CHICAGO PLAN COMMISSION
Department of Planning and Development

NORTH LAWNDALE EMPLOYMENT NETWORK HEADQUARTERS
1111 SOUTH HOMAN AVENUE, 24th WARD

August 20, 2020
Community Area Snap Shot

NORTH LAWNDALE COMMUNITY AREA

DEMOGRAPHICS IN NORTH LAWNDALE
• Population .......... 33,854 people
• Age:
  19 and under....... 27%
  20-49 ............... 42%
  Over 50 ............ 26.2%

MEDIAN INCOME: $26,781

Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snap Shot: Austin (June 2019 Release)
AERIAL VIEW OF CONTEXT WITH RENDERING OF PROPOSED PROJECT

Include Massing of Approved Projects

Identify Building Heights in Context Related to Proposed Project

Provide Multiple Views/Slides for Projects That Have Significant Impact on Context

AERIAL VIEW FROM NORTHEAST
AERIAL VIEW FROM NORTHWEST
AERIAL VIEW FROM SOUTHEAST
Project Timeline + Community Outreach

• Date of PD Filing: May 11, 2020
• Date(s) of Community Meeting(s):
  ➢ September 26, 2019
  ➢ January 16, 2020
EXISTING SITE PLAN – LOCAL

- Filmore St.
- Grenshaw St.
- Homan Ave.

(44 existing parking stalls)
(4 existing accessible parking stalls)
LANDSCAPE DETAILS

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>CODE</th>
<th>QUANTITY</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>ROOT SIZE</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>AC.MI</td>
<td>2</td>
<td>Acer miyabei 'Morton'</td>
<td>State Street Maple</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>AE.HI</td>
<td>3</td>
<td>Acer saccharinum</td>
<td>Honeylocust</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>CA.GP</td>
<td>2</td>
<td>Catalpa speciosa</td>
<td>Northern Catalpa</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>CA.OG</td>
<td>3</td>
<td>Celtis occidentalis</td>
<td>Hackberry</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>GB.B1</td>
<td>1</td>
<td>Ginkgo biloba</td>
<td>Ginkgo (male only)</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>GY.DR</td>
<td>4</td>
<td>Gyrinum x odorata</td>
<td>Espino de kentucky Coffeeetree</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>PA.MC</td>
<td>2</td>
<td>Platonia gratissima</td>
<td>Morton Circle</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>QU.MU</td>
<td>3</td>
<td>Quercus muehlenbergii</td>
<td>Chinkapin Oak</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>QW.PP</td>
<td>5</td>
<td>Quercus x variabilis</td>
<td>Regal Prince Oak</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>TL.AR</td>
<td>4</td>
<td>Tilia americana</td>
<td>'Weeping'</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
<tr>
<td>UL.PA</td>
<td>2</td>
<td>Ulmus 'Patriot'</td>
<td>Patriot Elm</td>
<td>B&amp;B 2.5' cal</td>
<td>matching heads</td>
</tr>
</tbody>
</table>

BIKE RACK FLANGE DETAIL

Note: Bike rack bracket must be installed within 2' of the face of the curb. The bracket must be installed on top of the concrete slab or in the ground along the outer edge of the planting area. The bike rack must be anchored to the ground.
FIRST FLOOR PLAN
PEDESTRIAN ACCESS PLAN
PREP KITCHEN
WORKER BEE CAFÉ ENTRY
WORKER BEE CAFE
OVERALL VIEW (PEDESTRIAN ACCESS TO WORKER BEE CAFÉ)
Ownership plans to comply with the Chicago Sustainable Development Strategy (50 points) with the following initiatives:

- Exceed Energy Code (5%)
- Indoor Water Use Reduction (25%)
- Tree Planting
- Proximity to Transit Service (CTA Bus)
- Bike Parking
PROJECT BENEFITS:

105 Construction Jobs
71 Permanent Jobs
$3 million project budget

The City’s Participation Goals are:
46% Participation from Qualified Minority Business Enterprises
9% Participation from Qualified Women Business Enterprises
50% Participation from Chicago Residents

DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed planned development amendment promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design and use of the project, and the fact that the proposed design and the proposed uses are in context with the character of the adjacent properties, will meet the needs of the immediate community;

2. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A-1,2,3 & 4), as evidenced by the site’s close proximity to public transit in the form of CTA bus lines; the accessibility accommodations made on-site for the building users; pedestrian and bicycle ingress and egress options provided to the building users, and lastly ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns;

3. Building Orientation and Massing (per 17-8-0906-B), as evidenced by the project design which provides large transparent store front windows to create an active building wall adjacent to the public rights of way and creates large windows on the upper floor;

4. All sides and areas of the buildings that are visible to the public should be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-B-3), as evidenced through the information contained within this report. The design should be consistent with the exhibits for this planned development, and the corresponding proposal renderings.