



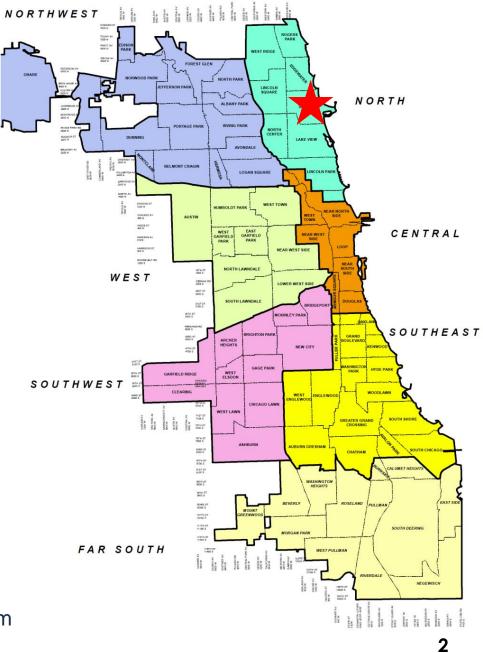
CHICAGO PLAN COMMISSION Department of Planning and Development

Sarah's on Lakeside 4737 N. Sheridan Rd. (46th Ward) Sarah's on Lakeside, Lakefront Protection #762

★ Community Area Snapshot

COMMUNITY AREA INFORMATION:

- North Region, Uptown neighborhood
 - Vibrant, transit-oriented neighborhood with good access to desirable amenities, including the nearby lakefront
 - Common community concerns include gentrification, displacement, and homelessness
- Uptown Community Area Demographics (2015-2019)
 - 26.8% of households make less than \$25,000 annually, 46.5% make less than \$50,000
 - 52.2% 1-person households, 68.4% of units are renter-occupied
 - 53.5% of housing is 20 or more units multi-family, and 6.2% is single family (detached & attached)
 - 48.6% housing built before 1940, 74.7% built before 1969
 - 41.6% of households have no vehicle, 63.5% of people work from home or commute via walking, biking, or transit (pre-pandemic)



https://www.cmap.illinois.gov/documents/10180/126764/Uptown.pdf

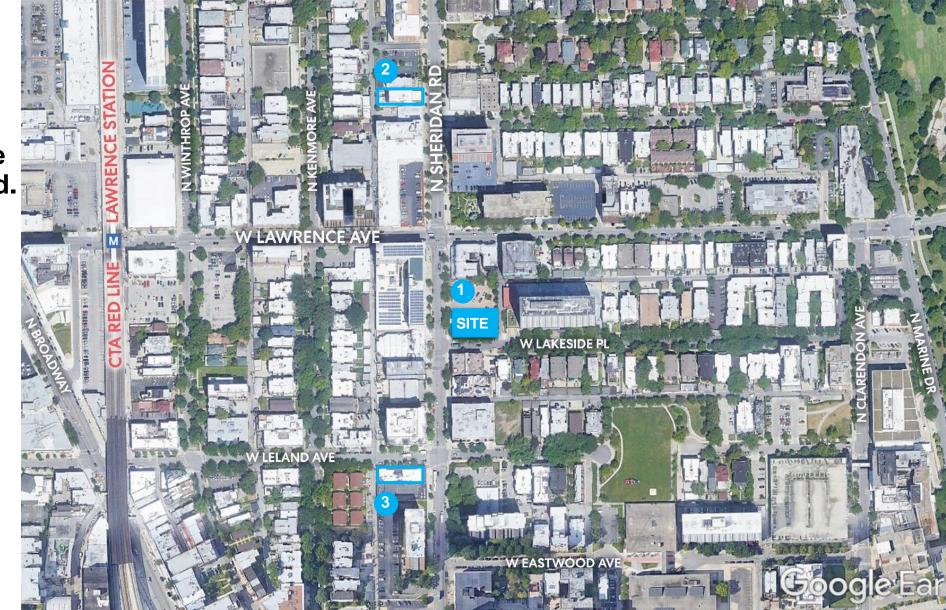
Site

 Sarah's on Lakeside 4737 N. Sheridan Rd.

Nearby Sarah's Circle Properties

Sarah's Circle
4838 N. Sheridan Rd.

3 Sarah's on Sheridan 1005 W. Leland Ave.

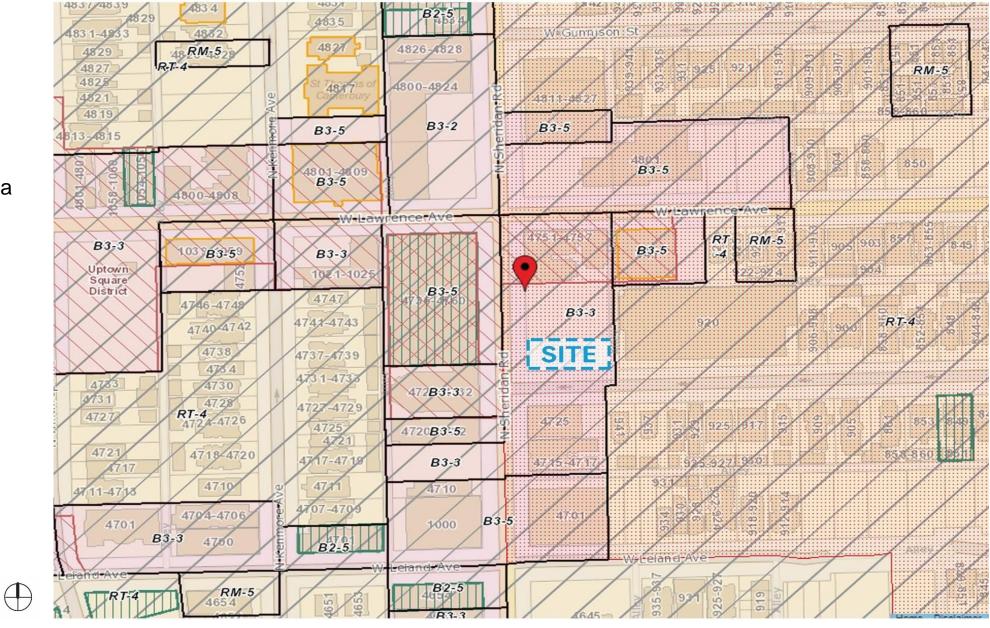


SITE CONTEXT PLAN

 $(\square$

Site Zoning:

- B3-3 (no change)
- 9,231 SF net site area



LAND USE CONTEXT PLAN

Sarah's on Lakeside Affordable Housing

- **1.** Permanent supportive housing for women who are homeless:
 - 28 SRO units
 - Large meeting room
 - Demonstration kitchen
 - Computer lab
 - Laundry facilities
 - Case manager and staff offices
 - Outdoor terrace
 - Two elevators

2. Housing description and amenities:

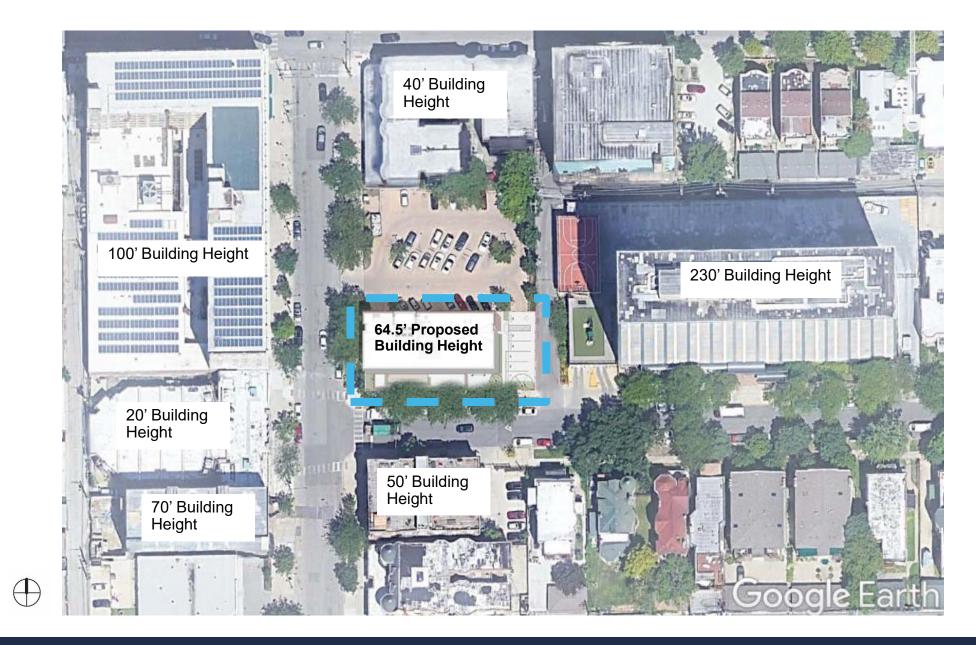
- Approx. 350 sq. ft. each
- Include refrigerator, oven and range, microwave, window coverings, and an individual heating/cooling unit.
- Furnished with a bed, dresser, nightstand, and dining table with chairs. Bed linen, dishes and cutlery will be provided for all residents. Utilities are all common and included in the rent.

Sarah's on Lakeside Affordable Housing

The project will be funded with mixture of sources from:

- a) Illinois Housing Development Authority Permanent Supportive Housing Grant
- b) City of Chicago Department of Housing Funding
- c) Sarah's Circle Capital Contribution
- d) Illinois Affordable Housing Tax Credit Equity

Total project costs are approximately \$15.9M



AERIAL VIEW WITH CONTEXT AND BUILDING HEIGHT





View of Existing Site From Southwest

View of Proposed Building From Southwest





View of Existing Site From Northwest





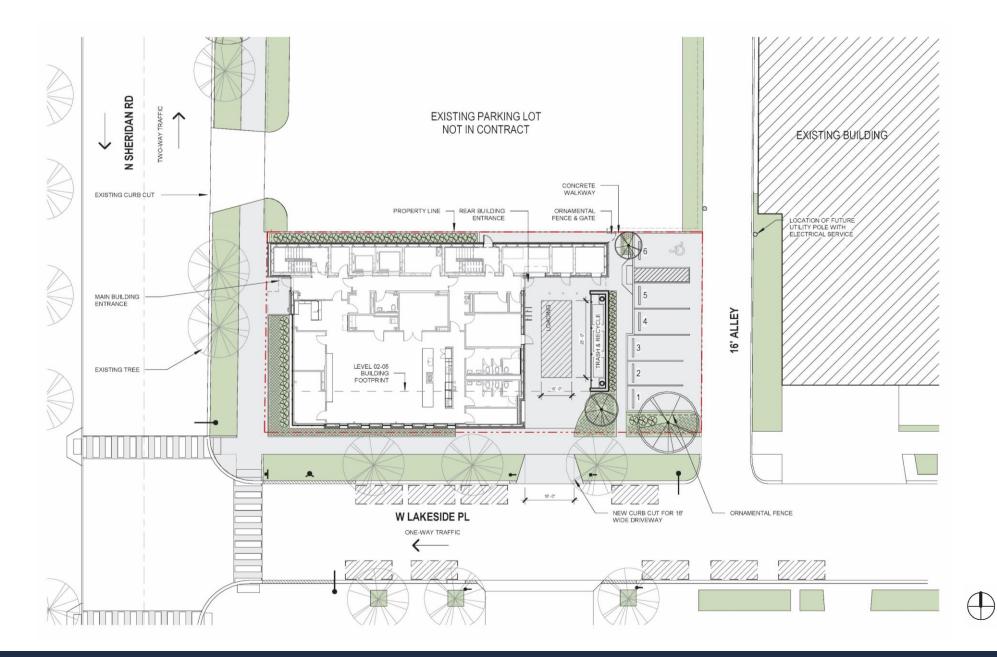
View of Existing Site From Southeast



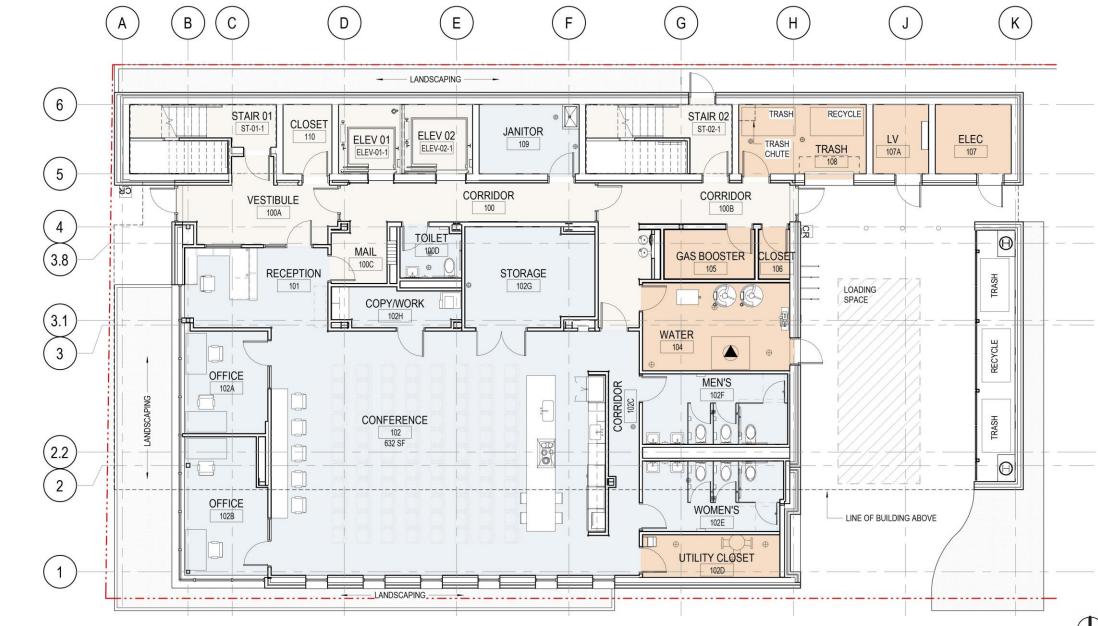


View of Existing Site From South

View of Proposed Building From South

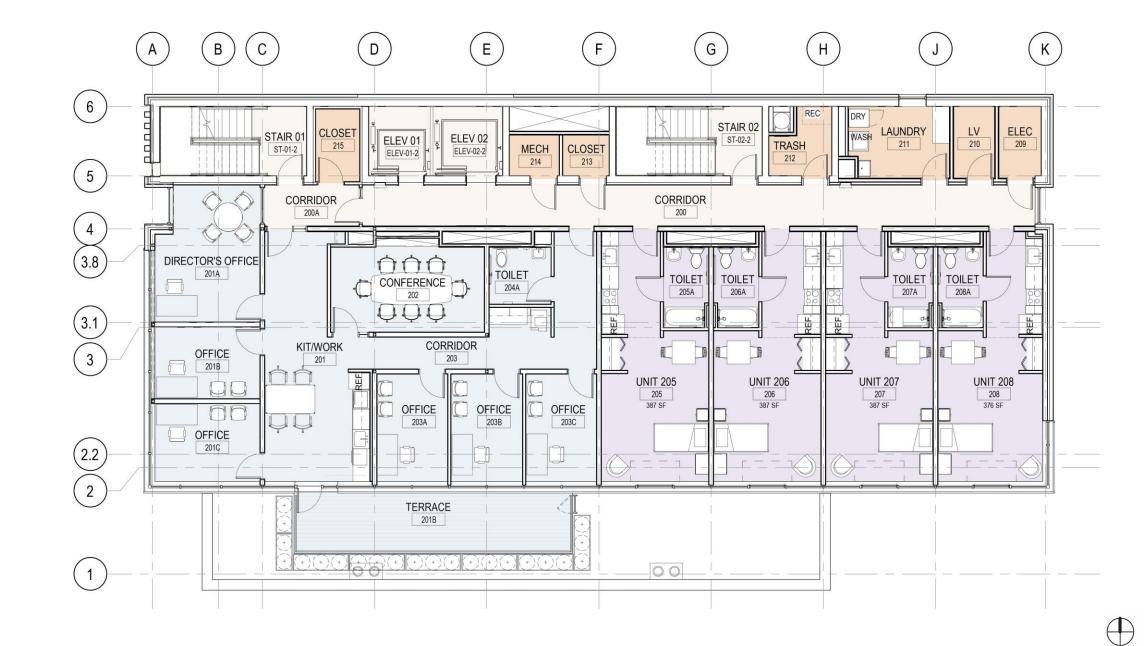


SITE + LEVEL 01 FLOOR PLAN

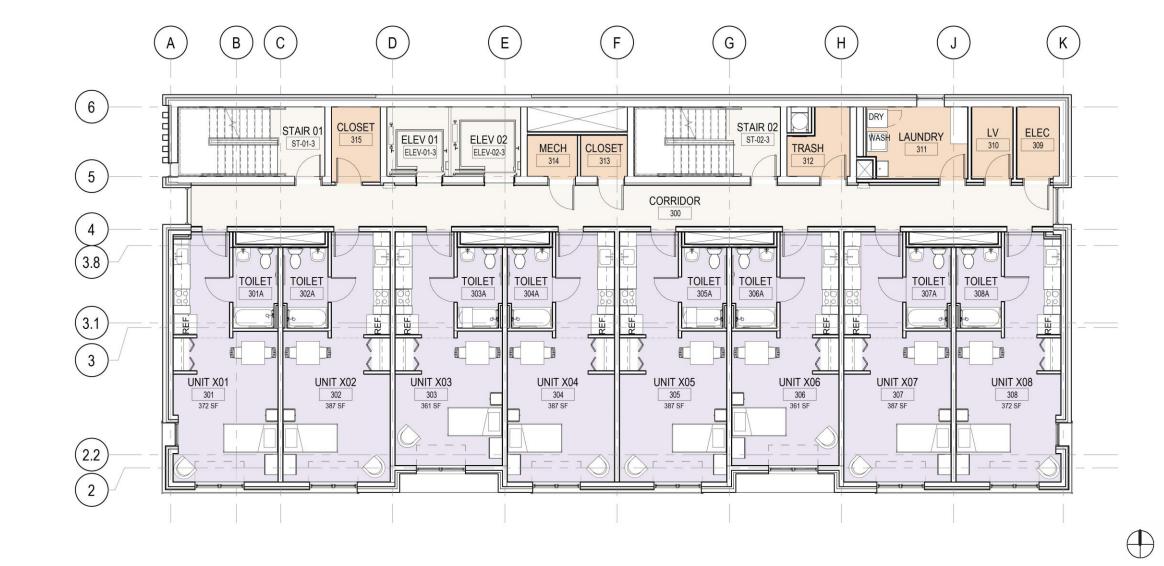


LEVEL 01 FLOOR PLAN

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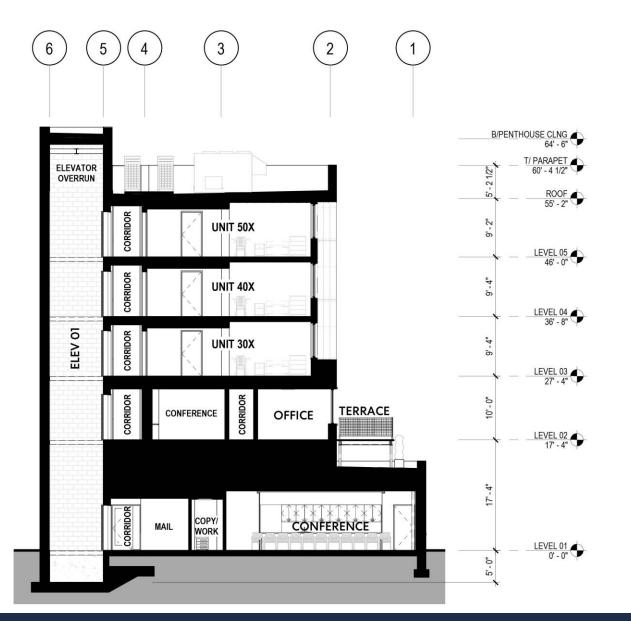


LEVEL 02 FLOOR PLAN



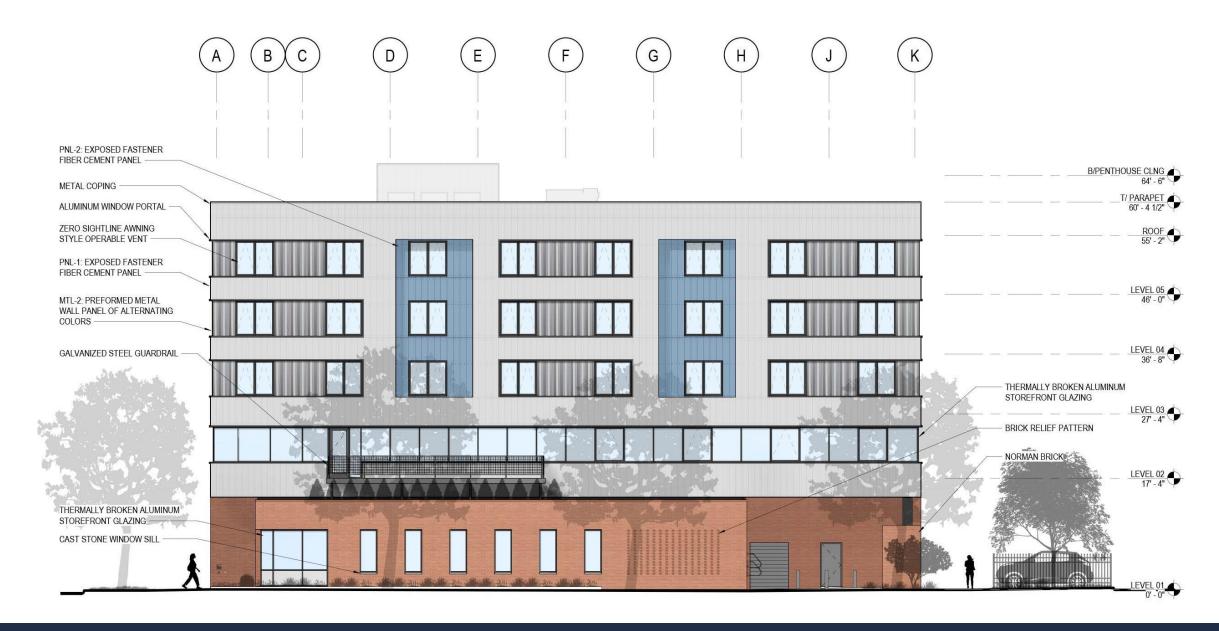
LEVEL 03-05 FLOOR PLANS

NORTH-SOUTH BUILDING SECTION



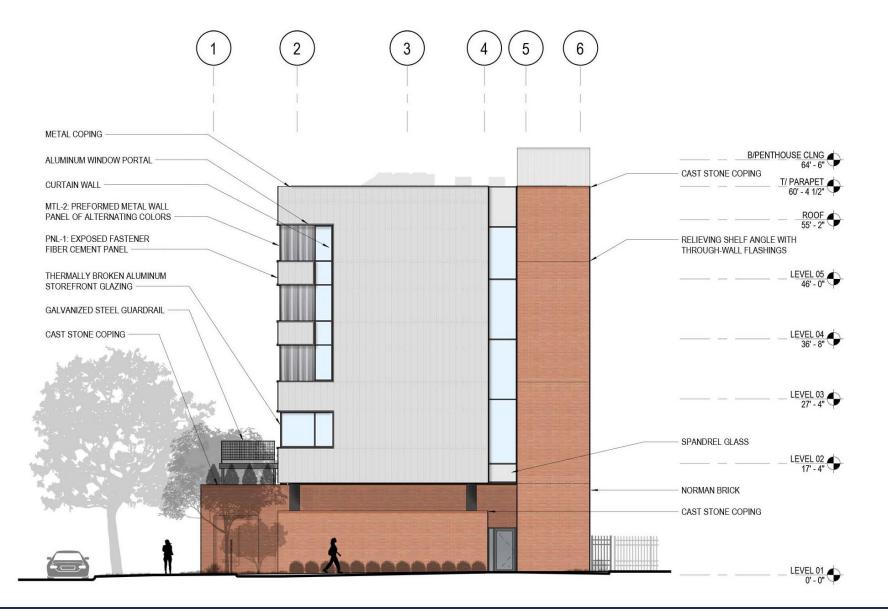
3 2 5 6 4 1 METAL COPING B/PENTHOUSE CLNG 64' - 6" CAST STONE COPING METAL COPING T/ PARAPET 60' - 4 1/2" PNL-1: EXPOSED FASTENER FIBER CEMENT PANEL SPANDREL GLASS ROOF 55' - 2" ALUMINUM WINDOW PORTAL PAINTED ALUMINUM SIGNAGE MTL-2: PREFORMED METAL WALL CURTAIN WALL PANEL OF ALTERNATING COLORS LEVEL 05 46' - 0" MTL-1: PREFORMED METAL VERTICAL PANEL & FIN OF ALTERNATING COLORS LEVEL 04 36' - 8" THERMALLY BROKEN ALUMINUM STOREFRONT GLAZING LEVEL 03 27' - 4" GALVANIZED STEEL **GUARDRAIL** CAST STONE COPING NORMAN BRICK LEVEL 02 17' - 4" PIN MOUNTED BUILDING SIGNAGE THERMALLY BROKEN ALUMINUM STOREFRONT **DIE-CUT VINYL GRAPHIC** GLAZING NUMBERS ON GLAZING Sarah's SPANDREL GLASS 473 BRICK RELIEF PATTERN LEVEL 01 0' - 0"

WEST BUILDING ELEVATION

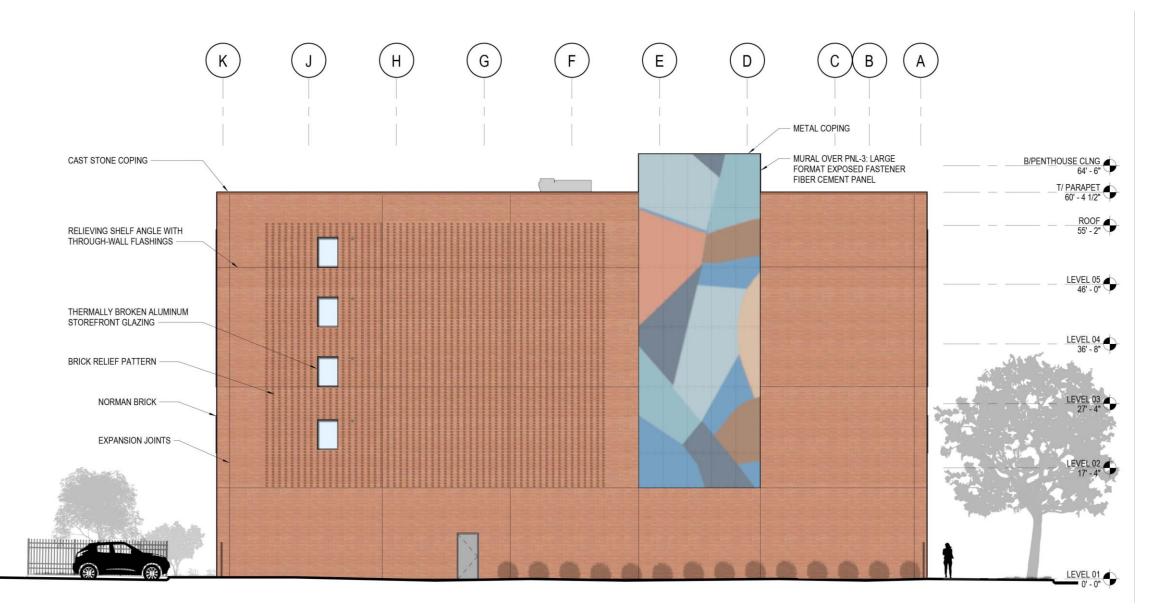


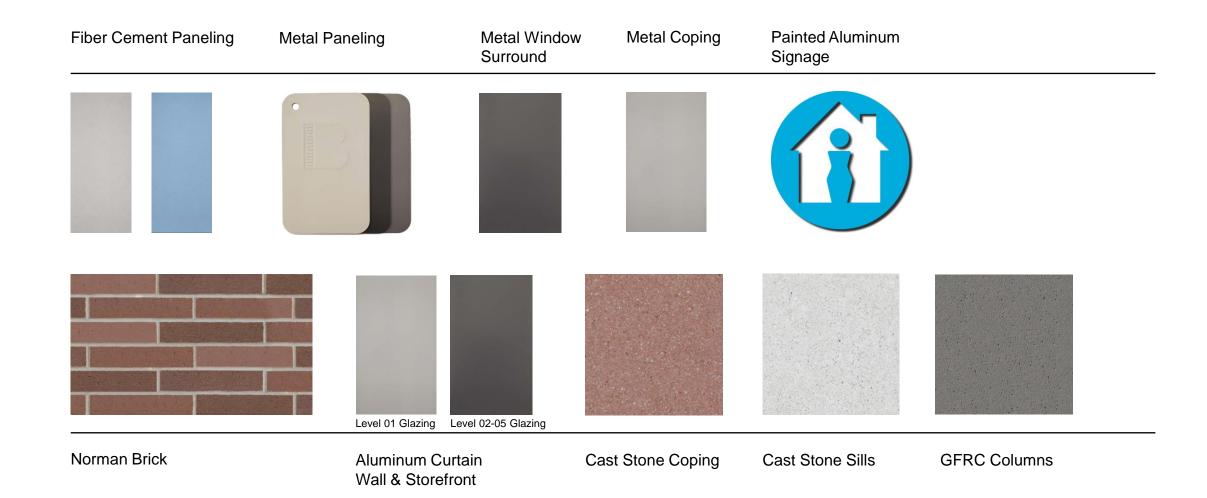
SOUTH BUILDING ELEVATION

EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION





BUILDING MATERIALS



Compliance Options	Point	s Required															Sustai	nable S	trategies	Menu															
			Health			-	Energy	-	-	-			Storr	nwater	-			Lands	scapes		Green	n Roofs	Wa	ater			Tra	ansportal	tion			Solid Waste	Work Force	Wilc	llife
		ab				Choo	e one		Choos	se one		Choose on	e								Choo	se one	Choo	e one										Choos	one
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Reh	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exeed Energy Code (10%)	2.4 Exeed Energy Code (25%)	2.5 Exeed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buldings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification					-											1		1																	
LEED Platinum	95	5/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30/0/0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

Total Points Required = 100

Total Points Identified = 110

Public Benefits

- 1. Providing safe housing and on-site services for 28 chronically homeless women
- 2. Adding a tax-exempt vacant parking lot to property tax rolls
- 3. Creation of approximately 70 temporary construction jobs
- 4. Creation of two permanent jobs
- 5. By providing permanent housing to Chicago's most vulnerable women, we are not only ending homelessness for these women, but we are freeing up valuable Interim Housing/Shelter beds for use by more women. Also, there will be fewer women using emergency rooms, etc. This housing has a ripple effect with other resources.
- 6. This type of housing permanently ends a woman's homelessness with a 98% retention rate.
- The corner where Sarah's on Lakeside will be located is dark and has no foot traffic. This building will create more pedestrian traffic and add a general vibrancy to the neighborhood.

X Lakefront Protection - 14 Policies

- 1. Complete the publicly owned and locally controlled park system along the entire lakefront
- 2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
- 3. Continue to improve the water quality and ecological balance of Lake Michigan
- 4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
- 5. Maintain and improve the formal character and open water vista of Grant Park with no new aboveground structures permitted
- 6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
- 7. Protect and develop natural lakeshore park and water areas for wildlife habitation
- 8. Increase personal safety
- 9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
- Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
- 11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
- 12. Strengthen the parkway characteristics of Lake Shore Drive
- 13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
- 14. Coordinate all public and private development within the water, park, and community zones



- DPD has determined that the Application has met the minimum requirements of Section 17-6 of the Chicago Zoning Code
- DPD found that the project was assessed and is in compliance with Policies and Purposes in Section 16-4-100 of the Lake Michigan and Chicago Lakefront Protection Ordinance