



WOODLAWN COMMUNITY WEBINAR

MAY 19, 2020

6 – 7:30 PM



Welcome - Panelists

DEPARTMENT OF PLANNING AND DEVELOPMENT

Maurice D. Cox, Commissioner
Lisa Washington, Coordinating Planner
Nolan Zaroff, Coordinating Planner

DEPARTMENT OF HOUSING

Marisa Novara, Commissioner
Anthony Simpkins, Managing Deputy Commissioner

20TH WARD

Alderman Jeanette Taylor

5TH WARD

Alderman Leslie Hairston



Overview - Agenda

Welcome & Introductions

Update on Woodlawn Plan Consolidation Report

Update on Woodlawn Affordable Housing Ordinance

Pre-submitted Q&A

Open Q&A

**WOODLAWN
PLAN CONSOLIDATION
REPORT**

Why a Plan Consolidation Report?

More than a dozen community-driven plans over 20 years, but how do we **work together** to chart **one path forward**?

WHAT IT IS

Acknowledgement of what the community says it needs

One path forward

A guiding document

The start of a process

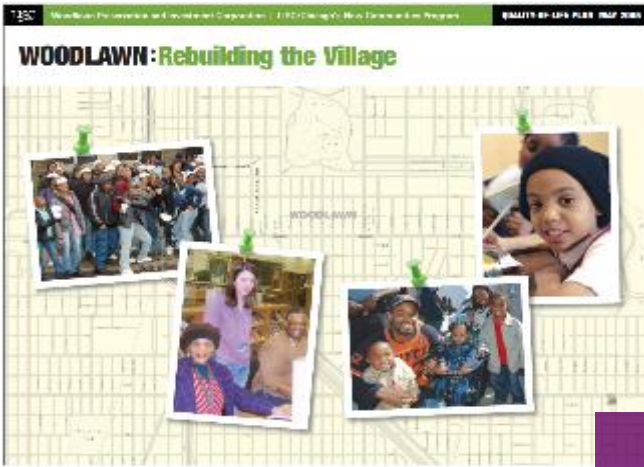
WHAT IT IS NOT

The city deciding what is important

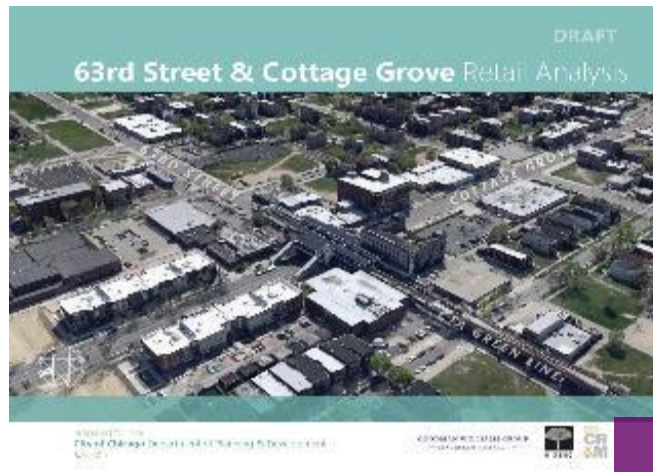
Multiple independent paths

Set in stone

The end of a process



2005



2015



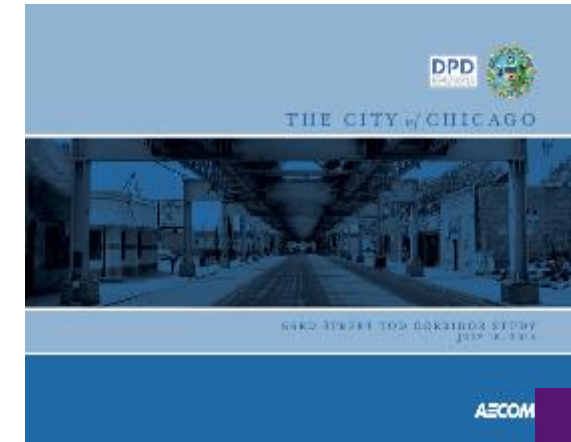
2018



2016



2018



2014



2017



2017



2019

★ Community Outreach

- Community engagement from past plans 2005 – 2019
- 1Woodlawn subcommittee meetings Oct. 2018 – Apr. 2019
- Housing working groups Oct. 2019 – Feb. 2020
- DPD and DOH targeted focus groups Dec. 2019
- Woodlawn & South Shore stakeholder meeting Jan. 27, 2020
- Woodlawn Open House Jan. 30, 2020
- Woodlawn Community Summit, Mar. 7, 2020





WOODLAWN PLAN CONSOLIDATION REPORT



CITY OF CHICAGO



DEPARTMENT OF PLANNING AND DEVELOPMENT



MARCH 2020





Report Recommendations

1. Target greater density along 63rd Street
2. Develop a vision for future density with the community
3. Preserve the existing scale and character of residential blocks
4. Address displacement by integrating housing affordability goals
5. Target and coordinate City resources to support local business
6. Identify future open space opportunities
7. Scope potential streetscape improvements along 63rd Street

WOODLAWN CONSOLIDATION REPORT

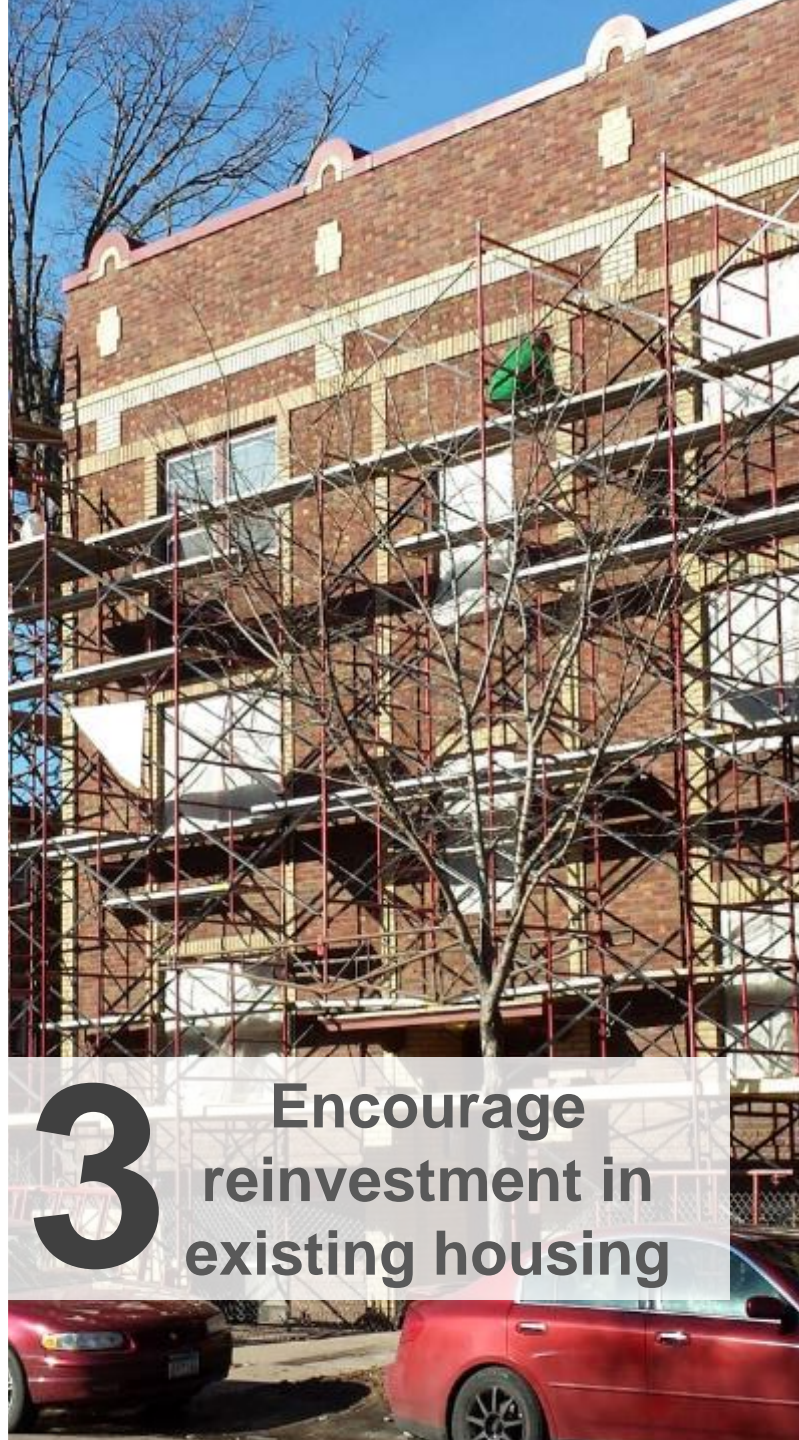
RESIDENTIAL GOALS IN PAST PLANS



1 Support existing residents, address displacement



2 Expand housing choice, including affordable



3 Encourage reinvestment in existing housing

WOODLAWN CONSOLIDATION REPORT

COMMERCIAL GOALS IN PAST PLANS



4 Expand local ownership and neighborhood retail



5 Redevelop vacant buildings and lots



6 Re-establish 63rd as a neighborhood center

WOODLAWN CONSOLIDATION REPORT

PUBLIC REALM GOALS IN PAST PLANS



7 Improve conditions of the public realm



8 Improve internal and external links (ped., bike, etc.)



9 Address real and perceived safety concerns

REPORT

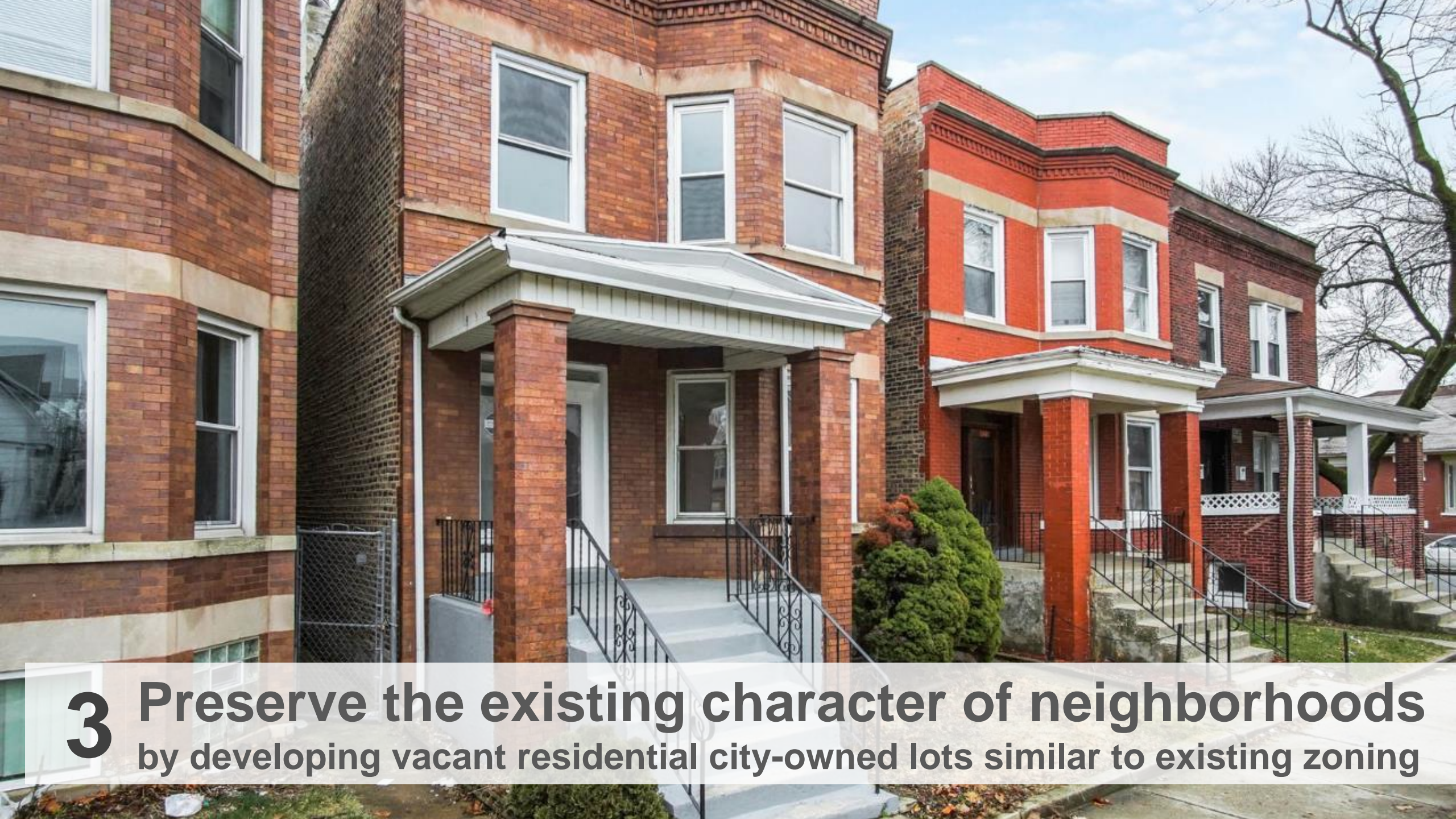
RECOMMENDATIONS



1 Target greater density
along 63rd Street, around CTA stations, and at the Metra Station



2 Vision for future density with the community east of the Metra tracks, along Stony Island Ave, and at former school sites



3

Preserve the existing character of neighborhoods
by developing vacant residential city-owned lots similar to existing zoning



4 Address concerns of displacement
by integrating affordable housing goals developed with community input



5 Target and coordinate city resources
to support local business development



6 Identify open space opportunities
in the southwest in coordination with NeighborSpace and Park District

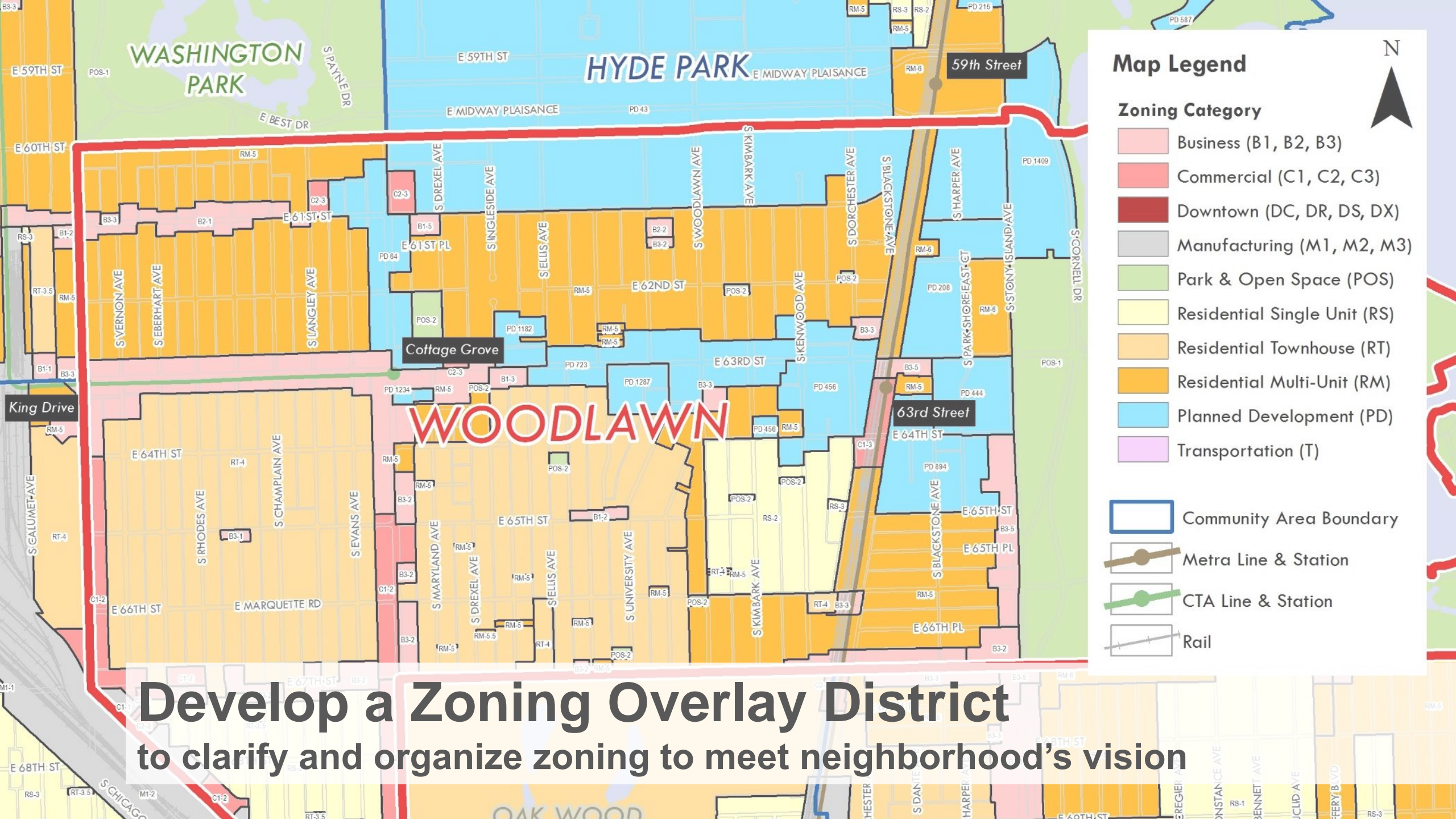


7 Scope potential streetscape improvements along 63rd Street in coordination with CDOT

IMPLEMENTATION



**Engage the community throughout the process
in a meaningful and consistent way on implementation**



Map Legend

Zoning Category

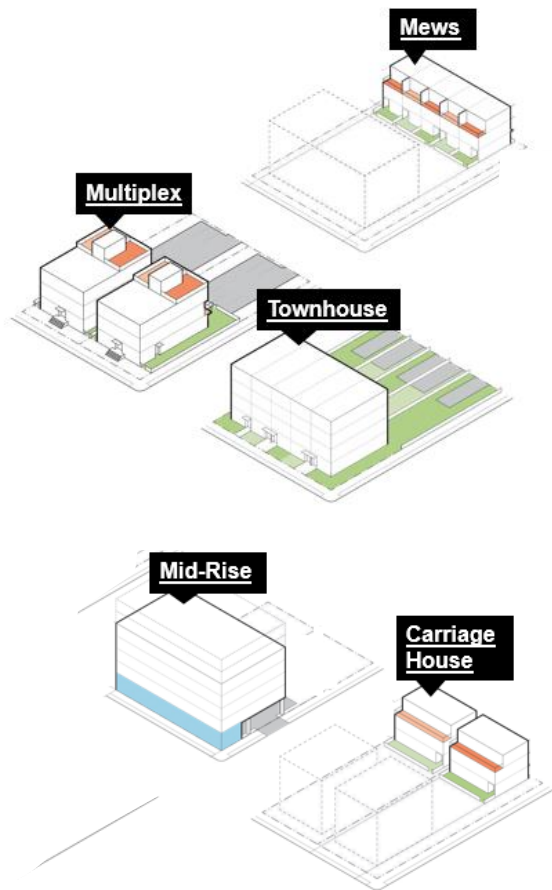
- Business (B1, B2, B3)
- Commercial (C1, C2, C3)
- Downtown (DC, DR, DS, DX)
- Manufacturing (M1, M2, M3)
- Park & Open Space (POS)
- Residential Single Unit (RS)
- Residential Townhouse (RT)
- Residential Multi-Unit (RM)
- Planned Development (PD)
- Transportation (T)

Infrastructure

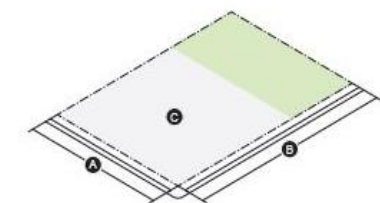
- Community Area Boundary
- Metra Line & Station
- CTA Line & Station
- Rail



Develop a Zoning Overlay District
 to clarify and organize zoning to meet neighborhood's vision

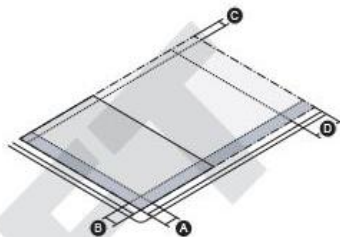


(f) MID-RISE FLATS
1. Lot Standards (See Sec. 61-11-409 (b))



Frontage	
Required Street Frontage	A or B Street
Lot Dimensions	
A Width	50' min
B Depth	85' min
Lot Development	
C Building Coverage	no max

2. Building Placement (See Sec. 61-11-409 (c))

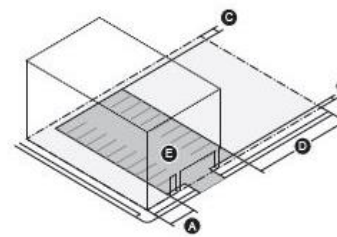


Building Setbacks			
A Primary Front Setback ¹	0' min	10' max	
Chrysler Service Dr.	25' min	35' max	
B Secondary Front Setback ¹	0' min	10' max	
C Side Setback			—
A Street		0' min	
B or C Street		5' min	
D Rear Setback		20' min	

¹ See Sec. 61-11-409(c).4 Contextual Front Setbacks



3. Access/Parking (See Sec. 61-11-410)

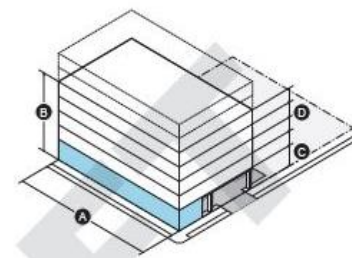


Parking Setbacks	
A Primary Front Setback	20' min
B Secondary Front Setback	20' min
C Side Setback	0' min
D Rear Setback	0' min
Parking Ratio	
E Parking Spaces	
Residential	0.5/DU min
Commercial and Other Uses	1.5/1000 sf min
Food and Beverage Service	1.5/500 sf min

Parking Access	
Abutting an Alley	Preferred
Primary Frontage	Not Allowed
Secondary Frontage	B or C Street Only
Vehicular Entrance Width	24' max

Perimeter Definition (See Sec. 61-11-411)	
Side & Rear Fencing or Hedge Row	Required where screening parking
Fence or Hedge Height	4' min 8' max

4. Building Standards (See Sec. 61-11-409 (d))



Massing	
Facade Build Out	80% min
A Width	30' min 200' max
B Number of Stories ²	7 max
Ground Story Height	14' min
Upper Story Height	10' min
Building Height, Feet	80' max

² See Sec. 61-11-409(d).7 Contextual Height and 61-11-409(d).8 Additional Story Allowance

Fenestration	
C Ground Story Fenestration	—
Residential	20% min 70% max
Commercial	70% min
D Upper Story Fenestration	20% min 70% max
Blank Wall	20' max

Use & Occupancy	
Outdoor Amenity Space	1/DU min

Guide the form of development with resident and stakeholder input to create a vibrant community



Honor Woodlawn's existing character
while allowing for new ideas that enhance the neighborhood

AFFORDABLE HOUSING STRATEGIES

DRAFT AFFORDABLE HOUSING ORDINANCE

WOODLAWN HOUSING POLICY GOALS

1. Help protect existing residents from displacement
2. Create new rental and for-sale housing opportunities that are affordable to at a range of incomes
3. Ensure that existing housing stock offers good quality housing for residents
4. Promote housing options to support equitable and inclusive income diversity in Woodlawn
5. Support economic development opportunities

1 PROTECT EXISTING RESIDENTS FROM DISPLACEMENT

- ✓ ***Tenant Right of First Refusal***

Gives renters the right of first refusal if a landlord seeks to sell his/her building

- ✓ ***Preservation of Existing Affordable Rental***

Helps existing apartment building owners refinance to retain tenants and affordable rents

- ✓ ***Long-Term Homeowner Repair Grant Program***

Helps homeowners to repair their homes

1 PROTECT EXISTING RESIDENTS FROM DISPLACEMENT

- ✓ ***Chicago Community Land Trust (CCLT)***
Existing homeowners can opt-in to the CCLT to keep their homes affordable for the long-term and lower their property taxes
- ✓ ***Chicago Low-Income Housing Trust Fund (CLIHTF)***
Offers landlords rental subsidies so they can provide apartments to very-low income households

A multi-story brick building with a central courtyard and a set of stairs leading to the entrance. The building has a classic architectural style with arched windows and a prominent entrance. The text is overlaid on a semi-transparent white box.

2 Create new rental and for-sale housing affordable to various income levels

✓ *Renew Woodlawn*

For-sale program to renovate existing 1-2 unit properties for sale to new homeowners

✓ *City-Owned Land Development*

For the development of both rental and for-sale housing units

A multi-story brick building with a prominent bay window and a stone base. The building is the background for the text overlay. The text is overlaid on a semi-transparent white box.

3 Ensure that existing housing stock offers good quality housing for residents

✓ *Loan Fund*

Helps improve housing stock and create new affordable housing by rehabilitating vacant buildings

4 Promote housing options to support equitable and inclusive income diversity

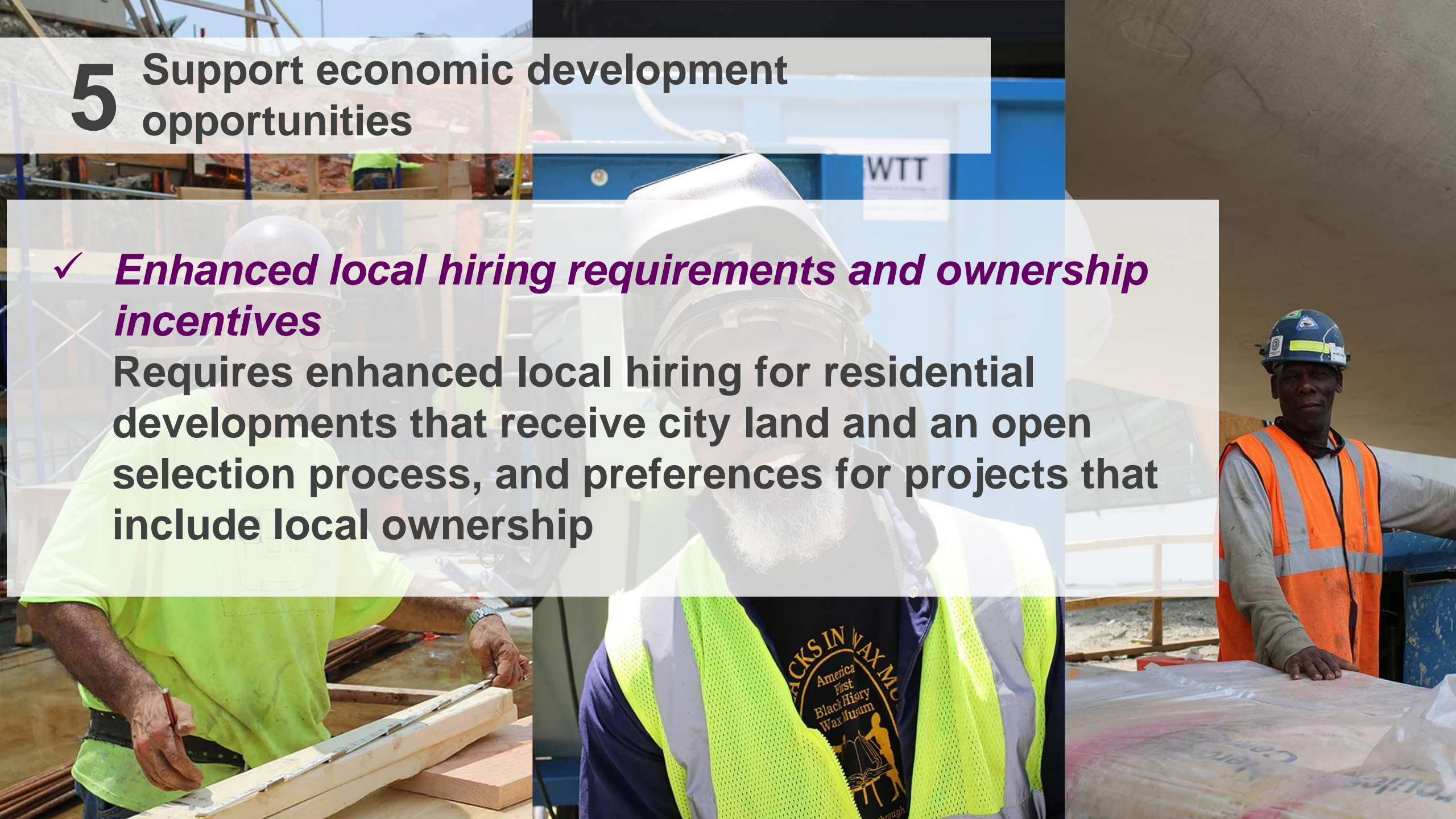
- ✓ The ordinance includes various housing programs to support residents with incomes that can range from *very low to moderate*

No. of people in household	Annual income for 30% AMI	Affordable Rent	Annual income for 50% AMI	Aff. Rent	Annual income for 60% AMI	Aff. rent / mortgage	Annual income for 80% AMI	Aff. rent / mortgage	Annual income for 100% AMI	Aff. rent / mortgage	Annual income for 120% AMI	Aff. rent / mortgage
2	\$ 21,400	\$ 540	\$ 35,700	\$ 890	\$ 42,800	\$ 1,070	\$ 57,000	\$ 1,430	\$ 71,300	\$ 1,780	\$ 85,600	\$ 2,140
4	\$ 26,700	\$ 670	\$ 44,600	\$ 1,120	\$ 53,500	\$ 1,340	\$ 71,300	\$ 1,780	\$ 89,100	\$ 2,230	\$ 106,900	\$ 2,670

5 Support economic development opportunities

✓ *Enhanced local hiring requirements and ownership incentives*

Requires enhanced local hiring for residential developments that receive city land and an open selection process, and preferences for projects that include local ownership





Next Steps

Woodlawn Plan Consolidation Report presented at
Chicago Plan Commission for adoption
May 21 at 10 a.m.

**Can submit public comment, or register to speak by
6 a.m. Thursday, May 21 at CPC@cityofchicago.org
(to speak, fill out speaking request form on CPC webpage)**

Woodlawn Affordable Housing Ordinance anticipated
introduction at City Council
TBD

 **Discussion**

**Question & Answer
with panelists**



Report Recommendations

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Staying Informed

chicago.gov/Woodlawn

Email comments to:
dpd@cityofchicago.org