



CHICAGO PLAN COMMISSION

Department of Planning and Development

**NORTH LAWDALE EMPLOYMENT NETWORK
HEADQUARTERS**

1111 SOUTH HOMAN AVENUE, 24th WARD

August 20, 2020

★ Community Area Snap Shot

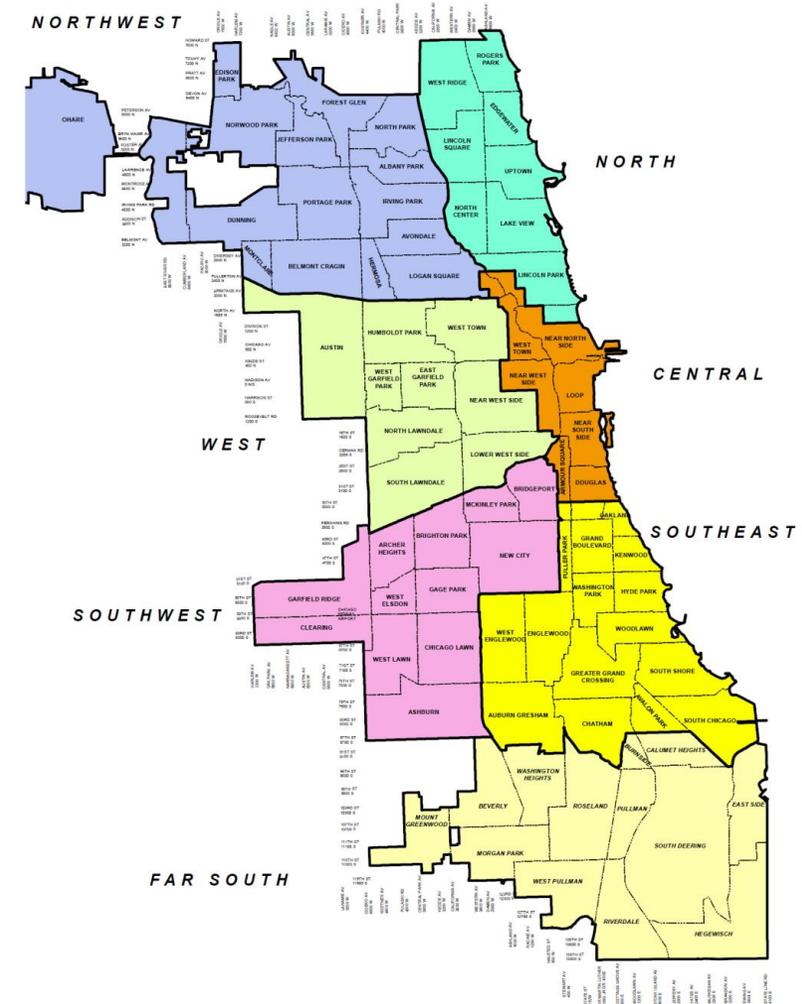
NORTH LAWNDALE COMMUNITY AREA

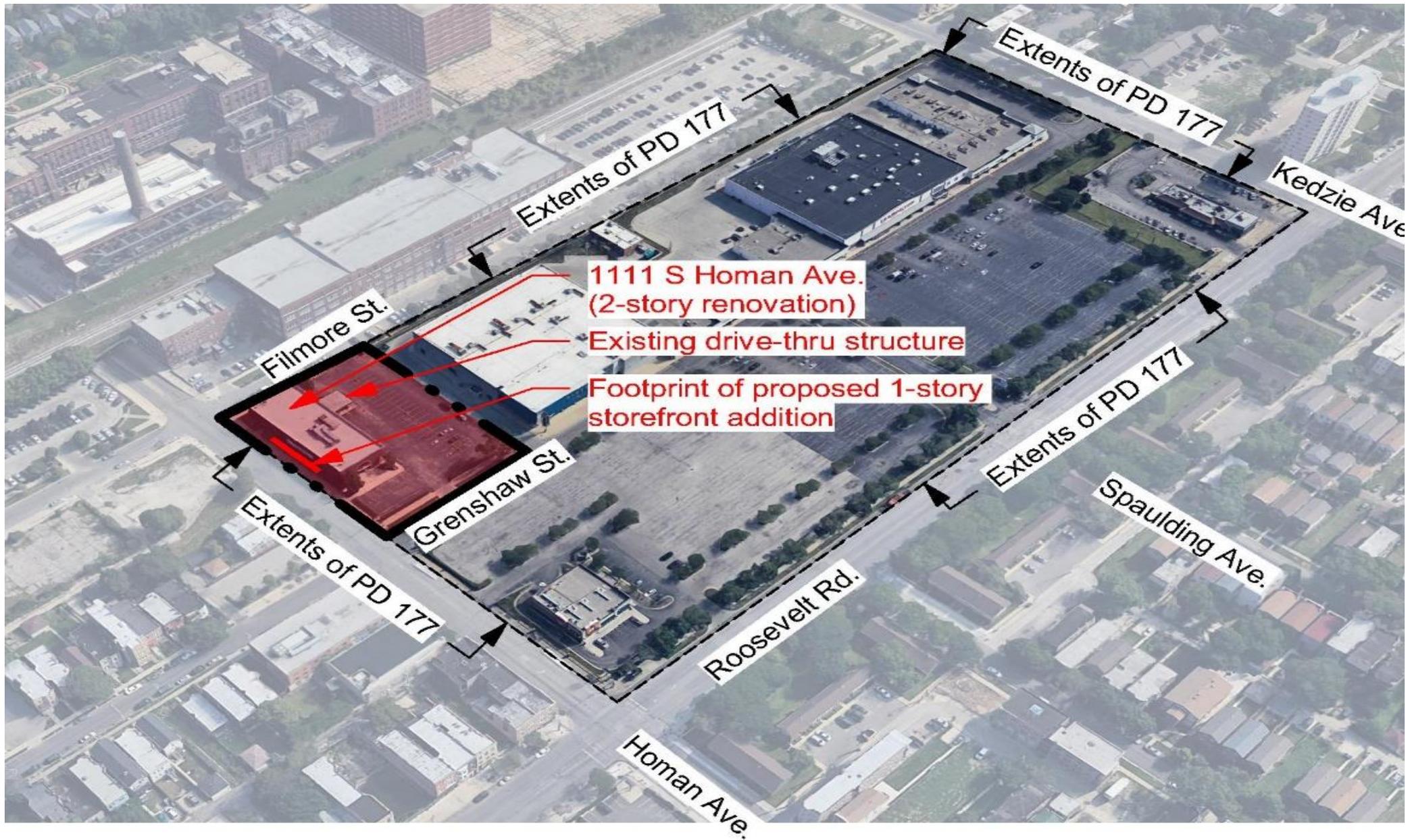
DEMOGRAPHICS IN NORTH LAWNDALE

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

MEDIAN INCOME: \$26,781

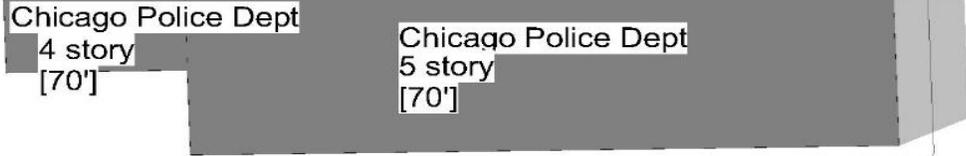
*Source: Chicago Metropolitan Agency for Planning (CMAP)
Community Data Snap Shot: Austin (June 2019 Release)*





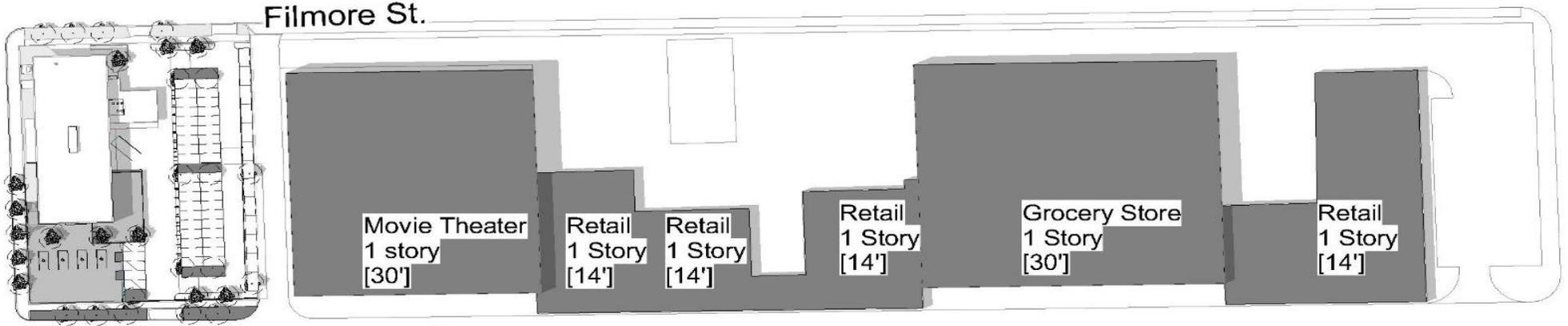
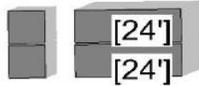
PD BOUNDARY & PROPERTY LINE MAP

Parking Lot

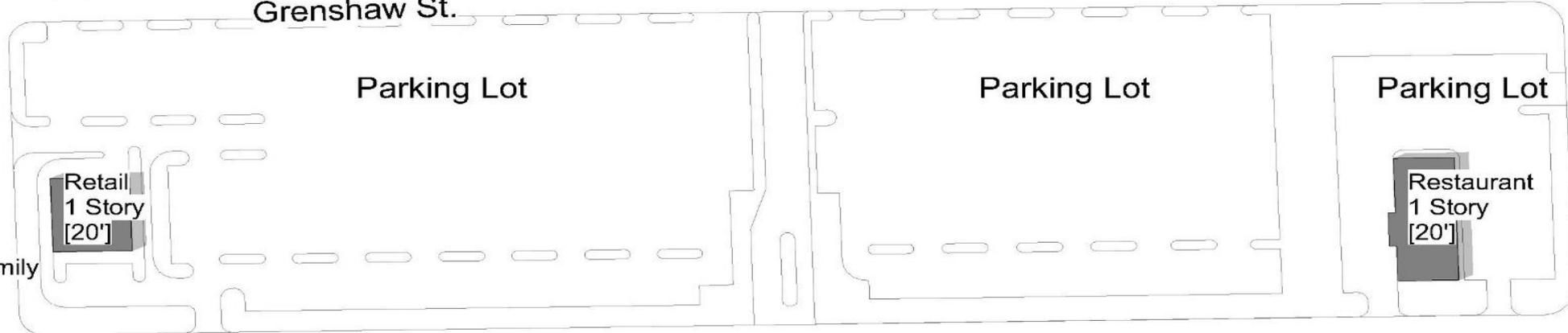
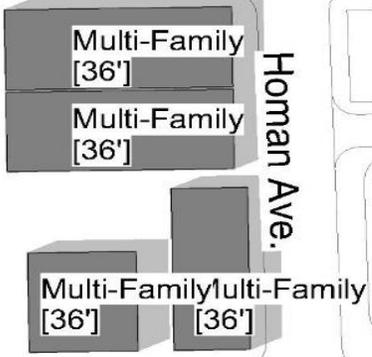


Parking Lot

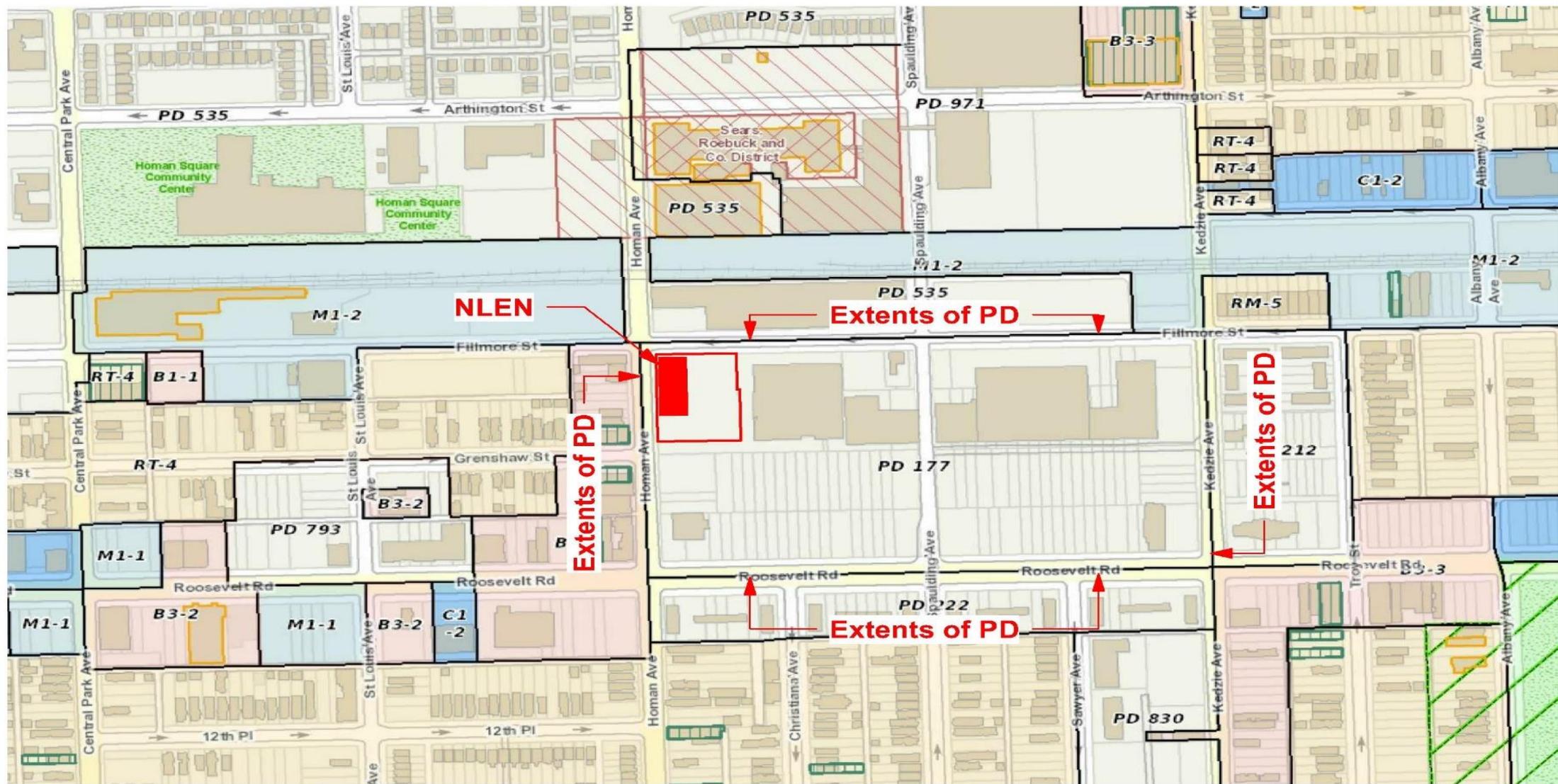
Empty Lot



Grenshaw St.



Roosevelt Rd.



ZONING MAP



AERIAL VIEW FROM NORTHEAST



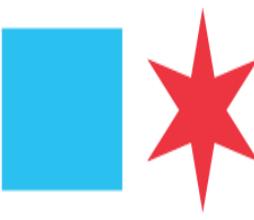
AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM SOUTHWEST



Pedestrian Context



EXTERIOR PERSPECTIVE

Pedestrian Context



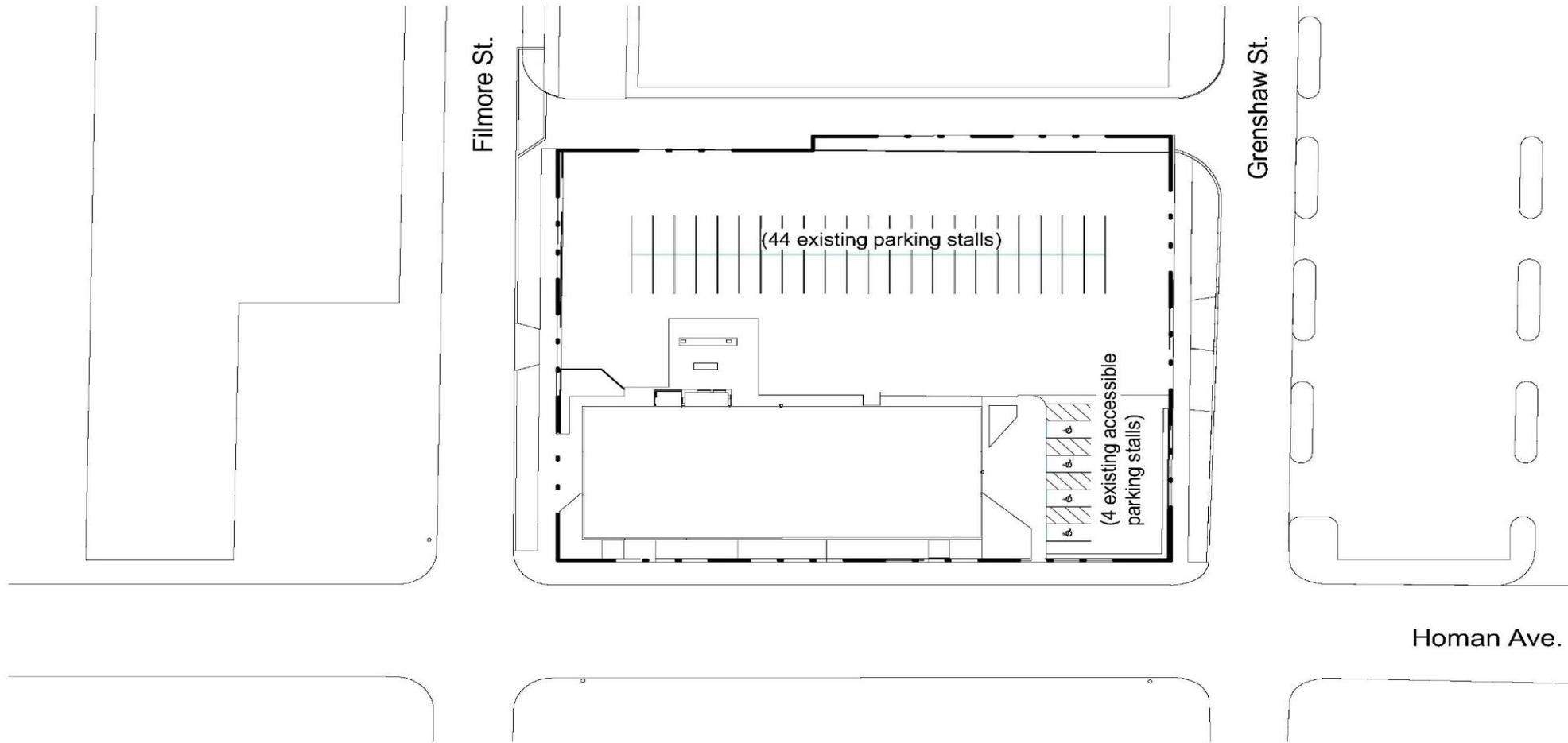
EXTERIOR PERSPECTIVE

Project Timeline + Community Outreach

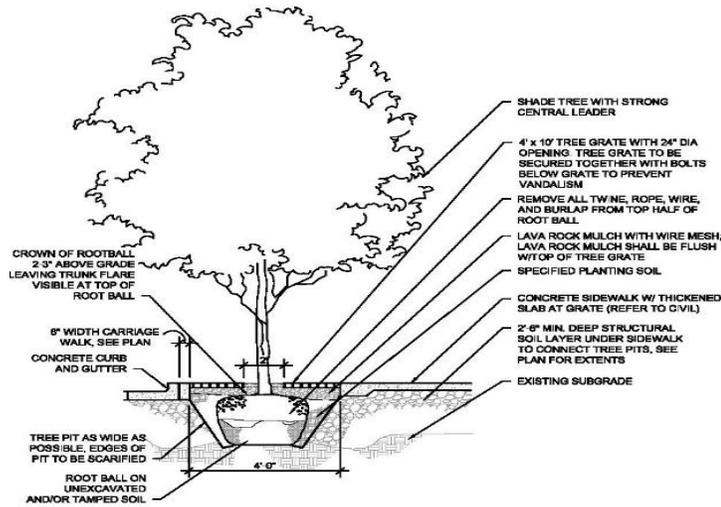
- Date of PD Filing: May 11, 2020
- Date(s) of Community Meeting(s):
 - September 26, 2019
 - January 16, 2020



EXISTING SITE PLAN - OVERALL



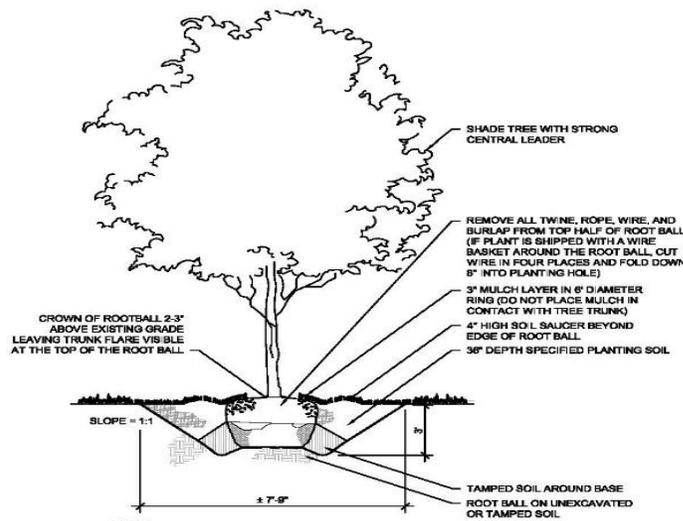
EXISTING SITE PLAN – LOCAL



NOTES:

1. ALL GRATED AT GRADE PLANTERS WILL BE 4' X 10' WITH A 24" OPENING. SECURING GRATES TO FRAMES IS PROHIBITED. GRATE PANELS MAY BE SECURED TOGETHER FROM BOTTOM SIDE OF EACH PANEL, THROUGH THE BOLT LUGS AND MANUFACTURER'S 1/2" BOLTING HARDWARE.
2. 4" LAYER OF 1" BLACK LAVA INSTALLED THROUGHOUT THE GRATE OPENING AND THE FULLEST DIMENSIONS OF THE AT GRADE PLANTER IS REQUIRED. LEAVE NO VOIDS BETWEEN SOIL AND GRATE.
3. ELIMINATE WIRE MESH FROM TREE PITS.

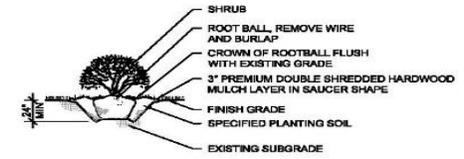
1 SHADE TREE IN 4'X10' GRATE SECTION
NOT TO SCALE



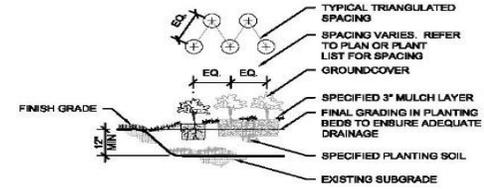
NOTES:

1. ELIMINATE WIRE MESH FROM TREE PITS.

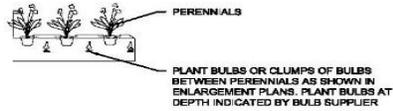
2 SHADE TREE IN PLANTING SECTION
NOT TO SCALE



3 SHRUB PLANTING SECTION
NOT TO SCALE

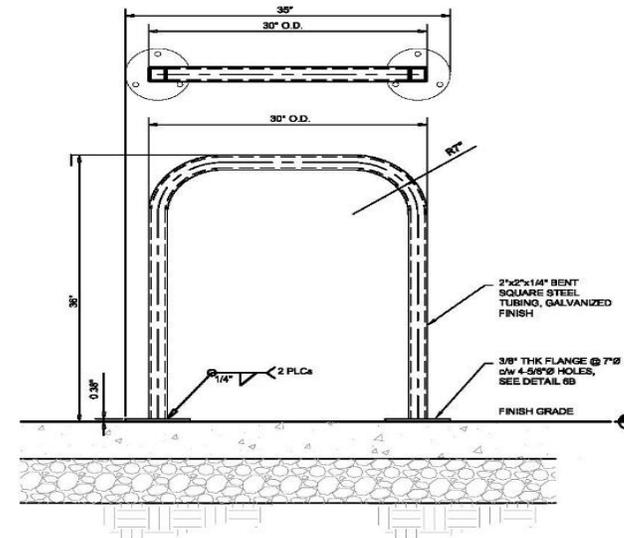


4 PERENNIAL PLANTING SECTION
NOT TO SCALE



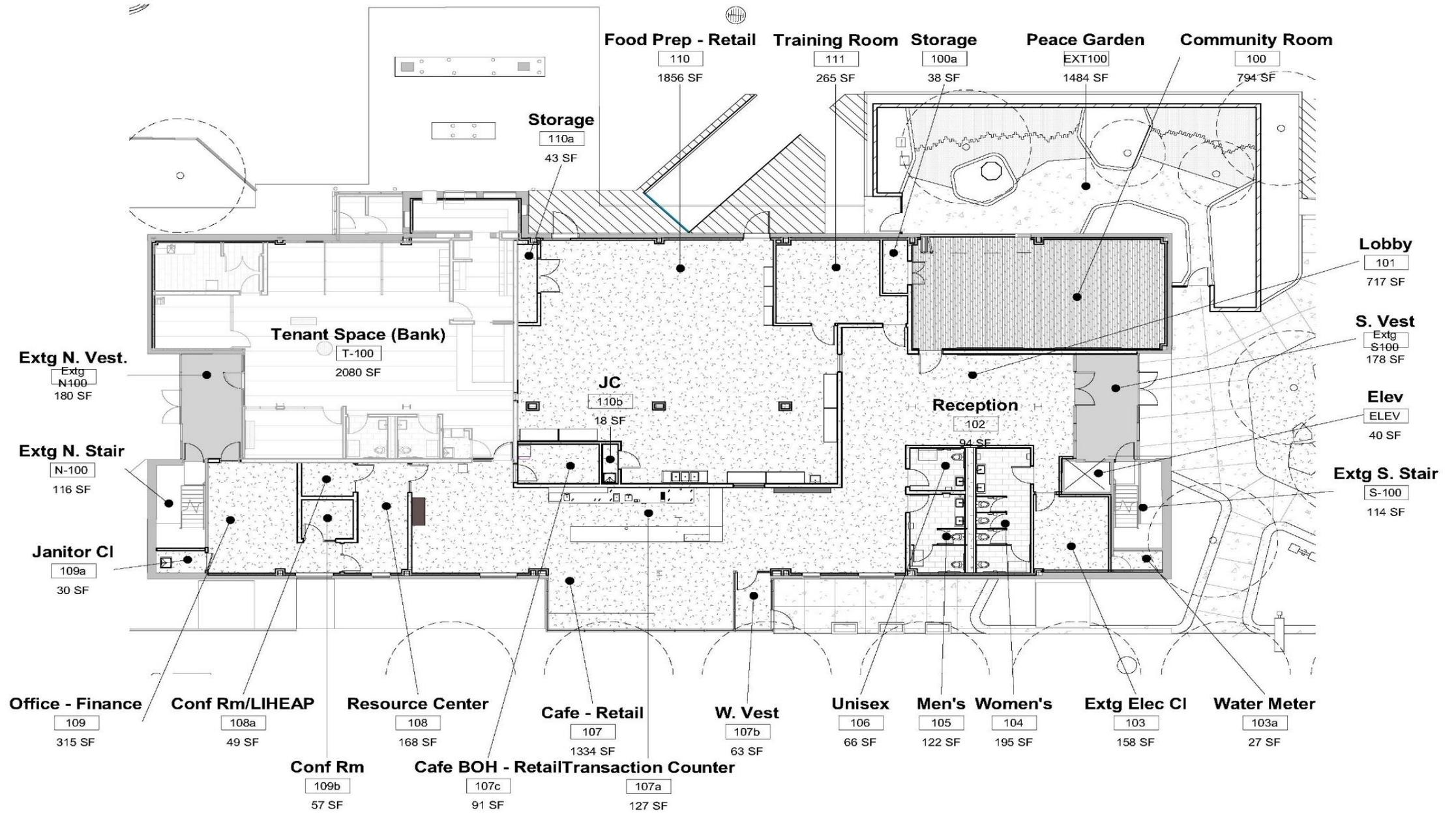
5 BULB INSTALLATION DETAIL
NOT TO SCALE

PLANT SCHEDULE						
SHADE TREES						
CODE	QUANTITY	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE	REMARKS
AC.MM	2	<i>Acer miyabei</i> 'Morton'	State Street Maple	B&B	2.5" cal.	matching heads
AE.HI	3	<i>Aeculus hippocastanum</i>	Horsechestnut	B&B	2.5" cal.	matching heads
CA.SP	2	<i>Catalpa speciosa</i>	Northern Catalpa	B&B	2.5" cal.	matching heads
CE.OC	3	<i>Celtis occidentalis</i>	Hackberry	B&B	2.5" cal.	matching heads
GI.BI	1	<i>Ginkgo biloba</i>	Ginkgo (male only)	B&B	2.5" cal.	matching heads
GY.DI	4	<i>Gymnocladus dioica</i>	Espresso Kentucky Coffeetree	B&B	2.5" cal.	matching heads
PA.MC	2	<i>Platanu acerifolio</i> 'Morton Circle'	Exclamation London Planetree	B&B	2.5" cal.	matching heads
QU.MU	3	<i>Quercus muehlenbergii</i>	Chinkapin Oak	B&B	2.5" cal.	matching heads
QW.RP	5	<i>Quercus x vareii</i> 'Long' Regal Prince	Regal Prince Oak	B&B	2.5" cal.	matching heads
TI.AR	1	<i>Tilia americana</i> 'Redmond'	Redmond Linden	B&B	2.5" cal.	matching heads
UL.PA	2	<i>Ulmus</i> 'Patriot'	Patriot Elm	B&B	2.5" cal.	matching heads

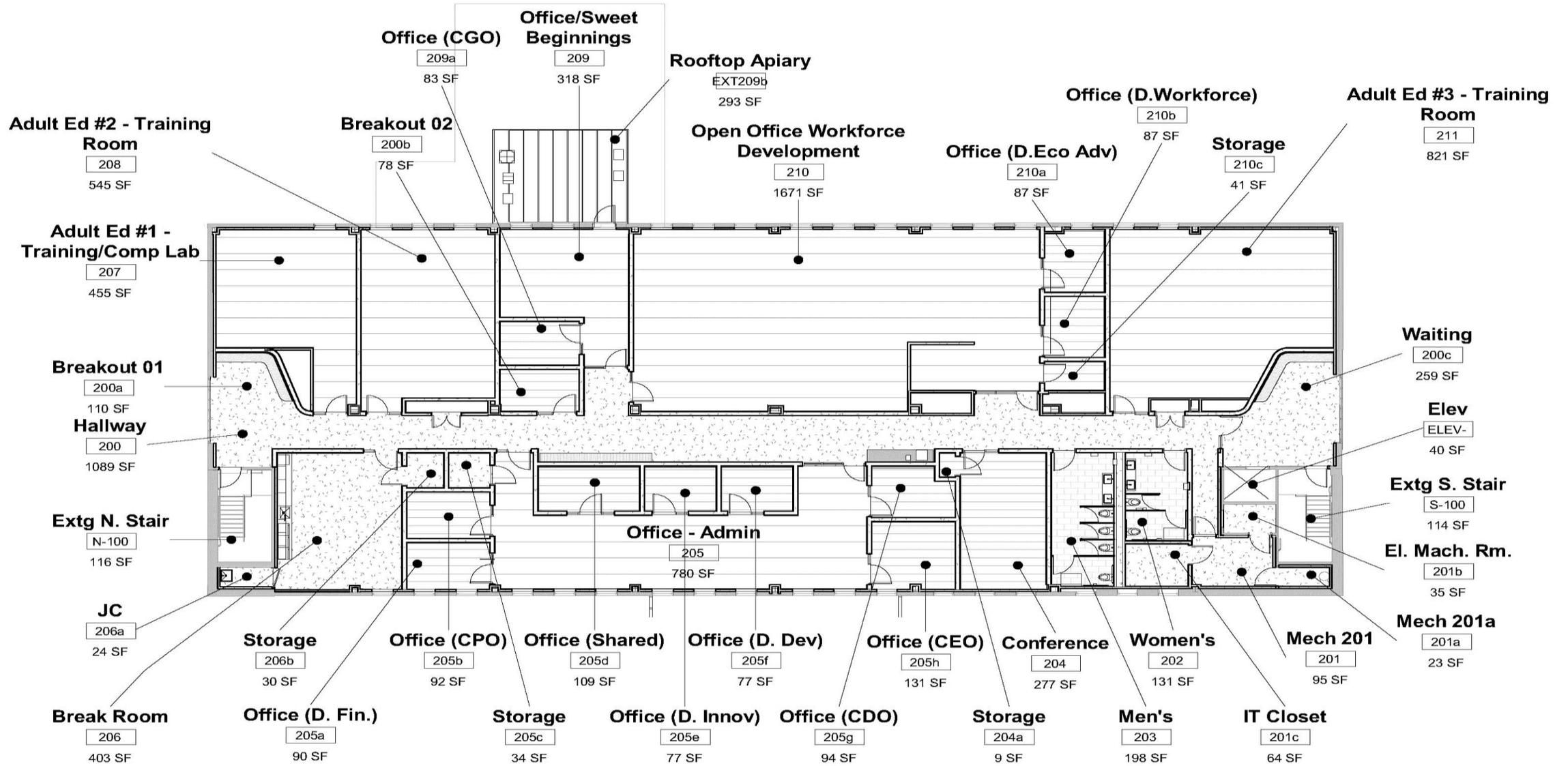


6B BIKE RACK FLANGE DETAIL
NTS

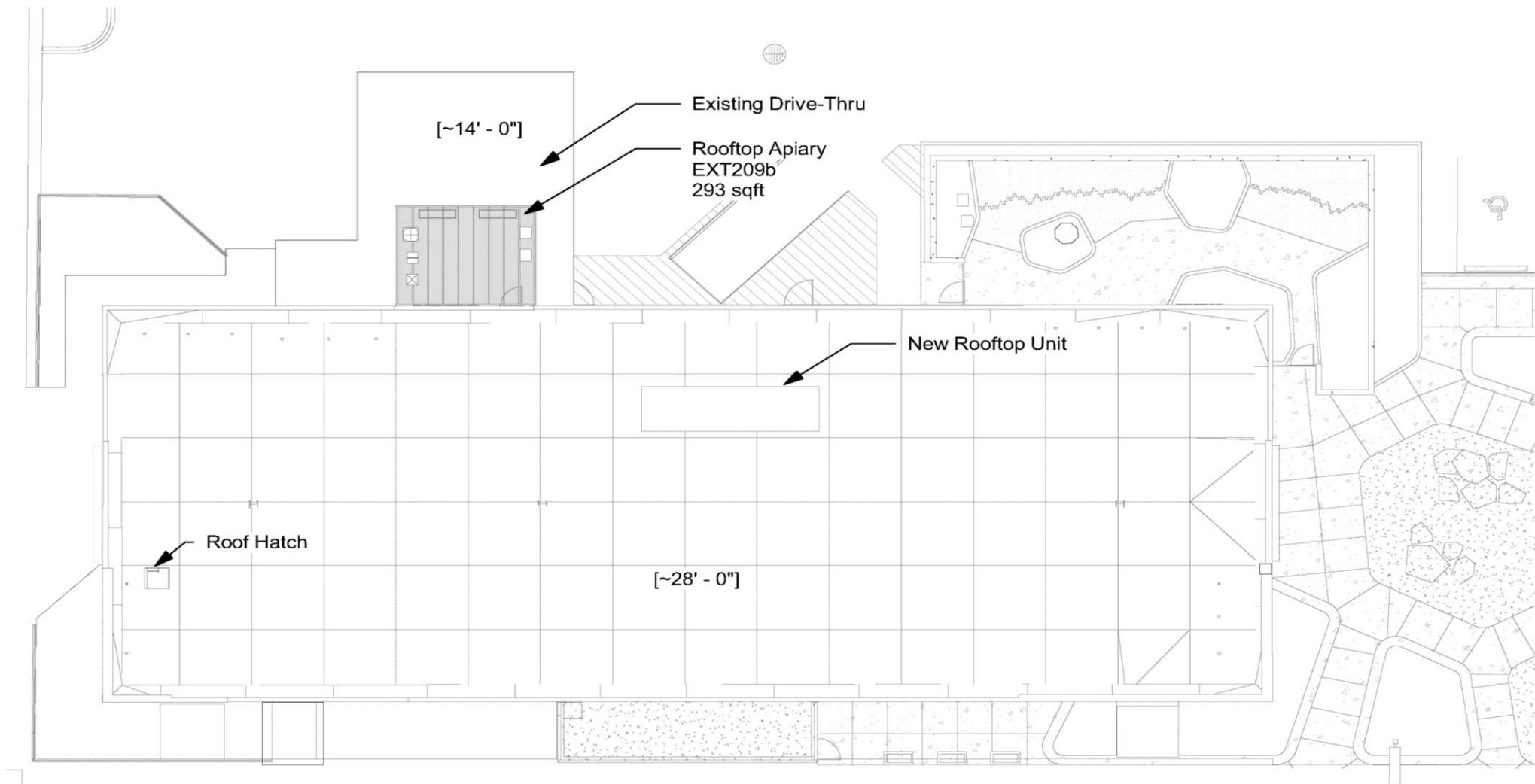
NOTE: BIKE RACKS CANNOT BE INSTALLED WITHIN 4' OF A BUS STOP, WITHIN 4' OF UTILITIES (HYDRANT, SEWER COVERS, ETC.), AND MUST BE AT LEAST 3' FROM BACK OF CURB, FENCE, OR WALL, AND AT LEAST 2' FROM EDGE OF TREE PITS, PLANTERS, OR LANDSCAPING.



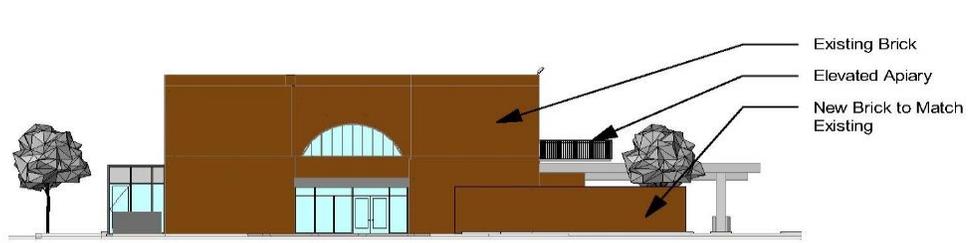
FIRST FLOOR PLAN



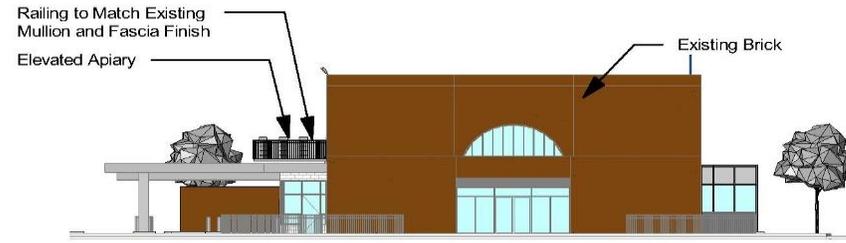
SECOND FLOOR PLAN



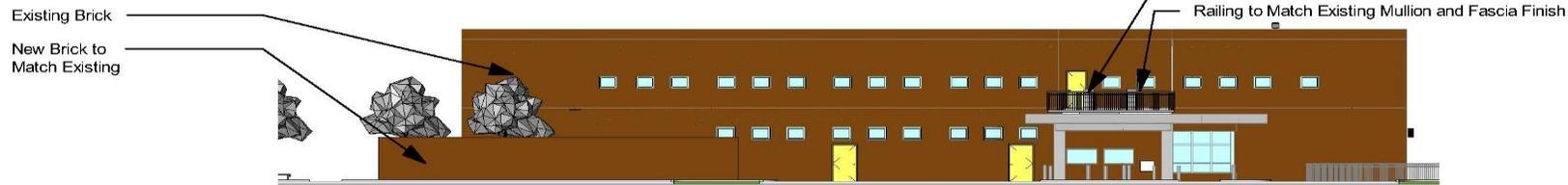
ROOF PLAN



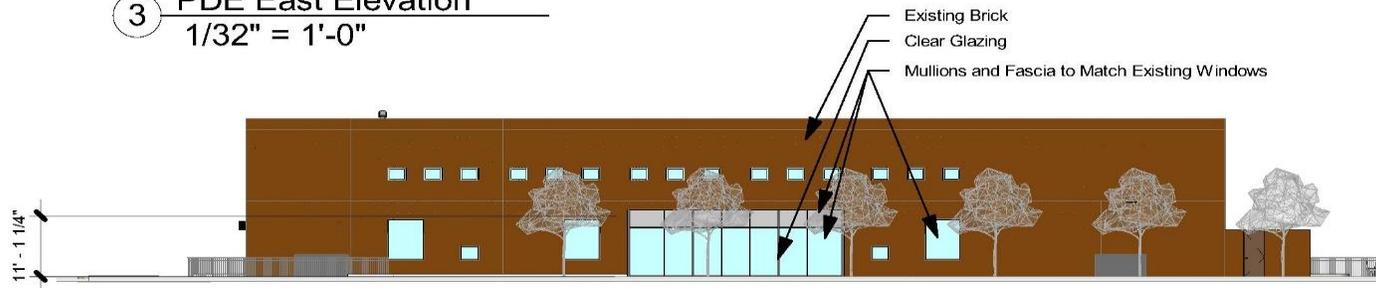
① PDE South Elevation
1/32" = 1'-0"



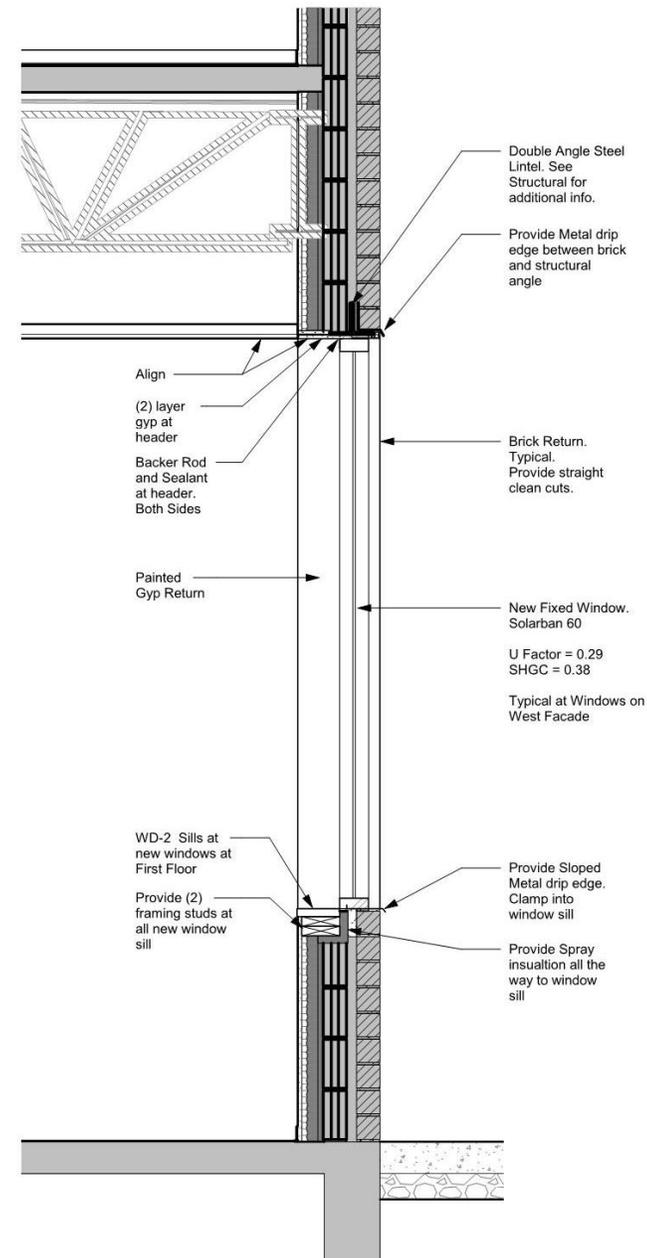
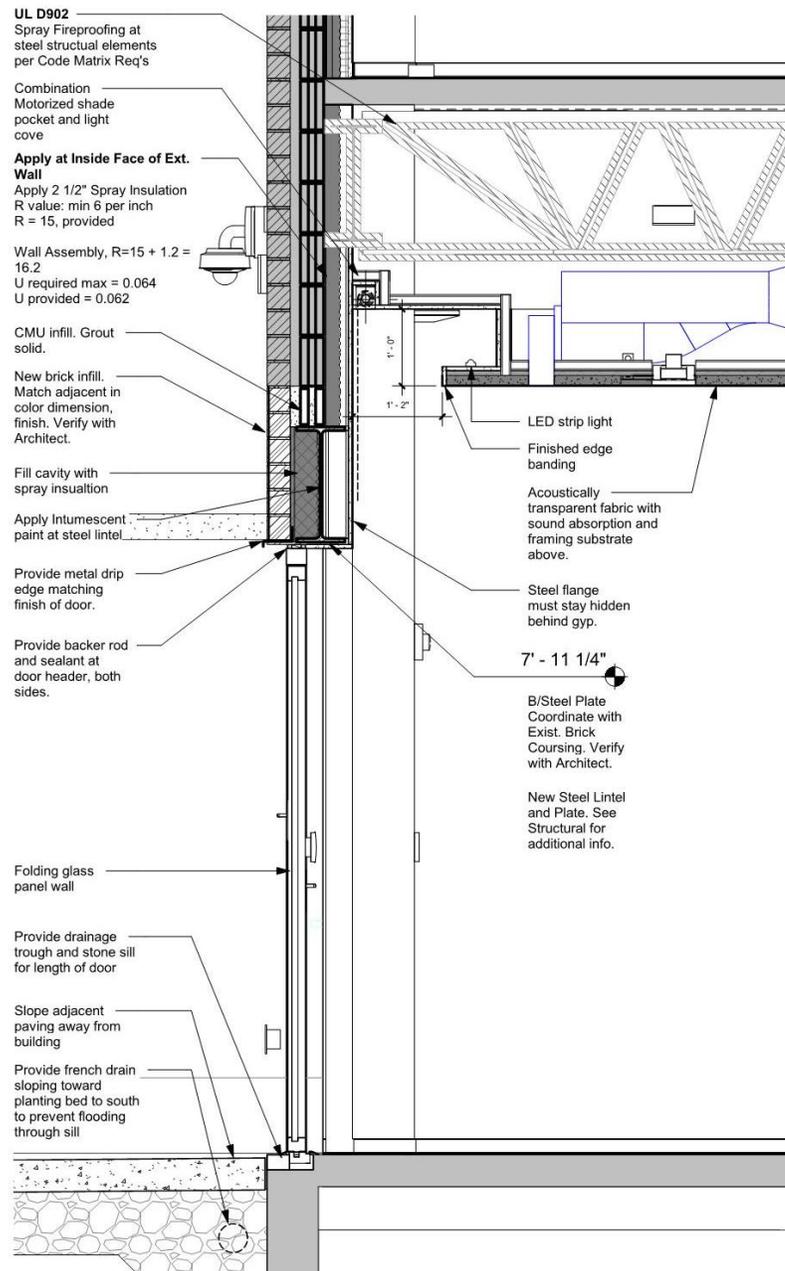
② PDE North Elevation
1/32" = 1'-0"

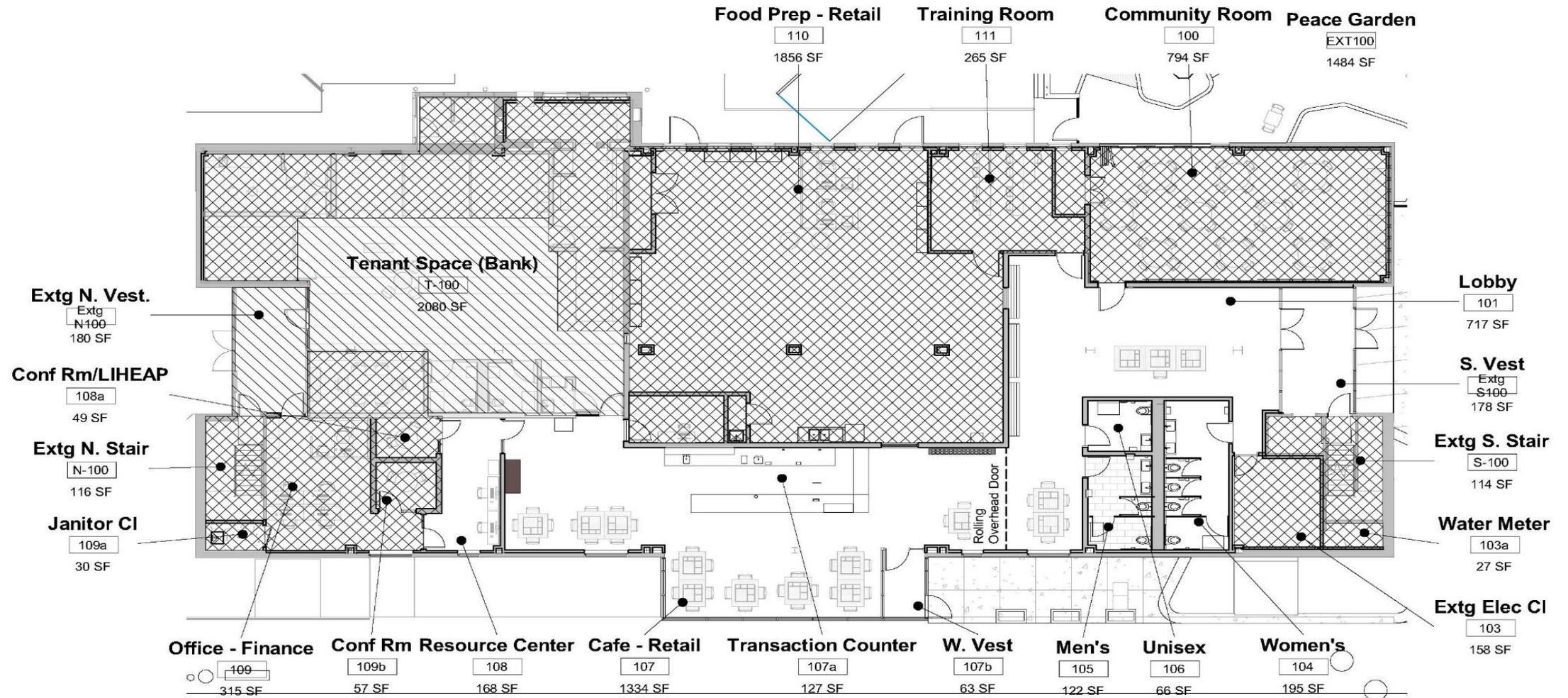


③ PDE East Elevation
1/32" = 1'-0"



④ PDE West Elevation
1/32" = 1'-0"





-  Accessible to the public only during banking hours
-  No Access to the Public without staff acknowledgment

PEDESTRIAN ACCESS PLAN



PREP KITCHEN



WORKER BEE CAFÉ ENTRY



The ... Scott Sr.
Co ... Room



COMMUNITY ROOM



WORKER BEE CAFE



OVERALL VIEW (PEDESTRIAN ACCESS TO WORKER BEE CAFÉ)



OVERALL VIEW



PEACE GARDEN



Sustainability Strategy

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

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>

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.