

A CITY OF NEIGHBORHOODS

A SELF-GUIDED TOUR ON CHICAGO'S GREEN LINE



Chicago has 77 distinct community areas with an extensive history. There are several social phenomena, which have influenced how these neighborhoods have developed into communities. This self-guided tour will use one of the Chicago's Transit Authority (CTA) "El" Trains, the green line, to showcase how the pervasiveness of gentrification and segregation has formed gross health inequities across Chicago community areas. The green line tour will showcase neighborhoods on the south-side of Chicago, the downtown area, to the west-side and finally the western suburb of Oak Park. Participants will gain insight on the political and historical creation of the Green Line, be provided with information on historical landmarks at each highlighted El stop, and have the opportunity to learn about the diverse and rich communities that make up the "City of Neighborhoods".

Neighborhoods that will be visited:

- Bronzeville/ Douglas
- Loop/Downtown
- Near West Side/West Loop/Fulton Market
- East Garfield Park
- Oak Park

Image from www.choosechicago.com

Created by: Cindy San Miguel, MPH Candidate University of Illinois at Chicago
 Enrique Castillo, MUPP Candidate University of Illinois at Chicago
 Tiffany Ford, MPH Candidate University of Illinois at Chicago

INTRODUCTION

Welcome to the Green Line Self-Guided Tour! Here are a couple of suggestions to using this guide:

1. All stops are in the direction of Harlem/Lake besides the 43rd Street stop, which is in the direction of Ashland/63rd Street. The stops are listed at the top of each page.
2. Fare for one single-ride with two transfers is \$3.00. You can also purchase a 24-hour unlimited ride for \$10.
3. Feel free to download “Transit Stop: CTA Tracker” App to check for train times and alerts.

Neighborhood	Spots to Check Out*
43rd Street	<ul style="list-style-type: none"> • Jokes and Notes - Entertainment - 4641 S. King Drive** • Peach’s Restaurant - Food - 4652 S. King Drive • Harold Washington Cultural Center - Tourism - 4701 S. King Drive • Chicago Defender Building - Historical Site - 4445 S. King Drive • Sip & Savor - Café -528 E. 43rd Street
Loop	<ul style="list-style-type: none"> • Jeweler’s Row - Historic Site - Wabash Street and Madison St • Chicago River - Tourism - State St and Wacker Dr • Chicago Cultural Center - Tourism - 78 E Washington St • Millennium Park - Tourism - Michigan Ave and Washington St
Morgan St	<ul style="list-style-type: none"> • Isaacson & Stein Fish Company - Local Business - 800 W. Fulton Market • Haymarket Memorial - Historic Site - 175 N. Desplaines St • Haymarket Pub and Brewery - Food - 737 W. Randolph
Conservatory/ Central Park	<ul style="list-style-type: none"> • Garfield Park Conservatory - Tourism - 300 N. Central Park Ave • Inspiration Kitchens - Food - 3514 W. Lake Street
Oak Park, IL	<ul style="list-style-type: none"> • Maya Del Sol - Food - 144 S. Oak Park Ave • Red Hen Bread - Food - 736 Lake St • Scoville Park - Tourism - Lake St. and Oak Park Ave • Frank Lloyd Wright District - Historic - 951 Chicago Ave

*Please call in advance for hours.

** May require advance purchase of ticket.

STOP 1: 43RD STREET

Bronzeville, in the community area of Douglas, is a historical neighborhood on the South-Side of Chicago. Known in its prime as the “Black Metropolis,” Bronzeville is famous for its blue and jazz music, art, cafes, and Black-owned businesses. The Great Migration brought nearly 300,000 African American’s to the neighborhood, which is generally considered to be bordered by 26th street to the north, State Street to the west, 51st Street to the south and extends to Cottage Grove up to Pershing Road and to Lake Michigan on the east. Bronzeville spans multiple Green line stops (35th-Bronzeville-IIT, 43rd, and 47th); however, the 47th Street station, created in 1892, is closest to many of the amenities and historical sites that the neighborhood has to offer.

From the 1920s to the 1950s, Bronzeville was one of the most significant landmarks of African American culture and history. Many historical figures are associated with the development of Bronzeville, including: Andrew "Rube" Foster, founder of the Negro National Baseball League; Ida B. Wells, a civil rights activist, journalist and organizer of the NAACP; Bessie Coleman, the first African-American woman pilot; Gwendolyn Brooks, famous author and first African-American recipient of the Pulitzer Prize, actress Marla Gibbs, the legendary singers, Sam Cooke and Lou Rawls, and Louis Armstrong, the legendary trumpet player and bandleader who performed at many of the area's night clubs. The neighborhood contains the Chicago Landmark Black Metropolis-Bronzeville District. Ebony Magazine, Soft Sheen, The Chicago Defender, The Supreme Life Insurance Company, Binga Bank and many other black businesses were born in Bronzeville during this era.

Most of the famous historical sites and businesses have since been demolished. Bronzeville fell into decline after the end of racially restrictive housing. Upper and middle class families moved away, and over-population and poverty overwhelmed the neighborhood. During the 1950s and 1960s, a decision was made to replace the "slums" with several straight miles of high-rise public housing projects, managed by the Chicago Housing Authority. This decision isolated and simultaneously concentrated the poor Black population to this section of the city. The largest complex was Robert Taylor Homes, which were completely torn down in 2007.

Today, neighborhood groups and business interests continue to work toward rebuilding the "city within a city" that was once a national center of urban African-American commerce and art. Slowly but surely, the vibrant neighborhood is on its way to reclaiming its place as the “Black Metropolis” in Chicago.

Mural in the Bronzeville Community



STOP 2: STATE/LAKE

State and Lake Stop



Library of Congress. <http://www.loc.gov>

of the Loop. Past the Roosevelt stop, tall building hug the elevated track and you may feel the cart lurch to one side as the train “loops” around the downtown area. The elevated train stops in the Loop are shared by several other CTA trains, such as the Pink, the Orange, the Brown, and the Purple Line. If you and wish to explore other neighborhoods, you could transfer to any of these trains at several of the Loop stops.

The State/Lake station made its first run in 1897 and is the second oldest of any CTA station. State Street has been one of the main commercial spaces in the downtown area. Depending on the time and day, you may find the street bustling with tourists and if you walk south on State (past the ABC filming station) you will find the large Macy’s Store, which occupies one city block, from Randolph Street until Washington Street. This store used to be Marshall Fields from 1881 until 2006, when Marshall Fields was absorbed by Macy’s. The now historical landmark was destroyed during the Chicago Fire of 1871 and was then rebuilt. Several of the buildings in this area were constructed after the Chicago Fire in the effort that was known as the “Great Rebuilding”. This movement was created to bring in commerce and build the Chicago economy.

State Street used to be a pedestrian mall from 1979 to 1996. However, after several stores closed and slow business, the failed urban plan was tossed and State Street reopened to traffic. Several large commercial stores have come and gone on State Street, from Carson’s Pirie Scott that used to reside on Madison Street and State (2 blocks South of State and Lake, now Target) to the to the Borders (1 block south of State/Lake, now Old Navy) where you could sit on the second floor window sill and watch the ballerinas from the Joeffry Ballet practice. Another portion of the Loop that has transformed is Jeweler’s Row. Remnants of Jeweler’s Row can be found by Madison and Wabash Street. Wabash in one block east from State and runs underneath the El train. Wabash Street used to have a much larger assortment of Jewelers. Jeweler’s Row is part of the Loop Retail Historic District established in 1998, several stores were displaced as the demand for luxurious housing conveniently located close to the lake and in the downtown area increased.

The next highlighted stop on this tour is State /Lake, which is in the area of Chicago known as the Loop and is located in what Chicagoans call “downtown”. The green line stops that are in the Loop are from the Adams/Wabash stop until the Clark/Lake stop. This community’s northern border is the Chicago River and extends eastward until Lake Michigan. The State/Lake stop is located in the north side of the Loop and resides just one block South of the Chicago River. After passing the Roosevelt stop on the Green Line, it is quite noticeable that you have entered a different geographic part of Chicago. Roosevelt Road, a major street that runs East/West is the southern border



Library of Congress. <http://www.loc.gov>

STOP 3: MORGAN STREET

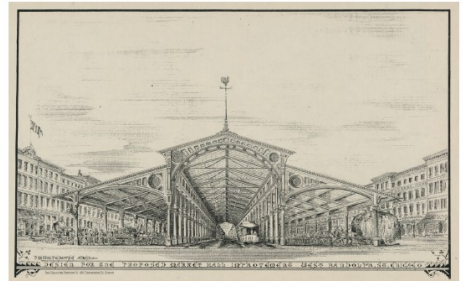
The Morgan Street Stop opened on May 18th, 2012 in the community area of the Near West Side. By most Chicagoans, this area is known as the West Loop and more intimately as the Fulton Street Market. While the West Loop spans only between the Clinton and Ashland Stop, the community area of Near West Side encompasses nine Chicago neighborhoods and ends before you hit the California stop. The stop is located on the corner of Morgan and Lake Street and is second newest CTA station along the Green Line. The stop cost \$38 million to construct and was designed by Ross Barney Architects. This architect firm boasts that the Morgan stop was created with materials that represent the industrial character of the community: “steel, glass, concrete, polycarbonate, granite, and cast iron.” Advocates for the creation of the Morgan Street stop, like Ross Barney Architects and proponents of revitalization or gentrification efforts in the Fulton Market area. The Sterling Bay Development company and creator of the Fulton Market Innovation District Land Use plan argued that better public transportation will help revitalize the area with business and commerce. Community members and those others believe that the train stop is following the gentrification pattern that is spreading to Chicago’s West Side neighborhoods.

Some of the event that influenced gentrification of this neighborhood was the opening of Harpo Studios in 1990. While Oprah Winfrey’s studio closed in 2015, the close proximity to downtown caused development to continue with companies like Sterling Bay buying a large number of properties in the area. These companies proclaim that Fulton Market now is home to “creative and architectural firms; chic condos; boutique hotels; and trendy shops, eateries and galleries have either replaced or moved next door to former meat company buildings and cold-storage facilities.” Sterling Bay is was the developer for building the Chicago Google Headquarters on the corner of Fulton Street and Morgan Street . However, local business owners have been voicing their concerns about the fast-paced change of the community. The Cunningham & DeVic, a butter, cheese and egg distributor and family-owned business operating since 1914 told the Chicago Tribune, "We were here before it was trendy, and we don't want to go.”

As you browse this neighborhood, you may notice that there are not the tall skyscrapers of the previous State/Lake stop, but a mixture of industrial buildings, boutiques and some of Chicago’s well-known restaurants (ex: Girl & the Goat). However, this

area is also still known for being the oldest food market district in Chicago. The area has a long history of wholesale meat, fish and produce outlets. Several of the industrial buildings were built between 1880 and 1929. This area also is in close proximity of Haymarket. This area’s historical significance dates back to 1884 when 200 labor organizers, fighting for the 8-hour work day, were gathered in the Haymarket neighborhood and 176 police officers arrived. A unknown person lit a stick of dynamite and 7 police officers and 4 labor workers were killed. Labor Unions were blamed and 8 labor union leaders were selected to go on trial and were all found to be guilty. 4 of the men were hanged, one was murdered in his cell and the rest were eventually pardoned by the Illinois governor. This historical event, eventually led to the creation of the observance of Labor Day and a statue can be found in the Haymarket area honoring the lives lost.

Randolph Street Market in 1878



1878 design for an unbuilt market hall improvement on W. Randolph St., F. M. Whitehouse, architect. Illustrated in: *American Architect and Architecture*, vol. III., January - June, 1878, no. 109. Boston : Houghton, Osgood & Co., 1878.

New Google Building



Image from sterlingbay.com

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STOP 4: CONSERVATORY/CENTRAL PARK



Image from www.garfieldconservatory.org

As the Green Line continues into Chicago's West-side, once again there are visual changes to the surrounding communities. The fourth stop from Morgan Street is Conservatory Park/Central Park and is located in the neighborhood, East Garfield Park. This stop is roughly 4 miles west of downtown and is nestled within Garfield Park. The park expands across 184 acres and is home to the Garfield Park Conservatory. The stop originally named "Homan" was renovated when the CTA began working with the Illinois Historic Preservation Agency and reopened in June 30, 2011.

The community area was incorporated into Chicago in 1869, two years before the Chicago Fire. The neighborhood was originally seen as a promising location for development because of the proximity to Garfield Park, then known as Central Park. However, interest dissipated because of a lack of adequate transportation and also because of the Chicago Fire. The original opening of the station, then known as Homan station, in 1893 led to housing development and the creation of two-flats and apartment buildings. This community, originally housed mostly German and Irish residents, then followed by Jewish, Russian and Italian workers who were employed in the Near West Side neighborhood. However, the social phenomena of White Flight and Suburban Sprawl, shifted the racial make-up of this neighborhood. According to U.S. Census data, East Garfield Park went from 96.8% White and 61.4% first or second generation immigrants and only 2.9% Black in 1930 to 38% White, to 12.5% first or second generation immigrant and 61.5% Black by 1930s. As with many other neighborhoods that experienced White Flight, there was general disinvestment and deterioration of public space in the community.

Other factors that influenced change in the community was the building of the Eisenhower Expressway, also known as the I-290, during the 1950s. This expressway, that runs east/west from the western suburbs into downtown, is said to have displaced family members and contributed to crowded housing. The Chicago Housing Authority (CHA) also built the Rockwell Gardens Public Housing in 1961. This high-rise structure contained 1216 units and became dilapidated over time because of a lack of upkeep. Similar to other CHA housing structures, the Rockwell Gardens will be redeveloped into 780 mixed housing option.

The East Garfield Park neighborhood was also influenced by the Civil Rights movement and the Race Riots that resulted after the murder of Dr. Martin Luther King. During this era, community members within the East Garfield Park Union to End Sums and the East Garfield Park Cooperative organized to demand a better community environment. Their efforts led to rent strikes against landlords who allowed building to deteriorate and refused to make necessary improvements to homes, rallying support for community resources such as grocery stores and resistance to more public housing high rises. After the murder of Dr. Martin Luther King in 1968 and several days of rioting, 6000 national guard troops and 5000 U.S. army troops were called in. An estimated 162 buildings were destroyed and burned and an estimated 300-500 people were injured. Much of the destruction occurred along Madison Street, which was the hub for several commercial stores in the west-side neighborhoods. The city of Chicago, turned its back on this neighborhood and did very little to reconstruct any of the West-side neighborhoods affected by the Race Riots.

The commu-

Conservatory/ Central Park Stop



Image from www.garfieldconservatory.org

borhood.

STOP 5: OAK PARK

As you continue your ride on the Green Line, you will eventually leave the boundaries of Chicago when you pass the Austin stop. Beyond this station, is the suburban community of Oak Park and the remaining stops are all within this suburb. By looking out the window, you will notice a larger abundance of trees and greenery and homes will be more spread out.

The Oak Park stop is located on Oak Park Ave and South Boulevard. This stop has gone through many different changes throughout time. The stop was first opened in 1901, during the overhead trolley wire period. The station was then rebuilt in 1962 in order to be at the same level as the rest of the track which was elevated. In 1994, the Oak Park stop, along with the Austin and Ridgeland stop, closed because the CTA was facing financial hardship. Because of political pressure from community members, the station was reopened in 1996, with no renovations.



Image from www.transitchicago.com

Oak Park originated from land bought by early settler Joseph Kettlestrings in 1837. In the 1850s, he began to sell off portions of his land and the area was soon known as “Oak Ridge”, and in 1871, it was re named “Oak Park”. Oak Park at this point was estimated to be about halfway developed and made up mostly of single-family homes, surrounded by bigger apartment complexes and business districts.

Oak Park has a large percentage of single-family homes with higher property values, that do not offer the same mix of housing alternatives as Chicago. The mostly White neighborhood has a history of racial tension that discriminated against Black families. Racist housing policy barred African-American families from moving into Oak Park, until the Civil Rights movement. There are cases of Black families who attempted to move into Oak Park, only to have their homes bombed. In 1968 the Open Housing Ordinance was passed, which allowed officials to control many aspects of racial integration that otherwise would have maintained segregation. Advocates for the Open Housing Ordinance experienced backlash from the community through threats and had their windows broken. The community has grown in diversity, but still remains predominantly White.

Frank G. Moore Home by Frank Lloyd Wright

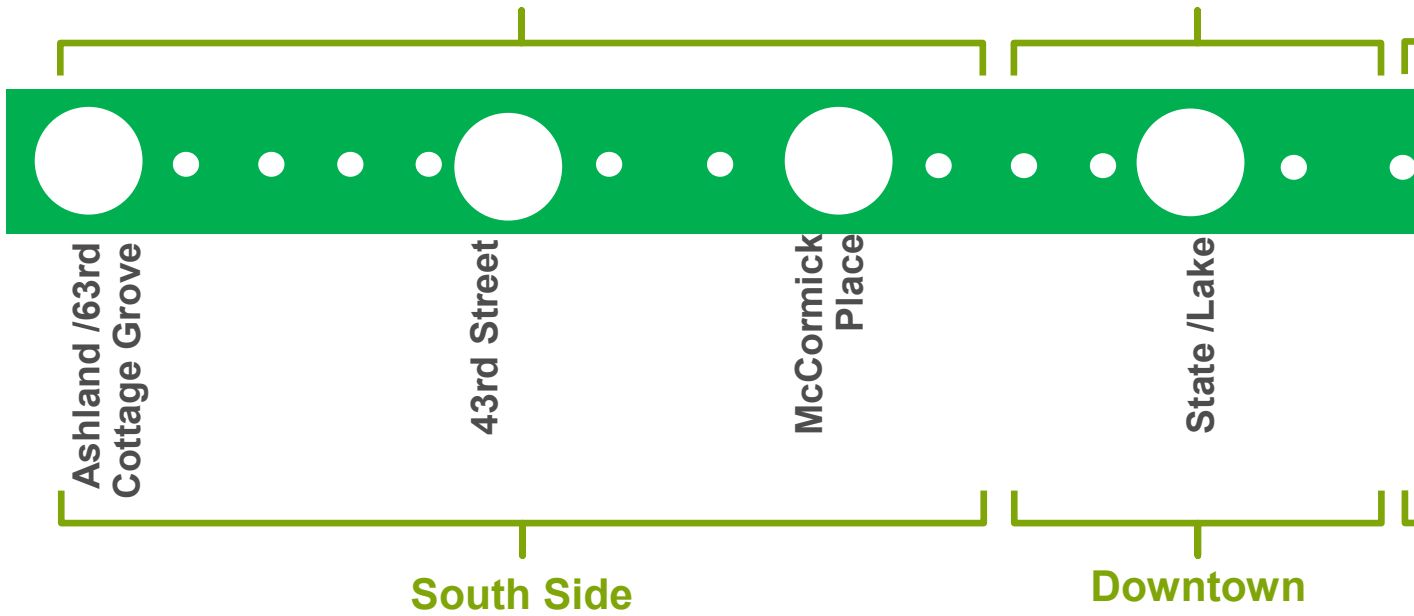


Image from www.oakpark.com

Frank Lloyd Wright homes are one of the most well-known tourist locations in Oak Park and the homes have been labelled as historic landmarks. However, it is not commonly known that Frank Lloyd Wright also designed homes a handful of homes in East Garfield Park. While the homes in East Garfield Park are valued at \$60,000, an average Frank Lloyd Wright home in Oak Park is valued over \$1 million dollars. The home and studio of Frank Lloyd Wright are located in Oak Park as well, where he lived and worked for the first 20 years of his career from 1889 to 1909. Wright made major contributions to the design of the housing stock that is found in Oak Park and several homes still stand to this day. The Frank Lloyd District is located .8 miles North West of the Oak Park Station stop.

Another notable figure that came from Oak Park was Ernest Miller Hemingway. He was a novelist and winner of both the Nobel and Pulitzer Prize for his well-known writings. The Hemingway Museum is located in Oak Park, Illinois and houses both permanent and temporary exhibits of the author. The museum reflects the influence and impact the family and community had on the author.

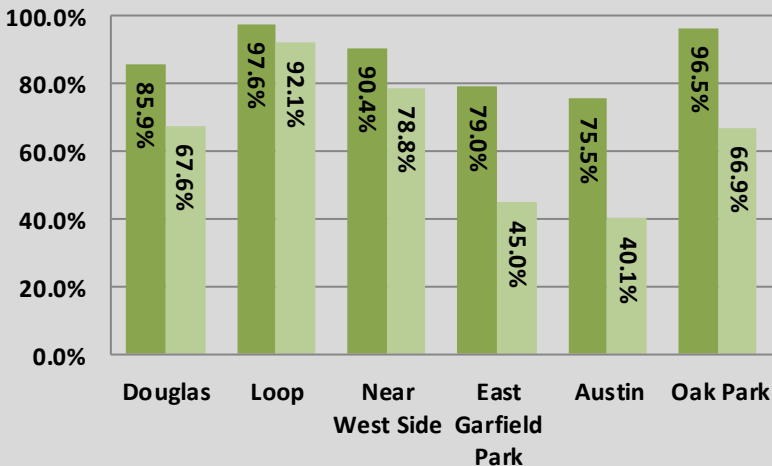
Social Determinants of Health



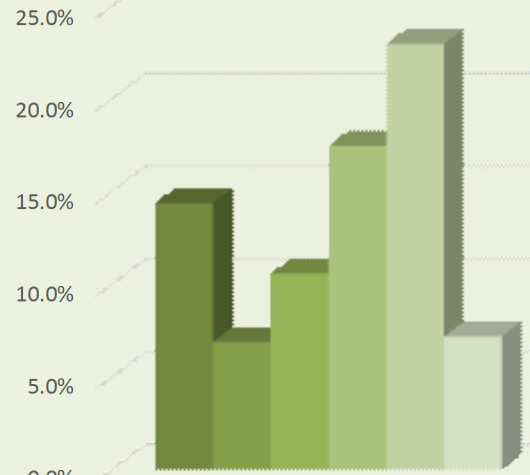
These data provide an brief glimpse of some of the social determinants of health. Resources such as primary care providers and higher percentage of insured population, are concentrated in neighborhoods of more highly educated, White community areas (downtown and suburb of Oak Park). Those community areas with populations most vulnerable to poor health outcomes, meaning poor communities of color, have higher percentages of uninsured people and fewer resources to be healthy.

Community Area	Primary Care Provider per 1000 Residents*
Austin	.43
East Garfield Park	.39
Near West Side	7.12
Loop	2.32
Douglas	1.37

Educational Attainment for population over 25 years old, ACS 2009-2013

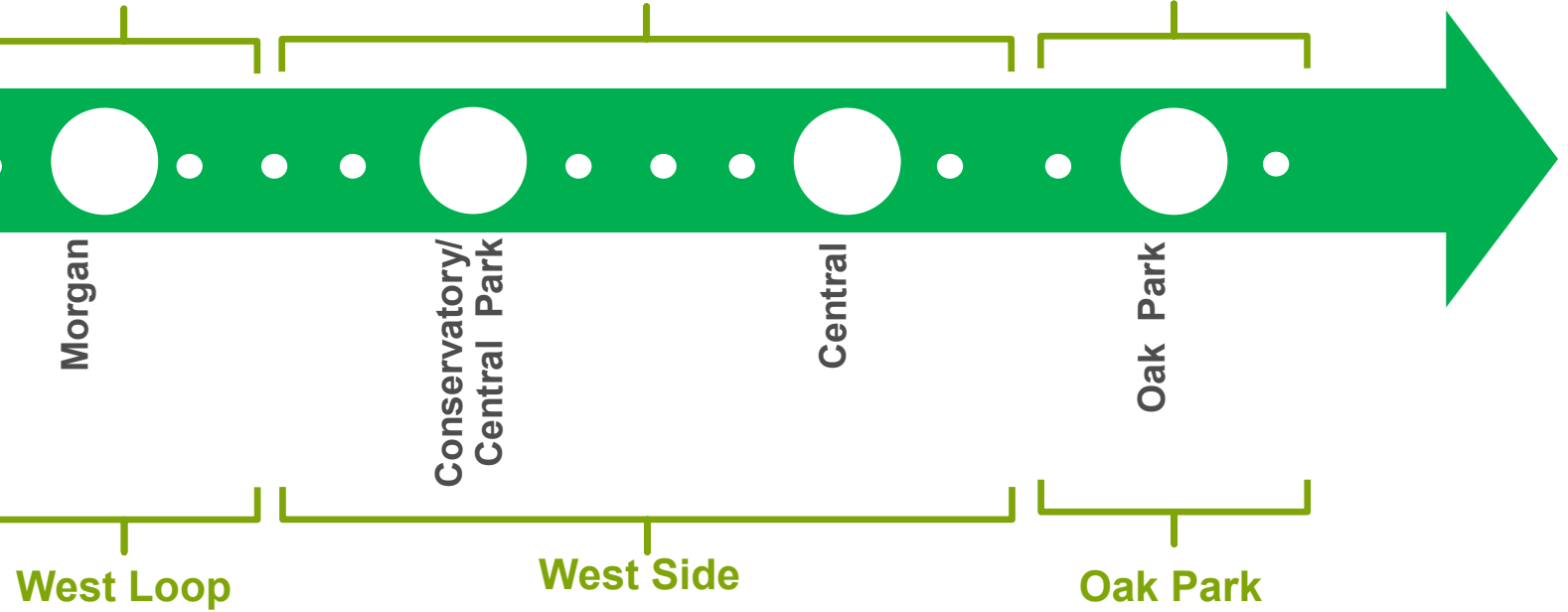


Uninsured Population, ACS 2009-2013

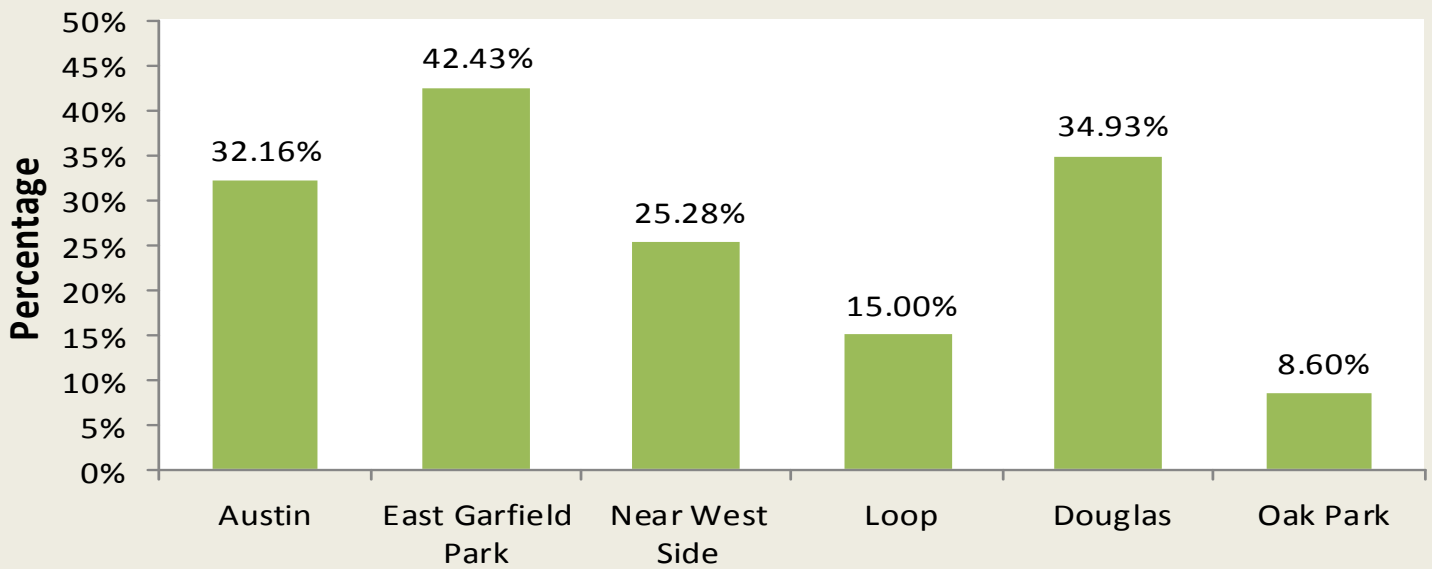


Community Area	All Uninsured (%)
Douglas	14.4%
Loop	6.9%
Near West Side	10.6%
East Garfield Park	17.5%
Austin	23.0%
Oak Park	7.2%

Social Determinants of Health



**Poverty Rate by Community Area ,
American Community Survey 2009-2013**



Community Area	% Hispanic or Latino *	% White alone, Non-Hispanic	% Black or African American alone, Non-Hispanic	% Other
Austin	9.4%	4.5%	84.7%	1.4%
East Garfield	2.5%	3.4%	93.0%	1.1%
Near West Side	10.5%	42.2%	31.0%	16.3%
Loop	5.9%	61.6%	12.1%	20.4%
Douglas	2.7%	11.9%	71.2%	14.2%
Oak Park	6.8%	67.7%	21.7%	3.8%

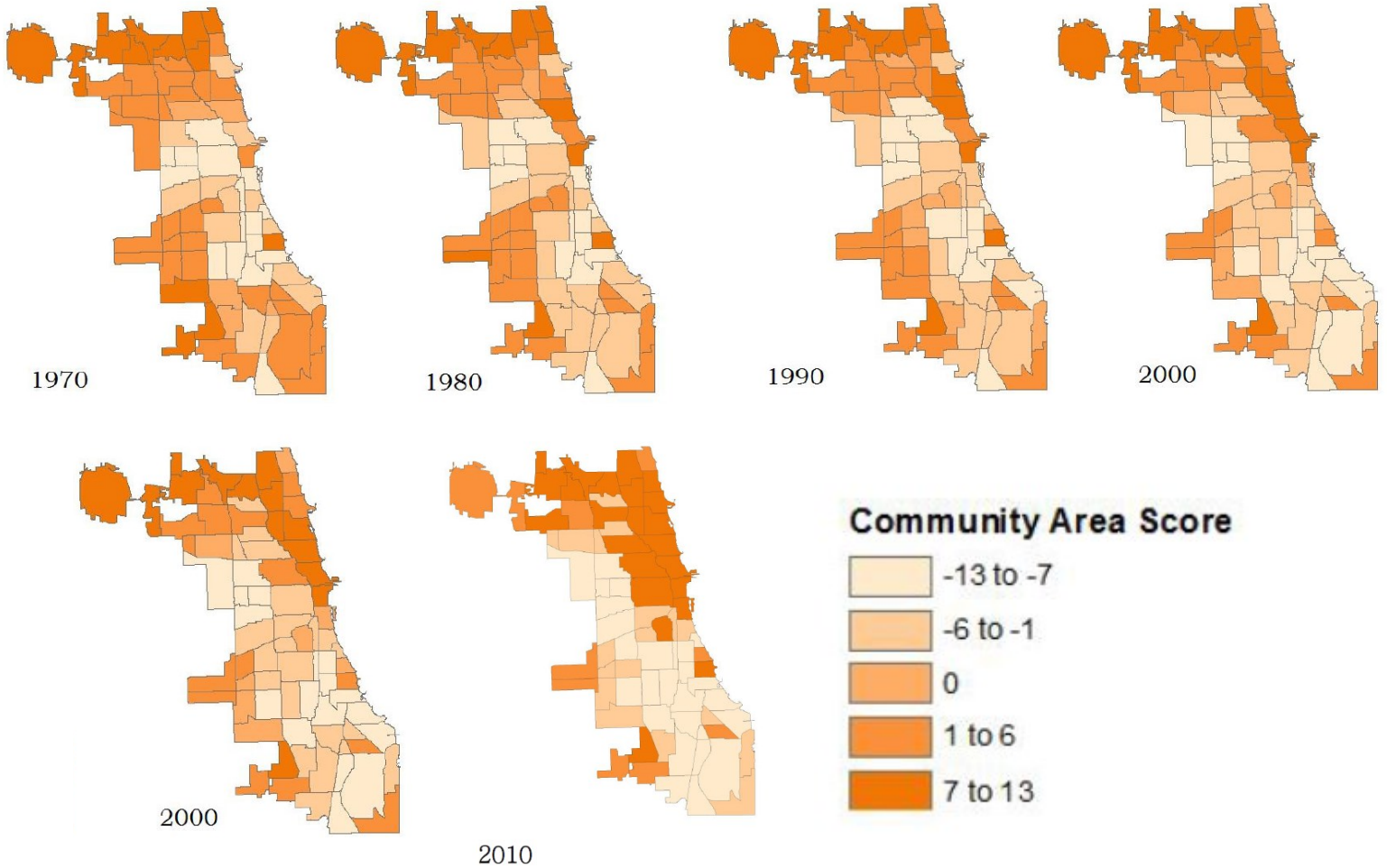
GENTRIFICATION IN CHICAGO

The Nathalie P. Voorhees Center published the “Socioeconomic Change of Chicago’s Community Areas (1970-2010)”. The purpose of this document is to see how the 77 community areas have changed throughout these four decades, specifically in terms of gentrification. The Voorhees Center created a gentrification index with data compiled out of 13 variables. The Gentrification Index considered variables that are considered to be social determinants of neighborhood that measure poverty and wealth such as household income, age distribution, education attainment, income, type of educational institutions and value of home and the percentage of owner occupied homes. Community areas each received a score based on the 13 variables and changes were measured in regard to time from 1970 onward. Those variables that are correlated with positive socioeconomic growth were given a positive number, and variables with negative correlation to socioeconomic growth were awarded a negative value. The gentrification index created by the Voorhees Center provides an opportunity to consider how multiple variables can interact to promote or deter community investment, economic opportunity and community development. The scores in each neighborhood were then compared over time. What was found was that there was an increase of neighborhoods who received “very high” scores and “very low” scores, with a decrease in communities that received “high” or “low” from 1970-2010. Additionally, communities that experienced a loss of investment and increased poverty are concentrated in the West and South Side of Chicago.

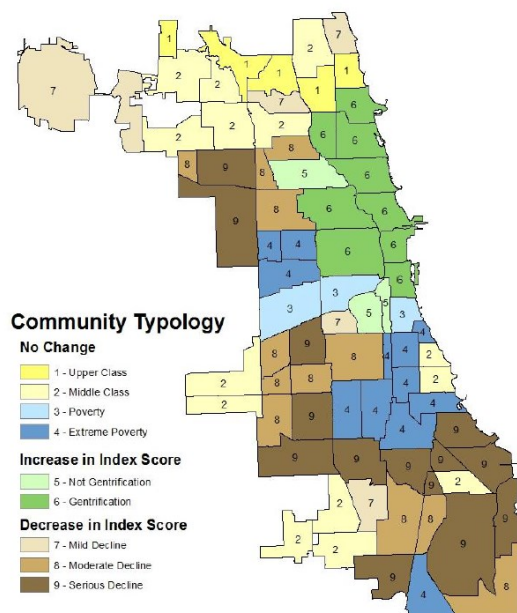
Variables included in Gentrification Index

Variable Number	Variables	Type of Association
1	% White (Non-Hispanic)	Above City Average, Positive (+1)
2	% Black	Above City Average, Negative (-1)
3	% Latino	Above City Average, Negative (-1)
4	% Elderly (Age 65+)	Above City Average, Negative (-1)
5	% Children (Age 5-19)	Above City Average, Negative (-1)
6	College Education (Bachelor’s or higher)	Above City Average, Positive (+1)
7	Median Family Income (Adjusted for Inflation)	Above City Average, Positive (+1)
8	% Owner Occupied	Above City Average, Positive (+1)
9	Median House Value (Adjusted for Inflation)	Above City Average, Positive (+1)
10	% Families Below Poverty	Above City Average, Negative (-1)
11	% Manager Occupations	Above City Average, Positive (+1)
12	% Female Households with Children	Above City Average, Negative (-1)
13	% Private School Attendance (Pre-K through 12/0	Above City Average, Positive (+1)

SOCIOECONOMIC CHANGE OF CHICAGO'S COMMUNITY AREAS (1970-2010)

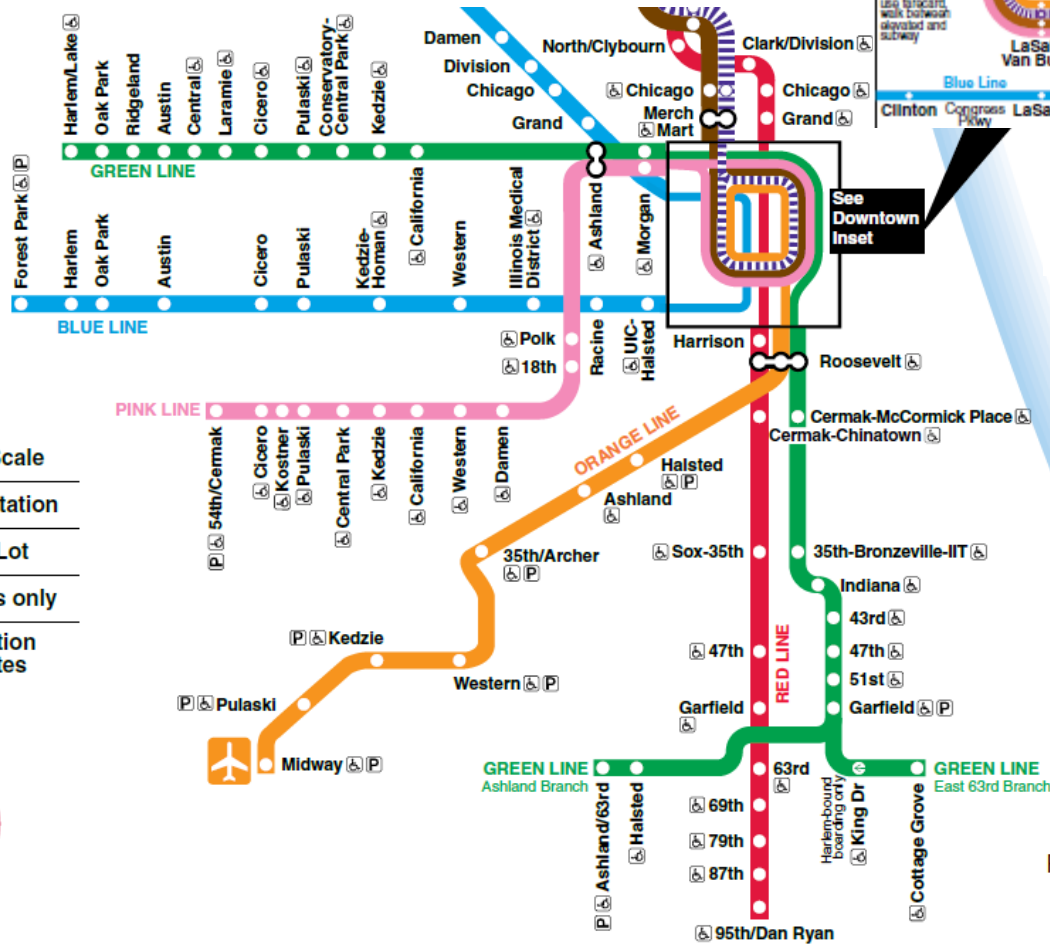
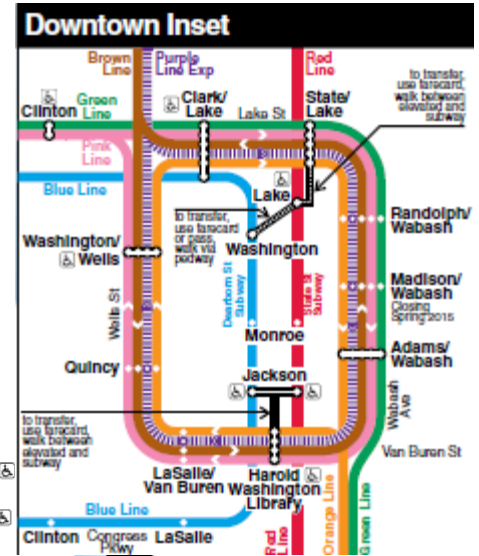


To learn more about the Socioeconomic Change for Chicago's Community Areas report, please visit <http://www.voorheescenter.com/#!/gentrification-index/ccmx>



NATHALIE P. VOORHEES
 CENTER FOR NEIGHBORHOOD
 AND COMMUNITY IMPROVEMENT
 AT THE UNIVERSITY OF ILLINOIS AT CHICAGO

CHICAGO TRANSIT AUTHORITY (CTA) TRAIN MAP



Map Not to Scale

- Accessible station
- Park & Ride Lot
- Rush periods only
- Free connection between routes



February 2015