

2907 W IRVING PARK DEVELOPMENT PROPOSAL



Development Team

Visionary Ventures (VV) is partnering with Full Circle Communities (FCC) to offer high-quality, affordable housing for Chicago's Native American residents that reflects Indigenous culture and addresses the urban Native community's unique needs.

Visionary Ventures

Visionary Ventures' mission is to work with community members to advocate and promote affordable housing, economic development and services to Native American, underserved and low-income communities. In providing these opportunities it helps bring stability and hope to individuals and families.

Full Circle Communities

Full Circle's mission is to expand access to quality affordable housing through preservation and development, thoughtful design, and the provision of significant and targeted supportive services to our residents and the surrounding communities. To achieve this mission, we dedicate 75% of our economics to services for our residents.

Building Community: More than just housing

Full Circle dedicates 75% of project economics to providing supportive services

- Services will be individually focused on each household's needs and can range from case management to health care referrals, to youth programming
- FCC partners with service organizations already working in the communities we serve

Full Circle Management is FCC's in-house property management group

- On-site property manager
- On-site maintenance technician
- Blended Management approach

Outreach Findings

Advisory Council + Health Action Plan



Strong Connection to Nature

- Convey connection to river
- Include rooftop deck and garden beds
- Native plants and grasses



Incorporate Native Themes in Design

- Inspiration from Native jingle dancers in design colors
- Balcony orientation and view
- Façade conveys Chicago River



Amenities/Features

- Spaces for Native cultural practices, traditional gardening, and cooking classes
- Community programs and spaces for business development

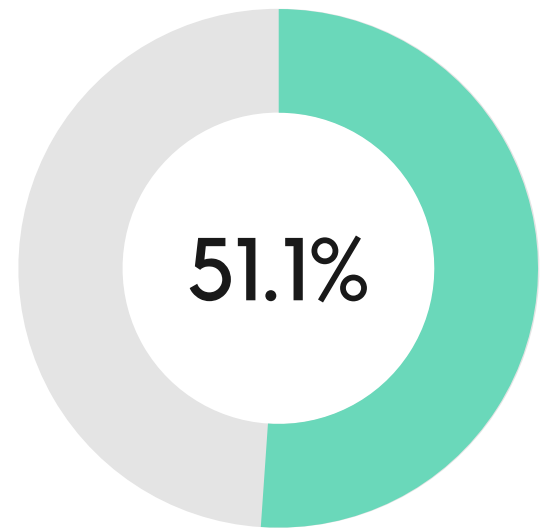


Culturally Responsive Supportive Approach

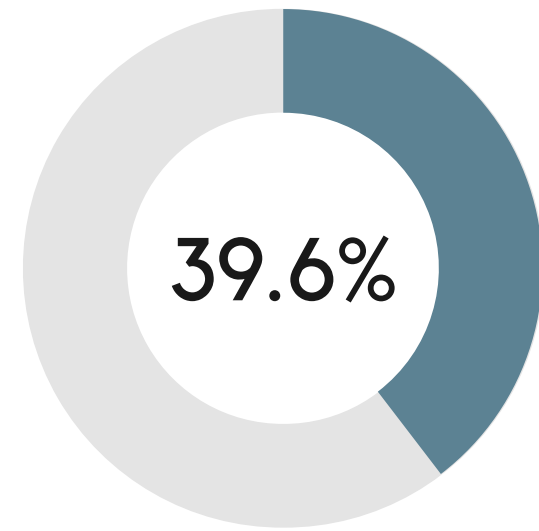
- Services & activities to counter isolation
- Connections to Mental health services and traditional healing programs

Local Need

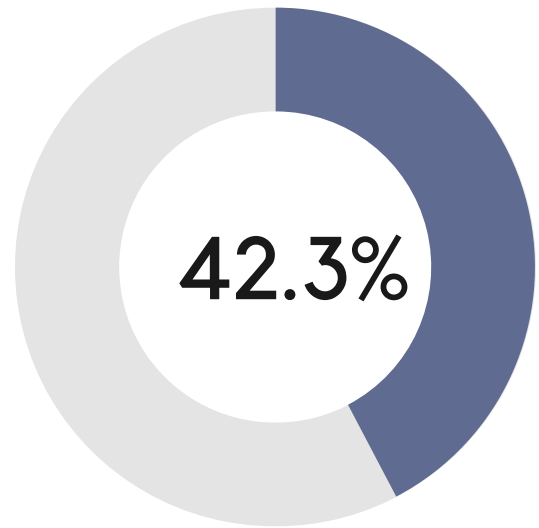
Irving Park Community Stats



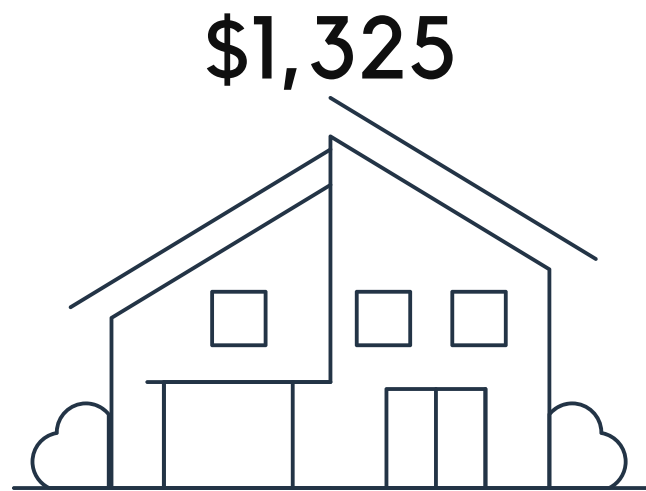
Households are Renters



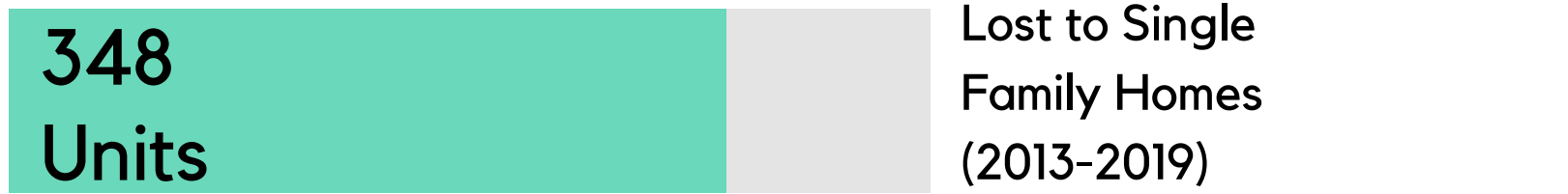
Renters are Cost-Burdened



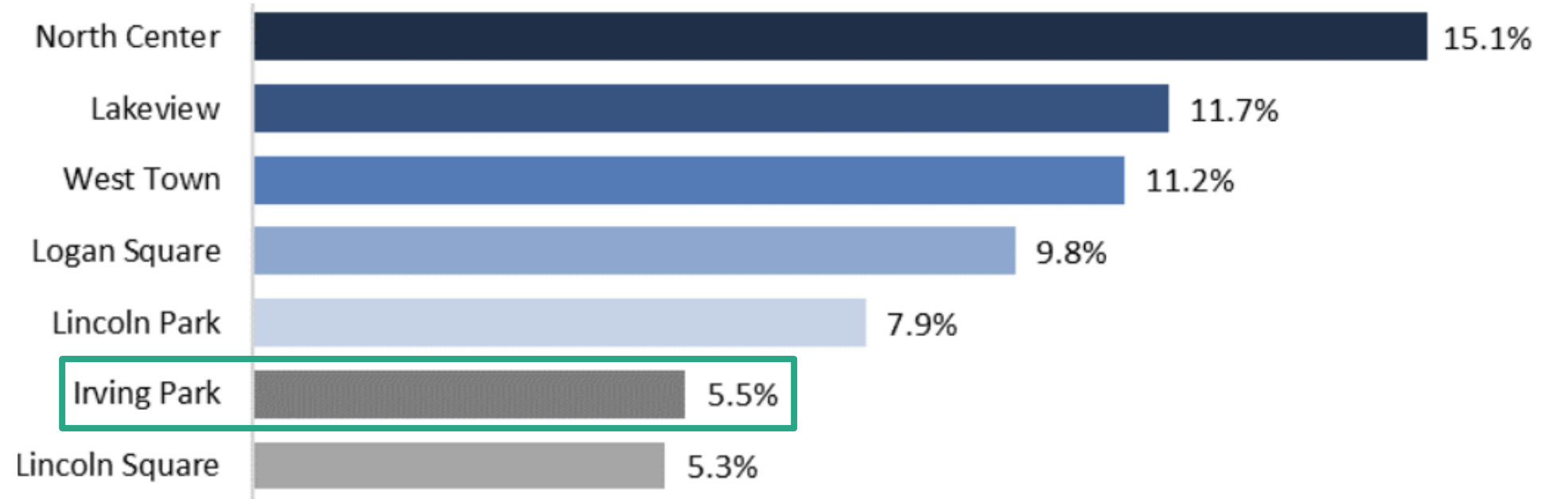
Low-Income Households in Unaffordable Units



Median Monthly Rent



Distribution of Total Lost 2 to 4s to Vacant Land in the City of Chicago by Top 10 Community Areas, 2013 to 2019



No. 6 of all community areas for loss of 2-4 unit buildings

Citywide Efforts

As a Department of Housing supported development, 2907 W Irving Park responds to the goals of several citywide initiatives:

- We Will Chicago (City Plan): Ensuring that every Chicago neighborhood is safe, inclusive, and vibrant, has healthy, affordable and accessible housing, and connects residents to what they need to thrive
- DOH Qualified Allocation Plan: Ensure LIHTC developments serve residents most in need and address the overall deficits in affordable housing and the insufficiencies in units for specific subpopulations.
- Connected Communities Ordinance: Create Equitable Transit Oriented Development (eTOD) by adding affordable housing units in a Transit-Served Location (TSL).

Project Site

Location: 2907-17 W Irving Park Rd.



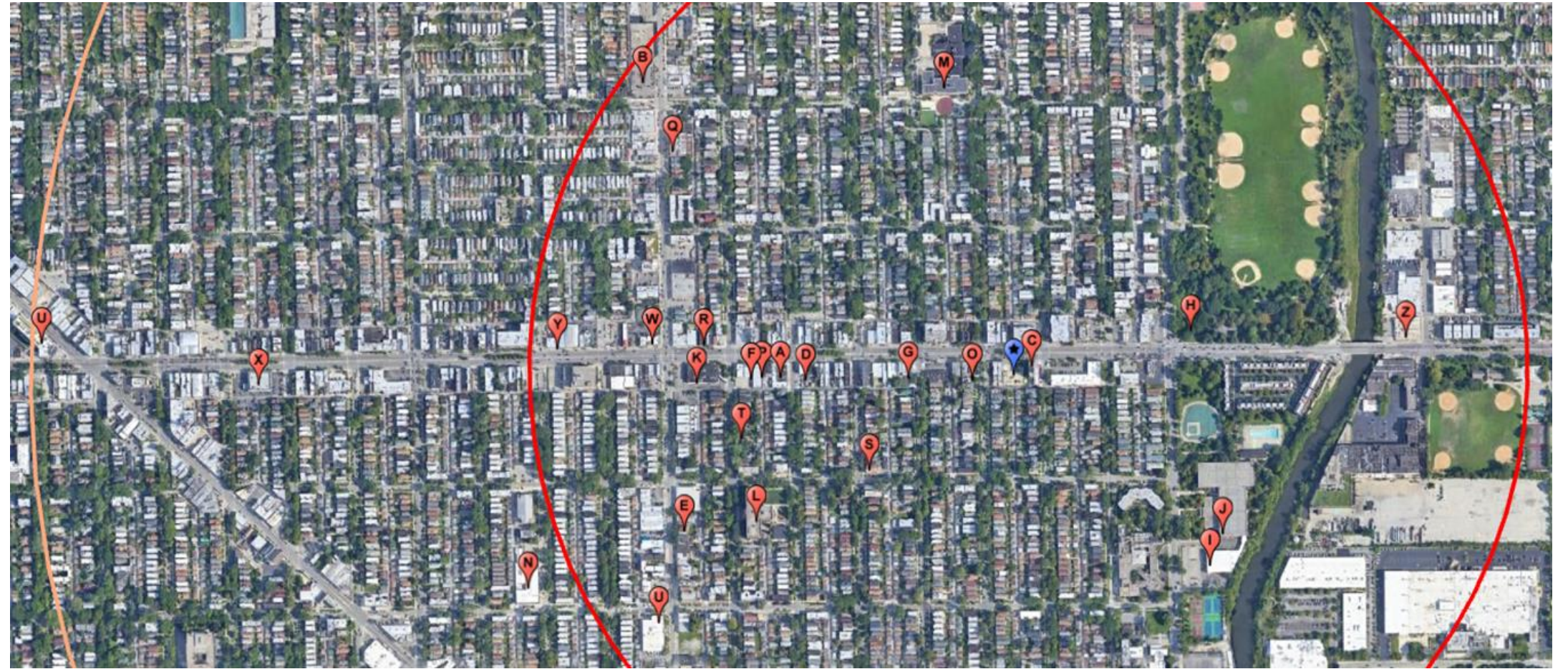
Project Site




Location: Amenity Map

The development proposal is intentionally located to serve the Native American community, offering convenient access to community resources such as:

- American Indian Center
- Saint Kateri Center
- American Indian Health Service of Chicago
- Parks/trails, grocery stores, public schools, restaurants, and transportation

AMENITIES



2907 W. Irving Park 
 0.5 mile 
 1 mile 

A	Grocery Store	0.26 mi	M	School	0.30
B	Grocery Store	0.48 mi	N	School	0.52
C	Public Transportation	0.01 mi	O	Restaurant	0.05
D	Retail Store	0.20 mi	P	Restaurant	0.25
E	Retail Store	0.37 mi	Q	Hospital/Health Clinic	0.41
F	Retail Store	0.26 mi	R	Hospital/Health Clinic	0.30
G	Government Services	0.10 mi	S	Religious Institution	0.17
H	Recreational Facilities/Park	0.18 mi	T	Religious Institution	0.28
I	Recreational Facilities/Park	0.27 mi	U	Library	0.97
J	Recreational Facilities/Park	0.27 mi	V	Postal Service	0.43
K	Pharmacy	0.30 mi	W	Banking Institution	0.35
L	School	0.27 mi	X	Banking Institution	0.75
			Y	Daycare Facility	0.48
			Z	Daycare Facility	0.39

Project Proposal

- 45 units of 100% affordable housing
- Studio, one-, two-, and three-bedroom units, with rent levels ranging from 15%-60% AMI
- Ground floor commercial space for a Native American non-profit or service organization
- On-site management, maintenance, and supportive services
- On-site laundry and tenant storage
- On-site parking for both vehicles and bikes

- Amenity spaces may include:
 - Community room and kitchen
 - Roof top garden
 - Art/Maker space
 - Co-working space
 - Fitness room

** Proposal subject to change through input gathered during the 33rd Ward's Community Driven Zoning process

Eligibility

- All units will be affordable to households earning at or below 60% of the Area Median Income (AMI), currently \$43,800 per year for an individual, and \$62,520 per year for a family of four.
- Native residents face unique affordability challenges — three out of every five Native American households are renters, and half are rent-burdened
- Renters in general in the neighborhood face tough affordability challenges. 40% are cost-burdened, 10% higher than their owner counterparts.
- The proposal is targeted and will be affirmatively marketed to Chicago's Native community, but it is not restricted. All are welcome to apply

Zoning Request

- B3-3 TOD
- Requesting a Type 1 (plan-specific) rezoning

	Our Proposal	B3-3 TOD
Floor Area Ratio (FAR)	3.67	4.00 maximum
Total Floor Area	62,012 sf	67,516 sf maximum
Max building height	79 feet	80 ft
Rear Setback	30 ft	30 ft minimum
Front Setback	0 ft	None required
Side Setbacks	0 ft	None required
Parking	16 spaces	None required
Bike Parking	1:1 provided	1:1 required

Traffic and Parking Study

An independent traffic and parking study was conducted for the area bounded by Irving Park Road, Byron Street, Richmond Street, and Francisco Avenue during different times of the day found:

- **31** unmetered on-street spaces were available during the middle of the day
- **40** unmetered on-street spaces were available during the weekday evening
- Total of **74** open spaces on Sacramento Avenue and Mozart Street

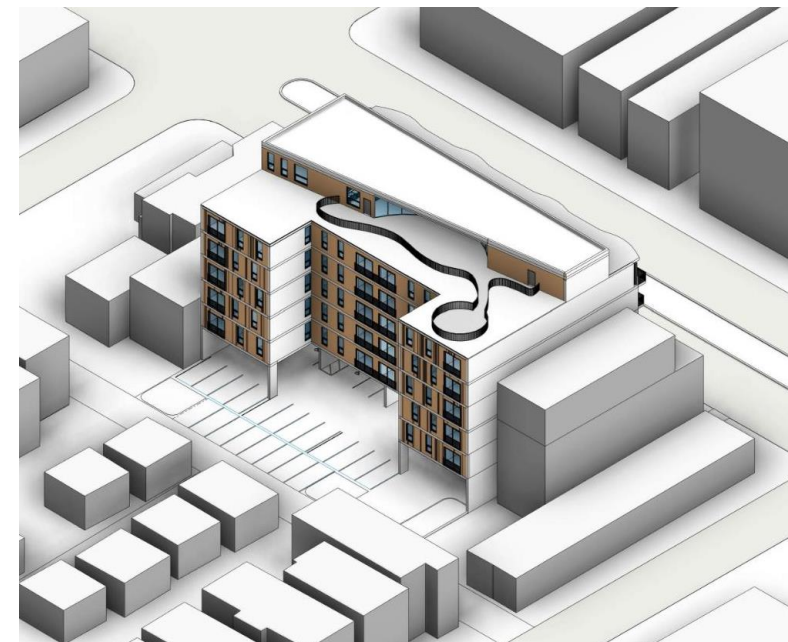
Conclusions:

- **There are lower rates of vehicle ownership** among residents of affordable housing developments
- **Parking demand** with the office space expected to be **adequately met** by the existing on-street parking
- **40.5% of residents** in surrounding area commute to work via non-automotive forms of transportation
- Not expected to create operational concerns on the alleys (existing and new traffic volumes)
- Projected trips are not expected to meaningfully increase traffic volumes on area streets

Process

Previous Studies

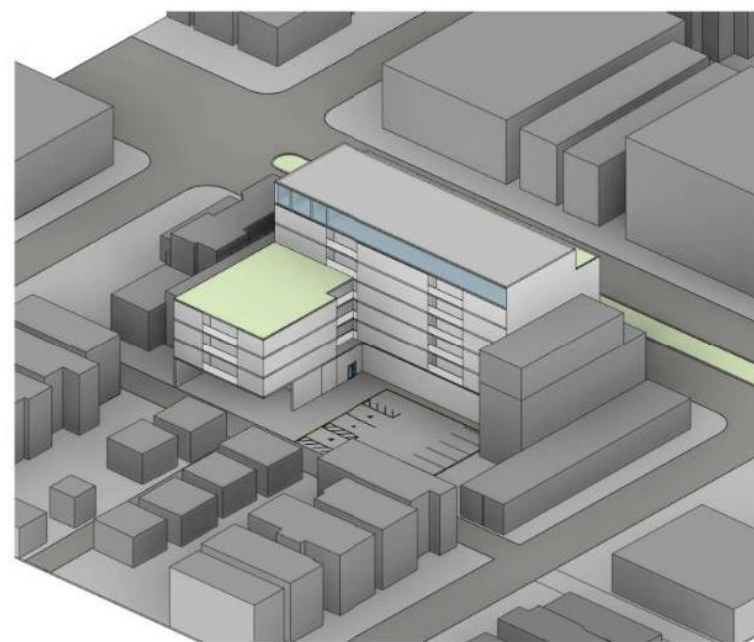
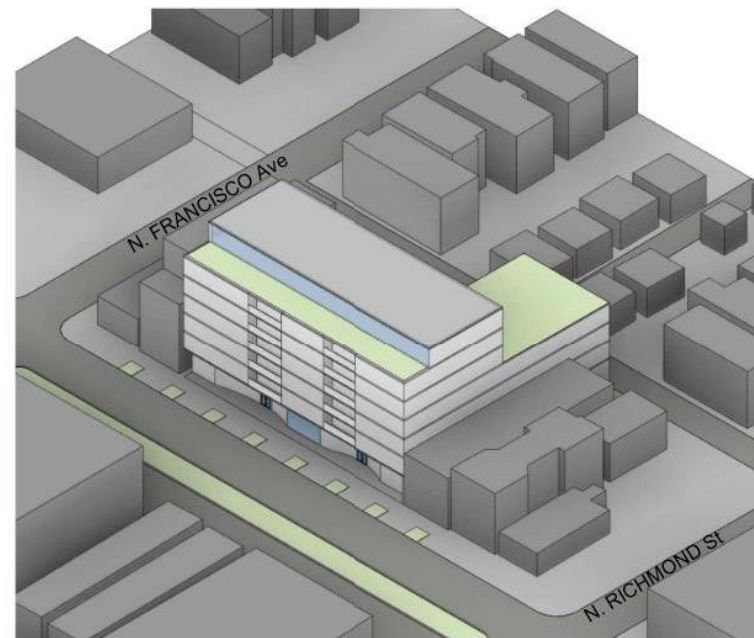
ORIGINAL MASSING STUDY



TEST FIT - OPT 1 - BEND

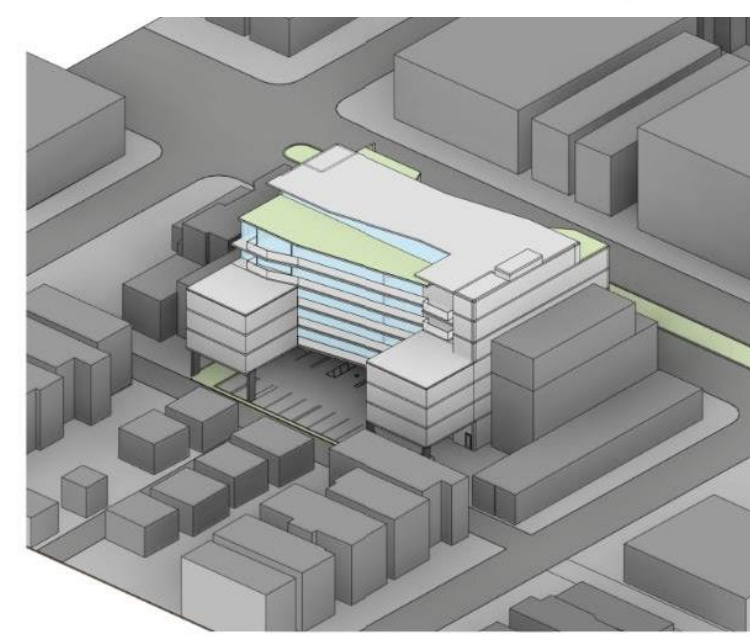
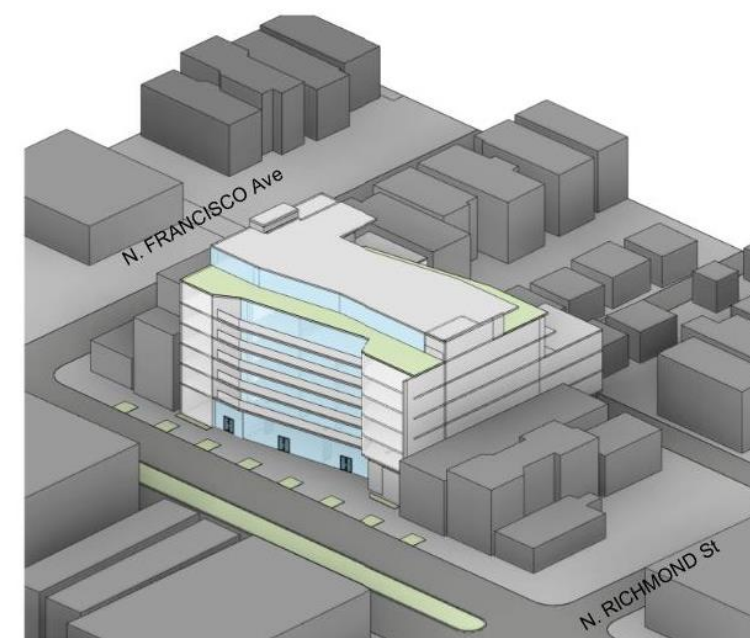
HEIGHT: 7 STORIES (75 FT)
 TOTAL SF: 63733 SF
 FAR: 3.77
 TOTAL UNITS: 39
 COMMERCIAL SF: 3620
 AMENITY INDOOR: 4948
 AMENITY OUTDOOR: 5346

TOTAL TYPICAL UNIT MIX
 STU - 8 20% OF TOTAL
 1 BR - 10 26% OF TOTAL
 2 BR - 11 28% OF TOTAL
 3 BR - 10 26% OF TOTAL
 39 TOTAL UNITS



TEST FIT - OPT 2 - TILT

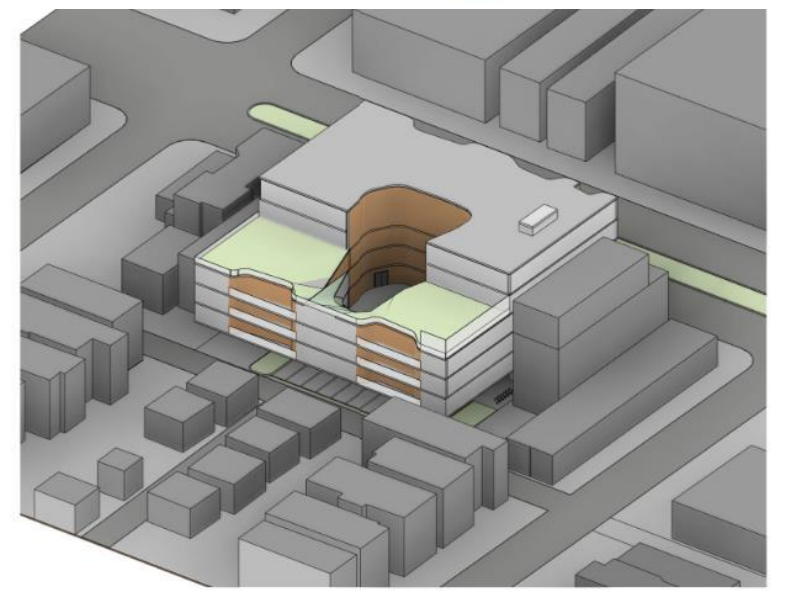
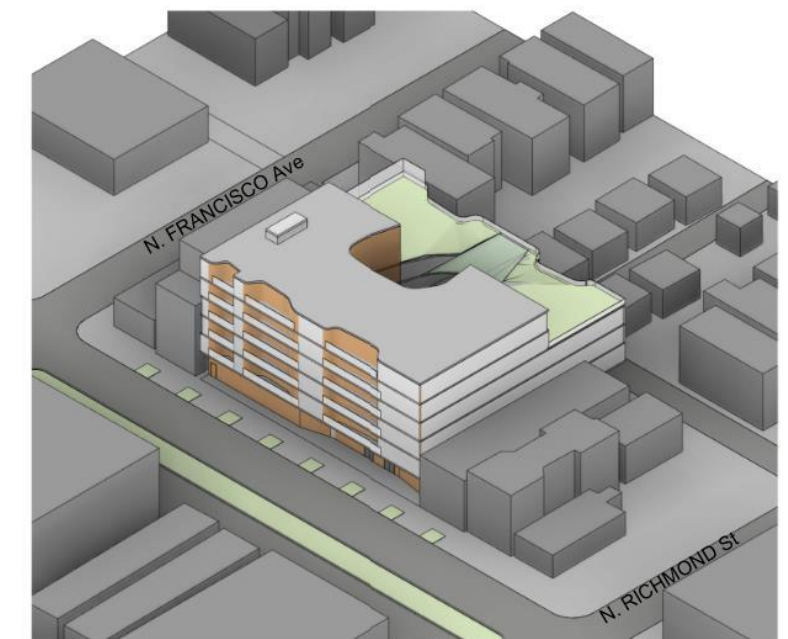
HEIGHT: 7 STORIES (75 FT)
 TOTAL SF: 68,645 SF
 FAR: 4.06
 TOTAL UNITS: 44
 COMMERCIAL SF: 3453
 AMENITY INDOOR SF: 5725
 AMENITY OUTDOOR SF: 4081



TEST FIT - OPTION 3 - CARVE

HEIGHT: 6 STORIES (65 FT)
 TOTAL SF: 67,164 SF
 FAR: 4.02
 TOTAL UNITS: 45 UNITS
 COMMERCIAL SF: 3,435 SF
 AMENITY INDOOR: 3,257 SF
 AMENITY OUTDOOR: 6,147 SF

TOTAL TYPICAL UNIT MIX
 STU - 12 / 45 27% OF TOTAL
 1 BR - 13 / 45 29% OF TOTAL
 2 BR - 8 / 45 18% OF TOTAL
 3 BR - 12 / 45 26% OF TOTAL



Inspiration

Nature & Culture

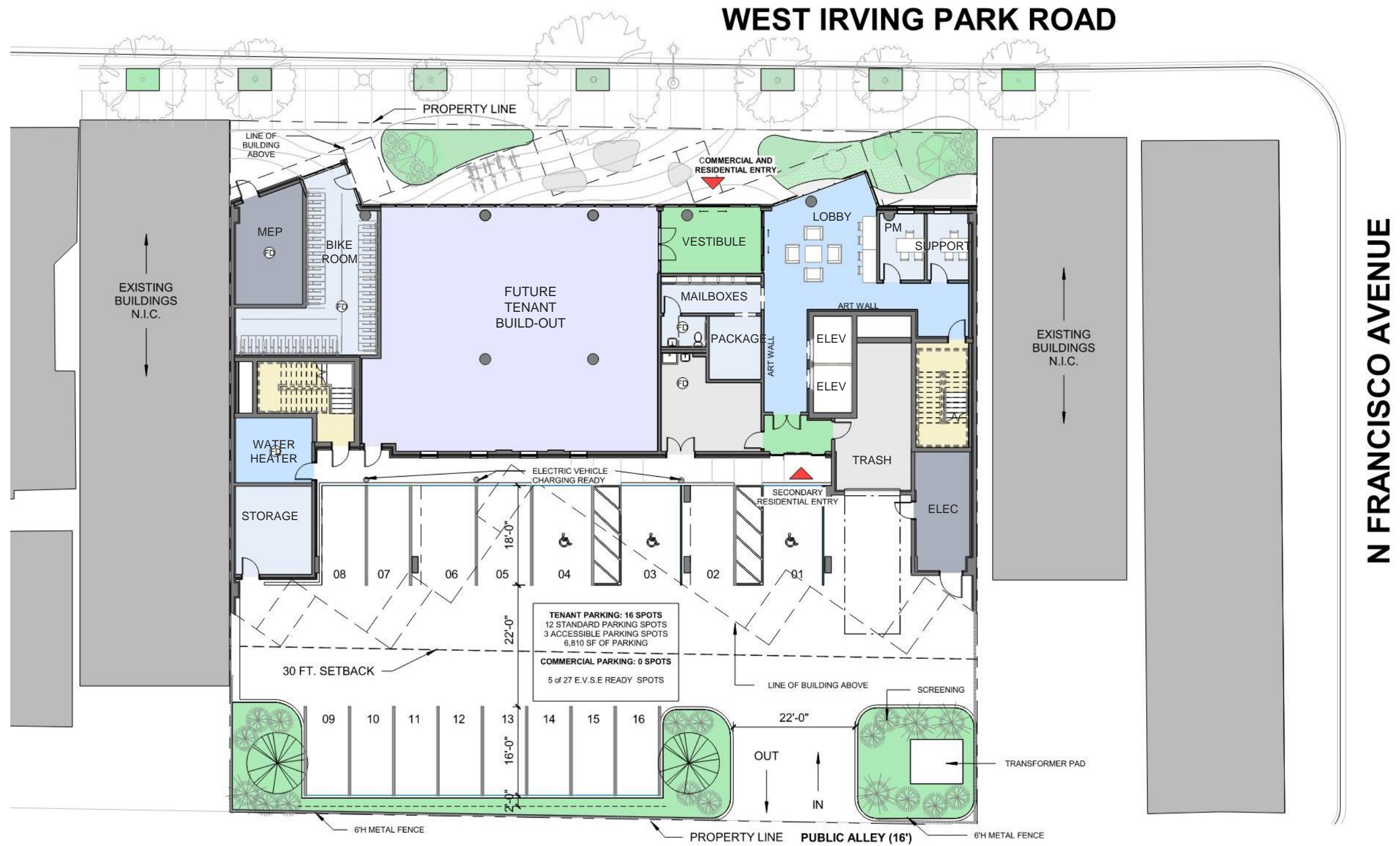


Native Jingle Dancer



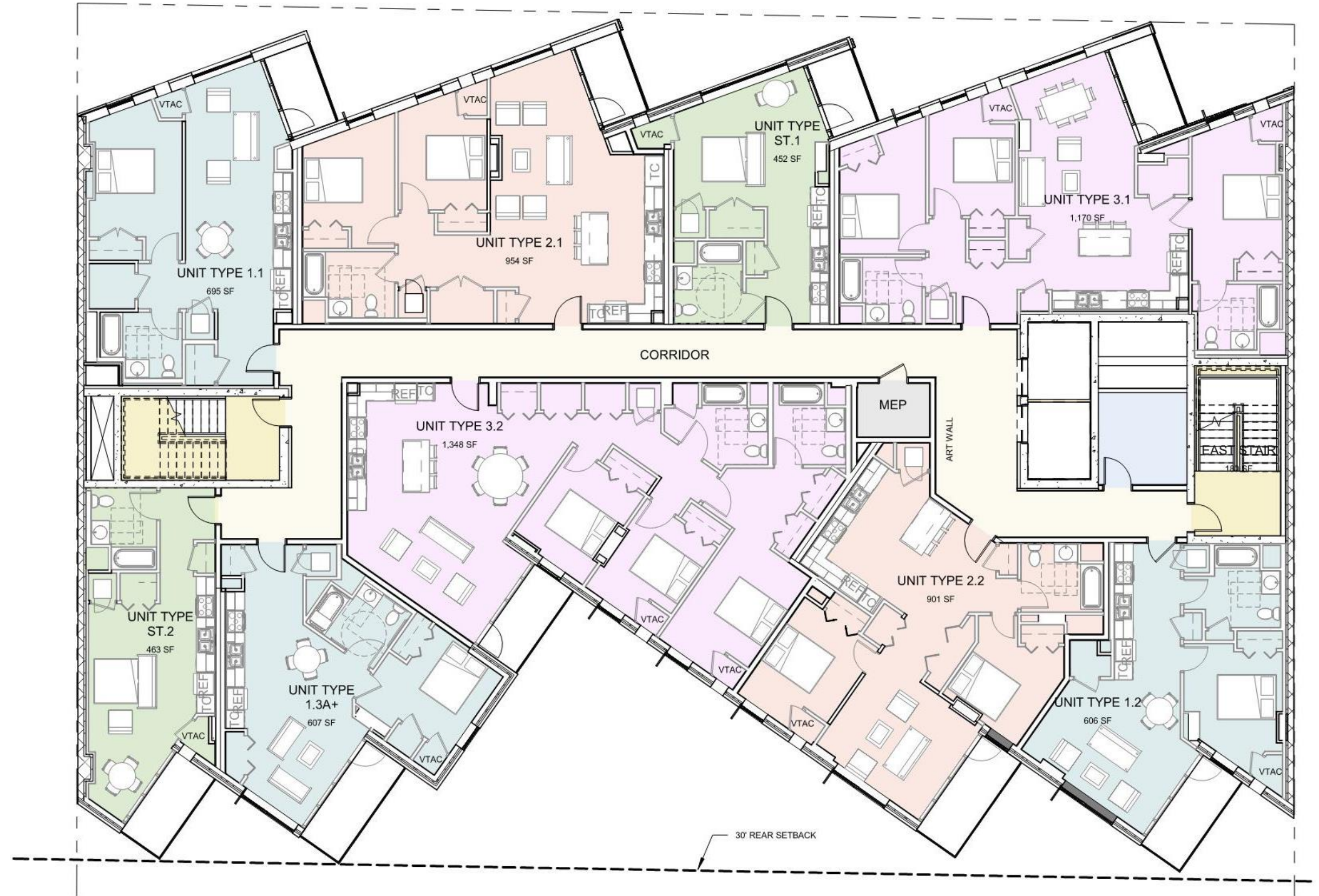
Level 1

Mixed Use



Levels 2-6

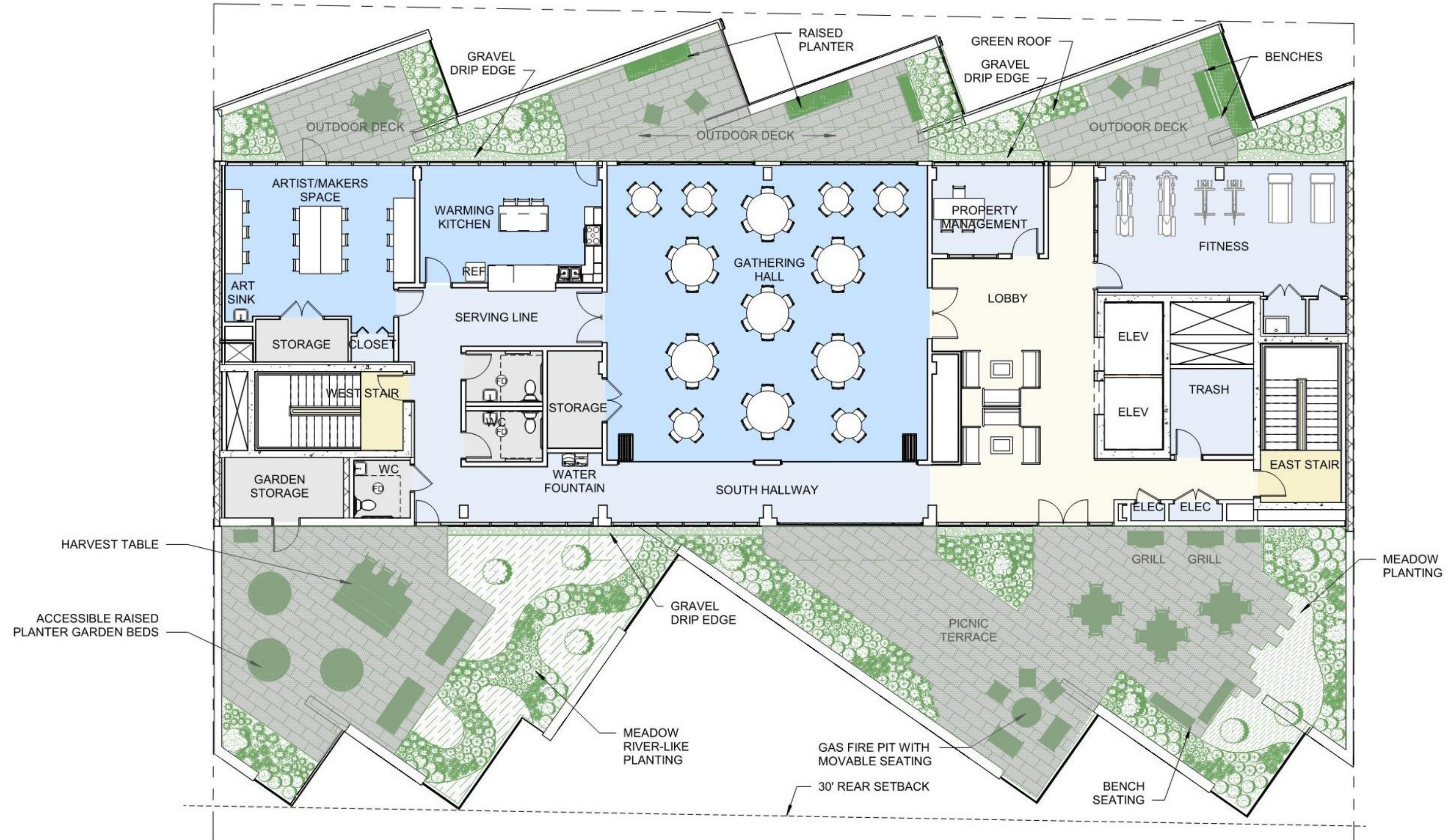
Residential





Level 7

Amenities



Level 7

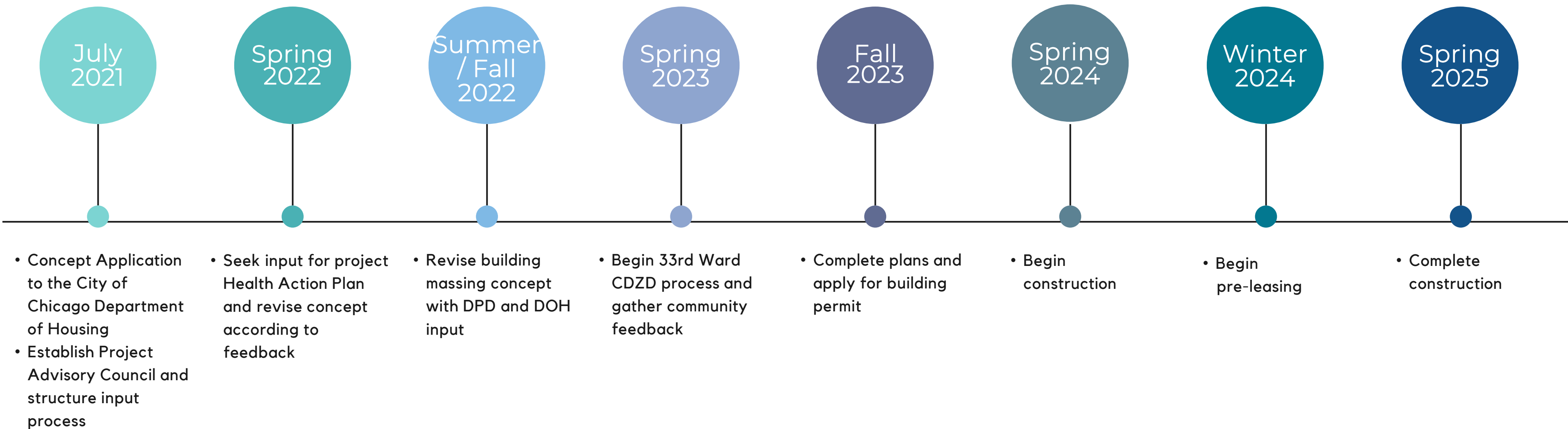
Green Roof





Process

VV started dreaming of this concept a few years ago, and after exploring a few potential sites, FCC and VV were able to secure site control at 2907 W Irving Park Rd. The team is working on the highlighted steps.



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Thank you!