



C40/Garfield Green Project Fifth & Kedzie

Community Conversation: Zoning

April 8, 2021





Tonight's Agenda

- Welcome
- Design Work to Date
- Plan for Planned Development Zoning
- Further Discussion and Questions
- How to be involved going forward
 - *Committee meetings – April 15*
 - *Design*
 - *Arts and Culture*
 - *Retail*

Feb 11 Design Recap



Feb 25 Design Recap

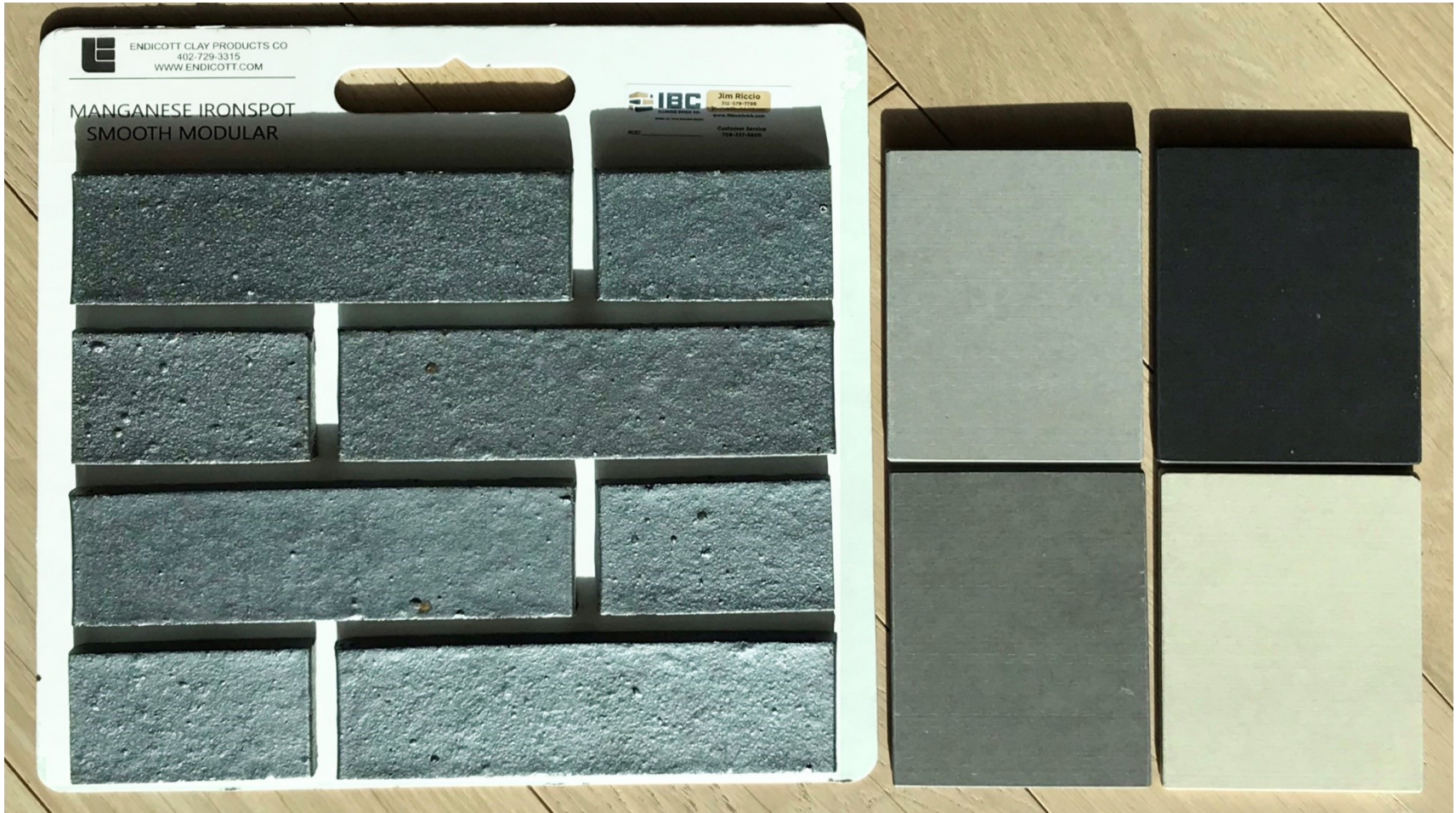


March 11 Design Recap



Warmer and Darker Panel Scheme with Brick Base

Proposed Materials



Brick and High Density Fiber Cement Panels

Proposed Materials



Ironspot Brick

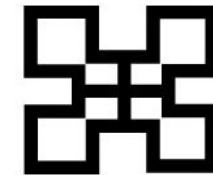
Adinkra Symbols



NEA ONNIM NO SUA A, OHU

"He who does not know can know from learning"

symbol of knowledge, life-long education and continued quest for knowledge



NSAA

a type of hand-woven fabric

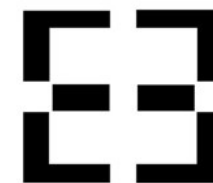
symbol of excellence, genuineness, authenticity



NKYINKYIM

"twisting"

symbol of initiative, dynamism and versatility

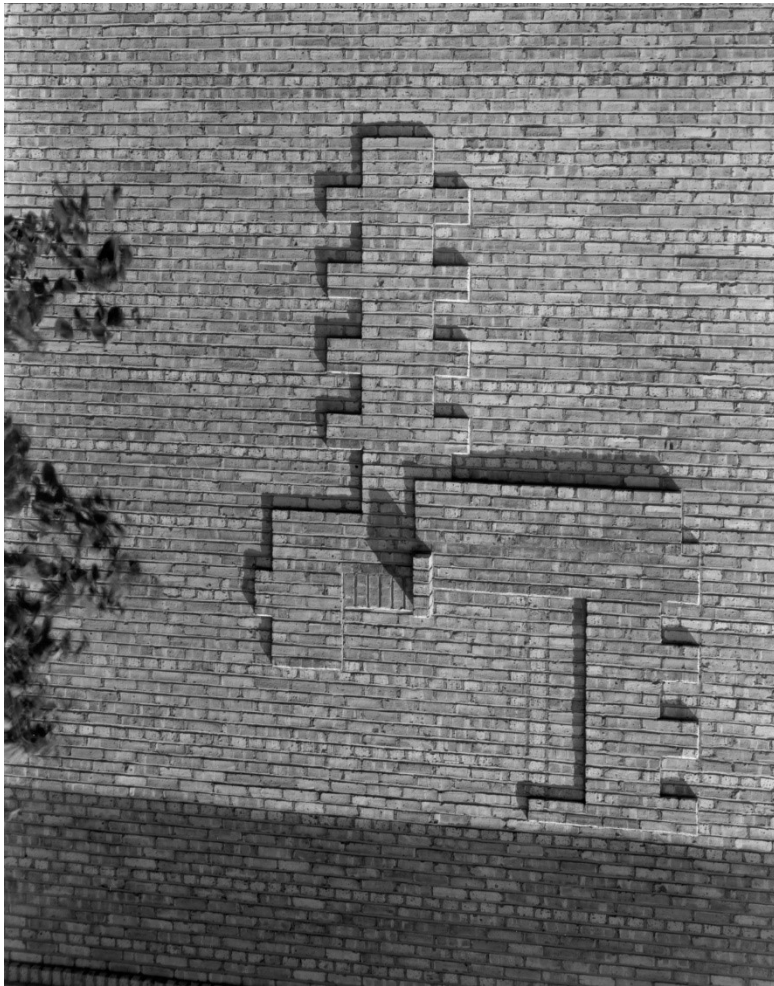


WOFORO DUA PA A

"when you climb a good tree"

symbol of support, cooperation and encouragement

Proposed Materials



Sculptural Relief in Brick Masonry

Current Working Design



Warmer and Darker Panel Scheme with Brick Base

Current Working Design



Warmer and Darker Panel Scheme with Brick Base

Current Working Design



Warmer and Darker Panel Scheme with Brick Base

Current Working Design



Warmer and Darker Panel Scheme with Brick Base

Current Working Design



Warmer and Darker Panel Scheme with Brick Base

March 11 Design Comments



- Appreciate the efforts on material changes, looks less sterile, adinkra symbols nice gesture – cool look
- Appreciate that neighbors are at the table making comments
- We will continue to bring people to the table, so can be a voice in this project
- Alderman – there have been Covid delays in the design process, we are still leaving people behind without access to technology, will continue to work and get input
- Feels a little like we are being placated by cosmetics – concerned we are leaving people behind that are very worried about displacement
- Self-standing sculptural elements would be nice here, continue the Afro-centric themes

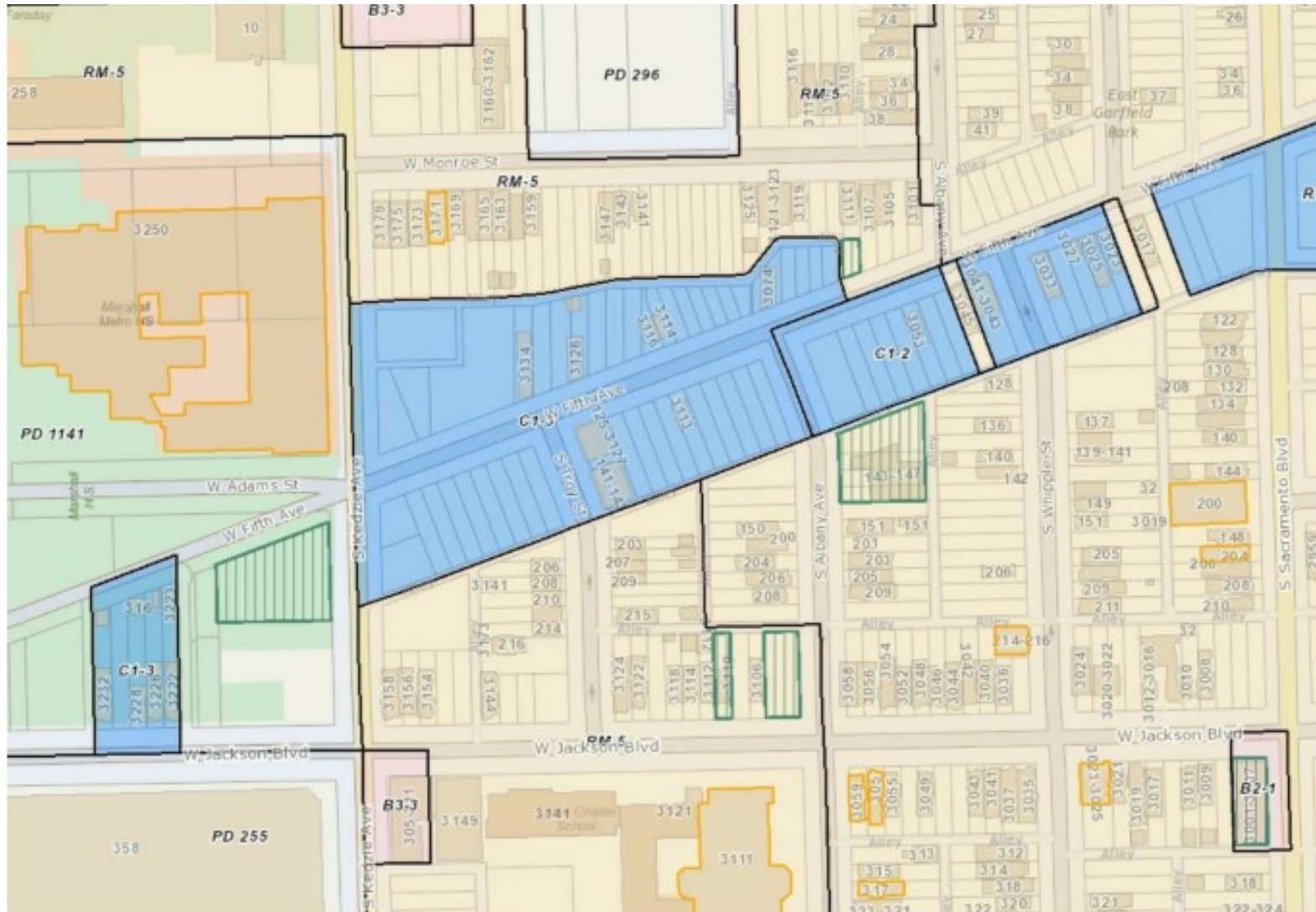
Planned Development *Process*



- Need underlying zoning change to apply for building permit
- Underlying zoning is C1-3, Neighborhood Commercial District – doesn't allow for proposed building
- Ordinance to be introduced at City Council on Wednesday, April 21
- If approved by Community Development and Plan Commissions – goes for approval vote at July City Council, Published at August City Council
- Could apply for building permit as early as August

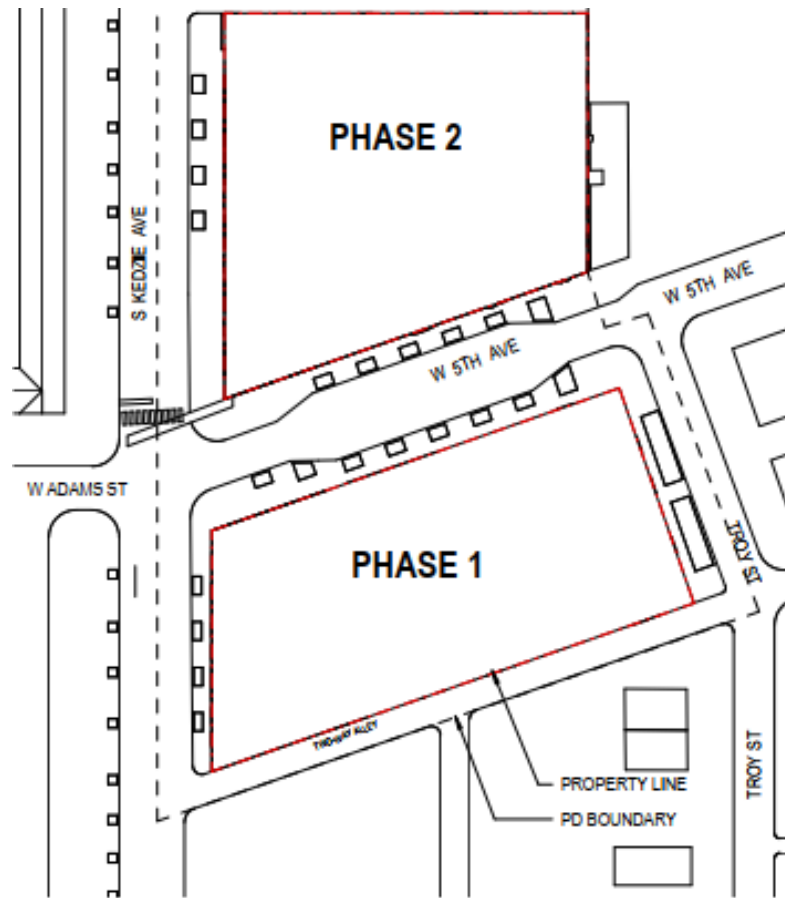
Planned Development

Existing Zoning Map



Planned Development

Proposed PD Boundary



Planned Development



What we're asking for

- Covers both parcels (north and south)
 - Financing for the north building is not set but this sets the stage
- Creates a special zoning district PD # ____ over the two parcels
- Same underlying zoning remains C1-3 for surrounding parcels and if the PD were to go away and on
- 81 total units between the two parcels
- 32 set parking spaces on the two sites – plans for shared parking or additional adjacent parcel
- Extensive Chicago Department of Transportation requirements
- Sets setback, basic landscaping and size of buildings (for example, total height of 52.5 feet (4 stories))
- Still have work to do finishing out design, DOH approves design mid summer

PD Questions and Comments?



Adding comments:

Three Committee Goals and Work Plans



- **5 pm - Arts/Culture/Youth** – Give youth a Voice and ensure arts and cultural aspects reflect community desires
 - *Help team with placement of murals and patterns, recruit for and evaluate artist proposals, assist with further community engagement*
- **6 pm - Design** – Ongoing review of building plans
 - *Monthly updates from team and inform decisions*
- **7 pm - Retail** – Help ensure retail mix will be successful
 - *Review market studies, tours, talk to potential tenants, evaluate design*

Committee Meeting Logistics



- **First Meeting – Thursday, April 15, 5 pm, 6 pm, 7 pm**
 - Dedicate One Hour to Each – figure out how often to meet, who is missing, set work program
- **Considerations**
 - Host simultaneously and separately
 - Daytime or weekend hours?
- **Commitment –monthly meetings over 5-6 months**
- **Reporting out schedule, how to manage committees, how lead**



Future Meeting Polls

- **Topics of Interest**
 - Construction hiring
 - Affordability
 - Solar
 - Others
- **When would you be comfortable meeting in person by June?**
 - Yes, if socially distanced, masks required
 - No, not at all, prefer virtual meetings



Ways to get involved

- Join us for upcoming meetings, same link:
 - Thursday, April 15
- Let us know if you want to be involved in specific committee, if you have questions or for us to attend your meeting;
 - (312) 235-2352
 - c40chicago@poah.org
- Subscribe to our website for updates, feedback opportunities, eventual leasing information - www.c40garfieldpark.org or Text Yes to (773) 694-4131 to follow the website and updates