



Access Living

115 West Chicago Avenue
Chicago, Illinois

Total Project Cost
\$12.2 million

Development Team
IFF and Cotter Consulting
Project Managers

Access Living
Owner

LCM Architects
Architect

Michuda Construction
General Contractor

Energy Consultant
Sieben Energy Associates

Date Completed
July 2007

Description of Project

Access Living, a nationally- and internationally-recognized cross-disability organization, had to move at least three times in its history, something particularly difficult for an agency needing to be centrally located and easily accessible. IFF was hired to assess the feasibility of creating a permanent headquarters for the agency's staff and clients, and later to manage site selection and construction of a new facility.

IFF located, evaluated and recommended 115 W. Chicago as the best-suited site, based on an exhaustive search of market-rate and City-owned properties. It participated in highly technical negotiations with the City of Chicago on behalf of Access Living to structure the land deal and obtain approval for the development plan, which required creating a planned development.

Access Living insisted the building be fully accessible and environmentally friendly. As a result, IFF and the project team created the first ever office building in the United States combining universal and green design. Universal design is a design approach that promotes ease of use by the widest range of people. For its green design, the project received a highly-regarded Leadership in Energy and Environmental Design (LEED) rating of Silver.

The four-story facility is home to a staff of 55 with capacity for Access Living to comfortably double its size. With its glass façade overlooking Chicago Avenue, the building invites clients and passers-by inside to use the resource library and view its art collection by and about people with disabilities. At over 50,000 square feet including basement, roof and parking, it is IFF's largest project to date.