WEST SIDE

North Lawndale: Faith Rewarded
May 2005

Community Area: North Lawndale

Lawndale Christian Development Corporation, LISC, Camiros, Kym Abrams Design

North Lawndale’s population went from a high of 125,000 in 1960 to 42,000 in 2000. In recent years, the local economy improved, the population stabilized and the homeownership rate reached an all-time high of 26%. However, the relatively low population density, high poverty and unemployment rates make it difficult to attract new retail businesses. It is in this context that the North Lawndale: Faith Rewarded Quality of Life plan was created. Acknowledging that population loss and changed shopping patterns call for a new retail paradigm, the plan focuses on retail at specific nodes that include transit, residential infill on formerly commercial land and increased opportunities for young people and ex-offenders.

General Recommendations: Strengthen Ogden Avenue as Lawndale’s main commercial district, while seeking a mix of uses along Pulaski Road and 16th Street; Develop a comprehensive housing program that serves homeowners and renters; Provide amenities and improve community image with new neighborhood infrastructure; Support existing businesses, nurture new commercial development and promote job creation; Increase employment options for North Lawndale residents; Advocate for and support comprehensive solutions for men and women re-entering the community and job market from the prison system; Create a safer neighborhood; Support student achievement and opportunity, strong families and individual health; Generate opportunities for teens and young adults to learn positive skills in a mentoring environment; Initiate a major greening and urban agriculture campaign.

Specific Recommendations: Reconfigure and beautify Ogden Avenue to support retail and pedestrian activity; Develop commercial and recreational uses at the “Five Corners” intersection of Ogden Avenue/Cermak Road/Pulaski Road; 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; Honor the organizing efforts of the Rev. Dr. Martin Luther King, Jr. with new affordable apartments; 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; Create gateway features and community icons along Ogden Avenue; Construct a National Football League field and track; Improve street paving, sidewalks and add bicycle lanes; Construct a playground and athletic facilities on currently vacant land; Facilitate development of a family entertainment center at Ogden Avenue, Cermak Road and Springfield Avenue; Create the North Lawndale Community Resource Guide; Develop a North Lawndale business-oriented website; Organize a North Lawndale Chamber of Commerce; Promote job and business creation through the Armory Redevelopment Project; Improve job skills and earning power of local residents through skills training, employment networking and entrepreneurship training; Develop Chicago Police Department Career Exposure workshops; Support and expand the range of employment programs that provide training and placement services to ex-offenders; Provide housing options that include supportive services for men, women and families; Develop partnerships, referral networks and new programs to link ex-offenders with transitional services such as substance abuse counseling, mental health services and legal...
assistance; Expand the Reentry Services and Transitional Guide; Implement multiple crime reduction strategies to create a more secure community; Identify and support more community corrections programs, adult transition centers and resources for people on parole and probation; Establish active, influential partnerships with local schools; Improve academic performance and college attainment through supplemental programming; Create a North Lawndale technology consortium; Promote the revitalization of Douglass Library; Expand access to mental health and substance abuse counseling; Provide new opportunities for fitness and nutrition classes; Reduce exposure to lead contamination; Support the Community Pride Campaign of the Young Adult Coalition; Support the Fire House Community Arts Center; Create the North Lawndale Public Art Corridor; Support teen entrepreneurs through a Youth Investment Club; Bring job opportunities to Lawndale youth; Undertake a community tree-planting effort, especially along main roadways; Support the Neighborhood Youth Garden Corps and larger scale greening efforts; Establish intensive urban agricultural projects to grow produce for restaurants, organizations and farmers markets; Work with homeowners and block clubs to promote landscaping and yard maintenance.

**Plan Maps and Data References:** Content map, p. 6; Current projects, p. 9; North Lawndale key projects, p. 16; Ogden Avenue redesign, p. 18; Five Corners area plan, p. 19; 16th Street/Pulaski Road plan, p. 20; Ogden and Central Park CTA station area plan, p. 21; Housing developments, p. 22; Returning from prison, p. 31.

**Highlighted Accomplishments:** Increased quality affordable rental opportunities and honored the organizing efforts of the Rev. Dr. Martin Luther King, Jr. with new affordable apartments and Fair Housing Exhibit Center on the site where he once lived at 16th Street and Hamlin Avenue; Constructed new Better Boys Foundation Kellman Center; Expanded access to mental health and substance abuse counseling; Provided new opportunities for fitness and nutrition classes through expanded Lawndale Christian Health and Fitness Center; Produced mural of Dr. Martin Luther King, Jr. for the Historic District; Selected as regular farm stand site for the Windy City Harvest market; Expanded North Lawndale Youth Farm to site at Lawndale Christian Health Center; Initiated meetings of a newly organized North Lawndale Chamber of Commerce Alliance.

**Key Unfinished Projects:** Develop commercial and recreational uses at the “Five Corners” intersection; Reconfigure and beautify Ogden Avenue; Complete Cornerstone Chicago Center for Arts and Technology.

**North Lawndale: Faith Rewarded**
East Garfield Park: Growing a Healthy Community
May 2005

**Community Area:** East Garfield Park

**Garfield Park Conservatory Alliance, LISC, Camiros, Kym Abrams Design**

East Garfield Park reached its population peak of 70,000 in the 1950s, with only 16% of the homes owner-occupied. In 1956, the Eisenhower Expressway was built through the neighborhood and the 1,126 unit Rockwell Gardens public housing development was completed in 1961. The population in 2000 was 20,881. The neighborhood continues to be home to Garfield Park, the Conservatory, Bethany Hospital and Our Lady of Sorrows Basilica and has easy access to downtown via the Blue and Green line trains.

**General Recommendations:** Create a framework for locally managed community development and enhance the capacity of residents and organizations to participate in that development; Establish a land-use framework to balance housing and commercial development, environmental uses and property ownership opportunities for residents; Create and maintain affordable, quality housing options to accommodate needs of current residents and a socio-economically diverse population; Create revitalized and walkable business districts, strengthen and support local businesses, and develop opportunities for living-wage jobs; Increase academic performance and expectation of excellence for students, develop and promote unique, quality education options and enhance adult learning opportunities; Support community artists and build on local cultural assets to enhance the image of the community; Support and promote the holistic health and well-being of the East Garfield Park community and its residents; Engage youth in the life of the community and in every level of program planning and development.

**Specific Recommendations:** Convene a Garfield Park Community Development Council; Develop and publish a community resource guide; Identify or establish community development, social service and organizing entities to capture the resources necessary to implement this Quality of Life plan; Publicize the land use framework developed for this plan and promote the framework as a guideline for development; Develop strategies for re-use of the estimated 1,750 private and city-owned vacant lots; Coordinate streetscape and landscape upgrades to establish a quality neighborhood image; Increase and promote land and homeownership opportunities for community residents; Preserve open/green spaces in the midst of land development; Promote environmental stewardship and capitalize on the “green” resources and character of the community; Manage growth and gentrification while addressing the need to rebuild positive relationships among neighbors; Establish a housing resource center to address needs of homeowners and renters; Promote development of high-quality infill housing to increase the local population, which in turn will attract new retail development; Adopt design standards for new construction and promote the use of environmentally friendly technology; Promote rehabilitation rather than demolition of all viable housing stock to preserve the quality and character of the community; Create and promote housing options for the most vulnerable members of the community; Promote local homeownership for residents and people who work in the area; Re-establish Madison Street as the community’s retail “Main Street;” Develop Lake Street as a unique mixed-use “Green Corridor;” Coordinate and expand city services, public transportation and infrastructure investment; Ensure that local residents can benefit economically from community development; Increase the prominence and visibility of the Garfield Market Place at the Conservatory Campus; Revitalize and strengthen small-business owners, employers and entrepreneurs; Develop a knowledgeable, competent workforce;
Improve relationships between local businesses and residents; Develop a Garfield Park “Educators Network;” Re-establish a “Parents as Teachers First” program for area schools; Develop a wider range of educational choices among elementary and high schools; Develop anger management/conflict resolution programs geared toward students, parents and teachers; Create one or more “community schools” that are open afternoons, evenings and weekends; Establish community-based mentoring programs; Create learning opportunities for adults; Establish a neighborhood program that rewards academic achievements of young people and adults; Develop a Garfield Park cultural arts coalition that promotes and expands the neighborhood’s arts offerings; Emphasize art, culture and greening as core attributes of the neighborhood; Develop a cultural arts “multiplex” facility to nurture the arts; Utilize local artists to incorporate neighborhood culture and public art into community improvement projects; Use organizing to build community leadership and accountability; Improve or expand services and programs that create healthy individuals and families; Improve relationships between community residents and local police; Create a safer environment on neighborhood streets and around schools and senior citizen buildings; Promote the “power of green” by educating residents about the broad range of benefits that greening can bring; Develop a forum to support positive interactions between youth and youth workers; Create opportunities for leadership development and civic engagement; Expand opportunities for recreation and creative expression; Establish apprenticeship, internships, job-readiness programs, career counseling and job placement for youth; Address health, safety and well-being issues of community youth; Develop an annual youth leadership convention.

Plan Maps and Data References: Study area map, p. 6; Parts of the neighborhood, p. 10; Key projects of the plan, p. 16; Land use strategies, p. 21; Parks in the neighborhood, p. 22; Vacant land, p. 24; Fifth Avenue corridor concept, p. 28; Returning from prison, p. 35.

Highlighted Accomplishments: Convened a Garfield Park Community Development Council; Developed Lake Street as a unique mixed-use “Green Corridor;” Developed a knowledgeable, competent workforce and high-quality sit-down restaurant through Inspiration Kitchens; Developed strategies for re-use of the estimated 1,750 private and city-owned vacant lots through Large Lots program; Established a housing resource center to address needs of homeowners and renters; Promoted development of high-quality in-fill housing to increase the local population; Promoted rehabilitation rather than demolition of all viable housing stock to preserve the quality and character of the community; Promoted local homeownership for residents and people who work in the area through Garfield Park Community Council’s Micro Market Recovery Program (MMRP); Emphasized art, culture and greening as core attributes of the neighborhood through Garfield Park Farmers Market; Completed three phases of rental and one for-sale phase, as well as a public park, at West End (formerly Rockwell Gardens).

Key Unfinished Projects: 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.

East Garfield Park: Growing a Healthy Community
Madison-Pulaski Commercial Corridor
March 2007

Community Area: West Garfield Park

Chicago Department of Planning and Development, Camiros

The Madison-Pulaski commercial corridor has attracted shoppers from the neighborhood and throughout Chicago; however, continuing disinvestment since the 1950s has left the corridor with serious challenges. This plan reflects a coming together of the community around a common vision and a set of development principles. The vision is that the Madison Pulaski corridor will be the “Downtown of the West Side” with increased job and housing opportunities and a variety of high quality goods and services in a safe and attractive shopping environment. The plan’s focus is on repositioning the corridor to build on its historic strengths and develop new market-driven retail models to meet the needs of community residents and revitalize West Garfield Park’s economic base.

General 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.

Specific Recommendations: Develop consensus among the business community and residents regarding the future of the Madison-Pulaski commercial corridor; Adopt the land use vision for the corridor as public policy; Identify a local committee to act as an advocate of the plan and vision for the corridor, and facilitate the development of projects within the corridor; Work with city leadership to market the corridor and assess development proposals to ensure that they meet the needs of the community and the goals of the plan; Delineate character-based zoning district boundaries; Establish district-based urban design guidelines for future development; Enhance the sidewalk environment through façade improvements; Enhance the street environment through streetscape improvements; Reduce the impact of vacant lots on the aesthetics of the Madison-Pulaski commercial corridor; Identify opportunities for redevelopment; Prioritize redevelopment sites based on potential impact on future growth; Establish relationships with development groups who have interest in the Madison-Pulaski commercial corridor; Create a development program for the key sites; Work with local development groups to develop key sites according to the vision and needs of the community.

Plan Maps and Data References: Major attractions, 1920, p. 5; Madison-Pulaski commercial corridor context map, p. 6; Transportation and community services map, p. 7; Household income, p. 11; West Garfield Park retail potential, p. 12; Existing land use map, p. 13; Existing building conditions map, p. 14; Land use framework plan, p. 20; Zoning framework plan, p. 23; Urban design framework plan, p. 24; Opportunity sites map, p. 32.

Highlighted Accomplishments: Established the Renaissance Corporation in 2014; Made streetscaping and landscaping improvements; Conducted MetroEdge leakage study.
**Key Unfinished Projects:** Diversify businesses; Assemble land for redevelopment; Redevelop parcels at intersection of Madison Street and Kilbourn Avenue; Promote arts throughout the commercial corridor; Launch program to improve cleanliness, safety and aesthetics of business district.

*Madison-Pulaski Redevelopment Plan*
West Haven: Rising Like the Phoenix
October 2007

Community Area: Near West Side

Near West Side Community Development Corporation, LISC, Camiros, Kym Abrams Design

West Haven is home to the United Center and Malcom X College and enjoys close proximity to major transportation arteries, including the Eisenhower Expressway, Western Avenue and the CTA’s Green, Pink and Blue lines. As of 2005 Census estimates, the Near West Side community population was 48,000, of whom 52% were African American, 25% white, 11% Hispanic and 12% Asian. The Hispanic and Asian populations increased 20% and 13%, respectively, since 2000. However, the smaller West Haven area remains predominantly African American and has a median household income of $22,500, according to a 2007 study by LISC MetroEdge. The two-part redevelopment of Henry Horner Homes, a piece of the Chicago Housing Authority’s “Plan for Transformation,” has resulted in the 200-unit Villages of West Haven and a 544-unit mixed-income project. Rockwell Gardens has been redeveloped into a 750-unit mixed-income West End community. The 52,000 square foot Haven Square Shopping Center, co-developed by the West Haven CDC, is expected to house a bank branch, dental office and Walgreens, and create dozens of new jobs, injecting new energy into the retail sector.

General Recommendations: Rebuild social infrastructure; Improve the physical and aesthetic identity of West Haven; Improve education for people of all ages; Increase the quantity of West Haven’s housing stock, while maintaining a commitment to quality affordable housing; Attract more and better retail services and jobs.

Specific Recommendations: Coordinate and sponsor regular community events; Develop a neighborhood education program; Develop an oral history archive of West Haven; Increase public safety; Support and expand block blubs and homeowner associations; Create opportunities for leadership development; Develop a West Haven newsletter or newspaper; Continue the Home Visitors Program; Continue to maintain public areas and improve accessibility of open space sites for residents; Organize neighborhood and parks cleanup days; Support creation and programming of a new park; Design and plan the Mabel Manning Library green space; 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; Provide a tighter community and cultural focus; Create a West Haven “Rap Off;” Develop a comprehensive school-parent communication system for all schools, providing opportunities for parents to participate in their child’s education; Continue the school/principal network; Create an early literacy program for children; Establish an adult-to-youth mentoring program; Develop a support network for college-bound students; Increase school-based extra-curricular activities; Create a neighborhood association that will advise, oversee and approve all future development projects; 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; Establish housing-related resources for homeowners and renters; Establish neighborhood-oriented commercial corridors along Madison Street and Damen Avenue; Establish a community-oriented commercial corridor along Western Avenue; Recruit an array of retailers to West Haven; Target new commercial development as a source of local jobs for residents; Create internships and jobs for youth; Upgrade existing businesses; Attract new Chicago Transit Authority rail stations; Continue to support the Center for Working Families.
Plan Maps and Data References: Study area map, p. i; Key projects of the plan, p. 7; Land use framework, p. 17.

Highlighted Accomplishments: Completed two West Haven phases with 219 units of mixed-income housing across multiple buildings; Planned closing on City Gardens in April, 2015 with 76 mixed-income units and a community center; Developed community gardens with market-rate owners and renters; Held two summer projects for West Haven youth in partnership with Architreasures, creating a mosaic mural and youth-led garden; Attracted Walgreens, Pete’s Fresh grocery store, two sports bars and a dry cleaner; Initiated a West Haven electronic newsletter; Completed three phases of rental and one for-sale phase, as well as a public park, at West End (formerly Rockwell Gardens); Developed the Mabel Manning Library green space; Developed an oral history archive; Created community gardens; Development of Madison Street, Damen Avenue and Western Avenue as mixed-use commercial corridors underway.

Key Unfinished Projects: 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; Create an early childhood literacy program for West Haven children.

West Haven: Rising Like the Phoenix
Metra Milwaukee District West Line Transit-Friendly Development Plan
Adopted by the Chicago Plan Commission December 2011

Community Area: Montclare, Belmont Cragin, Austin

Department of Housing and Economic Development, Department of Transportation, Chicago Transit Authority, Metra, Regional Transportation Authority, Greater Northwest Chicago Development Corporation, SB Friedman & Company, Diane Legge Kemp, Regina Webster and Associates

Access to transit is essential to neighborhood health and economic growth. As a policy goal, the City of Chicago endeavors to maximize the use of its existing transportation infrastructure and to ensure that transit and land use are considered together in its planning processes. This Transit-Friendly Development Plan addresses the area immediately surrounding five stations on Metra’s Milwaukee District West line: Grand/Cicero, Hanson Park, Galewood, Mars and Mont Clare. These stations are an important resource for the study area neighborhoods, providing additional transportation options. The intent of the plan is to building on this resource and increase the vitality of the area by increasing ridership, improving the experience of current Metra riders, and preserving and enhancing the neighborhoods in which they are located.

General Recommendations: Respect existing land use and regulatory conditions; Focus on improving access and movement primarily within two blocks of stations for all forms of transportation; Accommodate dramatic change at selected sites; Promote mixed use and multi-family infill development near stations; Protect healthy existing residential neighborhoods near stations; Improve signage and wayfinding; Educate and improve awareness of employers, employees and residents about the transit benefits program and transit options; Periodically re-evaluate train schedules for enhanced service and efficiency.

Specific 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; Provide directional signage.

Plan Maps and Data References: Study area context, p. 6; Station area typology, p. 7; Major employers, p. 9; Where area study workers live, p. 10; Study area demographics, p. 11; Study area home sales price trends, 2005-2011, p. 12; Where study area residents live, p. 13; Eastern stations infill opportunity sites, p. 15; Western stations infill opportunity sites, p. 16; Grand/Cicero station transit-friendly improvements, p. 22; Grand/Cicero station strategies, p. 23; Hanson Park station transit-friendly improvements, p. 25; Hanson Park station strategies, p. 26; Galewood station transit-friendly improvement, p. 28; Galewood station strategies, p. 29; Mars station transit-friendly improvement, p. 31; Mars station strategies, p. 32; Mont Clare station transit-friendly improvement, p. 34; Mont Clare station strategies, p. 35.

Highlighted Accomplishments: Made minor pedestrian infrastructure improvements; Improved off-street commuter parking facilities along with renovations of the Hanson Park, Galewood and Mars Metra stations.
**Key Unfinished Projects:** Improve pedestrian and bicycle infrastructure, as well as off-street commuter parking facilities at the Grand/Cicero and Mont Clare Metra stations; Install gateway signage for the Hanson Park, Galewood and Mars Metra stations; Improve CTA bus shelters at or near stations with Metra-related information; Increase car sharing; Acquire land for Grand/Cicero commuter parking lot; Work out maintenance agreements between city agencies and other entities.

[Metra Milwaukee District West Line Transit-Friendly Development Plan](#)