



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

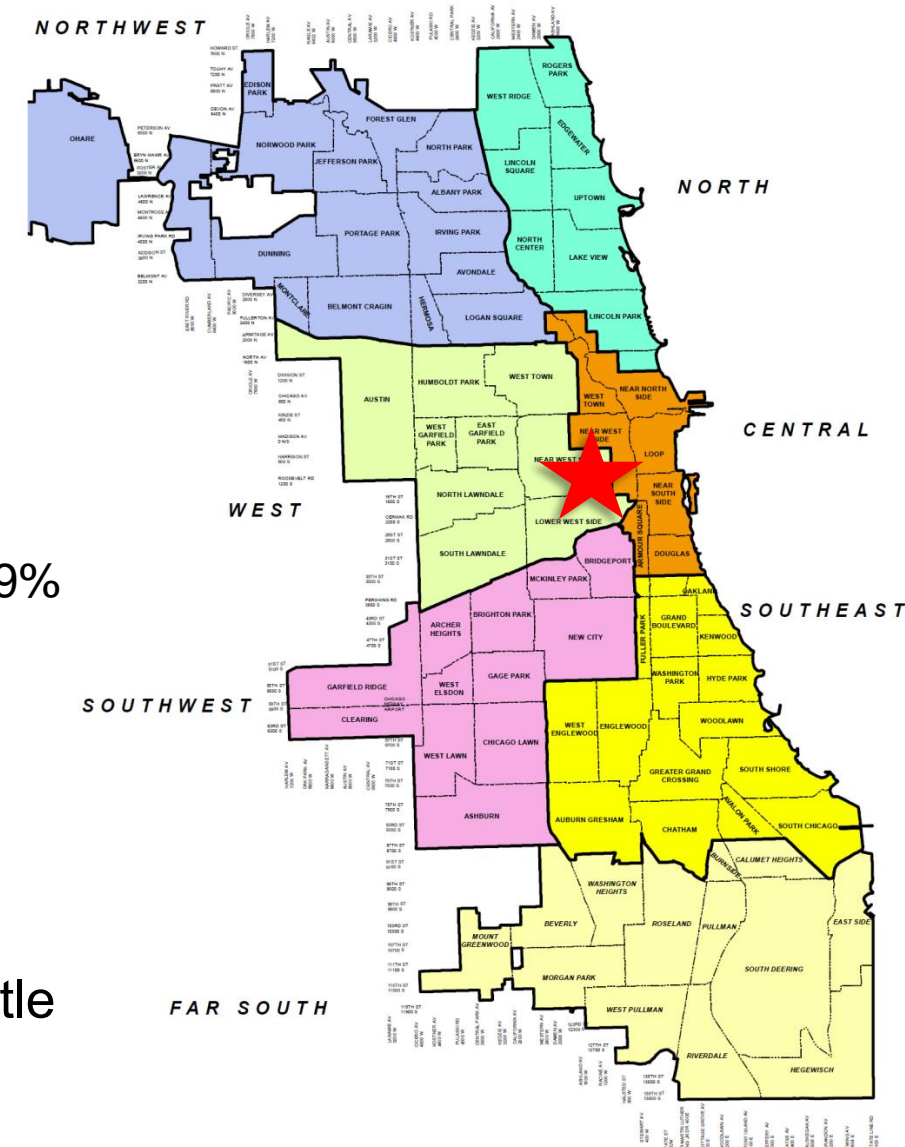
Two new 6 story building containing 70 residential units and a minimum of 40 parking spaces located at 1257 W Roosevelt and 1357 W Roosevelt

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



Planning Context



Plan for Transformation/Moving to Work

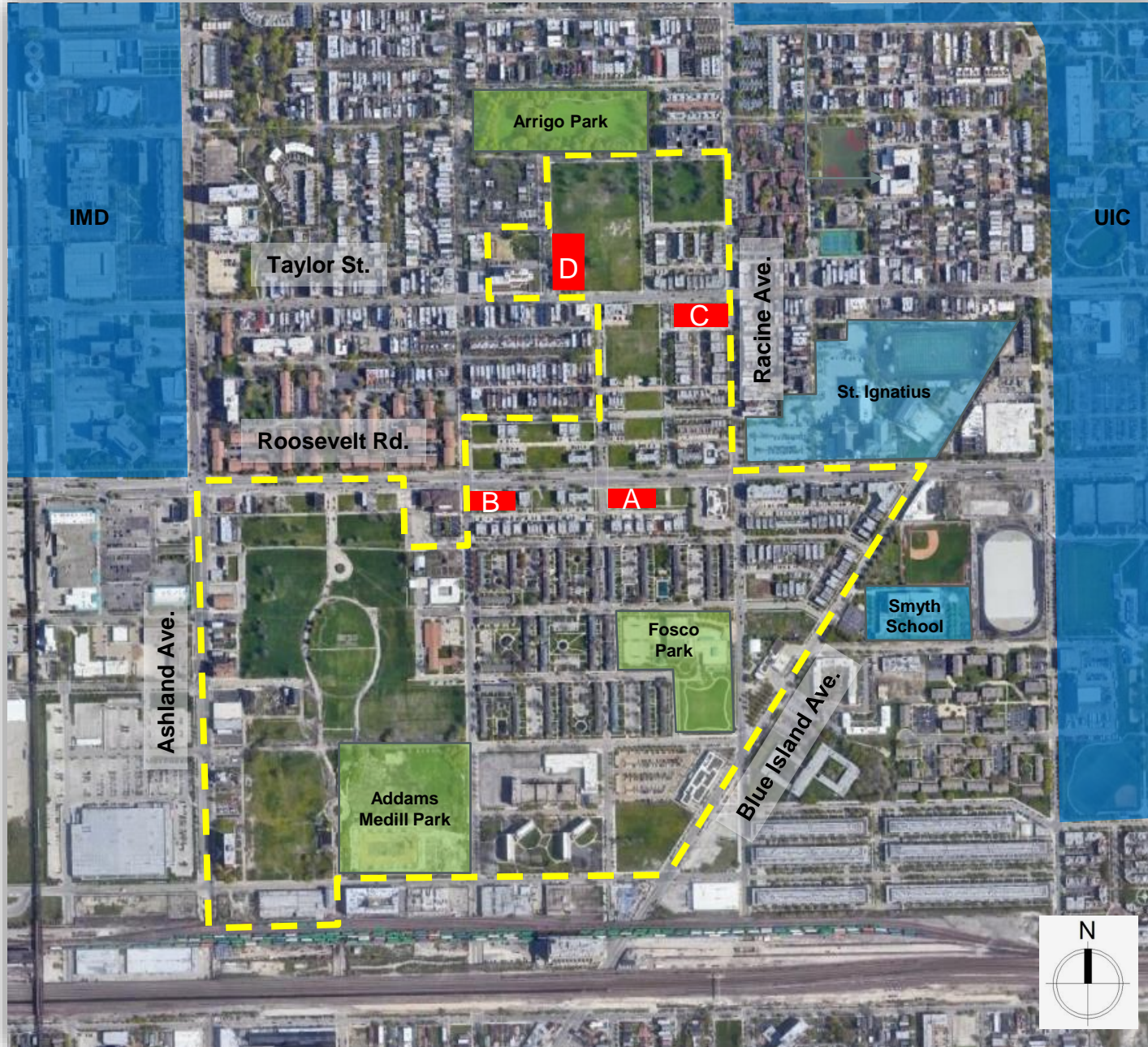
- 2000
- Chicago Housing Authority/HUD
- Creation of Mixed Income Communities at CHA housing sites

Greater Roosevelt Square – Planning for the Future

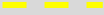
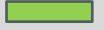


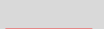

- 2016
- Chicago Housing Authority
- Reimagine the final phases of the Plan for Transformation, coordinating public, and private investments to develop healthy, vibrant communities

Legend

- PD Boundary
- Parks
- Dev. Sites
- Schools
- Univ. Dist.



Legend

- PD Boundary 
- Parks 
- Dev. Sites 
- Schools 
- P-Street 
- Transit 



A 1257 W Roosevelt Rd



B 1357 W Roosevelt Rd



C 1002 S Racine Ave

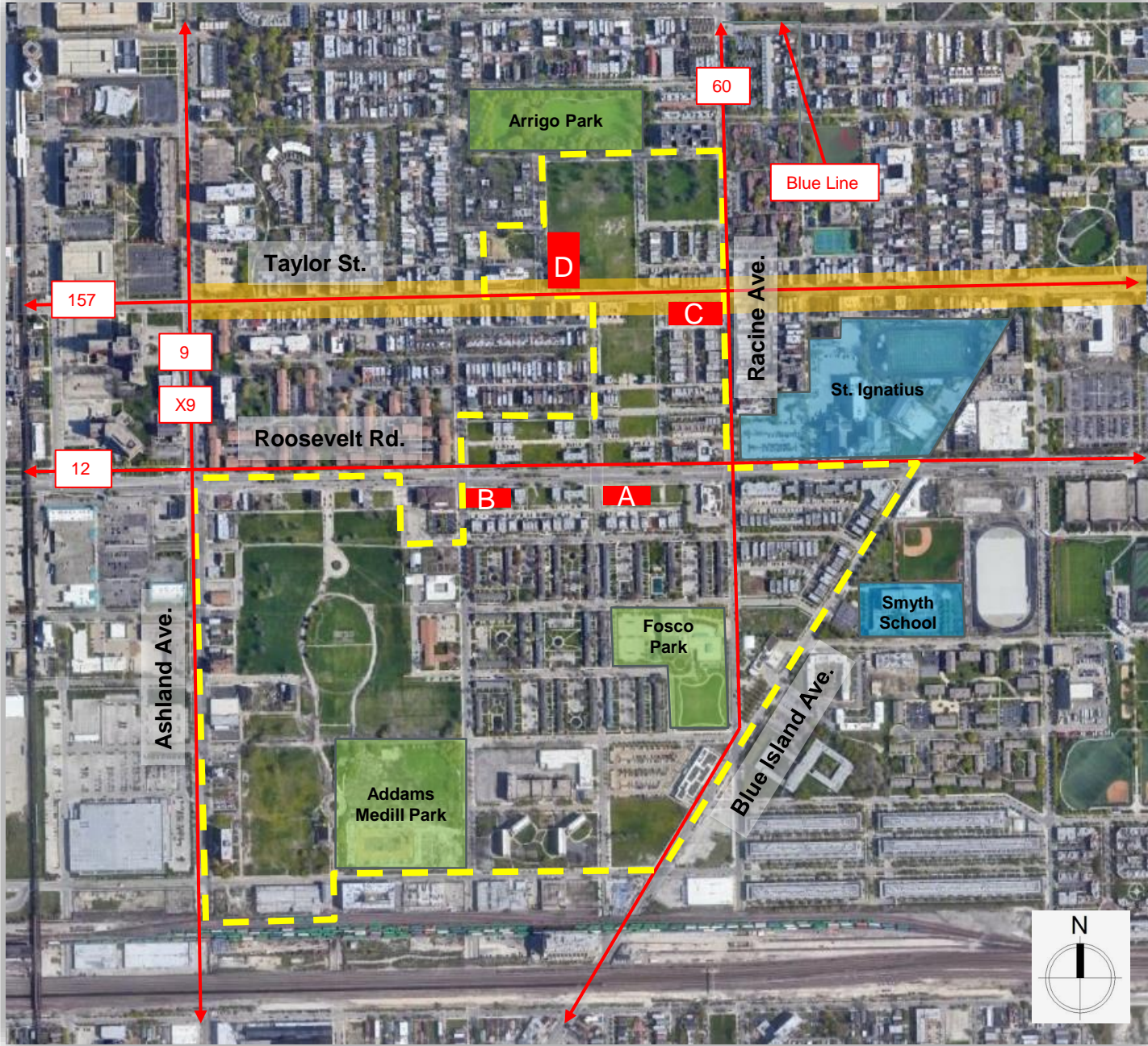


D 925 S Ada St



Legend

- PD Boundary
- Parks
- Dev. Sites
- Schools
- P-Street
- Transit



A 1257 W Roosevelt Rd



B 1357 W Roosevelt Rd

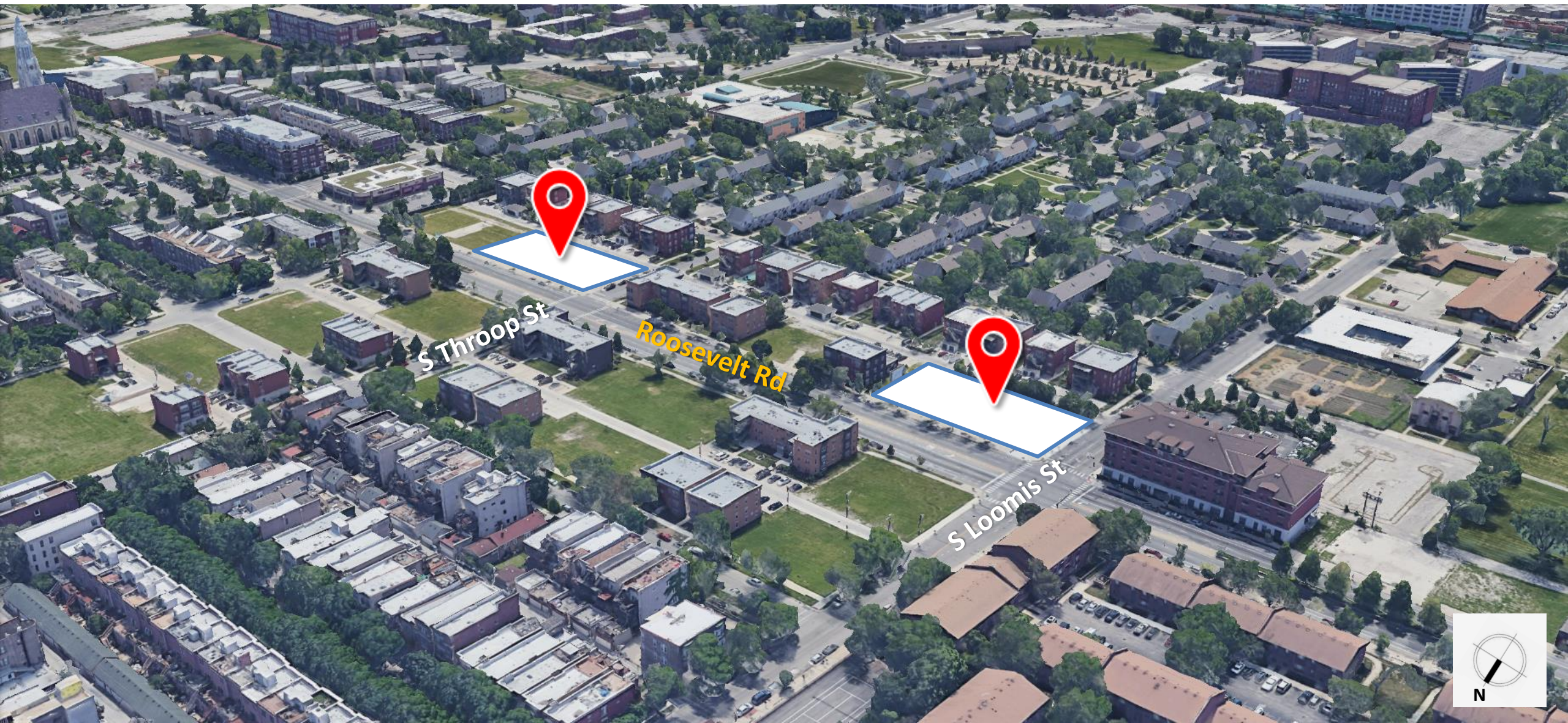


C 1002 S Racine Ave

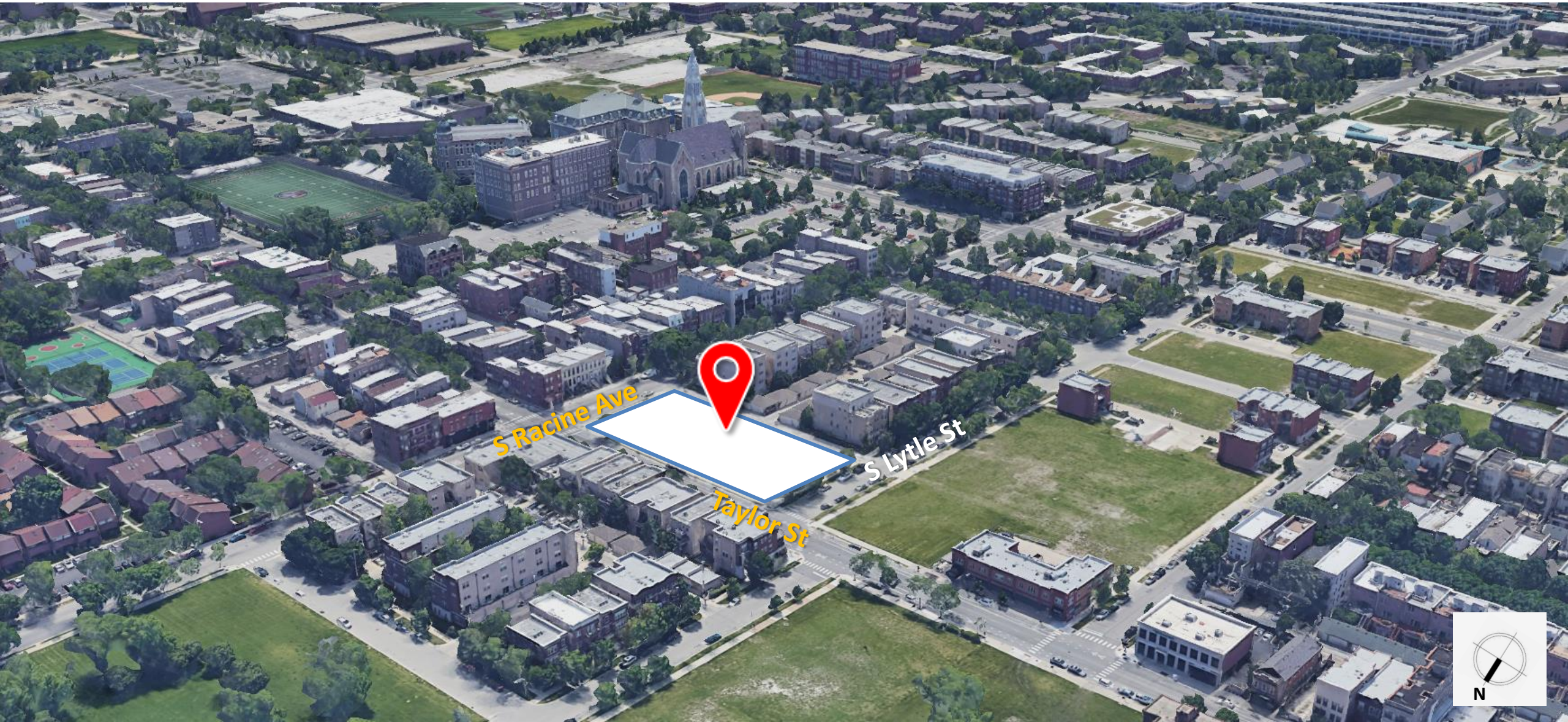


D 925 S Ada St

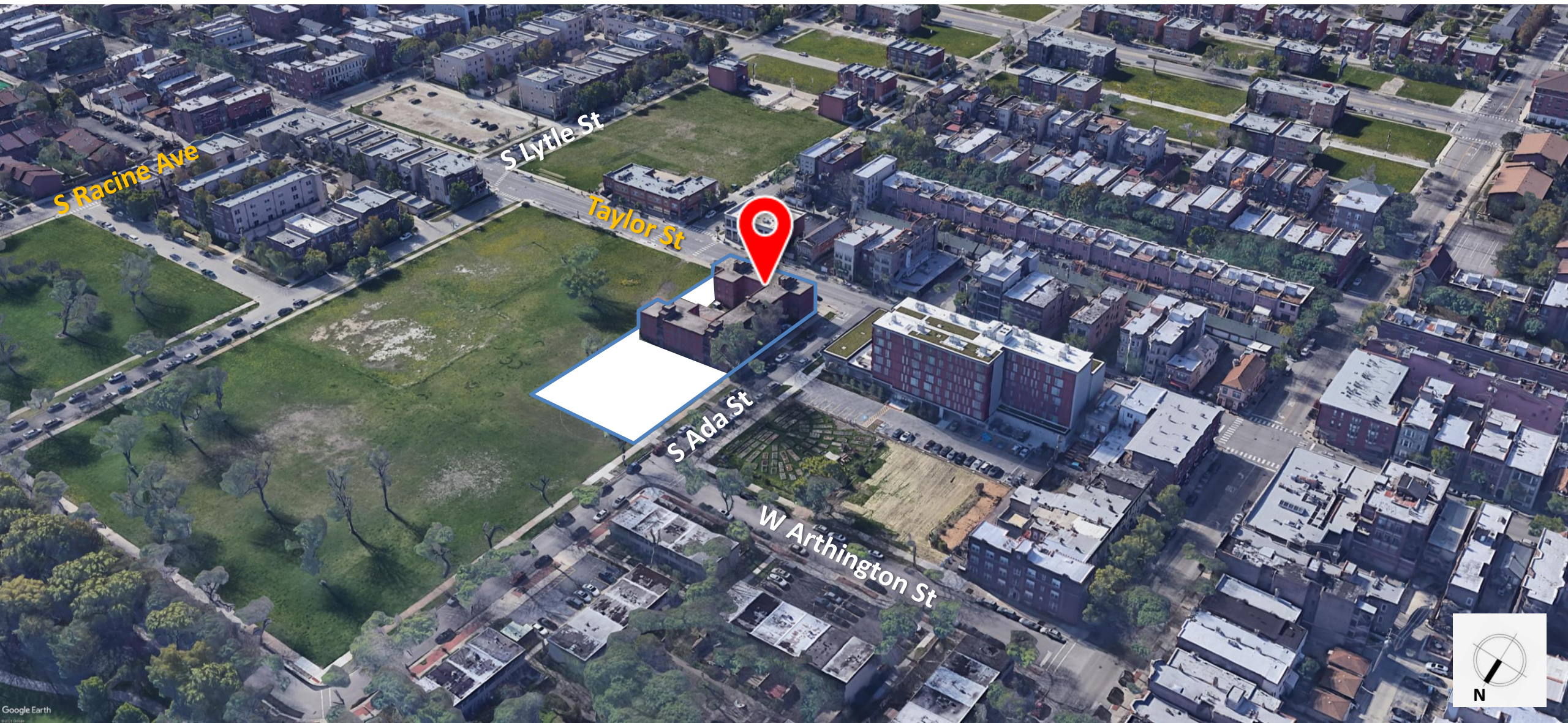




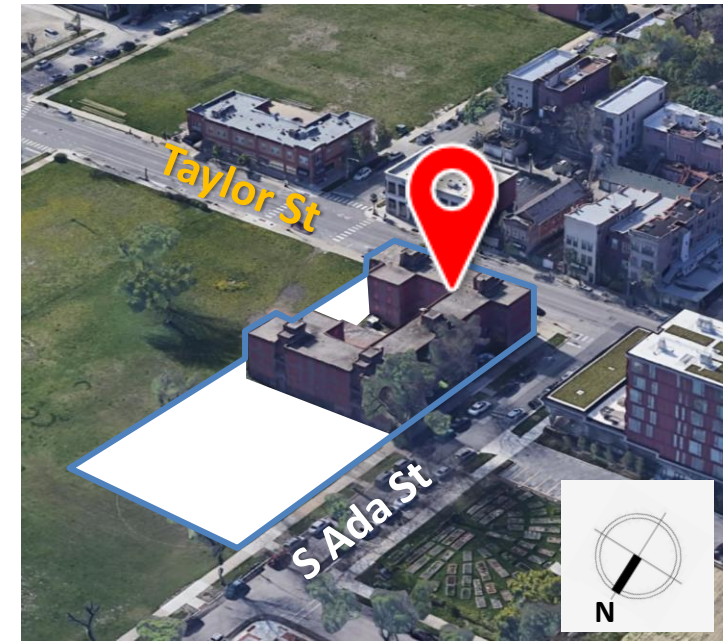
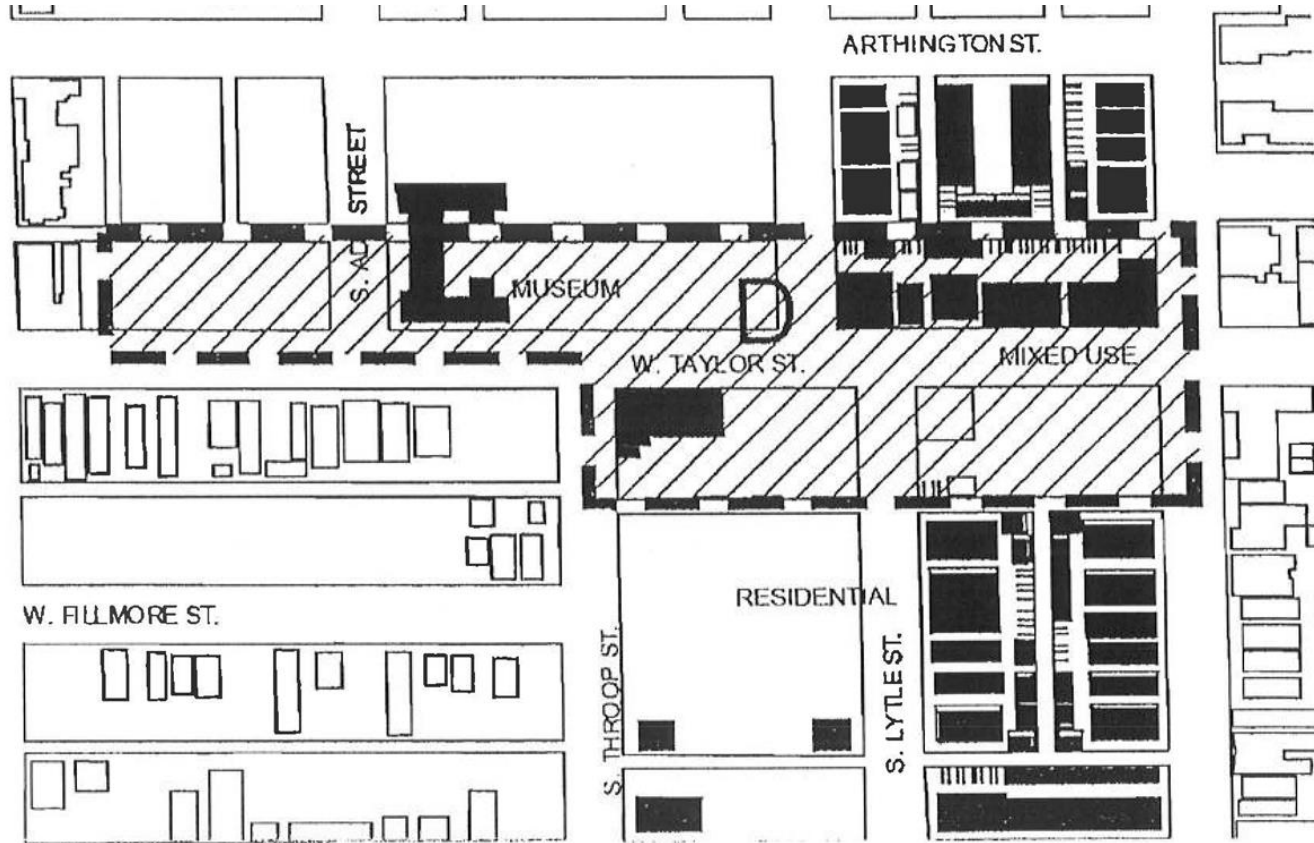
SITE CONTEXT – 1257 and 1357 W Roosevelt

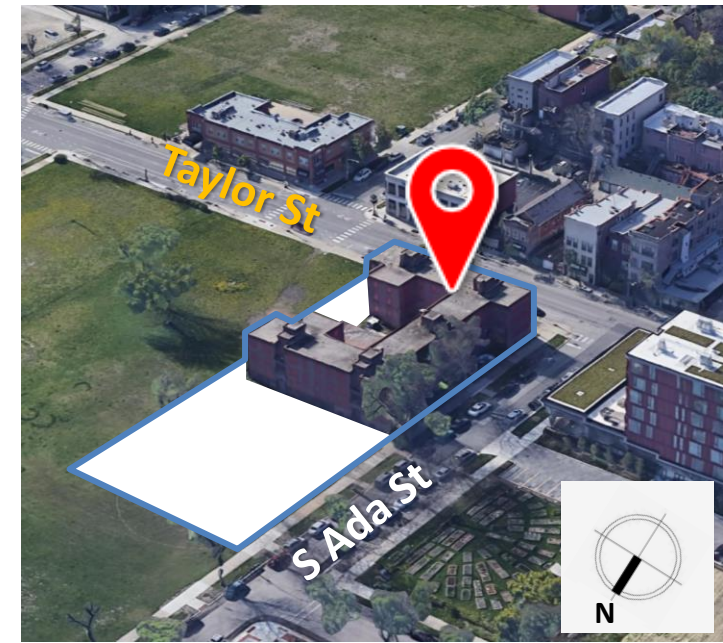
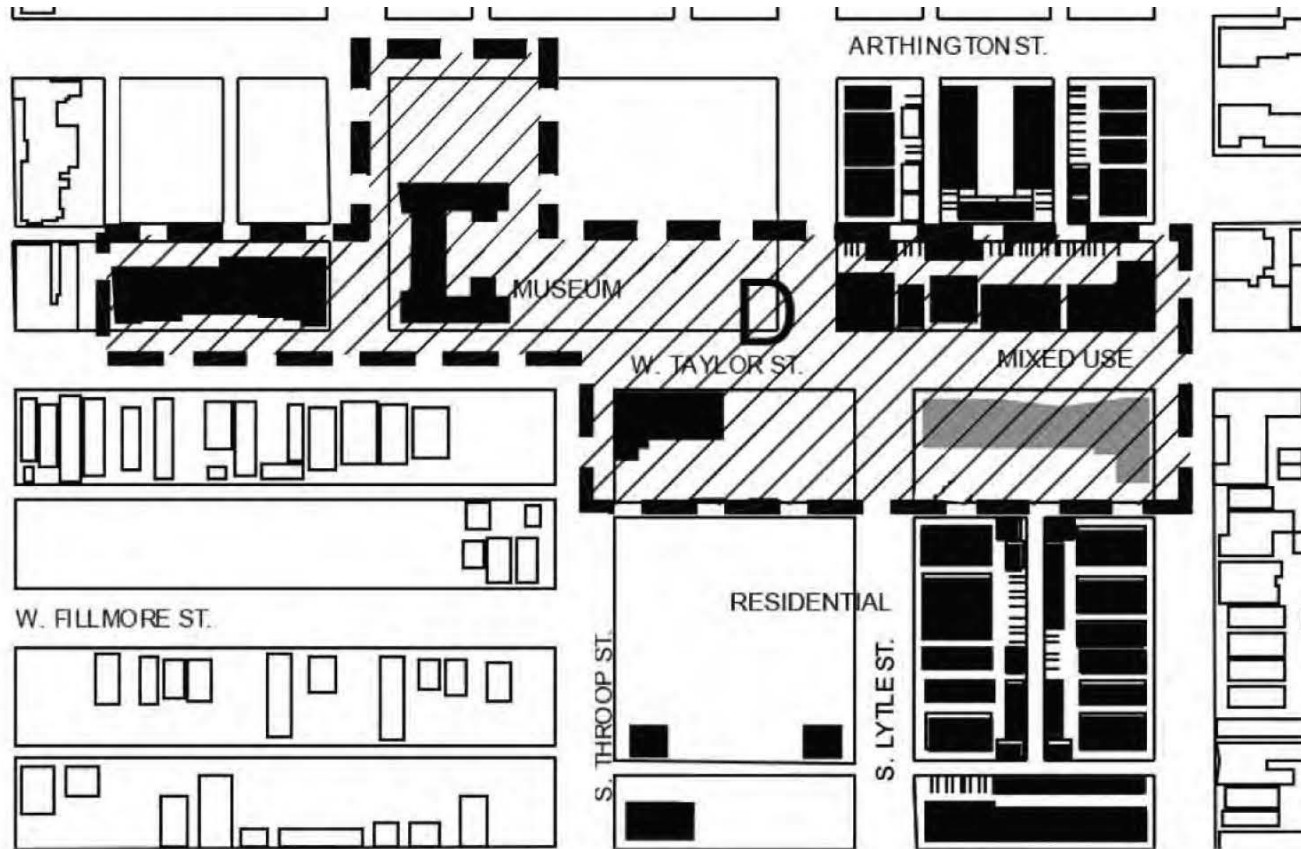


SITE CONTEXT – 1002 S Racine Ave



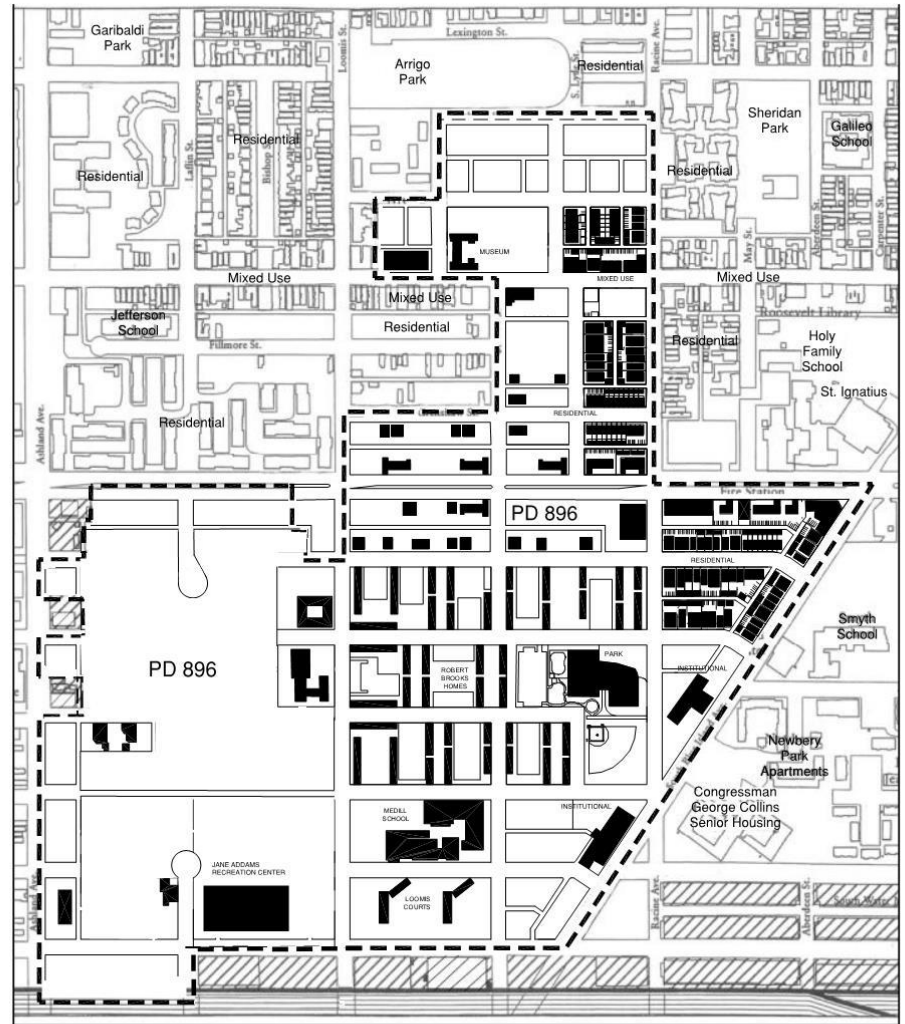
SITE CONTEXT – 925 S Ada St





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



--- PLANNED DEVELOPMENT BOUNDARY
 ▨ NOT OWNED BY CHA
 □ EXISTING BUILDING

ROOSEVELT SQUARE
EXISTING LAND USE MAP

N
 0 150' 300' 600'

LAND USE CONTEXT PLAN

Completed



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



Proposed





222 new apartments
184 rehabbed apartments
 Estimated Spring 2023 completion

T1: 1002 S. Racine Ave.
 67 apartments

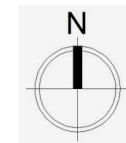
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R3: 1357 W. Roosevelt Rd
 70 apartments

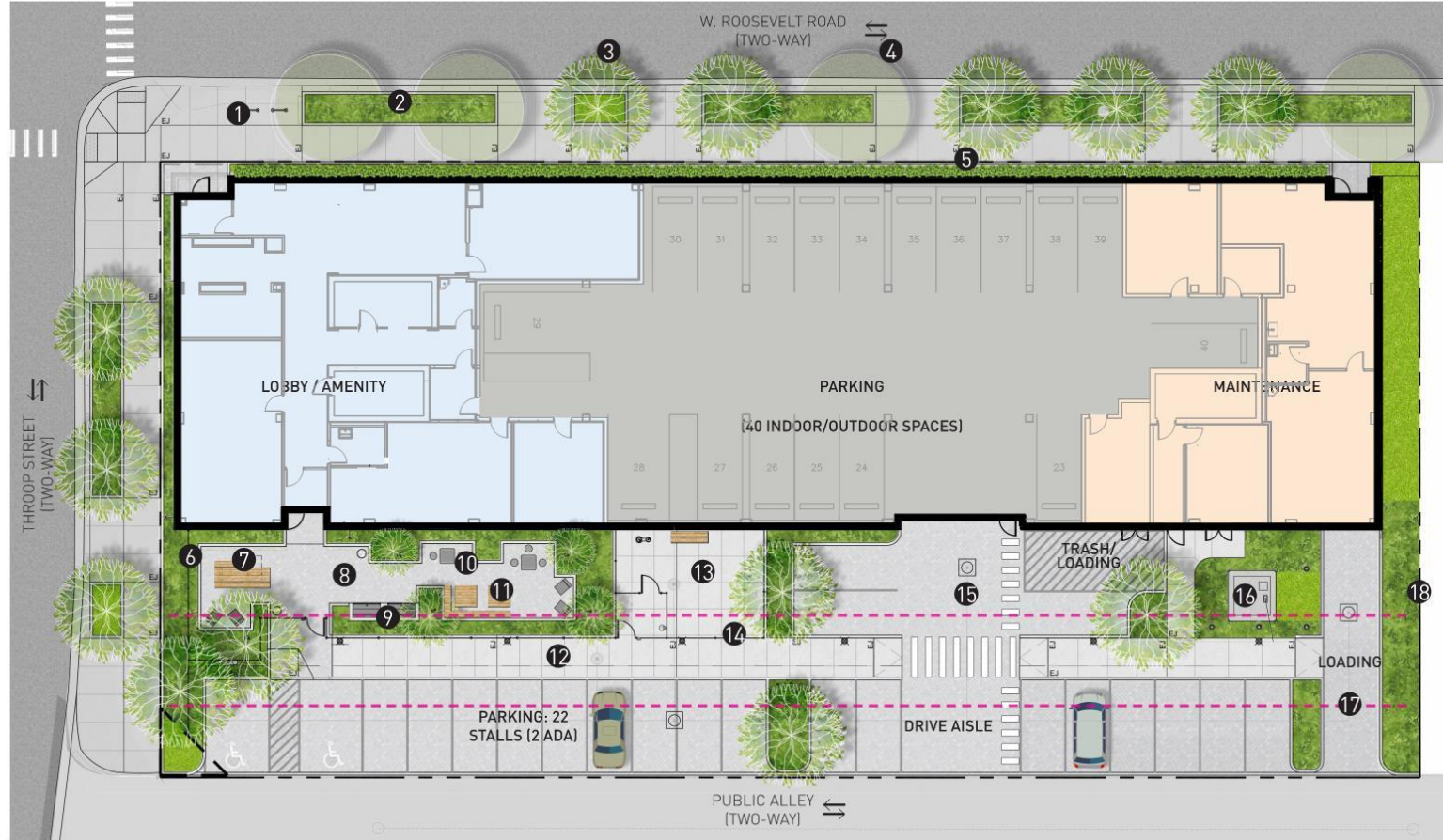
National Public Housing Museum
 925 S. Ada St.
 15 apartments

Roosevelt Square I Rehab
 184 apartments

Existing Taylor Street Apartments and
 Little Italy Branch Library



1257 and 1357 W. Roosevelt Road



- LEGEND:**
- 1 BIKE RACKS
 - 2 6" H RAISED CONCRETE PLANTER
 - 3 PROPOSED SHADE TREE
 - 4 EXISTING SHADE TREE
 - 5 ORNAMENTAL HEDGE
 - 6 4' ORNAMENTAL FENCE & GATES
 - 7 PICNIC SET
 - 8 DECORATIVE UNIT PAVER
 - 9 GRILLS
 - 10 GAME TABLE
 - 11 CAFE SET
 - 12 PEDESTRIAN CONCRETE
 - 13 DOG RUN
 - 14 6'H ORNAMENTAL FENCE & GATE
 - 15 PERMEABLE VEHICULAR PAVING
 - 16 TRANSFORMER
 - 17 CLOSED PUBLIC ALLEY (1255 W ROOSEVELT)
 - 18 PROPERTY LINE

1 1257 W ROOSEVELT - LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



1257 W. Roosevelt Rd.

70 apartments

Architect: DesignBridge

Amenities: Fitness Room, Outdoor
Amenity Space, Dog Run, Package
Room

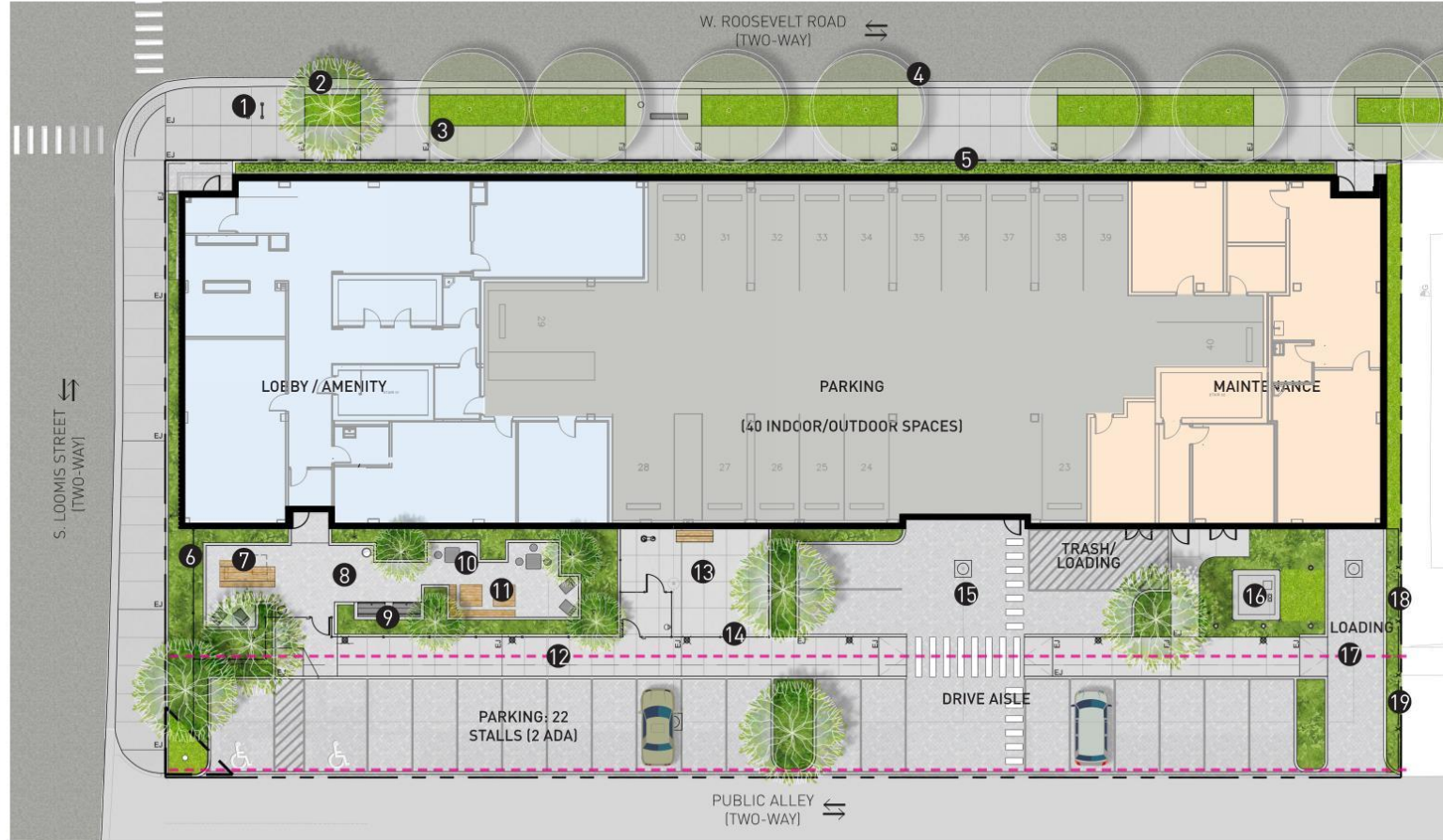


View looking southeast



1257 W. Roosevelt Rd.
View looking northeast

1355 & 1257 ROOSEVELT ROAD APARTMENTS, CHICAGO, IL
 Plan Commission Site Plan Rendering, Project: 8865
 July 08, 2021



- LEGEND:**
- 1 BIKE RACKS
 - 2 PROPOSED SHADE TREE
 - 3 SOD PARKWAY
 - 4 EXISTING SHADE TREE
 - 5 ORNAMENTAL HEDGE
 - 6 4'H ORNAMENTAL FENCE & GATES
 - 7 PICNIC SET
 - 8 DECORATIVE UNIT PAVER
 - 9 GRILLS
 - 10 GAME TABLES
 - 11 CAFE SET
 - 12 PEDESTRIAN CONCRETE
 - 13 DOG RUN
 - 14 6'H ORNAMENTAL FENCE & GATES
 - 15 PERMEABLE VEHICULAR PAVING
 - 16 TRANSFORMER
 - 17 20" STORMWATER EASEMENT (1355 W ROOSEVELT)
 - 18 PROPERTY LINE
 - 19 6'H OPAQUE WOOD FENCE

2 1357 W ROOSEVELT - LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



1357 W. Roosevelt Road Site Plan

1357 W. Roosevelt Rd.

70 apartments

Architect: DesignBridge

Amenities: Fitness Room, Outdoor
Amenity Space, Dog Run, Package
Room



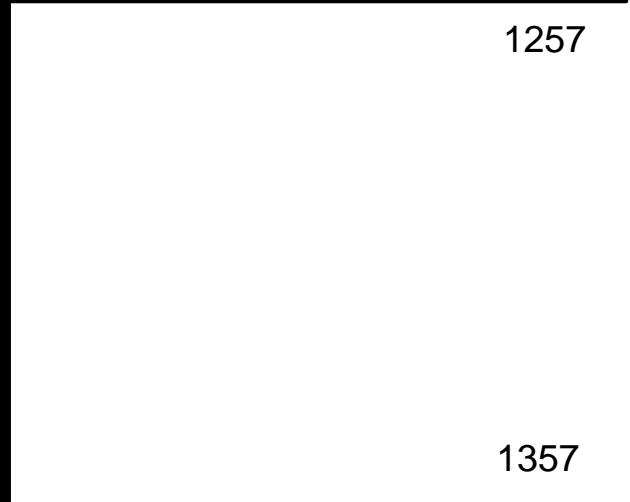
View looking southeast



1357 W. Roosevelt Rd.
View looking northeast



1257



1357



Pedestrian Context



222 new apartments
184 rehabbed apartments
 Estimated Spring 2023 completion

T1: 1002 S. Racine Ave.
 67 apartments

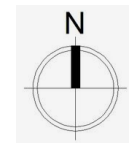
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National Public Housing Museum
 925 S. Ada St.
 15 apartments

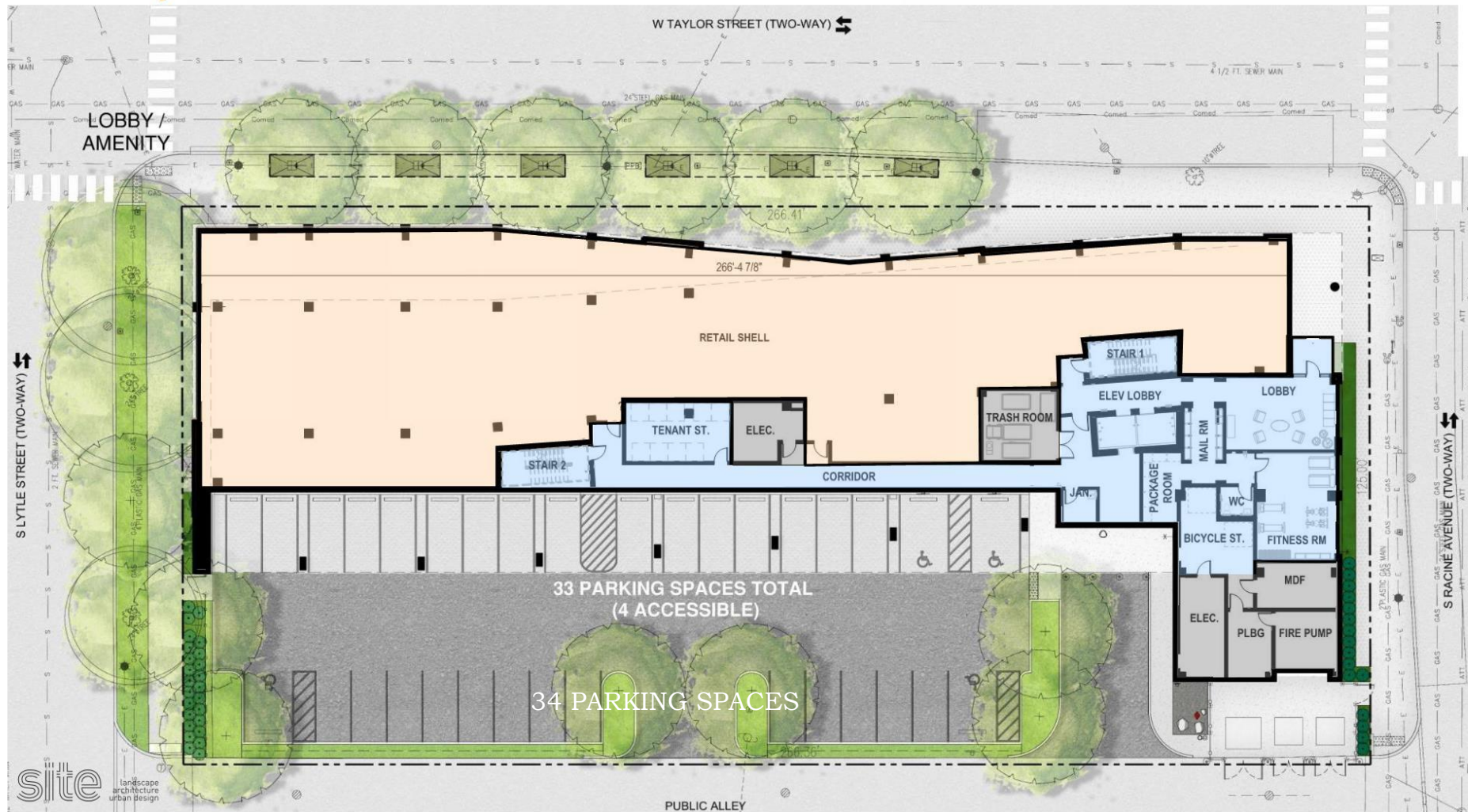
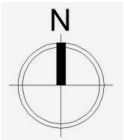
Roosevelt Square I Rehab
 184 apartments

Existing Taylor Street Apartments and
 Little Italy Branch Library



Roosevelt Square 3B Overview

Landscape Plan



July 15, 2021

LONDON BONE BAKER ARCHITECTS  MOODY•NOLAN

Related Midwest c/o Roosevelt Square 3B LLC
RS Taylor Racine

1002 S. Racine Ave.

67 apartments

Architect: Moody Nolan and Landon Bone Baker

Amenities: Fitness Center, Package Room, Our and Indoor Amenity Space



View looking southwest



1002 S. Racine Ave.
View looking southeast



Pedestrian Context



222 new apartments
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 Estimated Spring 2023 completion

T1: 1002 S. Racine Ave.
 67 apartments

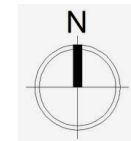
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National Public Housing Museum
 925 S. Ada St.
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Roosevelt Square I Rehab
 184 apartments

Existing Taylor Street Apartments and
 Little Italy Branch Library



Roosevelt Square 3B Overview



15 APARTMENTS

NATIONAL PUBLIC HOUSING MUSEUM

SOUTH ADA STREET (ONE WAY) ←

WEST TAYLOR STREET (TWO WAY) ↔



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



New Construction 105 Points

Compliance Options	Points Required	Sustainable Strategies Menu																											
		Health	Energy					Stormwater			Landscapes			Green Roofs		Water		Transportation			Solid Waste	Work Force	Wildlife						
Compliance Paths	Starting Points	Number of Optional Points Required (New Construction / Substantial Renovation / Moderate Renovation)																											
1.1 Achieve WELL Building Standard 2.1 Designed to earn the Energy Star 2.2 Exceed Energy Code (5%) 2.3 Exceed Energy Code (10%) 2.4 Exceed Energy Code (25%) 2.5 Exceed Energy Code (40%) 2.6 Onsite Renewable Energy (5%) 2.7 Onsite Renewable Energy (8%) 3.1 Exceed Stormwater Ordinance by 25% 3.2 Exceed Stormwater Ordinance by 50% 3.3 100% Stormwater Infiltration 3.4 Pump Pump Capture & Reuse 3.5 100-year detention for lot-to-lot buildings 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 Bisscham 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)																													
All Options Available	8	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	5	5	5	10	5	10			
LEED Platinum	95	5 / 0 / 5	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	NA	NA	5	5	NA	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	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	5	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10

*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*	25 points required
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}



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Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10
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PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	10	20	10	20	10	20	NA	NA	NA	NA	NA	5	5	10	10	5	10

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Roosevelt Square 3B Exceeds ARO Requirements

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

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



465+
community residents hired across 29 projects.



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

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



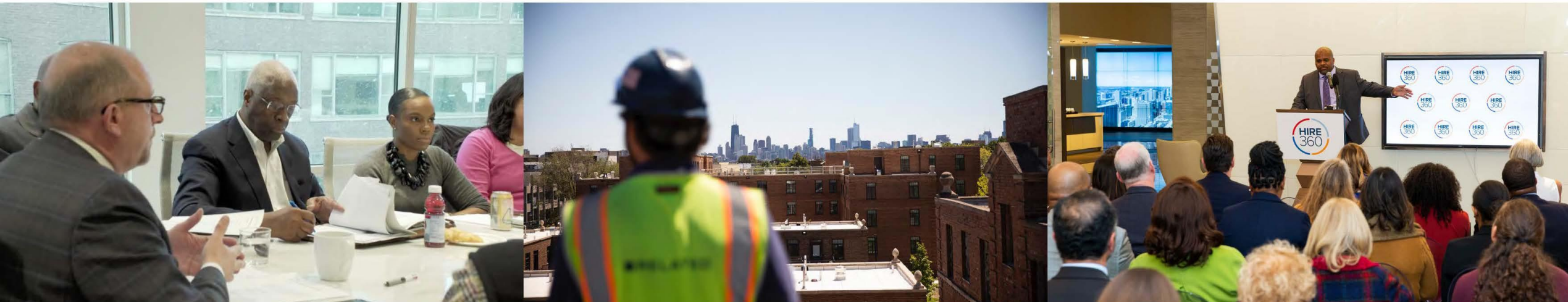
17
first-opportunity contracts for local startups.



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

HIRE 360

MBE/WBE contractors and vendors

Workforce development initiative

Emerging business support

Vendor/manufacturing outreach

COMMUNITY INCLUSION COUNCIL

Trusted civic, business and community partners

Diversity, equity and inclusion guidance

CONSTRUCTION OPERATIONS COMMITTEE

On-site culture and professionalism skills training

PROFESSIONAL PLUS

Proactive promotion of diverse architecture, engineering and consulting opportunities

PROGRAMS

PAVING THE PATH

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

SMALL BUSINESS MENTORSHIP

On-going mentorship, support and training

Project Consultant Team – Nearly 75% M/WBE



LANDON BONE BAKER ARCHITECTS

DESIGNBRIDGE
ARCHITECTS & DESIGNERS



ENGAGECIVIL
INCORPORATED



HED



BUROHAPPOLD
ENGINEERING

TANDEM VENTURES
ECONOMIC DEVELOPMENT CONSULTING

Maestros Ventures, llc

NovoSustainability

db|HMS

Shiner Acoustics, LLC



VIRGILIO & ASSOCIATES, LTD.
STRUCTURAL ENGINEERS

ECONOMIC AND COMMUNITY BENEFITS

Project General Contracting Team – 100% MBE



B3 Teaming Partner





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)