

# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Southbridge Phase 1C**  
**2401 S. STATE STREET**

**Near South Side | 3rd Ward | Alderwoman Dowell**  
**Developer: The Community Builders, Inc.**

**Architect: Gensler, Nia Architects**



# Community Area Snapshot

## GENERAL POPULATION CHARACTERISTICS

	POPULATION
Total Population	28,216
Total Households	16,174
Average Household Size	1.7
Percent Population Change, 2000-10	124.9%
Percent Population Change, 2010-22	31.9%
Percent Population Change, 2000-22	196.7%

## RACE AND ETHNICITY

	POPULATION	PERCENT
White (Non-Hispanic)	14,302	50.7
Hispanic or Latino (of Any Race)	1,500	5.3
Black (Non-Hispanic)	6,716	23.8
Asian (Non-Hispanic)	4,284	15.2
Other/Multiple Races (Non-Hispanic)	1,414	5.0

## HOUSEHOLD SIZE

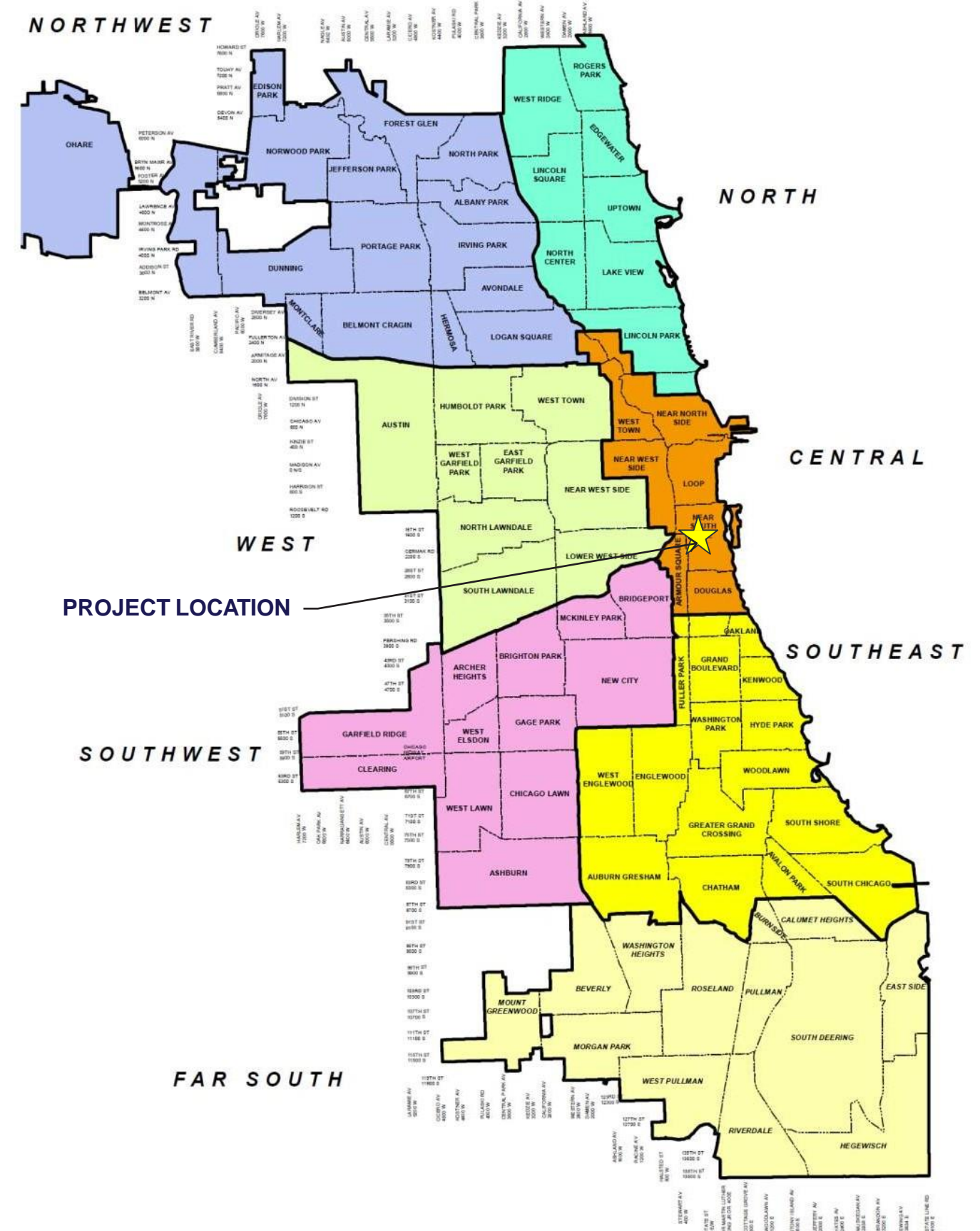
	COUNT	PERCENT
1-Person Household	8,325	51.5
2-Person Household	5,267	32.6
3-Person Household	1,913	11.8
4-or-More-Person Household	669	4.1

## HOUSING OCCUPANCY

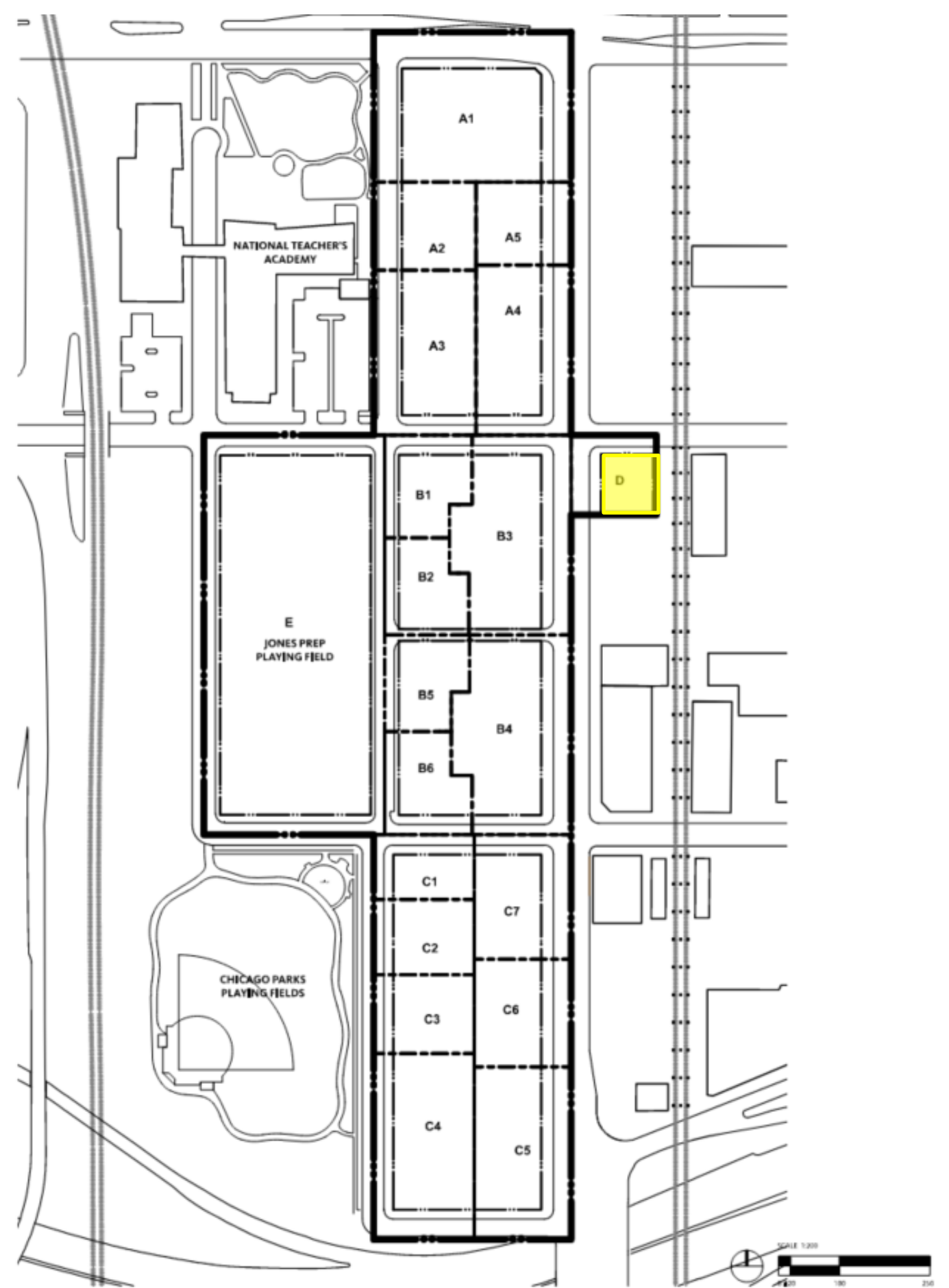
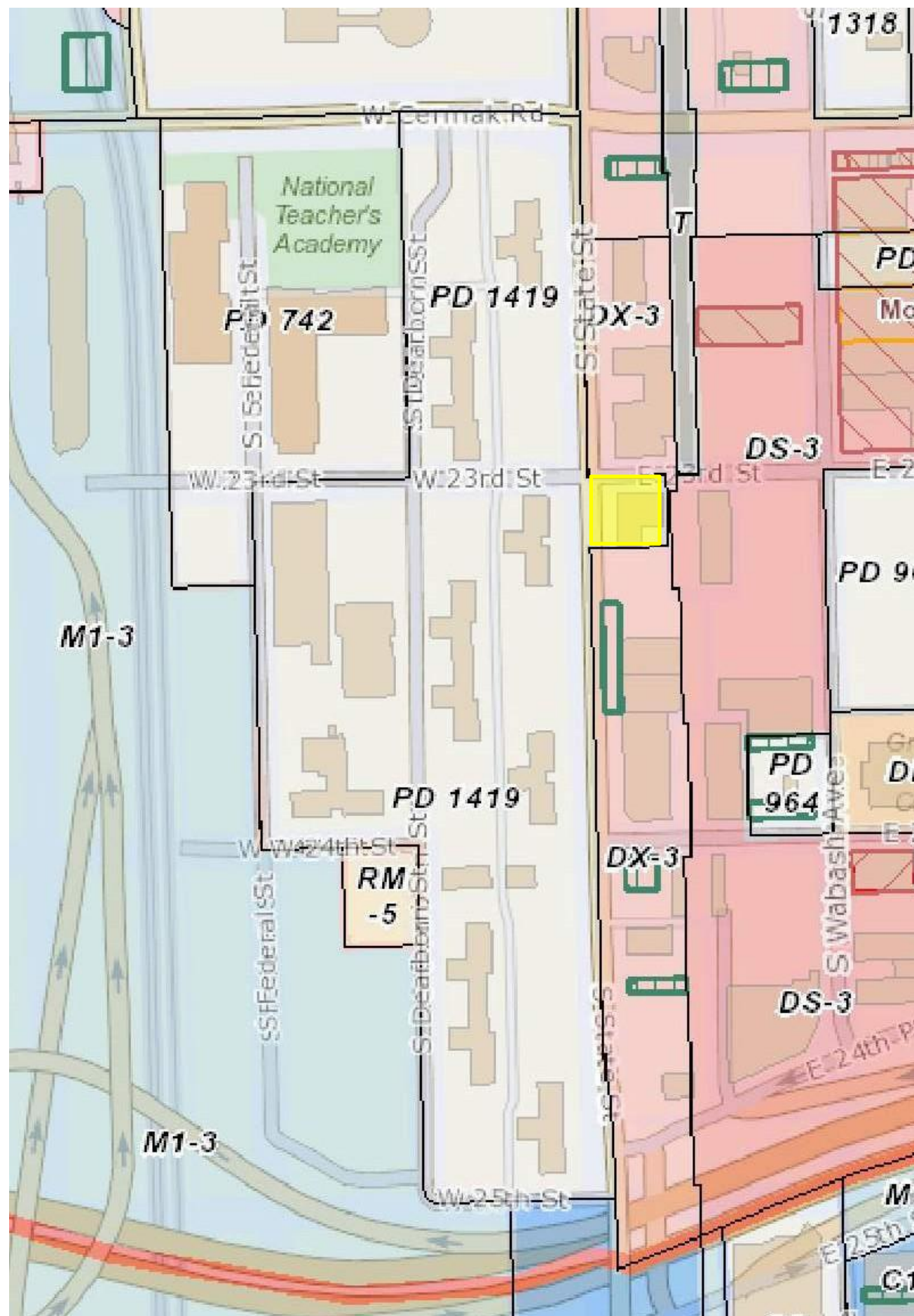
	COUNT	PERCENT
Occupied Housing Units	16,174	94.6
Owner-Occupied*	8,411	52.0
Renter-Occupied*	7,763	48.0
Vacant Housing Units	923	5.4

## HOUSING CHARACTERISTICS

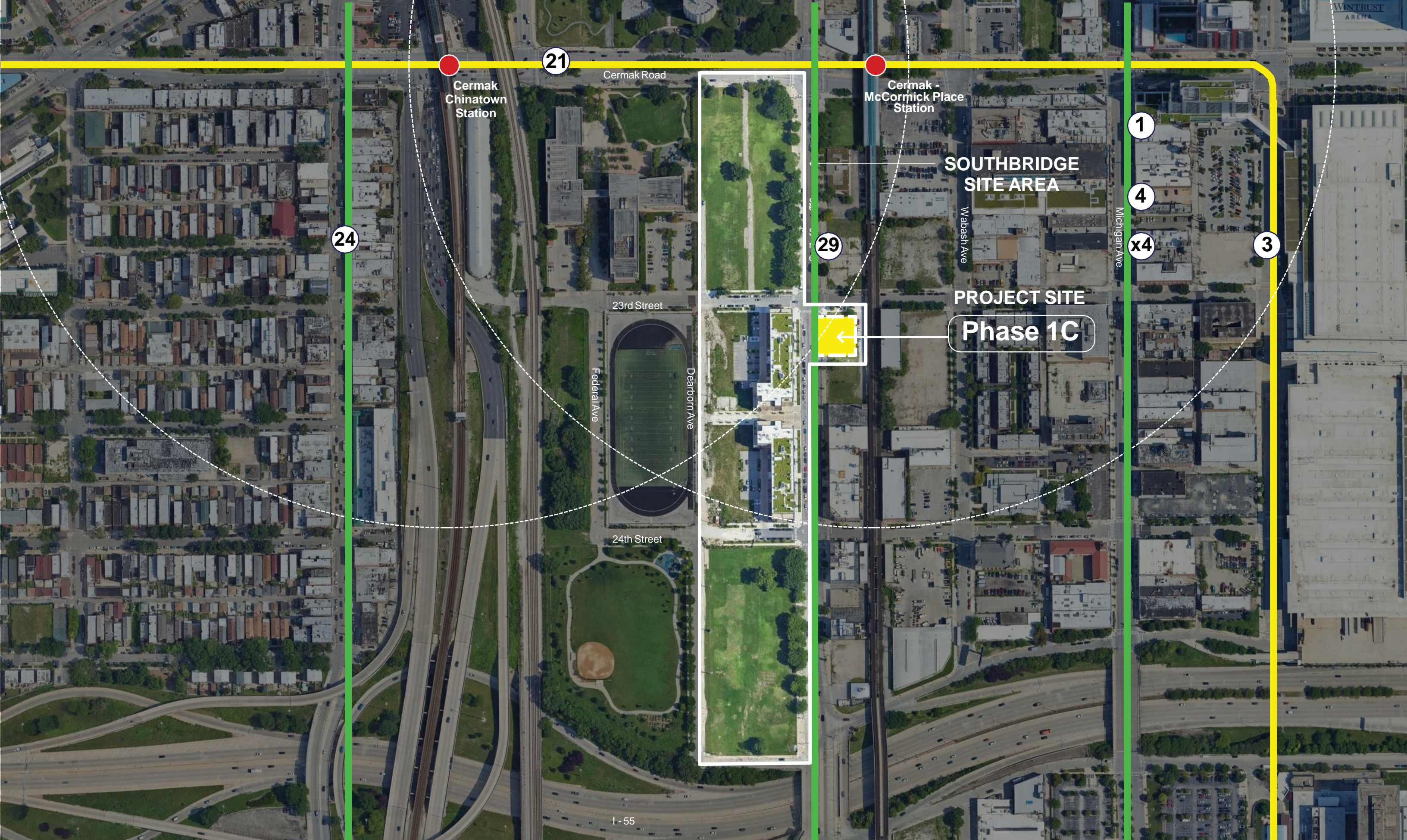
	COUNT	PERCENT
Single-household Residential	58.7	5.2
Multi-household Residential	98.5	8.6
Commercial	315.2	27.7
Industrial	15.7	1.4
Institutional	47.0	4.1
Mixed Use	9.0	0.8
Transportation and Other	383.8	33.7
Open Space	123.7	10.9
Vacant	86.7	7.6
TOTAL	1,138.2	100.0





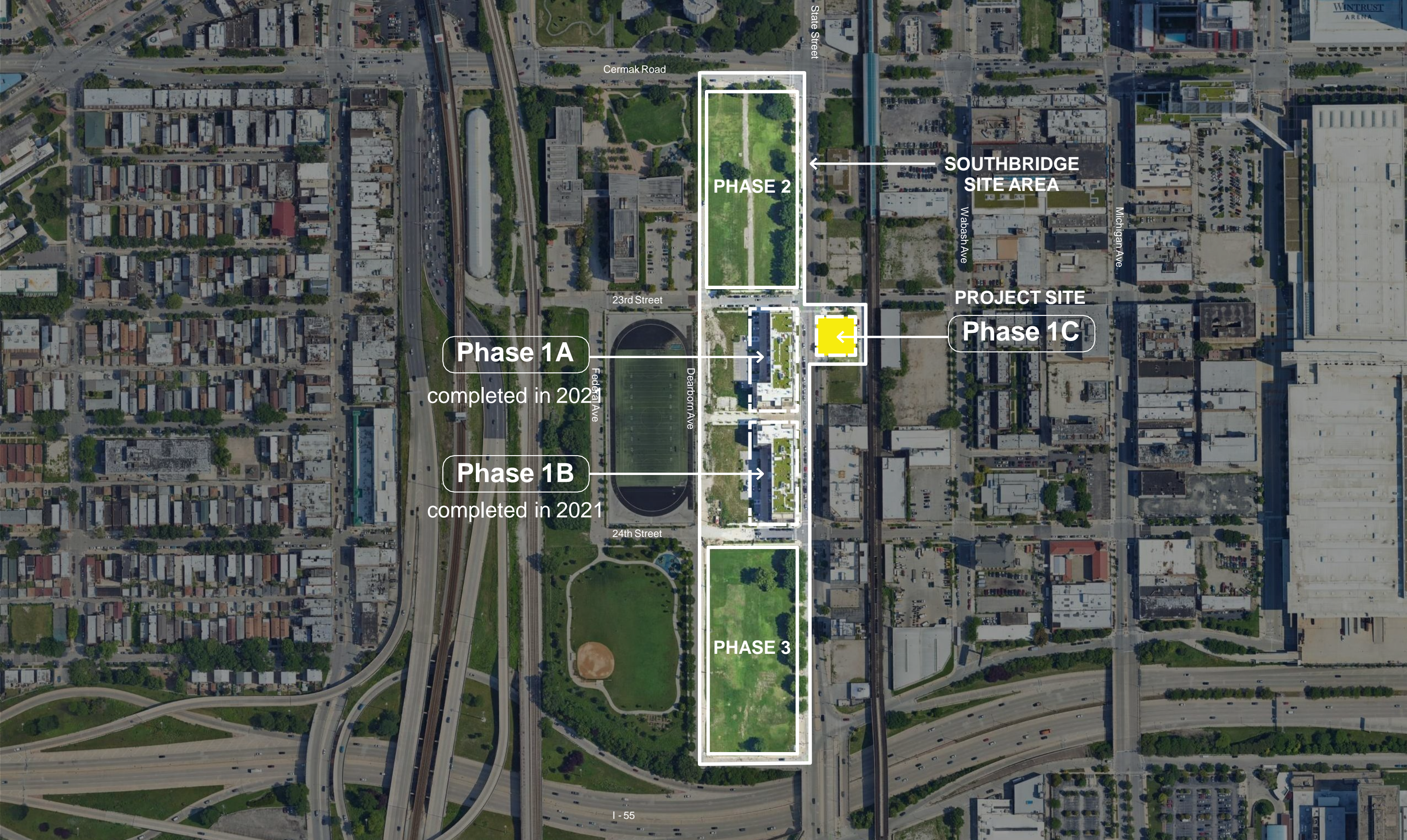






# TRANSPORTATION MAP





# PROJECT SITE





**SOUTHBRIDGE REDEVELOPMENT PLAN | 877 RESIDENTIAL UNITS**





Phase 1C

Phase 1A

103 units  
14 CHA households  
34 affordable  
56 market rate

Phase 1B

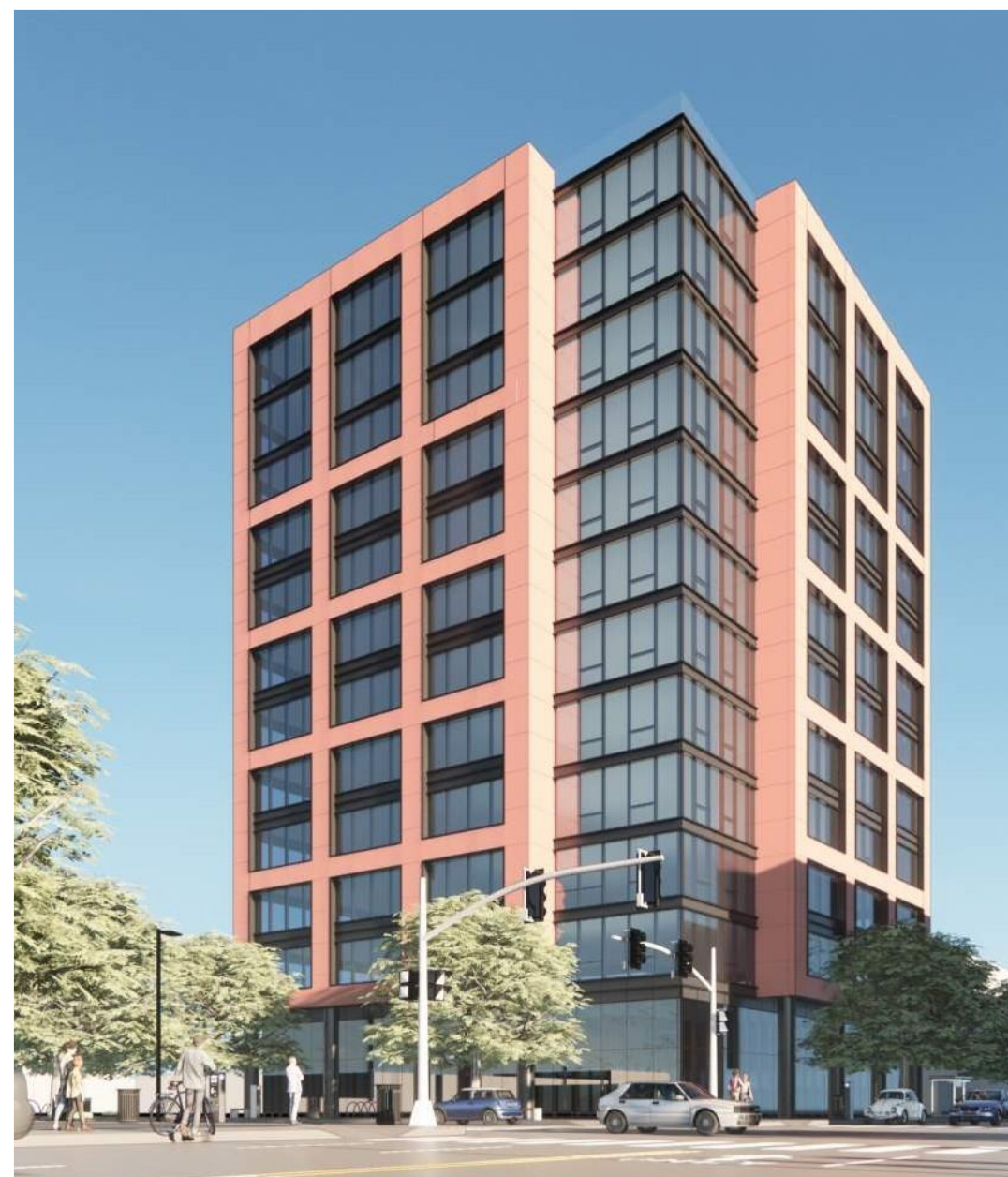
103 units  
34 CHA households  
9 affordable  
60 market rate

PHASE 1C - 80 UNITS



- Southbridge PD #19186 filed April 10<sup>th</sup>, 2017
- PD created in alignment with the Chicago Housing Authority's Plan Forward to establish a mixed-income, mixed use community, with stakeholders engaged since the early 2010s to shape the master plan.
- The developer has held monthly meetings with the Southbridge Working Group to discuss the project since the Planned Development's inception.
- Current design evolutions for 1C came during reoccurring community stakeholders' meetings starting in 2020





PHASE 1C | DESIGN EVOLUTION





**PHASE 1C | 77 UNITS**





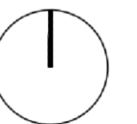
**PHASE 1C | DESIGN EVOLUTION**





**PHASE 1C | 80 UNITS**





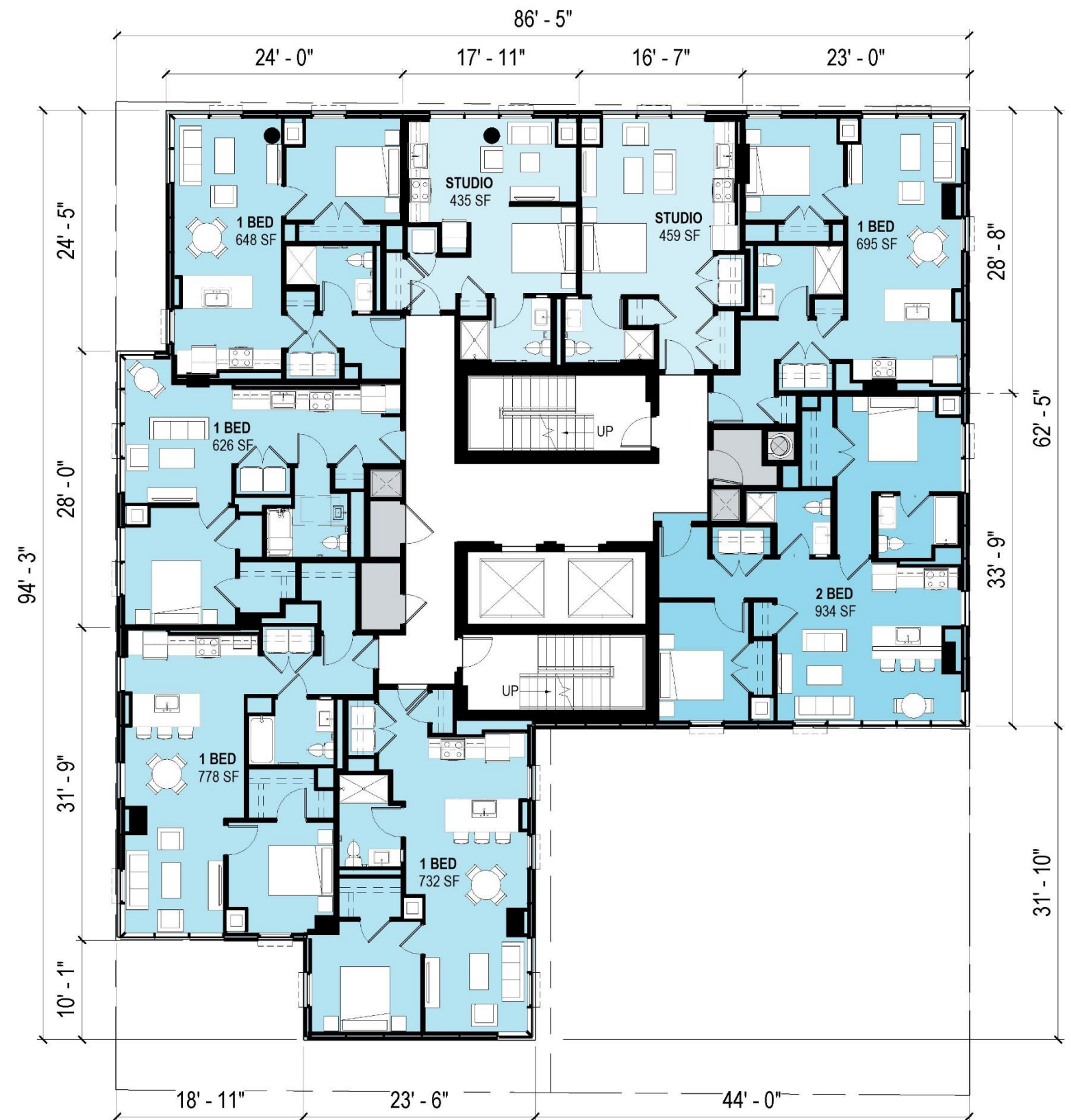
PHASE 1C | SITE PLAN





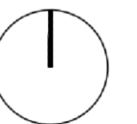
**PHASE 1C | GROUND FLOOR PLAN**





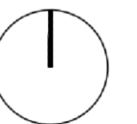
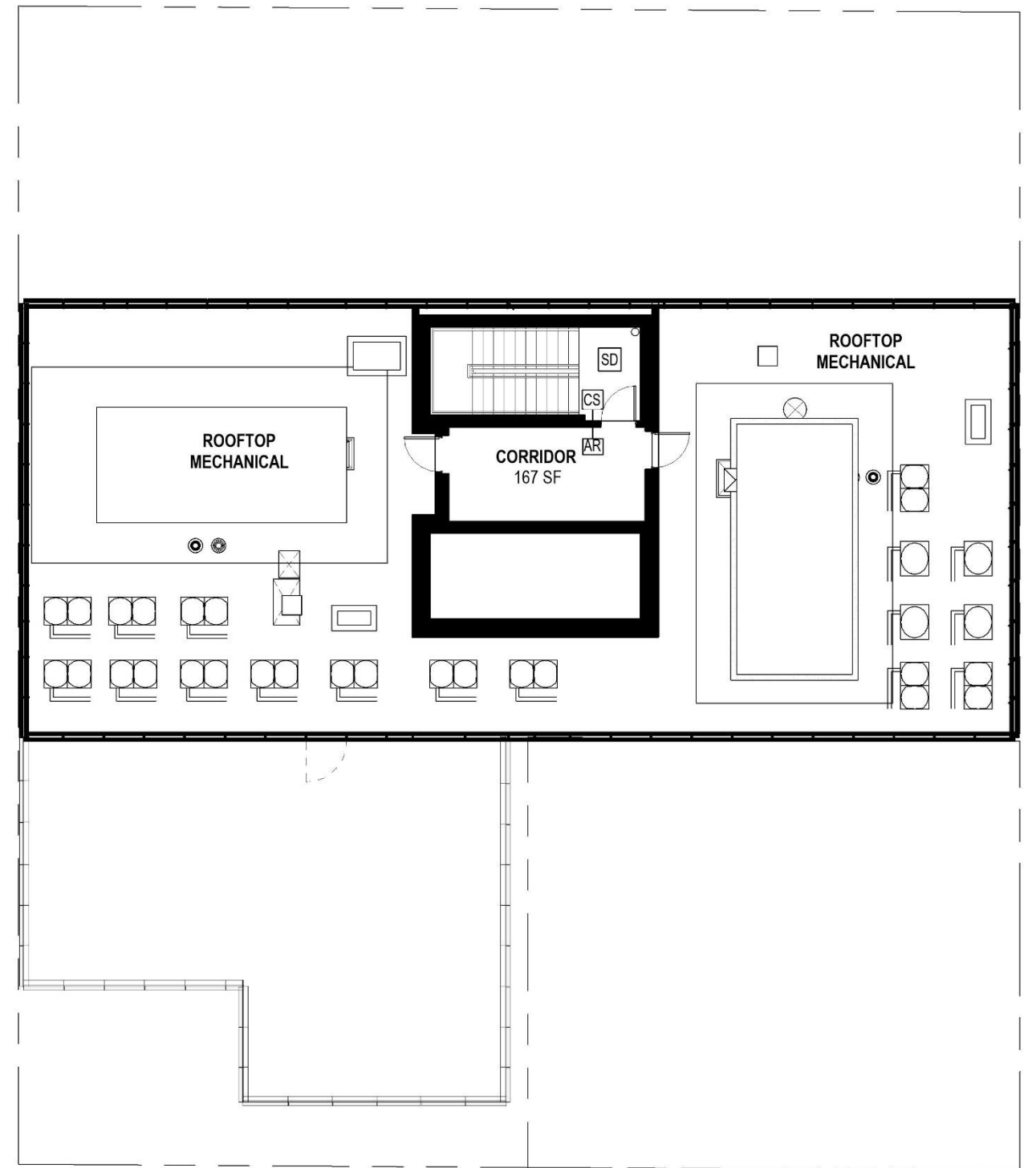
PHASE 1C | FLOOR PLAN - LEVELS 2 - 11





PHASE 1C | PENTHOUSE LEVEL





**PHASE 1C | MECHANICAL LEVEL**

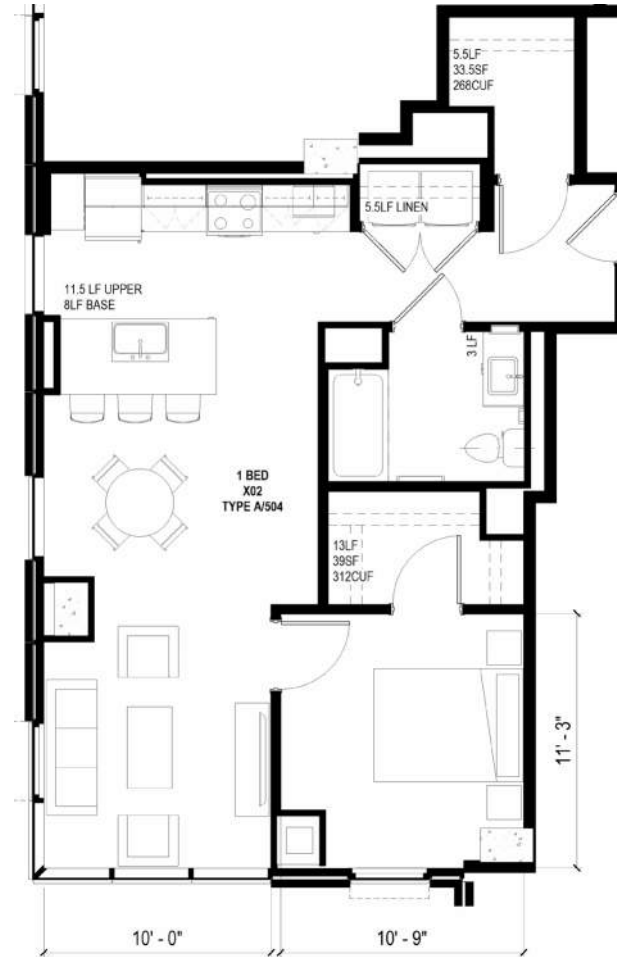




### X01 - 1 BED

TOTAL AREA: 732 SF  
 PRIMARY BEDROOM: 120 SF  
 TOTAL STORAGE: 32 SF  
 GENERAL STORAGE: 12SF\*

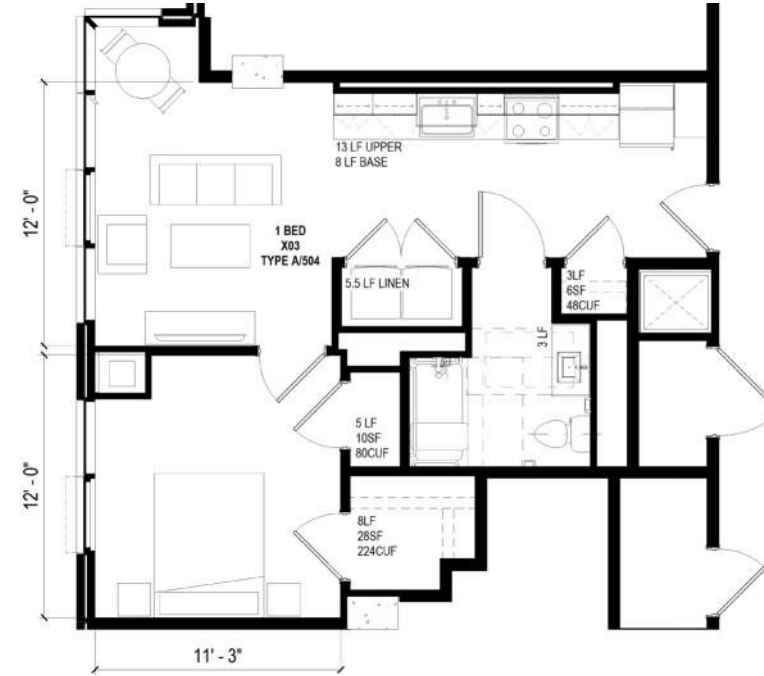
\*General storage is provided outside the unit on level 12.



### X02 - 1 BED

TOTAL AREA: 778 SF  
 PRIMARY BEDROOM: 112 SF  
 TOTAL STORAGE: 72 SF  
 GENERAL STORAGE: 12SF\*

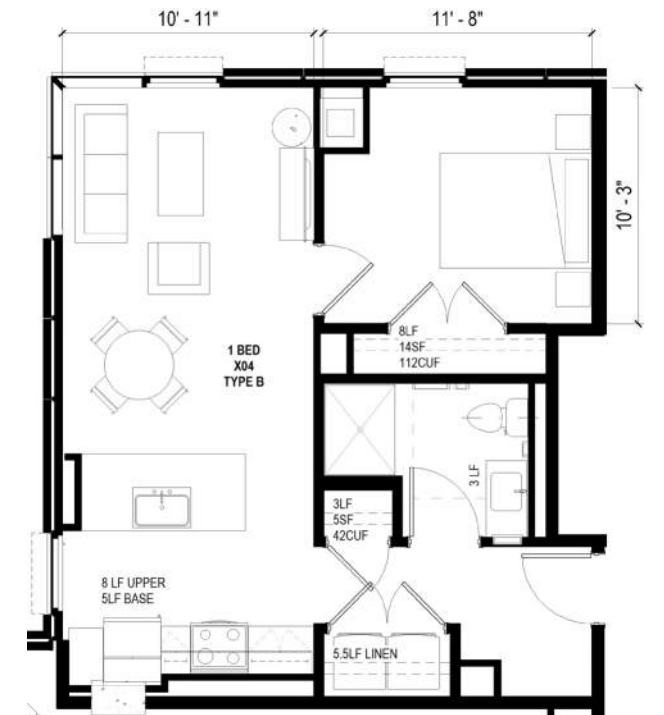
\*General storage is provided outside the unit on level 12.



### X03 - 1 BED

TOTAL AREA: 626 SF  
 PRIMARY BEDROOM: 130 SF  
 TOTAL STORAGE: 44 SF  
 GENERAL STORAGE: 12SF\*

\*General storage is provided outside the unit on level 12.

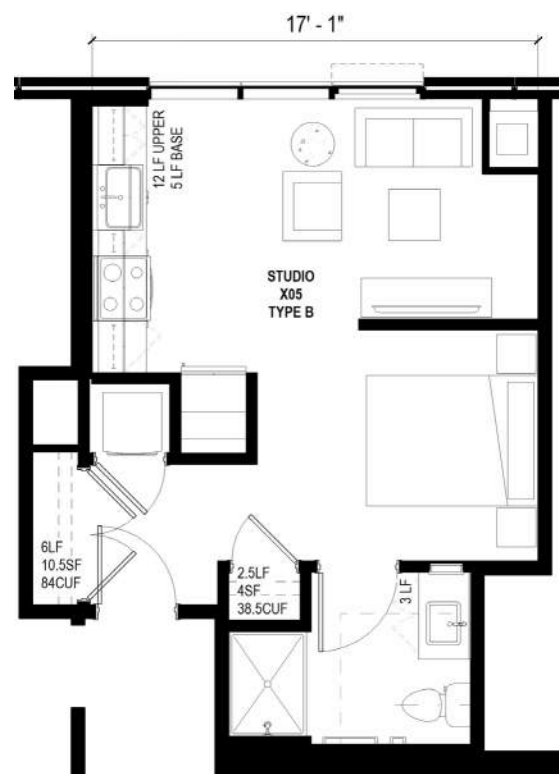


### X04 - 1 BED

TOTAL AREA: 648 SF  
 PRIMARY BEDROOM: 115 SF  
 TOTAL STORAGE: 19 SF  
 GENERAL STORAGE: 12SF\*

\*General storage is provided outside the unit on level 12.





### X05 - STUDIO

TOTAL AREA: 435 SF

TOTAL STORAGE: 14 SF

GENERAL STORAGE: 10.5 SF\*

\*General storage is provided outside the unit on level 12.



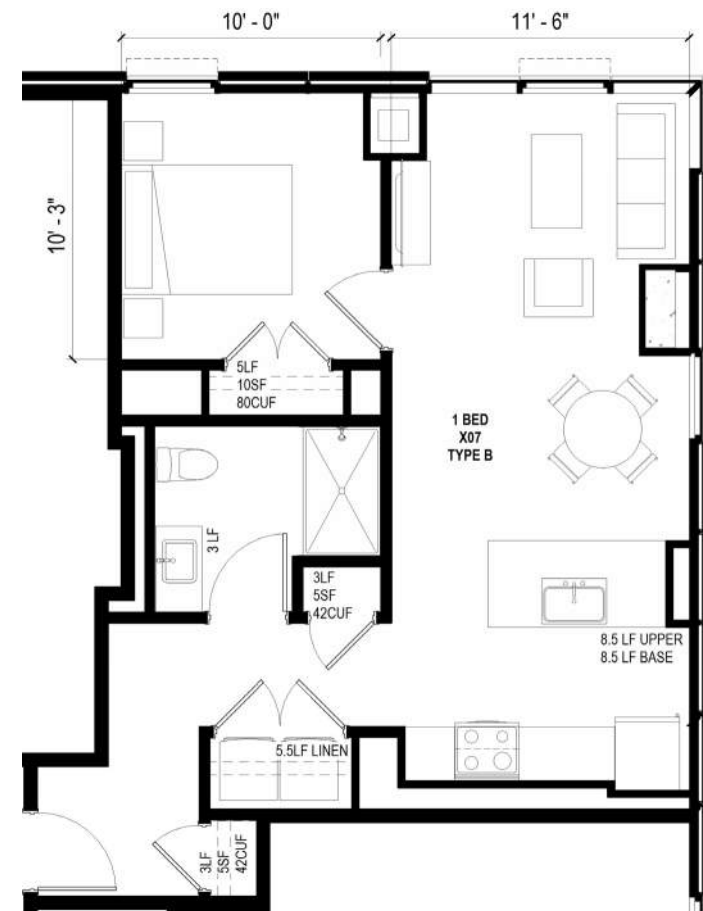
### X06 - STUDIO

TOTAL AREA: 459 SF

PRIMARY BEDROOM: 14 SF

GENERAL STORAGE: 10.5 SF\*

\*General storage is provided outside the unit on level 12.



### X07 - 1 BED

TOTAL AREA: 695 SF

PRIMARY BEDROOM: 101 SF

TOTAL STORAGE: 20 SF

GENERAL STORAGE: 12 SF\*

\*General storage is provided outside the unit on level 12.



### X08 - 2 BED

TOTAL AREA: 934 SF

PRIMARY BEDROOM: 110 SF

TOTAL STORAGE: 43 SF

GENERAL STORAGE: 25 SF\*

\*General storage is provided outside the unit on level 12.





East Elevation

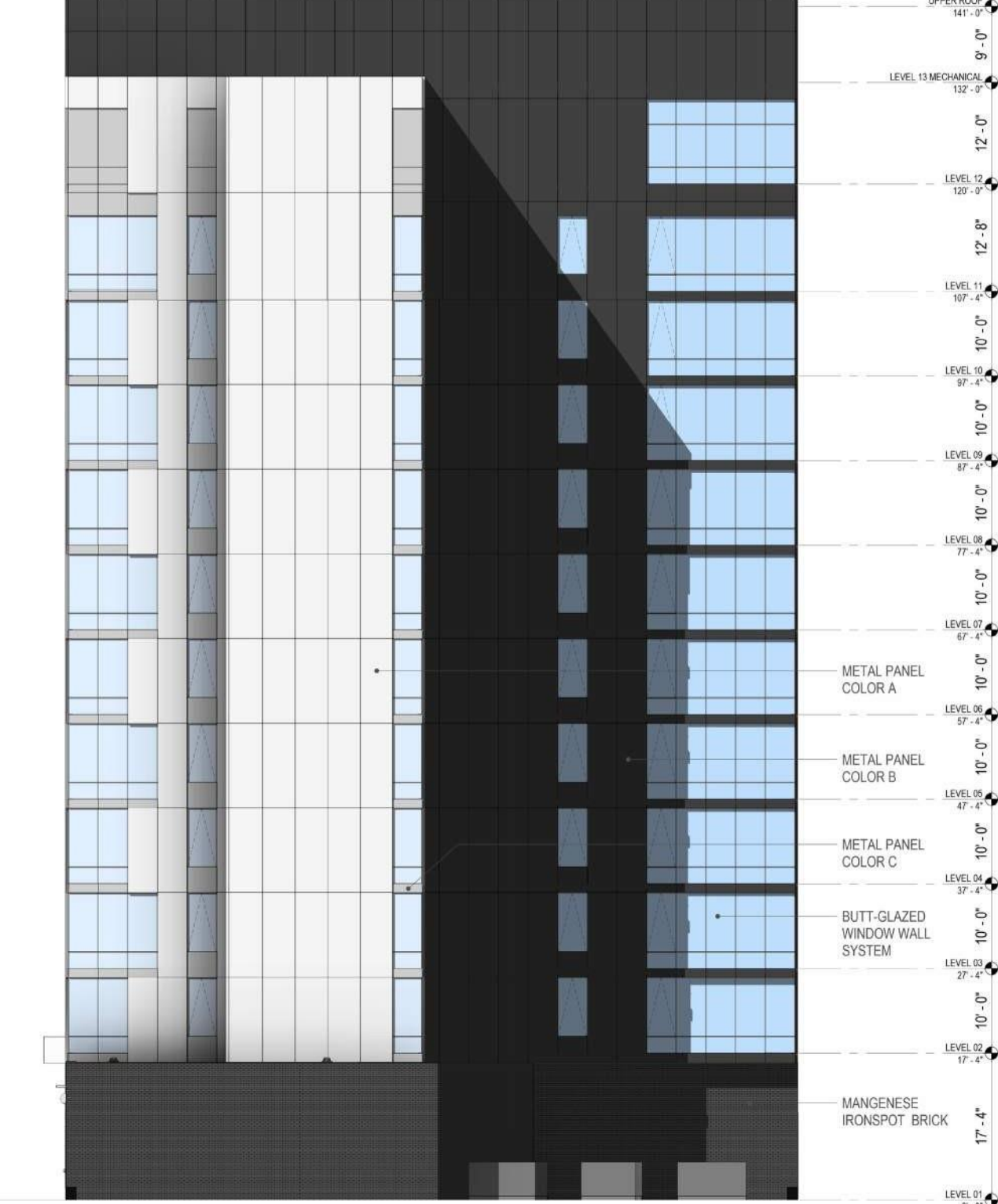


West Elevation





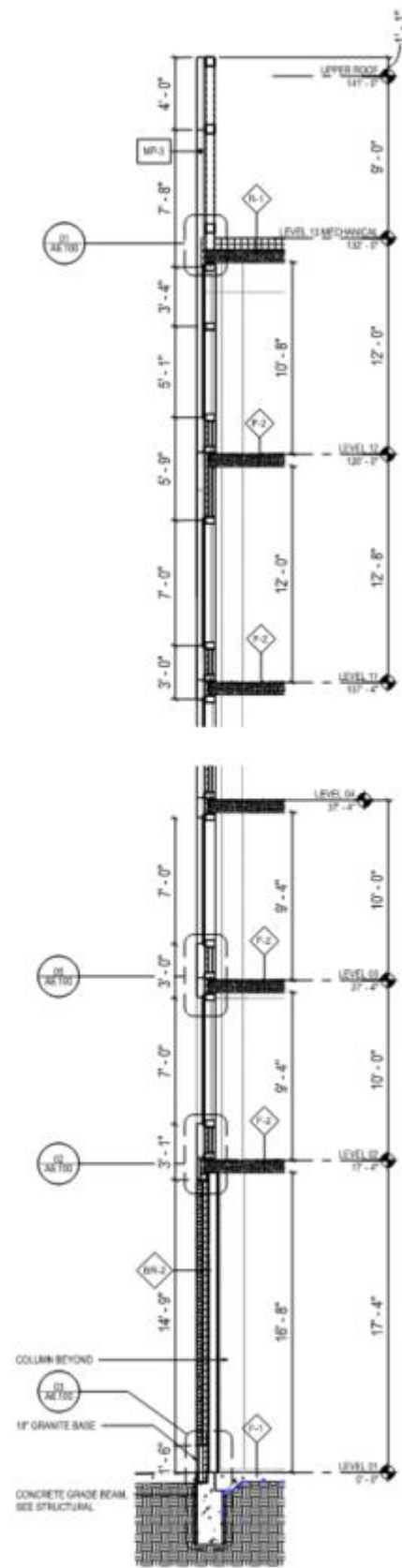
North Elevation



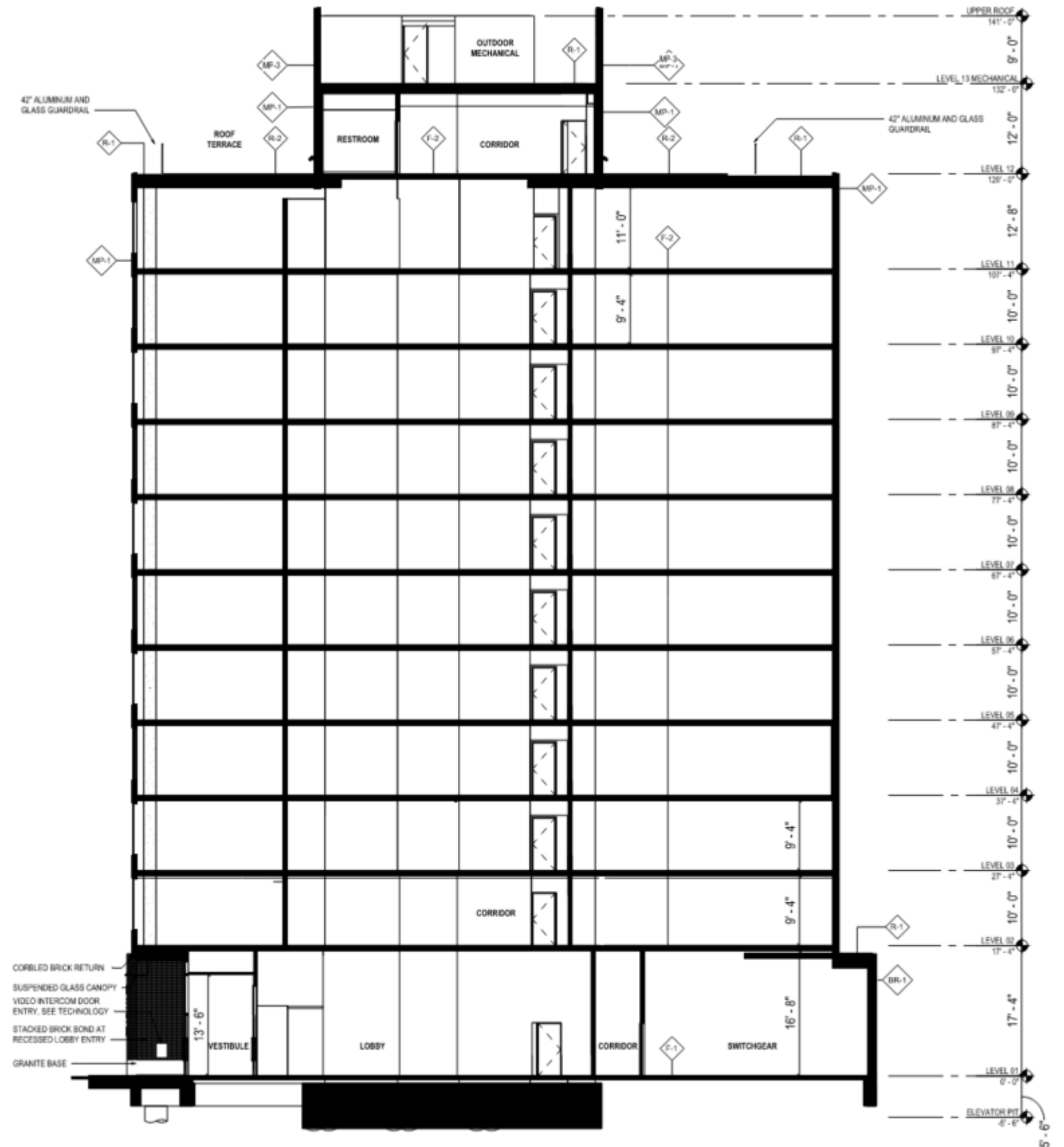
South Elevation

NORTH AND SOUTH ELEVATIONS



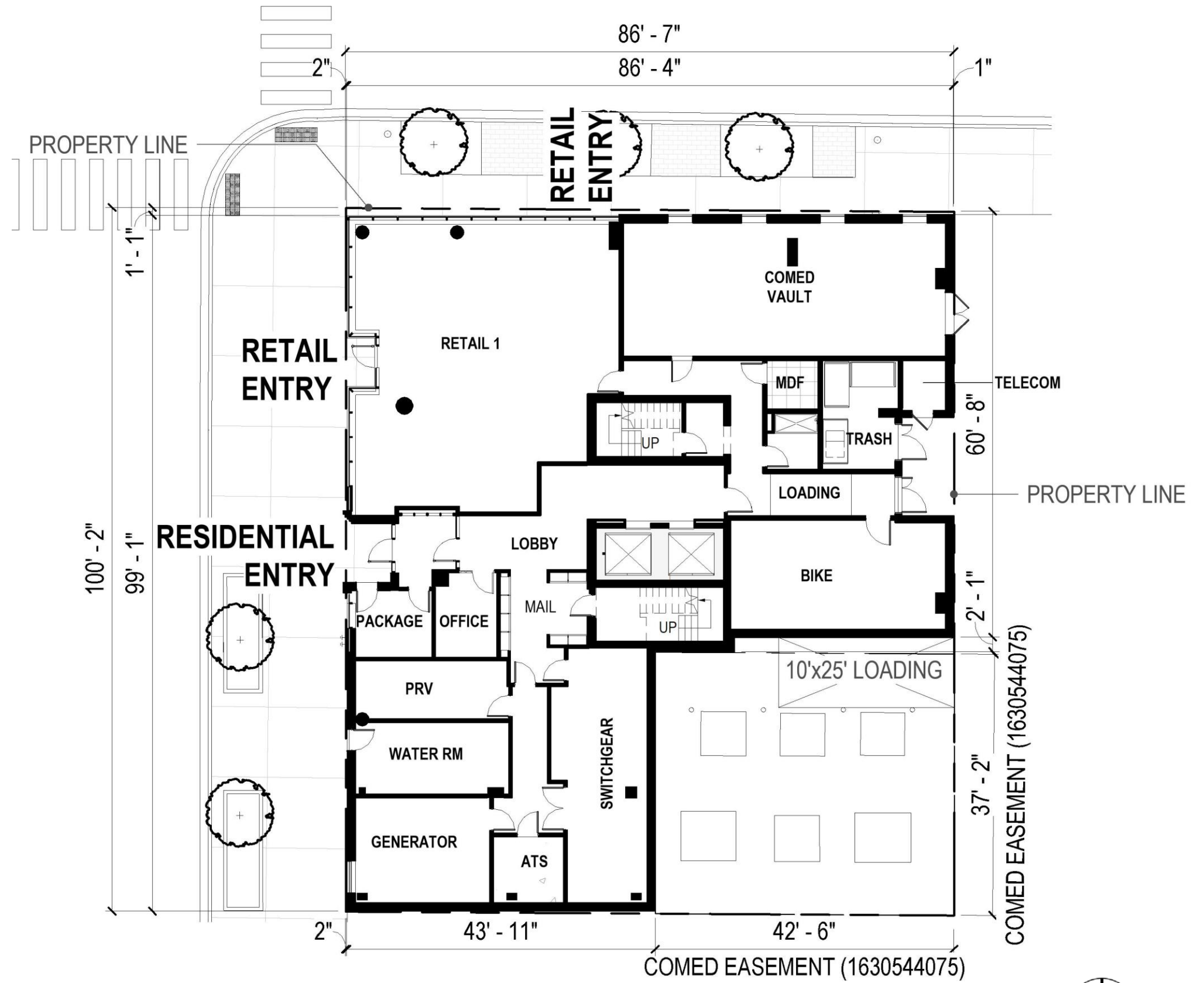


Wall Section



N-S Section







Traffic Impact Study  
**Ickes Homes Redevelopment**  
Chicago, Illinois



Prepared For:

**McCAFFERY** Interests

Prepared By:

**KLOA**  
Kenig, Lindgren, O'Hara, Aboona, Inc.

May 24, 2017

**Install Traffic Signals:** Add signals at key intersections, such as 23rd Street, with protected left-turn phases to improve traffic flow and reduce congestion.

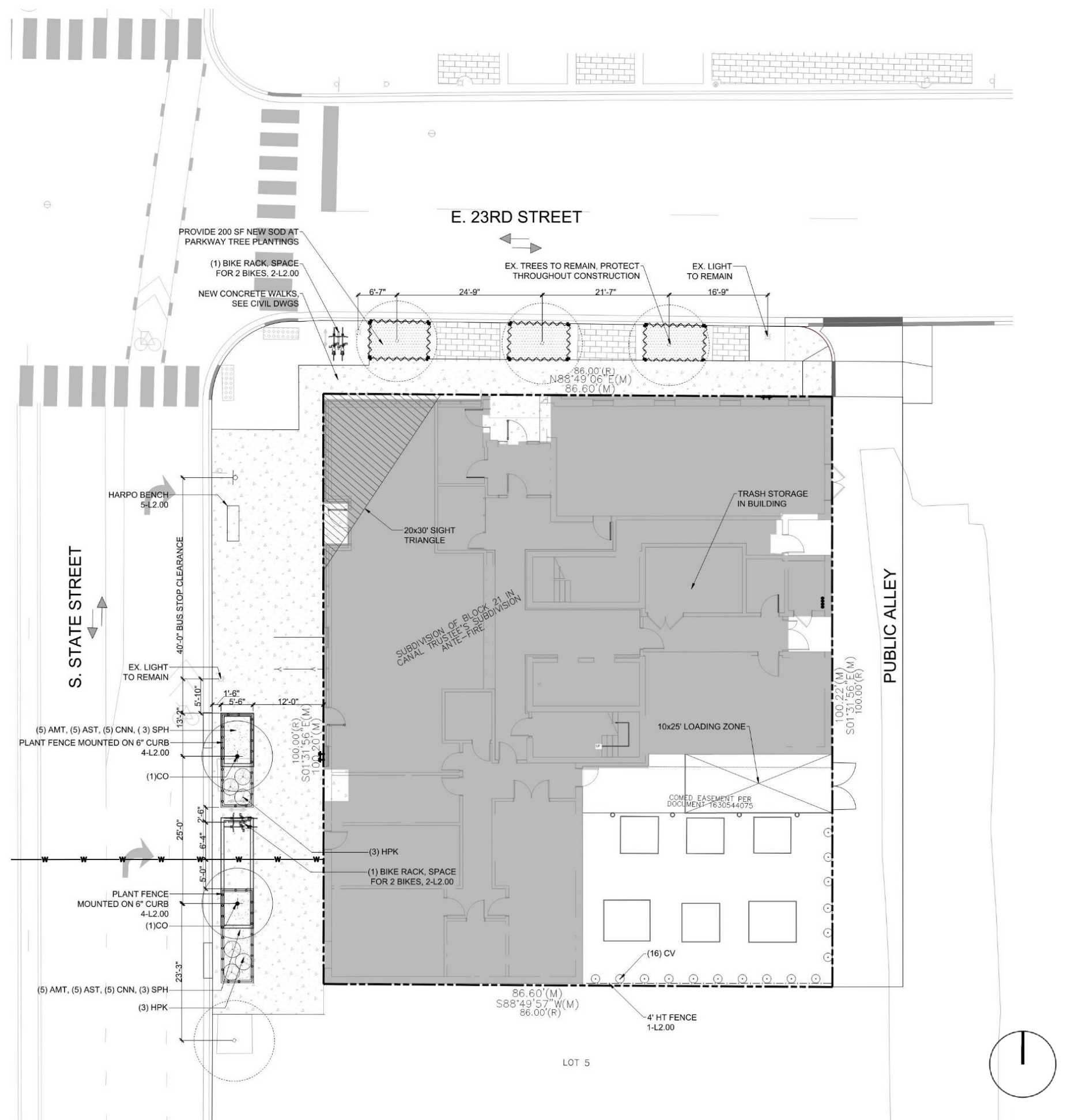
**Enhance Pedestrian and Bicycle Infrastructure:** Implement high-visibility crosswalks, countdown timers, and protected bike lanes to prioritize pedestrian and cyclist safety.

**Optimize Traffic Signal Timing:** Work with CDOT to adjust signal timing and phasing to accommodate projected traffic volumes and minimize delays.

**Designate Loading and Delivery Areas:** Provide off-street loading docks to prevent disruptions to traffic flow on major streets, such as State and Cermak.

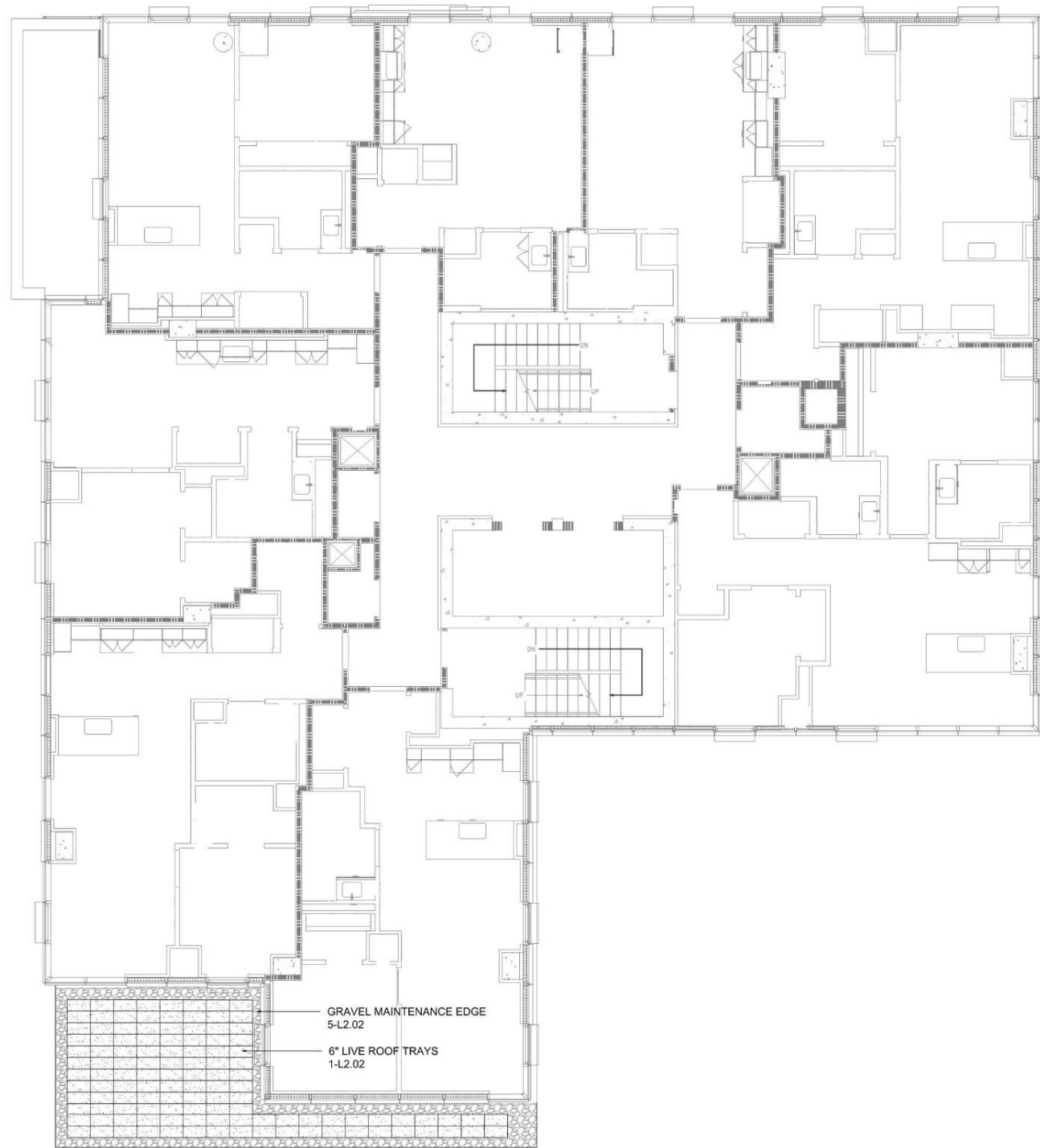
**Encourage Public Transit Use:** Promote public transportation through initiatives like discounted CTA passes and improved pedestrian links to nearby transit stations.



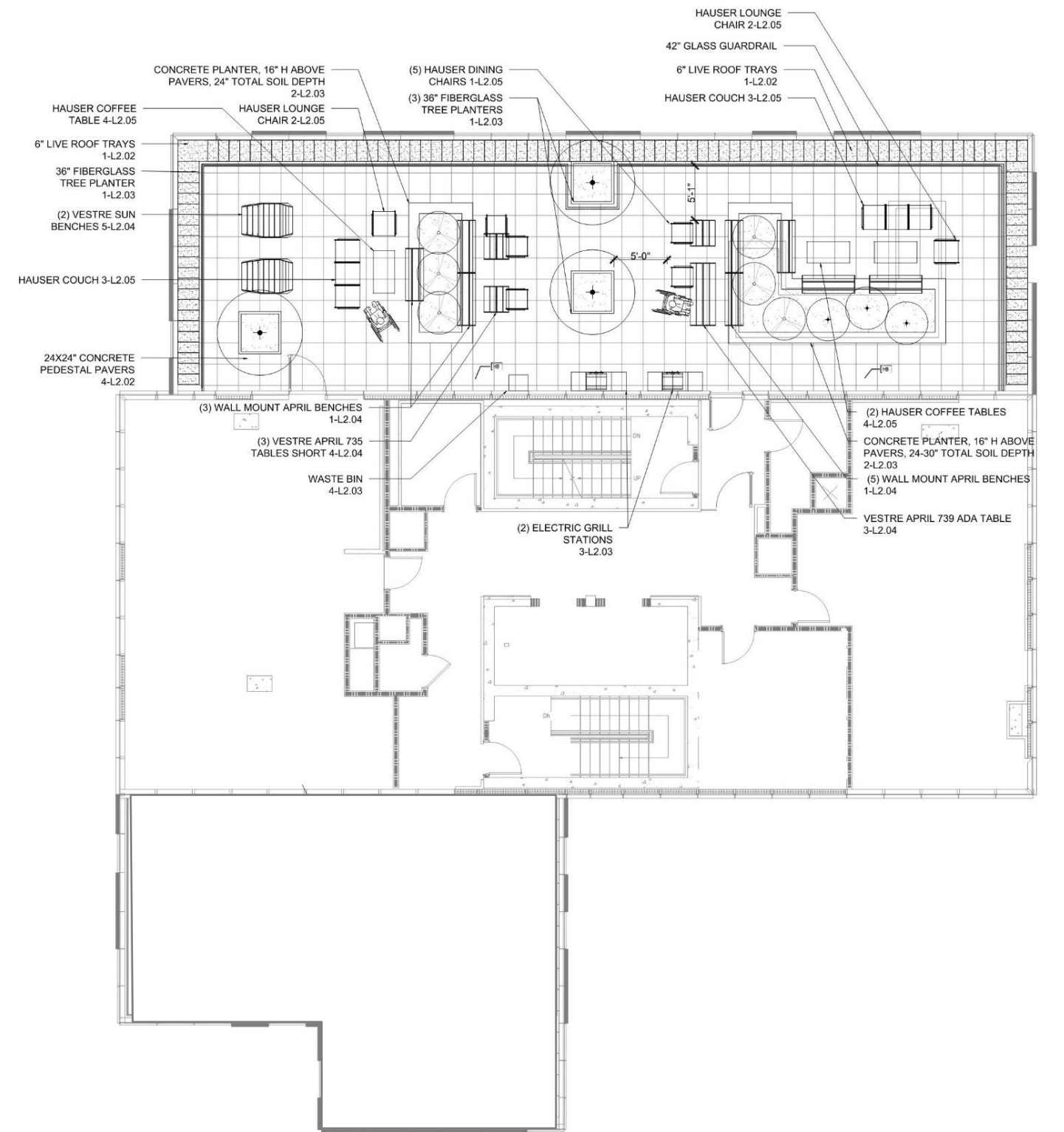


GROUND FLOOR STREETScape AND LANDSCAPE PLAN

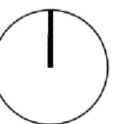




**Level 2**

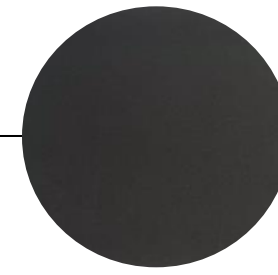


**Penthouse Level**



# INTERMEDIATE AND PENTHOUSE LEVEL LANDSCAPE PLAN

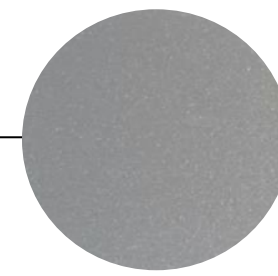




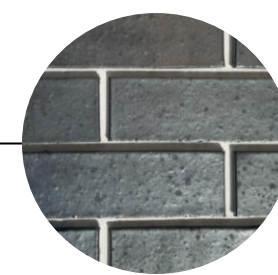
Metal Panel C  
Gray Metallic



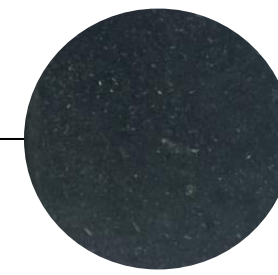
Metal Panel A  
Alabaster



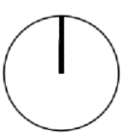
Metal Panel B  
Silver Metallic



Manganese Ironspot  
Smooth Face Brick



Podium Base @ Storefront  
Black Granite



## PHASE 1C | BUILDING MATERIALS



Southbridge 1C Sustainability Matrix The Community Builders, Inc. / GENSler			
Strategy No.	Strategy Name	Points	Pathway #2
B.3	Rooftop Solar-Ready Construction	5	Y
C.4	Native Landscapes	5	Y
C.5	Tree Health	5	Y
D.4	Air Quality Monitoring	5	Y
D.10	Exceed Requirements for Accessible Dwelling Units	5	Y
F.9	CTA Digital Display	5	Y
-	Enterprise Green Communities	80	Y
		110	Points





**PHASE 1C | 80 UNITS**



- Southbridge 1C will be a Low- Income Housing Tax Credits finance development including 44 Affordable Units (55% of 80 Total Units). All Affordable units will be on site.
- All 44 units will be affordable to families making between 30% - 80% of the Area Median Income (AMI). \$23,600 per year for a single person and up to \$89,700 for a household of four.
- Of those 44 units, 13 will be set aside for households making 30% of AMI. \$23,600 per year for a single person and up to \$33,650 for a household of four.
- 29 of the units will be set aside for households from the Chicago Housing Authority

Units	% of Units	Studio	1 Bedroom	2 Bedroom	Total	Income Range
Market	45%	14	19	3	36	-
80% AMI	19%	6	5	4	15	\$62,800 to \$89,700
60% AMI (CHA)	20%	0	14	2	16	\$47,100 to \$67,260
30% AMI (CHA)	16%	0	12	1	13	\$23,600 to \$33,650
Total	100%	20	50	10	80	\$23,600 to \$89,700



- The Total Development Cost of Southbridge 1C is estimated to be \$48.9 million
- 90 construction jobs created based on current projections for workforce
- 7 permanent jobs will be created as a result from the creation of this project
- The project will exceed the job creation and participation goals including 26% Qualified MBE and 6% Qualified WBE
- The project will also exceed 50% participation from Chicago Residents



## DPD Recommendations

- The project complies with the criteria and regulations established in Planned Development No. 1419.
- The project will not change the character of the development in Subarea D.
- The project will not increase the maximum permitted floor area ratio for Subarea D.



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## **Department of Planning and Development**

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**Architect: Gensler, Nia Architects**