



ENGLEWOOD AGRO-ECO DISTRICT LAND USE PLAN

Chicago Plan Commission
Informational Presentation
June 20, 2024

A land use plan for the area around the Englewood Nature Trail



Scheduled to be under construction in 2026



Previous Plans



- 2005** Englewood Quality of Life Plan
- Establish an urban agriculture district of 20 acres or more near 59th Street at Racine

Protect, Preserve and Expand our Green Legacy: Englewood New E.R.A. Trail and Corridor Re-development



- 2008** Englewood Open Space Plan
- Develop the New ERA (Englewood Re-making America) Trail on the abandoned 59th St. rail line



- 2014** Green Healthy Neighborhoods Plan, adopted by Chicago Plan Commission
- Develop clusters of City owned vacant land for urban agriculture along the Englewood Line trail
 - Create the Englewood Line trail on the abandoned 59th Line

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.





Community Design Charette #1, July 7, 2022
Hermitage Park



Community Design Charette #2, September 8, 2022
Parker Community Academy



Community Design Charette #1, July 7, 2022
Hermitage Park



Community Wealth Building Seminar, Aug 4, 2022
Hope Manor



Land Use Plan, May 25, 2023
New Joy Missionary Baptist Church



Vision and Guiding Principles, November 3, 2022
Ogden Park Fieldhouse



CDOT Phase I Design + Engineering #1, Mar 28, 2023
Evening Star Missionary Baptist Church



Corridor Planning, July 13, 2023
Moran Park



CDOT Phase I Design + Engineering #2, Nov 15, 2023
Kennedy King College

Background



"On exhibit at Englewood Village Square in 2021, Hank Willis Thomas' All Power to All People is a provocative artwork combining the Afro pick and the Black Power salute, both icons of Black identity and empowerment. At approximately 28 feet tall, the work stands as a symbol of community, strength, perseverance, comradeship, and belonging. The sculpture's title references a legendary Black Panther Party slogan—arriving to Chicago, where the Illinois chapter of the Black Panther Party was headquartered, is a celebration of Chicago's contribution to civic engagement and the advancement of social justice."

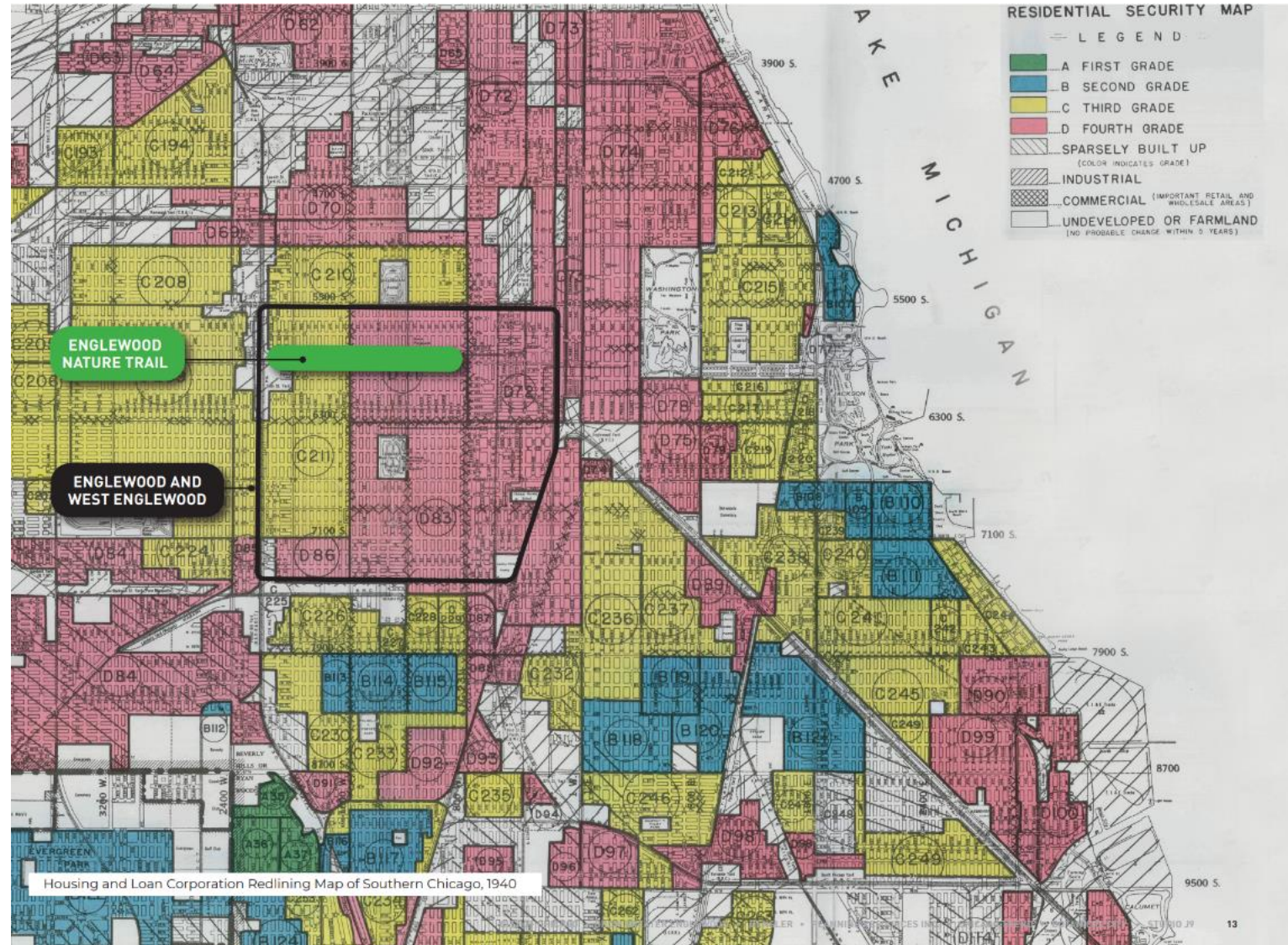
-Danielle Sanders, Chicago Defender

All Power to All People, Englewood Village Plaza (Photo by Kindred Arts)

Real Estate Legacy

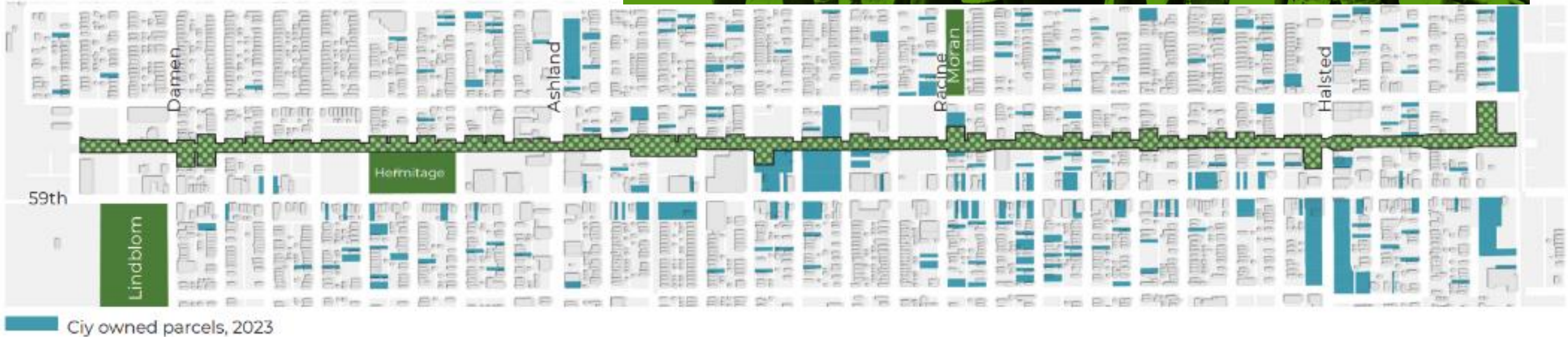
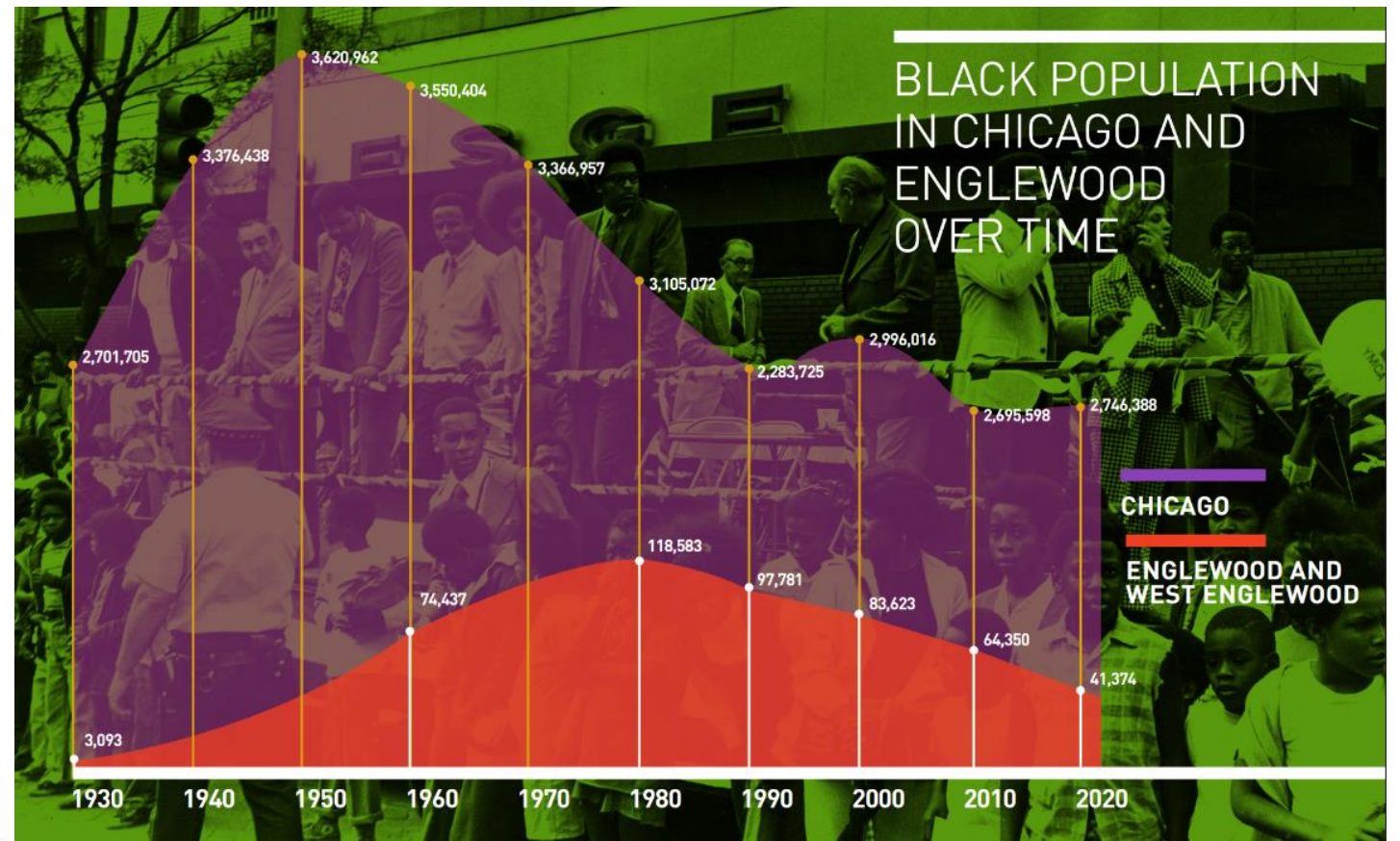
Like much of the South and West sides, Englewood and West Englewood's current condition are the result of social and cultural harms that were both deliberate and unintentional, often involving the leadership, cooperation or silences of local, state and federal governments. As detailed in the 2023 citywide plan, the harms included:

- Urban Renewal
- Redlining
- Housing Covenants
- Block Busting
- Contract Sales
- Great Recession



Real Estate Legacy

Today, the City owns 2207 vacant lots in Englewood and West Englewood

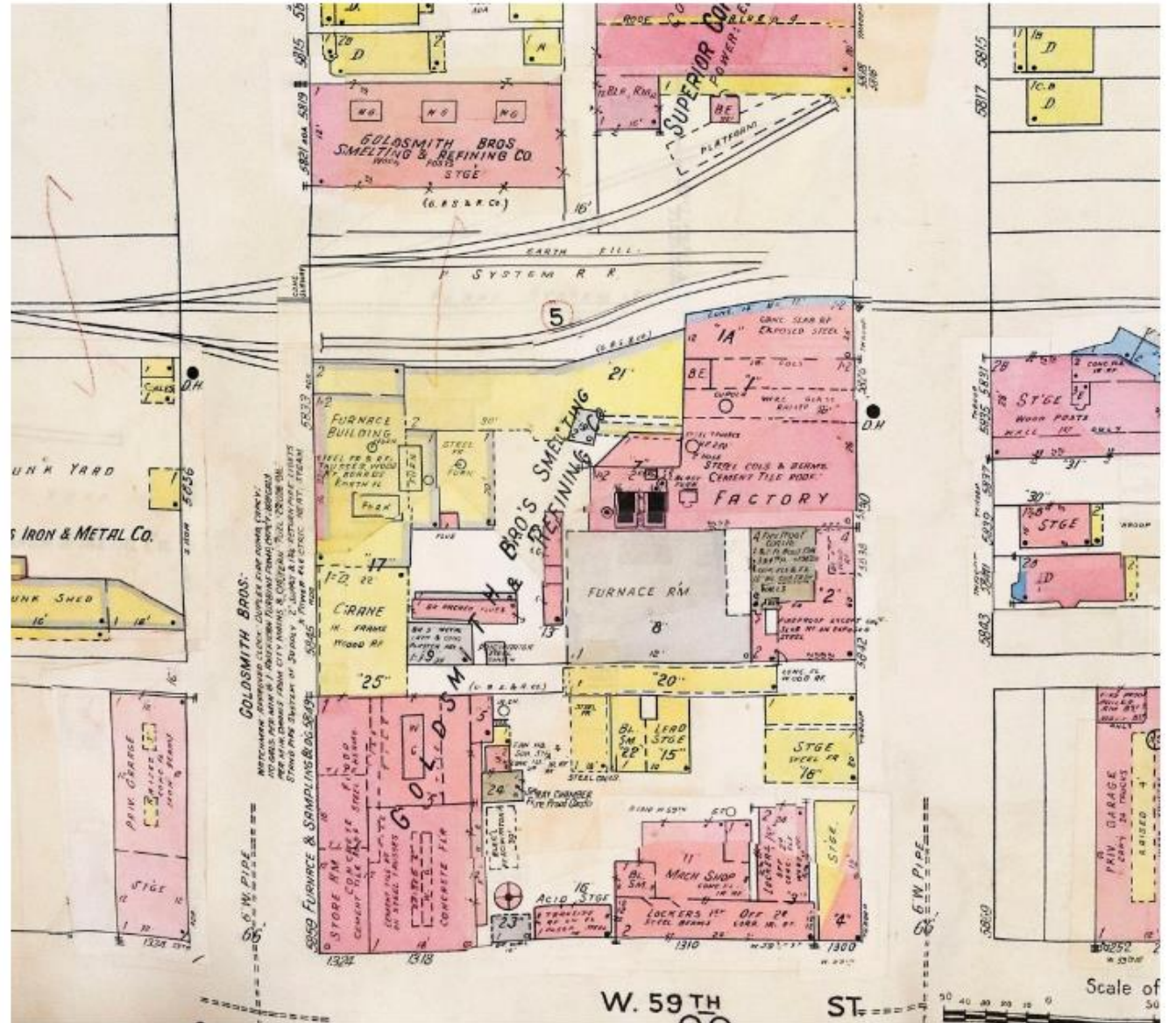


Real Estate Legacy

1883 - Embankment origins

1919-1926 block on either side of the railway fully developed with **metal fabrication shops, factories, material yards, residences, institutions and more than half a dozen coal yards.**

End of the 1960's, business demand for industrial rail service in the area concluded and the embankment ceased being used as a connector between two north-south railways.



Sanborn Map at 59th and Troop Streets, 1951

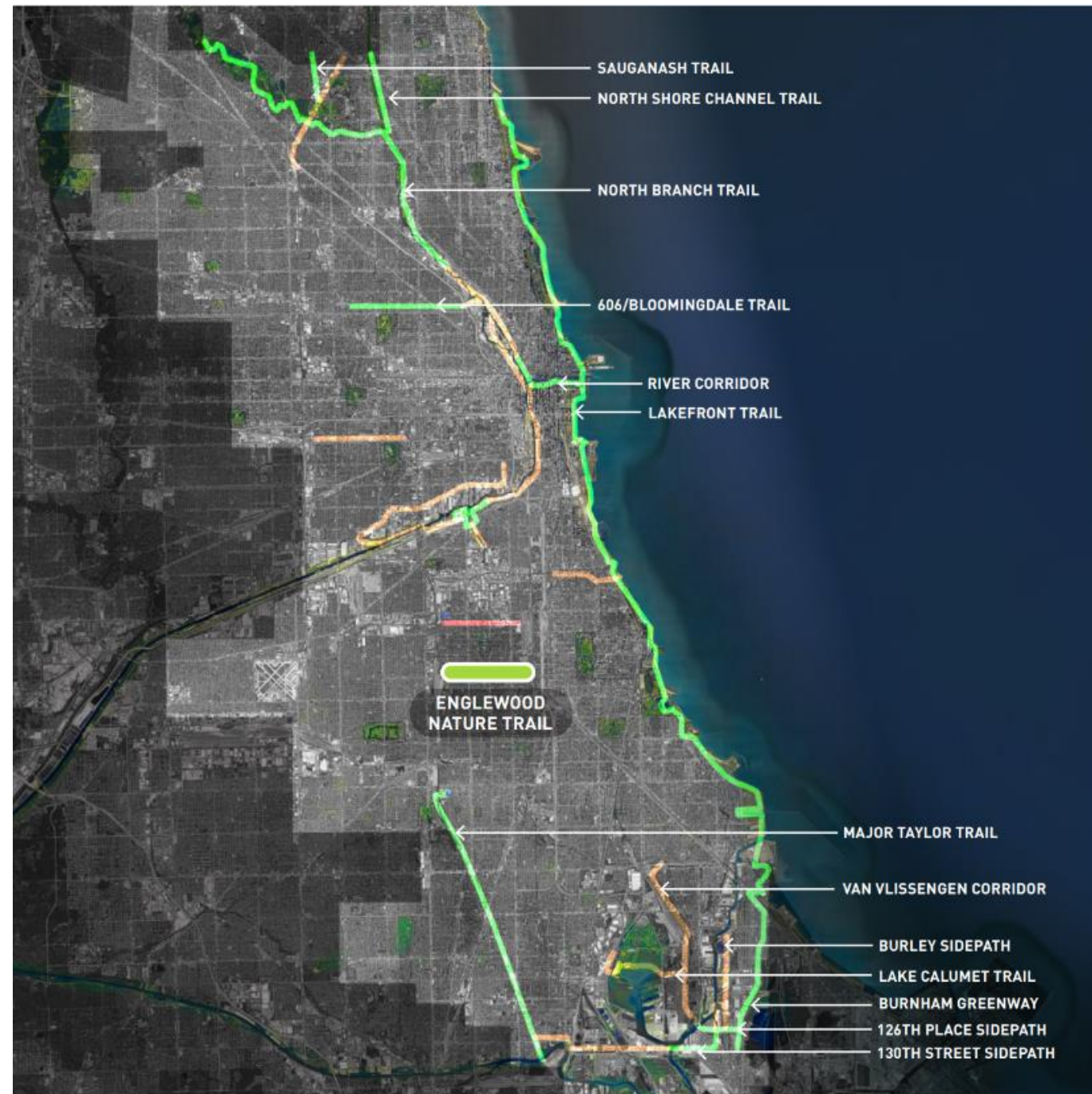
Chicago Rails to Trails

1998 City acquires the future 6.7-mile Major Taylor Trail which open in 2007

2013 Chicago Park District enters into a lease to operate the 2.7-mile Bloomingdale/606 Trail which opens in 2015

2022 City releases vision map identifying 48 miles of new trail projects which would add to the existing 79-mile network

- City allocates \$6 million for Phase I trail Design
- USDOT awards \$20 million



Land Use Vision



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> |

Recommendations and Corridor Concepts



59th Street

59th Street connects two intermodal rail yards located on either side of the district and as a result there are about 1,200 daily truck trips.

Goal: Create a 59th Street Corridor Plan



Major North-South Streets



GOAL 1-Address the **environmental remediation of the former industrial land through a partnership** between City agencies and the community.

GOAL 2-Reuse the **concrete sidings** south of the embankment for a potential **market and event space**.

GOAL 3-Provide **new housing on the former Bontemps School site** by repurposing existing building or new construction.



GOAL 1-**Improve accessibility at planned trail entrance on Ashland**, including a pick-up/drop-off area, seating and shelters for CTA bus stop.

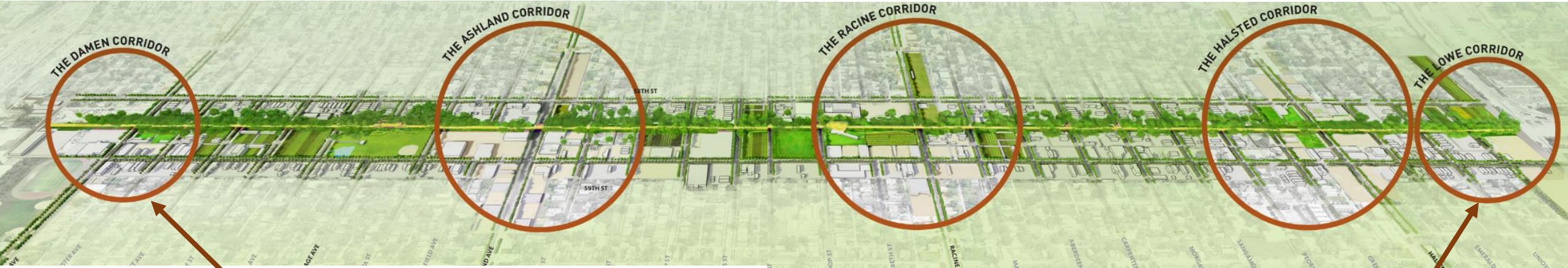
GOAL 2-Position the areas as a **commercial node**.



GOAL 1-Design the Halsted **access point** as the eastern gateway to the trail that builds upon the **Englewood Village Plaza**.



East and West Trail Heads



GOAL-Position corridor as an entry point to the trail.



GOAL 1-Create a **peaceful public open space** at eastern trailhead.

GOAL 2- Attract **food-oriented businesses** to vacant parcels at eastern edge of Agro-Eco District.





**ENGLEWOOD
AGRO-ECO DISTRICT
COMMUNITY REPAIR
COMPACT
FRAMEWORK**

Community Repair Compact

The Community Repair Compact' Framework separate 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

- 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



Chicago.gov | [Select Language](#) ▼

[HOME](#) [GRANT APPLICATION](#) [COMMUNITY PLANS](#) [IN THE NEWS](#) [EVENTS](#) [SIGN UP](#) [LAND USE PLAN](#)

Englewood Nature Trail

