



CHICAGO PLAN COMMISSION

Department of Planning and Development

Project Name: Woodlawn Plan Consolidation Report

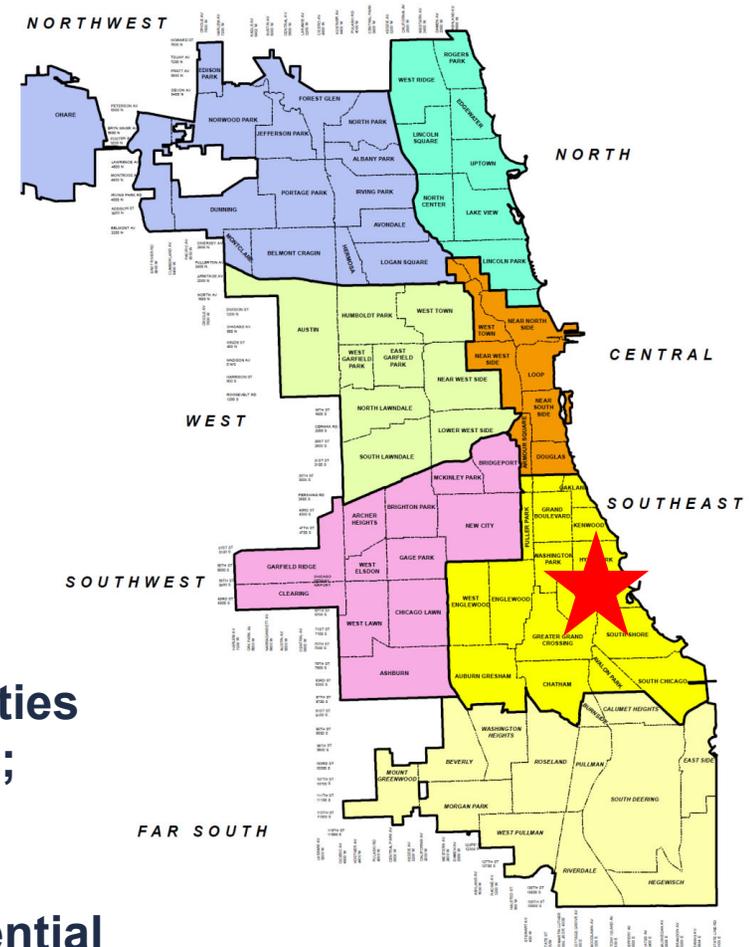
Project Address/Ward: Woodlawn Community Area (5, 20)

Applicant: Department of Planning and Development

May 8, 2020

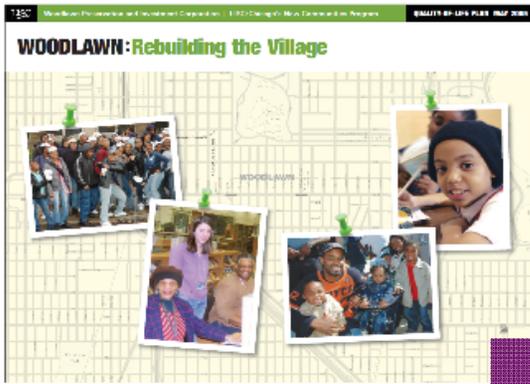
★ Community Area Snapshot

- 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

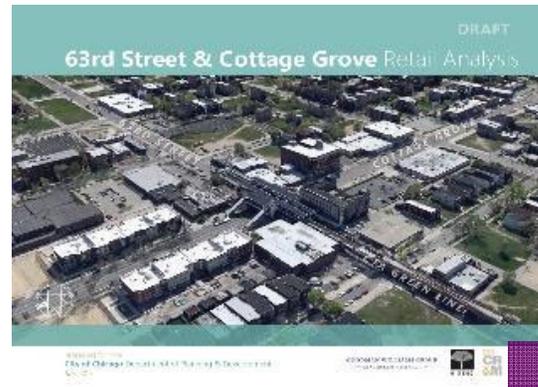


 **Planning Context**

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



2005



2015



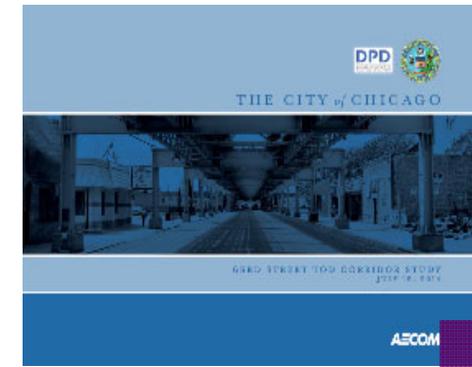
2018



2016



2018



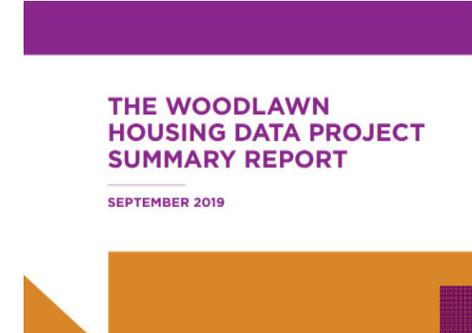
2014



2017



2017



2019

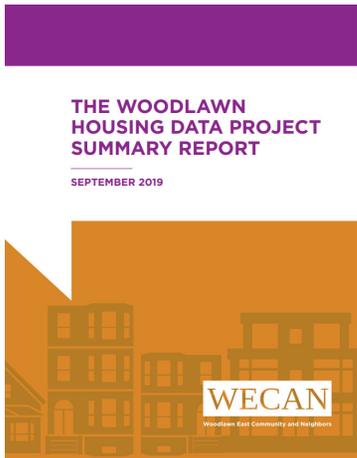


WOODLAWN PLAN CONSOLIDATION REPORT

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

★ Updates/Changes

- 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) Program, Troubled Housing Initiative (THI)
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 vacant buildings / infill lots	New commercial construction at 63rd and Cottage Grove, planning in progress for Washington Park Bank site
PHYSICAL REALM	
RECOMMENDATION	ACTIONS TAKEN
Community gardens / urban agriculture	62nd Street Community Garden
Community space	Improvements to Huckelberry Park
Improved linkages	N/A
New playground / open space	??
Streetscape Improvements	N/A



★ Investment Addressing Past Plans

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





Investment Addressing Past Plans

HOUSING	
Goal or Recommendation	Actions Taken To-Date
Encourage Home Ownership	Renew Woodlawn Homeownership Program
Encourage Reinvestment in Rental Housing	Woodlawn PEAR (Preservation of Existing Affordable Residences) Program, 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	Long-term homeowner home improvement grants via Woodlawn TIF, preference for local labor and developers in city-led development
COMMERCE	
Goal or Recommendation	Actions Taken To-Date
Central Shopping District	Development of Woodlawn Station and upcoming development at 63rd and Cottage Grove
Create a food "scene" and skill sets	---
Develop live / work / incubator spaces	Sunshine Enterprises
Expanded entertainment options	---
Expanded neighborhood-serving convenience retail	New full service grocery store at 61st and Cottage Grove and upcoming retail at 63rd and Cottage Grove
Healthy food / full service grocery	New full service grocery store at 61st and Cottage Grove
Redevelop vacant buildings / infill lots	New commercial construction at 63rd and Cottage Grove, planning in progress for Washington Park Bank site
PHYSICAL REALM	
Goal or Recommendation	Actions Taken To-Date
Community gardens / urban agriculture nurseries	62nd Street Community Garden, 65th and Woodlawn Community Garden, and others
Community space	Improvements to Huckleberry Park
Improved linkages	---
New playground / 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



★ 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 Gentrification	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

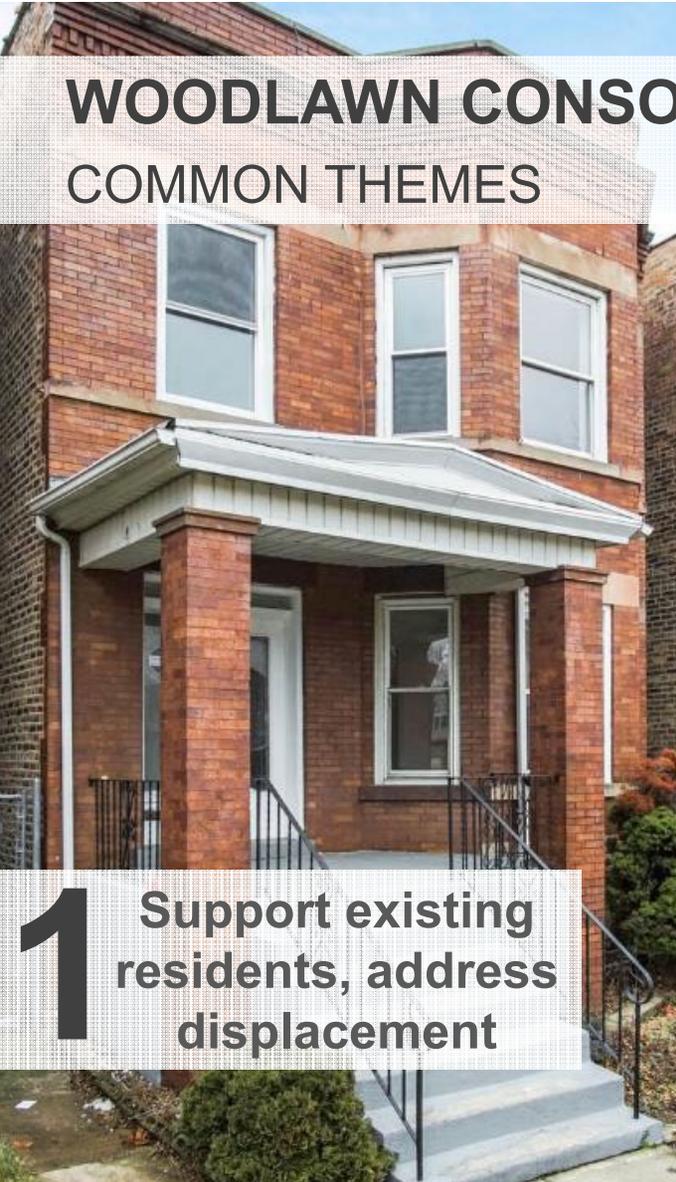
	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Sprint 2017: Restitching Woodlawn	Woodlawn 2025	Corridor Development Initiative
Central shopping district	●				●	
Create a food "scene" and skill sets					●	
Develop live/work or incubator space	●			●	●	
Expand entertainment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

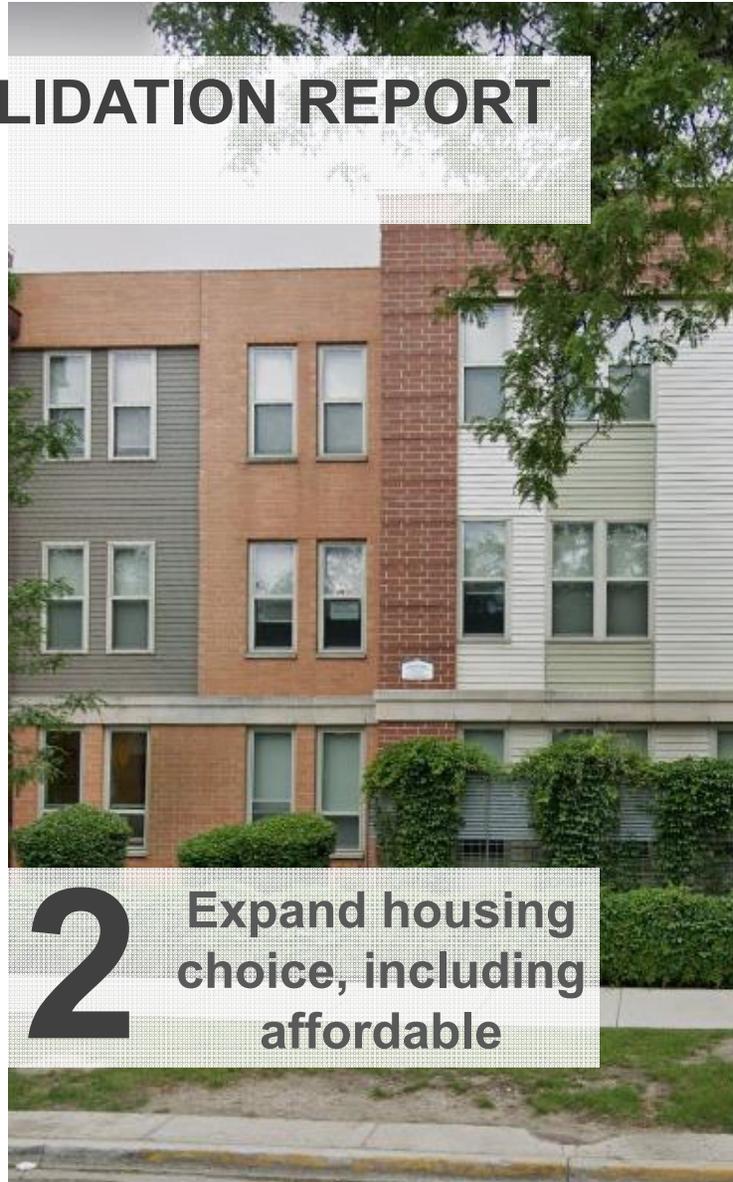
	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Sprint 2017: Restitching Woodlawn	Woodlawn 2025	Corridor Development Initiative
Community gardens / urban agriculture / nurseries				●	●	
Community space	●			●	●	●
Improved linkages (bike, pedestrian, etc.)		●		●	●	●
New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

WOODLAWN CONSOLIDATION REPORT

COMMON THEMES



1 Support existing residents, address displacement



2 Expand housing choice, including affordable



3 Encourage reinvestment in existing housing

★ Dept. of Housing Efforts

- Engaged community on goals around housing affordability and ownership
- Conducted working groups in fall 2019 with residents/stakeholders
- Developing policy and programs to address housing concerns
- Added housing goals and programs to final Report



WOODLAWN CONSOLIDATION REPORT

COMMON THEMES



4 Expand local ownership and neighborhood retail



5 Redevelop vacant buildings and lots



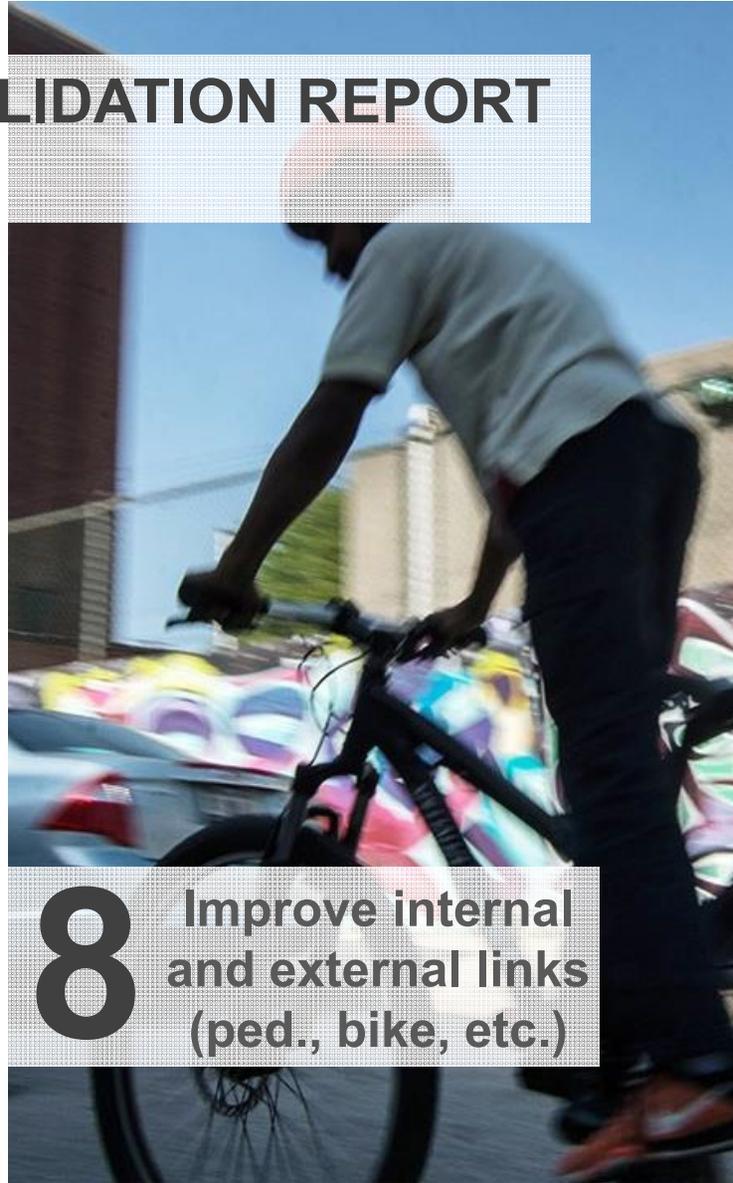
6 Re-establish 63rd as a neighborhood center

WOODLAWN CONSOLIDATION REPORT

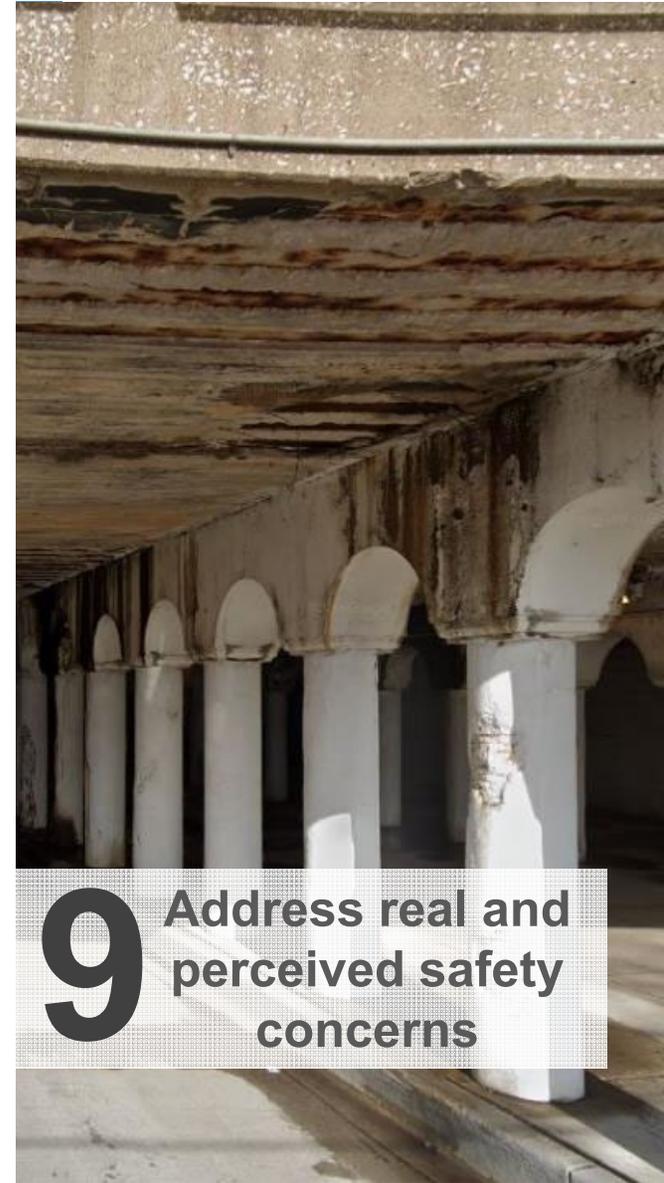
COMMON THEMES



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

BEFORE

(W Cermak Rd at Peoria St, Pilsen)



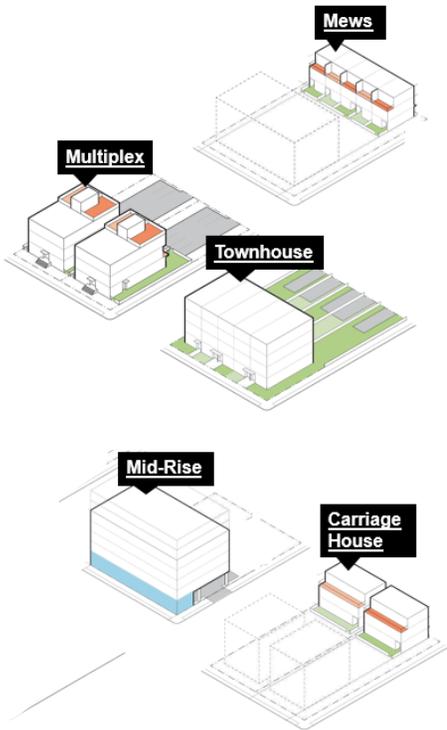
AFTER



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

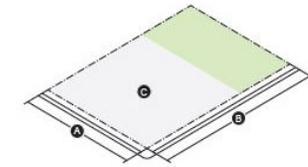


IMPLEMENTATION



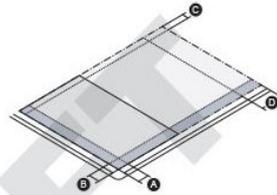
(f) MID-RISE FLATS

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

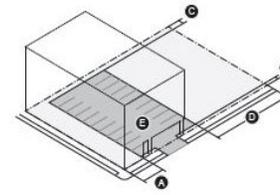
2. Building Placement (See Sec. 61-11-409 (c))



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)

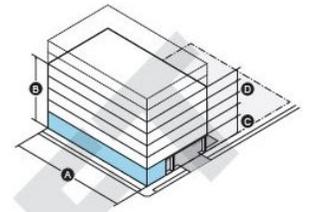


Parking Setbacks	
A Primary Front Setback	20' min
B Secondary Front Setback	20' min
C Side Setback	0' min
D Rear Setback	0' min
Parking Ratio	
E Parking Spaces	
Residential	0.5/ DU min
Commercial and Other Uses	1.5/1000 sf min
Food and Beverage Service	1.5/500 sf min

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	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

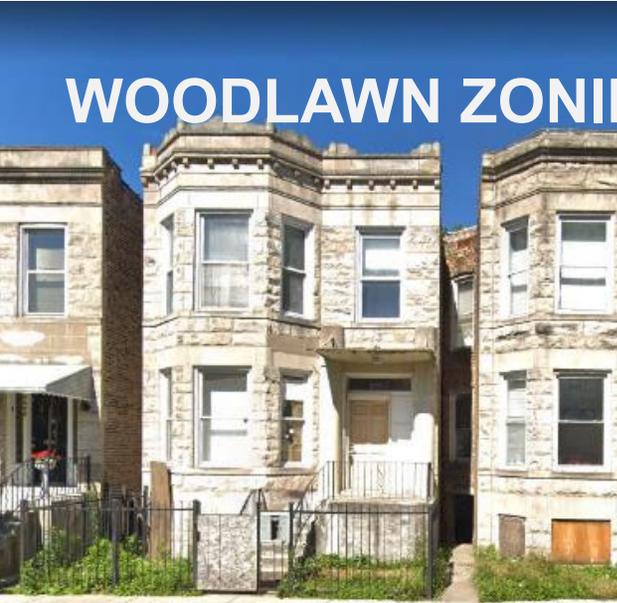
² See Sec. 61-11-409(d).7 Contextual Height and 61-11-409(d).8 Additional Story Allowance

Fenestration		
A Ground Story Fenestration		
Residential	20% min	70% max
Commercial		70% min
B 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



Housing Goal		Existing or <i>Potential New</i> City Program(s)
1	Protect existing residents from displacement	<p>PEAR: The Preservation of Existing Affordable Rental program helps existing apartment building owners refinance their mortgage to retain tenants and keep rents affordable.</p> <p>Tenant Right of First Refusal, which gives renters the right of first refusal if a landlord seeks to sell his/her building.</p> <p>Long-Term Homeowner Repair Grant Program, which provides grants for home repairs.</p> <p>Chicago Low income Housing Trust Fund, assists residents living in poverty, with incomes not exceeding 30% of area median income, by providing secure, safe, sound and affordable housing.</p> <p>Chicago Community Land Trust (CCLT), provides working individuals and families with opportunities to purchase homes of their own at prices they can afford.</p>
2	Create new rental and for-sale housing opportunities that are affordable to residents with various incomes	<p>City-owned land for development of rental units.</p> <p>City-owned land for development of for-sale units.</p> <p>Renew Woodlawn, a for-sale program to renovate existing 1-2 unit homes.</p> <p>Loan Fund to help create new housing units by rehabilitating vacant buildings.</p>
3	Ensure that existing housing stock offers quality housing for residents	<p>Design Guidelines and a zoning overlay district, which would require all developments on city-owned land to follow design guidelines and to be in accordance with community plans.</p>
4	Promote housing options to support equitable and inclusive income diversity in Woodlawn	<p>The ordinance includes various housing programs to support residents with incomes that can range from very low to moderate.</p>
5	Support economic development opportunities	<p>Enhanced local hiring requirements that would require enhanced local hiring for residential developments that receive city land and an open selection process.</p>



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

★ Next Steps

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

