



Mode Lakeview



TANDEM

Architect:
STL Architects

Interior Designer:
STL Architects

Size: 20,000 SF

In the spring of 2017, Tandem will embark upon the development of an 18-unit mixed-use project at the corner of Lincoln and Cornelia Avenue in Lakeview. The building will include fifteen 1-bedroom apartments and three 3-bedroom 3-bath units. Tandem has been working with Alderman Ameya Pawar to rezone the property to B3-3 and by leveraging the TOD ordinance, we were able to reduce our parking requirement to 8 spaces. The building will feature a sleek and modern brick façade as well as an expansive rooftop deck with stunning views of downtown Chicago. The interior will be contemporary and features warmer tones than what can be found in newer developments from recent years. This project will be our first collaboration with STL Architects and construction is expected to complete in the spring of 2018. Please check back for updates on the progress of this exciting new Tandem development project.





Mode Logan Square



TANDEM

Architect:
Antunovich Associates

Interior Designer:
AC Atelier

Size: 106,000 SF

The property located at 2501 West Armitage was once a well known fine arts storage facility, dating back to the early 1900s. In 2013, Tandem was chosen by the owner to redevelop the property as a vibrant, mixed-use community now branded as MODE Logan Square. The project is a LEED certified, Transit Oriented Development (TOD), located only 635 feet from the Western Blue Line train station. We began the rezoning process in 2013, working closely with Alderman Proco Joe Moreno and Antunovich Associates. The neighborhood has evolved significantly over the course of the last three years with an increase in residents, retail, and restaurants moving into the community. After numerous planning iterations, Tandem moved forward with the development of two 4-story buildings with 78 units, 55 parking spaces, and 6,500 square feet of retail along Armitage Avenue. The building is unique in that it provides residents with a spacious interior courtyard that offers lush landscaping, furnished gathering spaces, and a dog run. Other building amenities include a fitness center, community rooms, and spacious terraces for the second floor units that face the courtyard. MODE was the catalyst for the establishment of Tandem's first Property Management division.





Burling Place Condominiums



TANDEM

Architect:
Sullivan, Goulette,
Wilson Architects

Size: 18,000 SF

Working with Alderman Vi Daley and Sullivan, Goulette & Wilson Architects, Tandem secured a B1-3 designation to rezone the property at 1725 North Burling. The rezoning was necessary to build an additional floor, adding coveted square footage at the corner of one of the most sought after streets in Chicago. An old, Gothic church that occupied the location for over a century was the inspiration for our design. Tandem went to great lengths to salvage and restore the vintage parsonage at the south end of the property, which predated the Chicago fire of 1871. By doing so, we carved out an interesting space for Tandem's office. This project was just one example of the pride we take in preserving and celebrating the historic elements found along the project path.

