



CONTEXT



Garfield Park, Golden Dome

WEST SIDE HISTORY AND COMMUNITY ASSETS

The five community areas of the West Side Planning Area - Austin, Humboldt Park, East Garfield Park, West Garfield Park and North Lawndale - first began with developers erecting thousands of cottages, two-flats, and large apartment buildings to house workers from the nearby factories and downtown businesses. Eastern Europeans were the first settlers in the area followed by Jewish groups from Russia that looked for housing opportunities close to adjacent industrial areas located near the city's border. The area was gradually annexed to Chicago from east to west starting in 1837 until 1899. The annexations were initiated by the existing residents who wanted better services.

Today, the West Side Planning Area has large and historic open spaces, including Columbus Park, Douglas Park and Garfield Park which provide some of the area's most attractive features. In the last several years, there have been a significant number of affordable housing developments.

The Austin Community has the largest population of Chicago's community areas: approximately 98,000 people reside here. The neighborhoods within this community are served by the Austin, Central, Laramie and Cicero Blue Line and Green Line CTA stations and the Mars, Galewood, Hanson Park and Grand-Cicero METRA stations. Columbus, Amundsen and La Follette Parks offer public open space, and residents are served by the Austin, North Austin and West Chicago Ave libraries. There are six health service providers, including: Loretto Hospital, Austin Community Academy, Circle Family Care (Division and Parkside), Austin Health Center of Cook County



Sears Tower, W Arthington St and S Homan Ave

and PCC Austin Family Healthy Center. Leadership for the area is provided by a number of business and resident organizations, such as: Austin Coming Together, Austin Chamber of Commerce and the Westside Business Improvement Association.

The Humboldt Park Community Area has approximately 56,000 residents. Residents are served by eight bus routes, including the Chicago #66 and Kimball-Homan #82. Humboldt Park offers public open space, and residents are served by the North Pulaski and the Richard M. Daley libraries. There are six health service providers, including Hartgrove Hospital, PCC Clinic (Interfaith House), Rush-Orr Elementary, Louise Landau Community Center, Access-West Division Family Center, and Prima Care (Northwest). The area's community based organizations have a continued interest in preserving the affordable housing opportunities through the development of new rental/for sale housing units and through the preservation initiatives like the Micro Market Recovery Program (MMRP). Leadership for the area is provided by a number of business and resident organizations, such as: Bickerdike Redevelopment Corp., West Humboldt Park Family and Community Development Council (WHPCDC), Nobel Neighbors, Latin Community Housing Development Association (LUCHA) and the Puerto Rican Cultural Center.

The East and West Garfield Park Communities have approximately 38,500 residents. The west portion of these communities has the West Side's tallest buildings: the Midwest Athletic Center and the Guyon Hotel, both of which are on the National Register of Historic Places. Area residents are served by the California, Ashland, Conservatory, Pulaski and Kedzie-Homan Blue Line and Green Line CTA stations. Garfield Park offers public open space, and residents are served by the Ledger

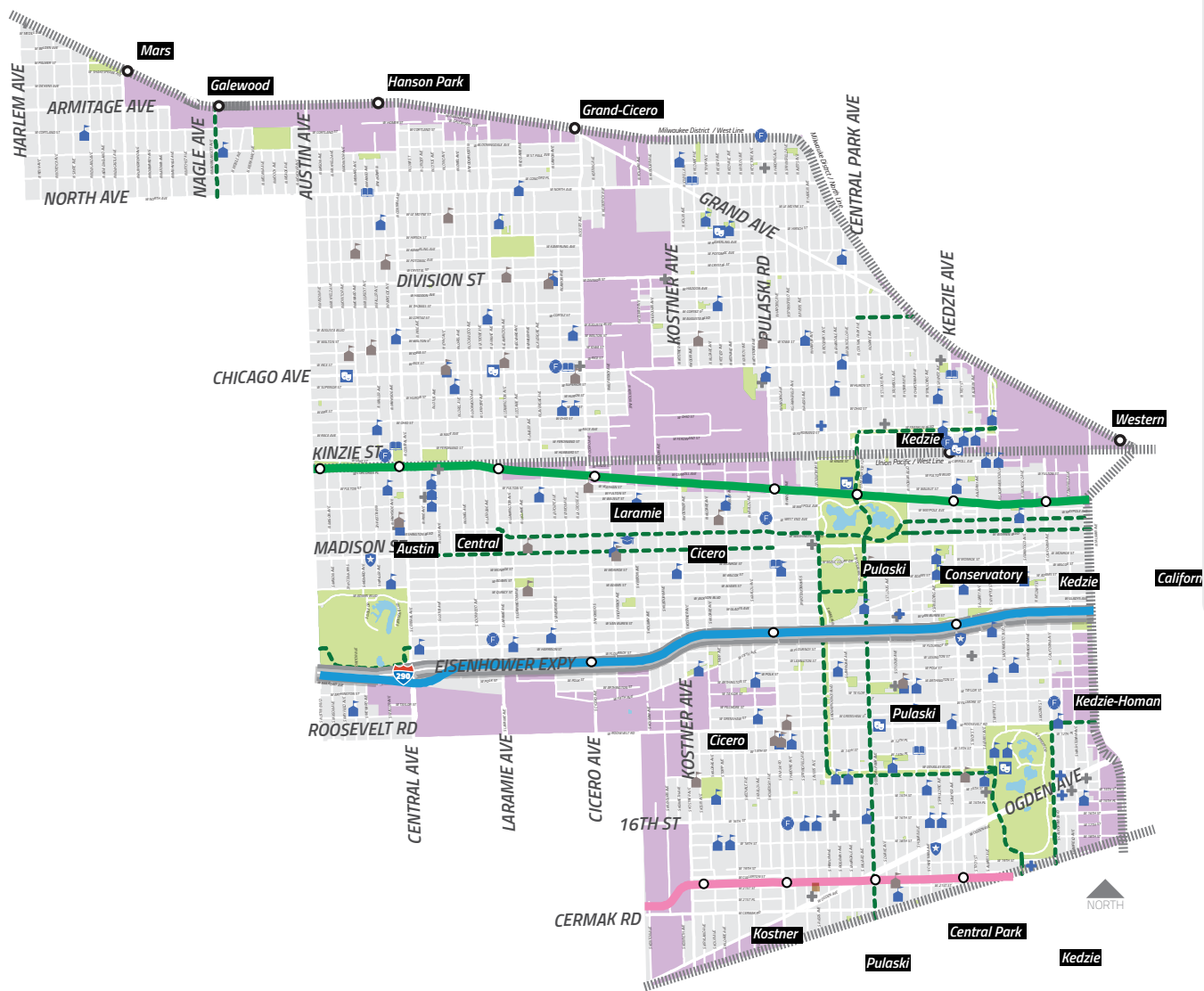


Green Line station, W Lake St and N Central Pk Ave

library. There are six health service providers, including RML Specialty Hospital, Lawndale Christian Health Center - Homan Square, Erie Foster Avenue Health Center, Access Family Health Center (Bethany and Madison) and Marillac St. Vincent Family Center. Leadership for the area is provided by a number of business and resident organizations, such as: Garfield Park Community Council (GPCC), Garfield Park Neighborhood Association (GPNA), Garfield Park Conservatory Alliance (GPCA) and the Madison Revitalization Task Force.

The North Lawndale Community Area has approximately 4,800 residents. The neighborhood was densely built to house workers at huge factories like the McCormick reaper plant and the Sears headquarters and catalog fulfillment center at Homan and Arthington. Today, its residents are served by the Pulaski, Central Park and Kedzie Pink Line CTA stations. Douglas Park offers public open space, and residents are served by the Douglas library. There are six health service providers, including Lawndale Christian Health Center (Ogden and Homan Square), Access Health Center (King, Westside and Sinai) and the Erie-Johnson School Based Health Center. Leadership for the area is provided by a number of business and resident organizations, such as the Lawndale Christian Development Corporation.

The West Side planning area also includes relatively smaller portions of the Hermosa, Logan Square, Near West Side, Little Village and West Town communities, but the history and future investments in these areas will be documented in other neighboring action plans: Far Northwest Side Action Plan (Hermosa), Greater Milwaukee Avenue Action Plan (West Town & Logan Square), Near West Side Action Plan (Near West Side) and Pilsen/Little Village Action Plan (Little Village).



3 CONTEXT

Chicago Neighborhoods Now: West Side

ASSET MAP

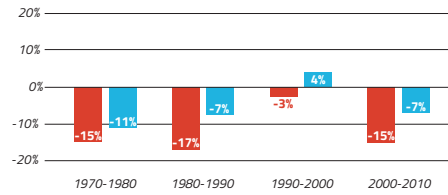
Map Key

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

The population of the West Side Planning Area has fallen by 42% since 1970, compared to 20% for Chicago overall. The area continues to be a historically African American community, with 77% Black followed by 17% Latino/Hispanic on the eastern and southern areas. Nearly 45% of the households in the West Side Planning Area earn less than \$25,000 per year. The 21% unemployment rate was far higher here in 2012 (the latest year for which Planning Area level data is available) than in the city overall (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

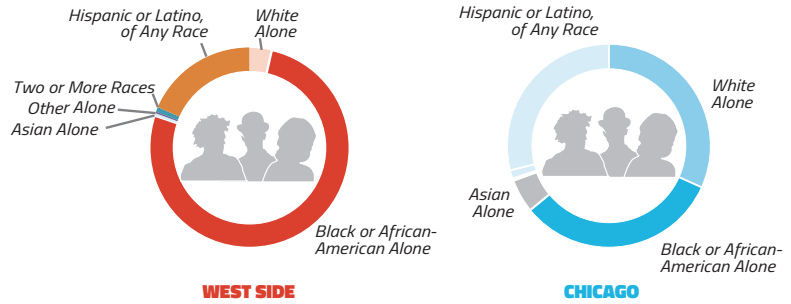


Total Population
1970 to 2010

	WEST SIDE	CHICAGO
1970	395,501	3,376,152
1980	335,696	3,004,435
1990	277,073	2,783,572
2000	269,031	2,895,521
2010	229,317	2,695,249

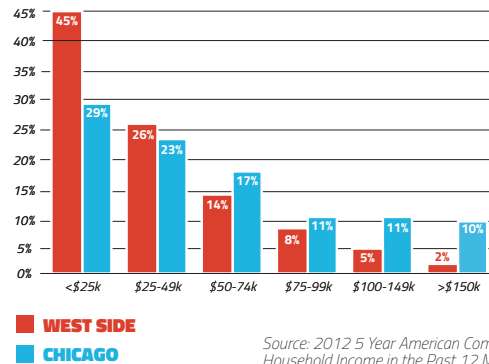
Source: US2010 Project at Brown University, Longitudinal Tract Data Base (LTDB), Full data for 1970-2010.

Race and Ethnicity
2010



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

Household Income
2012



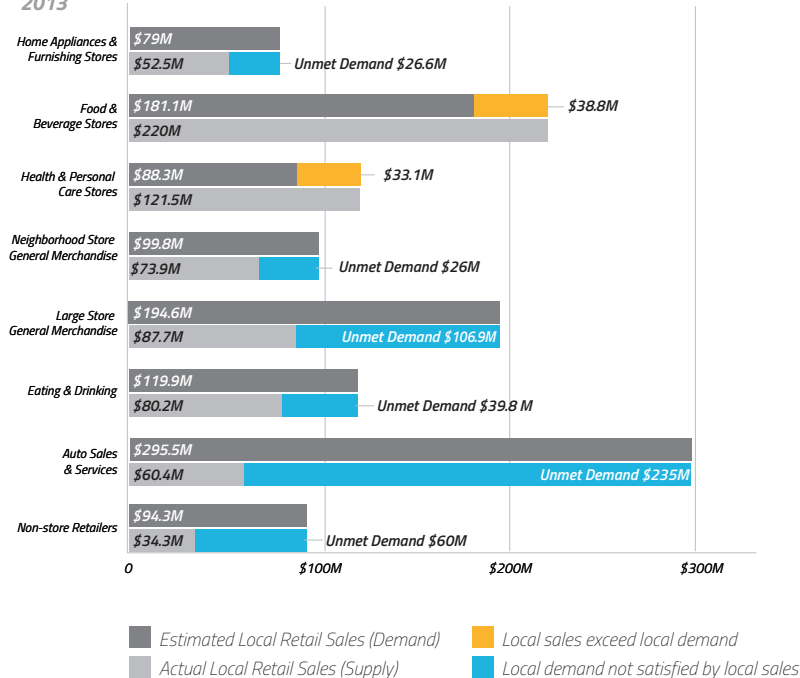
Source: 2012 5 Year American Community Survey, Table B19001 - Household Income in the Past 12 Months (in 2012 inflation-adjusted dollars).

COMMERCIAL

According to a study commissioned by the City in 2013 which analyzed the resident buying power and actual retail sales within each of the Chicago's 16 planning areas, the retailers operating in the West Side Planning Area generate lower sales volume in many commercial categories than the neighborhood residents would be expected to buy. This suggests that many West Side Planning Area residents leave the area to shop, particularly to the western suburbs. There may be a significant opportunity to recapture some of that spending that is leaking out of the Planning Area into the surrounding planning areas and/or the adjacent suburbs. In some retail categories, such as Food and Beverage Stores and Health and Personal Care stores, retail sales were higher than neighborhood residents would be expected to buy, which suggests that visitors come into the West Side Planning Area to shop for goods in these categories.

Vacancy rates in the West Side Planning Area have decreased 8% for industrial, increased 10% for office, and decreased 1% for retail space between 2005 and 2013. In 2013, the West Side Planning Area had the largest amount of Industrial Rentable Building Space in the City (approximately 32.7 million sf) of which 11.4% were vacant.

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

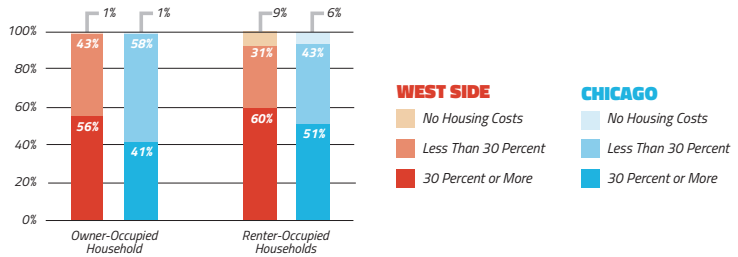
Building Type	Period	Total Rentable Building Area (sf)	Total Vacant Rentable Building Area (sf)	Total Vacant Rentable Building Area (%)	Chicago Total Vacant Rentable Building Area (%)
Industrial/ Flex	4Q 2013	32,786,998	3,723,607	11%	10%
	4Q 2005	34,050,856	6,443,095	19%	10%
Office	4Q 2013	2,279,821	516,583	23%	13%
	4Q 2005	2,360,471	307,716	13%	14%
Retail	4Q 2013	5,782,062	411,267	7%	7%
	4Q 2006	5,673,336	428,082	8%	8%

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

In the West Side Planning Area, 44% of owner-occupants and 40% of renters live in housing that is affordable for those residents (defined as households devoting less than 30% of income to residential expenses), both of which are lower than the citywide average. The West Side Planning Area has a higher proportion of vacant homes (10%) than its share of the city's housing stock would suggest (7%), and a higher share of homes that were impacted by foreclosure (34%) than the city average (18%). The housing stock in the West Side Planning Area is composed of 18% single family homes and 82% multi-family buildings.

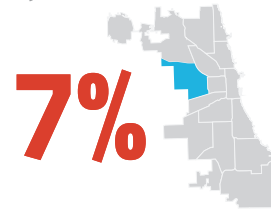
HOUSING

Housing Costs as a Percentage of Household Income 2012

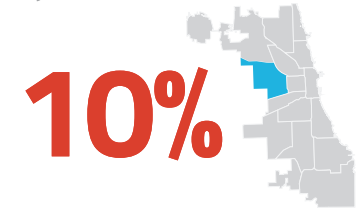


Source: 2012 5 Year American Survey, Table B25 106 - Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months.

Area's Share of Chicago Residential Addresses 4Q 2013

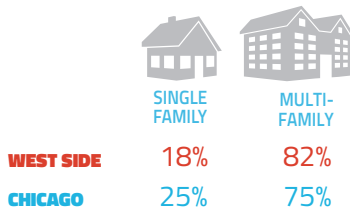


Area's Share of Long-Term Vacant Chicago Addresses 4Q 2013



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 West Side Planning Area live close to open space, but enjoy significantly less acreage per resident than the City's goal of 5 acres per 1,000 residents. The number of acres per 1,000 residents per Community Area is as follows: 2.1 for Austin, 1.5 for Belmont Cragin, 8.6 for East Garfield Park, 0.5 for West Garfield Park, 0.7 for Hermosa, 0.8 for Humboldt Park, 1.0 for Logan Square, 1.2 for Lower West Side, 0.8 for Montclare, 1.2 for Near West Side, 5.5 for North Lawndale, 1.3 for South Lawndale, and 2.8 for West Town.

Thirty-four percent of area residents live within a half-mile from a rail station, which is slightly below the city's average. In contrast nearly 57% of residents drive alone to their work locations, slightly higher than the City's overall rate.

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



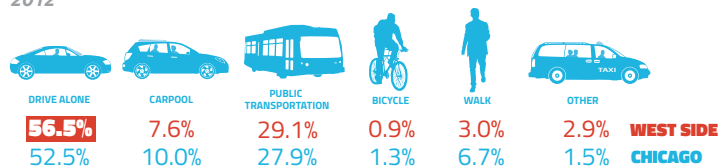
Average Distance to Work (Miles)
2011



Source: 2010 Decennial Census, SF1, Table P-1 - Total Population; City of Chicago Data Portal Shapefiles of CTA Stations, Metro 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).



Residential building at 200 N Parkside Ave



Mural at Ogden Ave and Central Park Ave

WEST SIDE EXISTING LAND USE AND RECENT INVESTMENTS

EXISTING LAND USE

The West Side's land is dedicated twice as much to industrial use as the city average. Twenty percent of the area is residential compared to a third of the land citywide. The area contains nearly double the vacant land compared to the city average, which might lead to opportunities for infill investments.

RECENT INVESTMENTS

In recent years several investments have improved the built environment in the West Side Planning Area.

In the Austin Community Area:

- **Home for New Moms** at 5327 W Chicago Ave. A 40-unit supportive housing complex for teenage mothers and their children. Total Project Cost: \$12 million

In the East and West Garfield Park Community Areas:

- **George Westinghouse College Prep** at 3223 W Franklin Blvd. A new-start school opened Fall 2009, offers two competitive programs: a selective enrollment College Preparatory program and a College and Careers program. Total Project Cost: \$69 million
- **Breakthrough Urban Ministries-Family Multiplex** at 3211 W Carroll Ave. This is a 42,000 sf facility for

East Garfield residents that will include a gymnasium, health center, and educational services. Total Project Cost: \$20 million

In the West Humboldt Park Community Areas:

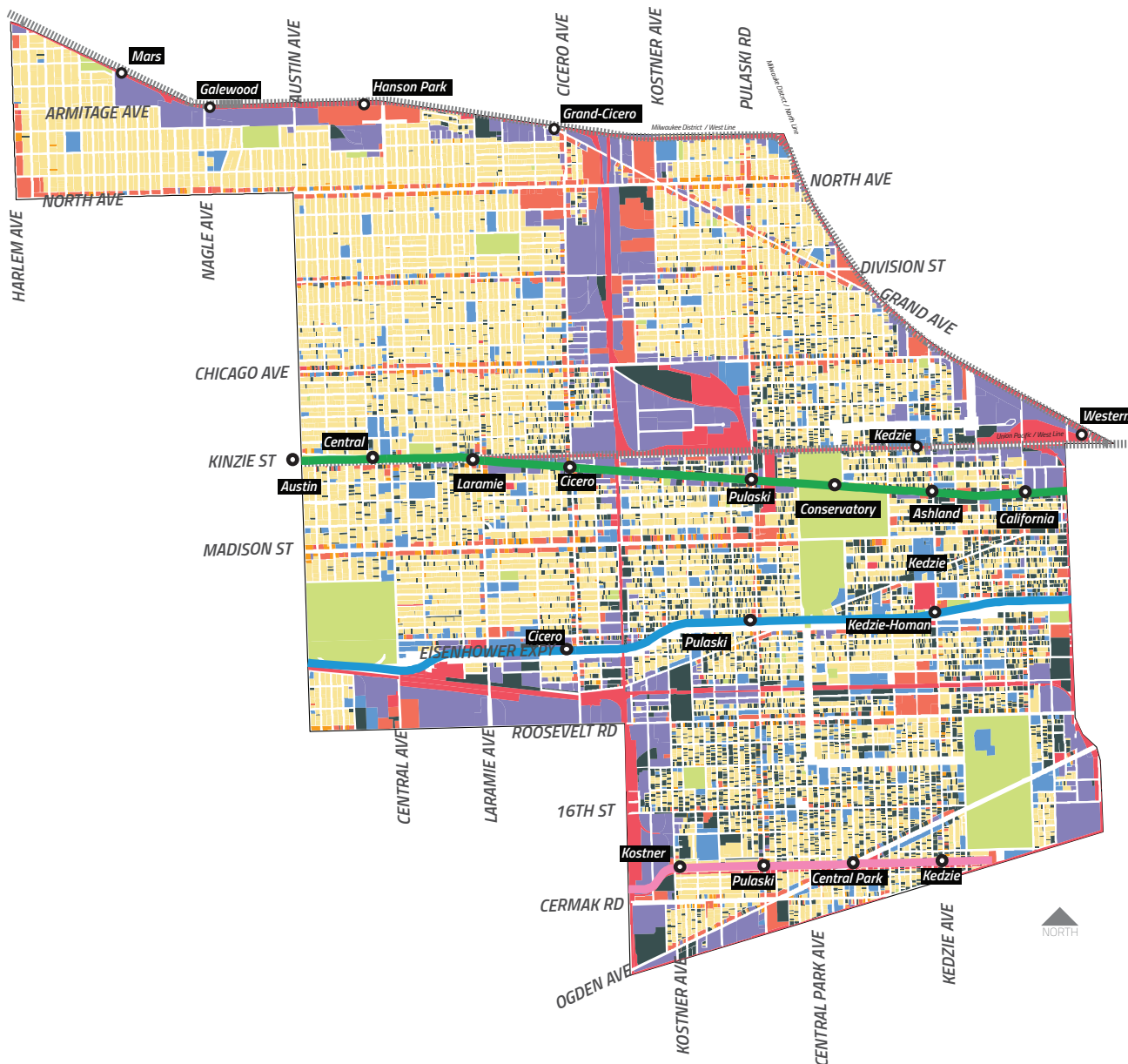
- **North and Pulaski Senior Apartments** at the Southwest corner of Pulaski Rd and North Ave. A 72-unit affordable units for seniors aged 55 and older. Total Project Cost: \$19.4 million
- **Kostner Health Center** at 1520 N Kostner Ave. A 26,500 sf facility containing patient exam rooms, a dental suite, offices, and space for social service programs and cooking. Total Project Cost: \$ 12.4 million
- **West Humboldt Place** 3533-45 W Chicago Ave is a new affordable housing complex for families in which at least one member of the household has a disability and a history of homelessness. Total Project Cost: \$5.1 million
- **Hope Manor Apartments** at 3053 W Franklin Blvd. This a 50-unit residential building dedicated for the exclusive use of homeless veterans in Chicago. The project offers an innovative combination of housing and social services to former armed forces members who need assistance transitioning to civilian life. Total Project Cost: \$14 million

In the North Lawndale Community:

- **Dr. King Legacy Apartments and the MLK Fair Housing Exhibit Center** at W 16th St at N Hamlin Ave. A 45-unit apartment building. Total Project Cost: \$18 million

- **Sterling Park Apartments** at 3301 W Arthington Ave. Redevelopment of the former Sears' printing and product-testing building into 181 affordable units. Total Project Cost: \$55 million

- **Park Douglas I** at the intersection of W Roosevelt Rd and N Talman Ave. A 19-building Park Douglas I complex is the first phase of a master-planned development that, when complete, will include a new Mt. Sinai hospital and outpatient center. Total Project Cost: \$44 million



Chicago Neighborhoods Now: West Side

EXISTING LAND USE

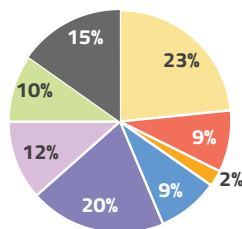
Map Key

- Interstates
- Metra Line & Station
- CTA Green Line & Station
- CTA Pink Line & Station
- CTA Blue Line & Station
- Parks and Open Space
- Water

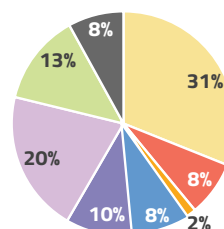
Land Use

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

West Side 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.



New Moms Facility at Chicago Ave and Loretta Ave



Austin Polytech Academy, W Fulton St and N Pine Ave

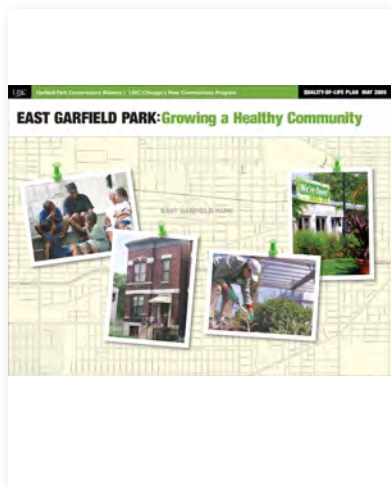


Inspiration Kitchens, 3500 W Lake St

WEST SIDE PREVIOUS PLANS

The residents, businesses and institutions of the West Side Planning Area have contributed their wisdom and hard work towards many planning efforts in recent years. This Action Plan will build upon the work that has already been undertaken. At least five plans have been completed since 2000 that generated recommendations to improve at least a part of the West Side Planning Area, one of which was approved by the Chicago Plan Commission. Where appropriate, the recommendations from these prior plans will be incorporated into the Action Plan as Priority Projects. Some examples include:

- Strategy 2.2: Develop strategies for re-use of the estimated 1,750 private and City-owned vacant lots in East Garfield Park, from "East Garfield Park – Growing a Healthy Community, LISC Plan," which inspired the creation of the Large Lots Program in East Garfield and resulted in the sale of 500 City-owned residential lots for \$1 (Priority Project #10)
- Strategy 2.5: Preserve open/ green spaces in the midst of land development, from "East Garfield Park – Growing a Healthy Community, LISC Plan," which inspired the Gold Dome – a major building rehabilitation (Priority Project #3)



**EAST GARFIELD PARK:
GROWING A HEALTHY
COMMUNITY**
November 2012

Participating Organizations

- Garfield Park Conservatory Alliance, LISC

Priority Recommendations

- Reuse vacant land
- Preserve open space
- Complete redevelopment of Rockwell Gardens
- Create vibrant retail districts
- Retain businesses and create jobs
- Develop youth leadership and mentoring opportunities
- Expand educational options



**METRA MILWAUKEE
DISTRICT WEST LINE
TRANSIT-FRIENDLY
DEVELOPMENT PLAN**
December 2011

Participating Organizations

- Department of Housing and Economic Development, Department of Transportation, Chicago Transit Authority, METRA, Regional Transportation Authority, Greater Northwest Chicago Development Corporation

Priority Recommendations

- Calibrate dedicated parking facilities to match demand
- Promote shared parking facilities with compatible uses
- Enhance intermodal connectivity
- Enhance CTA shelters at or near METRA stations with METRA timetables, maps, wayfinding signage, designated drop-off facilities, bicycle parking and car sharing
- Install gateway signage at major intersections up to ½ mile from stations
- Stripe crosswalks
- Add a new station plaza
- Increase pedestrian-level lighting
- Enhance maintenance
- Improve sidewalk/routing
- Install bike racks/bike sharing facilities
- Increase off-street commuter parking



**MADISON-PULASKI
COMMERCIAL CORRIDOR**
March 2007

Participating Organizations

- Department of Planning

Priority Recommendations

- Adopt a policy of mixed-use neighborhood commercial land use and development for the Madison-Pulaski corridor
- Create a local leadership body responsible for working with the City in marketing the vision of the corridor and endorsing projects that achieve its goals
- Designate clear and distinct centers of activity along the Madison-Pulaski commercial corridor
- Create development standards for public investment that result in unified character districts
- Identify and market key redevelopment sites for new development that capitalize on publicly-owned land, create opportunities for private/public partnerships, and help achieve corridor objectives
- Identify catalyst projects and facilitate implementation
- Assemble land for redevelopment
- Redevelop parcels at intersection of Madison Street and Kilbourn Avenue

* Adopted by the Chicago Plan Commission



**WEST HAVEN:
RISING LIKE
THE PHOENIX**
October 2007

Participating Organizations

- Near West Side Community Development Corporation, LISC,

Priority Recommendations

- Continue to maintain public areas and improve accessibility of open space sites for residents
- Develop Hoyne Commons as a bridge between the north and south ends of West Haven
- Create West Haven “pyramid” markers
- Plan and build a new cultural center
- Maintain viable housing options to support seniors, renters and others who need affordable housing
- Identify negligent landowners and encourage them to make necessary physical and aesthetic improvements
- Rehabilitate Villages of West Haven, transforming 200 former public housing units into mixed-income; Develop new CTA Green and Pink line train stations
- Plan and build a new cultural center
- Establish neighborhood/community-oriented commercial corridors along Madison Street and Damen Avenue
- Attract new Chicago Transit Authority rail stations



**NORTH LAWDALE:
FAITH REWARDED**
May 2005

Participating Organizations

- Lawndale Christian Development Corporation, Local Initiatives Support Corporation (LISC)

Priority Recommendations

- Reconfigure and beautify Ogden Avenue to support retail and pedestrian activity
- Develop commercial and recreational uses at the “Five Corners” intersection of Ogden Ave/Cermak Rd/Pulaski Rd
- Seek residential infill projects along 16th Street and Pulaski Road between improved commercial nodes
- Concentrate new housing and commercial development around the Pulaski-Cermak and Central Park CTA train stations on the Pink line
- Support current homeowners and maintain North Lawndale’s historic housing stock through the North Lawndale Greystone Initiative
- Increase quality affordable homeownership and rental opportunities
- Fill in vacant lots with a mix of new housing types
- Facilitate development of a family entertainment center at Ogden Avenue, Cermak Road and Springfield Avenue