

Support of Woodlawn Plan Consolidation Report

Amanda Espitia <[REDACTED]>

Wed 5/20/2020 12:35 AM

To: CPC <CPC@cityofchicago.org>; DPD <dpd@cityofchicago.org>

Hello,

As a resident of Woodlawn (65th Place and Blackstone), I support the Woodlawn Consolidation Plan. I believe that the plan took all voices into consideration and incorporated all viewpoints. It is time to move forward and begin implementing the plan. It is possible to have lower income families living next door to higher income families and some gentrification needs to happen in order to bring in new businesses and have growth in the community. The City did a great job of limiting displacement in the plan and I appreciate your efforts.

Please let me know how I can be of assistance in moving the plan forward and begin implementation. Thank you for all the work that has been done in consolidating past reports and incorporating the community.

Best,

Amanda Espitia

Fw: Fw: Chicago Plan Commission (05.21.20) Woodlawn Plan Consolidation COMMENT

V Adams <[REDACTED]>

Tue 5/19/2020 2:49 AM

To: CPC <CPC@cityofchicago.org>

 1 attachments (23 MB)

Woodlawn Plan Consolidation Report Part II (05.08.20).pptx;

To Whom It May Concern at CPC,

Attached is commentary initially put together for the May 8th plan commission.

Due to my late submission I wasn't receive promptly; but due to the deferment (AGAIN) of the item, I resubmit this documentation and again offer my support for this consolidated Woodlawn plan.

It's time to seek investment without having fear of development within the community.

Appreciatively,

Butler V. Adams

From: Victor Adams <[REDACTED]>**Sent:** Friday, May 8, 2020 12:01 PM**To:** B. Victor Adams <[REDACTED]>**Subject:** Fwd: Fw: Chicago Plan Commission (05.21.20) Woodlawn Plan Consolidation

From: Victor Adams <[REDACTED]>**Sent:** Thursday, May 7, 2020 9:32 PM**To:** Noah Szafraniec <Noah.Szafraniec@cityofchicago.org>; CPC <CPC@cityofchicago.org>**Subject:** Chicago Plan Commission (05.08.20) Woodlawn Plan Consolidation

I had issues sending with an attachment, so I hope it's gone through.

Members of the plan commission; ladies and gentlemen,

I submit this in **SUPPORT** of a more cohesive plan for the Woodlawn community.

I'm a nearly four decade resident of the community, born and raised and family has owned property here for 90+ years.

Attention and investment have been lacking for generations and this is an opportunity to promote Woodlawn's resilience and renaissance. Foolish mistakes have been made and that needs

rectifying. The neighborhood has lost many of its crown jewels, identifying markers and population over the decades. We must replace what we've lost and then some.

Butler V. Adams

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Butler V. Adams
Chicago Plan Commission
May 8th, 2020

Woodlawn Plan Consolidation (**Support/Response**)



63RD STREET EASTBOUND, WOODLAWN

-1960 population: 81,300

-2019 population: 23,300



-Density and development are things I'd like to see in the neighborhood my family has called home for more than 85 years.

-Reconstructing the Green Line/Jackson Park branch from Cottage Grove Ave. to the IC/Metra tracks. The dismantling of that line was one of the dumbest thing that's happened in Woodlawn over the past 30 years.

-Rezoning the important commercial/business corridors to the maximum allowed and create a special downtown neighborhood classification.

-Certain areas should be allowed for taller towers, including areas along 63rd Street and Stony Island Ave.



-While affordability is a concern, there's plenty of vacant land throughout the south and west sides. Let's spread that wealth. And for the maximum number of affordable units sought, density must be insisted upon.

-Unique and diverse architecture of superior quality should be encouraged.

-Start showing West Woodlawn some love. 95% of new development in the community has been east of Cottage Grove Ave.

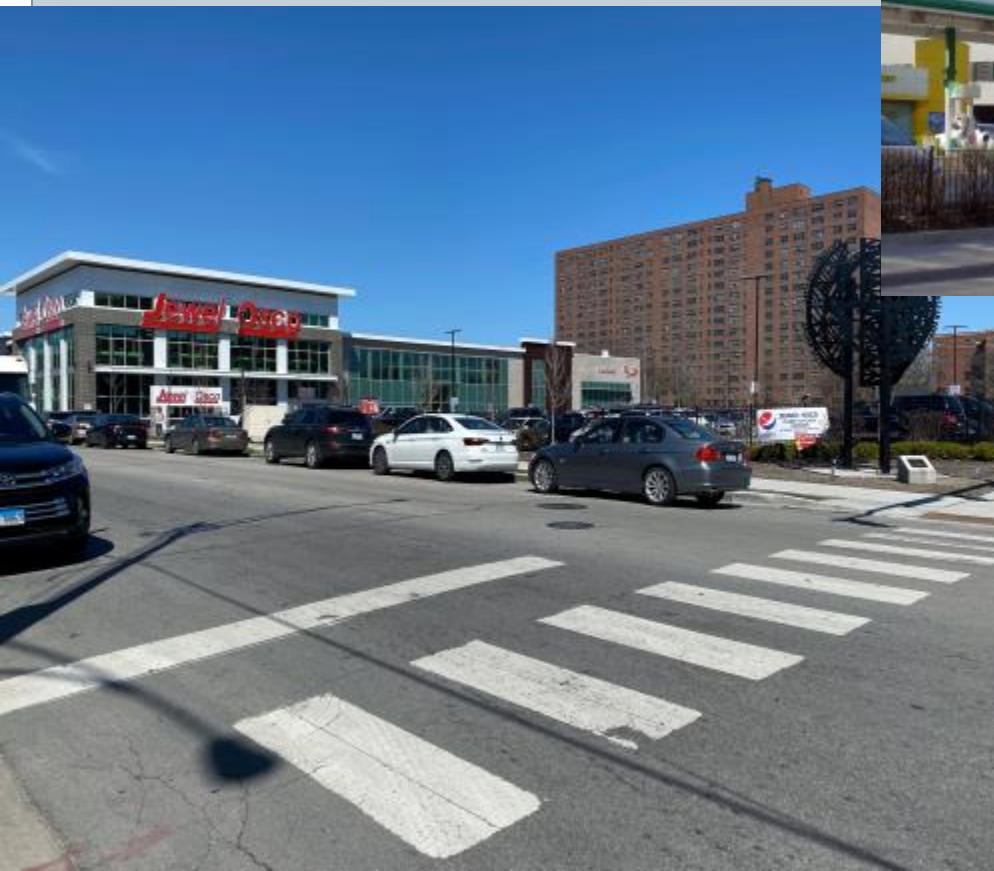
-Vintage Green Line video east of Dorchester...

<https://www.facebook.com/david.harrison.9484941/videos/2927643373950254/>



Grocery store comparison:

At 61st & Cottage Grove Ave., you're greeted by an asphalt parking lot at the street edge with the store pushed back. Visually it's a horrible street presence.



At 51st & Lake Park you have City Hyde Park with underground parking, a grocery store with additional retail; and everything is topped-off by an 180-unit apartment building designed by Jeanne Gang.

63rd Street



Single family housing **SHOULD NEVER** be allowed on business and commercial corridors. **EVER!!!**

Why isn't the reconstruction of the Jackson Park/Green Line along E. 63rd St being discussed? With the upcoming presidential center in Jackson Park, this is a lost and vital link.



Northwest corner of 65th & Woodlawn Ave



Decent density with mediocre architecture. This had been vacant property for years.

6100 block S. Ellis



Several of these contemporary crackerjack boxes sold for +\$700,000

6500 block S. Kimbark



Nice brick infill with multi-unit structure

Decent infill structures



6600 block S. Ingleside Ave.

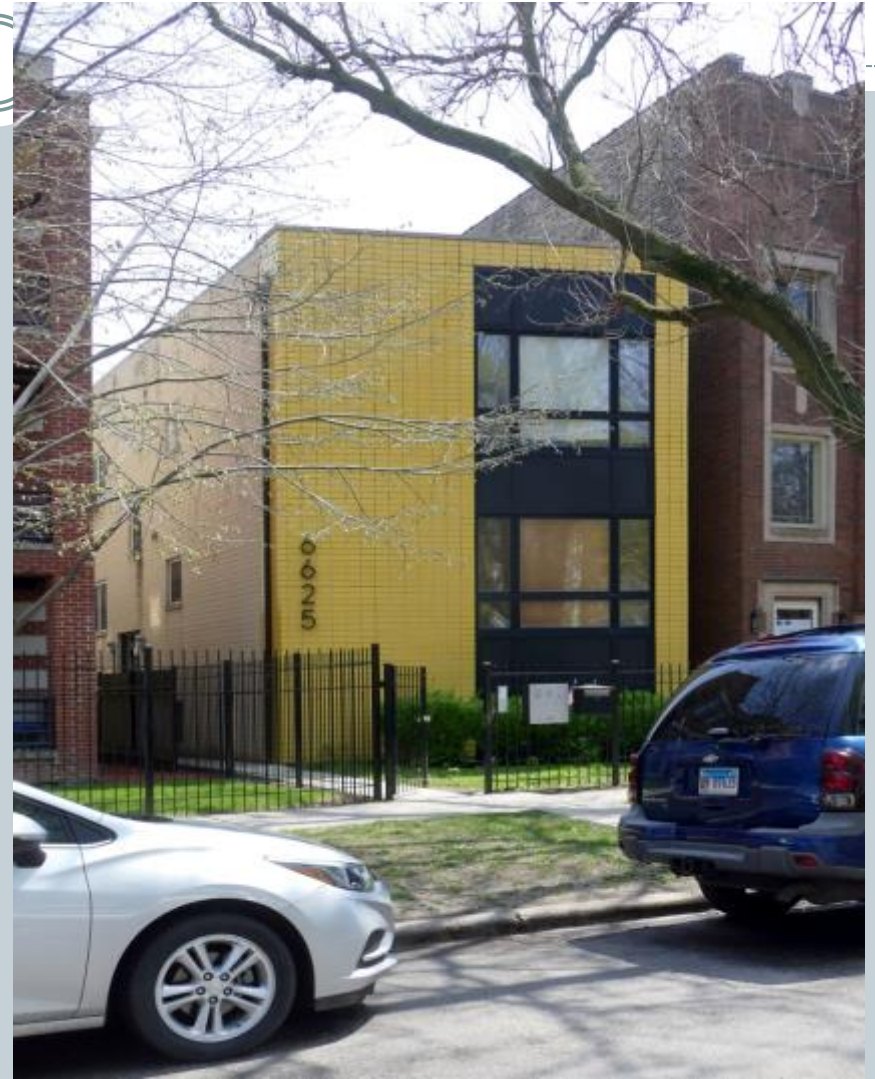


Contemporary brick architecture with decent density.

Good Infill vs Bad Infill... You figure it out!



6241 S. Woodlawn Ave.



6625 S. Ingleside

6500 block S. Woodlawn Ave



All structures in this image were built within the past decade.

Less than mediocre infill from an architectural standpoint.



Fw: CPC 05.21.2020 - Woodlawn Plan Consolidation (Part III) (COMMENT)

V Adams <[REDACTED]>

Thu 5/21/2020 7:30 AM

To: CPC <CPC@cityofchicago.org> 1 attachments (13 MB)

Woodlawn Plan Consolidation Report Part III (05.21.20).pptx;

Dear Commissioners,

I fully support the Woodlawn Plan Consolidation effort.

It's time to approve this measure; third time's the charm perhaps...?

There's been enough talk, it's now time for action.

I support this plan and hope you the commissioners do too.

Best,

Butler V. Adams

From: Victor Adams <[REDACTED]>**Sent:** Thursday, May 21, 2020 2:24 AM**To:** B. Victor Adams <[REDACTED]>**Subject:** CPC 05.21.2020 - Woodlawn Plan Consolidation (Part III)

Butler V Adams
Chicago Plan Commission
May 21st, 2020
Woodlawn Plan Consolidation Report Part III



Images by Butler V. Adams

Topics of Discussion

- Re-Extension of the Green Line/Jackson Park Branch of the 'L' east to the Metra Electric/IC tracks. This will help with neighborhood functionality and provide additional access to the OPC in Jackson Park.
- Density and population restoration.
- Apostolic Church of God has way too much land for parking. This should be consolidated into a parking structure.
- West Woodlawn TIF – Neighborhood TIF Districts grow slower because of smaller buildings (two and three flats) taxed at lower rates. This fund would grow faster if the area had more density and larger buildings.

- Has there been consideration of creating downtown neighborhood zoning districts? At one time every neighborhood had its core.
- Can bonuses used downtown like Adopt-A-Landmark be extended for neighborhood use?
- Architecture and execution must be of highest quality

New Construction in West Woodlawn



66th St. (Marquette Road) & Evans Ave



60th & Rhodes



Density... Density... Density... is needed along this central spine of the neighborhood. The more density, the more opportunity for affordable housing.

Washington Park National Bank Building



Preservation VIA Facadectomy? Why Not?

Too Much Church Parking



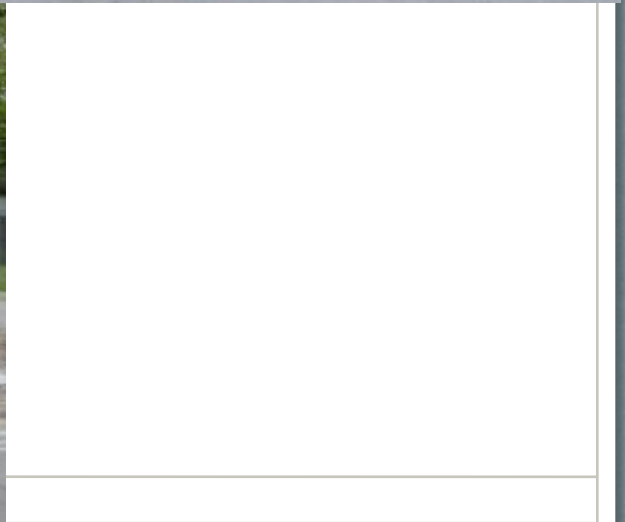
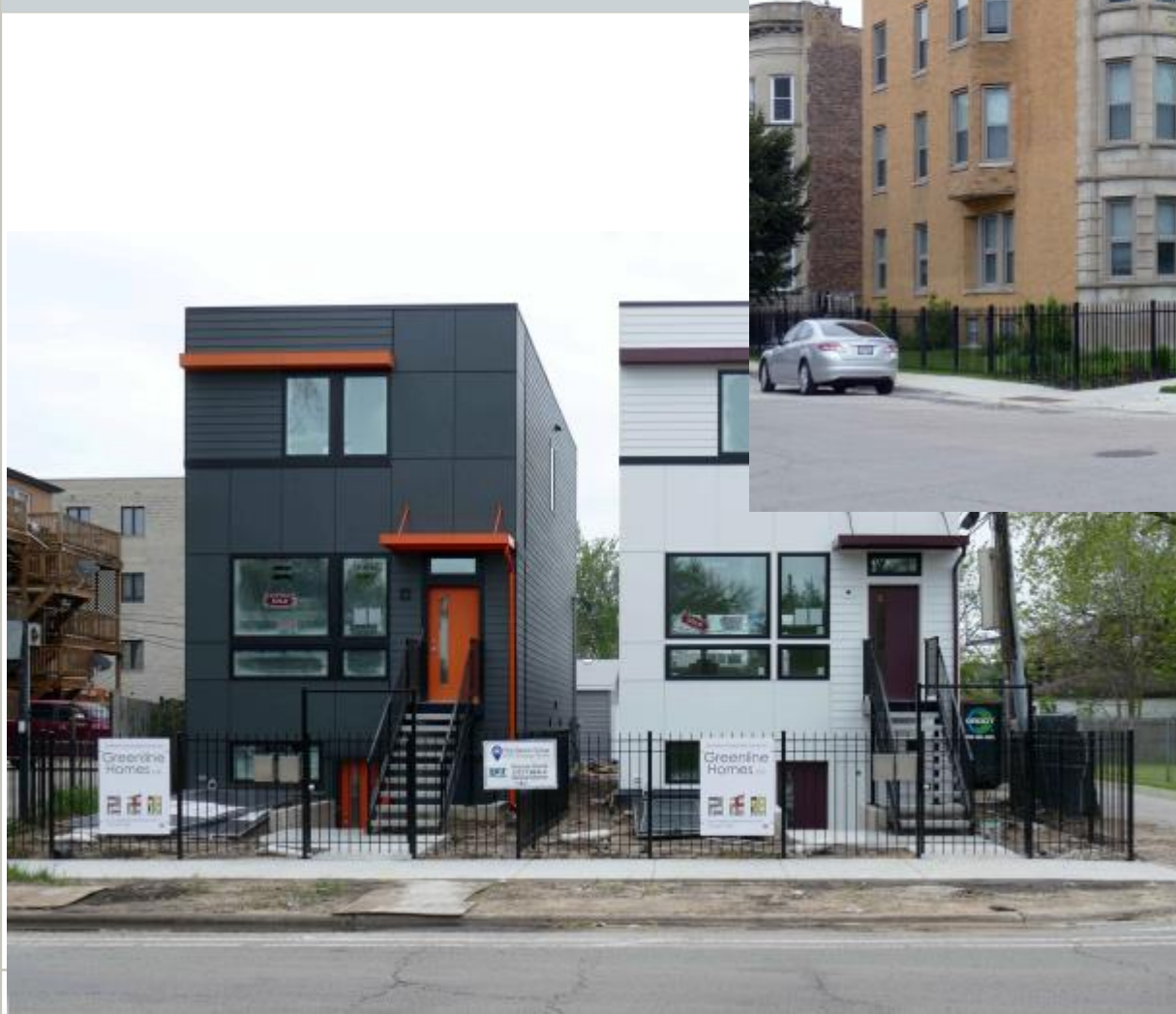
Untaxed land isn't a community benefit, density is...

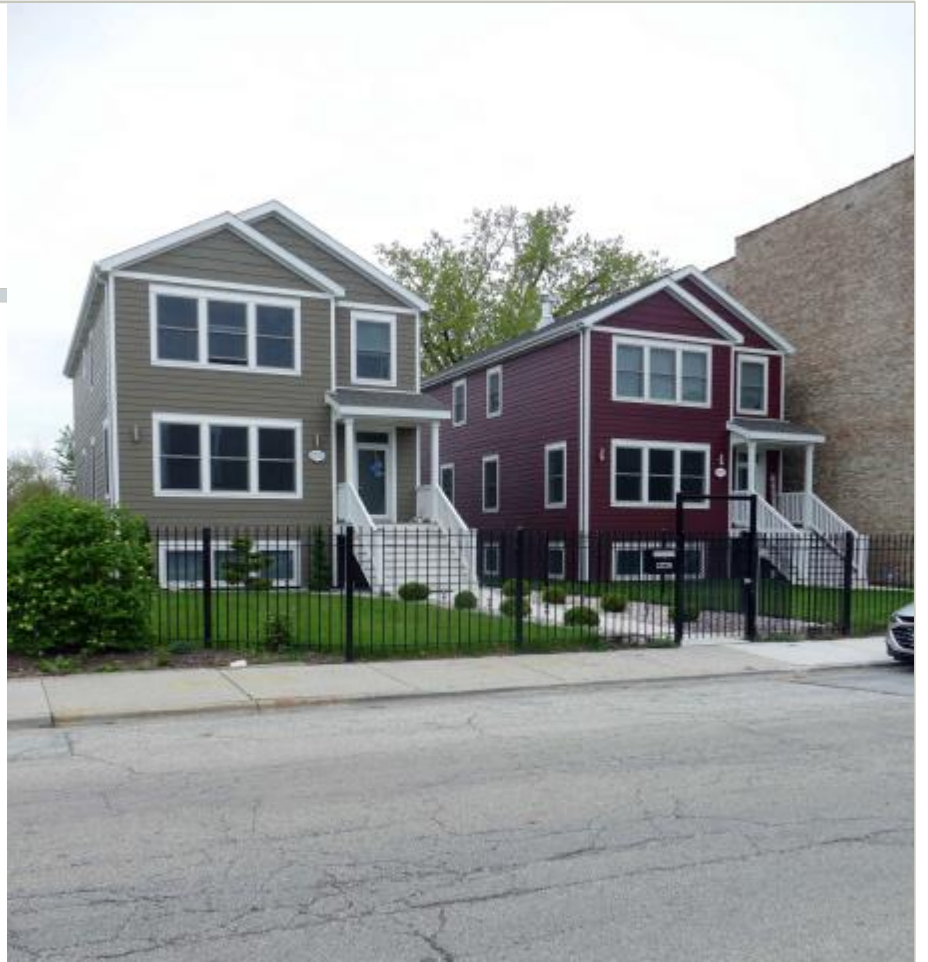


IDEA: Build a parking structure for the congregation along the embankment and the church should sell additional land to the highest bidding developer .

Additional Housing Stock Old & New







Woodlawn plan

Microsoft.com account team <[REDACTED]>

Thu 5/21/2020 6:28 AM

To: CPC <CPC@cityofchicago.org>

Honorable Lori Lightfoot

Mayor

City of Chicago

To Maurice Cox,
Planning Dept. Director

I do hope that the Woodlawn Community area which is being looked at for a better future will include plenty of parks and the athletic facilities which currently DON'T exist in that area.

From 60th Street to 71street, from Cottage Grove to the Dan Ryan Expressway, that area must be planned with at least 20 acres of NEW parkland, 4-5 playgrounds, and a couple of park field houses, a 400 meter track, an artificial turf field that is lighted, 6 tennis courts, lighted, baseball and softball fields, (12 inch), lighted, and a 50 meter swimming pool.... etc..

Sincerely,

Kenneth Newman

CPS Athletic Facility Advocate

CPD Athletic Facility Advocate

773-[REDACTED]
[REDACTED]

Chicago Plan Commission Agenda Item D2 - Woodlawn Plan Consolidation Report

mayahodari@gmail.com <[REDACTED]>

Thu 5/21/2020 8:37 AM

To: CPC <CPC@cityofchicago.org>

Hello Chicago Plan Commission,

Thank you for the opportunity to offer comments on the proposed ordinance to adopt the Woodlawn Plan Consolidation Report. My name is Maya Hodari. I am a proud product of Chicago's southside and am raising my son in Woodlawn.

I support the proposed Woodlawn Plan Consolidation Report ordinance and agree with its seven key goals. We are at a critical point in time, and our collective actions – *right now* - will define the future growth of the mid-Southside.

My family's experience & quality of life in Woodlawn over the last 16 years is similar to countless others in Chicago. For too long, our families and community have been **plagued** by gun violence, illegal narcotic operations, blight, unemployment and despair. As part of our redevelopment focus, I'm urging us to also give energy/attention to tackle (cultural & institutional) barriers that still diminish Black families' access to middle-class income opportunities in our City.

I applaud the City's & Alderwomen's hard work, community engagement and collaboration to adopt a strong neighborhood plan and housing strategies for Woodlawn.

I pray you and your family stay healthy and safe during the COVID19 crisis.

Sincerely,

-Maya

TESTIMONY OF YWCA METROPOLITAN CHICAGO REGARDING WOODLAWN CONSOLIDATED PLAN

YWCA Metropolitan Chicago is one of the oldest and largest human service organizations in Chicago. Our mission is to eliminate racism and empower women by promoting peace, justice, freedom, and dignity for all. Our vision is a marketplace where everyone can thrive.

YWCA has been part of Woodlawn for more than 50 years. We currently offer a wide range of services from our location at 6600 S. Cottage Grove including: workforce development and business and entrepreneurship services; technology training; sexual violence support services and counseling; youth programs; and childcare support services. We also sponsor and manage an urban farm at the Emmit Till Elementary School on 66th and Champlain. During this COVID-19 crisis, we have begun free meal distribution on Sundays, with support from the University of Chicago. We chose Sundays because there are very few food distribution sites operating that day, yet we know hunger does not take a day off!

Our direct service work in the community makes us acutely aware of the challenges and the opportunities of Woodlawn. Indeed, based on our experience, YWCA crafted its own “Blueprint for Equity” for Woodlawn that carefully considers the myriad factors at the intersection of community preservation and economic growth. YWCA also participated in the Metropolitan Planning Commission’s Community summits, where we both shared views and learned from other community leaders.

YWCA is generally supportive of this Consolidated Plan, especially its emphasis on inclusive development and its calls for greater income diversity. Low income residents must not be displaced. However, they also must not be isolated on an island of poverty. We must be creative enough as a city to implement a plan that preserves affordable housing while inviting responsible infill and new development, including market rate housing. For this kind of inclusive development to succeed, innovative financing models must be available to allow low to moderate income residents to own quality homes in the community — homes that will increase in value, thereby building equity - both in the sense of justice and of ownership.

Finally, long term homeowners, many of whom have lived in Woodlawn for generations, should not fear being “priced out” by county taxes as home values rise. Instead, they should be able to enjoy and reap the benefits of these gains, as long time homeowners in other communities do. We well understand that property tax rates are set by the county, not the city. However, for this plan to responsibly address the legitimate taxation “price out” concerns, it would be important to provide assurance to the community that the city and county are in alignment - perhaps through a formal cooperative agreement - that some form of property tax relief will be available for long term home owners in Woodlawn and indeed, other fast developing communities.

YWCA is profoundly committed to inclusive and equitable development of all of Woodlawn. We support this consolidated plan and stand ready to assist in any way we can to create a thriving and inclusive Woodlawn.

Martina A Hone, JD | Chief Equity Officer
YWCA Metropolitan Chicago
6600 S. Cottage Grove
Chicago, Illinois 60637

