



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**THE REGENERATOR**

**6206 SOUTH RACINE AVENUE (Ward No. 16)**

**GO GREEN AT RACINE**

6/15/2023

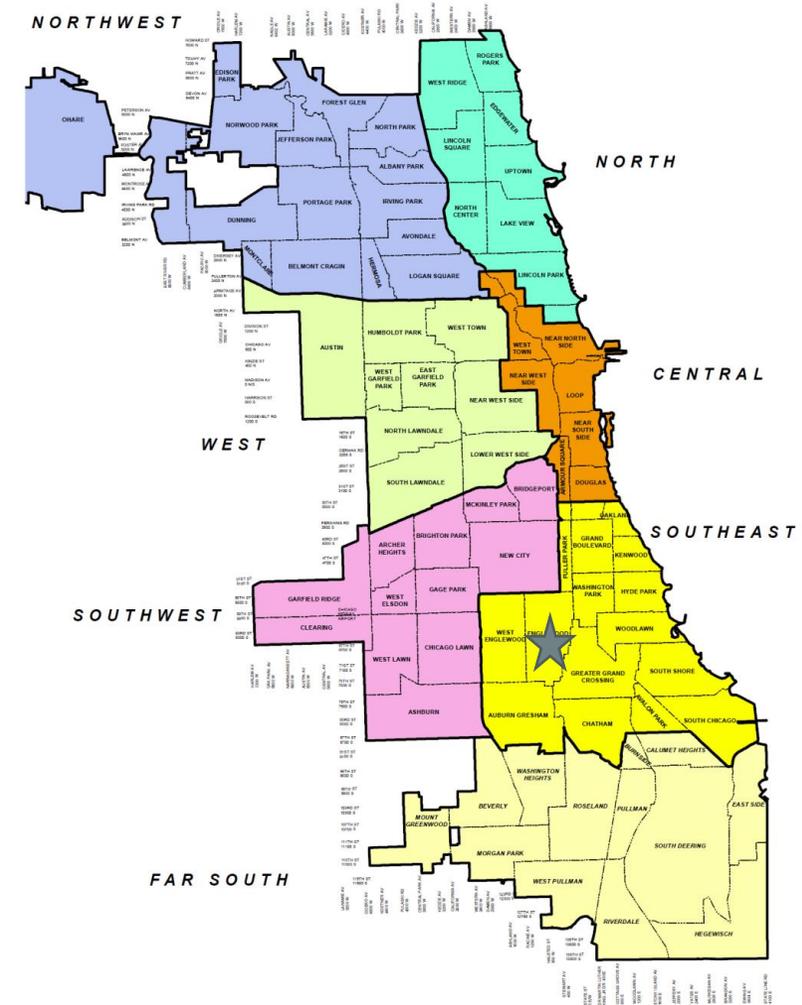
# ★ Community Area Snap Shot

## COMMUNITY AREA INFORMATION:

- Englewood Neighborhood Population: 24,369
- Number of Households: 9,597
- Average Household Size: 2.5
- Percentage of population 19 and under: 29.4%
- Median Income: \$22,127

## NEIGHBORHOOD HISTORIC CONTEXT:

- Englewood's population peaked in 1960 at 81,000.
- Englewood was the home of Chicago's largest outlying shopping center at 63rd & Halsted in the early 1900's.



### Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Englewood.

#### General Population Characteristics, 2020

	Englewood	City of Chicago	CMAP Region
Total Population	24,369	2,746,388	8,577,735
Total Households	9,597	1,142,725	3,266,741
Average Household Size	2.5	2.4	2.6
Percent Population Change, 2010-20	-20.5	1.9	1.7
Percent Population Change, 2000-20	-39.4	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

#### Race and Ethnicity, 2016-2020

	Englewood		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	255	1.2	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	866	3.9	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	20,278	92.1	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	131	0.6	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	489	2.2	67,780	2.5	209,283	2.5

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population

#### Age Cohorts, 2016-2020

	Englewood		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	2,241	10.2	165,844	6.1	508,895	6.0
5 to 19	4,409	20.0	451,994	16.7	1,624,354	19.2
20 to 34	4,220	19.2	741,583	27.5	1,781,246	21.1
35 to 49	3,139	14.3	541,728	20.1	1,688,609	20.0
50 to 64	4,605	20.9	456,024	16.9	1,625,883	19.2
65 to 74	1,829	8.3	198,316	7.3	713,897	8.4
75 to 84	1,000	4.5	99,423	3.7	348,205	4.1
85 and Over	576	2.6	44,435	1.6	160,449	1.9
Median Age	35.8		34.8		37.7	

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population

### Educational Attainment\*, 2016-2020

	Englewood		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	3,322	23.7	265,839	14.1	635,735	11.0
High School Diploma or Equivalent	4,964	35.4	414,038	22.0	1,291,465	22.4
Some College, No Degree	3,579	25.5	322,959	17.2	1,092,322	18.9
Associate's Degree	907	6.5	106,626	5.7	407,241	7.1
Bachelor's Degree	961	6.8	452,360	24.0	1,412,295	24.5
Graduate or Professional Degree	300	2.1	321,195	17.1	934,423	16.2

Source: 2016-2020 American Community Survey five-year estimates.  
\*Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

#### Nativity, 2016-2020

	Englewood		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	21,304	96.8	2,152,712	79.7	6,847,148	81.0
Foreign Born	715	3.2	546,635	20.3	1,604,390	19.0

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population

#### Language Spoken at Home and Ability to Speak English, 2016-2020

	Englewood		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	18,605	94.1	1,634,103	64.5	5,459,244	68.7
Spanish	780	3.9	600,655	23.7	1,449,991	18.3
Slavic Languages	6	0.0	73,414	2.9	278,826	3.5
Chinese	6	0.0	49,438	2.0	90,225	1.1
Tagalog	58	0.3	19,573	0.8	71,472	0.9
Arabic	0	0.0	16,451	0.6	62,859	0.8
Korean	0	0.0	7,940	0.3	35,656	0.4
Other Asian Languages	14	0.1	28,839	1.1	110,907	1.4
Other Indo-European Languages	78	0.4	76,940	3.0	326,948	4.1
Other/Unspecified Languages	231	1.2	26,150	1.0	56,515	0.7
<b>TOTAL NON-ENGLISH</b>	<b>1,173</b>	<b>5.9</b>	<b>899,400</b>	<b>35.5</b>	<b>2,483,399</b>	<b>31.3</b>
Speak English Less than "Very Well"	573	2.9	365,227	14.4	925,362	11.7

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Population 5 years and older

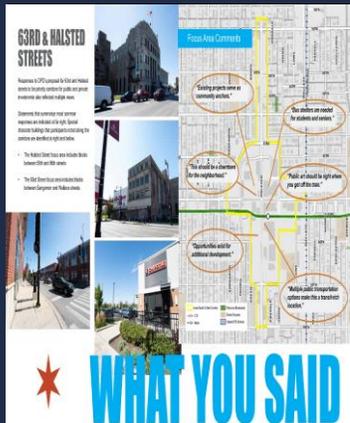
\*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

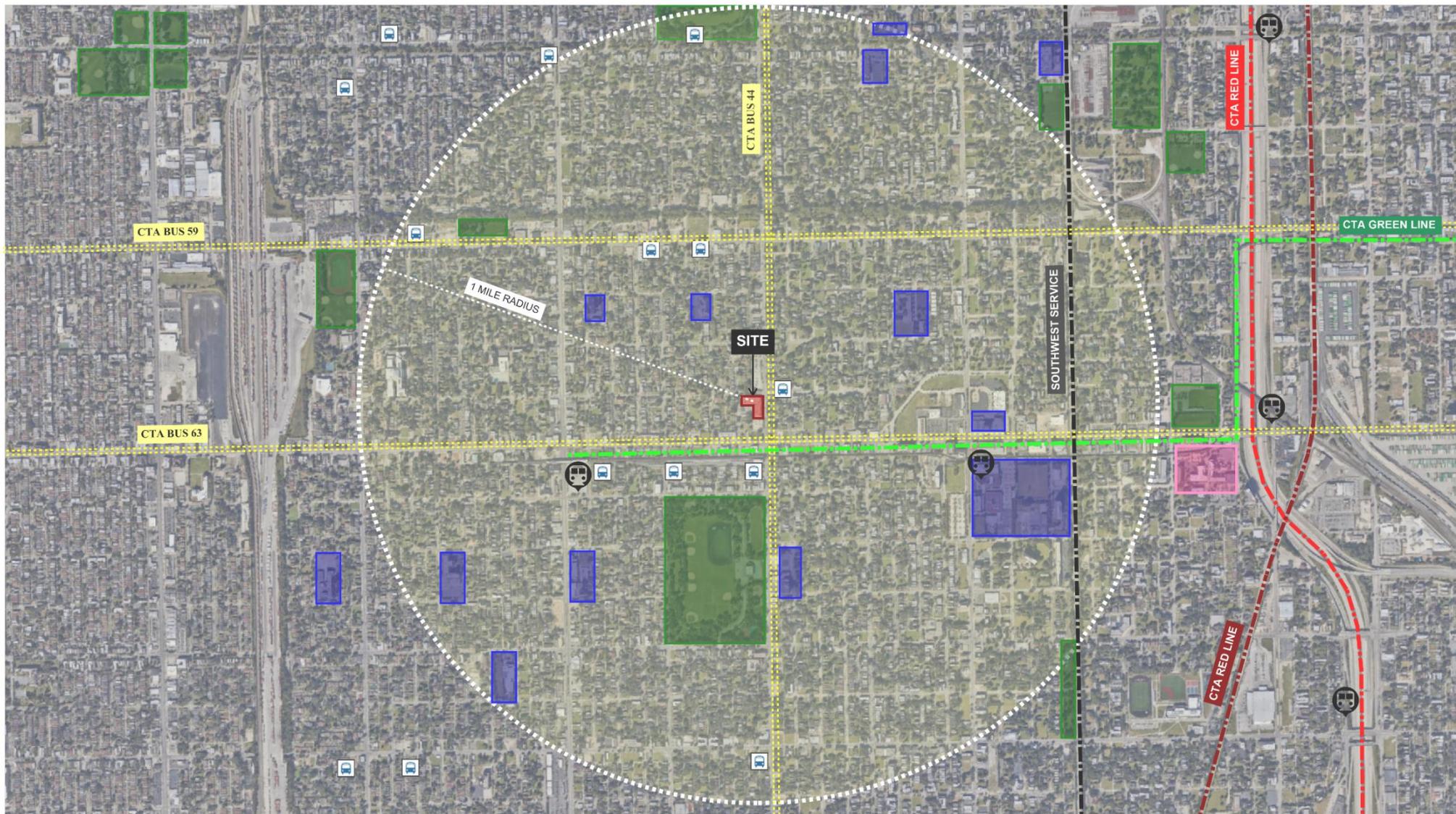
# ★ Planning Context



## INVEST South/West

- Fall 2019
- Community Improvement Initiative launched by Mayor Lori Lightfoot
- Provide Brief Outline of Plan Goals
  - Greater Englewood is one of ten neighborhood cores included in this community improvement initiative.
  - Reactivate neighborhood cores which have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality of life amenities for local residents.
  - Reverse systemic trends of reduced property values, public safety concerns, vacant lots, abandoned buildings and blight by establishing targeted improvements that benefit existing residents and businesses.



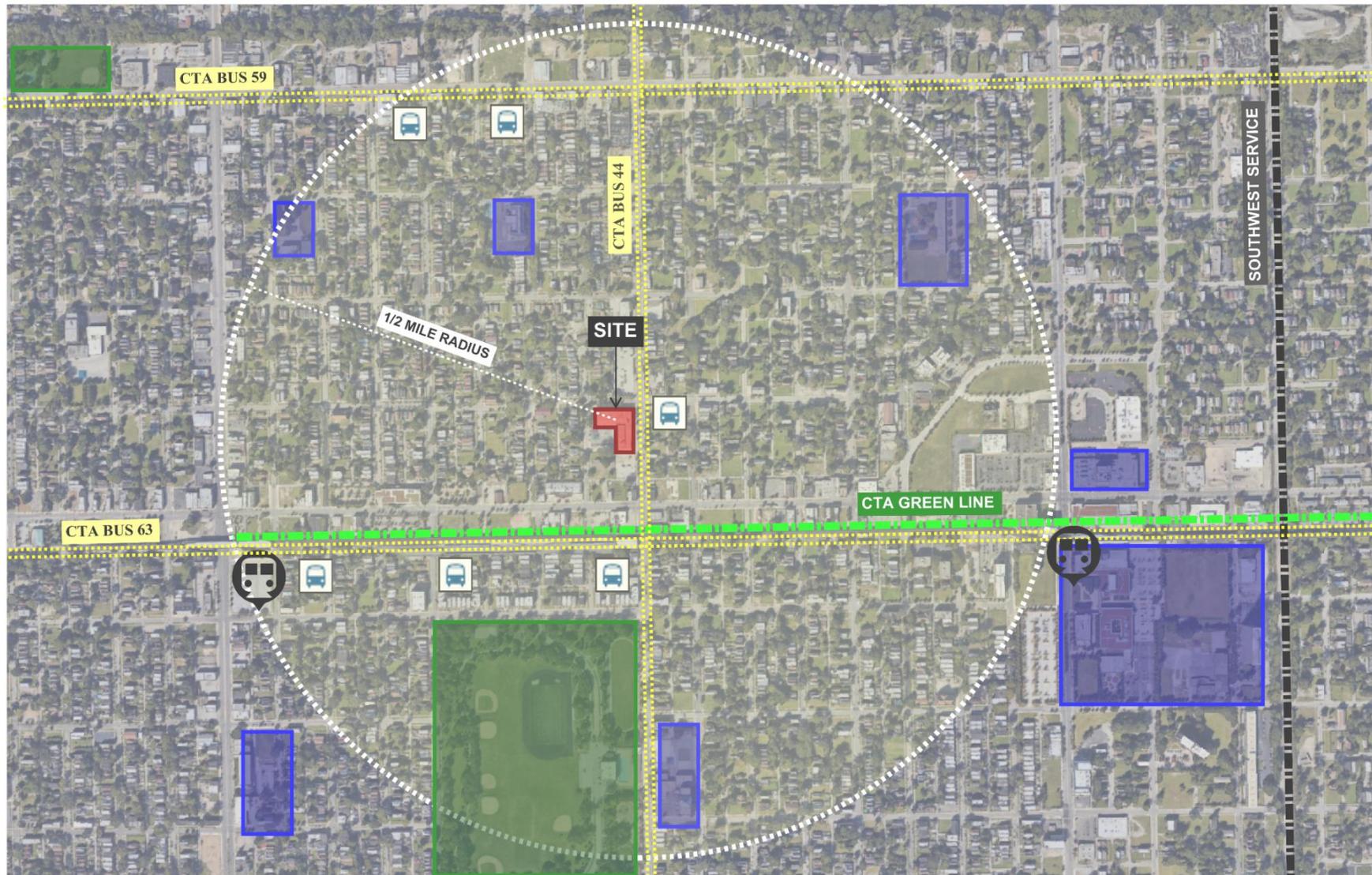


- SITE
- SCHOOLS
- PARKS
- HOSPITAL
- Ⓜ SUBWAY STATION
- 🚌 BUS STOP

NOT TO SCALE



# LAND USE CONTEXT PLAN – 1 MILE RADIUS

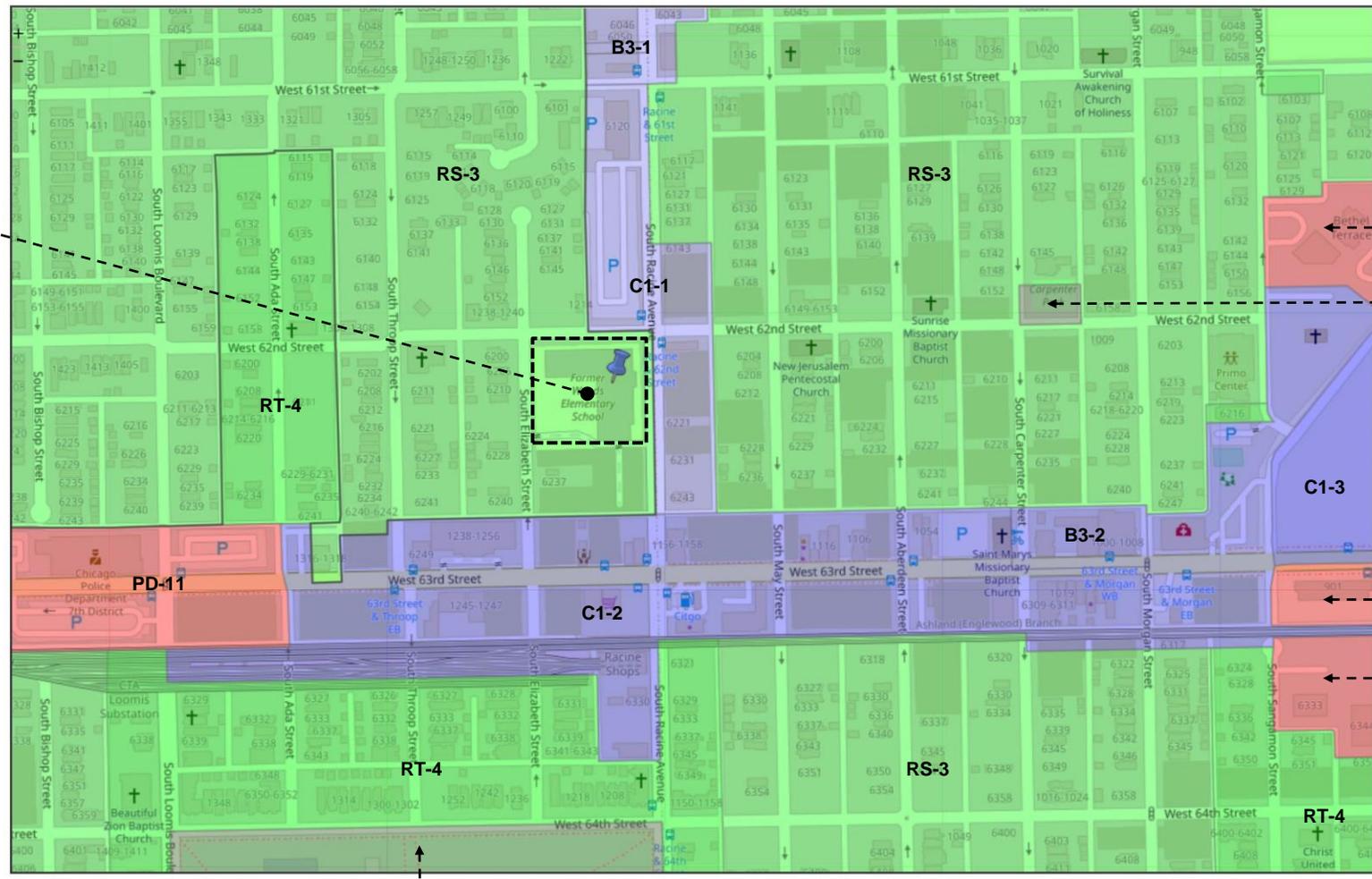


- SITE
- SCHOOLS
- PARKS
- HOSPITAL
- 🚇 SUBWAY STATION
- 🚌 BUS STOP

NOT TO SCALE

**LAND USE CONTEXT PLAN – 1/2 MILE RADIUS**

6206 S RACINE



- RESIDENTIAL
- COMMERCIAL
- PLANNED DEVELOPMENT
- PARKS & OPEN SPACE

PD-1171  
 POS-2  
 PD-1131  
 PD-503

POS-1

NOT TO SCALE

# LAND USE CONTEXT PLAN

**The Regenerator initiative emerged from the resident led School Repurposing Project during 2013/14 when Chicago Public Schools closed several schools in Englewood.**

The Go Green team is made up of four organizations with a long history of building coalitions, multi-racial alliances, mobilizing disconnected minorities, and working across sectors and socio-economic divides towards a greater vision of racial equity and healing:

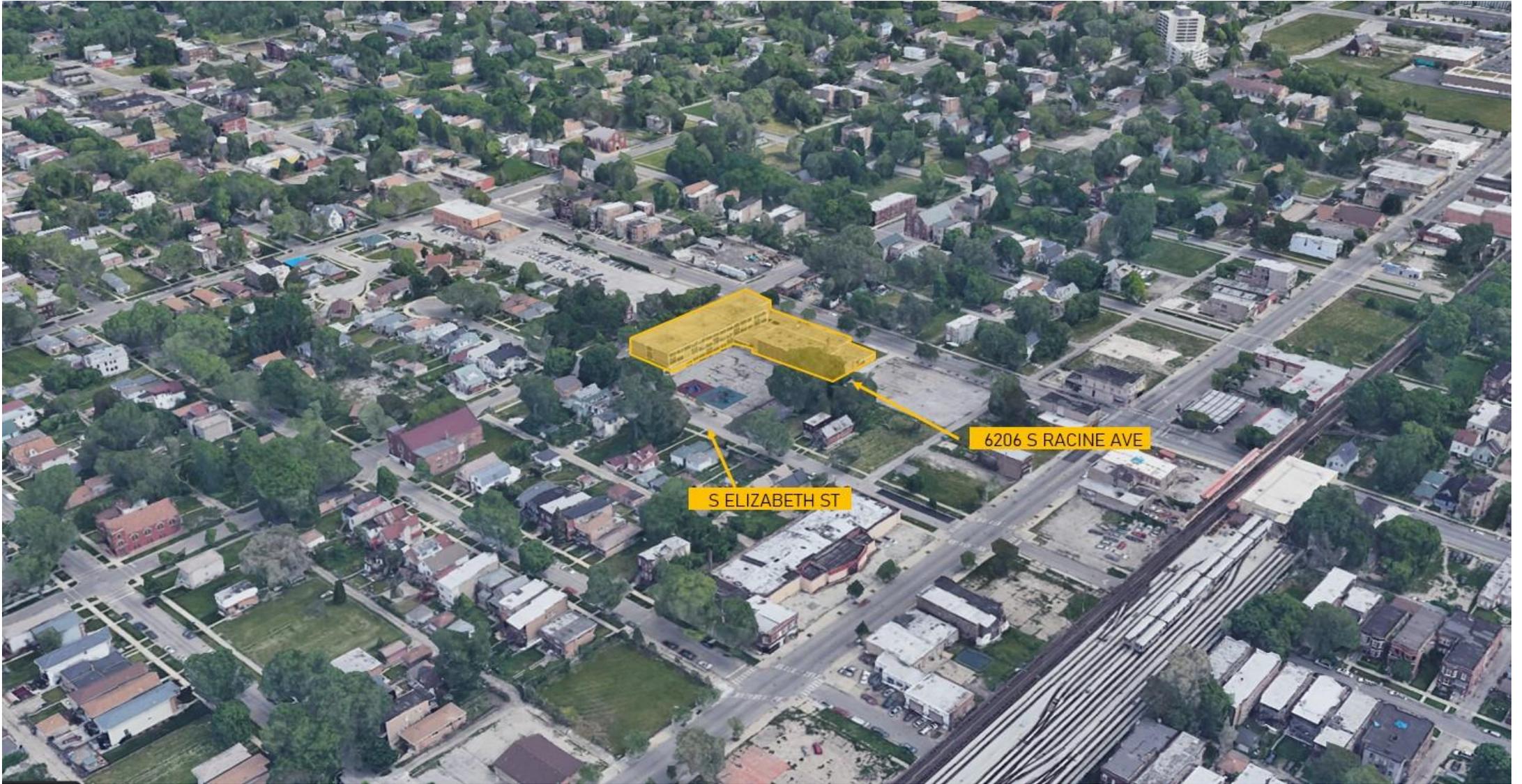
- the Inner-City Muslim Action Network (IMAN)
- Resident Association of Greater Englewood (RAGE)
- Teamwork Englewood
- E.G. Woode

The community process has included all of the following participants over several years and many public meetings:

- Residents of Association of Greater Englewood
- 16th Ward Development Council
- Englewood Quality of Life Plan Partners
- Invest South West- Englewood
  - Alderman, 17th Ward
  - Alderman 15th Ward
  - Alderman 20th Ward
  - Alderman 6th Ward
- Englewood Arts Collective



**SITE CONTEXT PLAN – AERIAL SOUTH EAST**



**SITE CONTEXT PLAN – AERIAL NORTH WEST**



**SITE CONTEXT PLAN – AERIAL NORTH WEST**



**SITE CONTEXT PLAN – AERIAL NORTH WEST**



**NORTH EAST AERIAL VIEW**



**SOUTH EAST AERIAL VIEW**

# Pedestrian Context

Looking east on 62<sup>nd</sup> Street



# Pedestrian Context

## Looking north on S Elizabeth Street



# Pedestrian Context

Looking west on W 62<sup>nd</sup> Street



# Pedestrian Context

## Facing north on 62<sup>nd</sup> Street

DOUBLE-GLAZED OPERABLE WINDOW ASSEMBLY

MEDIUM DENSITY FIBER CEMENT BOARD- 4<sup>TH</sup> FLOOR ADDITION

FIBER CEMENT BOARD INFILL PANELS

EXISTING BRICK (1<sup>ST</sup>-3<sup>RD</sup> FLOOR)

SURFACE MOUNTED PERFORATED METAL FIN WITH LED STRIP LIGHTING

EXISTING CONCRETE COLUMN





STEVE TO PROVIDE INFORMATION

PLANNING  
DOCUMENT  
COVER  
PAGE

## IDENTIFY ANY PLANNING DOCUMENTS RELATED TO SITE

- Provide Published Date
- Provide Name of Lead Organization
- Provide Brief Outline of Plan Goals
- [https://www.chicago.gov/city/en/depts/dcd/provdrs/planning\\_and\\_policydivision.html](https://www.chicago.gov/city/en/depts/dcd/provdrs/planning_and_policydivision.html)
- <https://www.lisc.org/chicago/our-work/comprehensive-community-development/quality-of-life-planning/>
- <https://www.cmap.illinois.gov/programs/lta/projects>

PLANNING  
DOCUMENT  
COVER  
PAGE

# Project Timeline

- **December 2022**– PD Filing and MOPD Pre-Permit
- **January 2023** – DPD Review
- **June 2023** – Permit Set



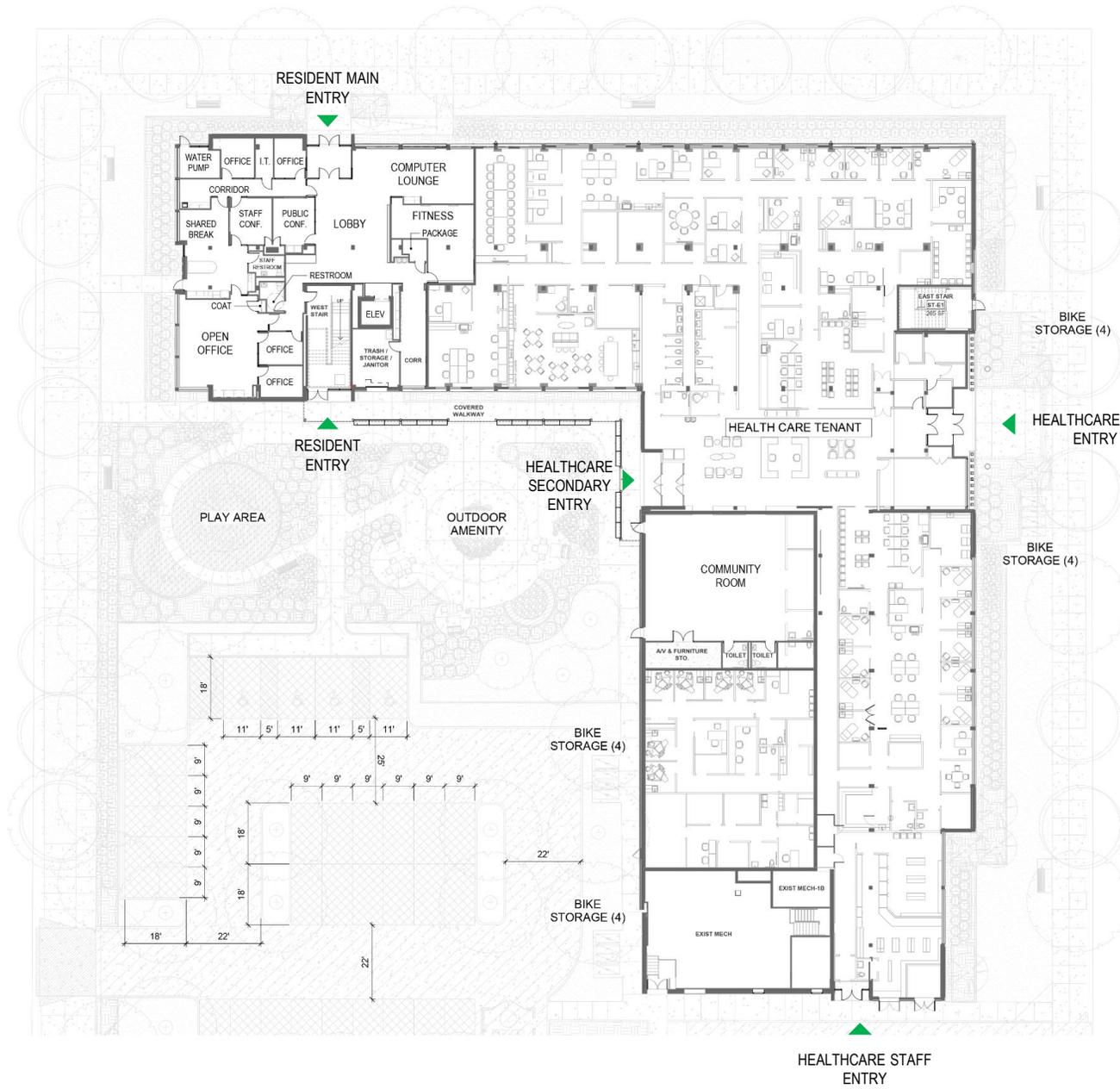
**December 2022 PD Application**



**January 2023 DPD Presentation**



**Final Design**



# SITE + GROUND FLOOR PLAN

- 1-BEDROOM UNITS
- 2-BEDROOM UNITS
- ELEVATOR
- STAIRS

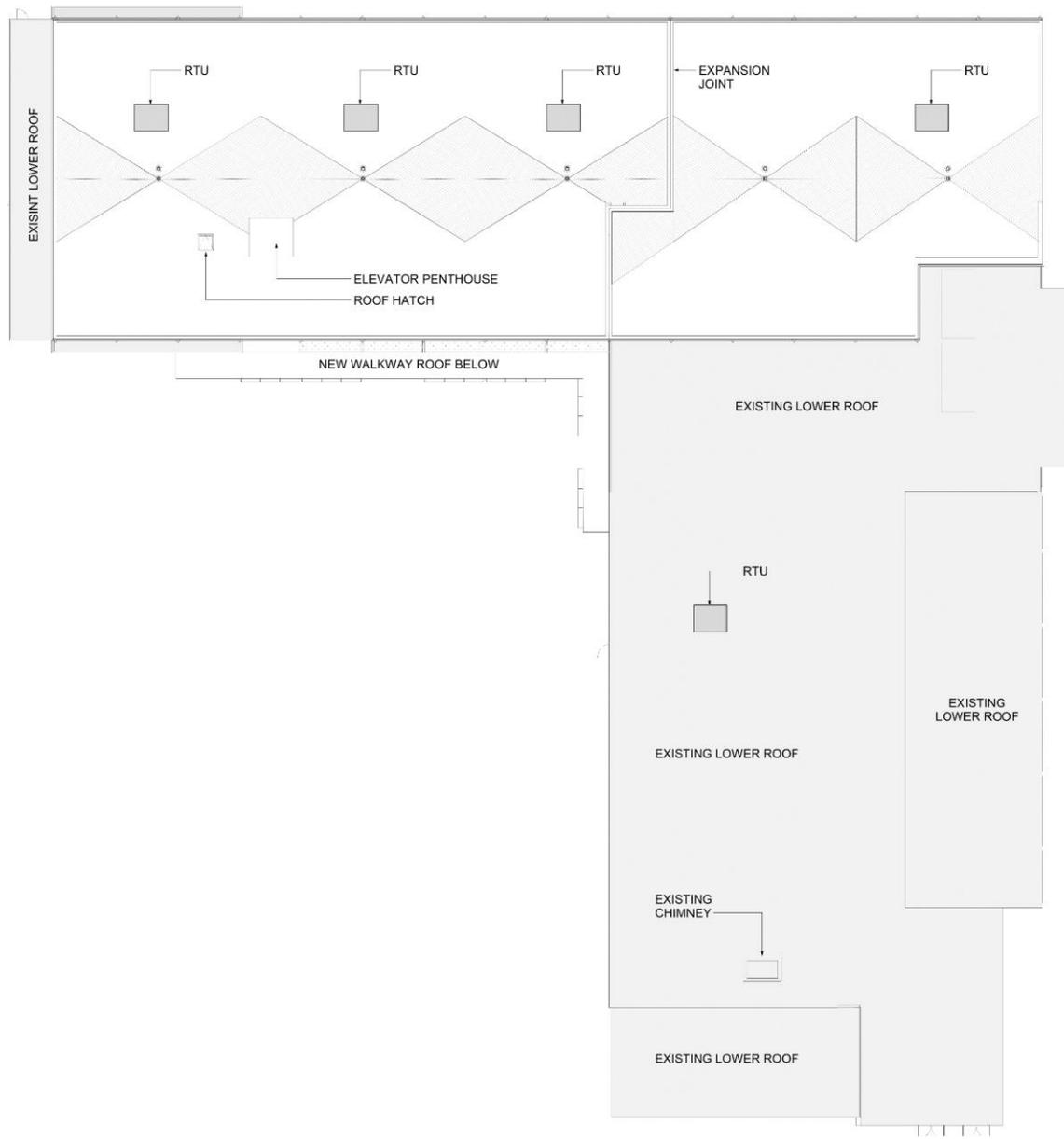


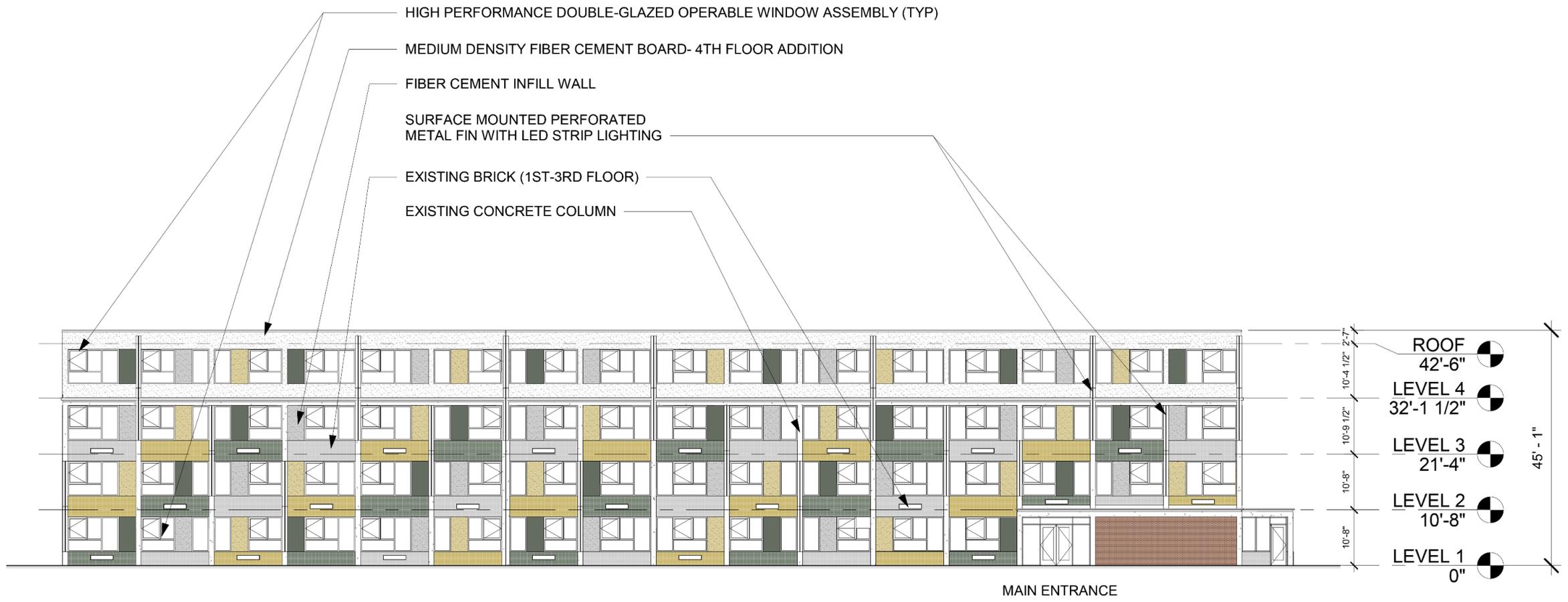
**TYPICAL FLOOR PLANS (2-3)**

- 1-BEDROOM UNITS
- 2-BEDROOM UNITS
- ELEVATOR
- STAIRS

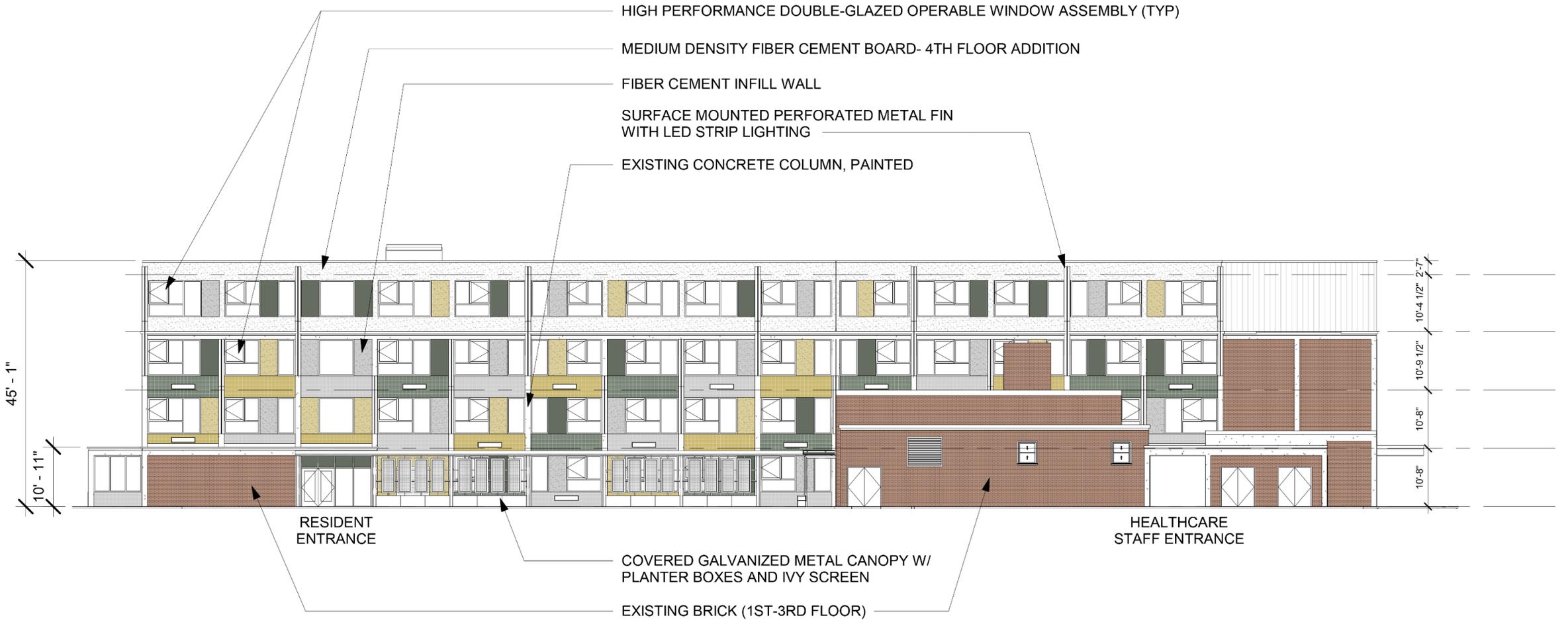


# FOURTH FLOOR PLANS

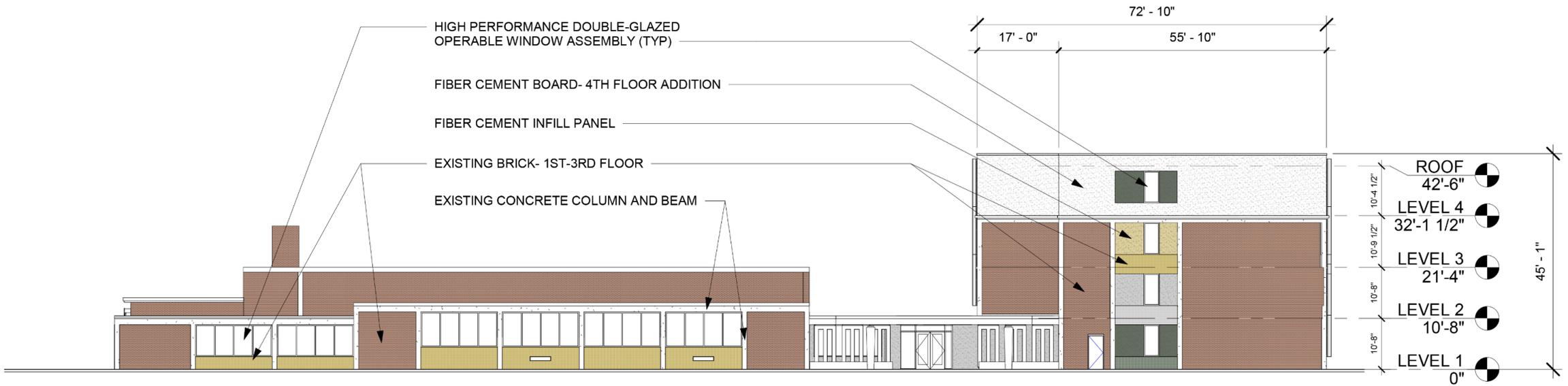




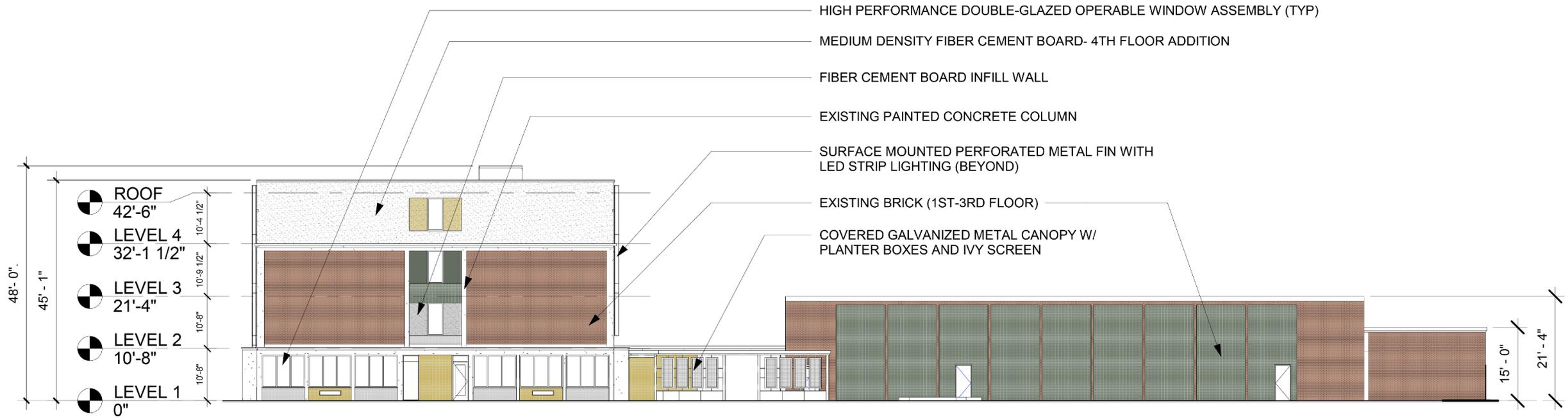
**BUILDING ELEVATION - NORTH**



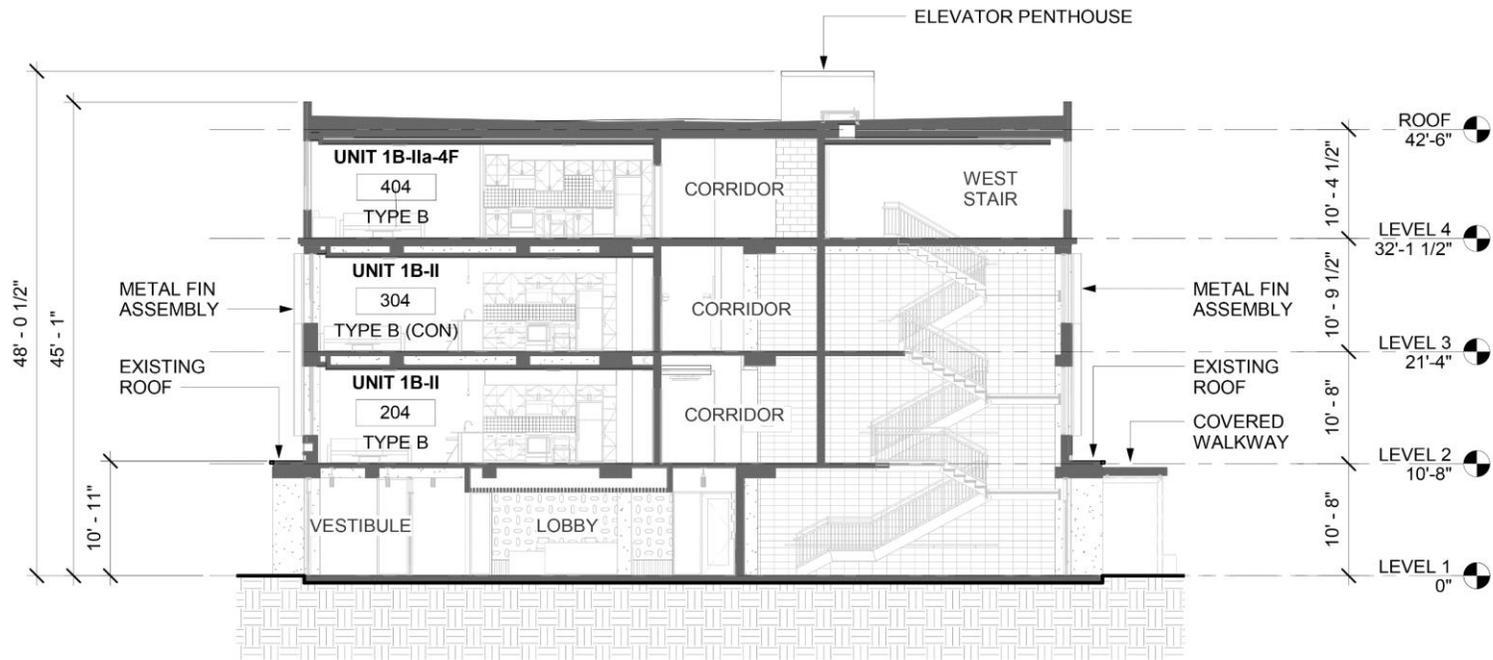
**BUILDING ELEVATION - SOUTH**



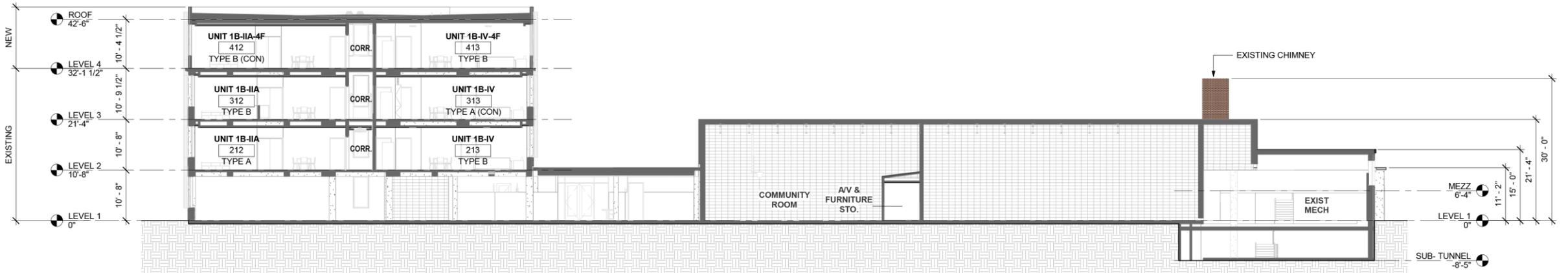
**BUILDING ELEVATION - EAST**



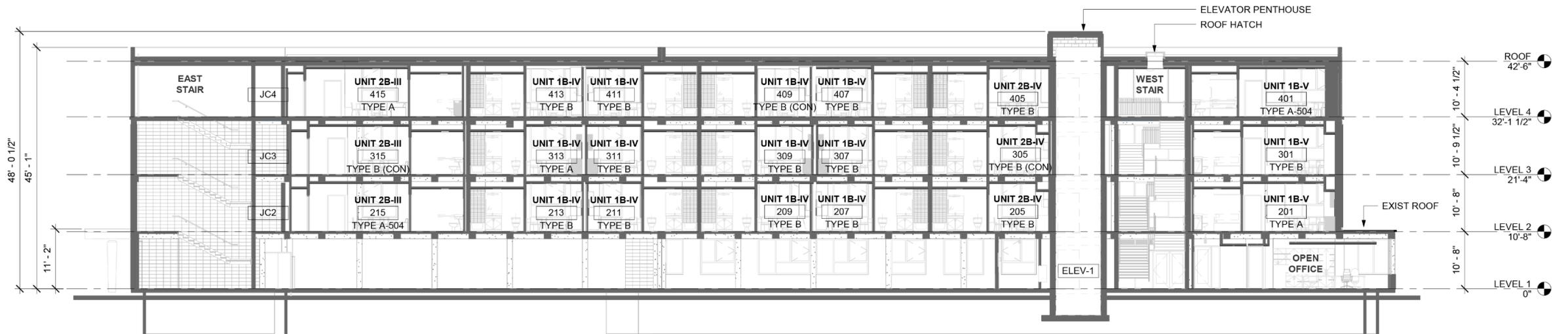
**BUILDING ELEVATION - WEST**



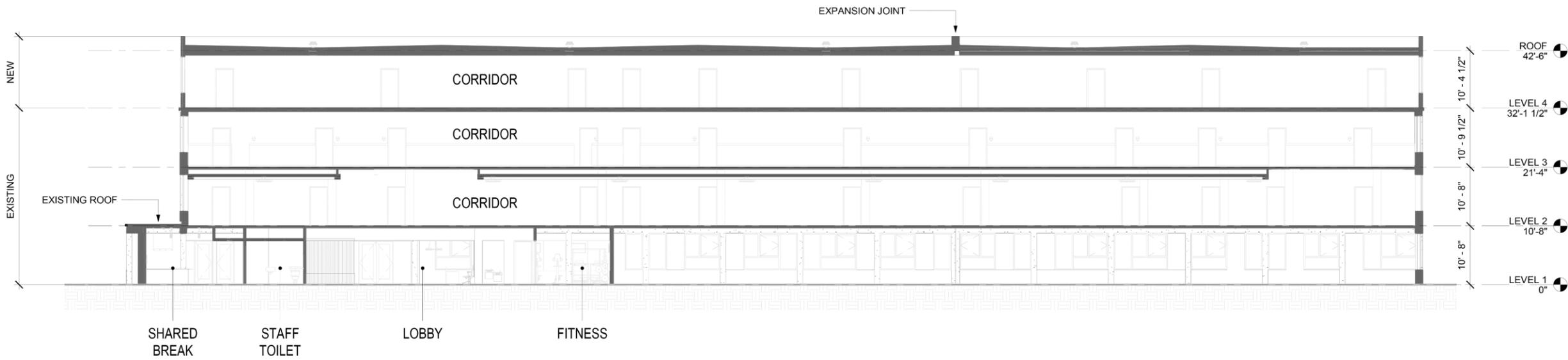
**BUILDING SECTION - NORTH SOUTH**



**BUILDING SECTION - NORTH SOUTH THROUGH COMMUNITY ROOM**

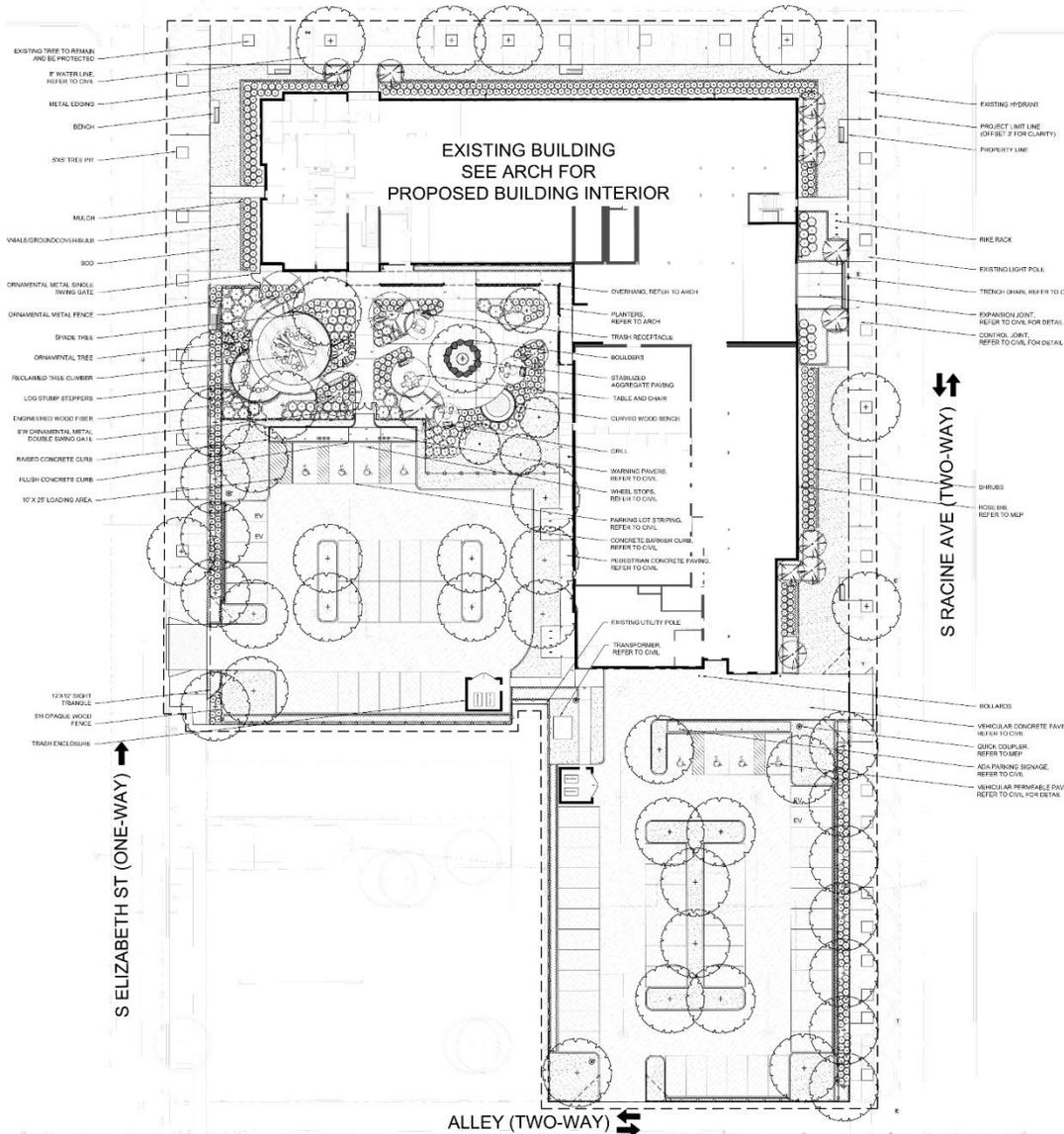


**BUILDING SECTION – EAST WEST THROUGH UNITS**



**BUILDING SECTION – EAST WEST**

W 62ND ST (TWO-WAY) ↔



**LEGEND**

- PROPERTY LINE
- - - PROJECT LIMIT LINE (OFFSET 3' FOR CLARITY)
- [Pattern] PEDESTRIAN CONCRETE PAVING, REFER TO CIVIL FOR DETAIL
- [Pattern] VEHICULAR CONCRETE PAVING, REFER TO CIVIL
- [Pattern] VEHICULAR PERMEABLE PAVING, REFER TO CIVIL FOR DETAIL
- [Pattern] STABILIZED AGGREGATE PAVING
- [Pattern] ENGINEERED WOOD FIBER
- [Symbol] EXPANSION JOINT, REFER TO CIVIL FOR DETAIL
- [Symbol] CONTROL JOINT, REFER TO CIVIL FOR DETAIL
- [Symbol] RAISED CONCRETE CURB
- [Symbol] FLUSH CONCRETE CURB
- [Symbol] BOLLARD
- [Symbol] METAL EDGE
- [Symbol] 4" ORNAMENTAL METAL FENCE AND 4" SINGLE SWING GATE
- [Symbol] 6" ORNAMENTAL METAL DOUBLE SWING GATE
- [Symbol] 5" OPAQUE WOOD FENCE
- [Symbol] TABLE AND CHAIR
- [Symbol] CURVED WOOD BENCH
- [Symbol] GRILL
- [Symbol] TRASH RECEPTACLE
- [Symbol] BIKE RACK
- [Symbol] BENCH
- [Symbol] TRASH ENCLOSURE
- [Symbol] BOULDERS
- [Symbol] LOG BEAM
- [Symbol] LOG STUMP STEPPERS
- [Symbol] EXISTING TREE TO REMAIN AND BE PROTECTED
- [Symbol] SHADE TREE
- [Symbol] ORNAMENTAL TREE
- [Symbol] SHRUBS
- [Symbol] PERENNIALS/GROUND COVER/BULBS
- [Symbol] SOD
- [Symbol] MULCH
- [Symbol] QUICK COUPLER, REFER TO MEP
- [Symbol] HOSE BIB, REFER TO MEP





- LEGEND:**
- 1 PERIMETER WALKING PATH WITH BENCH SEATING AND DISTANCE MARKER
  - 2 BIKE RACKS
  - 3 GRILL AREA WITH TABLES AND CHAIRS
  - 4 RAISED GARDEN PLANTERS
  - 5 LARGE TREE W/ PERIMETER OUTCROPPING
  - 6 CURVED WOOD BENCH
  - 7 ENGINEERED WOOD FIBER
  - 8 RECLAIMED TREE CLIMBER
  - 9 LOG BEAMS AND STUMP STEPPERS
  - 10 SAND PLAY AREA
  - 11 PARKING LOT
  - 12 TRASH ENCLOSURE



RECLAIMED TREE CLIMBER



LOG BALANCE BEAMS AND STEPPER



**OPEN SPACE + LANDSCAPING**



**OPEN SPACE + LANDSCAPING**



**OPEN SPACE + LANDSCAPING**

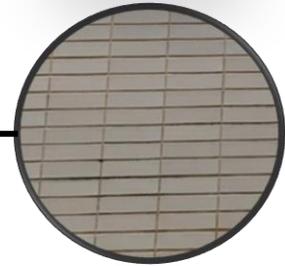
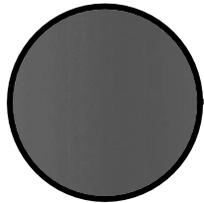


# AMENITIES

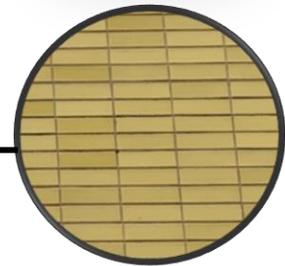
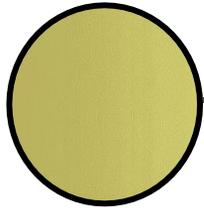
**WHITE FIBER CEMENT BOARD  
ON NEW 4<sup>TH</sup> FLOOR ADDITION**

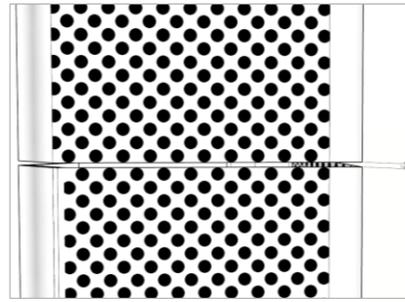


**EXISTING BRICK  
COLORS**



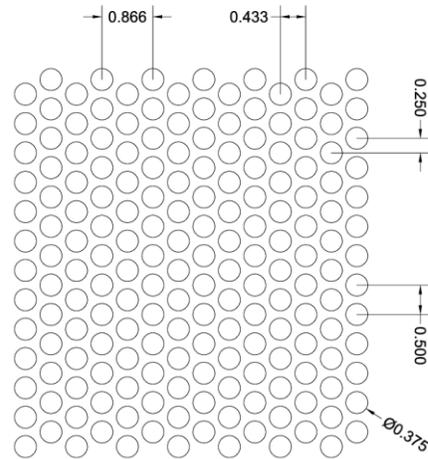
**FIBER CEMENT  
PANELS MATCHING  
EXISTING BRICK**



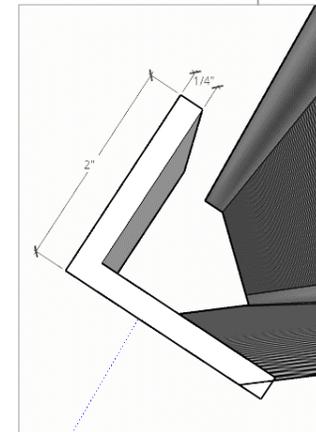
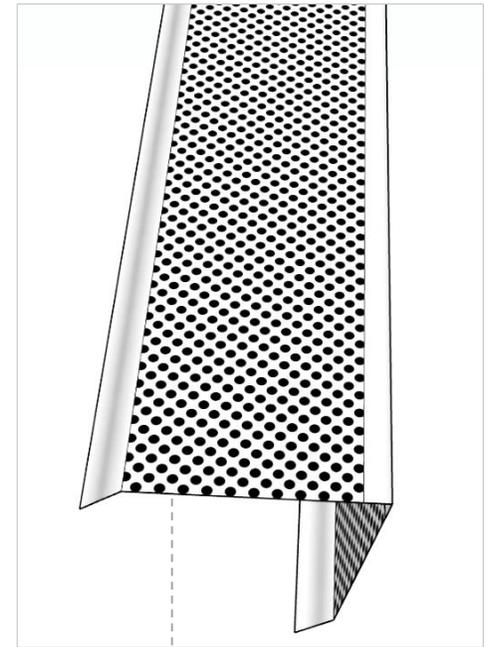


1/8" TO 1/4" B/W SEGMENTS  
(MAX. 10' INDIVIDUAL FIN HEIGHT)

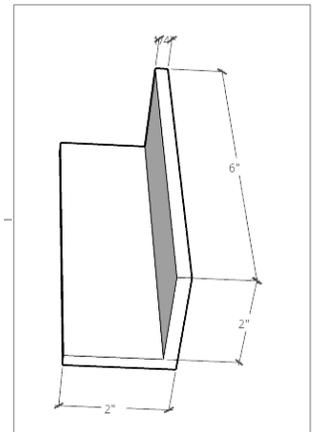
PATTERN TYPE	Round Staggered
SIZE x CENTERS	0.375" x 0.500"
OPEN AREA	51 %



VERTICAL FIN PERFORATIONS

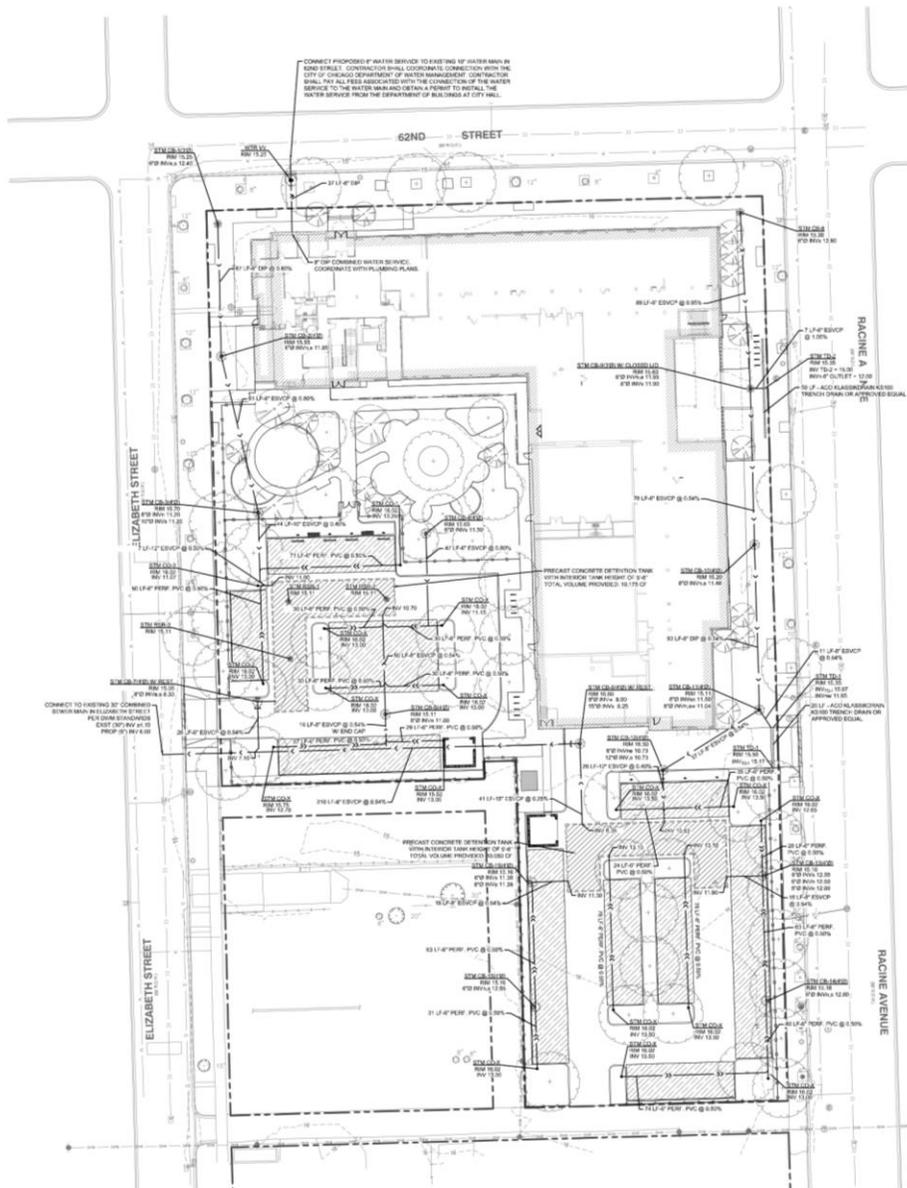


ATTACHMENT BRACKETS  
INSIDE OF FINS



2"X2"X1/4" ANGLE  
BRACKETS-6" LENGTHS





- PROPERTY LINE
- EXISTING BUILDING
- DETENTION TANK
- STORMWATER BMP
- STORM SEWER
- WATER SERVICE
- PERFORATED PIPE
- TRENCH DRAIN
- WATER VALVE IN BASIN (WVB)
- 3/8\"/>



# STORMWATER MANAGEMENT ORDINANCE COMPLIANCE

The Regenerator project fully complies with the Minimum Affordable Housing Ordinance as it 100% affordable permanent supportive housing for returning citizens earning from \$0 to 60% of the area median income.

**LIHTC/Affordable Units**

# Bed room(s)	Description (optional)	Set Aside	# Units	Area (Sq. Ft.)	Utility Allowance	Net Rent	Monthly Rent
1	PBV - MAUI	20%	6	809		\$1,122	\$6,732
1	PBV - CHA	30%	6	809		\$1,122	\$6,732
1		50%	6	809		\$1,122	\$6,732
1		60%	18	809		\$995	\$17,910
2	PBV - MAUI	20%	3	1,055		\$1,299	\$3,897
2	PBV - CHA	30%	3	1,055		\$1,299	\$3,897
2		50%	2	1,055		\$1,299	\$2,598
2		60%	4	1,055		\$1,195	\$4,780
			48				\$53,278

**The Project will achieve the following Participation Goals:**  
**26% Participation from Qualified Minority Business Enterprises**  
**6% Participation from Qualified Women Business Enterprises**  
**50% Participation from Chicago Residents**

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>

The Regenerator project achieves the following public benefits:

- Serves returning citizens, with affordable housing and supportive services to reduce recidivism under IMAN's proven model
- Encourages uniting families by providing affordable housing units equipped with amenities and supports for returning citizens and their families
- Creates an estimated 117 construction jobs
  - Including Section 3 low-income jobs supported by workforce development training
  - Including returning citizens trained as part of the Green Jobs program
- Creates an estimated 20 permanent jobs, including
  - Property Management roles
  - Maintenance roles
  - Supportive services roles
  - Contracted vendor positions"



# DPD Recommendations

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to existing development in the community. The area around this project consists of a mix of commercial and residential zoning districts accessible to public transit; and the project represents an opportunity to adaptively reuse a shuttered CPS school into a compatible residential project with on-site supportive services within the Englewood Community Area. Based on that analysis, the Department of Planning and Development has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed rezoning of the subject property is appropriate under Chapter 17-13 of the Zoning Ordinance. Specifically, the proposed planned development zoning classification and or the project is: 1) appropriate because of growth and development trends (17-13-0308-B); 2) compatible with surrounding zoning districts (17-13-0308-D)
2. The project meets the purpose and criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare. Specifically, this project meets the following provisions of Chapter 17-8:
  - a. The project is in strict compliance with the underlying FAR standards of the B2-2 zoning designation and is in substantial compliance with the other development control standards of the B2-2 zoning designation (17-8-901);
  - b. All sides and areas of the building that are visible to the public are treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary street-facing façade (per 17-8-0907-B3), as evidenced through the material callouts in this report and on the elevations;
  - c. Provides where appropriate, substantial landscaping of the open areas on the building and site (per 17-8-0909-A2) as demonstrated by the project's parking lot, parkway and building setback, area landscaping and trees.
3. The proposed planned development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed design and the proposed uses are in context with the character of the adjacent properties and will meet the needs of the immediate community;
4. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A- 1,2, 3 & 4), as evidenced by the site's proximity to public transit in the form of CTA bus lines, the accessibility accommodations made on-site for the building users; pedestrian and bicycle ingress and egress options provided to the building users, and lastly ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for a planned development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended," as amended.