



DRAFT



CHICAGO PLAN COMMISSION

Department of Planning and Development

North Austin Community Center

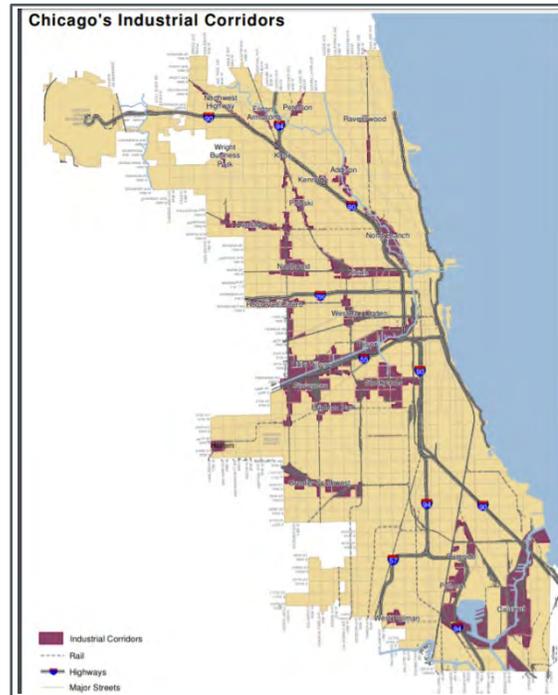
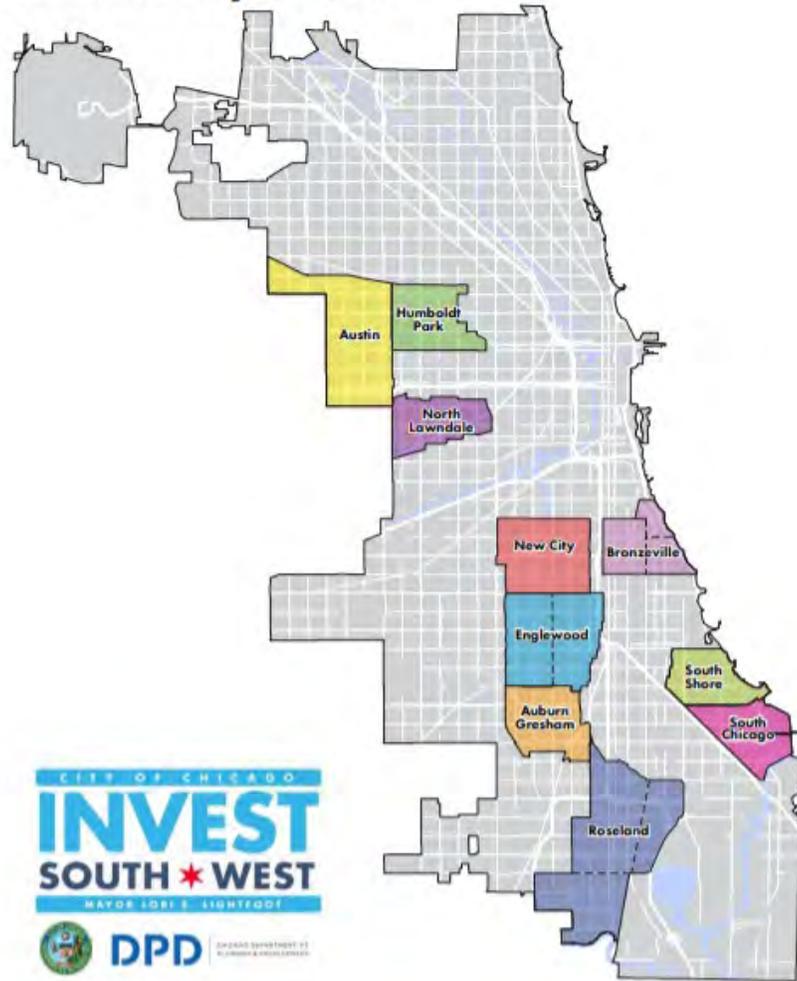
1830-64 N. Leclaire Avenue / 1815-1915 N. Laramie Avenue, 37th Ward

**By The Hand Club For Kids, Grace & Peace Fellowship and
North Austin Community Center**

June 18, 2020

★ Planning Context

Community Areas



CITY OF CHICAGO & METRA STATION TYPOLOGY STUDY



ADOPTED BY THE CHICAGO PLAN COMMISSION
 October 16, 2014



Metra Milwaukee District West Line Transit-Friendly Development Plan

Volume 1: Summary Recommendations and
 Implementation



Prepared for:
 City of Chicago
 Department of Housing and Economic Development
 Adopted by Chicago Plan Commission December 15, 2011



Austin Coming Together | LISC Chicago New Communities Network

QUALITY-OF-LIFE PLAN 2018

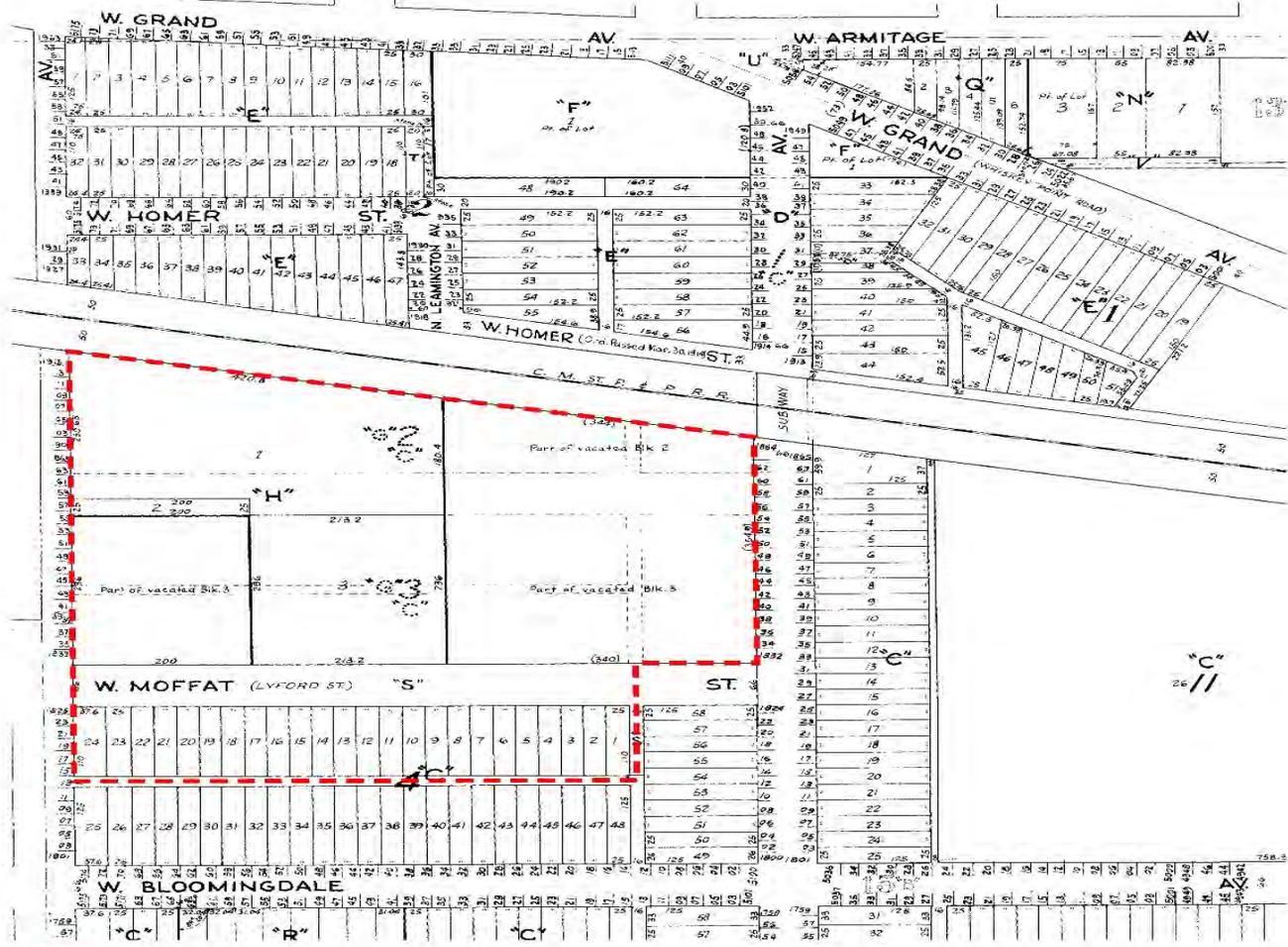
AUSTIN
 FORWARD. TOGETHER.





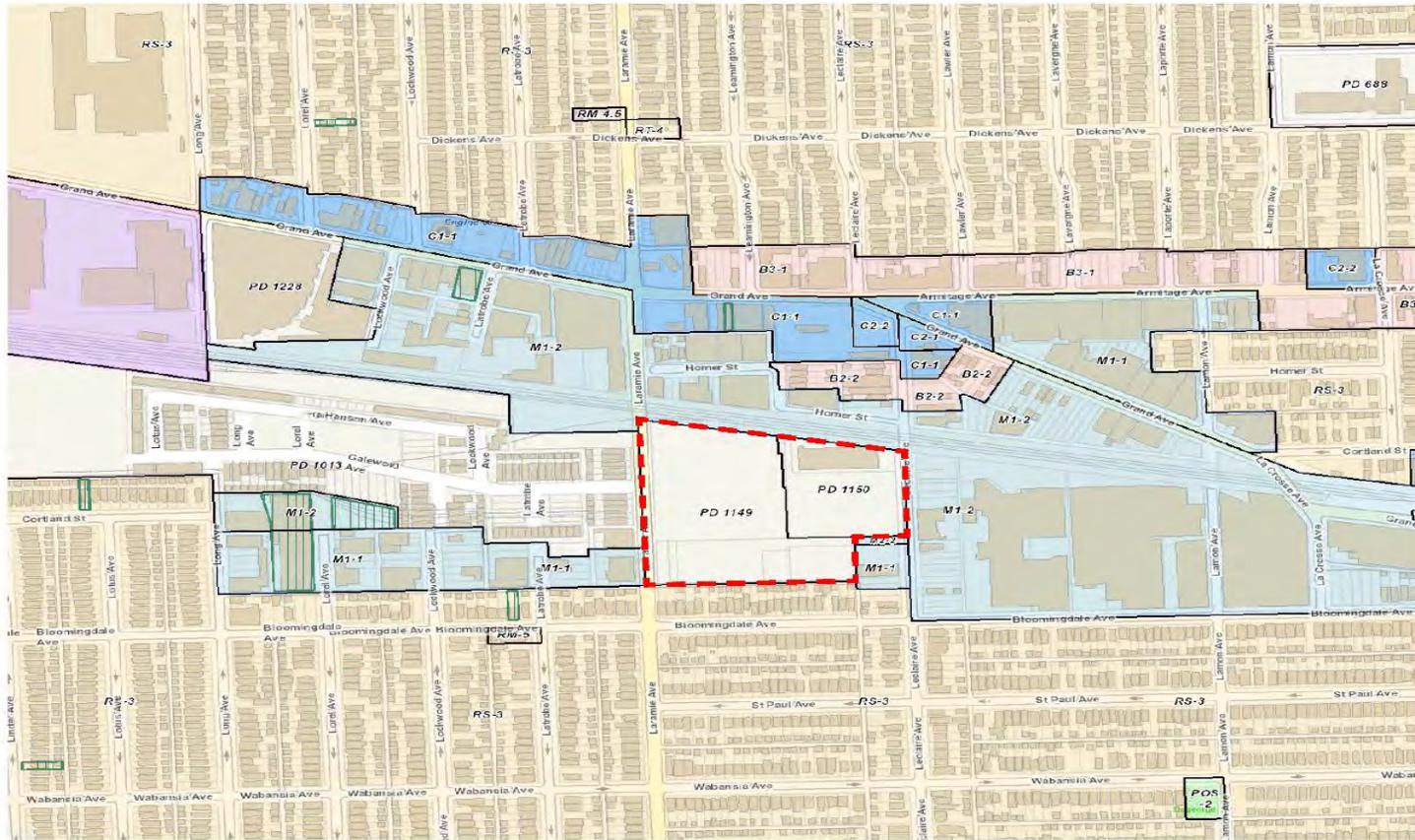
Project Timeline + Community Outreach

- **PD Amendment #1150 filed on November 5, 2019**
- **Community Meeting(s) held on the following dates:**
 - 37th ward monthly meetings – presented project updates at each meeting held during the months of October 2019 – February 2020
 - 37th Ward Aldermanic Appointed Committee meetings – attended in December 2019 and January 2020
- **Project Changes Based on Department of Planning & Development feedback**
 - Removal of Residential Housing component at southern end of property
 - Replaced with Outdoor Athletic Fields for use and enjoyment of visitors of North Austin Community Center and entire community

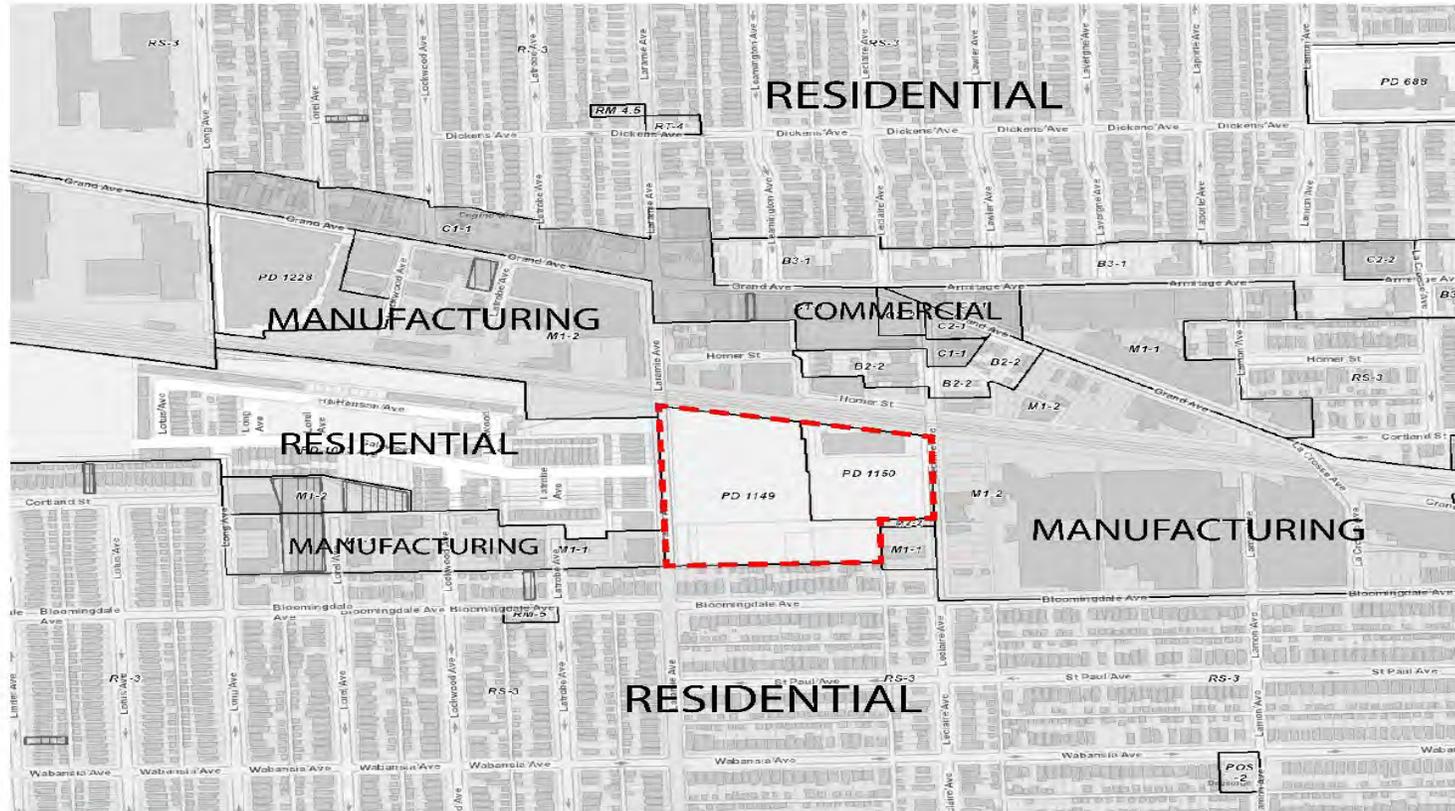


 PLANNED DEVELOPMENT
 (REFER TO SURVEY FOR ADD'L INFO.)

PLANNED DEVELOPMENT BOUNDARY MAP



 PLANNED DEVELOPMENT



 PLANNED DEVELOPMENT



1 VIEW FROM SOUTHEAST CORNER OF SITE



2 RESIDENCES SOUTH OF SITE



3 WAREHOUSE SOUTH OF SITE



4 GRACE & PEACE CENTER AT NORTH END OF SITE



N. LARAMIE AVE

N. LACLARE AVE

METRA - MDW

W. BLOOM -
INGDALE AVE.



5 RESIDENTIAL AND COMMERCIAL BLDGS NORTH OF SITE



6 RESIDENTIAL AND COMMERCIAL BLDGS NORTH OF SITE



7 COMMERCIAL BLDG ACROSS FROM SITE



8 PROPERTY SOUTH OF SITE



9 VIEW FROM LARAMIE LOOKING EAST



10 VIEW FROM LARAMIE LOOKING WEST

CONTEXT PHOTOS

Pedestrian Context



RENDERING - LARAMIE AVE VIEW



3D MASSING

RENDERING - AERIAL VIEW (DAY)



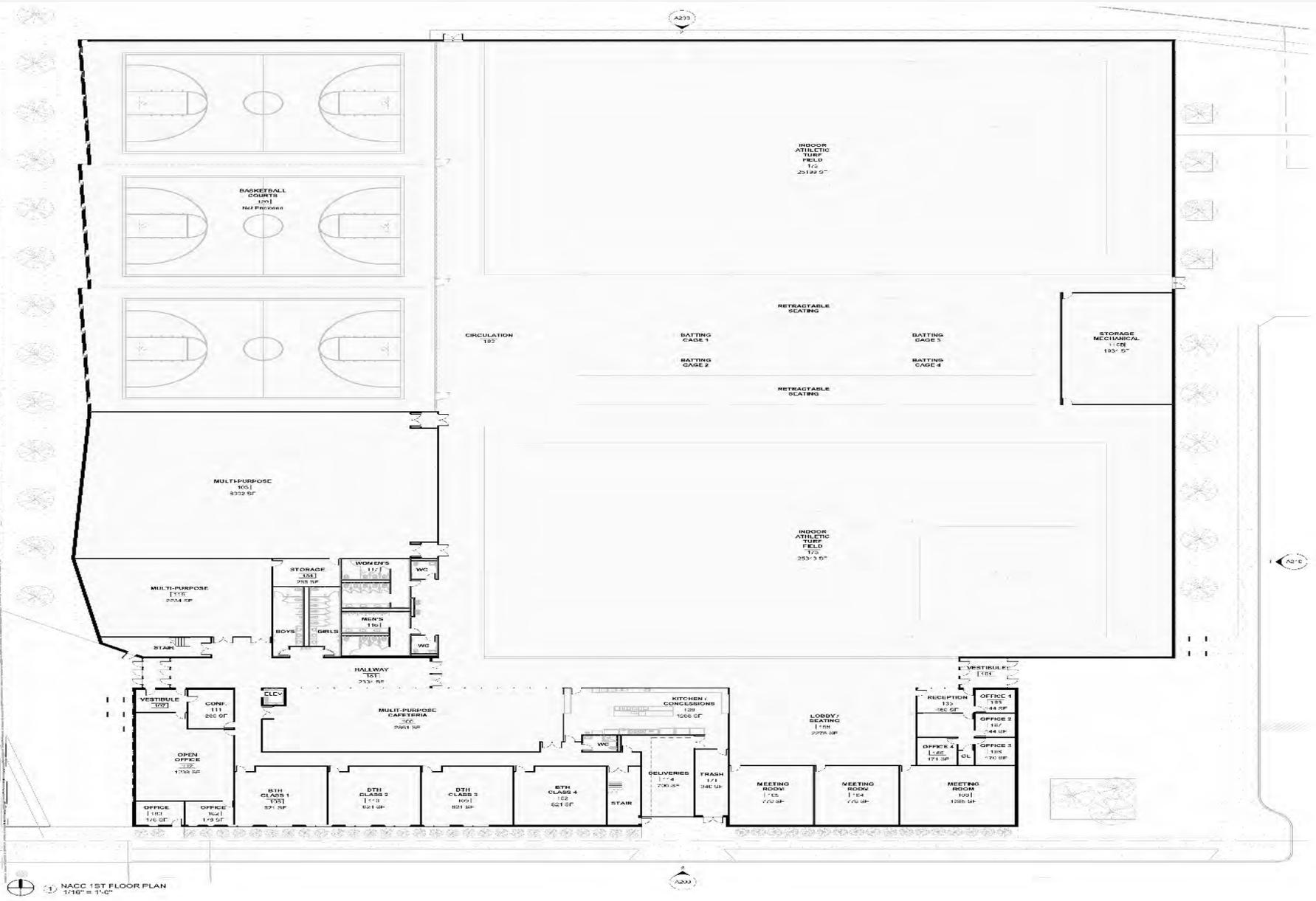
RENDERING - AERIAL VIEW

RENDERING – AERIAL VIEW (EVENING)

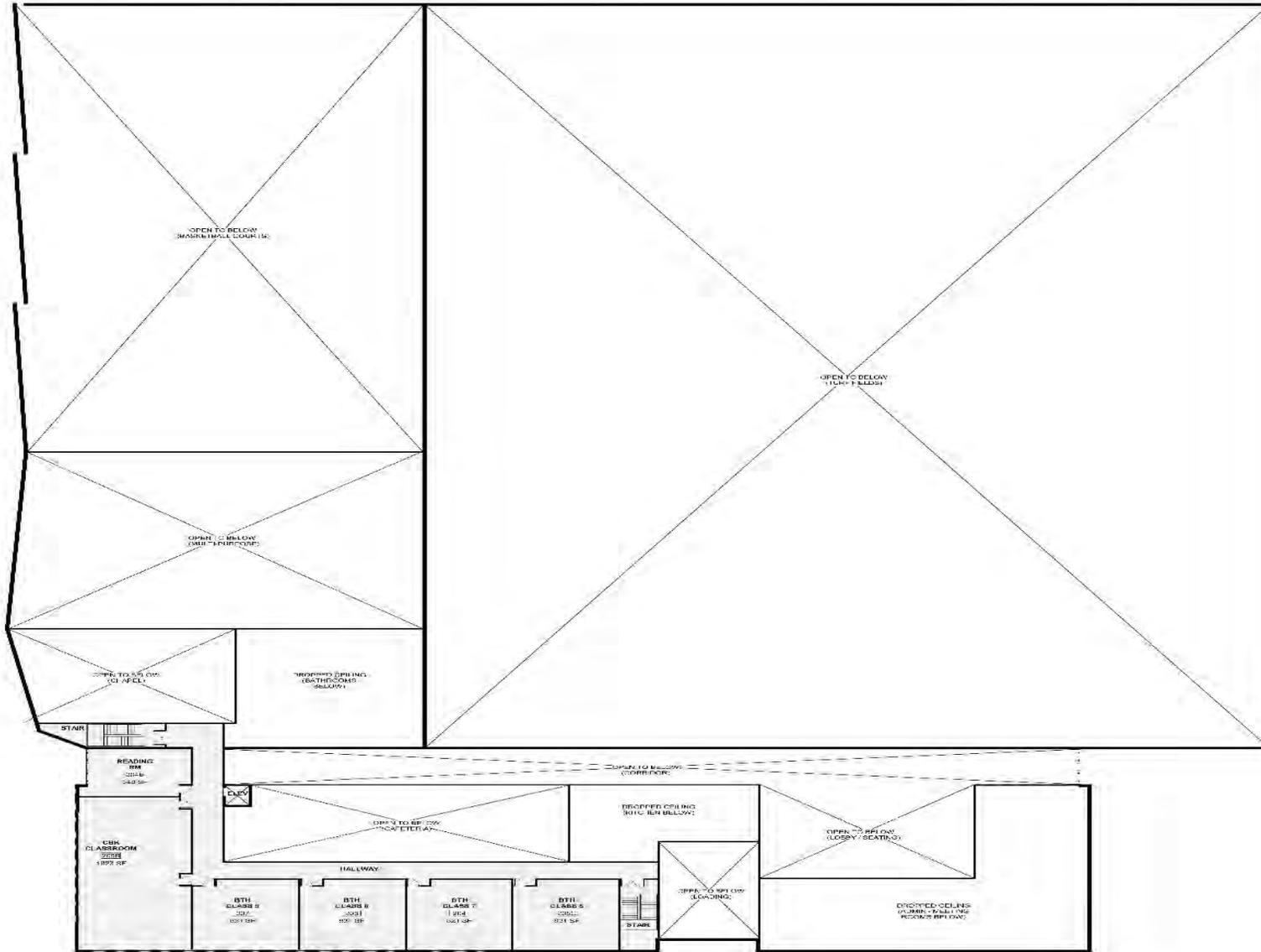
FIRST FLOOR PLAN

AREA SCHEDULE	
FL OADR 1	130,000 SF
FL OADR 2	8,000 SF
TOTAL	148,000 SF

N LARAMIE AVENUE



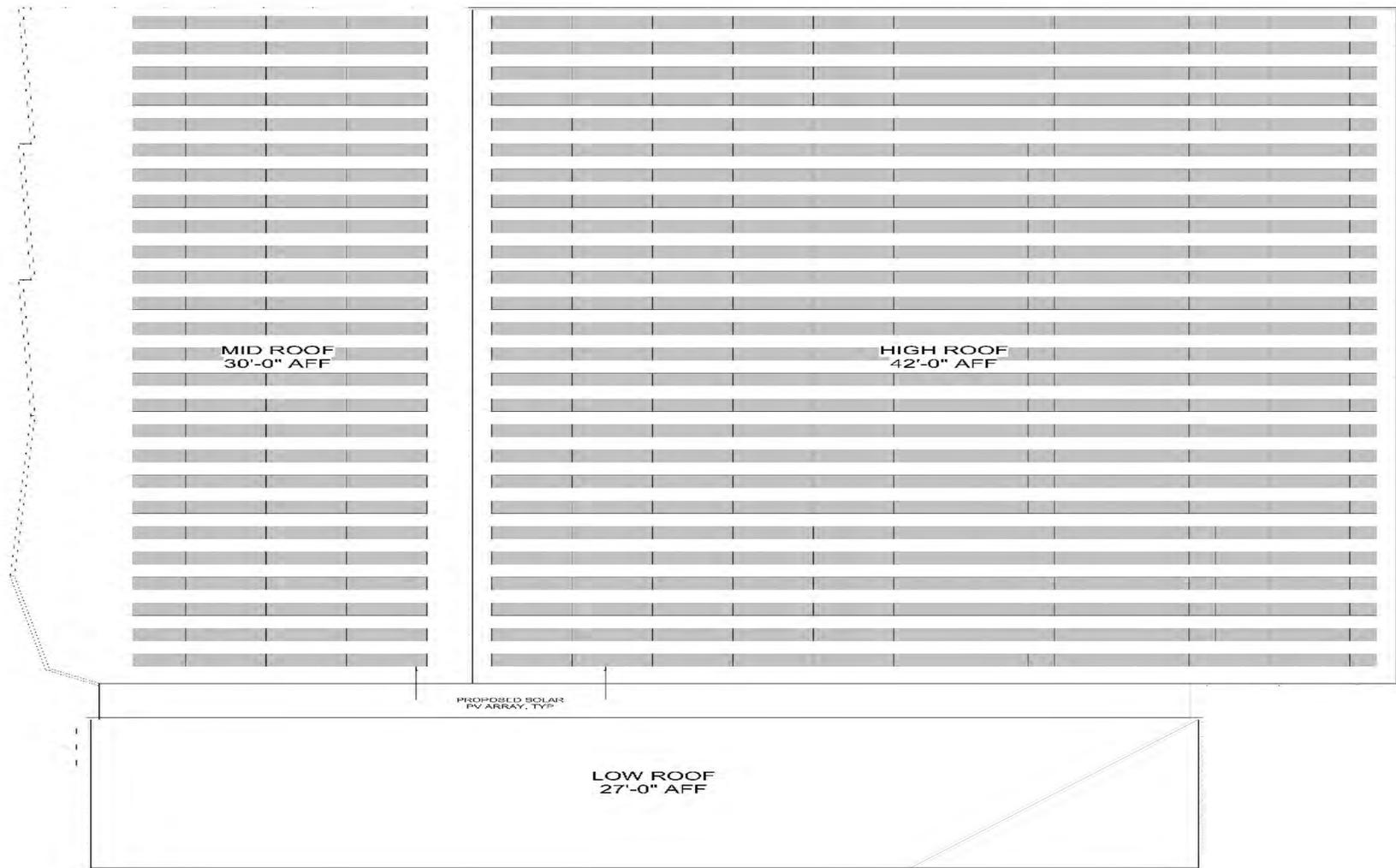
1 NACC 1ST FLOOR PLAN
1/16" = 1'-0"



AREA SCHEDULE	
FLOOR 1	130,000 SF
FLOOR 2	8,333 SF
TOTAL	140,000 SF

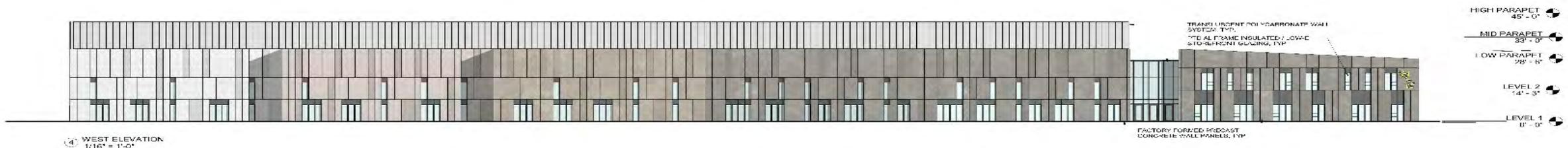

 NACE 2013 E1 DOOR PLAN
 7/18/2014

SECOND FLOOR PLAN



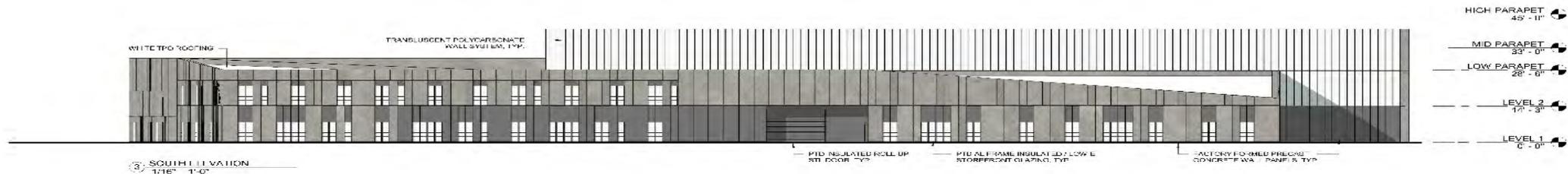
⊕ NACC ROOF PLAN
1/16" = 1'-0"

ROOF PLAN



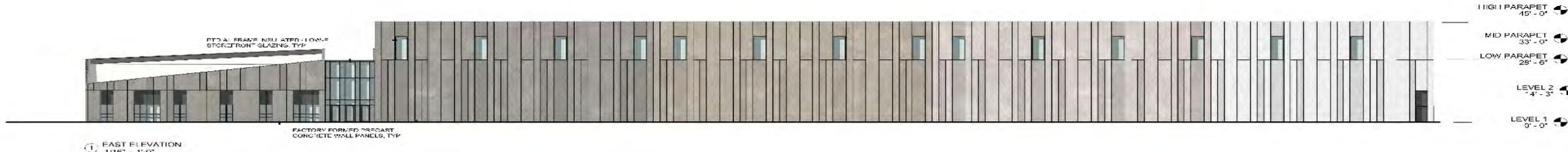
WEST ELEVATION
1/16" = 1'-0"

- HIGH PARAPET 45'-0"
- MID PARAPET 33'-0"
- LOW PARAPET 28'-6"
- LEVEL 2 14'-3"
- LEVEL 1 0'-0"



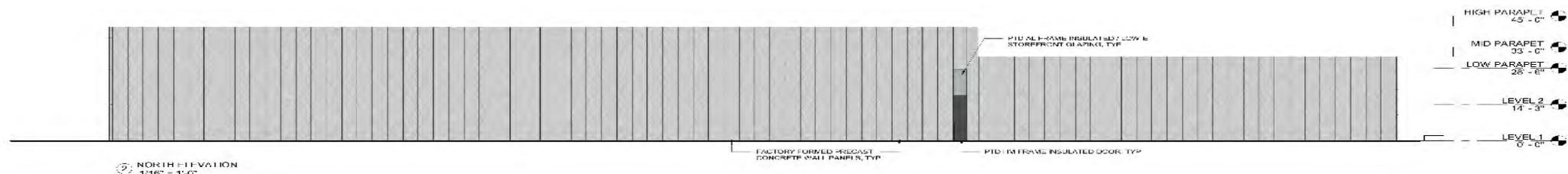
SOUTH ELEVATION
1/16" = 1'-0"

- HIGH PARAPET 45'-11"
- MID PARAPET 33'-0"
- LOW PARAPET 28'-6"
- LEVEL 2 14'-3"
- LEVEL 1 0'-0"



EAST ELEVATION
1/16" = 1'-0"

- HIGH PARAPET 45'-0"
- MID PARAPET 33'-0"
- LOW PARAPET 28'-6"
- LEVEL 2 14'-3"
- LEVEL 1 0'-0"

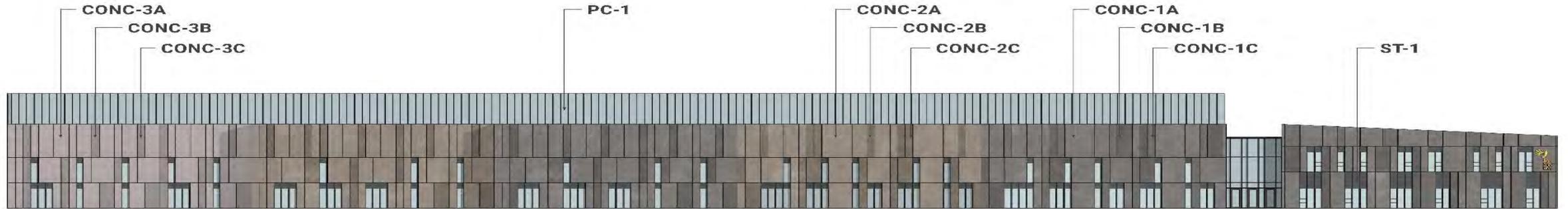


NORTH ELEVATION
1/16" = 1'-0"

- HIGH PARAPET 45'-0"
- MID PARAPET 33'-0"
- LOW PARAPET 28'-6"
- LEVEL 2 14'-3"
- LEVEL 1 0'-0"

BUILDING ELEVATIONS

NACC FACADE MATERIALS



CONCRETE FINISH

SMOOTH /
AS CAST



EXPOSED AGGREGATE /
SANDBLASTED



FORMLINER FINISH:
US FORMLINER
2/30 B HAVEL



CONCRETE COLOR (PIGMENTS ADDED TO MIX)

GRAY



TAN



BEIGE



CONC-1B



CONC-2B



CONC-3B



CONC-1C



CONC-2C



CONC-3C



CONCRETE STAIN

CHARCOAL

ST-1

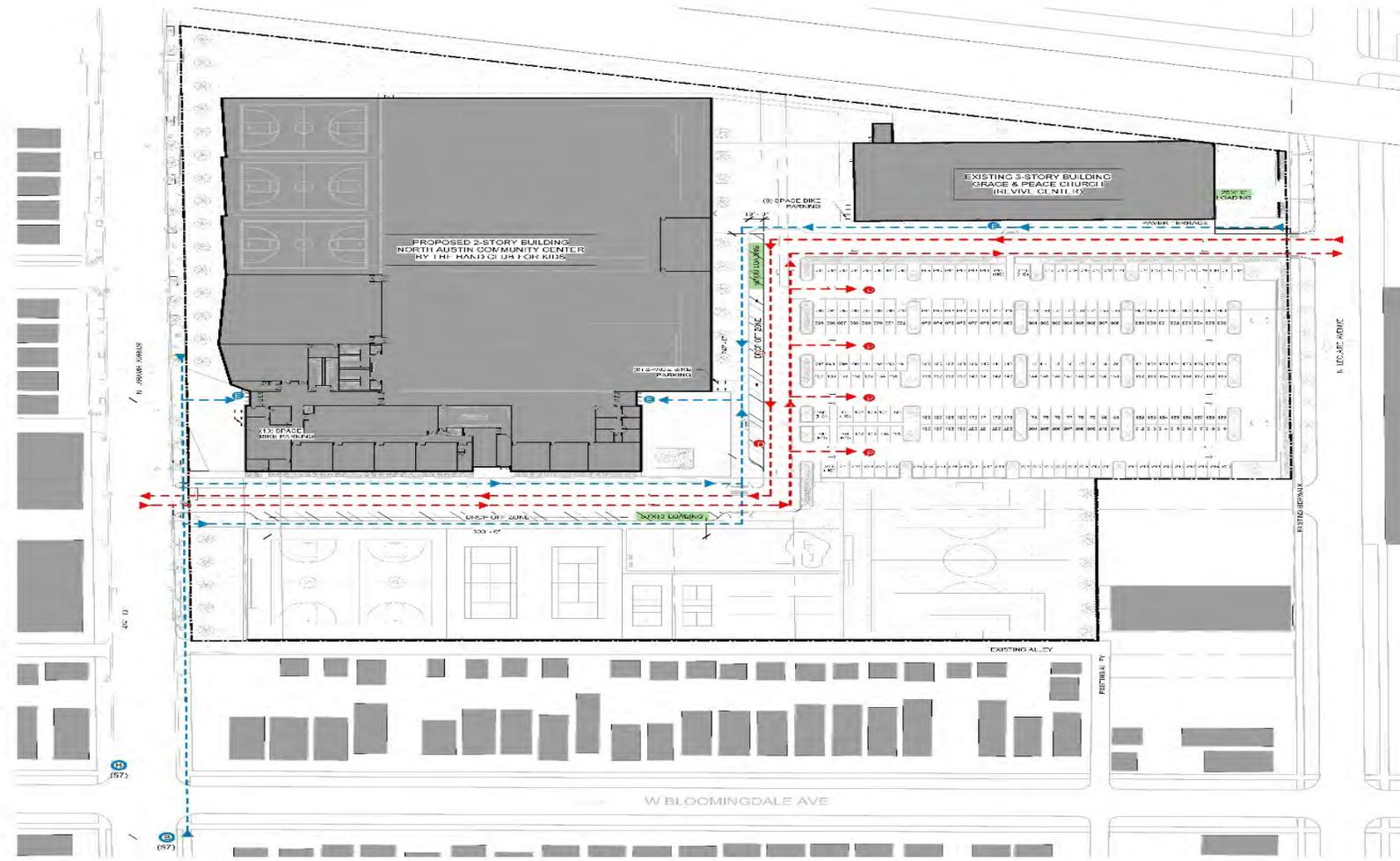


TRANSLUCENT FACADE

POLYCARBONATE WALL PANELS

PC-1





PEDESTRIAN AND VEHICLE ROUTE ACCESS 1" = 40'-0"

- ACCESS LEGEND
- VEHICLE ACCESS
 - PEDESTRIAN ACCESS
 - LOADING ZONE
 - E BUILDING ENTRY
 - P PARKING
 - D DROP OFF ZONE
 - B BUS STOP (ROUTE NO.)
 - (XX)

TRANSPORTATION, TRAFFIC, AND PARKING

SITE ACCESS PLAN



RENDERING - LARAMIE AVE VIEW

Owner Statement of Compliance

FUTURE PARKWAY AND ON-STREET PARKING SPACE TO BE PROVIDED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE RESTORED BY CURRENT GRAB SUBSECTOR OWNER'S CONTRACTOR.

SIGNED: _____ DATE: _____
PROPERTY OWNER

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE ARCHITECT PLAN AND SPECIFICATIONS FOR THE LANDSCAPE ARCHITECTURE PLAN FOR THE PROPERTY AT 1800 N. LAUREL ST. CHICAGO, ILLINOIS, HAS BEEN REVIEWED TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEVES THAT THE SAME COMPLY WITH THE CITY OF CHICAGO ORDINANCES AND REGULATIONS, AND THE REQUIREMENTS OF TITLE 17.00 CHAPTER 25 OF THE CHICAGO LANDSCAPE ARCHITECTURE ORDINANCES AND THE CODES TO THE CHICAGO LANDSCAPE ARCHITECTURE ORDINANCES, AND THE CODES TO THE CHICAGO LANDSCAPE ARCHITECTURE ORDINANCES.

SIGNED: _____ DATE: _____
PROPERTY OWNER

Landscape Statement of Compliance

THE UNDERSIGNED LANDSCAPE ARCHITECT FOR ARCHITECT, HAS REVIEWED THE CITY OF CHICAGO ORDINANCES TO TITLE 17.00 CHAPTER 25 OF THE CHICAGO LANDSCAPE ARCHITECTURE ORDINANCES AND THE CODES TO THE CHICAGO LANDSCAPE ARCHITECTURE ORDINANCES, AND THE CODES TO THE CHICAGO LANDSCAPE ARCHITECTURE ORDINANCES, AND THE CODES TO THE CHICAGO LANDSCAPE ARCHITECTURE ORDINANCES.

SIGNED: _____ DATE: _____
LANDSCAPE ARCHITECT

LANDSCAPE PLAN LEGEND

	ASPHALT PAVING		SPORTS SURFACE
	CONCRETE		REMOVABLE PAVING
	PLANTED AREA (PLANTING COVER OR GRASS)		SAND
	NO MOISTURE		TREE
	PROPOSED LINE		SHRUB
	DYNAMOMETER MOUNTING POINT		GRAVEL
	WATER PRIORITY FENCE		GRAVEL

INTERIOR PLANTING REQUIREMENTS

TOTAL VERTICAL PLANTING: 7,215 SF
ACTUAL INTERIOR PLANTING: 8,028 SF

BIKE PARKING REQUIREMENTS

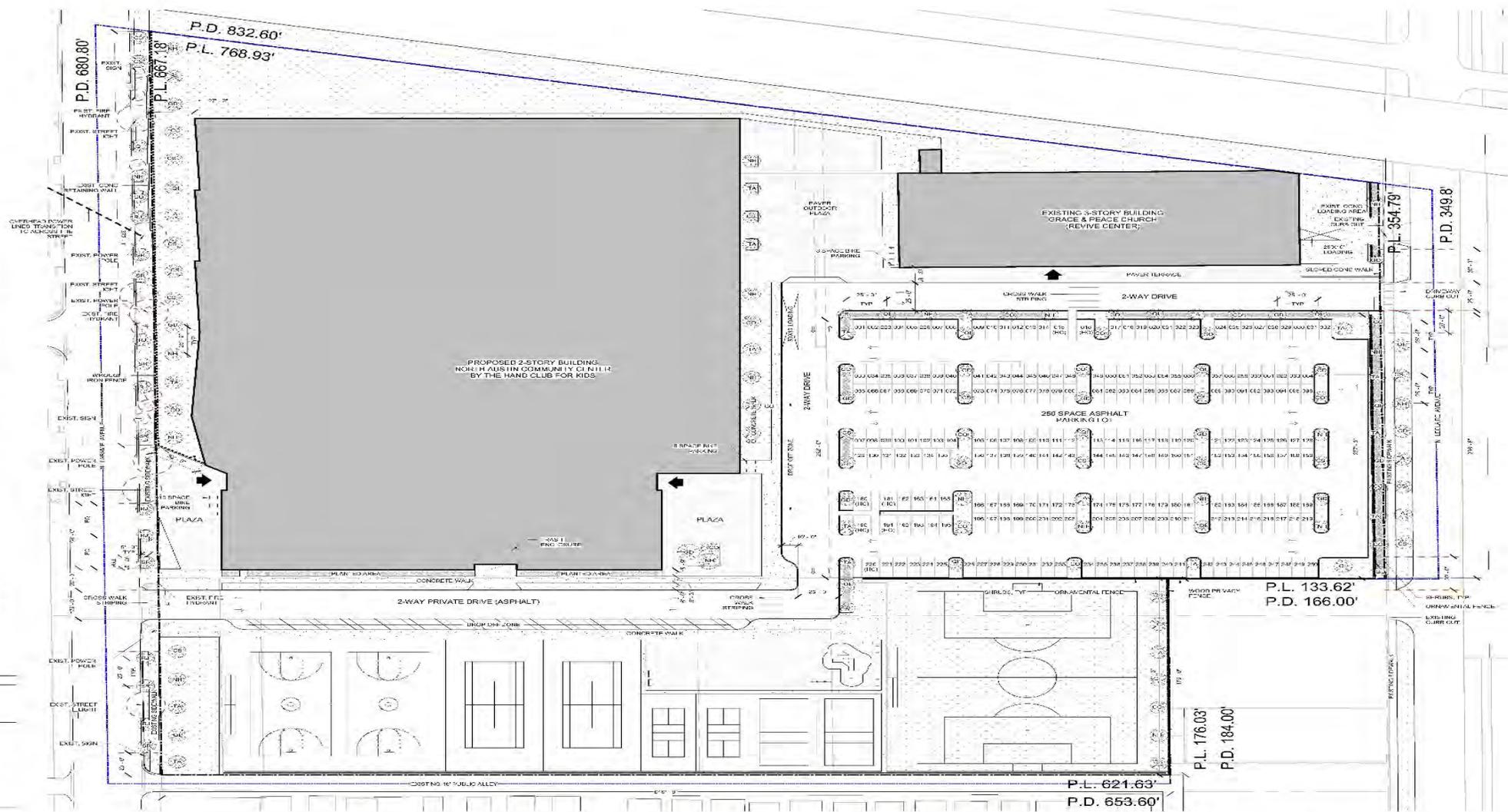
PARKING SPACES: 28 SPACES
ACTUAL BIKE PARKING: 28 SPACES

LANDSCAPING NOTES:

- ALL LANDSCAPING TO BE DONE TO MEET OR EXCEED LANDSCAPING ORDINANCES.
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LANDSCAPE PLANT LIST

TAG	BOTANICAL NAME	COMMON NAME	HT	W	SP	NOTES
01	ULMUS CRISPUS	FIELD ELM	2-12' CA.	22"	500	BRANCHED, J.P. II
02	QUERCUS ROBUR	RED OAK	2-12' CA.	22"	500	BRANCHED, J.P. II
03	QUERCUS ALBA	WHITE OAK	2-12' CA.	22"	500	BRANCHED, J.P. II
04	QUERCUS PRINCEPIUM	PRINCIPAL OAK	2-12' CA.	22"	500	BRANCHED, J.P. II
05	QUERCUS BICOLOR	BICOLORED OAK	2-12' CA.	22"	500	BRANCHED, J.P. II
06	QUERCUS LAEVOGLOBOSA	LAEVOGLOBOSA OAK	2-12' CA.	22"	500	BRANCHED, J.P. II
07	QUERCUS LAEVOGLOBOSA	LAEVOGLOBOSA OAK	2-12' CA.	22"	500	BRANCHED, J.P. II
08	QUERCUS LAEVOGLOBOSA	LAEVOGLOBOSA OAK	2-12' CA.	22"	500	BRANCHED, J.P. II
09	QUERCUS LAEVOGLOBOSA	LAEVOGLOBOSA OAK	2-12' CA.	22"	500	BRANCHED, J.P. II
10	QUERCUS LAEVOGLOBOSA	LAEVOGLOBOSA OAK	2-12' CA.	22"	500	BRANCHED, J.P. II



LANDSCAPE PLAN 1" = 30' 0"

General Landscape Notes

1. ALL PLANT MATERIAL SHALL BE HEALTHY, FULLY DEVELOPED, AND FREE FROM DISEASE AND PESTS. ALL PLANT MATERIAL SHALL BE INSTALLED PROPERLY AND IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE.
2. ALL PLANT MATERIAL SHALL BE INSTALLED PROPERLY AND IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE.
3. ALL PLANT MATERIAL SHALL BE INSTALLED PROPERLY AND IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE.
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9. ALL PLANT MATERIAL SHALL BE INSTALLED PROPERLY AND IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE.

Growth Medium Notes

1. TREE FOOTING: 12" MINIMUM DEPTH, 12" MINIMUM WIDTH, 12" MINIMUM LENGTH.
2. TREE FOOTING: 12" MINIMUM DEPTH, 12" MINIMUM WIDTH, 12" MINIMUM LENGTH.
3. TREE FOOTING: 12" MINIMUM DEPTH, 12" MINIMUM WIDTH, 12" MINIMUM LENGTH.
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14. TREE FOOTING: 12" MINIMUM DEPTH, 12" MINIMUM WIDTH, 12" MINIMUM LENGTH.
15. TREE FOOTING: 12" MINIMUM DEPTH, 12" MINIMUM WIDTH, 12" MINIMUM LENGTH.

Owner Statement of Compliance

EXISTING PARKWAY AND ON SITE INTERSECTIONS TREES ARE TO BE PROTECTED. THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE SHALL BE REFERRED TO FOR FURTHER INFORMATION. THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE SHALL BE REFERRED TO FOR FURTHER INFORMATION. THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE SHALL BE REFERRED TO FOR FURTHER INFORMATION.

DATE: 01/15/2008

BY: [Signature]

Maintenance

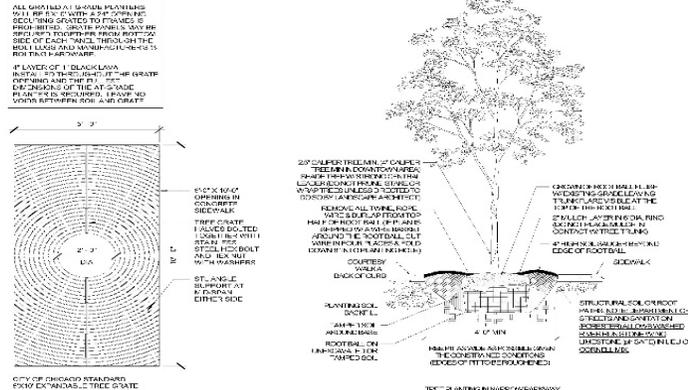
1. ALL REQUIRED LANDSCAPING ON PRIVATE PROPERTY TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
2. ALL REQUIRED LANDSCAPING ON PRIVATE PROPERTY TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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5. ALL REQUIRED LANDSCAPING ON PRIVATE PROPERTY TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

Landscape Statement of Compliance

THE UNDERSIGNED LANDSCAPING ARCHITECT HAS REVIEWED THE LANDSCAPE PLAN AND CONFIRMS THAT THE LANDSCAPE PLAN IS IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE. THE UNDERSIGNED LANDSCAPING ARCHITECT HAS REVIEWED THE LANDSCAPE PLAN AND CONFIRMS THAT THE LANDSCAPE PLAN IS IN ACCORDANCE WITH THE CITY OF CHICAGO'S LANDSCAPE PLANING AND MAINTENANCE CODE.

DATE: 01/15/2008

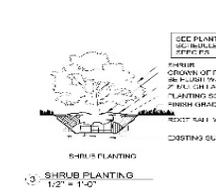
BY: [Signature]



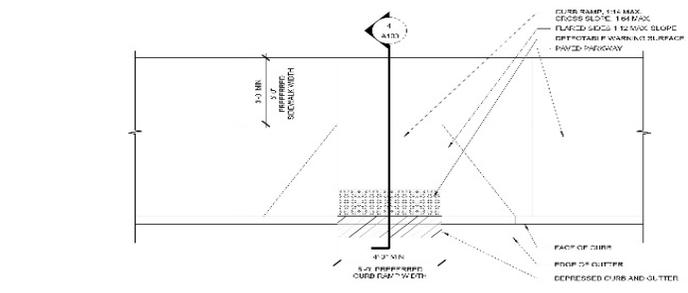
1. TREE GRATE 1/2" = 1'-0"

2. TREE IN NARROW PLANTER 1/2" = 1'-0"

3. TREE IN PARKWAY 1/2" = 1'-0"



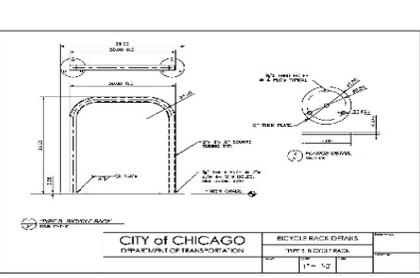
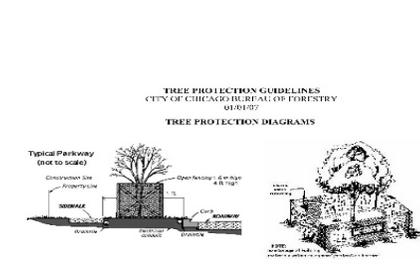
4. TREE IN PARKING LOT ISLAND 1/2" = 1'-0"



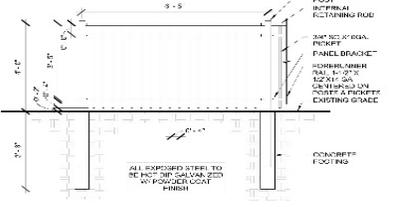
5. CURB RAMP 1/2" = 1'-0"

6. CURB SECTION 1/2" = 1'-0"

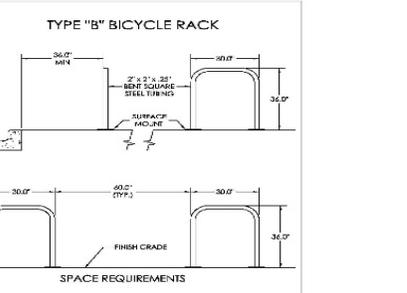
7. TREE PROTECTION GUIDELINES 1/2" = 1'-0"



8. BIKE RACK 1/2" = 1'-0"



9. ORNAMENTAL FENCE 1/2" = 1'-0"



10. SPACE REQUIREMENTS

11. CITY OF CHICAGO BICYCLE RACK DETAILS

12. CITY OF CHICAGO DEPARTMENT OF TRANSPORTATION

13. BICYCLE RACK DETAILS

14. TYPE "B" CYCLE RACK

15. FINISH GRADE

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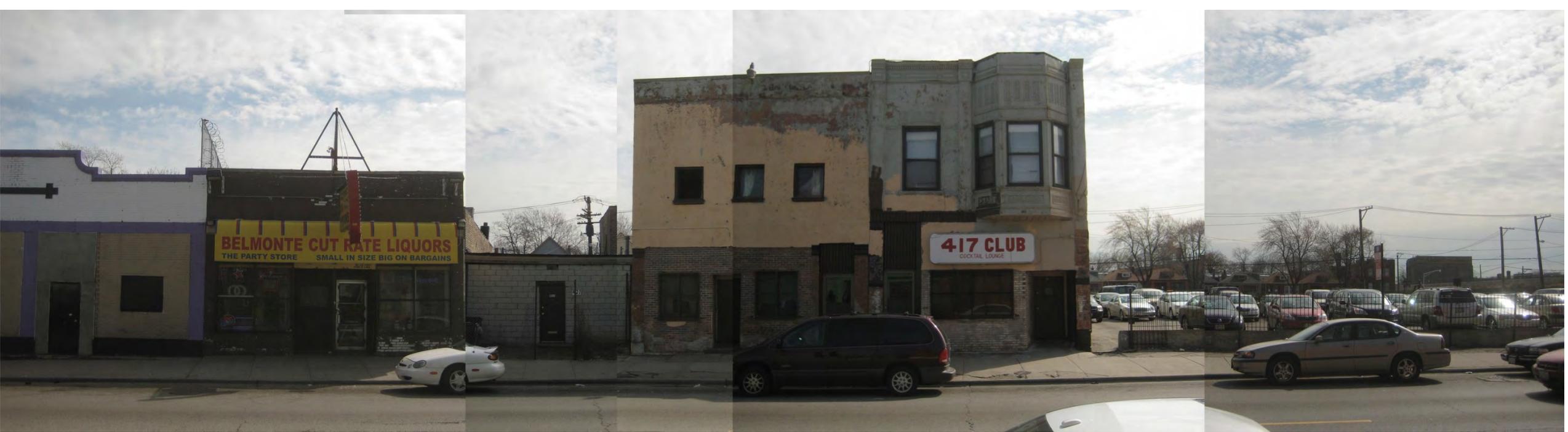
219. FINISH GRADE

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PROJECT BENEFITS:

100 Construction Jobs

50 Permanent Jobs

Acquisition of vacant City-owned property

\$25 million project budget

PROJECT PARTICIPATION GOALS

26% Participation from Qualified Minority Business Enterprises

6% Participation from Qualified Women Business Enterprises

50% City Residency

10% Local Hire (37th Ward)

Sustainability Strategy

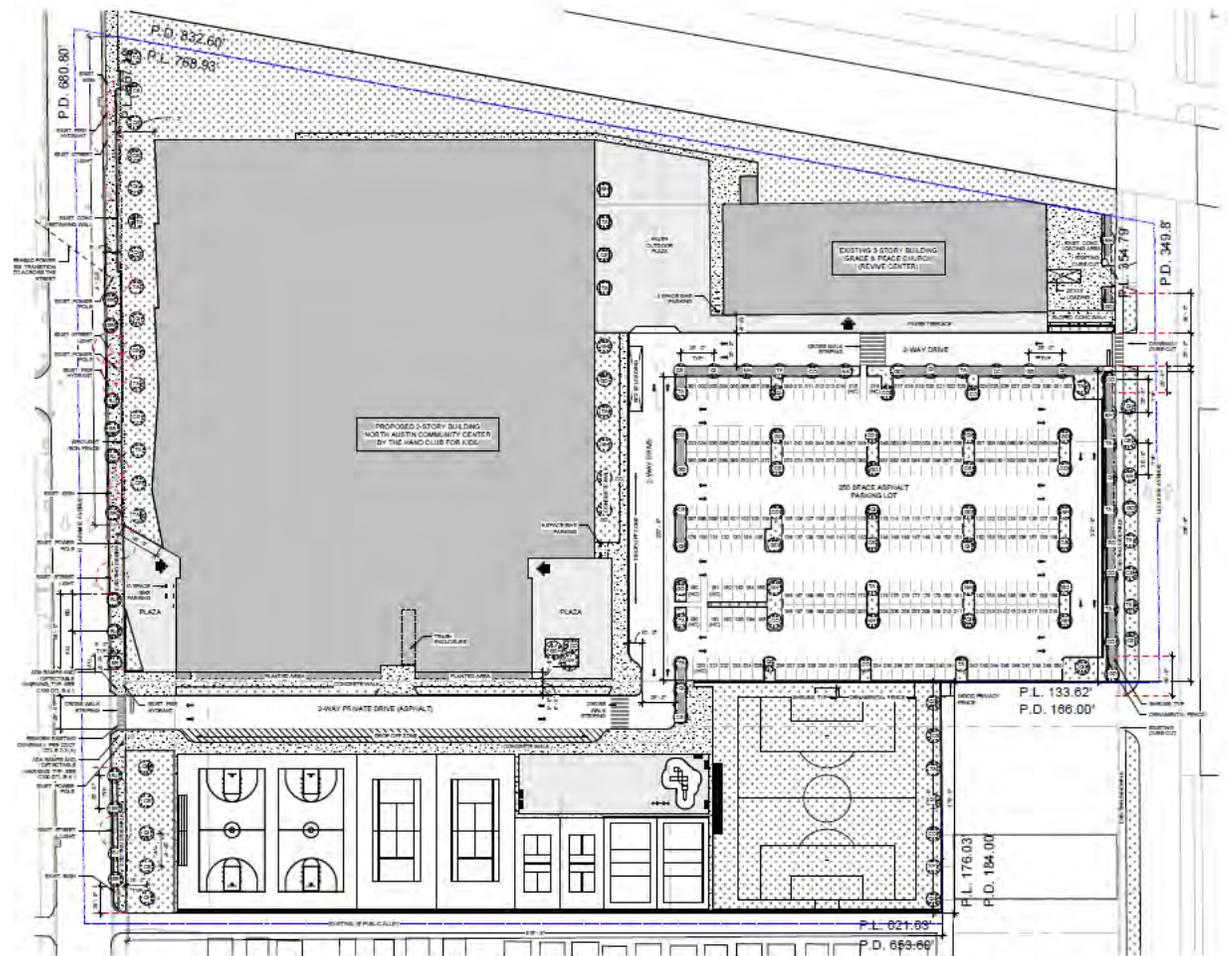
Ownership plans to comply with the Chicago Sustainable Development Strategy (100 points) with the following initiatives:

- X
- Y
- Z

★ DPD Recommendations

Planned developments should:

- Promote the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1);
- Promote transit, pedestrian and bicycle use (17-8-0904-A-2);
- Minimize and mitigate traffic congestion associated with the proposed development (17-8-0904-A-5);
- Provide adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7).



★ DPD Recommendations

Planned developments should be designed to promote pedestrian interest, safety, and comfort (17-8-0905-A).

Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it. (17-8-0905-B-1).

Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another. Where a street wall exists, its continuity must be reinforced with the new development. Gaps between buildings that interrupt the street wall should be avoided (17-8-0906-B-2&3).



RENDERING - LARAMIE AVE VIEW

