

PD 1525

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 1, 2024

VIA EMAIL

Ninette M. Galvin
WSP USA
30 N. LaSalle St., Ste. 4200
Chicago, IL 60602

**Re: Residential-Business Planned Development No. 1525, Phase 2 of Subarea A
Request for Site Plan Approval**

Dear Ms. Galvin,

Please be advised that your request for site plan approval for Residential-Business Planned Development No. 1525, Phase 2 of Subarea A ("PD 1525") have been considered by the Department of Planning and Development ("DPD"), pursuant to Section 17-13-0803 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1525.

The Site Plan Approval for Subarea A, Phase 2, includes the following:

- The construction of two six-story residential buildings containing:
 - Building A-North: 110 dwelling units
 - Building A-South: 73 dwelling units
- Surface parking containing 134 parking spaces and 2 off-street loading zones
- Landscaped open space areas

The request for approval includes the following attached documents prepared by Solomon Cordwell Buenz:

- | | |
|--|-----------------------------|
| • Site Area 'A' Summary | • A-North – West Elevation |
| • Site Plan – 'A' North and South | • A-North – South Elevation |
| • Landscape Plan – 'A' North and South | • A-South – East Elevation |
| • A-North – East Elevation | • A-South – North Elevation |
| • A-North – North Elevation | • A-South – West Elevation |
| | • A-South – South Elevation |



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

The site plan documents have been reviewed and approved by the Chicago Department of Transportation (CDOT), the Chicago Fire Department (CFD), the Department of Building's Division of Stormwater Management, and the Mayor's Office for People with Disabilities (MOPD).

The Department of Planning and Development has determined that the provided drawings are in compliance with all applicable standards of the Chicago Zoning Ordinance and PD 1525. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Statement 11 of PD 1525, I hereby grant the approval for the foregoing site plan review in conjunction with the attached exhibits.

Sincerely,

Patrick Murphey,
Zoning Administrator

cc (via email): Noah Szafraniec, Mike Marmo, Teresa McLaughlin, Nolan Zaroff, main file



Site Area 'A' Summary

Site Area	150,000 SF
FAR Area	197,500 SF
FAR	1.32
Parking Spaces	134
Standard	128
Accessible	6
Bicycle Spaces	70
A-South	30
A-North	40

A-South Building Summary

GSF	79,410 SF
FAR Area	79,200 SF
Stories	6
Height	67'-6"
Units	73

Unit Mix	#	%
Studio	5	7%
1 Bed	49	67%
2 Bed	19	26%
Total	73	100%

A-North Building Summary

GSF	118,510 SF
FAR Area	118,300 SF
Stories	6
Height	67'-6"
Units	110

Unit Mix	#	%
Studio	21	19%
1 Bed	64	58%
2 Bed	21	19%
3 Bed	4	4%
Total	110	100%

SITE 'A' SUMMARY





A-North - North Elevation





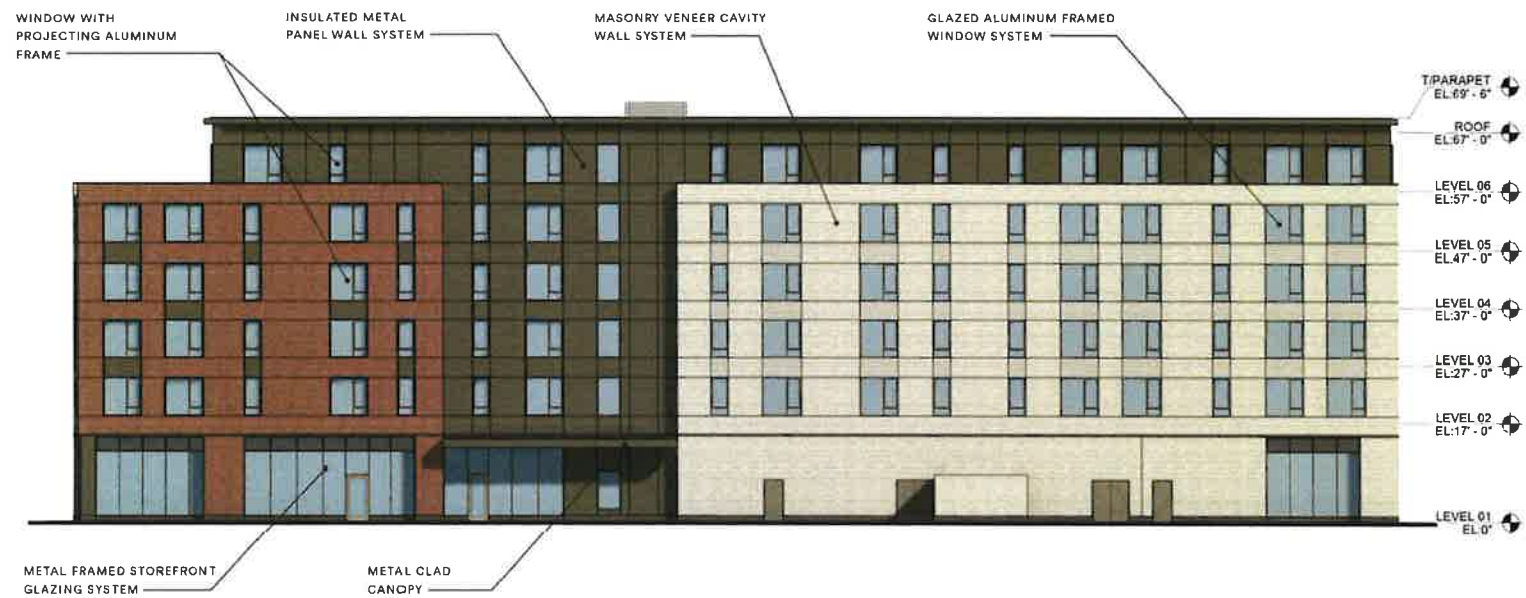
A-North - South Elevation



A-SOUTH BUILDING – EAST ELEVATION



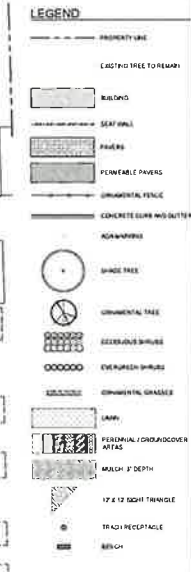
A-SOUTH BUILDING – NORTH ELEVATION



A-SOUTH BUILDING – WEST ELEVATION



A-SOUTH BUILDING – SOUTH ELEVATION



NOTES

1. IMPROVEMENTS SHOWN WITHIN THE PUBLIC R.O.W. ARE CONCEPTUAL ONLY AS THEY ARE NOT INCLUDED IN THIS CONTRACT

Le Claire Courts Redevelopment Proposed: Use Area C (Detention Site)		W. 44th Street Landscape Ordinance Analysis	
Proposed Vehicle Use Area	47,476	Perkway Area Required	12 (3 trees required)
INTERNAL LANDSCAPE REQUIRED (10%)	4,748 (10% required)	Estimated Invasive Trees Proposed Parkway Trees	6
TOTAL INTERNAL LANDSCAPE AREA PROVIDED:	4,747	TOTAL PARKWAY TREES PROVIDED:	6 (3 trees provided)
Additional landscape area is provided for the use of the site owner to offset the required landscape area.	28	Notes: The number of landscape trees provided may be less than the number of trees required based on the number of existing trees and required trees (shrub and landscape trees).	
Existing Invasive Trees Proposed Invasive Trees	28	A tree checklist	
TOTAL INTERNAL TREES PROVIDED:	28 (3 trees provided)	S. Cicero Avenue Landscape Ordinance Analysis	
		Perkway Area Required	14 (3 trees required)
South LaCrosse Avenue Landscape Ordinance Analysis		Estimated Invasive Trees Proposed Parkway Trees	0 NE
Perkway Area Required	28 (3 trees required)	TOTAL PARKWAY TREES PROVIDED:	0 (3 trees provided)
Existing Invasive Trees	0	Notes: The number of landscape trees provided may be less than the number of trees required based on the number of existing trees and required trees (shrub and landscape trees).	
Proposed Parkway Trees	0		
TOTAL PARKWAY TREES PROVIDED:	0 (3 trees provided)	W. 44th Street Landscape Ordinance Analysis	
Notes: The number of landscape trees provided may be less than the number of trees required based on the number of existing trees and required trees (shrub and landscape trees).		Perkway Area Required	12 (3 trees required)
		Estimated Invasive Trees Proposed Parkway Trees	0 NE
Perkway Area Required:		TOTAL PARKWAY TREES PROVIDED:	0 (3 trees provided)
16.78% of 25,000 sq. ft. (per the ordinance)		Notes: The number of landscape trees provided may be less than the number of trees required based on the number of existing trees and required trees (shrub and landscape trees).	
Existing Invasive Trees	0		
Proposed Parkway Trees	0		
TOTAL PARKWAY TREES PROVIDED:	0 (3 trees provided)		



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 21, 2022

Kristin Faust, Executive Director
Illinois Housing Development Authority
111 E. Wacker Dr., Suite 1000
Chicago, IL 60601

Re: Multi-Family Building located at LeClaire Courts South (A1) – Subarea A
Planned Development 1525, 4210 – 4258 S. Cicero Avenue

Dear Ms. Faust:

This letter is intended to fulfill the Illinois Housing Development Authority's zoning requirement for the affordable housing financing application being submitted by the Chicago Housing Authority and Cabrera Capital Partners for the proposed construction of 79 units of affordable housing comprising 23 studio, 40 one-bedroom and 16 two-bedroom units, on land owned by the Chicago Housing Authority. This is one phase of a multi-phase development; future phases will require additional site plan review.

This pertains to the southern portion of Subarea A (parcel A1 on PD Exhibits) of the LeClaire Courts site, and has already been rezoned from RS-3 (Residential Single-Unit) to B3-3 (Community Shopping District) and then to Business-Residential Planned Development 1525, which was approved by City Council on November 17, 2021, to accommodate the redevelopment of the overall property. The proposed 79 affordable housing units are part of Subarea A of PD 1525 and will be constructed in one, multi-story building. The maximum building height in Subarea A is 80 feet. Subarea A will also include the construction of a second multi-family building with a proposed 115 units of senior housing directly to the north (A2), and an anchor grocery store, medical clinic, and other outlot development on the block north of 44th Street (B1, B2, B3).

As proposed, the project will not exceed the approved Floor Area Ratio, maximum building heights, or any other bulk and data standards established in PD 1525. The current zoning for this project is appropriate and will permit the proposed project. At the time of this letter no zoning variation requests are pending or required to facilitate the project.

Sincerely,


Patrick Murphy
Zoning Administrator

PM:nz

cc: Alderman Michael Rodriguez (23rd Ward), B. Esenberg, N. Zaroff, Main File

~~Reclassification Of Area Shown On Map No. 10-D.~~~~(Application No. A-8719)~~~~(Common Address: 4644 -- 4658 S. Drexel Blvd. And 832 -- 850 E. 47th St.)~~~~[O2021-3667]~~

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 10-D in the area bounded by:

a line 260.00 feet north of and parallel to East 47th Street; South Drexel Boulevard; East 47th Street; and the alley next west of and parallel to South Drexel Boulevard,

to those of an RM5 Residential Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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Reclassification Of Area Shown On Map No. 10-L.

(As Amended)

(Application No. 20657)

(Common Address: 4210 -- 4258, 4300 -- 4358, 4400 -- 4458 S. Cicero Ave.;

4800 -- 4926, 4801 -- 4959 W. 44th St.; 4301 -- 4359 S. Laporte Ave.;

4800 -- 4958 W. 45th St.; And 4401 -- 4435,

4441 -- 4459 S. Laverne Ave.)

[SO2021-1201]

RBPD 1525

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 10-L in the area bounded by:

the south line of the Gulf, Mobile & Ohio Railroad right-of-way; South Cicero Avenue; West 45th Street; South Laverne Avenue; West 44th Street; South Laporte Avenue; West 43rd Street; and the east line of the vacated South Laporte Avenue right-of-way, and said line as extended north where no street existed,

to those of a B3-3 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 10-L in the area bounded by:

the south line of the Gulf, Mobile & Ohio Railroad right-of-way; South Cicero Avenue; West 45th Street; South Laverne Avenue; West 44th Street; South Laporte Avenue; West 43rd Street; and the east line of the vacated South Laporte Avenue right-of-way, and said line as extended north where no street existed,

to those of Planned Development [1525], which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

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

Residential-Business Planned Development No. 1525.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1525 (the "Planned Development") consists of a net site area of approximately 1,404,659 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the Chicago Housing Authority ("CHA") and it is the applicant for this Planned Development (the "Applicant").
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 of the Zoning Ordinance.

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 ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Proposed right-of-way adjustments are shown in the attached "Right-of-Way Adjustment Map", including the proposed dedication of approximately 147,904 square feet of new right-of-way and the vacation of approximately 114,202 square feet of existing right-of-way. No compensation shall be required for the vacation of existing right-of-way within the Planned Development.

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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago. The Applicant shall cooperate with CDOT to ensure the design of any adjacent public way is acceptable and consistent with surrounding public way and CDOT plans. The site plan shall detail the specific improvements and necessary infrastructure upgrades, which shall be incorporated into the site plan approval.

The Applicant commits to fully fund and implement the following infrastructure improvements prior to issuance of a Certificate of Occupancy. All infrastructure improvements will be subject to review and approval by the Department of Transportation and must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago:

- Upgrade traffic signal at South Cicero Avenue and West 43rd Street as required by the traffic study;
- Overall updates to the grid system including:
 - Provide MUTCD pedestrian crossing signage for mid-block crossings and uncontrolled crosswalks;
 - Reconfiguration of the eastbound approach at South Cicero Avenue and West 44th Street;

- Extend West 43rd Street for 700 feet west of South Cicero Avenue to approximately the alignment of South Lamon Avenue and convert it to allow two-way traffic;
- Convert West 44th Street to two-way traffic, between South Cicero Avenue and the alley west of South Laverne Avenue;
- Remove the westbound stop signs on West 44th Street at South La Crosse Avenue, South Lamon Avenue and South Laverne Avenue; and
- Provide stop signs for South Lamon Avenue and South La Crosse Avenue at their respective intersections with West 44th Street.

CDOT will require additional traffic improvements as identified by future traffic study updates as a result of the site plan review of later phases including but not limited to:

- Installation of a new traffic signal at South Cicero Avenue and West 45th Street as required by the traffic study prior to issuance of a Certificate of Occupancy of the adjacent subarea in Phase 2;
- Include in-street "stop here for pedestrians" signage on West 45th Street at South La Crosse and South Lamon Avenues;
- Provide a curb extension on the south leg of South Lamon Avenue at West 44th Street;
- Convert the intersection of West 44th Street with South LaPorte Avenue to an all-way stop control;
- Provide a stop sign for southbound traffic on South La Crosse Avenue at its intersection with West 45th Street; and
- Provide stop signs for the northbound and southbound approaches of South Lamon Avenue and South La Crosse Avenue at their respective intersections with West 44th Street.

Pursuant to a negotiated and executed Perimeter Restoration Agreement by and between CDOT'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 CDOT'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 CDOT and DPD Part II review permitting. The Perimeter Restoration Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with CDOT'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 CDOT'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 CDOT.

4. This planned development consists of 18 Statements; a Bulk Regulations Table and the following exhibits:

Exhibit 1 -- Existing Zoning Map;

Exhibit 2 -- Land-Use Map;

Exhibit 3 -- Planned Development Boundary and Property Line Map;

Exhibit 4 -- Existing and Proposed Right-of-Way Adjustment Map;

Exhibit 5 -- Planned Development Subarea Map;

Exhibit 6 -- Planned Development Phasing Map;

Exhibit 7 -- Planned Development Full Site Plan;

Exhibit 8 -- Subarea A, Phase 1, B Buildings Site Plan;

Exhibit 9 -- Vehicular Circulation Plan;

Exhibit 10 -- Pedestrian Routes and Connectivity;

Exhibit 11 -- Floor Plan, Building B1 (Grocery Floor Plan);

Exhibit 12 -- Elevations, Building B1;

Exhibit 13 -- Floor Plan, Building B2 (MOB Building Floor Plan);

Exhibit 14 -- Elevations, Building B2; and

Exhibit 15 -- Landscape Plans

prepared by Knight E/A, Inc., Solomon Cordwell Buenz and Site Design Group, Ltd. and dated October 21, 2021 (collectively, the "Plans"). In addition, attached hereto as Exhibit A is an Affordable Requirements Ordinance Profile Form. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Chicago Building Code shall control. This Planned Development conforms to the intent and purpose of the 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 Zoning Ordinance, this Planned Development ordinance shall control.

5. The following uses are permitted within the Planned Development:

Subarea A permitted uses:

artist and business live/work space (on and above the ground floor), multi-unit residential (on and above the ground floor), elderly housing, townhouse, group living (including elderly housing, assisted living, nursing home), cultural exhibits and libraries, day care, parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses and community garden), postal service, minor utilities and services, animal services (including sales and grooming, and veterinary services), artist work or sales space, business support services (except day labor employment agency), drive-through facility (permitted for outlot parcel B2, with site plan approval required in accordance with Statement 11 for additional drive-through facilities), eating and drinking establishments (including limited and general restaurant, tavern, and outdoor rooftop and at-grade patio), catering and shared kitchen, financial services (including bank, savings bank, savings and loan association, currency exchange, and credit union and automated teller machine facility), food and beverage retail sales (including liquor store [package goods] and liquor sales), medical service, office, accessory and non-accessory parking, personal service, repair or laundry service (consumer), retail sales, and accessory and incidental uses.

Subarea B permitted uses:

Artist and business live/work space (on and above the ground floor), multi-unit residential (on and above the ground floor), detached house, elderly housing, townhouse, group living (including elderly housing, assisted living, nursing home), cultural exhibits and libraries, day care, parks and recreation (including, without limitation, community centers, recreation buildings and similar assembly uses and

community garden), postal service, minor utilities and services, animal services (including sales and grooming, and veterinary services), artist work or sales space, business support services (except day labor employment agency), urban farms (indoor; outdoor and rooftop), communication service establishment, building material sales, drive-through facility (with site plan approval required in accordance with Statement 11), eating and drinking establishments (including limited and general restaurant, tavern, and outdoor rooftop and at-grade patio), catering and shared kitchen, entertainment and spectator sports (including indoor special event [including incidental liquor sales], small venue [1 -- 149 occupancy] and medium venue [150 -- 999 occupancy], and banquet and meeting halls), financial services (including bank, savings bank, savings and loan association, currency exchange, and credit union and automated teller machine facility), food and beverage retail sales (including liquor store [package goods] and liquor sales), lodging (bed and breakfast, hotel/motel and vacation rental), medical service, office, electronic data storage center, accessory and non-accessory parking, personal service, repair or laundry service (consumer), residential storage warehouse, retail sales, participant sports and recreation (outdoor, indoor and children's play center), auto supply/accessory sales, light equipment sales/rental (indoor/outdoor), co-located wireless communication facilities, co-generation facilities and renewable energy installations, and accessory and incidental uses.

Parking/Loading:

- a. Minimum Parking Requirements for uses are as follows and must comply with the requirements of Section 17-10-1000 (parking area design):

1. Residential:

- (i) (Multi-Unit, nongovernment-subsidized; based on zoning):

- 1 space per unit

- (ii) (Multi-Unit, government-subsidized; based on unit size)

- Less than 600 square feet 0.33 spaces per unit

- 600 -- 1,200 square feet 0.70 spaces per unit

- 1,201+ square feet 1 space per unit

- (iii) Elderly Housing

- 0.33 spaces per unit

(Note: DPD may consider granting further reductions for government-subsidized units based on transit availability, auto availability, income levels, availability of shopping and services within walking distance and other pertinent factors).

2. Nonresidential: In accordance with Section 17-10-0207:

- b. Loading. Per site plan approval and in substantial conformance with the loading standards applicable to uses in the B3-3 Community Shopping District. The location of loading berths shall be subject to the review of CDOT and the approval of DPD. Loading requirements may be reduced or required loading may be shared by more than one parcel, subject to the review and approval of CDOT and DPD.

c. Minimum Bicycle Parking Spaces:

-- Residential: 1 per 2 auto spaces

-- Nonresidential: In accordance with Section 17-10-0207

- 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 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of approximately 1,404,659 square feet and a base FAR of 3.0.
- 9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, 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 and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plan shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. 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 Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for any use contemplated herein which is located or established in, on, over or above the improvements, facilities and spaces undertaken in accordance with the Plans other than Part II approval (per Section 17-13-0610 of the Zoning Ordinance). Applicant and the Department, at either party's request, may continue to evolve the design of the building elevations on Subarea A, outlot parcels B1 and B2, and changes to such elevations, if any, shall, if mutually agreed, be approved by the Department administratively as a Minor Change.

Prior to the Part II approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for review and approval by DPD. Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than the total site area of the Property, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest adjacent property. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II approval for any portion of the Property shall be granted until Site Plan approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the P.D.

After approval of the Site Plan, changes or modifications may be made pursuant to the provisions of Statement 13. In the event of any inconsistency between approved plans and the terms of the P.D., the terms of the P.D. shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;

- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject area, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

Per Section 17-8-0903, this Planned Development will be consistent with plans that have been adopted by the Plan Commission or approved by the City Council, including the Cicero Avenue Corridor Study and the LeClaire Courts Design Guidelines (the "Design Guidelines") attached hereto and made a part hereof as Exhibit B. In furtherance of the foregoing, and in recognition of evolving and changing conditions within the areas which are the subject thereof, all such plans, including any specific information or determinations relating to uses, bulk, height, and other standards contained in such plans, shall be treated as guidelines to inform consideration and not as regulations or requirements in connection with the evaluation of specific planned development proposals.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to this Planned Development.

Future development, including Subarea A, Phase 2, outlot parcel B3, and Subarea B, which Applicant intends to follow the construction of Subarea A, outlot parcel B1 and B2, will be subject to Site Plan Approval. Provided the Site Plan Submittal required hereunder is in general conformance with this Planned Development and the Design Guidelines and provided Applicant has timely provided all Site Plan Submittals, the Commissioner of DPD (the "Commissioner") shall issue such Site Plan Approval. The foregoing notwithstanding, prior to the Commissioner's issuance of such Site Plan Approval, the Applicant shall present the Site Plan (as a courtesy presentation) to the Chicago Plan Commission, during a public meeting. Following approval of a Site Plan Submittal by the Commissioner, the approved plan shall be kept on permanent file with DPD and shall be deemed to be an integral part of this Planned Development.

12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
13. Subject to the provisions of Statement Number 2 of this Planned Development, the terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance 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.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes and enables universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof 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.
15. 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.
16. 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 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

* Editor's Note: Numbering sequence error; (i) missing in original document.

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.

17. The Applicant acknowledges and agrees that the rezoning of the Property from an RS3 Residential Single-Unit District to B3-3 Community Shopping District, and then to this Planned Development ("P.D.") 1525 is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The P.D. is located in an "inclusionary housing area" within the meaning of the ARO and permits the construction of 725 dwelling units. The Applicant intends to redevelop the P.D. into 725 total dwelling units (194 dwelling units in Subarea A and 531 dwelling units in Subarea B), 440,000 square feet of commercial space, open space, and approximately 956 parking spaces.

Developers of rental projects in inclusionary areas with 30 or more units must provide between 10 percent and 20 percent of the units in the residential development as affordable, depending on the average depth of affordability provided, as described in Section 2-44-85(F)(2). Regardless of the applicable percentage of affordable units in the rental project, developers must construct at least 25 percent of the affordable units on-site and another 25 percent on-site or off-site (collectively, the "Required Units"), and may satisfy the balance of their affordable housing obligation through: (a) the establishment of additional on-site or off-site affordable units; (b) payment of a fee in lieu of the establishment of on-site or off-site affordable units; or (c) any combination thereof. All on-site affordable units must be accessible dwelling units, as required under subsection (W)(10) of the ARO, and developers must give preference in leasing accessible units to people with disabilities, as specified in the ARO rules. All off-site affordable units must have at least two bedrooms and must be located in a downtown district, inclusionary housing area, or community preservation area. Whether on-site or off-site, developers must give preference in leasing affordable units of two bedrooms or more to multi-person households, as specified in the ARO rules. If a residential project is located in a transit-served location, off-site units must be located in a substantially comparable transit-served location.

The Applicant has elected the 20 percent option as set forth in the chart in subsection (F)(2) of the ARO. Subarea A is approved for a total of 194 dwelling units. As a result, the Applicant's affordable housing obligation is 38.8 affordable units (20 percent of 194) (the "Subarea A ARO Units") and 50 percent of those units are Required Units. Pursuant to subsection (T) of the ARO, the Applicant must either pay

a fractional in lieu fee or provide an additional unit on-site or off-site to satisfy the fractional obligation. The Applicant has agreed to satisfy its affordable housing obligation by providing 39 affordable units on-site in the residential buildings to be constructed in Subarea A, as set forth in the Affordable Housing Profile ("AHP") attached hereto. Subarea B is approved for a total of 531 dwelling units. As a result, the Applicant's affordable housing obligation is 106.2 affordable units (20 percent of 531) (the "Subarea B ARO Units"). The Applicant has agreed to satisfy its affordable housing obligation by providing 107 affordable units on-site in the residential buildings to be constructed in Subarea B, as set forth in the AHP. The Applicant agrees that the affordable rental units must be affordable to households with a range of incomes averaging 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually, provided that (x) the maximum income level for any affordable unit may not exceed 80 percent of the AMI, (y) at least one-third must be affordable to households at or below 50 percent of the AMI, of which one-sixth must be affordable to households at or below 40 percent of the AMI, and (z) all income levels must be multiples of 10 percent of the AMI. Consistent with the ARO and except as otherwise provided in this Statement 17, the ARO units may be established in phases, concurrently with and proportionate to the number of market-rate units constructed during any particular phase, such that the number of ARO units established may exceed (temporarily, and subject to reduction in later phases), but shall not be less than (even if temporarily), the percentage and number of ARO units that would be required by the ARO and this Statement 17 based on the aggregated number of market-rate units actually constructed.

If the Applicant requests to change its method of compliance with the ARO after the passage of this P.D., the Applicant shall update and resubmit the AHP to DOH for review and approval. DOH may adjust the AHP in accordance with the ARO without amending the P.D., provided however, any request to relocate affordable units from on-site to an off-site location requires an informational presentation to the Plan Commission. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an Inclusionary Housing Agreement ("IHA"), in accordance with subsection (N) of the ARO. The terms of the IHA and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the IHA will be recorded against all subareas of the P.D. and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 17 including any breach of any IHA, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits or other financial assistance from the City, and the affordability requirements for such financing (the "Financing Requirements") exceed the ARO requirements, then the Financial Requirements shall govern the Applicant's obligation to provide affordable housing in such subsidized portions of the P.D.

This statement does not include all ARO requirements and options. It is intended to provide an overview of the application of the ARO to this P.D. In the event of any conflict between this statement and the terms and conditions of the ARO, the ARO shall govern.

18. Construction of the improvements contemplated by this Planned Development may be completed in phases over a period of years. Unless construction of the first phase of development on the Property has commenced within six years following adoption of this Planned Development (subject to extension for one additional year as set forth in Section 17-13-0612 of the Chicago Zoning Ordinance), then this Planned Development shall lapse, and the Zoning Administrator shall initiate a zoning map amendment to rezone this Planned Development to a B3-3 Community Shopping District.

[Existing Zoning Map; Land-Use Map; Boundary and Property Line Map; Existing and Proposed Right-of-Way Dimension Exhibit; Development Subarea Map; Development Subarea Phasing Map; Civil Site Plan; Civil Site Plan Subarea A -- Phase 1B Buildings; Vehicular Circulation; Pedestrian Routes/Connectivity; Grocery Floor Plan; North, South, East and West Building B1 Elevations; Mob Building Floor Plan and Elevations; Landscape Site Plan Enlargements B and D; Shade Tree in Planting Section; Shade Tree in Parkway Section; Shade Tree in Raised Planter Section; Shrub Planting Section; 4-inch Ornamental Metal Fence Detail; and Fence Post Footing Detail referred to in these Plan of Development Statements printed on pages 41774 through 41790 of this *Journal*.]

Bulk Regulations and Data Table, ARO Affordable Housing Profile Form (AHP) and ARO Intake Form referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development.

Bulk Regulations And Data Table.

Site Area

Gross Site Area: 501,940 + 1,192,471 = 1,694,411 square feet

Public Right-of-Way
(adjacent Right-of-Way
to Centerline): 74,660 + 181,390 = -256,050 square feet

Public Right-of-Way to be Vacated:	41,197	+	73,005	=	+114,202 square feet
Area to be Dedicated:	36,932	+	110,972	=	-147,904 square feet
Total Net Site Area:	431,545	+	973,114	=	1,404,659 square feet

	Subarea A	Subarea B	Total
Net Site Area:	431,545 square feet	973,114 square feet	1,404,659 square feet
Floor Area Ratio:	3.0	3.0	3.0
Maximum Floor Area:	1,294,635 square feet	2,919,342 square feet	4,213,977 square feet

	Subarea A	Subarea B	Total
Maximum Number of Dwelling Units:	194	531	725 units
Minimum Off-Street Parking Spaces:			
Residential Uses:	Per P.D. Statement 5(a) 1. (i) -- (iii) and Code Section 17-10-0207		
Non-Residential Uses:	Per P.D. Statement 5(a) 2 and Code Section 17-10-0207		

	Subarea A	Subarea B	Total
Minimum Off-Street Loading Spaces:	Per P.D. Statement 5(b) and Code Section 17-10-1100		
Maximum Building Height:	80 feet	65 feet	
Minimum Setbacks:	Per Plans	Per Plans	

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: October 10, 2021

DEVELOPMENT INFORMATION

Development Name: LeClaire Courts Redevelopment

Development Address: 4210-4258 S Cicero Avenue

Zoning Application Number, if applicable: _____ Ward: 22

If you are working with a Planner at the City, what is his/her name? Nolan Zaroff

Type of City Involvement
check all that apply

- ☐ City Land ☒ Planned Development (PD)
☐ Financial Assistance ☐ Transit Served Location (TSL) proje
☒ Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

- ☒ ARO Web Form completed and attached - or submitted online on
☐ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)
☐ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)
☐ If ARO units proposed are off-site, required attachments are included (see next page)
☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)

DEVELOPER INFORMATION

Developer Name: LeClaire Partners, LLC

Developer Contact: Martin Cabrera Jr.

Developer Address: 10 South LaSalle Street, Chicago, IL

Email Developer: mcabrera@cabreracapital.com

Developer Phone: 312-236-8888

Attorney Name: Carol D. Stubblefield, Neal & Leroy, LLC

Attorney Phone: 312-641-7144

TIMING

Estimated date marketing will begin: TBD

Estimated date of building permit*: TBD

Estimated date ARO units will be
complete: TBD

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Mateo Lopez
Developer or their agent

Ricardo Lopez, DOH

10/18/2021
Date
10/14/2021

Date

FINAL FOR PUBLICATION**ARO Intake Form****Applicant Contact Information:**

Name: Chicago Housing Authority Email: asafakas@thecha.org Phone: 312-542-8866

Development Information:**Triggering Project Address**

4210 - 4258 S. Cicero Avenue; 4300 - 4358 S. Cicero Avenue; 4400 - 4458 S. Cicero Avenue; 4800 - 4926 W. 44th Street; 4801 - 4959 W. 44th Street; 4301 - 4359 S. LaPorte Avenue; 4800 - 4958 W. 45th Street; 4401 - 4435 S. Laverne Avenue; 4441 - 4459 S. Laverne Avenue

Development Name: LeClaire Courts Redevelopment

Are you rezoning to downtown? NO

Ward: 22 ARO Area: Inclusionary Housing Area

ARO Trigger: Planned Development Total Units: 725 units Development Type: Rental

Requirements:

How do you intend to meet your ARO obligation? 20% On-Site in the Planned Development; affordable at a weighted average of 60% of the AMI

On-site: Subarea A: 38.8 ARO Units (20% of 194); Off-Site: N/A
Subarea B: 106.2 ARO Units (20% of 531)

Total Units: 145 Affordable Units

Off-Site ARO Unit Information:

Will the Off-Site Units be Rental or For-Sale?

Address:

Number: Direction: Street Name: Postal Code:
ARO Area: Ward Distance from Triggering Project: Off-Site Administrative Fee*

*Please note that an administrative fee of \$5,000 per off-site unit must be received by the ARO Project Manager in addition to any in-lieu fees owed prior to the issuance of any building permits for the project, including, without limitation, excavation, or foundation permits.

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Project Name	LeClaire Courts Redevelopment
Zoning Application number, if applicable	
Address	4300-4500 S. Cicero Avenue, Chicago, IL 60644
Is this a For Sale or Rental Project?	Rental
If a For Sale Project, will you offer ARO	n/a
Anticipated average psf rent/price?	
Total Units in Project	194
On-site Units	38.8
Off-site Units	0

A-North Summary

Market Rate				ARO Units			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	18	19.57%		4	17.39%		
one-bed	56	60.87%		15	65.22%		
two-bed	18	19.57%		4	17.39%		
	92			23			

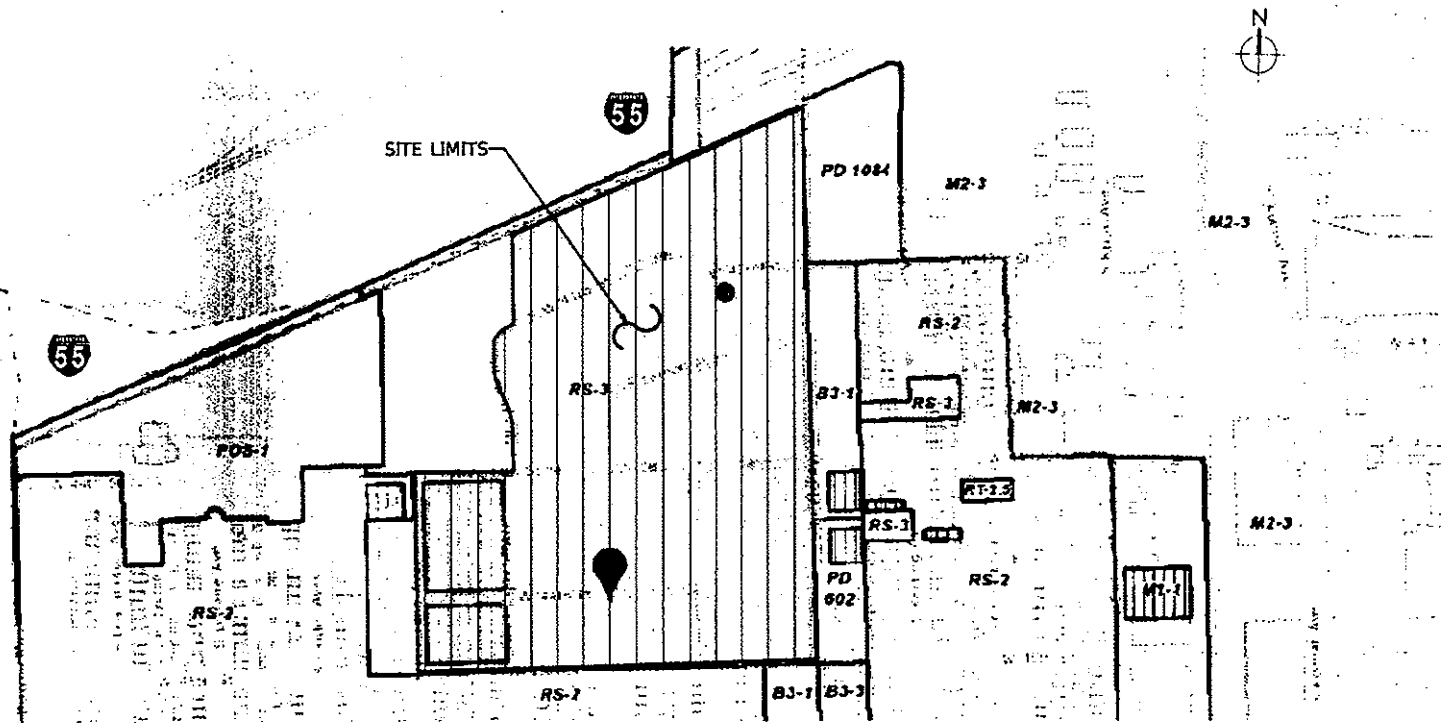
A-South Summary

Market Rate				ARO Units			
unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordable v. market square footage*
studio	19	30.16%		4	25.00%		
one-bed	32	50.79%		8	50.00%		
two-bed	12	19.05%		4	25.00%		
	63			16			

This is a preliminarily approved Affordable Housing Profile (AHP), which will be revised when further project details are determined and will include a complete unit details spreadsheet and floor plan layouts with affordable units designated. The unit mix may change based on tax credit and other financing underwriting requirements and further City of Chicago design review. The Applicant is electing option 1 under Subsection (F)(2) of the ARO and has agreed to provide all units on-site affordable to households at a weighted average of 60% AMI as described in the ARO Rules.

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Zoning and Land Use Map
Department of Planning and Development



KNIGHT

Engineers & Architects

221 North LaSalle Street
Suite 200
Chicago, IL 60601-1211
Phone: (312) 577-3300

APPLICANT: CHICAGO HOUSING AUTHORITY

ADDRESS: 4210-4258, 4300-4358, 4400-4458 S. CECIL AVE.; 4800-4928, 4901-4958 W. 44TH ST.;
4301-4359 S. LAPOINTE AVE.; 4800-4858 W. 45TH ST.; AND 4401-4435, 4441-4459 S. LAVERGNE AVE.

INTRODUCTION DATE: 03/24/2021

PLAN COMMISSION: 10/21/2021

LeClaire Courts Redevelopment
Plan Commission
Chicago, IL 60638

EXISTING ZONING MAP

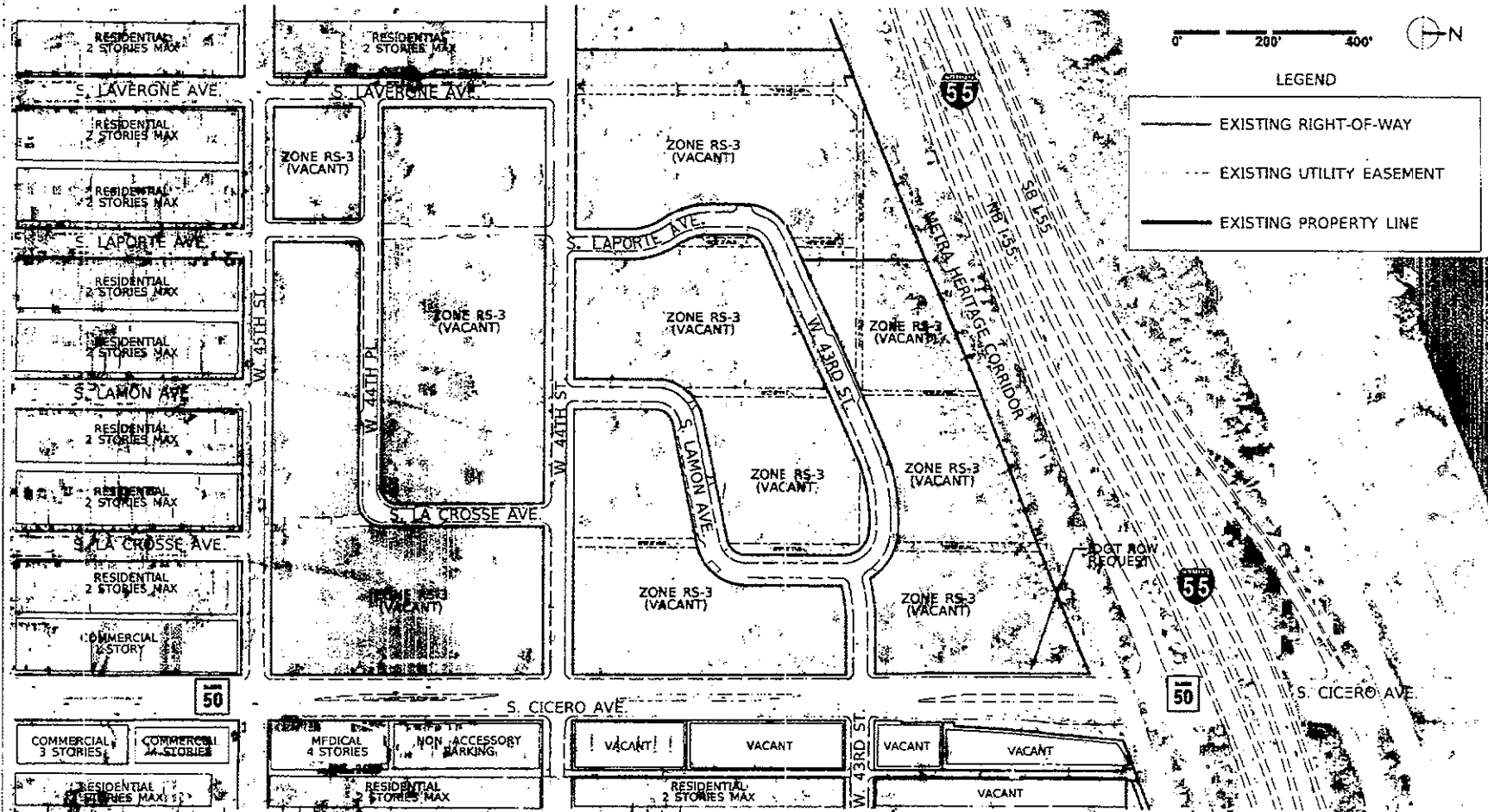
PROJECT #: 7892

DATE: 10/21/2021

PUD-01

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Suite 300
Chicago, IL 60601-1211
Phone: (312) 577-3000
Engineers & Architects

APPLICANT: CHICAGO HOUSING AUTHORITY
ADDRESS: 4210-4250, 4300-4350, 4400-4450 S. CICERO AVE.; 4800-4920, 4801-4950 W. 44TH ST.;
4301-4350 S. LAPORTE AVE.; 4800-4950 W. 45TH ST.; AND 4401-4435, 4441-4450 S. LAVERGNE AVE.
INTRODUCTION DATE: 03/24/2021
PLAN COMMISSION: 10/21/2021

LeClaire Courts Redevelopment
Plan Commission
Chicago, IL 60638

LAND USE MAP

PROJECT #: 7802
DATE: 10/1/2021
PUD-02

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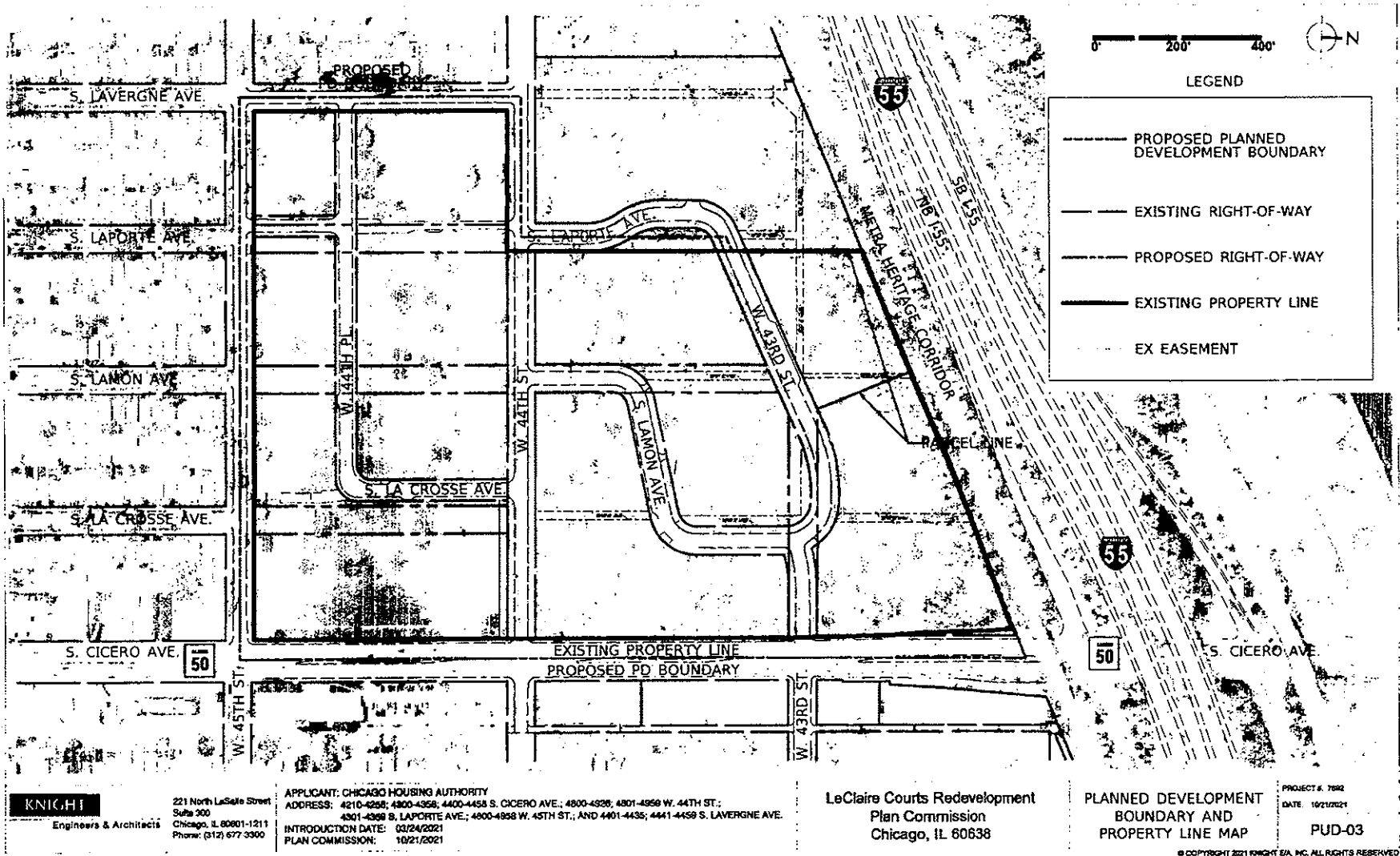
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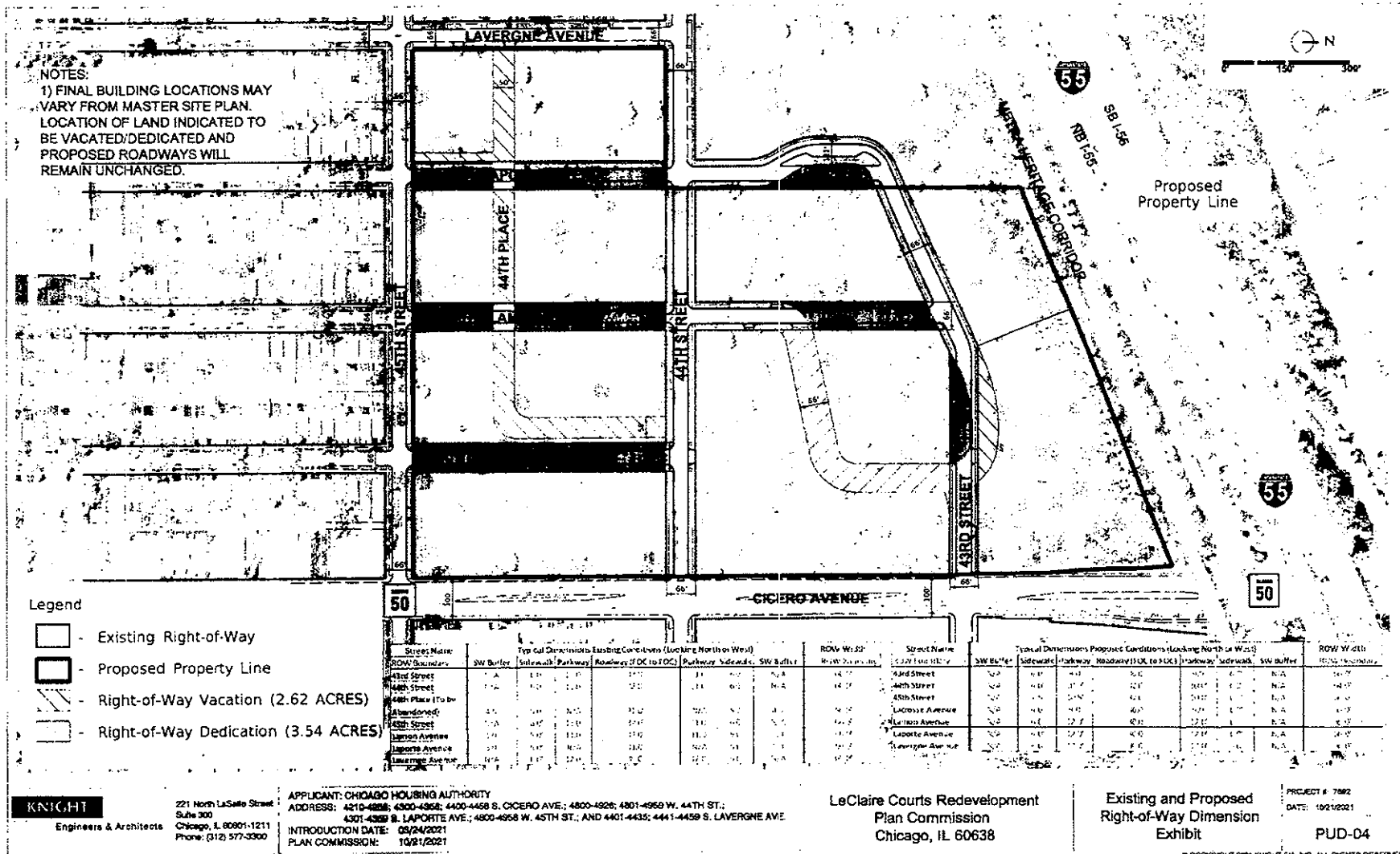


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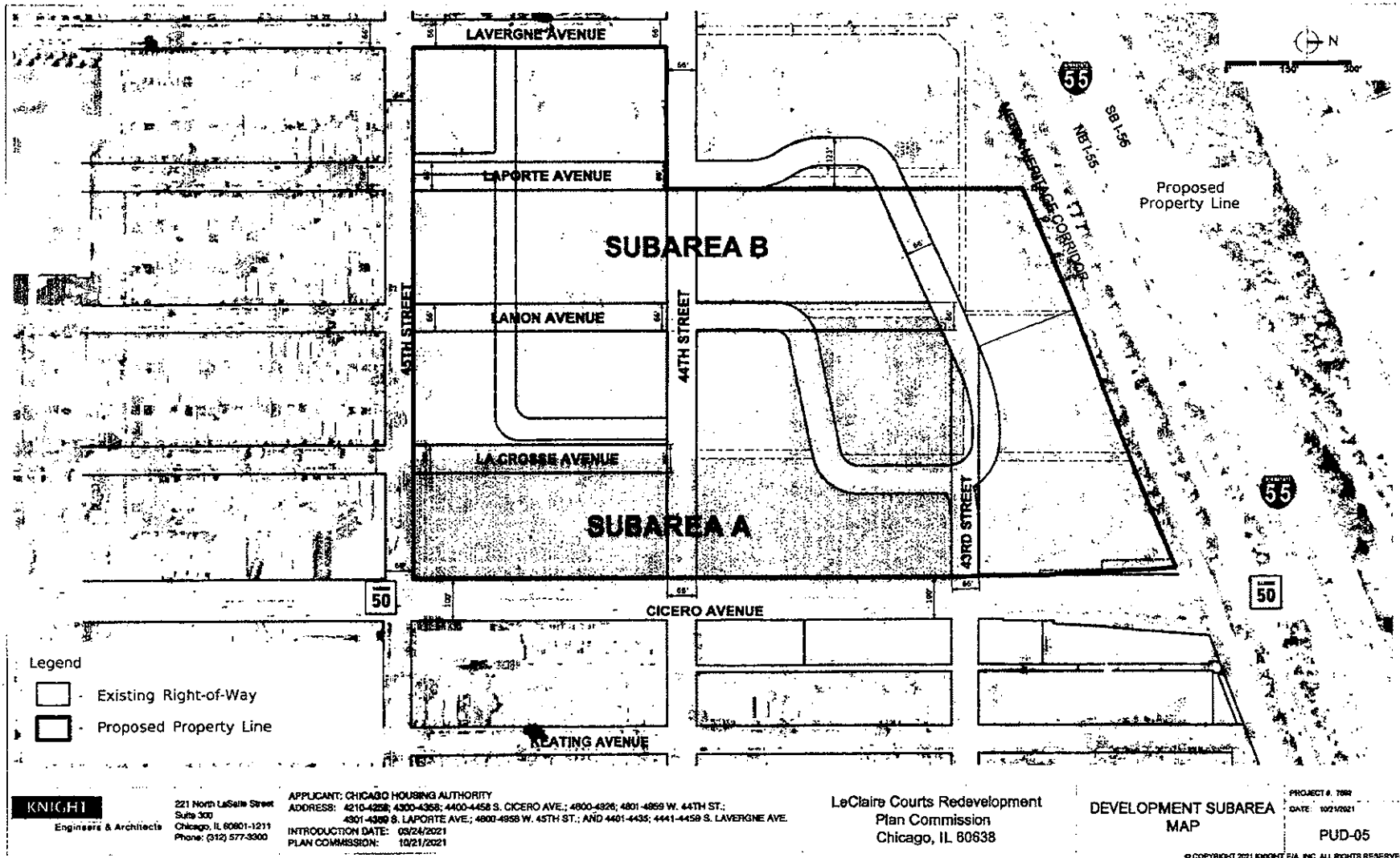
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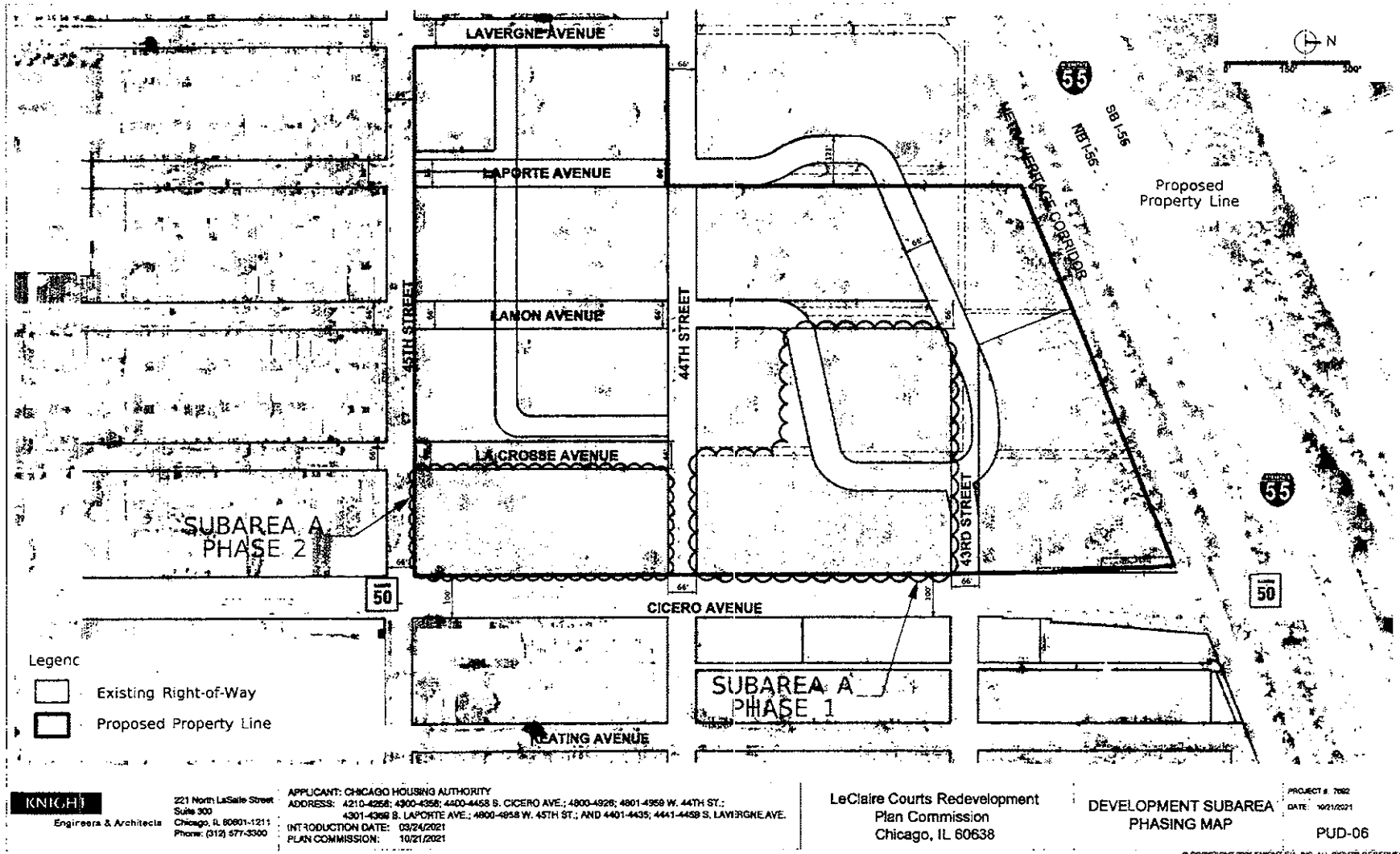


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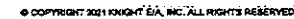


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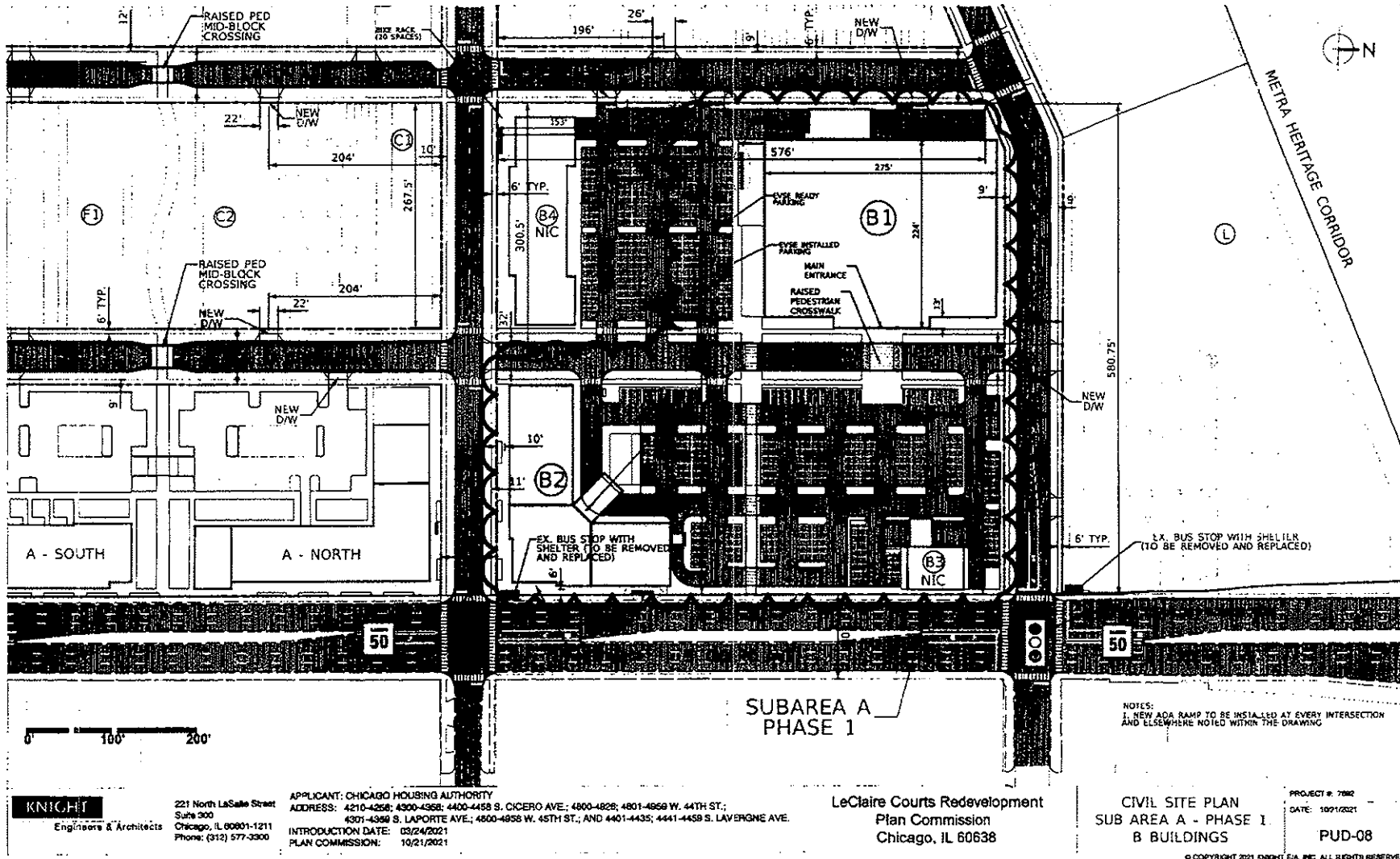
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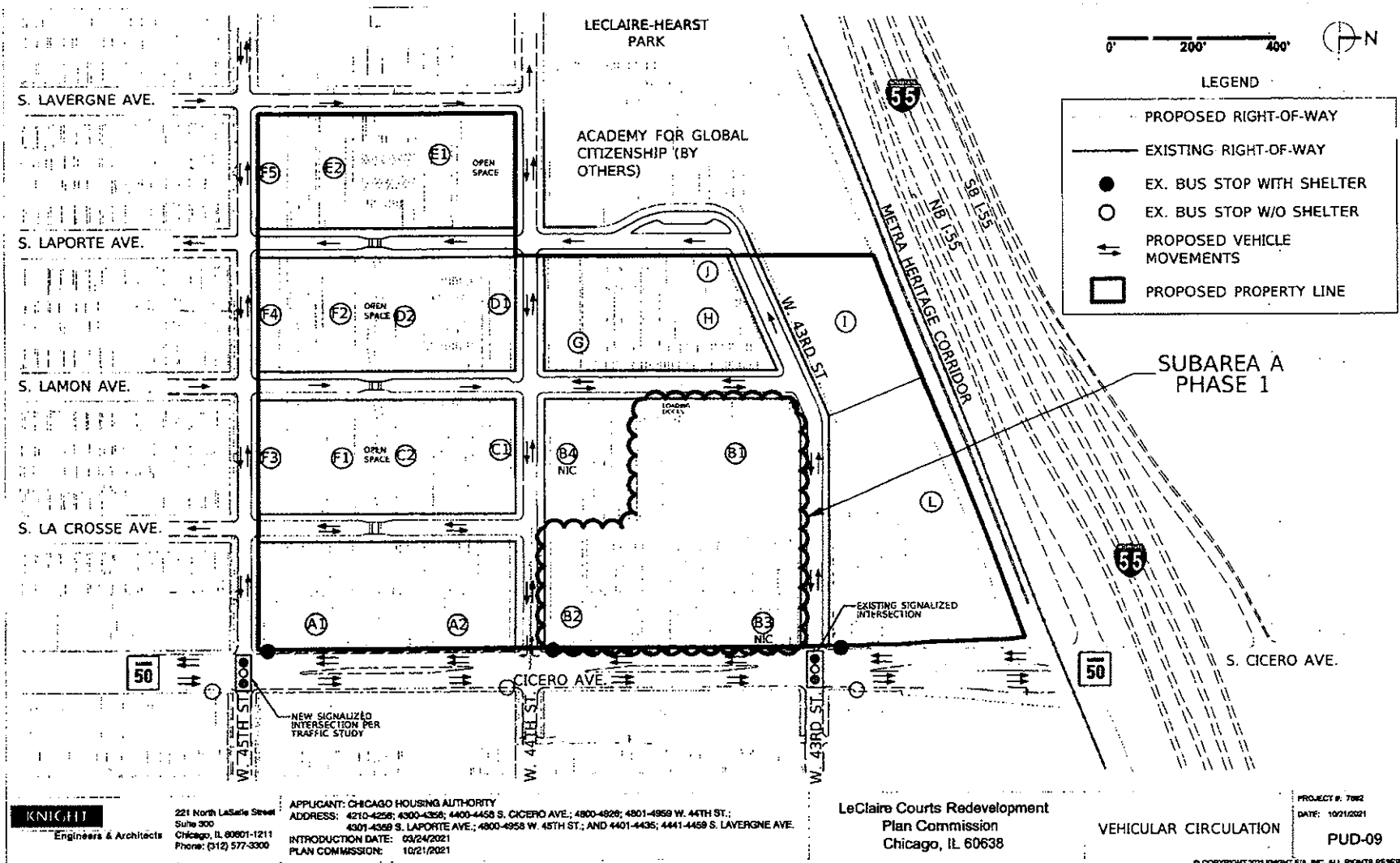
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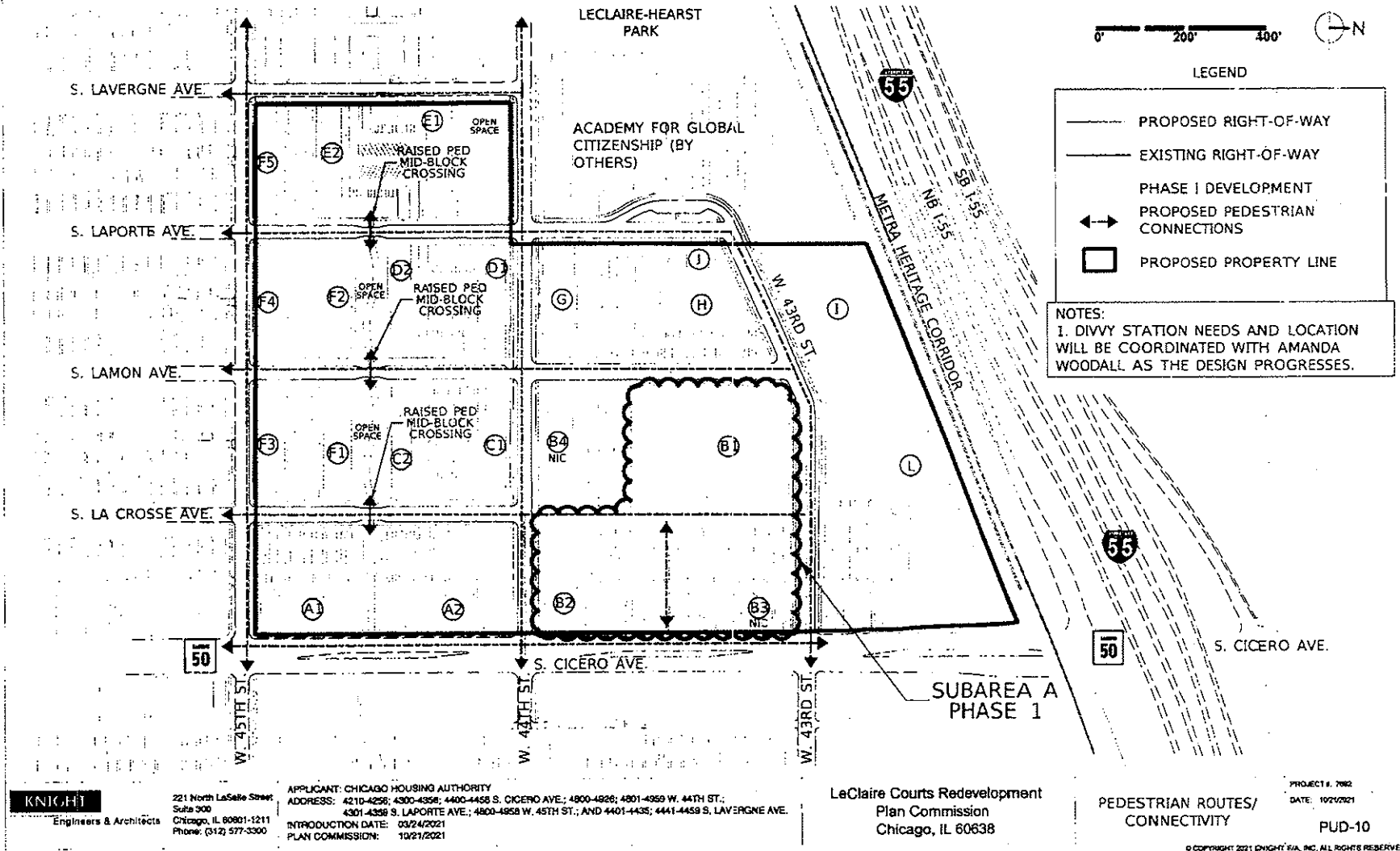


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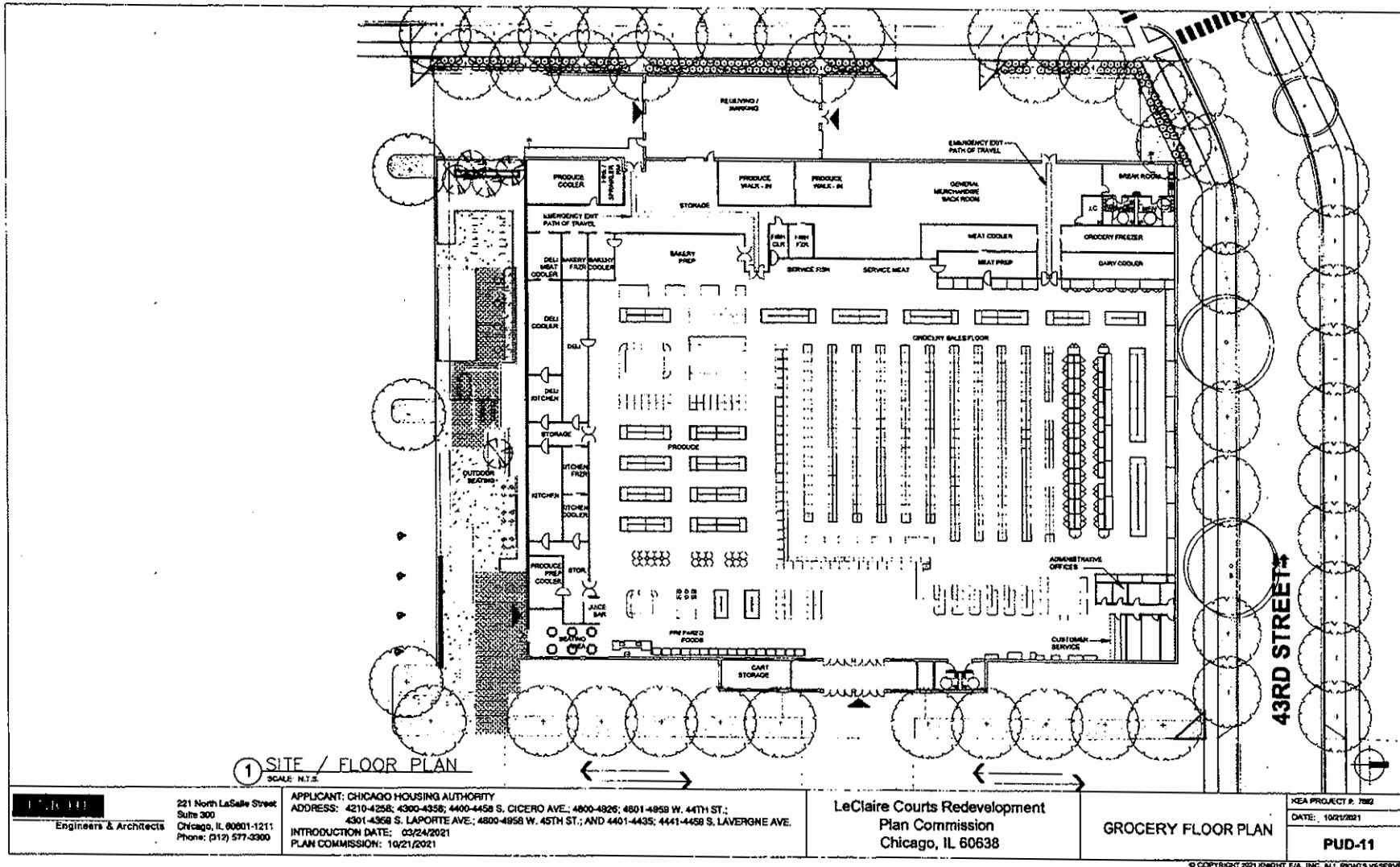


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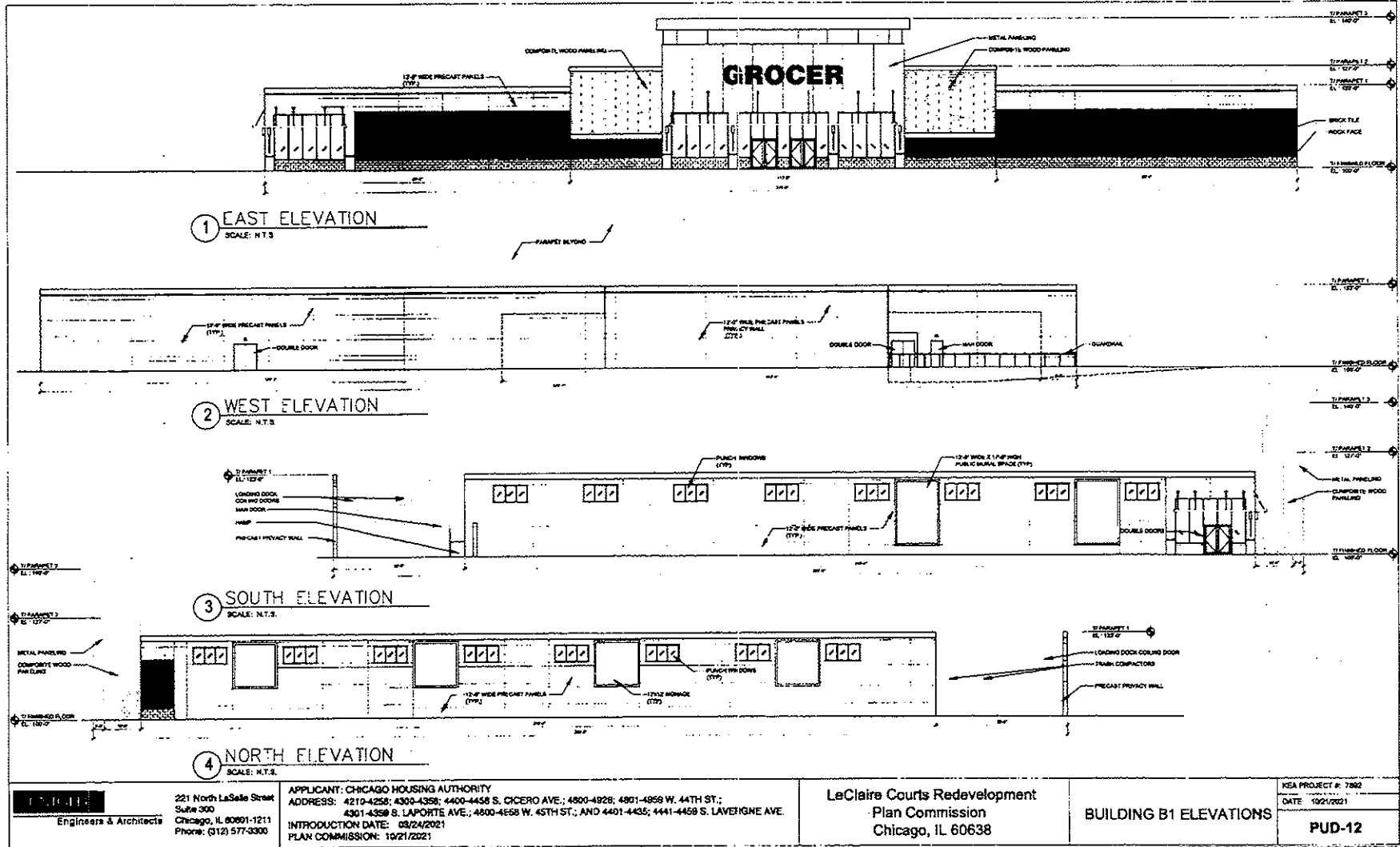


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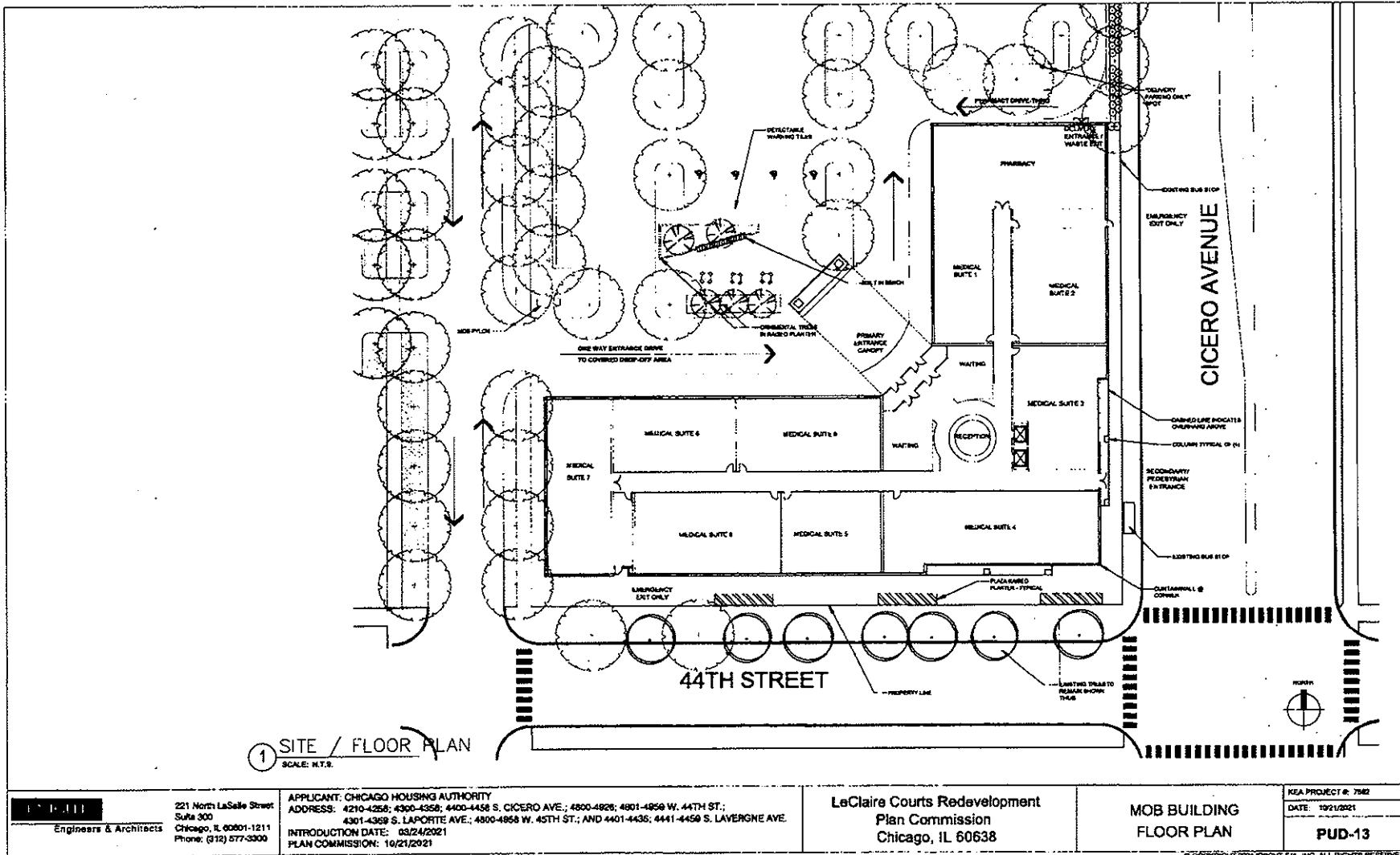


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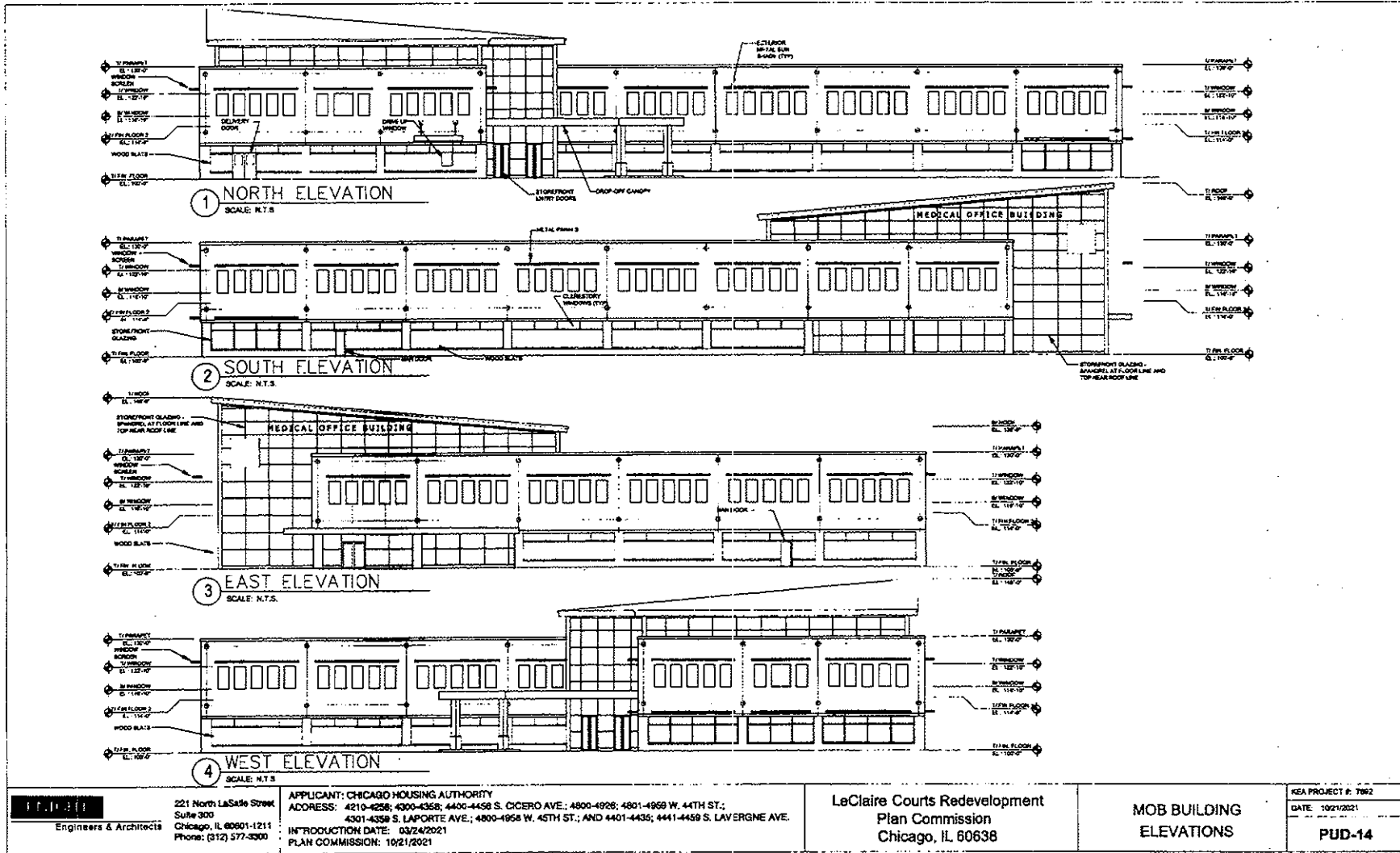


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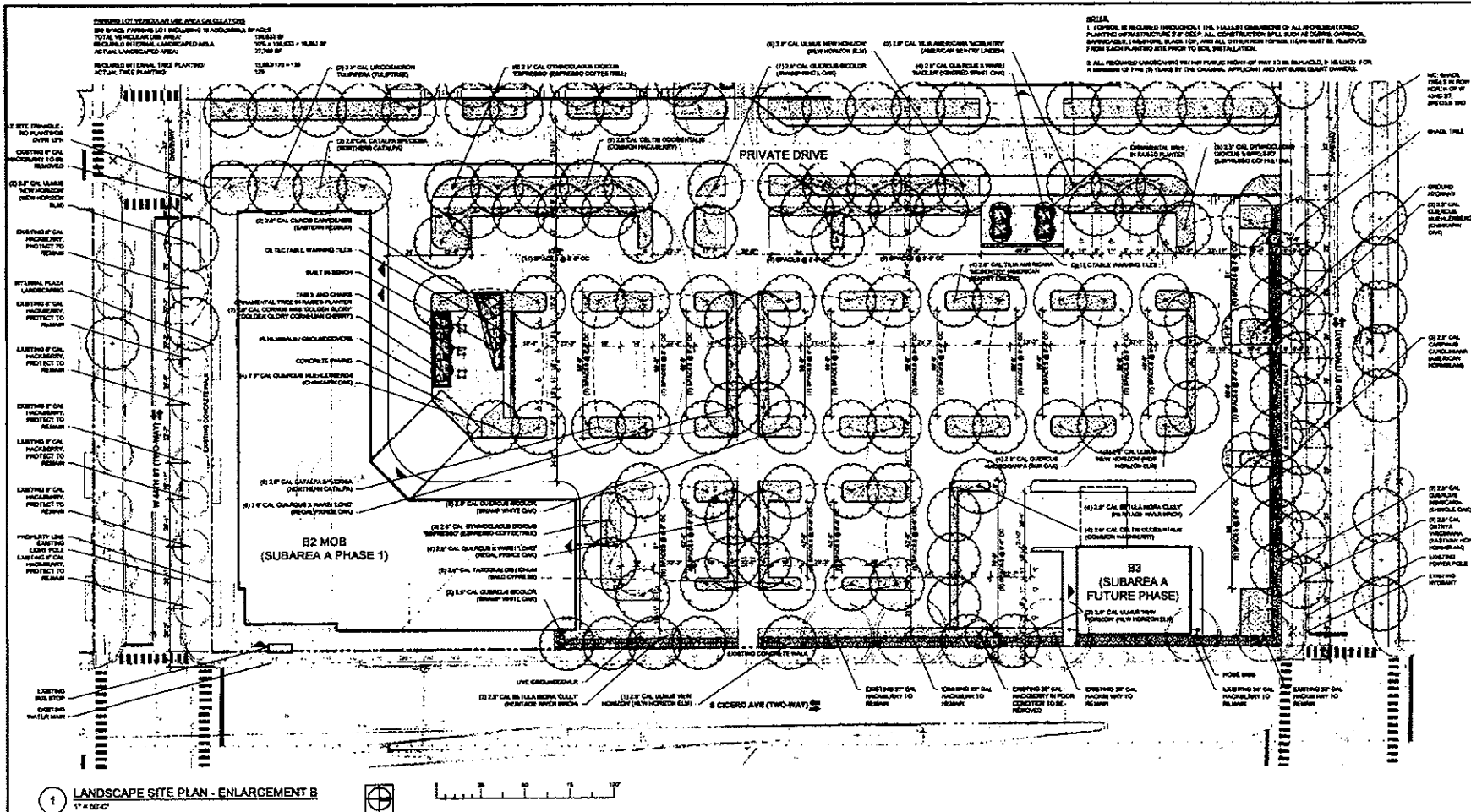


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KNIGHT Engineers & Architects 221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 577-3300	APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258; 4300-4358; 4400-4458 S. CICCERO AVE.; 4800-4928; 4801-4959 W. 44TH ST.; 4301-4369 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAYRERNE AVE. INTRODUCTION DATE: 03/24/2021 PLAN COMMISSION: 10/21/2021	LeClaire Courts Redevelopment Plan Commission Chicago, IL 60638	site design group, inc. 886 s michigan avenue ph1 chicago, illinois 60605 www.site-design.com	PROJECT # 7992 DATE: 10/21/2021 PUD - 15
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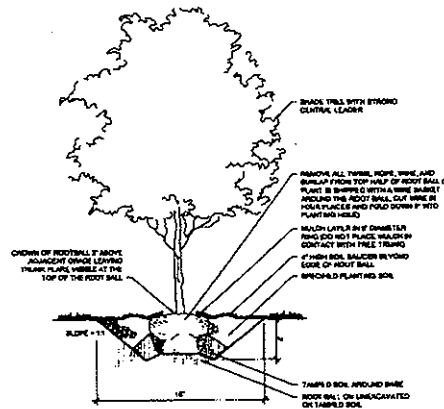


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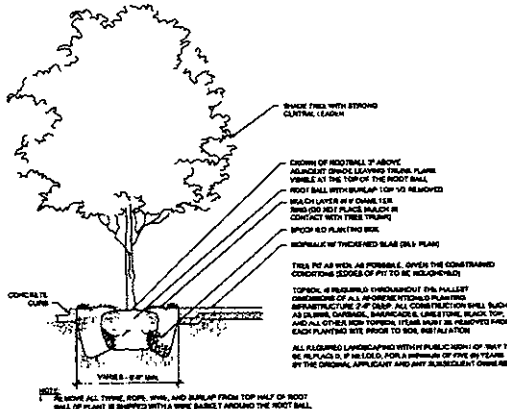
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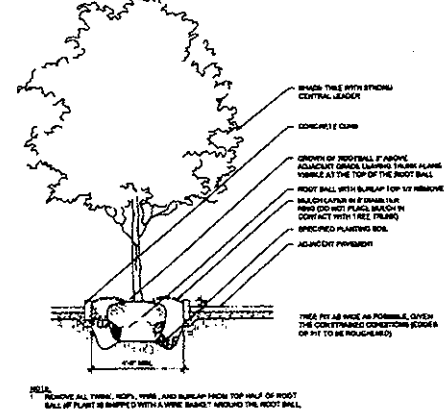
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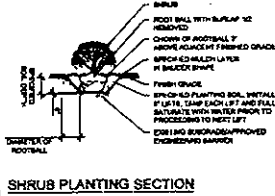
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NOT TO SCALE



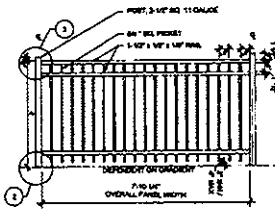
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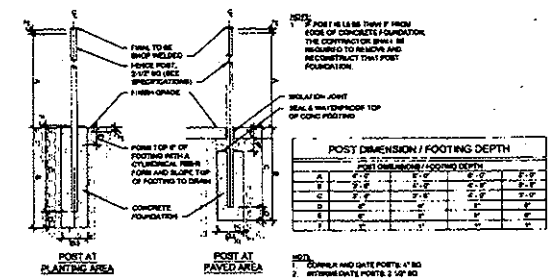
3 SHADE TREE IN RAISED PLANTER SECTION
NOT TO SCALE



4 SHRUB PLANTING SECTION
NOT TO SCALE



5 4\"/>



6 FENCE POST FOOTING DETAIL
1/2\"/>

POST DIMENSION / FOOTING DEPTH				
A	4'-0"	5'-0"	6'-0"	7'-0"
B	5'-0"	6'-0"	7'-0"	8'-0"
C	6'-0"	7'-0"	8'-0"	9'-0"
D	7'-0"	8'-0"	9'-0"	10'-0"
E	8'-0"	9'-0"	10'-0"	11'-0"
F	9'-0"	10'-0"	11'-0"	12'-0"

ENRCH
Engineers & Architects

221 North LaSalle Street
Suite 300
Chicago, IL 60601-1211
Phone: (312) 577-3300

APPLICANT: CHICAGO HOUSING AUTHORITY
ADDRESS: 4210-4228; 4300-4358; 4400-4458 S. CICERO AVE.; 4800-4926; 4801-4858 W. 44TH ST.;
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INTRODUCTION DATE: 03/24/2021
PLAN COMMISSION: 10/21/2021

LeClaire Courts Redevelopment
Plan Commission
Chicago, IL 60638

site design group, llc
800 s michigan avenue ph
chicago, illinois 60605
www.site-design.com

PROJECT #: 2882
DATE: 10/21/2021
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