



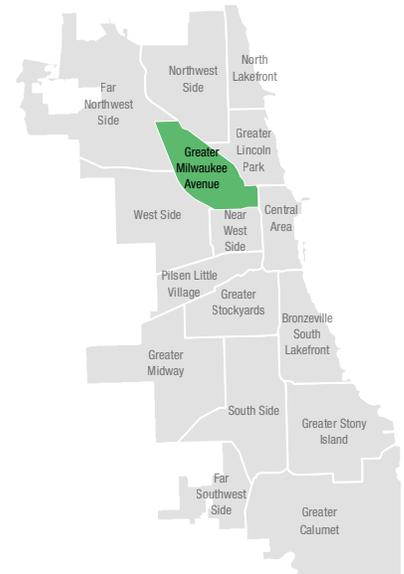
Winter at Wicker Park

# The Greater Milwaukee Avenue Planning Area

## Area Overview

The Greater Milwaukee Avenue Area is bounded generally by W Addison Street to the north, W Grand Avenue to the south, the Union Pacific Northwest railroad tracks to the east and the Milwaukee District/North Line tracks to the west. It consists primarily of seven neighborhoods—Logan Square, Ukrainian Village, West Town, Wicker Park and portions of Avondale, Bucktown and Humboldt Park. At the epicenter of the area is Milwaukee Avenue (formerly North West Plank Road), which followed the path of a Native American trail angling northwest out of Chicago.

The Greater Milwaukee Avenue Area is covered by eight wards: 1st, 26th, 27th, 30th, 31st, 32nd, 35th, and 36th.

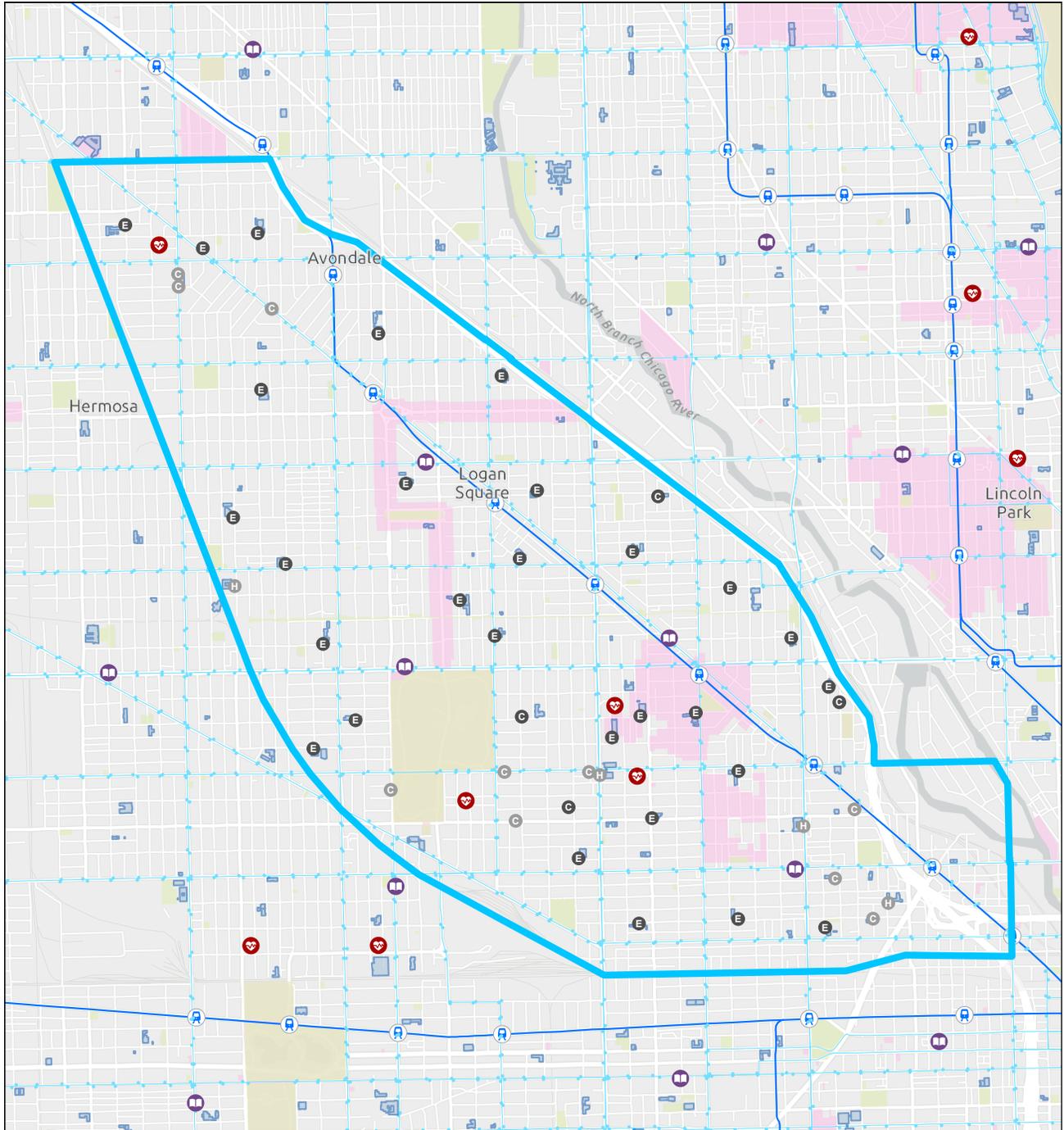


 **16,861**  
CPS students residing

 **7**  
rail stops

 **41**  
open spaces

Source: City of Chicago Department of Planning and Development



- Elementary School
- C Elementary School - Charter/Contract
- H High School
- O High School - Charter/Options
- Greater Milwaukee Avenue
- Buildings School Grounds
- H Hospitals
- L Libraries
- S CTA Bus Stops
- R 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 primary four community areas of the Greater Milwaukee Avenue Planning Area first began to be settled with the arrival of eastern European immigrants in the late 1870s. Today, the Greater Milwaukee Avenue Planning Area is constantly changing. Multiple art, music, and food festivals boom during summer and fall, attracting many visitors. In addition to many housing options, several entertainment venues and retail corridors attract public and private investments.

The Avondale and Logan Square Community Areas have approximately 112,800 residents. The types of housing in these areas range from wood frame buildings to historic limestone residences. Kosciuszko Park and Palmer Square, within the Historic Boulevard system, represent the largest open space assets. Residents are served by the Logan Square Library, which provides them with innovative library services as well as state-of-the-art technology. There are five health service providers, including Kindred-Central Hospital, PrimeCare Community Health Center (Ames and Fullerton locations), Infant Welfare, and Cook Logan Square.

The Community Areas of Humboldt Park and West Town have approximately 81,400 residents. The historic housing of these areas feature late 19th-century brick cottages and two-flats along W Grand Avenue, W Chicago Avenue, and W Augusta Boulevard. The main intersection of N Damen Avenue, W North Avenue, and N Milwaukee Avenue is the epicenter for entertainment in the area. In the last few years, a restaurant corridor has been developing between the I-90 Expressway and N Western Avenue. There are 11 health service providers in the area.

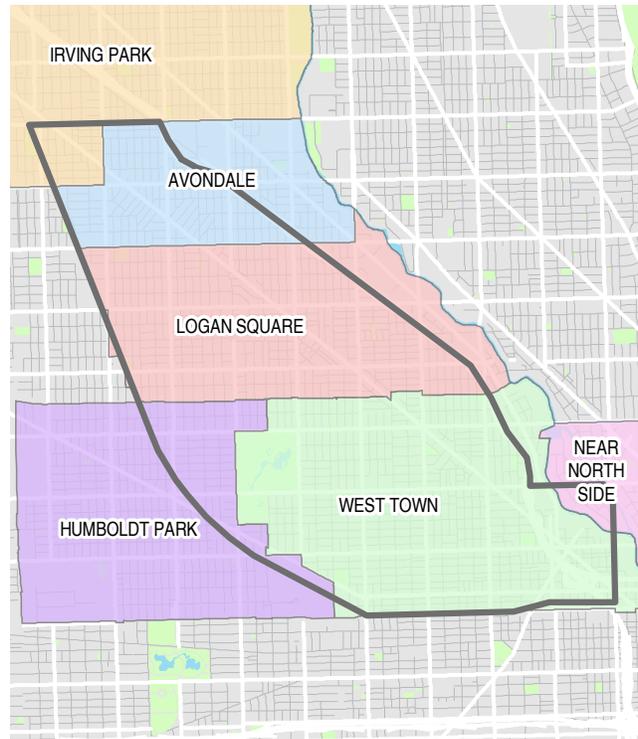


Figure Greater Milwaukee Avenue-1: Planning area communities; Source: City of Chicago Department of Planning and Development

Table Greater Milwaukee Avenue-1: Planning area neighborhood assets; Source: City of Chicago Department of Planning and Development

	 Parks	 CTA Stops	 Metra Stations	 Libraries	 Hospitals
Avondale	8	120	1	0	0
Humboldt Park	19	199	0	3	2
Logan Square	19	224	3	1	0
West Town	20	287	4	2	3

## School Facility Overview

**47** Public Schools 

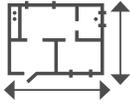
**33**  
Elementary Schools<sup>1</sup>



**14**  
High Schools<sup>2</sup>



**1916** Average Campus Year Built\*

**4,114,025** 

Total campus square footage\*

Enrollment by Governance

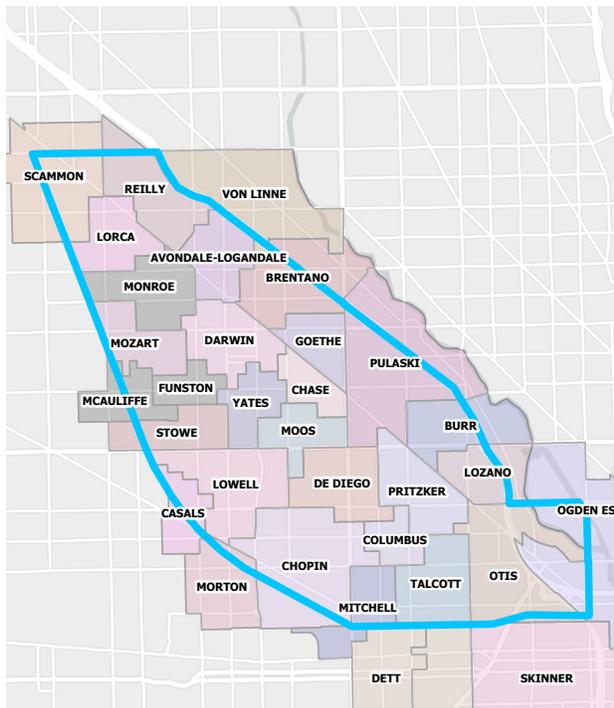
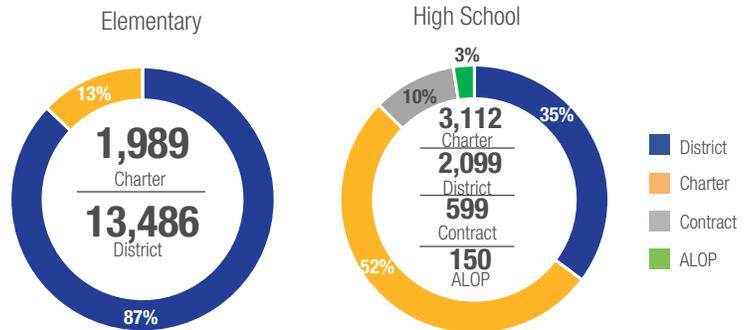


Figure Greater Milwaukee Avenue-2: Elementary school boundaries

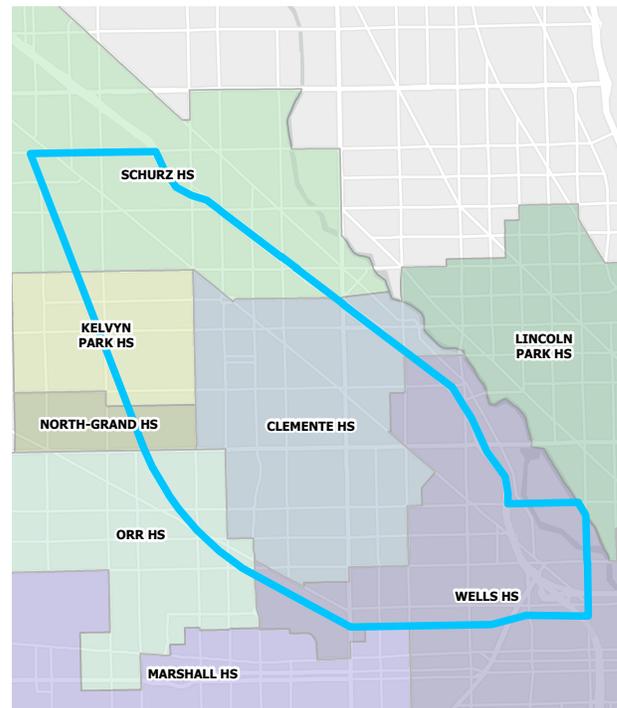


Figure Greater Milwaukee Avenue-3: High school boundaries; Source: Chicago Public Schools

<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 59 percent and the area average utilization for high schools is 42 percent. There are 23 schools with enrollment levels below 70 percent.



Source: Chicago Public Schools

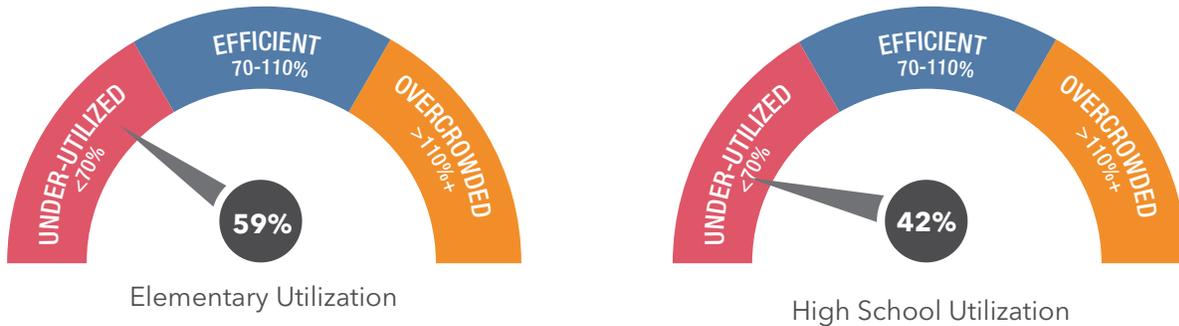


Figure Greater Milwaukee Avenue-4: Campus utilization ("Adjusted Utilization2"); Source: [Chicago Public Schools Space Use Standards](#). Computation excludes charter and contract schools as sole occupants in CPS owned/leased or non-CPS facilities.

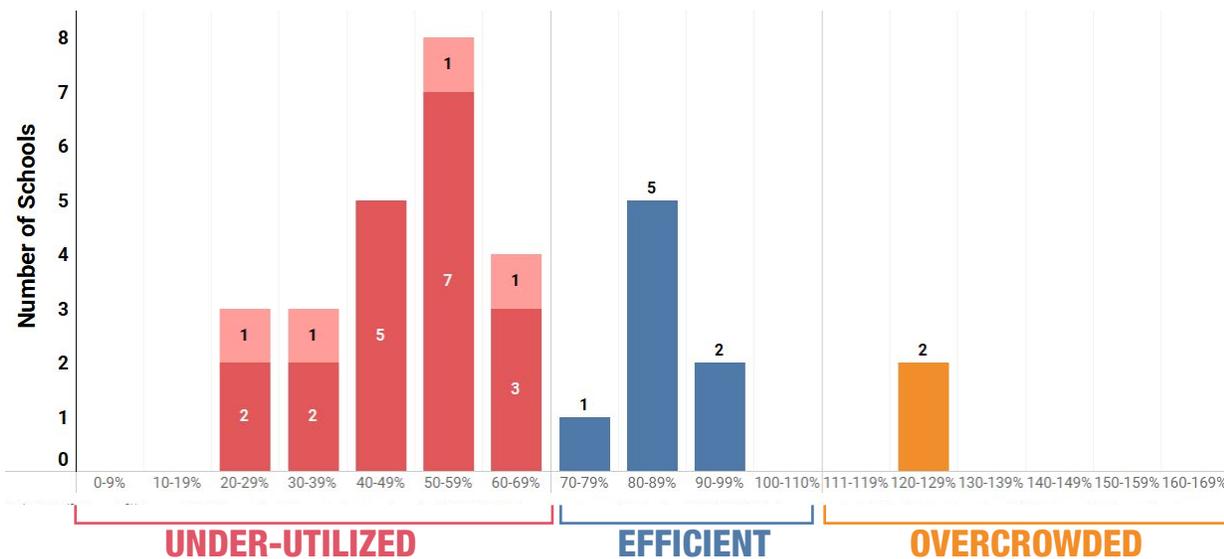


Figure Greater Milwaukee Avenue-5: School count by utilization range; Source: Chicago Public Schools

■ Elementary Schools □ High Schools

## Current Facility Deficiencies

The figure below depicts the significance of need for each building system for campuses within Greater Milwaukee Avenue. 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.

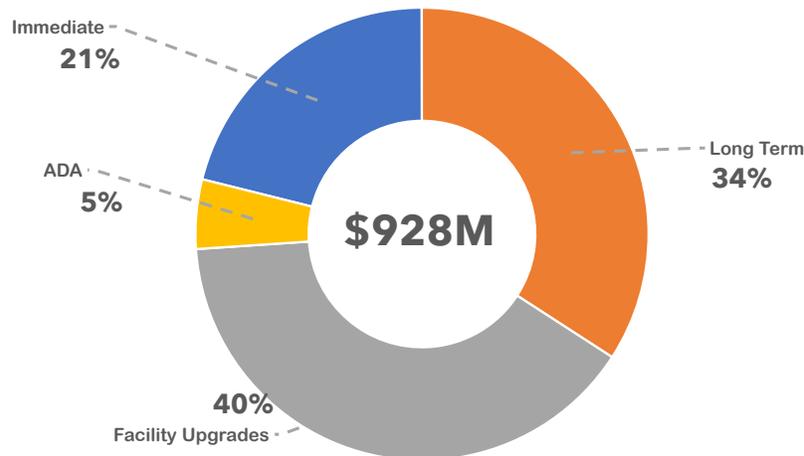


Figure Greater Milwaukee Avenue-6: Current facility deficiencies by system; Source: Chicago Public Schools. Data calculated from CPS owned and leased campuses.

### 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.

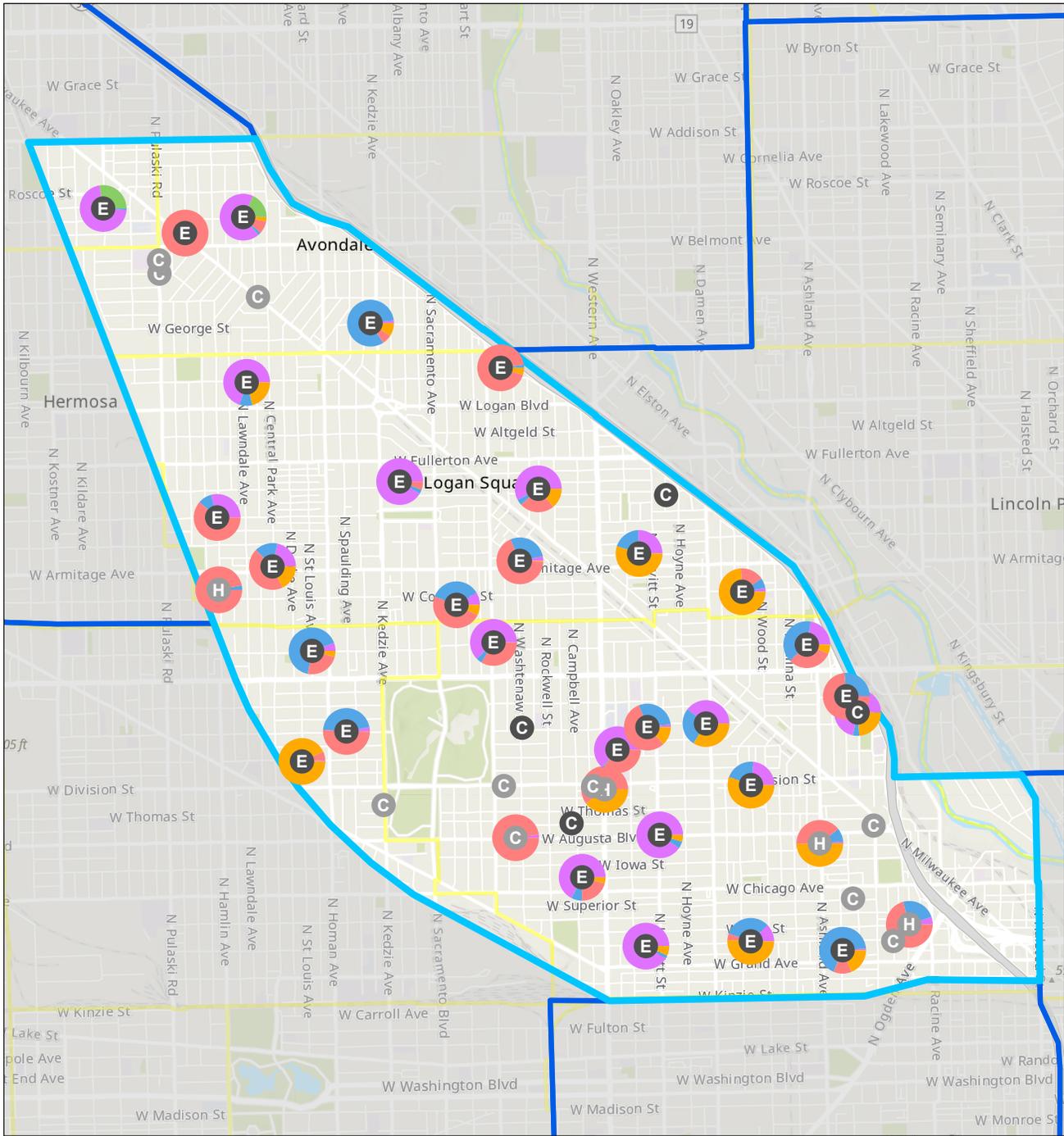
### Condition Improvement Priorities

- 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**  
**223.4M**

# The Greater Milwaukee Historical Capital Projects



- E** Elementary School (29)
- C** Elementary School - Charter/Contract (4)
- H** High School (4)
- C** High School - Charter/Options (10)

- New Construction
- Exterior
- MEP+FP
- Interior
- Site

- Greater Milwaukee Avenue
- Other ARA Regions
- Community Areas



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



## The Greater Milwaukee School Needs\* Data

School Name	Immediate	Long Term	Facility Upgrades	ADA Accessibility	Total (in Millions)
AVONDALE-LOGANDALE	●	●	●	●	\$39.0
BRENTANO	●	●	●	●	\$37.4
BURR	●	●	●	●	\$14.6
CASALS	●	●	●	●	\$17.6
CHASE	●	●	●	●	\$21.4
CHIARTS HS	●	●	●	●	\$42.4
CHOPIN	●	●	●	●	\$17.6
CLEMENTE HS	●	●	●	●	\$55.1
COLUMBUS	●	●	●	●	\$12.5
DARWIN	●	●	●	●	\$31.4
DE DIEGO	●	●	●	●	\$38.2
DRUMMOND	●	●	●	●	\$13.2
FUNSTON	●	●	●	●	\$22.6
GOETHE	●	●	●	●	\$12.5
LASALLE II	●	●	●	●	\$33.7
LORCA	●	●	●	●	\$3.6
LOWELL	●	●	●	●	\$27.2
MARINE LEADERSHIP AT AMES HS	●	●	●	●	\$23.2
MITCHELL	●	●	●	●	\$16.9
MONROE	●	●	●	●	\$35.4
MOOS	●	●	●	●	\$25.5
MOZART	●	●	●	●	\$27.3
Ogden HS	●	●	●	●	\$14.8
OTIS	●	●	●	●	\$12.9
PRITZKER	●	●	●	●	\$24.5
PULASKI	●	●	●	●	\$31.0
REILLY	●	●	●	●	\$21.3
ROWE	●	●	●	●	\$25.6
SABIN	●	●	●	●	\$20.5
SCAMMON	●	●	●	●	\$20.5
STOWE	●	●	●	●	\$36.0
TALCOTT	●	●	●	●	\$29.8
WELLS HS	●	●	●	●	\$80.5
YATES	●	●	●	●	\$42.2

\*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 Greater Milwaukee Avenue 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*
ACERO - SANTIAGO FINANCE HS	ES	Charter	Citywide	Non-CPS		235	221	▼ -14	N/A	N/A	N/A	N/A
ASPIRA - EARLY COLLEGE HS	HS	Charter	Citywide	Non-CPS		562	494	▼ -68	N/A	N/A	N/A	N/A
AVONDALE-LOGANDALE	ES	District	Attendance Area School	Owned		315	262	▼ -53	N/A	N/A	N/A	N/A
BRENTANO	ES	District	Attendance Area School	Owned		523	509	▼ -14	1170	44%	50%	Underutilized
BURR	ES	District	Attendance Area School	Owned		669	691	▲ 22	960	72%	80%	Efficient
CASALS	ES	District	Attendance Area School	Owned		489	479	▼ -10	390	123%	123%	Overcrowded
CHASE CHIARTS HS	ES	District	Attendance Area School	Owned		353	349	▼ -4	690	51%	51%	Underutilized
CHOPIN	ES	District	Attendance Area School	Owned		394	376	▼ -18	840	45%	43%	Underutilized
CICS - BUCKTOWN	HS	Contract	Citywide	Owned		620	599	▼ -21	N/A	N/A	N/A	N/A
CLEMENTE HS	ES	District	Attendance Area School	Owned		288	267	▼ -21	660	40%	43%	Underutilized
COLUMBUS	ES	District	Attendance Area School	Non-CPS		700	630	▼ -70	N/A	N/A	N/A	N/A
DARWIN	ES	District	Attendance Area School	Owned		680	594	▼ -86	2820	21%	28%	Underutilized
DE DIEGO DRUMMOND	ES	District	Attendance Area School	Owned		224	278	▲ 54	270	103%	124%	Overcrowded
ERIE	ES	District	Attendance Area School	Owned		550	504	▼ -46	1020	49%	50%	Underutilized
FUNSTON	ES	District	Attendance Area School	Owned		464	420	▼ -44	1380	30%	30%	Underutilized
GOETHE LASALLE II	ES	District	Citywide	Owned		312	305	▼ -7	450	68%	80%	Efficient
LORCA	ES	District	Attendance Area School	Owned		403	380	▼ -23	N/A	N/A	N/A	N/A
LOWELL	ES	District	Attendance Area School	Owned		403	414	▲ 11	810	51%	57%	Underutilized
LOZANO <sup>1</sup>	ES	District	Attendance Area School	Owned	Yes	730	707	▼ -23	810	87%	90%	Efficient
LEADERSHIP AT AMES HS	ES	District	Citywide	Owned		580	580	▲ 0	990	59%	56%	Underutilized
MITCHELL	ES	District	Attendance Area School	Owned		664	625	▼ -39	810	77%	79%	Efficient
MONROE	ES	District	Attendance Area School	Owned		311	312	▲ 1	1260	25%	26%	Underutilized
MOOS	ES	District	Attendance Area School	Owned		174	158	▼ -16	480	33%	33%	Underutilized
MOZART	ES	District	Attendance Area School	Owned		780	698	▼ -82	1104	63%	65%	Underutilized
NOBLE - GOLDBER HS	ES	District	Attendance Area School	Owned		372	381	▲ 9	420	91%	93%	Efficient
NOBLE - NOBLE HS	ES	District	Attendance Area School	Owned		701	654	▼ -47	1050	62%	66%	Underutilized
NOBLE - RAUNER HS	ES	District	Attendance Area School	Owned		433	433	▲ 0	990	44%	43%	Underutilized
OGDEN HS	ES	District	Attendance Area School	Owned		480	481	▲ 1	870	55%	61%	Underutilized
OTIS HUMBOLDT PARK HS	ES	District	Attendance Area School	Owned		671	638	▼ -33	N/A	N/A	N/A	N/A
PRITZKER	ES	District	Attendance Area School	Owned		675	662	▼ -13	N/A	N/A	N/A	N/A
PULASKI	ES	District	Attendance Area School	Owned		652	666	▲ 14	N/A	N/A	N/A	N/A
REILLY	ES	District	Attendance Area School	Owned		566	494	▼ -72	936	53%	55%	Underutilized
ROWE <sup>1</sup>	ES	District	Attendance Area School	Owned		309	318	▲ 9	780	41%	40%	Underutilized
SABIN	ES	District	Attendance Area School	Owned		151	150	▼ -1	N/A	N/A	N/A	N/A
SCAMMON	ES	District	Attendance Area School	Owned		655	647	▼ -8	750	86%	87%	Efficient
STOWE	ES	District	Attendance Area School	Owned		832	817	▼ -15	930	88%	89%	Efficient
TALCOTT	ES	District	Attendance Area School	Owned		608	559	▼ -49	930	60%	67%	Underutilized
WELLS HS	ES	District	Attendance Area School	Owned		608	559	▼ -49	930	60%	67%	Underutilized
YATES	ES	District	Attendance Area School	Owned		608	559	▼ -49	930	60%	67%	Underutilized
YCCS - ASPIRA PANTOJA ASSOCIATION HOUSE	ES	Charter	Citywide	Owned	Yes	-	465	-	480	33%	33%	Underutilized
YCCS - CAMPOS	ES	Charter	Citywide	Owned		374	320	▼ -54	690	46%	51%	Underutilized
	ES	District	Attendance Area School	Owned		653	637	▼ -16	870	73%	86%	Efficient
	ES	District	Attendance Area School	Owned		585	555	▼ -30	1110	50%	54%	Underutilized
	ES	District	Attendance Area School	Owned		444	437	▼ -7	1080	40%	49%	Underutilized
	ES	District	Attendance Area School	Owned		314	313	▼ -1	1332	23%	35%	Underutilized
	ES	District	Attendance Area School	Owned		302	273	▼ -29	1230	22%	23%	Underutilized
	HS	Charter	Citywide	Non-CPS		178	192	▲ 14	N/A	N/A	N/A	N/A
	HS	Charter	Citywide	Non-CPS		98	83	▼ -15	N/A	N/A	N/A	N/A
	HS	Charter	Citywide	Non-CPS		135	115	▼ -20	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.

<sup>1</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.