

ACORN HOUSING CORPORATION  
ENGLEWOOD NEIGHBORHOOD

*- proposal for Redevelopment*

WARD 16



University of Illinois At Urbana-Champaign  
Department of Urban and Regional Planning  
April 2008

## *Executive Summary*

The purpose of this preliminary report is to explain the goals of our project to develop single-family affordable housing in the Englewood neighborhood and our rationale for requesting holds on specific city-owned properties. We have conducted an analysis of the neighborhood from various perspectives, with an emphasis on the history and structure of the neighborhood. We have also analyzed recent, ongoing and proposed development projects in order to better understand the climate for reinvestment and redevelopment in the neighborhood. As a result of the analysis we have focused our project on two distinct areas of Englewood, which are the Sherman Park area and 63rd Street and Halsted Street. Within these areas a detailed survey was be done at the lot level to select clusters of city-owned property for redevelopment as affordable housing.



Figure 1: Single-Family Housing in Sherman Park

# *Affordable Housing as a Catalyst for Change*

The purpose of this plan is to provide ACORN Housing Corporation (AHC) with an analysis of the Englewood neighborhood in the context of proposing sites for affordable housing. The analysis will consider variables such as the location of available city-owned lots, access to public transit, schools, social services, community organizations and other amenities. The goal is to propose areas of clustered city-owned lots based on their relationship to the variables analyzed. Within each cluster, specific lots available for redevelopment are identified as potential sites for an AHC affordable single-family housing development.

AHC has a unique opportunity to help fight social and economic decline in the neighborhood through a targeted program to create affordable housing. It is hoped that the scale of the project will create the sense of a new beginning in the community and serve as a catalyst for further reinvestment in the area. Englewood is an ideal site for workforce housing, located about twenty minutes from the job center of downtown Chicago along several major transportation corridors. This plan justifies placing holds on properties and identifies which areas to develop.

The goals of the plan are:

- Analyze redevelopment variables (city-owned properties, public transit, schools, churches, community groups, and other amenities)
- Research and understand neighborhood context, history, assets, needs, current development patterns and Tax Increment Finance (TIF) Districts
- Identify cluster areas for single-family housing development
- Survey identified cluster areas on a detailed lot by lot level
- Create maps to portray analyzed variables and proposed cluster areas
- Provide justification for specific single-family housing development sites

## *Neighborhood Context*

Englewood is a historically distressed community on the southwest side of the city (Table #1). Although it is located within the economic

Table 1: Neighborhood Context

	Englewood	Chicago, IL	USA
Poverty Rate	43.8%	19.6%	12.4%
Median Income	\$18,955	\$38,625	\$41,944
Median Home Value	\$63,889	\$132,400	\$119,600

Source: U.S. Census Bureau, 2000 Census, SF3

engine of the greater Chicago area, it has not shared in the region's economic growth, with a poverty rate more than double that of Chicago.

Englewood has lost population since the 1970s and suffers from poor housing, employment opportunities, and community facilities (Table 2). Several schools serve the area, both public and private. While they too have suffered from years of disinvestment, recent scores have shown steady improvement at all levels.<sup>1</sup> Yet, decades of decline and disinvestment has resulted in over two thousand city owned properties in the neighborhood today. Taken together, these vacant and abandoned properties portray a picture of neighborhood in decline. However, they also present an opportunity for reinvestment. These properties can be used as a starting point for redevelopment, using new affordable housing as a catalyst for neighborhood change.

Table 2: Neighborhood Change in Englewood

	1970	1980	1990	2000
Population	89,713	59,075	48,434	40,222

Source: U.S. Census Data from Nathalie P. Voorhees  
Center for Neighborhood and Community Improvement,  
University of Illinois at Chicago

### *Reinvestment Momentum*

Although the population has been declining for several years, projects are underway to revitalize the neighborhood, creating the conditions to attract reinvestment and capitalize on the area's location on the transit corridor close to the job center of central Chicago. These projects include affordable and market-rate housing, new commercial and retail centers as well as public service facilities.

Several affordable housing projects in Englewood and the surrounding area have already been completed, creating the momentum needed to attract reinvestment to the neighborhood (Table 3). The St. Bernard's Place single-family development added 114 row houses near St. Bernard's Hospital to provide affordable workforce housing for hospital employees. The Columbia Pointe development is a multi-phase plan that has added 230 affordable and market-rate single-family homes in the adjacent Woodlawn area along 63rd Street. Currently in the construction phase, it is estimated that the Karry L. Young New Homes for Englewood development will add 229 affordable single-family and multi-family homes in a scattered site development near the 63rd Street and Ashland Avenue Chicago Transit Authority (CTA) stop.

1 Chicago Public School Choice Directory and Reportcard

A new commercial and retail development centered on 63rd Street and Halsted Street is located to build on the momentum created by new Kennedy King College Campus. Historically this area was a thriving commercial district and it is the community's desire to see this area thrive again. The new corridor will consist of six buildings with 72 storefronts. Included in this is a newly completed Walgreens Pharmacy, signaling the business community's willingness to invest in the neighborhood.

Table 3: Residential Redevelopment Projects in Englewood and the Surrounding Area

Project Name	Location	Description	Number of Units	Estimated Completion Date
Antioch Homes Phase II	6400 S Normal	Multi-family rental housing	57	2002
Victoria Jennings Residences	620 W 61st	Multi-family rental housing	24	2002
Wheeler House	140 W 69th	Affordable rental housing for seniors	89	2002
Columbia Pointe Phase II	63rd and Woodlawn	Affordable and market-rate single-	230	2006
Antioch Homes Phase III	6350 S Normal	Multi-family rental housing	40	2007
Karry L. Young New Homes for Englewood	62nd and Ada	Affordable single-family housing	229	2009
St Bernards Place Phase I & II	63rd and Yale	Affordable single-family housing	114	2007
Strand Hotel Lofts and Condos	63rd and Cottage	Multi-family rental housing, lofts and	36	2007
Rebirth of Englewood	66th between Normal and Parnell	Affordable single-family housing	86	N/A
Rosewood Estates	69th and Princeton	Affordable single-family housing	16	N/A
The Yale Building	6559 S Yale	Multi-family rental housing	69	N/A

Source: Teamwork Englewood, Chicago Sun-Times and Chicago Department of Housing

Several recent public works have also been completed. A new police station is located near the 63rd Street and Ashland Avenue CTA stop. A new branch of the Chicago Public Library system has also been constructed in the area on 63rd Street.

Taken together these projects have the potential to create conditions that will continue to attract new investment to the neighborhood.

### *Select Areas of Focus*

Taking into consideration the neighborhood context, recent redevelopment efforts and the location of clustered city-owned properties in Englewood, two broad areas were determined to narrow our focus for site selection. These areas are centered on Sherman Park in the northern part of the neighborhood and Halsted Street and 63rd Street in the southeast portion of Englewood.

## Sherman Park

### *Strengths*

The Sherman Park area predominantly consists of single-family housing with some three to four story multi-family houses. It is well connected to CTA bus routes along the commercial corridors and the schools located within the area are easily accessible. There are several city-owned contiguous properties (mostly vacant lots), which would be suitable for larger scale development.

Sherman Park is located in the center of this area and is surrounded by commercial and business corridors- Ashland Avenue to the west, 51st Street to the north and Garfield Boulevard to the south. Connectivity to green space and commercial spaces would add value for the future homes. CTA



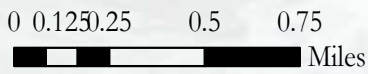
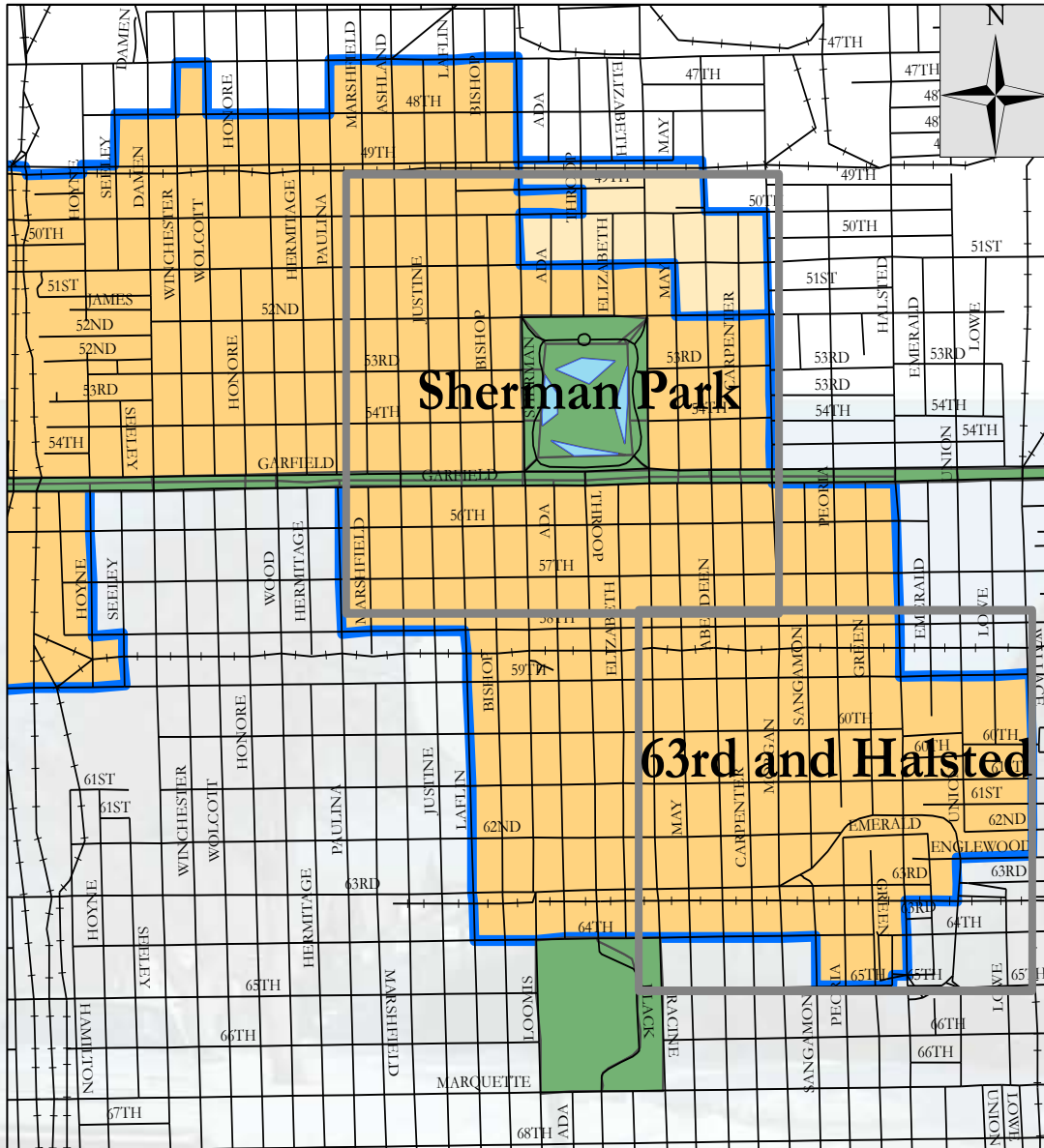
Figure 2: New multi-family in Sherman Park

#51st and #9 Ashland Avenue and #X9 Ashland Avenue Express are the main bus routes on 51st Street, Ashland Avenue, Garfield Boulevard and Racine Street with bus stops located every other block.

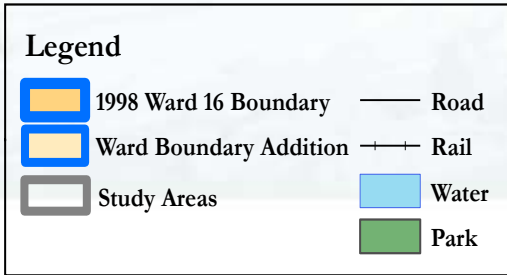
Major shopping malls are located at the intersection of 51st and Racine Street, between 52nd Street and 53rd Street on Ashland Avenue. The closest grocery store is located at the intersection of Garfield Boulevard and Ashland Avenue.

Libby Elementary school (located on Loomis Blvd, between 53rd and 54th Streets) and Richard High school (located at the intersection of Bishop Street and 50th Street) and Sherman School (located at 52nd Street and Morgan Street) are all located within the Sherman Park area. The proximity to various facilities justifies the selection of this area.

# City Owned Properties Analysis Area *Ward 16*



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 April 2008



## Weaknesses

The closest grocery store is located at the intersection of Garfield Boulevard and Ashland Avenue, several blocks west. Despite this distance, the grocery store is located on a major bus route and is accessible.

## Cluster Analysis

The blocks between 50th and 52nd Streets on Carpenter Street, Aberdeen and Throop Streets, between 52nd and 54th Streets on May Street and the block between 51st and 53rd Streets on Laffin Street have been identified as potential locations for redevelopments, primarily due to the presence of several vacant contiguous city-owned lots and also due to the proximity to the transit stops.

### 5000 Throop Street

This block has the maximum amount of potential within the Sherman Park Area as it has 22 vacant city owned properties. There are several vacant contiguous lots on the west of Throop and 4 contiguous lots on the east of Throop. All the lots fall within in RS-3 zoning category except the lots facing 51<sup>st</sup> Street which are zoned B3-2.

At the intersection of 50<sup>th</sup> and Throop Streets is a church and lots 1258-1250 facing the 51<sup>st</sup> street is the 'Chicago senior care center'.

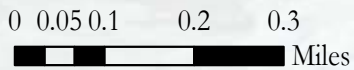
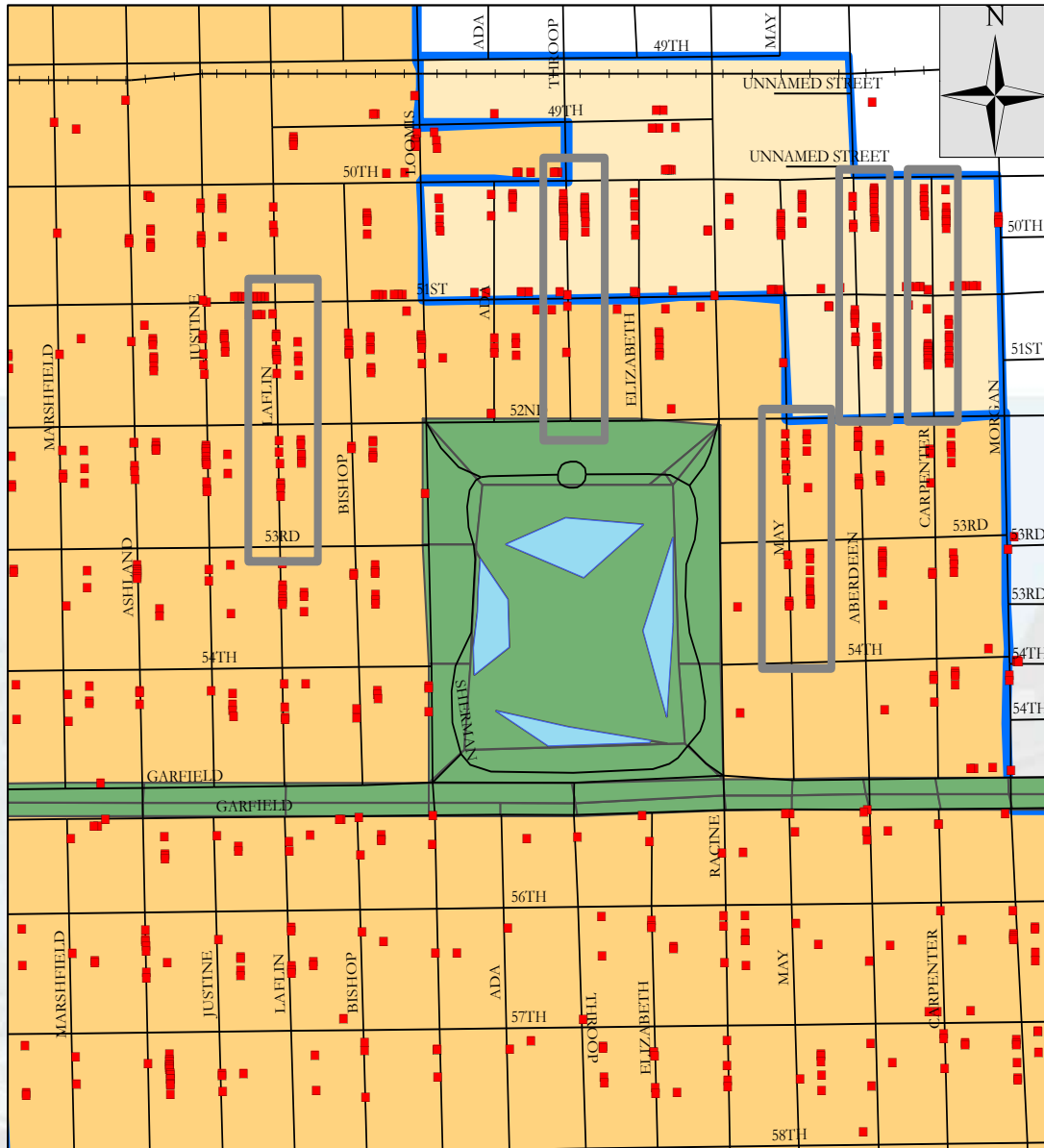
Right across the street from the senior care center are two more churches.

		50TH			
ZONED RS-3	V	5000	5001	W	ZONED RS-3
	V	5002	5005	V	
	F2(New)	5004	5007	V	
	V	5006	5011	F2	
	V	5008	5013	V	
	V	5010	5015	V	
	V	5012	5017	V	
	V	5014	5021	V	
	V	5016	5023	M4	
	V	5018	5025	V	
	V	5024	5027	V	
	V	5026	5031	V	
	F2	5030	5033	M3	
	V	5032	5035	V	
V	5034	5039	F3		
V	5036	5041	V		
V	5040	5043	V(Fenced)		
V	5044	5055	F2		
		ALLEY			
ZONED B3-2					ZONED B3-2
	C	V	V		
		1310			
		1308			
		1306			
		1304			
		THROOP			
		1258			
		1256			
		1254			
		1252			
		1250			
				C	

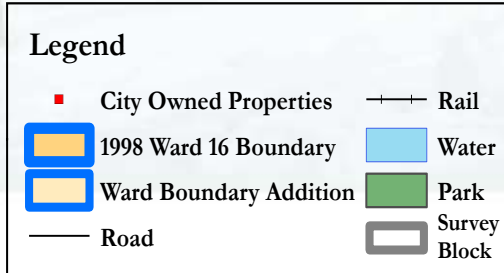
51ST			
A	ABANDONED	C	COMMERCIAL/RETAIL
F	SINGLE FAMILY	M	MULTI-FAMILY
S	SCHOOL/EDUCATION	U	UNOCCUPIED
V	VACANT LOT	W	WORSHIP/RELIGIOUS
EXAMPLES:			
F1= ONE STORY SINGLE FAMILY HOME			
M6= SIX STORIED MULTI-FAMILY APARTMENT COMPLEX			

Figure 3: Block Survey Analysis - Throop Street

# Sherman Park Analysis Area *Ward 16*



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### *5100 Carpenter Street*

This block also has a potential for high impact development with 18 vacant city owned properties. There are 9 vacant contiguous lots on the west of Carpenter Street and 4 contiguous lots on the east of Carpenter. Sherman School is located at the intersection of 51<sup>st</sup> and Carpenter. A grocery store is located a block away at the intersection of 52<sup>nd</sup> and Morgan Streets.



Figure 4: Garfield Boulevard Parkway

### *5100 and 5300 Laflin Street*

Laflin between 51st and 53rd

Streets have a total of 43 vacant lots, half of which are city owned properties. All the lots are zoned RS-3 (Residential) district except for the lots facing 51st street which are in the B3-2 District. Although there are several vacant lots within this stretch, they are not all contiguous, but the proximity to CTA bus stop and the Food Mart at the intersection of 51st and Laflin Streets lends to the appeal for developing affordable housing in this area.

Lot 1451 and 1449 on 51st street is the Fairchild Baptist Church. Lot 5230 and 5232 on the east of Laflin is a child day care center. There is a large vacant land, which covers half a block in between Laflin and Bishop Street along 53rd Street. This large piece of land does not have any pathways or lot demarcations on it.

### *5200 and 5300 May Street*

The 5200 and 5300 blocks of May Street, between 52nd and 54th Streets are ideally located one block to the east of Sherman Park. The majority of the development opportunities for city-owned lots are not contiguous along the two blocks. 24 of the block's 91 lots are city-owned (26 percent). If all vacant lots are considered (city- and non city-owned) 38 out of 91 lots are available (42 percent).



### *5000 and 5100 Aberdeen Street*

The 5000 and 5100 blocks of Aberdeen Street are between 50th and 52nd Streets. The northern end of the block is bordered by a

Figure 5: Large vacant lot in Sherman Park

large industrial site zoned M1-2 (Manufacturing). The end of each block abutting 51st Street is zoned B3-2 (Business), accounting for 13 percent of the two-block area's lots. Thirty-eight percent of the lots in the two blocks are city-owned, with as many as six lots located contiguously. If all vacant blocks are considered for development (city- and non city-owned) 58 percent of the lots are available. The best opportunity is found on the east side of the street between 50th and 51st Streets, with 70 percent of the lots city-owned and 85 percent of the block vacant.

### *5000 Carpenter Street*

The 5000 block of Carpenter Street is located between 50th and 51st Streets. The northern end of the block is bordered by a large industrial site zoned M1-2 (Manufacturing). The southern end of the block abutting 51st Street is zoned B3-2 (Business). Fifty-one percent of the lots are city-owned. If all vacant lots are considered, 61 percent of the lots are available for development. However, half of these lots are located at the southern end of the block fronting 51st Street and zoned B3-2 (Business).

## 63rd and Halsted Streets

### *Strengths*

This neighborhood of detached single family houses is ideally situated to attract neighborhood reinvestment and transit-oriented, walkable development with its proximity to downtown Chicago jobs and amenities. The area has plenty of opportunities for infill housing with most blocks having between one-third and two-thirds of the lots vacant.



Figure 6: New Kennedy King College at 63rd and Halsted

A major north-south transportation corridor is easily accessible from the neighborhood, linking it to the downtown Chicago area. CTA has both trains and buses servicing the area. A few blocks to the east along 63rd Street is a stop for the red line train, connecting to downtown in about 20 minutes. Similarly, the green line train stops at 63rd and Halsted Streets. The area is also served by several bus lines. The #63 bus runs along 63rd Street, providing access to both the train to the east and business district in west Englewood to the west. The #8 and #44 buses run along the north-south axis of Halsted Street and Racine, also connecting to downtown. The Dan Ryan Expressway is also easily accessible.

Businesses are located along Halsted Street. The intersection of 63rd Street and Halsted Street is also the location of an ongoing redevelopment effort called the “Englewood Center.” The new Kennedy King College campus is the first phase of this project with new commercial and mixed use development along both 63rd and Halsted Streets to follow. The proposed development includes a grocery store and pharmacy.

Several schools, all within walking distance, serve the area. The schools include both public elementary and private academies. The two high schools in the neighborhood are both located within a few blocks. The elementary schools in

the neighborhood generally have less than half of their students meeting State standards, but are closer to the Chicago Public School (CPS) system average of 60 percent. Only 5 percent of students at Robeson High School meet State standards, with the school ranking 72 out of 77 CPS system schools. No data was available on the performance of the other high school, Englewood Academy High School, which is a charter school. Trends over the past three years do show steady improvement in student scores.

### *Weaknesses*

As Englewood has seen its population decline for several years, there are more vacant lots than will be addressed in the proposed redevelopment plan. This means that a significant number of vacant lots will remain, lowering adjacent property value and inviting blight.

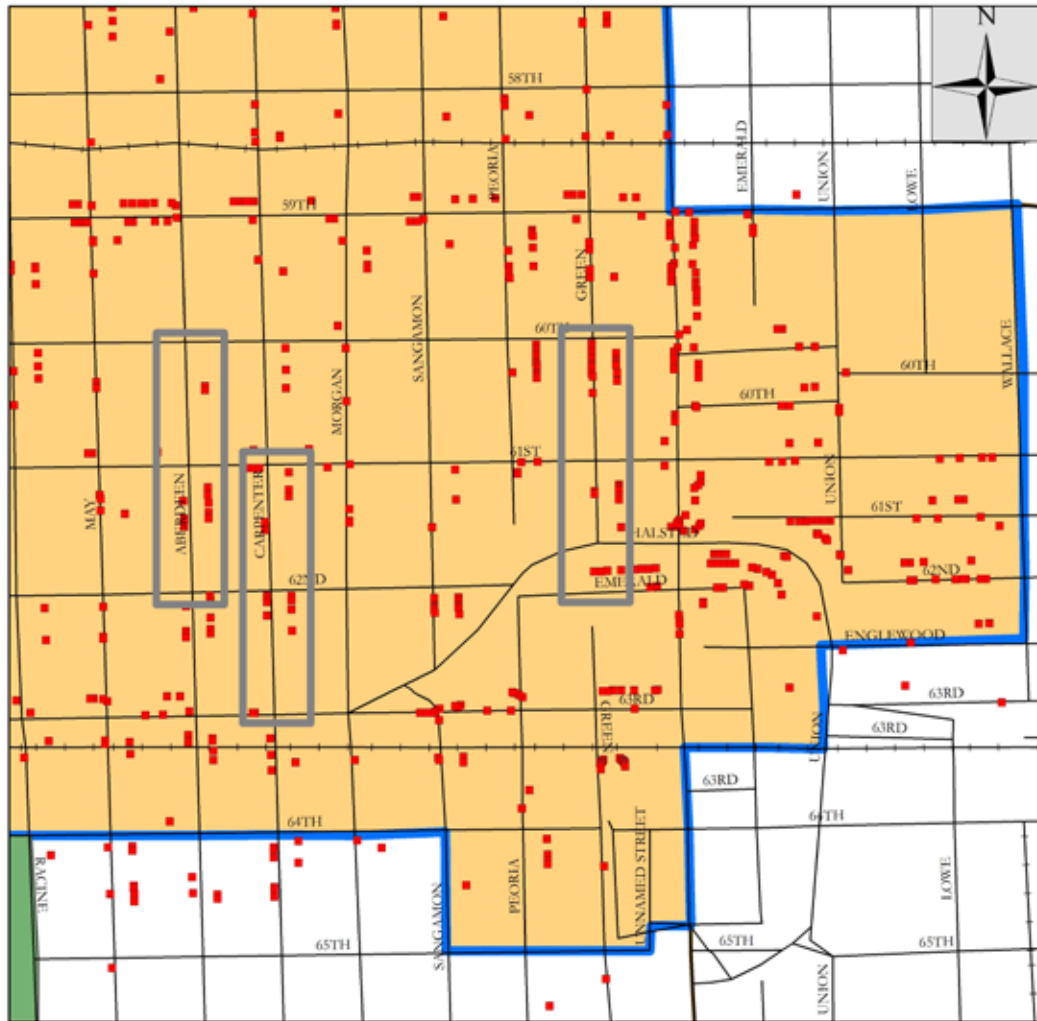
### *Cluster Analysis*

In the area surrounding 63rd and Halsted Streets, three clusters of city-owned property have been identified as potential redevelopment sites. The clusters were selected with the intention of supporting a development of approximately 20 single-family houses. These clusters are: Green Street between 60th and 63rd Streets, Carpenter Street between 60th and 63rd Streets and Aberdeen Street between 61st and 63rd Streets.

### *6000 Green Street*

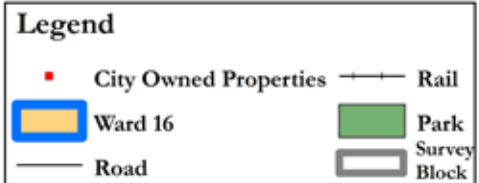
This block offers the best potential for high impact development in this area as there are many contiguous vacant city-owned lots. There are 11 contiguous city-owned lots on the west side of Green Street, and 5 contiguous city-owned on the eastern side of Green Street. About 6 out of 11 on the west side of the street comprise an abandoned parking lot zoned RT-4 but the other 5 are vacant lots zoned RS-3. On the other side of Green Street is a large lot (that at the time we surveyed, was covered in about a foot of mulch), where 3 out of 5 lots are zoned PD and the other 2 are RT-4.

## 63rd and Halsted Analysis Area *Ward 16*



0 0.05 0.1 0.2 0.3  
 Miles

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### *6200 Carpenter Street*

Developing this block would require acquisition of privately owned property since many of the vacant lots are not city-owned lots. The west side of Carpenter Street is almost entirely vacant except for 4 dispersed properties, but only 5 are city-owned and 3 of which are contiguous. All properties fronting Carpenter Street are zoned RS-3.

### *6100 and 6200 Aberdeen Street*

These blocks entail more gap-tooth development but at either end of Aberdeen there are several contiguous vacant lots. Closer to 63rd Street on Aberdeen Street, 3 out of 5 vacant lots are city-owned and towards 62<sup>nd</sup> Street 3 out of 4 are vacant. There are 4 groups of contiguous vacant lots at both ends of Aberdeen Street and on both sides of the street. Either group would involve acquisition as there are no more than three contiguous city-owned properties in either group. One cluster abuts a church which uses one of the lots for parking. The block is zoned RS-3.

### *Background on TIF Districts in Englewood*

Tax Increment Financing (TIF) Districts are an important influence on site selection since TIF designation provides opportunities for redevelopment and project expansion in the near future. The following is a discussion on the relevance of TIF Districts in site selection for affordable housing development.

Illinois State law requires that Tax Increment Financing (TIF) Districts are only established in areas that are “blighted,” or in danger of becoming blighted. If the area meets State standards, then a redevelopment plan must be approved by the City Council. TIFs capture money by devoting all new property taxes to targeted redevelopment. Once a TIF is established, taxing bodies’ (the City of Chicago’s general treasury, the Chicago Public Schools, the Chicago Park District, etc.) share of the property taxes is “frozen” at the level it was at just before the TIF was approved. Taxes on all the new property value go into the TIF fund and are targeted for development. Enhanced property value can happen in one of three ways: New development on vacant land that, before the new project was built, paid little or no taxes; second, improvements to existing properties, such as an addition to a house, a factory, or a store; and third, the taxes on existing properties could go up, either because of inflation (sometimes called “natural growth” in

property values) or because of gentrification in the neighborhood. In any of these cases, the new tax dollars go to the TIF district's fund, not to the City, the schools, or any other taxing body.

Eligible uses of TIF Dollars:

- Infrastructure (streets, bridges, viaducts)
- Other public improvements (including improvements to schools, parks, and other public buildings)
- Direct subsidies of private residential, commercial, or industrial development.
- Redevelopment and renovation projects
- Job Training
- Day Care
- Workforce Development (through TIFWORKS)

### *TIF Districts in the 16th Ward*

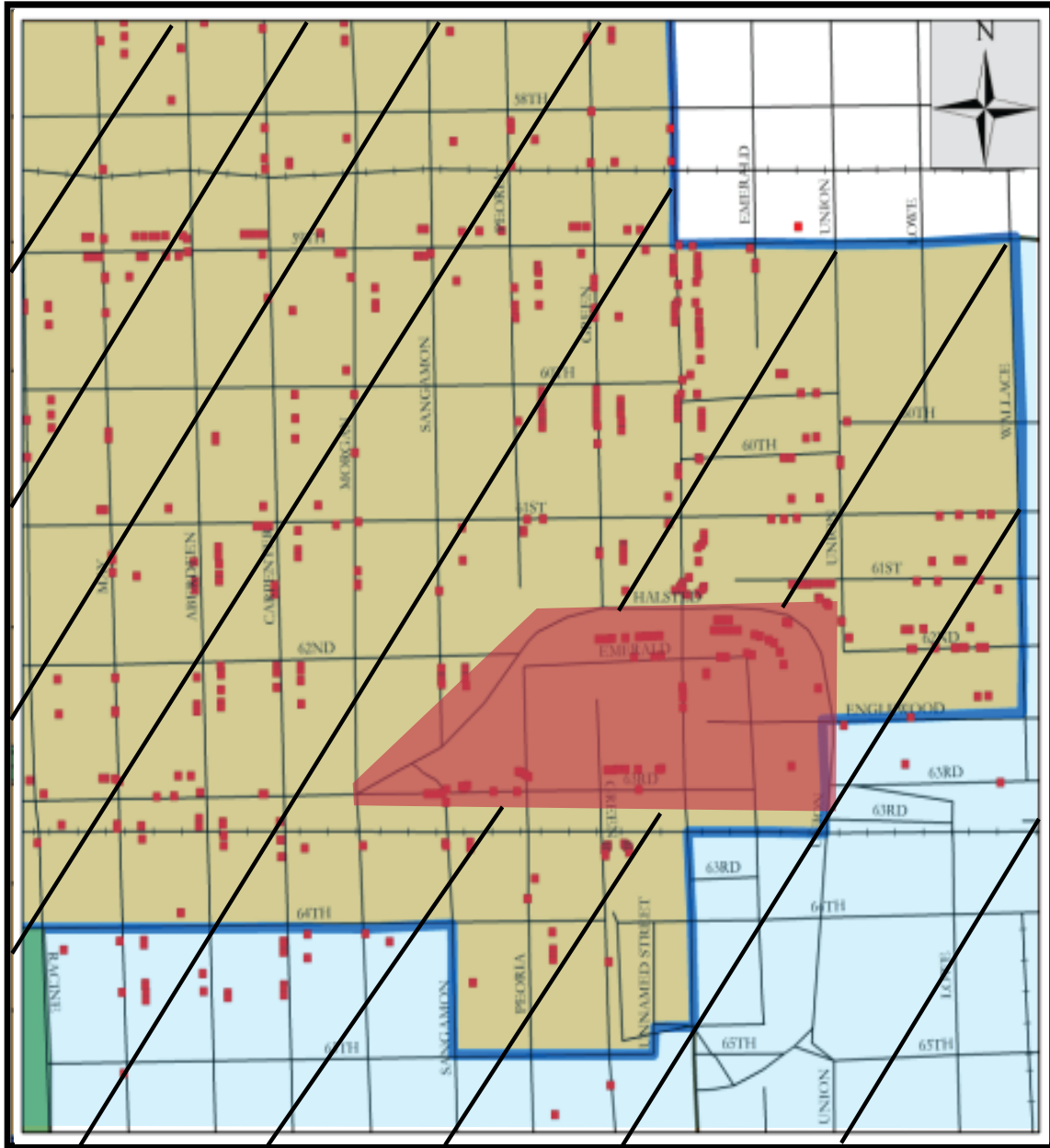
#### **Englewood Neighborhood**

The Englewood Neighborhood TIF district was designed primarily to target private investment for blighted residential blocks and major arterials within the 1,200 acre area (Figure #). Funds are also targeted for public works projects, rehabilitation work, and workforce training. The net value is approximately \$9.5 million with \$6.5 million already committed to ongoing or future projects.

#### **Englewood Mall**

The Englewood Mall TIF district is the oldest of the three districts and was authorized in 1989 (Figure #). While it continues to generate good revenue with an 18 percent increase over the previous FY2006, a large percentage of the net balance (4.8 million dollars) has already been committed to future projects. Funds are targeted for assembly and preparation projects, as well as infrastructure and improvements to utilities. It is set to expire in 2012.

# 63rd and Halsted Analysis Area *Ward 16*



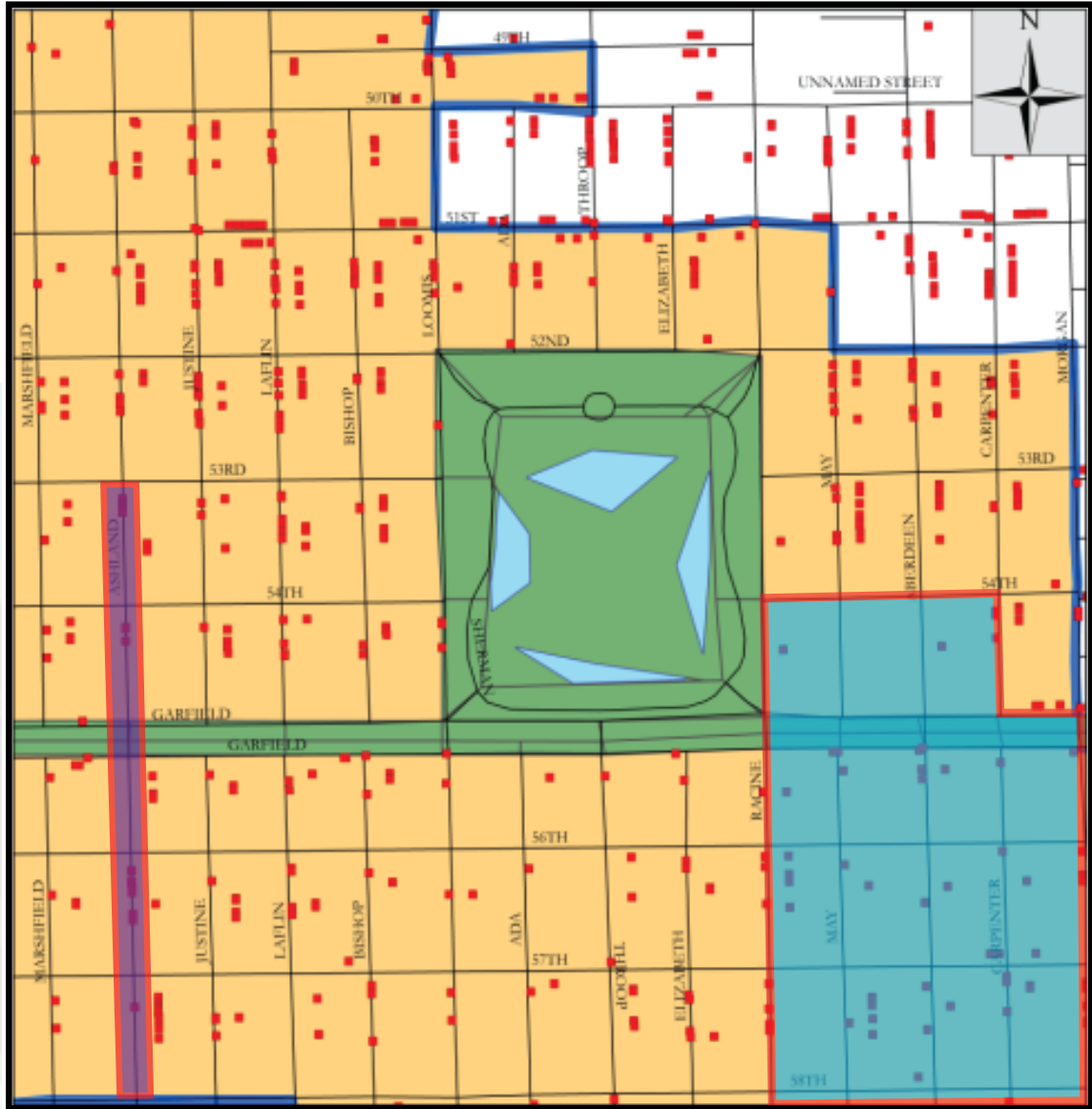
0.3 Miles

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### Legend

- City owned properties
- Ward 16
- 63rd and Ashland TIF
- Englewood Mall TIF

# Sherman Park Analysis Area *Ward 16*



 0.3 Miles  
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**Legend**

- City owned properties
- Ward 16
- Englwood neighborhood TIF
- 63rd/Ashland Avenue TIF

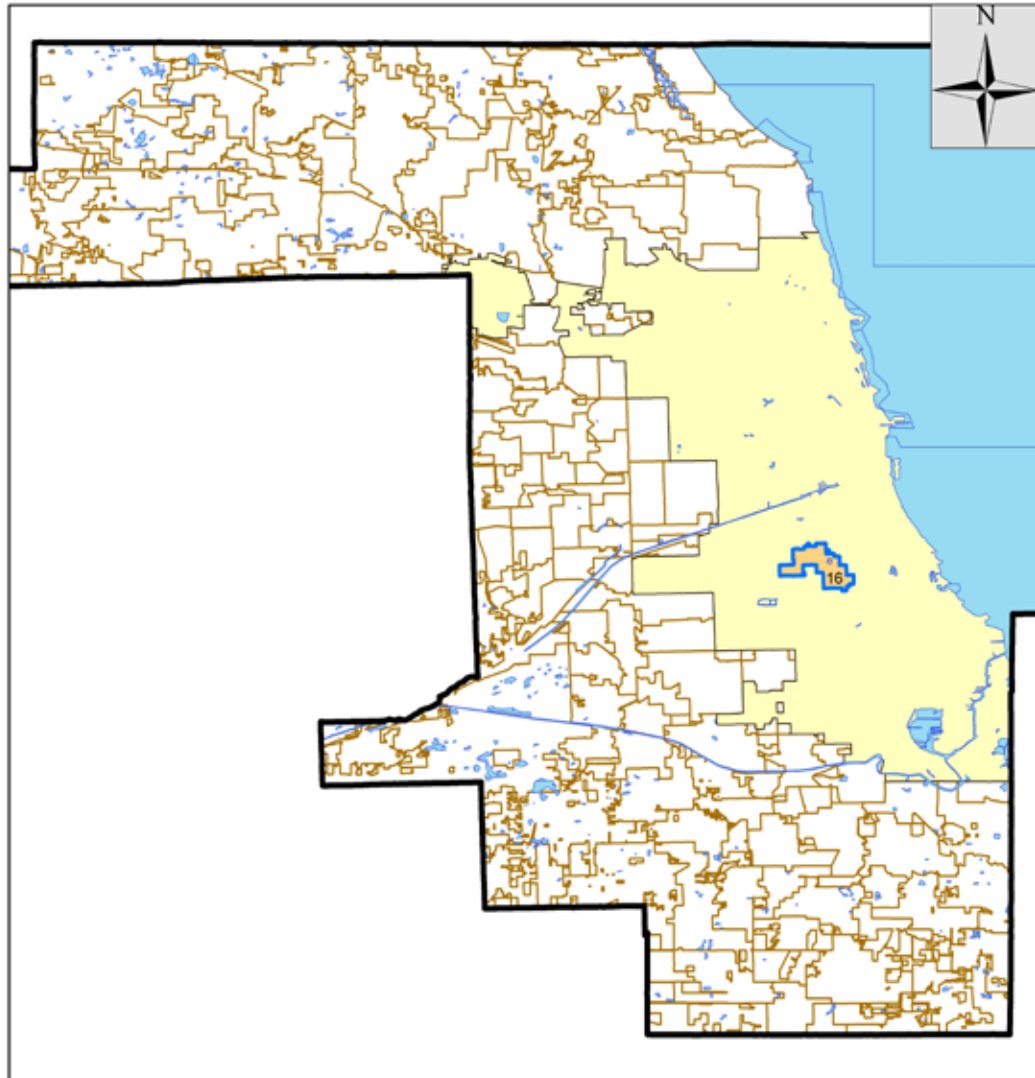
## *Summary*

As we prepare to make our final requests for reserving specific city-owned properties, we have analyzed several redevelopment variables, such as the location of city-owned properties, public transit, schools, churches, community groups, and other amenities, researched the neighborhood context for development by exploring the history, assets, needs, current development patterns and Tax Increment Finance (TIF) Districts, identified cluster areas for single-family housing development, surveyed identified cluster areas on a detailed lot by lot level, created maps to portray analyzed variables and proposed cluster areas in order to justify development for specific single-family housing sites. We hope that we have accomplished these goals in our request for reserving specific city-owned properties.



# Appendix

## Reference Area: Cook County, Illinois *Ward 16*



0 3 6 12 18  
Miles

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### Legend

- Cook County Boundary
- Municipal Boundaries
- City of Chicago
- Ward 16
- Water

# Cluster Analysis: Block Surveys

A	ABANDONED	C	COMMERCIAL/RETAIL
F	SINGLE FAMILY	M	MULTI-FAMILY
S	SCHOOL/EDUCATION	U	UNOCCUPIED
V	VACANT LOT	W	WORSHIP/RELIGIOUS

EXAMPLES:  
 F1= ONE STORY SINGLE FAMILY HOME  
 M6= SIX STORIED MULTI-FAMILY APARTMENT COMPLEX

<b>50TH</b>						
ZONED RS-3	V	5000		5001	W	ZONED RS-3
	V	5002		5005	V	
	F2(New)	5004		5007	V	
	V	5006		5011	F2	
	V	5008		5013	V	
	V	5010		5015	V	
	V	5012		5017	V	
	V	5014		5021	V	
	V	5016		5023	M4	
	V	5018		5025	V	
	V	5024		5027	V	
	V	5026		5031	V	
	F2	5030		5033	M3	
	V	5032		5035	V	
	V	5034		5039	F3	
	V	5036		5041	V	
V	5040		5043	V(Fenced)		
V	5044		5055	F2		
<b>ALLEY</b>			<b>ALLEY</b>			
ZONED B3-2		1310 1308 1306 1304	THROOP	1258 1256 1254 1252 1250		ZONED B3-2
C	V	V	V			C
<b>51ST</b>						

Zoned M1-2						
50TH						
Zoned RS3	V	5000	CARPENTER ST	5003	V	Zoned RS3
	F2	5002		5005	M3	
	V	5006		5007	F1	
	V	5008		5009	F2	
	F2	5010		5011	F2	
	V	5012		5015	M2(U)	
	V	5018			V	
	V	5020		5021	V	
	F2	5022		5023	F2	
	V	5024		5025	M2	
	V	5028		5027	V	
	V	5030		5029	V	
	F2	5032		5031	F2	
	M2	5034		5035	V	
	F	5036		5037	V	
	F2	5038		5039	F2	
	M2(U)	5040		5043	V	
M2	5044	5045	F1A			
Zoned B3-2	ALLEY		ALLEY		Zoned B3-2	
	1046 V		1024 V			
	1044 V		1022 V			
	1042 V		1020 V			
	1040 V		1018 V			
	1038 V		1014 V			
	1032 V		1012 V			
		1010 V				

51ST						
ZONED RS-3	V	5106	CARPENTER	Sherman School	S	ZONED B3-2
	M4	5108				2
	M4	5110		ALLEY		
	V	5112		5113	V	
	M3	5116		5117	V	
	M3	5118		5119	V	
	M3	5120		5121	V	
	F2	5124		5123	V	
	V	5128		5125	M2	
	V	5130		5129	V	
	M4	5132		5131	V	
	V	5134		5135	M3	
	V	5136		5137	V	
	V	5138		5139	V	
	V	5140		5141	F1	
	V	5144		5145	V	
	V	5146		5147	F3	
	V	5148		5149	F3	
	V	5152		5151	V	
	V	5156		5153	V	
V	5158	5157	V			
		1022	F3			
52ND						

51ST

ZONED B3-32		1509 1507 1503 1501		1451 1449	W	ZONED B3-32
	<b>ALLEY</b>			<b>ALLEY</b>		
ZONED RS-3	V	5116	LAFLIN	5115	M3	ZONED RS-3
	V(Fenced)	5118		5119	V	
	F3	5120		5121	V	
	F3	5122		5123	V	
	F3	5124		5125	V	
	F4	5126		5127	F3	
	A	5128		5129	F3	
	V	5132		5135	V (Private Parking)	
	V	5136		5137	V (Private Parking)	
	V	5138		5139	V	
	V	5140		5141	V	
	V	5142		5143	V(Sale)	
	V	5144		5145	V	
	F3	5146		5147	F2	
	F3	5148		5151	F3	
	V	5150		5153	F3	
	V	5152		5157	F3	
F1	5154	5159	V			
V	5156					

52ND

ZONED RS-3	V	5200	LAFLIN	5201	V	ZONED RS-3
	V	5202		5205	V	
	F2	5204		5207	F	
	F2	5208		5211	F3	
	A	5210		5215	V	
	V	5212		5317	V	
	F2	5216		5219	F	
	A (Burnt)	5218		5221	F	
	F2	5220		5223	V	
	V	5222		5225	V	
	V	5224		5227	V	
	F2	5226				
	F2	5230				
	F2	5232				
	F2	5238				
	F1	5242				
	V	5244				
	V	5246				
	F3	5248				
	V	5250				
V	5252					
V	5254					
V	5256					

53RD

LARGE VACANT LAND

52ND								
Zoned RS-3	V	5200	MAY ST	5201	V	Zoned RS-3		
	V	5202		5205	F2A			
	M2	5204		5207	V			
	M2A(U)	5206			V			
	V			5213	F1			
	V	5112		5215	M2			
	V			5217	F2A			
	V	5220		5219	V			
	V	5222		5221	F1			
	F2	5224		5225	F1			
	F2	5226		5227	F1			
	F1	5230		5229	V			
	V	5232		5231	V			
	V	5234		5233	F1			
	V	5236		5237	M			
	V	5238		5239	M2			
	M2	5240		5243	F1			
	M2	5242		5245	F1A			
	F2	5244		5247	F1			
	V	5248		5251	M2			
	M2	5250		5255	F1			
	F1	5252		5259	V			
	M2	5254						
	M2	5256						
	53RD							
	Zoned RS3	V		5300	MAY ST		5301	V
V		5302	5303	V				
F2		5308	5305	V				
		5310	5307	V				
V		5312	5313	F1				
M2		5314						
M2		5318	5319	V				
F1		5320	5321	F1				
V			5323	F1				
F1		5326	5325	M2				
F2		5328	5327	M2				
F2(U)		5330	5329	M2				
V			5331	M2				
F1		5336	5333	V				
F2		5338	5335	M3				
M2		5340	5339	V				
F2		5342	5341	V				
F2		5346	5343	F2(U)				
F1		5348	5345	F2				
			5349	V				
V		5350	5351	V				
V		5354	5355	V				
V		5356	5357	F2				
			5359	F2				
54TH								

50TH						
Zoned RS3			ABERDEEN ST	5001	V	Zoned RS3
	F2	5004		5003	V	
	V	5008		5005	V	
	F2	5010		5007	V	
	F2	5014		5011	V	
	F2A(U)	5016		5015	V	
	V	5018		5017	M2	
	F2	5022			V	
	F2	5024		5021	V	
	F2	5026		5025	V	
	F	5030		5027	F2(U)	
	F2	5032		5029	F2	
	V			5033	V	
	V	5038		5035	V	
	F1	5040		5039	V	
	M2	5044		5041	V	
	ALLEY				5043	
			5045	M2		
		ALLEY				
Zoned B3-2	1110 V	1100, 1102 + 1106 V			Zoned B3-2	
			1058 V	1054 V		
51ST						
Zoned B3-2	V	5100	ABERDEEN ST		V	B3-2
	V	5104			V	
	V	5106			V	
	V	5108			V	
Zoned RS-3	V	5114		5111	F1	Zoned RS-3
	F	5118		5113	M2	
	M2A	5120		5117	M2A	
	V			5119	V	
	M2	5126		5121	F1	
	V	5128		5123	M2	
	V	5132		5125	M2A	
	V			5127	V	
	F1	5136		5129	V	
	V	5138		5131	M2	
	F1	5142		5133	F2A	
	F1	5144		5135	F1	
	F1	5150		5137	V	
F2	5152	5145	F1			
V		5147	F1			
V		5149	V			
		5153	V			
		5155	V			
		5157	V			
		5159	F1			
52ND						

60TH					
ZONED RT-4	Abandoned Parking Lot	6000	GREEN	Abandoned Lot	ZONED PD
		6002			
		6006			
		6010			
		6014			
		6016			
		6020			
		6022			
		6024			
		6030			
ZONED RS-3	V	6034	6011	ZONED RS-3	
	V	6036	6017		
	V	6030	6019		
	V	6034	6021		
	UAM2	6036	6023		
	F1	6040	6025		M2
	UF1	6042	6031		V
	UV	6044	6039		M2
	M2	6046	6041		UM2
	V	6048	6043		UM2
	V	6050	6045		M2
	UAM2	6058	6047		M2
	V	6060	6049		M2
			6055		M2
			6057		M2
		6059	M2		

61ST

62ND						
ZONED RS-3	V	6200	CARPENTER	6201	V	ZONED RS-3
	V	6202		6205	V	
	V	6206		6207	V	
	V	6208		6209	V	
	M2	6210		6211	M2	
	V	6214		6215	V	
	V	6216		6217	F2	
	V	6220		6219	F2	
	V	6222		6221	M2	
	V	6224		6223	M2	
	V	6226		6227	F2	
	F1	6228		6929	M2	
	V	6230		6231	AM2	
	V	6234		6235	F2	
	V	6236		6237	V	
	V	6238		6239	V	
	F2	6242		6241	V	
	M2	6244		6243	V	
ZONED C1-2	ALLEY		ALLEY		ZONED B3-2	
W	63RD	63RD	C			

63RD

61ST

ZONED RS-3	F2	61ST	ABERDEEN	61ST	V	ZONED RS-3
	<b>ALLEY</b>			<b>ALLEY</b>		
	V	6122		6115	V	
	V	6124		6123	V	
	V	6126		6125	V	
	V	6128		6127	V	
	F2	6130		6129	AM3(RH)	
	M2	6136		6131	AM3(RH)	
	M2	6138		6133	V	
	M2	6140		6135	AF1	
	M2	6142		6137	AM3	
	V	6146		6141	F1	
	V	6148		6145	V	
	V	6150		6147	V	
	AM3	6152		6149	V	
	V	6154		6151	V	
	V	6156		6153	V	
		6155	V			
		6157				
		6159	W			

62ND

ZONED RS-3	V	6201	ABERDEEN	6200	M2	ZONED RS-3
	V	6203		6202	M2	
	V	6205		6206	F1	
	V	6209		6208	F1	
	F2	6211		6210	V	
	M2	6215		6214	V	
	UV	6219				
	AF2	6221		6216	AM3	
	V	6223		6222	V	
	V	6225		6224	M2	
	V	6227		6226	M2	
	F1	6229		6232	F1	
	V	6235		6236	V	
	UM2	6237		6238	V	
	V	6239		6240	V	
	F1	6241		6242	V	
	V	6243		6244	V	
ZONED	<b>ALLEY</b>		ZONED	<b>ALLEY</b>		ZONED
C1-2	F1	63RD	63RD	V	C1-2	

63RD

## **Zoning Codes**

(Source: City of Chicago, Department of Zoning.

<http://egov.cityofchicago.org/city/webportal/portalEntityHomeAction.do?entityName=Zoning&entityNameEnumValue=45> )

## **Residential**

The “R,” *residential districts* are intended to create, maintain and promote a variety of housing opportunities for individual *households* and to maintain the desired physical character of the city’s existing neighborhoods. While the districts primarily accommodate residential use types, nonresidential uses that are compatible with residential neighborhoods are also allowed.

### **RS, Residential Single-Unit (Detached House) Districts**

The primary purpose of the RS districts is to accommodate the development of *detached houses* on individual *lots*. It is intended that RS zoning be applied in areas where the land use pattern is characterized predominately by *detached houses* on individual *lots* or where such a land use pattern is desired in the future. The Zoning Ordinance includes three RS districts—RS1, RS2 and RS3—which are differentiated primarily on the basis of minimum *lot area* requirements and *floor area ratios*.

### **RT, Residential Two-Flat, Townhouse and Multi-Unit Districts**

The primary purpose of the RT districts is to accommodate *detached houses*, *two-flats*, *townhouses* and low-density, *multi-unit residential buildings* at a *density* and building scale that is compatible with RS districts. The districts are intended to be applied in area characterized by a mix of housing types. The districts are also intended to provide a gradual transition between RS districts and higher *density* RM districts. The RT districts are differentiated primarily on the basis of allowed *density* (minimum *lot area* per unit) and *floor area ratios*. The RT4A designation is intended to accommodate and promote *multi-unit buildings* containing *accessible dwelling units*.

## **Commercial and Business**

### **General**

The “B” and “C” (Business and Commercial) districts are intended to accommodate retail, service and commercial uses and to ensure that business and commercial-zoned areas are compatible with the character of existing neighborhoods.

### **B3 Community Shopping District**

**17-3-0104-A** The primary purpose of the B3, Community Shopping district is to accommodate a very broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than found in B1 and B2 districts, the B3 district is also intended to accommodate some types of uses that are not allowed in B1 and B2 districts.

**17-3-0104-B** Development in B3 districts will generally be destination-oriented, with a large percentage of customers arriving by automobile. Therefore, the supply of off-street parking will tend to be higher in B3 districts than in B1 and B2 districts.

**17-3-0104-C** The B3 district permits residential *dwelling units* above the ground floor.

**17-3-0104-D** The B3 district is intended to be applied to large sites that have primary access to major streets. It may also be used along streets to accommodate retail and service use types that are not allowed in B1 and B2 districts

### **C1 Neighborhood Commercial District**

**17-3-0105-A** The primary purpose of the C1, Neighborhood Commercial district is to accommodate a very broad range of small-scale, business, service and commercial uses.

**17-3-0105-B** C1 zoning is distinguished from B1 zoning by the range of use types allowed: C1 permits more intensive, more auto-oriented commercial use types than does B1. The C1 district also allows *taverns* and liquor stores by-right.

**17-3-0105-C** The C1 district permits residential *dwelling units* above the ground floor.

**17-3-0105-D** C1 zoning is generally intended to be applied in compact nodes, at the intersection of two or more major streets, or in a cohesive linear fashion along streets.

## **Planned Development**

### **17-8-0100 Purpose**

The *planned development* regulations are intended to:

**17-8-0101** ensures adequate public review of major development proposals;

**17-8-0102** encourages unified planning and development;

**17-8-0103** promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods;

**17-8-0104** ensures a level of amenities appropriate to the nature and scale of the project;

**17-8-0105** allow flexibility in application of selected use, *bulk*, and development standards in order to promote creative building design and high-quality urban design; and

**17-8-0106** encourages protection and conservation of natural resources.

### **17-8-0200 Number of Buildings and Uses**

*Planned developments* may include one or more *principal buildings* and one or more *principal uses*.

### **17-8-0300 Number of Lots**

*Planned developments* may consist of one or more *lots* to be developed as a unit, whether simultaneously or phased within a period of time commensurate with the character of the proposal.

# Redevelopment Projects in Englewood and the Surrounding Area

Redevelopment Projects in Englewood and the Surrounding Area

Project Name	Location	Description	Lead Agency	Type	Number of Units	Estimated Completion Date	Notes
<b>Antioch Homes Phase II</b>	6400 S Normal	Multi-family rental housing	Illinois Housing Development Authority, Harris Bank, Antioch Housing Capital LLC, Antioch Baptist Church Foundation, and Fannie Mae	Residential	57	2002	Part two of a multi-phase project under the New Homes for Chicago program. This project receives a substantial part of its support from the Department of Housing, Chicago and it provides housing for persons with disabilities.
<b>Victoria Jennings Residences Wheeler House</b>	620 W 61st 140 W 69th	Multi-family rental housing Affordable rental housing for seniors Affordable and market-rate single-family housing	Victoria Jennings Residences Ltd. Wheeler House Limited Partnership	Residential Residential	24 89	2002 2002	
<b>Columbia Pointe Phase II</b>	63rd and Woodlawn		Woodlawn Park LLC and Woodlawn CDC	Residential	230	2006	Multi-phase project
<b>Antioch Homes Phase III</b>	6350 S Normal	Multi-family rental housing	Englewood Housing Group II, LLC	Residential	40	2007	The development will bring eight two-bedroom and 32 three-bedroom units in a mix of 10 three-story buildings, consisting of three-flats, six-flats and one eight-flat. Units will be made available to households whose incomes are below 60 percent of area median income.
<b>Karry L. Young New Homes for Englewood</b>	62nd and Ada	Affordable single-family housing	Karry L. Young LLC and New Homes for Chicago	Residential	229	2009	On 49 city-owned and 18 privately held parcels in the area bounded by 58th Street, 63rd Street, Ashland and Racine avenues. Planned to be 100 family homes and 44 two-flats under the New Homes for Chicago program.
<b>St Bernards Place Phase I &amp; II</b>	63rd and Yale	Affordable single-family housing Multi-family rental housing, lofts and condos	St Bernard Housing Development Corporation The Strand Hotel LLC and New Homes for Chicago	Residential Residential	114	2007	Built by non-profit subsidiary of St Bernards Hospital and New Homes for Chicago initiative.
<b>Strand Hotel Lofts and Condos</b>	63rd and Cottage			Residential	36	2007	Living and working space for artists
<b>Rebirth of Englewood Rosewood Estates</b>	66th between Normal and Parnell 69th and Princeton	Affordable single-family housing Affordable single-family housing	Rebirth of Englewood CDC Rosewood Estates, LLC	Residential Residential	86 16	N/A N/A	First 29 units to be scattered site development on 22 city-owned properties in the area bounded by Marquette Rd, 69th St, Parnell and Normal Ave. The CDC was dissolved in 2007 and the status of this project is unknown.
<b>The Yale Building</b>	6559 S Yale	Multi-family rental housing	John Luce and Chicago Department of Housing	Residential	69	N/A	Rehab of historic 1890s apartment building to provide affordable housing.
<b>Food 4 Less Shopping Plaza</b>	7030 S Ashland Ave	Grocery store and retail space	Food 4 Less	Commercial	N/A	2006	Bakery, Bank, Deli (Full Service), Floral, One Hour Photo, Coinstar, 24 Hour Pharmacy
<b>Walgreen's Pharmacy</b>	63rd and Union	Pharmacy	63rd & Halsted Inc.	Commercial	N/A	2006	City sold ten vacant lots on the northeast corner of 63rd Street and Union Avenue to the developer in order to build a 70,000-square-foot commercial center, to be anchored by a 10,029-square-foot two-story Walgreens, and a 3,256 square-foot McDonald's.
<b>Lakefront/Mercy SRO Housing</b>	901 to 921 W 63rd	Single room occupancy housing	Lakefront Supportive Housing Corp and Mercy Housing Lakefront	Commercial	100	2009	It is a five-story, 46,000-square-foot metal building and the tenants have access to supportive services, including job training, literacy and substance abuse treatment. It is the first residential building in Chicago to receive the Silver LEED (Leadership in Energy and Environmental Design). Project completion has been delayed due to land acquisition issues.
<b>Englewood Commercial Development</b>	Halsted between 59th and 61st	Retail center w/150,000 square feet	Englewood Commercial Development Corporation, Inc./ Smithfield Properties	Commercial	N/A	N/A	A 6-bld development, 72 storefronts; merchants moving from 63rd-64th St.; City will buy 12 parcels (appraised value, \$832,000) and sell them to developer for \$1. The proposal is for a construction of a retail shopping area with an off street parking area.
<b>Children's Home and AIDS Society of Illinois</b>	1701 to 1727 W 63rd	New family resource: Miltzi Freidheim Englewood Child + Family Center	Designed by Architects Ross Barney & Jankowski	NGO*	N/A	N/A	Children's Home + Aid received the city-owned parcel of land for the new center for the price of \$1. The 32,000 square foot building is surrounded by three playgrounds and adjacent to the new Chicago Public Library and reading garden.
<b>Salvation Army Red Shield Center</b>	901 W 69th Halsted between 62nd and 65th	Social services center College campus	Salvation Army Kennedy King College	NGO*	N/A	2002	A 60,000 square foot facility center which provides play and education space for infants and pre-schoolers, organized sports and cultural activities for teens, recreation for seniors, a fully equipped gym and exercise room for use by all, and life skills center.
<b>Kennedy King College Campus</b>				School	N/A	2007	City College of Chicago
<b>Chicago Public Library - West Englewood Branch</b>	1745 W 63rd	Chicago Public Library branch	Chicago Public Library	Public	N/A	2003	New 7,000 square-foot West Englewood branch brings new library service to the community. LEED certified building with a green garden. The project is partially funded by the city. It will accommodate approximately 247 parking spaces, located on the 4 acre site. It is a 2 story, 44,000 square foot masonry structure. The Program for PD #7 includes a Spacious Public Lobby, a Community Room, Community Relations Offices, Administrative Offices.
<b>7th District Police Station</b>	1300 W 63rd	Chicago Police Department Station	Chicago Police Department/Architect: VOA Associates, Inc. General Contractors: Old Veteran Construction, Inc.	Public	N/A	2008	

Source: Teamwork Englewood, Chicago Sun-Times and Chicago Department of Housing  
\* Non-governmental Organization