CHICAGO PLAN COMMISSION
Department of Planning and Development

Project Name: Woodlawn Plan Consolidation Report

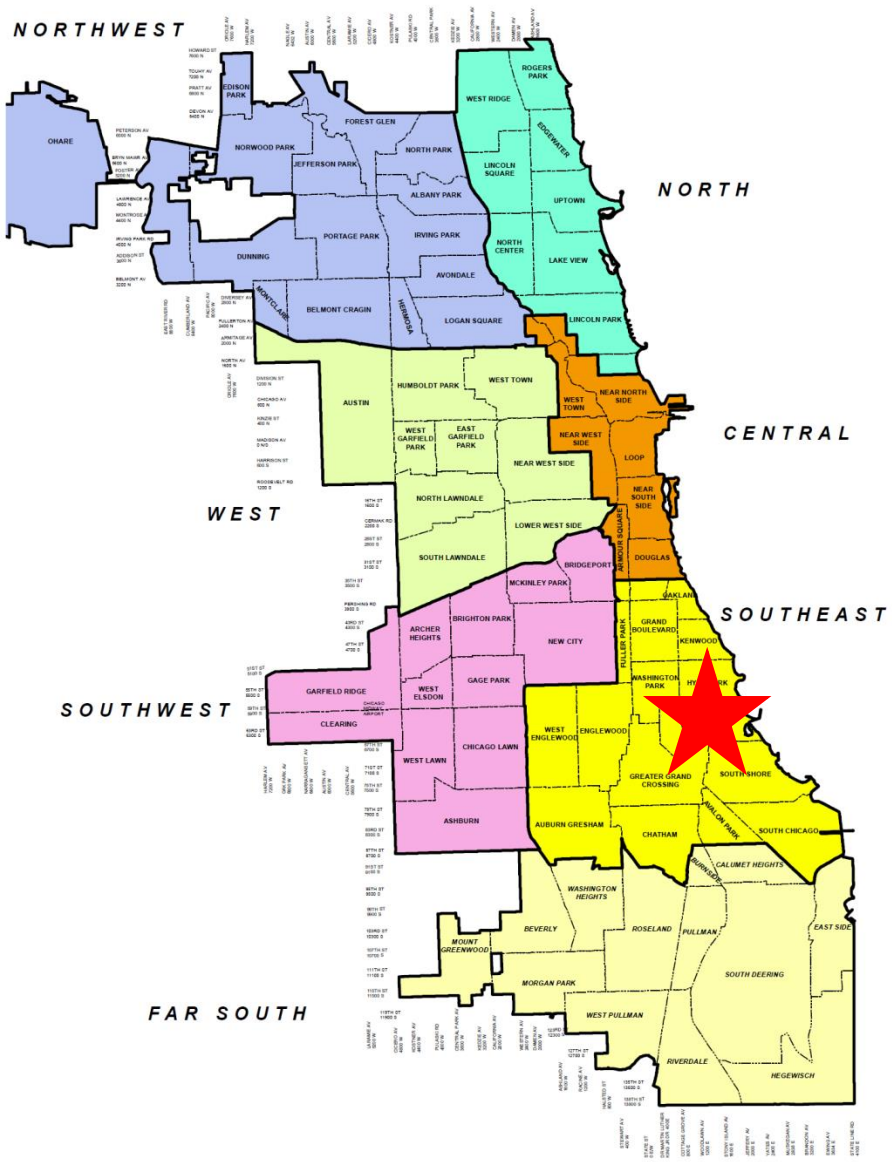
Project Address/Ward: Woodlawn Community Area (5, 20)

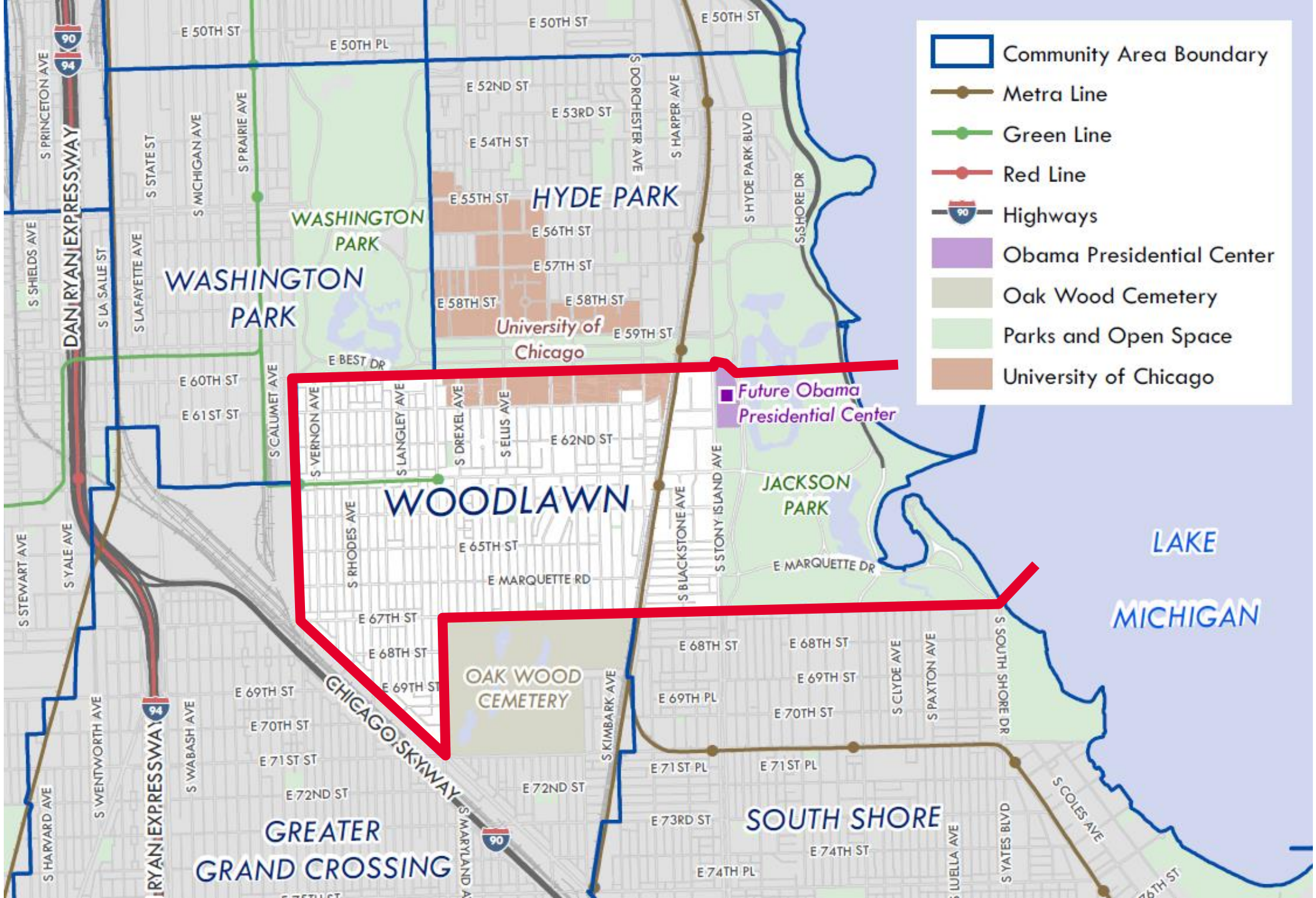
Applicant: Department of Planning and Development

March 19, 2020

Community Area Snap Shot

- Adjacent to University of Chicago and site of future Obama Presidential Center
- 23,268 residents, down 3% from 2010
- Median household income $25,122 (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




Community Area Boundary
Metra Line
Green Line
Red Line
Highways
Obama Presidential Center
Oak Wood Cemetery
Parks and Open Space
University of Chicago
HYDE PARK
WASHINGTON PARK
WASHINGTON PARK
University of Chicago
Future Obama Presidential Center
WOODLAWN
JACKSON PARK
LAKE MICHIGAN
OAK WOOD CEMETERY
GREATER GRAND CROSSING
SOUTH SHORE
DAN RYAN EXPRESSWAY
CHICAGO SKYWAY
E 50TH ST
E 50TH PL
E 52ND ST
E 53RD ST
E 54TH ST
E 55TH ST
E 56TH ST
E 57TH ST
E 58TH ST
E 59TH ST
E BEST DR
E 60TH ST
E 61ST ST
E 62ND ST
E 65TH ST
E MARQUETTE RD
E MARQUETTE DR
E 67TH ST
E 68TH ST
E 69TH ST
E 69TH PL
E 70TH ST
E 71ST ST
E 71ST PL
E 72ND ST
E 73RD ST
E 74TH ST
E 74TH PL
S PRINCETON AVE
S STATE ST
S MICHIGAN AVE
S PRAIRIE AVE
S DORCHESTER AVE
S HARPER AVE
S HYDE PARK BLVD
S SHORE DR
S SHIELDS AVE
S LA SALLE ST
S LAFAYETTE AVE
S CALUMET AVE
S VERNON AVE
S LANGLEY AVE
S DREXEL AVE
S ELLIS AVE
S RHODES AVE
S BLACKSTONE AVE
S STONY ISLAND AVE
S STEWART AVE
S YALE AVE
S WENTWORTH AVE
S WABASH AVE
S HARVARD AVE
S KIMBARK AVE
S CLYDE AVE
S PAXTON AVE
S SOUTH SHORE DR
S COLES AVE
S YATES BLVD
S LUELLA AVE
S MARYLAND AVE

Planning Context

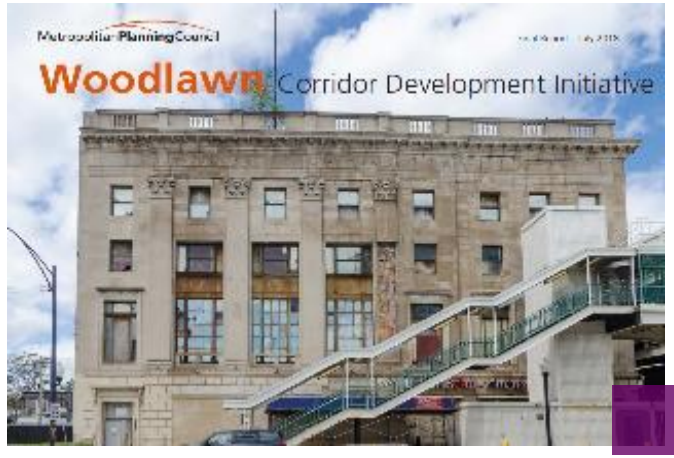
More than a dozen plans and studies have been developed for Woodlawn since 2000.

2005

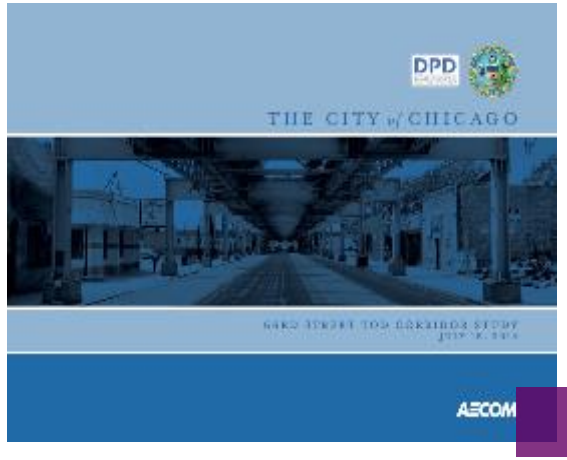
2015

2018

2016



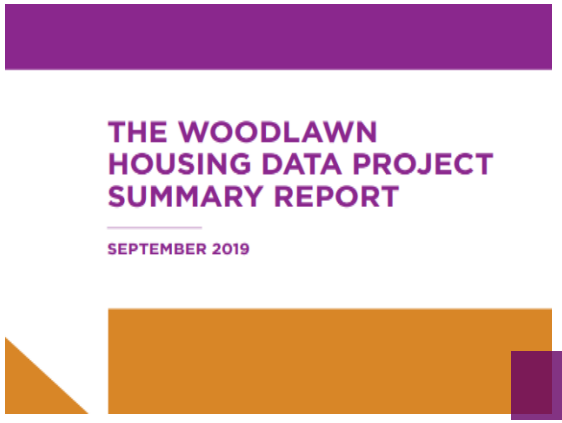
2018



2014

2017

2017



2019

Planning Context

- $30 million in housing investment through POAH and Renew Woodlawn
- Jewel-Osco at 61st and Cottage Grove
- 4 NOF grants awarded to local businesses
- Public art on Metra viaducts and other locations

Planning Context

Figure 2.1: Housing and Affordability Goals in Past Plans and Studies

	Rebuilding the Village	Woodlawn Master Plan	Woodlawn 2025	Corridor Development Initiative	Getting Ahead of Gentri-fication	Woodlawn Housing Data Project
Protect lower income households from displacement		●			●	●
Expand the supply of mixed income housing options	●		●	●	●	●
Encourage reinvestment in existing housing	●		●		●	●
Expand housing types and choice to support a diversity of households	●		●		●	
Target existing residents over investors to build local wealth					●	●
Improve access to housing resources	●				●	●
Redevelop vacant lots and buildings	●	●	●		●	●

Figure 2.2: Commerce Corridor Goals in Past Plans

	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Sprint 2017: Restitching Woodlawn	Woodlawn 2025	Corridor Development Initiative
Central shopping district	●				●	
Create a food "scene" and skill sets					●	
Develop live/work or incubator space	●			●	●	
Expand entertainment options					●	
Expand neighborhood-serving retail	●	●	●	●	●	●
Healthy food options			●	●	●	
Redevelop vacant lots and buildings	●		●		●	●

Figure 2.3: Open Space and Physical Realm Goals in Past Plans

	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Sprint 2017: Restitching Woodlawn	Woodlawn 2025	Corridor Development Initiative
Community gardens / urban agriculture / nurseries				●	●	
Community space	●			●	●	●
Improved linkages (bike, pedestrian, etc.)		●		●	●	●
New playground and/or open space	●	●		●	●	
Streetscape improvements	●	●	●	●	●	

Community Outreach

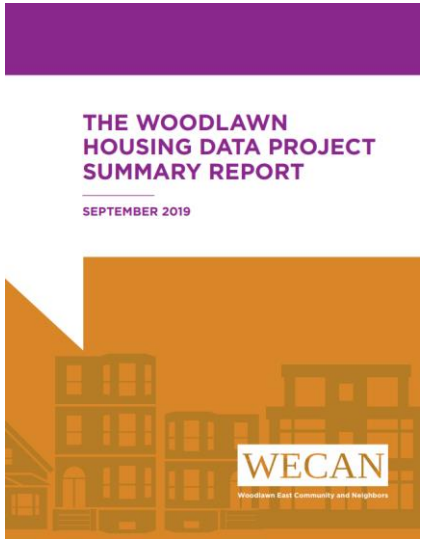
- Past plans already reflect extensive community engagement
- 1Woodlawn subcommittee meetings in 2018 and early 2019
- Housing working groups in late 2019
- Public open house on January 30, 2020 – more than 200 attendees
- Extended public comment period
- Attended Woodlawn Community Summit on March 7, 2020

WOODLAWN PLAN CONSOLIDATION REPORT

CITY OF CHICAGO ★ DEPARTMENT OF PLANNING AND DEVELOPMENT ★ MARCH 2020

Updates/Changes

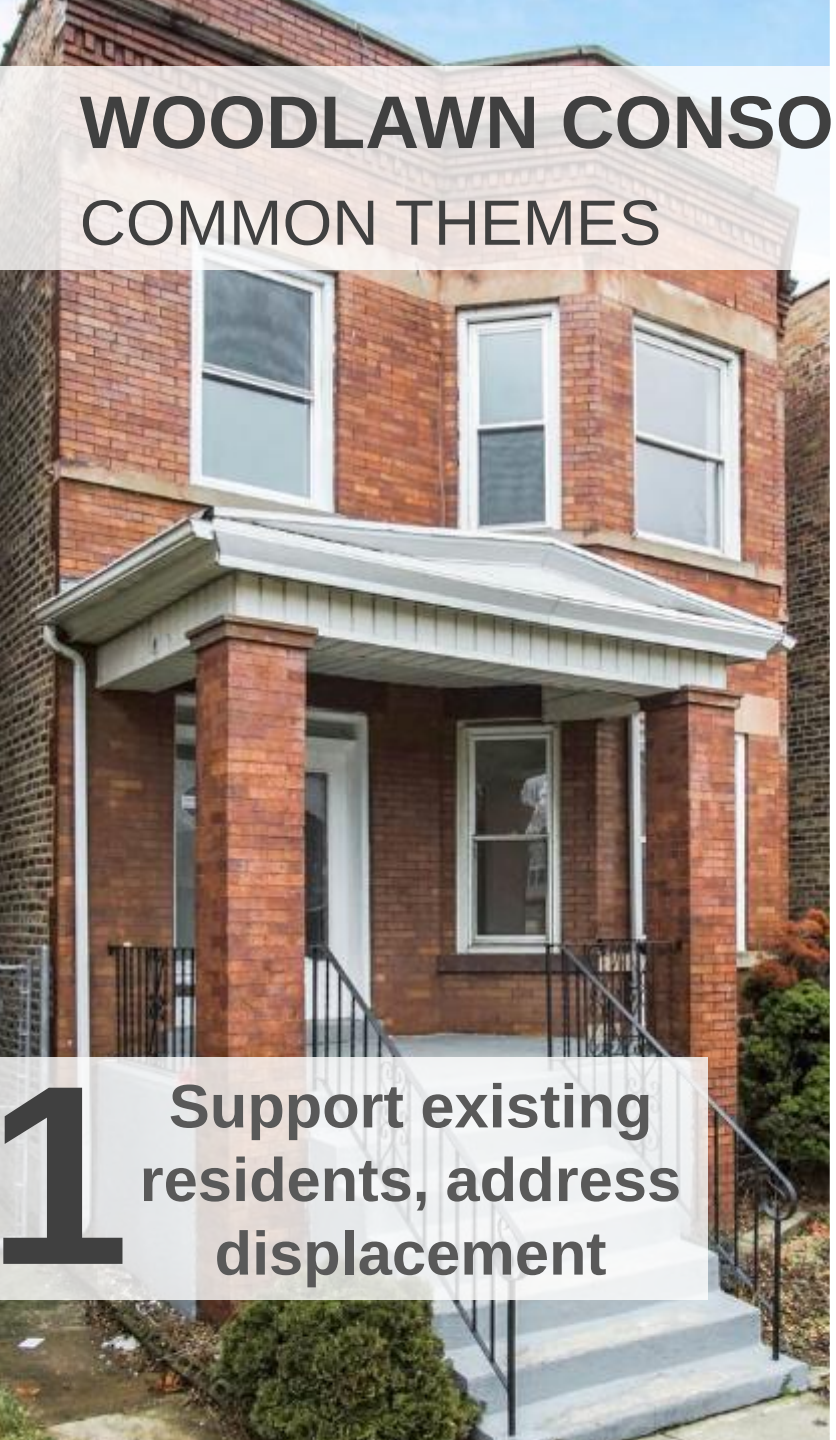
- Incorporated additional feedback from public engagement
- Integrated 2019 WECAN report
- Included table of what has been accomplished to-date
- Expanded housing policy and goals section



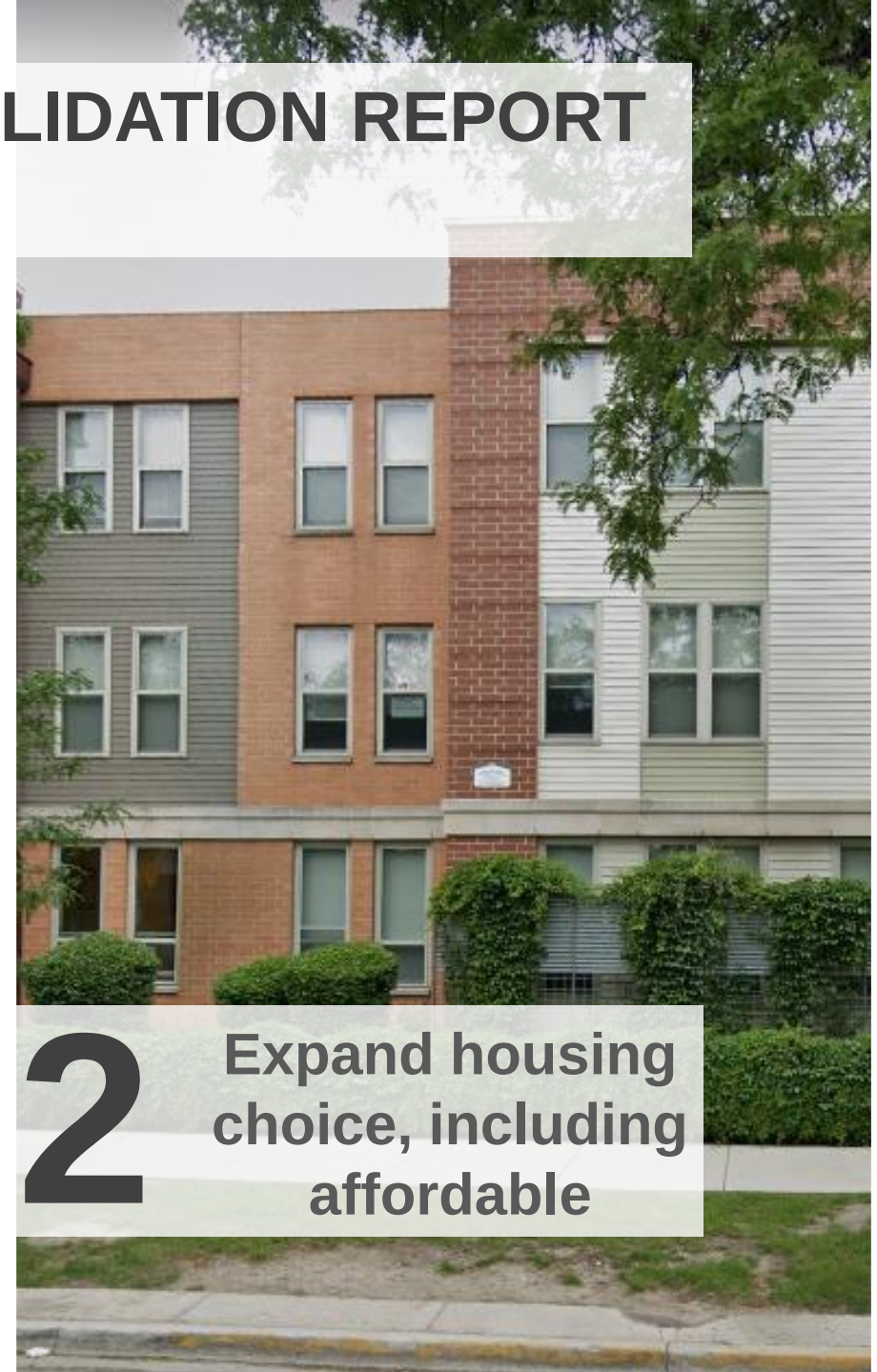
HOUSING	
RECOMMENDATION	ACTIONS TAKEN
Encourage Home Ownership	Renew Woodlawn Homeownership Program
Encourage Reinvestment in Rental Housing	Woodlawn PEAR (Preservation of Existing Affordable Residences) Porgram, Troubled Housing Initiative (TBI)
Expand Supply of Mixed Income Housing Options	Development of Woodlawn Station, Trianon Lofts
Expanded Housing Types/Choices	Development of Grove Parc Plaza, Woodlawn Park
Implement Inclusionary Zoning Strategies	Upcoming housing development and form-based code / zoning overlay district
Improved Access to Resources	Woodlawn Resource Center located in the Burnham at Woodlawn Park (POAH)
Redevelop Vacant Buildings / Infill Lots	Extensive renovation and new construction taking place, nearly 500 permits given out annually for redevelopment of vacant/infill lots.
Target Existing Residents over Investors	**Programs emphasizing local hiring/ownership in contracting and development.**
COMMERCE	
RECOMMENDATION	ACTIONS TAKEN
Central Shopping District	Development of Woodlawn Station
Create a food "scene" and skill sets	Limited new restaurant/skills training activity
Develop live / work / incubator spaces	Sunshine Enterprises
Expanded entertainment options	N/A
Expanded neighborhood-serving convenience retail	New full service grocery store at 61st and Cottage Grove; upcoming retail at 63rd and Cottage Grove
Healthy food / full service grocery	New full service grocery store at 61st and Cottage Grove
Redevelop vacent buildings / infill lots	New commerical construction at 63rd and Cottage Grove, planning in progress for Washington Park Bank site
PHYSICAL REALM	
RECOMMENDATION	ACTIONS TAKEN
Community gardens / urban agriculture nursereis	62nd Street Community Garden
Community space	Improvements to Huckleberry Park
Improved linkages	N/A
New playground / open space	??
Streetscape Improvements	N/A

WOODLAWN CONSOLIDATION REPORT

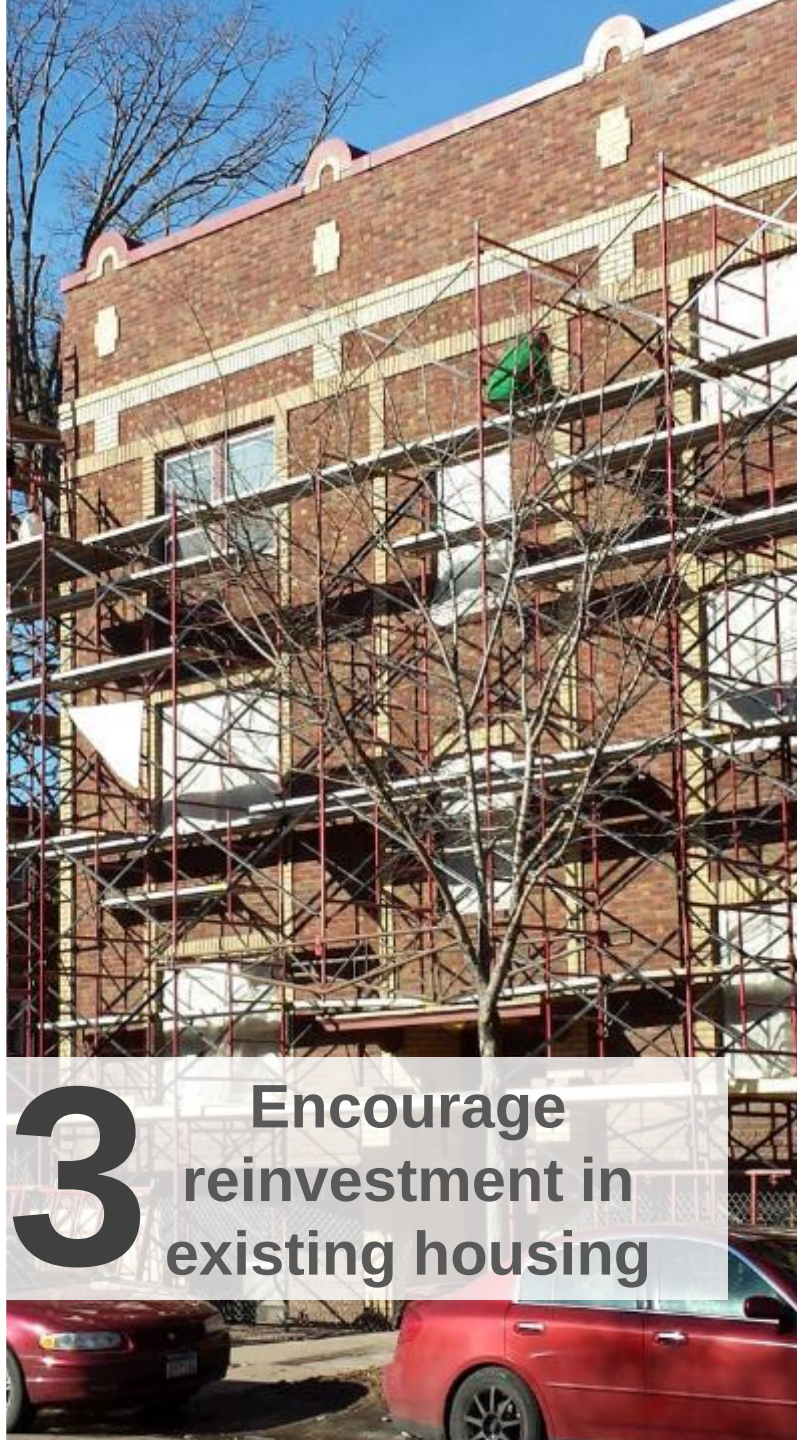
COMMON THEMES



1 Support existing residents, address displacement



2 Expand housing choice, including affordable



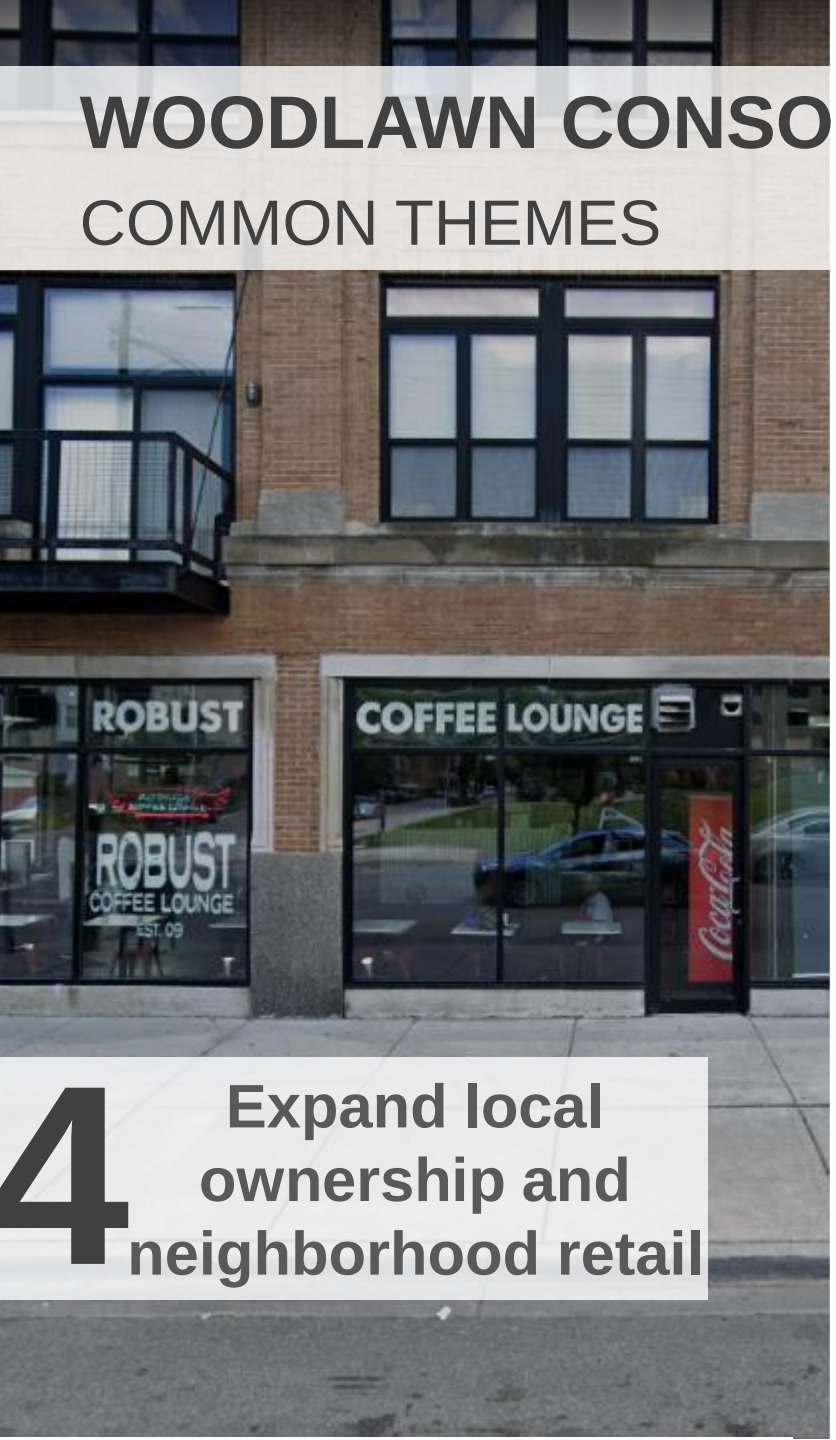
3 Encourage reinvestment in existing housing

Department of Housing

- Engaging the community on these and additional goals around housing affordability and ownership
- Conducted working groups in fall 2019 with residents and other stakeholders, continuing engagement
- Developing policy and programs to address housing concerns
- Additional content added to Report

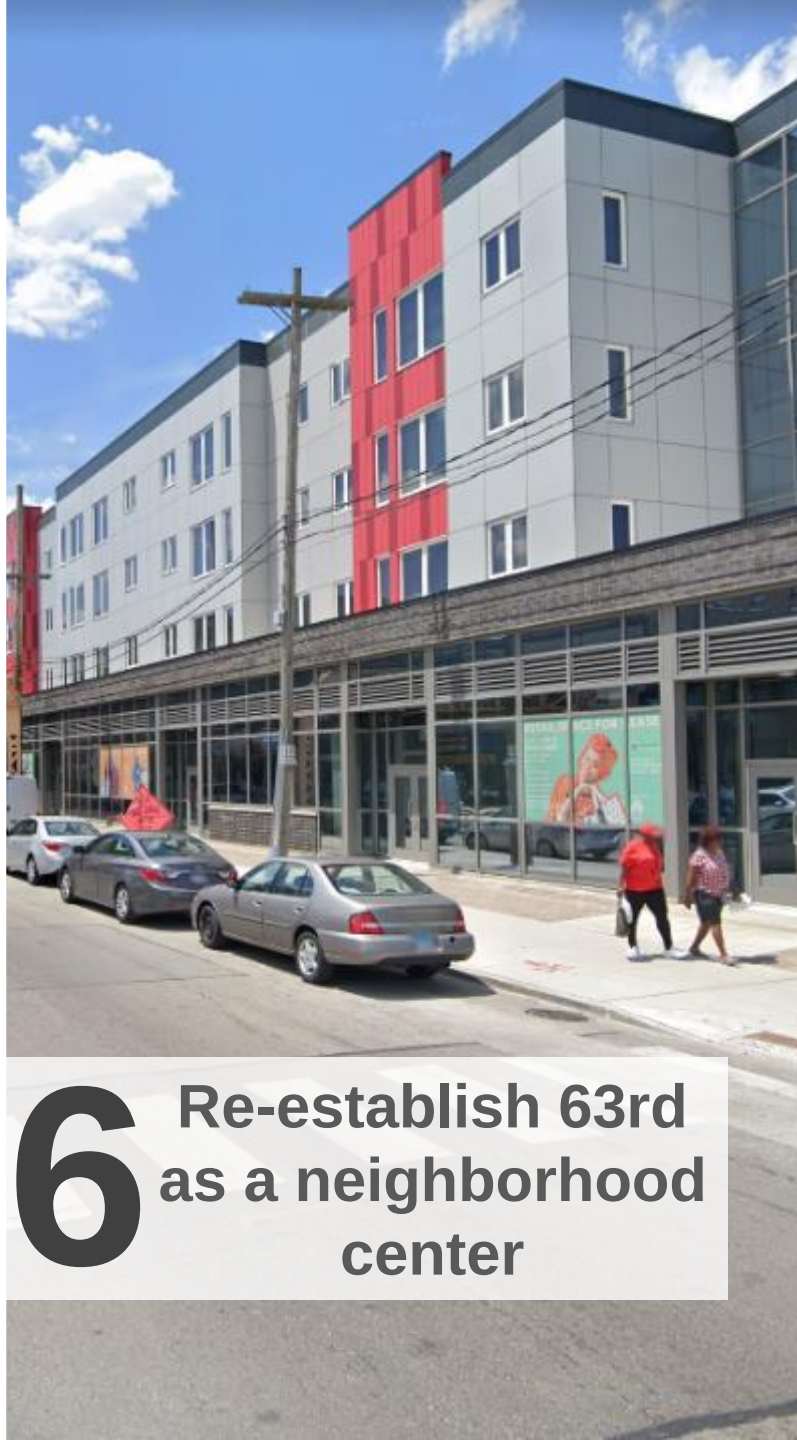
WOODLAWN CONSOLIDATION REPORT

COMMON THEMES



4 Expand local ownership and neighborhood retail

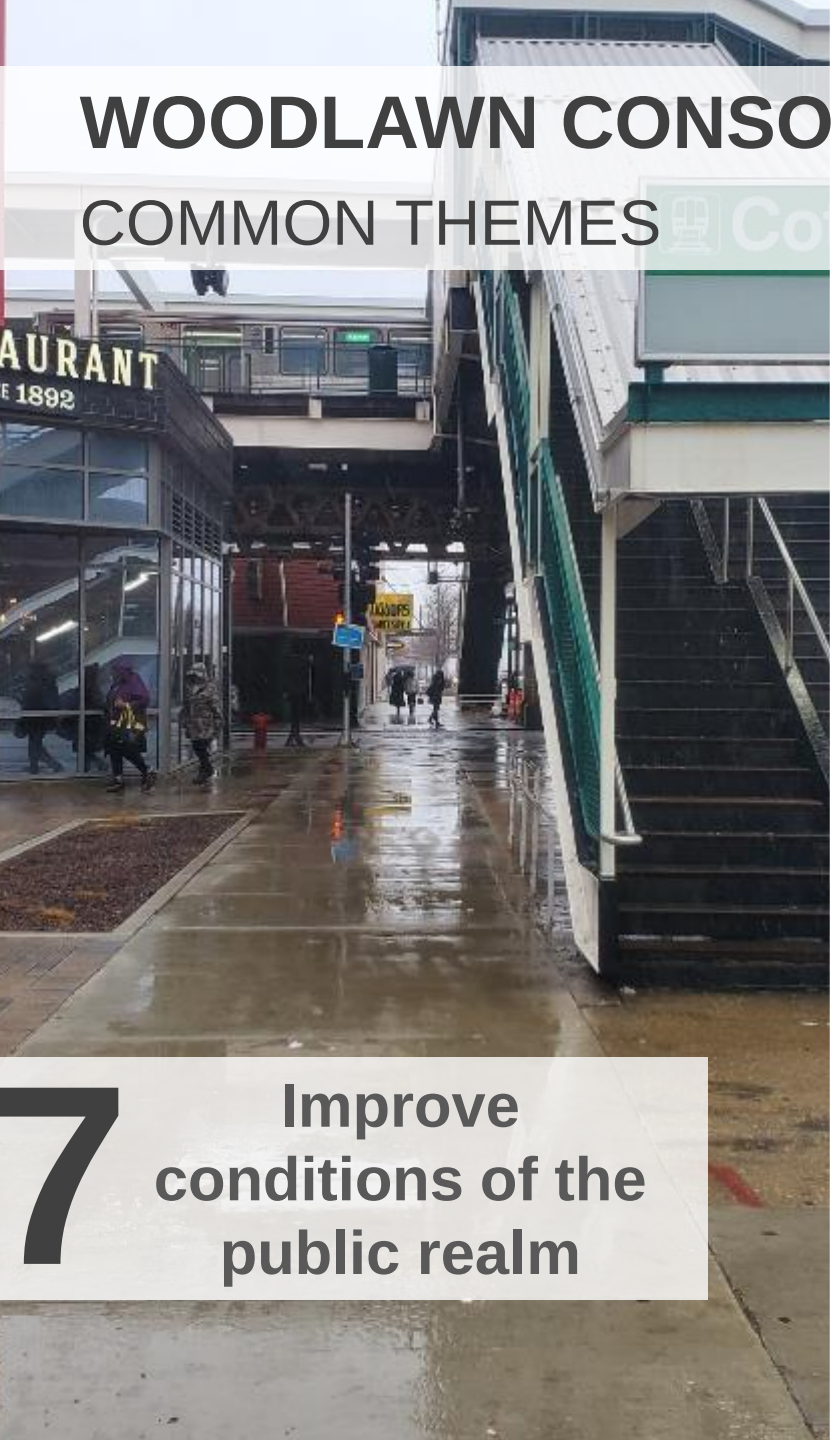
5 Redevelop vacant buildings and lots



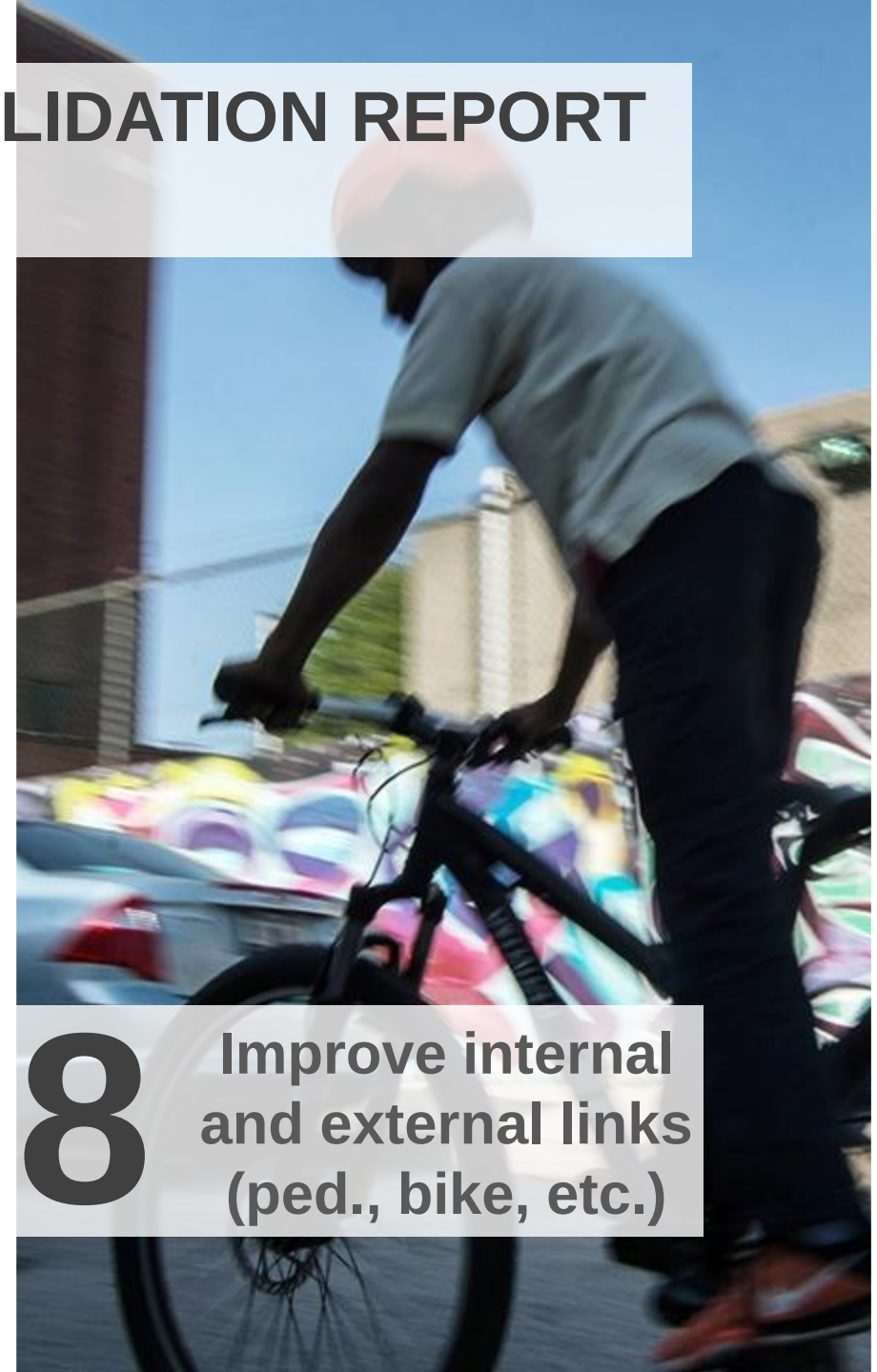
6 Re-establish 63rd as a neighborhood center

WOODLAWN CONSOLIDATION REPORT

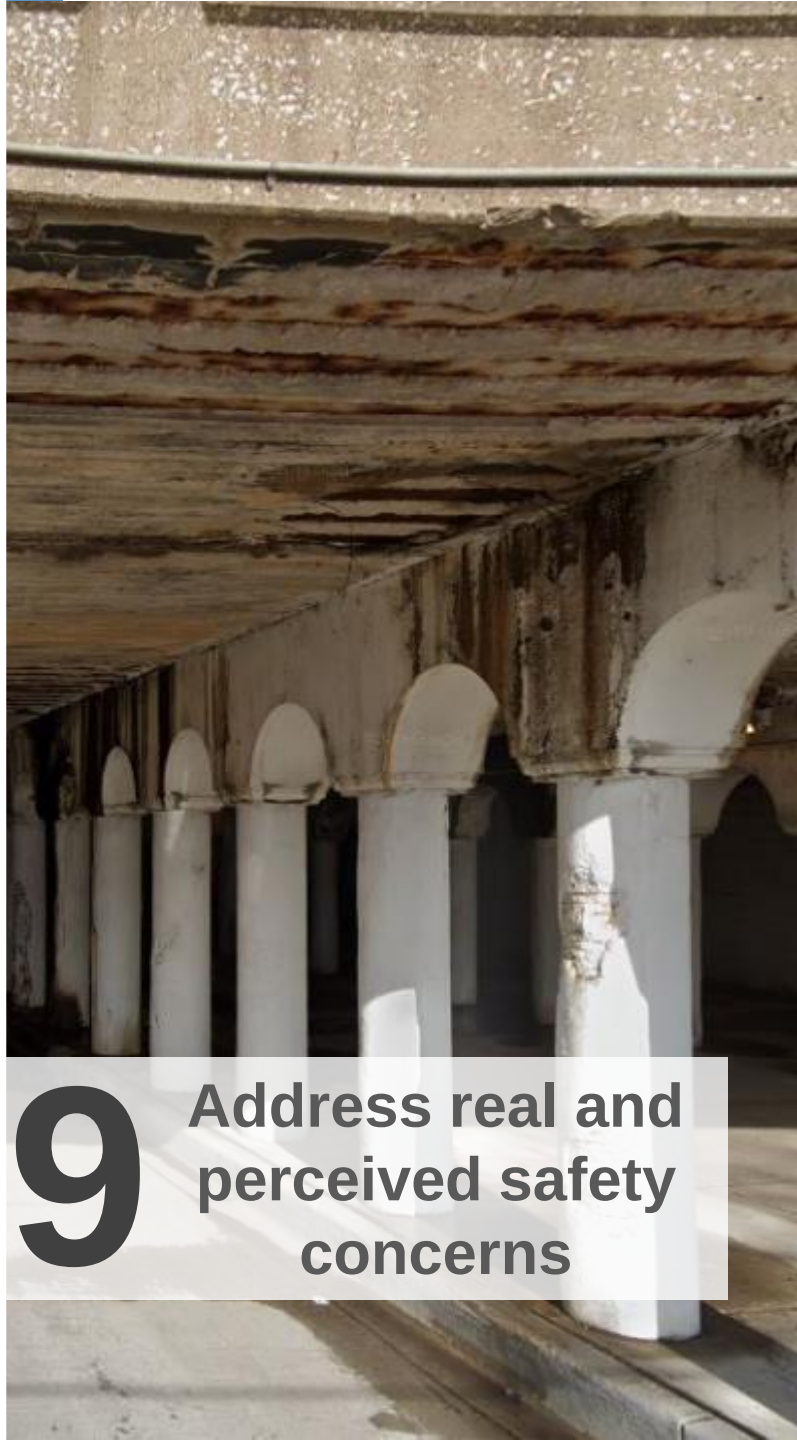
COMMON THEMES



7 Improve conditions of the public realm



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



9 Address real and perceived safety concerns

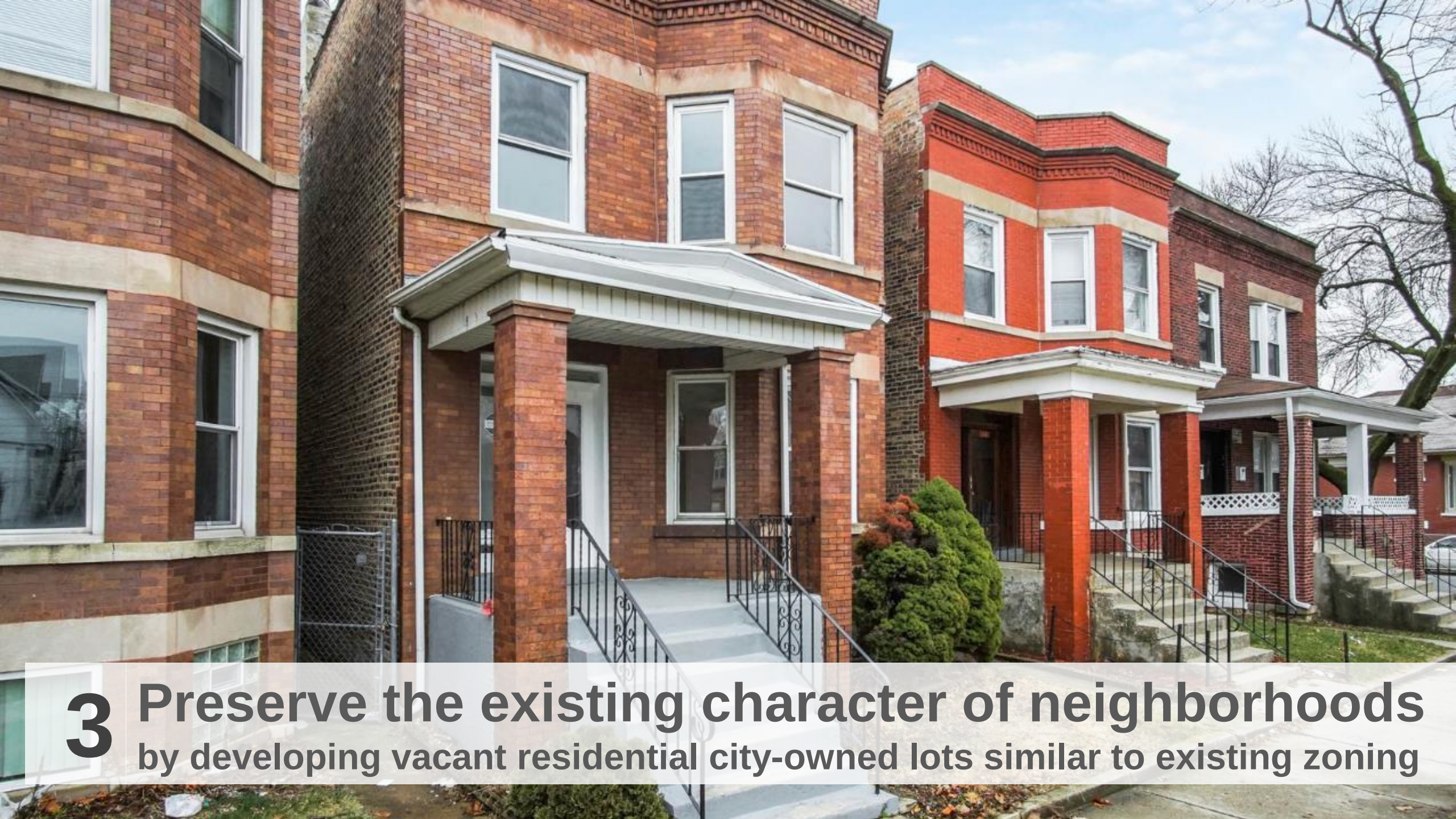
REPORT RECOMMENDATIONS

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

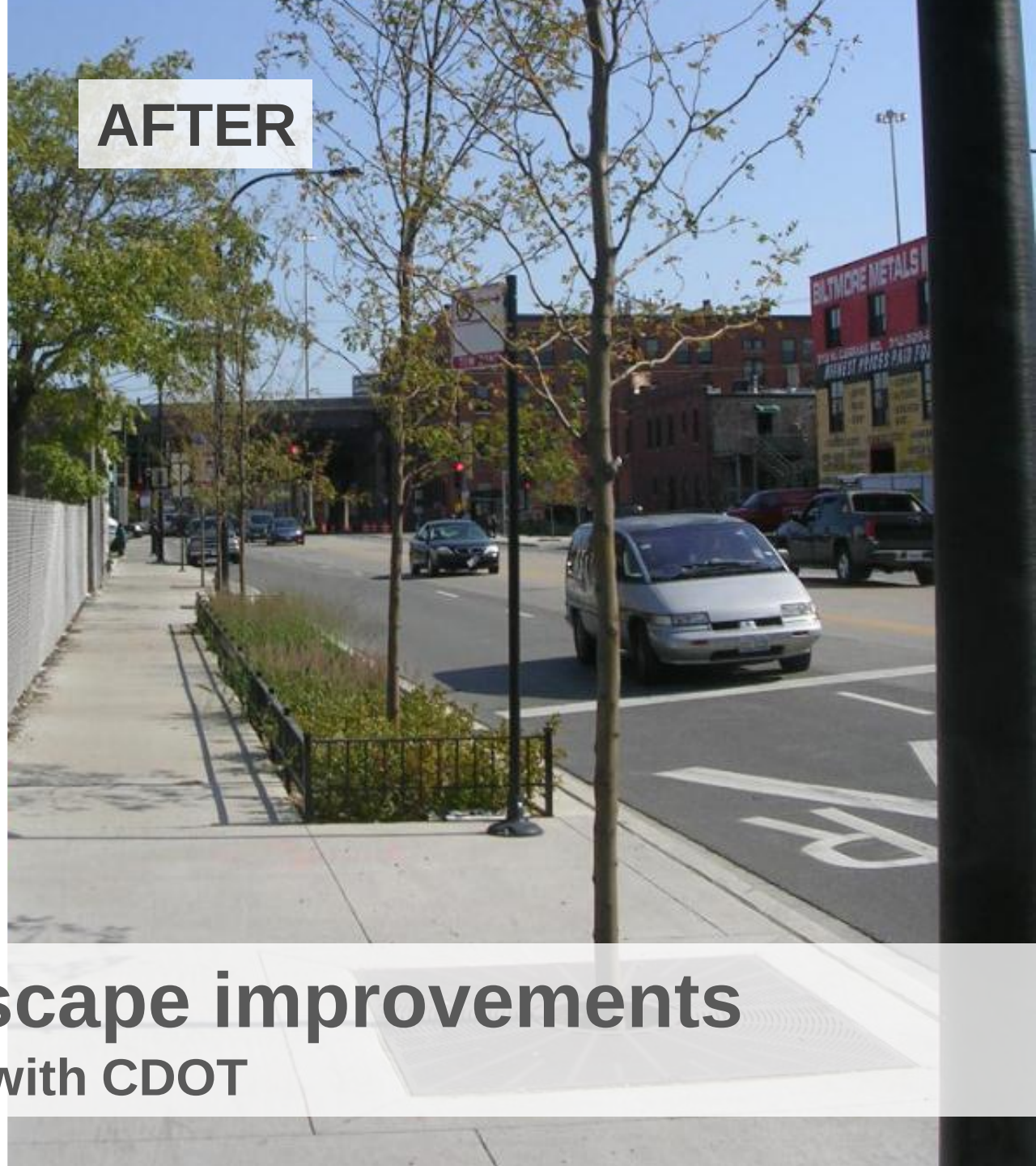
by developing vacant residential city-owned lots similar to existing zoning

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

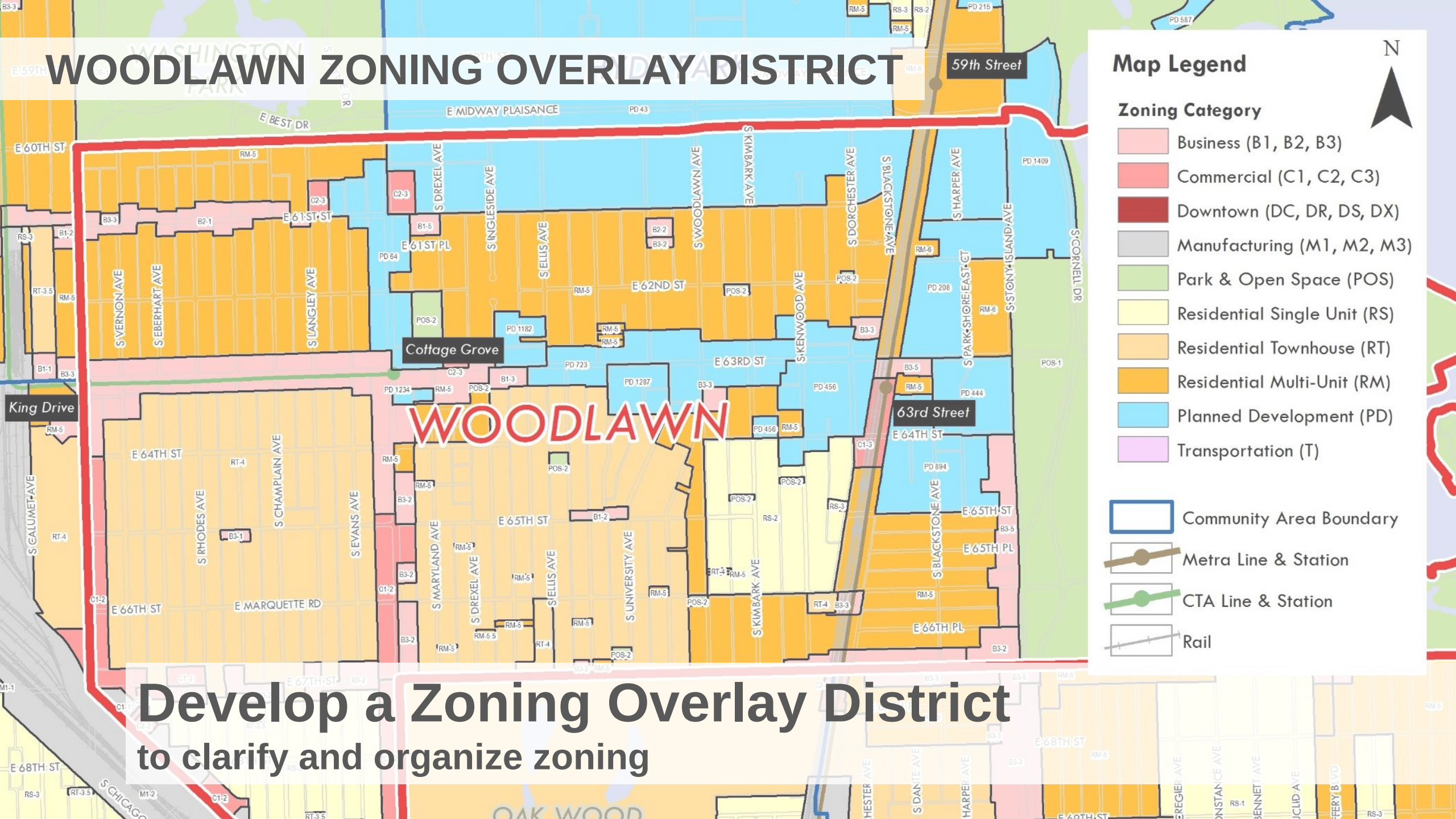


6 Scope potential streetscape improvements

along 63rd Street in coordination with CDOT

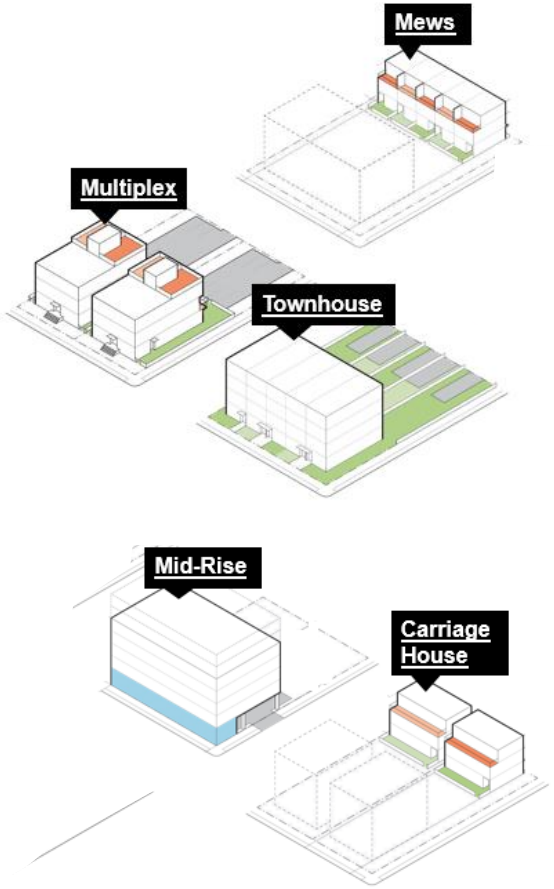
IMPLEMENTATION

WOODLAWN ZONING OVERLAY DISTRICT



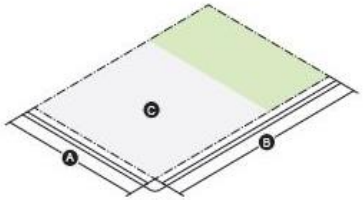
Develop a Zoning Overlay District

to clarify and organize zoning



(f) MID-RISE FLATS

1. Lot Standards (See Sec. 61-11-409 (b))

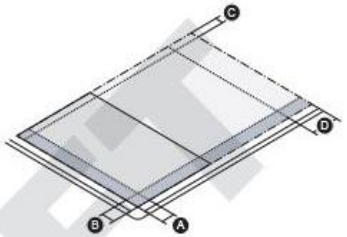


Frontage	
Required Street Frontage	A or B Street

Lot Dimensions	
A Width	50' min
B Depth	85' min

Lot Development	
C Building Coverage	no max

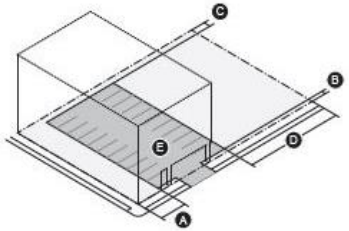
2. Building Placement (See Sec. 61-11-409 (c))



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)



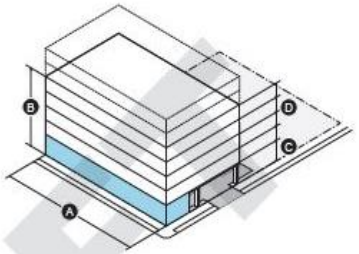
Parking Setbacks	
A Primary Front Setback	20' min
B Secondary Front Setback	20' min
C Side Setback	0' min
D Rear Setback	0' min

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 6' 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

DRAFT

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 of zoning overlay district
- Engage consultant for initial info gathering and analysis
- Launch broader engagement efforts to engage diverse voices and communities
- Visioning around decommissioned schools and RFP process
- Continue coordination with Department of Housing