



CHICAGO PLAN COMMISSION

Department of Planning and Development

EARLE SCHOOL FAMILY RESIDENCES
6121 SOUTH HERMITAGE AVENUE (Ward No. 15)

8/17/2023

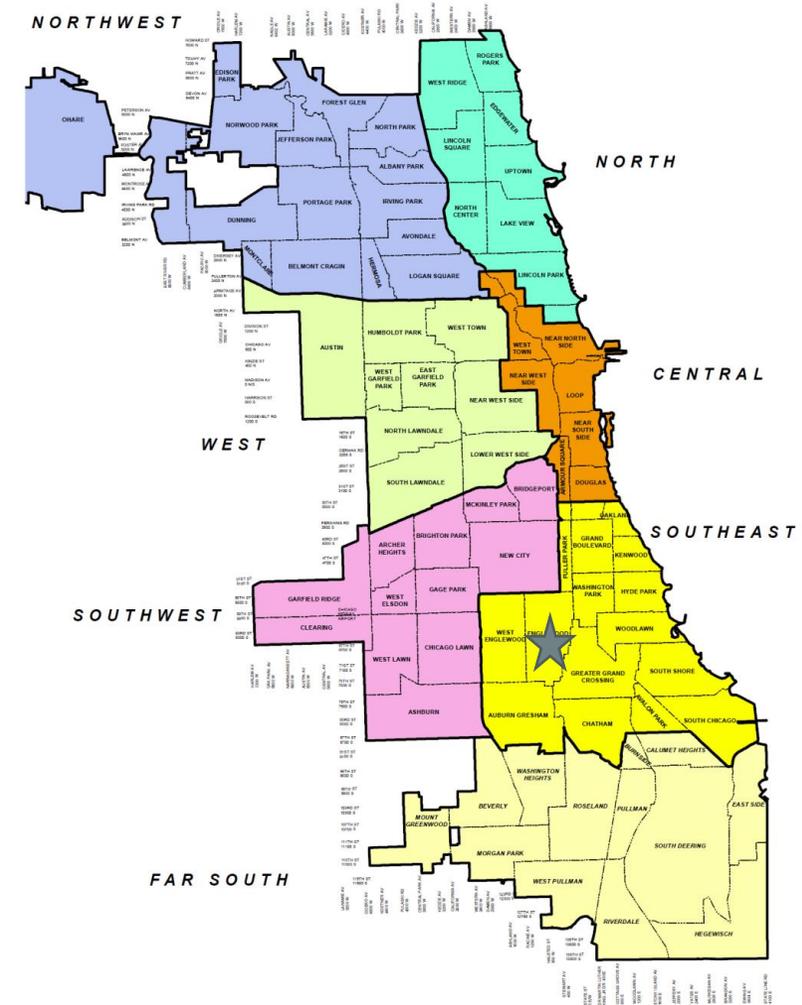
★ Community Area Snap Shot

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.

Universe: Population 25 years and older

*Highest degree or level of school completed by an individual.

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
TOTAL NON-ENGLISH	1,173	5.9	899,400	35.5	2,483,399	31.3
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."

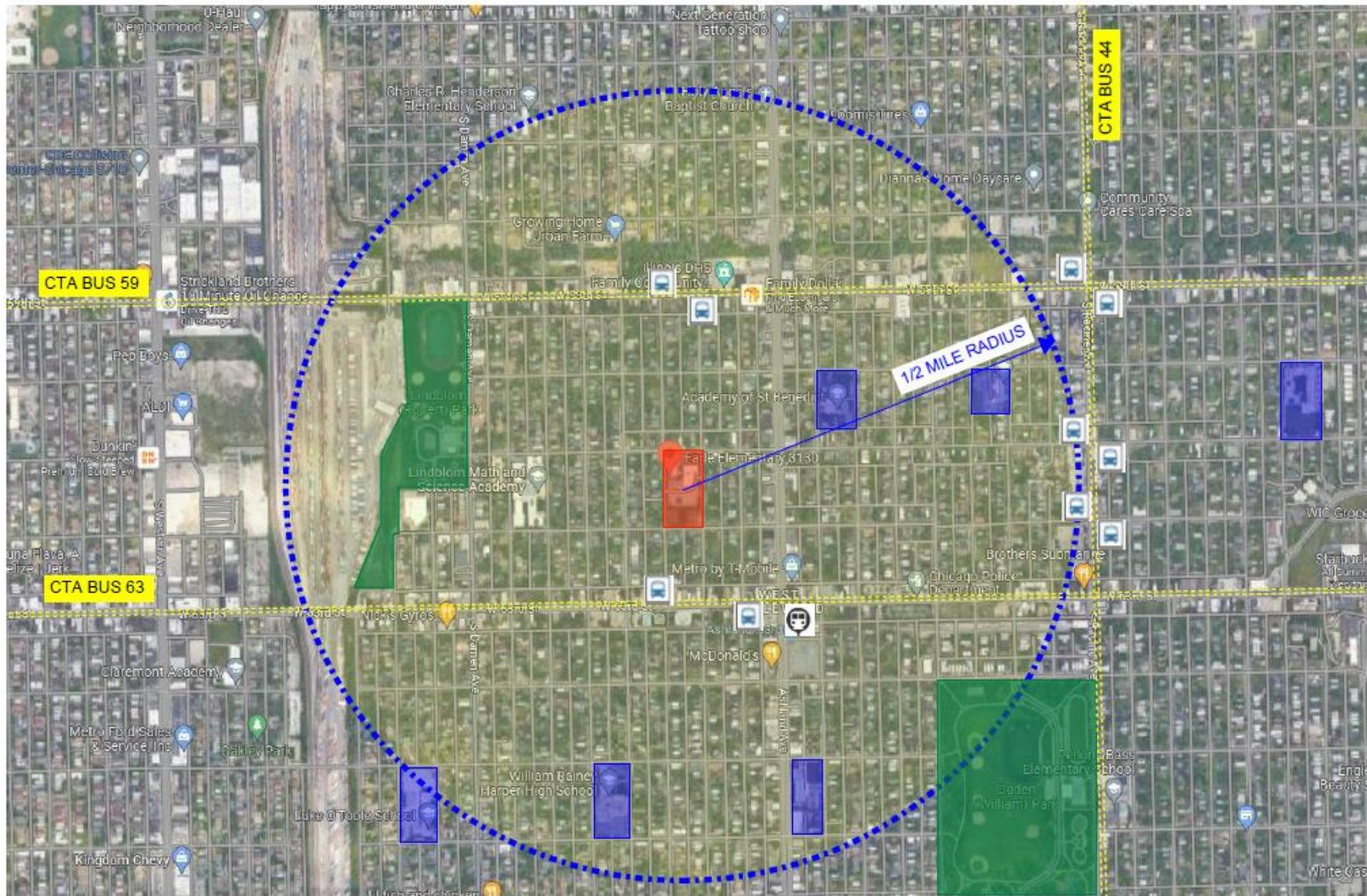
Neighborhood Map



Neighborhood Map

15-minute walk between both developments (*0.8-mile distance*)

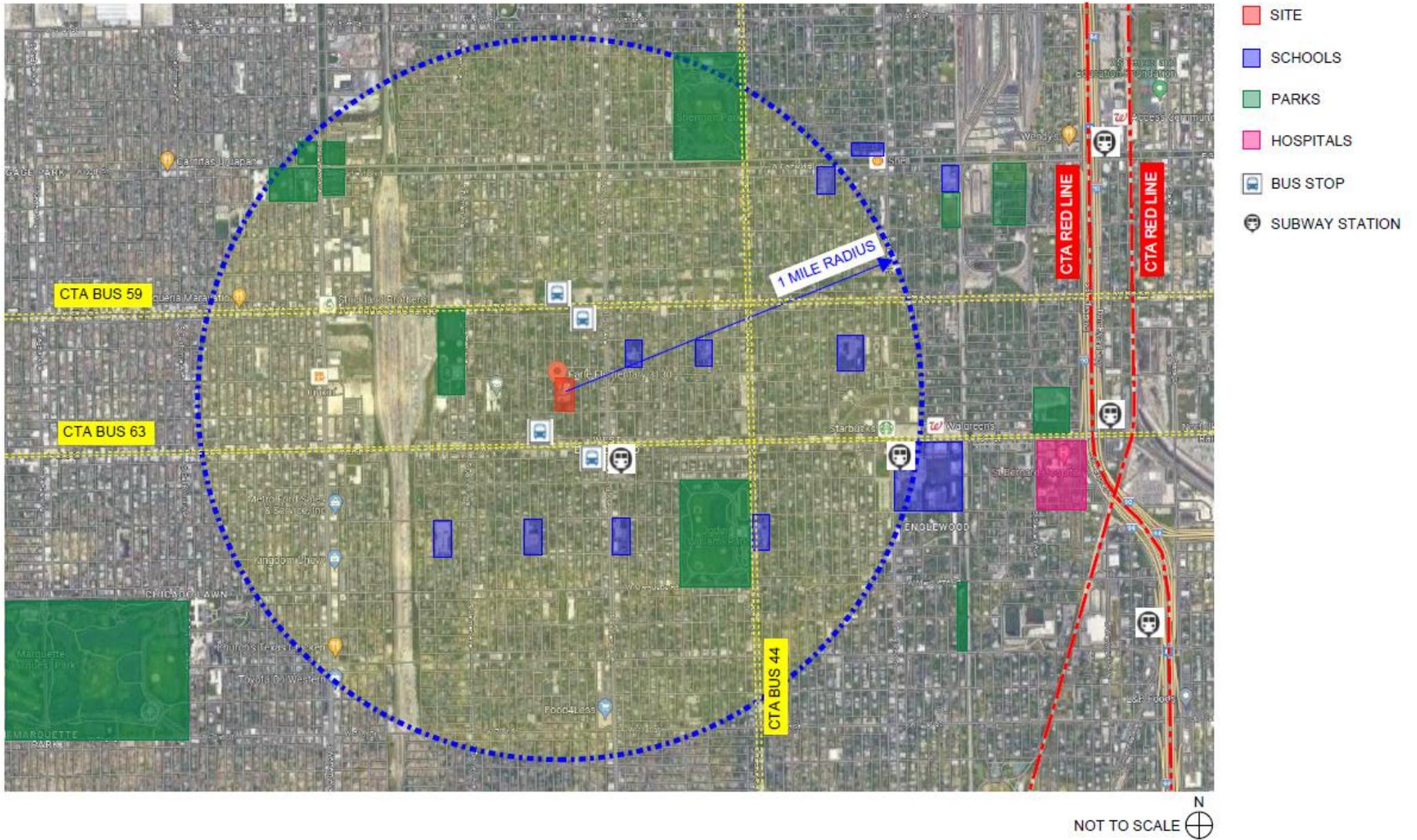




- SITE
- SCHOOLS
- PARKS
- HOSPITALS
- BUS STOP
- SUBWAY STATION

NOT TO SCALE

LAND USE CONTEXT PLAN – 1/2 MILE RADIUS



LAND USE CONTEXT PLAN –1 MILE RADIUS



LAND USE CONTEXT PLAN - NORTHEAST CORNER



SOUTH PAULINA STREET

WEST 62ND STREET

SOUTH HERITAGE AVENUE

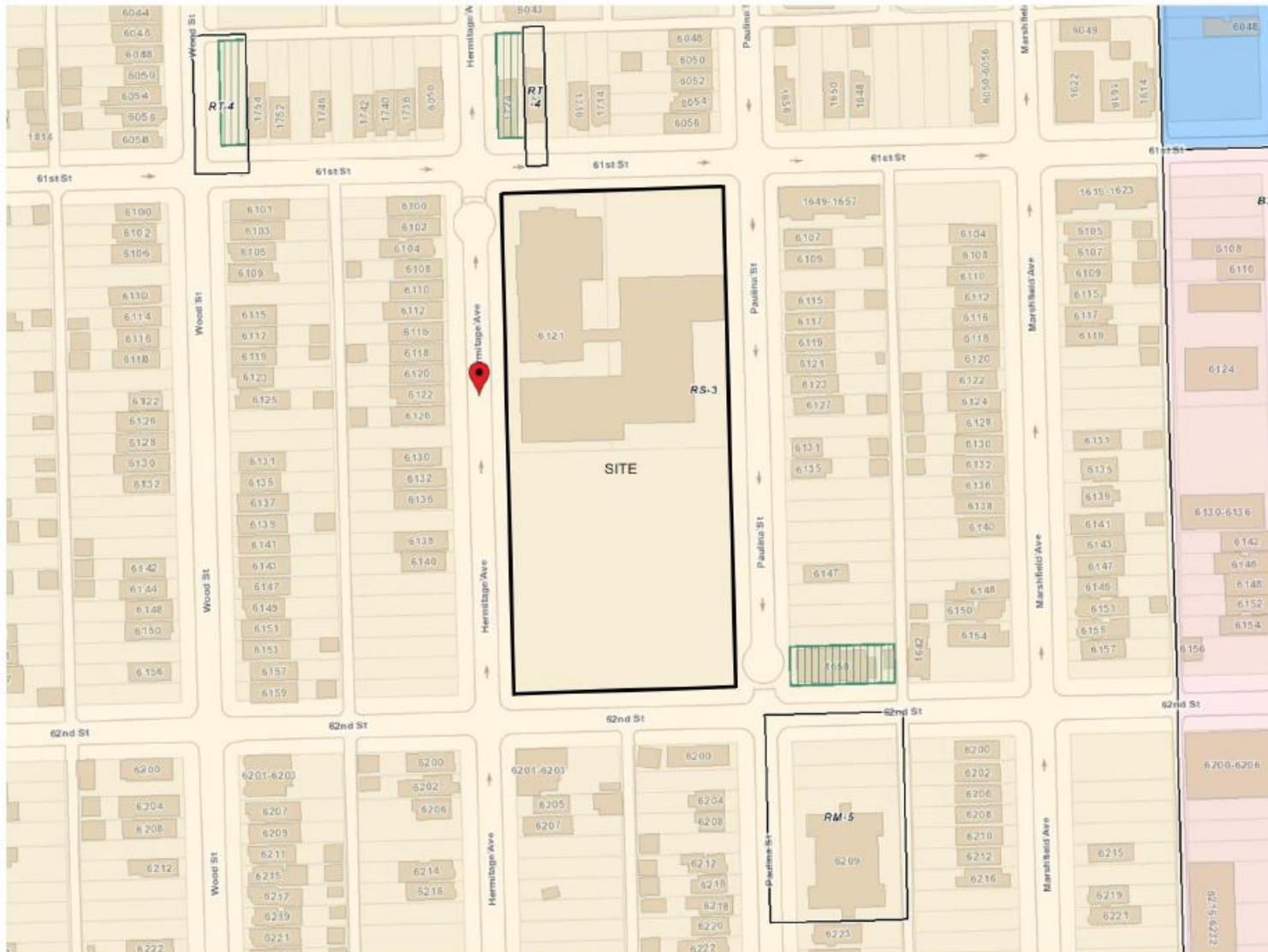
WEST 61ST STREET

Earle Elementary 3130









Zoning - Color-Coded

Business	Light Pink
Commercial	Blue
Manufacturing	Light Blue
Residential	Light Yellow
Planned Development	White
Planned Manufacturing	Purple
Downtown Mixed	Light Red
Downtown Core	Red
Downtown Residential	Light Green
Downtown Service	Dark Red
Transportation	Dark Grey
Park and Open Space	Light Green

ZONING MAP

SCALE: NTS

NOT TO SCALE 

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

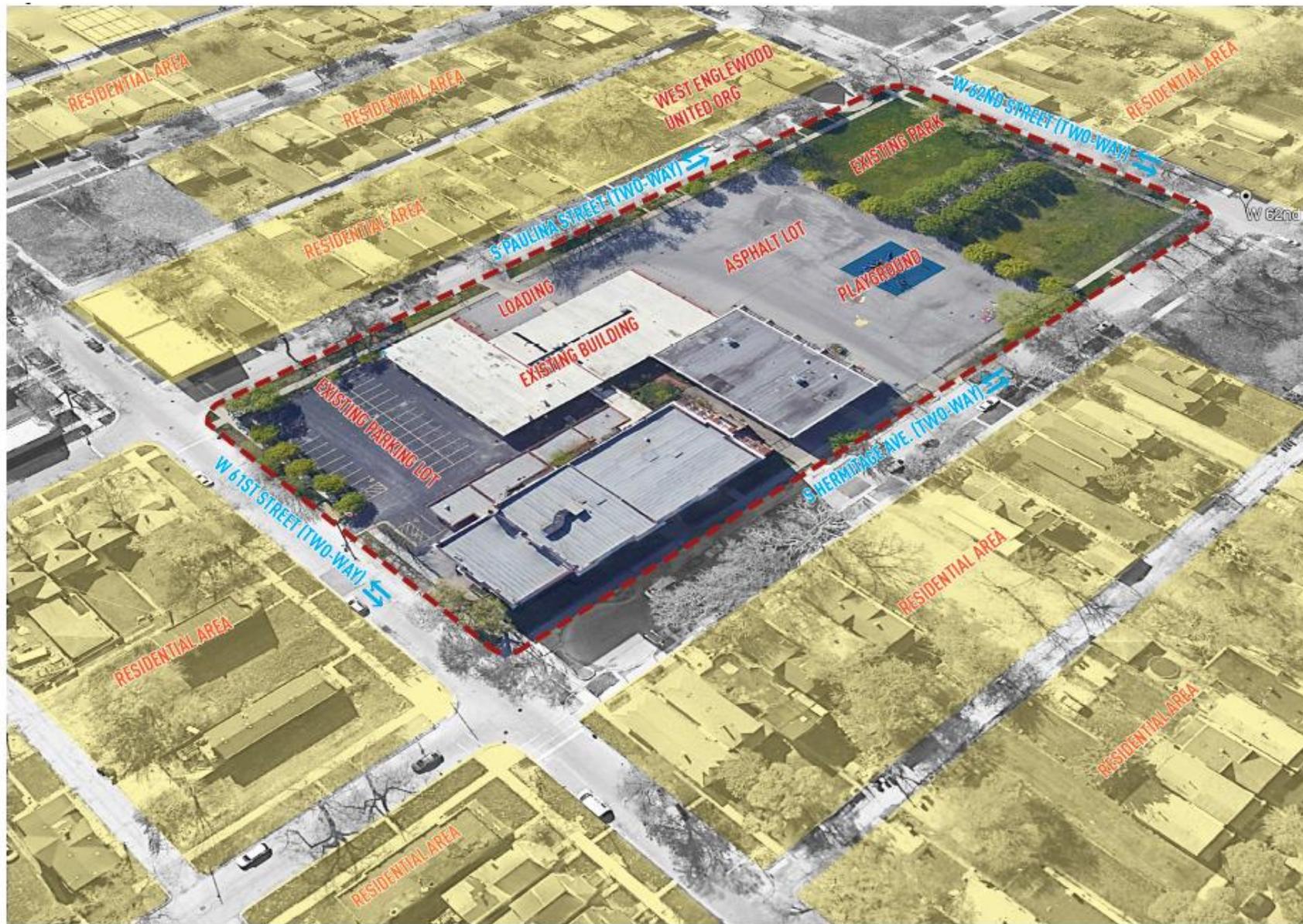
Ideation for renovation of Earle School kicked off in 2017 with Alderman Lopez hosting his fist of multiple community meetings. The Earle School outreach team is made up of community-based organizations with a long history of building coalitions, multi-racial alliances, mobilizing disconnected minorities, and working across sectors and socio-economic divides towards a greater vision of racial equity and healing:

- Gorman & Company
- Resident Association of Greater Englewood (RAGE)
- Teamwork Englewood
- E.G. Woode

Since 2017 meetings happened in person and, through Covid, virtually. Meetings will continue through construction and post construction Earle School residents will be able to organize and guide ongoing operations through a resident council.

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

- 15th Ward Alderman Lopez and constituents
- Resident Association of Greater Englewood meeting participants
- Englewood Quality of Life Plan Partners, committees, and meeting participants
- Invest SouthWest- Englewood participants
- Students and parents of Lindbloom School



SITE CONTEXT PLAN – AERIAL SOUTH EAST



SITE CONTEXT PLAN – EXISTING STREET ELEVATION, NORTH AND WEST ELEVATIONS



SITE CONTEXT PLAN – EXISTING STREET ELEVATION, WEST AND SOUTH ELEVATIONS



SITE CONTEXT PLAN – EXISTING STREET ELEVATION, EAST ELEVATION



SITE CONTEXT PLAN – EXISTING STREET ELEVATION, NORTH ELEVATION



SITE CONTEXT PLAN – EXISTING STREET ELEVATION, SOUTH ELEVATION



NORTH EAST AERIAL VIEW



SOUTH EAST AERIAL VIEW

Pedestrian Context

Looking north on Hermitage Avenue



Existing Condition



Pedestrian Context

Looking south on S Hermitage Avenue



Existing Condition

Project Timeline

- **March 2020** – PD Filing and MOPD Pre-Permit
- **October 2022** – DPD Review (began)
- **August 2023** – Permit Set



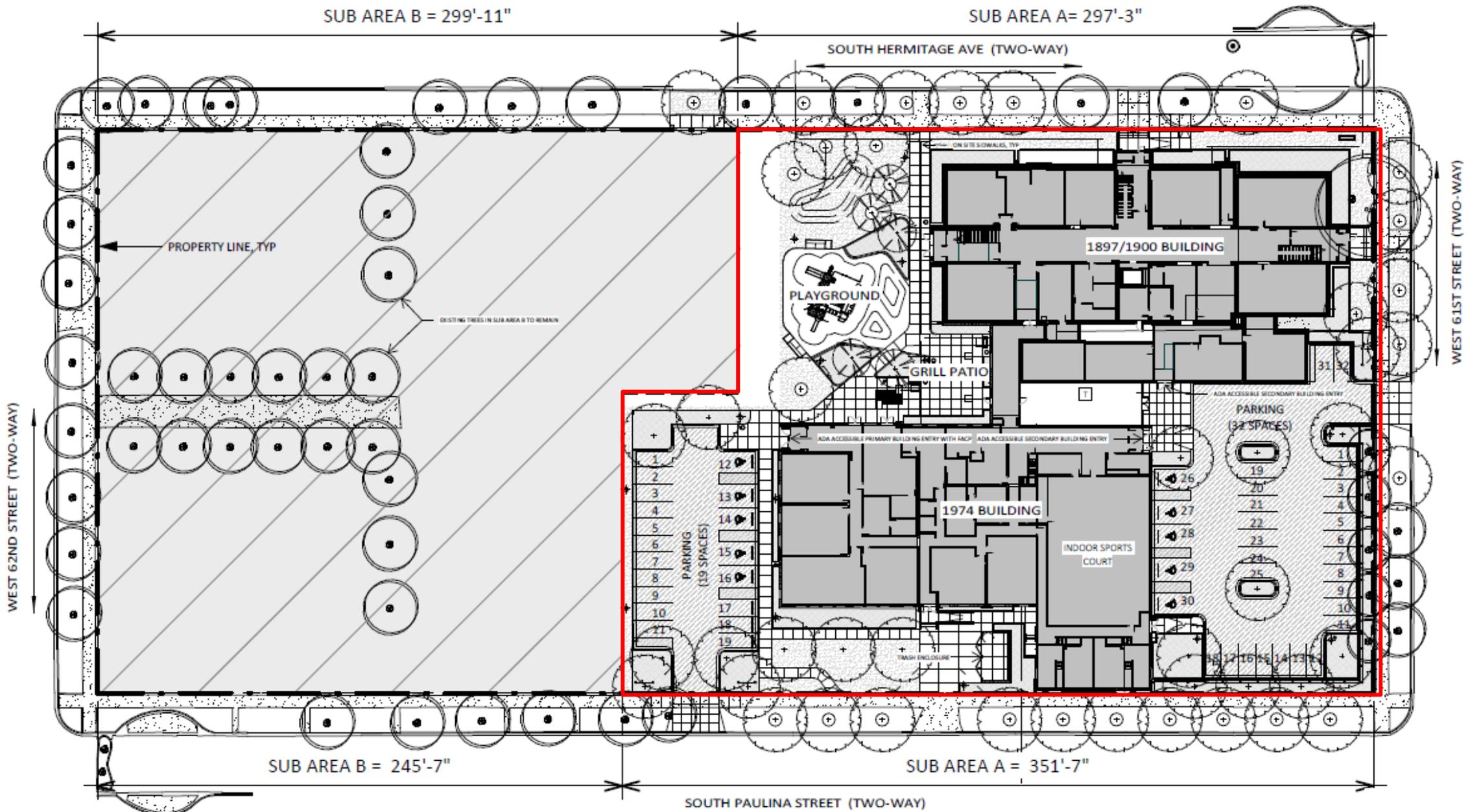
Xxx PD Application



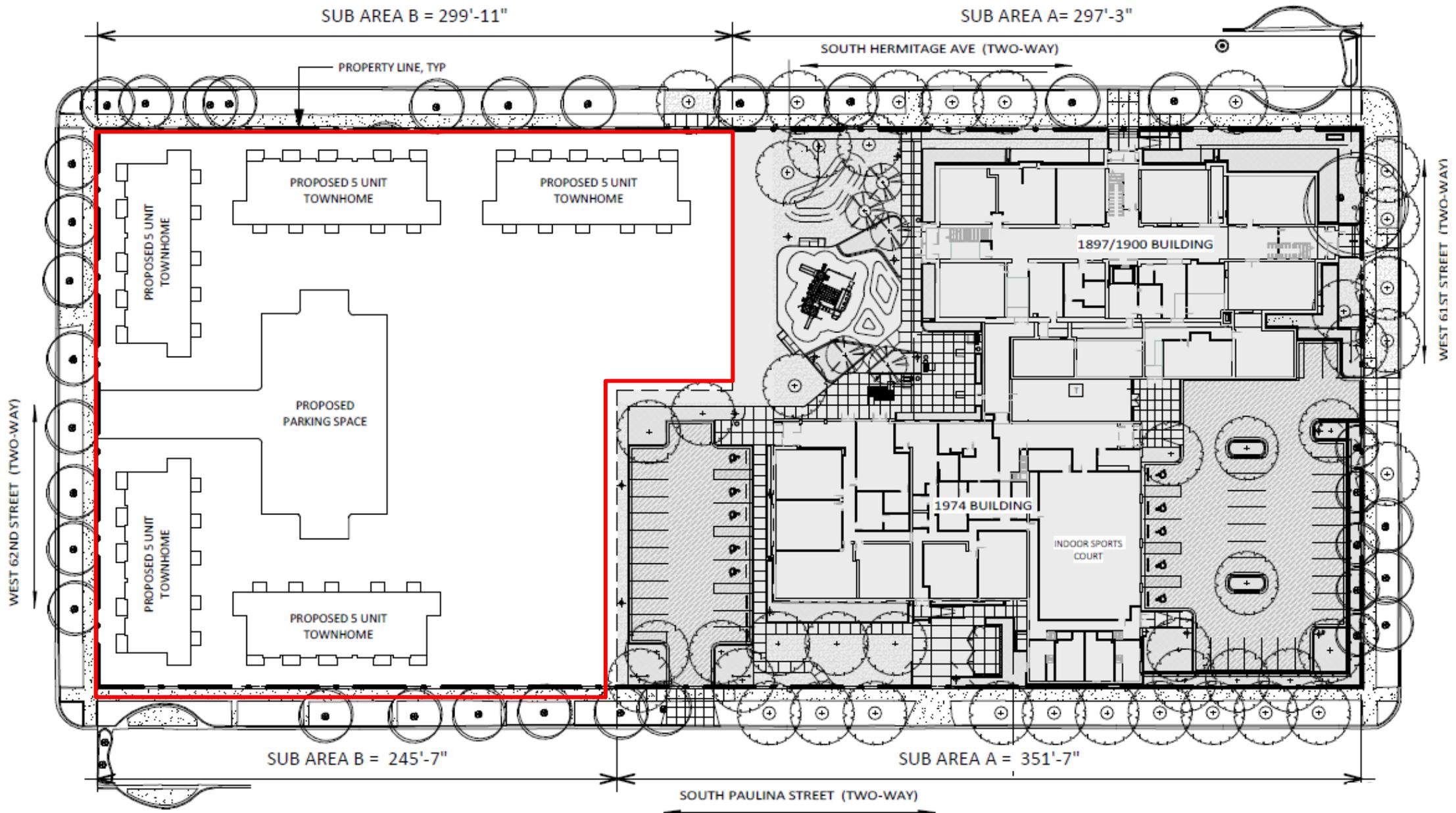
Xxx DPD Presentation



Xxxx Final Design



SITE + GROUND FLOOR PLAN – NEW SUB-AREA A (PHASE 1)



SITE + GROUND FLOOR PLAN – NEW SUB-AREA B (PHASE 2)



2 1897/1900 BUILDING SECOND FLOOR PLAN



1 1897/1900 BUILDING FIRST FLOOR PLAN



FLOOR PLANS (1 - 2) 1897 BUILDING



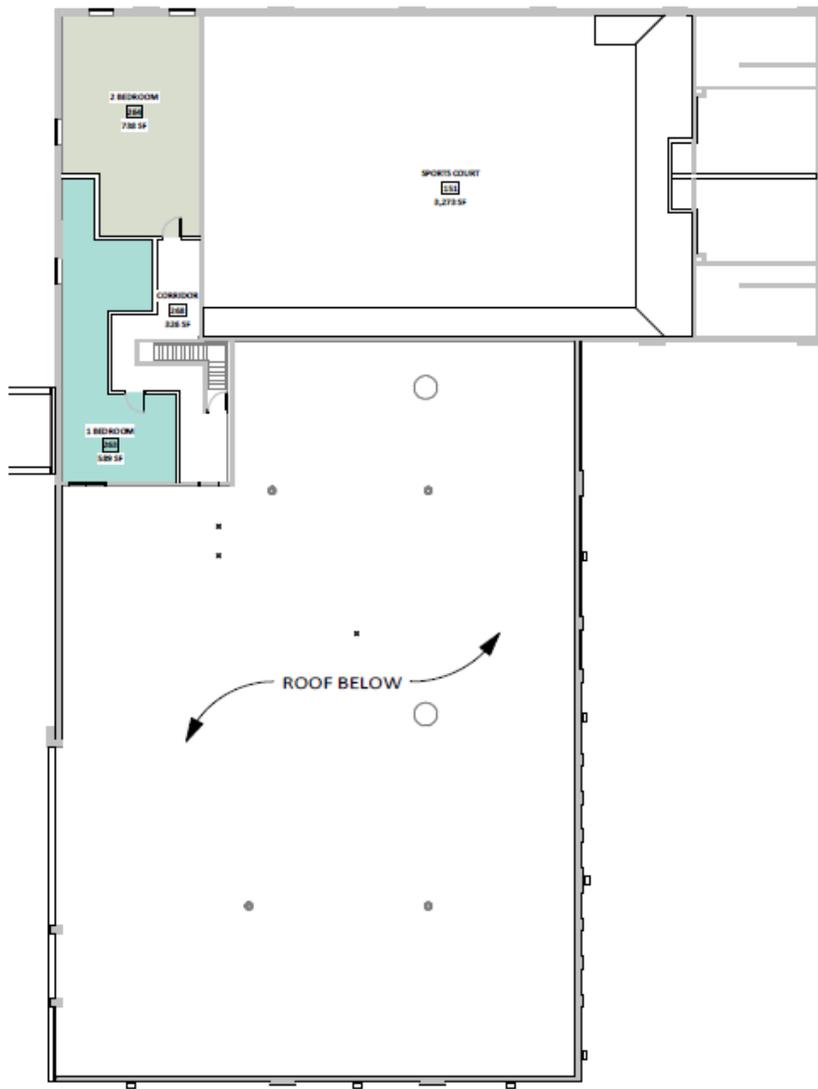
2 1897/1900 BUILDING FOURTH FLOOR PLAN



1 1897/1900 BUILDING THIRD FLOOR PLAN



FLOOR PLANS (3 - 4) 1897 BUILDING

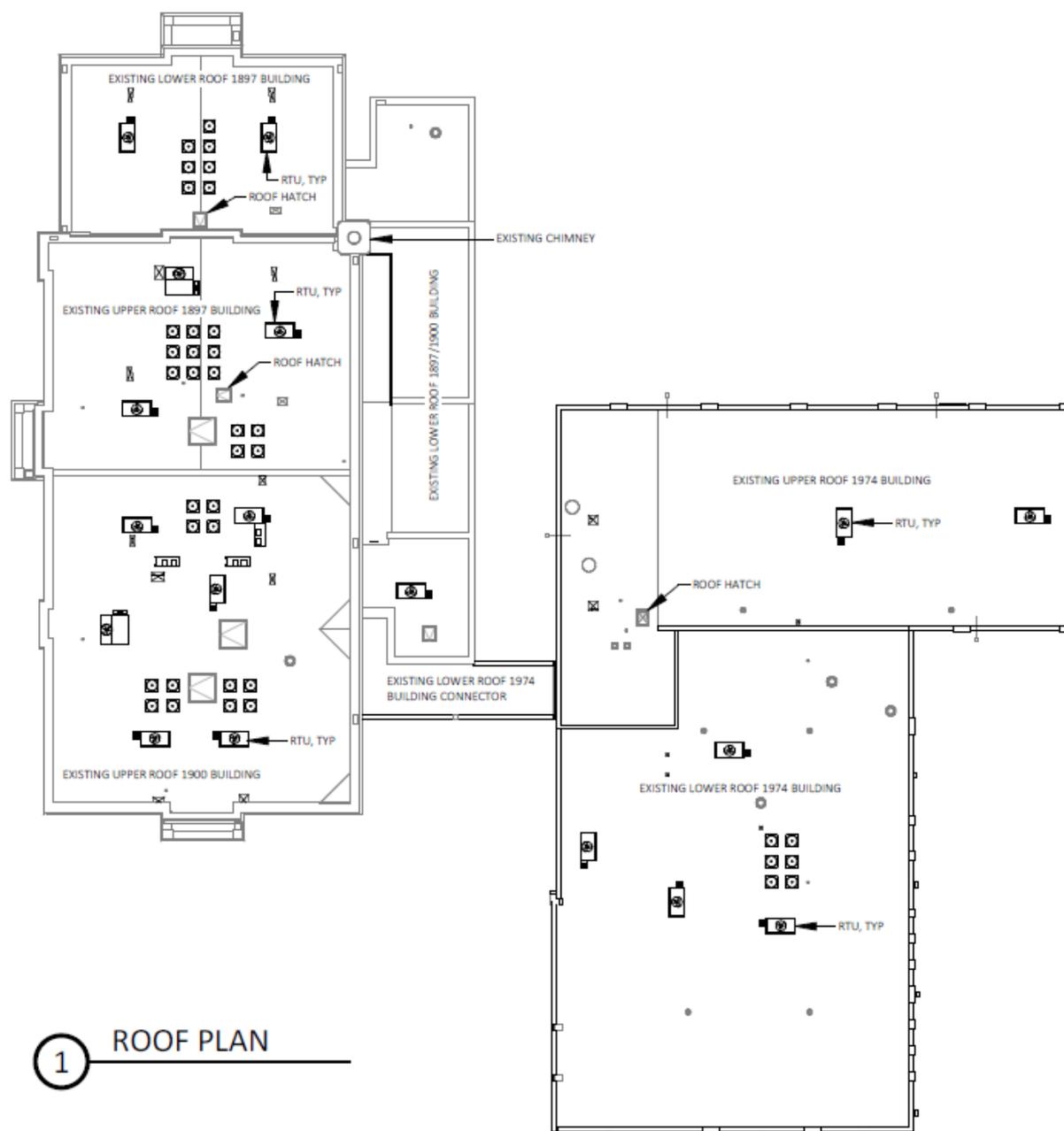


2 1974 ADDITION MEZZANINE FLOOR PLAN



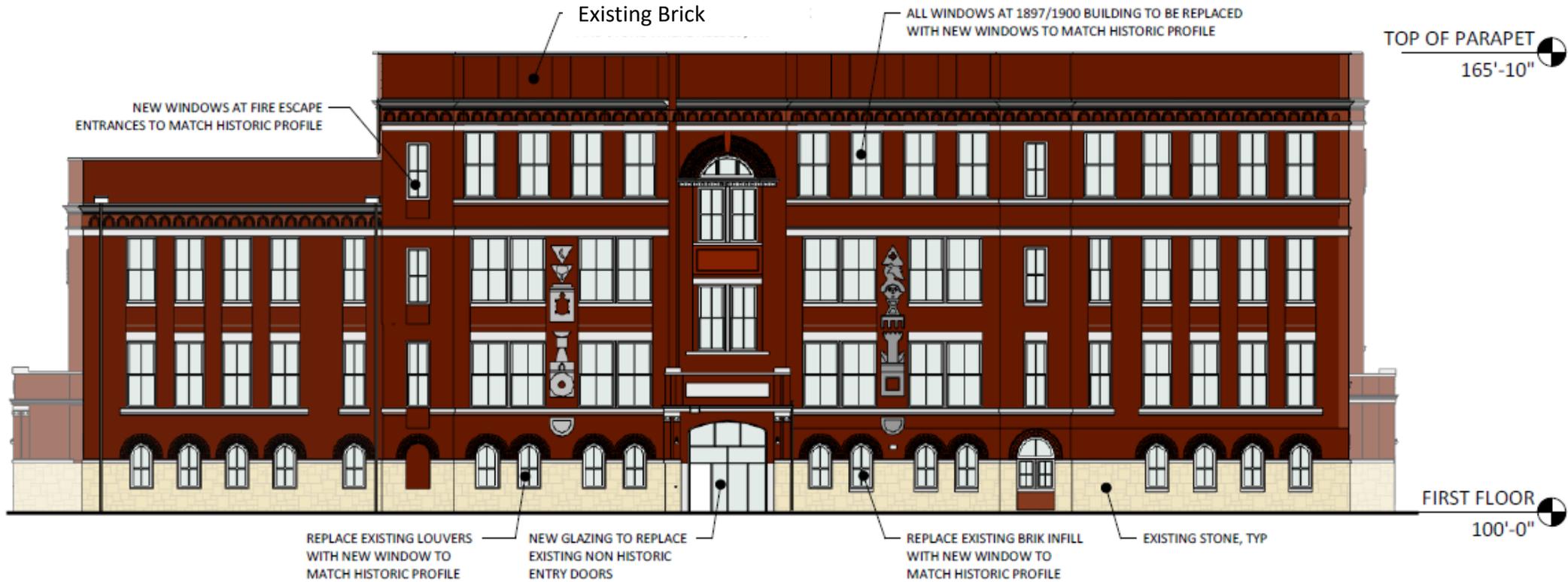
1 1974 ADDITION FIRST FLOOR FLOOR PLAN





1 ROOF PLAN

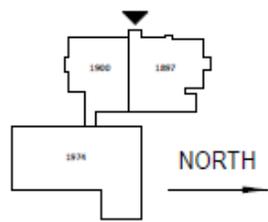


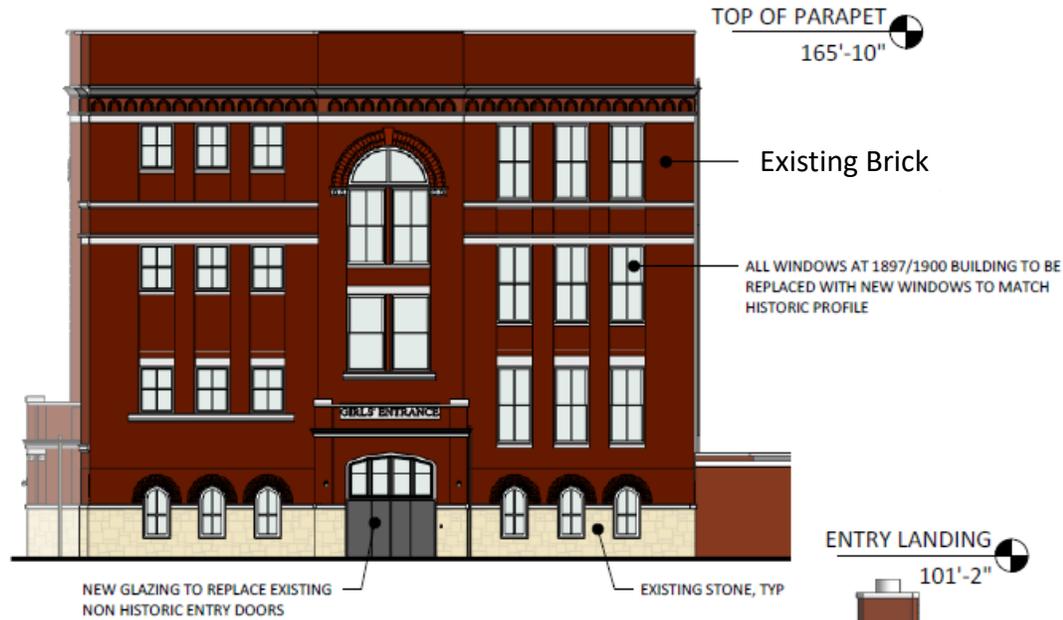


1897/1900 BUILDING WEST ELEVATION

SCALE: 3/64" = 1'-0"

KEYPLAN





1900 BUILDING SOUTH ELEVATION

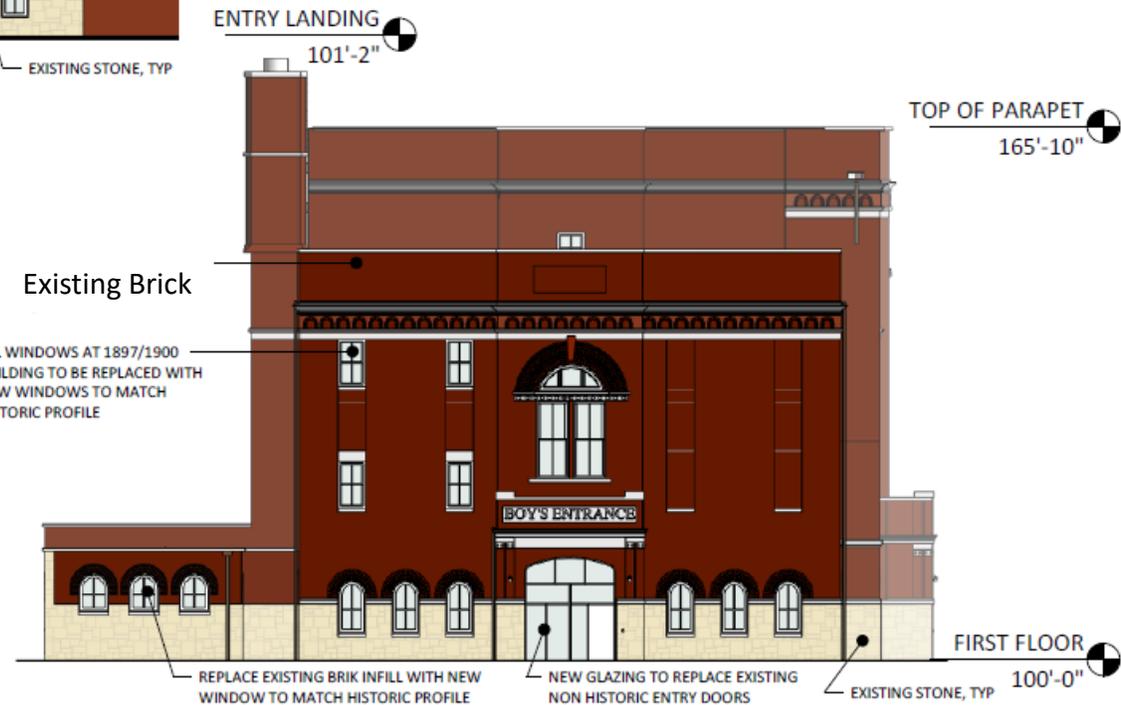
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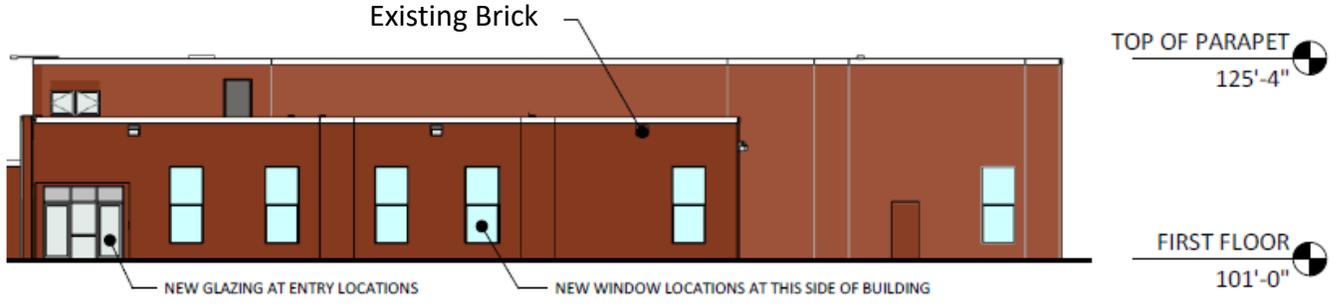
KEYPLAN



1897 BUILDING NORTH ELEVATION

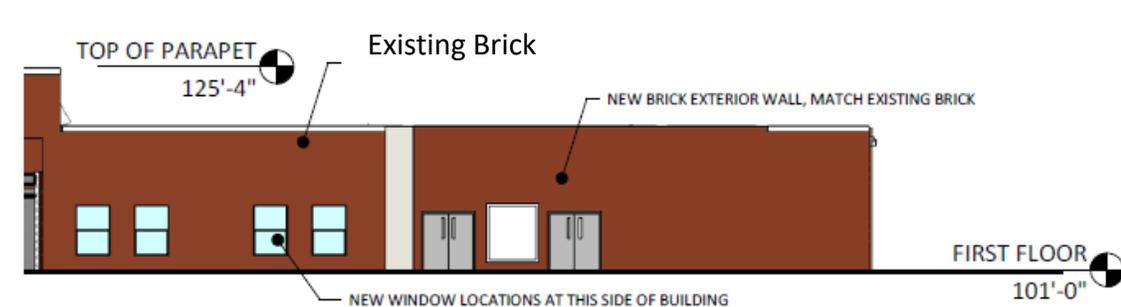
SCALE: 3/64" = 1'-0"





1974 BUILDING SOUTH ELEVATION

SCALE: 3/64" = 1'-0"



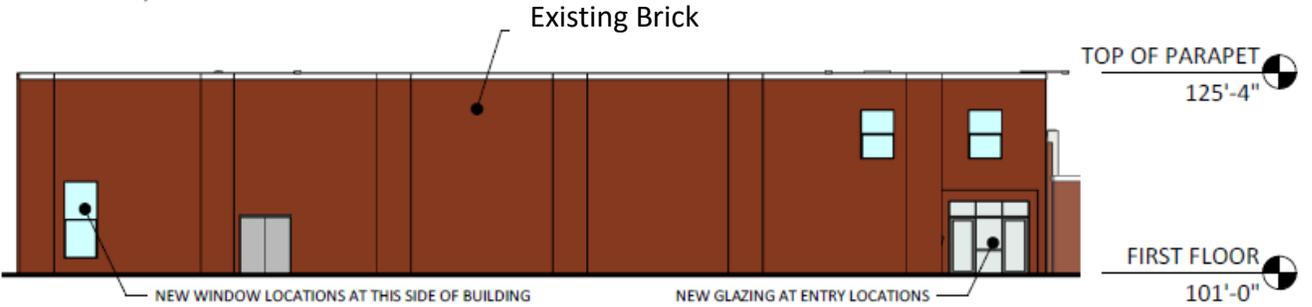
1974 BUILDING WEST ELEVATION

SCALE: 3/64" = 1'-0"



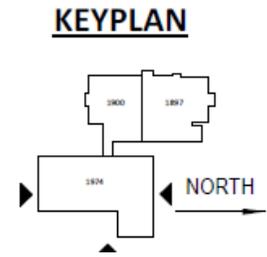
1974 BUILDING EAST ELEVATION

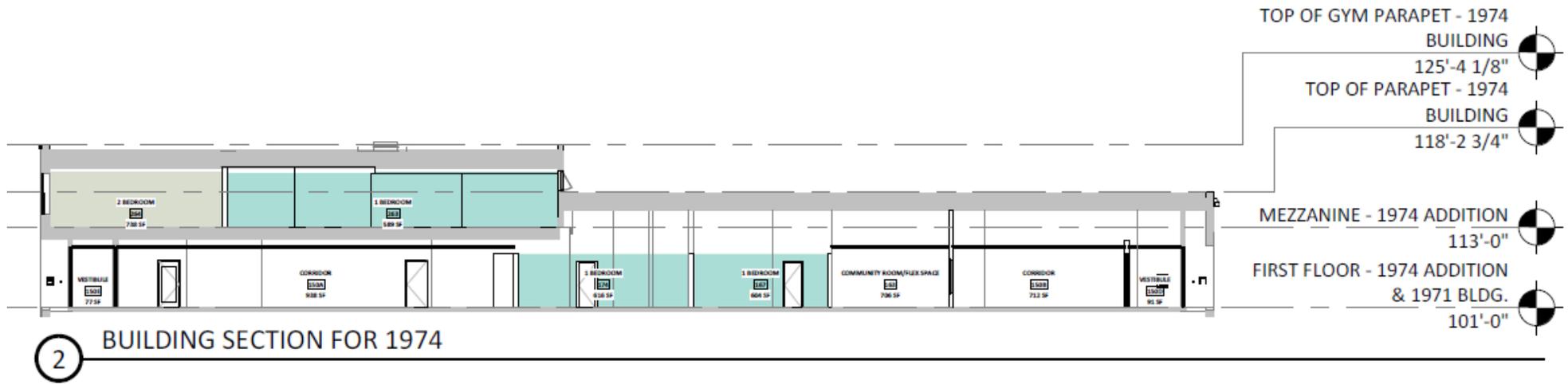
SCALE: 3/64" = 1'-0"



1974 BUILDING NORTH ELEVATION

SCALE: 3/64" = 1'-0"

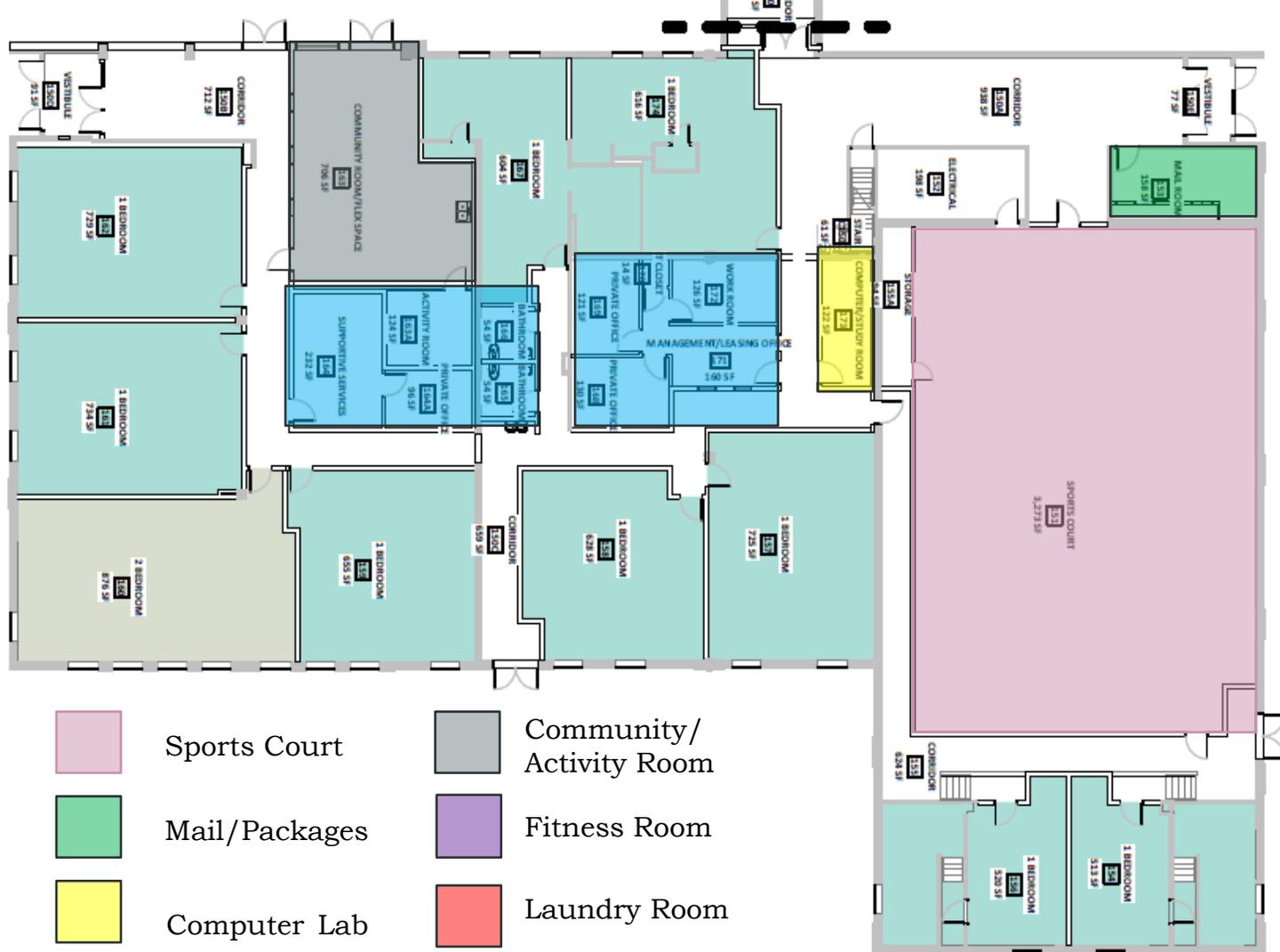




BUILDING SECTION – 1897 AND 1974 BUILDINGS



OPEN SPACE + LANDSCAPING



- Sports Court
- Mail/Packages
- Computer Lab
- Management/Services Offices
- One-bedroom unit
- Community/Activity Room
- Fitness Room
- Laundry Room
- Bike Storage
- Two-bedroom unit

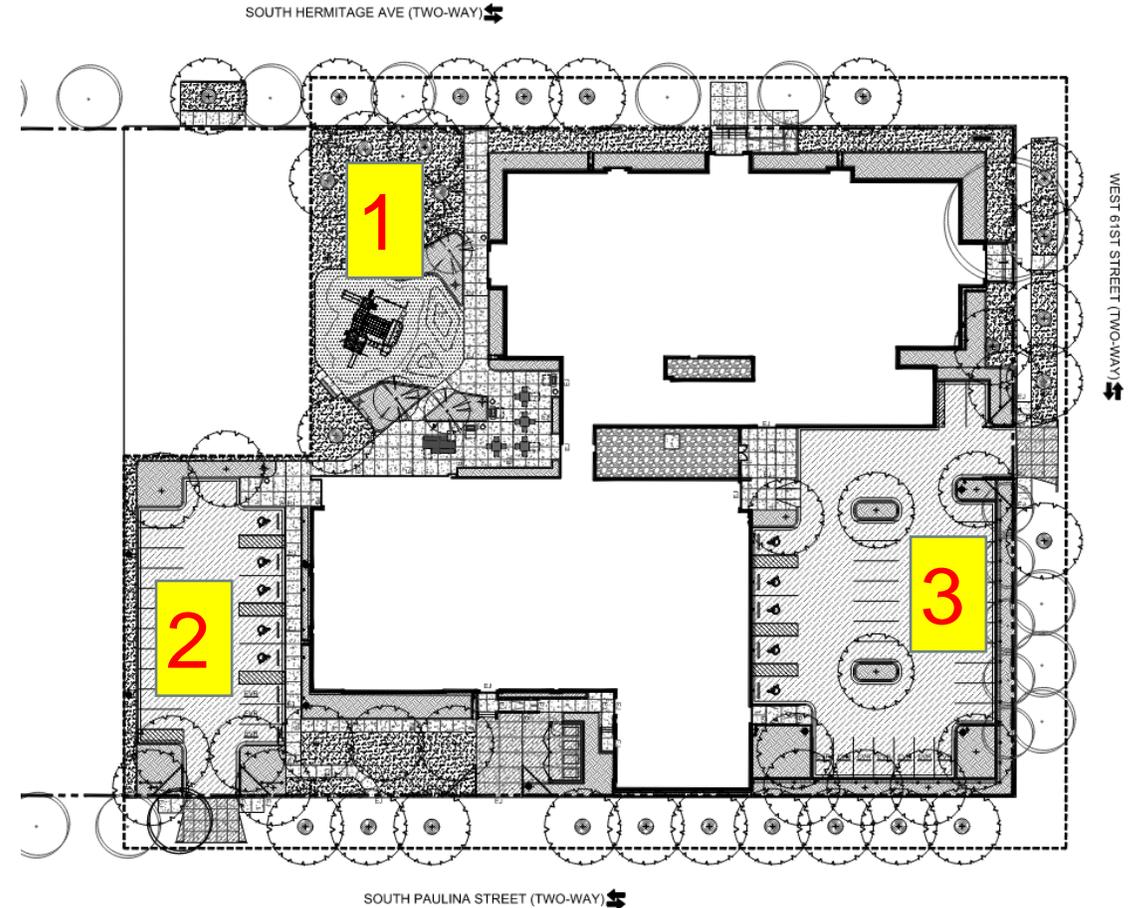


① 1897/1900 BUILDING FIRST FLOOR PLAN

AMENITIES

Stormwater Management

- The team discussed the project with DOB/CDWM stormwater reviewer
- The project is regulated for stormwater detention and includes three zones of stormwater management:
 1. Permeable rubber surface at proposed playground
 2. Structural detention at south parking area
 3. Structural detention at north parking area
- The project will outlet stormwater to the City of Chicago combined sewers adjacent to the site



The Earle 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.

Number of Bedrooms	Units	AMI Set Aside %	Rental Assistance
1 Bedroom	4	50%	
1 Bedroom - 811 Vouchers (110% FMR) - SRN	14	30%	X
1 Bedroom - MAUI Vouchers	5	30%	X
2 Bedroom	2	50%	
2 Bedroom - 811 Vouchers (110% FMR)	1	30%	X
2 Bedroom - MAUI Vouchers	4	15%	X
1 Bedroom	7	60%	
2 Bedroom	13	60%	
Total	50	43.20%	48.00%

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 Earle project achieves the following public benefits:

- Serves individuals and families at risk of homelessness, with wrap around services from Phoenix Foundation
- Encourages housing stability by providing affordable housing units equipped with amenities and supports residents 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 West 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 RT-3.5 zoning designation and is in substantial compliance with the other development control standards of the RT-3.5 zoning designation (17-8-0901);
 - 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. Provide adequate, inviting, usable and accessible parks, open spaces and recreation areas for workers, visitors and residents (per 17-8-0909-A1) as demonstrated by the project's expansion of public outdoor space on site.
 - d. 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.