



CHICAGO PLAN COMMISSION

Department of Planning and Development

LATHROP IC – COURTESY PRESENTATION

2000 W. DIVERSEY, 32ND WARD

LATHROP COMMUNITY PARTNERS

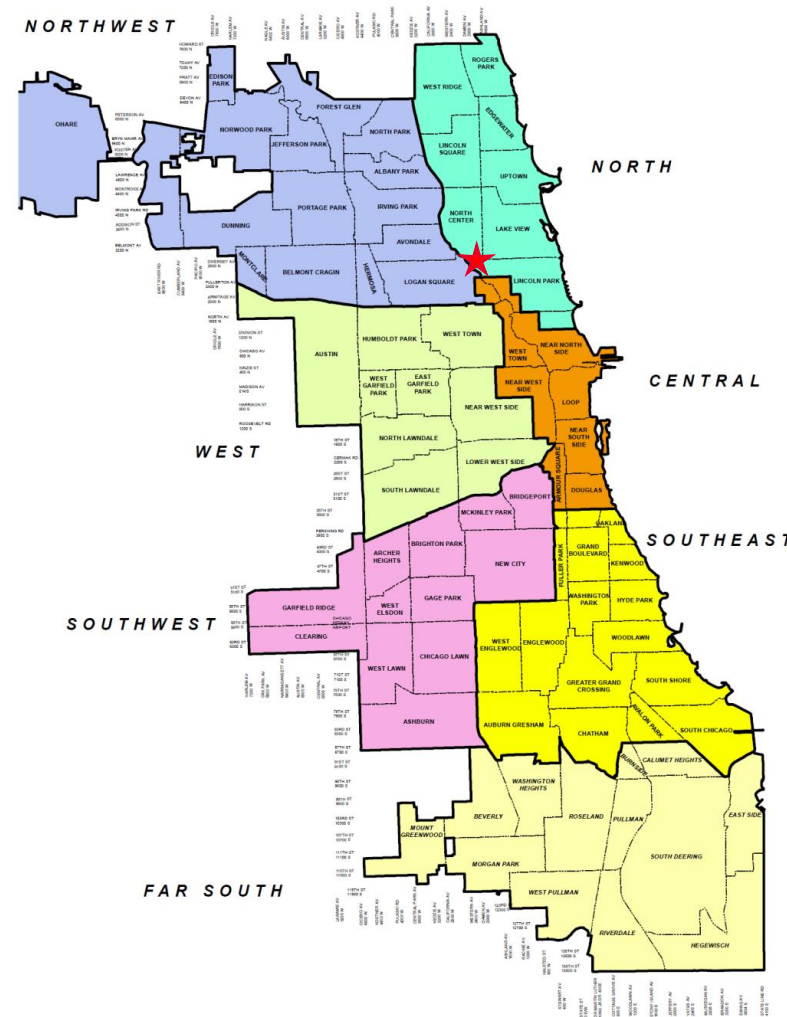
06/20/2024

★ Community Area Snapshot

COMMUNITY AREA INFORMATION:

- Planned Development 1315
- Located in Lincoln Park
- Population: 71,701
- Median income: \$80,197
- Median age: 31 years

Source: American Community Survey





History of Lathrop

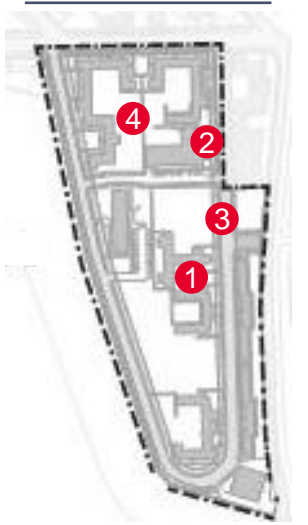
- Built in 1938 by the Public Works Administration
- Lathrop was one of the first public housing complexes in the United States
- It was listed on the National Register of Historic Places in 2012
- Phases IA and IB were completed in 2019 and 2023 providing 488 mixed income dwelling units



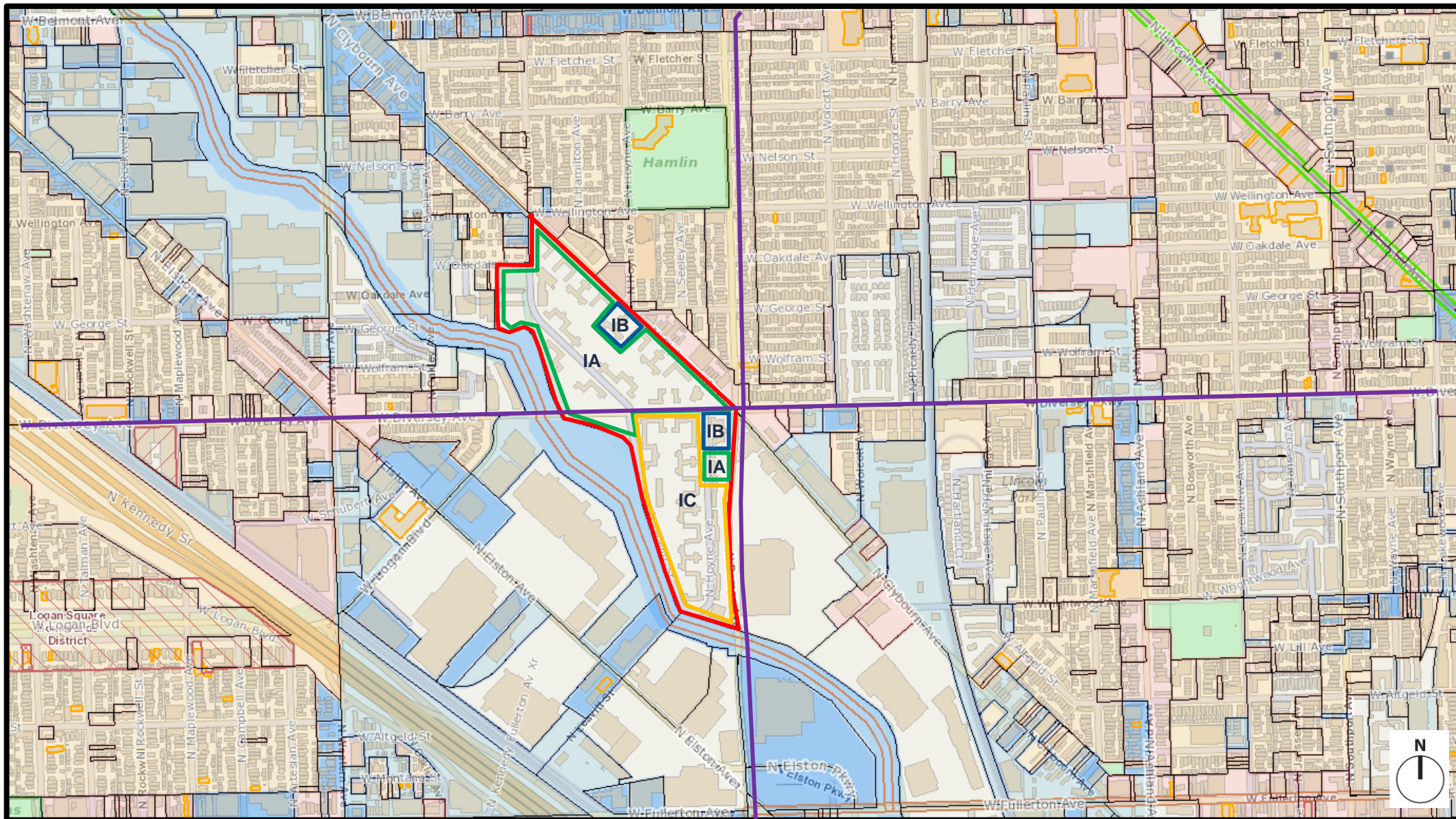
PHASE IA AND IB PHTOTOGRAPHS



KEY



PHASE IC EXISTING CONDITIONS



- KEY**
- PD 1315
 - Phase IA
 - Phase IB
 - Phase IC
 - Transit Line/Station

LAND USE CONTEXT PLAN

Project Timeline + Community Outreach

- October 2022 – Presented initial draft of revised plan to Lathrop residents
- September 19, 2023 – Review of initial Lathrop IC plan with SHPO
- March 12, 2024 – Lathrop community resident meeting
- April 24, 2024 – Request for Minor Change and Site Plan Approval
- May 20, 2024 – Section 106 Consulting Parties Meeting
- Lathrop Working Group Meeting - monthly updates to community stakeholders
on plan progress



APPROVED SITE PLAN 2016

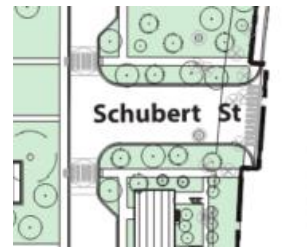
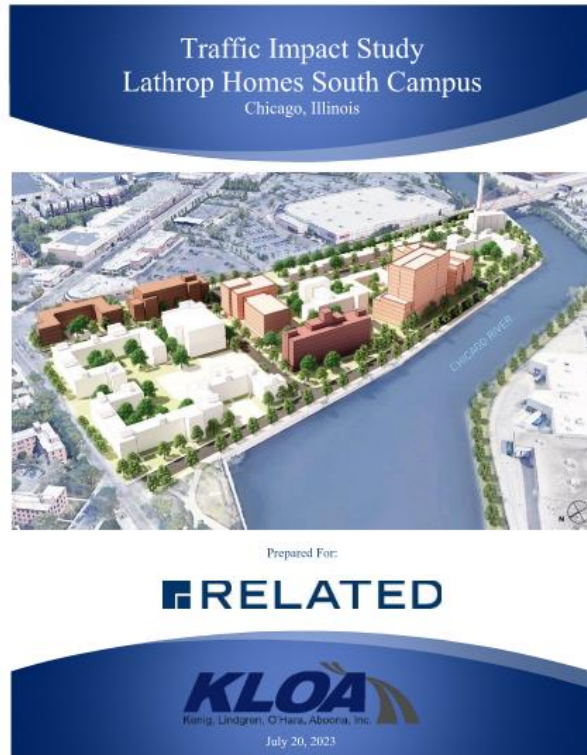


PROPOSED SITE PLAN 2024

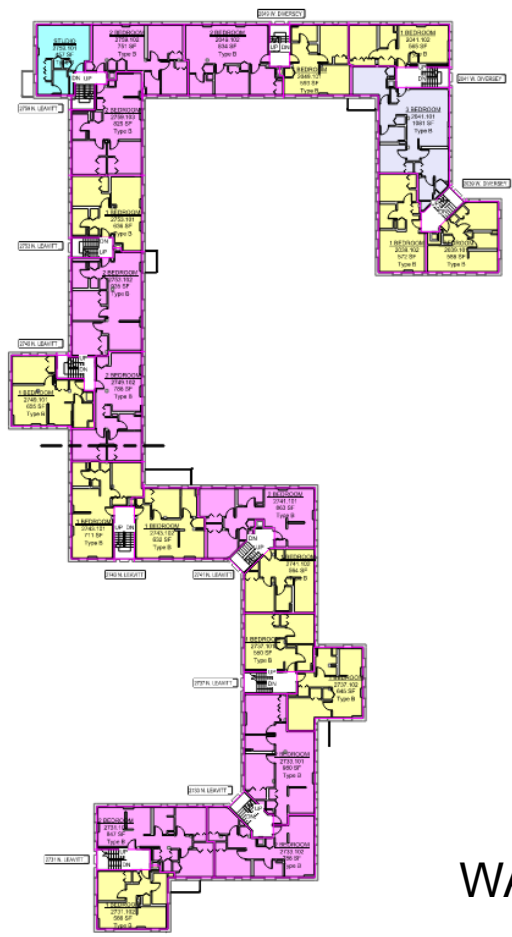


FUTURE DEVELOPMENT PARCELS

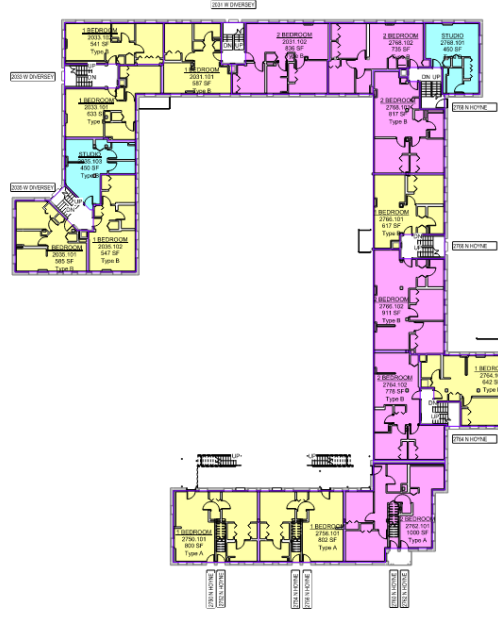
Traffic Study Recommendations and Mitigation



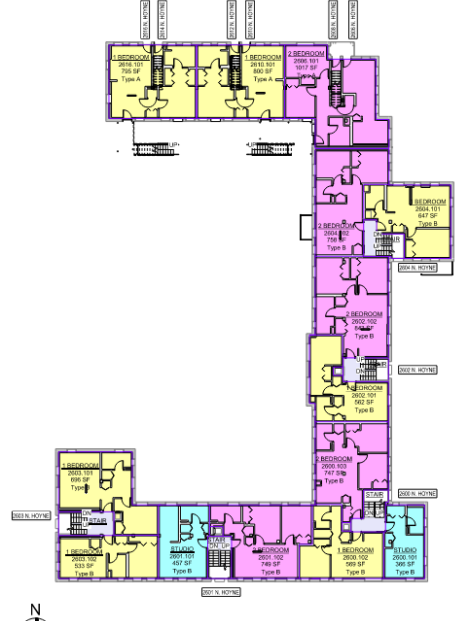
- Traffic calming measures on Leavitt including Signal control at Schubert Street aligning with Clybourn Square
- Traffic calming measures on Leavitt including speed tables at crosswalks and “chicanes” along Leavitt



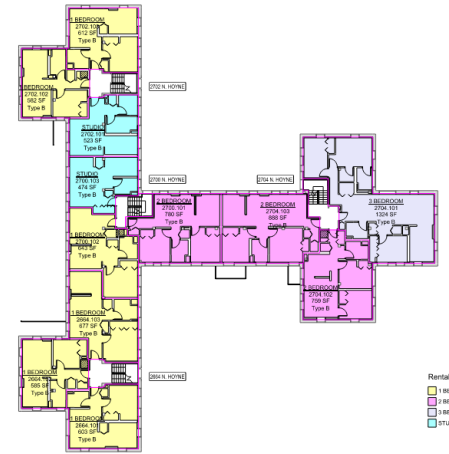
TYPICAL FLOOR - UNIT KEY PLAN - S01
1/8" = 1'-0"



TYPICAL FLOOR - UNIT KEY PLAN - S02
1/8" = 1'-0"

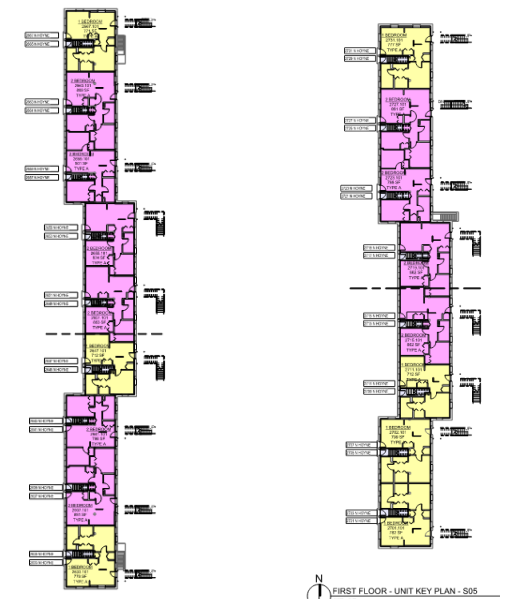


TYPICAL FLOOR - UNIT KEY PLAN - S06
1/8" = 1'-0"



FIRST FLOOR - UNIT KEY PLAN - S08
1/8" = 1'-0"

- Bedroom
- Bath
- Kitchen
- Living
- Stair



FIRST FLOOR - UNIT KEY PLAN - S04
1/8" = 1'-0"

FIRST FLOOR - UNIT KEY PLAN - S05
1/8" = 1'-0"

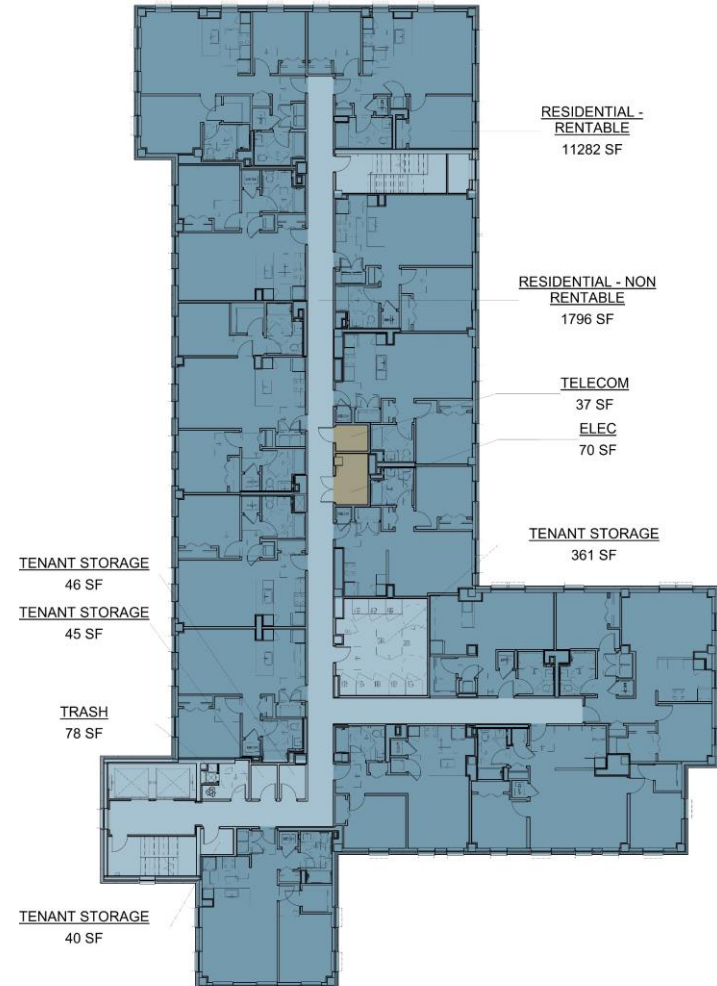
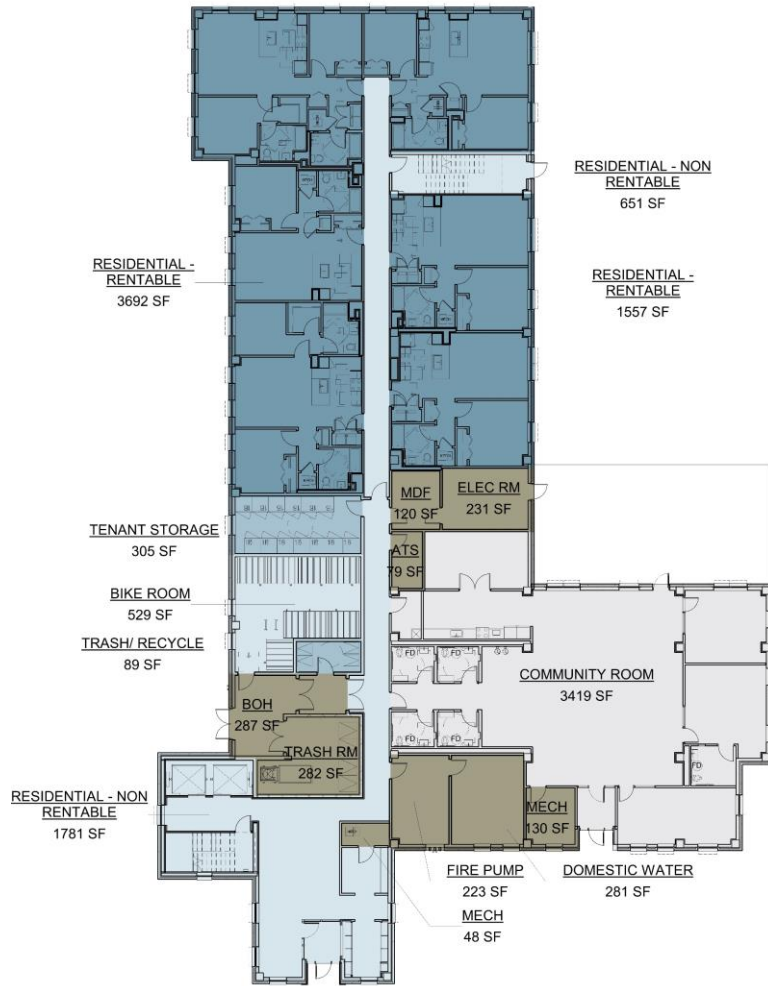


FIRST FLOOR - UNIT KEY PLAN - S07
1/8" = 1'-0"

WALKUP BUILDINGS

FLATS

TYPICAL FLOOR PLANS HISTORIC BUILDINGS



TYPICAL FLOOR PLANS NEW CONSTRUCTION BUILDING S-102



HISTORIC BUILDINGS REPRESENTATIVE PHOTOGRAPHS



S102 BUILDING - SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



S102 BUILDING - NORTH ELEVATION

SCALE: 1/32" = 1'-0"



S102 BUILDING - WEST ELEVATION

SCALE: 1/32" = 1'-0"



S102 BUILDING - EAST ELEVATION

SCALE: 1/32" = 1'-0"



S-102 BUILDING ELEVATIONS

Lathrop IC - Chicago Sustainable Development Policy

	MEASURE	POTENTIAL POINTS	REHABS	POWER HOUSE	S102
2.1	Design to earn the ENERGY STAR	30			30
2.2	Exceed Energy Code by 5%	20	20	20	20
4.1	Working Landscapes	5	5	5	5
4.3	Tree Planting	5	5	5	5
6.1	Indoor Water Use Reduction (25%)	10	10		10
7.5	EV Charging Stations	10			10
7.6	EV Charging Readiness	5			5
8.1	80% Waste Diversion	10	10	10	10
8.2	Work Force	10	10	10	10
	Total Points	350	60	50	105

Stormwater Management Strategy

- The proposed development is a regulated development per the City of Chicago's Stormwater Ordinance and will require rate control and volume control detention.
- Detention will be provided on site within the underlying aggregate of our two permeable paver parking lots. Volume control will be stored within the permeable pavers as well.
- Two new 18-inch outfall is being proposed to the Chicago River. Discharge will be restricted to allow a release rate of 1 cfs/acre.
- The roof area of the proposed S102 building will be included within the site detention.
- A new sanitary sewer connection is being proposed for building S102 to the existing 21" combined sewer in N. Hoyne Ave.
- All existing combined building sewer connections will be replaced in kind.

Lathrop IC Total Unit Count				
	Market	Aff	CHA	Total
Studio	14	10	0	24
1 Bdrm	56	55	54	165
2 Bdrm	21	29	60	110
3 Bdrm	0	3	7	10
	91	97	121	309
	29.45%	31.39%	39.16%	100.00%

***OVER 70% OF THE DWELLING UNITS (218) AT LATHROP
WILL BE AFFORDABLE***

Lathrop Phase IC

- 218 Affordable and CHA units delivered to the north side of Chicago
- Phase IA and IB - 44% MBE/WBE participation, 54 community hires, exceeding Section 3 requirements and provided mentorship, technical assistance and on-site training to MWBE businesses and workforce
- Phase IC - 1,700 Estimated construction jobs
- Rehabilitation of National Register Historic District including buildings and landscape
- Improved river edge experience and shared use trail

RELATED MIDWEST: OUR COMMUNITY COMMITMENT



530+
community
residents
hired across
29 projects.



43
small businesses across Chicago have participated in the program that provides mentorship, ongoing support, and training.



\$351M

in contracts awarded to businesses that are owned by underrepresented groups including women.



20
first-opportunity
contracts for local
startups.



42+
small businesses have received loan funds that offer a path to obtaining low-interest loans, secured through funds raised by industry leaders.

Equity, Diversity and Inclusion Directive in Action

A pipeline of business solutions and skilled professionals benefitting Chicagoans on the South and West Sides



HIRE360

MBE/WBE contractors and vendors

Workforce development initiative

Emerging business support

Vendor/manufacturing outreach

JOBSITE WELLNESS

Workforce wellness and safety training

Response to needed jobsite culture change

CURATING CONNECTIONS

Series of panel discussions focused on how developers, architects, and contractors are shaping Chicago neighborhoods through diverse relationships

PROFESSIONAL PLUS

Proactive promotion of diverse architecture, engineering and consulting opportunities

PAVING THE PATH

Low-interest loans, secured through funds raised by leaders across industries

SMALL BUSINESS MENTORSHIP

On-going mentorship, support and training

NEXT GEN BUILDERS

Youth engagement from development through construction with Rainbow Push