

In Search of Excellence



PROJECT OF THE YEAR

DIVISION III—COMMERCIAL

Growing in the Community

NORTH SHORE COMMUNITY BANK, SKOKIE, IL

The North Shore Community Bank outgrew its original location but wanted to maintain its downtown presence in Skokie, IL. Consolidating two properties to create a block-long parcel close to the historic downtown area, the new building's site would accommodate a drive-thru component and on-site parking.

High-grade materials were used throughout the building. Windows and exterior doors have insulated glass with a low-emissivity coating. Efficient, gas-fired rooftop mechanical units and the emergency generator are housed behind sloping sections of the roof, creating the effect of a smaller building. The building's traditional interior is complemented by indirect ceiling-mounted lighting, providing high-efficiency operation and a clean, bold interior aesthetic.

The site was formerly a gas station and auto repair facility. Part of the environmental clean-up included the removal of all in-ground fuel tanks and contaminated soils. The accelerated 10-month building schedule involved the coordination of construction trades, governmental agencies and required security systems that are part of bank construction.

Initially, the architect developed the site and building concept. The plans were refined through owner and village council input. The project's many design elements were executed by a team of highly qualified contractors who worked closely with the owner and the project's designers and met periodically during construction to maintain project schedule and design intent and to address unforeseen field conditions.

The bank's success is echoed by its continued growth and acceptance by the community. The outcome was a team-design approach to building that exceeded the bank's expectations.

CONTRACTOR: FJ LAWDENSKY CONSTRUCTION COMPANY

ARCHITECT: MYEFSKI COOK ARCHITECTS, INC.

LANDSCAPE ARCHITECT: MYEFSKI COOK ARCHITECTS, INC.

ENGINEERING: EDWARDS ENGINEERING (MECHANICAL);

FISHER & PARTNERS (STRUCTURAL)

PHOTOGRAPHER: CHRIS KELLY



TO RECOGNIZE ACHIEVEMENTS IN THE NATIONAL COMMERCIAL BUILDING INDUSTRY, THE NATIONAL COMMERCIAL BUILDERS COUNCIL (NCBC) OF THE NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB) ANNUALLY SPONSORS THE AWARDS OF EXCELLENCE. THE PRIMARY CRITERIA FOR JUDGING WERE THE BUILDING'S DESIGN (REMODELING AND NEW CONSTRUCTION), MARKET APPEAL, ENERGY EFFICIENCY, SOLUTIONS FOR CHALLENGES FACED DURING BUILDING, AND SUCCESS IN MEETING PROJECT GOALS. THE PROJECTS INCLUDED IN THIS ARTICLE DEMONSTRATE INVENTIVE USE OF TECHNOLOGY, INGENUITY IN OVERCOMING DESIGN AND CONSTRUCTION CHALLENGES, AND INNOVATIVE USE OF ENERGY-EFFICIENT FEATURES.



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PROJECT OF THE YEAR

DIVISION V — MIXED USE COMMERCIAL/RESIDENTIAL

Turn-of-the-Century Charm

2700 CLUB, CHICAGO, IL

The façade of this relatively large building is designed as a series of smaller components that are visually appropriate in proportion and scale to its urban context. The building offers a variety of one-, two- or three-bedroom units, each with an assigned indoor parking space and a private balcony or terrace. A common roof deck with hot tub offers a gathering place to take in magnificent views of the city skyline.

The brick structure with its masonry detailing and limestone base draws upon the architectural traditions of the surrounding neighborhood, which was built after the turn of the century, with design elements such as a sweeping curved tower and a spire-topped masonry fin wall. The first floor of the building provides 10,000 square feet of street-front retail space, with indoor parking at the rear.

The fluctuating facades of the building offered ample space for windows, and natural light penetrates the interiors of all the main interior living spaces on the residential levels. Additional skylights are provided in all kitchen and bath areas at the pent-



house level to maximize the impact of daylighting. The walls and roofs of the building meet the new Chicago Energy Code requirements for thermal efficiency and reflectivity.

Programmatic and zoning requirements dictated a lower-level footprint and necessitated the underpinning of two adjacent buildings and steel sheet pilings at the site perimeter. Above grade, a structural-steel superstructure was used to accommodate the limited onsite staging area and to produce the desired undulations and setbacks in the building's exterior. The undulated exterior wall provided a sweeping curved wall in each unit and increased window space, creating a feeling of spaciousness despite limited square footage.

CONTRACTOR: M.B. BUILDERS, INC.

ARCHITECT: MYEFSKI COOK ARCHITECTS, INC.

DEVELOPER: T+B VENTURES

ENGINEERING (MECHANICAL): COSENTINI ASSOCIATES

ENGINEERING (STRUCTURAL): FISHER & PARTNERS, INC.

PHOTOGRAPHER: CHRIS KELLY