



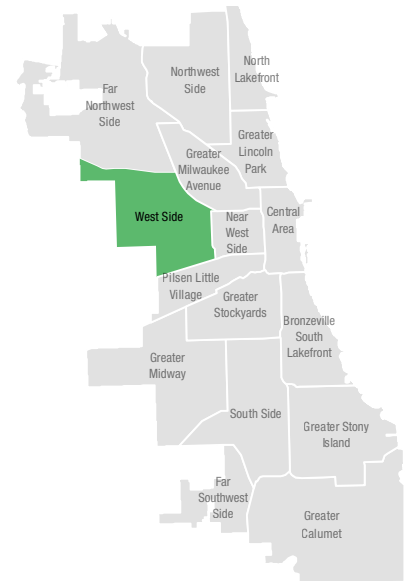
The Garfield Park Conservatory

# The West Side Planning Area

## Area Overview

The West Side Area is bounded generally by W Belmont Street to the north, W Grand Avenue to the south, the Metra Union Pacific Northwest railroad line to the east, and the Metra Milwaukee District/North Line tracks to the west. It consists primarily of five neighborhoods—Austin, Galewood, East and West Garfield Park, North Lawndale, and portions of Humboldt Park—and is home to some of the city’s earliest and strongest not-for-profit development corporations, such as Bethel New Life and Lawndale Christian Development Corporation.

The area is covered by six wards: 24th, 27th, 28th, 29th, 36th, and 37th.



**34,425**  
CPS students residing

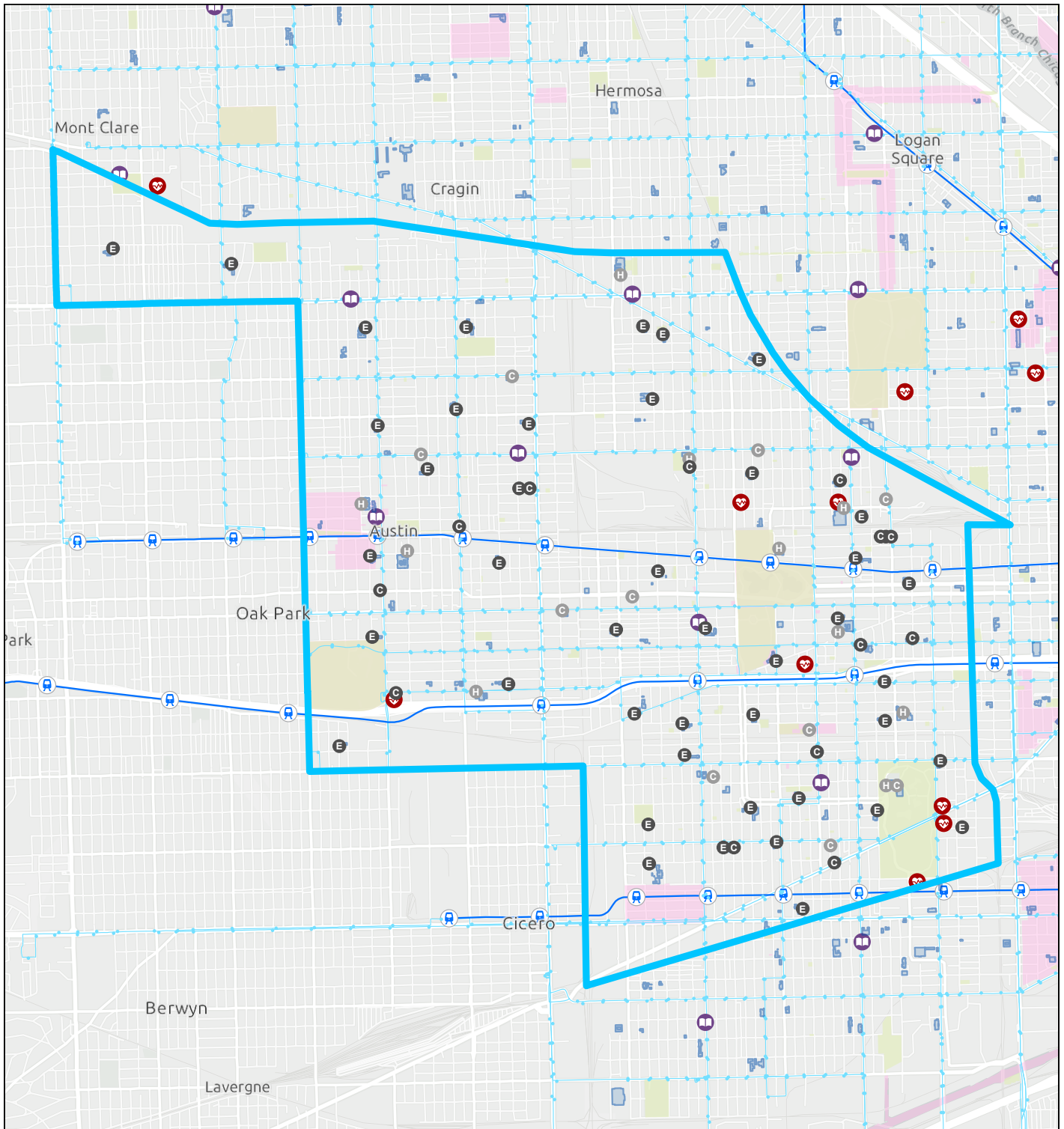


**15**  
rail stops



**63**  
open spaces

Source: City of Chicago Department of Planning and Development



- Elementary School
- Elementary School - Charter/Contract
- High School
- High School - Charter/Options
- West Side
- Buildings School Grounds
- Hospitals
- Libraries
- CTA Bus Stops
- CTA Rail Stations
- CTA Rail Lines
- CTA Bus Routes
- Parks
- Historical Area



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



## History and Context

The five community areas of the West Side Planning Area first began with developers erecting thousands of cottages, two-flats, and large apartment buildings to house workers from the nearby factories and downtown businesses. The area was gradually annexed to Chicago from east to west starting in 1837 until 1899. The annexations were initiated by the existing residents who wanted better services. Today, the West Side Planning Area has large and historic open spaces, including Columbus Park, Douglas Park, and Garfield Park, which provide some of the area’s most attractive features.

The Austin Community has the largest population concentration of Chicago’s community areas: approximately 98,000 people reside here. Columbus, Amundsen, and La Follete Parks offer public open space, and residents are served by the Austin, North Austin, and West Chicago Avenue Libraries. The Humboldt Park Community Area has approximately 56,000 residents. Residents are served by eight bus routes, including the Chicago #66 and Kimball-Homan #82. Humboldt Park offers public open space, and residents are served by the North Pulaski and the Richard M. Daley Libraries.

The East and West Garfield Park communities have approximately 38,500 residents. The west portion of these communities has the West Side’s tallest buildings: the Midwest Athletic Center and the Guyon Hotel, both of which are on the National Register of Historic Places. Garfield Park offers public open space, and residents are served by the Ledger Library.

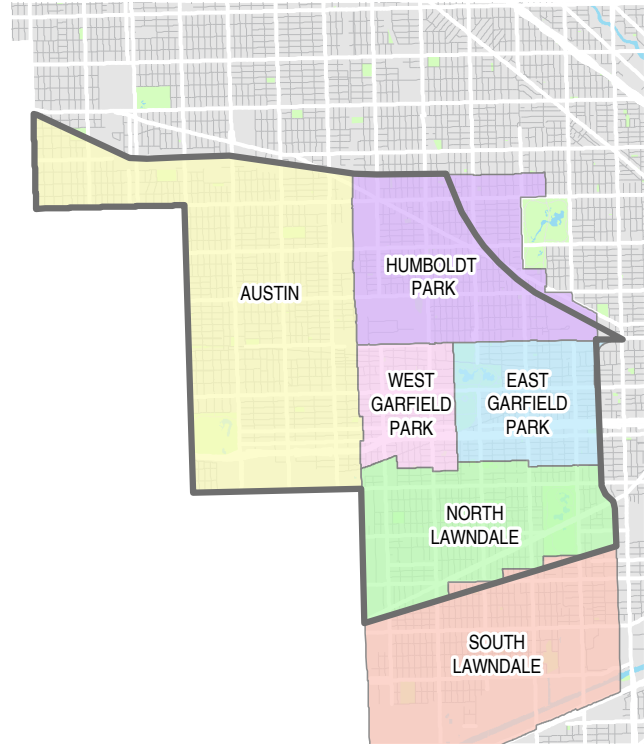







Figure West Side-1: Planning area communities; Source: City of Chicago Department of Planning and Development

The North Lawndale Community Area has approximately 4,800 residents. The neighborhood was densely built to house workers at huge factories, like the McCormick reaper plant and the Sears headquarters and catalog fulfillment center at Homan and Arthington. Douglas Park offers public open space, and residents are served by the Douglas Library.

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

	 Parks	 CTA Stops	 Metra Stations	 Libraries	 Hospitals
Austin	18	400	5	3	1
East Garfield Park	11	136	4	0	1
Humboldt Park	19	199	0	3	2
North Lawndale	14	198	4	1	2
West Garfield Park	5	70	2	1	0



# School Facility Overview

**76** Public Schools 

**57**  
Elementary Schools<sup>1</sup>  


+

**19**  
High Schools<sup>2</sup>  


**1943** Average Campus Year Built\*

**6,891,169** 

Total campus square footage\*

## Enrollment by Governance

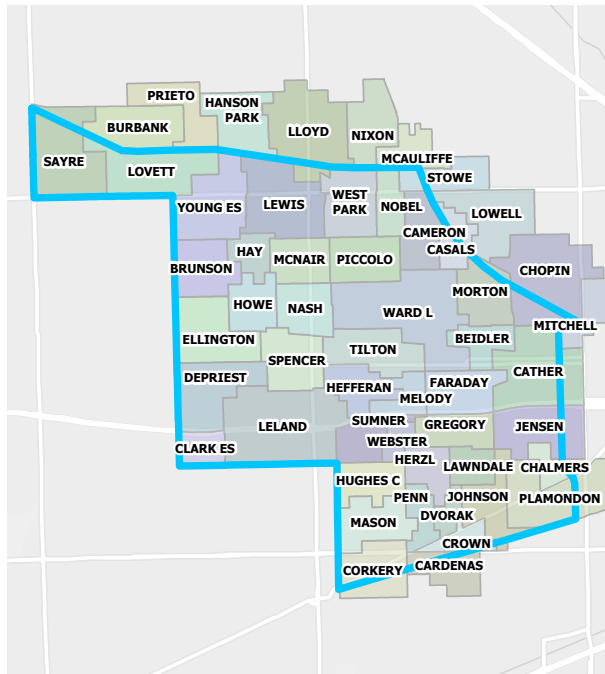
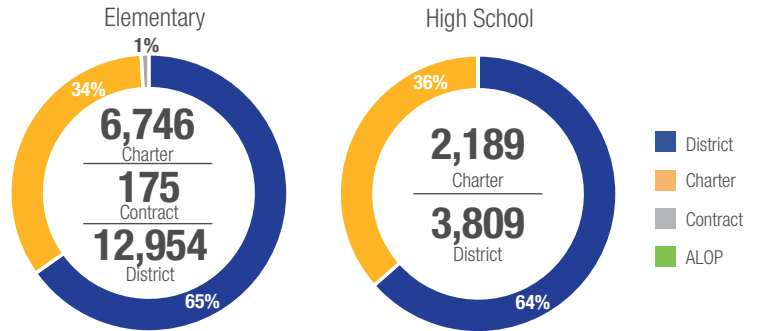


Figure West Side-2: Elementary school boundaries

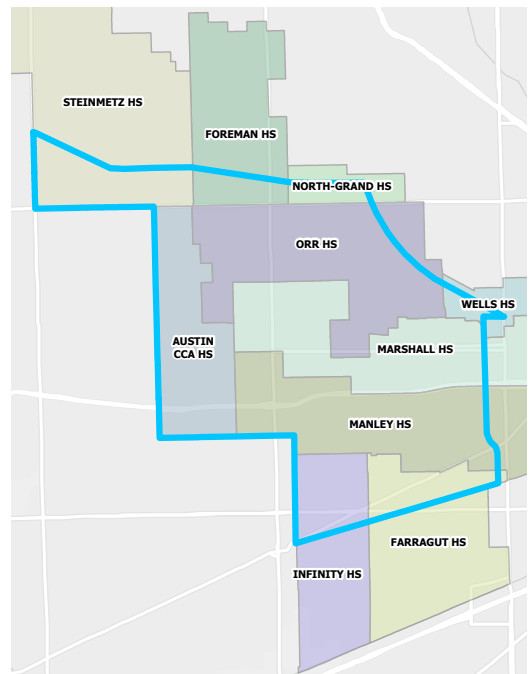
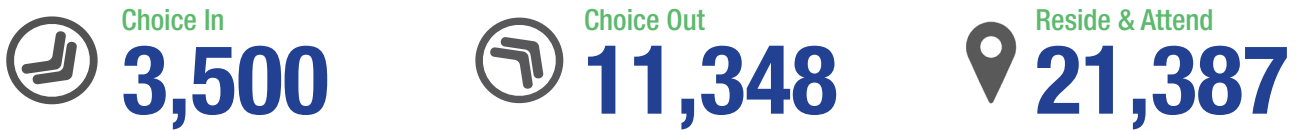


Figure West Side-3: High school boundaries; Source: Chicago Public Schools

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

# Utilization

The area average utilization for elementary schools in CPS-owned or leased facilities is approximately 39 percent and the area average utilization for high schools is 42 percent. There are 46 schools with enrollment levels below 70 percent.



Source: Chicago Public Schools

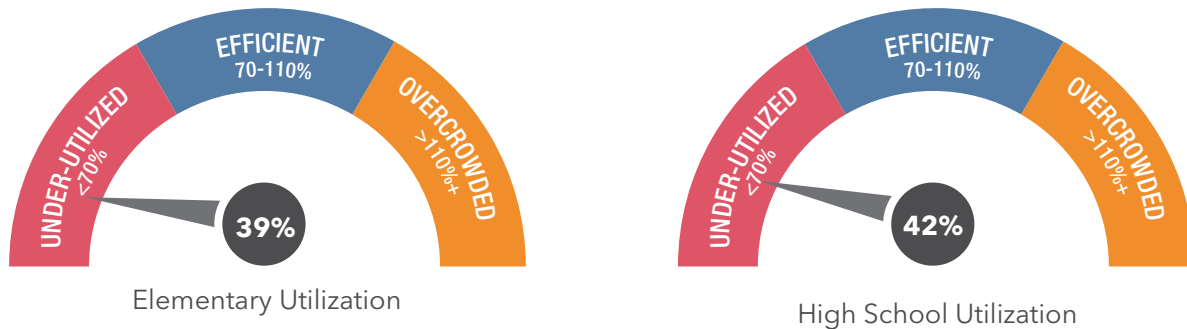


Figure West Side-4: Campus utilization ("Adjusted Utilization2"); Source: [Chicago Public Schools Space Use Standards](#). Computation excludes charter and contract schools as sole occupants in CPS owned/leased or non-CPS facilities.

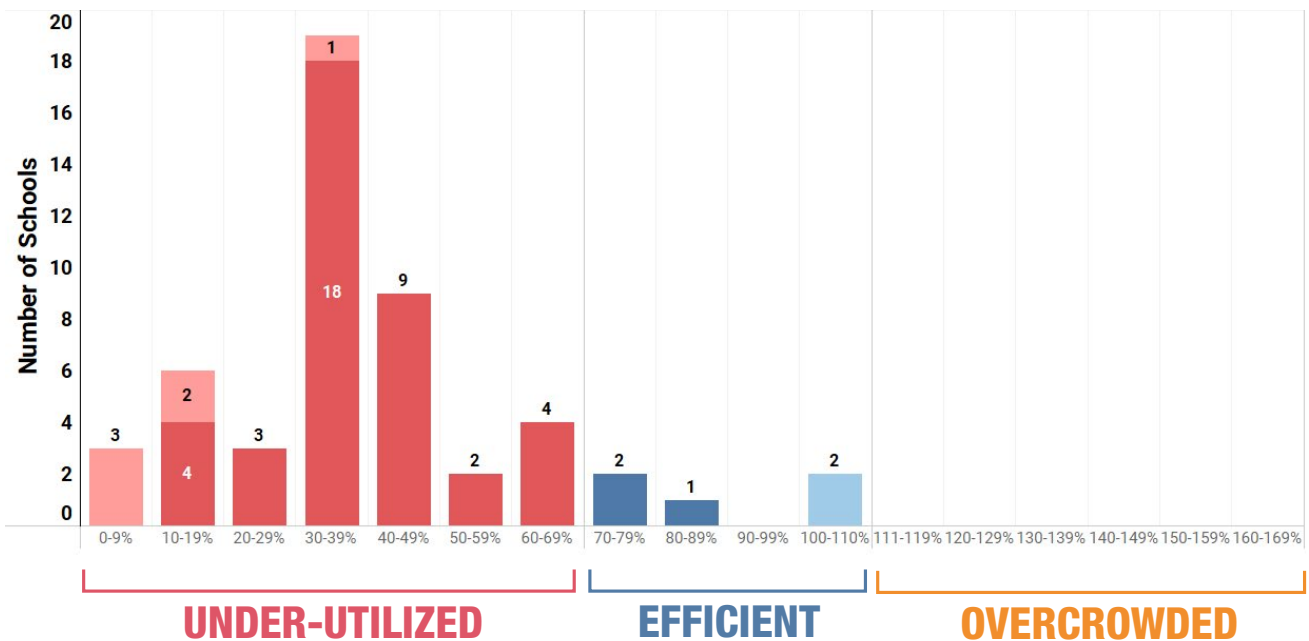


Figure West Side-5: School count by utilization range; Source: Chicago Public Schools

■ Elementary Schools    □ High Schools

## Current Facility Deficiencies

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

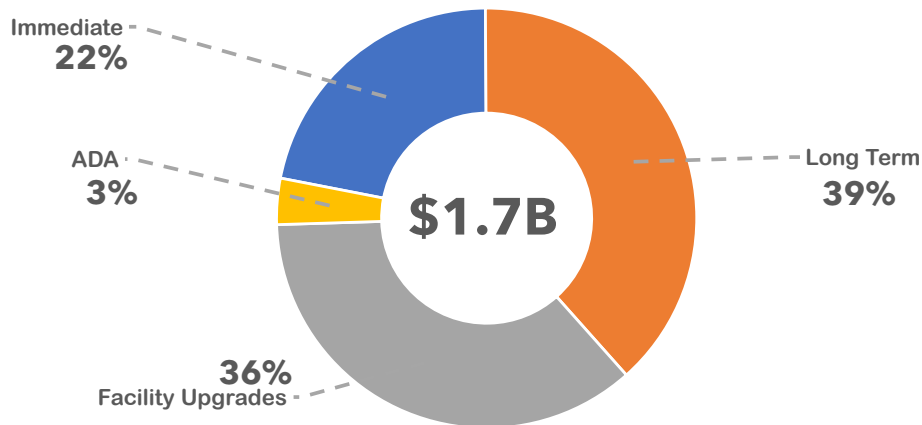


Figure West Side-6: Current facility deficiencies by system; Source: Chicago Public Schools. Data calculated from CPS owned and leased campuses.

### Facility Upgrades

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

### Immediate

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

### Long Term

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

### ADA Accessibility

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

## Future Facilities Priorities

Future improvement plans could include the following.

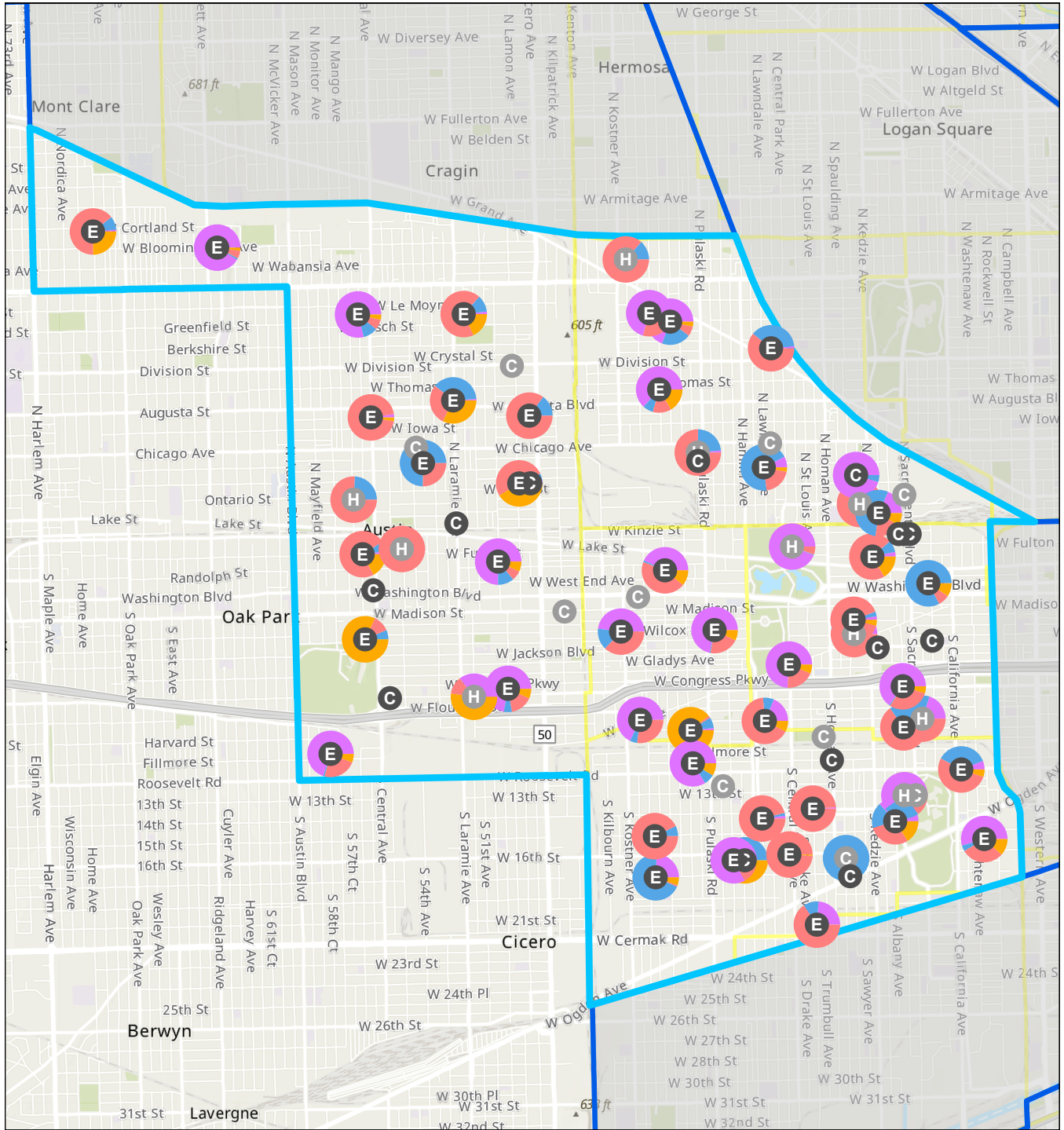
### Condition Improvement Priorities

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

### Capital Projects Since 2013

**\$ Capital Projects Cost**  
**\$370.6M**

# The West Side Historical Capital Projects



<b>E</b> Elementary School (43)		West Side
<b>C</b> Elementary School - Charter/Contract (14)		Other ARA Regions
<b>H</b> High School (10)		Community Areas
<b>G</b> High School - Charter/Options (10)		



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



## The West Side School Needs\* Data

School Name	Immediate	Long Term	Facility Upgrades	ADA Accessibility	Total (in Millions)
AUSTIN CCA HS	●	●	●		\$89.9
BEIDLER	●	●	●		\$24.3
BRUNSON	●	●	●		\$27.0
CAMERON		●	●	●	\$35.5
CATHER		●	●	●	\$8.8
CHALMERS	●	●	●	●	\$23.6
CLARK ES	●	●	●	●	\$12.7
CLARK HS			●		\$15.1
COLLINS HS		●	●	●	\$38.6
CROWN	●	●	●	●	\$33.6
DEPRIEST	●	●	●		\$9.9
DOUGLASS HS	●	●	●	●	\$35.0
DVORAK	●	●	●	●	\$25.5
ELLINGTON		●	●	●	\$19.9
ERICSON		●	●		\$12.7
FARADAY	●	●	●	●	\$21.0
FRAZIER PROSPECTIVE		●	●	●	\$23.8
GREGORY		●	●	●	\$18.5
HAY		●	●	●	\$26.3
HEFFERAN		●	●	●	\$13.7
HERZL	●	●	●		\$39.2
HOWE	●	●	●	●	\$12.6
HUGHES C	●	●	●	●	\$16.2
JENSEN	●	●	●	●	\$19.1
JOHNSON	●	●	●	●	\$22.5
KELLMAN	●	●	●	●	\$22.1
KIPP - ASCEND	●	●	●	●	\$22.1
LAWNDALE	●	●	●	●	\$45.7
LELAND	●	●	●	●	\$31.2
LEWIS		●	●	●	\$21.1
LOVETT	●	●	●	●	\$27.2
MANLEY HS	●	●	●		\$82.1
MARSHALL HS	●	●	●	●	\$96.9
MASON	●	●	●		\$54.3
MCNAIR		●	●		\$12.5
MELODY		●	●	●	\$43.9
MORTON		●	●	●	\$17.2
NASH	●	●	●	●	\$33.2
NLCP - CHRISTIANA HS		●	●	●	\$40.5
NOBEL	●		●	●	\$12.0
NORTH-GRAND HS	●	●	●		\$39.3
ORR HS	●	●	●	●	\$70.1
PENN	●		●		\$21.6
PICCOLO	●		●	●	\$36.8
PLAMONDON		●	●	●	\$13.7
POLARIS	●	●	●	●	\$18.0
RABY HS	●	●	●	●	\$45.0
SAYRE	●		●		\$15.0
SPENCER	●	●	●	●	\$39.6
SUMNER	●	●	●	●	\$44.4
TILTON	●	●	●	●	\$27.1
WARD L		●	●	●	\$22.6
WEBSTER		●	●	●	\$23.4
WEST PARK		●	●		\$15.7
WESTINGHOUSE HS	●	●	●	●	\$46.5
YOUNG ES		●	●	●	\$28.8

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



# The West Side Planning Area Data

School Name	Type	Governance	Boundary	Ownership	Co-Location	Total Attending SY 2021-22	Total Attending SY 2022-23	Change in Total Attending	Ideal Capacity*	Utilization*	Adjusted Utilization*	Utilization Status*
AUSTIN CCA HS	HS	District	Attendance Area School	Owned		159	167	▲ 8	1884	9%	9%	Underutilized
BEIDLER	ES	District	Attendance Area School	Owned		306	260	▼ -46	780	33%	41%	Underutilized
BRUNSON	ES	District	Attendance Area School	Owned		417	420	▲ 3	870	48%	48%	Underutilized
CAMERON CATALYST - CIRCLE ROCK	ES	District	Attendance Area School	Owned		635	565	▼ -70	1050	54%	54%	Underutilized
	ES	Charter	Citywide	Non-CPS		504	519	▲ 15	N/A	N/A	N/A	N/A
CATHER	ES	District	Attendance Area School	Owned		335	340	▲ 5	750	45%	46%	Underutilized
CHALMERS	ES	District	Attendance Area School	Owned		214	218	▲ 4	720	30%	33%	Underutilized
CLARK ES	ES	District	Attendance Area School	Owned		178	146	▼ -32	390	37%	38%	Underutilized
CLARK HS	HS	District	Citywide	Owned		523	460	▼ -63	1308	35%	38%	Underutilized
COLLINS HS <sup>1</sup>	HS	District	Citywide	Owned	Yes	251	223	▼ -28	1356	48%	55%	Underutilized
CROWN	ES	District	Attendance Area School	Owned		141	125	▼ -16	750	17%	17%	Underutilized
DEPRIEST	ES	District	Attendance Area School	Owned		464	465	▲ 1	840	55%	67%	Underutilized
DOUGLASS HS	HS	District	Citywide	Owned		44	34	▼ -10	1116	3%	4%	Underutilized
DVORAK	ES	District	Attendance Area School	Owned		327	273	▼ -54	780	35%	35%	Underutilized
ELLINGTON	ES	District	Attendance Area School	Owned		409	435	▲ 26	930	47%	45%	Underutilized
ERICSON	ES	District	Citywide	Owned		405	367	▼ -38	750	49%	50%	Underutilized
FARADAY FRAZIER	ES	District	Attendance Area School	Owned		184	160	▼ -24	780	21%	28%	Underutilized
PROSPECTIVE	ES	District	Citywide	Owned		164	131	▼ -33	900	15%	16%	Underutilized
GREGORY	ES	District	Attendance Area School	Owned		284	280	▼ -4	780	36%	35%	Underutilized
HAY	ES	District	Attendance Area School	Owned		268	266	▼ -2	660	40%	42%	Underutilized
HEFFERAN	ES	District	Attendance Area School	Owned		224	237	▲ 13	630	38%	39%	Underutilized
HERZL	ES	District	Attendance Area School	Owned		418	417	▼ -1	1350	31%	28%	Underutilized
HOWE	ES	District	Attendance Area School	Owned		389	380	▼ -9	630	60%	61%	Underutilized
HUGHES C	ES	District	Attendance Area School	Owned		198	186	▼ -12	600	31%	32%	Underutilized
JENSEN	ES	District	Attendance Area School	Owned		300	250	▼ -50	780	32%	36%	Underutilized
JOHNSON	ES	District	Attendance Area School	Owned		265	220	▼ -45	630	35%	43%	Underutilized
KELLMAN	ES	District	Citywide	Owned		213	208	▼ -5	840	25%	31%	Underutilized
KIPP - ACADEMY <sup>2</sup>	ES	Charter	Citywide	Owned	Yes	-	292	-	1230	42%	46%	Underutilized
KIPP - ASCEND <sup>3</sup>	ES	Charter	Citywide	Owned	Yes	374	379	▲ 5	1230	49%	53%	Underutilized
KIPP - ONE <sup>4</sup>	ES	Charter	Citywide	Owned	Yes	1025	1003	▼ -22	1890	65%	71%	Efficient
LAWNDALE	ES	District	Attendance Area School	Owned		216	217	▲ 1	930	23%	33%	Underutilized
LEARN - 7	ES	Charter	Citywide	Non-CPS		166	179	▲ 13	N/A	N/A	N/A	N/A
LEARN - BUTLER	ES	Charter	Citywide	Non-CPS		489	515	▲ 26	N/A	N/A	N/A	N/A
LEARN - CAMPBELL	ES	Charter	Citywide	Non-CPS		384	369	▼ -15	N/A	N/A	N/A	N/A
LEARN - EXCEL	ES	Charter	Citywide	Non-CPS		426	376	▼ -50	N/A	N/A	N/A	N/A
LEARN - MIDDLE	ES	Charter	Citywide	Non-CPS		360	282	▼ -78	N/A	N/A	N/A	N/A
LEGACY	ES	Charter	Citywide	Non-CPS		459	455	▼ -4	N/A	N/A	N/A	N/A
LEGAL PREP HS	HS	Charter	Citywide	Non-CPS		263	262	▼ -1	N/A	N/A	N/A	N/A
LELAND	ES	District	Attendance Area School	Owned		365	374	▲ 9	990	38%	37%	Underutilized
LEWIS	ES	District	Attendance Area School	Owned		401	360	▼ -41	1050	34%	38%	Underutilized
LOCKE A	ES	Charter	Citywide	Non-CPS		375	323	▼ -52	N/A	N/A	N/A	N/A
LOVETT	ES	District	Attendance Area School	Owned		306	298	▼ -8	540	55%	70%	Efficient
MANLEY HS	HS	District	Attendance Area School	Owned		64	70	▲ 6	1344	5%	5%	Underutilized
MARSHALL HS	HS	District	Attendance Area School	Owned		213	186	▼ -27	1440	13%	14%	Underutilized
MASON	ES	District	Attendance Area School	Owned		268	216	▼ -52	2100	10%	11%	Underutilized
MCNAIR	ES	District	Attendance Area School	Owned		341	345	▲ 4	990	35%	47%	Underutilized
MELODY	ES	District	Attendance Area School	Owned		310	273	▼ -37	990	28%	32%	Underutilized
MORTON	ES	District	Attendance Area School	Owned		181	181	■ 0	750	24%	24%	Underutilized
MOVING EVEREST	ES	Charter	Citywide	Non-CPS		701	781	▲ 80	N/A	N/A	N/A	N/A
NASH <sup>2</sup>	ES	District	Attendance Area School	Owned	Yes	221	230	▲ 9	1230	42%	46%	Underutilized
NLCP - CHRISTIANA HS	HS	Charter	Citywide	Owned		338	323	▼ -15	N/A	N/A	N/A	N/A
NLCP - COLLINS HS <sup>1</sup>	HS	Charter	Citywide	Owned	Yes	477	432	▼ -45	1356	48%	55%	Underutilized

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

<sup>1,2,3,4</sup> Numerical superscripts indicate that schools are co-located. Schools with the same superscripts are co-located together. The ideal capacity, utilization, adjusted utilization, and utilization status reflect the entire campus.

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

School Name	Type	Governance	Boundary	Ownership	Co-Location	Total Attending SY 2021-22	Total Attending SY 2022-23	Change in Total Attending	Ideal Capacity*	Utilization*	Adjusted Utilization*	Utilization Status*
NOBEL	ES	District	Attendance Area School	Owned		603	571	▼ -32	720	79%	88%	Efficient
NOBLE - DRW HS	HS	Charter	Citywide	Non-CPS		318	353	▲ 35	N/A	N/A	N/A	N/A
NOBLE - ROWE CLARK HS	HS	Charter	Citywide	Non-CPS		383	397	▲ 14	N/A	N/A	N/A	N/A
NORTH-GRAND HS	HS	District	Attendance Area School	Owned		1087	1059	▼ -28	1140	93%	101%	Efficient
ORR HS <sup>4</sup>	HS	District	Attendance Area School	Owned	Yes	216	228	▲ 12	1890	65%	71%	Efficient
PENN <sup>3</sup>	ES	District	Attendance Area School	Owned	Yes	221	223	▲ 2	1230	49%	53%	Underutilized
PICCOLO	ES	District	Attendance Area School	Owned		546	568	▲ 22	1470	39%	41%	Underutilized
PLAMONDON	ES	District	Attendance Area School	Owned		122	103	▼ -19	240	43%	43%	Underutilized
PLATO	ES	Contract	Citywide	Non-CPS		209	175	▼ -34	N/A	N/A	N/A	N/A
POLARIS	ES	Charter	Citywide	Owned		404	381	▼ -23	N/A	N/A	N/A	N/A
RABY HS	HS	District	Citywide	Owned		198	176	▼ -22	984	18%	17%	Underutilized
SAYRE	ES	District	Attendance Area School	Owned		431	430	▼ -1	600	72%	71%	Efficient
SPENCER	ES	District	Attendance Area School	Owned		433	384	▼ -49	1200	32%	36%	Underutilized
SUMNER	ES	District	Attendance Area School	Owned		218	203	▼ -15	1350	15%	17%	Underutilized
TILTON	ES	District	Attendance Area School	Owned		253	232	▼ -21	750	31%	36%	Underutilized
WARD L	ES	District	Attendance Area School	Owned		286	249	▼ -37	750	33%	30%	Underutilized
WEBSTER	ES	District	Attendance Area School	Owned		222	213	▼ -9	600	36%	35%	Underutilized
WEST PARK	ES	District	Attendance Area School	Owned		489	459	▼ -30	810	57%	61%	Underutilized
WESTINGHOUSE HS	HS	District	Citywide	Owned		1192	1206	▲ 14	1176	103%	108%	Efficient
YCCS - CCA	HS	Charter	Citywide	Non-CPS		143	119	▼ -24	N/A	N/A	N/A	N/A
ACADEMY YCCS - SCHOLASTIC ACHIEVEMENT	HS	Charter	Citywide	Non-CPS		164	129	▼ -35	N/A	N/A	N/A	N/A
YCCS - WEST	HS	Charter	Citywide	Non-CPS		111	78	▼ -33	N/A	N/A	N/A	N/A
YCCS - WEST TOWN	HS	Charter	Citywide	Non-CPS		120	96	▼ -24	N/A	N/A	N/A	N/A
YOUNG ES	ES	District	Attendance Area School	Owned		512	476	▼ -36	1530	31%	35%	Underutilized

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

<sup>1,2,3,4</sup> Numerical superscripts indicate that schools are co-located. Schools with the same superscripts are co-located together. The ideal capacity, utilization, adjusted utilization, and utilization status reflect the entire campus.

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