



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

### **EXPANSION OF THE GREEN ERA CAMPUS**

631 W. 81<sup>st</sup> Street and 650 W. 83<sup>rd</sup> Street (6<sup>th</sup> Ward)

PD 1443 Amendment

Green Era Educational NFP

Terra Engineering

Akerman, LLP

August 15, 2024

# Community Area Snap Shot

## AUBURN GRESHAM COMMUNITY AREA

### • DEMOGRAPHICS

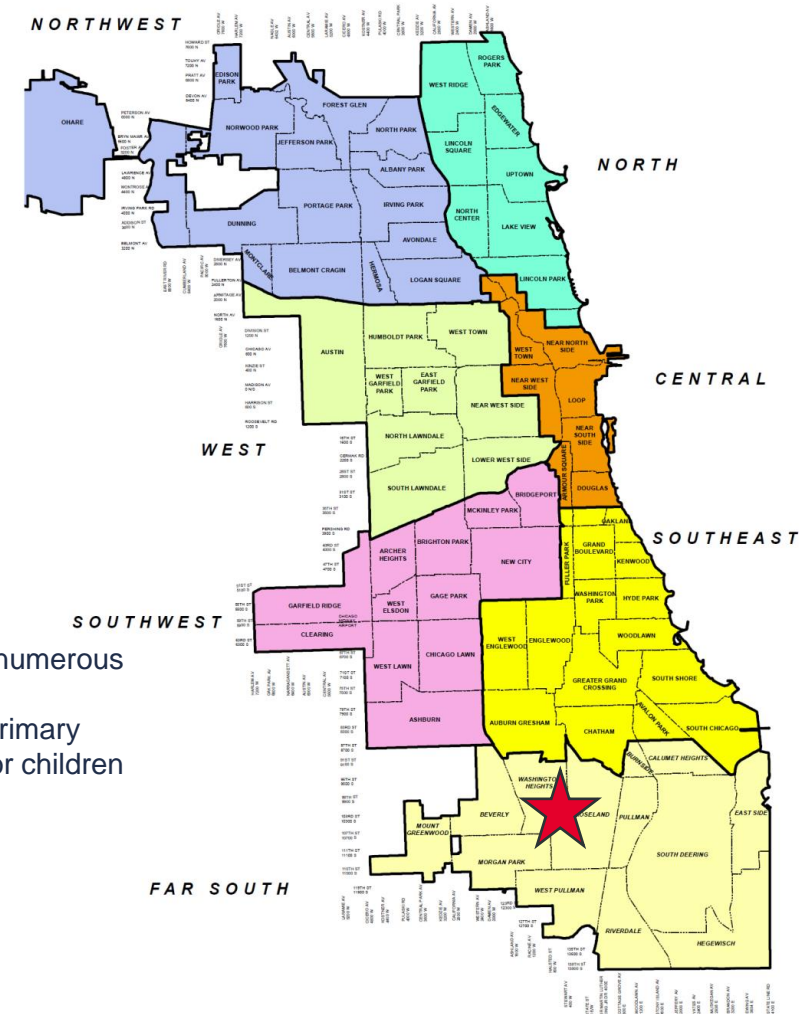
- The Auburn Gresham community area has a TOTAL POPULATION of 46,468, as of 2022
  - Median age: 38
- MEDIAN HOUSEHOLD INCOME: \$41,000 / year
- RACE/ETHNICITY:
  - Black (non-Hispanic): 93.1%
  - Hispanic or Latino: 3.4%

### • NEIGHBORHOOD / HISTORICAL CONTEXT

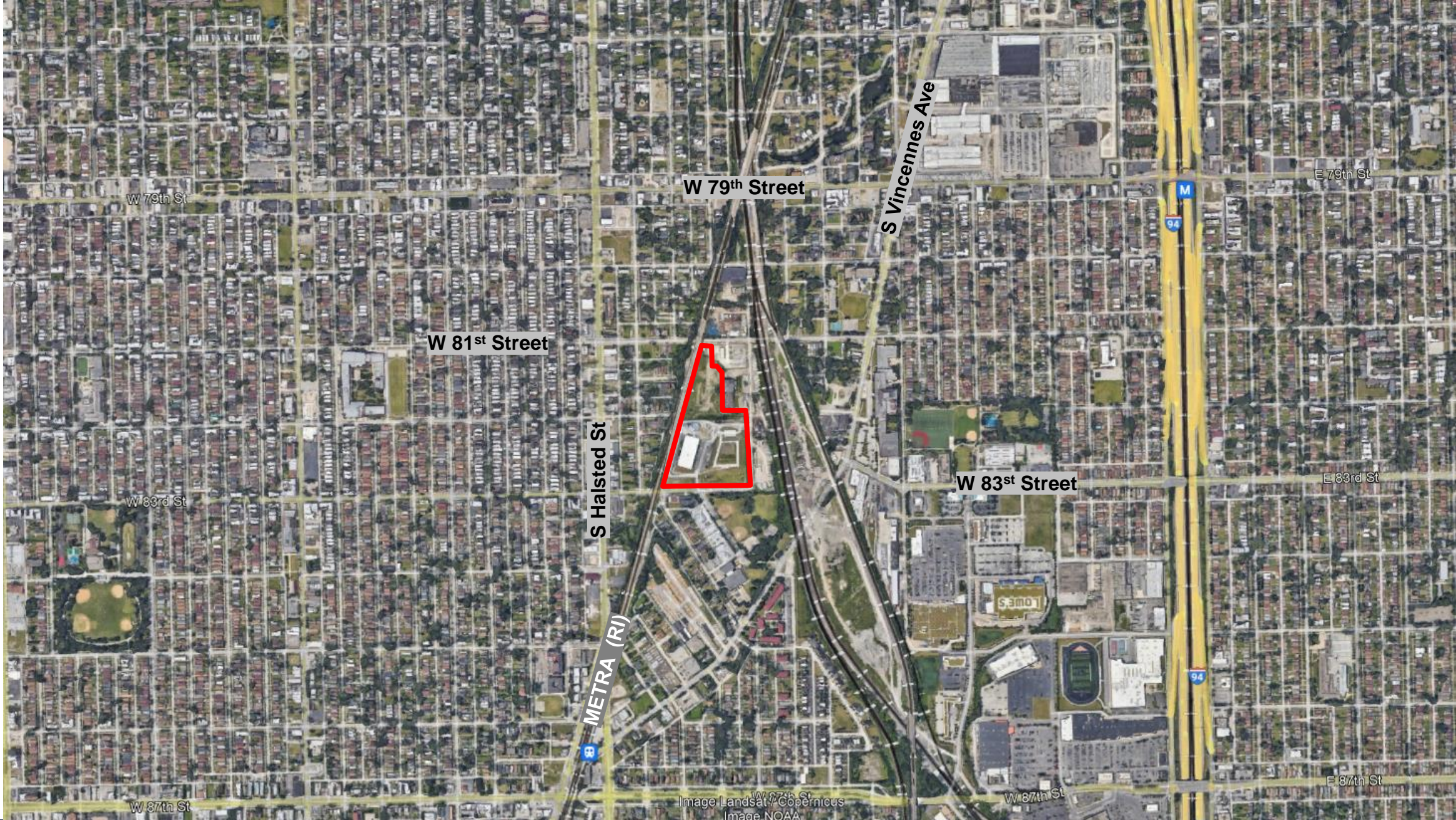
- Auburn Gresham has a strong retail and commercial corridor along w. 79<sup>th</sup> Street has ample open space through numerous city parks and quiet and tree-lined residential streets.
- Selected as a priority community for the Invest South/West initiative, residents of Auburn Gresham indicated the primary needs and goals include, among other things, improved care of vacant and abandoned lots, as well as activities for children and young adults – both of which are addressed through green era's campus and expansion

### • RELEVANT LAND USE DATA

- Existing land uses include:
  - Residential (46%)
  - Transportation and other (34.6%)
  - Institutional (4.5%)
  - Commercial (3.9)
  - Industrial (2.2%)





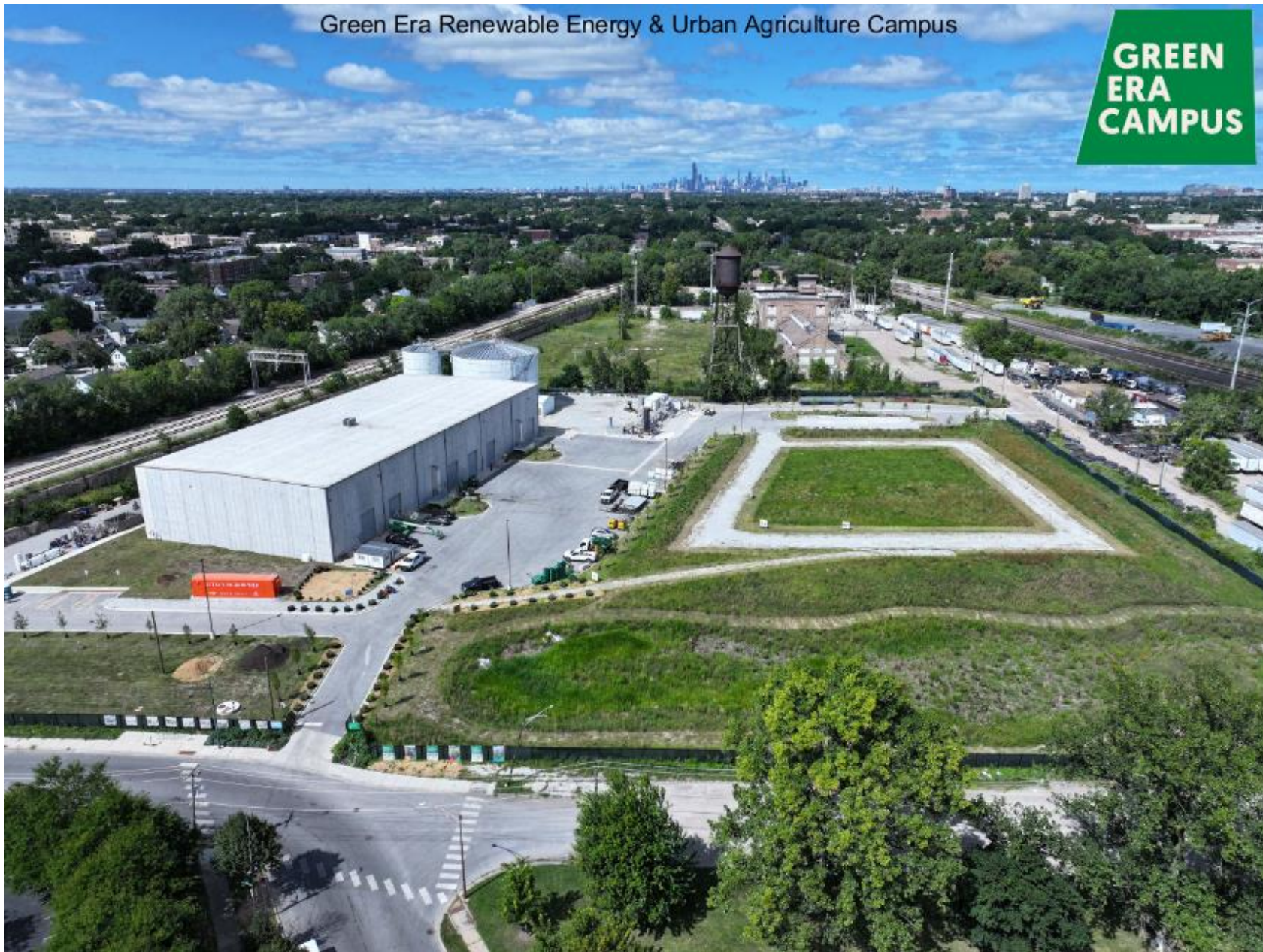


# SITE CONTEXT PLAN



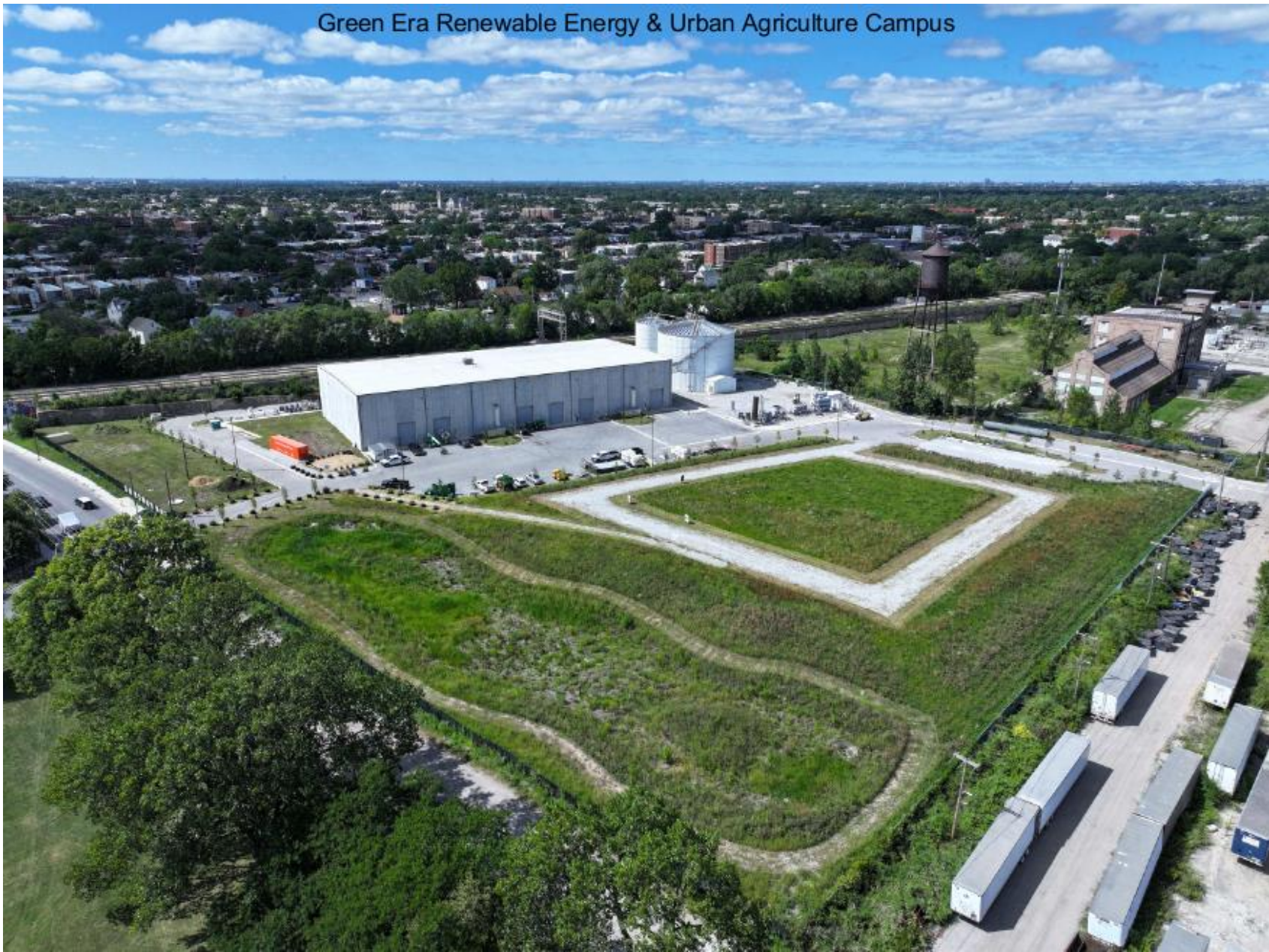






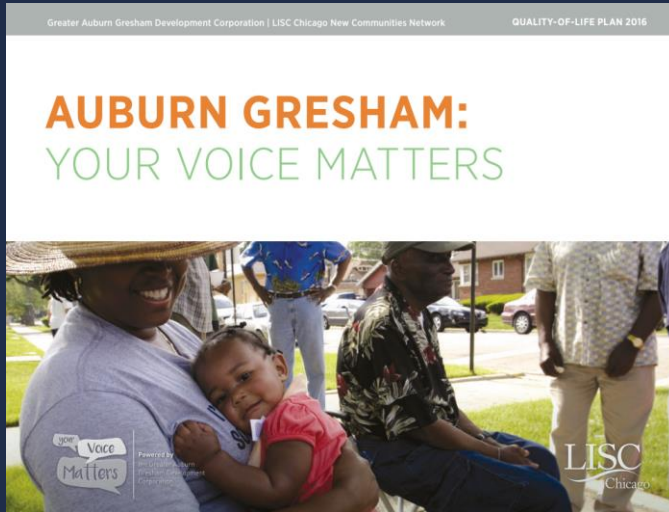


Green Era Renewable Energy & Urban Agriculture Campus



**AERIAL VIEW FROM SOUTHEAST**

# ★ Planning Context



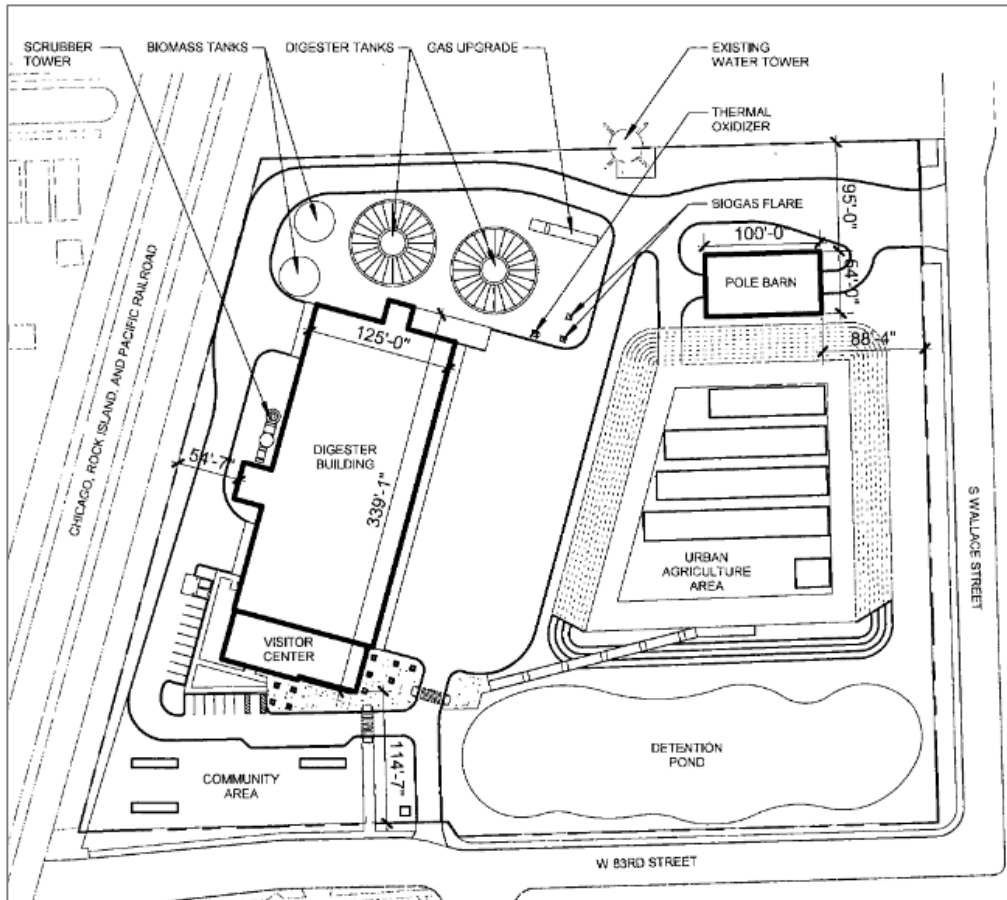
THE APPLICABLE PLANNING DOCUMENT RELATED TO THE SITE IS THE AUBURN GRESHAM QUALITY OF LIFE PLAN

- Published 2016
- Greater Auburn Gresham Development Corporation | LISC Chicago New Communities Network

Quality of Life Plan Goals Advanced Here:

- Create services that address critical issues important to vulnerable populations
- Support traditional and nontraditional educational opportunities
- Build a neighborhood culture of health integrated into existing classes and programs offered within the community

# SUMMARY OF PLANNED DEVELOPMENT EXPANSION

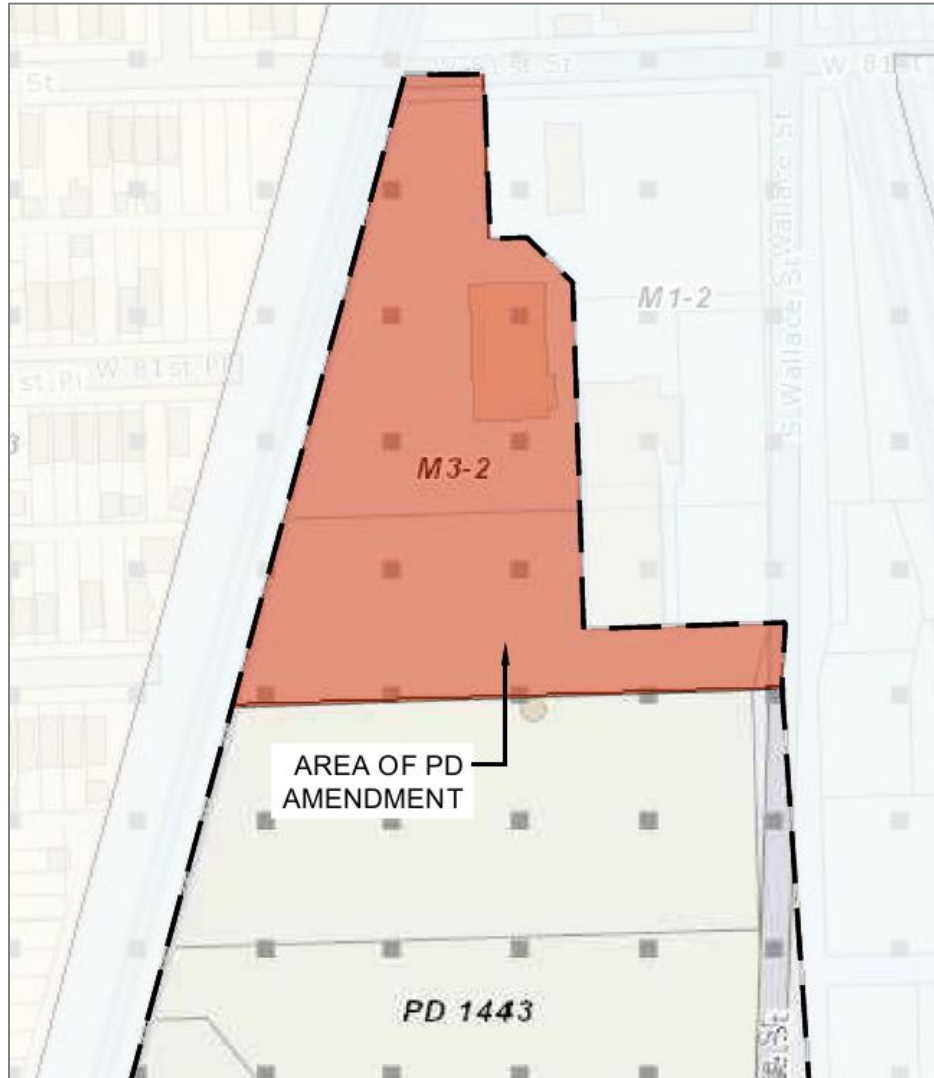


April 2019: Chicago City Council approved Industrial Planned Development 1443 to facilitate Green Era's proposal to construct a new anaerobic digester facility, visitor center, urban agricultural area and community area.

Given that approximately half of the food waste being brought to Green Era's campus is in liquid form, the campus now needs to expand to accommodate additional detention capacity.



# SUMMARY OF PLANNED DEVELOPMENT EXPANSION



Green Era seeks to expand its campus to the north to encompass an additional ~190,000 s.f. (~4.4 acres) of site area.

No new buildings or structures are being proposed for this additional campus area.

Incorporating this additional site area requires this proposed amendment to PD 1443.

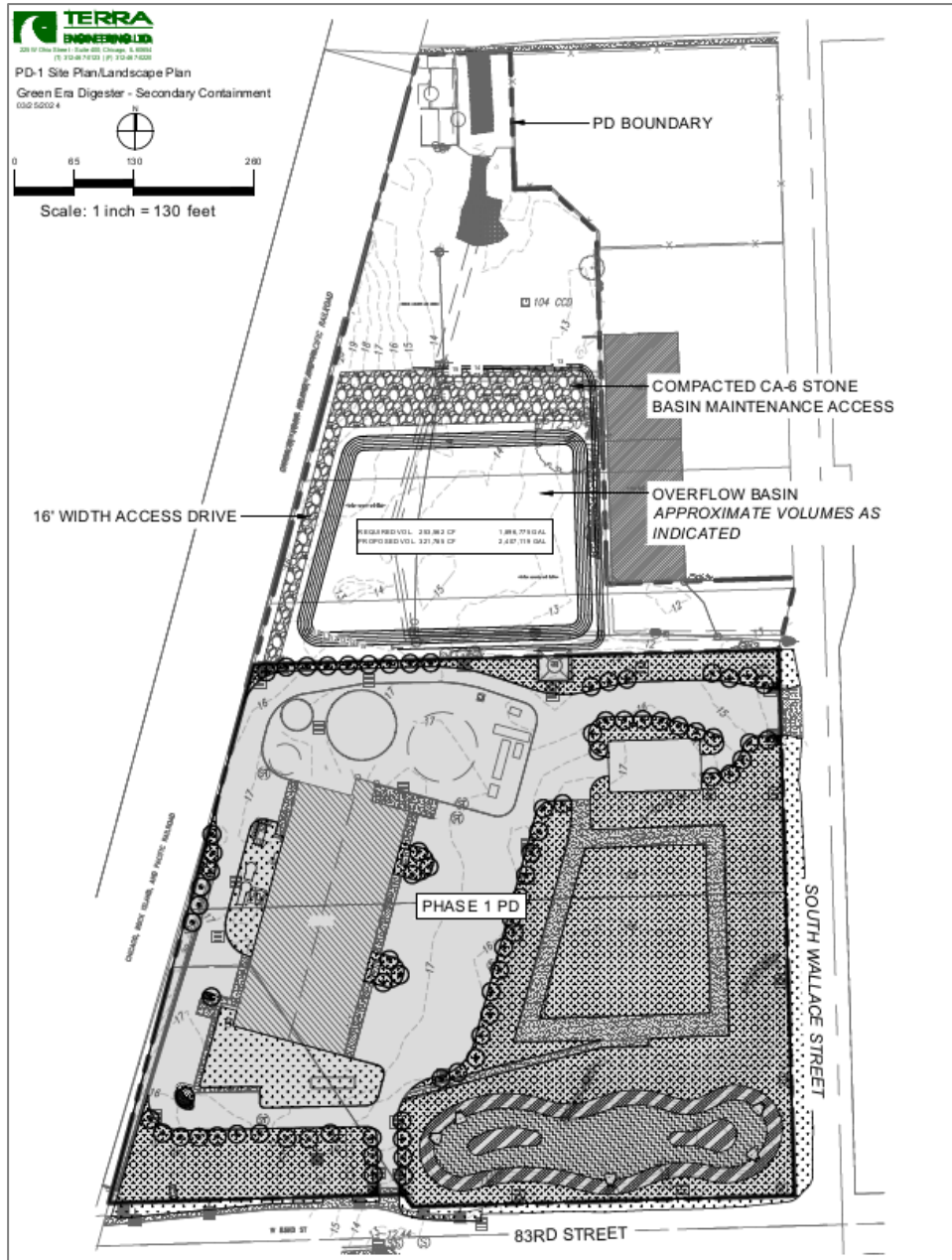
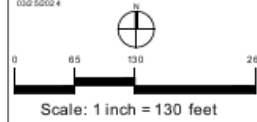
# Project Timeline + Community Outreach

- Date of PD Amendment Introduction:
  - July 17, 2024
- Date of Community Meeting:
  - April 24, 2024
- There was overwhelming support for this project and there were no concerns, nor modifications needing to be made, based on DPD and community feedback.

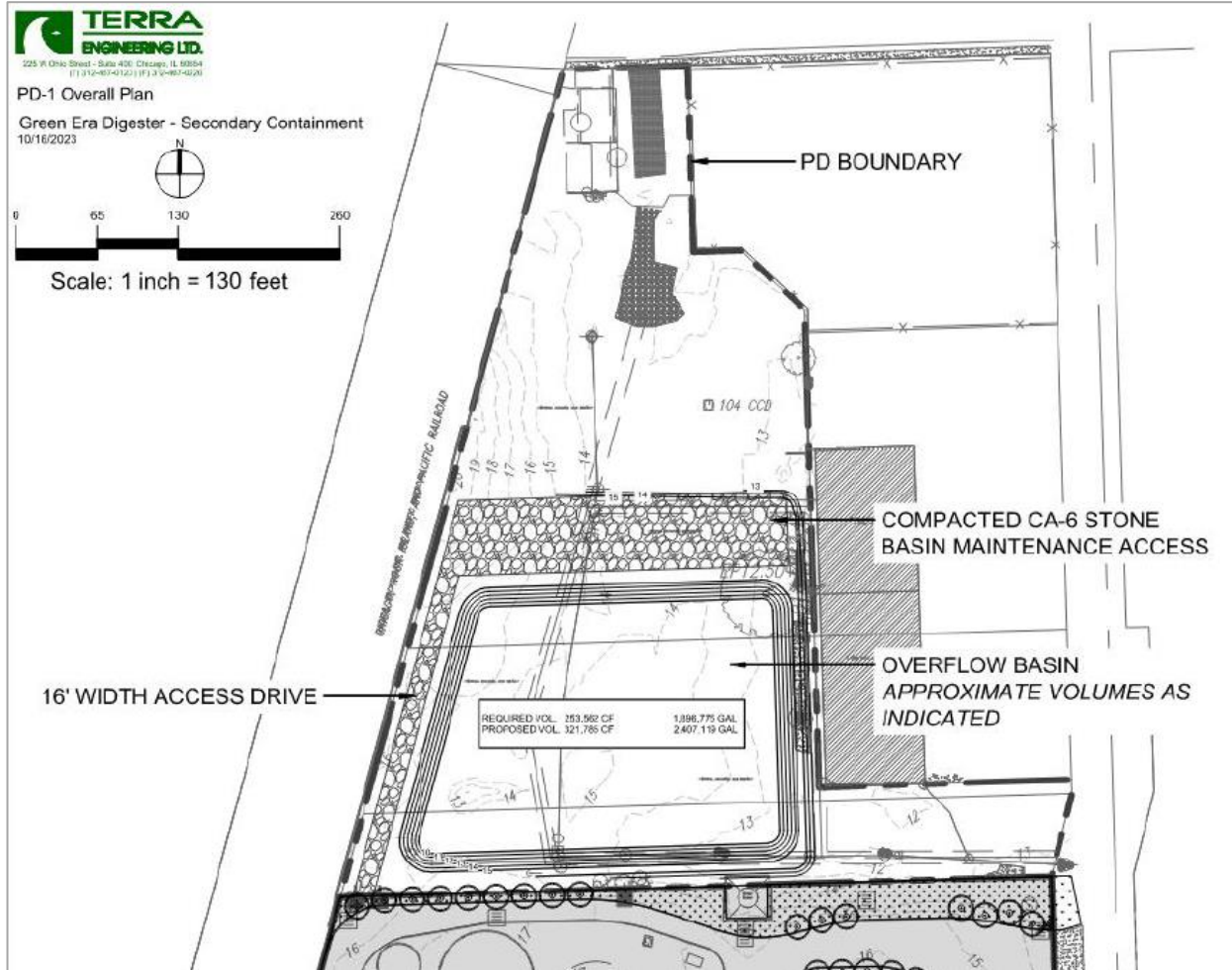




PD-1 Site Plan/Landscape Plan  
Green Era Digester - Secondary Containment  
002 50204



SITE PLAN / LANDSCAPE PLAN



The Chicago Department of Transportation (CDOT) required Green Era to complete a traffic impact assessment for new traffic impacts associated with the proposed project to add a semi vegetated basin to the north side of their facility.

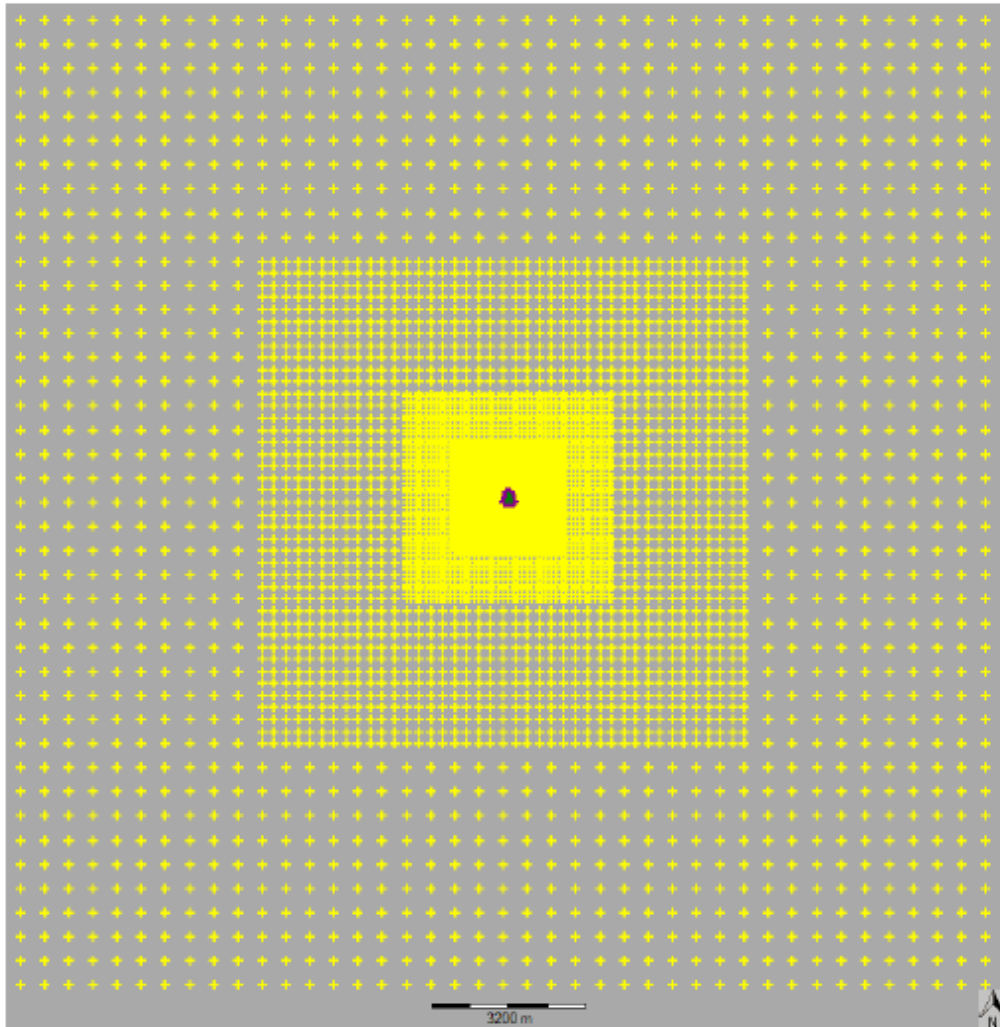
#### Findings:

- No new access driveways are proposed.
- No additional employees are proposed.
- Accordingly, the added site area and facilities will create no additional daily traffic after construction.

CDOT has approved this Study.



Figure 1. Receptor Grid



The Chicago Department of Public Health (CDPH) required Green Era to complete an air quality impact assessment for emissions associated with their proposed project to add a semi vegetated basin to the north side of their facility.

#### Findings:

- This air quality impact assessment has been conducted following CDPH air modeling guidance and models the impacts of PM<sub>2.5</sub>, PM<sub>10</sub>, and NO<sub>2</sub>.
- Trinity was able to demonstrate that the proposed project does not cause a National Ambient Air Quality Standard (NAAQS) exceedance for any of these listed pollutants and their corresponding averaging periods.

CDPH has approved this Study.

- **Stormwater Management is designed to comply with Chapter 11-18 Stormwater Management of the Municipal Code of Chicago and The Department of Water Management 2016 Regulations for Sewer Construction and Stormwater Management.**
- **Here, the expansion of Planned Development 1443 is to facilitate an additional detention pond and secondary containment capacity only. No other improvements or structures are being proposed.**
- **The project will be subject to the Rate and Volume Control requirements of the Stormwater Ordinance, for which, Green Era will take a sustainable approach by leveraging at-grade storage to take advantage of evapotranspiration and infiltration, which will reduce the burden on the City's combined sewer system.**



- **Green Era's initial Planned Development 1443, approved in April 2019, had a 24% MBE and 4% WBE utilization goal. In a Dept. of Housing audit conducted in February 2022, the project was found to well exceed these goals, having obtained a 37.53% MBE and 8.88% WBE utilization rates.**
- **Here, given the expansion of PD 1443 to accommodate additional containment capacity, with no structural improvements being made, Green Era does not anticipate any construction or new jobs to be created as a result of this proposed expansion.**
- **Green Era will facilitate the needed work through existing staff, thus reflecting Green Era's commitment to the M/WBE policy objectives.**

# **DPD Recommendations (staff to complete)**

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

- The amendment meets the purpose and relevant 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
- The proposed amendment promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103);
- The proposed amendment is compatible with the character of the surrounding area in terms of uses (17-13-609-B)



# Green Era Campus

## Before: a contaminated brownfield





# **Green Era Campus**

## **After: a renewable energy facility**





# Green Era Campus School Tours



# Green Era Campus Community Art



Green Era, Greater Auburn Gresham Development Corporation, Urban Growers Collective, and community members have worked together to design a mosaic adjacent to the Green Era Campus that celebrates the assets and culture of their neighborhood!