



CHICAGO PLAN COMMISSION

Department of Planning and Development

**Proposed Residential-Business Planned Development:
Casa Yucatan – Affordable Multi-Family Housing**

2134-2146 S. Ashland Ave.

25th Ward / Ald. Byron Sigcho-Lopez

Applicant: The Resurrection Project

08/17/2023



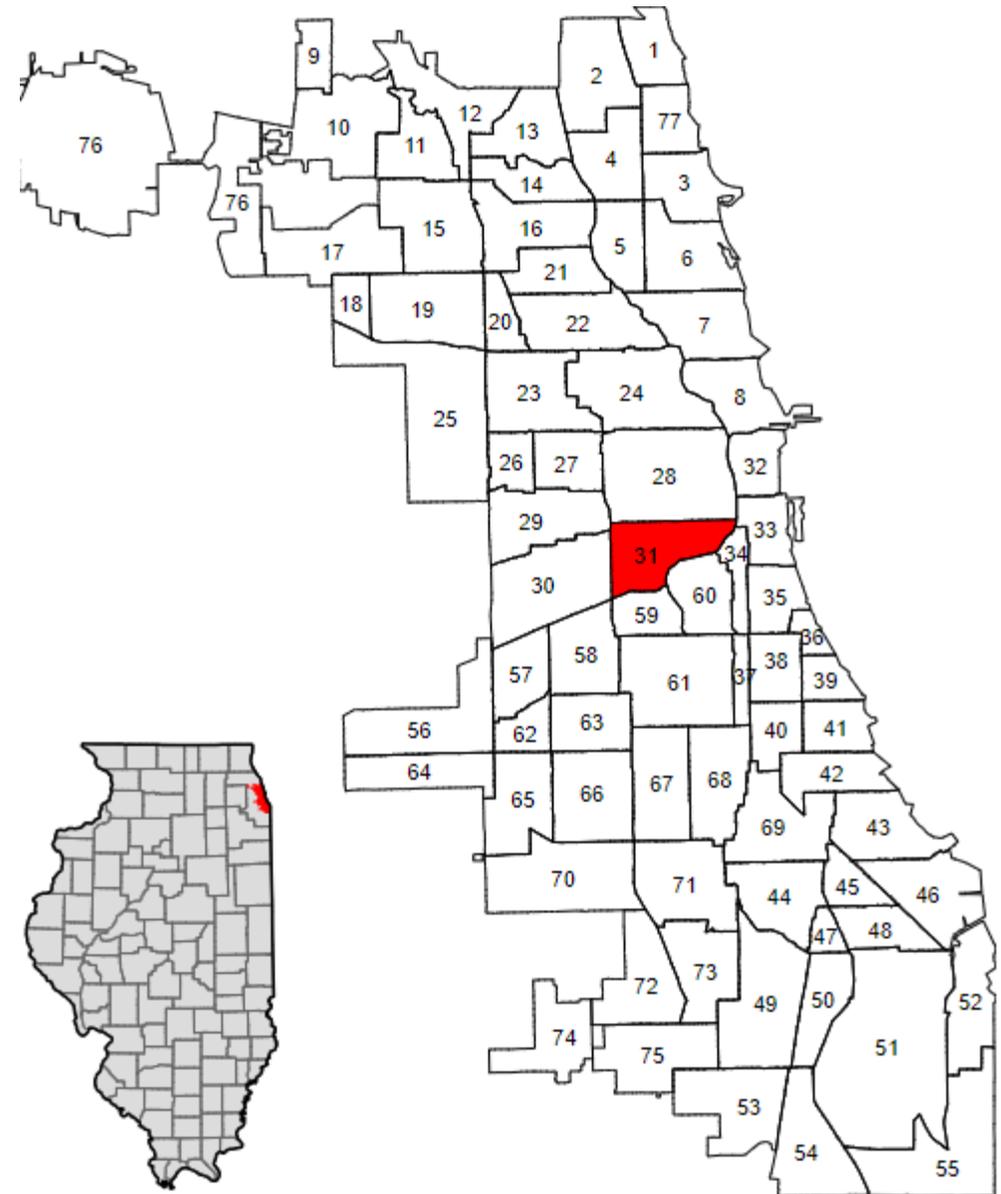
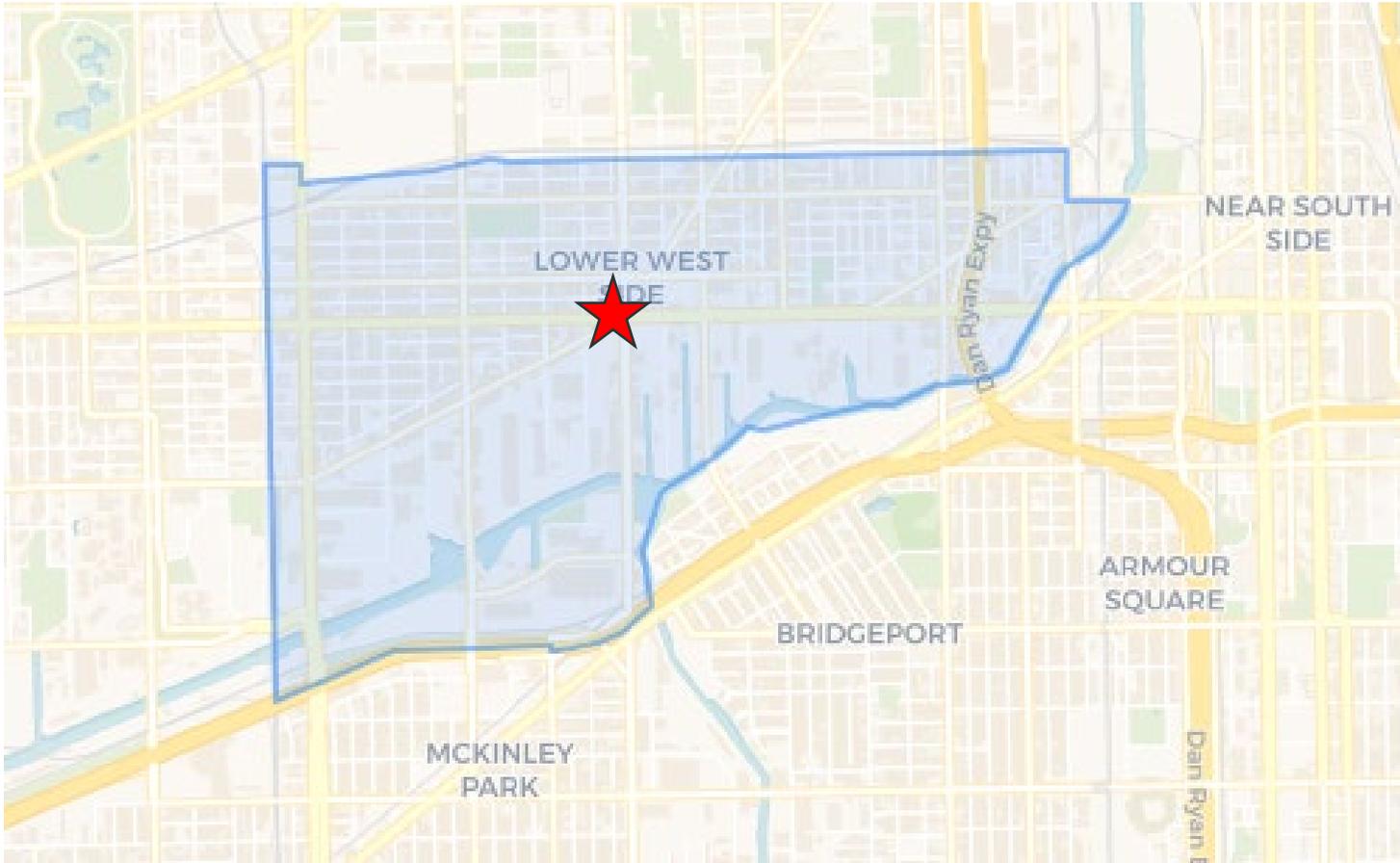
Project Description

The Applicant is proposing the following:

- Rezone the site from a M1-1 (Limited Manufacturing/Business Park District) to a B2-3 (Neighborhood Mixed-Use District) and then to a new Residential Business Planned Development.
- Develop an **eight-story, multi-family residential building with 98 units of affordable housing**, ground-floor amenity space and 20 parking spaces.



Community Area Snapshot – Lower West Side



Casa Yucatan's location in Lower West Side



Lower West Side - Demographics

General Population Characteristics, 2020

	Lower West Side		City of Chicago	
	Count	Percent	Count	Percent
Total Population	33,751		2,746,388	
Total Households	13,730		1,142,725	
Average Household Size	2.4		2.4	
Percent Population Change, 2010-20	-5.6		1.9	
Percent Population Change, 2000-20	-23.3		-5.2	

Source: 2000, 2010 and 2020 Census.

Race and Ethnicity, 2017-2021

	Lower West Side		City of Chicago	
	Count	Percent	Count	Percent
White (Non-Hispanic)	7,244	21.6	907,499	33.1
Hispanic or Latino (of Any Race)	23,067	68.7	787,795	28.7
Black (Non-Hispanic)	968	2.9	788,673	28.8
Asian (Non-Hispanic)	1,455	4.3	185,202	6.8
Other/Multiple Races (Non-Hispanic)	854	2.5	72,950	2.7

Source: 2017-2021 American Community Survey five-year estimates.

Household Size, 2017-2021

	Lower West Side		City of Chicago	
	Count	Percent	Count	Percent
1-Person Household	4,332	32.4	425,352	38.2
2-Person Household	4,586	34.3	328,536	29.5
3-Person Household	1,965	14.7	150,999	13.6
4-or-More-Person Household	2,495	18.7	207,694	18.7

Household Income, 2017-2021

	Lower West Side		City of Chicago	
	Count	Percent	Count	Percent
Less than \$25,000	2,705	20.2	242,342	21.8
\$25,000 to \$49,999	2,707	20.2	204,520	18.4
\$50,000 to \$74,999	2,418	18.1	166,043	14.9
\$75,000 to \$99,999	2,025	15.1	129,883	11.7
\$100,000 to \$149,999	2,042	15.3	163,331	14.7
\$150,000 and Over	1,481	11.1	206,462	18.6
Median Income	\$61,925		\$65,781	
Per Capita Income*	\$32,149		\$41,821	

Source: 2017-2021 American Community Survey five-year estimates.

Race and Ethnicity, Over Time

	2000	2007-2011	2017-2021
	Percent	Percent	Percent
White (Non-Hispanic)	8.1	12.6	21.6
Hispanic or Latino (of Any Race)	88.9	82.3	68.7
Black (Non-Hispanic)	1.8	3.1	2.9
Asian (Non-Hispanic)	0.3	0.8	4.3
Other/Multiple Races (Non-Hispanic)	0.9	1.2	2.5

Source: 2000 Census; 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Total population

Household Size, Over Time

	2007-2011	2017-2021
	Percent	Percent
1-Person Household	28.3	32.4
2-Person Household	24.6	34.3
3-Person Household	14.6	14.7
4-or-More-Person Household	32.4	18.7

Source: 2007-2011 and 2017-2021 American Community Survey five-year estimates.

Universe: Occupied housing units

★ Lower West Side –History & Culture

History

The Lower West Side encompasses the geographic entirety of the Pilsen neighborhood. As demonstrated with the establishment of the Pilsen Historic District, Pilsen is one of Chicago’s oldest neighborhoods. The neighborhood has served as a gateway for immigrants throughout its history. Mexican immigrants began moving into the neighborhood in the 1960s. At the start of the new millennium, the population of Pilsen was 89% Latino and the neighborhood’s identity and economy became defined by Mexican-Americans. Today, Pilsen is experiencing rapidly increasing housing prices, resulting in significant displacement pressure for longtime residents and especially families with children. Pilsen has lost over 10,000 Latino residents since 2000 and between 2010-2020 the Latino population in Pilsen decreased by 20%. CPS Elementary Schools in Pilsen have experienced a 42% decrease in enrollment since 2015.

Culture

Despite the changing neighborhood demographic profile, Pilsen continues as a center of Mexican cultural life in Chicago and the Midwest. Pilsen is home to the National Museum of Mexican Art. Pilsen is also home to Fiesta del Sol – the largest Latino festival in the Midwest – along with numerous food and arts festivals, and annual parades that celebrate Mexican-American heritage.



Median Monthly Rent in Pilsen Historically			
Point in Time –	All Units in 2010	All Units in 2018	Units Leased in 2023
Monthly Rent -	\$851	\$920	\$1,637

Average Monthly Rent for Units Leased in Pilsen During Past Two Years			
Unit Type	Unit Leased 6.1.2022 – 6.1.2023	Unit Leased 6.1.2021 – 6.1.2022	Annual % Increase
1 Bedroom	\$1,465	\$1,155	26.8%
2 Bedroom	\$1,695	\$1,495	13.3%
3 Bedroom	\$2,311	\$1,816	27.2%



Lower West Side – CMAP Land Use Data

General Land Use, 2018

	Acres	Percent
Single-Family Residential	65.5	3.5
Multi-Family Residential	227.0	12.1
Commercial	69.4	3.7
Industrial	546.0	29.2
Institutional	89.9	4.8
Mixed Use	51.4	2.7
Transportation and Other	712.9	38.1
Agricultural	0.0	0.0
Open Space	35.5	1.9
Vacant	74.5	4.0
TOTAL	1,872.1	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2018 Land Use Inventory.

Park Access, 2015

	Lower West Side	City of Chicago	CMAP Region
Accessible Park Acreage per 1,000 Residents*	1.21	2.42	5.78

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 Park Access Layer.

*Neighborhood parks (smaller than 35 acres) are considered accessible for residents living within 0.5 miles; community parks (35 acres or larger) are considered accessible for residents living within 1 mile.

Walkability of Resident and Job Locations*, 2018

	Lower West Side	City of Chicago	CMAP Region
High Walkability	92.7%	96.4%	44.7%
Moderate Walkability	7.3%	1.8%	24.8%
Low Walkability	0.0%	1.8%	30.5%

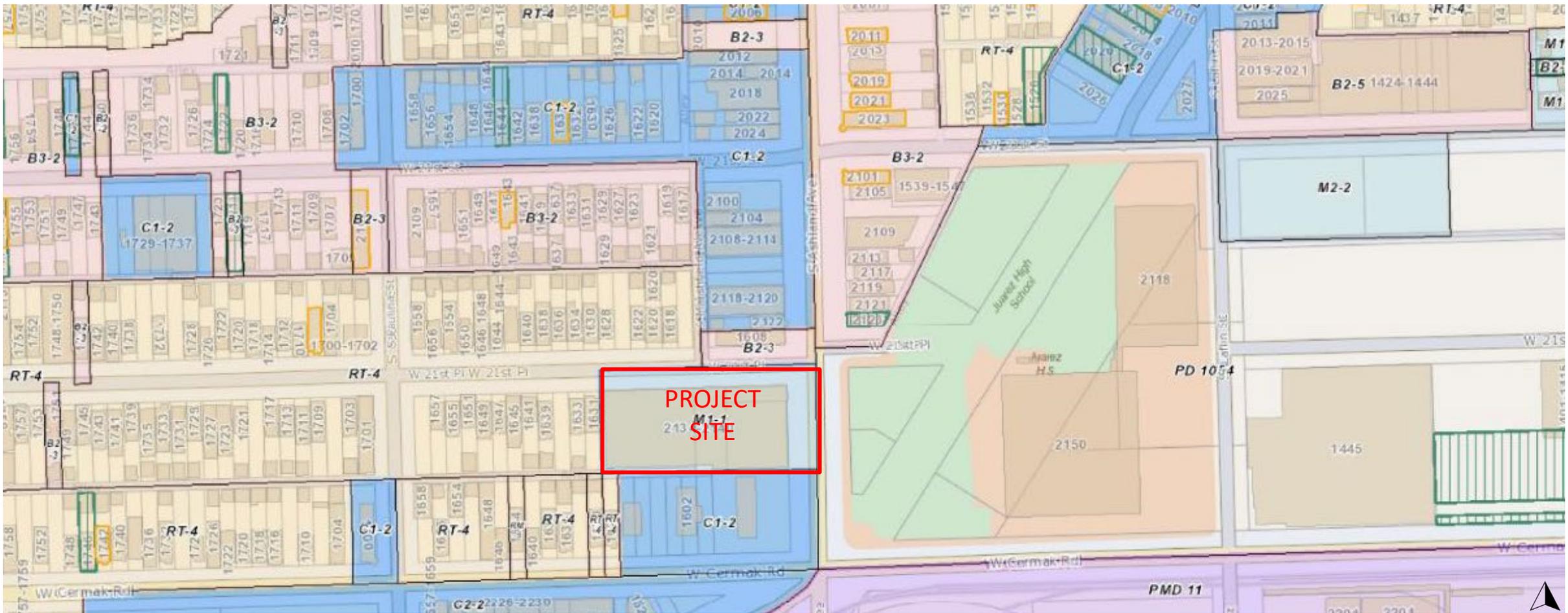
Source: Chicago Metropolitan Agency for Planning analysis of the 2018 Walkability Layer.

*The CMAP Walkability Layer is based on several factors: the presence/absence of sidewalks; the number of amenities within walking distance; population/employment density; bicycle/pedestrian crashes and fatalities; and physical characteristics (e.g., tree cover, block length). This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Walkability Layer category.

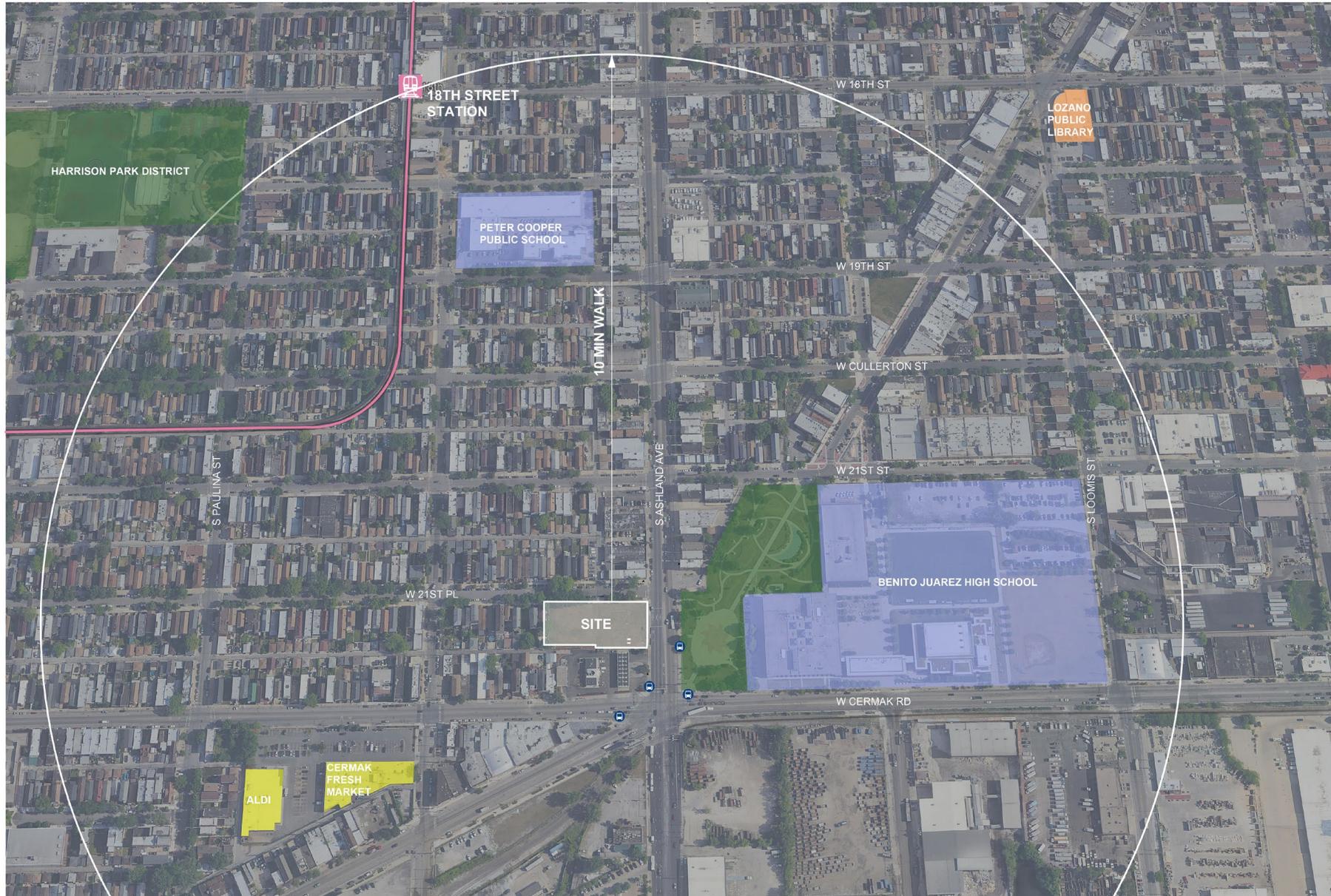


Legend

- Pilsen
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Commercial
- Mixed Use
- Office
- Cultural/Entertainment
- Hotel/Motel
- Medical Facilities
- Educational Facilities
- Government Administration and Services
- Prison and Correctional Facilities
- Religious Facilities
- Other Institutional
- Industrial
- Storage
- Transportation
- Utilities and Waste Facilities
- Vacant Land
- Construction
- Water
- Non-Parcel
- Not Classifiable
- Parking



ZONING MAP



SITE CONTEXT PLAN

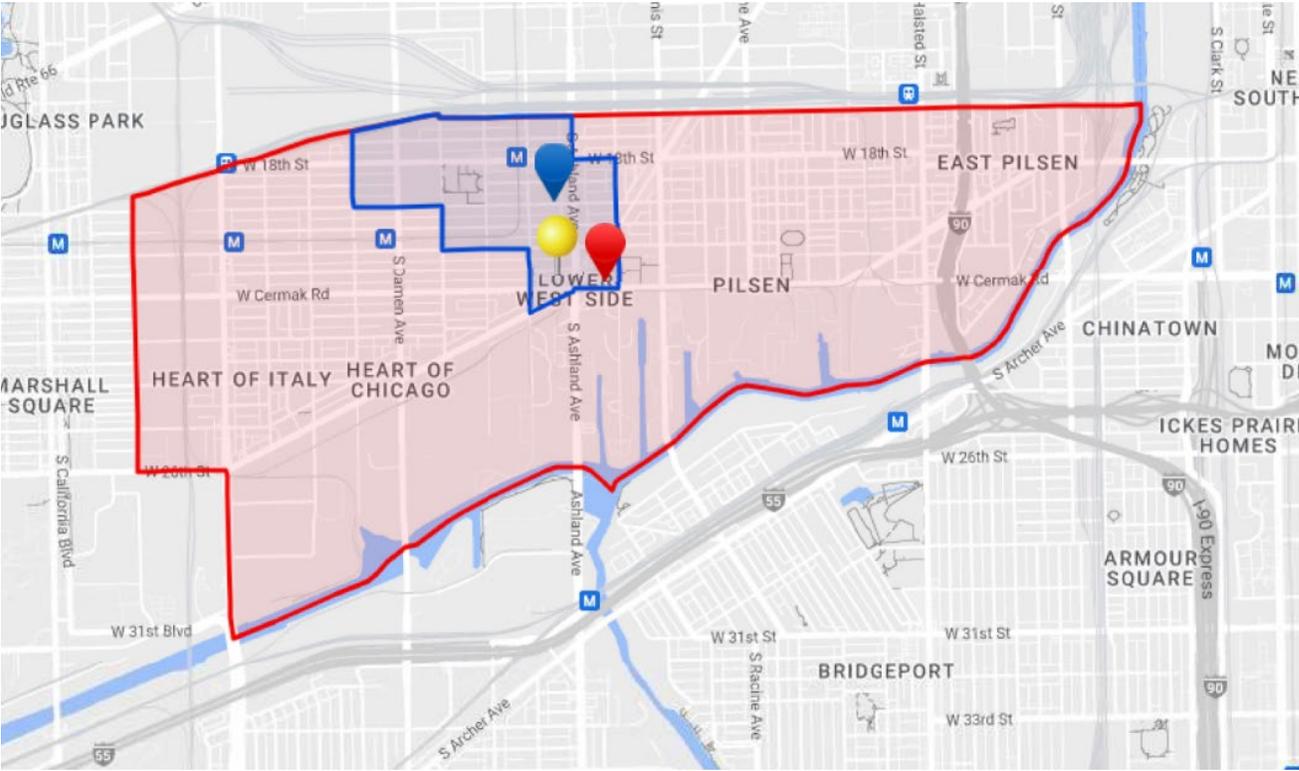
School Name	Serving Grades	Address
Benito Juarez Community Academy High School	9-12	1450 W Cermak Rd
Peter Cooper Elementary Dual Language Academy	PK, K-8	1624 W 19th St

Neighborhood Anchors

- Directly across from Benito Juarez High School
- Close proximity to CTA bus routes such as Blue Island & Ashland/Cermak
- Close proximity to the Pink Line
- Close to the highly popular Pilsen Arts District and the 18th street commercial district with endless options for shopping and dining
- Included on 18th street are popular businesses such as:
 - Mestiza Shop
 - Chicago Midwest Made
 - La Michoacana Premium
 - Panaderia Nuevo Leon
 - Mandala Café
 - Canton Regio
 - Rudy Lozano Library
 - Citlalin Art Gallery Theater

Other major nearby community anchors and businesses:

- Pilsen Arts and Community House
- National Museum of Mexican Art
- Thalia Hall
- Chicago Arts District



Proximity to Educational Institutions

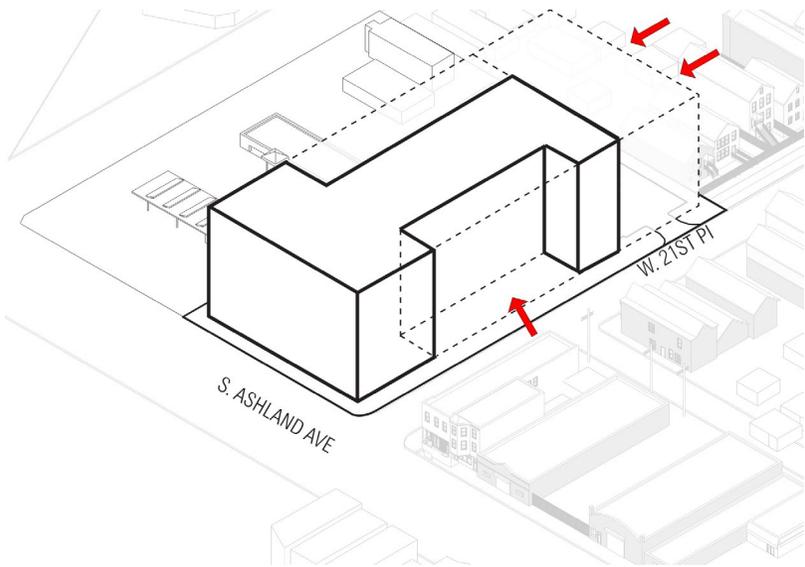


Project Summary

The Resurrection Project (TRP) is proposing to develop a 100% affordable multi-family residential building on a vacant property in the Pilsen neighborhood, near the corner of Ashland Ave. and Cermak Rd.

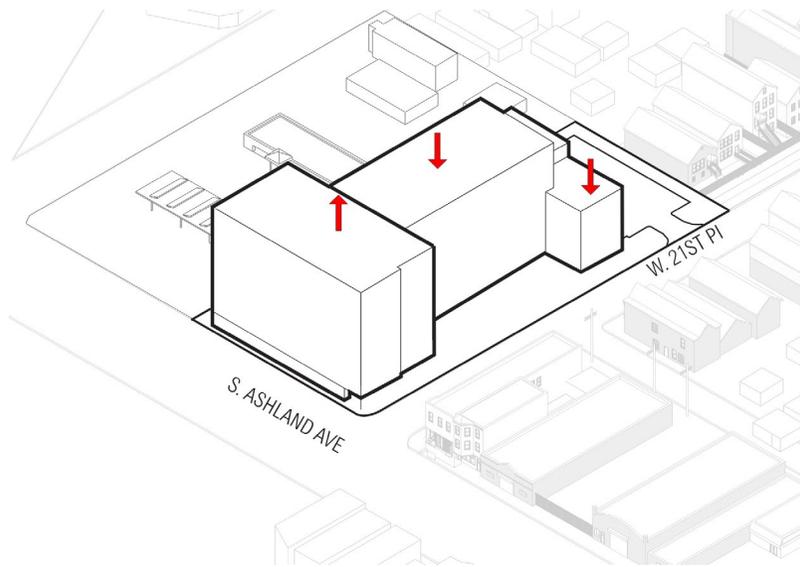
- 98 units of affordable apartments
 - 38 one-bedroom
 - 34 two-bedroom
 - 26 three-bedroom
- First-floor includes community room and space for TRP programming
- 20 vehicle parking spaces / 98 bike parking spaces
- Open space: rooftop terrace, ground-level plaza and playlot





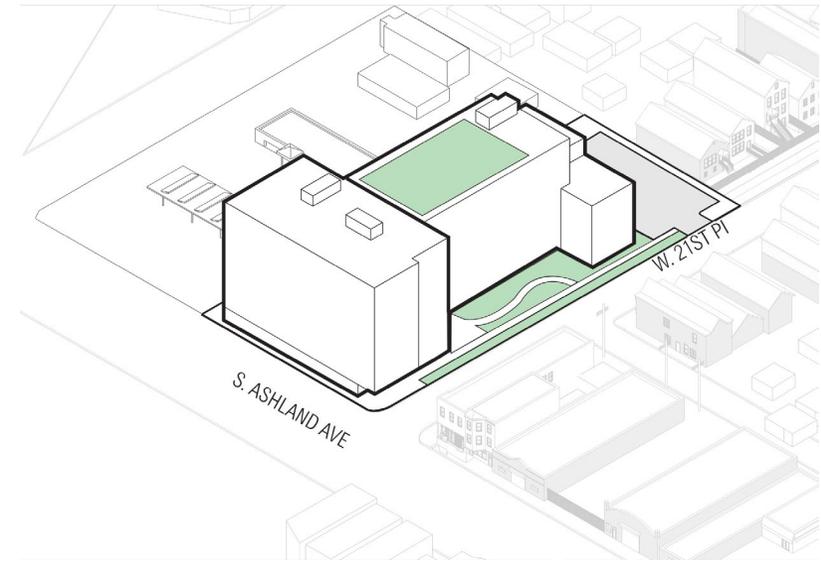
Neighborhood Scale

Carve out mass to articulate street façade and respect the neighborhood building scale variations



Extrusion

To respect the neighborhood scale and maximize density, the volumes were extruded towards Ashland Avenue and lowered towards 21st Place



Green Space

The courtyard set back allows for ample green space for communal gathering while the shared rooftop allow opportunities for shared resident gardening

View looking southwest on Ashland



View from 21st Place



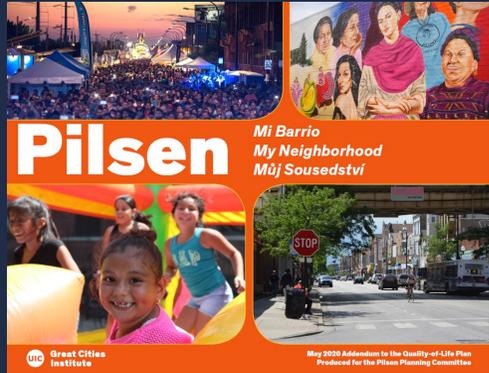
View looking northwest on Ashland



Planning Context

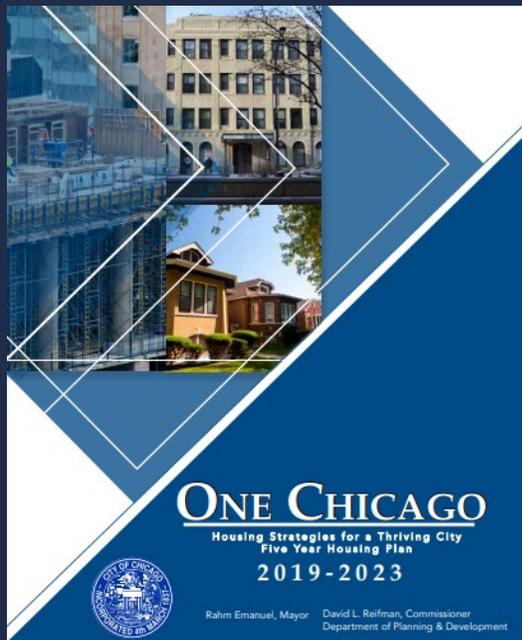
Pilsen Quality-of-Life Plan

- Addendum Publish in 2020 - Initially Published in 2017
- UIC Great Cities Institute & The Pilsen Planning Committee
- Yucatan accomplishes the following Goals & Strategies of the Plan –
 - **Housing** > Increase the development of new affordable housing
 - **Jobs and the Economy** > Expand public investment into Pilsen & Pilsen Industrial Corridor
 - **Health** > Expand access to and maintain green spaces throughout the community.
 - **Education and Youth** > Increase enrollment at Pilsen schools by creating housing opportunities for large families
 - **Arts and Culture** > Create, expand, and preserve public art



One Chicago: Housing Strategies for a Thriving City

- Published in 2019
- City of Chicago – Five Year Housing Plan
- Plan Strategies & Goals –
 - 1) Employ neighborhood-based housing investment strategies to address diverse community needs that range from markets facing gentrification to those struggling with disinvestment
 - 2) Invest in affordable rental housing stock across all markets
 - 3) Support housing options for Chicago's most vulnerable residents
 - 4) Expand homeownership opportunities
 - 5) Promote housing innovation, partnership and collaboration

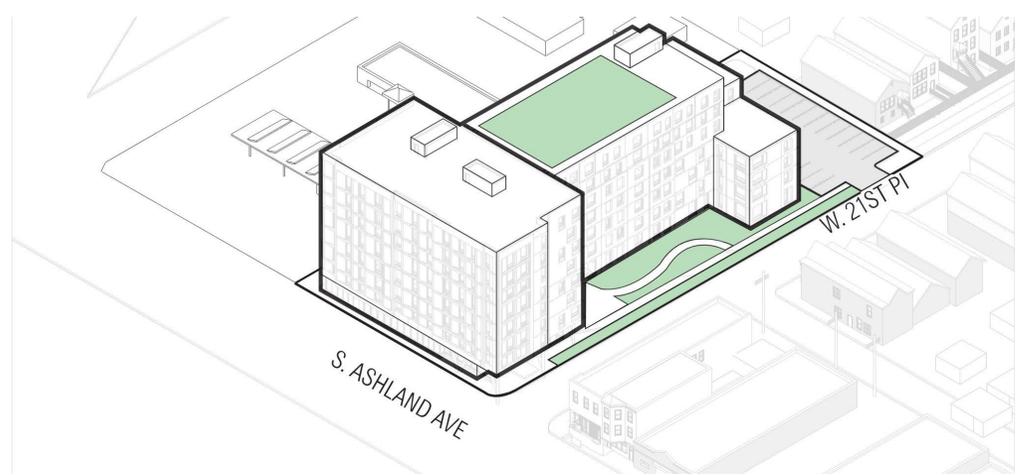
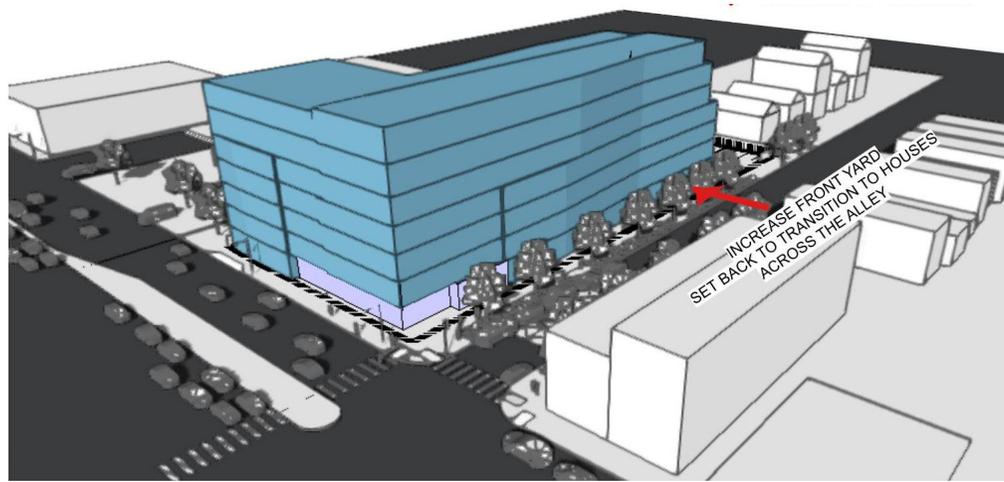
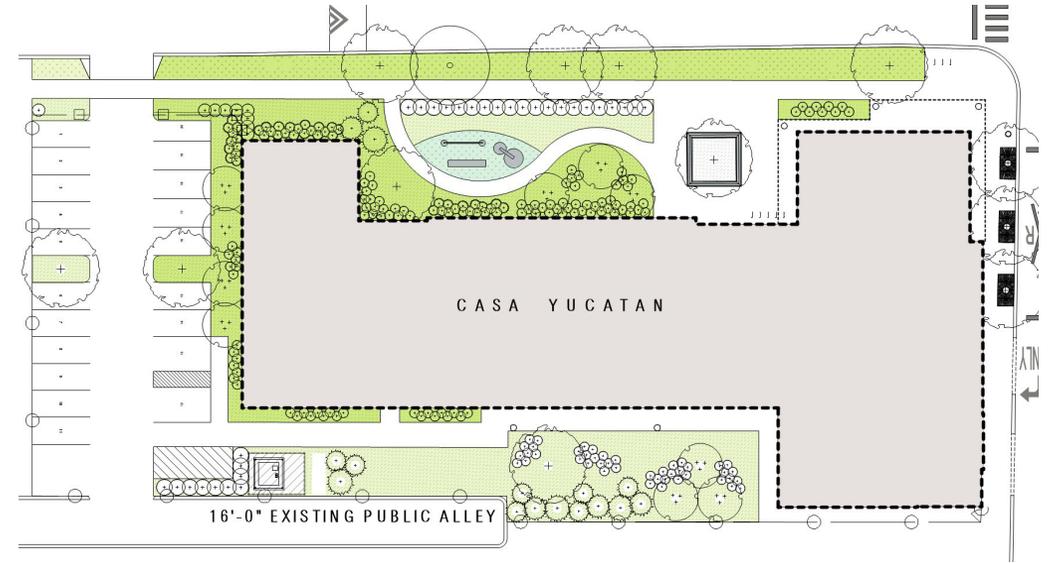
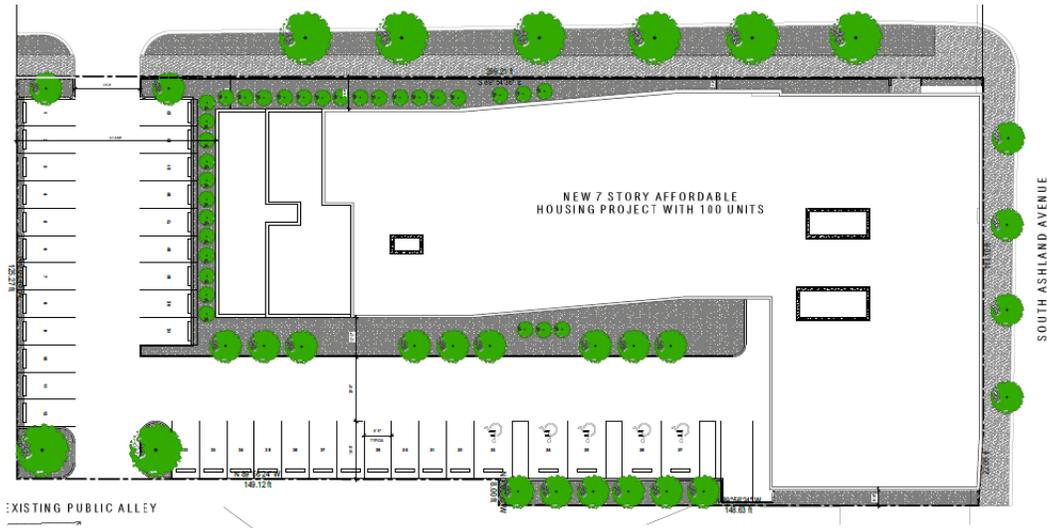


Casa Yucatan - Community Outreach Timeline & Feedback

- **Fall of 2022:** A series of meetings occurred with DPD staff focused on design development
- **January 19th, 2023:** PD filing occurred
- **February 1st, 2023:** PD is introduced to City Council
- **June 9th, 2023:** IHDA informs TRP that Casa Yucatan has been awarded funding.
- **June 23rd, 2023:** Project presented to Pilsen community members at Annual Street Mass
- **July 10th, 2023:** Project presented to 25th Ward Zoning Advisory Board
- **July 24th, 2023:** Project presented to Pilsen neighbors living close to the site.
- **July 31st, 2023:** Community Meeting sponsored by both Developer and the Alderman's Office.

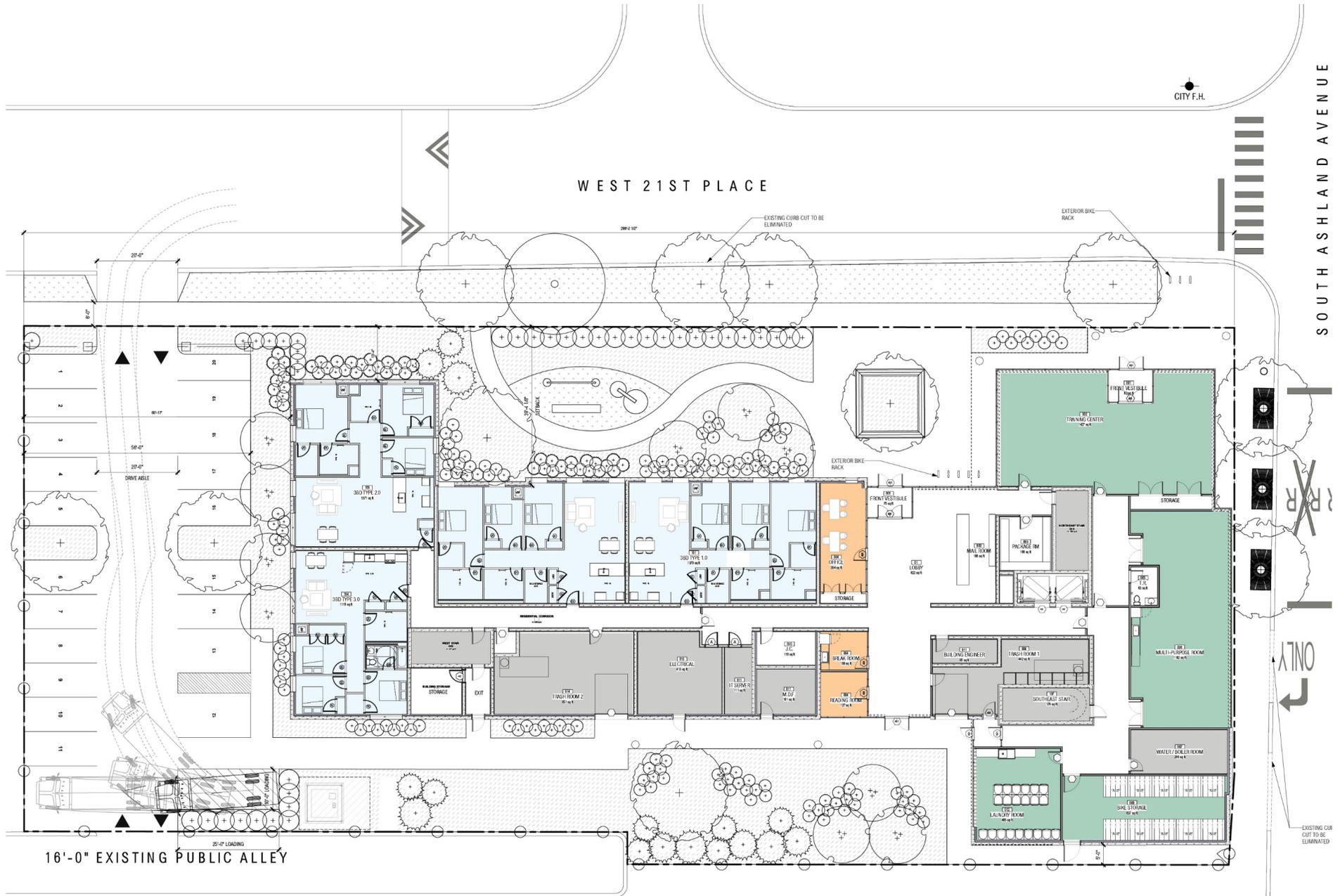
- **Project Changes Based on Feedback**
 - The building's footprint and floor plans were completely reworked into a U shape to setback from the smaller residential scale of 21st Pl and allow for the incorporation of a courtyard
 - The building now steps down in height from 8 stories down to 6 along 21st Place
 - Additional community space and amenities were added including - a training center, a multi-purpose room, community meeting office, a playground, and a roof top terrace.
 - Additional green spaces was added including a green roof accessible to tenants and green buffer between the new building and the neighboring property to the south.

Casa Yucatan – Outreach Feedback - Before & After



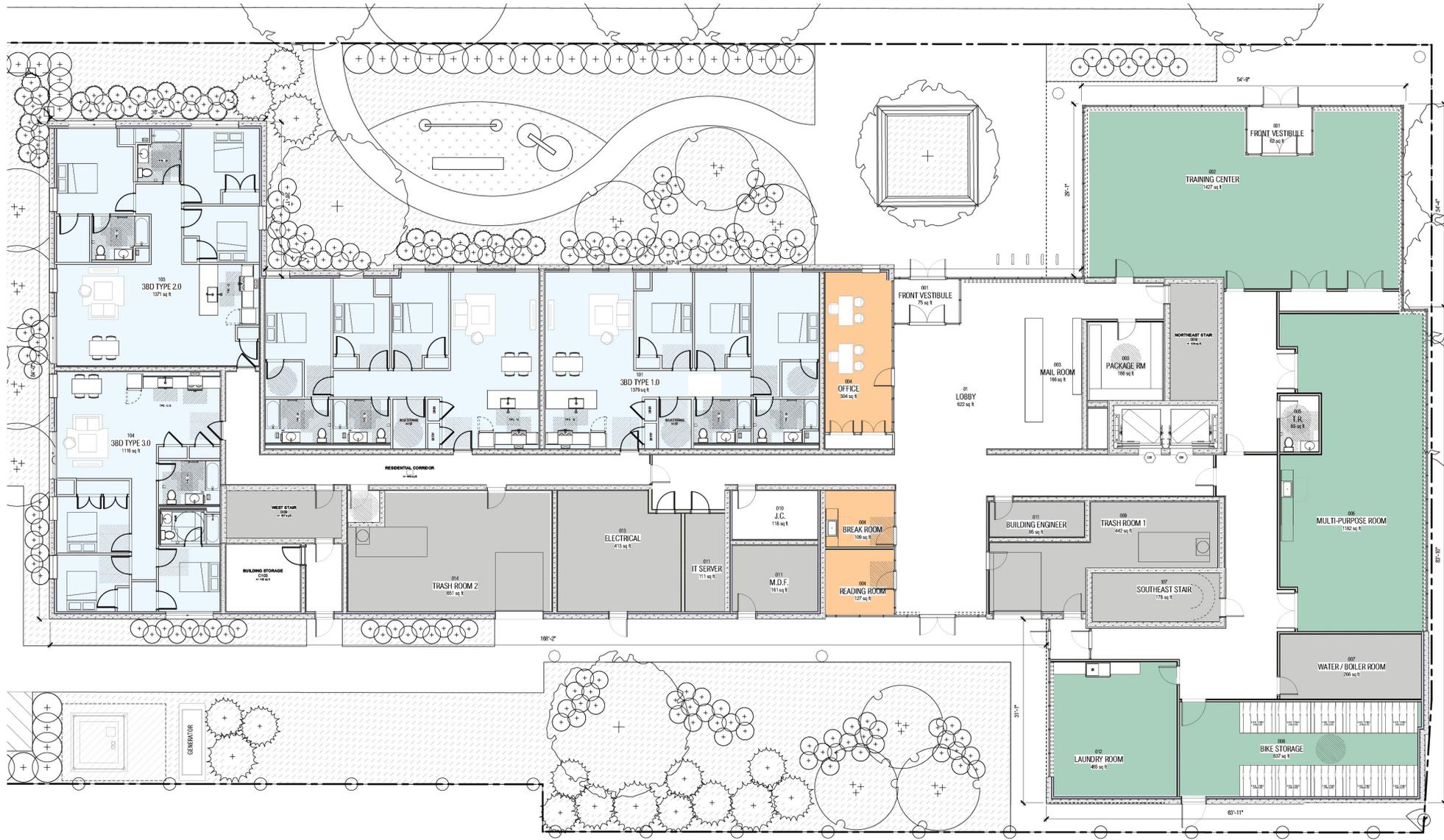
Before

Current



16'-0" EXISTING PUBLIC ALLEY

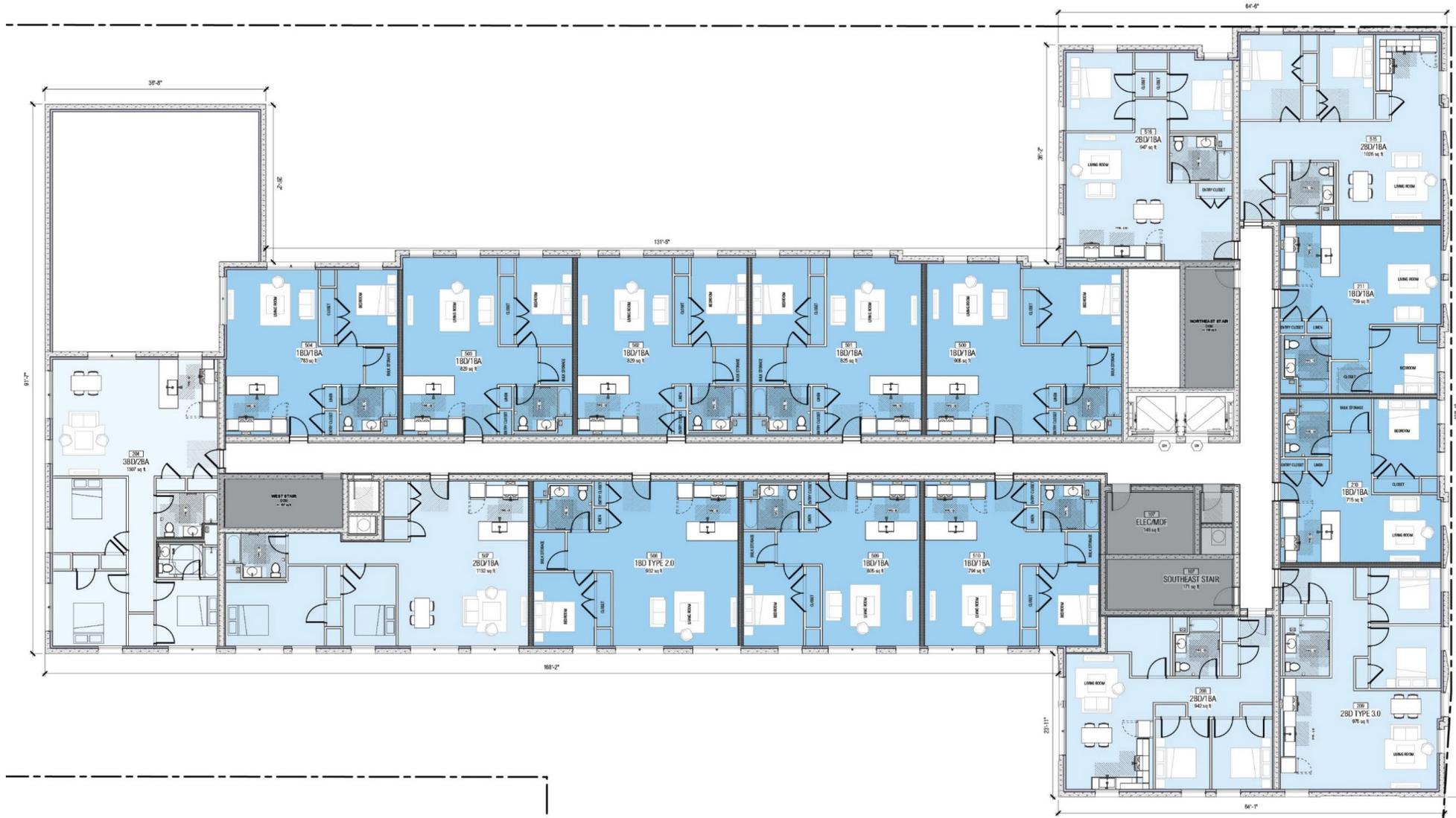
SITE PLAN



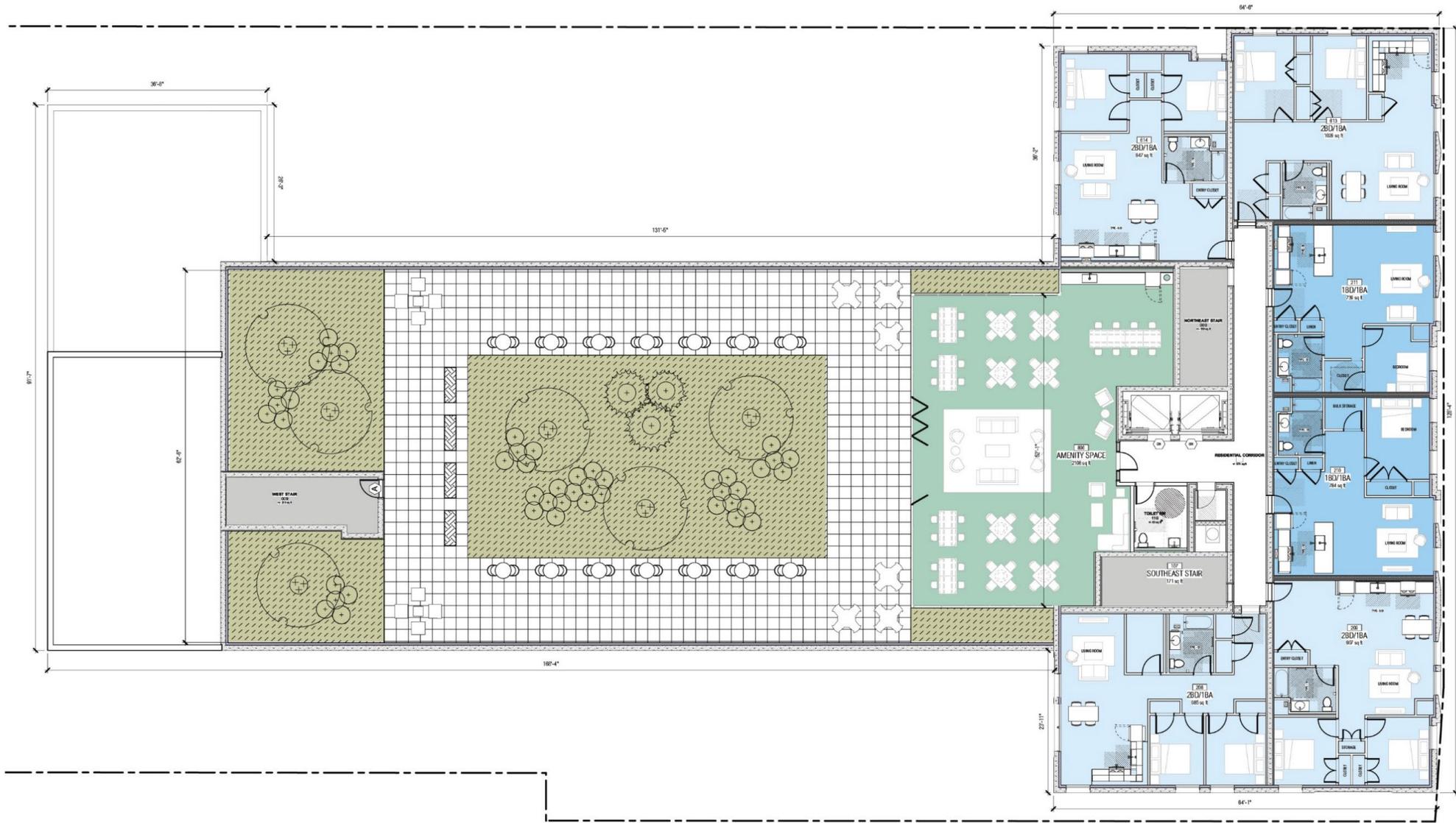
GROUND FLOOR PLAN



TYPICAL 2ND – 4TH FLOORS



5TH FLOOR PLAN



8TH FLOOR PLAN / ROOF DECK PLAN

Material Legend:

1. Precast panel - 4 different custom stained precast finishes with reveals as shown with reveals as shown and inset panel details adjacent to windows

1a. Precast panel, with 3 color stains and 2" panel inset detail at windows

1b. Precast panel, 1 color stain with 1ft angled detail at Ashland Avenue.

1c. Precast panel, 1 color stain and 2" plane change

2. Precast panel, recessed 1" and 2" plane changes

3. Precast panel, 3" plane projection

4. Precast panel, formed with formliner for textured panels and 2" panel inset detail

5. Aluminum or vinyl windows, typ

6. Aluminum storefront with cast stone base

7. Aluminum Clad Canopy



NORTH BUILDING ELEVATION (21st PLACE)

Material Legend:

1. Precast panel - 4 different custom stained precast finishes with reveals as shown with reveals as shown and inset panel details adjacent to windows

1a. Precast panel, with 3 color stains and 2" panel inset detail at windows

1b. Precast panel, 1 color stain with 1ft angled detail at Ashland Avenue.

1c. Precast panel, 1 color stain and 2" plane change

2. Precast panel, recessed 1" and 2" plane changes

3. Precast panel, 3" plane projection

4. Precast panel, formed with formliner for textured panels and 2" panel inset detail

5. Aluminum or vinyl windows, typ

6. Aluminum storefront with cast stone base

7. Aluminum Clad Canopy



EAST BUILDING ELEVATION (ASHLAND)

Material Legend:

1. Precast panel - 4 different custom stained precast finishes with reveals as shown with reveals as shown and inset panel details adjacent to windows

1a. Precast panel, with 3 color stains and 2" panel inset detail at windows

1b. Precast panel, 1 color stain with 1ft angled detail at Ashland Avenue.

1c. Precast panel, 1 color stain and 2" plane change

2. Precast panel, recessed 1" and 2" plane changes

3. Precast panel, 3" plane projection

4. Precast panel, formed with formliner for textured panels and 2" panel inset detail

5. Aluminum or vinyl windows, typ

6. Aluminum storefront with cast stone base

7. Aluminum Clad Canopy



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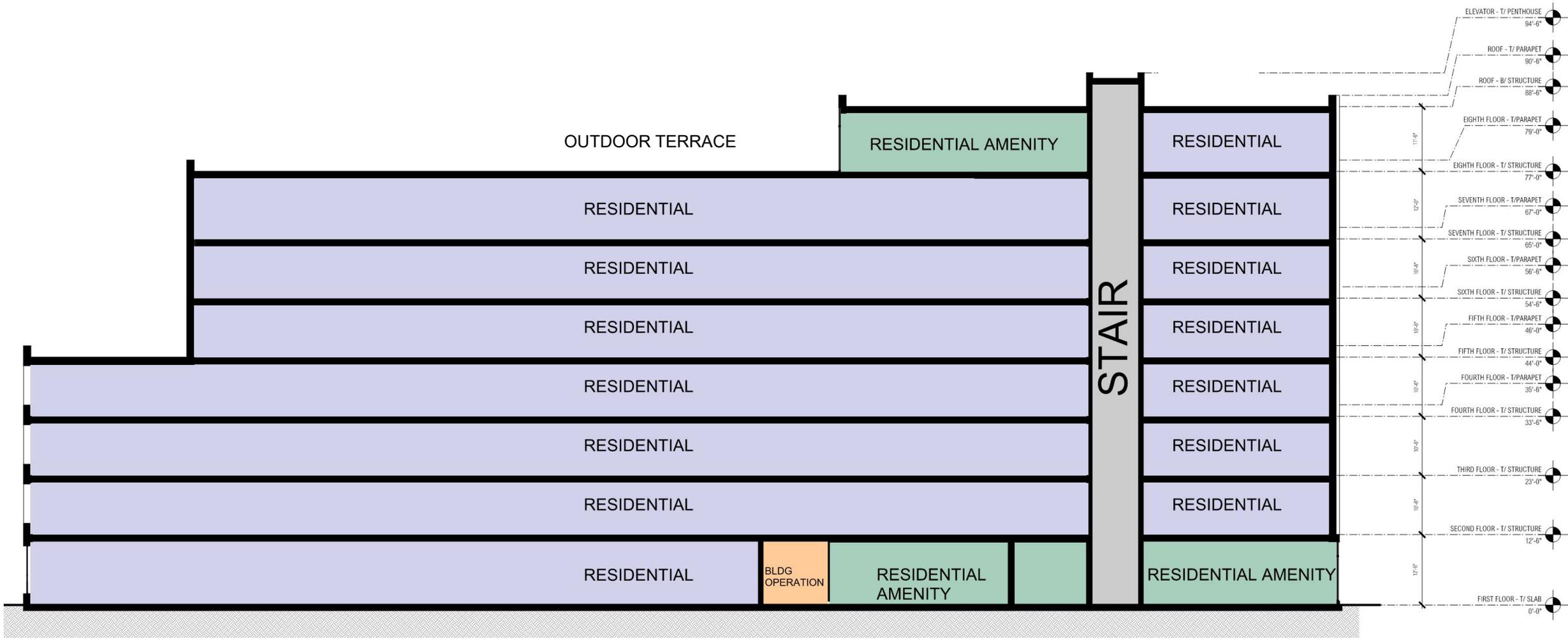
5. Aluminum or vinyl windows, typ

6. Aluminum storefront with cast stone base

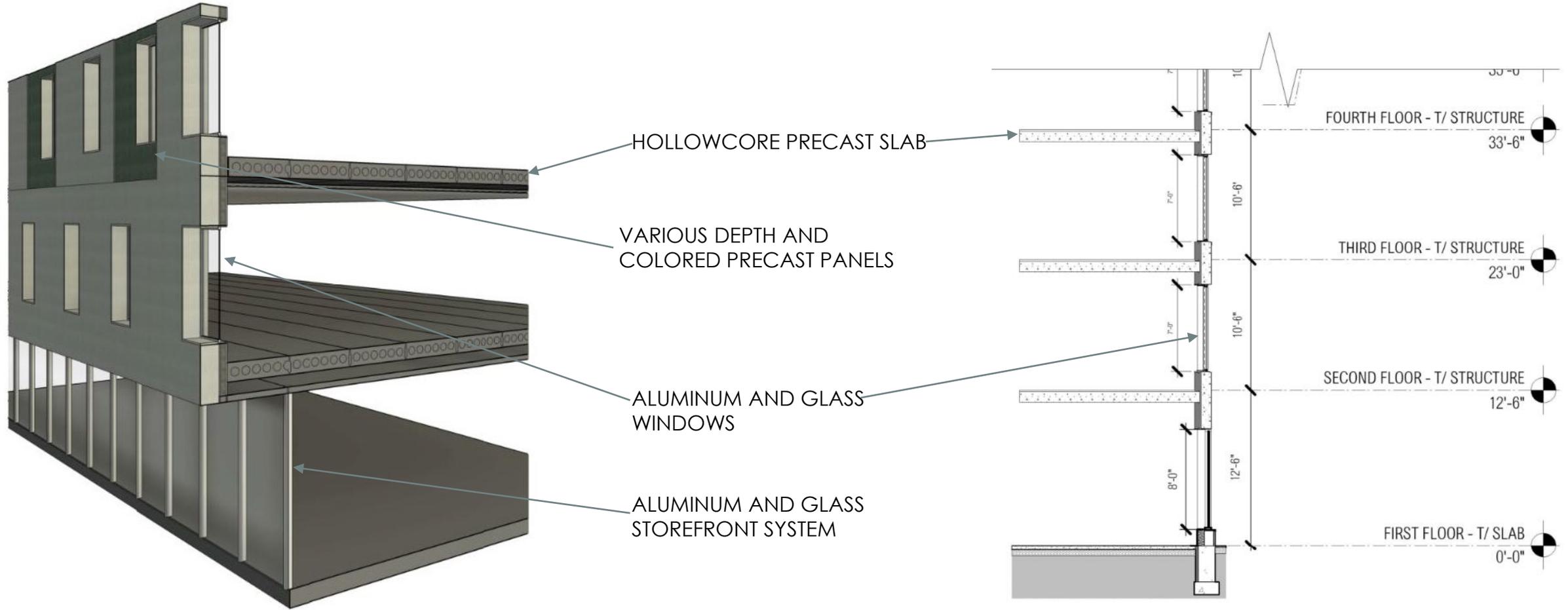
7. Aluminum Clad Canopy



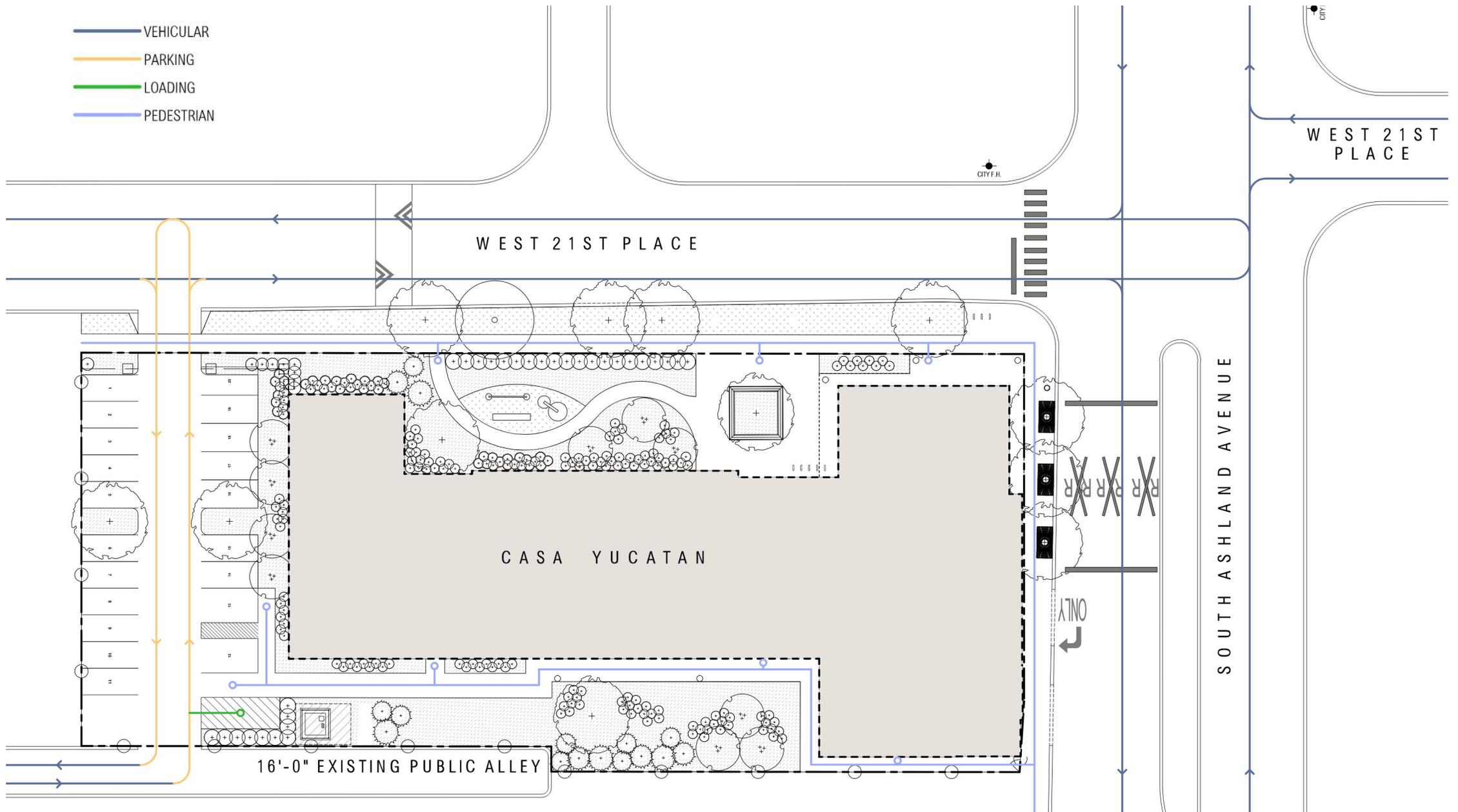
WEST BUILDING ELEVATION



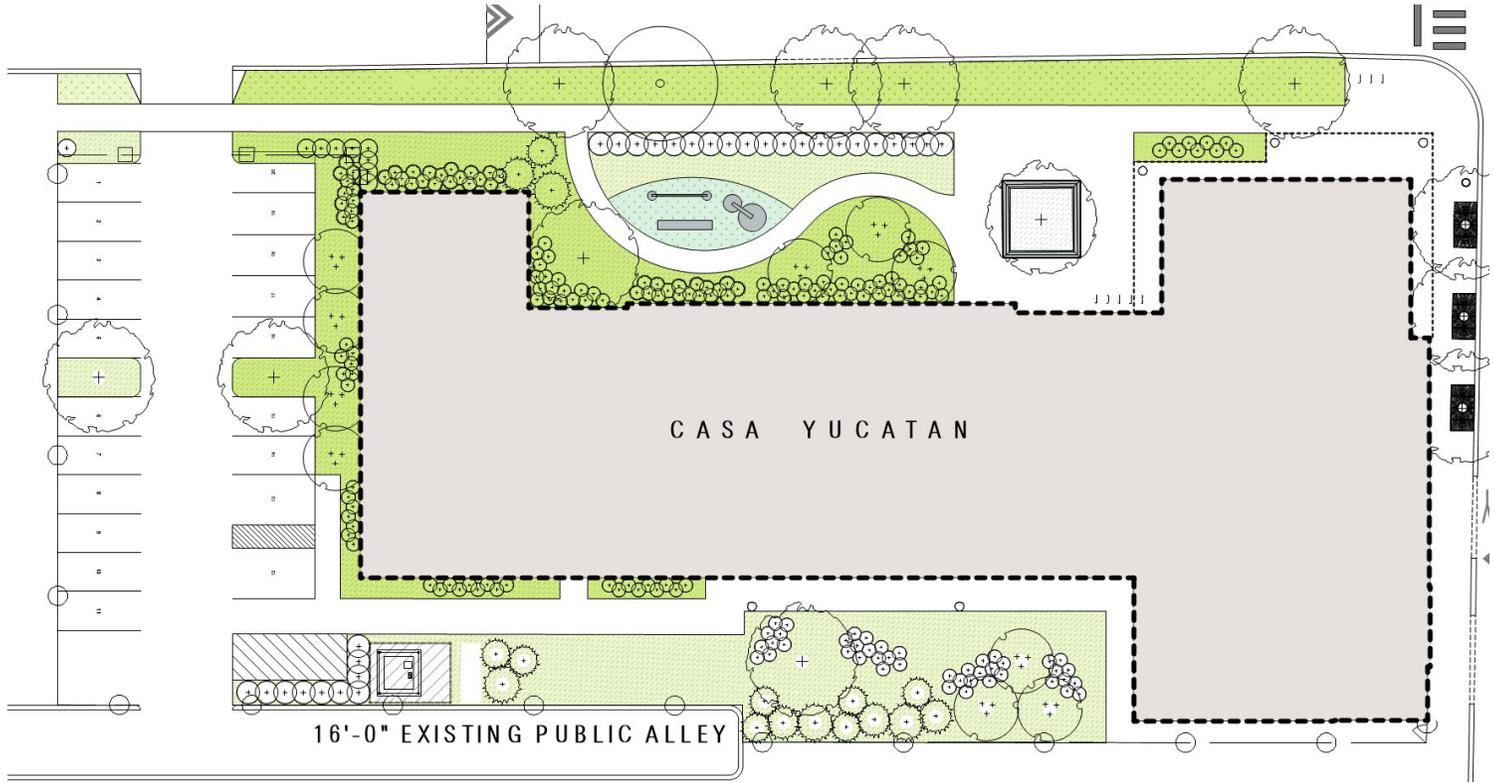
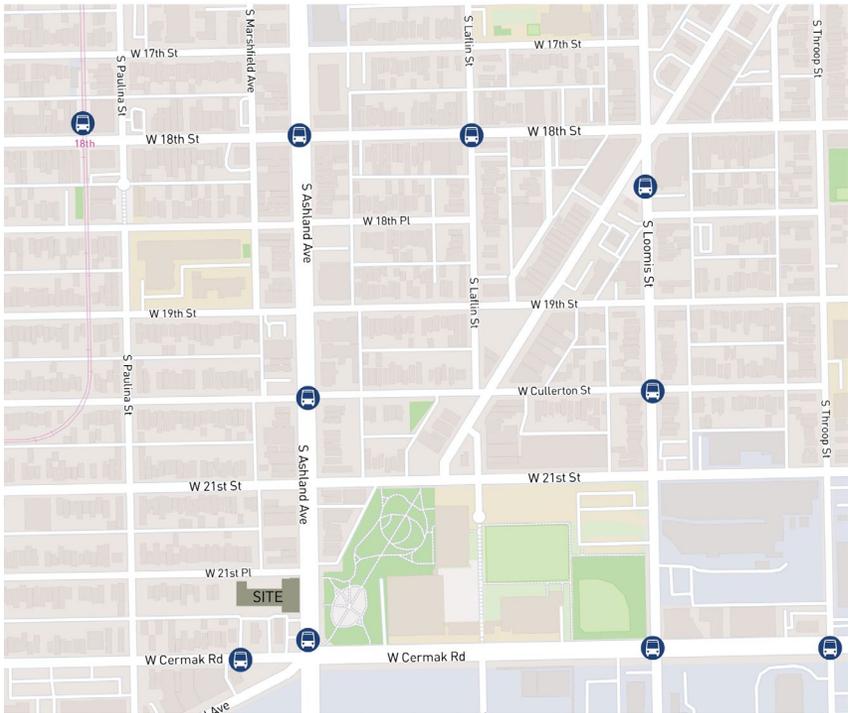
BUILDING SECTIONS



FAÇADE SECTIONS



TRANSPORTATION, TRAFFIC, AND PARKING

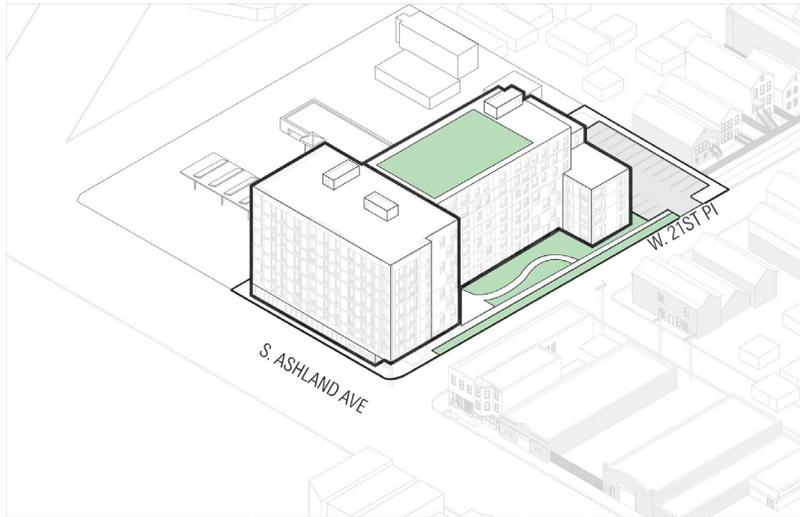


SUSTAINABILITY - SITE SELECTION

Prioritized a transit-oriented site to promote density, urban activity, and efficient mobility

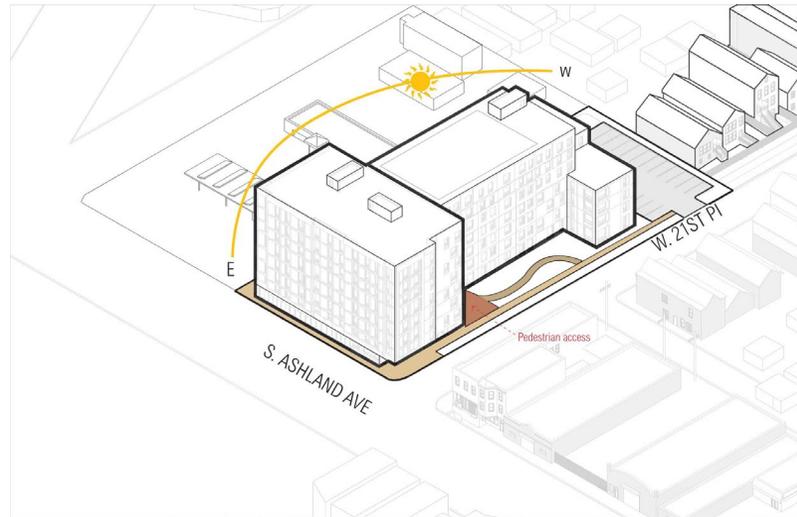
SUSTAINABILITY – DESIGN EXPRESSION

Sustainable design elements are expressed and celebrated through extension landscape design with the use of native plantings throughout the site



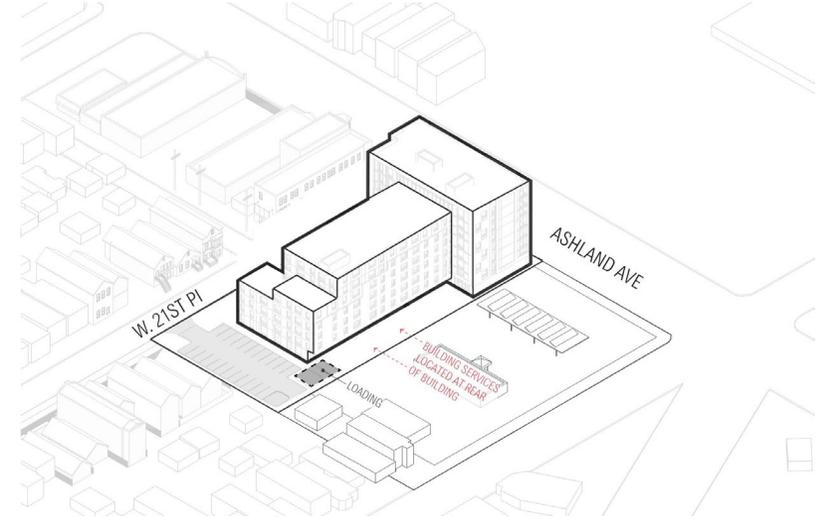
SITE DESIGN – Open Space

Open space is located to leverage interior building uses and blend interior and exterior spaces. The space includes elements that invite places to sit along with access to sunlight and plantings.



SITE DESIGN – Orientation and Access

The longest side of the building is oriented south to take advantage of energy and lighting efficiency. Primary pedestrian site access is prioritized from the less busier frontage on 21st Place.



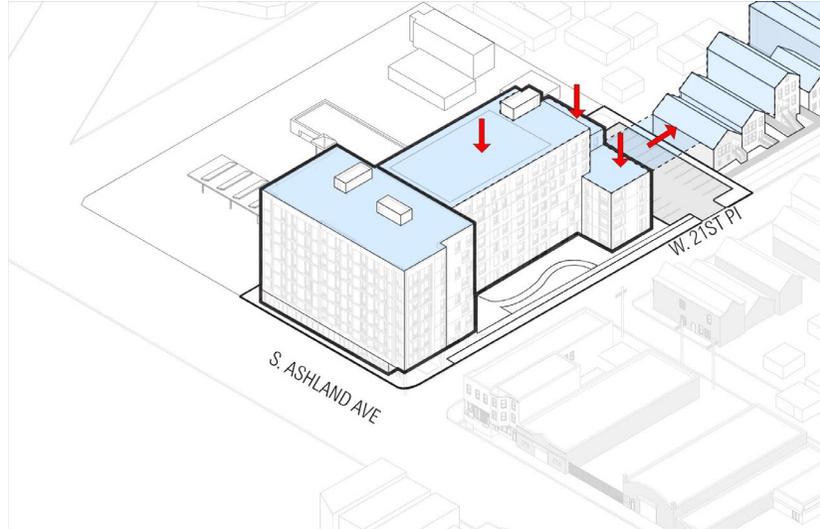
SITE DESIGN – Parking and Service

Building services and loading are located towards the rear of the building. The use of landscape buffers are used between all parking and the residential portions of the building



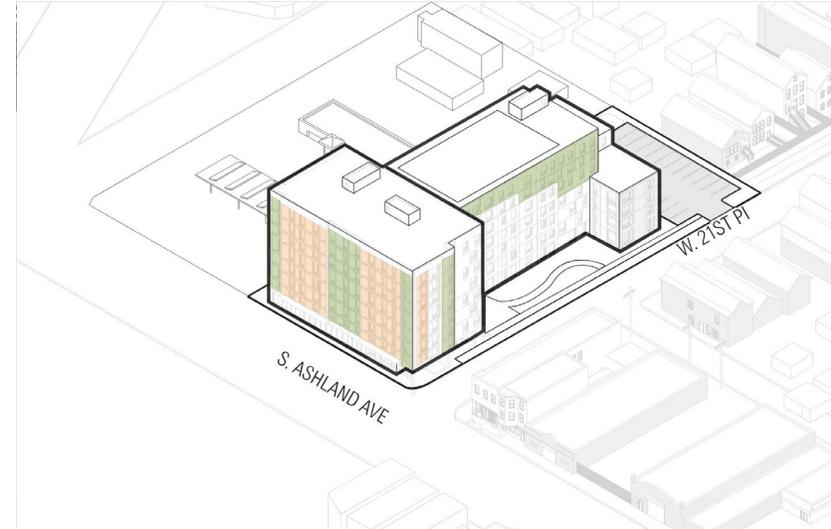
PUBLIC REALM

Building edges are softened with landscaping via native plant palettes. Accessible routes from the public right of way to the entry are provided and durable materials are used to blend into the overall design



MASSING

To respect the neighborhood context, the building height transitions by stepping down to better relate to the adjacent buildings

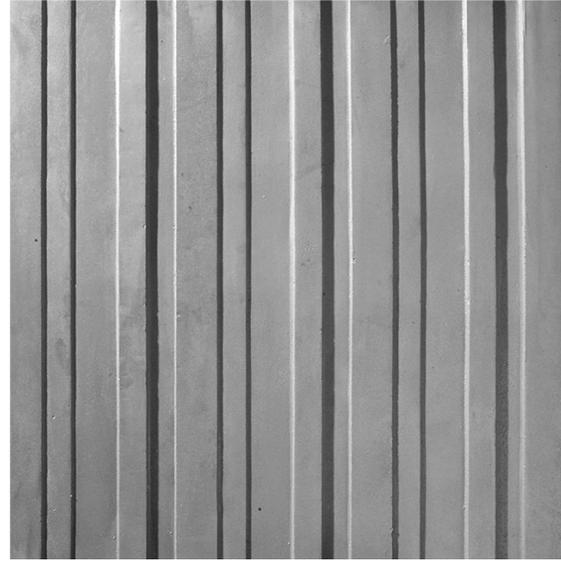


FACADE

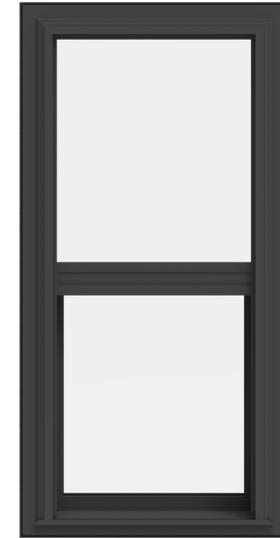
To promote design interest in a precast structure, various concrete finishes and textures will be employed



Precast concrete panels with various depths and insets



Precast formliners will be used to provide textures throughout



Dark bronze windows and storefronts will be used throughout

The total proposed site area is 38,640 square feet, which is well over the 15,000 SF mark and will be considered a regulated development under the stormwater ordinance. The project will meet the Stormwater Management Regulations requirements. Pending further review with the Stormwater Management reviewer, the stormwater storage volume will be based on a 100-year magnitude storm event. Detention will be provided with underground storage chambers underneath the proposed parking lot and use of permeable pavement in proposed pavement areas.

City of Chicago

Stormwater Management Ordinance Manual

January 2016



Dept. of Water Management
Thomas H. Powers, PE
Commissioner



City of Chicago
Rahm Emanuel
Mayor



- Casa Yucatan will be a Low-Income Housing Tax Credits financed development featuring 100% affordable housing
- All 98 of the units will be affordable to families making between 15% - 70% of the Area Median Income (AMI). \$11,595 per year for a single person and up to \$89,600 for a family of 6.
- 26 of the units are set aside for families making 30% of AMI. \$23,190 per year for a single person up to \$38,400 for a family of 6.
- An additional 10 units, including 6 three-bedrooms, will be set aside for families making 15% of AMI. \$11,595 per year for a single person up to \$19,200 for a family of 6

- The TDC of Casa Yucatan and resulting community investment is estimated to be \$60 million
- Construction is projected to cost \$44.1 million and will create an estimated 150 construction jobs based on our most recent completed development.
- Casa Yucatan will bring 98 new families to the Cermak and Ashland commercial corridor.
- Casa Yucatan will grow the tax base with an annual estimated tax bill of \$100k+

With all of our projects, The Resurrection Project seeks to exceed the following job creation and participation goals:

- 26% Participation from Qualified Minority Business Enterprises
- 6% Participation from Qualified Women Business Enterprises
- 50% Participation from Chicago Residents





DPD Recommendations

DPD Recommendation: Approve zoning map amendment to rezone 2134-2146 S. Ashland Ave. to the B2-3 zoning district and establish a new Residential Business Planned Development

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- Encourages unified planning and development (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Promotes transit, pedestrian and bicycle use; ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns. (17-8-0904-A-1– A-3)
- Reinforces desirable urban features found within the surrounding area; creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character (17-8-0906)

It is the recommendation of the Department of Planning and Development that the application for a zoning map amendment for 2134-2146 S. Ashland Ave. be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards.