



CHICAGO PLAN COMMISSION

Department of Planning and Development

1203 N. California

1201-1209 North California Avenue 26th Ward

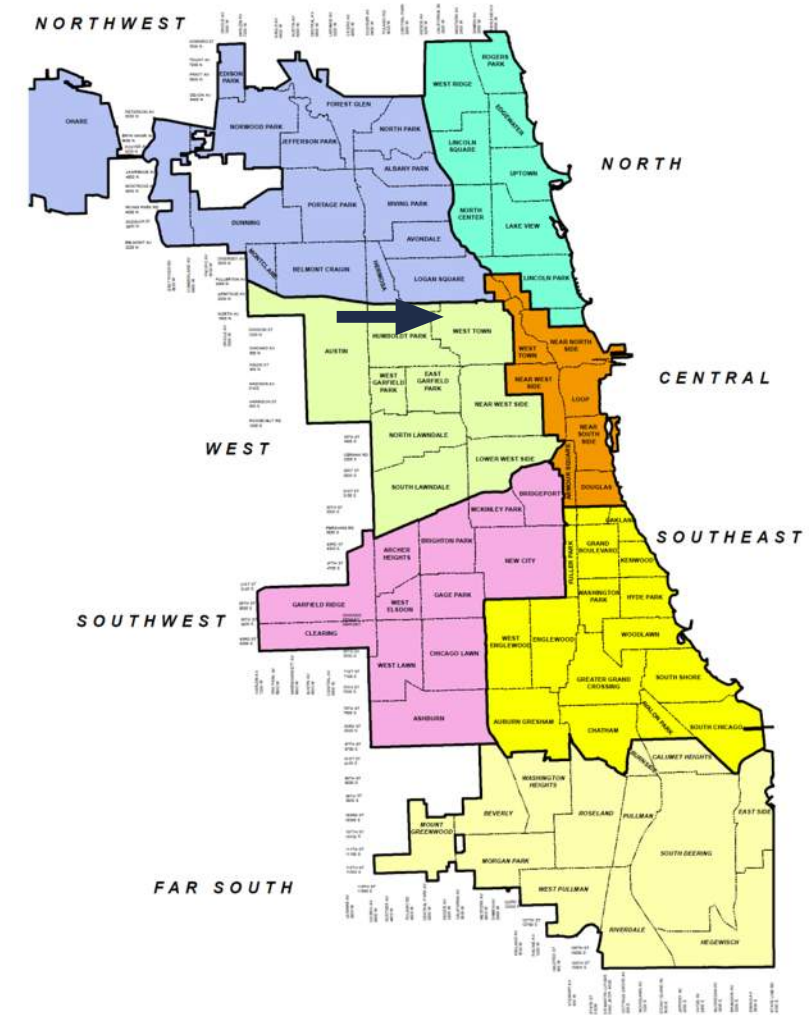
Hispanic Housing Development Corporation

12/16/2021

★ Community Area Snap Shot

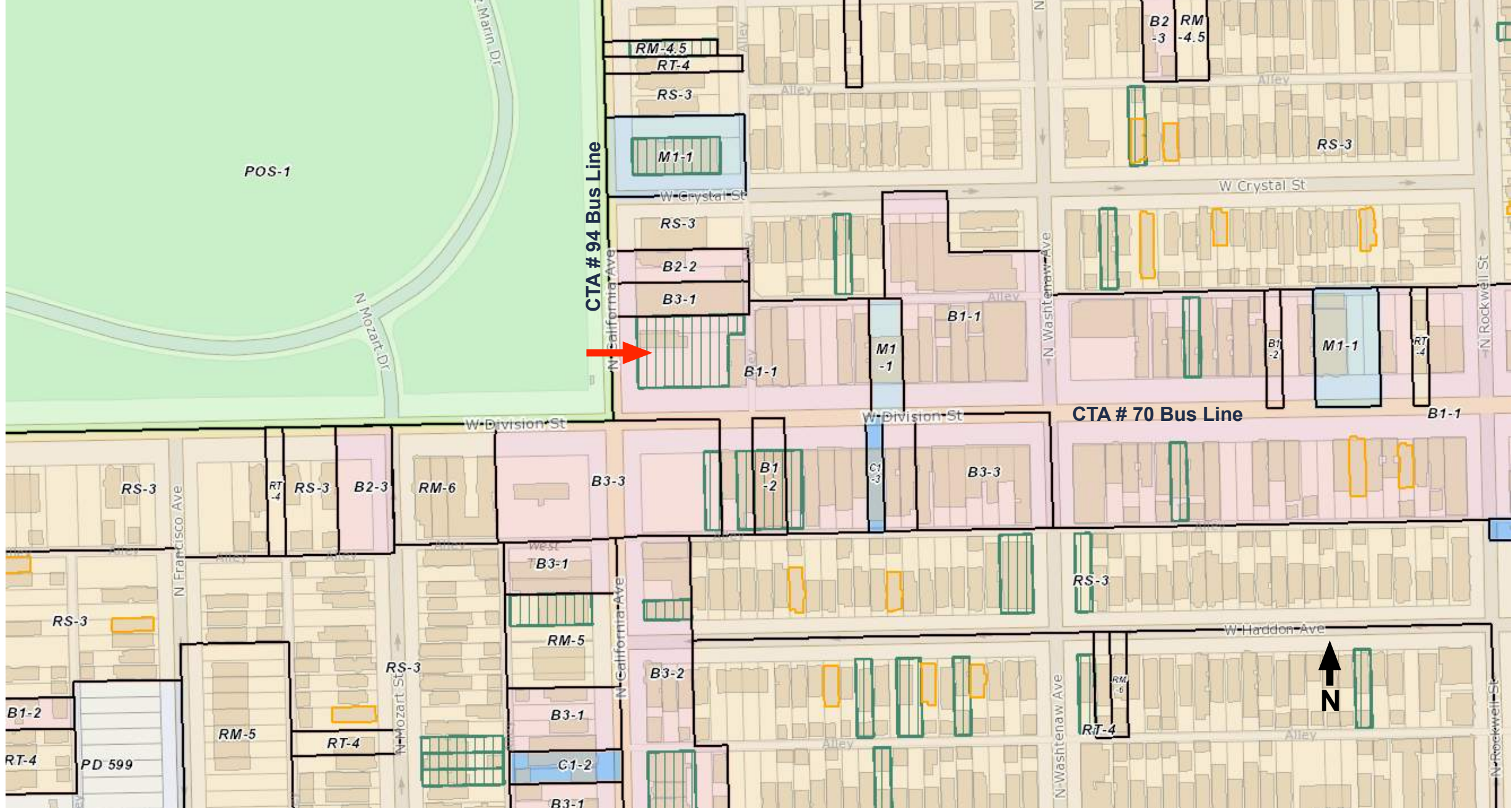
Site and Neighborhood Standards

	In project's census tract use ACS 2019 5 Year Data	In project's community area use CMAP's ACS 2018 5 Year Data	In Chicago ACS 2019 5-year data
% African American	4.2%	7.0%	29.2%
% White	5.2%	62.7%	33.3%
% Latino (1 or more races)	88.9%	22.7%	28.8%
% American Indian	0%	n/a	0.1%
% Asian	0%	4.8%	6.5%
% Other	0%	2.8%	10.6%
% Multiracial	1.7%	n/a	1.9%



Community Area Map
Project Site: West Town





POS-1

CTA # 94 Bus Line

CTA # 70 Bus Line



EXISTING ZONING MAP



LAND USE CONTEXT PLAN



Image Courtesy of Bing Maps

SITE CONTEXT AERIAL - View Looking North



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.

PEDESTRIAN CONTEXT - VIEW LOOKING EAST AT DIVISION & CALIFORNIA

★ Planning Context

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

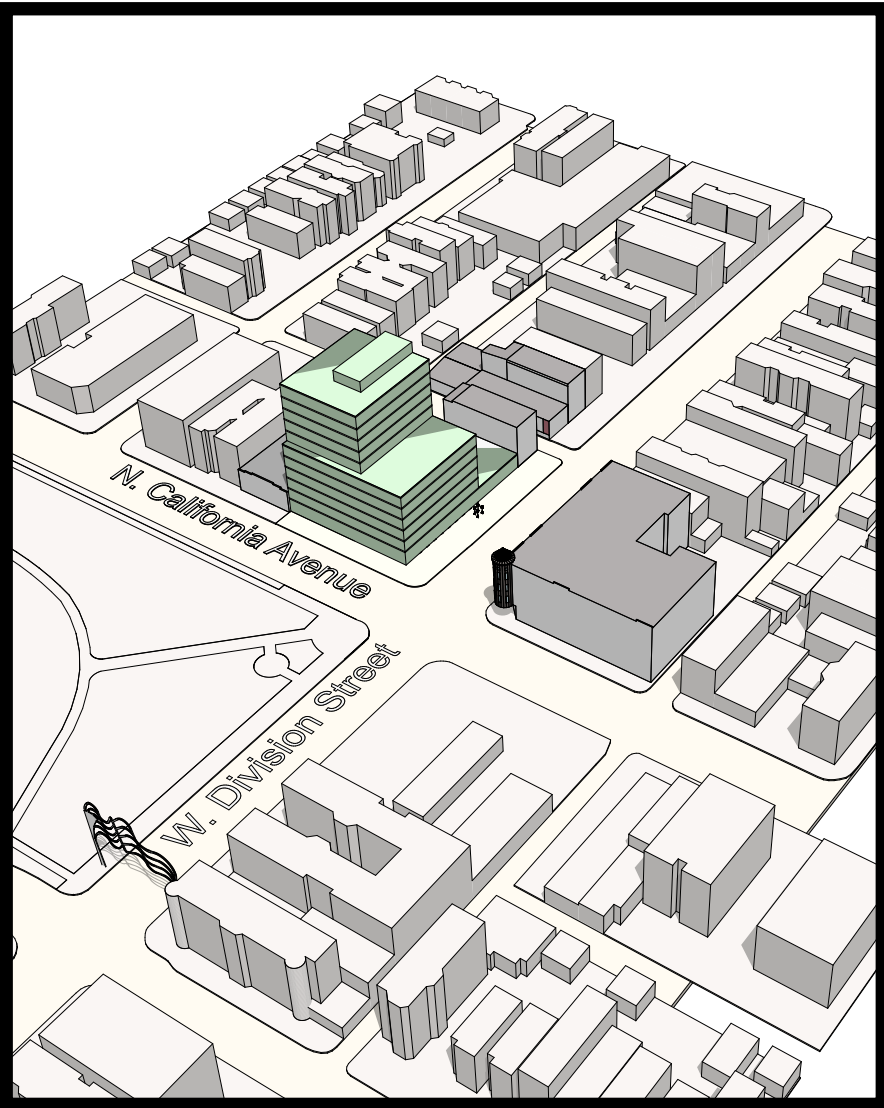
- January 8, 2021 - **IHDA Submission**
- August 31-September 14, 2021 - **Department of Planning Design Excellence Review**
- October, 2021 - **Joint Design Review (DPD/DOH)**

Initial Design Concept - submitted for IHDA Approval



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.

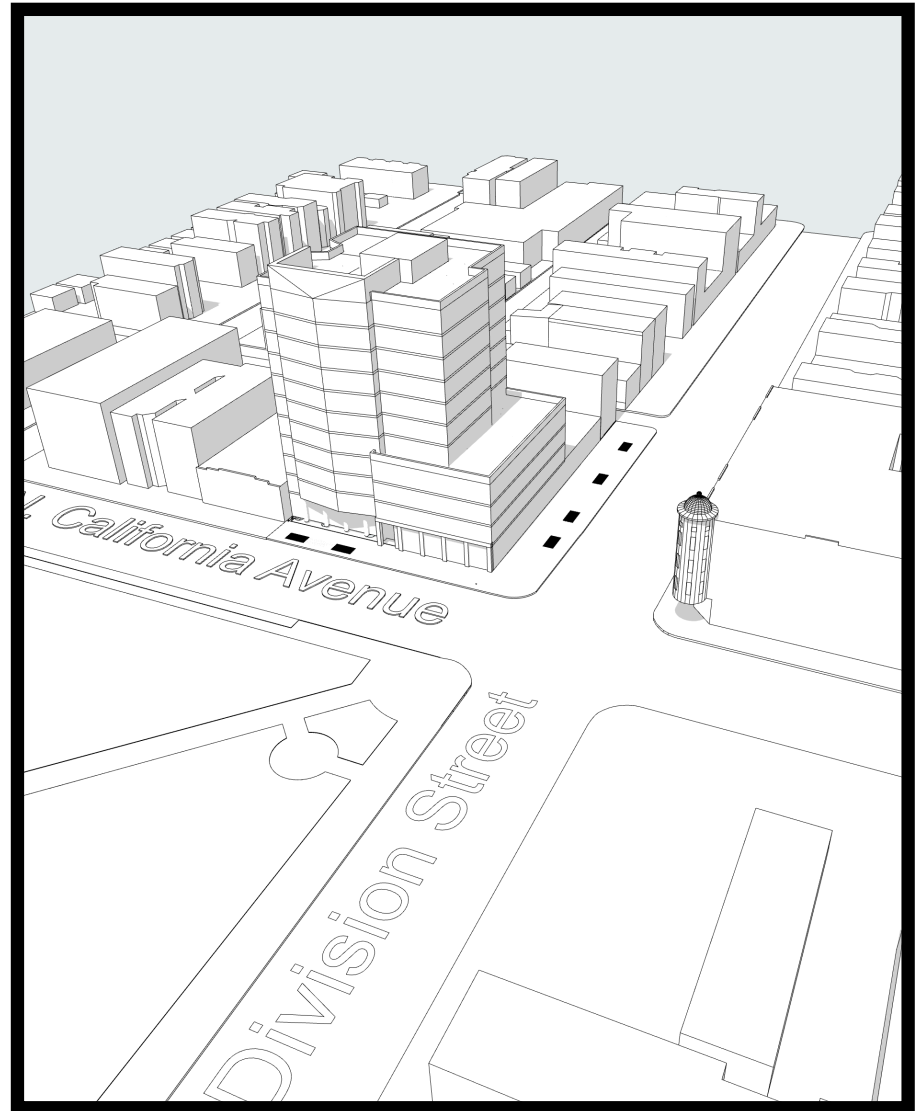


SETBACK DESIGN MASSING

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.

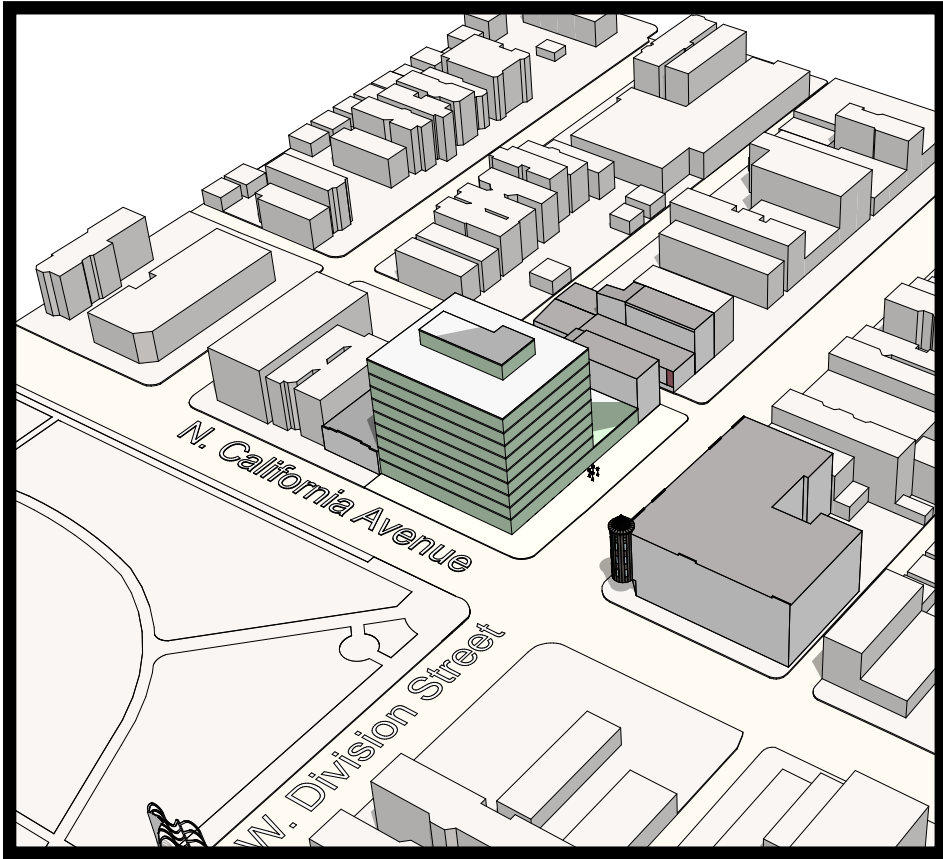
The design team produced an updated building design reflecting a setback option with 11 stories (right). The response after the second meeting with DPD was to pursue a shorter building that held the corner with a defined base, middle, and top design.



PROPOSED SETBACK 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.

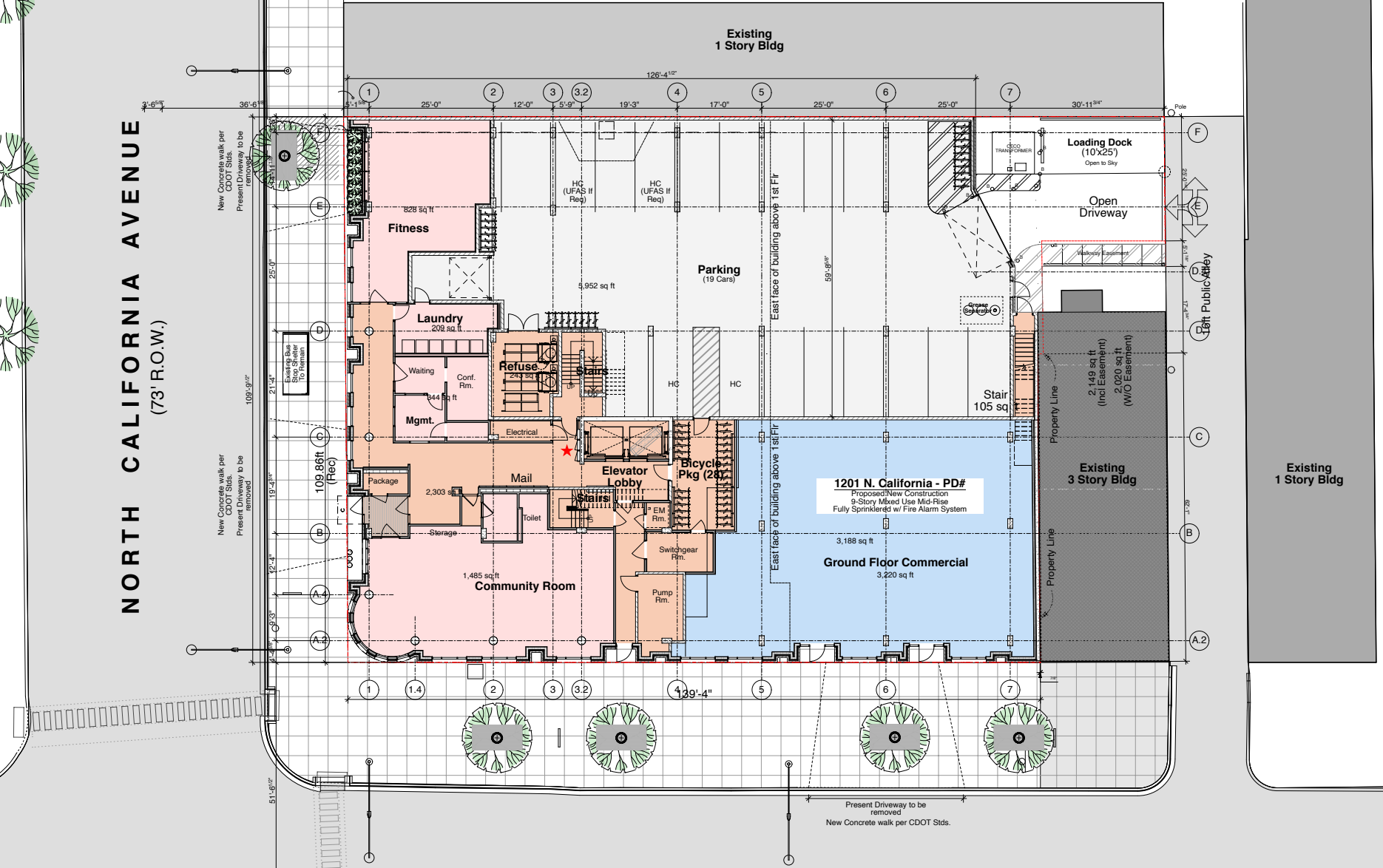




CURRENT DESIGN

~ HUMBOLDT PARK

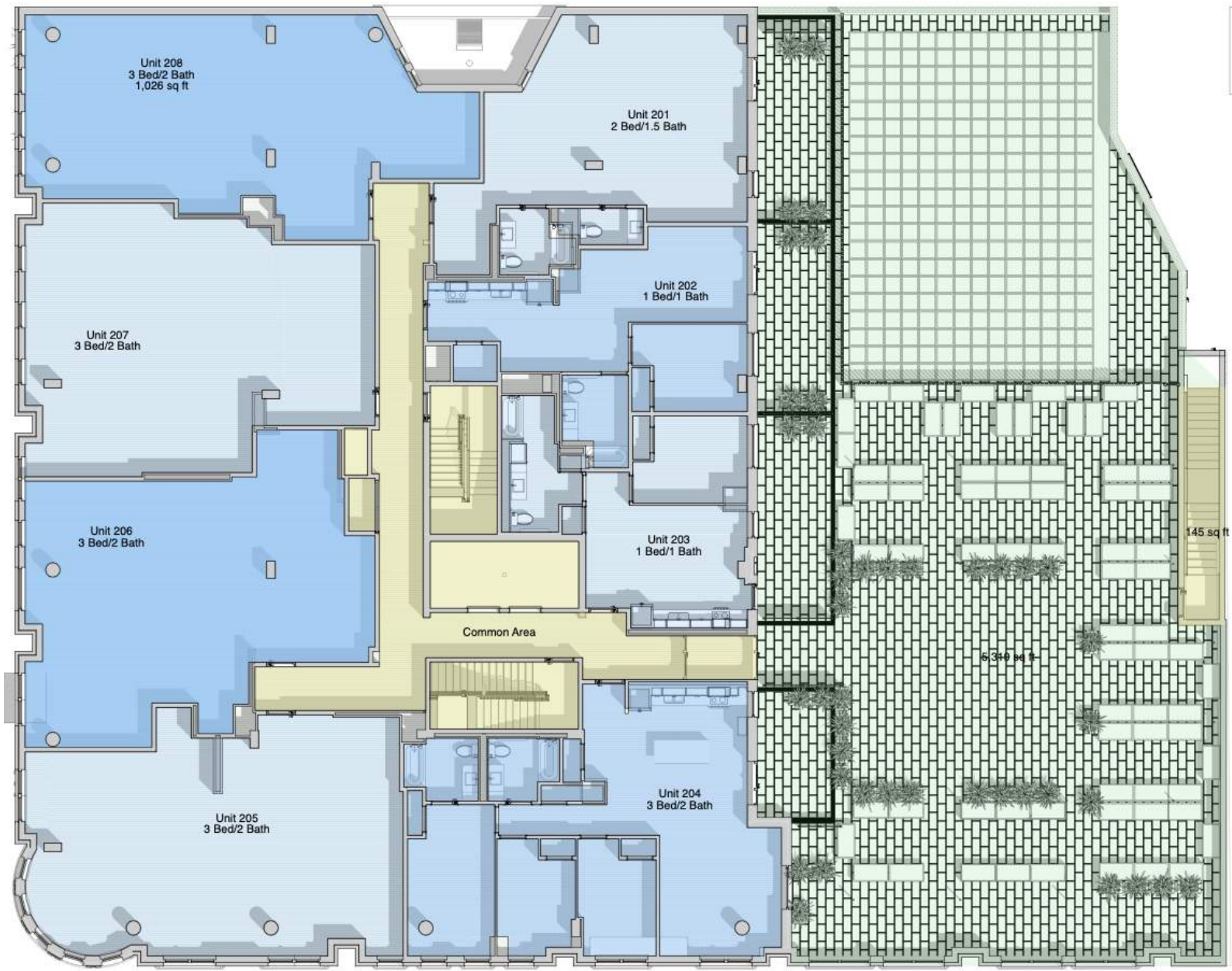
NORTH CALIFORNIA AVENUE
(73' R.O.W.)



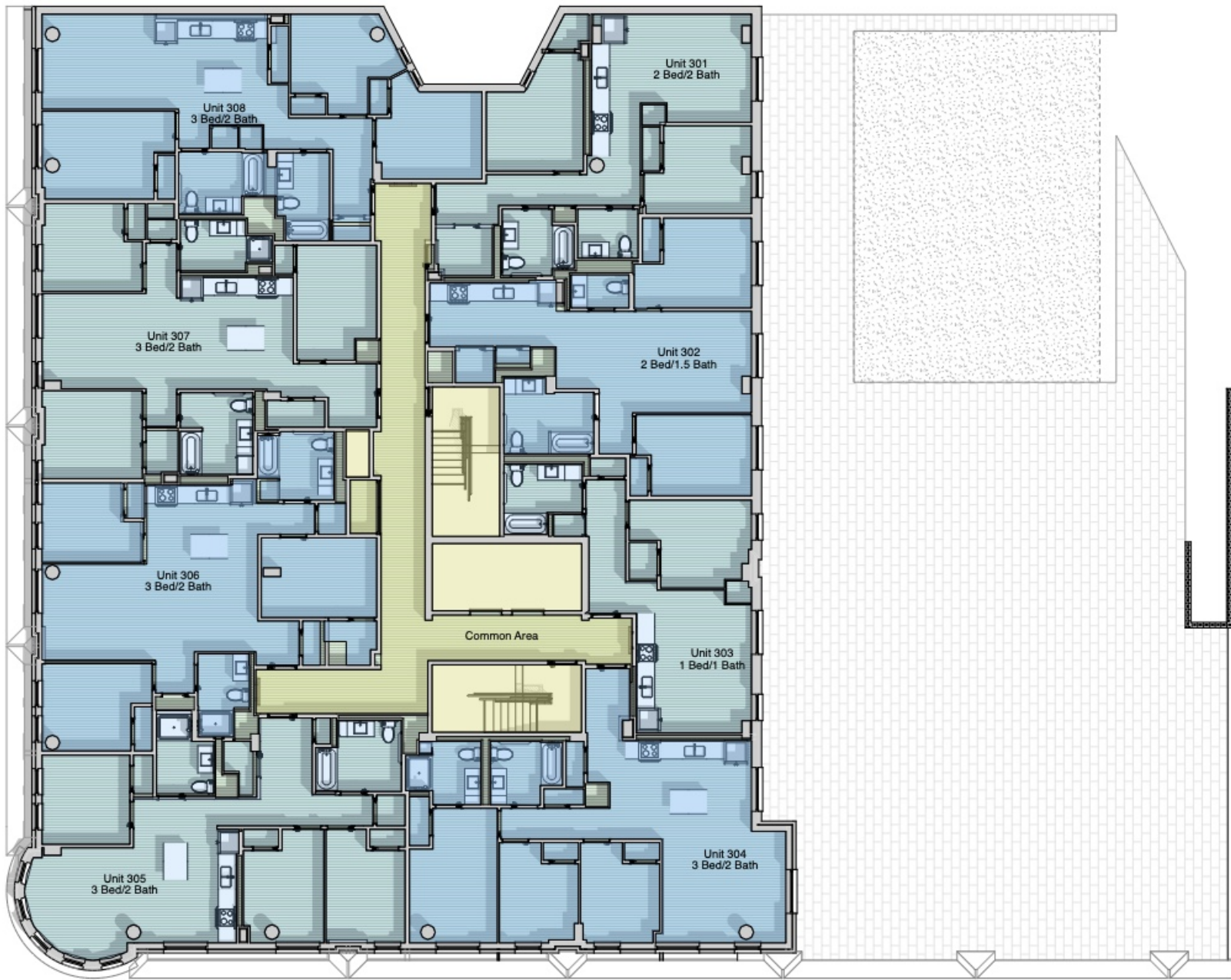
Paseo Boricua
WEST DIVISION STREET
(100' R.O.W.)



SITE + GROUND FLOOR PLAN



2ND FLOOR PLAN



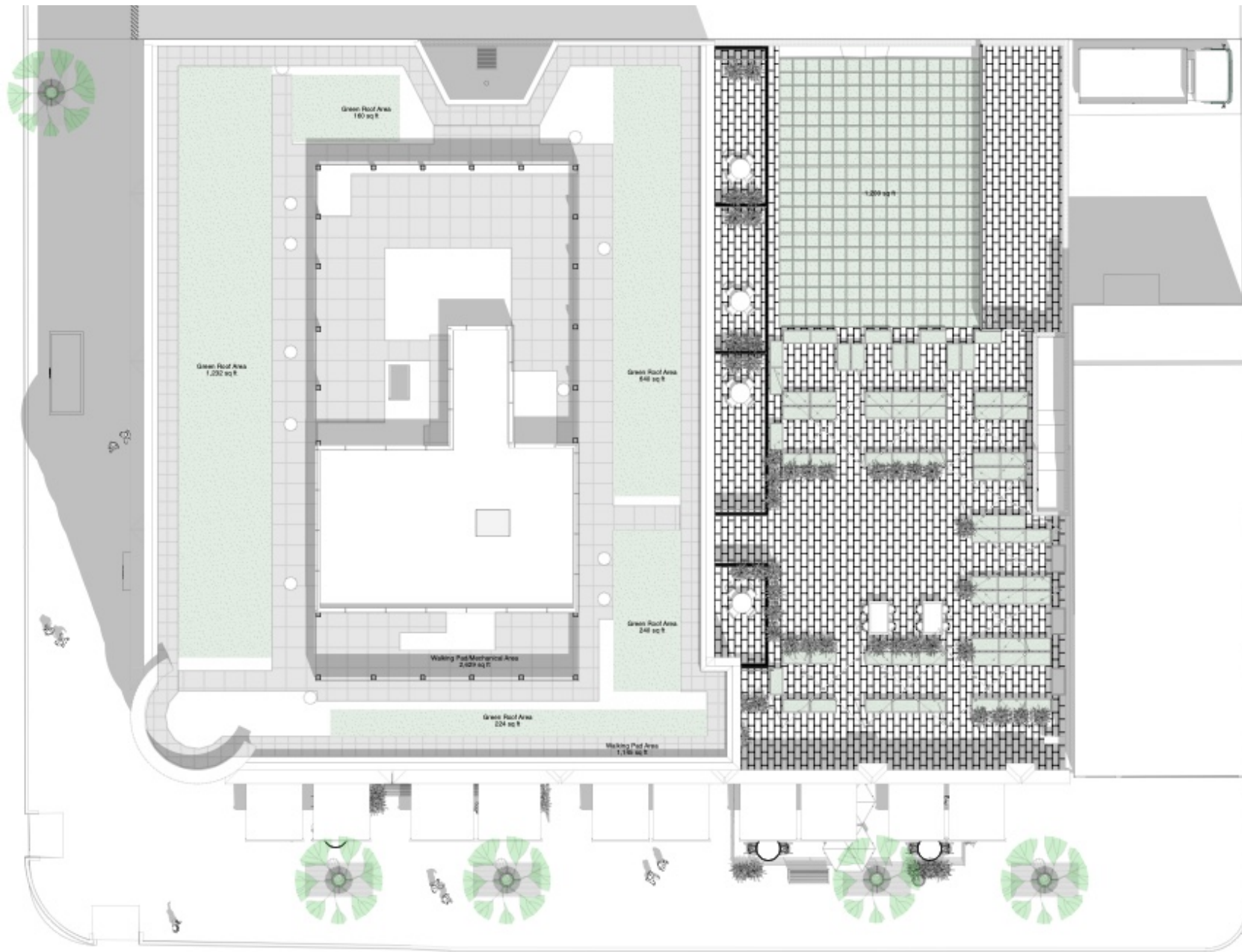
3rd-8th Floor



TYPICAL FLOOR PLAN



9TH FLOOR PLAN



LANDSCAPING & ROOF PLAN

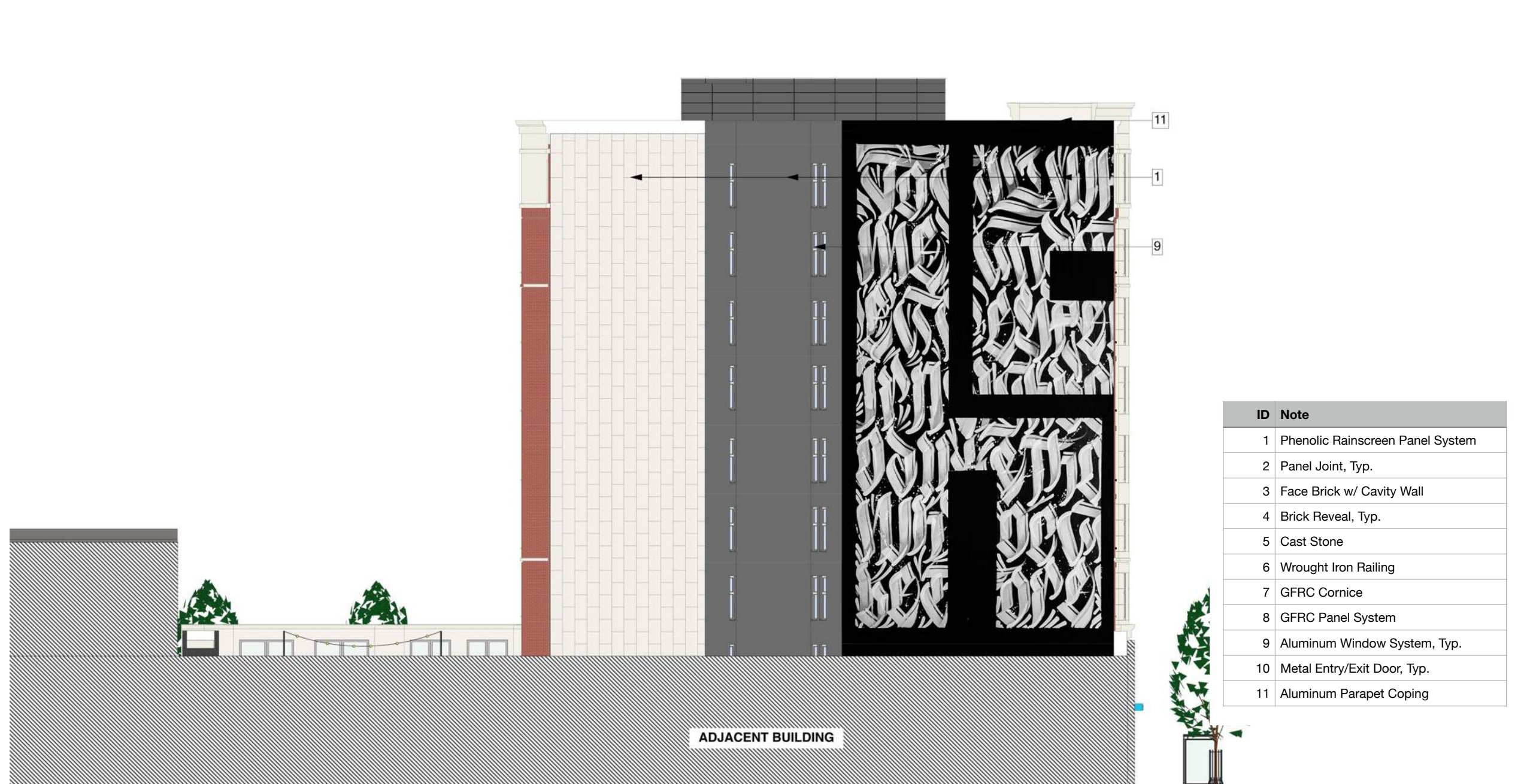


TERRACE ROOF PLAN



ID	Note
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
9	Aluminum Window System, Typ.
10	Metal Entry/Exit Door, Typ.
11	Aluminum Parapet Coping

BUILDING ELEVATION (SOUTH)



ID	Note
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
9	Aluminum Window System, Typ.
10	Metal Entry/Exit Door, Typ.
11	Aluminum Parapet Coping

ADJACENT BUILDING

BUILDING ELEVATION (NORTH)



ID	Note
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
9	Aluminum Window System, Typ.
10	Metal Entry/Exit Door, Typ.
11	Aluminum Parapet Coping

BUILDING ELEVATION (EAST)



ID	Note
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
9	Aluminum Window System, Typ.
10	Metal Entry/Exit Door, Typ.
11	Aluminum Parapet Coping

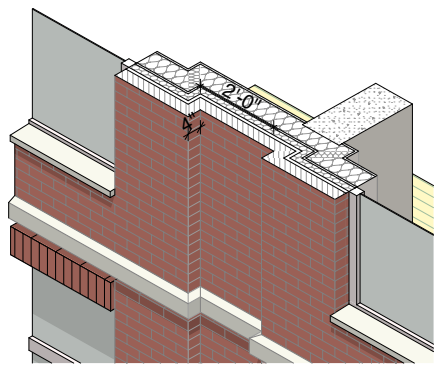
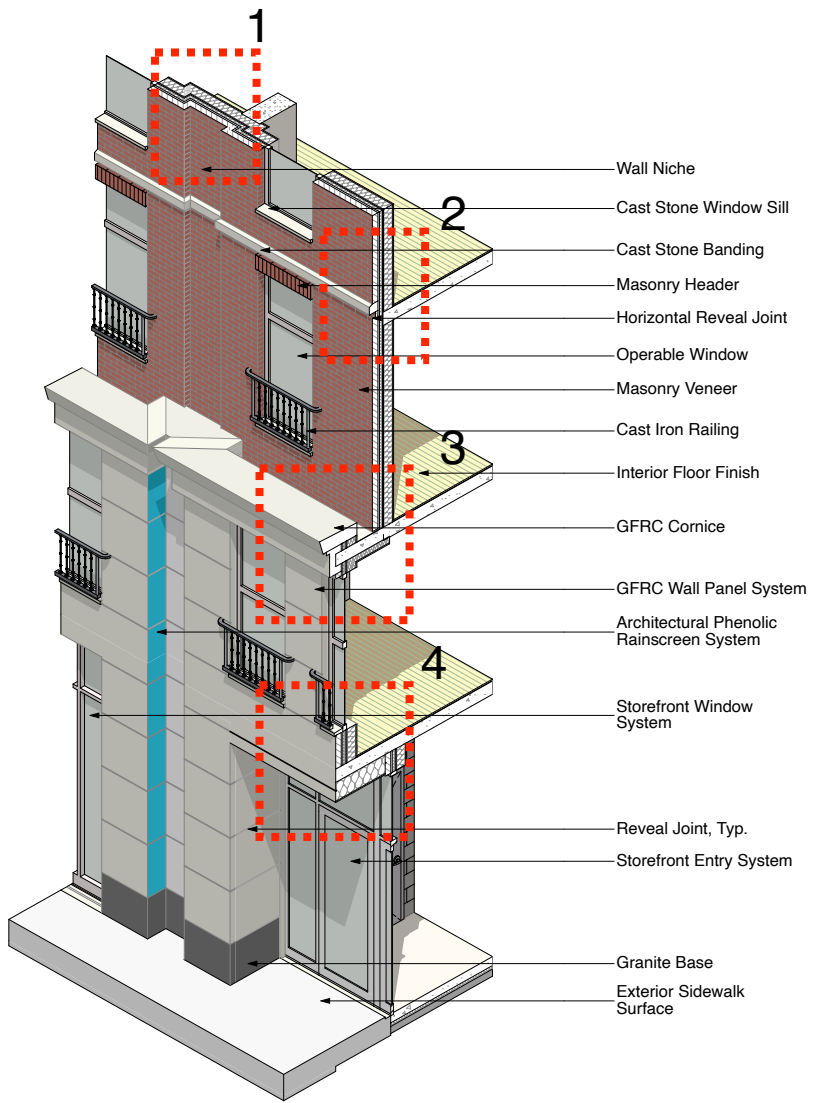
BUILDING ELEVATION (WEST)



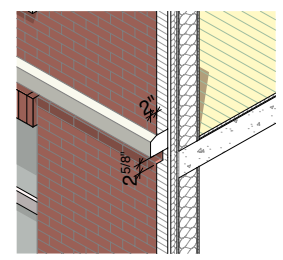
BUILDING SECTIONS



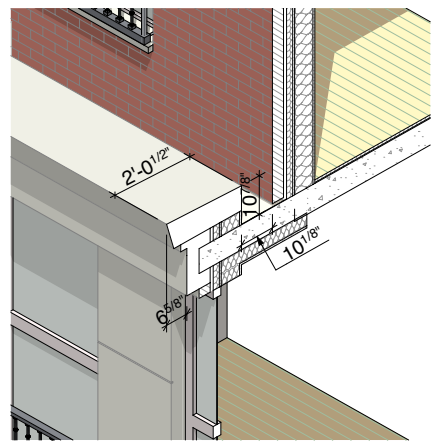
BUILDING SECTIONS



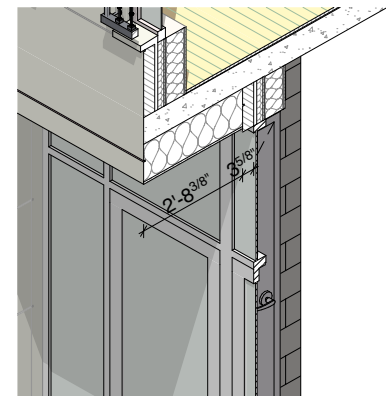
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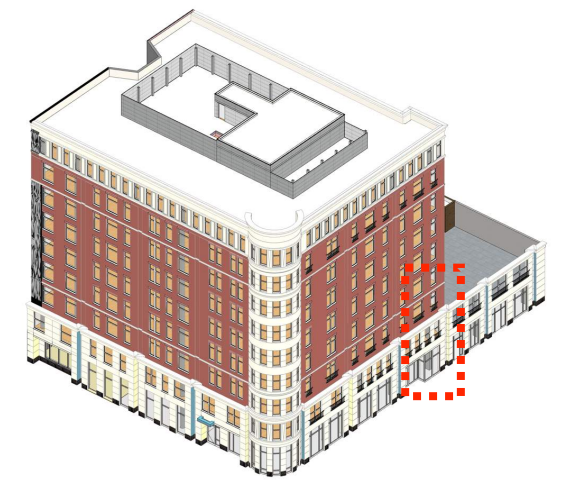
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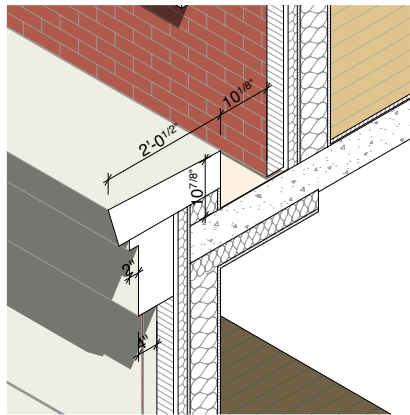
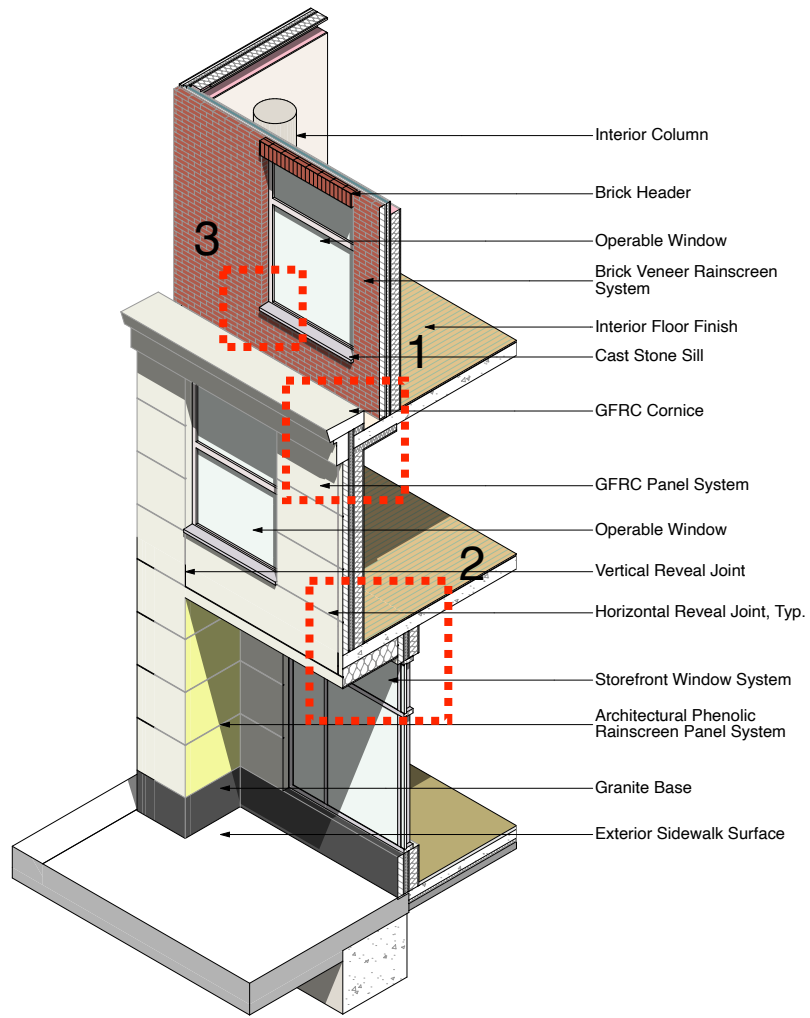
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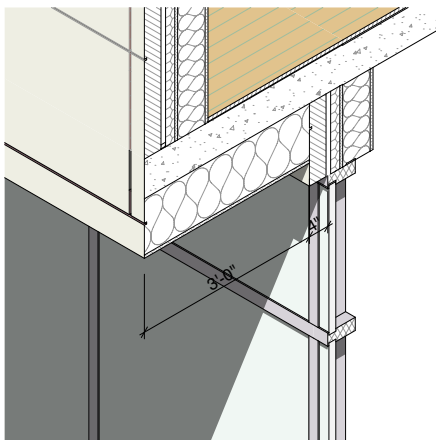
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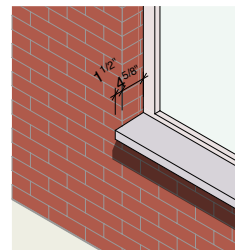
FACADE SECTIONS



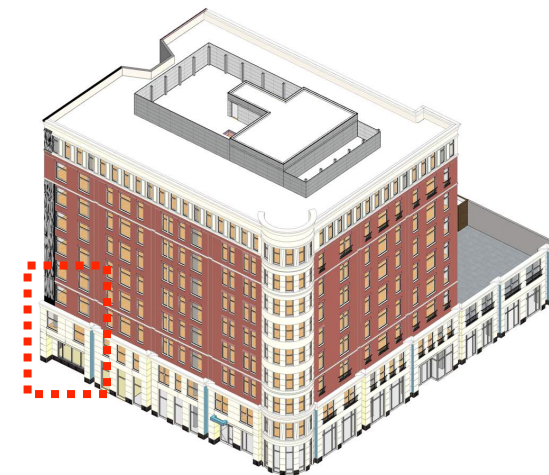
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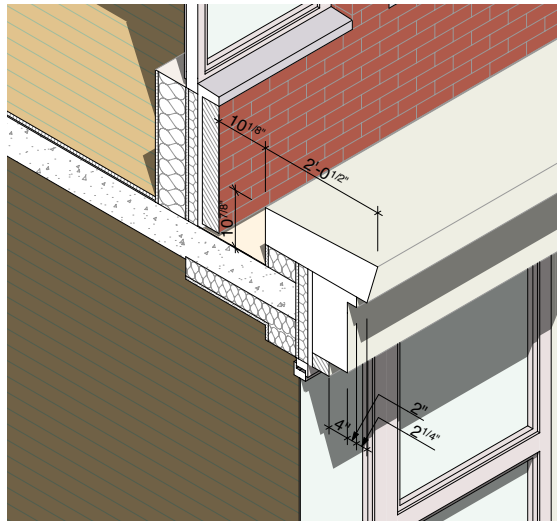
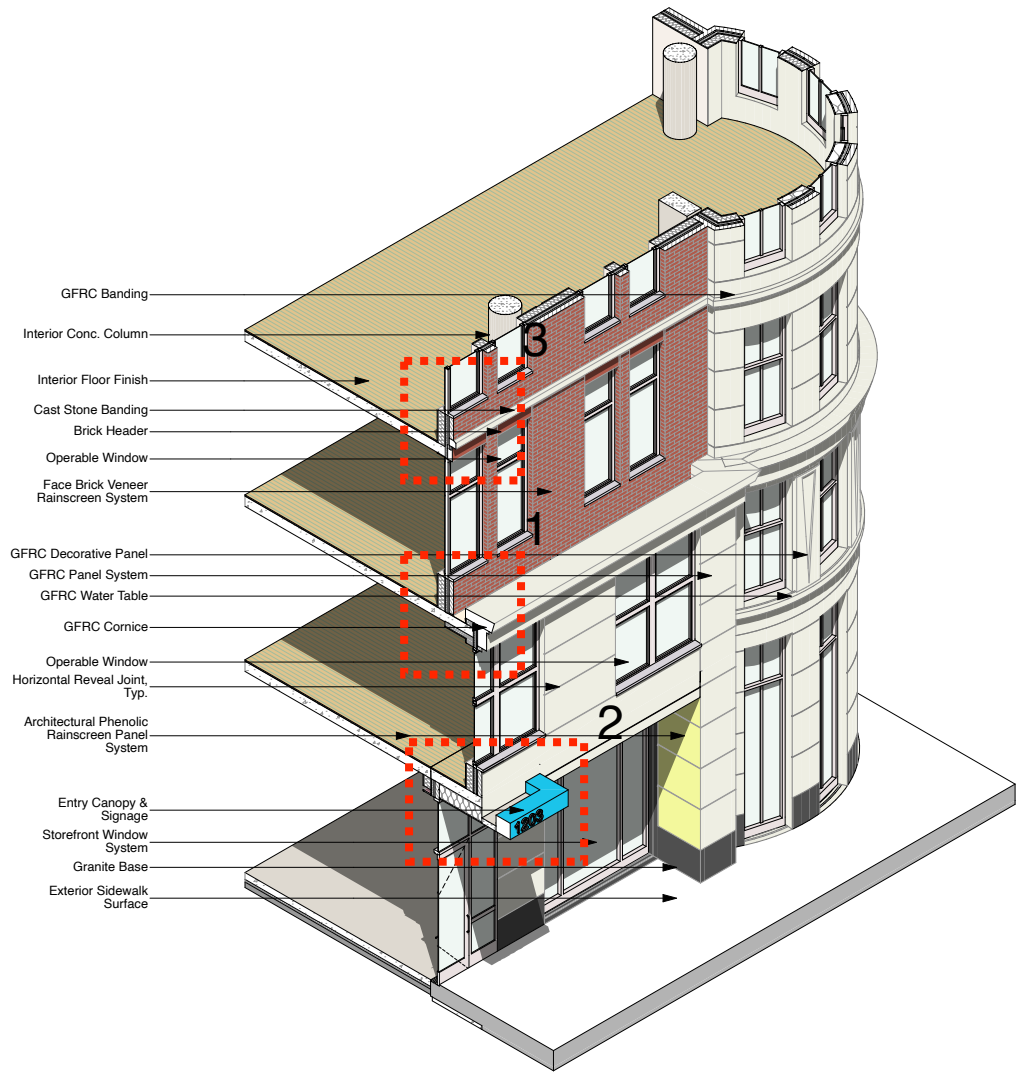
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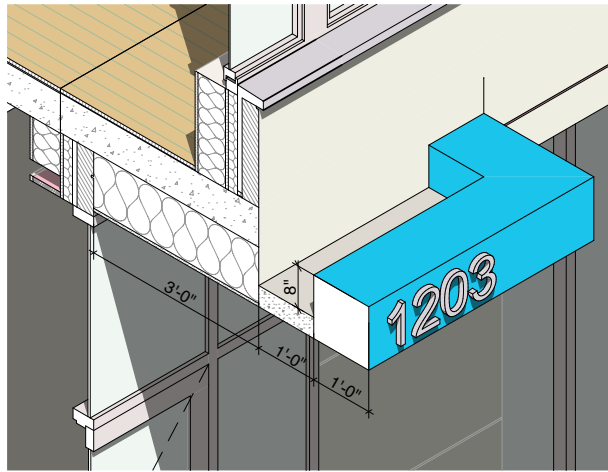
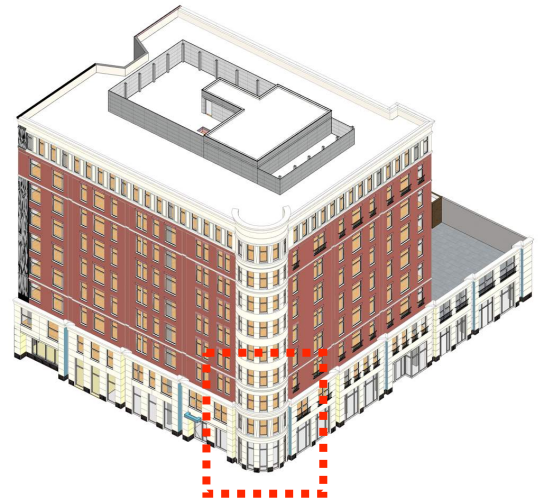
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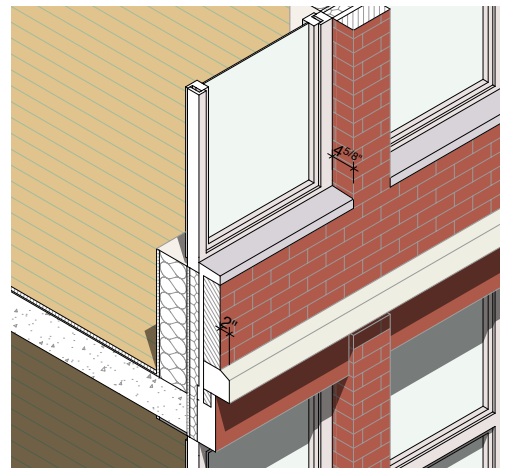
FACADE SECTIONS



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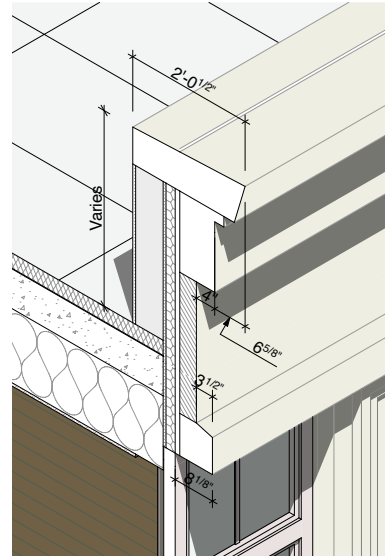
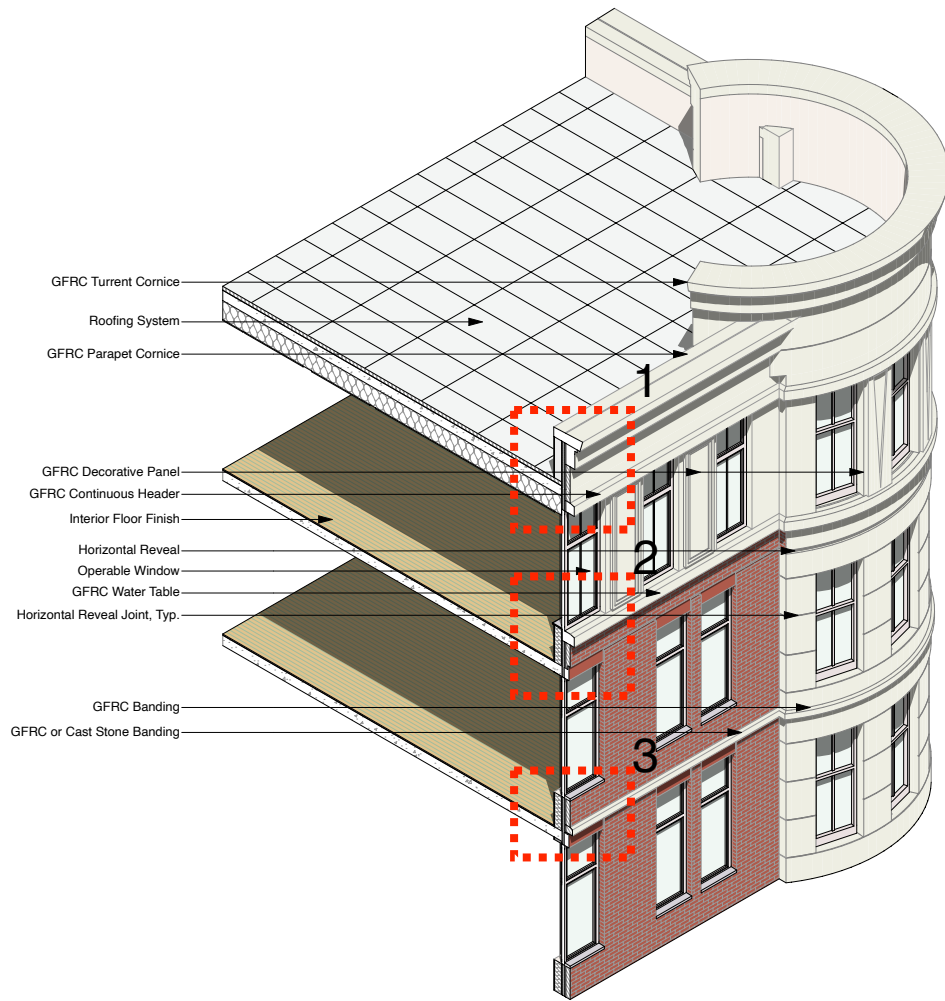


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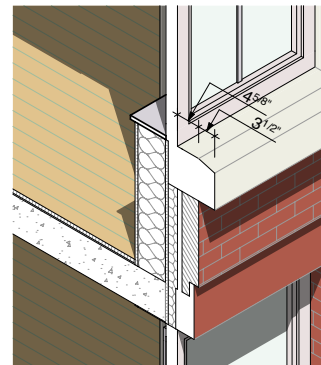


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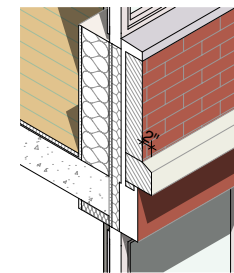
FACADE SECTIONS



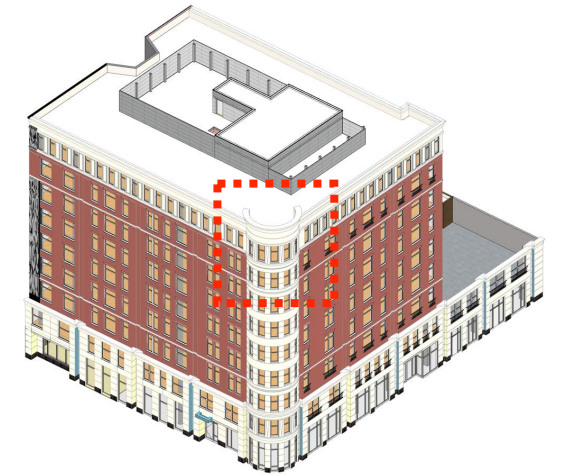
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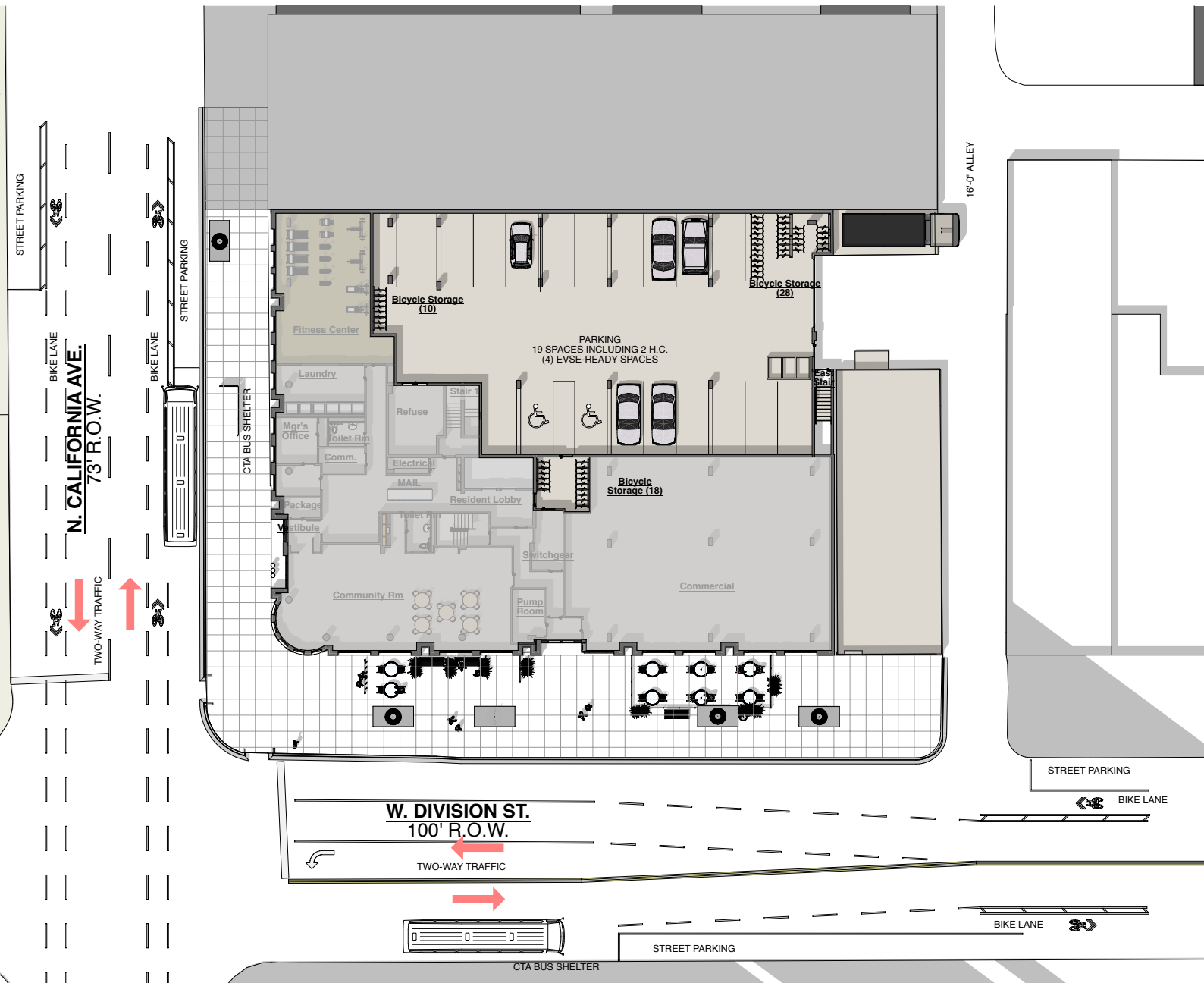


2



3





- 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



TRAFFIC, TRANSPORTATION AND PARKING



17-8-0905-A General Intent

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 - GROUND FLOOR PLAN

CALIFORNIA AVE.



PUBLIC ALLEY



PEDESTRIAN CONTEXT - STREETScape ELEVATIONS (DIVISION STREET)

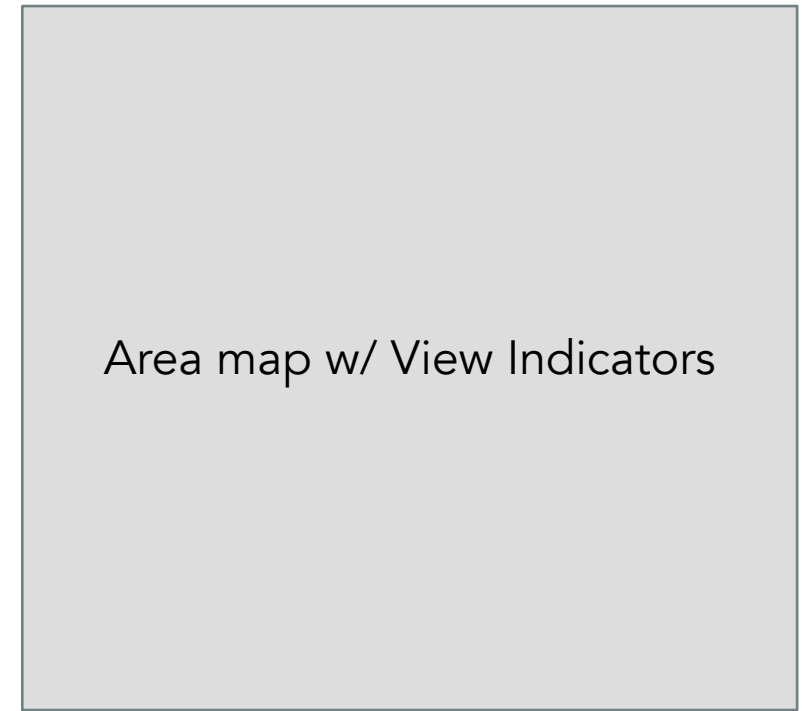


PEDESTRIAN CONTEXT - STREETScape ELEVATIONS (CALIFORNIA STREET)



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*

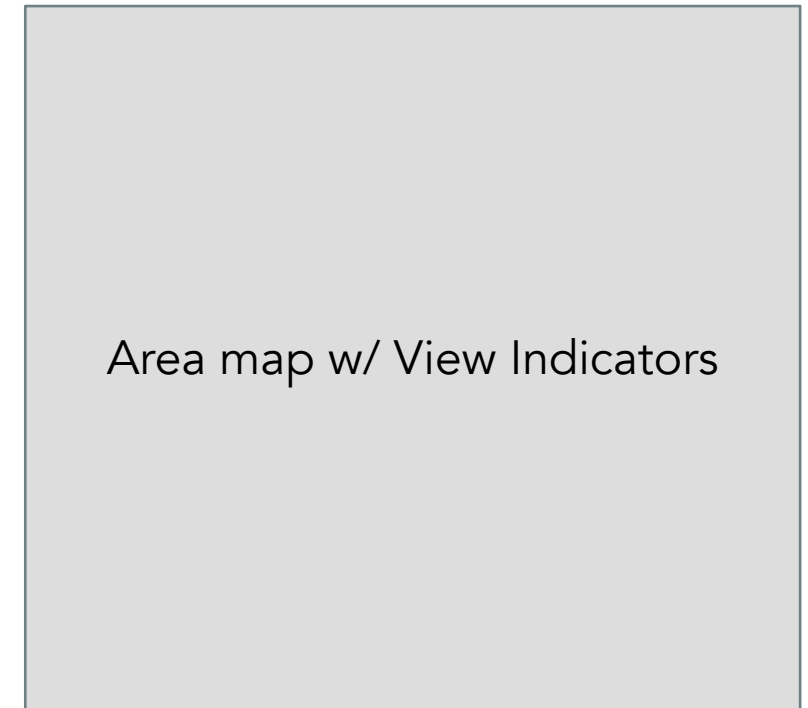


Area map w/ View Indicators



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*



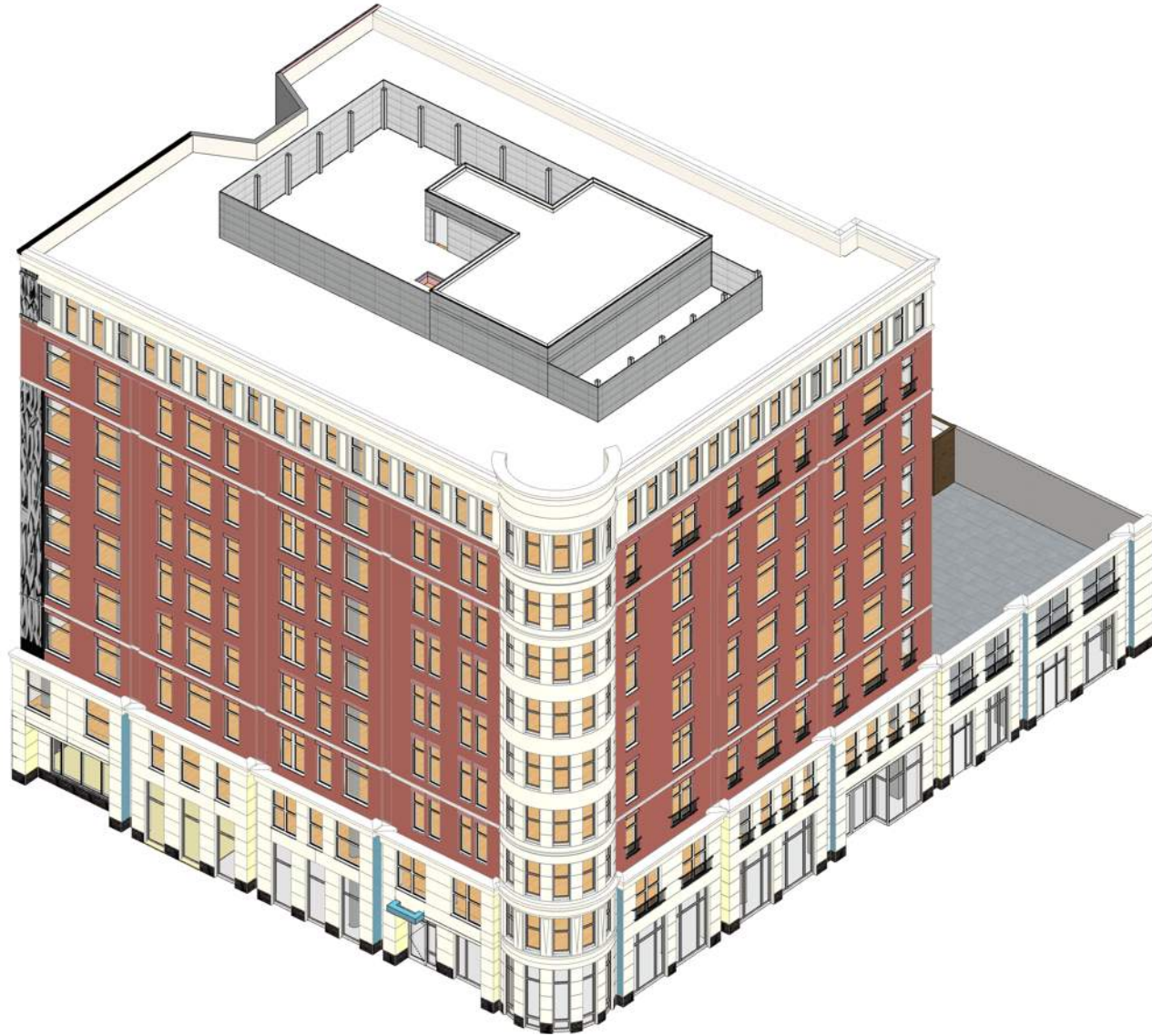
17-8-0907-B General Guidelines.

- *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*





GFRC/CAST STONE

ARCHITECTURAL
PANEL SYSTEM

BRICK MASONRY
VENEER



Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health	Energy						Stormwater						Landscapes			Green Roofs		Water		Transportation						Solid Waste	Work Force	Wildlife					
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one			Choose one			4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	Choose one		Choose one		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	Choose one				
Options Without Certification			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
All Options Available	0	100Pts	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
Options With Certification			40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	20	10	20	10	20	5	5	5	5	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	20	10	20	10	20	5	5	5	5	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	5	20	10	20	10	20	5	5	5	5	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	5	20	10	20	10	20	5	5	5	5	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	20	10	20	10	20	5	5	5	5	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	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	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	5	20	10	20	10	20	5	5	5	5	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	20	10	20	10	20	5	5	5	5	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	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	

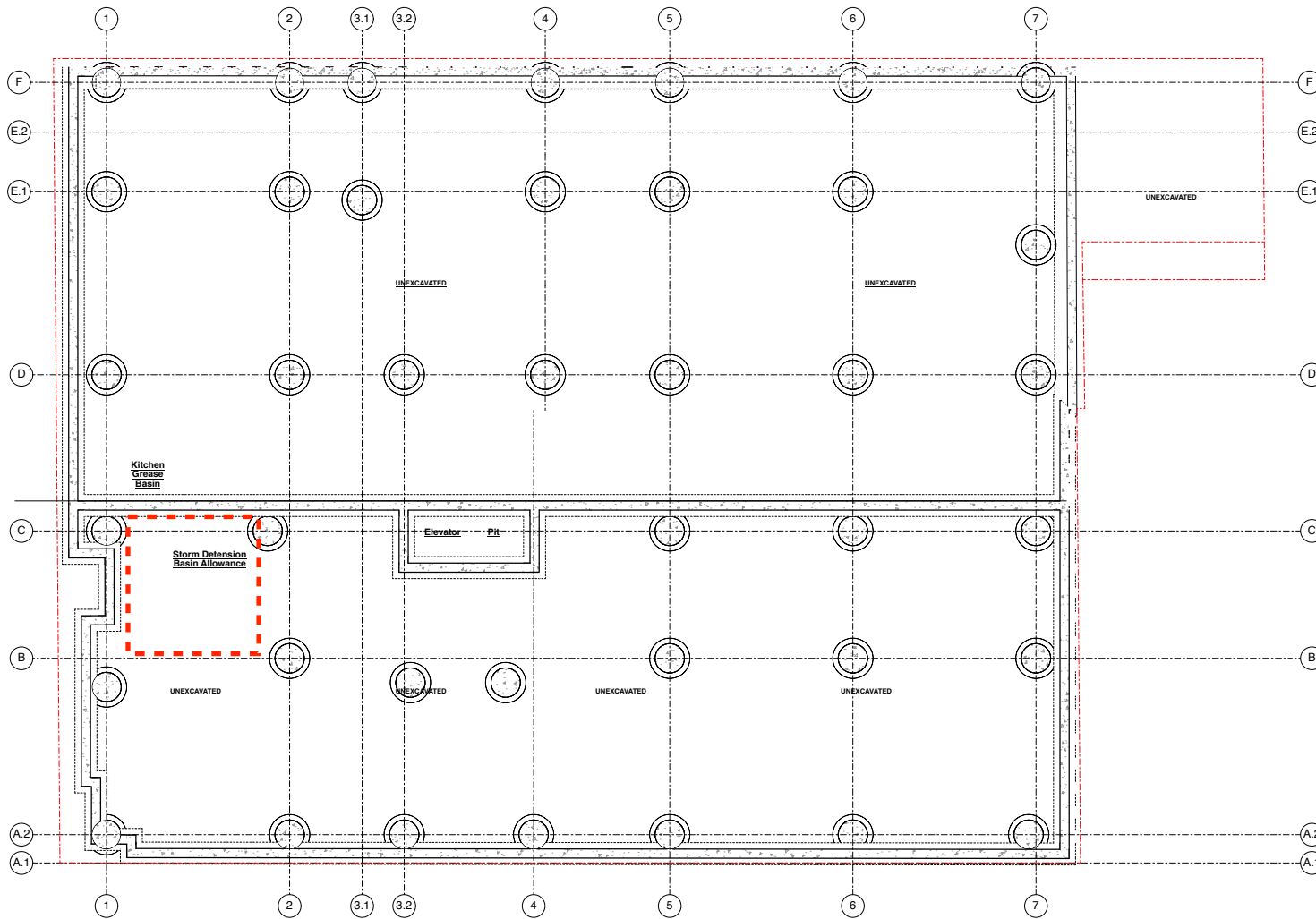
*only available to affordable housing projects funded by DPD's Housing Bureau

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

*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 systems 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

Stormwater Detention Vault provided per
Stormwater Management Ordinance
50% Net Roof Area



STORMWATER MANAGEMENT ORDINANCE COMPLIANCE



Affordable Requirements Ordinance

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 Recommendations

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.