

# REVITALIZING LITTLE VILLAGE THROUGH BROWNFIELD REDEVELOPMENT

## Executive Summary

In 2012 Delta Institute (Delta) and the Little Village Environmental Justice Organization (LVEJO) collaborated with eight multi-sector stakeholder groups as part of the Fisk and Crawford Reuse Task Force. Appointed by Chicago Mayor Rahm Emanuel, the task force was formed to collect community input on future uses of two large brownfield sites in Chicago: the former Fisk coal plant in Pilsen and the former Crawford coal plant in Little Village. During this six-month process, both Delta and LVEJO recognized that while the former Crawford site was a significant and complicated brownfield site, Little Village was home to many other brownfields that create economic stagnancy and blight. Redevelopment of these sites, including the Crawford site, held significant potential to bring commercial or industrial businesses and local jobs to Little Village as well as to increase the amount of green or recreational space for residents. With the goal of promoting economic development, revitalization and environmental justice in the community, Delta and LVEJO initiated a two-year partnership in late 2013 to create the Little Village Vacant Property and Brownfield Redevelopment Strategy (Strategy) to guide the redevelopment of brownfield sites in Little Village. The process used by Delta and LVEJO over the two year period is summarized by the below infographic.



The Strategy was informed by Delta's cumulative thirty years of economic development experience and guided by:

- Little Village community goals and priorities identified through extensive stakeholder and community engagement including two open community meetings, over 25 stakeholder interviews, and a series of informal conversations with community members;
- Environmental opportunities and challenges;
- Community resources and potential partnerships available to assist in redevelopment;
- Marketing and communication strategies; and
- Potential funding sources for redevelopment.
- Existing local and regional planning documents applicable to Little Village including the: 2012 Little Village SSA #25 Market Analysis and Economic Development Plan; 2013 Little Village Quality of Life Plan; 2013 Fisk and Crawford Task Force Final Report; and 2015 Pilsen and Little Village Land Use Plan: Existing Conditions Report.

It presents redevelopment roadmaps for each of the ten brownfield sites to provide LVEJO and potential partners with guidance for continued planning and to move from site redevelopment into implementation. Each roadmap recognizes and leverages site-specific opportunities, incorporates strategies to mitigate site challenges, and is directly based on one or more of eight reuse ideas identified through community and stakeholder engagement. A map of the sites is included, as is a table that provides a comprehensive snapshot of the ten sites paired with the community-based reuse ideas.

Key elements of the Strategy include:

- **Individual Site Lookbook Sheets**
- **Preliminary Site Environmental Reviews**
- **Reuse Ideas and Strategies**
- **Appendix - Additional Resources**

It is intended that the guidance and recommendations in this strategy will be applied by LVEJO and the Little Village community to transform their brownfields from blighted, unproductive, and potentially unhealthy properties into businesses and other uses that create local jobs, generate property taxes for the community, increase green and recreational space, and promote economic development and environmental justice in Little Village.

# LITTLE VILLAGE TEN BROWNFIELD SITES

## KEY

- Ward Boundaries
- Parks
- Water
- Potential  
Redevelopment Sites

## SITES

- 1 2014 California Ave.
- 2 2358 S Whipple St.
- 3 2505 W 24th St.
- 4 2514-2520 W 25th St.
- 5 3101 S Kedzie Ave.
- 6 3157 S Kostner Ave.
- 7 3241 W Cermak Rd.
- 8 3301 S Kedzie Ave.
- 9 3321 S Pulaski Rd.
- 10 3501 S Pulaski Rd.



# LITTLE VILLAGE REUSE STRATEGIES BY SITE

Reuse Strategy		Community Based Biodiesel	Commercial Composting	Public Green Space and Multimodal Center	Multi-purpose ADA Field	Shared Commercial Kitchen	Vendor Cart Sanitizing and Storage Space	Urban Indoor Farm	Private Market Redevelopment
LVEJO Role		BROKER	CHAMPION	CHAMPION	BROKER	BROKER	BROKER	CHAMPION	BROKER
Redevelopment Timeframe		Higher Priority-Short Term	Higher Priority-Short Term	Lower Priority-Long Term	Lower Priority-Long Term	Higher Priority-Short Term	Higher Priority-Short Term	Higher Priority-Short Term	Variable
Brownfield Property Address	2014 S. California Ave.	X	X			X	X		X
	2358 S. Whipple St.	X	X			X	X	X	X
	2505 W. 24th St.								X
	2514-2520 W. 25th St.								X
	3101 S. Kedzie Ave.	X	X			X	X	X	X
	3157 S. Kostner Ave.				X				X
	3241 W. Cermak Rd.	X	X			X	X	X	X
	3301 S. Kedzie Ave.			X	X				X
	3321 S. Pulaski Rd.			X					X
	3501 S. Pulaski Rd.			X				X	X

\* Grey "x" indicates a possible alternate site for a strategy