

1012-1034 Chicago Avenue | Visual Preference Summary

Image #1			Image #2			Image #3		
Yes	Maybe	No	Yes	Maybe	No	Yes	Maybe	No
8	8	17	4	3	27	15	11	7
Image #4			Image #5			Image #6		
Yes	Maybe	No	Yes	Maybe	No	Yes	Maybe	No
22	7	6	11	12	12	7	13	14
Image #7			Image #8			Image #9		
Yes	Maybe	No	Yes	Maybe	No	Yes	Maybe	No
8	9	18	8	6	20	19	10	4



Image #1



Image #2



Image #3



Image #4



Image #5



Image #6



Image #7



Image #8



Image #9

Comments

#1 - If shorter

#1 - Brutal Russian Architecture

#2 - Too tall

#2 - Too high

#3 - No charm

#5 - This feels like Evanston

#6 - Too straight techy

#7 - No charm

#8 - Too downtown

#9 - Set back and plantings are charming

#9 - Lighting and landscaping is good

#9 - This is the only decent one here. Not too tall, not too much metal or glass and a decent setback.

General - These buildings are WAY too tall! The setbacks are terrible.

General - Keep in mind the EI will run behind these buildings.

General - wider sidewalks that are inviting. South of Main and AMLI are terrible. The various small

General - This is a true opportunity to be innovative and revitalize this one area linking Main and Dempster. Consider the ecology and environmental opportunities. As far as residential, mixed-use is a great idea to combine the two communities. Highly priced luxury rentals are not my preference. Consider affordable housing combined with mid-level housing price points to bridge the existing gap between pricey housing and affordable 2 bed condos in the third ward. Young families tend to leave the third ward, this would be an opportunity to retain them. The architecture should incorporate a green facade (green or living wall). Contemporary architecture is not always bad! I do not agree with sticking strictly to the existing zoning. True innovation may require flexibility. We should not restrict too much until the details are worked out.

General - Brick is better than stucco

General - We're a transportation hub. We should explore that with more residential units.

General - LEED certified. Solar and wind powered technology. Self sustaining buildings. Art centers

General - Large storefronts, wider sidewalks, mid level housing price points combined with affordable price points. Almost any retail will bring more shoppers than auto dealers. Not one monolithic building creating a solid wall. Event space, location between three train stops should be convenient for offices and residences alike. Work/studio arrangement. Some businesses that would be open at night like restaurants.

General - No EIFS or metal screens. Mostly brick or natural stone. No more than four stories (maybe 5 with a setback). Most of the examples for which I didn't say "yes" are because of sidewalk depth and height. Any parking should not be on the corner. If it is inside the building it should not be ugly. (NW corner of Chicago and main is ugly indoor parking. AMLI's indoor parking is not ugly.

General - NO strip mall

General - Not too high. About 5 floors. Upper floors for DR offices, not residents. 1-2 levels of parking. LEED compliant. Wider sidewalks. A few spots with a circle drive drop off. Restaurant on the top level with an atrium and covered skylight.

General - All these buildings are WAY TOO tall! Must have large setbacks from the street. NO NO NO variances that break zoning codes. No luxury high rises made of steel and glass. Must consider migratory birds and other environmental concerns posed by large amounts of glass. Keep any buildings low to the ground. Please don't block out more sun. No TIF district!!!

General - No sheer cliffs rising from sidewalks. No all glass ugly buildings.

General - I would like to see more classically inspired architecture - like Robert A.M. Stern. I do not care about affordable housing and I would prioritize owner-occupied units. I support market rate pricing on owner-occupied units.