



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Amendment to Business Planned Development # 665**

**3959 N Lincoln / 3940 N Damen (No. 47 Ward)**

**LDI Partners, LLC**

09/19/2024



# Community Area Snap Shot

## North Center:

### Demographics:

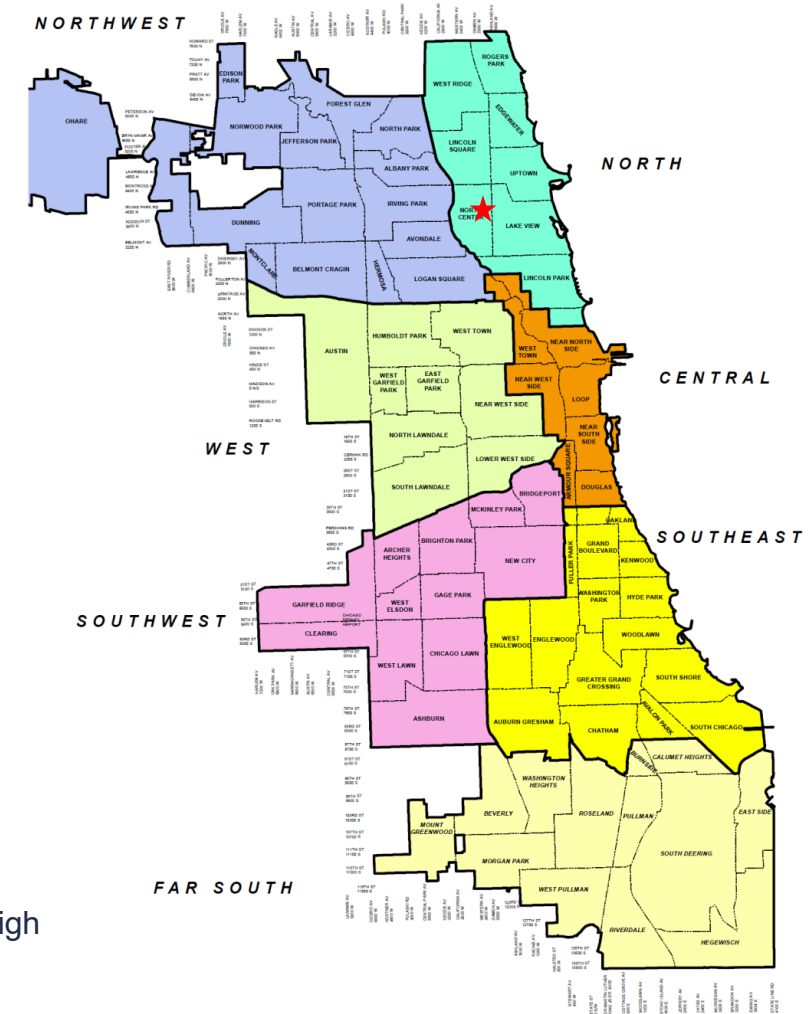
Median Household Income: \$148,585

#### Race/Ethnicity:

- Black: 2.5%
- White: 73%
- Latino: 12.6%
- Other: 5.6%

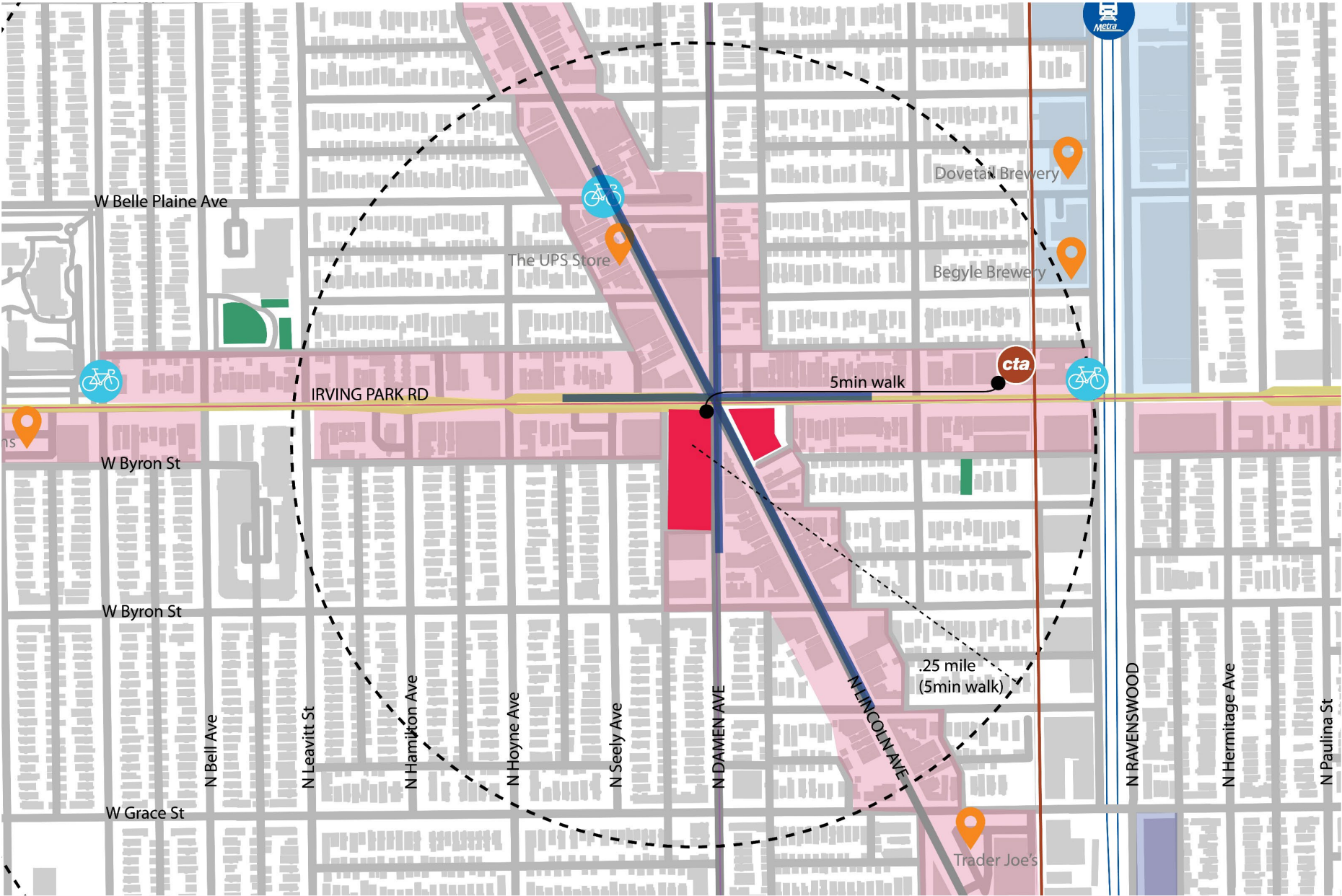
### Provide Neighborhood + Cultural/Historic Context

- Historically known for brick production in early 1900's, now has primarily residential and one of the best high schools in the city, Lane Tech



Site Context:  
The subject site is at a prominent 6  
corners location within the North  
Center community

PEDESTRIAN STREET

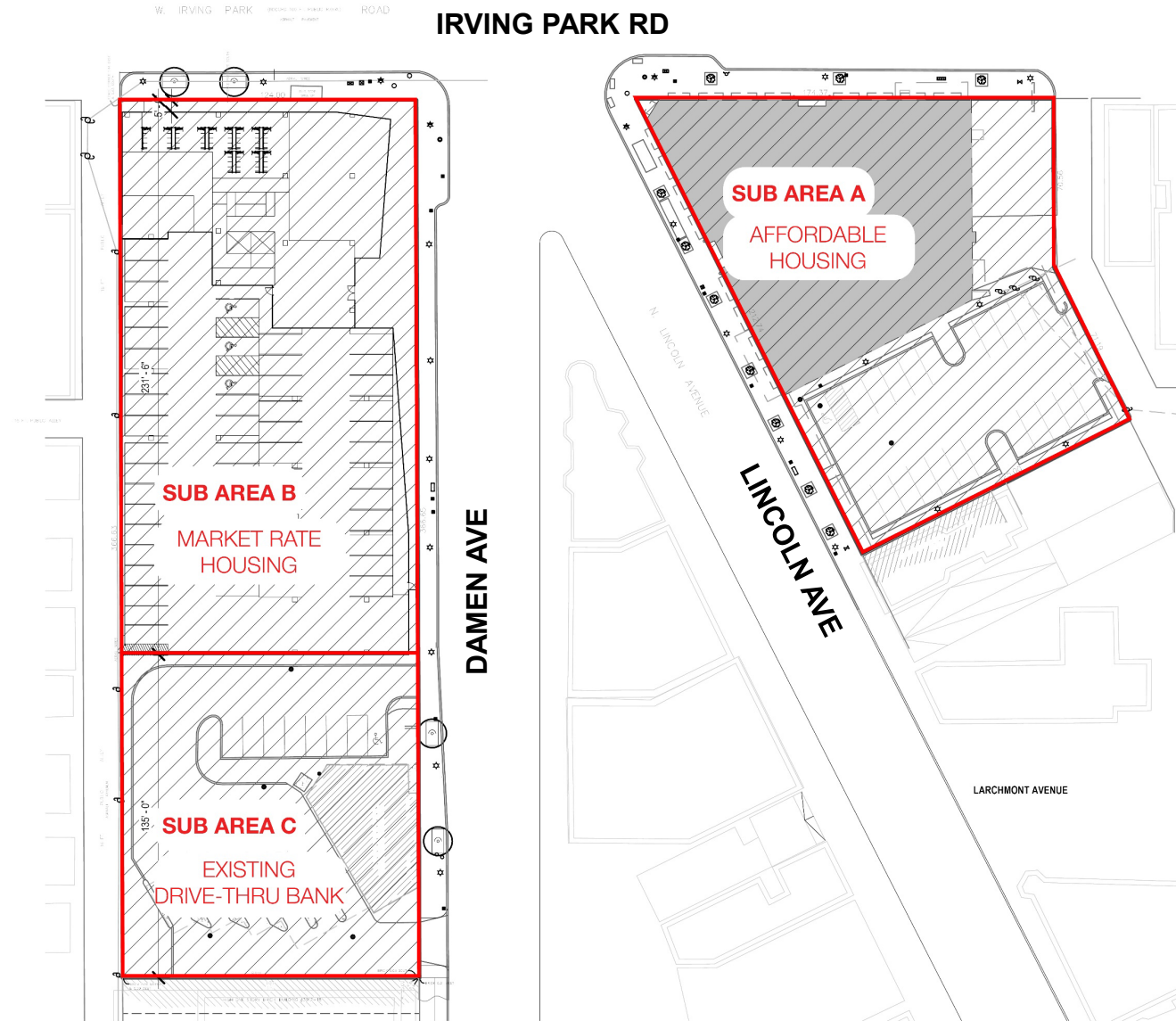


SITE CONTEXT PLAN









# Subarea A Overview

- 100% Affordable – 64 Permanent Supportive Housing (PSH) units for survivors of gender-based violence
  - Will serve survivors of gender-based violence, including those with limited English proficiency or who identify as immigrants or refugees.
  - All units will rent to tenants earning <50% AMI and receive CHA project-based rental assistance.
- Awarded subsidy by IHDA (Low-Income Housing Tax Credits, Donation Tax Credits, Subordinate Debt).
- Brinshore was selected as developer and Apna Ghar as the service provider based on demonstrated local expertise
- Apna Ghar brings 30 years of experience to the project and will co-own the subarea
- Revitalizes existing bank building: no current historic protections; adaptive reuse ensures preservation for benefit of the community
- Unique opportunity to locate units for underserved population near high-quality public transportation (CTA Brown Line + bus routes) and neighborhood amenities in high-cost area.

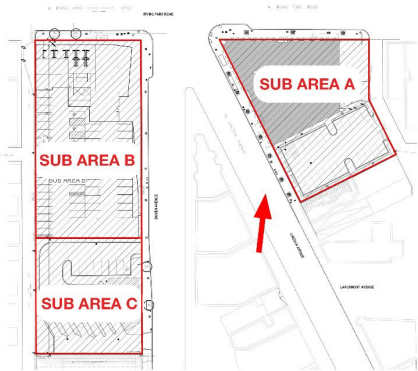




# PEDESTRIAN CONTEXT SUB AREA A

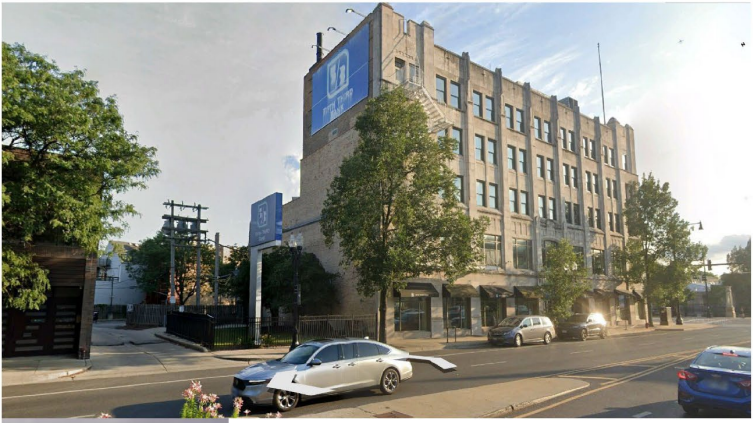


LINCOLN AVE LOOKING NORTH

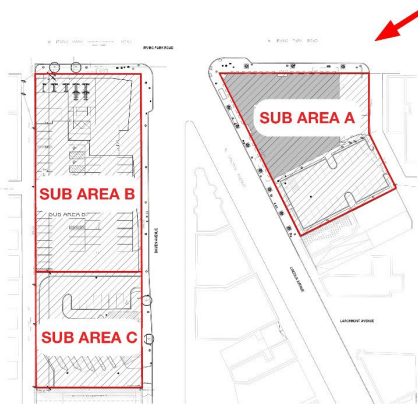




# PEDESTRIAN CONTEXT SUB AREA A

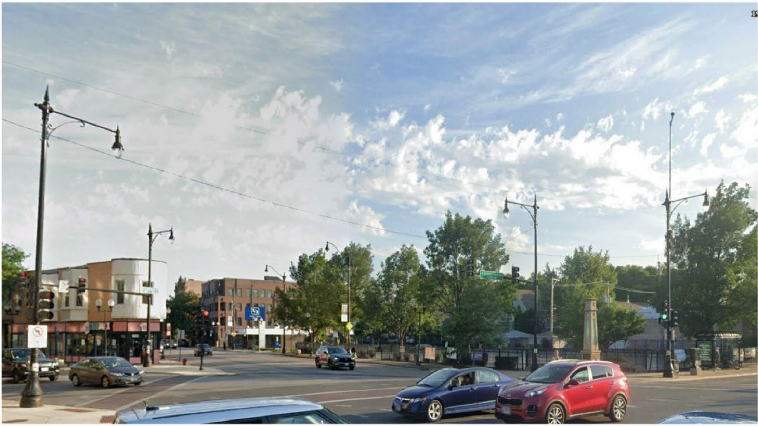


IRVING PARK RD LOOKING WEST

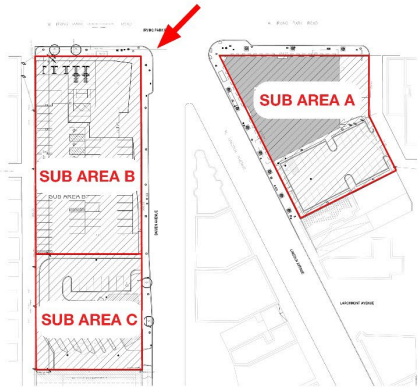




# PEDESTRIAN CONTEXT SUB AREA B



DAMEAND IRVING PARK RD LOOKING SOUTH

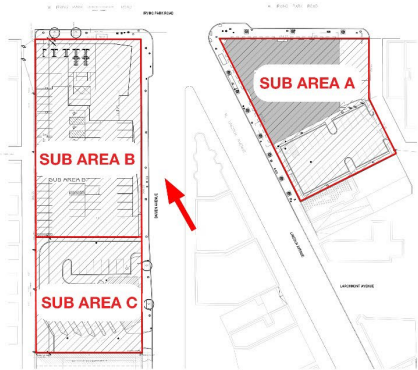




# PEDESTRIAN CONTEXT SUB AREA B



DAMEN LOOKING NORTH

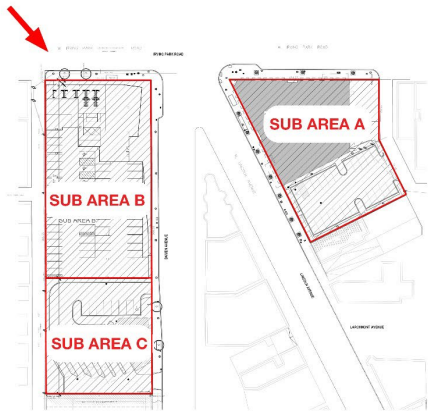




# PEDESTRIAN CONTEXT SUB AREA B



IRVING PARK RD LOOKING EAST



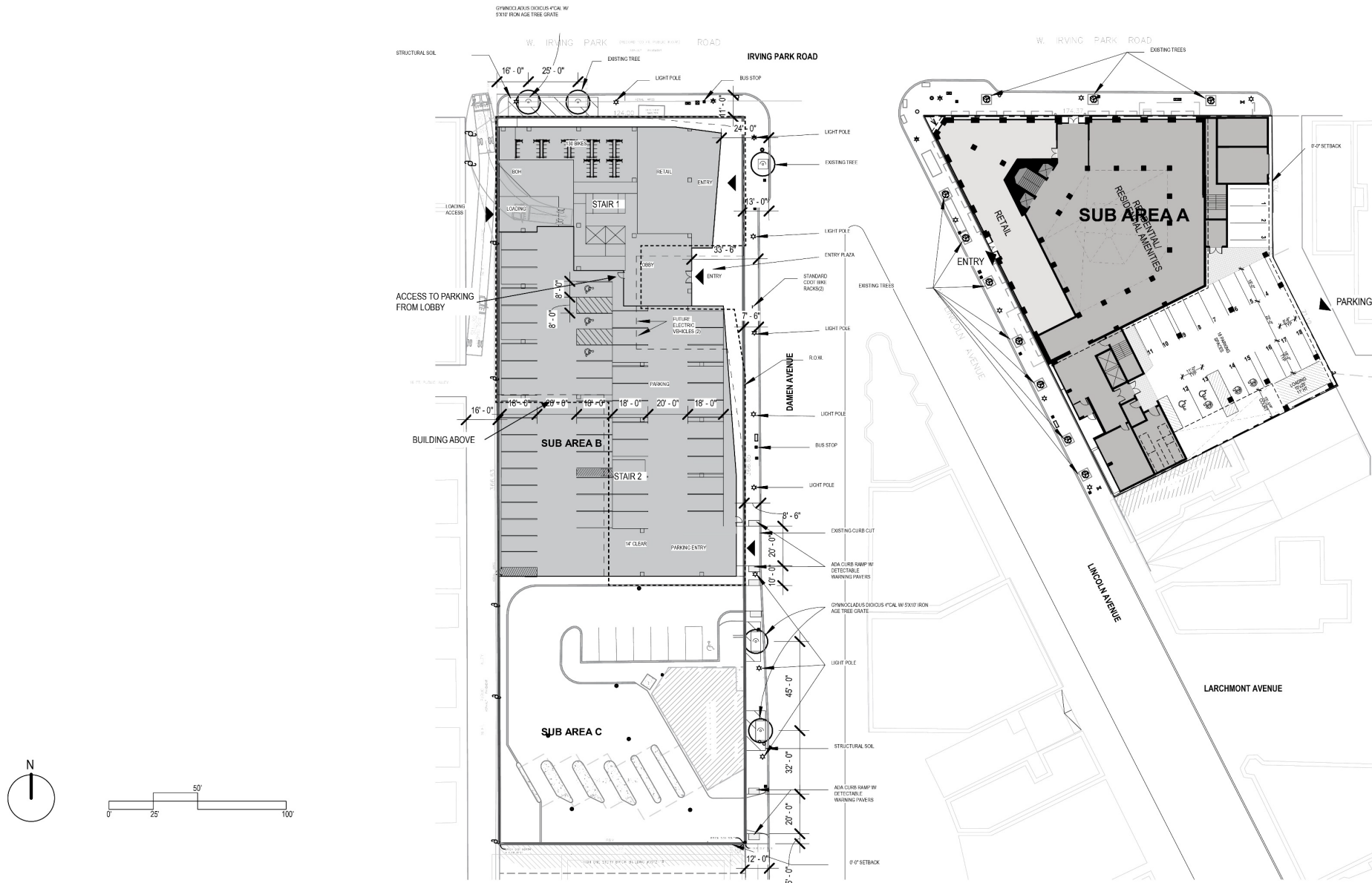


# Subarea C

- No changes to Subarea C are proposed at this time.
- In response to community feedback, future development height for Subarea C is limited to 50 ft for reference during any future PD amendment.







SITE / GROUND FLOOR PLAN

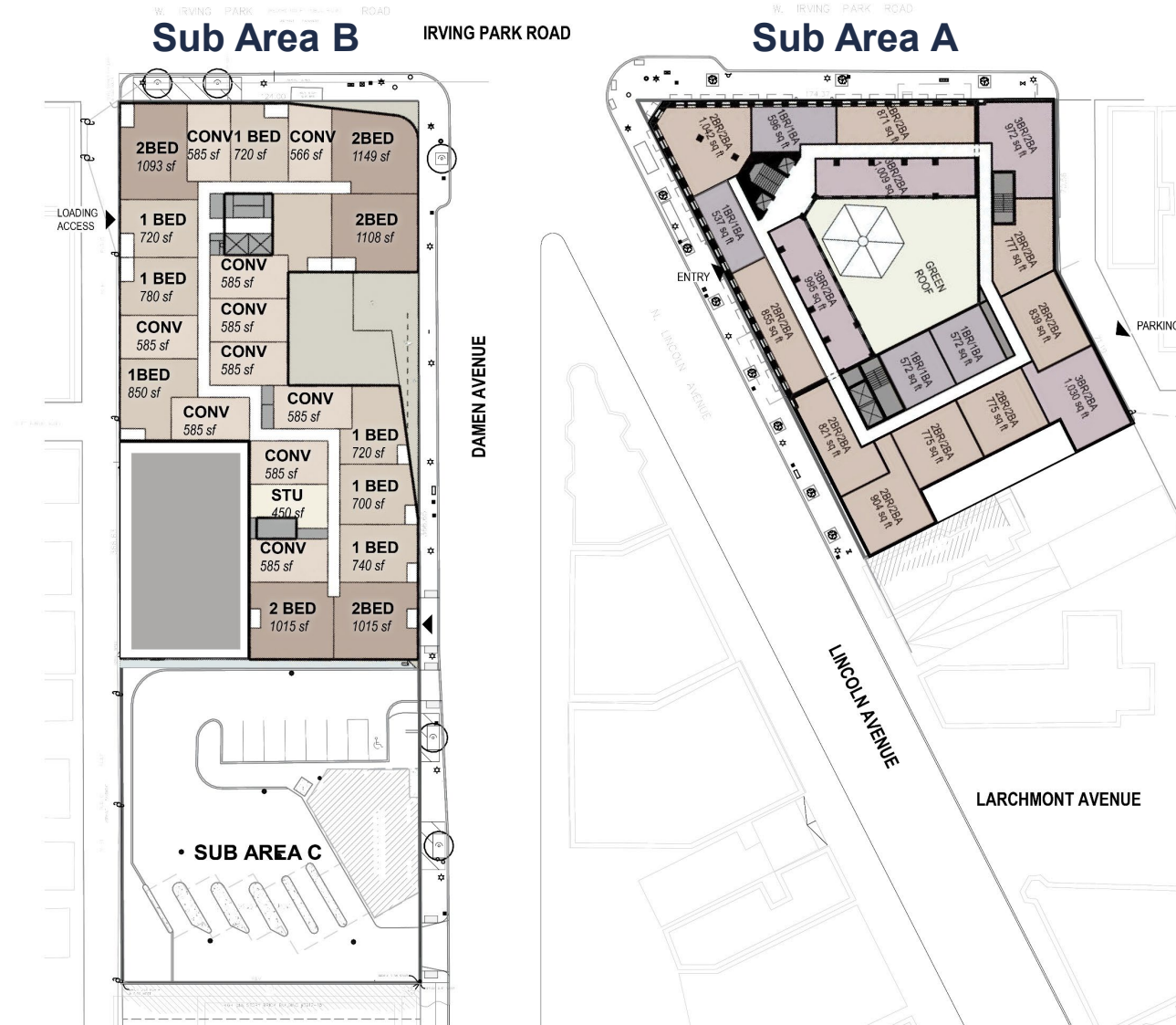
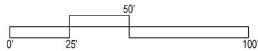
# Unit Breakdown

## Sub Area A - Affordable

- **14** 1-BD
- **36** 2-BD
- **14** 3-BD
- **64 TOTAL**



## Sub Area B – Market Rate

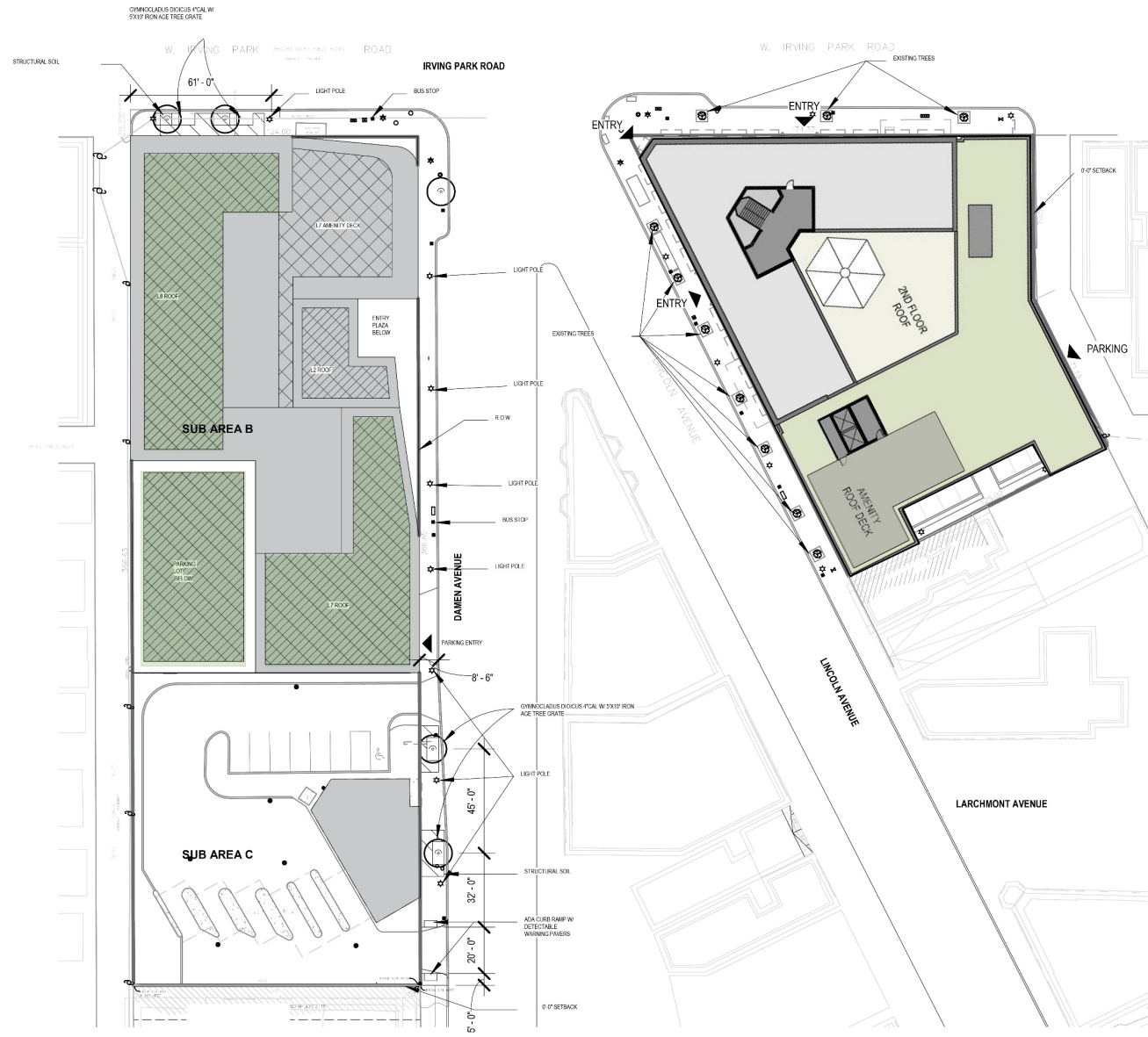
- **5 Studios**
- **99 1-BD/Convertibles**
- **26 2-BD**
- **130 TOTAL**



**22,646 SF ROOF**

**50% GREEN ROOF**  
**11,323 SF GREEN ROOF**

-  AREAS FOR AVAILABLE GREEN ROOF
-  AMENITY DECK

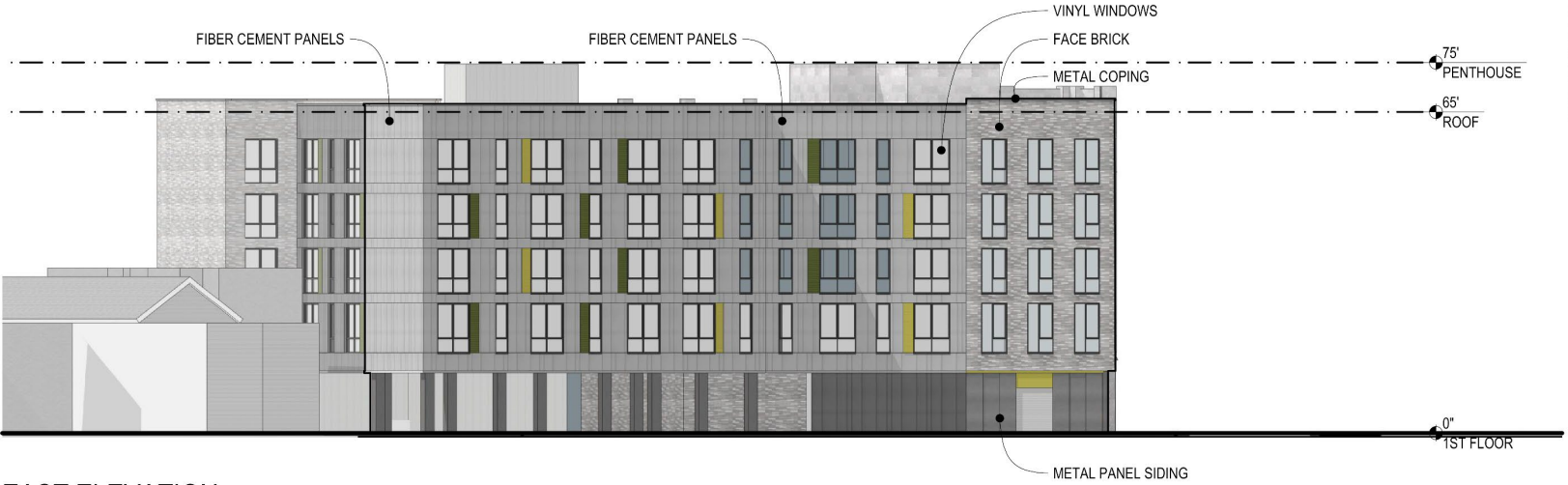




## BUILDING ELEVATIONS



SUB AREA A



EAST ELEVATION  
SCALE: 1/32" = 1'-0"

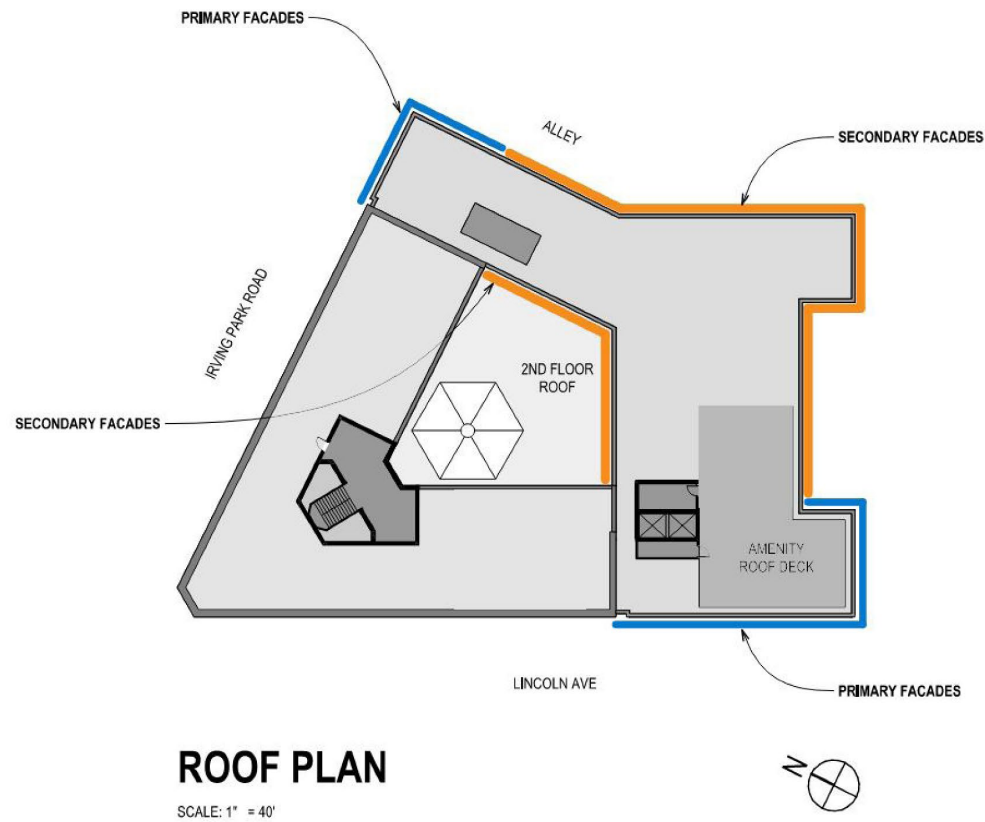


SOUTH ELEVATION  
SCALE: 1/32" = 1'-0"

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# SUB AREA A



- 3 COLOR BLEND LONG BRICK
- CHARCOAL GREY METAL PANEL
- ACCENT COLOR METAL PANEL
- LIGHT GREY METAL PANEL
- PERFORATED METAL SCREENS



PRIMARY FACADE - BRICK AND METAL PANELS

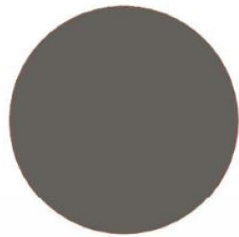
- ACCENT COLOR SIDING



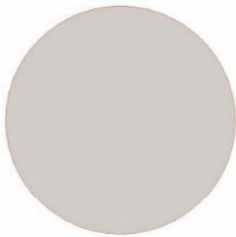
SECONDARY FACADE - FIBER CEMENT PANELS

- DARK OR LIGHT GREY FIBER CEMENT

SUB AREA A



Charcoal grey metal panel at reveal and window infill



Light grey metal panel spandrel



3 color blend long face brick



Preformed aluminium frame and canopy



Perforated metal screens, accent color

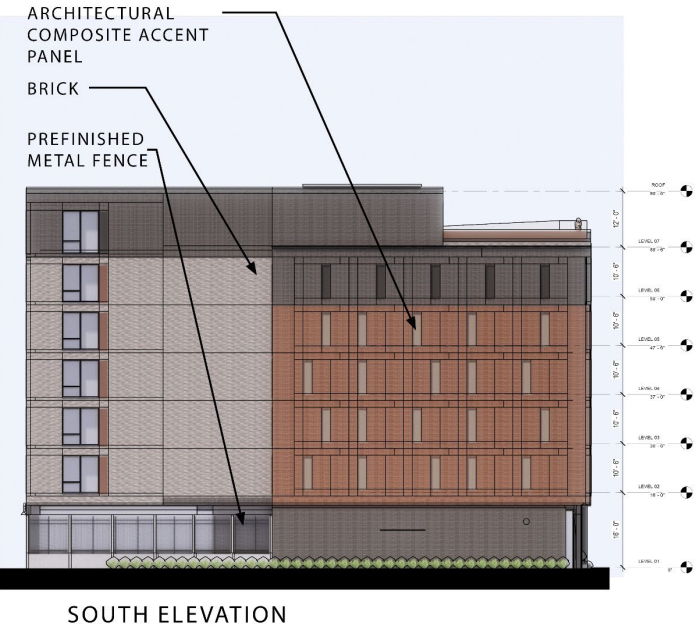


Perforated metal screens, color

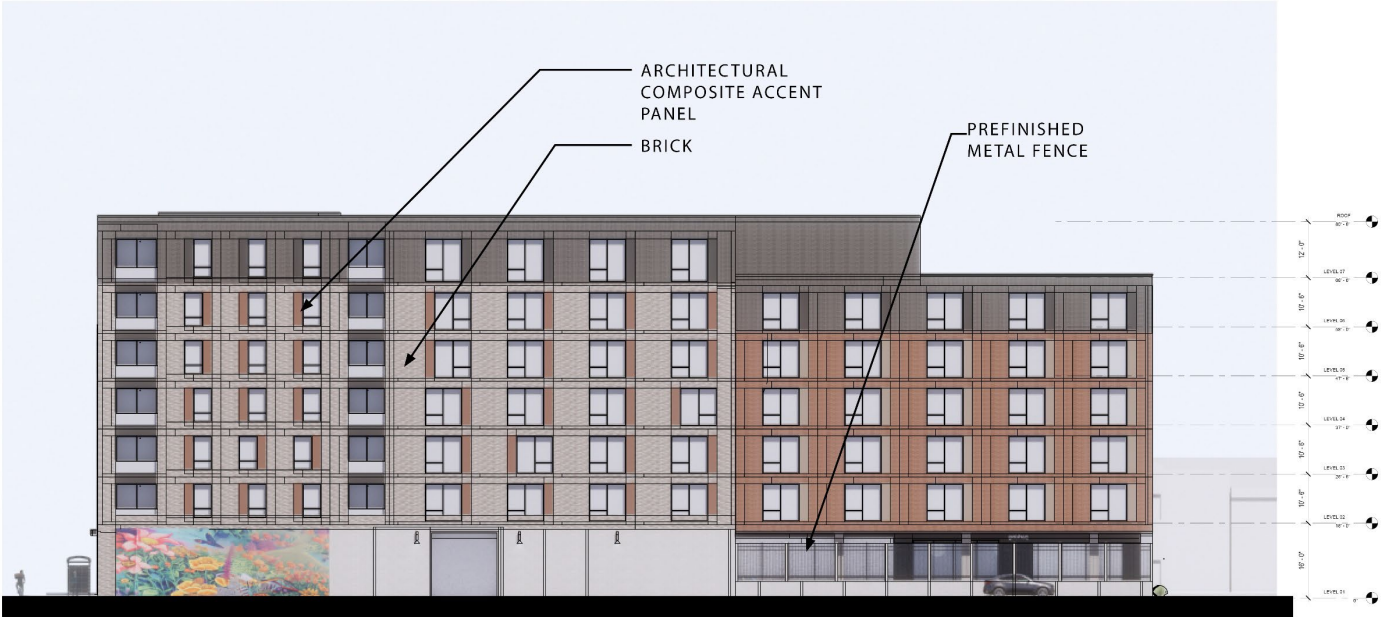




SUB AREA B



SUB AREA B



WEST ELEVATION



NORTH ELEVATION

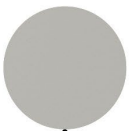


SUB AREA B

Medium Ironspot



Limestone Formawall



Manganese Ironspot



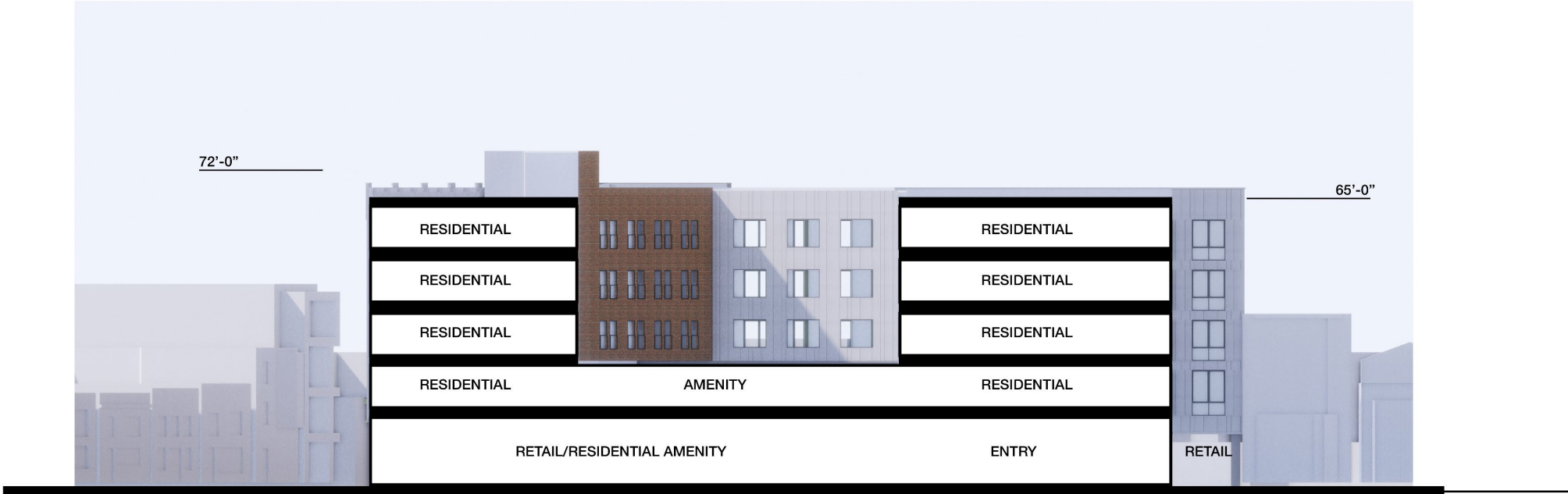
Gray Blend



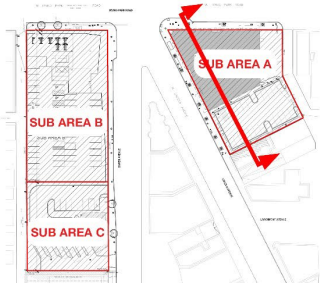
Formawall



# SUB AREA A

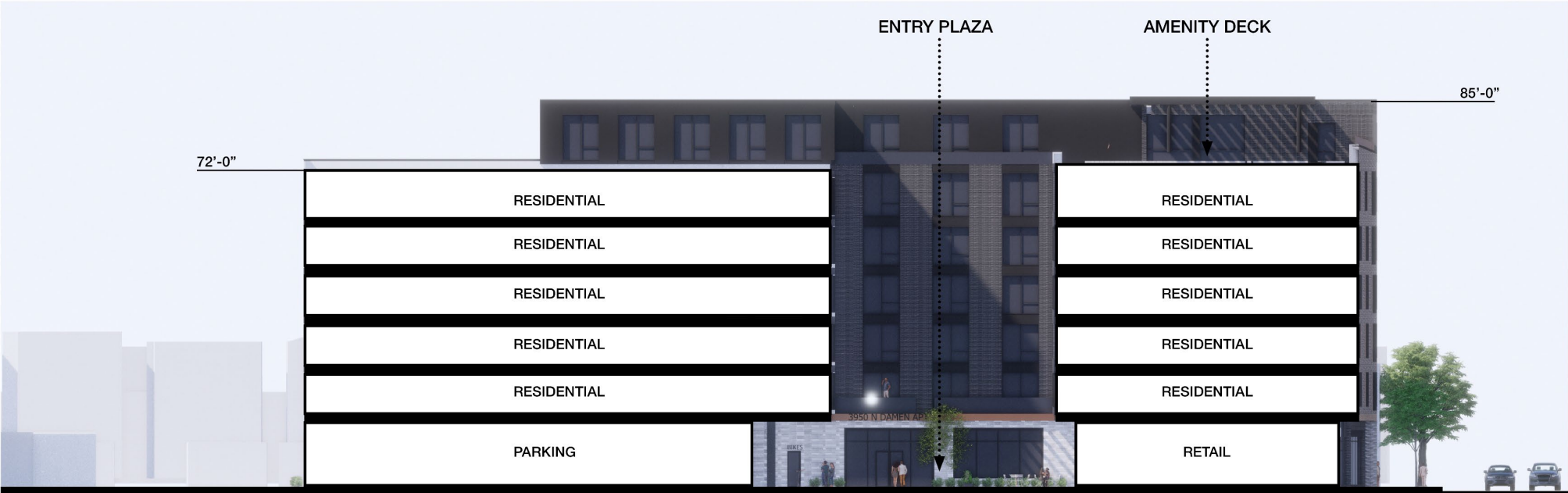


SUB AREA A

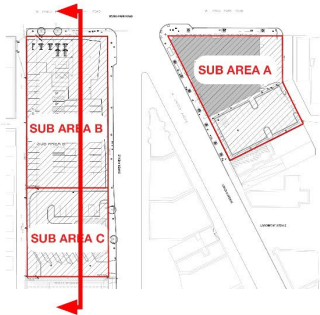




SUB AREA B



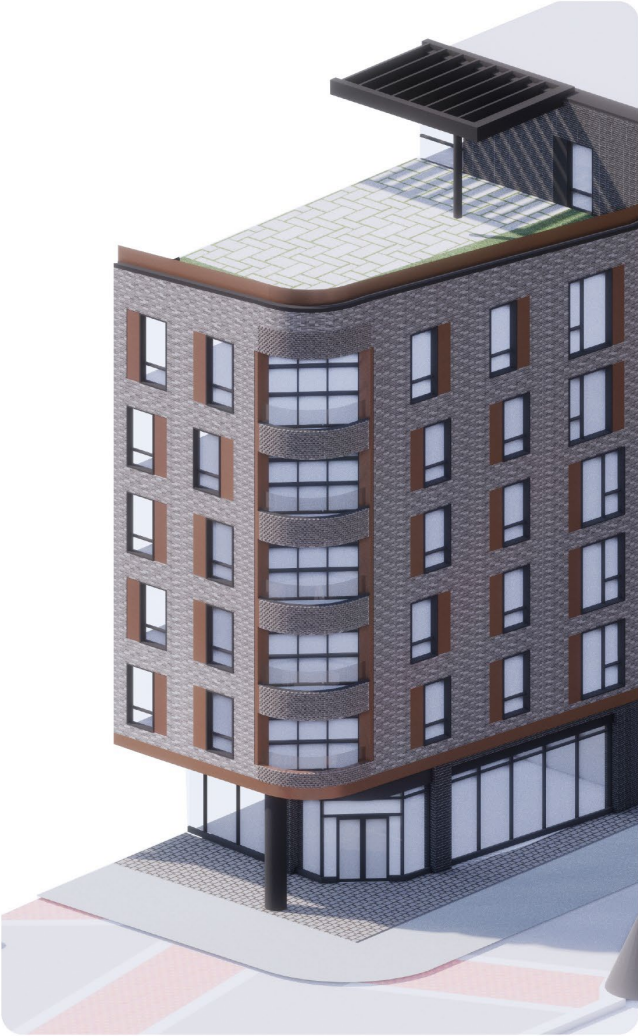
SUB AREA B



SUB AREA B



SECTION 1



SECTION 2



Gross Site Area (sf):	112,598
Subarea A	43,733
Subarea B	46,590
Subarea C	22,275
Net Site Area (sf):	69,358
Subarea A:	23,898
Subarea B:	28,710
Subarea C	16,750
Maximum Floor Area Ratio:	3.44
Subarea A:	4.5
Subarea B:	4.5
Subarea C	0.12
Maximum Height:	
Subarea A:	75 feet
Subarea B:	85 feet
Subarea C:	50 feet

Maximum Number of Dwelling Units:	194
Subarea A:	64
Subarea B:	130
Subarea C	0
Minimum Off-Street Parking Spaces:	79
Subarea A:	18
Subarea B:	54
Subarea C	7
Minimum Bicycle Parking Spaces:	
Subarea A:	55
Subarea B:	130
Subarea C	0
Minimum Off-Street Loading:	2 (10' x 25')
Subarea A:	1 (10' x 25')
Subarea B:	1 (10' x 25')
Subarea C	0
Minimum Setbacks:	See Site Plan

# Chicago Sustainable Development Policy 2017<sup>.01.12</sup>

3959 N. Lincoln Ave  
Brinshore Development + Apna Ghar  
LBBA Ltd



Compliance Options		Points Required		Sustainable Strategies Menu																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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\*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope



# Chicago Sustainable Development Policy 2017.01.12

3950 N Damen

LDI Partners

Lamar Johnson Collaborative



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**50% GREEN ROOF**  
**11,323 SF GREEN ROOF**

**2,800 SF ENTRY PLAZA**

 AREAS FOR AVAILABLE GREEN ROOF

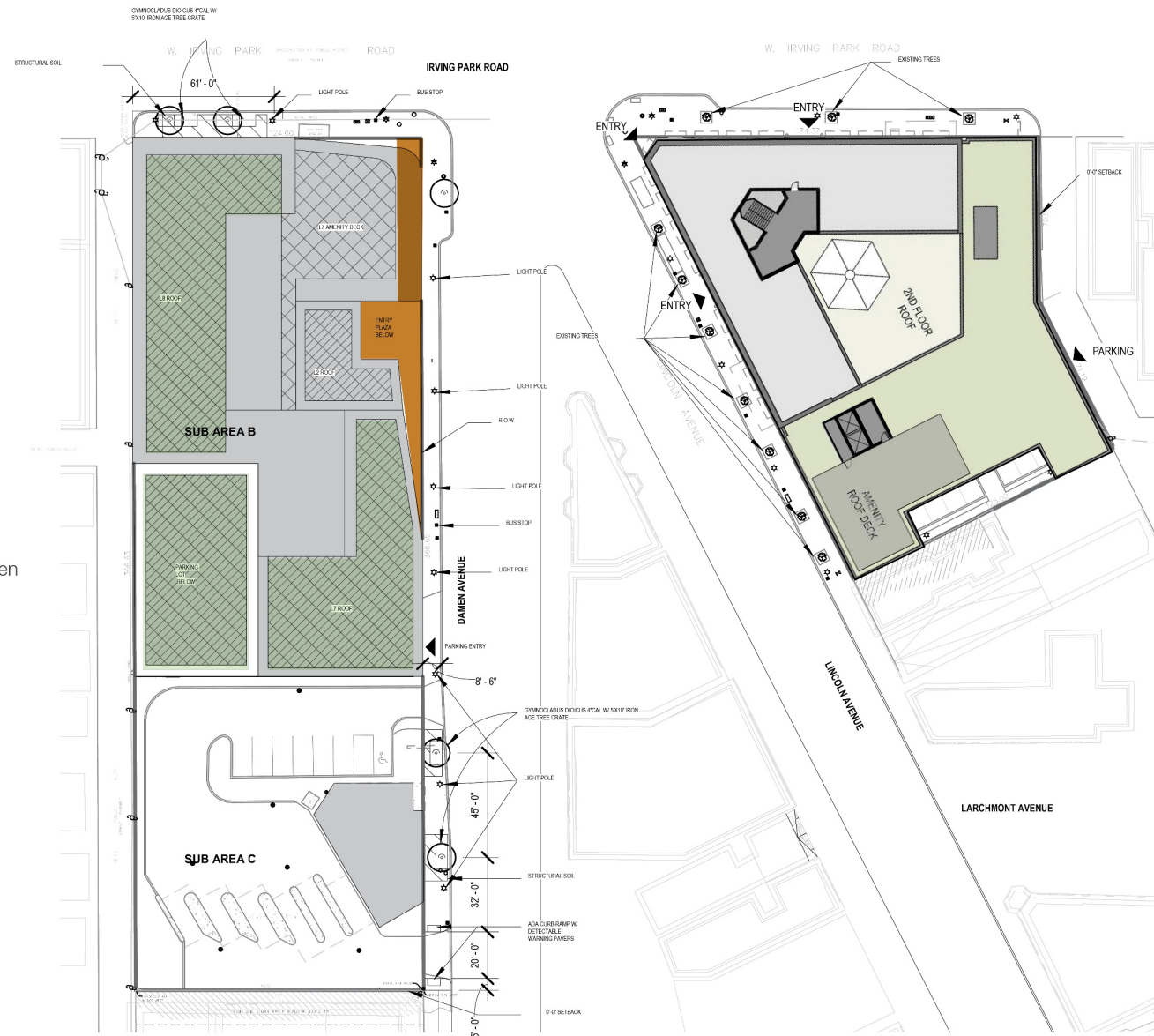
 AMENITY DECK

 ENTRY PLAZA

7-8-0909-A - Landscaping of public open spaces

7-8-0909-B - Open space designed for maximum exposure to daylight

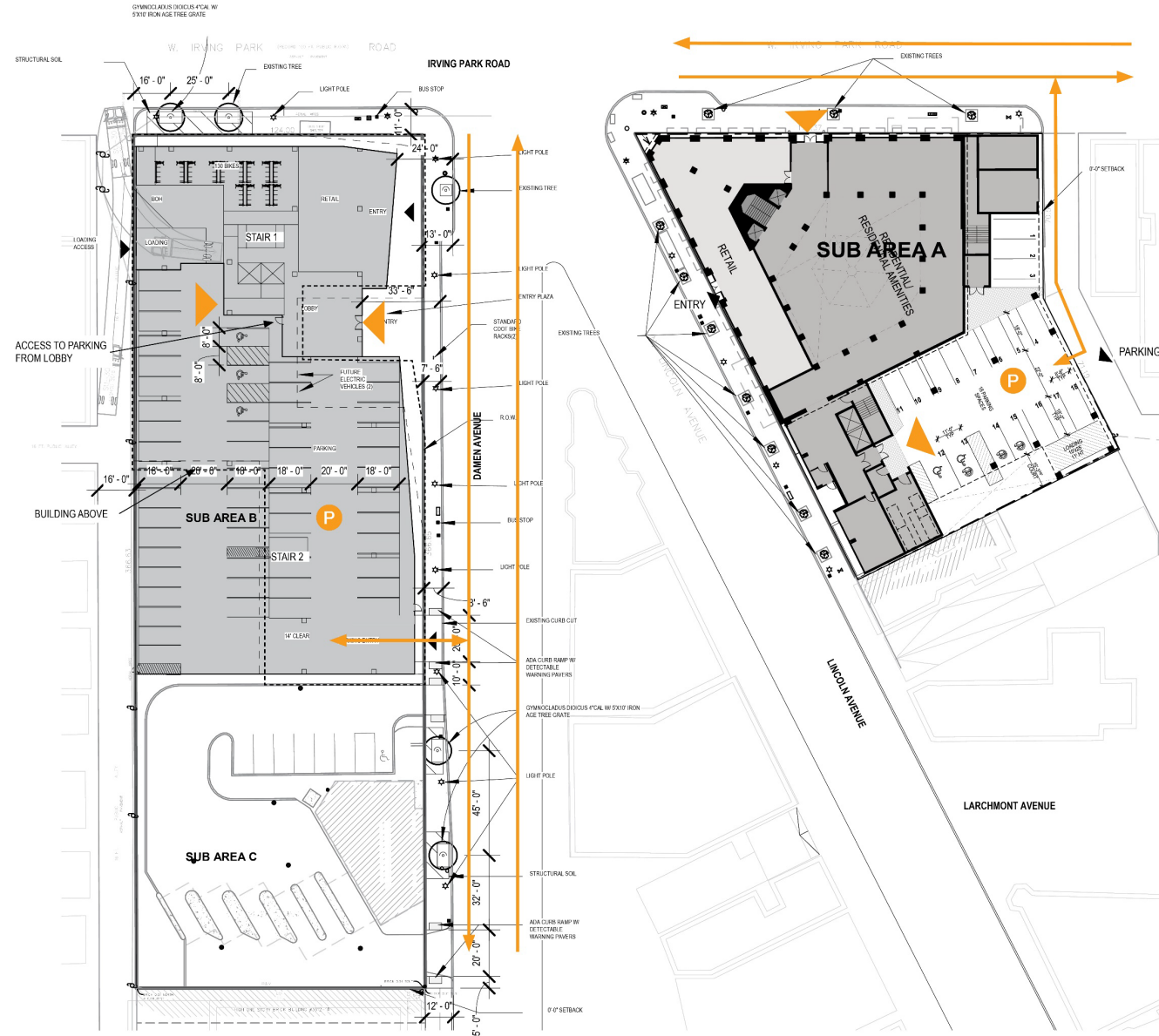
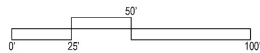
17-8-0909-C - Common open space for residential amenity





# Subarea B

- Curb cuts are reduced from 2 to 1, eliminating the curb cut out on to Irving Park Rd.
- Vehicular entrance for the proposed development is located at existing curb cut adjacent to Subarea C, as far south as possible from the main intersection to avoid vehicular, pedestrian, and bicycle conflicts.



# Compliance with the Stormwater Management Ordinance

## Subarea A

- Does not apply

## Subarea B

- Green roof on 50% of the roof area
- Underground detention system consisting of oversized, manifolded CMP
- Consistent with the Addison and Western Sewershed requirements

## Subarea C

- Does not apply



# Project Timeline + Community Outreach

- Date of PD Filing: 03/20/2024
- Date(s) of Community Meeting(s):
  - 3 community-wide meetings have occurred between December 2020 and today, exploring various densities and designs
  - Interim presentations to the North Center Neighbors Association (NCNA) were made, soliciting feedback on massing, façade treatment, density, and uses
  - 01/25/2023 – Community-wide meeting resulting in lower density for 3950 N Damen and the 3959 N Lincoln Building becoming 100% affordable
  - 11/28/2023 – Community-wide meeting with developers LDI Partners and Brinshore Development
- Project Changes Based on Feedback
  - **3950 N Damen**
    - Massing is stepped from south to north
    - Massing is set back along Damen to create a public plaza
    - Building setback along Damen Ave and Irving Park Rd increased for pedestrian safety and beautification
    - Alley-facing west façade has been set back to reduce the massing adjacent to residential homes
    - Multiple vertical and horizontal breaks in façade to create a multi-building aesthetic
  - **3959 N Lincoln**
    - Façade materials and window layout to compliment the existing structure

# Project Timeline + Community Outreach

- Street facing façade treatments were selected by NCNA through an iterative design process





## Affordable Requirements Ordinance

- Subarea A includes 64 Permanent Supportive Housing (PSH) units for survivors of gender-based violence (33% of total units in PD)
  - Units will rent to tenants earning less than 50% AMI
  - All PSH units to receive project-based rental assistance from the CHA
- Subarea B developer is providing Subarea A at a below-market rate to the Subarea B developer; the value reduction significantly exceeds the in-lieu fee payment that would otherwise apply
- This is desirable due to the unique development and operational needs of the planned PSH units

### **Economic Benefits**

- Delivers 230+ temporary construction jobs.
- Creates 14+ permanent jobs (property management, retail, and service provision positions).
- Provides new retail opportunities (5,300+ SF of new/revitalized space) at significant neighborhood intersection.

### **Neighborhood Improvements**

- Restores and revitalizes architecturally-significant bank building located at a prominent location.
- Creates publicly-accessible plaza on Damen.
- Activates streetscape through replacement of large parking lots with vibrant retail and housing.

### **MBE/WBE Strategy**

- Meet or Exceed 26% Participation from Qualified Minority Business Enterprises
- Meet or Exceed 6% Participation from Qualified Women Business Enterprises
- Meet or Exceed 50% Participation from Chicago Residents





# DPD Recommendation

The project meets the purpose and criteria set forth in Chapter 17-13-0609, including:

- A. The proposed development complies with the standards and guidelines of Section 17-8-0900
- B. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale
- C. The project has been reviewed and approved by the Chicago Department of Transportation, the Mayor's Office for People with Disabilities, and the Fire Department (17-13-0609-C).

The Zoning Administrator recommends that the proposed amendment to Planned Development No. 665 be approved and that the Recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".