

# ENGLEWOOD AGRO-ECO DISTRICT LAND USE PLAN

AUGUST 2024



# Guiding Principles

The Englewood Nature Trail and Agro-Eco District will celebrate the culture and history of Englewood and Black Chicago.

It will be a thriving landscape linking and lifting the memories, and heritage of the community's residents through six guiding principles.



# Land Use Map

## PUBLIC PARKS

Public parks operated by Chicago Park District including Lindblom, Hermitage and Moran parks, as well as the proposed Englewood Nature Trail and at-grade access points.

## AGRICULTURAL SITES

Agricultural and community-managed sites include existing urban farms, vacant land identified for at-grade and vertical agriculture and community-managed spaces. Three main activity hubs are identified at Damen, Racine and Halsted.

## NEIGHBORHOOD COMMERCIAL CENTERS

Land and buildings appropriate for business uses, including restaurants, markets, food education facilities, retail, services and mixed-use buildings.

## SMALL AND LOCAL PRODUCTION

Land and buildings used for larger-scale business operations including for-profit agriculture, food processing and/or distribution, low-impact manufacturing, artists studios, and small event spaces.

## RESIDENTIAL

Land and buildings used for housing, including single-family homes, two-flats, townhouses and multi-unit buildings.

## MIXED-USE DEVELOPMENT

Land and buildings appropriate for business uses, including restaurants, markets, food education facilities, retail, services and mixed-use buildings. This central site is city-owned and will be remediated.



# Implementation Guide

Many of the area's zoning designations are remnants of the industrial activity that developed along the rail line in the first half of the 20th century.

With those uses now gone, new zoning amendments can facilitate the uses expressed in the land use plan while prohibiting conflicting or undesired uses.

All proposed zoning amendments require City Council approval.

LAND USE	DESCRIPTION	RECOMMENDED ZONING
<i>Parks</i>	<i>Public parks operated by Chicago Park District including Lindblom, Hermitage and Moran parks, as well as the proposed Englewood Nature Trail and at-grade public park spaces.</i>	<i>POS-1, POS-2, POS-3, T</i>
<i>Agricultural Sites</i>	<i>Existing urban farms, vacant land identified for at-grade and vertical agriculture and community-managed spaces, including three activity hubs at Damen, Racine and Halsted.</i>	<i>C1, C2, C3, POS-1, POS-2, RS-3, RT-3.5, RT-4</i>
<i>Neighborhood Commercial Centers</i>	<i>Land and buildings appropriate for business uses, including restaurants, markets, food education facilities, retail, services and mixed-use buildings.</i>	<i>B1-1, B3-1, C1-2, C2-2</i>
<i>Small and Local Production Centers</i>	<i>Land and buildings currently used for or appropriate for larger-scale business operations such as for-profit agriculture, food processing and food distribution.</i>	<i>M1-1, B3, C1, C2, C3</i>
<i>Residential</i>	<i>Land and buildings used or appropriate for residential buildings including single-family homes, two-flats, townhouses, and multi-unit buildings.</i>	<i>RS-3, RT-3.5, RT-4, RM-5</i>
<i>Mixed-use Development</i>	<i>Land and buildings appropriate for business uses, including restaurants, markets, food education facilities, retail, services and mixed-use buildings. This central site is city-owned and will be remediated.</i>	<i>B1-1, B3-1, C1-2, C2-2</i>

# Community Repair Compact

The Community Repair Compact is a companion document that is a result of conversations with thousands who expressed what was important for residents and stakeholders across the community.

Top of the list is ensuring that existing residents in the Agro-Eco District can continue to afford to live in their neighborhood once the trail is built and that income-driven homeownership, cooperative ownership and rental opportunities exist within the area.

Additional issues are:

- Mobility and Infrastructure
- Sustain Green Resilience
- Jobs, Workforce and Education
- Public Safety
- Economic Development-Wealth Building



# Where to Find Information

[www.chicago.gov/englewoodtrail](http://www.chicago.gov/englewoodtrail)

- Community Plans
  - Englewood Agro-Eco District Community Repair Compact
- Englewood Nature Trail
  - Status of \$82.8 M local, state, federal grants for construction
  - Phase II Engineering
  - Construction Schedule
- Land Use Plan
  - Agro-Eco District Land Use Plan
  - Zoning Implementation
- Throop St. Cluster Environmental Remediation
  - \$8,850,000 local funding
  - Fencing and informational signs
  - Engagement and education opportunities

