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# NORTH LAWDALE NEIGHBORHOOD PLAN CMAP Human & Community Development Committee

February 6, 2018

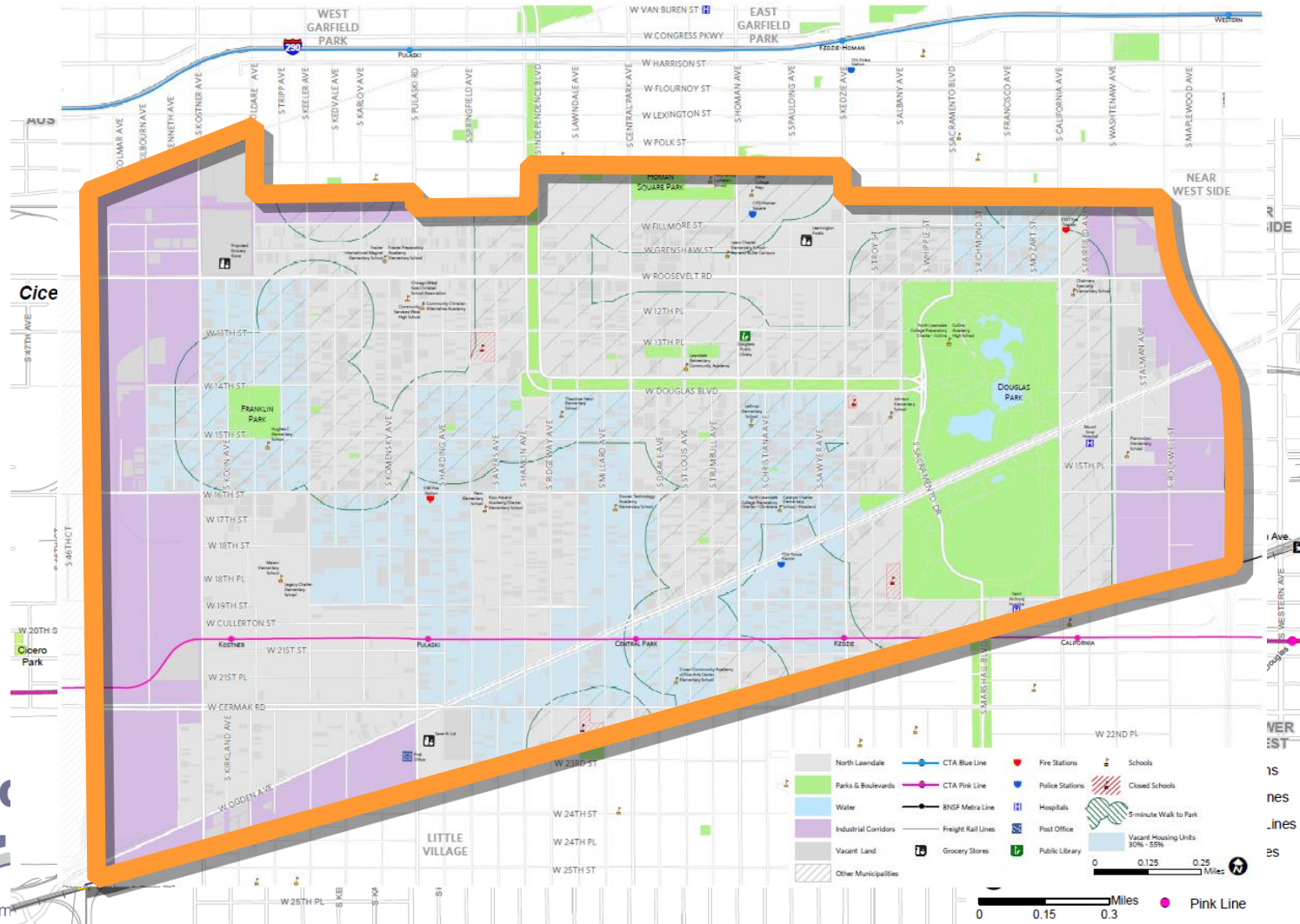


# North Lawndale Neighborhood Plan Study Area





# North Lawndale Neighborhood Plan Study Area



# North Lawndale Neighborhood Plan History

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- Annexed just prior to the Great Chicago Fire of 1871
- Employment Destination
  - Home to Sears, Roebuck & Co.
  - Near Western Electric and McCormick Reaper Works (International Harvester)
- Destination for Russian Jews through the mid-20<sup>th</sup> Century
- Peak population of 125,000 (1960)



# North Lawndale Neighborhood Plan History

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- 1950s “White Flight” flipped population from 87% White to 91% Black
- Remains a predominantly Black community
- Riots following MLK assassination (1968)
- Closure of:
  - International Harvester (1969)
  - Sears (1974-1987)
  - Western Electric (1984)
  - Sunbeam, Zenith (1980s)

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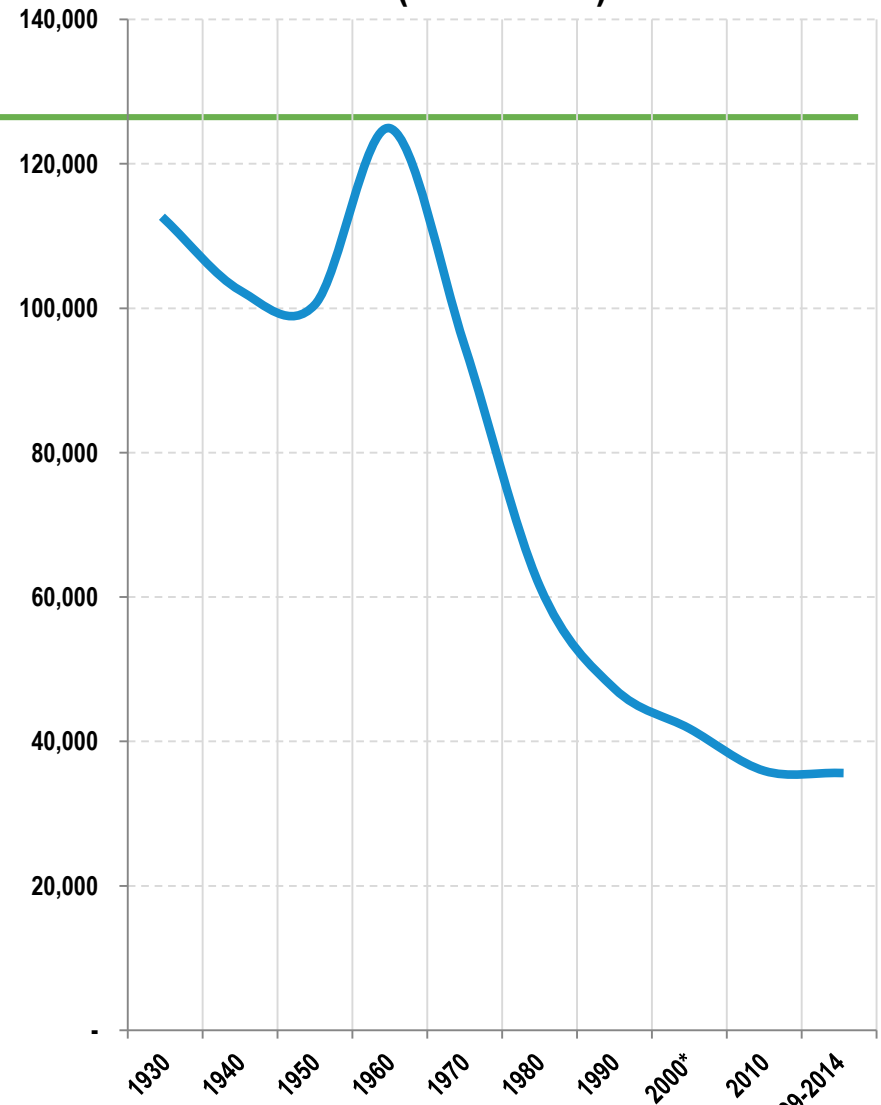




# North Lawndale Neighborhood Plan History

- Nearly 6 decades of consecutive population decline
- 65% drop since 1950
  - 1950 approximates true physical capacity of the neighborhood

Population in North Lawndale  
(1930-2014)



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# North Lawndale Neighborhood Plan Scope of Work





# Scope of Work

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- **Phase 1: Listening**

- Steering Committee
- Community Event
- Key Person Interviews
- Community Survey
- Online Survey & Map
  - 500 visits
  - 138 with data
- Mobile Kiosks
  - 338 visits
  - 57 with data

- **Phase 2: Existing Conditions**

- Past Plans & Studies
- Land Use Inventory
- Demographic & Housing Profile
- Economic Development & Market Analysis
- Mobility
- Sustainability & Resilience
- Neighborhood Comparisons
- Other Issues (NLCCC Subcommittees)

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Project Partner Meetings

# Planning Partners

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- NLCCC awarded Quality-of-Life planning grant in October 2016
- LISC Quality-of-Life Plan
  - Brings tested community-led model to support the Neighborhood Plan process
  - Staffing support at NLCCC fiscal agent (New Covenant CDC)
  - Supports communications and additional resident engagement
  - Community-authored approach (especially needed for topics like Education or Public Safety that CMAP does not directly advise on)

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# Scope of Work

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- **Phase 3: Visioning**

- June 3 Planning Conference
  - Topic Breakout Groups
  - Mapping Exercise
- Steering Committee Input
- Project Partner Meetings
- UIC Summer Institute on Sustainability and Energy
- Homes for a Changing Region Pilot

- **Phase 4: Plan Development**

- Land Use Framework
- Sub-committee Chapter Outlines (iterative)
- CMAP drafting support content
- LISC Final Document Production

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# 1. What are the Top 3 Challenges facing North Lawndale?

- 14% **A.** Vacant Lots/Buildings – Investment/Safety
- 10% **B.** Lack of Youth Opportunities
- 17% **C.** Economic Dev. – Unemployment/Training
- 16% **D.** Public Safety – Violence/Gangs
- 8% **E.** Schools – Educational Opportunities
- 10% **F.** Food Deserts/Lack of Retail
- 5% **G.** Housing Affordability
- 6% **H.** Poor Neighborhood Perception
- 11% **I.** Lack of Jobs
- 2% **J.** Other

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# North Lawndale Neighborhood Plan Vision & Land Use Strategy





# Visioning Workshop






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# Mapping Instructions

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## North Lawndale Neighborhood Plan DRAFT Mapping Exercise Instructions

### Single Family Residential

- New single family development including detached homes, attached homes (townhomes and rowhomes), and owner-occupied two-flats
- Primary focus on owner-occupied housing with supporting institutions like schools and churches
- **3-4 Yellow Dots**

### Housing Rehab Target Area

- Focus on rehabilitation and reoccupation of existing vacant or underutilized housing
- Increase home ownership among local residents, stabilize property values
- **Orange Marker**, color in blocks
- Minimum of 4 connect blocks, **Up to 12 blocks total**

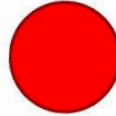




### Multi-family Residential

- Most intense residential development
- Predominantly mid-rise (4-6 stories) with potential for larger buildings along major corridors
- Focus on residential with supporting institutions like schools and healthcare
- Land use district most likely to provide for affordable housing (to be integrated alongside market rate housing)
- **Brown Marker**, color in blocks
- Minimum of 4 connect blocks, **Up to 12 blocks total**

North Lawndale Neighborhood Plan: **DRAFT** Mapping Exercise Instructions

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### Community Commercial

- Larger retail centers with high quality anchor stores such as a grocery store (e.g. Lawndale Plaza at Roosevelt and Homan)
- Standalone or outlet restaurants
- **2 to 3 Large Red Dots**

### Neighborhood Corridor

- Smaller-scale commercial development that serves the immediate neighborhood
- Opportunities for small and/or local businesses to establish themselves
- Can include mixed use development (residential above ground floor retail)
- Up to **1 mile of Red Tape** (pre-measured in 1/4 mile lengths)

### Community Park

- Offer informal active and passive recreation activities.
- Service area of 10-minute walk or 0.5 mile
- Optimal size of 5 to 10 acres.
- Maximum of **1 Large Green Dot**

### Neighborhood Park

- Small parks of less than 2 acres in size
- Basic unit of a park system, providing a recreational and social focus for residential areas.
- **3 to 4 Small Green Dots**

### Street Trees & Beatification

- Identify areas where you would like to see additional investment in street trees and beatification.
- Up to **3 miles of Green Tape** (pre-measured in 1/4 mile lengths)

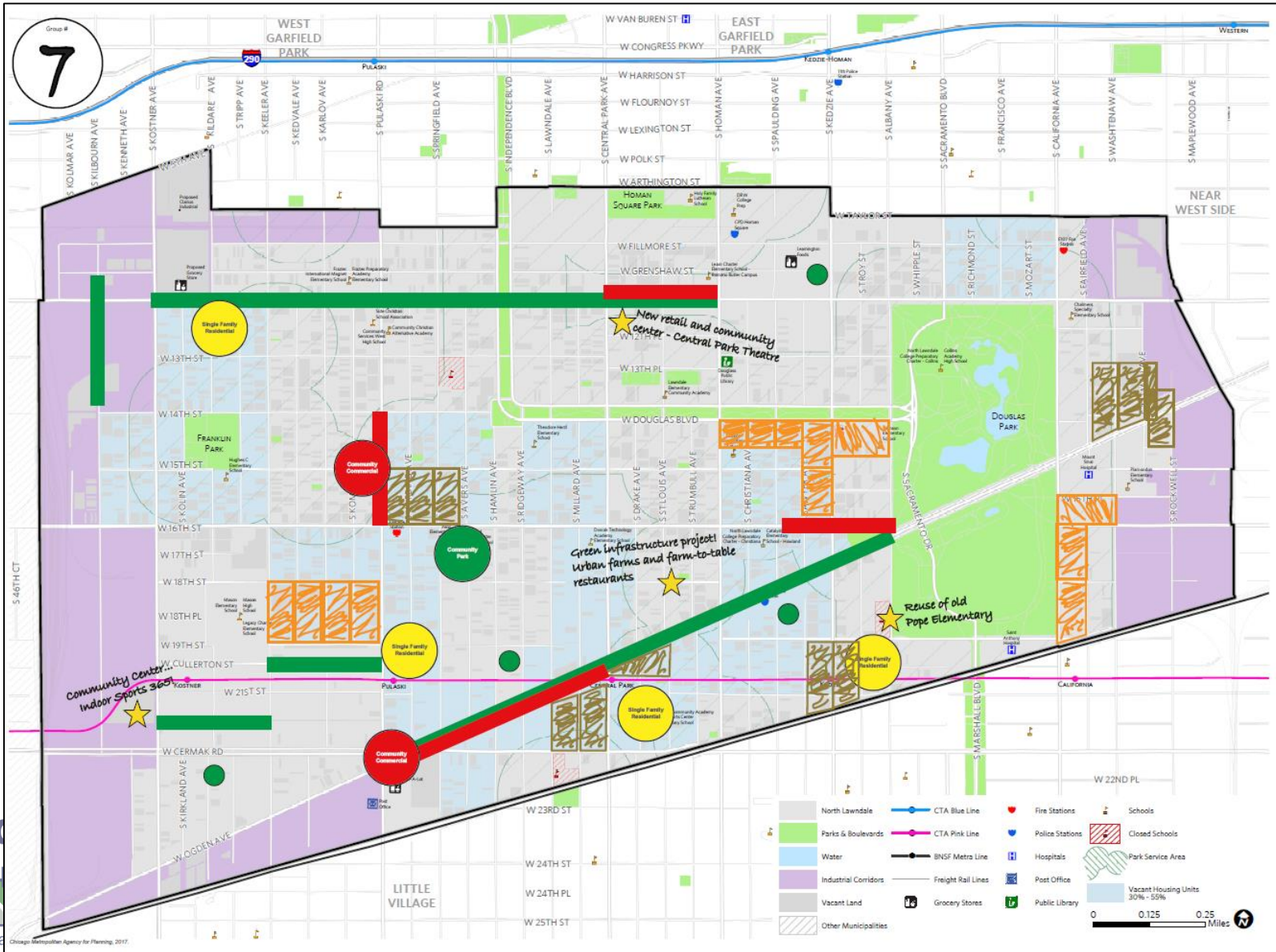
### "Gold Star" Idea

- Identify unique assets, place-specific initiatives, or future development
- Reserve this sticker type for ideas that don't fit well within other categories
- Example: "Area X should be targeted for senior housing with related healthcare provider locations."
- Detailed notes needed to help NLCCC know what is envisioned
- **Up to 5 Gold Star stickers**

North Lawndale Neighborhood Plan: **DRAFT** Mapping Exercise Instructions



# Sample Map





# Summarizing Results





# Residential Zones

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- **Zone 1**

- Lowest-vacancy areas
- Steady, strong values
- Institutional anchors
- Build on current assets and strength

- **Zone 2**

- Mixed-vacancy areas
- Values vary
- Rehabs needed
- Largest zone
- Focus on stopping vacancies/ demolitions and stabilizing property values

- **Zone 3**

- Highest-vacancy areas
- Foreclosure and demolitions have had a significant impact
- Foster ownership/stewardship among existing residents

- **Multi-family Focus Areas**

- Highlight priority blocks for MF to complement
  - Transit station
  - Traditional neighborhood corridors
  - Retail areas

# Economic Development

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- **Neighborhood Mixed Use**

- Smaller-scale commercial
- Closely tied to existing/future residential areas
- 16<sup>th</sup> Street Target Area

- **Community Commercial Center**

- Larger retail centers
- Anchor larger corridors
- New grocery store

- **Industrial Areas**

- Highlight existing assets and employment centers

- **Vacant Commercial Areas**

- Encourage reinvestment in targeted areas
- Opportunities for new/different uses in non-target areas
  - Multi-family housing
  - Urban Agriculture



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# North Lawndale Neighborhood Plan Plan Strategies



# Planning Process Key Dates

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- MOU with North Lawndale Community Coordinating Council (NLCCC) - February 2016
- Community Planning Conference – April 2016
- LISC Quality of Life Grant Award – September 2016
- Existing Conditions Report – October 2016
- NLCCC-LISC Staff Hires – February/March 2017
- Community Planning Conference – June 2017
- Land Use Framework Development – July/August 2017
- Subcommittee Outlines – September/November 2017

- **Plan Development – Nov. 2017-Jan. 2018**



# Next Steps

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- **Subcommittee Review** – Feb. 2018
- **Draft Plan & Public Open House** – March-April 2018
  - Maps and recommendations outline available in publicly-available format
- **Cross-cutting Project Outreach & Concepts** – April-May 2018
- **Plan Publishing & Layout** – May-June 2018
  - Editor review of CMAP text
  - Document layout and printing through LISC
- **Alderman Adoption / DPD Review** – July 2018





# Subcommittee Outline Review

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- Housing
- Greening and Open Space/Arts & Culture
- Transportation, Infrastructure & Technology
- Economic Development/Workforce Development
- Public Safety
- Health & Wellness
- Youth, Education & Recreation

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# Housing

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- **Greystone Preservation**

- Updated inventory
- Historic Resource designation for Demolition Delay
- Revive Chicago Greystone and Vintage Home Program

- **Create a North Lawndale Homeowners' Association**

- Landlord relations
- Neighborhood services
- Advocacy with CPD

- **“Own in North Lawndale” Campaign**

- Connect existing residents to resources (e.g. CHA Choose to Own Homeownership Program)
- Attract new families



## **Promote Infill Development**

- City Lots for Working Families Program

# Greening and Open Space / Arts & Culture

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- **Continue to expand arts and culture events and programming**
  - New Arts Festival
  - Youth and arts engagement
- **Establish a Multi-use Arts Venue**
  - Art studio space
  - Performing arts production/venue
  - Liquor license
  - Artist lofts?
- **Vacant Lot Reuse**
  - Playlots
  - Urban Agriculture (“Productive Landscapes”)
  - Foster “greening” industry





# Transportation, Infrastructure & Technology

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- **Improve transit and ride-share access**
  - Bus access including Ogden Avenue service
  - Restore Blue Line access
  - “More stops, more service”
- **Make Holistic Changes to Ogden Avenue Corridor**
  - Roadway alignment/design
  - Beautification
  - Active transportation
  - Technology (e.g. Array of Things)
  - Stormwater management
  - Economic development opportunities
- **Develop a Community Technology Center**
  - Community access computer lab
  - Free neighborhood Wi-Fi



# Economic Development / Workforce Development

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- **Increase the amount of high quality retail and office space**
  - Attract major grocer
  - Small business incubator
  - Local business incentives (e.g. Thrive Zone, Neighborhood Opportunity Fund)
- **Create Incentives for Buying Local**
  - Membership-based rewards and local shopping discounts through chamber of commerce
- **Develop a Mentoring Program**
  - Career exploration
  - Business development



# Public Safety

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- **Perform Violence Intervention**
  - Increase street outreach to high-risk population
- **Build Stronger Relationships with Law Enforcement**
  - Increase structured programs that create community/police dialogue
- **Help Formerly Incarcerated Individuals Integrate into Community**
  - Create housing options
  - Job training and placement

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# Health & Wellness

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- **Improve Access to Health Care**
  - Train Block Leaders as Community Health Workers (CHWs)
  - ACA enrollment drives and health screenings
  - Explore neighborhood wellness center development
- **Host Community Violence/Trauma Workshops**
  - Increase mental health service participation
- **Health Behaviors**
  - Healthy cooking and nutrition tied to local grocers
  - Fresh produce partnerships
  - Community fitness events

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# Youth, Education & Recreation

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- **Establish a North Lawndale Athletics & Recreation Association**

- Collective youth engagement and enrollment
- Collective pursuit of grants

- **Establish a “Parent University”**

- Parenting classes
- Financial literacy
- Cooking & nutrition classes
- G.E.D. prep

- ***School Facilities – New school? Consolidation?***

- *Incorporate Community Action Councils (CAC) input*
- *Communicate community desires regarding reuse of facilities*



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