



CONTEXT



Mosaic detail from New Regal Theater, E 79th St

GREATER STONY ISLAND HISTORY AND COMMUNITY ASSETS

The eleven community areas of the Greater Stony Planning Area began to take shape in the late 1800s as industrial firms built factories and developers built housing for the workers. Burnside developed as a residential and industrial triangle between three major rail lines while South Chicago became home to the massive US Steel plant in 1901. The World's Fair of 1893 had also spurred aggressive residential development in South Shore and Greater Grand Crossing (including Grand Crossing, Park Manor, Brookline, Brookdale, and Essex) that continued through the 1920s. Avalon Park was turned from swampland to housing after sewer pipes were laid in 1910, high-quality Chatham bungalows sprouted up in the 1920s, and Calumet Heights (including Stony Island Heights and Pill Hill) was populated with quality middle-class homes after World War II.

Today, the Planning Area serves chiefly as a collection of bedroom communities for those residents who work downtown or in the remaining south side industrial centers, while some local businesses remain strong, such as those in Chatham and along other major commercial corridors.

Burnside still contains significant industrial uses, including A. Finkl and Sons Co., which relocated its steel forging facilities from Chicago's north side starting in 2011. However, the South Chicago Community Area has lost much of its industry. In fact, the old



Gary Comer Youth Center, South Chicago Ave

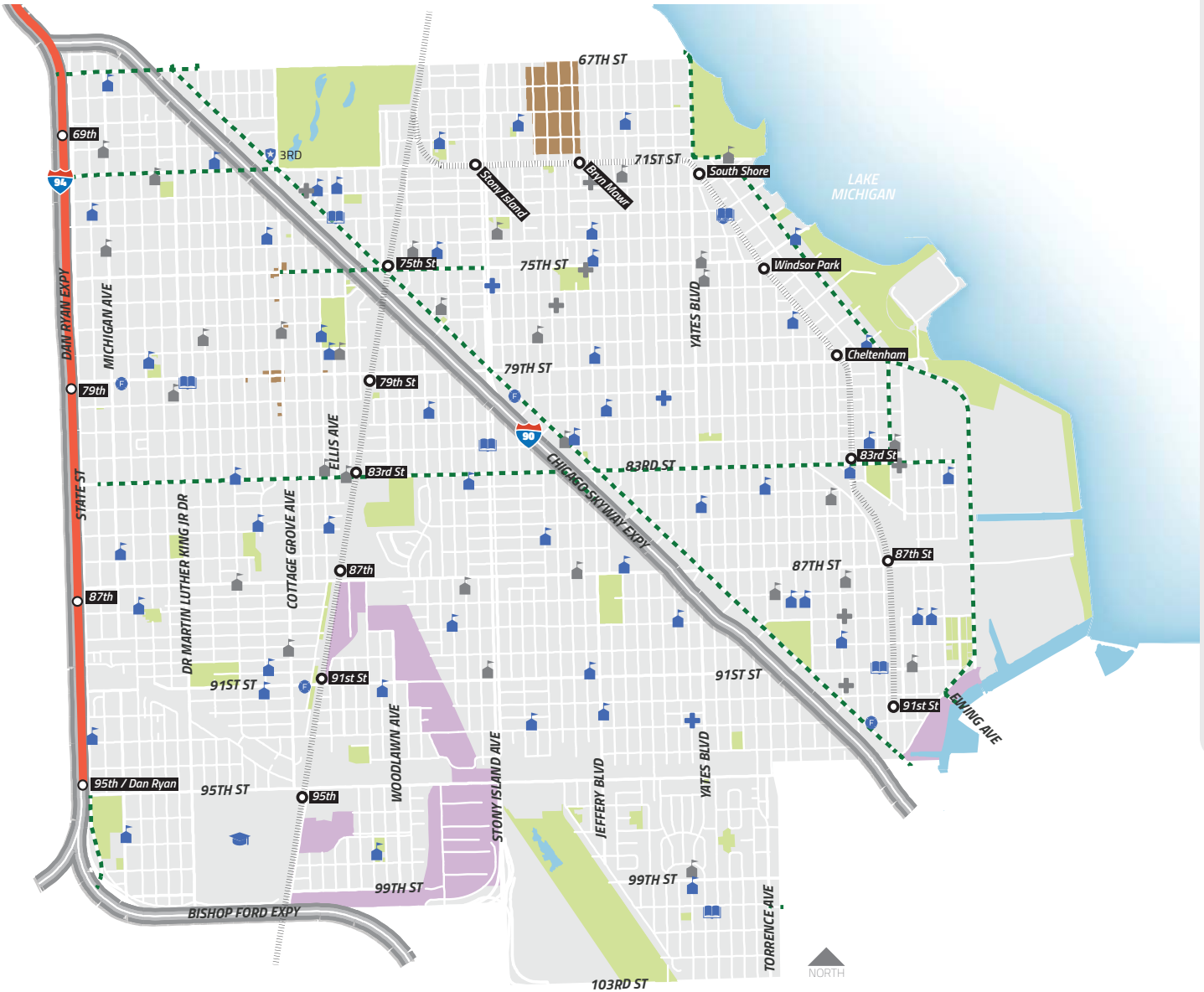
US Steel site is being transformed into the Lakeside development which will eventually include a mix of housing and retail between Lake Shore Drive and Lake Michigan. These communities are served by the Metra Electric District Line. South Chicagoans enjoy Rainbow Beach and the new Steelworkers Park, which are located along Lake Michigan. Burnside Park offers public open space for the Burnside community. The South Chicago Library branch serves the South Chicago community, while the Avalon Park Library is the closest library for Burnside residents. South Chicago has four health service providers, including the South Shore Hospital, while Burnside residents are near Advocate Trinity Hospital in Calumet Heights.

The community areas of South Shore and Greater Grand Crossing continue to be largely residential in nature, but are also home to high-profile cultural attractions. The South Shore Cultural Center property encompasses a historic field house that hosts numerous community programs and special events, a golf course, and a beach along Lake Michigan. Grand Crossing hosts a number of civic and cultural institutions, including the Gary Comer Youth Center and associated schools located along S Chicago Ave, as well as the artwork of Theaster Gates, who has converted old buildings into art spaces. Grand Crossing is adjacent to the CTA Red Line and the Metra Electric District Line, which also runs through South Shore. In addition to the South Shore Cultural Center, the communities are served by several parks including Rainbow Beach, Grand Crossing Park and Rosenblum Park, to name a few. The South Shore Library and Greater

Grand Crossing Library provide the area's residents with educational programming and materials. There are four health service providers in these communities, including the Jackson Park Hospital.

In the community areas of Chatham, Avalon Park and Calumet Heights, solid middle class neighborhoods feature the Chatham Village Square, Avalon Park at E 83rd St and S Kimbark Ave, and the Bronzeville Children's Museum. These communities are adjacent to the CTA Red Line and Metra Electric District Line. Tuley Park, Owens Park and Brown Memorial Park are a few of the public open spaces in the area, while the Avalon Library and Whitney M. Young, Jr. Library provide educational programming and resources. The Advocate Trinity Hospital is located in Calumet Heights.

The Planning Area also includes small residential portions of the northern edges of the Pullman, Roseland, and South Deering community areas, but the history and future investments in these areas will be documented in the Greater Calumet Action Plan.



Chicago Neighborhoods Now: Greater Stony Island

ASSET MAP

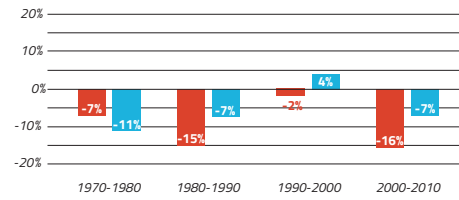
Map Key

- | | |
|------------------------|-----------------|
| Interstates | Public Schools |
| Metra Line & Station | Private Schools |
| CTA Red Line & Station | Colleges |
| Bike Lanes and Trails | Libraries |
| Water | Hospitals |
| Parks and Open Space | Health Centers |
| Industrial Corridors | Police Stations |
| Landmark Districts | Fire Houses |

The population of the Greater Stony Island Planning Area has fallen by 35% since 1970, compared to 20% for Chicago overall. Ninety-two percent of area residents are African-American, 5% are Hispanic or Latino of any race, and 1% are white. Nearly one-third of the households in the Greater Stony Island Planning Area earn more than \$50,000 per year. The unemployment rate was far higher here than in the city overall in 2012 (the latest year for which Planning Area-level data is available): 21.3% in the Greater Stony Island Planning Area versus 12.9% citywide. Unemployment has dropped significantly since then, and this data will be updated in future iterations of this Action Plan.

DEMOGRAPHICS

Rate of Population Change (Percent)
1970 to 2010

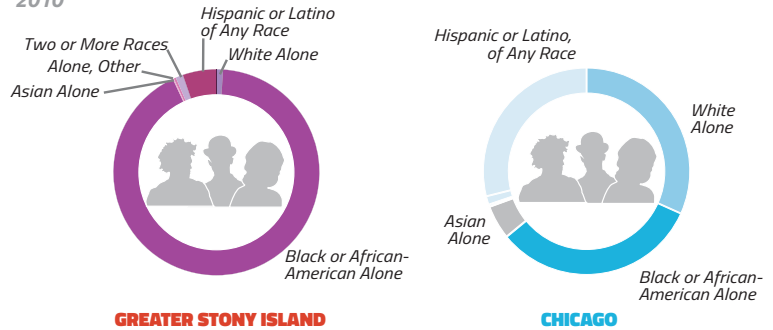


Total Population
1970 to 2010

	GREATER STONY ISLAND	CHICAGO
1970	262,312	3,376,152
1980	245,096	3,004,435
1990	207,556	2,783,572
2000	203,813	2,895,521
2010	171,508	2,695,249

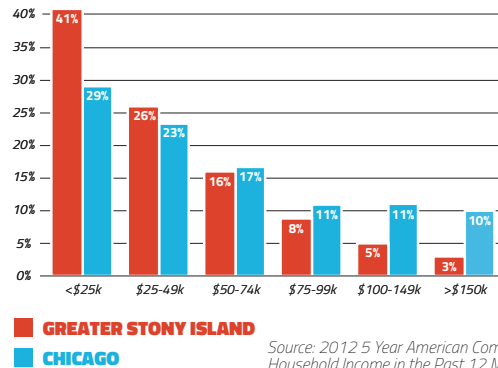
Source: US2010 Project at Brown University, Longitudinal Tract Data Base (LTDB), Full data for 1970-2010.

Race and Ethnicity
2010



Source: 2010 Decennial Census, SF 1, Table DP-1 - Profile of General Population and Housing Characteristics: 2010.

Household Income
2012

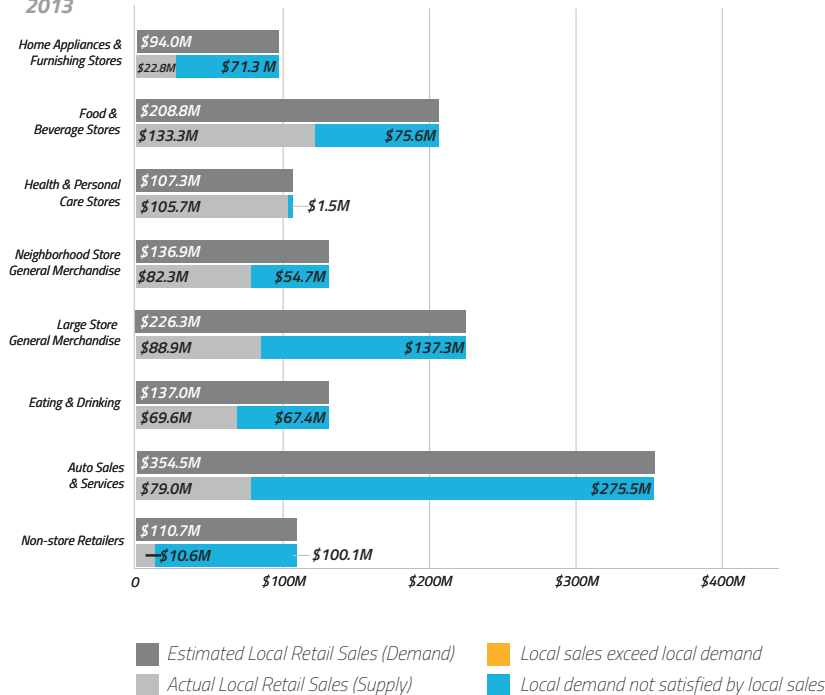


Source: 2012 5 Year American Community Survey, Table B19001 - Household Income in the Past 12 Months (in 2012 inflation-adjusted dollars).

COMMERCIAL

According to a study commissioned by the City in 2013, which analyzed resident buying power and actual retail sales within each of the 16 Planning Areas, the retailers operating in the Greater Stony Island Planning Area generate lower sales volumes in all categories than the neighborhood residents would be expected to buy. This suggests that many Greater Stony Island Planning Area residents leave the area to shop for goods and services in these categories. There may be an opportunity to recapture some of that spending that is leaking out of the Planning Area into the surrounding areas, which will be the subject of further study and discussion.

Retail Gap Analysis 2013



Source: 2013 City of Chicago Citywide Retail Market Analysis of Esri Business data.

Vacancy rates in the Greater Stony Island Planning Area have risen between 2005 and 2013 for office space, but have fallen for retail and industrial / flex space. The vacancy rate for industrial buildings in the Greater Stony Island is far lower than the city average, and is the third lowest rate among the 16 Planning Areas.

Total Vacant Rentable Commercial Building Area (Percent) by Use 4Q 2013

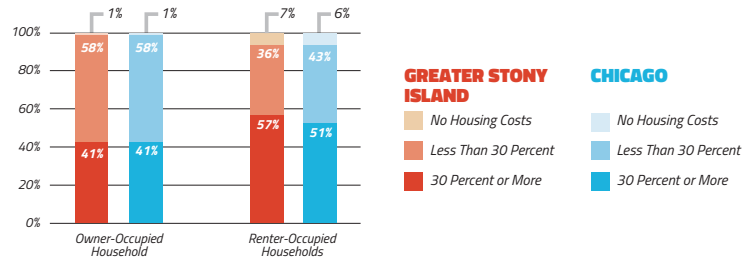
Building Type	Period	Total Rentable Building Area (sf)	Total Vacant Rentable Building Area (sf)	Total Vacant Rentable Building Area (%)	Chicago Total Vacant Rentable Building Area (%)
Industrial/ Flex	4Q 2013	4,369,031	207,454	5%	10%
	4Q 2005	4,468,113	587,735	13%	10%
Office	4Q 2013	1,157,235	167,665	15%	13%
	4Q 2005	1,157,235	118,293	10%	14%
Retail	4Q 2013	6,242,427	507,203	8%	7%
	4Q 2006	5,879,317	508,526	9%	8%

Source: Institute of Housing Studies at DePaul University Analysis of CoStar data.

In the Greater Stony Island Planning Area, nearly 60% of owner-occupants and more than a third of renters live in housing that is affordable for those residents (defined as households devoting less than 30% of income to housing expenses), which is equal to the citywide average for owner-occupants but is lower for renters. The Greater Stony Island Planning Area has nearly double the proportion of vacant homes than its share of the city's housing stock would suggest, and a higher share of homes that went through a foreclosure than the city average. The housing composition of the Greater Stony Island Planning Area is very similar to the city overall, with 29% single family homes and 71% multifamily.

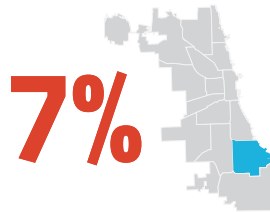
HOUSING

Housing Costs as a Percentage of Household Income 2012

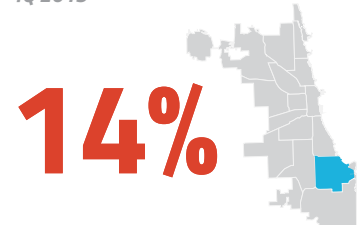


Source: 2012 5 Year American Survey, Table B25 106 - Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months.

Area's Share of Chicago Residential Addresses 4Q 2013

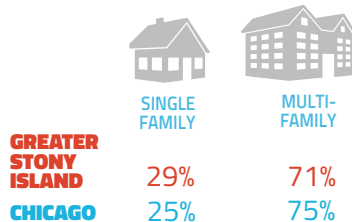


Area's Share of Long-Term Vacant Chicago Addresses 4Q 2013



Source: Institute of Housing Studies at DePaul University Analysis of Data from HUD/USPS.

Housing Composition 2013



Source: Institute of Housing Studies at DePaul University Analysis of Data from Cook County Assessor.

Share of Residential Parcels Impacted by Foreclosure 2005 to 2013



Source: Institute of Housing Studies at DePaul University Analysis of Data from Cook County Recorder of Deeds via Property Insight, Record Information Services, Cook County Assessor.

OPEN SPACE & TRANSPORTATION

The residents of the Greater Stony Island Planning Area generally live close to open space, at a rate nearly equal to the city's average, but have about half of the acreage per 1,000 residents as Chicago's goal, which is five acres per 1,000 residents. By community area, Avalon Park has 2.8 acres of open space per 1,000 residents, Burnside has 2.9, Calumet Heights has 1.6, Chatham has 1.7, Greater Grand Crossing has 1.3, Pullman has 4.4, Roseland has 2.0, South Chicago has 2.5, South Deering has 40.2, South Shore has 3.5, and Woodlawn has 14.4.

Nearly half of the residents in the Greater Stony Island Planning Area live within a half-mile of a rail station, which is the sixth highest ratio among the 16 Planning Areas.

Acres of Open Space per 1,000 Residents
2010



Share of Population within 1/2 Mile of Open Space
2010



Source: Institute for Housing Studies, DePaul's analysis of data obtained from the 2010 Decennial Census, SF1, Table P1 - Total Population; City of Chicago Data Portal Shapefiles of CPD Parks, FPDCC Forest Preserves, CPS Campus Parks, City of Chicago-identified wildlife habitat, and City of Chicago Street Network; 2010 TIGER/Line Shapefiles of Cook County Census Blocks. The universe of open space identified is limited to recreation space (either to enter or view) that is freely accessible to the public.

Share of Population within 1/2 Mile of Rail Transit
2010



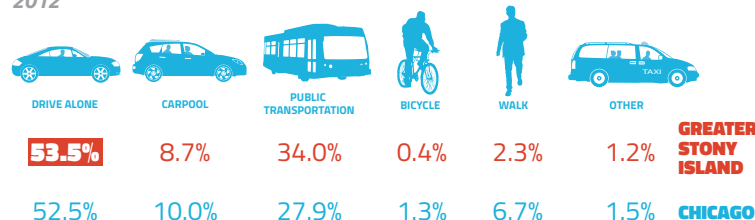
Average Distance to Work (Miles)
2011



Source: 2010 Decennial Census, SF1, Table P-1 - Total Population; City of Chicago Data Portal Shapefiles of CTA Stations, Metra Stations, and City of Chicago Street Network; 2010 TIGER/Line Shapefiles of Cook County Census Blocks.

Source: Longitudinal Employer - Household Dynamics (LEHD) Origin-Destination Data; 2010 TIGER/Line Shapefiles of Census Blocks.

Method of Transportation to Work for Employed Population Aged 16 Years or Older
2012



Source: 2012 5 Year American Community Survey, Table B08006 - Sex of Workers by Means of Transportation to Work (only age data was used from this table).



A. Finkl & Sons, E 93rd St

GREATER STONY ISLAND EXISTING LAND USE AND RECENT INVESTMENTS

EXISTING LAND USE

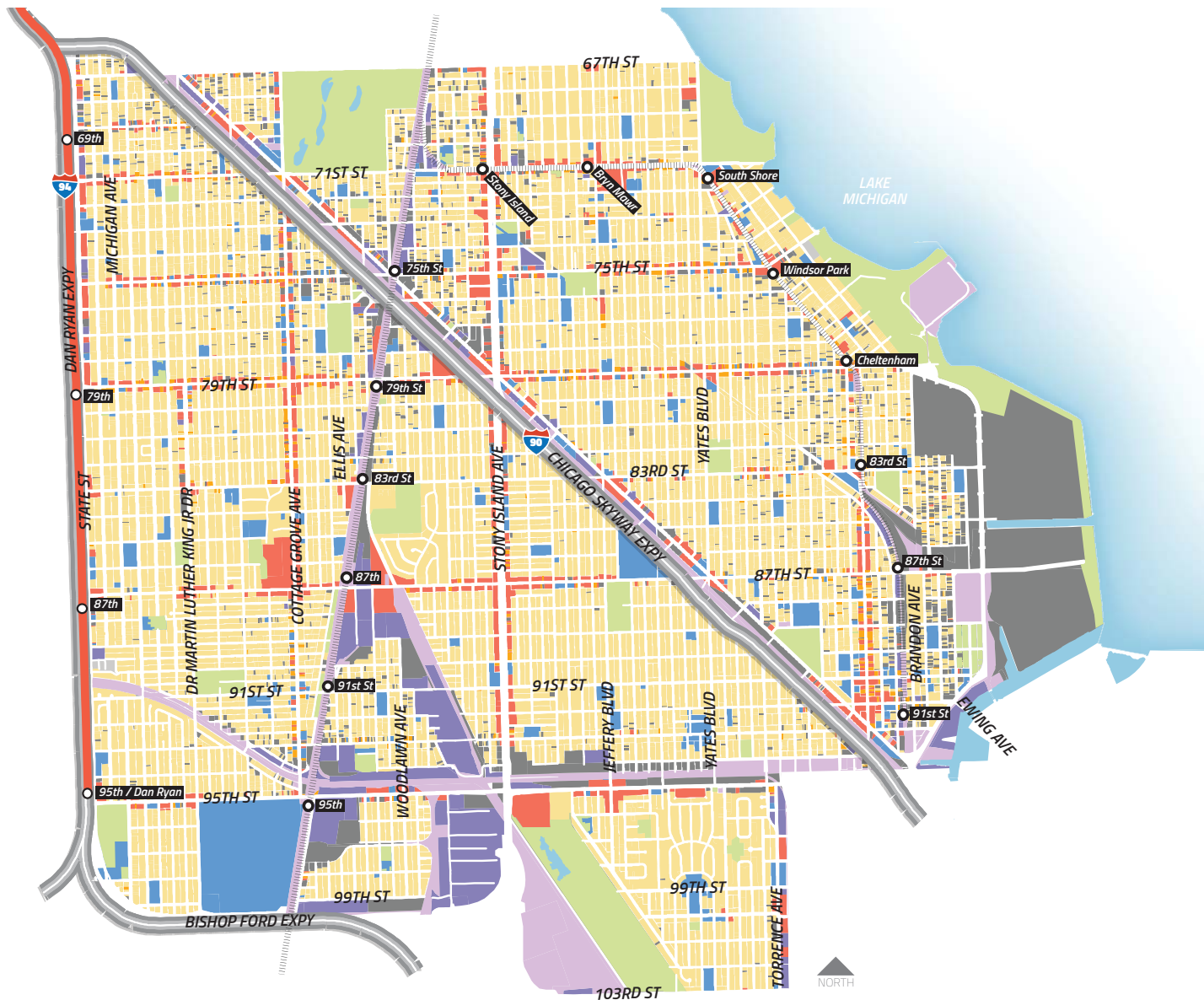
Land within the Greater Stony Island Planning Area is heavily dedicated to housing: over half of the area is residential compared to a third of the land citywide. The area contains more vacant land than the city average, which might lead to opportunities for infill investments, while less land is dedicated to manufacturing and commercial than elsewhere in the city.

The Planning Area is bisected by the Chicago Skyway and is bounded to the east by miles of Lake Michigan coastline and parkland including the soon to be developed Lakeside site. Commercial corridors include Cottage Grove Ave, Stony Island, and 79th St. Chicago State University owns significant land dedicated to education just south of 95th St.

RECENT INVESTMENTS

In recent years several investments have improved the built environment in the Greater Stony Island Planning Area:

- **A. Finkl and Sons Co.**, moved to 1355 E 93rd St in 2011, bringing approximately 300 jobs to the south side, with the potential to add up to 150 new jobs. Total Project Cost: \$161 million.
- In anticipation of the proposed Lakeside Development, **Lake Shore Drive** has been extended to Ewing Avenue, and **new parks** have been constructed along the lake front.
- **The Chatham Micro Market Recovery Program** near S Cottage Grove Ave and E 79th St has reoccupied over 200 once-vacant housing units since the Great Recession began in 2008.
- **The Montclare Senior Residences of Avalon Park II** at 1201 E. 77th St is a 122-unit apartment building for seniors, with 109 of the apartments rented to seniors earning up to 60% of the area median income. Total Project Cost: \$29.2 million.



Chicago Neighborhoods Now: Greater Stony Island

EXISTING LAND USE

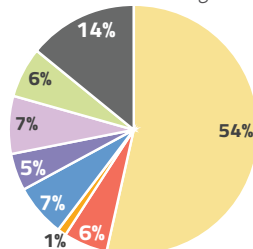
Map Key

- Interstates
- Metra Line & Station
- CTA Red Line & Station
- Water

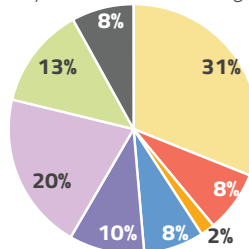
Land Use

- Residential
- Mixed Use (Residential + Commercial)
- Commercial
- Public Facilities + Institutions
- Industrial + Manufacturing
- Transportation + Utility
- Parks and Open Space
- Vacant Land

Greater Stony Island
Land Use Percentage



Citywide Land Use Percentage



Source: Chicago Metropolitan Agency for Planning's 2010 Land Use Inventory for Northeastern Illinois, Version 1.0. Published: December 2014. Map information is not appropriate for, and is not to be used as a geodetic, legal, or engineering base. Map information has no legal basis in the definition of boundaries or property lines and is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor.



Calumet Heights, S Euclid Ave



Jackson Park Hospital, S Stony Island Ave



South Chicago, S Commercial Ave



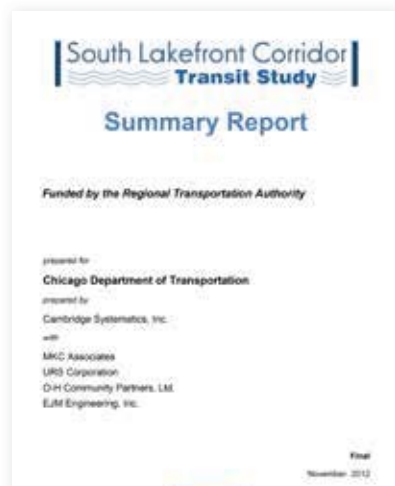
Chatham, E 81st St

GREATER STONY ISLAND PREVIOUS PLANS

The residents, businesses and institutions of the Greater Stony Island Planning Area have contributed their wisdom and hard work towards several planning efforts in recent years. This Action Plan will build upon the work that has already undertaken. At least three plans have been completed since 2000 that generated recommendations to improve the Greater Stony Island Planning Area. Some common themes expressed in previous plans for this area focused on transportation investments, citizen engagement, business support and redevelopment of the former South Works steel mill site.

Where appropriate, the recommendations from these prior plans will be incorporated into the Action Plan as Priority Projects. An example includes:

- From "South Lakefront Corridor Transit Study," improve South Chicago Ave following Complete Streets guidelines between E 67th St and E 79th St (Priority Project #5)



SOUTH LAKEFRONT CORRIDOR TRANSIT STUDY
November 2012

Participating Organizations

- Chicago Department of Transportation,

Priority Recommendations

- Provide better coverage with high-capacity, high-speed modes, targeting areas where walking distances to stations are above 0.5 miles
- Identify and strengthen connections and travel options within major east-west corridors to serve work and discretionary trips
- Highlight opportunities to cluster development around existing transportation hubs, particularly rail stations
- Complement the transit system improvements with pedestrian, bicycle and other enhancements to station access
- Improve station and bus environment, and safety and security features for transit users



CHICAGO LAKESIDE DEVELOPMENT
June 2010

Participating Organizations

- McCaffery Interests

Project Summary

- The Chicago Lakeside development is a proposed 50,000 resident community built on the former South Works steel mill site
- The site's master plan includes 589 acres located at the edge of Lake Michigan, featuring 13,000 homes and high rise units, a new high school, restaurants, retail and service businesses, a 1,500-slip boat marina and harbor and 125 acres of open space/parkland with bike paths



SOUTH CHICAGO: CHANGE ON THE HORIZON
September 2007

Participating Organizations

- Claretian Associates, Local Initiatives Support Corporation (LISC),

Priority Recommendations

- Create an identity for South Chicago that builds connections to its history, institutions and each other
- Create a mixed-income, sustainable community that embraces green building technologies and includes market rate and affordable housing
- Beautify the neighborhood with new and improved parks and community gardens and reconnect South Chicago to the lakefront
- Build family wealth by attracting businesses with living-wage jobs, and by improving employability, legal knowledge and financial skills
- Strengthen Commercial Avenue as South Chicago's "downtown"
- Create better social, recreational and enrichment opportunities for youth and families
- Expand student and parent programs that enhance academic achievement
- Improve security so that children and families can walk safely throughout our neighborhoods and better utilize community resources
- Develop a strong arts community and use art as an innovative tool for community restoration