



Rainbow Beach

The Greater Stony Island Planning Area

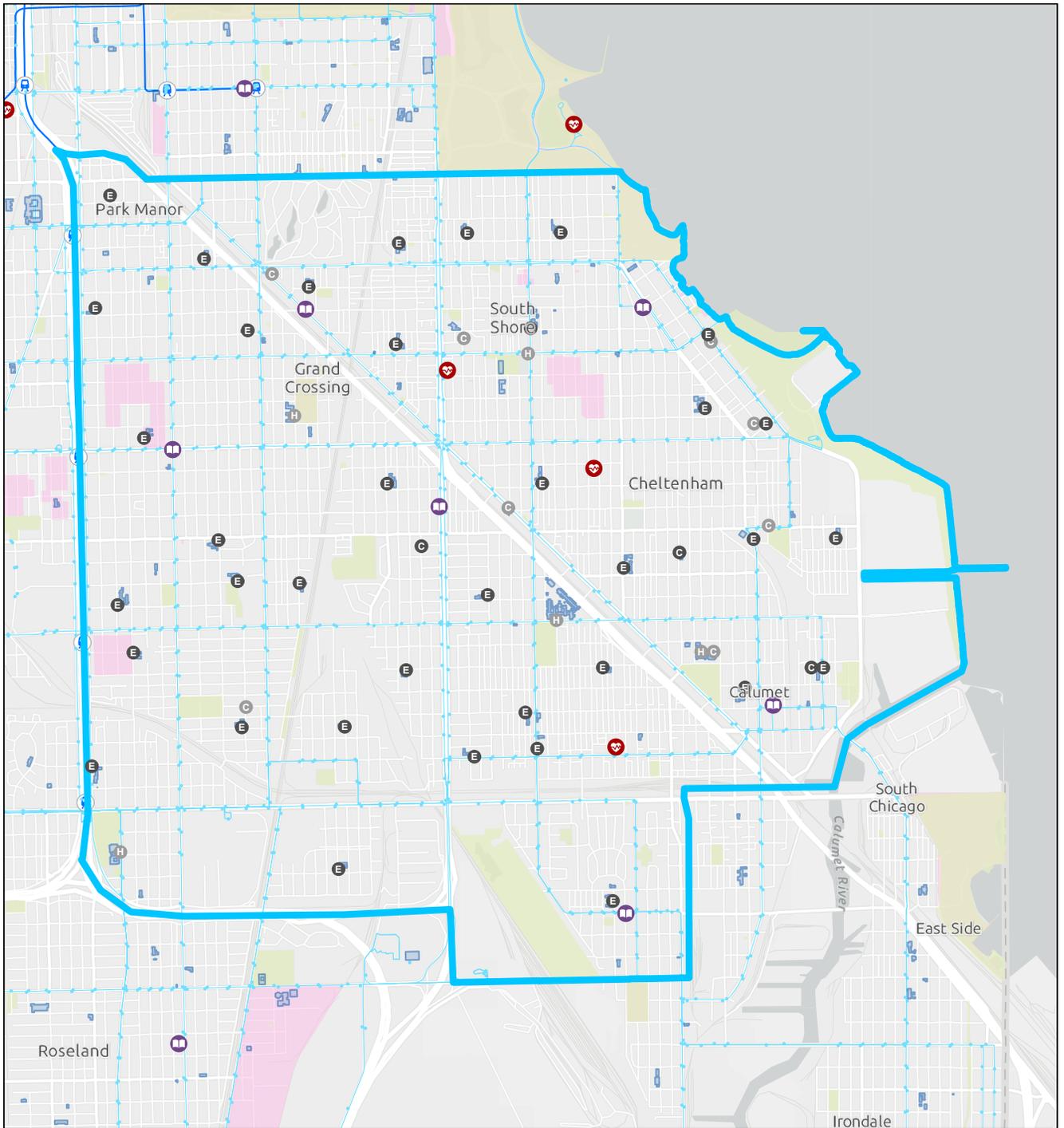
Area Overview

The Greater Stony Island Avenue Area is generally bounded by 67th Street, Lake Michigan, 103rd Street, and the Dan Ryan Expressway. It consists primarily of ten neighborhoods—Avalon Park, Burnside, Calumet Heights, Chatham, Grand Crossing, South Chicago, South Shore, and portions of Pullman, Roseland, and South Deering. At about 92nd Street, Stony Island Avenue passes to the west of the geographical feature for which it is named, a stony hill that was once an island when the glacial Lake Chicago covered the area thousands of years ago.

The Greater Stony Island Avenue Area is covered by six wards: 5th, 6th, 7th, 8th, 9th, and 10th.



Source: City of Chicago Department of Planning and Development



- | | | |
|--|----------------------------|-------------------|
| Ⓔ Elementary School | ▭ Buildings School Grounds | — CTA Rail Lines |
| Ⓒ Elementary School - Charter/Contract | Ⓜ Hospitals | — CTA Bus Routes |
| Ⓗ High School | 📖 Libraries | 🌳 Parks |
| Ⓒ High School - Charter/Options | • CTA Bus Stops | 🏡 Historical Area |
| ▭ Greater Stony Island | 🚊 CTA Rail Stations | |



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

History and Context

The eleven communities of the Greater Stony Planning Area began to take shape in the late 1800s as industrial firms built factories and developers built housing for the workers. Burnside developed as a residential and industrial triangle between three major rail lines, while South Chicago became home to the massive US Steel plant in 1901. The World’s Fair of 1893 had also spurred aggressive residential development in South Shore and Greater Grand Crossing that continued through the 1920s. Avalon Park was turned from swampland to housing after sewer pipes were laid in 1910; Chatham bungalows sprouted up in the 1920s, and Calumet Heights was populated after World War II.

Today, the planning area serves chiefly as a collection of bedroom communities for those residents who work downtown or in the remaining south side industrial centers, while some local businesses remain, such as those in Chatham and along other major commercial corridors. Burnside still contains significant industrial uses, including A. Finkl and Sons Co., which relocated its steel forging facilities from Chicago’s north side starting in 2011. The old US Steel site is being transformed into the Lakeside development, which will eventually include a mix of housing and retail between Lake Shore Drive and Lake Michigan. South Chicagoans enjoy Rainbow Beach and the new Steelworkers Park, which are located along Lake Michigan. Burnside Park offers public open space for the Burnside community. The South Chicago Library branch serves the South Chicago community, while the Avalon Park Library is the closest library for Burnside residents.

South Shore and Greater Grand Crossing continue to be largely residential in nature but are also home to high-profile cultural attractions. The South Shore Cultural Center property encompasses a historic field house that hosts numerous community programs and special events, a golf course, and a beach along Lake Michigan. Grand Crossing hosts a number of civic and cultural institutions, including

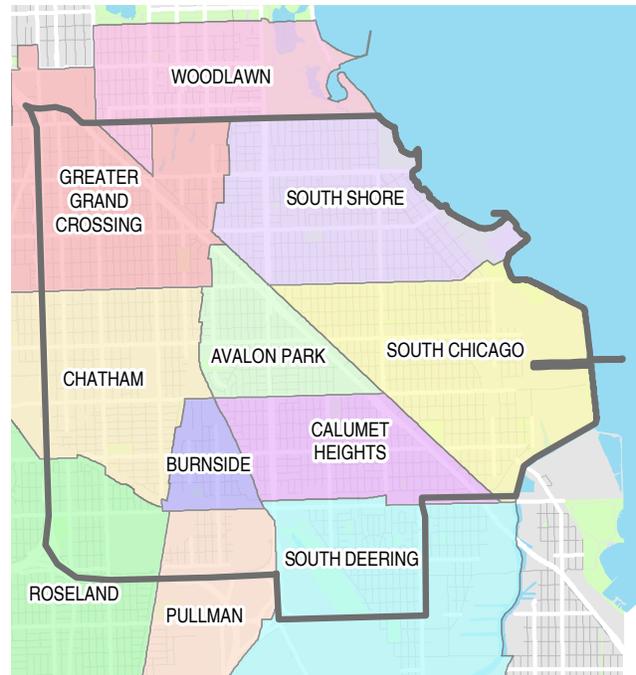


Figure Greater Stony Island-1: Planning area communities; Source: City of Chicago Department of Planning and Development

the Gary Comer Youth Center and associated schools located along S Chicago Avenue, as well as the artwork of Theaster Gates, who has converted old buildings into art spaces. In addition to the South Shore Cultural Center, the communities are served by Rainbow Beach, Grand Crossing Park, and Rosenblum Park, to name a few. The South Shore Library and Greater Grand Crossing Library provide the area’s residents with educational programming and materials.

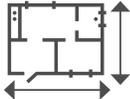
In Chatham, Avalon Park, and Calumet Heights, neighborhoods feature the Chatham Tuley Park, Owens Park, and Brown Memorial Park as well as the Avalon Library and Whitney M. Young, Jr. Library. The Advocate Trinity Hospital is located in Calumet Heights.

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

	 Parks	 CTA Stops	 Metra Stations	 Libraries	 Hospitals
Avalon Park	2	62	0	1	0
Burnside	2	19	0	0	0
Calumet Heights	2	79	0	0	1
Chatham	6	143	2	1	0
Greater Grand Crossing	11	248	1	1	0
Pullman	6	47	0	0	0
Roseland	7	210	1	2	1
South Chicago	8	117	0	1	1
South Deering	12	121	0	1	0
South Shore	11	179	0	1	1

School Facility Overview

53 Public Schools 

4,640,116 

Total campus square footage*

40

Elementary Schools¹



13

High Schools²



1942 Average Campus Year Built*

Enrollment by Governance

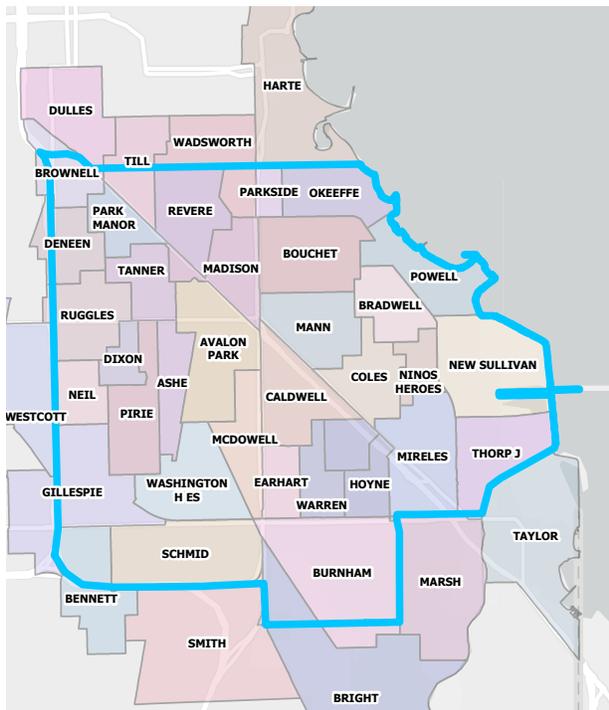
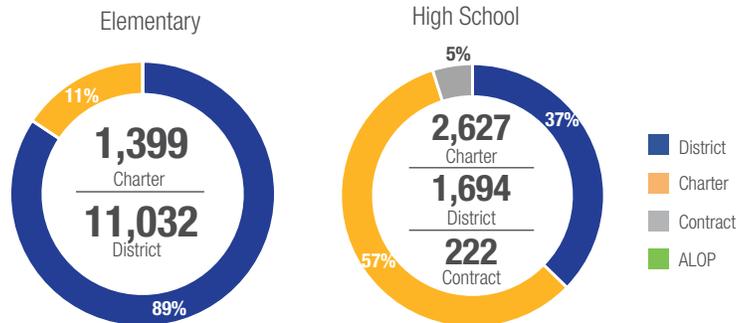


Figure Greater Stony Island-2: Elementary school boundaries

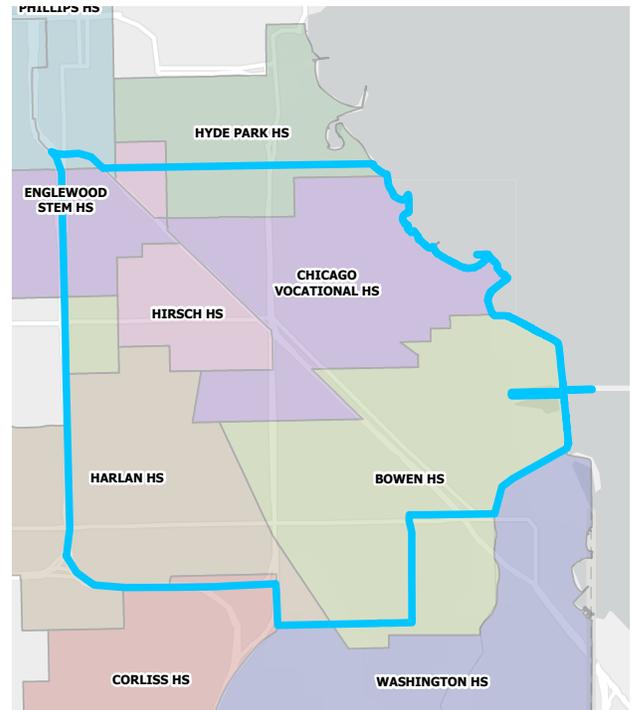


Figure Greater Stony Island-3: High school boundaries; Source: Chicago Public Schools

^{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 51 percent and the area average utilization for high schools is 26 percent. There are 32 schools with enrollment levels below 70 percent.

Choice In
3,344

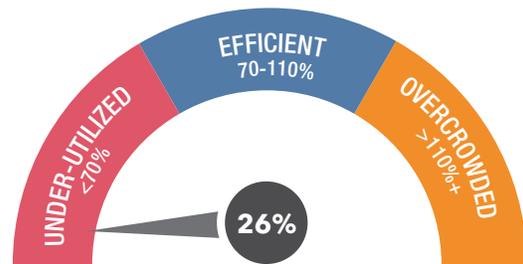
Choice Out
8,042

Reside & Attend
12,675

Source: Chicago Public Schools



Elementary Utilization



High School Utilization

Figure Greater Stony Island-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.

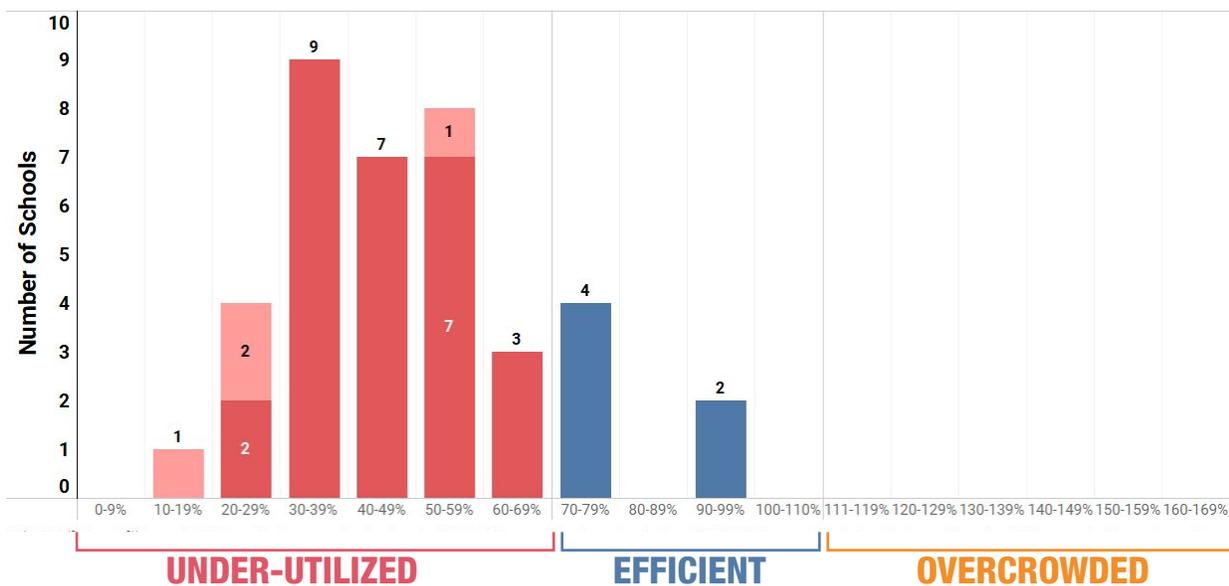


Figure Greater Stony Island-5: School count by utilization range; Source: Chicago Public Schools

■ Elementary Schools □ High Schools

Current Facility Deficiencies

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

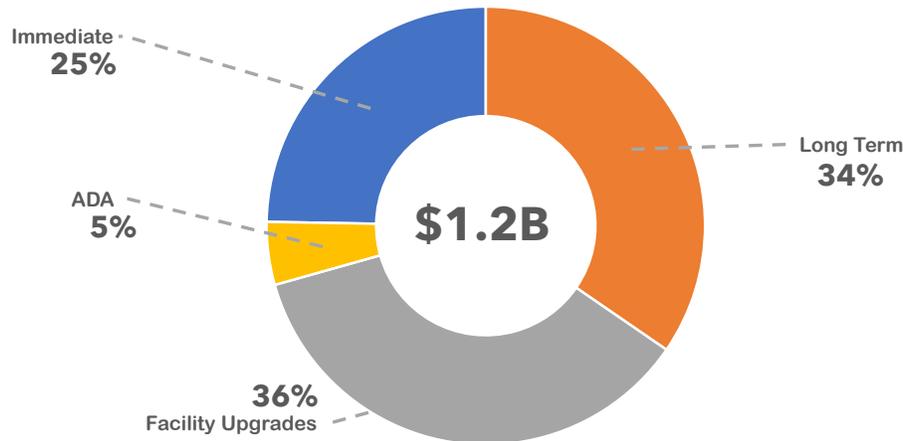


Figure Greater Stony Island-6: Current facility deficiencies by system; Source: Chicago Public Schools. Data calculated from CPS owned and leased campuses.

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.

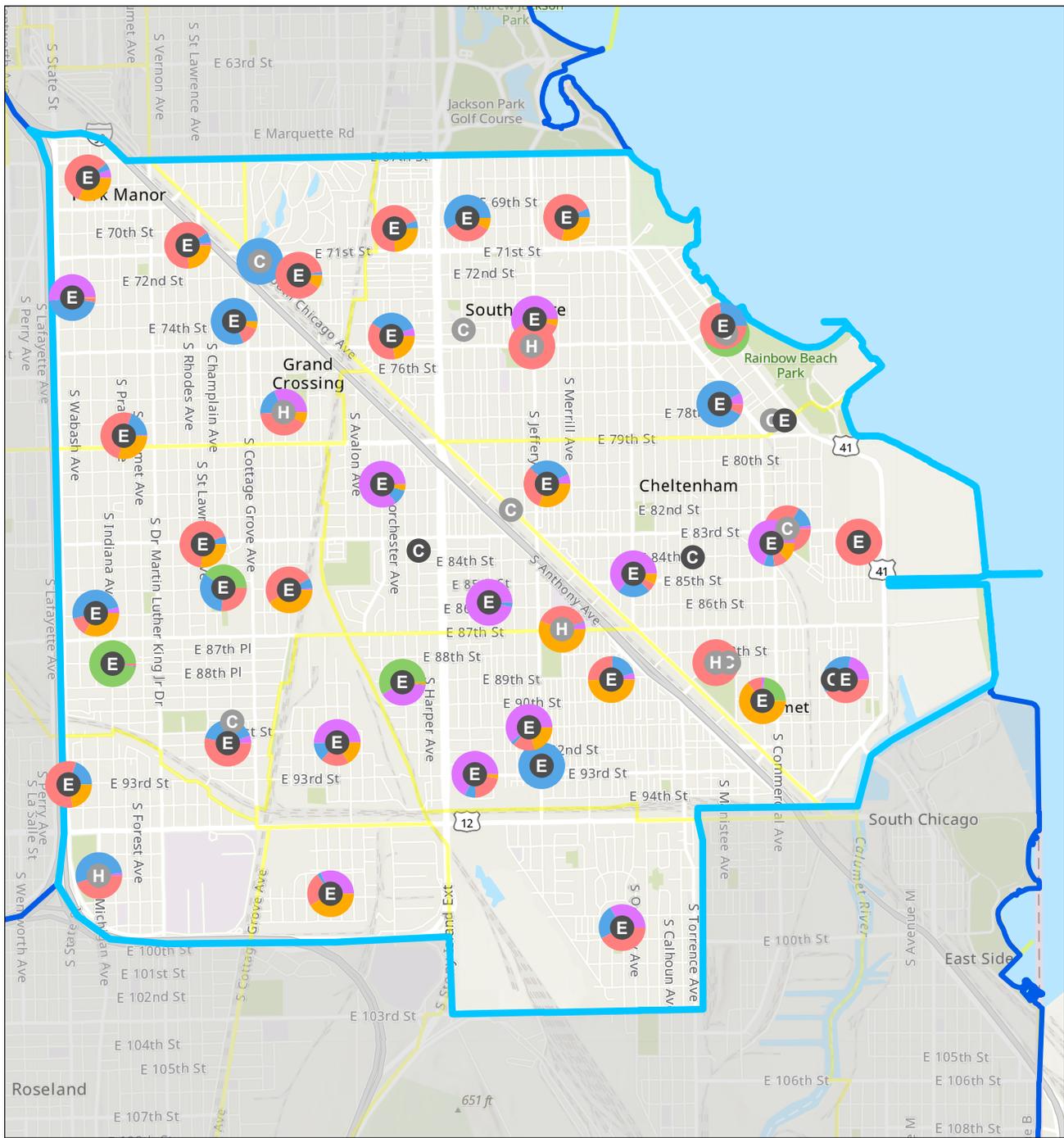
Condition Improvement Priorities

- 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
\$ 239M

The Greater Stony Island Historical Capital Projects



E Elementary School (37)

C Elementary School - Charter/Contract (3)

H High School (5)

C High School - Charter/Options (8)



New Construction

Exterior

MEP+FP

Interior

Site

Greater Stony Island

Other ARA Regions

Community Areas



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

The Greater Stony Island School Needs* Data

School Name	Immediate	Long Term	Facility Upgrades	ADA Accessibility	Total (in Millions)
ASHE	●	●	●	●	\$25.4
AVALON PARK	●	●	●	●	\$23.2
BLACK	●	●	●		\$23.1
BOUCHET	●	●	●	●	\$27.9
BOWEN HS	●	●	●	●	\$92.7
BRADWELL		●	●		\$44.9
BROWNELL	●	●	●	●	\$16.7
BURNHAM		●	●	●	\$19.5
BURNSIDE	●	●	●	●	\$28.7
CALDWELL	●	●	●	●	\$27.4
CHICAGO VOCATIONAL HS	●	●	●	●	\$125.9
COLES	●	●	●	●	\$17.3
DENEEN		●	●	●	\$19.3
DIXON		●	●	●	\$14.2
EARHART	●	●	●	●	\$16.8
EPIC HS	●		●		\$20.9
EXCEL SOUTH SHORE HS	●	●	●	●	\$11.5
GILLESPIE	●	●	●	●	\$40.9
HARLAN HS	●	●	●	●	\$48.0
HIRSCH HS	●	●	●	●	\$47.5
HOYNE		●	●		\$10.9
MADISON	●	●	●	●	\$27.9
MANN	●	●	●	●	\$46.0
MCDADE	●	●	●		\$11.2
MCDOWELL	●	●	●		\$11.5
MIRELES	●	●	●	●	\$31.7
NEIL	●	●	●	●	\$25.3
NEW SULLIVAN	●		●	●	\$19.1
NINOS HEROES		●	●	●	\$22.8
OKEEFFE	●	●	●	●	\$35.1
PARK MANOR		●	●	●	\$13.3
PARKSIDE	●		●	●	\$21.1
PIRIE	●	●	●		\$17.6
POWELL		●	●	●	\$3.9
REVERE	●	●	●	●	\$23.8
RUGGLES	●		●	●	\$22.6
SCHMID	●	●	●	●	\$14.2
SOUTH SHORE ES	●	●	●		\$27.0
SOUTH SHORE INTL HS		●	●		\$7.0
TANNER	●	●	●	●	\$13.9
THORP J	●	●	●	●	\$46.0
WARREN	●	●	●	●	\$13.4
WASHINGTON H ES		●	●	●	\$17.6

*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 Stony Island 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*
ART IN MOTION	HS	Charter	Citywide	Non-CPS		388	559	▲ 171	N/A	N/A	N/A	N/A
ASHE	ES	District	Attendance Area School	Owned		320	355	▲ 35	690	51%	56%	Underutilized
AVALON PARK	ES	District	Attendance Area School	Owned		225	226	▲ 1	780	29%	33%	Underutilized
BLACK	ES	District	Citywide	Owned		386	399	▲ 13	420	95%	95%	Efficient
BOUCHET	ES	District	Attendance Area School	Owned		597	597	■ 0	1140	52%	59%	Underutilized
BOWEN HS ¹	HS	District	Attendance Area School	Owned	Yes	189	197	▲ 8	2172	22%	25%	Underutilized
BRADWELL	ES	District	Attendance Area School	Owned		448	420	▼ -28	840	50%	55%	Underutilized
BROWNELL	ES	District	Attendance Area School	Owned		168	135	▼ -33	450	30%	31%	Underutilized
BURNHAM	ES	District	Attendance Area School	Owned		434	429	▼ -5	720	60%	59%	Underutilized
BURNSIDE	ES	District	Citywide	Owned		338	308	▼ -30	900	34%	37%	Underutilized
CALDWELL	ES	District	Attendance Area School	Owned		240	205	▼ -35	750	27%	32%	Underutilized
CHICAGO VOCATIONAL HS	HS	District	Attendance Area School	Owned		662	626	▼ -36	2556	24%	26%	Underutilized
CIC'S - AVALON/SOUTH SHORE	ES	Charter	Citywide	Non-CPS		486	457	▼ -29	N/A	N/A	N/A	N/A
COLES	ES	District	Attendance Area School	Owned		304	263	▼ -41	900	29%	33%	Underutilized
DENEEN	ES	District	Attendance Area School	Owned		432	465	▲ 33	780	60%	59%	Underutilized
DIXON	ES	District	Attendance Area School	Owned		501	464	▼ -37	660	70%	78%	Efficient
EARHART	ES	District	Attendance Area School	Owned		208	193	▼ -15	300	64%	71%	Efficient
EPIC HS	HS	Charter	Citywide	Owned		499	330	▼ -169	N/A	N/A	N/A	N/A
EXCEL SOUTH SHORE HS	HS	Contract	Citywide	Owned		229	222	▼ -7	N/A	N/A	N/A	N/A
GILLESPIE	ES	District	Attendance Area School	Owned		401	377	▼ -24	930	41%	49%	Underutilized
GREAT LAKES	ES	Charter	Citywide	Non-CPS		496	526	▲ 30	N/A	N/A	N/A	N/A
HARLAN HS	HS	District	Attendance Area School	Owned		293	259	▼ -34	1344	19%	22%	Underutilized
HIRSCH HS	HS	District	Attendance Area School	Owned		78	100	▲ 22	1092	9%	10%	Underutilized
HOYNE LEARN - SOUTH CHICAGO ²	ES	District	Attendance Area School	Owned		211	227	▲ 16	300	76%	99%	Efficient
MADISON	ES	Charter	Citywide	Owned	Yes	428	416	▼ -12	1230	56%	65%	Underutilized
MANN	ES	District	Attendance Area School	Owned		188	172	▼ -16	780	22%	25%	Underutilized
MCDADE	ES	District	Attendance Area School	Owned		293	318	▲ 25	960	33%	35%	Underutilized
MCDOWELL	ES	District	Citywide	Owned		192	210	▲ 18	270	78%	78%	Efficient
MIRELES	ES	District	Attendance Area School	Owned		114	116	▲ 2	210	55%	56%	Underutilized
MIRELES	ES	District	Attendance Area School	Owned		453	469	▲ 16	1440	33%	33%	Underutilized
NEIL	ES	District	Attendance Area School	Owned		264	253	▼ -11	600	42%	45%	Underutilized
NEW SULLIVAN	ES	District	Attendance Area School	Owned		405	390	▼ -15	900	43%	47%	Underutilized
NINOS HEROES	ES	District	Attendance Area School	Owned		325	300	▼ -25	690	43%	46%	Underutilized
NOBLE - BAKER HS ¹	HS	Charter	Citywide	Owned	Yes	254	273	▲ 19	2172	22%	25%	Underutilized
NOBLE - COMER ³	HS	Charter	Charter-Attendance Area School	Owned	Yes	292	274	▼ -18	690	71%	76%	Efficient
OKEEFFE	ES	District	Attendance Area School	Owned		507	485	▼ -22	900	54%	64%	Underutilized
PARK MANOR	ES	District	Attendance Area School	Owned		243	263	▲ 20	480	55%	62%	Underutilized
PARKSIDE	ES	District	Attendance Area School	Owned		241	234	▼ -7	540	43%	48%	Underutilized
PIRIE	ES	District	Attendance Area School	Owned		221	202	▼ -19	600	34%	38%	Underutilized

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.

^{1, 2, 3} 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.

The Greater Stony Island Planning Area Data Continued

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*
POWELL	ES	District	Attendance Area School	Owned		518	534	▲ 16	810	66%	73%	Efficient
REVERE ³	ES	District	Attendance Area School	Owned	Yes	219	214	▼ -5	690	71%	76%	Efficient
RUGGLES	ES	District	Attendance Area School	Owned		330	319	▼ -11	570	56%	66%	Underutilized
SAFE ACHIEVE ES	ES	Safe	Citywide	Non-CPS		-	2	-	N/A	N/A	N/A	N/A
SAFE ACHIEVE HS	HS	Safe	Citywide	Non-CPS		2	34	▲ 32	N/A	N/A	N/A	N/A
SCHMID	ES	District	Attendance Area School	Owned		189	172	▼ -17	480	36%	33%	Underutilized
SOUTH SHORE ES	ES	District	Citywide	Owned		280	253	▼ -27	900	28%	28%	Underutilized
SOUTH SHORE INTL HS	HS	District	Citywide	Owned		583	512	▼ -71	1068	48%	51%	Underutilized
TANNER	ES	District	Attendance Area School	Owned		309	300	▼ -9	570	53%	55%	Underutilized
THORP J ²	ES	District	Attendance Area School	Owned	Yes	290	275	▼ -15	1230	56%	65%	Underutilized
WARREN	ES	District	Attendance Area School	Owned		236	242	▲ 6	510	47%	49%	Underutilized
WASHINGTON H ES	ES	District	Attendance Area School	Owned		222	248	▲ 26	600	41%	48%	Underutilized
YCCS - CHATHAM	HS	Charter	Citywide	Non-CPS		140	124	▼ -16	N/A	N/A	N/A	N/A
YCCS - SULLIVAN	HS	Charter	Citywide	Non-CPS		307	301	▼ -6	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.

^{1, 2, 3} 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.