

CONTEXT



University Village Lofts



UIC Medical Center



Fulton Market Area

NEAR WEST HISTORY AND COMMUNITY ASSETS

The Near West Planning Area is unique among Chicago's 16 Planning Areas in that it fits within a single community area, yet this small section of the city is packed with a diverse mix of residents, institutions, manufacturers, offices, and entertainment. With over 116,000 area jobs, the Near West is one of only two planning areas - the Central Planning Area being the other - with more jobs than residents.

After the Great Chicago Fire of 1871, over 200,000 Chicagoans relocated to the area, creating teeming neighborhoods largely based on ethnicity. Hull House was founded by Jane Addams and Ellen Gates in 1889 to serve these immigrant populations. The Great Migration brought African Americans to the area, especially during the 1940s and 1950s, a period which coincided with the development of dense public housing. The construction of large development projects, such as the Circle Interchange, the University of Illinois at Chicago, the Illinois Medical District, and the United Center - along with the much later demolition of public housing towers - displaced huge numbers of residents.

Today, the Near West Planning Area is one of the fastest growing areas of the city for residents, visitors, and businesses, benefitting from close proximity to Chicago's downtown business district and from the city's transportation network. The Near

West is bisected by the Eisenhower Expressway (I-290) running east-west and by Ashland Ave running north-south down the middle of the area.

The northeast quarter of the area is facing significant development pressure for new housing and offices, while it remains home to over 2,000 businesses in the Kinzie Industrial Corridor and a major wholesale food distribution center around Fulton Market. Greektown, Randolph Street, and Madison Street are well known for their excellent restaurants that attract patrons from all over the world.

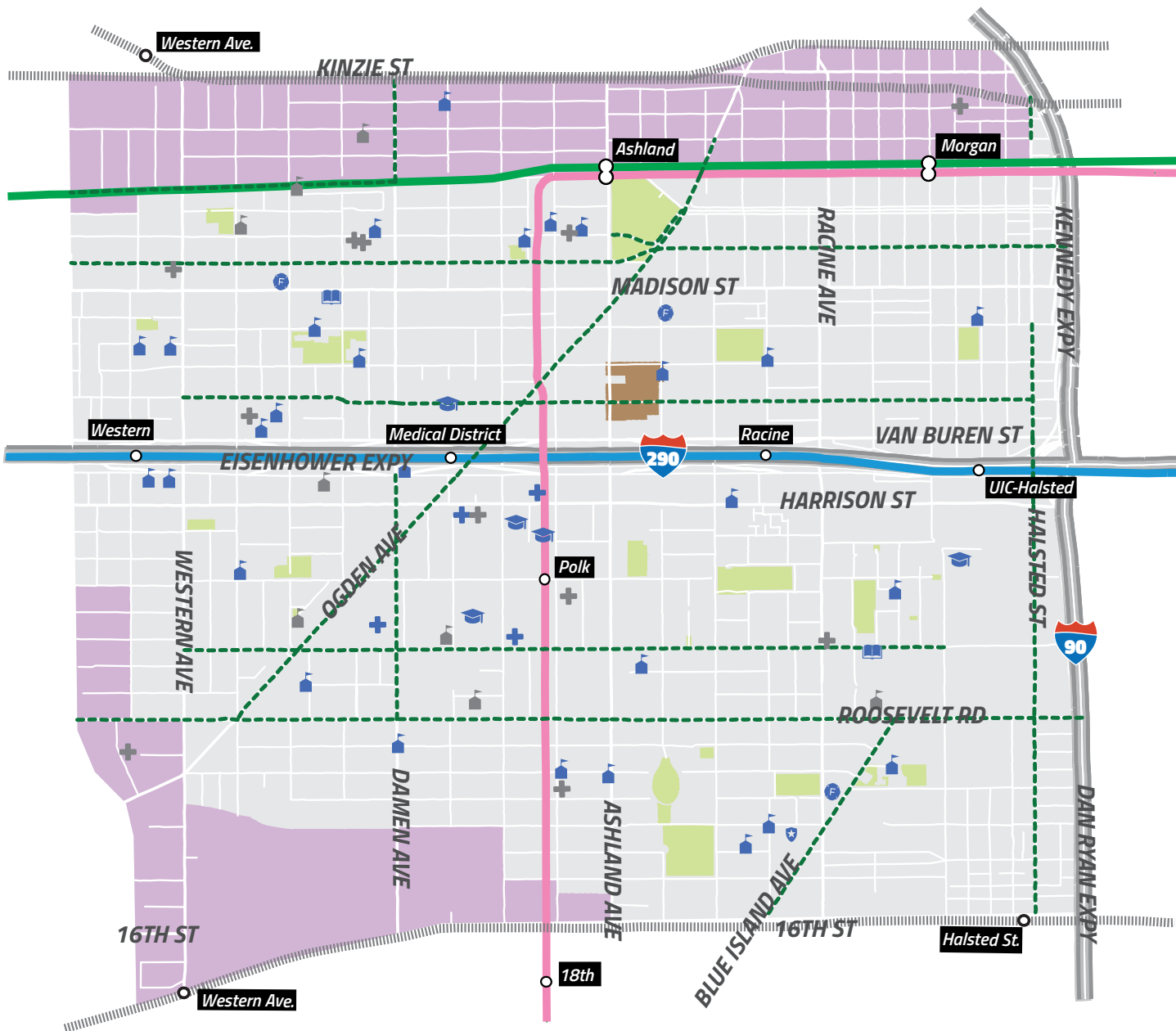
The southeast quarter of the Near West is dominated by the east and south campuses of the University of Illinois at Chicago, the adjoining University Village residential development, and by the Roosevelt Square development of the Chicago Housing Authority's former ABLA (Addams Brooks Loomis Abbott) Homes site. Little Italy runs through this section along W Taylor St, while S Halsted St has been redeveloped along with University Village as a neighborhood scale shopping district south of Roosevelt Rd.

The southwest quarter of the Near West is dominated by the Illinois Medical District (IMD), which includes UIC's West Campus, Rush University Medical Center, Stroger Hospital of Cook County, Jesse Brown Veteran's Administration Medical Center, the Cook County Medical Examiner's Office, the FBI Crime Lab, the American Red Cross, and the Chicago Technology Park.

The northwest quarter of the Near West includes a mix of residential,

educational, and entertainment uses. Malcolm X College is located just south of the United Center, which is home of the Chicago Bulls and Chicago Blackhawks. The areas north and west of the United Center are primarily residential, and include two large redevelopment sites on former CHA land. Jackson Square at West End will ultimately replace the former Rockwell Gardens/Maplewood Courts high-rises with mixed income housing, while the West Haven community will do the same at the former Henry Horner Homes site.

The Near West Planning Area is served by ten CTA and two Metra stations. Eighteen parks offer open space for the public, and residents are served by two public libraries. There are a plethora of health service providers, including Rush University Medical Center, Stroger Hospital of Cook County, the University of Illinois Hospital, Mile Square Health Center, and Near West Family Health Center, among others. Leadership for the area is provided by a number of business and resident organizations, such as the Near West CDC, Connecting4Communities and the Industrial Council of Nearwest Chicago, among many others.



Chicago Neighborhoods Now: Near West

ASSET MAP

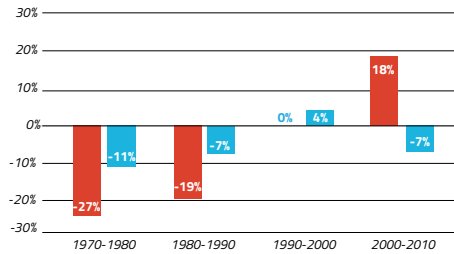
Map Key

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

Although the population of the Near West Planning Area has fallen by 30% since 1970, the area has been growing in more recent years - by 18% since 2000 (second highest growth of the 16 Planning Areas) - and is poised for much more growth in the coming years. The Near West is one of the most racially and ethnically mixed areas of the city, with roughly similar white (42%) and African-American (32%) populations plus the city's second-largest Asian population. The Near West population is also economically mixed, with 39% of its households earning less than \$50,000 per year and 33% of its households earning more than \$100,000 per year. The area's unemployment rate was less than the city average in 2012 (the latest year for which planning area-level data is available): 10.7% vs. 12.9%. 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



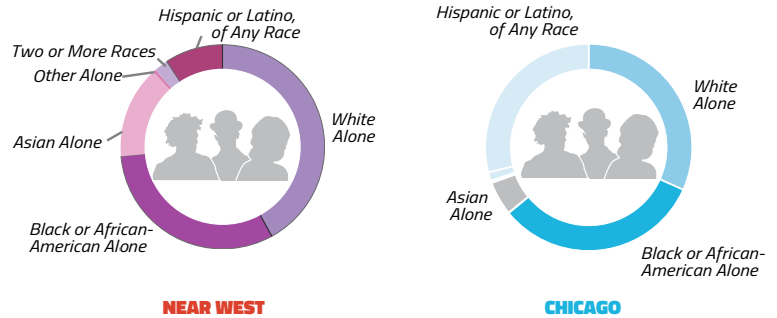
Source: US2010 Project at Brown University, Longitudinal Tract Data Base (LTDB), Full data for 1970-2010.

Total Population 1970 to 2010

	NEAR WEST	CHICAGO
1970	78,784	3,376,152
1980	57,379	3,004,435
1990	46,260	2,783,572
2000	46,419	2,895,521
2010	54,881	2,695,249

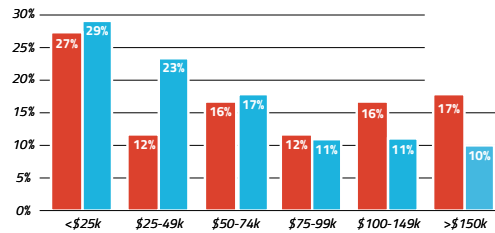
■ NEAR WEST
■ CHICAGO

Race and Ethnicity 2010



Source: 2010 Decennial Census, SF1, Table DP-1 - Profile of General Population and Housing Characteristics: 2010.

Household Income 2012



■ NEAR WEST
■ CHICAGO

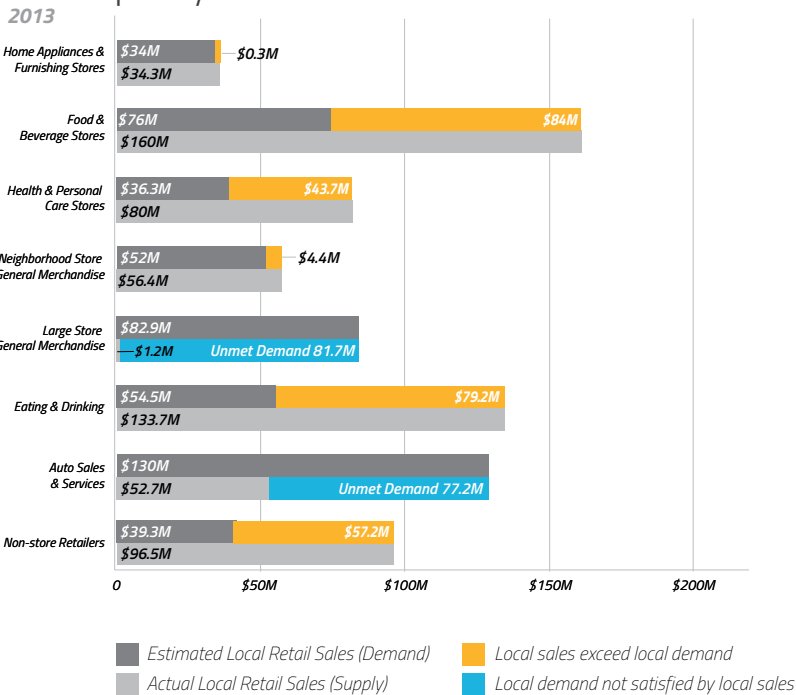
Source: 2012 5 Year American Community Survey, Table B19001 - Household Income in the Past 12 Months (in 2012 inflation-adjusted dollars).

COMMERCIAL

According to a study commissioned by the City in 2013, which analyzed the resident buying power and actual retail sales within each of the 16 Planning Areas, the retailers operating in the Near West Planning Area generate higher sales volumes in most categories than the neighborhood residents would be expected to buy. This would suggest that many consumers visit the Near West to purchase goods and services in the food and beverage, personal care, and eating and drinking categories. And they do: the Near West is home to the famed Randolph Street restaurants, the rapidly growing Fulton Market Area, Greek Town, Little Italy, and the United Center. However, in other categories such as general merchandise and auto sales and services, Near West Planning Area residents would be expected to spend over \$160 million more per year on these items than the actual area-wide sales in these two categories. While auto sales face some factors that limit expansion possibilities, such as existing agreements with dealers, the general merchandise category may present an expansion opportunity for retailers.

Vacancy rates in the Near West Planning Area declined for industrial, office, and retail space during the eight years between 2005 and 2013, and anecdotal evidence suggests that space has tightened even further over the past year. The vacancy rates for industrial / flex space and office are far below the city average, while retail vacancies are around two percentage points higher than the city as a whole.

Retail Gap Analysis



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

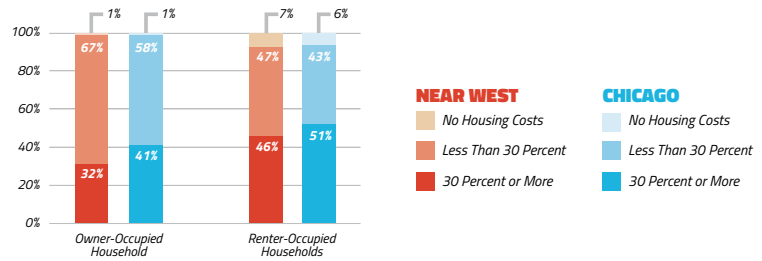
Building Type	Period	Total Rentable Building Area (sf)	Total Vacant Rentable Building Area (sf)	Total Vacant Rentable Building Area (%)	Chicago Total Vacant Rentable Building Area (%)
Industrial/ Flex	4Q 2013	14,696,172	988,789	7%	10%
	4Q 2005	17,182,774	1,394,381	8%	10%
Office	4Q 2013	29,225,438	2,626,054	9%	13%
	4Q 2005	28,487,776	4,234,443	15%	14%
Retail	4Q 2013	6,657,803	586,020	9%	7%
	4Q 2005	5,914,435	773,645	13%	8%

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

HOUSING

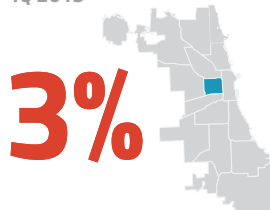
In the Near West Planning Area, over two-thirds of owner-occupants and over half of renters live in housing that is affordable for those residents (defined as households devoting less than 30% of income to housing expenses), both of which are stronger than the citywide average. The Near West Planning Area has a lower proportion of vacant homes than its share of the city's housing stock would suggest, and far fewer homes have gone through a recent foreclosure than the city average. Nearly all of the housing in the Near West Planning Area is multifamily (93%).

Housing Costs as a Percentage of Household Income 2012

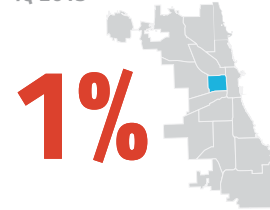


Source: 2012 5 Year American Survey, Table B25106 - Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months.

Area's Share of Chicago Residential Addresses 4Q 2013

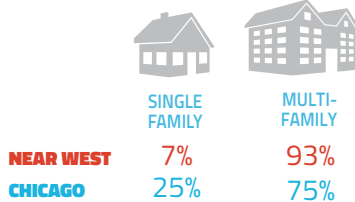


Area's Share of Long-Term Vacant Chicago Addresses 4Q 2013



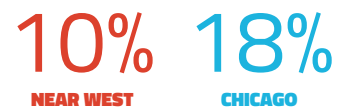
Source: Institute of Housing Studies at DePaul University Analysis of Data from HUD/USPS.

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.



Randolph/Fulton Market area, west of the Kennedy Expressway

NEAR WEST EXISTING LAND USE & RECENT INVESTMENTS

EXISTING LAND USE

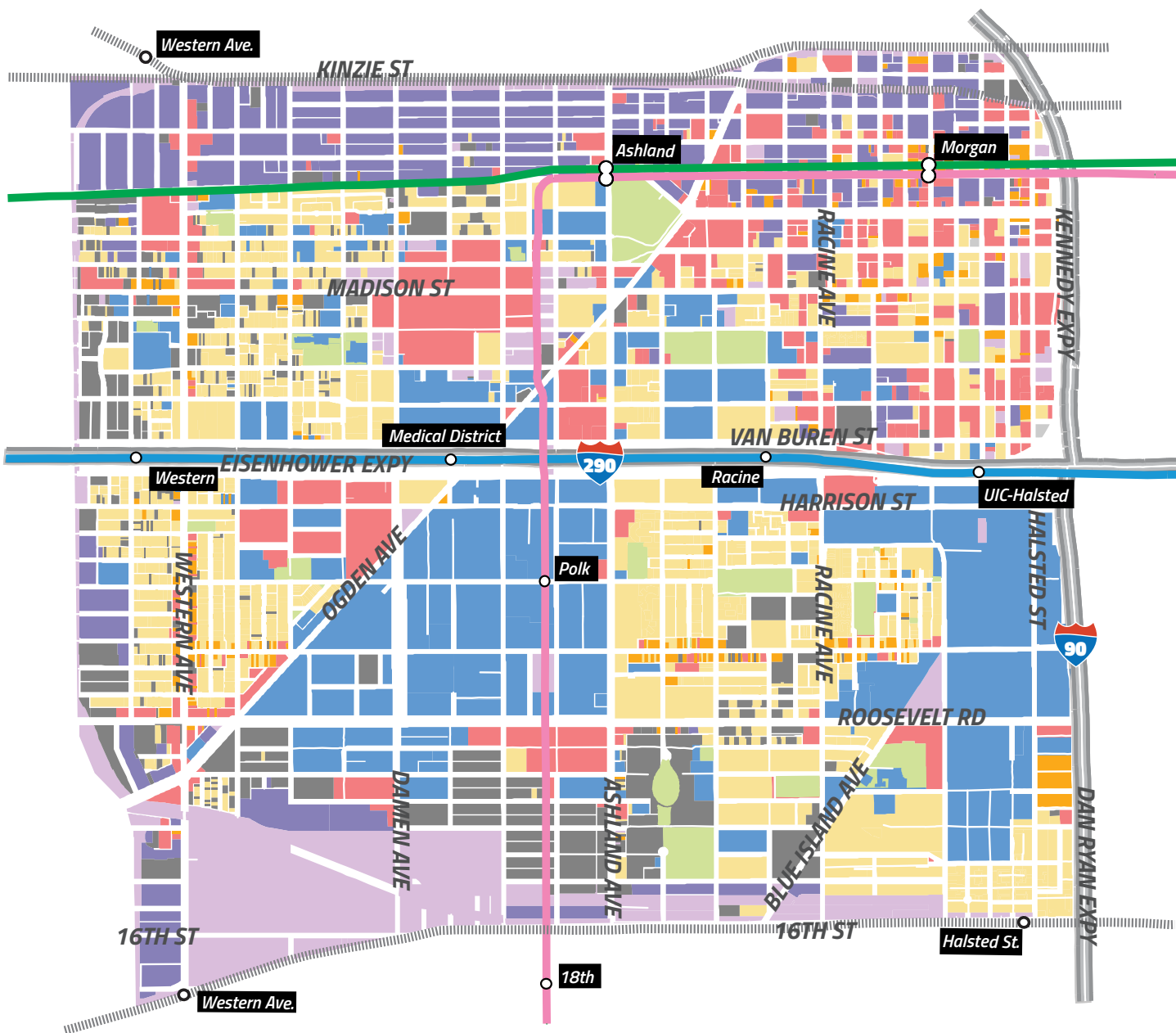
Land uses in the Near West Planning Area are far more evenly mixed than most other areas of the city. Much of the land is owned by a large number of institutional users dedicated to education, health care, and entertainment. In fact, half of the area's land is occupied by commercial, industrial, and public/institutional uses, which is nearly double the city's average usage for these combined categories.

Not surprisingly, less land is dedicated to housing and open space than the city averages, while the presence of the University of Illinois at Chicago and the Illinois Medical district mean that far more land than usual is dedicated to public institutions. The Kinzie Corridor supports very productive manufacturing uses on the northern end of the planning area. However, 10% of land within the Near West Planning Area remains vacant, which is higher than the citywide average.

RECENT INVESTMENTS

In recent years, a number of investments have enhanced the built environment in Near West Planning Area, including:

- **Morgan Street CTA Station** at W Lake St and N Morgan St. Chicago's first new station in almost two decades serves the Pink and Green lines. Total Project Cost: \$38 million.
- **Rush University Medical Center** at 1620 W Harrison St. The new 806,000 sq. ft. 14-story tower houses acute and critical care patients, and a state-of-the-art surgical unit. Total Project Cost: \$654 million.
- **Costco** at 1430 S Ashland Ave. This 161,000 sq. ft. store is Chicago's second Costco store. Total Project Cost: \$48.5 million.
- **Pete's Fresh Market** at W Madison St and N Western Ave. The new 56,000 sq. ft. retail center is anchored by Pete's Fresh Market. Total Project Costs: \$18.4 million.
- **Gateway Plaza** at W Monroe St and N Halsted St. The new 95,000 sq. ft. retail center is anchored by a 71,000 sq. ft. Mariano's grocery store. Total Project Cost: \$42 million.
- **Helenic Museum** at 333 S. Halsted St. This 40,000 sq. ft. museum is the only major U.S. facility dedicated to Greek history, culture, and art; it contains over 17,000 artifacts.
- **Viceroy Apartments** at 1517 W Warren Blvd. The renovation of this former hotel provides 89 affordable housing units and on-site social services. Total Project Cost: \$23 million.
- **Vertiport** at 1339 S Wood St. A new 10-acre heliport with a 15,000 sq. ft. terminal and a 30,000 sq. ft. hanger began operations in April 2015. Total Project Cost: \$10 million.



Chicago Neighborhoods Now: Near West

EXISTING LAND USE

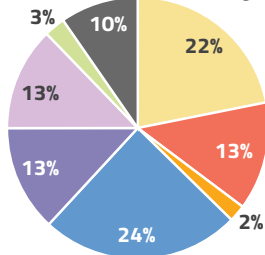
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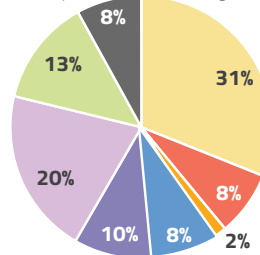
Land Use

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

Near West Land Use Percentage



City 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.



Fulton Market Area from the west

NEAR WEST PREVIOUS PLANS

The residents, businesses and institutions of the Near West 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 been undertaken. At least three plans have been completed since 2000 that generated recommendations to improve the Near West Planning Area, one of which was approved by the Chicago Planning Commission. Where appropriate, the recommendations from these prior plans will be incorporated into the Action Plan as Priority Projects. Some examples include:

- From “Reconnecting Neighborhoods,” improve wayfinding signage from the CTA Medical District Blue Line station to the United Center (Priority Project #11)
- From the “Near West Side Land Use Plan,” prioritize industrial and service companies to ensure that they continue to provide jobs (Priority Projects #1, #2 and #3)
- Also from the “Near West Side Land Use Plan,” develop neighbor-

hood open space and mini-parks wherever possible (Priority Projects #5, #6, and #12)



RECONNECTING NEIGHBORHOODS

July 2009*

Participating Organizations

- Regional Transportation Authority (RTA)
- Chicago Transit Authority (CTA)
- Metropolitan Planning Council (MPC)

Priority Recommendations

- Ensure that residents of mixed-income communities have access to adequate retail, job opportunities, and reliable public transportation
- Develop a new Pink Line CTA station at W Madison St, and a new Green Line CTA station at N Damen Ave
- Improve wayfinding signage to better connect the United Center with the Medical District Blue Line station
- Improve access to community anchors such as the United Center
- Use privately-owned parking lots surrounding the United Center as an opportunity for new development
- Develop structured parking to serve both the United Center and Malcolm X College
- Develop a strong network of bike lanes and pedestrian routes with a particular focus on connecting activity centers

* Adopted by the Chicago Plan Commission



WEST HAVEN: RISING LIKE THE PHOENIX

May 2007

Participating Organizations

- Near West Side Community Development Corp.
- Local Initiatives Support Corporation/Chicago (LISC/Chicago)
- Community residents and business owners

Priority Recommendations

- Rebuild the social structure of the community through organize community events, improved public safety, development of community leaders & public participation, and partnerships with local health providers
- Improve the physical and aesthetic identity of West Haven through increased open space, a new library, neighborhood cleanup days, and community identifiers
- Improve education for people of all ages through partnerships with local educational resources
- Increase the quantity of housing options while maintaining quality affordable housing
- Attract more and better retail services focused on corridors along Madison, Western, and Damen
- Improve job opportunities for local residents



NEAR WEST SIDE LAND USE PLAN

July 2000

Participating Organizations

Ald. Walter Burnett, UIC, West Loop Gate Association, West Central Association, Randolph/Fulton Market Merchants Association, Greektown Special Service Area Commission, Jackson Boulevard Historic District Association, Chicago Transportation Authority (CTA), Chicago Department of Transportation, Chicago Public Schools, Chicago Park District

Priority Recommendations

- Promote residential development, except within the Randolph and Fulton Markets and Kinzie Industrial Corridor; encourage all housing types to further diversify the neighborhood
- Promote neighborhood-oriented retail and service uses
- Develop and locate cultural uses and galleries where there would be minimal conflicts with existing uses
- Continue to promote the Near West Side for office development
- Prioritize industrial and service companies to ensure that they provide jobs
- Develop neighborhood open space and mini-parks wherever possible