



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

CHICAGO PLAN COMMISSION

Department of Planning and Development

AUSTIN UNITED ALLIANCE - INVEST S/W

**5202-5224 W. CHICAGO AVE; 802-812 N. LARAMIE AVE;
803-813 N. LATROBE AVE (37 Ward)**

Austin United Alliance, LLC

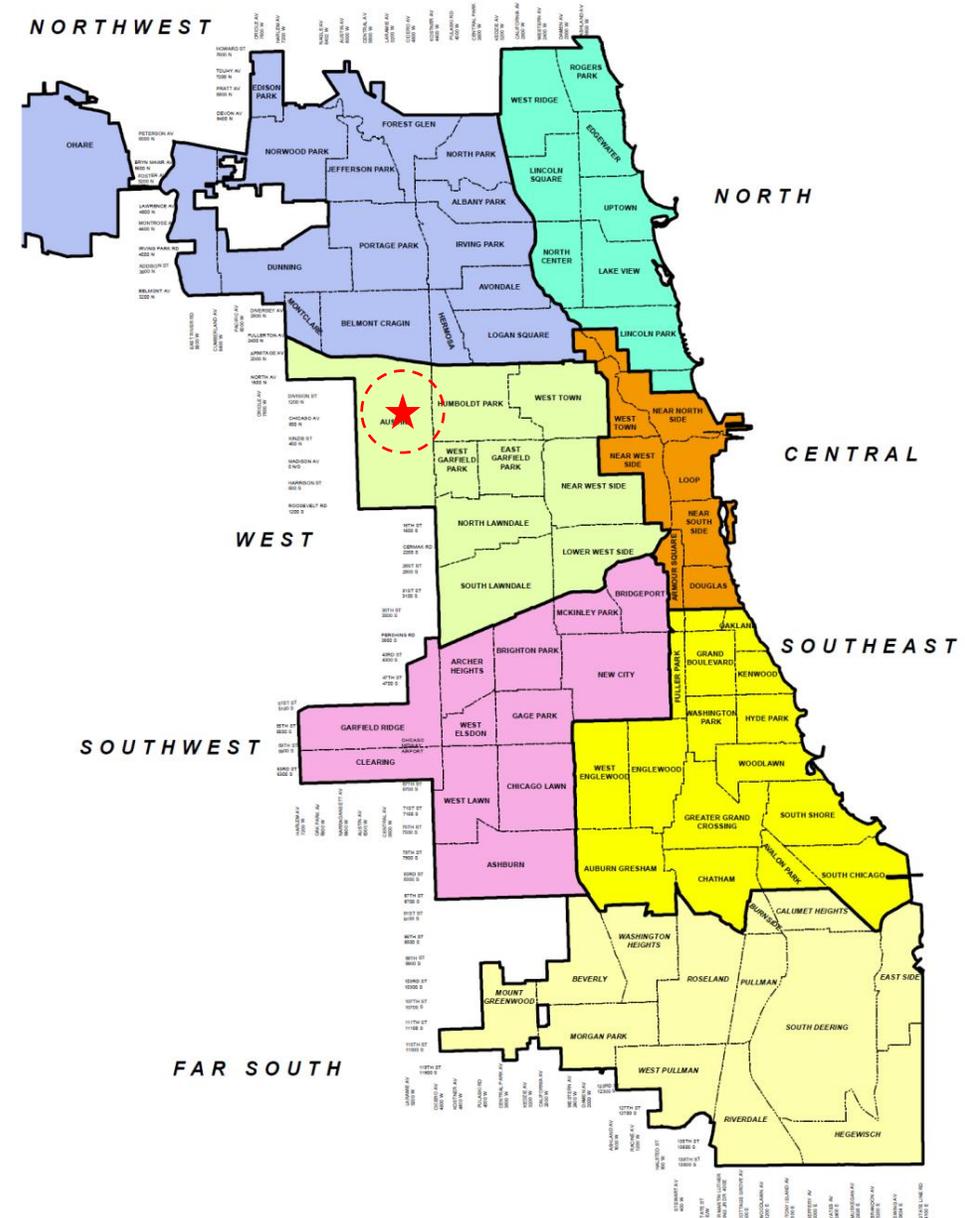
06/16/2022

★ Community Area Profile

AUSTIN:

- 96,557 residents (2020)
 - 17.8% decline from 2000-10
 - 2% decline from 2010-20
- 77.8% Black, 15% Hispanic, 5.6% White (2015-2019)
- Education: 18.7% less than high school, 35.8% high school graduate, 23.3% some college
- Median Household Income: \$33,515 (2015-2019)
- Housing: 58.7% renter-occupied, 41.3% owner-occupied

Chicago Metropolitan Agency for Planning's (CMAP) Community Data Snapshots, August 2021 Release





Austin Quality of Life Plan

Austin Coming Together, LISC Chicago

- Community Narrative
- Economic Development
- Education, Housing, Public Safety
- Youth Empowerment
- Civic Engagement



Design Excellence Principles

City of Chicago Department of Planning and Development, September 2020

- (10) guiding principles organized in (5) key themes: equity, innovation, sense of place, sustainability, and communication



DOH Standards

Chicago Department of Housing, May 2021

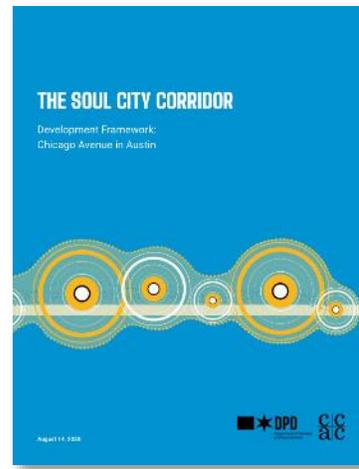
- Guidelines and requirements for high-quality affordable housing



Laramie State Bank RFP

Invest S/W Austin Neighborhood, August 2020

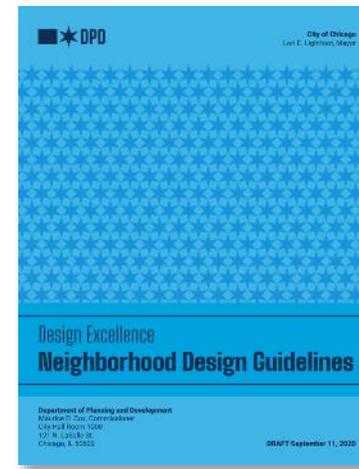
- Site and Project Description
- Neighborhood Roundtable
- Community Wealth Building Strategies



The Soul City Corridor

Chicago Central Area Committee, August 2020

- Development Framework for Chicago Avenue in Austin.



Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Design excellence across the City
- Sustainability
- Program Mix
- Site Design
- Public Realm
- Massing
- Facade

RFP Development Manual

“Show developer what is desired by the community & feasible with coordinated City incentives”



City of Chicago
Lori Lightfoot, Mayor

Request for Proposals Laramie State Bank



Department of Planning and Development
Maurice Cox, Commissioner
City Hall Room 1000
121 N. LaSalle Street
Chicago, IL 60602

DRAFT April 2020

I. Executive Summary

PURPOSE: BUILD ON INVEST SOUTH / WEST

Invest South/West is Mayor Lori Lightfoot's groundbreaking collaborative by government, businesses, philanthropies, and community leaders, in which the City will align more than \$750 million in public funding over the next three years. The initiative will seek to maximize those public investments in order to attract private capital, respond to changing commercial trends and enrich local culture. The goal of the initiative is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for local residents.

W Chicago Ave through the Austin community is a historic commercial corridor and an Invest South/West corridor. The City believes this Laramie State Bank property is a key element of improving the Chicago Ave corridor and identified this as one of the highest priority opportunity sites. We are looking for innovative development proposals that bring new vibrancy to the corridor.



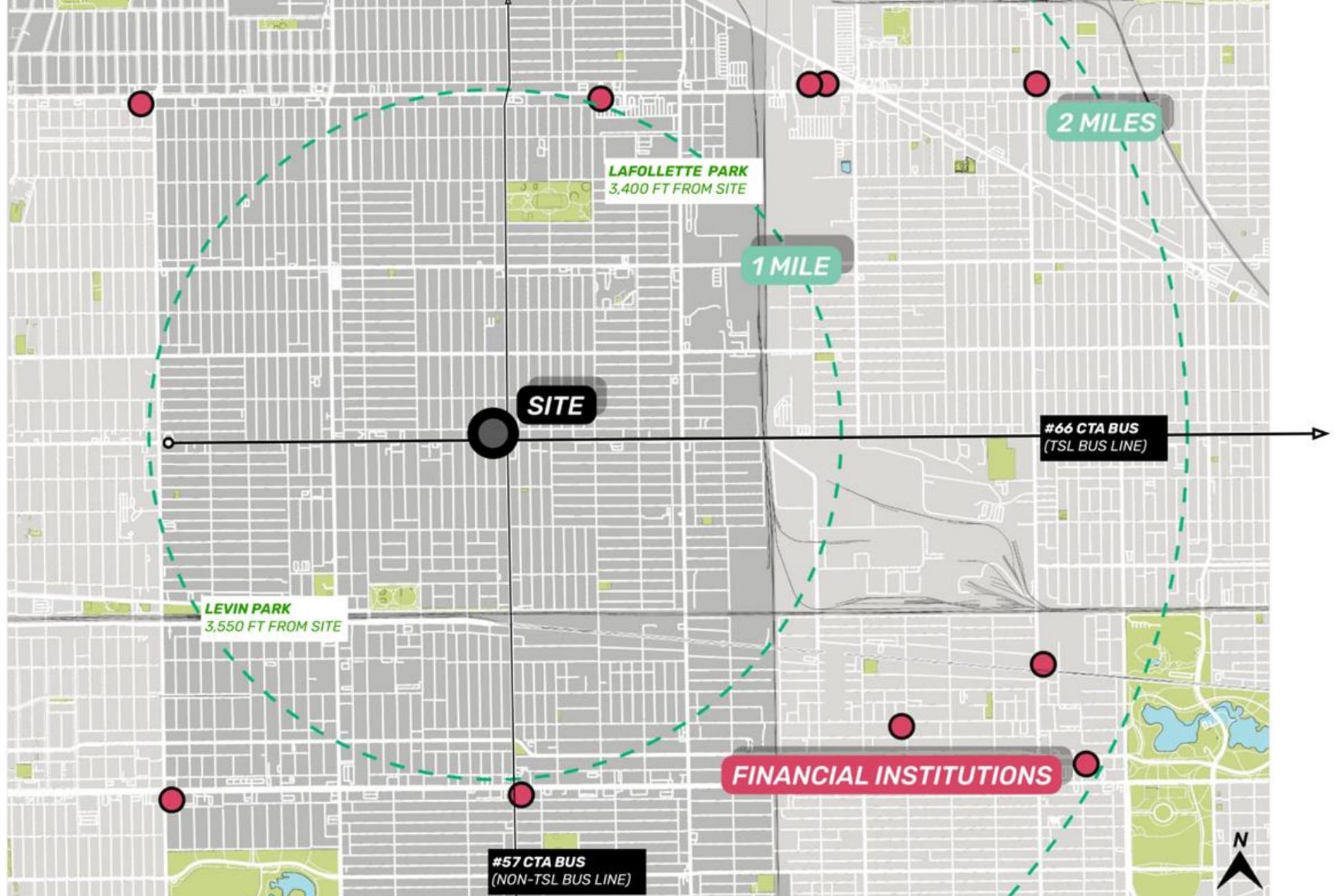
Figure 1: Development concept sketch

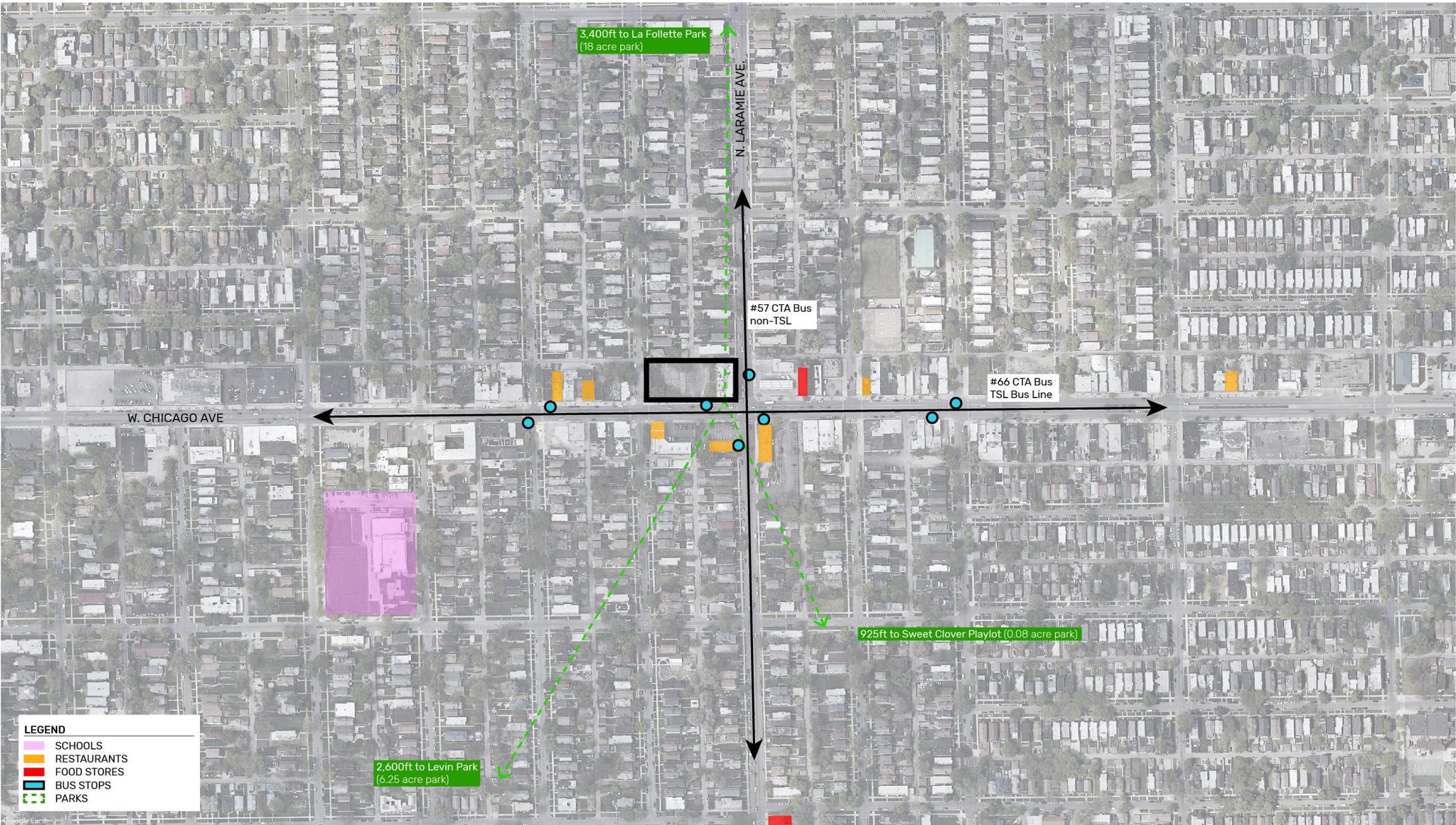
Public Green Space

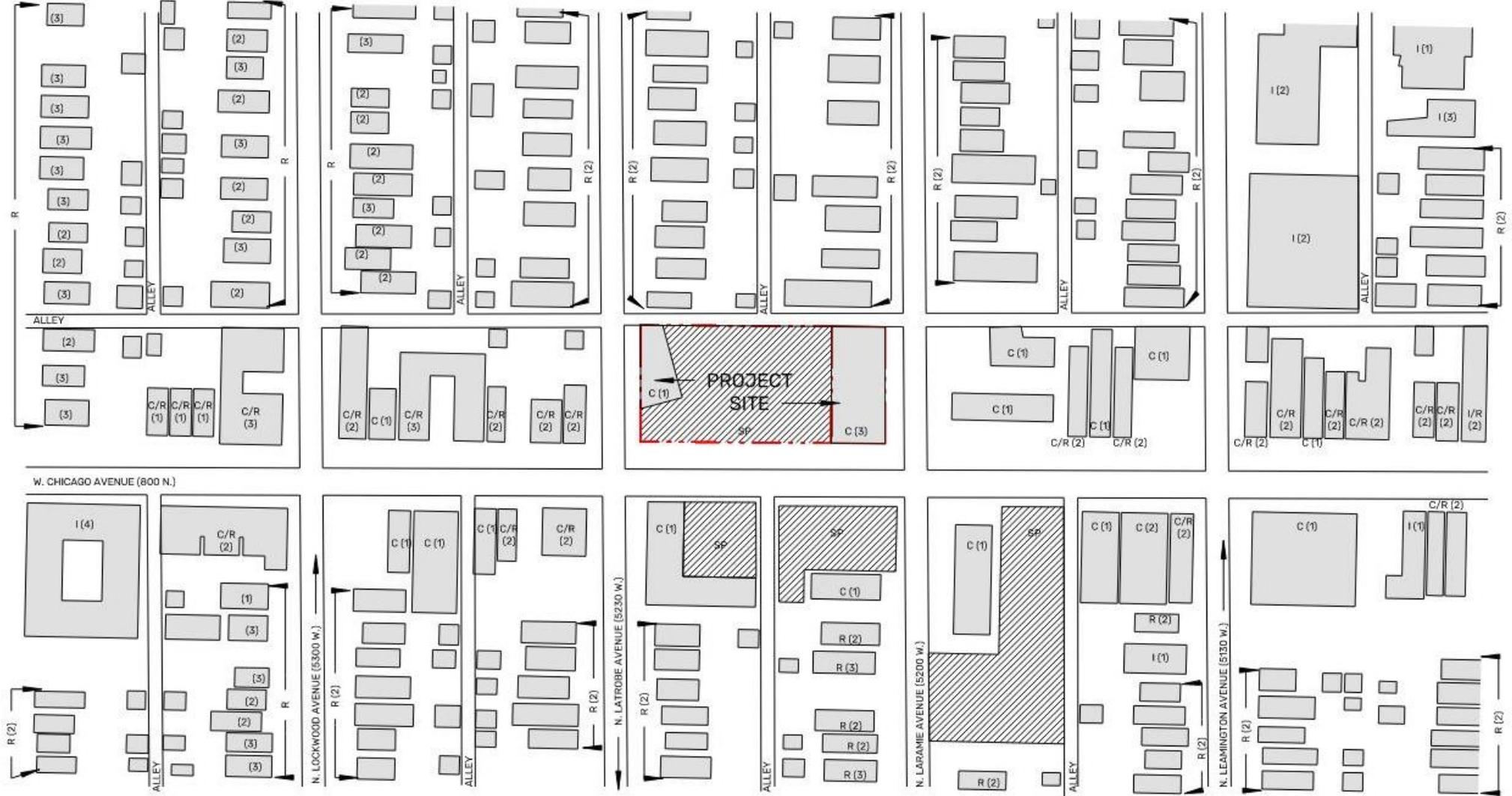
One key amenity missing in the Austin community is access to public green space. As shown on the map, the neighborhood has but a few small pockets mostly on the periphery. We see the Laramie Bank site as an opportunity to provide a public plaza filled with lush foliage and local plants.

Financial Institutions

As seen on the map, the Austin neighborhood has no financial institutions within a 1-mile radius of the site. The proposed plan aims to encourage growth in community wealth by restoring the Laramie Bank into the financial institution that it was once. By adding a business incubator within the building, the hope is that local businesses can be birthed right on site.



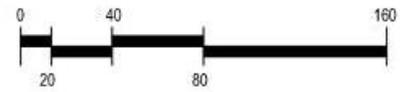


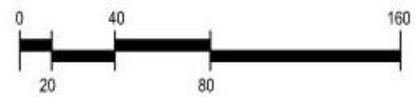


USE LEGEND

- C COMMERCIAL
- R RESIDENTIAL
- I INSTITUTIONAL
- P PARKING
- SP SURFACE PARKING

(#) NO. OF STORIES





Chicago & Laramie



Chicago & Latrobe



Laramie



Latrobe



ELEVATION VIEW FROM S (CHICAGO AVE) 10



AERIAL VIEW FROM SE DIRECTION (CHICAGO & LARAMIE)



PEDESTRIAN CONTEXT FROM SE DIRECTION



PEDESTRIAN CONTEXT FROM SW DIRECTION (CHICAGO & LATROBE)



PEDESTRIAN CONTEXT FROM SW DIRECTION (CHICAGO & LATROBE)



PEDESTRIAN CONTEXT VIEW ALONG CHICAGO AVENUE

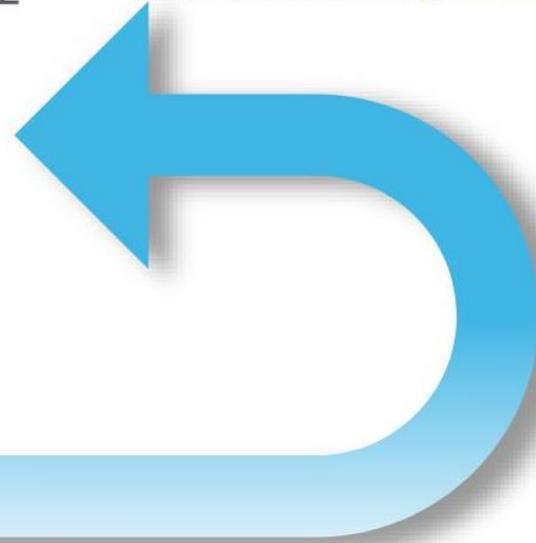


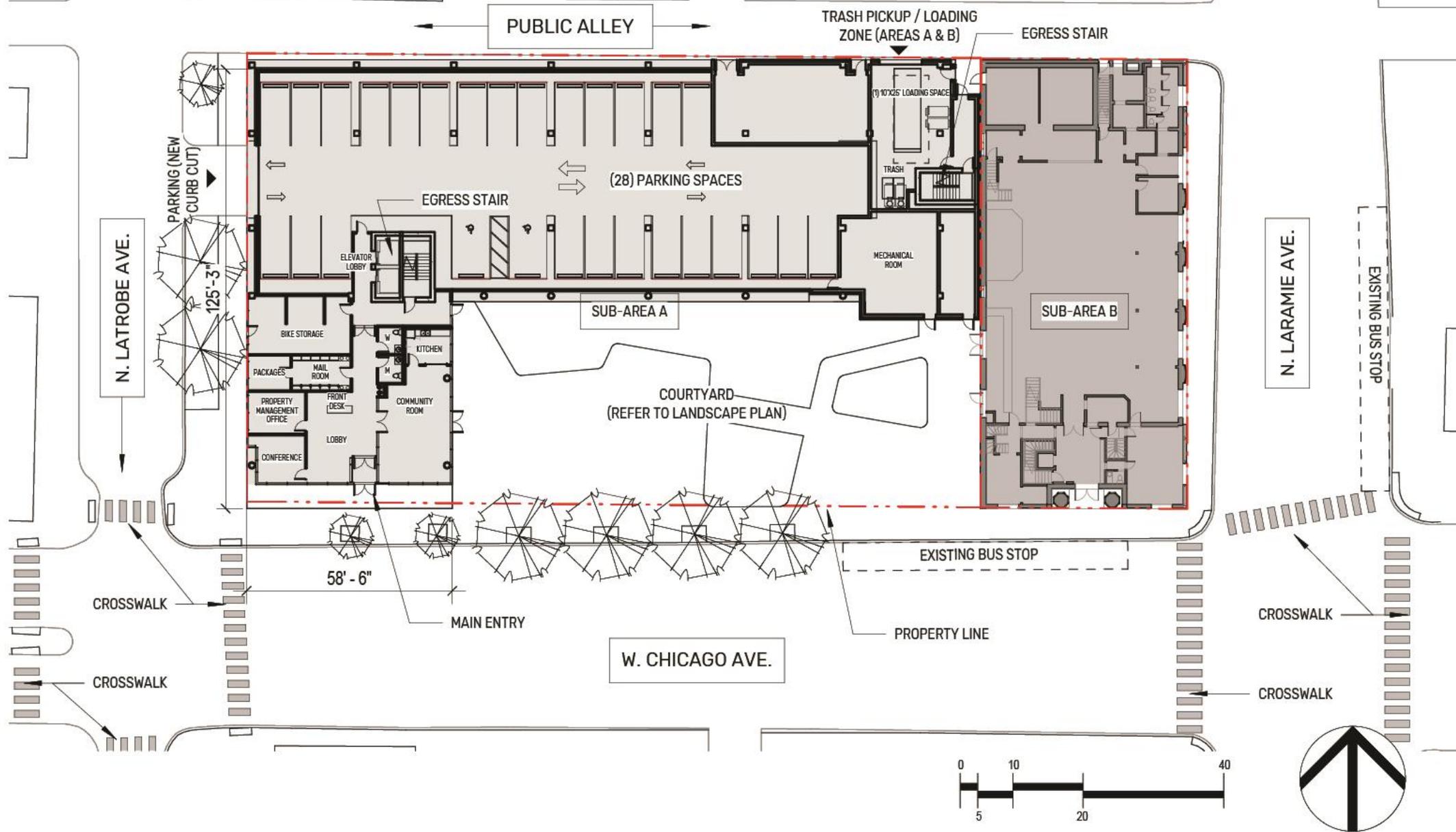
VIEW OF PLAZA LOOKING SW TO CHICAGO AVENUE



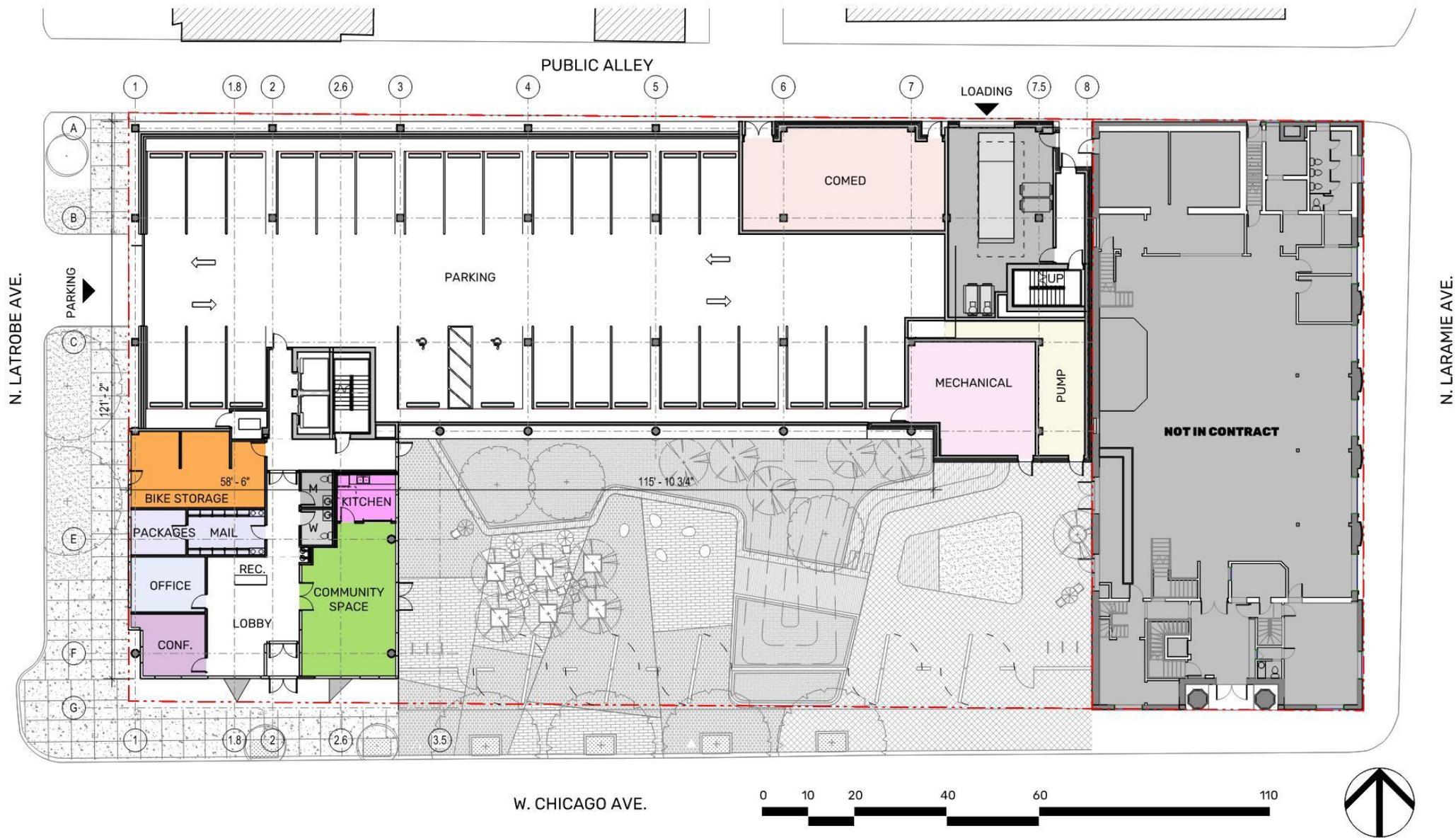
VIEW OF PLAZA LOOKING NE TOWARDS LARAMIE STATE BANK

- Aldermanic Meeting – April 2021
- ISW Roundtable Announcement - June 2021
- Corridor Concept Design - May to December 2021
 - Public Outreach–Public Meetings, ISW RT, Public Surveys
 - Existing condition analysis and topographic survey
 - Utility coordination
 - Concept development & base drawings for construction
- Detailed Design Section 1 - November 2021 to June 2022
 - Community Coordination
- Construction Procurement - June 2022 to October 2022
- Construction Section 1 – November 2022
 - Community Coordination
- Construction Section 2, Section 3– 2023-2025
 - Back to Detailed Design
 - Procurement and Construction
 - Community Coordination





SITE + GROUND FLOOR PLAN

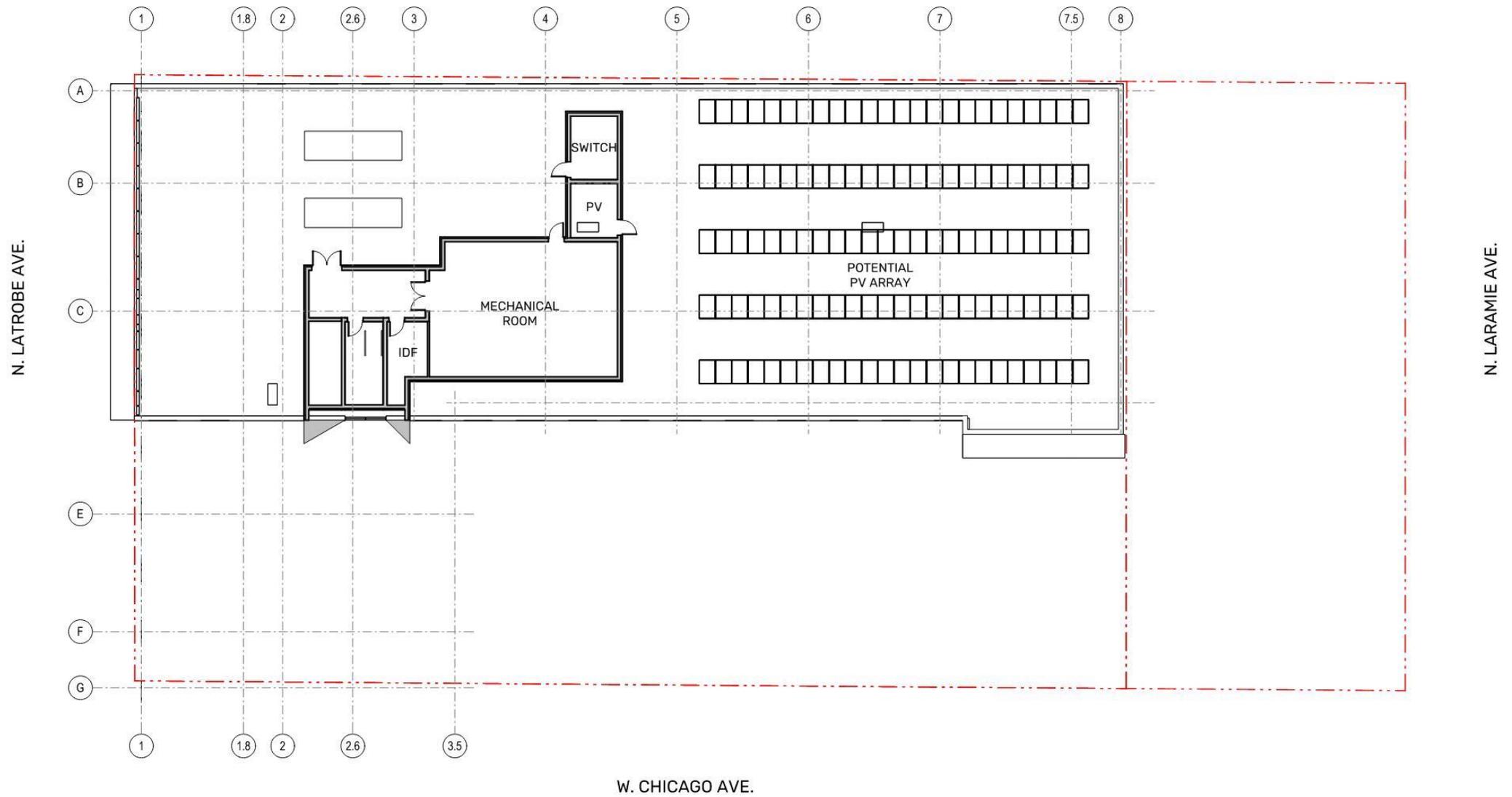




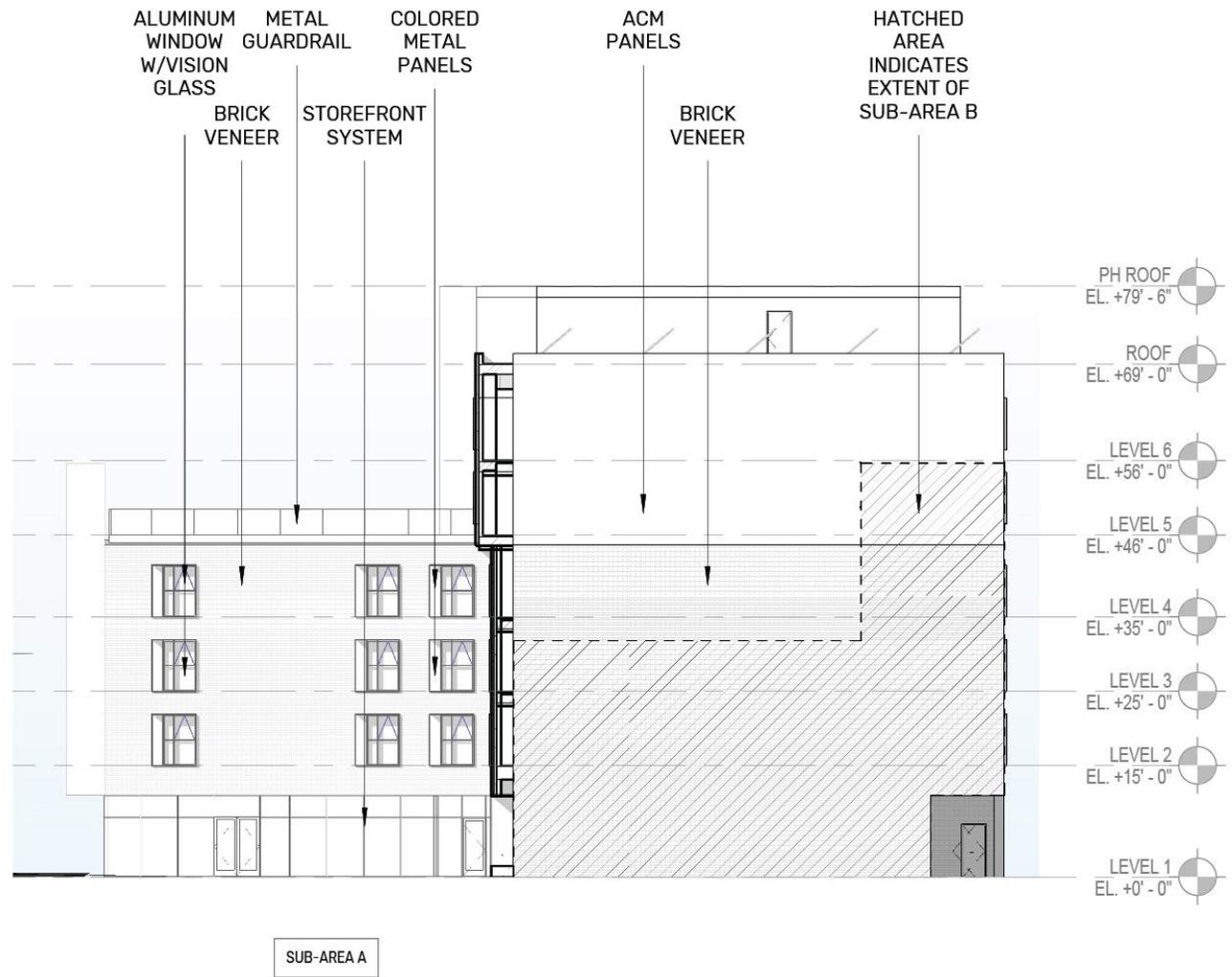
TYPICAL FLOOR PLANS – 2ND TO 4TH FLOOR TYPICAL

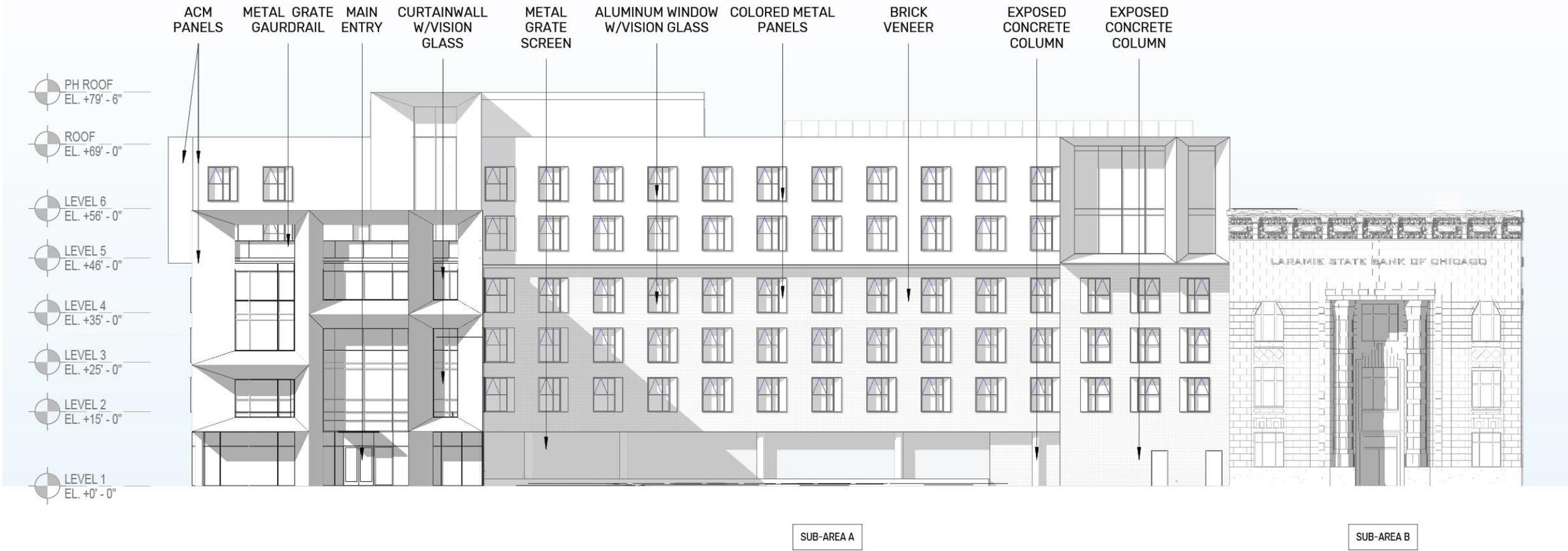


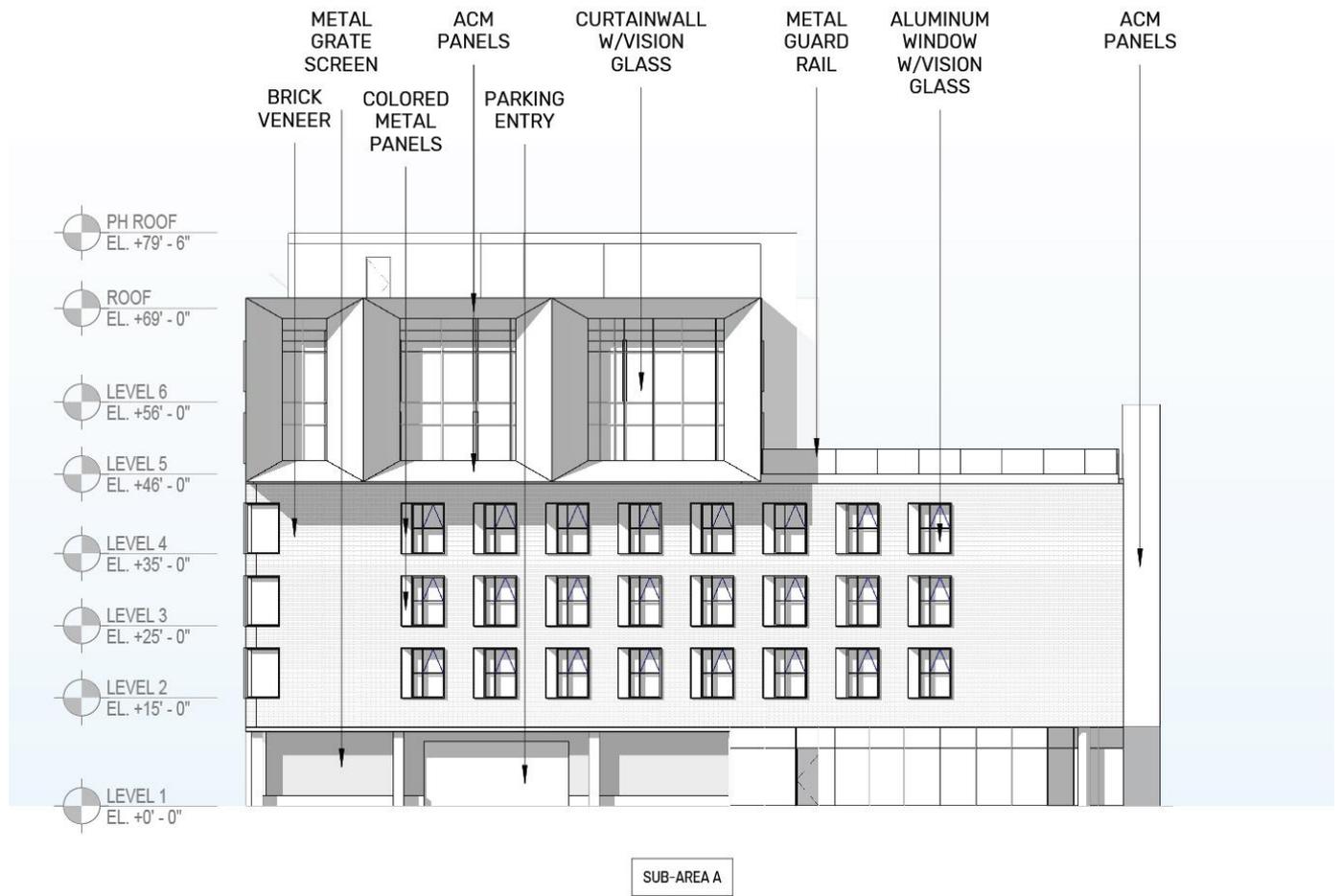


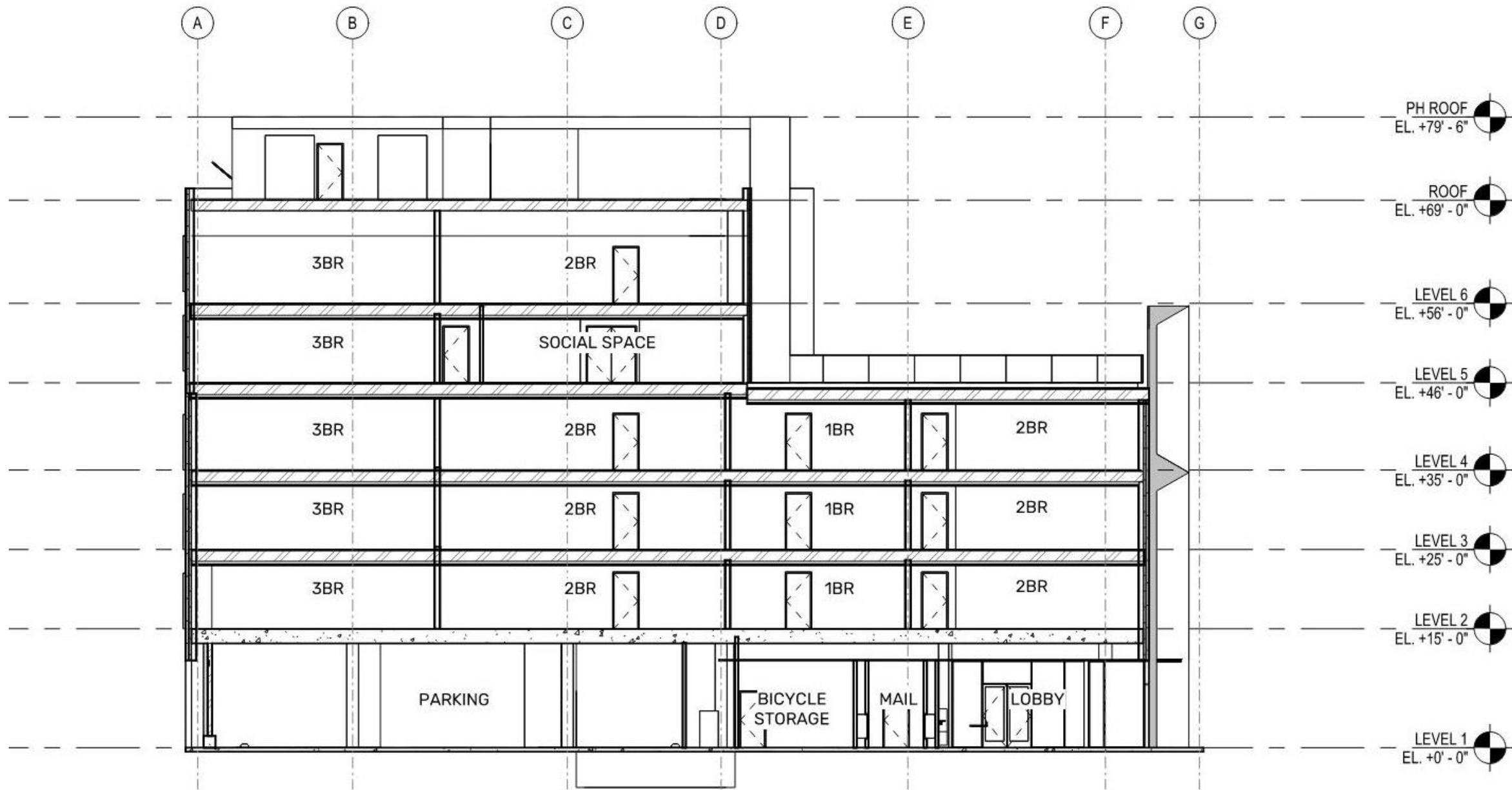


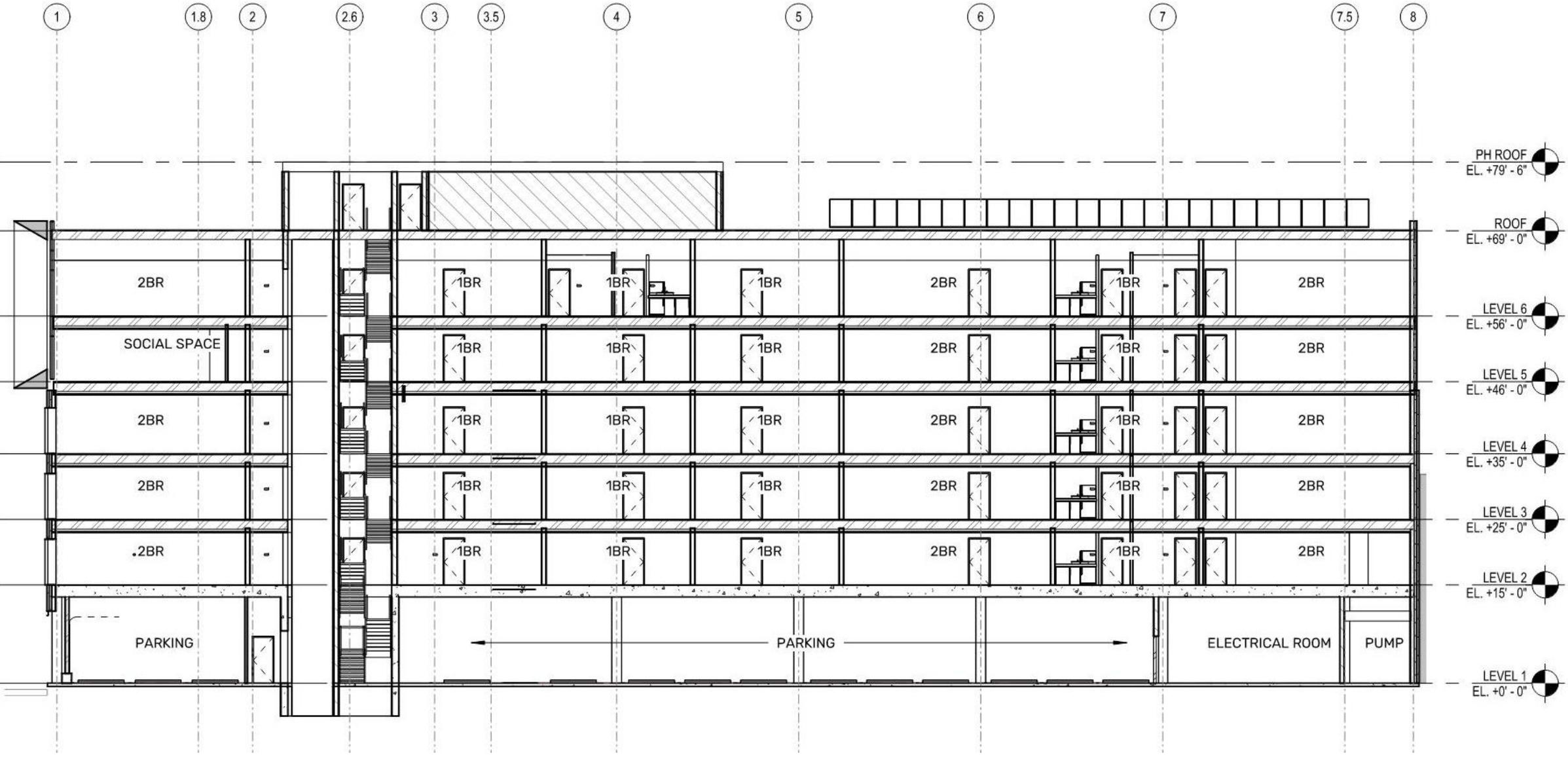


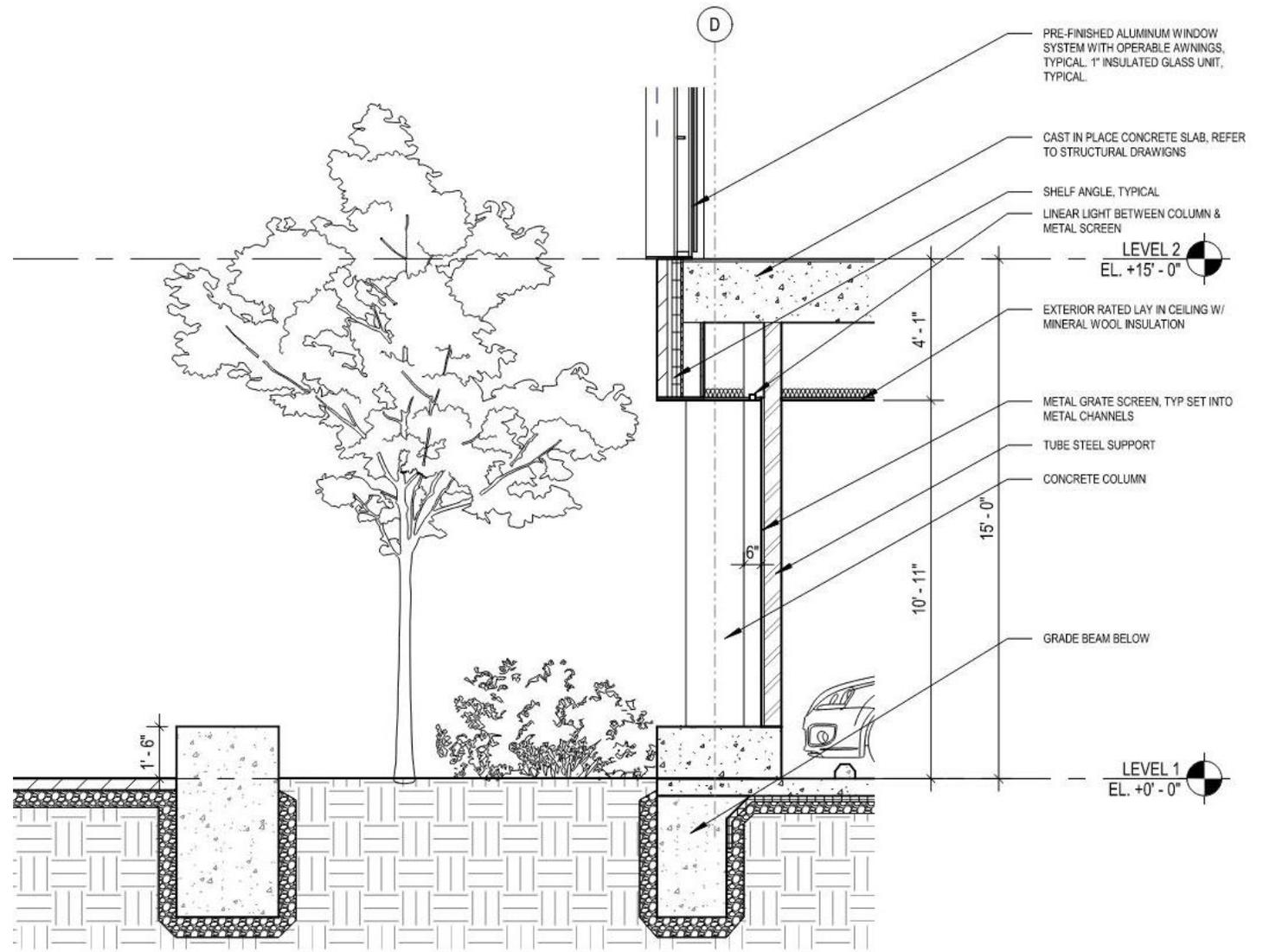
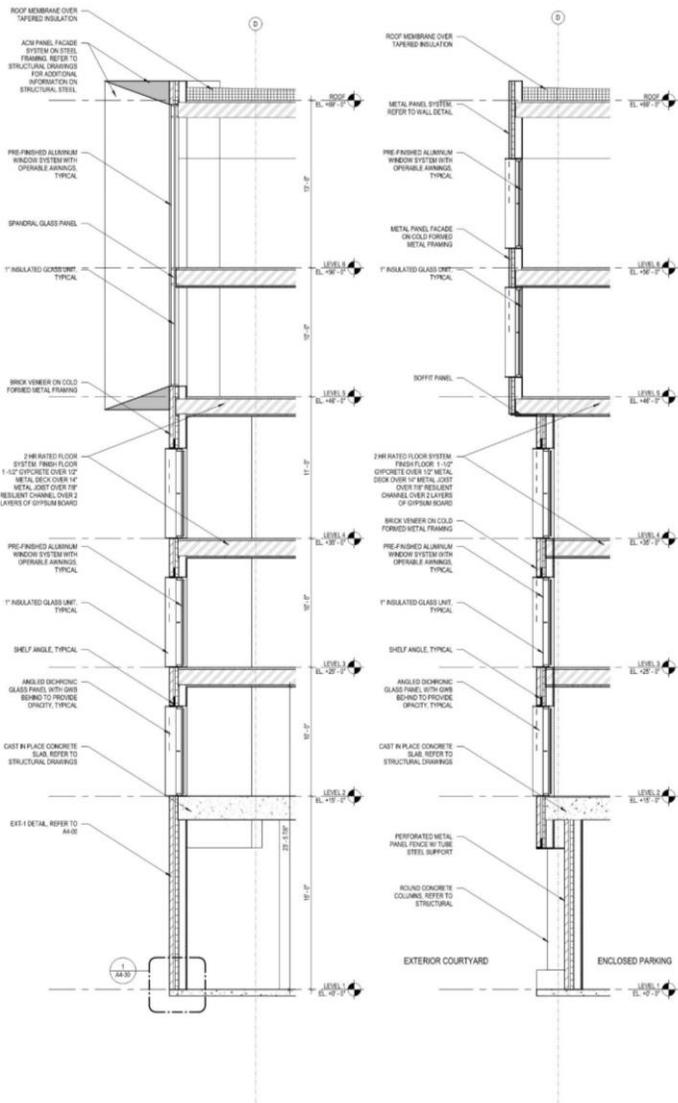










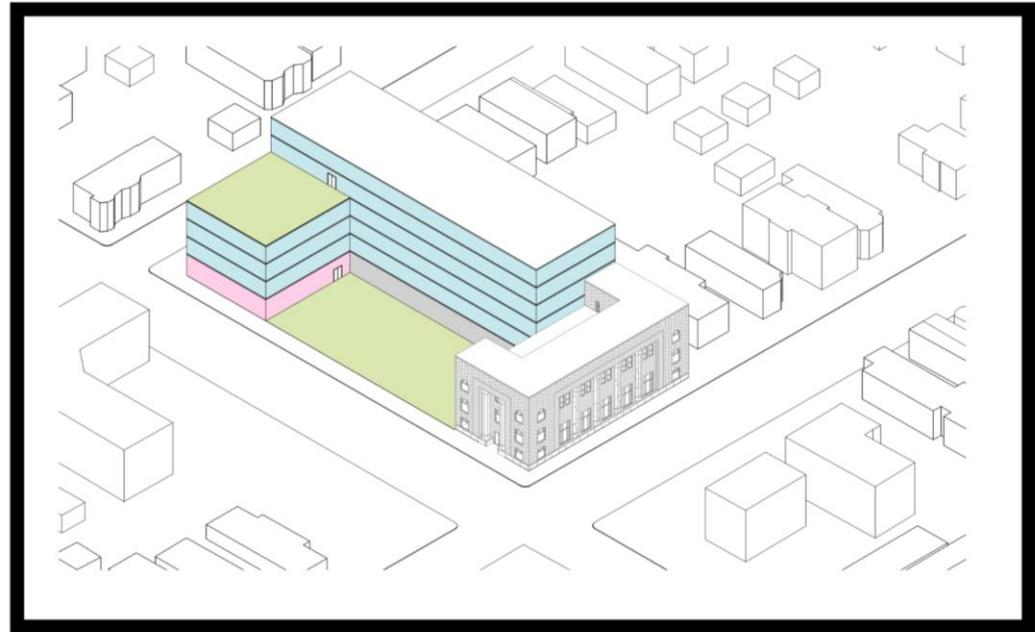
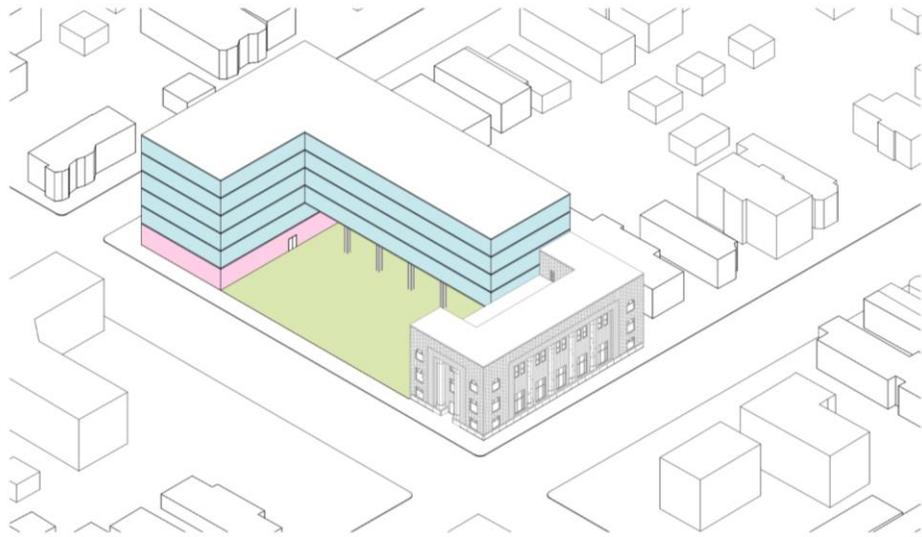
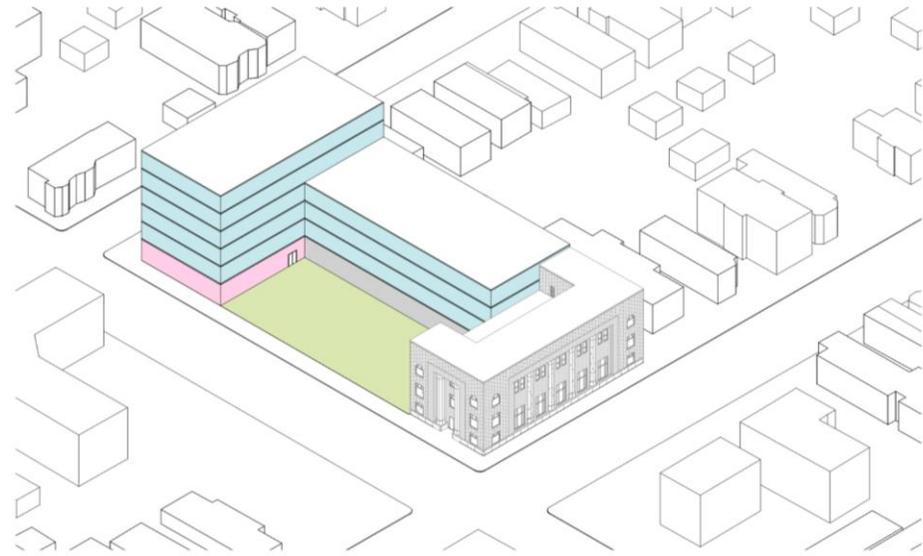
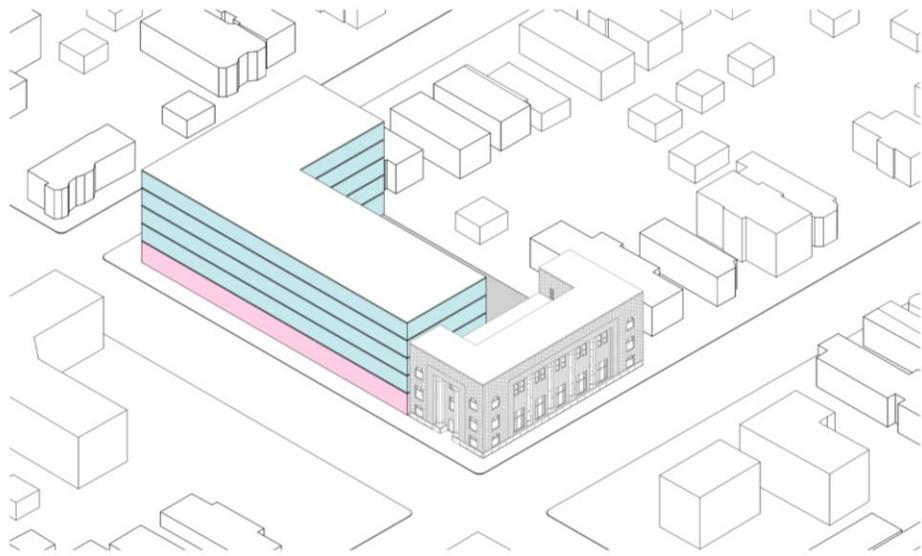


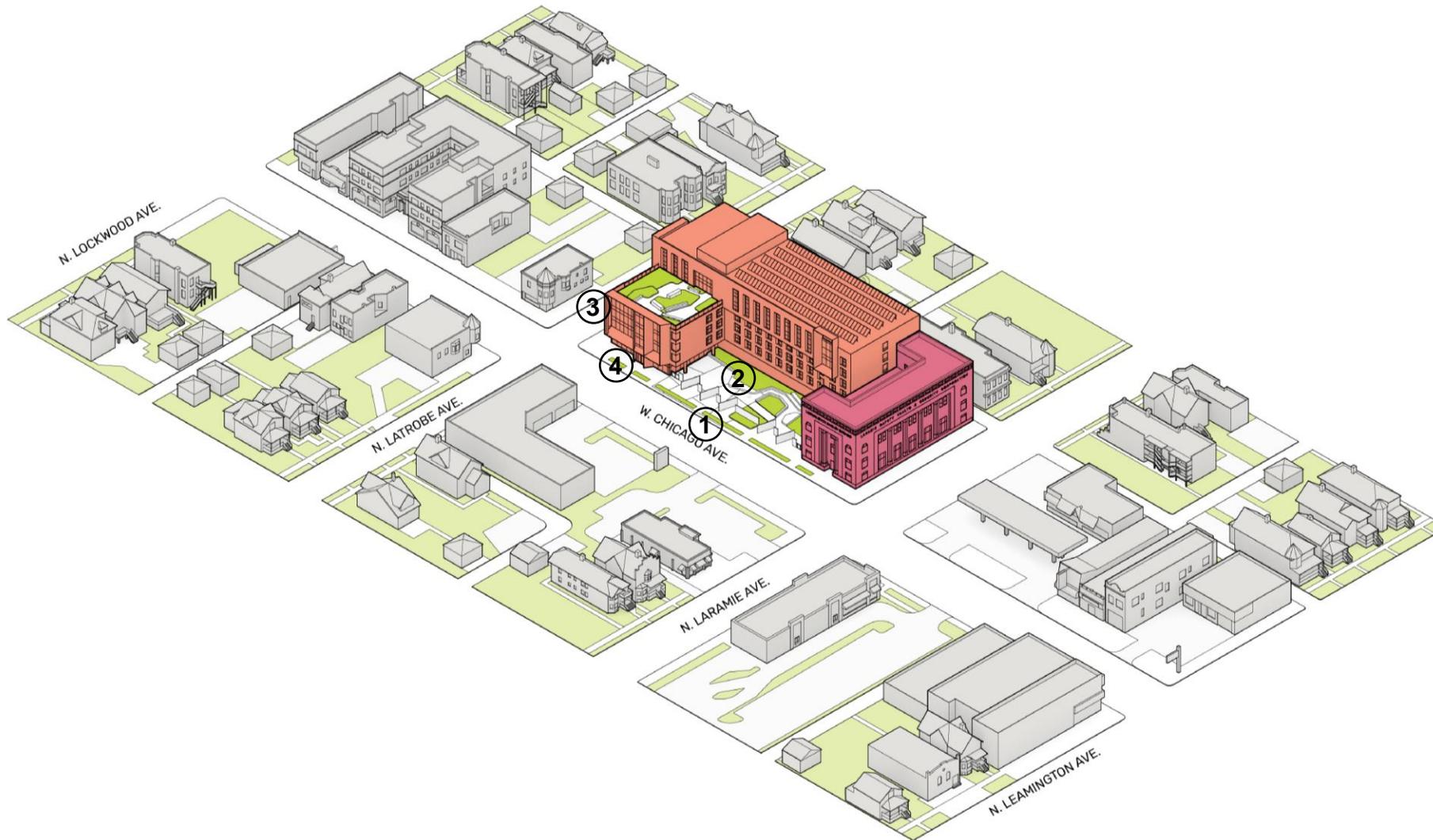


COURTYARD RENDERINGS LOOKING TOWARDS PARKING



PARKING RENDERING ELEVATION AT METAL GRATING





17 - 8 -090 5 Pedestrian Orientation.

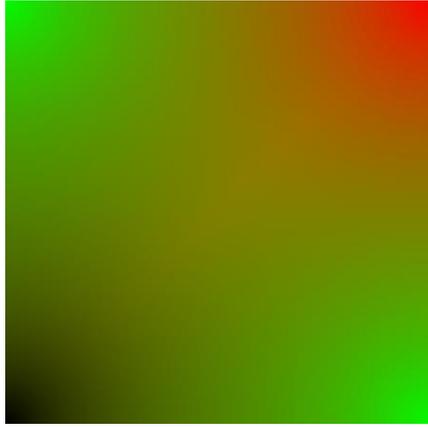
1. Creating safe and attractive walkways and pedestrian routes;
2. Providing street -level spaces within buildings that are designed to accommodate active uses or to otherwise engage pedestrian interest;
3. Emphasizing building entries through architecture and design.
4. Primary pedestrian entrances should be located at sidewalk level. These entrances should be obvious to pedestrians by forming a significant focal element of the building, and such features should help provide building identity and presence on the street.

17 - 8 -0906 Urban Design.

5. Create seamless or gradual transitions in bulk and scale when high -intensity development occurs in or near areas with a lower - intensity character; and
6. Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another.
7. As the development pattern of the area permits, buildings on corner sites should be located close to both street frontages to help “hold” and give prominence to the corner. Parking areas and driveways should not be located at corners.
8. Multiple -building developments should provide separation distances between buildings that are adequate to protect public safety and to ensure privacy and open space for residents of the development. Setbacks and separation distances within planned developments should be at least as large as would otherwise be required for similar buildings located outside of a planned development.



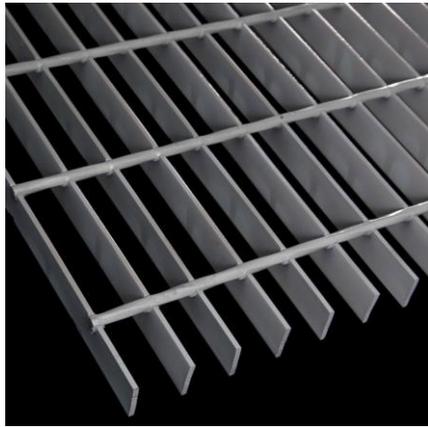
3. WHITE ACM PANELS



4. PAN-AFRICAN METAL WINDOW ACCENT



1. GRAY BRICK



2. METAL GRATE



17-8-0907 Building Design.

17-8-0907-A General Intent.

Design excellence is expected in buildings located in planned developments. The creativity and flexibility inherent in planned developments require building designs that uniquely respond to the program and location. Building designs should respond to the most up-to-date sustainability and good urban design practices, including but not limited to, energy efficiency and effective landscape where appropriate.

17-8-0907-B General Guidelines.

The existing context of a site should be respected in the design of adjacent new construction. This includes the existing general size, shape and scale, site plan and materials of surrounding properties. High-rise buildings or towers should respect the context and scale of surrounding buildings with setbacks at appropriate heights which will also reduce the apparent mass from street level. Buildings located at intersections should have prominent design and lighting programs, due to their visibility. All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on the primary street-facing façade.

=====
From: Andrew Billing <abilling@mackieconsult.com>
To: "Kelsey Taylor" <kelsey@engagecivil.com>
Date: Fri, 22 Apr 2022 12:52:23 -0500
Subject: Re: 5200 W. Chicago - Request for Pre-Application waiver
=====

Kelsey,

Based on the information you have provided, I waive the requirement for a stormwater pre-application meeting at this time. I have no objection to the project moving forward in the process with DPD. You can provide this email as evidence of my determination. Feel free to reach out to me if you have any questions regarding stormwater during the design process.

Andrew Billing, PE, CFM, LEED Green Associate

Lead Stormwater Reviewer
Mackie Consultants, LLC, consultant to:
City of Chicago, Department of Buildings
847-774-3821 (cell)

From: Kelsey Taylor <kelsey@engagecivil.com>
Sent: Friday, April 22, 2022 12:38 PM
To: Andrew Billing <abilling@mackieconsult.com>
Subject: 5200 W. Chicago - Request for Pre-Application waiver

Andrew,

We have a project we are just starting to dig into at 5200 W. Chicago and hoping we might get the pre-application waiver for DPD. Attached is an architectural site plan. We do indeed look forward to a pre-intake call with Stormwater a bit later in the year to afford us some time to get the geotech info back and dig in a bit.

Meanwhile, might we trouble you for that waiver email at your convenience?

Thank you!



Kelsey A. Taylor, P.E. :: **President**

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65% of units (51 out of 78) will be affordable at not more than 60% AMI

**45 units (58%) will be at not more than 60% AMI
6 units (8%) will be at not more than 50% AMI**

Economic/Community Benefits:

51 new construction jobs

1 new permanent job

Total construction cost \$ _____

Rehabilitation of a Chicago landmark

Revitalization of vacant and blighted parcel

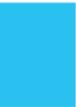
Creation of community plaza

The City's Participation Goals will be met:

26% Participation from Qualified Minority Business Enterprises

6% Participation from Qualified Women Business Enterprises

50% Participation from Chicago Residents



DPD Recommendations

1. Promotes unified planning and development through site and project design. Ensure a level of amenities appropriate to the nature and scale of the Project (per 17-8-0104), as evidenced by presence of 45 affordable units
2. Promotes a flexible application of selected bulk, use and development standards to provide a creative, urban design (per 17-8-0105), as evidenced through elevation details, massing the respects the site context, and material selections.
3. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities.
4. Provides buildings abutting the sidewalk with doors windows and active uses and amenities
5. Limits the amount of on-site parking while also shielding in from major commercial streets
6. Ensures that all sides and areas of the Project that are visible to the public are treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade