



# 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

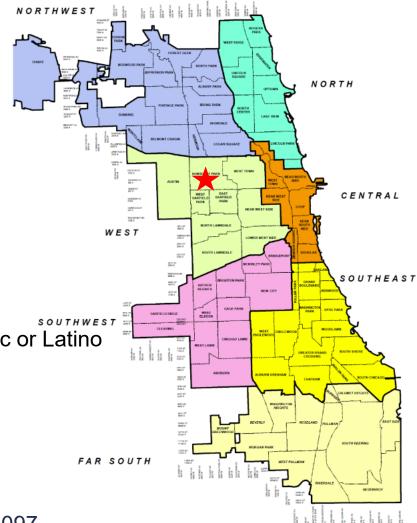
October 20, 2022



## 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





• Current Zoning: C1-1

• New Zoning: B3-2 before PD creation

• Max Height: 58'-0"

• **FAR**: 1.40

• Gross Site Area: 69,982 sq ft

• Public Right of Way: 28,344 sq ft

• Net site Area: 41,638 sq ft

Surrounding Land Uses:

Residential

Commercial



### **LAND USE CONTEXT**









SITE CONTEXT





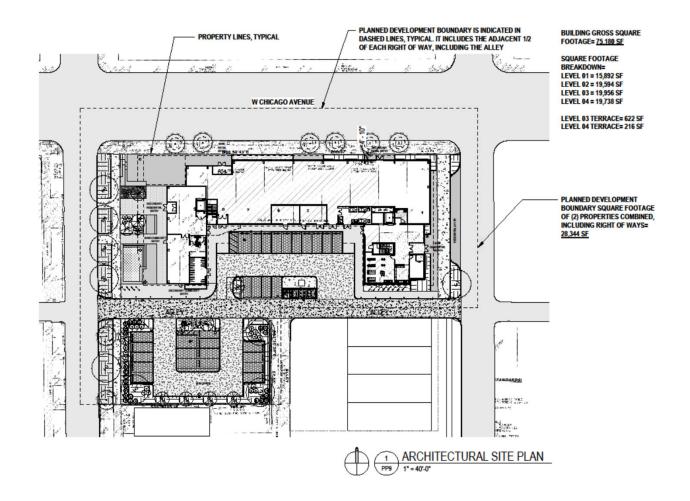
Humboldt Park: Staking Our Claim - Quality of Life Plan

- 2005, 2008
- LISC Chicago

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

- 2021
- Chicago DPD







## 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

**ECONOMIC AND COMMUNITY BENEFITS** 

Compliance Options	Point	ts Required															Susta	inable S	trategies	Menu															
			Health				Energy						Storr	nwater				Lands	capes		Green	Roofs	Wa	ter			Tr	ansporta	tion			Solid Waste	Work Force	Wile	llife
		пар				Choo	se one		Choos	e one		Choose on	ne								Choos	se one	Choos	e one										Choos	e one
Compliance Paths Options Without Certification	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Fel	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	22 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buldings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	52 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	92 Bird Protection (Enhanced)
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																			
LEED Platinum	95	5/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	_ 5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
*only available to affordable housing									. •														. •									. •			

<sup>\*</sup>only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required
*1 TIE	D. L

<sup>\*</sup>does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab,

Streamlined TIF and SBIF programs)

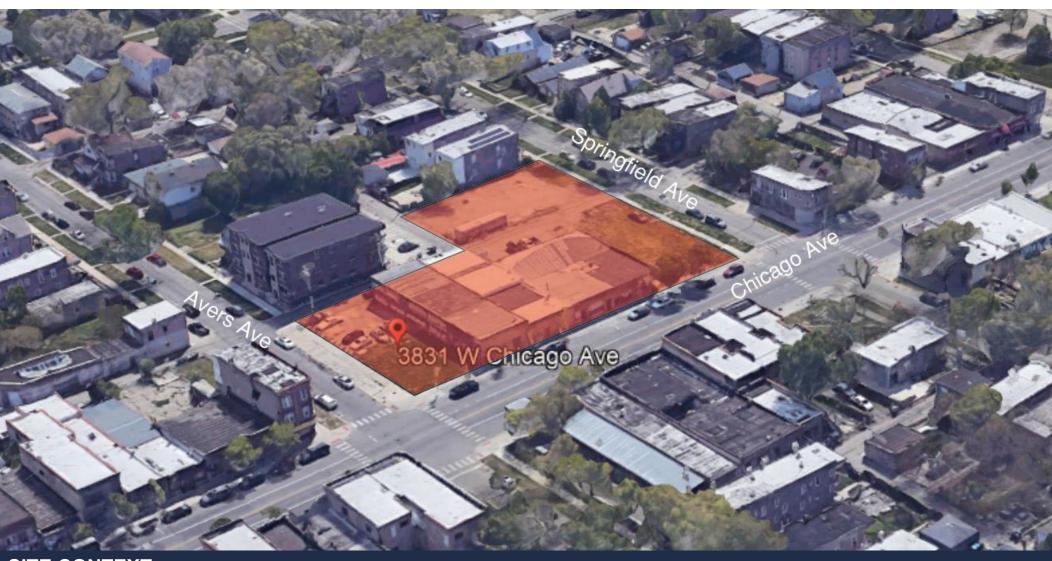
Moderate Renovation Projects = projects including partial or minor upgrades to building sytems and minor repairs to the exterior envelope Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

## SUSTAINABLE DEVELOPMENT POLICY



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.

STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

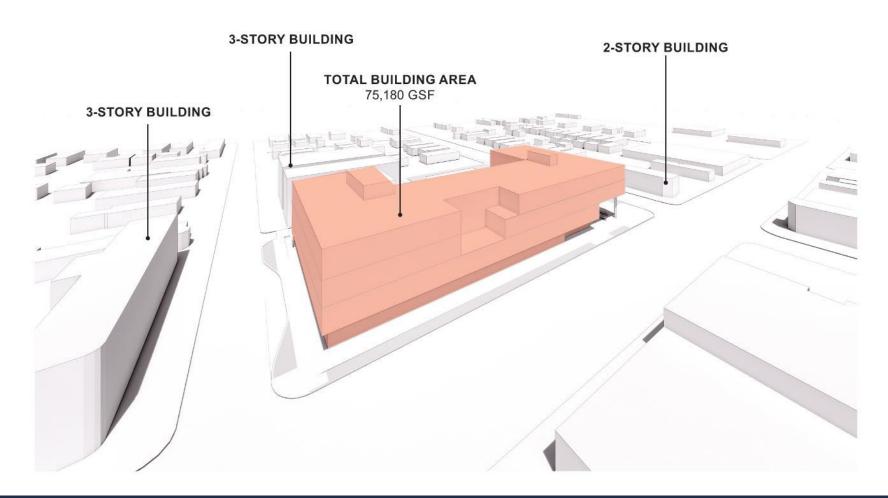


SITE CONTEXT

## **Aerial View**



**AERIAL VIEW FROM NORTHEAST DIRECTION** 





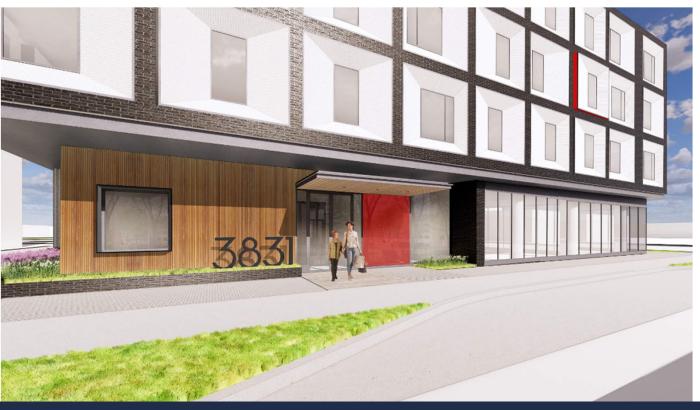
## **X** Pedestrian Context





CHICAGO AVENUE & SPRINGFIELD AVENUE - NORTHWEST CORNER

## **X** Pedestrian Context





**AVERS AVENUE – SOUTHEAST CORNER** 

## **X** Pedestrian Context





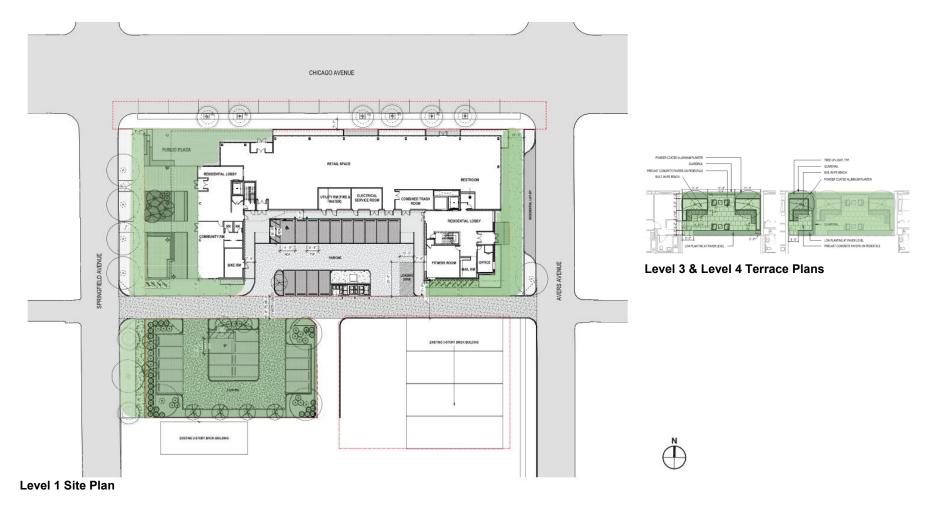
**AVERS AVENUE – SOUTHEAST CORNER** 

## **\*** Pedestrian Context



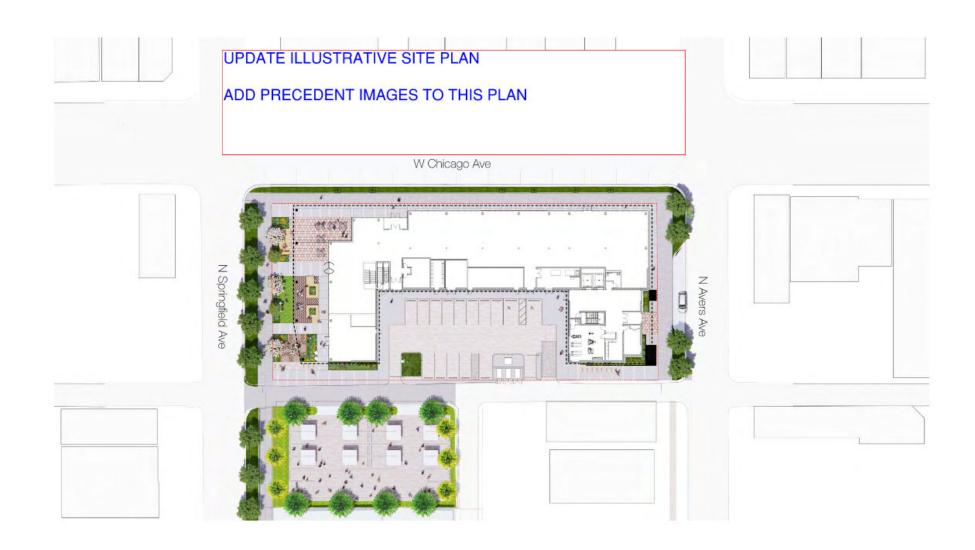


**ALLEY - REAR RESIDENTIAL ENTRY** 



- 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.

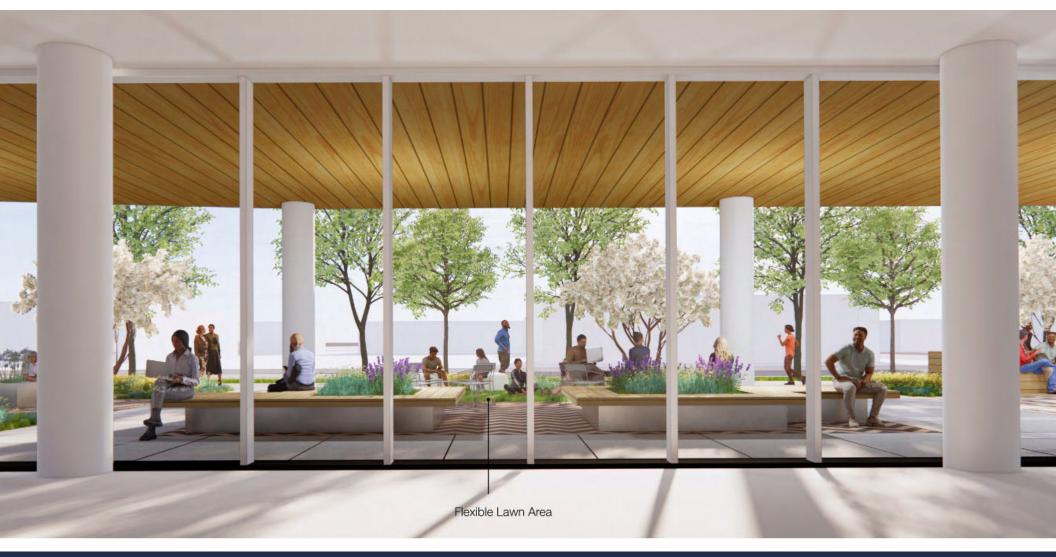
### **OPEN SPACE + LANDSCAPING**



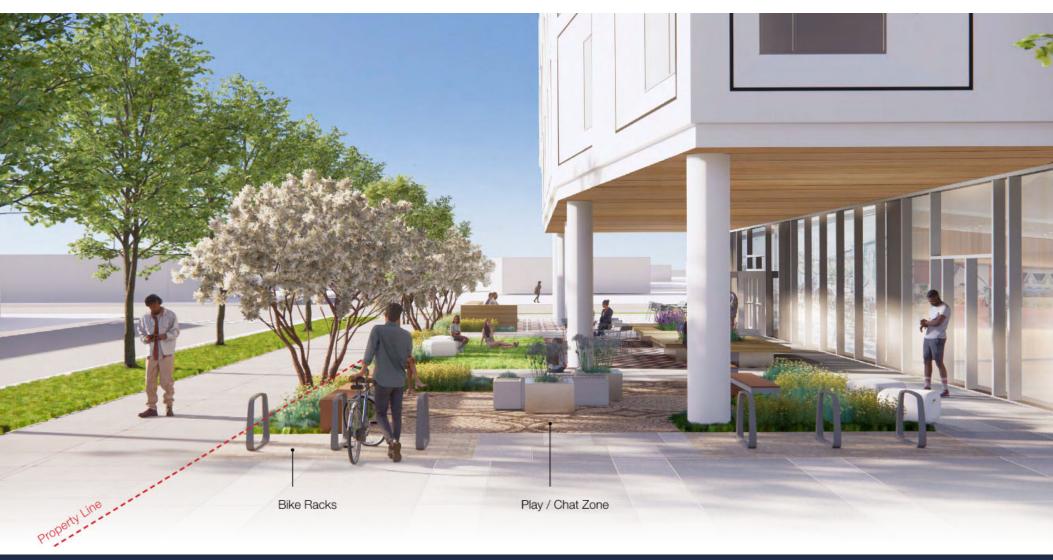
**GROUND FLOOR LANDSCAPING AND PLAZA PLAN** 



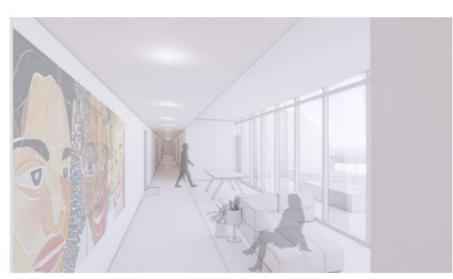
## **COMMUNITY PLAZA – PEDESTRIAN CONTEXT**

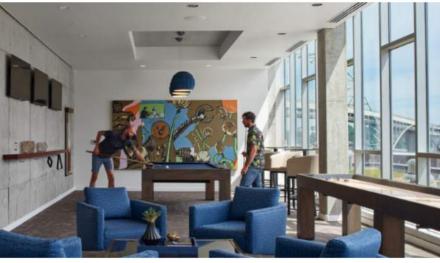


COMMUNITY PLAZA – PEDESTRIAN CONTEXT



COMMUNITY PLAZA – PEDESTRIAN CONTEXT











INTERIOR RESIDENTIAL AMENITY SPACE











INTERIOR RESIDENTIAL CORRIDOR

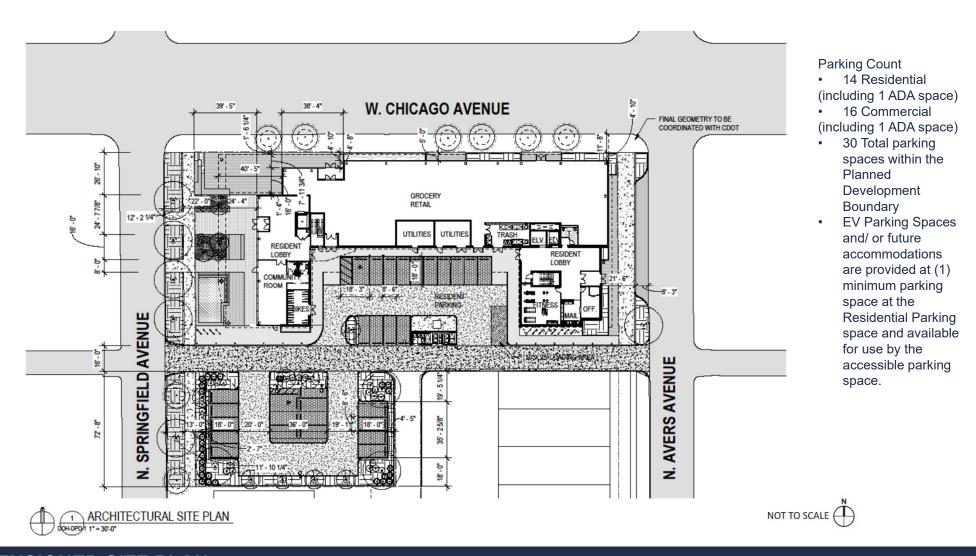


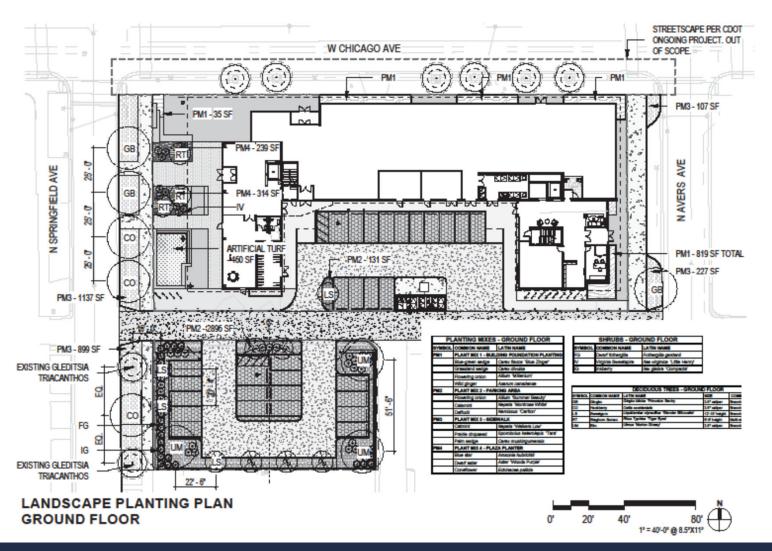
UPPER LEVEL RESIDENT TERRACE DESIGN INTENT



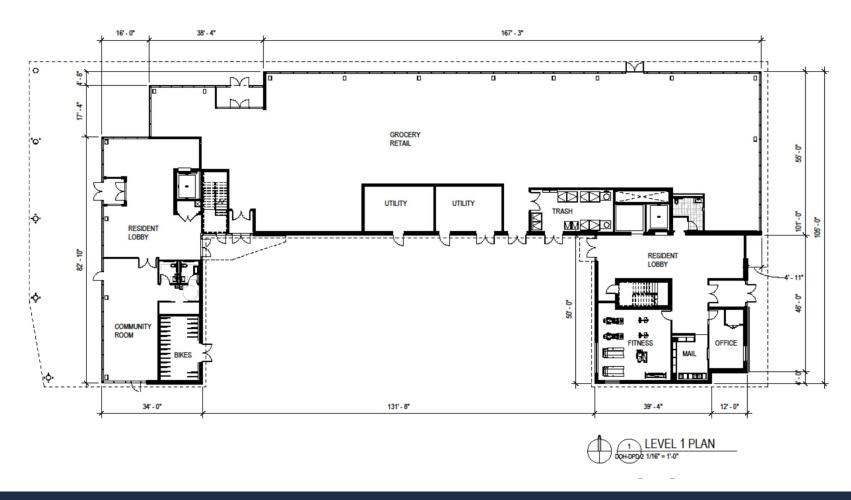


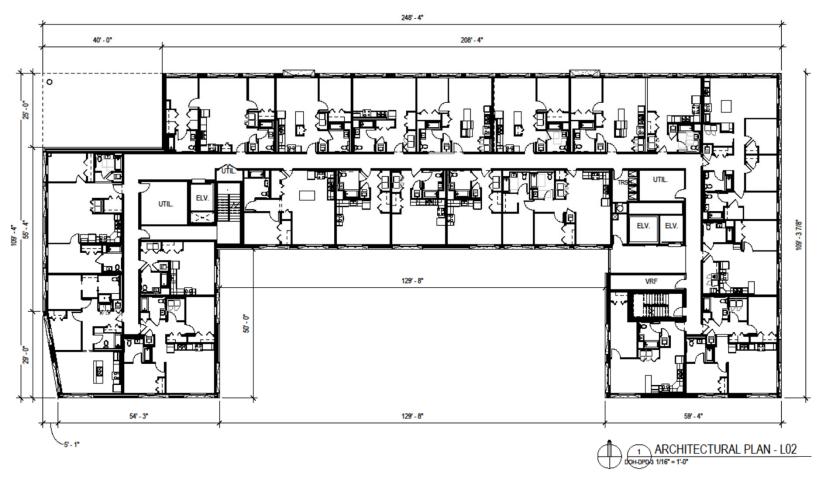
**GROUND FLOOR LANDSCAPING AND PLAZA PLAN** 



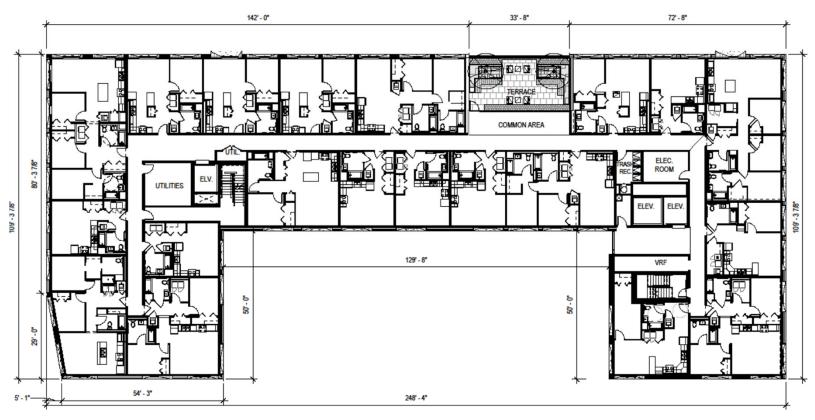


**GROUND FLOOR LANDSCAPING AND PLAZA PLAN** 



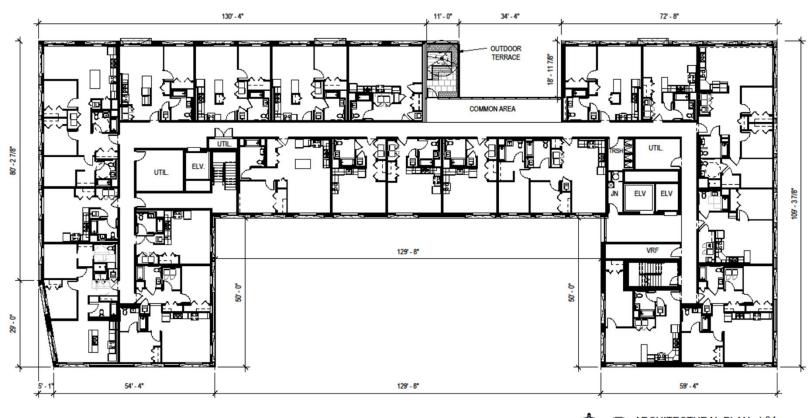




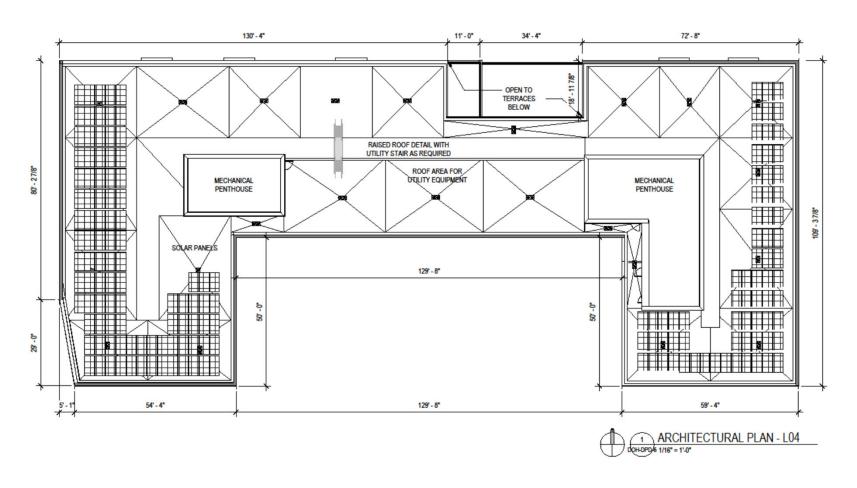






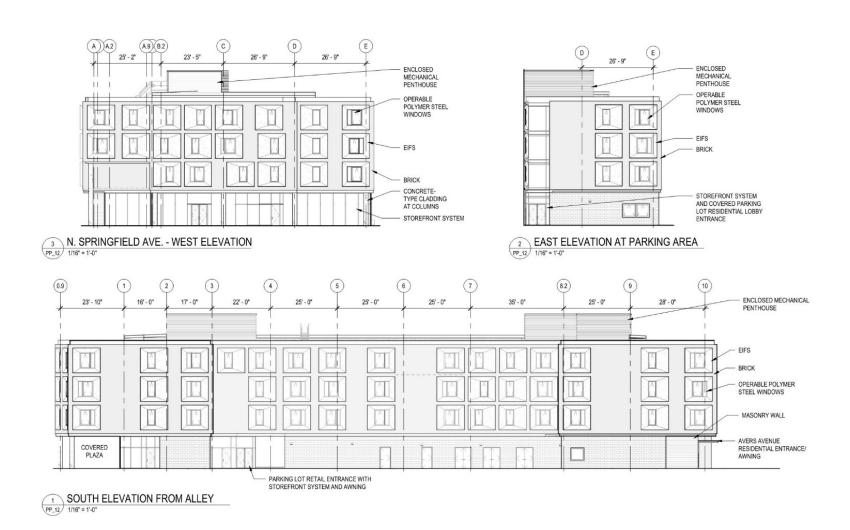


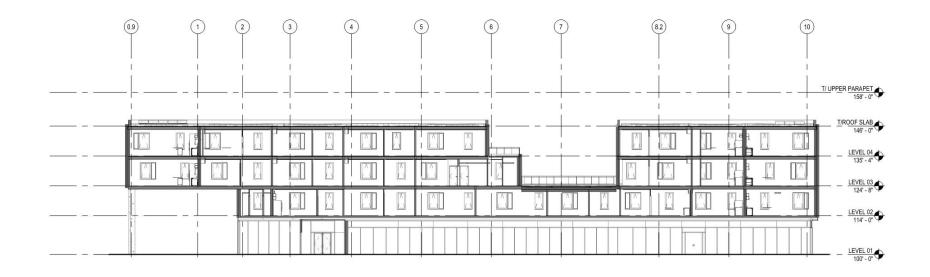




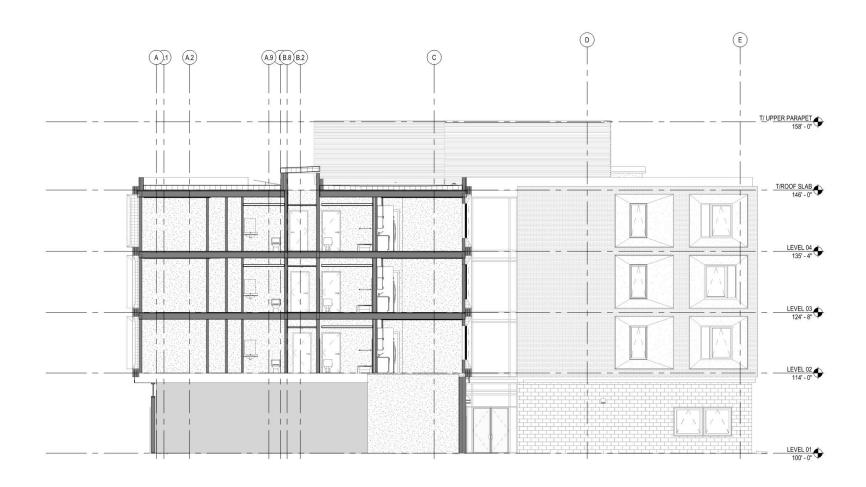


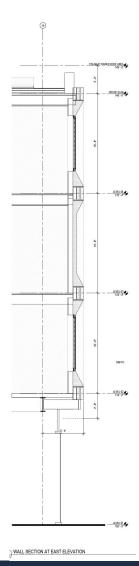






## **BUILDING SECTIONS**





	PRODUCT DESCRIPTION	PRODUCT DESCRIPTION	PROPOSED RAVALUE PER COMPONENT	IECC 2020 REQUIRED MINIMUM R-VALUE TABLE BAD2 1.2	ADDITIONAL REQUIREMENTS/ BUTCHTON MANAGES	PROPOSED RAVALUE TOTAL FOR ASSEMBLY
EXTERIOR	6-102 THICK CONTINUOUS DATE INSULATION WITHIN METAL STUD WALL CAVITY	NOUFT-FACED ECO-TOUCH BATT INSULATION ACQUISTION, AND THERMAL, ASTIM GRES TYPE II, CLASS C, C1238 MOLD! MALDEW RESISTANT, CS16, ESS, ESS	R23	13/17, NOTE 1 R13 - R7.5 C1 (CONFIRM, WAS FROM 2018)	NCENTIVE MINIMUMS	R492
COMPONENTS	58° THICK EXTERIOR GYPSUM BD. SHEATHING					
	4" CONTINUOUS RIGID INSULATION, CLOSED CELL POLYTRO FOAM CORE WITH TIS-LAMNATE FOIL (2) LAYERS OF 2" THICK BOARD	ATLAS EMERGY SHIELD CONTINUOUS WALL INSULATION (CI), NO CITOS, NOTICE OR LEFC; NO CIZONE DEPLETION POTENTIAL	(2) LAYERS OF RIS.1 BOARD Rs 26.2			
EXTERIOR ROOF	INSULATION AT CEILING/ ROOF JOIST SPACE	"POLYISO ROOF INSULATION", WISULASSE POLYISO THERMAL VALUES' BY CARLING SYNTEMS		R-30, MOTE 2		TOTAL AVERAGE INSULATION ARGVE
COMPONENTS	INSULATION ABOVE ROOF, RIGID THERMAL INSULATION					ROOF AND BILLOW ROOF: 8-7435
EXTERIOR CEILING COMPONENTS AT				R-49, NOTE 3		
GLAZED FENESTRATION				NR.	D VALUE MIN. 20, SHOC MIN. 0.26	
SLAB R-VALUE AND DEPTH	2" CONTINUOUS FIGID INSULATION, CLOSED CELL POLYISO FOVM CORE WITH TRI-LAMINATE FOIL		R12.5	10, 2 FT, NOTE 4		2 FEET DEEP AT EXTERIOR, 24" INTO INTERIOR LINGER SLAB



- 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)