

CONTEXT



Lincoln Park, © TripAdvisor



Blue Man Group, Briar St Theater



Goose Island, south from W Division Ave

GREATER LINCOLN PARK HISTORY AND COMMUNITY ASSETS

Before Chicago's development, the three community areas that now comprise most of the Greater Lincoln Park Planning Area – Lakeview, Lincoln Park, and the Near North Side – were primarily forest and grassland with occasional quicksand deposits. Indian settlements existed along the Green Bay Trail, now the location of Clark Street.

As Chicago expanded during the early 1900s, the area became home to numerous legendary Chicago manufacturing companies such as Horween Leathers and A. Finkl and Sons Co. located along the North Branch Chicago River. As a result, the area's first residential neighborhoods were solidly working-class, with its residents employed at factories and workshops along the river.

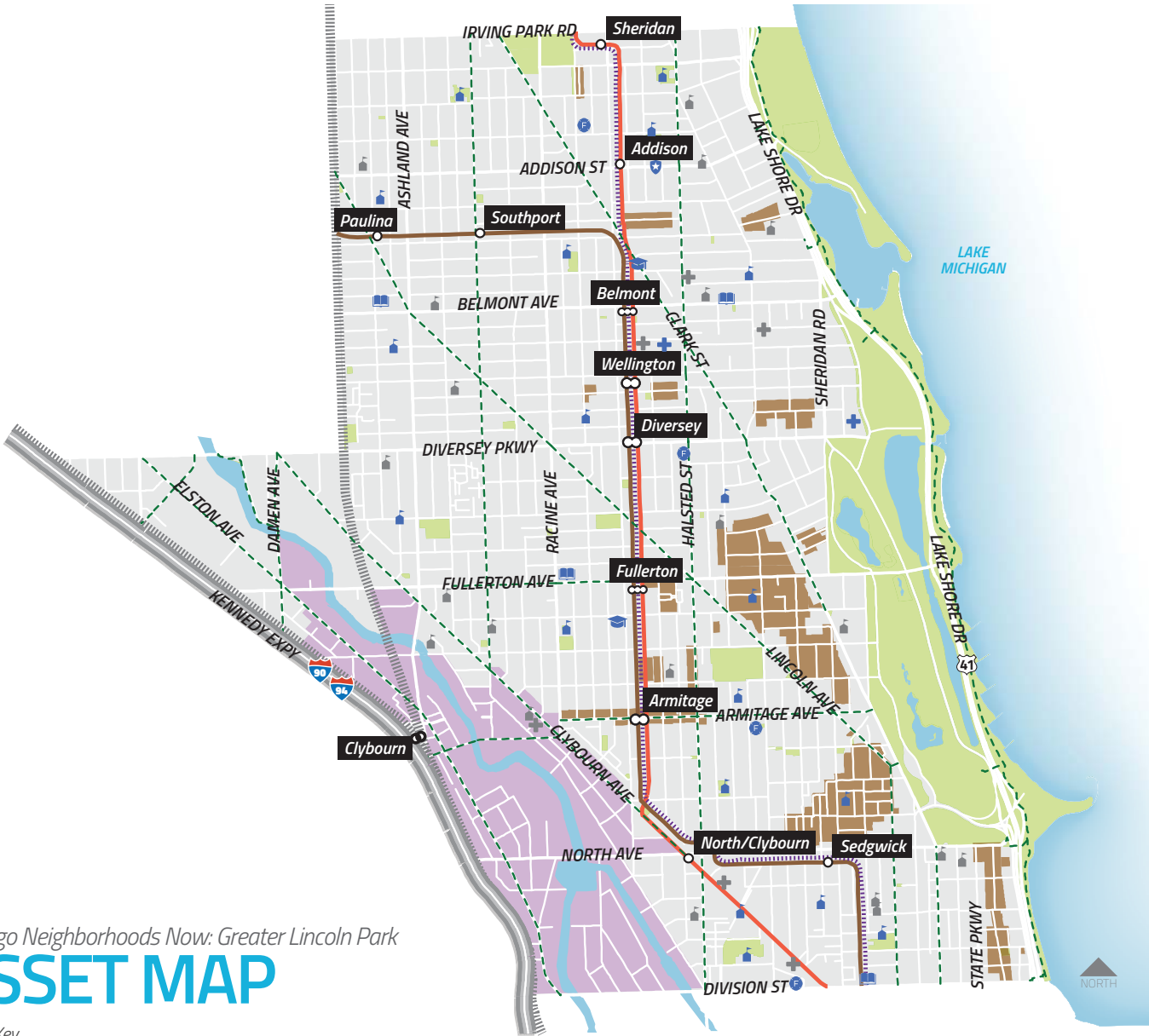
Today, this Planning Area has a remarkable mix of housing types, with 110-year-old row-houses and cottages alongside new balconied high-rises. Land uses are just as varied. Lincoln Park runs along the lakefront, with paths, harbors, and lagoons, Lake Shore Drive, and the free Lincoln Park Zoo and Conservatory. Retail corridors have widely-varied character, including the historic Armitage / Halsted Landmark District, Clybourn corridor, Belmont theater district, N Halsted Street in Boystown – the heart of the vibrant LGBTQ community, and bars and restaurants along N Clark Street in Wrigleyville.

The Lakeview community features Wrigley Field (home of the Chicago Cubs), Lincoln Park (including the Lakefront Trail), and Belmont Harbor. This community is served by the Clybourn UP North and Northwest Metra stations and nine CTA rail stations: Irving Park, Addison (Brown), Paulina, Southport, Sheridan, Addison (Red), Belmont, Wellington, and Diversey. There are at least 18 parks and open spaces throughout the Lakeview community that offer public open space, including Lincoln Park and Gill Park. Residents are served by the Lincoln Belmont and Merlo libraries. There are five health service providers, including the Advocate Illinois Masonic Medical Center, Saint Joseph Hospital, Heartland Pediatric Center - Lake View, Broadway Youth Center, and the Howard Brown Health Center - Aria Health. Leadership for the area is provided by a number of business and resident organizations such as the Greater Ravenswood Community Council, Central Lakeview Merchant's Association, Northalsted Business Alliance, Lakeview East Chamber of Commerce, and the Lakeview Chamber of Commerce, and others.

The Lincoln Park community (and the portion of the Near North Side community north of W Division St) feature many amenities. These include the Lincoln Park Zoo, the Peggy Notebaert Nature Museum, Lincoln Park (including the Lakefront Trail), Diversey Harbor, Second City Improv Theater, DePaul University, the Original Old Town School of Folk Music, and the Steppenwolf Theater. This community is served by the Clybourn UP North and Northwest Metra stations, and six CTA rail stations: Diversey, Fullerton,

Armitage, North/Clybourn, Sedgwick, and Clark/Division. There are at least 22 parks and open spaces throughout the Lincoln Park community that offer public open space, including Lincoln Park Lincoln and Oz Park. Residents are served by the Lincoln Park and Near North libraries. There are three health service providers, including Near North-Winfield Moody Health Center, Flannery Senior Clinic, and ACCESS - Anixter. Leadership for the area is provided by a number of business and resident organizations such as the Lincoln Park Chamber of Commerce and the Old Town Merchants & Residents Association, and others.

The Greater Lincoln Park Planning Area also includes relatively smaller portions of the Logan Square, West Town, and Near North Side communities, but the history and future investments in these areas will be documented in neighboring action plans: Logan Square and West Town in the Greater Milwaukee Avenue Action Plan, and Near North Side in the Central Planning Area Action Plan.



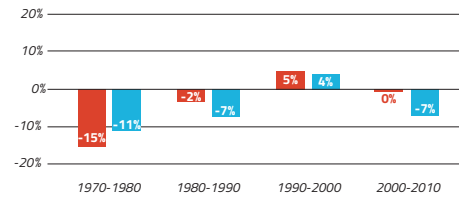
Chicago Neighborhoods Now: Greater Lincoln Park
ASSET MAP

- Map Key**
- Interstates
 - Metra Line & Station
 - CTA Brown Line & Station
 - CTA Purple Line & Station
 - CTA Red Line & Station
 - Bike Lanes and Trails
 - Parks and Open Space
 - Water
 - Industrial Corridors
 - Landmark Districts
 - Public Schools
 - Private Schools
 - Colleges
 - Libraries
 - Hospitals
 - Health Centers
 - Police Stations
 - Fire Houses

The population of the Greater Lincoln Park Planning Area fell significantly during the 1970's, but has stabilized and grown since then. The area is 81% White, 7% Hispanic or Latino, 6% Asian, and 4% Black or African American. About 80% of the residents have earned a Bachelor's degree or higher, which is the highest of all 16 planning areas. Over 66% of the households in the Greater Lincoln Park Planning Area earn more than \$50,000 per year, and 24% of households earn \$150,000 or more, which is the 2nd highest among the 16 Planning Areas. The unemployment rate here was the lowest of the 16 Planning Areas in 2012 (the latest year for which Planning Area-level data is available): 4.9% in the Greater Lincoln Park Planning Area versus 12.9% citywide. Unemployment has dropped significantly since then, and this data will be updated in future iterations of this Action Plan.

DEMOGRAPHICS

Rate of Population Change (Percent)
1970 to 2010



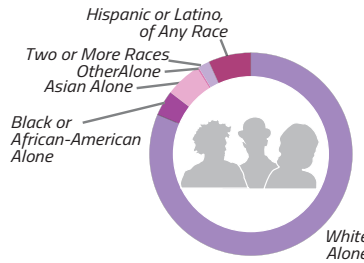
Total Population
1970 to 2010

	GREATER LINCOLN PARK	CHICAGO
1970	182,747	3,376,152
1980	154,665	3,004,435
1990	152,123	2,783,572
2000	159,137	2,895,521
2010	158,484	2,695,249

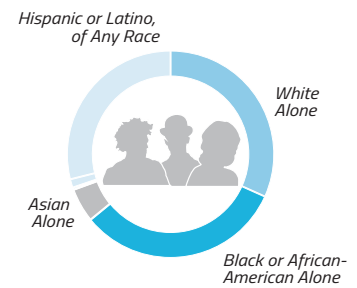
■ GREATER LINCOLN PARK
■ CHICAGO

Source: US2010 Project at Brown University, Longitudinal Tract Data Base (LTDB), Full data for 1970-2010.

Race and Ethnicity
2010



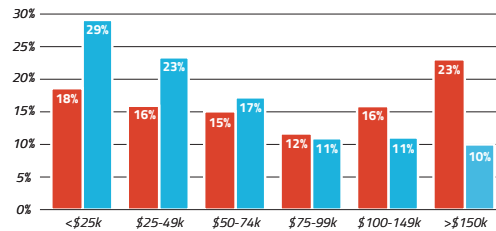
GREATER LINCOLN PARK



CHICAGO

Source: 2010 Decennial Census, SF 1, Table DP-1 - Profile of General Population and Housing Characteristics: 2010.

Household Income
2012



■ GREATER LINCOLN PARK
■ CHICAGO

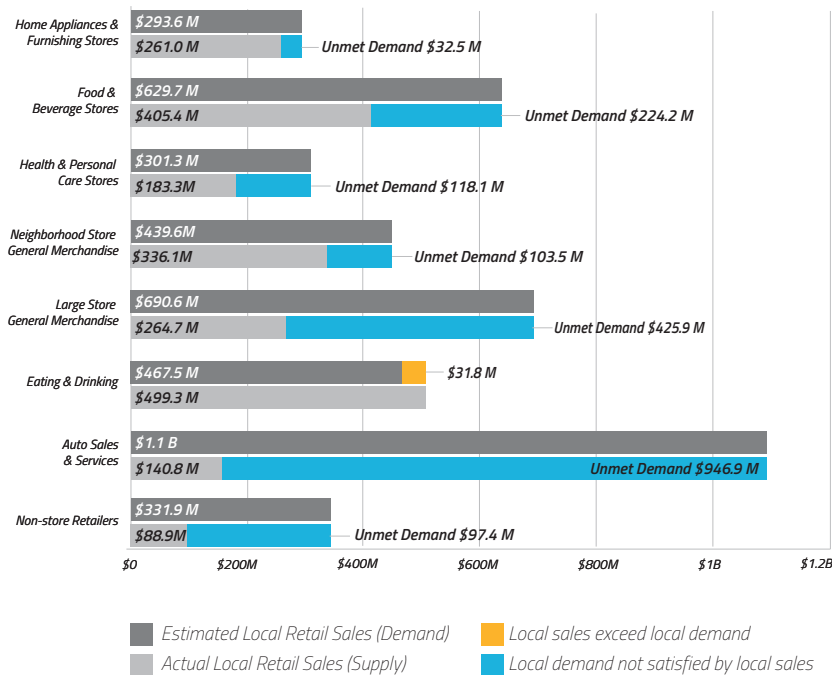
Source: 2012 5 Year American Community Survey, Table B19001 - Household Income in the Past 12 Months (in 2012 inflation-adjusted dollars).

COMMERCIAL

According to a study commissioned by the City in 2013, which analyzed the resident buying power and actual retail sales within each of the Chicago's 16 Planning Areas, the retailers operating in the Greater Lincoln Park Planning Area generate lower sales volume in many commercial categories than the neighborhood residents would be expected to buy. This suggests that many Greater Lincoln Park Planning Area residents leave the area to shop for goods and services in these categories. There may be a significant opportunity to recapture some of that spending that is leaking out of the Planning Area into the surrounding areas, which will be the subject of further study and discussion. In the Eating & Drinking category, sales were higher than neighborhood residents would be expected to buy, which suggests that visitors come into the Greater Lincoln Park Planning Area to enjoy the dining and nightlife options offered within this area.

The supply of rentable Industrial/Flex space has decreased significantly between 2005 and 2013, and the vacancy rate has also decreased. The supply of rentable Office space has decreased as well during the same time period, however, the availability of rentable Office space has increased slightly. The supply and vacancy rate for the 16 million square feet of retail buildings and 3 million square feet of office space in the Greater Lincoln Park Planning Area remained unchanged during 2006 to 2013, suggests the 2nd strongest Retail market among the 16 Planning Areas, which further reinforces the opportunities that exist to provide good retail in the area at strategic locations.

Retail Gap Analysis 2013



Source: 2013 City of Chicago Citywide Retail Market Analysis of Esri Business data.

Total Vacant Rentable Commercial Building Area (Percent) by Use

4Q 2013

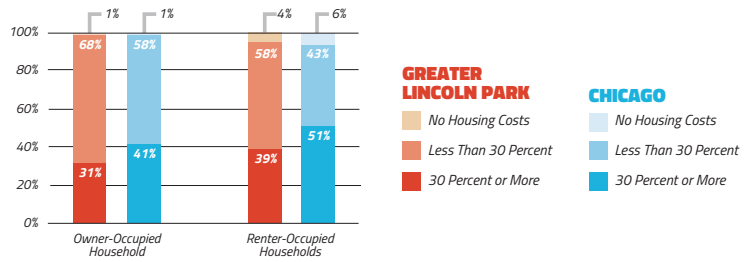
Building Type	Period	Total Rentable Building Area (sf)	Total Vacant Rentable Building Area (sf)	Total Vacant Rentable Building Area (%)	Chicago Total Vacant Rentable Building Area (%)
Industrial/ Flex	4Q 2013	2,766,886	56,250	2%	10%
	4Q 2005	4,614,466	219,600	5%	10%
Office	4Q 2013	3,296,980	175,632	5%	13%
	4Q 2005	3,736,495	160,269	4%	14%
Retail	4Q 2013	16,009,652	823,704	5%	7%
	4Q 2006	15,841,101	813,843	5%	8%

Source: Institute of Housing Studies at DePaul University Analysis of CoStar data.

In the Greater Lincoln Park Planning Area, 69% of owner-occupants and 62% of renters live in housing that is affordable for those residents (defined as households devoting less than 30% of income to housing expenses), both of which are stronger than the citywide average. The Greater Lincoln Park Planning Area has a lower proportion of vacant homes than its share of the city's housing stock would suggest, and a lower share of homes that went through a foreclosure than the city average. The housing stock in the Greater Lincoln Park Planning Area is 93% multifamily and 7% single family, which is the 4th lowest percentage of single family buildings among the 16 Planning Areas.

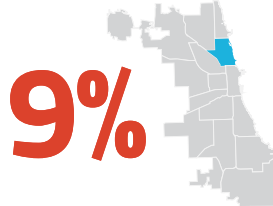
HOUSING

Housing Costs as a Percentage of Household Income 2012

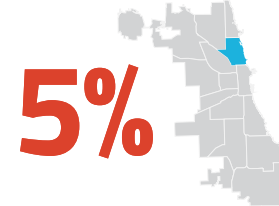


Source: 2012 5 Year American Survey, Table B25 106 - Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months.

Area's Share of Chicago Residential Addresses 4Q 2013

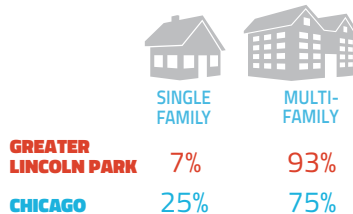


Area's Share of Long-Term Vacant Chicago Addresses 4Q 2013



Source: Institute of Housing Studies at DePaul University Analysis of Data from HUD/USPS.

Housing Composition 2013



Source: Institute of Housing Studies at DePaul University Analysis of Data from Cook County Assessor.

Share of Residential Parcels Impacted by Foreclosure 2005 to 2013



Source: Institute of Housing Studies at DePaul University Analysis of Data from Cook County Recorder of Deeds via Property Insight, Record Information Services, Cook County Assessor.

OPEN SPACE & TRANSPORTATION

Most residents of the Greater Lincoln Park Planning Area live close to open space but enjoy significantly less acreage per resident than the City's goal, which is 5 acres per 1000 residents. The acres of open space per 1,000 residents per Community Area is as follows: 2.0 acres for Lake View, 6.1 acres for Lincoln Park, 1.0 acres for Near North Side, 1.4 acres for North Center, 0.2 acres for Avondale, 1.0 acres for Logan Square, and 2.8 acres for West Town.

Fifty-five percent of the residents in the Greater Lincoln Park Planning Area live within a half-mile from a rail station, which is the 4th highest ratio among the 16 Planning Areas, and the area is one of only two Planning Areas in which more workers take public transportation to work than drive alone.

Acres of Open Space per 1,000 Residents
2010



Source: Institute for Housing Studies, DePaul's analysis of data obtained from the 2010 Decennial Census, SF1, Table P1 - Total Population; City of Chicago Data Portal Shapefiles of CPD Parks, FPDCC Forest Preserves, CPS Campus Parks, City of Chicago-identified wildlife habitat, and City of Chicago Street Network; 2010 TIGER/Line Shapefiles of Cook County Census Blocks. The universe of open space identified is limited to recreation space (either to enter or view) that is freely accessible to the public.

Share of Population within 1/2 Mile of Open Space
2010



Share of Population within 1/2 Mile of Rail Transit
2010



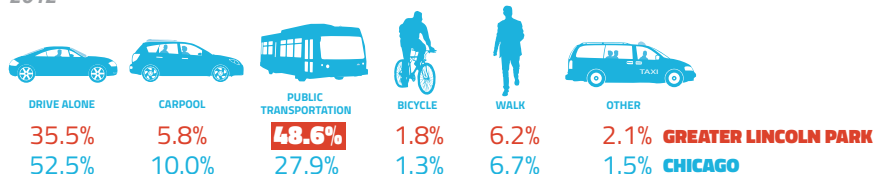
Source: 2010 Decennial Census, SF1, Table P-1 - Total Population; City of Chicago Data Portal Shapefiles of CTA Stations, Metra Stations, and City of Chicago Street Network; 2010 TIGER/Line Shapefiles of Cook County Census Blocks.

Average Distance to Work (Miles)
2011



Source: Longitudinal Employer - Household Dynamics [LEHD] Origin-Destination Data; 2010 TIGER/Line Shapefiles of Census Blocks.

Method of Travel to Work for Employed Population Aged 16 Years or Older
2012



Source: 2012 5 Year American Community Survey, Table B08006 - Sex of Workers by Means of Transportation to Work (only age data was used from this table).



Diplomat Hotel, 3208 N Sheffield Ave



Town Hall Apartments, 3600 N Halsted St



Wrigley Field, 1060 W Addison St



Proposed New City, N Halsted St and N Clybourn Ave



The Green Exchange, 2545 W Diversey Ave



UI Labs, 1333 N Hickory St

GREATER LINCOLN PARK EXISTING LAND USE AND RECENT INVESTMENTS

EXISTING LAND USE

The Greater Lincoln Park Planning Area's land is heavily dedicated to housing: nearly half of the area is residential compared to a third of the land citywide. The area contains less vacant land than the city average, while twice as much land is used as mixed-use and commercial than elsewhere in the city.

Commercial corridors are located on portions of the major arterial roads including N Clybourn Ave, N Lincoln Ave, N Clark St, and W North Ave. DePaul University's 38-acre Lincoln Park campus is located near W Fullerton Ave and W Sheffield Ave. The North Branch Industrial Corridor is located in the western portion of the Planning Area, and 19 Historic Districts are spread throughout.

RECENT INVESTMENTS

In recent years several investments have improved the built environment in the Greater Lincoln Park Planning Area.

In the Lakeview Community Area:

- **Thresholds (Former Diplomat Hotel)** 3208 N Sheffield Ave. The rehabilitation of the former Diplomat Hotel will create 51 units of supportive housing for individuals at risk of homelessness. Total Project Cost: \$13.1 million.
- **Town Hall Apartments** 3600 N Halsted St. The former CPD Town Hall Station is being rehabilitated as part of a 79-unit apartment complex for LGBT seniors. Total Project Cost: \$27 million.
- **Wrigley Field** 1060 W Addison St. The renovation project includes improvements to the century-old stadium which will ensure the viability for decades to come. Total Project Cost: \$500 million.

In the Lincoln Park Community Area (including a portion of the Near North community between W Division St and W North Ave):

- **New City Development** N Halsted St and N Clybourn Ave. This mixed-use development is currently under construction and encompasses 8.5 acres and will contain 199 apartments, 360,000 sf of retail

space, 40,000 sf of office space and a parking garage with 1,100 spaces when it is completed in 2015. Total Project Cost: \$260 M (projected).

- **The Green Exchange** 2545 W Diversey Ave. The Green Exchange's 275,000 sf of rehabilitated space is the first LEED Platinum industrial project in the city, made possible in part with a TIF-backed federal loan.
- **UI Labs Digital Manufacturing Design Innovation Institute** 1333 N Hickory St. UI Labs is building-out a 100,000 sf space to bring together businesses and institutions to pair cutting-edge research with commercial applications. Total Project Cost: \$16.5 million.



Chicago Neighborhoods Now: Greater Lincoln Park

EXISTING LAND USE

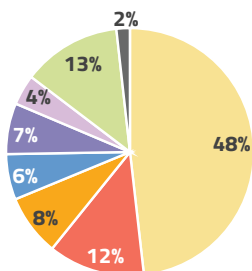
Map Key

- Interstates
- Metra Line & Station
- CTA Brown Line & Station
- CTA Purple Line & Station
- CTA Red Line & Station
- Water

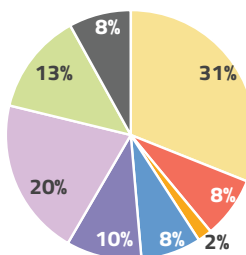
Land Use

- Residential
- Mixed Use (Residential + Commercial)
- Commercial
- Public Facilities + Institutions
- Industrial + Manufacturing
- Transportation + Utility
- Parks and Open Space
- Vacant Land

Greater Lincoln Park Land Use Percentage



Citywide Land Use Percentage



Source: Chicago Metropolitan Agency for Planning's 2010 Land Use Inventory for Northeastern Illinois, Version 1.0. Published: December 2014. Map information is not appropriate for, and is not to be used as a geodetic, legal, or engineering base. Map information has no legal basis in the definition of boundaries or property lines and is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor.



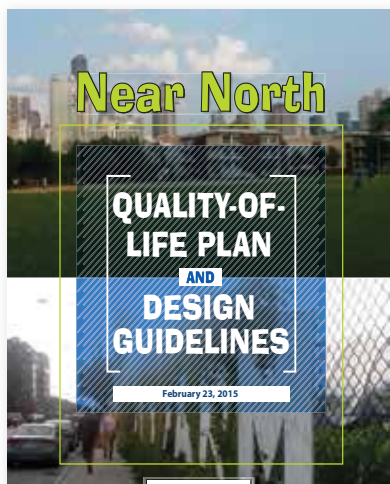
Near North Quality of Life Plan Graphic

GREATER LINCOLN PARK PREVIOUS PLANS

The residents, businesses and institutions of the Greater Lincoln Park Planning Area have contributed their wisdom and hard work towards several planning efforts in recent years. This Action Plan will build upon the work that has already been undertaken. At least four plans have been completed since 2000 that generated recommendations to improve the Greater Lincoln Park Planning Area, two of which were approved by the Chicago Plan Commission. Some common themes expressed in previous plans for this area focused on improving transit and accessibility, enhancing the pedestrian experience and continuing to build on the retail and commercial strength of its business districts. Where appropriate, the recommendations from these prior plans will be incorporated into the Action Plan as Priority Projects.

Some examples include:

- Enhance the pedestrian environment, from "Lakeview Area Master Plan" which inspired the intersection and streetscape Improvements to the Belmont/Lincoln/Ashland area (project #4 on the Action Plan Map).
- Encourage compatible development adjacent to the Goose Island PMD, from the "Halsted Triangle Plan" which inspired the Planned Manufacturing District (PMD) Update (project #11 on the Action Plan Map).



NEAR NORTH QUALITY-OF-LIFE PLAN & DESIGN GUIDE
February 2015

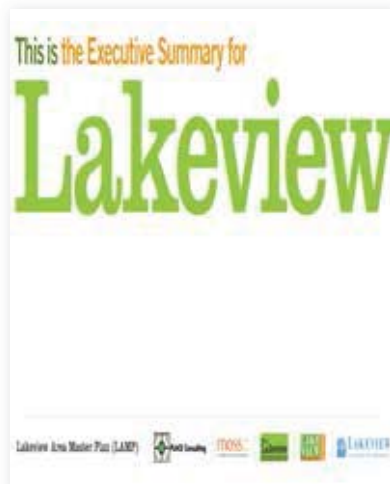
Participating Organizations

- Near North Unity Program
- LISC Chicago
- The Chicago Housing Authority (CHA)
- Alderman Walter Burnett Jr. (Ward 27)
- A broad group of participants including 17 community, business, and civic leaders

Priority Recommendations

- Offer safe, positive opportunities for youth, seniors, and families to interact and grow through partnerships with local schools
- Facilitate a community review process of proposed developments to provide input and inform land use development decisions to meet community goals for housing, economic development, open space, and urban design
- Improve safety through partnerships with residents, police, housing authority, property managers, businesses and community-based organizations
- Connect local businesses to local talent and promote a live-work community by encouraging local hiring, marketing, and mentorship
- Establish a detailed set of design guidelines to provide developers with the community's goals and a path through the community review process

* Adopted by the Chicago Plan Commission



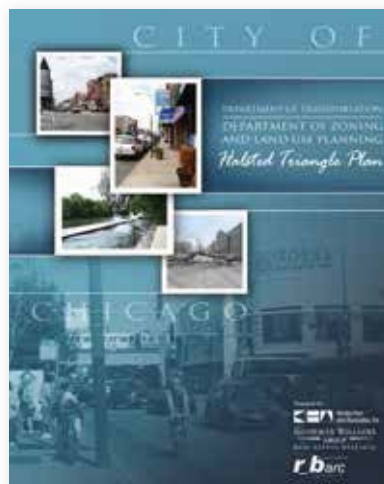
LAKEVIEW AREA MASTER PLAN
March 2011

Participating Organizations

- Lakeview Chamber of Commerce

Priority Recommendations

- Enhance the pedestrian environment
- Improve the mix of land uses and programming by developing "niche" commercial districts, encouraging "shared work space"
- Enhance the community's identity
- Improving connections with nearby attractions
- Improve sustainability



HALSTED TRIANGLE PLAN
November 2010*

Participating Organizations

- Department of Planning and Development
- Department of Transportation

Priority Recommendations

- Create a continuous walkway along the canal from North Avenue to Division Street
- Develop public plazas on oddly shaped and hard-to-develop parcels
- Widen sidewalks along North Avenue, Halsted Street and Clybourn Avenue
- Improve on-street parking provisions along Kingsbury and other streets
- Improve pedestrian access to the North/Clybourn subway stop
- Develop new public transit connections at Division and Orleans streets
- Add new traffic signals at the North/Fremont and Halsted/ Eastman intersections



RECONNECTING NEIGHBORHOODS

July 2009*

Participating Organizations

- *Department of Planning and Development*
- *Regional Transportation Authority*
- *Chicago Transit Authority*
- *Metropolitan Planning Council*

Priority Recommendations

- Transit improvement strategies such as reestablishing and/or expanding bus and rail services to the area
- Access and design strategies such as enhanced connections for recreational opportunities, improved streetscapes, construction of plazas and gateways, and facade improvements
- Key commercial development strategies such as establishing retail at the intersection of Division and Halsted, Division and Larrabee, and a commercial node on Clybourn from Ogden to Larrabee

* *Adopted by the Chicago Plan Commission*

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