



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-1201
Type: Ordinance **Status:** Passed
File created: 3/24/2021 **In control:** City Council
Final action: 11/17/2021
Title: Zoning Reclassification Map No. 10-L at 4210-4258, 4300-4358 and 4400-4458 S Cicero Ave, 4800-4926 and 4801-4959 W 44th St, 4301-4359 S LaPorte Ave, 4800-4958 W 45th St and 4401-4435 and 4441-4459 S Laverne Ave - App No. 20657
Sponsors: Misc. Transmittal
Indexes: Map No. 10-L
Attachments: 1. O2021-1201.pdf, 2. SO2021-1201.pdf

Date	Ver.	Action By	Action	Result
11/17/2021	1	City Council	Passed	Pass
11/16/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	1	City Council	Referred	

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ORDINANCE

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 RS-3, 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 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 Lavergne 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 [], 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.

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. Lavergne Ave.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO.

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. _____ (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 title holders 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 title holder 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

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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 S. Cicero Avenue & W. 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 S. Cicero Avenue & W. 44th Street;
 - Extend W. 43rd Street for 700 feet west of S. Cicero Avenue to approximately the alignment of S. Lamon Avenue and convert it to allow two-way traffic;

- Convert W. 44th Street to two-way traffic between S. Cicero Avenue and the alley west of S. Lavergne Avenue;
- Remove the westbound stop signs on W. 44th Street at S. La Crosse Avenue, S. Lamon Avenue and S. Lavergne Avenue;
- Provide stop signs for S. Lamon Avenue and S. La Crosse Avenue at their respective intersections with W. 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 S. Cicero Avenue & W. 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 W. 45th St at S. La Crosse and S. Lamon Avenues;
- Provide a curb extension on the south leg of S. Lamon Avenue at W. 44th Street;
- Convert the intersection of W. 44th Street with S. LaPorte Avenue to an all-way stop control;
- Provide a stop sign for southbound traffic on S. La Crosse Avenue at its intersection with W. 45th Street;
- Provide stop signs for the northbound and southbound approaches of S. Lamon Avenue and S. La Crosse Avenue at their respective intersections with W. 44th Street.

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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 & 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 Sub-Area Map
Exhibit 6 Planned Development Phasing Map
Exhibit 7 Planned Development Full Site Plan
Exhibit 8 Sub-Area 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 Exhibit 15 Landscape Plans

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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,

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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): o 1 space per unit
- ii) (Multi-Unit, government-subsidized; based on unit size) o Less than 600 sq. ft. 0.33 spaces per unit
o 600 - 1,200 square feet 0.70 spaces per unit o 1,201+ square feet 1 space per unit
- iii) Elderly Housing
o 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. Non-residential: 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

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be shared by more than one parcel, subject to the review and approval of CDOT and DPD.

c. Minimum Bicycle Parking Spaces

- o Residential 1 per 2 auto spaces
- o Non-residential In accordance with Section 17-10-0207

6. On-Premise 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-Premise 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 parcel B1 and B2, and changes to such elevations, if any, shall, if mutually agreed, be approved by the Department administratively as a Minor Change.

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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 PD.

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 PD, the terms of the PD 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 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

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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 No. 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

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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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof),

and (ii) 50% 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 forgoing, 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 a RS-3 Residential Single Unit District to B3-3 Community Shopping District, and then to this Planned Development ("PD") is an "entitlement" that triggers the requirements of Section 2-44-085 of the Municipal Code of Chicago (the "ARO"). The PD 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 PD into 725 total dwelling units (194 dwelling units in Subarea A and 531 dwelling units in Subarea B), 440,00 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% and 20% 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% of the affordable units on-site and another 25% 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

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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% 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% of 194) (the "Subarea A ARO Units") and 50% 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% 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% 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% of the AMI, (y) at least one-third must be affordable to households at or below 50% of the AMI, of which one-sixth must be affordable to households at or below 40% of the AMI, and (z) all income levels must be multiples of 10% 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 PD, 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 PD, 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 PD, including, without

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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 PD 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 PD.

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 PD.

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 PD. 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 B3-3, Community Shopping District.

Applicant: The Chicago Housing Authority
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.
Introduced: March 24, 2021
Plan Commission: October 21, 2021

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

BULK REGULATIONS AND DATA TABLE

Site Area

Gross Site Area 501,940

Public Right-of-Way (adjacent ROW to centerline): 74,660

+

+

36,932 431,545

+

Public Right-of-Way to be Vacated: 41,197 Area to be Dedicated: Total Net Site Area:
Net Site Area:

Floor Area Ratio: Maximum Floor Area:

Subarea A

431,545 sq. ft. 3.0

1,294,635 sq. ft. Subarea A

1,192,471

181,390

73,005

110,972

973,114

Subarea B

3.0

2,919,342 sq. ft. Subarea B

1,694,411 sq.ft.

- 256,050 sq. ft. + 114,202 sq. ft.

-147,904 sq. ft. 1,404,659 sq. ft.

Total

3.0

4,213,977 sq. ft. Total

Maximum Number of Dwelling Units:

725 units

Minimum Off-Street Parking Spaces:

Residential Uses: Per PD Statement 5(a) 1. (i)-(iii) and Code Section 17-10-0207

Non-Residential Uses: Per PD Statement 5(a) 2. and Code Section 17-10-0207

Subarea A

Subarea B Total

Minimum Off-Street Loading Spaces:

Per PD Statement 5(b) and Code Section 17-10-1100

Maximum Building Height: Minimum Setbacks:

Applicant: Chicago Housing Authority
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. Lavergne Ave.
Introduced: March 24, 2021

Plan Commission: October 21, 2021

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ARO Affordable Housing Profile Form (AHP)

i. Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee | Pilot of Pilsen/Little Village Pilot Ordinances (ail projects submitted to City Council after i@cWbeY; 13, ' 2015). More information is online at www.cityofchicago.gov/ARO <<http://www.cityofchicago.gov/ARO>>. Submit the completed#o; th\$, Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: " i deni8e.rbman@cityofchicagp.dr^ii justin.root@cityofchicago.org <<mailto:justin.root@cityofchicago.org>>. Applications that include l off-site units should submit documentation lji^

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 ☐ City Land 0 Planned Development (PD)
check all that apply rj Financial Assistance rj Transit Served Location (TSL) proje
J£] 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 0 ARO "Affordable Unit
Details and Square Footage" worksheet completed and attached (Excel) Q If ARO units proposed,
Dimensioned Floor Plans with affordable units highlighted are attached {pdf} Q If ARO units proposed*

are off-site, required attachments are included (see next page) Q 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 <mailto:mcabrera@cabreracapital.com> Developer
Phone: 312-236-8888
Attorney Name: Carol D. Stubblefield. Neal & Lerov. 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 MEEJ^EQUWEMEBfTS (to be executed by Developer & ARO Project Manager)

Developer or their agent /' s Date ' /<?//<?/
10/14/2021

Ricardo Lopez, DOH Date

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ARO Intake Form

Applicant Contact Information:

Name:

Chicago Housing Authority

Email:

asafakas@thecha.org <mailto: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. Lavergne Avenue: 4441 -4459 S. Lavergne 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 Rental

Development Type:

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:

Direction: Street Name:

Distance from Triggering Project: Off-Site Administrative Fee¹

*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 Zoning Application number, if applicable

Address

Is this a For Sale or Rental Project? If a For Sale Project, will you offer ARO Anticipated average psf rent/price? * Total Units in Project On-site Units Off-site Units

LeClaire Courts Redevelopment

4300-4500 S. Cicero Avenue, Chicago, IL. 60644

Rental

n/a

194
38.8
0

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

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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.

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: ^---^f^^-U\ G/jJ Maurice D. Cox _/
Chicago Plan Commission

Date: October 21, 2021

Re: Proposed Residential-Business Planned Development Located at the Property Commonly Known as LeClaire Courts (4210-4258, 4300-4358 & 4400-4458 S. Cicero Avenue / 4800-4926 & 4801-4959 W. 44th Street / 4301-4359 S. Laporte Avenue / 4800-4958 W. 45th Street / 4401-4435 & 4441-4459 S. Lavergne Avenue)

On October 21, 2021, the Chicago Plan Commission recommended approval of the proposed Residential-Business Planned Development located on the property commonly known as LeClaire Courts, submitted by The Chicago Housing Authority, in partnership with Cabrera Capital Partners and The Habitat Company. The applicant proposes to redevelop the site into approximately 725 units of housing, 440,000 square feet of commercial space including a grocery store and medical clinic, publicly accessible open space, and accessory parking spaces, to be built in multiple phases. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Nolan Zaroff, Lead Planner for the Southwest Region, at 312-744-4054.

Cc: PD Master File (Original PD, copy of memo)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602