CHICAGO

DPD
Department of Planning and Development

CHICAGO PLAN COMMISSION

Lakefront Protection Ordinance #773

1405 East 65th Place

Woodlawn | 5th Ward | Alderwoman Jeanette Taylor

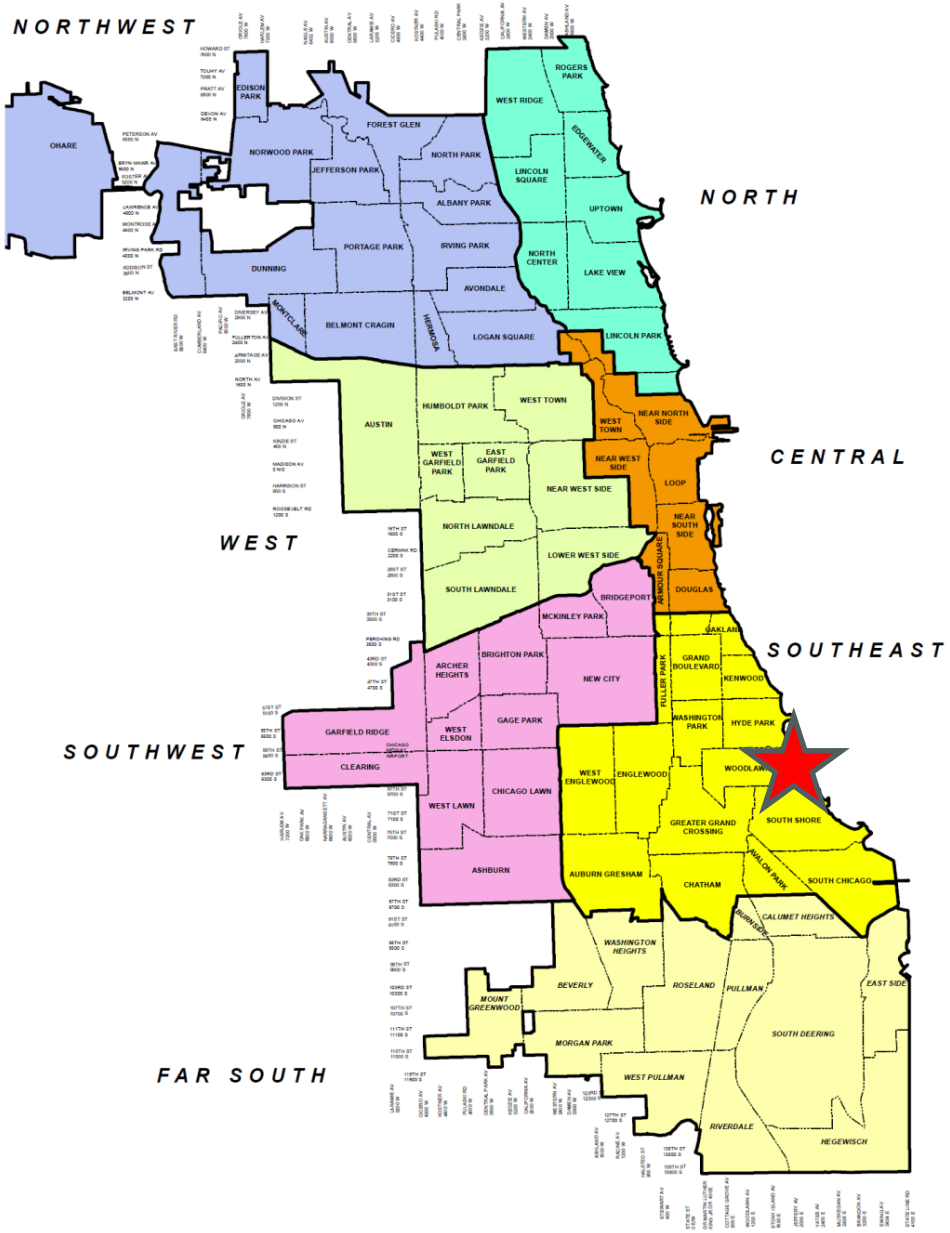
DOM Acquisitions LLC

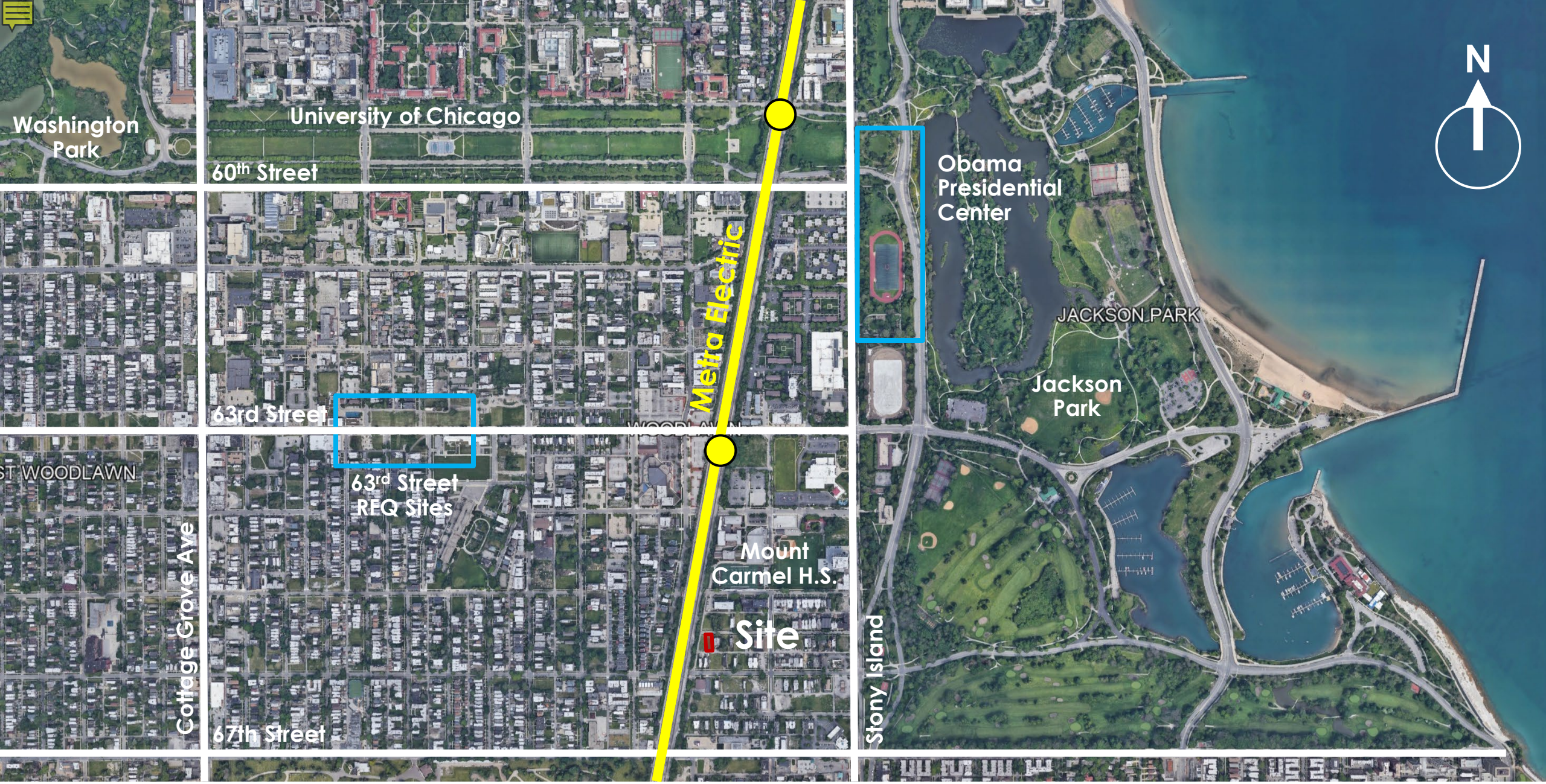
03-16-2023

Community Area Snapshot

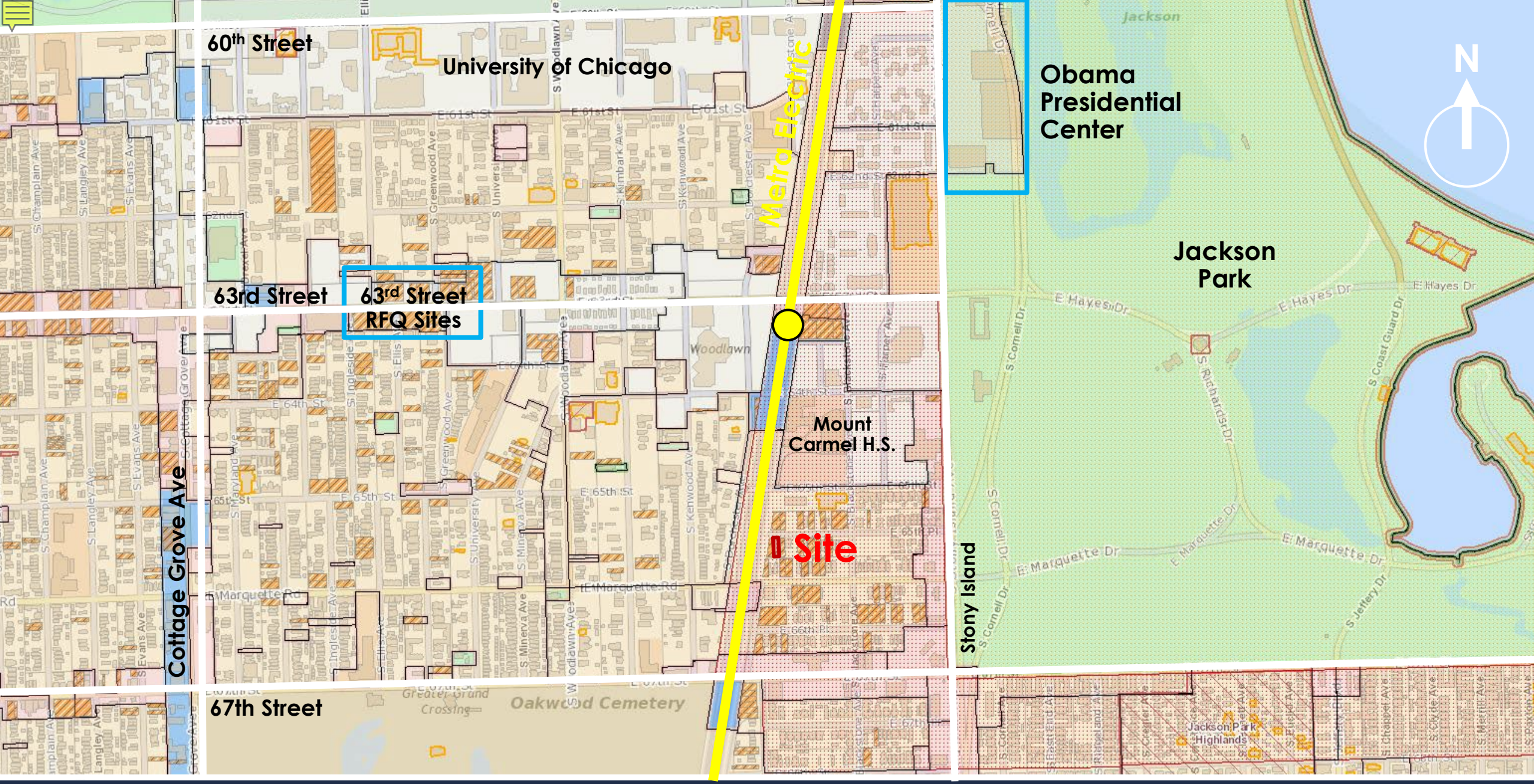
Woodlawn Community Area

- Population: 24,425 (down from +80,000 in 1960)
- Median Income: $27,541
- Woodlawn is a predominantly African-American neighborhood with a rich and diverse history dating back to the 1893 World's Fair.
- 63rd Street is a historic commercial corridor.
- Future site of the Obama Presidential Center.
- Jackson Park serves as the major open space and recreational provider for the community.



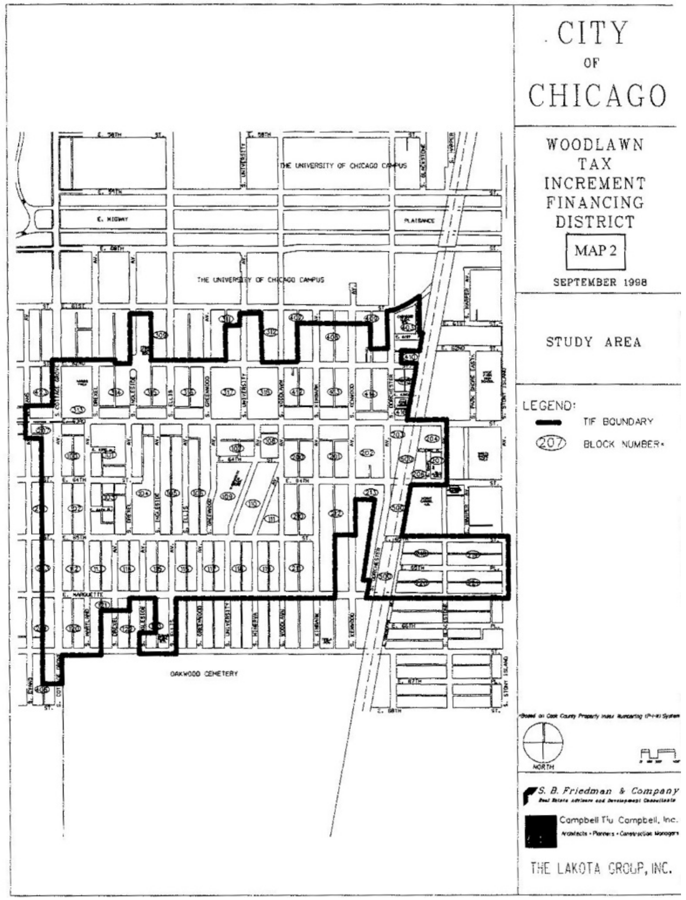

Washington Park
University of Chicago
60th Street
Metra Electric
63rd Street
63rd Street REQ Sites
ST WOODLAWN
Cottage Grove Ave
Mount Carmel H.S.
Site
67th Street
Obama Presidential Center
JACKSON PARK
Jackson Park
Stony Island
N

AREA PLAN

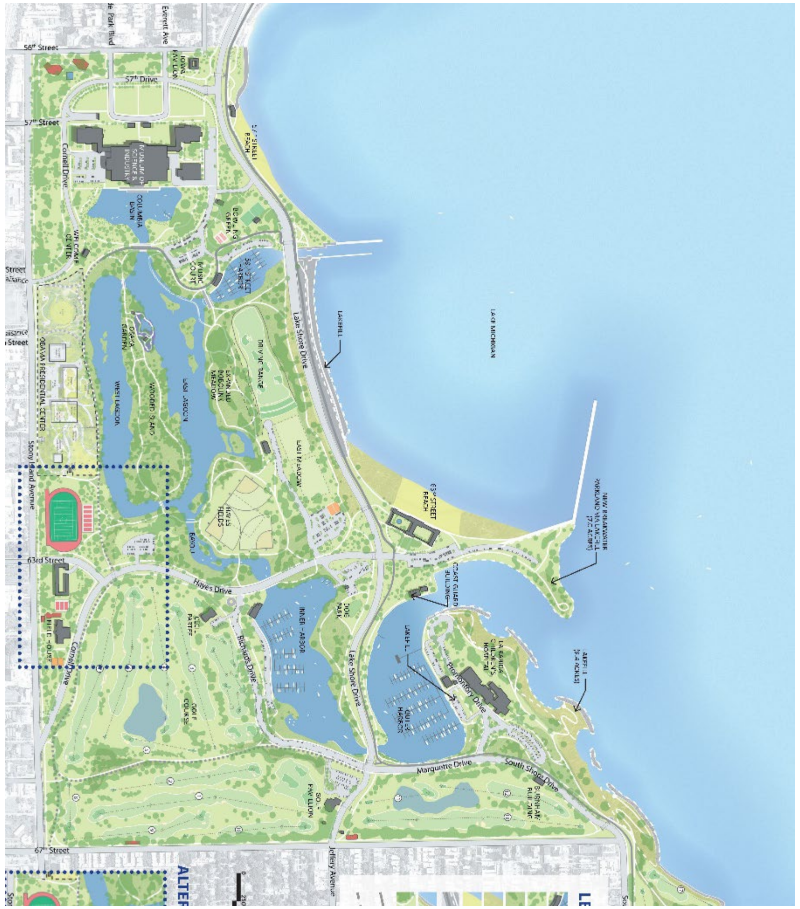


LAND USE & ZONING

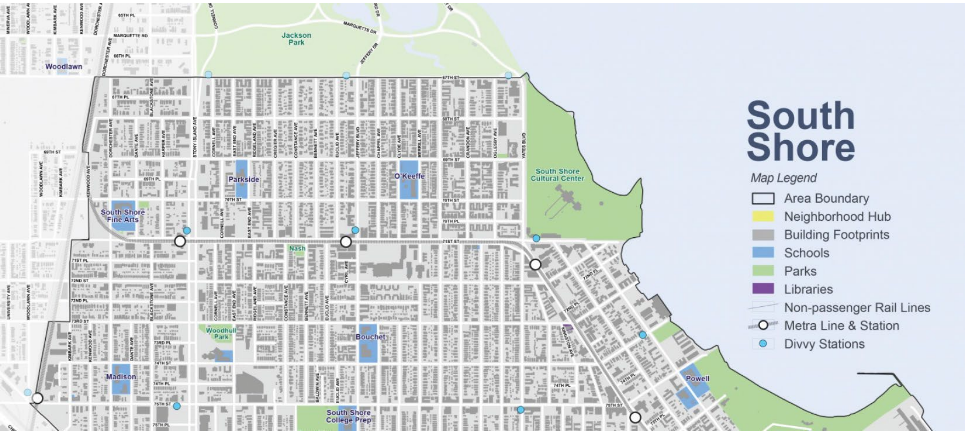
Woodlawn TIF



2018 South Lakefront Plan



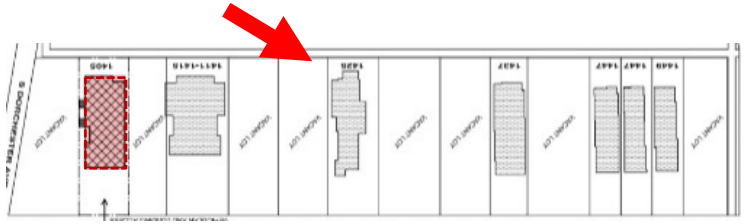
LISC South Shore Quality of Life Plan



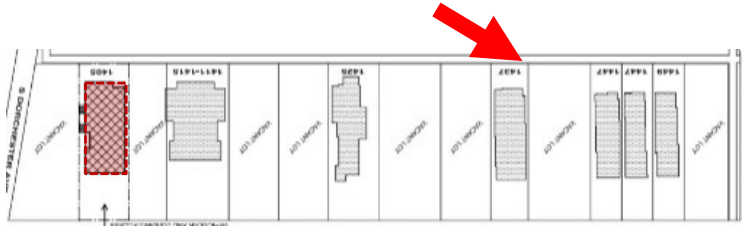
PLANNING CONTEXT

AERIAL

PEDESTRIAN CONTEXT



1425 E. 65th Place



1445 E. 65th Place

PEDESTRIAN CONTEXT

The LPO Application was filed on or about January 31, 2023, but the Applicant has been working with DPD since November of 2022 to revise the plans per DPD's Feedback, generated through the internal reviews. As a result of DPD's Feedback, the plans were revised as follows from their original draft:

- The Applicant revised the entry sequence for the building (from side entrance to front) to create a semi-public transition area between the public street front and the private unit and increase public safety.
- The Applicant committed to reconstructing the sidewalk from the development site toward the corner at S. Dorchester Ave.
- The Applicant revised the front elevations to use brick more consistently across the street-facing façade and to better frame the front-facing balconies, consistent with adjacent historic buildings
- Additional detailing was added to the elevations to show the dept between material changes

PROJECT TIMELINE & COMMUNITY OUTREACH

Original Renderings

Revised Renderings

PROJECT TIMELINE & COMMUNITY OUTREACH

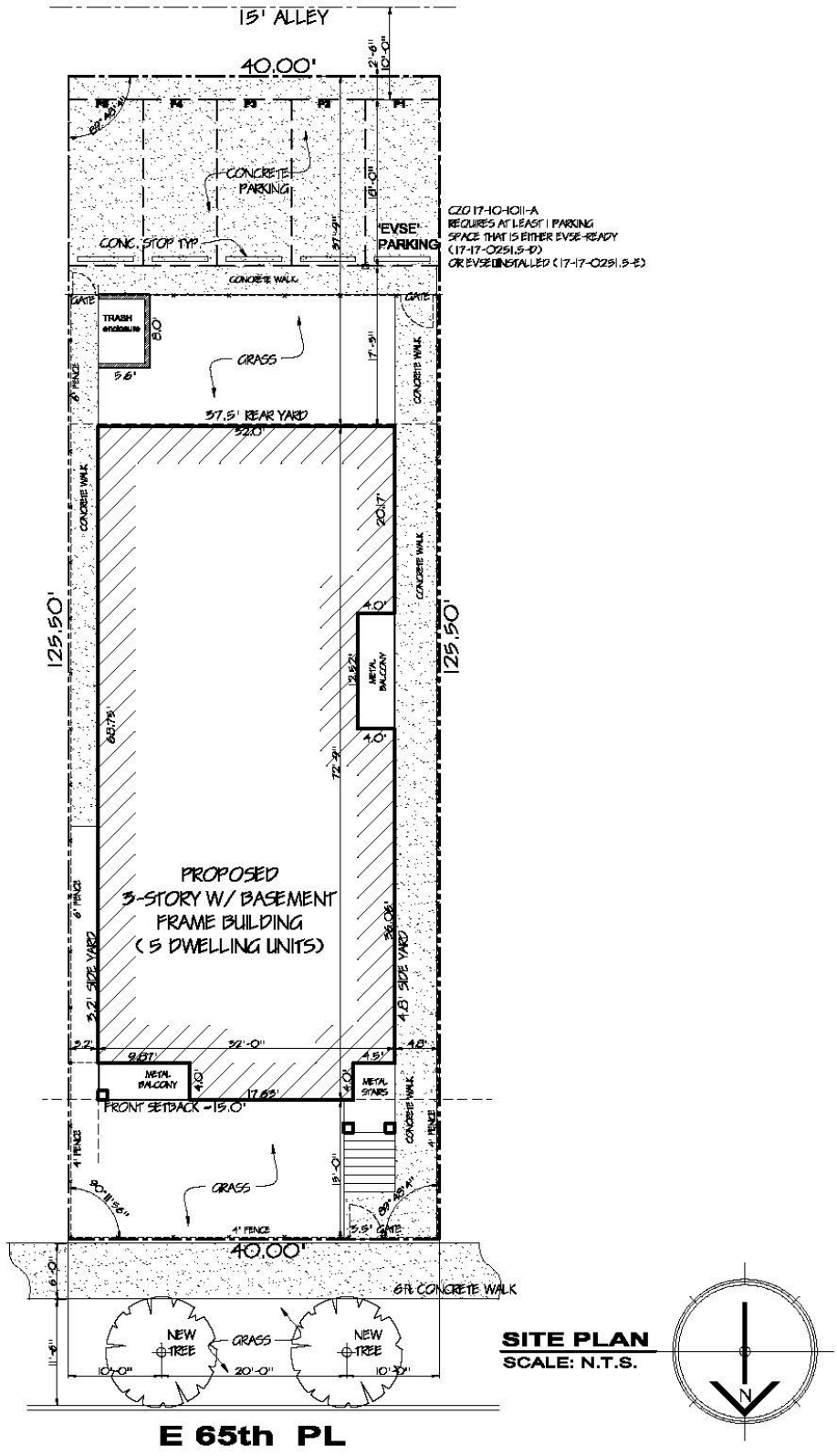
The Applicant has reached out and send copies of the proposed plans to both 20th Ward Alderwoman Taylor and 5th Ward Alderwoman Hairston, since the subject property will be located in the 5th Ward after the new map goes into effect.

Throughout the process the Applicant's Project Manager reached out to nearby neighbors to advise them of this proposed redevelopment. The Applicant is not aware of any opposition to the proposed redevelopment.

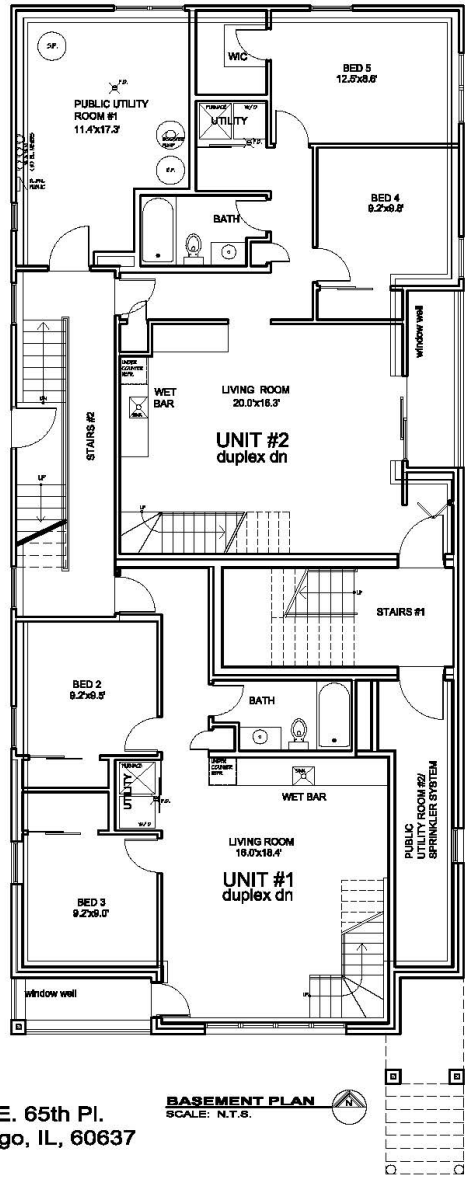
PROJECT TIMELINE & COMMUNITY OUTREACH

SITE PLAN

FIGURE 3 -1: **The Proposed Site Plan**



The Proposed Basement Plan



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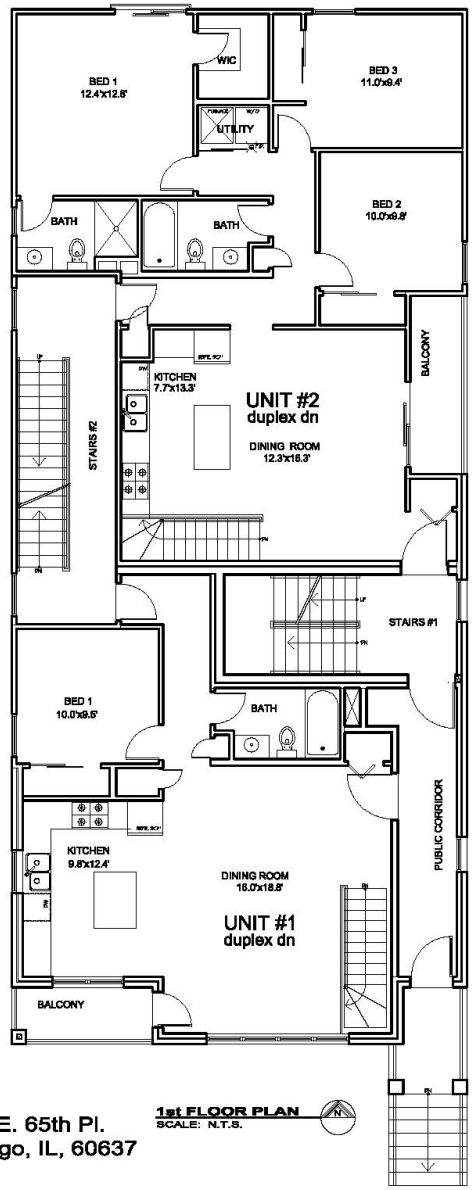
BASEMENT PLAN
SCALE: N.T.S.

The Proposed 1st Floor Plan



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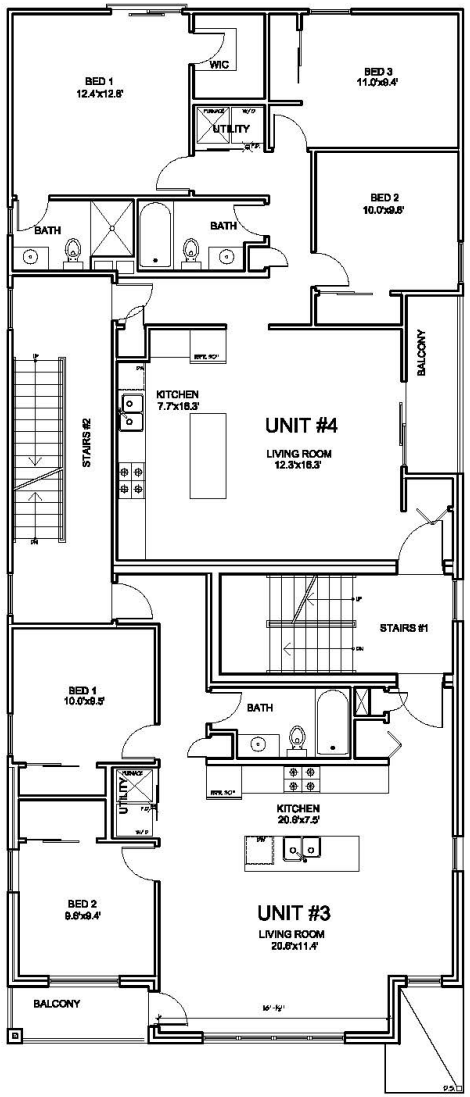
1st FLOOR PLAN
SCALE: N.T.S.

The Proposed 2nd Floor Plan



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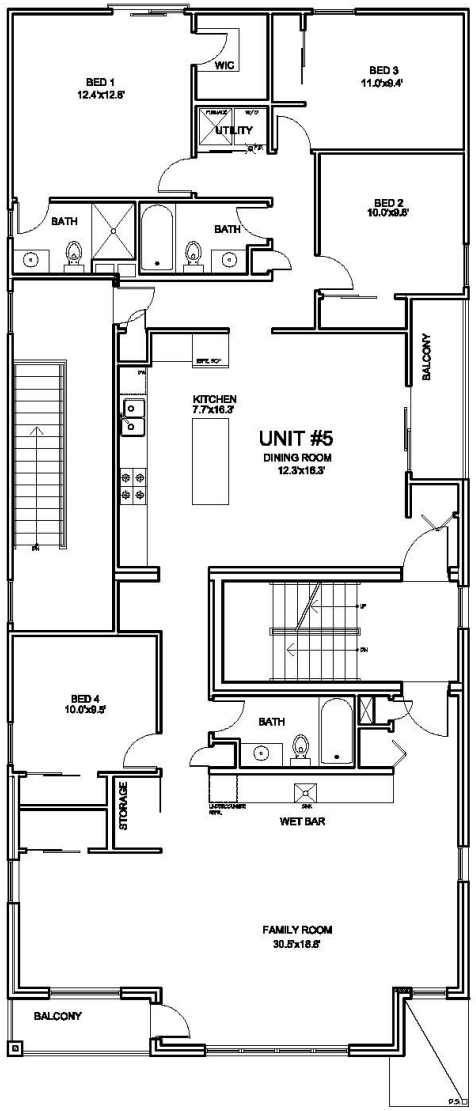
2nd FLOOR PLAN
SCALE: N.T.S.

The Proposed 3rd Floor Plan



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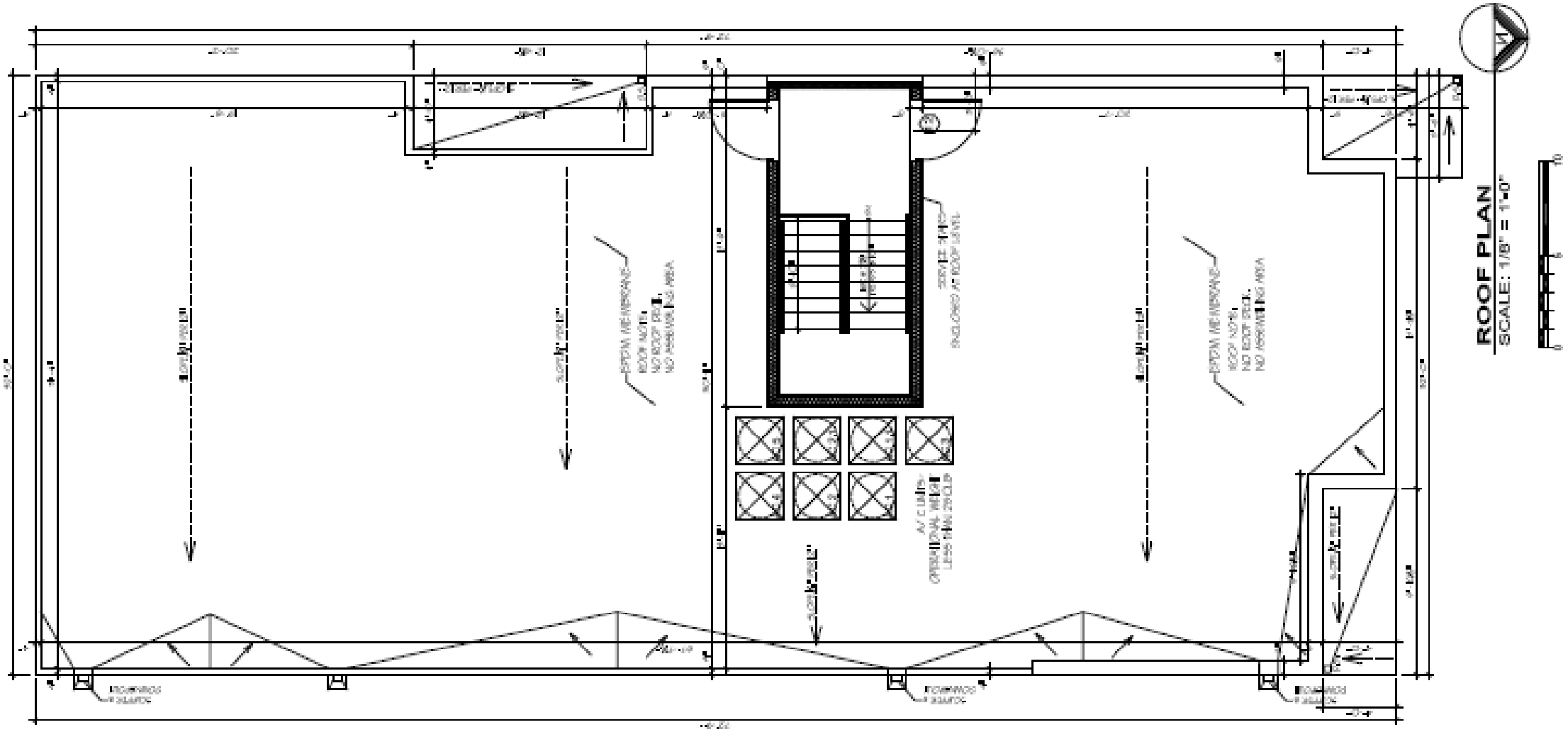
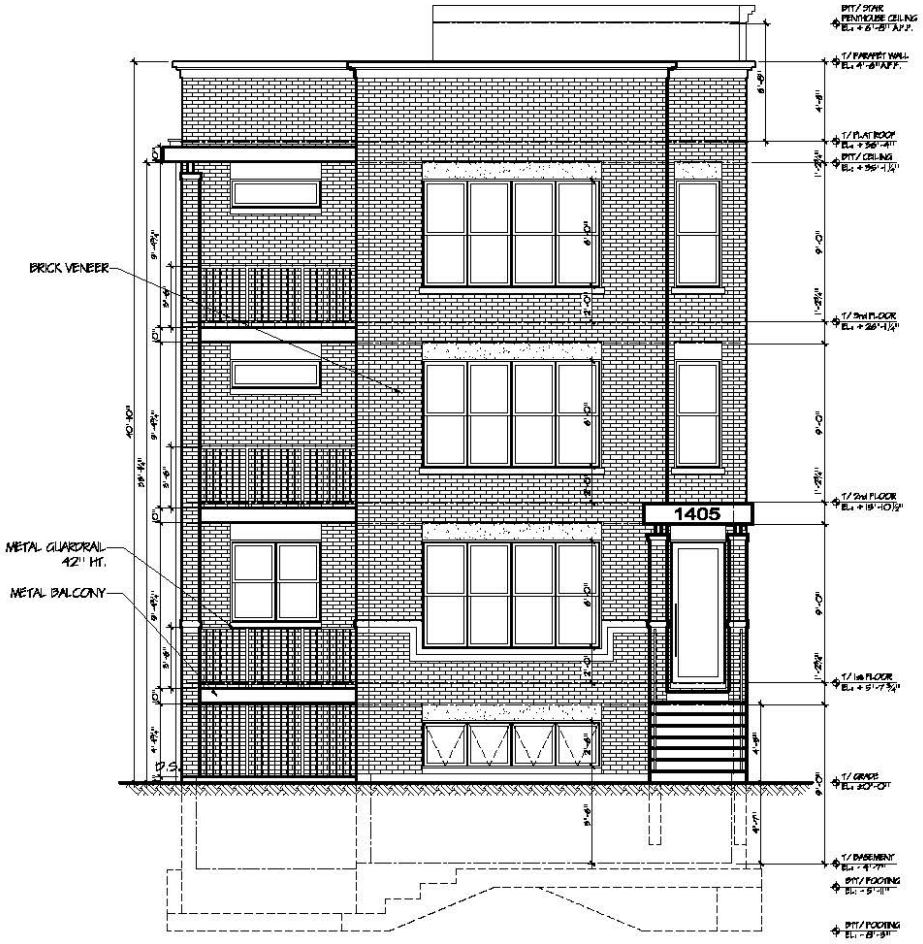
3rd FLOOR PLAN
SCALE: N.T.S.

TYPICAL FLOOR PLANS



ROOF PLAN

The Proposed North Elevation



NORTH ELEVATION
SCALE: N.T.S.

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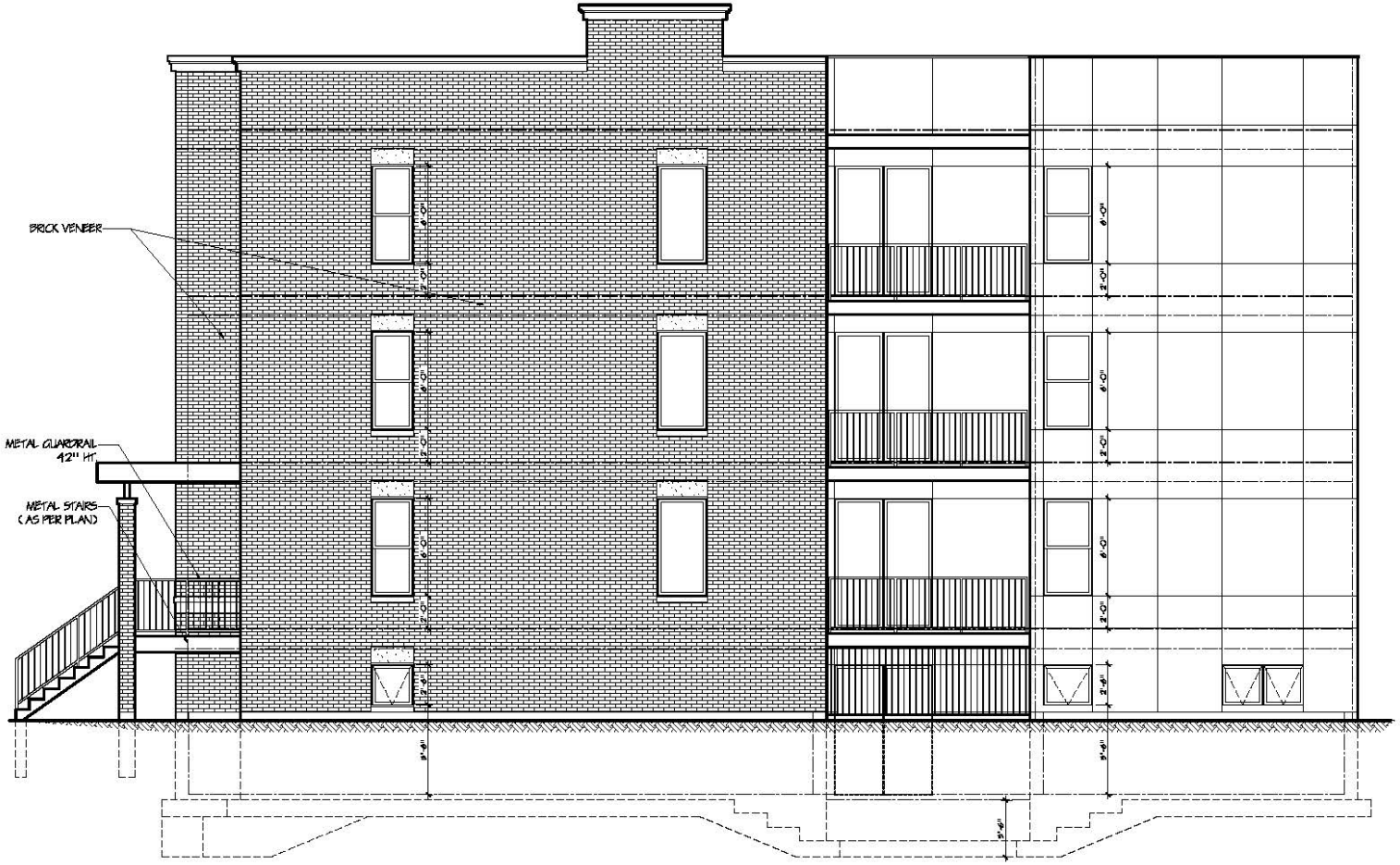
FIGURE 5 -2: **The Proposed West Elevation**

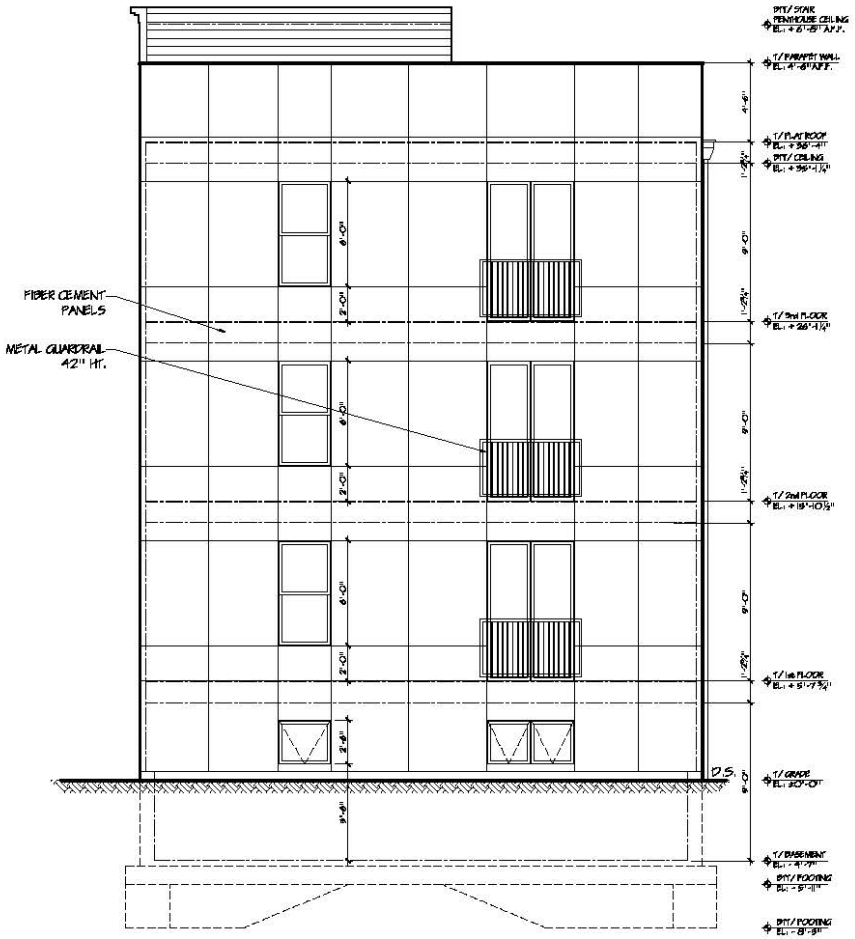


WEST ELEVATION
SCALE: N.T.S.

ADDRESS: 1405 E. 65th Pl.
Chicago, IL, 60637

ELEVATIONS

The Proposed South Elevation



SOUTH ELEVATION
SCALE: N.T.S.

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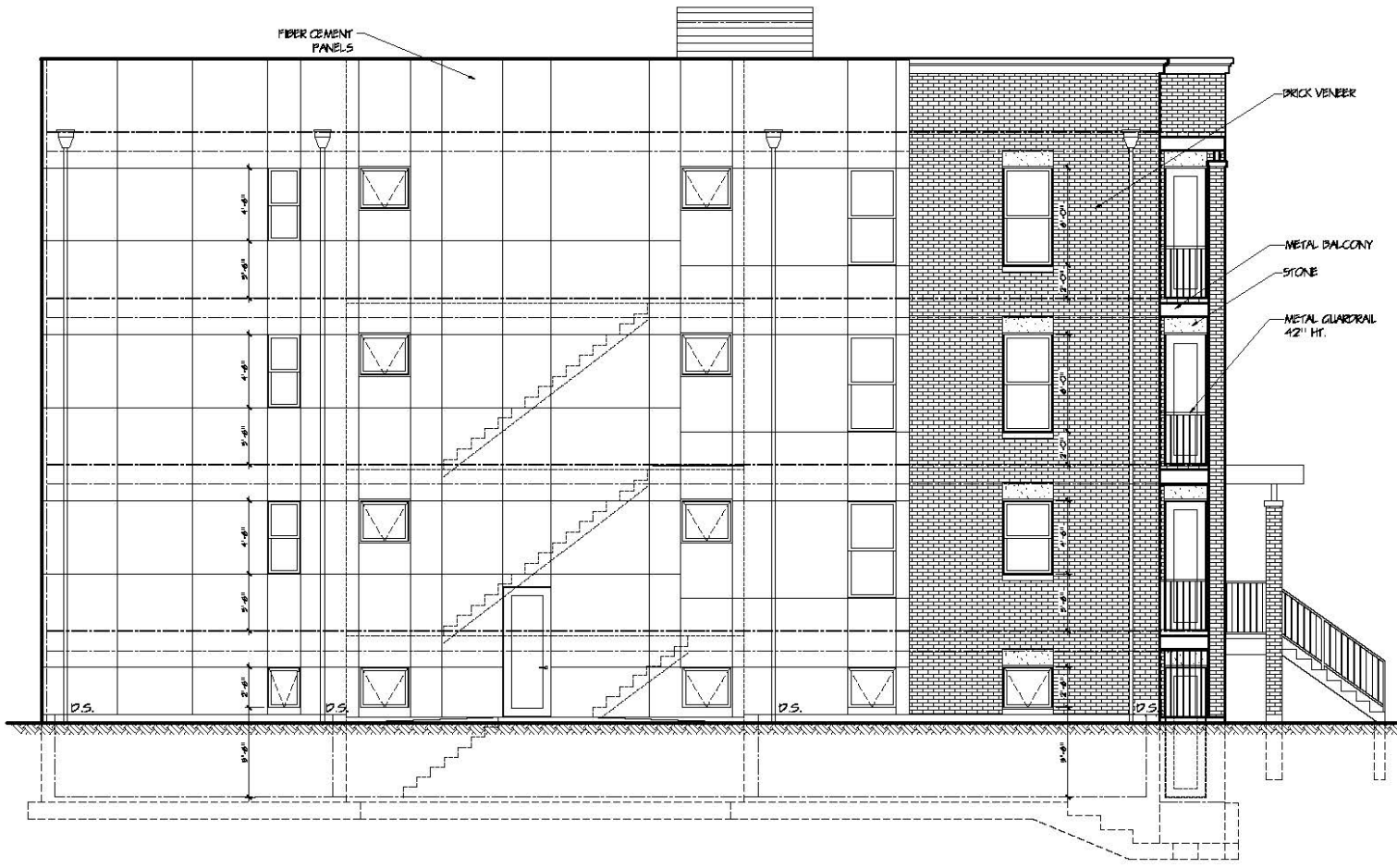
FIGURE 5 -4: The Proposed East Elevation

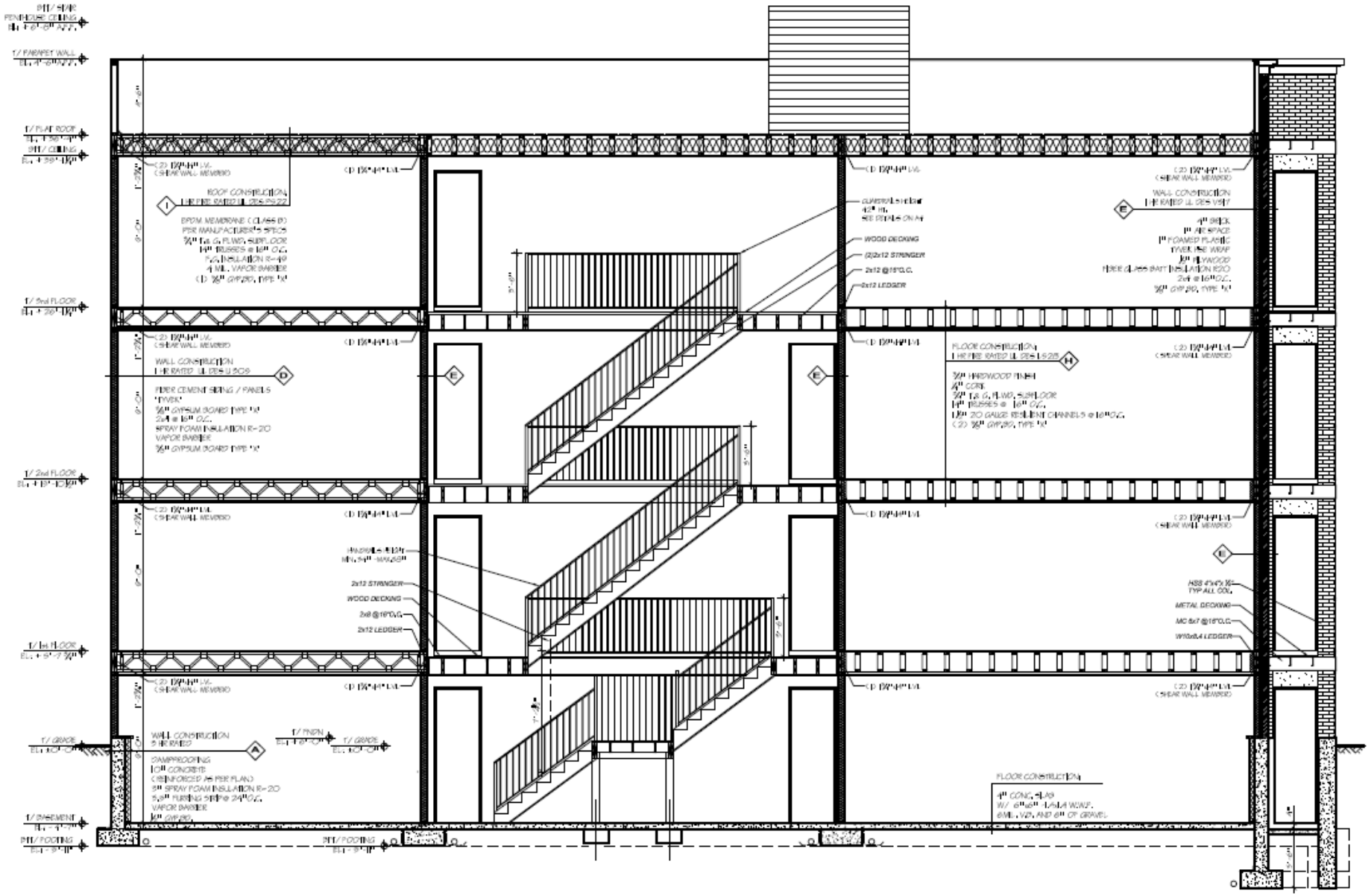


EAST ELEVATION
SCALE: N.T.S.

ADDRESS: 1405 E. 65th Pl.
Chicago, IL, 60637

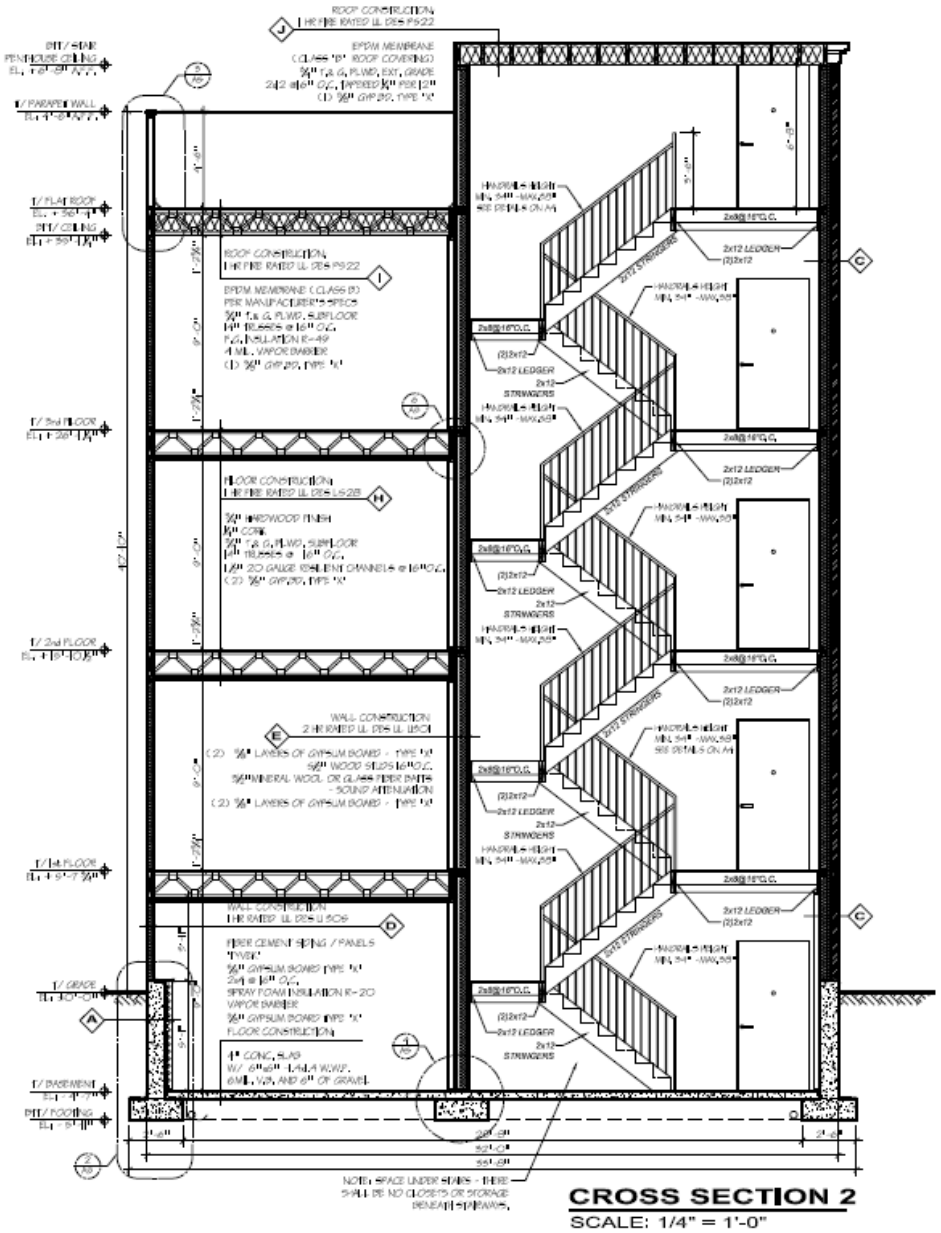
ELEVATIONS

EYE LEVEL RENDERING



CROSS SECTION 1
SCALE: 1/8" = 1'-0"

BUILDING SECTIONS



CROSS SECTION 2

SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

Proposed Redevelopment will promote and protect the health, safety, comfort, convenience, and the general welfare of the Community, while conserving its natural resources:

- The proposed development is in the Private Use Zone and the proposal is to redevelop an existing vacant underutilized lot to build a new residential building with 5 sustainable dwelling units. The proposed residential building will be 3-story with basement. The proposed unit breakdown is as follows:
  Unit 1 – ground floor duplexed down with 3 bedrooms
  Unit 2 – ground floor duplexed down with 5 bedrooms
  Unit 3 – 2nd floor - 2 bedrooms
  Unit 4 – 2nd floor - 3 bedrooms
  Unit 5 - 3rd floor – 4 bedrooms

- The overall project FAR is 1.343, which is less than the maximum FAR of 2.0 permitted in the underlying RM5 District. The proposed building's height is 35.1', which is less than the maximum height of 47' permitted in the underlying RM5 District. The building will provide large setbacks and will line up with the other existing buildings on the block.

- There will be 5 on-site parking spaces, accessed via the 15' wide public alley running along the north side of the property.

LAKEFRONT PROTECTION ORDINANCE PURPOSE

Proposed Redevelopment will promote and protect the health, safety, comfort, convenience, and the general welfare of the Community, while conserving its natural resources:

- This redevelopment will provide additional sustainable housing options to meet the increasing demand within the subject Community.
- This redevelopment will bring an underutilized lot to its full economic potential, including increased tax revenue to the City via increased real estate taxes for the property.
- This Redevelopment will enhance the visual appearance of the streetscape and landscape character within the Community.
- The block and nearby areas are developed with multi-story multi-unit residential buildings, so the proposed is compatible with existing land use pattern within the Community.
- The proposed redevelopment will have no impact upon open space within the Public Use Zone of the Lake Michigan and Chicago Lakefront District.
- The redevelopment will conform with the limits established on the maximum number of dwelling units, maximum floor area, and minimum number of parking spaces.
- The proposed new building is designed to create a harmonious relationship between the lakeshore parks and the community edge. The proposed development will provide improvements in the Private Use Zone that will enhance the existing streetscape and result in continued residential multi-family use in the neighborhood.

LAKEFRONT PROTECTION ORDINANCE PURPOSE

Front Elevations:

- Brick - Chicago Common Brick (red)
- Steel Balconies
- Energy efficient / noise reducing triple-pane (or triple glazed) windows

Side Elevations:

- Combination of Chicago Common Brick (red) Fiber Cement Paneling by 'JamesHardie' (dark gray)
- Steel Balconies
- Energy efficient / noise reducing triple-pane (or triple glazed) windows

Rear Elevations:

- Combination of Chicago Common Brick (red) Fiber Cement Paneling by 'JamesHardie' (dark gray)
- Steel Stairs and Decks
- Energy efficient / noise reducing triple-pane (or triple glazed) windows

BUILDING MATERIALS

Applicant proposes to implement the following sustainable features for this redevelopment:

- **Tree planting in the parkway areas.**
- **Natural landscape throughout the site.**
- **Bike storage in the building.**
- **EV charging station.**
- **Reconstruction of the City's sidewalk from the development site toward the corner at S. Dorchester Ave.**

SUSTAINABLE DEVELOPMENT POLICY

- This redevelopment is privately funded, no public funds have been provided or applied for. The total project construction cost is estimated at $1.5M.

- The Applicant estimates that this construction project will employ around 25 different trades (subs), depending on a specific trade they usually employ 2-5 people per trade. Various phases of this construction will be offered to minority sub-contractors from within the Community, for submitting bids.

- Projected MBE / WBE goals for this redevelopment are as follows:
  26% Participation from Minority Business Enterprises
  6% Participation from Women Business Enterprises
  50% Participation from Chicago Residents

- The Applicant will also provide an apprenticeship program along with opportunities for job training.

- This proposed redevelopment will generate $3,445 in Open Space Fees.

ECONOMIC & COMMUNITY BENEFITS

- This redevelopment of a vacant underutilized lot is compatible with the Woodlawn Plan Consolidation Report by providing additional housing options to support equitable and inclusive income diversity in Woodlawn Community.

- This redevelopment is compatible with the We Will Chicago initiative which promotes prioritizing redevelopment of vacant land within the subject Community.

- The property will be managed by the Applicant. DOM Properties Investment prides itself on providing high quality construction and efficient property management services for its tenants.

- This proposed redevelopment will promote reactivation of the commercial corridor along 63rd Street, as the future residents will provide more foot traffic to help support local business.

- This new construction redevelopment will not only improve the streetscape of the subject block, but it will increase the public safety and security in the area, by reducing the number of vacant lots in the Community.

- The Applicant committed to restoring the public sidewalk along the property frontage leading to Dorchester.

ECONOMIC & COMMUNITY BENEFITS

DPD Recommendations

The Department of Planning and Development has reviewed the and has concluded that the proposed project will comply with the applicable policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, especially regarding the following policies:

- **Policy No. 8:** The proposal will increase public safety by activating an underutilized stretch of E. 65th Place by reducing the amount of vacant land and increasing density and “eyes on the street.”
- **Policy No. 10:** The proposal promotes a harmonious relationship between the lakeshore parks and the community edge by bringing more residential units within 2-blocks of Jackson Park
- **Policy No. 14:** The proposal is consistent with the residential density, scale and fabric of the existing community

With respect to the Policies and Purposes not enumerated here, the Department of Planning and Development has determined that they are not applicable or primary objectives of this proposal.

Based on the findings in this report, it is the recommendation of the Zoning Administrator that the Chicago Plan Commission approve Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 773 as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.