

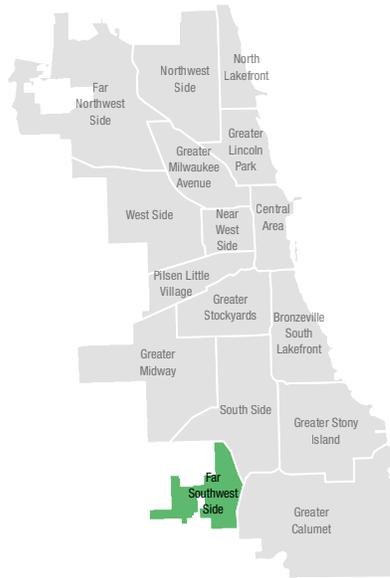


View of the city from the Far Southwest

The Far Southwest Side Planning Area

Area Overview

The Far Southwest Side Area is generally bounded by W 87th Street to the north, the city boundary to the west and south, and S Beverly Avenue and S Vincennes Avenue to the east. It consists of three neighborhoods—Beverly, Morgan Park, and Mount Greenwood—that were annexed by the City of Chicago between 1890 and 1927. Although among the smallest populated public school student areas, compared to Chicago’s other 15 planning areas, the Far Southwest Side has the highest percentage of single-family homes. Most of the Far Southwest Side is covered by the 19th Ward with smaller portions covered by the 18th and 21st wards.

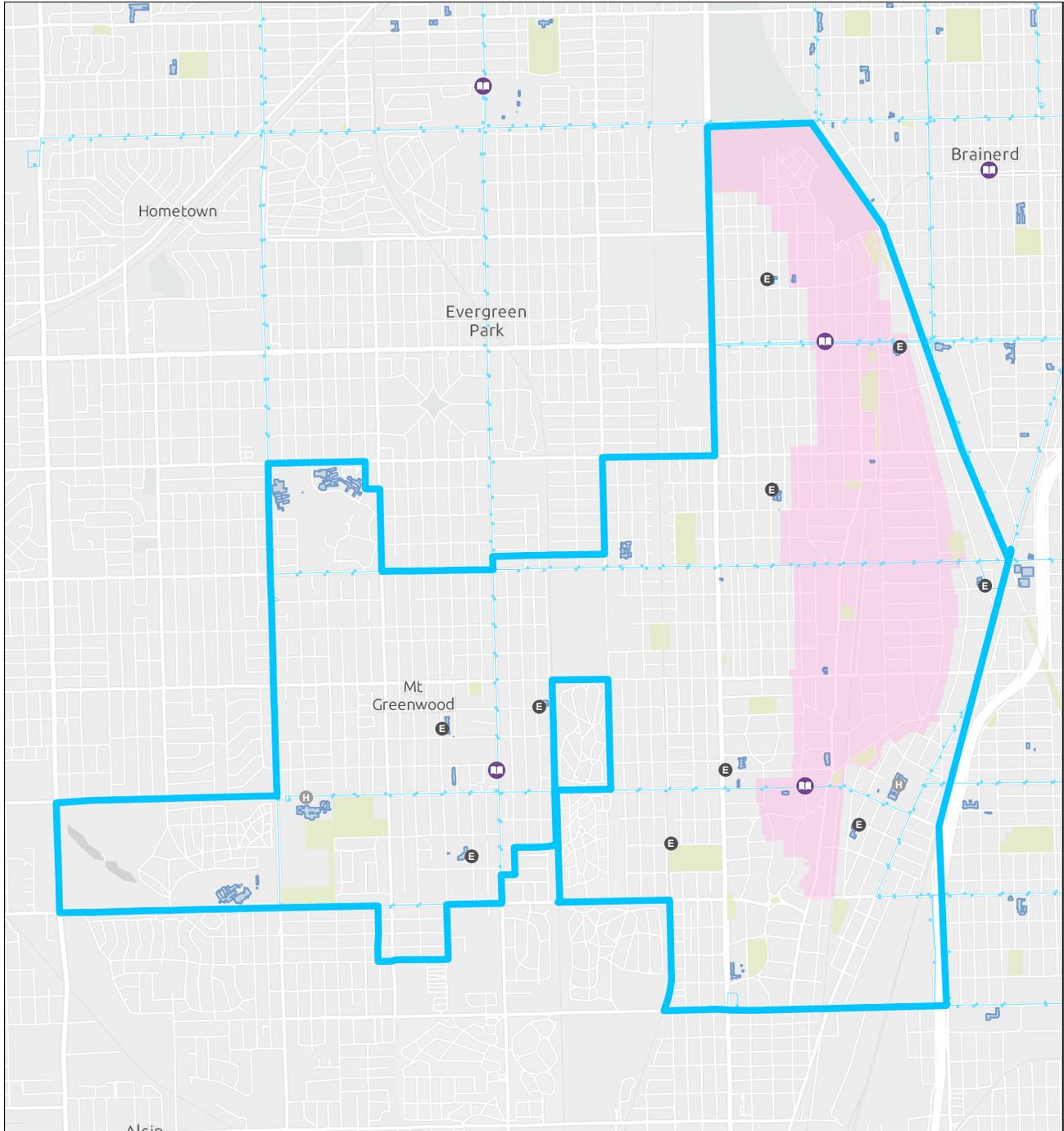



5,064
 CPS students residing


0
 rail stops


20
 open spaces

Source: City of Chicago Department of Planning and Development



- Elementary School
- High School
- Far Southwest Side
- Buildings School Grounds
- CTA Bus Stops
- CTA Bus Routes
- Parks
- Historical Area
- Libraries



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

History and Context

The three Community Areas of the Far Southwest Side Planning Area first began to develop in the mid- to late nineteenth century. Morgan Park, in 1869, was the first area of the three to have planned, suburban, residential development take shape, which became more populated after commuter rail service was established in 1888. Homes were built along the Blue Island Ridge, an elevated area left behind during the last glacial period. Beverly attracted those seeking a more suburban environment in the late 1800s, with Houses being built along Longwood Drive. Development in these two communities focused mostly east of S Western Avenue until the post-World War II building boom, which lasted through the 1970s.

Mount Greenwood was first established as an outpost where those visiting a nearby cemetery could patronize taverns and restaurants. The area was one of the last neighborhoods annexed to Chicago and most residential development began after the Federal Works Program Administration began installing sewers, streets, and street lighting in the 1930s.

Today, the Far Southwest Side consists largely of neighborhoods with single-family homes, with residents commuting to jobs in other areas. Beverly is home to two Chicago Landmark Districts that showcase the grand homes built in the area in the late 1800s and early 1900s: the Longwood Drive District, which extends into Morgan Park, and the Walter Burley Griffin Place District. In addition, the Beverly/Morgan Park Railroad.

In addition to historic homes and train stations, Beverly is home to the Beverly Arts Center and the Dan Ryan Woods. Morgan Park includes a few industrial properties in the planning area and the Marshfield Plaza shopping center, in addition to its historic homes and train stations.

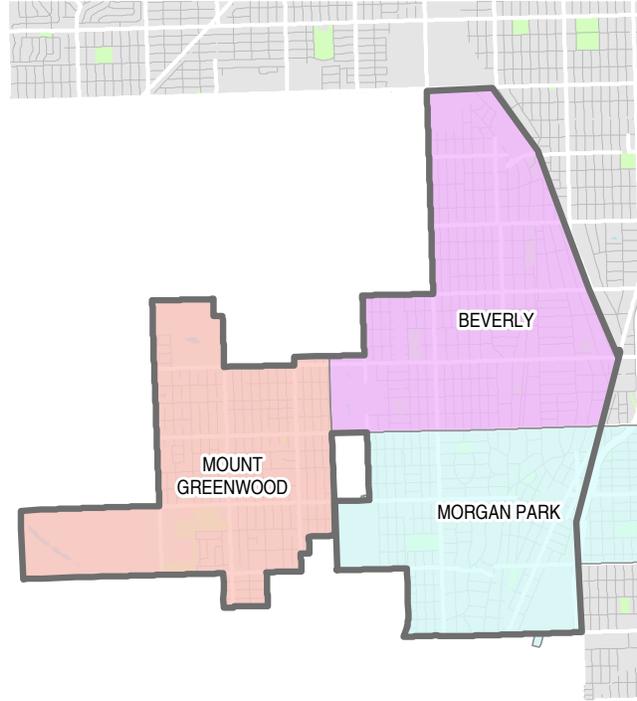


Figure Far Southwest Side-1: Planning area communities; Source: City of Chicago Department of Planning and Development

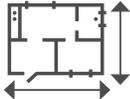
Mount Greenwood is home to Saint Xavier University, as well as the Chicago High School for Agricultural Sciences, which boasts a 72-acre working farm. Mt. Greenwood Park offers public open space with ice skating and ball fields, while the Mt. Greenwood Library provides the area’s residents with educational programming and materials.

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

	 Parks	 CTA Stops	 Metra Stations	 Libraries	 Hospitals
Beverly	10	68	0	1	0
Morgan Park	11	88	0	1	0
Mount Greenwood	2	82	0	1	0

School Facility Overview

12 Public Schools 

1,018,440 

Total campus square footage*

10

Elementary Schools¹



2

High Schools²



1937 Average Campus Year Built*

Enrollment by Governance

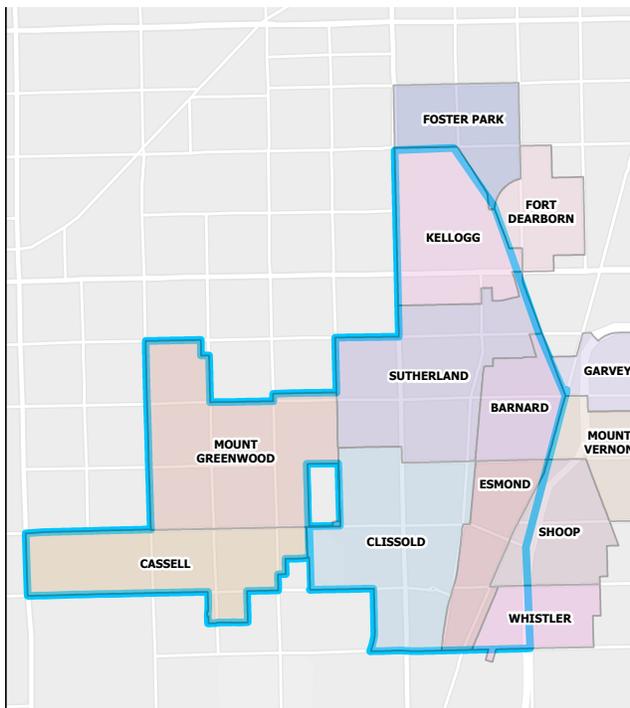
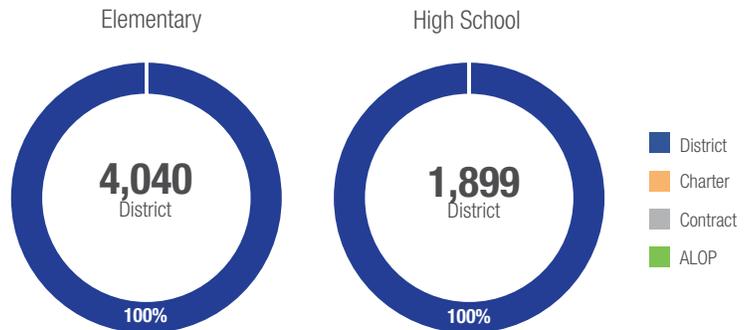


Figure Far Southwest Side-2: Elementary school boundaries

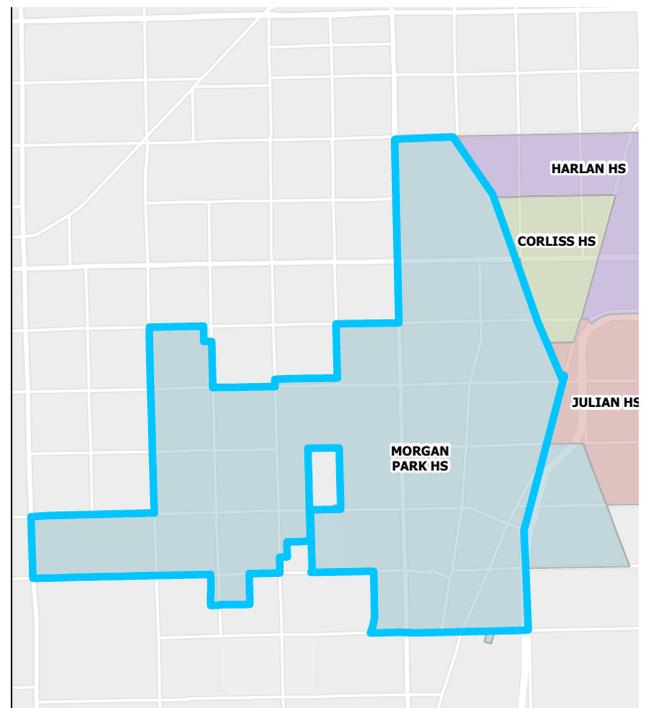


Figure Far Southwest Side-3: High school boundaries;
Source: Chicago Public Schools

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

Utilization

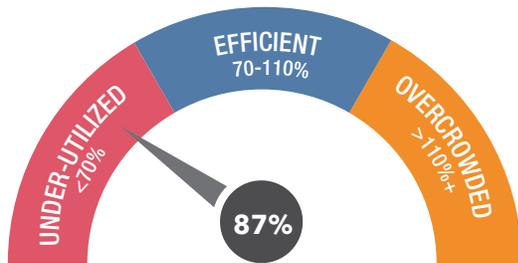
The area average utilization for elementary schools in CPS-owned or leased facilities is approximately 87 percent and the area average utilization for high schools is 75 percent. There are 2 schools with enrollment levels below 70 percent.

Choice In
1,743

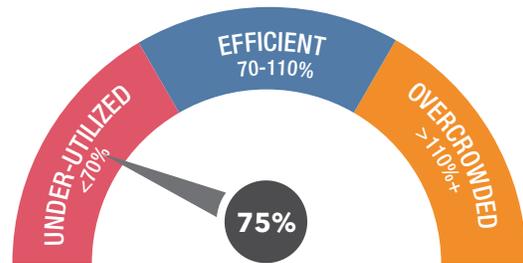
Choice Out
1,086

Reside & Attend
3,653

Source: Chicago Public Schools



Elementary Utilization



High School Utilization

Figure Far Southwest 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 Far Southwest 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 Far Southwest 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.

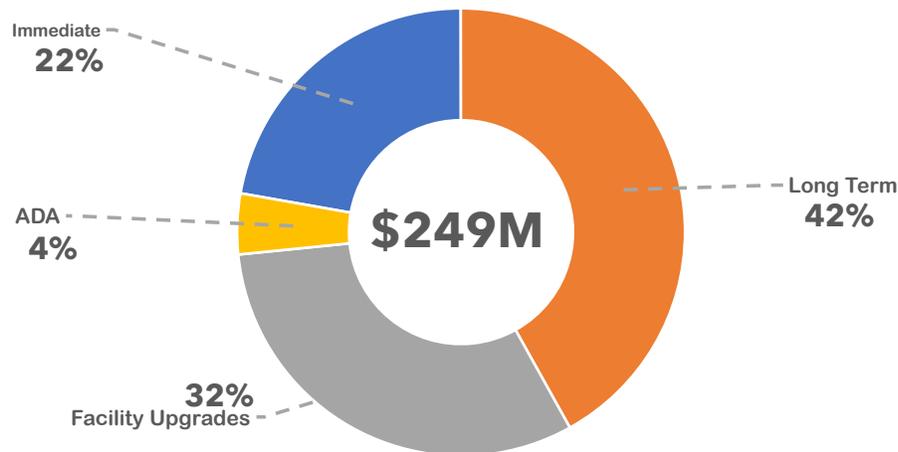


Figure Far Southwest Side-6: Current facility deficiencies by system; Source: Chicago Public Schools. Data calculated from CPS owned and leased campuses.

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.

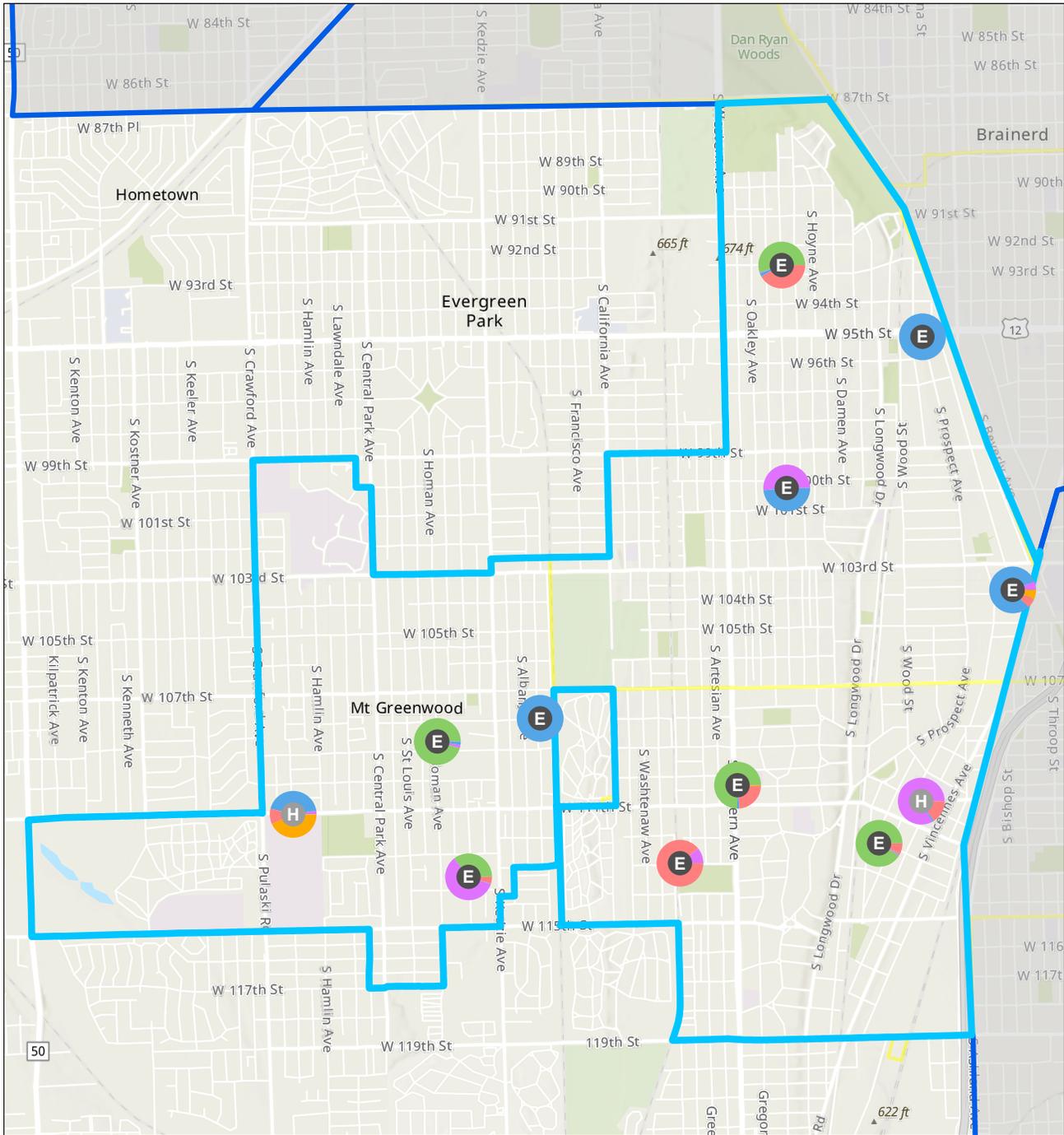
Condition Improvement Priorities

- 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
124.3M

The Far Southwest Side Historical Capital Projects



- E Elementary School (10)
- H High School (2)
- New Construction
- Exterior
- MEP+FP
- Interior
- Site
- Far Southwest Side
- Other ARA Regions
- Community Areas



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

The Far Southwest Side School Needs* Data

School Name	Immediate	Long Term	Facility Upgrades	ADA Accessibility	Total (in Millions)
BARNARD	●	●	●	●	\$17.2
CASELL		●	●		\$12.4
CHICAGO AGRICULTURE H	●	●	●	●	\$49.6
CLISSOLD	●	●	●	●	\$25.6
ESMOND	●	●	●		\$12.3
KELLER	●	●	●	●	\$13.6
KELLOGG		●	●	●	\$13.5
MORGAN PARK HS		●	●		\$40.9
MOUNT GREENWOOD		●	●	●	\$15.1
SUTHERLAND	●	●	●	●	\$21.8
VANDERPOEL	●	●	●	●	\$18.0
VICK	●	●	●	●	\$9.2

*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 Far Southwest 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*
BARNARD	ES	District	Attendance Area School	Owned		262	263	▲ 1	390	67%	82%	Efficient
CASSELL	ES	District	Attendance Area School	Owned		361	351	▼ -10	480	73%	80%	Efficient
CHICAGO AGRICULTURE HS	HS	District	Citywide	Owned		814	791	▼ -23	1116	71%	77%	Efficient
CLISSOLD	ES	District	Attendance Area School	Owned		389	391	▲ 2	630	62%	66%	Underutilized
ESMOND	ES	District	Attendance Area School	Owned		274	247	▼ -27	390	63%	59%	Underutilized
KELLER	ES	District	Citywide	Owned		212	214	▲ 2	210	102%	102%	Efficient
KELLOGG	ES	District	Attendance Area School	Owned		278	282	▲ 4	270	104%	134%	Overcrowded
MORGAN PARK HS	HS	District	Attendance Area School	Owned		1138	1108	▼ -30	1656	67%	74%	Efficient
MOUNT GREENWOOD	ES	District	Attendance Area School	Owned		1148	1154	▲ 6	1290	89%	93%	Efficient
SUTHERLAND	ES	District	Attendance Area School	Owned		606	575	▼ -31	720	80%	91%	Efficient
VANDERPOEL	ES	District	Citywide	Owned		255	243	▼ -12	270	90%	90%	Efficient
VICK	ES	District	Citywide	Owned		274	320	▲ 46	N/A	N/A	N/A	N/A

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

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