

LASALLE STREET REIMAGINED INVITATION FOR PROPOSALS

ADDENDUM NO. 3 (December 9, 2022)

This Addendum No. 3 to the LaSalle Street Reimagined Invitation for Proposals (“IFP”) provide answers to questions received related to: (1) Providing affordable units by incorporating required off-site ARO units from other downtown projects and (2) Dwelling unit and efficiency unit definitions. Addendum No. 1 was issued on October 28, 2022, and Addendum No. 2 was issued on December 6, 2022. Both can be found on the LaSalle Street Reimagined website: www.chicago.gov/lasalleifp

(1) Is it acceptable for a proposal to provide additional affordable units (above the 30% on-site affordable units required in the IFP) by incorporating required off-site ARO units from other downtown projects and therefore lessen the financial assistance ask? Alternatively, is it acceptable for a proposal to include other required off-site ARO units from other downtown projects to fulfill the 30% IFP requirement and therefore lessen the financial assistance ask?

It is acceptable for a proposal to provide additional affordable units (above 30%) by incorporating required off-site ARO units from other downtown projects. However, the proposal shall identify the other triggering downtown project and timing when the payment can be made. Applicants should provide a letter from the other development ownership entity confirming their participation and clarify if the team has informed the impacted Aldermen. However, it is not acceptable for a proposal to include other required off-site ARO units to fulfill the 30% IFP requirement.

(2) The zoning code specifies minimum lot area (MLA) standards for dwelling units and efficiency units (17-4-0404-A) and a maximum percentage of efficiency units (17-4-0409-A). What defines an efficiency unit versus a dwelling unit and is any relief available from such standards?

Dwelling units are defined under Section 17-17-0248, of the Chicago Municipal Code, and efficiency units are defined under Section 17-17-0249. There is no minimum or maximum square footage definitionally defined for a dwelling unit. Therefore, provided a unit either: i) exceeds 700 square feet with any room and floor plan arrangement, or, ii) if smaller than 700 sf, includes a separately enclosed room dedicated for sleeping, then such unit can then be counted as a dwelling unit while simultaneously: i) being marketed for efficiency (studio, micro, etc...) unit purposes and ii) occupying spaces in the building (and/or re-use portfolio) that may not lend themselves to a traditional dwelling unit use.

In the alternative, where a unit does not exceed the 700 square foot size maximum and other limitations of an efficiency; but, is attempting to establish a privatize sleeping area, akin to that which is found in a dwelling unit, provided one wall of the separated sleeping room has a permanent opening of at least four feet in width then such unit can be counted as an efficiency.

Staff from the Zoning Bureau of the Department of Planning and Development can assist applicants and architects with typical floor plan arrangements pursuant to the above descriptions. All such adjustments are permitted by-right with no administrative or variation relief necessary.