCEPT DIAGRAMS



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

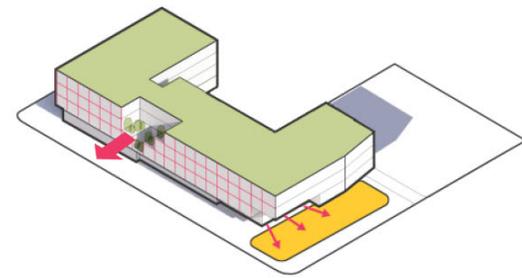
1



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

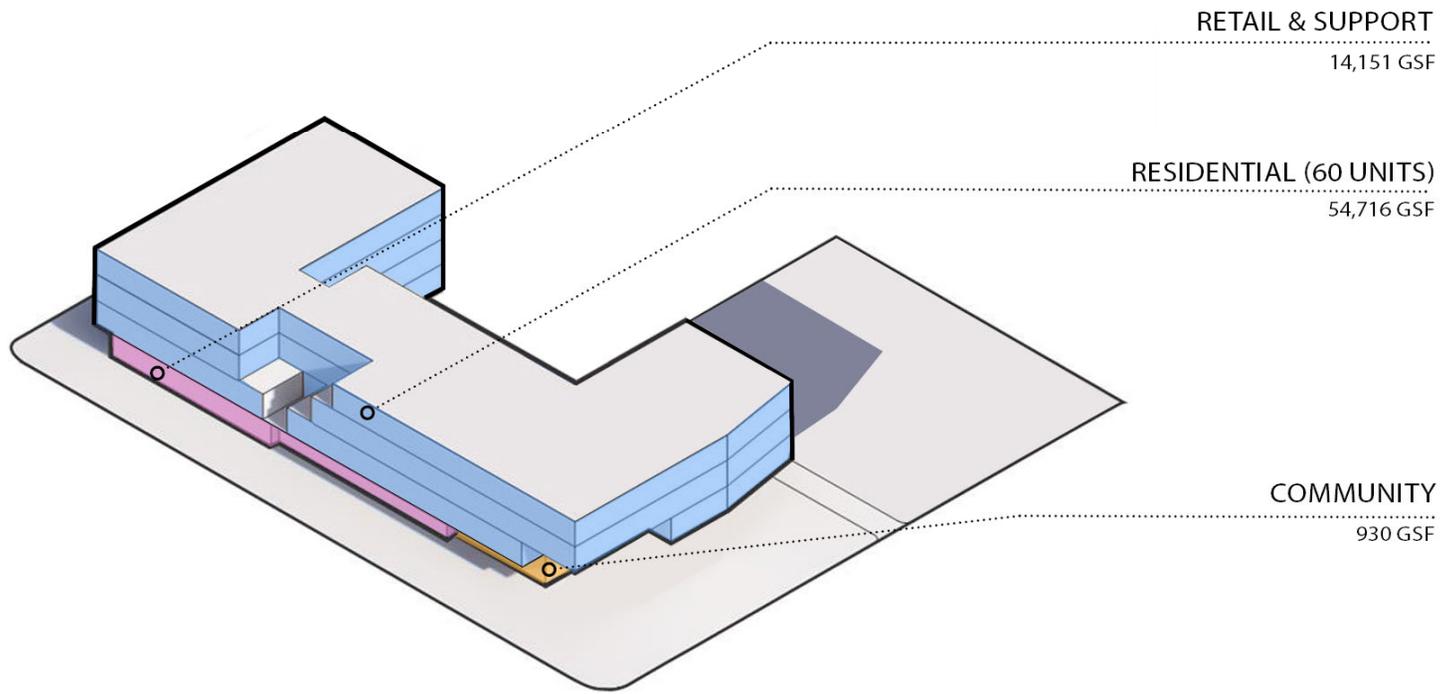


THE BUILDING MASS IS CARVED TO CREATE A LANDSCAPE TOPOGRAPHY ON UPPER LEVELS AND A GENEROUS INDOOR-OUTDOOR COMMUNITY ROOM AT THE NORTHWEST CORNER.

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

3

PROGRAM AREA DISTRIBUTION

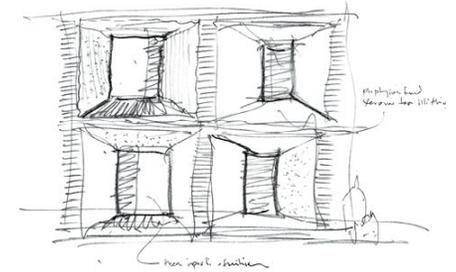


GROUND FLOOR PLATE: 15,081 GSF
SECOND FLOOR PLATE: 18,269 GSF
THIRD FLOOR PLATE: 18,376 GSF
FOURTH FLOOR PLATE: 18,071 GSF

TOTAL AREA **69,797** GSF

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FACADE CONCEPT



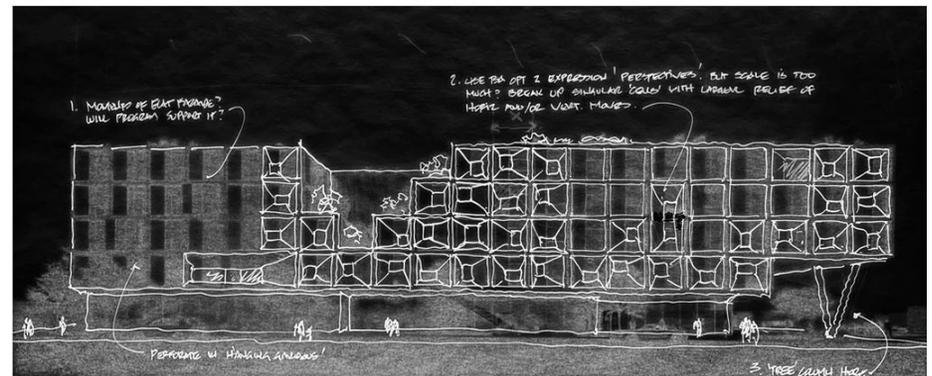
mo·sa·ic

/mō zāik/

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



FACADE CONCEPT



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 NORTHWEST



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VIEW FROM THE NORTH



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VIEW LOOKING SOUTHWEST



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NORTHEAST CORNER VIEW



LJC¹

SOUTHEAST CORNER VIEW



LJC¹

SOUTHWEST CORNER VIEW



LJC¹

FACADE DETAIL



CONCEPT TEXTURE AND PATTERN
INSPIRED BY NEIGHBORHOOD CONTEXT

FACADE DETAIL

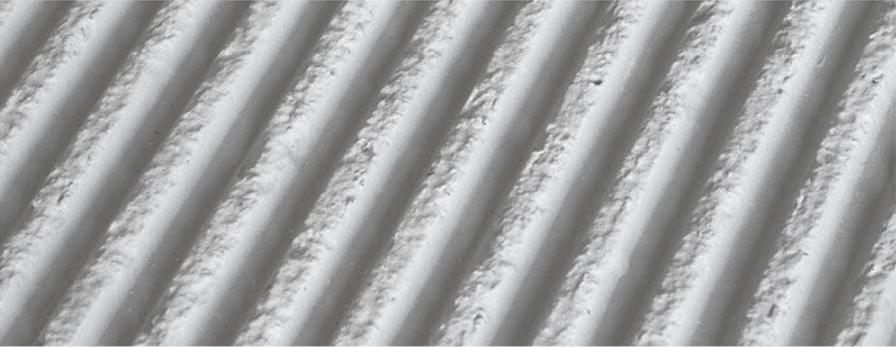


FACADE MATERIAL PRECEDENT
BRICK GRID



LJC7

FACADE MATERIAL PRECEDENT
PRECAST PANELS



LJC7

FACADE MATERIAL PRECEDENT
RIBBED METAL



LJC



PROJECT PLANNING

SITE PLAN



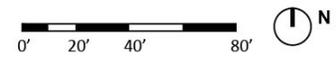
LJC¹



LANDSCAPE PLAN



LJC¹



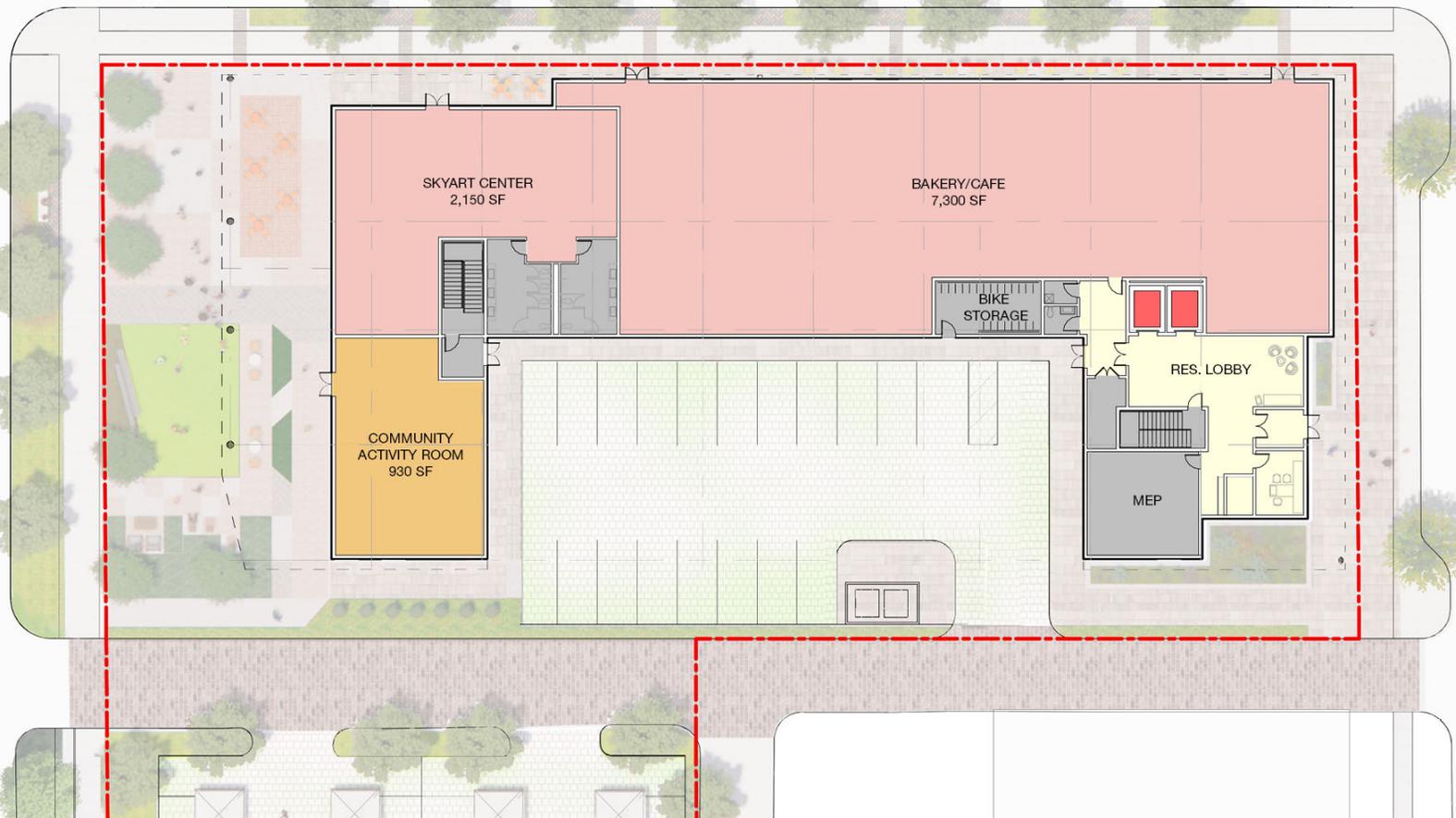
GROUND FLOOR PLAN

15,081 SF

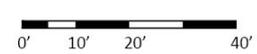
W Chicago Ave

N Springfield Ave

N Avers Ave



LJC¹



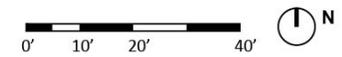
SECOND FLOOR PLAN

Area 18,269 SF

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



LJC¹



THIRD FLOOR PLAN

Area 18,376 SF

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



LJC¹



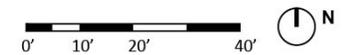
FOURTH FLOOR PLAN

Area 18,071 SF

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



LJC¹



ENLARGED TYPICAL UNIT PLANS

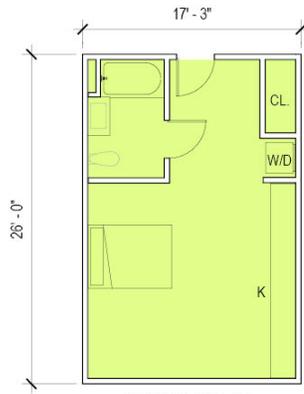
	unit RSF	bdrms per unit	baths per unit	%	QTY	subtotal unit RSF	subtotal bdrms	subtotal baths
studio	440 rsf	1	1	26.7%	16 units	7,040 rsf	16	16
1 BR	610 rsf	1	1	40.0%	24 units	14,640 rsf	24	24
2 BR	885 rsf	2	2	25.0%	15 units	13,275 rsf	30	30
3 BR	1,110 rsf	3	2	8.3%	5 units	5,550 rsf	15	10
SUBTOTALS	675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

projected GSF on residential floors
 projected GSF for the project

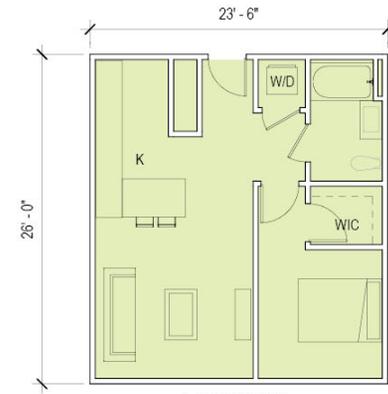
46,028 GSF	(@ 88% efficiency)
48,801 GSF	(@ 83% efficiency)



2BR-950 SF



STUDIO-440 SF



1 BR-610 SF

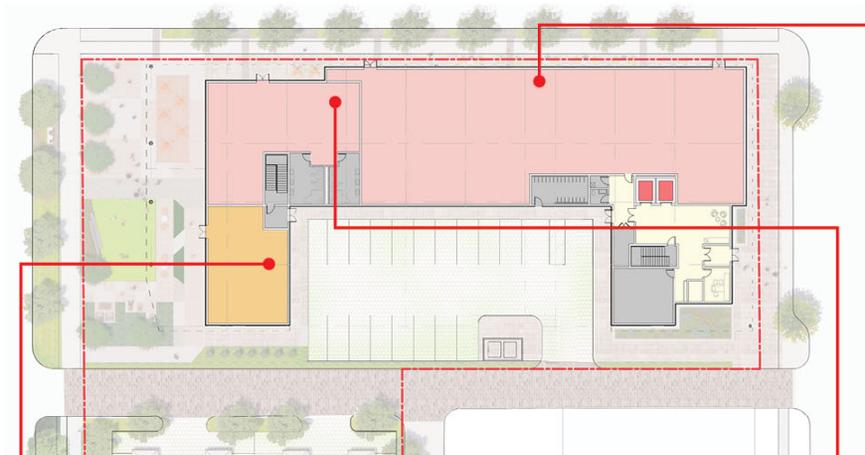


2BR-885 SF



3BR-1110 SF

REFERENCE IMAGES



BAKERY/CAFE

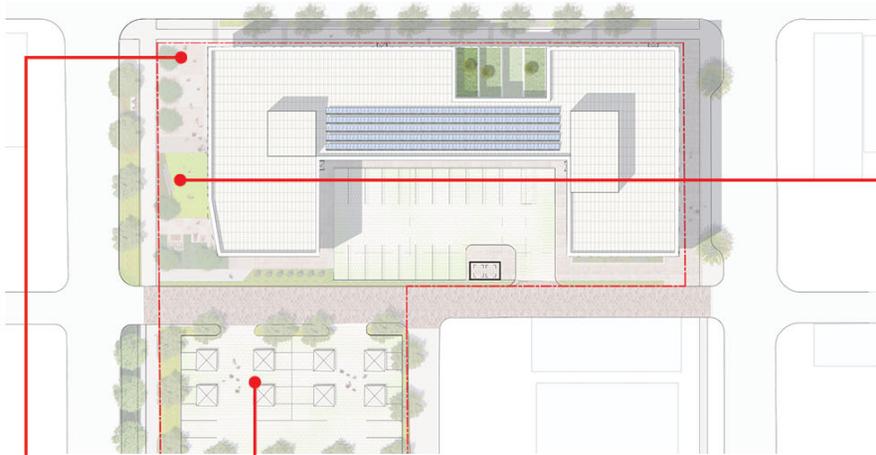


FLEXIBLE COMMUNITY SPACE



SKYART CENTER

REFERENCE IMAGES



SOCIAL/GATHERING SPACE



COMMUNITY PLAZA/OUTDOOR ROOM

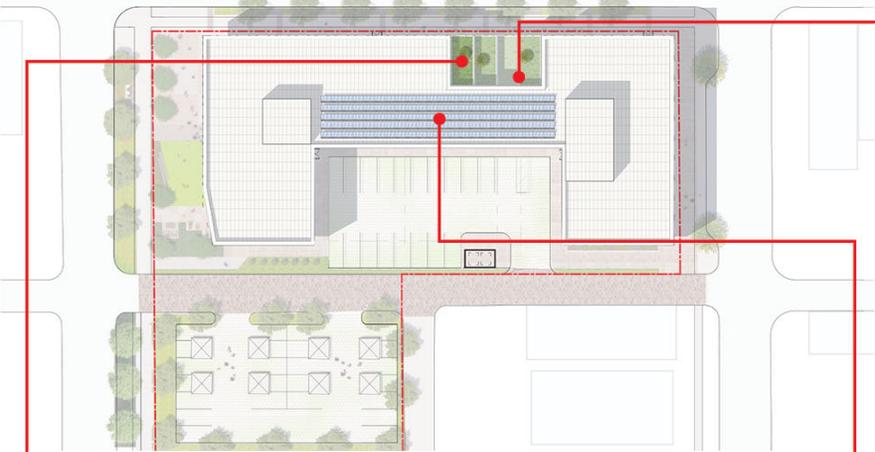


FLEXIBLE MULTIPURPOSE SPACE

REFERENCE IMAGES



REFERENCE IMAGES



TERRACED ARCHITECTURE

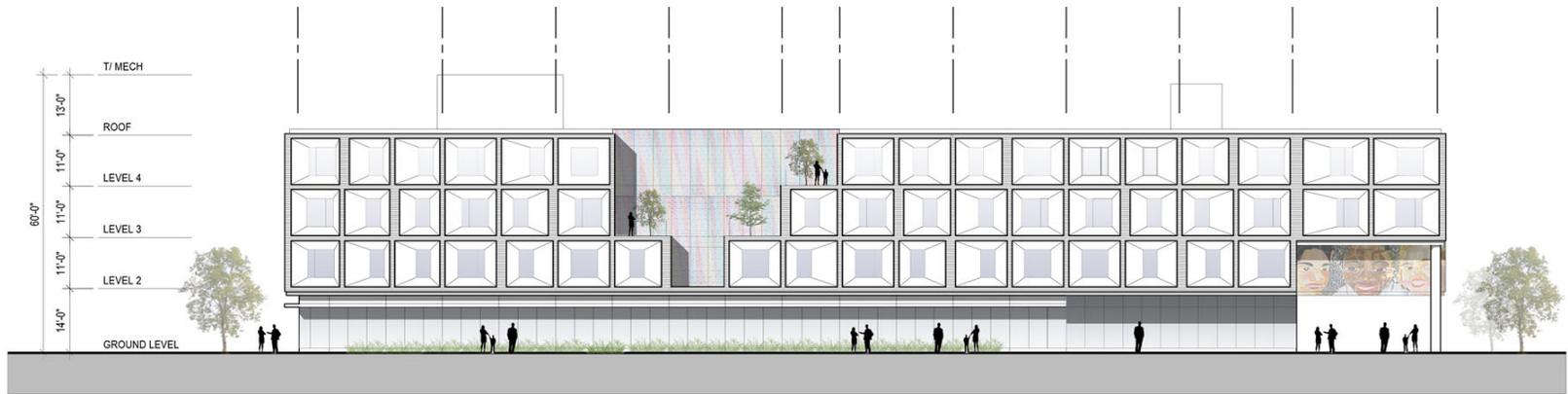


GARDEN ROOFTOP



RENEWABLE ENERGY-PHOTOVOLTAICS

BUILDING ELEVATIONS



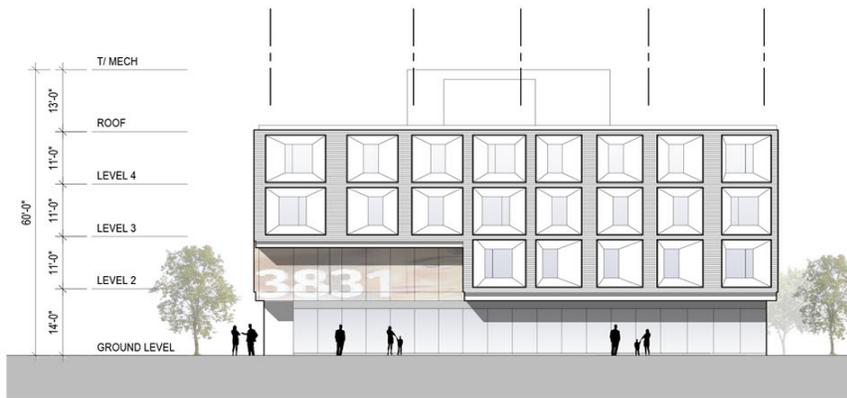
NORTH ELEVATION



SOUTH ELEVATION

LJC¹

BUILDING ELEVATIONS

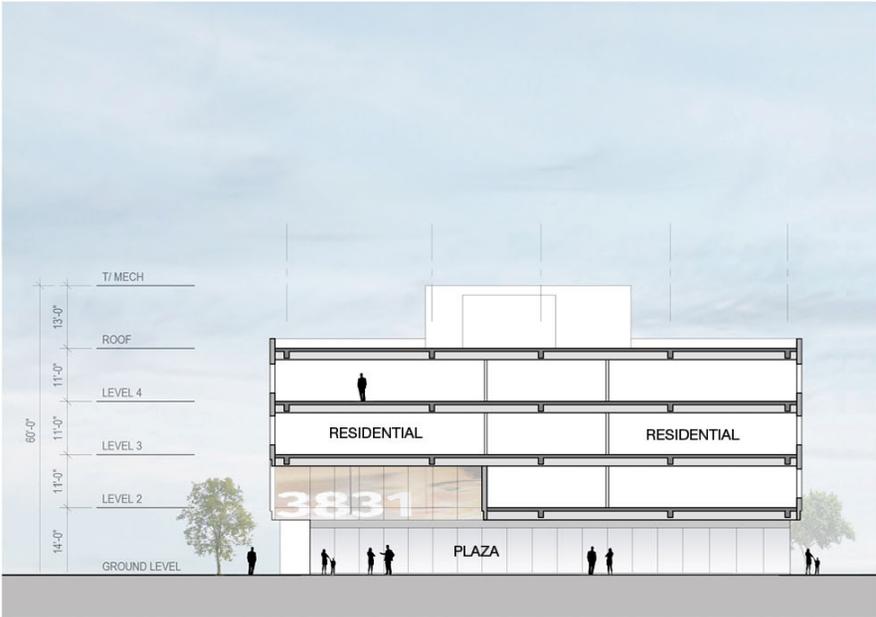
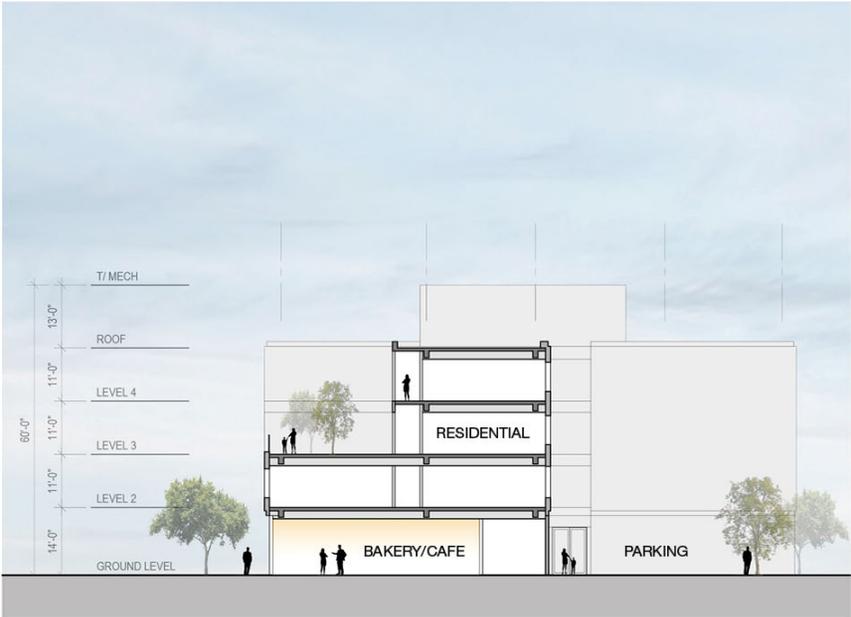
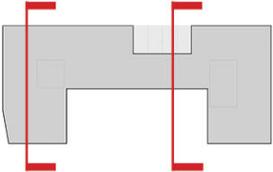


WEST ELEVATION



EAST ELEVATION

BUILDING SECTIONS





LJC1

The Ave

3601-25 W Chicago Avenue

Developer: KMW Development | POAH | CEC

Architect: Gensler



The
AVE★



DPD

INVEST SOUTH★**WEST**
3601-25 W CHICAGO AVE



Gensler



Developer Entity



Bill Williams
KMW



Adam Krivand
KMW



Shevaz Freeman
KMW



Choudhry Muzaffar
KMW



Julie DeGraaf
POAH



Rochelle Beeks
POAH



Felicia Dawson
POAH



Roger Brown
POAH



Rachel Ivy
CEC



LaFrancis Ivy
CEC

Design Team



Andre Brumfield
Gensler



Jason Pugh
Gensler



Scott Hurst
Gensler



Anthony Akindele
NIA



Pierre Moulinier
NIA



Ernest Wong
Site Design



Hana Ishikawa
Site Design



Will Dubose
WD Design



Claude Powers
Powers & Sons



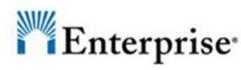
Kelly Powers Baria
Powers & Sons

Construction Team

Community Partners



Project Chicago
Avenue





NEIGHBORHOOD CONTRIBUTION

PROJECT STATISTICS

Site Area: 26,330 square feet

Total Floor Area: 85,400 square feet

Total Housing 44 Units: 18 One-Bedroom Units

23 Two-Bedroom Units

3 Three-Bedroom Units

Building Amenities /Services:

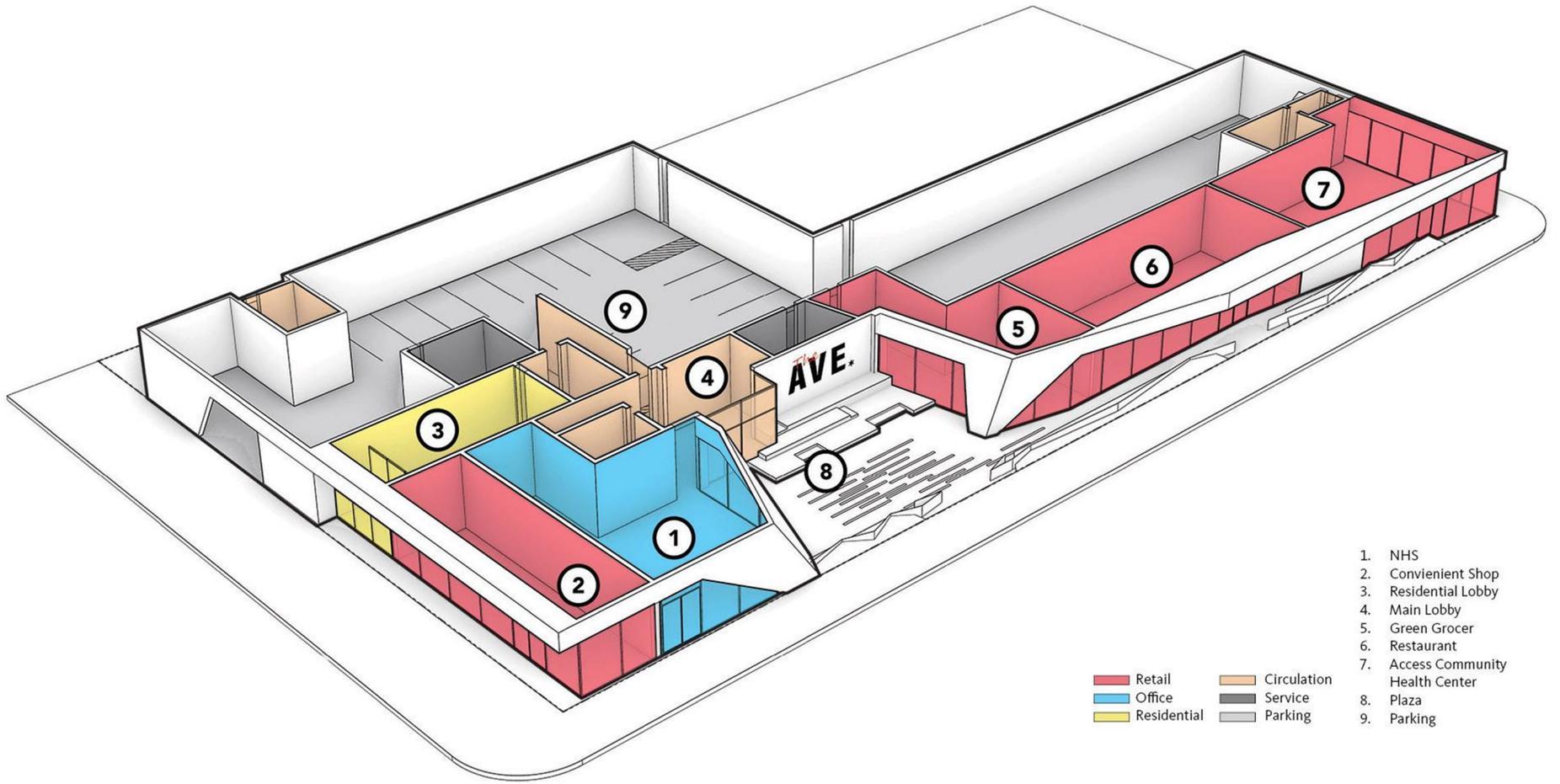
Flex Co-working Space, NHS Home Innovation Center, Rooftop Urban Farm, Child care Center, Health Care Center, community art, indoor/ outdoor gathering spaces, Gym, secure parking, and EV/Tesla Charging Stations

Commercial/ Community space: 21,500 sq ft

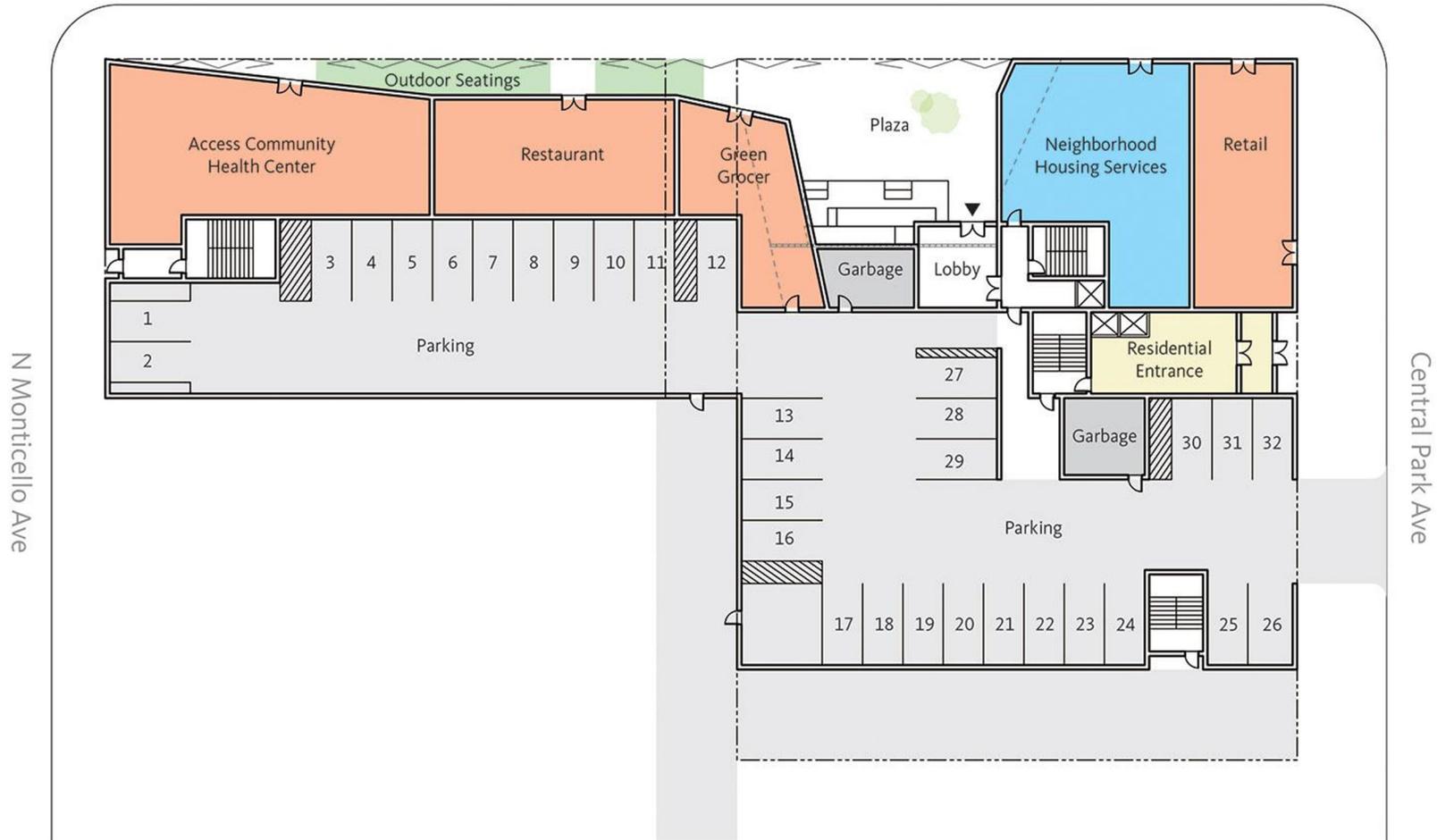
Parking: 32 spaces incl. 2 ADA spaces

The AVE.*





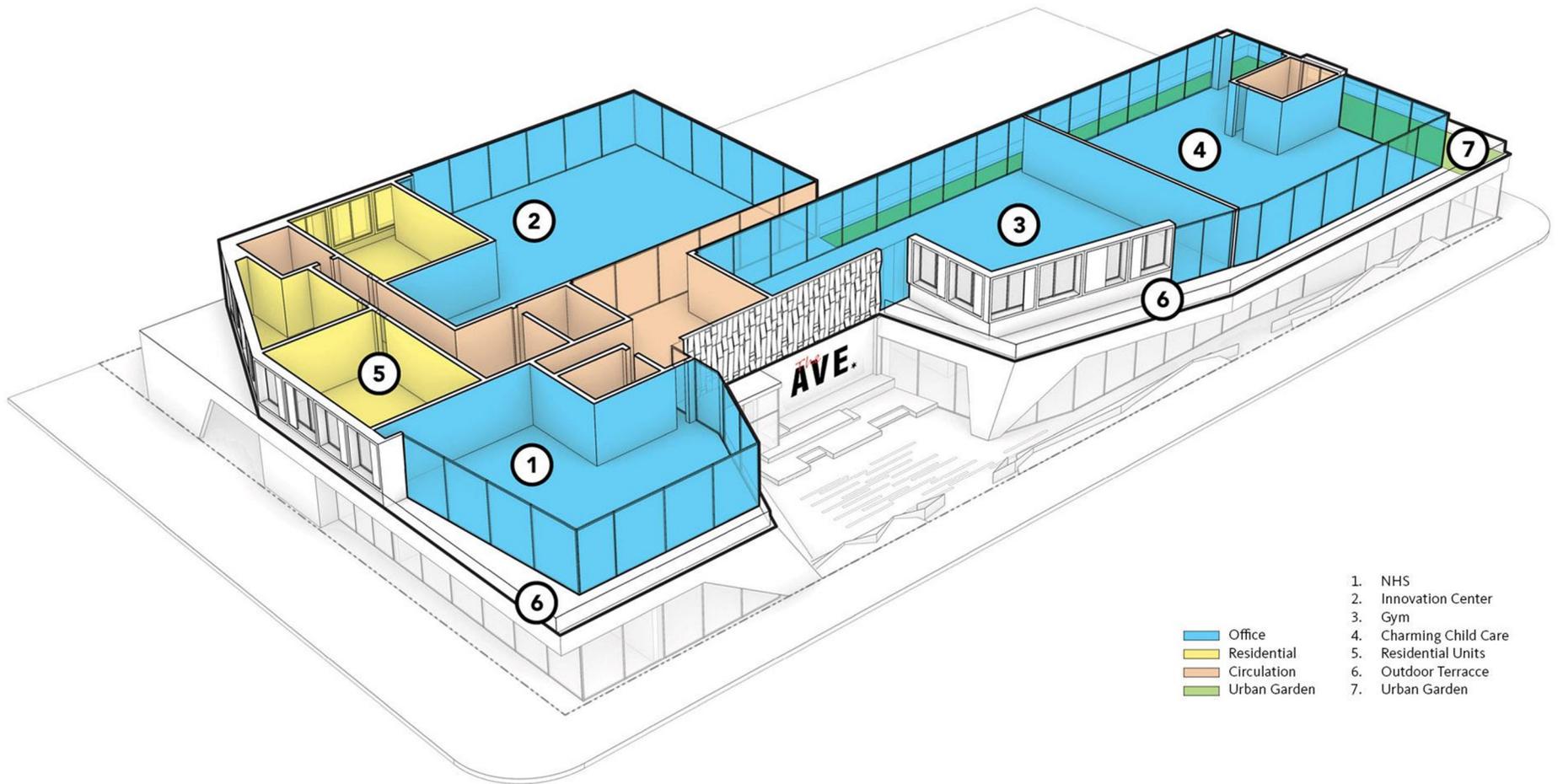
W Chicago Ave



N Monticello Ave

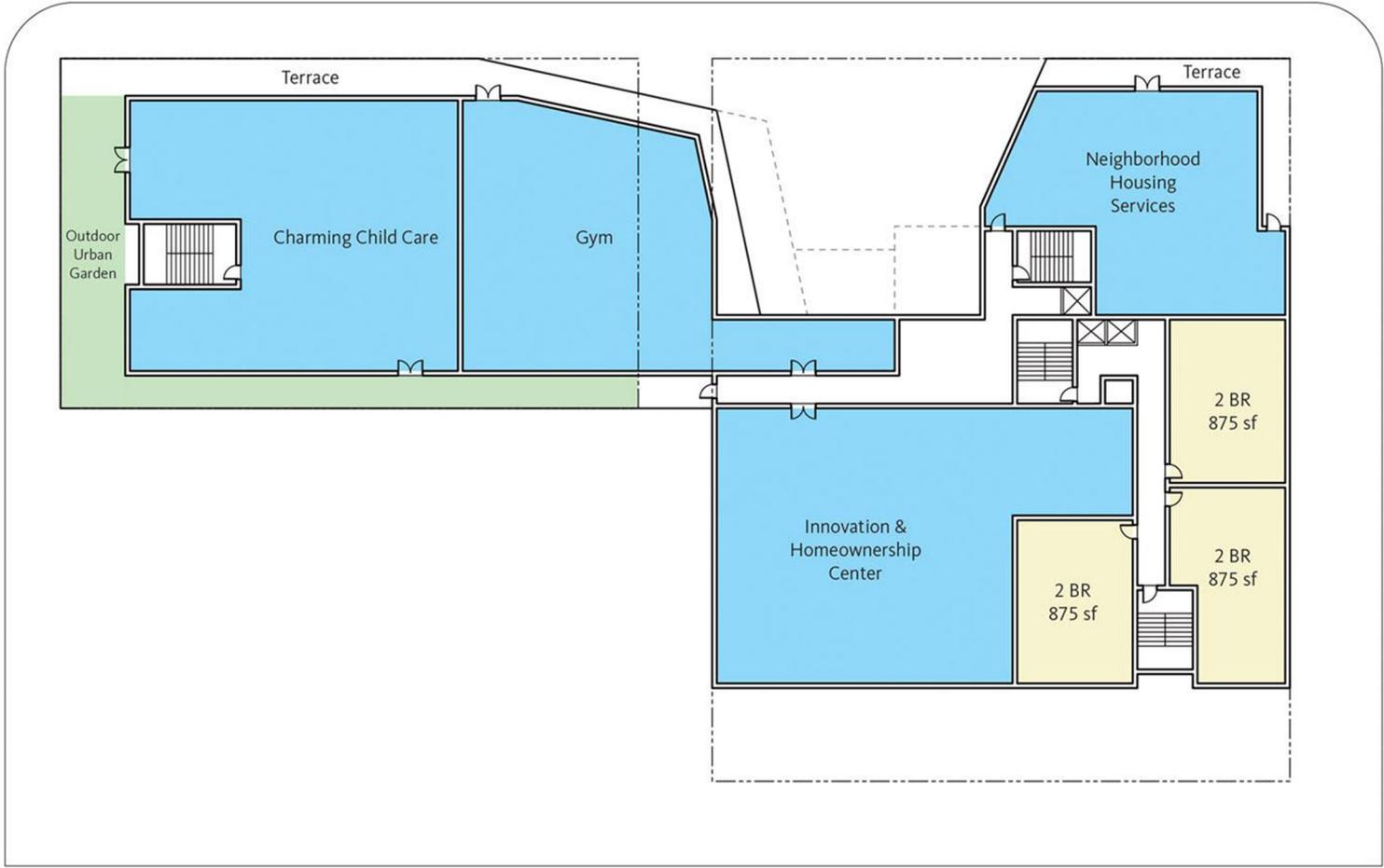
Central Park Ave

GROUND FLOOR



- 1. NHS
- 2. Innovation Center
- 3. Gym
- 4. Charming Child Care
- 5. Residential Units
- 6. Outdoor Terrace
- 7. Urban Garden

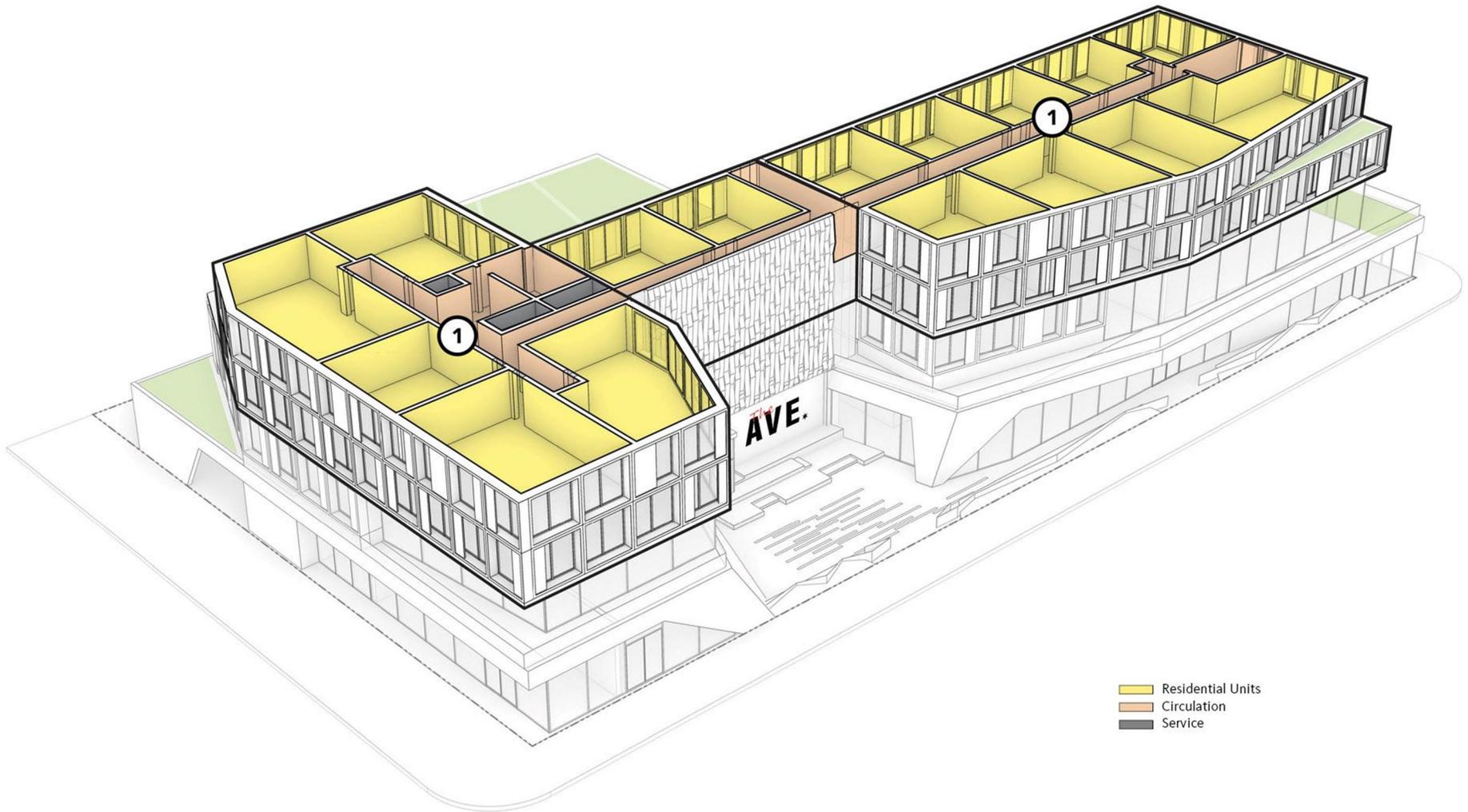
- Office
- Residential
- Circulation
- Urban Garden



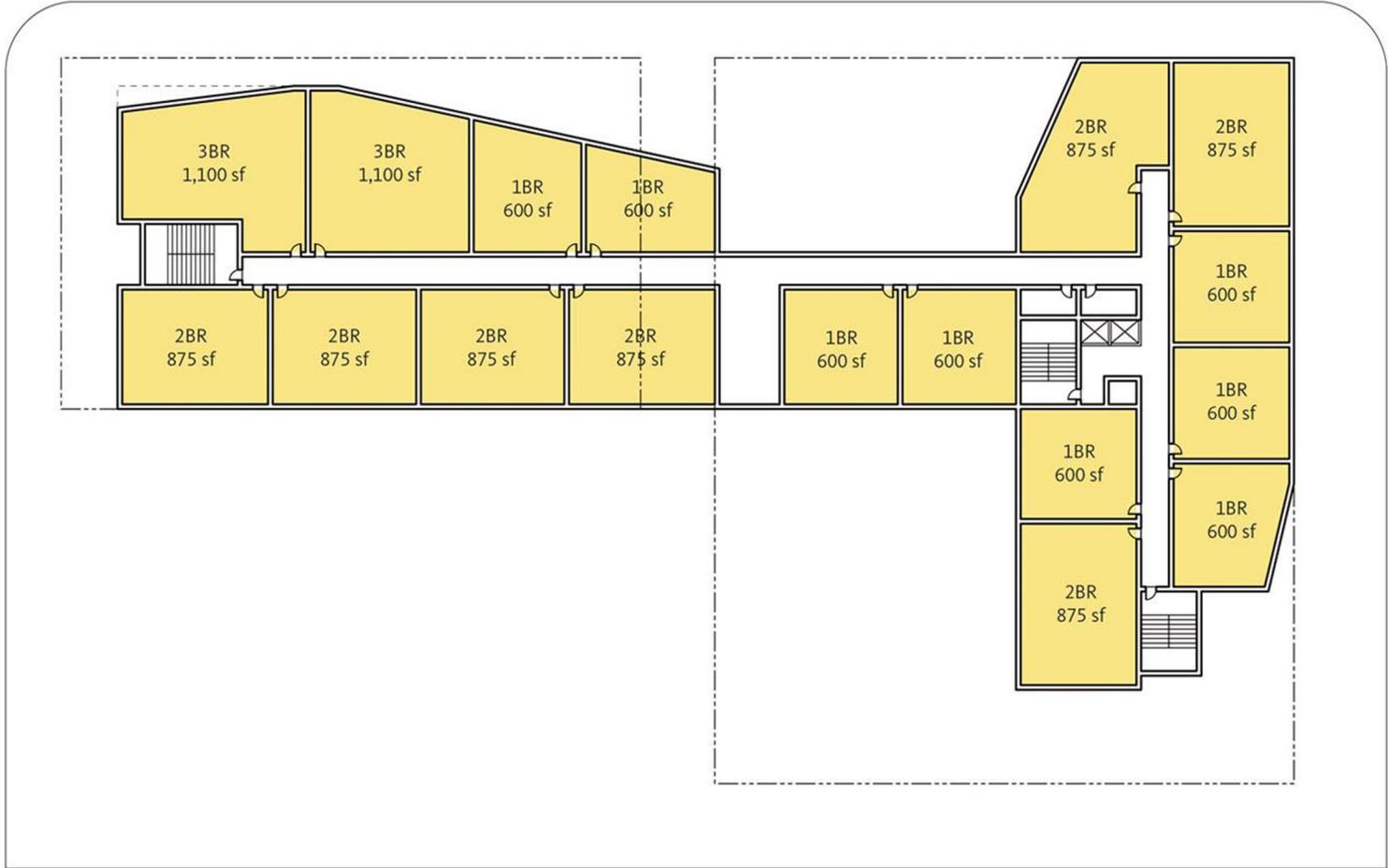
2ND FLOOR



1. Green Roof
2. Rooftop Garden
3. Community Garden



- Residential Units
- Circulation
- Service



4TH FLOOR











The AVE.★



Next Month Dates

Next Steps

1. Next Neighborhood Roundtable
-- *April 27th*

Corridor Manager: Adrienne Whitney-Boykin
West Humboldt Park Development Council
Adrienne@whpdevelopmentcouncil.net

Project Manager: Ernest Bellamy
City Planner V, DPD West Region
Ernest.Bellamy@cityofchicago.org

