CHICAGO PLAN COMMISSION

Roosevelt Square: Phase 3B – Planned Development Amendment
1002 S Racine Ave. / 1257 W Roosevelt Rd. / 1357 W Roosevelt Rd. / 925 S Ada St.

Near West Side / 25th (Ald. Sigcho-Lopez) & 28th Wards (Ald. Ervin)

LR ABLA LLC
Landon Bone Baker / Moody Nolan / DesignBridge / HED
DLA Piper

07/15/2021
Project Description

The Applicant is proposing the following:

A new 6 story building containing 67 residential units, ground floor commercial uses and a minimum of 33 parking spaces located at 1002 S Racine.

Two new 6 story building containing 70 residential units and a minimum of 40 parking spaces located at 1257 W Roosevelt and 1357 W Roosevelt.

The rehabilitation of building located at 925 S Ada into 15 residential units and the National Public Housing Museum along with a surface parking lot containing a minimum of 37 parking spaces.
Community Area Snapshot

COMMUNITY AREA INFORMATION:
• Located on the Near West Side Community Area
• Near West Side Demographic Information:
  • Diverse neighborhood, 41% White, 28% Black, 19% Asian and 9% Hispanic or Latino
  • Household income of 25% of the neighborhood under $25,000
  • Household income for 26% of the neighborhood over $150,000
  • 83% of the neighborhood has 1 or less cars.
• Formally the site of CHA’s ABLA Homes. Redevelopment as Roosevelt Square began in 2004
• Northern portion of Roosevelt Square located in Chicago’s Little Italy Neighborhood
Plan for Transformation/Moving to Work
- 2000
- Chicago Housing Authority/HUD
- Creation of Mixed Income Communities at CHA housing sites

Greater Roosevelt Square – Planning for the Future
- 2016
- Chicago Housing Authority
- Reimagine the final phases of the Plan for Transformation, coordinating public, and private investments to develop healthy, vibrant communities
Project Timeline + Community Outreach

- City Council Introduction March 24, 2021
- Community Meetings:
  - February 4, 2021 (ABLA & Roosevelt Square residents only)
  - March 11, 2021 (full community)
  - June 21, 2021 (full community)
- Community Organizations Contacted
  - ABLA Local Advisory Council – Supports
  - Little Italy Chicago Neighborhood Association – Supports
- Changes resulting from community input:
  - Community Market secured for 1002 S. Racine
LAND USE CONTEXT PLAN
222 new apartments
184 rehabbed apartments
Estimated Spring 2023 completion

T1: 1002 S. Racine Ave.
67 apartments

R2: 1257 W. Roosevelt Rd
70 apartments

R3: 1357 W. Roosevelt Rd
70 apartments

National Public Housing Museum
925 S. Ada St.
15 apartments

Roosevelt Square I Rehab
184 apartments

Existing Taylor Street Apartments and Little Italy Branch Library
222 new apartments
184 rehabbed apartments
Estimated Spring 2023 completion

T1: 1002 S. Racine Ave.
67 apartments

R2: 1257 W. Roosevelt Rd
70 apartments

R3: 1357 W. Roosevelt Rd
70 apartments

National Public Housing Museum
925 S. Ada St.
15 apartments

Roosevelt Square I Rehab
184 apartments

Existing Taylor Street Apartments and
Little Italy Branch Library

1257 and 1357 W. Roosevelt Road
1257 W. Roosevelt Road Site Plan
1257 W. Roosevelt Rd.

70 apartments
**Architect:** DesignBridge
**Amenities:** Fitness Room, Outdoor Amenity Space, Dog Run, Package Room
1357 & 1297 ROOSEVELT ROAD APARTMENTS, CHICAGO, IL
Plan Control: Site Plan Requirements, Project: 4699
July 06, 2021

LEGEND:
1. BIKE RACKS
2. PROPOSED SHADE TREE
3. SOD PARKWAY
4. EXISTING SHADE TREE
5. ORNAMENTAL HEDGE
6. 6' ORNAMENTAL FENCE & GATES
7. PICNIC SET
8. DECOORATIVE UNIT PAVING
9. GRILLS
10. GAME TABLES
11. CAFE SET
12. PEDESTRIAN CONCRETE
13. DDD RUN
14. 6' ORNAMENTAL FENCE & GATES
15. PERMEABLE VEHICULAR PAVING
16. TRANSFORMER
17. 20' STORMWATER EASEMENT (1357 W ROOSEVELT)
18. PROPERTY LINE
19. 6' OPAQUE WOOD FENCE

1357 W ROOSEVELT - LANDSCAPE PLAN
SCALE: 1" = 20'-0"
1357 W. Roosevelt Rd.

70 apartments

**Architect:** DesignBridge

**Amenities:** Fitness Room, Outdoor Amenity Space, Dog Run, Package Room
Pedestrian Context
222 new apartments
184 rehabbed apartments
Estimated Spring 2023 completion

T1: 1002 S. Racine Ave.
67 apartments

R2: 1257 W. Roosevelt Rd
70 apartments

R3: 1357 W. Roosevelt Rd
70 apartments

National Public Housing Museum
925 S. Ada St.
15 apartments

Roosevelt Square I Rehab
184 apartments

Existing Taylor Street Apartments and
Little Italy Branch Library
Landscape Plan

34 PARKING SPACES

1002 S. Racine Ave Site Plan
1002 S. Racine Ave.

67 apartments
Architect: Moody Nolan and Landon Bone Baker
Amenities: Fitness Center, Package Room, Outdoor and Indoor Amenity Space
Pedestrian Context
222 new apartments
184 rehabbed apartments
Estimated Spring 2023 completion

T1: 1002 S. Racine Ave.
67 apartments

R2: 1257 W. Roosevelt Rd
70 apartments

R3: 1357 W. Roosevelt Rd
70 apartments

National Public Housing Museum
925 S. Ada St.
15 apartments

Roosevelt Square I Rehab
184 apartments

Existing Taylor Street Apartments and
Little Italy Branch Library
National Public Housing Museum

The National Public Housing Museum is the only cultural institution devoted to telling the story of public housing in the United States.

Museum Architect: Landon Bone Baker
Residential Architect: HED

Pedestrian Context
# Chicago Sustainable Development Policy 2017

## New Construction 105 Points

<table>
<thead>
<tr>
<th>Compliance Option</th>
<th>Points Required</th>
<th>Sustainable Strategies Menu</th>
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<td>New Construction 105 Points</td>
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## Substantial Renovation 55 Points

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**Sustainable Development Policy**

This policy outlines sustainability standards for new construction and substantial renovation projects in Chicago. It includes points for energy efficiency, water conservation, and materials sustainability, among other factors. The goal is to promote environmentally friendly practices and reduce the environmental impact of buildings.
Roosevelt Square 3B Exceeds ARO Requirements

<table>
<thead>
<tr>
<th>Roosevelt Square 3B Unit Mix Overview</th>
<th>CHA (20% - 60% AMI)</th>
<th>Affordable (60% - 80% AMI)</th>
<th>Market (Unrestricted)</th>
<th>TOTAL</th>
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</thead>
<tbody>
<tr>
<td>Taylor Street Apartments and Library</td>
<td>37</td>
<td>29</td>
<td>7</td>
<td>73</td>
</tr>
<tr>
<td>T1: 1002 S. Racine Ave.</td>
<td>17</td>
<td>0</td>
<td>50</td>
<td>67</td>
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<tr>
<td>R2: 1257 W. Roosevelt Rd.</td>
<td>29</td>
<td>20</td>
<td>21</td>
<td>70</td>
</tr>
<tr>
<td>R3: 1357 W. Roosevelt Rd.</td>
<td>29</td>
<td>20</td>
<td>21</td>
<td>70</td>
</tr>
<tr>
<td>National Public Housing Museum</td>
<td>5 (PBV)</td>
<td>5</td>
<td>5</td>
<td>15</td>
</tr>
<tr>
<td>TOTAL %</td>
<td>40%</td>
<td>25%</td>
<td>35%</td>
<td>295</td>
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Community Commitment / Benefits

• $100 million investment in the community
• New homes for residents of all backgrounds
• Significant rehab of existing homes
• Neighborhood market on Taylor Street
ECONOMIC AND COMMUNITY BENEFITS

RELAT Ed MI dwest: Our Co mmunity Com mitment

$268M+ in contracts awarded to businesses that are owned by underrepresented groups including women.

465+ community residents hired across 29 projects.

17 first-opportunity contracts for local startups.

31 small businesses across Chicago have participated in the program that provides mentorship, ongoing support, and training.

20+ small businesses have received loan funds that offer a path to obtaining low-interest loans, secured through funds raised by industry leaders.
Equity, Diversity and Inclusion Directive in Action
A pipeline of business solutions and skilled professionals benefitting Chicagoans on the South and West Sides

PARTNERS

COMMUNITY INCLUSION COUNCIL
- Trusted civic, business and community partners
- Diversity, equity and inclusion guidance

HIRE360
- MBE/WBE contractors and vendors
- Workforce development initiative
- Emerging business support
- Vendor/manufacturing outreach

CONSTRUCTION OPERATIONS COMMITTEE
- On-site culture and professionalism skills training

PROFESSIONAL PLUS
- Proactive promotion of diverse architecture, engineering and consulting opportunities

PAVING THE PATH
- Low-interest loans, secured through funds raised by leaders across industries

SMALL BUSINESS MENTORSHIP
- On-going mentorship, support and training

ECONOMIC AND COMMUNITY BENEFITS
Project Consultant Team – Nearly 75% M/WBE

ECONOMIC AND COMMUNITY BENEFITS
Project General Contracting Team – 100% MBE

B3 BUILDERS
BOWA  BROWN & MOMEN  BLACKWOOD

B3 Teaming Partner

ECONOMIC AND COMMUNITY BENEFITS
DPD Recommendations

• The Proposed Planned Development encourages unified planning and development. (17-8-0102)

• Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)

• Promotes transit, pedestrian and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns. The sites are also within ½ mi of a CTA station or TSL corridor. (17-8-0904-A-1 – A-3)

• The buildings promote active street frontages with proposed building edges up to the street frontage providing large transparent storefront windows

• Provides adequate bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7)