



CHICAGO PLAN COMMISSION

Department of Planning and Development

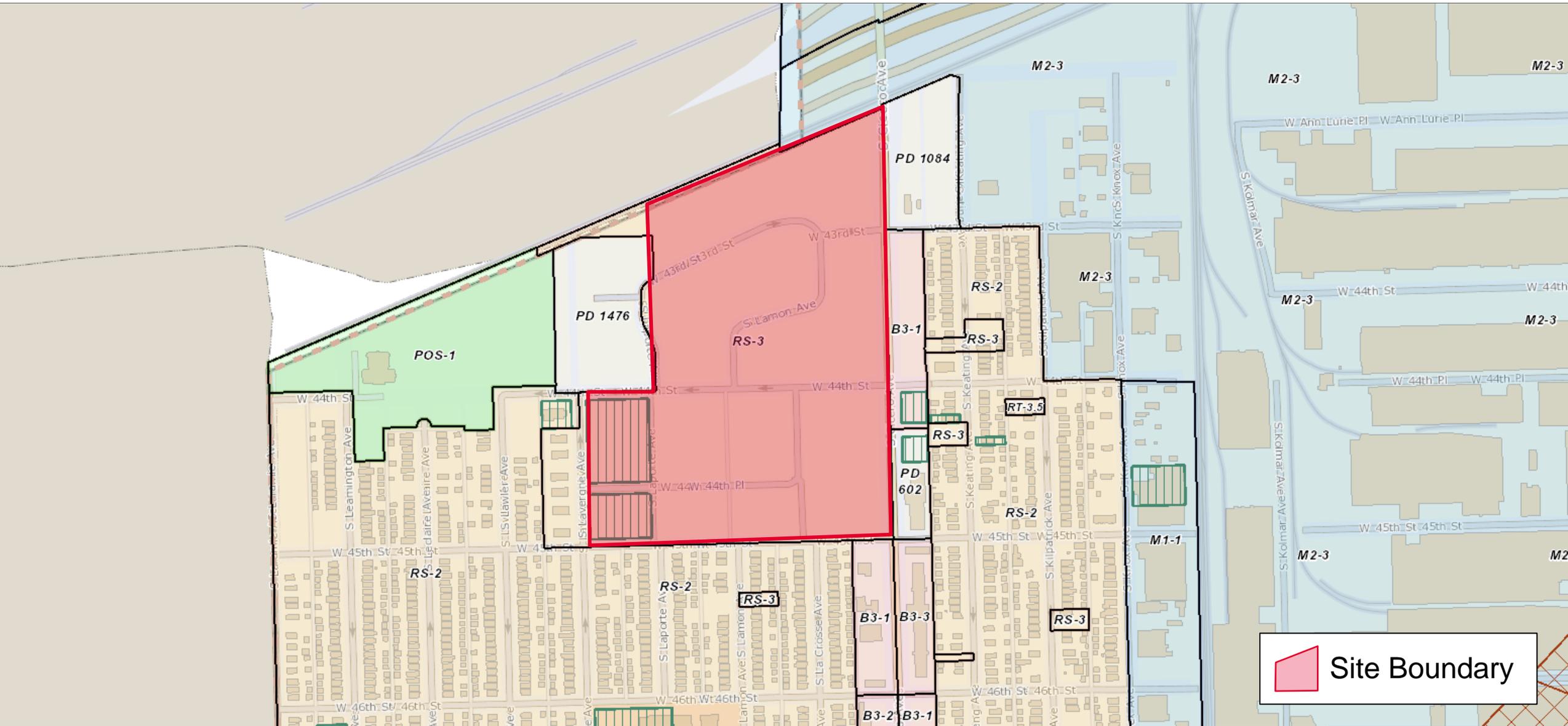
LE CLAIRE COURTS

**4210 – 4458 S. Cicero Avenue; 4800 – 4959 W 44th Street;
4301 – 4359 S. LaPorte Avenue; 4800 – 4958 W. 45th Street; and
4401 – 4459 S. Lavergne Avenue (22nd Ward)**

CHICAGO HOUSING AUTHORITY

10/21/2021



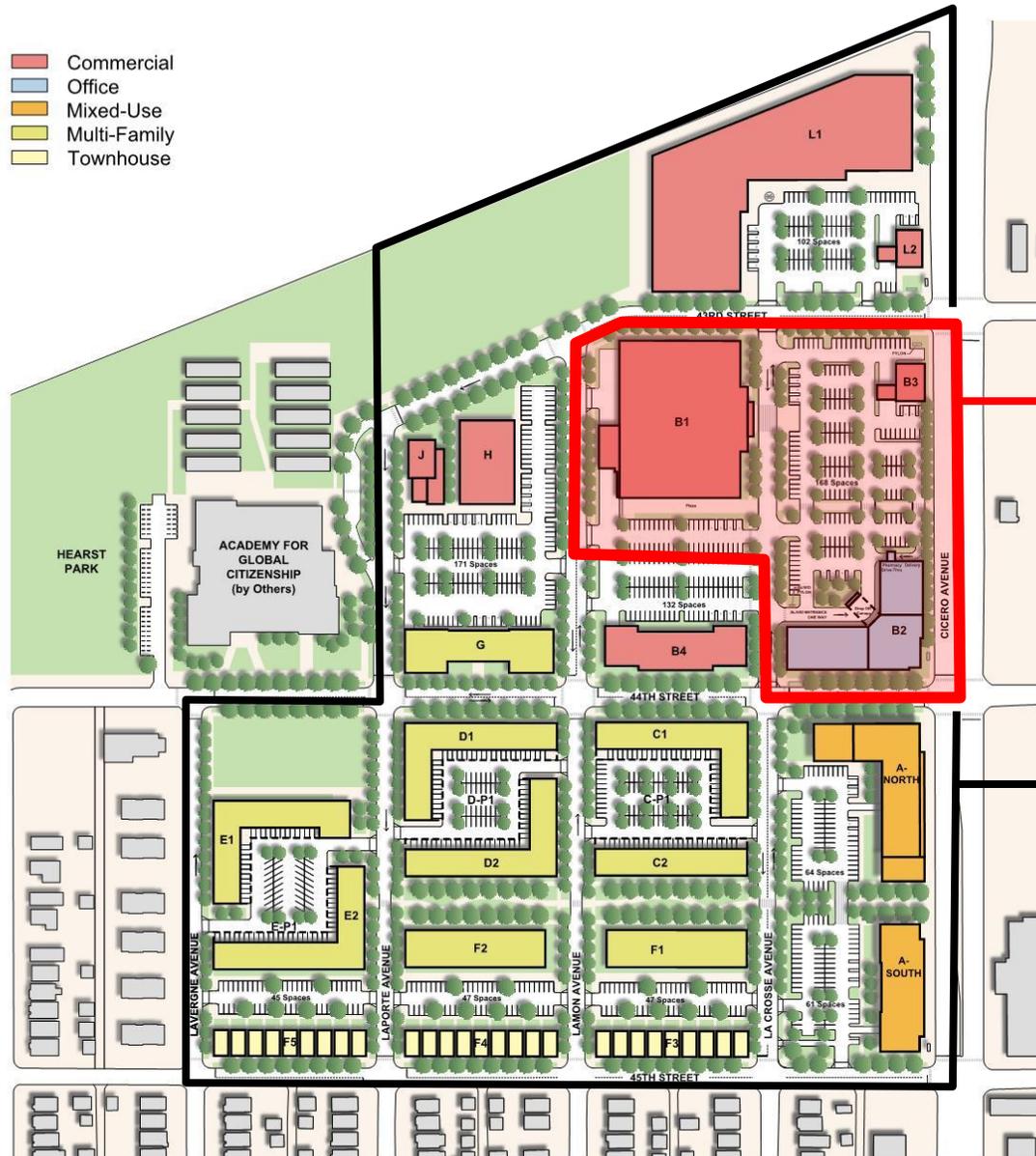




SUBAREAS AND INITIAL PHASING

10/21/2021

- Commercial
- Office
- Mixed-Use
- Multi-Family
- Townhouse

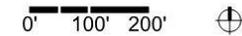


**DESIGN
REVIEW
(PHASE I)**

**FUTURE
DESIGN
REVIEW
(PART II)**

- A-North** MIXED-USE
RETAIL: 7,170 SF - RESIDENTIAL: 115 UNITS
- A-South** MIXED-USE
RETAIL: 7,070 SF - RESIDENTIAL: 79 UNITS
- B1** GROCERY
60,000 SF
- B2** MEDICAL OFFICE BUILDING
50,000 SF
- B3** FUTURE RETAIL / COMMERCIAL
3,300 SF
- B4** RETAIL / COMMERCIAL
2 x 20,000 SF
- C1** FUTURE RESIDENTIAL
56 UNITS
- C2** FUTURE RESIDENTIAL
40 UNITS
- D1** FUTURE RESIDENTIAL
58 UNITS
- D2** FUTURE RESIDENTIAL
56 UNITS
- E1** FUTURE RESIDENTIAL
55 UNITS
- E2** FUTURE RESIDENTIAL
58 UNITS
- F1** FUTURE RESIDENTIAL
40 UNITS
- F2** FUTURE RESIDENTIAL
40 UNITS
- F3** FUTURE RESIDENTIAL
9 TOWNHOUSES
- F4** FUTURE RESIDENTIAL
9 TOWNHOUSES
- F5** FUTURE RESIDENTIAL
9 TOWNHOUSES
- G** FUTURE RESIDENTIAL
(100 APTS)
- H** FUTURE COMMERCIAL
14,000 SF
- J** FUTURE COMMERCIAL
5,700 SF
- L1** FUTURE COMMERCIAL
2 x 100,000 SF
- L2** FUTURE RETAIL / COMMERCIAL
3,300 SF

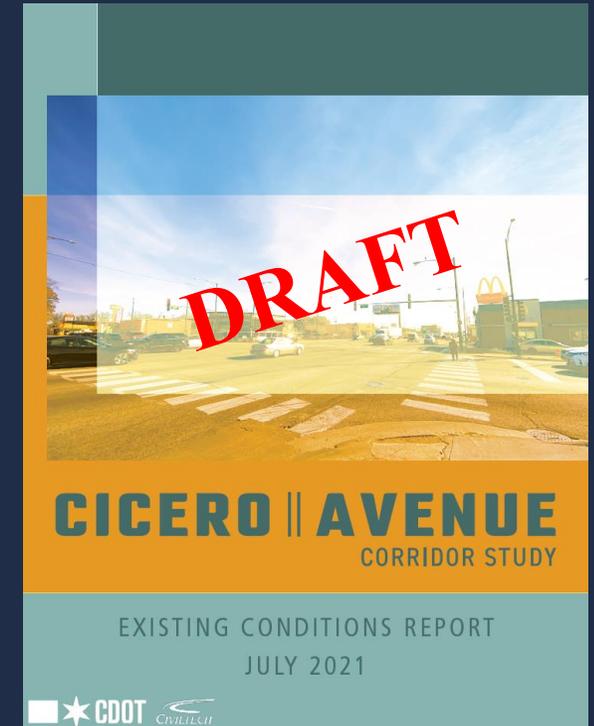
LeClaire Courts Site Plan



★ Planning Context

No DPD authored or adopted plans

DPD and CDOT are coordinating on the ongoing Cicero Avenue Corridor Study, which may result in recommendations that will guide the design of future phases of LeClaire Courts (*tentative completion in late 2021; early 2022*)



Applicant



The Chicago Housing Authority

Development Team



Martin Cabrera
CEO



Robert Aguilar
COO



Mark Kirlnclch
Principal



Daniel Levin
Chairman



Matt Flascone
President



Charlton Hamer
SVP



Carol D. Stubblefield
Partner



Langdon D. Neal
Managing Member

Design & Construction Team



James Ziellnski
President



James Wolfe
Chairman



Augustin Gomez
President



Wilbur Milhouse
President



Alicia Ponce
Founder



Rashod R. Johnson
President & CEO



Chris Pemberton
Principal



Luis Montgomery
President



Leslie J. Sawyer
Chairman & CEO



Jose Maldonado
President



Guillermo Garcia
President & CEO



Luis Pulg
President



Geraldo Cortez
President



PRESENT SITE

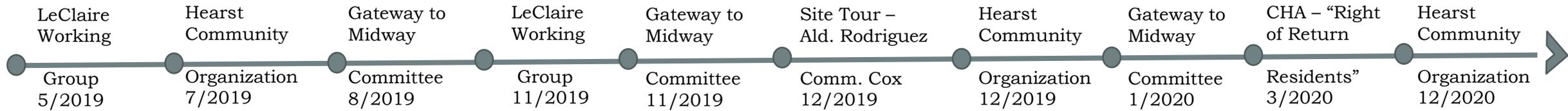


FUTURE SITE



SITE BEFORE + AFTER

10/21/2021



9/2020

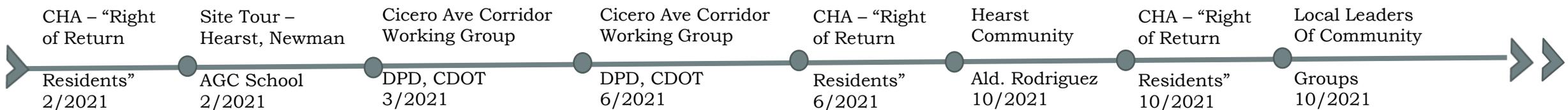


5/2021



10/2021

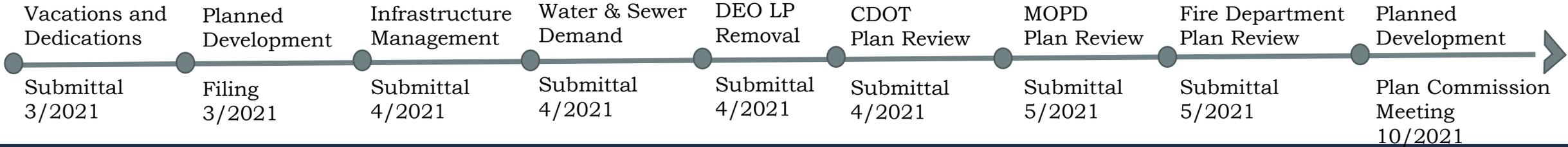
- Community Participation is paramount to Successful Development
- Desire to connect with “Right of Return Residents”
- City Grid Realignment Desired for Community Cohesiveness
- Understanding Current Use Patterns - Logistics
- Discussions with Global Academy to Coordinate Access and Safety
- Focus on Immediate Community Needs
 - Grocery
 - Medical Office Building
- Attention to Safe Vehicular and Pedestrian Access Thru the Site
- Outdoor Plazas Redefined



PROJECT TIMELINE + COMMUNITY OUTREACH



- City Grid Realigned
- Primary Arteries Established at LaCrosse Ave and 44th Street
- Massing and Material Changes to increase “Use and Identity”
- Visual Green Passages established from Cicero deep into the site creating Continuity
- Creation of a Pedestrian Promenade created along LaCrosse Avenue into Retail Lots
- Subarea A – Phase I: Modified to focus on Immediate Community Needs
 - Grocery Store
 - Medical Office Building
- Attention to Safe Vehicular and Pedestrian Access Thru the Site
- Introduction of Multiple Energized Outdoor Plazas
- Building Materials and Design Features added to encourage Public Interaction and create a “Sense of Place”



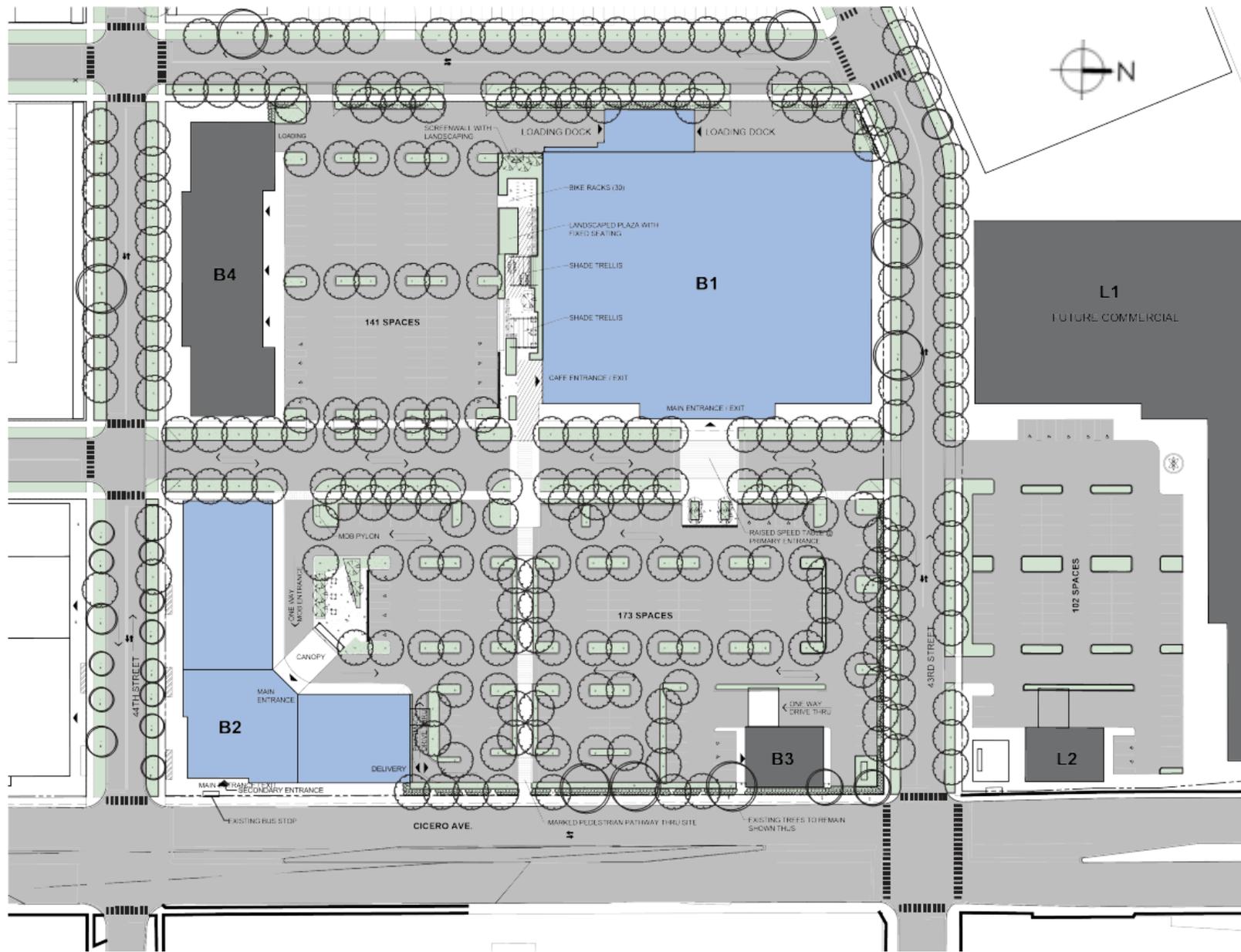
PROJECT TIMELINE + CITY AGENCIES + AUTHORITIES HAVING JURISDICTION



SUBAREA B

SUBAREA A
PHASE I

SUBAREA A
PHASE II



SUB AREA A - PHASE I

- 314 Parking Spaces – (19 ADA Spaces)
- Introduction of Needed Uses
 - Grocery
 - Medical Office Building
- Marked Pedestrian Pathway from Cicero Avenue with Speed Tables through Parking Lot
- Landscaped Plazas with Fixed Seating and Shaded Areas
- Dedicated Public Art Areas on North and South Walls of Grocery



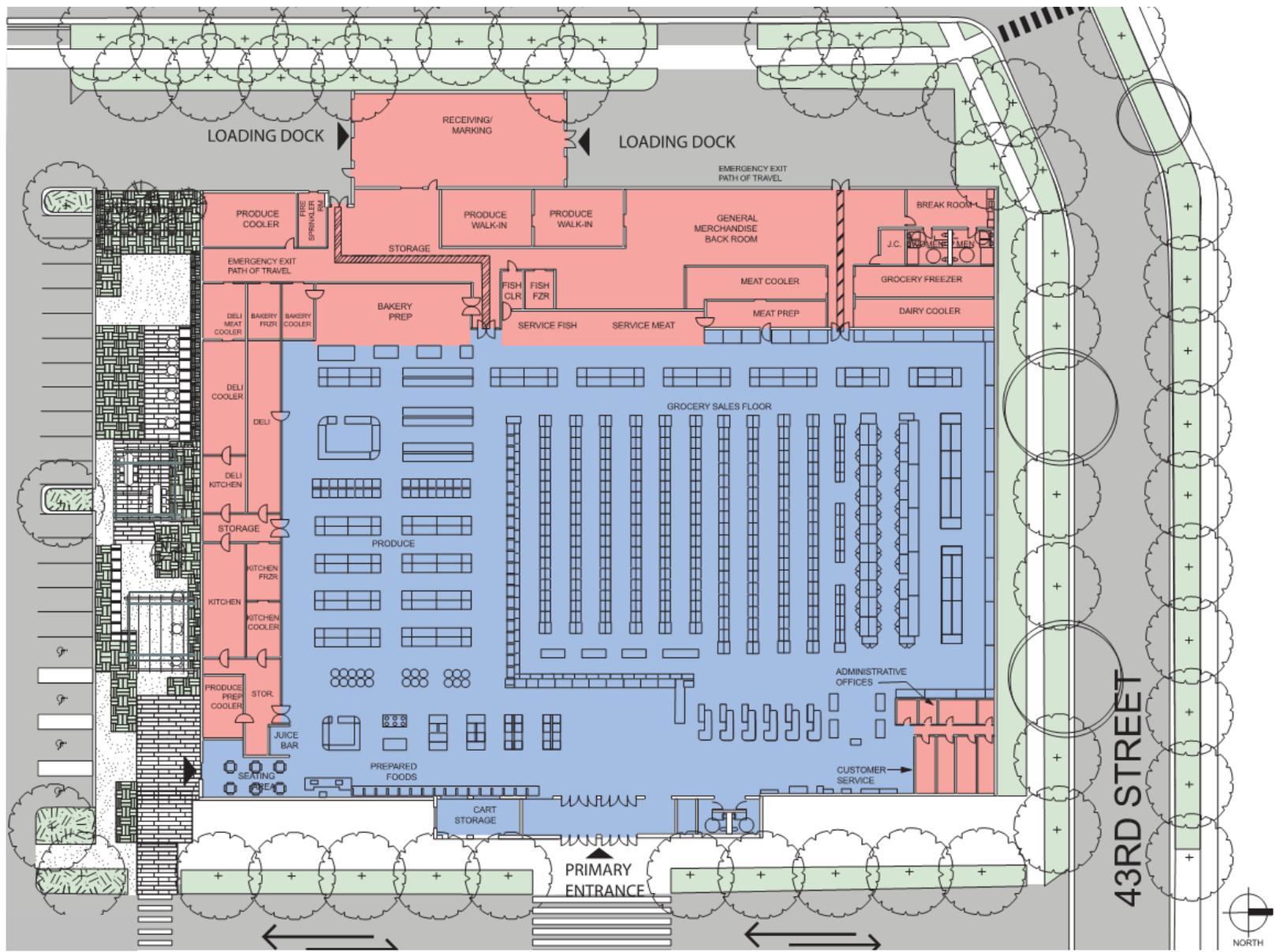
AERIAL VIEW FROM SOUTHEAST DIRECTION OF SUBAREA A - PHASE I

10/21/2021

GROCERY

Site Plan:

- 125 Parking Spaces - (Not all shown here)
- Large Raised Speed Table from Parking to Primary Entrance
- Marked Pedestrian Pathway from Cicero Avenue with Speed Tables through Parking Lot
- Landscaped Plaza with Fixed Cafe Seating and Covered Trellis Areas
- Dedicated Public Art Areas on North and South Walls



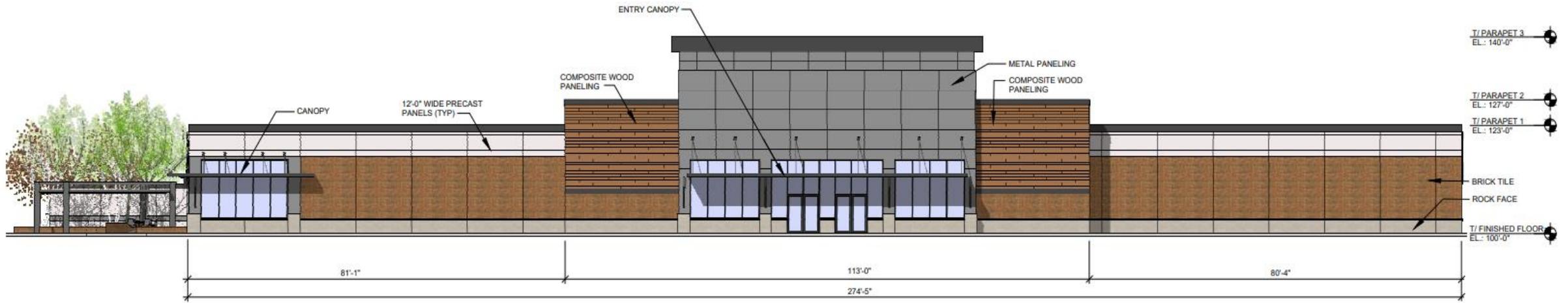
GROCERY SITE + GROUND FLOOR PLAN

10/21/2021



EXISTING VIEW

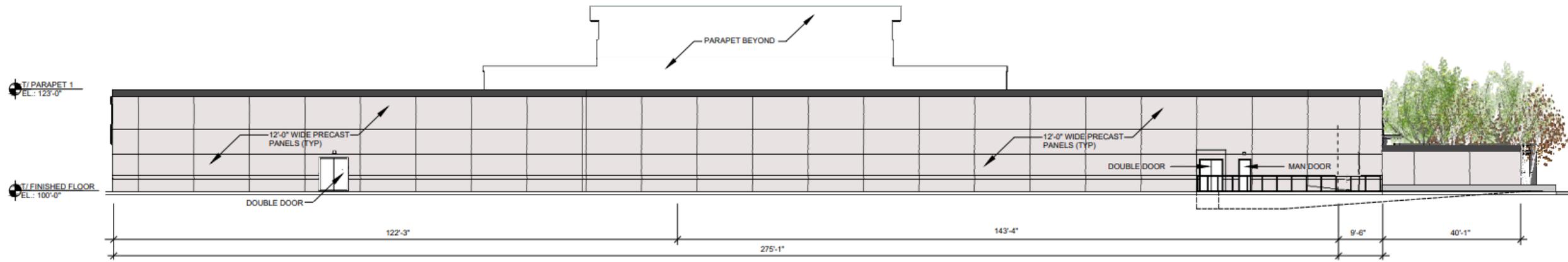




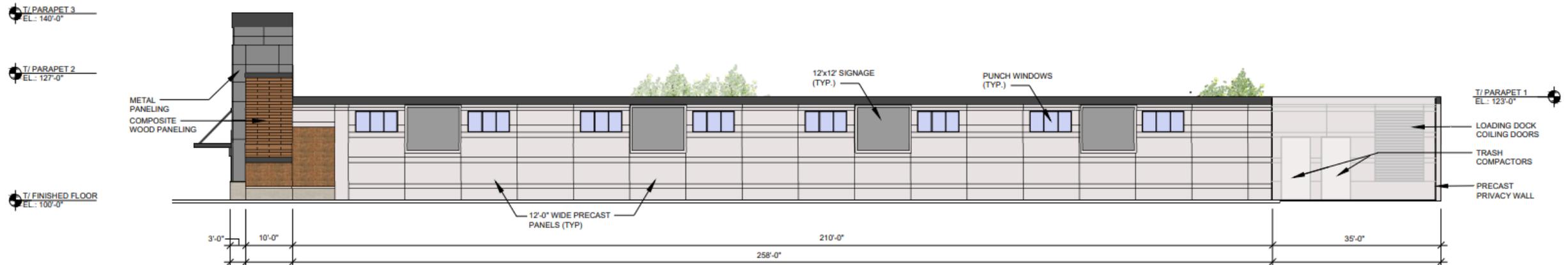
1 EAST ELEVATION
Scale: N.T.S.



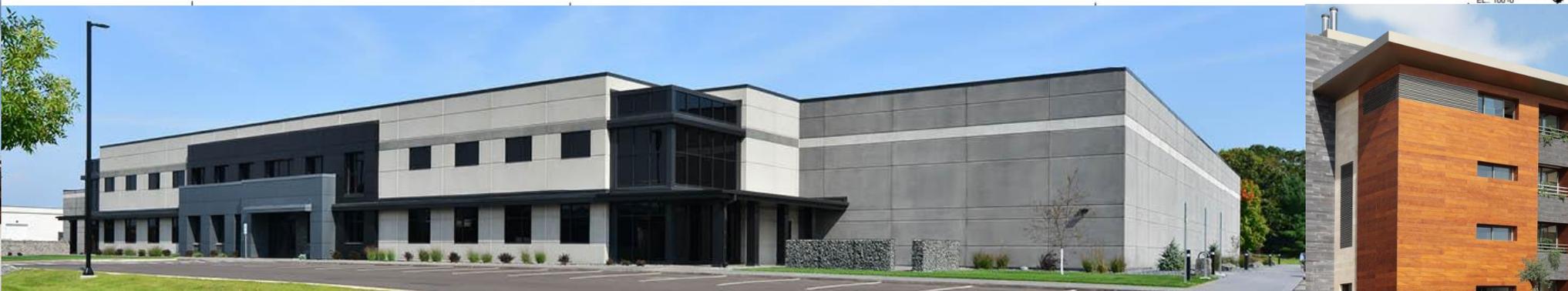
2 SOUTH ELEVATION
Scale: N.T.S.



3 WEST ELEVATION
Scale: N.T.S.



4 NORTH ELEVATION
Scale: N.T.S.



BUILDING MATERIALS

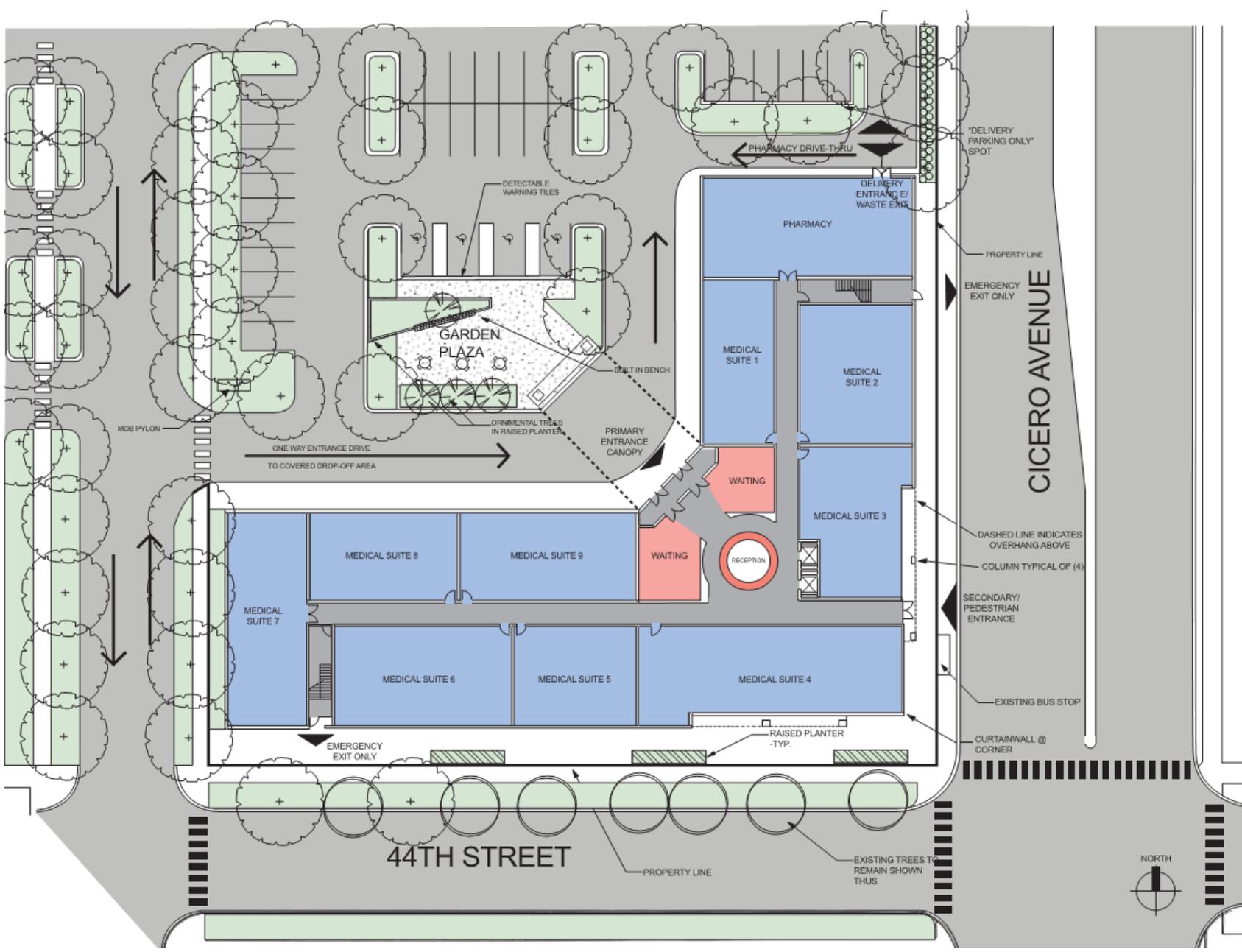
10/21/2021

PRECAST CONCRETE PANELS WITH MASONRY INLAY, WARM WOOD INLAY, PANELS, GLAZING AT ENTRIES FOR CONNECTION TO PEDESTRIANS

MEDICAL OFFICE BUILDING

Site Plan:

- 117 Parking Spaces - (Not all shown here)
- Covered Primary Vehicular Drop-off Area with One-Way Dedicated Entry Drive
- Dedicated Pylon Signage
- Secondary Pedestrian Entrance at Cicero Bus Stop
- Landscaped Seating Plaza
- Architectural Feature at Cicero and 44th
- Isolated Pharmacy Drive-Through and waste pick-up



MEDICAL OFFICE BUILDING SITE + GROUND FLOOR PLAN

10/21/2021



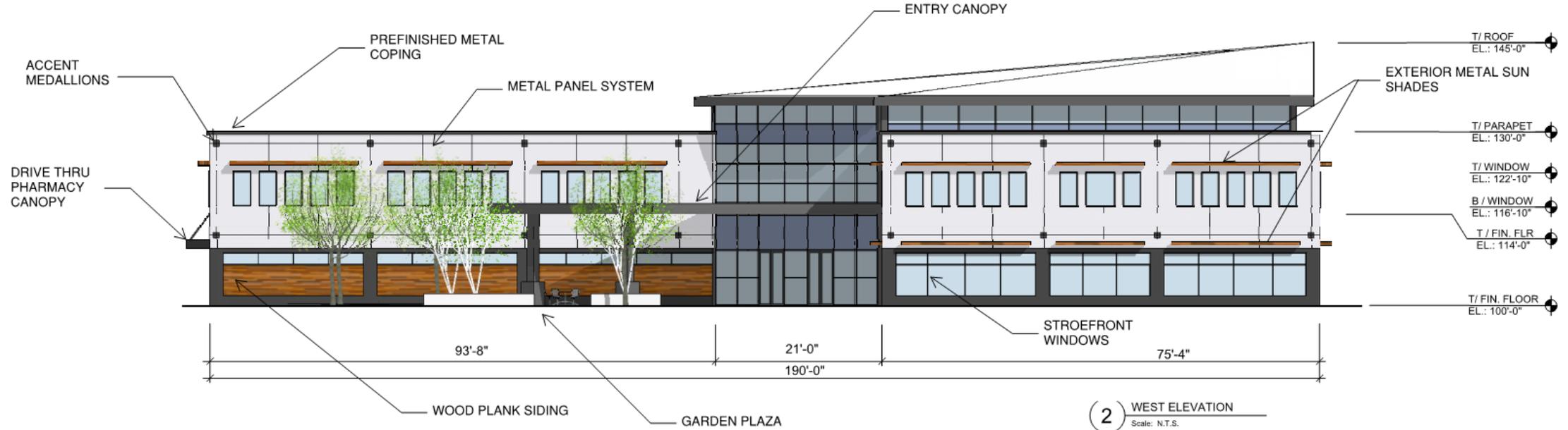
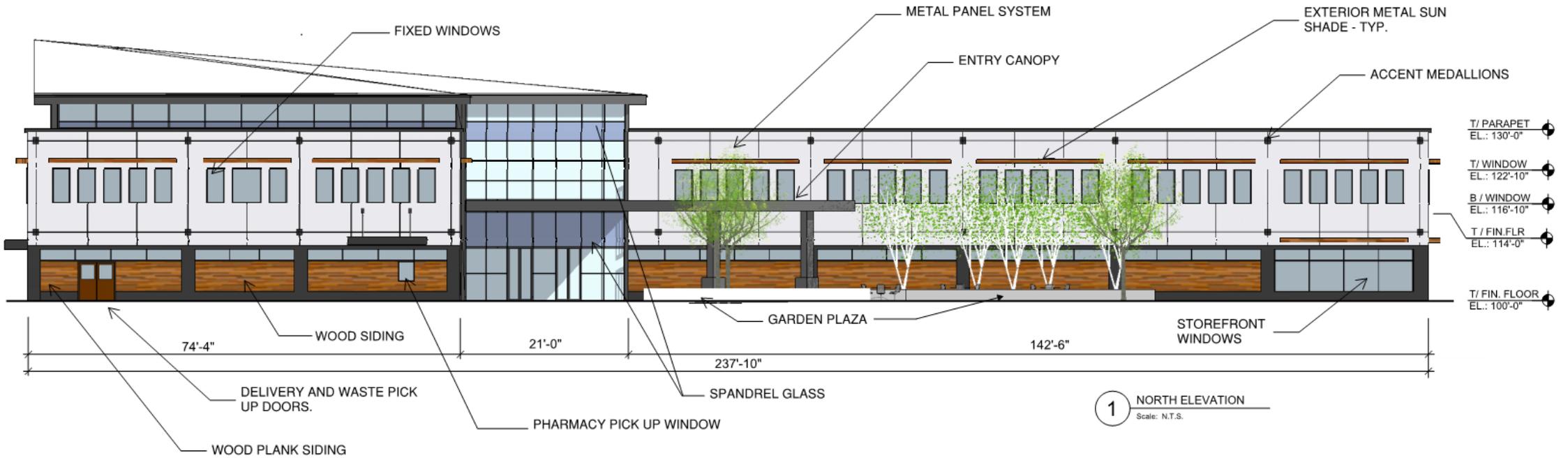
PEDESTRIAN CONTEXT

10/21/2021

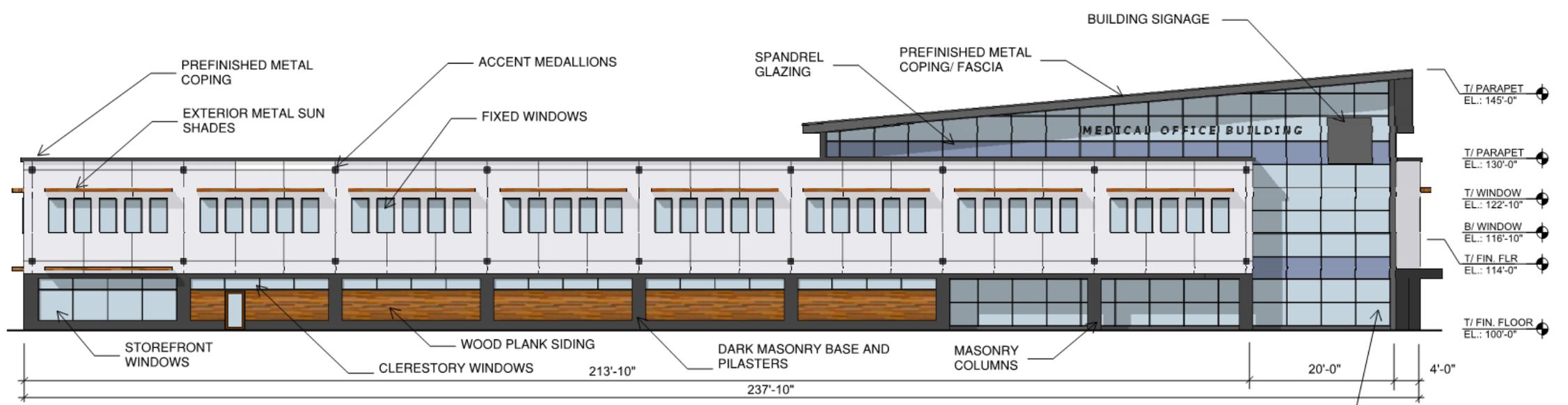


EXISTING VIEW

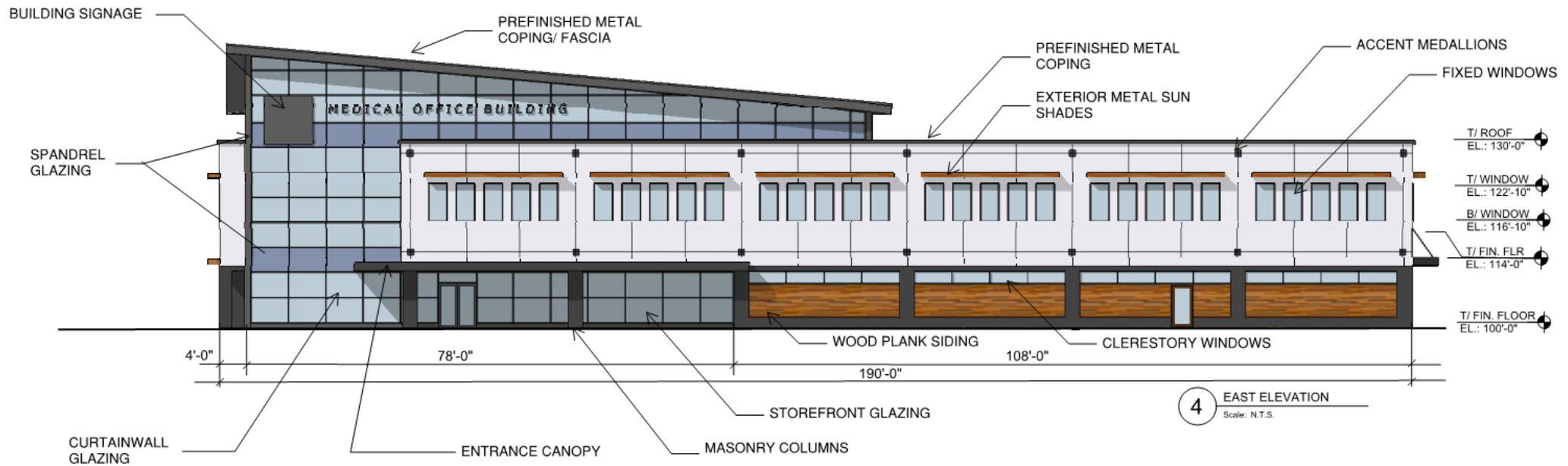




MOB ELEVATIONS



3 SOUTH ELEVATION
Scale: N.T.S.



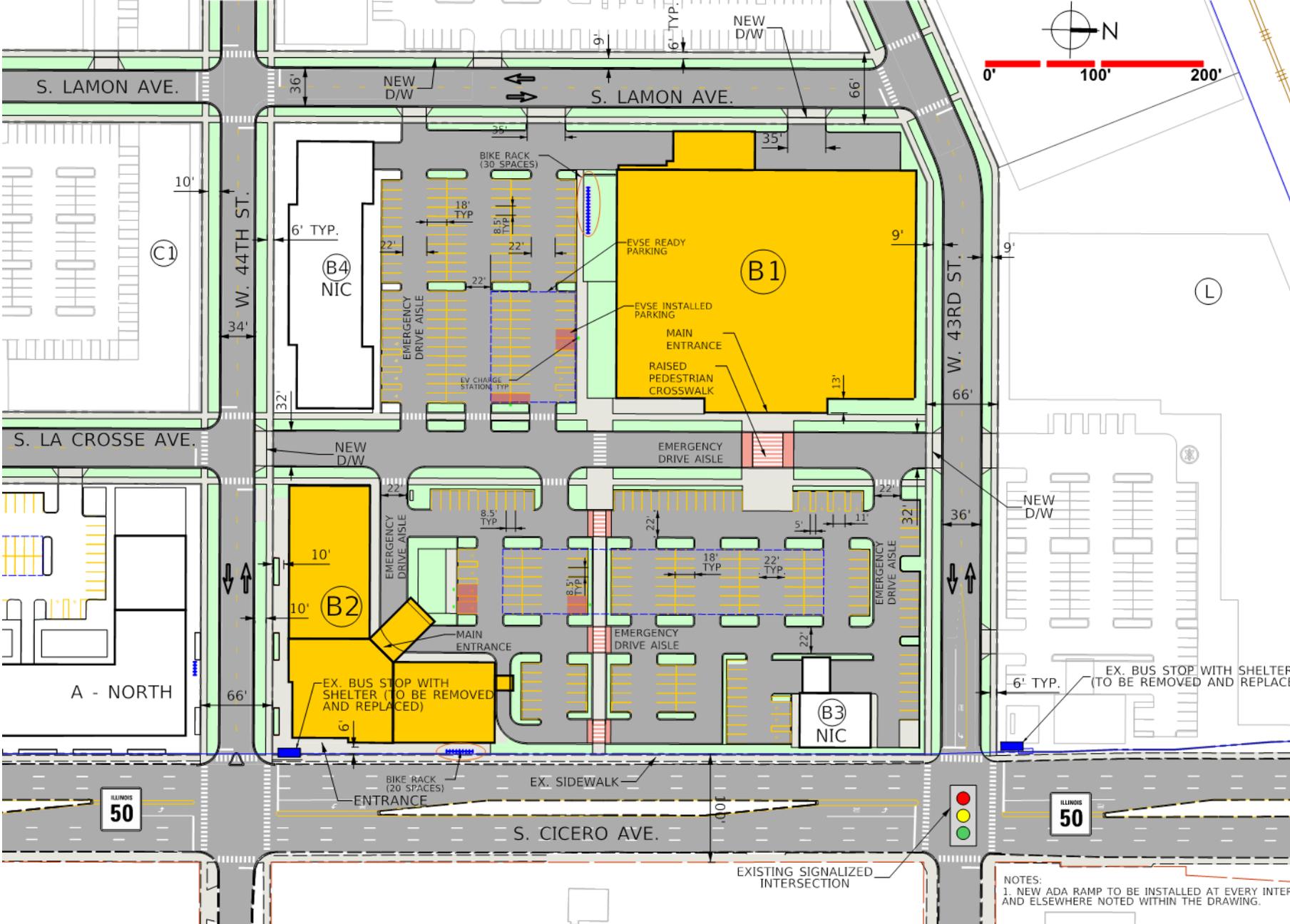
4 EAST ELEVATION
Scale: N.T.S.



BUILDING MATERIALS

10/21/2021

MAINTENANCE FREE METAL PANELS, GLAZED BOX W/ DYNAMIC ANGLES
WARM WOOD BASE EMPHASIZING HUMAN SCALE



- Site designed to promote the circulation and mobility of pedestrians, bicyclist and vehicles
- Raised pedestrian access connection between 44th Street bus stop and Grocery Store/MOB provided
- Overall improvement will use local roadways to connect to Cicero Avenue in order to minimize traffic congestion
- Safe and effective emergency vehicle access provided to Overall Site and inside individual development Parcels
- Site access to Subarea A Phase I only at designated high visibility driveway locations off of local roads, no direct access to Cicero Avenue
- Site will provide complete ADA accessibility to all buildings, ADA corners at all intersections
- Streets to be realigned to reconnect with the existing City Grid System
- New Streets will be constructed in accordance with City Standards, paving will consist of asphalt over concrete base over aggregate base course
- Parking Lot designed such that it creates smaller areas separated by landscaping elements and located behind proposed buildings
- Bicycle Parking Facilities at accessible locations will be provided, coordination is on-going with Divvy for installation of Divvy station at the intersection of LaCrosse Avenue and 44th Street

TRANSPORTATION, TRAFFIC, AND PARKING

- Improvements designed to contain the 100 Year Storm within each Parcel Boundary
- Underground detention storage facility accommodating requirements of the design storm will be installed under lot areas with independent connections to the City sewer network where possible
- Site stormwater discharge shall be calculated using the CDWM Stormwater Tool and be in accordance with CDWM allowable release rates
- Landscaped and vegetated areas on-site will be maximized to the practical extent possible, 15% of total site landscaped is set goal
- Where feasible groundwater infiltration BPM's shall be implemented to naturally recharge the soil
- Bioswales, vegetated swales, roof runoff BMP's will be implemented if determined to be feasible
- On new road segments, new catch basins with vortex restrictors will be installed, as necessary
- Parkway width has been maximized to practical extent possible

Traffic Impact Study LeClaire Courts Redevelopment

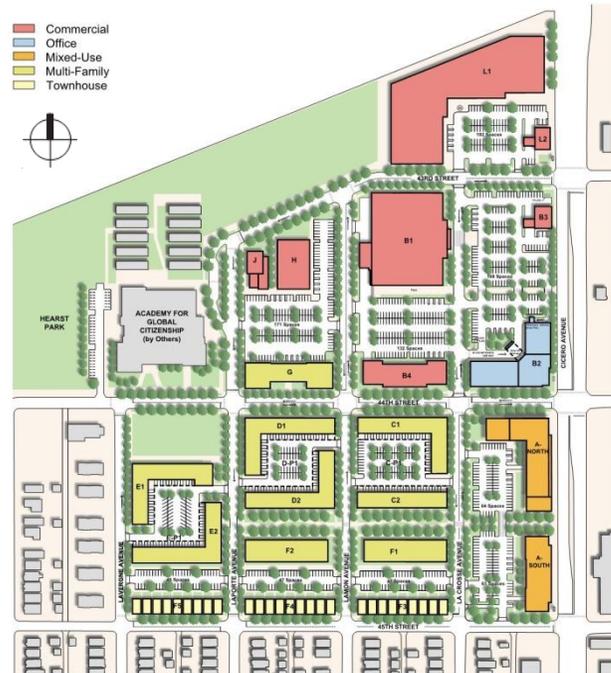
Chicago, Illinois



Prepared For:



October 6, 2021



Based on the proposed development plan and the preceding traffic impact study, the following conclusions and recommendations are made:

- The addition of the new traffic generated by the proposed mixed-use development is projected to have a limited impact on the operation of the street system.
- The proposed reestablishment of the street grid system as well as the proposed conversion of 43rd Street and 44th Street to allow two-way traffic is consistent with the recommendation outlined in the *Transportation and Access Study* commissioned by CHA for the redevelopment of the LeClaire Courts.
- These proposed modifications will allow inbound and outbound vehicles the opportunity to enter and exit onto Cicero Avenue via the signalized intersection at 43rd Street and 45th Street (proposed to be signalized) and reduce unnecessary circulation within the residential neighborhood to the south.
- In order to accommodate Year 2030 background traffic volumes at the intersection of 43rd Street with Cicero Avenue, the following improvements are recommended:
 - Provide an exclusive northbound to westbound left-turn lane on Cicero Avenue.
 - Restripe the eastbound approach to provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and a shared through/right-turn lane.
 - Widen the westbound approach to provide one inbound lane and three outbound lanes striped for an exclusive left-turn lane, a through lane and an exclusive right turn lane.
 - Modify the signal timings to provide for a protected-permissive northbound left turn phase and protected/permissive left-turn phases for the eastbound and westbound approaches.
 - Provide for a westbound right-turn overlap phase.
 - Provide pedestrian accommodations with countdown timers and high visibility crosswalks.
- The eastbound approach of 44th Street at its intersections with Cicero Avenue should be widened to provide one inbound lane and two outbound lanes striped for a shared left turn/through lane and an exclusive right-turn lane.
- The intersection of Cicero Avenue with 45th Street should be under traffic signal control.



In order to integrate the site into the surrounding neighborhood and reduce isolation, the area streets will be restored to the typical Chicago grid system. Based on this and in order to provide efficient circulation for the proposed development as well as the recently approved AGC school, the following is a summary of the recommended changes to the circulation and traffic patterns in the area:

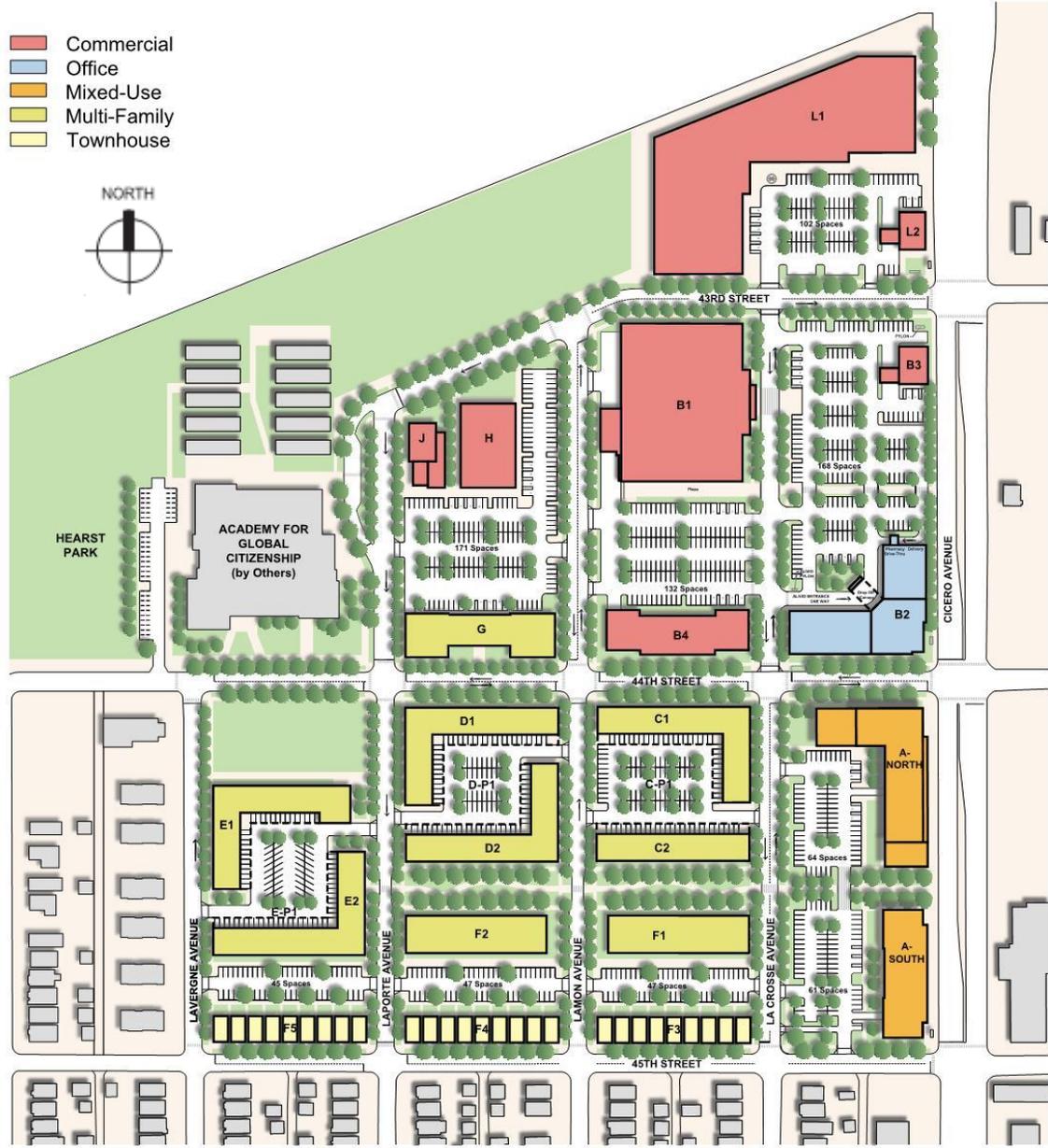
- Extend 43rd Street for 700 feet west of Cicero Avenue to approximately the alignment of Lamont Avenue and convert it to allow two-way traffic.
- West of this point, 43rd Street will turn south and become LaPorte Avenue where it should continue being one-way southbound as it was recommended and approved for the AGC school.
- Convert 44th Street to two-way traffic between Cicero Avenue and the alley west of Lavergne Avenue.
- Remove the westbound stop signs on 44th Street at La Crosse Avenue, Lamont Avenue and Lavergne Avenue.
- Convert the intersection of 44th Street with LaPorte Avenue to an all-way stop control.
- Provide a stop sign for southbound traffic on La Crosse Avenue at its intersection with 45th Street.
- Provide stop signs for the northbound and southbound approaches of Lamont Avenue and LaCrosse Avenue at their respective intersections with 44th Street.

17-08-0905: Pedestrian Orientation

- Safe and Attractive Walkways and Pedestrian Routes
 - Grocery – Primary Entrance is accessed by a large Brick Paved Raised Speed Table
 - Grocery Plaza – Accessed by a protected, marked and landscaped thru site walkway
 - Grocery - Access from the south is enhanced by a continuous tree-lined “streetscape design” in lieu of primary parking access .
- Emphasizing Building entries through Architecture and Design
 - All Entrances are marked with a distinctive Canopy Feature that create a Presence on the street.
- If Windowless Walls are necessary because of Buildings Use or Activity, they should be articulated with architectural/material relief, planters, etc. to reduce scale and add visual interest.
 - Medical – Medical Exam rooms prevent large expanses of windows – street level is articulated with clerestory windows, warm and inviting horizontal wood planks, and further delineated with pilasters marking the bays that mimic the adjacent columns.
- Adequate sidewalk widths should be maintained to ensure pedestrian clear zones.
 - Medical – Building steps back at the southern corner along Cicero Avenue and 44th to allow for adequate Bus Stop access and pedestrian “waiting” at the corner.
 - Bus shelter can be replaced with fixed bench seating along the building façade and protected by the extended canopy, inviting the public to engage with the structure.

17-08-0906: Urban Design

- Create seamless or gradual transitions in Bulk and Scale
- Buildings on corner sites should be located close to both street frontages to help “Hold” and give prominence to the corner.
 - Medical – Functional two-story building enclosure holds a dynamic three-story glass box that lifts towards its 4-6 story mixed use Retail/Residential neighbor to the south.
- Service Areas should be located away from the street and away from Residential Buildings.
 - Grocery – Loading dock is in the rear of the site and further concealed with screen walls and landscaping.
 - Medical – Delivery and waste functions are held within the building proper at the northeast corner of the structure.





- A. Park Space to be provided across from the future Academy for Global Citizenship for the community
- B. A large landscaped open space corridor will be located in-between 44th Street and 45th Street to provide a safe and inviting pedestrian connection extending from Cicero to the west end of the improvement
- C. The landscape layout of the parcel will be designed to provide a landscape buffer area between the right-of-way and the development wherever feasible
- D. Recreational areas and public gathering space to be provided where appropriate

OPEN SPACE + LANDSCAPING

Green/ Sustainability - Focused Elements:

The Development at LeCLaire Courts will contribute to climate resiliency as follows:

- **Project Management:**
 - Focusing on Environmental Management during construction and Commissioning activities.
- **Site:**
 - Divert 80% Construction Waste from Landfill.
 - Erosion control, storm water management, native species selection with low-water tolerant plants.
 - Reducing light pollution and incorporating Heat Island reduction through highly reflective roofing membranes and site paving.
 - Opportunity to introduce Green Roof Systems
- **Energy:**
 - Using Highly rated opaque envelope and fenestration to enhance Thermal Resistance performance.
 - Reducing Lighting Power Density and installing controlled switching.
 - Providing a Building Automation System with efficient cooling equipment, air economizers, damper controls, leak prevention measures for fans and ductwork, and a VRF system.
 - Opportunity to introduce Solar Panels at Roof level .
- **Water:**
 - Reduce Water Use by 40%: Achieved by using 0.8 GPF WC // 1.5 GPM shower // 0.5 GPM lavatory faucet // 1.5 GPM kitchen faucet in units.
 - Reduce irrigation through low-water tolerant plantings.
- **Materials and Resources:**
 - Using Environmental Product Declaration (EPD) materials.
 - Reducing waste during construction and operation.
 - Specifying quality materials and installation methods with field inspections including air barriers and vapor retarders.
- **Emissions:**
 - Maintaining the Ozone-Depleting Potential < 0.03 and including leak detection on chillers.





Affordability:

- More than 50% of residential units will exceed ARO requirements.
- CHA units will be affordable to residents earning between 0-80% of AMI

Public Benefits

- Provide fresh grocery
- Provide FQHC healthcare
- Create new construction and permanent jobs
- Improve and restore City street grid
- Create outdoor space for community use
- Enhanced pedestrian experience
- Create new family affordable housing
- Create new market rate rental housing
- High-speed internet access and wifi throughout development
- Provide Community art on-site with youth involvement
- Community center with job training programming

Residential

- Approximately 700 new mixed-income residential units
- New neighborhood open space
- Pedestrian focused community design
- Broad mix of residential building types
- Inclusion of 3 and 4 bedroom units for larger families

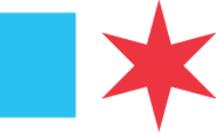
The City's Participation Goals are:

26% Participation from Qualified Minority Business Enterprises

6% Participation from Qualified Women Business Enterprises

50% Participation from Chicago Residents





DPD Recommendations

DPD has concluded that the proposal is appropriate for the site, and supports this development for the following reasons:

1. The proposed Planned Development promotes economically beneficial development patterns, per 17-8-0103, as evidenced by the redevelopment of land that has stood vacant for 15 years, the provision of more than 700 units of housing and 400,000 square feet of retail and office space;
2. The proposed Planned Development is compatible with the character of the surrounding area in terms of uses, density and building scale, per 17-13-1300 by reestablishing a commercial frontage along Cicero Avenue and scaling height and density appropriately to meet lower density residential areas to the south and west;
3. The proposed Planned Development provides accessible open space and recreation areas for residents and workers, and landscapes open areas on the site, per 17-8-0909;
4. The proposed Planned Development reinforces desirable urban features within the area by reestablishing the commercial frontage along Cicero Avenue, developing vacant land, and providing generous pedestrian realm improvements, per 17-8-0906; and
5. The proposed Planned Development complies with the PD standards established in 17-13-0600.