



CHICAGO PLAN COMMISSION

SACRED : 3211 to 3277 East 92nd Street; 9200 to 9242 South Burley Avenue

Zoning: Proposed B2-3, then PD

Community Area / Ward / Alderman: South Chicago Neighborhood /10th Ward/ Garza

Developer: SACRED Apartments Developer, LLC (Interfaith Housing Development Corporation and Claretian Associates)

Architect: Landon Bone Baker Architects

Attorney: Dykema

06.16.2022

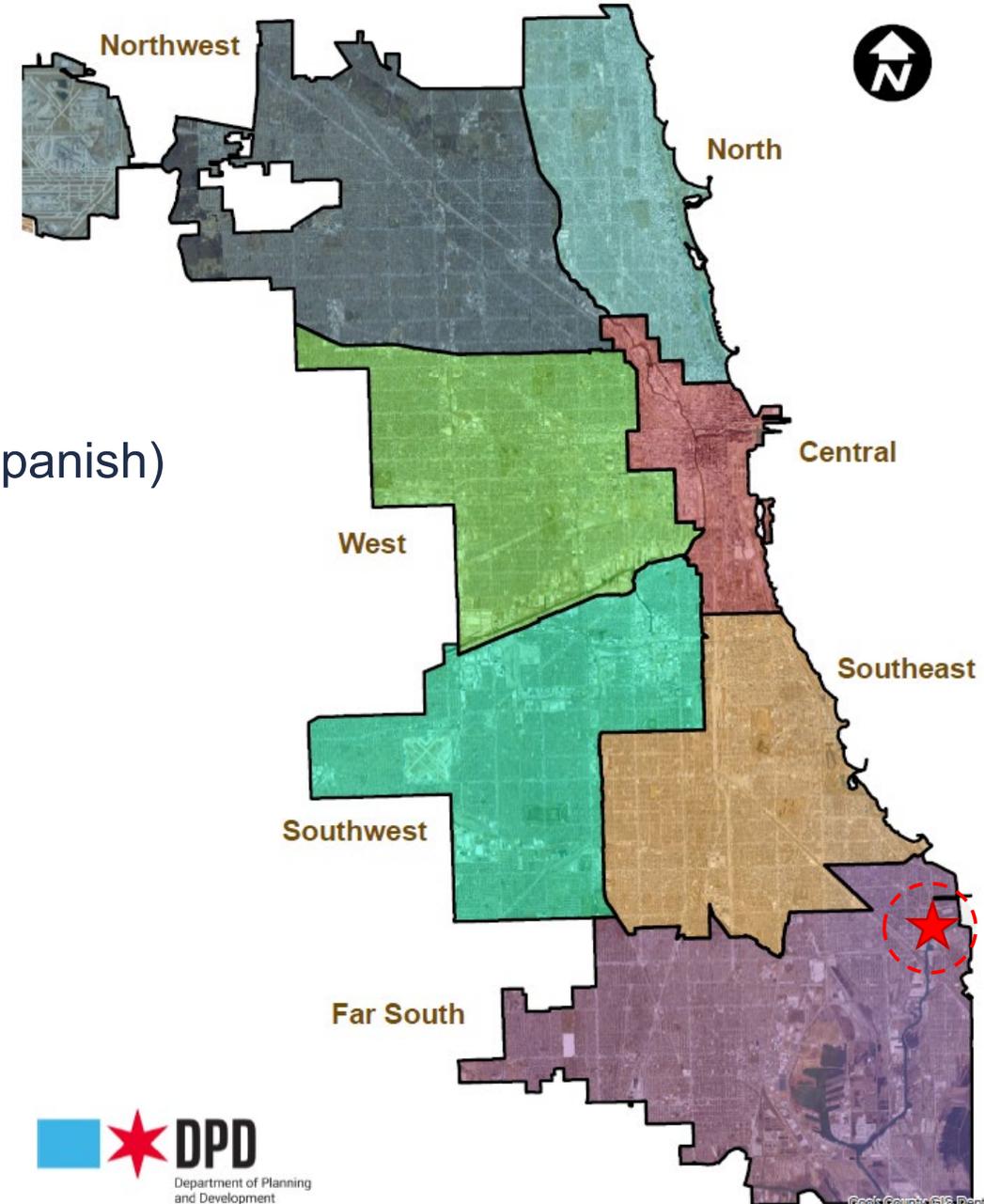
★ Community Area Snapshot

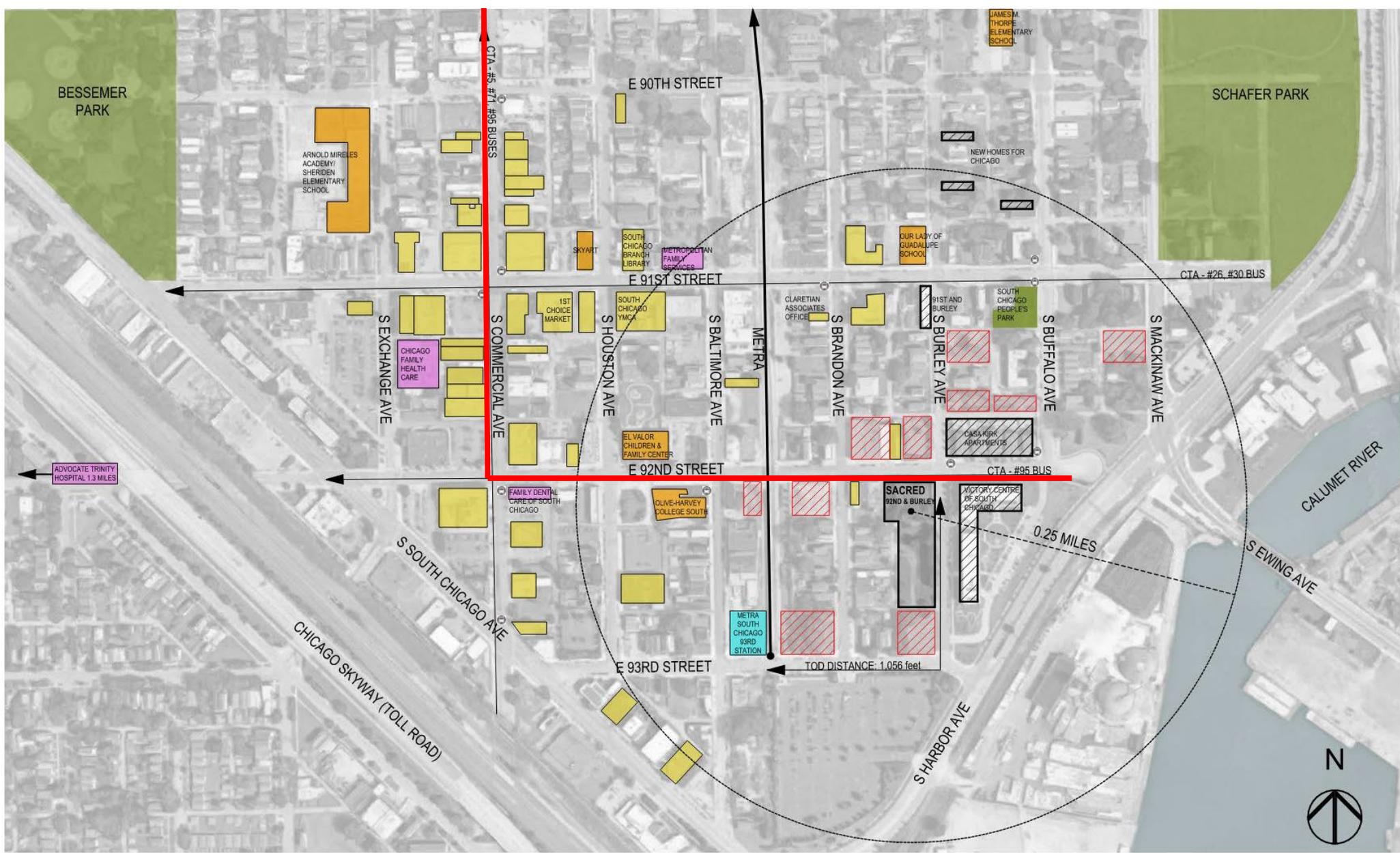
- Total Population: 27,300
- 29% Population loss Between 2000-2020
- 79% English Speaking, 21% Non-English speaking (Spanish)
- 37% Use Transit as their main mode of travel to work
- 93% of housing stock built before 1970
- Median Age: 34

Race and Ethnicity, 2015-2019

	South Chicago	
	Count	Percent
White (Non-Hispanic)	842	2.8
Hispanic or Latino (of Any Race)	5,914	19.8
Black (Non-Hispanic)	22,895	76.5
Asian (Non-Hispanic)	104	0.3
Other/Multiple Races (Non-Hispanic)	181	0.6

Source: 2015-2019 American Community Survey five-year estimates.

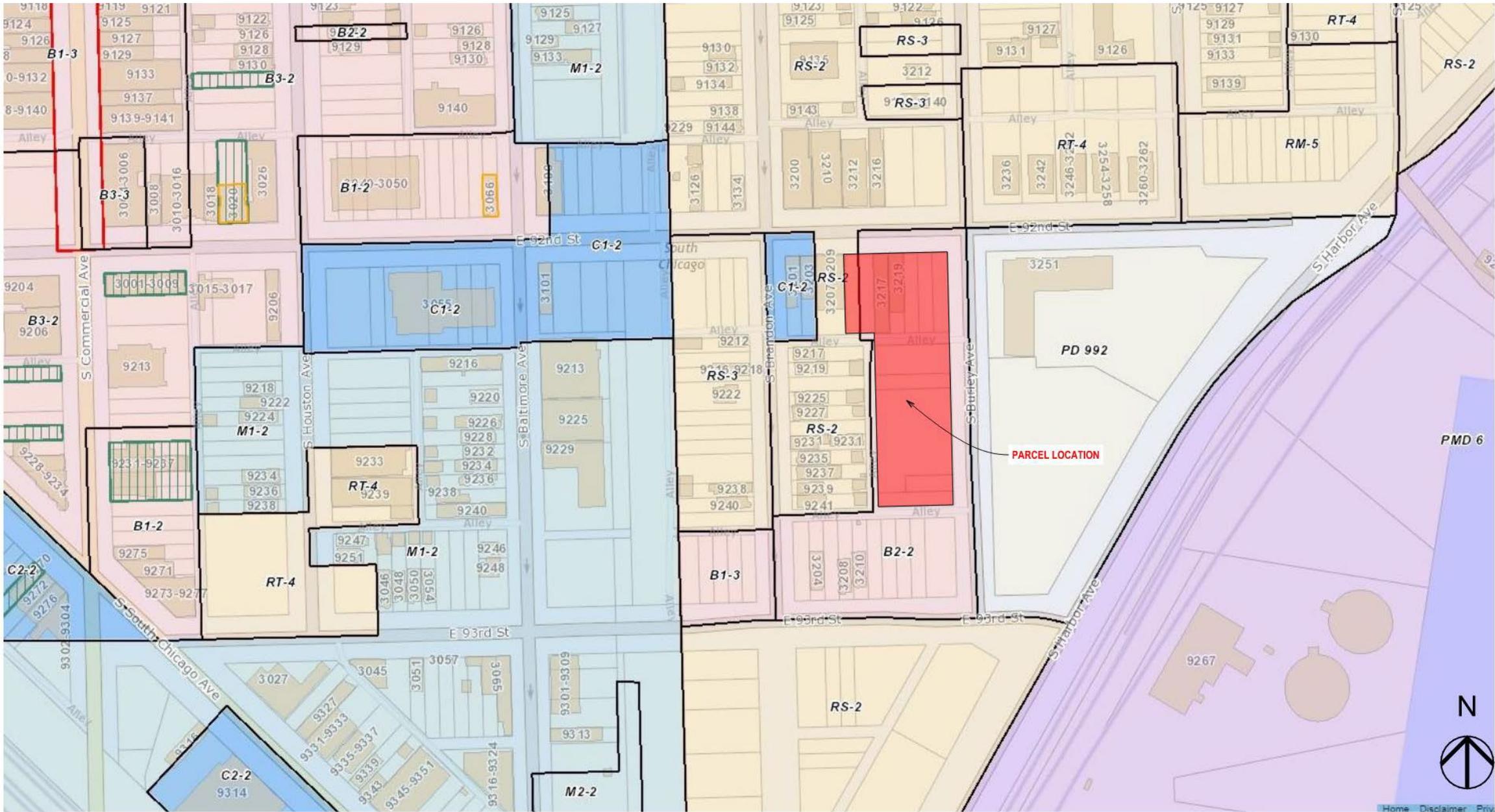




- KEY**
- PROPOSED SITE
 - COMMERCIAL
 - SCHOOLS
 - HOSPITALS
 - PARKS
 - METRA STOP
 - OTHER CITY-FUNDED PROJECTS BY APPLICANTS
 - VACANT LOTS
 - INVEST SOUTH/WEST CORRIDOR



SITE CONTEXT PLAN



LAND USE CONTEXT PLAN



Claretian Assoc. & Int'l Faith Housing Development Corp.

AERIAL VIEW FROM NORTHWEST DIRECTION



SOUTH CHICAGO NEIGHBORHOOD CONTEXT



PROJECT SITE

92ND ST



92ND STREET LOOKING EAST



SOUTHSIDE OF 92ND STREET LOOKING WEST



BURLEY AVE LOOKING NORTH



92ND STREET EAST OF BURLEY AVE LOOKING WEST

PEDESTRIAN CONTEXT

★ Planning Context



Chicago Prize Application
Claretian Associates & Partners (March 2020)

- One of the listed/proposed projects



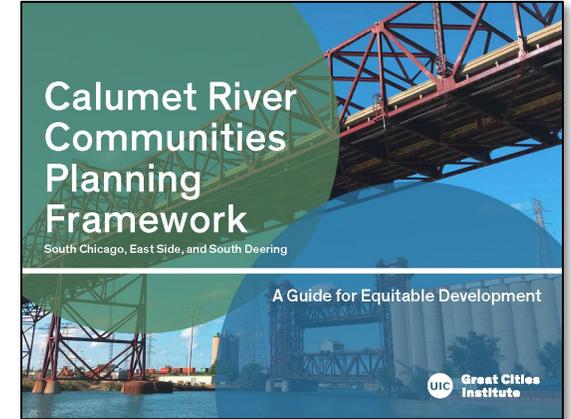
INVEST SOUTH/WEST
City of Chicago (2020 to Present)

- Along the Corridor



Commercial Ave. Revitalization Plan
Claretian Associates & Partners (July 2016)

- One of the listed/proposed projects



Calumet River Plan & Framework
Great Cities Institute (February 2019)

- Affordable Housing listed Strategy



Southeast Side Visioning
Coalition for a South Works CBA (May 2020)

- Project Meets Affordable Housing Goals



South Chicago Quality of Life Plan
LISC, Claretian Associates (Sept. 2007)

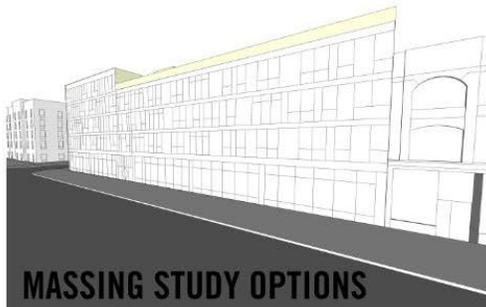
- New Affordable Housing included in Strategies



Project Timeline

- **May 2010** – Interactive Community Charette #1 – Neighborhood Focused
- **January 2012** – Interactive Community Charette #2 – Site Focused
- **March 2012** – Interactive Community Charette #3 – Building Focused
- **2012-2019** – Project Development, Evolution, and Reconfiguration
- **2019** – Chicago Prize Finalist
- **January 2021** – Community Update on Building Design
- **June 2021** – LIHTC Application Submission
- **December 2021** – LIHTC Funding Award
- **March – April 2022** – DPD and DOH Reviews

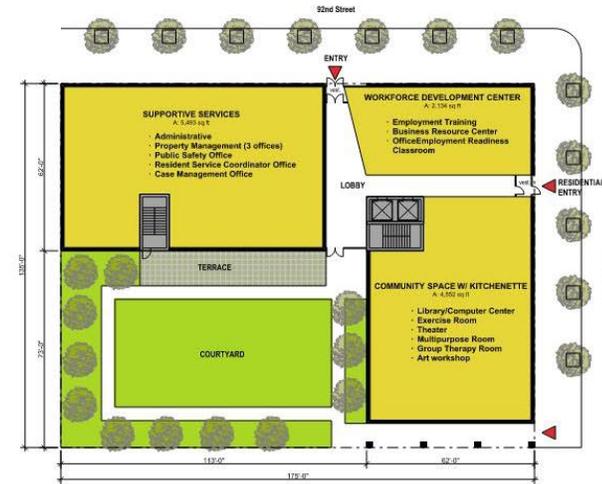
★ Design Progression



MASSING STUDY OPTIONS



DESIGN STUDIES



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Burley Avenue



SITE PLANNING CONCEPTS

Design Progression



LIHTC APPLICATION DESIGN



PREFERRED DESIGN OPTION

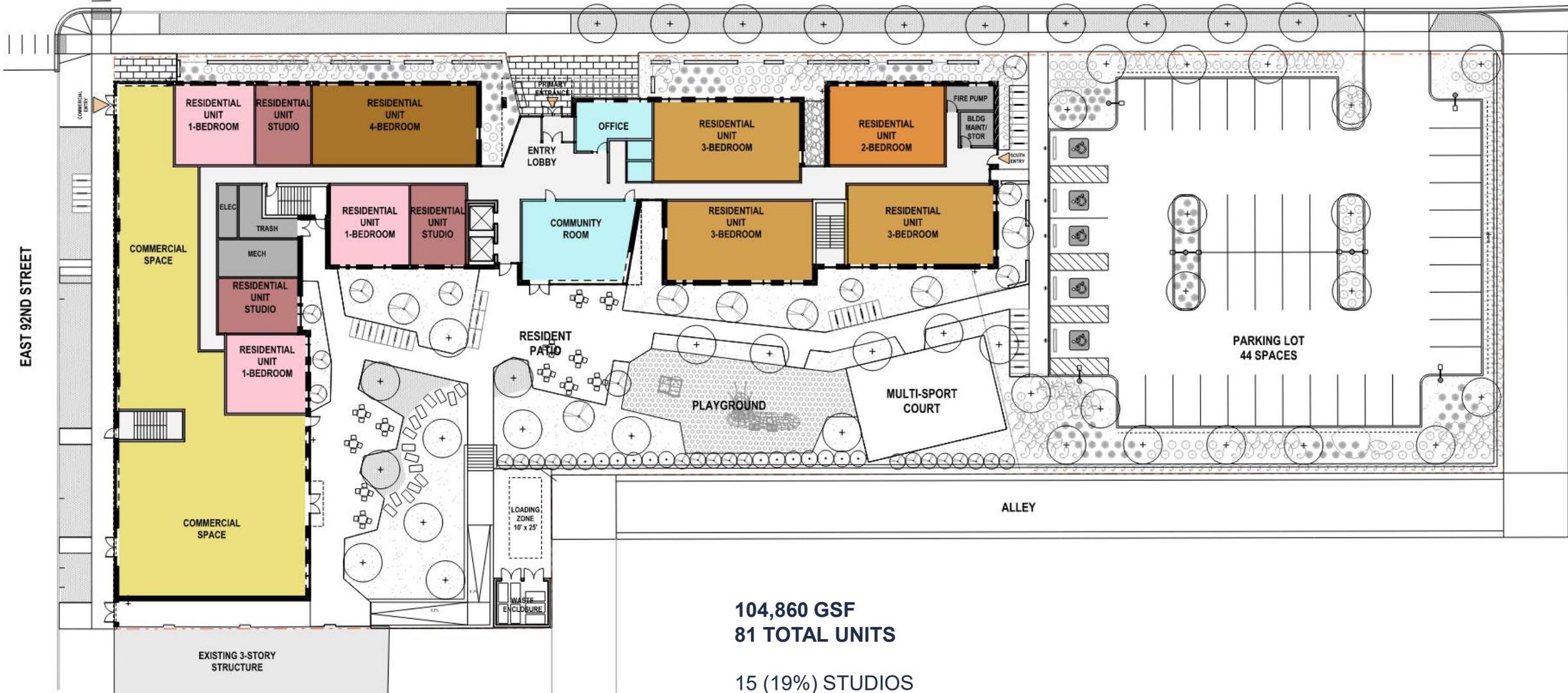


ALTERNATE DESIGN OPTION



SOUTH BURLEY AVE

EAST 92ND STREET

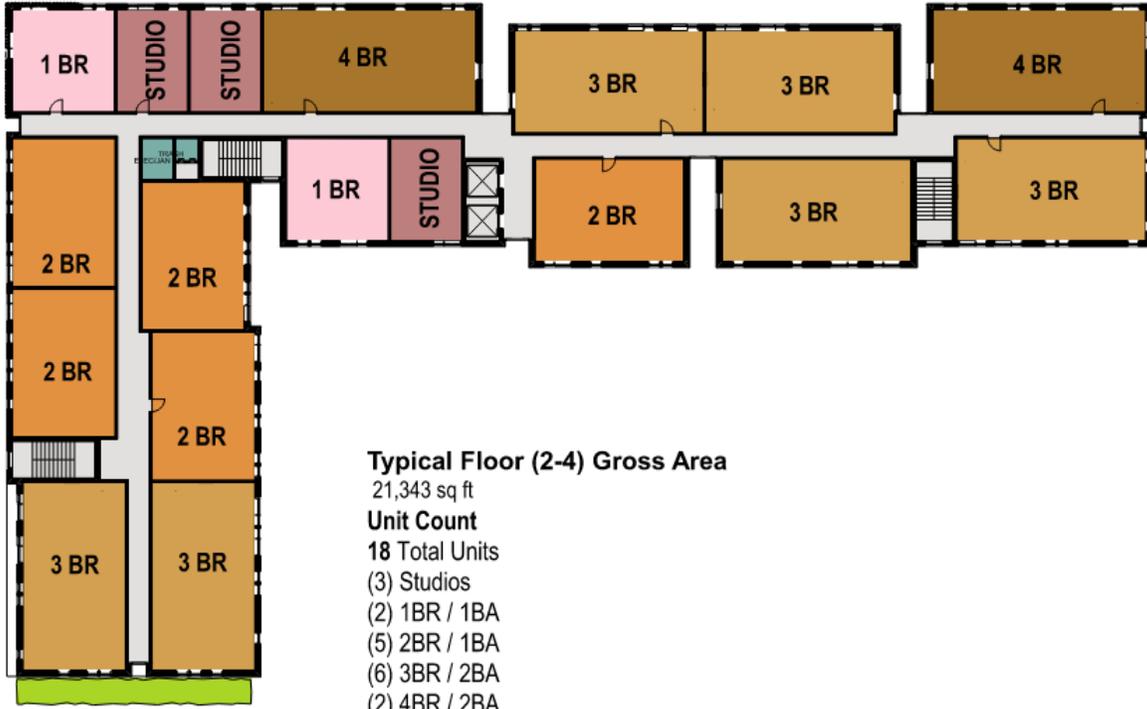


104,860 GSF
81 TOTAL UNITS

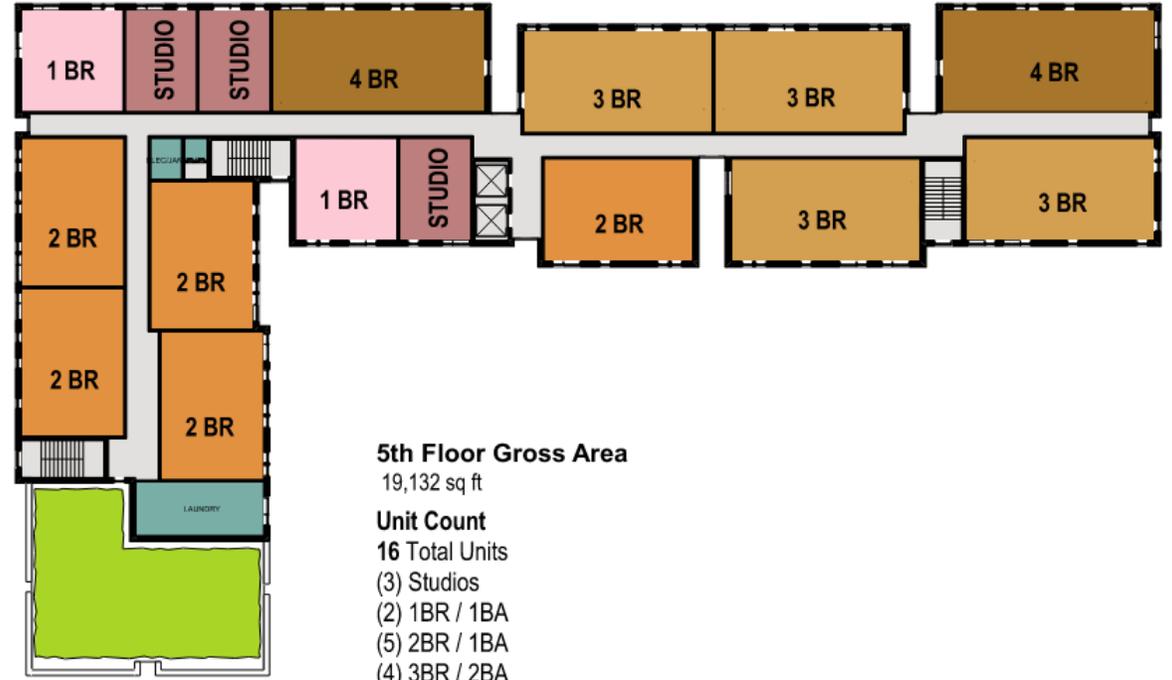
- 15 (19%) STUDIOS
- 11 (14%) 1-BEDROOM
- 21 (30%) 2-BEDROOMS
- 25 (31%) 3-BEDROOMS
- 9 (11%) 4-BEDROOMS



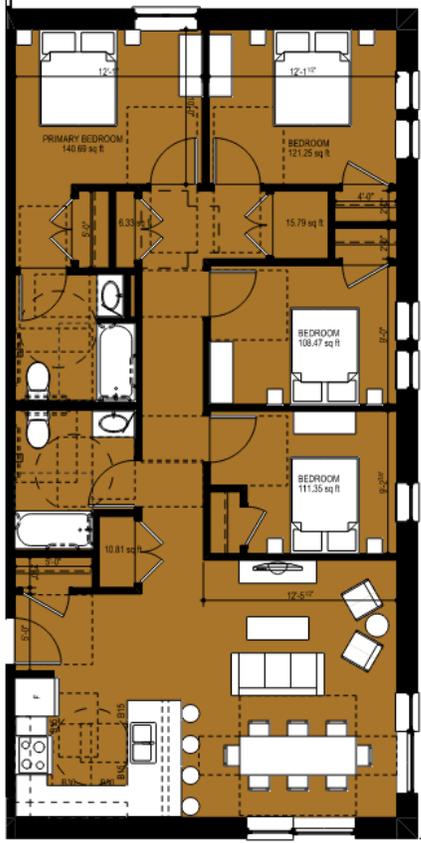
SITE + GROUND FLOOR PLAN



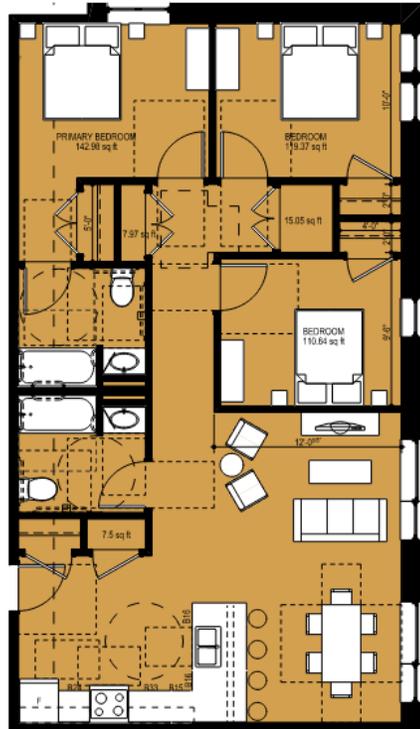
Typical Floor (2-4) Gross Area
 21,343 sq ft
Unit Count
 18 Total Units
 (3) Studios
 (2) 1BR / 1BA
 (5) 2BR / 1BA
 (6) 3BR / 2BA
 (2) 4BR / 2BA



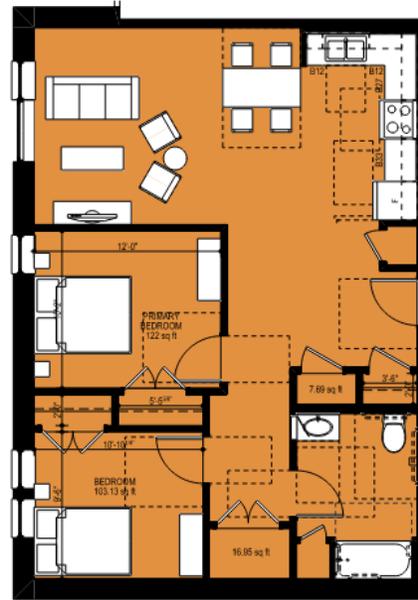
5th Floor Gross Area
 19,132 sq ft
Unit Count
 16 Total Units
 (3) Studios
 (2) 1BR / 1BA
 (5) 2BR / 1BA
 (4) 3BR / 2BA
 (2) 4BR / 2BA



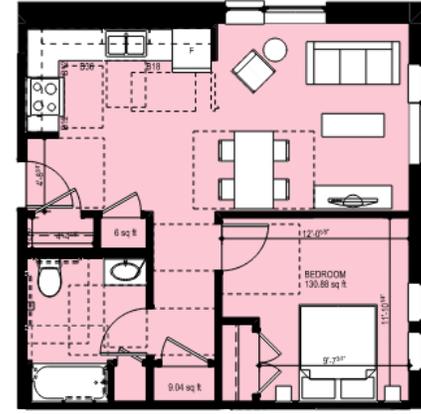
4-BEDROOM UNIT



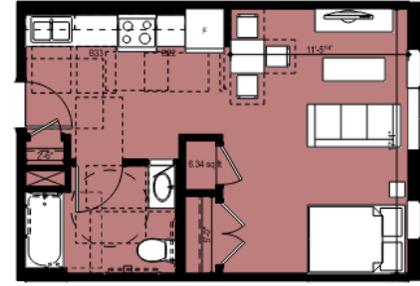
3-BEDROOM UNIT



2-BEDROOM UNIT



1-BEDROOM UNIT



STUDIO UNIT

TYPICAL UNIT PLANS



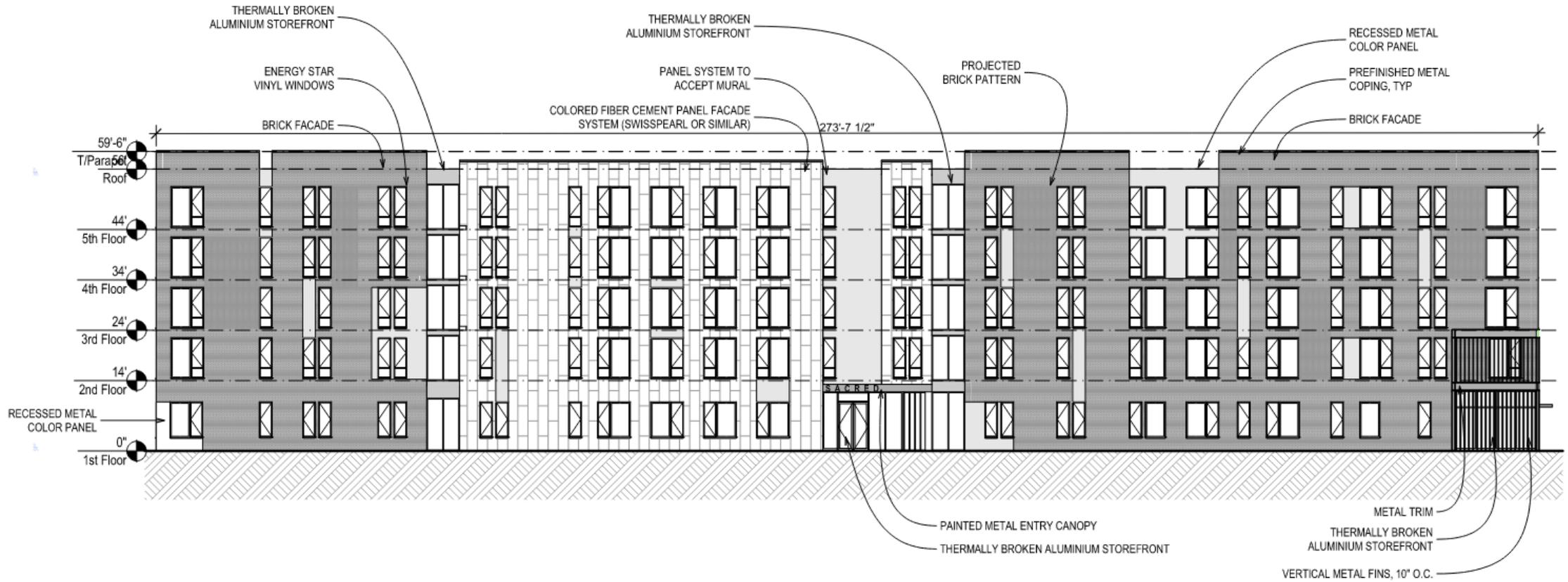
EAST BUILDING ELEVATION – Burley Ave and East 92nd Street looking SW



BUILDING EAST ELEVATION - Residential Entry View



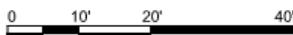
NORTH BUILDING ELEVATION - East 92nd Street looking SE



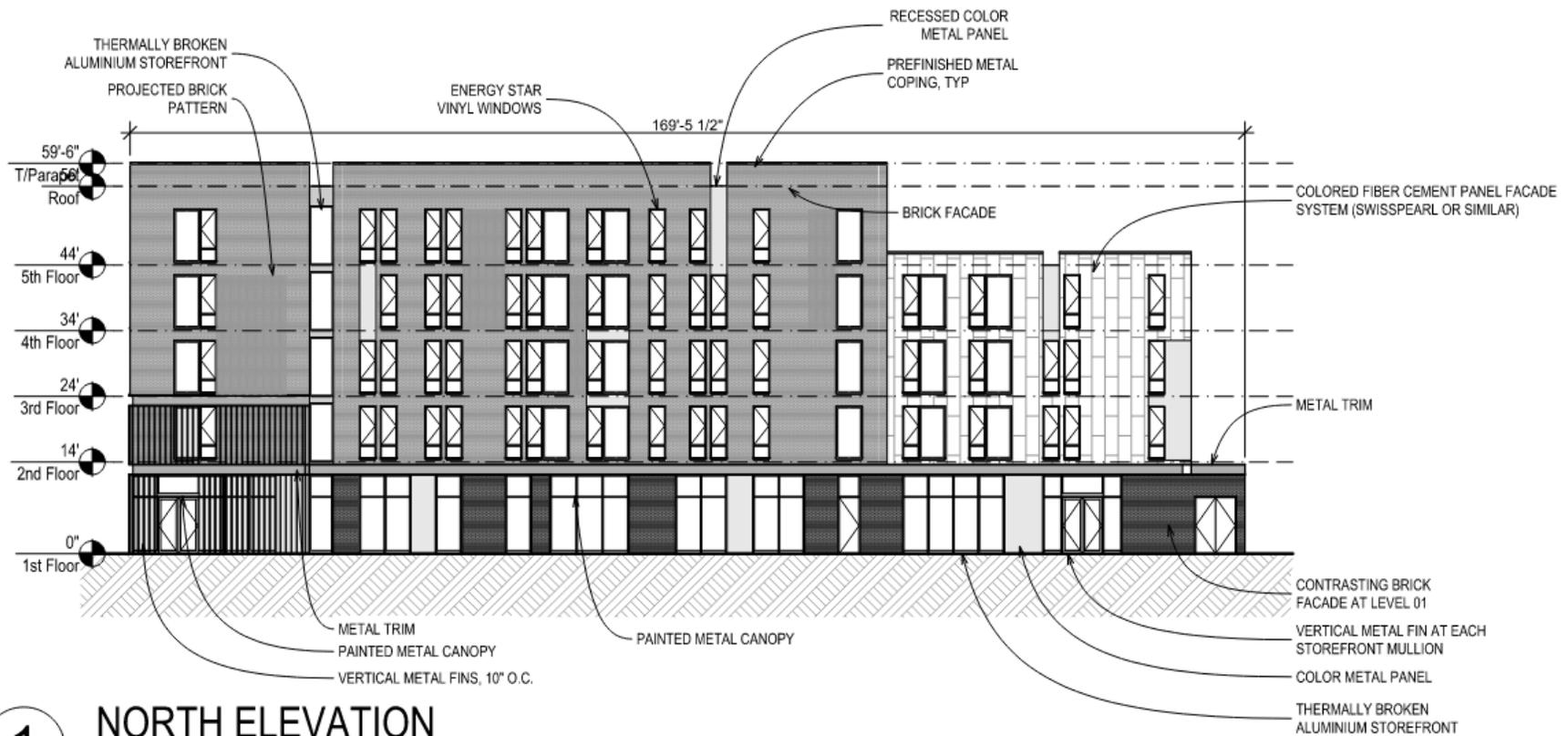
1

EAST ELEVATION

SCALE: 1" = 20'



EAST BUILDING ELEVATION



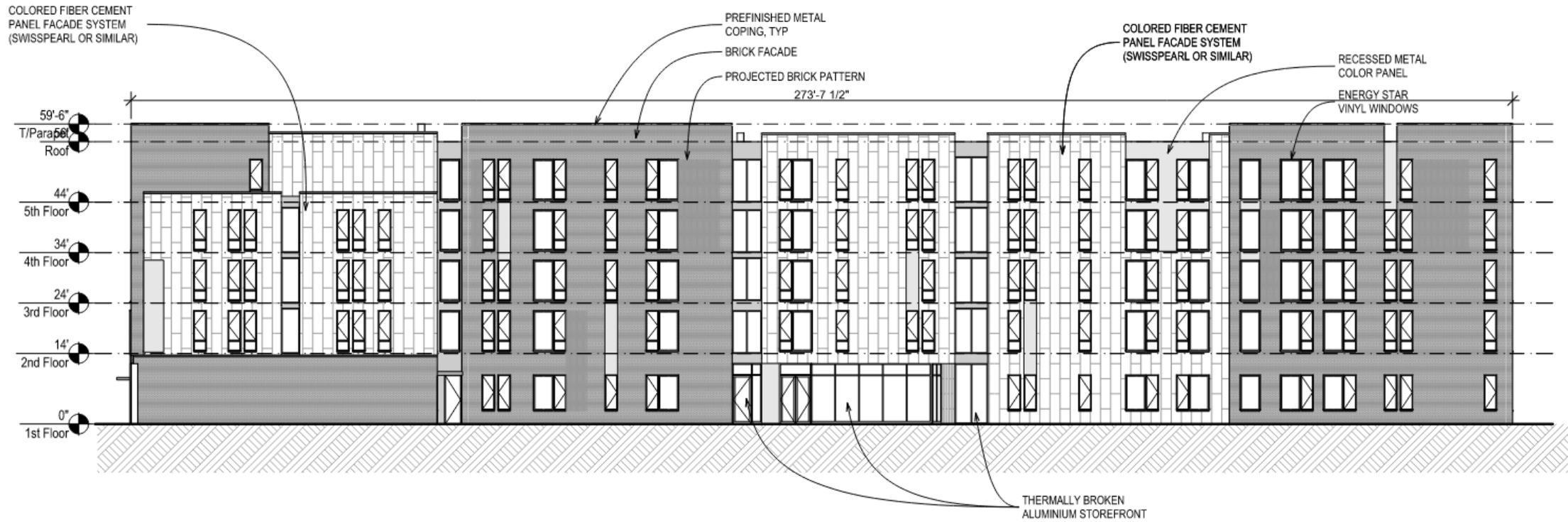
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NORTH ELEVATION

SCALE: 1" = 20'



NORTH BUILDING ELEVATION



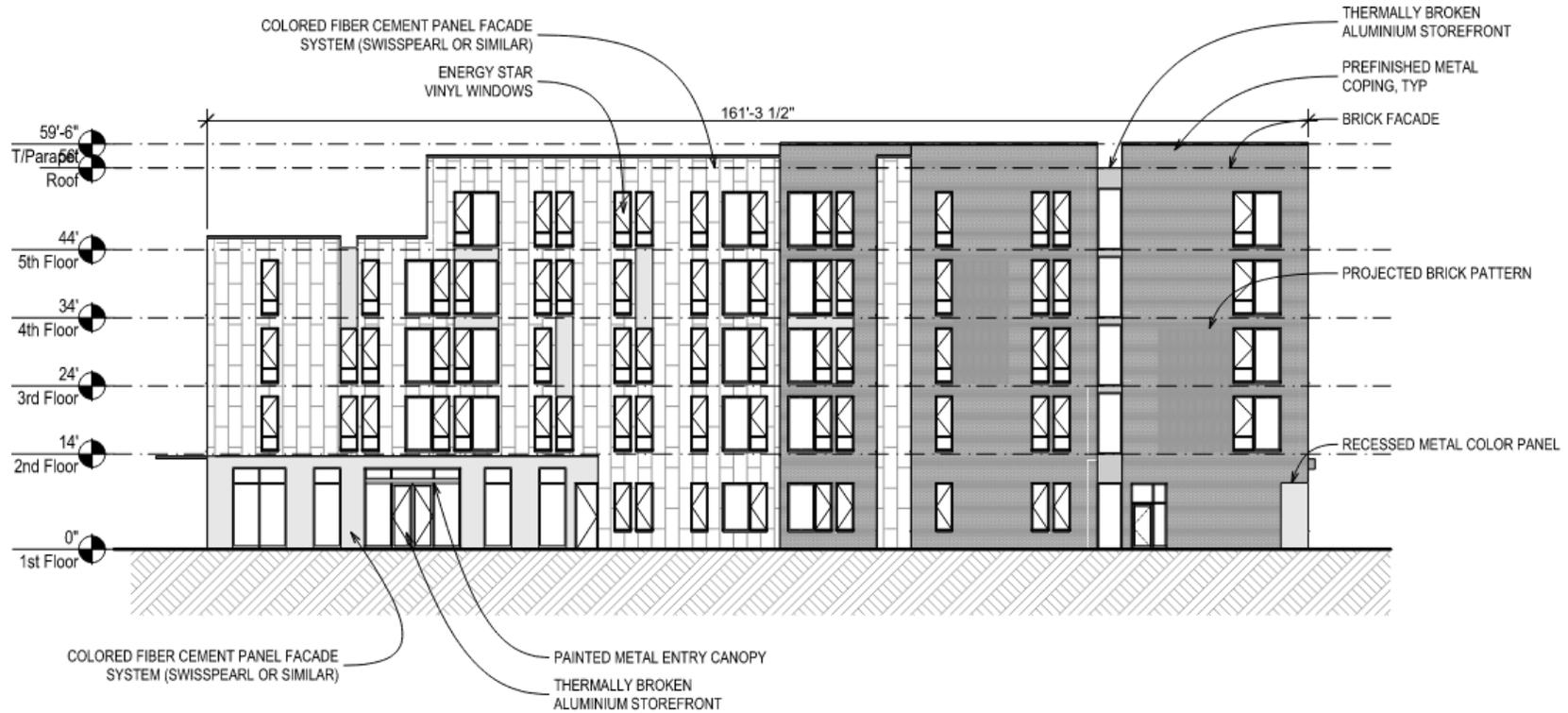
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WEST ELEVATION

SCALE: 1" = 20'



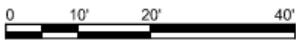
WEST BUILDING ELEVATION



1

SOUTH ELEVATION

SCALE: 1" = 20'



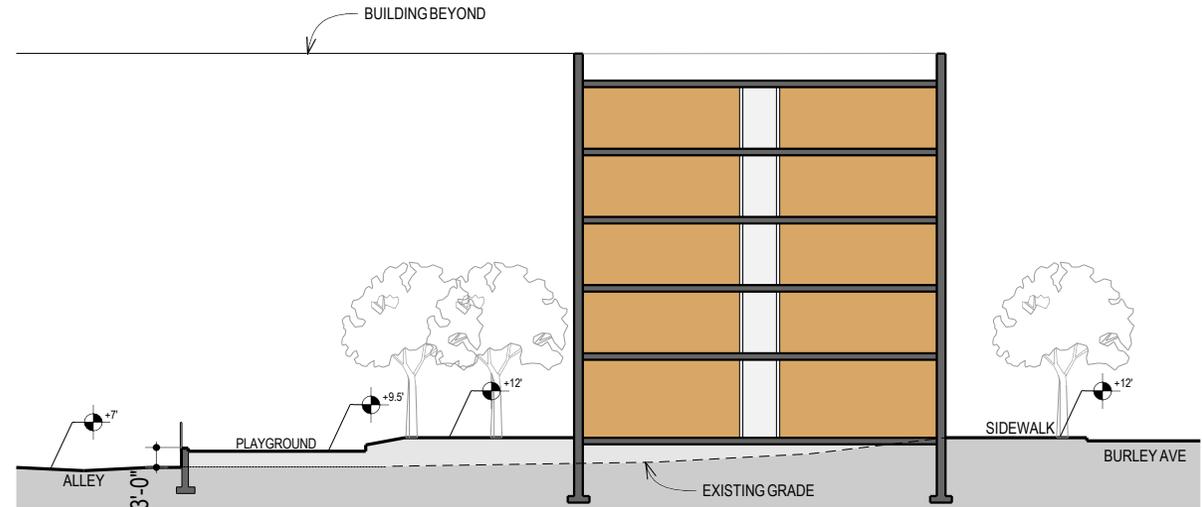
SOUTH BUILDING ELEVATION



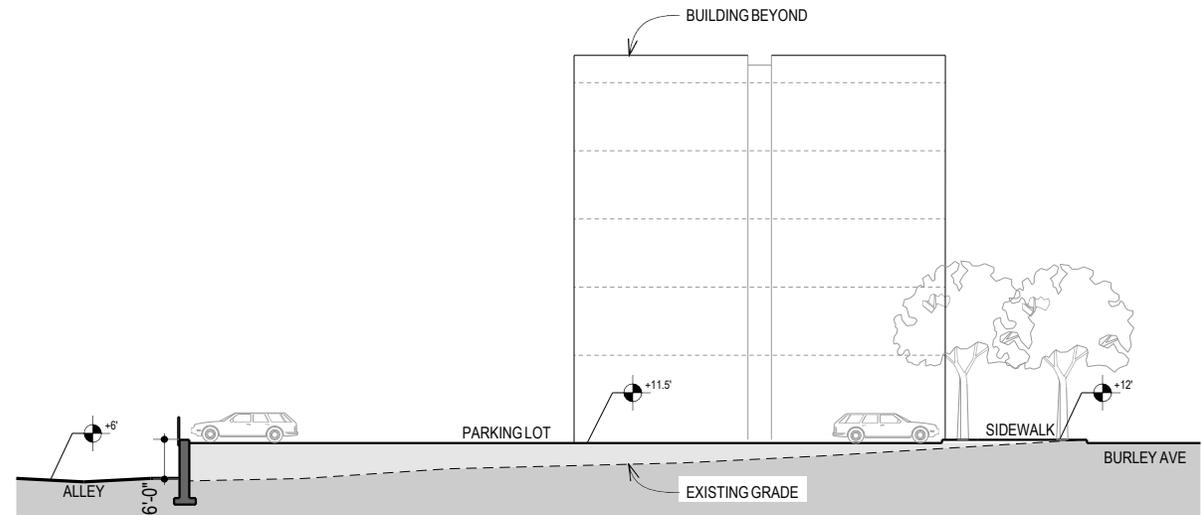
VIEW OF ALLEY OFF OF BURLEY AVE



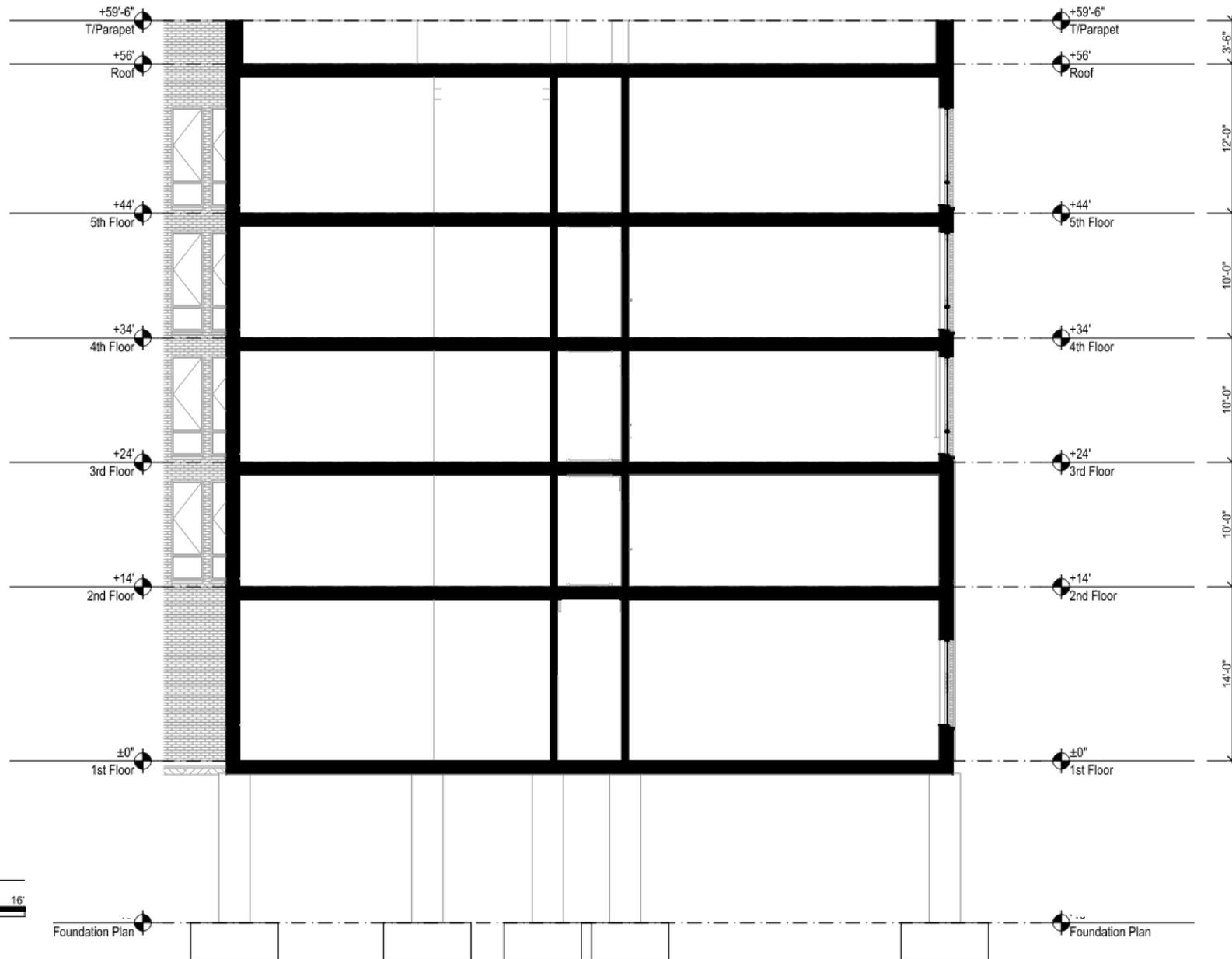
VIEW OF SITE LOOKING TOWARD 92ND AND BURLEY INTERSECTION



CONCEPT SITE SECTION A-A



CONCEPT SITE SECTION B-B



1

SECTION

SCALE: 1/8" = 1'-0"



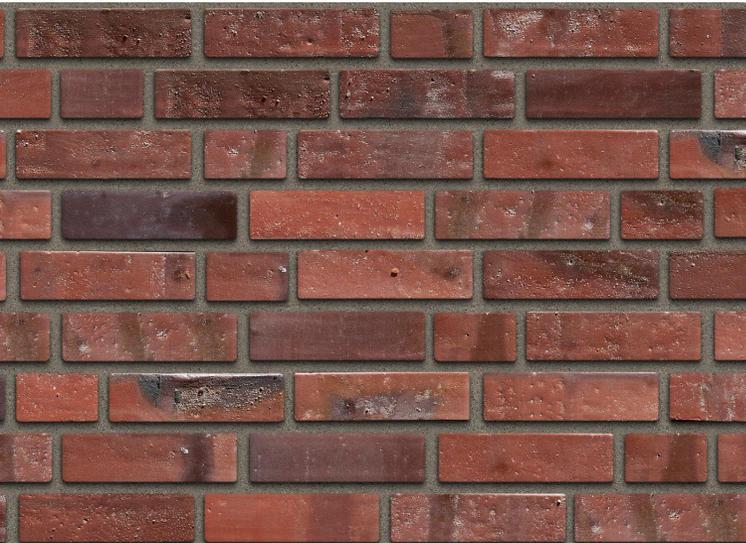
Foundation Plan

Foundation Plan

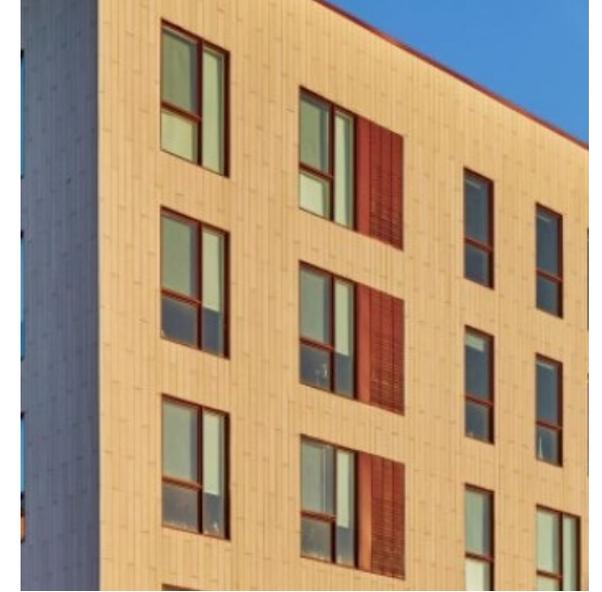
BUILDING SECTION



BRICK WITH TEXTURED ACCENTS



BRICK CLADDING



FIBER CEMENT PANEL FAÇADE SYSTEM WITH ACCENT COLORS



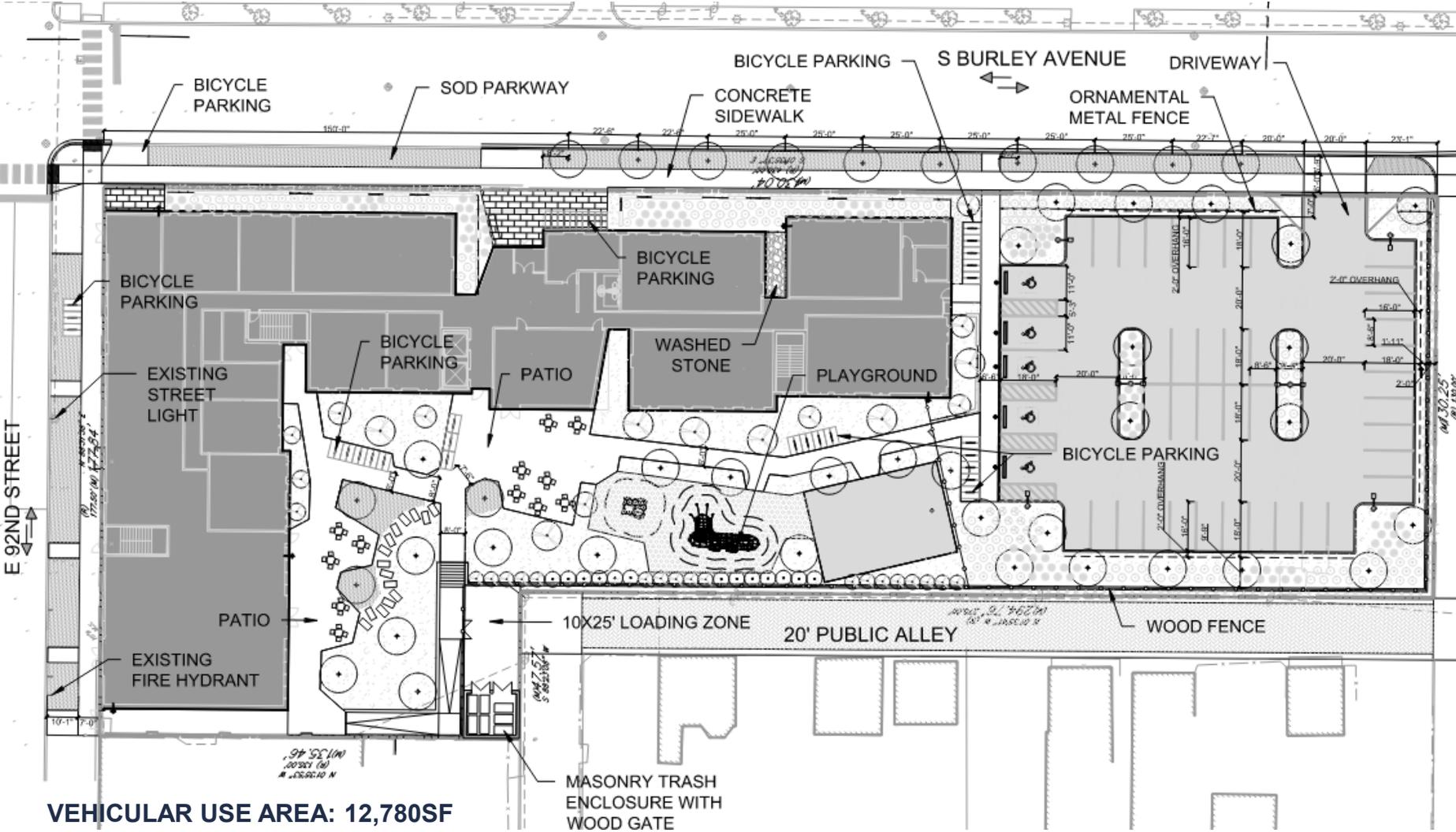
ALUMINIUM STOREFRONT SYSTEM

FAÇADE SECTIONS + BUILDING MATERIALS

Zoning Code Sections 17-8-0905 and -0906

SACRED complies with Pedestrian Oriented Design by the following measures:

- 1) The development provides safe sidewalk widths and parkway trees while adding bicycle parking.
- 2) The development's first floor, street-facing spaces along 92nd Street will have large open storefront glazing for the future commercial tenant.
- 3) The development has no public-facing "blank walls" per the ordinance. The façade along Burley Ave (residential street) will have residential windows that are buffered from the street by a landscape area and low wall and fence.
- 4) The development will have a welcoming residential entry on Burley Ave which includes a mural and large canopy.



VEHICULAR USE AREA: 12,780SF

REQUIRED INTERIOR LANDSCAPE: 958SF (7.5%)

PROVIDED INTERIOR LANDSCAPE: 3,960SF

REQUIRED INTERIOR TREES: 8

PROVIDED INTERIOR TREES: 15



OPEN SPACE + LANDSCAPING

UNIT TYPES AND INCOME RESTRICTIONS

# of Units	Income Targeting
17	30% AMI (homeless)
48	50% AMI
16	60% AMI
81	Total

# of Units	Unit Size and Income Target
7	Studios (30% AMI) (homeless)
8	Studios (50% AMI)
3	One-bedrooms (30% AMI) (homeless)
8	One-bedrooms (50% AMI)
2	Two-bedrooms (30% AMI) (homeless)
12	Two-bedrooms (50% AMI)
7	Two-bedrooms (60% AMI)
2	Three-bedrooms (30% AMI) (homeless)
14	Three-bedrooms (50% AMI)
9	Three-bedrooms (60% AMI)
3	Four-bedrooms (30% AMI) (homeless)
6	Four-bedrooms (50% AMI)
81	TOTAL

Strong Non-Profit Leadership | *Claretian Associates & Interfaith Housing Development Corp*

Mitigates Food Desert | *Grocery store is targeted for commercial tenant*

Complements Existing City Investment | *Casa Kirk & Victory Center are directly adjacent*

Transit Served Location | *Affordable housing near Metra & local bus lines*

Affordable Large Family Units | *Identified as a community need by the market study*

Property & Sales Taxes | *Returns a large track of abandoned land to productive use*

Chicago Prize | *Part of a larger neighborhood redevelopment plan*

INVEST South/West Neighborhood

M/WBE Participate | *The project meet Chicago's goals with aspirations to exceed them*



DPD Recommendations

Approve zoning map amendment to a B2-3 (Neighborhood Mixed-Use District), and then to establish a Residential-Business Planned Development.

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- ❖ It complies with all Planned Development standards and guidelines(17-8-0900and17-13-0609)
- ❖ The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-8-0906)
- ❖ Promotes pedestrian interest, safety, and comfort and is located abutting the sidewalk with doors, windows and active uses adjacent to it. (17-8-0905-A and17-8-0905-B-1).
- ❖ Primary pedestrian entrances are located at sidewalk level and have a significant focal element of the building that is obvious to pedestrians (17-8-0905-B-2)

It is the recommendation of the Department of Planning and Development that the application for a proposed Residential-Business Planned Development be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards.