

GREEN
HEALTHY
NEIGHBOR
HOODS

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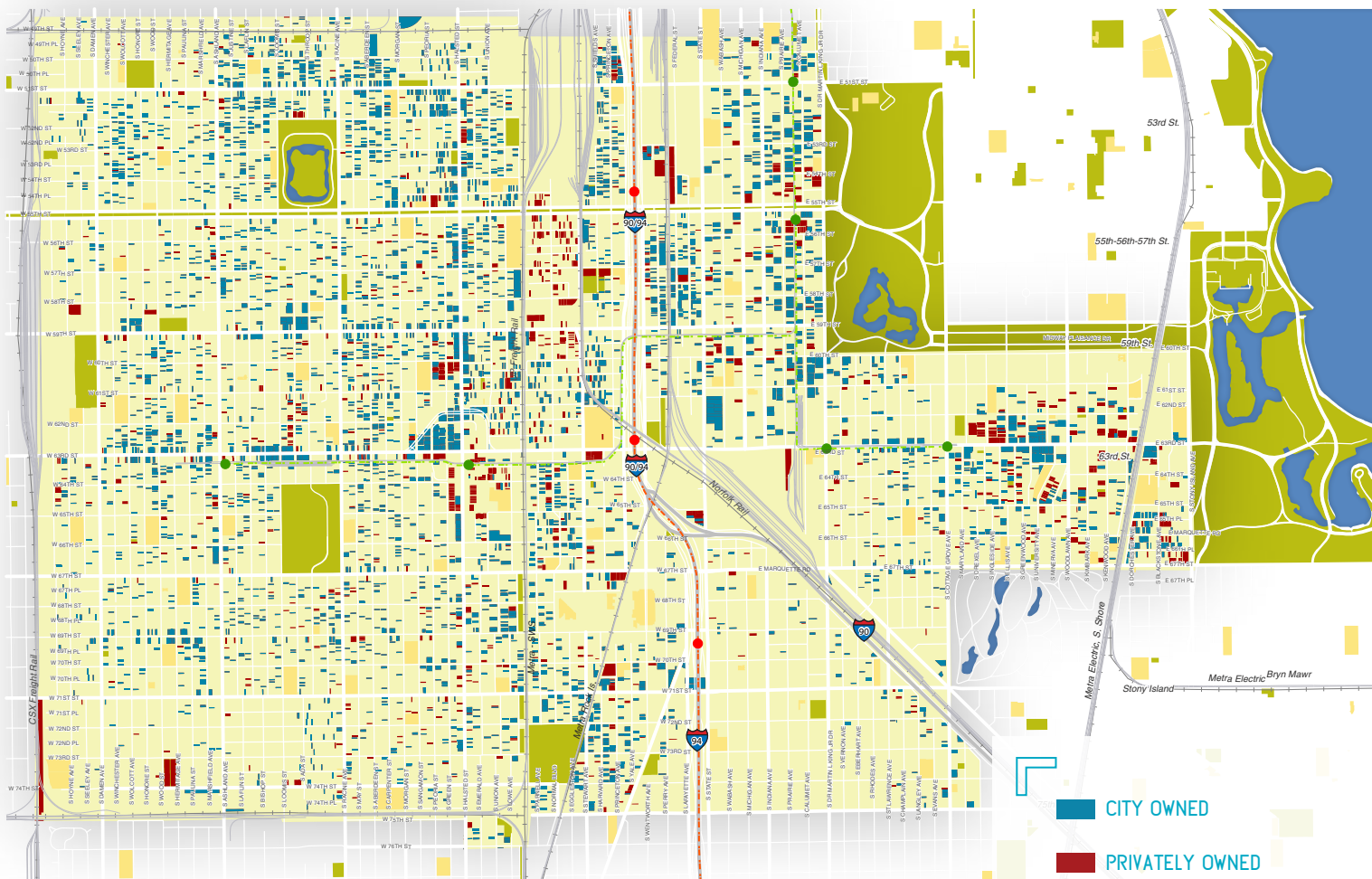
INTRODUCTION

Green Healthy Neighborhoods (GHN) is a 10- to 20-year planning strategy to maximize the use of vacant land and other neighborhood resources within Chicago's Englewood, West Englewood, Washington Park and Woodlawn community areas as well as parts of the New City, Fuller Park and Greater Grand Crossing community areas.

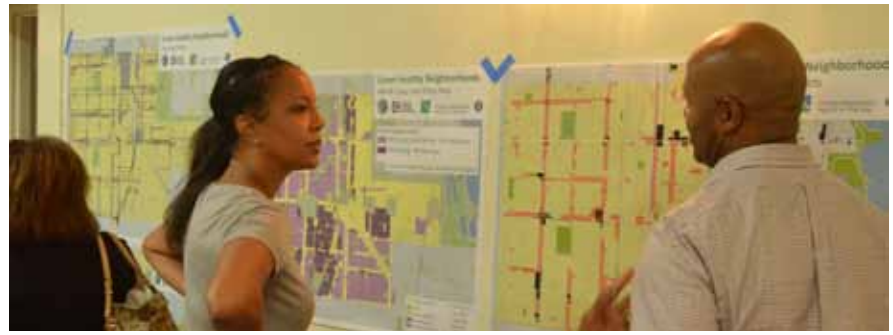
As a neighborhood stabilization plan, GHN seeks to mitigate factors that have fostered the decline of a 13-square-mile area that, for much of the city's early history, was represented by economic growth and prosperity but, in more recent decades, has been characterized by disinvestment and population loss. In 2010, the area's population of 148,000 people was

less than 40 percent of its all-time high in 1940. Simultaneous to the population loss, many of the region's dense residential buildings and vibrant commercial structures were vacated and replaced with 11,000 vacant lots, equivalent to more than 800 acres of vacant land.

CITY & PRIVATELY OWNED VACANT PARCELS



The GHN strategy was initiated in March 2011 by the Chicago Department of Planning and Development (DPD) and the Chicago Metropolitan Agency for Planning (CMAP) with assistance from Teamwork Englewood, the Washington Park Consortium, the South East Chicago Commission, and the Local Initiatives Support Corporation (LISC). Named to reflect its focus on productive uses involving land and other local assets, the GHN process started with an existing conditions survey by CMAP that framed the analysis of a variety of issues and strategies through an ensuing 18-month community engagement process. During the engagement process, the project team collected and mapped data-driven information, reviewed relevant plans and reports, and engaged local organizations, residents, and community leaders in tours and conversations about the future of their



individual neighborhoods and how best to foster their stabilization.

Above: Community members look over area maps at a GHN planning meeting.

In March 2013, a community open house presented the community-based recommendations involving housing, retail, manufacturing, green infrastructure, urban agriculture, cultural resources, and parks and trails.

Chief among the initiatives are efforts to support urban agriculture, active and passive recreation, new industrial activity, housing preservation, and a variety of cultural resources within the GHN planning area.



Above & Right: Engaged and active community members participate in brainstorming and planning for the GHN area.



CHICAGO GREEN HEALTHY NEIGHBORHOODS LAND USE VISION DIAGRAM



- COMMERCIAL RETAIL NODES
- MIXED COMMERCIAL / RESIDENTIAL
- MIXED COMMERCIAL / PRODUCTIVE LANDSCAPES
- MANUFACTURING AND INDUSTRIAL CORRIDORS
- OPEN SPACE
- NEW OPEN SPACE
- INSTITUTIONAL AND EDUCATIONAL
- RESIDENTIAL AREAS
- CTA REDLINE
- CTA GREENLINE
- RAIL
- ENGLEWOOD LOOP
- GREEN INFRASTRUCTURE ROUTE
- MAJOR STREETS
- CHICAGO GREEN HEALTHY NEIGHBORHOODS BOUNDARY



SCB Solomon Cordwell Buenz

COMMUNITY HISTORY

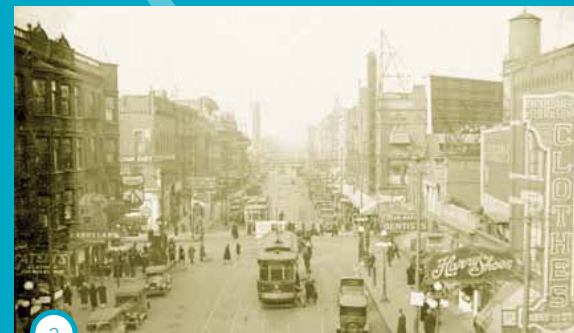
At the time of European settlement in the 1840s, the GHN planning area was characterized by low-lying swamps and oak forests, throughout which early settlers cultivated small-scale farms and gardens that produced a wide variety of fruits, vegetables and flowers for sale in downtown markets. More intense settlement coincided with railroad development in the 1850s. Place names such as Junction Grove (now Englewood) and Greater Grand Crossing are a legacy of the concentration of railroads in the area, along with the former Union Stockyards located immediately north of the planning area.

Residential development accelerated after the Great Fire of 1871 as both middle and working class people arrived in the area, then a suburb, from Chicago's central area. A lack of congestion, combined with good rail service to the city center, encouraged



new residents to build wood-frame houses on large lots into the 1880s, some of which still exist. The World's Columbian Exposition of 1893 further fueled residential development, especially multi-unit apartment buildings, examples of which also remain in the community.

In 1889, Chicago annexed 125 square miles of outlying settlement areas, including all of the GHN area. Subsequent infrastructure improvements including the historic Garfield "L" transit station and overpass (1892), Lindblom High School



(1919), and a pair of firehouses (1920s) continue to stand as designated Chicago landmarks. More than a dozen other historic structures in the planning area share the designation.

In the late 19th and early 20th centuries, GHN neighborhoods, like many other Chicago neighborhoods, developed self-contained commercial districts, where daily necessities could be accessed by local residents as a convenient alternative to Chicago's Loop. The intersection of 63rd and Halsted streets in Englewood grew to become the largest commercial district



1: Female students raking a garden at the Normal School (1917).

DN-0067959, Chicago Daily News Negatives Collection, Chicago History Museum.

2: Sixty-Third and Halsted Streets (1928).

DN-0084923, Chicago Daily News Negatives Collection, Chicago History Museum.

3: Mayor Washington at the Englewood Auburn Summer Fun Festival (1986).



3



4

in the city outside of the Loop by the 1920s. Though many retailers folded with the Great Depression, stalwarts like Sears and Wieboldt's continued to sustain the district for many years.

The European-oriented demographics of the area started to change in the 1920s, when African-Americans from the southern United States began to expand from the Bronzeville neighborhood on the mid-South Side. The "Great Migration" accelerated during World War II and the 1950s as African Americans continued to abandon economic and social

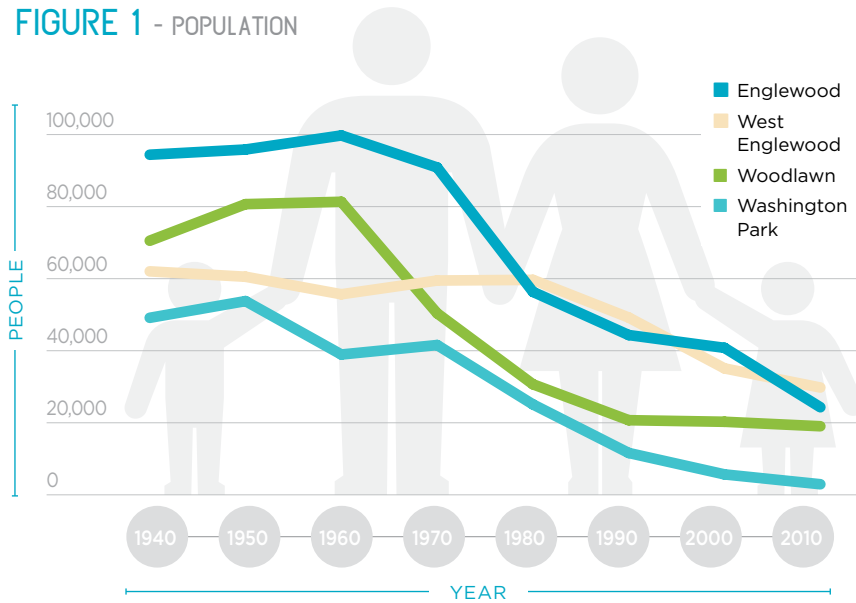
conditions in the South for Chicago's promising job market. By the 1960s, the entire South Side had largely evolved into a predominantly working-class African-American community, reflecting urban demographic trends in other northern cities.

By the late 1960s, many employers started leaving Chicago for the suburbs and other locations outside the region. Business in the South Side's commercial and industrial corridors ebbed, despite government efforts to maintain their vitality, such as with the Englewood Concourse

Shopping Center, which involved a federally-funded "suburbanization" of the historic retail district at 63rd and Halsted, including covered walkways and perimeter parking lots. The early 1960s construction of the Dan Ryan Expressway further displaced residents, and ongoing economic decline and disinvestment through the turn of the century set the stage for the current economic, social, and land use conditions that the GHN plan is designed to address.

THE POPULATION, HOUSING AND JOBS LINK

FIGURE 1 - POPULATION



The primary neighborhoods that make up the GHN area have collectively lost more than 63% of their populations between 1960 and 2010, falling from 281,080 persons to 103,859 (Figure 1).¹ A significant component of the decline was the shift of African-American residents moving to Chicago's south

suburbs and to southern U.S. cities like Atlanta and Houston.

The GHN land area is today 60% residential, which is evenly split between single-family and multi-family buildings. Residential structures vary from stable, occupied, and well-

maintained to distressed, vacant, and abandoned.

Despite a brief rebound in 2008, the ongoing population decrease has resulted in the widespread loss of habitable housing units. Greater Englewood, Washington Park and Woodlawn lost nearly half of their housing units between 1960 and 2010, decreasing from 90,875 units to 45,509 units.² The trend was exacerbated by the nationwide housing crisis, resulting in high foreclosure rates throughout the planning area (Figure 2).

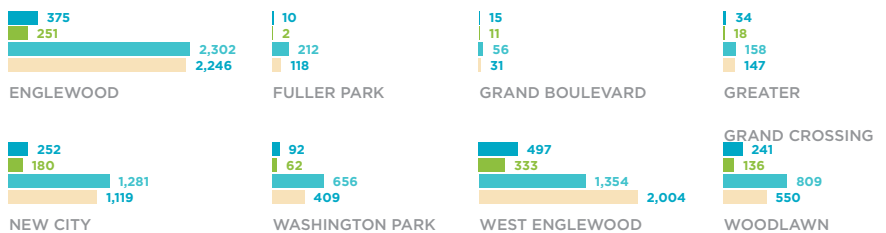
While the City of Chicago and the seven-county area are projected by CMAP to grow by approximately 15% in population and 28% in households by 2040, the GHN area is anticipated to respectively increase by a modest

FIGURE 2
FORECLOSURES & VACANT PARCELS

GHN AREA TOTAL



BY NEIGHBORHOOD



* SOURCE: CITY OF CHICAGO, 2010 AND COOK COUNTY ASSESSOR, 2009

¹ Local Community Fact Book for Chicago Metropolitan Area 1990, U.S. Census 2000 and 2010.

² Local Community Fact Book for Chicago Metropolitan Area 1990; US Census 2000 and 2010.

| | 2010 | 2040 Projection | % Change |
|-----------------------|---------|-----------------|----------|
| Population | 147,967 | 154,174 | +4.2% |
| Households | 48,120 | 53,594 | +11.4% |
| Persons per household | 3.07 | 2.88 | -6.4% |

SOURCE: 2010 American Community Survey, CMAP projections.

| | 2010-2040 % CHANGE | | |
|-----------------|--------------------|------------|-----------------------|
| | Population | Households | Persons per household |
| GHN Area | 4.2% | 11.4% | -6.4% |
| City of Chicago | 14.7% | 15.1% | -0.3% |
| Chicago Region | 28.7% | 28.2% | 0.4% |

SOURCE: CMAP projections.

4% and 12% over the same period. The slightly smaller sizes of future households reflect an expectation that there will be smaller families, more single-person households, and more seniors inhabiting the GHN area in the future (Figures 3 & 4).

In 2010, approximately 26% of the roughly 65,000 housing units in the entire GHN area were vacant. CMAP projects that the current housing stock of the GHN area of approximately 64,800 units, including vacant units, could absorb the 2040 housing demand of approximately 53,600 units without the construction of new units (Figure 5).

The need for new residential construction will depend on the quality of current units, some of which would need rehabilitation to be habitable.

While Cook County's and Chicago's unemployment rates have been slightly higher than statewide and national norms in recent years, GHN unemployment rates are twice as high as the county's rate, and three times the rate of the nation overall.

Fortunately, residents, business owners, and other stakeholders already possess momentum for moving towards a better future, including the completion of three LISC/Chicago's quality-of-life plans

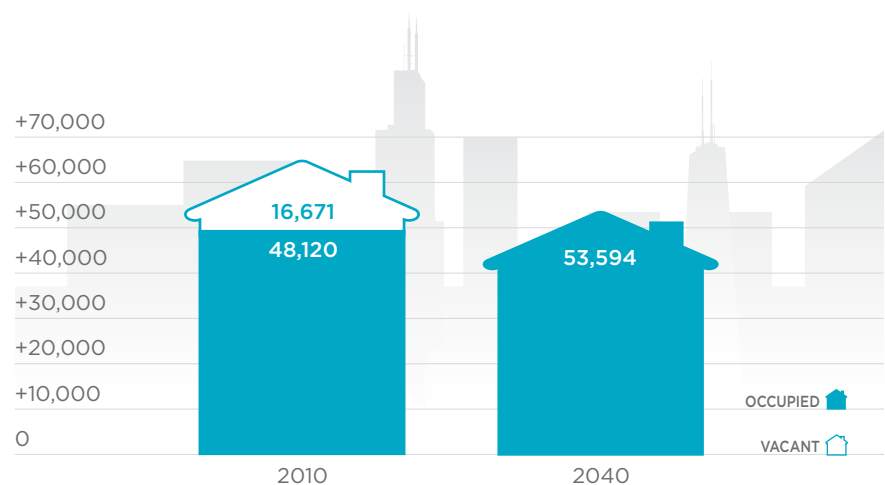
FIGURE 3
POPULATION & HOUSEHOLD PROJECTIONS FOR THE GHN AREA

FIGURE 4
POPULATION & HOUSEHOLD PROJECTION COMPARISON

that outline community-based values, ideas, and concepts for comprehensive neighborhood improvement. The LISC plans were the starting point for the land use strategies presented in GHN, including the provision that vacant land will be owned and managed by a combination of local residents, businesses and government agencies to create a safe, productive, active, and ecologically functioning neighborhood environment.

GHN outlines how that vision can be implemented through strategies involving housing, retail, productive landscapes, open space, manufacturing, green infrastructure and historic preservation.

FIGURE 5
VACANT & UNOCCUPIED UNITS FOR THE GHN AREA





GHN
CITY OF CHICAGO



HOUSING

Below: Conceptual rendering illustrates consolidation and maintenance of large lot area opportunity sites. View is northeast toward the Stewart Avenue and Marquette Road intersection.



HOUSING

There is more than a sufficient amount of existing, unoccupied housing units within the GHN area today to satisfy residential demand beyond the year 2040. While much of the housing stock is more than 75 years old and dates to an era when households were characterized by married couples with multiple children, versus more contemporary single-parent and single- and two-person

households without children, many of these buildings can be maintained for future needs. The City of Chicago and community-based organizations have created a number of programs to stabilize the residential market by salvaging existing homes, attracting occupants, and helping developers to invest in the area's residential real estate. These publicly-coordinated investments represent the vast

majority of housing activity in the area.

From an efficiency and sustainability perspective, as well as from a historic preservation perspective, it is imperative to use existing buildings where ever possible to serve future housing needs. DPD already offers many citywide and geographically targeted programs to provide residential property owners



camiros

HOUSING GOAL AND STRATEGIES

GOAL: Preserve and rehabilitate residential buildings on larger-than-average lot sizes.

- 1** Reuse existing housing structures whenever possible
- 2** Develop a residential Large Lot Program to foster the private ownership of existing City-owned land
- 3** Concentrate new housing along key corridors, at transit nodes, and adjacent to existing institutions.

with financial assistance to keep, rehabilitate, or expand structures, as well as programs to assist individuals seeking to buy or rent homes. The 20% Federal Historic Tax Credit is also available in conjunction with local programs for rehabilitating historic properties for rental purposes. Local and national groups dedicated to providing affordable housing have also made housing investments in the GHN area. (Figure 6)

The relatively large number of vacant lots in many parts of the GHN area presents a significant challenge in the overall appearance of the neighborhood. Approximately 50 percent of the lots are City-owned. The City's Adjacent Neighbors Land Acquisition Program (ANLAP) enables owners of existing residential buildings to acquire City-owned parcels that are adjacent to their homes for

substantial discounts. A variation of this program should be developed for specific areas within the GHN area. Under a new "Large Lot Program," the City would transfer City-owned vacant lots to residents for \$1. The

criteria for selecting geographic areas in which to offer the program could include the amount of vacant parcels, distance from CTA stations, and the lack of potential for using the landscape for other viable purposes. A

FIGURE 6 - HOUSING INVESTMENT ORGANIZATIONS ACTIVE IN THE GHN AREA





Left: Large lot area opportunity sites, before. View is northeast toward Stewart Avenue and Marquette Road.



Left: Large lot area opportunity sites, after. View is northeast toward Stewart Avenue and Marquette Road.

Large Lot Program would enable residents to have greater control over land in the neighborhood and provide opportunities to increase the value of their own properties through expanded lot sizes. At the March 2013 public open house for the GHN strategies, several community and neighborhood organizations expressed interest in working to define program areas and engage residents interested in participating in the program.

Any new construction which includes residential units in the GHN area should be strategically targeted to specific areas. Where institutional developers such as universities and hospitals are building housing for their employees, these units should be close to their places of work and near shopping opportunities to promote walkability. In addition, at retail nodes, the upper stories of buildings should

be targeted for residential units, particularly near CTA rail stations and retail nodes. Ultimately, this will create a pattern of relatively high residential density and retail uses close to transit assets and employment centers.