



CHICAGO PLAN COMMISSION

Department of Planning and Development

Englewood Phase 1

**801-11 West 61st Street and 6100-36 South Halsted Street
(16th Ward)**

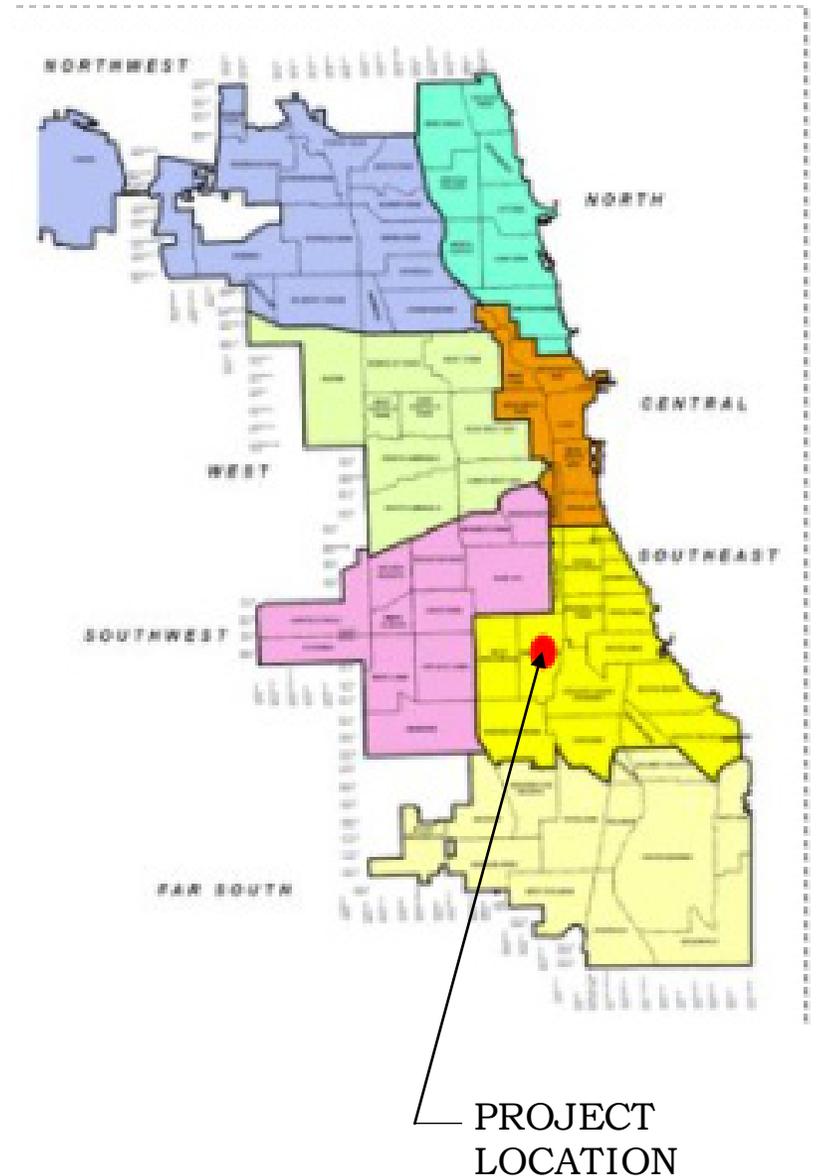
KBK Enterprises

5/20/2020

★ Community Area Snapshot

ENGLEWOOD COMMUNITY AREA

- Total Population: 23,792
- Average Household Size: 2.6
- Median Age: 33.8
- Race:
 - Black: 94.1%
 - Hispanic / Latino: 4.3%
 - White: 0.7%
 - Asian: 0.3%
- Median Income: \$21,275



★ Site Context Map

Nicholson Specialty School

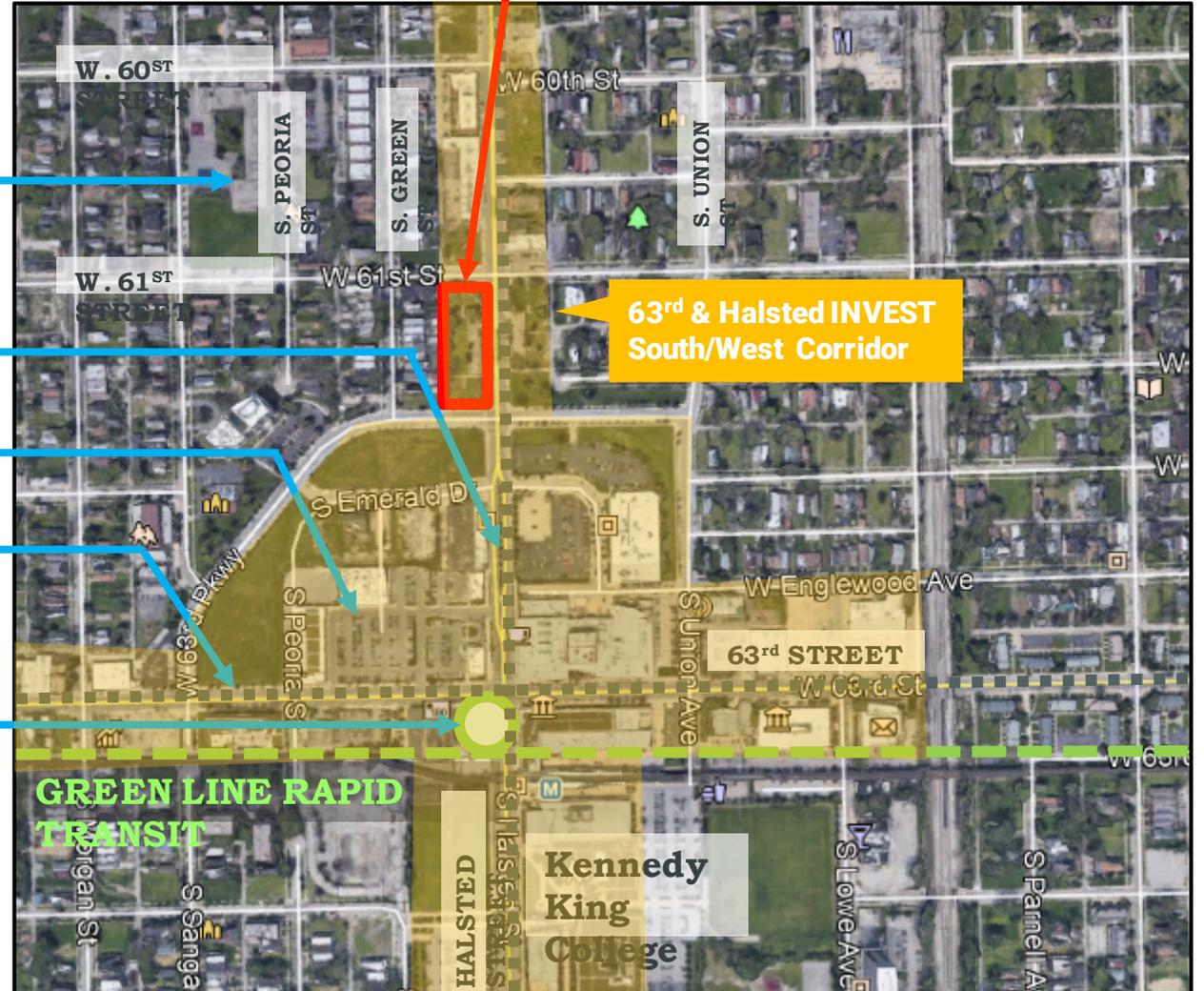
Halsted Street Bus Line

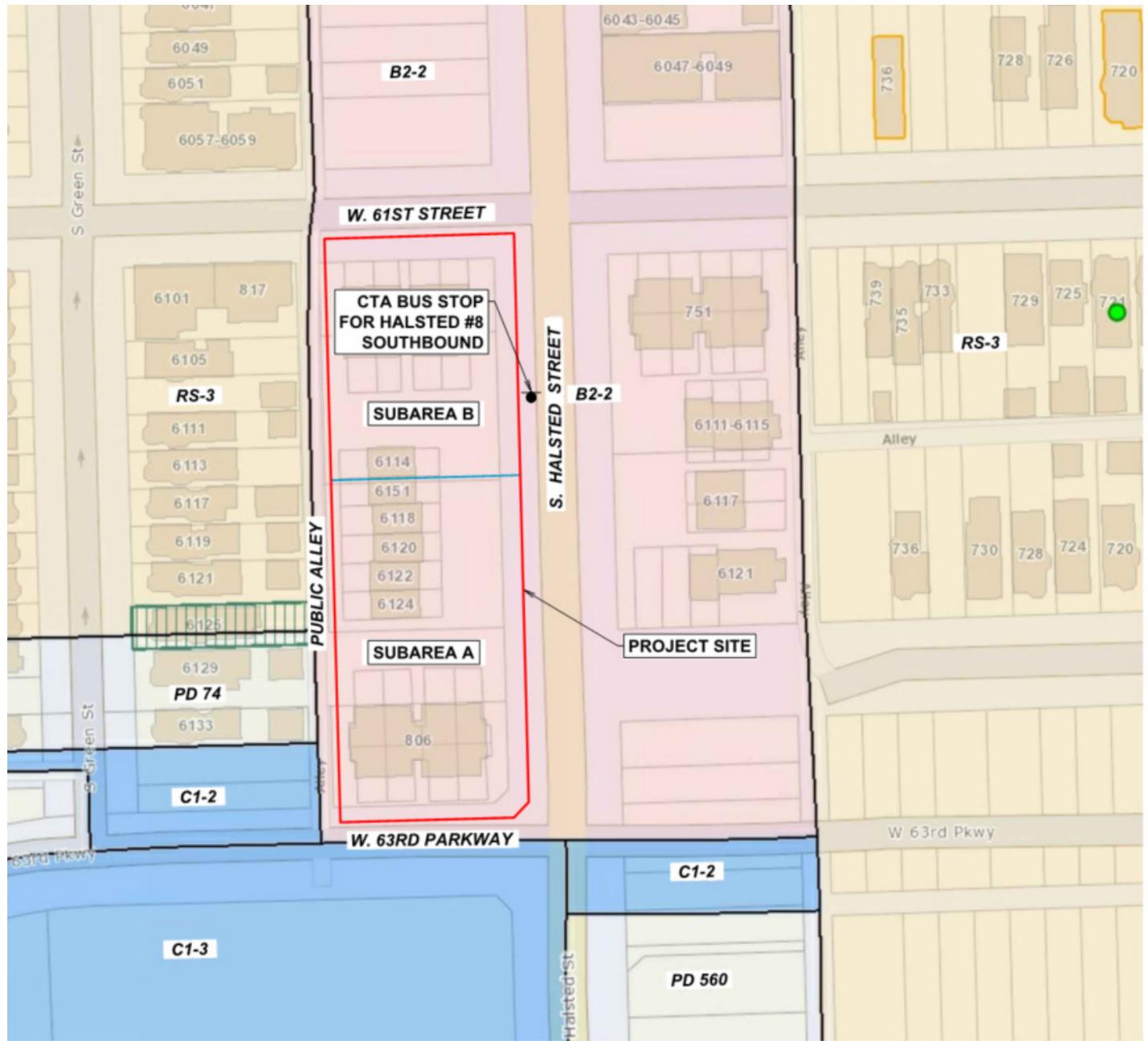
Englewood Square Retail Center

63rd Street Bus Line

63rd & Halsted Green Line Station

PROJECT LOCATION



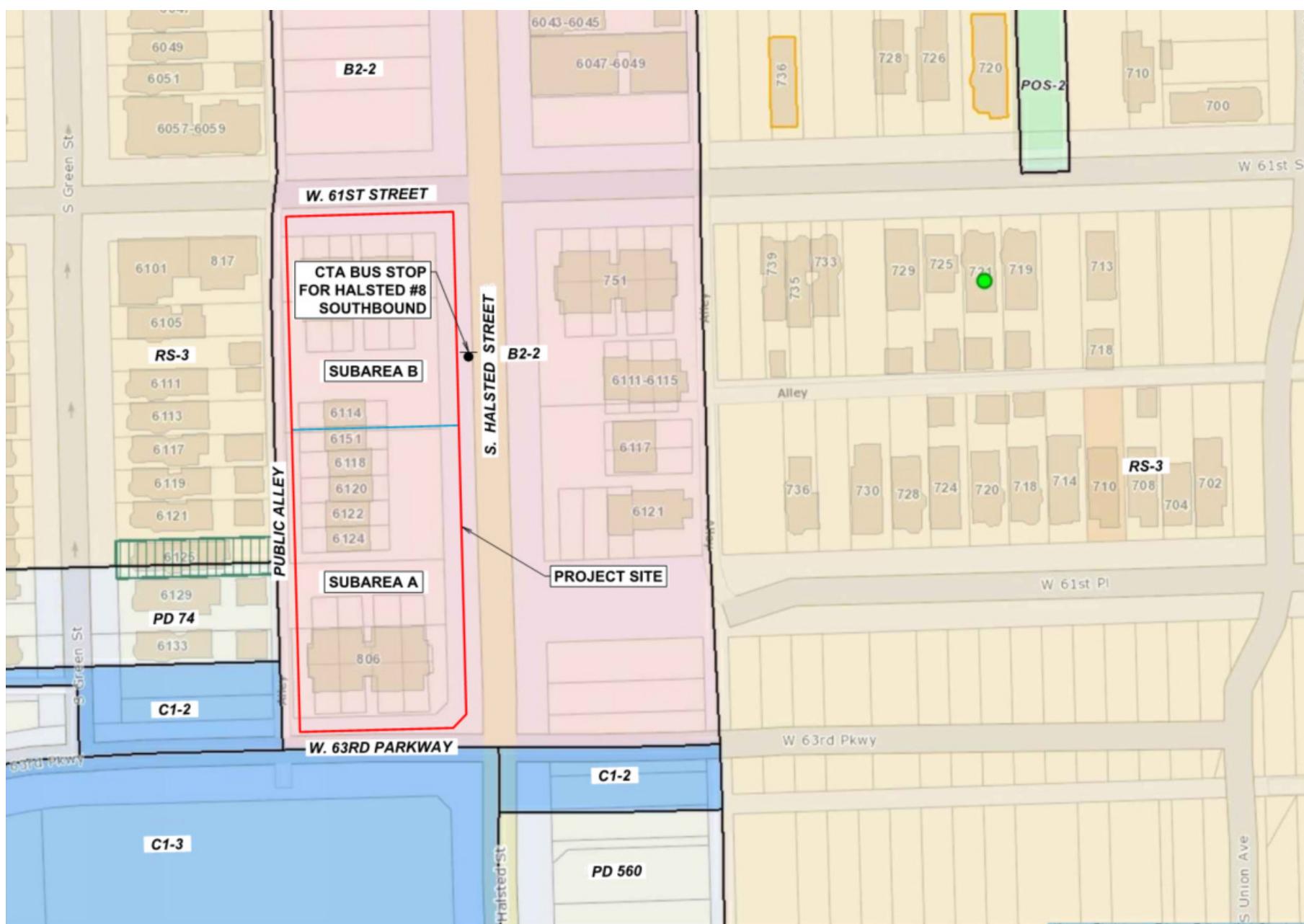


LEGEND

- NEIGHBORHOOD MIXED-USE
- NEIGHBORHOOD COMMERCIAL
- LIMITED MANUFACTURING/
BUSINESS PARK DISTRICT
- RESIDENTIAL SINGLE UNIT
(DETACHED HOUSE) DISTRICT
- PLANNED DEVELOPMENT DISTRICT

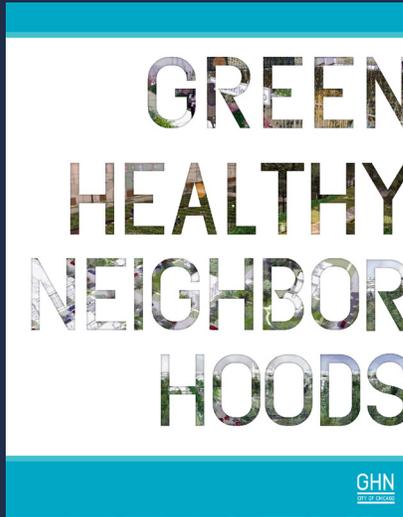


EXISTING LAND USE PLAN



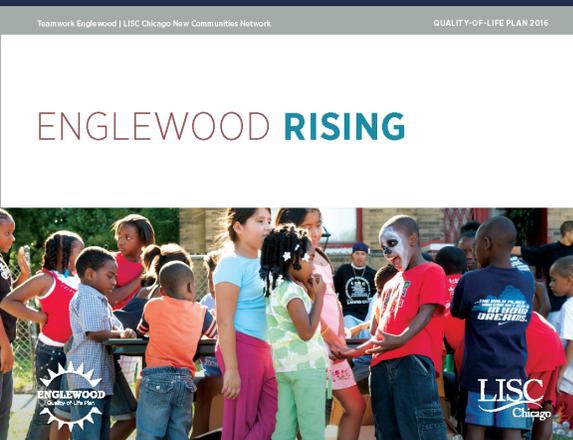
EXISTING ZONING

Planning Context



Green Healthy Neighborhoods (2014)

- Included Englewood, West Englewood, Woodlawn and Washington Park neighborhoods
- Focus was to find productive uses of vacant land and other underutilized resources to stimulate community improvement
- Strategies: urban agriculture, new industrial, and recreation



Englewood Quality of Life Plan (2005 and 2015 Update)

- Support Services; Education, Youth Development, Health, & Jobs
- Improve Housing
- Improve Public Safety

Planning Context

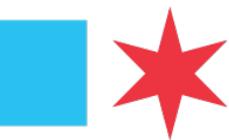


INVEST South/West

- An unprecedented community improvement initiative under Mayor Lori E. Lightfoot to marshal the resources of multiple City departments, community organizations, and corporate and philanthropic partners toward 10 communities on Chicago's South and West Sides
- INVEST South/West collectively supports infrastructure development, improved programming for residents and businesses, and policies that impact each of the community areas surrounding these corridors to create lasting impact

Project Timeline + Community Outreach

- Date of PD Filing; March 13, 2019
- Dates of Community Meetings
 - December 27, 2020; 16th Ward Economic Development Meeting (Zoom)
 - February 25, 2021; 16th Ward Economic Development Meeting (Zoom)
 - April 29, 2021; 16th Ward Economic Development Meeting (Zoom)
- Bullet Points of Project Changes Based on Feedback
 - While the project was discussed at three meetings, the 16th Ward Economic Development Committee did not have suggestions for changes to the project. However, the applicant's design team has coordinated with DPD on various design and programming changes.
- Provide Before and After Renderings If Applicable; Not Applicable



Community Outreach, Awareness & Support

Communications with local Alderman Stephanie Coleman

May 20, 2020: Aldermanic Briefing (via Zoom)

June 12, 2020: Aldermanic Briefing – Status of Design Updates (via Conference Call)

June 30, 2020: Aldermanic Briefing – Review Design Updates (via Zoom)

October 8, 2020: Meeting with Alderman

November 12, 2020: Meeting with Alderman (via Conference Call)

February 9, 2021: Aldermanic Briefing – Review Design Changes (via Zoom)

February 15, 2021: Aldermanic Briefing – Review Design Changes (via Zoom)

March 25, 2021: Aldermanic Briefing – Review Proposed Legislative Timeline (via Zoom)

April 1, 2021: Aldermanic Briefing – Status of Project (via Zoom)

April 15, 2021: Meeting with Alderman – Review Updated Design (via Zoom)

April 19, 2021: Updated Alderman on Status of Geotechnical Study (via Email)

Community Organizations Contacted

February 25, 2021: 16th Ward Development Special Advisory Committee (via Zoom)

April 16, 2021: Kennedy King College (via Email) – Robert Graham II, Director of Auxiliary Services and Facilities

April 16, 2021: Greater Englewood Community Development Corporation (via Email) – Derrick Warren, Executive Director

April 19, 2021: Residents Association of Greater Englewood (via Email) – Asiaha Butler, Executive Director



Community Outreach, Awareness & Support

Community Meeting Held

December 27, 2020: 16th Ward Development Special Advisory Committee (Project Overview via Zoom)

February 25, 2021: 16th Ward Development Special Advisory Committee (KBK Team – Project Presentation via Zoom)

Community Outreach Planned but not yet taken

June 2021: 16th Ward Development Special Advisory Committee (Project Update via Zoom)

The KBK team will engage diverse community groups to present the project and gather feedback. We will partner with neighborhood groups to increase our community outreach handprint and engagement. As described by our motto “beyond bricks and sticks,” working with neighborhood groups is a necessity to achieve the relationship between real estate and resident development. As such, KBK will partner with a local agency to establish an onsite location which provides information on housing opportunities.

In addition, KBK will engage with the local elected official to identify stakeholders, ensure a method of inclusion, and maintain continuity in the delivery of services. In the past we have found it helpful to have meetings on the following:

Traffic Impacts

Employment Opportunities

M/WBE Contracting

Parking Strategy

Density

Safety

Design and Planning



Aerial Views



3 VIEW LOOKING NORTHEAST
SCALE: NOT TO SCALE



4 VIEW LOOKING NORTHWEST
SCALE: NOT TO SCALE



1 VIEW LOOKING WEST
SCALE: NOT TO SCALE



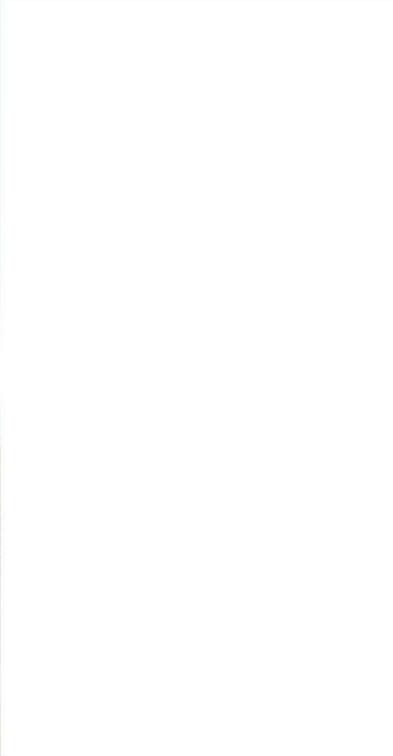
2 VIEW LOOKING SOUTHWEST
SCALE: NOT TO SCALE

Design / Pedestrian Context

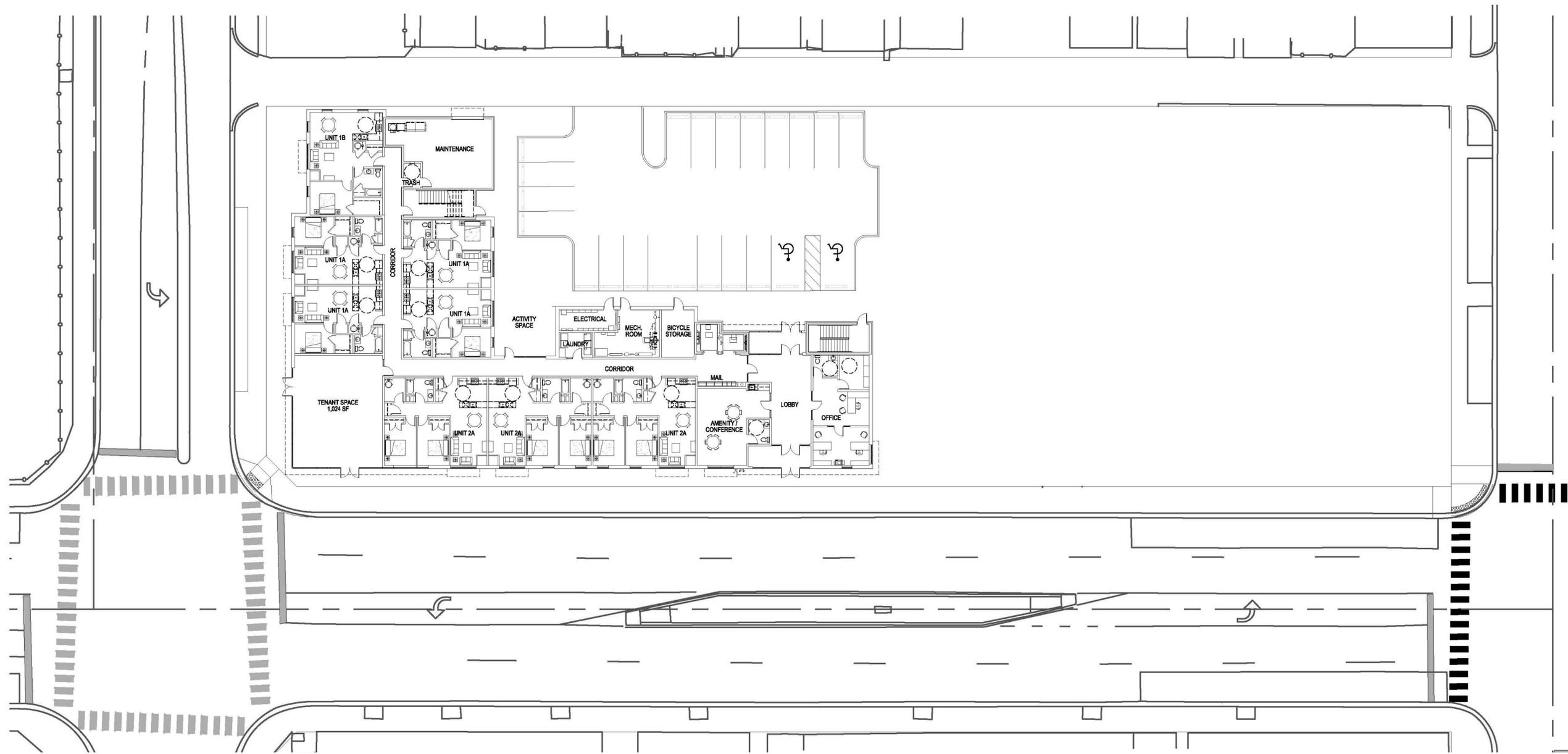


HALSTED PERSPECTIVE

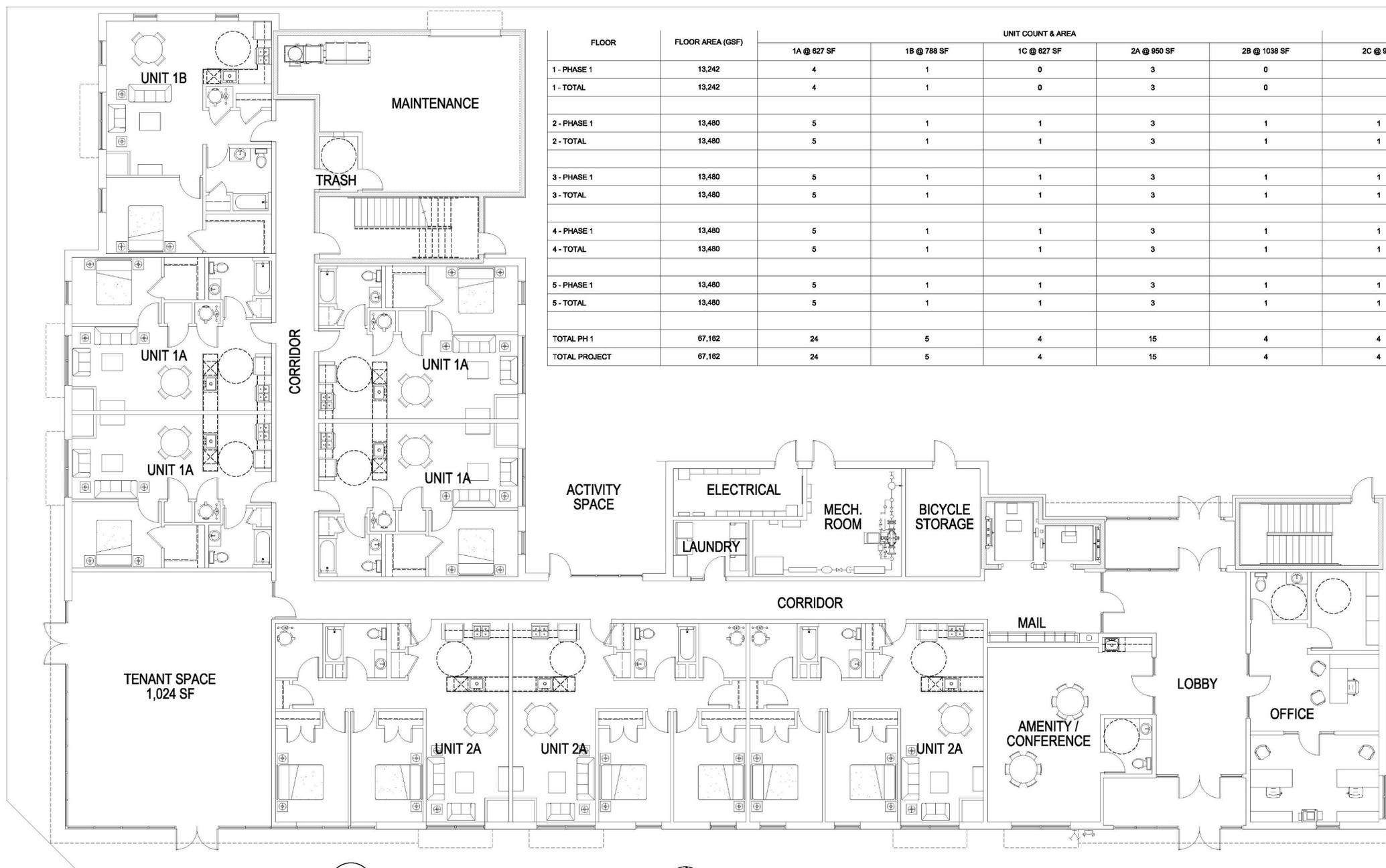
Design / Pedestrian Context



WEST 63RD PARKWAY PERSPECTIVE

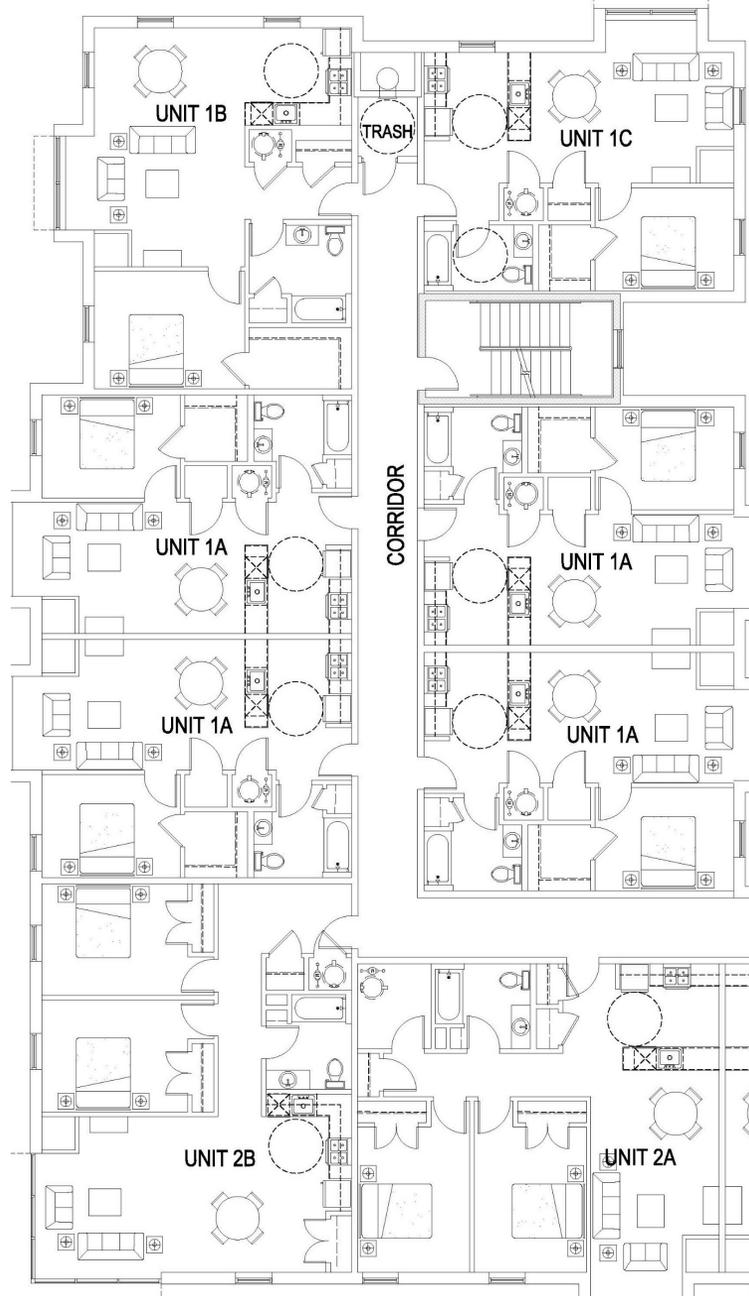


SITE + GROUND FLOOR PLAN

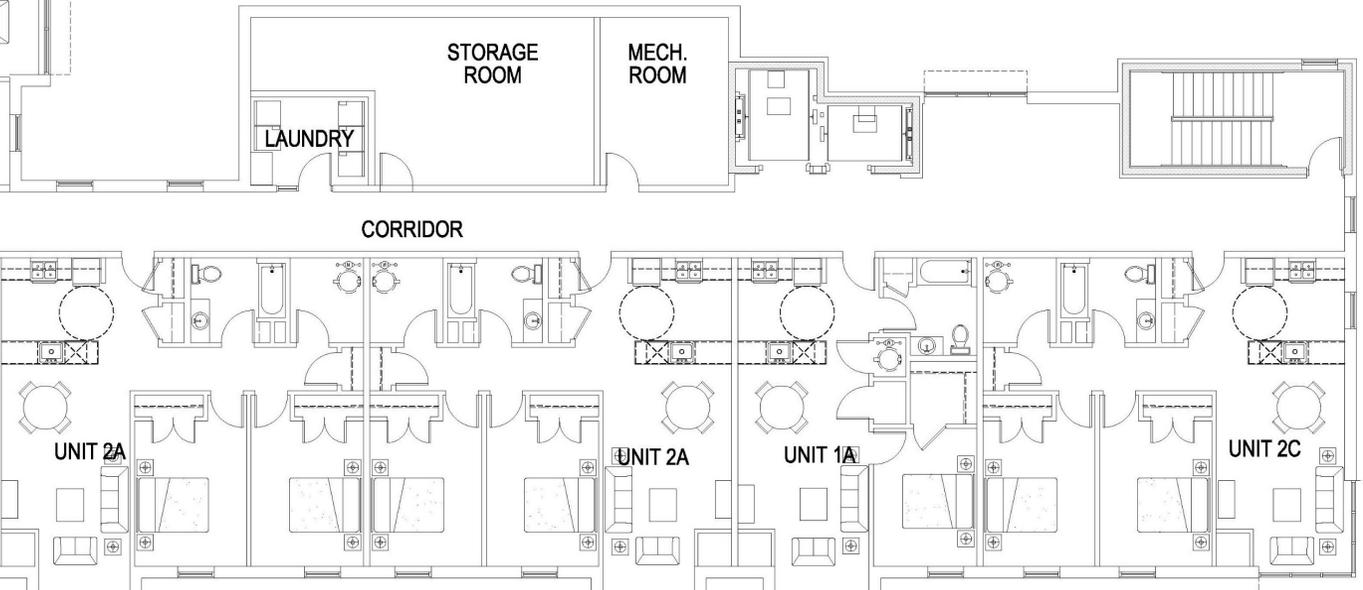


FLOOR	FLOOR AREA (GSF)	UNIT COUNT & AREA					TOTAL
		1A @ 627 SF	1B @ 788 SF	1C @ 627 SF	2A @ 950 SF	2B @ 1038 SF	
1 - PHASE 1	13,242	4	1	0	3	0	8
1 - TOTAL	13,242	4	1	0	3	0	8
2 - PHASE 1	13,480	5	1	1	3	1	12
2 - TOTAL	13,480	5	1	1	3	1	12
3 - PHASE 1	13,480	5	1	1	3	1	12
3 - TOTAL	13,480	5	1	1	3	1	12
4 - PHASE 1	13,480	5	1	1	3	1	12
4 - TOTAL	13,480	5	1	1	3	1	12
5 - PHASE 1	13,480	5	1	1	3	1	12
5 - TOTAL	13,480	5	1	1	3	1	12
TOTAL PH 1	67,162	24	5	4	15	4	56
TOTAL PROJECT	67,162	24	5	4	15	4	56

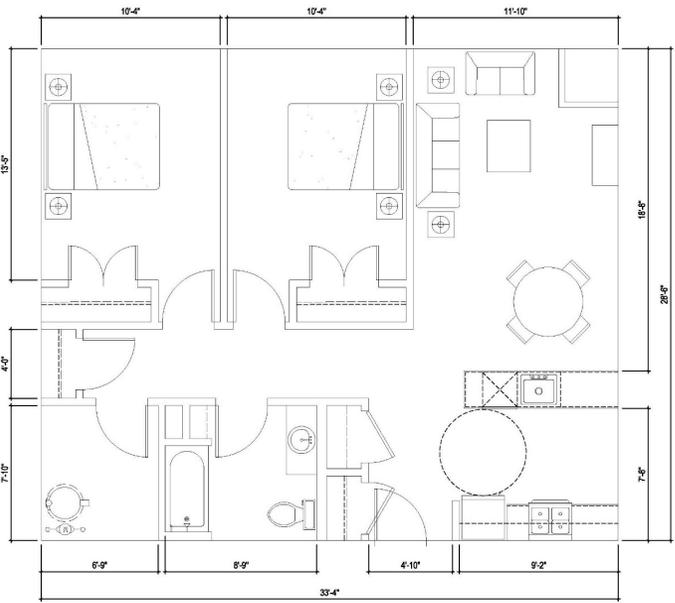
FIRST FLOOR PLAN



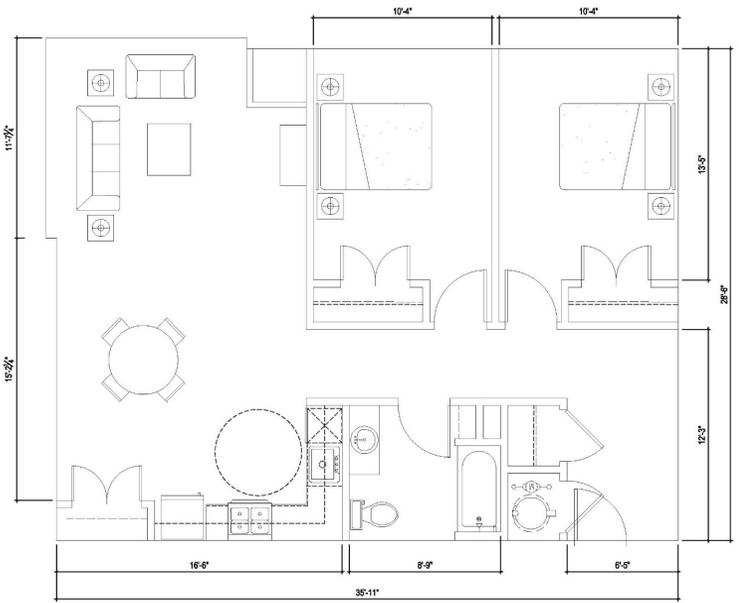
FLOOR	FLOOR AREA (GSF)	UNIT COUNT & AREA						TOTAL
		1A @ 627 SF	1B @ 788 SF	1C @ 627 SF	2A @ 950 SF	2B @ 1038 SF	2C @ 960	
1 - PHASE 1	13,242	4	1	0	3	0		8
1 - TOTAL	13,242	4	1	0	3	0		8
2 - PHASE 1	13,480	5	1	1	3	1	1	12
2 - TOTAL	13,480	5	1	1	3	1	1	12
3 - PHASE 1	13,480	5	1	1	3	1	1	12
3 - TOTAL	13,480	5	1	1	3	1	1	12
4 - PHASE 1	13,480	5	1	1	3	1	1	12
4 - TOTAL	13,480	5	1	1	3	1	1	12
5 - PHASE 1	13,480	5	1	1	3	1	1	12
5 - TOTAL	13,480	5	1	1	3	1	1	12
TOTAL PH 1	67,162	24	5	4	15	4	4	56
TOTAL PROJECT	67,162	24	5	4	15	4	4	56



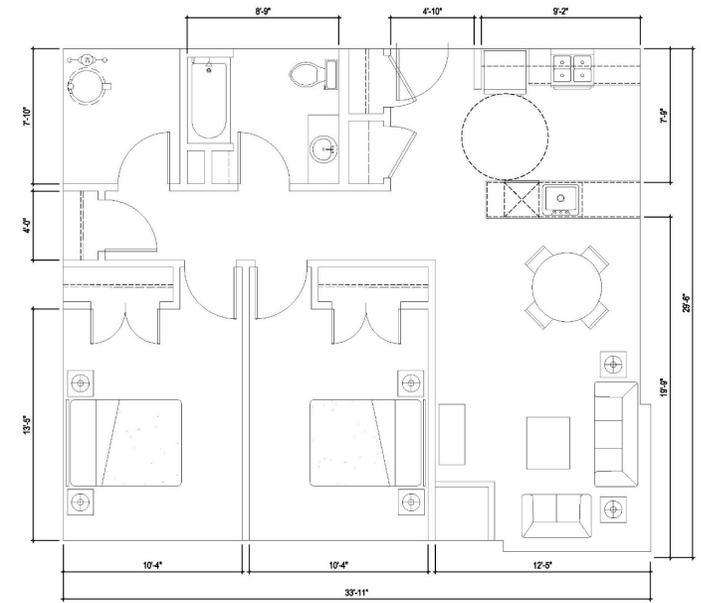
SECOND – FIFTH FLOOR PLAN



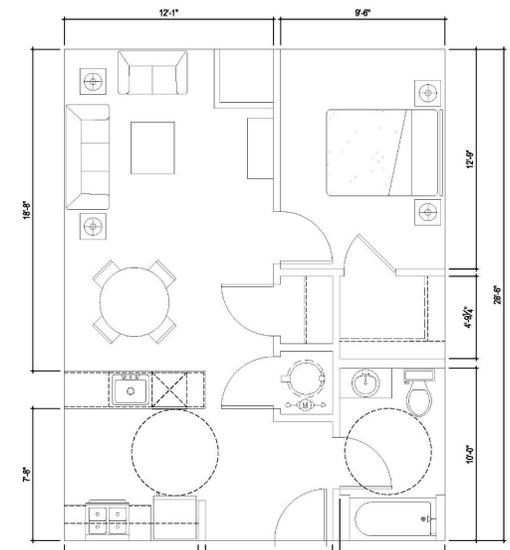
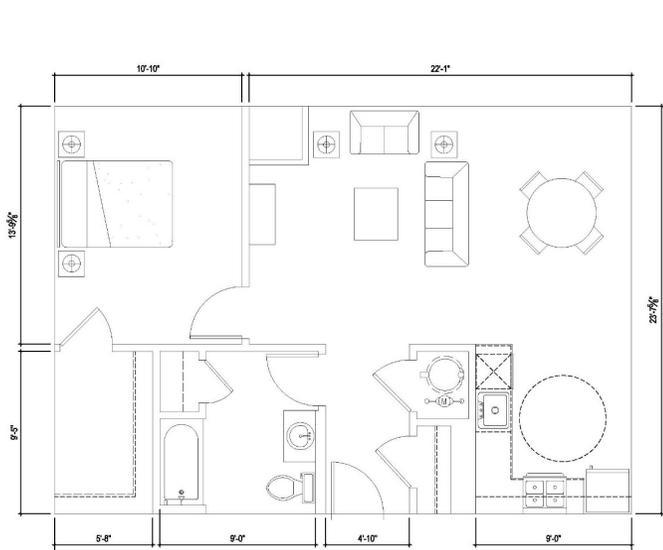
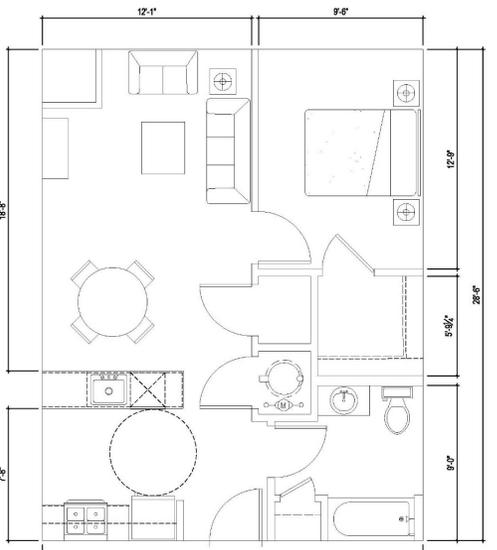
1 UNIT TYPE 2A - 960 SF
 1/8" = 1'-0"
 SCALE: FEET



1 UNIT TYPE 2B - 1,047 SF
 1/8" = 1'-0"
 SCALE: FEET



1 UNIT TYPE 2C - 967 SF
 1/8" = 1'-0"
 SCALE: FEET



FLOOR	FLOOR AREA (SPT)	UNIT COUNT & AREA						TOTAL
		1A @ 627 SF	1B @ 788 SF	1C @ 627 SF	2A @ 859 SF	2B @ 1038 SF	2C @ 966	
1 - PHASE 1	13,242	4	1	0	3	0	0	8
1 - TOTAL	13,242	4	1	0	3	0	0	8
2 - PHASE 1	13,480	5	1	1	3	1	1	12
2 - TOTAL	13,480	5	1	1	3	1	1	12
3 - PHASE 1	13,480	5	1	1	3	1	1	12
3 - TOTAL	13,480	5	1	1	3	1	1	12
4 - PHASE 1	13,480	5	1	1	3	1	1	12
4 - TOTAL	13,480	5	1	1	3	1	1	12
5 - PHASE 1	13,480	5	1	1	3	1	1	12
5 - TOTAL	13,480	5	1	1	3	1	1	12
TOTAL PH 1	67,182	24	5	4	15	4	4	56
TOTAL PROJECT	67,182	24	5	4	15	4	4	56

TYPICAL FLOOR PLANS





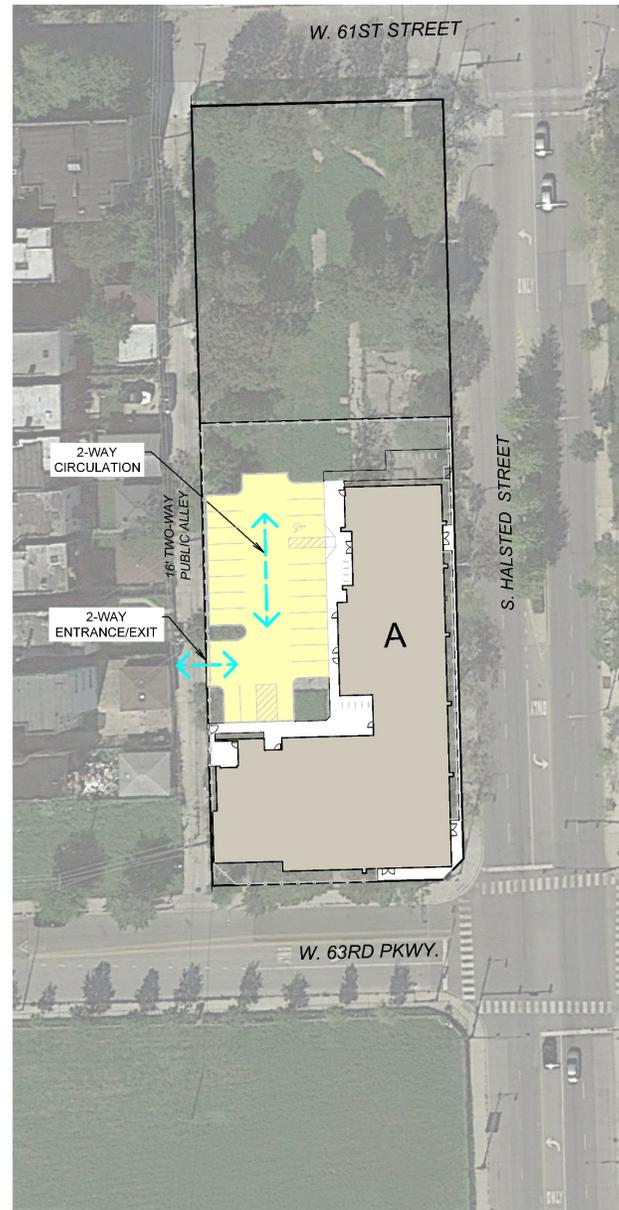
Roof Bearing
+53' - 8"
5th Floor
+44' - 8"
4th Floor
+34' - 0"
3rd Floor
+23' - 4"
2nd Floor
+12' - 8"
1st Floor
+0' - 0"



SOUTH ELEVATION

NORTH ELEVATION





SITE: "A"

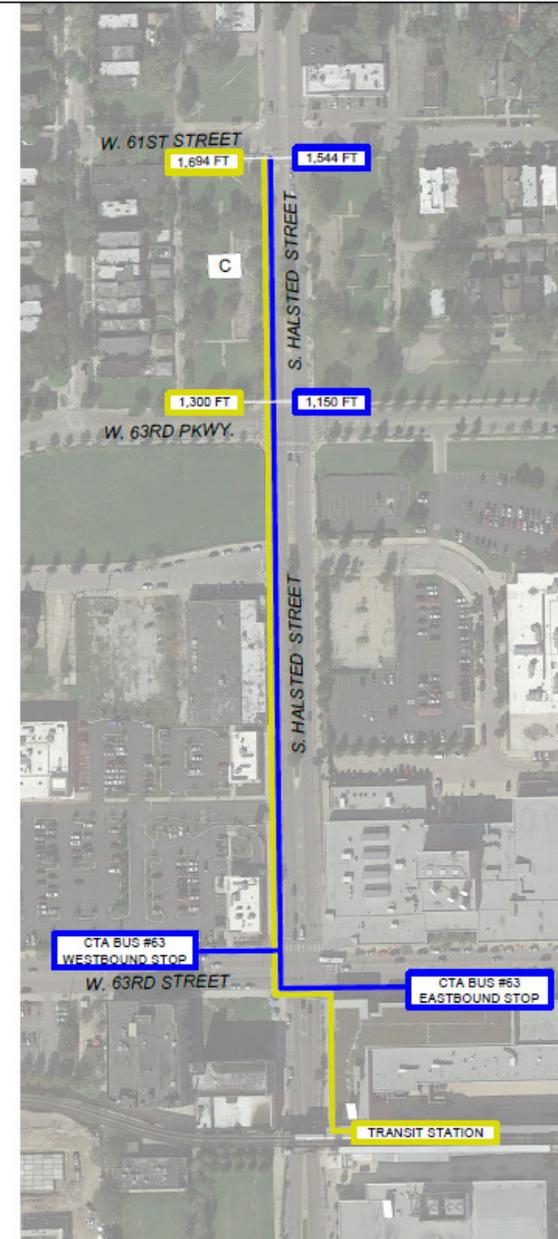
SUBAREA A PARKING
22 SPACES

VEHICULAR ACCESS



PEDESTRIAN CIRCULATION

- LEGEND**
-  PUBLIC SIDEWALK, PEDESTRIAN CIRCULATION
 -  PROPOSED ON-SITE PEDESTRIAN CIRCULATION
 -  PUBLIC PEDESTRIAN ROUTE FROM TRANSIT STATION
 -  PUBLIC PEDESTRIAN ROUTE FROM CTA BUS STOP



DISTANCES FROM THE TRANSIT STATION

Landscape

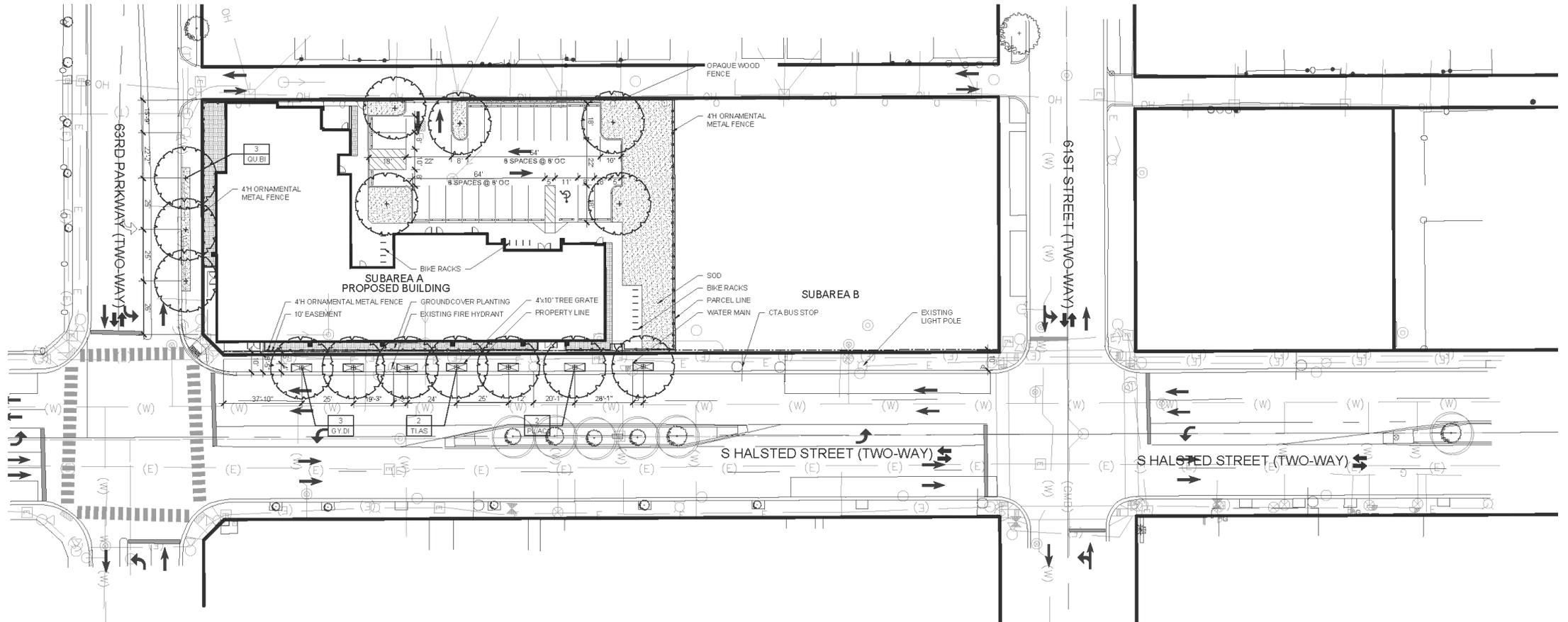
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
GY DI	3	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffee Tree	B&B	2.5" cal	matching heads
PL AC	2	<i>Platanus acerifolia</i> 'Morton Circle'	Exclamation London Planetree	B&B	2.5" cal	matching heads
QU BI	3	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal	matching heads
TI AS	2	<i>Tilia americana</i> 'McKsentry'	American Sentry Linden	B&B	2.5" cal	matching heads

NOTE:

INTERIOR TREES SPECIES (IN SODDED ISLAND)
 AESCULUS FLAVA
 BETULA NIGRA
 CELTIS OCCIDENTALIS
 PLATANUS X ACERIFOLIA 'EXCLAMATION'
 QUERCUS INERICARIA
 QUERCUS X WAREI 'LONG' (AT ALLEY ADJACENT TO OVERHEAD LINES)
 TILIA AMERICANA 'MCKSENTRY'
 ULMUS NEW HORIZON

PARKING LOT VEHICULAR USE AREA CALCULATIONS - SOUTH

42 SPACE PARKING LOT W/2 ACCESSIBLE SPACES
 TOTAL VEHICULAR USE AREA: 6,234 SF
 REQUIRED INTERNAL LANDSCAPED AREA: 7.5% x 6,234 = 468 SF
 ACTUAL LANDSCAPED AREA: 1,657 SF
 REQUIRED INTERNAL TREE PLANTING: 468/125 = 4
 ACTUAL TREE PLANTING: 5



Design



STONEWOOD PANELS - MINERAL IMPRESSION



STONEWOOD PANELS - INGOT GREY



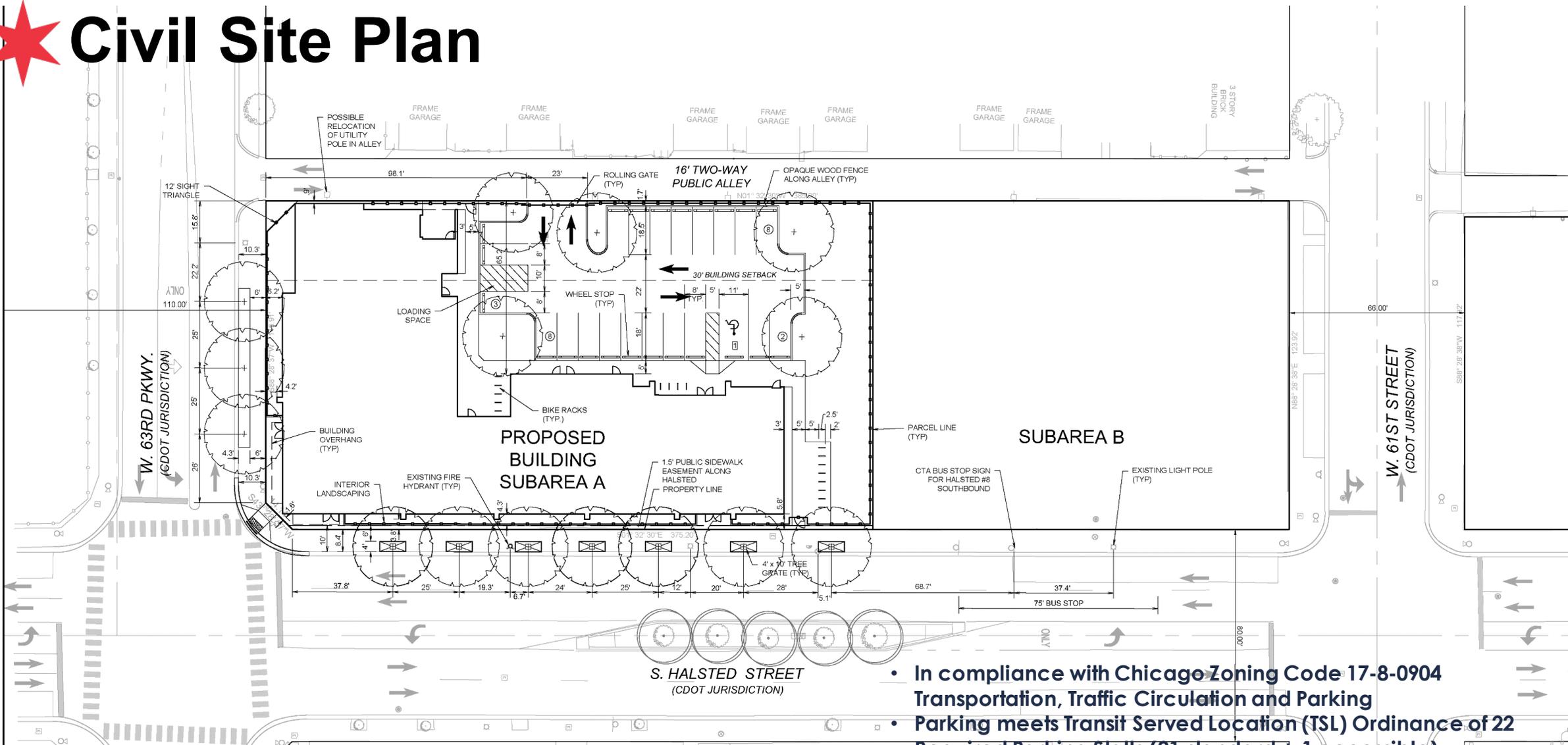
CLEAR ANODIZED ALUMINUM



GLEN GERY - BLACK HILLS SMOOTH



Civil Site Plan



- In compliance with Chicago Zoning Code 17-8-0904 Transportation, Traffic Circulation and Parking
- Parking meets Transit Served Location (TSL) Ordinance of 22 Required Parking Stalls (21 standard + 1 accessible)
- Exterior Bicycle Parking exceeds TSL Ordinance of 44 Bicycle Stalls

Sustainable Development Policy

Chicago Sustainable Development Policy 2017.01.12



DPD
CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

Compliance Options	Points Required		Sustainable Strategies Menu																																	
			Health	Energy							Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife				
				1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial			7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development
Compliance Paths	Starting Points	Number of Optional Points Required New Construction / Substantial Rehab / Moderate Rehab																																		
Options Without Certification																																				
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																				
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	10	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	

*only available to affordable housing projects funded by DPD's Housing Bureau

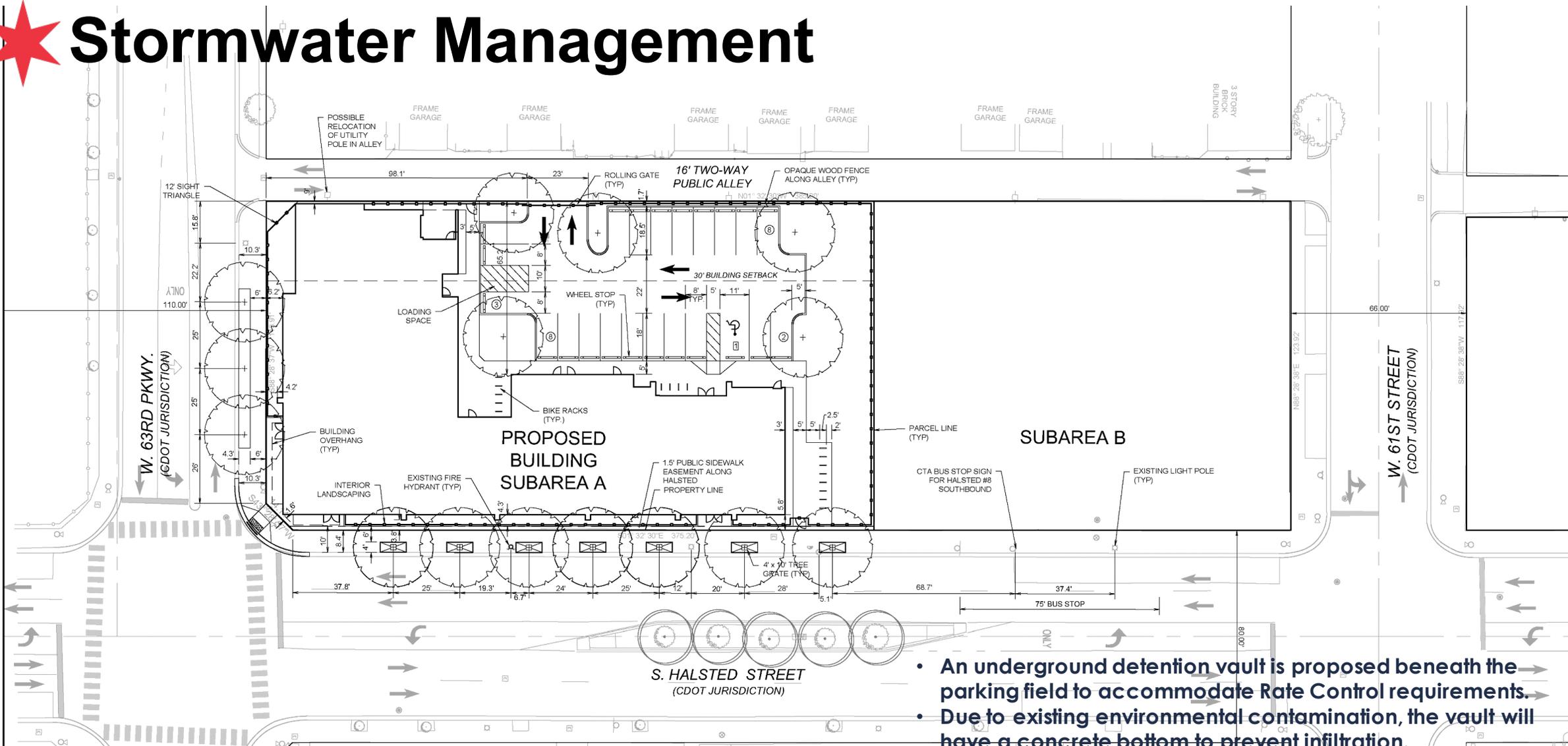
Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

• Sign-off from Bradley Roback has been obtained.

★ Stormwater Management



- An underground detention vault is proposed beneath the parking field to accommodate Rate Control requirements.
- Due to existing environmental contamination, the vault will have a concrete bottom to prevent infiltration.
- Volume Control to be provided within the vault as well.
- Proposed sewer connection at Halsted Street.
- Sign-off from Andrew Billing has been obtained.

Affordable Requirements

- 40 of the 56 units will be set aside as affordable
 - 9 of the 40 units will be set aside as 30%AMI
 - 5 of the 40 units will be set aside as 50%AMI
 - 26 of the 40 units will be set aside as 60%AMI
- 16 of the 56 units will be market-rate

Economic and Community Benefits

- Approximately 20-50 construction jobs in addition to permanent jobs in the operation of the residence
- 1024 sq ft of flexible space on the corner open for creating local partnerships.
- Enhanced landscaping, sidewalks and lighting
- Introduction of Market Rate Housing in the community
- Transit-Oriented Development
- Enterprise Green Development
- Total Development Costs: \$20,980,479
- Total Construction Costs: \$15,780,035
- Projected MBE Participation 26%
- Projected WBE Participation 6%

DPD Recommendations

- The proposed planned development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);
- The proposed underlying zoning (B2-3) is consistent with other zoning districts, both adjacent to this site and in the immediate area;
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103);
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1); and
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale (17-13-0609-B)
- The proposed development aligns with the mission and goals of the INVEST South/West (ISW) initiative within the 63rd & Halsted ISW Corridor





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