

## GENTRIFICATION

Urban gentrification, is a process in which low-cost, physically deteriorated neighborhoods experience physical renovation and an increase in property values, along with an influx of wealthier residents who typically replace the prior residents. The process often transforms decaying parts of a city in to middle-class, and upper-class viable neighborhoods.

In recent years Albany Park has been impacted by the process of gentrification. Gentrification can be a politically contentious issue. It highlights the instability of renting; people might be forced to move away from newly-desirable areas because the landlords increase rents. With the stabilization of the properties in a specific area, gentrification can often have negative effects on the lower class citizens of a particular neighborhood.



In Albany Park there has been a significant change due to recent gentrification, which may cause the area to shift in diversity in the next few years. While the largest population in the area has always been Caucasian, with constant influx of new immigrant populations, the changes from rental to ownership may mean that the community will soon consist of almost exclusively affluent white homeowners. This change is nothing new for Albany Park, but with the shift to ownership, the changes could be permanent.

## SUSTAINABILITY AND ALBANY PARK

Sustainability is a cycle rooted in social issues, economics and the environment. It is an attempt to provide the best outcomes, both for human and natural environments for the present as well as maintaining or improving it for the future.

Albany Park is a great example of a neighborhood that is sustainable with countless opportunities for work, future development and numerous parks for recreation. Albany Park has undergone many changes because of the diverse immigrant population moving in since the 1900's. There are a large number of businesses ranging from hair salons to restaurants to provide steady incomes for the community.

There are also countless religious organizations as well as schools and daycare centers allowing residents to have support systems and a stronger community base. Albany Park is home to approximately 57,665 people and the neighborhood may seem somewhat overcrowded with a large amount of apartment buildings and storefronts.

However, this neighborhood is very peaceful with countless parks and even a nature garden. There are some open spaces with playgrounds for children, basketball courts and a large baseball field. The Chicago River runs along Albany Park which is another aspect of a natural environment for the residents to enjoy.



## HISTORY OF ALBANY PARK

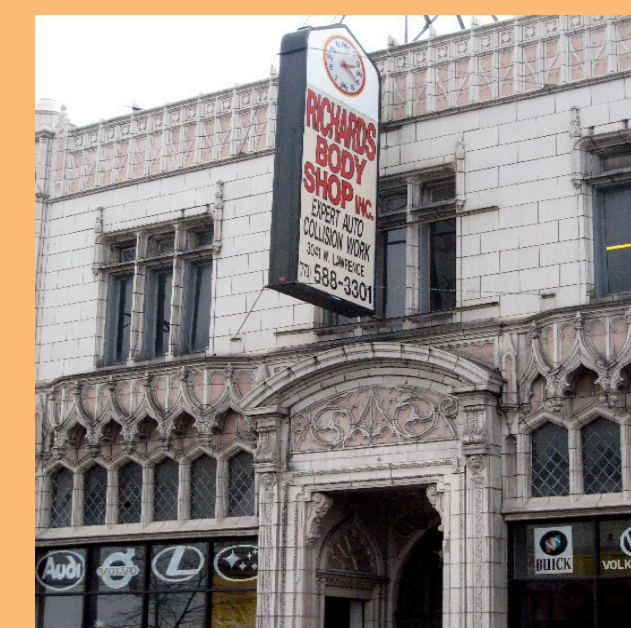


Albany Park is a diverse neighborhood that is always changing as different ethnic groups come and go.



Albany Park grew from a sparsely settled farming community to a dynamic urban neighborhood in the course of one generation. In 1868 local entrepreneur Richard Rusk turned an initial 10-acre investment of land into a large farm that included a profitable brickyard along the North Branch of the Chicago River and the Rusk Race Track, where late-nineteenth-century Chicagoans often took day excursions to watch horse racing and enjoy the bucolic environs.

As Chicago's population exploded in the 1870s and 1880s, the suburban community became increasingly popular thanks to Chicago's train system that connected the residents of this community to the downtown area. In 1889 Chicago annexed the area along with the rest of Jefferson Township.



## 2000 DEMOGRAPHIC DATA



- Caucasian
- African Decent
- Native American
- Asian/Pacific Islander
- Other
- Latin Origin



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Chicago Greenside Map of

## ALBANY PARK

One of Many Chicago Neighborhoods



After the 1970s, Albany Park became a port of entry for immigrants from Asia and Latin America. In 1990 the community area claimed the largest numbers of Korean, Filipino, and Guatemalan immigrants in Chicago.

The Korean community played important commercial and civic roles in the revitalization of the area. The number of homes sold increased 125 percent between 1980 and 1989. Albany Park's pattern of population shifts continued in the 1990s, as more prosperous Korean immigrants began moving to northern suburbs. Throughout the twentieth century, Albany Park acted as a gateway community for aspiring middle-class ethnic groups.



Albany Park today is considered one of the most diverse in the United States. It has one of the highest percentages of foreign-born residents of neighborhoods in Chicago. Although the majority of those foreign-born residents are from Latin America, the majority from Mexico (especially from the state of Michoacán) and Guatemala, substantial numbers are from the Philippines, India, Korea, Vietnam, the Former Yugoslavia (Serbia, Croatia, Bosnia), Romania, Pakistan and the Middle East. Over 40 different languages are spoken in its public schools.

Due to the diverse population and immigrant population attraction, the population of the neighborhood has increased by 25% in the last two decades.[1] The neighborhood has been the "Koreatown" of Chicago for some time. The majority of Korean shops, in Albany Park, can be found on Lawrence Avenue (4800 North), between Kedzie (3200 West) and Pulaski (4000 West). Although many of the Asians in the neighborhood have been moving to the north suburbs in recent years, it still retains its Korean flavor. Every year there is a Korean festival and the neighborhood is home to a Korean television station (WOCH-LP Ch. 28) and radio station (1330 AM) as well as two Korean-language newspapers.

There are still many Korean businesses interspersed among the newer Mexican bakeries and Middle Eastern grocery stores.

