

# PD 1150

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 19, 2025

Joe Buehler  
Present Future Architects  
1147 W. Ohio St., #504  
Chicago, IL 60642

**Re: Minor change to PD No. 1150, Subarea C, Youth soccer field at 1841 N. Laramie Avenue**

Dear Mr. Buehler:

Please be advised that your request for a minor change to Institutional Planned Development No. 1150 ("PD 1150"), Subarea C, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the PD.

On behalf of the sole property owners of Subarea C, North Austin Community Center and Expert Management Inc., you are seeking a minor change to modify the fencing around and add lighting to the approved youth soccer field serving the North Austin Community Center at 1841 N. Laramie Ave.

You are seeking to replace the approved 20' tall netting around the perimeter of the field with an 8' tall black, chain link fence. The field has been reorientated from North-South to East-West and along the East and West (goal) sides, 12' of netting will be placed atop the chain link fence. Additionally, four light poles will be added to the field. Each pole will have three flood lights with shields to shine the light down towards the field and cut it off along the perimeter of the field. The following exhibits are attached: Subarea Map, Site Plan, Landscape Plan, Photometrics.

With regard to your request, the Department of Planning and Development has determined that allowing a change to the fencing and the addition of lighting around the soccer field will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The Dept. of Transportation, the Fire Prevention Bureau, the Mayor's Office for People with Disabilities and the Stormwater Bureau have no objection to this change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1150, I hereby approve the foregoing minor change, but no other changes to this PD. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

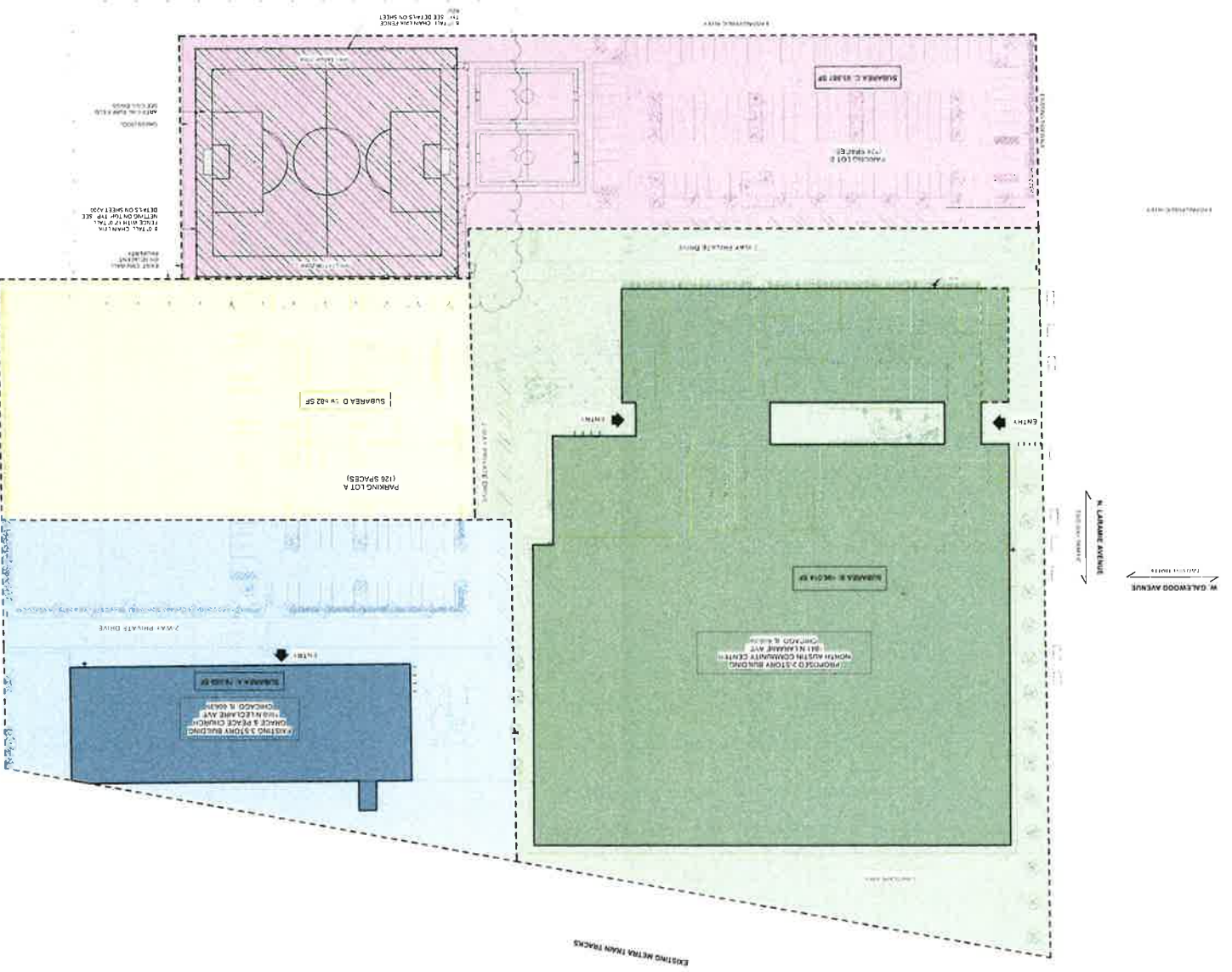
Sincerely,

  
Noah Szafraniec  
Assistant Commissioner

NS.tm

C: Janice Hill, Mike Marmo, Noah Szafraniec, Main file

- SUBAREA A
- GRACE & PEACE CHURCH
- ACCESSORY PARKING AND OUTDOOR SPORTS AND RECREATION PARTICIPANT
- GRACE & PEACE
- SUBAREA B
- SPORTS AND RECREATION PARTICIPANT
- ACCESSORY PARKING AND OUTDOOR
- FOR MACC / GRACE & PEACE
- SUBAREA C
- ACCESSORY PARKING AND OUTDOOR
- FOR MACC / GRACE & PEACE
- SUBAREA D
- ACCESSORY PARKING AND OUTDOOR SPORTS AND RECREATION PARTICIPANT
- FOR MACC / GRACE & PEACE



N LARAMIE AVENUE  
 NORTH AUSTIN COMMUNITY CENTER

W GALEWOOD AVENUE  
 NORTH AUSTIN COMMUNITY CENTER

Project Number  
**G004**

Project Name  
**NORTH AUSTIN COMMUNITY CENTER**

Client  
**TAFI**

Project Location  
**1815 N LARAMIE AVE, AUSTIN, TX 78701**

Applicant: North Austin Community Center  
 Address: 1815 N Laramie Ave  
 Date Introduced: November 13, 2019  
 Plan Commission: June 18, 2020





Cover Page | Project Overview | Luminaire List



**Product Data Sheet**  
BrightX Stadium Flood Light 700W

Item	700W-60
Luminaire	150' x 150'
Luminaire & Fixture	150' x 150'
LED	700W

Total Luminaire: 1200000  
Total Price: 6402.00  
Luminaire Efficiency: 150 lumens

**Luminaire Schedule**

Item	Quantity	Unit Price	Total Price	Notes
700W-60	1200000	5.335	6402.00	

**ikio** Lighting & Energy Solutions

Job Name: BACC Sports Center Community Center  
Location: 1841 N Laramie Ave, Chicago, IL 60639

Project Description: This project involves the installation of stadium floodlights for the BACC Sports Center Community Center. The lights will be used to illuminate the soccer field during evening hours. The project includes the procurement and installation of 1200000 stadium floodlights.

3D Rendering Images | Luminaire Schedule | Calculation Summary

Soccer Field



Luminaire Summary

BrightX Stadium Flood Light 700W

**Luminaire Schedule**

Item	Quantity	Unit Price	Total Price
700W-60	1200000	5.335	6402.00

Calculation Summary

**Calculation Summary**

Item	Quantity	Unit Price	Total Price
700W-60	1200000	5.335	6402.00

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3D Rendering Images | Luminaire Schedule | Aiming Points

Soccer Field



Luminaire Summary

BrightX Stadium Flood Light 700W

**Luminaire Schedule**

Item	Quantity	Unit Price	Total Price
700W-60	1200000	5.335	6402.00

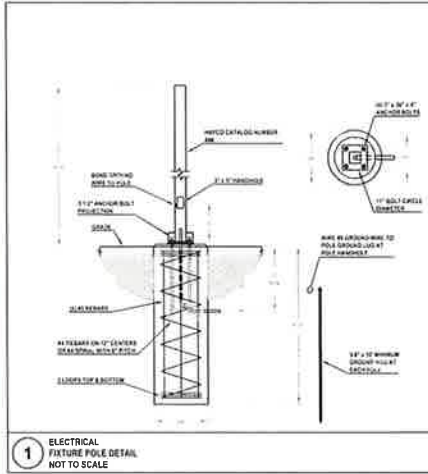
AIMING DIAGRAMS



**ikio** Lighting & Energy Solutions

Job Name: BACC Sports Center Community Center  
Location: 1841 N Laramie Ave, Chicago, IL 60639

Project Description: This project involves the installation of stadium floodlights for the BACC Sports Center Community Center. The lights will be used to illuminate the soccer field during evening hours. The project includes the procurement and installation of 1200000 stadium floodlights.



OWNER: BACC SPORTS CENTER COMMUNITY CENTER  
1841 N LARAMIE AVE  
CHICAGO, IL 60639

ARCHITECT OF RECORD: PRESENT FUTURE ARCHITECTS  
1101 W. WASHINGTON ST.  
CHICAGO, IL 60607

CIVIL ENGINEER: SPACED  
1875 W. FULLERTON ST. #200  
CHICAGO, IL 60614

ELECTRICAL ENGINEER: KORNBLAU & ASSOCIATES INC.  
1101 W. WASHINGTON ST.  
CHICAGO, IL 60607

ATHLETIC TURF FIELD  
1841 N LARAMIE AVE  
CHICAGO, IL 60639



FORM & REV	DATE
EST. EQUIPMENT	12/24/19
PROVISIONAL PROJECTING	12/24/19
NONPROF. PROJECTING	2/20/22

PHOTOMETRICS

**E300**



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 29, 2022

Graham Grady  
Taft Law  
111 E. Wacker, Suite 2800  
Chicago, IL 60601

**Re: Minor change to PD No. 1150, 1850-64 North LeClaire Avenue**

Dear Mr. Grady:

Please be advised that your request for a minor change to Institutional Planned Development No. 1150 ("PD 1150"), as amended has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1150.

Your clients Grace and Peace Fellowship who are the current owners of the property generally located at 1850-64 North LeClaire Avenue, are submitting this minor change.

The following changes are proposed:

- A transfer of 3,550 SF of unallocated floor area to Subarea A to allow for the construction of a 3,415 SF one story addition to the existing Grace and Peace Fellowship building.
- No changes are proposed to Sub-Areas B, C, and D and those shall remain as previously approved.
- The following revised exhibits are attached:
  - Bulk Regulations and Data Table
  - Site Plan
  - Subarea Map
  - Landscape Plan
  - Choice Store Plan and Exterior Elevations
  - Renderings

With regards to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density,

and will not change the character of the development, and therefore, would constitute a minor change. The Department of Transportation, the Mayor's Office for People with Disabilities, Stormwater, and the Bureau of Fire Prevention have also approved the changes.

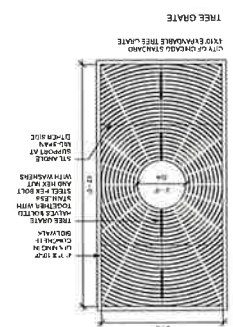
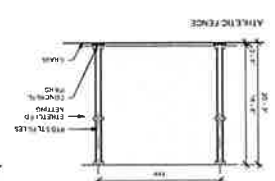
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1150, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



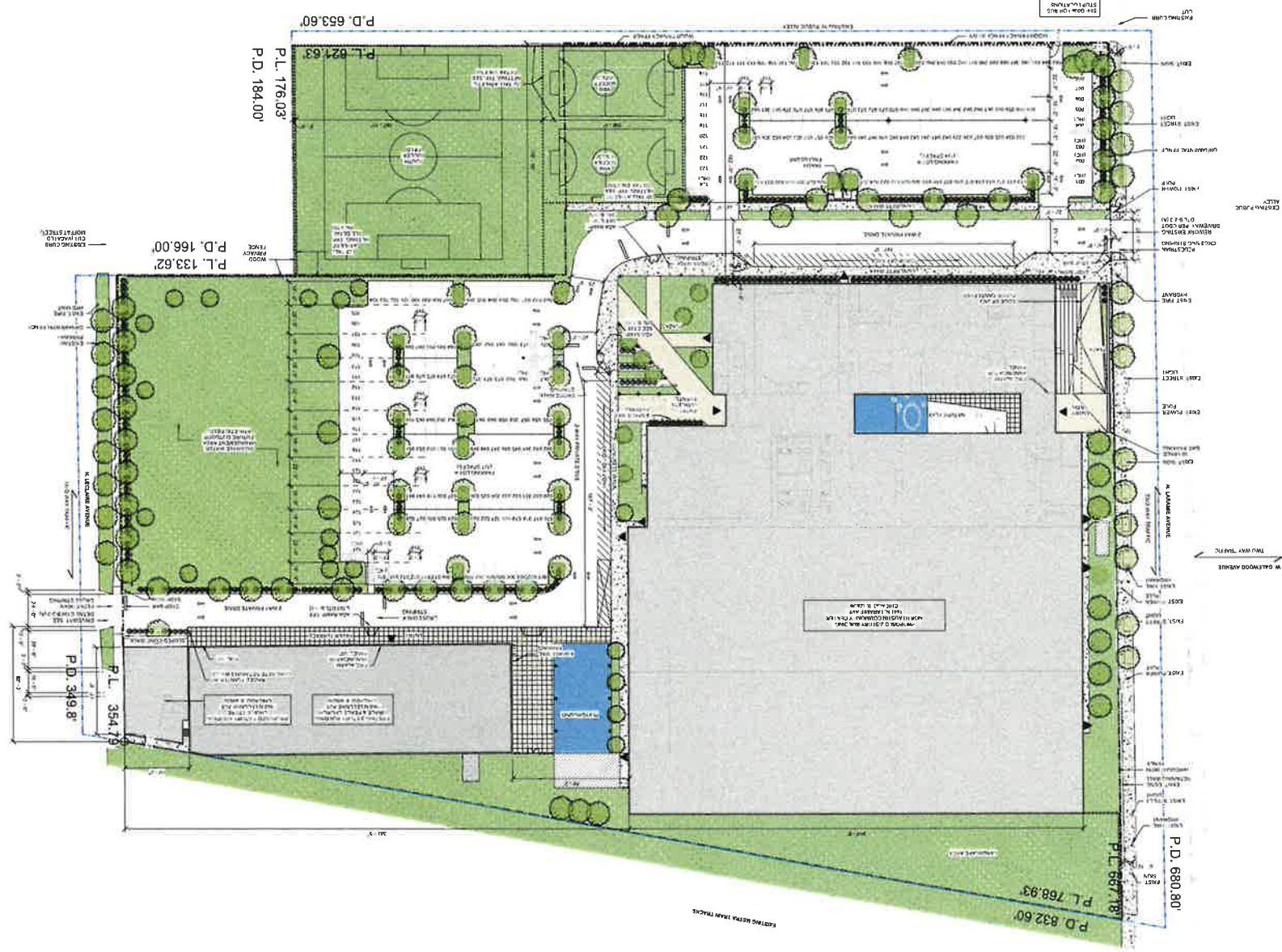
Noah Szafraniec  
Assistant Commissioner

C: Mike Marmo, Erik Glass, James Harris, Main file



ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 1. TREE GRATE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS, SECTION 210.00, TREE GRATES.  
 2. TREE GRATE SHALL BE CONSTRUCTED WITH A 1/2" SLOPE TO THE CURB.  
 3. TREE GRATE SHALL BE CONSTRUCTED WITH A 1/2" SLOPE TO THE CURB.  
 4. TREE GRATE SHALL BE CONSTRUCTED WITH A 1/2" SLOPE TO THE CURB.

LANDSCAPE SYMBOLS	
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USE & AREA SCHEDULE	
ASPHALT	100.00
PAVEMENT	100.00
CONCRETE	100.00
GRAVEL	100.00
WOOD	100.00
LANDSCAPE	100.00
PLANTING	100.00
UTILITIES	100.00
STRUCTURE	100.00
OTHER	100.00
TOTAL	1000.00

**CHOICE STORE**

Applicant: Choice Store  
 Address: 1830-1864 N. Leclaire Ave.  
 1815-1915 N. Laramie Ave.  
 Date Introduced: November 13, 2019  
 Plan Commission: June 19, 2020

**CHOICE STORE NEIGHBORHOOD INITIATIVES**

CHICAGO NEIGHBORHOOD INITIATIVES

PEACE AND CHOICE CHURCH

TAFT

A100



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	LANDSCAPE PLANNING	1	LOT	1000.00	1000.00
2	PLANTING	100	PLANT	10.00	1000.00
3	IRRIGATION	1	SYSTEM	500.00	500.00
4	CONCRETE	100	SQ. YD.	5.00	500.00
5	PAVING	100	SQ. YD.	10.00	1000.00
6	GRASS	100	SQ. YD.	1.00	100.00
7	WOOD	100	PLANT	10.00	1000.00
8	ROCK	100	SQ. YD.	5.00	500.00
9	WATER	100	PLANT	10.00	1000.00
10	SHRUB	100	PLANT	10.00	1000.00
11	TOTAL				7000.00

**LANDSCAPING NOTES**

- ALL LANDSCAPING TO BE COMPLETED BY 10/15/2019.
- PLANTING TO BE COMPLETED BY 10/15/2019.
- IRRIGATION TO BE COMPLETED BY 10/15/2019.
- CONCRETE TO BE COMPLETED BY 10/15/2019.
- PAVING TO BE COMPLETED BY 10/15/2019.
- GRASS TO BE COMPLETED BY 10/15/2019.
- WOOD TO BE COMPLETED BY 10/15/2019.
- ROCK TO BE COMPLETED BY 10/15/2019.
- WATER TO BE COMPLETED BY 10/15/2019.
- SHRUB TO BE COMPLETED BY 10/15/2019.

**LANDSCAPE PLAN LEGEND**

Symbol	DESCRIPTION
Circle with cross	PROPERTY LINE
Circle with dot	PLANTING
Circle with horizontal lines	WOOD
Circle with vertical lines	ROCK
Circle with diagonal lines	WATER
Circle with wavy lines	SHRUB
Circle with solid fill	CONCRETE
Circle with grid pattern	PAVING
Circle with diagonal lines (other)	GRASS

**LANDSCAPE STATEMENT OF COMPLIANCE**

I, the undersigned, hereby certify that the landscape plan for the above project has been prepared in accordance with the requirements of the City of Chicago, Illinois, and that the same is a true and correct copy of the original plan as filed with the City of Chicago, Illinois.

DATE: 11/13/2019

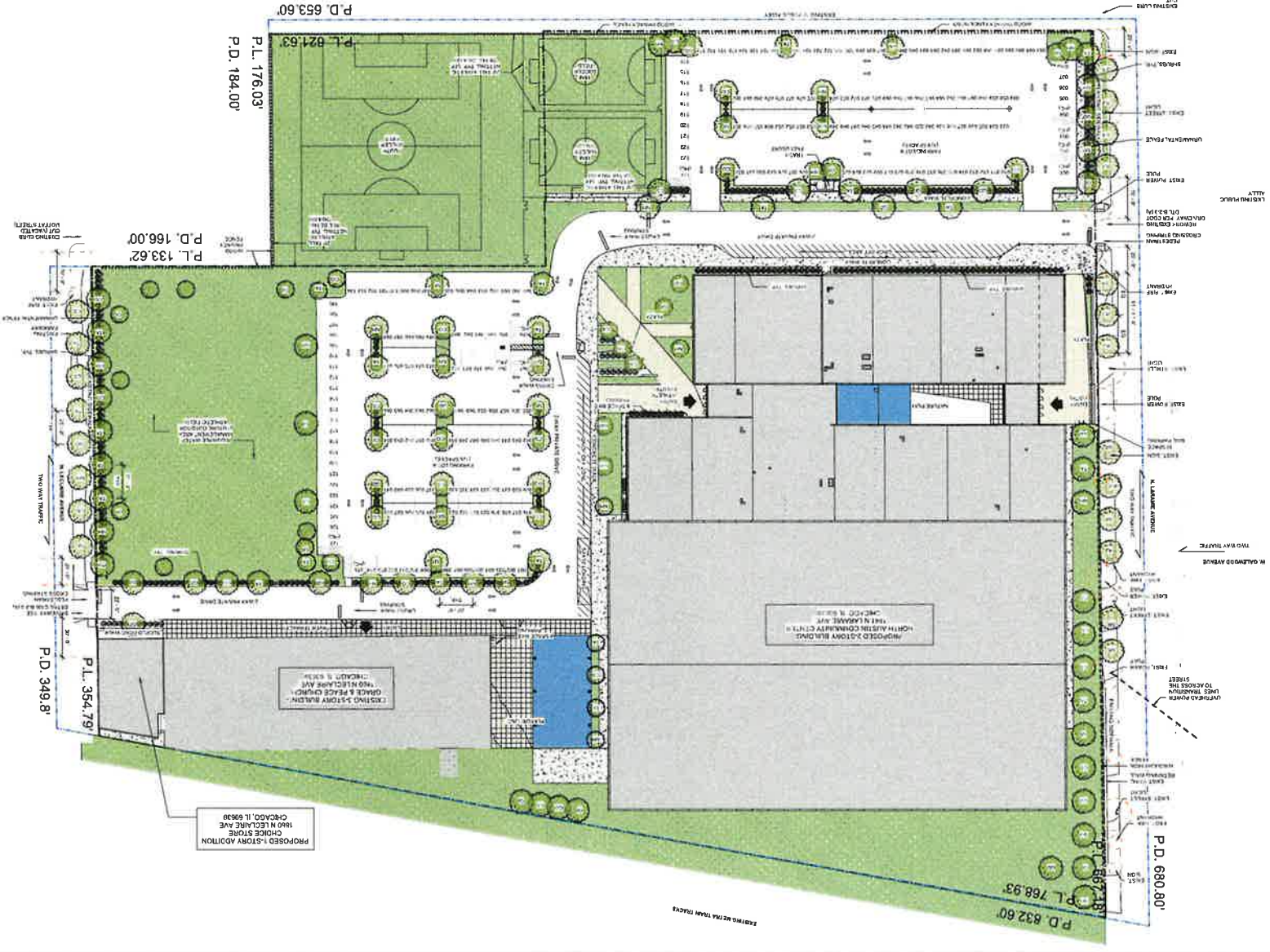
DESIGNER: [Signature]

**OWNER STATEMENT OF COMPLIANCE**

I, the undersigned, hereby certify that I am the owner of the above project and that the landscape plan for the same has been prepared in accordance with the requirements of the City of Chicago, Illinois, and that the same is a true and correct copy of the original plan as filed with the City of Chicago, Illinois.

DATE: 11/13/2019

OWNER: [Signature]



PROPOSED 3-STORY ADDITION  
 CHOICE STORE  
 1815 N. LARAMIE AVE.  
 CHICAGO, IL 60639

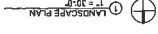
PROJECT NAME: LANDSCAPE PLAN  
 SHEET NUMBER: L-100

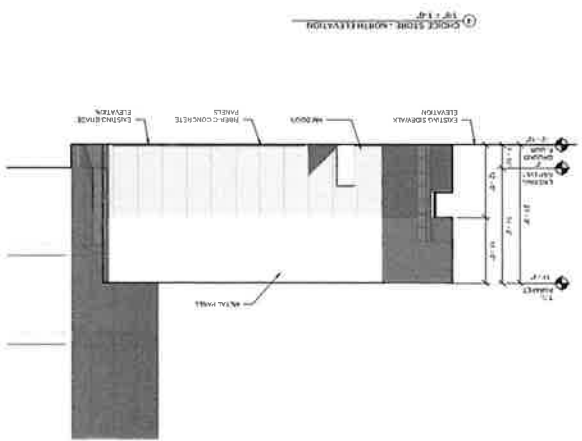
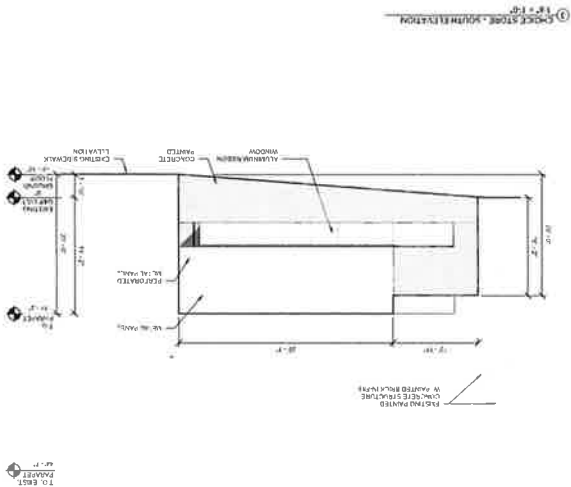
NO.	DESCRIPTION	DATE	APPROVED BY
1	PRELIMINARY	11/13/2019	[Signature]
2	REVISED	11/13/2019	[Signature]
3	FINAL	11/13/2019	[Signature]

OWNER: GRACE AND PEACE CHURCH  
 1815 N. LARAMIE AVE.  
 CHICAGO, IL 60639

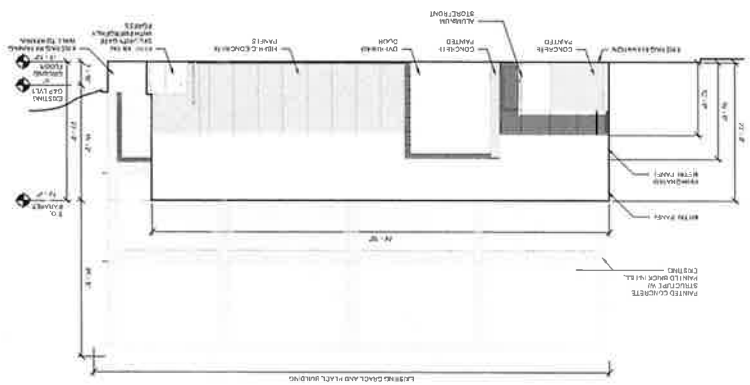
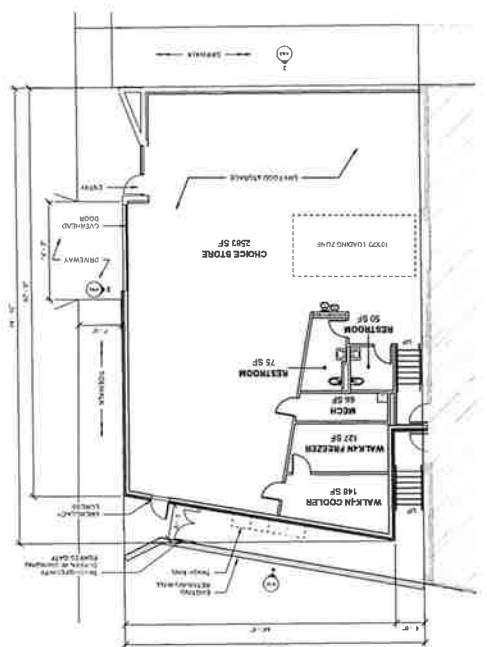
DESIGNER: CHICAGO NEIGHBORHOOD INITIATIVES  
 1815 N. LARAMIE AVE.  
 CHICAGO, IL 60639

APPLICANT: Choice Store  
 Address: 1830-1844 N. Laramie Ave.  
 1815-1819 N. Laramie Ave.  
 Date Introduced: November 13, 2019  
 Plan Commission: June 18, 2020





AREA SCHEDULE	
FLOOR 1	2,415 SF
TOTAL	2,415 SF



1 CHOICE STORE PLAN  
1/8" = 1'-0"

2 CHOICE STORE - EAST ELEVATION  
1/8" = 1'-0"

3 CHOICE STORE - NORTH ELEVATION  
1/8" = 1'-0"

**CHOICE STORE PLAN & ELEVATIONS**

**A102**

NO.	DESCRIPTION	DATE	ARCHITECT
1	PROVISIONAL	11/22/20	ARCHITECT FIRM
2	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610
3	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610
4	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610
5	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610
6	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610
7	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610
8	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610
9	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610
10	PROVISIONAL	11/22/20	1111 N. QUINCY AVE. SUITE 200 CHICAGO, IL 60610

**CHOICE STORE**

APPLICANT: Choice Store  
 ADDRESS: 1830-1854 N Lendale Ave.  
 1815-1915 N Lendale Ave.  
 DATE INTRODUCED: November 13, 2019  
 PLAN COMMISSION: June 18, 2020



CHOICE STORE EXTERIOR VIEW FROM SE CORNER



CHOICE STORE INTERIOR VIEW

Applicant: Choice Store  
 Address: 1830-1864 N Leclaire Ave.  
 1815-1915 N Laramie Ave.  
 Date Introduced: November 13, 2019  
 Plan Commission: June 18, 2020

# CHOICE STORE

MAYHEW & LEONARD INC.  
 ARCHITECTS  
 CHICAGO, ILLINOIS

CHICAGO  
 CHICAGO NEIGHBORHOOD INITIATIVES  
 3800 S. LEXINGTON STREET, SUITE 100  
 CHICAGO, IL 60607

CHURCH  
 GRACE AND PEACE CHURCH  
 200 N. LEXINGTON BLVD.  
 CHICAGO, IL 60607

PROJECT #11  
 PROJECT NAME  
 CHOICE STORE  
 1830-1864 N. LEXINGTON BLVD.  
 1815-1915 N. LARAMIE BLVD.  
 CHICAGO, IL 60607  
 ARCHITECT  
 MAYHEW & LEONARD INC.  
 3800 S. LEXINGTON STREET, SUITE 100  
 CHICAGO, IL 60607

NO.	DESCRIPTION	DATE
1	PRELIMINARY MEETING	10/22/19
2	PERMITS	11/11/19
3	FINAL CONSTRUCTION	06/17/20
4	POST-CONSTRUCTION	07/17/20
5	POST-CONSTRUCTION	08/18/20

PROJECT NAME  
**RENDERINGS**

PROJECT NUMBER  
**A200**

**INSTITUTIONAL PLANNED DEVELOPMENT #1150, AS AMENDED  
BULK REGULATIONS AND DATA TABLE  
REQUEST FOR MINOR CHANGE  
(AUGUST 2022)**

Gross Site Area:	451,847 sq. ft.
Area of Public Right of Way:	23,105 sq. ft.
Net Site Area :	428,742 sq. ft.
	Subarea A: 79,059 sq. ft. Subarea B: 196,014 sq. ft. Subarea C: 93,987 sq. ft. Subarea D: 59,682 sq. ft.
Maximum Floor Area Ratio:	Overall FAR: 1.2  Subarea A: .85 Subarea B: .82 Subarea C: 0 Subarea D: 0
Allowed Uses:	All uses identified in Statement Number 5
No. of Off-street Parking Spaces:	Subarea A: 32 (Including 2 HC) Subarea B: 0 Subarea C: 124 (Including 5 HC) Subarea D: 95 (Including 5 HC)
Bicycle Parking:	1 per 10 auto spaces
No. of Loading Berths	<b>Subarea A</b> = 1 (25' x 10') <b>Subarea B</b> = 1 (50' x 10') <b>Subarea C</b> = 0 <b>Subarea D</b> = 0
Maximum Building Height:	<b>Subarea A:</b> 44' (Existing Grace & Peace Fellowship) <b>Subarea B:</b> 45' (Proposed Recreation Center/ Community Center) <b>Subarea C:</b> 0' <b>Subarea D:</b> 0'
Minimum Setbacks:	In accordance with plans



July 20, 2021

Graham Grady  
Taft Law  
111 E. Wacker Drive  
Suite 2800  
Chicago, IL 60601

**Re: Minor Change to PD 1150  
1830-64 N. Leclaire Avenue/1815-1915 N. Laramie Avenue**

Dear Mr. Grady:

Please be advised that your request for a minor change to Institutional Planned Development No. 1150 ("PD 1150") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1150.

By The Hand Club For Kids, Grace and Peace Fellowship, and North Austin Community Center are the current owners and contract purchaser of the property at 1830-64 N. Leclaire Avenue and 1815-1915 N. Laramie Avenues. These entities are submitting this minor change with the consent of the other property owner, the City of Chicago.

The following changes are proposed:

- A transfer of 20,000 SF of unallocated floor area to Subarea B to allow the construction of a 20,000 SF social space and viewing area on the 2<sup>nd</sup> floor of the proposed community center.
- A reduction in required parking within Subarea D from 190 to 95 spaces to allow the establishment of a bioswale water management area in Subarea D.
- The addition of accessory parking as a permitted use within Subarea C and an increase in required parking within Subarea C from 0 to 124 spaces to provide parking for the outdoor athletic facilities.
- A reduction in required parking within Subarea A from 60 to 32 spaces.
- An increase in the total number of required parking spaces within the PD from 250 to 251 spaces.
- Revisions to the exterior façade in terms of color and design, including the removal of EIFS from the south wall of the interior nature play space.

The following revised exhibits are attached:

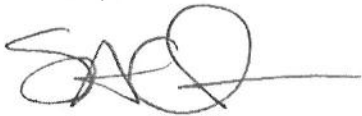
- Bulk Regulations and Data Table
- Site Plan
- Subarea Map
- Landscape Plan
- Detailed Landscape Plans
- Landscape Details
- First Floor Plan
- Second Floor Plan
- Exterior Elevation

Minor Change  
PD 1150  
July 20, 2021  
Page 2

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The Department of Transportation, the Mayor's Office for People with Disabilities, Stormwater, and the Bureau of Fire Prevention have also approved the changes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1150, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'SAC', with a long horizontal line extending to the right.

Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Mike Parella, Main file

**INSTITUTIONAL PLANNED DEVELOPMENT #1150, AS AMENDED  
BULK REGULATIONS AND DATA TABLE  
REQUEST FOR MINOR CHANGE  
(JULY 13, 2021)**

Gross Site Area:	451,847 sq. ft.
Area of Public Right of Way:	23,105 sq. ft.
Net Site Area:	428,742 sq. ft.
Maximum Floor Area Ratio:	Overall FAR: 1.2 Subarea A: .80 Subarea B: .82 Subarea C: 0 Subarea D: 0
Allowed Uses:	All uses identified in Statement Number 5
No. of Off-street Parking Spaces:	Subarea A: 32 (Including 2 HC) Subarea B: 0 Subarea C: 124 (Including 5 HC) Subarea D: 95 (Including 5 HC)
Bicycle Parking:	1 per 10 auto spaces
No. of Loading Berths	<b>Subarea A</b> = 1 (25' x 10') <b>Subarea B</b> = 1 (50' x 10') <b>Subarea C</b> = 0 <b>Subarea D</b> = 0
Maximum Building Height:	<b>Subarea A:</b> 44' (Existing Grace & Peace Fellowship) <b>Subarea B:</b> 45' (Proposed Recreation Center/ Community Center) <b>Subarea C:</b> 0' <b>Subarea D:</b> 0'
Minimum Setbacks:	In accordance with plans



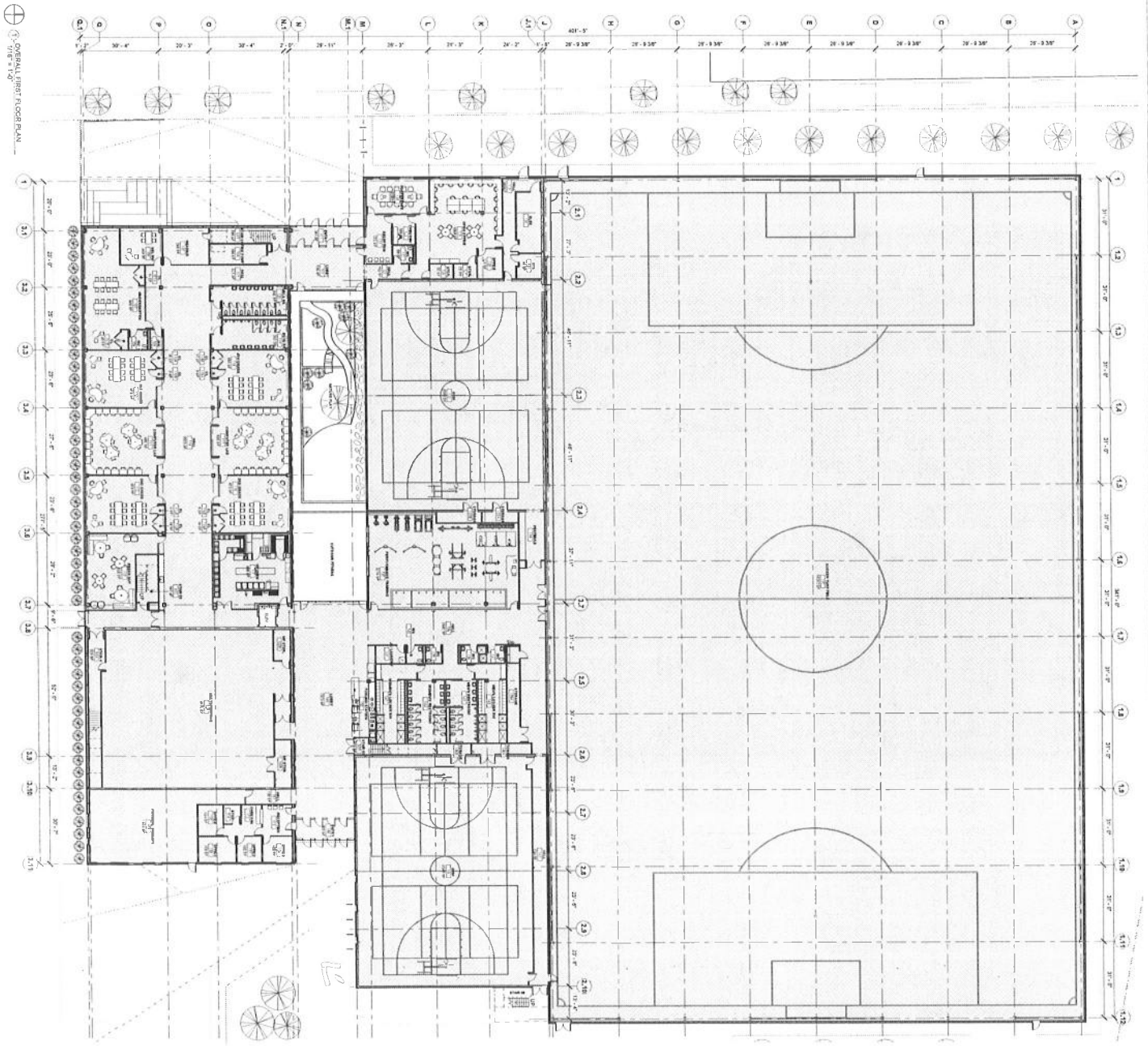








AREA SCHEDULE	
FLOOR 1	12000 SF
FLOOR 2	26000 SF
TOTAL	38000 SF



SHEET NAME  
FIRST FLOOR PLAN

SHEET NUMBER  
**A101**

ISS #	DESCRIPTION	DATE
1	PD PRE-APP MEETING	12.23.2018
2	PD INTAKE	11.13.2019
3	DPD / CDOT REVISIONS	01.15.2020
4	CDOT REVISIONS	03.11.2020
5	CDOT REVISIONS	08.24.2020

ARCHITECT'S PROJECT NO: 1807  
HWY TEAM A LTD

ARCHITECT  
**TEAM A**  
400 W SUPERIOR ST #5  
CHICAGO, IL 60609  
WWW.TEAMACLTD.COM  
(312) 881-1782

ATTORNEY  
**TAFT**  
111 E JACKSON ST #700  
CHICAGO, IL 60604  
(312) 527-4000

OWNER  
**NORTH AUSTIN  
COMMUNITY  
CENTER**  
1861 N LARAMIE AVE  
CHICAGO, IL 60638

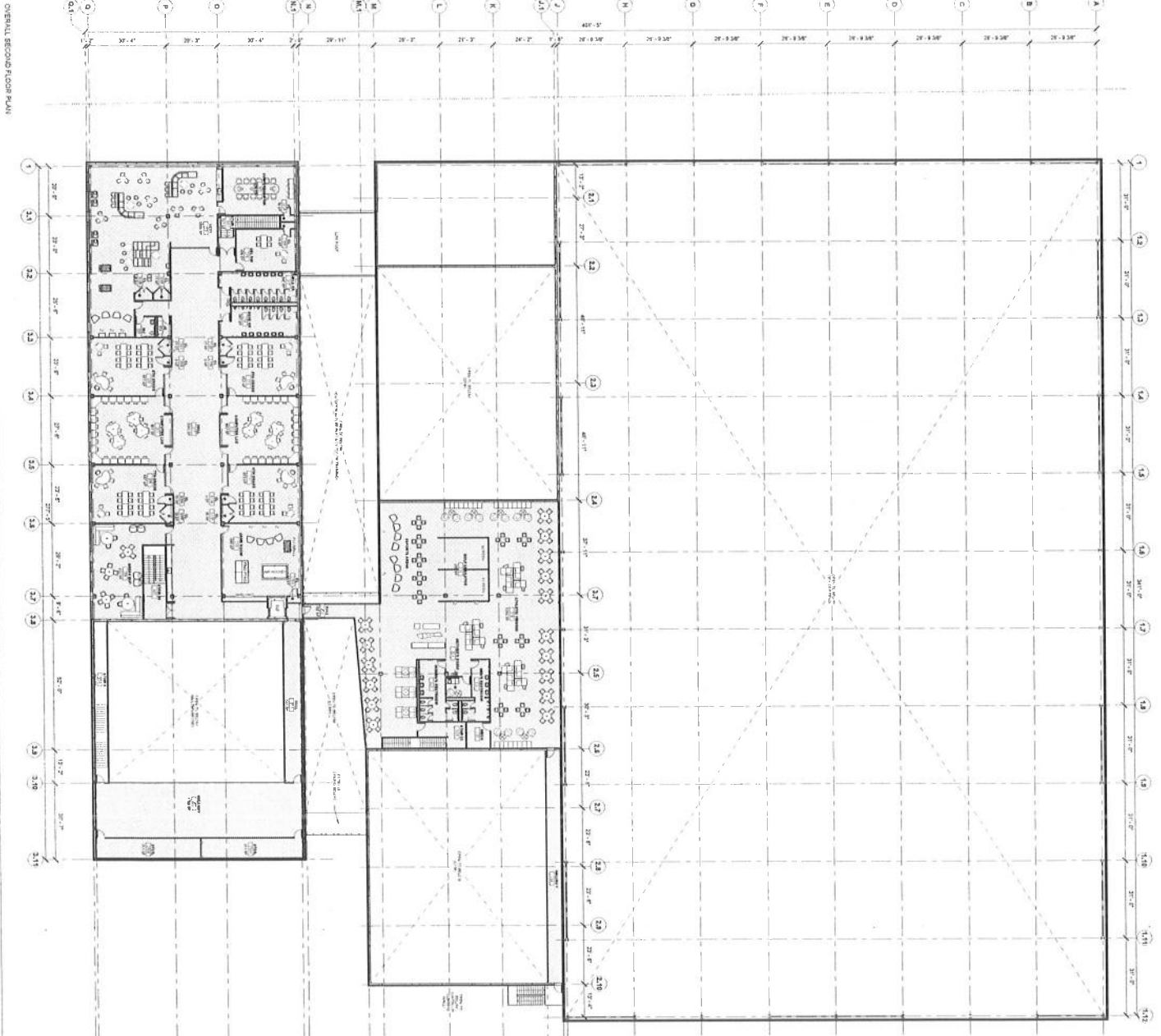
DEVELOPER  
**CHICAGO  
NEIGHBORHOOD  
INITIATIVES**  
1000 E 111TH STREET, 10TH FL  
CHICAGO, IL 60638  
(773) 547-2070

**NORTH AUSTIN  
COMMUNITY CENTER**

1861-1864 N Leclaire Ave  
1815-1915 N Laramie Ave  
CHICAGO, IL 60638

Applicant: North Austin Community Center  
Address: 1830-1864 N Leclaire Ave.  
1815-1915 N Laramie Ave.  
Date Introduced: November 13, 2019  
Plan Commission: June 18, 2020

AREA SCHEDULE		
FLOOR 1	126,000 SF	
FLOOR 2	30,000 SF	
TOTAL	156,000 SF	



SHEET NAME  
SECOND FLOOR PLAN

CS #	DESCRIPTION	DATE
1	PD PRE-APP MEETINGS	10.23.2019
2	PD INTAKE	11.13.2019
3	PLAN COMMISSION	06.18.2020
4	PD MINOR CHANGE	03.18.2021

ARCHITECT'S PROJECT NO.: 1817  
©2021 TEAM A LTD

ARCHITECT  
**TEAM A**  
151 E WACKER DR. #100  
CHICAGO, IL 60601  
1817-1817-ARC

OWNER  
**NORTH AUSTIN  
COMMUNITY  
CENTER**  
1815 N LARAMIE AVE  
CHICAGO, IL 60608

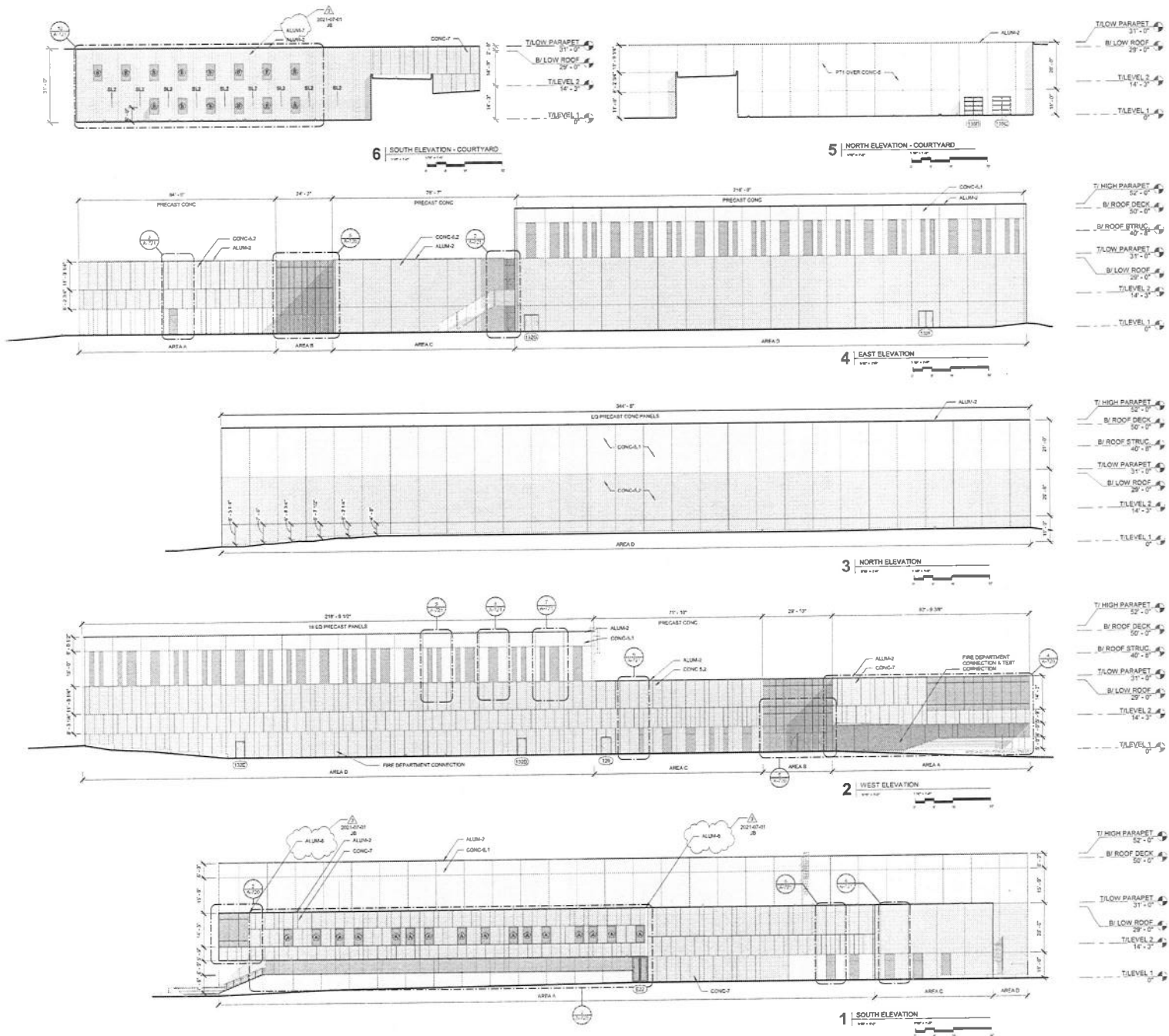
DEVELOPER  
**CHICAGO  
NEIGHBORHOOD  
INITIATIVES**  
1200 E 111TH STREET, 13TH FLR  
CHICAGO, IL 60628  
(773) 241-2020

# NORTH AUSTIN COMMUNITY CENTER

1830-1864 N Leclaire Ave  
1815-1915 N Laramie Ave  
CHICAGO, IL 60608

Applicant: North Austin Community Center  
Address: 1830-1864 N Leclaire Ave,  
1815-1915 N Laramie Ave.  
Date Introduced: November 13, 2019  
Plan Commission: June 18, 2020

SHEET NUMBER  
**A102**



OWNER: NORTH AUSTIN COMMUNITY CENTER  
 1841 N LAFAYETTE AVENUE  
 CHICAGO, IL 60639  
 312-551-8822

ARCHITECT: TEAM A  
 1401 BROAD ST. #100  
 CHICAGO, IL 60604  
 312-551-0100

STRUCTURE: PRECAST STRUCTURAL  
 20 E. SUPERSTON, SUITE 100  
 CHICAGO, IL 60604  
 312-551-1144

LANDMARK: CHICAGO COMMISSION  
 20 E. SUPERSTON, SUITE 100  
 CHICAGO, IL 60604  
 312-551-0100

CON: BRUNO  
 800 W. ROOSEVELT RD. SUITE 200  
 CHICAGO, IL 60608  
 312-551-8822

MECHANICAL: GLENN  
 800 W. ROOSEVELT RD. SUITE 200  
 CHICAGO, IL 60608  
 312-551-8822

ELECTRICAL: ARBO ELECTRIC  
 117 E. 30TH ST. AVE  
 CHICAGO, IL 60604  
 312-551-0100

PLUMBING: ST. GEORGE  
 209 N. LAUREL ST. AVE.  
 CHICAGO, IL 60604  
 312-551-8822

FIRE PROTECTION: S&P FIRE PROTECTION  
 807 WEST BALSALWELL AVE  
 LAKE FOREST, IL 60045  
 815-314-0284

**NORTH AUSTIN COMMUNITY CENTER**  
 1841 N LAFAYETTE AVE  
 CHICAGO, IL 60639

Project Completion: 07/01/2021  
 Building Permit: 05000001  
 Foundation Permit: 05000001

SELF DESCRIPTION: 6476  
 ARCHITECT'S PROJECT NO.: 1307

*Reclassification Of Area Shown On Map No. 5-L.*

(As Amended)

(Application No. 20258)

(Common Address: 1830 -- 1864 N. Leclaire Ave./1815 -- 1915 N. Laramie Ave.)

[SO2019-8491]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 1149 symbols and indications as shown on Map Number 5-L and the Institutional Planned Development Number 1150 symbols and indications as shown on Map Number 5-L in the area bounded by:

the south line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; North Leclaire Avenue; a line 317 feet north of and parallel to the north line of West Bloomingdale Avenue; a line 166 feet west of and parallel to the west line of North Leclaire Avenue; the alley next north of and parallel to West Bloomingdale Avenue; and North Laramie Avenue,

to those of a B3-2 Community Shopping District then to Institutional Planned Development Number 1150, as amended, which is hereby established in the area above described.

SECTION 2. This ordinance takes effect after its passage and publication.

Planned Development Statements attached to this ordinance read as follows:

*Standard Planned Development Statements. IPD 1150, AA*

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Institutional Planned Development Number 1150, as amended ("Planned Development"), consists of approximately 428,742 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicants, By The Hand Club For Kids, Grace and Peace Fellowship and North Austin Community Center.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Subarea Map; Pedestrian and Vehicular Access Plan; Floor Plans; Landscape Plan(s); a Roof Plan; and Building Elevations (North, South, East and West) prepared by Team A and dated June 18, 2020, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted within the area delineated as Institutional Planned Development Number 1150, as amended, which are either permitted, special or allowed uses under the B3-2 District and are specific to each respective subarea:

-- Subarea A:

auditorium, school, community center, day care facility; religious assembly; meeting rooms; offices; accessory retail and food service; banquet facilities; entertainment and spectator sports -- medium venue and school and fellowship-related accessory uses (i.e. food pantry, carnivals, counseling services, social services programs); indoor special events (including incidental liquor sales); accessory parking;

-- Subarea B:

after-school related programs; community center; recreation buildings and similar assembly uses, indoor sports and recreation, participant; small and medium venue entertainment and spectator sports; banquet or meeting halls; office;

-- Subarea C:

parks and recreation; outdoor sports and recreation, participant; and

-- Subarea D:

accessory parking.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 428,742 square feet and a base FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator.

DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to a B3-2 Community Shopping District.

[Cover Sheet; Existing Zoning Map; Land-Use Map; Boundary Map; Subarea Map; Context Images; Pedestrian and Vehicular Access; Vehicular Turning Diagrams; 3D Aerial View Map; Rendering -- Laramie Avenue View; Rendering -- Aerial View; Site Plan; NACC 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans; NACC Roof Plan; NACC North, South, East and West Building Elevations; Streetscape Elevations; Landscape Plan; Typical Landscape Details; and Typical CDOT Details referred to in these Planned Development Statements printed on pages 19601 through 19621 of this *Journal*.]

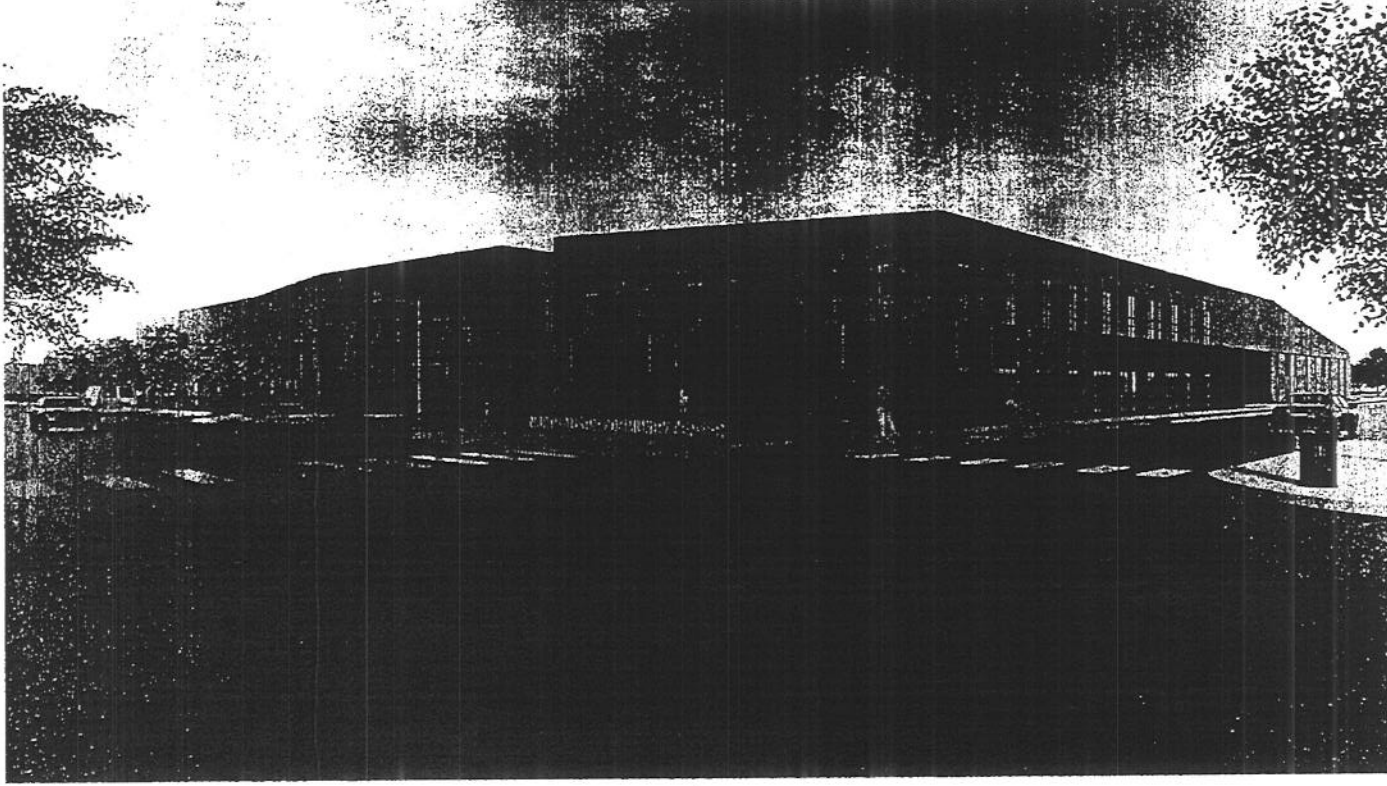
Bulk Regulations and Data Table referred to in these Planned Development Statements reads as follows:

*Institutional Planned Development No. 1150, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:	451,847 square feet
Area of Public Right-of-Way:	23,105 square feet
Net Site Area:	428,742 square feet
Maximum Floor Area Ratio:	
Overall FAR:	1.2
Subarea A:	.80
Subarea B:	.71

Subarea C:	0
Subarea D:	0
Allowed Uses:	All uses identified in Statement Number 5
Number of Off-Street Parking Spaces:	
Subarea A:	.60
Subarea B:	0
Subarea C:	0
Subarea D:	190 (including 7 HC)
Bicycle Parking:	1 per 10 auto spaces
Number of Loading Berths:	
Subarea A:	1 (25 feet by 10 feet)
Subarea B:	1 (50 feet by 10 feet)
Subarea C:	0
Subarea D:	0
Maximum Building Height:	
Subarea A:	44 feet (Existing Grace and Peace Fellowship)
Subarea B:	45 feet (Proposed Recreation Center/Community Center)
Subarea C:	0 feet
Subarea D:	0 feet
Minimum Setbacks:	In accordance with Plans



NORTH AUSTIN COMMUNITY CENTER

STUDIO OF FORM AND SPACE  
ARCHITECT

**FINAL FOR PUBLICATION**

SHEET INDEX			
SHEET NO.	SHEET NAME	SHEET NO.	SHEET NAME
		A100	SITE PLAN
G000	COVER	A101	MASS TEST FLOOR PLAN
E001	EXISTING ZONING MAP	A102	MASSING FLOOR PLAN
G002	LAND USE MAP	A103	MASS ROOF PLAN
G003	PD BOUNDARY MAP	A104	SPT ROOF PLAN
G004	SUBMITTER MAP	A200	MASS ELEVATIONS
G005	CONTEXT IMAGES	A201	MASS FACADE MATERIALS
G006	PENETRATION & VEHICULAR ACCESS	A210	STREETSCAPE ELEVATIONS
G007	VEHICULAR TURNING DIAGRAM		
G008	PARKING PLAN	L100	LANDSCAPE PLAN
A000	3D AERIAL VIEW	L101	LANDSCAPE TYPICAL DETAILS
A001	RENDERING - LARAME AVE VIEW	C100	TYPICAL COOT DETAILS
A002	RENDERING - AERIAL VIEW	C101	TYPICAL COOT DETAILS
REVIVE CENTER REFERENCE DRAWINGS			
A003	REVIVE CENTER COVER SHEET	A006	REVIVE CENTER FIRST FLOOR PLAN
A004	REVIVE CENTER CODE MATRIX	A007	REVIVE CENTER SECOND FLOOR PLAN
A005	REVIVE CENTER BASEMENT PLAN	A008	REVIVE CENTER THIRD FLOOR PLAN

Applicant: By The Hand Club For Kids  
Grace and Peace Fellowship  
Address: 1830-1854 N. LECTURE AVE  
1815-1915 N. LARAME AVE  
Date Issued: November 13, 2019  
Plan Commission

**NORTH AUSTIN  
COMMUNITY CENTER**

CHICAGO  
ALEIGH BUDRIS/ODD  
ARCHITECTS  
200 W. WASHINGTON ST. #1000  
CHICAGO, IL 60601  
TEL: 312.467.1000  
WWW.ALEIGHBUDRISODD.COM

BY THE HAND  
CLUB FOR KIDS  
1830-1854 N. LECTURE AVE  
1815-1915 N. LARAME AVE  
AUSTIN, TX 78701  
TEL: 512.452.1000  
WWW.BYTHEHANDCLUBFORKIDS.COM

COVER  
G000

7/22/2020

REPORTS OF COMMITTEES

19601

19602

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020

Associates: By The Lakes Club For 1000  
Office and Plaza Parkway  
1830 18th N, Leaside Ave  
1815-1818 N, Leaside Ave  
Date Introduced: November 13, 2019  
Plan Commission

NORTH AUSTIN  
COMMUNITY CENTER

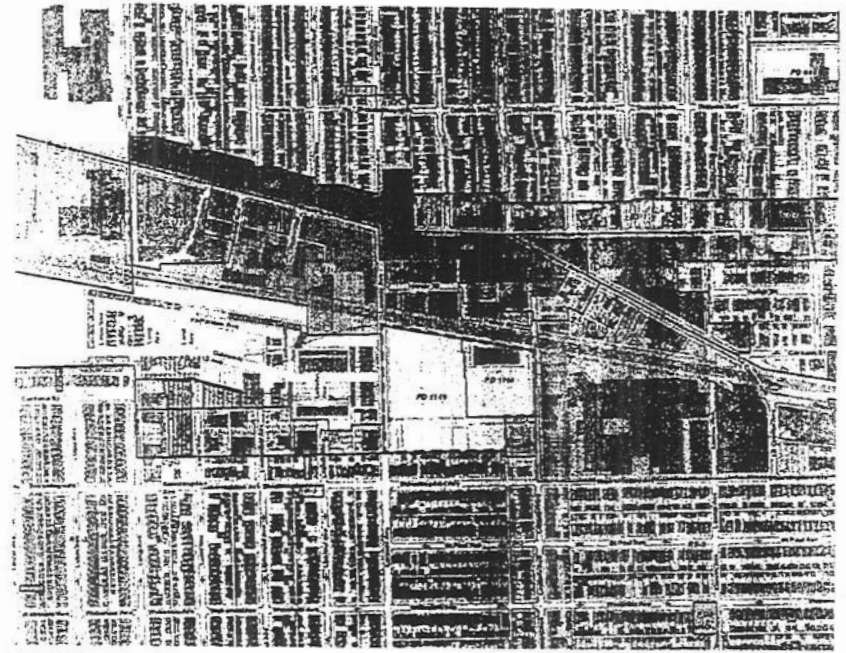
CHICAGO  
MILWAUKEE  
INITIATIVES

BY THE HAND  
OF THE  
GRACE & PEACE  
FELLOWSHIP

TEAM A  
TAP

EXISTING SHOWING MAP  
G001

# FINAL FOR PUBLICATION



 PLANNED DEVELOPMENT

7/22/2020

REPORTS OF COMMITTEES

19603

Applicants: By The Hand Club For Kids  
Cato and Peace Fellowship  
Address: 1815-1844 K. Leasure Ave  
1815-1815 K. Leasure Ave  
Date reproduced: November 13, 2019  
Plan Commission

NORTH AUSTIN  
COMMUNITY CENTER

CHICAGO  
NE NEIGHBORHOOD

BY THE HAND  
CLUB FOR KIDS

TEAM A

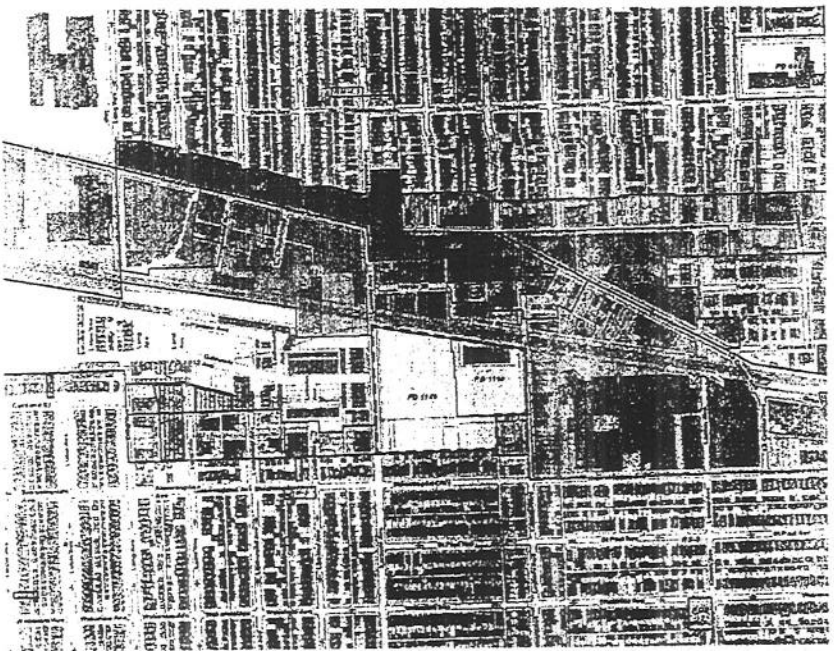
TAFT

GRACE & PEACE  
FELLOWSHIP

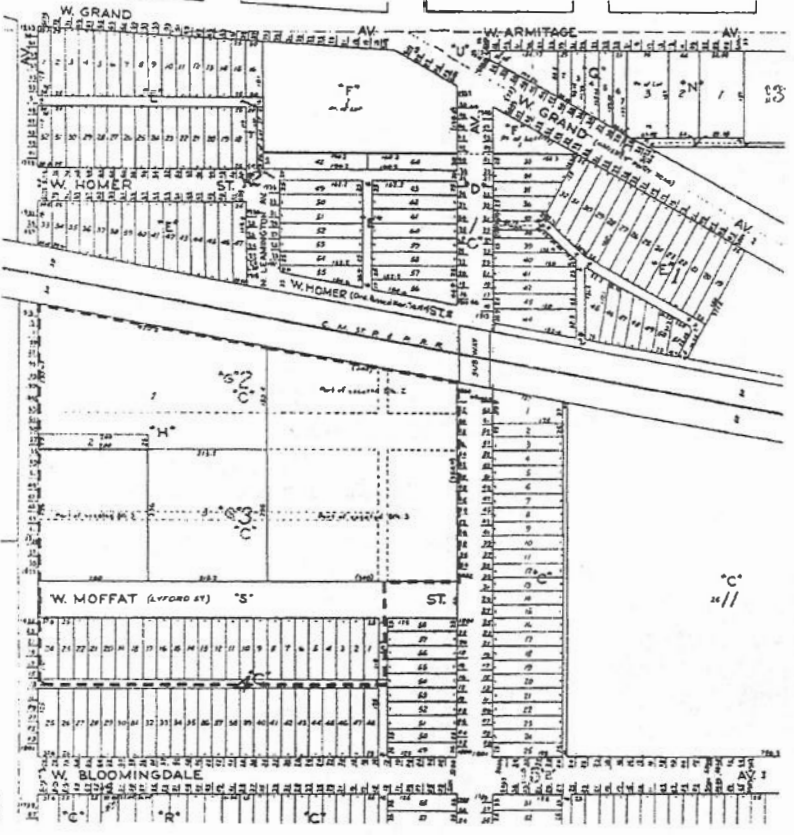
EXISTING ZONING MAP

1000

FINAL FOR PUBLICATION



--- PLANNED DEVELOPMENT



**PLANNED DEVELOPMENT**  
 (REFER TO SURVEY FOR ADD'L INFO.)

# FINAL FOR PUBLICATION

Applicant: By The Third Class Fire Kab.  
 Office and Project Planning  
 ADDRESS: 1111 S. Laramie Ave  
 1111 S. Laramie Ave  
 Date in Volume: November 11, 2019  
 Plan Commission

**NORTH AUSTIN  
 COMMUNITY CENTER**

CHICAGO NEIGHBORHOOD  
 INITIATIVES  
 WINDY CITY  
 CLUB FOR MIDS  
 V M M  
 TAFT  
 CHURCH & PLACE  
 4511 S. LARAMIE AVE  
 CHICAGO, IL 60609

TO BOUNDARY MAP  
**G009**

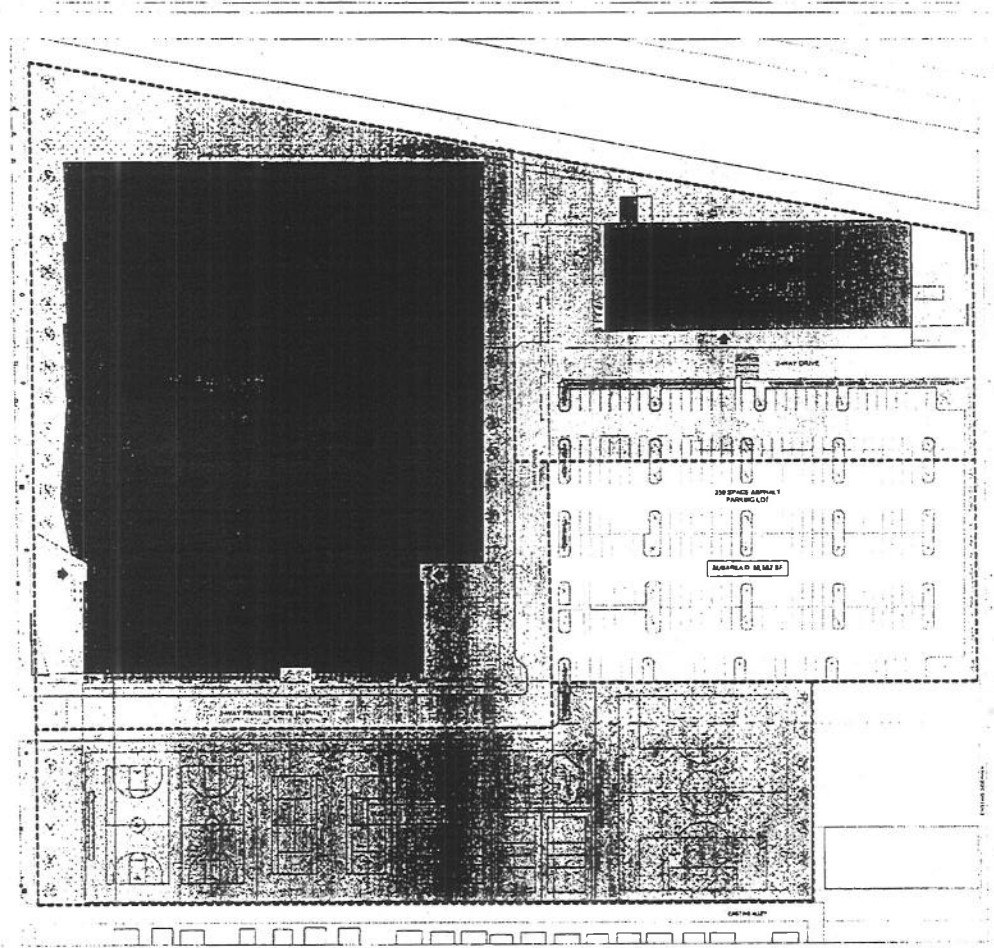
19604

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020

**PROPERTY USE LEGEND**

- AREA A  
GRACE & PEACE FELLOWSHIP  
ACCESSORY PARKING FOR GRACE &  
PEACE CLUB - 4000 S. 10TH
- AREA B  
NORTH AUSTIN COMMUNITY CENTER  
BY THE HAND CLUB FOR KIDS
- AREA C  
HILSON COURT AND  
RECREATION PARKING
- AREA D  
ACCESSORY PARKING FOR  
HILSON COURT AND PEACE



**FINAL FOR PUBLICATION**

Applicants: By The Hand Club For Kids  
Grace and Peace Fellowship  
1830-1884 H. Lohr Ave  
1815-1915 H. Lohr Ave  
Address: 1830-1884 H. Lohr Ave  
1815-1915 H. Lohr Ave  
Date introduced: November 13, 2019  
Plan Commission:

**NORTH AUSTIN  
COMMUNITY CENTER**

CHICAGO  
NEIGHBORHOOD  
INITIATIVES  
BY THE HAND  
CLUB FOR KIDS  
TEA M A  
T A F T  
GRACE & PEACE  
FELLOWSHIP

SCIENCE MAP  
G004

7/22/2020

**REPORTS OF COMMITTEES**

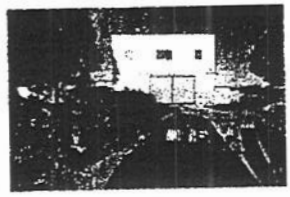
19605



1 VIEW FROM SOUTH-EAST CORNER OF SITE



2 RESIDENCES SOUTH OF SITE



3 WAREHOUSE SOUTH OF SITE



4 GRACE & PEACE CENTER AT NORTH END OF SITE



5 RESIDENTIAL AND COMMERCIAL BLDGS NORTH OF SITE



6 RESIDENTIAL AND COMMERCIAL BLDGS NORTH OF SITE



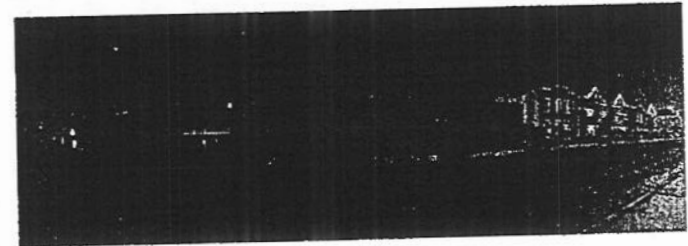
7 COMMERCIAL BLDG ACROSS FROM SITE



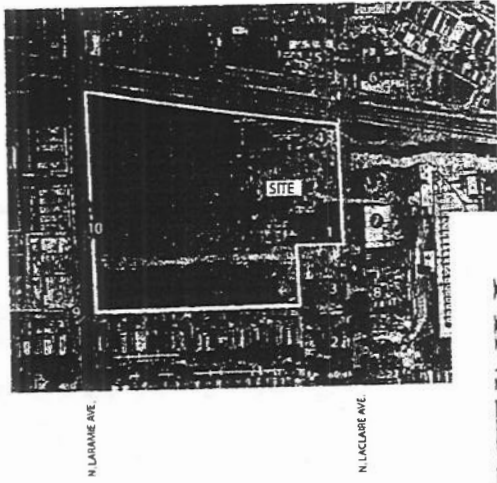
8 PROPERTY SOUTH OF SITE



9 VIEW FROM LARAMIE LOOKING EAST



10 VIEW FROM LARAMIE LOOKING WEST



FINAL FOR PUBLICATION

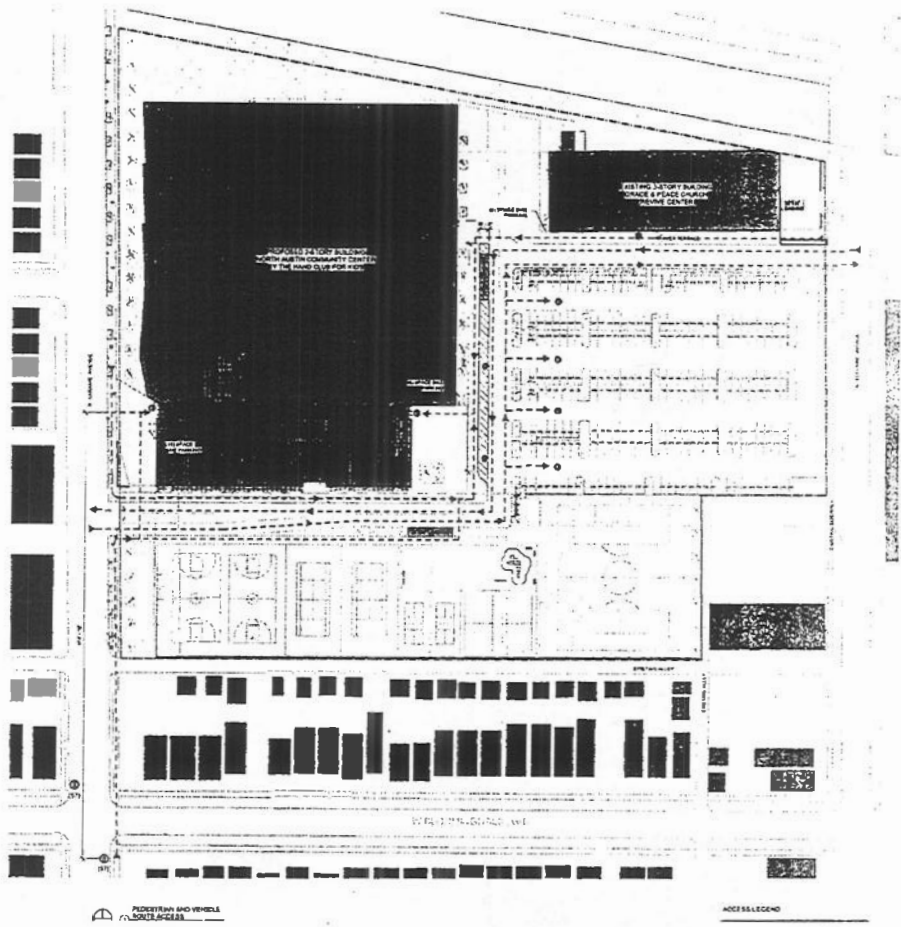
By The Hand Club For 4th  
 Grace and Peace Fellowship  
 1835-1864 N Laramie Ave  
 Address 1815-1815 N Laramie Ave  
 Date submitted November 13, 2018  
 Plan Commission

NORTH AUSTIN  
 COMMUNITY CENTER  
 5000

CHICAGO  
 COMMUNITY HOOD  
 INITIATIVES  
 BY THE HAND  
 CLUB FOR 4TH  
 GRACE & PEACE  
 FELLOWSHIP

T.C.A.M.A.  
 TAFT  
 5000

**FINAL FOR PUBLICATION**



PEDESTRIAN AND VEHICLE ACCESS LEGEND

- VEHICLE ACCESS
- - - PEDESTRIAN ACCESS
- LOADING ZONE
- ① WASHING BATH
- ② PARKING
- ③ DRUG OFF. CHG.
- ④ BUS STOP
- ⑤ ROUTE NO.

By The Hand Club For Kids  
 Grace and Peace Fellowship  
 13030-1886 N. Lech Ave  
 13130-1815 N. Lech Ave  
 Date Introduced: November 11, 2019  
 Plan Commissioner

**NORTH AUSTIN  
 COMMUNITY CENTER**

CHICAGO  
 REGISTRATION 1000  
 11/2/2019

BY THE HAND  
 CLUB FOR KIDS  
 GRACE & PEACE  
 FELLOWSHIP

I L A M A  
 TAFT

PEDESTRIAN &  
 VEHICULAR ACCESS

**900G**

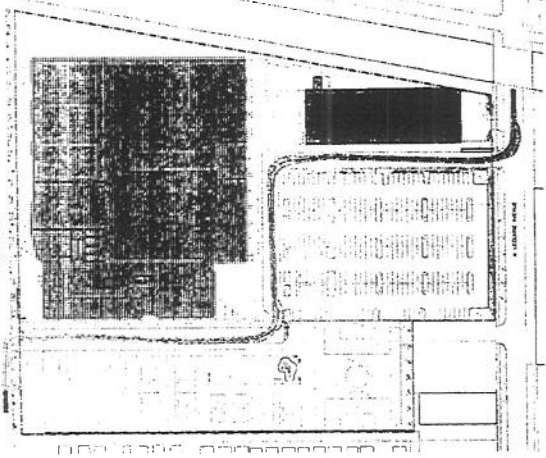
7/22/2020

REPORTS OF COMMITTEES

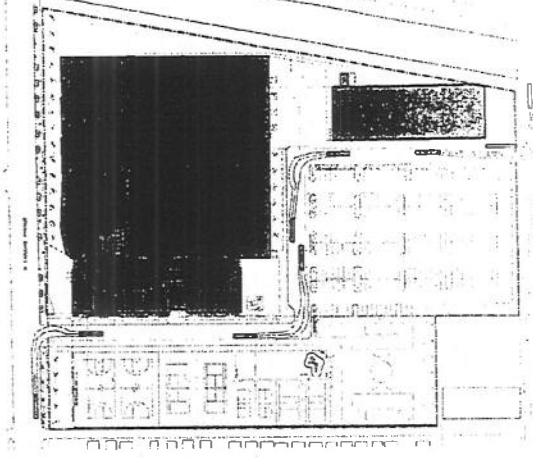
19607

# FINAL FOR PUBLICATION

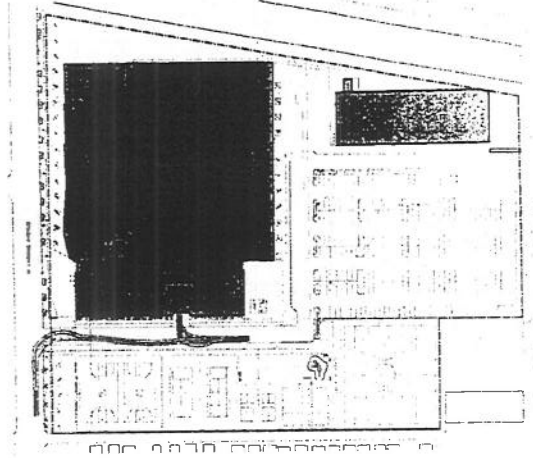
⊕ 11' FIRE TRUCK DRIVWAY  
11'-0"0"



⊕ 11' FIRE TRUCK DRIVWAY  
11'-0"0"



⊕ 11' FIRE TRUCK DRIVWAY  
11'-0"0"



VEHICULAR TURNING  
DIAGRAMS

G000

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-14-2018 BY 60322  
UCBAW/STP/STP

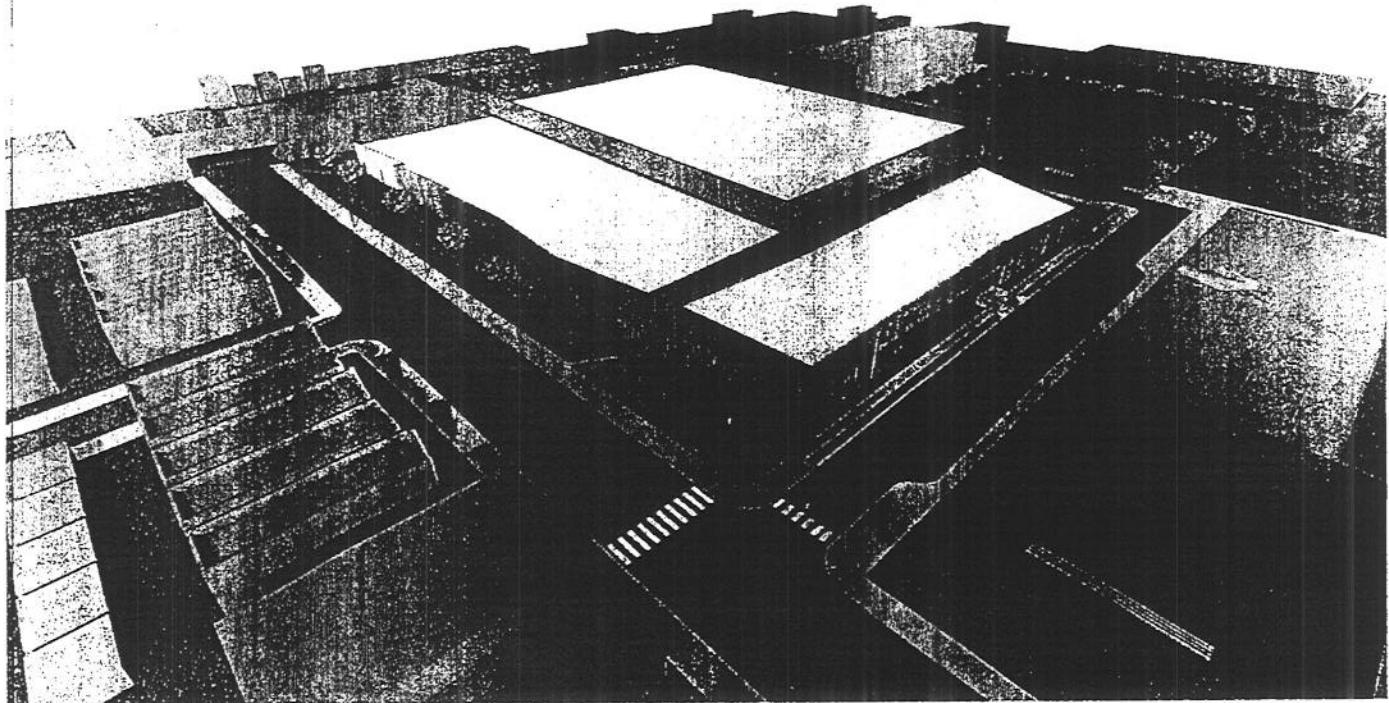
CLM A

THE HAND  
CLUB FOR KIDS

CHICAGO  
NEIGHBORHOOD  
INITIATIVES

**NORTH AUSTIN  
COMMUNITY CENTER**

Applicants: The Hand Club for Kids  
Grace and Peace Fellowship  
1850, 1854 N. Laramie Ave  
Address: 1815-1915 N. Laramie Ave  
Date introduced: November 13, 2018  
Plan Comm. #368



3D MASSING

**FINAL FOR PUBLICATION**

Applicants: Dr. The Hand Club For Kids  
 Grace and Peace Fellowship  
 Address: 1830 1825 N. Lamar Ave  
 1815 1915 N. Lamar Ave  
 Date: Wednesday, November 13, 2019  
 Plan Commission

**NORTH AUSTIN  
 COMMUNITY CENTER**

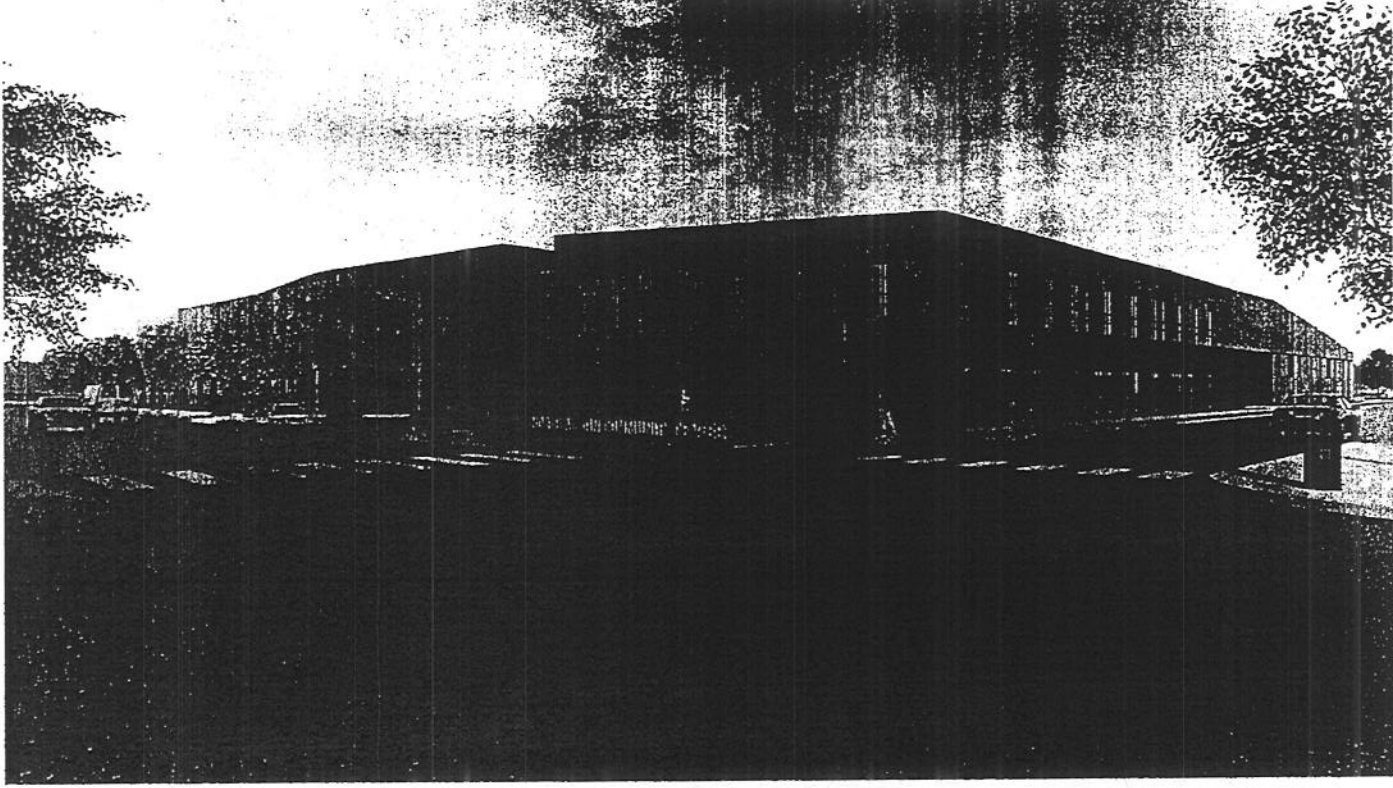
PROJECT: NEIGHBORHOOD INITIATIVES  
 TEAM A  
 CLUB FOR KIDS  
 GRACE & PEACE FELLOWSHIP

3D AERIAL VIEW  
 A000

7/22/2020

REPORTS OF COMMITTEES

19609



RENDERING - LARAMIE AVE VIEW

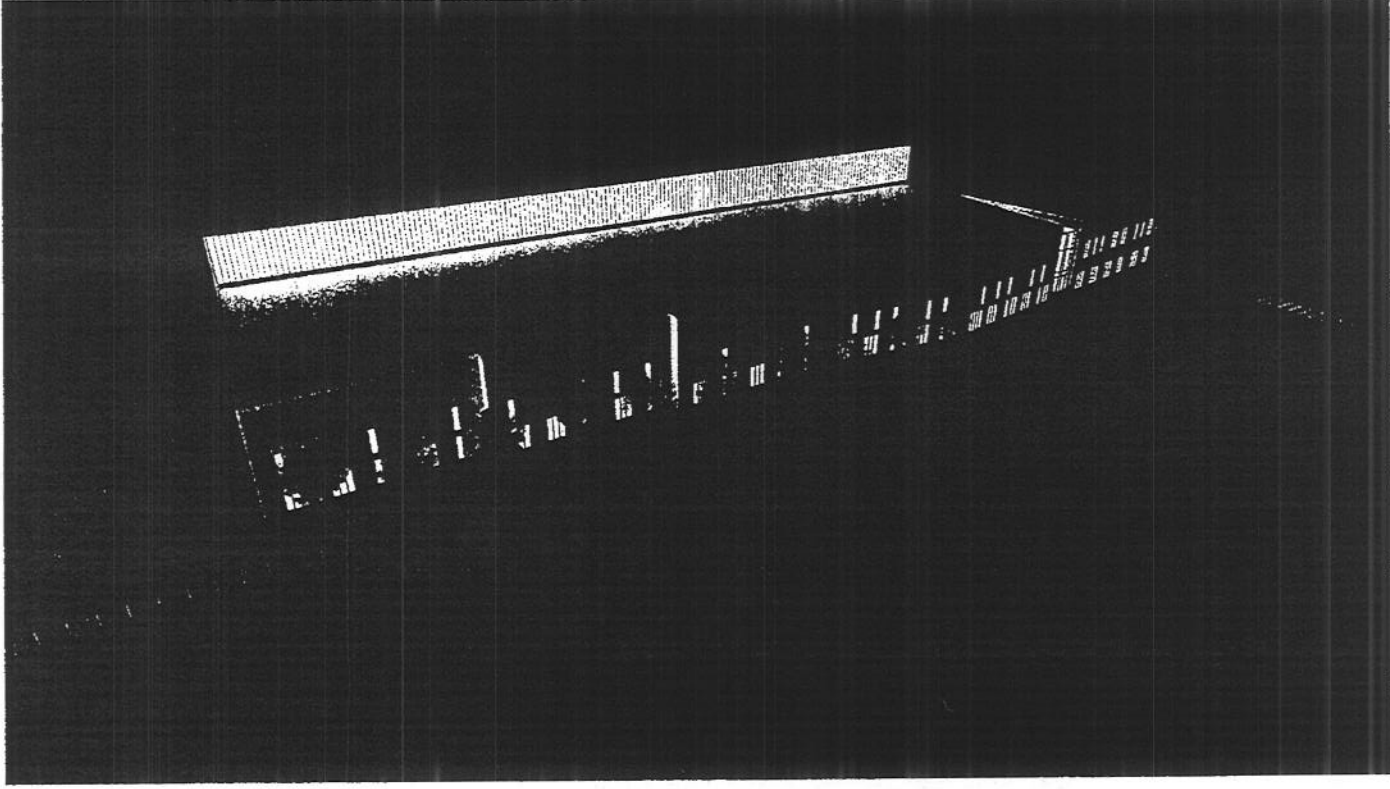
**FINAL FOR PUBLICATION**

PROJECT: NORTH AUSTIN COMMUNITY CENTER  
 LOCATION: 1910-1915 N LARAMIE AVE, AUSTIN, TX 78702  
 DATE: 7/22/2020  
 DRAWING NO: A001  
 SCALE: 1/8" = 1'-0"  
 SHEET: 1 OF 1  
 CLIENT: CHICAGO COMMUNITY INITIATIVES  
 ARCHITECT: GRACE & PEACE ARCHITECTS  
 APPLICANTS: City of Austin, Office of Public Planning  
 ADDRESS: 1910-1915 N Laramie Ave  
 CITY: Austin, TX 78702  
 PROJECT NUMBER: 13, 2019  
 PLAN COMMISSION:

19610

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020



RENDERING - AERIAL VIEW

FINAL FOR PUBLICATION

ENGINEERING - AERIAL  
 EW  
 2007  
 TEAM A  
 BY THE HAND  
 CLUB FOR KIDS  
 CHICAGO  
 INITIATIVES  
 GRACE & PEACE  
 FELLOWSHIP  
 TAFT  
 NORTH AUSTIN  
 COMMUNITY CENTER  
 Applications By The Hand Club For Kids  
 Club and Project Fellowship  
 Address 1830-1864 N Ledgite Ave.  
 1815 1915 N Loring Ave  
 Date Introduced November 13, 2019  
 Plan Committee

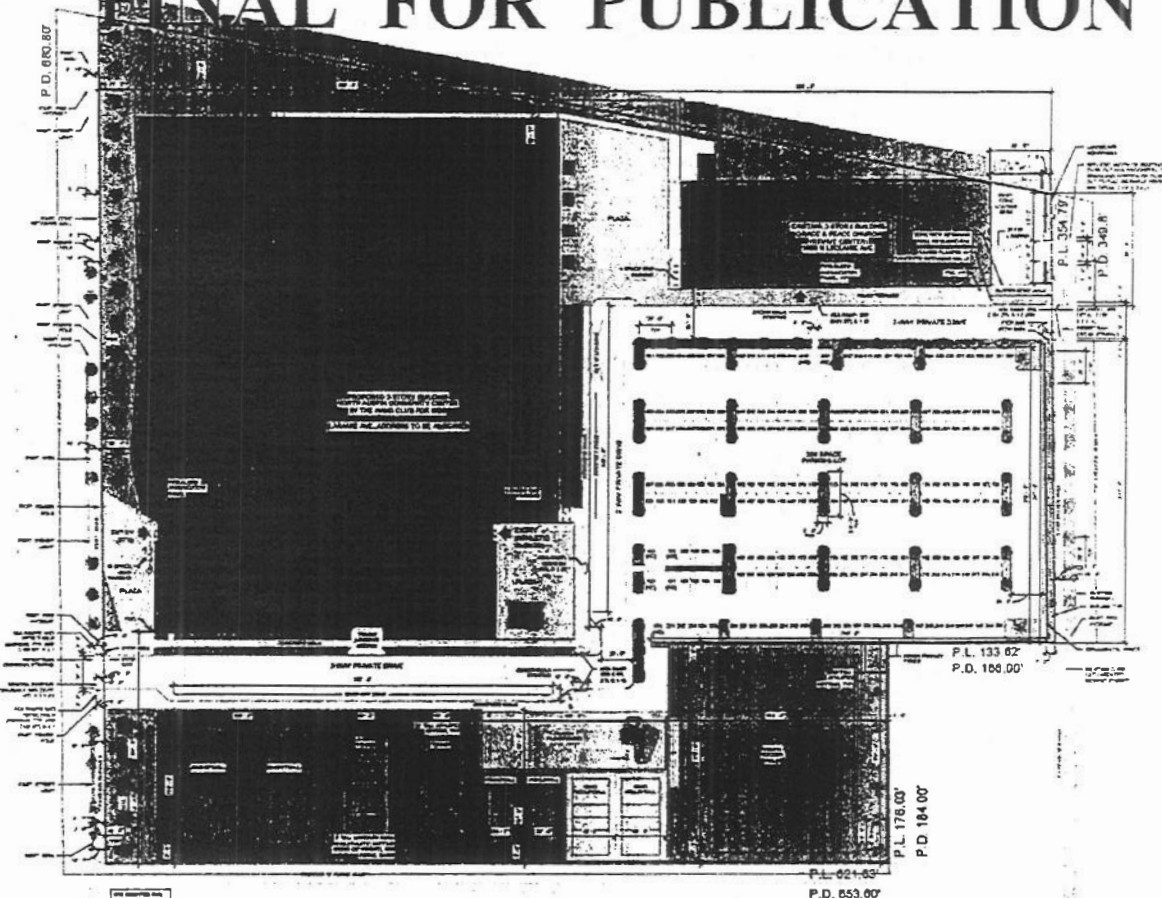
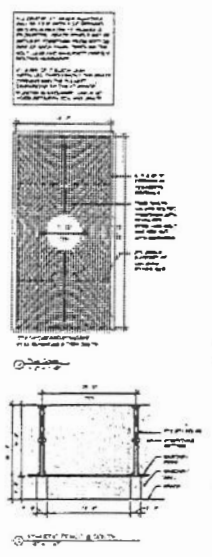
7/22/2020

REPORTS OF COMMITTEES

19611

# FINAL FOR PUBLICATION

CITY OF CHICAGO  
 Department of Transportation  
 Plan Review:  Conditional Approval  
 Site Plan  Overhead Driveway  
 Other  
 Signed: \_\_\_\_\_  
 Date: 07/22/2020  
 Project File: 2019-000000000-000000000  
 \*Subject to acceptable construction drawings,  
 engineering and other program approvals  
 hereon may be revised, amended or modified.



**LANDSCAPE PLAN LEGEND**

Symbol	Plant Name	Quantity
Symbol	Plant Name	Quantity
Symbol	Plant Name	Quantity

**NOTES & MEASUREMENTS**

NO.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...

**NORTH AUSTIN COMMUNITY CENTER**

CHICAGO  
 120 N. LAUREL ST.  
 CHICAGO, IL 60602

BY THE ARCHITECT  
 C. J. ...

TEAM A  
 ...

DATE: 7/22/2020

SCALE: 1/8" = 1'-0"

PLAN A100

19612

JOURNAL--CITY COUNCIL--CHICAGO

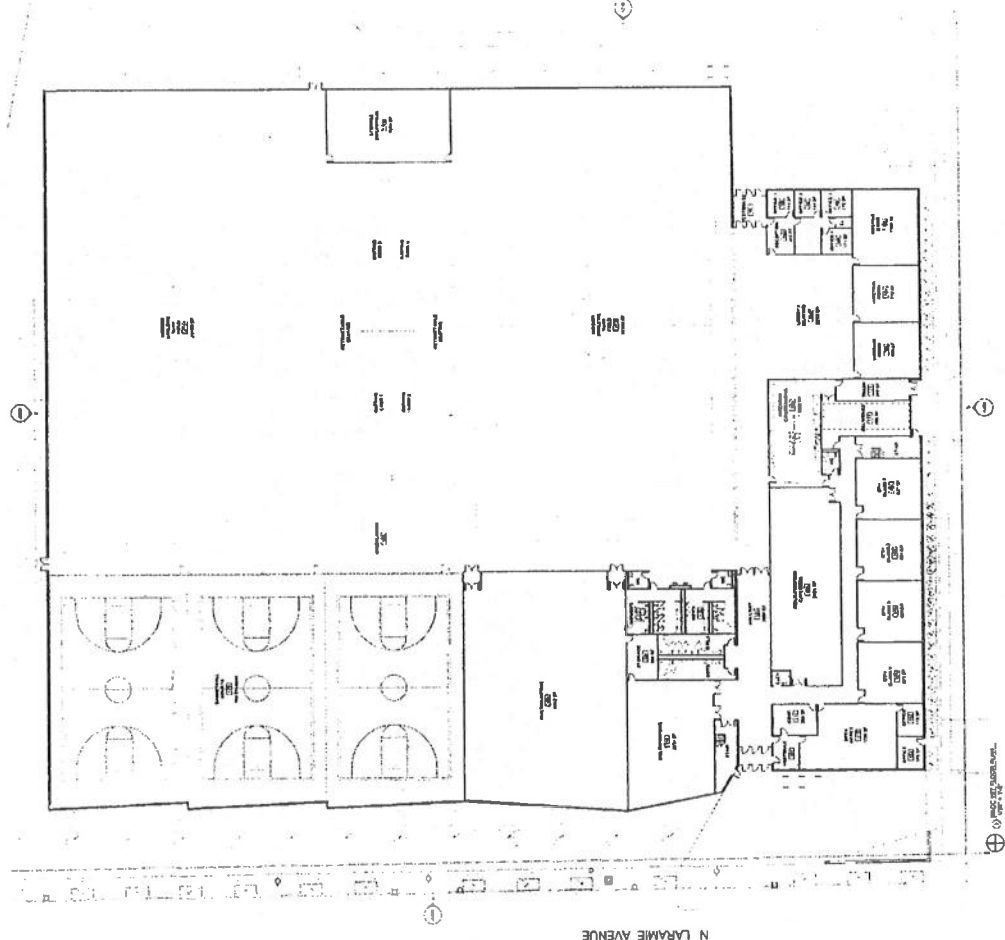
7/22/2020

Approved: By: The Board of Directors  
 Date: 10/15/15  
 Address: 1805-1815 N. Lamar Ave.  
 Date Rec'd: November 12, 2019  
 Plan Commission

**NORTH AUSTIN  
 COMMUNITY CENTER**

TEAM A  
 DYNAMIC NEIGHBORHOOD CLUB FOR BOYS  
 CHURCH MEMBERS  
 INTERESTS  
 GRACE & PEACE FELLOWSHIP  
 TAFI

MACC 151 FLOORMAN  
 A101



**FINAL FOR PUBLICATION**

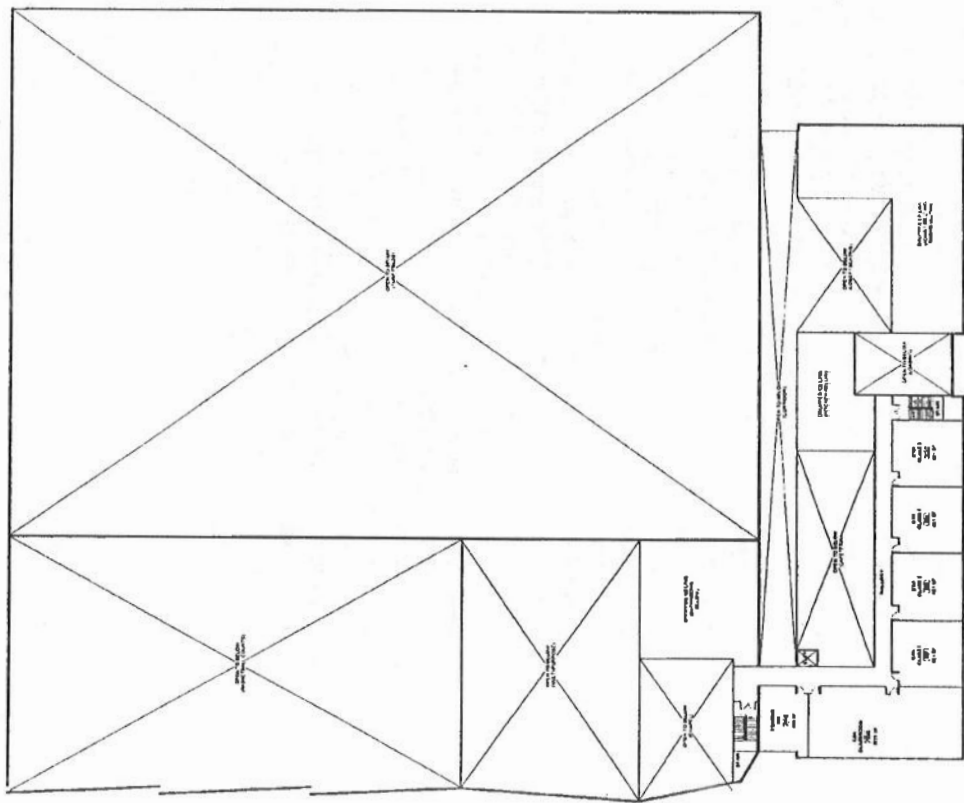
DATE	BY

APPLICANT: By THE HAND CLUB FOR ROSE  
 ADDRESS: 1823-1824 N. LAURENS AVE  
 CHICAGO, IL 60614

**NORTH AUSTIN  
 COMMUNITY CENTER**

CHICAGO  
 NEIGHBORHOOD  
 CLUB FOR KIDS  
 BY THE HAND  
 T E A M A  
 T A F T  
 GRACE & PEACE  
 PHILANTROPY

A102



**FINAL FOR PUBLICATION**

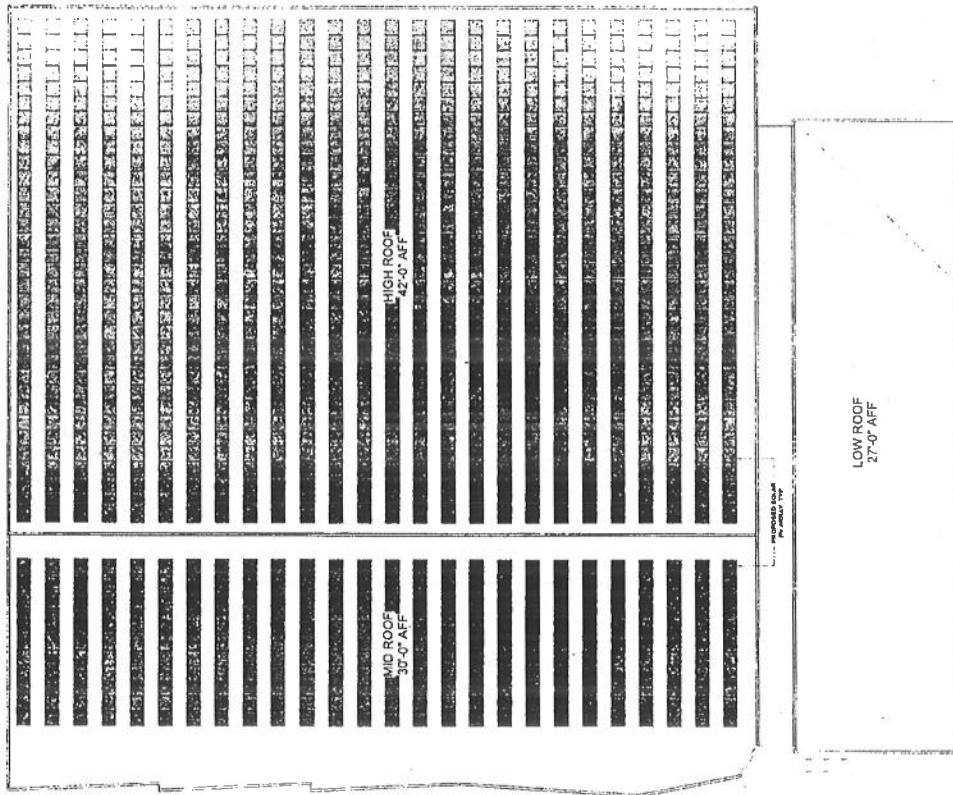
DATE	BY

Approved: \_\_\_\_\_  
 By The Board of Directors  
 Date: \_\_\_\_\_  
 Address: 1830-1884 N. Lamar Ave  
 78751-1915, Dallas, TX  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

**NORTH AUSTIN  
 COMMUNITY CENTER**

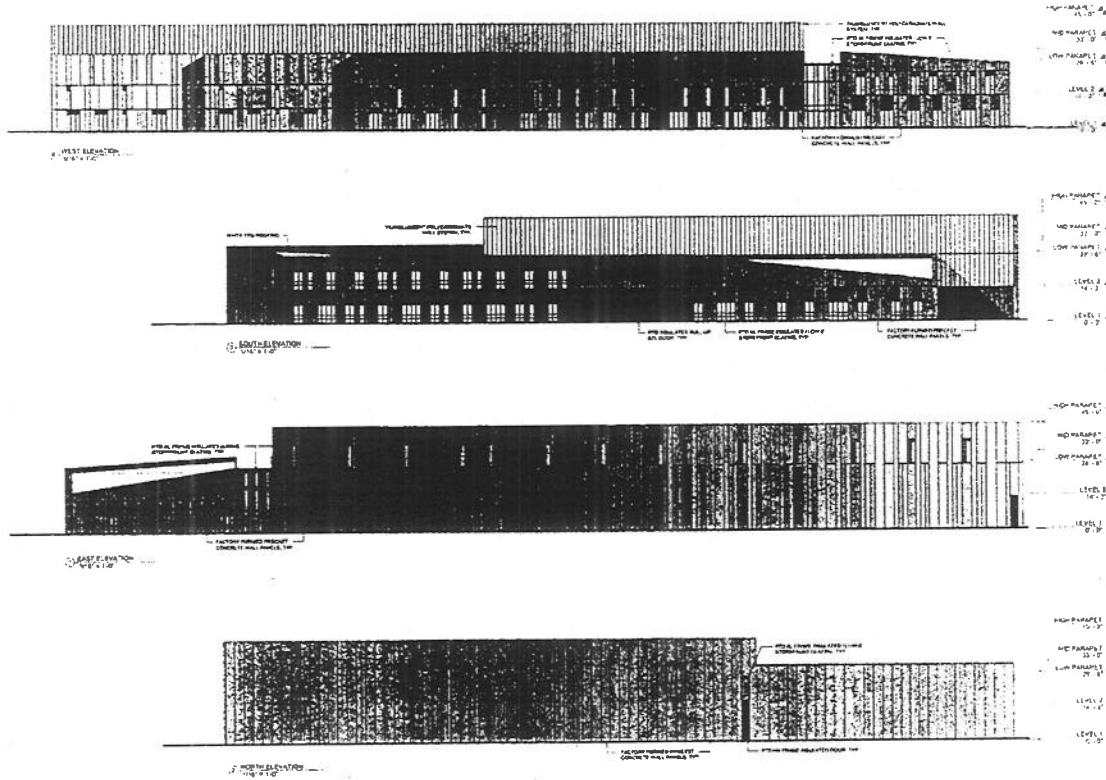
CHICAGO  
 NEIGHBORHOOD  
 INTERIORS  
 CLINIC FOR HOUSING  
 TEAM A  
 GEORGE & PEACE  
 FELLOWSHIP  
 TAFI

A103  
 NACC ROOF PLAN



**FINAL FOR PUBLICATION**

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

FINAL FOR PUBLICATION

Applicants: Dr. The Hand Club For Kids  
 Grace and Peace Fellowship  
 1800 1866th Leelanau Ave  
 1815-1815 N. Leelanau Ave  
 City: Minneapolis, Minnesota 55413 2016  
 Plan Commission

**NORTH AUSTIN  
 COMMUNITY CENTER**

CHICAGO  
 NEIGHBORHOOD  
 INITIATIVES  
 1800 1866th Leelanau Ave  
 1815-1815 N. Leelanau Ave

DR. THE HAND  
 CLUB FOR KIDS  
 1800 1866th Leelanau Ave  
 1815-1815 N. Leelanau Ave

GRACE & PEACE  
 FELLOWSHIP  
 1800 1866th Leelanau Ave  
 1815-1815 N. Leelanau Ave

DATE: 7/22/2020  
 TIME: 10:00 AM  
 LOCATION: CHICAGO NEIGHBORHOOD INITIATIVES  
 PROJECT: NORTH AUSTIN COMMUNITY CENTER  
 DRAWING: PACC ELEVATIONS  
 SHEET: A200

19616

JOURNAL--CITY COUNCIL--CHICAGO

7/22/2020

7/22/2020

REPORTS OF COMMITTEES

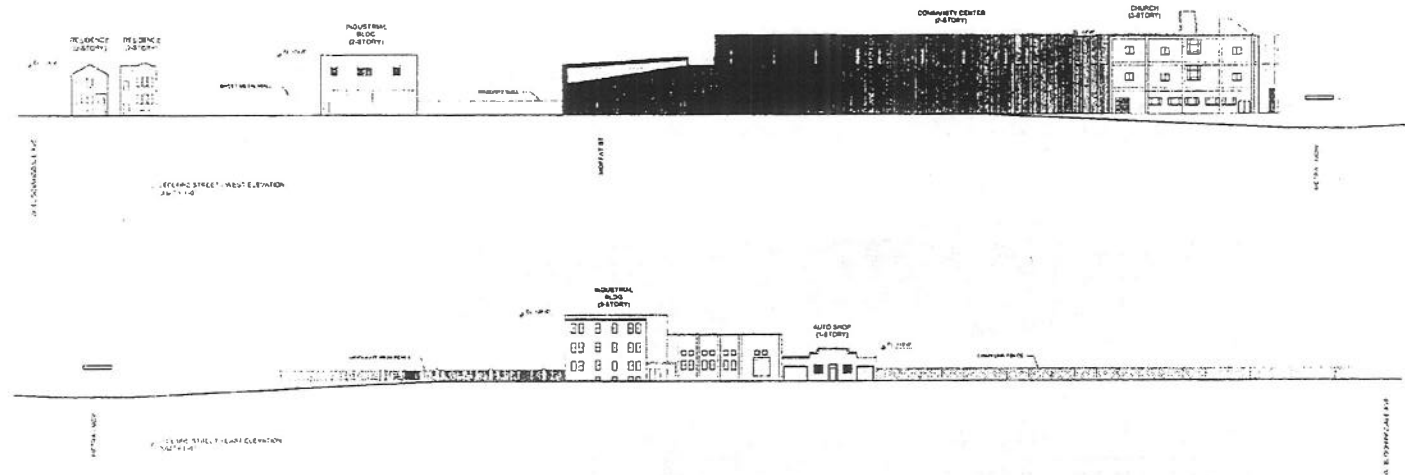
19617

Applicant: Mr. Tom Hovey City Fire Milk  
Cooperated Police Following  
Address: 2201886 N. Lincoln Ave  
815-1815 N. Lincoln Ave  
Date: Wednesday, November 13, 2019  
Plan: Community Center

NORTH AUSTIN  
COMMUNITY CENTER

CHICAGO  
NEIGHBORHOOD  
INITIATIVES  
BY THE HAND  
CLUB FOR KIDS  
GIRLS & PEACE  
FELLOWSHIP  
TEALV  
TAFT

210



FINAL FOR PUBLICATION









16908

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 5-L.  
(Application No. 16908)  
(Common Address: 1832 -- 1864 N. Leclaire Ave.)

IPD 1150

[SO2009-5936]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the M2-2 District symbols and indications as shown on Map Number 5-L in the area bounded by:

the southwest boundary line of the Chicago, Milwaukee & St. Paul Railroad right-of-way; west boundary line of North Leclaire Avenue; north boundary line of vacated West Moffat Street; a line 341 feet west of and parallel to the west boundary line of North Leclaire Avenue; a line 208 feet north of and parallel to the north line of vacated West Moffat Street; a line 347.1 feet west of and parallel to the west boundary line of North Leclaire Avenue; a line 346.99 feet north of and parallel to the north line of vacated Moffat Street; and a line 358.23 feet west of and parallel to the west line of North Leclaire Avenue,

to those of a B3-2 District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 District symbols and indications as shown on Map Number 5-L in the area bounded by:

the southwest boundary line of the Chicago, Milwaukee & St. Paul Railroad right-of-way; west boundary line of North Leclaire Avenue; north boundary line of vacated West Moffat Street; a line 341 feet west of and parallel to the west boundary line of North Leclaire Avenue; a line 208 feet north of and parallel to the north line of vacated West Moffat Street; a line 347.1 feet west of and parallel to the west boundary line of North Leclaire Avenue; a line 346.99 feet north of and parallel to the north line of vacated Moffat Street; and a line 358.23 feet west of and parallel to the west line of North Leclaire Avenue,

to the designation of a Institutional Planned Development and corresponding use districts are hereby established in the area above described, subject to the use bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and no others.

SECTION 3. This ordinance takes effect after its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development Number 1150.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 1150 (the "Planned Development") consists of approximately one hundred thirty-three thousand six hundred fifty-six (133,656) net square feet (approximately three and 6.8/100 (3.068) acres) of real property (the "Property") which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property"); and is owned or-controlled by the Applicant, Grace and Peace Fellowship, an Illinois not-for-profit corporation ("Applicant").
2. All applicable official reviews, approvals, or permits required in connection with this Planned Development shall be obtained by the Applicant, its successors, assignees or grantees. Any dedication or vacation of streets and alleys, or easements or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant, its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by Applicant. However, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interest or obligations therein.

4. This Plan of Development consists of seventeen (17) statements; a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Generalized Land-Use Plan; an Existing Land-Use Area Map; a Site Plan; a Landscape Plan; and Building Elevations. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses shall be permitted in this Planned Development: Auditorium; School, Community Center, Day Care Facility, Religious Assembly, Meeting Rooms, Offices, Accessory Retail and Food Service, Banquet Facilities, School Related Uses, Entertainment and Spectator Sports -- Medium Venue, and School and Church-Related Accessory Uses (e.g. food pantry, counseling services, social service programs).
6. Identification and other signs shall be permitted within the Planned Development subject to the review and approval of the Department of Zoning and Land-Use Planning. Temporary signs such as construction and marketing signs shall be permitted. No off-premise signs shall be permitted within the boundaries of the Planned Development.
7. Off-street parking and loading facilities shall be in compliance with this Planned Development, subject to the review and approval of the Chicago Departments of Transportation and the Department of Zoning and Land Use Planning. A minimum of two percent (2%) of all parking spaces shall be accessible parking.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Planning. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building or any appurtenance attached shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations with the exception of the existing ramp (approximately 57 feet) and the existing stairs (approximately 52 feet, 6 inches. Any buildings or any appurtenance attached shall also be subject to height limitations established by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions of the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the Amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Review Fee is assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Planning prior to the issuance of any Part II Approval.
12. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the plans listed in Statement Number 4 and the Bulk Regulations and Data Table. In addition, parkway trees shall be installed, if feasible, and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines, except as provided herein and on the aforementioned plans.

13. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13- 32-125 of the Municipal Code of Chicago or any other provision of that Code.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the Project in a manner that promotes, enables, and maximizes access throughout the Property. Therefore, at the time when Part II Approvals (as defined below) are sought, the plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The terms, conditions and exhibits of this Planned Development may be modified administratively, by the Commissioner of the Department of Zoning and Land-Use Planning, upon the application for such modification by the Applicant and after a determination by the Commissioner of Zoning and Land-Use Planning that such modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Zoning and Land-Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier environments, reduces operating costs, and conserves energy and resources. Applicant shall install a vegetative green roof of approximately ten thousand (10,000) square feet (representing approximately fifty percent (50.0%) of the building's roof surface) in substantial conformance with the Landscape Plan referenced in Statement 4.
17. Unless substantial construction contemplated by this Planned Development has commenced within six (6) years of the date of City Council approval of the Planned Development ordinance and has been diligently pursued, this Planned Development shall expire and the zoning of the property shall revert to the preexisting classification of B3-2.

[Planned Development Boundary Property Line and Right-of-Way Adjustment Map; Existing Zoning Map; Existing Land-Use Area Map; Industrial Corridor Boundary Map; Generalized Land-Use Plan Map; Site Plan; Landscape Plan; Exterior Elevations; Exterior Perspectives; Drawing Depiction; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 77127 through 77141 of this *Journal*.]

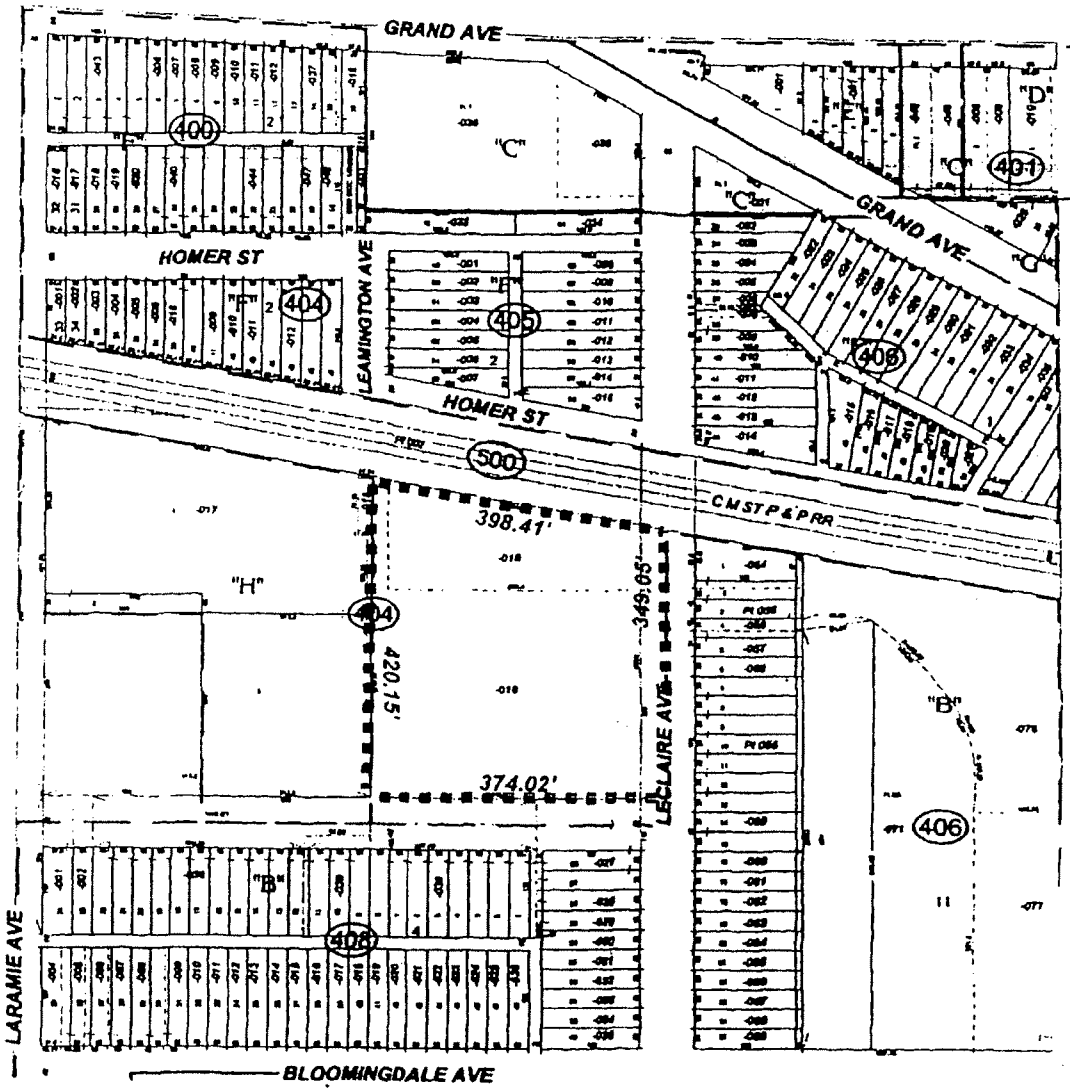
Bulk Regulation and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 1150.*

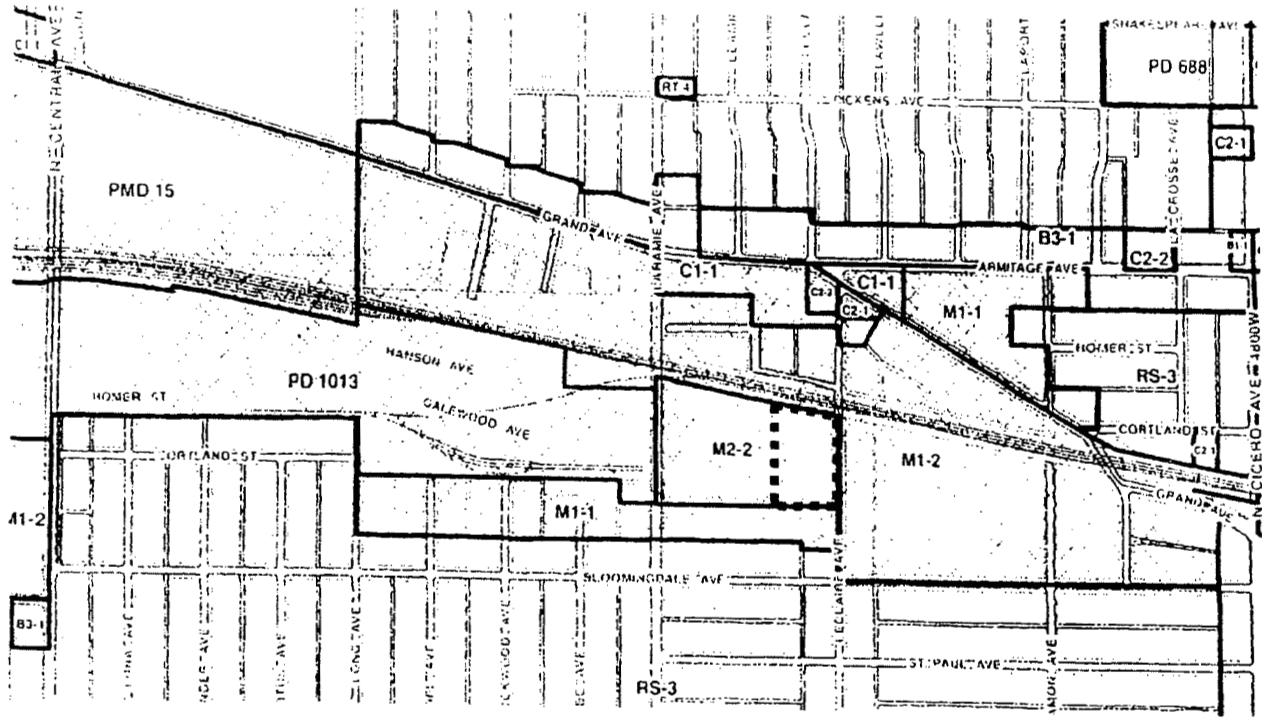
*Bulk Regulation And Data Table.*

Gross Site Area:	145,222 square feet (3.33 acres)
Public Rights-of-Way:	11,566 square feet (0.27 acres)
Net Site Area:	133,656 square feet (3.06 acres)
Maximum Permitted Floor Area:	1.0
Existing Building Square Footage:	62,406 square feet
Proposed Addition Square Footage:	6,324 square feet
Total Square Footage:	68,730 square feet
Minimum Number of Off-Street Parking:	
Minimum Standard and Accessible Space:	80 (including 4 accessible)
Minimum Accessible Parking:	4
Minimum Bicycle Parking:	16
Minimum Number of Off-Street Loading:	1 space at 10 by 40
Maximum Percent of Site Coverage:	85%
Minimum Requirement Building Setbacks:	85%
From Leclaire Avenue:	10 feet
From South Property Line:	0 feet
From West Property Line:	10 feet
From North Property Line:	0 feet
Maximum Permitted Building Height:	45, as measured by the Chicago Zoning Ordinance
	(Top of architectural featured: 53 feet)
Minimum Open Space/Playground Space:	1,000 square feet

Planned Development Boundary, Property Line  
And Right-of-Way Adjustment Map.

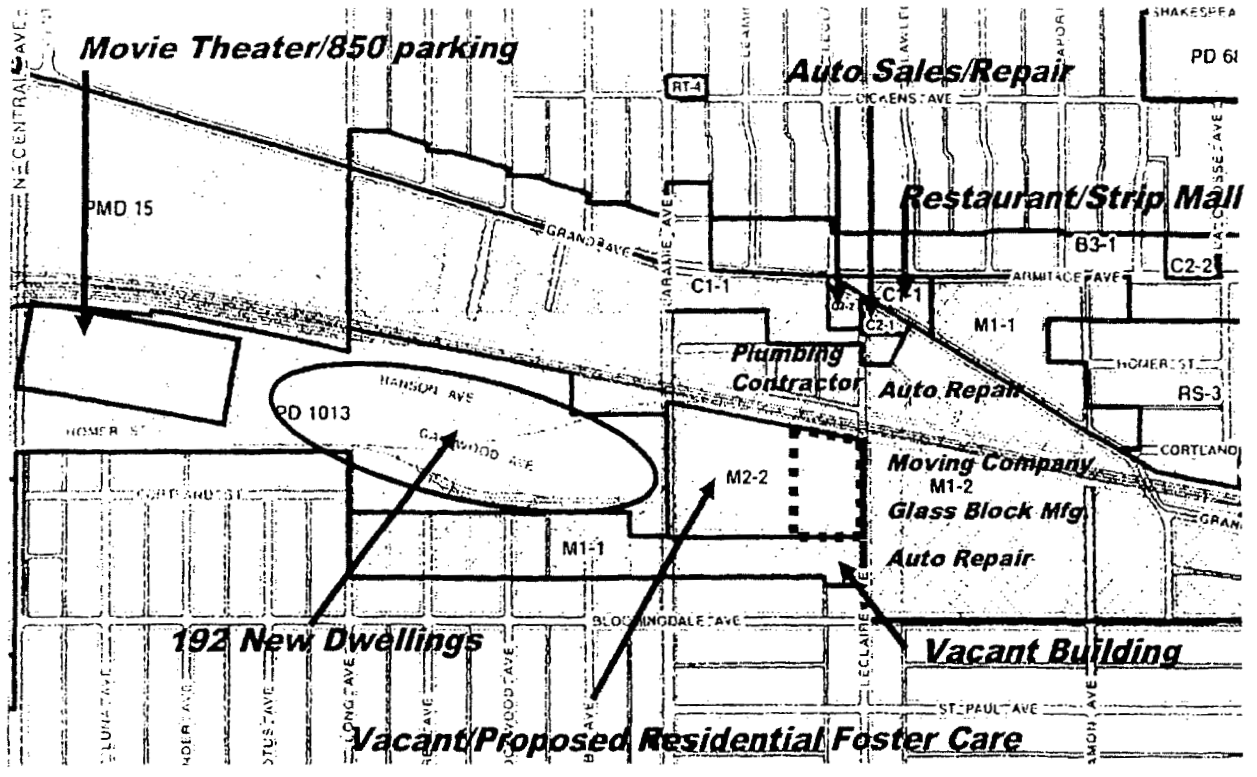


Existing Zoning Map.

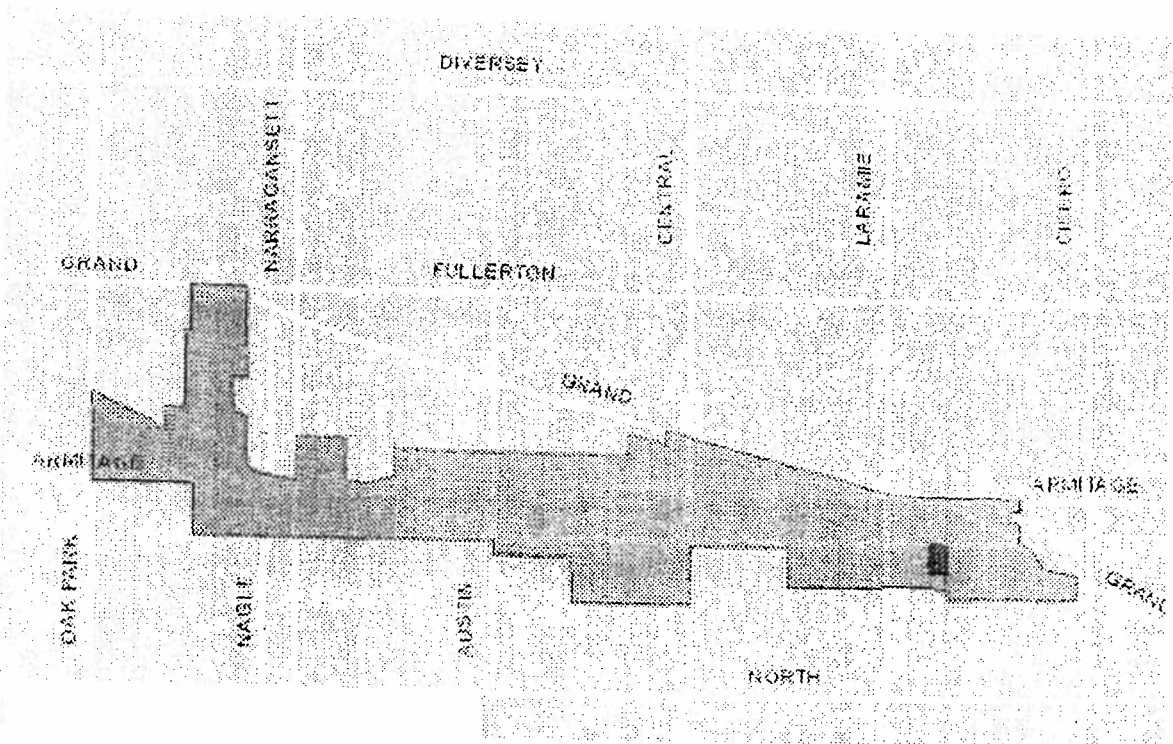


 Planned Development

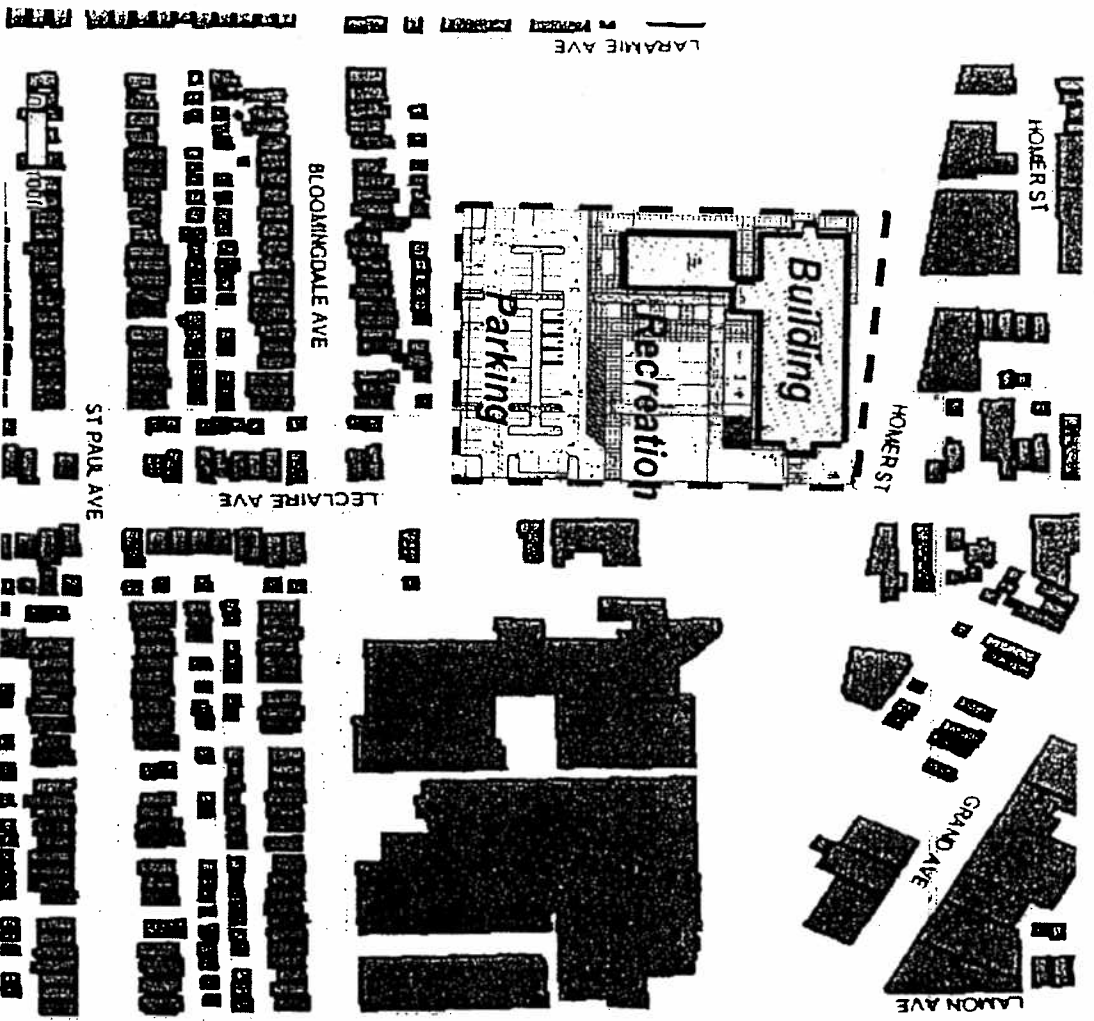
Existing Land-Use Area Map.



Industrial Corridor Boundary.



Generalized Land-Use Plan.



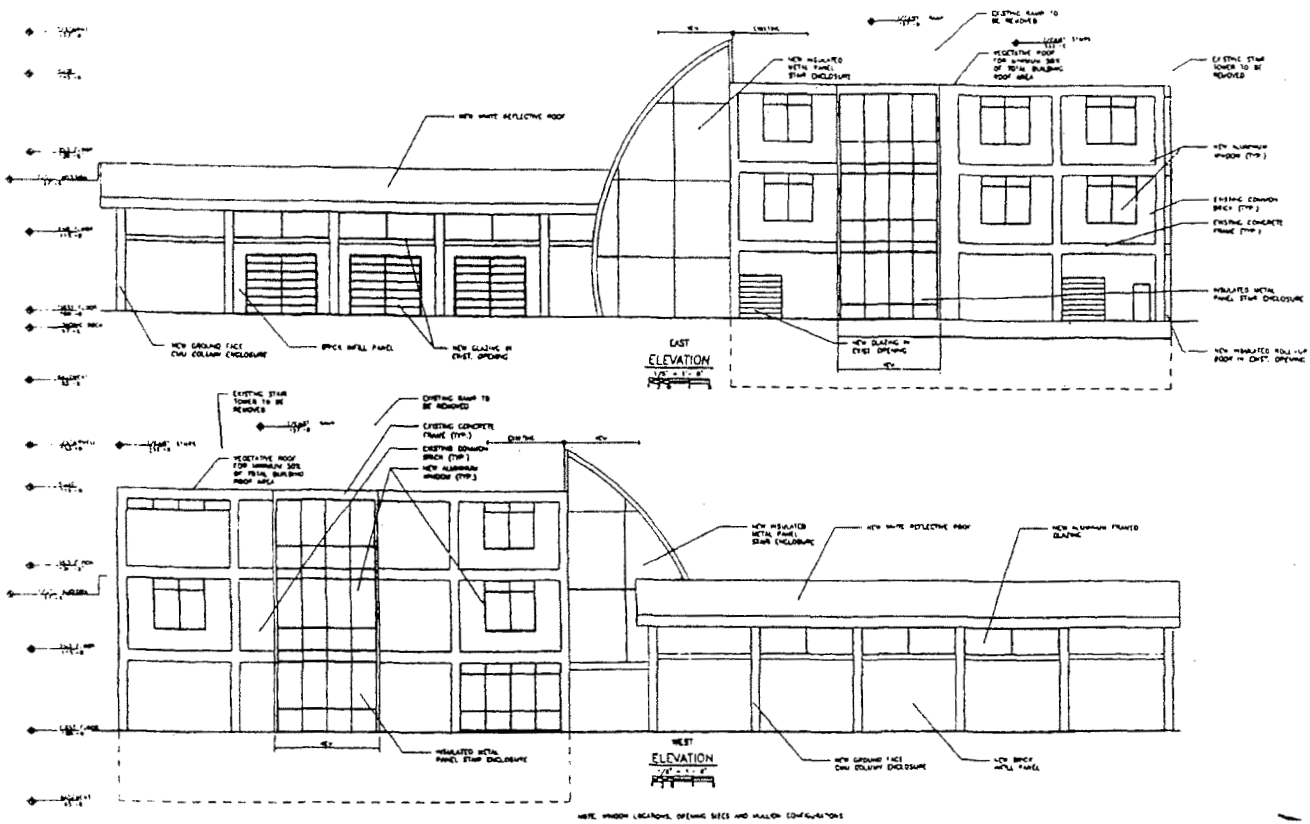






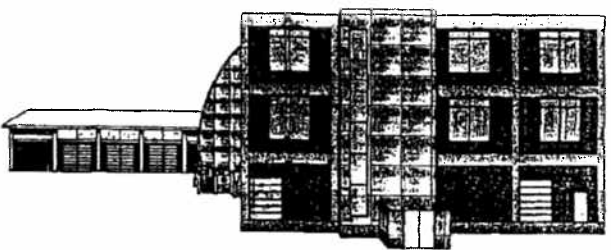
Exterior Elevations.

(Page 2 of 3)

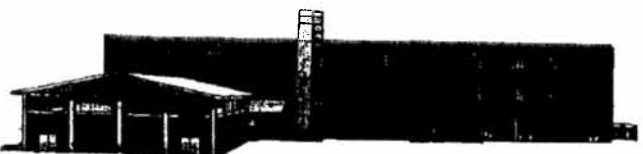


Exterior Elevations.

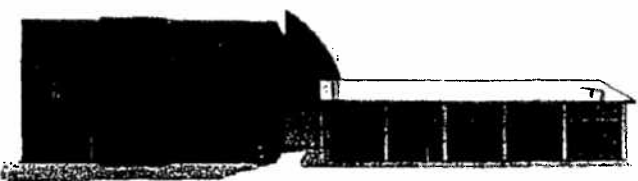
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EAST  
ELEVATION  
NOT TO SCALE



NORTH  
ELEVATION  
NOT TO SCALE

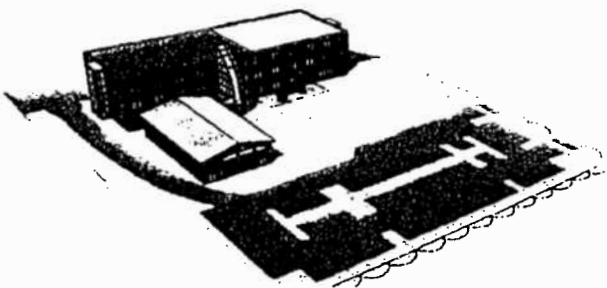
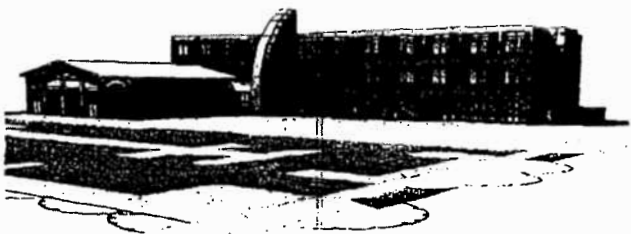


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Exterior Perspectives.

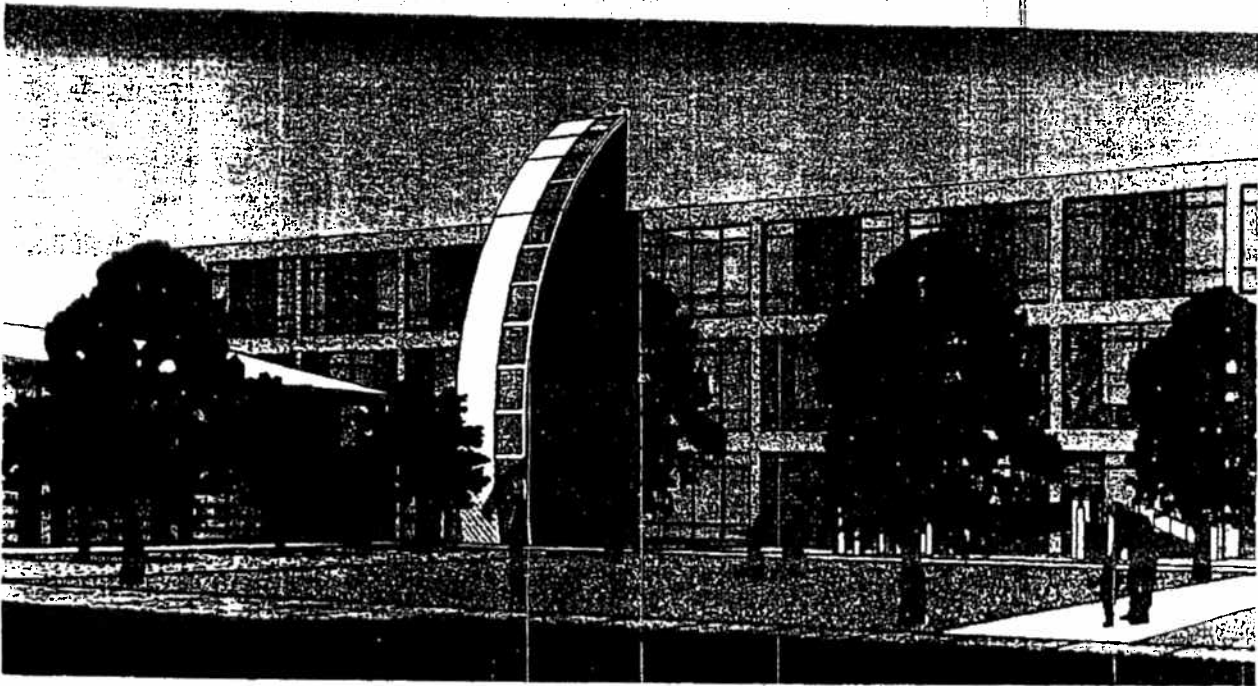


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Drawing Depiction of 1832 -- 1864 North Leclaire Avenue.



Chicago Builds Green.

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# CHICAGO BUILDS GREEN

**Project Name:** Grace and Peace Fellowship ("GAP")

\* Street Number (if the address only includes one street number, please fill only the cell "From")

From*	To*	Direction	Street Name	Select Street Type
1832	1864	N	Leclaire	Ave

Ward No. Community Area No.

37	
----	--

**Project Type:**

Planned Development     Redevelopment Agreement     Zoning Change

PD No:     RDA No:     From:  M2-2 To:  B3-2

Public project     Landmark

Total land area in sq. ft.:	Total building(s) footprint in sq. ft.:	Total vehicular use area in sq. ft.:
133,656	27,036	34,983

Enter First Name Last Name

**DPD Project Manager:** Sarah Sheehan

Select project category:

**BG/GR Matrix:** Res. < 4 units (Market rate)

**Financial Incentives:**

Check applicable:

TIF     Empowerment Zone Grant     Class L  
 GRIF     Ind. Dev Revenue Bonds     Class 6b  
 SBIF     Bank Participation Loan     DOH  
 Land Sale Write Down

**Density Bonus:**

Check applicable:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green.

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Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:	731	731
Interior Landscape Area	Square footage:	4,354	9,057
No. of Interior Trees		35	35
No. of Parkway Trees		9	9

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	54,707

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input type="checkbox"/>
Filter strip		<input type="checkbox"/>
Bioswale		<input type="checkbox"/>
Detention pond		<input type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistem/barrel	Gallons:	0
Total impervious area reduction	Square footage:	68,957

Other sustainable surface treatments:

Green roof	Square footage:	13,653	13,653
Energy Star roof	Square footage:	13,653	13,653
High-albedo pavement	Square footage:		23,279

Transportation:

No. of accessory parking spaces		80	80
Total no. of parking spaces (Accessory + Non-Acc.)			80
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		0	0
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green.

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Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes (one-star)		<input type="checkbox"/>
Chicago Green Homes (two-star)		<input type="checkbox"/>
Chicago Green Homes (three-star)		<input type="checkbox"/>

Energy efficiency strategies not captured above:

*JE: Other than Energy Star Roof - or Energy Star Building Certification.*

Building will exceed ASHRAE 90.1-2004 Standards.

Other sustainable strategies and/or Project Notes:

GAP intends to comply with stormwater management requirements by using a combination of on-site storage techniques. These techniques may include above ground storage in retention ponds; shallow ponding in recessed areas of the site where pedestrian traffic is not planned; and underground storage within permeable paving systems. GAP will also use green roofs and vegetation to maximize the pervious area on the property and minimize run-off. The location and extent of the use of these techniques will be determined during the design phase of the Project. Please note that GAP has had a phone conversation with Andrew Billings from the City of Chicago Department of Buildings to discuss stormwater management on the Project. Andrew informed GAP that it had to follow the stormwater management regulations issued by the City of Chicago, but that he did not want to review anything until the stormwater management plan is completed during the design phase of the Project and submitted for stormwater management permitting.