



City View from Montrose Harbor

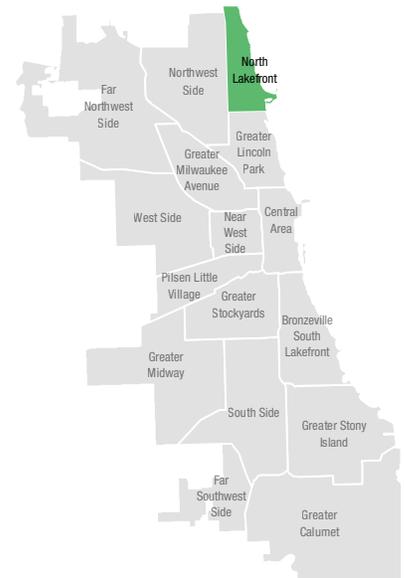
The North Lakefront Planning Area

Area Overview

The North Lakefront is home to many popular destinations to visit in Chicago. The strategies and priority projects articulated in this plan will help to make these neighborhoods even more vibrant.

The North Lakefront is bounded roughly by the city's northern border with Evanston, by Lake Michigan, W Irving Park Road, and the UP North Metra Line. It contains parts of five wards, nine neighborhoods, and four community areas. Compared with Chicago's 15 other planning areas, the North Lakefront has the highest proportion of residents living within a half mile of transit and the second highest proportion of multifamily housing units. Its largest land uses are residential and open space.

This area is covered by five wards, 40th, 46th, 47th, 48th, and 49th.




9,759
CPS students residing

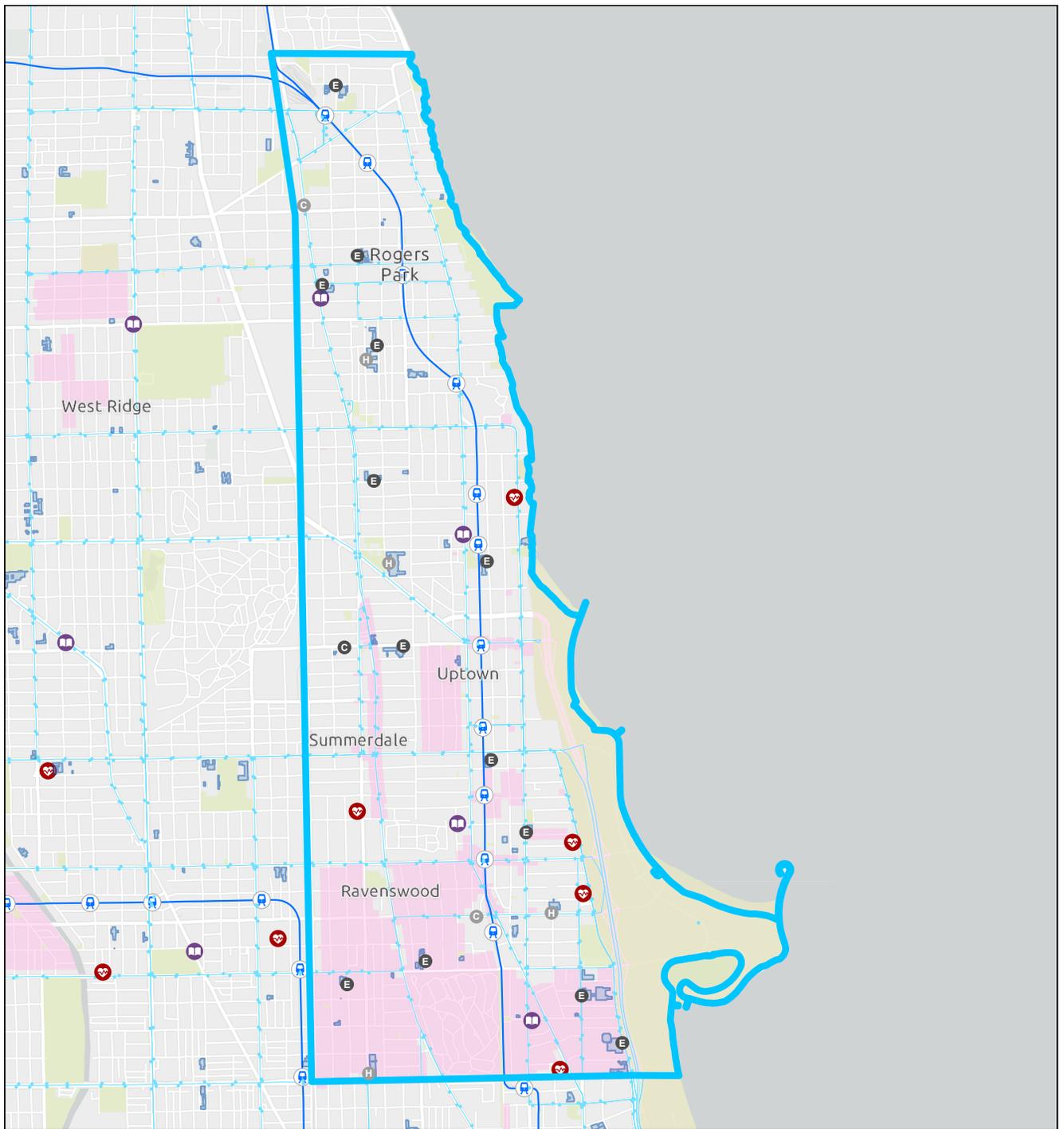


11
rail stops



47
open spaces

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 |
| ▭ North Lakefront | 🚊 CTA Rail Stations | |



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

History and Context

Founded as rural enclaves north of the city in the late 1800s, the North Lakefront communities of Uptown, Edgewater, and Rogers Park began to grow dramatically when the Northwestern Elevated Railroad opened the Howard Station in 1908. By the 1920s, part of the area was known as the “Gold Coast” well before the area around Michigan Avenue claimed that name. These communities became a destination for visitors from throughout the Midwest who flocked to the area’s ornate theaters, beaches, and hotels, until the Great Depression reduced the demand for such a vacation spot. Edgewater residents successfully fought in the 1970s and 1980s to preserve some of the historic fabric of the area, and in recent years, developer interest has grown throughout the North Lakefront as a result of the area’s returning cachet.

Today, North Lakefront residents are served by public transit and major road access, many housing options, unique commercial and entertainment corridors, a large number of social services providers, and close proximity to the lake.

The Rogers Park community is home to Loyola University’s Lake Shore campus and its 2,326 faculty and 9,843 students. Loyola Park offers lakefront access, while the Rogers Park Library provides quiet space indoors.

The Edgewater community, including Andersonville, is home to the Clark Street commercial corridor. The Lakewood Balmoral Historic District contains 1890s-era brick mansions, while Sheridan Road is lined with dense high-rises. Foster Beach offers lakefront access while the Edgewater Library provides quiet space indoors. The Uptown community is home to several prominent live music venues in Chicago, including the Aragon Ballroom, Riviera, and Green Mill, and is the home of the Argyle Night Market. Montrose Beach



Figure North Lakefront-1: Planning area communities; Source: City of Chicago Department of Planning and Development

offers lakefront access, while the Bezazian and Uptown Libraries provide quiet space indoors.

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

	 Parks	 CTA Stops	 Metra Stations	 Libraries	 Hospitals
Edgewater	14	120	4	1	1
Rogers Park	23	97	4	1	0
Uptown	11	170	3	2	4

School Facility Overview

19 Public Schools 

14

Elementary Schools¹



5

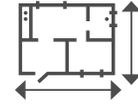
High Schools²



1934 Average Campus Year Built*

2,398,143

Total campus square footage*



Enrollment by Governance

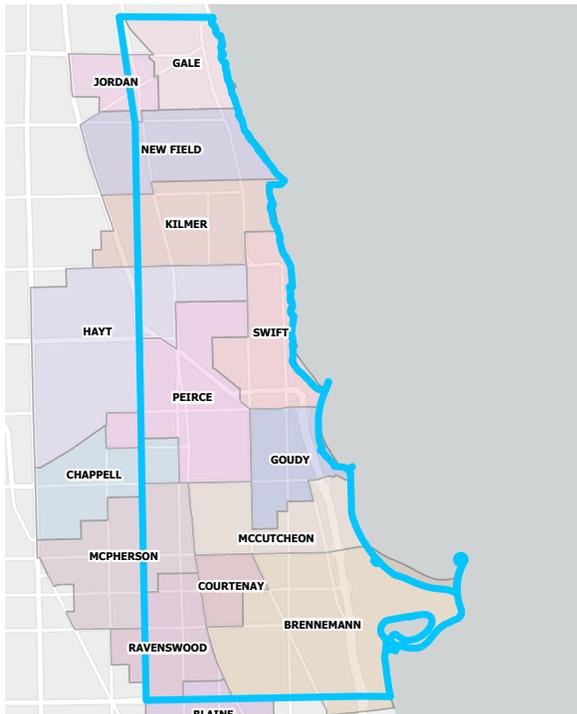
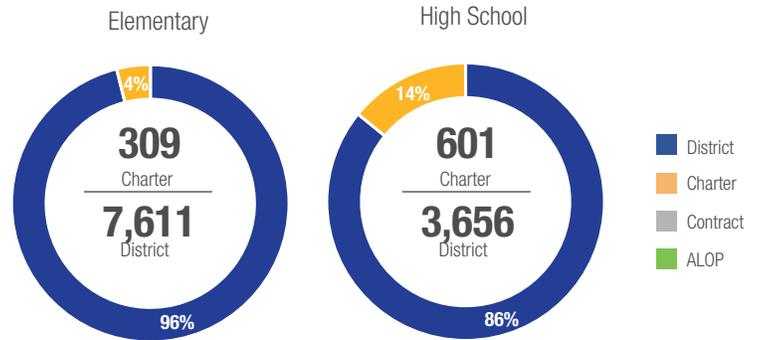


Figure North Lakefront-2: Elementary school boundaries

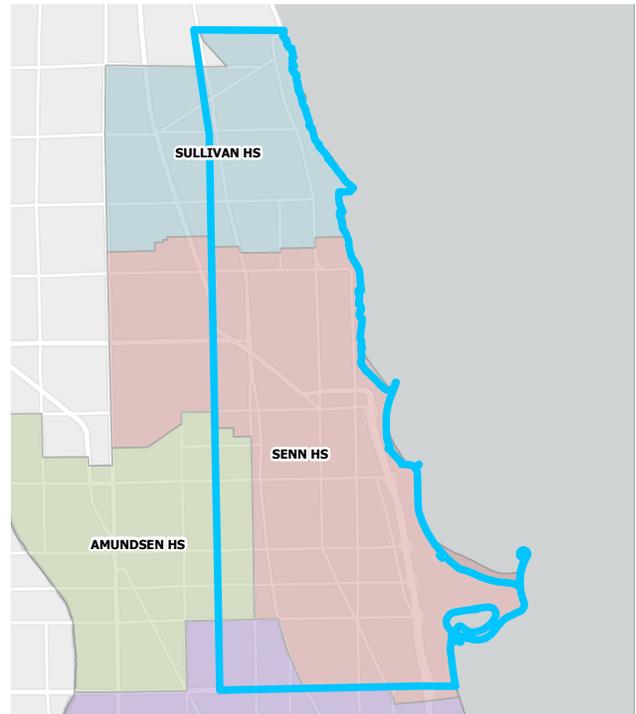


Figure North Lakefront-3: High school boundaries; Source: Chicago Public Schools

^{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 66 percent and the area average utilization for high schools is 69 percent. There are 8 schools with enrollment levels below 70 percent.



Source: Chicago Public Schools

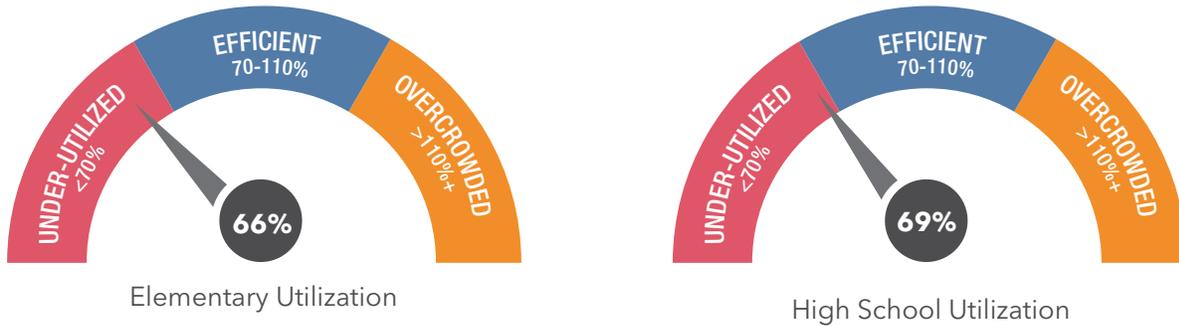


Figure North Lakefront-4: Campus utilization ("Adjusted Utilization2"); Source: [Chicago Public Schools Space Use Standards](#). Computation excludes charter and contract schools as sole occupants in CPS owned/leased or non-CPS facilities.

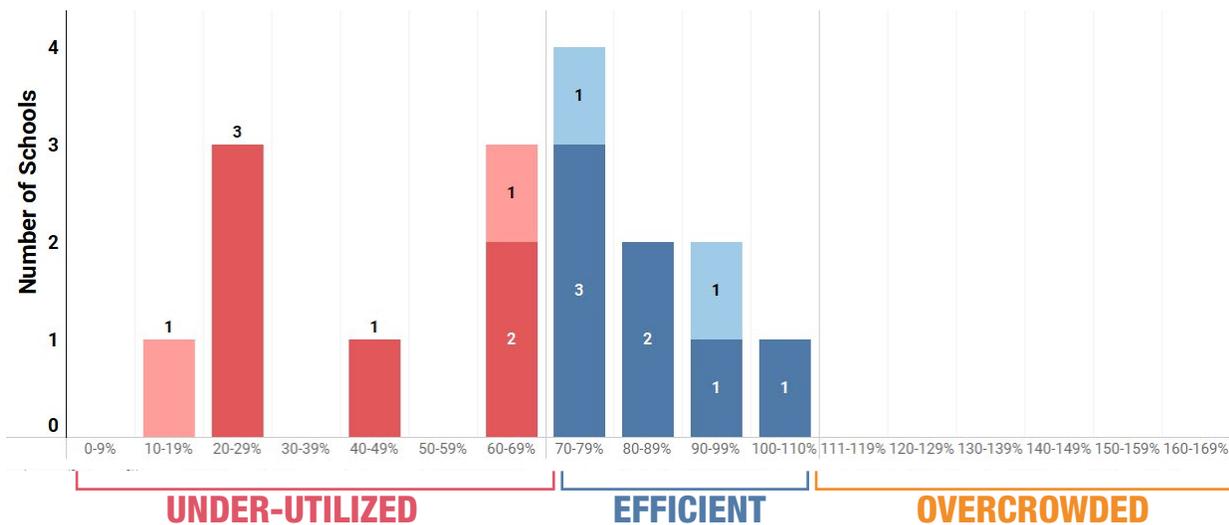


Figure North Lakefront-5: School count by utilization range; Source: Chicago Public Schools

■ Elementary Schools □ High Schools

Current Facility Deficiencies

The figure below depicts the significance of need for each building system for campuses within North Lakefront. 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.

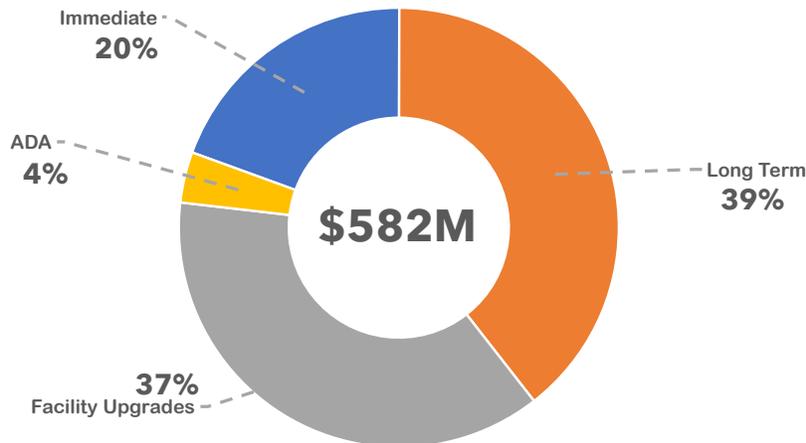


Figure North Lakefront-6: Current facility deficiencies by system; Source: Chicago Public Schools. Data calculated from CPS owned and leased campuses.

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.

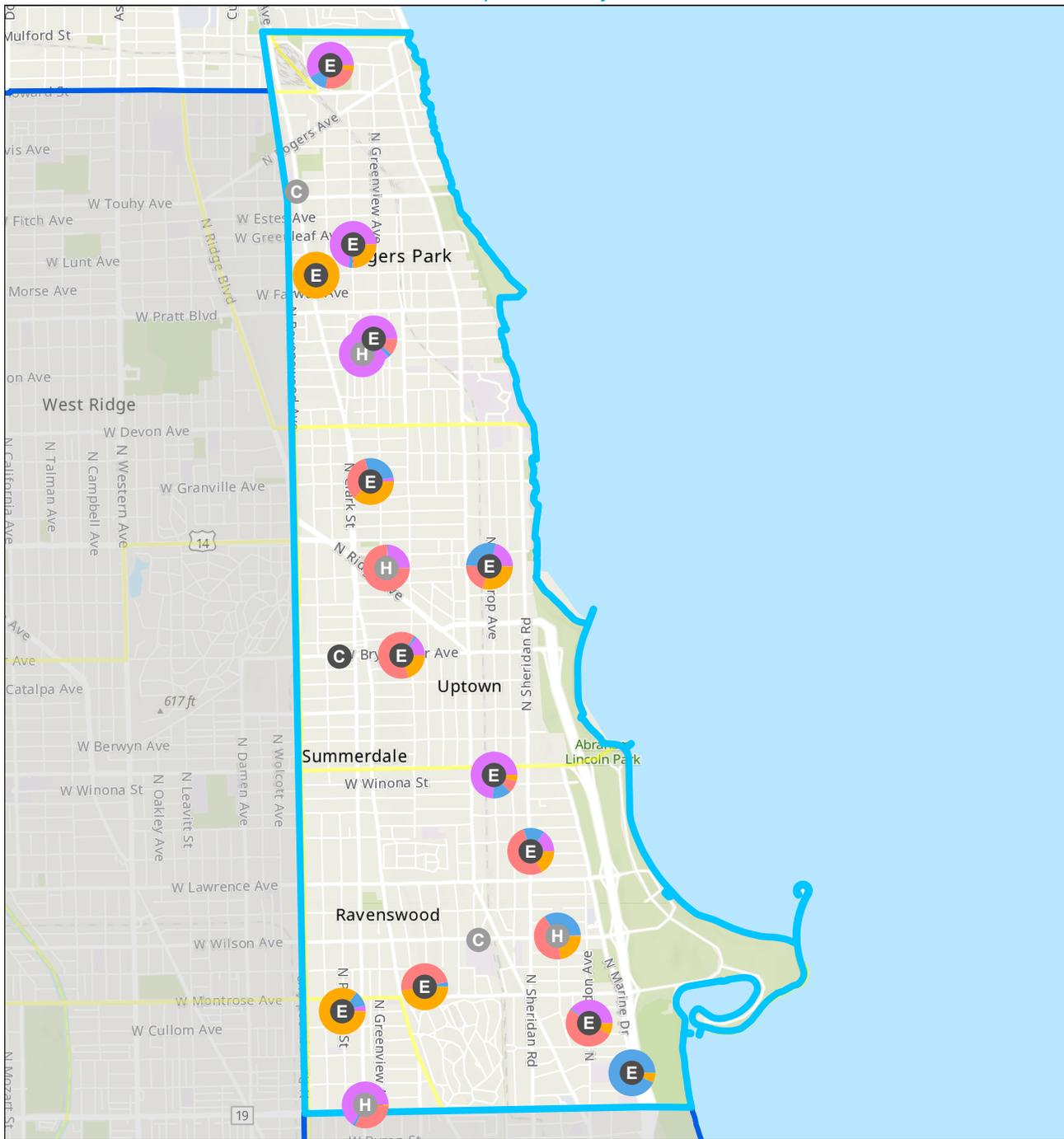
Condition Improvement Priorities

- 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
163.3M

The North Lakefront Historical Capital Projects



- E** Elementary School (13)
 - C** Elementary School - Charter/Contract (1)
 - H** High School (4)
 - C** High School - Charter/Options (2)
- New Construction
 - Exterior
 - MEP+FP
 - Interior
 - Site
- North Lakefront
 - Community Areas



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

The North Lakefront School Needs* Data

School Name	Immediate	Long Term	Facility Upgrades	ADA Accessibility	Total (in Millions)
BRENNEMANN	●	●	●	●	\$19.0
COURTENAY		●	●		\$20.3
DISNEY	●	●	●	●	\$54.5
FIELD	●	●	●	●	\$20.7
GALE		●	●	●	\$52.0
GOUDY		●	●	●	\$28.2
HAYT	●	●	●	●	\$36.1
KILMER	●	●	●	●	\$28.8
LAKE VIEW HS	●	●	●	●	\$57.4
MCCUTCHEON	●	●	●	●	\$26.2
NEW FIELD	●	●	●		\$17.2
PEIRCE	●	●	●	●	\$33.8
RAVENSWOOD		●	●	●	\$25.0
SENN HS	●		●	●	\$54.9
SULLIVAN HS	●		●	●	\$36.8
SWIFT		●	●	●	\$32.1
UPLIFT HS	●	●	●	●	\$38.6

*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 North Lakefront 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*
AHS - PASSAGES	ES	Charter	Citywide	Non-CPS		314	309	▼ -5	N/A	N/A	N/A	N/A
BRENNEMANN CHICAGO MATH & SCIENCE HS	ES	District	Attendance Area School	Owned		433	434	▲ 1	690	63%	72%	Efficient
COURTENAY DISNEY	ES	District	Attendance Area School	Owned		208	211	▲ 3	960	22%	20%	Underutilized
FIELD	ES	District	Attendance Area School	Owned		1467	1461	▼ -6	1980	74%	79%	Efficient
GALE	ES	District	Attendance Area School	Owned		140	150	▲ 10	750	20%	23%	Underutilized
GOUDY	ES	District	Attendance Area School	Owned		223	215	▼ -8	960	22%	23%	Underutilized
HAYT	ES	District	Attendance Area School	Owned		556	561	▲ 5	900	62%	63%	Underutilized
KILMER	ES	District	Attendance Area School	Owned		886	879	▼ -7	1020	86%	89%	Efficient
LAKE VIEW HS	HS	District	Attendance Area School	Owned		716	743	▲ 27	1050	71%	82%	Efficient
MCCUTCHEON	ES	District	Attendance Area School	Owned		1443	1360	▼ -83	1512	90%	99%	Efficient
NEW FIELD	ES	District	Attendance Area School	Owned		309	305	▼ -4	600	51%	47%	Underutilized
PEIRCE	ES	District	Attendance Area School	Owned		544	515	▼ -29	690	75%	74%	Efficient
RAVENSWOOD	ES	District	Attendance Area School	Owned		1061	1062	▲ 1	1200	89%	97%	Efficient
SENN HS	HS	District	Attendance Area School	Owned		516	532	▲ 16	570	93%	102%	Efficient
SULLIVAN HS	HS	District	Attendance Area School	Owned		1524	1528	▲ 4	2460	62%	71%	Efficient
SWIFT	ES	District	Attendance Area School	Owned		574	661	▲ 87	1080	61%	67%	Underutilized
UPLIFT HS	HS	District	Citywide	Owned		549	543	▼ -6	840	65%	68%	Underutilized
YCCS - TRUMAN	HS	Charter	Citywide	Non-CPS		86	107	▲ 21	924	12%	11%	Underutilized
						202	178	▼ -24	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.