



CHICAGO PLAN COMMISSION

Lakefront Protection Ordinance #780

6521 South Blackstone Avenue

Woodlawn | 5th Ward | Alderman Desmon Yancy

Dom Acquisitions LLC

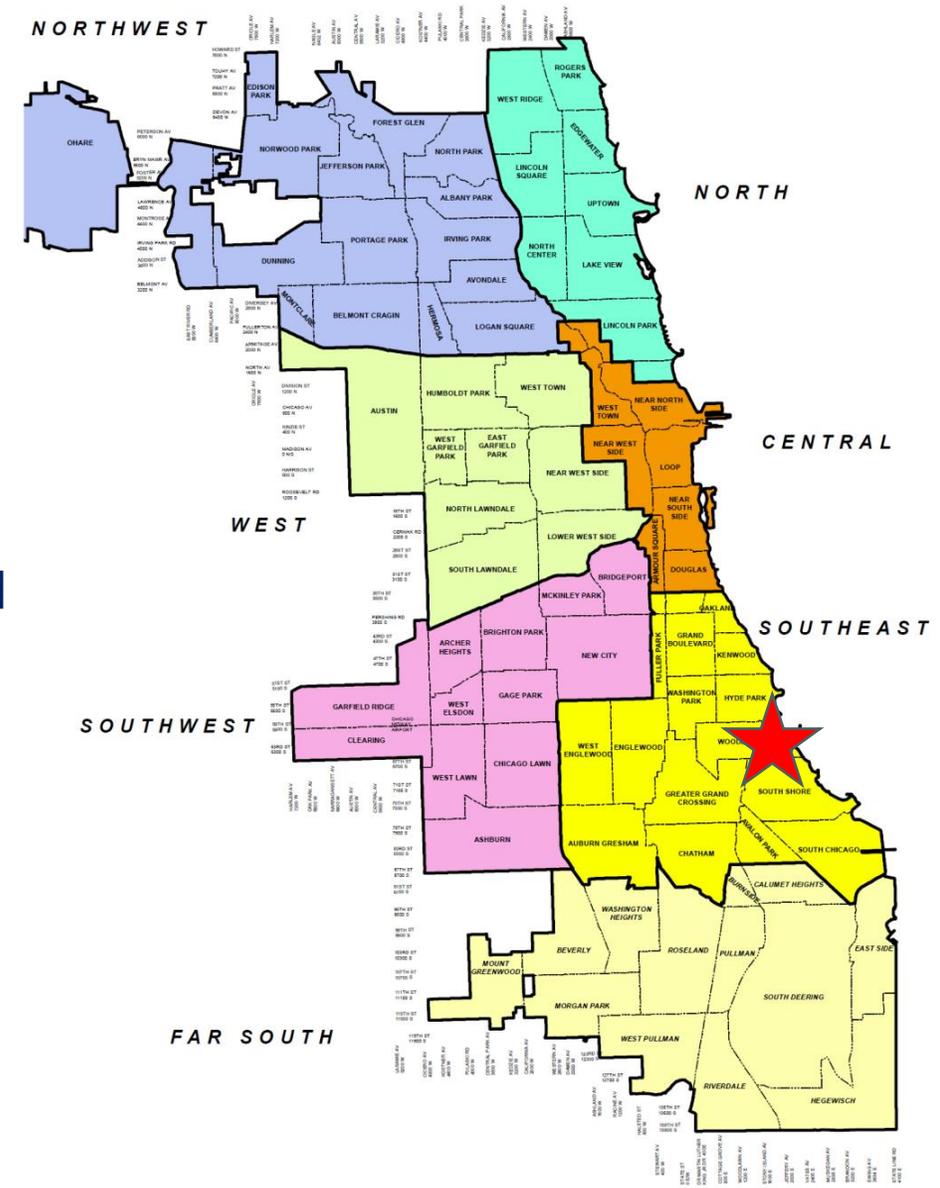
10/19/2023

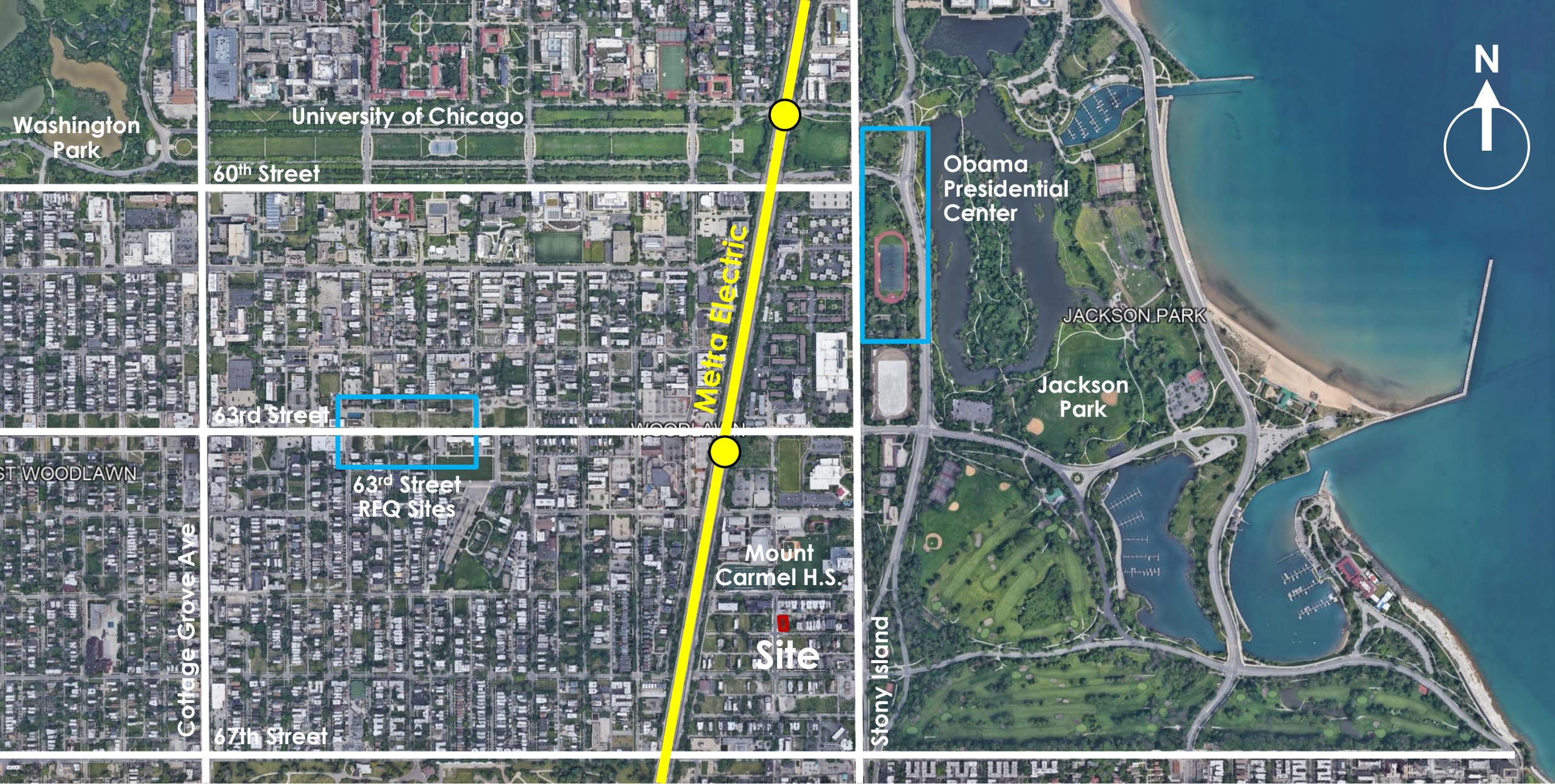


Community Area Snapshot

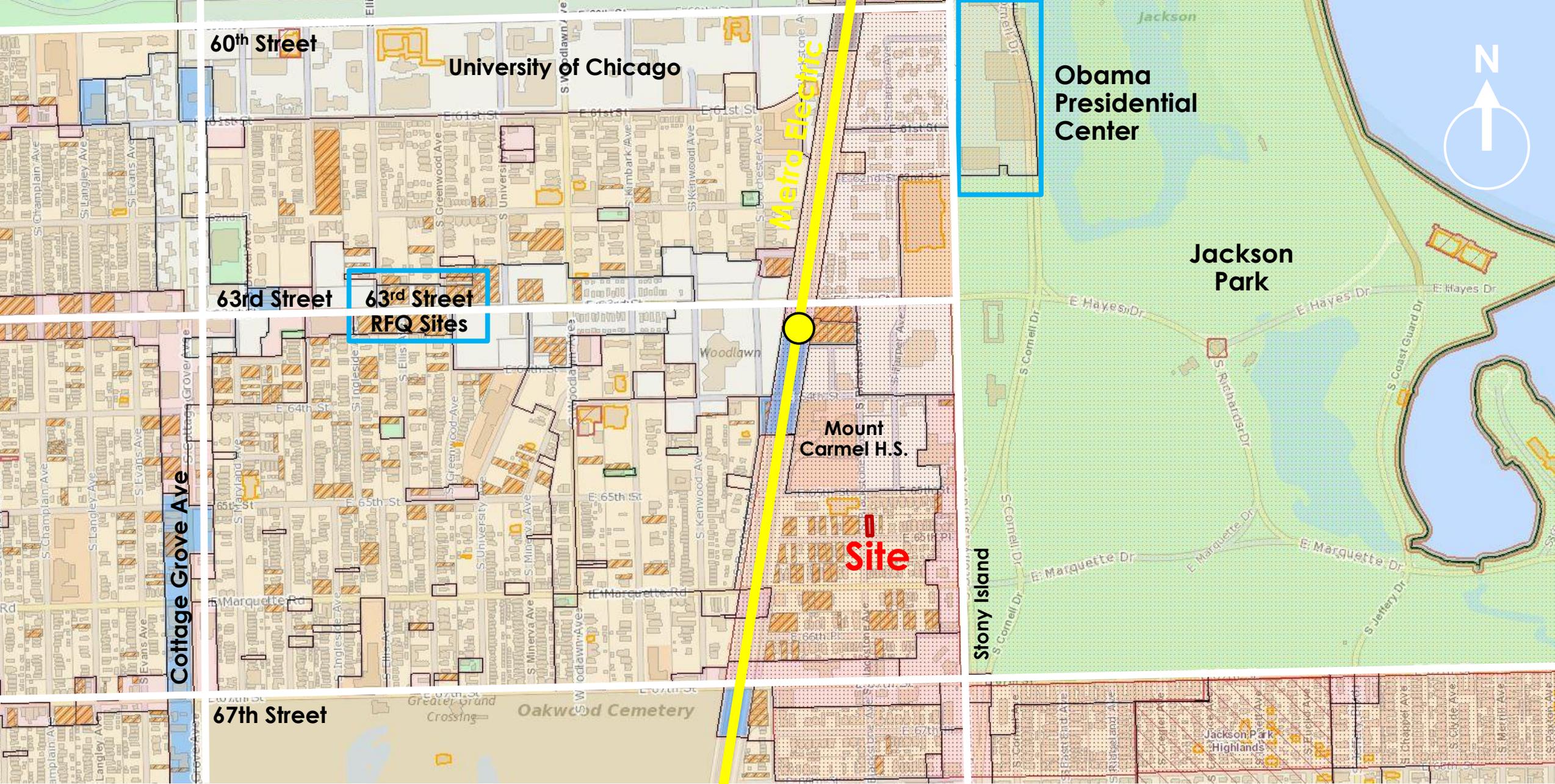
Woodlawn Community Area

- 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 community's major open space and recreational provider.





AREA PLAN



60th Street

University of Chicago

Metro Electric

Obama Presidential Center

Jackson Park

63rd Street

63rd Street

RFQ Sites

Mount Carmel H.S.

Site

Cottage Grove Ave

67th Street

Oakwood Cemetery

Stony Island

Jackson Park Highlands

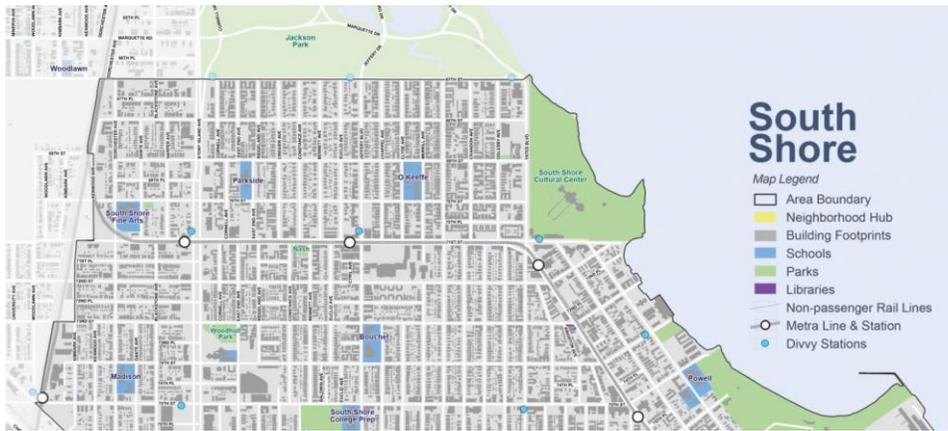


LAND USE & ZONING

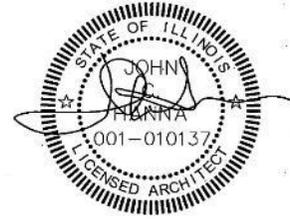
2018 South Lakefront Plan



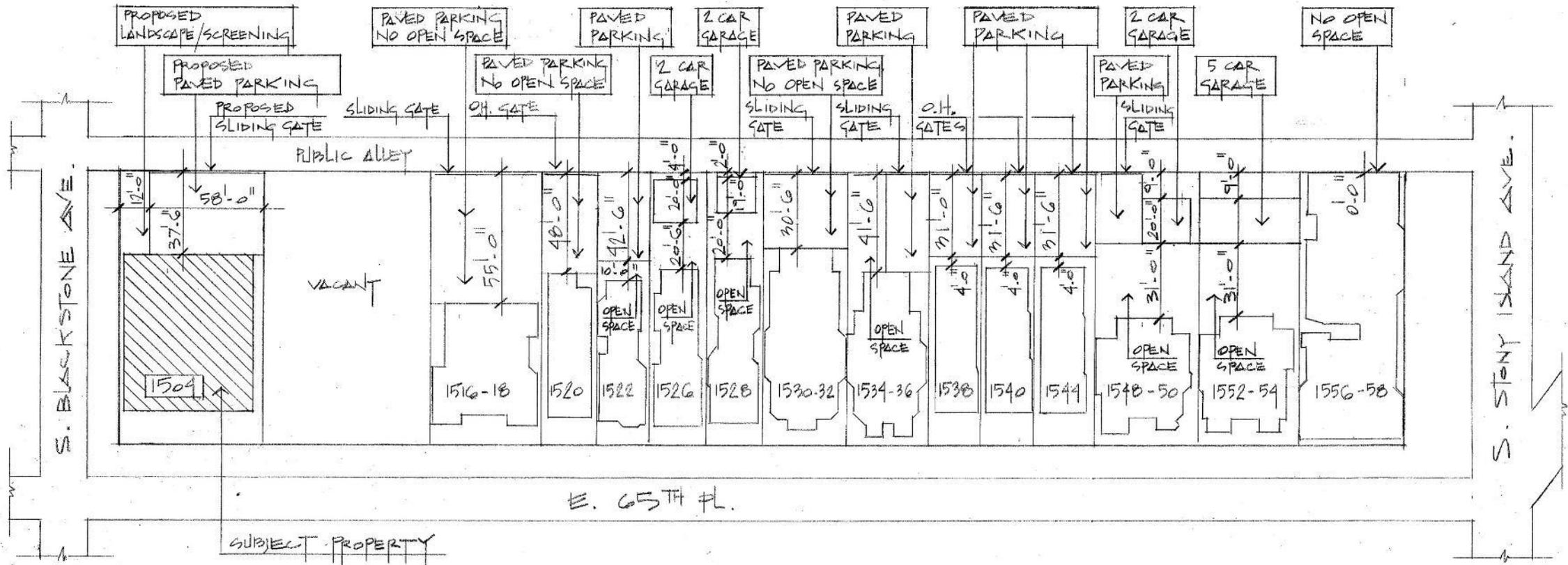
LISC South Shore Quality of Life Plan



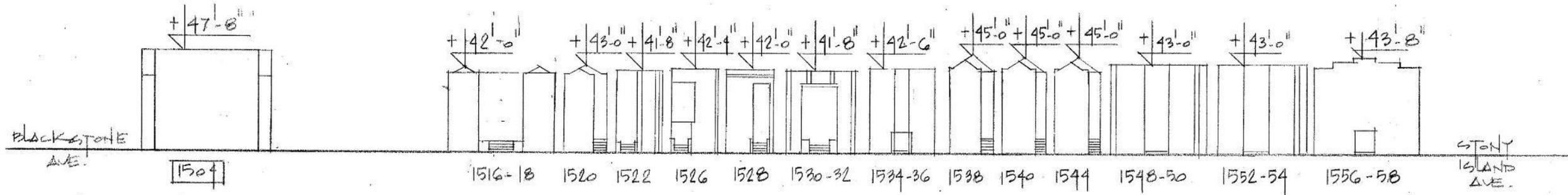
PLANNING CONTEXT



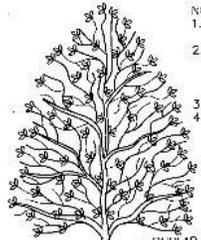
I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF THE CHICAGO BUILDING CODE.
 LICENSE EXPIRES ON 11/30/22



Block SITE PLAN
 N.T.S.

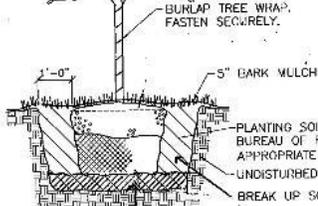


○ EAST 65TH PLACE STREETSCAPE - SOUTH ELEVATION



1. PRUNE TREES AFTER INSTALLATION PER DIRECTION OF LANDSCAPE ARCHITECT
2. REDUCE FOLIAGE BY MIN. 25%. REMOVE WHOLE BRANCH, NOT TIPS. REMOVE DOUBLE LEADERS NARROW Y CRITCHES, RUBBING BRANCHES, & REMOVE DEAD, DAMAGED OR BROKEN BRANCHES.
3. PRUNE AT BRANCH COLLARS. LEAVE NO STUDBS.
4. TREES MAY REQUIRE S'AKING OR G'YING AFTER PLANTING.

ALL ROOT FLARES SHALL BE VISIBLE AT GRADE



TREE PLANTING DETAIL

SCALE: N.T.S.

UNDISTURBED SUBBASE

NOTE: DO NOT USE TREE WATERING BAGS AND GUYING/STAKING

MIBORNUM TRILOBUM - HANS
24" (TYP)

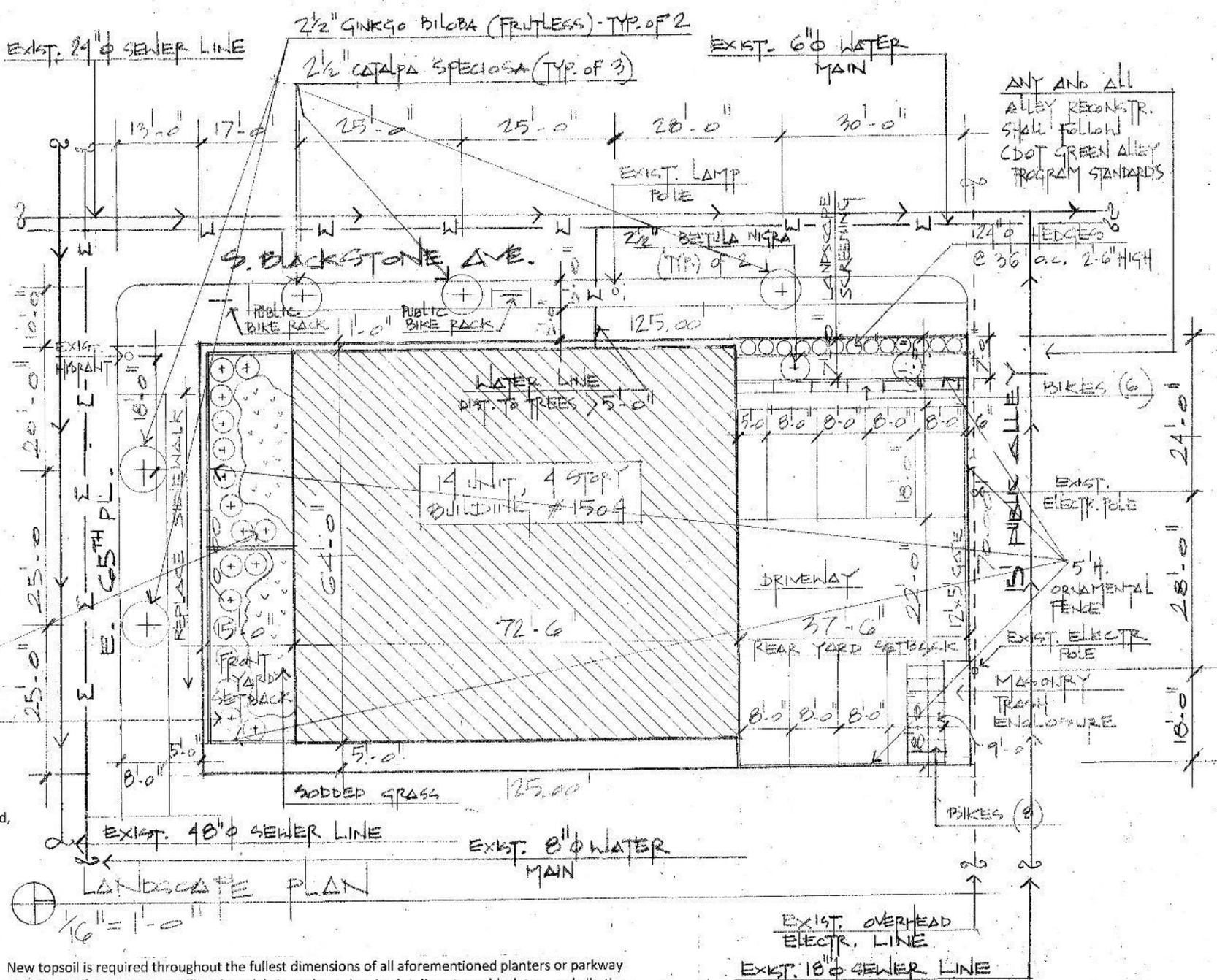
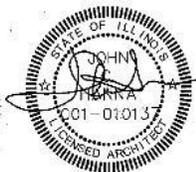
All required landscaping within public right-of-way to be replaced, if needed, for a minimum of five (5) years by the original applicant and any subsequent owners.



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LANDSCAPE PLAN

1/16" = 1'-0"

New topsoil is required throughout the fullest dimensions of all aforementioned planters or parkway 2'6" deep. All construction spill such as debris, garbage, barricades, limestone, black top, and all other non-topsoil items must be removed from each planter prior to soil installation.

Pedestrian Context





65TH STREET ELEVATION



BLACKSTONE AVENUE ELEVATION

65TH & BLACKSTONE

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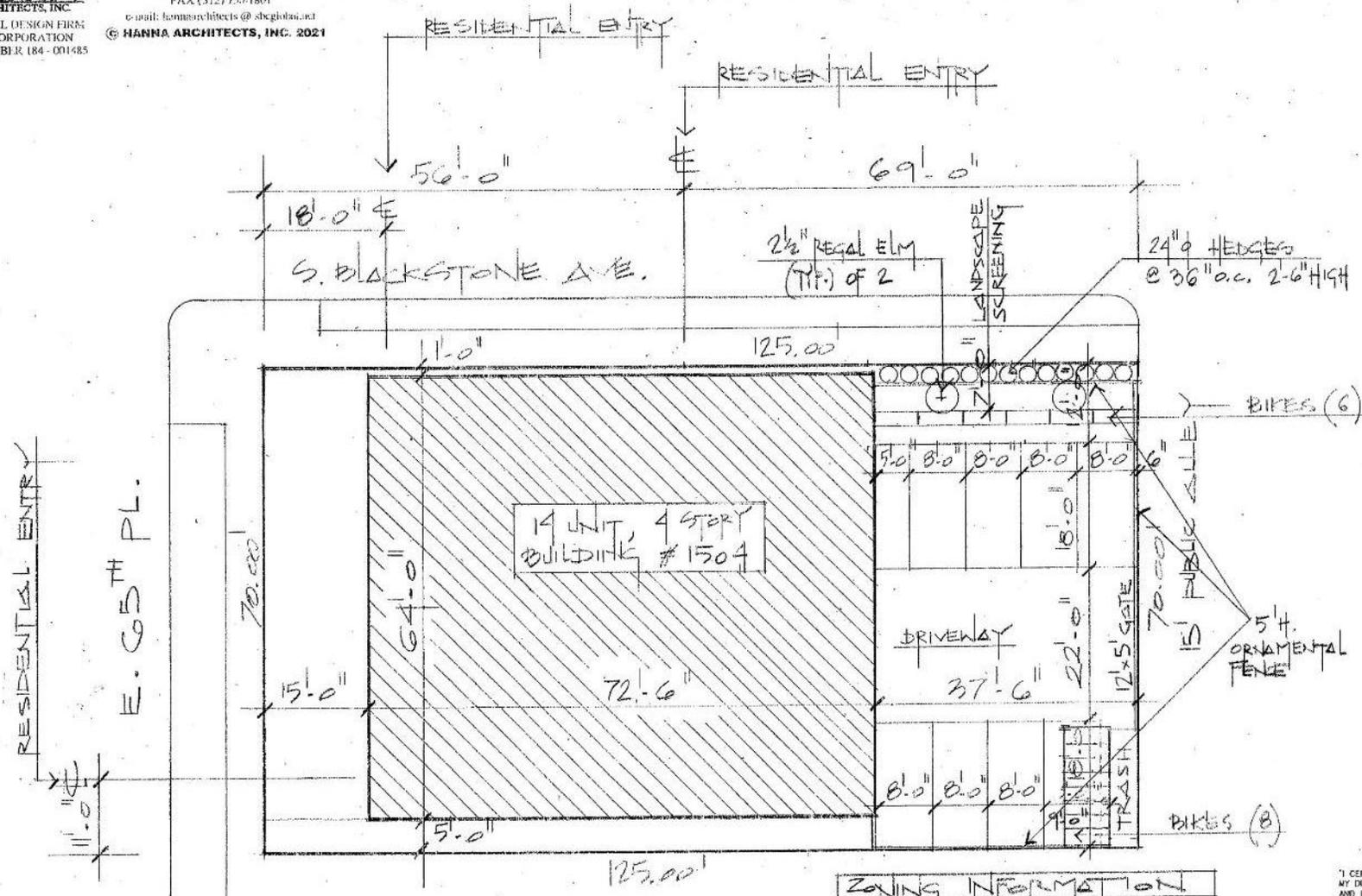
- Date of LPO Filing: 8-22-2023

TRAFFIC STUDY

- With just 14 cars, this project has no traffic study, with minimal impact

ECONOMIC AND COMMUNITY BENEFITS

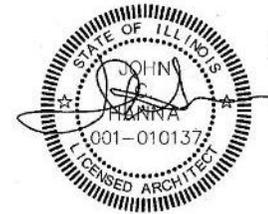
- 40 construction jobs
- Development
- Approximately \$10,000 open space fees



SITE PLAN
 1/16" = 1'-0"

ADMINISTRATIVE ADJUSTMENT
 TO REDUCE REAR YARD OPEN
 SPACE FROM 509 S.F. TO 0 S.F.

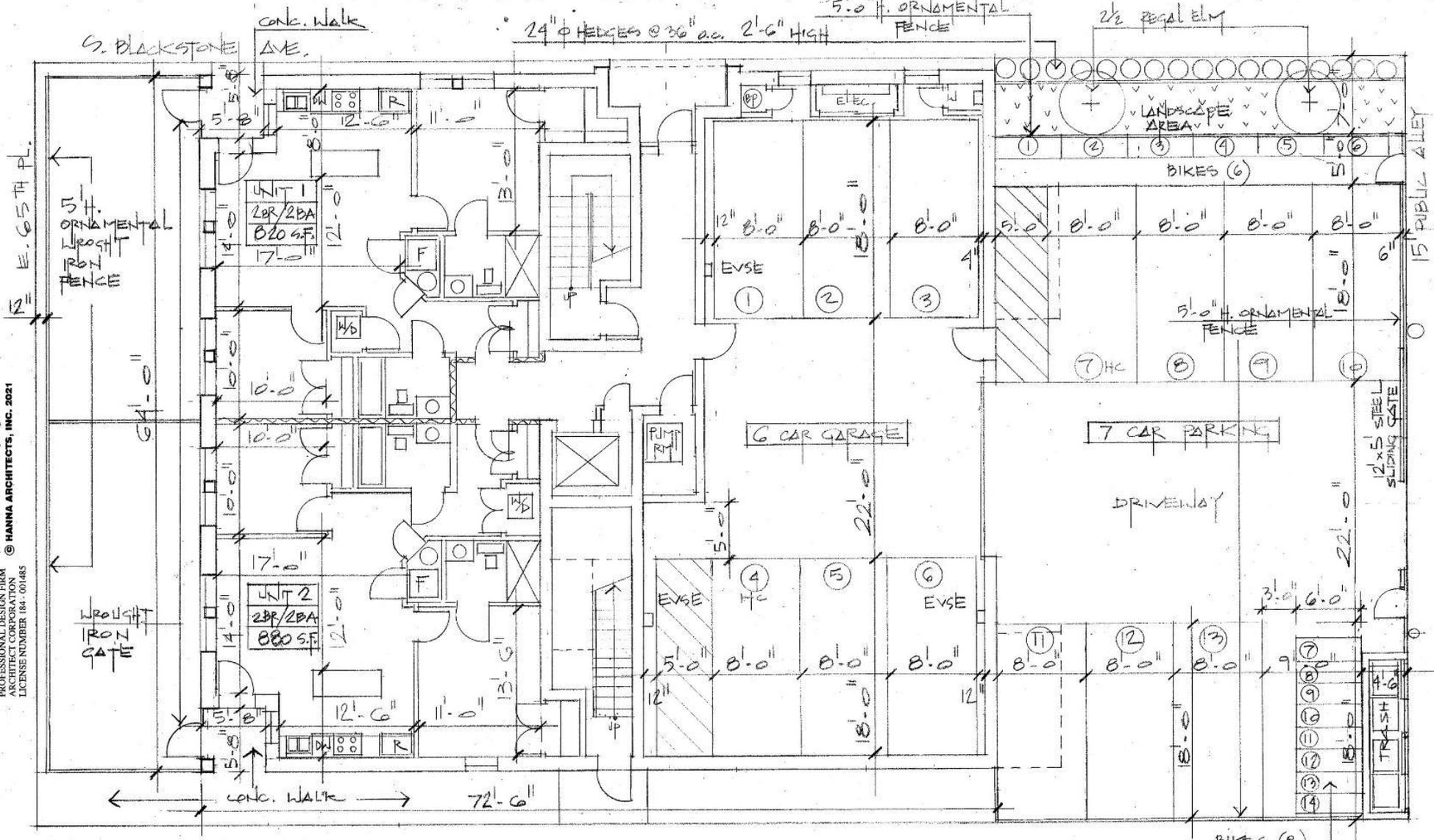
ZONING INFORMATION	
LOT AREA	70 x 125 = 8,750
F.A.R.	2.0
MAX. BLDG. LE.	17,500 S.F.
1st Floor	2,776 S.F.
2nd Floor	2,576 S.F.
3rd Floor	4,576 S.F.
4th Floor	4,576 S.F.
TOTAL	16,524 S.F.



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HANNA ARCHITECTS, INC.
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 04-001485

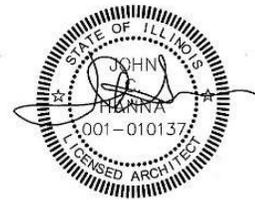
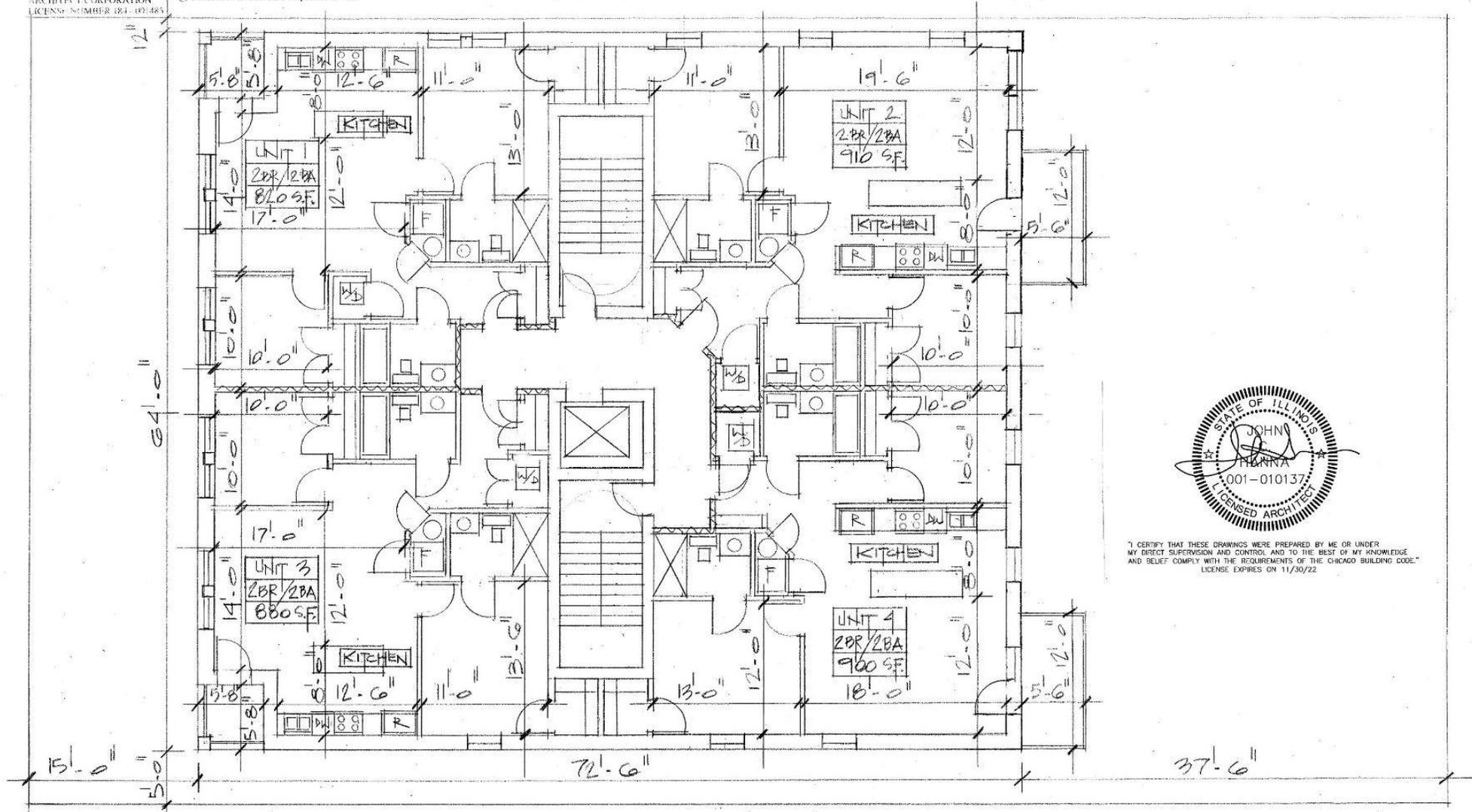


1ST FLOOR PLAN
 1/8" = 1'-0"

2,776 S.F.

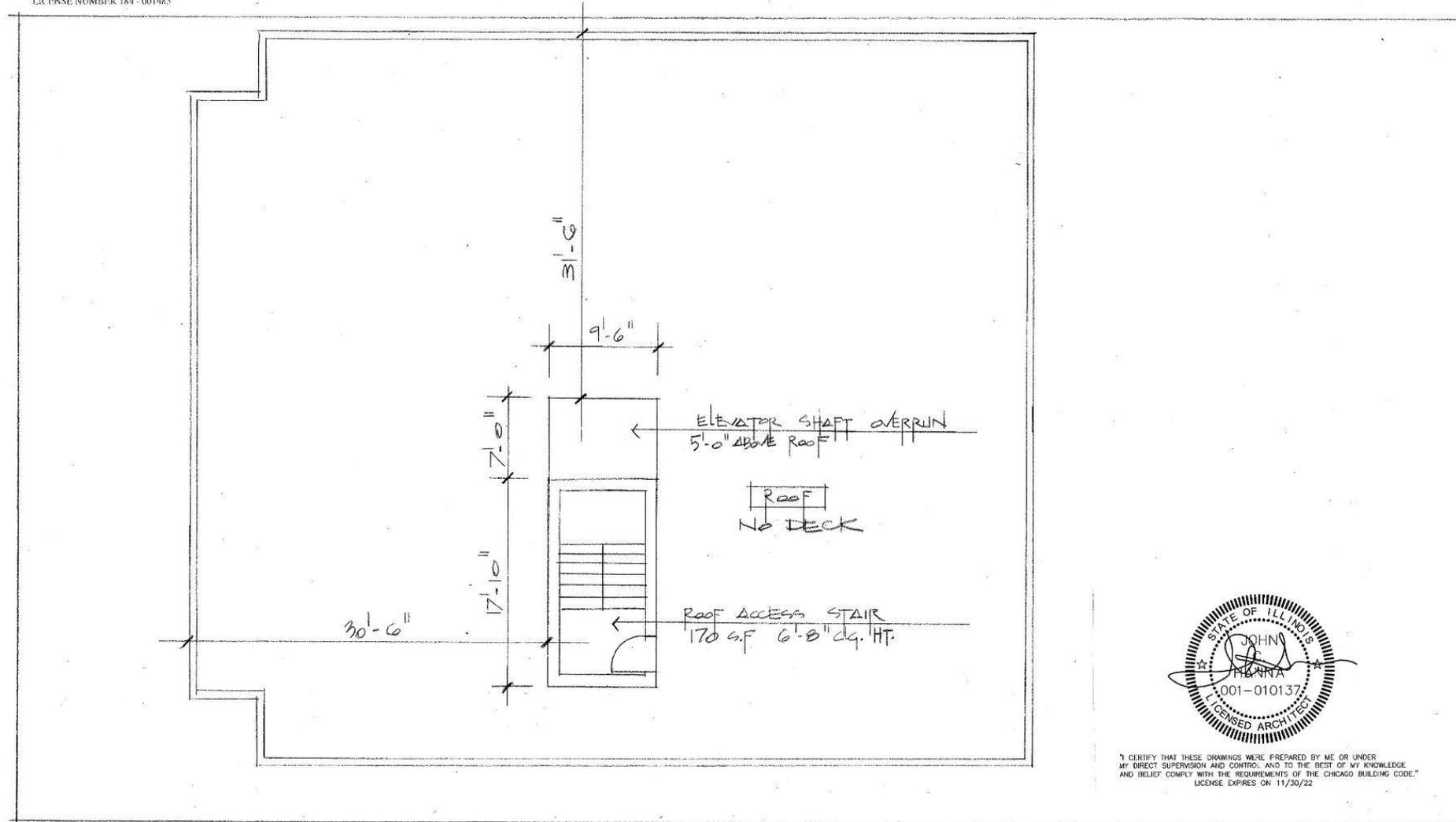
BIKES (8)
 TOTAL 14 (6+8)

NOTE: PER 17-10-0903-A THE BUILDING HAS FEWER THAN 19 TYPE 'B' UNITS AND THE HANDICAPPED PARKING SPACE WIDTH IS 8'-0".



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○ 1/8" = 1'-0" **4TH FLOOR PLAN** 4576 S.F.



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LICENSE EXPIRES ON 11/30/22

Roof Plan
1/4" = 1'-0"

ROOF PLAN



○ EAST 65TH PLACE ELEVATION
 1/8" = 1'-0"

7/18/2022

SOUTH ELEVATION



UNDER
SIDE
OF
ROOF

42'-0"

47'-8"

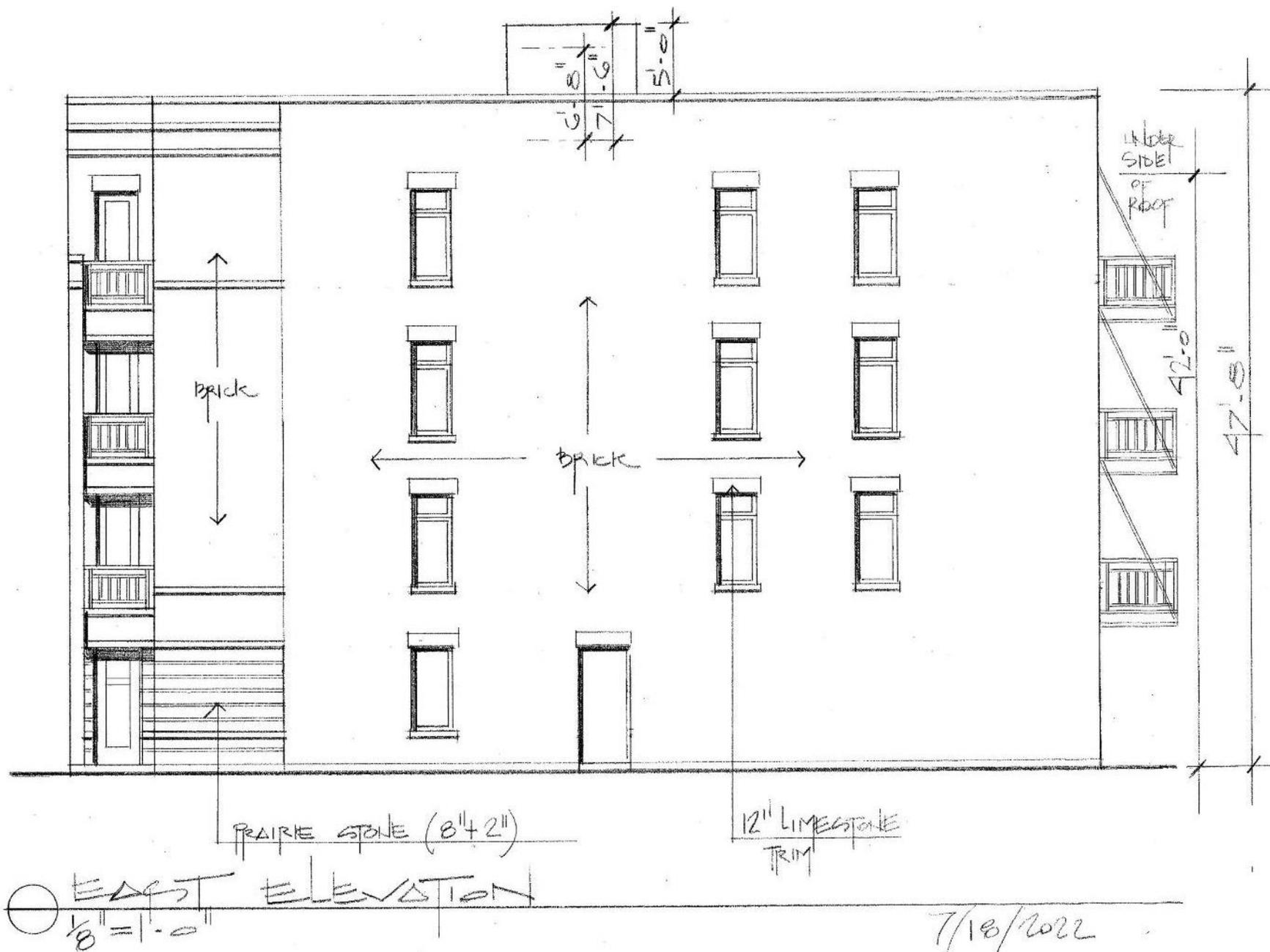
8" x 8"
STONE

12" x 12"
STONE
PRAIRIE STONE (8" + 2")

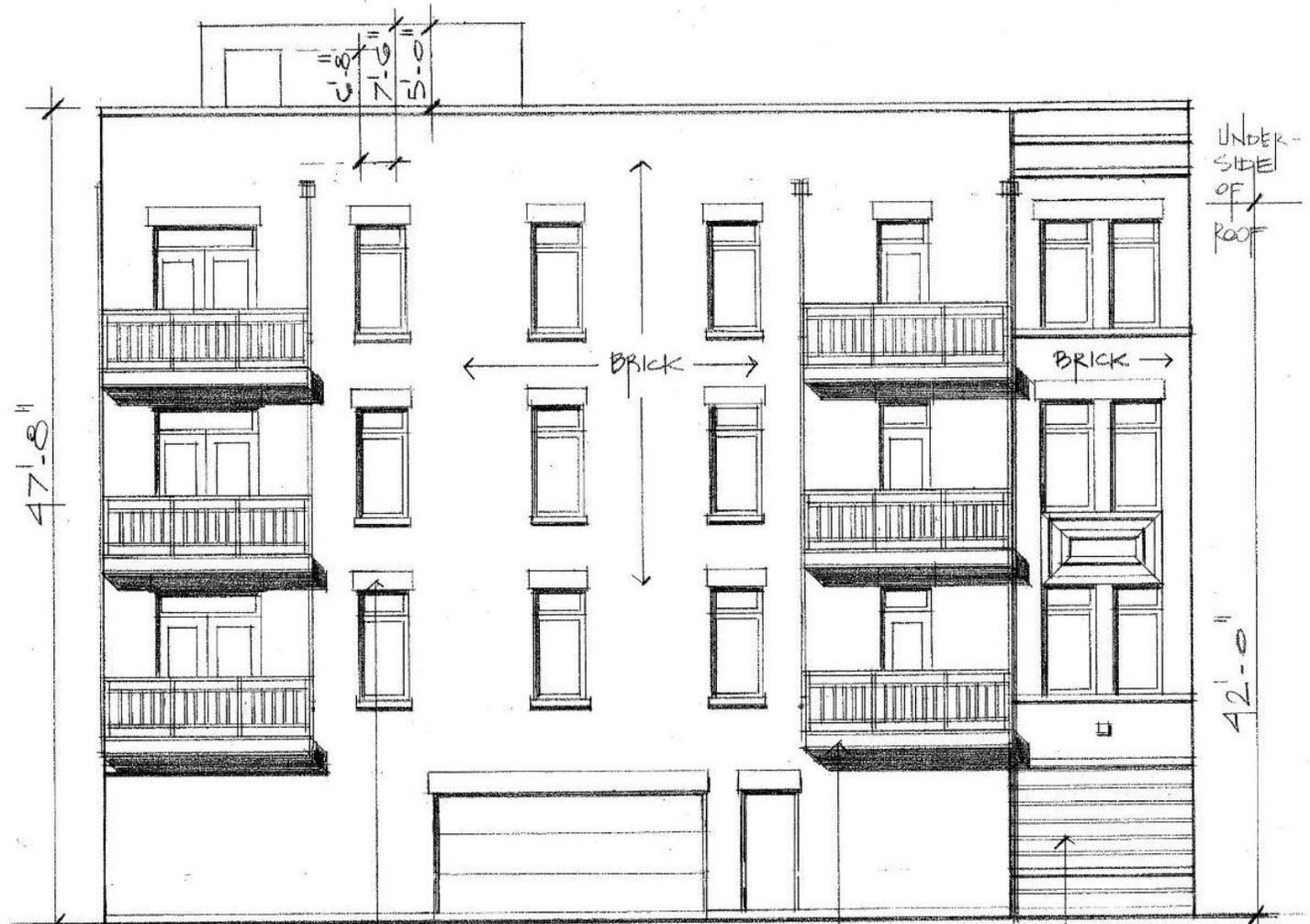
LIMESTONE
TRIM

BLACKSTONE AVE. ELEVATION
1/8" = 1'-0"

7/18/2022



EAST ELEVATION



0'-0" = 1'-0"

UNDER-SIDE OF ROOF

47'-8"

42'-0"

BRICK

BRICK

12" STONE TRIM

STEEL BALCONY AND RAILING

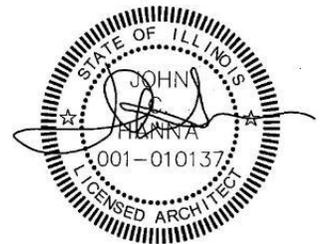
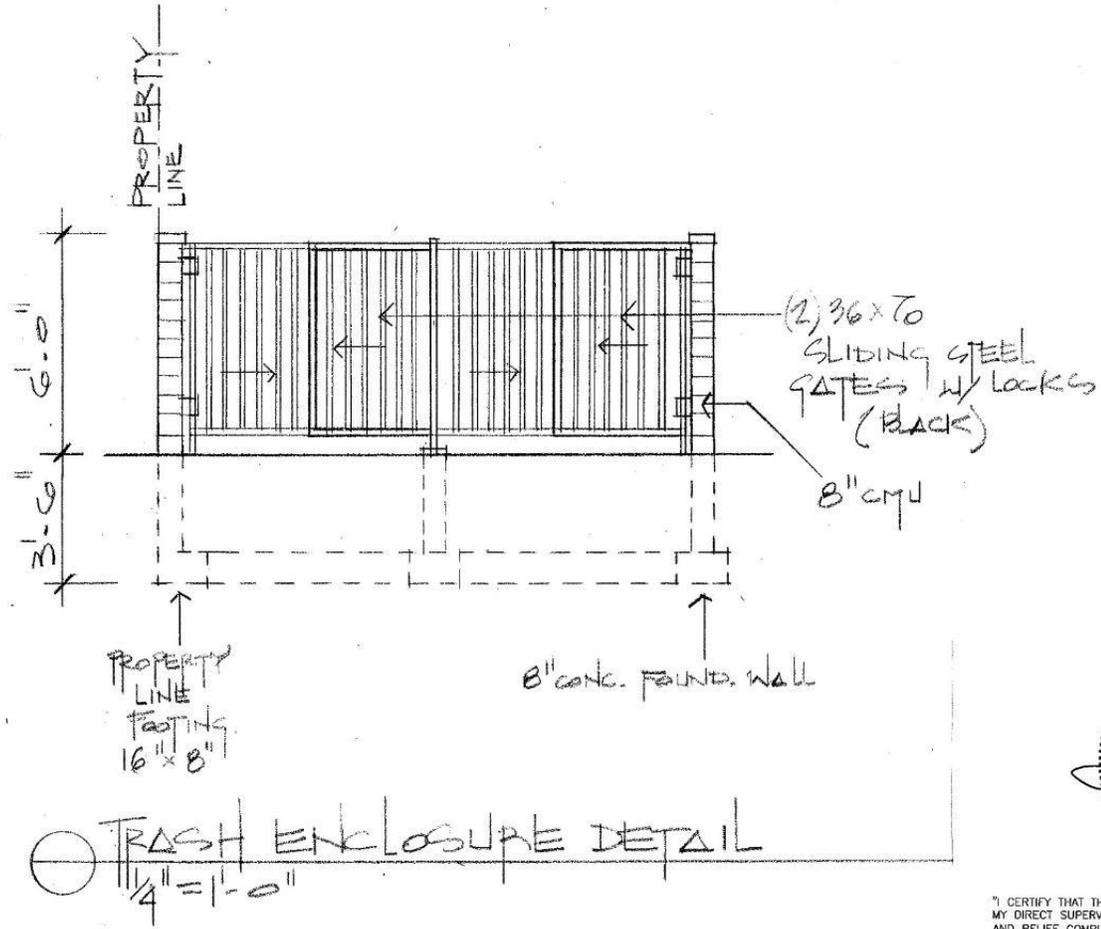
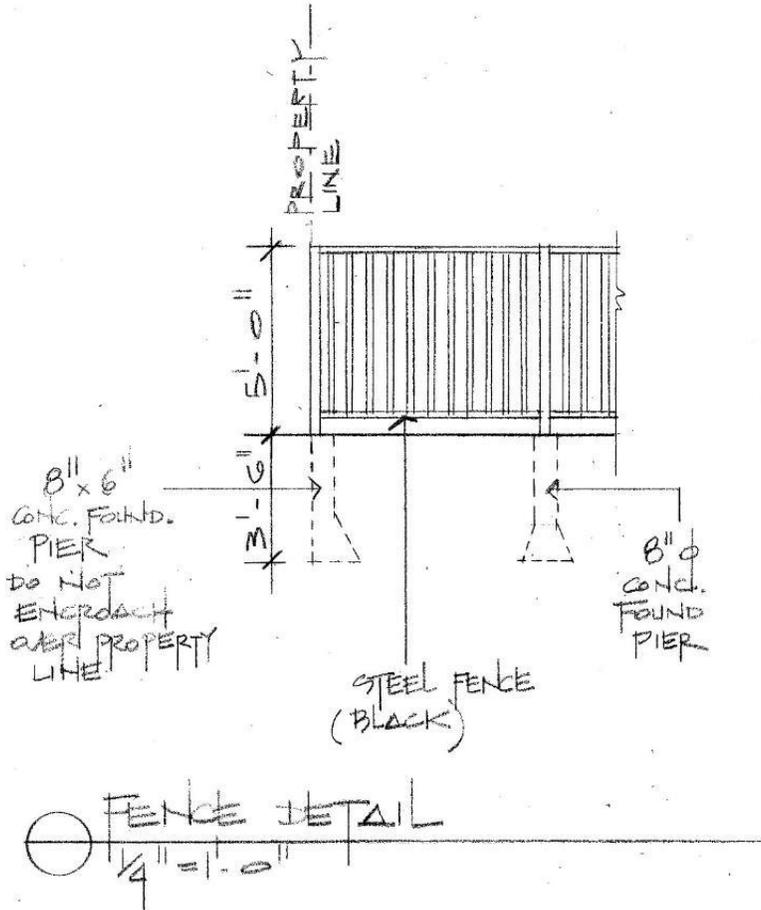
PRAIRIE STONE (8" + 2")

NORTH ELEVATION
1/8" = 1'-0"

7/18/2022

CHICAGO ZONING ORDINANCE & 2019 CHICAGO CONSTRUCTION CODES

ITEM	SUBJECT	CODE REFERENCE	ORDINANCE REQUIREMENT	ACTUAL	N/A	LOCATION/ SHEET NO.
CHICAGO ZONING ORDINANCE REQUIREMENTS						
Z.01	ZONING DISTRICT/PLANNED DEVELOPMENT NO.	ZONING MAP	RM-5	RM-5		
Z.02	EXISTING ZONING USE(S)	17-17-0100	RESIDENTIAL	VACANT		
Z.03	PROPOSED ZONING USE(S)	17-17-0100	RESIDENTIAL	RESIDENTIAL		
Z.04	CHICAGO LANDMARK DESIGNATION	RECORDED DEED RESTRICTION	N/A	N/A		
Z.05	LAKEFRONT PROTECTION DISTRICT	ZONING MAP, CH. 16-4	YES	YES		
Z.06	ZONING OVERLAY DISTRICT	ZONING MAP, CH. 17-7	N/A	N/A		
Z.07	PEDESTRIAN STEET	ZONING MAP, 17-3-0500	N/A	N/A		
Z.08	LOT AREA	17-17-0302	8,750	8,750		
Z.09	FLOOR AREA RATIO (FAR)	VARIES BY DISTRICT	2.0	1.9		
Z.10	TOTAL FLOOR AREA	17-17-0305, VARIES BY DISTRICT	17,500	16,504		
Z.11	BUILDING HEIGHT	17-17-0311, VARIES BY DISTRICT	47'-0"	42'-0"		
Z.12	FRONT SETBACK	17-17-0306, VARIES BY DISTRICT	15'-0"	15'-0"		
Z.13	COMBINED SIDE SETBACKS	17-17-0308, VARIES BY DISTRICT	5'-0"	6'-0"		
Z.14	REAR SETBACK	17-17-0307, VARIES BY DISTRICT	37'-6"	37'-6"		
Z.15	REAR YARD/ON-SITE OPEN SPACE	17-2-0307, 17-4-0410	509	0		ADMIN. ADJUST.
Z.16	NUMBER OF DWELLING UNITS	VARIES BY DISTRICT	21	14		
	NUMBER OF EFFICIENCY UNITS (INCLUDE ABOVE)	VARIES BY DISTRICT	0	0		
Z.17	NUMBER OF OFF-STREET PARKING SPACES	17-10-0200	7	13		
	EVSE- READY PARKING SPACES (INCLUDE ABOVE)	17-10-1011 (EFF. 11/1/20)	3	3		
Z.18	NUMBER OF OFF-STREET LOADING SPACES	17-10-1100	0	0		
Z.19	LANDSCAPE ORDINANCE COMPLIANCE	CH. 17-11	YES	YES		
Z.20	TOWNHOUSE DEVELOPMENT STANDARDS	17-2-0500	N/A	N/A		
Z.21	PLANNED DEVELOPMENT STANDARDS	CH. 17-8	N/A	N/A		
Z.22	OPEN SPACE IMPACT FEE WORKSHEET	CH. 16-18	YES	YES		
Z.23	AFFORDABLE REQUIREMENTS ORDINANCE (ARO) FORMS	CH. 2-44	N/A	N/A		
Z.24	PLAT OF SURVEY	17-13-1302-B	YES	YES		



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65TH STREET ELEVATION



BLACKSTONE AVENUE ELEVATION

65TH & BLACKSTONE

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