



City of Chicago



O2021-1201

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 3/24/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

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 Lavergne Ave - App No. 20657

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#20657
INTRO DATE
MARCH 24, 2021

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 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 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.

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 1,370,860 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 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. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, its successors and assigns. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control for purposes of this Statement shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessees of the Property. An agreement among property owners (together with ground lessees and sub-ground lessees) or a covenant binding property owners (together with ground lessees and sub-ground lessees) may designate the authorized party for any future amendment, modification or change. In addition, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term “owner” shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term “Applicant”, “ground lessee” or “titleholder” shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicable Property owner, its successors, assigns or grantees, seeking such action.

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

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans (as defined below).

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

All work proposed in the public way 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. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Planned Development consists of 17 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; Elevations all prepared by Knight E/A, Inc., SCB and Site Design Group, Ltd. dated 3/1/2021 (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: residential dwelling units; accessory parking; residential support services; eating and drinking establishments; banks, (excluding pay day loan stores and pawn shops), credit union and ATM facilities; food and beverage retail sales uses; medical service; office; personal service uses; consumer repair or laundry services (excluding on-premise plants); general retail sales; co-located wireless communications facilities; and incidental and related uses.
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.
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 1,370,860 square feet.

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Introduced: March 24, 2021

9. The Applicant acknowledges and agrees that the rezoning of the Property to this Planned Development for the construction of the project triggers the requirements of Section 2-45-115 of the Municipal Code (the “Affordable Requirements Ordinance” or “ARO”). Any developer of a “residential housing project” within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the “Required Units”) as affordable units for thirty (30) years; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site. The Property is located in a “higher income area” within the meaning of the ARO, and the project has a total of 700 units. As a result, the Applicant’s affordable housing obligation is 70 affordable units (10% of 700 total, rounded up/down). Applicant has agreed to satisfy its affordable housing obligation by providing all Required Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. If the Applicant subsequently receives “financial assistance” from the City, as that term is defined in the ARO, then Applicant must set aside 20% of the housing units in the residential housing project as affordable units, and must update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (“AMI”), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development for review and approval, and the Department may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of the Department of Planning and Development may enforce remedies for any breach of this Statement No. 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

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 Financing Requirements shall govern the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

10. 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

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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.

11. 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.
12. Future development, which shall follow construction of the Phase 1 development, will be subject to Site Plan Approval by the Zoning Administrator, following review and comment by DPD design review and Chicago Plan Commission, subject to this Statement 12 and 17-13-0610 of the Chicago Zoning Ordinance.

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 14. 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.

Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

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13. 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.
14. 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.
15. 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.
16. 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.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of time, the Commissioner of the Department of shall initiate a Zoning Map Amendment to rezone this Planned Development to B3-3, Community Shopping District.

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**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Site Area

| | | | | | |
|---|---------|---|-----------|---|---------------------|
| Gross Site Area | 501,940 | + | 1,192,366 | = | [1,694,306] sq. ft. |
| Public Right-of-Way (adjacent ROW to centerline): | 74,660 | + | 181,390 | = | - [256,050] sq. ft. |
| Public Right-of-Way to be Vacated: | 41,197 | + | 73,005 | = | + [114,202] sq. ft. |
| Area to be Dedicated: | 36,932 | + | 110,972 | = | - [147,904] sq. ft. |
| Total Net Site Area: | 431,545 | + | 973,009 | = | [1,404,554] sq. ft. |

| | Subarea A | Subarea B | Total |
|----------------|------------------|------------------|-------------------|
| Net Site Area: | 431,545 sq. ft. | 973,009 sq. ft. | 1,370,860 sq. ft. |

Maximum Floor Area Ratio: 3.0

Overall Maximum Permitted Floor Area: [4,112,580] sq. ft. ([1,370,860] net site area x 3 FAR)

| | Subarea A | Subarea B | Total |
|------------------------------------|--|--|--------------|
| Maximum Number of Dwelling Units: | A1 – 125 units A2 – 125 units | C1 – 30 units C2 – 50 units D1 – 50 units D2 – 40 units E1 – 30 units E2 – 50 units F1 – 30 units F2 – 30 units F3 – 9 units F4 – 9 units F5 – 9 units G1 – 115 units | 702 units |
| Minimum Off-Street Parking Spaces: | A1 – 110 spaces A2 – 83 spaces B1 – 150 spaces B2 – 53 spaces B3 – 25 spaces | C1 – 21 spaces C2 – 35 spaces D1 – 35 spaces D2 – 28 spaces E1 – 21 spaces E2 – 35 spaces F1 – 21 spaces F2 – 21 spaces F3 – 9 spaces F4 – 9 spaces | 882 spaces |

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F5 – 9 spaces
 G1 – 38 spaces
 G2 – 75 spaces
 G3 – 20 spaces
 H – 34 spaces
 J – 50 spaces

| | Subarea A | Subarea B | Total |
|---|--|---|-------------------------|
| Minimum Off-Street Loading Spaces: | A1 – 1 (10x25) A2 – 1 (10x25) B1 – 3 (10x50) B2 – 1 (10x25) | C1 – 1 (10x25) C2 – 1 (10x25) D1 – 1 (10x25) D2 – 1 (10x25) E1 – 1 (10x25) E2 – 1 (10x25) F1 – 1 (10x25) F2 – 1 (10x25) G1 – 1 (10x25) H – 1 (10x25) | 13 (10x25) 3 (10x50) |
| Maximum Building Height: | A1 – 80 ft. A2 – 80 ft. B1 – 25 ft. B2 – 20 ft. | C1 – 45 ft. C2 – 45 ft. D1 – 45 ft. D2 – 45 ft. E1 – 45 ft. E2 – 45 ft. F1 – 45 ft. F2 – 45 ft. F3 – 30 ft. F4 – 30 ft. F5 – 30 ft. | |
| Minimum Setbacks: | Per plans | Per plans | |

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 Introduced: March 24, 2021

PROJECT NARRATIVE
LECLAIRE COURTS REDEVELOPMENT
SOUTH CICERO AVENUE; I-55; AND WEST 45TH STREET

March 2021

The LeClaire Courts Redevelopment is a \$350 million project that will transform the community bringing affordable housing, jobs, and services to Chicago's Southwest Side. Located on the site of the former LeClaire Courts housing development at Cicero Avenue and I-55, the project combines a 700-unit residential community that includes a 25,000 square foot community health center, a new grocery anchored commercial development, as well as other commercial uses.

The Chicago Housing Authority ("CHA"), the current landowner, desires to redevelop the approximate 32-acre vacant site, formerly home of LeClaire Courts, a CHA housing site developed in the 1950's that contained approximately 650 public housing units. The redevelopment of the site is envisioned to create a new and dynamic blend of mixed-income and mixed-use components that will enhance the lives of both future and existing neighborhood residents.

A significant goal of the redevelopment is to provide, at a minimum, 186 housing units for CHA residents that were lost with the demolition of LeClaire Courts in 2011 and are required to be replaced. This redevelopment also intends to include a significant portion of affordable housing units for people who qualify as low income with the remainder of the units available at market rental rates. The targeted total unit count is approximately 700 units, ranging from efficiency to 5 bedrooms.

The land located between 44th and 45th Streets is restricted by HUD guidelines that require primarily a residential use, with an allowance for a small mixed-use component. The land located north of 44th Street may be used for commercial and residential purposes. CHA desires that these commercial uses provide a source of jobs and amenities for the adjacent and nearby communities. Uses the CHA believes will help reach that goal include the following:

- Grocery Store
- Health Clinic
- Office Space
- Solar Farm
- Data Center/Office Space
- Restaurants
- Day Care
- Age-Restricted Housing (Non-CHA Units)
- Community Center
- Job Training Facility
- Financial Services, including bank and Automatic Teller Machine Facility (ATM) and excluding pawn shops and payday loan stores
- Local Entrepreneurial Retail
- Hotels

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Introduction Date: March 24, 2021

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The initial development phases are designated as Site Areas A and B on the included Site Plan. These two parcels contain both residential and commercial uses as outlined in detail below.

Site Area A

Site Area A consists of two mid-rise buildings that will front Cicero Avenue on one parcel located between 44th and 45th Streets. The buildings will not exceed 80 feet in height and will contain approximately 125 residential units in each building. The buildings are designed to meet CHA resident needs at targeted levels of unit mixes and will also include low income and market rate units. Details of the unit mix are provided along with this narrative. Current negotiations are ongoing with a local Federally Qualified Health Center to lease approximately 25,000 square feet of space for use as a healthcare facility and administration offices, which may be solely located in the base of the mid-rise buildings. The remaining ground floor space will be used for additional retail purposes, community services or to provide building amenities. Parking will be provided for residents, employees, and visitors of the healthcare facility, although it is expected that many of the healthcare patients will use public transportation to get to and from appointments as bus routes are located on Cicero Avenue.

Site Area B

Site Area B is located north of 44th Street and encompasses space for a full-service grocery store that will not only provide fresh and prepared food for the greater neighborhood, but a significant number of jobs for residents of the development and the surrounding community. At this time, it is anticipated that the single-story grocery store will be approximately 70,000 gross square feet on grade. Site Area B will also include space for a restaurant pad site or other retail /commercial uses. Parking will be provided to meet code requirements for these types of retail /commercial uses.

Site Connectivity

The CHA plans to ensure that the entire site will have sufficient access to both cellular coverage and internet connectivity.

Right-of-Way

The CHA also proposes to improve vehicular and pedestrian site circulation through the vacation and dedication of certain public right of ways. See attached maps of proposed right of way adjustments.

Zoning

The CHA proposes to rezone the property from the existing RS-3, Residential Single-Unit (Detached House) Districts to a B3-3, Community Shopping District and then to a Residential-Business Planned Development.

Community Benefits:

- 675+ permanent jobs
- 775+ construction jobs

- Open space
- Affordable Housing
- Full-service grocery store in food desert
- Federally qualified health care provider
- Real estate tax base established including residential and commercial taxpayers
- Sales tax generation from the commercial and retail uses
- Revitalization of one of the largest vacant land sites in the southwest side
- Environmentally conscious designs promoting live-work-play lifestyles
- Returning CHA residents to an area they once called home
- Igniting development along the Cicero Avenue Corridor north of Midway Airport

City Financing Incentives:

The LeClaire Courts Redevelopment will require funding assistance from several potential funding sources including but not limited to those available through the City of Chicago. Gaps in funding are material in nature and may exist for both the residential and commercial uses across the development. The CHA intends to seek out assistance in the following programs:

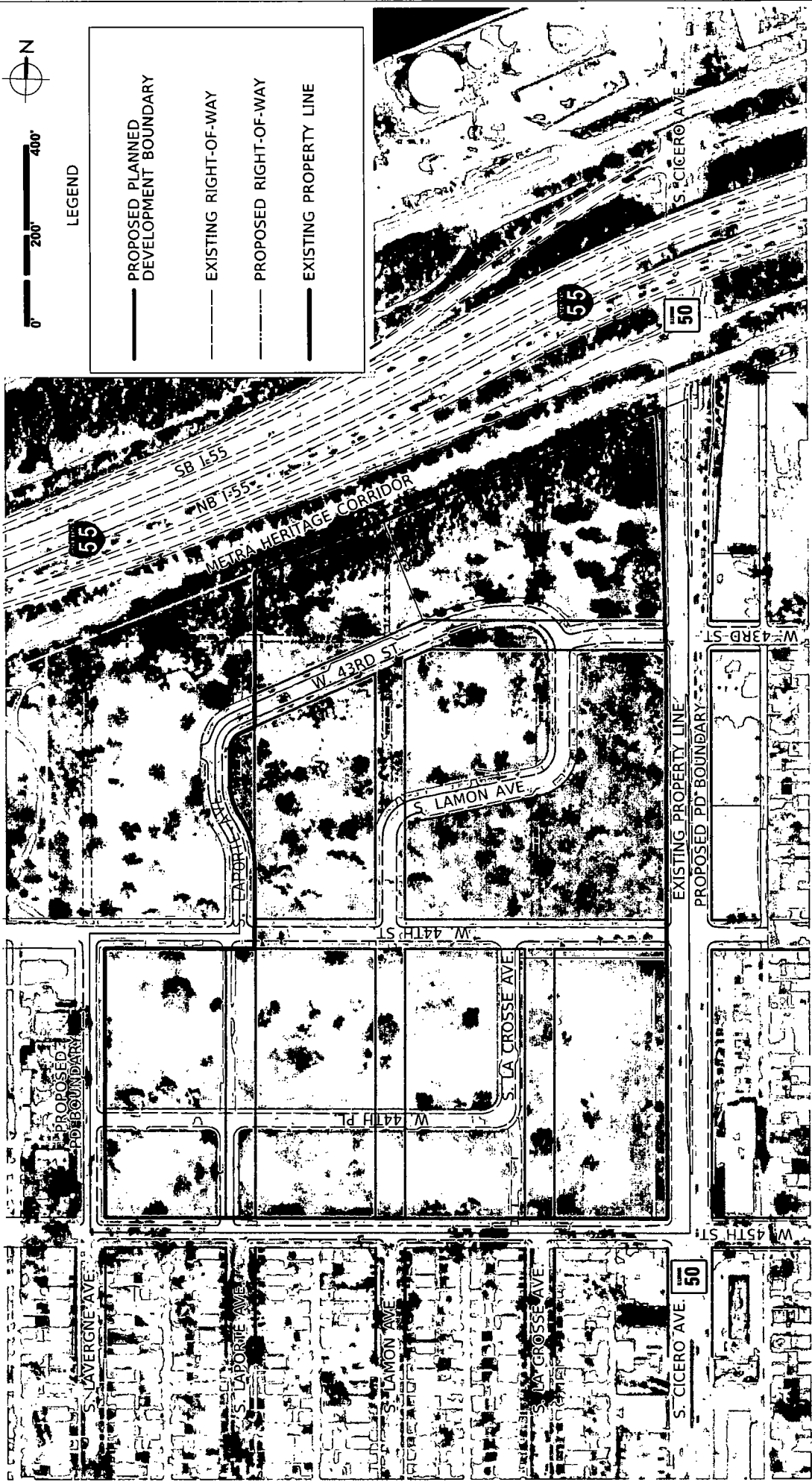
- Tax Incremental Financing
- NMTC Local Level
- PACE Funds
- Property Tax Incentives
- LIHTC Funds
- CDBG Funds
- Neighborhood Opportunity Fund
- SBA HUB Zone

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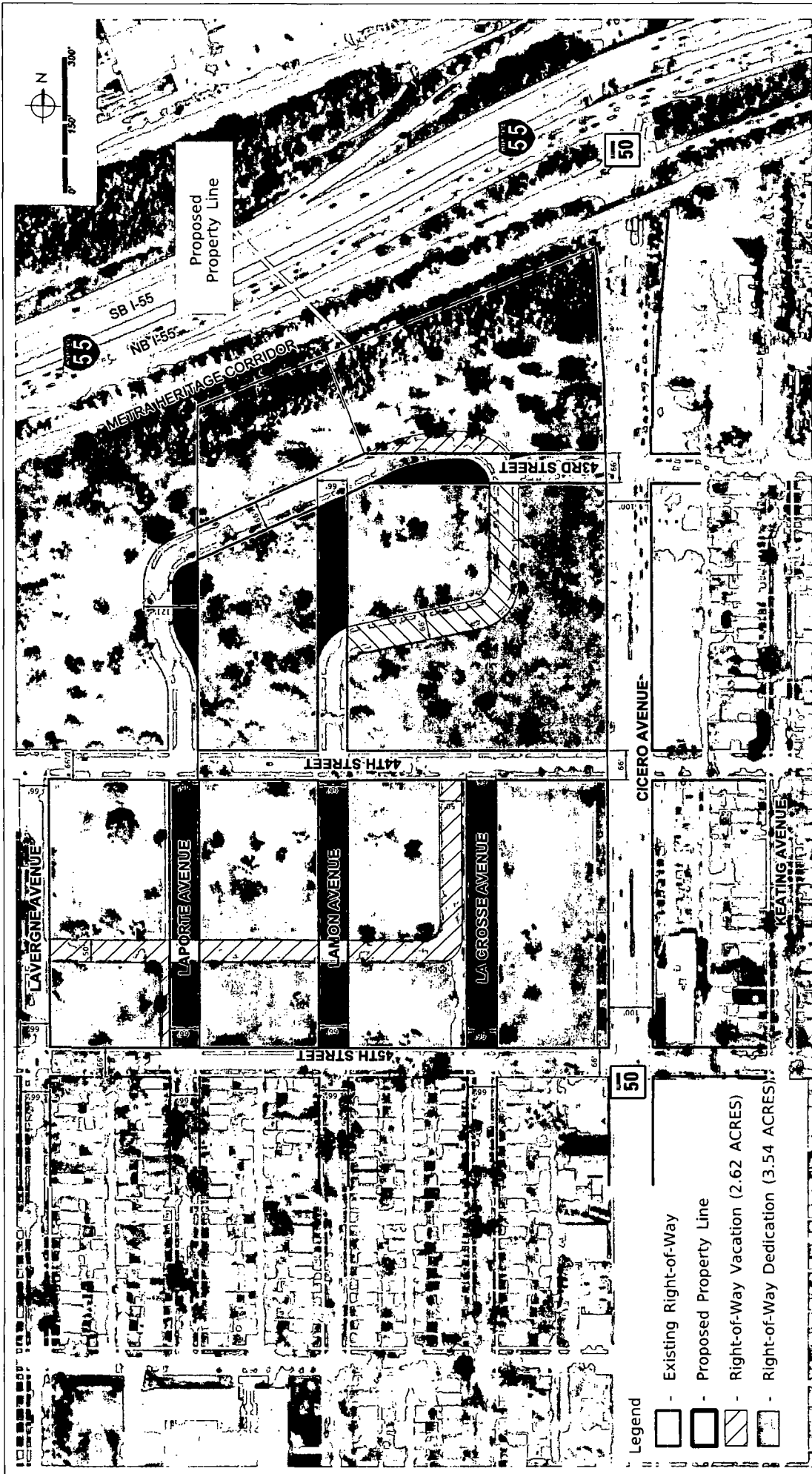


LEGEND

- PROPOSED PLANNED DEVELOPMENT BOUNDARY
- - - EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING PROPERTY LINE

| | | | | |
|---|---|--|--|--|
| <p>PROJECT #: 7892 DATE: 03/24/2021</p> | <p>PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP</p> | <p>LeClaire Courts Redevelopment: PUD Filing Submittal Chicago, IL 60638</p> | <p>APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258, 4300-4358, 4400-4458 S. CICERO AVE.; 4800-4926, 4801-4955 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435, 4441-4459 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION:</p> | <p>KNIGHT Engineers & Architects 221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 577-3300</p> |
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PROJECT # 7682
 DATE: 03/24/2021

RIGHT-OF-WAY
 ADJUSTMENT MAP

LeClaire Courts Redevelopment
 PUD Filing Submittal
 Chicago, IL 60638

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 4210-4258 S. CICERO AVE.; 4400-4458 S. CICERO AVE.; 4801-4959 W. 44TH ST.;
 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAVERGNE AVE.
 INTRODUCTION DATE: 03/24/2021
 REVISION:

KNIGHT
 Engineers & Architects
 221 North LaSalle Street
 Suite 300
 Chicago, IL 60601-1211
 Phone (312) 577-3300



| | | | | |
|---|--|---|------------------------------------|---|
| <p>KNIGHT Engineers & Architects 221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 577-3300</p> | <p>APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258; 4300-4358; 4400-4458 S. CICERO AVE.; 4800-4928; 4801-4959 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION:</p> | <p>LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638</p> | <p>DEVELOPMENT SUBAREA MAP</p> | <p>PROJECT # 7092 DATE: 03/24/2021 PUD-05</p> |
|---|--|---|------------------------------------|---|

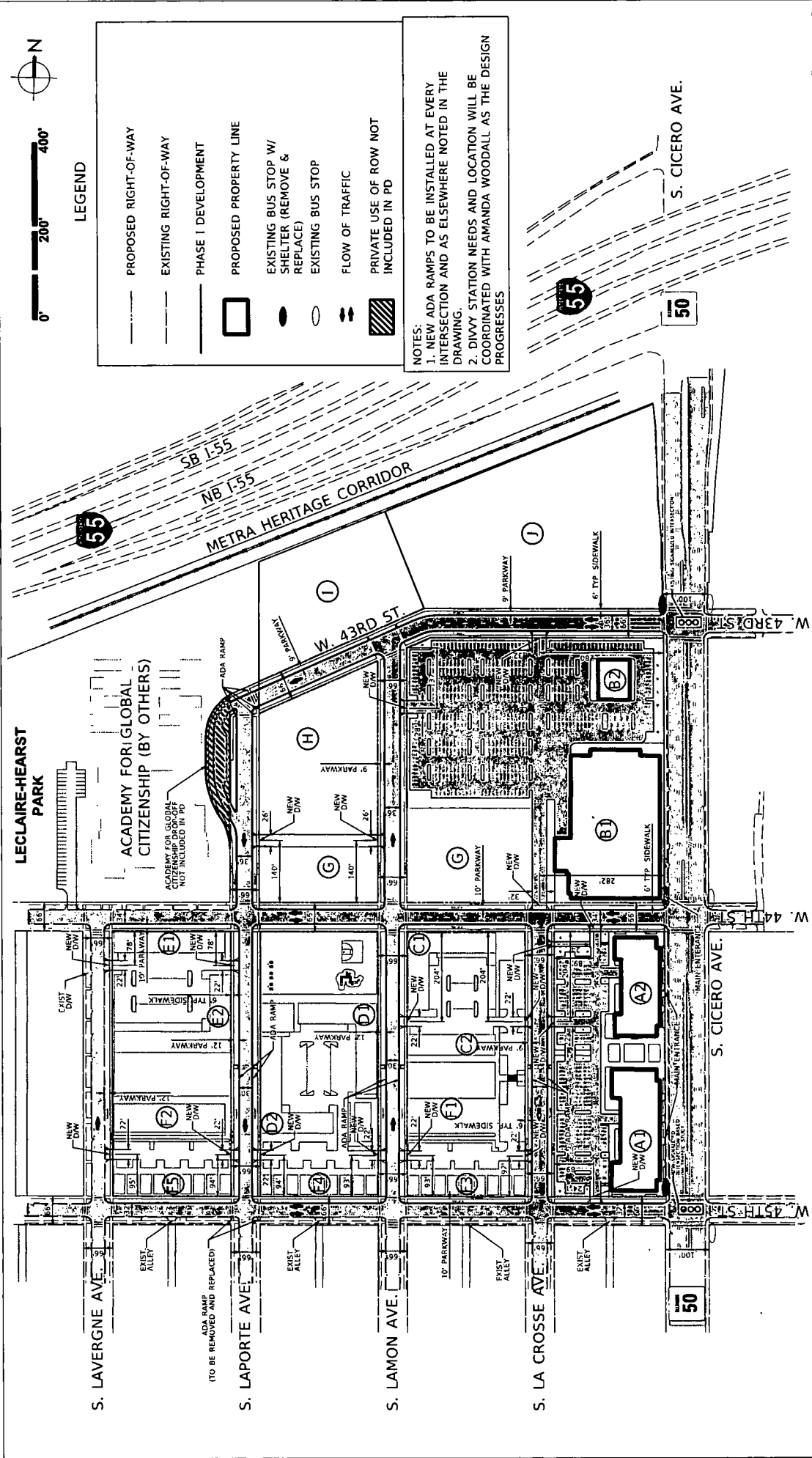
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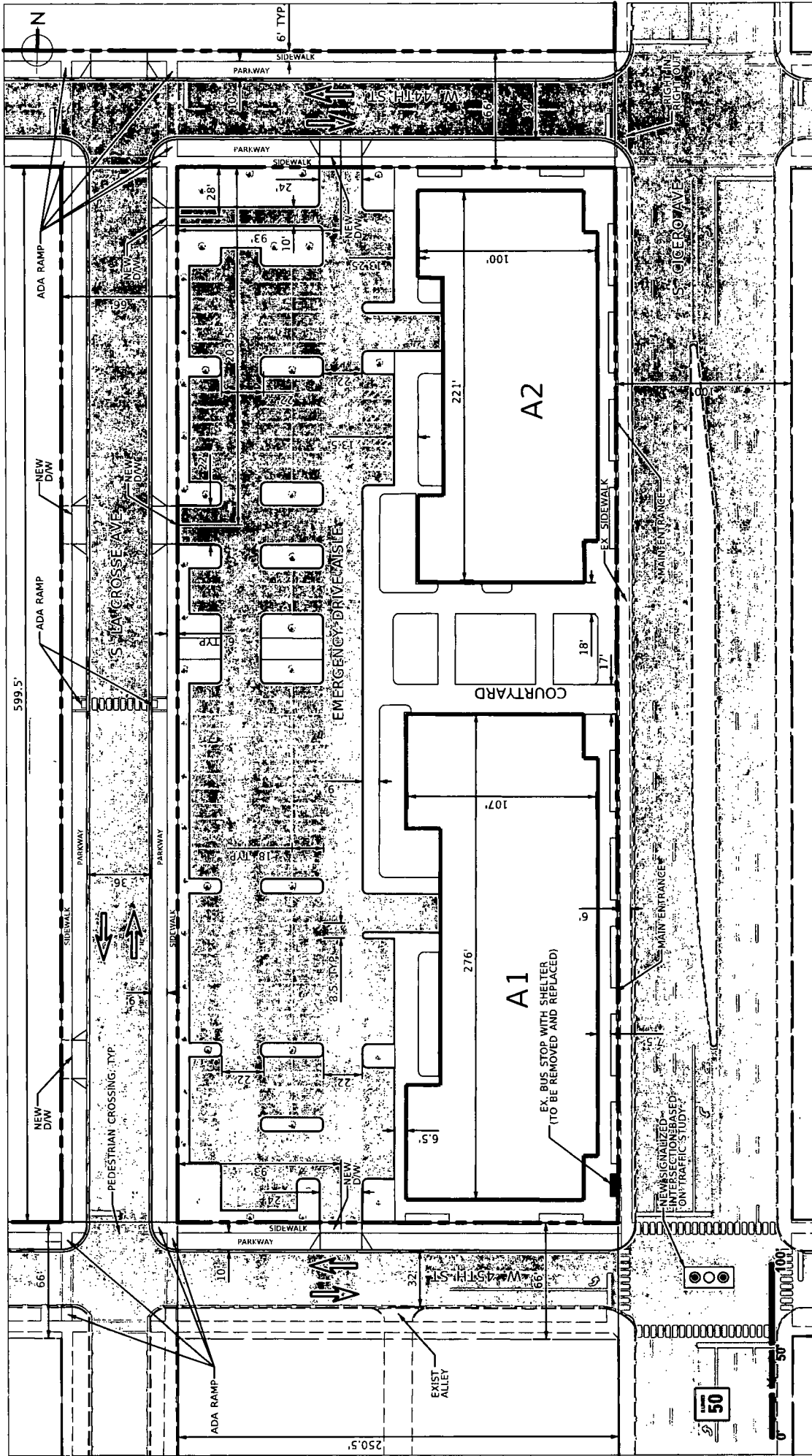
LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PHASE I DEVELOPMENT
- PROPOSED PROPERTY LINE
- EXISTING BUS STOP W/ SHELTER (REMOVE & REPLACE)
- EXISTING BUS STOP
- FLOW OF TRAFFIC
- ▨ PRIVATE USE OF ROW NOT INCLUDED IN PD

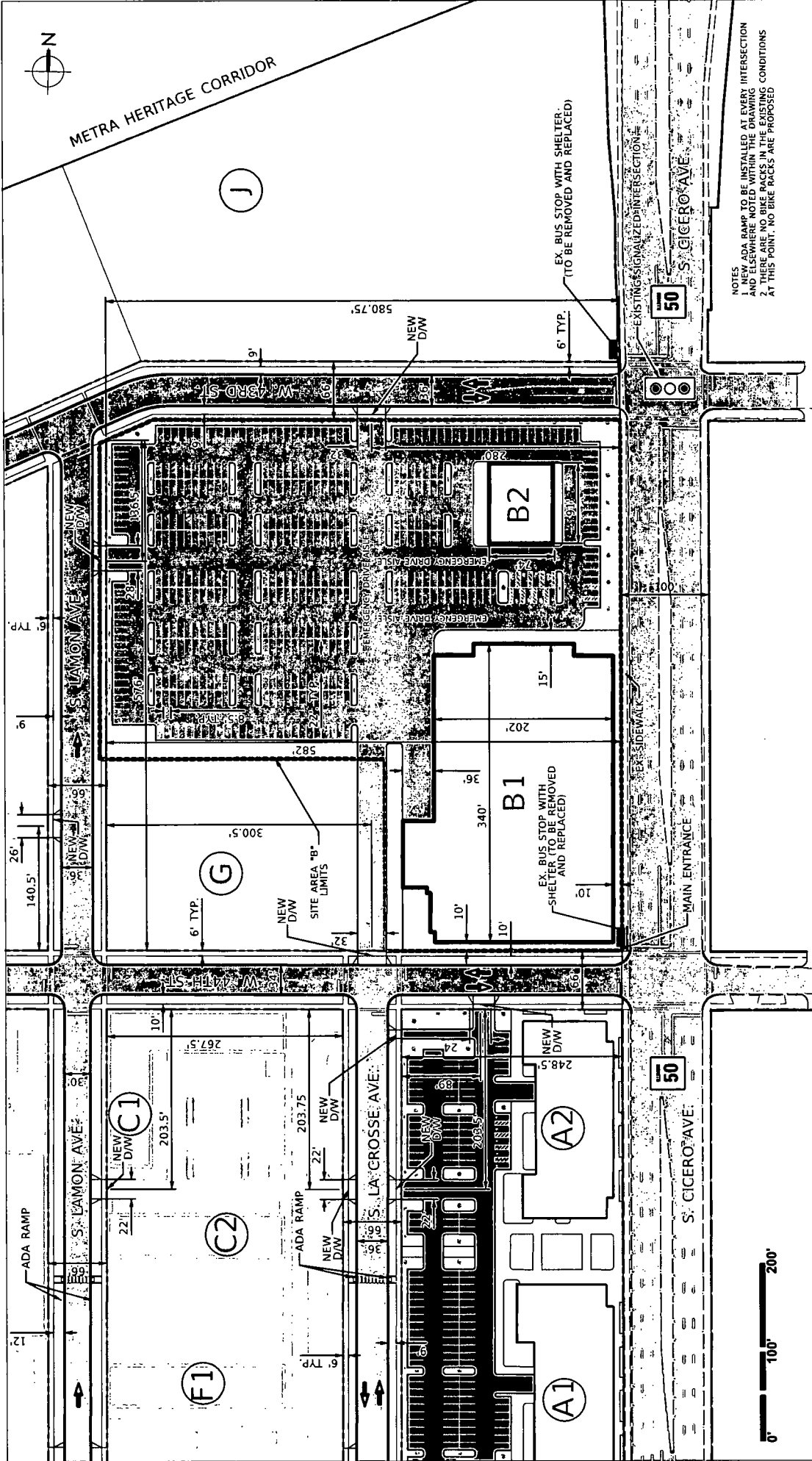
NOTES:
 1. NEW ADA RAMP TO BE INSTALLED AT EVERY INTERSECTION AND AS ELSEWHERE NOTED IN THE DRAWING.
 2. DIVVY STATION NEEDS AND LOCATION WILL BE COORDINATED WITH AMANDA WOODALL AS THE DESIGN PROGRESSES



| | | | | |
|-----------------------------------|-----------------|--|--|--|
| PROJECT # 7802 DATE 03/24/2021 | CIVIL SITE PLAN | LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638 | 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. INTRODUCTION DATE: 03/24/2021 REVISION: | 221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 577-3300 |
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| | | | | |
|---|--|---|--|--|
| <p>PROJECT # 7892 DATE 03/24/2021</p> | <p>CIVIL SITE PLAN SITE AREA A</p> | <p>LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638</p> | <p>APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258, 4300-4398, 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, 4441-4469 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION:</p> | <p>221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 377-3300</p> <p>KNIGHT Engineers & Architects</p> |
|---|--|---|--|--|



NOTES
 1. NEW ADA RAMP TO BE INSTALLED AT EVERY INTERSECTION AND ELSEWHERE NOTED WITHIN THE DRAWING
 2. THERE ARE NO BIKE RACKS IN THE EXISTING CONDITIONS AT THIS POINT. NO BIKE RACKS ARE PROPOSED

PROJECT # 7892
 DATE: 03/24/2021
 PUD-08

CIVIL SITE PLAN
 SITE AREA B

LeClaire Courts Redevelopment
 PUD Filing Submittal
 Chicago, IL 60638

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 4210-4258 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.
 INTRODUCTION DATE: 03/24/2021
 REVISION:

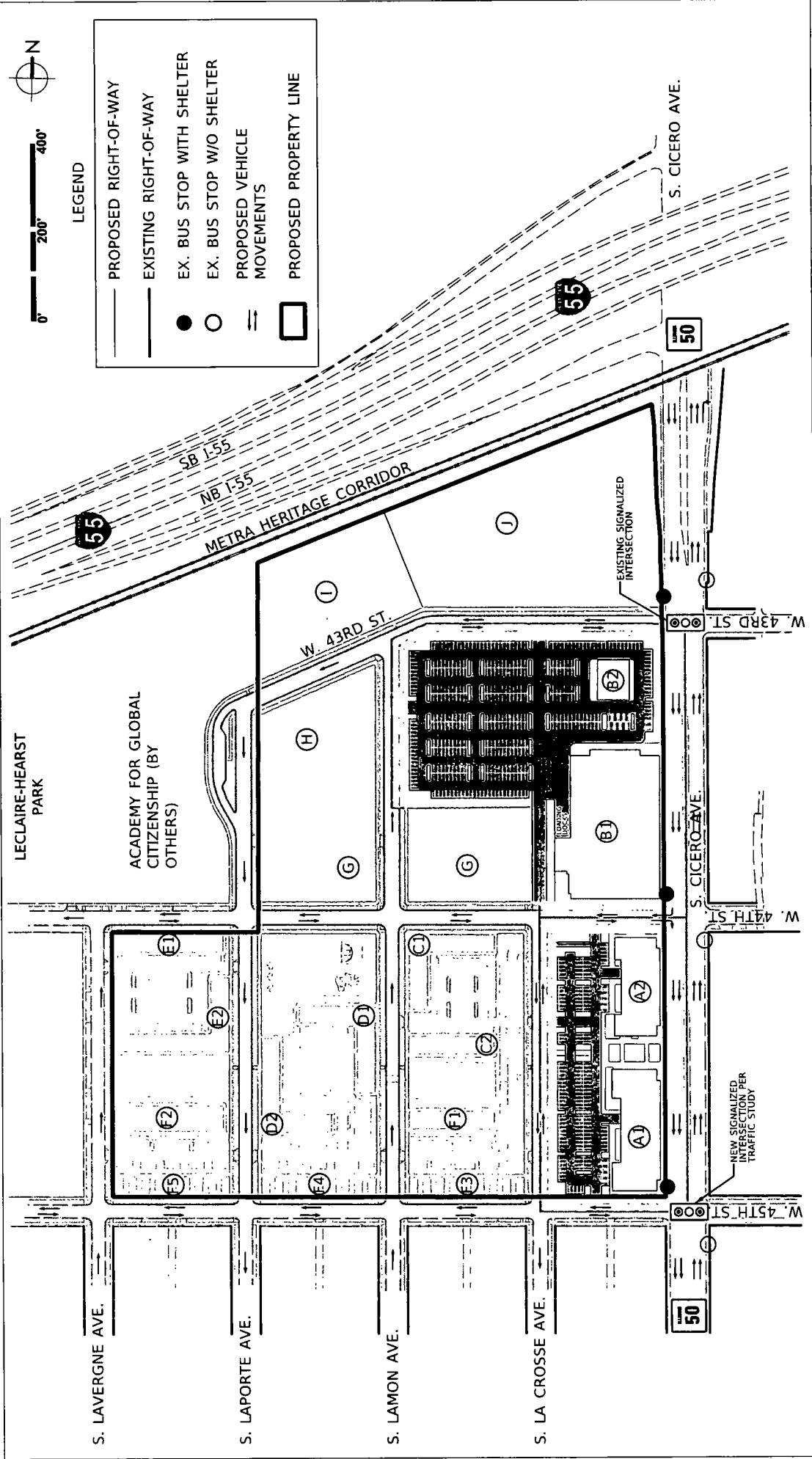
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 Suite 300
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 Phone (312) 577-3300

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LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EX. BUS STOP WITH SHELTER
- EX. BUS STOP W/O SHELTER
- PROPOSED VEHICLE MOVEMENTS
- PROPOSED PROPERTY LINE



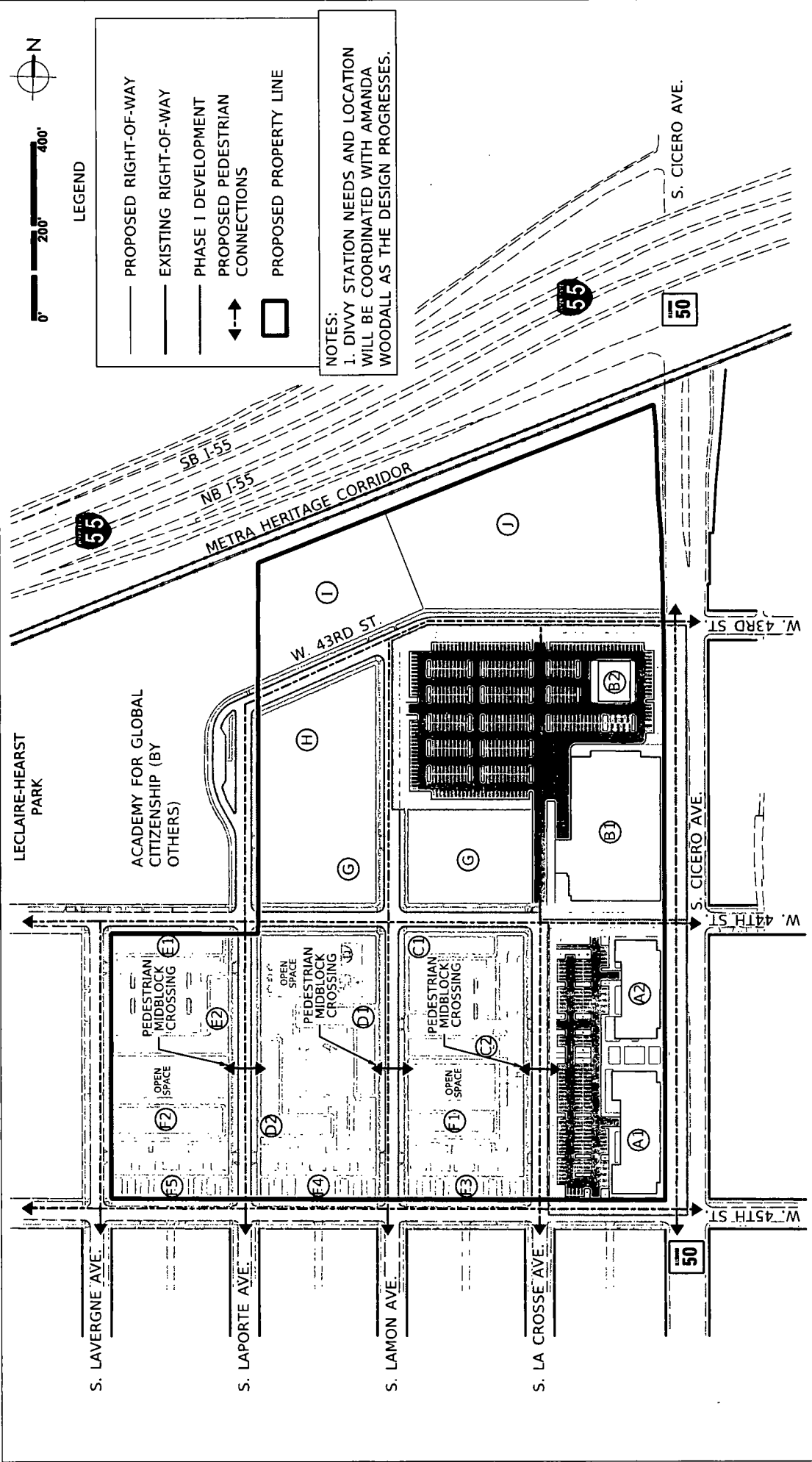
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| <p>PROJECT # 7892 DATE: 03/24/2021</p> | <p>VEHICULAR CIRCULATION</p> | <p>LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638</p> | <p>APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258; 4300-4358; 4400-4458 S. CICERO AVE.; 4800-4926; 4801-4959 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4959 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION:</p> | <p>KNIGHT Engineers & Architects</p> <p>221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 577-3300</p> |
|--|------------------------------|---|--|---|



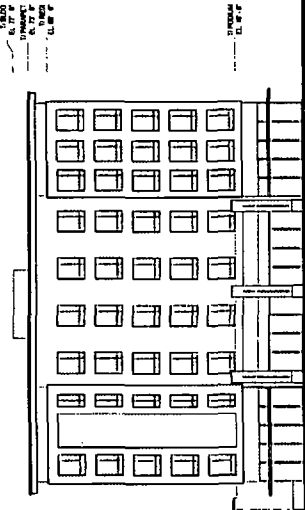
LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PHASE I DEVELOPMENT
- ↔ PROPOSED PEDESTRIAN CONNECTIONS
- PROPOSED PROPERTY LINE

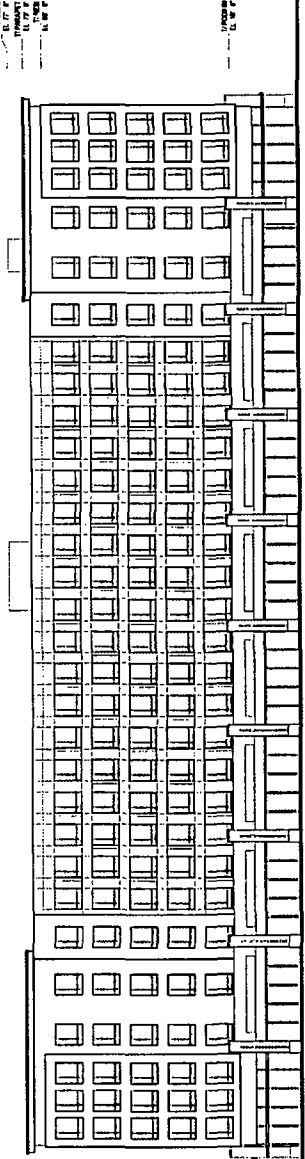
NOTES:
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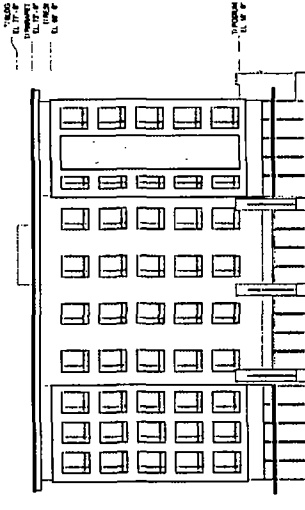
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| PROJECT # 7892 DATE 03/24/2021 | PEDESTRIAN ROUTES/ CONNECTIVITY | LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638 | APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258 S. CICERO AVE.; 4800-4926 S. CICERO AVE.; 4801-4959 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAVERGNE AVE. INTRODUCTION DATE 03/24/2021 REVISION: |
| PUD-10 | | | 221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 577-3300 |



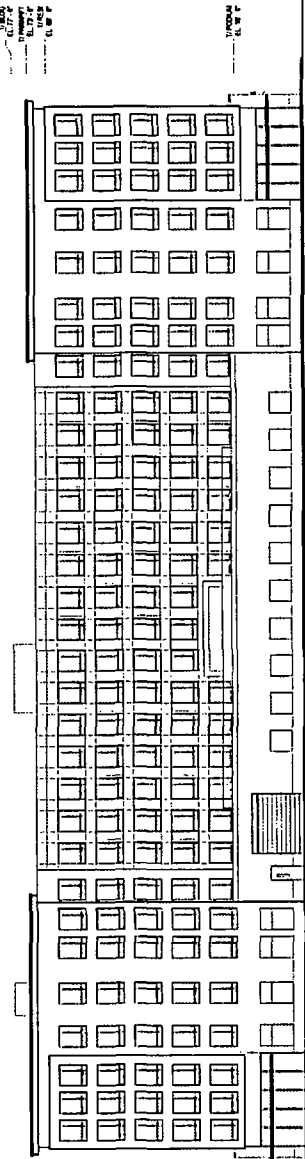
BUILDING A1 NORTH ELEVATION
1/32" = 1'-0"



BUILDING A1 EAST ELEVATION
1/32" = 1'-0"



BUILDING A1 SOUTH ELEVATION
1/32" = 1'-0"



BUILDING A1 WEST ELEVATION
1/32" = 1'-0"



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4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE
INTRODUCTION DATE: 03/24/2021
REVISION

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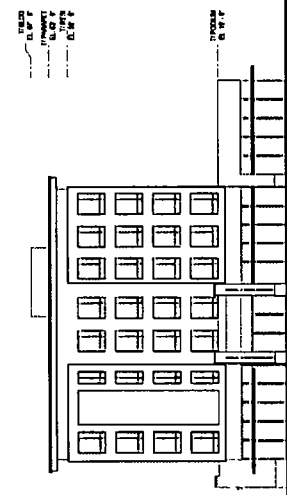
LeClaire Courts Redevelopment
PUD Filing Submittal
Chicago, IL 60638



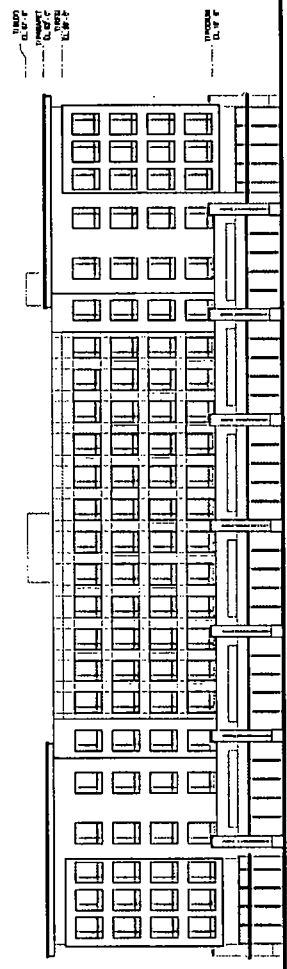
Socorro Construction Bureau
Chicago
T 312.868.1100
San Francisco
T 415.218.2450
www.scb.com

PROJECT # 7852
DATE 03/24/2021

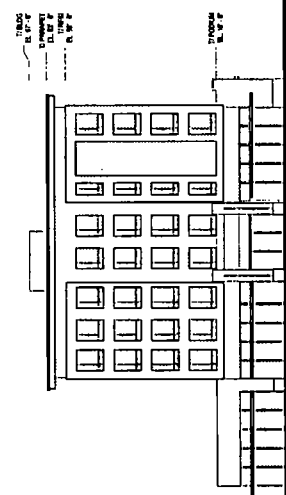
PUD-11



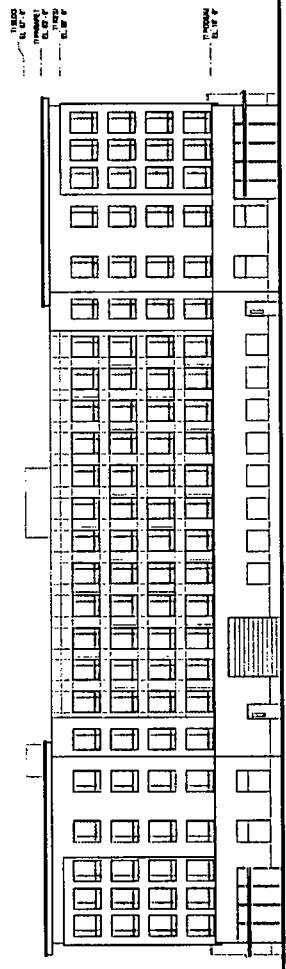
BUILDING A2 NORTH ELEVATION
1/32" = 1'-0"



BUILDING A2 EAST ELEVATION
1/32" = 1'-0"



BUILDING A2 SOUTH ELEVATION
1/32" = 1'-0"



BUILDING A2 WEST ELEVATION
1/32" = 1'-0"

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APPLICANT CHICAGO HOUSING AUTHORITY
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4301-4359 S. LAPORTE AVE., 4800-4958 W. 45TH ST., AND 4401-4415; 4441-4459 S. LAVERGNE AVE.
INTRODUCTION DATE: 03/24/2021
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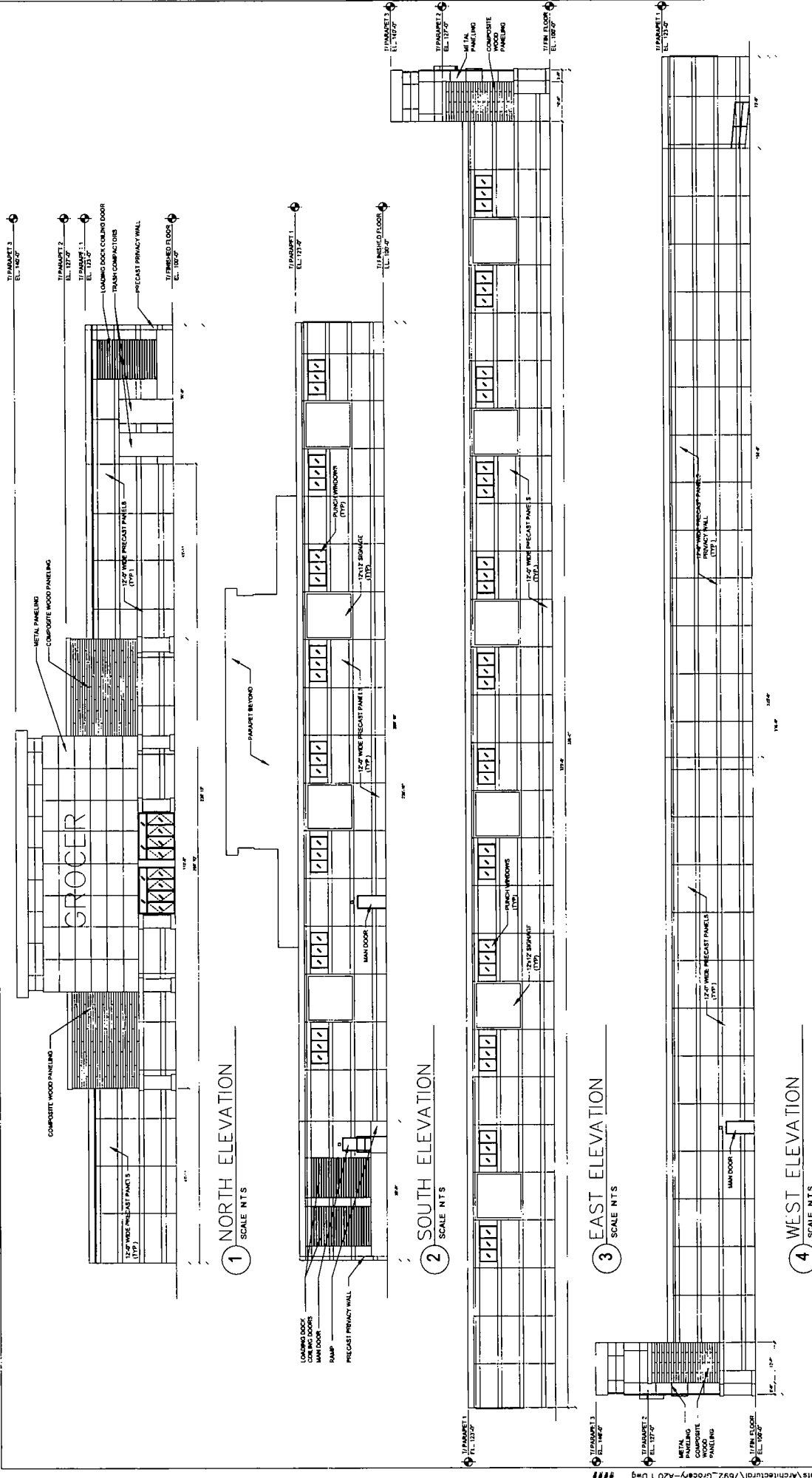
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Chicago, IL 60638



Sylvain Cormier Baratz
Chicago
T 312.698.1100
San Francisco
T 415.218.2450
www.scb.com

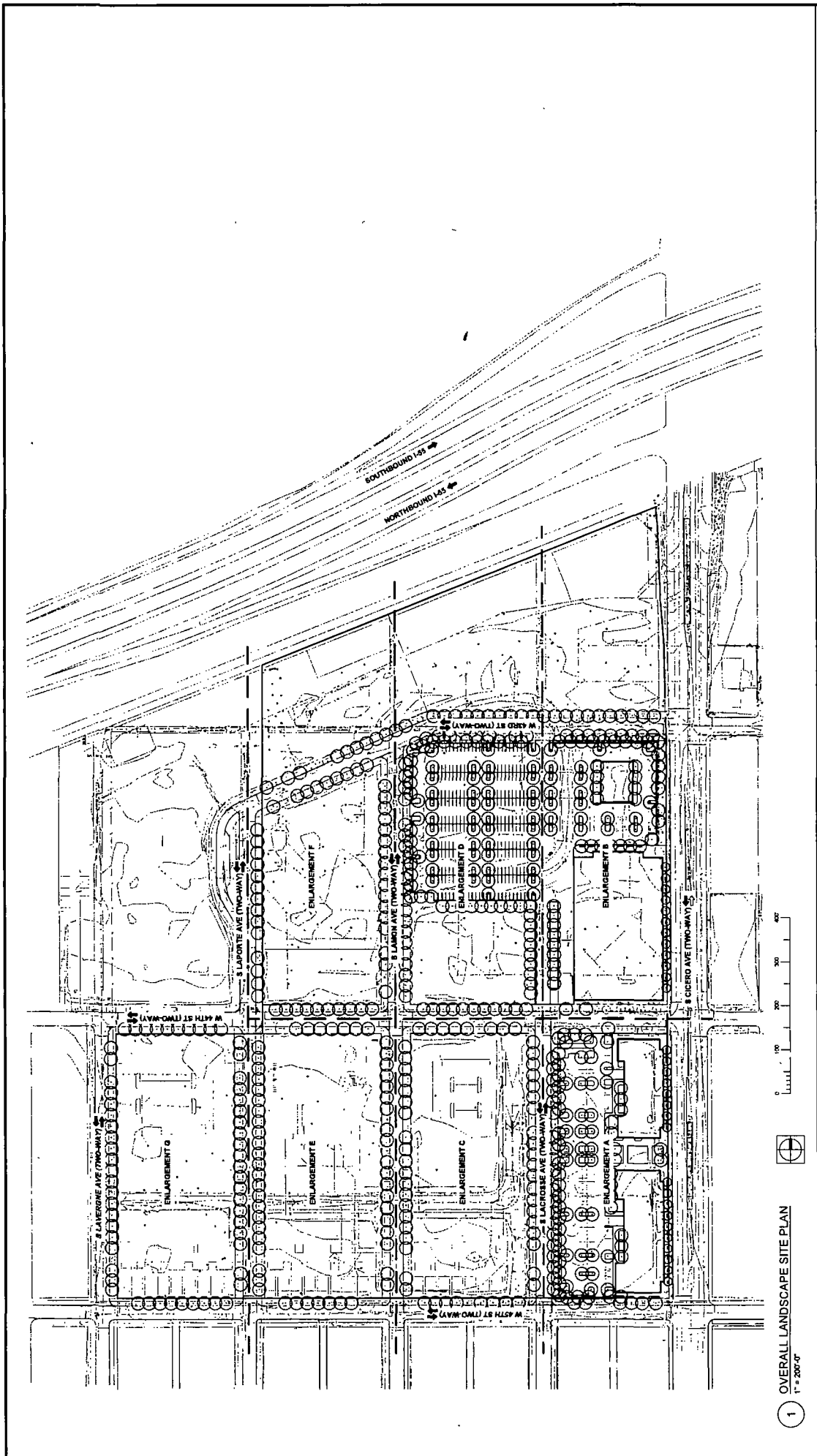
PROJECT # 7892
DATE 03/24/2021

PUD-12



| | | |
|---|--|--|
| KNIGHT Engineers & Architects 221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 577-3300 | APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258; 4300-4356; 4400-4458 S CICERO AVE.; 4800-4926; 4801-4959 W. 44TH ST.; ADDRESS: 4201-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435, 4441-4489 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION | PROJECT # 7892 DATE 03/24/2021 PUD-13 |
| | BUILDING B1 ELEVATIONS | |

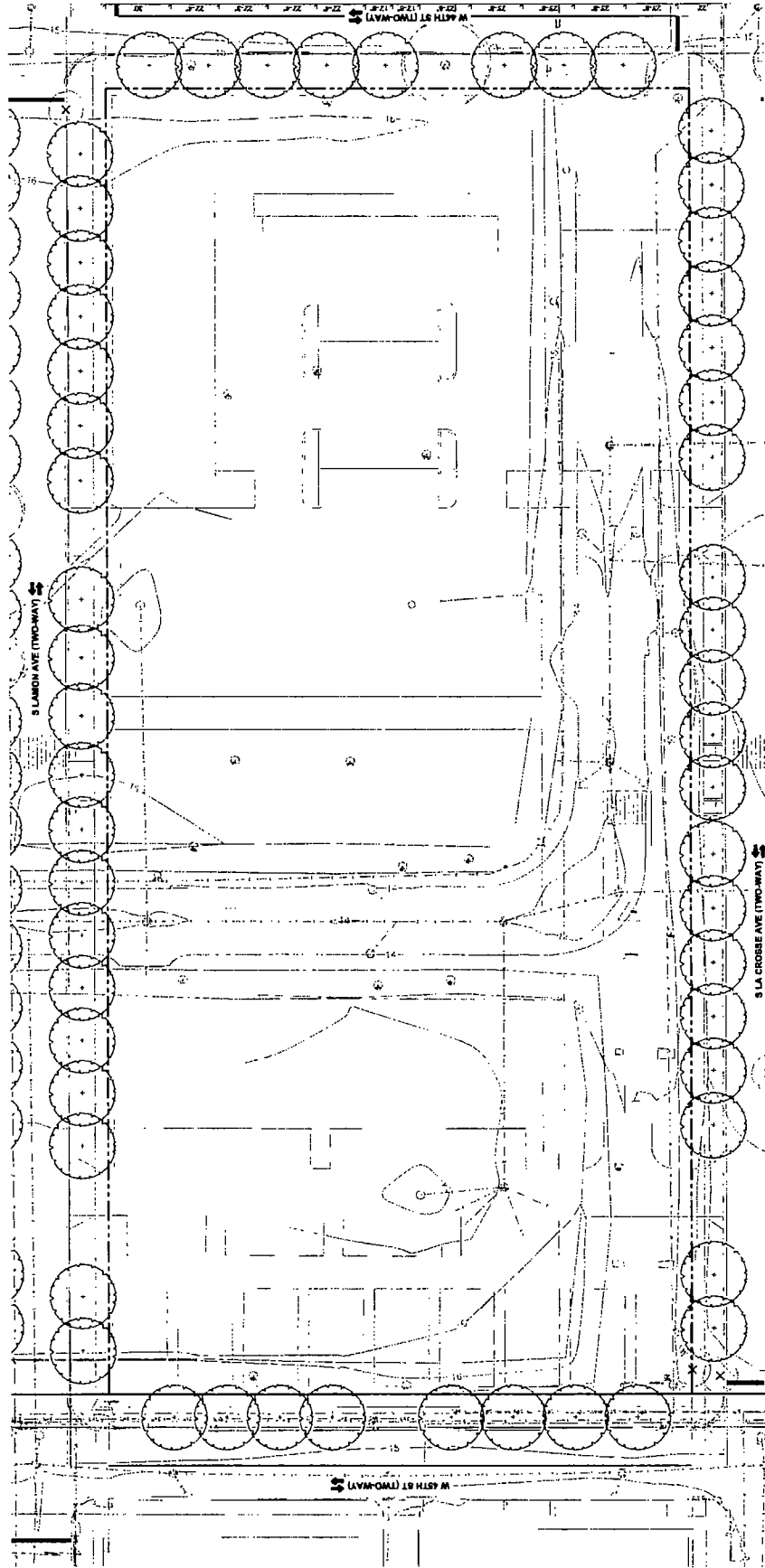
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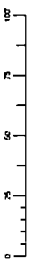
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| <p>KNIGHT Engineers & Architects</p> <p>221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone (312) 577-3300</p> | <p>APPLICANT CHICAGO HOUSING AUTHORITY ADDRESS 4210-4258, 4300-4358, 4400-4458 S. CICERO AVE., 4800-4826, 4801-4859 W. 44TH ST. 4301-4359 S. LAPORTE AVE., 4800-4958 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE.</p> <p>INTRODUCTION DATE 03/24/2021 REVISION</p> | <p>LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638</p> | <p>SITE</p> | <p>PROJECT # 7692 DATE 03/24/2021</p> | <p>OVERALL SITE PLAN</p> |
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1 OVERALL LANDSCAPE SITE PLAN
1" = 200'-0"

DRAFT



1 LANDSCAPE SITE PLAN - ENLARGEMENT C
1" = 50'-0"



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4301-4359 S. LAPORTE AVE, 4800-4858 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE.
INTRODUCTION DATE 03/24/2021
REVISION

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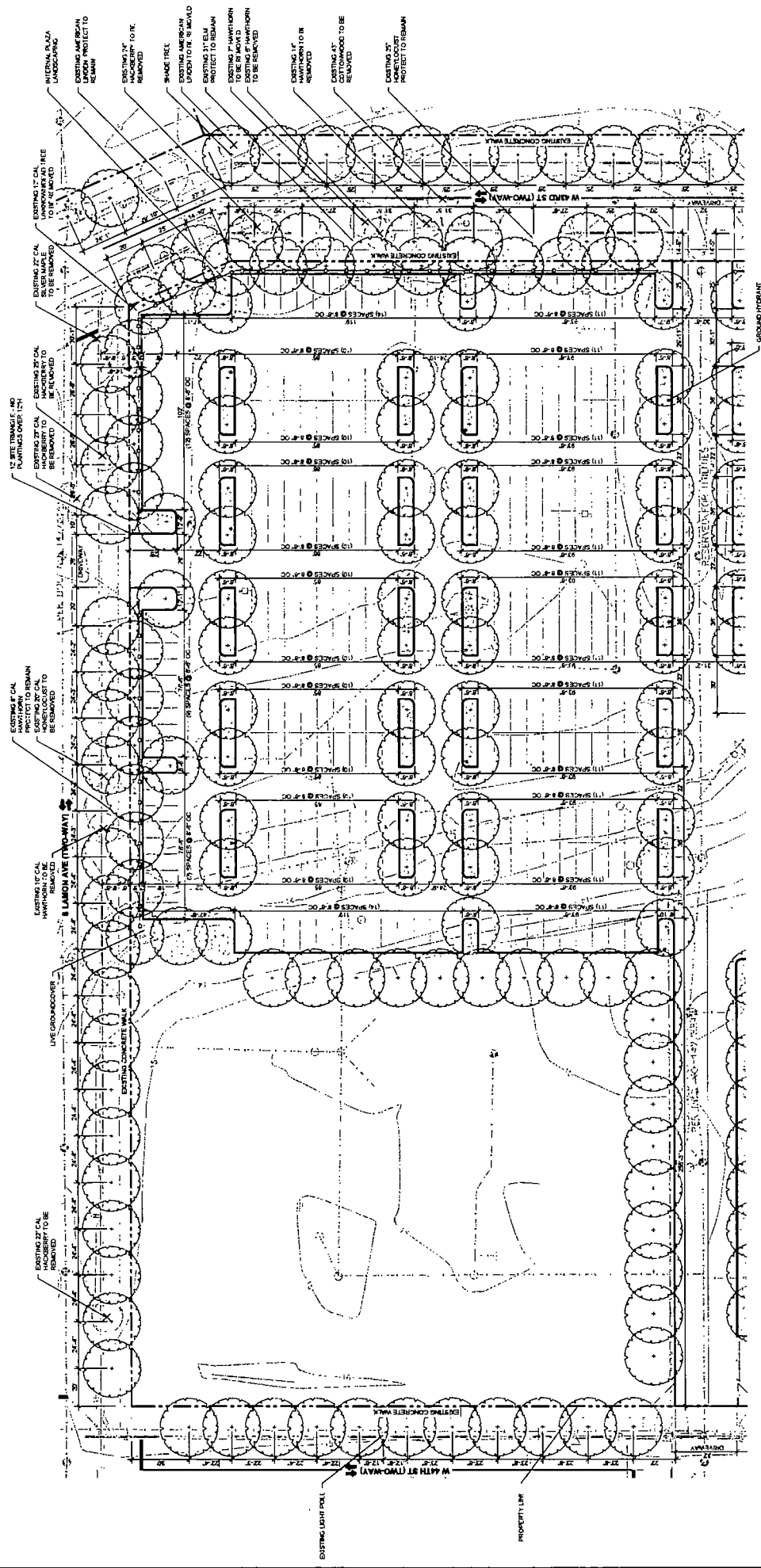
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PUD Filing Submittal
Chicago, IL 60638



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chicago, illinois 60605
www.site-design.com

PROJECT # 7682
DATE 03/24/2021
ENLARGEMENT C

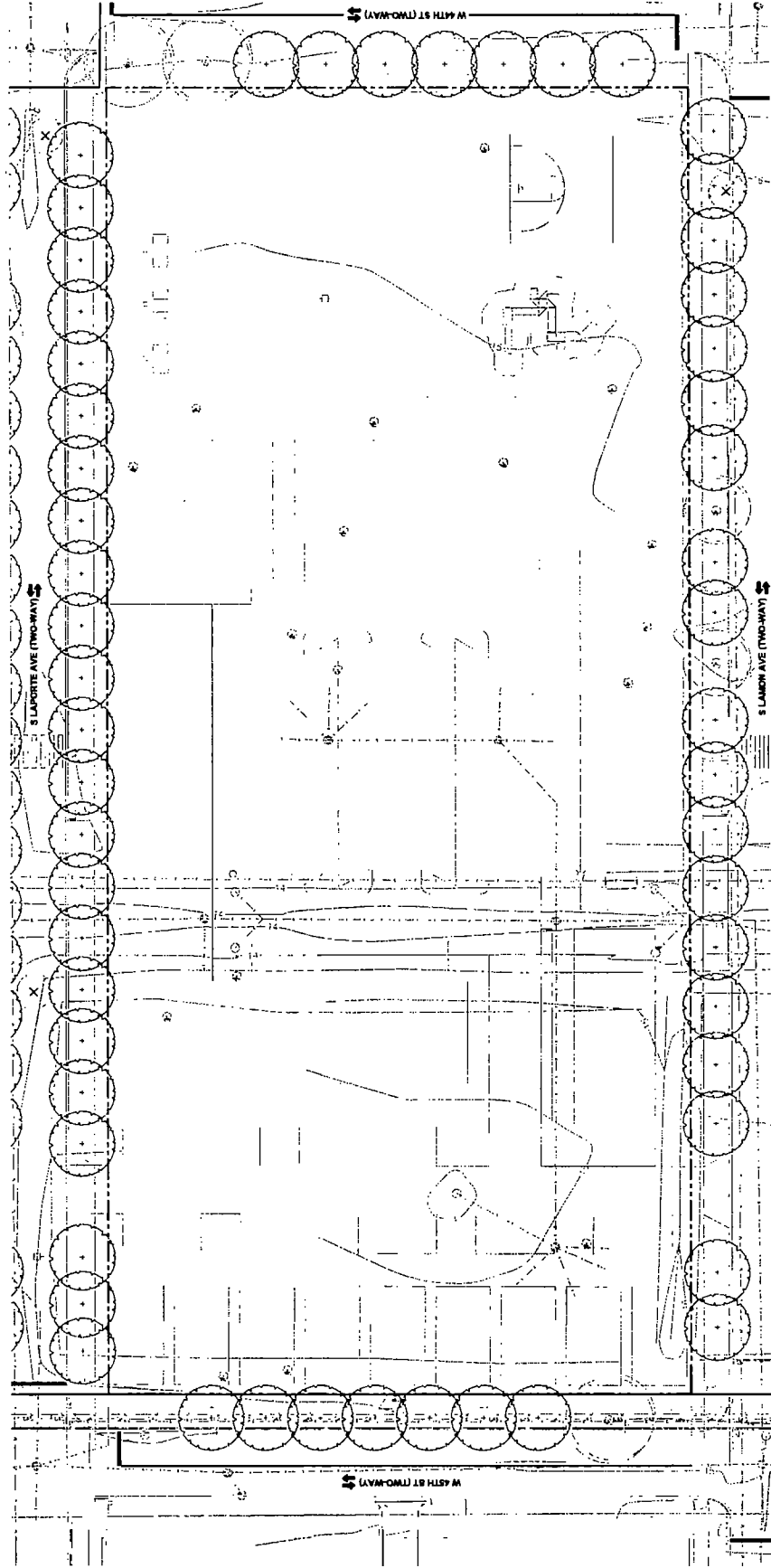
SEE SCHEDULE FOR MATERIALS AND FINISHES



1 LANDSCAPE SITE PLAN - ENLARGEMENT D
1" = 50'-0"

| | | |
|--|--|---|
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1 LANDSCAPE SITE PLAN - ENLARGEMENT E
1" = 50'-0"

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4301-4359 S. LAPORTE AVE., 4800-4858 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE.
INTRODUCTION DATE 03/24/2021
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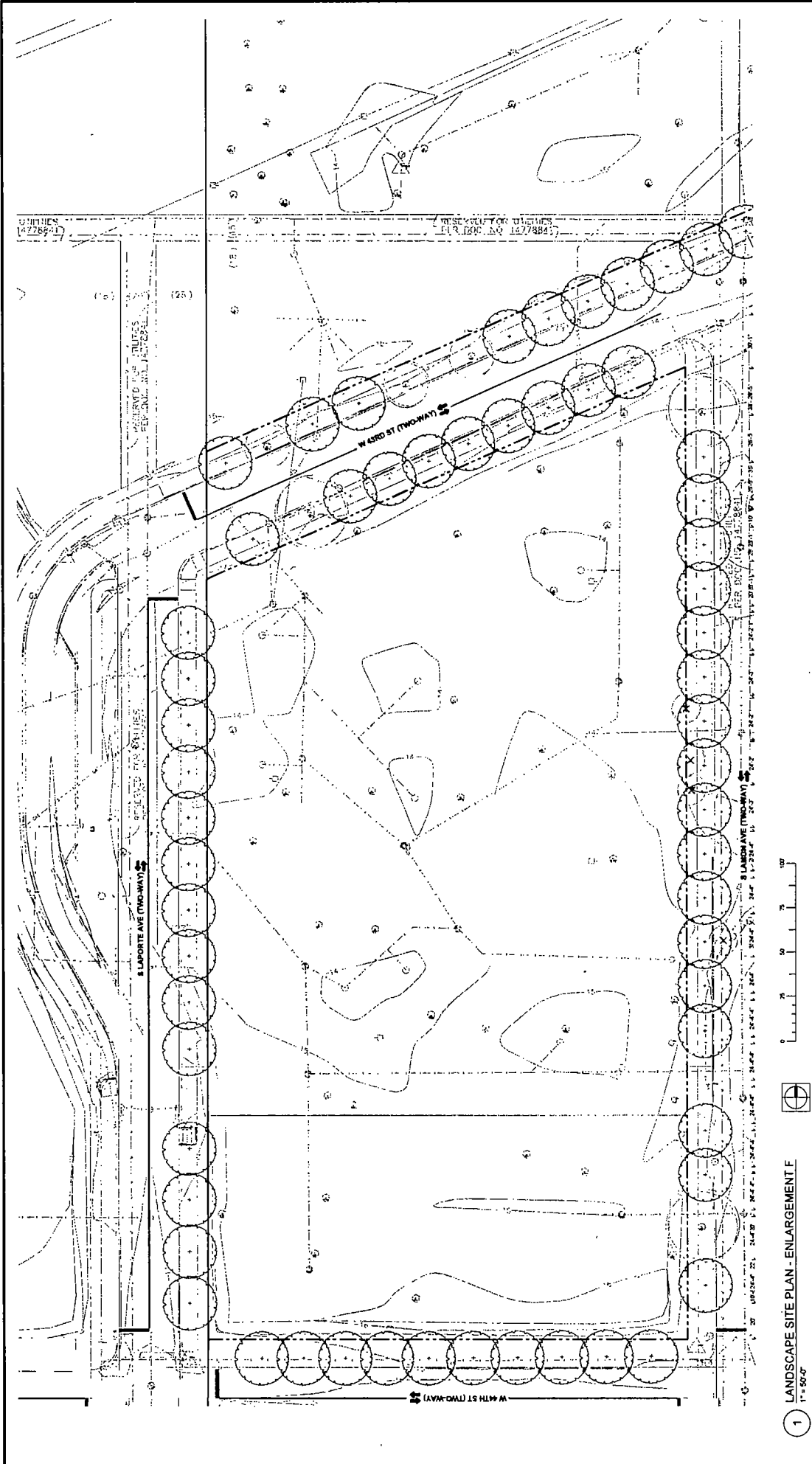
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PUD Filing Submittal
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chicago, illinois 60605
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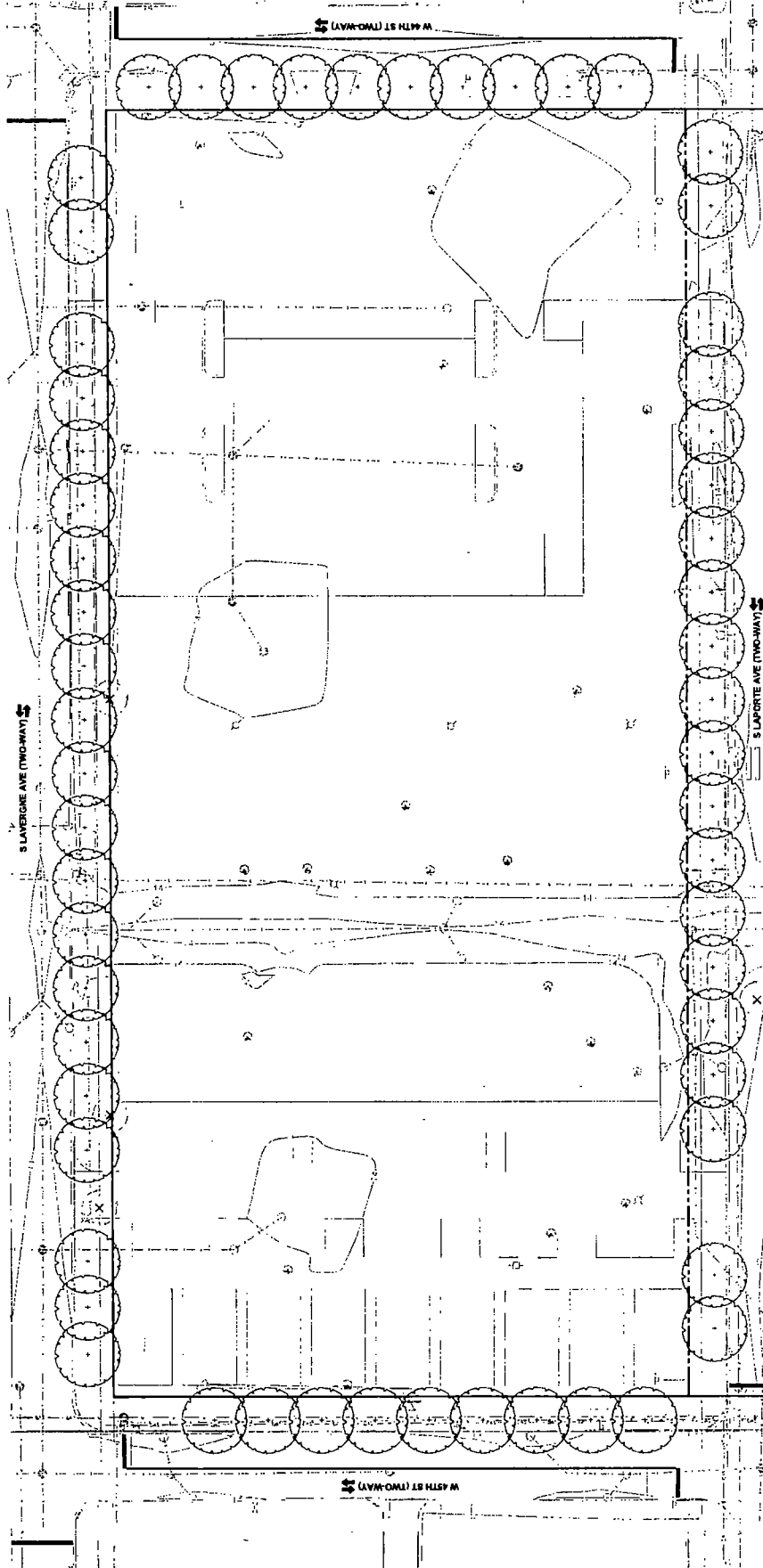
PROJECT # 7692
DATE 03/24/2021
ENLARGEMENT E

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1 LANDSCAPE SITE PLAN - ENLARGEMENT G
1" = 50'-0"

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APPLICANT CHICAGO HOUSING AUTHORITY
ADDRESS 4210-4258 S CICERO AVE., 4800-4826 S CICERO AVE., 4801-4859 W. 44TH ST.,
4301-4399 S LAPORTE AVE., 4800-4958 W. 45TH ST., AND 4401-4435, 4441-4469 S. LAVERGNE AVE.
INTRODUCTION DATE 03/24/2021
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Chicago, IL 60638



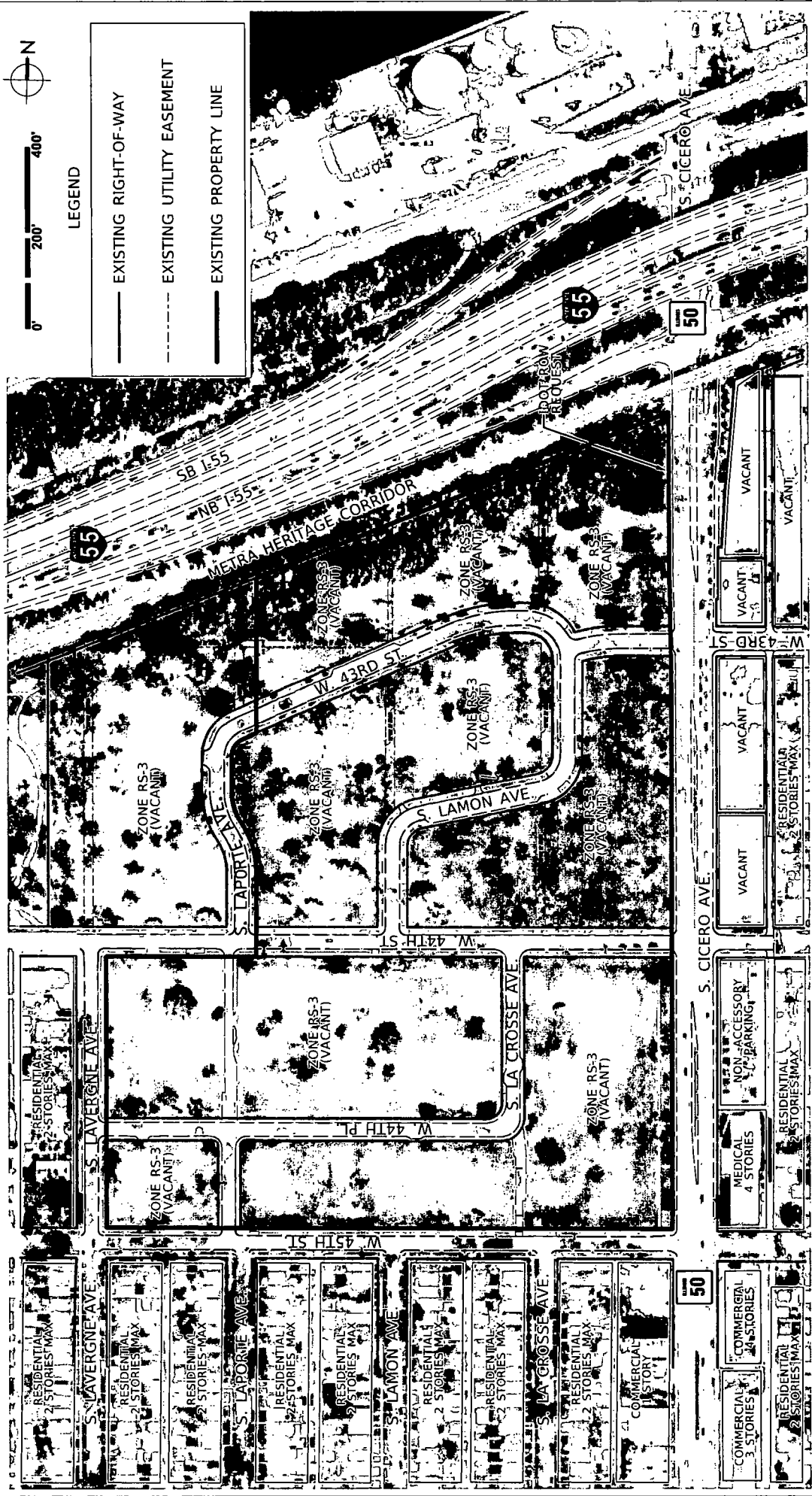
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chicago, illinois 60605
www.site-design.com

PROJECT # 7692
DATE 03/24/2021
ENLARGEMENT G

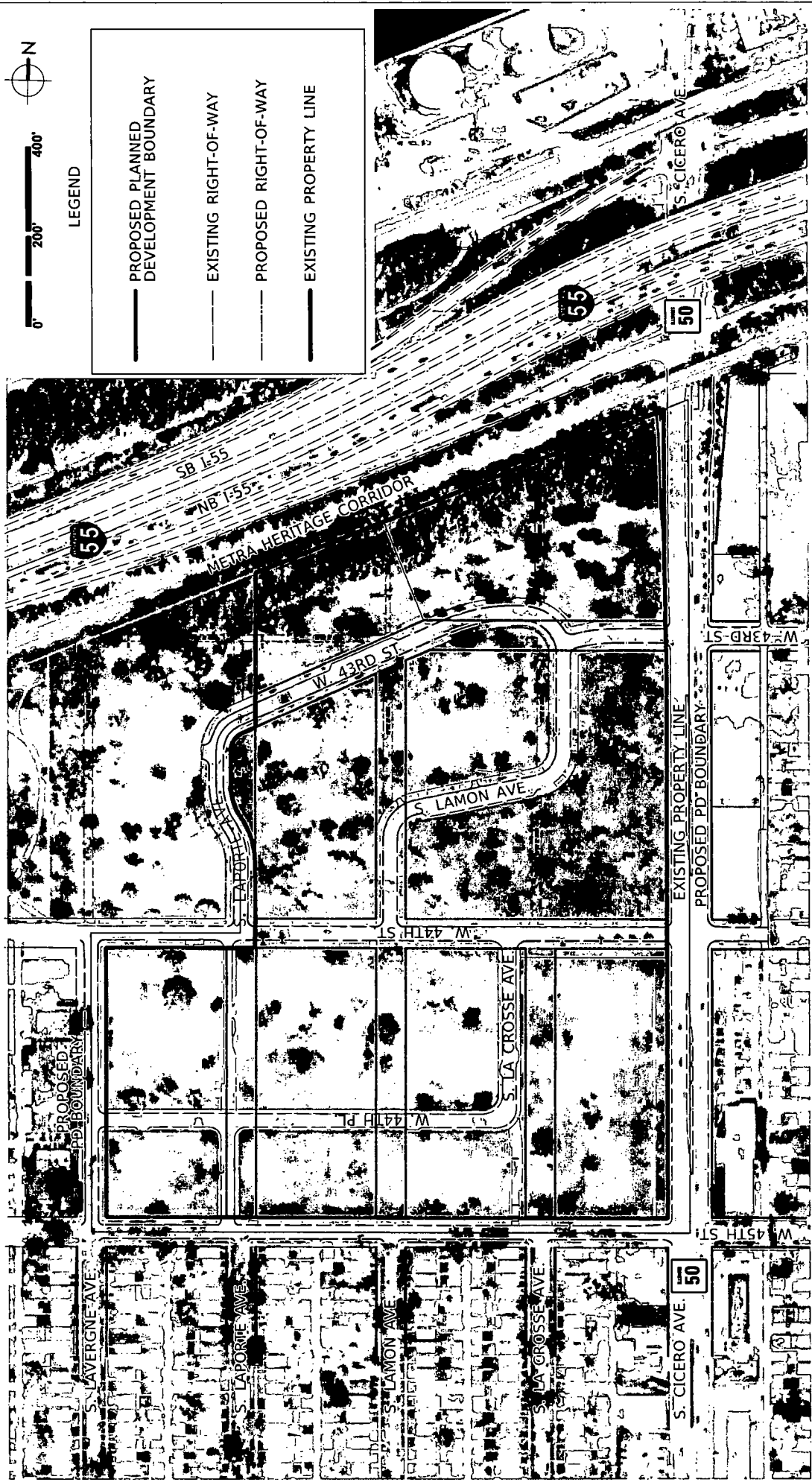


LEGEND

- EXISTING RIGHT-OF-WAY
- - - EXISTING UTILITY EASEMENT
- EXISTING PROPERTY LINE



| | |
|--|--|
| PROJECT # 7082 | LAND USE MAP |
| DATE: 03/24/2021 | PUD-02 |
| <p>LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638</p> | |
| <p>APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4256, 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. INTRODUCTION DATE: 03/24/2021 REVISION:</p> | |
| <p>221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 377-3300</p> | <p>KNIGHT Engineers & Architects</p> |

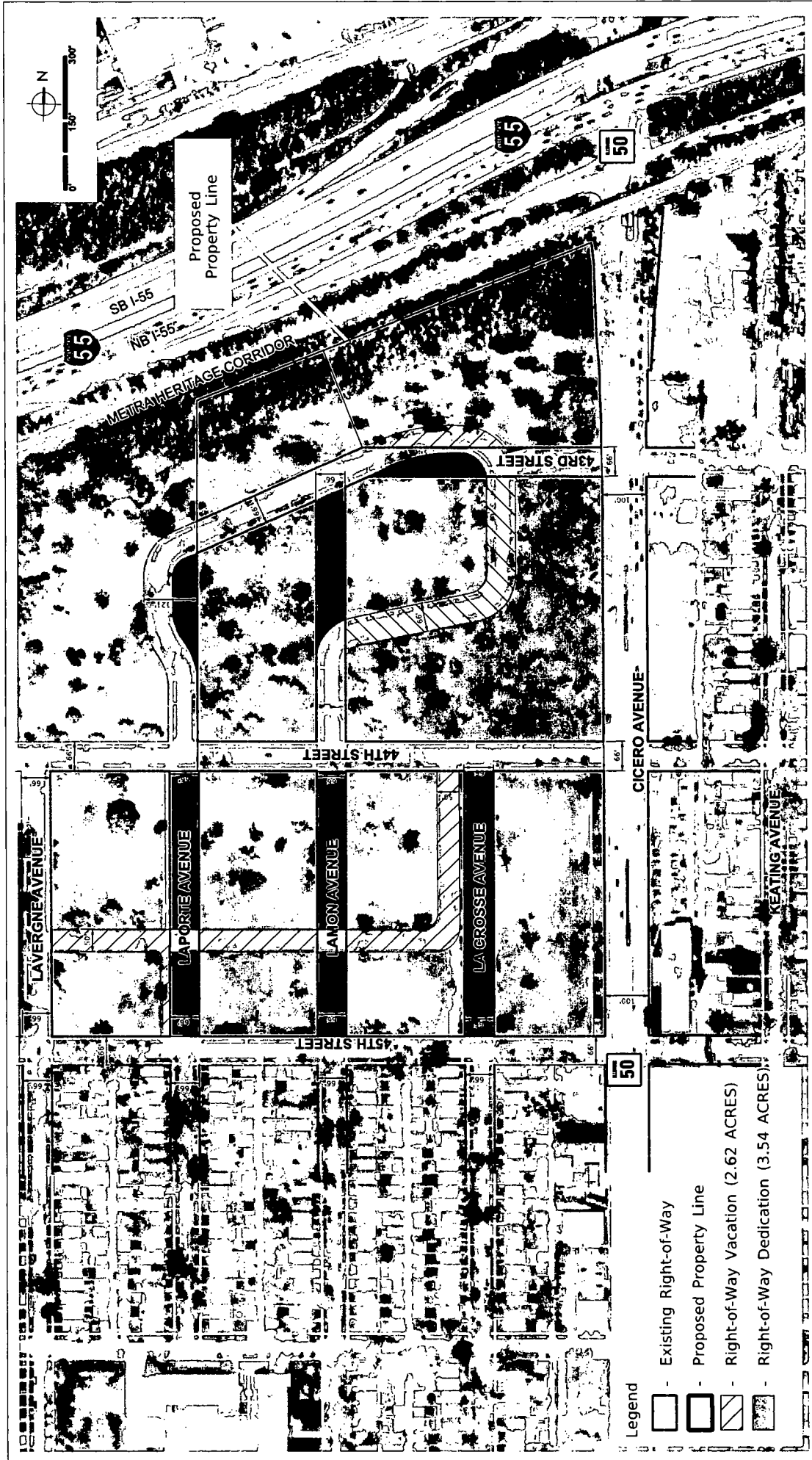






LEGEND

- PROPOSED PLANNED DEVELOPMENT BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING PROPERTY LINE

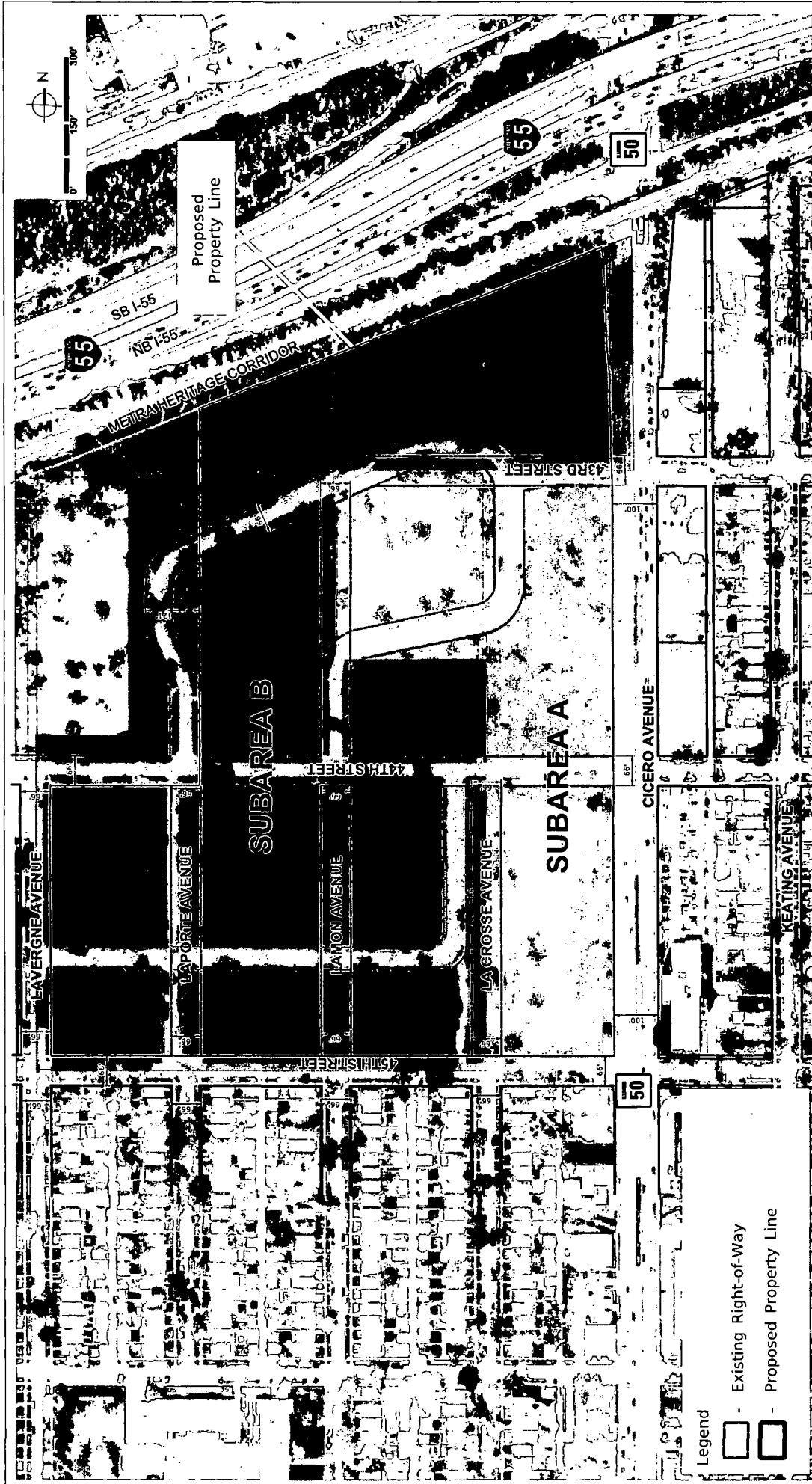
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| <p>PROJECT # 7692 DATE 03/24/2021</p> | <p>PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP PUD-03</p> |
| <p>LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638</p> | <p>APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258, 4300-4358; 4400-4458 S. CICERO AVE.; 4800-4926; 4801-4955 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION:</p> |
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- Legend**
-  Existing Right-of-Way
 -  Proposed Property Line
 -  Right-of-Way Vacation (2.62 ACRES)
 -  Right-of-Way Dedication (3.54 ACRES)

| | | | | |
|--|--|---|--|---|
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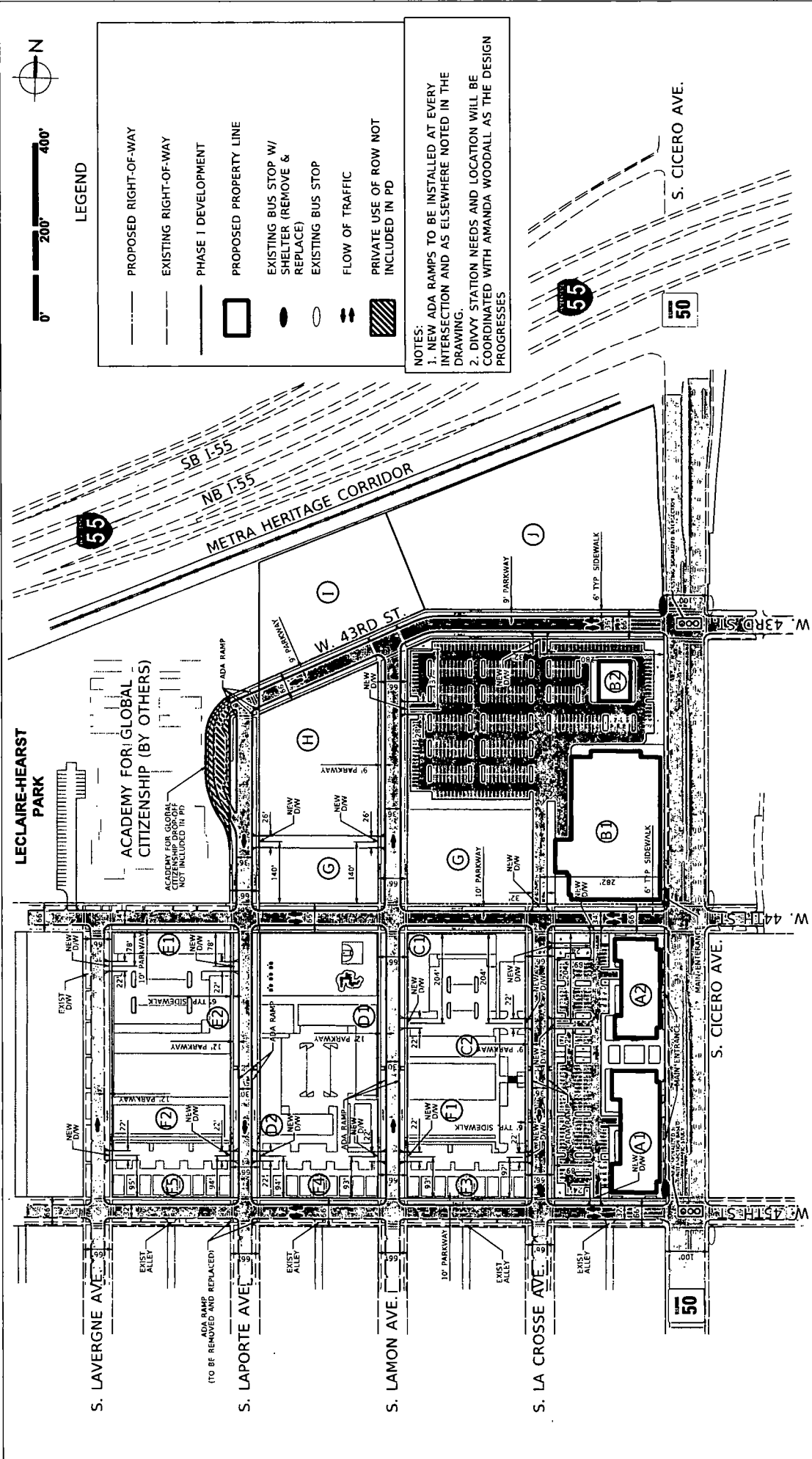
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|---|--|--|---|---|--|



LEGEND

- PROPOSED RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- PHASE I DEVELOPMENT
- PROPOSED PROPERTY LINE
- EXISTING BUS STOP W/ SHELTER (REMOVE & REPLACE)
- EXISTING BUS STOP
- FLOW OF TRAFFIC
- ▨ PRIVATE USE OF ROW NOT INCLUDED IN PD

NOTES:
 1. NEW ADA RAMP TO BE INSTALLED AT EVERY INTERSECTION AND AS ELSEWHERE NOTED IN THE DRAWING.
 2. DIVVY STATION NEEDS AND LOCATION WILL BE COORDINATED WITH AMANDA WOODALL AS THE DESIGN PROGRESSES



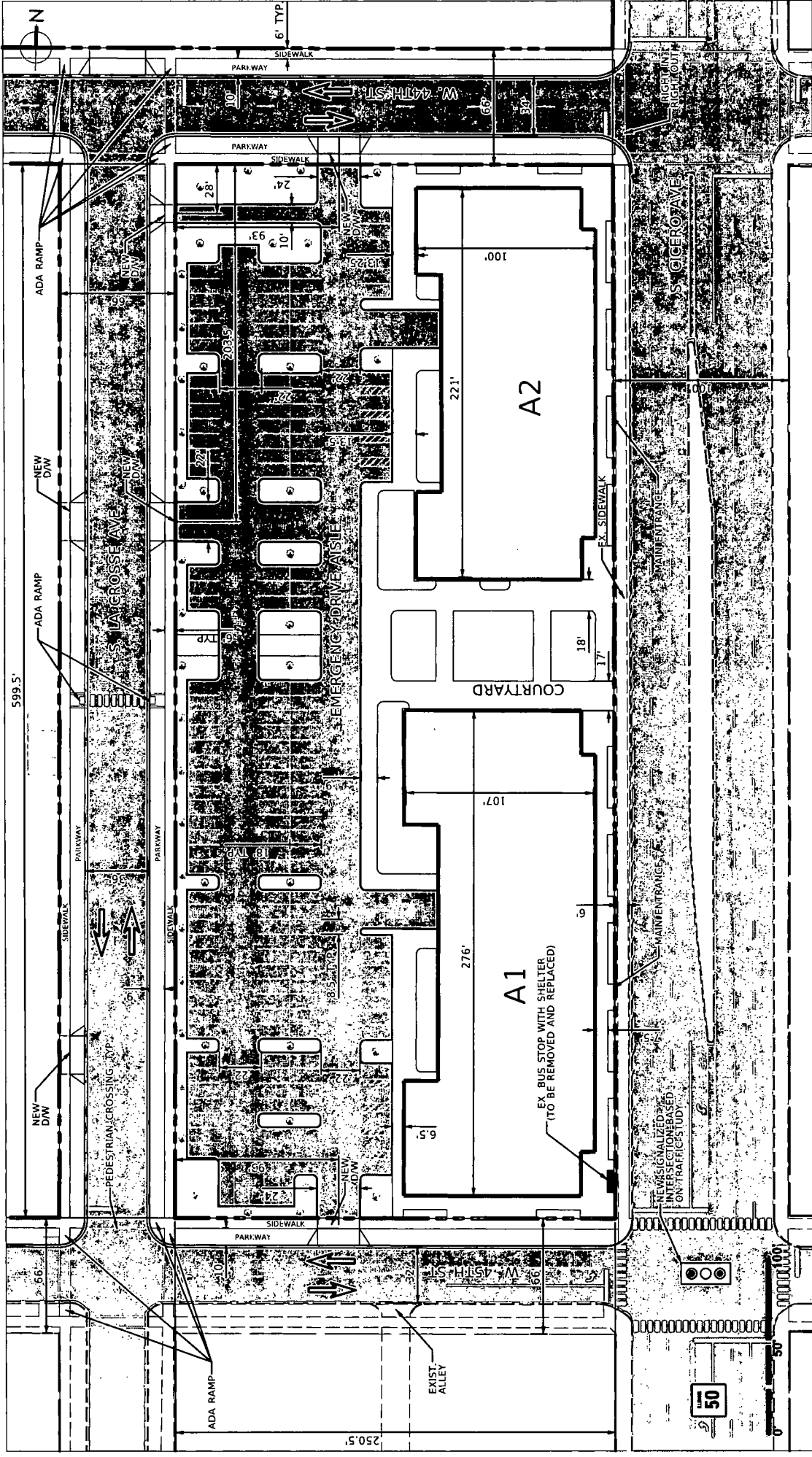
PROJECT #: 7682
 DATE: 03/24/2021

CIVIL SITE PLAN

LeClaire Courts Redevelopment
 PUD Filing Submittal
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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.; 4800-4858 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAVERGNE AVE.
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PROJECT # 7882
 DATE: 09/24/2021
 PUD-07

CIVIL SITE PLAN
 SITE AREA A

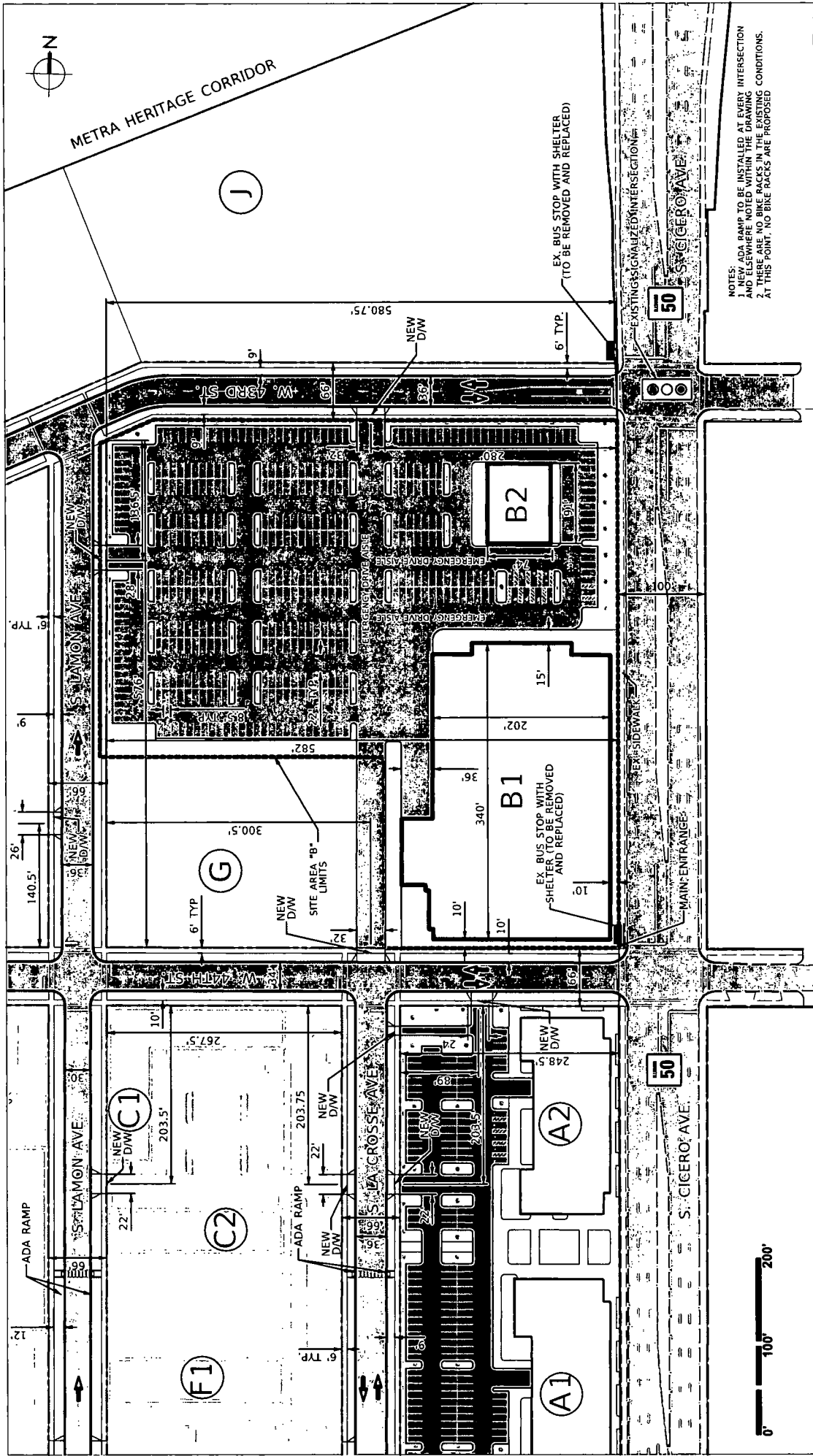
LeClaire Courts Redevelopment
 PUD Filing Submittal
 Chicago, IL 60638

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 4210-4258, 4300-4358, 4400-4458 S. CICERO AVE.; 4800-4928, 4801-4959 W. 44TH ST.,
 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435, 4441-4489 S. LAVERNE AVE.
 INTRODUCTION DATE: 03/24/2021
 REVISION

221 North LaSalle Street
 Suite 300
 Chicago, IL 60601-1211
 Phone: (312) 377-3300

KNIGHT
 Engineers & Architects

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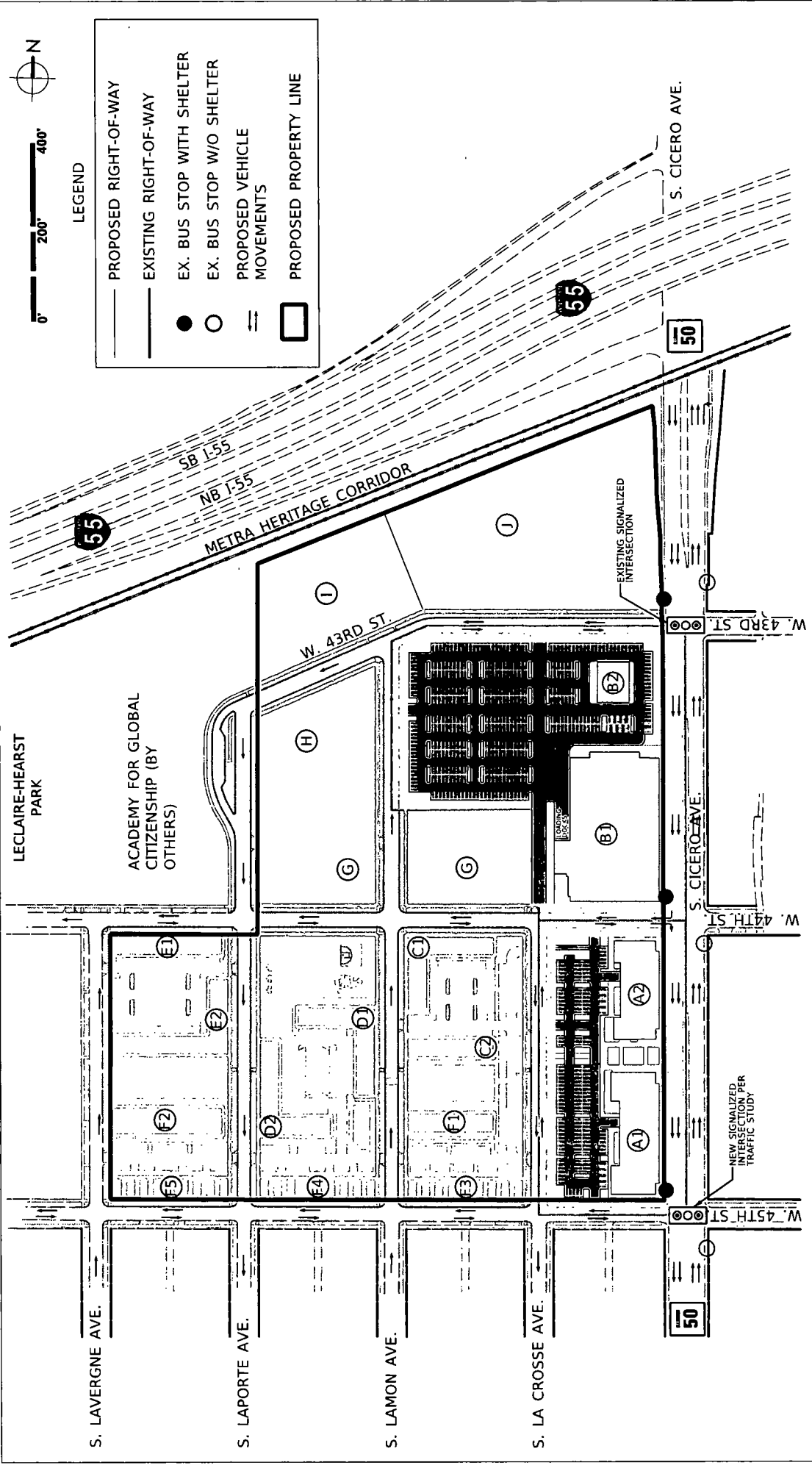
NOTES:
 1. ADA RAMP TO BE INSTALLED AT EVERY INTERSECTION AND ELSEWHERE NOTED WITHIN THE DRAWING.
 2. THERE ARE NO BIKE RACKS IN THE EXISTING CONDITIONS. AT THIS POINT, NO BIKE RACKS ARE PROPOSED.

| | | | | |
|---|-----------------|-------------------------------|--|--|
| PROJECT # 7892 | CIVIL SITE PLAN | LeClaire Courts Redevelopment | APPLICANT: CHICAGO HOUSING AUTHORITY | 221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone: (312) 377-3300 |
| DATE 03/24/2021 | SITE AREA B | PUD Filing Submittal | ADDRESS: 4210-4258, 4300-4358, 4400-4458 S. CICERO AVE.; 4800-4926; 4801-4953 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4858 W. 45TH ST.; AND 4401-4435, 4441-4453 S. LAVERGNE AVE. | KNIGHT Engineers & Architects |
| PUD-08 | | Chicago, IL 60638 | INTRODUCTION DATE: 03/24/2021 | REVISION: |
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LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EX. BUS STOP WITH SHELTER
- EX. BUS STOP W/O SHELTER
- ⇄ PROPOSED VEHICLE MOVEMENTS
- PROPOSED PROPERTY LINE



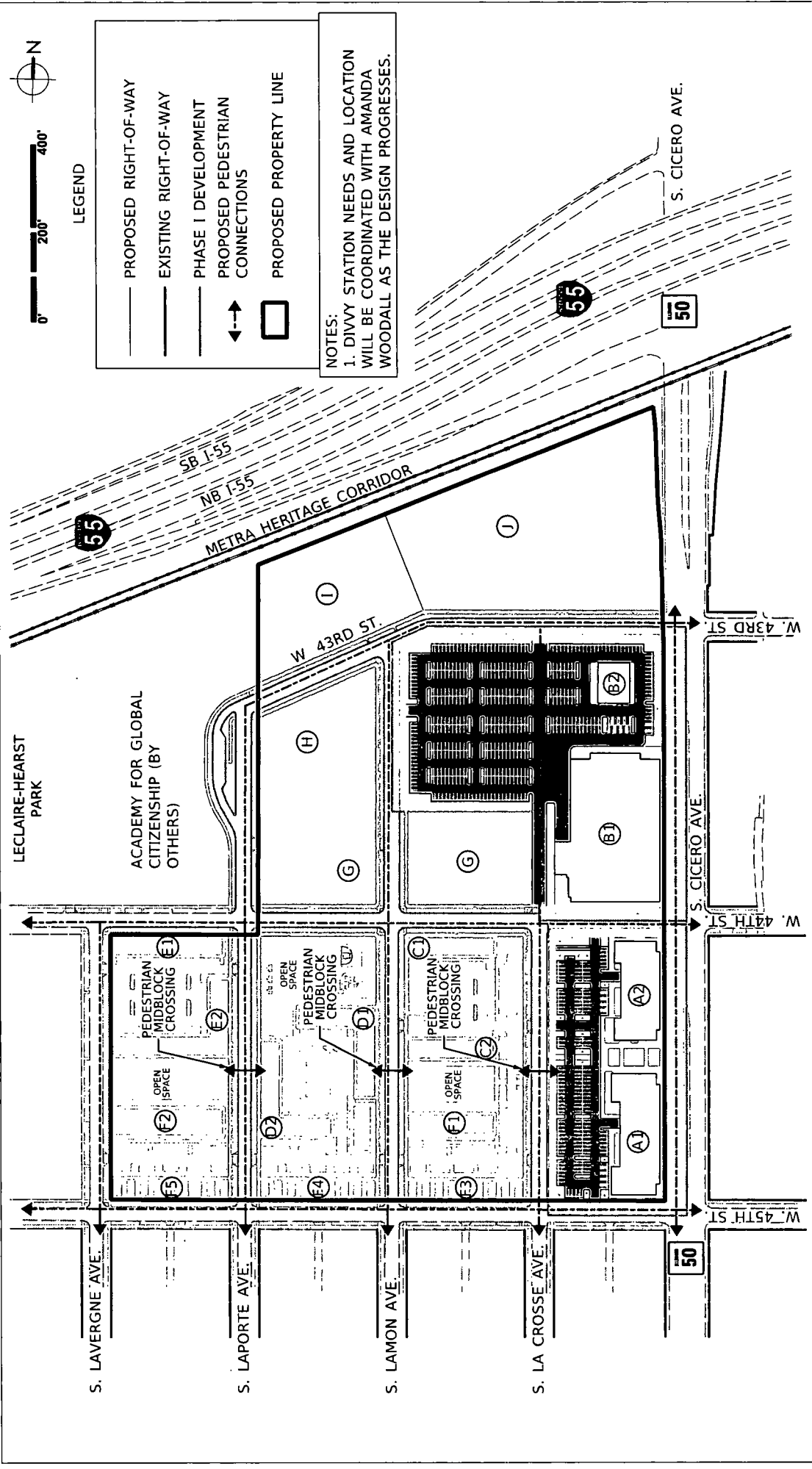
| | | | | |
|---|------------------------------|---|--|--|
| <p>PROJECT # 7892 DATE 03/24/2021</p> | <p>VEHICULAR CIRCULATION</p> | <p>LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638</p> | <p>APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258, 4300-4338, 4400-4458 S. CICERO AVE.; 4800-4928, 4801-4959 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435, 4441-4469 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION:</p> | <p>KNIGHT Engineers & Architects</p> |
| <p>221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone (312) 577-3300</p> | | | | |



LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PHASE I DEVELOPMENT
- ↔ PROPOSED PEDESTRIAN CONNECTIONS
- PROPOSED PROPERTY LINE

NOTES:
 1. DIVVY STATION NEEDS AND LOCATION WILL BE COORDINATED WITH AMANDA WOODALL AS THE DESIGN PROGRESSES.



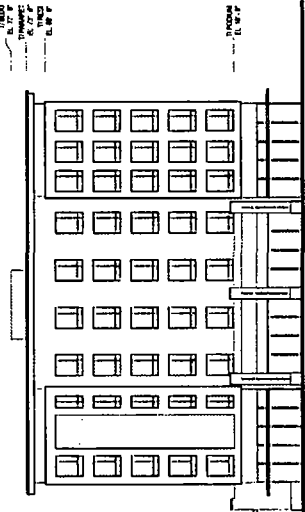
PROJECT # 7692
 DATE 03/24/2021
 PUD-10

PEDESTRIAN ROUTES/
 CONNECTIVITY

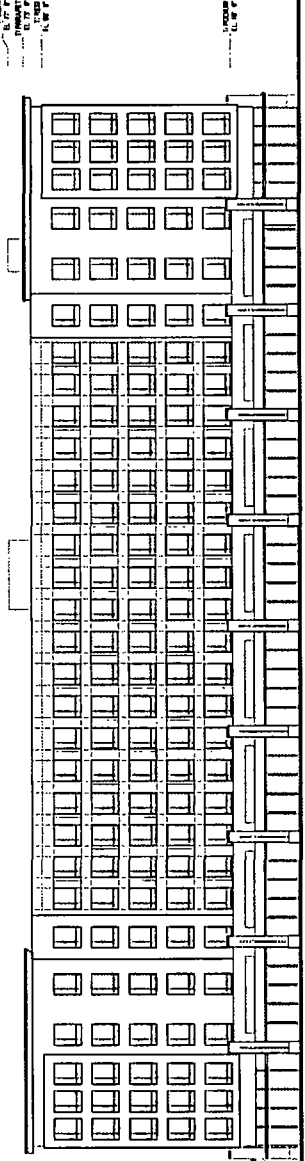
LeClaire Courts Redevelopment
 PUD Filing Submittal
 Chicago, IL 60638

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 4210-4258; 4300-4358; 4400-4458 S. CICERO AVE.; 4800-4926; 4801-4955 W. 44TH ST.;
 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAVERGNE AVE.
 INTRODUCTION DATE: 03/24/2021
 REVISION:

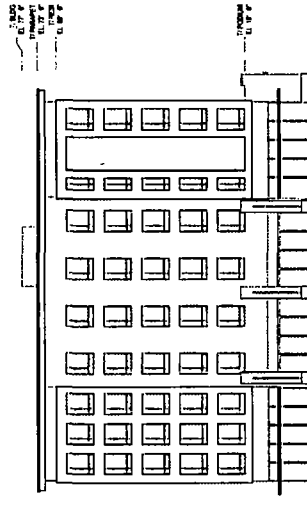
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 Phone: (312) 377-3300
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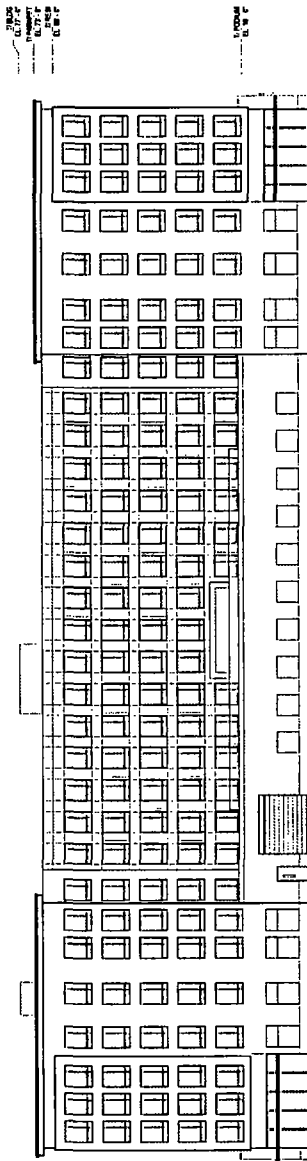
BUILDING A1 NORTH ELEVATION
1/32" = 1'-0"



BUILDING A1 EAST ELEVATION
1/32" = 1'-0"



BUILDING A1 SOUTH ELEVATION
1/32" = 1'-0"



BUILDING A1 WEST ELEVATION
1/32" = 1'-0"

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Suite 900
Chicago, IL 60601-1211
Phone (312) 577-3300

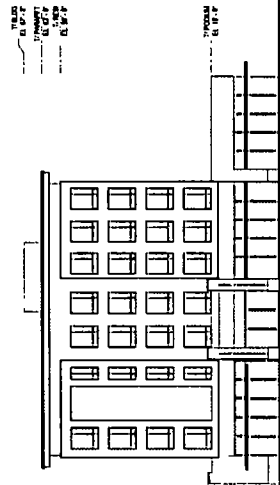
APPLICANT CHICAGO HOUSING AUTHORITY
ADDRESS: 4210-4256, 4300-4358, 4400-4458 S CICERO AVE., 4800-4826, 4801-4959 W 44TH ST.,
4301-4359 S LAPORTE AVE., 4800-4958 W 45TH ST., AND 4401-4435, 4441-4459 S LAVERGNE AVE.
INTRODUCTION DATE: 03/24/2021
REVISION

LeClaire Courts Redevelopment
PUD Filing Submittal
Chicago, IL 60638

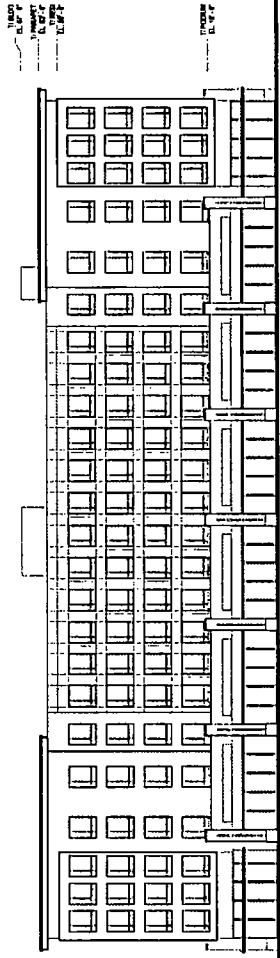


Section Covered Sheet
Chicago
T 312.869.1100
San Francisco
T 415.213.2450
www.scb.com

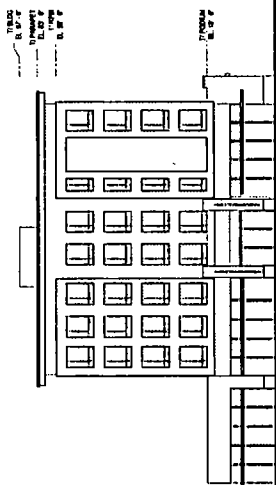
PROJECT # 7692
DATE 03/24/2021
PUD-11



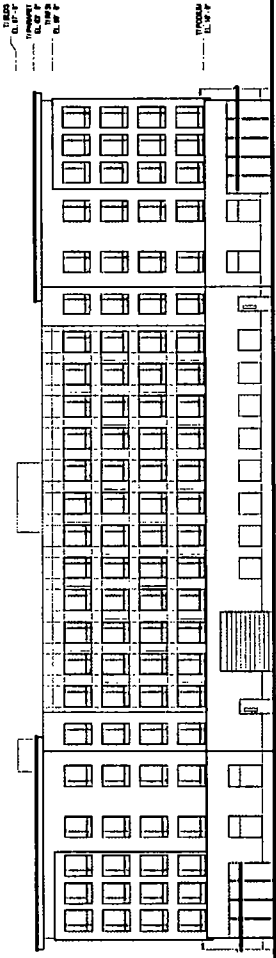
BUILDING A2 NORTH ELEVATION
1/32" = 1'-0"



BUILDING A2 EAST ELEVATION
1/32" = 1'-0"



BUILDING A2 SOUTH ELEVATION
1/32" = 1'-0"



BUILDING A2 WEST ELEVATION
1/32" = 1'-0"

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Chicago, IL 60601-1211
Phone (312) 577-3300

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APPLICANT: CHICAGO HOUSING AUTHORITY
ADDRESS: 4210-4256, 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
INTRODUCTION DATE: 03/24/2021
REVISION

DRAFT

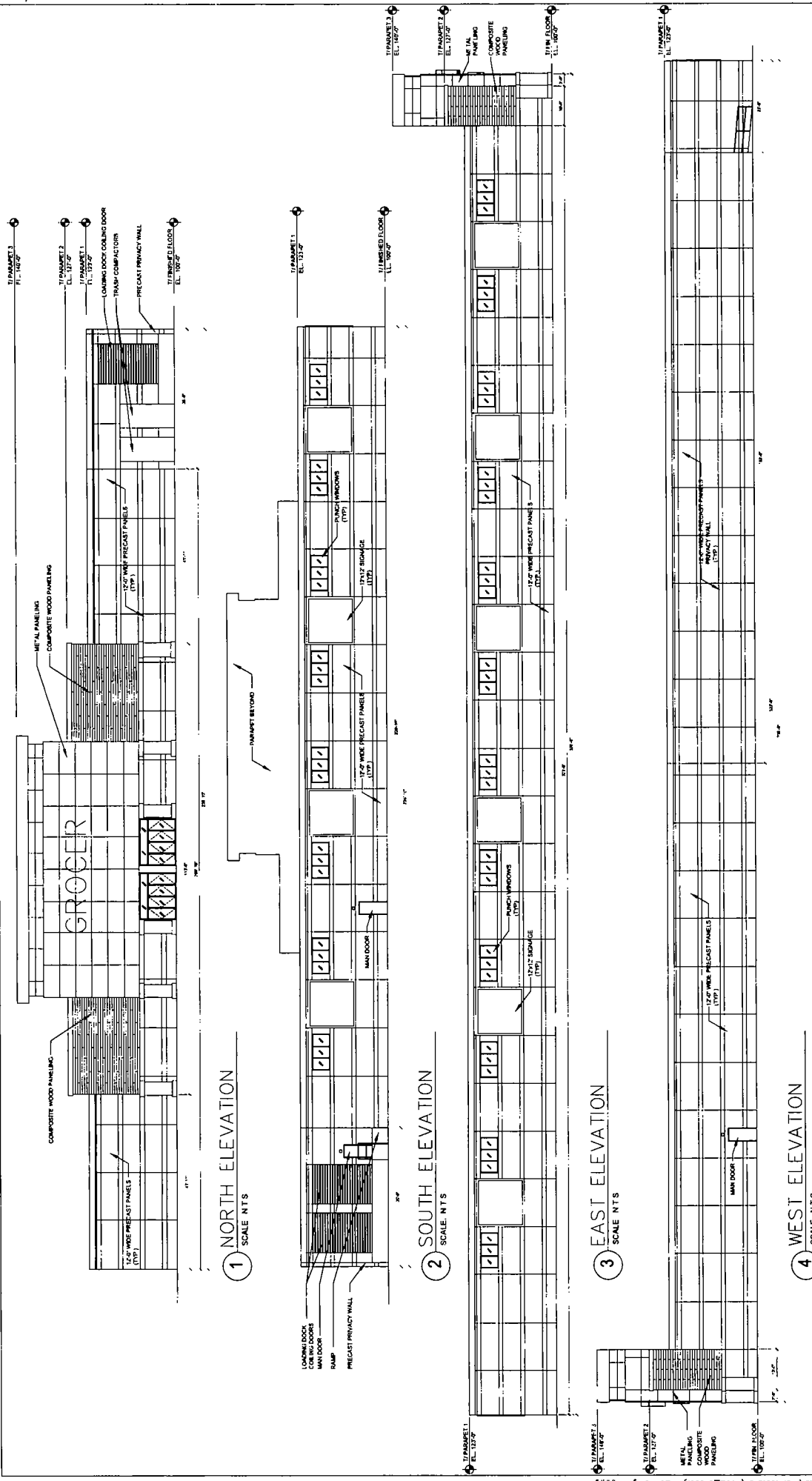
LeClaire Courts Redevelopment
PUD Filing Submittal
Chicago, IL 60638



Sommer, Crowell & Bantz
Chicago
T 312.858.1100
San Francisco
T 415.718.2450
www.scb.com

PROJECT # 7692
DATE 03/24/2021

PUD-12



1 NORTH ELEVATION
SCALE NTS

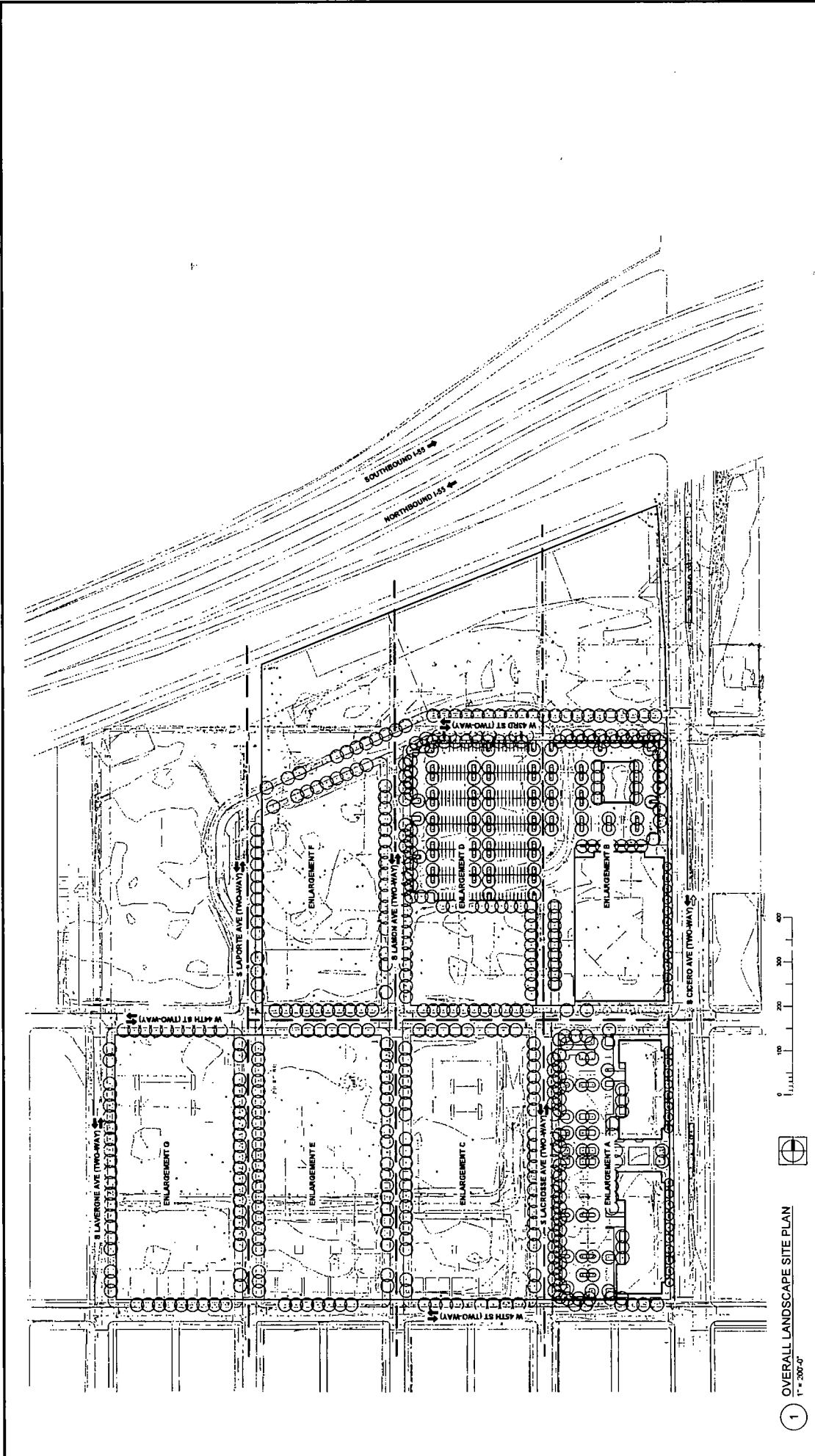
2 SOUTH ELEVATION
SCALE NTS

3 EAST ELEVATION
SCALE NTS

4 WEST ELEVATION
SCALE NTS

| | | |
|---|---|--|
| KNIGHT Engineers & Architects 221 North LaSalle Street Suite 500 Chicago, IL 60601-1211 Phone: (312) 377-3300 | APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258; 4300-4358; 4400-4458 S. CICERO AVE.; 4801-4926; 4801-4955 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435; 4441-4459 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION: | PROJECT # 7892 DATE 03/24/2021 PUD-13 |
| | BUILDING B1 ELEVATIONS | |

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PROJECT # 7692
 DATE 03/24/2021
**OVERALL
 SITE PLAN**

site design group, ltd.
 688 s michigan avenue ph
 chicago, illinois 60605
 www.site-design.com

**LeClaire Courts Redevelopment
 PUD Filing Submittal
 Chicago, IL 60638**

APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS 4210-4258, 4300-4358, 4400-4458 S. CICERO AVE., 4800-4926, 4801-4959 W. 44TH ST.,
 ADDRESS 4301-4359 S. LAFORTE AVE., 4800-4958 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE.
 INTRODUCTION DATE 03/24/2021
DRAFT

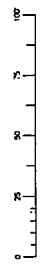
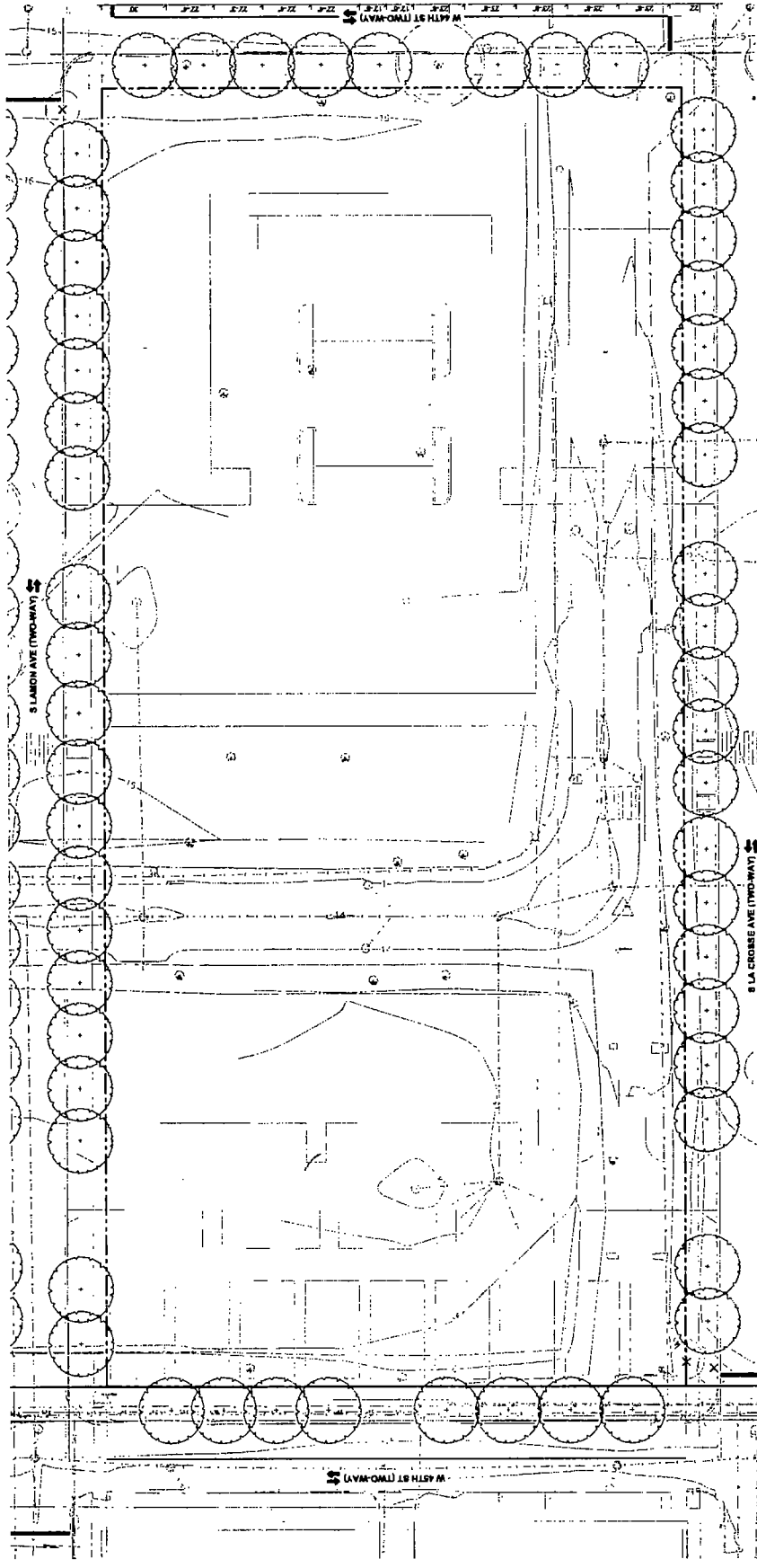
221 North LaSalle Street
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 Chicago, IL 60601-1211
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1 OVERALL LANDSCAPE SITE PLAN
 1" = 200'-0"

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1 LANDSCAPE SITE PLAN - ENLARGEMENT C
1" = 50'-0"

PROJECT # 7892
DATE 03/24/2021
ENLARGEMENT C

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888 s michigan avenue ph
chicago, illinois 60605
www.site-design.com



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PUD Filing Submittal
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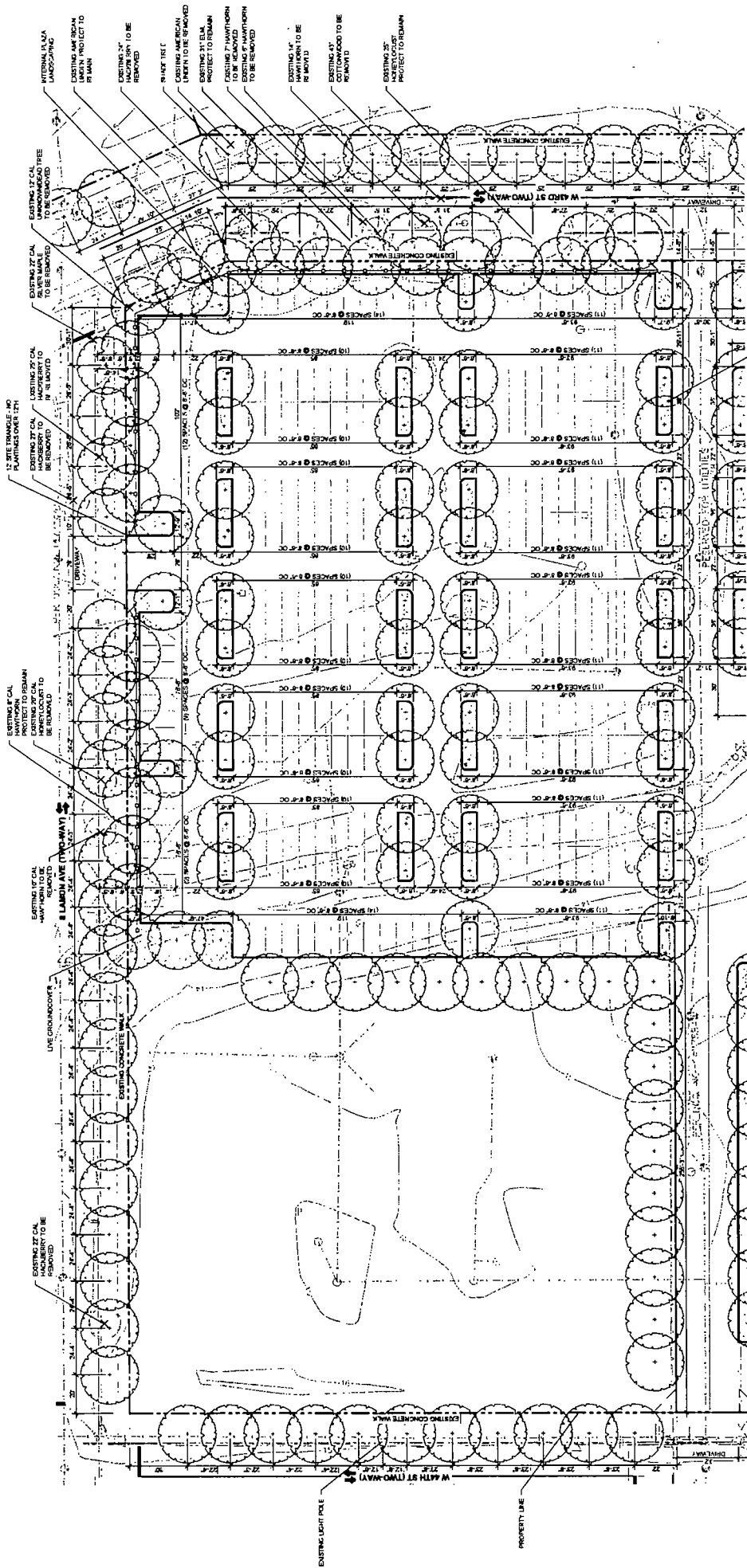
DRAFT

APPLICANT CHICAGO HOUSING AUTHORITY
ADDRESS 4210-4258, 4300-4368, 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.
INTRODUCTION DATE: 03/24/2021
REVISION

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34.6 SITE PLAN MANAGEMENT PLAN FOR PLANNING, LOI, AND LOCAL USE AREA REGULATIONS



1 LANDSCAPE SITE PLAN - ENLARGEMENT D
1" = 50'-0"

PROJECT # 7692
DATE 03/24/2021
ENLARGEMENT D

site design group, ltd
888 s michigan avenue ph1
chicago, illinois 60605
www.site-design.com



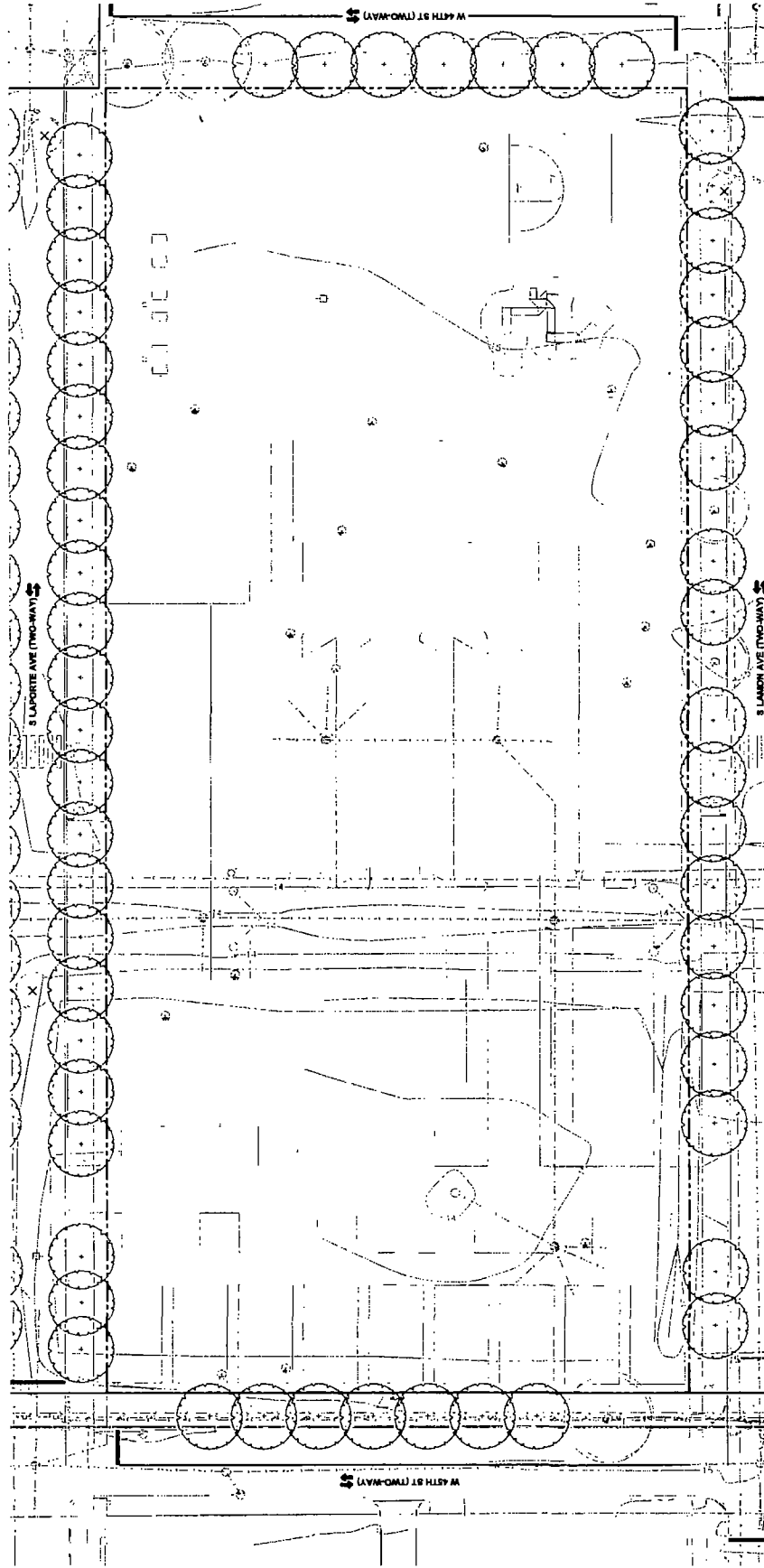
LeClaire Courts Redevelopment
PUD Filing Submittal
Chicago, IL 60638

APPLICANT CHICAGO HOUSING AUTHORITY
ADDRESS 4210-4258 4300-4358, 4400-4458 S. CICERO AVE., 4800-4826, 4801-4959 W. 44TH ST.
4301-4358 S. LAPORTE AVE., 4800-4958 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE.
INTRODUCTION DATE 03/24/2021
REVISION

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1 LANDSCAPE SITE PLAN - ENLARGEMENT E
 P = 50'-0"



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 Phone (312) 577-3300

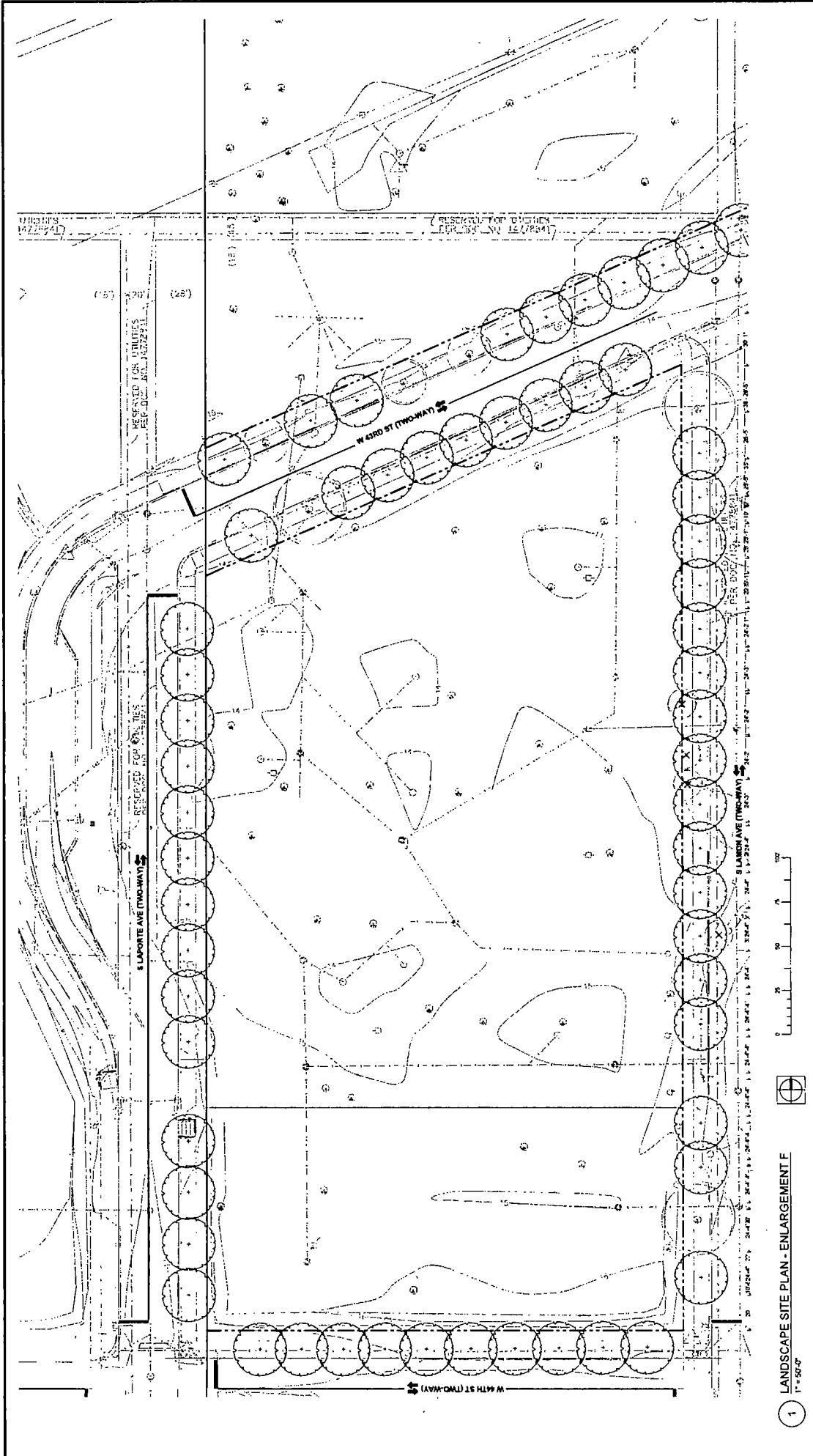
APPLICANT: CHICAGO HOUSING AUTHORITY
 ADDRESS: 4210-4258, 4300-4358, 4400-4458 S. CICERO AVE., 4800-4928, 4801-4959 W. 44TH ST.,
 4301-4359 S. LAPORTE AVE., 4800-4958 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE.
 INTRODUCTION DATE: 03/24/2021
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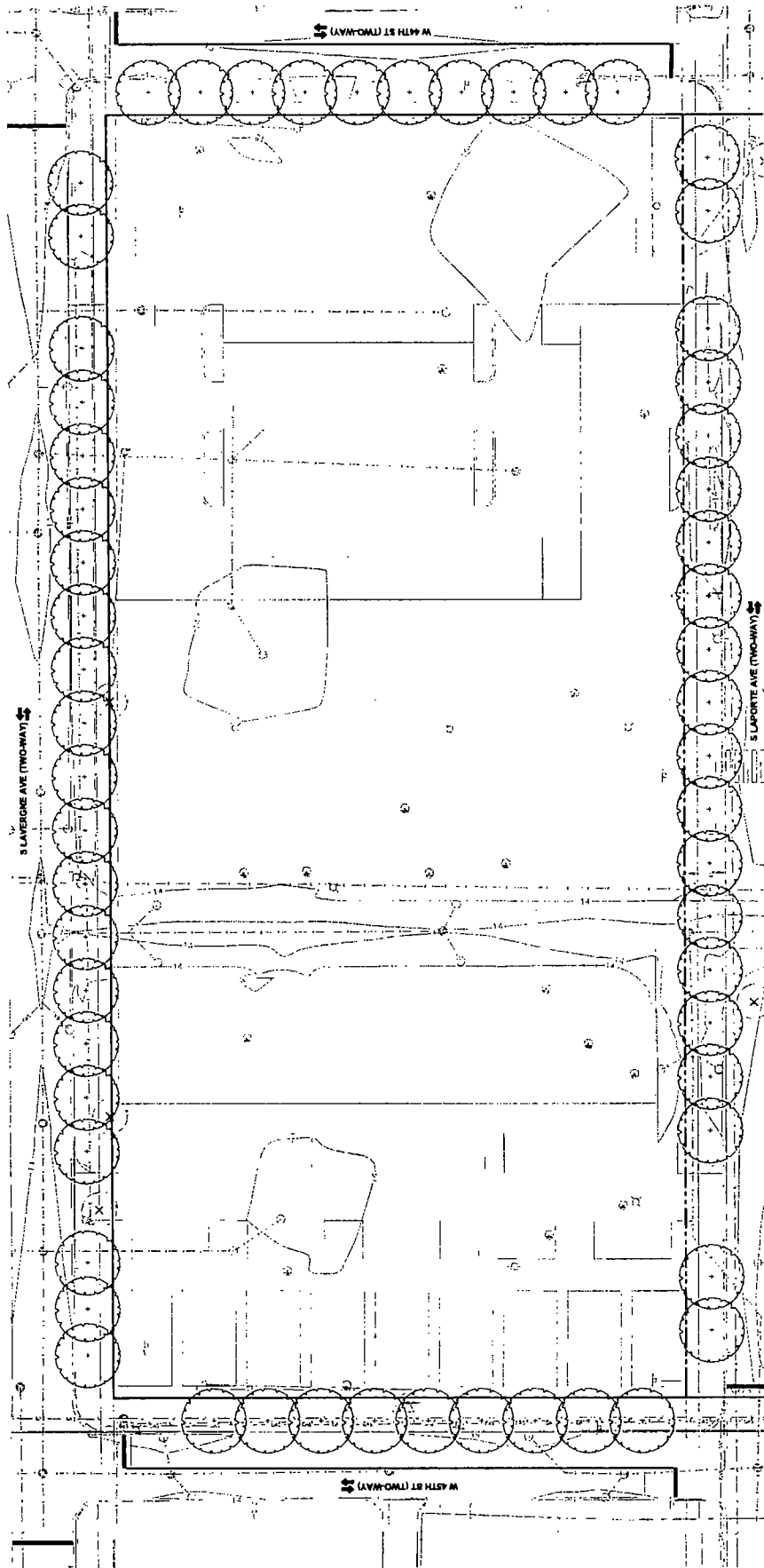
site design group, ltd
 888 s michigan avenue ph
 chicago, illinois 60605
 www.site-design.com

PROJECT # 7892
 DATE: 03/24/2021
ENLARGEMENT E

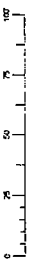


| | | | | | | |
|---|---|--|---------------------|---|--|---|
| <p>KNIGHT Engineers & Architects</p> | <p>221 North LaSalle Street Suite 300 Chicago, IL 60601-1211 Phone (312) 577-3300</p> | <p>APPLICANT: CHICAGO HOUSING AUTHORITY ADDRESS: 4210-4258, 4300-4358, 4400-4458 S. CIGERO AVE., 4800-4828, 4801-4859 W. 44TH ST., 4301-4359 S. LAPORTE AVE., 4800-4858 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION:</p> | <p>DRAFT</p> | <p>LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638</p> | <p>Site</p> <p>site design group, ltd 888 s michigan avenue ph1 chicago, illinois 60605 www.site-design.com</p> | <p>PROJECT # 7692 DATE: 02/24/2021 ENLARGEMENT F</p> |
|---|---|--|---------------------|---|--|---|

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1 LANDSCAPE SITE PLAN - ENLARGEMENT G
1" = 50'-0"



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Phone (312) 577-3300

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., 4800-4858 W. 45TH ST., AND 4401-4435, 4441-4459 S. LAVERGNE AVE.
INTRODUCTION DATE 03/24/2021
REVISION

LeClaire Courts Redevelopment
PUD Filing Submittal
Chicago, IL 60638

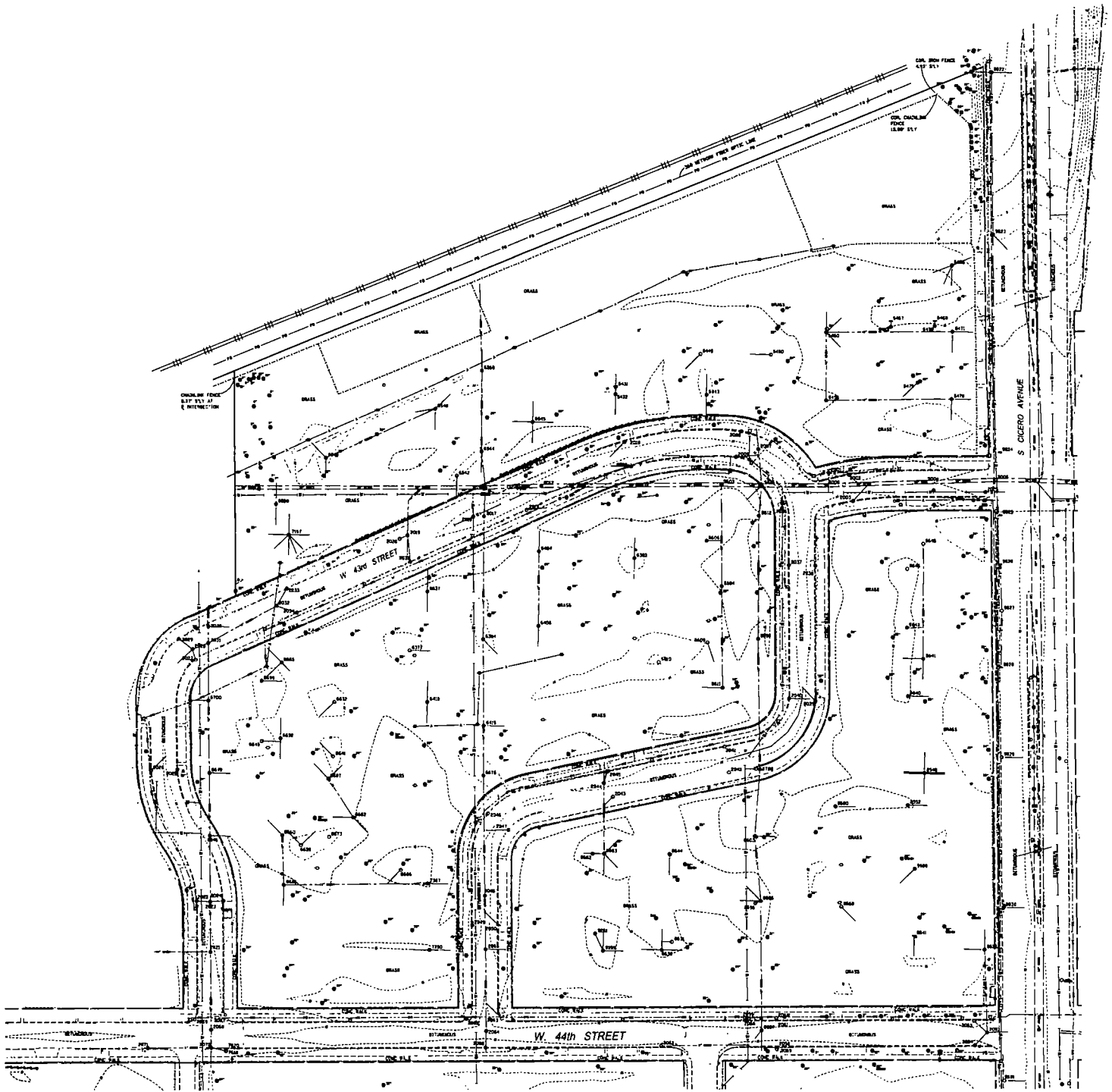


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chicago, illinois 60605
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PROJECT # 7692
DATE 03/24/2021
ENLARGEMENT G

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ALTA / NSPS LAND TITLE SURVEY



NOTES:
 1. UTILITY INFORMATION SHOWN IS BASED UPON VISUAL FIELD EVIDENCE AND OFFICE OF UNDERGROUND COORDINATION BUREAU RECORDS CONNECTIONS BETWEEN UTILITY STRUCTURES ARE SHOWN WHERE AVAILABLE INFORMATION IS AVAILABLE
 2. SERVICE UTILITIES ON PRIVATE PROPERTY ARE NOT SHOWN IN D.U.C. RECORDS AND ARE BASED ON VISUAL EVIDENCE ONLY



- LEGEND**
- EXISTING PUBLIC RIGHT OF WAY LINE
 - PROPERTY DEED LINE
 - CHAINLINE FENCE UNLESS OTHERWISE NOTED
 - CROSSABLE FENCE UNLESS OTHERWISE NOTED
 - SEWER LINE
 - WATER LINE
 - UNDERGROUND UTILITY LINES
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND CITY OR TRAFFIC ELECTRIC LINE
 - BUSH / SHRUB BONE
 - CATCH BASIN
 - MANHOLE
 - STREET SIGN
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - LIGHT POLE
 - SIGN
 - UTILITY POLE
 - STUMP

CITY OF CHICAGO BENCH MARK NO. 534
 STANDARD MONUMENT IS 162 FEET SOUTH OF THE NORTH LINE OF W. 44TH STREET AND 105 FEET EAST OF THE EAST LINE OF S. LARAMIE AVENUE ABOUT 105 FEET SOUTH OF NORTH INSIDE GRADE OF NORTH ALLEY
 N. 181983.53
 E. 104942.89
 ELEV. 14.392

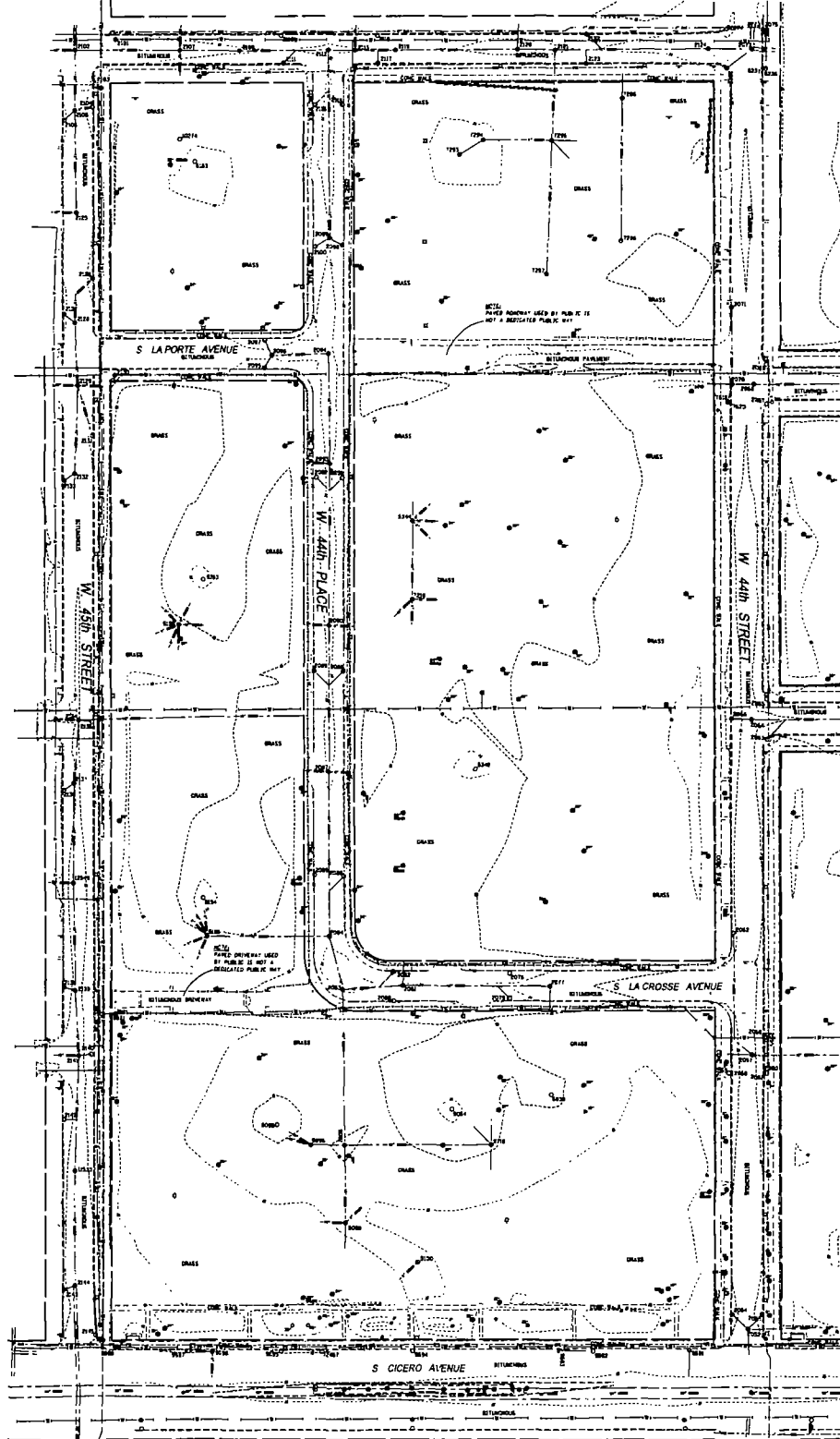
CITY OF CHICAGO BENCH MARK NO. 577
 STANDARD MONUMENT IS 83 FEET SOUTH OF THE SOUTH LINE OF W. 43RD STREET AND 124 FEET WEST OF THE EAST LINE OF S. HEATING AVENUE
 N. 181568.056
 E. 119432.712
 ELEV. 14.391

| | |
|---|--------------------------|
| CLIENT: CHICAGO INDUSTRIAL AUTHORITY - 80 E Van Buren, 1213 Floor, Chicago IL 60606 | PROJECT: LACLARNE COURTS |
| PN SURVEYED: 18-04-418-037, 18-04-418-037, 18-04-418.041, 18-04-300-018 18-04-300-005, 18-04-408-037, 18-04-408-037, 18-04-497-040 | PROJECT NO: 219488 B |
| LOCATION: W 44th STREET AND S LARAMIE AVENUE, CHICAGO, IL | DRAWN BY: M. BARAK |
| AMERICAN SURVEYING & ENGINEERING, P.C. SURVEYORS - ENGINEERS - GEOD. INSTR. MAPPING SCIENTIST LICENSED PROFESSIONAL ENGINEERS 1000 N. Dearborn Street, Suite 1000, Chicago, IL 60610 Tel: 312.467.1000 Fax: 312.467.1001 | TASK ORDER |
| | DATE: 2/08/2021 |
| | SHEET: 3 of 3 |

UTILITY STRUCTURE DETAIL

ALTA / NSPS LAND TITLE SURVEY

| | |
|--|--|
| <p>1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.</p> <p>2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON PIPES SET IN CONCRETE.</p> <p>3. ALL ALIEN INTERESTS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>4. ALL EASEMENTS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>5. ALL UTILITIES ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>6. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>7. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>8. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>9. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>10. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> | <p>1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.</p> <p>2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON PIPES SET IN CONCRETE.</p> <p>3. ALL ALIEN INTERESTS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>4. ALL EASEMENTS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>5. ALL UTILITIES ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>6. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>7. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>8. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>9. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> <p>10. ALL RECORDS ARE TO BE IDENTIFIED BY REFERENCE TO THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS.</p> |
|--|--|



CLIENT: CHICAGO HOUSING AUTHORITY - 90 E Van Buren, 13th Floor Chicago IL 60606
 PROJECT: LA CLARE COURTS
 PROJECT NO: EHW60 R
 DRAWN BY: W. BARAN
 TASK ORDER:
 DATE: 2/06/2025
 SHEET: 2 of 3

AMERICAN SURVEYING & ENGINEERING, P.C.
 SURVEYORS - ENGINEERS - GEOLOGISTS - MAPPING SCIENTIST
 1100 N. LAKE ST. SUITE 1000
 CHICAGO, ILLINOIS 60610
 TEL: 312.467.1100
 FAX: 312.467.1101
 WWW.ASEPC.COM



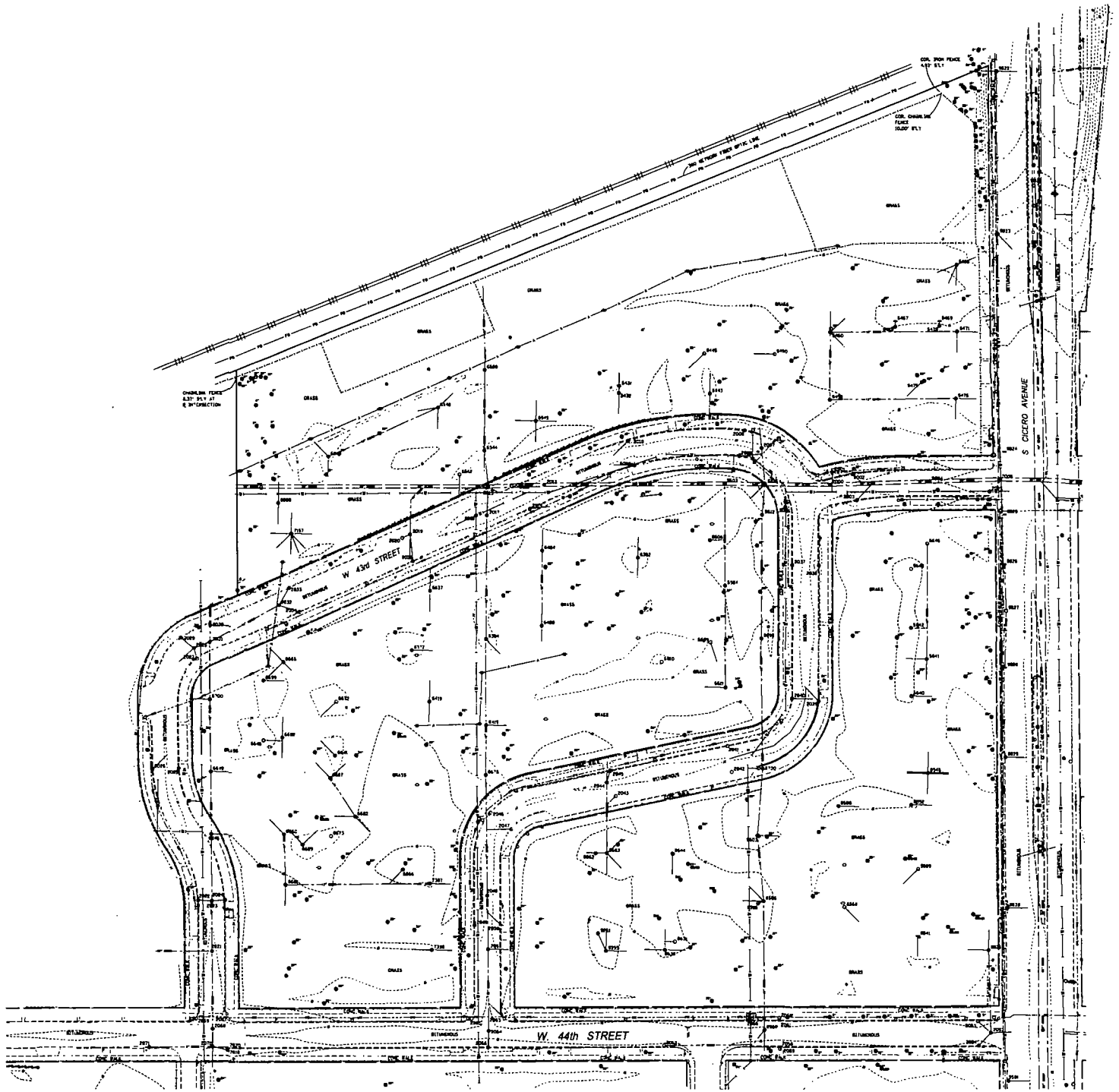
- LEGEND**
- EXISTING PUBLIC RIGHT OF WAY LINE
 - PROPERTY BOUNDARY LINE
 - CHAINLINE FENCE UNLESS OTHERWISE NOTED
 - ORIGINAL PLUMB STOPS
 - SERVICE LINE
 - METEOROLOGICAL
 - OVERHEAD UTILITY WIRES
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND CITY OR TRAFFIC ELECTRIC LINE
 - BENCH / BENCH SIZE
 - CATCH BASIN
 - WIREMAN
 - LIGHT POLE
 - HANDLE
 - UTILITY POLE
 - WALKBO
 - STREET SIGN
 - BENCHING TREE
 - EMBROIDERED TREE
 - BUSH
 - STUMP

CITY OF CHICAGO BENCH - MARK NO. 534
 STANDARD MEASUREMENT IS 160 FEET SOUTH OF THE NORTH LINE OF W. 44TH STREET 8.5 FEET EAST OF THE EAST LINE OF S. LA PORTE AVENUE (ABOUT 105 FEET SOUTH OF NORTH INSIDE CORNER OF NORTH-WALK)
 N. 187982353
 E. 124472289
 ELEVATION 132

CITY OF CHICAGO BENCH MARK NO. 577
 STANDARD MEASUREMENT IS 83 FEET SOUTH OF THE SOUTH LINE OF W. 44TH STREET 17.0 FEET WEST OF THE EAST LINE OF S. LA PORTE AVENUE
 N. 187982356
 E. 118493319
 ELEVATION 132

- NOTES**
1. UTILITY INFORMATION SHOWN IS BASED UPON VISUAL FIELD EVIDENCE AND OFFICE OF UNDERGROUND COORDINATION BUREAU RECORDS. CONNECTIONS BETWEEN UTILITY STRUCTURES ARE SHOWN WHERE CALC. INFORMATION IS AVAILABLE.
 2. EMBROIDERED UTILITIES ON PRIVATE PROPERTY ARE NOT SHOWN, IN CALC. RECORDS ARE BASED ON VISUAL EVIDENCE ONLY.
 3. THE 12" BENCH LINE RUNNING EAST TO WEST ON THE PARCEL OF 44TH STREET IS MARKED PER FIELD OBSERVATION. CITY ATLAS S SHOW A 24" SIGN.

ALTA / NSPS LAND TITLE SURVEY



NOTE:
 1. UTILITY INFORMATION SHOWN IS BASED UPON VISUAL FIELD EVIDENCE AND OFFICE OF UNDERGROUND CORPORATION QUALITY RECORDS. CONNECTIONS BETWEEN UTILITY STRUCTURES ARE SHOWN WHERE C.U.E. INFORMATION IS AVAILABLE.
 2. SERVICE UTILITIES ON PRIVATE PROPERTY ARE NOT SHOWN IN D.U.E. RECORDS AND ARE BASED ON VISUAL EVIDENCE ONLY.



| LEGEND | |
|--------|---|
| | EXISTING PUBLIC RIGHT OF WAY LINE |
| | PROPERTY BOUNDARY LINE |
| | CHANGELINE FENCE UNLESS OTHERWISE NOTED |
| | CROSSWALK FENCE STRIP |
| | SEWER LINE |
| | WATERMAIN |
| | OVERHEAD UTILITY WORKS |
| | UNDERGROUND GAS LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND CITY OF TRAFFIC ELECTRIC LINE |
| | BUSH / GRASS / TREE |
| | CATCH BASIN |
| | MANHOLE |
| | UTILITY POLE |
| | STREET SIGN |
| | DECKING TREE |
| | EVERGREEN TREE |
| | BUSH |
| | GRASS |

CITY OF CHICAGO BENCH MARK NO. 534
 STANDARD MONUMENT IS 14.0 FEET SOUTH OF THE NORTH LINE OF W. 44TH STREET AND 10.0 FEET EAST OF THE EAST LINE OF S. CICERO AVENUE (ABOUT 10.5 FEET SOUTH OF NORTH INSIDE GRADE OF NORTH MAIN).
 N. 1817883.331
 E. 218471.955
 ELEVATION 392

CITY OF CHICAGO BENCH MARK NO. 577
 STANDARD MONUMENT IS 8.5 FEET SOUTH OF THE SOUTH LINE OF W. 43RD STREET AND 15.0 FEET WEST OF THE EAST LINE OF S. CICERO AVENUE.
 N. 1873848.066
 E. 119433.712
 ELEVATION 391

| | |
|---|---------------------------|
| CLIENT: CHICAGO HOUSING AUTHORITY - 80 E Van Buren, 13th Floor, Chicago IL 60605 | PROJECT: LA CLAYNE COURTS |
| PN SURVEYED: 18-04-618-027, 18-04-618-027, 18-04-618.041, 18-04-600-018, 18-04-600-025, 18-04-600-027, 18-04-600-027, 18-04-497-049 | PROPERTY NO: 019189 B |
| LOCATION: W 44th STREET AND S LAURENCE AVENUE, CHICAGO IL | DRAWN BY: W. SARAH |
| AMERICAN SURVEYING & ENGINEERING, P.C. <small>1100 N. LAURENCE AVENUE, SUITE 200, CHICAGO, IL 60642 312.467.1100 www.american-surveying.com</small> | TASK ORDER |
| | DATE: 8/08/2021 |
| | SHEET: 3 of 3 |

March 16, 2021

Thomas M. Tunney, Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Teresa Cordova, Chairman
Chicago Plan Commission
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Rezoning
Affidavit of Notice**

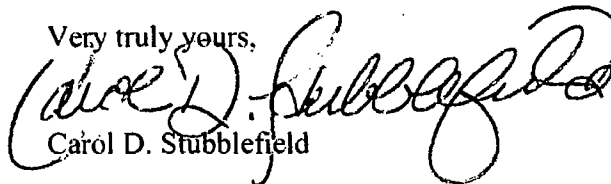
Dear Chairman Tunney and Chairwoman Cordova:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Chicago Housing Authority, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known as 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., certifies that she has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about March 24, 2021.

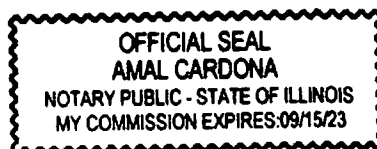
The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

Very truly yours,


Carol D. Stubblefield

Subscribed and sworn to before me
this 16th day of March 2021


Notary Public



NOTICE OF FILING OF REZONING APPLICATION

March 19, 2021

Dear Sir or Madam:

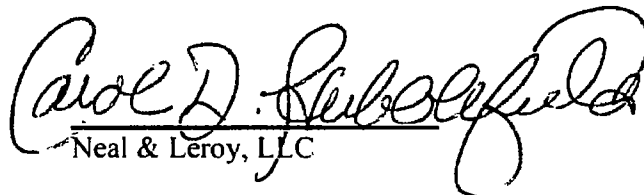
In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about March 24, 2021, the Chicago Housing Authority (the "Applicant") will file an application for rezoning (the "Application"). The Applicant proposes to construct a residential and commercial project on the property commonly known as 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. (the "Property").

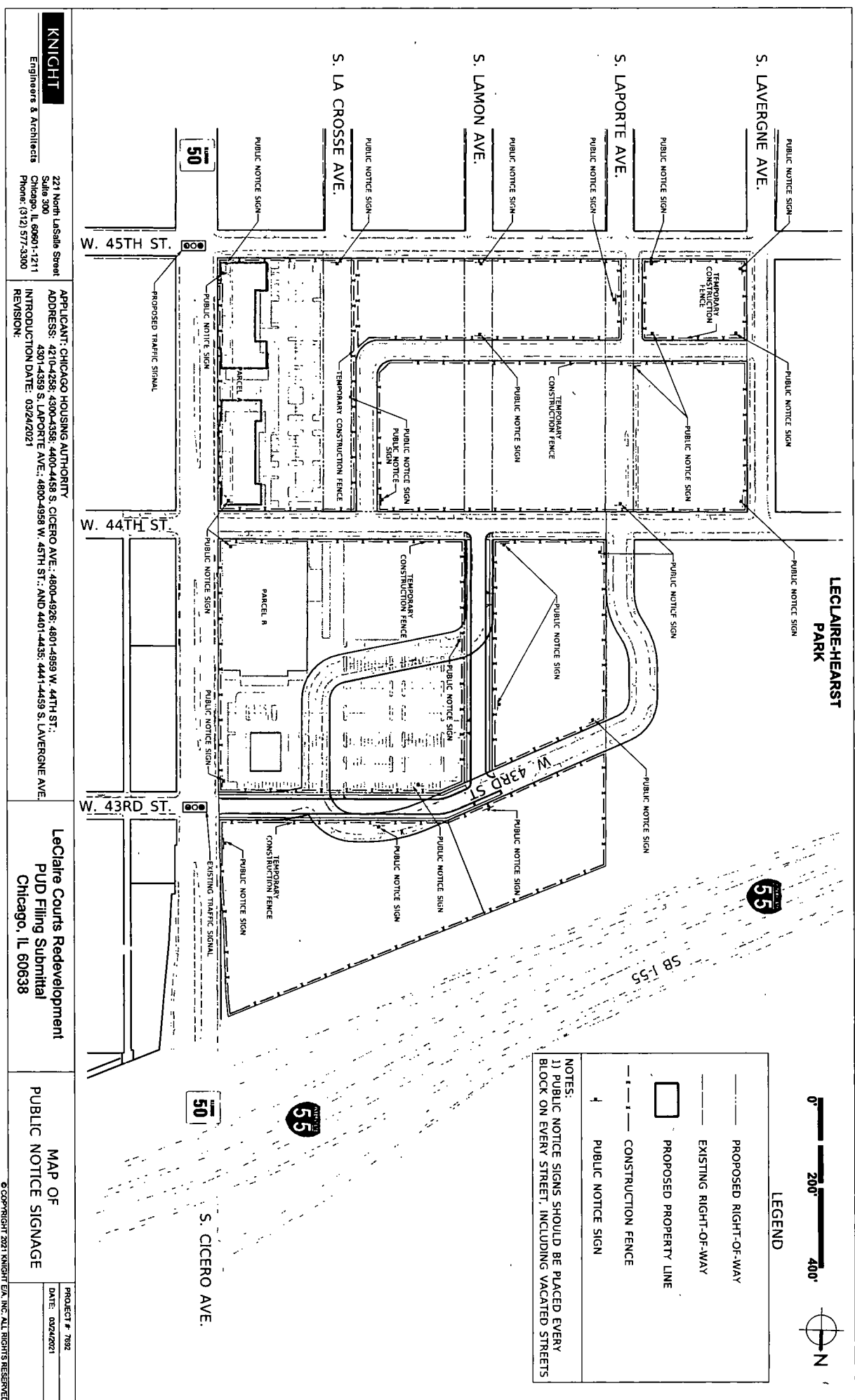
The proposed rezoning application will request City of Chicago approval to rezone the Property from RS-3, Residential Single-Unit (Detached House) District to B3-3, Community Shopping District and then to a Planned Development for the purpose of constructing a 700 multi-unit residential development, with 882 parking spaces and approximately 440,000 square feet of commercial retail space on the Property (the "Project").

Chicago Housing Authority is the Applicant and the owner of the Property. The CHA is located at 60 E. Van Buren Street, Chicago, IL 60605. Questions regarding the proposed Project or the Application may be addressed to Carol D. Stubblefield, Esq., attention Neal & Leroy, LLC, 20 S. Clark Street, Suite 2050, Chicago, IL 60603, 312-641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,


Carol D. Stubblefield
Neal & Leroy, LLC



**LECLAIRE-HEARST
PARK**

LEGEND

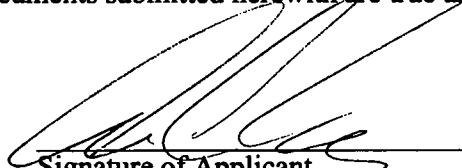
- PROPOSED RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- · - · - CONSTRUCTION FENCE
- ↑ PUBLIC NOTICE SIGN

NOTES:
 1) PUBLIC NOTICE SIGNS SHOULD BE PLACED EVERY BLOCK ON EVERY STREET, INCLUDING VACATED STREETS

| | | | | |
|---|--|--|---------------------------------|------------------------------------|
| 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.; 4800-4926, 4801-4959 W. 44TH ST.; 4301-4359 S. LAPORTE AVE.; 4800-4958 W. 45TH ST.; AND 4401-4435, 4441-4459 S. LAVERGNE AVE. INTRODUCTION DATE: 03/24/2021 REVISION: | LeClaire Courts Redevelopment PUD Filing Submittal Chicago, IL 60638 | MAP OF PUBLIC NOTICE SIGNAGE | PROJECT # 7092 DATE: 02/24/2021 |
| | © COPYRIGHT 2021 KNIGHT EA, INC. ALL RIGHTS RESERVED | | | |

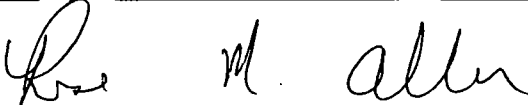
COUNTY OF COOK
STATE OF ILLINOIS

Ann McKenzie, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant
Chief Development Officer
Chicago Housing Authority

Subscribed and Sworn to before me this
4th day of March, 2021.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____