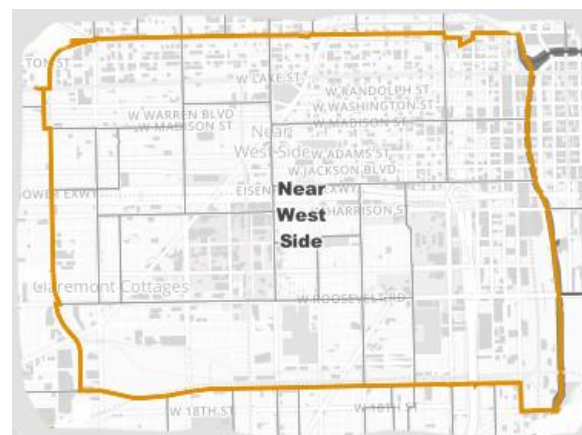


## NEAR WEST SIDE

Constant change shapes area with diverse uses, major job centers

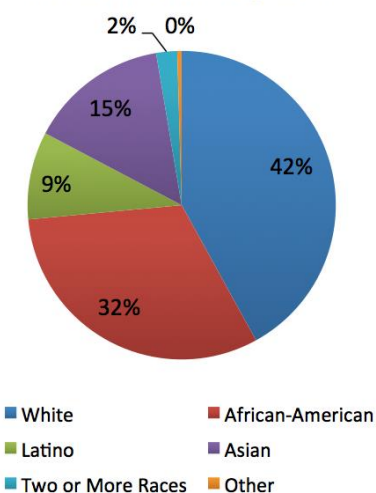
With Chicago's second-largest job base, multiple transportation resources, and a broad range of land uses, the Near West Side is unique among Chicago's community areas. It is home to two college campuses, a medical district, sports stadium, technology business clusters, several popular restaurant districts, an industrial corridor, and multiple residential neighborhoods, including three public housing developments being remade as mixed-income communities.



The Near West Side is home to 54,000 people, but each weekday it attracts that many and more to the Illinois Medical District, which employs 30,000 people, and the University of Illinois at Chicago, which has 27,000 students and 11,500 faculty and staff. When the Chicago Bulls or Blackhawks are playing at United Center, another 20,000 people flood the area, and some eat dinner or have drinks at nearby restaurants and bars.

Public transportation includes the CTA's Green, Pink, and Blue Lines; the busy Ashland, Western, Madison, and Roosevelt bus routes; and 30 Divvy bike stations. Highway ramps connect to the Eisenhower (I-290), Kennedy (I-90), and Dan Ryan (I-94) Expressways, which converge at the Jane Byrne (formerly Circle) Interchange, now being rebuilt at a cost of \$475 million. About one-fifth of area workers walk to their jobs, the second-highest rate of the CN2015 planning districts (after the Central Area).

**Race and Ethnicity 2010**



Source: Calculations by Institute for Housing Studies at DePaul University using 2010 Decennial Census.

The Near West Side today is undergoing perhaps its most widespread series of changes since the late 1800s, when it was a dense and severely overcrowded warren filled with tenements, markets, workshops, and factories. The population briefly surged beyond 200,000 after the 1871 Fire and then declined steadily for decades, leveling off at 46,197 in 1990. The total population stayed even in that decade, even as public-housing demolition was displacing thousands, and then began growing again, adding 8,462 people (18 percent) between 2000 and 2010. Homeownership rates have climbed to 40 percent in 2010, up from 13 percent in 1990.

In 2014, construction is underway or new buildings are being occupied in every one of the area’s 16 distinct sub-districts, continuing to alter the neighborhood’s streetscapes and character.

Despite or because of all this change, the Near West Side is a collection of often-disconnected places. The area is diverse economically and racially – overall – but remains internally segregated and stratified, with lower-income areas generally west of Ashland Avenue and north of the Eisenhower Expressway. About 24 percent of households have income of less than \$27,795, while 28 percent earn more than \$131,723.

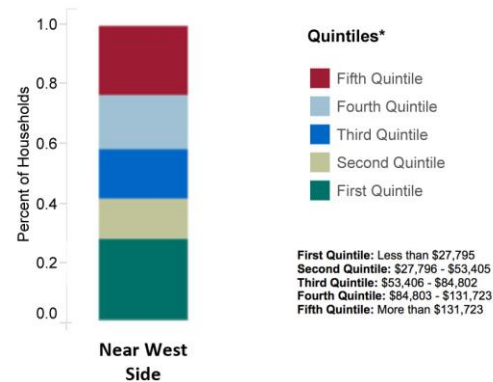
Retail stores and restaurants are also unevenly distributed, with almost no businesses along the institution-lined streets of the medical district. Until the 2014 opening of Pete’s Fresh Market at Madison and Western, the northwest end of the community had no full-service grocery store. The major retail districts are along Madison Street east of Ashland, Taylor Street between UIC and the medical district, and along the peripheral arteries of Halsted and Western Avenues.

### NEAR WEST SIDE OVER TIME

	1970	1980	1990	2000	2010
<b>Population</b>	78,784	57,379	46,260	46,419	54,881
<b>Share of population in poverty</b>	36.5%	51.9%	54.5%	37.5%	27.5%
<b>Percent owner-occupied/renter occupied</b>	10/90	11/89	13/87	26/74	40/60

**Sources:** Calculations by Institute for Housing Studies at DePaul University using U.S. Census data from US2010 Project at Brown University.

Percent of Households by Six County Income Quintile\*



Source: Easy Analytic Software, Inc., updated January 2014, as displayed on [Woodstock Institute Data Portal](#).

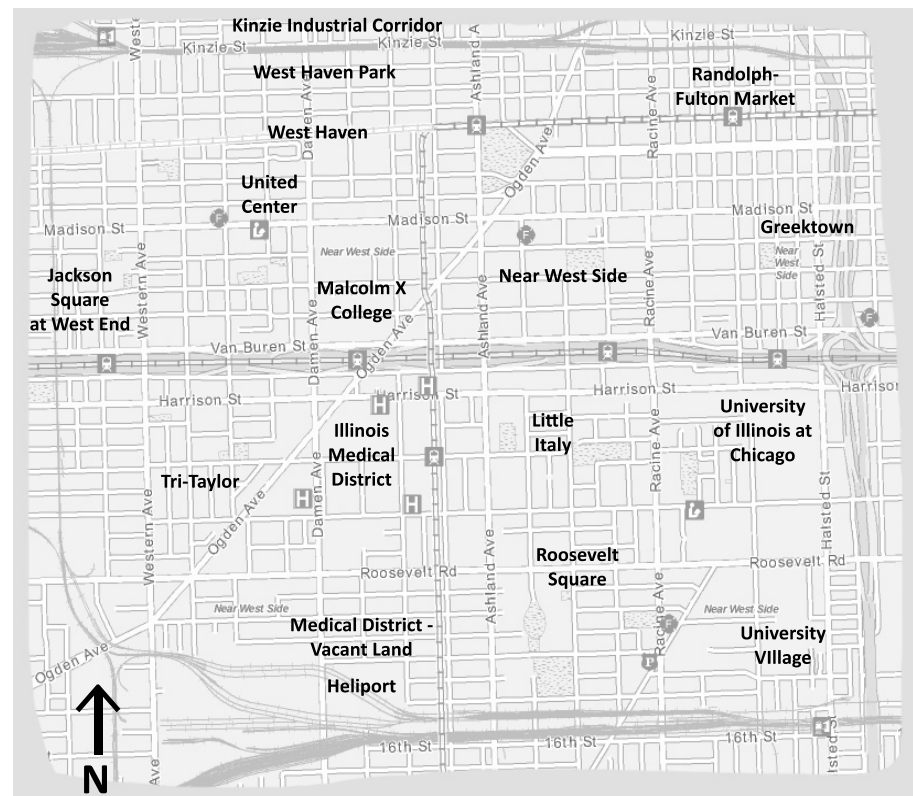
## Touring the area

This summary will briefly describe each sub-district along with its major assets and any relevant plans, starting in Greektown and traveling clockwise. A discussion of common challenges and opportunities will follow.

The flaming-cheese and saganaki dishes served in the **Greektown** restaurants on Halsted continue to attract locals and tourists, as well as visitors from the nearby National Hellenic Museum, which opened in 2011. Originally dominated by small commercial buildings and residential loft conversions, the former garment district now has several high-rise residential towers, including the 167-unit, 17-story Gateway development rising at Madison and Green Streets. The corridor includes a Mariano's Fresh Market at 40 S. Halsted Street and a Whole Foods that will open in 2015 in the former Dominick's at Halsted and Madison.

Just south across the Eisenhower Expressway, the **University of Illinois at Chicago's** East and South Campuses cover 199 acres centered on Taylor Street. The university moved from Navy Pier to the Near West Side in 1965 after activist Florence Scala and other residents lost the battle to prevent demolition of their low-income Italian and Greek neighborhood, along with most of the Hull House complex where Jane Addams had pioneered new forms of social service and community development. The university has expanded ever since, adding dormitories for 3,800 students plus athletic facilities south of Roosevelt Road. Partnering with developers, the university created 800 units of middle-class housing at **University Village**, on the site

Major districts and land uses on the Near West Side



of the former Maxwell Street Market, and created a modern shopping strip along Halsted. Demand for housing remains strong south of the campus as well as in the remaining older sections of **Little Italy**, where new housing is interspersed with late-1800s two-flats and mixed-use buildings on either side of the Taylor Street restaurant district.

Both Taylor Street and Roosevelt Road front on multiple blocks of vacant land that formerly housed the 2,614-unit ABLA (Addams Brooks Loomis Abbott) public housing development. About 590 replacement units had been built as part of the **Roosevelt Square** development before the housing market collapse in 2008, leaving large parts of the 35-city-block redevelopment area vacant. In late 2014, the Chicago Housing Authority began updating its Roosevelt Square Master Plan with a focus on mixed-income, mixed-use development on 84 available acres.

Two other plans address the UIC campus area. The 2010 [UIC Campus Master Plan](#) calls for an opening up of the once-walled East Campus, removal of surface parking lots, new gateway entrances, and welcoming green spaces. To unify the campuses and incorporate the neighborhoods in between, it recommends landscaping, signage, and transportation improvements. That work will be further supported by the Chicago Metropolitan Agency for Planning's forthcoming [UIC Multimodal Transportation Plan](#), whose 2014 [Existing Conditions Report](#) identifies numerous barriers within and among the campus locations.

The UIC West Campus is part of the **Illinois Medical District (IMD)**, which also includes Rush University Medical Center, Stroger Hospital of Cook County, Jesse Brown Veteran's Administration Medical Center, Cook County Medical Examiner's Office, and the Chicago Technology Park. The district attracts about 75,000 people a day, including 20,000 employees of partner institutions such as the regional headquarters of the Federal Bureau of Investigation and American Red Cross. Recognizing the need to create public spaces and a retail district, the joint city-county-state commission overseeing the IMD awarded a contract in 2014 for a \$300 million Gateway development on 9.5 vacant acres at 2020 W. Ogden Avenue. The development will include a 225-room hotel, conference center, medical and lab space, housing, restaurants, retail, and public green spaces.

About 45 more vacant acres remain available, mostly south of Roosevelt Road. In the former residential neighborhood called The Valley, whole blocks are vacant and controlled by the medical district. Development in the last 10 years includes the Easter Seals Autism School on 13th Street, a Costco warehouse store on Ashland, and the Vertiport Chicago helicopter center on 14th Street west of Paulina, which will open in 2015 to serve the nearby hospitals as well as private users.

On the western edge of the medical district is the 130-year-old **Tri-Taylor historic district**, made up of brick rowhouses and two- and three-flats, plus newer condominiums along Harrison and Western. The area also includes housing west of Western Avenue, small commercial and industrial areas, and a top-rated neighborhood elementary school, Washington Irving. King School at 740 S. Campbell was among the schools closed in 2013, but will be reused as a facility for the Chicago Department of Fleet and Facility Management.

### **North of the Eisenhower**

The second of the area's three public housing redevelopments is **Jackson Square at West End**, north of the Eisenhower and west of Western Avenue. The CHA demolished the eight 16-story Rockwell Gardens high-rises in 2004 and later removed the 132-unit Maplewood Courts. At least 142 replacement housing units were developed on the land, but much of the area remains vacant.

The **West Haven** community runs from Ashland Avenue west to the rail tracks at Rockwell and from the Eisenhower Expressway north to the elevated CTA Green Line along Lake Street. According to its 2007 quality-of-life plan, [\*Rising Like the Phoenix\*](#), the neighborhood suffered a one-two punch in the 1950s and '60s, first as 12 blocks of older housing were demolished to build the Henry Horner Homes public housing project, and then in 1968 after the death of Martin Luther King, Jr., when rioting and fires destroyed much of the business district along Madison Street between Ashland and California.

A third challenge came in the 1980s when the Chicago Bears proposed a new stadium that would have displaced 1,500 more households. The neighborhood got organized, beat back the proposal, and then methodically developed the community to its own plans, bringing a new branch library and adding 70 units of for-sale housing and 150 scattered affordable apartments. Active in all this work was the Near

West Side Community Development Corporation, which in 2000 attracted Walgreen's to the empty corner of Madison and Western. It then spent 10 more years working with the city and private developers to assemble land on the opposite corner, now anchored by the Pete's Fresh Market.

West Haven is also shaped by three major public and private developments: United Center, Malcolm X College, and West Haven Park.

**United Center** was host site for the 1996 Democratic National Convention, spurring heavy reinvestment in streets, sidewalks, wrought-iron fences, and landscaping along Madison Street. Deteriorated parking lots that had long surrounded the stadium were paved and landscaped, and over the ensuing years the Madison corridor attracted new condominiums, restaurants, and sports-related businesses such as Johnny's Ice House, which has two practice hockey rinks east and west of the stadium. In 2014, the Chicago Bulls moved their own practice facility from Deerfield to a new building east of the United Center.

The City Colleges of Chicago's **Malcolm X College** has been a Near West Side anchor since 1911, when its predecessor Crane Junior College opened at Jackson and Oakley. The college now offers two-year and certificate programs to about 16,000 students in an outdated facility from 1969, but construction is underway on a \$251 million replacement with modern classrooms and laboratories. It will include an Allied Health Academy, including simulated patient rooms, to prepare students for health careers and to strengthen ties to the Illinois Medical District.

The 1,665 units of the Henry Horner Homes were demolished in the 1990s and early 2000s, making way for the low-rise apartments and condominiums of **Westhaven Park**. More than 1,000 replacement units have been built with a split of low-income, affordable, and market-rate units. More development is planned to fill still-vacant property along Washington at Wolcott. As at other mixed-income CHA redevelopments, West Haven Park has been challenged to fill some of its market-rate units.

### **Tech and industry corridors**

A different kind of evolution is underway in the **Kinzie Industrial Corridor**, which stretches west from the Chicago River between the Lake Street elevated tracks and the rail viaduct at Kinzie Avenue. This remains one of Chicago’s strongest and most diverse industrial belts. The Industrial Council of Northwest Chicago supports the corridor’s roughly 2,000 businesses and incubates more than 110 small enterprises in its Fulton-Carroll Center.

Produce, flower, and meat wholesalers are concentrated in the **Randolph-Fulton Market** area, where old-line businesses are competing for space as Google and bicycle component maker SRAM prepare to move into the former Fulton Market Cold Storage building. That building is one block from the Morgan Street CTA station, which opened in 2013 and now serves nearly 2,000 boarding passengers a day.

The Google regional offices will house 500 employees starting in 2015 after completion of the gut rehab of the renamed 1K Fulton building. Developer Sterling Bay has purchased more than two dozen other properties in the immediate area, pouring new energy into a corridor along Randolph Street that had already become a trendy restaurant destination. Long-time property owners, meatpackers, and historic preservationists have debated the pros and cons of a proposed landmark designation, covering 144 properties and 88 contributing buildings. The Chicago Plan Commission in July 2014 approved the [Fulton Market Innovation District land-use plan](#), which seeks to minimize land-use conflicts while maximizing job creation. The plan supports continuation of the area’s food-related industries, preservation of the area’s low-rise brick warehouses, and construction of higher-density office and residential buildings along Lake Street.

**Opportunities and challenges**

The Near West Side is on a clear trajectory for continued growth as a center for business, education, and health care. As vacant land is redeveloped with higher-density uses, its population is likely to increase. The

**EMPLOYMENT – NEAR WEST SIDE**

Top six employment sectors (# jobs)	2005	2011
Health Care and Social Assistance	23,901	20,706
Finance and Insurance	11,190	16,305
Educational Services	13,880	15,181
Professional, Scientific, Technical Services	12,567	13,281
Admin, Support, Waste Mgmt, Remediation	8,321	8,891
Accommodation and Food Services	6,026	7,697
<b>Total # private-sector jobs in district</b>	<b>111,080</b>	<b>116,360</b>

	District	Citywide
<b>Unemployment rate 2012</b>	<b>10.7%</b>	<b>12.9%</b>

**Sources:** Calculations by Institute for Housing Studies at DePaul University using Longitudinal Employer-Household Dynamics data (top sectors) and 2012 Five Year American Community Survey (unemployment).

neighborhood includes many graceful juxtapositions of old and new uses, including 130-year-old rowhouses and 19th Century loft structures alongside balconied condominium buildings and glass-sheathed business centers.

With abundant vacant land and a growing population, there is an opportunity to address the area’s low rate of park space per capita. At 1.2 acres per 1,000 residents, the Near West Side is well below the accepted standard of 2 acres. It has the second lowest rate citywide, behind the Pilsen Little Village planning district, which will soon open the new 21-acre La Villita park. The number three park-poor district, Milwaukee Avenue, will see an improvement in its rate of 1.4 acres per 1,000 people with the 2015 debut of The 606 linear park.

Historic buildings are a strength to build around, and are spread throughout the community. The 1500 block of Jackson Boulevard is lined with elegantly restored homes, just west of the flagship Whitney Young Magnet High School; the former Skid Row along Madison Street is nearly filled in with residential loft conversions alongside new construction; and high-quality housing for lower-income residents continues to be created, as demonstrated by Heartland Housing Inc.’s sensitive redevelopment of the 89-unit, terra-cotta Harvest Commons, 1519 W. Warren Boulevard, formerly a run-down transient hotel. Other fine examples of 19th Century residential buildings are west of Damen on Washington and Warren Boulevards, and in the Tri-Taylor area.

**CTA Blue, Pink and Green Line Ridership** (weekday boardings, year-end averages, 2009 and 2013)

	Blue					Pink	Green/Pink	
	UIC Halsted	Racine	Medical Center	Western		Polk	Morgan	Ashland
2009	4,731	2,064	2,836	1,411		3,248	Not yet open	2,415
2013	5,852	2,452	3,734	1,687		3,357	1,952	2,504

Source: Chicago Transit Authority Annual Ridership Reports.

The area’s primary challenge is that it remains internally stratified and disconnected, with little unity or interaction across neighborhoods. And despite strong transportation assets, it has ongoing challenges with moving people into and among the various activity centers. A \$23 million rebuild of the CTA Blue



Line Medical District station will add elevators to make that station accessible, and the Halsted station is being rehabilitated as part of the Jane Byrne Interchange work. But the 55-year-old Blue Line branch and its other stations in the expressway median require complete renovation, according to the 2014 [Blue Line Forest Park Branch Feasibility/Vision Study](#), and are generally not pedestrian friendly or conducive to transit-oriented development.

The CTA has proposed Bus Rapid Transit (BRT) along Ashland Avenue, with a dedicated lane and pre-pay stations to speed boarding. The [BRT Chicago](#) Ashland service would support faster connections along many of the radial CTA and Metra lines, while serving job centers along the city’s busiest bus corridor, which serves 31,000 riders per day. But while supported by the Illinois Medical District and others, the BRT plan has been opposed by some residents and industrial users who object to the lane reduction and left-turn restrictions.

Almost every sub-district on the Near West Side is represented by one or more interest groups, from private and nonprofit development organizations to chambers of commerce and resident groups. Building connections among these groups and creating opportunities to work together on common issues may be one of the most important approaches to sustaining growth in this important area of the city.

**Examples of development opportunities**

Place	Location	Status	Notes
Medical District vacant land	South of Roosevelt Road, west of Ashland Avenue	Whole blocks are vacant and available for appropriate uses.	Pending proposals include a 12-acre, \$30 million sports complex to house Special Olympics Chicago, and the private Village Leadership Academy’s plan for a four-acre school for students in pre-K to 8th grade.
Chicago Housing Authority land	Along Taylor and north and south of Roosevelt near Loomis; west of Western and south of Jackson at Eisenhower; Washington at Wolcott	Redevelopment depends on CHA decisions and financing.	CHA began meetings in late 2014 to update its Roosevelt Square Master Plan, focusing on 84 acres of available land.

Dett School (closed 2013)	2306 W. Maypole Ave.	1.79-acre site adjacent to Ellen Gates Starr Park; building needs mechanical repairs.	Building is not a priority for historic preservation.
Around United Center	Large parking lots create empty blocks on all sides of the stadium	Lots are mostly controlled by United Center owners and parking companies. Most recent plans have suggested higher uses that would bring pedestrians and other uses to the vacant blocks.	Owners of the Chicago Blackhawks and Bulls have announced an office building and proposed a practice rink for the Blackhawks.
Infill housing and retail	Multiple locations	Small and larger parcels are vacant or underutilized in many parts of the district.	

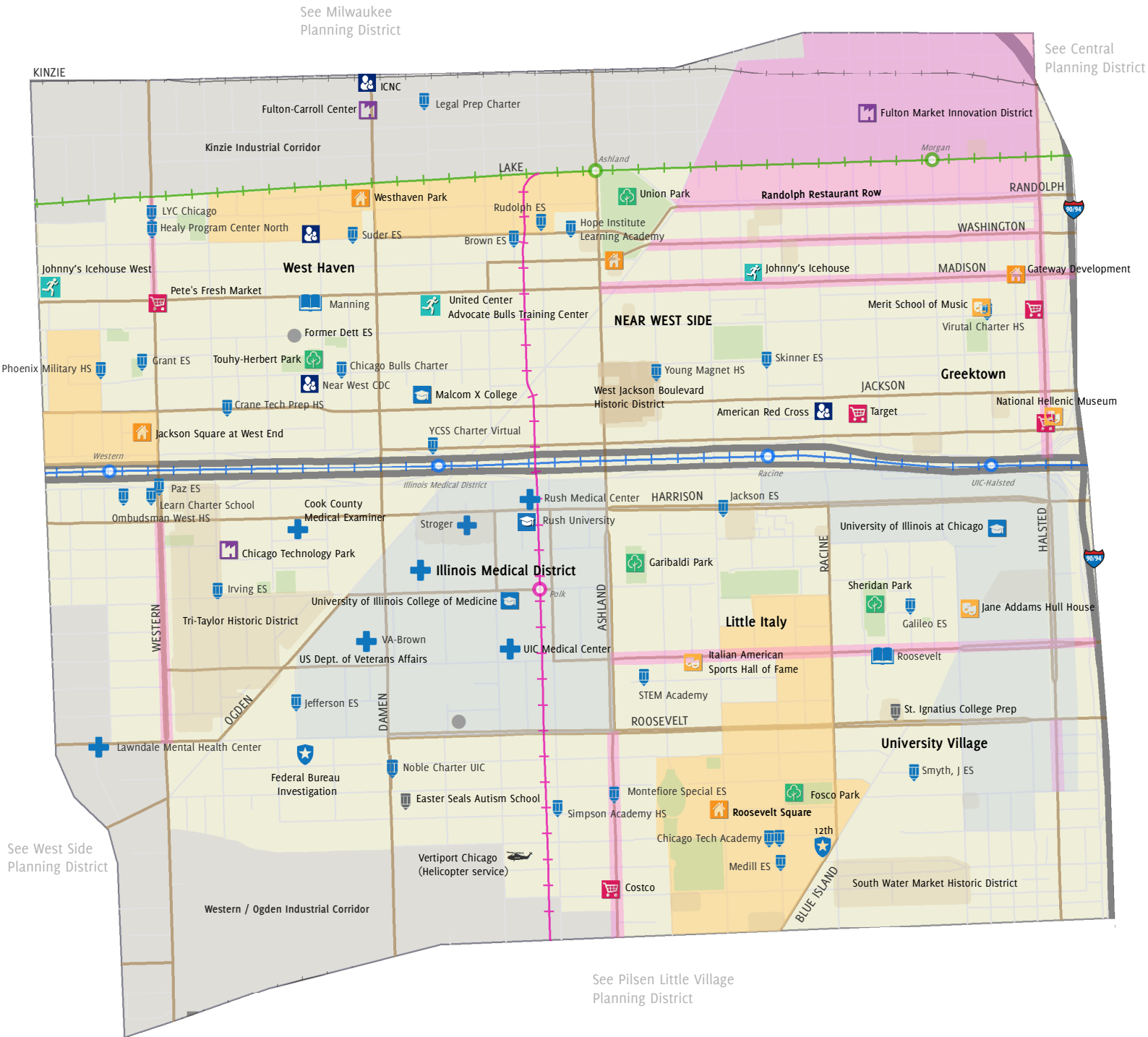
**Data note:** Demographic and other data is compiled by Chicago Community Area, which may differ slightly from the boundaries of the CN2015 Planning Districts. The only community area included in this profile is Near West Side.

Research support for **Chicago Neighborhoods 2015: Assets, Plans and Trends** was provided by a team convened by [The Chicago Community Trust](#). The summary of assets for this planning district was created by [LISC Chicago](#) and [Teska Associates](#) with materials from [Metropolitan Planning Council](#), [Place Consulting](#), [Institute for Housing Studies at DePaul University](#), and many other sources. **Author:** Patrick Barry.

**Learn more** about the Near West Side and Chicago Neighborhoods 2015 at [cct.org/CN2015/NearWestSide](http://cct.org/CN2015/NearWestSide). Learn more about **data and sources** at [cct.org/CN2015/DataSources](http://cct.org/CN2015/DataSources).

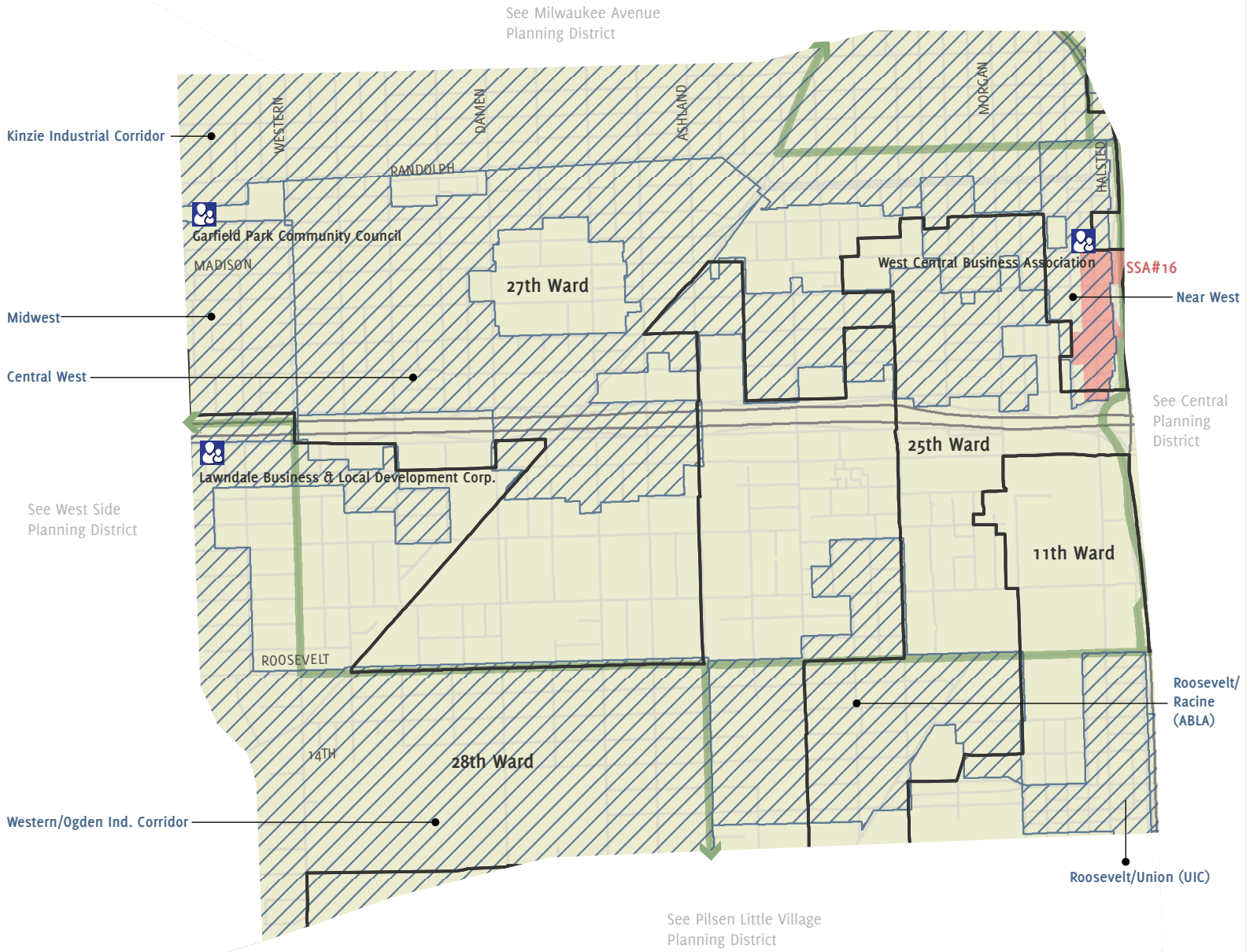
# NEAR WEST SIDE PLANNING DISTRICT ASSET MAP

## CHICAGO NEIGHBORHOODS 2015



LEGEND	COMMUNITY ASSETS	FACILITIES	AREAS
<b>THE CHICAGO COMMUNITY TRUST</b> AND AFFILIATES 	CULTURAL DESTINATION COMMUNITY OPEN SPACE COLLEGE/UNIVERSITY COMMUNITY INSTITUTION	RETAIL BUSINESS & INDUSTRY HOUSING RECREATION	POLICE LIBRARY HEALTH CENTER/HOSPITAL UNIVERSITY
	PUBLIC SCHOOL PRIVATE SCHOOL CTA EL STATION METRA STATION	LANDMARK & LANDMARK DISTRICT COMMERCIAL & MIXED USE DISTRICTS INDUSTRIAL CORRIDOR SINGLE FAMILY HOUSING REDEVELOPMENT MULTI-FAMILY HOUSING REDEVELOPMENT VACANT LAND & BUILDINGS PHYSICAL BARRIER	

# NEAR WEST SIDE PLANNING DISTRICT WARD/TIF/SSA MAP CHICAGO NEIGHBORHOODS 2015



<b>LEGEND</b>		<b>AREAS</b>		N			
	SPECIAL SERVICE AREA		TAX INCREMENT FINANCING DISTRICT		WARDS		LOCAL INDUSTRIAL RETENTION INITIATIVE (LIRI)*
	NEIGHBORHOOD BUSINESS DEVELOPMENT CENTER <i>(NBDC serves this district but main office may be located off the map)</i>						

**THE CHICAGO COMMUNITY TRUST AND AFFILIATES**

**LISC Chicago**

\*This planning area is located within the Industrial Council of Nearwest Chicago, the Randolph/Fulton Market Association and the Eighteenth Street Development Corp. (LIRI)

DATE | 01.16.2015