



# CHICAGO PLAN COMMISSION

## Proposed Institutional Planned Development

**345-79 E. 60<sup>th</sup> Street/6000-50 S. Dr. Martin Luther King Drive/  
6001-49 S. Calumet Avenue  
20<sup>th</sup> Ward/Aldерwoman Jeanette Taylor**

**Sunshine Gospel Ministries & Sunshine Community Development Corporation**

**Chicago Neighborhood Initiatives  
Civic Projects Architecture  
Taft Law**

08/15/2024



## WASHINGTON PARK COMMUNITY AREA:

- **DEMOGRAPHICS:**

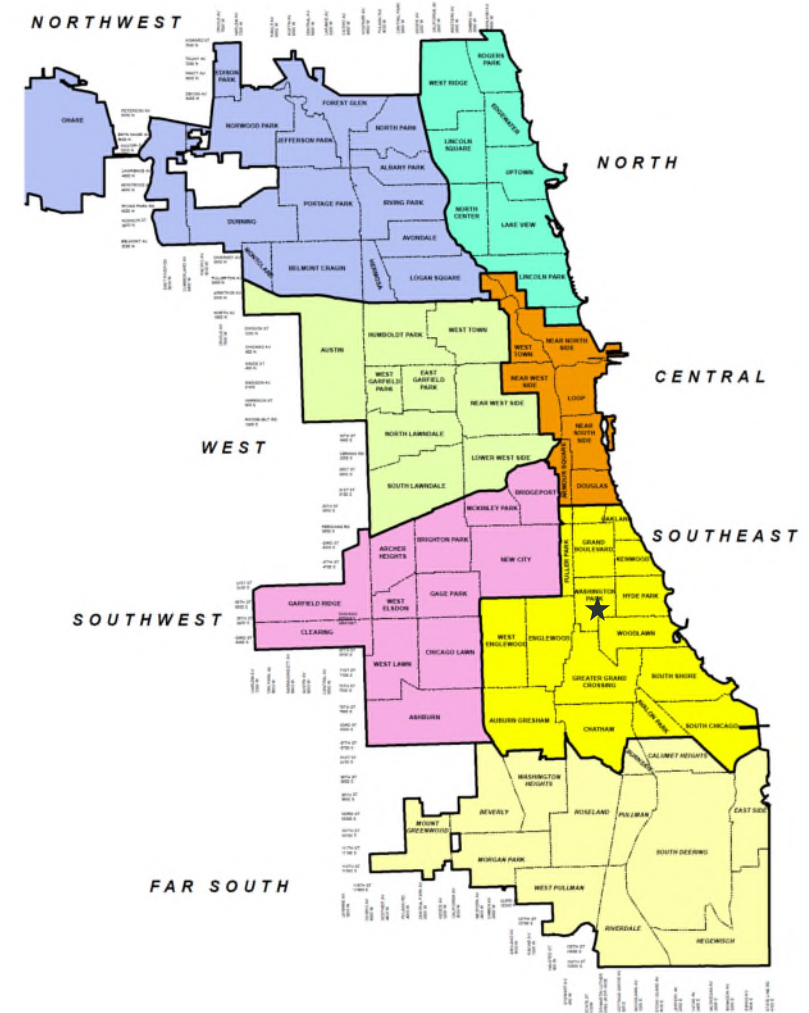
- 12,366 residents according to the 2018-22 American Community Survey
- 21.6% of residents are between the ages of 20-34
- 21.1% of residents are between the ages of 35-49
- Median Household Income: \$26,014
- Race/Ethnicity:
  - Black: 93.8%
  - White: 1.9%
  - Latino: 1.4%
  - Other: 3%

- **NEIGHBORHOOD/HISTORICAL CONTEXT:**

- Washington Park includes 272 acre park
- Washington Park is the home of Dusable Museum of African American History Museum

- **RELEVANT LAND USE DATA**

- Residential, Parks/Recreation, Commercial & Industrial







SUNSHINE  
ENTERPRISES +  
SUNSHINE GOSPEL  
MINISTRIES



E 63RD ST./GREEN LINE

E 61ST ST.

E 60TH ST.

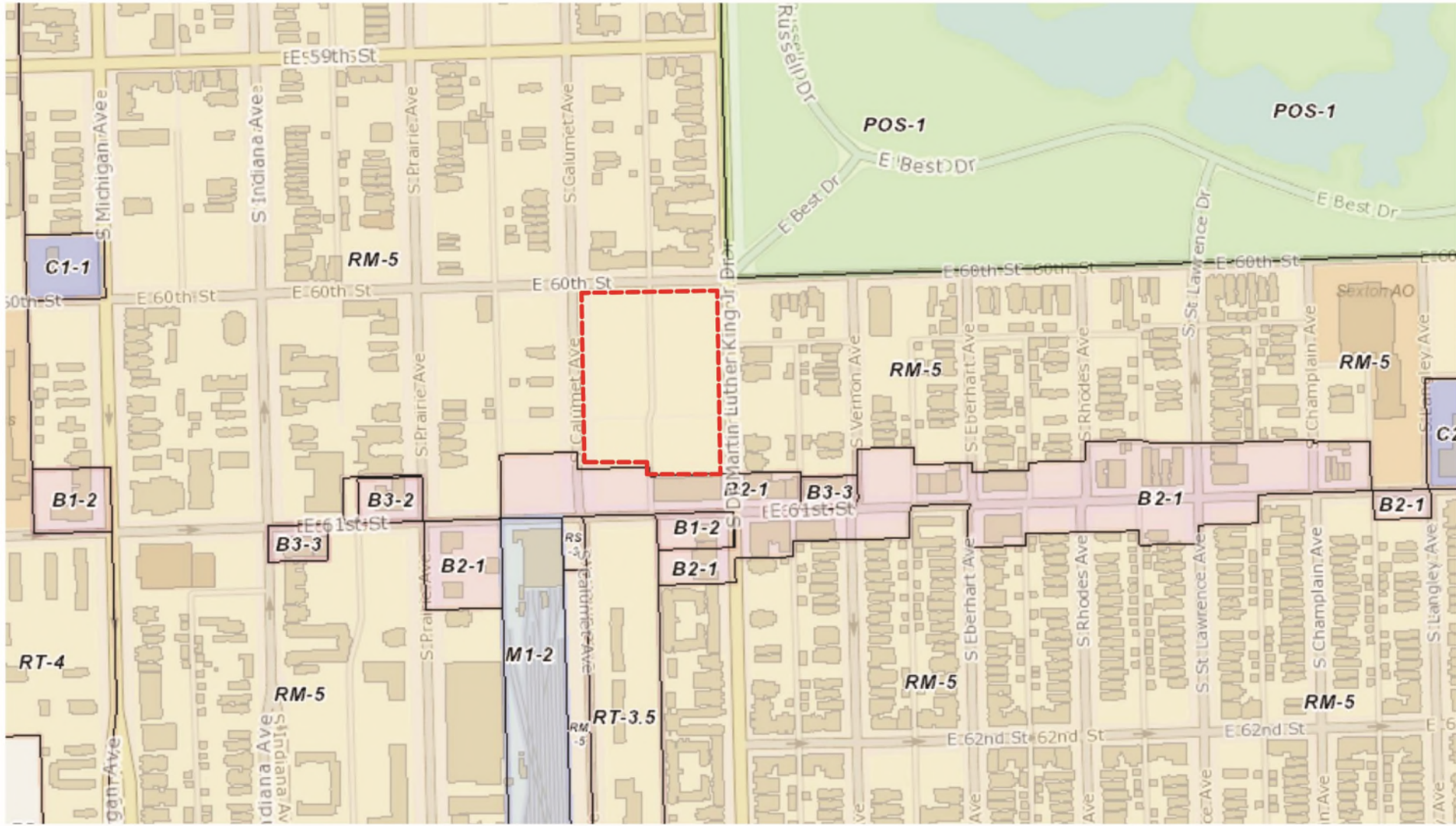
S. MLK DRIVE

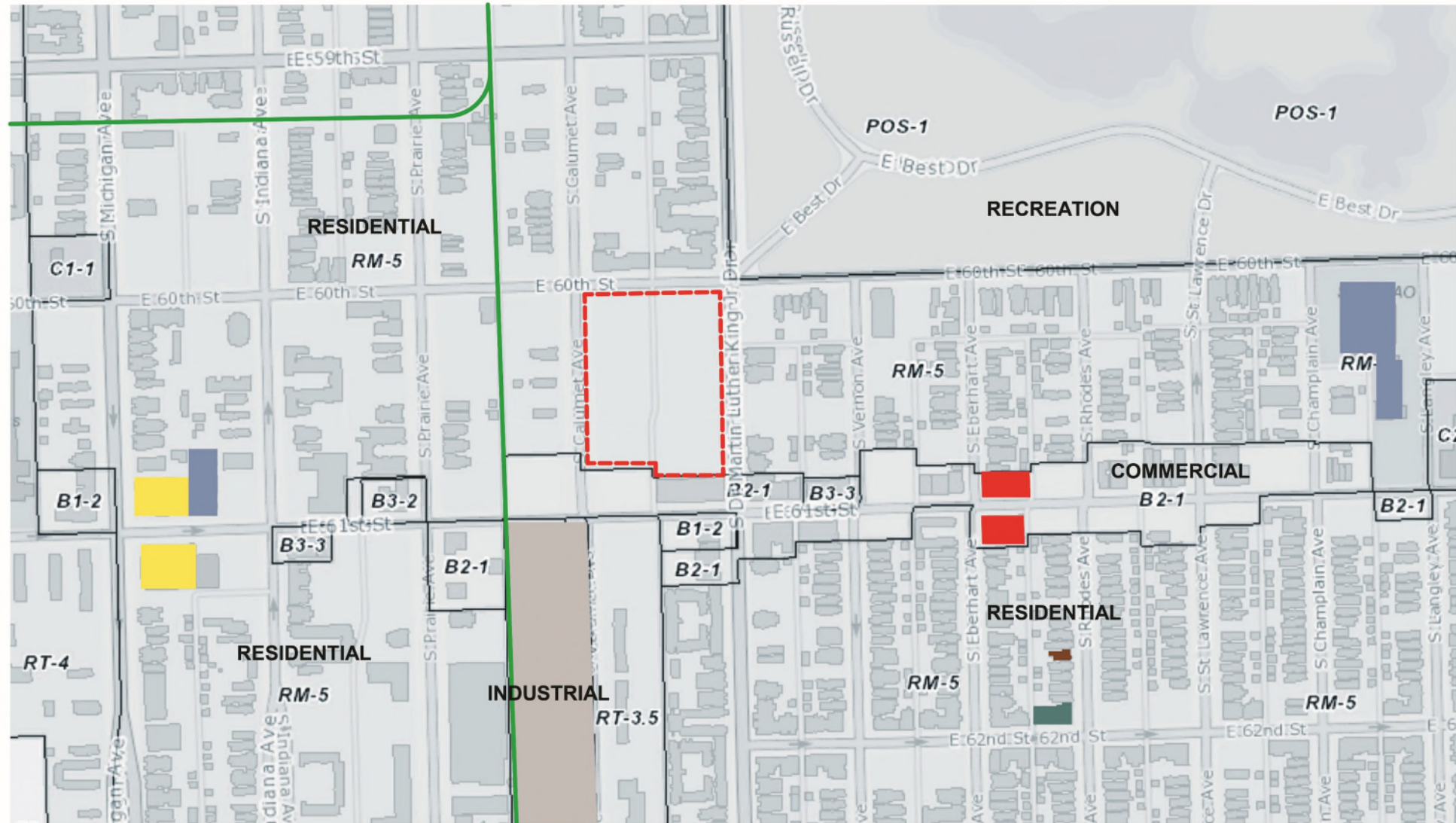
S. CALUMET AVE

WASHINGTON  
PARK

SITE CONTEXT AERIAL LOOKING SOUTH







 EXISTING LAND USE MAP

# LAND USE CONTEXT PLAN



# Planning Context

## **APPLICABLE PLANNING DOCUMENTS RELATED TO THE SITE:**

### **WASHINGTON PARK QUALITY OF LIFE PLAN:**

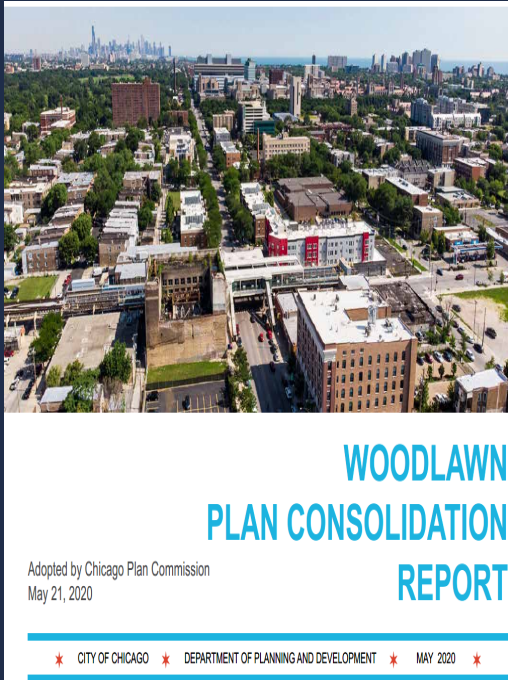
- Published 2009
- LISC/Washington Park Consortium

### **WASHINGTON PARK QUALITY OF LIFE PLAN GOALS:**

- Build partnerships to improve employment options
- Support healthy lifestyles and better healthcare
- Provide solid services and promote active participation in the golden years
- Provide supervised activities to engage young people



# Planning Context

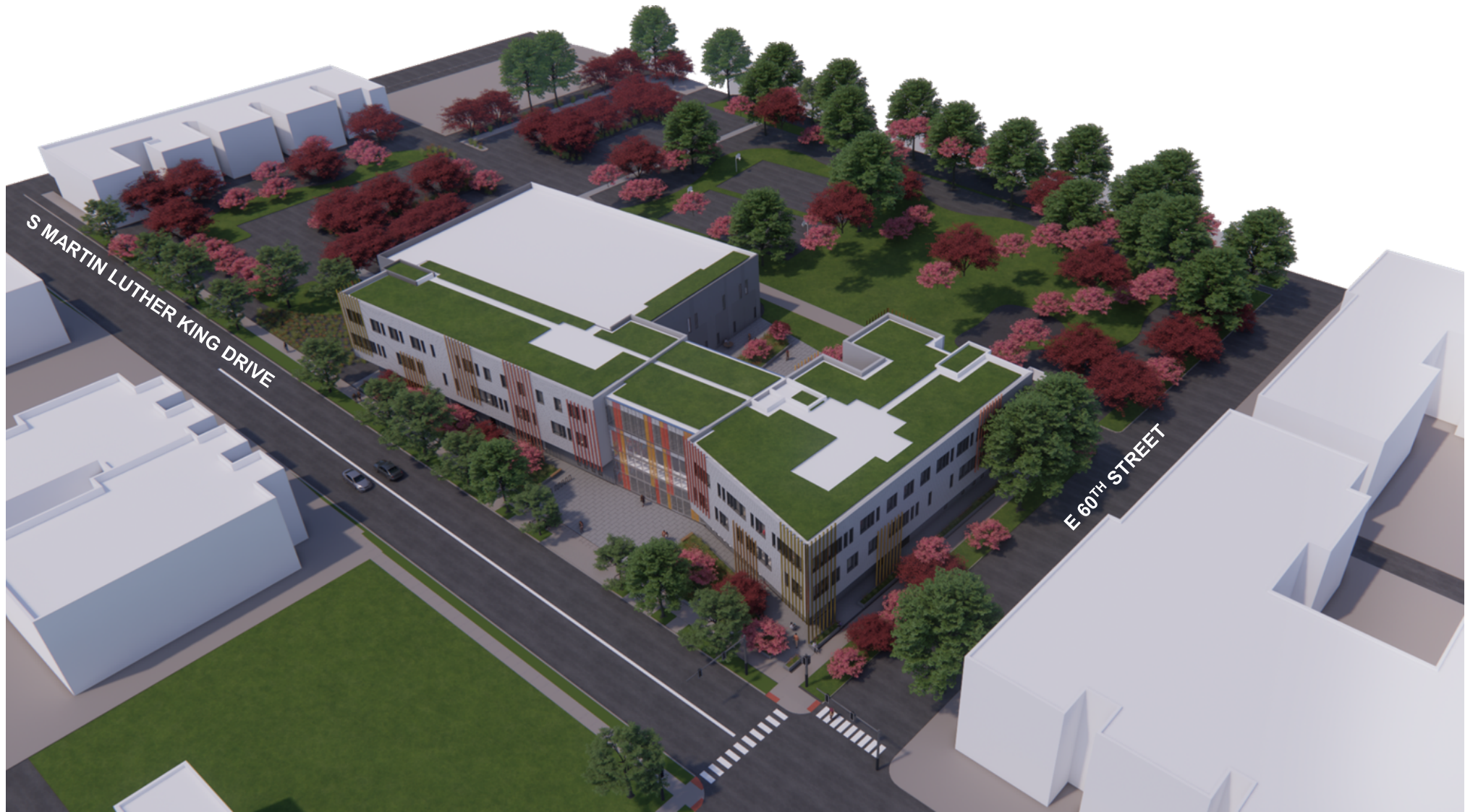


## WOODLAWN PLAN CONSOLIDATION REPORT

- Published 2020
- Department of Planning and Development

## WOODLAWN PLAN CONSOLIDATED GOALS:

- Redevelopment of vacant land
- Disposition of City-owned vacant land
- Streetscape improvements to provide enhanced pedestrian environment
- Increase in public open space
- Expansion in youth programming
- Strengthen social service programming



**AERIAL VIEW FROM NORTHEAST DIRECTION**

## **PROJECT TIMELINE + COMMUNITY OUTREACH**

**DATE OF PD INTRODUCTION: June 12, 2024**

### **TARGETED GROUP COMMUNITY OUTREACH:**

Beginning in 2021 to present, Applicant conducted one-on-one conversations with area residents, community pastors, and groups, including:

- President, Washington Park Chamber of Commerce
- Manager, Washington Park Field House
- President, Washington Park District Advisory Council
- Deans/Administrators, Dyett High School, Washington Park CICS, Fiske Elementary, Dulles School, Carter School of Excellence.

### **LETTERS OF SUPPORT:**

- POAH
- South East Chicago Commission
- Grand Crossing Park District
- 3rd District CPD
- Future Ties
- St. Edmunds Corporation
- Woodlawn Chamber of Commerce

## **ECONOMIC AND COMMUNITY BENEFITS**



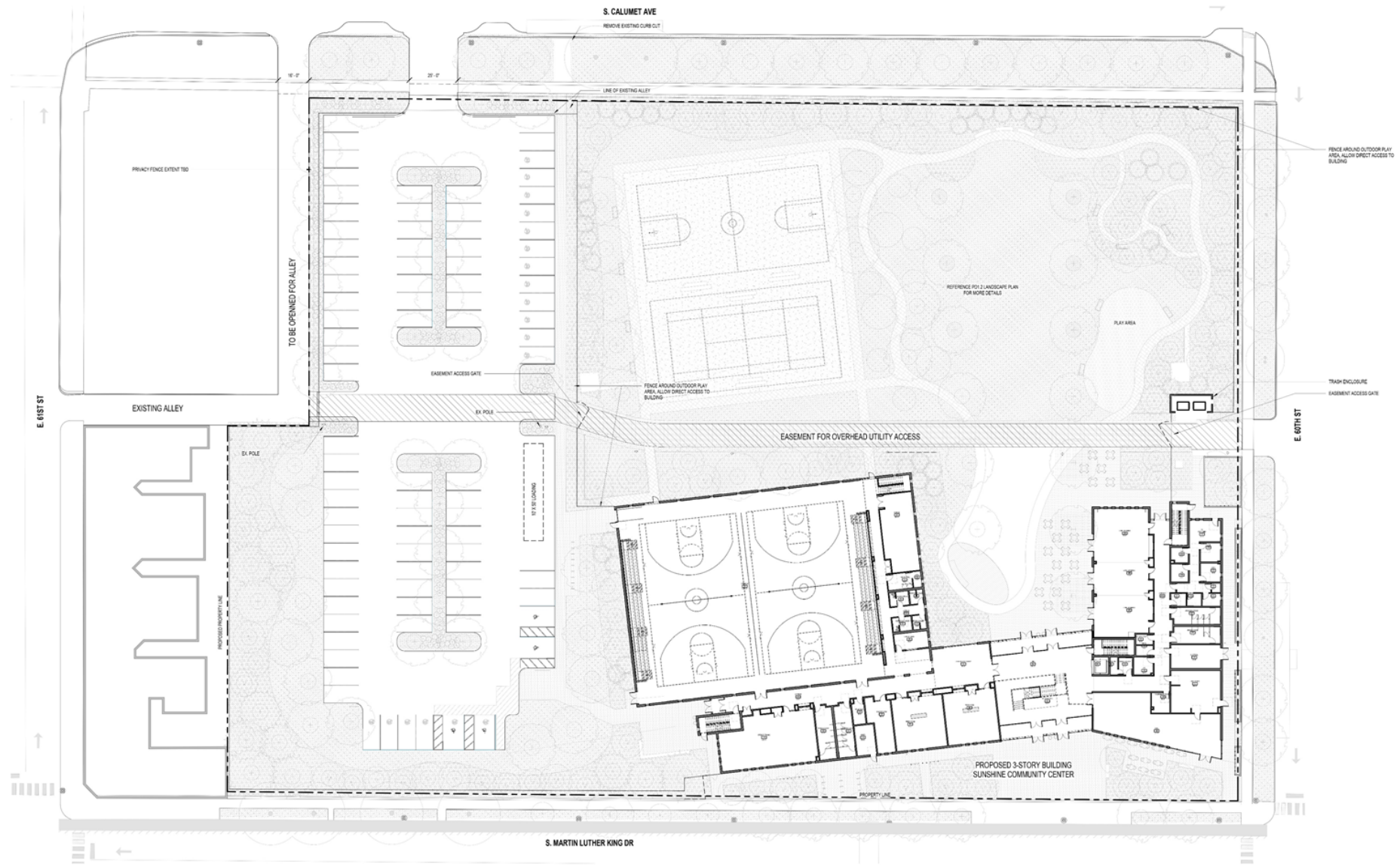
# Pedestrian Context



Proposed



Existing Site

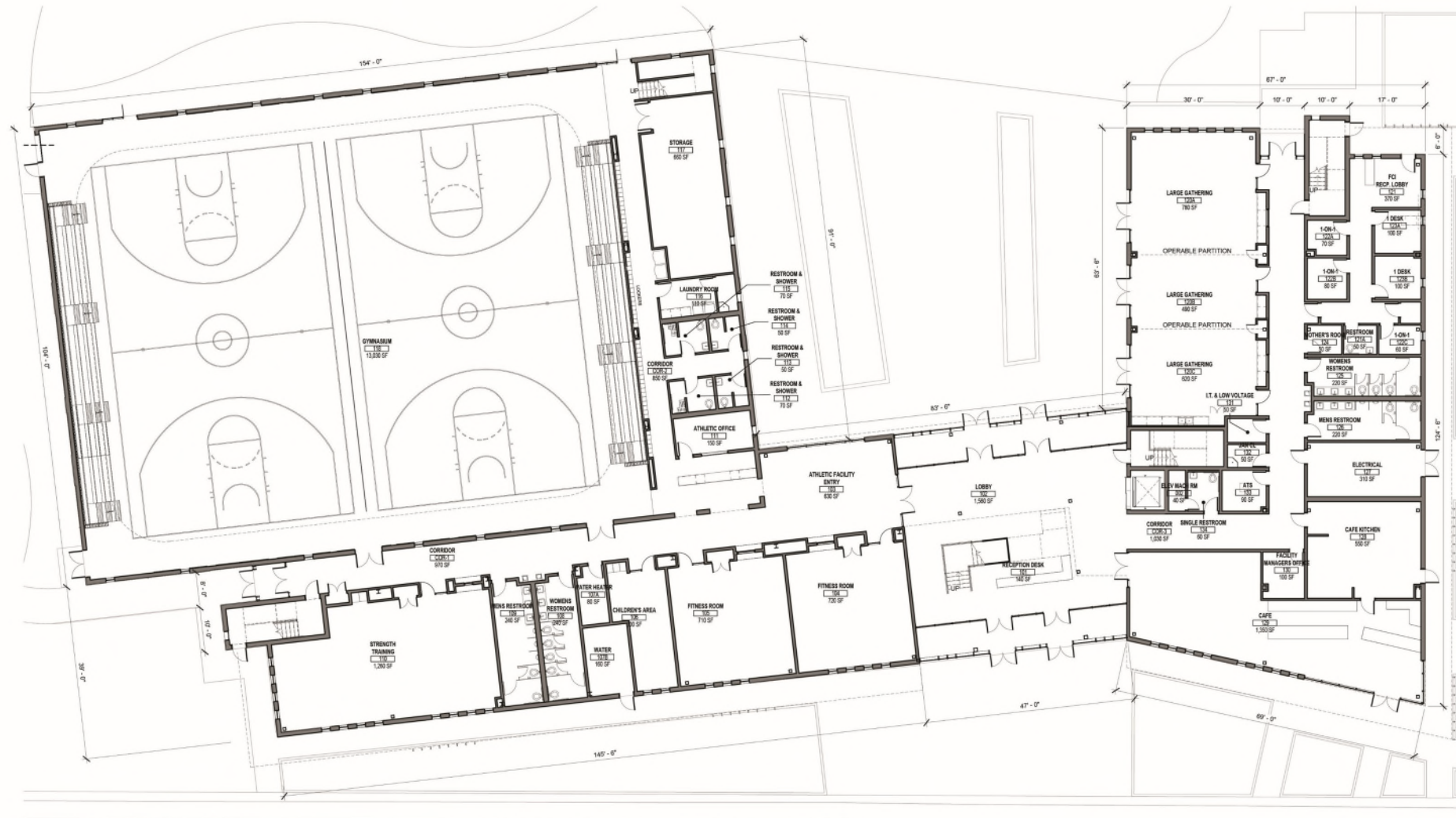


# SITE PLAN





**FRONT ENTRY**



1 FIRST FLOOR PLAN  
Not To Scale

# FIRST FLOOR PLAN

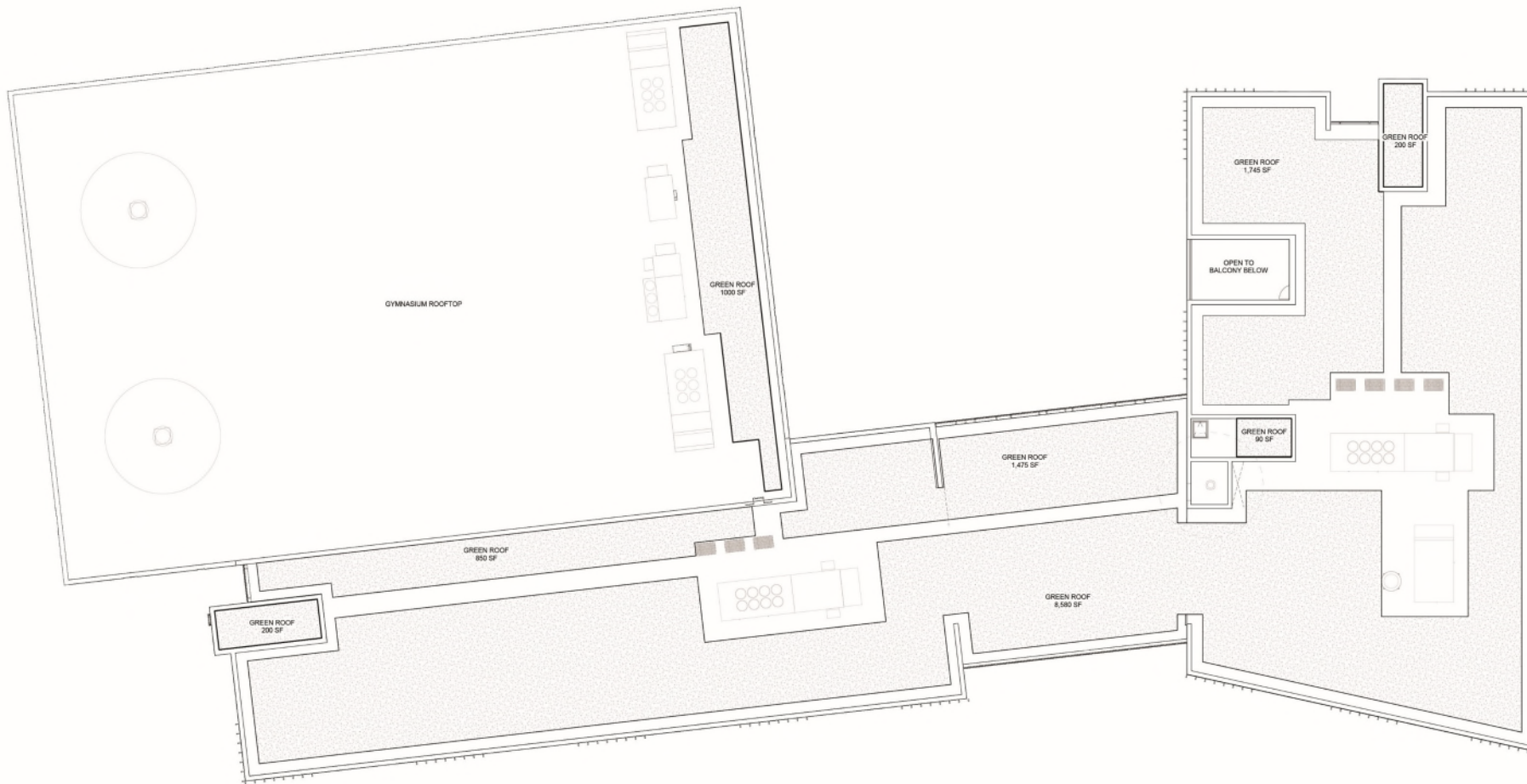




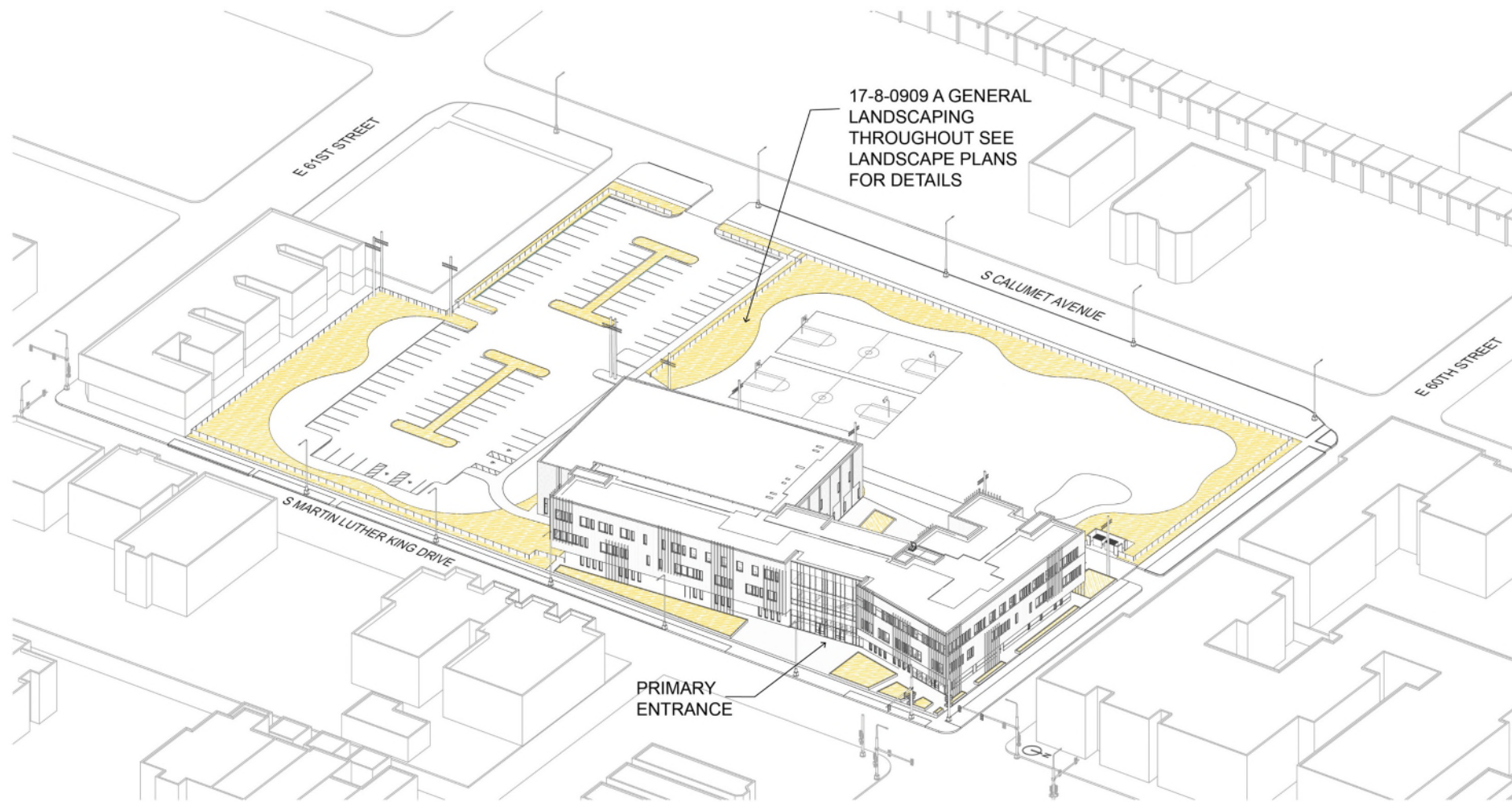


1 THIRD FLOOR PLAN  
Not To Scale

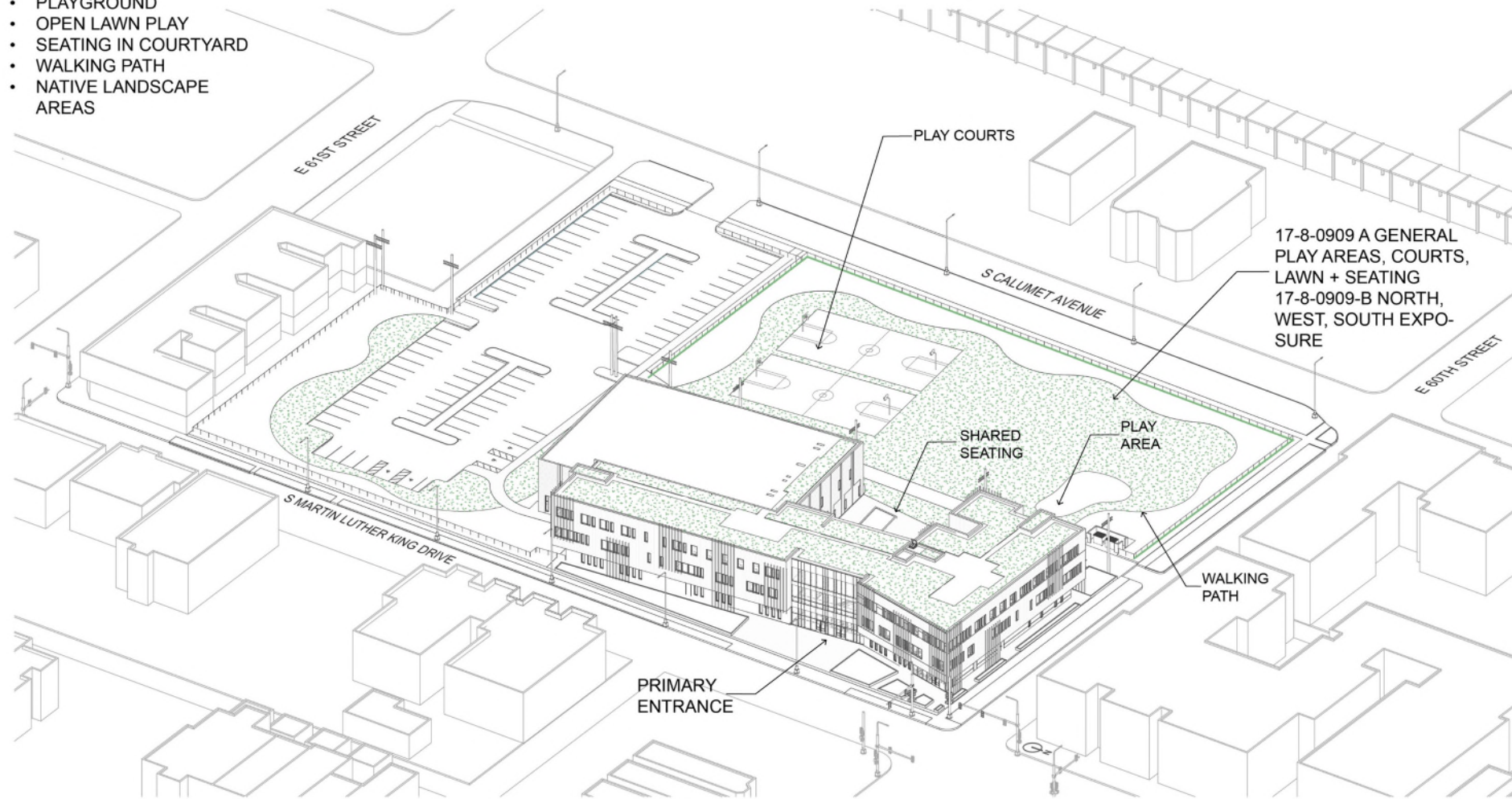
# THIRD FLOOR PLAN





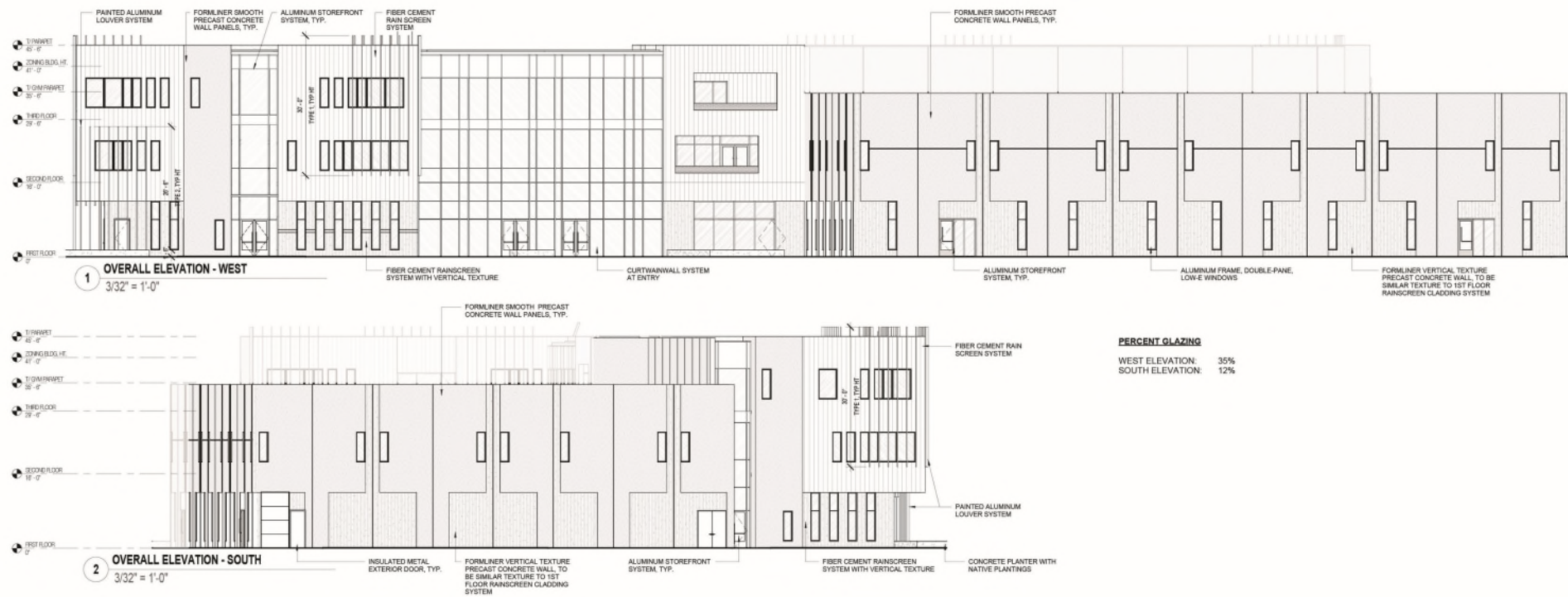


- 17-8-0909-B  
OPEN AREAS ALLOW FOR
- PLAY COURTS
  - PLAYGROUND
  - OPEN LAWN PLAY
  - SEATING IN COURTYARD
  - WALKING PATH
  - NATIVE LANDSCAPE AREAS









# BUILDING MATERIALS INTENT

- Provide distinguishing character for the Community Center at the major intersection of 60<sup>th</sup> and MLK, while respecting the existing context of the surrounding community
- All sides of Community Center are treated with high-quality materials and finishes due to the Community Centers location in proximity to Washington Park and with visibility from all sides



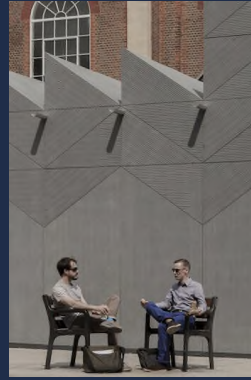
## Precast Concrete

- Smooth and Texture Form liner
- At Gym and Vertical Cores



## Cementitious Rainscreen Panels

- Smooth Finish at 2<sup>nd</sup> + 3<sup>rd</sup> Floors (left)
- Textured Finish at 1<sup>st</sup> Floor for pedestrian scale and experience (right)
- Final Colors in line with area context



## Aluminum Vertical Fins

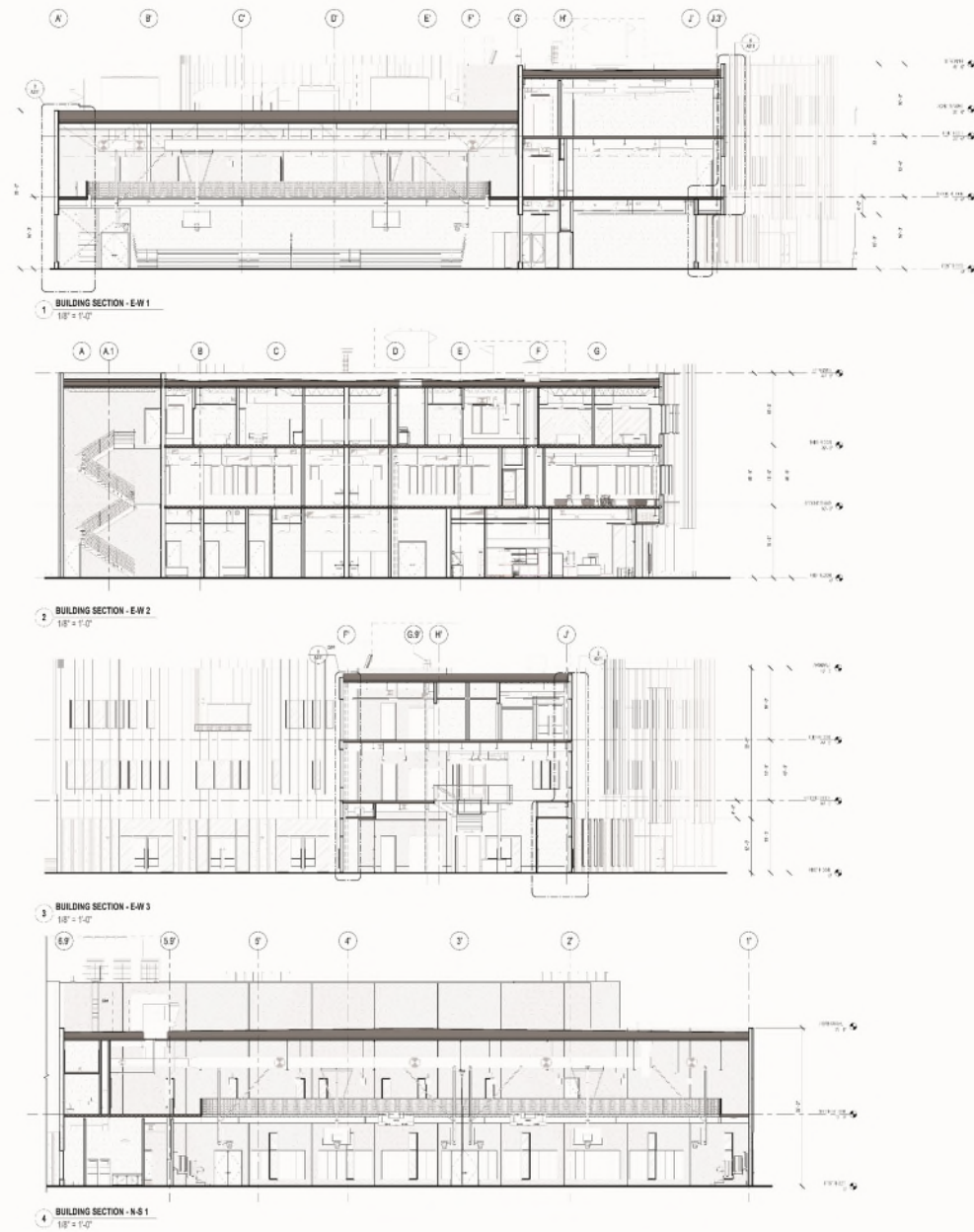
- Multiple colors to reflect applicant's organization, activity, and energy
- Different scales along façade, extending to grade to bring to human scale, pedestrian experience
- Provides shading at exterior windows



## Glazing

- Curtainwall at Entries and Courtyard
- Storefront glazing systems at punched openings within precast and rainscreen facades

# BUILDING MATERIALS





1 BUILDING SECTION - COMMUNITY N-S 1  
1/8" = 1'-0"



2 BUILDING SECTION - N-S 3  
1/8" = 1'-0"



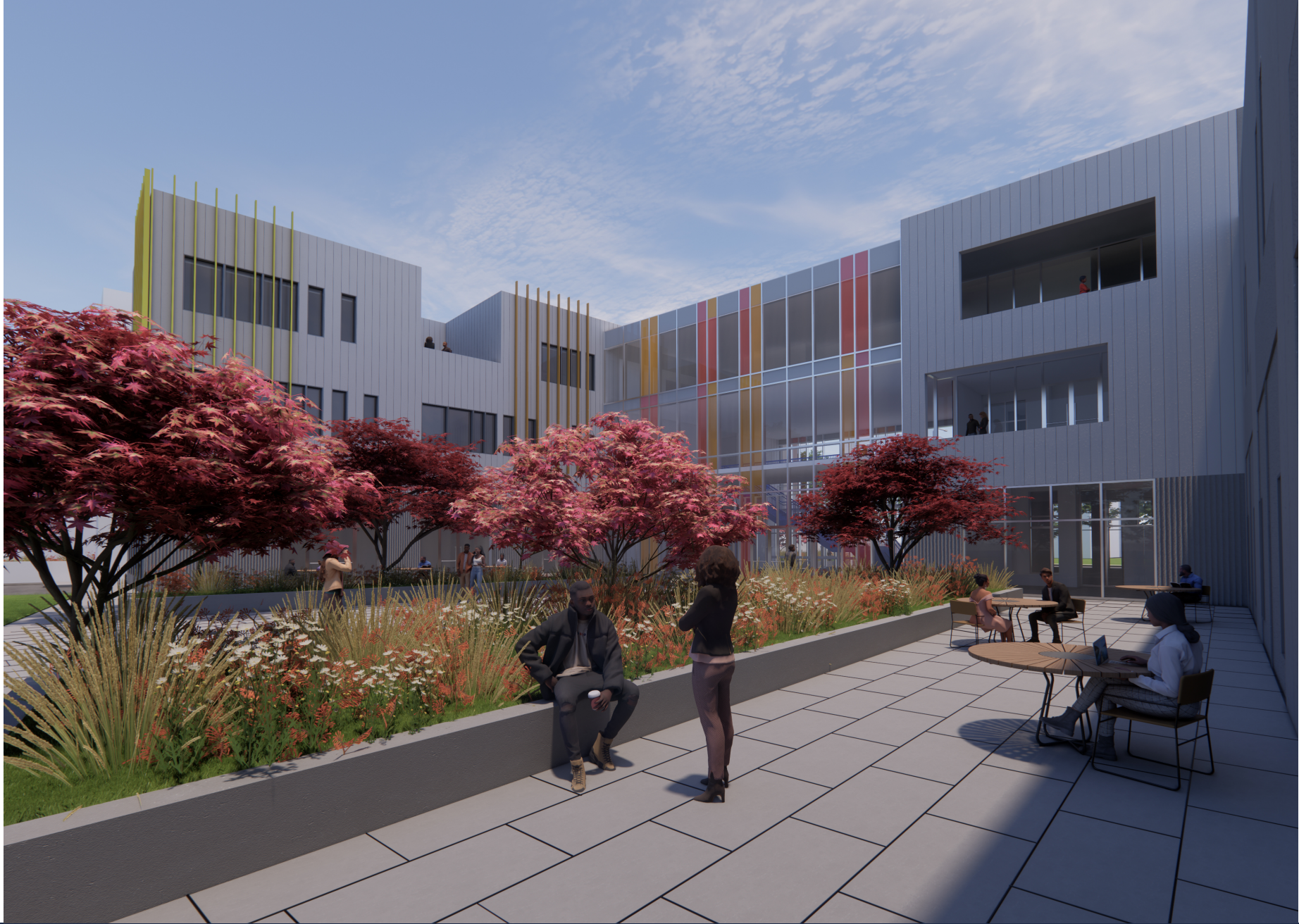
3 BUILDING SECTION - N-S 4  
1/8" = 1'-0"





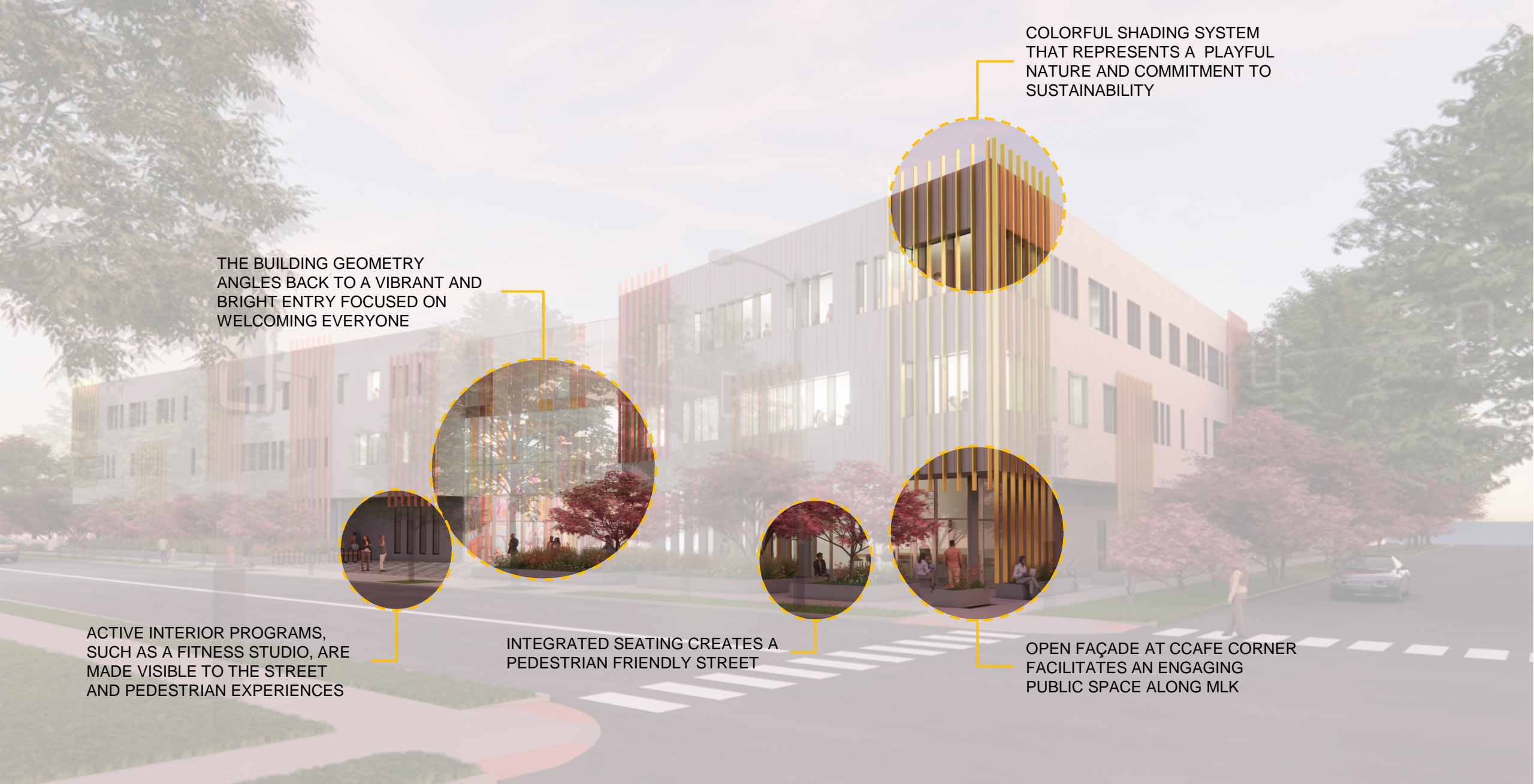
**STREET VIEW ALONG S. MLK**





**BACK COURTYARD**





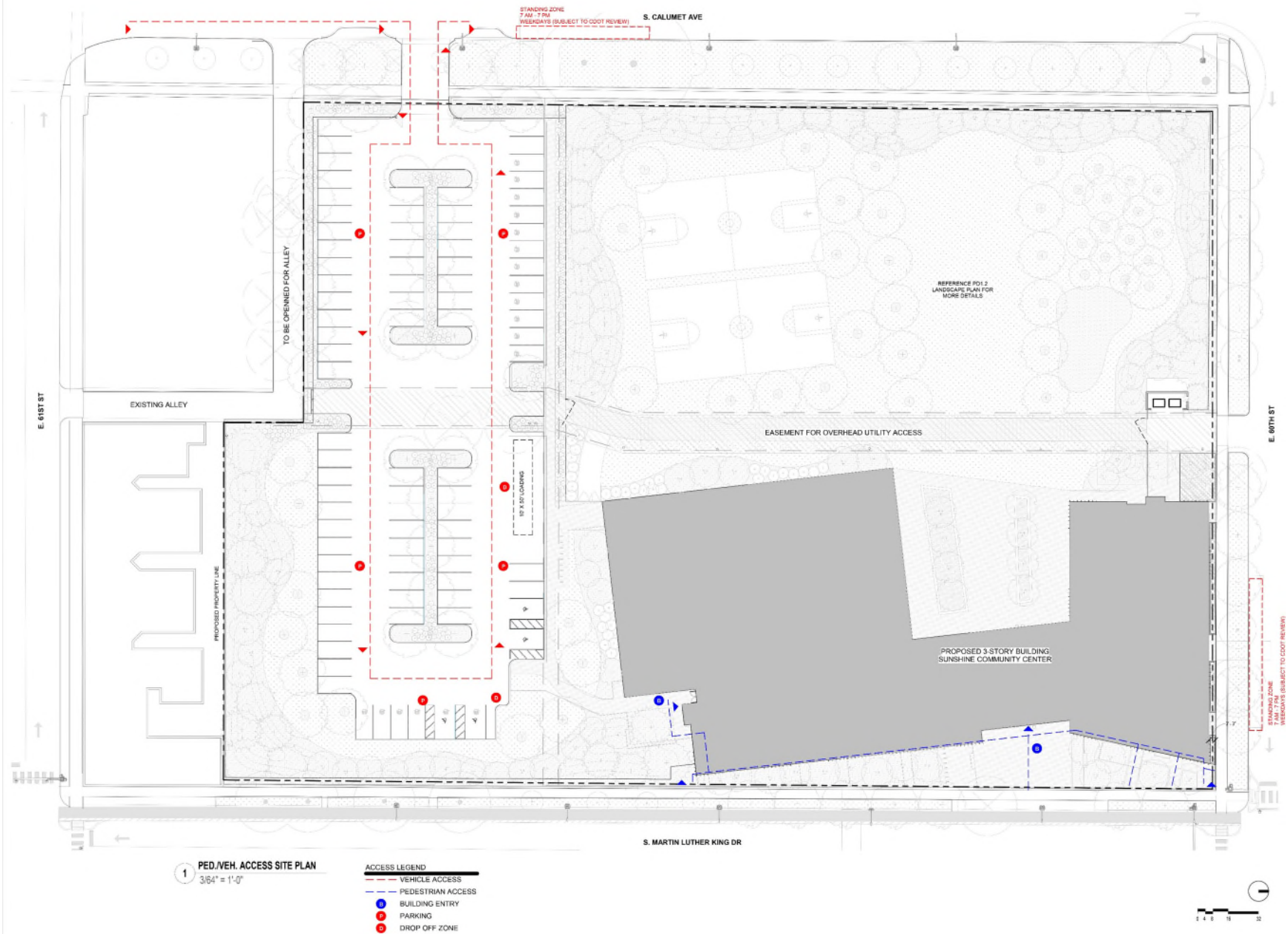
COLORFUL SHADING SYSTEM  
THAT REPRESENTS A PLAYFUL  
NATURE AND COMMITMENT TO  
SUSTAINABILITY

THE BUILDING GEOMETRY  
ANGLES BACK TO A VIBRANT AND  
BRIGHT ENTRY FOCUSED ON  
WELCOMING EVERYONE

ACTIVE INTERIOR PROGRAMS,  
SUCH AS A FITNESS STUDIO, ARE  
MADE VISIBLE TO THE STREET  
AND PEDESTRIAN EXPERIENCES

INTEGRATED SEATING CREATES A  
PEDESTRIAN FRIENDLY STREET

OPEN FAÇADE AT CCAFE CORNER  
FACILITATES AN ENGAGING  
PUBLIC SPACE ALONG MLK



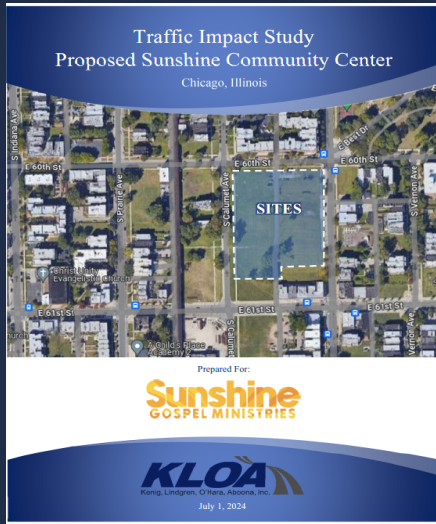
# TRANSPORTATION, TRAFFIC, AND PARKING





A diagram showing a circle with a shaded segment. The segment is bounded by a vertical line and a horizontal line. The label 'Z' is placed to the right of the shaded segment.

# TRAFFIC STUDY RECOMMENDATIONS AND MITIGATION



- Area intersections have sufficient reserve capacity to accommodate traffic estimated to be generated by community center and no street improvements or traffic controls are required.
- Volume of traffic generated by the community center will be reduced given the public transportation and alternative transportation serving the area.
- Access to 90-space parking lot provided via single access drive located on east side of Calumet Avenue at south end of community center (225 ft. north of 61st St.), which will provide one inbound lane, and one outbound lane under stop sign control. Access drive restricted to right-turn in and right-turn out only movements.
- The proposed access system will be adequate in accommodating traffic estimated to be generated by the community center.





Compliance Options		Points Required	Sustainable Strategies Menu																																		
	Starting Points	Number of Optional Points Required <small>New Construction / Substantial Rehab / Moderate Rehab</small>																																			
			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	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)		
Compliance Paths						Choose one			Choose one		Choose one										Choose one		Choose one														
Options Without Certification																																					
All Options Available			0	100 / 50 / 25	40	30	20	30	40	50	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	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	5	NA	10	5	10
LEED Gold			90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	NA	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	20	10	20	NA	20	NA	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	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	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	20	10	20	NA	20	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	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	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	NA	10	20	10	20	40	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	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, TIF, 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

TARGETED OPTIONS, TBD THROUGH DESIGN DEVELOPMENT

POTENTIALLY 125 POINTS



# STORMWATER STRATEGY

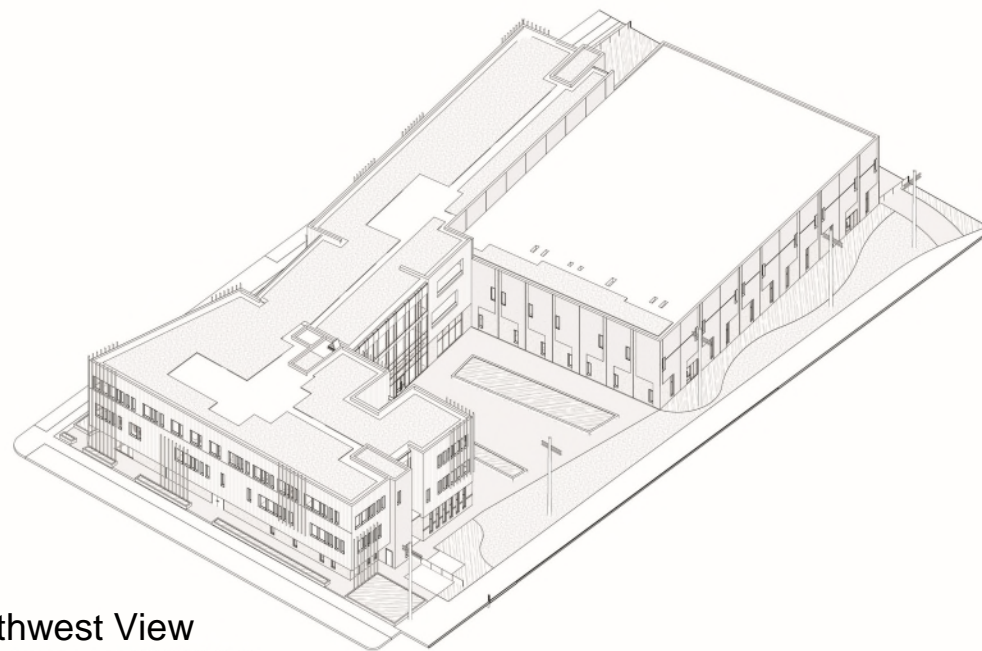
- Due to the size and scope, this project will be “Regulated” under the City’s Stormwater Management Ordinance.
- The first ½” of a rain event will be managed on-site with a combination of Best Management Practices such as infiltration basins and permeable pavers.
- Underground detention facilities will be sized to provide a controlled release of the 100-year storm event into the City’s existing sewer mains.



Precedent Images

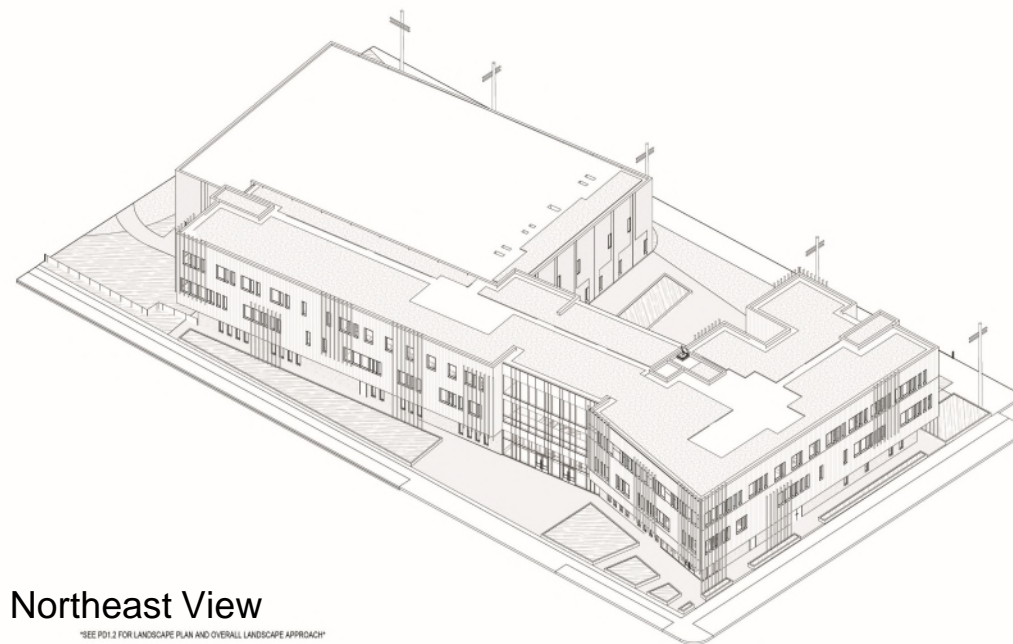


Precedent Images



Northwest View

\*SEE PD1.2 FOR LANDSCAPE PLAN AND OVERALL LANDSCAPE APPROACH\*



Northeast View

\*SEE PD1.2 FOR LANDSCAPE PLAN AND OVERALL LANDSCAPE APPROACH\*

# PROJECT TIMELINE + COMMUNITY OUTREACH

## DATE OF ALDERMANIC/COMMUNITY MEETINGS

- November 29, 2022
- March 22, 2023
- October 7, 2023
- December 22, 2023: Completion of Alderwoman Jeanette Taylor's Economic Development Team process with a majority vote in favor of Sunshine Community Center development

## MODIFICATIONS BASED ON DPD/COMMUNITY FEEDBACK

- Planters at NE corner of the building revised for increased visibility and accessibility to the proposed café
- Enhancement of textural material (rainscreen at 1<sup>st</sup> floor level) with more concrete vertical texture.
- Relocation of trash enclosure shifted south in order to provide a further setback from sidewalk



Before



After

## ECONOMIC AND COMMUNITY BENEFITS



# DEMOGRAPHICALLY COMPREHENSIVE PROGRAMMING

## HEALTH AND RECREATION:

- Basketball Courts
- Fitness Areas
- Exercise Classes
- Indoor and Outdoor Recreation
- Roller Skating
- Competitive Sporting Events

## ARTS, MEDIA, WORKFORCE DEVELOPMENT:

- Programs for youth and seniors
- Arts – Visual and Graphic
- Entrepreneurial Trainings
- Recording Studio
- Lounge Areas
- Resource Room for Media and Technology and Tutoring

## FOOD AND ENTERTAINMENT, OTHER:

- Café
- Gathering Spaces (incl. heating and cooling center)
- Rental Spaces
- Pop Up Retail (SE CBA Cohorts)
- Demonstration Area for health and wellness classes
- Indoor and Outdoor Activity Spaces

## ECONOMIC AND COMMUNITY BENEFITS

# COMMUNITY BENEFITS

## ECONOMIC IMPACT:

- Employment
- Facility Rental Space
- Local Business
- Real Estate

## SOCIAL IMPACT:

- Crime Reduction
- Education
- The Arts
- Community Strengthening

## HEALTH IMPACT:

- Physical Well-Being
- Mental Well-Being
- Nutrition

## **ECONOMIC BENEFITS**

### **PROVIDE SHORT AND LONG-TERM JOBS::**

- 150 temporary, full-time Construction jobs
- Generating approximately \$3.75 million in income tax for the City of Chicago across the construction timeline
- 87 FTE's Sunshine Staff (60% live in Washington Park, Woodlawn, and surrounding neighborhoods)
- Projected \$1.3 million income tax revenue annually
- 25 FTE's lessee organizations (scalability)
- 50-75 annual summer jobs for youth
- 50 new business starts annually via SE Community Business Academy (lead to additional jobs, increase in annual revenues, increase in household income, increase in credit scores, and increase in access to capital)
- The Community Center will serve over 2,000 people and receive over 50,000 visits annually



# STRATEGY

## MBE/WBE STRATEGY:

- The project will achieve a minimum 26% MBE, 6% WBE, and 50% local workforce.
- Applicants will develop a strategic plan for industry jobs and employment opportunities.
- Applicants will work with local stakeholders to invite MBE, WBE, and local Chicago builders to bid on the project.
- Contractor associations have been notified by certified mail about the project.
- Project will provide opportunities for local contractors.

## PROJECT FACTS:

- Project cost: \$38.1 million
- 150 FTE construction jobs
- 130 permanent jobs



# DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports the proposal for the following reasons:

1. The proposal complies with the Planned Development standards and guidelines (17-8-0900 and 17-13-0609-A).
2. The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B).
3. The proposed development promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (17-8-0103).
4. The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104).
5. Public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy (17-13-609-C).