CHICAGO PLAN COMMISSION
Department of Planning and Development

Lake Michigan and Chicago Lakefront Protection Application

Heiwa Terrace

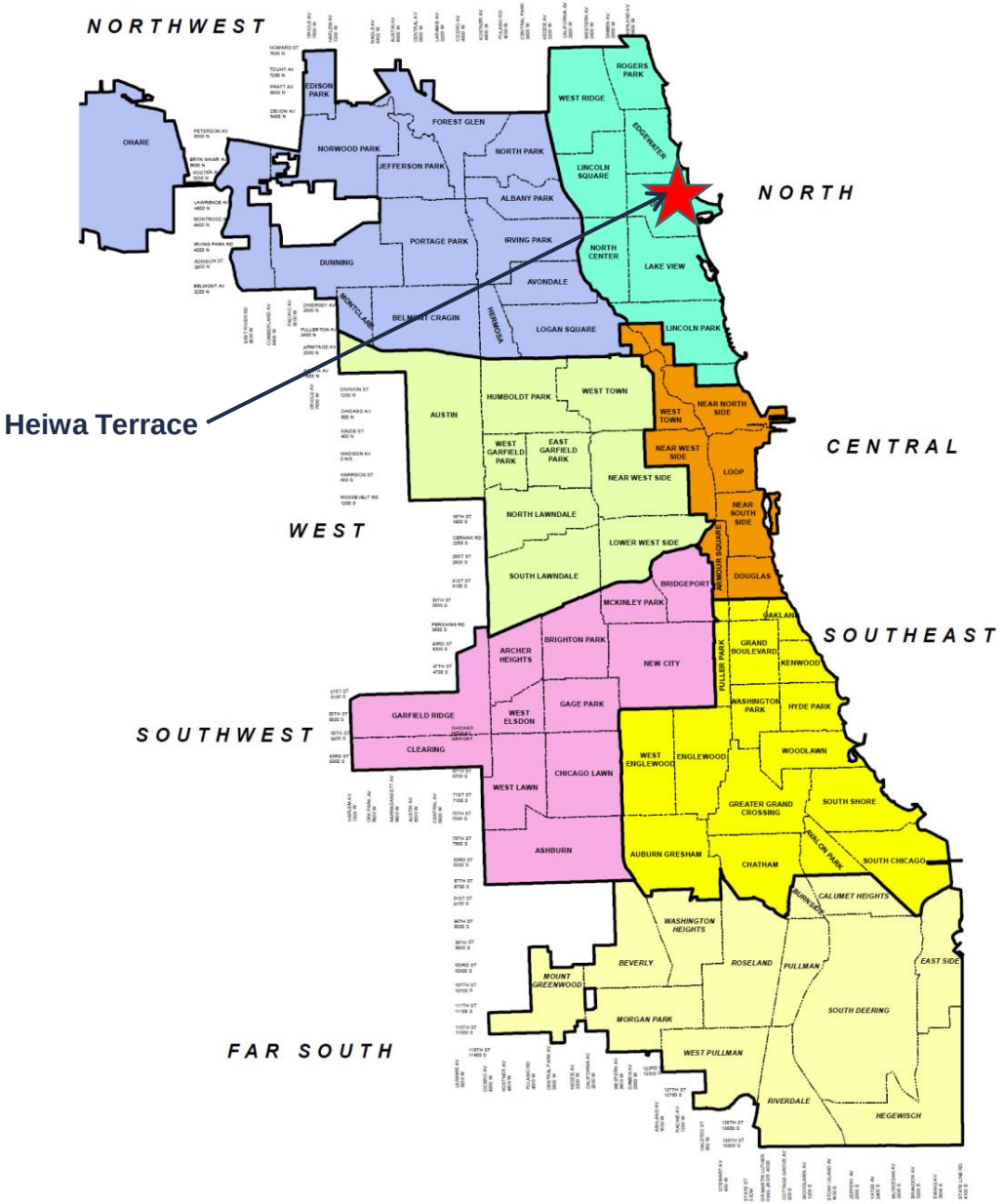
920 W. Lawrence Ave. (46th Ward)

Japanese American Service Committee Housing Corporation

November 19, 2020

Community Area Snapshot

- North Region
- Uptown Community Area
- Demographics (2014-2018):
  - Total Population: 58,424
  - Median Age: 36.9
  - Median Income: $51,889
- 28% of the population earn less than $25,000
- Nearly 50% of the population takes public transit to work



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

Planning Context

Lake Michigan and Chicago Lakefront Protection Ordinance

Heiwa Terrace Context

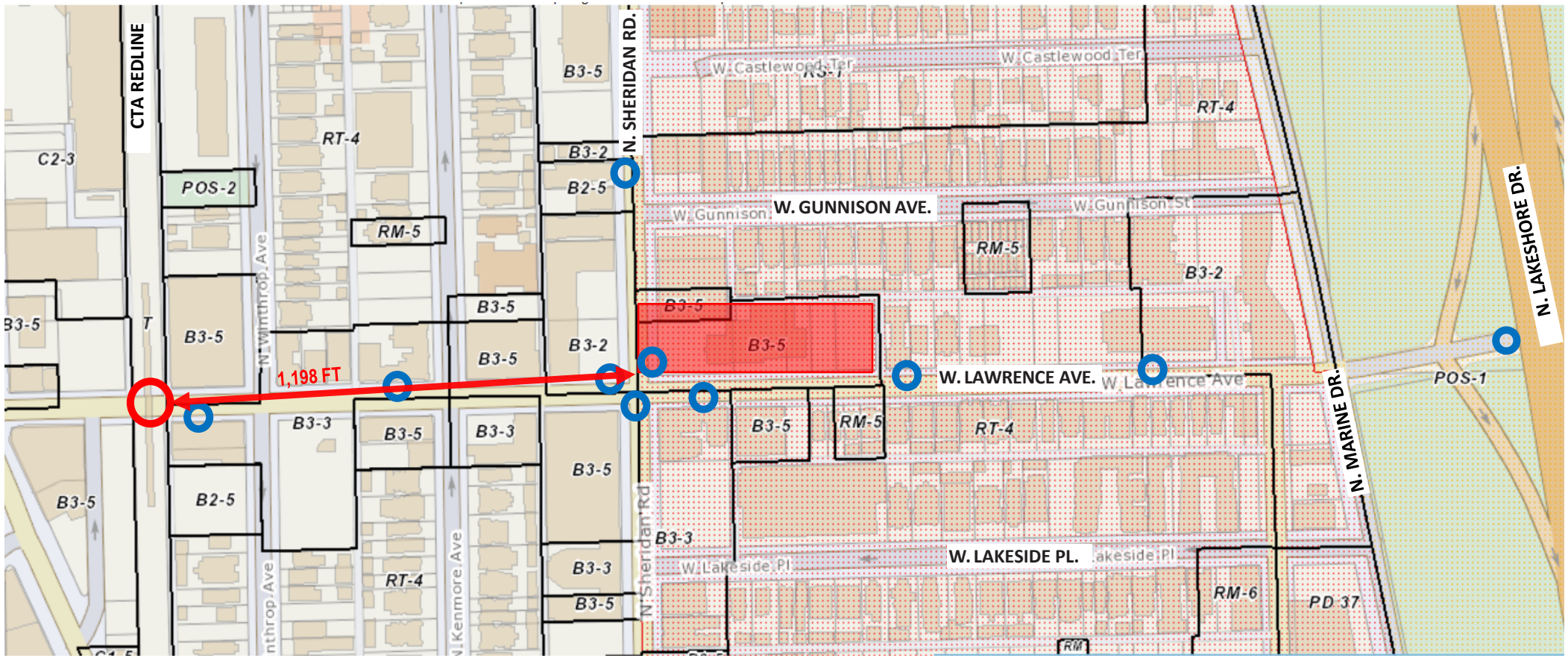
Neighborhood + Cultural/Historic Context:

- Uptown is one of Chicago's most dense and diverse neighborhoods.
- After World War 2 the affordable costs of housing brought new residents including Japanese Americans from California
- The Japanese American Service Committee built Heiwa Terrace in 1978 to serve the aging population of Japanese Americans.
- Today less than 10% of the residents are of Japanese descent and the building proudly serves Uptowns diverse and aging population.

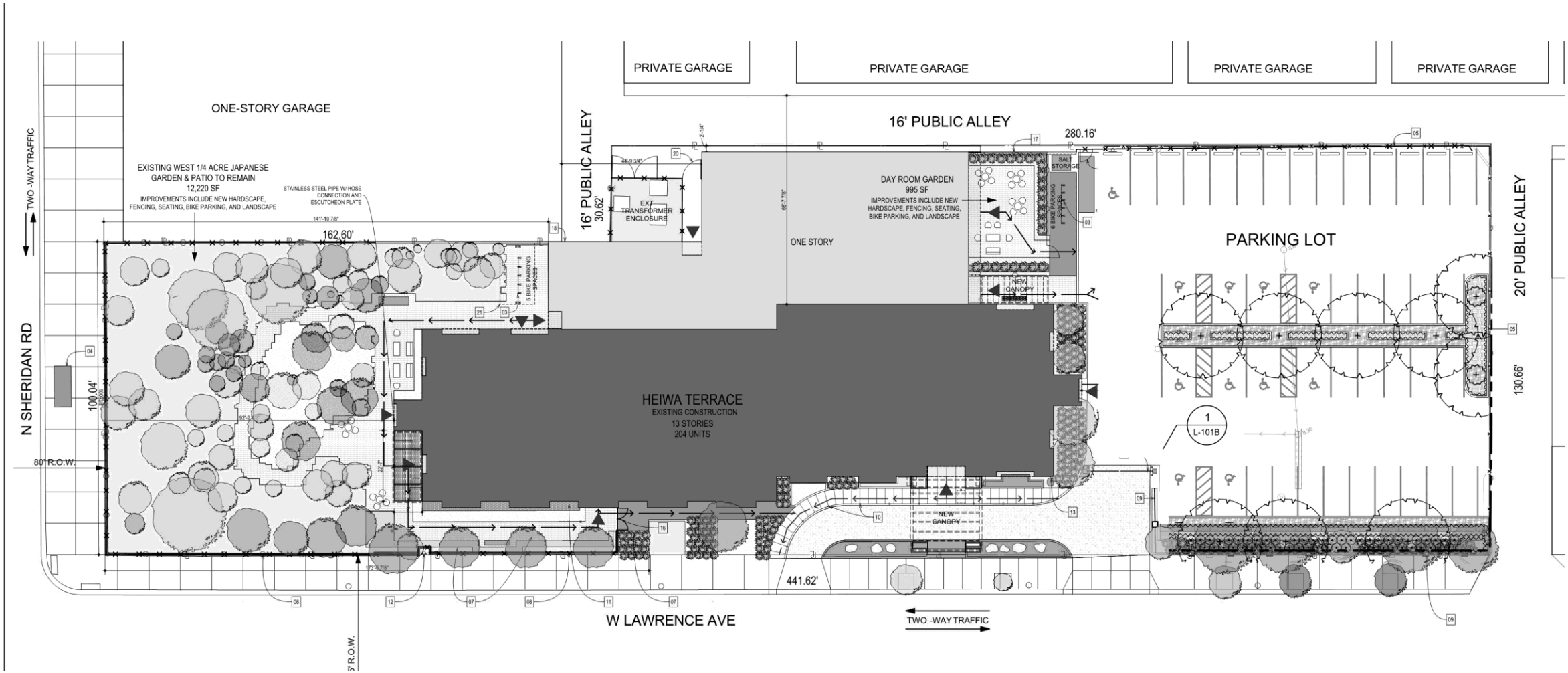
LEGEND

- PROJECT BOUNDARY
- PUBLIC PARK
- LAKE MICHIGAN
- PUBLIC ELEMENTARY SCHOOL
- CTA REDLINE STATION 1,198 feet from project
- CTA BUS STOPS

SITE CONTEXT PLAN


CTA REDLINE
N. SHERIDAN RD.
W. GUNNISON AVE.
W. LAWRENCE AVE.
W. LAKESIDE PL.
N. MARINE DR.
N. LAKESHORE DR.
1,198 FT
C2-3
POS-2
RT-4
RM-5
B3-5
B3-2
B2-5
B3-3
RM-6
PD 37
POS-1
N
LEGEND
PROJECT BOUNDARY
X - ##
ZONING BOUNDARY
LAKEFRONT PROTECTION DISTRICT
CTA REDLINE STATION
1,276 feet from project
CTA BUS STOPS

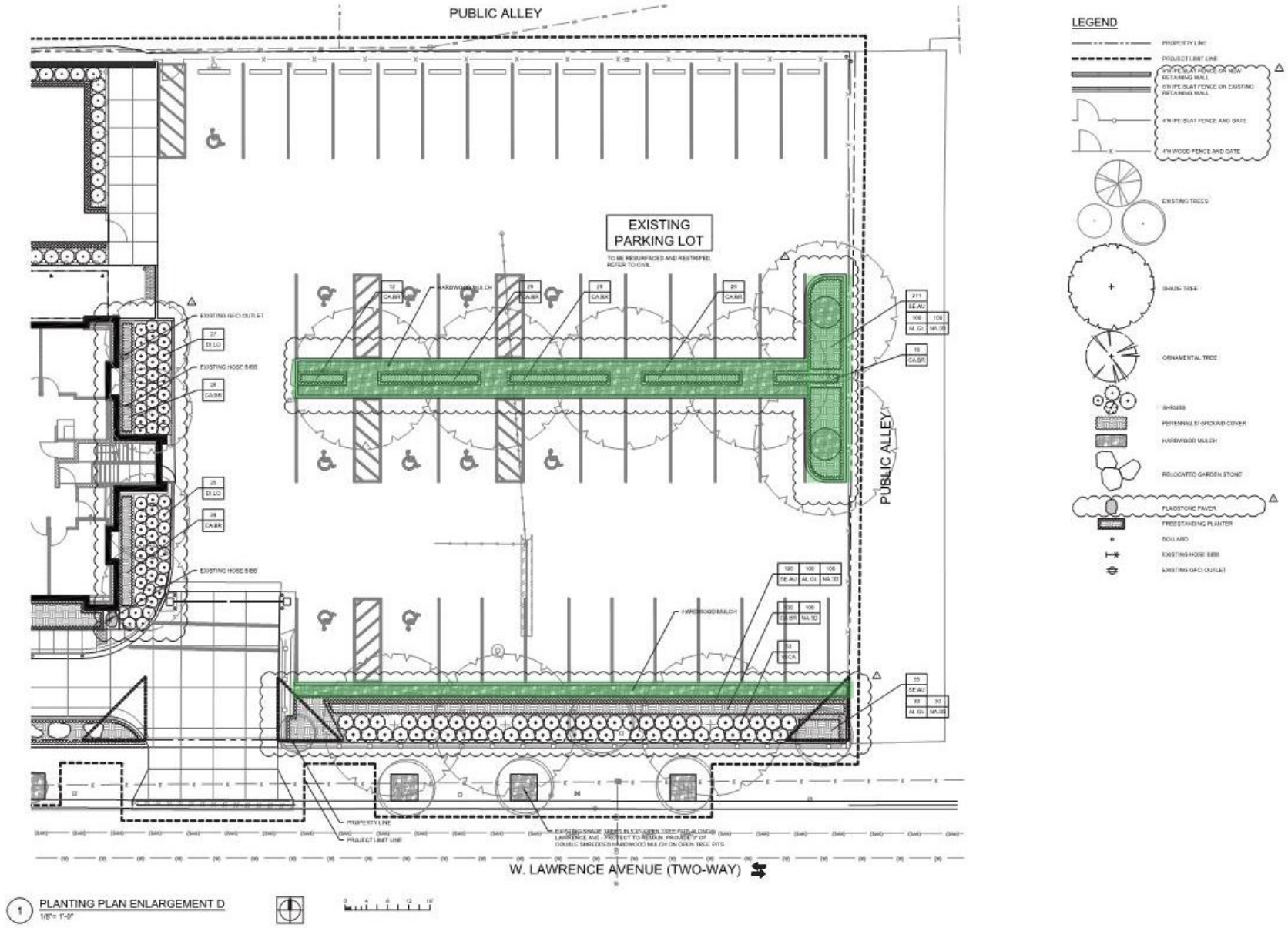
ZONING MAP



PROPOSED SITE PLAN

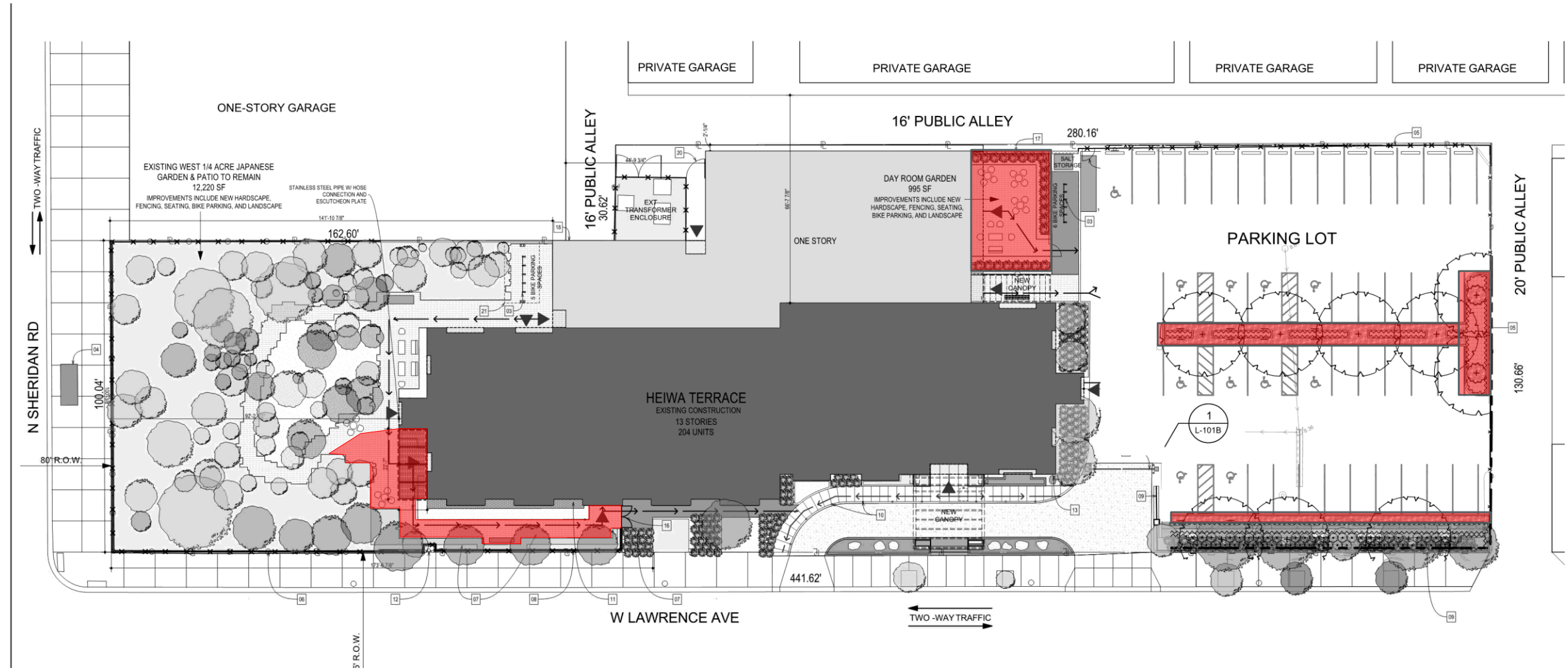
EXTERIOR VIEW – EXISTING JAPANESE GARDEN

EXTERIOR VIEW – EXISTING PARKING LOT CONDITION



1 PLANTING PLAN ENLARGEMENT D
1/8"= 1'-0"

PROPOSED LANDSCAPE PLAN



AREA OF NEW DISTURBANCE
3,500 SF
DETENTION NOT REQUIRED

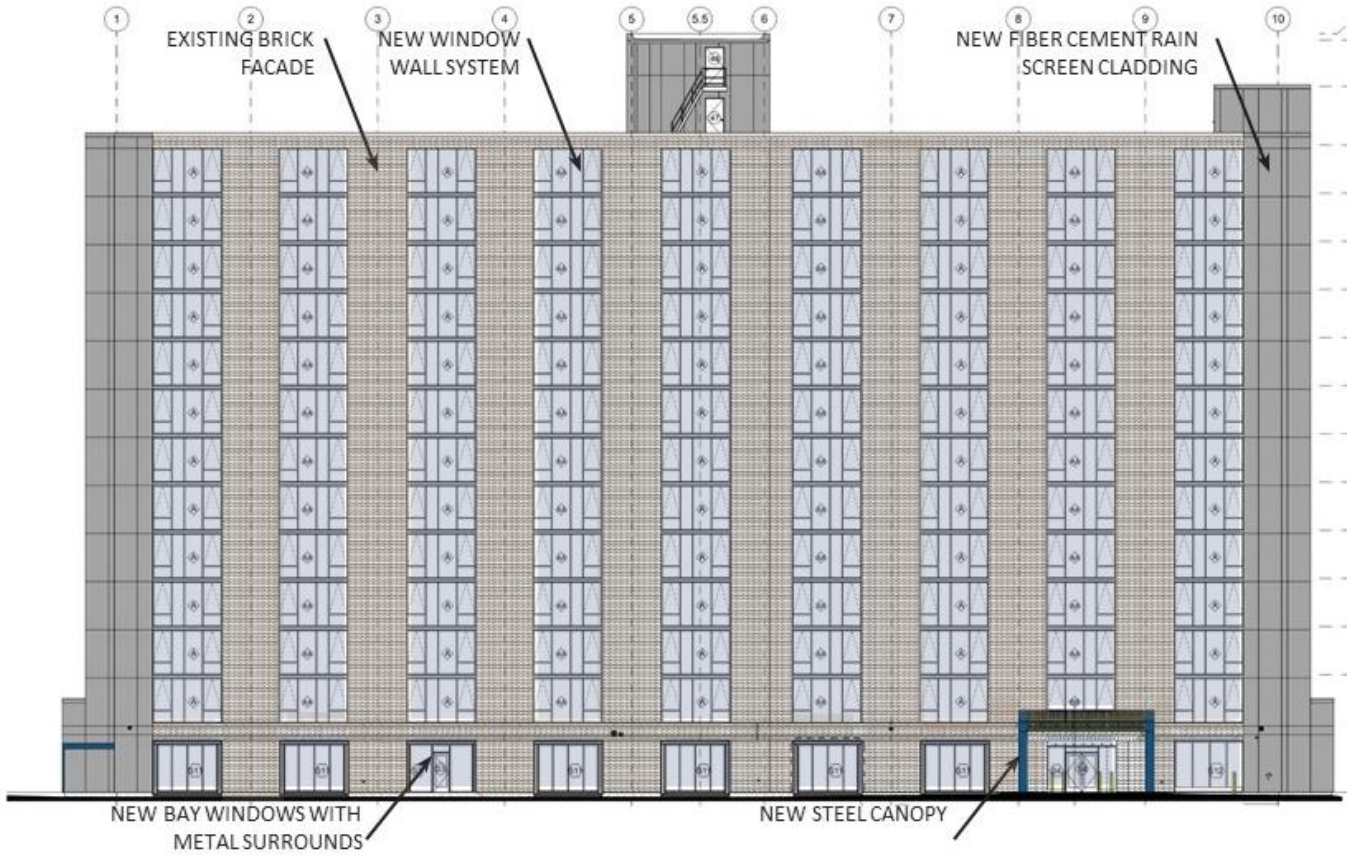
STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

EXTERIOR VIEW – EXISTING CONDITIONS

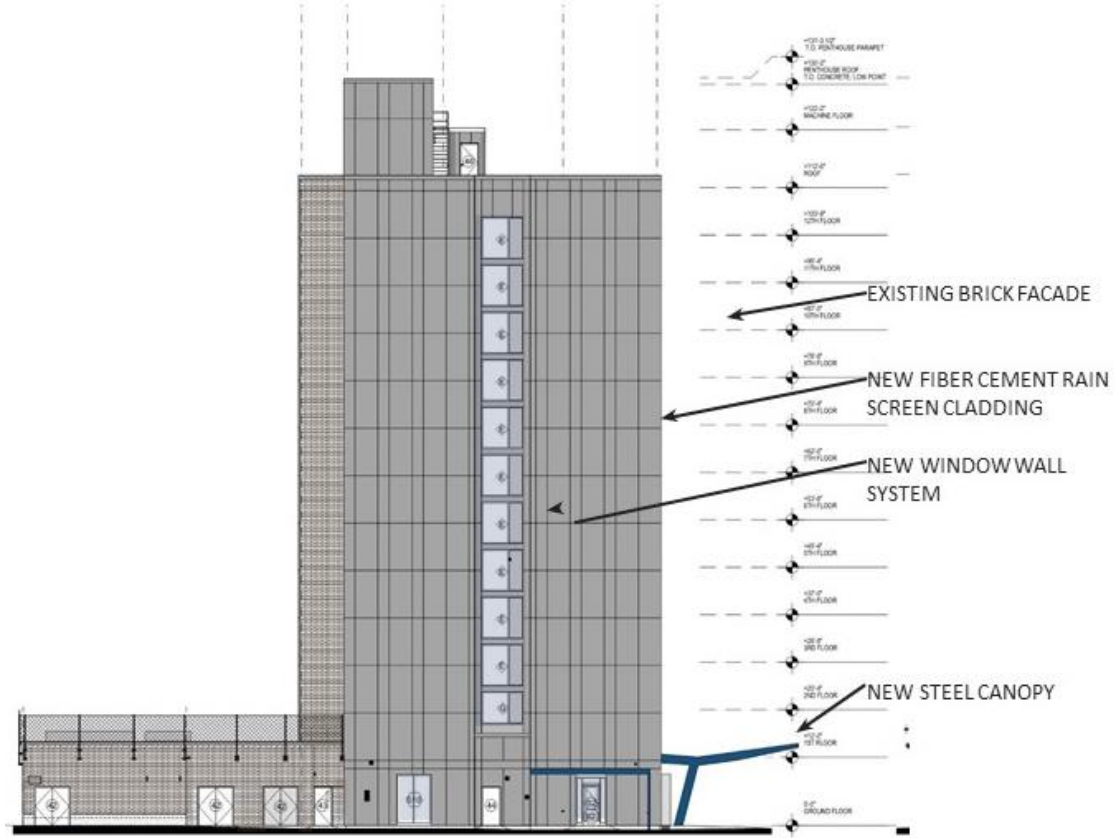
EXTERIOR VIEW – PROPOSED CONDITIONS

GROUND FLOOR PLAN

TYPICAL FLOOR PLANS

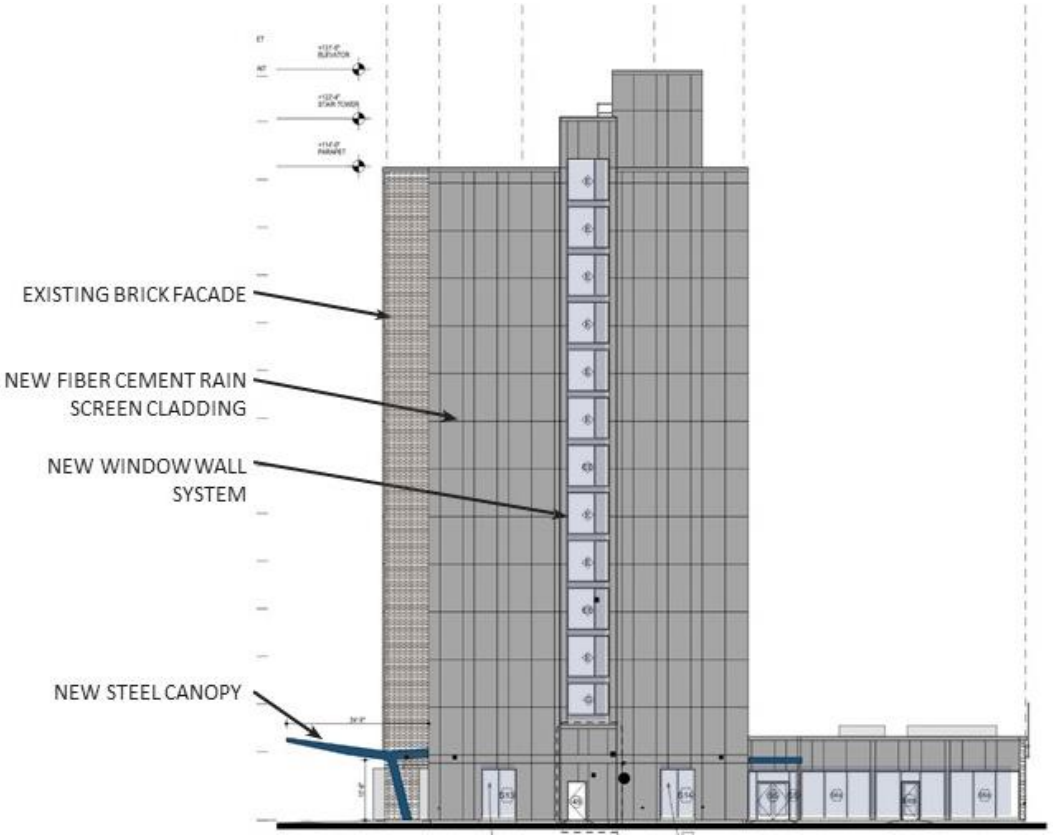


SOUTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS



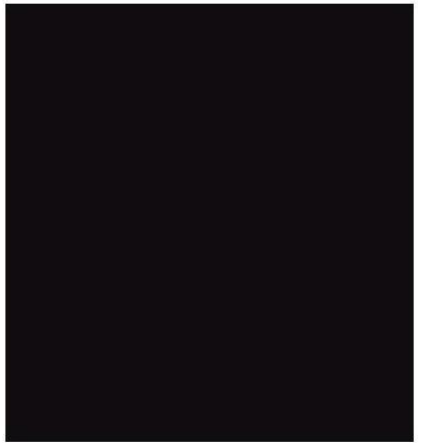
EAST ELEVATION

NORTH ELEVATION

BUILDING ELEVATION

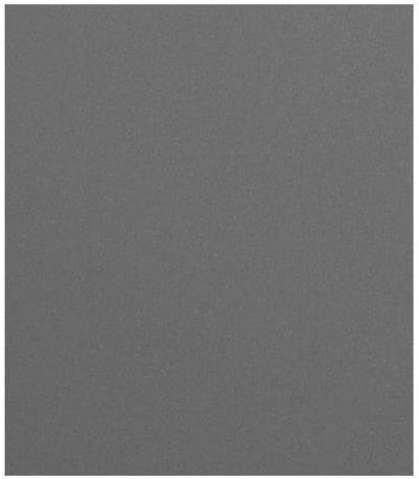
PROPOSED WINDOW WALL FAÇADE SECTION

PROPOSED FIBER CEMENT PANEL AT EAST AND WEST FACADES



PROPOSED WINDOW WALL & STOREFRONT MULLIONS AND ACCESSORIES

EXISTING MASONRY



PROPOSED METAL PANEL AT GROUND FLOOR WINDOW BAYS

FAÇADE SECTIONS AND BUILDING MATERIALS

- Continued Affordability for seniors for the next 30+ years
- Enhanced landscape along Lawrence Avenue
- Modernization of building facades
- Significant investment in the Uptown community
- Modern amenities and dwelling units for active seniors
- Increase in accessible and adaptable units
- Approximately 135 construction jobs

The Japanese American Service Committee Housing Corporation and Related Midwest, both have a strong belief and track record in diversity, equity and inclusion. JASCHC commits to maximizing opportunities for m/wbe firms whenever possible.

ECONOMIC AND COMMUNITY BENEFITS

Lakefront Protection – 14 Policies

1. **Complete the publicly owned and locally controlled park system along the entire Chicago lakefront.**

   The proposed development is located in the Private Use Zone and will have no adverse impact on pursuit of this policy

2. **Maintain and enhance the predominately landscaped, spacious and continuous character of the lake shore parks.**

   The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this policy.

3. **Continue to improve the water quality and ecological balance of Lake Michigan.**

   The proposed development reconfigures the parking lot to bring it into conformance with the Chicago Landscape Ordinance by introducing landscaped buffers, islands and trees that will reduce the stormwater flow to the sewer system.

4. **Preserve the cultural, historical, and recreational heritage of the lakeshore parks.**

   The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this policy.

5. **Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted.**

   The proposed development is in the Private Use Zone and not in Grant Park and will have no adverse impact on pursuit of this policy.

6. **Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure time actives.**

   The proposed development is in the Private Use Zone and will have no adverse impact on pursuit of this policy.

7. **Protect and develop natural lakeshore park and water areas for wildlife habitation.**

   The proposed development is on private property in the Private Use Zone and will have no adverse impact on pursuit of this policy. The proposed development includes intensive and extensive landscaped areas at grade level which provides a variety of habitat environments for birds and insects.

Lakefront Protection – 14 Policies

8. **Increase personal safety.**

   The development provides well lit entrances, parking and gardens that enhance the visibility on the adjacent streets.

9. **Design all lake edge and lake construction to prevent detrimental shoreline erosion.**

   The proposed development is not located on the lake edge or within the lake.

10. **Ensure a harmonious relationship between the lakeshore parks and the community edge, but in no instance will further private development be permitted east of Lake Shore Drive.**

    The proposed new building is west of Lake Shore Drive, within the Private Use Zone and not adjacent to the lakeshore parks.

11. **Improve access to the lakeshore parks and reduce through vehicular traffic on secondary park roads.**

    The proposed development is in the Private Use Zone and will have no adverse impact on the pursuit of this policy.

12. **Strengthen the parkway characteristics of Lake Shore Drive and prohibit any roadway of expressway standards.**

    The proposed development will have no adverse impact on pursuit of this policy.

13. **Ensure that all port, water supply, and public facilities are designed to enhance lakefront character.**

    The proposed development is in the Private Use Zone and includes no port, water supply or other public facilities.

14. **Coordinate all public and private development within the water, park and community zones.**

    The proposed development is in the Private Use Zone and is the renovation of an existing building, which enhances its visual and landscape character within the community.

DPD Recommendations

- 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