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Thank you to all of the residents, employees, organizations, volunteers, students, institutions, and public agencies who participated in the planning process. Special thanks to John Marshall Metropolitan High School, George Westinghouse College Preparatory High School, Breakthrough, the Garfield Park Conservatory, and the Garfield Park Community Council for meeting space and support throughout the process.

This plan was financed by federally funded grant dollars through the Chicago Metropolitan Agency for Planning (CMAP). The goals and recommendations of this plan have been developed in accordance with the CMAP GO TO 2040 Plan, a comprehensive, regional plan set in place to guide the seven counties and 284 communities of northeastern Illinois towards sustainable prosperity in the future. This document is being presented as a preliminary report to the City of Chicago and the Chicago Metropolitan Agency for Planning to inform planning and project development for the Kedzie Avenue Corridor.

STEERING COMMITTEE
Paul Adams | Providence St. Mel School
Andres Alvear | Active Transportation Alliance
Cynthia Bell | Active Transportation Alliance
Ronald Berdell | Resident
Alderman Walter Burnett Jr. | 27th Ward
Alderman Jason Ervin | 28th Ward
Brian Hacker | Metra
Luster Jackson | Resident
Henderson Lawrence | Ruby’s Restaurant
Fariduddin Muhammad | Garfield Park Community Council
Eunita Rushing | Garfield Park Conservatory Alliance
Dave Snyder | Heartland Human Care Services, Inc.
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SECTION 1
INTRODUCTION
The Kedzie Corridor is located in the historic East Garfield Park neighborhood one miles west of the Loop. Bounded by the Metra Union Pacific (UP) West Line to the north, the Eisenhower Expressway and CTA Blue Line to the south, Homan Avenue to the west, and Sacramento Boulevard to the east, the corridor is well-connected to surrounding areas.

East Garfield Park began to be revitalized in the 1990s due to a number of key events, most notably the renovation of the Garfield Park Conservatory to the west and the development of the United Center to the east. Once home to bustling businesses, historic architecture, and the grand expanse of Garfield Park, community residents have worked hard tackling the challenges presented by the economic crisis brought on through foreclosures, demolition of buildings, loss of jobs, and an increased inventory of vacant land.

Recent investments have included the CVS Pharmacy at Madison Street, George Westinghouse College Preparatory High School adjacent to the Metra Station, a new school campus at John Marshall Metropolitan High School on Kedzie Avenue and Jackson Boulevard, Jacob Beidler Elementary School north of the CTA Kedzie Green Line station, and Inspiration Kitchens on Lake Street.

Revitalization of the Kedzie corridor necessitates taking a comprehensive approach, starting at the core intersection of Lake Street and Kedzie Avenue, and spreading north toward Carroll Avenue where a burgeoning arts district is forming, a new FamilyPlex is being built and George Westinghouse College Preparatory High School is located. The corridor also extends toward the south where a new school campus has been created around John Marshall Metropolitan High School and Michael Faraday Elementary School, and the recently renovated Ruby’s Restaurant is located.

Supporting existing businesses, stabilizing housing, and introducing urban greening efforts are needed to achieve a successful revitalization strategy. The plan is built on the assets and strengths of the community – from having access to two CTA rail lines and a Metra line in addition to CTA bus service, to local businesses, to the schools, churches, community gardens, landmarks and open spaces in the area.

Central to this plan is the concept of development that provides opportunities for residents and local businesses. Development without displacement is needed to bring productive uses, energy and vitality back to vacant land and buildings.
COMMUNITY INPUT

The Kedzie Corridor Plan evolved from a range of outreach activities: interviews, resident and youth focus groups, a survey, a web-based comment map, and a first of its kind phone App for planning projects. Additional outreach included the formation of a broad-reaching Steering Committee, public meetings, and one-on-one outreach.

Two hundred and twenty nine (229) surveys were submitted on-line and through hard copies in which residents, employees, and community volunteers provided feedback regarding housing, economic development, transportation, infrastructure, education, and public safety.

Resident and student focus groups involved participants creating assets and opportunities maps and addressing community concerns and recommendations. Public meetings and Steering Committee meetings served as a space for community members to review the planning process and drafts of the plan and provide feedback for changes or additional components.

Through these methods, residents and community members provided suggestions to better guide the plan. Major themes highlighted and suggested by residents for the strategies that are outlined included:

- emphasize the creation of jobs for local residents;
- prevent demolition;
- do not displace current residents;
- increase access to quality fresh food;
- promote the Adjacent Neighbors Land Acquisition Program (ANLAP) and expand the Large Lot Pilot Program;
- promote a positive and unique image of the community;
- promote a litter-free environment;
- promote development of coffee shops and restaurants;
- and create and expand on safe public spaces and developments.

What do you like about the community?
- Close to downtown and lots of public transportation
- I am a teacher, so the kids!
- Easy access to work, big backyard space
- Cohesiveness of the community
- Beautiful old buildings

If you could make one change, what would it be?
- Improve safety, reduce crime
- Offer the vacant and decaying buildings up to qualified people for $1
- Close nuisance liquor stores
- Build new housing and open new businesses
- Eliminate loitering
- Promote diversity

Figures 1.2 & 1.3: Survey Monkey results show residency of survey takers and asked about community and economic development in the corridor and surrounding area.

Figures 1.4 & 1.5: Survey Monkey results show what respondents like and what they would like to change in their community.
COMMUNITY INPUT

2013

SEP

- SEPTEMBER 18: STEERING COMMITTEE MEETING #1
  The first Steering Committee meeting provided members with the opportunity to review past planning efforts, develop an outreach plan, identify individuals and organizations, and provide input into the guiding planning principles.

OCT

- OCTOBER 17: WEBSITE LAUNCH
  A website was developed to allow for input from the community. The website includes project description, event dates, survey link, documents and comment map.

- OCTOBER 24: INTERVIEWS
  Interviews were conducted with Ruby’s Restaurant, the Chicago Police Department, Weber Landscapes, Garfield Park Conservatory, Breakthrough, Ike Sims Apartment Homes, and 111 Food & Liquor.

NOV

- NOVEMBER 12: SURVEY LAUNCH
  A survey was developed as an additional form of feedback and input from the community. The survey is accessible through the website, hard copies, and a free phone app.

- NOVEMBER 13: STEERING COMMITTEE MEETING #2
  The second Steering Committee meeting began with a walking tour of the neighborhood and included a community mapping activity.

- NOVEMBER 18: PHONE APP LAUNCH
  A free phone app was developed to offer community members additional ways to provide input and suggestions for the plan and to the corridor study area.

DEC

- DECEMBER 3: DESIGN WORKSHOP
  A design workshop was held in the Garfield Park Conservatory to develop preliminary drawings of improved bike and pedestrian routes and development at Kedzie Avenue and Lake Street.

- DECEMBER 5: MAYOR’S BIKE ADVISORY COUNCIL MEETING
  The Kedzie Corridor Plan was presented to the Mayor’s Bike Advisory Council Meeting for input from advocates and transportation agencies.
COMMUNITY INPUT

FEB 7: STEERING COMMITTEE MEETING #3
The third Steering Committee meeting included a review of the neighborhood’s opportunity sites and draft strategies to guide the plan.

MARCH 17: STUDENT FOCUS GROUP
A student focus group was held at Westinghouse College Preparatory High School for input regarding public safety and development in the neighborhood.

MARCH 24: PUBLIC MEETING
A public meeting was held at John Marshall Metro High School to provide community members with the opportunity to learn about the plan, process, and provide input into priorities of the plan.

APRIL 12: RESIDENT FOCUS GROUP
A resident focus group was held at Ruby’s Restaurant for input regarding the plan and process. Residents also participated in a community mapping activity.

APRIL 13: STEERING COMMITTEE MEETING #4
The fourth Steering Committee meeting included a review of the planning process, draft strategies and community outreach efforts.

APRIL 29: BREAKTHROUGH YOUTH FOCUS GROUP
A second student focus group was held with the Breakthrough Youth Network’s high school students for input regarding public safety and development in the neighborhood.

MAY 8: BREAKTHROUGH PARENT ADVISORY COUNCIL
Outreach to Breakthrough’s PAC included surveys and suggestions regarding community development in the neighborhood and the plan.

MAY 8: PUBLIC MEETING
The second public meeting focused on additional input into the draft strategies and projects that will be highlighted in the plan.

JUNE: OUTREACH AND COMPLETION OF PROJECT
One-on-one outreach to inform the completion of the implementation plan.

AUGUST: DISTRIBUTION
Distribute the Kedzie Corridor Preliminary Study
(This page is intentionally left blank for double sided printing.)
SECTION 2
EXISTING CONDITIONS
BACKGROUND & STUDY AREA

HISTORICAL BACKGROUND. The area was once an undeveloped prairie. Wealthy citizens initially chose to live in the area for its proximity to the city’s early commercial district on Lake Street, good transportation, elegant mansions and row houses, green spaces and parks. After the Great Chicago Fire of 1871, new manufacturing jobs located in the area and prompted the settlement of immigrant workers and their families. By the turn of the century Garfield Park was considered an established neighborhood. During World War I, the number of manufacturing jobs in the city increased and opened new opportunities for African Americans to move to and work in the West Side. Many Black-owned businesses were established on Warren Boulevard and Lake Street that included restaurants, clothing stores, and funeral homes.

Despite the thriving business district, the older housing stock had become deteriorated and many of the single-family homes had been converted into smaller units to accommodate larger families. A second wave of African Americans moved to the area from the south and enjoyed the welcoming atmosphere although the neighborhood had become crowded. Around the 1950s-1960s the area began to suffer from property neglect from absentee landlords, poor living conditions, high rates of unemployment, crime, and displacement from the installation of the Eisenhower Expressway. After the assassination of Dr. Martin Luther King Jr. in 1968, rioting erupted in the neighborhood, particularly Madison Street, and homes and businesses were destroyed, leaving the area worse off than before.¹

Over time the available housing stock remained inadequate, industrial job base shrunk, and poverty and crime increased resulting in disinvestment and public safety concerns for the corridor and neighborhood.

Reinvestment near East Garfield Park began to occur in the 1990s when the United Center replaced the old Chicago Stadium and helped prompt development. East Garfield Park began receiving state funds to eliminate drugs and develop vacant lots. Today the area is facing difficult challenges, but residents and community organizers have been working diligently to improve the neighborhood and attract investment. Planning efforts have taken place over the past decade to address the prominent issues of public safety, economic development and housing.

A COMMUNITY REVITALIZES. Community development efforts have shown signs of revival in the neighborhood. The Garfield Park Conservatory Alliance and leaders from throughout the area worked tirelessly with the Chicago Park District to reinvest in the renovation of the Garfield Park Conservatory and attract world-class exhibits. Building on this major success, community development efforts have shown signs of revival in the neighborhood. Accomplishments include new housing built after many decades, restoration of historic row houses, and the creation of Garfield Park Market Place.

Although the corridor faces difficult challenges, the combination of multi-modal transportation, available land, and proximity to neighborhood amenities can be used to promote commercial and residential development and community gathering spaces and lead to a stronger site.

¹ Julia S. Bachrach, Inspired By Nature: The Garfield Park Conservatory and Chicago’s West Side Chicago, IL.

Photo Credit: Inspired By Nature

Figure 2.1: Historical image of a neighborhood scene on Kedzie Avenue (1900)

Photo Credit: Inspired By Nature

Figure 2.2: A woman overlooking the Garfield Park Conservatory (2007)
SECTION 2 | EXISTING CONDITIONS

STUDY AREA LOCATION MAP

Figure 2.3 : Map of location of Kedzie Avenue Corridor
Data Source: City of Chicago Data Portal GIS, 2012
Figure 2.4: Map of Kedzie Avenue Corridor wards
Data Source: City of Chicago, 2013
SUMMARY OF PLANS

The Kedzie Corridor Plan is being undertaken to help further the goals in the Chicago Metropolitan Agency for Planning (CMAP’s) GO TO 2040 Plan, as well as local plans that have been developed for East Garfield Park.

The Kedzie Corridor Plan will further the following principles of the GO TO 2040 Plan:

1. LIVABLE COMMUNITIES
This goal addresses diverse factors that together shape quality of life in terms of “livability” -- what attracts people to a particular community.
*The Kedzie Corridor Plan will further this goal by investigating strategies that promote a safer neighborhood through economic development efforts and improvement of public places and streetscapes.*

2. HUMAN CAPITAL
This goal addresses factors that determine whether our region’s economy will thrive due to the availability of skilled workers and a climate in which commercial creativity can flourish.
*The plan will further this goal by investigating ways to support local businesses and expand economic opportunities for residents.*

3. EFFICIENT GOVERNANCE
This goal addresses the need for increased effectiveness of governments in the region and beyond, which is important to meet residents’ needs regarding accountability and transparency.
*The plan will further this goal through collaboration between different jurisdictions including the City of Chicago, Chicago Public Schools, Chicago Park District and Chicago Police Department in concert with community organizations and local programming efforts.*

4. REGIONAL MOBILITY
This goal addresses the vitality of our region’s transportation system, which is crucial for economic prosperity and overall quality of life.
*The plan will further this goal by building off the strong transportation network that includes public transit from CTA, Metra, RTA and CDOT.*
A Preliminary Study Prepared for the City of Chicago and Chicago Metropolitan Agency for Planning

SUMMARY OF PLANS

The “East Garfield Park: Growing a Healthy Community Quality-of-Life Plan” resulted from a comprehensive community development and planning process that encouraged residents to get involved in a bottom-up process. The plan, which was created with support from LISC Chicago through its New Communities Program, identifies education, housing, youth, arts and culture, and business and workforce development as its top issue areas.

The Kedzie Corridor Plan will help further the strategies of the “East Garfield Park: Growing a Healthy Community Quality-of-Life Plan” (May 2005) which was developed with extensive community input.

1. CREATE a framework for locally managed community development and enhance the capacity of residents and organizations to participate in that development. The Kedzie Corridor Plan will further this strategy by collaborating with local community organizations to implement the goals of the plan.

2. ESTABLISH a land-use framework to balance housing and commercial development, environmental uses and property ownership opportunities for residents. The plan will further this strategy by creating a land use inventory and developing recommendations for redevelopment opportunities, streetscape and landscape improvements, and promoting environmental stewardship.

3. CREATE and maintain affordable, quality housing options to accommodate needs of current residents and a socio-economically diverse population. The plan will further this strategy by investigating solutions that fit the needs and desires of the community to remain socio-economically diverse and affordable, and by promoting quality in-fill housing to address vacancy and increase the local population.

4. CREATE revitalized and walkable business districts; strengthen and support local businesses; and develop opportunities for living-wage jobs. The plan will further this strategy by ensuring that local residents benefit economically, and by working with and attracting business owners to strengthen the business nodes along the corridor.

5. INCREASE academic performance and expectation of excellence for students; develop and promote unique, quality educational options; and enhance adult learning opportunities. The plan will further this strategy by collaborating with local schools to improve and ensure there are safe passages and after-school programs for students and adults in the area.

6. SUPPORT community artists and build on local cultural assets to enhance the image of the community. The plan will further this strategy by collaborating with local artists to strengthen and expand neighborhood arts opportunities.

7. SUPPORT and promote the holistic health well-being of the East Garfield Park community and its residents. The plan will further this strategy by investigating programs and developments that promote healthy lifestyles and reduce crime.

8. ENGAGE youth in the life of the community and in every level of program planning and development. The plan will further this strategy by creating opportunities for youth to be involved in the planning process and supporting efforts that engage youth in all levels of community development.

Local community organizations, businesses and residents have made significant strides in the community over the past eight years. Outcomes have included the creation of the Garfield Park Community Council (a not-for-profit organization that has partnered with other local organizations to implement projects), new market-rate and affordable housing units, community gardens, public art installations, enhanced educational opportunities for youth and adults, employment opportunities for youth and the previously incarcerated, and grassroots health initiatives. The New Communities Program has also distributed $900,000 in seed grants to local organizations since the adaptation of the plan in 2005. The seed grants leveraged an additional $8 million investment in community-based initiatives. Despite the progress, the recent economic downturn had a particularly devastating impact for communities like East Garfield Park, leading to foreclosures and halting a process that had gained momentum.
The Kedzie Corridor Plan will help further the strategies of “Clean, Green and Safe East Garfield Park: A Campaign to Improve Public Safety, Business Development and Residential Stability” (May 2013), which was led by the Garfield Park Community Council’s extensive outreach efforts and understanding data trends and best practices.

The “Clean, Green and Safe East Garfield Park Plan” identified that “public safety is a barrier to community progress”. The document tracks the progress of the “East Garfield Park: Growing a Healthy Community Quality-of-Life Plan” and outlines measurable short and long term goals for the area.

STRATEGY #1
Organize a public safety campaign focused on the Kedzie business corridor.  The Kedzie Corridor Plan will further this strategy by recommending approaches and supporting efforts that improve public safety along the corridor and improve social connectedness in the community.

STRATEGY #2
Engage consumers, merchants and property owners to support business development on the Kedzie corridor.  The plan will further this strategy by recommending approaches to economic development that will help create an environment attractive to business and property owners and developers.

STRATEGY #3
Enhance physical conditions, add vibrant greenery and create safe, active spaces along the corridor.  The plan will further this strategy by recommending physical improvements that promote quality in-fill development, business facade improvement, people walking, biking and taking public transit, and safe open spaces.

STRATEGY #4
Engage landlords, property owners and tenants to create safer residential blocks and renovate vacant buildings.  The plan will further this strategy by investigating affordable housing development and increasing occupancy, supporting the Micro-Market Recovery Program (MMRP), and working with local organizations to hold property managers accountable for property maintenance.

STRATEGY #5
Organizational Development
The plan will further this strategy by working with the existing leadership groups, institutions, and residents that are working diligently to improve the Kedzie Corridor and East Garfield Park community.

Figure 2.5: Safer Foundation provided returning offenders with landscaping work on Kedzie’s vacant lots.
KEDZIE CORRIDOR ASSETS

An asset map was developed to form a foundation to build implementation strategies. The Kedzie Corridor Asset Map highlights clusters of institutions and government agencies along Kedzie Avenue such as John Marshall Metropolitan High School, Michael Faraday Elementary School, the YMCA Marshall Family Development Center, and multiple churches. Clusters of commercial sites are located along Kedzie and Madison with local businesses such as Kedzie Madison Pharmacy and Groceries, Ruby’s Restaurant, Family Dollar and the new chain store CVS. A cluster of driven artist work spaces is located east of Kedzie on Carroll. The arts community, including Carroll Street Arts, is home to DesignLab Chicago and The Finder Things. Aside from the city landmark Garfield Park, parks and community garden spaces can be found throughout the corridor like the Nancy Jefferson Park and Gladys Park.

Alongside a concentration of community organizations, churches, schools and stores is access to various modes of transportation. Public transportation in the area is abundant with the CTA Green and Blue line, CTA bus routes and Metra service. Walking and biking trails are located on major corridors such as Washington and Warren, and the Eisenhower Expressway entrance is nearby.

The following pages provide and a preliminary list of assets located within the Kedzie Corridor study area and an asset map.
KEDZIE CORRIDOR ASSETS

SECTION 2 | EXISTING CONDITIONS

INSTITUTIONS

» Jacob Beidler Elementary School
» John Marshall Metropolitan High School
» Faraday Elementary School
» Alain Locke Charter School
» Our Lady of Sorrows Basilica School
» Providence St. Mel School
» Al Raby School
» Central Memorial Missionary Baptist Church
» Our Lady of Sorrows Basilica
» Greater St. Mark M.B. Church
» St. Stephen AME Church
» Mt. Zion Missionary Baptist Church
» Emanuel Church - God in Christ
» Walls Memorial CME Church
» Safe Haven

PUBLIC AGENCIES

» Chicago Transit Authority
» Chicago Park District
» Chicago Police Department (Districts 11 and 12)
» City of Chicago’s Department of Housing and Economic Development
» Metra
» DFSS

PARKS AND GREEN SPACE

» Nancy Jefferson Park
» Horan Park
» Gladys Park
» Garfield Park
» Garfield Park Conservatory
» Garfield Park Field House
» Community Gardens

LOCAL ECONOMY

» CTA Barn
» Logic Pro Chicago (Music/Apple)
» The Finder Things (Design Shop)
» Culliton | Quinn Landscape Architecture Workshop
» Design Lab Chicago (Lighting)
» Streng Design (Design)
» CVS
» Family Dollar
» Kedzie Madison Pharmacy and Groceries
» Happy Beauty Supply
» A.J. Dollar Plus & Beauty Supply
» ABC Wireless & More
» Pete’s Place Restaurant
» Pop-In Supermarket
» JJ’s Fish & Chicken
» Elbert’s Food Market
» Jimmy G’s Bar-B-Q
» Kedzie Groceries
» Smother Brothers
» Ruby’s Restaurant & Catering Services
» Faith in God Barbershop
» CityScape Nursery
» One Eleven Food & Liquors

ASSOCIATIONS

» Breakthrough Urban Ministries
» YMCA - Garfield Child Development/Head Start
» YMCA-Marshall Family Development Center
» Garfield Park Conservatory Alliance
» Beidler School Local School Council
» Heartland Alliance
» Chicago Alternative Policing Strategy (CAPS)
» Garfield Park Community Council
» Garfield Park Conservatory
» Central State SER
» Martin Luther King Boys and Girls Club
» Bobbie E. Wright Health Center
» Albany Arts Building
» Westside Cultural Arts Council
Figure 2.8 : Map of Kedzie Avenue Corridor Assets
KEDZIE CORRIDOR CHALLENGES

As summarized by the “Clean, Green and Safe East Garfield Park Plan”, public safety concerns are a major barrier to community progress in the Kedzie Corridor. The area is challenged by large vacant areas and abandoned buildings, poor maintenance of some homes and businesses, a high poverty level, health problems with little immediate access to health care facilities, under performing schools, lack of recreational programming for youth, and a high concentration of ex-offenders returning to the neighborhood.

While crime is widely dispersed throughout the greater Garfield Park area, a heat map was developed (Figure 9) that shows a high concentration of crime at the intersection of Kedzie and Lake, along Kedzie between Madison and Fulton, eastward on Madison and west of Kedzie on Maypole.

The Chicago Tribune’s analysis of the City of Chicago’s Crime Data Portal on East Garfield Park shows that there has been a decrease in violent and property crimes but an increase in quality-of-life crimes that include narcotics, prostitution and criminal damage between September 2012 and October 2013 (Figure 10). There were 54 shooting victims in East Garfield Park in 2012 and 51 lives have been taken so far in 2013. Of the 51 shooting victims in the neighborhood, 12 took place in the Kedzie Corridor study area with clusters around Maypole Avenue, along Homan, and along Sacramento, while two occurred on Kedzie (one at the intersection of Lake and the other near the Eisenhower Expressway).

Although public safety is a prominent challenge to the corridor, the area also faces other challenges. Vacant buildings and land encompass much of the area and education and workforce development are not thriving.

Figure 2.9: Vacant buildings are scattered along different residential streets on the corridor.

Figure 2.10: Crime Heat Map. Source: City of Chicago Data Portal, 2013
Three trade areas were utilized to undertake an analysis of demographic and market trends (Figure 12). The Kedzie Corridor is defined by Metra Union Pacific (UP) West Line on the north to I 290 on the south, and from Homan Avenue on the west to Sacramento Boulevard on the east.

Two additional trade areas were defined for the analysis based on demographic, cultural, and shopping patterns. It was determined to use the same geographic boundaries of trade areas that were used in a 2010 MetroEdge market analysis.

East Garfield Park is defined in this plan as the Metra UP West Line and Franklin Boulevard on north to I 290 on the south and from Central Park Avenue on the west to Western Avenue on the east. For the purposes of this project, East Garfield Park Trade Area does not include areas to the south of I 290 because it is a significant trade area barrier.

Greater Garfield Park includes the East Garfield Park Trade Area as well as West Garfield Park. The area is bounded by the Metra UP West and Franklin on the north down to I 290 on the south, and from Cicero Avenue on the west to Western Avenue on the east. The Greater Garfield Park Trade Area also does not include areas south of I-290.
DEMOGRAPHICS

SECTION 2 | EXISTING CONDITIONS

POPULATION. The population of all three trade areas have been experiencing population decline. Between 2000 and 2013, the Kedzie Corridor decreased 6.3%, East Garfield Park decreased by 9.9%, and Greater Garfield Park decreased by over 15% (Figure 13). This decline in population has placed even greater stress on the neighborhood and has been the result of a number of complex factors. While progress was building in the 1990s and early 2000s, the stress of the national economy weighed heavily on these trade areas, halting housing, increasing foreclosures, and vacancy trends.

![Population Growth, 2000-2013](image)

**Figure 2.12 : Population Growth, 2000-2013**

Data Source: ESRI Reports, 2013

INCOME. The median household income for the Kedzie Corridor is $18,781, slightly lower than the level in East Garfield Park of $19,989, and the Greater Garfield Park level of $21,739\(^2\). All are less than half the median household income of the City of Chicago, which is at $43,584.

While 43% of Kedzie Corridor households earn less than $15,000, 19% earn more than $50,000 (Figure 15). Similarly, 39% of East Garfield Park households earn less than $15,000, but 19% earn more than $50,000 (Figure 16), and 37% of Greater Garfield Park residents earn less than $15,000, but 21% earn more than $50,000 (Figure 17).

![Median Household Income, 2009-2013](image)

**Figure 2.13 : Median Household Income, 2009-2013**

Data Source: ESRI Reports, 2013 & MetroEdge Report, 2010

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**Table 2.1 : Household Income Diversity, 2013 - Kedzie Corridor**

Data Source: ESRI Reports, 2013

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**Table 2.2 : Household Income Diversity, 2013 - East Garfield Park**

Data Source: ESRI Reports, 2013

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**Table 2.13 : Household Income Diversity, 2013 - Greater Garfield Park**

Data Source: ESRI Reports, 2013

2 The median income of the Kedzie Corridor in 2009 is not available as the area was not included in the MetroEdge study.
DEMOGRAPHICS

AGE DISTRIBUTION. The three trade areas all have similar age distributions, with significant concentrations of under 20 years old, equal to approximately 32% in all three areas. Young adults (age 20-34) represent 23% of the population in all three areas, and adults age 35-64 make up approximately 35% in all three areas. Seniors over age 65 make up 10% of the population.

AVERAGE HOUSEHOLD SIZE. The average household size is higher in the trade areas than the City of Chicago. The average household size is 3.04 in Kedzie Corridor and East Garfield Park and 3.12 in Greater Garfield Park compared with 2.52 in the City of Chicago. This could be due to a number of factors including more families with children, less seniors and less single adults.

HOUSING. East Garfield Park has a number of housing challenges. A steady decrease in population over the past forty years has led to disinvestment in the housing stock and an increase in vacant buildings and vacant lands. The Kedzie Corridor and East Garfield Park have seen a small increase in housing units between 2000 and 2013 (from 2,080 to 2,193 and 5,386 to 5,505 units respectively). This is likely due to an increase in both affordable and market-based housing development in the first half of the decade, and assisted projects more recently, such as veteran’s housing that has been built near Franklin Street. The Greater Garfield Park area has continued a pattern of decreased housing units, from 12,330 to 11,479 units.
As figure 2.21 shows, there are 538 vacant housing units in the Kedzie Corridor, representing 20% of the housing stock, and 1,186 vacant units in East Garfield Park representing 18% of the housing stock. While not a large change, the reduction in vacant units has taken place in the midst of a small increase in total units, showing modest progress during this period.

<table>
<thead>
<tr>
<th>Housing Units by Occupancy Status and Tenure</th>
<th>2010</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>2,756</td>
<td>2,731</td>
</tr>
<tr>
<td>Occupied</td>
<td>2,210</td>
<td>2,193</td>
</tr>
<tr>
<td>Owner</td>
<td>471</td>
<td>434</td>
</tr>
<tr>
<td>Renter</td>
<td>1,739</td>
<td>1,759</td>
</tr>
<tr>
<td>Vacant</td>
<td>546</td>
<td>538</td>
</tr>
</tbody>
</table>

In order to understand the housing market further, housing value was investigated. The median value of owner-occupied housing in the Kedzie Corridor is approximately $147,000, compared with $174,000 in East Garfield Park, and $221,000 citywide.

While there has been progress in the housing market in the corridor, a housing strategy will need to take into account the various forces at work, including a high vacant unit count and deteriorated conditions of the older housing stock. The right projects will need to factor in available demand, the modest income levels of residents who are able to afford housing, and the possible financing sources that are available to support new or renovated housing.
A portion of the Kedzie Corridor is located in a recently designated Micro Market Recovery Program (MMRP) area by the City of Chicago. The City of Chicago’s Micro-Market Recovery Program is a housing stabilization program that targets areas that experience higher-than-normal problems with foreclosure. Local non-profits serve as lead agencies in the various neighborhoods to distribute housing information and work with developers to bring vacant buildings back. The program’s target area in East Garfield Park covers a portion of the southwestern part of the study area and is led by the Garfield Park Community Council.

MMRP contributes to housing stabilization in the study area through focusing on its 3 main components: foreclosure assistance, vacancy reduction, and neighborhood infrastructure. Foreclosure assistance includes personal and group counseling, distribution of information, education of foreclosure prevention, assistance for homeowners facing or in the foreclosure process, and energy assistance workshops (LIHEAP/Weatherization). The MMRP also works on bringing vacant buildings back by creating a database of the vacant buildings in the area, collecting data on the conditions they are in, and creating strategies with the City of Chicago and developers to rehabilitate or build new to put it back on the market. Along with this, the lead non-profit agency provides pre-purchase counseling for renters in the area and identifies new homeowners for the buildings.

During the course of the planning process, the Micro-Market Recovery Program was expanded north to Lake Street and east to Sacramento Boulevard (north of Jackson Boulevard).
Economic development efforts can focus on a number of interrelated goals, from supporting new businesses to attracting new businesses to developing the skills of the local workforce and connecting residents with jobs.

Retail retention and attraction has been an important component of East Garfield Park, as set out in the 2005 Quality of Life Plan, a 2010 MetroEdge retail market analysis that was completed for the neighborhood, and reaffirmed as an important strategy that is a cornerstone of the Building a Better Kedzie Campaign being led by Garfield Park Community Council.

Madison Street was historically one of the most vibrant commercial corridors in Chicago. Kedzie Avenue was historically an important corridor, as well as mixed use industrial and commercial businesses along Lake Street.

Years of declining population and flight of stores to other areas have taken their toll. Much of Madison Street redeveloped as housing and institutional uses in East Garfield Park. Vacant parcels and buildings detract from the commercial environment along Kedzie Avenue and Lake Street.

The 2010 MetroEdge study found a total retail gap for the corridor to be $66 million, meaning more money was leaving the community to search for retail goods, than was provided through local stores.

As discussed in the demographics section of this report, the median household income for the Kedzie Corridor is $18,781, slightly lower than the level in East Garfield Park of $19,989 and the Greater Garfield Park level of $21,739, compared with a median household income of $43,584 citywide. The median income has decreased from 2009 to 2013 in the midst of the economic recession. The total population in each trade area has also seen decline since the year 2000, dropping from 6,375 to 5,972 in the Kedzie Corridor, from 16,752 to 15,094 in East Garfield Park, and from 39,198 to 33,044 in Greater Garfield Park.

An economic development strategy needs to not only be cognizant of these challenges, but develop strategies that can restore the population demand as well – either through housing strategies or increased workplaces that can help support stores. The overall challenge is to reverse the economic cycle from population decline to loss of jobs to deteriorated housing stock to one of improved confidence in the area that restores housing investment and brings back people and jobs.
The area around Madison Street and Pulaski Road has a cluster of general retail with clothing stores (Rainbow, Tops & Bottoms, City Sports), shoe stores (Foot Locker and Kids Foot Locker), restaurants and fast food (Subway, White Castle, Church’s Chicken), grocery stores (Aldi, Farmers Pride Produce and West Side Grocer Store), pharmacies (SNS Pharmacy) and personal/professional services (Star Nails and Madison Discount Muffler).

Between Pulaski Road and Western Avenue on Chicago Avenue, a mix of retail is found. Grocery stores (Chicago Central Park Food Mart, Market Fresh Foods), pharmacies (B&K Drug and Farmacia Centro Medico), general retail (Family Dollar Store, Sparrow Hardware and Deals Beauty Supply), fast food and restaurants (Burger King, Popeyes, See Thru Chinese Kitchen and Star Lounge Coffee Bar) and personal/professional services (Instant Tax Service, Jackson Hewitt Tax Service).

On Cicero Avenue between Chicago Avenue and I-290 there are groceries (Red Apple Food Mart, Prince Food Market and Windy City, Inc.), general retail (Sketchers USA, Elite Auto Body and Sales, Boost Mobile), pharmacies (Lake Pharmacy and WCC Pharmacy), fast food and restaurants (Coleman’s BBQ and Maxine’s Jamaican Cuisine).

Between Chicago Avenue and I-290 on Western, a mix of predominantly fast food and restaurants and services are found. There are grocery stores (Farmer’s Pride Produce, J&C Finer Food, Inc. and West Side Dollar Foods), pharmacies (CVS and Walgreens), general retail (Chicago Partners and Jewelers), fast food and restaurants (Bacci Pizzeria and Dunkin’ Donuts) and personal/professional services (Sam’s Automart, Rhodes Fusion Fitness and Boys II Men Barbershop).
A Preliminary Study Prepared for the City of Chicago and Chicago Metropolitan Agency for Planning

SECTION 2 | EXISTING CONDITIONS

RETAIL ANALYSIS

RETAIL DEMAND, SUPPLY AND SQUARE FOOTAGE POTENTIAL.

Total annual retail spending by residents of the Kedzie Corridor trade area equals $32.8 million, including gasoline stations, motor vehicle and parts dealers, and non-store retailers. Of this amount, 57% or $18.6 million is spent outside the trade area. Excluding gasoline stations, motor vehicle and parts dealers, and non-store retailers, this “leakage” or “retail gap” is highest in the categories of General Merchandise and Clothing and Clothing Accessories.

Using industry standards for sales volume per square foot of retail space across for each retail category, the potential for new retail space in the trade area reasonably falls between 13,000 square feet and 18,000 square feet of new retail. This suggests that the right project at the right location may be commercially viable if a number of factors are considered including traffic volume, visibility, perception of public safety and the ability to attract resources to finance the project. To name the project successfully it will likely need to reach a larger market area, such as all of east Garfield Park and/or the Garfield Park Trade Area described in the next two sections.

<table>
<thead>
<tr>
<th>Category</th>
<th>Demand</th>
<th>Supply</th>
<th>Retail Gap</th>
<th>35% Capture*</th>
<th>50% Capture*</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Merchandise Stores</td>
<td>5,517,946</td>
<td>-</td>
<td>5,517,946</td>
<td>5,664</td>
<td>8,091</td>
</tr>
<tr>
<td>Gasoline Stations</td>
<td>3,180,793</td>
<td>1,269,077</td>
<td>1,911,716</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Food &amp; Beverage Stores</td>
<td>5,125,867</td>
<td>4,104,226</td>
<td>1,021,641</td>
<td>1,459</td>
<td>2,085</td>
</tr>
<tr>
<td>Clothing &amp; Accessories Stores</td>
<td>1,959,281</td>
<td>411,257</td>
<td>1,548,024</td>
<td>1,737</td>
<td>2,481</td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td>2,455,477</td>
<td>5,463,682</td>
<td>(3,008,205)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Building Material, Garden Equipment &amp; Supply</td>
<td>724,426</td>
<td>27,512</td>
<td>696,914</td>
<td>1,114</td>
<td>1,591</td>
</tr>
<tr>
<td>Electronics &amp; Appliance Stores</td>
<td>757,278</td>
<td>-</td>
<td>757,278</td>
<td>586</td>
<td>838</td>
</tr>
<tr>
<td>Miscellaneous Store Retailers</td>
<td>622,493</td>
<td>187,127</td>
<td>435,366</td>
<td>657</td>
<td>938</td>
</tr>
<tr>
<td>Sporting Goods, Hobby, Book &amp; Music Stores</td>
<td>763,731</td>
<td>-</td>
<td>763,731</td>
<td>722</td>
<td>1,032</td>
</tr>
<tr>
<td>Furniture &amp; Home Furnishings Stores</td>
<td>610,034</td>
<td>-</td>
<td>610,034</td>
<td>607</td>
<td>867</td>
</tr>
<tr>
<td>Food Service &amp; Drinking Places</td>
<td>3,306,270</td>
<td>2,650,588</td>
<td>655,682</td>
<td>497</td>
<td>710</td>
</tr>
<tr>
<td>Motor Vehicle &amp; Parts Dealer</td>
<td>5,223,796</td>
<td>80,119</td>
<td>5,143,677</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Nonstore Retailers</td>
<td>2,566,433</td>
<td>-</td>
<td>2,566,433</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>32,813,825</strong></td>
<td><strong>14,193,588</strong></td>
<td><strong>18,620,237</strong></td>
<td><strong>13,042</strong></td>
<td><strong>18,632</strong></td>
</tr>
</tbody>
</table>

Table 2.5 : Retail Demand and Supply - Kedzie Avenue Corridor
Data Source: ESRI Reports, 2013

*Capture rates are based on a conservative estimate of the percentage of sales that can be assumed from the trade areas. A range of 35% to 50% was used to estimate a realistic level of sales that can be supported based on total retail gap of each trade area.

A comparison of the above results for the East Garfield Park and Greater Garfield Park trade areas to the observations made for the same trade areas in the March 2010 MetroEdge report shows general improvement (less “leakage”) in a number of retail categories. Between 2010 and 2013, there has been a decrease in retail gap from $66 million to $25 million due to a number of factors, including decreased demand overall, increased supply in select categories, and narrowing of gap in other categories.

The MetroEdge report specifically identified three major opportunities: general merchandise, food and beverage, and health and personal care.

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Retail Gap presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand. A positive value represents ‘leakage’ of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area.

ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments sub sector.

<table>
<thead>
<tr>
<th>Category</th>
<th>2010 Demand</th>
<th>2010 Supply</th>
<th>2013 Demand</th>
<th>2013 Supply</th>
<th>2013 Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Merchandise</td>
<td>21,000,000</td>
<td>684,000</td>
<td>13,084,823</td>
<td>144,236</td>
<td>12,940,587</td>
</tr>
<tr>
<td>Food and Beverage</td>
<td>23,600,000</td>
<td>12,500,000</td>
<td>12,208,733</td>
<td>8,643,448</td>
<td>3,565,285</td>
</tr>
<tr>
<td>Health and Personal Care</td>
<td>9,880,000</td>
<td>2,060,000</td>
<td>5,812,015</td>
<td>18,569,413</td>
<td>(12,757,398)</td>
</tr>
</tbody>
</table>

Of interest is the health and personal care category. The MetroEdge report showed only $2 million in supply and a $7.8 million retail gap. Yet, by 2013, the data shows over $18 million in supply and a $12.7 million retail surplus. The sales volume is now in excess of the demand generated by East Garfield Park on its own. This change over a short period of time coincides with the recent opening of the new CVS store at Kedzie Avenue and Madison Street, indicating that targeted retail development can be successful if it is sized and located strategically.

In general, the “good news” of reduced leakage is tempered by the fact that new retail development potential (square footage by category) has diminished. Decisions involving the type of retailer, distance to target market (drive time, walk time), adjacency to traffic volume, locational visibility, and land/building availability and cost will drive the success or failure of future retail development in the three trade areas.

The data shows a relative decrease in demand for all three categories between 2010 and 2013. This could have been due in part to the effects of the recession, reduction in population and therefore buying power, or differences in data collection between the different sources of data.
RETAIL CONDITIONS

Through interviews conducted with local retailers and listings of retail properties, the conditions facing local retailers were examined. Key issues identified through interviews include:

- Good cooperation with police and an impression that public safety has improved, yet a concern over continued loitering.
- Support for efforts to organize businesses that has taken place over the past year through
- Good cooperation with the City of Chicago and the ability to obtain support for projects
- A need for more housing and people to support local stores. Businesses would like to see vacant lots come back to life and occupied with new uses, whether they are housing, businesses, or other uses.
- Strong support for neighborhood non-profit organizations and their efforts to bring programming and positive activities to the corridor.

The major obstacle to businesses was a continued perception of crime and the loitering that takes place at key nodes such as Lake and Kedzie.

Based on a review of retail rents, there is a wide variation based on the location of retail and the quality of space. Community center shopping centers, such as at Kedzie and Chicago command high rents that are often unaffordable to local businesses. Local storefronts are typically not listed in major listing services and are reported at the lower end of the range, often below the level that would be needed to support new retail spaces or gut renovation of existing spaces.

<table>
<thead>
<tr>
<th>Address</th>
<th>Square Footage</th>
<th>Price per Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>758 S. Kedzie</td>
<td>10,351</td>
<td>16.00</td>
</tr>
<tr>
<td>312 N. Pulaski</td>
<td>1,180</td>
<td>15.25</td>
</tr>
<tr>
<td>2500 W. Chicago</td>
<td>9,000</td>
<td>8.00</td>
</tr>
<tr>
<td>2717 W. Madison</td>
<td>3,250</td>
<td>9.23</td>
</tr>
<tr>
<td>3250 W. Roosevelt</td>
<td>2,500</td>
<td>23.00</td>
</tr>
<tr>
<td>800 N. Kedzie</td>
<td>7,000</td>
<td>27.50</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td><strong>5,125</strong></td>
<td><strong>15.63</strong></td>
</tr>
</tbody>
</table>

Source: LoopNet, 2013

Ruby’s Restaurant & Catering Services is a local success story, transitioning from long-term ownership to a new owner that was familiar with the business by being a long-time supplier. The restaurant has recently gone through a gut renovation supported in part with SBIF funds. The model proved successful to date, but does require the owner or tenant to front-fund the renovation and be reimbursed through the SBIF which can be a hardship for many local businesses.
INDUSTRIAL.
There are clusters of industrial buildings in the Kedzie Corridor, particularly along Carroll Street in the northern portion of the corridor and along Lake Street. Many of the buildings have been repurposed for other uses, particularly arts and music related uses in the Carroll Street area. Yet there are still employers in the area.

A review of listings of industrial properties in the marketplace proximate to the corridor demonstrates an older industrial building stock, but with fairly large square footage available at reasonable costs. The challenges of using these spaces for employment relate to the accessibility to the sites, and the multi-story configuration that only works for some users.

<table>
<thead>
<tr>
<th>Address</th>
<th>Square Footage</th>
<th>Price per Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3333 W. Harrison</td>
<td>52,750</td>
<td>4.50</td>
</tr>
<tr>
<td>3212 W. Lake</td>
<td>52,000</td>
<td>3.75</td>
</tr>
<tr>
<td>2500 W. Chicago</td>
<td>17,000</td>
<td>8.00</td>
</tr>
<tr>
<td>2714 W. Harrison</td>
<td>14,710</td>
<td>6.50</td>
</tr>
<tr>
<td>255 N. California</td>
<td>43,100</td>
<td>6.75</td>
</tr>
<tr>
<td>2825 W. 5th Avenue</td>
<td>10,000</td>
<td>6.00</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td><strong>30,050</strong></td>
<td><strong>5.92</strong></td>
</tr>
</tbody>
</table>

Source: LoopNet, 2013

Figure 2.22: Employers include (from top): City Escapes, Ruby’s Restaurant, Martinez Produce and Jimmy G’s BBQ.
LAND USE AND ZONING

The Kedzie Corridor is comprised primarily of residential and institutional land uses. Vacant parcels and buildings are scattered throughout the corridor with concentrations lying near commercial spaces, schools and manufacturing plants (Figure 31). Although the amount of vacancy is a difficult challenge, it presents an opportunity for transformation. Land use strategies in the East Garfield Park Quality-Of-Life Plan show a campus park for Marshall High School, transit-oriented mixed-uses near “El” stations, and mixed uses with emphasis on commercial at the intersection of Madison and Kedzie. The challenge is an opportunity to convert the corridor into a green and sustainable network that promotes community health and creates quality jobs for residents.

The zoning map shows that the southern half of the Kedzie Corridor is a mix of parcels zoned for multiple uses, including large areas occupied by schools and the CTA Barn. The northern half is primarily zoned for commercial uses. Fifth Street is largely commercial and vacant east of Kedzie. Madison is primarily business and planned developments of multi-family residences, and along Lake and Carroll are concentrations of manufacturing uses. Generally, existing uses are consistent with underlying zoning in the area with the exception of the vacant areas (Figure 32).
SECTION 2 | EXISTING CONDITIONS

ZONING MAP

Figure 2.25: Kedzie Avenue Corridor Zoning Map
Data Source: City of Chicago, Department of Planning and Development, 2014
SECTION 2 | EXISTING CONDITIONS

VACANCY MAP

Figure 2.26: Kedzie Avenue Corridor Vacant Building Map

With six bus routes, two rapid transit lines, and Metra commuter rail service, the Kedzie corridor is a very transit-rich area. Nearly 6,000 daily boardings occur along Kedzie (October 2012). CTA bus service traveling in the Kedzie study corridor includes:

- Route 52 – Kedzie
- Route 82 – Kimball/Homan
- Route 94 – Sacramento
- Route 20 – Madison
- Route 7 – Harrison
- Route 126 – Jackson

Rapid transit service on the CTA’s Blue and Green Line have stations at Kedzie. Metra Commuter Rail service is provided on the UP-West Line with a station at Kedzie. Ridership data for transit services in the corridor are presented in the tables below.

### Table 2.8: CTA Bus Ridership

<table>
<thead>
<tr>
<th>ROUTE</th>
<th>Kedzie Intersection</th>
<th>SOUTHBOUND</th>
<th>NORTHBOUND</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ons</td>
<td>Offs</td>
<td>Ons</td>
<td>Offs</td>
</tr>
<tr>
<td>52</td>
<td>Fulton</td>
<td>361</td>
<td>339</td>
<td>55</td>
</tr>
<tr>
<td>52</td>
<td>Lake/Green Line</td>
<td>28</td>
<td>23</td>
<td>68</td>
</tr>
<tr>
<td>52</td>
<td>Washington</td>
<td>299</td>
<td>211</td>
<td>257</td>
</tr>
<tr>
<td>52</td>
<td>Madison</td>
<td>39</td>
<td>39</td>
<td>223</td>
</tr>
<tr>
<td>52</td>
<td>Monroe</td>
<td>19</td>
<td>25</td>
<td>19</td>
</tr>
<tr>
<td>52</td>
<td>Jackson</td>
<td>10</td>
<td>60</td>
<td>122</td>
</tr>
<tr>
<td>52</td>
<td>Van Buren</td>
<td>161</td>
<td>80</td>
<td>84</td>
</tr>
<tr>
<td>52</td>
<td>Harrison/Blue Line</td>
<td>40</td>
<td>48</td>
<td>158</td>
</tr>
<tr>
<td>52</td>
<td>Blue Line</td>
<td>131</td>
<td>78</td>
<td>131</td>
</tr>
<tr>
<td></td>
<td>Total North-South</td>
<td>1,088</td>
<td>903</td>
<td>967</td>
</tr>
</tbody>
</table>

### Table 2.9: Total Transit Ridership

<table>
<thead>
<tr>
<th>MODE</th>
<th>AVG DAILY BOARDINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CTA North - South Route 52</td>
<td>2,055</td>
</tr>
<tr>
<td>CTA East - West Routes</td>
<td>1,349</td>
</tr>
<tr>
<td>CTA Blue Line Kedzie Station</td>
<td>1,101</td>
</tr>
<tr>
<td>CTA Green Line Kedzie Station</td>
<td>1,467</td>
</tr>
<tr>
<td>Metra UP-W Kedzie Station</td>
<td>22</td>
</tr>
<tr>
<td>TOTAL BOARDINGS</td>
<td>5,994</td>
</tr>
</tbody>
</table>

### Table 2.10: Metra Ridership

<table>
<thead>
<tr>
<th>TIME OF DAY</th>
<th>INBOUND TRAINS</th>
<th>OUTBOUND TRAINS</th>
<th>TOTAL ALL TRAINS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ons</td>
<td>Offs</td>
<td>Ons</td>
</tr>
<tr>
<td>AM PEAK</td>
<td>1</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>MIDDAY</td>
<td>0</td>
<td>19</td>
<td>2</td>
</tr>
<tr>
<td>PM PEAK</td>
<td>0</td>
<td>7</td>
<td>9</td>
</tr>
<tr>
<td>EVENING</td>
<td>0</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1</td>
<td>30</td>
<td>21</td>
</tr>
</tbody>
</table>

With the availability of many transit services, pedestrian access is a critical element. Streetscape improvements to the pedestrian realm along the roadway, intersection design elements, and safety features could all have a positive impact on transit ridership.
Dedicated facilities for bicycles are provided along two east-west routes traveling through the corridor. A protected bike lane was recently installed along Lake Street from Central Park to Damen. Striped bike lanes exist along the one-way pair roadways of Washington and Warren.

Kedzie has been designated as a Crosstown Bike Route in the City of Chicago’s “2020 Streets for Cycling Plan”. According to the Streets for Cycling Plan, Crosstown Bike Routes are long, continuous routes located on collector and arterial streets.

These routes connect neighborhoods, major destinations, bus routes, and Neighborhood Bike Routes. No specific improvement has yet been determined for Kedzie, although Crosstown Bike Routes can take the form of barrier protected bike lanes, buffered bike lanes, bike lanes, marked shared lanes, or a combination of these. The highest bicycle accommodation possible will be built depending on existing motor vehicle traffic, parking situations, and adjacent land uses.
The Chicago Department of Transportation (CDOT) recently issued “Complete Streets Chicago: Design Guidelines” to implement the City of Chicago’s Complete Streets policy. To create complete streets, CDOT has adopted a pedestrian-first modal hierarchy, where all transportation projects and programs, from scoping to maintenance, will favor pedestrians first, then transit riders, cyclists, and automobiles. The Complete Streets Typology classifies streets by roadway function and surrounding context, including right-of-way width, building type, and land use and serves as a methodology to ensure that the design and use of a street will complement the surrounding area, and vice versa. Under the Complete Streets Typology, Kedzie Avenue is classified as a MS – Main Street. Surrounding building form is typically Mixed Use.

Average Daily Traffic (ADT) volumes along Kedzie range from 13,700 on the south to 14,500 on the north. Major east-west cross streets include Lake Street (14,500 ADT), Madison (9,600 ADT), Jackson, Washington (4,600 – 8,200 ADT), Congress (7,000 ADT), and Warren (5,900 – 5,100 ADT). Roadway width varies along Kedzie, ranging from 42ft on the north end, widening to 48ft between Washington and Madison, and back to 42ft between Madison and Jackson. Right-of-way (ROW) varies as well, from 66ft to about 74ft. One travel lane is provided in each direction with on-street parallel parking and turn lanes at intersections.

Vehicular access and circulation in the corridor is generally based on a grid system, although there are a number of one-way streets to reduce neighborhood cut-through traffic. North of Madison, the east-west streets are typically one-way except for Lake Street. South of Madison, the east-west streets are typically two-way, while the north-south neighborhood streets are one-way. This results in motorists circulating through the area should they pass their destination or be in search of parking. While this may not be a pressing issue at this time, as redevelopment occurs or occupancies increase, vehicular circulation may need to be addressed.

### Table 2.11: CDOT’s Complete Street Guidelines

<table>
<thead>
<tr>
<th>Typology Code</th>
<th>MS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typology Name</td>
<td>Main Street</td>
</tr>
</tbody>
</table>
| Definition    | » Serves mostly local traffic  
               | » Connects neighborhoods and commercial areas  
               | » May be commercial |
| Characteristics | Lanes | 1 to 3 |
|                | Speed | 15-20 mph |
|                | Blocks | 150-300 ft |
|                | ADT | 3-15k |
|                | Flow | 1 or 2 way |
| Examples       | » Grace Street  
                | » 35th Street  
                | » South Hyde Park Boulevard |

Data Source: Chicago Department of Transportation
SECTION 3
STRATEGIES
The Kedzie Corridor in East Garfield Park has a number of key assets that can be used to build an economic and community development strategy. Kedzie Avenue intersects with a number of east west corridors including Lake Street, Washington Street, Madison Street, Fifth Avenue and I-290. It is home to two major CTA stations on both the Green Line (at Lake Street) and the Blue Line (at I-290), as well as the Metra Station on the UP-West Line (at Carroll Avenue). Recent investments have included the CVS Pharmacy at Madison Street, George Westinghouse College Preparatory High School adjacent to the Metra Station, a new school campus at John Marshall Metropolitan High School on Kedzie Avenue and Jackson Boulevard, Jacob Beidler Elementary School north of the CTA Kedzie Green Line station, and Inspiration Kitchens on Lake Street. As one of the few north south through streets in this section of the west side of Chicago, Kedzie Avenue connects a number of neighborhoods, from Logan Square and Humboldt Park to the north, to North Lawndale and Little Village to the south.

Revitalization of the Kedzie corridor necessitates taking a comprehensive approach, starting at the core intersection of Lake Street and Kedzie Avenue, and spreading north toward Carroll Avenue where a burgeoning arts district is forming, a new FamilyPlex is being built and George Westinghouse College Preparatory High School is located.

The corridor also expands toward the south where a new school campus has been created around John Marshall Metropolitan High School andMichael Faraday Elementary School. Supporting existing businesses, stabilizing housing, and introducing urban greening efforts are also needed to achieve a successful revitalization strategy.

An Opportunities Map (Figure 1) was developed which highlights priority areas for development along the corridor. Areas include (A) working with artists at Carroll Avenue to enhance arts and culture programming in the neighborhood, (B) partnering with Breakthrough to enhance public safety and youth development, (C) developing and enhancing commercial, residential and social services developments around Lake Street and Kedzie Avenue, (D) supporting existing businesses along Madison Street, (E) working with the Micro-Market Recovery Program (MMRP) to expand housing investment strategies, and (F) revitalizing Fifth Avenue and Kedzie Avenue with sustainable uses and developments.

There are 8 Key Strategies

» **Strategy 1** Business & Jobs: Support local businesses, attract new businesses, and expand job opportunities and workforce training.

» **Strategy 2** Housing: Stabilize housing stock and strengthen community development efforts to reuse, re-purpose, and redevelop vacant properties.

» **Strategy 3** Lake and Kedzie: Create a destination for East Garfield Park.

» **Strategy 4** Urban Greening: Repurpose land for urban agriculture and stormwater management.

» **Strategy 5** Culture and Arts: Promote and expand arts and historical legacy of Kedzie Avenue and East Garfield Park.

» **Strategy 6** Youth and Families: Expand opportunities to promote safety, social, and economic well-being.

» **Strategy 7** Transportation: Improve connectivity by building on strong transit access and enhancing transportation infrastructure.

» **Strategy 8** Development Guidelines: Update guidelines and improve coordination to prevent foreclosure and demolition and reinvest in existing buildings and vacant land.
SECTION 3 | STRATEGIES

Figure 3.1: OPPORTUNITY SITES MAP

- **1.** Support existing businesses
- **2.** MMRP Housing Investment Strategies
- **3.** Lake and Kedzie Opportunity Area
- **4.** Fifth and Kedzie Opportunity Area
- **5.** Enhance Arts, Culture and Employment
- **6.** Breakthrough Urban Ministries FamilyPlex

**LEGEND**
- Low Density Residential
- High Density Residential
- Institutional
- Commercial
- Open Space
- Manufacturing
The Kedzie Avenue Corridor has historically served as a north-south commercial corridor. Over time, the corridor has evolved to mixed-uses with school campuses, housing, government offices, cultural arts, and non-profit organizations. Recent efforts have included organizing local businesses and attracting new retailers to the corridor, such as CVS. Central strategies to restoring economic vitality to this corridor are to provide the resources local businesses need to be healthy, attract new resources and reinvestment to meet the needs of the community, take advantage of the vacant land and buildings to bring in new uses and investment, and provide jobs for residents.

1.1. Retain and support existing local businesses
Many of the businesses along the Kedzie Avenue corridor are locally owned and are oriented toward the local community’s basic goods and services. Interviews with local businesses pointed toward the need for information regarding the market potential of the area, a desire to improve communication, and a need for a coordinated set of activities and relationships to improve public safety.

In 2013, the Garfield Park Community Council (GPCC) began a concerted effort to provide outreach, assistance, and support to local businesses. The Garfield Park Business Alliance (GPBA) was organized to provide such support and is currently comprised of 17 businesses. The GPBA aims to address the needs of local businesses, support efforts to bring in new businesses, and address public safety concerns. The GPBA has been working to strengthen business cohesion to create leadership in business development skills and address public safety through:

- Trainings by Accion Chicago (a small business lender that provides financial and business education to small businesses)
- Participating in Chicago Alternative Policing Strategy (CAPS) meetings
- Developing a relationship with the Women’s Business Development Center for micro lending, small loans, and credit repair
- Undertaking a beautification campaign in partnership with local businesses and property owners

Concerns that have been voiced by local businesses include:

- Limited personal funding available for programs like Small Business Improvement Funds (SBIF) even when businesses qualify
- Improving credit scores
- Difficulty meeting loan standards
- The need for trainings to take complexities of the area into account (i.e. challenges with loitering and low populations)
- Overcoming perception of the corridor to attract new investment

1.2. Provide job opportunities for residents and strengthen workforce training pipeline to jobs

Workforce training and job readiness programs offer residents services that prepare them for employment and secure their positions. Strengthening training pipelines to jobs may yield in higher job placement rates. Better linking community agencies to local employers can fill the training-to-employment gap experienced by many residents in the neighborhood.

Additionally, alternative forms of employment should be explored, enhanced and/or expanded for residents with barriers to employment. Examples include:

- Expanding urban greening job training programs such as the Heartland Alliance farm (see Strategy 4)
- Partnering with local apprenticeship programs to give residents an entry point into a career of building trades
- Partnering with local shops and restaurants to hire local residents
- Connecting with programs that employ people with criminal backgrounds, such as the Illinois Department of Employment Security’s Re-Entry Employment Service Program
- Exploring companies and chains that are known for employing people with criminal backgrounds
1.3. Provide small business marketing assistance
Marketing methods used by other established business associations and SSA’s that can be implemented by the GPBA/SSA include:

» Creating a directory (web, phone and print): Creating a directory of all the businesses on the corridor with contact information, location and product information. The directory can be provided and distributed in paper copy and/or posted on a website/social media.

» Providing newsletters (web and print): Newsletters can provide residents with the opportunity to learn more about the surrounding businesses and any special offers or events that they may have. Same as the directory, newsletters can be distributed a few times a year by hard copy and/or posted on a website. They may include advertisements, coupons, and an events calendar.

» Use of social media (Twitter, Facebook, Portal, Groupon): Aside from creating a website that customers can use for businesses information, social media venues are free and easy to use marketing tools. Creating a Facebook Page for the GPBA can link viewers to individual business pages or inform them about the alliance’s upcoming events and in-store deals. Web portals have been used by communities such as West Humboldt Park for local businesses, organizations and community resources. The portal is preformatted so that the service provider can easily update the information on the site. Other options include promoting services and goods through Groupon to reach a larger audience as Ruby’s Restaurant continues to do.

» Developing a free phone app: With the popularity of social media and phone app’s, the GPBA/SSA could create a free app for download that promotes businesses in the corridor and offers discounts or promotions for customers that show it at the time of their visit/purchase.

» Technical assistance trainings used by other established business associations and SSA’s that can be implemented by the GPBA/SSA include:
  - Financing small businesses
  - Starting the licensing process
  - Networking opportunities
  - Understanding labor and employment law
  - Quickbooks Best Practices
1. SUPPORT BUSINESSES

1.4. **Work with the Chicago Police Department** and attend beat meetings in the area (Districts 11 and 12) to enhance public safety on the corridor and in the businesses. The increased feeling of security will encourage more developers to invest and customers to visit and spend in the area, benefiting business owners and the area’s local economy.

1.5. **Attract new businesses to the corridor**

In addition to providing assistance to existing businesses, there is a need to serve local demand by attracting new businesses to the corridor. There is demand for approximately 13,000 – 18,000 square feet of demand for new retail in the corridor in the short to medium term, with a potential for twice that level (between 28,000 and 40,000 square feet) if the Kedzie Corridor restores its economic footing as the central commercial area for East Garfield Park. The best sites for commercial development are located at Lake and Kedzie, discussed in Strategy 3 (Lake and Kedzie: Revitalize the area around the CTA Green Line station as a destination for East Garfield Park), and on the east side of Kedzie at 5th Avenue, discussed in Strategy 4 (Urban Greening: Repurpose land for urban agriculture and stormwater management).

Garfield Park Business Alliance and the City of Chicago should focus on meeting local gaps such as general merchandise and food and beverage, and capitalize on the unique strengths of the corridor based on transit and excellent road access. In addition, key business services such as banks are lacking in the area and would help reinforce the central location and needs of local residents and small businesses, who now have to travel outside the neighborhood for banking services.

Finally, a tie can be made to take advantage of the cultural arts and industrial businesses located on Carroll Street and discussed in Strategy 5. Local artists and arts-related businesses provide an important part of the local economy. With available space through both vacant buildings and vacant land, the corridor is ripe to be a home for arts-related businesses that need affordable space, good transportation, and may be priced out of neighborhoods further to the east.

1.6. **Establish a Special Service Area**

The Garfield Park Alliance has applied for a Special Service Area (SSA), where a local tax district funds services and programs through a localized property tax levy, and would assist the Kedzie Avenue corridor by stimulating business growth and supporting existing businesses to be successful and sustainable. The GPCC would need to partner with the City as the “service provider” for the area and engage a consultant to move forward. Typical authorized services would include:

- Maintenance
- Beautification
- Coordinated marketing and promotional activity
- Business retention/recruitment initiatives
- Building rehab
- Auto and transit programs
- Security services
STABILIZE HOUSING STOCK AND STRENGTHEN COMMUNITY DEVELOPMENT EFFORTS TO REUSE, RE-PURPOSE, AND REDEVELOP VACANT PROPERTIES.

East Garfield Park has suffered from loss of population and housing units for many years. The latest foreclosure crisis has added to the strain on the neighborhood’s housing stock. A number of strategies are needed to prevent foreclosures, stabilize existing homes and begin to rebuild a demand for housing. With beautiful architecture, convenient location, newly renovated schools and school campuses, and excellent transportation, the need for addressing housing issues and repairing the local market is urgent.

Future housing should be developed for families with different income levels, constructed of quality material, remain affordable, and should not displace any current residents. Recommendations do not propose demolishing, but avoiding teardowns if possible and properly notifying neighboring homeowners and residents with adequate time if unavoidable.

2.1. Stabilize housing stock

Based on the inventory of the area, stabilize single family and multifamily residences through property maintenance, counseling assistance and outreach to owners and renters to strengthen the existing stock and promote redevelopment.

The City of Chicago’s Micro-Market Recovery Program (MMRP), is located in the southwest portion of the Kedzie Corridor, from Kedzie to Central Park and from Madison to the Eisenhower Expressway.

The MMRP provides foreclosure assistance, vacancy reduction and neighborhood infrastructure. The types of housing that will need the most foreclosure assistance are 2-4 bedroom unit buildings, which account for 52.7% of the 2012 foreclosure filings and buildings with 5+ units that account for 31.3%.

Specific recommendations include:

- Outreach to make existing homeowners aware of programs and services available to them
- Provide additional support for existing property owners
- Referrals to housing counseling to prevent foreclosure
- Assistance to households in the midst of the foreclosure process
- Identifying vacant buildings for renovation and redevelopment
- Identifying renters that could potentially become homeowners and apply for first time homeowner grants

2.2. Promote the development of new infill housing

Based on conversations with residential developers and an analysis of the housing market, there are a number of actions that can be taken to repair and rebuild the housing market to support new housing. Based on the supply of older housing stock that is already available, expectations for new housing should be realistic. The supply of vacant land is likely to far exceed the demand for new housing in the foreseeable future.

The best location for a concentrated push for new housing development is near Lake and Kedzie due to the large availability of vacant property, nearby improvements that have been made to schools, and access to the CTA Green Line Station.
2: HOUSING

Key markets have been identified:

» Single family housing: Affordable single family homes with small yards and good locations are in demand by young families. The recent improved elementary school rankings of Jacob Beidler Elementary School 2, Michael Faraday Elementary School 1, Alain Locke Charter School 1 (see chart below) creates an opportunity to rehouse and attract new housing for families looking for access to good schools in affordable neighborhoods. However, even at this affordable level, existing renters throughout the community could not afford to purchase these homes. To be successful, therefore, a compelling case must be made to attract new families to this community built on (i) the affordability of a home with a yard in a very convenient location, (ii) access to a quality K-8 school, (iii) access to public transportation, and (iv) plans to revitalize the retail corridor over time.

Chicago Public School (CPS) Performance Policy Ratings

<table>
<thead>
<tr>
<th>Rating</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent Standing (1)</td>
<td>Elementary schools receiving at least 71% of available points and high schools receiving at least 66.7% of available points.</td>
</tr>
<tr>
<td>Good Standing (2)</td>
<td>Elementary schools receiving between 50-70.9% of available points &amp; high schools receiving between 44% and 66.6% of available points.</td>
</tr>
<tr>
<td>Probation (3)</td>
<td>Elementary schools receiving less than 50% of available points and high schools receiving less than 44% of available points.</td>
</tr>
</tbody>
</table>

» Rental housing: Quality rental units are needed in the community and can be supported through programs like Low-Income Housing Tax Credit (a federal subsidy used to finance the development of affordable rental housing for low-income households). A diverse housing stock will allow for a variety of residents and employees to live in and positively contribute to the area.

» Supportive housing: is needed to provide the types of services that some individuals and families need to be successful in the community. Supportive housing is a priority for the Illinois Housing Development Authority (serves as a bank and finances affordable housing across Illinois) and could be an appropriate fit for sites in the Kedzie Corridor, especially if pursued in tandem with other community improvement strategies.

» Services: Along with housing, interviews have pointed to services being needed in the area to assist residents with financial counseling and other service needs. For example, East Garfield Park is providing resources for single parent homes, the elderly, victims of abuse, etc... that contribute to the stabilization of the community.

» Urban greening strategies: Upon renovating or creating new housing, greening techniques and bringing buildings up to the Illinois Energy Conservation Code (ECC, a law which requires all new commercial and residential construction to follow a comprehensive statewide energy conservation code). ECC includes: Energy efficient fixtures, double pane glass with low-e coating, water efficiency measures (like low flow fixtures), and increase in wall insulation.

» Utilize vacant land: for temporary urban greening purposes. There is a need to redeploy vacant land, at least for the short term, for non-housing purposes until demand grows See Strategy 4: Urban Gardening

Current programs in place to assist communities with large vacant areas include the City of Chicago’s Adjacent Neighbors Land Acquisition Program (ANLAP) and the Large Lot Pilot Program (below). The ANLAP allows homeowners to purchase vacant city-owned lots (zoned Residential) for less than the market value if the purchaser owns the property immediately adjacent to the vacant lot. Promoting this program throughout the neighborhood will lead to short and long term solutions for the vacant properties in the area.

The City of Chicago is considering amending the program to allow owners to acquire multiple adjacent properties in exchange for agreeing to take care of them for at least ten years. This should be explored for the Kedzie Corridor, particularly in areas with large areas of vacant, formerly residential or commercial land, such as along 5th Avenue east of Kedzie.
2.3. Preserve Chicago’s historic greystones
Greystones are a unique form of residential building that define the character of many of Chicago’s neighborhoods with an estimated 30,000 remaining. East Garfield Park lies within the “Greystone Belt” (Figure 10) and is eligible for a variety of financial resources to help purchase or rehab Greystones. The Neighborhood Housing Services of Chicago, Inc. and Chicago Greystone Initiative® provide:

» Affordable, fixed interest lending for the purchase, rehab, purchase/rehab, or refinance with rehab of an owner-occupied Greystone

» Modest forgivable or deferred loans for income-eligible homeowners

» TaxSmart certificates can permit Greystone owners to deduct 50% of the amount of annual interest paid on a home improvement loan from their Federal income tax, up to $2000 per year

» Reverse mortgage lending for seniors 62 years and older (through NHS/Greystone Initiative partners)

» Free “Mortgage Checkups” to determine affordability of existing loans and other financial options.

The Historic Chicago Greystone Initiative also provides construction specialists from NHS who can help identify and provide specifications for repair needs, home safety evaluations, lead-based paint risk assessment, and energy efficiency evaluation.

2.4. Investigate artist housing
In order to build the demand for housing, outreach and marketing to artists should be pursued. Theaster Gates, who grew up in East Garfield Park, has successfully renovated housing for artists on the south side, including Dorchester Projects which have been highly successful in revitalizing the neighborhood.
The core of a revitalization strategy for the Kedzie Corridor is the Lake and Kedzie intersection. Nearly 1,500 riders board the CTA Green Line Station at this corner each day, surrounded by vacant land at all four corners. In taking advantage of the tenets of Transit Oriented Development (TOD) lies the opportunity to bring this land back into productive use. Large parcels of land that are available adjacent to the CTA, can become attractive redevelopment sites to riders throughout the neighborhood.

3.1. **A Public Plaza** is envisioned at the southeast corner of Lake and Kedzie (figures 12 & 13). Over the past two years, organizations in East Garfield Park have focused on creating uses at Lake and Kedzie that include farmers markets, arts events and other programming. The plaza will formalize what the community has been pursuing – bringing a concentration of programmed activities to create a safe, inviting space for a multitude of uses. Food trucks and other vehicles could pull into the edges of the plaza for markets and events. There would be open areas for activities as well as more programmed spaces. A raised platform at the eastern edge of the plaza could be used to host music or other cultural performances. Landscaping that is attractive and easy to maintain would be chosen. Decorative lighting and cameras would be installed to promote public safety.

The space can be used to celebrate and highlight Garfield Park’s rich history involving Martin Luther King Jr. and the Civil Rights movement. Nearby schools can use the space for performances or school outings. The plaza will create a sense of place and safety with the increased number of people while promoting healthy and sustainable activities. In the long term, with the success of the space, it will be able to be marketed for economic development.

By creating the plaza at the intersection, a new ring of uses would provide a variety of new development types.

3.2. **Single Family and Townhomes.** It is recommended that new, affordable housing be explored for this area. A product that targets young families who are looking for a yard and more space than is typically available this close to downtown should include 3 bedrooms and 2 baths, a kitchen, garage and private yard. Subsidies via the New Homes for Chicago program and IHDA should be explored as well as employer-assisted housing. As shown in the site plan, 14 townhomes and 13 single family housing sites could be marketed to home-buyers (Figure 12).

3.3. **2 or 3-Flats** are also viable housing types for this area and could be an alternative to single family homes along Washington St (figure 12). Based on market demands, 2 or 3-Flats could be developed along Washington east of Kedzie, as well as other infill locations around the corridor. 2 and 3-Flats could allow more affordable housing by having homeowners rent out other units in their building to offset their housing expenses. 3 Flats can also be built as a rental product that is centrally managed. Up to 39 units could be built on the 13 lots along Washington between Kedzie and Albany.

3.4. **Rental Housing.** Three sites have been identified for rental housing (figure 12). To the east of the plaza could be multifamily rental or supportive housing. A well-maintained project will not only bring additional residents close to transit, but a taller building of three or four stories will block noise between the El and planned new townhomes and single-family homes to the south. A new rental building could also be built east of Albany Street. In addition, the parcel at the northwest corner of Kedzie and Lake is suited for a 4-5 story apartment building either with or without retail on the ground floor. Between the three buildings, approximately 105 to 133 housing units could be developed.

3.5. **Retail.** To the south of the plaza on Kedzie would be new or refurbished retail that serves critical needs of the community. Based on the market analysis, there is potential for new retail space on the corridor. As shown in the drawing (figure 12) and based on market demands and needs of East Garfield Park, the following uses are planned:

- General Merchandise – 10,000 sq. ft. merchandiser
- Bank – 7,500 bank with drive thru (would be the only bank in the Corridor)
- Small retailers such as coffee shop, Laundromat, etc. – 8,000 sq. ft.
- Retail / art space – 8,000 sq. ft. – Either retail goods or services, or an art space

By creating the plaza at the intersection, a new ring of uses would provide a variety of new development types.
3.6. **Services.** The corridor is in need of more services. While there is a Bank of America ATM inside of the CVS located on Madison and Kedzie, there is no bank within the neighborhood, the closest branch is a Chase Bank on Kedzie by Chicago (1/2 mile north from the Metra UP-W Line Kedzie station) which is not in easy walking distance for residents in the area. A bank situated near the CTA’s Green Line Kedzie station has the potential to contribute to the development of the Lake and Kedzie area. On the west side of Kedzie, new retail could be developed including a bank, coffee shop and other small retail uses, all taking advantage of the traffic on Kedzie between Washington and Lake (figure 3.12).

3.7. **Non-Profit Organizations.** Institutional uses such as job training or incubator spaces for businesses would be ideal for the sites at the northwest corner (figure 12). Other uses that have been suggested by local constituents have been a combined center for women’s organizations on the West Side to provide quality space at a convenient location. Creating a central location can help stabilize the neighborhood by providing coordinated services to women and a sense of community through a shared facility that can serve a variety of organizations.
3 : LAKE & KEDZIE

Figure 3.13 : LAKE AND KEDZIE STREETSCAPE AMENITIES
SECTION 3 | STRATEGIES

3 : LAKE & KEDZIE

- A Buffered Bike Lane
- B Divvy Station
- C Tensile Canopy Plaza Structure
- D Food Trucks / Market Shipping Container Stalls

- E Sustainable Stormwater Planters
- F Street Trees and Lighting
- G Lighting/Art Opportunities
- H Green Bike Intersection Pavement

- I Decorative Crosswalk Paving
- J Removable Bollards
- K Bike Racks
- L Street Lighting

- M Shared Street
- N Wayfinding Signs
3.8. Innovate Retail

One idea that requires further exploration and feasibility analysis is the attraction of semipermanent locations for specialty stores and food stands that could be created in refurbished shipping containers surrounding the plaza. The idea, based on the highly successful DeKalb Market in Brooklyn, New York, could take advantage of the cultural richness of East Garfield Park, the nearby Carroll St. artist community, and its location next to the El to attract unique stores and businesses with very low overhead costs. A blend of artists, small-run custom goods, foods, plants and “green” merchandise, could take the Garfield Market to the next level. It can offer a location that not only serves the needs of local residents, but provides a citywide attraction for unique goods and services that you can’t get at national chains and traditional shopping districts.

3.9. Transportation Recommendations

The revitalizing of the Kedzie corridor starts at the core area of Lake and Kedzie. Improvements to the transportation infrastructure will be instrumental to increasing the vitality, accessibility, and safety of this area. The following transportation infrastructure improvements are proposed. More detail on these improvements is provided in the transportation section.

- Enhance the pedestrian environment: widened sidewalks, decorative sidewalks, curb bump-outs, ADA-compliant intersections;
- Enhance/expand the bicycle network and facilities: new buffered bike lane along Kedzie, additional bike parking at the CTA station and new proposed public plaza, Divvy Bike share station at the proposed public plaza
- Roadway/intersection improvements: shared street concept for Maypole, intersection countdown signals and,
- Wayfinding and streetscape elements throughout the corridor: signage, lighting, landscaping, street furniture

As outlined in this section, a range of residential, retail, services and institutional uses are appropriate uses for this critical intersection.
4.1. Repurpose land for urban greening

Urban agriculture is the practice of cultivating, processing and distributing food throughout a community. Creation of jobs, distribution of fresh affordable foods and positive use of vacant land will benefit local community members. Employment and training for hard-to-employ individuals/ex-offenders will address the high unemployment rate of the area while leading to a more sustainable source of employment for the individuals. The fresh and affordable foods will address concerns of accessibility and quality for many of the lower income families living in the neighborhood. Creating and running successful urban farms will require the leadership of a community organization and a reliable funding source.

Urban agriculture is a mid-term transitional use to make food available and revitalize the land for diverse uses until the market rebounds.

The East Garfield Park neighborhood was identified as a “food desert” by the Greater Chicago Food Depository, it has little or no access to healthy food options. An example of a successful and existing urban farm on the Kedzie corridor is the one located at 407 N. Kedzie. Heartland Alliance, a midwest anti-poverty organization, created a 2.6-acre urban farm on the intersection of Kedzie and Carroll. In November 2012, Heartland Human Care Services estimated that the farm would produce 24,000 pounds of produce in the first year to be distributed to low-income families by the Greater Chicago Food Depository. The project was also estimated to create 90 transitional jobs in the first three years, with hopes that residents would then gain employment with area landscapers, warehousing and home improvement businesses. As of 2014, the Heartland Urban Farm has grown 1,700 vegetables of which none went to waste. They also provided 30 transitional training jobs with 93% being placed in full-time jobs at the completion of the program.

4.2. Revitalize Kedzie Avenue and Fifth Avenue

The intersection of Fifth Avenue and Kedzie Avenue, historically a commercial district, is now largely composed of vacant parcels that need to be stabilized (figure 20).

Along Kedzie, there are two parcels that are viable commercial sites. Located near I-290 and across from Marshall High School, retail uses such as a restaurant or small general merchandise store would be appropriate for the sites.

5th Avenue west of Kedzie was terminated with the creation of the Marshall High School campus that provides a safe, and attractive environment which was a major improvement to the area.

Heading east on 5th Avenue, the viability of a return to commercial uses is unlikely in the near future due to the area’s low population and traffic count. Short and mid-term solutions include alternative uses for this vacant land including urban agricultural uses, community gardening, and stormwater management. Changing zoning from commercial to business will allow for more flexibility in future development until the population grows (see Strategy 8) (figure 18). A business zoned district permits uses that area more likely to flourish in the area in the coming years. B-3 allows residential and artist live/work space located above or on the ground floor (retail).
5.1. Support a production-based Arts District that will focus on a broad range of culture and industry
The area east of Kedzie Avenue on Carroll Avenue, a traditionally industrial site (zoned for manufacturing and previously located in the Kinzie Industrial Corridor) has developed into an attractive area for a number of artists who reside and work there. It includes an Arts Space building and several other buildings that have adapted to uses attractive to artists and businesses. The area has been developed into a unique blend of industrial coexisting with cultural production. The area’s central location, access to transportation from trains to major arterials, and affordable loft spaces make it ideal to attract additional investment. It is an employer-driven area, rather than a retail arts district and efforts can be taken to make the area even more hospitable in order to attract additional artists and users.

- Support and encourage local artists to partner with community anchors to enhance and promote the community’s ties to arts and culture.
- Develop an image and branding program for the district to connect artists with residents, institutions and businesses in the area.
- Market the square footage available and the tax incentives that can be used to attract new tenants. The Carroll Ave. area is located in the Kinzie Industrial Corridor TIF District and can be a model cultural district that focuses on production of arts-related products (The Kinzie Industrial Corridor receives strong support from the Industrial Council of Nearwest Chicago (ICNC) which provides services to over 2,000 companies on the northwest side, including an incubator for 110 tenants in a 416,000 square feet facility at Damen Ave. that anchors the east end of the Corridor).

5.2. Create gateway features at Kedzie Avenue and Carroll Avenue
Balancing off a gateway feature at Damen Avenue and Kedzie Avenue, the western portion of the Industrial Corridor can be marked with a new Gateway marking entry to the Carroll Avenue Arts District (figures 22 & 23).

5.3. Create neighborhood branding to promote the history and arts of the corridor
Branding a neighborhood is a way to refine or improve what people are saying about the place. East Garfield Park has had a negative perception in recent history and creating/promoting new positive branding could improve the perspective that visitors have about the area, while creating a sense of pride for the residents. With the participation of residents, employers and other community leaders, brainstorming should guide conversations on what differentiates the community from others and what experience should be had by visitors.

A few of the recommendations made by residents include: Celebrating the neighborhood’s rich Jazz/Blues culture and history, promoting the Our Lady of Sorrows Basilica, and embracing the diversity of the residents.
5 : CULTURE & ARTS

Figure 3.23 : Gateway entry into the Kinzie Industrial Corridor.

Figure 3.24 : Proposed gateway entry into the Carroll Street Arts District.
5.4. Collaborate with Carroll Avenue artists for programming at Lake Street and Kedzie Avenue

Work with artists to expand on successful events such as Open Studios (a warehouse building that serves as a work space for Chicago based artists and as a place where the public can view their work) to offer programming for the community, both along Carroll Avenue and at the new plaza at Lake Street and Kedzie Avenue. Cultural events and markets can help bridge any perception of a divide between residents of the area and artists working in the area.

With time, this area can be a destination attraction building on the success of the Garfield Park Conservatory and attracting visitors from throughout Chicago and beyond. The venue can host an array of music and art shows such as: live Blues and Jazz music shows, poetry slams, galleries, dance performances, theater and more. The space can also offer arts/learning opportunities for youth and adults in the area.

5.5. Develop an additional industrial arts incubator

A new incubator specializing in arts-related industries should be considered at Kedzie Avenue, either through renovating an existing building or building a new facility at the northwest corner of Kedzie Avenue and Carroll Avenue. The building would build on the success of two other facilities the 3200 West Carroll Studio Arts Building and the Albany Carroll Arts Building, one block to the east. The facility could be marketed to a broad range of businesses under a wide definition of arts, culture, and industry. The goal would be to attract firms and organizations that create art, provide performance space, and work on industrial related arts.

5.6. Encourage preservation of buildings listed in Chicago Landmark Buildings, Chicago Historic Resources Survey (CHRS) or National Register for Historic Places

There are two properties listed on the National Register for Historic Places within the Kedzie Avenue corridor study area. The Chicago Telephone Company Kedzie Exchange (17 S. Homan) and the Patrick J. King House (3234 W. Washington). The Chicago Telephone Company Kedzie Exchange, also listed under Chicago Landmark Buildings, was previously the Wilhelm K. Roetgen Elementary School and is considered a notable phone company building known for its architecture. The Patrick J. King (also known as “King-Nash”) House, was built for the well-known businessman in 1901, but was later owned by Chicago political boss, Patrick Nash. The building is known for its Sullivanesque, Colonial Revival and Praire style, as well as for its fireplace made of oak, glass mosaic, and enamel.

Prominent buildings listed under the Chicago Historic Resources Survey include:

« First Congregational Church (3101 W. Warren Blvd.), now known as the New Greater St. John Community Missionary Baptist Church
« John Marshall Metropolitan High School’s Assembly Hall (3250 W. Adams St.)
« E-Z Polish (3005 W. Carroll Ave.)
« Our Lady of Sorrows Basilica (3121 W. Jackson Blvd.)
« Egyptian Lacquer Manufacturing (3052 W. Carroll Ave.)
« Greystone residences
EXPAND OPPORTUNITIES TO PROMOTE SAFETY, SOCIAL, AND ECONOMIC WELL-BEING.

The median age in East Garfield Park is 27 and the largest age cohort is under 19 years old (38.5 percent), a younger population in comparison to Chicago and region. Engaging youth in planning recommendations and decision-making processes for the neighborhood will lead to comprehensive and sustainable goals for physical safety, educational/after-school programming and community development.

The Kedzie Avenue corridor is home to two high schools (John Marshall Metropolitan High School and George Westinghouse College Preparatory High School), four elementary schools (Michael Faraday Elementary School, Jacob Beidler Elementary School, Alain Locke Charter School and Learn Charter School) and a variety of social and after-school services (Breakthrough, Girls and Boys Club, YMCA, Garfield Park Conservatory). Youth that reside in the neighborhood or commute there for school and extracurricular activities face a variety of challenges to their immediate safety including gangs, people loitering, inadequate street infrastructure, vehicular traffic, and lack of development. Improving the safety of the corridor for youth requires improving passageways, building around the institutions that serve them, and creating opportunities for community involvement.

6.1 Improve passageways

Traveling south on Kedzie Avenue, nodes of youth activity are located between Carroll Avenue and Fulton Street (Breakthrough, Learn Charter School and Metra UP-W Line), between Walnut Street and Lake Street (Beidler Elementary School, CTA Green Line Kedzie station) between Madison Street and Jackson Boulevard (Marshall High School, Faraday Elementary School and Locke Charter School) and at I-290 (CTA Blue Line Kedzie station) (Figure 27).

A collection of pedestrian injury data shows the intersections that may need the most attention as they’re located near prominent youth centers of activity: between Carroll Avenue and Maypole Avenue and between Madison Street and Jackson Boulevard. The Safe Routes to School program (a national movement to create safe and convenient opportunities for children to walk or bike to and from school) is already in place to make walking and bicycling safer and more accessible for youth. Additional steps to keeping youth safe as they travel on or across Kedzie Avenue include:

» Re-design crosswalks to increase the visibility of pedestrians
  • Lower the driving speed down the corridor Create curb extensions that make a sidewalk bulge into the street
  • Stripe graphic hatch patterns to alert drivers of the presence of pedestrians
  • Place in-street “Stop for Pedestrians” sign

» Placing speed feedback signs

The Chicago Public School’s Safe Passage Program was expanded to East Garfield Park in 2013 for Michael Faraday Elementary School (3250 W. Monroe Street) and is located along Monroe Street and Spaulding Avenue. The program has led to a decline in criminal incidents and increase in attendance. Suggestions to improve student access to school includes:

» Expanding the program to the other elementary schools along the corridor (Beidler, Locke, and Learn)

» Working with surrounding businesses and residents to stay involved and report any incidences of crime or violence

» Improve sidewalks and street crossings

» Add lighting for students using the route outside school hours

Combating drugs and gang activity will not be resolved solely with physical infrastructure and design, but a few design elements can potentially help pedestrians feel safer as they travel through the corridor.

» Remove trash

» Ensure potential problem areas are well lit

» Design streets to increase pedestrian and bike activity

» Add sidewalk sales and activities along commercial properties to increase pedestrian activity and displace loitering
SECTION 3 | STRATEGIES

6 : YOUTH & FAMILIES

Figure 3.27: YOUTH ACTIVITY NODES MAP
6 : YOUTH & FAMILIES

» Remove trash
» Ensure potential problem areas are well lit
» Design streets to increase pedestrian and bike activity
» Add sidewalk sales and activities along commercial properties to increase pedestrian activity and displace loitering

It is essential to work with Breakthrough, Westinghouse, Beidler and Learn Charter to ensure safe passage to school and a secure environment in this area of the corridor in particular between Westinghouse and the Green Line at Lake Avenue.

Supporting Breakthrough by ensuring that the area around it is safe and accessible will further encourage youth and their families to use the center’s resources. Improving and re-designing the streetscape, creating signage and addressing problem areas around the center will guarantee full participation and use of the new amenities.

6.2. Collaborate with Breakthrough’s FamilyPlex
A new FamilyPlex being developed by Breakthrough at the intersection of Kedzie Avenue at Carroll Avenue and will soon become a major anchor for the northern end of the corridor. The new community center will be able to house the expansion of the already successful youth programs, while adding space for new programming for community health and fitness, childcare and expectant mothers. The FamilyPlex will be a 42,000 sq. ft. building where families can watch their children play sports and will include:

» A full-service health clinic with 10 exam rooms open to the community at-large (36,000 patient visits/year)
» A fitness center with an affordable monthly membership fee (1,000 members)
» Licensed day care (76 children) and pre-school expansion (76 children)
» Community technology center with internet service open to the community
» After school student achievement program (270 youth)
» High school college prep programming (60-100 youth)
» Athletic programs (1,050 youth)
» Women’s Program (600 women)
» Fresh Market (1,100 members and dedicated space)

Coordinating with the FamilyPlex by linking it with a revitalized Lake and Kedzie outdoor plaza can provide year round programming and support for youth and families in the area.
6.3. Develop opportunities for youth to engage in community development and public safety programming

Engaging youth in community development and public safety programming ensures comprehensibility, sustainability and proactive participation. Creating leadership positions and maximizing available resources that focus on violence prevention, safety programming, and community development, will broaden manners in which youth can contribute to the community.

George Westinghouse College Preparatory High School (3223 W. Franklin Blvd.) has undertaken the “Kedzie Viaduct Project” to redesign and beautify the façade of the Kedzie Viaduct (Metra UP-W Line). The school’s art club would like to turn it into a “welcoming symbol of growth for the community” while having students “emerge as conscious and responsible citizens who will make positive contributions to the local and broader community”. This community project serves as an example of one that will not only transform the Metra UP-W line’s viaduct on Kedzie, but benefit all pedestrians, including those using Breakthrough, Westinghouse College Prep and Learn Charter School.

Additionally, a Westinghouse College Preparatory High School student focus group was held to create further opportunities for students to engage in community planning processes. The session revealed three major priorities: enhancing safety around the CTA Green Line, creating commercial development north of Lake Street, and improving infrastructure along Kedzie Avenue.

Results from student focus groups and surveys show youth feel unsafe by vacant spaces and are dissatisfied with the amount of commercial and recreational development in the neighborhood. Students shared their apprehension to walk along streets with large vacant areas (eg. Fifth Avenue) and have suggested development, landscaping, and lighting as solutions.

Recommended development for entertainment and recreational amenities include:
» Safe public gathering spaces
» Athletic centers
» Swimming pools
» Video arcade / Bowling alley

Recommended development for retail includes:
» Clothing stores (suggested include: Discovery, Forever 21 and Foot Locker)
» Sports gear

Recommended development for food and beverage includes:
» Dunkin Donuts, Starbucks
» Chipotle, Potbelly’s

Recommended development for services includes:
» Target, Walgreens

Recommended public safety initiatives include:
» Add lighting along Kedzie Avenue and Franklin Boulevard
» Reduce loitering around the CTA Kedzie Green Line Station
» Landscape elements and buffers along Kedzie Avenue
» Increase police presence on Kedzie Avenue between Lake Street and Carroll Avenue

Figures 3.30 & 3.31 : Westinghouse Student Focus Group and Word cloud of key issues for youth.
7 : TRANSPORTATION

IMPROVE CONNECTIVITY BY BUILDING ON STRONG TRANSIT ACCESS AND ENHANCING TRANSPORTATION INFRASTRUCTURE.

7.1. Implement streetscape design consistent with City of Chicago Complete Streets Design Guidelines which promotes a pedestrian-first philosophy. Roadways are classified by function and surrounding context to ensure that the design and use of a street will complement the surrounding area. Kedzie Avenue is classified as a Main Street (MS). Vehicular access and circulation in the corridor is generally based on a grid system, although there are a number of one-way streets to reduce neighborhood “cut-through” traffic.

» Enhancing the use of existing transit infrastructure through streetscape elements such as amenities, design, signage, lighting, and improved locations for multi-modal connections.

» All streets and intersections should be ADA compliant.

» Improve intersections for enhanced pedestrian safety and comfort, especially at higher crash locations including: Carroll, Fulton, Walnut, Washington, Warren, Lake, Maypole, Madison, and Jackson.

» Improve intersections at higher crash locations (Figure 29). Based on CDOT data, turning vehicles create the most traffic crashes on the Kedzie Corridor. Improvements to keep pedestrians and drivers safe on the corridor could include:
  - Pedestrian countdown signals
  - Pedestrian lead phasing at signals
  - High visibility crosswalks
  - Improved signage (part of wayfinding)
  - Left turn lanes/signal phases

7.2. Enhance pedestrian environment. Based on 2000 Census data, 45% of East Garfield Park residents do not have a vehicle available. With the high level of transit resources throughout the corridor, personal autos are not a necessity. To promote pedestrian traffic, the existing infrastructure requires improvements to ensure that the pedestrian environment is safe, efficient, and comfortable. Overall, throughout the corridor, the pedestrian environment should be enhanced through streetscape improvements, crossings, lighting, and sidewalk improvements. In addition to intersection improvements:

» Reinforce Safe Passage/walk to school in the corridor
» Repair/widen sidewalks
» Separate pedestrian realm with street trees, planters, sidewalk furniture

7.3. New roadway concept. Consider converting Maypole west of Kedzie into a two-way “shared street”, accommodating vehicles, pedestrians, and bicycles. Traffic volumes are low which could allow the roadway to function as shared space for the one block length of Maypole. Street furniture and other design elements should be included to reinforce shared use. Sidewalks could be constructed to be flush with the roadway. Signage should be included at both ends of Maypole indicating that it is a shared space. With the unique design of Maypole east of Kedzie, the shared street concept can enhance community character.

7.4. Enhance and expand bicycle network and facilities. Designing bike amenities along Kedzie Avenue, including a bike lane, will make the corridor more bike-friendly, contribute to sustainable practices and promote a healthier lifestyle. A protected bike lane was recently installed along Lake Street from Central Park to Damen. Striped bike lanes also exist along the one-way pair roadways of Washington and Warren.

7.4.1. Add a bike lane along Kedzie Avenue. Kedzie has been designated as a Crosstown Bike Route in the City of Chicago’s 2020 Streets for Cycling Plan. These routes connect neighborhoods, major destinations, bus routes, and Neighborhood Bike Routes. No specific improvement has yet been determined for Kedzie, although Crosstown Bike Routes can take various forms.

The Kedzie Avenue corridor in East Garfield Park has varying sidewalks widths, and roadway widths that range from 42 feet to 49 feet. The addition of a bike route is possible under three different scenarios using a typical 66-foot right of way with a 42-foot edge of pavement. Parking remains in all three scenarios to support existing businesses along the corridor.
SECTION 3 | STRATEGIES

7 : TRANSPORTATION

Figure 3.32: Pedestrian crossings and streetscape improvements are needed at key intersections where crash incidents are high.
7: TRANSPORTATION

PREFERRED SCENARIO
The preferred scenario retains the existing 42-foot wide roadway, existing 8 foot sidewalks and only one lane of existing parking (east side of the street). Add two buffer protected bike lanes (west side 5 feet, east side 6 feet) with 2-foot buffers. The buffer on the west side will provide separation between bicyclists and moving motor vehicle traffic, while the buffer on the east side will protect bicyclists from the opened door of a parked car.

OPTIONAL SCENARIOS 2 & 3
Optional scenario 2 includes one retaining the existing 42-foot wide roadway, existing sidewalk width of 8 feet and parking on both sides of the street, with two marked shared lanes (14 feet) following the direction of traffic. Optional scenario 3 expands the roadway to 48 feet and sidewalks to 9 feet; retains parking on both sides of the street and adds 5 foot protected bike lanes in the direction of travel with 2 foot buffers.
7.4.2. The Kedzie corridor is home to three train lines and should offer sheltered bike parking for commuters. Parking for bikes should be provided at the various schools along the corridor and institutions such as Breakthrough. Additionally, Divvy Bike share stations should be added at Garfield Park Conservatory and CTA Green and Blue line stations.

For bicyclist safety, stormwater drainage grates should run perpendicular to the direction of the road.

7.5. Improvements to transit facilities. With the availability of many transit services, pedestrian access is a critical element. Streetscape improvements to the pedestrian realm along the roadway, intersection design elements, and safety features could all have a positive impact on transit ridership. To continue to promote the use of CTA bus, rail, and Metra commuter rail, transit stations must be safe and comfortable.

» Expand sidewalks where bus stops and shelters exist for better pedestrian flow and more comfortable waiting areas for transit customers. Currently, transit shelters block the sidewalk in many locations.

» Enhance CTA Blue and Green Line stations with:
  - Signage/wayfinding
  - Improved lighting
  - Add bicycle parking
  - Improved crosswalks and signage at station entrance

» Enhance Metra station with:
  - Repairs to station entrance that are currently in poor condition (such as being done by Westinghouse College Prep)
  - Signage/wayfinding
  - Add bicycle parking in coordination with CDOT
  - Improved lighting
  - Improved crosswalks and signage at station entrance

7.6. Provide a wayfinding system
Community members have expressed a desire for a wayfinding system that locates the train lines, artists on Carroll, and Garfield Park Conservatory. The signage can be informed by community designs to represent the community’s unique character and history. The tie of a green community, historical/cultural references and arts can create a unique character that encompasses the entire community.
UPDATE GUIDELINES AND IMPROVE COORDINATION TO PREVENT FORECLOSURE AND DEMOLITION AND REINVEST IN EXISTING BUILDINGS AND VACANT LAND.

8.1. Update zoning along the Kedzie Corridor
In order to facilitate the development of the Lake and Kedzie area, zoning should be updated.

The proposed zoning map (Figure 35) would bring zoning in the corridor up to a more cohesive pattern and respond to significant changes in market conditions. The area around Lake and Kedzie would be rezoned to allow for residential uses along interior blocks and commercial and business zoning along Kedzie.

Vacant lands along Kedzie are generally proposed to be changed to B zoning that will allow some flexibility in use regarding both supporting business and residential development along Kedzie. The proposed zoning map highlights changes that are proposed in the Kedzie Corridor.

8.2. The area around Lake and Kedzie can take advantage of the size of Chicago’s Transit Oriented Development (TOD) ordinances. The ordinance reduces minimum lot area to 300 square feet per unit for each housing unit, reduces parking requirements by 50%, and may allow for the increase in floor area ratios. The TOD ordinance would apply to B-3 and C-3 uses within 600 feet of the train station or up to 1,200 feet if Kedzie is designated as a Pedestrian Street. Pedestrian Streets (P-Streets) are intended to preserve and enhance the character of streets and intersections that are recognized as Chicago’s best examples of pedestrian-oriented shopping districts.
8: DEVELOPMENT GUIDELINES

Figure 38: PROPOSED ZONING MAP
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SECTION 4
DRAFT IMPLEMENTATION PLAN
### STRATEGY 1: BUSINESSES & JOBS

Support local businesses, attract new businesses, and expand job opportunities and workforce training.

Job development is at the forefront of priorities to support the families of East Garfield Park. A strategy that is both people-centered - increasing access to workforce and job placement for residents - and place-centered - attracting new developments and employers to the Corridor.

<table>
<thead>
<tr>
<th>Project</th>
<th>Tasks</th>
<th>Timeframe</th>
<th>Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Retain and support existing local businesses.</td>
<td>Trainings to local businesses.</td>
<td>1 year</td>
<td>Accion Chicago</td>
</tr>
<tr>
<td></td>
<td>Expand micro lending, small loans, and credit repair.</td>
<td>2 years</td>
<td></td>
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<tr>
<td></td>
<td>Outreach to local businesses.</td>
<td>3 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Replenish and market the SBIF program.</td>
<td></td>
<td>TIF</td>
</tr>
<tr>
<td>1.2 Provide job opportunities for residents and strengthen workforce training pipeline to jobs.</td>
<td>Expand urban greening job training programs.</td>
<td>1 year</td>
<td>Heartland Alliance</td>
</tr>
<tr>
<td></td>
<td>Partner with local businesses and developers to hire locally.</td>
<td>2 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Connect with programs that employ re-entry residents.</td>
<td>3 years</td>
<td>IDES Re-Entry Employment Service Program</td>
</tr>
<tr>
<td>1.3 Provide small business marketing assistance.</td>
<td>Create a comprehensive business directory.</td>
<td>1 year</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Provide newsletters.</td>
<td>2 years</td>
<td>CPD</td>
</tr>
<tr>
<td>1.4 Work with Chicago Police Department.</td>
<td>Provide outreach between businesses and Districts 11 and 12.</td>
<td>3 years</td>
<td></td>
</tr>
<tr>
<td>1.5 Attract new businesses to the corridor.</td>
<td>Outreach to prospective developers and tenants.</td>
<td>1 year</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Work with property owners to market their vacancies through ICSC and other marketing events.</td>
<td>2 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Provide SBIF assistance to renovate and update retail spaces.</td>
<td>3 years</td>
<td></td>
</tr>
<tr>
<td>1.6 Establish a Special Service Area.</td>
<td>Conduct a SSA study.</td>
<td>1 year</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Educate businesses and property owners regarding establishing a SSA.</td>
<td>2 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Establish SSA.</td>
<td>3 years</td>
<td></td>
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</tbody>
</table>
STRAIGHT 2: HOUSING

Stabilize housing stock and strengthen community development efforts to reuse, repurpose, and redevelop vacant properties.

During the planning process, the City implemented one of the earliest recommendations - to expand the East Garfield Park MMRP area north to Lake Street and east to Sacramento Boulevard. Through MMRP, counseling and outreach to homeowners is being conducted, as well as foreclosure prevention and identification of properties. As next steps, efforts to further stabilize existing housing, as well as bring back housing development to targeted blocks, particularly near the Lake and Kedzie intersection is critical. This will include outreach to prospective affordable housing developers, and other providers to provide long-term stable housing options for the community.

<table>
<thead>
<tr>
<th>Project</th>
<th>Tasks</th>
<th>Timeframe</th>
<th>Resources</th>
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</thead>
<tbody>
<tr>
<td>2.1 Stabilize housing stock through the expansion of the City of Chicago's MMRP for housing counseling and foreclosure prevention.</td>
<td>Expand the MMRP program north toward Lake Street.</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Catalog the condition of buildings throughout expanded MMRP area. Identify buildings in distress and buildings which may be available to sell.</td>
<td>x</td>
<td>MMRP</td>
</tr>
<tr>
<td></td>
<td>Identify trusted, local leaders and work with them to build a block club structure, sponsor activities to reconnect neighbors, and reach out to existing homeowners and tenants to identify needs and build awareness of available resources.</td>
<td>x x</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Utilize MMRP forgiveable loans to help 8 to 10 existing homeowners per year to make improvements which reduce homeownerhsip costs (such as replacing a furnace or installing new windows.)</td>
<td>x x x</td>
<td>CDBG</td>
</tr>
<tr>
<td></td>
<td>Explore the use of TIF/NIP funds to expand forgiveable loan program to help more homeowners seeking to improve their homes and reduce the cost of homeownership.</td>
<td>x</td>
<td>TIF</td>
</tr>
</tbody>
</table>
### STRATEGY 2: HOUSING

Stabilize housing stock and strengthen community development efforts to reuse, repurpose, and redevelop vacant properties.

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<tr>
<th>Project</th>
<th>Tasks</th>
<th>Timeframe</th>
<th>Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Stabilize housing stock through the expansion of the City of Chicago's MMRP for housing counseling and foreclosure prevention.</td>
<td>To safeguard home equity and ensure it is passed down to the next generation, work with aging homeowners to provide one-on-one technical assistance and/or workshops related to estate planning and to resolve issues related to accrued taxes, cloudy titles, and/or code violations.</td>
<td>1 year 2 years 3 years</td>
<td>x x MMRP</td>
</tr>
<tr>
<td></td>
<td>Identify a pool of potential buyers—including existing residents and their family members and/or other people with ties to the neighborhood. Identify barriers these potential buyers face and develop solutions to position them for homeownership.</td>
<td></td>
<td>x x x</td>
</tr>
<tr>
<td></td>
<td>Explore a potential partnership with Brinshore, Holsten, or other for-profit developers interested in purchasing and redeveloping properties for sale to potential resident investors (similar to the partnership between SWOP and Brinshore in Chicago Lawn).</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>2.2 Promote the development of new, affordable, infill housing.</td>
<td>Work with the city to obtain acquisition authority and issue a request for proposals to develop affordable, for-sale single family homes east of Kedzie between Randolph Street and Maypole Street.</td>
<td></td>
<td>TIF</td>
</tr>
<tr>
<td></td>
<td>Work with the city to issue a request for proposals to develop multi-family rental housing on city-owned land located east of Kedzie Avenue and just south of Lake Street.</td>
<td>X</td>
<td>TIF, City-owned land, HOME, HOPE VI/CHA Loan, Illinois Donations</td>
</tr>
</tbody>
</table>
## STRATEGY 2: HOUSING

Stabilize housing stock and strengthen community development efforts to reuse, repurpose, and redevelop vacant properties.

<table>
<thead>
<tr>
<th>Project</th>
<th>Tasks</th>
<th>Timeframe</th>
<th>Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.3</td>
<td>Utilize the City of Chicago’s Large Lot Pilot Program by expanding it to East Garfield Park.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Expand the Large Lot Program to East Garfield Park.</td>
<td>Completed</td>
<td>DPD</td>
</tr>
<tr>
<td></td>
<td>Focus efforts on the Fifth Avenue area between Kedzie and Francisco where multiple lots are available. Distribute to property owners, block clubs, and non-profits in this area copies of the city’s map of lots available for purchase in the area and program guidelines.</td>
<td>x</td>
<td>DPD</td>
</tr>
<tr>
<td></td>
<td>Work with city to host a workshop for property owners interested in acquiring available lots on same block, across street, or across adjacent alley. Note: The application period for the first round closes 8/4/14.</td>
<td>x</td>
<td>DPD</td>
</tr>
<tr>
<td>2.4</td>
<td>Identify opportunities to provide housing for artists.</td>
<td>x</td>
<td>TIF</td>
</tr>
<tr>
<td></td>
<td>Explore the possibility of a purchase/rehab program to help investors buy foreclosed buildings, do bare-bones renovation, then rent the units to artists who are willing to complete the build-out of live-work spaces.</td>
<td>x</td>
<td>TIF</td>
</tr>
<tr>
<td></td>
<td>Work with local artists to develop pool of potential renters.</td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>
### STRATEGY 3: REVITALIZE LAKE & KEDZIE

Revitalize Lake St. and Kedzie Ave. as a destination for East Garfield Park.

Lake and Kedzie as at the heart of a redevelopment and reinvestment strategy to stabilize development and reenergize the community. A concept plan for redevelopment includes a public plaza at the southeast corner, with new commercial development along Kedzie and housing redevelopment to the east of the plaza. A predevelopment process is needed to continue outreach to prospective developers and to test the economic feasibility of the redevelopment plan.

<table>
<thead>
<tr>
<th>Project</th>
<th>Tasks</th>
<th>Timeframe</th>
<th>Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Create a new public plaza and support activities such as vendors, commercial and cultural activities.</td>
<td>Identify local restaurants and other businesses interested in participating in pop-up market at the public plaza.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify local entrepreneurs interested in renting low cost work-sell space at the pop-up market.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify local artists and cultural organizations interested in selling or displaying work and/or performing at the pop-up market.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Test demand and build interest by hosting a short-term, holiday pop-up market.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Build upon pop-up market to develop a long term plan for on-going activities and events at the plaza.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>3.2 Develop single-family, townhomes, rental housing, and supportive housing.</td>
<td>Assess the demand for assisted senior housing and/or other supportive housing in the area.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify sites and work with property owners to assemble land.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Explore a partnership with non-profit developers to seek funding.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>(Also see Strategy 2.2.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.3 Pursue development of retail space along Kedzie, such as a small grocery or general merchandise store.</td>
<td>Partner with current owner or work with city to obtain acquisition authority for development opportunity sites on Kedzie.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify developers who have completed successful developments in similar markets.</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
### STRATEGY 3: REVITALIZE LAKE & KEDZIE

Revitalize Lake St. and Kedzie Ave. as a destination for East Garfield Park.

<table>
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<tbody>
<tr>
<td>3.3 Pursue development of retail space along Kedzie, such as a small grocery or general merchandise store.</td>
<td>Work with city to issue a request for proposals for a small grocery store or general merchandise store; distribute RFP to developers with successful track record in similar markets. If a general merchandise store is to be developed, work with business operator to include some selection of fresh food (similar to the provision of limited fresh food at Walgreens stores throughout the region.)</td>
<td>1 year 2 years 3 years</td>
<td>X</td>
</tr>
<tr>
<td>3.4 Support local businesses wishing to expand or make improvements to existing space.</td>
<td>Continue efforts to engage local businesses looking to expand or relocate to East Garfield Park and connect them to resources available via the City’s façade rebate program, Small Business Improvement Fund (SBIF), TIF, and other resources.</td>
<td>X</td>
<td>Façade rebate program, SBIF, TIF</td>
</tr>
<tr>
<td>3.5 Attract a bank or credit union.</td>
<td>Outreach to credit unions, community banks, and Community Development Financial Institutions. Consider land or TIF assistance to support the development of a bank, credit union, or CDFI.</td>
<td>X</td>
<td>DPD, World Business Chicago</td>
</tr>
<tr>
<td>3.6 Use a case study approach to apply to the Kedzie Corridor lessons learned from successful mixed use developments in similar markets.</td>
<td>Identify representative projects which have been successfully developed in similar markets on the south and west sides of Chicago (such as Shops &amp; Lofts mixed-use development at 47th Street and Cottage Grove, Radio Flyer R&amp;D center, Homan Square, etc.)</td>
<td>X</td>
<td>Work with City’s Department of Planning and Development, and World Business Chicago’s committee on deploying neighborhood assets.</td>
</tr>
</tbody>
</table>
### STRATEGY 3: REVITALIZE LAKE & KEDZIE

Revitalize Lake St. and Kedzie Ave. as a destination for East Garfield Park.

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<tbody>
<tr>
<td>3.6 Use a case study approach to apply to the Kedzie Corridor lessons learned from successful mixed use developments in similar markets.</td>
<td>For each project, assess the key challenges and the tools, resources, and strategies used to address these challenges. Identify specific tools, resources and strategies which can be applied to the Kedzie Corridor to facilitate successful development.</td>
<td>1 year</td>
<td>2 years</td>
</tr>
</tbody>
</table>
### STRATEGY 4: URBAN GREENING

Recognizing limited demand in the short to mid-term for new development, vacant parcels can be repurposed for a variety of green uses that will help stabilize properties, improve the appearance, and improve environmental factors. The City of Chicago expanded the Large Lot Program to East Garfield Park during the planning process due to the large availability of vacant land in the area and the interest of the community and property owners.

<table>
<thead>
<tr>
<th>Project</th>
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</thead>
<tbody>
<tr>
<td><strong>4.1 Repurpose land for urban greening.</strong></td>
<td>Expand urban farms.</td>
<td>1 year</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Expand Large Lot Program into East Garfield Park.</td>
<td>In process</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Attract food and general merchandise stores to sell locally-grown fresh foods.</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Continue to provide support and expand network of community gardens.</td>
<td>1 year</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Provide workshops on gardening to homeowners and renters to plant gardens in backyards and community gardens.</td>
<td>2 years</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Explore opportunities for stormwater management by repurposing vacant land.</td>
<td>3 years</td>
<td>X</td>
</tr>
<tr>
<td><strong>4.2 Revitalize Kedzie Avenue and Fifth Avenue.</strong></td>
<td>Target Large Lot Program availability in Kedzie and Fifth Avenue area.</td>
<td>1 year</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Update zoning to allow for consolidation of properties and allow for flexibility in redevelopment efforts.</td>
<td>2 years</td>
<td>X</td>
</tr>
</tbody>
</table>
Build on the rich history of arts in East Garfield Park and the recent attraction of artists to the Carroll Avenue industrial buildings by creating an Arts District, marketing the corridor, and bridging a growing set of activities at Lake and Kedzie with the artists on Carroll.

## STRATEGY 5: CULTURE & ARTS

**Promote and expand arts and historical legacy of Kedzie Avenue and East Garfield Park.**

### SECTION 4 | DRAFT IMPLEMENTATION PLAN

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<tr>
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<tbody>
<tr>
<td><strong>5.1 Support a production-based Arts District that will focus on a broad range of culture and industry.</strong></td>
<td>Support and encourage local artists to partner with community anchors.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Develop an image and branding campaign.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Attract new art-related tenants and businesses to the area utilizing TIF for eligible projects.</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td><strong>5.2 Create gateway features at Kedzie Avenue and Carroll Avenue.</strong></td>
<td>Hold competition for final design of gateway.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Release RFP to construct gateway by Chicago company.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Produce and install gateway features.</td>
<td>X</td>
<td>TIF</td>
</tr>
<tr>
<td><strong>5.3 Create neighborhood branding to promote the history and arts of the corridor.</strong></td>
<td>In conjunction with Project 5.2, hold a community-building contest to inform the development of a marketing and branding effort for the Corridor.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Engage community residents and businesses in the process to select a marketing and branding campaign.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Determine media for marketing campaign - from social media, to web pages, to connecting multiple platforms across associations and businesses.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td><strong>5.4 Collaborate with Carroll Avenue artists for programming at Lake Street and Kedzie Avenue.</strong></td>
<td>Plan for events at least monthly with Carroll Avenue artists at Lake and Kedzie.</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Co-market events between Lake and Kedzie and Carroll Avenue.</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Engage local artists in promoting events in the Corridor.</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
## STRATEGY 5: CULTURE & ARTS

Promote and expand arts and historical legacy of Kedzie Avenue and East Garfield Park.

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<tbody>
<tr>
<td><strong>5.5 Develop an additional industrial arts incubator.</strong></td>
<td>Explore and select sites for rehab of vacant buildings or new construction of an industrial arts incubator.</td>
<td>1 year: X 2 years: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Partner with ICNC and other organizations to explore the feasibility of an industrial arts incubator.</td>
<td>3 years: X</td>
<td></td>
</tr>
<tr>
<td><strong>5.6 Encourage preservation of buildings listed in Chicago Landmark Buildings, Chicago Historic Resources Survey and National Register for Historic Places.</strong></td>
<td>Identify long-term preservation strategies for Chicago Telephone Company Kedzie Exchange and Patrick J. King House, both listed on the National Register for Historic Places.</td>
<td>1 year: X</td>
<td>Historic tax credits</td>
</tr>
<tr>
<td></td>
<td>Work with owners of buildings on the Chicago Historic Resources Survey to ensure properties are maintained and preserved.</td>
<td>2 years: X 3 years: X</td>
<td></td>
</tr>
</tbody>
</table>
STRATEGY 6: YOUTH & FAMILIES

Expand opportunities to promote safety, social, and economic well-being.

Work with a variety of local partners to expand opportunities to youth and families. Build on the momentum of the soon-to-open Breakthrough site at Kedzie and Carroll to create positive change, improve access to services, and build connections across organizations that serve youth to create positive experiences and a safe environment.

<table>
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<tr>
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<tbody>
<tr>
<td>6.1 Improve passageways</td>
<td>Improve physical environment along Kedzie Avenue to improve safety through lighting and sidewalk improvements.</td>
<td>1 year: X, 2 years: X</td>
<td>CDOT</td>
</tr>
<tr>
<td></td>
<td>Redesign crosswalks to increase visibility of pedestrians.</td>
<td>1 year: X</td>
<td>CDOT</td>
</tr>
<tr>
<td></td>
<td>Continue the Safe Passage Program along Kedzie and expand to other elementary schools along the corridor.</td>
<td>1 year: X, 2 years: X</td>
<td>CPS</td>
</tr>
<tr>
<td></td>
<td>Partner with Westinghouse High School to paint a mural on Metra tracks.</td>
<td>1 year: X</td>
<td>Westinghouse, Metra</td>
</tr>
<tr>
<td>6.2 Collaborate with Breakthrough’s FamilyPlex</td>
<td>Ensure safe passage between CTA and FamilyPlex.</td>
<td>1 year: X, 2 years: X</td>
<td>CPD</td>
</tr>
<tr>
<td></td>
<td>Encourage connections between FamilyPlex and Carroll Avenue artists.</td>
<td>1 year: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Market FamilyPlex to all residents of East Garfield Park.</td>
<td>1 year: X, 2 years: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Identify and train residents for jobs at FamilyPlex.</td>
<td>1 year: X, 2 years: X</td>
<td></td>
</tr>
<tr>
<td>6.3 Develop opportunities for youth to engage in community development</td>
<td>Attract youth-oriented businesses to provide both jobs and needed retail.</td>
<td>1 year: X, 2 years: X</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Collaborate across non-profits to serve youth in community development projects.</td>
<td>1 year: X</td>
<td></td>
</tr>
</tbody>
</table>
## STRATEGY 7: TRANSPORTATION

Improve connectivity by building on strong transit access and enhance transportation infrastructure.

<table>
<thead>
<tr>
<th>Project</th>
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</tr>
</thead>
<tbody>
<tr>
<td>7.1 Implement streetscape design improvements on Kedzie Ave.</td>
<td>Improve crosswalks at signalized intersections for greater visibility. Add wayfinding signs to area destinations. Work with City of Chicago Dept. of Transportation Streetscape Program to identify appropriate streetscape elements.</td>
<td>1 year 2 years 3 years</td>
<td>Illinois Transportation Enhancement Program (ITEP) CDOT CMAP Local Assistance Program</td>
</tr>
<tr>
<td>7.2 Enhance pedestrian environment by reinforcing the Safe Passage Program.</td>
<td>Coordinate with City of Chicago Safe Routes to School program regarding improvements near Marshall High School and Farraday School.</td>
<td></td>
<td>Illinois Safe Routes to School</td>
</tr>
<tr>
<td>7.4 Convert Maypole Avenue east and west of Kedzie Avenue to a “shared street” for vehicles, pedestrians, and bicycles.</td>
<td>Work with City of Chicago Dept. of Transportation Streetscape Program to determine shared street elements. Tasks would include analysis of existing traffic conditions, determine available ROW, and identify appropriate streetscape elements.</td>
<td></td>
<td>CMAP Local Assistance Program</td>
</tr>
<tr>
<td>7.5 Enhance and expand bicycle network and facilities.</td>
<td>Add/expand bike parking at key destinations such as CTA stations, Marshall High School, Kedzie/Madison St. Restripe existing bike lanes on Lake St, Washington, and Warren for higher visibility.</td>
<td></td>
<td>IDOT Ped &amp; Bicycle Safety Program CDOT, Congestions Mitigation Air Quality (CMAQ)</td>
</tr>
<tr>
<td>7.6 Add a bike lane along Kedzie Avenue.</td>
<td>Coordinate with City of Chicago Bicycle Program to implement bike facilities on Kedzie. Tasks would include conducting traffic, bike, and pedestrian counts; determine available roadway width; complete bike facility design.</td>
<td></td>
<td>IDOT Ped &amp; Bicycle Safety Program, Congestions Mitigation Air Quality (CMAQ)</td>
</tr>
</tbody>
</table>
### STRATEGY 7: TRANSPORTATION

Improve connectivity by building on strong transit access and enhance transportation infrastructure.

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</thead>
<tbody>
<tr>
<td><strong>7.7 Provide a wayfinding system.</strong></td>
<td>Add wayfinding signs to area destinations.</td>
<td>1 year</td>
<td>CDOT</td>
</tr>
<tr>
<td><strong>7.8 Improve transit stations.</strong></td>
<td>Metra: Improve station entrance, add lighting, add bike parking, and improve cross-walks near station entrance for higher visibility. CTA: improve lighting, add bike parking, improve cross-walks near station entrance for higher visibility.</td>
<td>2 years</td>
<td>RTA Make Way for Transit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 years</td>
<td>CTA, Metra</td>
</tr>
</tbody>
</table>
STRATEGY 8: DEVELOPMENT GUIDELINES

Update zoning and design guidelines to support a strong sense of place along the Kedzie Corridor.

Update zoning to support greater consistency along Kedzie and flexibility of uses to attract businesses and mixed use development.

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<tbody>
<tr>
<td>8.1 Update zoning along the Kedzie Corridor.</td>
<td>Work with Aldermen to update zoning map.</td>
<td>1 year: x</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Submit zoning map changes to Plan Commission.</td>
<td>2 years: x</td>
<td></td>
</tr>
<tr>
<td>8.2 Update zoning around Lake and Kedzie and utilize new Transit Served Location ordinance.</td>
<td>Coordinate with developer attraction strategies to encourage transit supportive development at Lake and Kedzie.</td>
<td>1 year: x, 2 years: x, 3 years: x</td>
<td>Zoning bonuses and reduced parking requirements</td>
</tr>
<tr>
<td>8.3 Build community support and input for proposed new development.</td>
<td>Engage and educate the community on zoning and development issues in advance of specific project proposals.</td>
<td>1 year: x</td>
<td></td>
</tr>
</tbody>
</table>
KEDZIE AVENUE CORRIDOR PRELIMINARY STUDY

East Garfield Park, Chicago