



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Parkview Lofts & Commerce**

**2139 & 2159 W Pershing Rd (12<sup>th</sup> Ward)**

**Code RE Partners, Inc.**

**Hispanic Housing Development Corporation**

May 20, 2021



# Community Area Snapshot

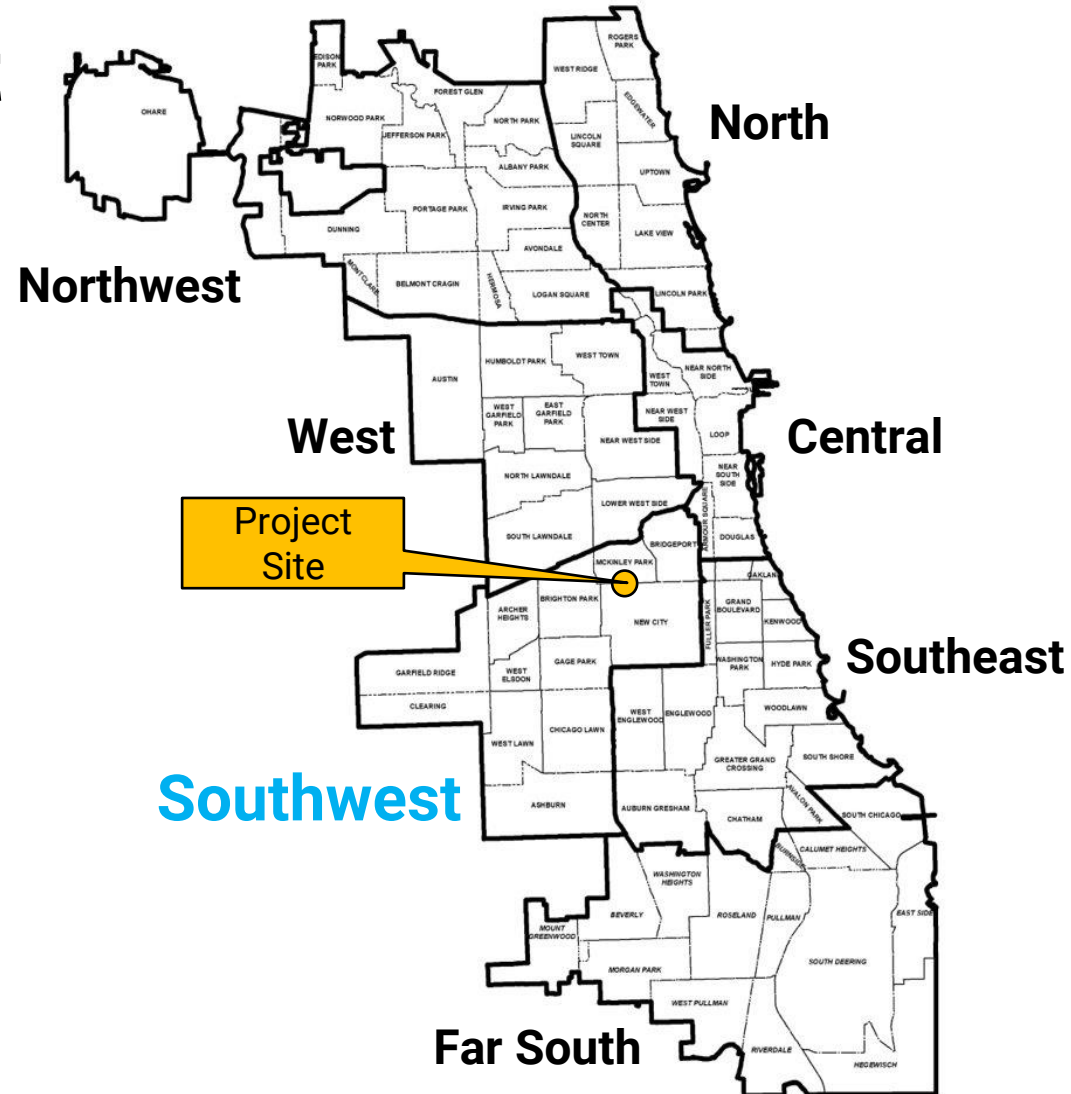
## COMMUNITY AREA INFORMATION

- McKinley Park community area (technically New City)
- Southwest Planning Region
- Archer/Western Tax Increment Financing District
- Pershing Central Manufacturing District

## DEMOGRAPHICS

- Population: 15,920
- Median household income: \$43,496
- Race/ethnicity: 17.1% White  
56.4% Hispanic/Latino  
24.7% Asian  
1.9% other races

(Source: CMAP Community Area Snapshot, June 2020)



# Subject Property



Subject property, looking to the southeast from Pershing Rd



Subject property, looking to the southwest from Pershing Rd



# ★ Subject Property



North facades of 2139 W Pershing Rd (left) and 2159 W Pershing Rd (right)



# Broader Context





# Pershing Road Context



Regional  
Park

W PERSHING RD

Residential  
Development

Institutional /  
Educational  
Use

Warehousing  
Uses

**Subject  
Property**

Under  
Renovation  
(future use  
pending)

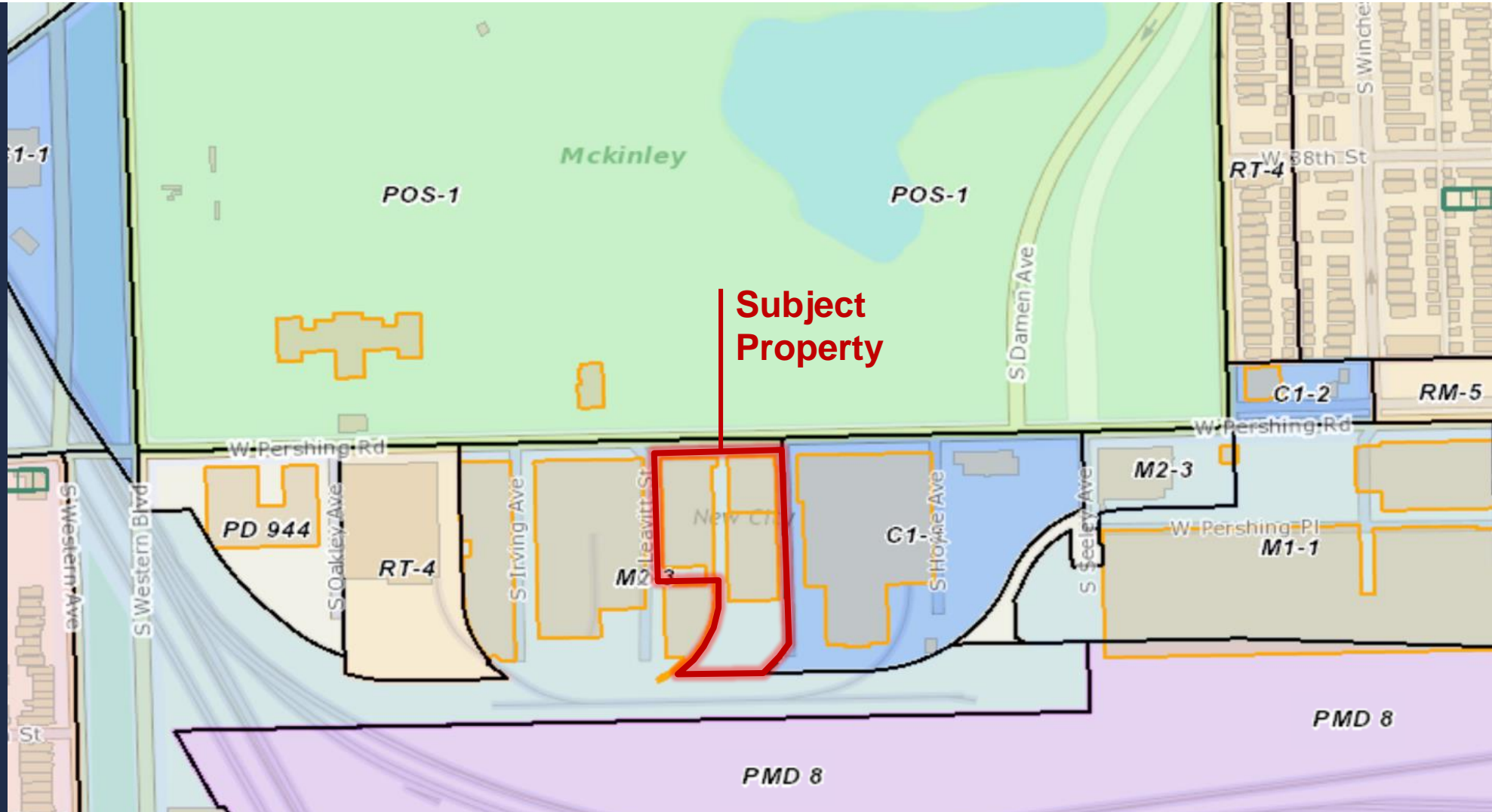
Institutional /  
Educational  
Use

Light  
Industrial  
Uses

Heavier  
Industrial  
Use



# ★ Zoning Context



# ★ Planning Context

## PLANNING DOCUMENTS RELATED TO SITE

No DPD authored or adopted plans

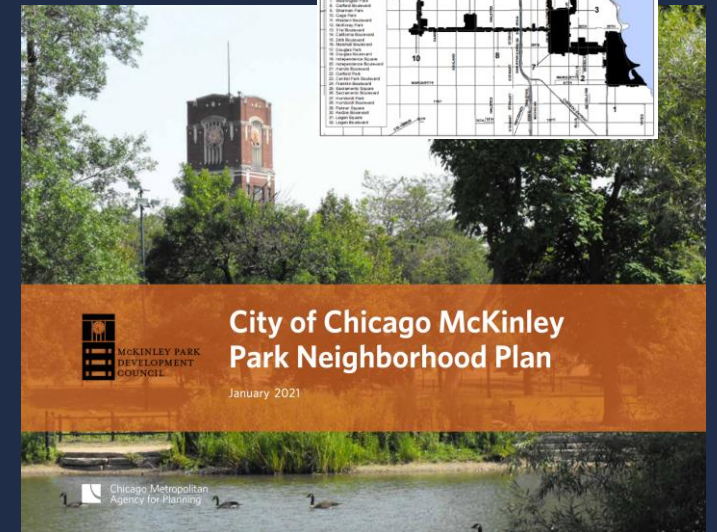
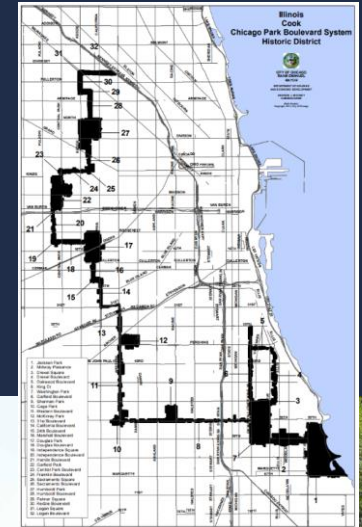
### National Register of Historic Places

Central Manufacturing District:  
Pershing Road Development Historic District


### City of Chicago Park Boulevard System Historic District

### CMAP McKinley Park Neighborhood Plan

In coordination with community / MPDC  
Encourage preservation and reuse of CMD buildings  
Promote environmentally sustainable practices







# Project Timeline + Community Outreach

- Date of PD Application Filing
  - April 10, 2019
- Community Meetings
  - December 13, 2018
  - December 19, 2018
  - February 20, 2019
- Alderman's Community Meeting
  - July 02, 2019
- Project Changes Based on Feedback
  - Increased Commercial and Business Space in Parkview Commerce
  - Indoor parking entrance was relocated to the back of the building to prevent stacking of cars onto Pershing Road
  - Bicycle and Extra Storage Rooms placed on every residential floor
  - More 2- and 3-bedroom apartments provided in Parkview Lofts





ORANGE LINE

35TH/ARCHER  
0.6 MILES  
13 MIN WALK

JEWEL/OSCO

ARCHER AVENUE

39, 62 BUS

ST. ANDREW  
LUTHERAN  
CHURCH

CROSSPOINT  
COMMUNITY  
CHURCH

49 BUS

WESTERN AVENUE

49 BUS

McKINLEY PARK

39 BUS

PERSHING ROAD

MCKINLEY  
PARK  
LOFTS

HORIZON  
SCIENCE  
ACADEMY

PARKVIEW  
LOFTS

PARKVIEW  
COMMERCE

NATIONAL LATINO  
EDUCATION INSTITUTE

BIKE LANE



# SITE CONTEXT PLAN



# Pedestrian Context





# Pedestrian Context







W. PERSHING ROAD

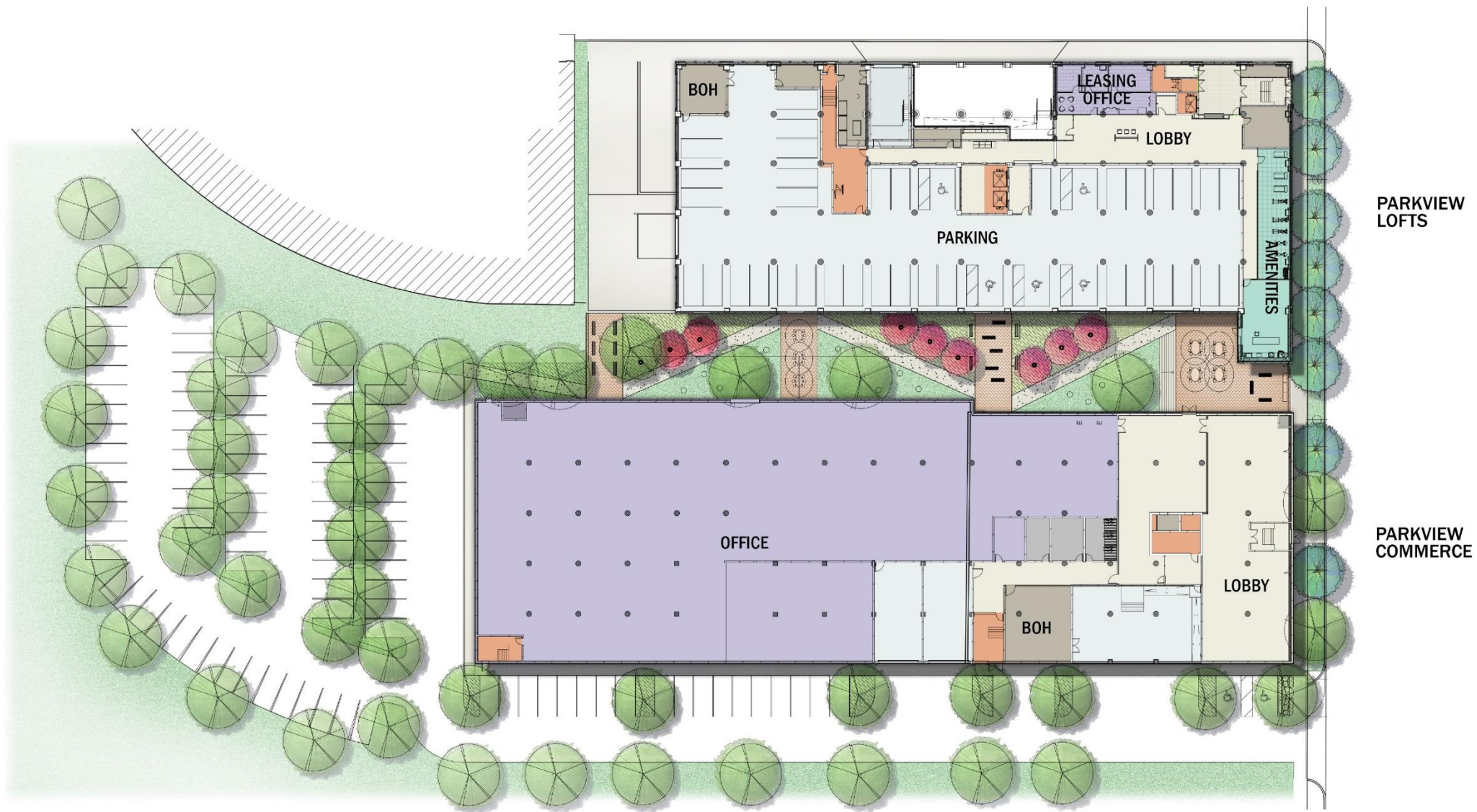
S. LEAVITT STREET

PARKVIEW  
LOFTS  
2159 WEST  
PERSHING

PARKVIEW  
COMMERCE  
2139 WEST  
PERSHING





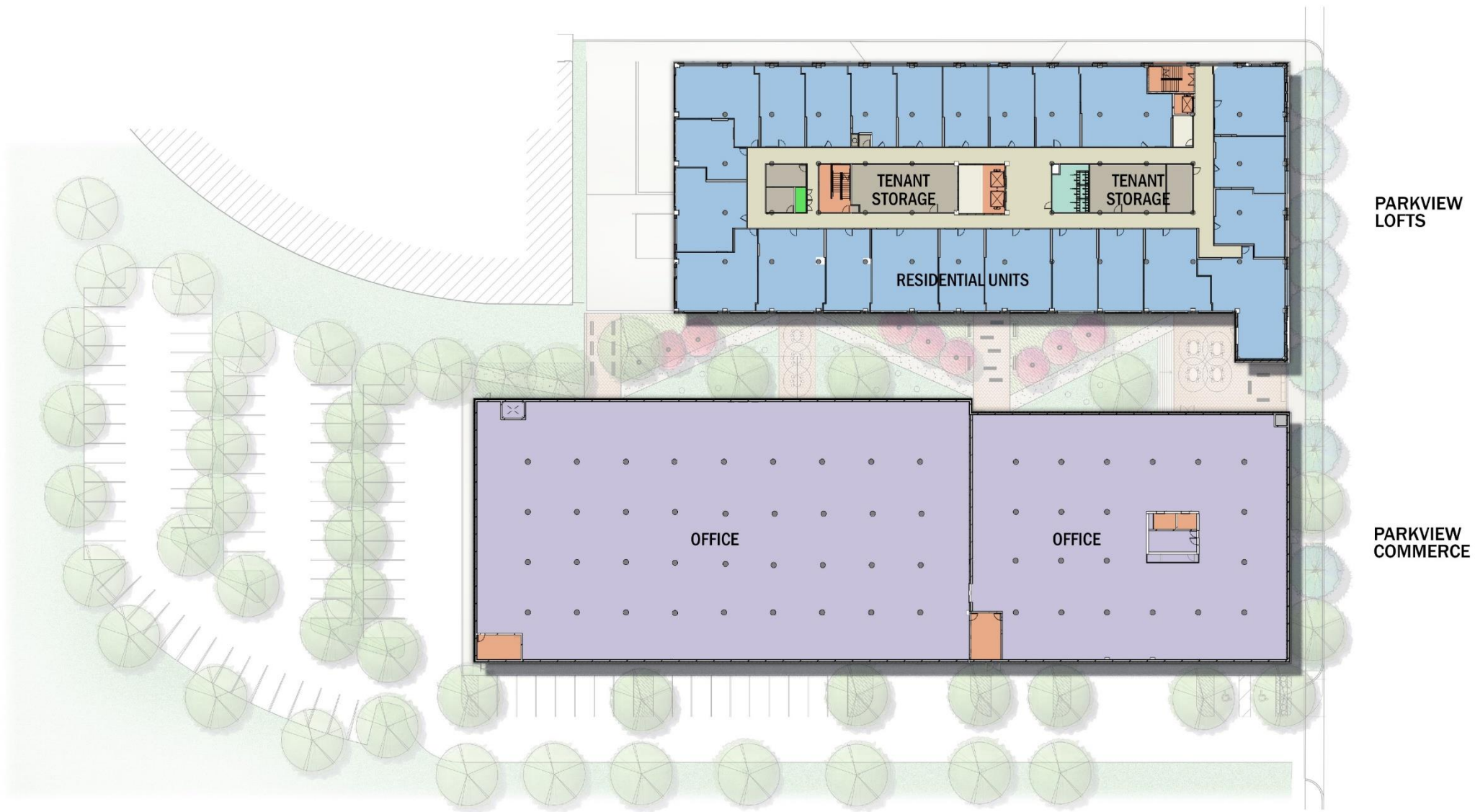


# SITE + GROUND FLOOR PLAN





















PARKVIEW LOFTS

PARKVIEW COMMERCE

ROOF BELOW

RESIDENTIAL UNITS

RESIDENTIAL UNITS

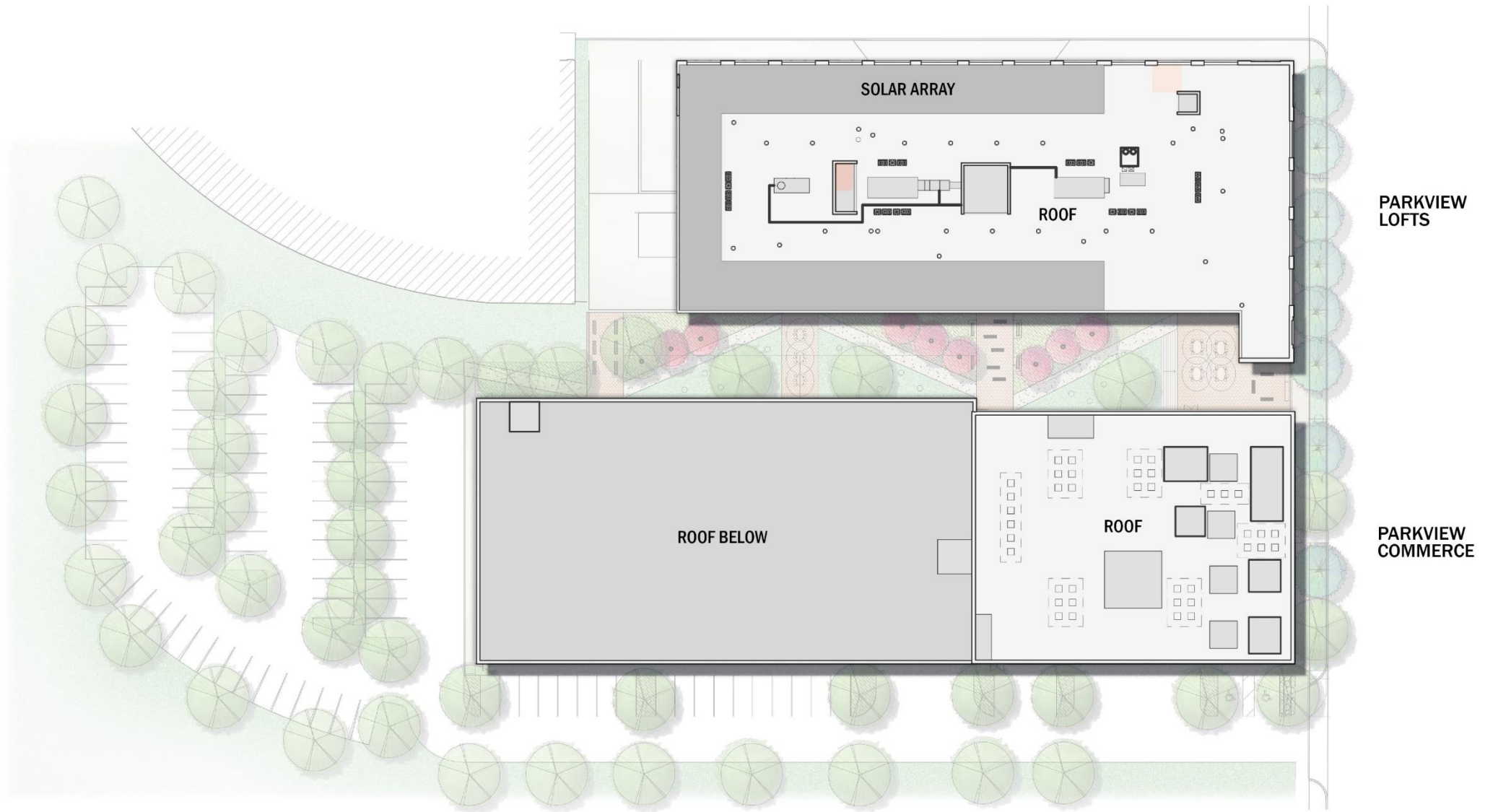
TENANT STORAGE

TENANT STORAGE

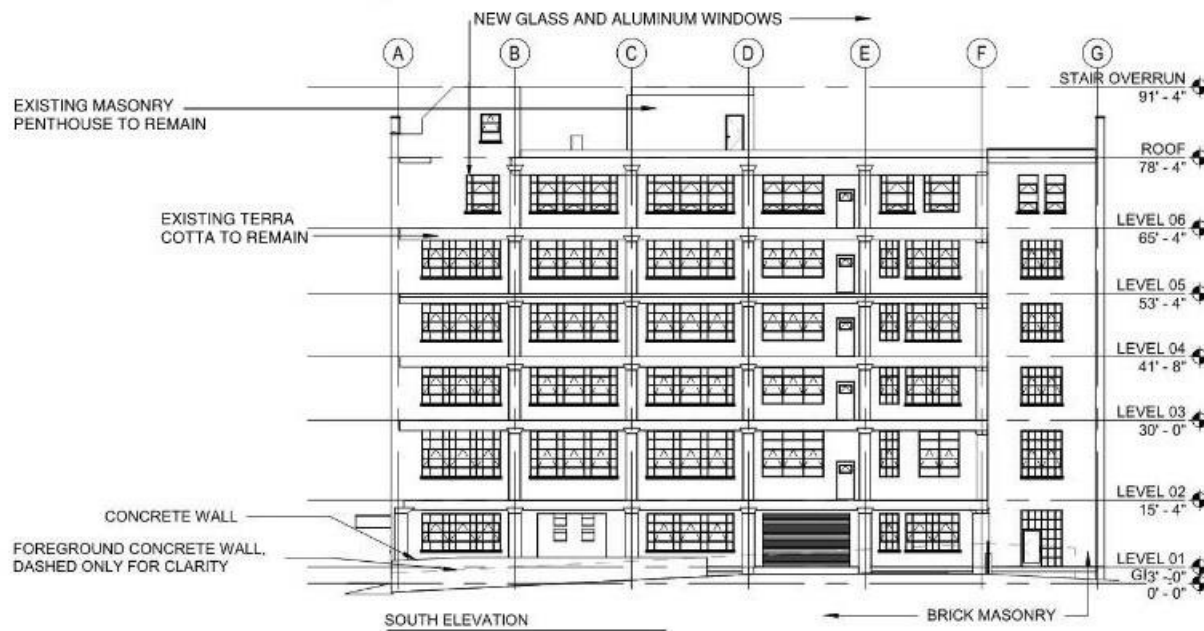
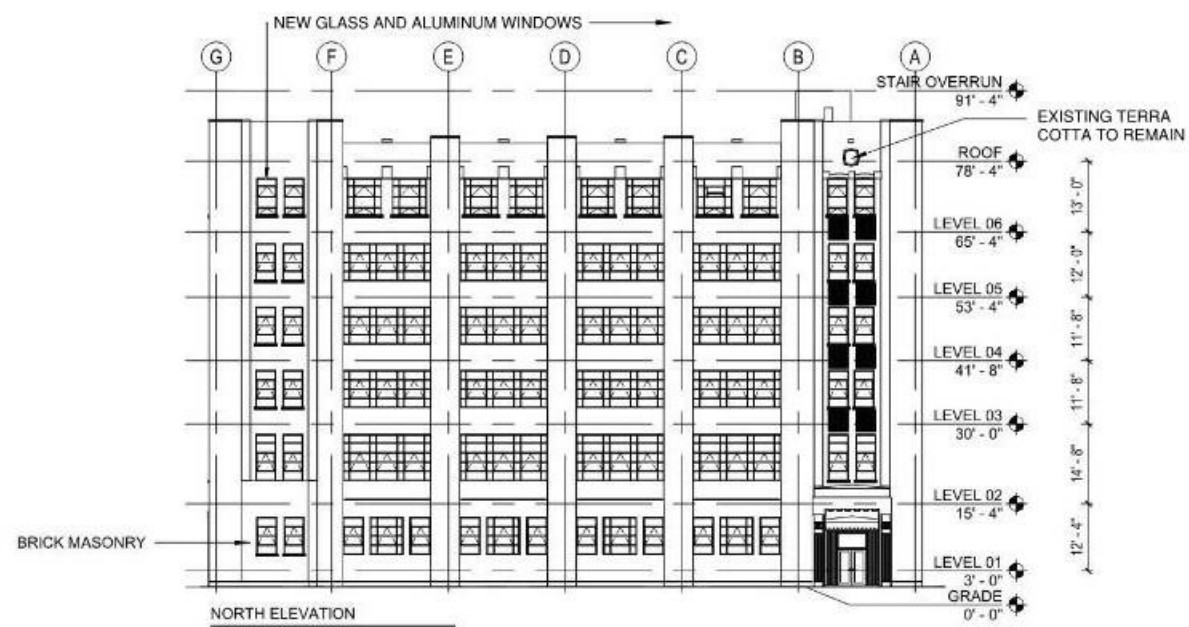
TENANT STORAGE











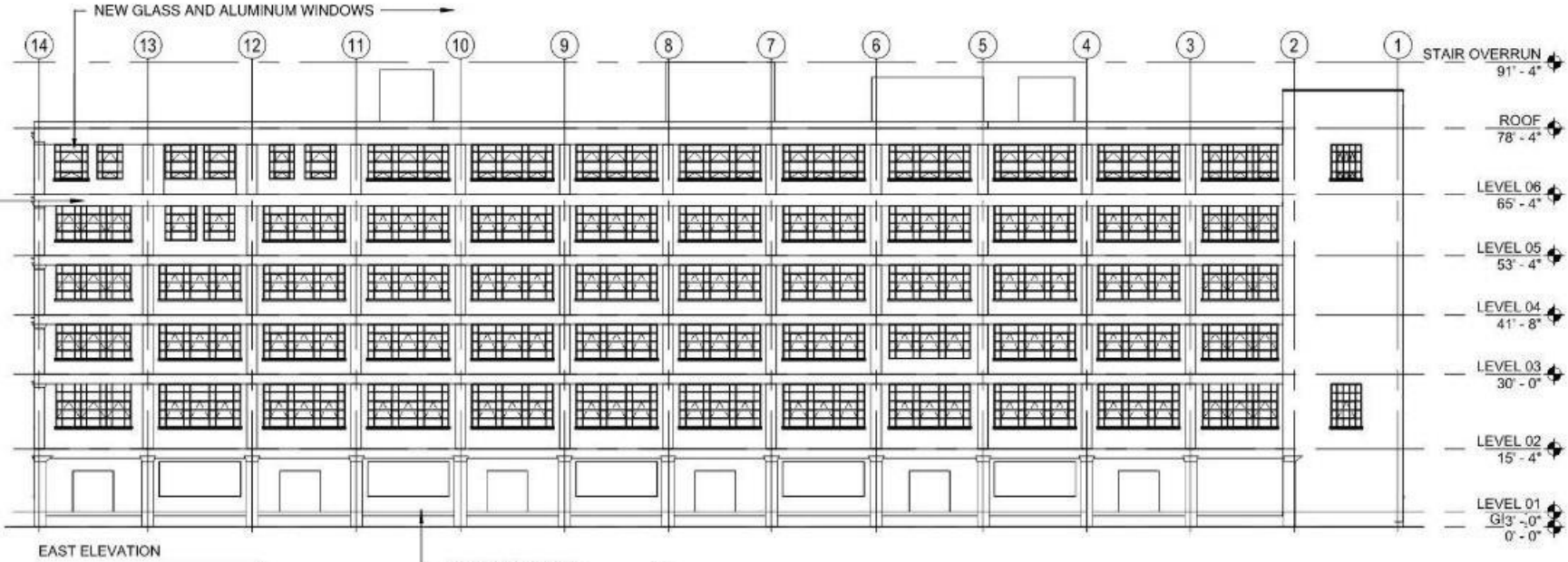
ALL DIMINIONS ARE EXISTING AND ARE TO BE VERIFIED.

## BUILDING ELEVATIONS – NORTH & SOUTH – PARKVIEW LOFTS





EXISTING TERRA COTTA TO REMAIN



EAST ELEVATION

BRICK MASONRY

EXISTING MASONRY PENTHOUSE TO REMAIN

EXISTING TERRA COTTA TO REMAIN



WEST ELEVATION

BRICK MASONRY

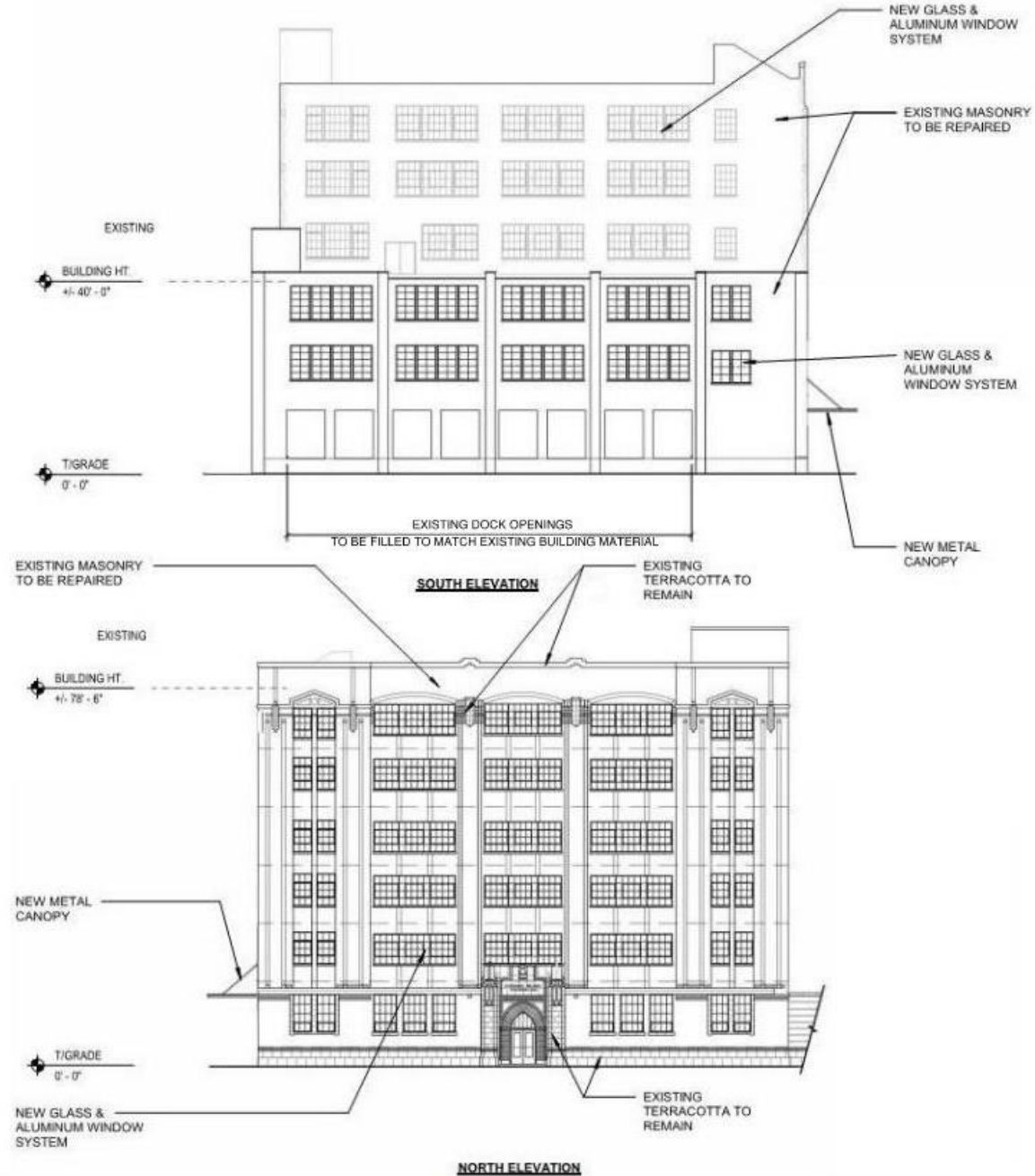
PAINTED CONCRETE COLUMNS  
PERFORATED METAL CANOPY

6'-0" PERFORATED METAL PLATE FENCE

ALL DIMINIONS ARE EXISTING AND ARE TO BE VERIFIED.

# BUILDING ELEVATIONS – EAST & WEST – PARKVIEW LOFTS

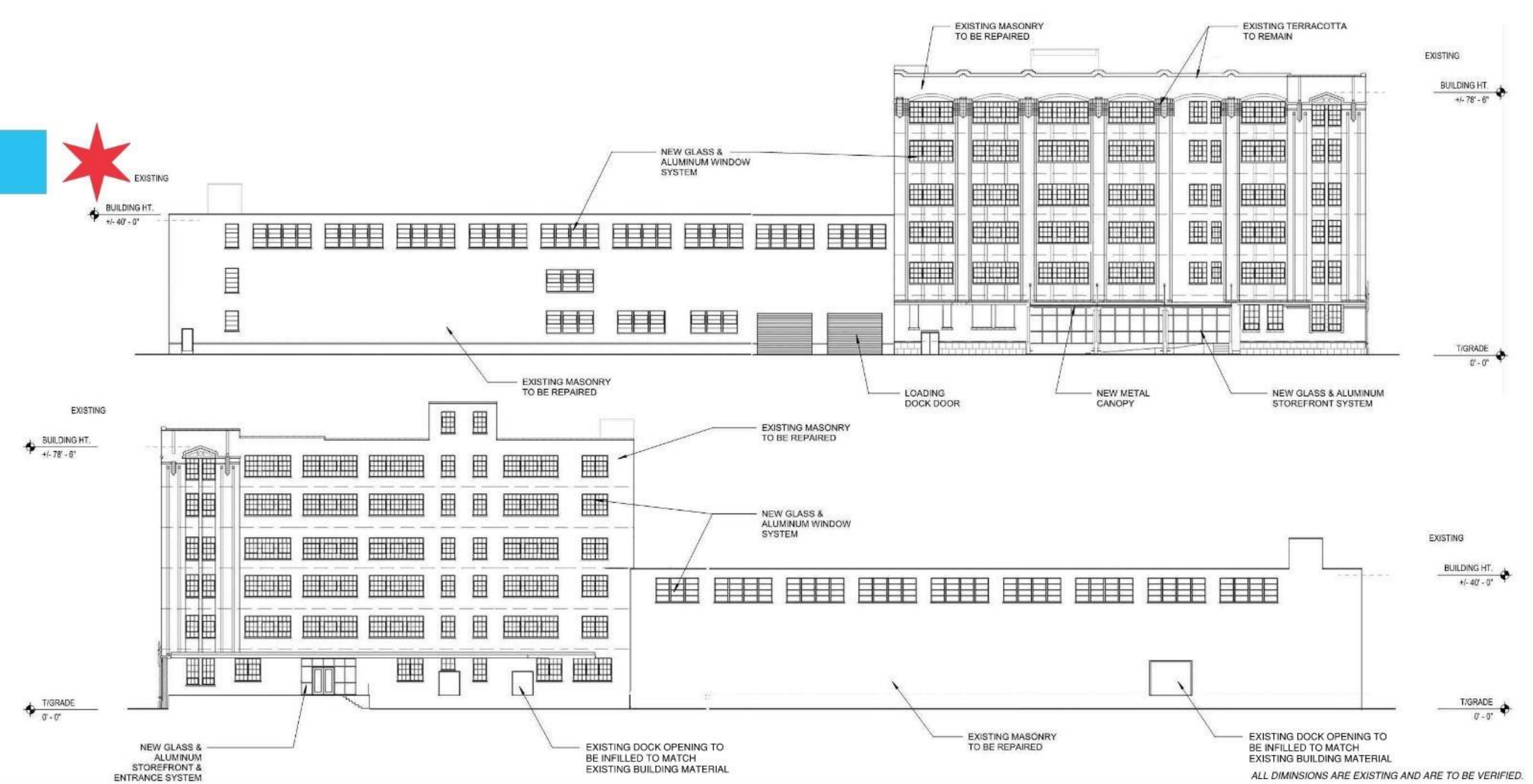




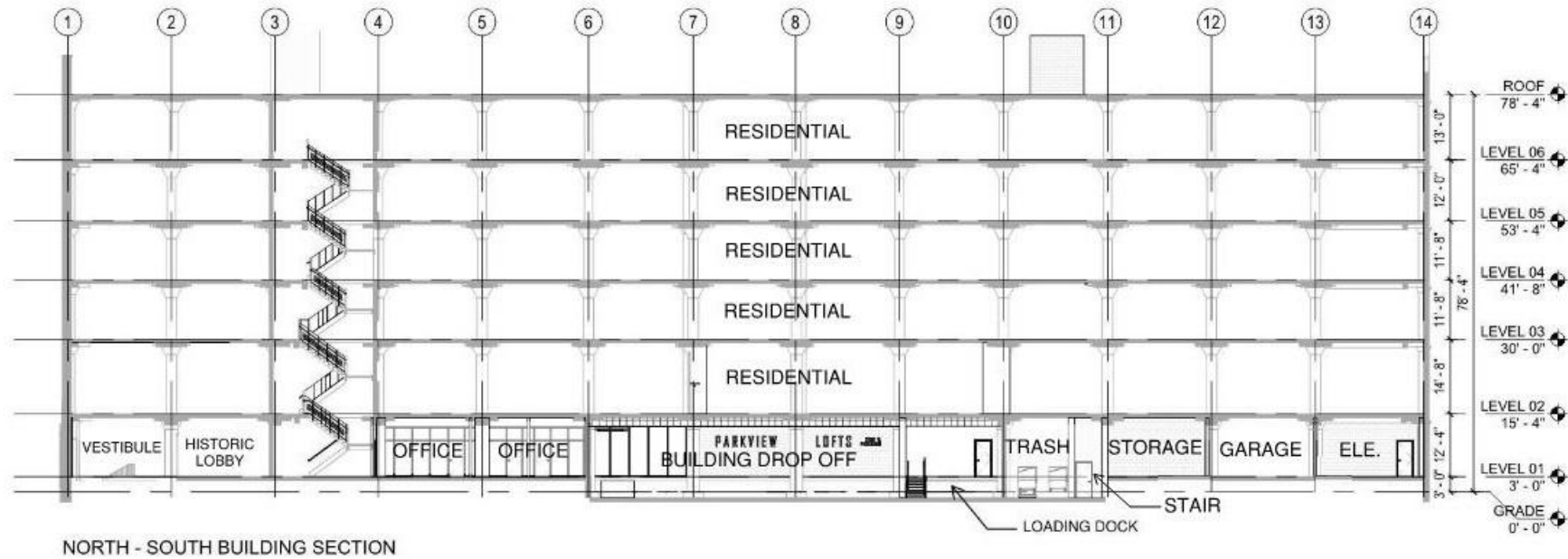
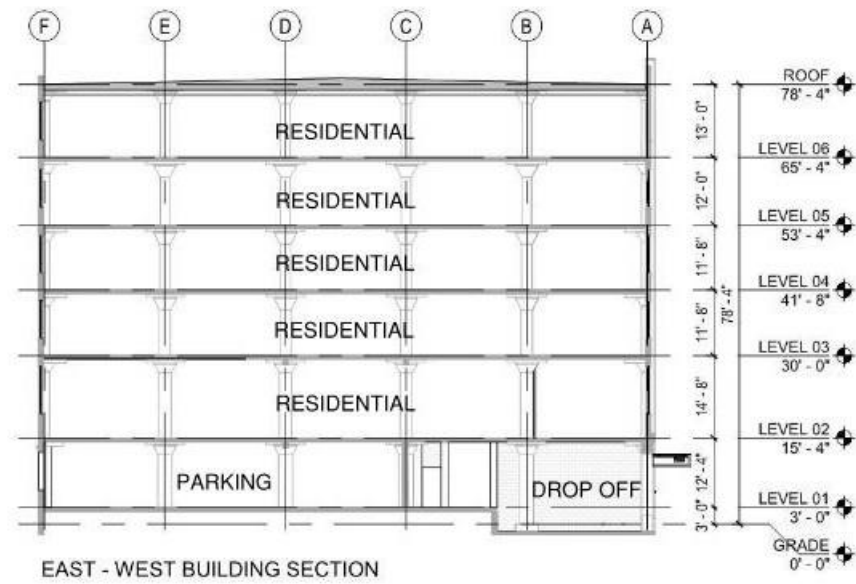
ALL DIMENSIONS ARE EXISTING AND ARE TO BE VERIFIED.

# BUILDING ELEVATIONS – NORTH & SOUTH – PARKVIEW COMMERCE





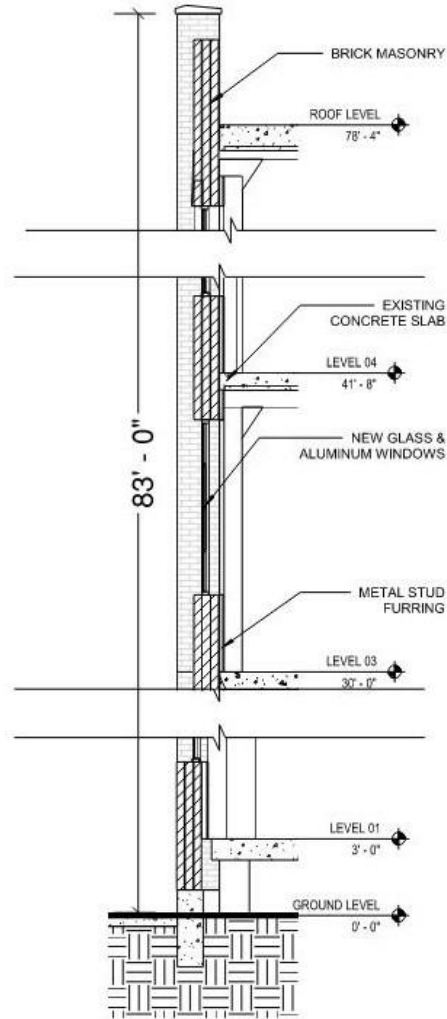
# BUILDING ELEVATIONS – EAST & WEST – PARKVIEW COMMERCE



ALL DIMINIONS ARE EXISTING AND ARE TO BE VERIFIED.

# BUILDING SECTIONS – PARKVIEW LOFTS





NORTH FAÇADE SECTION -  
2159 W PERSHING RD

1

1/4" = 1'-0"

## 17-8-0904 Transportation, Traffic Circulation, and Parking

### 17-8-0904-A General Intent

Promotes safe and efficient circulation by providing adequate sidewalk widths, safe approaches at cross streets with pedestrian ramps and detectable warning strips, detectable warning strips at ramp entrance, and building entrance is in proximity to a bus stop.

Promotes safe biking by providing secure parking on the first floors of each building; exterior bike racks at building entries for visitors.

Promotes safe motor vehicle traffic and minimizes conflict with existing traffic patterns by locating parking ramp entrance, street parking, and building drop off on Leavitt and Hamilton.

Provides unobstructed access for emergency vehicles from public streets on all sides that have direct access to the public street.

### 17-8-0904-B Transportation

Streets will be reconstructed to City standards where necessary.

### 17-8-0904-C Parking

Building Parking provided in parking ramp at 2159 and in rear of building at 2139 and public parking provided on Leavitt & Hamilton.

Street parking connected to building entrance by safe and accessible pedestrian paths.



## 17-8-0905 Pedestrian Orientation

### 17-8-0905-A General Intent

Active uses at street level on all sides of each building: building entrance, dog run/courtyard, street parking, and private parking.

Building entries marked by canopies.

Landscaping, masonry detailing, and mural at entrance adjacent to sidewalks provide visual interest.

### 17-8-0905-B Building Features

Building is near or adjacent to sidewalks on all side, with pedestrian entrances accessible via stairs or ramp.

Parking is screened on all sides.

Solid Walls are articulated with architectural and material relief.



## 17-8-0906 Urban Design

### 17-8-0906-A General Intent

The buildings match and blend with the Pershing corridor.

Buildings signage is appropriate in scale and character.

### 17-8-0906-B Building Orientation and Massing

On Pershing, buildings create a street wall aligned with neighboring buildings.

Buildings hold corners of Pershing & Leavitt and Pershing & Hamilton with building entrances on Leavitt and Hamilton streets.

### 17-8-0906-C Transitions

Dumpsters and Loading located on private streets, Leavitt and Hamilton, not visible from public street, Pershing.





The landscape design at 2159 & 2139 W Pershing Rd meets the requirements of the landscape ordinance while also providing an engaging space for residents, pets, and visitors to enjoy.







## OPEN SPACE + LANDSCAPING





# Building Solutions for a Transitional Location

- Two-stage outside air filtration – bipolar ionization and HEPA filtering – will improve indoor air quality
- New insulated aluminum windows will closely match the appearance of the original windows and provide improved thermal performance and enhanced sound attenuation
- Fast-growing landscape at the site perimeter will provide visual screening and sound abatement
- Interior landscaped courtyard for the use of residents and tenants of both buildings
- Direct proximity and easy access to a 70-acre public park for residents and tenants





Compliance Options	Points Required			Sustainable Strategies Menu																																					
				Health							Energy							Stormwater						Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife	
				1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	Choose one		2.5 Exceed Energy Code (40%)	Choose one		Choose one			3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	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	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	9.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)					
2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	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	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)								7.4 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays																	
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																							
Options Without Certification	0	100 / 50 / 25																																							
Options With Certification																																									
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	NA	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	NA	5	20	10	20	NA	NA	NA	5	5	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	20	10	20	NA	NA	NA	5	5	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	5	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	5	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	20	10	20	NA	NA	NA	5	5	NA	10	5	5	10	10	5	10							
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	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	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	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 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

- Options without Certification
  - 2.3 Exceed Energy Code (10%)
  - 6.1 Indoor Water Use Reduction (25%)
  - 8.1 80% Waste Diversion



# Affordable Requirements Ordinance

- All 120 Parkview Lofts apartments will be affordable with units ranging from 30%-80% AMI
  - 12 units at or below 30% AMI (4-person household income = \$27,950)
  - 40 units at or below 50% AMI (4-person household income = \$46,600)
  - 48 units at or below 60% AMI (4-person household income = \$55,920)
  - 20 units at or below 80% AMI (4-person household income = \$74,550)
- Rents at Parkview Lofts will range from \$511 for a 740sf one-bedroom apartment to \$1,635 for a 1,606sf three-bedroom.





# Economic and Community Benefits

## Parkview Lofts:

- Removal of pervasive and long-term neighborhood blight and with the renewal of 180,000 square feet of currently vacant space
- Addition of 120 income-restricted apartments for the benefit of low- and very low-income households while serving as a bulwark against gentrification
- A high-visibility investment of \$41,000,000 in capital to the area will draw attention from other organizations of the opportunities present for local development

## Parkview Commerce:

- Preservation and productive reuse of contributing buildings in the historic district
- Commercial and office space options for small-business users
- New employment opportunities from tenant businesses



# DPD Recommendations

**DPD has concluded that the proposal is appropriate for the site, and supports this development for the following reasons:**

1. 17-8-0103: promotes economically beneficial development patterns, as evidenced by the established trends of conversion of former industrial buildings in the area to non-industrial uses
2. 17-13-1300: is compatible with the character of the surrounding area in terms of uses, density and building scale, by preserving existing historic buildings and siting residential adjacent to the park and close to existing transit
3. 17-8-0904: locates parking inside or behind the existing buildings, and avoids large surface parking lots
4. 17-8-0909: provides accessible open space and recreation areas for residents and workers and landscapes open areas on the site





# DPD Recommendations

**DPD has concluded that the proposal is appropriate for the site, and supports this development for the following reasons:**

5. 17-8-0906: reinforces desirable urban features within the area by preserving the existing siting pattern, massing arrangement and streetscape characteristics of the CMD
6. 17-8-0911: gives priority to the adaptive reuse of historic or orange-rated buildings
7. 17-13-0600: complies with the PD standards
8. Adheres to the recommendations outlined in Chapter 6 of the McKinley Park Neighborhood Plan, developed by CMAP and supported by the community, that recommends the preservation and adaptive reuse of the existing Pershing Road CMD buildings