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)

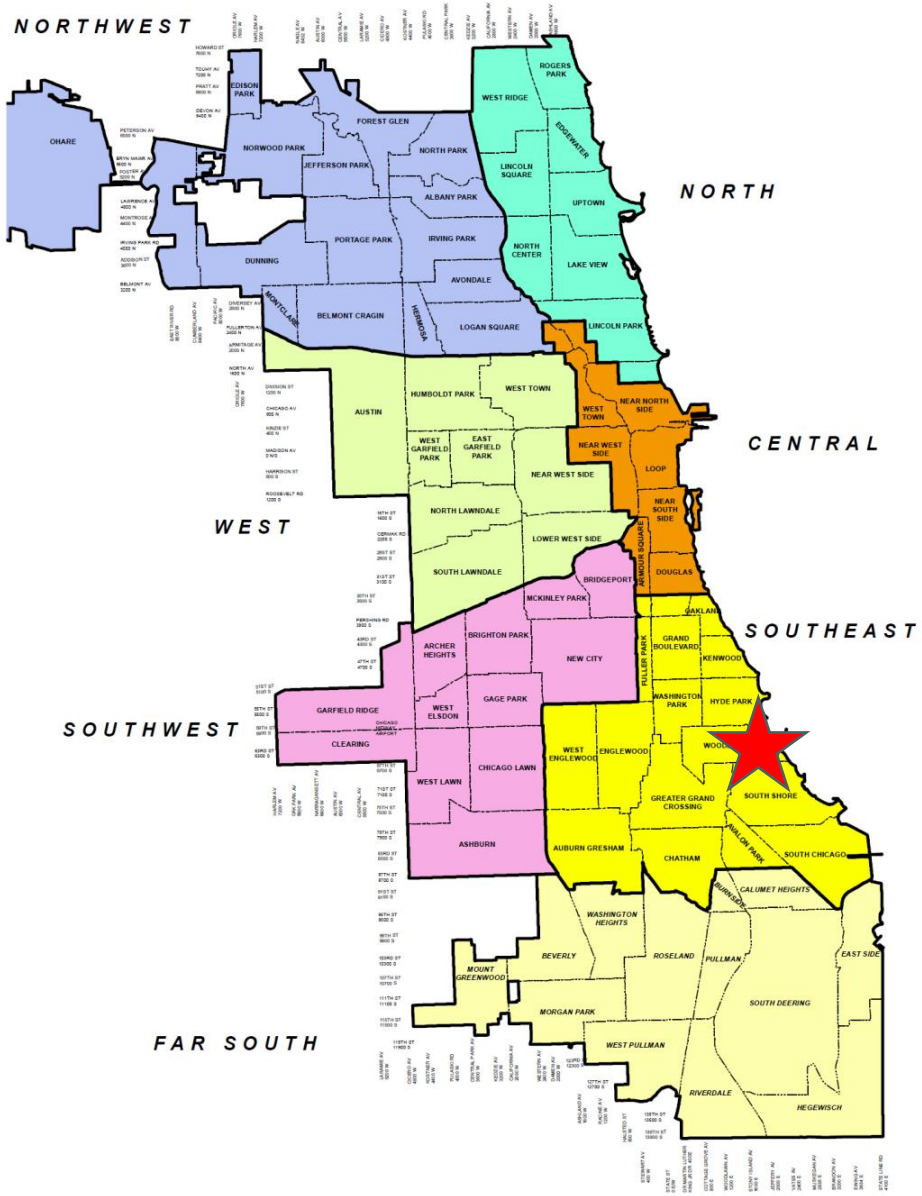
•Median Income: $27,541

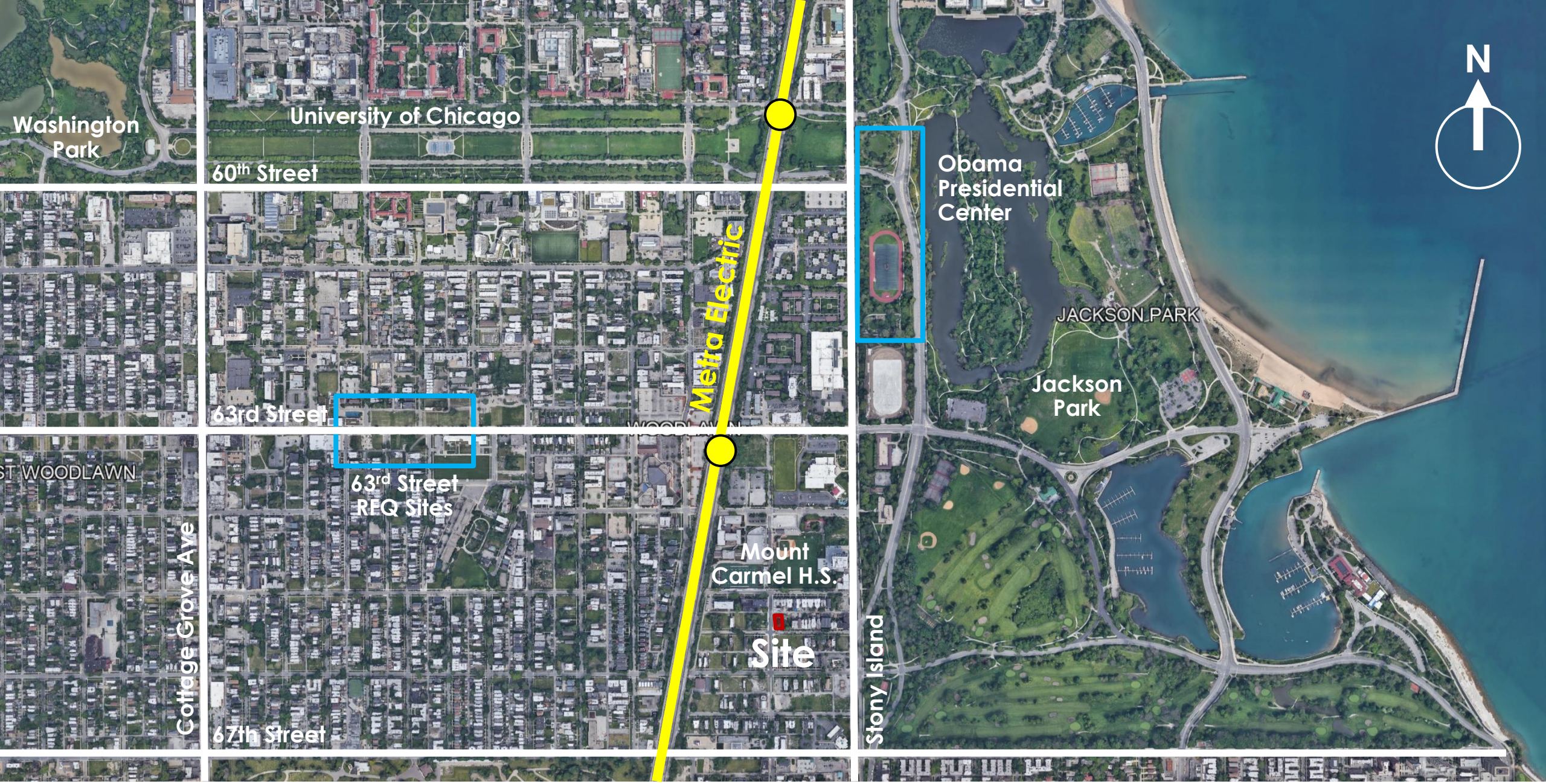
•Woodlawn is a predominantly African-American neighborhood with a rich and diverse history dating back to the 1893 World’s Fair.

•63rd Street is a historic commercial corridor.

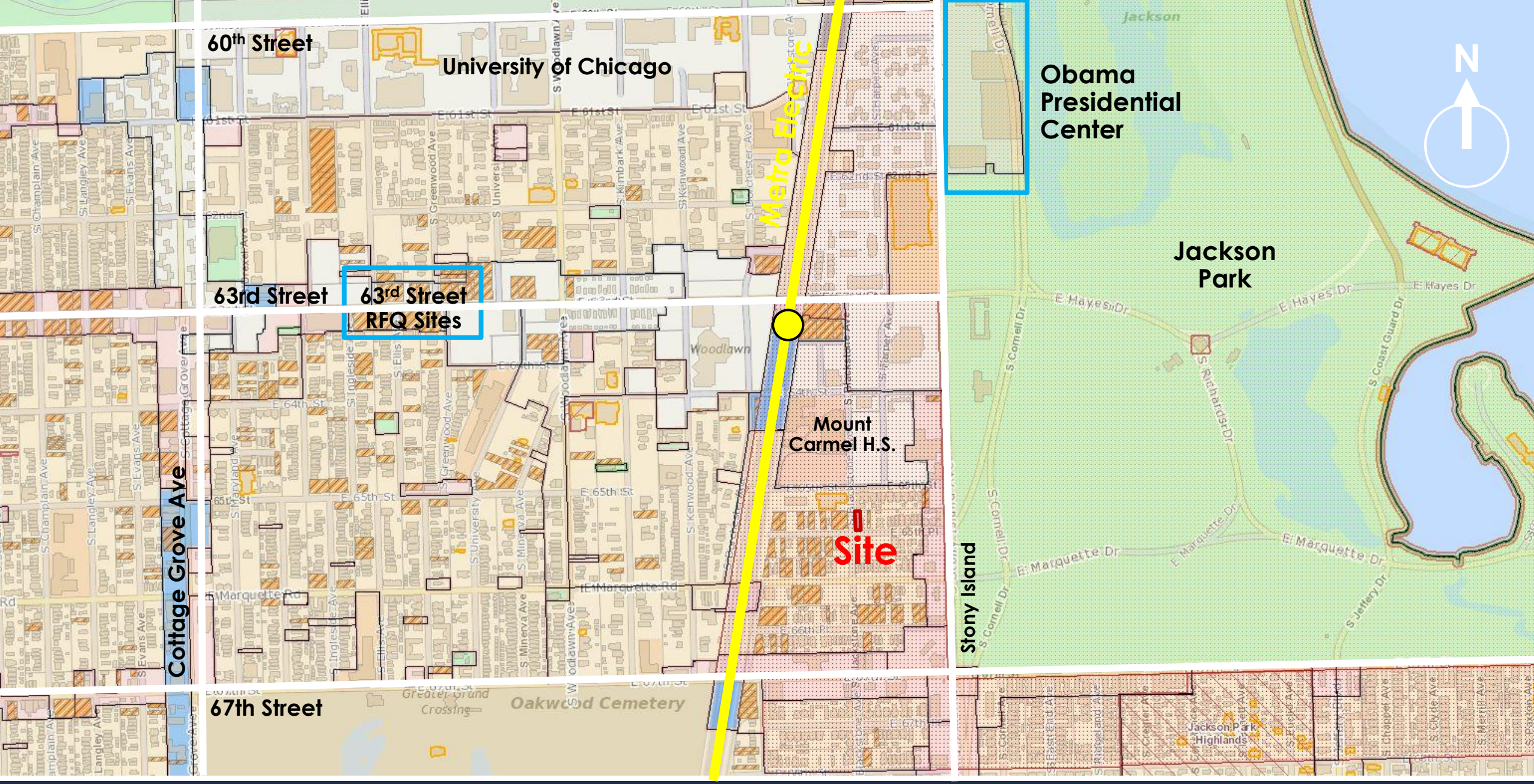
•Future site of the Obama Presidential Center.

•Jackson Park serves as the community's major open space and recreational provider.



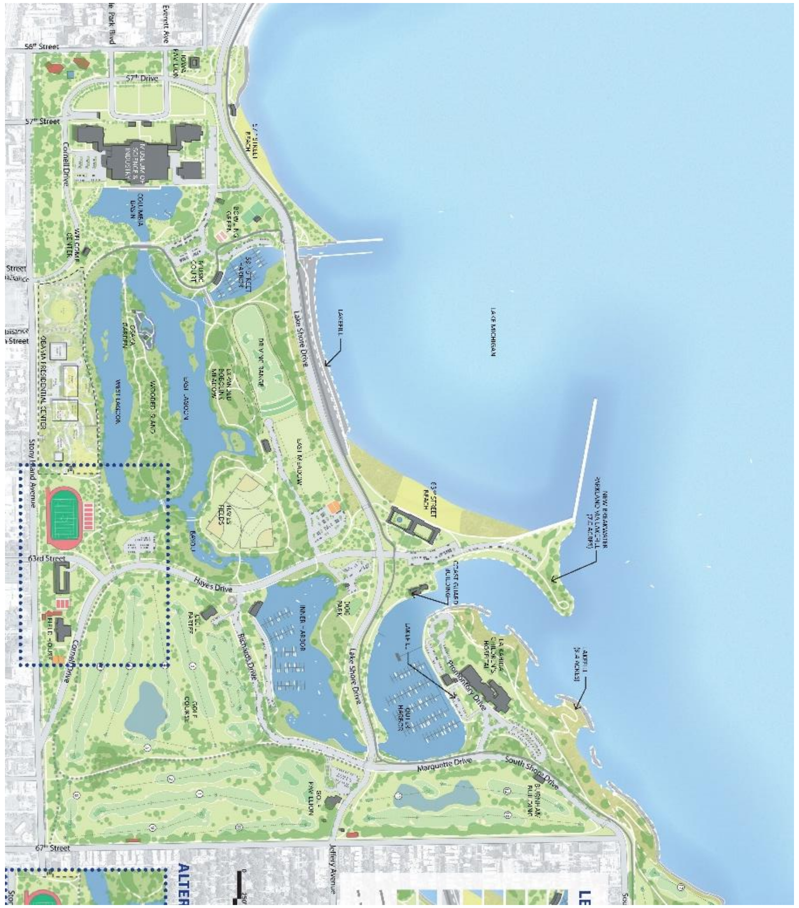

Washington Park
University of Chicago
60th Street
Metra Electric
63rd Street
63rd Street REQ Sites
ST WOODLAWN
Cottage Grove Ave
67th Street
Mount Carmel H.S.
Site
Obama Presidential Center
JACKSON PARK
Jackson Park
Stony Island
N

AREA PLAN

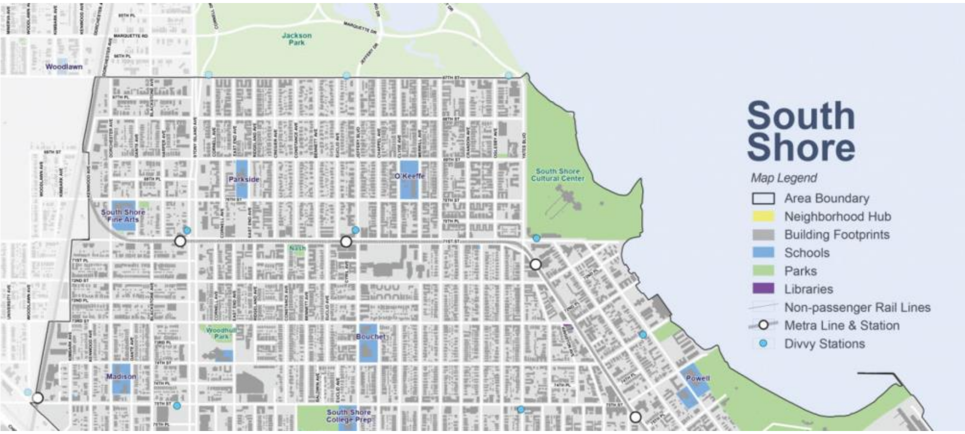


LAND USE & ZONING

2018 South Lakefront Plan



LISC South Shore Quality of Life Plan



PLANNING CONTEXT

HANNA ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

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STATE OF ILLINOIS
JOHN C. HANNA
001-010137
LICENSED ARCHITECT

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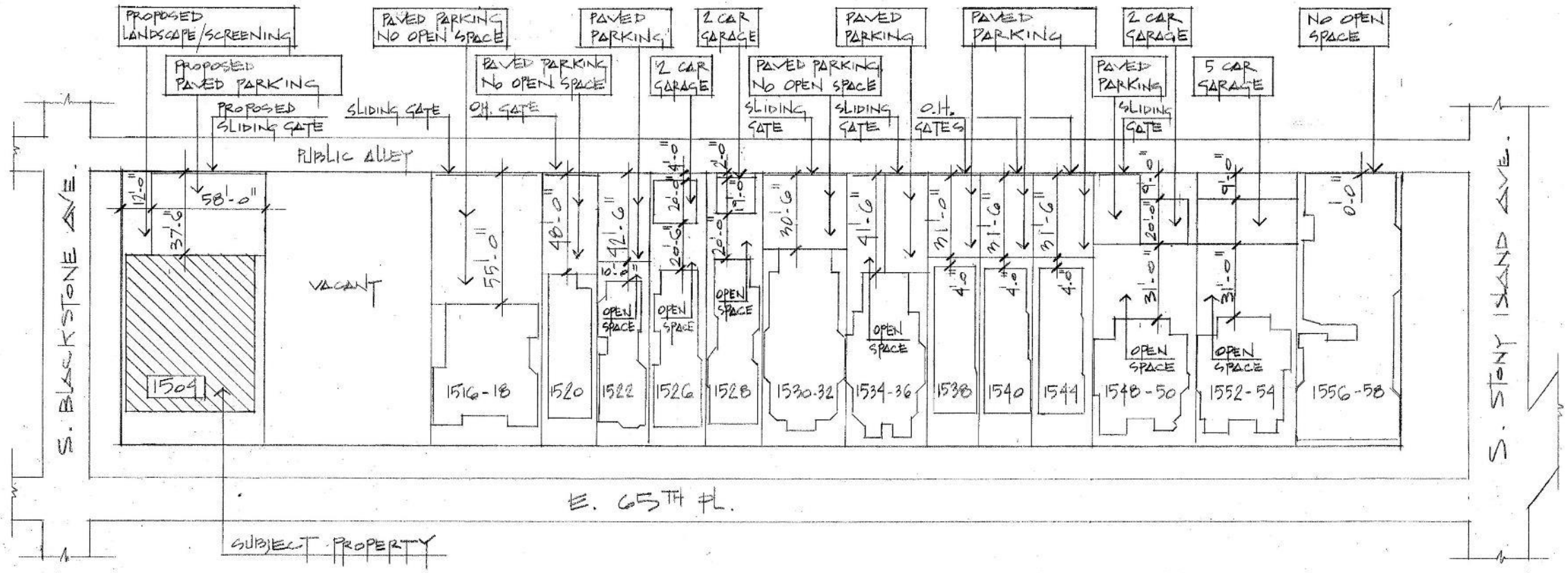

Block Site Plan
N.T.S.

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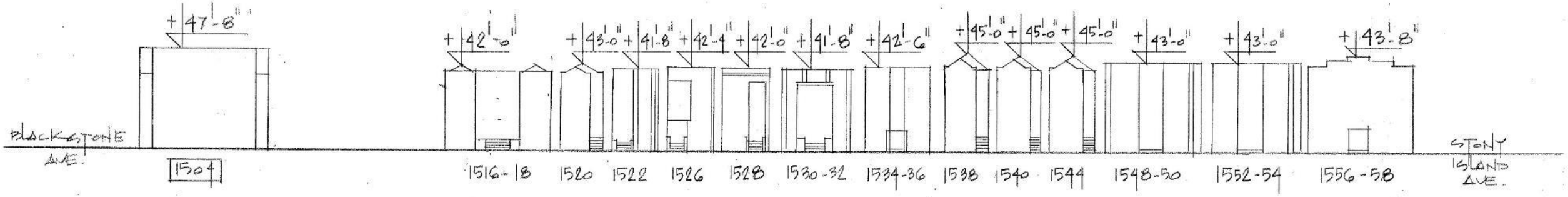
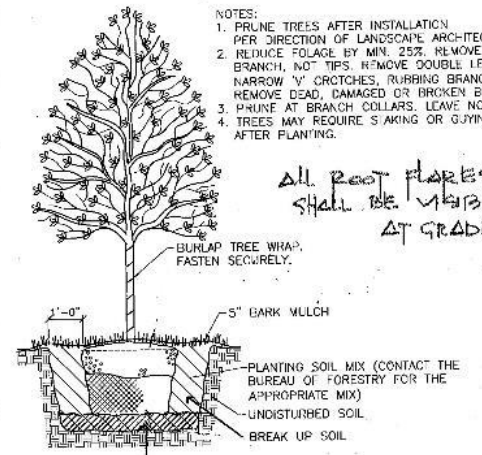


EAST 65TH PLACE STREETSCAPE - SOUTH ELEVATION

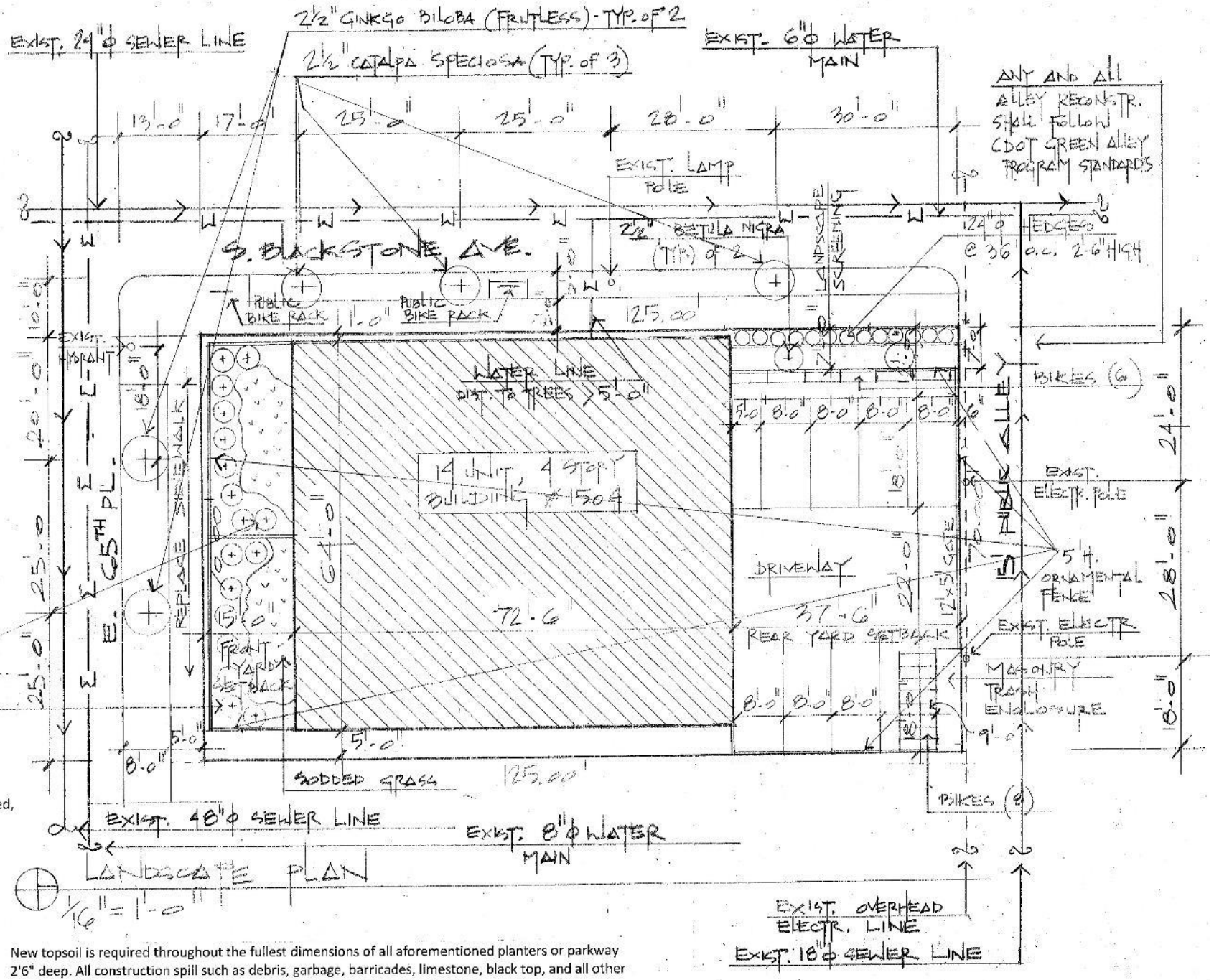


TREE PLANTING DETAIL

SCALE: N.T.S

UNDISTURBED SUBBASE

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



VIBURNUM TRILOBUM - 'HAHS' 24"φ (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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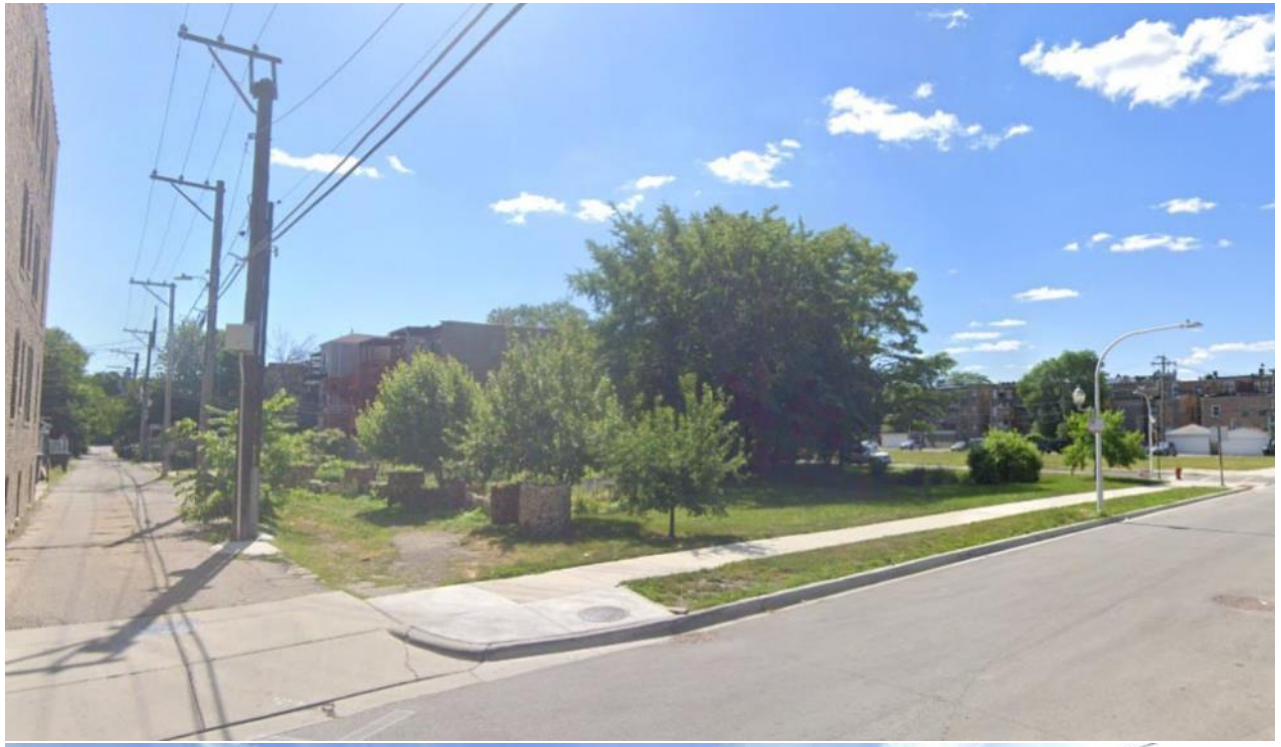
New topsoil is required throughout the fullest dimensions of all aforementioned planters or parkway 2'6" deep. All construction spill such as debris, garbage, barricades, limestone, black top, and all other non-topsoil items must be removed from each planter prior to soil installation.

Pedestrian Context



65TH STREET ELEVATION

BLACKSTONE AVENUE ELEVATION

65TH & BLACKSTONE

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PROJECT TIMELINE / COMMUNITY OUTREACH

- 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

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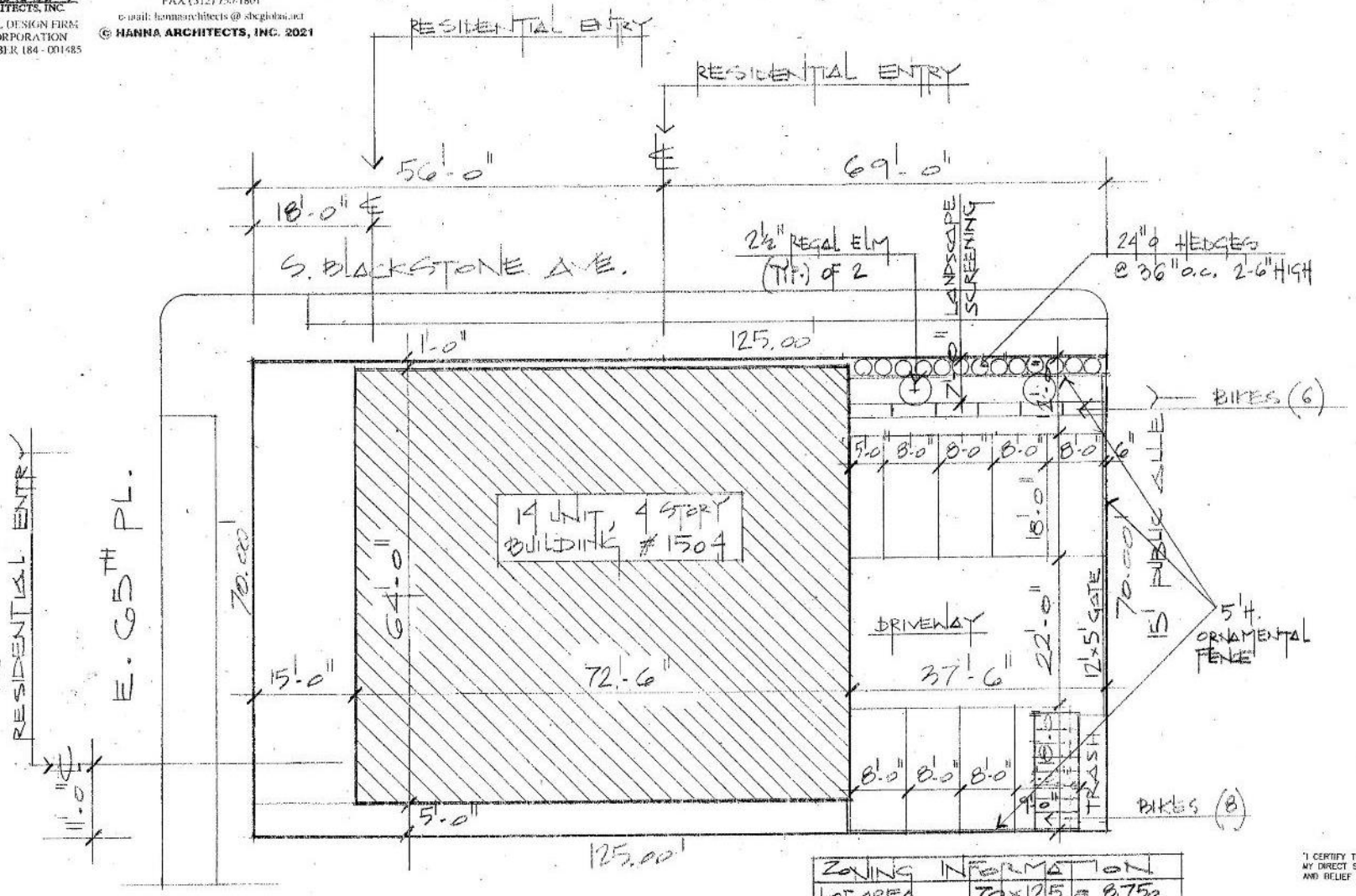

SITE PLAN
1/16" = 1'-0"

ADMINISTRATIVE ADJUSTMENT TO REDUCE REAR YARD OPEN SPACE FROM 504 S.F. TO 0 S.F.

ZONING INFORMATION	
LOT AREA	70 x 125 = 8,750
F.A.R.	2.0
MAX. BLDG.	17,500 S.F.
1ST FLOOR	2,776 S.F.
2ND FLOOR	4,576 S.F.
3RD FLOOR	4,576 S.F.
4TH FLOOR	4,576 S.F.
TOTAL	16,504 S.F.

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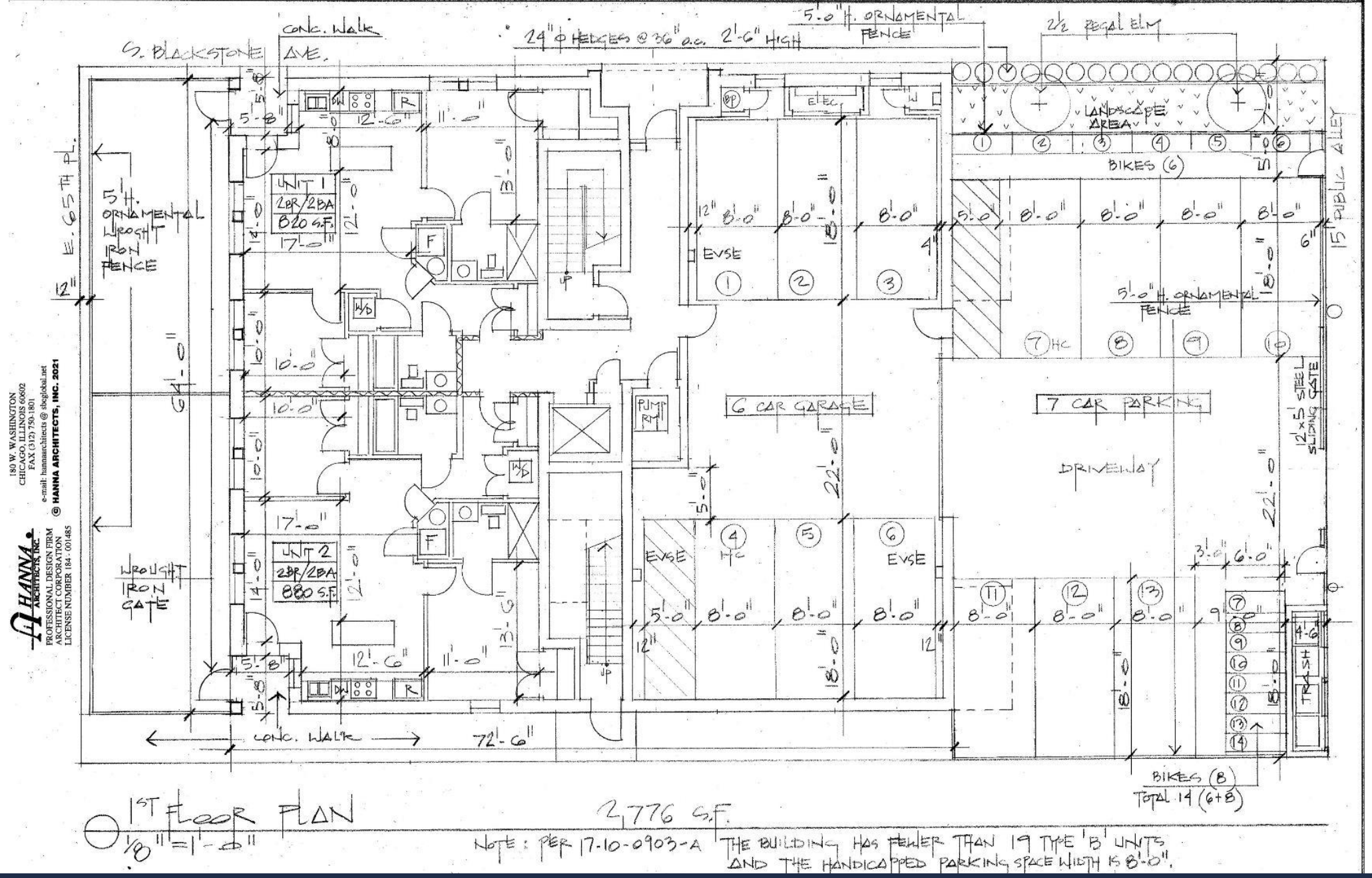
SITE PLAN



1st FLOOR PLANS

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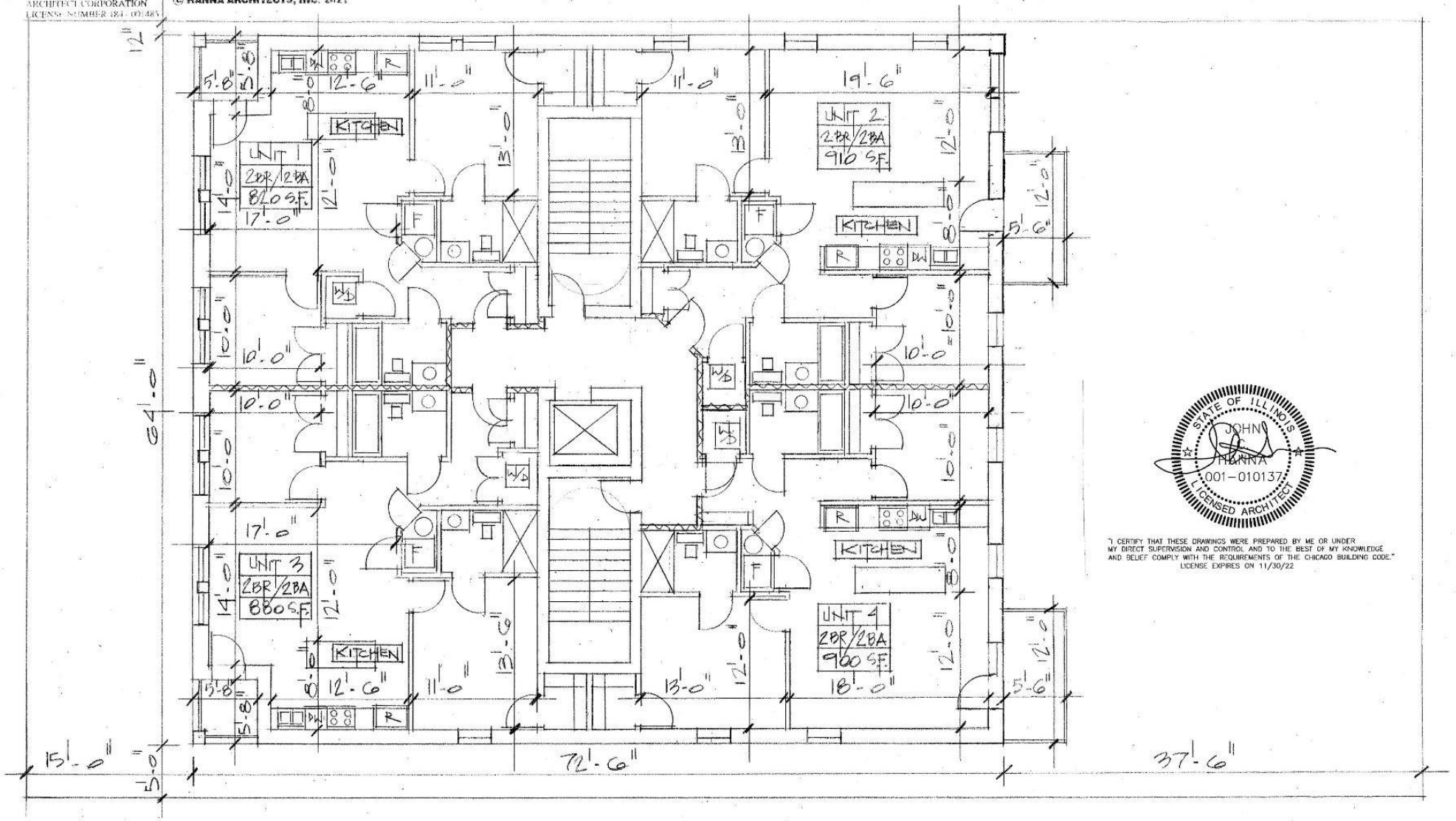

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2ND 3RD 4TH FLOOR PLAN 4,576 S.F.
1/8"=1'-0"

2nd, 3rd, 4th FLOOR PLANS

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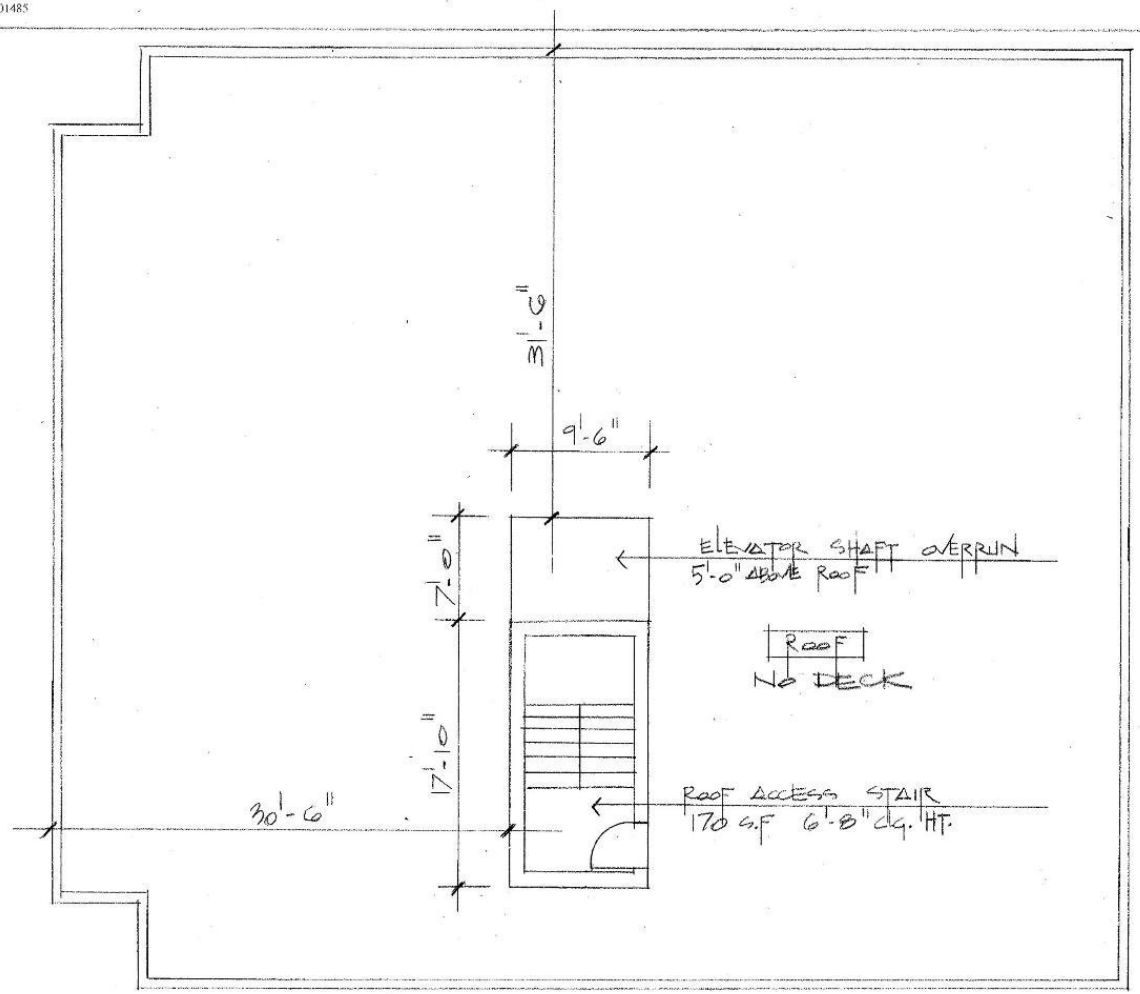

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ROOF PLAN
1/8" = 1'-0"

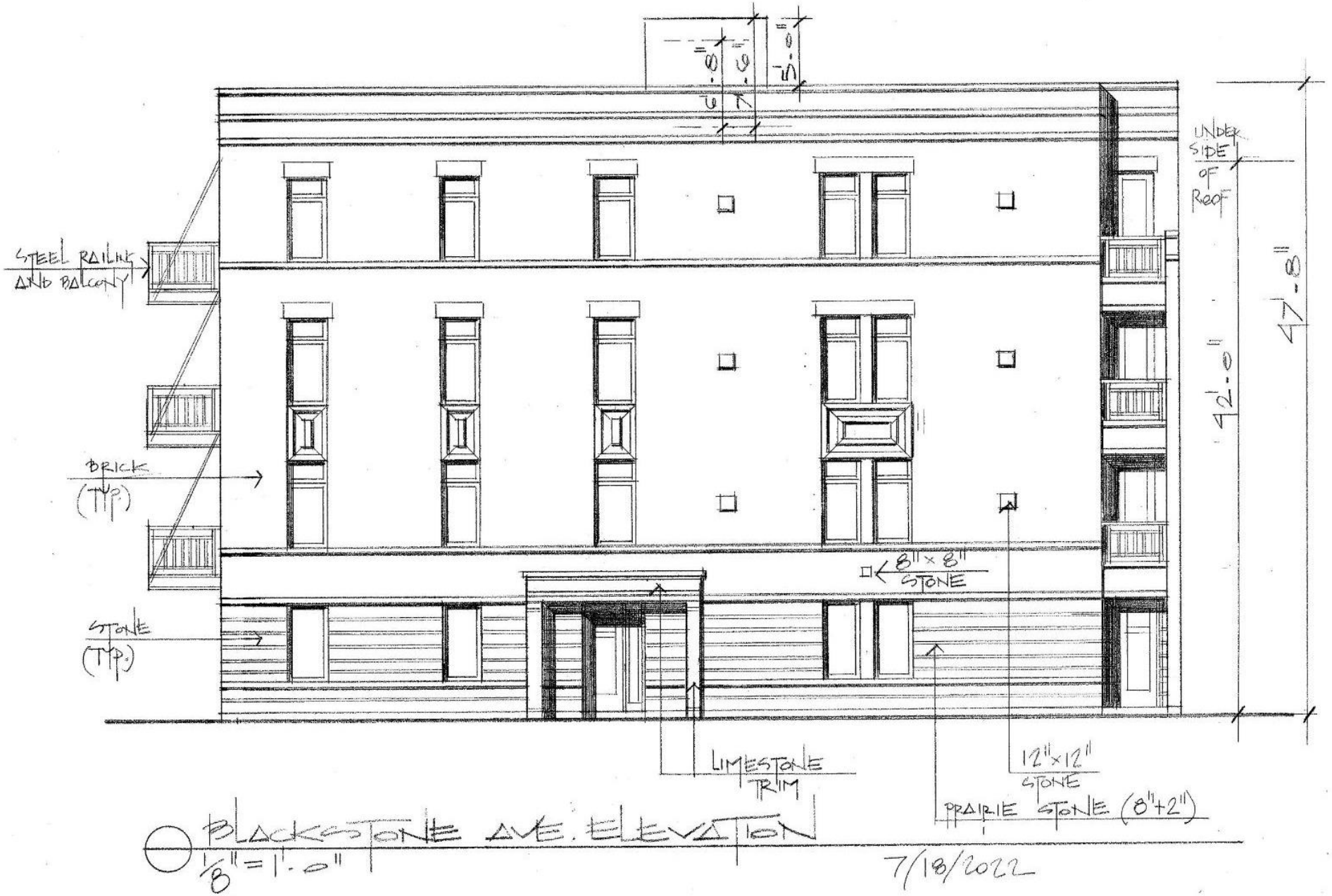
ROOF PLAN

East 65th Place · Elevation

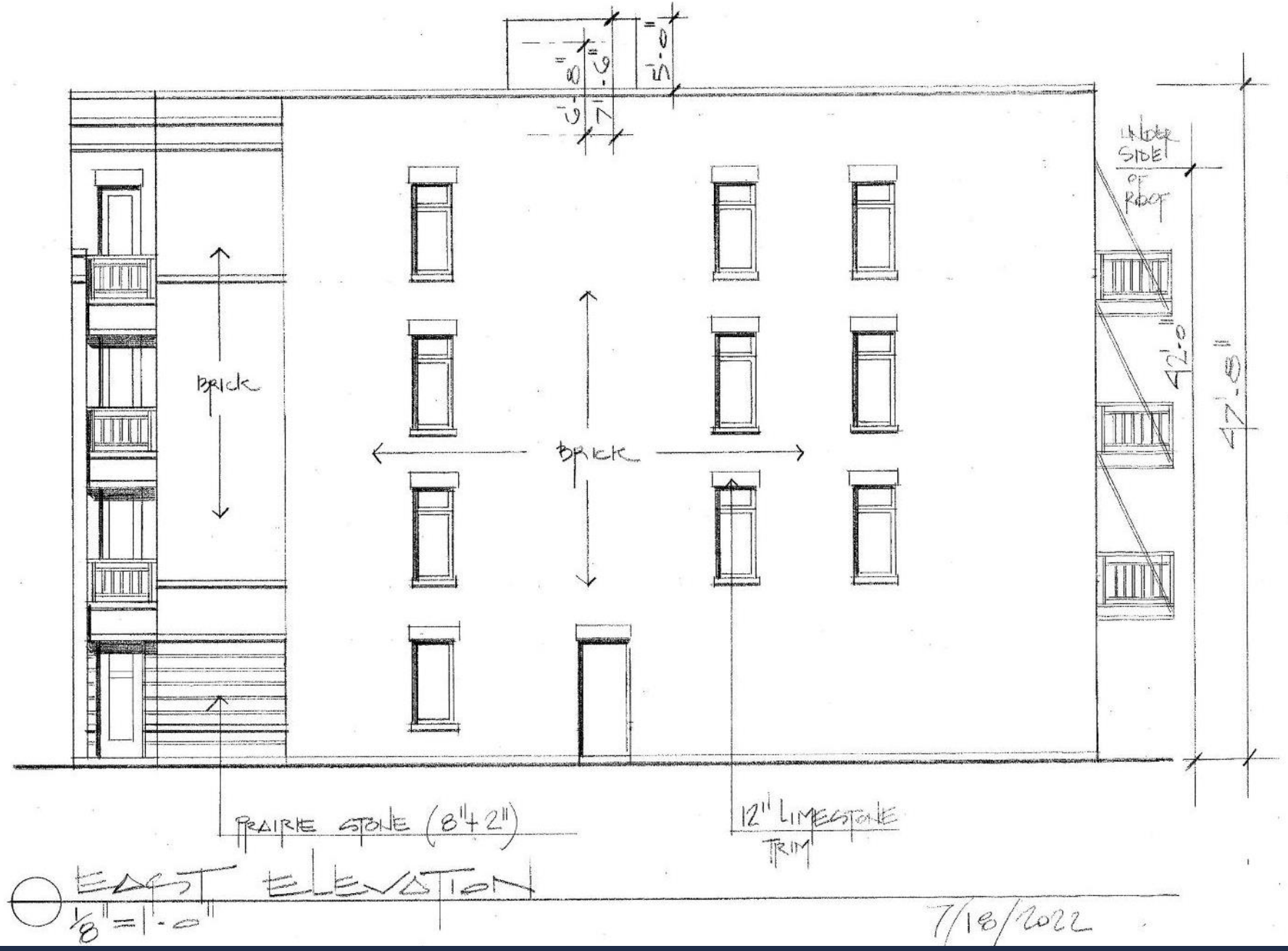
1/8" = 1'-0"

7/18/2022

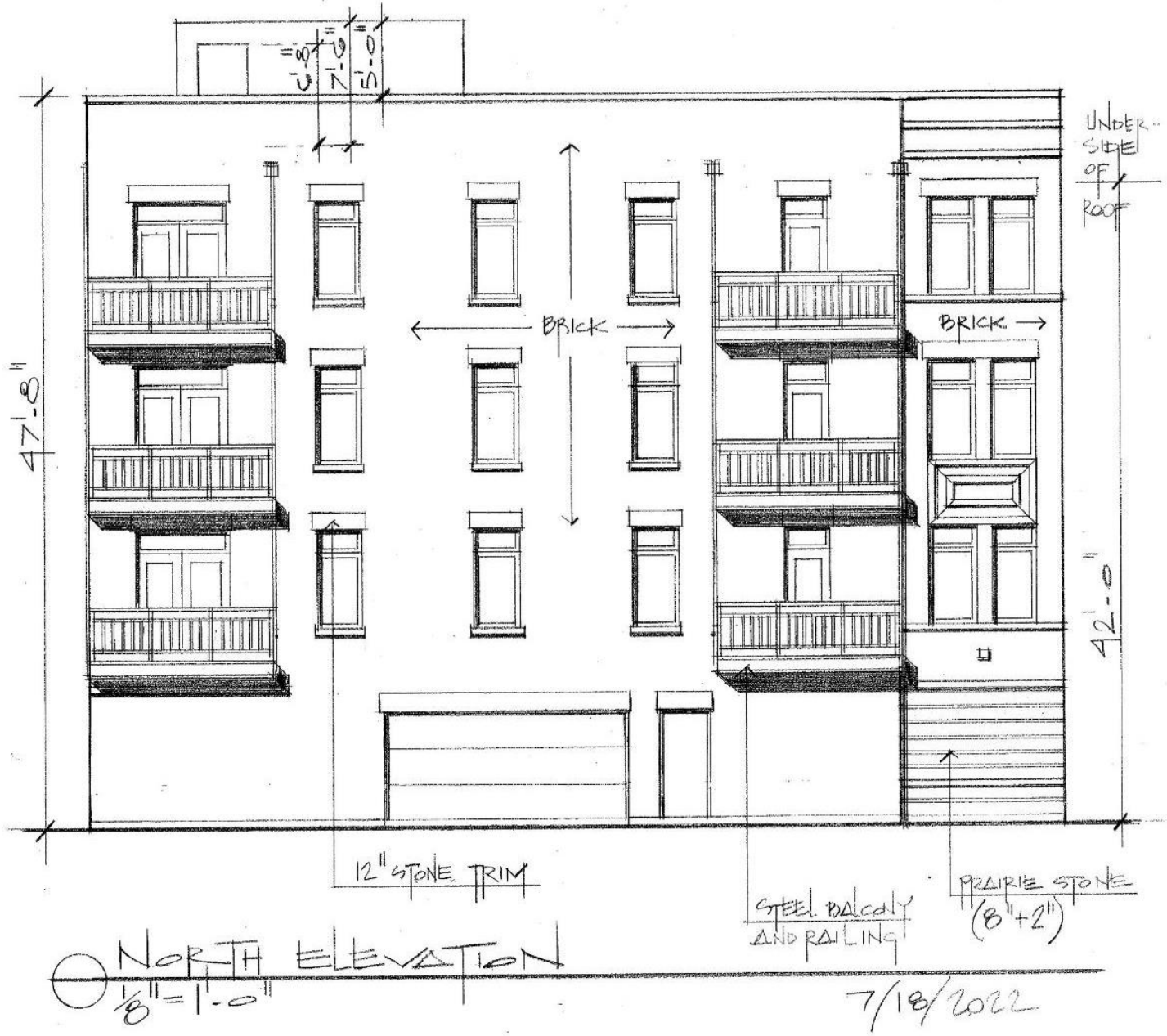
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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	504	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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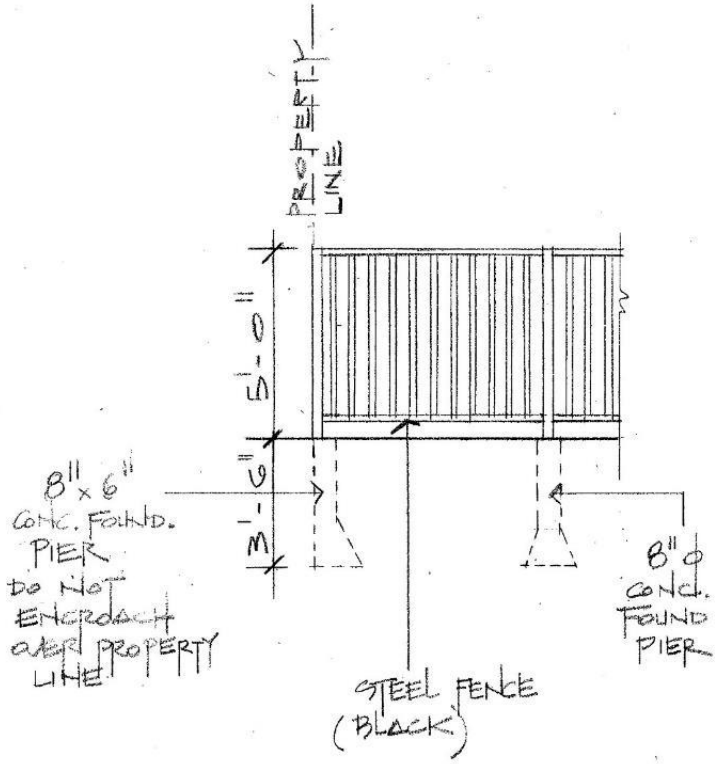
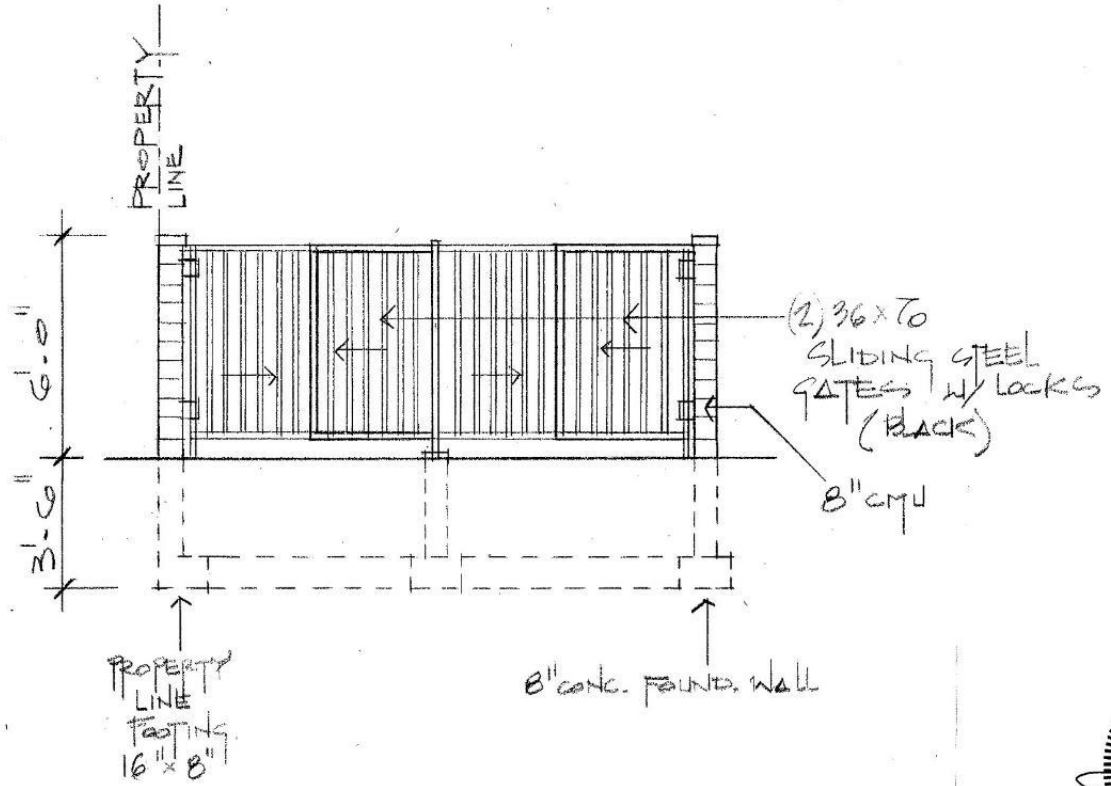
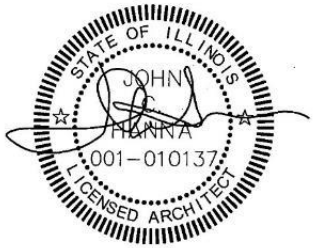


FENCE DETAIL
1/4" = 1'-0"



TRASH ENCLOSURE DETAIL
1/4" = 1'-0"



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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.