



CHICAGO PLAN COMMISSION

Department of Planning and Development

LeClaire Courts – Site ‘A’

4400-4458 S. Cicero Ave. (22nd Ward)

Chicago Housing Authority

12/21/2023



Community Area Snapshot

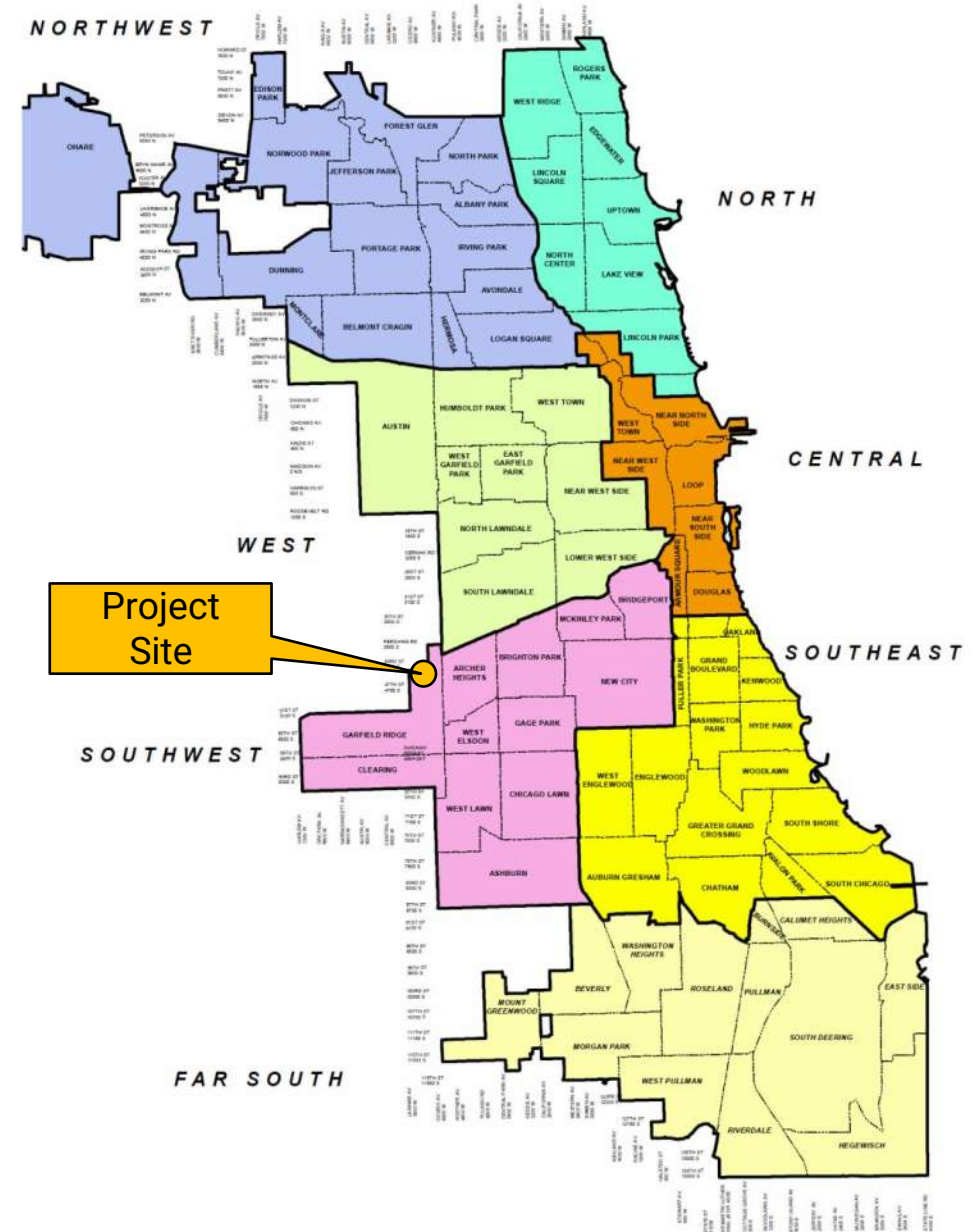
COMMUNITY AREA INFORMATION

- Garfield Ridge community area
- Southwest Planning Region

DEMOGRAPHICS

- Population: 35,439
- Median household income: \$74,962
- Race/ethnicity: 41.9% White
5.3% African American
50.9% Hispanic/Latino (of any race)
1.2% Asian
0.7% other races

(Source: CMAP Community Area Snapshot, August 2021)





Sanitary & Ship Canal

I-55 (STEVENSON EXPY)

(Future)
Academy for
Global Citizenship

LeClaire
-Hearst
Park

S CIGERO AVE

W 43RD STREET

W 44TH STREET

W 45TH STREET

W 47TH STREET

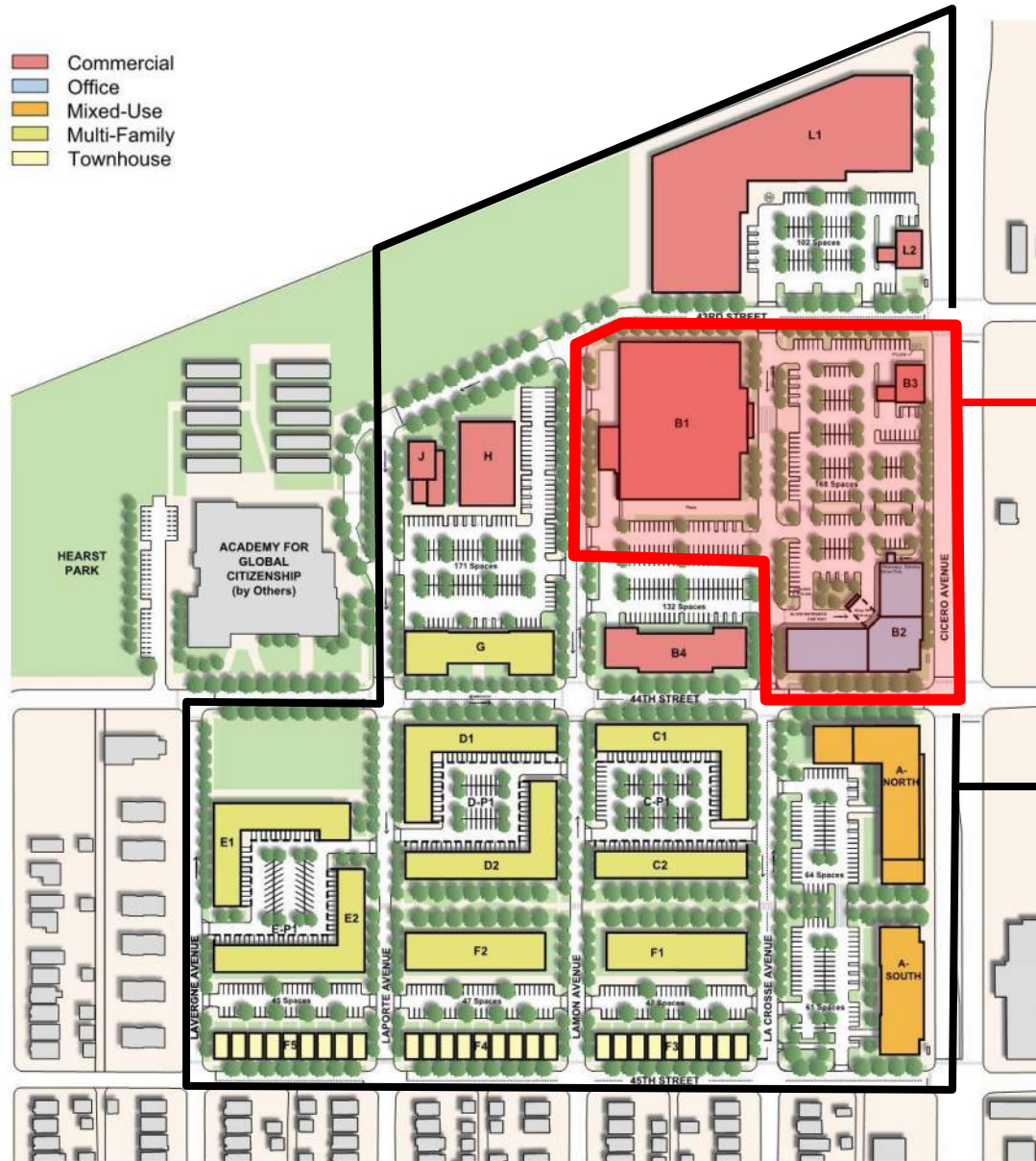
 Site Boundary

SITE CONTEXT



SUBAREAS AND INITIAL PHASING

- Commercial
- Office
- Mixed-Use
- Multi-Family
- Townhouse

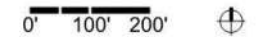


**DESIGN
REVIEW
(PHASE I)**

**FUTURE
DESIGN
REVIEW
(PART II)**

- A-North** MIXED-USE
RETAIL: 7,170 SF - RESIDENTIAL: 115 UNITS
- A-South** MIXED-USE
RETAIL: 7,070 SF - RESIDENTIAL: 79 UNITS
- B1** GROCERY
60,000 SF
- B2** MEDICAL OFFICE BUILDING
50,000 SF
- B3** FUTURE RETAIL / COMMERCIAL
3,300 SF
- B4** RETAIL / COMMERCIAL
2 x 20,000 SF
- C1** FUTURE RESIDENTIAL
56 UNITS
- C2** FUTURE RESIDENTIAL
40 UNITS
- D1** FUTURE RESIDENTIAL
58 UNITS
- D2** FUTURE RESIDENTIAL
56 UNITS
- E1** FUTURE RESIDENTIAL
55 UNITS
- E2** FUTURE RESIDENTIAL
58 UNITS
- F1** FUTURE RESIDENTIAL
40 UNITS
- F2** FUTURE RESIDENTIAL
40 UNITS
- F3** FUTURE RESIDENTIAL
9 TOWNHOUSES
- F4** FUTURE RESIDENTIAL
9 TOWNHOUSES
- F5** FUTURE RESIDENTIAL
9 TOWNHOUSES
- G** FUTURE RESIDENTIAL
(100 APTS)
- H** FUTURE COMMERCIAL
14,000 SF
- J** FUTURE COMMERCIAL
5,700 SF
- L1** FUTURE COMMERCIAL
2 x 100,000 SF
- L2** FUTURE RETAIL / COMMERCIAL
3,300 SF

LeClaire Courts Site Plan



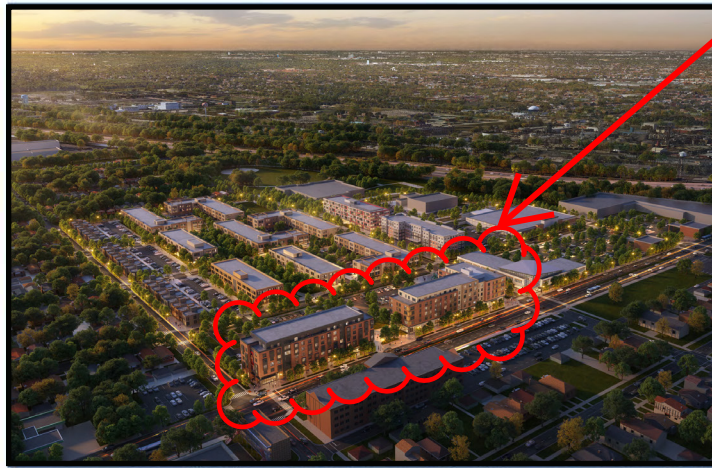


EXISTING SITE CONTEXT – SITE 'A'

- Improvements designed to contain the 100 Year Storm within each Parcel Boundary
- Underground detention storage facility accommodating requirements of the design storm will be installed under lot areas with independent connections to the City sewer network where possible
- Site stormwater discharge shall be calculated using the CDWM Stormwater Tool and be in accordance with CDWM allowable release rates
- Landscaped and vegetated areas on-site will be maximized to the practical extent possible, 15% of total site landscaped is set goal
- Where feasible groundwater infiltration Best Management Practices (BMP's) shall be implemented to naturally recharge the soil
- Bioswales, vegetated swales, roof runoff BMP's will be implemented if determined to be feasible
- On new road segments, new catch basins with vortex restrictors will be installed, as necessary
- Parkway width has been maximized to practical extent possible

Traffic Impact Study LeClaire Courts Redevelopment

Chicago, Illinois



Residential facade design has been updated



Prepared For:



October 6, 2021

Based on the proposed development plan and the preceding traffic impact study, the following conclusions and recommendations are made:

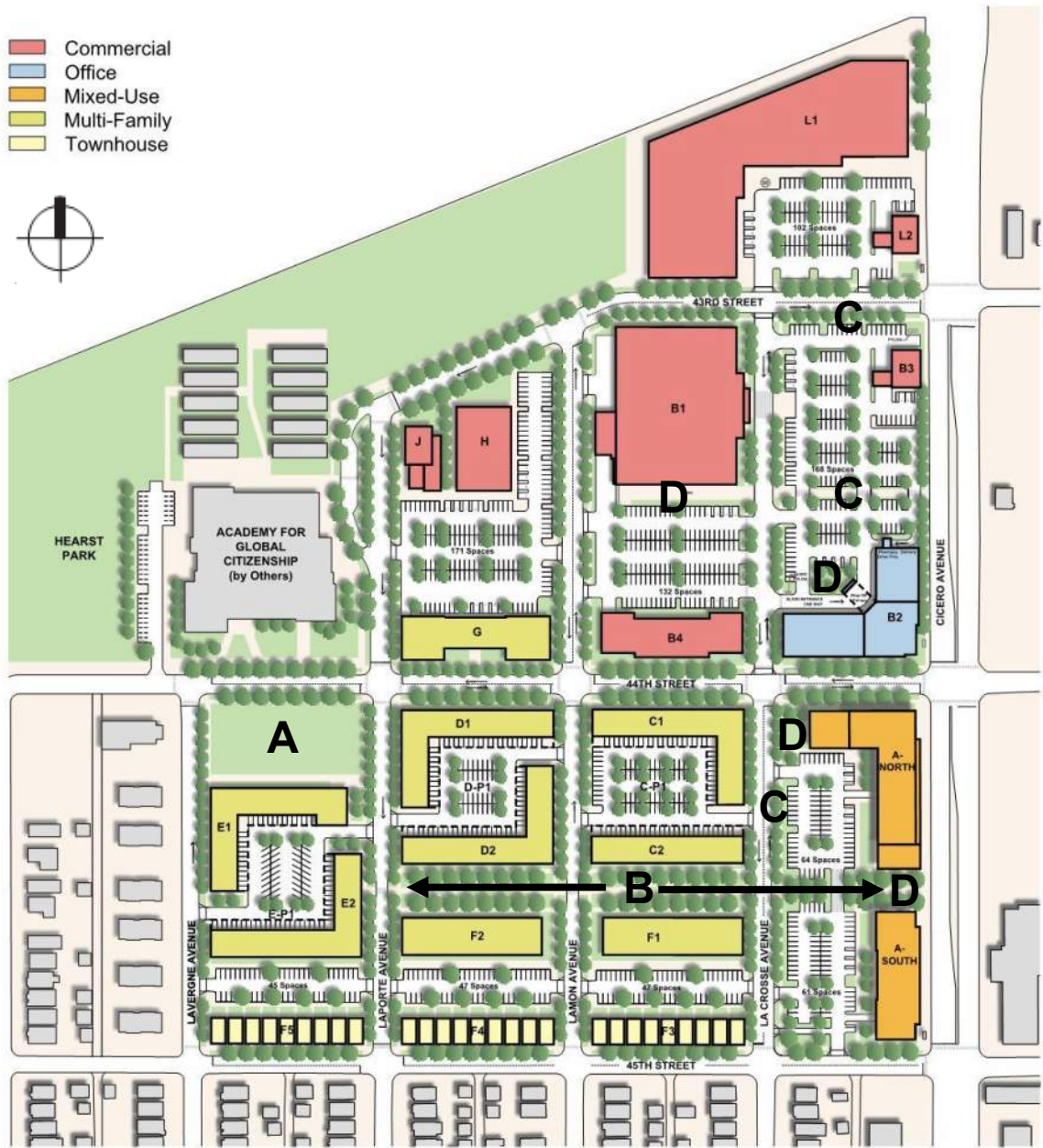
- The addition of the new traffic generated by the proposed mixed-use development is projected to have a limited impact on the operation of the street system.
- The proposed reestablishment of the street grid system as well as the proposed conversion of 43rd Street and 44th Street to allow two-way traffic is consistent with the recommendation outlined in the *Transportation and Access Study* commissioned by CHA for the redevelopment of the LeClaire Courts.
- These proposed modifications will allow inbound and outbound vehicles the opportunity to enter and exit onto Cicero Avenue via the signalized intersection at 43rd Street and 45th Street (proposed to be signalized) and reduce unnecessary circulation within the residential neighborhood to the south.
- In order to accommodate Year 2030 background traffic volumes at the intersection of 43rd Street with Cicero Avenue, the following improvements are recommended:
 - Provide an exclusive northbound to westbound left-turn lane on Cicero Avenue.
 - Restripe the eastbound approach to provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and a shared through/right-turn lane.
 - Widen the westbound approach to provide one inbound lane and three outbound lanes striped for an exclusive left-turn lane, a through lane and an exclusive right turn lane.
 - Modify the signal timings to provide for a protected-permissive northbound left turn phase and protected/permissive left-turn phases for the eastbound and westbound approaches.
 - Provide for a westbound right-turn overlap phase.
 - Provide pedestrian accommodations with countdown timers and high visibility crosswalks.
- The eastbound approach of 44th Street at its intersections with Cicero Avenue should be widened to provide one inbound lane and two outbound lanes striped for a shared left turn/through lane and an exclusive right-turn lane.
- The intersection of Cicero Avenue with 45th Street should be under traffic signal control.



In order to integrate the site into the surrounding neighborhood and reduce isolation, the area streets will be restored to the typical Chicago grid system. Based on this and in order to provide efficient circulation for the proposed development as well as the recently approved AGC school, the following is a summary of the recommended changes to the circulation and traffic patterns in the area:

- Extend 43rd Street for 700 feet west of Cicero Avenue to approximately the alignment of Lamont Avenue and convert it to allow two-way traffic.
- West of this point, 43rd Street will turn south and become LaPorte Avenue where it should continue being one-way southbound as it was recommended and approved for the AGC school.
- Convert 44th Street to two-way traffic between Cicero Avenue and the alley west of Lavergne Avenue.
- Remove the westbound stop signs on 44th Street at La Crosse Avenue, Lamont Avenue and Lavergne Avenue.
- Convert the intersection of 44th Street with LaPorte Avenue to an all-way stop control.
- Provide a stop sign for southbound traffic on La Crosse Avenue at its intersection with 45th Street.
- Provide stop signs for the northbound and southbound approaches of Lamont Avenue and LaCrosse Avenue at their respective intersections with 44th Street.

Residential facade design has been updated



- A. Park Space to be provided across from the future Academy for Global Citizenship for the community
- B. A large landscaped open space corridor will be located in-between 44th Street and 45th Street to provide a safe and inviting pedestrian connection extending from Cicero to the west end of the improvement
- C. The landscape layout of the parcel will be designed to provide a landscape buffer area between the right-of-way and the development wherever feasible
- D. Recreational areas and public gathering space to be provided where appropriate

OPEN SPACE + LANDSCAPING

Green Building Initiative

Green/ Sustainability - Focused Elements:

The Development at LeCLaire Courts will contribute to climate resiliency as follows:

- **Project Management:**
 - Focusing on Environmental Management during construction and Commissioning activities.
- **Site:**
 - Divert 80% Construction Waste from Landfill.
 - Erosion control, storm water management, native species selection with low-water tolerant plants.
 - Reducing light pollution and incorporating Heat Island reduction through highly reflective roofing membranes and site paving.
 - Opportunity to introduce Green Roof Systems
 - Urban Beekeeping
- **Energy:**
 - Using Highly rated opaque envelope and fenestration to enhance Thermal Resistance performance.
 - Reducing Lighting Power Density and installing controlled switching.
 - Providing a Building Automation System with efficient cooling equipment, air economizers, damper controls, leak prevention measures for fans and ductwork, and a VRF system.
 - Opportunity to introduce Solar Panels at Roof level .
- **Water:**
 - Reduce Water Use by 40%: Achieved by using 0.8 GPF WC // 1.5 GPM shower // 0.5 GPM lavatory faucet // 1.5 GPM kitchen faucet in units.
 - Reduce irrigation through low-water tolerant plantings.
- **Materials and Resources:**
 - Using Environmental Product Declaration (EPD) materials.
 - Reducing waste during construction and operation.
 - Specifying quality materials and installation methods with field inspections including air barriers and vapor retarders.
- **Emissions:**
 - Maintaining the Ozone-Depleting Potential < 0.03 and including leak detection on chillers.



SUSTAINABLE DEVELOPMENT POLICY



Affordability:

- More than 50% of residential units will exceed ARO requirements.
- CHA units will be affordable to residents earning between 0-80% of AMI

Public Benefits

- Provide fresh grocery
- Provide FQHC healthcare
- Create new construction and permanent jobs
- Improve and restore City street grid
- Create outdoor space for community use
- Enhanced pedestrian experience
- Create new family affordable housing
- Create new market rate rental housing
- High-speed internet access and wifi throughout development
- Provide Community art on-site with youth involvement
- Community center with job training programming

Residential

- Approximately 700 new mixed-income residential units
- New neighborhood open space
- Pedestrian focused community design
- Broad mix of residential building types
- Inclusion of 3 and 4 bedroom units for larger families

The City's Participation Goals are:
26% Participation from Qualified Minority Business Enterprises
6% Participation from Qualified Women Business Enterprises
50% Participation from Chicago Residents



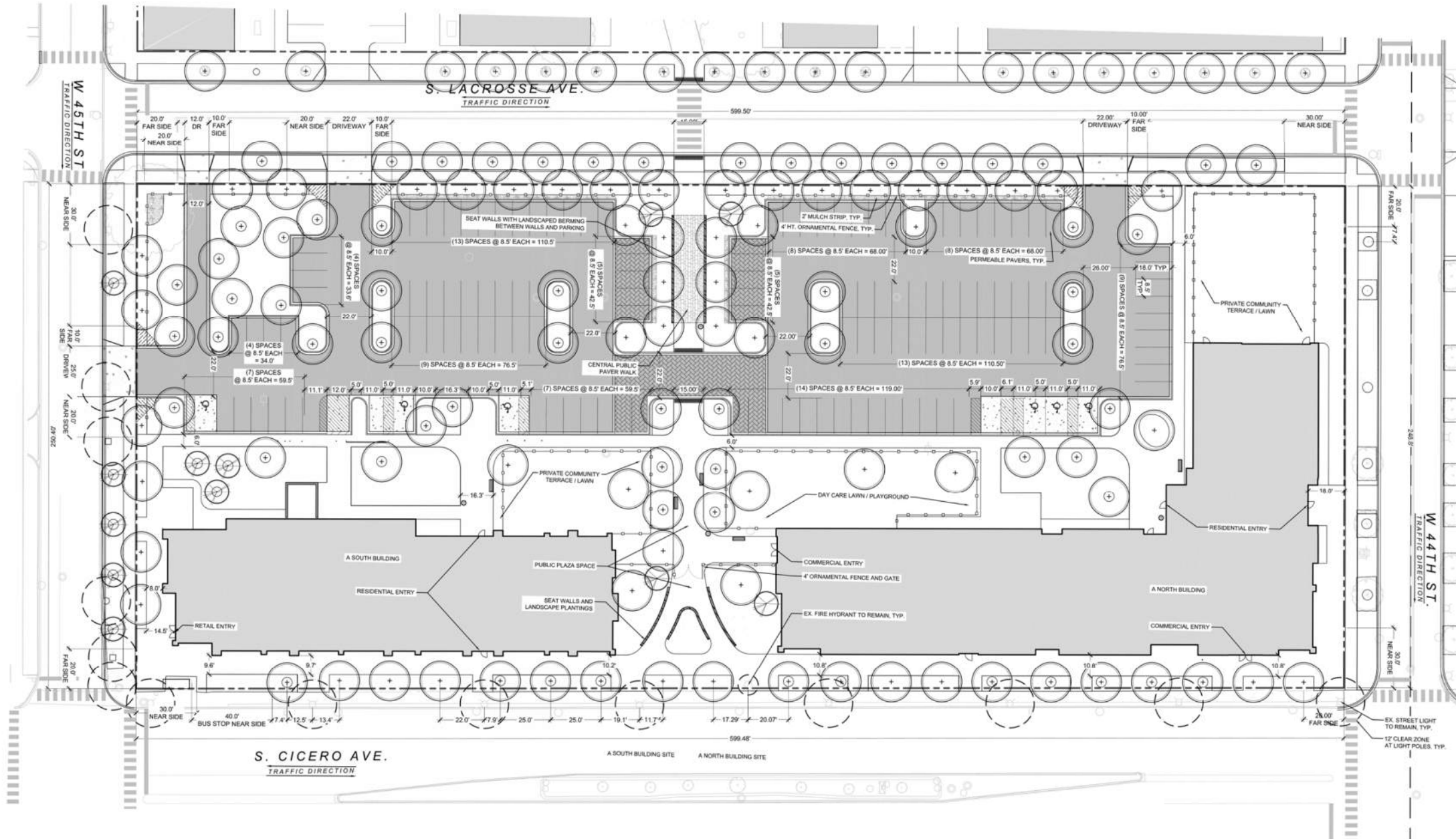
Residential facade design has been updated

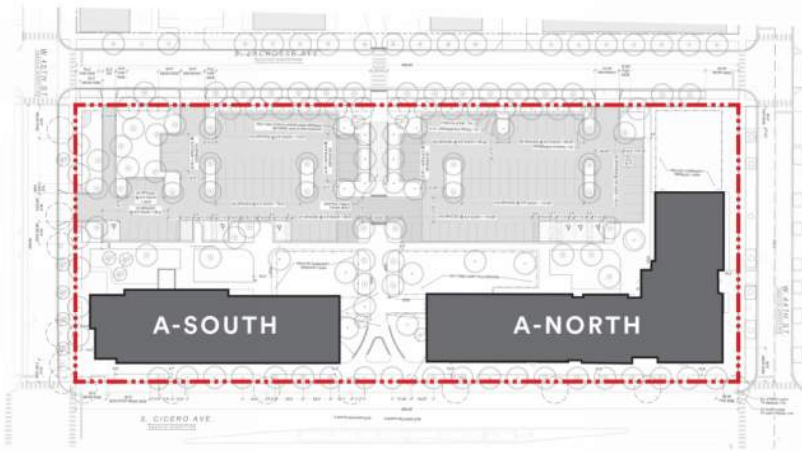
ECONOMIC AND COMMUNITY BENEFITS

- Commercial
- Office
- Mixed-Use
- Multi-Family
- Townhouse



- 06-15-2023 Watermain work completed on 44th Street (Cicero to Laramie), Laporte & Lamont (44th Street to 43rd Street) and 43rd street (Lamont to Cicero)
- 11-23-2023 Obtained Infrastructure agreement with the City
- 01-10-2024 Rough grading permit issuance (estimated)
- 02-19-2024 Deep Excavation permit issuance (estimated)
- 02-23-2024 Shallow Excavation permit issuance (estimated)
- 03-04-2024 Construction of infrastructure development (estimated start) – 44th Street (Cicero to Laporte), Laporte & Lamont (44th Street to 43rd Street) and 43rd street (Lamont to Cicero)
- 03-04-2024 Construction of Commercial site B (estimated start)





Site Area 'A' Summary

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

A-South Building Summary

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

<u>Unit Mix</u>	<u>#</u>	<u>%</u>
Studio	9	12%
1 Bed	46	63%
2 Bed	18	25%
Total	73	100%

A-North Building Summary

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

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



A-NORTH BUILDING – VIEW FROM CICERO AND 44TH STREET LOOKING SOUTHWEST



A-SOUTH BUILDING – VIEW FROM CICERO AND 45TH STREET LOOKING NORTHWEST



COURTYARD – VIEW FROM CICERO LOOKING SOUTHWEST

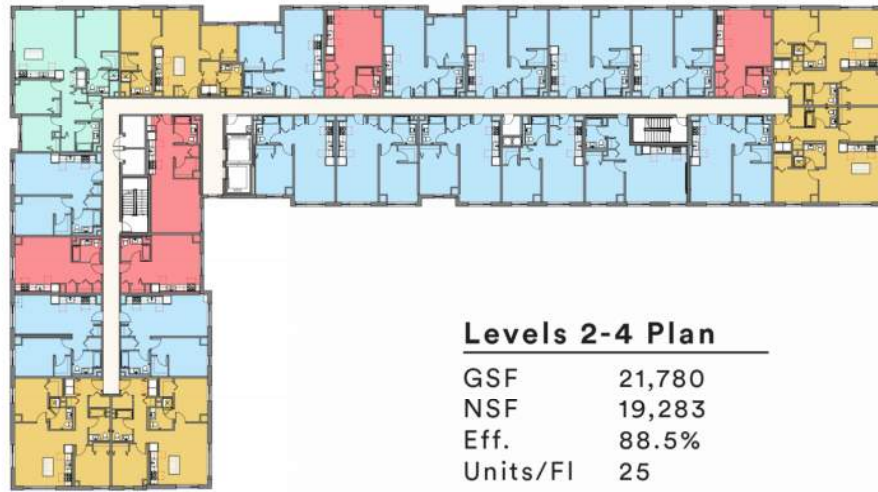


COURTYARD – AERIAL VIEW



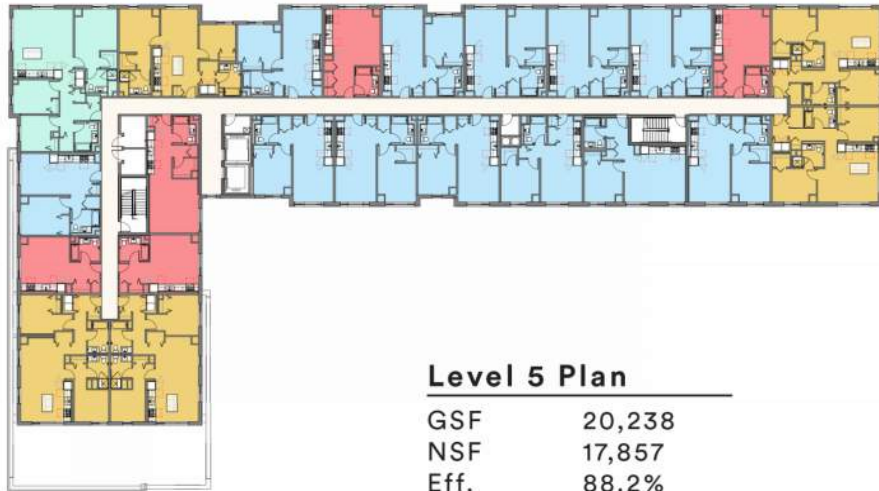
Level 6 Plan

GSF	10,792
NSF	8,767
Eff.	81.2%
Units/FI	12



Levels 2-4 Plan

GSF	21,780
NSF	19,283
Eff.	88.5%
Units/FI	25



Level 5 Plan

GSF	20,238
NSF	17,857
Eff.	88.2%
Units/FI	23



Ground Level Plan

GSF	21,917
Retail	10,910

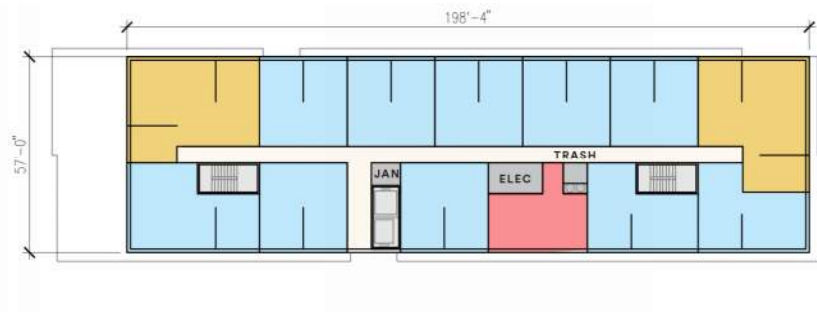
Unit Type Legend

- Studio
- 1 Bed
- 2 Bed
- 3 Bed



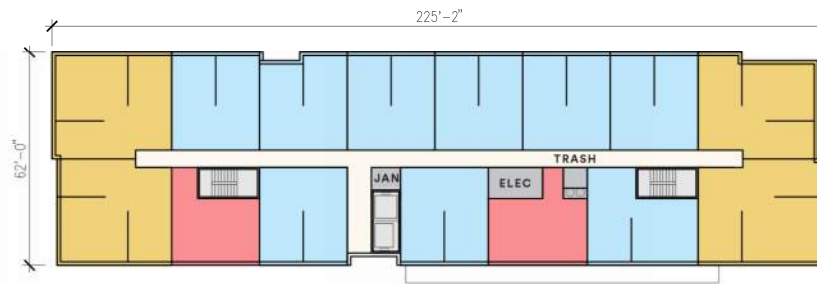
NTS

TYPICAL FLOOR PLANS – A-NORTH BUILDING



Level 6 Plan

GSF	11,300
NSF	9,550
Eff.	84.5%
Units/FI	13



Levels 2-5 Plan

GSF	13,690
NSF	11,870
Eff.	86.7%
Units/FI	15



Ground Level Plan

GSF	13,350
Retail	2,500

Unit Type Legend

- Studio
- 1 Bed
- 2 Bed
- 3 Bed



NTS

MASONRY VENEER CAVITY
WALL SYSTEM

INSULATED METAL
PANEL WALL SYSTEM

MASONRY VENEER CAVITY
WALL SYSTEM

GLAZED ALUMINUM FRAMED
WINDOW SYSTEM

METAL
CLAD
CANOPY

METAL FRAMED STOREFRONT
GLAZING SYSTEM

T/PARAPET
EL:69' - 6"

ROOF
EL:67' - 0"

LEVEL 06
EL:57' - 0"

LEVEL 05
EL:47' - 0"

LEVEL 04
EL:37' - 0"

LEVEL 03
EL:27' - 0"

LEVEL 02
EL:17' - 0"

LEVEL 01
EL:0"

A-NORTH BUILDING – EAST ELEVATION



A-NORTH BUILDING – NORTH ELEVATION



A-NORTH BUILDING – WEST ELEVATION

MASONRY VENEER CAVITY
WALL SYSTEM

INSULATED METAL
PANEL WALL SYSTEM

GLAZED ALUMINUM FRAMED
WINDOW SYSTEM

METAL CLAD CANOPY

METAL FRAMED STOREFRONT
GLAZING SYSTEM

WOOD-LOOK
ALUMINUM SIDING



T/PARAPET
EL:69' - 6"

ROOF
EL:67' - 0"

LEVEL 06
EL:57' - 0"

LEVEL 05
EL:47' - 0"

LEVEL 04
EL:37' - 0"

LEVEL 03
EL:27' - 0"

LEVEL 02
EL:17' - 0"

LEVEL 01
EL:0"

A-NORTH BUILDING – SOUTH ELEVATION



A-SOUTH BUILDING – EAST ELEVATION



A-SOUTH BUILDING – NORTH ELEVATION



A-SOUTH BUILDING – WEST ELEVATION



A-SOUTH BUILDING – SOUTH ELEVATION

