



# CHICAGO PLAN COMMISSION

## Lakefront Protection Ordinance #781

**1534 E 66th Place (5<sup>th</sup> Ward)  
Woodlawn | 5<sup>th</sup> Ward | Alderman Desmon Yancy  
Renaissance Properties-IL, LLC**

03/21/2024

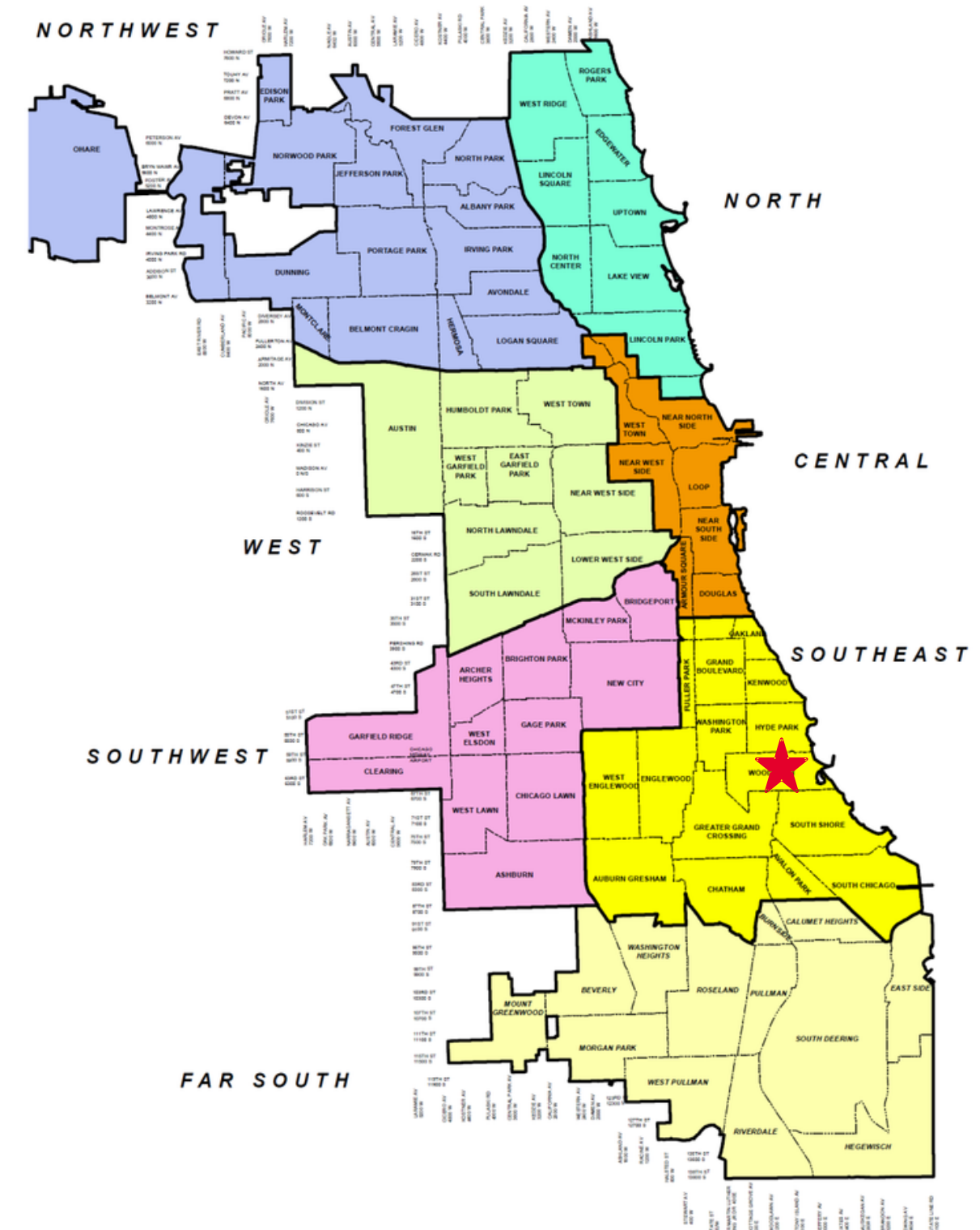


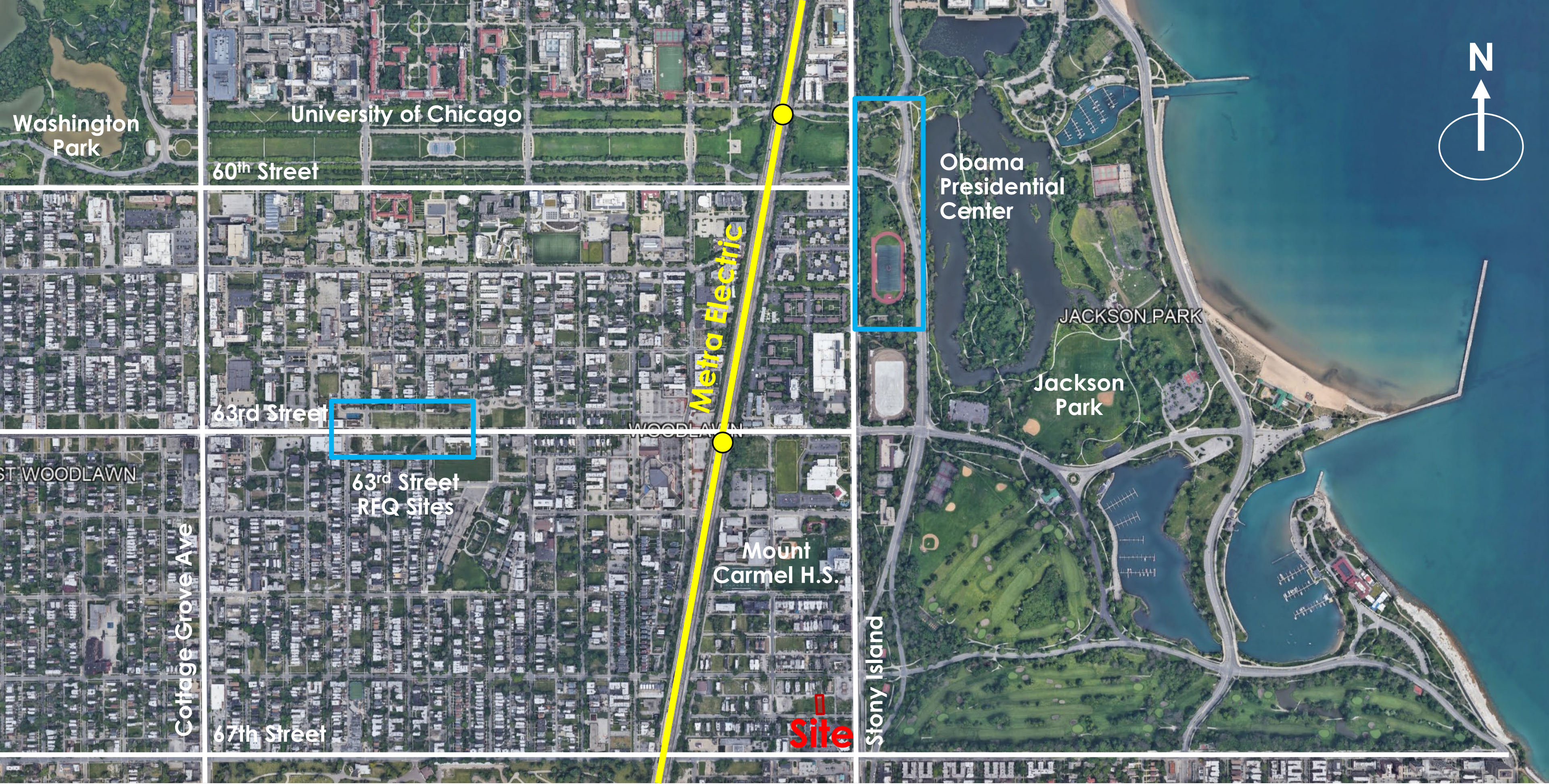
# Community Area Snapshot



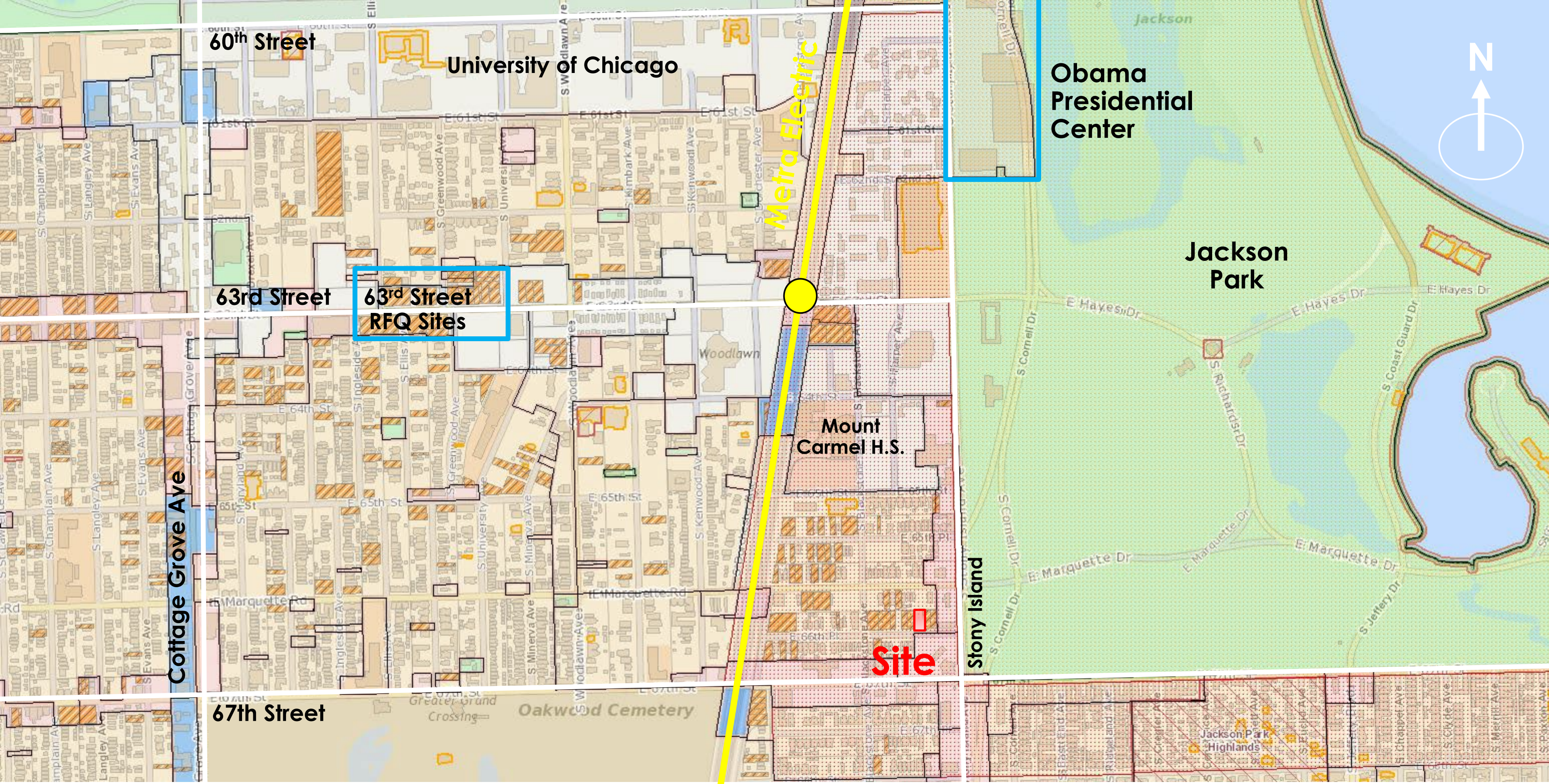
## Woodlawn Community Area

- 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

Obama Presidential Center

63rd Street

63rd Street RFQ Sites

Jackson Park

Mount Carmel H.S.

Cottage Grove Ave

Site

Stony Island

67th Street

Oakwood Cemetery

Jackson Park Highlands

# LAND USE & ZONING



E MARQUETTE  
RD

S BLACKSTONE AVE

SITE

S STONY IS AVE

S CORNELL  
DR

E 66TH  
PL

E 66TH  
PL

E 67TH  
PL

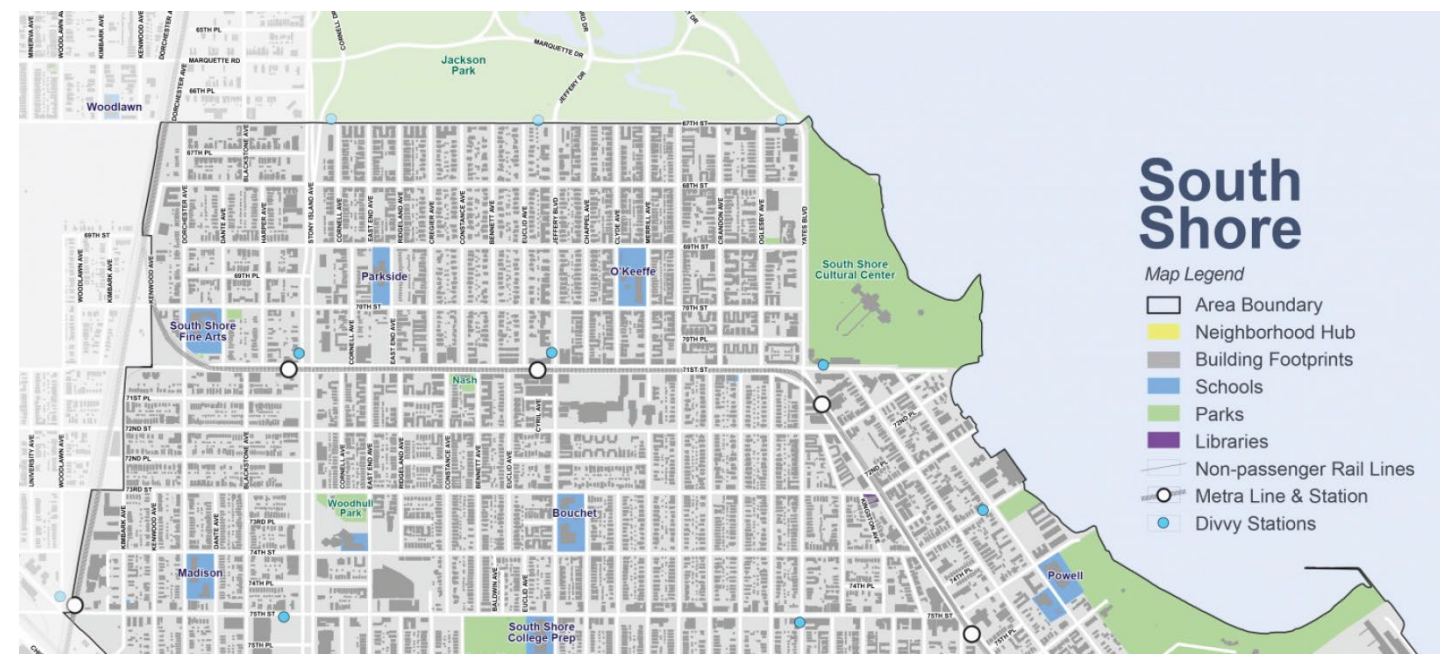
E 67TH  
PL



## 2018 South Lakefront Plan

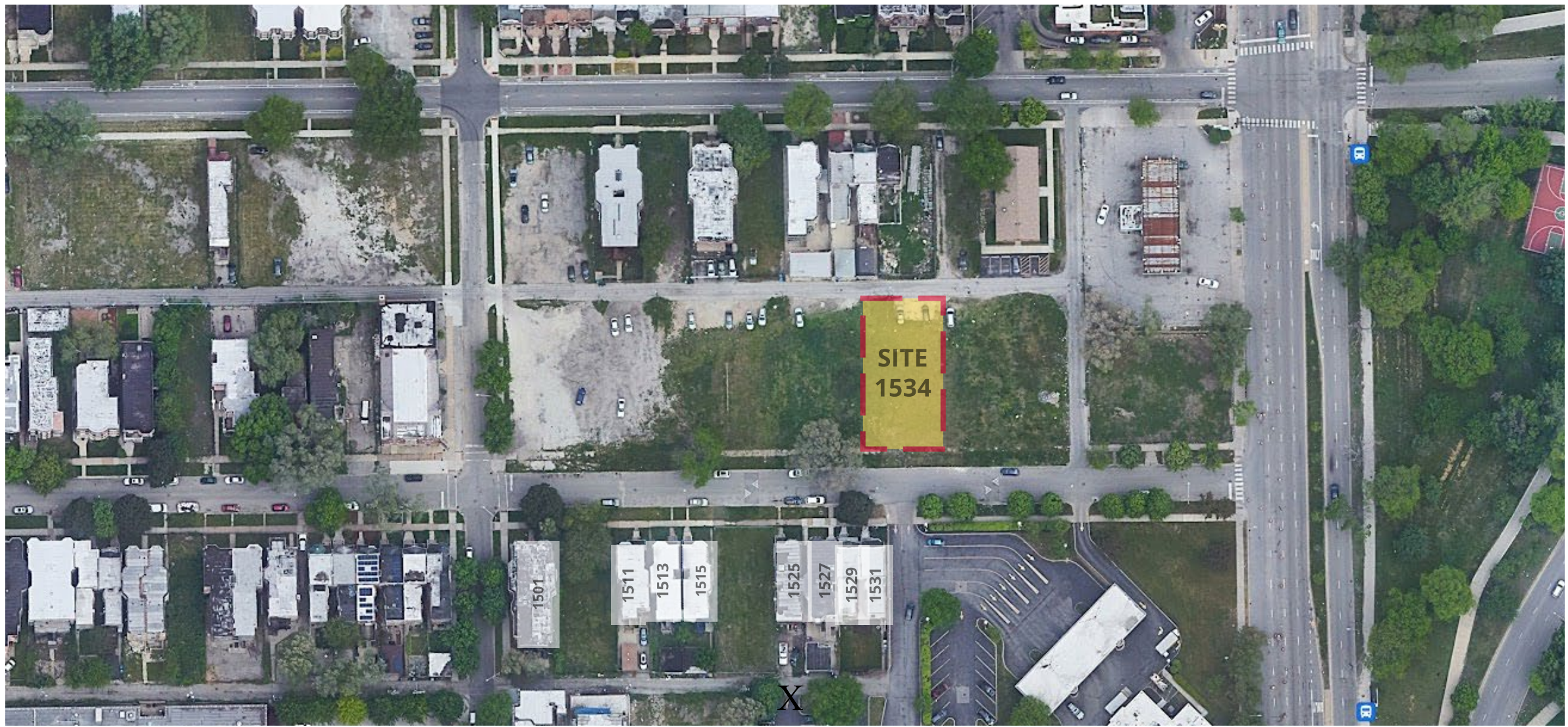


## LISC South Shore Quality of Life Plan



# PLANNING CONTEXT

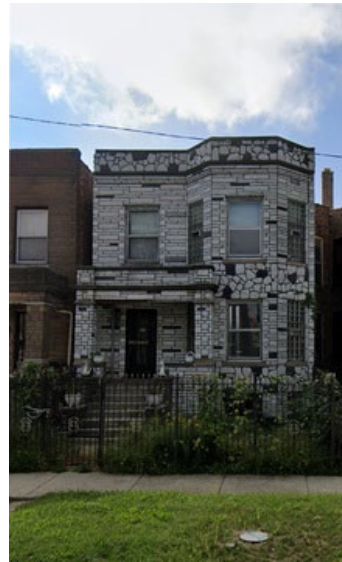




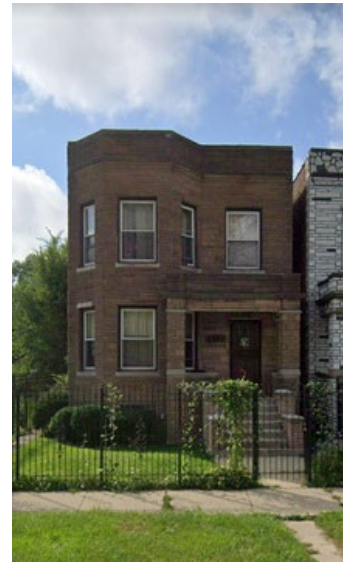
#1501  
42' BUILDING HEIGHT



#1511  
30' BUILDING HEIGHT



#1513  
30' BUILDING HEIGHT



#1515  
30' BUILDING HEIGHT



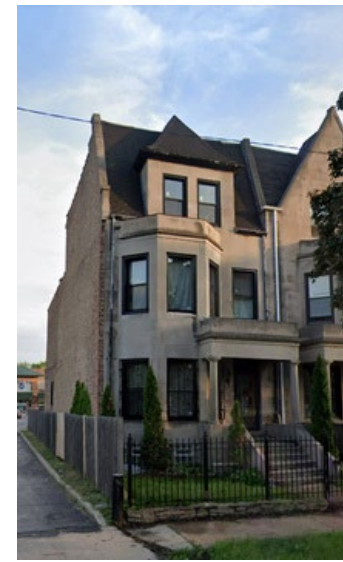
#1525  
30' BUILDING HEIGHT



#1527  
38' BUILDING HEIGHT



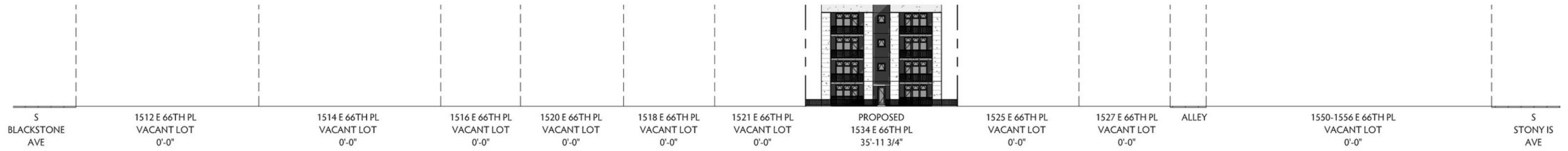
#1529  
40' BUILDING HEIGHT



#1531  
38' BUILDING HEIGHT

BLOCK BUILDINGS HEIGHTS AND OUTLINES





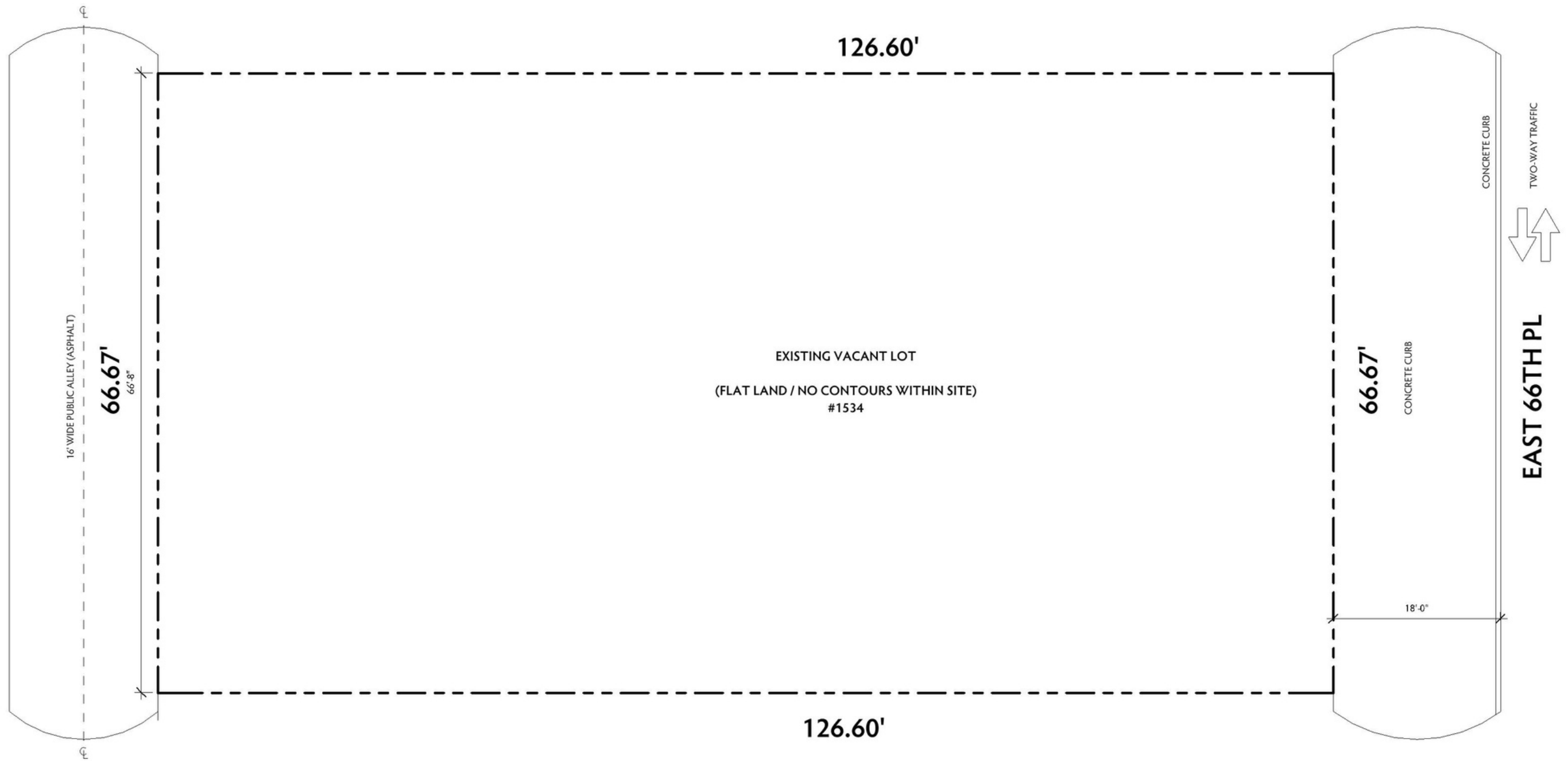
# ADJACENT BUILDINGS ON STREET



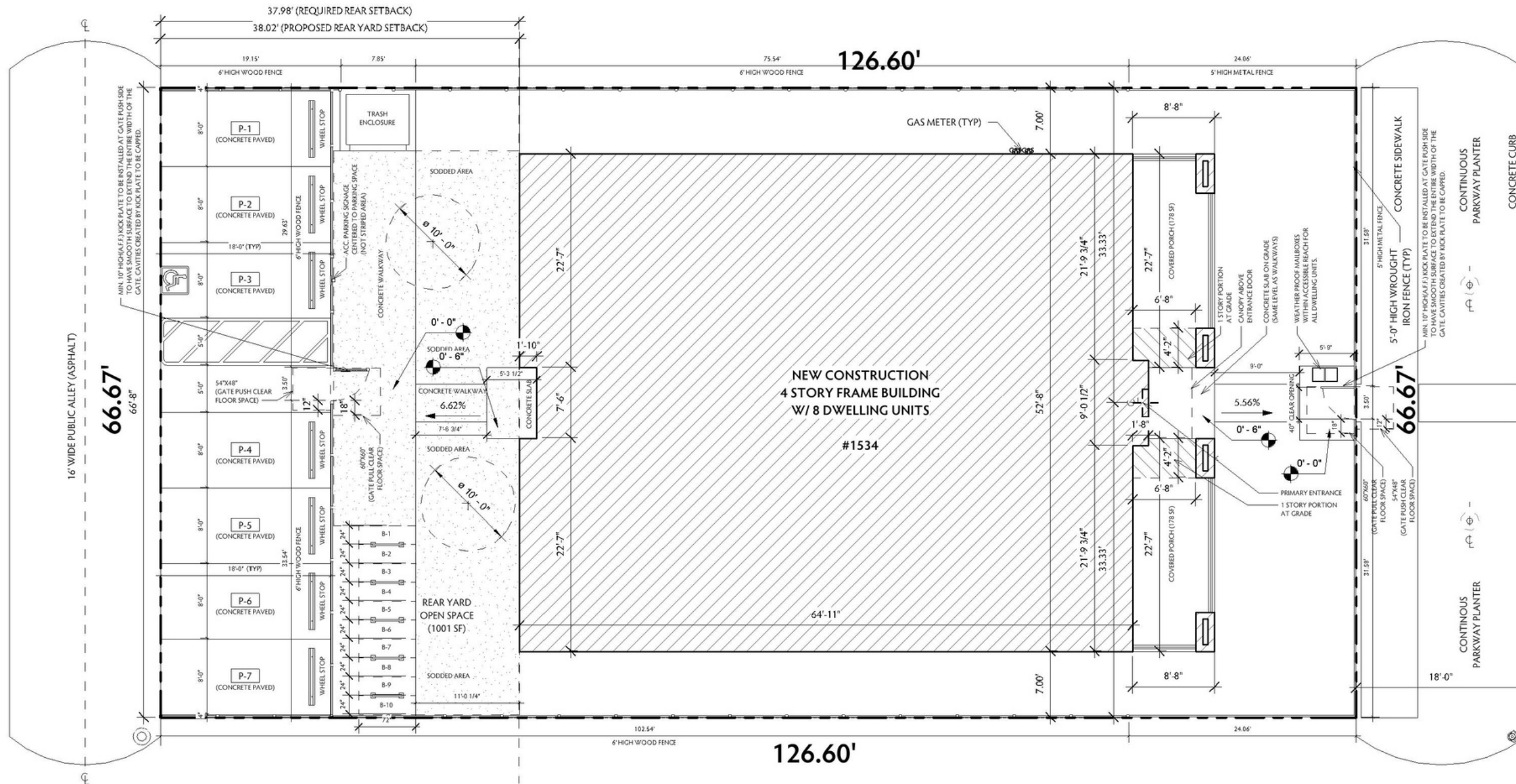
VIEW LOOKING EAST ON 66TH PLACE



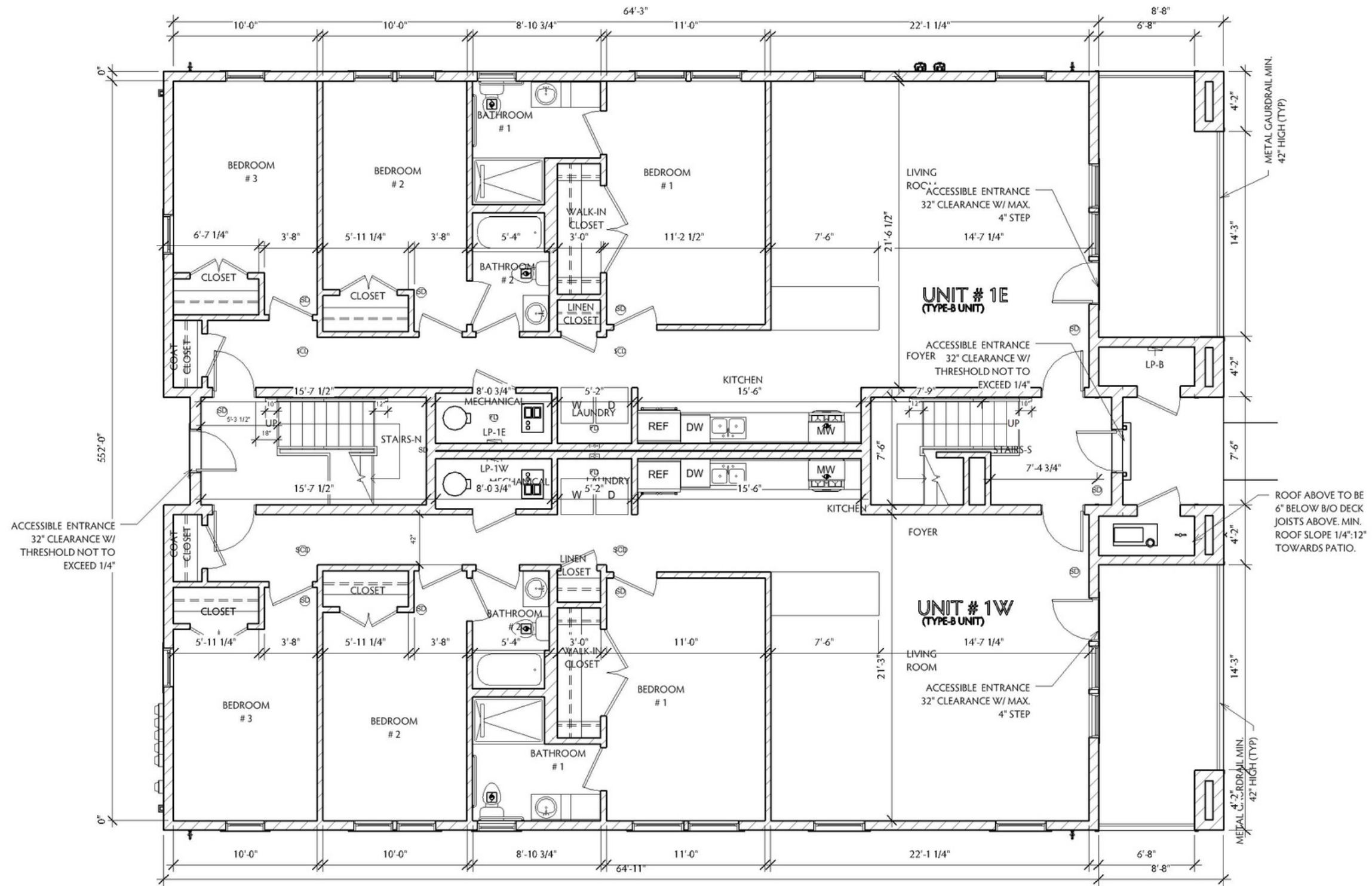
VIEW LOOKING WEST ON 66TH PLACE



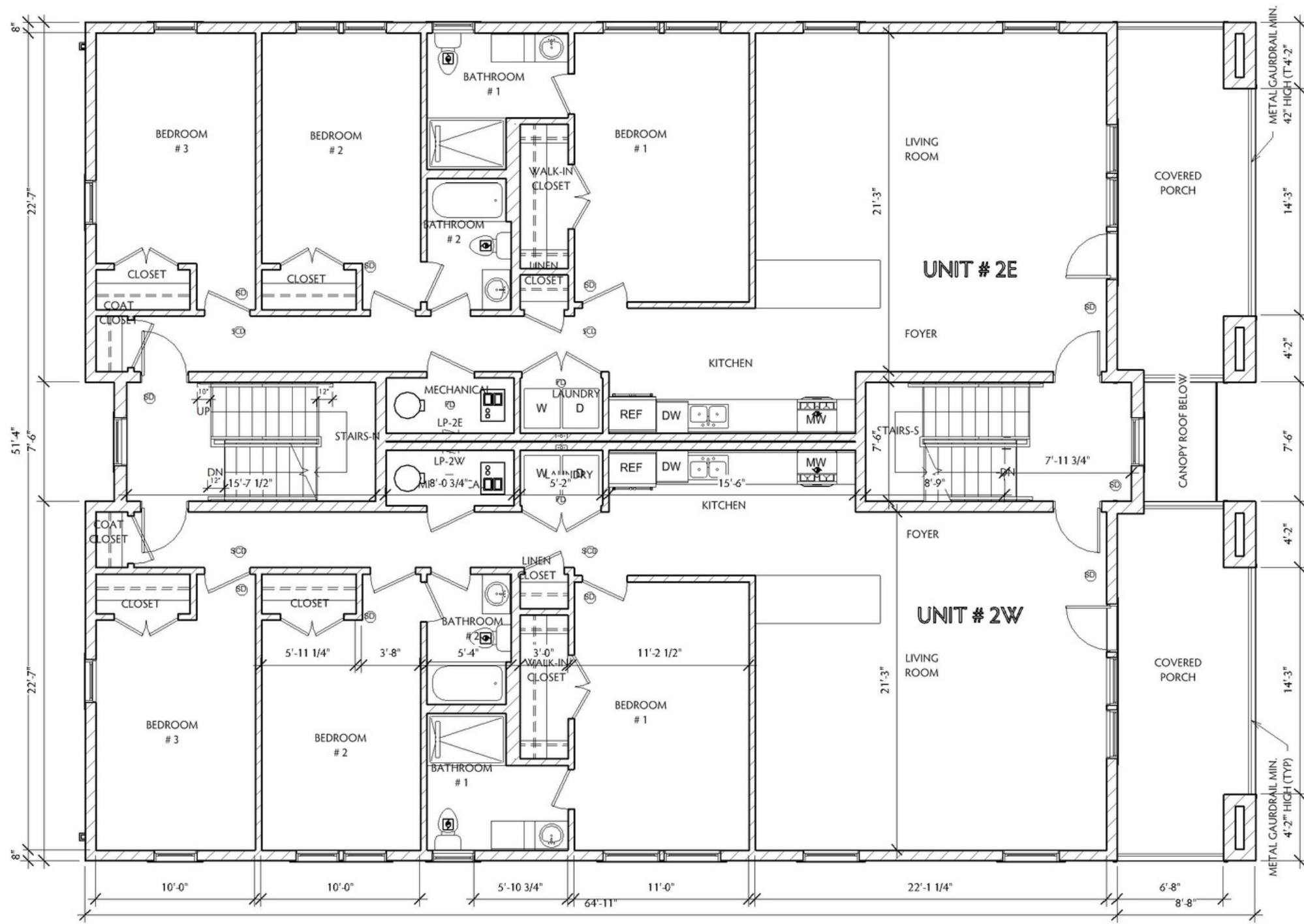
EXISTING SITE PLAN



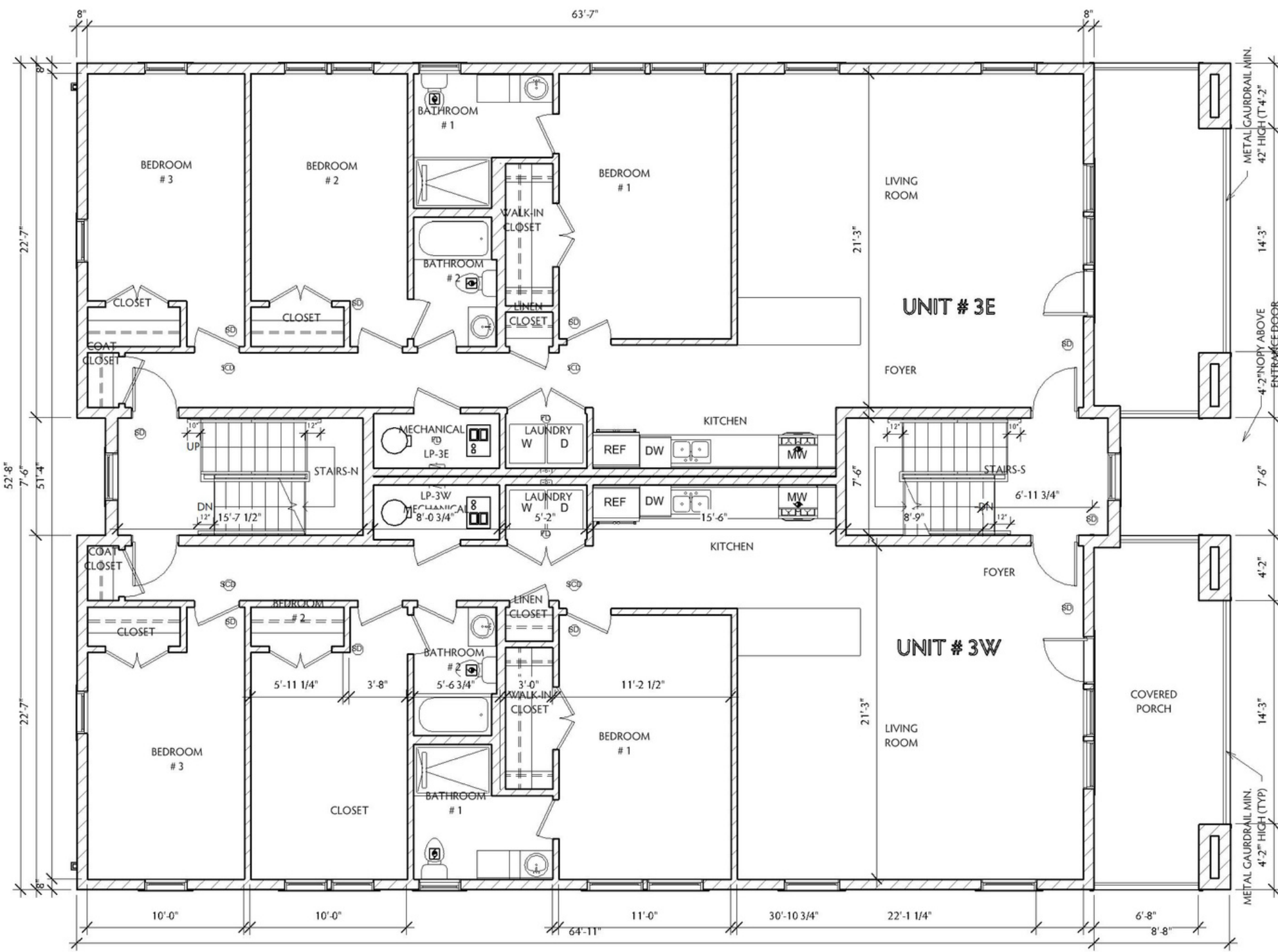
PROPOSED SITE PLAN



# FIRST FLOOR PLAN

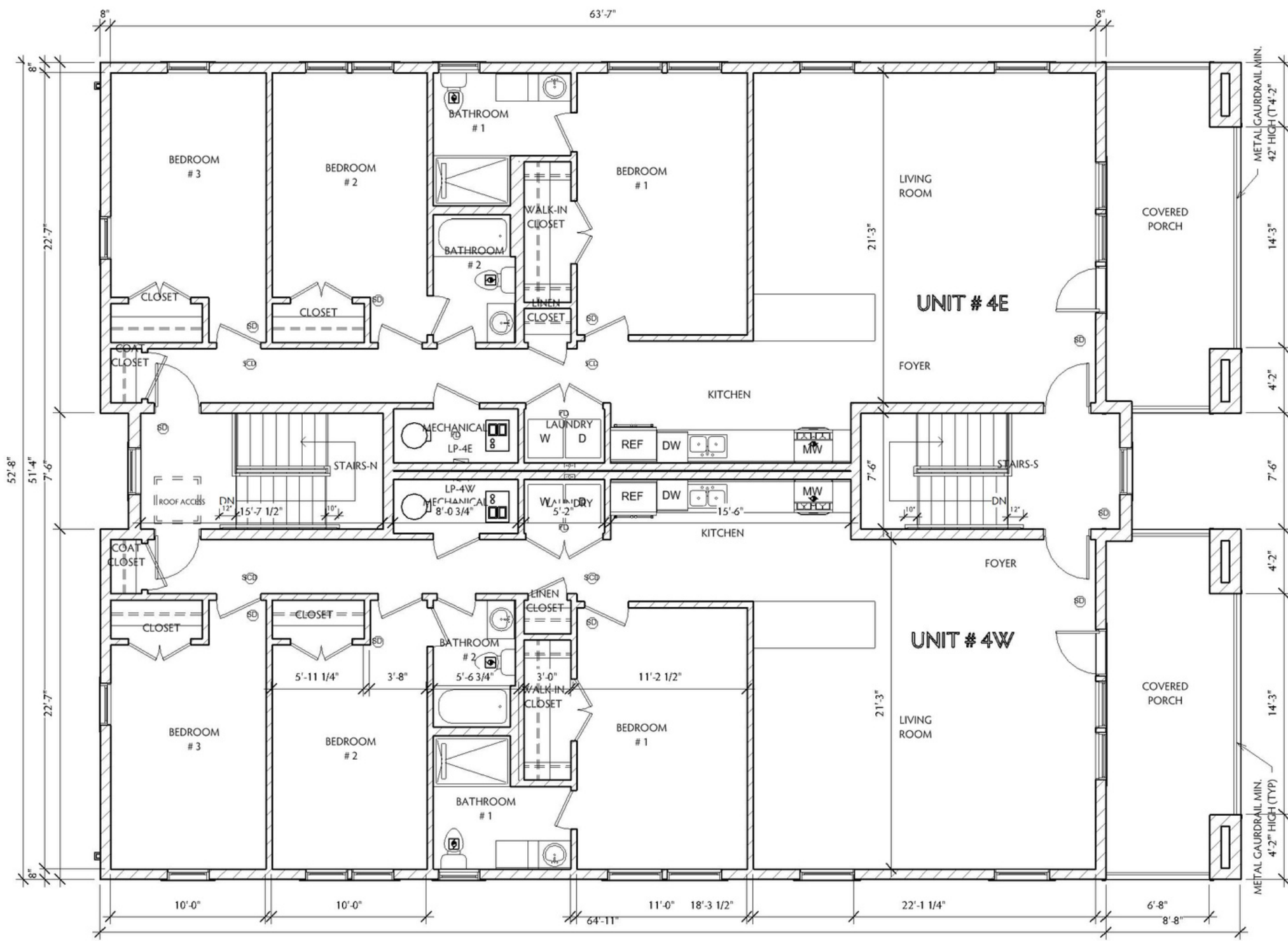


SECOND FLOOR PLAN

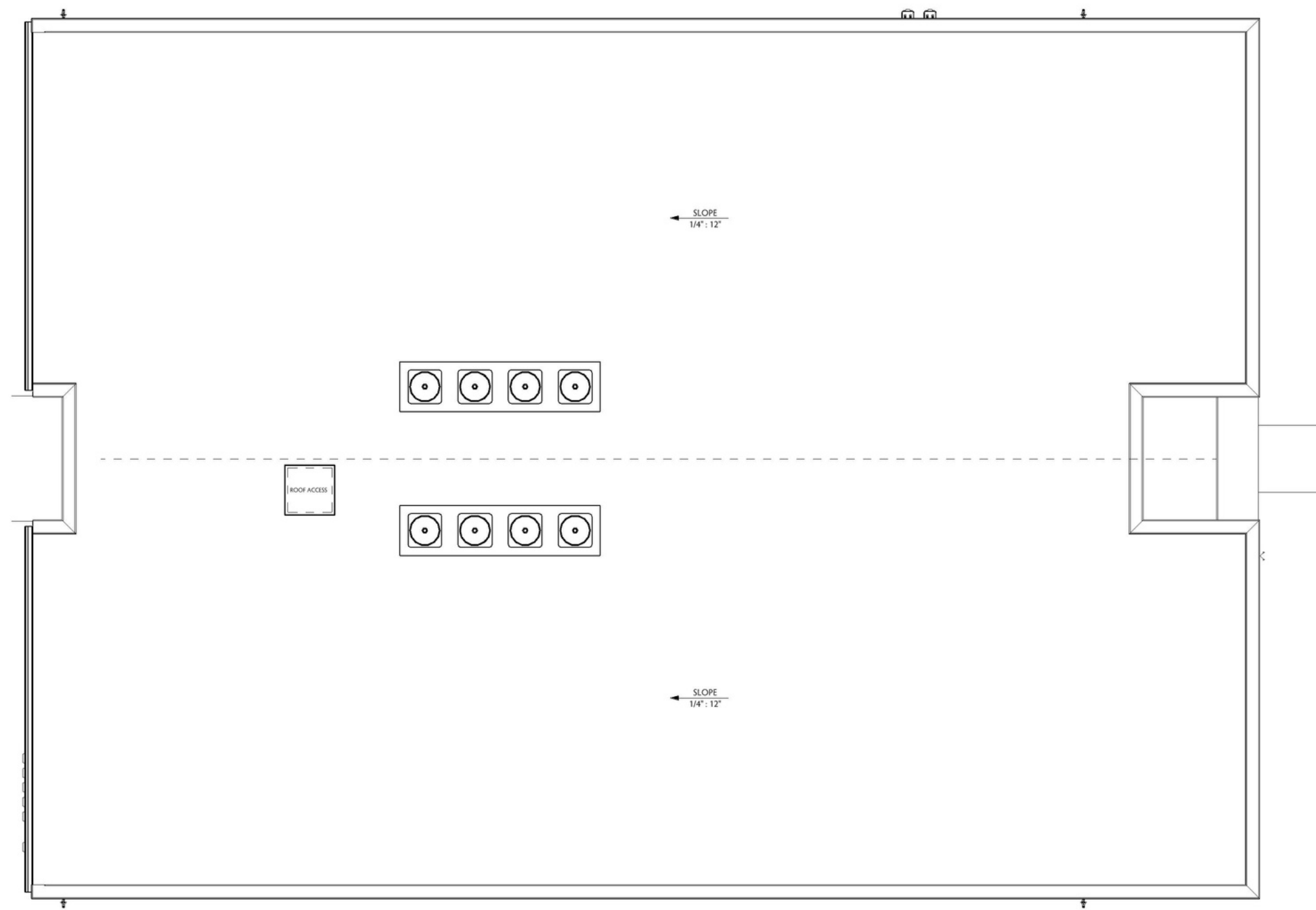


# THIRD FLOOR PLAN





# FOURTH FLOOR PLAN





BUILDING ELEVATION (SOUTH ELEVATION)





T/O BUILDING 45' - 8 1/2"  
 ROOF 45' - 0 1/2"  
 B/O JOIST 41' - 0 1/4"  
 FOURTH FLOOR 31' - 11 1/4"  
 L2 27' - 0 1/2"  
 THIRD FLOOR 21' - 5 1/2"  
 L1 16' - 6 1/2"  
 SECOND FLOOR 10' - 11 3/4"  
 FIRST FLOOR 0' - 6"



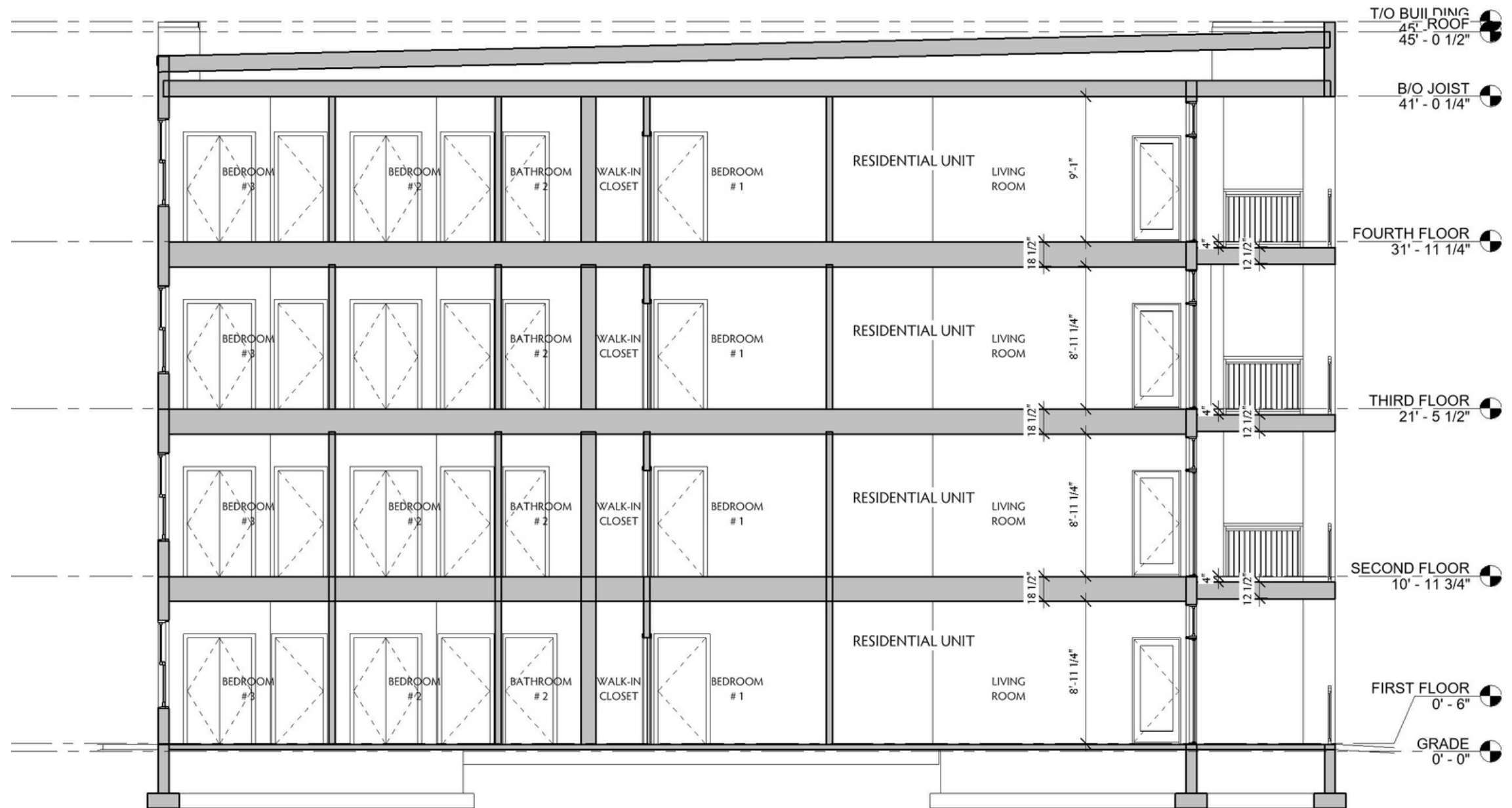
BUILDING ELEVATION (EAST ELEVATION)



# BUILDING ELEVATION (WEST ELEVATION)



HARDIE® PLANK LAP SIDING  
FIBER CEMENT BOARD  
SMOOTH FINISH



**PMPC**  
ARCHITECTS

**BUILDING SECTION**



**The total project cost is projected to be \$1.2M.**

**As we have in the past,  
we will encourage multiple parties to bid each contract  
and most contracts will include bids from MBEs and WBEs.**



# 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. 66th 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 one block 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. 781 as being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance.