



CHICAGO PLAN COMMISSION Department of Planning and Development

3145 W Fifth Avenue/3150 W Fifth Avenue (28th Ward/Ald. Ervin)

Preservation of Affordable Housing



X Community Area Profile

COMMUNITY AREA INFORMATION:

Located in the East Garfield Park Community Area

Demographics*

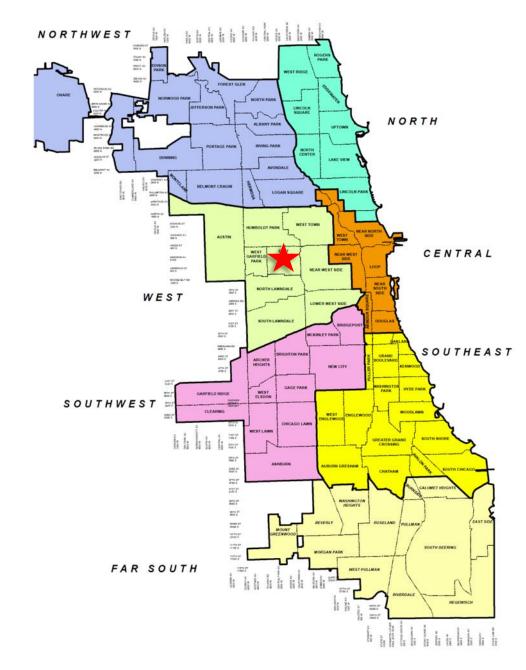
- 19,992 total population
- 41.5% residents age 20-49
- 36.1% age 50+
- 32.3 % age 19 and under
- 2.5 average household size
- \$24,617 median income

Land Use*

- Residential uses: 21.5%
- Commercial/Industrial: 9.9%
- Institutional: 6.7%

Transportation*

- 100%: High Walkability rating
- 100% High Transit Availability
- 55% of households have vehicles





SITE CONTEXT PLAN – AERIAL MAP





Preserving Affordability Together – A Blueprint for Community Action

- 2020
- Metropolitan Planning Council



• Current Zoning: C1-3

• Max Height: 65'

• **FAR**: 3.0

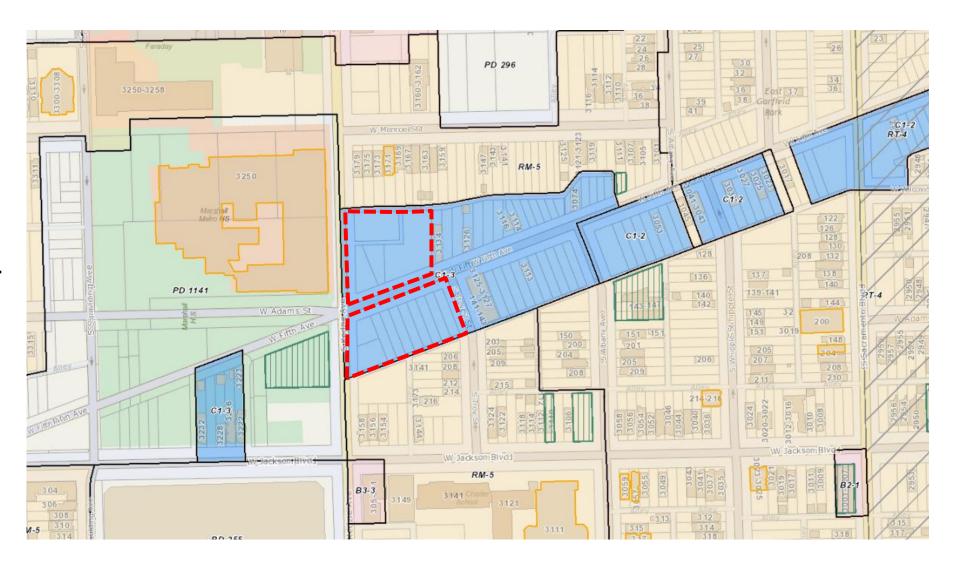
• Gross Site Area: 107,601 sq ft

Surrounding Land Uses:

• Residential

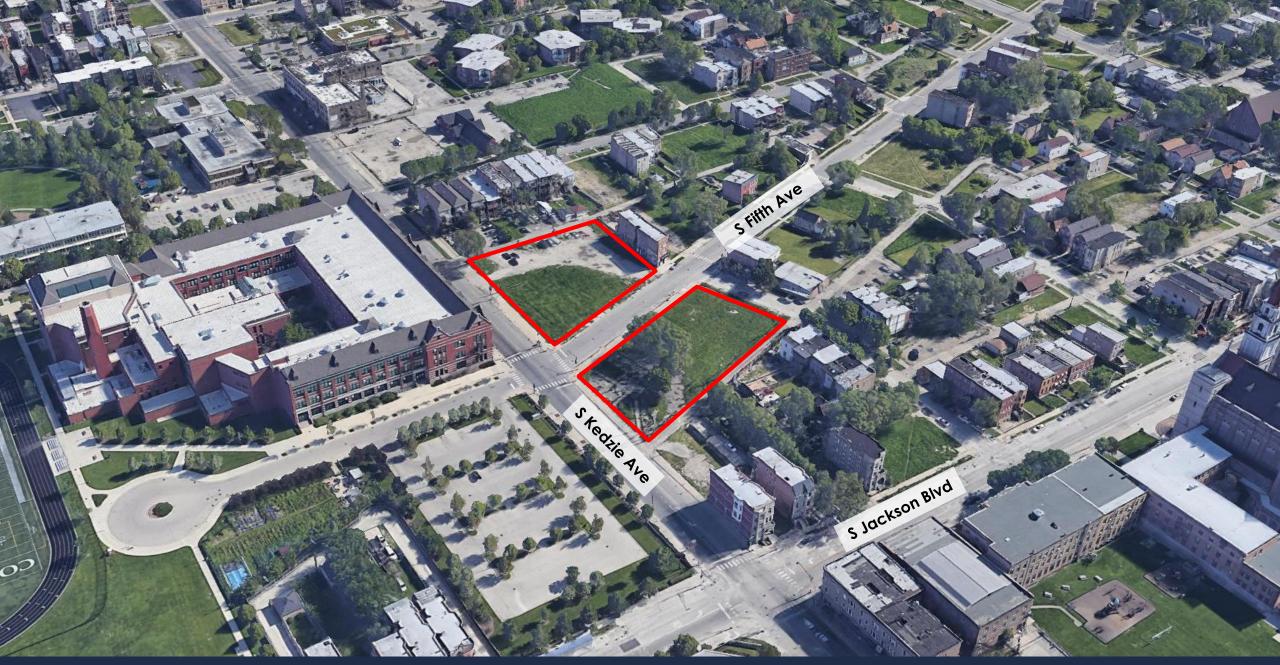
Commercial

Institutional





SITE CONTEXT





PEDESTRIAN CONTEXT: LOOKING NORTHEAST UP FIFTH – STREET VIEW



PEDESTRIAN CONTEXT: LOOKING SOUTHWEST THROUGH SOUTH SITE AT TROY (PHASE 1)



PEDESTRIAN CONTEXT: LOOKING AT NORTH SITE TOWARD MARSHALL HIGH SCHOOL (PHASE 2)



X Project Timeline + Community Outreach

INTRODUCTION DATE: April 21, 2021

DATES OF PROJECT MEETINGS:

- August 13, 2020: Project Submittal and Discussion
- May November 2021: Review process and project modifications:
- February September 2021: Community Outreach and series of meetings

DPD PD REVIEW PROCESS

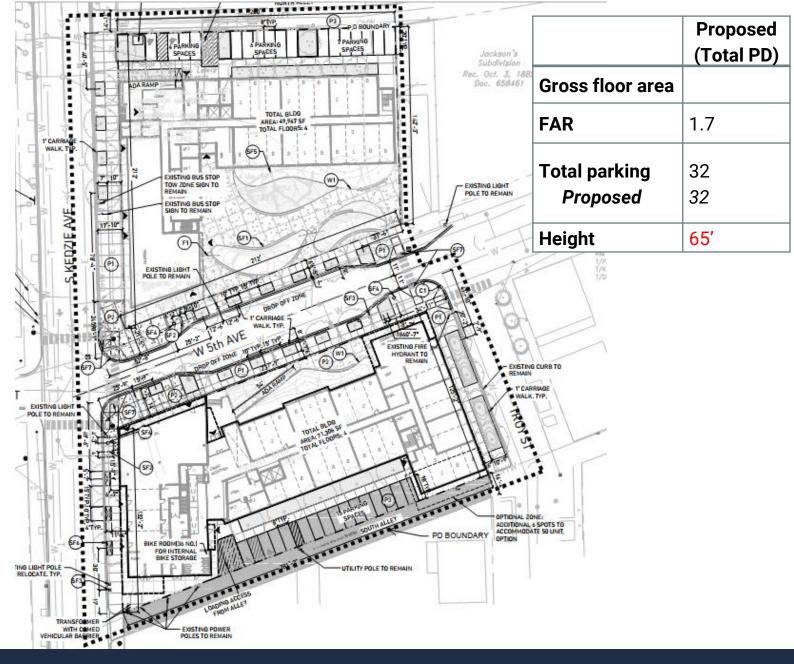
- April 22, 2021: Intake Meeting
- April October 2021: DPD Review

PROJECT CHANGES BASED ON FEEDBACK:

- Improvements to the building and façade design
- Improvements to ground level & landscaping

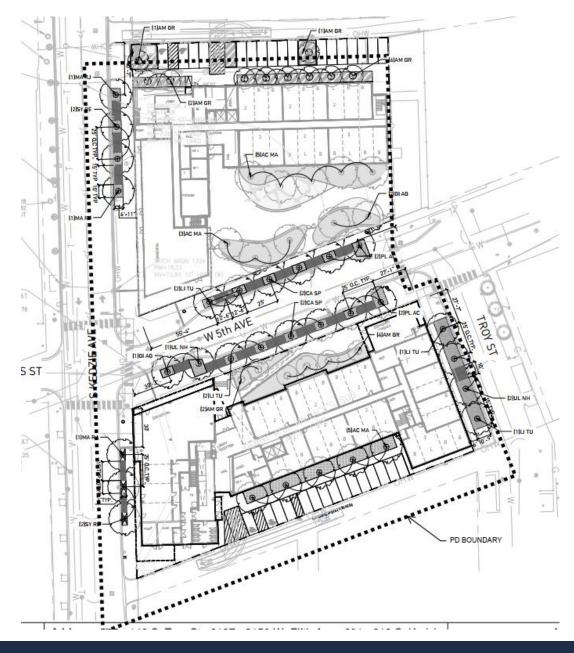
Site Plan:

- 32 surface parking spaces alley access - ~40% - transitserved location
- Street tree and sidewalk restoration at Kedzie, Fifth, Troy
- Phase 1
 - Two+ retail entrances primary on Fifth, secondary on Kedzie
 - Primary residential
 entrance on Fifth Avenue –
 first floor above grade,
 building with ramp and
 landscaped set back



Landscape Plan:

- 31 internal shade or ornamental trees
- 25 parkway trees provided
- Native plantings



LANDSCAPING 13



RENDERING – SOUTH BUILDING FROM NORTHWEST (CORNER OF FIFTH & KEDZIE)



RENDERING – SOUTH BUILDING FROM SOUTH - LOOKING NORTH ON KEDZIE



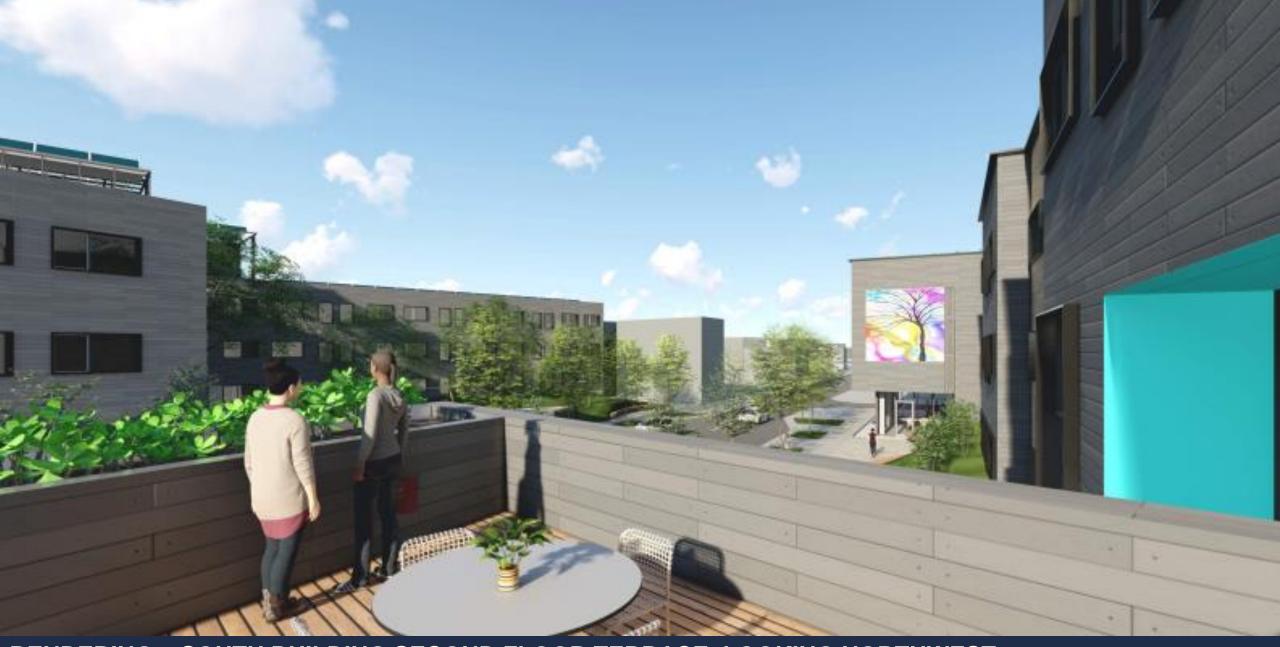
RENDERING – SOUTH BUILDING, LOOKING SOUTH AT FIFTH & TROY



RENDERING – SOUTH BUILDING, LOOKING SOUTH FROM NORTH BUILDING'S PLAZA



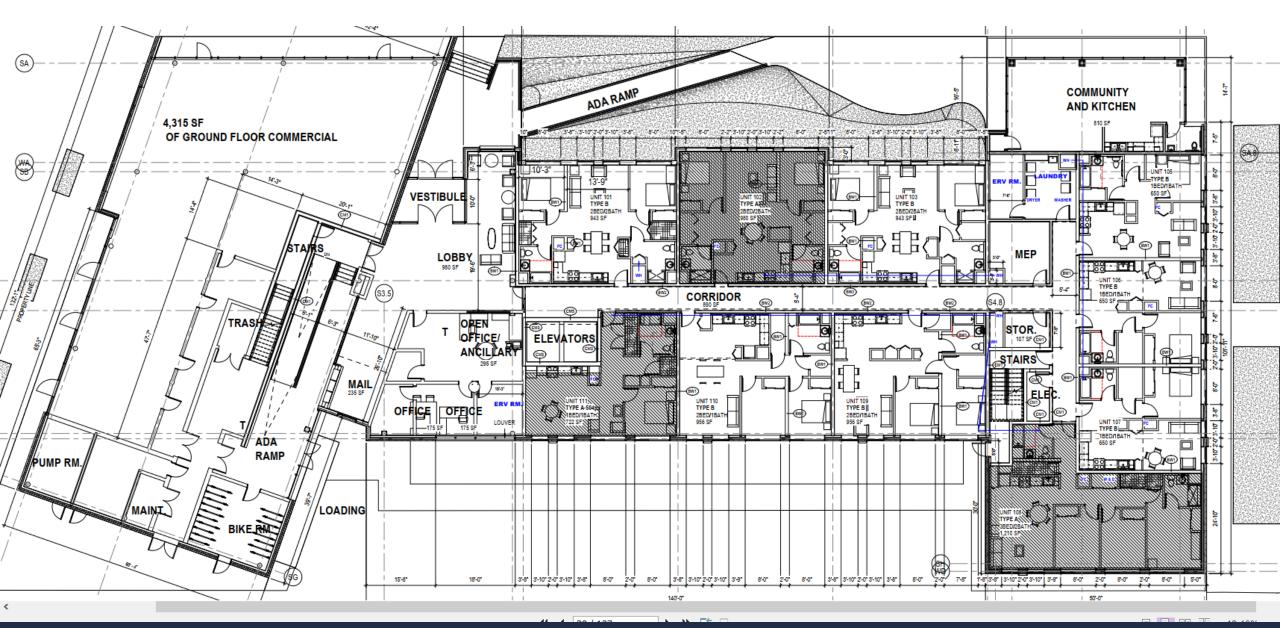
RENDERING – SOUTH BUILDING, LOOKING WEST TOWARD RESIDENTIAL ENTRANCE

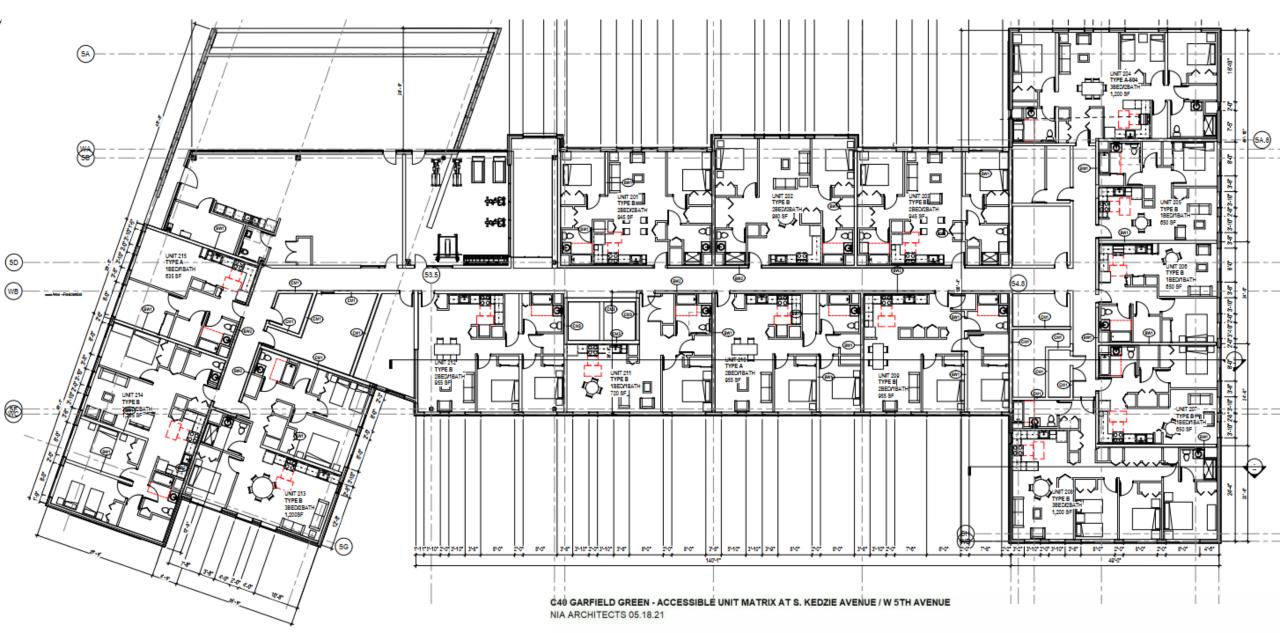


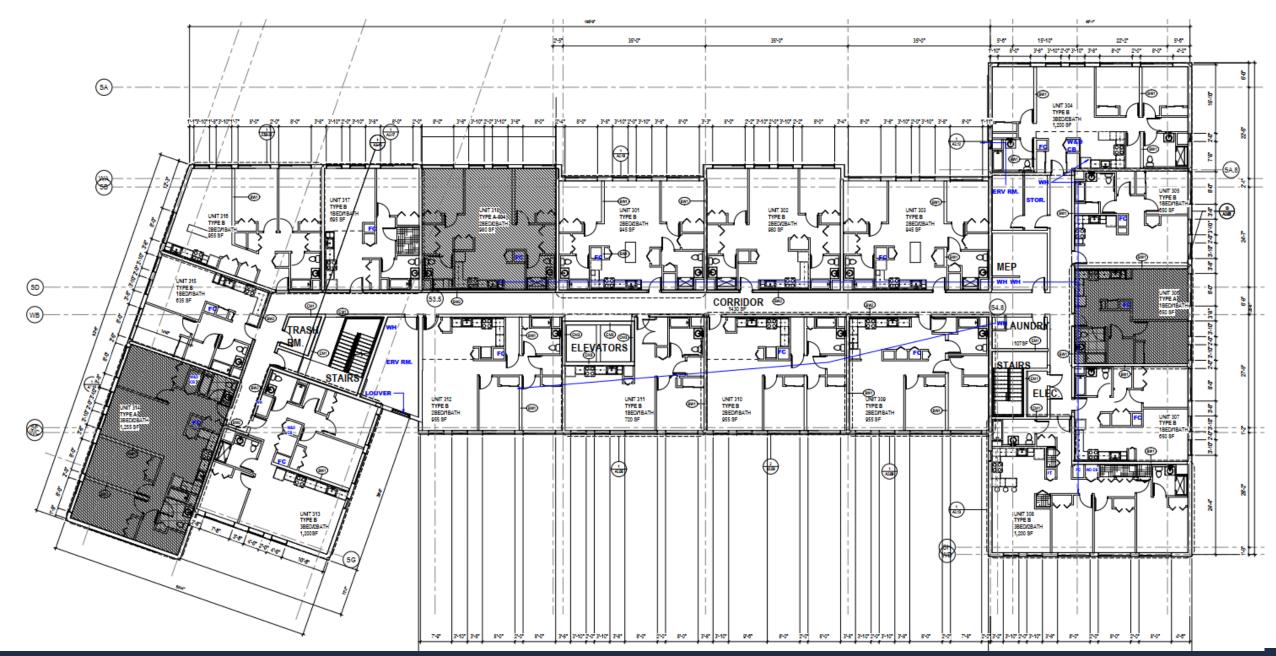
RENDERING – SOUTH BUILDING SECOND FLOOR TERRACE, LOOKING NORTHWEST TOWARD NORTH BUILDING

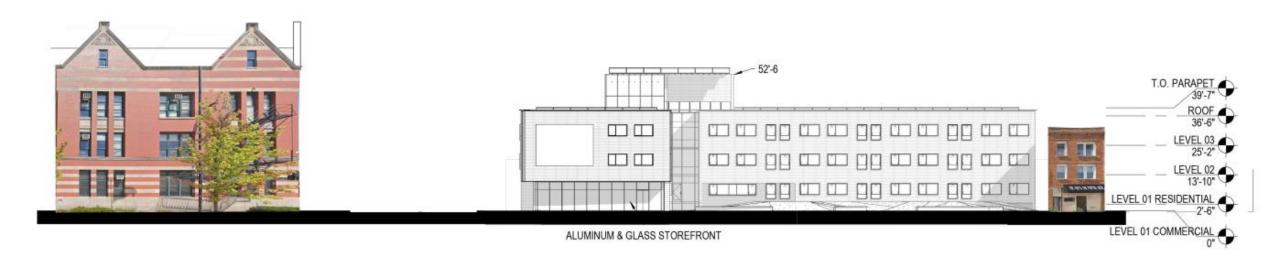


RENDERING – BIRDS EYE VIEW – LOOKING NORTHEAST





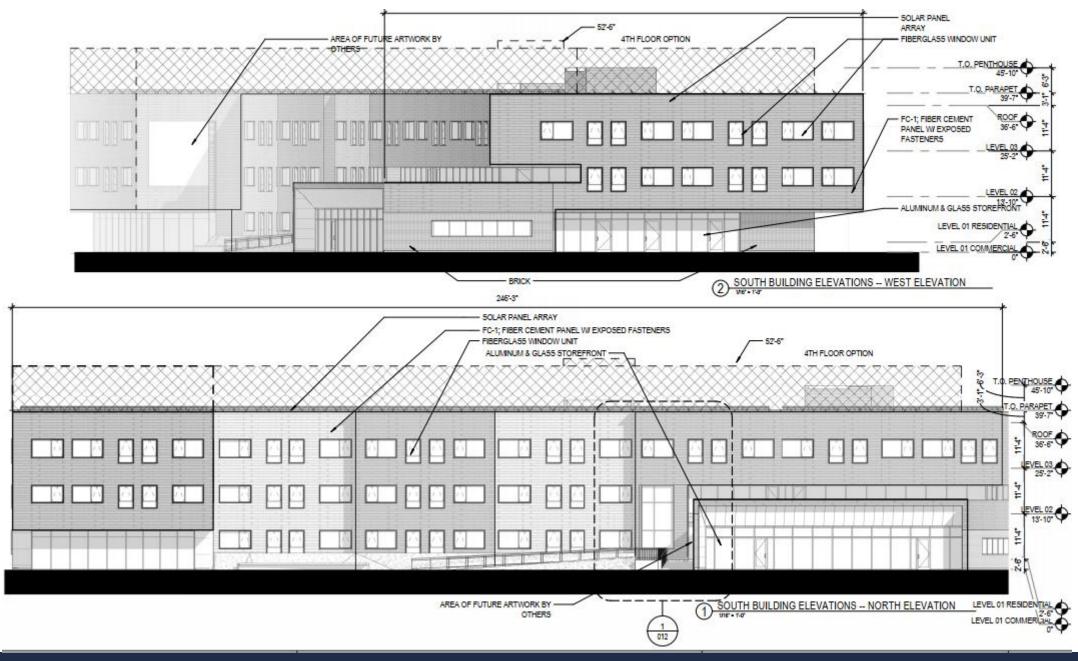


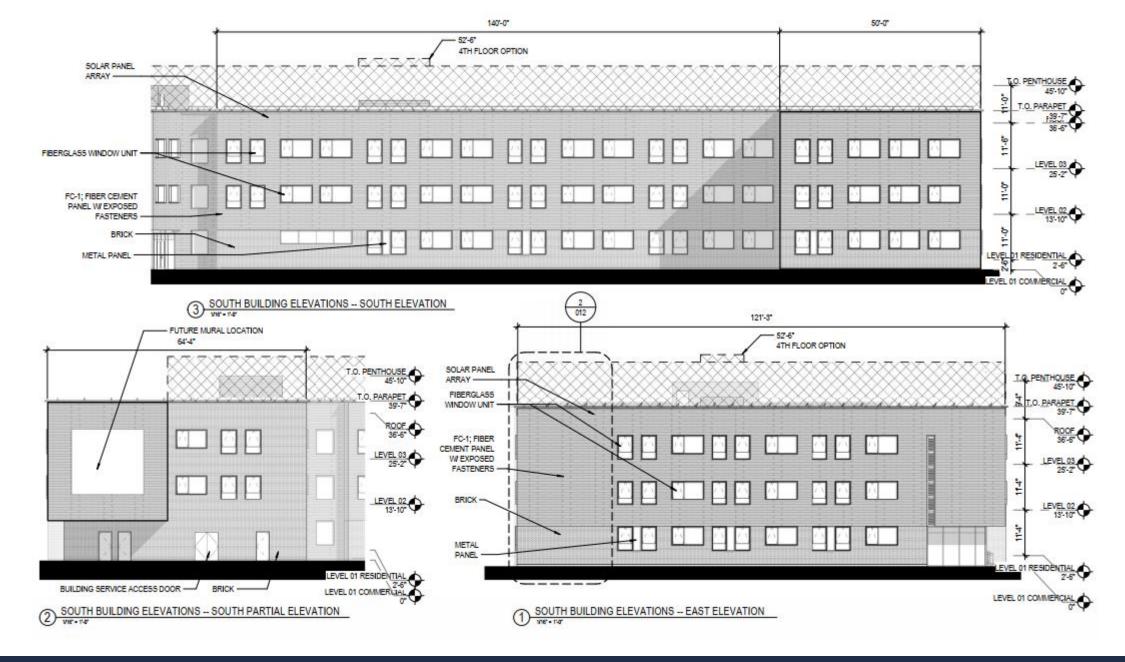












Architectural Context





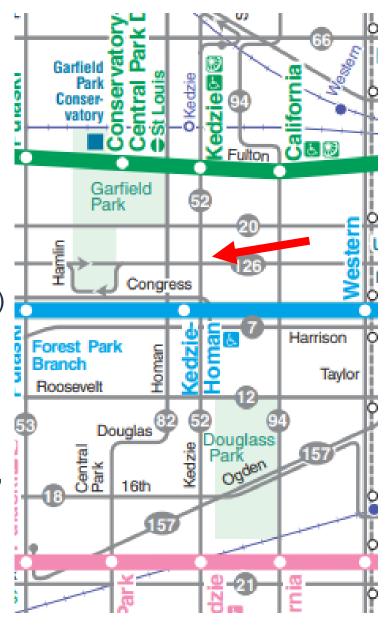




ARCHITECTURAL CONTEXT 29

Transportation, Traffic, and Parking Notes:

- The property is a transit-served location, with the south building located .25 miles from the Kedzie Station on the CTA Blue Line to the south and .4 miles from the Kedzie Green Line Station to the north
- Site is served by the 52 (Kedzie), 126 (Jackson) and 20 (Madison) buses
- User Type and Mode Share Distributions (CMAP 2021)
 - Percentage of HH with no vehicle over time 37 % (< City 45%)
 - Mode of Travel to work
 - 54% Drive Alone To Work (> 48% City)
 - 32% Take Transit (< 36.5% City)
 - 5.2% Walk or Bike (= 5.2% City)
- Planned Development will include 32 parking space for both phases, at least 36 bike parking spaces for South Building



Sustainability Matrix Compliance

Passive House – 70 pts
Onsite Renewable Energy - 20 pts
Exceed Stormwater – 10 pts

Chicago Sustainable Development Policy 2017.01.12



Other point options for:
Natural landscape
Tree Planting
Indoor Water Use Reduction
Proximity to Transit
Bike Parking
ERV Charging Stations

Compliance Options	Points	s Required		Sustainable Strategies Menu																															
			Health	th Energy							Stormwater						Landscapes				Green Roofs		Water		Transportation							Solid Waste	Work Force	Wile	llife
		g				Choose one			Choose one		Choose										Choo	Choose one		Choose one										Choos	e one
Compliance Paths Options Without Certification	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Reha	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exced Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	Exceed Stormwate Exceed Stormwate	3.3 100% Stormwater Infiltration	Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)	
All Options Available Options With Certification	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
LEED Platinum	95	5/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10



Planned Development Projects (PD) - New Construction 100 points required
TIF Funded Development Projects (TIF) - New Construction* 100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction
PD, TIF, DPD-H MF and Class L - Renovation Projects*
Moderate Renovation Projects
Substantial Renovation Projects 50 points required
50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Public Benefits Include:

- 150 Estimated temporary construction jobs.
- 20 Estimated permanent jobs
- 10 new construction hires
- Construction Passive House training
- Retail tenants approved by community, priority for Black-owned business
- Three local leasing fairs with partners, will market heavily to the neighborhood
- Low-cost utilities and sustainability community resources
- Developer fee contribution to arts, housing, youth programs, to be approved by committees

The development team plans to exceed the City's goals for Minority and Women's Enterprises:

- 26% Participation from Qualified Minority Business Enterprises Goal of 25% Black-owned subs
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents



the proposed Planned Development is appropriate for the following reasons:

- The Proposed Planned Development encourages unified planning and development. (17-8-0102)
- Promotes transit, pedestrian, and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns, as well as Encourages shared parking
- (17-8-0904-A-1— A-7, 17-8-0904-C)
- Strengthens the street by filling in gaps between buildings that interrupt the consistency of the buildings fronting the street (17-8-0906-B-3)
- All sides and areas of the buildings that are visible to the public are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (17-8-0907-B-3)