



CHICAGO PLAN COMMISSION

Department of Planning and Development

Sarah's on Lakeside

4737 N. Sheridan Rd. (46th Ward)

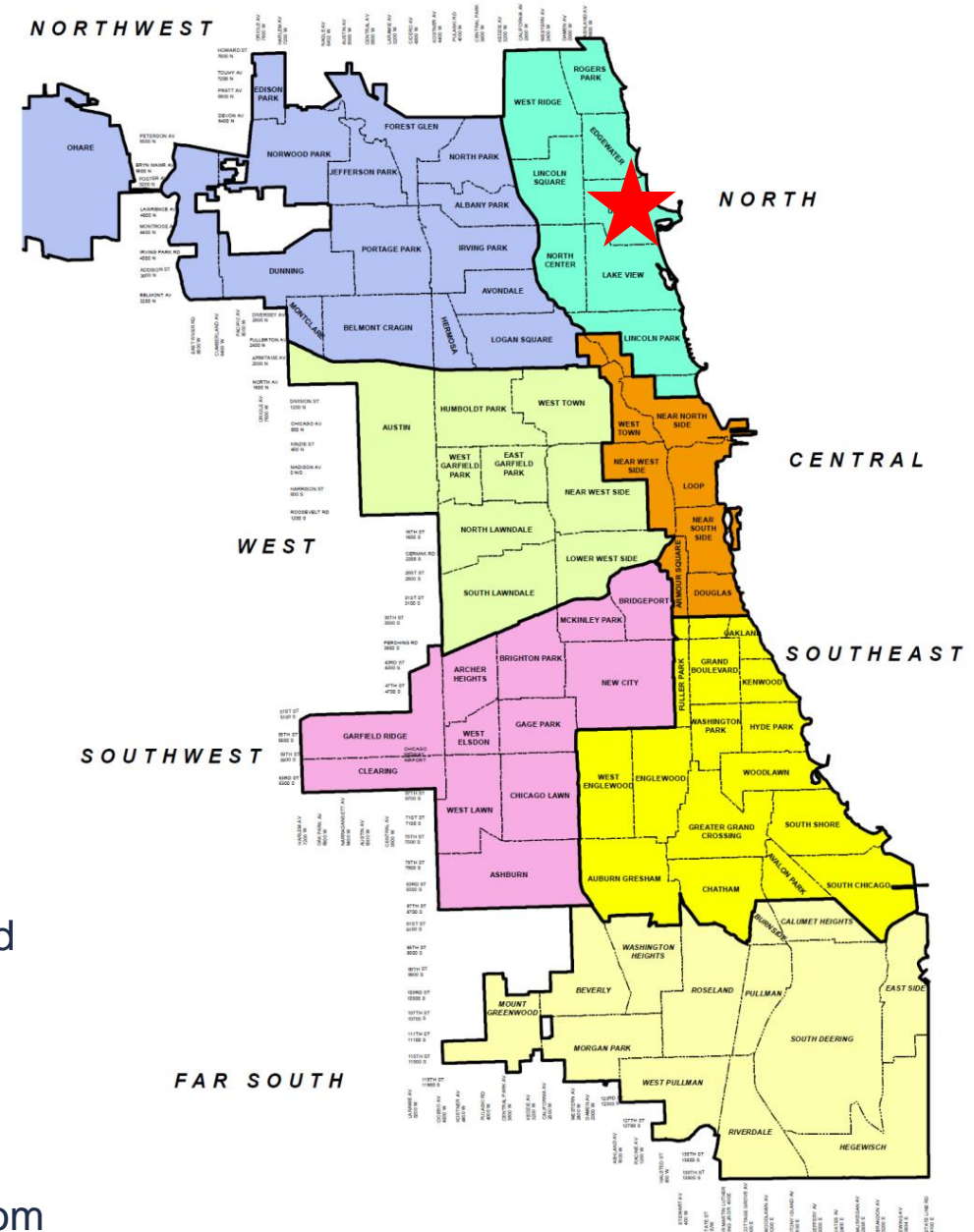
Sarah's on Lakeside, Lakefront Protection #762

12/16/2021

★ Community Area Snapshot

COMMUNITY AREA INFORMATION:

- North Region, Uptown neighborhood
 - Vibrant, transit-oriented neighborhood with good access to desirable amenities, including the nearby lakefront
 - Common community concerns include gentrification, displacement, and homelessness
- Uptown Community Area Demographics (2015-2019)
 - 26.8% of households make less than \$25,000 annually, 46.5% make less than \$50,000
 - 52.2% 1-person households, 68.4% of units are renter-occupied
 - 53.5% of housing is 20 or more units multi-family, and 6.2% is single family (detached & attached)
 - 48.6% housing built before 1940, 74.7% built before 1969
 - 41.6% of households have no vehicle, 63.5% of people work from home or commute via walking, biking, or transit (pre-pandemic)

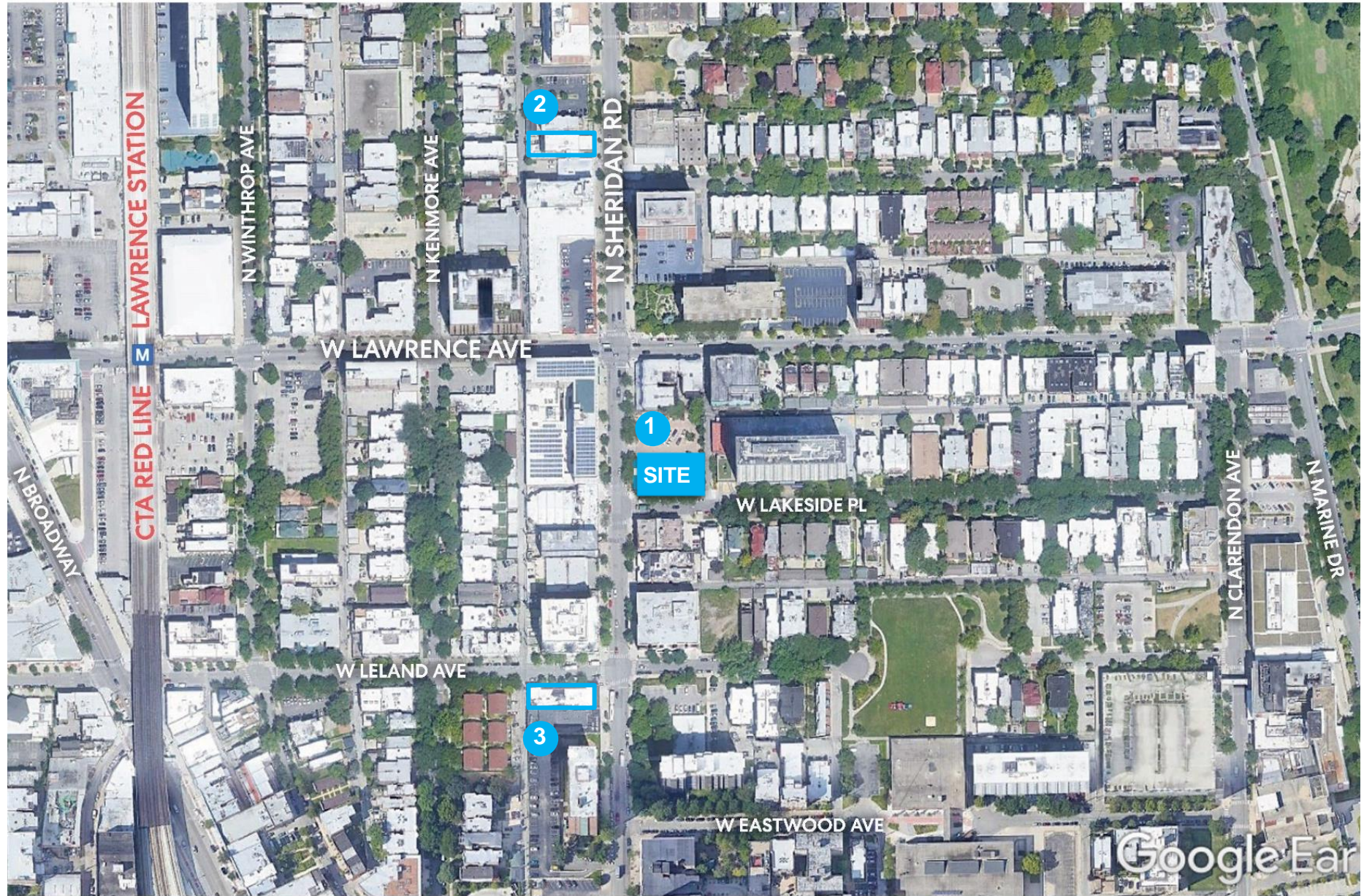


Site

- 1 Sarah's on Lakeside
4737 N. Sheridan Rd.

Nearby Sarah's Circle Properties

- 2 Sarah's Circle
4838 N. Sheridan Rd.
- 3 Sarah's on Sheridan
1005 W. Leland Ave.



Sarah's on Lakeside Affordable Housing

1. Permanent supportive housing for women who are homeless:

- 28 SRO units
- Large meeting room
- Demonstration kitchen
- Computer lab
- Laundry facilities
- Case manager and staff offices
- Outdoor terrace
- Two elevators

2. Housing description and amenities:

- Approx. 350 sq. ft. each
- Include refrigerator, oven and range, microwave, window coverings, and an individual heating/cooling unit.
- Furnished with a bed, dresser, nightstand, and dining table with chairs. Bed linen, dishes and cutlery will be provided for all residents. Utilities are all common and included in the rent.

Sarah's on Lakeside Affordable Housing

The project will be funded with mixture of sources from:

- a) Illinois Housing Development Authority Permanent Supportive Housing Grant
- b) City of Chicago Department of Housing Funding
- c) Sarah's Circle Capital Contribution
- d) Illinois Affordable Housing Tax Credit Equity

Total project costs are approximately \$15.9M



AERIAL VIEW WITH CONTEXT AND BUILDING HEIGHT

Pedestrian Context



View of Existing Site From Southwest

View of Proposed Building From Southwest

Pedestrian Context



View of Existing Site From Northwest

View of Proposed Building From Northwest

Pedestrian Context



View of Existing Site From Southeast

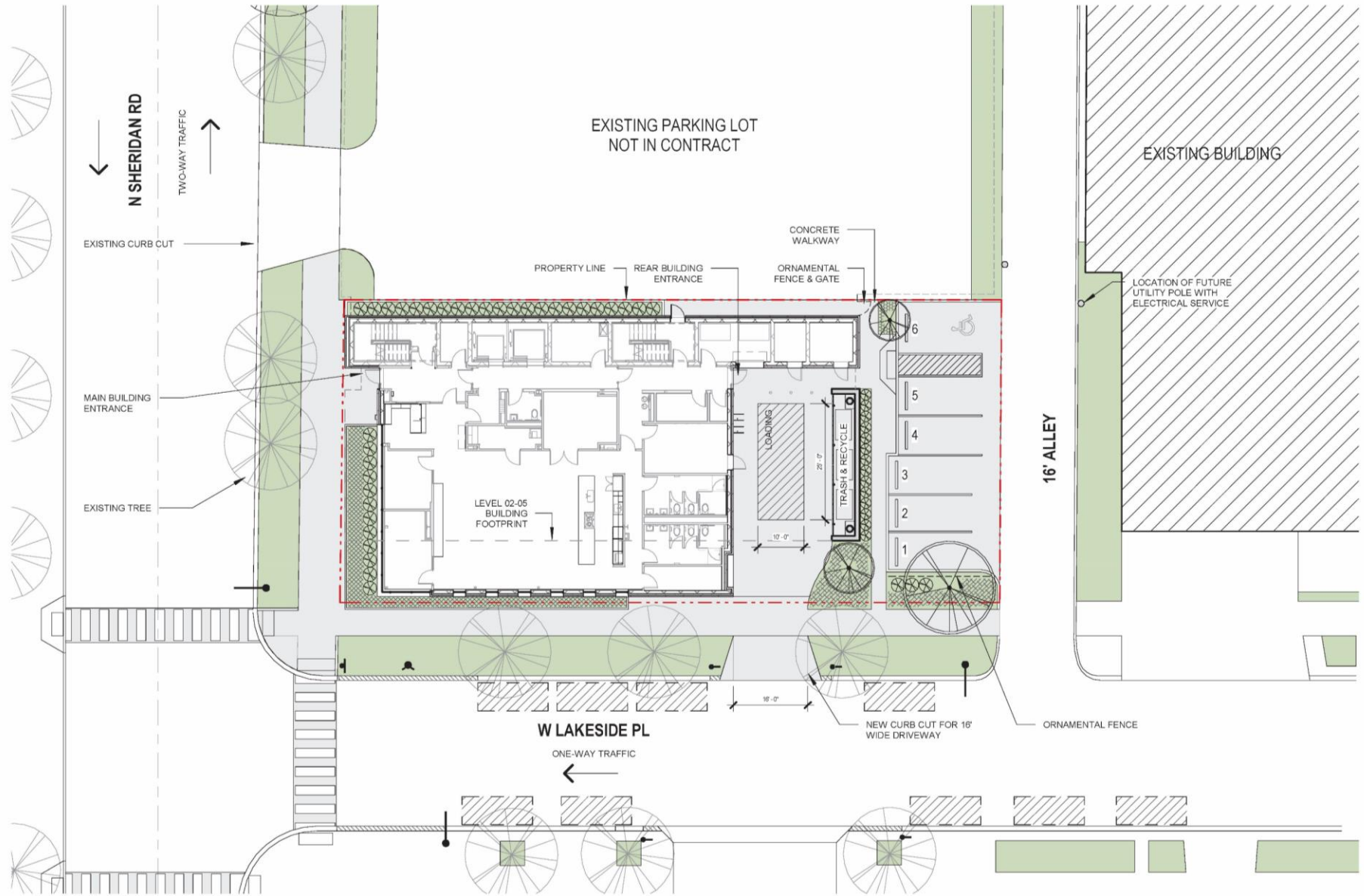
View of Proposed Building From Southeast

Pedestrian Context

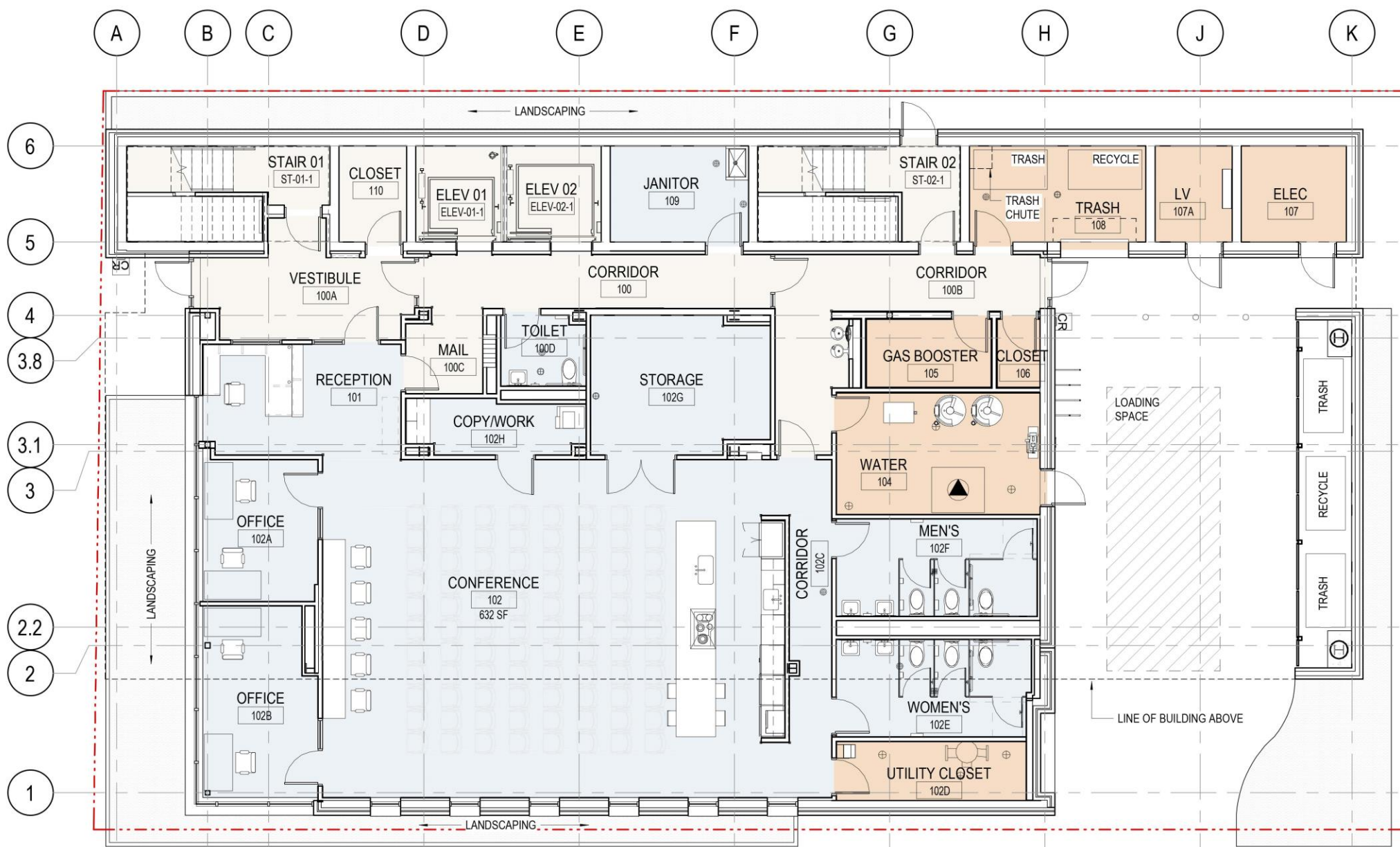


View of Existing Site From South

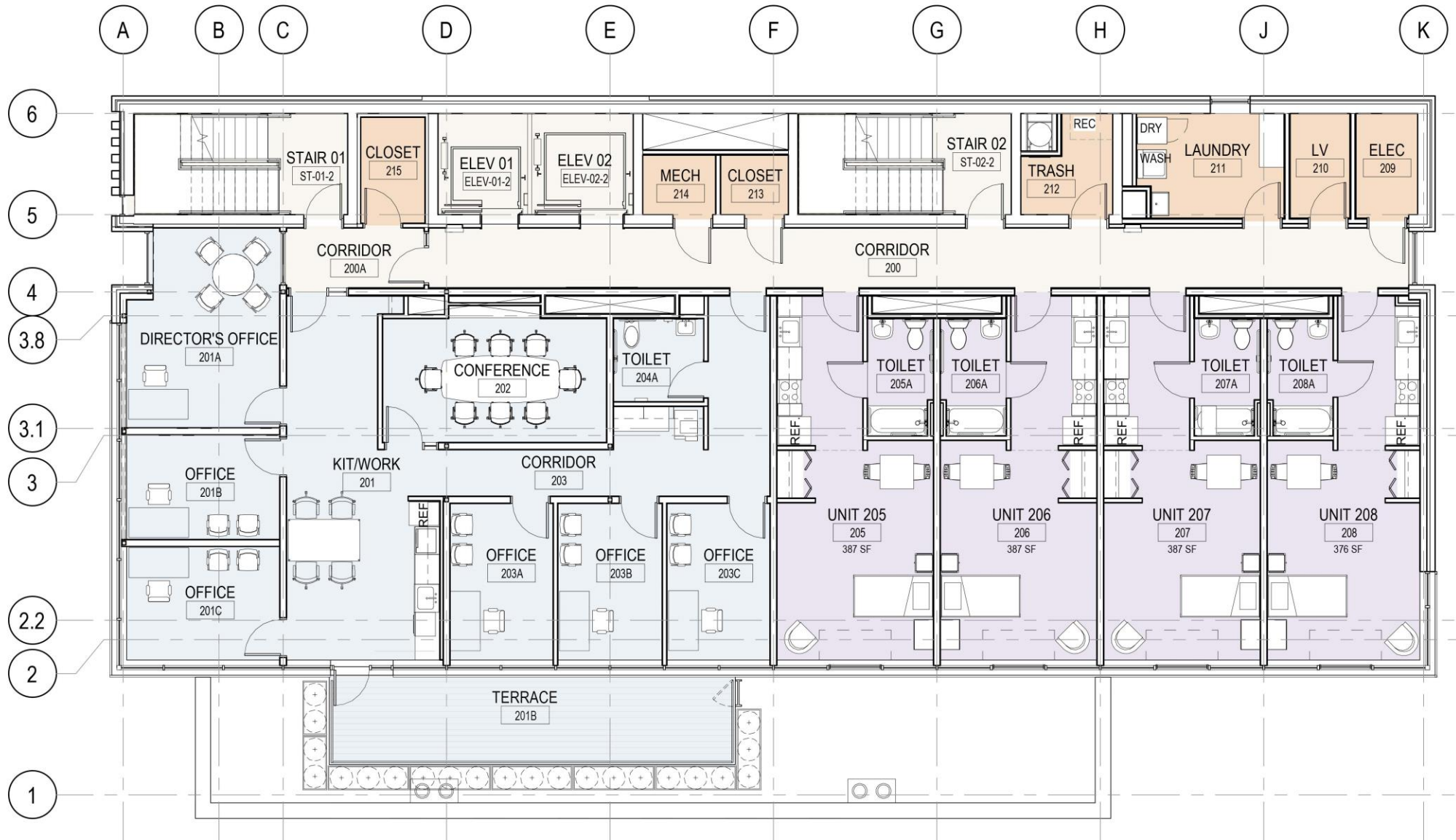
View of Proposed Building From South



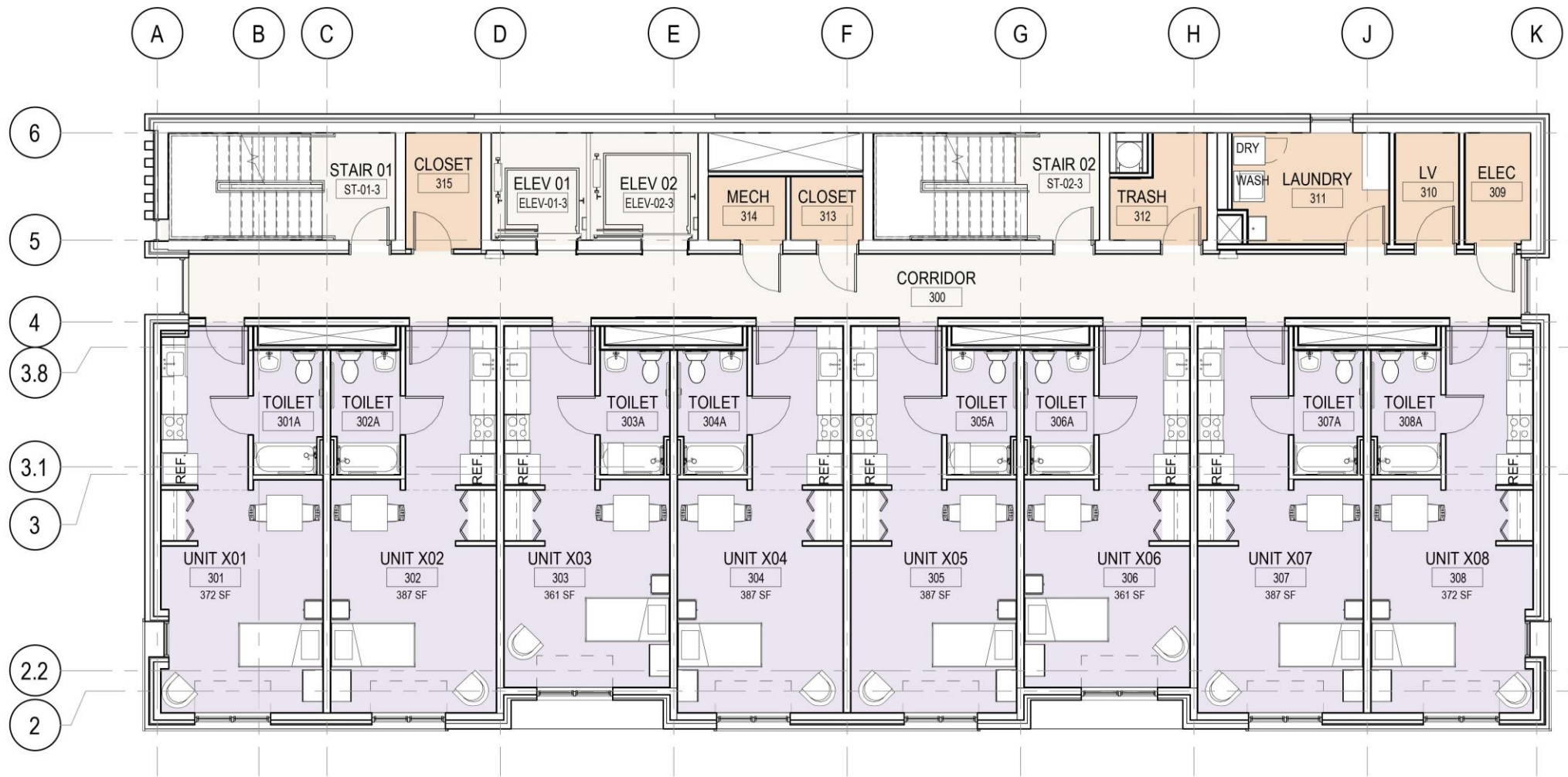
SITE + LEVEL 01 FLOOR PLAN



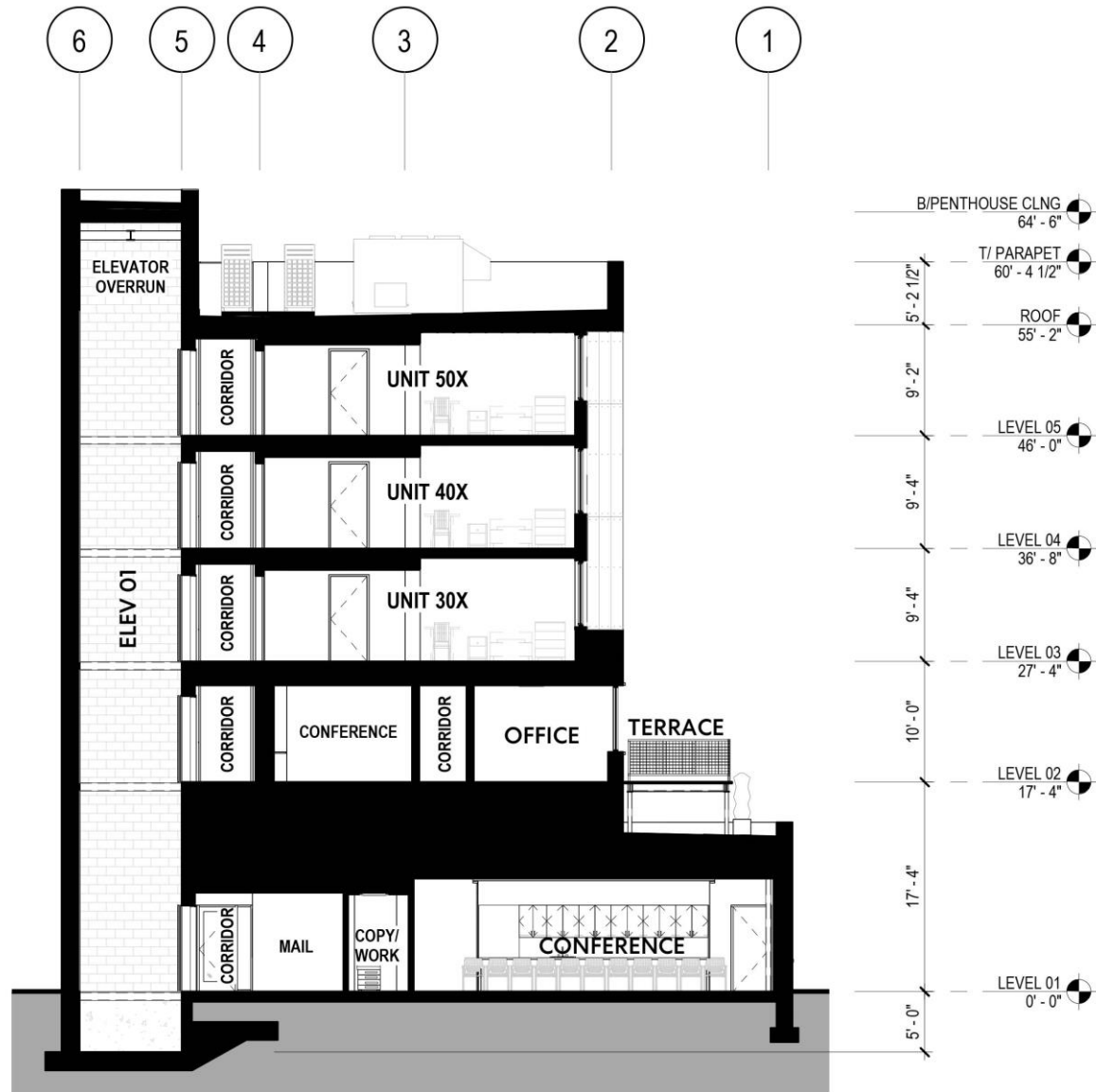
LEVEL 01 FLOOR PLAN



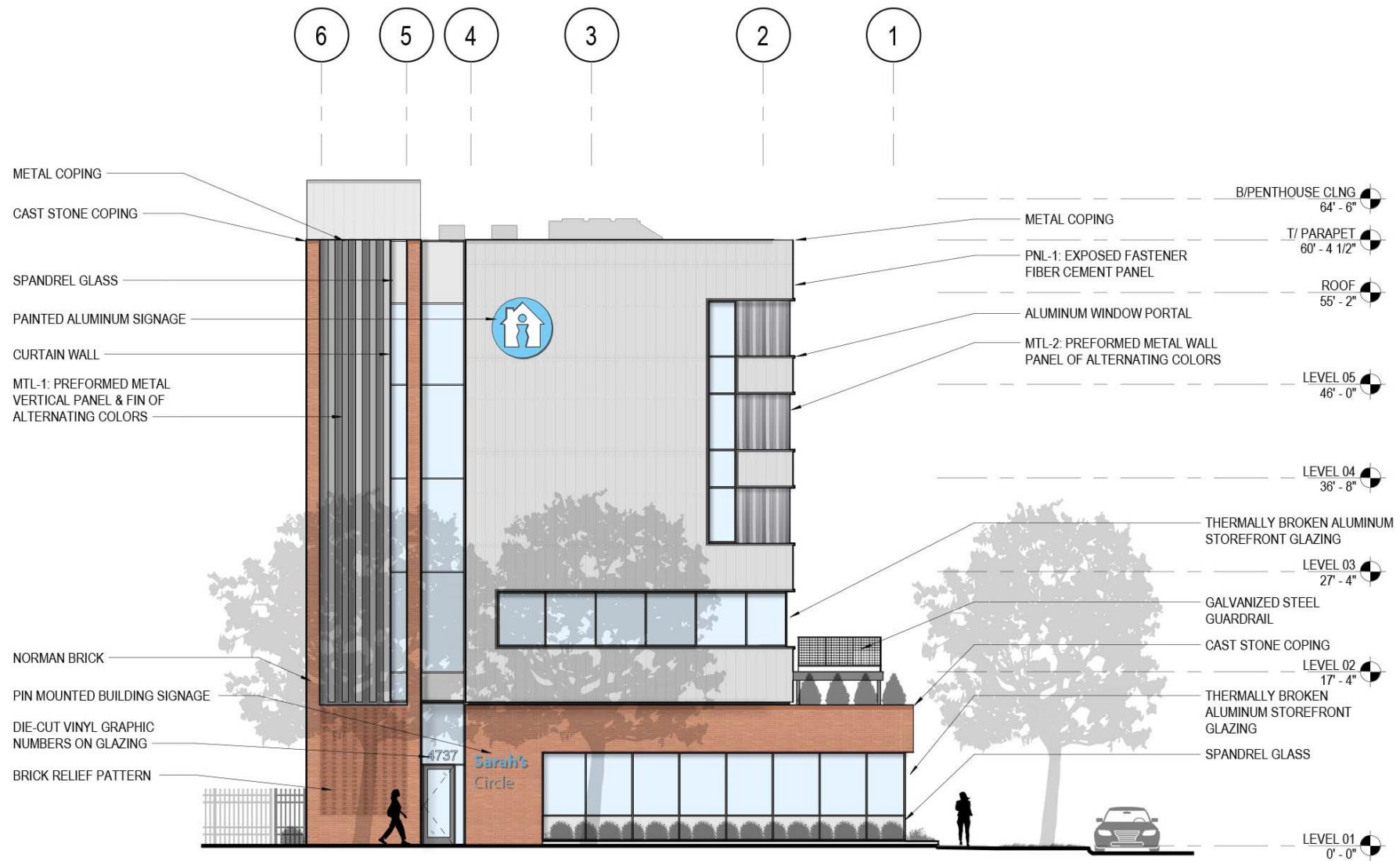
LEVEL 02 FLOOR PLAN



LEVEL 03-05 FLOOR PLANS



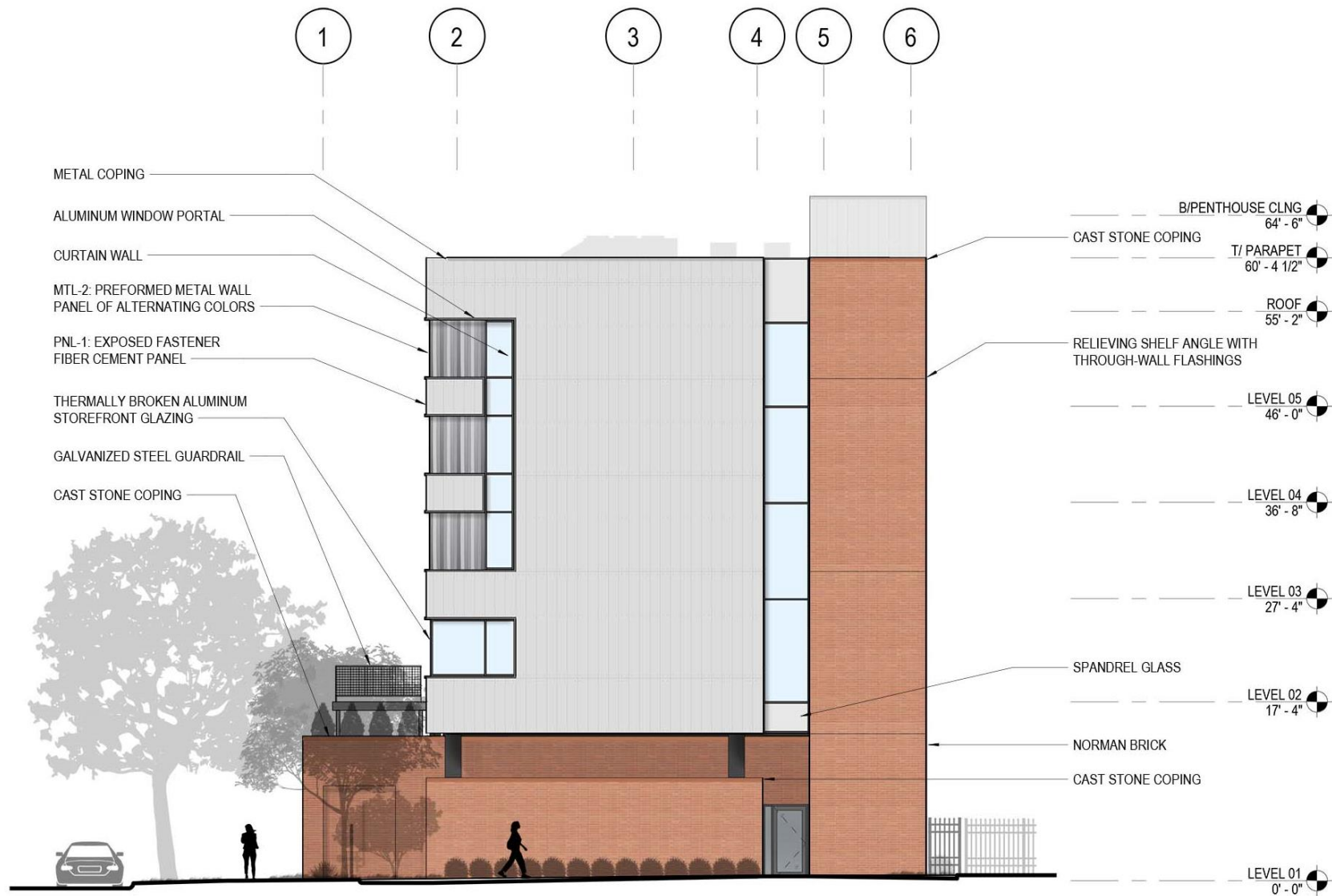
NORTH-SOUTH BUILDING SECTION



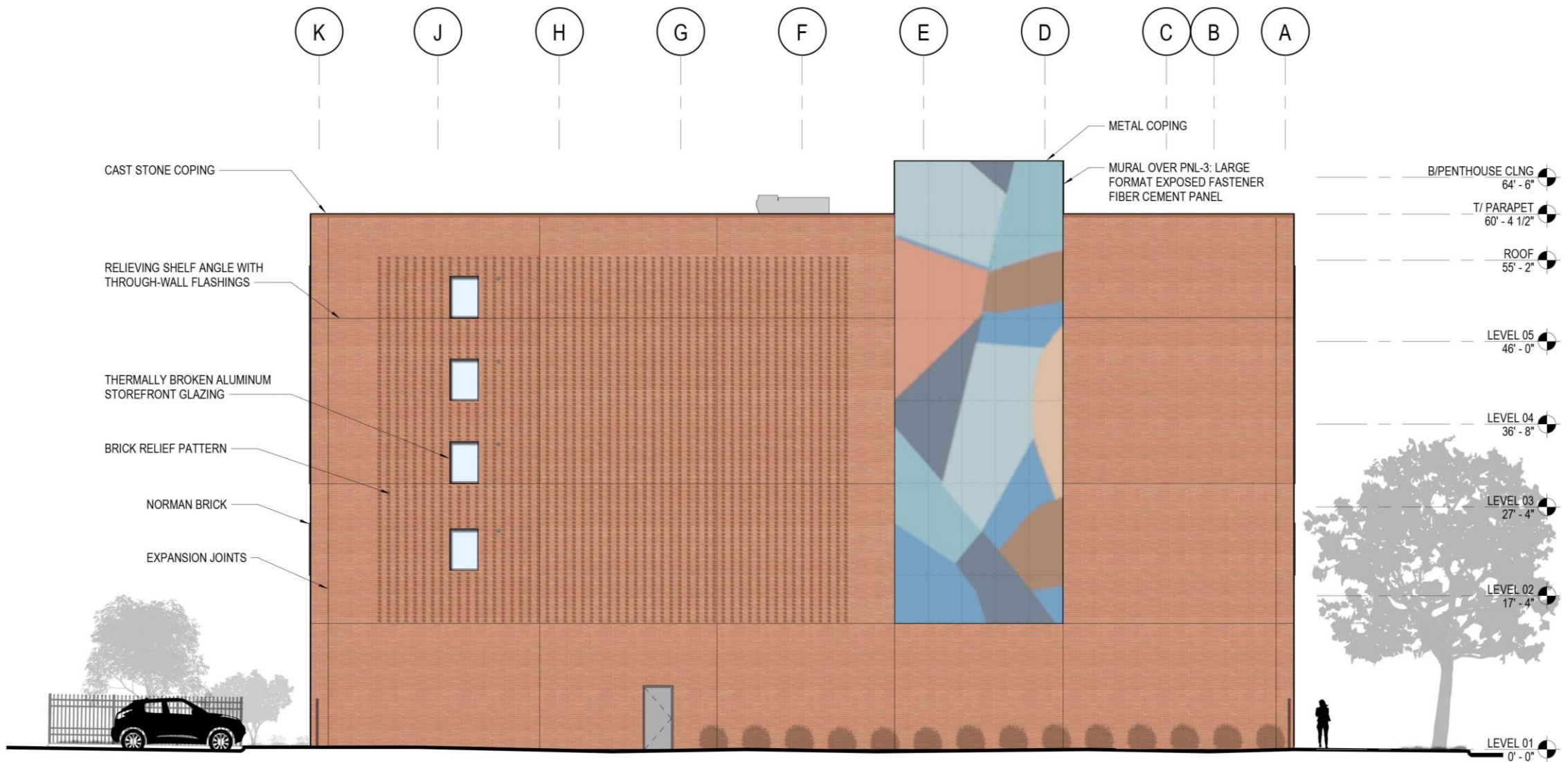
WEST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION

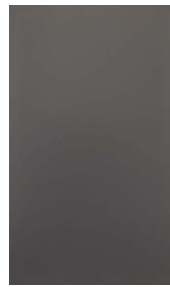
Fiber Cement Paneling



Metal Paneling



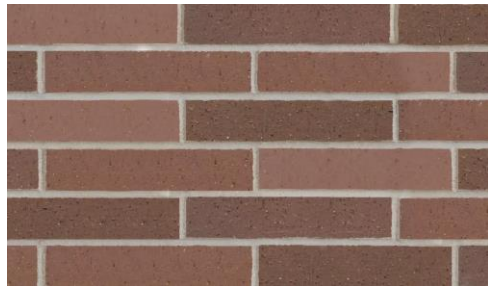
Metal Window Surround



Metal Coping



Painted Aluminum Signage



Norman Brick



Level 01 Glazing



Level 02-05 Glazing

Aluminum Curtain Wall & Storefront



Cast Stone Coping



Cast Stone Sills



GFRP Columns

Public Benefits

1. Providing safe housing and on-site services for 28 chronically homeless women
2. Adding a tax-exempt vacant parking lot to property tax rolls
3. Creation of approximately 70 temporary construction jobs
4. Creation of two permanent jobs
5. By providing permanent housing to Chicago's most vulnerable women, we are not only ending homelessness for these women, but we are freeing up valuable Interim Housing/Shelter beds for use by more women. Also, there will be fewer women using emergency rooms, etc. This housing has a ripple effect with other resources.
6. This type of housing permanently ends a woman's homelessness with a 98% retention rate.
7. The corner where Sarah's on Lakeside will be located is dark and has no foot traffic. This building will create more pedestrian traffic and add a general vibrancy to the neighborhood.

Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



DPD Recommendations

- DPD has determined that the Application has met the minimum requirements of Section 17-6 of the Chicago Zoning Code
- DPD found that the project was assessed and is in compliance with Policies and Purposes in Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance