



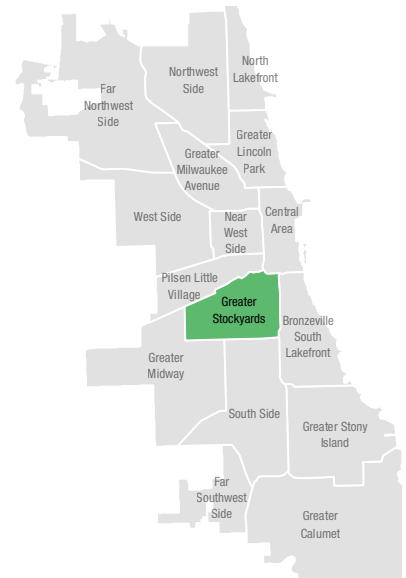
Manufacturing alley in the Greater Stockyards

# The Greater Stockyards Planning Area

## Area Overview

Greater Stockyards is generally bounded by the Stevenson Expressway on the north, Central Park Avenue on the west, 49th Street on the south, and the Dan Ryan Expressway on the east. It consists primarily of five neighborhoods—Armour Square, Back of the Yards, Bridgeport, Brighton Park and McKinley Park. This area’s name is derived from the former Union Stock Yard, the 475-acre market opened on Christmas Day 1865 and closed in 1971, now one of the city’s most successful industrial parks.

Greater Stockyards is covered by six wards: 3rd, 11th, 12th, 15th, 20th, and 25th.

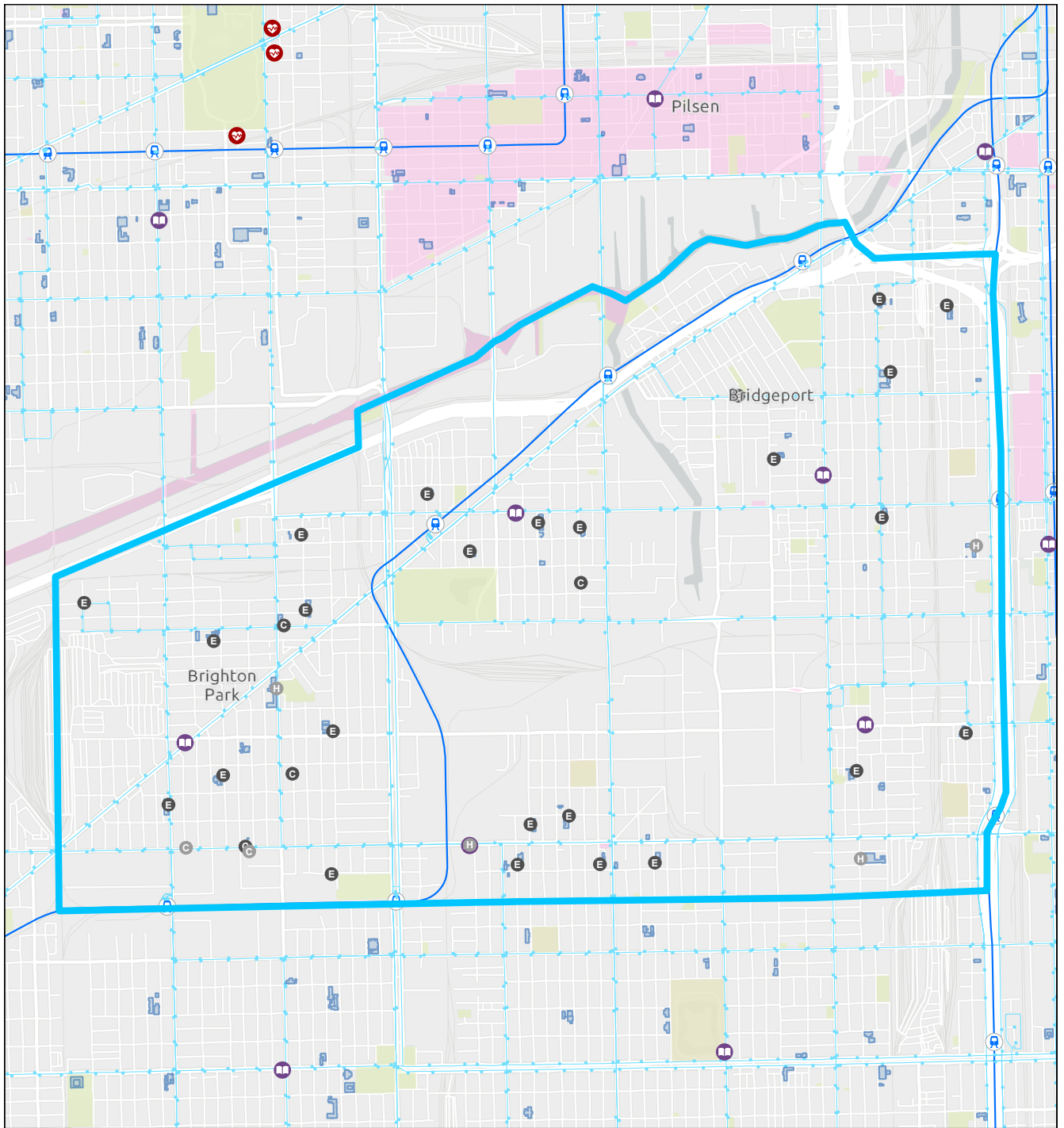


 **17,632**  
CPS students residing

 **7**  
rail stops

 **29**  
open spaces

Source: City of Chicago Department of Planning and Development



- Ⓔ Elementary School
- Ⓔ Elementary School - Charter/Contract
- Ⓕ High School
- Ⓖ High School - Charter/Options
- ▭ Greater Stockyards
- ▭ Buildings School Grounds
- Ⓛ Libraries
- CTA Bus Stops
- Ⓜ CTA Rail Stations
- CTA Rail Lines
- CTA Bus Routes
- ▭ Parks
- ▭ Historical Area



City of Chicago, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

## History and Context

The seven community areas of the Greater Stockyards Planning Area emerged as modern communities over 175 years ago. Residents began digging out the Illinois and Michigan Canal, which reversed the flow of the Chicago River and linked the Great Lakes to the Mississippi River, effectively cementing Chicago’s status as the most important trade center in the Midwest. Later, cattle pens and meatpacking houses – the setting for Upton Sinclair’s groundbreaking novel *The Jungle* – attracted waves of workers to the Stockyards, for which the planning area is named. The Stockyards is now home to modern factories and warehouses in a planned manufacturing district (PMD). The PMD supports more than 15,000 jobs. As in the past, many of these workers also live in the Greater Stockyards Area.

The area has been the site of many “firsts” for the city and the country. The Central Manufacturing District, built in 1905, was the United States’ first PMD. McKinley Park, dedicated in 1901 on the former site of the Brighton Park Race Track, was the first park located in the heart of an urban neighborhood rather than on its fringes. This experiment proved so successful that not only did the Chicago Park District double McKinley Park’s size, it inspired a shift in park design across the nation.

Today, new condos and single-family homes have been built on in-fill lots and along the South Branch of the Chicago River. The CTA Orange Line links Brighton Park, McKinley Park, and Bridgeport to the Loop in as little as ten minutes. Retail strips on Morgan and Halsted Streets are attracting new restaurants and bars, art galleries, incubators, and live-work spaces.

The Brighton Park, Lower West Side and McKinley Park communities feature the sprawling McKinley Park, a 70-acre park with a lagoon, an ice rink, an artificial turf soccer field, and several tennis courts.

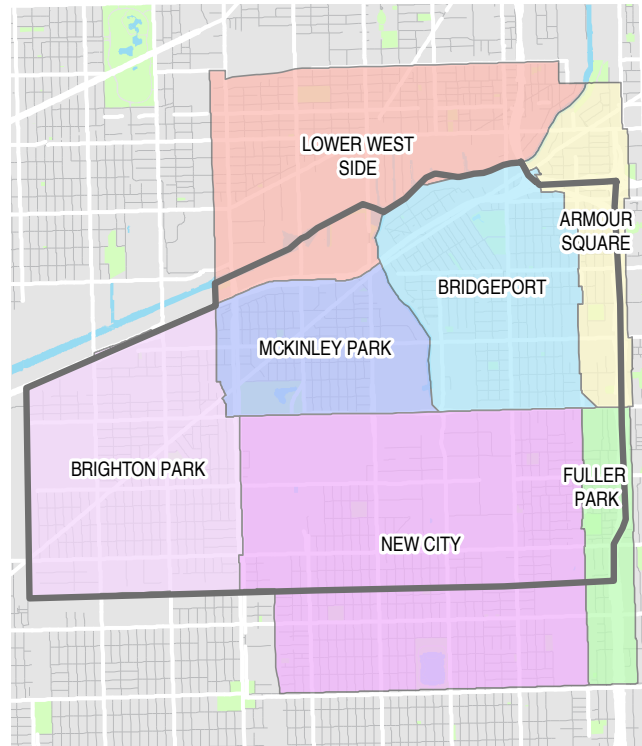







Figure Greater Stockyards-1: Planning area communities; Source: City of Chicago Department of Planning and Development

Bridgeport and Armour Square feature Guaranteed Rate Field, home to the Chicago White Sox, and the Halsted Street and Morgan Street commercial corridors, home to a growing number of small businesses and restaurants that serve both local residents and baseball fans who make the nearly one-mile trek from the field to Halsted Street. The new Palmisano Park, a former quarry and landfill, offers public open space, while residents are served by the Richard J. Daley Library. New City and Fuller Park feature lively shopping districts full of businesses large and small. The City’s only permanent flea market, the Swap-O-Rama, is located here, as is a new experiment in sustainable industry, the Plant.

Table Greater Stockyards-1: Planning area neighborhood assets; Source: City of Chicago Department of Planning and Development

	 Parks	 CTA Stops	 Metra Stations	 Libraries	 Hospitals
Armour Square	5	60	2	1	0
Bridgeport	12	114	1	1	0
Brighton Park	3	145	1	1	0
McKinley Park	4	81	1	1	0
New City	11	209	0	3	0

# School Facility Overview

**35** Public Schools 

**29**  
Elementary Schools<sup>1</sup>



**6**  
High Schools<sup>2</sup>



**1930** Average Campus Year Built\*

**3,090,326** 

Total campus square footage\*

## Enrollment by Governance

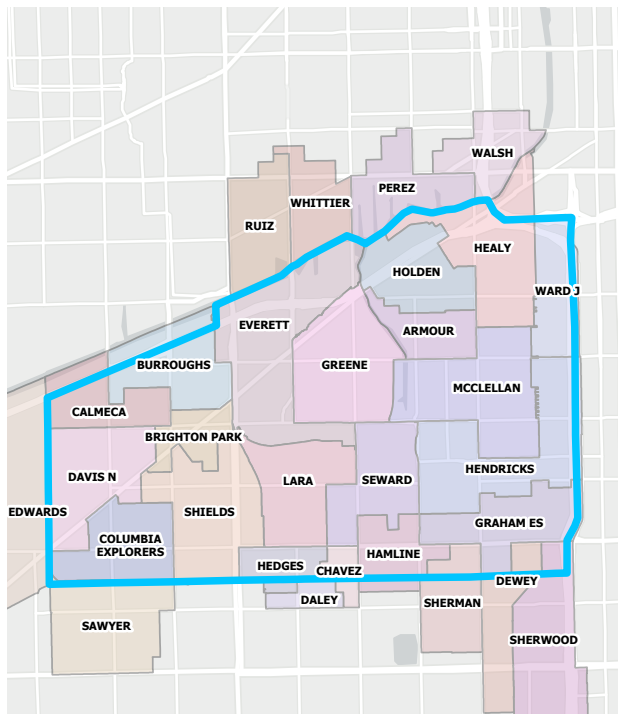
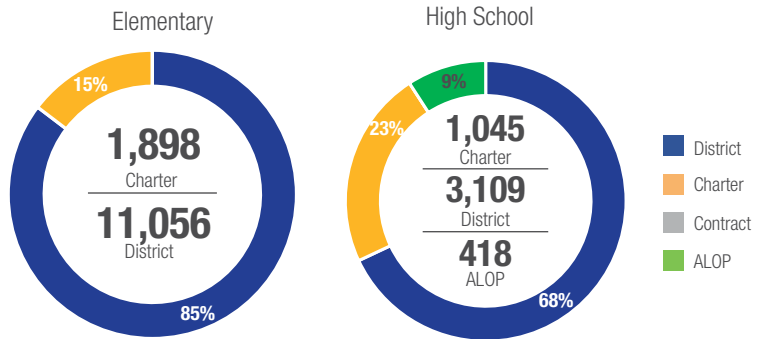


Figure Greater Stockyards-2: Elementary school boundaries

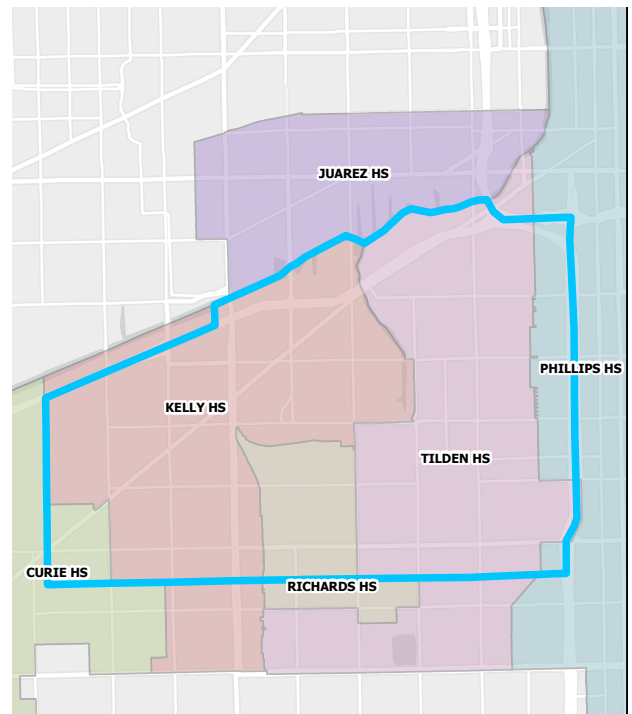


Figure Greater Stockyards-3: High school boundaries; Source: Chicago Public Schools

<sup>1,2</sup> Elementary and high school counts include all CPS schools regardless of governance.  
\* Data calculated from CPS owned and leased campuses

# Utilization

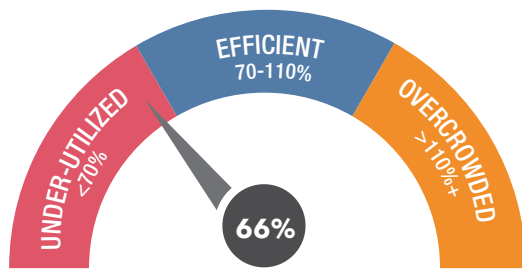
The area average utilization for elementary schools in CPS-owned or leased facilities is approximately 66 percent and the area average utilization for high schools is 67 percent. There are 18 schools with enrollment levels below 70 percent.

**Choice In**  
**4,638**

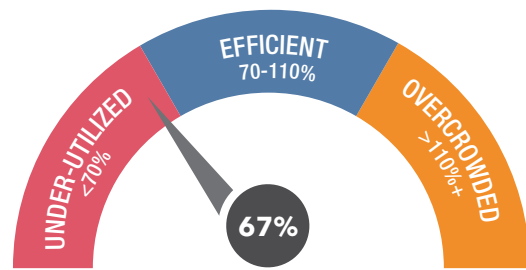
**Choice Out**  
**5,252**

**Reside & Attend**  
**11,585**

Source: Chicago Public Schools



Elementary Utilization



High School Utilization

Figure Greater Stockyards-4: Campus utilization ("Adjusted Utilization2"); Source: [Chicago Public Schools Space Use Standards](#). Computation excludes charter and contract schools as sole occupants in CPS owned/leased or non-CPS facilities.

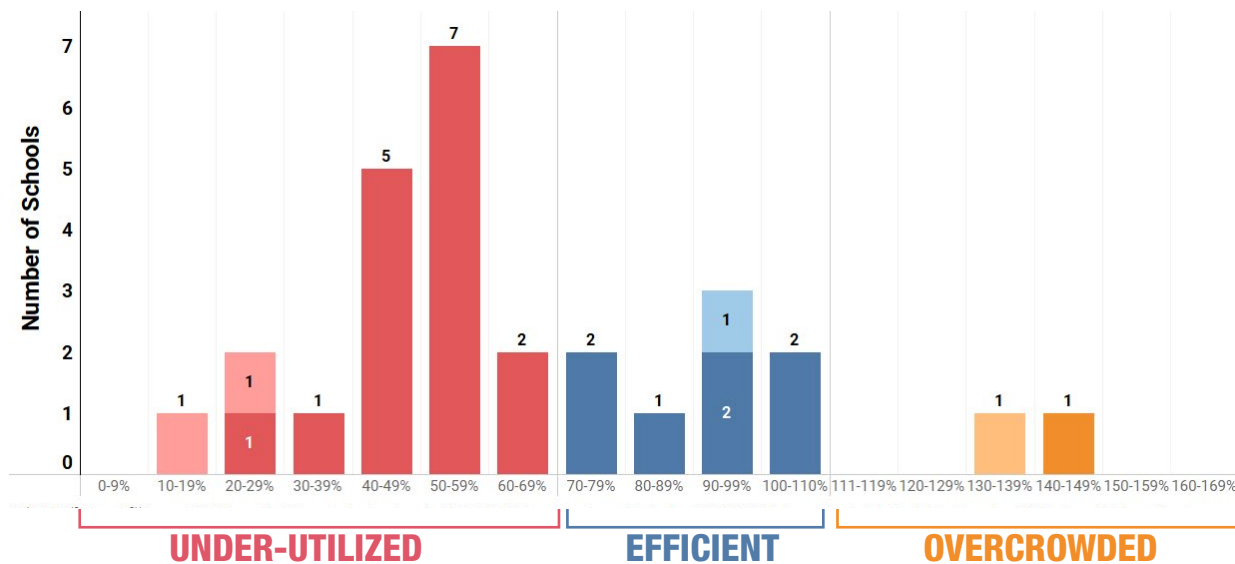


Figure Greater Stockyards-5: School count by utilization range; Source: Chicago Public Schools

■ Elementary Schools □ High Schools



## Current Facility Deficiencies

The figure below depicts the significance of need for each building system for campuses within Greater Stockyards. This data was collected as part of the 2021-2022 facility condition assessment and represents all need identified. This distribution is not weighted or otherwise adjusted based on impact to the buildings or occupants.

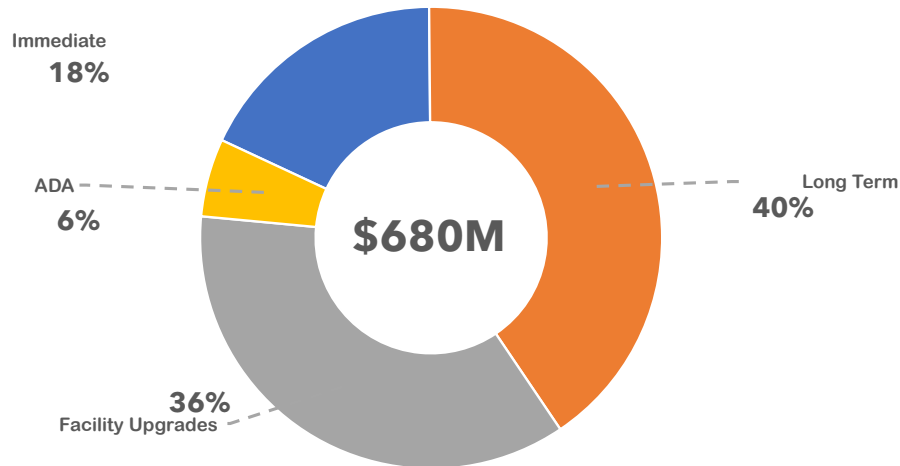


Figure Greater Stockyards-6: Current facility deficiencies by system; Source: Chicago Public Schools. Data calculated from CPS owned and leased campuses.

### Facility Upgrades

Upgrades including finishes (paint, finishes, ceilings), lighting upgrades and other classroom upgrades. These upgrades will enhance the learning environment while also increasing the building energy efficiency.

### Immediate

Critical systems facility needs such as building envelope (windows, roofs, masonry) and mechanical heating and cooling systems over next 5 years based on the 2021-22 facility condition assessments. These upgrades will result in energy efficient buildings with enhanced indoor air quality.

### Long Term

Critical systems facility needs such as building envelope (windows, roofs, masonry) and mechanical heating and cooling systems from 6 to 10 years based on the 2021-22 facility condition assessments. These upgrades will result in energy efficient buildings with enhanced indoor air quality.

### ADA Accessibility

Accessibility needs to make a campus accessible based on the 2021-22 facility Condition assessments. These upgrades will provide equitable access for all.

## Future Facilities Priorities

Future improvement plans could include the following.

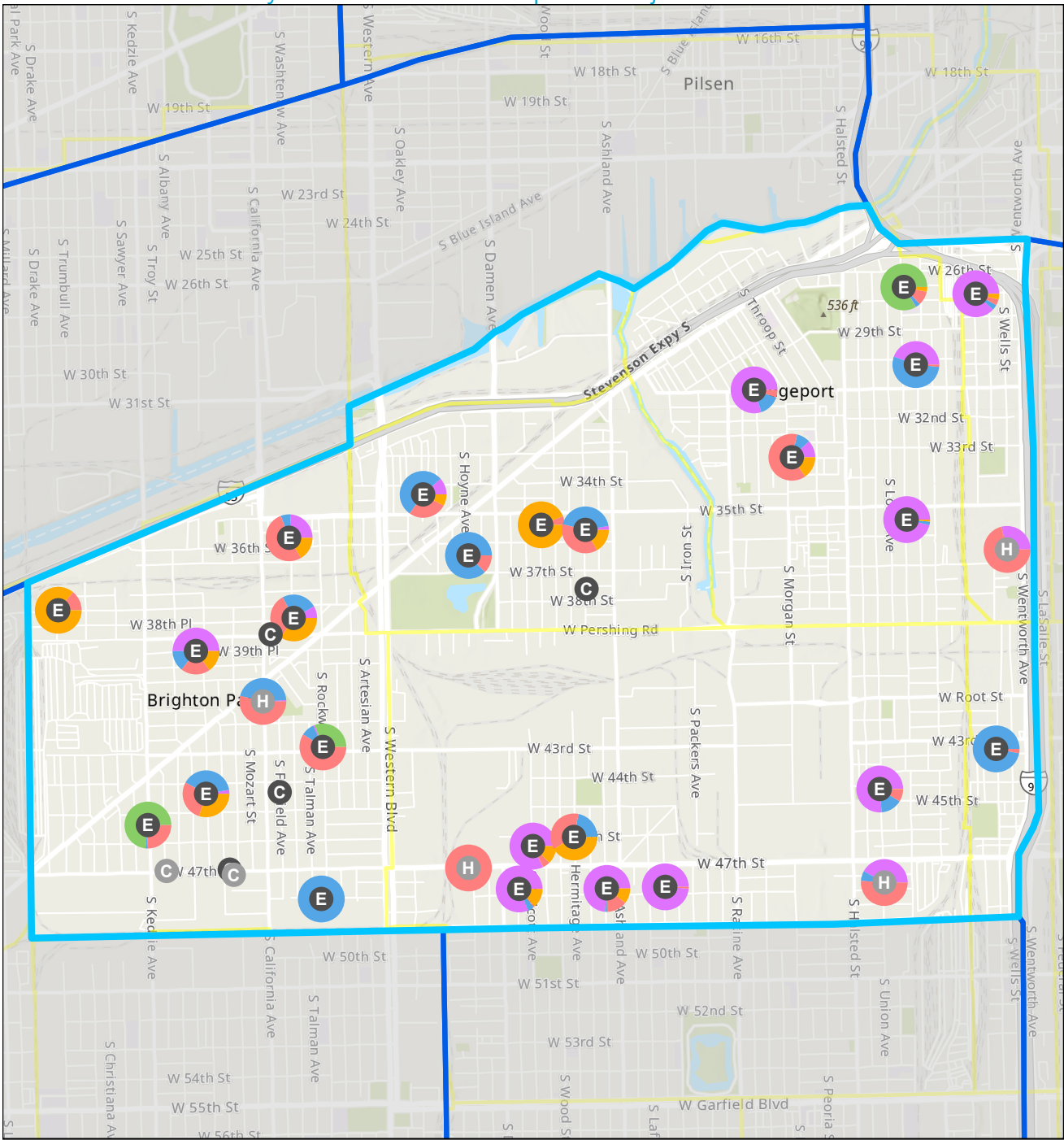
### Condition Improvement Priorities

- Address exterior building envelope condition improvements for structural integrity
- Continue mechanical, electrical, and plumbing (MEP) upgrades to more energy efficient systems
- Invest in district initiatives such as ADA accessibility for equitable access
- Address additional needs including finishes (flooring, paint, and ceilings), energy-efficient lighting upgrades, and other facility upgrades

### Capital Projects Since 2013

**\$ Capital Projects Cost**  
**133.1M**

# The Greater Stockyards Historical Capital Projects



**E** Elementary School (25)

**C** Elementary School - Charter/Contract (4)

**H** High School (4)

**C** High School - Charter/Options (2)



**Green** New Construction

**Purple** Exterior

**Blue** MEP+FP

**Red** Interior

**Orange** Site

**Blue outline** Greater Stockyards

**Dark blue outline** Other ARA Regions

**Yellow outline** Community Areas



Esri, NASA, NGA, USGS, FEMA, City of Chicago, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

## The Greater Stockyards School Needs\* Data

School Name	Immediate	Long Term	Facility Upgrades	ADA Accessibility	Total (in Millions)
AIR FORCE HS		●	●		\$20.7
ARMOUR	●	●	●	●	\$30.0
BACK OF THE YARDS HS			●		\$5.3
BRIGHTON PARK	●	●	●		\$20.4
BURROUGHS	●	●	●	●	\$14.4
CALMECA			●	●	\$2.8
CHAVEZ	●	●	●		\$24.7
COLUMBIA EXPLORERS		●	●	●	\$6.1
DAVIS N	●	●	●	●	\$40.8
EVERETT		●	●	●	\$13.8
EVERGREEN	●	●	●		\$21.0
GRAHAM ES	●	●	●	●	\$30.7
GREENE		●	●		\$22.9
GUNSAULUS		●	●	●	\$38.3
HAMLIN		●	●	●	\$26.4
HEALY	●	●	●	●	\$27.4
HEDGES	●	●	●		\$28.7
HENDRICKS		●	●		\$19.5
HOLDEN	●	●	●	●	\$27.1
KELLY HS		●	●	●	\$53.6
LARA	●		●		\$4.1
MCCLELLAN	●	●	●	●	\$15.8
SEWARD	●		●	●	\$16.9
SHERIDAN			●	●	\$9.9
SHIELDS	●	●	●	●	\$32.8
SHIELDS MIDDLE			●		\$2.4
THOMAS		●	●	●	\$10.5
TILDEN HS	●	●	●		\$97.1
WARD J		●	●	●	\$16.4

\*Critical facility needs are based on the 2021-22 assessment data. Costs are high level and based on unit costs and historical cost information.



# The Greater Stockyards Planning Area Data

School Name	Type	Governance	Boundary	Ownership	Co-Location	Total Attending SY 2021-22	Total Attending SY 2022-23	Change in Total Attending	Ideal Capacity*	Utilization*	Adjusted Utilization*	Utilization Status*
ACERO - BRIGHTON PARK	ES	Charter	Citywide	Non-CPS		531	533	▲ 2	N/A	N/A	N/A	N/A
ACERO - CISNEROS	ES	Charter	Citywide	Non-CPS		480	417	▼ -63	N/A	N/A	N/A	N/A
ACERO - MARQUEZ	ES	Charter	Citywide	Non-CPS		533	526	▼ -7	N/A	N/A	N/A	N/A
AIR FORCE HS	HS	District	Citywide	Owned		174	142	▼ -32	768	18%	20%	Underutilized
ARMOUR	ES	District	Attendance Area School	Owned		256	248	▼ -8	570	44%	51%	Underutilized
BACK OF THE YARDS HS	HS	District	Citywide	Owned		1056	1004	▼ -52	1068	94%	97%	Efficient
BRIGHTON PARK	ES	District	School	Owned		332	277	▼ -55	690	40%	48%	Underutilized
BURROUGHS	ES	District	Attendance Area School	Owned		380	320	▼ -60	390	82%	100%	Efficient
CALMECA	ES	District	Attendance Area School	Owned		665	614	▼ -51	810	76%	76%	Efficient
CHAVEZ	ES	District	Attendance Area School	Owned		821	823	▲ 2	810	102%	146%	Overcrowded
COLUMBIA EXPLORERS	ES	District	Attendance Area School	Owned		787	748	▼ -39	1110	67%	65%	Underutilized
DAVIS N	ES	District	Attendance Area School	Owned		528	515	▼ -13	1050	49%	55%	Underutilized
EVERETT	ES	District	Attendance Area School	Owned		104	118	▲ 14	450	26%	22%	Underutilized
EVERGREEN	ES	District	Attendance Area School	Owned		228	201	▼ -27	420	48%	48%	Underutilized
GRAHAM ES	ES	District	Attendance Area School	Owned		346	332	▼ -14	990	34%	40%	Underutilized
GREENE	ES	District	Attendance Area School	Owned		310	305	▼ -5	720	42%	44%	Underutilized
GUNSAULUS	ES	District	Citywide	Owned		676	658	▼ -18	810	81%	91%	Efficient
HAMLIN	ES	District	School	Owned		557	532	▼ -25	870	61%	74%	Efficient
HEALY	ES	District	Attendance Area School	Owned		1269	1218	▼ -51	1170	104%	107%	Efficient
HEDGES	ES	District	Attendance Area School	Owned		493	456	▼ -37	780	58%	58%	Underutilized
HENDRICKS	ES	District	Attendance Area School	Owned		195	176	▼ -19	540	33%	35%	Underutilized
HOLDEN	ES	District	Attendance Area School	Owned		412	393	▼ -19	780	50%	58%	Underutilized
KELLY HS	HS	District	Attendance Area School	Owned		1736	1746	▲ 10	1788	98%	138%	Overcrowded
LARA	ES	District	Attendance Area School	Owned		324	312	▼ -12	630	50%	55%	Underutilized
MCCLELLAN	ES	District	Attendance Area School	Owned		304	296	▼ -8	450	66%	67%	Underutilized
NAMASTE	ES	Charter	Citywide	Non-CPS		444	422	▼ -22	N/A	N/A	N/A	N/A
NOBLE - MANSUETO HS	HS	Charter	Citywide	Non-CPS		1073	1045	▼ -28	N/A	N/A	N/A	N/A
PATHWAYS - BRIGHTON PARK HS	HS	ALOP	Citywide	Non-CPS		392	418	▲ 26	N/A	N/A	N/A	N/A
SEWARD	ES	District	Attendance Area School	Owned		484	452	▼ -32	900	50%	55%	Underutilized
SHERIDAN	ES	District	Citywide	Owned		530	532	▲ 2	600	89%	93%	Efficient
SHIELDS	ES	District	Attendance Area School	Owned		485	446	▼ -39	1110	40%	41%	Underutilized
SHIELDS MIDDLE	ES	District	Attendance Area School	Owned		520	439	▼ -81	780	56%	56%	Underutilized
THOMAS	ES	District	Citywide	Leased		117	129	▲ 12	N/A	N/A	N/A	N/A
TILDEN HS	HS	District	Attendance Area School	Owned		181	217	▲ 36	1992	11%	13%	Underutilized
WARD J	ES	District	Attendance Area School	Owned		533	516	▼ -17	660	78%	83%	Efficient

Source: Chicago Public Schools, based on Fall 2022 data.

\*Computations for ideal capacity, utilization, adjusted utilization, and utilization status excludes charter and contract schools as sole occupants in CPS owned/leased facilities, non-CPS facilities, or CPS Specialty Schools.