



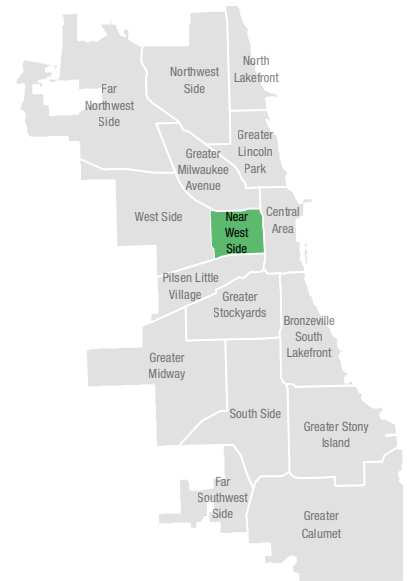
Column in Greektown

The Near West Side Planning Area

Area Overview

The Near West Side is bounded roughly by Kinzie Avenue, Interstate 90, 16th Street, and Rockwell Avenue and consists primarily of four neighborhoods—Greektown, Little Italy/University (UIC) Center, West Haven and portions of West Loop. It is the smallest of the 16 planning areas geographically and by public school student population. However, it boasts the second highest population growth rate since 2000 and has the third most educated population, with over 66% of residents over 25 holding a college degree.

This area is covered by four wards, the 25th, 27th, 28th, and the 34th.



4,221

CPS students residing



7

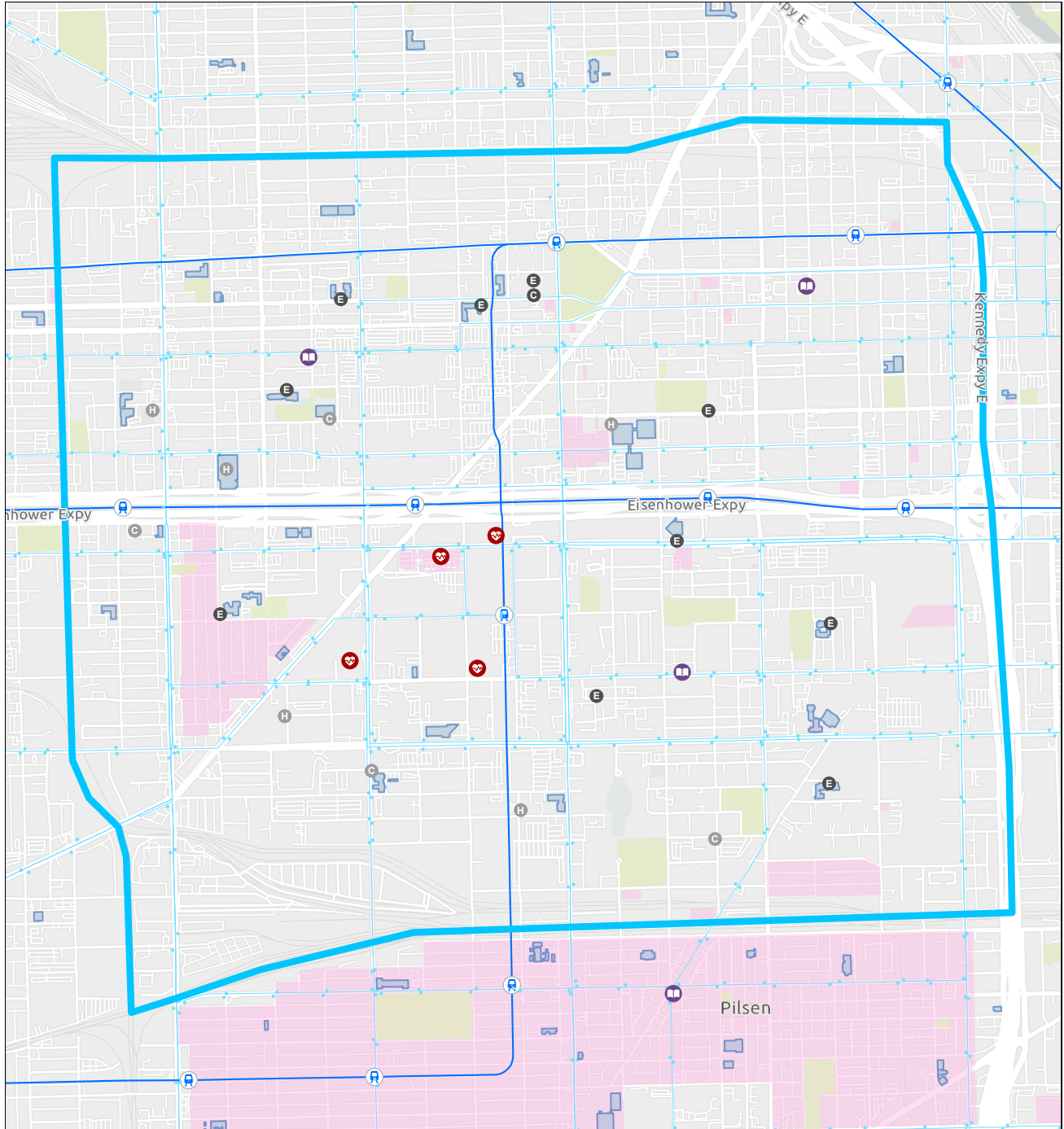
rail stops



16

open spaces

Source: City of Chicago Department of Planning and Development



- Elementary School
- Elementary School - Charter/Contract
- High School
- High School - Charter/Options
- Near West Side
- Buildings School Grounds
- Hospitals
- 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, US Census Bureau, USDA

History and Context

The Near West Side is the sole planning area comprised of a single community area, yet this relatively small section of the city is packed with residents, institutions, manufacturers, offices, and entertainment. After the Great Chicago Fire of 1871, over 200,000 Chicagoans relocated to the area. However, the construction of large development projects, such as the Circle Interchange, the University of Illinois at Chicago, the Illinois Medical District, and the United Center, led to a decades-long pattern of outmigration.

Today, the Near West Side is one of the fastest growing areas of the city for residents, visitors, and businesses, benefiting from close proximity to Chicago’s downtown business district and from the city’s transportation network.

The Near West Side is bisected by the Eisenhower Expressway running east-west and by Ashland Avenue running north-south down the middle of the area. The northeast quarter of the area has seen extensive new construction for residential and commercial uses, while it remains home to over 2,000 businesses in the Kinzie Industrial Corridor. Greektown, Randolph Street, Fulton Market, and Madison Street are well known for restaurants that attract patrons from all over Chicago.

The southeast quarter of the Near West Side is dominated by the east and south campuses of the University of Illinois at Chicago, the adjoining University Village residential development, and the stalled Roosevelt Square development of the Chicago Housing Authority’s former Addams Brooks Loomis Abbott Homes site. Little Italy runs through this section along W Taylor Street, while S Halsted Street has been redeveloped along with University Village as a neighborhood-scale shopping district south of Roosevelt Road.

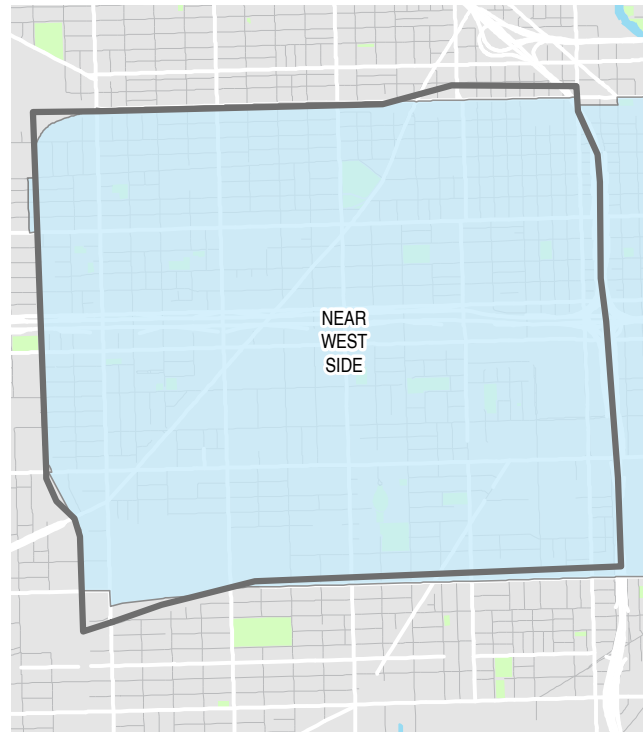


Figure Near West Side-1: Planning area communities; Source: City of Chicago Department of Planning and Development

The southwest quarter of the Near West Side is dominated by the Illinois Medical District, which includes UIC’s West Campus, Rush University Medical Center, Stroger Hospital of Cook County, Jesse Brown Veterans Administration Medical Center, the Cook County Medical Examiner’s Office, the FBI Crime Lab, the American Red Cross, and the Chicago Technology Park. The northwest quarter of the Near West Side includes a mix of residential, educational, and entertainment uses. Malcolm X College is located just south of the United Center, which is home of the Chicago Bulls and Chicago Blackhawks. The areas north and west of the United Center are primarily residential and include two large redevelopment sites on former CHA land.

Table Near West Side-1: Planning area neighborhood assets; Source: City of Chicago Department of Planning and Development

	 Parks	 CTA Stops	 Metra Stations	 Libraries	 Hospitals
Near West Side	18	357	9	3	4

School Facility Overview

20 Public Schools 

11
Elementary Schools¹



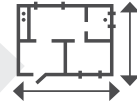
9
High Schools²



1935 Average Campus Year Built*

2,447,754

Total campus square footage*



Enrollment by Governance

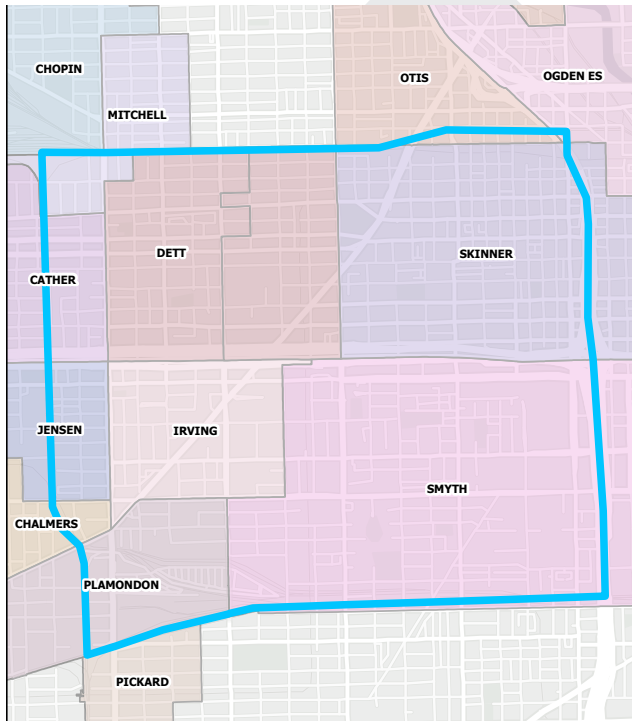
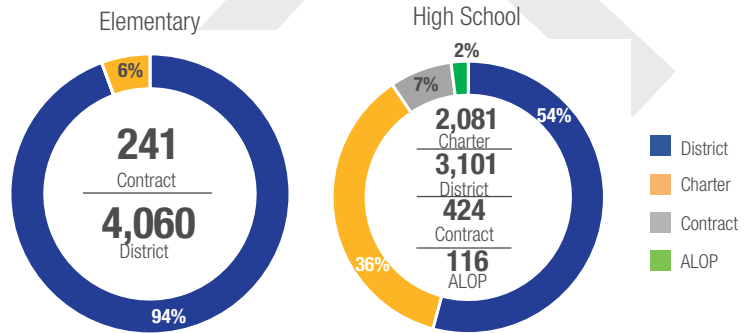


Figure Near West Side-2: Elementary school boundaries

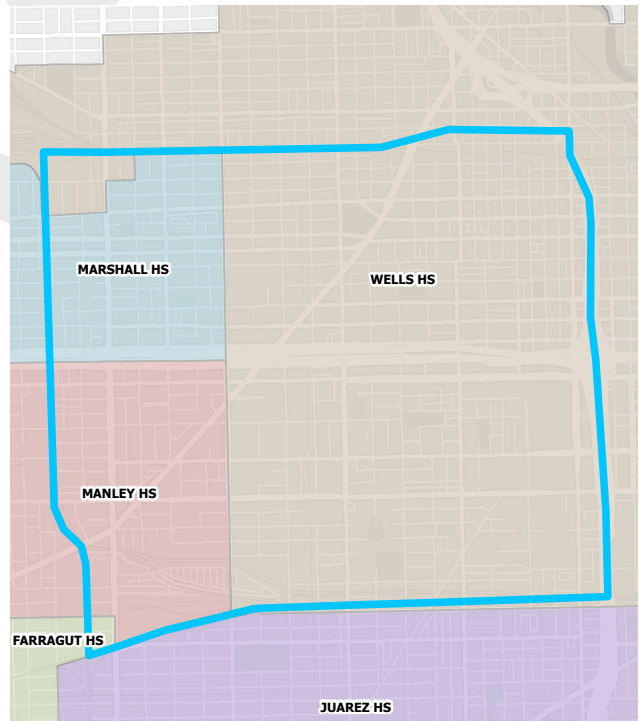


Figure Near West Side-3: High school boundaries; Source: Chicago Public Schools

^{1,2} Elementary and high school counts include all CPS schools regardless of governance.
* Data calculated from CPS owned and leased campuses

Utilization

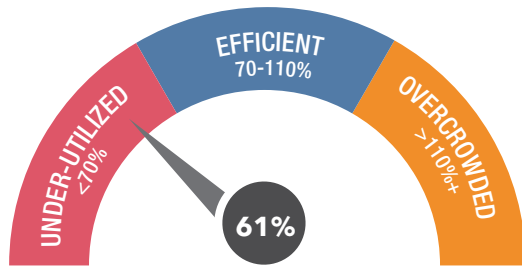
The area average utilization for elementary schools in CPS-owned or leased facilities is approximately 61 percent and the area average utilization for high schools is 70 percent. There are 6 schools with enrollment levels below 70 percent.

Choice In
7,177

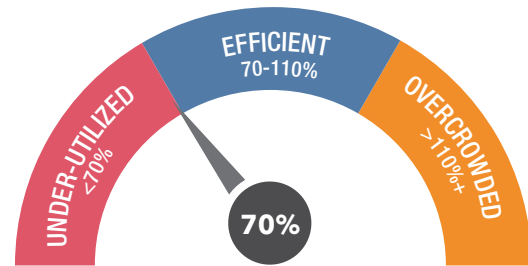
Choice Out
1,624

Reside & Attend
2,385

Source: Chicago Public Schools



Elementary Utilization



High School Utilization

Figure Near West Side-5: 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.

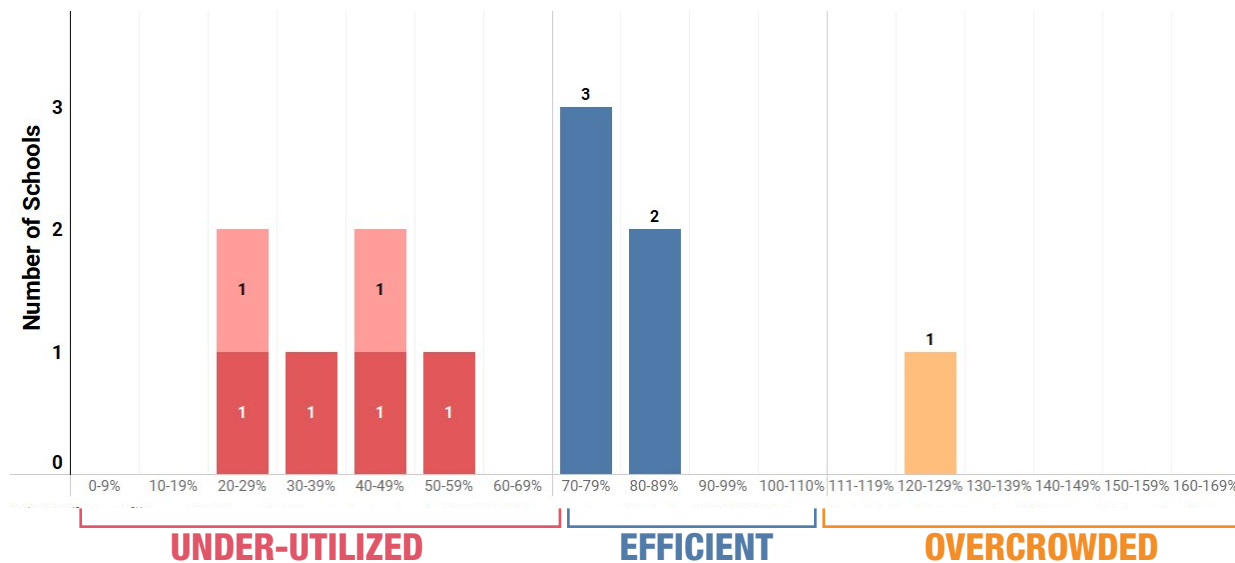


Figure Near West Side-4: School count by utilization range; Source: Chicago Public Schools

■ Elementary Schools □ High Schools

Current Facility Deficiencies

The figure below depicts the significance of need for each building system for campuses within Near West Side. 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.

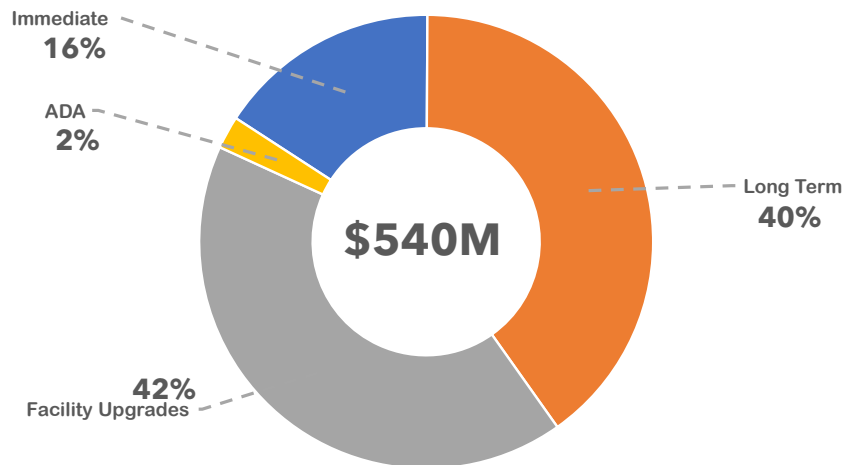


Figure Near West Side-6: Current facility deficiencies by system; Source: Chicago Public Schools. Data calculated from CPS owned and leased campuses.

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.

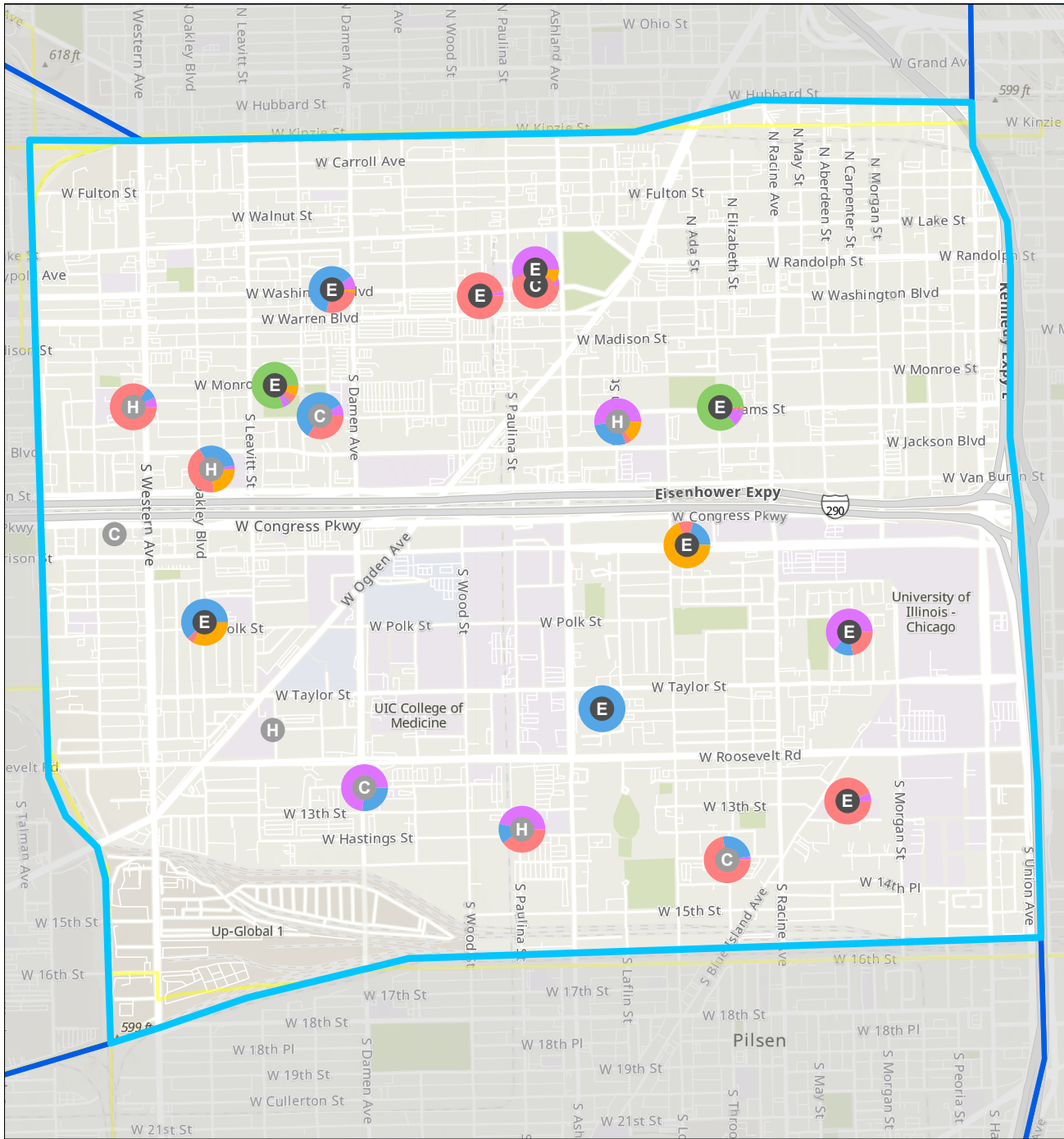
Condition Improvement Priorities

- 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
148.2M

The Near West Side Historical Capital Projects



- E** Elementary School (10)
- C** Elementary School - Charter/Contract (1)
- H** High School (5)
- G** High School - Charter/Options (4)
- New Construction
- Exterior
- MEP+FP
- Interior
- Site
- Near West Side
- Other ARA Regions
- Community Areas



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

The Near West Side School Needs* Data

School Name	Immediate	Long Term	Facility Upgrades	ADA Accessibility	Total (in Millions)
BROWN W	●	●	●	●	\$24.7
CHICAGO WORLD LANGUAGE ACADEMY	●	●	●	●	\$16.4
CRANE MEDICAL HS		●	●	●	\$72.3
DETT		●	●	●	\$24.0
GALILEO	●	●	●		\$22.1
HOPE LEARNING ACADEMY	●		●		\$42.2
IRVING	●	●	●		\$20.0
NOBLE - BULLS HS		●	●		\$12.9
NOBLE - UIC HS	●	●	●		\$21.8
PHOENIX MILITARY HS	●	●	●	●	\$58.1
SIMPSON HS	●	●	●	●	\$15.4
SKINNER		●	●		\$14.4
SMYTH	●	●	●	●	\$29.4
STEM		●	●		\$15.9
SUDER		●	●	●	\$13.6
VIRTUAL ACADEMY ES	●	●	●	●	\$48.6
YOUNG HS	●	●	●		\$88.0

*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 Near West Side 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*
BROWN W	ES	District	Attendance Area	Owned		187	209	▲ 22	810	26%	29%	Underutilized
CHICAGO TECH HS	HS	Contract	School	Owned		430	424	▼ -6	N/A	N/A	N/A	N/A
Chicago World Language Academy	ES	District	Citywide	Owned		445	454	▲ 9	630	72%	84%	Efficient
CRANE MEDICAL HS	HS	District	Citywide	Owned		406	313	▼ -93	1836	17%	23%	Underutilized
DETT	ES	District	Attendance Area	Owned		288	247	▼ -41	720	34%	30%	Underutilized
GALILEO	ES	District	School	Owned		546	541	▼ -5	720	75%	75%	Efficient
HOPE LEARNING ACADEMY ¹	ES	Contract	Citywide	Owned	Yes	252	241	▼ -11	N/A	N/A	N/A	N/A
IRVING	ES	District	Attendance Area	Owned		297	290	▼ -7	540	54%	56%	Underutilized
JEFFERSON HS	HS	District	School	Owned		161	152	▼ -9	N/A	N/A	N/A	N/A
NOBLE - BULLS HS	HS	Charter	Charter-Attendance Area School	Owned		1172	1178	▲ 6	N/A	N/A	N/A	N/A
NOBLE - UIC HS OMBUDSMAN - WEST HS	HS	Charter	Charter-Attendance Area School	Owned		920	903	▼ -17	N/A	N/A	N/A	N/A
PHOENIX MILITARY HS	HS	ALOP	Citywide	Non-CPS		191	116	▼ -75	N/A	N/A	N/A	N/A
RUDOLPH ¹	ES	District	Citywide	Owned		545	462	▼ -83	1200	39%	44%	Underutilized
SIMPSON HS	HS	District	Citywide	Owned	Yes	97	101	▲ 4	N/A	N/A	N/A	N/A
SKINNER	ES	District	Citywide	Owned		23	22	▼ -1	N/A	N/A	N/A	N/A
SMYTH	ES	District	Attendance Area	Owned		1126	984	▼ -142	1380	71%	73%	Efficient
STEM	ES	District	School	Owned		388	384	▼ -4	1050	37%	41%	Underutilized
SUDER	ES	District	Citywide	Owned		387	400	▲ 13	600	67%	78%	Efficient
YOUNG HS	HS	District	Citywide	Owned		436	450	▲ 14	840	54%	88%	Efficient
			Citywide	Owned		2143	2152	▲ 9	2112	102%	126%	Overcrowded

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.

¹ Numerical superscripts indicate that schools are co-located. Schools with the same superscripts are co-located together. The ideal capacity, utilization, adjusted utilization, and utilization status reflect the entire campus.