



CHICAGO PLAN COMMISSION

Department of Planning and Development

Project Name: Woodlawn Plan Consolidation Report

Project Address/Ward: Woodlawn Community Area (5, 20)

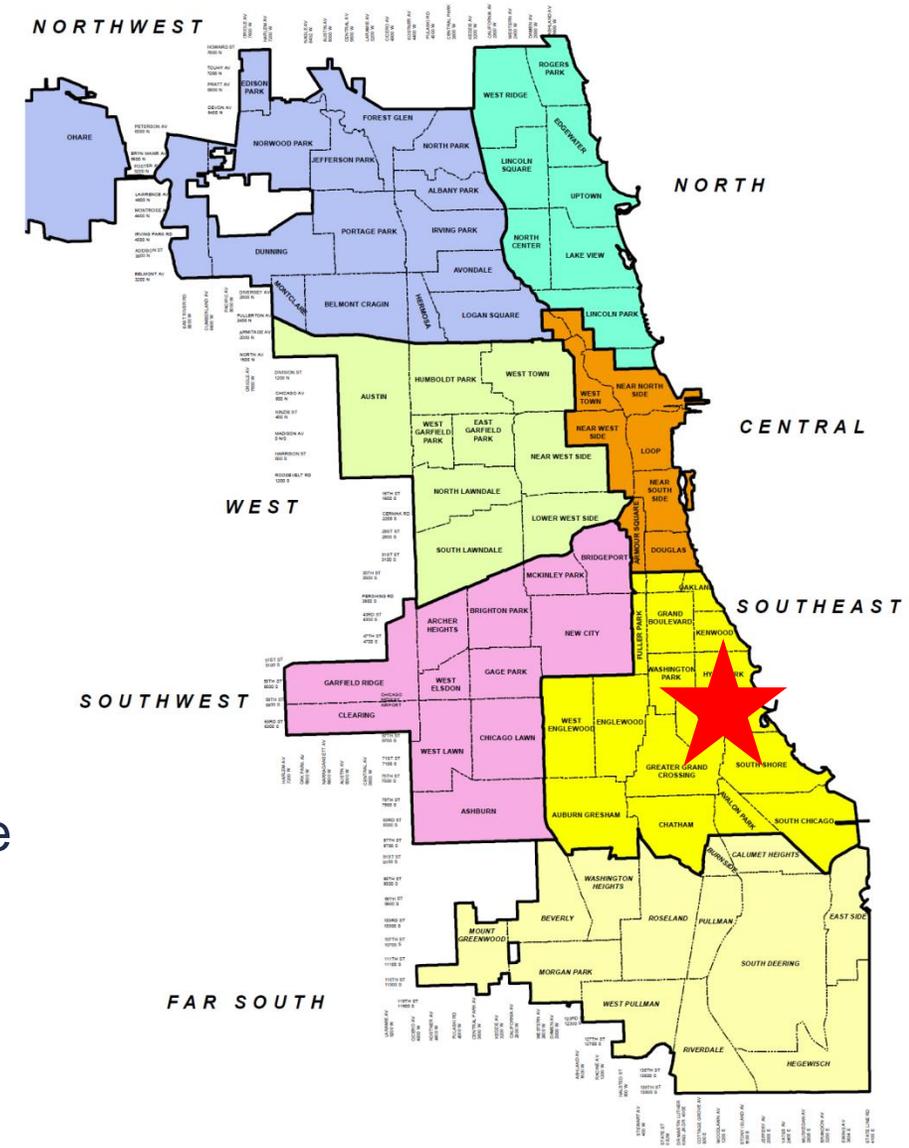
Applicant: Department of Planning and Development

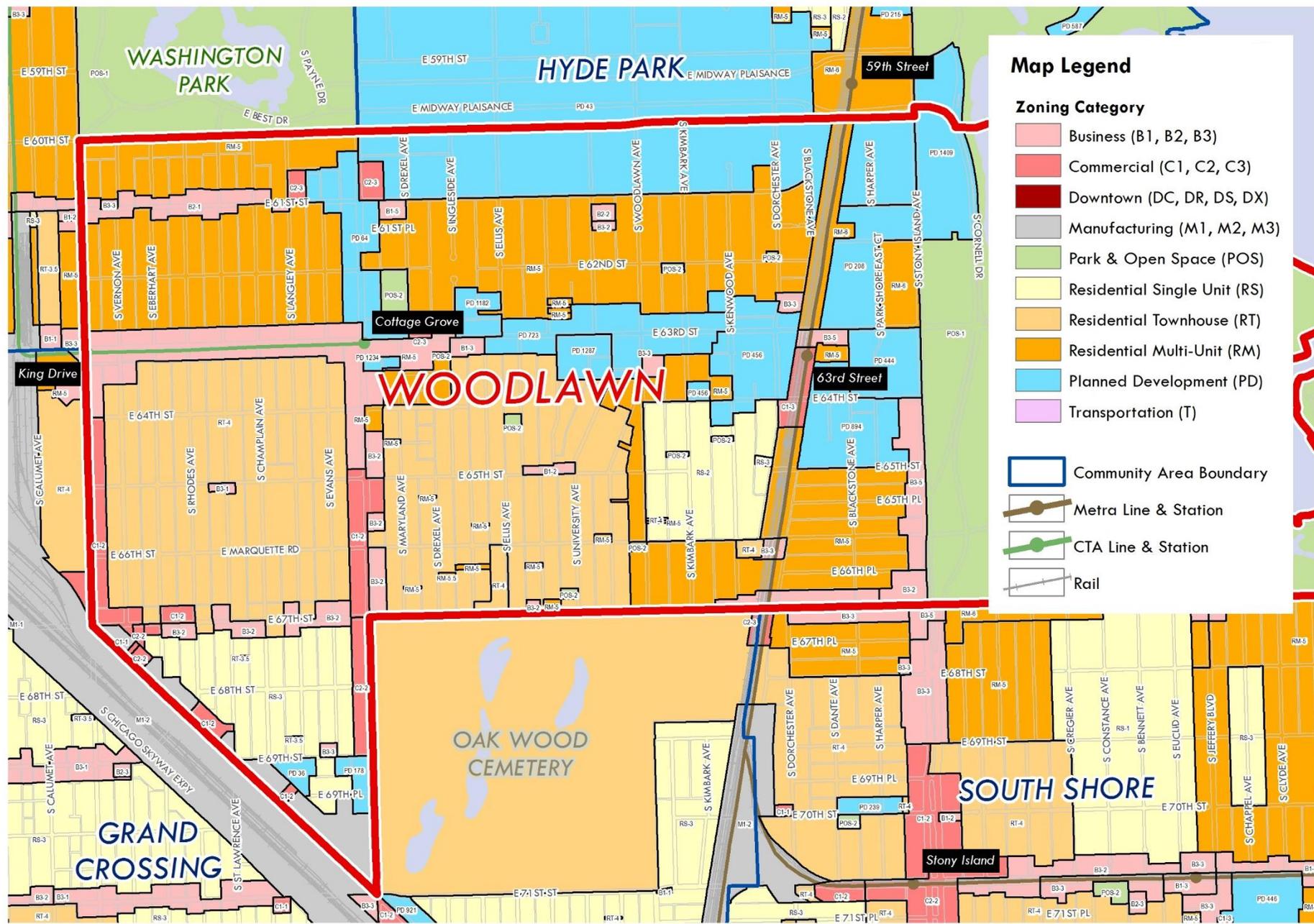
February 21, 2020

★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- Vibrant South Side community
- Adjacent to University of Chicago and site of future Obama Presidential Center
- 25,207 residents, down 3% from 2010
- Median household income \$28,351 (city \$52,497)
- Increase in renovation and new construction activities since 2010 (total permit volume up 6.7% (city 2.8%); residential transaction value up 9.1% (city 7.5%))
- Diverse mix of land uses, but predominantly residential



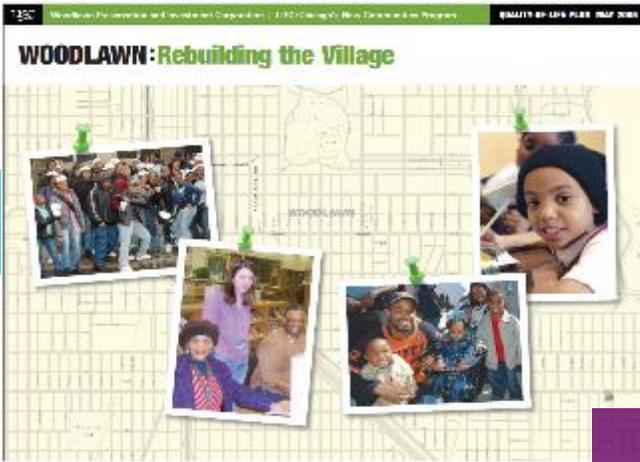


SITE CONTEXT PLAN



Planning Context

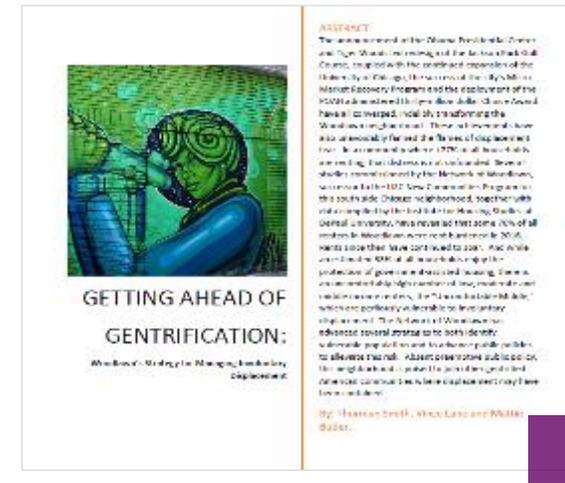
**Nearly a dozen plans and studies
have been developed for
Woodlawn since 2000.**



2005



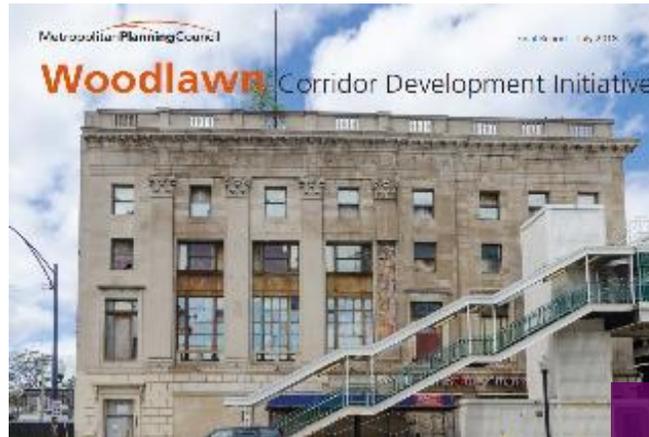
2015



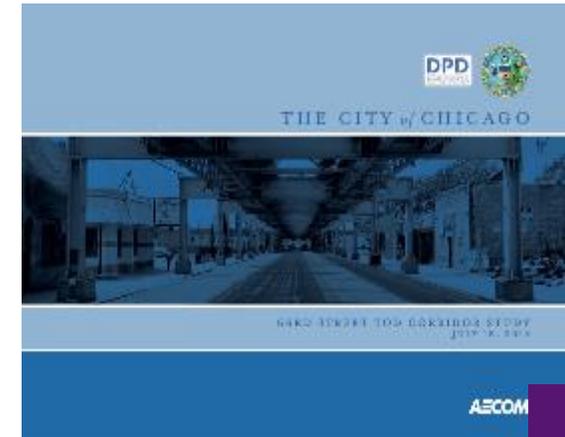
2018



2016



2018



2014



2017



2017

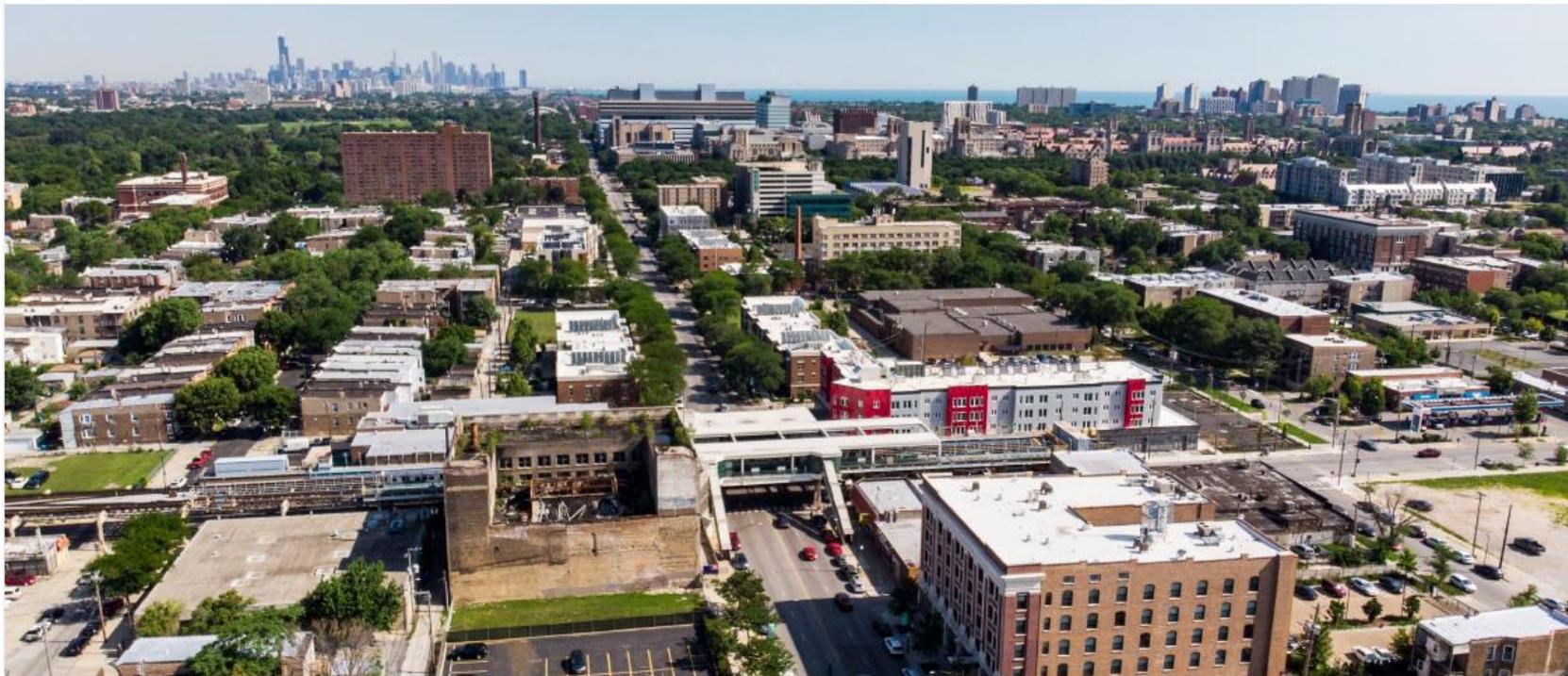
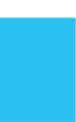


2019



Planning Context

DOCUMENT TITLE	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Woodlawn Master Plan	2017 Sprint ←	→ Restitching Woodlawn	Woodlawn 2025	Corridor Development Init.	Getting Ahead of Gentrification
PUBLICATION DATE	2005	2014	2015	2016	2017	2017	2017	2018	2018
AUTHOR	LISC	AECOM	Goodman Williams; Ginkgo; CRN	Genster	CCAC	CCAC	SOM	Metropolitan Planning Council	Network of Woodlawn
COMMISSIONED BY	Woodlawn Preserv. & Invest. Corp.	DPD	DPD	Network of Woodlawn	Chicago Central Area Committee	Chicago Central Area Committee	Network of Woodlawn	Cook County Land Bank Authority	Network of Woodlawn
RESIDENTIAL / HOUSING									
Encourage home ownership	•						•		•
Encourage reinvestment in rental housing	•						•		•
Expand supply of mixed income housing options		•					•	•	•
Expanded housing types / choice	•						•		•
Implement inclusionary zoning strategies									•
Improved access to resources	•								•
Increased rental support for low income households				•					•
Redevelop vacant buildings / infill lots	•		•	•			•		•
Target existing residents over investors									•
COMMERCIAL / RETAIL									
Central shopping district	•						•		
Create a food "scene" and skill sets							•		
Develop live/work spaces or incubator space	•				•	•	•		
Expanded entertainment options							•		
Expanded neighborhood-serving / convenience retail	•	•	•		•	•	•	•	
Healthy food / full service grocery			•		•	•	•		
Redevelop vacant buildings / infill lots	•		•	•			•	•	
OPEN SPACE / PHYSICAL									
Community gardens / urban agriculture / nurseries					•		•		
Community space	•				•		•	•	
Improved linkages (bike, pedestrian, etc.)		•			•	•	•		
New playground / open space	•	•			•	•	•		
Streetscape improvements	•	•	•		•	•	•		
OTHER PRIORITIES									
Creation of CDC, SBC or similar	•			•	•	•	•		•
Expanded recreational / youth programming	•						•		
Improved alignment of stakeholders' efforts	•			•					
Improved educational facilities and opportunities	•			•			•		
Improved workforce dev't / employment opportunities	•			•	•		•		•
Perception of safety	•	•	•	•			•	•	
Public art / community sensitive	•						•		
Strengthen social service programming	•						•		



WOODLAWN PLAN CONSOLIDATION REPORT



CITY OF CHICAGO



DEPARTMENT OF PLANNING AND DEVELOPMENT



FEBRUARY 2020



WOODLAWN CONSOLIDATION REPORT

COMMON THEMES

1

Support existing residents, address displacement

2

Expand housing choice, including affordable

3

Encourage reinvestment in existing housing

WOODLAWN CONSOLIDATION REPORT

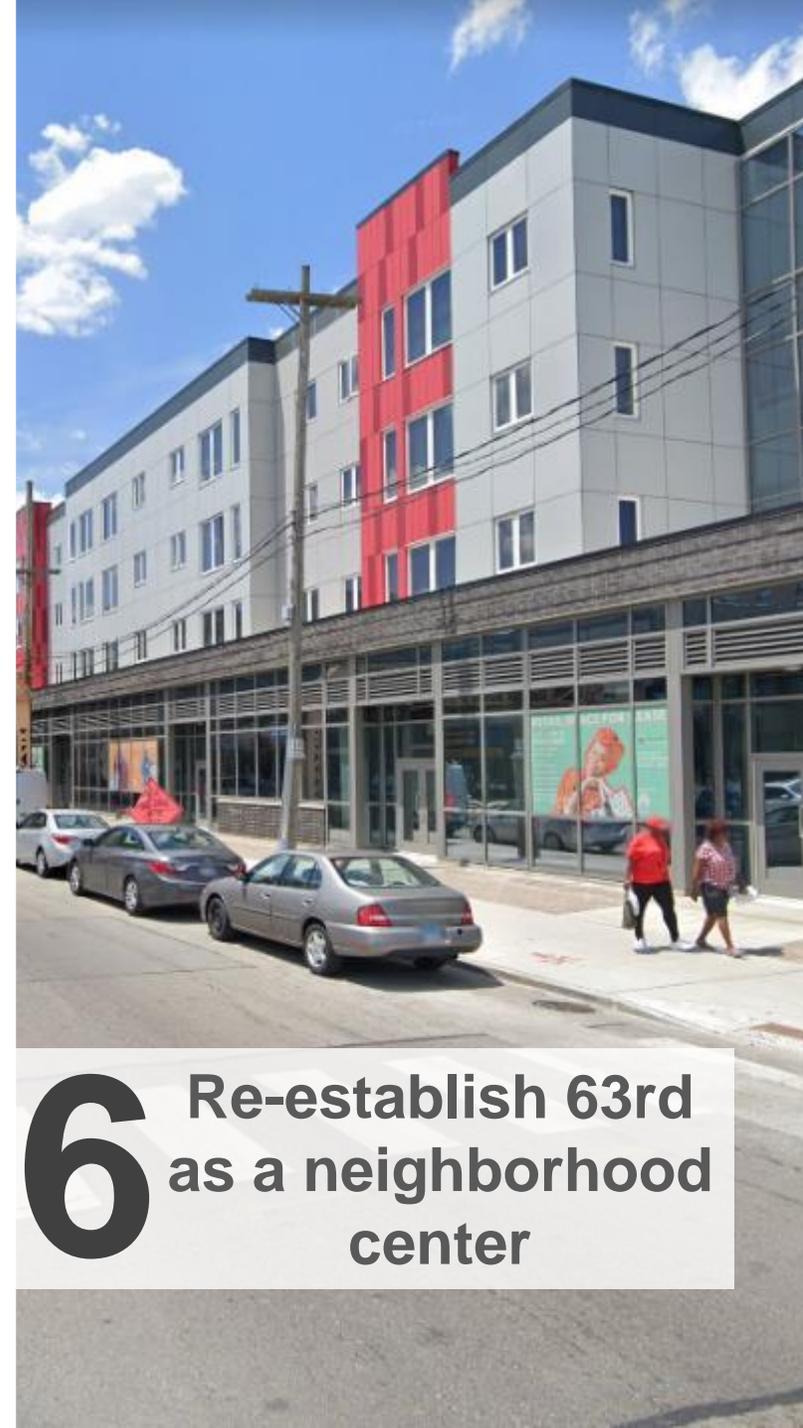
COMMON THEMES



4 Expand local ownership and neighborhood retail



5 Redevelop vacant buildings and lots



6 Re-establish 63rd as a neighborhood center

WOODLAWN CONSOLIDATION REPORT

COMMON THEMES



7 Improve conditions of the public realm



8 Improve internal and external links (ped., bike, etc.)



9 Address real and perceived safety concerns

★ Project Timeline + Community Outreach

- Past plans already reflect extensive community engagement
- 1Woodlawn subcommittee meetings in 2018 and early 2019
- Housing working groups in late 2019
- Public open house on January 30, 2020 – more than 200 attendees





Vacant land is an asset

~1,200 vacant lots

76% residential zoned

27% city-owned



REPORT RECOMMENDATIONS



1 Target greater density
along 63rd Street, around CTA stations, and at the Metra Station



2

Vision for future density with the community

east of the Metra tracks, along Stony Island Ave, and at former school sites



3 **Preserve the existing character of neighborhoods**
by developing vacant residential city-owned lots similar to existing zoning



4 Target and coordinate city resources
to support local business development



5 Identify open space opportunities
in the southwest in coordination with NeighborSpace and Park District

BEFORE

(W Cermak Rd at Peoria St, Pilsen)



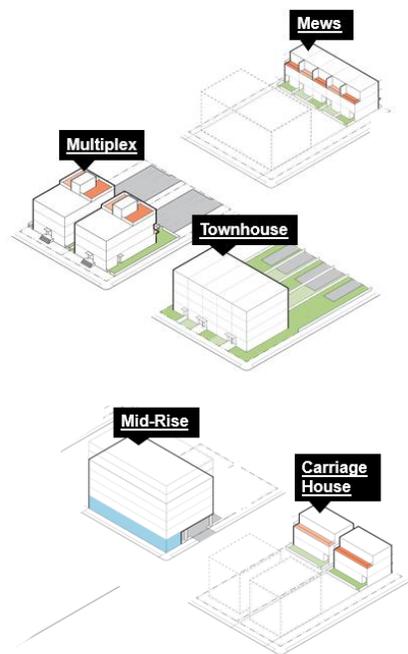
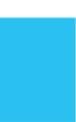
AFTER



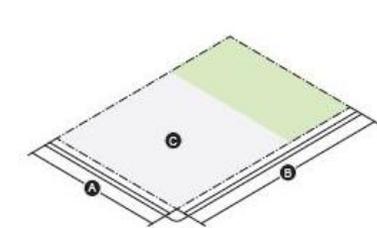
6 **Scope potential streetscape improvements**
along 63rd Street in coordination with CDOT



IMPLEMENTATION

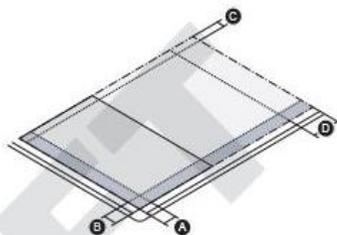


(f) MID-RISE FLATS
1. Lot Standards (See Sec. 61-11-409 (b))



Frontage	
Required Street Frontage	A or B Street
Lot Dimensions	
A Width	50' min
B Depth	85' min
Lot Development	
C Building Coverage	no max

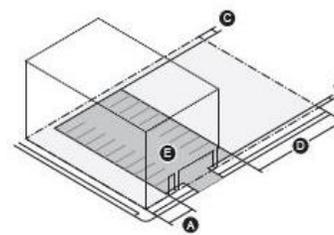
2. Building Placement (See Sec. 61-11-409 (c))



Building Setbacks			
A Primary Front Setback ¹	0' min	10' max	
Chrysler Service Dr.	25' min	35' max	
B Secondary Front Setback ¹	0' min	10' max	
C Side Setback			—
A Street			0' min
B or C Street			5' min
D Rear Setback			20' min

¹ See Sec. 61-11-409(c).4 Contextual Front Setbacks

3. Access/Parking (See Sec. 61-11-410)

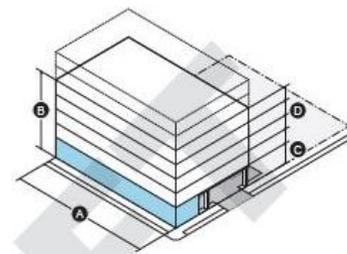


Parking Setbacks	
A Primary Front Setback	20' min
B Secondary Front Setback	20' min
C Side Setback	0' min
D Rear Setback	0' min
Parking Ratio	
E Parking Spaces	
Residential	0.5/DU min
Commercial and Other Uses	1.5/1000 sf min
Food and Beverage Service	1.5/500 sf min

Parking Access	
Abutting an Alley	Preferred
Primary Frontage	Not Allowed
Secondary Frontage	B or C Street Only
Vehicular Entrance Width	24' max

Perimeter Definition (See Sec. 61-11-411)	
Side & Rear Fencing or Hedge Row	Required where screening parking
Fence or Hedge Height	4' min 8' max

4. Building Standards (See Sec. 61-11-409 (d))



Massing	
Facade Build Out	80% min
A Width	30' min 200' max
B Number of Stories ²	7 max
Ground Story Height	14' min
Upper Story Height	10' min
Building Height, Feet	80' max

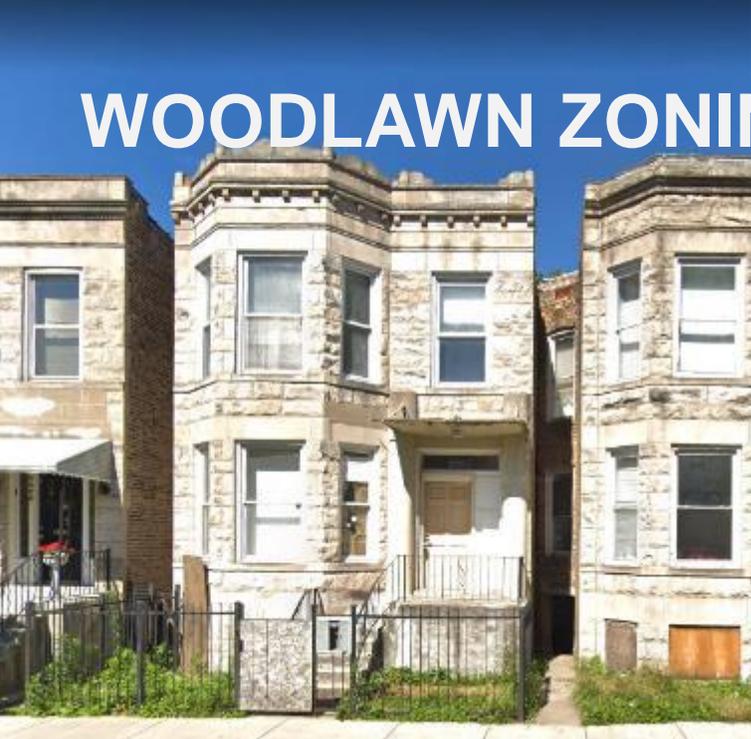
² See Sec. 61-11-409(d).7 Contextual Height and 61-11-409(d).8 Additional Story Allowance

Fenestration	
C Ground Story Fenestration	—
Residential	20% min 70% max
Commercial	70% min
D Upper Story Fenestration	20% min 70% max
Blank Wall	20' max

Use & Occupancy	
Outdoor Amenity Space	1/DU min

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

WOODLAWN ZONING OVERLAY DISTRICT



Articulate design guidelines that new development must achieve to add to Woodlawn's character



**Engage the community throughout the process
in a meaningful and consistent way on implementation**

★ Next Steps

- Begin implementation steps
- Engage consultant for initial info gathering and analysis
- Launch broader community engagement
- Continue coordination with Department of Housing

