



3

CONTEXT



Sherman Park, S Racine Ave between Garfield Blvd and W 54th St

SOUTH SIDE HISTORY & COMMUNITY ASSETS

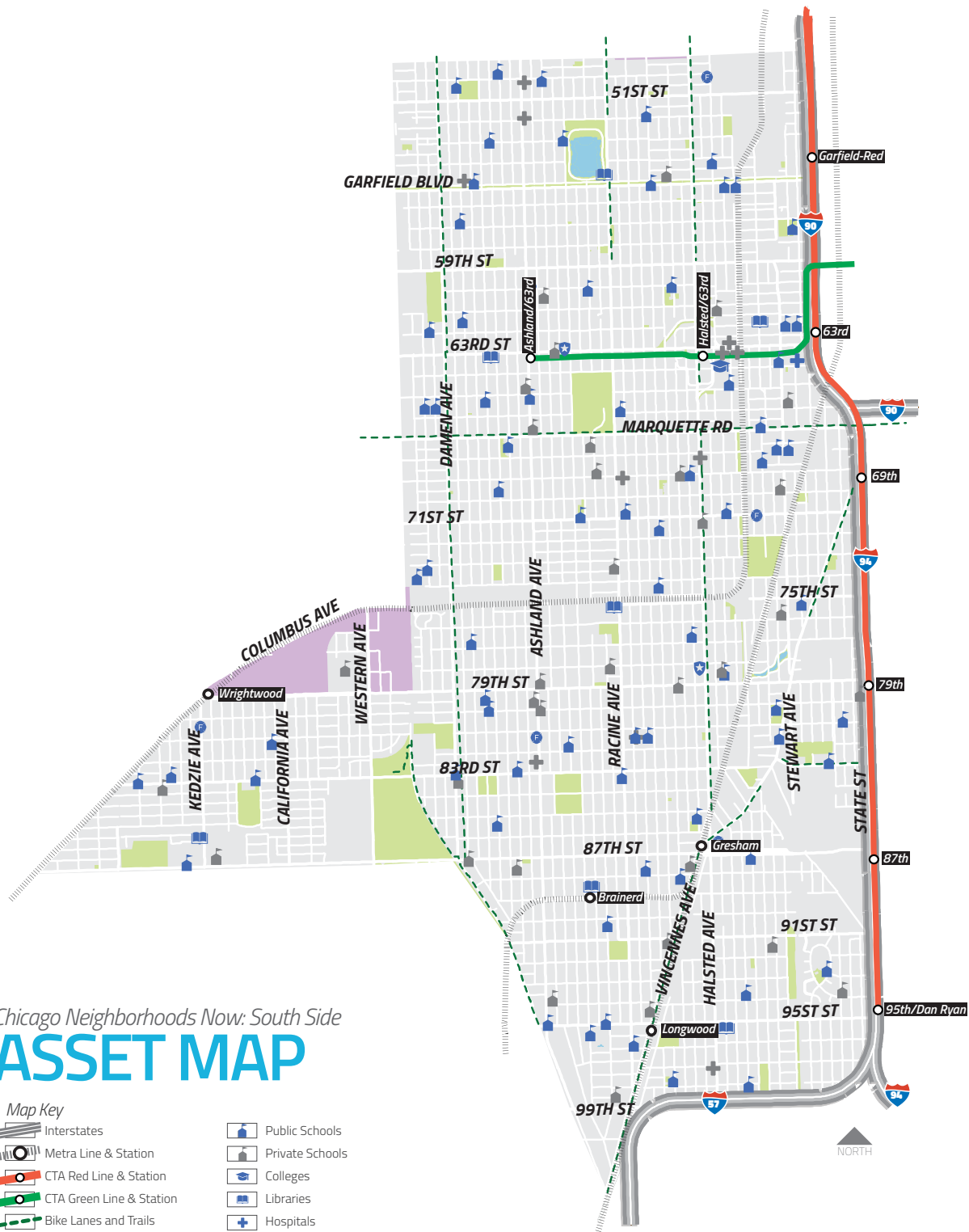
The five community areas of the South Side Planning Area – Englewood, West Englewood, Ashburn, Auburn Gresham, and Washington Heights – first began to take shape in the late 1800s around Chicago Junction (Junction Grove) Station, which served as a major railway intersection near what is now W 63rd St and S Stewart Ave. The population began to grow dramatically when transit started operating between downtown and Greater Englewood in 1896, extending to Auburn Gresham and beyond a decade later. By the 1920s the intersection of W 63rd St and S Halsted St was Chicago’s busiest shopping district outside of the Loop. The population has decreased significantly in Greater Englewood since its peak in the 1960s, but a relatively stable number of solid middle-class families have remained in Auburn Gresham, Washington Heights, and Ashburn as European immigrants have been replaced by African Americans.

Englewood and West Englewood feature the Green Line stations at S Halst-

ed St and S Ashland Ave, as well as the newly built Kennedy-King College campus. Sherman and Ogden Parks offer public open space, while residents are served by the West Englewood and Kelly branches. There are eight health service providers, including St. Bernard Hospital. Leadership for the area is provided by Teamwork Englewood, the Greater Englewood Community Development Corporation, and Resident Association of Greater Englewood, to name a few.

















Auburn Gresham, Washington Heights, and Ashburn offer amenities such as Auburn Park and its peaceful lagoons near W 79th St, the Major Taylor Trail which is popular with cyclists, and Ford City Mall. These communities are served by the Red Line CTA and the Rock Island and Southwest Service branches of the Metra Line. Frank Foster Park offers public open space, while the Woodson Regional Library, one of the three largest in the city. There are two health service providers, including Access Community Health Network. Leadership for the area is provided by the Greater Auburn Gresham Development Corporation, Endeleo Institute, several active block clubs and homeowners’ associations.

The South Side planning area also includes relatively smaller portions of the New City, Fuller Park, Greater Grand Crossing, Chatham, and Roseland community areas, but the history and future investments in these areas will be documented in other neighboring action plans: New City and Fuller Park in the Greater Stockyards Action Plan, Greater Grand Crossing and Chatham in the Greater Stony Island Action Plan, and Roseland in the Greater Calumet Action Plan.



Chicago Neighborhoods Now: South Side
ASSET MAP

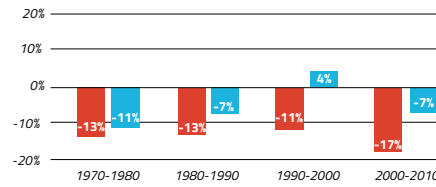
Map Key

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

The population of the South Side Planning Area has fallen by 45% since 1970, compared to 20% for Chicago overall. The area is 97% African American. Nearly 29% of the households in the South Side Planning Area earn more than \$50,000 per year. The unemployment rate was higher here than in the city overall in 2012 (the latest year for which Planning Area-level data is available): 28.6% in the South Side 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

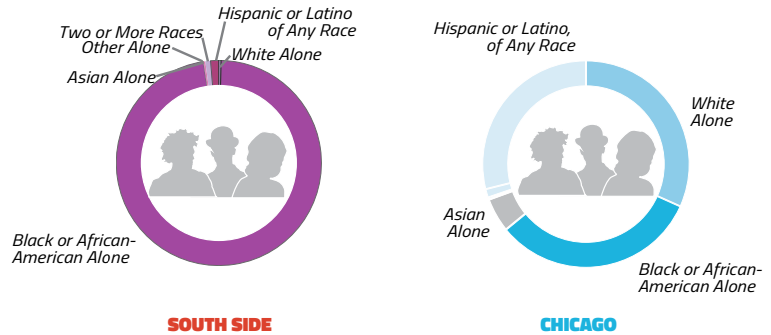
Rate of Population Change (Percent)
1970 to 2010



Total Population
1970 to 2010

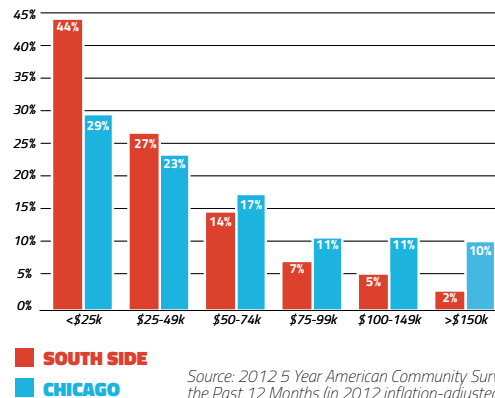
	SOUTH SIDE	CHICAGO
1970	257,026	3,376,152
1980	222,735	3,004,435
1990	193,134	2,783,572
2000	171,275	2,895,521
2010	141,395	2,695,249

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



Source: 2010 Decennial Census, SF1, 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).

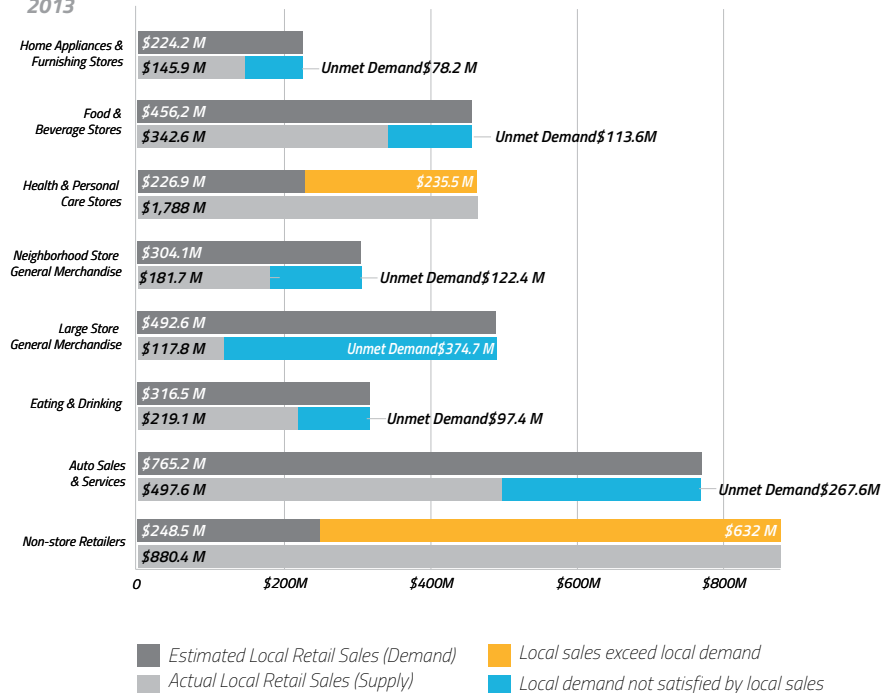
COMMERCIAL

According to a study commissioned by the City in 2013, which analyzed the buying power and retail sales within each of the 16 Planning Areas, the retailers operating in the South Side Planning Area generate lower sales volumes in multiple commercial retail categories than neighborhood residents would be expected to buy. This suggests that many South Side Planning Area residents leave the area to shop for these items. There may be an opportunity to recapture some of that spending that is leaking out of the Planning Area into the surrounding areas.

Vacancy rates in the South Side Planning Area have fallen for industrial, office, and retail space between 2005 and 2013. In fact, the vacancy rate for the 2.4 million square feet of retail buildings in the South Side suggests the tightest market among the 16 Planning Areas, which further reinforces the opportunities that exist to provide good retail in the area at strategic locations.

Retail Gap Analysis

2013



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

Total Vacant Rentable Commercial Building Area (Percent) by Use

4Q 2013

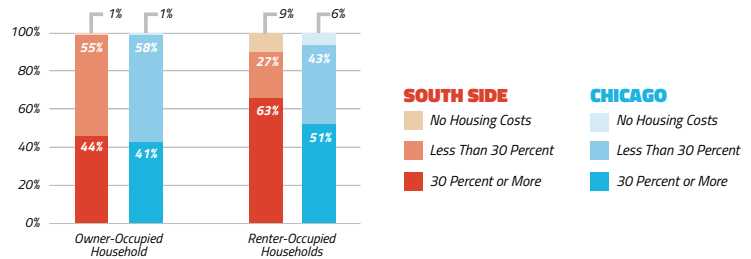
Building Type	Period	Total Rentable Building Area (sf)	Total Vacant Rentable Building Area (sf)	Total Vacant Rentable Building Area (%)	Chicago Total Vacant Rentable Building Area (%)
Industrial/ Flex	4Q 2013	2,424,500	127,576	5%	10%
	4Q 2005	2,424,500	150,107	6%	10%
Office	4Q 2013	520,282	49,760	10%	13%
	4Q 2005	520,282	125,350	24%	14%
Retail	4Q 2013	2,431,415	117,347	5%	7%
	4Q 2006	2,362,743	192,931	8%	8%

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

In the South Side Planning Area, 56% of owner-occupants and 36% of renters live in housing that is affordable (defined as households devoting less than 30% of income to housing expenses), both of which are worse than the citywide average. The South Side Planning Area has a higher proportion of vacant homes than its share of the city's housing stock would suggest, and more homes are in foreclosure than the city average. The housing stock in the South Side Planning Area is roughly evenly split between single family and multifamily.

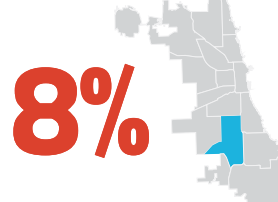
HOUSING

Housing Costs as a Percentage of Household Income 2012

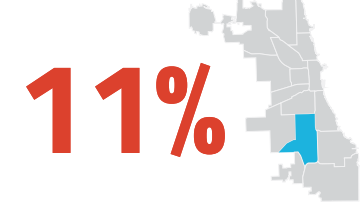


Source: 2012 5 Year American Survey, Table B25106 - Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months.

Area's Share of Chicago Residential Addresses 4Q 2013

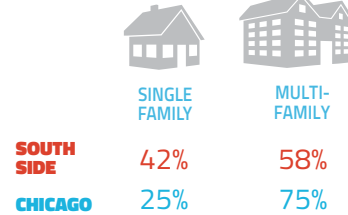


Area's Share of Long-Term Vacant Chicago Addresses 4Q 2013



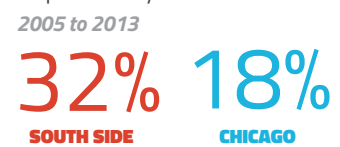
Source: Institute of Housing Studies at DePaul University Analysis of Data from HUD/USPS.

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.

OPEN SPACE & TRANSPORTATION

Most residents of the South Side Planning Area live close to open space but have less acreage per resident than the City's goal, which is five acres per thousand residents. Acres of open space per 1,000 residents per community area is as follows: 2.3 acres in Englewood, 2.9 acres in West Englewood, 1.4 acres in Auburn Gresham, 2.4 acres in Washington Heights, 2.3 acres in New City, and 4.7 acres in Ashburn.

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.

Fewer than a quarter of the residents in the South Side Planning Area live within a half-mile of a rail station, far less than the city average. Further, residents here travel 25 percent farther to work than the city average. Finally, 34 percent of residents depend on public transit to get to work, higher than the city average of 28 percent. It is considerably harder for residents of the South Side Planning Area to get to work.

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



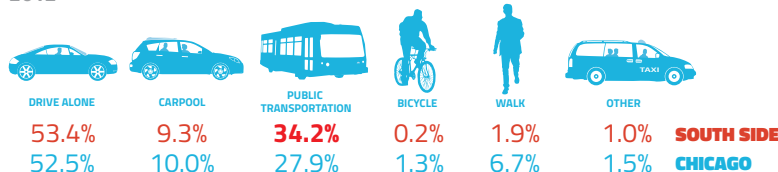
Average Distance to Work (Miles)
2011



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)



S Loomis Blvd, looking north along Ogden Park

SOUTH SIDE: EXISTING LAND USE AND RECENT INVESTMENTS

EXISTING LAND USES

Land within the South Side 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 South Side Planning Area is bounded to the east by the Dan Ryan Expressway and the CTA Red Line, to the north by W. 49th St, to the west by roughly Western Ave, and to the south by Interstate 57 and roughly W 99th St. Commercial corridors include W 63rd St, W 79th St, W 87th St, W 95th St, S Ashland Ave, and S Halsted St, while Kennedy-King College owns significant land dedicated to education near W 63rd St and S Halsted St.

RECENT INVESTMENTS

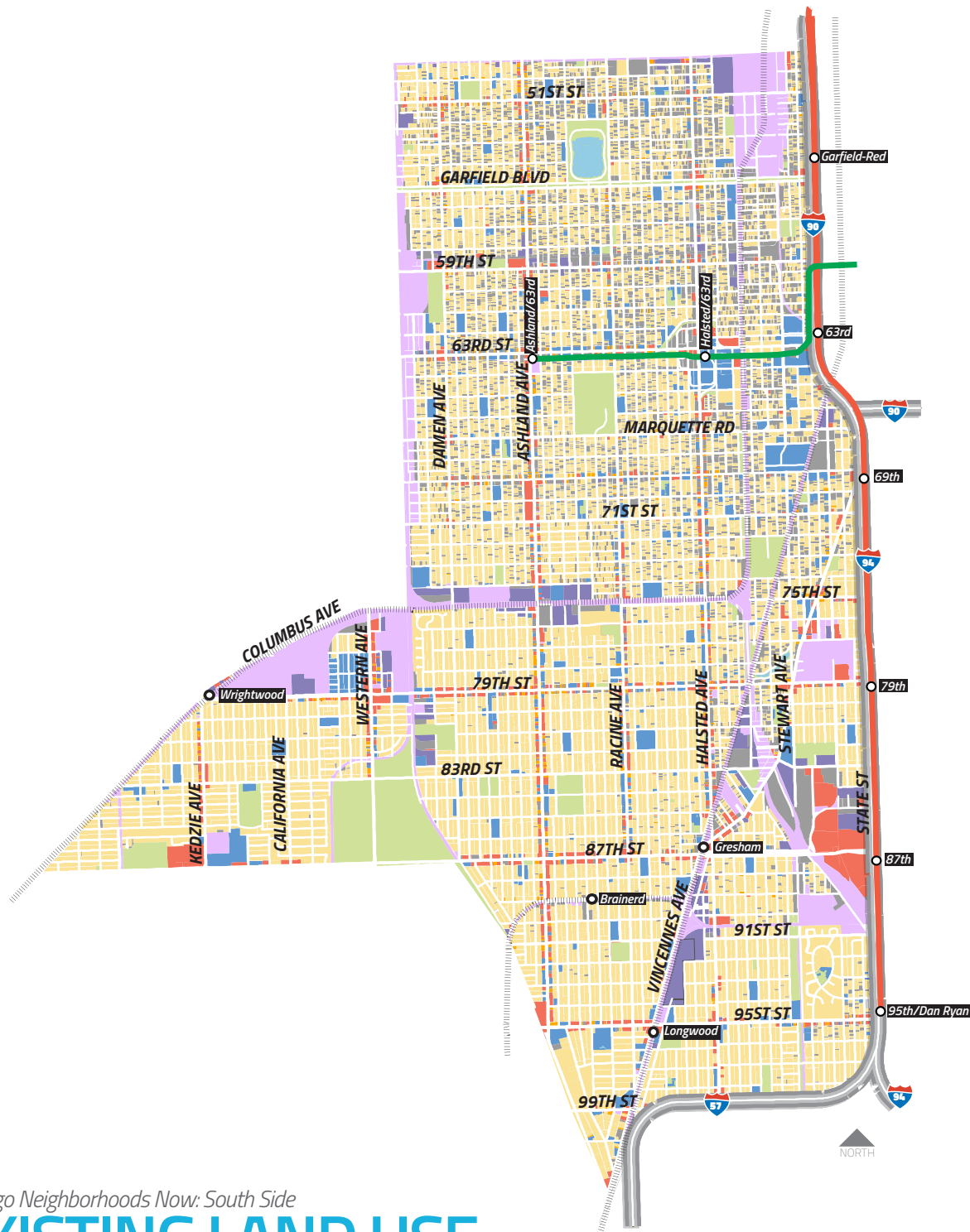
In recent years, several investments have improved the built environment in the South Side.

In Englewood and West Englewood:

- **Whole Foods grocery store** at W 63rd St and S Halsted St. A new commercial development on a long vacant 5.4 acre site will be anchored by a Whole Foods grocery store. Total Project Cost: \$10.7 million plus land discounts
- **The Large Lots program** has provided 276 City-owned vacant parcels for \$1 to residents who wish to make their blocks more vibrant
- **Hope Manor II** at 6002 S Halsted St, a 73-unit campus-style affordable housing complex for former members of the US military and their families, which includes six-flats, a community room and space for social services. Total Project Cost: \$23 million
- **Honore Street Farm**, operated by Growing Home at 5800 S Wolcott Ave and Honore St, is one of city's newest organic farms and was made possible through the sale of 10 parcels of City-owned land for agricultural uses. The farm produces organic produce that is sold on site and at a farmers' market. The site includes transitional job training.

In Auburn Gresham, Washington Heights, and Ashburn:

- **New Metra Station** at W 79th St just east of S Halsted St. The new station on the Rock Island Metra line will provide a new commuter option in the middle of the W 79th St concentration area. Total Project Cost: \$21.5 million
- **Renovation of the 95th Street Red Line Station** at 95th St and the Dan Ryan Expressway. The renovation and expansion of the station will span 95th St. Total Project Cost: \$240 million
- **Veteran's New Beginnings** at 8132-44 S Racine Ave will provide 54 units of studio apartments for veterans at risk of homelessness. Total Project Cost: \$14 million
- **Naomi & Sylvester Smith Senior Living Center** at 8031 S Halsted St will provide 59 units of senior affordable housing. The site includes a service coordinator on-site, computer room, library, and beauty shop. Total Project Cost: \$11 million



Chicago Neighborhoods Now: South Side
EXISTING LAND USE

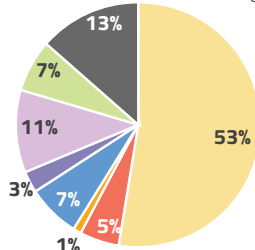
Map Key

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

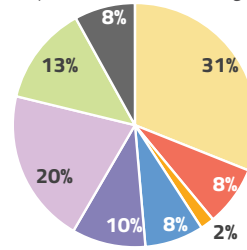
Land Use

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

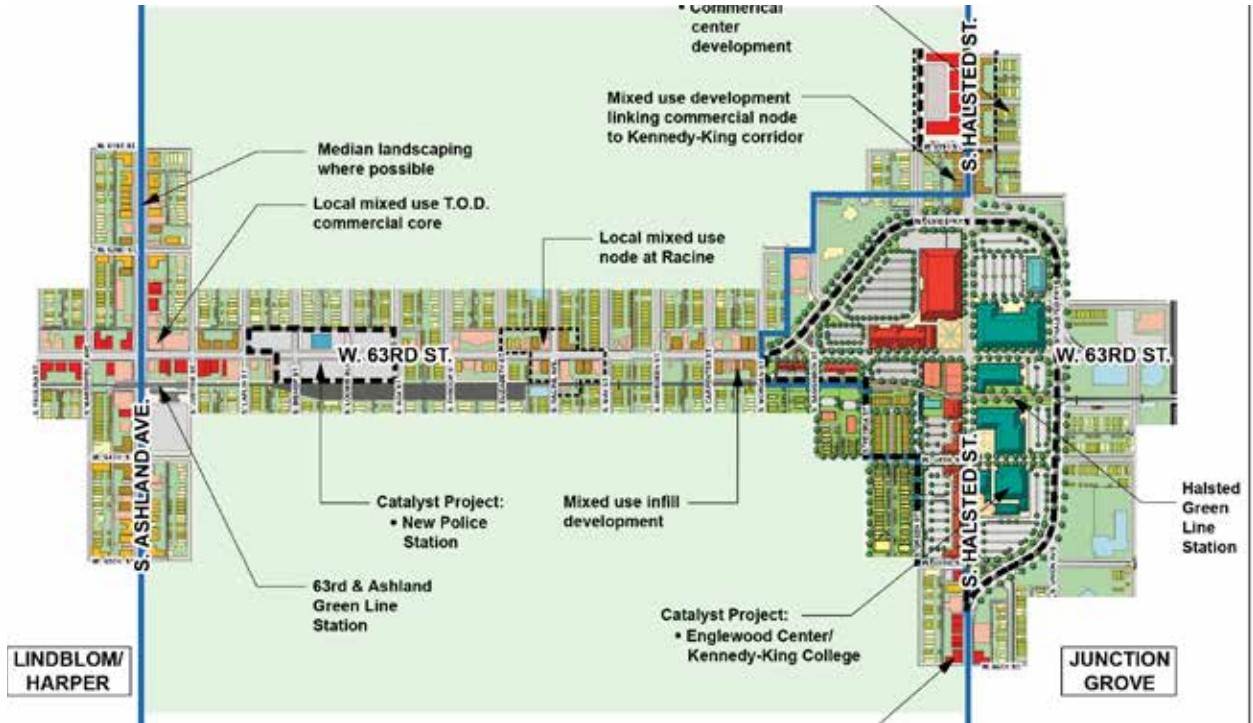
South Side Land Use Percentage



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.



SOUTH SIDE PREVIOUS PLANS

The residents of the South Side 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 residents has already been undertaken. At least four plans have been completed since 2000 that generated recommendations to improve the South Side Planning Area. Some common themes expressed in previous plans for this area focused on encouraging economic development at strategic locations, creating quality housing opportunities, finding productive ways to reuse vacant land, and enhancing open space.

Where appropriate, the recommendations from these prior plans will be incorporated into the Action Plan as Priority Projects. Some examples include:

- Reclaim vacant lots for special events and other community uses including green spaces, exhibits and performances, as recommended

in the LISC Quality of Life Plan: "Englewood: Making a Difference"

- Encourage retail density near transit stations and assist retail development, as recommended in "Green Healthy Neighborhoods"
- Create placemaking opportunities on vacant parcels, as recommended by the "Greater Englewood Plan of 2008"



Auburn-Gresham: Chicago's Best Kept Secret

May 2005

Participating Organizations:

- Greater Auburn Gresham Development Corporation
- LISC

Priority Recommendations:

- Establish a Special Service Area (SSA) on 79th Street and expand 79th Street TIF to include NIP
- Attract a mix of retail and professional uses to 79th Street
- Create new retail and commercial uses at 79th Street and Vincennes Avenue
- Preserve existing housing and develop new housing to accommodate all levels of income and special needs;
- Expand block clubs

Englewood: Making a Difference

December 2005

Participating Organizations:

- Greater Auburn Gresham Development Corporation
- LISC

Priority Recommendations:

- Reclaim vacant lots for special events and other community uses including green spaces, exhibits and performances
- Expand the small base of African-American-owned businesses by providing technical assistance and linkages to business development incentives
- Establish a re-entry services network for formerly incarcerated individuals and their families
- Promote transit-oriented development near the Green Line terminal at Ashland
- Expand block clubs

Green Healthy Neighborhoods

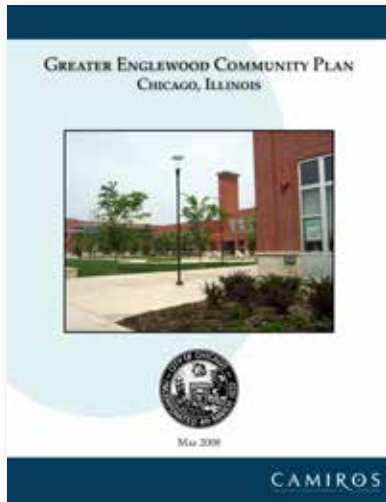
December 2005

Participating Organizations:

- Chicago Metropolitan Agency for Planning
- Chicago Department of Planning
- LISC
- Southeast Chicago Commission
- Washington Park Consortium
- Teamwork Englewood

Priority Recommendations:

- Develop a residential Large Lot Program to foster the private ownership of existing city owned land
- Create new or expand existing parks at Raber House, along the Englewood Loop connected to Micek Park, on the abandoned 49th Line, at Back of the Yards Park and on the abandoned 59th Line
- Concentrate new housing along key corridors, at transit nodes and adjacent to existing institutions
- Encourage retail density near transit stations and assist retail development at strategic locations with public subsidies



Greater Englewood Community Plan

May 2008

Participating Organizations:

- *Department of Planning and Development*

Priority Recommendations:

- Use catalyst land use and development sites as a way to encourage and organize reinvestment within Englewood
- Establish identity streets and gateways that express the desired image for Greater Englewood
- Support rehabilitation of existing residential properties
- Support contextual and design-sensitive residential infill development at key locations
- Redevelop predominantly vacant residential blocks with "production-scale" housing
- Coordinate advocacy and strategic action implementation
- Focus non-residential development at key intersections

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