

LOCAL IMPACT FUNDS

WEST LOOP DOWNTOWN AREA

May 23, 2022



CHI | DPD
Department of Planning and Development

MEETING AGENDA

- 1 Introductions
- 2 Meeting Format
- 3 Status of Local Impact Funds
- 4 Public Feedback Received To Date
- 5 Five Priority Projects – Meeting Polling
- 6 Next Steps

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MEETING FORMAT

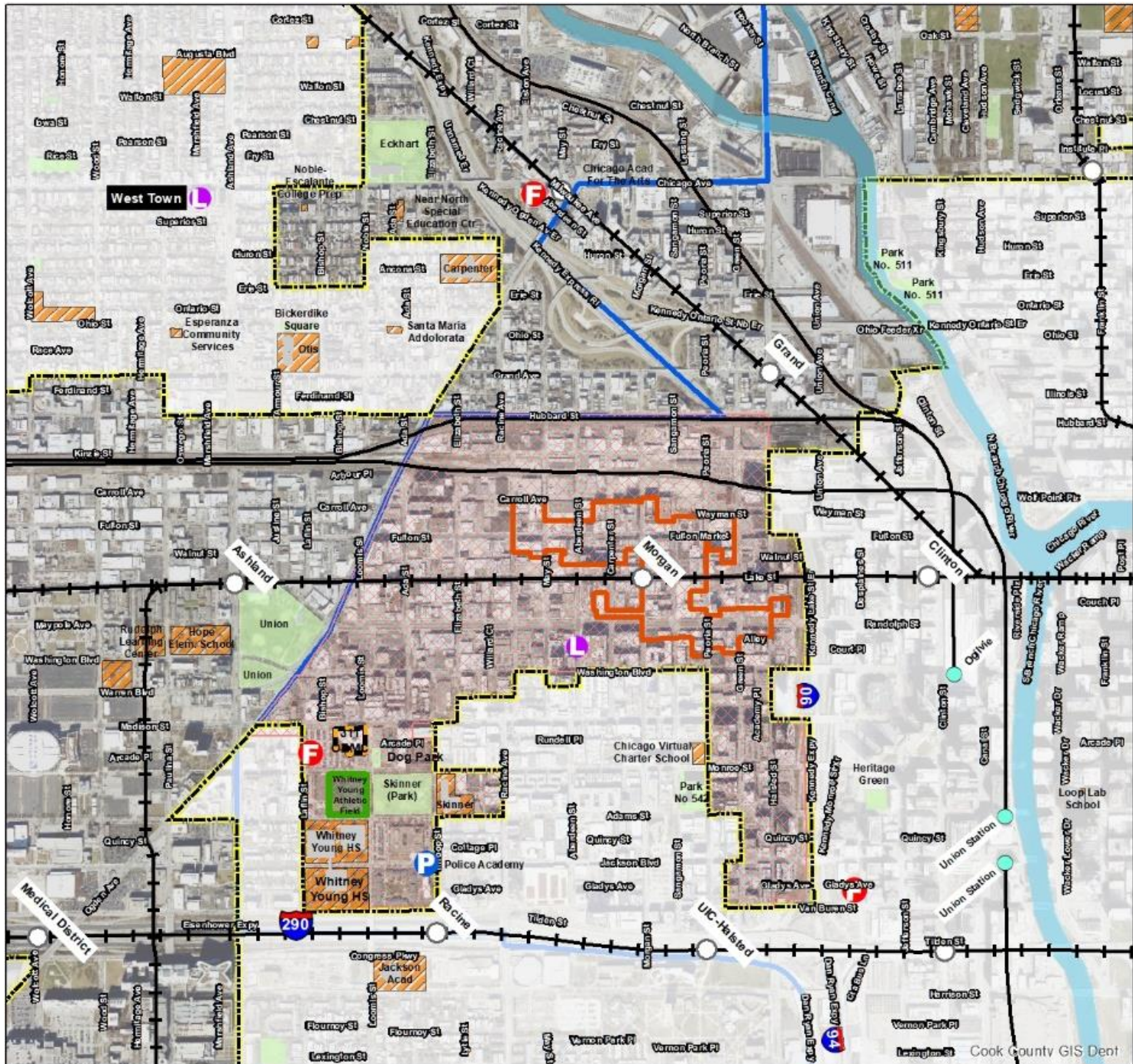


1. This is a Zoom webinar format and this meeting is being recorded.
2. The recording will be available on DPD's webpage: www.Chicago.gov/westloop
3. Please use the **Zoom Q&A function** for any questions during the webinar.
4. All questions and ideas are valid.
5. Questions may be responded to from city staff either in writing or verbally during this meeting.

West Loop - LIF Area - 27th Ward

Legend

-  Downtown Zoning Boundary
-  27th Ward West Loop LIF Area
-  CPS
-  Ward 27
-  Fulton Randolph Market Landmark Dist
-  311 OEMC
-  Whitney Young Athletic Field
-  Parks
-  Police Facility
-  Fire House
-  Library
-  CTA Line & Stations
-  Metra Line & Stations





27th Ward Local Impact Fund Status

Since the inception of the Neighborhood Opportunity Bonus (NOB) system, a total of **\$4.7 M LIF** revenues have been collected in the 27th ward.

- \$1.4M LIF revenues used for the construction of the West Loop Library.
- \$606,115 LIF revenues are committed to Skinner Park Field House (\$2M in TIF for field house design)
- \$291,361 LIF was assigned to Lake Street lighting (CDOT will install new lighting as part of Lake Street reconstruction project 2021-2022)

As of April 1, 2022, there are **\$2.9 M LIF** available in the 27th Ward for the West Loop Downtown Area.



Local Impact Funds

Sec. 17-4-1005-A

10% of all NOF funds support local improvements.

Sec. 17-4-1005-C

If the ordinance does not identify specific improvements, then DPD (in consultation with the local alderman) may allocate funds to eligible improvements anywhere in the downtown area.

Eligible Types of Projects

- Parks & green space
- Pedestrian & streetscape improvements
- Bicycle networks
- Transit improvements
- Buried utilities
- Restoration of landmark buildings
- Improvements to public facilities



Fall 2021 Community Meeting Input

99 registered (73 live in WL, 58 work in WL, 69 own property in WL), 59 attendees

- Many comments about voting process (one vote for one person), community groups have insufficient representation for these residents, coordination with all four aldermen within WL
- Specific improvement requests using LIF provided during meeting:
 - Madison street pedestrian safety improvements (WCA)
 - Hubbard streetscape improvements (x3)
 - New public green space (x1)
 - Pedestrian safety improvements near Skinner West school (x1)
 - Halsted Street traffic improvements (x1)



Fall 2021 Survey Results

Most Important

- New, expansion, or rehabilitation of existing public facilities (including planning and design costs)

Somewhat Important

- Park / green spaces that are publicly-owned for (planning, design, and implementation costs)
- Restoration for property owners of specific buildings designated a “Chicago Landmark” or identified as a contributing building in a “Chicago Landmark District”
- Pedestrian, streetscape, and infrastructure improvements up to CDOT standards and the City’s landscape ordinance (planning, design, and implementation costs)

Other Takeaways

- Over 94% respondents do not want LIF spent in FMID’s new residential area
- 1042 respondents want Randolph Street improvements including a covered market
- 12 respondents want Skinner Park improvements: ADA access, sidewalk repairs, fieldhouse
- Other requests: new transit station planning, Hubbard improvements, more green space, art/seating, security, bicycle network, Greektown improvements, cap the Kennedy

1,115

Respondents

98.7%

Live in WL

96.4%

Work in WL

93.5%

Reg. participate in community meetings for projects in WL

3.4%

Belong to WCA, WLCO or NOWL

DISCLAIMER

The contents displayed on the following slides are illustrative images only and have not gone through any formal design or engagement processes. Once a LIF funding priority project has been determined further study, engagement, and design will need to be conducted.

Top 5 Prioritized LIF Spending Options



1

Madison Street Improvements

Pedestrian safety & landscaping



2

Randolph Street Improvements

Streetscape, pedestrian safety, landscaping & improved bicycle network



3

Hubbard Street Improvements

Pedestrian safety, landscaping, lighting & improved bicycle network



4

Adams/Monroe Street Improvements around Skinner Park & Skinner Elementary School

Pedestrian safety



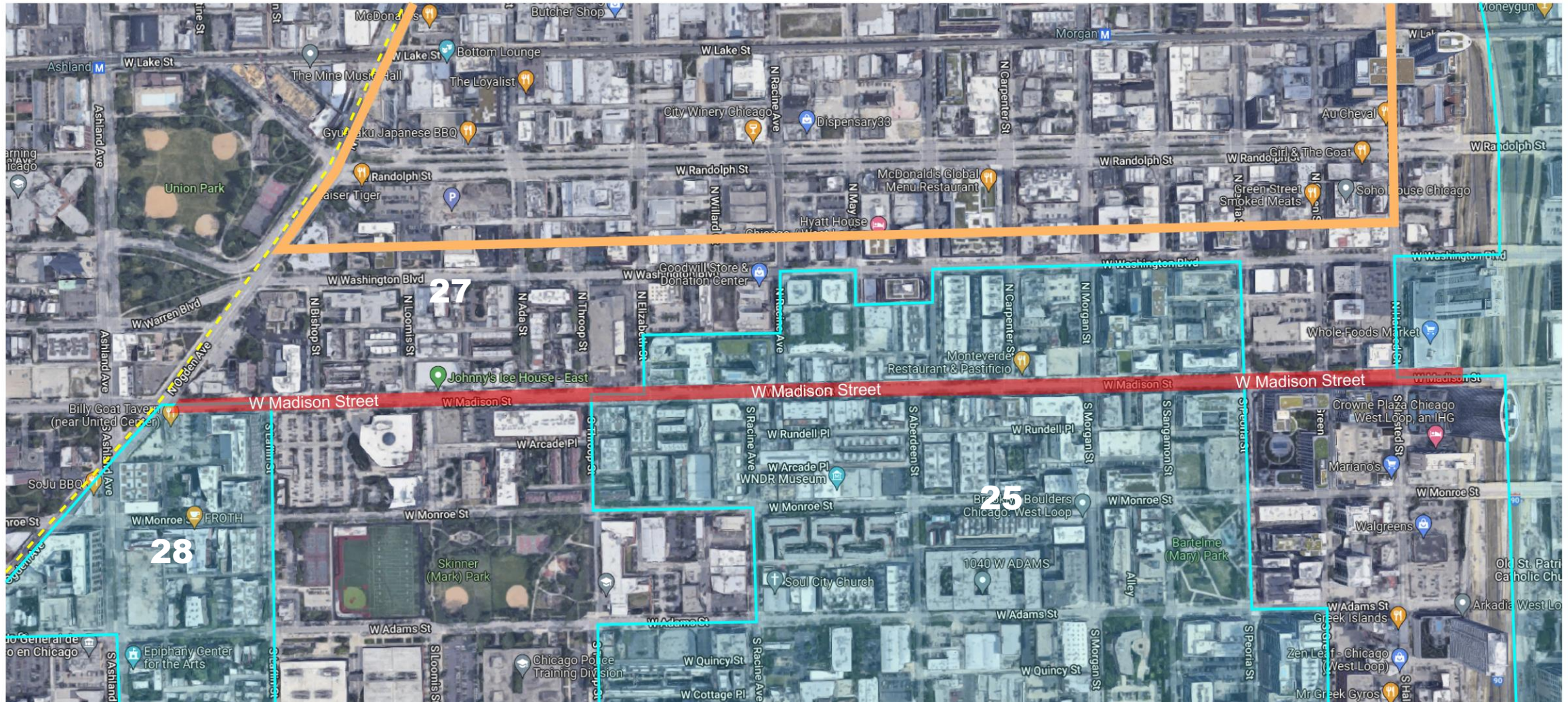
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Public Open Green Space

Location & type TBD

Madison Street Improvements

Pedestrian Safety and Landscaping



- 27th Ward Borderline
- Central District Borderline
- FMID Boundary Line

1

Madison Street Improvements Pedestrian Safety and Landscaping



1 Remove raised mid-street planters and replace with strategic pedestrian refuge islands with landscape improvements where feasible.



2 Corner and mid-block bumpouts, with landscape area that could be designed to reduce, slow down, and filter stormwater runoff.



3 Sidewalk seating and landscape planters



4 Lighting and community identity banners

Illustrative Vision for Madison Street from West Loop Design Guidelines

1

Madison Street Improvements

Pedestrian Safety and Landscaping

Pedestrian-Street Designations

- Good examples of pedestrian-oriented shopping districts receive designation
- Preserve & enhance the character of streets
- Ensure pedestrian safety and comfort, promote economic vitality and preserve the positive character
- Encourages sidewalk cafes, outdoor eating areas, outdoor produce, flowers and plants
- Must be designated as such in the Zoning Code

Prohibited Uses & Developments

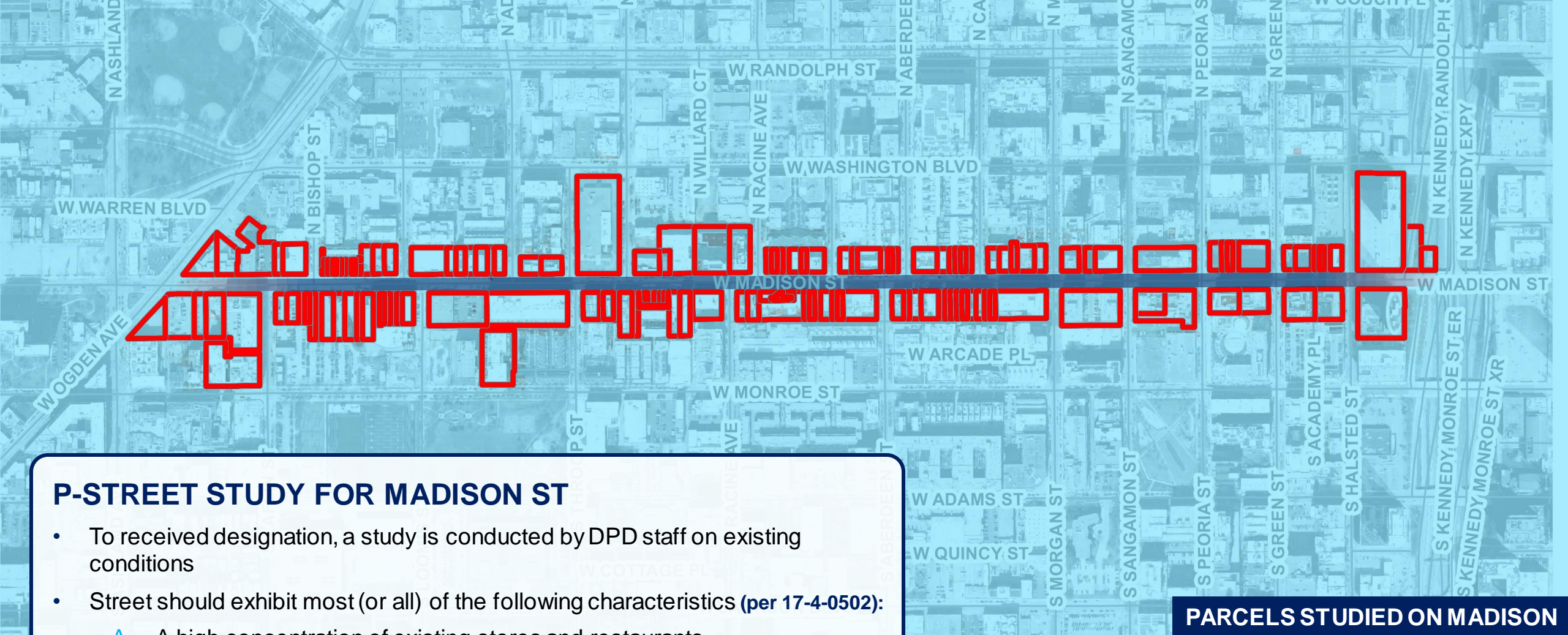
- Drive-thru facilities
- Vehicle sales, outdoor storage
- Gas stations
- Car washes
- Residential storage warehouses
- Strip shopping centers



Art installation on Fulton Street, a recently designated P-street.

Standards for Developments on P-Streets

- I. Service access via alleys only; no driveways or curb-cuts on P-streets
- II. Parking is moved away from public realm
- III. Eliminates building setback distances
- IV. High Façade Transparency
- V. Requires a primary entrance on the P-street



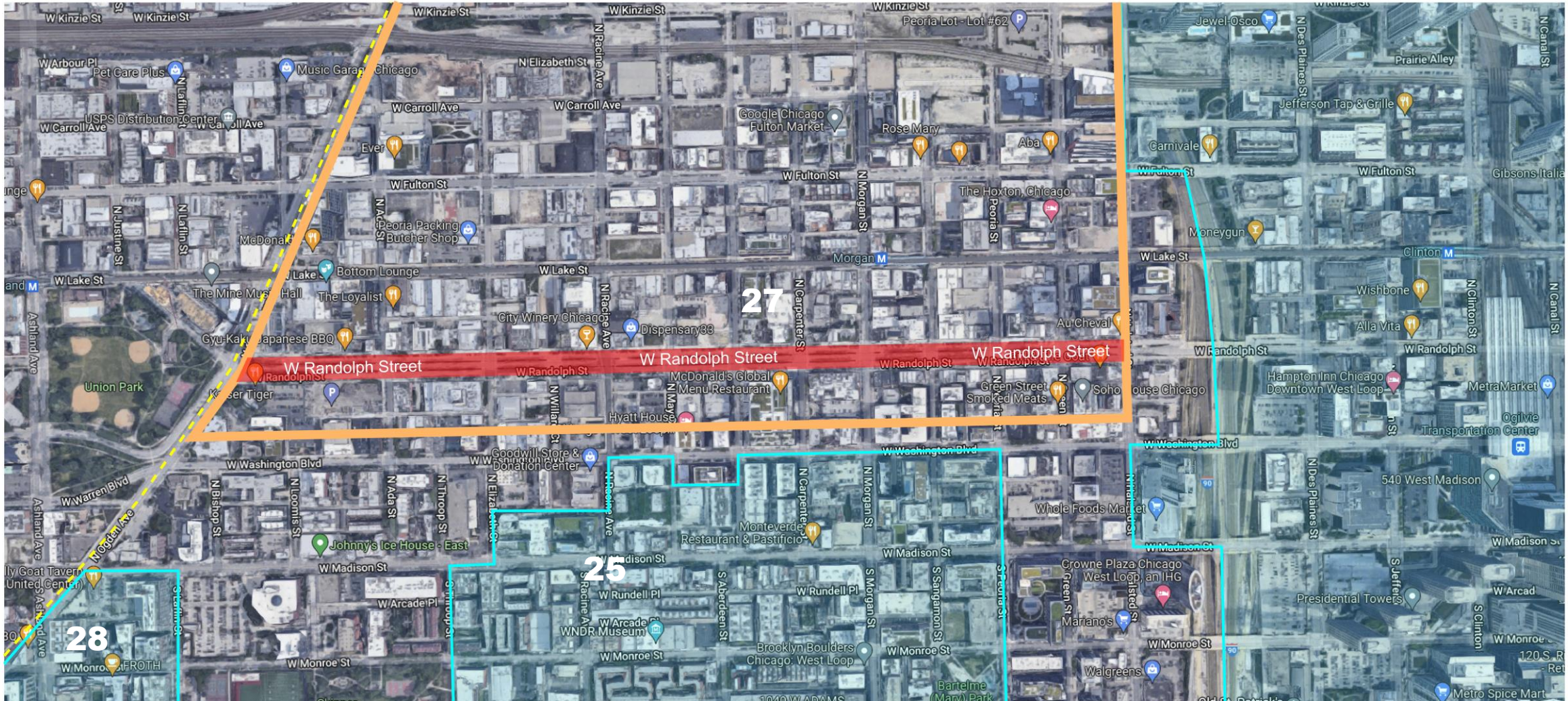
P-STREET STUDY FOR MADISON ST

- To receive designation, a study is conducted by DPD staff on existing conditions
- Street should exhibit most (or all) of the following characteristics (per 17-4-0502):
 - A. A high concentration of existing stores and restaurants
 - B. A continuous or mostly continuous pattern of buildings abutting sidewalk
 - C. Doors and entrances abutting the sidewalk
 - D. Many storefront windows abutting the sidewalk
 - E. Very few vacant stores

PARCELS STUDIED ON MADISON

Randolph Street Improvements

Streetscape, Pedestrian Safety, Landscaping & Improved Bicycle Network



2

Randolph Street Improvements

Streetscape, Pedestrian Safety, Landscaping & Improved Bicycle Network



Illustrative Vision for Randolph Street from West Loop Design Guidelines



1 Corner Bumpouts



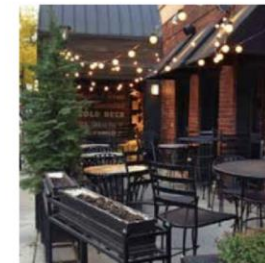
2 Enlarged landscape parkway with stormwater infiltration and mitigation features



3 Dedicated Seating Areas



4 Integrated seating and landscape spaces



5 Outdoor cafes for adjacent retail spaces



6 Widened sidewalks for pedestrian promenade



7 Protected bike lanes



8 Consolidated loading, valet, and ride share pick up locations



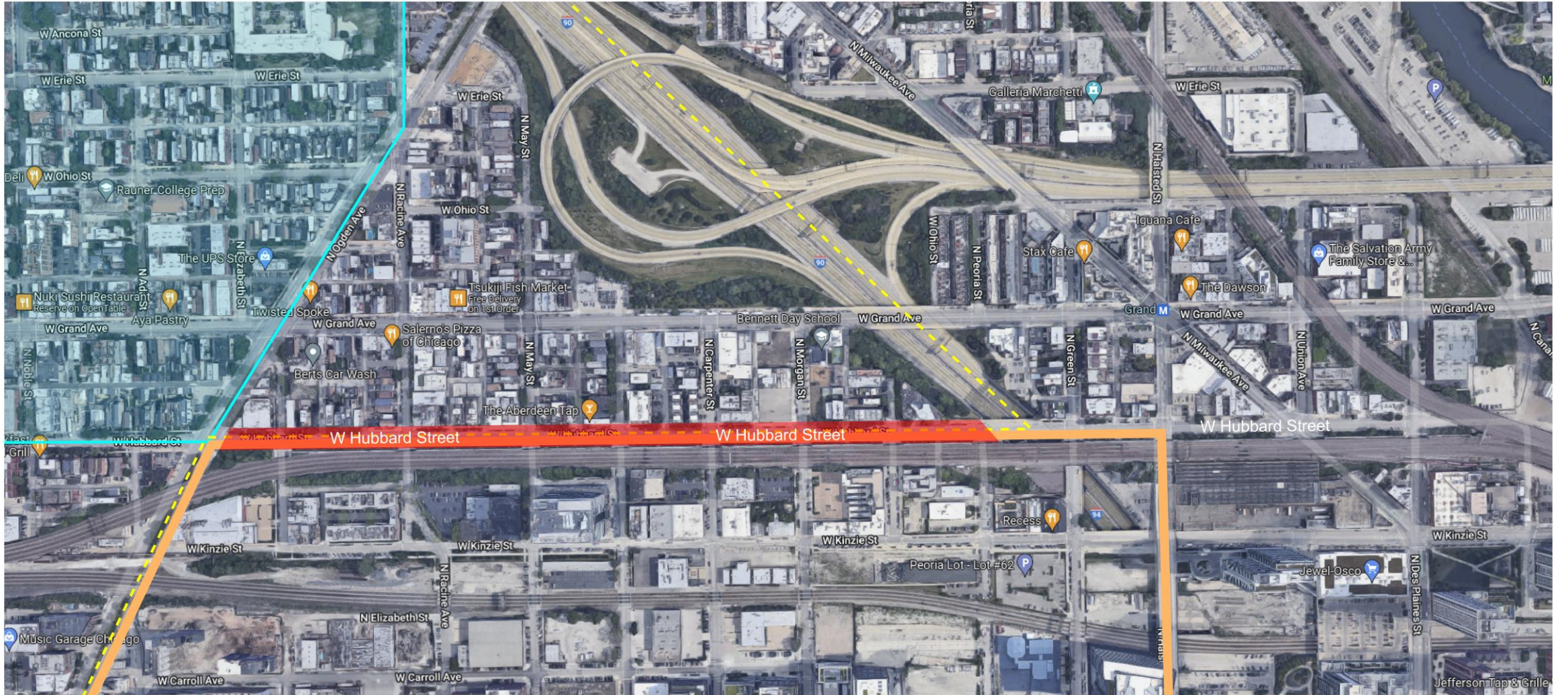
9 Public art installations

3

Hubbard Street Improvements

Pedestrian Safety, Improved Bicycle Network, Landscaping & Lighting

\$4 million already funded for Kinzie Industrial Corridor viaduct improvements



3

Hubbard Street Improvements

Pedestrian Safety, Improved Bicycle Network, Landscaping & Lighting

\$4 million already funded for Kinzie Industrial Corridor viaduct improvements

Existing Condition along Hubbard Street



Illustrative Vision for Hubbard Street from FMID Plan Update



1 Corner Bumpouts



2 Enlarged landscape parkway with stormwater infiltration and mitigation features



3 Dedicated Seating Areas



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5 Outdoor cafes for adjacent retail spaces



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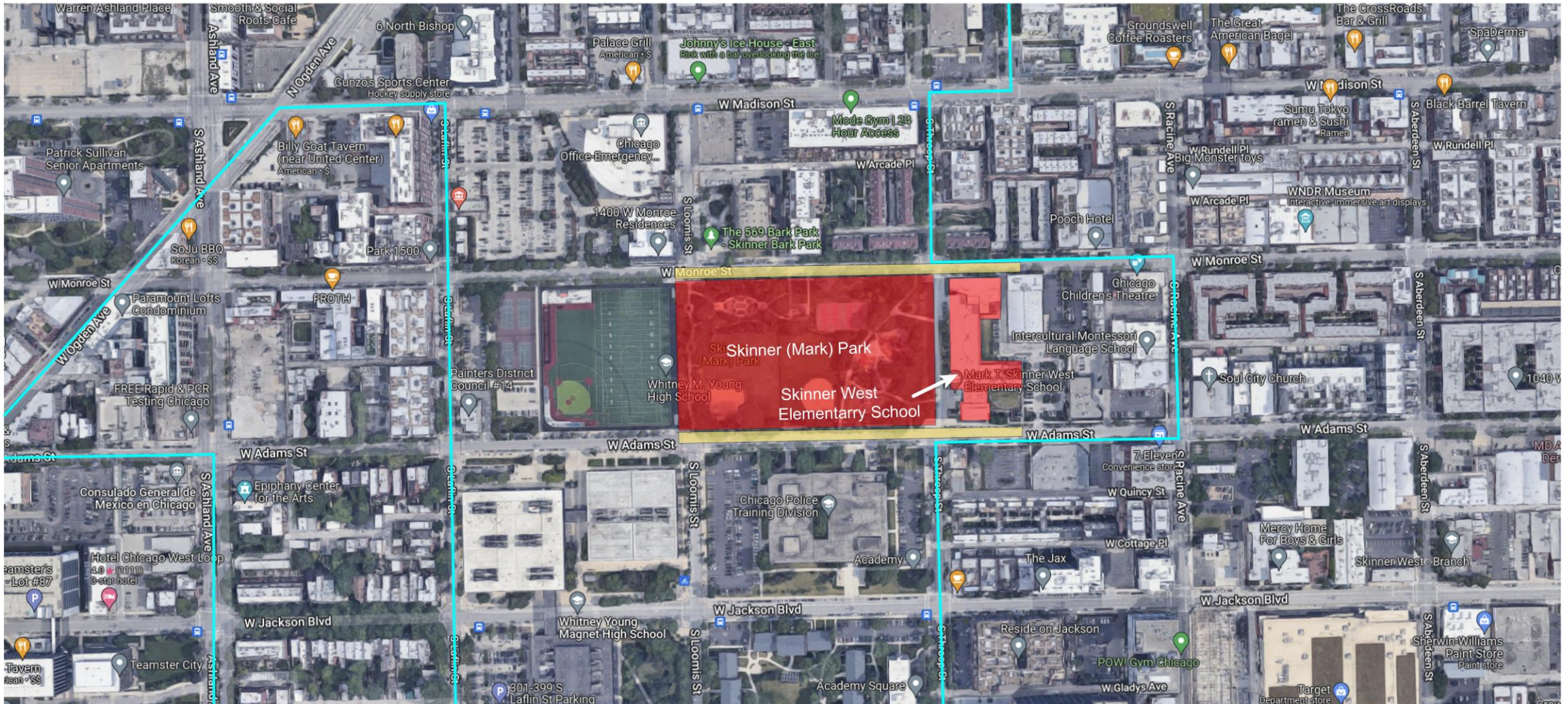
8 Consolidated loading, valet, and ride share pick up



9 Public art installations

Adams/Monroe St. Improvements around Skinner Park & Skinner West Elementary

Pedestrian Safety



- 27th Ward Borderline
- Central District Borderline
- Improvement Area

4

Adams/Monroe St. Improvements around Skinner Park & Skinner West Elementary

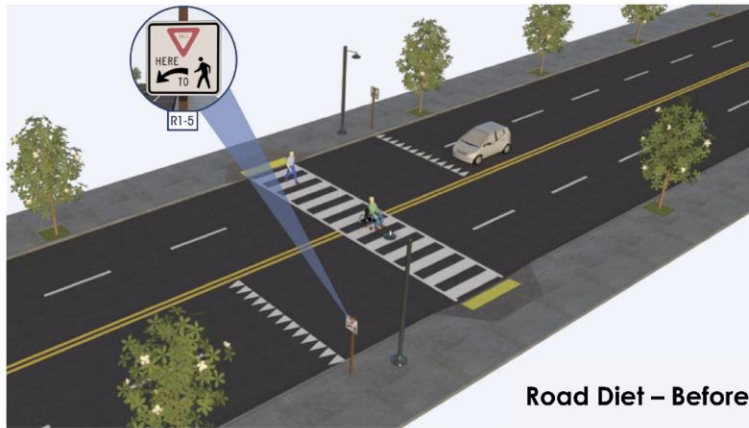
Pedestrian Safety



Mark T. Skinner West Elementary School



Street View of entrance into Skinner Park



5

Public Green Spaces

Location to be determined

Over \$2.6 million already funded (TIF and LIF) for a new Skinner Park Fieldhouse

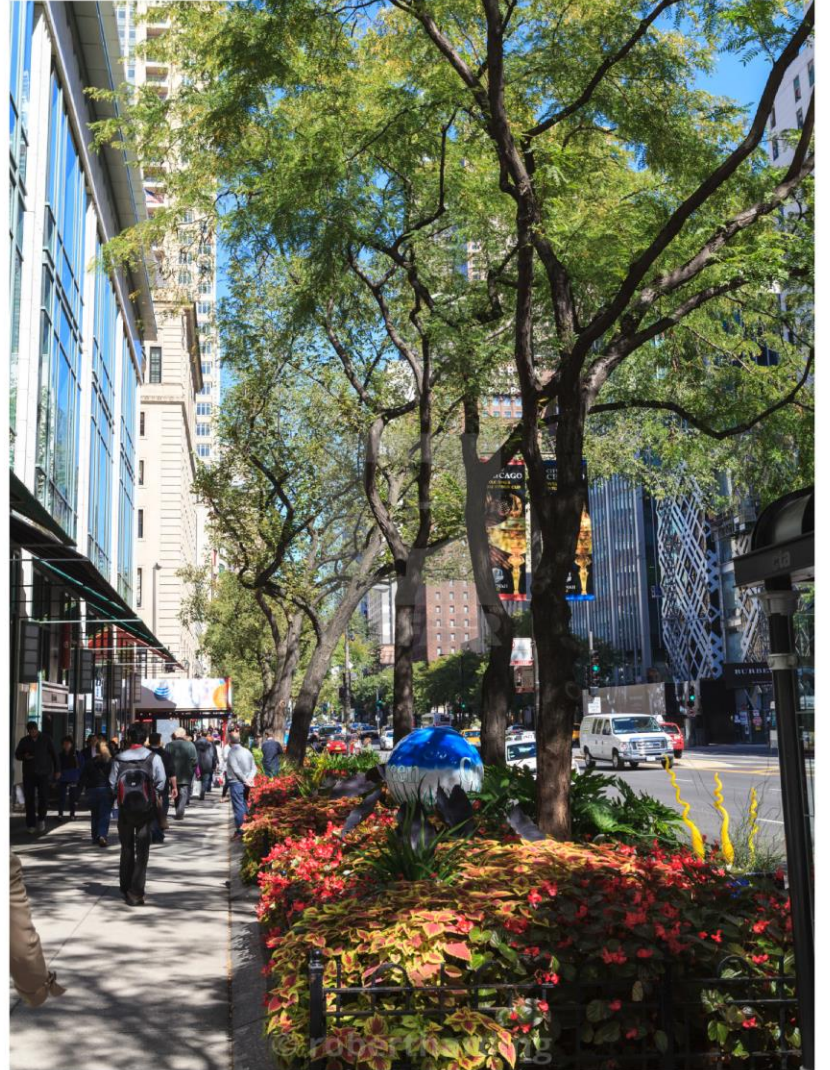
Mary Bartelme Park



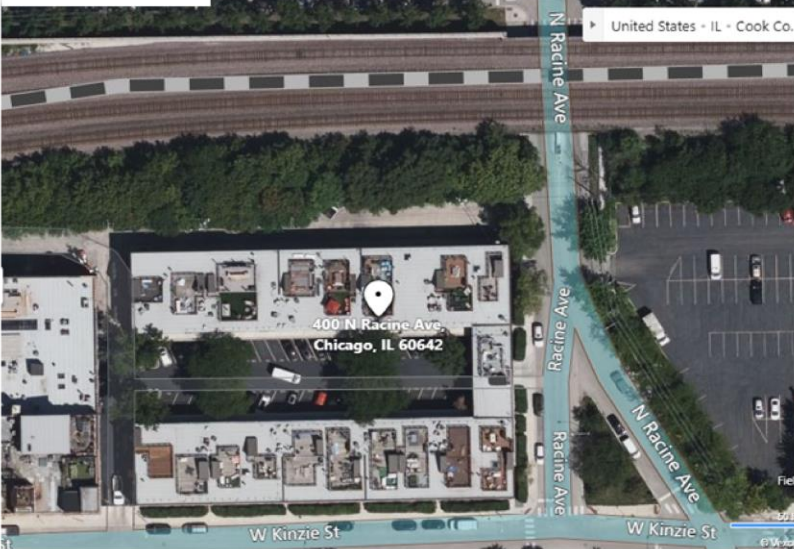
Skinner (Mark) Park



Magnificent Mile



Kinzie/Racine





Live Polling of Top 5 Priority Projects

- 1** Madison Street Improvements
- 2** Randolph Street Improvements
- 3** Hubbard Street Improvements
- 4** Adams/Monroe Street Improvements
around Skinner Park & Skinner Elementary School
- 5** Public Open Green Space



Next Steps

1. Provide LIF Funding to the top priority, impacted departments to continue with further study and final design prior to implementation.
2. Proceed with Madison “P Street” designation ordinance

Questions?

Comments can always be emailed to DPD@CityofChicago.org

**Please complete the survey, open till midnight June 6th
www.Chicago.gov/westloop**