WOODLAWN OPEN HOUSE

WELCOME!

Presented by…

CITY OF CHICAGO DEPARTMENT OF HOUSING

CHICAGO DEPARTMENT OF PLANNING & DEVELOPMENT
WOODLAWN OPEN HOUSE

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WOODLAWN OPEN HOUSE
OVERVIEW

At this Open House, you can learn about two initiatives that the City’s Department of Planning and Development and Department of Housing have been advancing with community input:

WOODLAWN PLAN CONSOLIDATION REPORT

Since LISC Chicago published its “Rebuilding the Neighborhood” plan in 2005, there have been nearly a dozen plans and studies focused on Woodlawn. Although these exercises indicate many people care about Woodlawn and its success, they also underscore a need for coordination and action rather than further studies.

With future investment on the horizon from the Obama Foundation, University of Chicago, and others, the community is poised for change. DPD has been developing a Plan Consolidation Report, which reviews past studies to identify where they align and synthesize recommendations to move Woodlawn forward.

WOODLAWN AFFORDABLE HOUSING PRESERVATION ORDINANCE

The proposed Woodlawn Affordable Housing Preservation Ordinance is the product of a foundation of work by local elected officials, residents, and stakeholders to ensure that as Woodlawn develops, all current residents can maintain access to affordable housing and benefit from increased investment.

Led by a housing working group formed by Mayor Lori E. Lightfoot’s administration, this draft ordinance incorporates input from over a decade of planning efforts by the Woodlawn community, as well as recent proposed legislation.
Since LISC Chicago published its “Rebuilding the Neighborhood” plan in 2005, there have been nearly a dozen plans and studies focused on Woodlawn. Although these exercises indicate many people care about Woodlawn and its success, they also underscore a need for coordination and action rather than further studies.

Throughout 2019, the City of Chicago Department of Planning and Development has worked to review past plans and studies developed for Woodlawn, identify where the ideas articulated in these documents align, and determine what the City can do to help move these forward.

With future investment on the horizon from the Obama Foundation, University of Chicago, and others, the community is poised for change. DPD has been developing a Plan Consolidation Report, which reviews past studies to identify where they align and synthesize recommendations to help move Woodlawn forward.

The report will be available in early 2020 for review and will be the first step in a broader city effort to manage development as it occurs in Woodlawn and ensure that it reflects the community’s vision.
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HOUSING GOALS

...FROM PAST PLANS

WHAT DO PAST PLANS SAY?

Support existing residents, and address displacement

Expand affordable and mixed-income housing options

Encourage reinvestment in and redevelopment of existing housing

WHAT CAN THE CITY DO?

H1: Preserve existing neighborhood character by developing vacant lots with existing zoning

H2: Articulate design guidelines to ensure new construction contributes to Woodlawn’s existing character

H3: Implement the Woodlawn Affordable Housing Preservation Ordinance, which provides targets for affordable housing and homeownership
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PROPOSED HOUSING ORDINANCE GOALS

THESE GOALS BUILD ON RECENT PLANS AND COMMUNITY WORKSHOPS CONDUCTED BY THE DEPARTMENT OF HOUSING

Help protect existing residents from displacement

Create new rental and for-sale housing opportunities that are affordable to households at a range of incomes

Ensure that existing housing stock offers good quality housing for residents

Promote housing options to support equitable and inclusive income diversity in Woodlawn

Support economic development opportunities
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PROPOSED HOUSING ORDINANCE ELEMENTS

1. Tenant Right of First Refusal for larger apartment buildings
   Gives renters the right of first refusal if a landlord seeks to sell his/her building.

2. Preservation of Existing Affordable Rental (PEAR)
   Benefitting renters, this apartment building refinance program would help existing owners refinance their property to keep tenants in place and rents affordable.

3. Long-Term Homeowner Repair Grant Program
   Assists longtime homeowners remain in their homes by providing grants for home repairs.
4. Residential Acquisition and Rehabilitation Revolving Loan Fund

Supports the creation of rental and for-sale units by helping finance the rehabilitation of vacant buildings.

5. Affordable requirements on City-owned vacant land

Sets guidelines for the disposition and development of City-owned, vacant, residential land for affordable housing.

6. Enhanced local hiring requirements

Residential developments that receive City land for development of rental housing would be required to meet enhanced local hiring requirements.
## Share Your Thoughts:

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<thead>
<tr>
<th>Recommendation</th>
<th>This is Important to Me</th>
<th>Suggestions for Success</th>
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WHAT DO PAST PLANS SAY?

Expand local ownership and neighborhood retail options

Redevelop vacant buildings and lots

Re-establish 63rd street as neighborhood center

WHAT CAN THE CITY DO?

C1: Consolidate zoning along 63rd Street to permit broader uses short-term and mixed-use long-term

C2: Coordinate city resources to support local business development

C3: Prioritize mixed-use development along 63rd Street to re-establish it as a neighborhood center
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PUBLIC REALM GOALS

WHAT DO PAST PLANS SAY?

**Improve** conditions of public realm

**Increase** neighborhood connectivity for pedestrians, cyclists, and public transit users

**Address** real and perceived safety concerns

WHAT CAN THE CITY DO?

**P1: Identify open space opportunities** for a new park in southwest Woodlawn

**P2: Scope potential streetscape improvements** along 63rd St.
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VACANT LAND IS AN ASSET

1,218
Total Vacant Lots

326
City-Owned

88
County-Owned

76%
Zoned Residential

Are there other types of uses you would like to see on City-owned vacant land?
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ZONING OVERLAY DISTRICT

WHAT IS A ZONING OVERLAY DISTRICT?
A zoning overlay district helps to simplify current zoning to ease the path to development.

WHAT IS A FORM-BASED CODE?
A form-based code helps to emphasize form and function, and ensure that what gets developed aligns with existing character and community vision.

WHAT CAN THE CITY DO?
Implement a zoning overlay district with form-based code and design guidelines to direct development.

Clarify and organize zoning to ensure new development conforms to community character and vision.

Develop a form-based code to guide the physical form new development to create a vibrant community.

Articulate design guidelines that new development must achieve to add to Woodlawn’s character.
WOODLAWN OPEN HOUSE IMPLEMENTATION

WHAT CAN THE CITY START DOING NOW?

I1: Engage the community in an exercise to vision for future density and the form of development in Woodlawn

I2: Begin work towards a zoning overlay district with form-based code and design guidelines to help manage and direct future development in Woodlawn

I3: Market city-owned land for redevelopment in a way that achieves community vision and housing goals

I4: Maintain meaningful long-term community and stakeholder engagement to guide further development
## WOODLAWN OPEN HOUSE

### PLANNING PRIORITIES

**WHICH OF THE IDENTIFIED RECOMMENDATIONS AND IMPLEMENTATION STRATEGIES ARE IMPORTANT TO YOU?**

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HOW WOULD YOU LIKE TO SEE VACANT CHICAGO PUBLIC SCHOOL BUILDINGS REUSED?  
(Note: these buildings are large enough for more than one use)

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<th>FORMER WADSWORTH SCHOOL</th>
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