



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



X 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

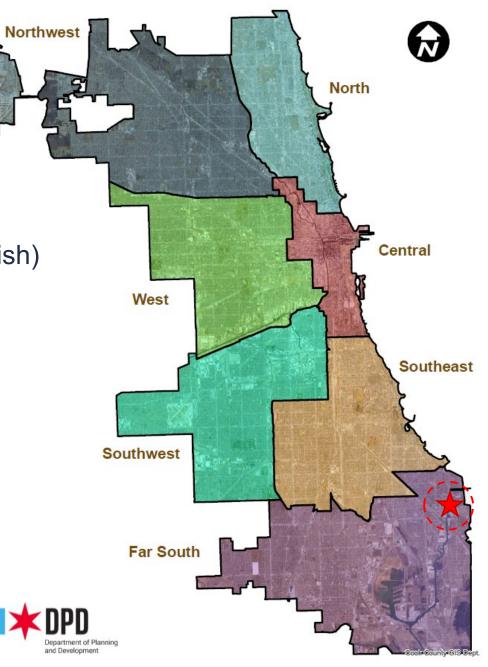
93% of housing stock built before 1970

Median Age: 34

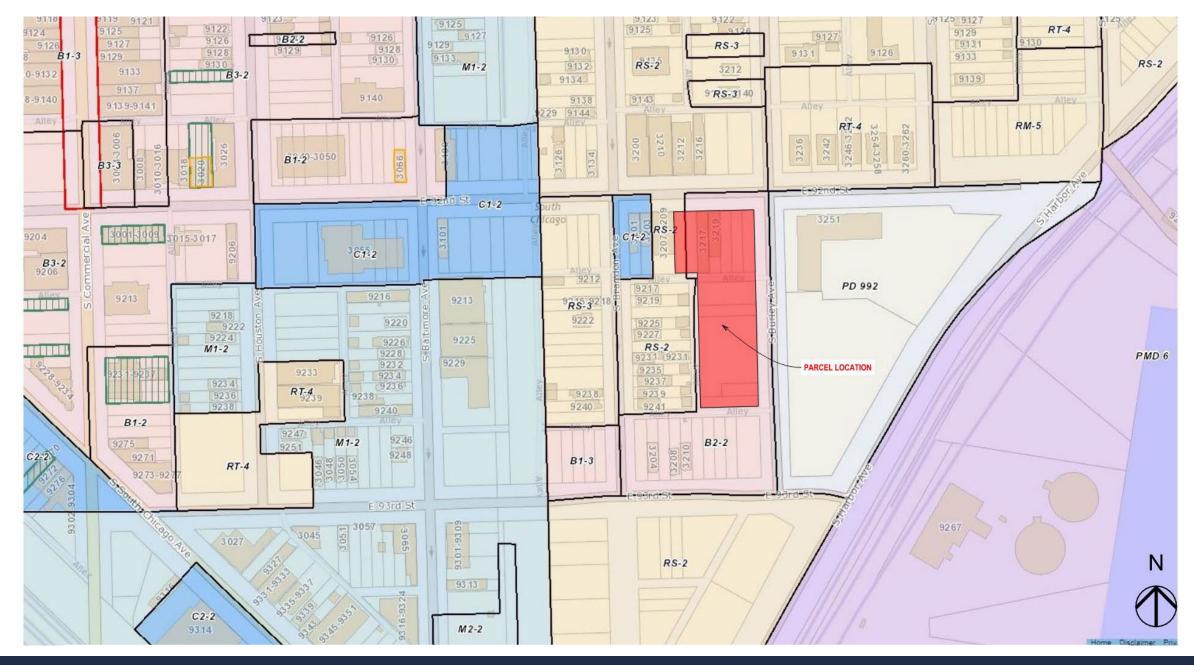
Race and Ethnicity, 2015-2019

	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.





























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



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)

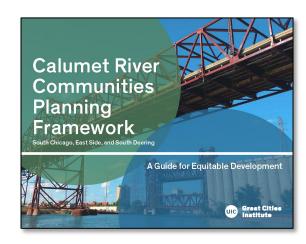
One of the listed/proposed projects



Southeast Side Visioning

Coalition for a South Works CBA (May 2020)

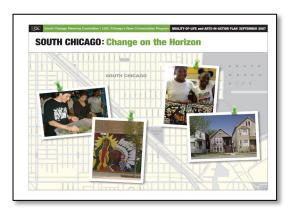
· Project Meets Affordable Housing Goals



Calumet River Plan & Framework

Great Cities Institute (February 2019)

· Affordable Housing listed Strategy



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



X Community Outreach

INTERACTIVE CHARETTE #1 2010

Neighborhood Scale





- **INTERACTIVE CHARETTE #2** 1/2012 Site Scale





INTERACTIVE CHARETTE #3 3/2012 **Building Scale**





- ·Neighborhood development strategies
- ·Sustainable planning
- Develop ideas for the redevelopment of hte 92nd St Corridor
- ·Generated ideas for "green" strategies
- ·Developed program uses
- Explored housing typologies



- ·Reviewed proposed design for building at 92nd & Burley
- ·Discussed ideas for integrating the development into the existing community fabric
- ·Generating and refining goals for the new development







X Design Progression

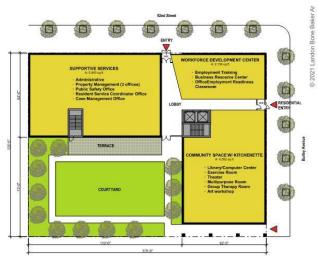


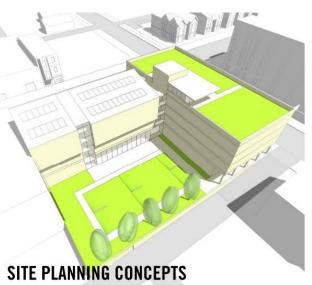














X Design Progression





LIHTC APPLICATION DESIGN

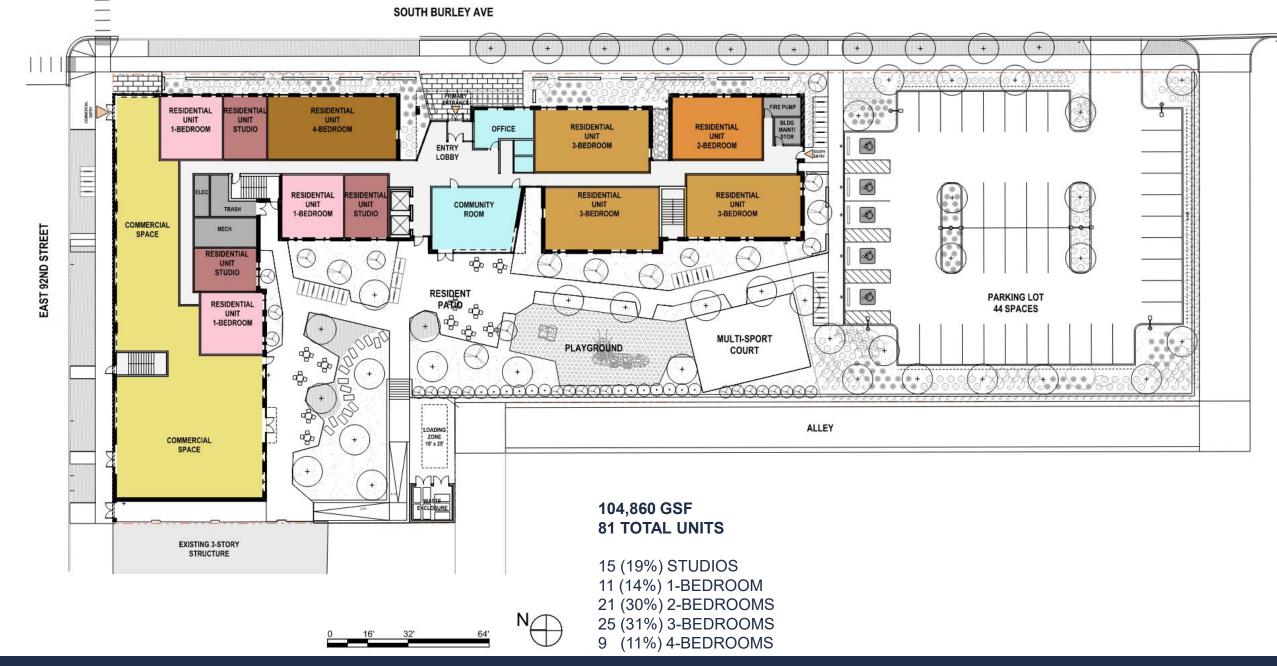


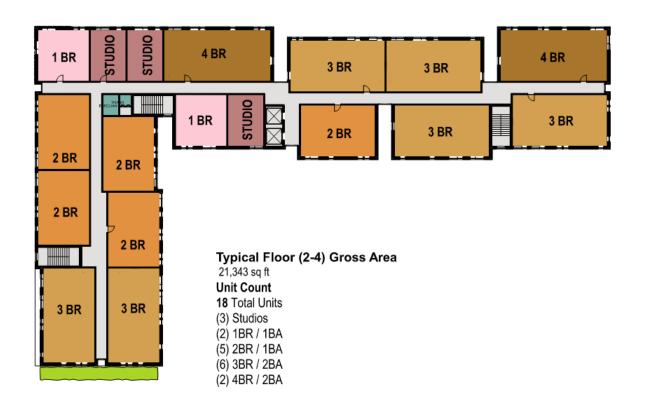


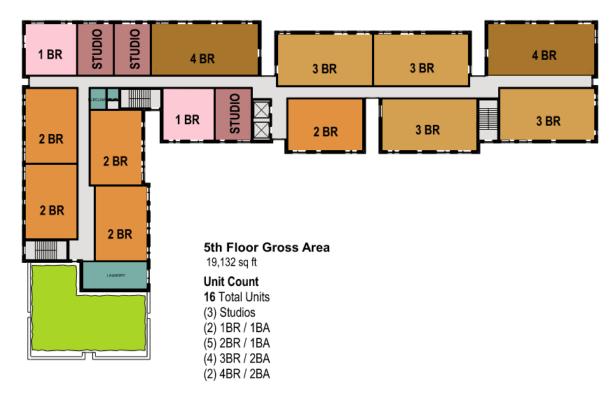
PREFERRED DESIGN OPTION









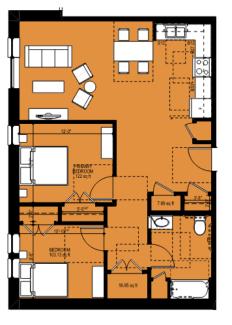




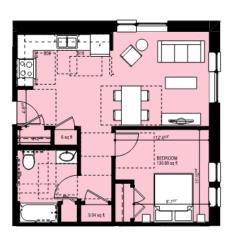
4-BEDROOM UNIT



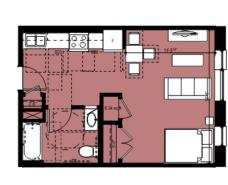
3-BEDROOM UNIT



2-BEDROOM UNIT



1-BEDROOM UNIT



STUDIO UNIT



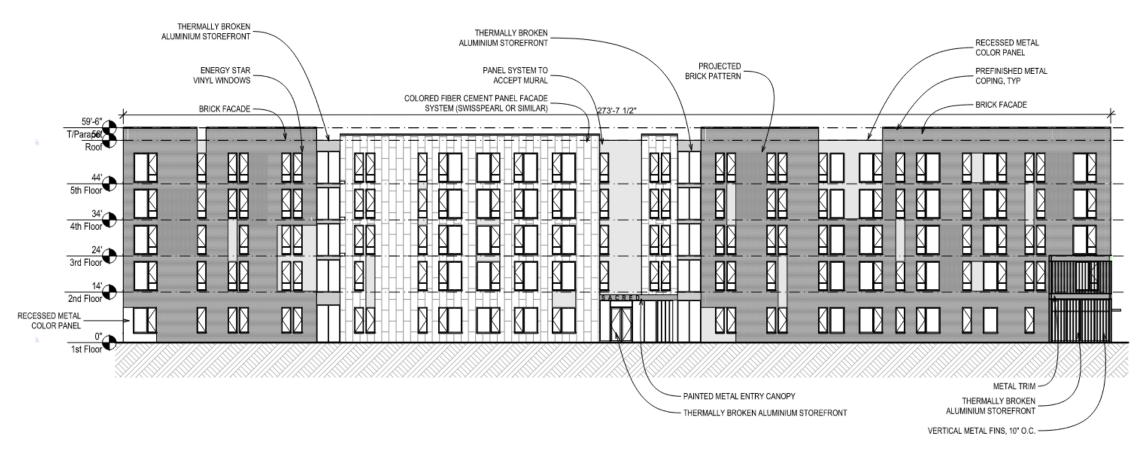
EAST BUILDING ELEVATION – Burley Ave and East 92nd Street looking SW



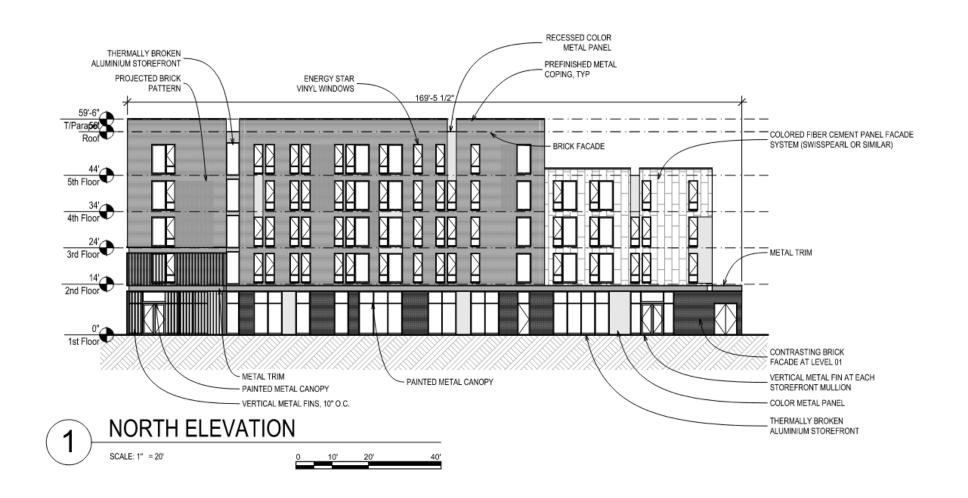
BUILDING EAST ELEVATION - Residential Entry View

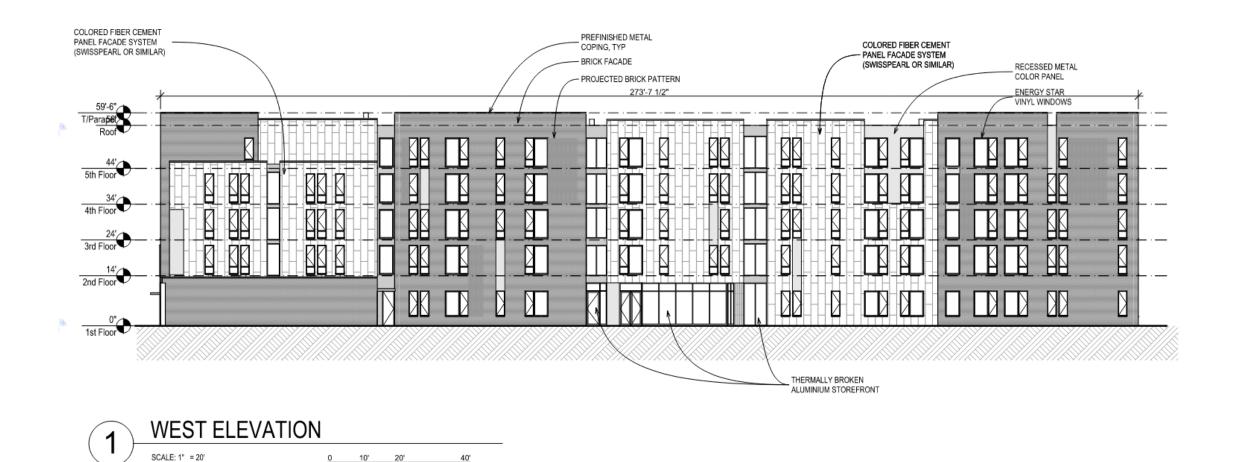


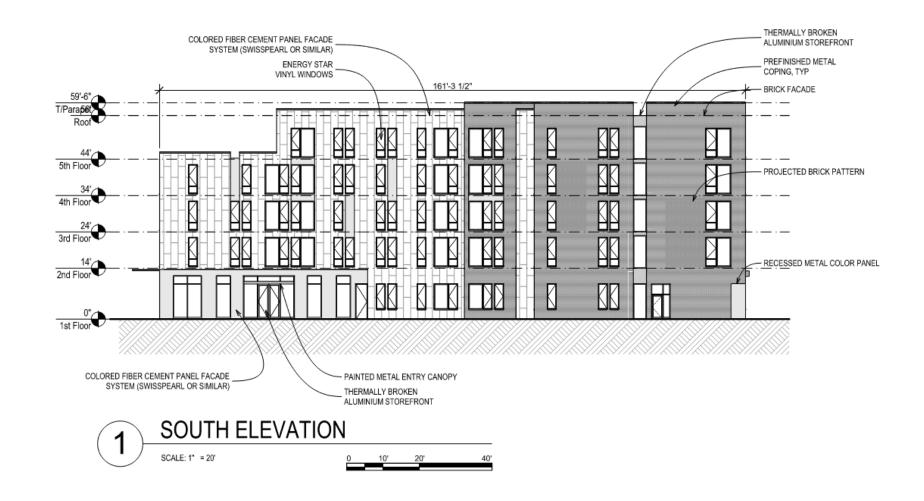
NORTH BUILDING ELEVATION - East 92nd Street looking SE









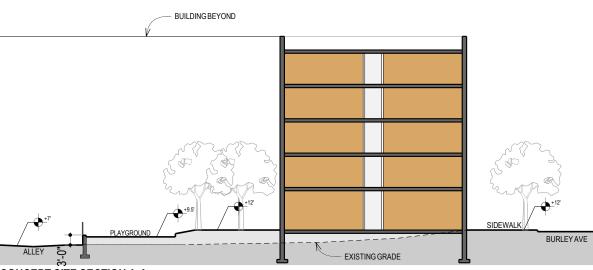




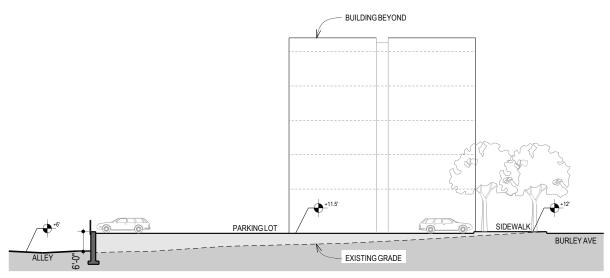
VIEW OF ALLEY OFF OF BURLEY AVE



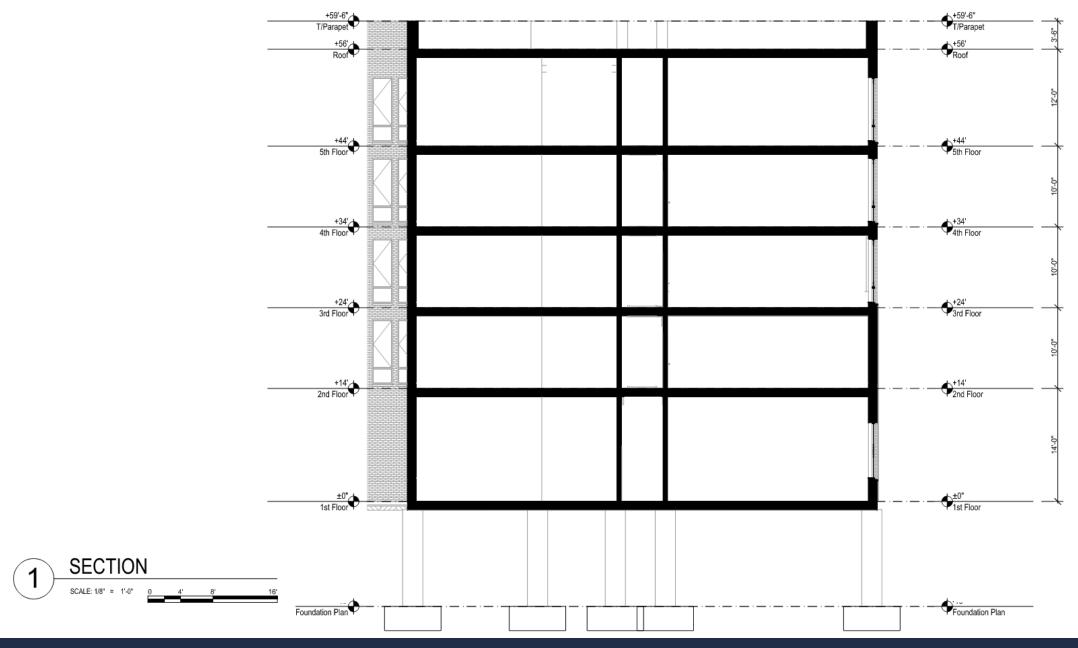
VIEW OF SITE LOOKING TOWARD 92ND AND BURLEY INTERSECTION



CONCEPT SITE SECTION A-A

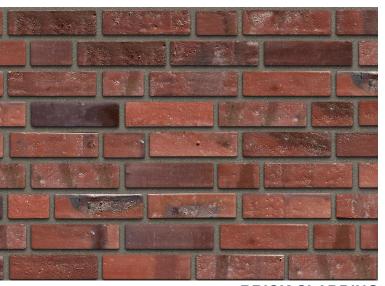


CONCEPT SITE SECTION B-B





BRICK WITH TEXTURED ACCENTS



BRICK CLADDING



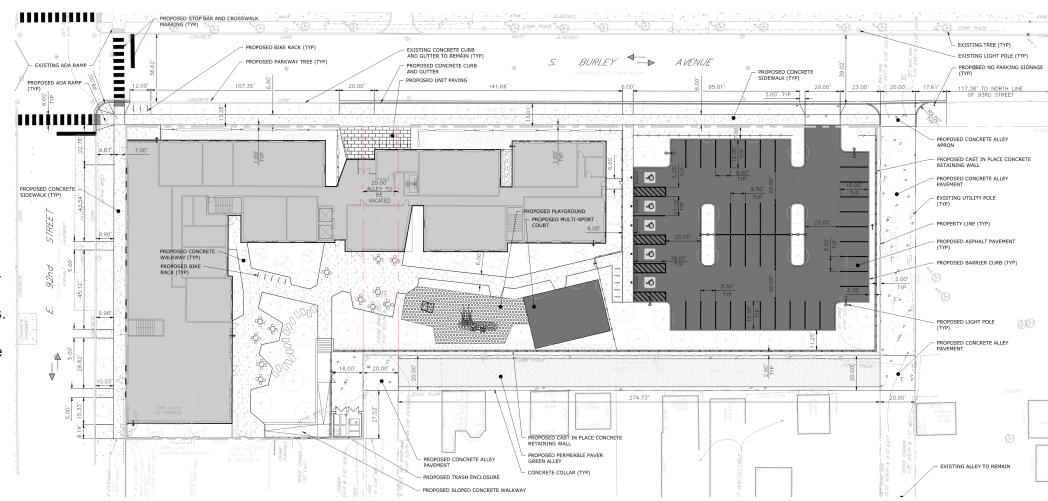


FIBER CEMENT PANEL FAÇADE SYSTEM WITH ACCENT COLORS



ALUMINIUM STOREFRONT SYSTEM

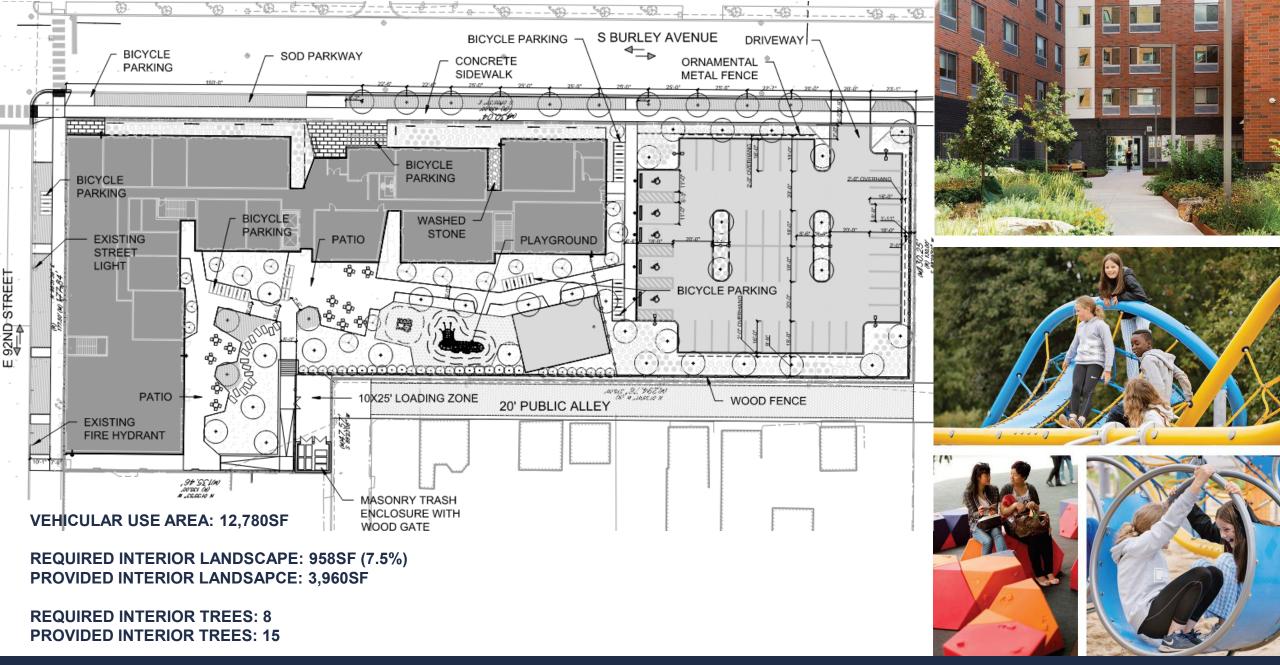
- The development will provide new pedestrian infrastructure along Burley Ave where it does not currently exist.
- The site is conveniently located a few blocks from the Metra Electric line and adjacent to local bus routes.
- The development will add 54 bike parking spaces throughout the site.
- The development includes 44 parking spaces on site to support the building residents.
- The adjacent N/S alley will be rebuilt using Green Alley standards with permeable pavers



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.



Chicago Sustainable Development Policy 2017.01.12



- Residential unit interiors will be outfitted with warm and attractive yet durable finishes, including programmable thermostats, LED lighting, and electric cooktop ranges.
- The generous residential elevator lobbies, corridors, and laundry room will be naturally daylit.
- Project will comply with the City of Chicago Sustainable Development Policy and will seek certification through Enterprise Green Communities.

Compliance Options	Point	ts Required		Sustainable Strategies Menu																															
			Health	h Energy									Storn	nwater				Lands	scapes		Green	Roofs	Wa	ater			Tra	ansportat	tion			Solid Waste	Work Force	32000	ldlife
		ab			_	Choo	se one		Choos	e one		Choose on	e							15	Choos	e one	Choos	se one										Choo	se one
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderale Reh	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buldings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification		400 50 05	40	0.0	- 00	00	40		40	- 00	40	00	40			-		_	-	-00	40	- 00	40	- 00	-		-		40			40	40		40
All Options Available Options With Certification	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
LEED Platinum	95	5/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	_5_	20	10	20	10	20	NA	5	NA	NA	10	- 5	_5_	_10	_10	. 5	10
Enterprise Green Communities*	80	20/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	-	5	20	10	20	10	20		5	5	5	10	5	5	10	10	5	10

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
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)

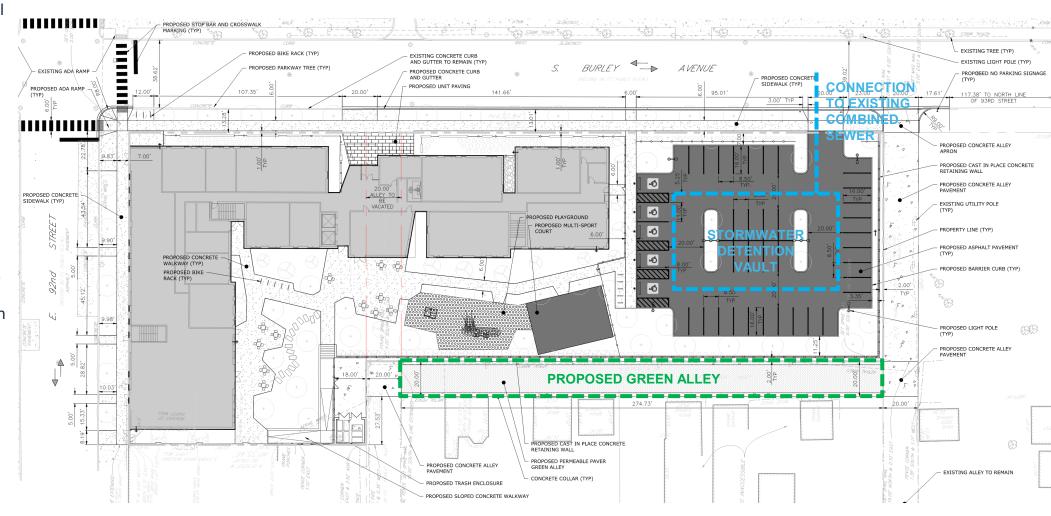
Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope STRATEGIES UNDER CONSIDERATION
BY THE PROJECT TEAM

Onsite:

- detention for the site inclusive of volume control Best Management Practices (BMP's). The following improvements are planned to meet the City of Chicago Stormwater Ordinance:
 - Rate Control: Precast concrete detention vault
 - Volume Control: A combination of permeable pavements, porous rubber soft surfacing and green space.

City Right of Way:

 A CDOT green alley is proposed on the west side of the project. The green alley will utilize permeable pavers to infiltrate stormwater runoff in the alley and provide 10-year storm event detention volume.



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 story 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



X 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 (17-8-0900 and 17-13-0609)
- 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 and 17-8-0905-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.