



CHICAGO PLAN COMMISSION

Department of Planning and Development

ELAM PLACE CONDOMINIUMS

3006 – 3012 East 78th. Street / 7th Ward / Ald. Greg Mitchell

Elam Industries, LLC

06/14/2021



PROJECT DESCRIPTION

The Applicant seeks to construct a four-story masonry building containing ten dwelling units with eight interior parking spaces and two exterior parking spaces. The property is currently, and has long been, a vacant lot. The dwelling units will be for sale condominium units. The Applicant will reside in one of the condominium units as her primary residence. The property is located within the boundaries of the Lakefront Protection Ordinance.

PROJECT INFORMATION

Total Investments:

- \$ 7,000,000

Jobs:

- In Construction: 200+ Jobs
- After Construction: +/- 50 Jobs

Construction:

- Project Start: Summer 2021
- Project Opening: Spring 2022





Community Area Snap Shot



Community Data Snapshot | South Shore

HOUSING CHARACTERISTICS

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for South Shore.

HOUSING TYPE, 2014-2018*

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Single Family, Detached	3,600	12.3	314,057	26.0	1,707,038	50.2
Single Family, Attached	762	2.6	42,194	3.5	252,166	7.4
2 Units	2,618	8.9	174,968	14.5	238,040	7.0
3 or 4 Units	4,742	16.1	180,279	14.9	269,766	7.9
5 or more Units	17,636	60.0	494,763	40.9	906,352	26.7

Source: 2014-2018 American Community Survey five-year estimates.
*Excludes mobile, boat, RV, van, etc.

Universe: Housing units.

HOUSING SIZE, 2014-2018

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
0 to 1 Bedrooms	10,740	36.6	319,698	26.4	544,680	16.0
2 Bedrooms	10,348	35.2	417,870	34.6	967,257	28.4
3 Bedrooms	6,249	21.3	326,366	27.0	1,132,665	33.3
4 Bedrooms	1,348	4.6	102,398	8.5	593,229	17.4
5+ Bedrooms	692	2.4	42,507	3.5	162,364	4.8
Median Number of Rooms*	5.0		4.8		6.0	

Source: 2014-2018 American Community Survey five-year estimates.
*Includes all rooms.

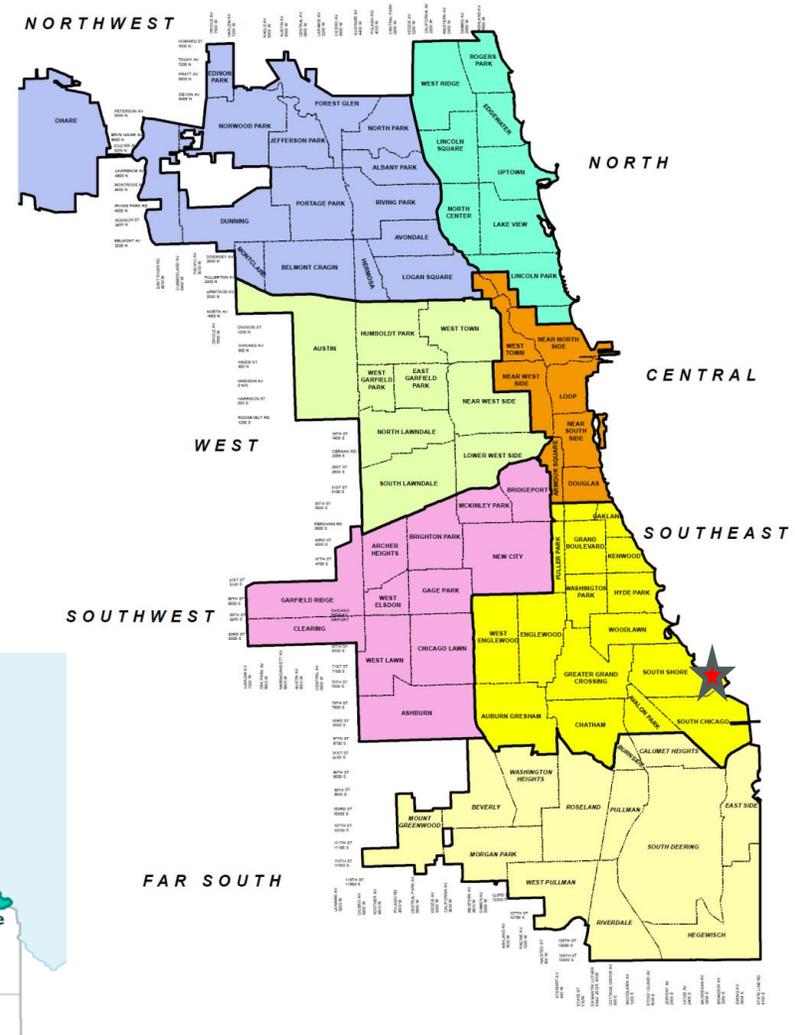
Universe: Housing

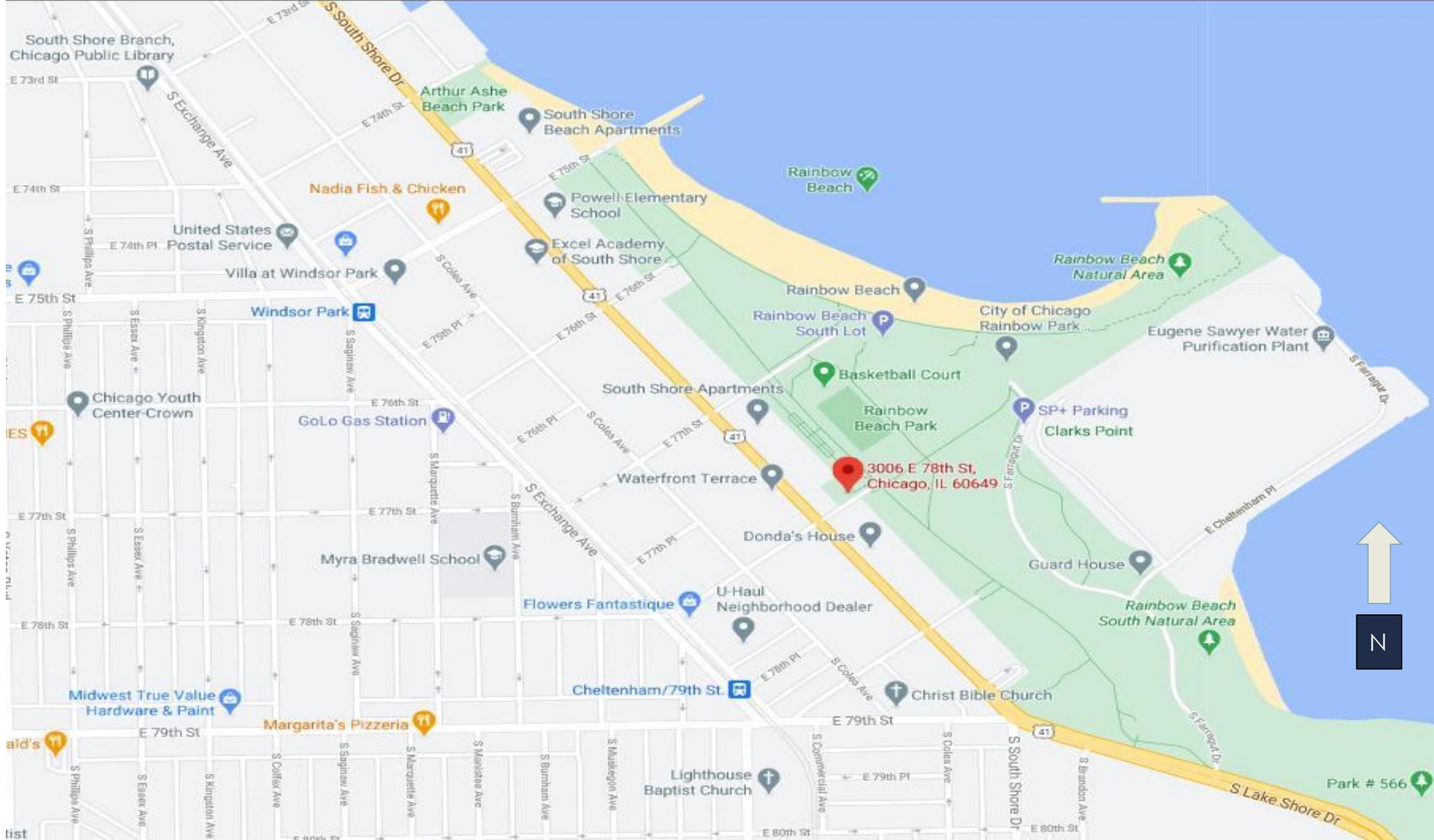
HOUSING AGE, 2014-2018

	South Shore		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 or Later	776	2.6	122,373	10.1	448,760	13.2
Built 1970 to 1999	3,380	11.5	194,506	16.1	1,151,670	33.9
Built 1940 to 1969	12,147	41.3	376,029	31.1	1,049,052	30.9
Built Before 1940	13,074	44.5	515,931	42.7	750,713	22.1
Median Year Built	N/A		1948		1968	

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Housing units.







Approval – Pending

- Spoke with John Javorka
- 3 hard copies of their checklist submitted

MOPD Approval – Pending

Meeting Scheduled for

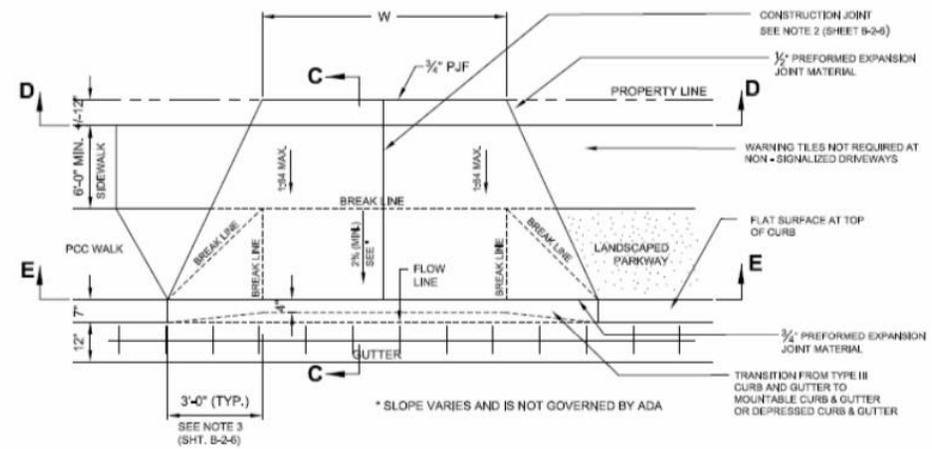
6/16/2021 11:00a.m.

CDOT Approval – Pending

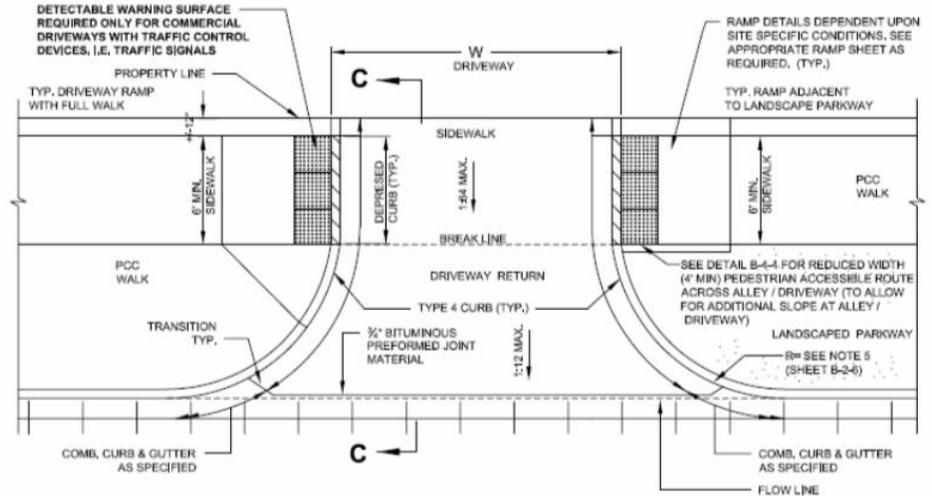
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SUMMARY OF COMMENTS

- I. Align windows: We have provided renderings & Elevations reflecting this change. (see pages 22, 30–35)
- II. Suggested to remove tension (triangular members shown on renderings) supports at balcony. Due to the direction of our structural concrete floor planks we need these tension members to augment the structural support of the balconies, since DPD directed us to remove the previous support column supports. At the request of your reviewer, the triangular balcony side screen has been removed and replaced with a simple tension member. (see pages 22 and 38)
- III. Recess vestibule on 78th Street: The attached Ground Floor Plan reflects a recessed vestibule closer to the minimum clearance requirements for accessibility (per attached IAC figure 26) and turning radius for wheelchairs. Also, low-maintenance grass has been noted. (see page 25)
- IV. Change blue metal siding on exterior upper floor walls to masonry. (see page 40)
- V. Flip stairs at Owner's Unit: This is not feasible – this would pinch the corridor to 2'-8" clear. Conversely, when an Occupant walks 'under' the stairway in the current configuration the stairs will be 10'-0" above the floor at the Ground Floor corridor. (see page 25)
- VI. Operable windows at all elevations. (see pages 30–35)
- VII. Previous vertical design flare with tall chimneys changed. Chimneys were reduced in height by more than half. (4'-0" tall now)
- VIII. Try to reduce width of access drive to lessen impact to on-street parking: (Design shows 19'5"W at property line) The flare type driveway (refer to following page for typical CDOT design) provides the narrowest of the two designs and we are holding the flares to the minimum 3FT – well below the 25'W maximum. The minimum two-way driveway width for a Residential parking lot over six cars in capacity is 20 feet (*City of Chicago Street and Site Plan Design Standards, p19*) (see page 11)
- IX. On the site plan/landscape plan, reconfigure the parkway trees to not block the south entrance. We have shifted the parkway trees approximately 3'-0" to the West to align the gap between the trees and the recessed entry. (see page 38)
- X. Add pedestrian street view looking East (pages 18–19)



OPTION A - DRIVEWAY WITH FLARES



OPTION B - COMMERCIAL AND RESIDENTIAL DRIVEWAY WITH CURB
FOR USE WITH TRAFFIC SIGNALIZATION APPROVED BY CITY ORDINANCE

NOTE: WORK THIS SHEET WITH SHEET B-2-5 & B-2-6

<p>City of Chicago Richard M. Daley, Mayor Frank Kravitz, Acting Commissioner Department of Transportation Division of Engineering</p>	DATE	REVISION	<p>CITY OF CHICAGO DRIVEWAY CONSTRUCTION PLAN VIEWS SHEET B-2-4</p> <p>SCALE: NOT TO SCALE DATE: 10/23/2006</p> <p>DRAWN BY: CDOT CHECKED BY: LCM</p>
	02/20/07	REVISION 1	

COMMENT H
Curb CUT haws been
reduced to minimal
CDOT standards

FIGURE 6
TYPICAL DRIVEWAY LAYOUTS



LAND USE - NORTH



LAND USE - EAST





Pedestrian Context



EXISTING 78TH
STREET CONTEXT
VIEW FROM NORTH

Pedestrian Context



EXISTING 78TH
STREET CONTEXT
VIEW FROM EAST

Pedestrian Context



EXISTING 78TH
STREET CONTEXT
VIEW FROM EAST

Pedestrian Context



EXISTING 78TH
STREET CONTEXT
VIEW FROM SOUTH

Pedestrian Context



EXISTING 78TH
STREET CONTEXT
VIEW FROM WEST

Pedestrian Context



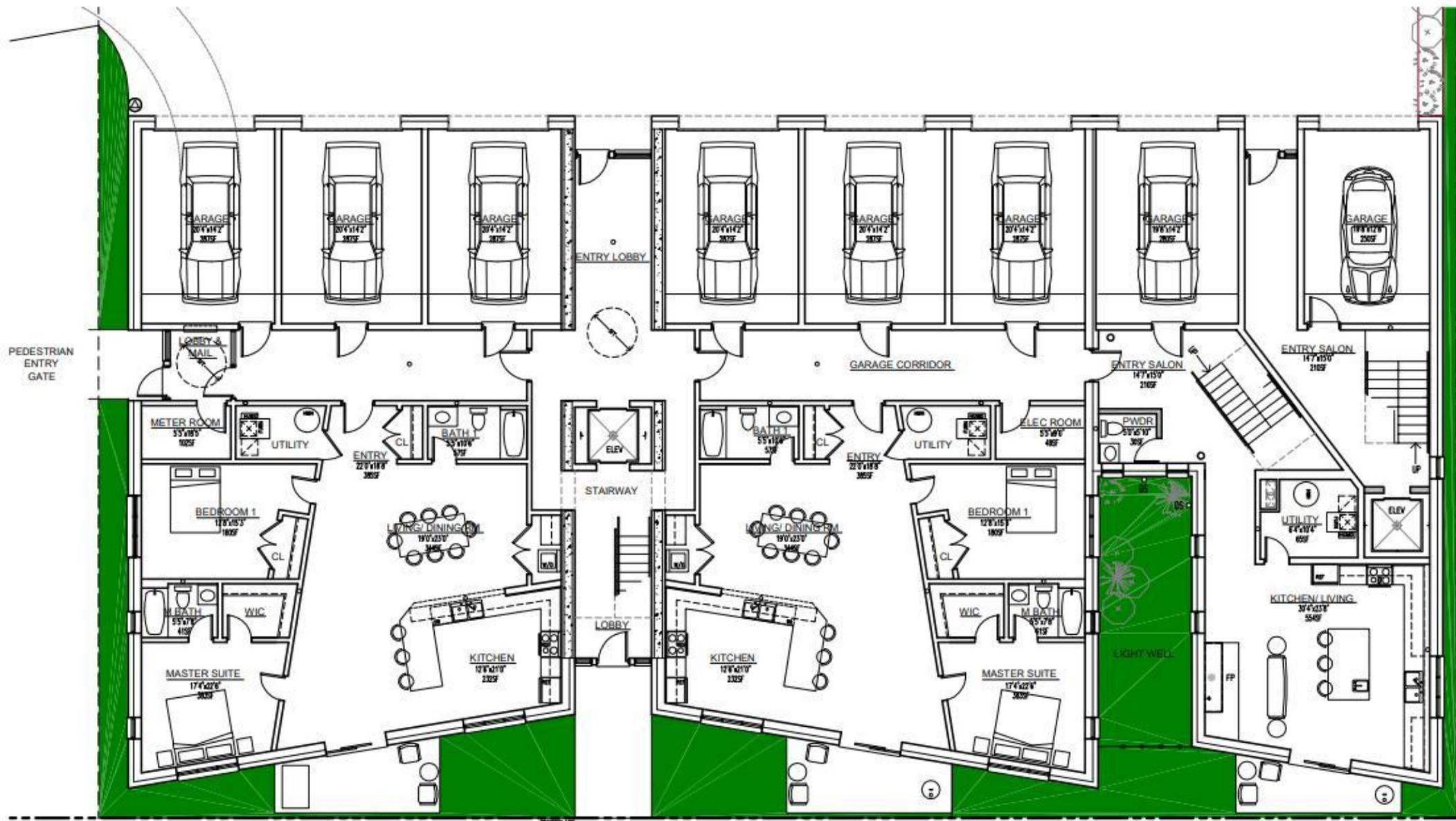
EXISTING 78TH
STREET CONTEXT
VIEW FROM WEST



78th Street view from the East

Project Timeline + Community Outreach

- July 6, 2020 DPD Intake Meeting
- September 8, 2020 Committee on Zoning Recommendation of approval of Zoning Map Amendment.
- September 9, 2020 City Council approval of Zoning Map Amendment.
- September 12, 2020 Builder meet with owner of property to the West.
- December 8, 2020 2nd. DPD Meeting
- December 22, 2020 3rd. DPD Meeting
- March 4, 2021 Meeting with Alderman
- March 18, 2021 DPD PowerPoint Draft Due
- March 19, 2021 7th. Ward Community Meeting
- March 31, 2021 4th. DPD Meeting
- April 29, 2021 5th. DPD Site Visit
- May 19, 2021 6th. DPD Meeting
- June 18, 2021 ZBA Hearing



- FLOOR DATA:**
- 7,575 GSF FLOOR LEVEL
 - EIGHT-(8) PRIVATE ATTACHED GARAGES
 - SECURE LOBBY & STAIRWELL
 - TWO-(2), TWO-(2) BEDROOM GROUND LEVEL UNITS
 - GROUND LEVEL OF DUPLEXED UNIT
 - ENTRY FOR OWNER UNIT
 - LIGHTWELL TO ALLOW FOR MORE NATURAL LIGHT INTO UNITS
 - LOW-MAINTENANCE GRASS AT GROUND LEVEL
 - RECESSED ENTRIES
 - FLIPPING OWNER UNIT STAIRS WOULD CREATE A NARROW PINCH POINT (2'-8")

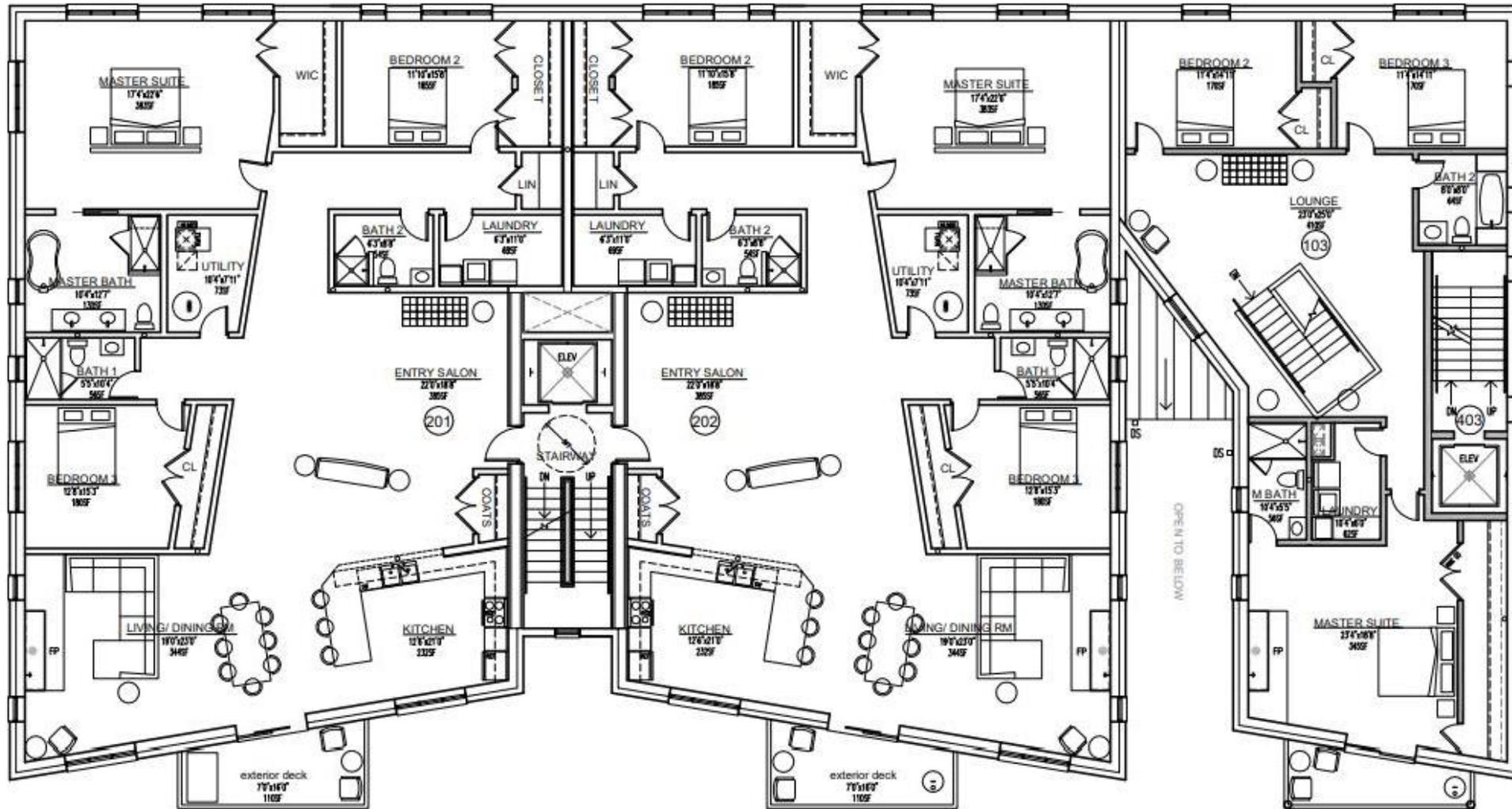
FLOOR PLAN – Ground

FLOOR DATA

TWO-(2), THREE-(3)
BEDROOM UNITS

UPPER LEVEL OF
DUPLEXED THREE-(3)
BEDROOM UNIT

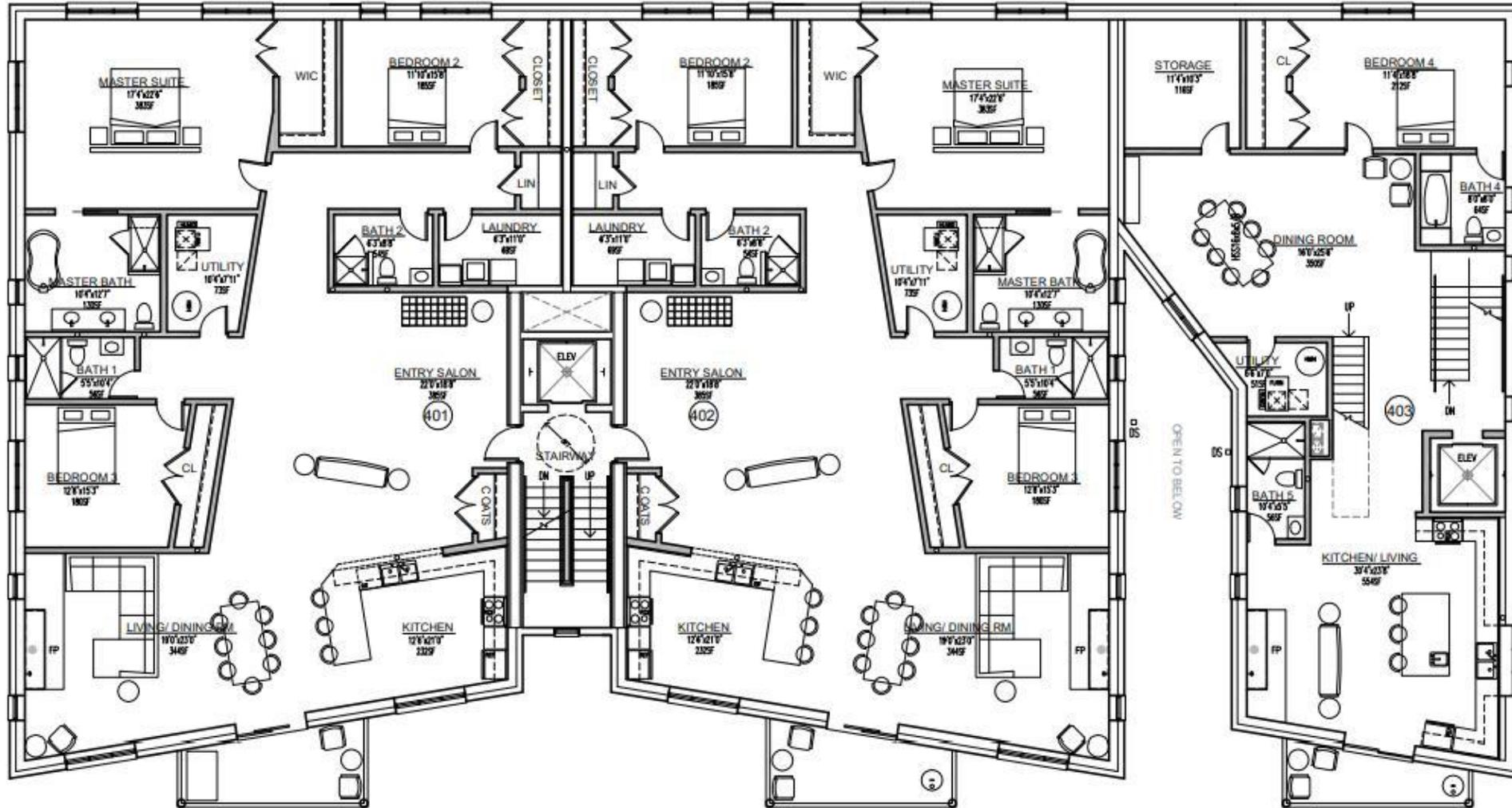
EGRESS FOR OWNER
UNIT



FLOOR DATA

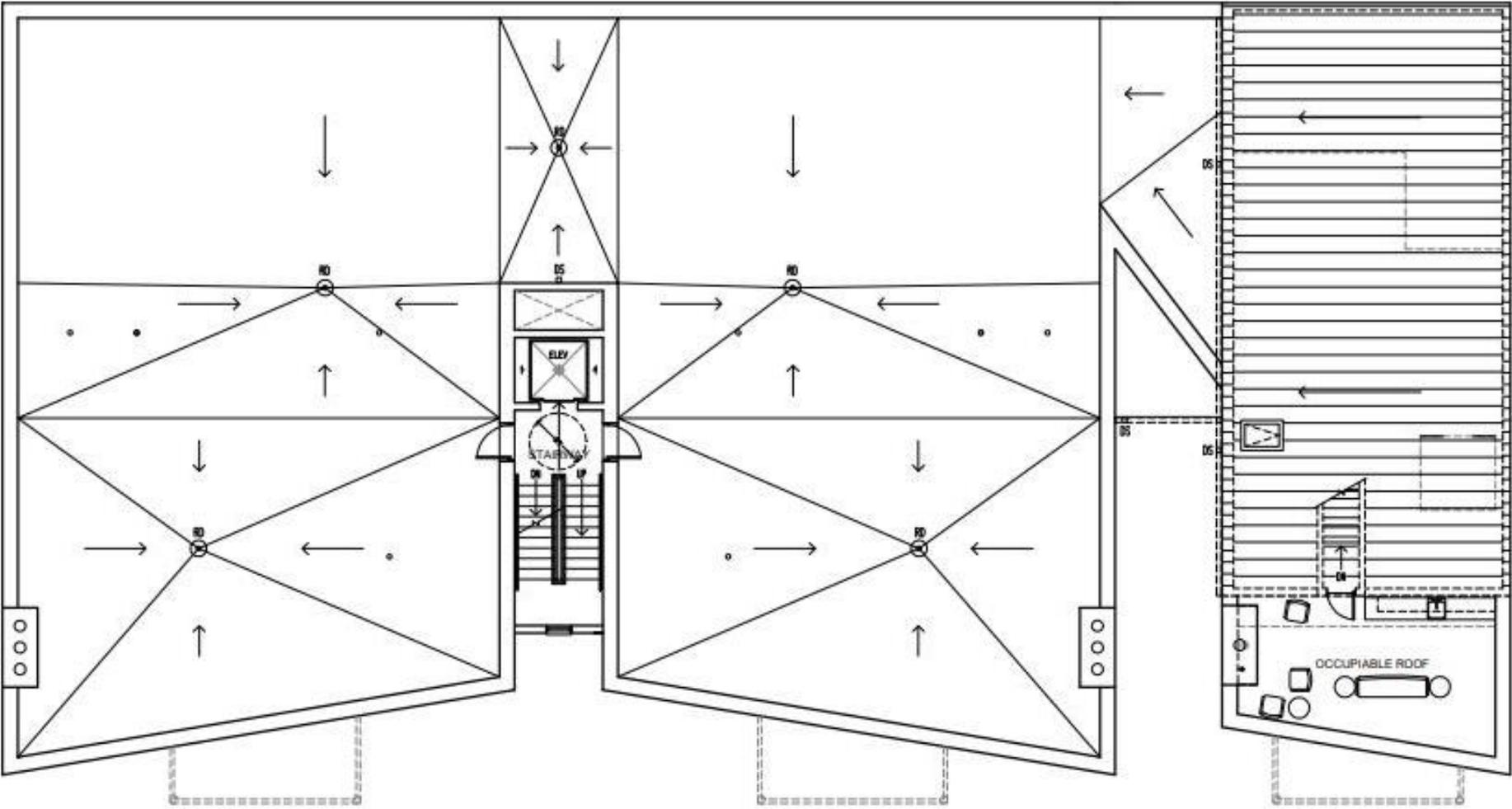
TWO-(2), THREE-(3)
BEDROOM UNITS

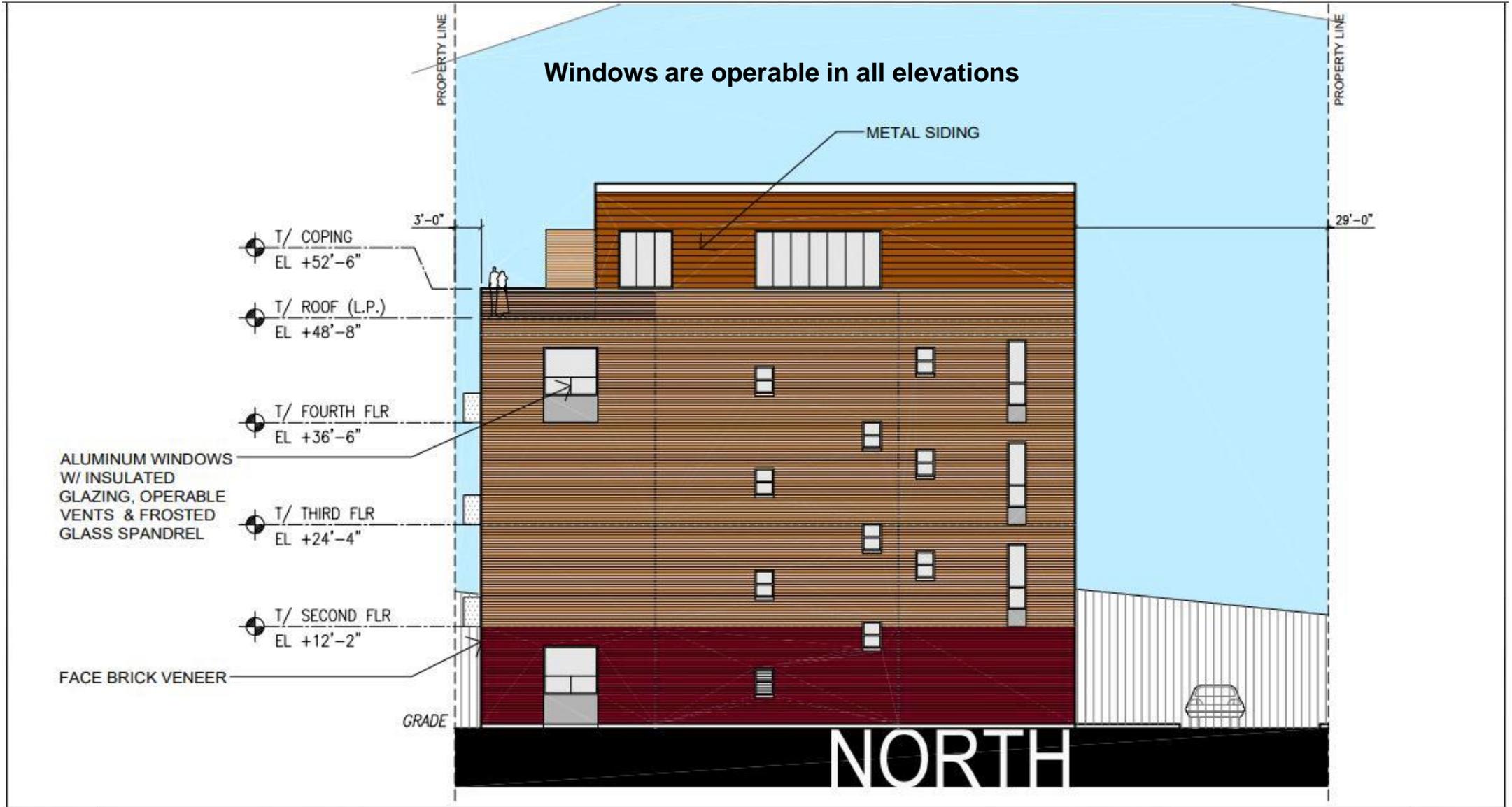
UNIT ENTRY FOR
OWNER FOUR-(4)
BEDROOM UNIT

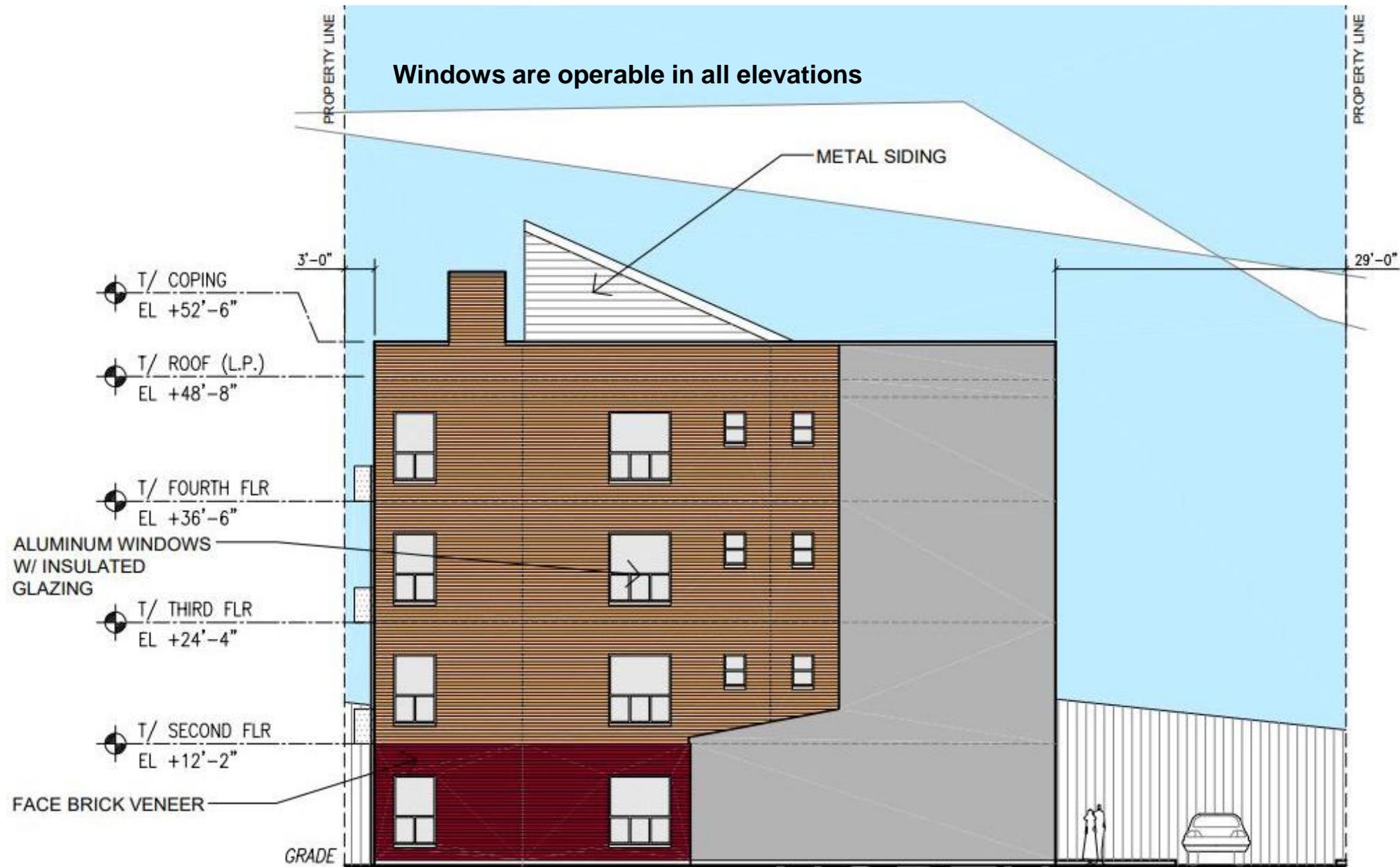


ROOF LEVEL DATA:

OWNER UNIT
ROOFTOP DECK WITH
OUTDOOR FIREPLACE







BUILDING ELEVATION - NORTH (LIGHT WELL)

STONE COPING

Windows are operable in all elevations

FACE BRICK VENEER

LARGE GLASS W/
VENTS & FROSTED
SPANDREL GLASS
PANELS

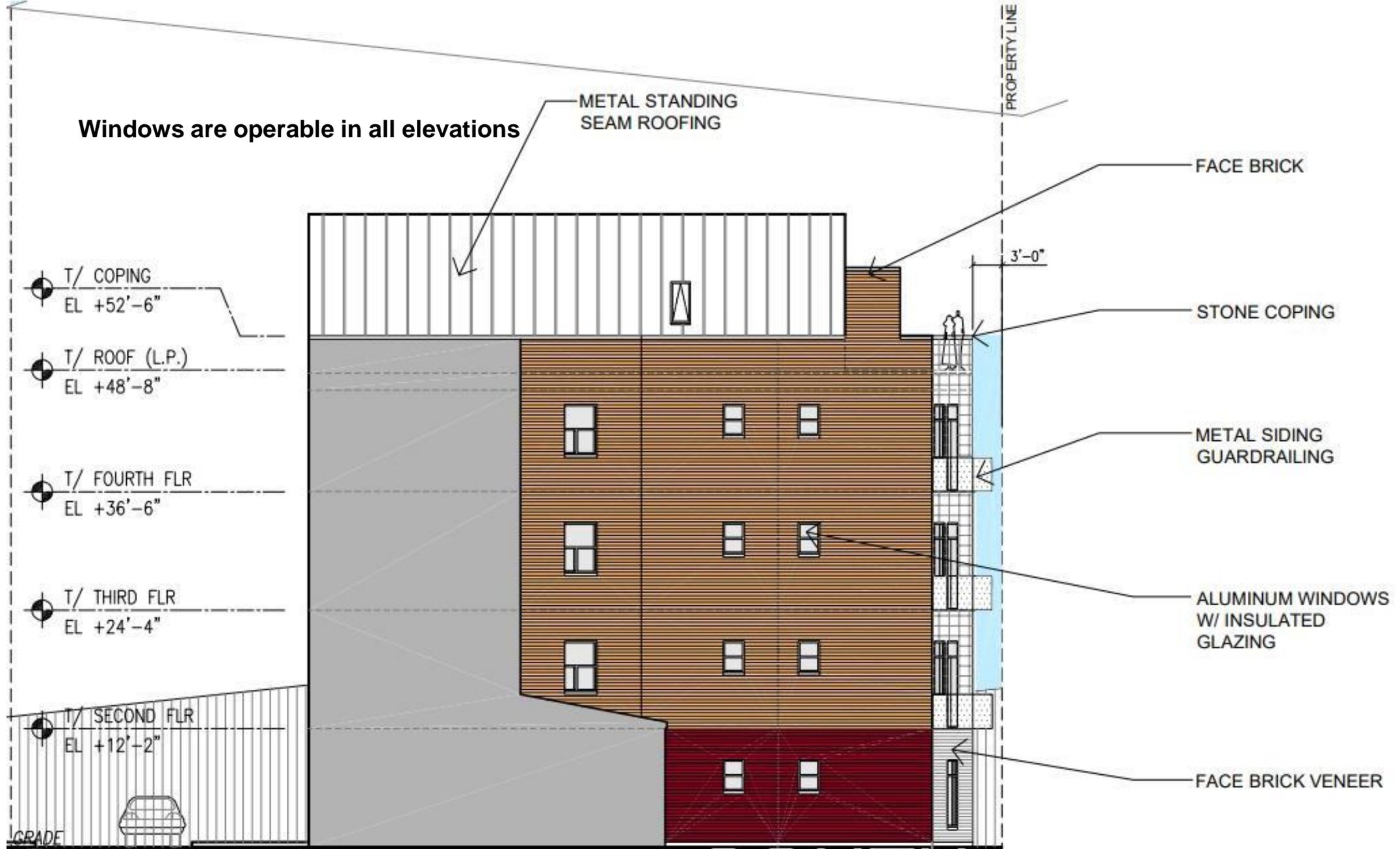
FACE BRICK VENEER

PROJECTING AWNING
OVER RECESSED
OPENING

PROPERTY LINE



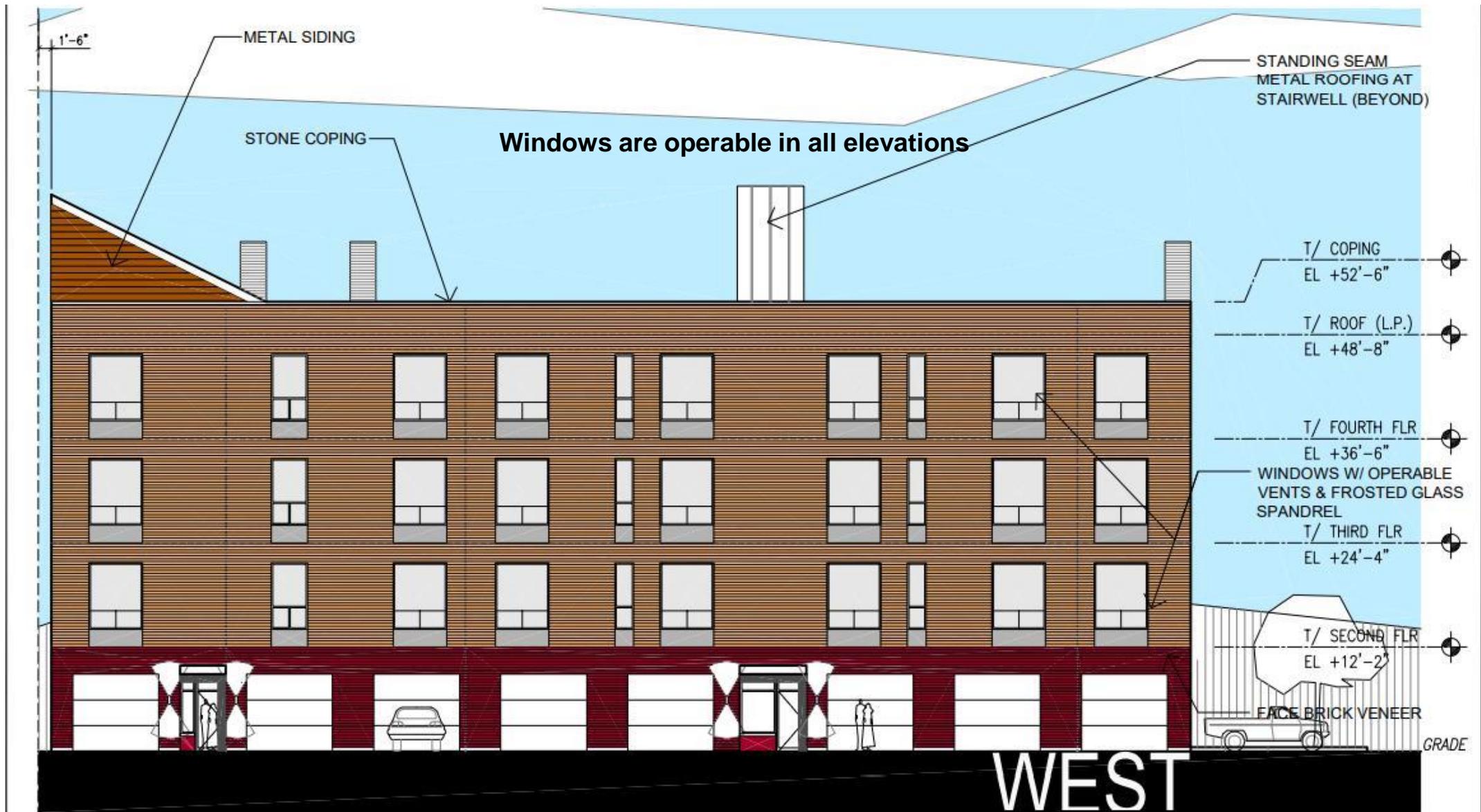
EAST



BUILDING ELEVATION - SOUTH (LIGHT WELL)

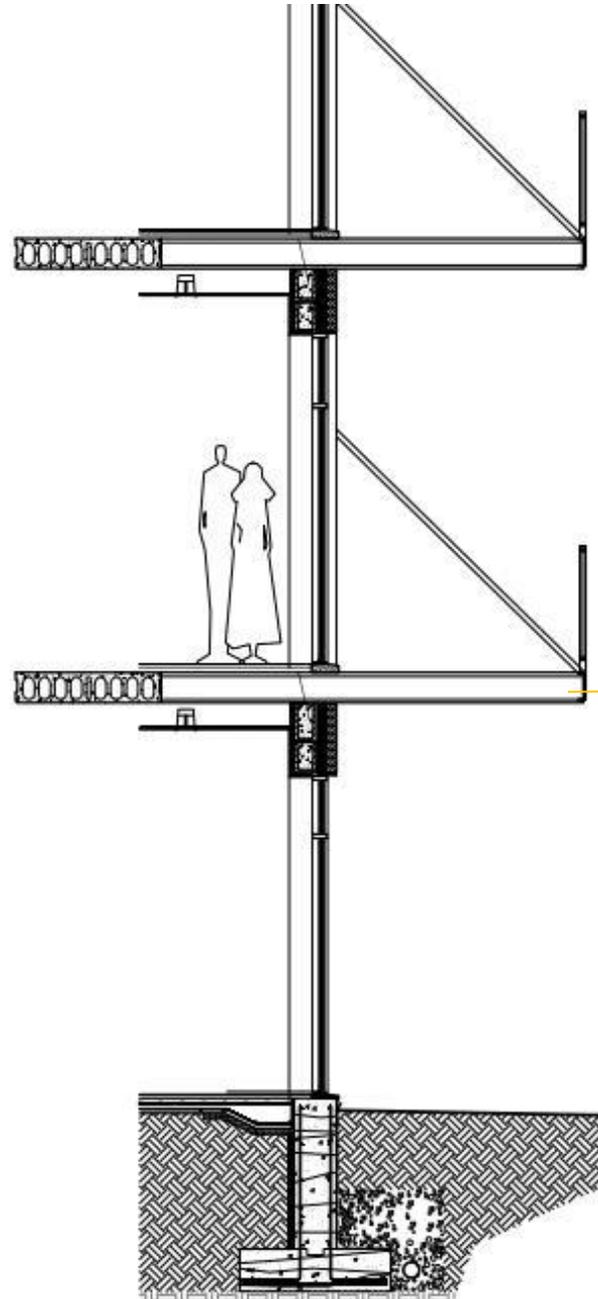


BUILDING ELEVATION - SOUTH (MAIN UNITS)

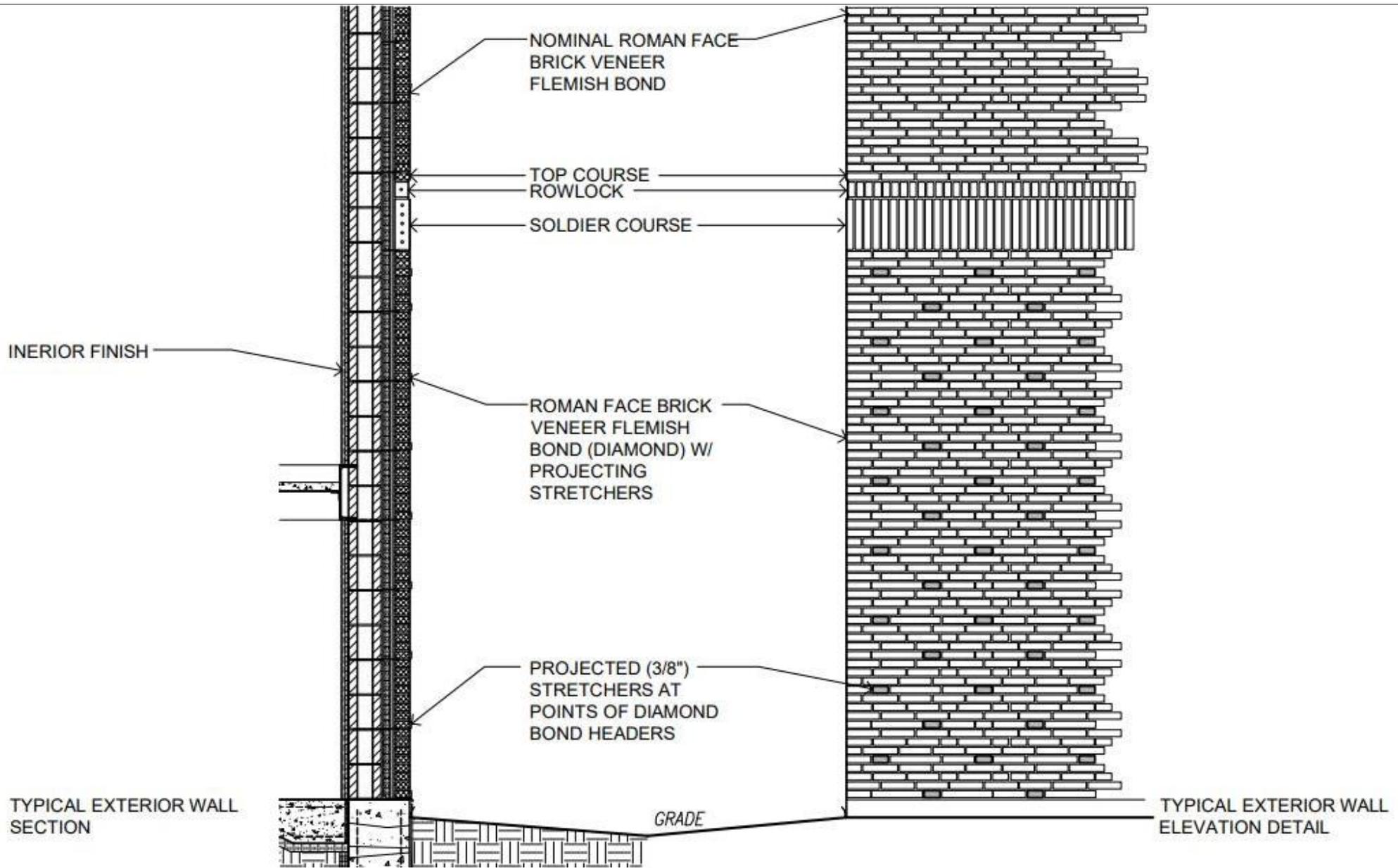


BUILDING ELEVATION - WEST

DUE TO THE ELIMINATION OF THE SUPPORT COLUMNS & THE SPAN DIRECTION OF THE CONCRETE HOLLOW CORE PLANKS, TENSION SUPPORTS OF THE BALCONIES ARE NECESSARY TO MEET THE REQUIREMENTS OF 100#/SF



CANTILEVERED CONCRETE PLANK BALCONIES





DIAMOND FLEMISH BRICK BOND PATTERN W/
PROTRUDING HEADERS TO CREATE
SHADOWS/ INTEREST WHILE COMPLIMENTING
EXISTING BUILDINGS IN CONTEXT – ALL
WINDOWS OPERABLE



COMPLIMENTARY MASONRY TONES WITH
EXISTING BUILDINGS IN CONTEXT



1. Site Flow Rate Control & Detention
 - The size of the development (greater than 15,000 sf) will require flow rate control into the sewer system of a 100-yr storm event based on the calculations of the Modified Rational Method approved for straightforward site developments less than 20 acres
 - This will be achieved by only allowing the “Standard Maximum Release Rate” then providing underground detention of the remaining volume. That detention volume will then gradually release into the sewer system via DWM vortex restrictor on the downstream end of the detention structure.
2. Installation of Stormwater BMPs (Best Management Practices)
 - Underground stormwater detention
 - Potential capture re-use
 - Oversized conveyance pipes
 - Perimeter ditches/swales
3. Erosion & Sediment Control Installed measures to control off-site discharge of sediment during construction.
 - Silt fencing
 - Controlled construction entrance/exit from site
 - Inspection Reports
- Operation & Maintenance
 - Create and implement the O&M plan for all BMPs both during construction and after.
 - Identify location of all BMPs for the site
 - Drainage structures inspected and cleaned
 - Vegetation maintenance and vector control practices
 - Inspection Schedule



DPD Recommendations

The Department of Planning and Development has reviewed the proposal with regard to the requirements of the Lake Michigan and Chicago Lakefront Protection Ordinance and has concluded that the proposed project would be in compliance with the applicable Policies of the Lakefront Plan of Chicago and the Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance as they apply to development in the Private Use Zone, particularly:

- Purpose No. 8: By developing and repurposing a vacant lot, the proposed development will increase personal safety for the community as well as patrons of Rainbow Beach...
- Purpose No. 11; The proposed development will not impact this policy . The proposed development will be accessed via the existing 78th street
- Policy No. 2: The construction of the proposed residential building is entirely on private land and will not affect or impact the landscaped, spacious, or continuous character of the lake shore parks.

With respect to the Policies and Purposes not enumerated here, the Department of Planning and Development has determined that they are either not applicable to development in the Private Use Zone or that the proposed project will not have a detrimental effect on the Lake Michigan shoreline or any wildlife habitats therein.. In addition, no new roadways are proposed as part of this project.

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. 758 as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.