

NEAR WEST HOUSING ANALYSIS

East Garfield Park



PUBLIC MEETING SUMMARY

May 29, 2019



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT



Lori E. Lightfoot
Mayor of Chicago



CITY OF CHICAGO
DEPARTMENT OF
HOUSING

The City of Chicago’s Departments of Planning and Development and Housing met for a second time on May 29, 2019 at The Hatchery with the Garfield Park Community Council Land Use Committee and interested members of the public to provide additional data on housing trends and programs that was requested by participants at the project kick-off meeting on April 24, 2019. The presentations from both meetings should be viewed together as one complete data set.

In addition to the presentation, participants were asked to form small groups to help with data collection about existing conditions in six cluster areas where the City has identified it owns an abundance of vacant parcels. Over 40 attendees signed into the meeting, yet over 70 residents were in the room. It’s worth noting that every cluster had a “community expert” present who was able to share personal knowledge about that particular area.

The six cluster areas are identified as follows:

1. Area surrounding the proposed Damen Green Line Station that includes several larger sets of parcels. Several new multi-family housing projects are being developed in this cluster.
2. Area that includes several large collections of parcels as well as smaller, scattered sites. The area borders the Kinzie Industrial Corridor at its northern border and has numerous post-industrial buildings.
3. Area directly north of the Eisenhower Expressway and one block west of the Western Blue Line station. It has mainly smaller, scattered sites and is residential in character.
4. A large area that is bisected by 5th Avenue and includes a mix of commercial, retail and residential uses. Two public projects are located within this cluster, the C40 Competition sites at the corner of Kedzie and 5th Avenue and the Eco-Orchard project that straddles both sides of 5th Avenue near Sacramento Blvd.
5. Area running along both sides of the Green Line and includes a mix of residential, commercial and industrial uses. The new Hatchery project is located in the middle of this cluster next to the Kedzie Green Line Station. The California Green Line station is at the eastern edge of this area.
6. Area bordered by Garfield Park on two sides. It has a mix of commercial and residential uses and includes both medium-sized sets of parcels and scattered sites.

You can view the cluster areas more easily in the presentation and map materials associated with this meeting.

Each small group was invited to discuss four questions about their chosen cluster:

- What are the unique considerations for this area?
- What are this area’s assets?
- What ideas have been discussed in the community for this area?
- Identify any problem buildings, vacant buildings or public safety concerns

The City will be using the data collected from participants to refine cluster area boundaries, identify properties for potential Community Land Trust acquisition and to supplement parcel-level data currently being collected by our consultant team.

In general, participants expressed the following key themes:

- There is a desire for small, locally owned businesses (restaurants, services and entertainment rather than gas stations, churches, parking lots, or drive-thrus) to attract more people to live, work and play in East Garfield Park.
- Support for single-family home development, with the understanding that East Garfield Park is a transit-rich area and higher density may be appropriate/beneficial near CTA stations
- Would like to see amenities near CTA stations and along walking routes develop to serve commuters
- Crime and drug activity are major concerns that must be dealt with in order to enhance economic activity throughout East Garfield Park. Residents identified sites where crime is taking place near or adjacent to City-owned properties.

The next step in the process will be for the City to host larger community meetings to start developing priorities for City-owned cluster and scattered sites.

STAY INFORMED

Details about public meeting dates, times and locations will be posted on the project website: www.chicago.gov/nearwesthousing

Please email DPD with any questions, or if you would like to be added to our contact database: DPD@cityofchicago.org