



CHICAGO PLAN COMMISSION

Lakefront Protection Ordinance #784

DUNKIN'

2503 S Martin Luther King Dr, Chicago, IL

Ward:04 / Alderman: Robinson, Lamont J.

Raina 2501 MLK, LLC

06/20/2024



Near South Side Community Area Snapshot and Information

Population:

28,795 residents; 202.8% Increase (2000-2020)

Race and Ethnicity:

52.0% White, 5.4% Latino, 22.1% Black, 16.0 Asian, & 4.0% Other

Median Age: 36.7

Educational Attainment:

31.4% Bachelor's Degree, 47.6% Graduate Degree

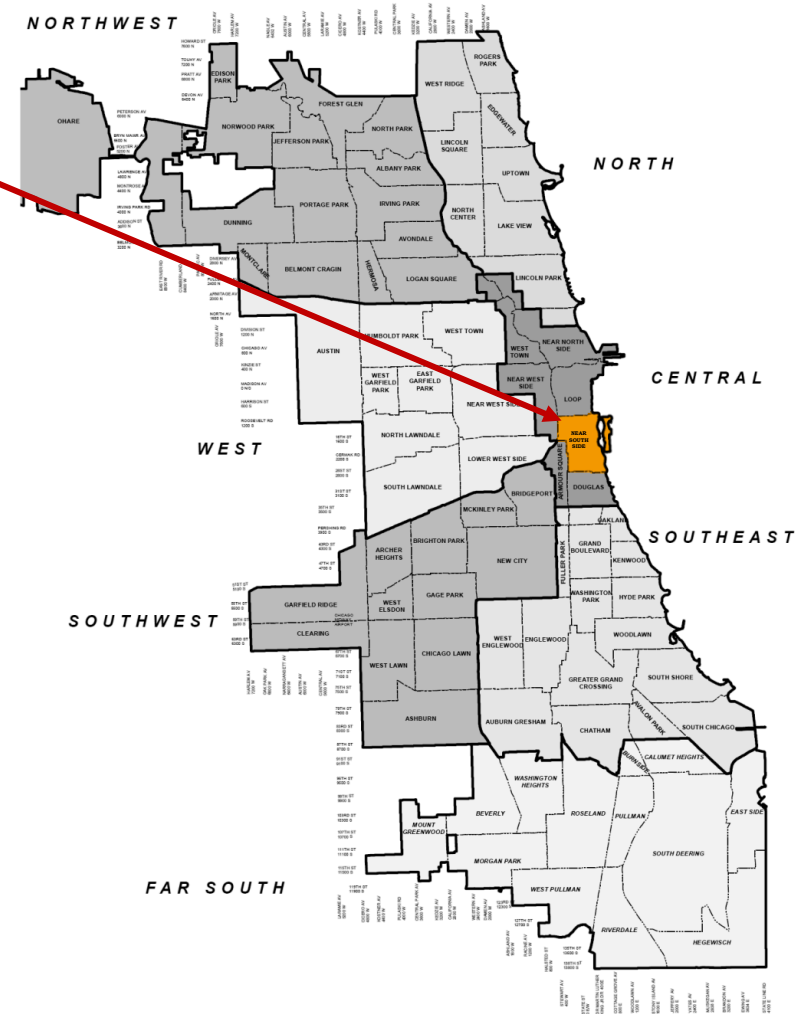
Median Household Income: \$113,010

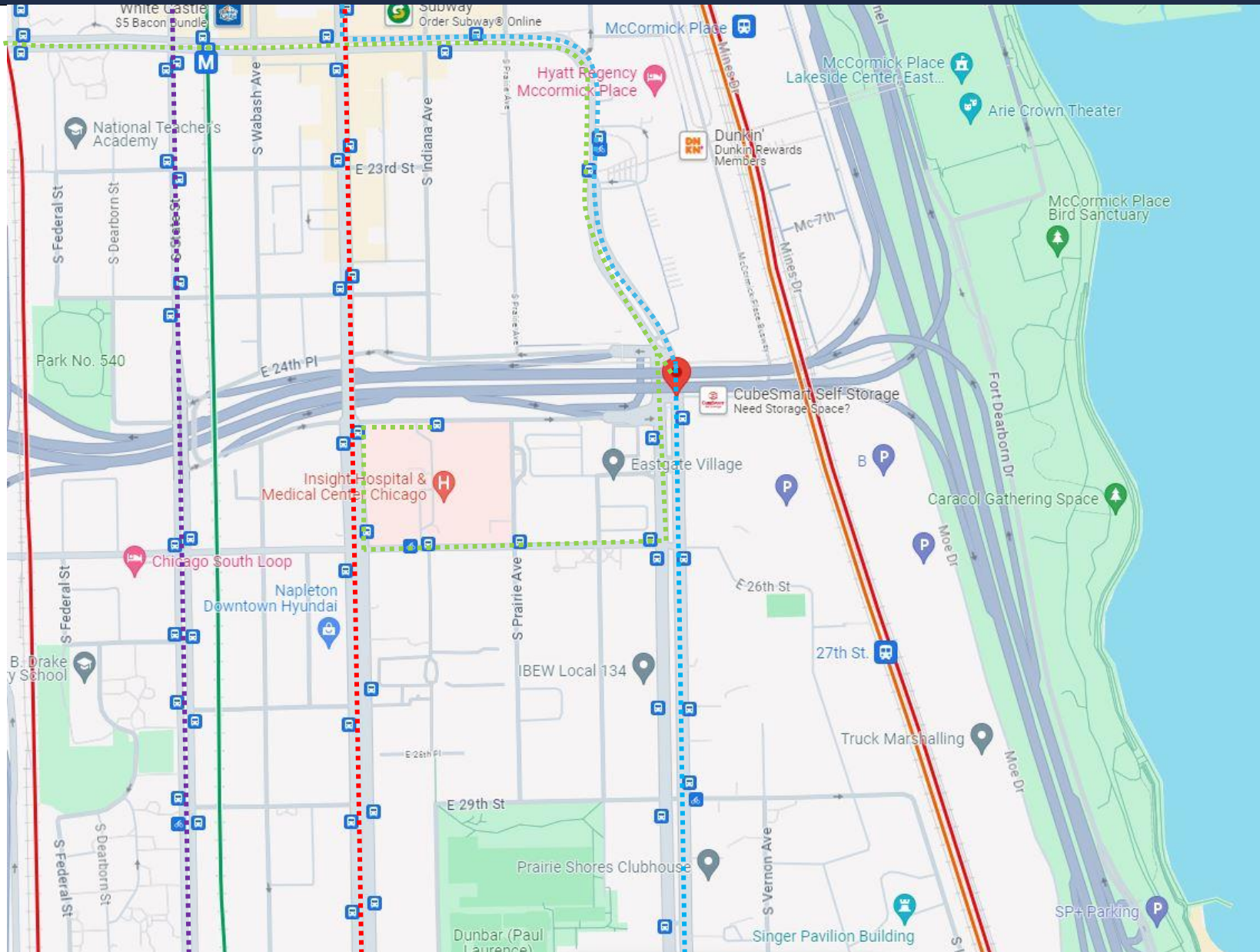
6.9% households earn less than \$50k, 37.8% earn \$150k or more

Housing:

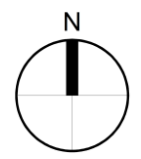
47.0% renter-occupied, 53.0% owner-occupied

Source: <https://www.cmap.illinois.gov/data/community-snapshots>

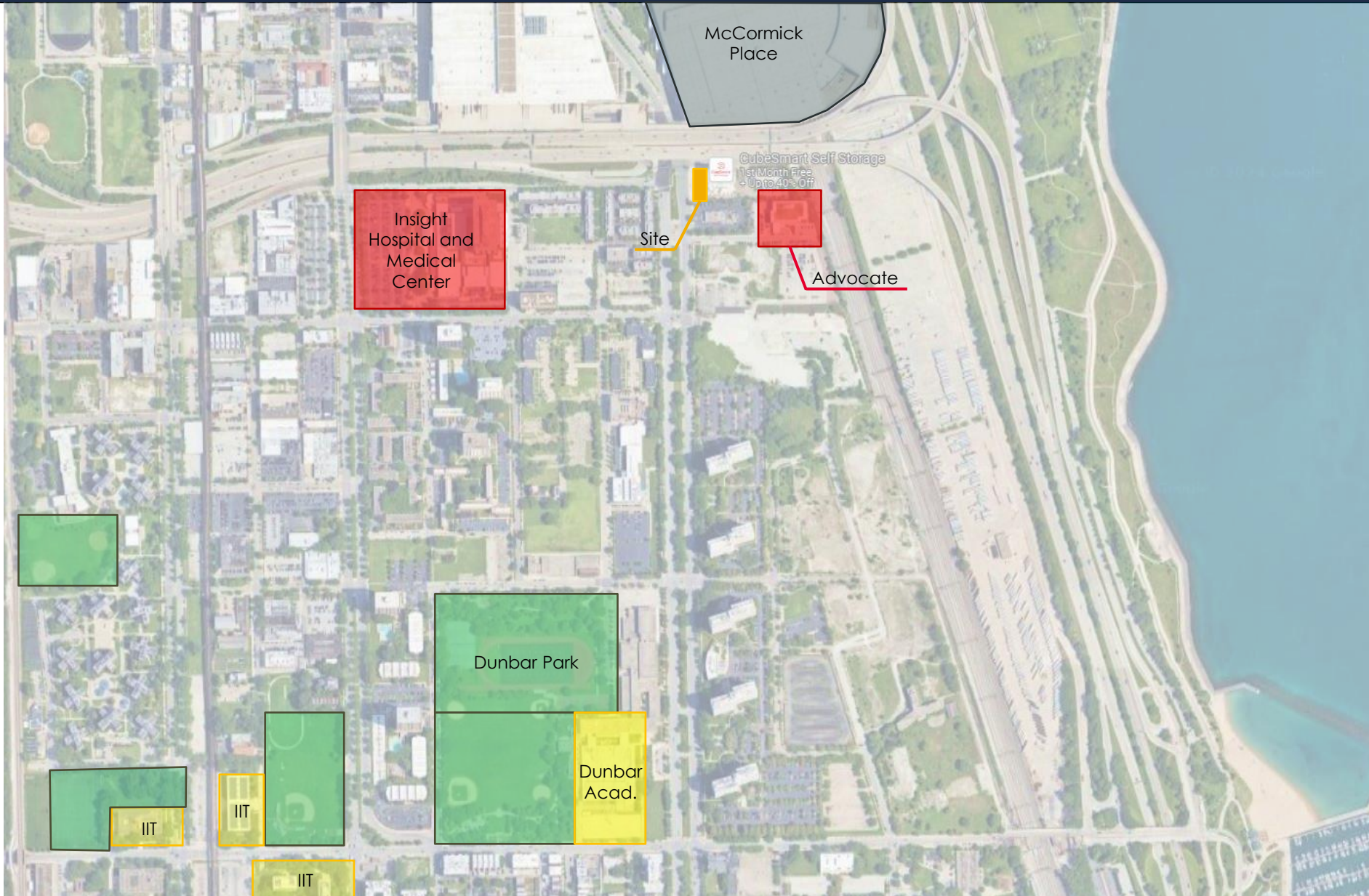




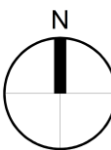
- ⋯ Route 1, 4
- ⋯ Route 3
- ⋯ Route 21
- ⋯ Route 29
- Green Line
- METRA
Glenview

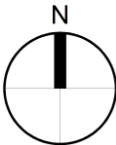
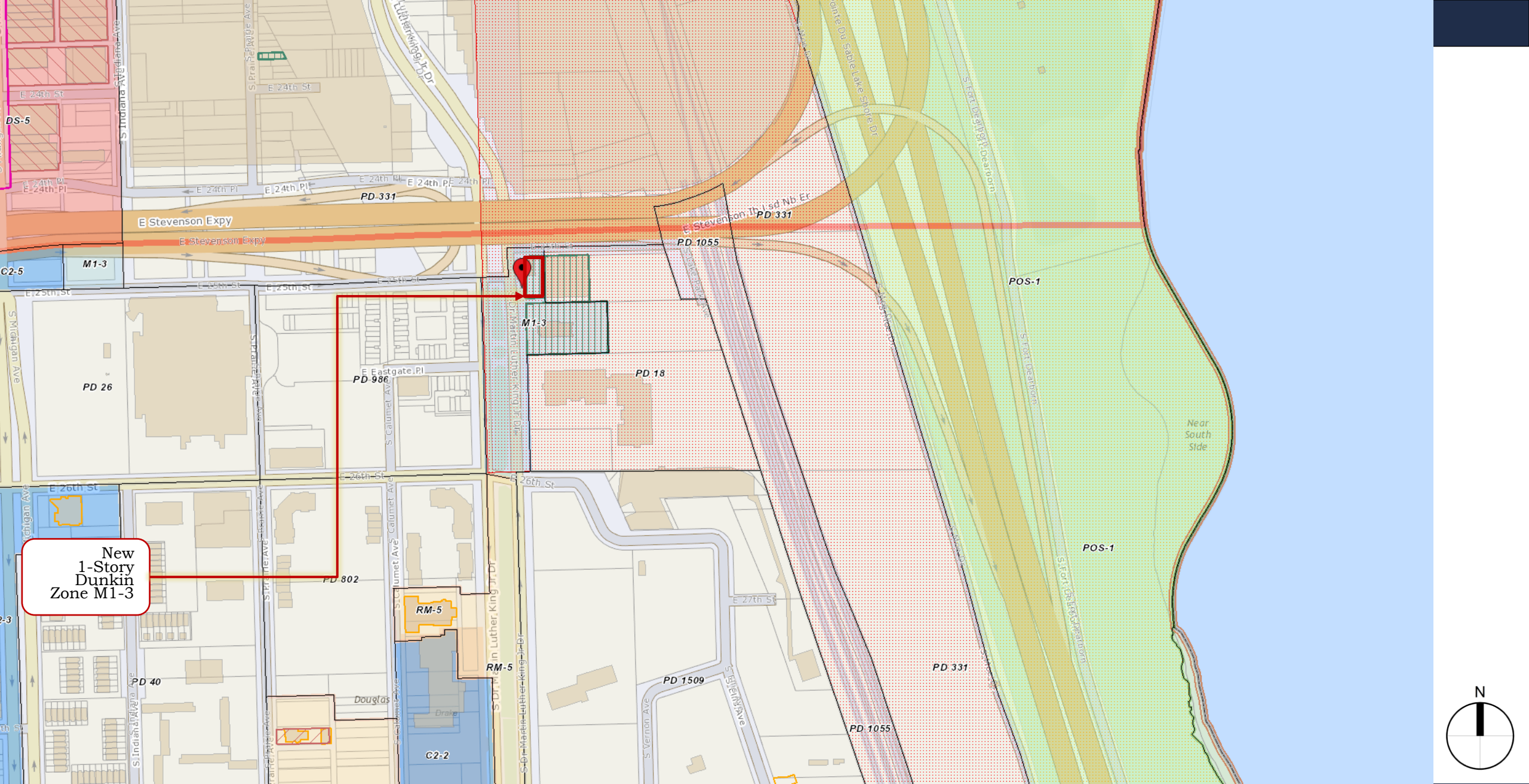


SITE CONTEXT PLAN - TRANSPORTATION

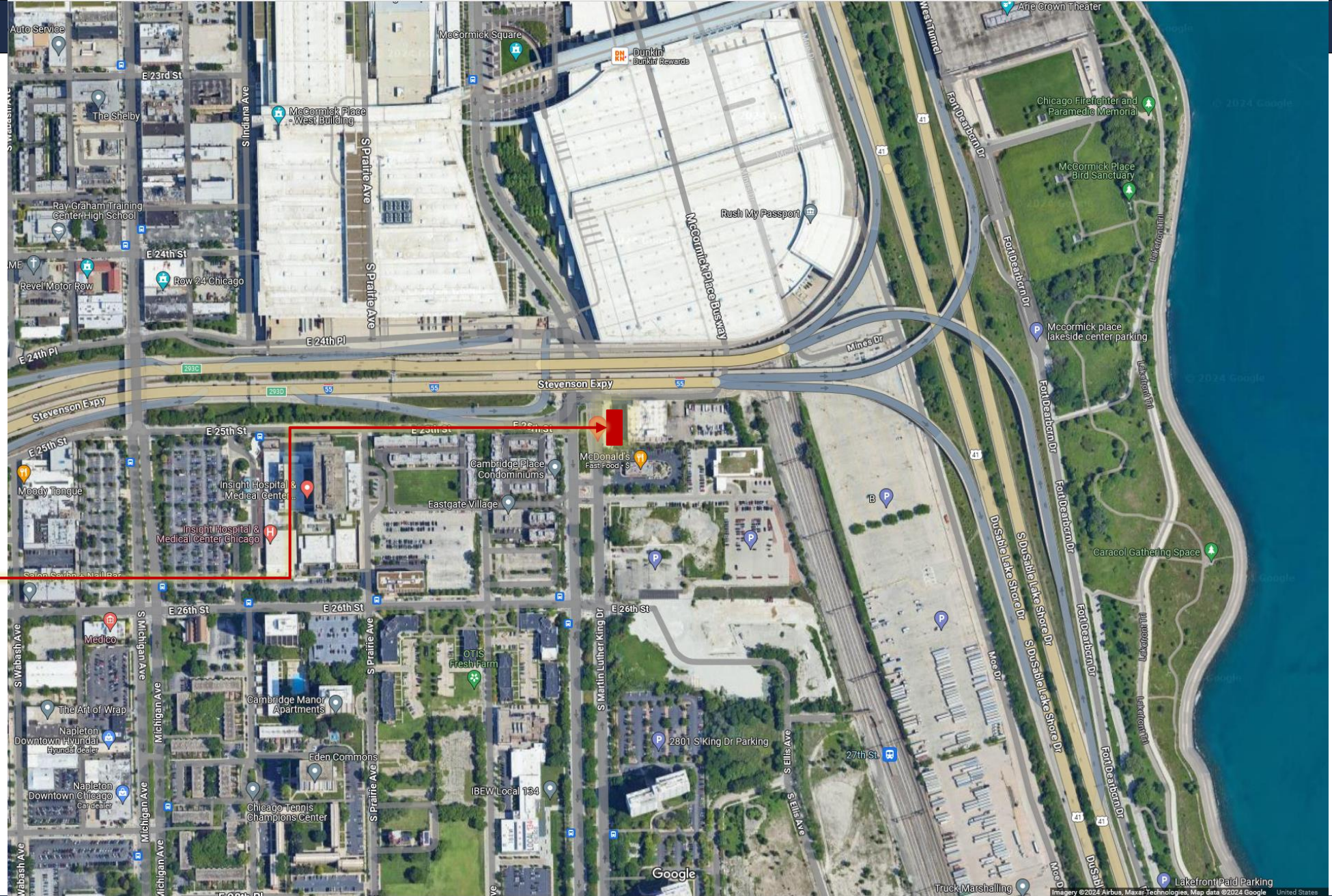


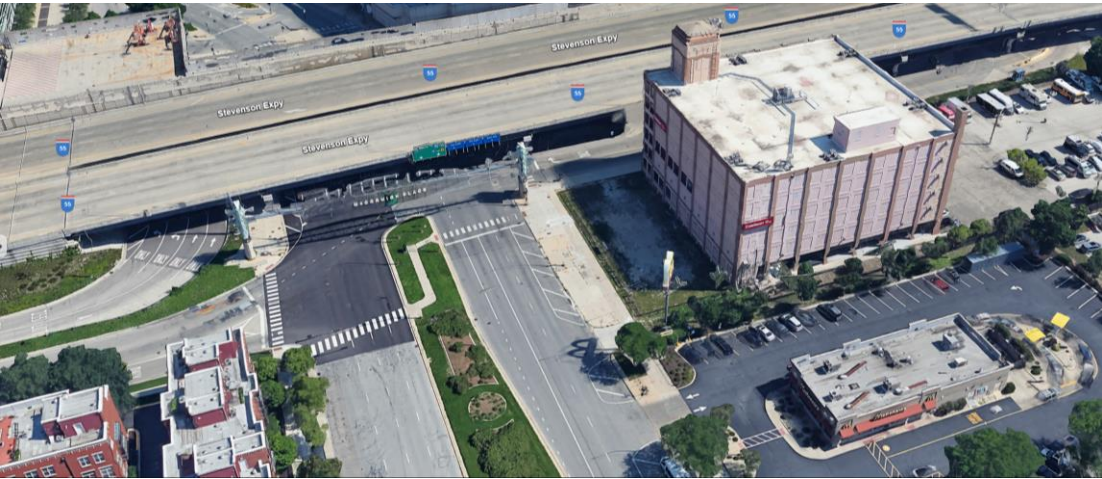
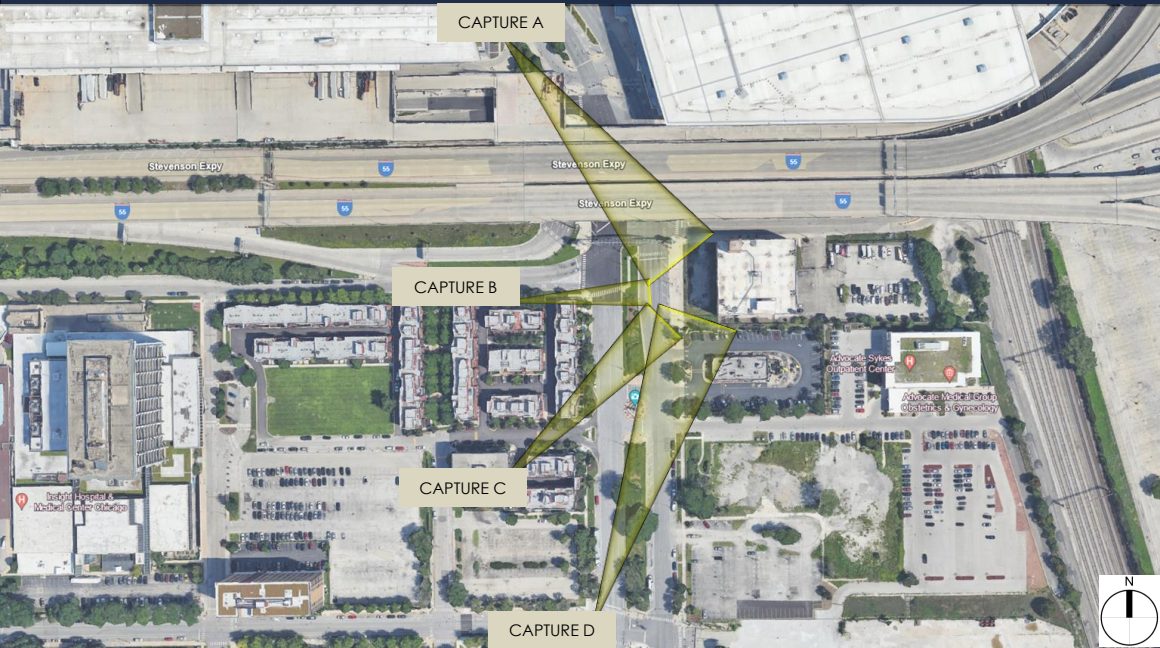
- Site
- Park Space
- Education
- Medical Facility
- Public Facility





• New
1-Story
Dunkin





CAPTURE C



CAPTURE A



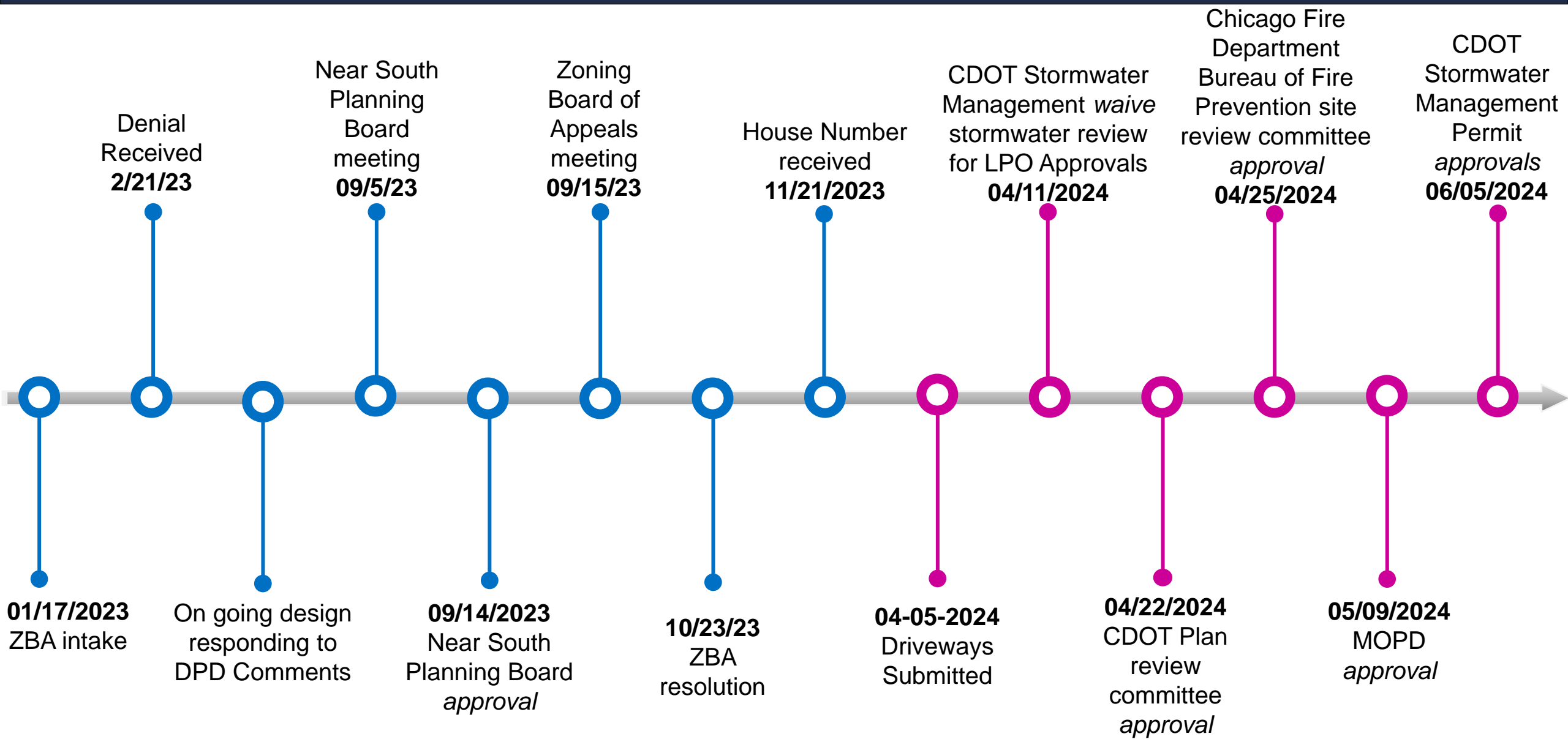
CAPTURE B



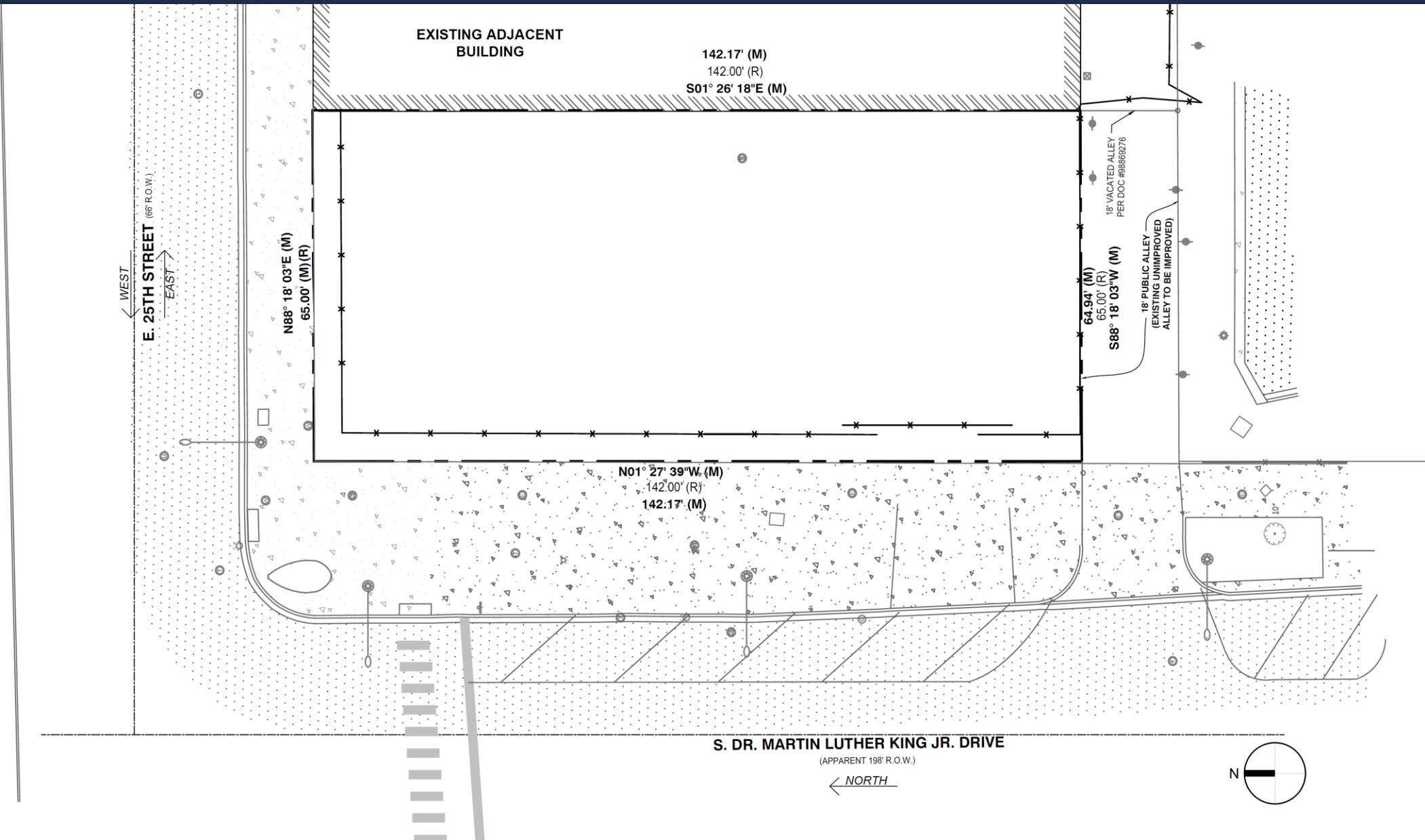
CAPTURE D

PEDESTRIAN CONTEXT





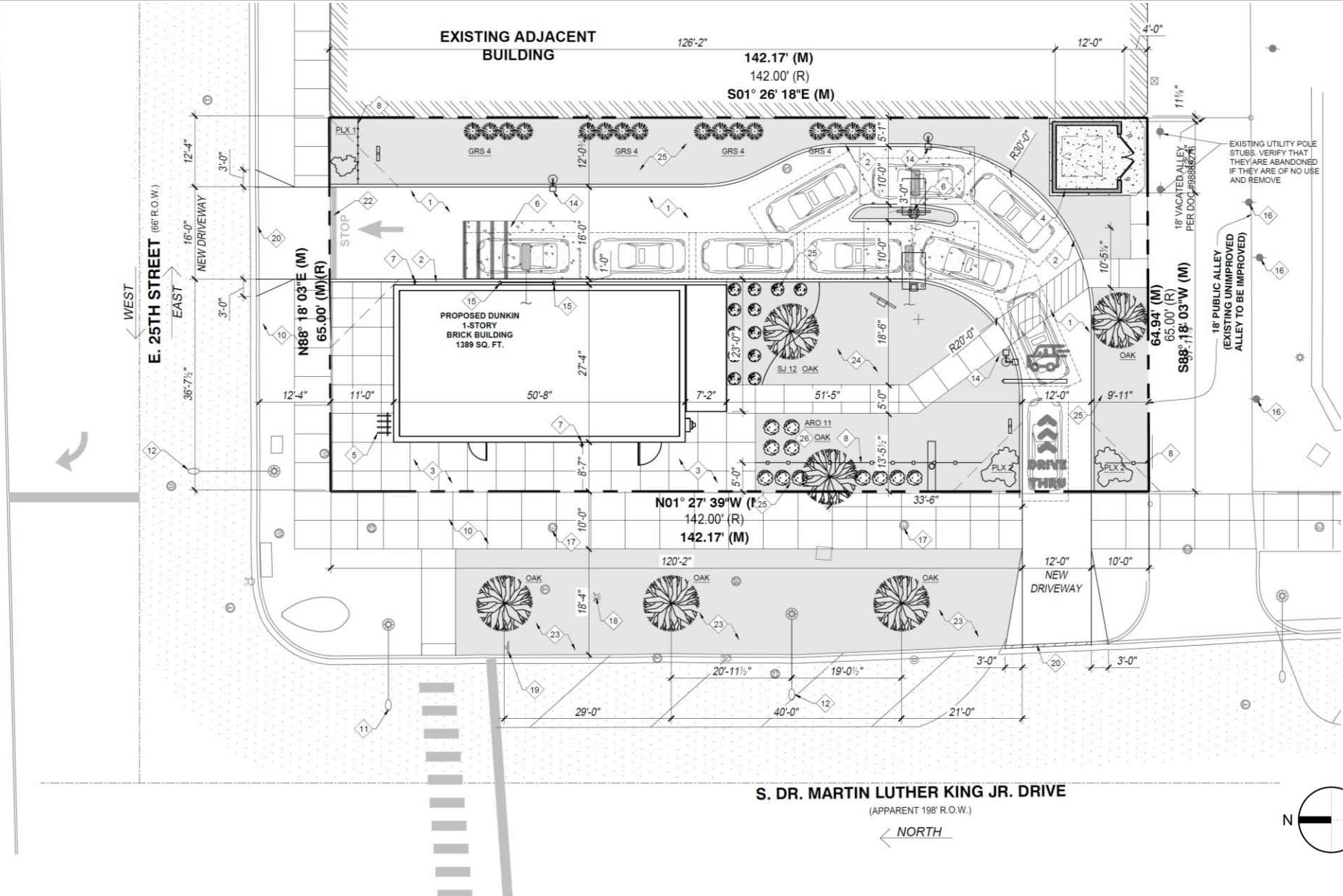
PROJECT TIMELINE + COMMUNITY OUTREACH

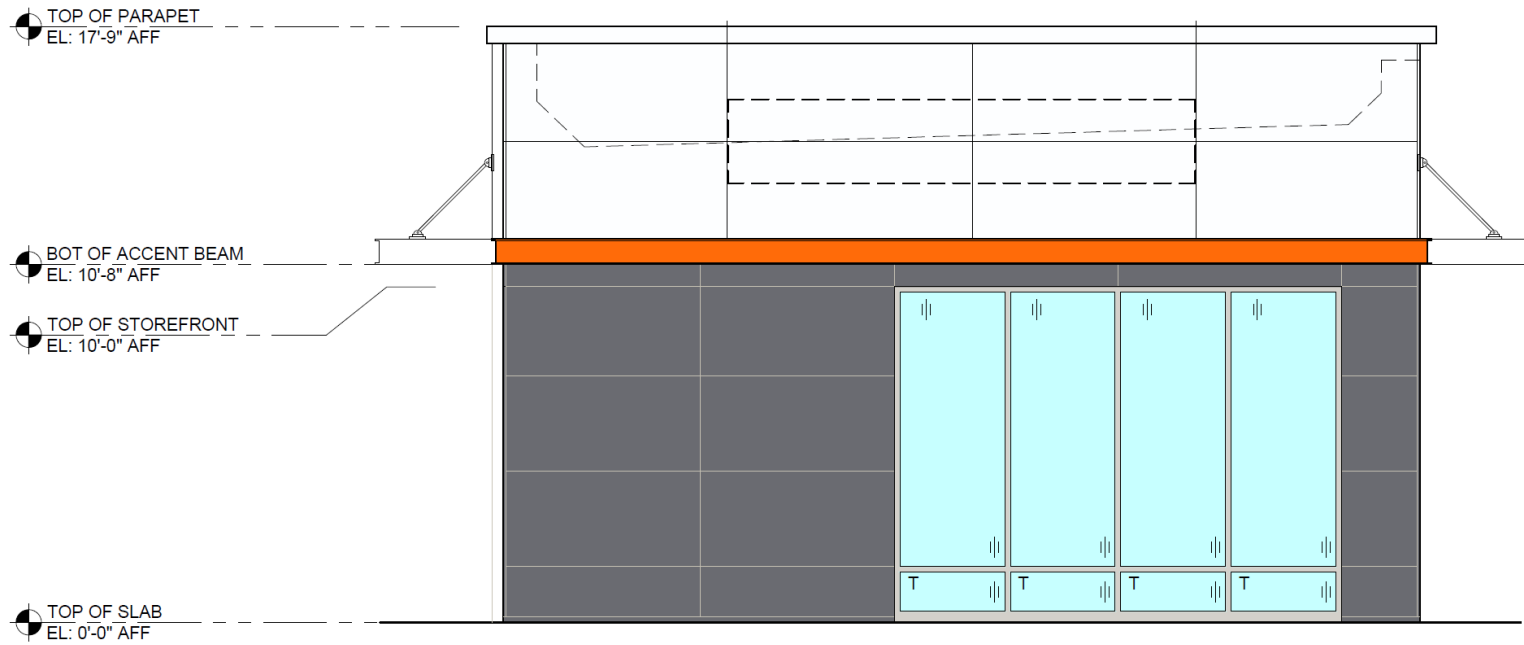


123
16.18

SITE PLAN KEYNOTES

- 1 NEW BITUMINOUS PAVEMENT
- 2 NEW CURB
- 3 NEW CONCRETE SIDEWALK
- 4 NEW TRASH ENCLOSURE, SEE DETAIL 1/SP-1.1
- 5 NEW BIKE RACK
- 6 NEW CONCRETE PAD WITH DETECTION LOOPS. TOP OF SLAB SHALL BE FLUSH WITH PAVEMENT.
- 7 FROST PROOF HOSE BIBS
- 8 NEW ORNAMENTAL IRON FENCE, SEE DETAIL 1/L-1.1
- 9 NEW WOOD FENCE, SEE DETAIL 2 / L-1.1
- 10 EXISTING CONCRETE SIDEWALK TO REMAIN
- 11 EXISTING STREET LIGHT AND TRAFFIC LIGHT TO REMAIN
- 12 EXISTING STREET LIGHT TO REMAIN
- 13 DRIVE THRU LANE STRIPING
- 14 NEW LIGHT POLE
- 15 NEW BOLLARD, SEE DETAIL 6/SP-1.1
- 16 EXISTING UTILITY POLE TO REMAIN
- 17 EXISTING ELECTRICAL MANHOLE
- 18 EXISTING FIRE HYDRANT
- 19 EXISTING SIGN TO REMAIN
- 20 DEPRESSED CURB FOR NEW DRIVEWAY
- 22 STOP BAR
- 23 PARKWAY TREES NOT PROVIDED PENDING BUREAU OF FORESTRY REVIEW AND RECOMMENDATION DUE TO EXISTING UTILITIES
- 24 NEW SOD
- 25 NEW MULCH
- 26 NEW PERIMETER TREE



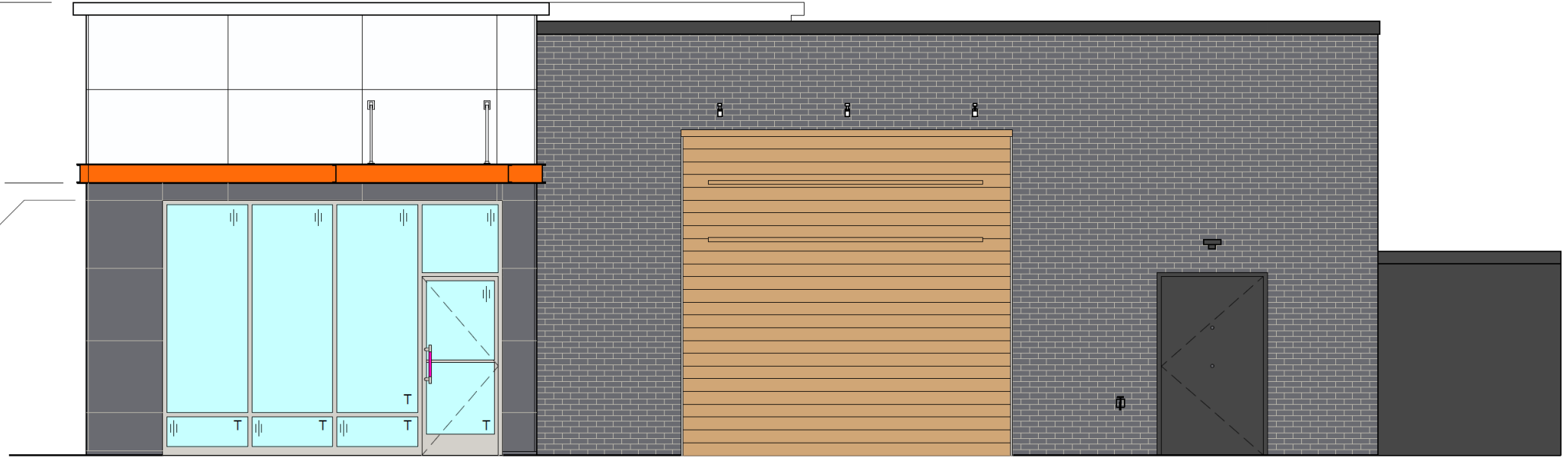


TOP OF PARAPET
EL: 17'-9" AFF

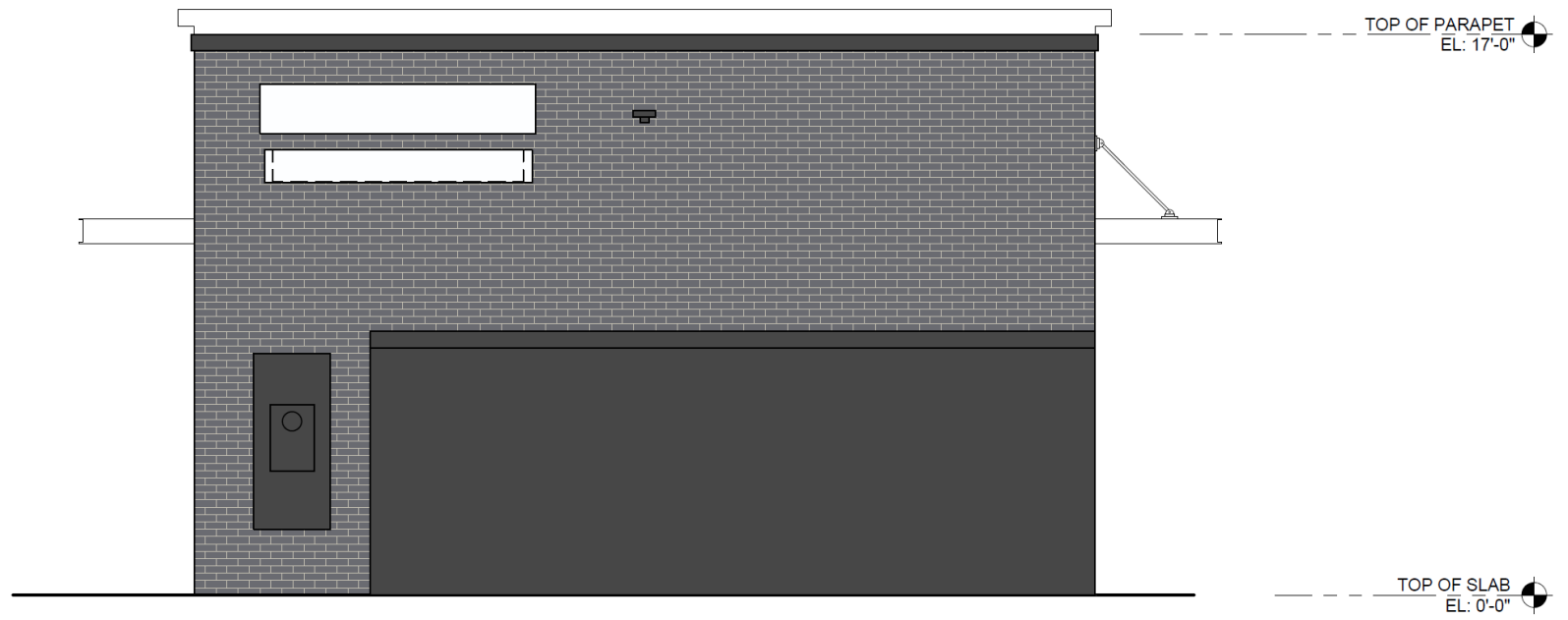
BOT OF ACCENT BEAM
EL: 10'-8" AFF

TOP OF STOREFRONT
EL: 10'-0"

TOP OF SLAB
EL: 0'-0"



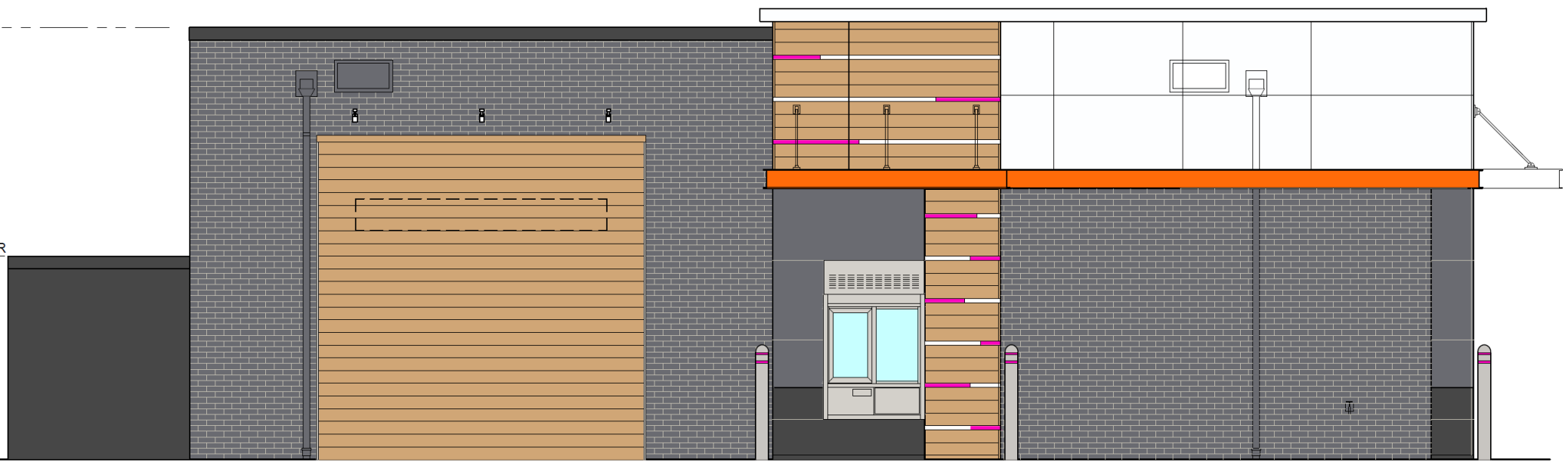
WEST ELEVATION



TOP OF PARAPET
EL: 17'-0"

TOP OF COOLER
EL: 8'-0"

TOP OF SLAB
EL: 0'-0"





Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



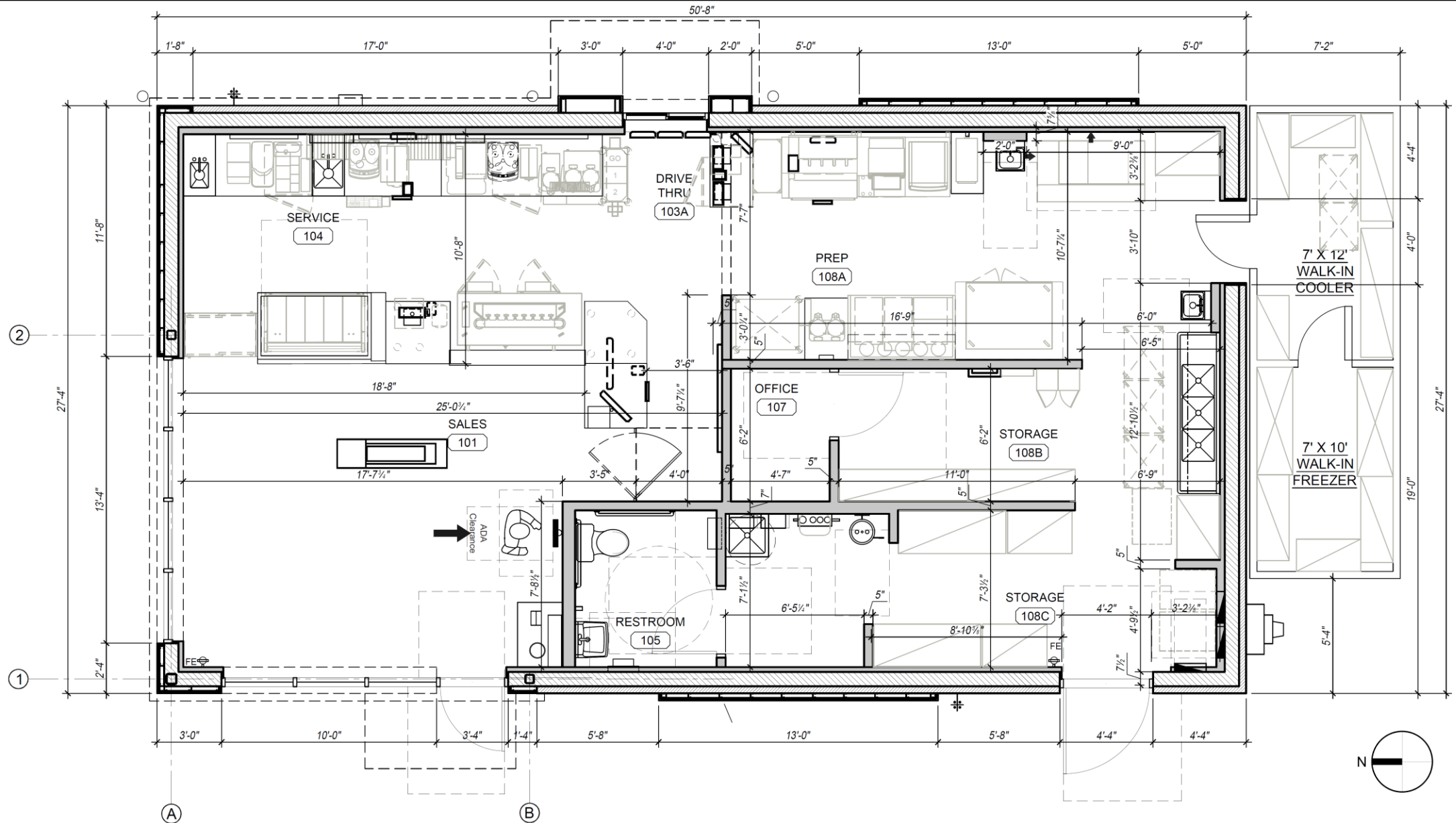
DPD Recommendation

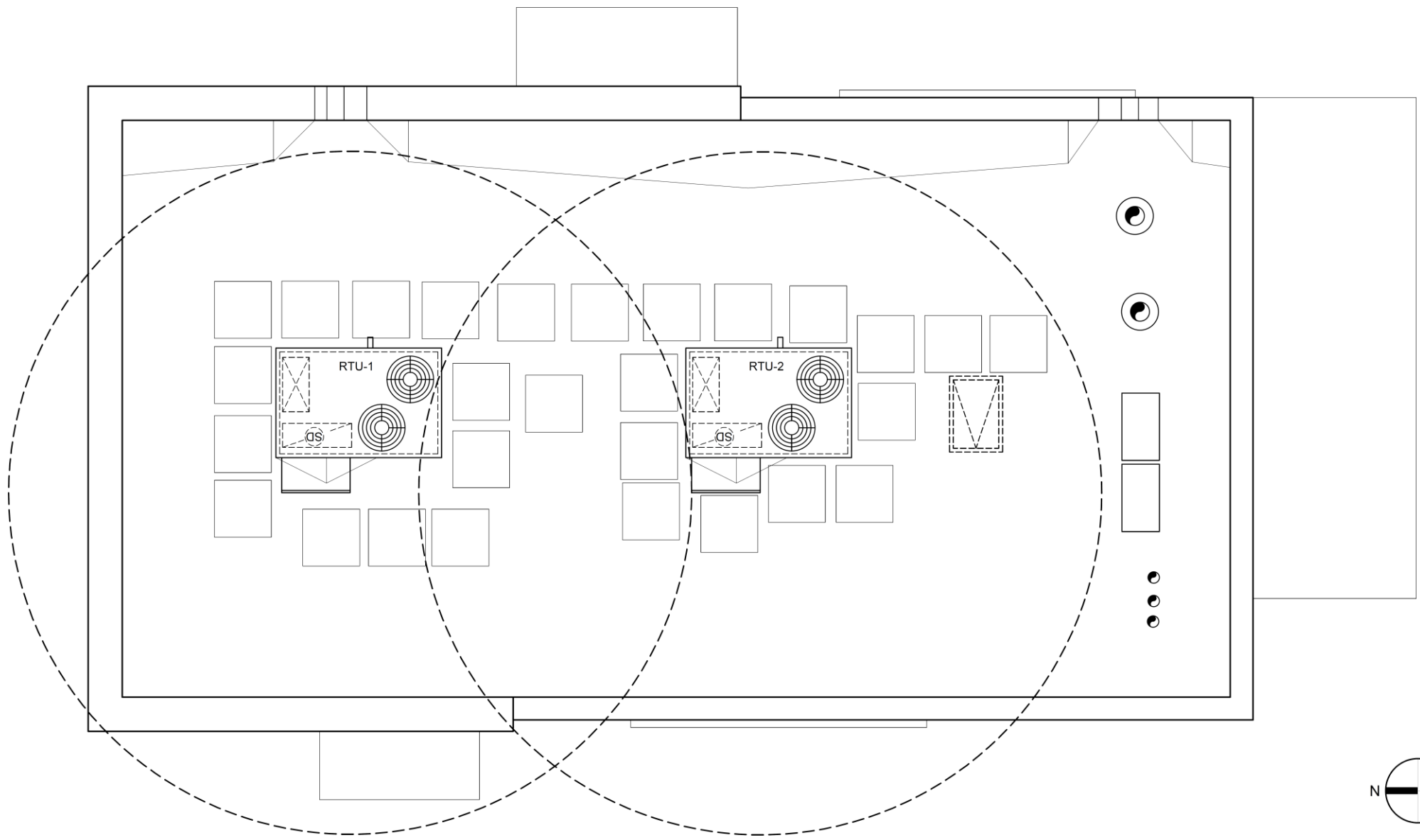
The decision of the Chicago plan commission shall be made in conformity with the purposes for which this chapter is adopted as set forth in Section [16-4-030](#) hereof, as well as the Fourteen Basic Policies contained in the Lakefront Plan of Chicago adopted by the city council on October 24, 1973.

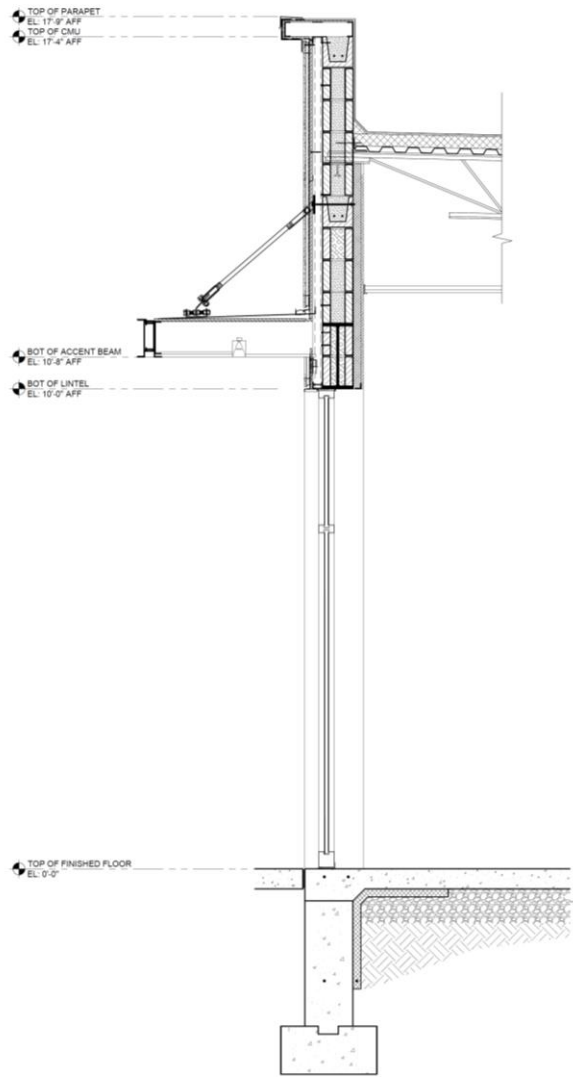
The Department of Planning and Development has found that the project is in compliance with the applicable Policies and Purposes of the Lake Michigan and Chicago Lakefront Protection Ordinance, particularly:

Policy No. 14: The proposal is consistent with the pattern of existing development in the surrounding neighborhood.

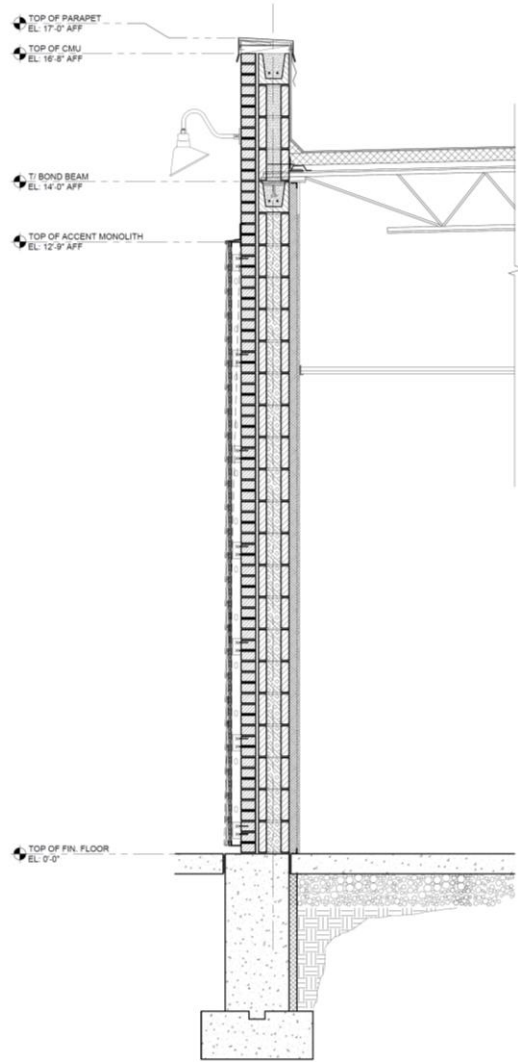
  **FOR FURTHER REFERENCE**



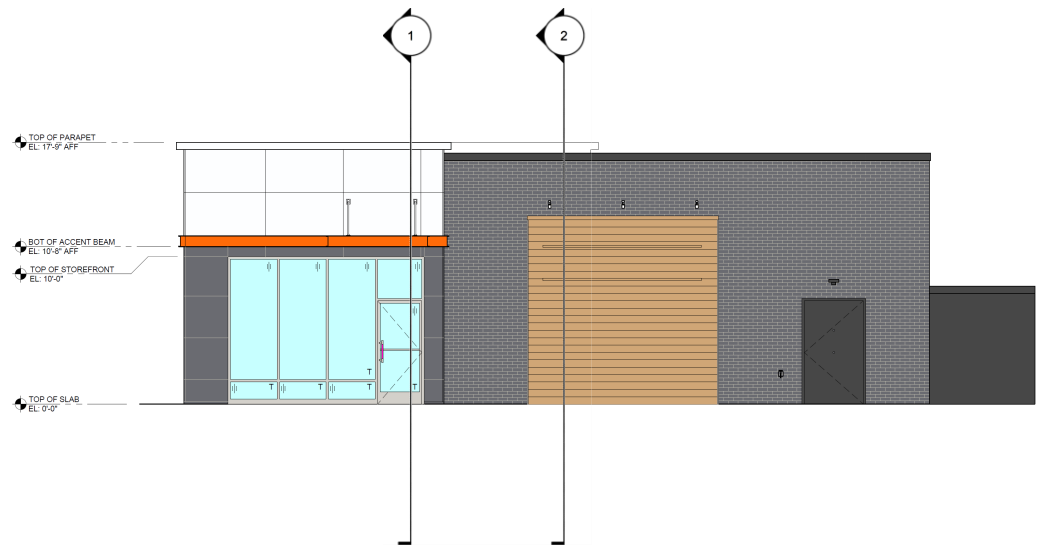




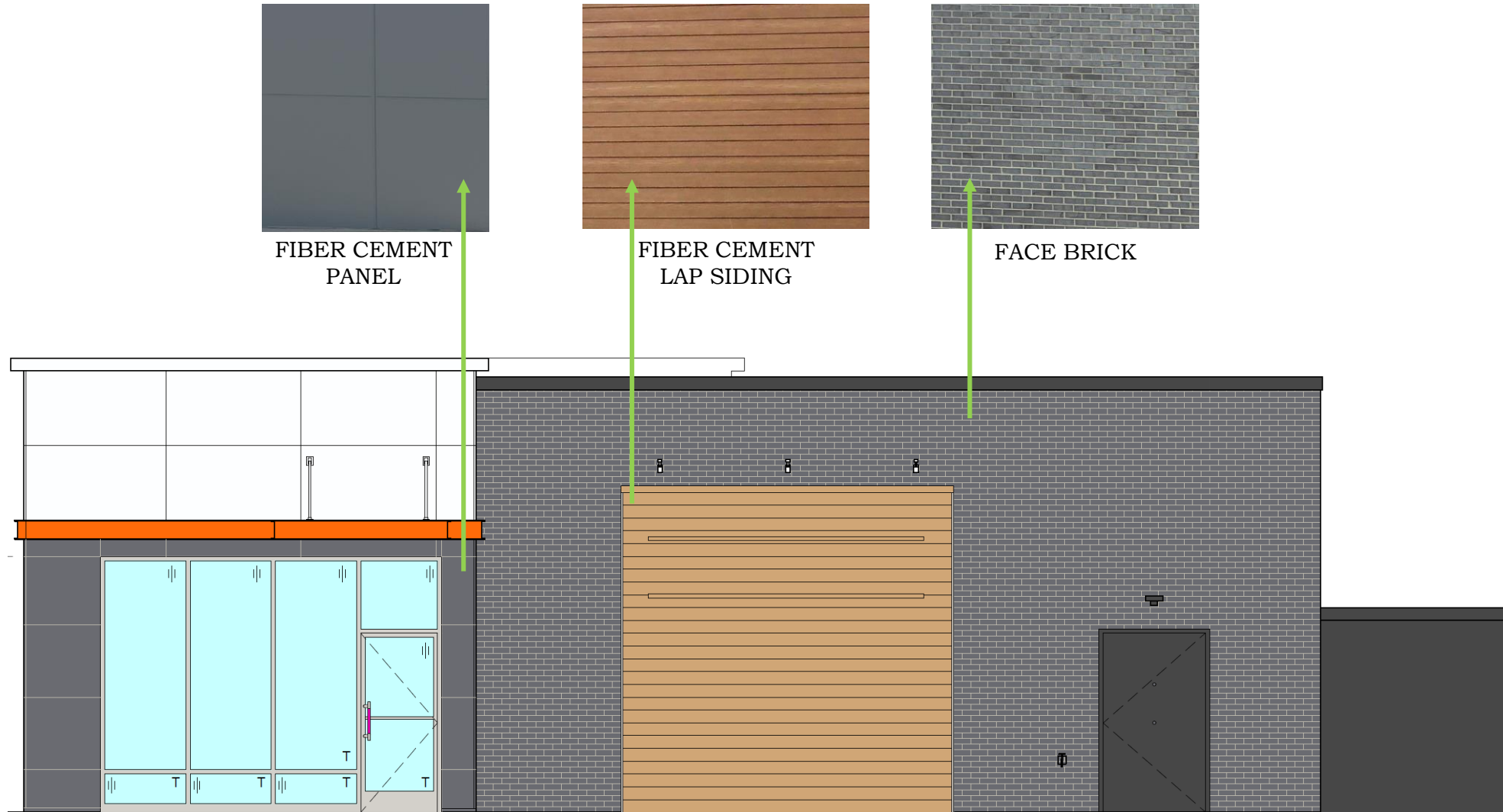
1 WALL SECTION
SCALE: NTS



2 WALL SECTION
SCALE: NTS



WALL SECTIONS



FIBER CEMENT
PANEL

FIBER CEMENT
LAP SIDING

FACE BRICK